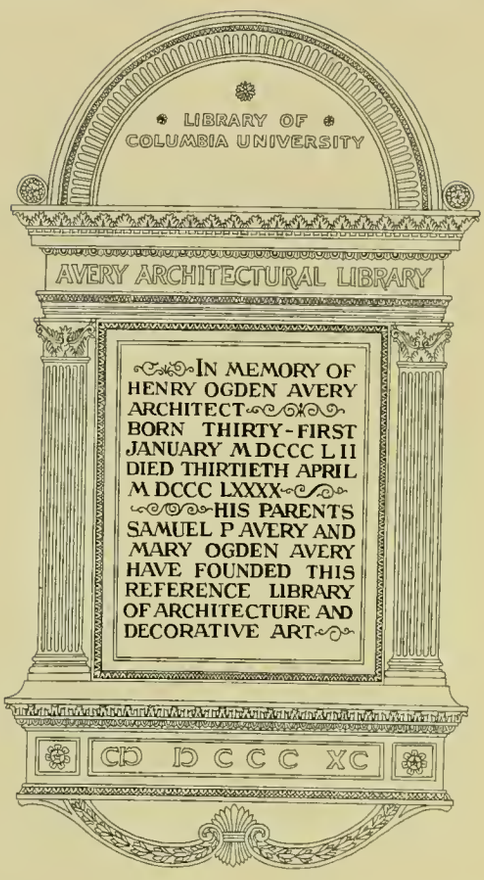

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INDEX

TO THE

AUCTION SALES, CONVEYANCES, LEASES, MORTGAGES, PROJECTED BUILDINGS,

Published in the

RECORD AND GUIDE

In Nos. 2390 to 2415, Inclusive.

VOLUME XCIII,

January to June, 1914, Inclusive.

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Index to Vol. XCIII of the

Record and Guide

For Manhattan and the Bronx Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

NOS. 2390 to 2415 JANUARY—JUNE, 1914, INCLUSIVE. VOL. XCIII.

PREFACE.

The following is the semi-annual Index of Volume XCIII of the Record and Guide, containing complete lists of the Auction sales, Conveyances, Leases, Mortgages and Buildings Projected in Manhattan and Bronx during the first six months of 1914. Those wishing to keep a file of past six months for permanent reference should see that all the numbers are complete and have them bound. Cost of binding, $3.50 per volume. A suitable temporary binder, holding one volume, can be obtained at the office, 115 to 119 West 40th Street; price, one dollar.

The Record and Guide is now published in two sections; Section One containing auction sales and projected buildings, Section Two containing conveyances, mortgages and leases.

The folios on both sections begin with page one, continuing consecutively up to the end of the volume.

In order that there may be no confusion all auction sales folios are preceded by an asterisk (*) and all projected buildings folios are preceded by a dagger (†). These marks indicate that these folios will be found in Section One, all folios not so marked will be found in Section Two.

THE KEY.

Auction Sales.

The * before any folio indicates an auction sale, which will be found in Section One.

Conveyances.

are distinguished by numbers without having signs attached thereto. In many instances there will be found streets, etc., indexed under pages which, on being examined, show at once that they are not in their proper order according to our customary alphabetical and numerical arrangement. A further examination will disclose the fact that while the properties appear more prominently under the other street descriptions, they nevertheless extend to the streets, etc., indicated by the Index, and having a frontage on same have been included in the paging, and it will necessitate a somewhat more thorough search than usual to locate it. The Leases, Mortgages, Auction Sales and Projected Buildings are indexed in a similar manner to the plan followed with the Conveyances.

Leases.

The figures in parenthesis denote that the transaction on the page given is Leasehold, an assignment of lease or a lease running for a short or long term of years. This explanation is made so that subscribers searching for transfers in fee can at once distinguish between the former and the latter without referring to the pages mentioned.

Mortgages.

Figures preceded by capital letters are mortgages, said capital letter indicating the first letter of the name of the mortgagor.

All the mortgages are indexed against the street or avenue in which the property is located, and memoranda added to enable searchers to find the particulars in "The Record and Guide." See "Example."

The streets and avenues are so subdivided that very few references are necessary. All readers of "The Record and Guide" are aware that the mortgages appear weekly in alphabetical and numerical order. This publication of an index against property completes the information which those interested may require.

Projected Buildings.

The † before any folio indicates a Projected Building, which will be found in Section One.

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Pages B 287, B 288 mortgages will be found
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Pages †747, †985 plans for new buildings will be found

Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings

BOROUGH OF MANHATTAN

STREETS

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n s, Cannon to Lewis..98.
n s, Lewis to Goerck..2, D 6, 36, 198.
s s Madison to Corlears..R 241.
n s, Goerck to Mangin..58.
Gt. Jones, from Broadway to Lafayette..W 193, 212.
Lafayette to Bowery..176, S 182.
Greene, from Canal to Grand..H 229.
Grand to Broome..70, L 74.
Broome to Spring..2, V 6.
Prince to Houston..H 74.
Houston to Bleecker..98, (102), *388.
Bleecker to 3d..222, *1110.
3d to 4th..B 17.
Washington pl to 8th..A 146, (203), (204).
Greenwich, from Battery pl to Morris..(16), 38, (82), H 113, (228).
w s, Morris to Rector..L 30, 88, 118, M 182.
e s, Edgar to Rector..26, 50, 178.
w s, Albany to Cedar..V 193.
e s, Rector to Thames..U 65.
Liberty to Cortlandt..3.
Cortlandt to Globe sq..38.
Dey to Fulton..260.
Fulton to Vesey..50, 131, (228).
Vesey to Barclay..14, (16), 38, 50, (53), 61, (215).
Barclay to Park pl..71, 80, R 124, 283, 284.
Park pl to Murray..(92).
Murray to Warren..90, 119.
Warren to Chambers..88, M 93, 142, 200, 248.
Reade to Jay..26, 50, 61, 80, 142, 224, 260, 270, (275), 282.
Harrison to Franklin..142, 260.
Franklin to No Moore..14, 38, 90, 100, 142.
No Moore to Beach..14, 38, 50, 90, 224.
Beach to Hubert..3, 14, 38, 50, 142, 154, 272, B 276.
Hubert to Laight..14, 38, 109, 154.
Laight to Vestry..26, 90, (92), 131, 282.
Vestry to Desbrosses..90.
Desbrosses to Watts..119, 142, 260.
Watts to Canal..14, 38, 50, 71, 109.
Canal to Spring..38, 71, 166, 260, 284.
Spring to Charlton..3, 12, 38, 71, 90, M 93, 131, 166, (203), 236, 248.
Charlton to King..3, 26, 71, 90, 100.
King to Houston..90, (92), 100, 142.
Houston to Clarkson..90, 100.
Clarkson to Leroy..90, 100 (251).
Leroy to Morton..3, M 53, 80, 142.
Morton to Barrow..90, 142.
Barrow to Christopher..90.
Christopher to 10th..26, (203), F 229, 272.
10th to Charles..80, 142.
Charles to Perry..26, 38, 109, 212.
Perry to 11th..258.
11th to Bank..26, E 42, 50, 61, 100, 109, 154, 284.
Bank to Bethune..154, W 158.
Bethune to 12th..61, 164, 166, 178, 188.
12th to Jane..3, 98, 109.
Jane to Horatio..14, K 30, 50, 71, 131, 270.
Horatio to Ganesvoort..131, 224, 225.
Grove, from Hudson to Bedford..D 287.
Bedford to Bleecker..P 287.

Hamilton ter..130, 131, B 135, A 241, 270.
Hamilton pl, from 136th to 138th..36, M 42, 80, M 83, (112), *175, (192), 222, (228).
138th to 141st..60, K 64, K 66.
141st to 143d..P 114.
Hamilton, n s, from Catherine to Market..(63), †797.
s s, Catherine to Market..M 158, 176.

Hanover..(145), S 116.
Harrison, from Greenwich to Washington ..142, 210.
Henry, from Catherine to Market..P 6, W 6, S 6, 154, 164, (192), M 205, (240), *693.
s s, Birmingham to Pike..(92), R 182.
n s, Market to Pike..*1153.
Pike to Rutgers..58, 118, C 124, G 229.
Rutgers to Jefferson..98, 166, W 182, D 182.
Jefferson to Clinton..24, 48, 98, 100, C 103, L 103, K 103, 140, 176, (192), 246.
Clinton to Montgomery..88, L 93, G 93.
n s, Scammel to Grand..198, (251).
s s, Scammel to Jackson..36, 198.
Hester, from Suffolk to Norfolk..L 64.
Essex to Ludlow..210, E 216.
Ludlow to Orchard..M 182, F 241.
Orchard to Allen..(124).
Chrystie to Bowery..189, 235, 247, A 252, V 253, *1153.
Elizabeth to Mott..234.
Mott to Mulberry..(145), S 146, M 276, M 287.
Mulberry to Baxter..R 93, (204).
Baxter to Centre..S 30.
Hoboken..272.
Horatio, from Greenwich to 8th avs..R 146.
n s, 8th av to 4th..140, H 146.
n s, 4th to Hudson..70.
s s, 8th av to Hudson..258.
Greenwich to Washington..14, 24, K 30, 50, 98, 108, C 216.
Houston, n s, east of Goerck..(251).
s s, Mangin to Goerck..70, 98, 108, 118, *349, *471.
Goerck to Lewis..(157).
n s, Lewis to Av D..78, (181), *215, 270.
s s, Cannon to Sheriff..F 252.
n s, Sheriff to Av C..258, *922.
n s, Avs C to B..(41), 176, 234.
s s, Clinton to Suffolk..R 83.
n s, Av A to 1st av..58, (63), V 65, 164, F 205.
s s, Suffolk to Norfolk..(204), H 205, S 229, M 229, S 241.
n s, 1st to 2d avs..R 31, 48, R 103, (264), B 265.
s s, Chrystie to Bowery..M 93, (240).
Mulberry to Lafayette..(29).
Mercer to Greene..188, D 205, *737.
Wooster to W Broadway..165.
W Bway to Thompson..88, (92), P 136, 142, 270, †444.
Sullivan to Macdougal..98, (102), R 103, A 103.
s s, Macdougal to Congress..(92), (157), (228).
s s Congress to Varick..176, (215), M 216.
n s, Bedford to Varick..(215), (228).
Hudson to Greenwich..90, (92).
Washington to West..†189.
Howard, from n s, Lafayette to Crosby.. 58, D 205, (275).
Hubert, from Collister to Greenwich..14, 38.
Greenwich to Washington..3, 38, 154.
Hudson, from Reade to Duane..58, C 64.
Franklin to No Moore..(73).
Beach to Hubert..140.
Broome to Dominick..164, (275), D 276.
Dominick to Spring..198, 234, C 241, †1081.
Leroy to Morton..152.
11th to Bank..*557.
w s, Bank to 12th..154, W 158.
13th to 9th av..5, (181), K 184.

Irving pl, from 14th to 15th..50, (251).
15th to 16th..(275).
16th to 18th..S 30.
Isham..71, P 74, P 75.

Jackson, from Grand to Madison..(5).
Madison to Monroe..(204).
Cherry to Water..166, 222.
Front to South..222, *828.
James, from New Bowery to Madison.. (73).
w s, Oak to Batavia..210.
Batavia to New Chambers..38.
Jane, from Greenwich av to 4th..D 17.
8th av to Hudson..198.
Hudson to Greenwich..3, 131.
Greenwich to Washington..270, *1153.
Jauncey's la..S 18, W 18.
Jay, from Hudson to Greenwich..26, 50 G 146, (286).
Jefferson, from E Bway to Henry..(16).
Henry to Madison..S 6, 98.
Cherry to Water..*471.
John, from Bway to Nassau..118, (264), (275).
n s, Dutch to William..248.
s s, Nassau to William..(92), S 93, 98.
s s or w s, Gold to Pearl..130.
Jones la..88, 198.
Jones..F 93, C 103, P 265.

Kenmare..58, L 93, 210, (287).
King, s s, from Macdougal to Varick..M 6, (92), 98.
n s, Congress to Varick..36, 222, 234, M 265.
Hudson to Greenwich..90.
Greenwich to Washington..100.

Lafayette, from Reade to Duane..(63).
Duane to Pearl..N 182.
Leonard to Franklin..258, 260, C 265.
White to Walker..210, (228), †1033.
Howard to Grand..58, A 113, (134).
w s, Broome to Spring..78, *129, (168).
Spring to Prince..118.
Prince to Houston (29).
Bleecker to Bond..(168).
Gt Jones to 4th..L 216.
4th to Astor pl..(102).
Laight, from n s, Varick to Hudson..B 287.
s s, Collister to Greenwich..38.
n s, Hudson to Greenwich..131, 282.
Greenwich to Washington..154.
Laurel Hill ter..152, 154.
Lawrence, n s, from 126th to 127th..142, 284.
s s, Morningside av E to Ams av.. 79, D 84.
Ams av to Old Bway..118.
Leonard, from Hudson to W Bway..(192).
W Bway to Church..71, W 287.
Bway to Lafayette..H 206.
Leroy, from Bleecker to Bedford..S 53, B 83, P 252.
Bedford to Hudson..N 42, 131, E 135, R 146, 198.
Greenwich to Washington..100, 142.
Lewis, from Grand to Broome..58, 198.
Broome to Delancey..H 265, 282.
Delancey to Rivington..270, E 276, *1016.
Rivington to Stanton..98, K 276, *388.
Stanton to Houston..2, 24, 58, S 64, E 113, 164, 198, 258, *1066.
Houston to 3d..H 6, 36, (134), 248.
3d to 4th..24.
4th to 6th..(63).
6th to 8th..H 93.
Liberty, from William to Nassau..T 241.
Church to Greenwich..R 6.
Lincoln pl..B 18.
Lispenard, from W Bway to Church..(52), S 146, *215, 270, *602, *1066.
Church to Bway..2, 210, 212, †444.
Little West 12th, from 9th av to Washington..A 53, (73).
Low's la..25, C 31.
Ludlow, from Canal to Hester..152, (157), 188, K 193, (228), (240), (286).
Grand to Broome..88, K 93, (145), H 182.
Delancey to Rivington..C 30, K 53, 88, 98, (112), C 113, F 113, R 216, (264).
Stanton to Houston..R 113, R 170, K 182.

Macdougal, e s, from Prince to Houston.. C 229, C 241, (251).
e s, Bleecker to 3d..B 6, 24, 198.
w s, Minetta la to 3d..P 6, *922, *923.
3d to 4th..100.
w s, 4th to Washington pl..48.
Macombs pl..80, *129, *215, 234, *828.
Madison, s s, from New Chambers to James..282.
n s, Roosevelt to James..70.
Oliver to Catherine..270.
Catherine to Market..36, L 42, R 64, A 135, M 135, S 182, (204), 222, 270.
Market to Pike..118, 152, H 182, 198, 210.
Pike to Rutgers..70.
Rutgers to Jefferson..S 6, M 42, 78, (82), F 93, (145), (228), (275).
Jefferson to Clinton..58, W 64.
Clinton to Montgomery..24, C 53, L 158, 188, 246, B 252, H 278.
Scammel to Jackson..70, G 74, *80, 118, 152, 154, 188, 198, (215), *737, *781, *1110.
Jackson to Grand..(5), 78, W 83, W 93, 98, *175, 198, K 276.
Maiden la, n s, from Gold to Pearl..P 216.
s s, William to Pearl..*972.
Pearl to Water..98, 140, M 146, *350, *428.
Water to Front..C 265.
Mangin from Grand to Broome..248.
Broome to Delancey..198, 258, 282, K 287, H 287.
Delancey to Rivington..M 6.
Stanton to Houston..70, G 74.
north of Houston..(251).
Manhattan pl..12, 14, (112).
Manhattan from 125th to Amsterdam av.. 48, 131, M 158, T 158.
s s, Ams av to 127th..B 266, B 277, †572.
s s, 127th to Bway..W 114.
Marion..70, 118.
Marginal..130, (146), (204).
Market from Henry to Madison..B 83, C 276.
Madison to Monroe..C 83, C 93.
Water to South..130.
Mercer from Canal to Grand..13, 189, (203), 272.
Grand to Broome..49, B 55, 60, 89.
Broome to Spring..(102), 282, C287.
Spring to Prince..152.
Houston to Bleecker..165.
Bleecker to 3d..B 6, 258.
3d to 4th..(251).
4th to Washington pl..246, *923.
Washington pl to 8th..(112), 210, 212, (215).
Minetta..(112), *922.
Minetta la..(215), A 216, *922, *923.
Mitchell pl (also see E 49th)..38, F 193, 210.
Monroe from Catherine to Market..70.
Market to Pike..C 83, C 93, (275).
s s, Pelham to Rutgers..F 113, O 135.
n s, Pike to Rutgers..48, 70, 118.
Rutgers to Jefferson..2, (124), G 170, W 182.
Jefferson to Clinton..(73).
Clinton to Montgomery..2, 38, G 124, 188, 210, 234, R 241.
Montgomery to Gouverneur..(121), 164.
Scammel to Jackson..L 30, G 42, (63), (215), C 216, 282, *972.
Jackson to Corlears..C 53, (134), (204).
Montgomery from Henry to Madison.. S 158.
Moore from Water to Front..M 276.
Front to South..(215), R 216.
Morris, from Greenwich to Washington.. (82).
Washington to West..(134).
Morton from Bleecker to Bedford..C 193.
Bedford to Hudson..W 30.
Hudson to Greenwich..M 53, 90.
Greenwich to Washington..80, 142.
Washington to West..S 125.
Mott, w s, from Park row to Park..78.
e s, Chatham sq to Pell..(5), 188, M 205, 234.
w s, Park to Bayard..110, (145), S 146, *828.
Bayard to Canal..12, D 17, 78.
Canal to Hester..L 17, 50, L 53, (134), T 135, 166, (264), D 265.
Hester to Grand..12, L 53, M 64, T 205, (240), D 241, M 276, M 287.
Grand to Broome..188, K 193, *1153.
Broome to Spring..210.
Spring to Prince..108, B 135, 152, (215).
Prince to Houston..(215), N 216.
Houston to Bleecker..(240), L 241.
Mott or Striker al..25.
Mulberry from Park row to Worth..78, 272.
Park to Bayard..P 229.
Bayard to Canal..48, M 53, (73), 130, (228), (240), I 241.
Canal to Hester..R 93, P 241.
Grand to Broome..S 193, C 205.
Broome to Spring..210, (251).
Spring to Prince..(29), C 103, 198.
Prince to Houston..(29).
Murray from Bway to Church..(5), A 64, U 193.
W Bway to Greenwich..(92), (264), 272.
Washington to West..140, 270, H 276.

Nassau from Pine to Cedar..E 31, 282.
Maiden la to John..*175.
John to Fulton..(92).
Ann to Beekman..(63), (112).
Spruce to Frankfort..S 182.
New from Wall to Exchange pl..71.
New (uptown)..*80, 108.
New Bowery, w s, from Pearl to New Chambers..260.
e s, Oak to New Chambers..70.
New Chambers to Roosevelt..2, (228), (251).
Roosevelt to Madison..282.
Madison to James..70.
e s, James to Oliver..(192).
w s, James to Park row..60, E 66, (275).
New Chambers from Park row to William..(181), P 216, W 216, R 216.
n s, William to Rose..(29).
s s, Pearl to New Bowery..2, 176, 198.
n e s, New Bowery to Oak..(228), (251).
n e s, Oak to Batavia..M 30.
n e s, Batavia to James..38.
s w s, Batavia to Cherry..130.
Nichols pl..224, *875.
Norfolk from Hester to Grand..K 6, L 64, (112), 140, 152, C 229.
Grand to Broome..78, N 83, A 182, R 182, 200.
Broome to Delancey..24, (52).
Delancey to Rivington..L 64, (240).
Rivington to Stanton..S 6, 12, 14, (82), 130, 166, (204), J 241, 258.
No Moore from West Bway to Variek.. P 94, H 278.
Varick to Hudson..(192), †1125.
Hudson to Greenwich..90, †189, R 193, †318.
Greenwich to Washington..14, 38, 90.
No William, e s, William to Park row.. (169).

Oak, s s, from Pearl to Roosevelt..(112).
n s, Chestnut to New Chambers..70.
n s, New Chambers to James..S 241, R 241.
s s, Roosevelt to James..M 30, 210.
James to Oliver..12, (63).
Oliver to Catherine..(82), 246.
Old sl, from Front to South..246, *922.
Oliver from New Bowery to Madison.. (192).
Madison to Oak..W 30, (63), R 103.
Oak to Cherry..W 93.
Cherry to Water..(275), I 276.
Orange..70.
Orchard from Division to Canal..S 135, (204).
Canal to Hester..(168), F 241, †617.
Hester to Grand..(192).
Grand to Broome..(29), (52), G 53, 164.
Broome to Delancey..246, S 252, *603.
Delancey to Rivington..140, K 146, B 182, C 287.
Rivington to Stanton..48, 70, (73), W 74, 188, S 216, (240), L 241.
Stanton to Houston..K 30, 178, (264).

Park from Baxter to Mulberry..(82).
Park pl from Bway to Church..B 64, (215), 260.
West Bway to Greenwich..(252).
Greenwich to Washington..71, 80.
Washington to West..G 42.
Pearl from State to Whitehall..(41), D 287, †1170.
Whitehall to Broad..212.
e s, Coenties al or sl to Old sl..S 158.
w s, William to Hanover..(115), S 146.
w s, Hanover to Wall..71.
e s, Hanover sq to Wall..58.
Wall to Pine..234.
Pine to Maiden la..70, R 74.
e s, Maiden la to Burling sl..(275), B 276.
Fulton to Beekman..R 6, 88, 98, (264), W 265.
e s, Beekman to Peck sl..2, (181).
w s, Ferry to Frankfort..282, R 287.
e s, Dover to New Chambers..(112), 176, 198, 260.
e s, New Chambers to Park row.. (63), (82), 164.
s s or w s, Park row to City Hall pl.. (92), B 170.
Peck sl, from Pearl to Water..2, 88.
Front to South..58, R 64, (287).
Pell..188, M 205, 234.
Perry from Greenwich av to Waverly pl..*1153.
Waverly pl to 4th..198, A 205, C 205, *557.
4th to Bleecker..R 6, 26, 140.
Bleecker to Hudson..118, L 124, 222, A 229, †844.
Hudson to Greenwich..109.
Greenwich to Washington..26, C 53.
Washington to West..108, G 113.

NOTE.—Key explaining the signs used will be found on page 3.

Pike from East Bway to Henry..M 53.
Henry to Madison..B 53, C 74, 118, R 182.
Pine from Bway to Nassau..E 31.
Nassau to William..246, 248, (251), U 252, C 252, 282.
Pearl to Water..(52), G 53.
Pitt from Grand to Broome..(41), 48, 58, K 64, M 64, S 74, (215), (240), S 241.
Broome to Delancey..36, *80, *175, *303.
Delancey to Rivington..24, W 64, (240).
Rivington to Stanton..W 74, G 241.
Prince from Bowery to Elizabeth..(16), (41).
Bway to Mercer..166.
Greene to Wooster..58.
Wooster to West Bway..283.
West Bway to Thompson..(92), (264).
Thompson to Sullivan..G 53, B 158, 258.
Sullivan to Macdougal..282.
Prospect pl from 40 to 41..O 241.

Reade from Bway to Church..(168), 176.
Church to W Bway..(112), V 205.
Greenwich to Washington..(29), 270, 282.
Washington to West..O 205.
Rector from Trinity pl to Greenwich..U 65, (215).
Renwick..B 30, W 30.
Republican al..12, 14.
Ridge from Grand to Broome..48, 130.
Delancey to Rivington..12, S 17, R 30, B 64, G 83, 118, *471.
Rivington to Stanton..C 103.
Stanton to Houston..P 83, (264).
Rivington from Bowery to Chrystie..S 276.
Chrystie to Forsyth..(63), 109, S 124, 166, 282.
Forsyth to Eldridge..(192), (240).
Eldridge to Allen..(63), (168).
Allen to Orchard..166, S 216.
Orchard to Ludlow..C 287.
Essex to Norfolk..(181), (204).
Norfolk to Suffolk..T 53, (145), F 252, F 276.
Suffolk to Clinton..(73), 118, (157), S 193, (215).
Clinton to Attorney..B 193.
Attorney to Ridge..(63), S 83, (124), R 124, H 124, B 158, 234, S 241.
Pitt to Willett..(168), (287).
Willett to Sheriff..12, Q 17, *21, (157).
Cannon to Lewis..88.
Lewis to Goerck..152.
Mangin to Tompkins..S 158.
Roosevelt, w s, Park row to Madison..†940.
e s, New Bowery to New Chambers..(5), (264).
w s, Madison to New Chambers..2, (228), (251).
e s, Batavia to Cherry..(157).
Cherry to Water..(192).
Rose, n w s, from Frankfort to Duane..R 216.
Rutgers pl..K 64, (181).
Rutgers from Canal to East Bway..G 8, (181), 212.
Henry to Madison..(145).
Madison to Monroe..(16), L 17, M 42, (228), (275).
Monroe to Cherry..S 146, H 276.
Ryder's al..D 229, D 241.

St. John's la..W 8.
St. Luke's pl..N 42, 131, E 135, 198.
St. Mark's pl, from 3 to 2 avs..98, 109, (134), 166, (181), W 193, 282, B 287.
2 to 1 avs..S 125, 140, B 158, J 170, 176, S 182, S 193, 210, *349.
1 av to Av A..118, 164, *693, *737.
St. Nicholas pl..S 53, 58, S 65, 78, (82), K 104, 140, (145), F 146, B 146, 153, W 159, D 216, 222, †528.
St. Nicholas ter..J 103, 246, 270.
Scammel, from Henry to Madison..118, *1110.
Madison to Monroe..70, G 74, (215).
Monroe to Cherry..R 146, R 158.
Cherry to Water..36, 58, S 65, (215).
Sheriff, from Grand to Broome..(52).
Delancey to Rivington..98, 130, V 135, (145), B 146, (215).
Rivington to Stanton..152.
Stanton to Houston..S 74.
South, from Whitehall to Broad..58, (215), R 216.
Cuyler's al to Gouverneur la..246, *922.
Gouverneur la to Wall..*972.
Wall to Depeyster..(287), M 287.
Fletcher to Fulton..98, D 103, 222.
Roosevelt to Oliver..S 287, *922, *1153.
Market to Rutgers..130, 188, 198, R 205, *737.
Gouverneur sl to Corlears..B 216, 222, *828.
South William, from Beaver to Broad..36, H 74.
Spring, from Elizabeth to Mott..(204), (287).
Mulberry to Lafayette..(145), (215).
Crosby to Bway..58.
Wooster to West Bway..258.
West Bway to Thompson..D 17, (181), S 182.
Thompson to Sullivan..140.
Varick to Hudson..F 170, 234.
Hudson to Greenwich..B 30, W 30, 90, 260.
Greenwich to Washington..M 93.
Stanton, from Bowery to Chrystie..177, (192), S 194.
Chrystie to Forsyth..B 103.
Forsyth to Eldridge..(287).
Eldridge to Allen..(192), 222.
Allen to Orchard..78, (157), *1110.
Ludlow to Essex..R 170, 246.
Essex to Norfolk..M 205.
Norfolk to Suffolk..M 6, K 6.
Clinton to Attorney..M 6, B 53, P 64, (181), M 276, R 276.
Attorney to Ridge..E 65, C 158.
Ridge to Pitt..K 229.
Pitt to Willett..176.
Willett to Sheriff..234.
Sheriff to Columbia..130.
Cannon to Lewis..98, *388.
Lewis to Goerck..12, 24, (134), 198.
Goerck to Mangin..24, 70, G 74, 234, 259.
State, from Whitehall to Pearl..D 287.
Stewart..165.
Stone, from Whitehall to Broad..R 288.
n s, Broad to William..36, H 74.
s s, Broad to Coenties al..178.
Stuyvesant..48, 88, 176, 200.
Suffolk, from Hester to Grand..M 17, G 93, P 125, (181), G 241, P 265.
Grand to Broome..(52), P 53, (92), (112), 246, *259, W 276, K 276, *781.
Rivington to Stanton..88, B 93, (102), (157), S 193.
Stanton to Houston..M 229.
Sullivan, from Broome to Spring..F 65, D 135.
Spring to Prince..(264).
Prince to Houston..(92), (124), M 125.
Houston to Bleecker..(228).
Bleecker to 3d..V 17, 58, A 113, 176, 198, 210.
Susan..164, B 170, 211, 212, B 252.
Sutton pl..200.
Sylvan pl..(102).

Temple..E 84.
Thompson, from Canal to Grand..†189, (215), †797.
Grand to Watts..88, (192).
Broome to Spring..L 103, 118, C 229, *303.
Spring to Prince..(102), (112), (124), C 125.
Prince to Houston..(41), S 53, (82), (92), (124), C 125, (215), (228).
Bleecker to 3d..12, P 93, S 135, (145), L 205, N 205, S 241.
Tompkins, from Delancey to Rivington..M 6.
Trinity pl (also see Church), from Morris to Rector..(134), 178, (215).
Rector to Thames..U 65.

Union sq W, from 15 to 16..61, 234.
University pl, from Waverly pl to S..(204), 246.
10 to 12..(82), S 83, S 216.
Unnamed..119.

Van Corlear pl..†889.
Vandam, from Hudson to Greenwich..90, (203).
Varick, from Laight to Canal..B 287.
Watts to Broome..152.
Broome to Dominick..(228).
Dominick to Spring..222, 224.
Vandam to Charlton..(134).
Vesey, from Church to Greenwich..(53), 58, *80, C 229, (287).
Greenwich to Washington..14, (16), (112), W 113.
Washington to West..(145), N 146, 198.
Vestry, n s, from Canal to Hudson..(203), M 205.
Hudson to Greenwich..90, (92).

Wadsworth ter..283.
Walker, from West Bway to Church..(52), K 289.
Lafayette to Centre..210.
s s, Centre to Baxter (275).
n s, Centre to Canal..L 276, S 276.
Wall, n s, from Bway to Nassau..(145).
s s, Bway to New..71.
n s, Nassau to William..248.
s s, Broad to William..236.
s s, Hanover to Pearl..71.
Pearl to Water..234.
Front to South..198.
Warren, from Bway to Church..(5), C 30, (204).
Church to West Bway..(82).
Greenwich to Washington..88, M 93, 248.
Washington to West..108, 130, 140, 176, 188, M 193, 198.
Washington, from Morris to Rector..108, A 193, 210, T 241, T 252.
Liberty to Cortlandt..G 169.
Vesey to Barclay..(112), W 113.
Warren to Chambers..G 241.
Chambers to Reade..176, E 182.
Reade to Duane..(29).
North Moore to Hubert..2, (52), 58.
Watts to Canal..L 93.
Canal to Spring..(102).
Houston to Clarkson..78, P 83, †230.
Morton to Barrow..S 125.
Barrow to Christopher..(275).
Charles to Perry..270.
Perry to 11th..*1153.
Bank to Bethune..*1153.
Jane to Horatio..K 53.
Horatio to Gansevoort..24.
Gansevoort to Little West 12..(124).
Little West 12 to 14th..(228).
Washington sq West..48.
Washington ter..152.
Washington pl, from Greene to Washington sq..A 146.
Macdougal to 6 av..48, B 182, 210.
n s, 6 av to Grove..88, T 93.
Water, from Broad to Coenties sl..(29), M 157, L 276.
w s or n s, Hanover to Wall..58.
Pine to Maiden la..(52), G 53, C 265.
Maiden la to Fletcher..140, M 146, *350, *428.
Fletcher to Burling sl..*737.
Burling sl to Fulton..210, 212.
Fulton to Beekman..(145), 190, †444.
Beekman to Peck sl..36.
Peck sl to Dover..166.
Dover to Roosevelt..(169).
Roosevelt to James sl..70, 234, P 241, S 287, *922, *1153.
Catherine sl to Market..88, R 125, 270, †985.
Market to Pike..198, R 205.
Jefferson to Clinton..S 135.
Clinton to Montgomery..D 17, (215).
Montgomery to Gouverneur sl..282, B 287, B 288, †361.
n s, Gouverneur sl to Scammel..36, 58, S 65, †318.
s s, Gouverneur sl to Jackson..B 216.
n s, Scammel to Jackson..(52), 188, (215), 222, 282, B 287, B 288, *602, †797, †985.
Watts, from Greenwich to Washington..50, 109, 119.
Waverly pl, from Mercer to Greene..210.
n s, Greene to University pl..246.
Christopher to 10th..L 7.
10th to Charles..12.
Charles to Perry..(134).
West, from Battery pl to Rector..(41), 108, (134), 178, 210, T 241, C 241, S 241, T 252.
Albany to Liberty..152, A 157, A 169.
Globe sq to Fulton..(134), K 135.
Fulton to Barclay..198.
Murray to Chambers..140.
Chambers to Duane..O 205.
Duane to Harrison..(52).
Watts to Canal..272.
Canal to Charlton..D 182.
Charlton to Houston..(181), L 182.
Houston to Leroy..†189.
Perry to Bank..108, (192).
West Washington pl..B 193, L 193, G 229.
White, from West Bway to Church..W 125.
Church to Bway..140, 234, 246, C 252.
Bway to Lafayette..(228).
Whitehall, s e s, Stone to Bridge..R 288.
Bridge to Pearl..212.
n w s, Pearl to State..(41).
s e s, Water to Front..178.
s e s, Front to South..178.
Willett, from Grand to Broome..36, 118, 198.
Delancey to Rivington..12, W 17, 164, S 205, (228).
Rivington to Stanton..B 170, (287).
William, from Liberty to Maiden la..T 241.
John to Fulton..58, O 65, Y 93.
Fulton to Ann..(215).
Ann to Beekman..198, (204).
Spruce to Frankfort..H 7, 24, 26, S 30, (112), (215), K 216, K 217, M 241, G 265, L 265, S 265.
Frankfort to Duane..(168), (169), I 169, (192), R 216.
Duane to Pearl..38.
Wooster, from Canal to Grand..A 182.
Grand to Broome..98, L 103.
Broome to Spring..24, (169), (264).
Spring to Prince..210, 212.
Prince to Houston..S 158.
Houston to Bleecker..222, *648.
Bleecker to 3d..2, W 252.
3d to 4th..152, *557.
Worth, from Hudson to West Bway..Y 42.
s s, Church to Bway..B 84, B 147.
s s, Centre to Park..S 135.
n s, Baxter to Mulberry..(82).
s s, Mulberry to Park row..272.

1st, from Av A to 1st av..V 65, 164, F 205, *557.
1st to 2d avs..12, *80, W 194, (228), R 276.
2d av to Bowery..(16), (29), (41), L 53, (134), (157), S 218.

2d, from Avs D to C..258, *922.
Avs C to B..S 103, (287), S 289.
Av A to 1st av..W 74, N 17, 25, V 31, 58, S 65, (92).
1st to 2d avs..W 74, (82).
2d av to Bowery..(181), C 183.

3d, from Goerck to Lewis..(251), 258.
n s, Lewis to Av D..L 170.
s s, Manhattan to Av D..B 30, S 183, S 230, 246.
Avs D to C..K 42, 282.
Avs C to B..W 30, P 53, 88, (102), (124), R 125, 130, V 135, (145), I 158.
Avs B to A..(63), S 83.
Av A to 1st av..(73), (145), (157), W 158, H 158, 198.
1st to 2d avs..61, B 135, (181).
2d av to Bowery..(64), (145), 258.
Bway to Mercer..3, 12, 14, 24.
Mercer to Greene..(204).
Greene to Wooster..198.
Wooster to West Bway..152, *557.
West Bway to Thompson..26, C 31, S 31, A 31, M 74.
n s, Thompson to Macdougal..(240).
Macdougal to 6th av..12, 48, P 53, *129.

4th, east of Av D..*80.
from Avs D to C..K 17, M 17, M 30, 58, S 74, 78, 176, (204), 270, H 276, †985.
As C to B..A 74, 152, A 158.
Avs B to A..L 30, M 53, (112), B 242.
Av A to 1st av..48, 212, 213, 246, G 252, (264), (287).
1st to 2d avs..(74), (169).
2d av to Bowery..B 93, L 103, 247, E 252.
Bowery to Bway..38, 70, L 216, 246.
Bway to Greene..246, (251), *923.
n s or e s, Greene to Washington sq E..C 182.
n s or e s, Washington sq E to 6th av..C 125.
s s, Macdougal to 6th av..2.
n s or e s, 6th av to Barrow..G 229.
s s or w s, Jones to Barrow..H 113.
s s or w s, Grove to Christopher..C 103.
Christopher to 10th..B 53.
Perry to 11th..N 252, 258.
Bank to 12th..48, 108, B 113, B 125, 140, G 146.
w s, Horatio to Gansevoort..70.

5th, from Lewis to Av D..S 17, W 17, (92).
Avs D to C..(124), D 125, P 193, (215), M 217, R 217, (228), D 229.
Avs C to B..K 30, B 74, B 93, 211, L 217, L 252.
Av B to A..176.
Av A to 1st av..(29), B 30, 36.
1st to 2d avs..48, C 103, 119, 210, U 217.
2d av to Cooper sq..S 83, S 241, S 265 282.

NOTE.—Key explaining the signs used will be found on page 3.

6th, from Lewis to Av D..S 103, (215).
Avs D to C..78, (181), 211, *303.
Avs C to B..78, 131.
Avs B to A..(134), (228), H 230.
Av A to 1st av..58, F 83, J 83, F 170, K 217, 260, W 276.
1st to 2d avs..(145), R 147, F 207, 212, S 217, 225.
2d av to Cooper sq..V 6, R 230, H 278.

7th, from Lewis to Av D..164, J 170.
Avs D to C..98, H 103, 164, J 170, (251).
Avs C to B..88, B 93, 98, (192), J 205, (240), K 265, 270.
Avs B to A..K 125, (204).
Av A to 1st av..R 8, W 53, (157), 212, 270, 272, P 276, H 276.
1st to 2d avs..2, (16), E 17, 48, B 53, B 65, B 93, (112), H 159, (181), (204), (275).
2d av to Bowery..G 42.

8th, from Avs D to C..W 29, S 65, 88, H 93, 100, H 126, 140, B 146, (276).
Avs C to B..198, S 229, (251), R 276, 282.
Av A to 1st av..B 19, 164, *693.
1st to 2d avs..S 125, 140, B 158, J 170, 176, 210.
2d to 3d avs..(134), 282, B 287.
4th av to Bway..14.
n s, Bway to University pl..(41), 120, R 125, (181), (204), 236, R 241.
s s, Bway to Greene..(169).
n s, University pl to 5th av..V 30, (112).
s s, Greene to 5th av..(134), (145), (169), (203), (204).
n s, 5th to 6th avs..36, 61, 211, 222, 234.

9th, from Avs D to C..G 74, F 103, M 135, 141, (145), (215), 270.
Avs C to B..P 7, W 29, (52), 58, P 158,
Av A to 1st av..70, T 158, S 182, 258, *259.
1st to 2d avs..W 113, (181), A 193, M 218, 282, †572.
2d to 3d avs..H 83, 188, 198, *737.
Bway to 5th av..(134), 176, (181), 236, R 241.
5th to 6th avs..E 17.

10th, east of Av D..(275).
s s, from Avs D to C..C 30, 108, G 113.
n s, Dry Dock to Av C..(5), 119, 198, 222, K 229, 234.
Av C to B..M 17, 48.
Avs B to A..78, (181).
Av A to 1st av..(29), 108, 176.
1st to 2d avs..36, (41), T 113, B 113, 164, (228), S 230, H 265, S 266, (287).
2d to 3d avs..70, B 277, 282.
3d av to Bway..(5), (6), W 8, (181), (192).
Bway to 5th av..88, 198, H 241, †1125.
5th to 6th avs..2, 3, (42), K 44, T 83, 88, (103), 222.
Greenwich av to Waverly pl..140, (228), (264).
Waverly pl to 4th..70, W 74.
4th to Bleecker..B 53.
Bleecker to Hudson..(29), F 29, 48, 108, 258.
Greenwich to Washington..26, 142.

11th, from Av D to Dry Dock..165, 283.
Dry Dock to Av C..M 146.
Avs C to B..2, R 18, J 53, *1153.
Avs B to A..58, S 65, 108, 118, S 125, P 252, H 278, 284.
Av A to 1st av..(63), (73), (204).
1st to 2d avs..14, 36, 71, R 74, C 74, (124), (204), 270.
2d to 3d avs..130.
3d to 4th avs..(181).
Bway to 5th av..(82), S 83, (92).
5th to 6th avs..C 229.
n s, 6th to 7th avs..24.
s s, 6th to Greenwich avs..B 42, 70, L 242.
n s, 7th av to Waverly pl..2.
Waverly pl to 4th..152.
Hudson to Greenwich..26, *557.
Greenwich to Washington..G 74, 154.
Washington to West..70, (192), *1153.

12th, east of Dry Dock..165.
from Dry Dock to Av C..58, M 65, 211.
Avs C to B..B 42, 58, U 93, (169), 188, 247, 248, *737.
Avs B to A..61, K 74, H 135, (264), K 266, (275), *1110.
1st to 2d avs..G 42, 88, 176, (181), 198, M 205, (275), M 277, F 277, *693.
2d to 3d avs..M 7, 12, F 17, 48, 60, 89.
3d to 4th avs..14, 38, R 55, (73).
4th av to Bway..235, *923.
Bway to 5th av..W 193, 211, S 216.
5th to 6th avs..24, 48, (228), 272, D 277, *972.
6th to 7th avs..130.
4th to 8th av..70, H 103.
Greenwich to Washington..61, 109.

13th, from Avs D to C..(145), C 147, F 147, 270.
Avs C to B..2, 48, 98, D 103, *175.
Avs B to A..12, J 30, 38, C 74, (102), A 114, S 126, 130, D 135, 198, S 205, P 217, (240), P 265.
Av A to 1st av..B 18, 48, (63), 88, (102), 109, (145), H 171.
1st to 2d avs..R 65, 98.
2d to 3d avs..B 135.
3d to 4th avs..D 53, *129, D 135, (201), D 242, D 252.
University pl to 5th av..(41), G 113, 118, 198, *215, B 229.
5th to 6th avs..R 66, 166, 236, (251), 258.
6th to 7th avs..120, 188, 258, *874, *922.
7th to Greenwich avs..O 170, 223, 246.
8th av to Hudson..(5), 70, M 171, 176, *1066.
Hudson to Washington..(181), K 185, *1153.
Washington to West..(228), (252).

14th, n s, from Avs C to B..36.
s s, from Avs C to B..12, B 17, 78, W 125, 165, 258.
s s, Avs B to A..49, R 54, (92), 188, 198, E 217, 258.
s s, Av A to 1 av..L 74, 222.
s s, 1 to 2 avs..(82).
n s, 2 to 3 avs..(82), 270.
s s, 2 to 3 avs..(102), G 103, S 252.
n s, 3 to 4 avs..50, 99, (251), F 252.
s s, 3 to 4 avs..(92), *129, (169), (204).
s s, 4 av to University pl..(241).
s s, 5 to 6 avs..88, (157), V 159, 166, (251), 258, V 265.
n s, 6 to 7 avs..(145), K 191, (215).
n s, 7 to 8 avs..152.
s s, 7 to 8 avs..(275).
s s, 8 to 9 avs..W 7, W 42, W 53, H 146, N 193, W 229.
n s, 9 to 10 avs..(157).

15th, n s, Avs B to A..K 212.
s s, Avs B to A..198, 200.
n s, Av A to 1 av..H 288.
s s, Av A to 1 av..108, *428.
n s, 2 to 3 avs..(181).
s s, 2 to 3 avs..211.
n s, 3 to 4 avs..130.
s s, 3 to 4 avs..58.
n s, 4 to 5 avs..248.
s s, 5 to 6 avs..130, 212.
n s, 6 to 7 avs..(169), S 278.
s s, 7 to 8 avs..L 30, 152, F 182, 190 (228).
s s, 8 to 9 avs..178, S 288.
s s, 9 to 10 avs..(157).

16th, s s, from Avs D to C..†1033.
n s, Avs C to B..(29), (63), 88, 164, 234, 258.
s s, Avs C to B..24, (228), A 242, †663.
n s, Avs B to A..(103).
n s, Av A to 1 av..L 114.
s s, Av A to 1 av..(16).
s s, 1 to 2 avs..236.
s s, 2 to 3 avs..(63), (64).
n s, 3 to 4 avs..†528.
s s, 3 to 4 avs..61, L 126, (275).
n s, 4 to 5 avs..131, L 136, 176.
s s, 4 to 5 avs..234.
n s, 5 to 6 avs..O 42, *80, 198, 200.
s s, 5 to 6 avs..T 17, 130, *514.
s s, 6 to 7 avs..13, (181).
s s, 7 to 8 avs..D 17, (92), M 218.
n s, 8 to 9 avs..F 53, L 54, 234, P 242.
s s, 8 to 9 avs..36.
n s, 9 to 10 avs..176, 222, H 229.
s s, 9 to 10 avs..R 31, 222.

17th, s s, from Avs C to B..258.
n s, avs B to A..L 74.
s s, avs B to A..(112).
n s, Av A to 1 av..178.
s s, Av A to 1 av..P 125.
n s, 1 to 2 avs..A 242, (251).
n s, 2 to 3 avs..12, B 17.
n s, 3 to 4 avs..E 205, *1153.
s s, 3 to 4 avs..12.
n s, 5 to 6 avs..88, 118, (264).
s s, 5 to 6 avs..70, S 182, 234, (240), *259, 282.
n s, 6 to 7 avs..140.
s s, 6 to 7 avs..258.
n s, 7 to 8 avs..(216).
s s, 7 to 8 avs..T 54, 152, (169), M 171, 198, 248, 260, *972.
n s, 8 to 9 avs..(73), (112), W 113, 154, H 242, A 242, M 278, T 278.
s s, 8 to 9 avs..211, 224.
n s, 9 to 10 avs..C 148, 270, V 277.
s s, 9 to 10 avs..T 30.

18th, s s, from avs B to A..(251).
n s, Av A to 1 av..140, P 146, (192).
s s, Av A to 1 av..K 65.
n s, 1 to 2 avs..211, K 217, 222, *648, *874.
n s, 2 to 3 avs..A 31, (41), A 194, A 207.
n s, 3 to 4 avs..(228).
s s, 3 to 4 avs..131.
n s, 4 to 5 avs..M 136, 189, 190.
s s, 4 to 5 avs..(53), *1153.
n s, 5 to 6 avs..P 136.
s s, 5 to 6 avs..24, H 30, (63), 78, (124), (264), †708.
s s, 6 to 7 avs..M 55.
n s, 7 to 8 avs..36, B 42, G 54, 98, K 265, 270.
n s, 8 to 9 avs..K 7.

19th, n s, Av A to 1 av..P 17, B 277.
n s, 2 to 3 avs..12, 140, (169), 270.
s s, 2 to 3 avs..14, D 30, 38, (73), W 74, 131.
s s, 3 to 4 avs..F 93, (124), M 205, P 278.
n s, 4 to 5 avs..†230, 272, G 278.
s s, 4 to 5 avs..C 206, 211, (240).
n s, 5 to 6 avs..2, 12, 11, 24, 36, *129, 234.
s s, 5 to 6 avs..(264).
n s, 6 to 7 avs..58.
s s, 6 to 7 avs..36, M 42, M 83.
s s, 7 to 8 avs..M 135, 200, D 207, K 229.
n s, 8 to 9 avs..W 205.
n s, 9 to 10 avs..2, P 7, M 7, L 7, (216).
n s, 10 to 11 avs..(63), C 65, †361.

20th, s s, from Av A to 1 av..S 206.
n s, 1 to 2 avs..C 229, E 229.
s s, 1 to 2 avs..36, 272.
s s, 2 to 3 avs..131, 132, (240), †361.
n s, 4 to 5 avs..(157).
s s, 4 to 5 avs..98, C 135, 165, 166, M 171, W 193, 211, 272, M 278, G 278.
n s, 5 to 6 avs..W 42, 140, 152, G 158.
s s, 5 to 6 avs..2, 12, 48, 112, (204).
s s, 6 to 7 avs..(121), 246, L 265.
n s, 7 to 8 avs..282.
n s, 8 to 9 avs..(215).
s s, 8 to 9 avs..W 193, 222, W 252.
n s, 10 to 11 avs..(63).
s s, 10 to 11 avs..(63), C 65, †1081.

21st, s s, from Av A to 1 av..L 8.
n s, 1 to 2 avs..(169).
n s, 2 to 3 avs..164.
s s, 2 to 3 avs..(53), 58, B 65, B 74.
n s, 3 to 4 avs..2, *1016.
n s, 4 to 5 avs..(169), G 288, M 288, N 288.
s s, 4 to 5 avs..154, (157), M 159, 272, (275), M 278.
n s, 5 to 6 avs..K 93, 178.
s s, 5 to 6 avs..198, N 205, *557.
n s, 6 to 7 avs..H 205, *1153.
s s, 6 to 7 avs..88, H 242.
n s, 7 to 8 avs..(53), T 125.
s s, 7 to 8 avs..B 17, 38, B 42, 260, (264), B 265.
n s, 8 to 9 avs..B 135, A 265.
s s, 8 to 9 avs..S 170, (192).
n s, 9 to 10 avs..M 7, 12, 176, N 182, 258.
n s, 10 to 11 avs..(82), A 94, M 231.
s s, 10 to 11 avs..2, 7, H 7, 36, H 42, H 158, 225.

22d, n s, from av A to 1 av..2.
n s, 1 to 2 avs..D 182.
n s, 2 to 3 avs..176, T 182, W 184, 246, R 252, 282.
s s, 2 to 3 avs..(63).
n s, 3 to 4 avs..48.
n s, 4 to 5 avs..225.
s s, 4 to 5 avs..W 193, 211, M 217, H 278.
n s, 5 to 6 avs..(145).
s s, 5 to 6 avs..(41), K 93, 234, *922.
n s, 6 to 7 avs..(41), (42), M 54, B 83.
s s, 6 to 7 avs..(42), 48, 78, S 83, M 104.
n s, 7 to 8 avs..O 83, 198, *603.
s s, 7 to 8 avs..B 30.
n s, 8 to 9 avs..B 205, 222, (264).
s s, 8 to 9 avs..78, 270, B 277, *1110.
n s, 9 to 10 avs..58, 70, 198, *557.
s s, 9 to 10 avs..(124), (192), (204).
s s, 10 to 11 avs..(16).

23d, s s, from Av A to 1 av..D 103, (192), M 191, H 266.
n s, 1 to 2 avs..(5), P 182, (192), 198, (240).
n s, 3 to Lex avs..(228), *737.
n s, Lex to 4 avs..140, C 146.
s s, Lex to 4 avs..48.
s s, 4 to 5 avs..225.
n s, 5 to 6 avs..G 17, (29), F 218.
s s, 5 to 6 avs..(145), (192), L 277.
s s, 6 to 7 avs..(41), (42), M 54, 132, S 217.
n s, 7 to 8 avs..*1153.
s s, 7 to 8 avs..142, 166.
n s, 8 to 9 avs..C 65, L 193.
s s, 8 to 9 avs..C 103, F 182.
n s, 9 to 10 avs..(157).
s s, 9 to 10 avs..S 170, 282.
n s, 10 to 11 avs..(5), 108.
indef..T 277.

24th, n s, from Ave A to 1 av..12, 222, †361.
s s, Av A to 1 av..130, *215.
s s, 1 to 2 avs..(145), P 146, 188, 270.
n s, 2 to 3 avs..(287).
s s, 2 to 3 avs..B 242.
n s, 3 to Lex avs..(157).
n s, Lex to 4 avs..211, M 217.
n s, 5 to 6 avs..48, (63), 78, S 83, S 277.
s s, 5 to 6 avs..140, 198, F 218, 234.
n s, 6 to 7 avs..88, †96, 198.
s s, 6 to 7 avs..S 217.
n s, 7 to 8 avs..38, 260, *1016, *1110.
s s, 7 to 8 avs..M 55.
n s, 8 to 9 avs..H 44, 234, W 242, W 265.
s s, 8 to 9 avs..C 65.
n s, 9 to 10 avs..198, M 205, B 205, M 217.
s s, 9 to 10 avs..(102), (134).
s s, 10 to 11 avs..(5).
n s, west of 11 av..(157), (287).
s s, west of 11 av..(134).

25th, n s, from 1 to 2 avs..D 7, 260.
s s, 1 to 2 avs..K 65, 270.
n s, 2 to 3 avs..K 30.
s s, 2 to 3 avs..S 252.
n s, 3 to Lex avs..H 114, R 114.
s s, Lex to 4 avs..F 135.
s s, 4 to Mad avs..222, S 229.
n s, 5 to 6 avs..211, E 229, (275).
s s, 5 to 6 avs..(16), R 74, P 205, P 265.
n s, 6 to 7 avs..2, (6), 36, H 74, (112), 118, P 125, *129, 151, (252).
s s, 6 to 7 avs..24, O 54, 282.
n s, 7 to 8 avs..36, M 136, M 278.
s s, 7 to 8 avs..38, 188, 260, *737.
n s, 8 to 9 avs..W 83, S 113, 152, M 229.
s s, 8 to 9 avs..C 54, C 65, C 182.
n s, 9 to 10 avs..(134), 211.
s s, 9 to 10 avs..27, 130.
n s, 10 to 11 avs..258.
s s, 10 to 11 avs..222.
s s, west of 11 av..(287), †1125.

26th, n s, east of 1 av..M 146.
n s, from 1 to 2 avs..(264).
s s, 1 to 2 avs..48, K 74, (112).
n s, 2 to 3 avs..213.
s s, 2 to 3 avs..78, 176, J 182, 223.
s s, 3 to Lex avs..(228).
n s, Lex to 4 avs..(74), 198.
s s, 4 to Mad avs..S 94.
n s, Mad to 5 avs..F 103, 108.
n s, 6 to 7 avs..B 74, 222, 270.
s s, 6 to 7 avs..108, 109, L 113, (169), *215, (252).
n s, 7 to 8 avs..C 125.
s s, 7 to 8 avs..M 136, M 278.
n s, 8 to 9 avs..27, (192), (215).
s s, 8 to 9 avs..222.
n s, 9 to 10 avs..M 146, 223, 246, *828.
s s, 9 to 10 avs..S 19, M 20, 211.
n s, 10 to 11 avs..(112), 166, U 170.
s s, 10 to 11 avs..(145), Q 148.

27th, n s, from 1 to 2 avs..36, M 42, 260.
s s, 1 to 2 avs..S 17.
n s, Lex to 4 avs..M 83.
s s, Lex to 4 avs..W 74, 200, H 267.
n s, 4 to Mad avs..(92).
n s, Mad to 5 avs..(169).
s s, Mad to 5 avs..F 103, 108.
n s, 5 to 6 avs..(181), L 182, 188, (287).
s s, 5 to 6 avs..130, 131, (287).
n s, 6 to 7 avs..L 113.
s s, 6 to 7 avs..2, S 17.
s s, 7 to 8 avs..S 125, C 125, F 135, F 205.
n s, 8 to 9 avs..(42), 119.
s s, 8 to 9 avs..58, M 83, (241), 282.
n s, 10 to 11 avs..36, 130, 140, D 231, 236, T 243.

NOTE.—Key explaining the signs used will be found on page 3.

28th, s s, from 1 to 2 avs..24, (124).
n s, 2 to 3 avs..R 135.
s s, 2 to 3 avs..98, *388.
s s, 3 to Lex avs..88.
s s, Lex to 4 avs..F 182.
n s, 4 to Mad avs..58.
s s, 4 to Mad avs..(169).
n s, Mad to 5 avs..212, (287).
n s, 5 to 6 avs..2, 12, 14, 24.
s s, 5 to 6 avs..2, 12, 14, 24, 109, (112).
n s, 6 to 7 avs..D 93, 154, D 217, G 242, 248, D 288, †617.
s s, 6 to 7 avs..G 7, 24, T 182, *1153.
s s, 7 to 8 avs..C 146, 211, 222, *828.
n s, 8 to 9 avs..(276).
s s, 8 to 9 avs..B 113, C 113, B 158.
n s, 9 to 10 avs..98.
n s, 10 to 11 avs..(29), (92), †1033.
s s, 10 to 11 avs..119, 236, T 243.

29th, s s, from 2 to 3 avs..225.
n s, Lex to 4 avs..2, 131.
n s, 4 to Mad avs..W 54.
s s, 4 to Mad avs..78, W 170.
s s, Mad to 5 avs..36, 58, S 65, *129.
n s, 5 to 6 avs..R 42, O 42.
s s, 5 to 6 avs..225.
n s, 6 to 7 avs..88, 246.
s s, 6 to 7 avs..S 265.
n s, 7 to 8 avs..(52), (92), 140, H 146, 164, M 193, *388.
s s, 7 to 8 avs..(64), 142, (157), 176, F 194.
n s, 8 to 9 avs..L 74, E 113.
s s, 8 to 9 avs..D 242, D 277.
s s, 10 to 11 avs..(181), D 182, (251), D 252, *428.

30th, n s, from 1 to 2 avs..211.
n s, 2 to 3 avs..143, *875, *972.
s s, 2 to 3 avs..R 30, F 125, (228).
n s, 3 to Lex avs..*175, G 265.
s s, 4 to Mad avs..W 54, 224, 260.
n s, Mad to 5 avs..F 193.
s s, Mad to 5 avs..H 94, 176.
n s, 5 to 6 avs..G 230, G 231.
s s, 5 to 6 avs..188, H 193, M 242, †708.
n s, 6 to 7 avs..(74), 164.
s s, 6 to 7 avs..272.
n s, 7 to 8 avs..G 125, 270, *972.
s s, 7 to 8 avs..(42), 118, M 277, S 288.
n s, 8 to 9 avs..M 44, *828.
s s, 8 to 9 avs..D 30, 61, 118, 188, 211.
s s, 10 to 11 avs..M 182.
s s, west of 11 av..2, S 7.

31st, n s, east of 1 av..(181).
n s, from 1 to 2 avs..200, 211, (287).
s s, 1 to 2 avs..60, K 65, K 66, K 277.
n s, 2 to 3 avs..282, D 288.
s s, 2 to 3 avs..W 114, (124), 176, L 242, (276).
s s, 3 to Lex avs..S 277.
n s, Lex to 4 avs..F 194, J 229, *388.
s s, Lex to 4 avs..25, B 182, (215).
n s, 4 to Mad avs..O 65, 176, T 182, †664.
s s, 4 to Mad avs..36, 58, A 65, 118, A 170, 246, A 252, †444, †486.
n s, Mad to 5 avs..71, C 75, 132.
s s, Mad to 5 avs..F 193.
n s, 5 to 6 avs..109, F 114, W 114, D 205.
s s, 6 to 7 avs..2, 234.
s s, 7 to 8 avs..36, 258, K 266.
s s, 8 to 9 avs..Q 125, M 125, G 146, N 158, N 170, 234, 258, I 277.
n s, 9 to 10 avs..U 277.
s s, 9 to 10 avs..88, M 93, C 93, 234, F 277, 282, †985.

32d, s s, east of 1 av..270.
n s, 2 to 3 avs..L 289.
s s, 2 to 3 avs..78, P 83, 258, *388.
n s, 3 to Lex avs..2, 12, 14, 24.
s s, Lex to 4 avs..234.
n s, 4 to Mad avs..M 104, 222.
n s, Mad to 5 avs..N 252.
n s, 5 to 6 avs..H 42, (82), (92), H 93, (124), B 125, 140, L 277.
s s, 5 to 6 avs..B 288.
s s, 6 to 7 avs..(41), M 42, (82), J 113, J 146, 176.

33d, s s, from 1 to 2 avs..36, 164, (215), *648.
n s, 2 to 3 avs..B 83.
s s, 2 to 3 avs..100.
n s, 3 to Lex avs..2.
n s, 4 to Mad avs..W 42, B 194.
s s, 4 to Mad avs..W 182, †940.
s s, Mad to 5 avs..(240).
n s, 5 to 6 avs..W 7.
s s, 5 to 6 avs..H 42, B 125, †189.
n s, 6 to 7 avs..R 93, (134).
n s, 7 to 8 avs..M 113, 222.
n s, 8 to 9 avs..R 170, 258, *737.
s s, 9 to 10 avs..48, (52), M 54, L 54.
s s, 10 to 11 avs..246.

34th, n s, east of 1 av..178, (287), M 288.
s s, east of 1 av..79, (82), S 84.
s s, from 1 to 2 avs..(103), F 104, 152, H 158.
n s, 2 to 3 avs..C 54.
s s, 2 to 3 avs..164, B 205, 270, *972, *1066.
s s, 3 to Lex avs..(5), 270, *1066.
n s, Lex to 4 avs..D 193.
s s, 4 to Mad avs..W 42, W 182.
n s, 5 to 6 avs..198, M 205, (228), 258, M 265.
s s, 5 to 6 avs..178, (228), (264), V 265.
n s, 6 to 7 avs..58, 60, (74), F 289.
s s, 6 to 7 avs..(192).
s s, 7 to 8 avs..(102), 246, S 252.
s s, 8 to 9 aves..M 125.
n s, 9 to 10 avs..24, 152, 272, 273.
s s, 9 to 10 avs..2, L 30, 108, A 113, 118, *471.
n s, 10 to 11 avs..283.
s s, 10 to 11 avs..*1066.
s s, west of 11 av.. E 125, (215).

35th st, n s, from 2 to 3 avs..W 93, M 170.
s s, 2 to 3 avs..211, B 217, H 217.
n s, Park to Mad avs..K 30.
n s, 5 to 6 avs..(41), (287), C 288, *693, †940.
s s, 5 to 6 avs..36, (192), 198, (204), M 265.
n s, 6 to 7 avs..58.
s s, 6 to 7 avs..60, V 182.
n s, 7 to 8 avs..R 170.
s s, 7 to 8 avs..164, N 170.
n s, 8 to 9 avs..48, 118, (169), 234, 246, F 252.
s s, 8 to 9 avs..140, 142.
n s, 9 to 10 avs..26, F 54, (169).
s s, 9 to 10 avs..246, H 252, *737.
n s, 10 to 11 avs..(73).
s s, 10 to 11 avs..(192).

36th st, n s, from 1 to 2 avs..188.
s s, 2 to 3 avs..F 7, 178, 225.
n s, 3 to Lex avs..118, D 125.
s s, 3 to Lex avs..(181).
n s, Lex to Park avs..D 182, 258, D 265.
n s, 5 to 6 avs..78, 164, 188, 189, 222, T 229, *303, †1125.
s s, 5 to 6 avs..P 170, 282.
s s, 6 to 7 avs..(52), 58, K 243.
n s, 7 to 8 avs..222, 246, †708.
s s, 7 to 8 avs..C 31, S 83, M 242.
n s, 8 to 9 avs..272.
n s, 9 to 10 avs..164, R 170, (215), F 217.
n s, 10 to 11 avs.. H 84, (252).
s s, 10 to 11 avs..130.

37th st, n s, east of 1 av..211, 212.
s s, east of 1 av..†1081.
n s, from 1 to 2 avs..164, B 170, 246, B 252.
n s, 2 to 3 avs..H 266.
s s, 2 to 3 avs..(16).
n s, 3 to Lex avs..S 182, H 184, M 194.
s s, 3 to Lex avs..270, *1066.
n s, Lex to Park avs..246, K 252, 260, K 265.
s s, Lex to Park avs..F 7.
s s, Mad to 5 avs..†318.
n s, 5 to 6 avs.. (64), *1066.
s s, 5 to 6 avs..2, (73), F 93, C 158, (192), 200, †664.
n s, 6 to 7 avs..(29), H 31, (52), (157), (215).
s s, 6 to 7 avs..2, 12, 14, 24, A 205, 222, A 277, †940.
n s, 7 to 8 avs..36, 38, Q 42, 48.
n s, 8 to 9 avs..(287).
s s, 8 to 9 avs..F 54, F 65, 71, 98, *259.
n s, 9 to 10 avs..D 252.
s s, 9 to 10 avs..W 44, F 205, 222, †1170.
n s, 10 to 11 avs..T 54, D 217.
s s, 10 to 11 avs..152.

38th st, s s, east of 1 av..178.
s s, east of 1 av..178.
n s, from 1 to 2 avs..†36, 211, 212.
s s, from 1 to 2 avs..(16), 48, W 193, 211, 272.
n s, 2 to 3 avs..166.
s s, 3 to Lex avs..F 114, 142, †663.
n s, Lex to Park avs..88, *349.
n s, Mad to 5 avs..(92).
n s, 5 to 6 avs..N 42, C 42, S 135, C 217, A 242, 246, H 252, 258, †890.
s s, 5 to 6 avs..(134), (204), (240).
s s, 6 to 7 avs..(29), H 31, (52), K 135.
n s, 7 to 8 avs..36, T 42, 59, (157), 246, (275).
n s, 8 to 9 avs..27, H 30, (42), (124).
s s, 8 to 9 avs..†985.
n s, 9 to 10 avs..Q 42, G 83, 98, G 146.
s s, 9 to 10 avs..(124).

39th, n s, from 1 to 2 avs..(112), 190.
s s, from 1 to 2 avs..12, 24, A 54, 131, P 136, (216), C 230, 248, 283.
n s, 3 to Lex avs..48, B 54, 78, 198.
s s, 3 to Lex avs..24, V 30, 38.
n s, Lex to Park avs..C 217.
n s, 5 to 6 avs..M 113.
s s, 5 to 6 avs..G 30, 200, J 207, C 217, 258, †844, *972.
n s, 6 to 7 avs..†318.
s s, 6 to 7 avs..M 31.
s s, 7 to 8 avs..70, R 146, 211, 222, 258, *1016.
s s, 8 to 9 avs..M 146, W 278.
n s, 9 to 10 avs..C 103, 188.
s s, 9 to 10 avs..48, F 103, (169), 282.
s s, 10 to 11 avs..270, *648.
s s, west of 11 av..118, 119.

40th, ns, from 3 to Lex avs..59.
n s, Lex to Park avs..130, 246.
s s, 5 to 6 avs..211.
n s, 6 to 7 avs..D 74, 80, (82), (102), (215), (275), *875.
s s, 6 to 7 avs..A 289.
n s, 7 to 8 avs..R 158, V 170.
s s, 7 to 8 avs..A 17, (74), O 76, (216).
n s, 8 to 9 avs..(5), G 31, 236.
s s, 8 to 9 avs..C 65, 98, 176.
n s, 9 to 10 avs..118, F 252.
s s, 9 to 10 avs..H 17 (52), (181), (216), M 218, C 288.
n s, 10 to 11 avs..O 146.
s s, 10 to 11 avs..(193).

41st, n s, from 1 to 2 avs..190, K 242.
s s, from 1 to 2 avs..L 17, (276).
s s, 2 to 3 avs..166.
s s, 3 to Lex avs..2 B 7, 24.
s s, Lex to Park avs..S 252.
s s, Park to Mad avs..(228).
n s, Mad to 5 avs..14, †617, *922.
s s, Mad to 5 avs..R 170, (240).
n s, 6 to 7 avs..24, L 30, 108, 178, (181), M 182.
s s, 6 to 7 avs..(102), L 206, (215), (228).
n s, 7 to 8 avs..178, C 252, T 288.
s s, 7 to 8 avs..36, (41).
n s, 8 to 9 avs..H 7.
s s, 8 to 9 avs..H 205.
n s, 9 to 10 avs..W 125.
s s, 9 to 10 avs..G 126, 130, T 135, 176, P 288, *303.

42d, n s, from 1 to 2 avs..S 94.
s s, 2 to 3 avs..S 30, (215).
n s, 3 to Lex avs..(134), N 170, (251).
s s, 3 to Lex avs..152.
s s, Lex to Park avs..(145).
s s, Park to Mad avs..(134), M 146.
n s, Mad to 5 avs..(53), 199, 246.
s s, Mad to 5 avs..26, (53), (124), (192), (241).
n s, 5 to 6 avs..(124), P 125, (169).
n s, 6 to 7 avs..(6).
s s, 6 to 7 avs..*471.
n s, 7 to 8 avs..36, (73), D 135, S 135, 222, †985.
s s, 7 to 8 avs..140, P 146, C 252, (287), T 288.
s s, 8 to 9 avs..(103), 222, L 229, (287).
n s, 9 to 10 avs..K 146, (240).
s s, 9 to 10 avs..M 114.
n s, 10 to 11 avs..(52).
s s, 10 to 11 avs..(16), 70, M 205.
indef..178.

43d, n s, from 1 to 2 avs..W 171, (192).
s s, from 1 to 2 avs..W 43.
n s, 2 to 3 avs..59, M 65, (112), 176, S 182.
s s, 2 to 3 avs..(134), O 182, 188, 211.
s s, 3 to Lex avs..W 55.
s s, Mad to 5 avs..199.
s s, 5 to 6 avs..(124), P 125.
n s, 6 to 7 avs..48.
s s, 6 to 7 avs..78, T 158, 200, (204), T 205, (240), 258, H 265, †528.
n s, 7 to 8 avs..199, C 265, (287).
s s, 7 to 8 avs..D 135, S 135, 222.
n s, 10 to 11 avs..P 205, 246.
s s, 10 to 11 avs..(52), A 113, 246.

44th, n s, east of 1 av..118, 119.
s s, east of 1 av..†273.
n s, from 1 to 2 avs..211, 234.
n s, 2 to 3 avs..12, (16), S 17, R 42, H 93, H 277.
s s, 2 to 3 avs..C 113.
n s, 3 to Lex avs..130.
n s, Mad to 5 avs..(92).
n s, 5 to 6 avs..C 135, F 217, †230, H 252.
n s, 6 to 7 avs..(103), (215), (240).
s s, 6 to 7 avs..*21, 25, C 31, 48, C 104, (124), 246, 282.
n s, 7 to 8 avs..(41).
s s, 7 to 8 avs..61.
n s, 8 to 9 avs..78, R 83, H 158.
s s, 8 to 9 avs..176, E 182, (241), J 243.
n s, 9 to 10 avs..222, J 242.
s s, 9 to 10 avs..(29), L 113, R 113, K 146.
n s, 10 to 11 avs..80, 118, 120, G 125 (192), *215.

45th, s s, east of 1 av..118, 119.
n s, from 1 to 2 avs..119.
s s, from 1 to 2 avs..164.
n s, 2 to 3 avs..164.
s s, 3 to Lex avs..T 7, 130, (228).
s s, Park to Mad. avs..(169), †708.
n s, Mad to 5 avs..100, 109, S 113, (134), 166.
s s, Mad to 5 avs..211, H 217.
n s, 5 to 6 avs..C 7, 108, J 135, (181), 200, M 205, M 217, P 217.
s s, 5 to 6 avs..B 30, (52), F 93, L 103, 118, (169), H 252.
n s, 6 to 7 avs..(29), 36, M 170, (228).
s s, 6 to 7 avs..100, 108, G 135, 142, A 229, *428, *557.
s s, 7 to 8 avs..(41), 61.
n s, 8 to 9 avs..†889.
n s, 9 to 10 avs..H 242.
s s, 9 to 10 avs..24, K 30, 48, 140, 152, C 158, J 252, H 252, *602.
s s, 10 to 11 avs..258.

46th, s s, from 1 to 2 avs..24, 130.
n s, 2 to 3 avs..178.
n s, 3 to Lex avs..E 159, K 205.
s s, Mad to 5 avs..234, (240), 246, R 252, 270, †797.
n s, 5 to 6 avs..(92), (157), 178, 234, K 252, E 288, H 288.
s s, 5 to 6 avs..(63), (192), L 193, G 193, (204).
n s, 6 to 7 avs..270, B 277.
s s, 6 to 7 avs..100, (134).
n s, 7 to 8 avs..189, C 194, D 218, 258, (264).
s s, 7 to 8 avs..(42), (92).
n s, 8 to 9 avs..152, O 158, 164.
n s, 9 to 10 avs..B 193.
s s, 9 to 10 avs..78, W 83, *129, 234.
n s, 10 to 11 avs..(29), O 30, A 31, A 32, (251).
n s, west of 11 av..234.

47th, n s, east of 1 av..(92).
n s, from 1 to 2 avs..24, 211.
s s, from 1 to 2 avs..12, S 17, S 93, 211.
s s, 2 to 3 avs..178, 225.
s s, 3 to Lex avs..R 103.
n s, Mad to 5 avs..(3), (73), 78, P 158.
n s, 5 to 6 avs..2, E 17.
s s, 5 to 6 avs..(52), 108, 199.
n s, 6 to 7 avs..(5), (145), P 277.
s s, 6 to 7 avs..(16), 36.
n s, 7 to 8 avs..(264).
n s, 8 to 9 avs..A 182, 211.
s s, 8 to 9 avs..108, 109, E 113, M 265.
n s, 9 to 10 avs..D 158, 211.
s s, 9 to 10 avs..W 43.
s s, 10 to 11 avs..A 31, A 32.
n s, west of 11 av..(29).
s s, west of 11 av..F 125.

48th, n s, from 1 to 2 avs..59, G 65, 118, D 146, 211, P 217, D 217.
s s, from 1 to 2 avs..24, 211, 234.
n s, 2 to 3 avs..K 54, 234, 248.
s s, 2 to 3 avs..211, R 217, (275).
n s, 3 to Lex avs..164, 258, H 265, 270.
n s, Park to Mad avs..*603.
n s, Mad to 5 avs..108, 140, B 146, (181) O 265.
s s, Mad to 5 avs..3, A 17.
s s, 5 to 6 avs..W 7, S 252.
n s, 6 to 7 avs..(124), S 182, R 182, †189, (215).
s s, 6 to 7 avs..88, M 193, M 252, *388.
n s, 7 to 8 avs..(92), H 135, F 218, (275).
s s, 7 to 8 avs..(228), S 230, (287), *922, *1110.
n s, 8 to 9 avs..48, 98, (134), (181), †708.
n s, 10 to 11 avs..26.

NOTE.—Key explaining the signs used will be found on page 3.

s s, 10 to 11 avs..(169), 222, W 229, *737.
n s, west of 11 av..(169), (181).

49th, n s, east of 1 av..38, F 193, 210.
n s, from 1 to 2 avs..36, 38, 59, C 65, 152, F 158, 164, 188.
s s, from 1 to 2 avs..48, 213, (264).
n s, 2 to 3 avs..164, 188, B 217.
s s, 3 to Lex avs..88, M 93.
n s, Lex to Park avs..†189.
n s, Park to Mad avs..S 146.
n s, Mad to 5 avs..(5), M 74.
n s, 5 to 6 avs..(92).
s s, 5 to 6 avs..(134), (240).
n s, 6 to 7 avs..(157), 246, K 252, †486, *875.
s s, 6 to 7 avs..24, 211, 222.
n s, 7 to 8 avs..(64).
s s, 7 to 8 avs..(41), (103), 246, T 252.
s s, 8 to 9 avs..61, F 65, 178, H 182, T 193, D 205, F 288.
n s, 9 to 10 avs..36.
s s, 9 to 10 avs..P 205.
n s, 10 to 11 avs..152, 176, L 182, M 182, 222, *429, *514.
s s, 10 to 11 avs..140.
n s, west of 11 av..70, D 75, 246, F 277.

50th, n s, east of 1 av..(16), 270.
s s, east of 1 av..25.
n s, from 1 to 2 avs..S 54, 118.
s s, from 1 to 2 avs..K 135, L 205.
n s, 2 to 3 avs..12, 188, †844.
s s, 2 to 3 avs..M 65.
s s, 3 to Lex avs..258, H 265, L 265, 270, B 277.
s s, Lex to Park avs..†189.
n s, Park to Mad avs..108.
s s, Mad to 5 avs..25, 78, 152, V 158, (181).
s s, 6 to 7 avs..D 43.
n s, 7 to 8 avs..(6), D 113, (216), 282.
s s, 7 to 8 avs..(6), B 44, 89, H 205.
n s, 8 to 9 avs..D 7, 36, 211, L 217, 234.
s s, 9 to 10 avs..(29), (124).
n s, 10 to 11 avs..3, 80, 98.
s s, 10 to 11 avs..98, 118, 130, 152, *557.
n s, west of 11 av..(41).
s s, west of 11 av..(92).

51st, n s, east of 1 av..36, 88, S 93, R 125, 176.
n s, from 1 to 2 avs..12, S 146, (228).
s s, 1 to 2 avs..D 278.
s s, 2 to 3 avs..78, B 103, K 193, 234.
n s, 3 to Lex avs..270, H 289.
s s, 3 to Lex avs..H 242.
n s, Park to Mad avs..270.
s s, Park to Mad avs..B 43.
n s, Mad to 5 avs..189.
n s, 5 to 6 avs..C 103, 258, A 265, *828.
n s, 6 to 7 avs..12, A 17.
n s, 7 to 8 avs..B 83, (181).
s s, 7 to 8 avs..H 17.
s s, 8 to 9 avs..(228), (229), H 231, (241), (252).
s s, 9 to 10 avs..59, K 65, (145), S 288.
n s, 10 to 11 avs..71, V 76, 89, S 94, 222, †528.
s s, 10 to 11 avs..(181).

52d, n s, east of 1 av..118.
n s, from 1 to 2 avs..K 30, K 93, 140.
s s, from 1 to 2 avs..S 17, 234, C 241, E 242, 258, P 265.
s s, 2 to 3 avs..(215).
n s, 3 to Lex avs..(240).
s s, Lex to Park avs..(145).
s s, Park to Mad avs..282.
n s, Mad to 5 avs..200, I 207, P 252.
n s, 5 to 6 avs..140, M 146, *828.
s s, 6 to 7 avs..(82), (112).
n s, 7 to 8 avs..L 30, *972.
s s, 7 to 8 avs..2, 108, 130, M 135.
n s, 8 to 9 avs..88, C 93, †617.
n s, 9 to 10 avs..S 83, 88, 118, 164, K 170, 258.
n s, 10 to 11 avs..130, *557.
s s, 10 to 11 avs..246, †318.
s s, west of 11 av..R 135, 234, H 242.

53d, n s, 1 to 2 avs..154, 164.
s s, 1 to 2 avs..D 75, D 93.
n s, 3 to Lex avs..C 8, 14, L 19.
n s, Lex to Park avs..3, 12, O 146, A 193, 224, P 230.
s s, Park to Mad avs..C 93.
n s, Mad to 5 avs..L 146.
s s, Mad to 5 avs..234.
n s, 5 to 6 avs..61.
n s, 6 to 7 avs..D 18, 248.
s s, 6 to 7 avs..36, 211.
n s, 7 to 8 avs..(64), (216).
s s, 7 to 8 avs..L 277, †617.
s s, 8 to 9 avs..B 83, G 83, S 113.
n s, 9 to 10 avs..(5), B 182, (204).
s s, 9 to 10 avs..199.
n s, 10 to 11 avs..(287).
s s, 10 to 11 avs..189, 190, E 195.

54th, n s, 1 to 2 avs..2, 234, (240), W 242, *923.
s s, 1 to 2 avs..234.
n s, 2 to 3 avs..(192).
s s, 2 to 3 avs..212, A 218, 223.
s s, Lex to Park avs..189, H 194.
s s, Park to Mad avs..48, A 205.
s s, Mad to 5 avs..C 217, S 288.
n s, 5 to 6 avs..T 75, D 75, 98, 188, W 193, P 229, S 229.
n s, 6 to 7 avs..(287).
s s, 6 to 7 avs..248.
n s..7 to 8 avs..*21, 24, H 74.
s s..7 to 8 avs..M 7, O 182.
n s, 9 to 10 avs..B 7, T 18, K 65, R 205.
s s, 9 to 10 avs..130, M 229, *557.
n s, 10 to 11 avs..(240), (251).

55th, n s, east of Av A..141.
n s, 2 to 3 avs..(6), C 8.
s s, 2 to 3 avs..*1066.
n s, 3 to Lex avs..R 18, R 30.
n s, Lex to Park avs..B 229.
s s, Park to Mad avs..G 8, W 93.
n s, Mad to 5 avs..190, C 193, 282.
s s, Mad to 5 avs..70, M 75, 78, (240).
s s, 6 to 7 avs..H 170, S 252.
n s, 7 to 8 avs,,(241), V 243.
s s, 7 to 8 avs..(112), H 170.
n s, 8 to 9 avs..48, 59, B 65, *80, 188, 258.
n s, 9 to 10 avs..M 217, †617.
s s, 9 to 10 avs..24.
s s, 10 to 11 avs..12, S 18, S 146, *1153.

56th, s s, from 1 to 2 avs..(169).
n s, 2 to 3 avs..98, 199, 211, P 217, *693.
n s, 3 to Lex avs..118.
s s, 3 to Lex avs..188.
n s, Lex to Park avs..2.
s s, Lex to Park avs..P 113, G 113, W 146, W 147.
n s, Park to Mad avs..D 103, B 205.
s s, Park to Mad avs..H 114, P 146, (228).
s s, Mad to 5 avs..S 146.
n s, 5 to 6 avs..59.
s s, 5 to 6 avs..36, F 43, 48, B 54, 282, (287).
s s, 6 to 7 avs..(204), (240).
n s, 7 to 8 avs..P 75.
s s, 7 to 8 avs..119, 176, †844.
s s, 8 to 9 avs..152, R 265, M 288.
n s, 9 to 10 avs..222, K 229.
s s, 9 to 10 avs..C 18, 70, L 75.
n s, west of 11 av (124).

57th, s s, east of Av A..(29).
n s, from Av A to 1 av..222.
s s, from av A to 1 av..164.
n s, 1 to 2 avs..S 75, 140.
s s, 1 to 2 avs..D 18, 48, 152, (264).
n s, 2 to 3 avs..59, 98, 176.
s s, 2 to 3 avs..59.
s s, 3 to Lex avs..A 135.
n s, Lex to Park avs..(228).
s s, Lex to Park avs..48, 246.
n s, Park to Mad avs..*972.
s s, Park to Mad avs..G 54.
s s, Mad to 5 avs..W 147.
n s, 5 to 6 avs..270, B 277.
s s, 5 to 6 avs..36, 98, D 147, D 170.
n s, 6 to 7 avs..(42), M 44.
s s, 6 to 7 avs..L 54, 80.
n s, 7 to 8 avs..†36, (74).
s s, 7 to 8 avs..(157), M 278.
n s, 8 to 9 avs..C 65, F 288.
n s, 9 to 10 avs..S 7.
s s, 9 to 10 avs..B 93.
n s, 10 to 11 avs..59.
s s, west of 11 av..(112), (124), M 125, (169), 283, M 289.

58th st, n s, from av A to 1 av..118.
s s, av A to 1 av..59, 234, W 242.
s s, 1 to 2 avs..B 7.
n s, 2 to 3 avs..H 43, 71, A 93, 165, T 194
s s, 2 to 3 avs..(204).
s s, 3 to Lex. av..(124).
s s, Park to Mad avs..78, E 83, M 217, M 218, H 218, 222, M 229, M 242.
s s, Mad to 5 avs..(124).
n s, 5 to 6 avs..D 182.
s s, 5 to 6 avs..(215), 270, B 277.
s s, 6 to 7 avs..C 217.
n s, 7 to 8 avs..108, 178, 188, V 265.
s s, 7 to 8 avs..†36, R 158, 212, V 218, P 218.
n s, 8 to 9 avs..176, (181), V 265.
s s, 8 to 9 avs..(112), R 113, H 113.
s s, 9 to 10 avs..O 277.
n s, 10 to 11 avs..248.
s s, 10 to 11 avs..24, 59, 282.
s s, West of 11 av..(264). †1125.

59th st, s s, from av A to 1 av..200, B 265, (275).
s s, 1 to 2 avs..B 65, (181).
s s, 2 to 3 avs..(92), S 158, (181), (215), S 217.
n s, Lex to Park avs..(275).
n s, Park to Mad avs..(192).
n s, Mad to 5 avs..78.
s s, 5 to 6 avs..T 83.
n s, Grand Circle to Col av..78, (92), 140, 177, (240).
s s, 7 to 8 avs..248.
n s, Ams to West End avs..(157), 248.
s s, 8 to 9 avs..(52), (82), C 84, 176, V 265, R 288.

60th st, n s, from av A to 1 av..24.
n s, 1 to 2 avs..246.
n s, 2 to 3 avs..(5), 282, *1110.
s s, 2 to 3 avs..(192), P 194, (264).
n s, Lex to Park avs..M 75, 108.
s s, Lex to Park avs..59, N 75, 78, 140, B 147.
s s, Park to Mad avs..S 135.
n s, Mad to 5 avs..B 83, V 158, 188.
s s, Mad to 5 avs..A 30.
n s, C P W to Col av..P 18, (29), P 30, (41), S 43, M 75 188.
s s, C P W to Col av..A 65, A 117.
n s, Col to Ams avs..246, *874.
n s, Ams to West End avs..(16), H 18, R 18, 36, 164.
s s, Ams to West End avs..118, B 125, (157), †528.

61st st, n s, east of 1 av..88, *175.
n s, 1 av to 2 avs..B 75, W 193, 282.
n s, 2 to 3 avs..258.
n s, Lex to Park avs..188, N 193, 282, K 288.
s s, Lex to Park avs..M 30.
n s, Park to Mad avs..S 83.
n s, Mad to 5 avs..282, P 288.
s s, Mad to 5 avs..188.
s s, C P W to Col av..P 18, (29), P 30, (41), N 125, 177, 246.
s s, Col to Ams avs..248.
n s, Ams to West End avs..36, F 43, 59, 70, 164.
s s, Ams to West End avs..88, 199, (215).

62d st, n s, from 1 to 2 avs..78, B 83.
n s, 2 to 3 avs..(204), C 207.
s s, 2 to 3 avs..108, H 205, *428.
n s, 3 to Lex avs..D 277.
s s, Lex to Park avs..177.
n s, Park to Mad avs..2, 140, 142, 152, R 193, 199, 248, C 253, †890.
s s, Park to Mad avs..3, 118.
s s, Mad to 5 avs..†528.
s s, C P W to Col av..(29).
n s, Col to Ams avs..J 7.
s s, Col to Ams avs..79, *349.
n s, Ams to West End avs..G 93, 140.
s s, Ams to West End avs..(17), (241).

63d st, n s, from av A to 1 av..142.
s s, 1 to 2 avs..(215).
s s, 2 to 3 avs..108, †444, *972.
s s, 3 to Lex avs..M 65, (169).
n s, Park to Mad avs..M 30.
s s, Park to Mad avs..I 65.
n s, C P W to Col av..199, W 205, P 205.
n s, Col to Ams avs..36, 282, *1066.
s s, Ams to West End avs..(41), M 55, 70, U 103.

64th st, s s, from 1 to 2 avs..(240).
n s, 2 to 3 avs..(17), (241), (287).
s s, 2 to 3 avs..†797, †1125.
n s, 3 to Lex avs..P 84, P 104.
n s, Lex to Park avs..222.
s s, Lex to Park avs..78.
s s, Mad to 5 avs..B 30.
n s, C P W to Col av..H. 266.
s s, C P W to Col av..60.
n s, Col to Ams avs..S 84.
s s, Col to Ams avs..36.
n s, Ams to West End avs..211, (251), (252), M 253, †1033.

65th st, n s, from Av A to 1 av..188, *737.
n s, 1 to 2 avs..199.
s s, 1 to 2 avs..108, *129, 211, B 217, *129, 258.
s s, 2 to 3 avs..S 30, (82), †750.
s s, Lex to Park avs..12, 48, W 158.
s s, Park to Mad avs..B 18.
s s, Mad to 5 avs..†318.
n s, C P W to Col av..(6), 99, (181), (240).
s s, C P W to Col av..98, G 103, 211, *875.
s s, Col to Ams avs..(124), W 125, (157), (204).
s s, Ams to West End avs..211, (215).

66th st, s s, east of 1 av..D 158.
n s, 2 to 3 avs..3, 246, K 252, W 253, K 253.
s s, Park to Mad avs..119.
s s, C P W to Col av..(145), D 147.
n s, Col to Ams avs..G 75.
n s, Ams to West End avs..36, 118, 164.

67th st, s s, from av A to 1 av..60, D 66.
n s, 2 to 3 avs..V 7, (287).
s s, 2 to 3 avs..199.
s s, 3 to Lex avs..E 183.
s s, Park to Mad avs..140.
n s, C P W to Col av..246.
s s, C P W to Col av..36, 78, G 84, *129.
n s, Col to Ams avs..224, 247, 259.
s s, Col to Ams avs..12, P 18, K 206.
n s, Ams to West End avs..(64).
n s, west of West End av..(53), M 55.
s s, west of West End av..109, *129, 131.

68th st, s s, east of Av A..K 30.
n s, Mad to 5 avs..E 18.
s s, Mad to 5 avs..D 171, *648.
n s, C P W to Col av..70, C 84, B 288, *828.
s s, C P W to Col av..*828.
n s, Col to Ams avs..178, N 193.
n s, Ams to West End avs..130, (204), *471.
s s, Ams to West End avs..88, (134), D 135, B 135.
s s, west of West End av..199.

69th st, n s, east of Av A..222, N 229.
n s, Av A to 1 av..S 113.
n s, 1 to 2 avs..B 114, I 277.
s s, 1 to 2 avs..2, A 7, S 7.
n s, 3 to Lex avs..24, 26.
n s, Lex to Park avs..12, P 242.
n s, Park to Mad avs..270, †444.
n s, Mad to 5 avs..199, *781.
s s, Mad to 5 avs..12, R 229, 234.
n s, C P W to Col av..24, 26.
s s, C P W to Col av..*175, 177, *1110.
n s, Col to Ams avs..K 170, 188.
s s, Col to Ams avs..S 54, O 54, 88, 98.
n s, Ams to West End avs..E 183, 188, †889.
n s, west of West End av..(52), 254, *874.
s s, west of West End av..48, 59, 152, 164.

70th st, n s, east of av A..(16), 88, E 103, 282.
s s, east of av A..N 229.
n s, av A to 1 av..V 18, 59, 119, E 126, I 229.
s s, av A to 1 av..(41), C 43, (134), B 135, B 147.
s s, 1 to 2 avs..70, 222, (252), K 253, 270, K 277.
s s, 2 to 3 avs..188, B 193.
n s, Mad to 5 avs..152, †318.
s s, Mad to 5 avs..D 231, †663.
n s, C P W to Col av..26.
s s, C P W to Col av..164, L 170, 246, B 253, H 253.
n s, Col to Ams avs..140.
n s, Ams to West End avs..B 43, M 54, 164, B 217.
s s, Ams to West End avs..24, 118, T 170, 236.
n s, west of West End av..188.
s s, west of West End av..(64).

71st st, n s, east of av A..S 17, 246, 260, 284, S 288, †985.
s s, from av A to 1 av..246, 270, *1066.
n s, 1 to 2 avs..(16), 36, 78, 258.
n s, 2 to 3 avs..B 8, 130, 140, 270, R 277, H 277.
s s, 2 to 3 avs..24, S 43.
n s, 3 to Lex avs..48, 246, L 253.
s s, 3 to Lex avs..247, 248, S 253.
n s, Lex to Park avs..2.
s s, Lex to Park avs..S 135.
n s, C P W to Col av..M 54,

NOTE.—Key explaining the signs used will be found on page 3.

s s, C P W to Col av..222, P 229, 258, 270, N 277, 282.
n s, Col av to Bway..H 30, C 65, *350.
s s, Col av to Bway..H 103, 246.
s s, Bway to West End av..T 43, 118, B 135.
s s, west of West End av..36, 190, 222.

72d st, n s, east of av A..211.
s s, east of av A..246, S 288.
n s, from av A to 1 av..(5), L 75.
s s, av A to 1 av..(16), 282.
s s, 1 to 2 avs..36, 140, 164, S 170, †617.
s s, 2 to 3 avs..108, R 170, 258, 270.
n s, 3 to Lex avs..222.
s s, 3 to Lex avs..12, 60, E 65, K 158.
s s, Lex to Park avs..D 104, S 288.
n s, Park to Mad avs..49, L 54, 222, H 229, M 265.
s s, Park to Mad avs..49.
n s, Mad to 5 avs..164, S 170.
s s, Mad to 5 avs..*1016.
n s, C P W to Col av..50, (204).
s s, C P W to Col av..234, 258, †1125.
n s, Col to Ams avs.. (74), C 75, 260.
s s, Col to Ams avs..(53), 222, 223, B 229, W 229, †1125.
n s, Ams to West End avs..(204), (216).
s s, Ams to West End av..P 135, W 205, C 242, 272, W 277, K 277.
s s, west of West End av..A 158, M 170.

73d st, s s, east of av A..(228), †890.
n s, 1 to 2 avs..B 125.
s s, 1 to 2 avs..118, A 205, (276).
n s, 2 to 3 avs..176, (204), P 265, *648.
s s, 2 to 3 avs..(6), K 104.
n s, 3 to Lex avs..H 54, H 205, 234, G 242.
s s, Lex to Park avs..36, H 113, S 229, T 265.
n s, Park to Mad avs..D 147.
s s, Col to Ams avs..108, 258, 260, B 265, †1125.
n s, Ams to West End avs..78, R 84.

74th st, s s, east of av A..(82), C 147, †663.
n s, from av A to 1 av..F 65, (251).
s s, av A to 1 av..270, K 277.
n s, 1 to 2 avs..154, D 193.
s s, 1 to 2 avs..49, 59, B 125, 154, †444.
n s, 2 to 3 avs..200.
s s, 2 to 3 avs..59, H 104, M 170.
n s, 3 to Lex avs..78, 98.
s s, 3 to Lex avs..B 147, 152, Q 158. M 217, M 218.
n s, Lex to Park avs..234, T 242, 270, T 277.
n s, Park to Mad avs..T 93.
s s, Mad to 5 avs..130, 164.
n s, C P W to Col av..G 125, 234, W 242, B 265.
n s, Col to Ams avs..W 7.
s s, Col to Ams avs..G 18, S 65, 246, 282, *923.

75th st, n s, from av A to 1 av..59, (92), (124), G 135, (240).
s s, av A to 1 avs..141, 188.
n s, 1 to 2 avs..(74), 118, B 125, 130, S 135, 141, N 147, 152, V 158, (216), *557.
s s, 2 to 3 avs..37, 70, 140, T 288.
s s, 3 to Lex avs..98.
n s, Lex to Park avs..H 55.
n s, C P W to Col av..118.
s s, C P W to Col av..C 230.
s s, Col to Ams avs..B 54, B 66, H 205, 247.
n s, Ams to West End avs..K 65.
s s, Ams to West End avs..270, B 277.
n s, west of West End av..109.

76th st, s s, east of av A..152, T 158.
n s, from av A to 1 av..12, A 147, 164, B 170.
s s, av A to 1 av..12, (157), †889.
n s, 1 to 2 avs..(192).
s s, 1 to 2 avs..L 217, L 277.
s s, 2 to 3 avs.. 258.
s s, Lex to Park avs..223, C 229, 234.
n s, Mad to 5 avs..F 104.
s s, Mad to 5 avs..24, S 84, 260, T 266, †1170.
s s, C P W to Col av..130, 211.
n s, Col to Ams avs..13, L 18, 166, L 266.
s s, Col to Ams avs..S 205, 211, 225, W 253, *1153.
s s, west of West End av..223, S 229, S 230.

77th st, s s, east of av A..131.
s s, from av A to 1 av..12, (52), 164, B 170, E 230.
n s, 1 to 2 avs..12, 1 18, 24, 78, H 84, 88, 108, K 135.
s s, 1 to 2 avs..K 158, K 183.
n s, 2 to 3 avs..(124).
s s, 2 to 3 avs..*923, *1153.
n s, Lex to Park avs..259, (264), K 266.
n s, Mad to 5 avs..141, B 170.
s s, C P W to Col av..270.
n s, Col to Ams avs..25, 141, W 147.
s s, Col to Ams avs..P 43, M 147, 282, B 288.
s s, Ams to West End avs..(5), W 7, S 30, W 84, W 125, (215), 247, (252), O 253, W 277.
n s, west of West End av..B 84, 211.

78th st, n s, from av A to 1 av..(112).
s s, av A to 1 av..70, S 75.
n s, 1 to 2 avs..176, 199.
s s, 1 to 2 avs..(41), (145).
n s, 2 to 3 avs..260.
s s, 2 to 3 avs..188, 223, 282, W 288.
n s, 3 to Lex avs..12, M 18, T 43, (157).
s s, 3 to Lex avs..H 113, (276), *972.
s s, Park to Mad avs..*1153.
s s, Mad to 5 avs..P 205.
r s, Col to Ams avs..H 7, R 205.
s s, Col to Ams avs..37, 153.
n s, Ams to West End avs..(264).
s s, Ams to West End avs..14, S 18, 78, 98, (169), H 170, †750.
s s, west of West End av..248, N 266, 271.

79th st, n s, east of av A..189.
n s, from av A to 1 av..G 65.
s s, av A to 1 av..(52), W 54.
n s, 1 to 2 avs 165, 190, 282.
s s, 1 to 2 avs..12, 24, 247.
n s, 2 to 3 avs..B 93, 141, B 147, 223.
s s, 2 to 3 avs..G 30, 235.
n s, 3 to Lex avs..2, 152, S 158, (192).
s s, 3 to Lex avs..166, †985.
n s, Lex to Park avs..88, 89, A 94.
s s, Lex to Park avs..130, 152.
n s, Mad to 5 avs..†617.
s s, Mad to 5 avs..S 7, 271.
n s, Col to Ams avs..78, C 135, †189, (240).
s s, Col to Ams avs..B 54.
n s, Ams to West End avs..(41), B 193, C 288.
s s, Ams to West End avs..L 18, 211.
s s, west of West End av..S 170, D 171.

80th st, s s, east of av A..2, R 205, R 217.
n s, from av A to 1 av..H 18, 25, C 31, P 147.
s s, av A to 1 av..M 8 M 147.
n s, 1 to 2 avs..(82), 88, 211, L 217, 223.
n s, 2 to 3 avs..K 43, K 65.
s s, 2 to 3 avs..(5), 12, B 18, 24, T 75, 78, 119.
n s, Lex to Park avs..164, H 170.
s s, Lex to Park avs..247.
s s, Mad to 5 avs..G 7, 78, T 104, 259, M 266, 282.
n s, Col to Ams avs..38, 164, 259, J 266.
s s, Col to Ams avs..O 7, 248, H 253.
n s, Ams to West End avs..T 113.
s s, Ams to West End avs..G 288.

81st st, n s, east of av A..88, 199, W 205, 271, W 277.
s s, east of av A..2, G 7, G 8.
n s, from av A to 1 av..49, P 65, 89, (92), G 94, 164, I 170, *175, I 217, 258, 259.
s s, av A to 1 av..2 P 18, 247, (276).
n s, 1 to 2 avs..188.
s s, 1 to 2 avs..S 136.
n s, 2 to 3 avs..(17), 177, 247.
s s, 2 to 3 avs..118.
n s, 3 to Lex avs..(192), 223, 247, 272.
s s, 3 to Lex avs..12.
n s, Lex to Park avs..98, S 104, 188, H 206, L 230.
s s, Lex to Park avs..O 182, 188, 211.
n s, Mad to 5 avs..H 54.
s s, Mad to 5 avs..F 183, (240).
n s, C P W to Col av..12, 247.
n s, Col to Ams avs..38.
s s, Col to Ams avs..49, (145), C 242.
n s, Ams to West End avs..199, R 205, 223, *514.
s s, west of West End av..223.

82d st., n s, east of av A..152.
s s, east of av A..2 (16), 24, (73), (103), (112).
n s, from av A to 1 av..G 7, 141, *514.
n s, 1 to 2 avs..49, 178.
s s, 1 to 2 avs..(287).
s s, 2 to 3 avs..59, D 182.
n s, 3 to Lex avs..B 104, 118, 282.
s s, 3 to Lex avs..141.
n s, Park to Mad avs..N 94, 165, 166, B 171, 225.
n s, C P W to Col av..12, 108.
s s, C P W to Col av..50, G 113.
n s, Col to Ams avs.. M 277.
s s, Col to Ams avs..38, M 135, 152, 199, B 205, *603.
s s, Ams to West End avs..R 43, K 54, 89, 109, P 114, (169), M 171.

83d st, n s, east of av A..59, B 75.
s s, east of av A..R 205, R 206.
n s, from av A to 1 av..141, 188, L 205, 211.
s s, av A to 1 av..141.
n s, 1 to 2 avs..12.
n s, 2 to 3 avs..S 18, S 147.
s s, 2 to 3 avs..259.
n s, Lex to Park avs..R 253.
s s, Lex to Park avs..98, 100.
n s, Park to Mad avs..88, W 288.
s s, Park to Mad avs..165, 166, B 171.
s s, Mad to 5 avs..98, 100, T 104, 177.
n s, C P W to Col av..H 7, 199, 223, *557, *1153.
s s, C P W to Col av..141.
n s, Col to Ams avs..L 7, (53), M 54, M 55, F 206.
s s, Col to Ams avs..26, 59, D 65, 70, 141, 164, S 183.
n s, Ams to West End avs..C 7, C 18, 24.

84th st, n s, east of av A..2, 24.
n s, from av A to 1 av..70.
n s, 1 to 2 avs..K 18, R 18.
s s, 1 to 2 avs..L 183.
n s, 2 to 3 avs..(53), B 55.
s s, 2 to 3 avs..37, S 147, *1153.
n s, 3 to Lex avs..O 277, 282, G 288.
s s, 3 to Lex avs..(82), O 84.
n s, Lex to Park avs..G 7, 152, 282, †528, †572.
s s, Lex to Park avs..14, 164, S 170, 199, J 206, 211, †844.
n s, Park to Mad avs..M 288.
n s, Mad to 5 avs..89, K 94.
s s, C P W to Col av..188.
n s, Col to Ams avs..24, F 193, M 193, S 230.
n s, Ams to West End avs..W 126.
s s, Ams to West End avs..166, 199.
n s, west of West End av..O 113, 118, 120, F 125, G 125.
s s, west of West End av..24.

85th st, n s, east of av A..271.
s s, east of av A..U 30, S 158.
n s, from av A to 1 av..13, B 43, J 75.
s s, av A to 1 av..78, 177.
n s, 1 to 2 avs..154.
s s, 2 to 3 avs..2, 24, 37.
s s, 3 to Lex avs..T 75.
n s, Lex to Park avs..24, 166, 178, 272, †273.
n s, Park to Mad avs..M 18.
s s, C P W to Col av..E 113, 152, C 159, H 159.
n s, Col to Ams avs..O 43, O 135.
s s, Col to Ams avs..C 54, C 65, M 75, H 75.
n s, Ams to West End avs..13.
n s, west of West End av..W 136.

86th st, n s, east of av A..224.
s s, east of av A..24.
n s, from av A to 1 av..(64), L 65.
n s, 1 to 2 avs..(145).
s s, 1 to 2 avs..188, R 193, 223, B 230.
n s, 2 to 3 avs..235, M 242.
s s, 2 to 3 avs..S 266, 271, 282, T 288, J 288.
n s, 3 to Lex avs..G 30.
s s, 3 to Lex avs..(103), S 104, S 113, (240).
n s, Lex to Park avs..V 8.
s s, Lex to Park avs..24, 177, †1033, †1081.
s s, Park to Mad avs..188.
n s, C P W to Col av..M 277.
s s, C P W to Col av..H 135, 271.
n s, Col to Ams avs..A 7.
s s, Col to Ams avs..88, T 206, M 266, J 277.
s s, Ams to West End avs..C 7, C 65.
n s, west of West End av..W 147.
s s, west of West End av..*471.

87th st, s s, east of av A..177, R 242.
n s, from av A to 1 av..S 253.
s s, 1 to 2 avs..248, F 253.
n s, 2 to 3 avs..F 7, 248.
s s, 2 to 3 avs..259, *828.
s s, 3 to Lex avs..G 30, 109.
n s, Lex to Park avs..(74).
n s, Park to Mad avs..99, B 159.
s s, Park to Mad avs..E 30.
n s, C P W to Col av..79.
s s, C P W to Col av..71, G 170, J 266, *875.
n s, Col to Ams avs..271.
s s, Col to Ams avs..131, W 230.
n s, Ams to West End avs..K 230.
s s, Ams to West End avs..(145).
n s, west of West End av..C 193, C 194.
s s, west of West End av..(5), 108, C 147, 223, D 242.

88th st, n s, from av A to 1 av..282.
s s, av A to 1 av..A 183.
n s, 1 to 2 avs..223, K 230.
n s, 2 to 3 avs..98, (204).
n s, Lex to Park avs..2.
n s, C P W to Col av..26, R 136, 188.
s s, C P W to Col av..S 18, S 147.
n s, Col to Ams avs..98, (228), (264), *388.
s s, Col to Ams avs..G 84, G 113.
n s, Ams to West End avs..2, 13, 37, 59.
n s, west of West End av..37, 248, R 253, †1170.
s s, west of West End av..S 113.

89th st, n s, east of av A..H 288, H 289.
n s, 1 to 2 avs..M 113, U 113 U 135.
n s, 2 to 3 avs..H 8.
s s, 2 to 3 avs..49, E 54, *80.
n s, Lex to Park avs..13.
s s, Park to Mad avs..(145).
n s, Mad to 5 avs..C 194, B 242, C 258.
n s, C P W to Col avs..K 183.
s s, C P W to Col av..(29), F 65, 259, L 266.
n s, Col to Ams avs..(41), T 43, T 54, T 147, 200, D 206, M 206.
s s, Col to Ams avs..13, 14, 259.
n s, Ams to West End avs..W 183, †1125.
s s, Ams to West End avs..2, 13, 37, B 135.
n s, west of West End av..E 7, †143.
s s, west of West End av..D 206.

90th st, s s., east of av A..H 288, H 289.
n s, 1 to 2 avs..271.
s s, 1 to 2 avs..236.
n s, 3 to Lex avs..B 8, E 18.
s s, 3 to Lex avs..B 7.
n s, Lex to Park avs..108, O 113.
s s, Lex to Park avs..223.
n s, Park to Mad avs..D 54, (82).
s s, Mad to 5 avs..224, 247.
n s, C P W to Col av..71, 99, 199, 247, *388.
s s, C P W to Col av..(181).
n s, Col to Ams avs..E 7, G 277.
s s, Col to Ams avs..26, (73), 88, 98, W 104.
s s, Ams to West End avs..(287), †361, †1125.
n s, West End av to Riverside dr.. B 266.
s s, West End av to Riverside dr, 60, 212, L 218, 224.

91st st, n s, from 1 to 2 avs..118.
n s, Lex to Park avs..S 93, S 94, 98, 109.
s s, Lex to Park avs..25.
n s, Park to Mad avs..B 147.
s s, Park to Mad avs..78, S 84, S 125, B 266.
n s, Mad to 5 avs..200.
s s, C P W to Col av..71, 99, 130, 141, R 147, C 147, 247.
s s, Col to Ams avs..S 158, G 253.
n s, Ams to West End avs..60.
s s, Ams to West End avs..P 147.
s s, West End av to Riverside dr..188.

92d st., n s, from av A to 1 av..(29), 79.
s s, av A to 1 av..K 30.
n s, 1 to 2 avs..25, 235, 259.
s s, 3 to Lex avs..284.
n s, Lex to Park avs..108.
s s, Lex to Park avs..25, 78, C 170, 223, H 289.
n s, Park to Mad avs..271, 283.
s s, Mad to 5 avs..88, *303.
n s, C P W to Col av..37, B 65, 98, S 104, W 170.
n s, Col to Ams avs..2, W 43, B 84, L 158, F 194.

NOTE.—Key explaining the signs used will be found on page 3.

93d st., n s, from 1 to 2 avs..U 43, U 125.
s s, 1 to 2 avs..199.
n s, 2 to 3 avs..†617.
n s, 3 to Lex avs..79, 188.
n s, Lex to Park avs..271.
n s, Park to Mad avs..223, V 230.
s s, Park to Mad avs..K 66.
n s, Mad to 5 avs..211, 247.
s s, C P W to Col av..G 54, *175, B 253.
n s, Col to Ams avs..S 18, W 18, S 94, 247, Q 253.
s s, Col to Ams avs..13, 88, S 242.
s s, Ams to West End avs..S 7, 13, 223, J 230.
s s, West End av to Riverside dr..G 242.

94th st, n s, east of 1 av..130.
n s, from 1 to 2 avs..W 8.
s s, 1 to 2 avs..80, M 84, 211, 223, 225, K 230, 271.
n s, 2 to 3 avs..13, 38, 59, V 65.
n s, 3 to Lex avs..S 43, (276).
n s, Lex to Park avs..S 75.
s s, Lex to Park avs..C 43.
s s, Park to Mad avs..13, 25, 141, 142.
n s, Mad to 5 avs..H 170.
s s, Mad to 5 avs..88, C 113, C 125.
n s, C P W to Col av..25, F 30, 59, 152.
s s, C P W to Col av..R 125.
s s, Col to Ams avs..B 113, B 135, W 147, 152.
n s, Ams to West End avs..J 230.
s s, Ams to West End avs..25, 188.
n s, West End av to Riverside dr..25.

95th st, s s, east of 1 av..130, 260, C 266, *828.
n s, from 1 to 2 avs..211.
n s, 2 to 3 avs..212, 213, 223, 235.
s s, 2 to 3 avs..152.
n s, 3 to Lex avs..98.
n s, Lex to Park avs..S 266.
s s, Lex to Park avs..211, F 253.
n s, Mad to 5 avs..164.
s s, C P W to Col av..W 84, 88, H 135, S 253, 259.
n s, Col to Ams avs..50, 79, M 194, M 206.
s s, Col to Ams avs..13, 79, M 84, 118.
n s, Ams to West End avs..164, (169), D 170, 177.
s s, Ams to West End avs..†1125.

96th st, s s, from 1 to 2 avs..212, 272, 283, *1153.
s s, 2 to 3 avs..(82), D 242.
n s, 3 to Lex avs..79, B 84, 88.
s s, 3 to Lex avs..259.
n s, Lex to Park avs..271.
s s, Lex to Park avs..60.
s s, Park to Mad avs..59, 71, 141, N 147, 235.
n s, C P W to Col av..S 84.
n s, Col to Ams avs..(181), A 206, 235.
s s, West End av to Riverside dr..98, (112), *175, *303, *1066.

97th st, n s, from 2 to 3 avs..71, (134), *175, 177, 247, L 253, 271.
s s, 2 to 3 avs..M 44, E 114, 178, (181), M 183.
s s, 3 to Lex avs..(181), H 184.
s s, Lex to Park avs..79, D 84, 211.
n s, Park to Mad avs..K 43.
s s, Park to Mad avs..3 (41), (181), (192).
n s, Mad to 5 avs..S 113.
s s, Mad to 5 avs..*737.
n s, C P W to Col av..2, L 7, 152, W 206, 223, E 230, 283.
s s, C P W to Col av..177, M 194, S 206, 211, 235, H 242, †444.
n s, Col to Ams avs..L 94, D 125, S 206.
s s, Col to Ams avs..80, D 84, 130.
n s, Ams to West End avs..B 289.
s s, Ams to West End avs..188, 190.
s s, West End av to Riverside dr..200, *602.

98th st, s s, from 1 to 2 avs..49, 50, C 54, 98, S 104, 189, G 194, C 242, 248, P 253, †273.
s s, 2 to 3 avs..G 170, 211, N 217, R 242.
s s, 3 to Lex avs..49, 80.
s s, Park to Mad avs..223, (264), *828.
n s, C P W to Col av..S 135, *874.
s s, C P W to Col av..49, W 65, 79.
n s, Col to Ams avs..13, 79, 164, 199, *215, 260.
s s, Col to Ams avs..199, D 242.
n s, Ams to West End avs..(145).
n s, West End av to Riverside dr..C 55.

99th st., n s, from 1 to 2 avs..200.
n s, 2 to 3 avs..199, 211.
s s, 2 to 3 avs..177, B 253, 259.
n s, 3 to Lex avs..59, 61, T 65, 141.
n s, Park to Mad avs..37, (73), 108.
s s, Park to Mad avs..L 135.
n s, Mad to 5 avs..100, *603.
s s, Mad to 5 avs..118.
s s, C P W to Col av..B 65, 118.
n s, Col to Ams avs..70, 199 (251), H 289, †940.
s s, Col to Ams avs..26, B 43, 59, G 75, K 84, 88, 189, G 194.
s s, Ams to West End avs..120, C 125, G 126, 213, 271, B 277.

100th st, n s, from Pleasant to 1 avs..79, 108, 141, 259, *1016.
n s, 1 to 2 avs..37, 59, (64), W 75, 164, (251), 259, *972.
s s, 1 to 2 avs..200.
n s, 2 to 3 avs..L 30, 37, G 75, 79, 259.
s s, 2 to 3 avs..3 49, R 55, 79, *129, 152, 247, C 253, 259, F 267, 283.
n s, 3 to Lex avs..S 8.
s s, 3 to Lex avs..37, 98, 271.
n s, Lex to Park avs..199, (275).
s s, Park to Mad avs..25, 98, 118, 189, N 217.
s s, C P W to Col av..26, 236.
n s, Col to Ams avs..O 30, S 65, 260.
s s, Col to Ams avs..(29), K 171.
n s, Ams to West End avs..141, B 170.
n s, West End av to Riverside dr..D 288.
s s, West End av to Riverside dr..M 54, 108.

101st st, n s, from Pleasant to 1 avs..(169), (192).
s s, Pleasant to 1 avs..(204).
n s, 1 to 2 avs..118, Z 135, 152, L 158, 199, 271, *648.
s s, 1 to 2 avs..152, (251), B 253.
n s, 2 to 3 avs..25, (192).
n s, Lex to Park avs..13, S 104, 177, L 194.
s s, Lex to Park avs..M 30.
n s, Park to Mad avs..G 54, 283.
s s, Park to Mad avs..(5), 189, *781.
n s, C P W to Col av..37, 49, H 194.
s s, C P W to Col av..59, U 75, 152, S 158, 189, L 194.
s s, Col to Ams avs..25, 26, 247.
n s, Ams to West End avs..*1016, *1110.
s s, Ams to West End avs..F 183, (204).
n s, West End av to Riverside dr..W 94, 260.

102d st, s s, from Pleasant to 1 avs..13.
s s, 1 to 2 avs..25, 26, M 30, (112), W 114, (124), (228).
n s, 2 to 3 avs..3.
s s, 2 to 3 avs..(192).
n s, 3 to Lex avs..D 43, D 65.
s s, 3 to Lex avs..(53), H 55.
n s, Lex to Park avs..130.
s s, Lex to Park avs..J 54, H 54, R 94.
n s, Mad to 5 avs..K 93.
n s, C P W to Col av..13, F 18, 199, 235.
s s, C P W to Col av..26, S 43.
n s, Col to Ams avs..B 104, 224.
s s, Col to Ams avs..26, S 266, (275).
n s, Ams to West End avs..154.
n s, west of West End av..189, 199, C 242, *471, *557, *781.
s s, west of West End av..(240).

103d st, n s, from 1 to 2 avs..189.
n s, 2 to 3 avs..58.
s s, 2 to 3 avs..177, 259, 271.
n s, 3 to Lex avs..189.
s s, 3 to Lex avs..13, 59, 130, M 184, 283, *923.
n s, Lex to Park avs..J 43, G 43.
n s, Park to Mad avs..13, S 18, B 18.
s s, Mad to 5 avs..(6).
n s, C P W to Col av..152, 177.
s s, C P W to Col av..W 75, B 277.
n s, Col to Ams avs..25, B 158.
n s, Ams to West End avs..119.
s s, Ams to West End avs..(251).
s s, West End av to Riverside dr..H 207.

104th st, n s, from Pleasant to 1 avs..108, †273.
n s, 2 to 3 avs..(204), (228).
s s, 2 to 3 avs..M 84, (112), 247.
n s, 3 to Lex avs..59, 189.
s s, 3 to Lex avs..H 113.
n s, Lex to Park avs..98, (169).
n s, Park to Mad avs..W 65.
s s, Park to Mad avs..58, S 217.
n s, Mad to 5 avs..(64), 130, 271.
n s, C P W to Col av..M 135.
n s, Col to Ams avs..M 65, G 230.
n s, Ams to West End avs..S 170, 235.
s s, Ams to West End avs..61, 189.
n s, West End av to Riverside dr..70, 164, C 170.
s s, West End av to Riverside dr..3.

105th st, n s, from Pleasant to 1 avs..(5), (157), A 159.
n s, 1 to 2 avs..13, K 18, (29), 37, K 43, S 135.
s s, 1 to 2 avs..37.
n s, 2 to 3 avs..K 54, 79, (103), (112).
s s, 2 to 3 avs..247.
n s, 3 to Lex avs..E 84, F 125, K 125.
s s, Lex to Park avs..(41), 98.
s s, Park to Mad avs..(16), 109, 118, 199.
s s, C P W to Col av..88, F 94.
n s, Col to Ams avs..M 66, W 230, M 253, W 288.
s s, Col to Ams avs..26, 247.
n s, Ams to West End avs..C 125, 178.
s s, Ams to West End avs..189, F 194.
n s, West End av to Riverside dr..79, 247.

106th st, n s, east of Pleasant av..*215.
n s, 1 to 2 avs..V 43, Z 104, 166.
n s, 2 to 3 avs..223.
s s, 2 to 3 avs..S 230.
s s, 3 to Lex avs..(169), 259.
n s, Lex to Park avs..S 7, 70, 189.
n s, Park to Mad avs..59, 108, 177, K 230.
s s, Park to Mad avs..13, (103), 141, 164, E 170, G 206, H 230, 271, *557.
s s, Mad to 5 avs..M 94.
s s, C P W to Col av..37, 199, B 206, * 602, *737.
n s, Col to Ams avs..(157), 235, R 266.
s s, Col to Ams avs..189.
n s, Ams to West End avs..J 7, 49.
s s, Ams to West End avs..118, 119, 120, 141, M 277.
s s, West End av to Riverside dr..283.

107th st, n s, from Pleasant to 1 avs..R 153.
s s, Pleasant to 1 avs..*215.
n s, 1 to 2 avs..13, 189.
s s, 1 to 2 avs..(52).
n s, 2 to 3 avs..G 171, 235, 271.
s s, 2 to 3 avs..A 114, M 126, 130.
s s, 3 to Lex avs..A 113.
s s, Lex to Park avs..(251).
n s, Park to Mad avs..189, H 194, 235.
s s, Park to Mad avs..283, M 288.
s s, Mad to 5 avs..R 18.
n s, C P W to Col av..79, D 242.
s s, C P W to Col av..119, T 125, 141, (215), 247, †617, *875.
n s, Ams av to Broadway..153, M 159, S 230.
s s, Ams av to Broadway..(16), C 18.
n s, Broadway to Riverside dr..S 104.
s s, Broadway to Riverside dr..S 242.

108th st, s s, from Pleasant to 1 avs..(41), †940.
n s, 1 to 2 avs..98, 141.
s s, 1 to 2 avs..59.
s s, 2 to 3 avs..210.
n s, 3 to Lex avs..S 217.
s s, 3 to Lex avs..G 217.
n s, Lex to Park avs..59
s s, Lex to Park avs..(29).
n s, Park to Mad avs..248.
s s, Park to Mad avs..(53), 283.
n s, Mad to 5 avs..F 31.
s s, Mad to 5 avs..(145), *737.
n s, C P W to Col av..3, 13, S 65.
s s, C P W to Col av..(16).
n s, Col to Ams. avs..C 183.
s s, Col to Ams avs..(124), B 126.
n s, Ams av to Bway..13, 37, W 43, 120, (169), H 170, 213, 247.
s s, Ams av to Bway..H 158, F 206, 235, 283.

109th st, n s, from 1 to 2 avs..119, 164, G 170, S 170, 271, *471.
s s, 1 to 2 avs..119.
n s, 2 to 3 avs..G 114.
s s, 2 to 3 avs..(124), L 135.
n s, 3 to Lex avs..S 183, 210, 212, 236, A 243, *737.
n s, Lex to Park avs..B 65, (73), 79.
s s, Lex to Park avs..88, *349.
n s, Park to Mad avs..88, 130, S 253.
s s, Park to Mad avs..3, 141.
n s, Mad to 5 avs..S 7.
s s, Mad to 5 avs..K 113, (145).
n s, C P W to Col av..131, (240).
s s, C P W to Col av..S 65.
n s, Col to Ams avs..W 42.
s s, Col to Ams avs..38, (228), B 266, K 266.
n s, Ams av to Bway..(103), 213, 235, 259.
s s, Ams av to Bway..120.
s s, Bway to Riverside dr..223.

110th st, s s, from Pleasant to 1 avs..(264), L 266, †890.
s s, 1 to 2 avs..59, 178, C 183, 189, *737.
n s, 2 to 3 avs..59, 141, 283, *602, *603.
n s, Park to Mad avs..(251).
s s, Park to Mad avs..(5), 98, (157).
s s, Mad to 5 avs..H 18, 59, N 65, 119.
n s, 5 to Lenox avs..J 8, U 8, †143.
n s, Lenox to 7 avs..(92), 131, O 136, 142, (145), *175, O 194, 210, †572.
s s, C P W to Col av..61, A 64, 131, (240).
s s, Col to Ams avs..W 42.
n s, Ams av to Bway..177, 178, M 193, 246.
s s, Ams av to Bway..210.
s s, west of Bway..†318.

111th st, n s, from 2 to 3 avs..M 43.
s s, 3 to Lex avs..177, (192), M 230, *737.
n s, Lex to Park avs..(64), (92).
s s, Lex to Park avs..14, 26, (73), U 125, G 206, 235.
n s, Park to Mad. avs..(112), 271.
s s, Park to Mad avs..(5), 37, (92), (251).
n s, Mad to 5 avs..79, D 84, G 277, W 277.
s s, Mad to 5 avs..119, 166, F 194, 248, S 277.
n s, 5 to Lenox avs..25, 70, S 147.
s s, 5 to Lenox avs..(16), (53), 79, T 84, V 84, †96.
n s, Lenox to 7 avs..59, 61, 141, 223, 235.
s s, Lenox to 7 avs..142.
n s, 7 to 8 avs..(29).
s s, 7 to 8 avs..(52), 177, (181).
n s, 8 to Manhattan avs..K 125.
n s, Ams av to Bway..R 171, 247, 248, H 253.
s s, Ams av to Bway..S 94, 120, N 217, H 217.

112th st, n s, from 1 to 2 avs..Z 125.
s s, 1 to 2 avs..(240), S 242, 248, 271, *350, *514.
n s, 2 to 3 avs..70, 71, D 266, D 277.
s s, 2 to 3 avs..(73), (157).
n s, 3 to Lex avs..H 194.
s s, 3 to Lex avs..211, 259.
s s, Lex to Park avs..M 277, G 277, R 289.
s s, Park to Mad avs..99, 223, L 230.
n s, Mad to 5 avs..J 94, S 135, 141 D 147.
s s, Mad to 5 avs..K 31, D 183.
n s, 5 to Lenox avs..J 104, W 206.
s s, 5 to Lenox avs..S 75, R 135, L 170.
n s, Lenox to 7 avs..108, K 113, 153.
n s, 7 to 8 avs..37, S 194, 260
s s, 7 to 8 avs..3, 12, 14, 24, 37, H 43, S 43, (169), 223.
s s, Ams av to Bway..(181), 223.
n s, Bway to Riverside dr..L 183.

113th st, s s, from 1 to 2 avs..(41), S 54, (228).
s s, 2 to 3 avs..119, 177, 235, *557.
n s, 3 to Lex avs..37, 99, *259.
s s, 3 to Lex avs..S 266.
n s, Lex to Park avs..13, *21, 59, (73), M 84, R 135.
s s, Lex to Park avs..189.
n s, Park to Mad avs..(216).
s s, Park to Mad avs..108, S 113, 164.
n s, Mad to 5 avs..F 75, 153, K 158, G 242.
s s, Mad to 5 avs..3, 59, *215, 223.
n s, 5 to Lenox avs..S 7, H 104, D 266, V 266, M 267.
s s, 5 to Lenox avs..71, 141, (216), 235, K 288, *514.
n s, Lenox to 7 avs..B 194, A 217.
s s, Lenox to 7 avs..235, S 242.
n s, 7 to 8 avs..247, *972.
s s, 8 to Manhattan avs..C 31, Q 182.
n s, Ams av to Bway..13, B 18.
s s, Ams av to Bway..260.
n s, Bway to Riverside dr..R 31, D 147.
s s, Bway to Riverside dr..178.

NOTE.—Key explaining the signs used will be found on page 3.

114th st, n s, from Pleasant to 1 avs..59, 108, M 113, T 114.
n s, 1 to 2 avs..59.
s s, 1 to 2 avs..C 43, P 54, 59, G 182, 223, G 230, *693.
n s, 2 to 3 avs..271.
s s, 2 to 3 avs..99, B 125, B 183, 283.
n s, Lex to Park avs..141, H 147, G 170, 177, C 183.
s s, Lex to Park avs..B 43.
s s, Park to Mad avs..S 194.
n s, Mad to 5 avs..236.
s s, Mad to 5 avs..(16), W 31.
n s, 5 to Lenox avs..71, 108, 153, D 170, D 217, 271.
s s, 5 to Lenox avs..S 18, G 65, (264), V 266, 283, G 288.
n s, Lenox to 7 avs..M 65, C 65, 108, L 158.
n s, 7 to 8 avs..141.
s s, 7 to 8 avs..89, S 288.
n s, 8 to Morningside avs..166, Q 207.
s s, 8 to Morningside avs..89.
n s, Morningside dr to Ams av..†528.
s s, Ams av to Bway..P 135, C 183, 271, S 277.
s s, Bway to Riverside dr..60, F 66, 189, K 206, 271, O 277.

115th st, s s, from Pleasant to 1 avs..W 31, 130, 131.
n s, 1 to 2 avs..P 229.
s s, 1 to 2 avs..71, 165, 177.
n s, 2 to 3 avs..49, 59.
n s, 3 to Lex avs..(264), H 267.
s s, 3 to Lex avs..131.
n s, Park to Mad avs..37, 211.
n s, Mad to 5 avs..199 *514.
n s, 5 to Lenox avs..99, S 104, P 135, S 266.
s s, 5 to Lenox avs..189.
n s, Lenox to 7 avs..(53).
s s, Lenox to 7 avs..89.
n s, 7 to 8 avs..G 147, 177, S 206, 212, A 217, 259, *557.
s s, 7 to 8 avs..37, 79, O 84, R 84, 141.
n s, 8 to Morningside avs..119, O 125, G 253.
n s, Morningside dr to Ams av.. 59, H 65.
s s, Morningside dr to Ams av..D 65, †617.
n s, Bway to Riverside dr..13, 14, B 18, L 18.

116th, n s, from Pleasant to 1 avs..3, 131.
s s, from Pleasant to 1 avs..S 54, 59, 199, P 206.
n s, 1 to 2 avs..130, 153, R 158, 199.
s s, 1 to 2 avs..119, C 125, †402.
n s, 2 to 3 avs..E 230, O 230, H 230 259, 271, B 277.
s s, 2 to 3 avs..199.
n s, 3 to Lex avs..59, *215, 235.
s s, 3 to Lex avs..(112), C 170.
n s, Lex to Park avs..P 7, 38, (169), S 277, G 277.
s s, Lex to Park avs..37, 49, 59, 141.
n s, Park to Mad avs..(204), D 206.
s s, Park to Mad avs..S 83, (157), 177, 234, S 241.
n s, Mad to 5 avs..153, 224, (287), F 289, T 289, A 289.
s s, Mad to 5 avs..59, 99.
n s, 5 to Lenox avs..R 75, (103), (145).
s s, 5 to Lenox avs..G 8, 59, (134), K 183, A 206, 212, *215, 223.
n s, Lenox to 7 avs..(215).
s s, Lenox to 7 avs..M 43, (157), D 206, †230.
n s, 7 to 8 avs..M 135.
s s, 7 to 8 avs..26, (41), F 104, A 125.
n s, 8 to Morningside avs..153, 223, B 242, *828.
s s, 8 to Morningside avs..49, D 54, *80.
s s, Bway to Riverside dr..(204).

117th, n s, east of Pleasant av..235.
s s, east of Pleasant av..C 230, R 230, 235, *737.
n s, from Pleasant to 1 avs..25, B 31, S 75, C 217, 235, (240).
s s, from Pleasant to 1 avs..59, C 159, 236, (240).
s s, 1 to 2 avs..99, A 104, C 125.
n s, 2 to 3 avs..25, A 31, M 43.
s s, 2 to 3 avs..99, 199.
s s, 3 to Lex avs..49, 153, 164, 165, 283.
s s, Lex to Park avs..37, 49, (145), 177, F 183.
s s, Park to Mad avs..(192).
n s, Mad to 5 avs..R 84, 247, 271.
n s, 5 to Lenox avs..13, 119, 247, (264).
s s, 5 to Lenox avs..S 288.
n s, Lenox to 7 avs..59, O 114, 199, 235, 259.
s s, Lenox to 7 avs..141, 142.
n s, 7 to 8 avs..49, M 170, *175.
s s, 8 to Morningside avs..153, 200, 224, 272.
n s, Morningside dr to Ams av..108, A 135.

118th, n s, east of Pleasant av..235.
s s, east of Pleasant av..(41), J 43, 235.
n s, from Pleasant to 1 avs..(124), G 125, 247, C 253, C 266.
s s, from Pleasant to 1 avs..M 54, 153.
n s, 1 to 2 avs..F 8.
s s, 1 to 2 avs..259, *1016.
n s, 2 to 3 avs..89, 130, (145), 271.
s s, 3 to Lex avs..G 18, 89, (92).
s s, Lex to Park avs..49, *129, 283, *874.
n s, Park to Mad avs..130, L 230.
s s, Park to Mad avs..71, 130.
n s, Mad to 5 avs..L 30, S 183, 260.
s s, Mad to 5 avs..89, 141, 200, (251).
n s, 5 to Lenox avs..71, W 75, (112), 119, S 125, 177, 178, G 183, *215, B 230 (241), L 243, 248, P 253.
s s, 5 to Lenox Avs..L 7, J 31, 59, H 65, 141, 177, 189, 190, 223, 235, B 242, 247.
n s, Lenox to 7 avs..99, 177, 271.
s s, Lenox to 7 avs..165.
s s, 7 to 8 avs..25.
n s, 8 to Morningside avs..199, (216), S 217.
s s, 8 to Morningside avs..37, H 43, 99, *1110.
n s, Morningside dr to Ams av..L 206.
s s, Morningside dr to Ams av..B 84, 177.

119th, n s, east of Pleasant av..71.
n s, from Pleasant to 1 avs..(92).
n s, 1 to 2 avs..(112).
s s, 1 to 2 avs..W 7, L 183, 271.
n s, 2 to 3 avs..(112), 131, W 136.
n s, 3 to Lex avs..G 55, 224.
n s, Lex to Park avs..60.
s s, Lex to Park avs..(103), (112), S 114.
n s, Park to Mad avs..235.
s s, Park to Mad avs..37, (103), 108, (112).
n s, Mad to 5 avs..49, *215.
s s, Mad to 5 avs..235, 272, *737.
n s, 5 to Lenox avs..153, 165, 247, 283, O 289, *781, *972.
s s, 5 to Lenox avs..P 75, 130, W 147, W 170.
n s, Lenox to 7 avs..37, B 43, 130, *557.
s s, Lenox to 7 avs..141, 153.
s s, 7 to 8 avs..S 31, 120, 248, *972.
n s, Morningside dr to Ams av..W 182.

120th, n s, east of Pleasant av..271.
n s, from Pleasant to 1 avs..212.
n s, 1 to 2 avs..59, J 65, 99, 142, *175, (192), 259, 283.
s s, 1 to 2 avs..S 54, 119.
s s, 2 to 3 avs..M 18, M 65.
s s, 3 to Lex avs..(41), (112).
n s, Lex to Park avs..49, 119, 235, 247, *828.
n s, Park to Mad avs..153, *215, *514.
s s, Park to Mad avs..37, F 43, K 253, (264).
n s, Mt Morris Pk W to Lenox av.. 3, *21, 25, S 94, 200, 223.
s s, Mt Morris Pk W to Lenox av.. R 183, 247.
n s, Lenox to 7 avs..37, G 54, 141, 165, 271.
s s, Lenox to 7 avs..49, 50, 59, 89, 99, 177, S 206, M 276, *349.
s s, 7 to 8 avs..B 54, W 54, 89.
n s, 8 to Morningside avs..212.
s s, 8 to Morningside avs..G 217, (276).
n s, Morningside dr to Ams av..199.
s s, Morningside dr to Ams av..153, W 183.

121st, n s, east of Pleasant av..†273.
s s, east of Pleasant av..99, 130, 141, 153, Z 158, 259.
n s, from Pleasant to 1 avs..50, 165,
s s, from Pleasant to 1 avs..E 7.
s s, 1 to 2 avs..(124), 189, (228), 247.
s s, 2 to 3 avs..W 31.
n s, Park to Mad avs..37, *259, *828.
s s, Mt Morris Pk W to Lenox av.. 3, (6), 13, *21, S 170.
n s, Lenox to 7 avs..G 31, T 31, (41), 49, *80, 99, J 104, 166, B 277.
s s, Lenox to 7 avs..119, 165, 177, L 183.
n s, 7 to 8 avs..37, 49, 59, 109, 110, H 114, W 170, 189, E 194, 260, E 267.
s s, 7 to 8 avs..99, L 104, R 104, R 218.
n s, 8 to Morningside avs..W 43.
s s, 8 to Morningside avs..80, M 170.
n s, Morningside dr to Ams av..177, 260.
n s, Ams av to Bway..W 183, 236, C 242.

122d, n s, east of Pleasant av..D 183.
n s, from Pleasant to 1 avs..13, B 18, 119, 177, W 183, *471.
s s, from Pleasant to 1 avs..26, K 125, (157).
n s, 1 to 2 avs..G 125.
s s, 1 to 2 avs..B 136.
n s, 2 to 3 avs..T 18, 25, *129, (204),
s s, 2 to 3 avs..200.
s s, 3 to Lex avs..247.
s s, Lex to Park avs..38.
n s, Park to Mad avs..13, 130, 177, 189, L 194.
s s, Park to Mad avs..165, 212.
s s, Mt Morris Pk W to Lenox av.. 59, 130, *215.
n s, Lenox to 7 avs..177.
s s, Lenox to 7 avs..13, E 18, 37, 71, S 125, S 126.
n s, 7 to 8 avs..89, 130, B 194, *259, 284, B 288.
s s, 7 to 8 avs..H 230.
n s, 8 to Morningside avs..89, G 104, H 147.
s s, 8 to Morningside avs..235.
s s, Morningside dr to Ams av..247.
s s, Ams av to Bway..K 31, 37, S 194, 235, 259, *1016.

123d, n s, from Pleasant to 1 avs..177, (181), (264), *648.
s s, from Pleasant to 1 avs..89, 177, 235.
n s, 1 to 2 avs..(264), 271.
s s, 1 to 2 avs..(16).
s s, 2 to 3 avs..C 126, 259.
s s, 3 to Lex avs..108.
n s, Lex to Park avs..99, M 266, 271.
s s, Lex to Park avs..177, F 183, *557.
n s, Park to Mad avs..S 277.
s s, Park to Mad avs..177.
n s, Mt Morris Pk W to Lenox av.. 108, 109, 223.
n s, Lenox to 7 avs..A 7, 13, M 55, B 253.
s s, Lenox to 7 avs..†940.
n s, 7 to 8 avs..130, M 276.
s s, 7 to 8 avs..59, P 114, 271, S 288.
s s, 8 to Morningside avs..H 75, 165, 272.
n s, Morningside dr to Ams av..152, 177.
n s, Ams av to Bway..130, E 136.
s s, Ams av to Bway..(112), 259.

124th, n s, from 1 to 2 avs..99, 119, 223, G 277, *349.
n s, 2 to 3 avs..79, 141.
s s, 2 to 3 avs..119.
s s, 3 to Lex avs..H 18, H 31.
n s, Lex to Park avs..3, 212, 223.
s s, Lex to Park avs..(264).
s s, Park to Mad avs..79, 200, B 242, 247, *388, *781.
n s, Mt Morris pk W to Lenox av..49, *129, (181), 189.
s s, Mt Morris pk W to Lenox av..153, B 158, *648.
n s, Lenox to 7 avs..V 159, 212, A 217, *693.
s s, Lenox to 7 avs..H 230, 247.
n s, 7 to 8 avs..(16), B 136, *874.
s s, 7 to 8 avs..59, 247, (276), K 278.
s s, 8 to Morningside avs..K 206.
n s, Morningside dr to Ams av..(16), †528.
s s, Morningside dr to Ams av..13, 26, B 43, L 104, F 104.
n s, Ams av to Bway..59, (64), 79, 89, 109, M 114, W 114, 119, *175, B 206, 223, *874.
s s, Ams av to Bway..(134), M 136, 199, 200.

125th, n s, from 1 to 2 avs..79, 165, 189, 271, F 288.
s s, from 1 to 2 avs..C 104, 130, 223.
n s, 2 to 3 avs..25, B 44, (53), (64), (192), S 194.
s s, 2 to 3 avs..S 136, 154.
n s, 3 to Lex avs..(145).
n s, Park to Mad avs..(228).
s s, Park to Mad avs..(275).
n s, Mad to 5 avs..25, V 31, B 31, 153.
s s, Mad to 5 avs..M 126.
n s, 5 to Lenox avs..59, 60, 79, 109, (192), 236.
s s, 5 to Lenox avs..189, *603.
n s, Lenox to 7 avs..(112).
n s, 7 to 8 avs..S 43, D 93, L 253, (264).
s s, 7 to 8 avs..(16), B 136, 259.
n s, 8 to Morningside avs..79.
s s, 8 to Morningside avs..(287).
s s, Morningside dr to Ams av..223.
n s, Ams av to Bway..13, 189, 223, 271, *737.
s s, Ams av to Bway..142, 247, 271, 284, (287), *923.

126th, n s, from 1 to 2 avs..284.
n s, 2 to 3 avs..223.
n s, 3 to Lex avs..13, (29).
s s, 3 to Lex avs..S 54.
n s, Mad to 5 avs..131, 272, *514.
s s, Mad to 5 avs..153, 199.
n s, 5 to Lenox avs..259, *875, *1153.
s s, 5 to Lenox avs..25, Y31, (215).
n s, Lenox to 7 avs..P 114, C136, 153, 199, M 206, H 253, 259, *972.
n s, 7 to 8 avs..M 183, 223, E 266, *874.
s s, 7 to 8 avs..S 43, L 253.
n s, 8 to Morningside avs..(92), 212.
s s, 8 to Morningside avs..142, 284.
n s, Ams av to Bway..B 266, B 277.
s s, Ams av to Bway..25, 189.

127th, n s, east of 2 av..190, B 194.
s s, east of 2 av..284, †528.
n s, from 2 to 3 avs..D 230, 283.
n s, 3 to Lex avs..49, 79, B 84, 164, 165, *259, 283.
s s, 3 to Lex avs..*80, 89, 109.
s s, Park to Mad avs..*21, 25, 60, C 253.
s s, Mad to 5 avs..119.
n s, 5 to Lenox avs..60.
s s, 5 to Lenox avs..37, D 126, (169), L 242.
n s, Lenox to 7 avs..B 84, 109, 153.
s s, Lenox to 7 avs..130, 212.
n s, 7 to 8 avs..H 7, G 8, 212, 283, T 288, *972.
s s, 7 to 8 avs..37, 212, M 276.
n s, 8 to St Nich avs..H 148, (157).
s s, 8 to St Nich avs..H 266.
s s, St Nich to Morningside avs..H 31, 142.
n s, Manhattan to Bway..W 114.
s s, Manhattan to Bway..S 43, W 183.
n s, Bway to Riverside dr..109, 110, 260, R 278.

128th, s s, east of 2 av..190, B 194.
n s, from 2 to 3 avs..(92).
s s, from 2 to 3 avs..37, 38, 109, 119, 141, H 147, *215, S 277.
s s, 3 to Lex avs..271.
n s, Lex to Park avs..M 65, 271.
s s, Lex to Park avs..M 194, 271.
n s, Park to Mad avs..25, 60, *1153.
n s, Mad to 5 avs..259.
s s, Mad to 5 avs..119.
n s, 5 to Lenox avs..25, 49, *80, 130, 131, 153, 212, F 217, 223, *874.
s s, 5 to Lenox avs..B 31, 89, L 94, 141, H 147, 177, 223, *349.
n s, Lenox to 7 avs..60, C 65.
s s, Lenox to 7 avs..B 19, B 31, 48.
n s, 7 to 8 avs..K 18, 283.
s s, 7 to 8 avs..3, A 43.
s s, 8 to St Nich avs..141, (204).

129th, n s, from 2 to 3 avs..K 30.
s s, 3 to Lex avs..89, 141, S 147, 177, 236.
n s, Lex to Park avs..*737.
s s, Lex to Park avs..99, 178, M 183, *215.
s s, Park to Mad avs..14, V 75, 119.
s s, Mad to 5 avs..79, 131.
n s, 5 to Lenox avs..60, S 66.
n s, Lenox to 7 avs..25, 49, M 126, 177, 259.
s s, Lenox to 7 avs..99, C 206, 223.
n s, 7 to 8 avs..26, 71, 89, S 114, 153,

NOTE.—Key explaining the signs used will be found on page 3.

*215, 271, *1066.
s s, 7 to 8 avs..N 18, H 104, S 217, 283.
n s, St. Nich ter to Convent av..235.
s s, St Nich ter to Convent av..50, M 54, 60, M 65.
n s, Convent to Ams avs..259.
n s, west of Bway..189, H 194, 223, *648.
s s, west of Bway..†402.

130th, n s, from Mad to 5 avs..K 183, C 242.
n s, 5 to Lenox avs..177, *557, *648.
n s, Lenox to 7 avs..3, P 7, 37, (41), 109, 141, B 147, 165, B 170, 177, R 183.
s s, Lenox to 7 avs..L 54, 119, F 126.
n s, 7 to 8 avs..26, G 54, 79, 109, *471.
s s, 7 to 8 avs..(29), M 31, D 31, 153, 223, Y 230, 247, 259.
s s, 8 to St Nich avs..26.
s s, St Nich to Convent avs..235, 246, 247.
s s, Convent to Ams avs..259.
n s, Ams av to Bway..L 84.
s s, Ams av to Bway..153, 177, S 183, (215), *737.
s s, west of Bway..189, H 194, 223, *648.

131st, n s, from Park to Mad avs..S 83, 234, S 241.
s s, Park to Mad avs..H 75.
n s, Mad to 5 avs..37, 131, *471.
s s, Mad to 5 avs..M 65, 153.
n s, 5 to Lenox avs..89, P 94, 235, 283, P 288, C 288, *923.
s s, 5 to Lenox avs..M 65, 177, 212, 235, 259, 271, S 277, *1016.
n s, Lenox to 7 avs..13, U 18, 25, 141.
s s, Lenox to 7 avs..49, 79, 89, 153, *259, *349, *648.
n s, 7 to 8 avs..79, (103), 199, C 253, 271, *737, *972.
s s, 7 to 8 avs..79, 109, 165, 189, M 194, 283, *972.
s s, Convent to Ams avs..13.
n s, Ams av to Bway..212.
s s, Ams av to Bway..H 18, 212, H 217.
n s, west of Bway..224, 247.
s s, west of Bway..†96, †189.

132d, n s, from Park to Mad avs..99 .
s s, from Park to Mad avs..212, 235.
s s, Mad to 5 avs..89, *388.
n s, 5 to Lenox avs..L 18, R 207, 235.
s s, 5 to Lenox avs..60, 71, 99, 141, O 147, F 230.
n s, Lenox to 7 avs..M 75, 109, D 114, 259.
n s, 7 to 8 avs..F 136, G 183, 212, 223, 271, *972.
s s, 7 to 8 avs..99, F 114, 131, 235.
n s, Ams av to Bway..142.
s s, Ams av to Bway..165, 223.
n s, west of Bway..154, M 159.
s s, west of Bway..224, 247.

133d, n s, from Park to Mad avs..189, 223, 259.
s s, from Park to Mad avs..H 217, 235.
n s, 5 to Lenox avs..(112), 119, (124), 141, W 158, 177, 271, 283.
s s, 5 to Lenox avs..79, 99, 131, 153, 177, *514.
n s, Lenox to 7 avs..37, 60, *80, 153, 177, 247, 259, *923.
s s, Lenox to 7 avs..99, B 114, 247, *349.
n s, 7 to 8 avs..S 75, R 217, 259.
s s, 8 to St Nich avs..26.
n s, Ams av to Bway..†985.
n s, west of Bway..37, 223, 224, 247.

134th, n s, from Park to Mad avs..283, *1066.
n s, Mad to 5 avs..71, 99, (228).
n s, 5 to Lenox avs..B 136, A 230.
s s, 5 to Lenox avs..25, E 31, 49, 71, (74), 119, M 147, S 158, *175.
n s, Lenox to 7 avs..79, 109, 153, 165, 271.
s s, Lenox to 7 avs..C 136, 189, *737.
n s, 7 to 8 avs..(145), 189, R 194, 199, C 206, *923.
s s, 7 to 8 avs..(64), 80, R 217, 247, S 288, *972.
n s, 8 to St Nich avs..25, 26 .
s s, 8 to St Nich avs..13.
n s, Ams av to Bway..(145), W 147, 235, 247, 259, 271.
s s, Ams av to Bway..71, †985.
s s, west of Bway..223, 247.

135th, s s, from Mad to 5 avs..(228).
n s, 5 to Lenox avs..(64), C 94, 131, 142.
s s, 5 to Lenox avs..71, 89, (124), I 194, I 206.
n s, Lenox to 7 avs..K 136.
s s, Lenox to 7 avs..S 31, F 147, 283.
n s, 7 to 8 avs..O 136, 271, 283, *1066.
s s, 7 to 8 avs..H 207.
s s, 8 to St Nich avs..25, (275).
n s, Convent to Ams avs..142, M 147.
n s, Ams av to Bway..H 278.
s s, Ams av to Bway..(41), 99, (145), W 147, (204), (228).
n s, Bway to Riverside dr..A 159, 235.

136th, s s, from 5 to Lenox avs..60, (64), G 66, 71, D 75, L 104, 141.
n s, Lenox to 7 avs..13, 37, 109, J 114, 199, 259, S 266, D 266.
s s, Lenox to 7 avs..37, C 43, D 43, 49, T 54, 60, W 66, S 104, 109, 271, T 278, *1016.
n s, 7 to 8 avs..26, 141, W 206, 212, *602, *781.
s s, 7 to 8 avs..M 7, 26, 79, F 136, 153, 177.
n s, Ams av to Bway..(112), (134), (192).
s s, Ams av to Bway..99, 109, 119, 283.
n s, Bway to Riverside dr..89.
s s, Bway to Riverside dr..89, 153, W 158, *259, *648.

137th, n s, from 5 to Lenox avs..25, 37, 49, (287).
n s, Lenox to 7 avs..223.
s s, Lenox to 7 avs..37, B 84, 131, 165, 177, (181), Z 183, S 183, R 266, *648.
n s, 7 to 8 avs..99, 235, C 266, 271, M 278.
s s, 7 to 8 avs..131, 141, 271.
n s, 8 to St Nich avs..142.
s s, 8 to St Nich avs..†890.
n s, St Nich to Convent avs..*557.
s s, Bway to Riverside dr..(169).

138th, n s, east of Mad av..89.
n s, from Mad to 5 avs..89.
n s, 5 to Lenox avs..G 206, †572, †617.
s s, 5 to Lenox avs..37, *129, (157), Y 159, (169), *1016.
n s, Lenox to 7 avs..(6), 141, 165, (169), K 230, K 242.
s s, Lenox to 7 avs..60.
s s, 7 to 8 avs..B 136, L 217.
n s, 8 to Convent avs..25.
s s, 8 to Convent avs..25, 37.
n s, Ams av to Bway..60, K 64, K 66, 166.
n s, Bway to Riverside dr..79, 99, M 104, R 158, (181), C 242.
s s, Bway to Riverside dr..14, C 170, R 217, M 278.

139th, s s, east of 5 av..89.
n s, from 5 to Lenox avs..99, 177, 189, A 253, H 278.
s s, from 5 to Lenox avs..271, W 278.
n s, 7 to 8 avs..M 7, 60, 61, M 94, L 135, F 135, A 135, A 136, *215.
n s, 8 to St Nich ter..25, 272, W 278, T 278, E 278, 283.
s s, 8 to St Nich ter..25.
n s, Ams av to Bway..D 7.
s s, Ams av to Bway..60, K 64, K 66.
n s, Bway to Riverside dr..13.

140th, n s, east of 5 av..89.
n s, from 5 to Lenox avs..3, 247, I 253.
s s, from 5 to Lenox avs..71, 212, (215).
n s, Lenox to 7 avs..13, (73), 99, 199.
n s, 7 to 8 avs..H 114, 131, 141, L 147, 235.
s s, 8 to Edgecomb avs..283, *828.
s s, Edgecomb to Ams avs..25.
s s, Ams av to Bway..3, 25, E 31, 99, M 104, 223, *693.
n s, Bway to Riverside dr..166.

141st, n s, from 5 to Lenox avs..71.
n s, Lenox to 7 avs..(192), 283.
s s, Lenox to 7 avs..13, 49, (73).
s s, 7 to 8 avs..61, 99.
n s, 8 to St Nich avs..109, 153, M 158, 235, W 242, *781, †1170.
n s, St Nich to Convent avs..165.
s s, Convent to Ams avs..49, M 55, 153, 199.
n s, Ams av to Bway..M 84, D 84, P 114.
s s, Ams av to Bway..189, (252), (287).
n s, Bway to Riverside dr..B 94.
s s, Bway to Riverside dr..E 7, 79, M 84, E 114, K 114, 166.

142d, s s, from 5 to Lenox avs..60, (251), 259, T 266, D 288, L 288.
n s, Lenox to 7 avs..119, K 194, 271.
n s, 7 to 8 avs..25, 26, 61, (64), 119, S 126, (181), G 218, 235.
s s, 7 to 8 avs..100, 283.
n s, Edgecomb to Convent avs..25.
s s, Edgecomb to Convent avs..25.
s s, Convent to Ams avs..99, V 114, H 114, 119.
n s, Ams av to Bway..D 84.
s s, Ams av to Bway..13, J 18, N 31.
n s, Bway to Riverside dr..223.
s s, Bway to Riverside dr..60, 61, O 66, V 288, †444.

143d, n s, from Lenox to 7 avs..(74), 99, (134), 141, D 147, 247, 283, *388.
s s, Lenox to 7 avs..25, (29), 71, 89, (134), 259, W 266.
n s, 7 to 8 avs..C 7, C 31.
s s, 8 to Bradhurst avs..49, 189, R 194.
n s, Convent to Ams avs..M 66, T 84.
s s, Convent to Ams avs..A 75.
s s, Ams av to Bway..S 18, R 54, 271.
s s, Bway to Riverside dr..165.

144th, n s, from 5 to Lenox avs..259, T 266.
s s, Lenox to 7 avs..(41), (275).
n s, 7 to 8 avs..3, 37, H 43, (52), 60, (82).
s s, 7 to 8 avs..(52).
n s, 8 to Bradhurst avs..71, S 104.
s s, 8 to Bradhurst avs..141, 142, (275).
n s, Hamilton ter to Convent av..259, *648, *1016.
n s, Convent to Ams avs..259, H 266.
s s, Convent to Ams avs..199.
s s, Ams av to Bway..B 66, 119, 284, *303, *388, *471.
n s, Bway to Riverside dr..(169), 271, L 278.

145th, s s, east of Lenox av..259, T 266.
n s, from Lenox to 7 avs..M 18, M 289.
n s, 7 to 8 avs..(52).
s s, 7 to 8 avs..3, (6), M 66.
s s, Edgecombe to St Nich avs..L 126.
n s, St Nich to Ams av..49, K 104, S 206.
s s, St Nich to Ams avs..13, C 114, 165, 177, *303, *874.
s s, Ams av to Bway..(41).

146th, s s, from 7 to 8 avs..(169), C 171, 178.
n s, St Nich to Convent avs..49.
s s, St Nich to Convent avs..99, H 242.
s s, Ams av to Bway..A 194, 271.

147th, n s, from Lenox to 7 avs..†940.
n s, 7 to 8 avs..141, *557.
n s, 8 to Bradhurst avs..165.
s s, 8 to Bradhurst avs..13, E 184.
s s, St Nich to Convent avs..13.
n s, Convent to Ams avs..C 104.
n s, Ams av to Bway..H 104.
s s, Ams av to Bway..(252).
n s, Bway to Riverside dr..224, B 230.

148th, n s, from 7 to 8 avs..S 75.
s s, 7 to 8 avs..58.
n s, St Nich to Convent avs..223.
s s, St Nich to Convent avs..C 43, 153, 165, 212, P 217.
n s, Ams av to Bway..M 7, M 18, 177, M 194.
s s, Ams av to Bway..M 7, J 7, D 31, T 66, 109, 141.
s s, Bway to Riverside dr..49, C 75, (169), 200, M 206.

149th, n s, from 7 to 8 avs..†844.
s s, from 7 to 8 avs..165, 178.
n s, 8 to Bradhurst avs..71, L 75.
s s, 8 to Bradhurst avs..120.
n s, Ams av to Bway..131, 153.
s s, Ams av to Bway...119, 165, (181), L 183.
s s, Bway to Riverside dr..283, W 288.

150th, n s, from 7 to 8 avs..80.
n s, 8 to Bradhurst avs..50, (53), M 55.
s s, 8 to Bradhurst avs..O 94, 165, 272.
n s, St Nich pl to Convent av..259.
s s, Convent to Ams avs..(145).
n s, Ams av to Bway..M 183.
s s, Ams av to Bway..131, S 136, 165, M 170.
n s, Bway to Riverside dr..E 66, R 217, R 218.

151st, n s, from 7 to 8 avs..80.
s s, from 7 to 8 avs..80, R 114, *129, *215, *514.
n s, 8 to Bradhurst avs..37, 38.
s s, 8 to Bradhurst avs..L 94, 200.
s s, St Nich pl to Ams av..109, 110, R 114, K 114, 260.
n s, Ams av to Bway..B 75, W 75.
s s, Ams av to Bway..C 217, 235, 271.
n s, Bway to Riverside dr..B 104.
s s, Bway to Riverside dr..E 66, 165, C 170, 283, C 288, †664.

152d, n s, from 7 to 8 avs..(53), H 55.
s s, from 7 to 8 avs..80.
n s, St Nich pl to Ams av..153, W 159, †528, †797.
n s, Ams av to Bway..M 147, 235, 271, C 278.
s s, Ams av to Bway..M 94, 259.
n s, Bway to Riverside dr..B 94.
s s, Bway to Riverside dr..109.

153d, s s, from 8 to Bradhurst avs..13.
n s, Edgecombe av to St Nich pl..58, G 171, D 216.
s s, Edgecombe av to St Nich pl..58, G 171, D 216.
n s, St Nich pl to Ams av..37, L 43, G 43, †444.
s s, St Nich pl to Ams av..49, E 126.
s s, Ams av to Bway..49, 99, R 147, *349.
s s, Bway to Riverside dr..37.

154th, n s, from 8 to Bradhurst avs..283.
s s, St Nich pl to Ams av..236, H 243.

155th, n s, Bway to Riverside dr..223.

156th, n s, from St Nich to Ams avs..89.
n s, Ams av to Bway..3, 13, 14, 37, 49, *80.
s s, Ams av to Bway..(52), 60.
n s, Bway to Riverside dr..F 84, F 206, 259, 272.
s s, Bway to Riverside dr..223.

157th, s s, east of St Nich av..25.
n s, from St Nich to Ams avs..119.
n s, Ams av to Bway..N 104, G 104, D 136, R 253, H 253, 272.
s s, Ams av to Bway..89, 90, I 94, 109, C 194, G 217, U 230.
el, west of Riverside dr..177.

158th, n s, east of St Nich av..(16).
s s, St Nich to Ams av..M 104.
n s, Ams av to Bway..G 43, (53), G 84, 141, 153.
s s, Ams av to Bway..(64), S 66, G 104, (157), *603, *972.
s s, Bway to Riverside dr..259, *1066.

159th, s s, from Edgecombe to Ams av..J 147, M 147.
n s, Ams av to Bway..13, F 206, F 242.
s s, Ams av to Bway..S 230.

160th, s s, east of St Nich av..†844.
s s, Ams av to Bway..F 217.
n s, Bway to Riverside dr..177.
s s, Bway to Riverside dr..13, 49, P 54, 189, *737.

161st, n s, from Ams av to Bway..79, F 84, J 206, (264), *349.
s s, from Ams av to Bway..3, 199, 223, S 230, †985.
n s, Bway to Riverside dr..71, H 159, 271, 272, F 278.
s s, Bway to Riverside dr..F 158, F 159, D 183.
n s, west of Riverside dr..S 75.

162d, s s, from Edgecombe to Ams avs..S 159.
n s, Ams av to Bway..119, G 126.
s s, Ams av to Bway..177, 223, H 242, †940.
n s, Bway to Riverside dr..13, H 126, C 206.
s s, Bway to Riverside dr..79, F 159, 165, F 170, F 171, F 206, M 206, †441.

NOTE.—Key explaining the signs used will be found on page 3.

163d, n s, from Edgecombe to Ams avs..(6), 177, D 183, C 183.
s s, from Edgecombe to Ams avs..244.
n s, Ams av to Bway..(53), 99, 199, 224, P 230, S 278, *693.
s s, Ams av to Bway..1 136.

164th, n s, from Edgecombe to Ams avs..B 18, B 94.
s s, from Edgecombe to Ams avs..199.
n s, Ams to St Nich avs..153, 165, 189, S 206, 224, S 230, *259, *349, *428, *602.
s s, Ams to St Nicholas avs..(16), 131, (252).
n s, St Nich av to Bway..O 243, 272, O 278.
s s, St Nich av to Bway..80, (92), B 242.
n s, Bway to Riverside dr..223.

165th, n s, from Edgecombe to Ams avs..*1066.
s s, from Edgecombe to Ams avs..283, C 288.
s s, Bway to Riverside dr..223.

166th, n s, from Edgecombe to Ams avs..153, B 159.

167th, s s, from Aud av to Bway..C 194.

168th, n s, from Ams to Aud avs..199. S 206.
s s, from Ams to Aud avs..119, Z 126.

169th, n s, from Ams to Aud avs..49, 50, S 54, 235.
n s, Bway to Riverside dr..131, O 136, †797.

170th, n s, from Ams to Aud avs..H 7, 142, D 147, 224, F 230.
s s, Ams to Aud avs..37, B 43, B 54.
n s, Aud to St Nich avs..199, R 230, 235, V 242, 283, B 288.
n s, west of Ft Wash av..49, 71, 141.
s s, west of Ft Wash av..260, O 266.

171st, n s, from Ams to Aud avs..13, G 18, 49.
s s, Aud to St Nich avs..25, C 31, 60, (92), K 94, (157), R 159.
n s, Bway to Ft Wash av..89, T 94, T 289, †708.

172d, n s, from Ams to Aud avs..88, 177, 235, R 242.
s s, from Ams to Aud avs..60, *215, G 278, O 278.
s s, Aud to St Nich avs..(204).
n s, St Nich av to Bway..†361.
s s, Bway to Ft Wash av..89, T 94, 284, †708.

173d, n s, from Ams to Aud avs..37.
s s, from Ams to Aud avs..88, 177, F 217, 235, R 242, B 266.
n s, Aud to St Nich avs..37, K 114, F 206, F 218.
s s, Aud to St Nich avs..V 171.

174th, n s, from Ams to Aud avs..(6), †230.
s s, from Ams to Aud avs..25, R 31, 212, J 218, 224, J 230, D 230, 260, †1125.
n s, Aud to St Nich avs..(181), E 183, (216).
s s, Aud to St Nich avs..153, P 159.
n s, St Nich av to Bway..B 253.
s s, St Nich av to Bway..†402.

175th, n s, from Ams to Aud avs..(204).
n s, Aud to St Nich avs..60, G 66, †528, †890.
n s, St Nich av to Bway..272, M 278.
s s, St Nich av to Bway..†402.

176th, n s, from Ams to Aud avs..13, *21.
s s, Ams to Aud avs..141, (145), C 147.
s s, Aud to St Nich avs..P 54.
n s, St Nich to Wads avs..13, 14, W 266, †273.
s s, St Nich to Wads avs..89, L 94, F 206.

177th, n s, from Ams to Aud avs..B 31, 89, 109, (215), 224.
n s, St Nich to Wads avs..283.
n s, Ft Wash to Buena Vista avs..49, 90, O 94, 99.

178th, n s, from Ams to Aud avs..177, A 183.
s s, from Ams to Aud avs..60, 99, 199.
n s, St Nich to Wads avs..60.
s s, St Nich to Wads avs..(64).
n s, Wads av to Bway..T 136.
n s, Bway to Ft Wash av..224.
s s, Bway to Ft Wash av..M 55.
n s, Ft Wash to Buena Vista avs..49, A 55.
s s, Ft Wash to Buena Vista avs..49.

179th, n s, from Ams to Aud avs..13, N 18, S 75, C 242.
n s, Aud to St Nich avs..(103).
s s, Aud to St Nich avs..K 7.
s s, St Nich to Wads avs..248.
n s, Bway to Ft Wash av..165, M 218.
s s, Bway to Ft Wash av..99, 142, H 147, 200, S 206, †708.
n s, Ft Wash to Buena Vista avs..†36, 131, 142, 178, 260, R 266.
s s, Ft Wash to Buena Vista avs..60, A 66, G 114.

180th, n s, from Ams to Aud avs..272, R 278.
s s, from Ams to Aud avs..*1066.
s s, Aud to St Nich avs..60, M 66, †444.
s s, St Nich to Wads avs..E 31.
n s, Bway to Ft Wash av..166, I 171, T 266.
s s, Bway to Ft Wash av..F 159.
n s, Ft Wash to Haven avs..S 242.
s s, Ft Wash to Haven avs..†36, 131, 142, 260, R 266, *557.

181st, n s, from Ams to Aud avs..K 242.
s s, Aud to St Nich avs..(41), (64), (82), (169), D 171, (181), (240).
n s, St Nich to Wads avs..(16), (241).
s s, St Nich to Wads avs..(6), (124), (134).
n s, Wads av to Bway..(82).
s s, Wads av to Bway..(134).
s s, Bway to Ft Wash av..(6), B 18, 25, G 75, R 75, (103), B 114, 272.
s s, Ft Wash to Haven avs..R 75, C 266.
n s, west of Northern av..153, †844, †1033.

182d, n s, from Ams to Aud avs..F 7, 199, G 206, T 206, H 218.
s s, from Ams to Aud avs..S 94.
s s, Aud to St Nich avs..(73), (74), L 75, (251).
n s, St Nich to Wads avs..S 242, †797.
s s, St Nich to Wadsworth avs..25, C 31.
n s, Bway to Ft Wash av..99, 100, M 104.
s s, Bway to Ft Wash av..99, 100, M 104.

183d, n s, from Ams to Aud avs..P 104, P 114, P 230.
s s, from Ams to Aud avs..71.
n s, Aud to St Nich avs..131, *514, †985.
s s, Aud to St Nich avs..71, 199, V 206.
s s, St Nich to Wads avs..131.
n s, Wads av to Bway..A 75.
s s, Wads av to Bway..224, 247.
n s, west of Bway..100.
s s, west of Bway..100.

184th, s s, from Ams to Aud avs..(228).
n s, Aud to St Nich avs..60, D 66.
s s, Aud to St Nich avs..25, P 31, 141.
s s, St Nich to Wads avs..A 194.
n s, Wads av to Bway..224.

185th, s s, east of Ams av..(228), C 230.
n s, from Ams to Aud avs..177, A 183, †708.
n s, Aud to St Nich avs..89, M 218, 259, R 266.
s s, Aud to St Nich avs..S 18, 109, 199.
n s, St Nich to Wads avs..200, 224.
s s, St Nich to Wads avs..71.
n s, Wads av to Bway (92).

186th, n s, from Ams to Aud avs..37, 79, 100, 109, 259.
s s, from Ams to Aud avs..177, A 183, †708.
n s, Aud to St Nich avs..89, (204).
s s, St Nich to Wads avs..26, 235.

187th, n s, from Ams av to Aud avs..79, 119, 189.
s s, from Ams to Aud avs..100, 109, 259.
n s, Aud to St Nich avs..153, 283.
s s, Aud to St Nich avs..89.
n s, St Nich to Wads avs..M 54.

188th, s s, from Aud to St. Nichs avs..153.

189th, from Ams to Aud avs..38.
Aud to St Nich avs..M 66.

190th..(82), (134), W 159, C 218.

191st..38, S 54, O 54, M 55, 165.

192d..O 55, M 55, O 75.

201st..89, 119, 166.

204th (also see Hawthorne), east of Ams av..153, O 159, †797.
Post to Vermilyea avs..99, 100, A 104, 119, 189, C 194, V 194, 224.
Cooper to Seaman av..K 278, T 278.

206th..178, N 184, †797.

207th (also see Emerson), east of Ams av..B 94.
from Ams to Sherman avs..J 75, 131, T 136, H 136, 142, †617, †797, †985.
Sherman to Vermilyea avs..(157), 248, C 253.
Vermilyea av to Cooper..141, 199, 200, M 206, M 218, 224.

208th..*828.
209th..200, *828.
210th..200.
211th..109, 235.
212th..25, D 31, 89, 224.
213th..89, *175, 189, 224, S 266, C 278, (287).
214th..M 126, *175, 272.
215th..M 126, 166.
225th..272.
227th..142.
228th..89, 100, 109.

MANHATTAN AVENUES.

Adrian (also see Jansen av)..60, H 66, 142.

Amsterdam, from 59th to 62d..(52), 79, *349.
62d to 64th..(134).
64th to 66th..(204), (252), M 253, †1033.
66th to 68th..K 206.
68th to 70th..C 147, †273.
74th to 76th..(52), L 54, B 66, L 206, O 253, H 253.
76th to 78th..13, L 18, L 31, P 43.
80th to 82d..(169), M 171, D 218, M 220.
82d to 84th..(53), M 54, M 55, M 66, (145).
84th to 86th..C 65.
86th to 88th..G 84, K 230.
88th to 90th..(73), 142, V 147, 200, M 206, (264).
90th to 92d..K 66.
92d to 94th..M 43, 200, *602.
94th to 96th..S 104, S 114, (124), 224.
96th to 98th..80, (145), S 206.
98th to 100th..(145), 260, 283, M 289, H 289.
100th to 102d..(41), S 66, 200, C 206, S 266, 283, M 289.
102d to 104th..119, (264).
104th to 106th..B 136, W 230.
106th to 108th..(124), B 126, S 230.
108th to 110th..(103), 120, 213.
110th to 112th..142, S 147, 177, 178, 247, 248, H 253, H 278.
112th to 114th..(6).
114th to 116th..89, P 104.
118th to 120th..153.
120th to 122d..K 31.
122d to 124th..(112).
124th to 125th..(16).
125th to Lawrence..25, 79, D 84, H 171, B 277.
129th to 130th..177, W 183, S 183, (215), *737.
130th to 132d..212, 225, (240).
132d to 134th..W 55, 247, O 266, 272.
134th to 136th..142, M 147, 200, W 206, (228).
140th to 142d..(252), (287).
142d to 144th..M 66.
146th to 148th..M 84, (181), B 183, (215), (252).
148th to 150th..(41), (145).
150th to 152d..W 75.
152d to 153d..153, †403, *602.
155th to 156th..*1066.
156th to 158th..3, (16), (41), M 104, 119, R 253, H 253, 272.
158th to 160th..G 104, M 147, (181), S 218, S 230.
162d to 164th..(16), (53), (252), (275), B 278, S 278.
164th to 166th..38, O 66, J 147, 165, 235.
e s, 166th to 167th..(181).
170th to 172d..H 7, (228).
172d to 174th..25, R 31, 224, D 230.
174th to 176th..(6), (145), C 147.
176th to 178th..B 31.
178th to 180th..177, A 183.
180th to 182d..K 242.
184th to 186th..(228), C 230.
186th to 188th..100, 109, 259.
w s, 188th to 189th..38.
e s, Washington Bridge to Ft George av..142, F 147.
206th to 208th..B 94.
w s, 212th to 214th..S 266, (287).
w s, north of 214th..272.
indef..(215).

Audubon, from St Nich av to 166th..272, H 278.
166th to 168th..C 194.
170th to 175th..88, 142, D 147, 153, 177, 224, F 230, 235, R 242.
177th to 178th..109, (215), 224.
180th to 181st..(240), 272, R 278.
183d to 185th..37, *129, 131, 200, K 206, (228), *514, †985.
185th to 187th..89, 177, A 183, 259, R 266, †708.
187th to 190th..153.

Av A, from Houston to 2d..25, V 31, (215), (228), (240).
2d to 4th..S 278.
4th to 6th..G 206, (228), H 230.
6th to 8th..(29), (204).
10th to 12th..49, (192), S 194, 200.
12th to 14th..B 18, 49, R 54, (92), (103), M 104, S 126, H 171, L 230, 248, K 266.
14th to 16th..60, L 66, *129.
16th to 18th..L 114, 189, 200, A 206.
18th to 20th..25, 37, (124), (145), S 206.
22d to 24th..(192), M 194.
55th to 57th..(29), M 43, 141.
57th to 59th..200.
65th to 67th..60, D 66, 260.
69th to 71st..(41), C 43, 119, E 126, (134), B 147, 258, 259.
73d to 75th..K 18, (251).
75th to 77th..13, P 18, B 54, (124), 131, S 147, (275).
77th to 79th..(112).
79th to 81st..25, C 31, 189.
81st to 83d..89, (92), G 94, S 159.
83d to 85th..79, 99, (145), 177.
85th to 87th..(64), L 65, 224, R 242.
89th to 91st..79, H 288, H 289.

Av B, from Houston to 2d..3, G 7, S 289.
4th to 6th..F 218, B 242.
6th to 8th..B 18, 131, (192).
8th to 10th..49.
10th to 12th..R 18, G 54, (215), 224.
12th to 14th..13, A 114, 165, (192), 247, B 253, *737.
14th to 16th..(29), M 183, P 242, A 243.
16th to 18th..(29), (64), 71, M 75, (103).
north of 79th..H 288, H 289.

Av C, from 2d to 4th..(192).
4th to 6th..(215).
6th to 8th..(112).
8th to 10th..H 126, 141, 224, F 266.
10th to 12th..119, 200, *1153.
12th to 14th..(145), C 147, F 147.
16th to 18th..141, B 147, *388.

Av D, from Houston to 2d..(181), 270.
2d to 4th..(5), (64), S 183, S 230, 271, *1110.
4th to 6th..(92), (181), L 183.
8th to 10th..37.
10th to 12th..165, 283.

Bennett..T 66, 99, M 104, T 194, †708, †709, †750.
Bloomingdale rd..2, 13, 36, 37, M 42, 80, 99, J 104, P 114, 164, (169), D 170, 177, T 183, 188.
Bolton rd..79.
Bowery, south of Bayard..G 55, 212, F 218, (228).
Canal to Hester..(41), M 206.
Hester to Grand..189, (215), 235, 247, V 253, †318.
e s, Broome to Delancey..(215), (264).

NOTE.—Key explaining the signs used will be found on page 3.

w s, Broome to Spring..(73), 224, (287).
e s, Delancey to Rivington..(204).
w s, Spring to Prince..(16), (41).
e s, Rivington to Stanton..(192), S 194, (215).
e s, Stanton to Houston..(41), 177.
w s, Houston to Bleecker..S 18, (103), 224.
w s, Bond to Gt Jones..C 206, 212.
e s, 2d to 3d..(181), C 183.
w s, Gt Jones to 4th..165.
e s, 3d to 4th..(64), (145), 247.
e s, 4th to 6th..V 6.

Bradhurst, from 142d to 144th..177, 189, R 194, *602.
144th to 146th..25, 224.
146th to 148th..13, 165.
148th to 150th..71, L 75.
150th to 152d..37, 38.
152d to 154th..13, S 218.
154th to 155th..259, 283.

Broadway, w s, Morris to Exchange al.. (134).
e s, Exchange pl to Wall..71.
w s, Exchange al to Rector..14, †572.
e s, Wall to Pine..(145).
e s, Pine to Cedar..E 31.
Cedar to Liberty..E 84.
e s, Liberty to Maiden la..(73), (74).
e s, Maiden la to John..(264).
w s, Cortlandt to Dey..G 31, (124).
w s, Barclay to Park pl..(215).
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Leonard to Franklin..H 206.
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28th to 30th..(92), 225.
30th to 32d..(6), 38, *80, 165.
34th to 36th..60, (74).
36th to 38th..2, 12, 14, 24, (29), H 31, 38, (103), (157), (204).
38th to 40th..(103).
40th to 42d..80, (82), 178, (204), L 206, Y 218, (228), *471.
42d to 44th..(6), *21, 25, C 31, C 104, (112), M 183, 200, (204), 247.
44th to 46th..(6), (92).
46th to 48th..153, D 171, 189, C 194, D 218, (228), S 230, (264), (287).
48th to 50th..(6), (64), (275).
50th to 52d..(6), D 93, (216).
52d to 54th..(64), (216).
54th to 56th..119.
56th to 58th..†36, (74), P 75, (157), M 278.
58th to 60th..177, 178, V 265.
60th to 62d..(112), 177, (181), V 265, *1153.
62d to 64th..60, (240).
64th to 66th..(6), (157), 178.
66th to 68th..224, 247, 259.
70th to 72d..P 135.
72d to 74th..(74), (204), (216).
74th to 76th..†96.
76th to 78th..S 31, W 84, (169), 247, (252), O 253.
78th to 80th..(41).
80th to 82d..89, 109, P 114.
84th to 86th..†1125.
84th to 88th..(145).
88th to 90th..2, 13, 37, (287), †361, †1125.
90th to 92d..38, (287).
94th to 96th..(16), L 266, †1125.
98th to 100th..120, G 126, 213, (287), L 289, Q 289.
100th to 102d..F 183, (204).
102d to 104th..(124), L 126.
104th to 106th..178.
106th to 108th..(16), C 18, S 104, 153, M 159, 224, M 253.
108th to 110th..(275).
110th to 112th..(112?), R 171, (275).
114th to 116th..(204).
120th to 122d..C 242.
w s, 122d to 125th..99, J 104.
e s, 122d to 124th..200.
w s, 125th to 127th..D 206, B 206.
e s, 124th to 127th..S 43.
127th to 129th..†402.
130th to 132d..224, 247.
132d to 134th..154, M 159, 223, 247, †985.
134th to 136th..99, 109, 119, (145), W 147, A 159, 235, 283.
136th to 138th..90, (134).
138th to 140th..60, K 66.
140th to 142d..(103).
142d to 144th..E 66.
144th to 146th..142, D 147.
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150th to 152d..E 66.
152d to 154th..49.
156th to 158th..F 84, G 104, 109, F 206, (216), U 230, 259, 272.
158th to 160th..(53), (181).
160th to 162d..79, F 84, (181), D 183, (264), *349.
162d to 164th..13, C 206, B 242.
164th to 166th..223, 272, O 278.
172d to 174th..†361, †402.
174th to 176th..272, M 278, †402.
178th to 180th..(124), F 159, 200, S 206, M 218.
180th to 182d..G 75, (82), (134), 272.
182d to 184th..224, 247.
e s, 184th to 185th..E 55.
e s, 185th to 187th..(92), 235, *874.
e s, Fairview to Naegle avs..272.
e s, Naegle to Sherman avs..†402.
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204th to 207th..142, 200.
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Central Park West, from 59th to 61st.. 177.
64th to 66th..H 266, *875.
68th to 70th..P 94, 177.
86th to 88th..79, J 266.
88th to 90th..189, 190.
90th to 92d..71, 99.
92d to 94th..B 253.
94th to 96th..C 126, 235, S 253.
96th to 98th..†444.
106th to 108th..†617.
108th to 110th..3, (240).

Claremont, es, from 122d to 125th..178, T 183.
e s, 125th to 127th..49, 60, R 66, R 75, G 104, 153.

Colonial Parkway (also see Edgecombe av)..†844.

Columbus, from 59th to 61st..(53).
61st to 63d..(29).
65th to 67th..99, (145), G 147.
67th to 69th..F 136, *828.
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71st to 73d..(53).
73d to 75th..26, C 230, 247.
75th to 77th..26.
77th to 79th..25, 153.
79th to 81st..O 7, 26, (145).
81st to 83d..(16), 26, 38, 50, (103), V 126.
83d to 85th..26, 38, (64), G 114, 152, C 159, H 159, (264).
87th to 89th..26, (64), R 136, (228).
89th to 91st..26, 142, B 147, 247.
91st to 93d..38.
95th to 97th..26, 38, (181), (204), (264).
97th to 99th..N 18, 26, (29), 38, 49, (64), O 66, (157).
99th to 101st..26, K 171.
101st to 103d..26, 38, 224.
103d to 105th..26, C 55.
105th to 107th..L 18, 26, S 43, 49, 50, (64), M 66, M 126, (157), H 278.
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w s, 133d to 135th..P 126.
139th to 141st..49, M 55, 153.
e s, 141st to 144th..212, 259.
w s, 141st to 143d..A 75.
w s, 143d to 145th..C 114, 190.
145th to 147th..K 104.
148th to 149th..189, H 194, *471, *557.
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East End, from 79th to 81st..G 7, G 8.
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Edgecombe, from 136th to 138th..25, 49, 142, 224, 235, 247, 272, J 289, *557, †890.
138th to 140th..25, 49, 60, 272, W 278, T 278, E 278, 283.
140th to 141st..247, *923.
w s, 141st to 145th..25, 60, L 126, 131, 235, 272, *923.
e s, 141st to 142d..(53).
e s, 142d to 145th..212.
w s, 150th to 155th..S 55, S 56, (82), G 171.
w s, 155th to 158th..25.
w s, 158th to 160th..(16), †844.

Ft Washington, from Bway to 162d..71, S 75, 79, (92), F 158, F 159, H 159, 165, F 170, F 171, 177, (181), P 183, 189, P 206, M 206, F 278, †444, *737.
162d to 163d..H 126.
168th to 170th..131, O 136, 260, O 266, †797.
e s, 171st to 172d..89, T 94, 284, T 289, †708.
177th to 178th..M 55.
178th to 179th..99, G 114, 142, H 147, †708.
179th to 180th..260, R 266.
180th to 181st..B 18, (103).

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Greenwich, w s, from Charles to Perry.. 200, *648.
e s, 12th to 13th..D 147.
e s, 13th to 8th av..(16).

Haven, e s, from 169th to 171st..212, 224.
w s, Ft Wash av to 177th..189, F 194.
w s, 177th to 181st..49.
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114th to 116th..(53), 119, J 242.
116th to 118th..B 136, (157).
118th to 120th..B 230, F 253, 283, 1 289, *781.
120th to 122d..200.
122d to 124th..38, 165.
126th to 128th..B 84, D 126.
128th to 130th..60, W 66, C 75, 153, 200.
130th to 132d..(16), 49, 247, 272.
132d to 134th..177.
134th to 136th..71, D 75, (157), (192), *828.
136th to 138th..(181).
138th to 140th..(6), M 218, 224, 272.
140th to 142d..109, (252).
142d to 144th..(41), (74).
144th to 146th..M 289, †144.

Lexington, from 24th to 26th..L 66, H 114, R 114, (204), (228).
28th to 30th..(252).
30th to 32d..25, *175, W 206, 224, *288.
34th to 36th..G 218.
36th to 38th..13, W 18, J 43, 109, 142, 153, 212, C 218, 247, 283, 284, *388, †663.
38th to 40th..38, 224.
40th to 42d..H 218.
42d to 44th..N 170.
44th to 46th..B 31.
46th to 48th..E 159.
48th to 50th..†189, M 266.
50th to 52d..(29), S 31, H 242.
56th to 58th..2, (53), S 114, 142, 165, (228), 235.
58th to 60th..(82), 165.
62d to 64th..A 66, L 278.
64th to 66th..P 84, M 84, P 104.
66th to 68th..E 183.
68th to 70th..M 159.
70th to 72d..60, E 65, 247, 248, S 253, 260.
72d to 74th..H 54, O 75, 199, H 205, M 218.
74th to 76th..M 43.
78th to 80th..(134).
80th to 82d..(264).
82d to 84th..(82), O 84, S 147.
84th to 86th..(228).
86th to 88th..V 8, 109.
90th to 92d..H 55, 248, 272, H 289.
92d to 94th..R 94, S 136.
94th to 96th..60, 200, H 206, S 242.
96th to 98th..(64).
100th to 102d..177, L 194.
104th to 106th.. (41), C 43, 60, H 171.
106th to 108th..K 43, 212.
110th to 112th..79, 99, 131, R 136, R 289.
112th to 114th..R 31.
116th to 118th..38, *129, 283, *874.
118th to 120th..G 55, 60, 224.
120th to 122d..*828.
122d to 124th..(264).
126th to 128th..79, B 84, *259, 271.

Madison, from 23d to 26th..S 94.
26th to 28th..(169), (228).
28th to 30th..H 94.
32d to 34th..M 104, B 194, *1110.
38th to 40th..89.
40th to 42d..M 146, 248.
44th to 46th..100.
48th to 50th..260, *603.
52d to 54th..H 31, 99, B 104, 142, P 147.
54th to 56th..49, 165, (228), 282.
56th to 58th..142, F 206, M 217, M 218, H 218, 222, M 229, M 242.
62d to 64th..248.
64th to 66th..W 55.
66th to 68th..H 114, D 171, *648.
68th to 70th..E 18.
74th to 76th..260, T 266, †1170.
76th to 78th..*1153.
78th to 80th..271.
80th to 82d..38, 224, O 230.
82d to 84th..165, 166, B 171, 225.
84th to 86th..89, K 94.
86th to 88th..60, *175.
88th to 90th..119, C 194, C 253.
90th to 92d..200.
92d to 94th..K 66.
96th to 98th..*737.
98th to 100th..25, *603.
102d to 104th..(6), 58, 189, 200, S 206.
104th to 106th..(16), M 94, 109, G 126, H 147, (157), H 230, (241), (252).
106th to 108th..(53), (145), 200, S 206, (275).
108th to 110th..(145), (157), S 253, †361, *471.
110th to 112th..P 253, G 277, W 277.
112th to 114th..M 43, 49, 60, 224, G 242, 283.
114th to 116th..(157), L 218, M 218, K 253.
116th to 118th..153, (192), 200, 224.
118th to 120th..49, 60, 71, (103), L 183, *215, 235, 260, 272, *737.
120th to 122d..13, 142, 165, 248.
122d to 124th..13, 38, 71, 200, *781.
126th to 128th..3, 142, 165, 272, 284.
128th to 130th..60.
130th to 132d..S 83, 234, S 241.
132d to 134th..13, S 18.
136th to 138th..†143.
north of 138th..89.

Manhattan, from 100th to 102d..152, S 158, L 194, (204).
104th to 106th..M 206, D 266, *602, *737.
106th to 108th..(16).
108th to 110th..61, A 64, S 65.
112th to 114th..89.
114th to 116th..K 94, J 242, G 253.
116th to 118th..D 43, 79.
118th to 120th..212, M 218, *514, *693.
120th to 122d..H 31, 49, W 55, 71.
122d to St Nich av..H 75.

Marble Hill..89, B 94, 100, 109, 119, G 126, 154, 260, S 266, 272.

Morningside av, from 114th to 116th.. *1016.
116th to 118th..99, 224, 272.
120th to 122d..W 43.
122d to 124th..89, G 104.
125th to 127th..F 218.

Morningside dr, from 114th to 116th.. †528.
118th to 120th..W 183, L 206.
120th to 122d..247.

Naegle, from Bway to Elwood..L 31, 88, 200, H 266, H 278, †402, †985.
Ellwood to Dyckman..13, 80, B 83, G 84, 99, 212, O 266.
Dyckman to Amsterdam av..79, *129.

Northern, from 177th to 178th..49.
178th to 180th..†36, 49, A 55, 60, A 66, 260.
180th to 182d..79, T 84, 224, H 230, indef, 165.

Old Broadway, from 130th to 133d..142, 177, 283, *648.
indefinite..S 66.

NOTE.—Key explaining the signs used will be found on page 3.

Old Kingsbridge..154, 235, W 242.
Old Harlem rd..99, 224.

Park, from 48th to 50th..†189.
52d to 54th..189, H 194, 224, P 230.
54th to 56th..G 8, 248, (252), S 253.
58th to 60th..59, N 75, 78, (192).
60th to 62d..177.
62d to 64th..109, T 114, 248, C 253.
64th to 66th..B 18, 119.
68th to 70th..13, 14, †444.
70th to 72d..49.
74th to 76th..(53), H 55, T 93.
78th to 80th..89, A 94.
80th to 82d..61, H 206, 236, 260.
82d to 84th..14, 60, C 66, N 94, †844.
86th to 88th..N 43 (74), 99, 153 B 159.
88th to 90th..14, (64), M 230.
90th to 92d..109.
92d to 94th..108.
94th to 96th..O 94, P 136.
96th to 98th..3, K 43 (264).
98th to 100th..142.
100th to 102d..13, S 104.
102d to 104th..38, 60, T 66, 224, B 230.
104th to 106th..(16), 98.
106th to 108th..K 230.
108th to 110th..248, 260, K 266, F 266.
110th to 112th..14, (64), (92), (251), 271.
112th to 114th..(216), (264).
114th to 116th..211.
116th to 118th..79.
118th to 120th..(103), (112), S 114, 235, K 253, (264).
120th to 122d..38.
122d to 124th..99, 177.
124th to 126th..224.
126th to 128th..M 194, 200.
128th to 130th..3, 14.
Park row, e s, from Ann to Beekman..(6), (145).
e s, North William to New Chambers..(74), S 75, (169), (264).
w s, Duane to Pearl..W 18, 38, (74), (82), (103), C 136, 200.
e s, New Chambers to Pearl..L 75, 142, C 147, 272.
w s, Pearl to Baxter..3, (275).
e s, Pearl to Roosevelt..(228), 284, †940.
w s, Mulberry to Worth..272.
e s, James to New Bowery..60, E 66, (275).
Pinehurst, from 177th to 179th..90, O 94, 99.
179th to 181st..131, 142, 165, 173, S 242, C 266, *557.
Pleasant, from 116th to 118th..(6), M 8, 60, (64), 71, C 159, 236, 272.
118th to 120th..142.
120th to 122d..89.
122d to 123d..D 183, T 212.
Post, from Dyckman to 204th or Hawthorne..49, B 55, 79, 89, 99, 100, A 104, 119, *129, B 266.
204th, late Hawthorne, to Ams av..J 75, 109, 142, 248, M 253, †797, †985.
Prescott..79, 224, *875.

Riverside dr, from 72d to 74th..G 230.
74th to 76th..109.
78th to 80th..S 18.
80th to 82d..B 55, 248.
88th to 90th..248, R 253.
96th to 98th..200, *602.
98th to 100th..C 55.
100th to 102d..260.
112th to 114th..R 31, 60, F 66, 178, L 183.
116th to 119th..(276).
127th to 129th..109, 110, 260, R 278.
142d to 144th..223.
144th to 146th..271, L 278.
146th to 149th..49, 200, M 206, 224, B 230, 283, W 288.
150th to 152d..R 217, R 218, 283.
154th to 156th..†96.
158th to 160th..248, 272, P 289, †444, *781.
160th to 162d..165.
w s, 165th to Washington Pk..165.
181st to 183d..120, †1033.
indef..153, R 159, 165, 221, L 278, *471.

St Nicholas, from 110th to 112th..3, 141, 142, †617.
112th to 114th..235.
116th to 118th..49, *175.
120th to 122d..R 218.
122d to 124th..M 75, H 147, 272.
124th to 126th..79.
126th to 128th..(204).
130th to 132d..3.
132d to 134th..99, 272.
134th to 136th..25.
136th to 141st..25, 142, 272, W 278, E 278, *557.
141st to 145th..272.
e s, 145th to 150th..C 8, 79, 153, M 159, 224, W 266, B 278.
w s, 147th to 148th..153.
w s, 148th to 150th..49, R 55, *80, M 159.
150th to 152d..K 104, †402.
152d to 154th..L 43, 119, D 126, E 126, 153, W 159, 236, H 243, †528, †797.
154th to 156th..260.
156th to 158th..25, 89.
158th to 160th..(16).
162d to 165th..O 243, B 278, S 278.
165th to 168th..C 194.
170th to 172d..(92), K 94, (157), R 159, (204).
172d to 175th..V 171 (181), E 183, (216), 248, B 253, S 266.
175th to 178th..14, (64), 89, L 94, F 206, W 266 †273, †890.
179th to 181st..(6), E 31, (41), (103), (169), D 171 (181).
181st to 183d..(73), (74), L 75, 131 241).
183d to 185th..25, P 31, E 31, S 147.
185th to 187th..26, 200, (204), 224, 225, A 230, 272.
187th to 189th..M 66, 283.
189th to 191st..38, (134).
e s, Ft George ave to Dyckman..†444.
Seaman..71, F 75, F 126, 166, *175, K 278, T 278.
Sherman, from Bway to Dyckman..G 117, K 289.
Dyckman to 204th..50, V 55, B 84, 99, 100, H 104, V 114, C 114, V 126, 131, 213, V 218, V 230, C 230, 236, 283, †528.
204th, late Hawthorne, to Isham..131, T 136, H 136, C 194, V 194, 224, D 230, †617.
north of Isham..38, 71, P 74, P 75.

Terrace View..S 18, 60.

Vanderbilt..(169), †708.
Vermilyea, from Dyckman to 204th, late Hawthorne..(17), (41), J 64, 79, S 84, †143, 189, 200, 260.
204th, late Hawthorne, to Isham..3, (157), D 230, 248, C 253, 272, T 278.

Wadsworth, from 173d to 175th..†402.
175th to 179th..248, (252), 273, M 278.
179th to 181st..3, K 31, M 66, 153, (228), †1033.
181st to 184th..A 194.
184th to 187th..200, W 206, W 207, 235, *693, *874.
189th to 191st..O 171, Q 171, 283.
191st to 193d..M 55, O 55, O 75.
West Broadway, from Vesey to Barclay..38, (53), (215), (287).
Barclay to Park pl..W 126, (252).
Reade to Duane..V 205.
Duane to Thomas..L 194.
Worth to Leonard..(192).
w s, Franklin to North Moore..P 94, H 278.
e s, Franklin to White..(64), 99, (145).
e s, White to Walker..(134), K 289.
w s, Beach to York..W 8.
Broome to Spring..(169), (264).
Spring to Prince..G 66, (124), 165.
Prince to Houston..(92), 165, 283.
Houston to Bleecker..P 136, (169).
Bleecker to 3d..26, C 31, S 31, 38, M 74, W 252.
West End, from 59th to 62d..(17), (241).
62d to 64th..M 55.
64th to 66th..D 159.
66th to 68th..(53), M 55, 109, D 126, *129, 131.
68th to 70th..25, M 43.
70th to 72d..190, 200 E 230.
74th to 76th..14, 25, 153, B 183, 200, B 207.
76th to 78th..14, S 18, B 55, 248, N 266, *737, †750.
78th to 80th..H 171, D 171.
82d to 84th..71, D 75.
84th to 86th..79, W 126, W 136.
86th to 88th..119.
88th to 90th..60, W 183, 212, L 218, 224.
90th to 92d..R 43, 60, 189, O 194, 224, 248.
92d to 94th..99, C 183.
94th to 96th..J 230.
96th to 98th..178, B 289.
98th to 100th..109, S 114, P 159, 283.
100th to 102d..W 94.
102d to 104th..K 171, H 207.
104th to 106th..178.

1st, from Houston to 2d..(92), 99, (216), (228), †230.
2d to 4th..S 19, 143, (145), (169), (181), 200, L 207.
4th to 6th..(92), 99, P 104, F 207, 212, 213, 225, (252).
6th to 8th..R 8, B 19, 49, *80, 100, (112), 120, (124), 178, 200, 201, (204).
8th to 10th..F 84, F 114, 165, (241).
10th to 12th..S 8, (41), 61, (192), 284.
12th to 14th..(92), 109, C 114, L 114.
14th to 16th..236.
16th to 18th..61, 178, 212, 225, 260.
18th to 20th..S 183, C 183, 213.
20th to 22d..L 8.
22d to 24th..(5), 99, K 104, (192), (241), H 266.
24th to 26th..3, 99, 153.
30th to 32d..236, 260, W 266, 283, (287).
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34th to 36th..C 55.
36th to 38th..(82).
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46th to 48th..B 19, (103), I 207.
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50th to 52d..(16), 270.
54th to 56th..260.
56th to 58th..M 84, 143, (192).
60th to 62d..M 55, W 104, 236.
62d to 64th..142.
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68th to 70th..(252).
70th to 72d..(145).
72d to 74th..(103), (181), (216), (276), K 278.
74th to 76th..(74), (124), P 126.
76th to 78th..14, (17), (64), (145), 153.
78th to 80th..M 8, M 147, 248, K 289.
80th to 82d..(82), (228), (264), (276).
82d to 84th..25, B 31, (157), G 159, (264).
84th to 86th..60, O 66, S 104.
86th to 88th..(145), A 183, 218, F 253.
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90th to 92d..(53), (228).
92d to 94th..(29), (74).
94th to 96th..212, 236, 260, C 266, 272, *828.
96th to 98th..189, (264), M 266.
100th to 102d..M 55, W 75, 108, (124), 141, 200, (216), (228), *737.
102d to 104th..14, M 19, *21.
104th to 106th..(29), A 75, (157), A 159, M 266.
106th to 108th..S 43, P 75, B 114, 200.
108th to 110th..(41), 79, (103), (112), 131, 153, 200, R 218.
110th to 112th..283, (287).
112th to 114th..T 55, A 126, 131, (181).
114th to 116th..165, A 171, (276).
116th to 118th..153, (204).
118th to 120th..F 8, 14, (124), A 207, M 218.
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122d to 124th..(181), (264), T 266.
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30th to 32d..3, K 19, 60, (64), K 65, K 66, W 114, (124), 178, (276), K 278.
32d to 34th..100, F 125.
34th to 36th..71, 80, 153, 236.
36th to 38th..189, H 266, 284.
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46th to 48th..131, 153, 178, 211, 225.
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50th to 52d..154, 212, (228), 260, 272, D 278.
52d to 54th..200, D 207.
54th to 56th..B 75, B 136, M 253, 284.
56th to 58th..S 55, L 55, 225.
58th to 60th..B 66, (157).
60th to 62d..60, D 183, 283.
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66th to 68th..3.
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70th to 72d..B 8.
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74th to 76th..14, 49, (64), 80, 154, 201, (216), M 253.
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80th to 82d..(29), W 31, 100, S 136, 213, 284.
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88th to 90th..(6), H 8, 14, 26, 99, (204), 236, 260.
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94th to 96th..W 8, (82), (134), 178, (181), K 183, H 184, (264), H 266.
96th to 98th..M 44, 71, 142, 153, *175, 248, P 253.
98th to 100th..F 19, 200.
100th to 102d..F 55, (112), W 114.
102d to 104th..79, 89, *215.
104th to 106th..K 19, 60.
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108th to 110th..W 114, G 114, P 126, 178, 260.
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112th to 114th..S 114, 178, H 183, C 184, 236, (252).
114th to 116th..165.
116th to 118th..153, †844.
118th to 120th..99, (103), H 104, 119, 131, W 136, (216).
120th to 122d..142, C 147, 200, *923.
122d to 124th..S 31, B 147, (228), M 230, (264), 272.
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126th to 128th..190, B 194, 284, †528.

3d, from 8th or St Mark's pl to 10th..236.
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14th to 16th..(64), (82), 99, (145), (228), (252), (264), (276).
16th to 18th..131.
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20th to 22d..(29), K 31, (124), 132, 236, C 266 (287).
22d to 24th..(29), W 184.
24th to 26th..(29), (157).
26th to 28th..213, L 218.
28th to 30th..38, 39, M 114, (216), 225.
30th to 32d..39, (42), 132, 143, 154, 178.
32d to 34th..153, L 289.
34th to 36th..(103), 178, 225.
36th to 38th..3, (6), D 44, F 114, 132, H 184, H 194, 260, *648.
38th to 40th..K 44, 100, M 104, 166, H 184, H 194.
40th to 42d..166.
42d to 44th..W 55, (134), (192).
44th to 46th..L 218, (228).
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52d to 54th..C 8, L 19, 26, 71, (92), (169), 212, A 218, (276).
54th to 56th..(6), C 8, (192), (241).
56th to 58th..(17), (82), (124), (204).
58th to 60th..71, 165, (192), P 194, T 194, 210, (241), (264).
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62d to 64th..L 84, (252).
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76th to 78th..(103), (124), 154, (216), 223, 272, (276), *972.
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98th to 100th..(53), R 55, F 267.
100th to 102d..S 8, (53), H 55, 154.
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104th to 106th..60, F 75, 79, F 84, (112), H 114, 166, (204), (228), †1125.
106th to 108th..A 114, M 126, 166, G 171, 210.
108th to 110th..166, 210, 212, 236, A 243, *737.
110th to 112th..(192), S 207, (276), M 278, *737.
112th to 114th..(169).
114th to 116th..M 75, M 84, 131, (264), H 267.
116th to 118th..M 8, (74), (192), O 230, H 230.
118th to 120th..T 31.
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126th to 128th..(29), 60, 79, 131.
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4th, from Astor pl to 10th..(6), W 8, (192).
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12th to 14th..(241).
16th to 18th..*1153.
18th to 20th..P 278.
24th to 26th..(6), (53), (204), 212, P 230, P 267.
26th to 28th..(74), (92), 109, 200 H 267.
28th to 30th..224, 260.
30th to 32d..F 194.

5th, from 12th to 14th..(157), V 159, 236, (264).
14th to 16th..248.
16th to 18th..131, L 136, 164, 283.
18th to 20th..P 136, 142, 178, (264), A 267.
20th to 22d..(82), 154, M 159, 178, 272, F 277, M 278.
22d to 24th..(6), (192), F 218, 225.
24th to 26th..60, S 66.
26th to 28th..131.
28th to 30th..212, (287).
30th to 32d..14, 71, C 75, 109, F 114, W 114, 132, G 230, G 231.
34th to 36th..B 104, (157).
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52d to 54th..120, 132, 200, I 207, C 278.
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110th to 112th..K 31, O 136, 166, 188, F 194, S 194, (241), 248.
112th to 114th..W 136, S 207, (216), M 267.
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116th to 118th..D 66, B 159, (287), F 289, T 289, A 289.
118th to 120th..(112), G 114, H 136, 142, 178, C 231, (241), L 243, 248, F 253, B 253.
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128th to 130th..60, S 66, 283.
130th to 132d..26.
132d to 134th..71, (74), (103), R 207, 272.
134th to 136th..(64), G 66, L 104, 119, B 126, H 243.
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10th to 12th..(42), K 44.
12th to 14th..R 66, (74), (228).
14th to 16th..26, (169), K 194.
16th to 18th..(6), T 19.
20th to 22d..50 U 75, U 76, (82).
22d to 24th..(42), (103), P 126
24th to 26th..(6), (64), (124), 236, (252).
26th to 28th..109.
28th to 30th..3, (42), †617.
30th to 32d..38, (74), *80, (82), 165, A 171.
36th to 38th..2, 12, 14, (64), S 84, (169), (192), (204), (216).
38th to 40th..(6), (17), M 31, (124), (145), D 148, (181), 200, J 207, A 289, †844.
42d to 44th..100.
44th to 46th..142, (145), 166, S 171, 223, *428, †985.
46th to 48th..(241).
48th to 50th..W 184, B 184.
54th to 56th..W 55, (204).
56th to 58th..(42), M 44.

7th, from 12th to 14th..223.
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22d to 24th..M 55, 131, 132, O 136, 142, 166, 248, *388.
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28th to 30th..(42), (64), (92), 200, 248.
30th to 32d..K 267.
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34th to 36th..K 243, F 289.
36th to 38th..B 66, B 101.
40th to 42d..140, 178, *471.
42d to 44th..(112).
48th to 50th..B 44, 89, (124), (275), .
52d to 54th..100, A 218, 248, *388, *972.
54th to 56th..(264), †844.
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22d to 24th..(103), *1153.
24th to 26th..M 136, M 278.
26th to 28th..(169), D 289, *557.
28th to 30th..(42), O 105, O 126, (134), F 194, *215, (216), (229), (276).
30th to 32d..M 44, D 136, (216), *828.
32d to 34th..(145), 272.
34th to 36th..14, (29), C 31, (169), 236.
36th to 38th..(229).
38th to 40th..(42), (71), O 76, (169), (216), 236.
40th to 42d..178, (276), (287).
42d to 44th..(216).
44th to 46th..(42).
46th to 48th..P 8.
48th to 50th..(134), (181), F 218, (287), †708.
50th to 52d..D 7, M 31, 38, M 44, (228), (241), (252).
54th to 56th..M 231, (241), V 243, W 267.
56th to 58th..†36, C 66, †844.
58th to 59th..178, V 265.
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112th to 114th..(17), 26, C 31.
114th to 116th..26, Q 207.
116th to 118th..(74), 89, 200, (241), *350.
118th to 120th..14, 26, J 207, (216), (276).
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e s, 132d to 134th..26, 39, 80, C 148, (157).
134th to 136th..26, H 207.
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138th to 140th..26, A 136, (192).
140th to 142d..L 126, (134), G 136.
142d to 144th..S 8, (64), (181).
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26th to 28th..27, 39, (42), 119, (241).
28th to 30th..(276).
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50th to 52d..(229), H 231, 258.
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28th to 30th..H 105, B 105.
30th to 32d..200.
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36th to 38th..H 84, (252), 260, S 267.
38th to 40th..26, 119, G 253.
40th to 42d..G 126.
42d to 44th..36.
44th to 46th..(192), G 194, G 195.
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50th to 52d..71, V 76, 89, S 94, (145), †528.
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38th to 40th..L 76, (193), L 231.
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46th to 48th..(29), A 31, A 32.
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Bassford pl..S 172.
*Bayard..100, W 105.
*Beacon..285.
Beck (also see 151st), from Prospect av to Av St. John..5, O 136, O 148, (204), 249.
Av St. John to Leggett av..73, 102, L 105, 110, N 115, N 127, 249, †486.
Leggett av to 156th or Craven..R 243.
156th or Craven to Longwood av..R 9, 167, B 218.
Longwood to Intervale avs..27, H 56, (157), K 267.
Intervale av to Tiffany..213, K 218, †940.
*Beech..D 19, 27, 50, 72, G 76.
Belmont pl, from Weeks to Topping avs..213.
*Birch..236.
*Bleecker..81, 82, S 86.
Boston ter..101, L 105.
*Bowne..101, *388.
Brandt pl..28.
*Bridge..*71.
Bristow, from Stebbins av to Jennings..*129.
Jennings to 170th..213, M 231, V 267.
*Britton..M 289, C 289.
*Bronx pl..H 231.
*Bronx Pk E..15, *471, *737.
Bronx Pk S (see also 182d)..4, C 9, 133, 134, M 136, M 137, F 148.
*Bronx ter..39, C 76.
Brown pl, from 132d to So blvd..J 280.
136th to 138th..72.
Buchanan pl..B 253.
Burnet st or pl..M 218, 225, R 231.
Bush..62, †618.
*Business pl..S 105.
*Butler pl..72, 168.
*Byron..15, 51, 238, U 244, C 267.

Cabot..†618, †750, †1170.
Cadiz pl..225, 237.
Canal st or pl..M 20, 92, R 94, (124), S 126, †273.
Cannon pl..†797.
*Carlisle pl..G 115, 132, †1081.
Carr..(74).
*Carroll..O 19.
Carroll pl..27, 100, 110, 236.
Casanova..L 231, 261.
*Catherine..91.
*Cedar..15, M 19, 110, M 195, 214, B 253.
Cedar la..V 127.
*Cemetery la..15, 214.
Charlotte pl or st, w s, from Jennings to 170th..T 66, 80, K 126.
w s, 170 to Boston rd..(169), 203, 225, 226, 227, (229), F 231, O 231, T 231, C 231, M 231, E 231, (241), 261, T 267, *875.
Cheever..(29).
*Chestnut..143, D 184.
Chisholm, from Stebbins av to Freeman..100, B 105, 179, L 184, S 184, 225, S 289.
Freeman to Jennings..G 19 (103).
*Clarence..L 76.
Clarke pl..(204).
Clifford pl..90, J 94, 274, †798.
*Commerce..225, 249, 251, P 254.
*Connor..227, D 232.
*Corsa la..226, 227.
Coster, from Viele av to (Eastern blvd) Bay av..†985.
Randall to Spofford avs..80, 82, K 94, 100, 143, 154, 167, 201, *1019.
Spofford av to Hunts pt rd..190.
*Coster..E 126.
Cross..15, M 207.
*Cross..203 (204).
Crotona pk E..61, 72, K 76, O 136, 179, P 207, (264).
Crotona pk N..C 94, 213, 225, B 231, 236, 239, C 243, 249, 251, B 253, B 254, K 254, †1126.
Crotona pk S..M 55.
Crotona pl..100, D 105, 190, 201, 261.
*Cruger..143.

*Daniel..286.
*Davis..†618.
Dawson, from Prospect to Leggett avs..W 32.
156th to Longwood av..S 32, W 185, 201, 236, R 243.
w s, Longwood av to Rogers pl..(276), L 279.
e s, Longwood to Intervale avs..R 207, *783.
*Dean pl..F 76, 201, G 207.
Dean..249, 273.
Devoe ter..90, E 94, 100, 236, *782.
*Ditmars..Y 55, Y 94, 213.
Division (old)..15, 143.
*Dock..27.
*Dorsey..100, 120.
Drainage..91.
*Duncomb..80.

*Edgewater ter..179, 201, 249, †361.
*Elizabeth..80, R 85, 91, 101.
Elm st or pl..C 21, 81, H 136, A 159.
*Elm..28.
*Elm pl..D 254.
Elsmere pl, from Prospect to Marmion avs..52, 154.
Marmion av to So blvd..D 45, 62, E 67, 73, 110, M 114, N 160.
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*Elwood pl..*783.
*Ericson pl..156.
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Exterior..†444.

Faile, from Oak Point to Spofford av..M 194, M 206, 239, 240.
Spofford to Lafayette avs..M 194, M 206.
Lafayette to Seneca avs..90, 134, W 171.
Whitlock av to Aldus..40, K 44, L 44, A 44, S 44, 225, 227, W 231.
Aldus to Bancroft..G 8, K 184, 192, M 195, A 195, S 207.
Fairmount pl, from Clinton to Marmion avs..39, O 55, F 66, E 126.
Marmion av to So blvd..168, P 173, 273, H 278, †664.
Featherbed la, from Plympton to Nelson avs..262.
Nelson av to Macombs rd..39, 121, 143, 201.
*Fillmore..80, 144, L 208, 249, B 267, 273.
Fletcher (see also 182d)..(53), P 95.
*Fordham..(6).
Fordham pl..28, 29, O 32.
Forster pl..81.
Ft. Independence..W 148, 201, K 231.
Fox (also see 150th), from Prospect av to av St. John..110, K 114, V 114, V 126, 180.
av St. John to Leggett av..132, (169), 201, 203, M 207, 236, 239, M 243 †798, †1033.
Longwood to Intervale avs..249, G 254.
Intervale av to Tiffany..A 94, 100, B 105, 201, D 207.
Tiffany to Dongan or 163d..M 8, O 19, 80, 90, (113), 154, S 171, 236, F 243.
Dongan or 163d to Westchester av..29, P 32, A 32, W 44, P 44, A 44, W 66, 72, B 76, 110, 156, 225, B 254, 273, P 278.
Westchester av to 167th..5, R 8, 39, G 44, 101, 110, 154, G 184, M 195, 225, 286, P 289, †444, *923.
167 to Home..39, 40, L 44, 50, (241), S 254.
Home to Intervale av..132, 143.
Freeman, Prospect av to Chisholm..(103), 201, N 207, *783.
Stebbins to Intervale avs..F 94, F 95, (182).
Intervale av to So blvd..L 113, 203, (216), 225.
Hoe to Vyse avs..(42), P 85, 111, G 115, P 115, 155.
Vyse to Bryant avs..P 33, F 44, (83), 154, (182).
Bryant to Longfellow avs..154.
*Fulton..50, 52, S 55, 82, O 85, S 86, 90, 102, F 171, 202, 225, F 278.

Gale pl..61, 81.
Garden, from Crotona to Prospect avs..61 O 148, 179, O 184, O 195.
Prospect av to So blvd..101, 190.
*Garden pl..39, L 44, L 55, S 159, 168.
Garrison sq..61.
*Garfield..B 8, C 19, 110, 191, A 218, G 267, 273.
Gates pl..15, 50, 51, 72, 100, 110, M 114, 225.
Gerard..K 255.
German pl, from Westchester av to Rae..190.
156th to Brook av..213, 284, H 289, *828.
Gilbert pl..215, B 219, E 219, (229).
Giles pl..K 136.
*Glover..S 267, D 267, †361.
Gouverneur (old)..15, 90.
*Grant Circle..F 218.
*Gray..O 195.
*Green la..27, 190, B 195, M 195, D 218, C 231.
Griswold pl..T 127.
Grote, from Prospect av to So blvd..179.
Grove..28.
*Guion pl..213, *259, *471.

Hall pl, from 165th to 167th..122, B 136, B 159, D 159, 284.
*Halsey pl..50, P 55, *80.
*Hancock..15, 61, S 94, 213, 236, 273.
Hawkstone..191.
*Hazel..15.
Hennessy pl..236, 237, M 243, S 243, B 243, G 243, Y 243, J 243, C 243, P 243, 249, L 254, O 254, *781, *782.
Herkimer pl..201, *603.
*Herschell..50, P 55, 168, 251, 261.
Hewitt pl, e s, 156th to Longwood av..201.
w s, Macy pl to Longwood av..D 85, 90, 237.
Longwood to Westchester avs..(64), J 196.
Hoffman, from 184th to 187th..(53), 90, K 94, †96, 100, (124), E 159, 201, N 207, *216, †528.
187th to 188th..S 105, 143, L 148, 249, M 254, 273, *557.
189th to Fordham rd..B 19.
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Home, from Tinton to Union avs..B 232, 249.
Union to Prospect avs..M 32, I 195, *1155.
Prospect to Stebbins avs..91, 111.
Stebbins to Intervale avs..273, D 278.
Intervale av to Fox..39, L 44, 50, 61, G 76.
Fox to So blvd..K 44, C 66, K 85, K 126, (287).
Hoe to Vyse avs..273, 274, *1019.
Vyse av to West Farms rd..143, S 148, A 208, S 231, †844.
*Huguenot..4, 167, S 171.
Hutchins pl..40, J 45.

Irvine..3, T 85, 90, 91, 284, †664.
Ittner pl..P 115.
*Ivy..15.

*Jackson..110, 154.
*Jarrett pl..227.
*Jefferson..5, 110, 111.
Jefferson pl..H 85, (265).
Jennings, from Boston rd to Prospect av..P 67, 190, 213, *737, *782.
Prospect av to Bristow..F 45, F 93, 213, V 267, *603.
Bristow to Stebbins av..190.
s s, Witkens av to So blvd..5, 110, 143, B 148, M 171, R 173, R 185, †617, †618.
Hoe to Bryant avs..M 196.
*John..101, *388.
*Juliana..81, R 254, C 279.
Kappock..H 159.
Kelly (also see 152), from Prospect to Leggett avs..N 268.
156th to Longwood av..201, L 207.
Longwood to Intervale avs..90, 120, 132, R 184, * 216, G 254.
Intervale av to Dongan or 163d..101, 120, W 148, 154, U 159, 249, B 254.
Dongan or 163d to Westchester av..261, H 267.
Westchester av to 165th..C 94, 143, J 159, J 171.
165th to 167th..R 19, B 19, K 94, 110, 112, (124), 249.
Kindermann pl..27, 39, 61, S 67, 81, 251, S 254.
Kingsbridge ter, from Heath av to Kingsbridge rd..A 148.
w s, Kingsbridge rd to Albany Crescent..80, B 85.
e s, Kingsbridge rd to Perot..179, 180, A 184, A 267, †750.
w s, Boston av to Ft. Independence..190.
Knox pl..50, 51, 62, H 67, H 68, 101, 120, 190.

Lafayette pl..132, I 136, 284, *429.
*Lafayette..S 67, R 67, 213, 249.
*Lebanon..C 148, 190.
*Leggett pl..4, E 243.
*Leland..50, 201.
*Lester pl..273.
Lilian pl..143, †797.
*Lincoln..15, B 67, R 184, 261.
Lisbon pl..143, B 148, 225, 237.
Lorillard st or pl, from 3 av to 188th..40, A 44, 61, 154, 167, D 171, 251.
188th to Fordham rd..61, 179, P 184.
Loring pl, from Burnside av to 180th..237, E 243, P 243, K 243, O 244, M 244, 249, K 254, M 254, *781, *782.
180th to 183d..*694, *783.
183d to Fordham rd..B 8, 15, 261, P 267, B 267, 273, 284, B 289, †890
*Lowerre pl..190, W 195.
*Ludlow..101.
Lyman pl..G 136, 201, S 218, †230.
*Lyvere..27, 39, 50, H 55.

Macy pl..D 85, 90, 237, S 243.
*Madison..143, G 160, 214.
*Magenta..50, C 148, *972.
*Magenta pl..237, P 243.
*Main..H 20, 203, 213, 261, *828.
Manida, from Eastern blvd to Randall av..261, L 267.
Randall to Spofford avs..B 95, 132, 261.
Lafayette to Garrison avs..201, 249, L 254, 261, *828.
*Mansion..51, 92.
*Maple..110, 145, B 148.
*Marian..39, 213, 225.
..*Marion..C 105.
*Matilda..4, S 32, 40, R 45, O 85, 90, 91, R 105, 132.
*McDonald..S 126, S 184, 273.
*Mead..†361.
*Merrill pl or st..15.
*Meyers..M 8.
*Mianna..110.
Minerva pl..S 278.
Minford pl, from Jennings to 172d..S 8, 15, K 55, 132.
172d to Boston rd..15, 27, (29), S 32, P 56, 101, 284.
Morris (old)..102, S 105.
Morris pl..133, 179, 190.
Morton pl..238.
Mt Hope pl, from Jerome to Walton avs..K 85, 227, 237, 249.
Mt. Hope to Anthony avs..80, H 85.
*Newman..72, 80, H 85, 201, 249, 251, D 254,
Newell..284.
North, from Jerome to Davidson avs..L 76, (216), 226, *923.
Davidson to Grand avs..143, S 148.

*Oak..143, M 195, 214, 289, C 289.
Oak ter..273, P 278, K 279.
Oak Tree pl..R 32, 214.
Oakland pl, from Crotona to Clinton avs..H 127.
Clinton to Prospect avs..O 20, O 160, G 184, 285.
*Odell..110, 154, 167.
Oliver st or pl..W 218.
*Orchard Beach la..†890.
Orchard (closed)..H 136.
*Orchard..U 126.
Osborne pl..237, F 243, P 243, O 243, 249, 250, S 254, 261, F 267, *782.
*Overing..4, 27, H 85, 225, †664.

Palisade pl..81, 249, W 254, 263.
Park..†844, †1126.
Parkside pl..90, O 94, 102, 110, 251, 274, *429.
Poe pl..262.
Pond pl..S 55.
Pontiac pl..(83), (204).
*Poplar..143, 273, 284, B 289.
*Post..91.
*Prospect ter..110, C 148.
*Public pl..143.
Punnett..133.
*Purdy..179, 239

*Quincy..72, 73.

Rae..102.
*Randall..27.
Reservoir Oval East..250.
Reservoir pl..143, 213, *1155.
Review pl..50, 156, 201.
Ritter pl..15, *21, P 67, 101, 143, 201, 203, 213, G 279, V 279, K 279, *557.
Rogers pl, from Dawson to 163d..63, G 68, G 231, †403.
Westchester av to Hall pl..145, M 148, O 184, 237.
*Rose pl..4, 15, 50.
*Roselle..B55, 284, B 289.
*Rowland..W 148.
*Ruskin..80, 155.

*Sagamore..251.
St. George's Crescent..*1110.
St. Mary's, from Concord av to So blvd..29.
St Paul's pl, from Brook to Park avs..*1155.

NOTE.—Key explaining the signs used will be found on page 3.

Park to 3d avs..39, (157), 180, †1033.
3d to Fulton avs..73, 82, 133, 228, 286,
*Saw Mill la..190, 191, A 196, S 196.
*Schieffelins la..273.
*Scofield..39, 40, 154, M 159.
Seabury pl, from Charlotte to 172d..273.
172d to Boston rd..81, T 85, E 160, 179, 249, E 254, T 267, †750.
*Seminole..101, †361.
*Seton..191, 210.
*Sheil..201.
*Silver..W 19, B 19, W 254.
Simpson (also see Fox), from Fox to 163d, late Dongan..M 8, S 171, P 184, 249.
163d, late Dongan, to Westchester av.. 27, S 85, F 159, 167, 168, 179, A 184, P 184, 225, 249, K 254, 273, D 289.
Westchester av to 167th..101, 143, (146), 179, K 184, U 185, 213.
167th to Home..80, S 85, 190, 249, B 254.
Home to Freeman..L 113.
*Sommer pl..168.
Spencer pl..*1153, *1154.
Station pl..284.
Stevenson pl..261.
*Storrow..143.
*Swinton..52, P 55, 143, 213, *471.
*Sycamore..15.

*Taylor..191, H 196, M 231.
Teasdale pl..61.
*Thomas..27, 249, C 254, * 782.
*Thwaites pl..15, 27, 61, *875.
Tiffany, from Longwood to Spofford avs.. B 55, 61.
Spofford to Lafayette avs..225, R 231.
Lafayette to Whitlock avs..102, 215, T 218, †844.
Whitlock to So blvd..63, *129.
Fox to 163d, late Dongan...A 94, 132, S 171, 201, D 207, 213, K 218, 261, †940.
163d, late Dongan, to 165th..80, 90, S 94, 154, (169), 203, 261, H 267.
165th to 167th..90, T 94, T 95, 101, R 105, D 105, 167, (169), 190.
167th to 169th..273, 284, W 289, †572.
*Tompkins..143.
Trafalgar pl..27, D 32, 213, 249, T 254, †1170.

*Union..*471.

*Valentine..4, S 9.
*Van Buren..91, 132, 143, †664.
Van Cortland pk S..D 8, 61, 81, 156, 261, 284.
*Van Nest..B 95.
*Vincent..4, 28.
Vineyard pl..C 9, M 32.
*Vine..15.

*Waldo pl..284, 285, 286, S 290.
Wall..61.
Walnut..(old)..63.
*Walnut..61, 143, 167, 285.
*Washington, P 55, 190.
Waterloo pl..52, 143, F 148.
Weiher ct..27, 72.
West..L 8.
Weigand pl..179.
*Whitehall pl..15, 213, G 218, †844.
Whittier, from Randall to Spofford avs.. 39, M 194, M 206.
Lafayette to Seneca avs..29, 239, P 244, 263, P 268.
Seneca to Garrison avs..K 149, D 232.
Garrison to Whitlock avs..H 85, 273, L 279, *1066.
*Wilcox..4, S 9.
*William pl..†797.
*William..202, B 232, B 268.
*Willow la..51, F 115, 249.
Wolf (old)..K 160.
*Wood..225, 249, 251, D 254.
*Woodmansten pl..238, B 244, 275, 286.
Worthen..D 68.
*Wyatt..W 243.

1st (old)..4.

*1st..S 56, 81, C 86, G 254.

2d (old)..4.

*4th..81, 274.

132d, from Willis to Brown pl..J 280.
Brook to St. Ann's avs..†844.
St. Ann's to Cypress avs..(74), (83), 144, 167, 274, 284, †844.

133d (also see So blvd), from Lincoln to Alexander avs..(169), V 171.
Alexander to Willis avs..(6), 167, 179, (193), B 195.
Brown pl to Brook av..191.
So blvd to Cypress av..72, R 76, (83), 213, D 218, 249, D 254, 274, 284, †361.
Cypress to Willow avs..D 55, 72, G 85, 237, *923.

134th, from 3 to Lincoln avs..(83), 237.
Lincoln to Alexander avs..4, (64), S 67.
Alexander to Willis avs..(6), 39, 190, (193), B 195, 226, 227, 273.
Willis av to Brown pl..50, C 55, F 67, 80, R 85, 110, K 148, 154, M 243, C 243, *648, *972.
Brown pl to St Anns av..W 8, D 44, 61, 80, 179, *216, 237, K 243, 249, L 254.
St Anns to Cypress av..L 85, 110, B 149, (204), 263, 274.
Cypress to Willow avs..27, *80, 213, B 279.

135th, from Gerard to Park avs..263, 275.
Park to 3d avs..4, 201, M 207, †664, †797.
3 to Lincoln avs..(64), (83), (229), 237.
Alexander to Willis avs..H 160, S 171, 226, 261, P 267.
Willis av to Brown pl..(124), C 127, F 136, 201, B 279.
Brown pl to Brook av..262.
Brook to St Anns avs..39, K 76, 143, 154, (169).

136th, from Rider to 3d avs..61, (241).
3d to Lincoln avs..155.
Lincoln to Alexander avs..C 126, 273, 284.
Alexander to Willis avs..120, 190, (204), Q231.
Willis av to Brown pl..27, 61, D 67, 110, 112, B 115, 167, *603.
St Anns to Cypress avs..(229), 284.
Cypress to So Blvd..B 76, (146), C 148.
So Blvd to Willow av..110, M 115.
east of Locust av..†788.

137th, from Rider to 3d avs..202, 203.
Lincoln to Alexander avs..132, B 136, B 207, 273, 284.
Willis av to Brown pl..51, 72, R 171, S 243, (287).
St Anns to Cypress avs..(6), 27, (42), 51, R 207.
Cypress av to So Blvd..226.
So Blvd to Willow av..261, W 267.

138th, from Gerard to Mott avs..214, *828, Park to Rider avs..R 94, (124), S 126, B 232.
Alexander to Willis avs..(252).
Willis to Brook avs..E 76, T 195, 201, C 244.
Brook to St Anns avs..(252), 286, (287).
St Anns to Cypress avs..27, 226.
Cypress to So Blvd..226.
So Blvd to Walnut av..*828.
east of Locust av..†36.

139th, from Alexander to Willis avs..A 41, 122, O 127, (216), 226.
Willis to Brook avs..110, 273, 274.
Brook to St Anns avs..90, (103), 110, S 127, 285.
St Anns to Cypress avs..61, (64), T 67, R 85, 110, G 115, T 115, F 136, 261.
Cypress to Jackson avs..132.
So Blvd to Walnut av..132, *471.

140th, from 3d to Alexander avs..D 9, V 95.
Alexander to Willis avs..167, 179, P 184, *514, *603, *694.
Willis to Brook avs..110, 132, 274.
St Anns to Cypress avs..15.
Jackson av to So Blvd..†36.
So Blvd to Walnut av..80.
Walnut to Locust avs..F 148, 237.

141st, from Alexander to Willis avs..A 195, N 195, 273, F 289.
Willis to Brook avs..G 67, 102, C 105, K 105, 249, M 267, 273, 274.
St Anns to Cypress avs..61, 120, L 126, B 159, 167, C 289.
Walnut to Locust avs..190.

142d, from Rider to Morris avs..167.
Alexander to Willis avs..72.
Willis to Brook avs..S 44, D 44, 62, S 67, M 85, 120, 167, E 171, 237, 274, P 279.
Brook to St Anns avs..K 19.
Concord to Wales avs..W 127.
Wales to So Blvd..201.

143d, from 144 to Morris av..S 207.
Morris to College avs..81, †664.
3d to Willis avs..4, S 95, L 95, M 195.
Willis to Brook avs..(146), S 184, F 220, 226.
Brook to St Anns avs..†750.

144th, fromPark to Morris avs..(157).
Morris to College avs..81, 273, †664.
3d to Willis avs..(53), S 56, S 232.
Willis to Brook avs..61, (113), 284.
Brook to St Anns avs..L 32, †750.
St Anns to Concord avs..4.
Southern blvd to Timpson pl..†143.
Timpson pl to Whitlock av..120.

144th (old)..D 68.

145th, from College to 3 avs..80, 180, 201, E 207.
Willis to Brook avs..H 8, R 19, 284.
St Anns to Concord avs..40, B 67.
Wales av to So Blvd..81.

145th (old)..39, C 44, 81, 111, 285.

146th, from Park to Morris avs..61, 201, M 207.
Morris to College..O 55, 132, *350.
College to 3d avs..O 55, †230.
3d to Brook avs..H 32, 144, 190.
Brook to St Anns..143, R 148, B 207.

147th (also see Dater), from Willis to Brook avs..249.
Brook to St Anns avs..P 115, 180, 226, B 231.
Jackson to Concord avs..27, *80.
Tinton av to So Blvd..263, N 268, S 268, *828.
So Blvd to Timpson pl..237, 239, R 243.
Timpson pl to Austin pl..201, K 207, 237, A 243, *388.

148th, from Park to Morris avs..D 44, B 159, 201.
Morris to Courtlandt avs..S 105, 133, C 149, 154, *388.
Courtlandt to 3d avs..B 126, 213, 249, K 254.
Bergen to Brook avs..M 244.
Brook to St Anns avs..54, T 56, B 115, 201, 249, 250, S 254, M 254, H 254, R 267.

149th, from Walton to Mott avs..W 148, 203.
Park to Morris avs..273.
Morris to Courtlandt avs..C 149.
Courtlandt to 3d avs..†36, (124).
Bergen to Brook avs..†36, 91, (157), (204).
Trinity to Jackson avs..(276).
Jackson to Concord avs..285.
Concord to Wales avs..(74).
Wales to Tinton avs..52, T 56, †361.
So Blvd to Austin pl..284.

150th, from Walton to Mott avs..M 55, *429, *1110.
Park to Morris avs..27.
Morris to Courtlandt avs..(17), V 19, A 231, †318.
Courtlandt to Melrose avs..180 ,192.
3d to St Anns avs..R 195, H 195, *972.
Concord to Wales avs..K 8.
Wales to Tinton avs..(146).

151st (also see Beck), from Gerard to Walton avs..C 56.
Walton to Mott avs..V 127, 155.
Park to Morris avs..27, Z 32.
Morris to Courtlandt, avs..15, 27, 62, 90, J 184, K 185.
Courtlandt to Melrose avs..62, 154.
Melrose to 3d avs..154.
Concord to Wales avs..P 115.
Union to Prospect avs..239, B 244.

*151st..50, P 254.

152d (also see Kelly), Park to Morris avs.. 179, †444.
Morris to Courtlandt avs..155, (169), B 172, 202, 250, R 254, *603.
Courtlandt to Melrose avs..62, 63, 101, 120, N 126, T 126.
Melrose to 3d avs..F 8, 15, 155, (157), K 185, 273, 274, C 279 *875, *923.
Bergen to Brook avs..C 56, 120.
Jackson to Wales avs..(157), 226, 249.
Tinton to Union avs..132.

153d, from Park to Morris avs..P 137, 214, M 232.
Morris to Courtlandt avs..39, C 44, (93), 110, I 232, 249, G 279.
Courtlandt to Melrose avs..132, 237.
Melrose to Elton avs..27, (265).
Elton to 3d avs..122.
3d to Bergen avs..133.
Bergen to Brook avs..(287).

154th, from Park to Morris avs..C 185, 214.
Morris to Courtlandt avs..B 44, 237, D 289.
Courtlandt to Melrose avs..4, 111, (113), †189.
Melrose to Elton avs..4, M 85.

155th, from Morris to Courtlandt avs..15.
Courtlandt to Melrose avs..K 76.
Melrose to Elton avs..250, 262, R 268.
Wales to Tinton avs..90, 190, 284.

156th, from Park to Morris avs..W 279.
Courtlandt to Melrose avs..B 219.
Melrose to Elton avs..80, T 85, 201, H 207, †664.
Elton to 3d avs..†361.
3d to Brook avs..91, C 95, 121, U 127.
Eagle to Cauldwell avs..15, S 19, 202.
Cauldwell to Trinity avs..143.
Trinity to Jackson avs..L 95.
Union to Prospect avs..M 207, 261, A 274, *828.
Prospect av to Dawson..239, B 243.
Kelly to Beck..A 184.
Fox to So Blvd..201.

157th, from Park to Courtlandt avs..W 56.
Courtlandt to Melrose avs..80.
Melrose to Elton avs..(113), †143, B 279.
Brook av to German pl..*828.
German pl to St Anns av..K 32, 213.

158th, from Gerard to Walton avs..238.
Morris to Park avs..G 68.
Park to Courtlandt avs..155.
Jackson to Forest avs..(216), F 279.
Forest to Tinton avs..S 83, S 95, S 241, 263.
Tinton to Union avs..O 149, †230.
Union to Westchester avs..286, B 290.

159th, from Park to Courtlandt avs..C 67, L 67, C 218, B 232.
Courtlandt to Elton avs..27, C 195, 273, C 279, 284.
Elton to Washington avs..284.

160th, from Park to Courtlandt avs..273.
Courtlandt to Melrose avs..80, 261, 262, †528, †664.
Melrose to Elton avs..V 56.
Elton to Washington avs..C 115, 284.
Cauldwell to Trinity avs..(146).
Trinity to Jackson avs..213.
Jackson to Forest avs..155, *557, (276).
Tinton to Union avs..167.
Union to Westchester avs..144, B 280. 286, B 290, *429.

161st, from Morris to Park avs..15, A 19, 133, C 137, 144.
Courtlandt to Melrose avs..(64), (74), (276).
Melrose to Elton avs..S 76.
Elton to Washington avs..†1125.
Washington to Brook avs..(6).
Brook to 3d avs..(83).
Trinity to Jackson avs..131, P 195.
Jackson to Forest avs..61, P 67, 238, C 244.
Forest to Tinton avs..15, 120, 143, (157), J 196, 214, (216), L 218, R 218.
Tinton to Prospect avs..73, D 95, (134), (169), 273, H 279, B 290, †940.
east of Prospect av..J 196.

162d, from Woodycrest to Anderson avs.. S 255.
Morris to Teller avs..P 8, L 19, H 86, 121, W 126, H 159, 179, 190.
Courtlandt to Melrose avs..226.
Melrose to Elton avs..51, C 56, 62, 111, T 172.
Brook to 3d avs..R 105.
Prospect to Westchester avs..63, R 115, J 196, 201, K 207.

163d (also see Dongan), from Sherman to Grant avs..K 149, Y 149, K 160.
College to Teller avs..C 8, C 19, 203.
Melrose to Brook avs..237.
Washington to 3rd avs..110.
Trinity to Jackson avs..K 207.
Jackson to Forest avs..27, (182).
Forest to Tinton avs..40, 121, G 126, K 243.
Tinton to Union avs..(53), 121, (204), K 207, 249.
Stebbins to Westchester avs..63, G 68, G 231, G 232, †403.

NOTE.—Key explaining the signs used will be found on page 3.

Westchester to Intervale avs..G 231, †403.
Intervale av to Kelly..S 67.
Kelly to Tiffany (169).
Tiffany to Fox..90, S 94, (113), 261.
Fox to So Blvd..M 8, (64), A 184, P 184.

164th, from Summit to Ogden avs..P 185.
Ogden to Woodycrest avs..G 21, 92.
Jerome to Cromwell avs..*1155.
Morris to College avs..132, 201.
College to Findlay avs..D 76.
Brook to Wash avs..51, J 56, 62, (74), G 76, 90, (182), S 185, 237, *648.
Wash to 3d avs..92, H 218.
Cauldwell to Trinity avs..S 126.
Prospect to Stebbins avs..110, 154, 167, R 268, J 268.

165th, from Ogden to Nelson avs..226, H 232, †709.
Nelson to Woodycrest avs..92.
Woodycrest to Anderson avs..82, D 86, D 95.
Jerome to Cromwell avs..*1155.
Concourse to Sheridan avs..C 19, G 171.
Sheridan to Sherman avs..81, M 85, M 86, 285.
Sherman to Grant avs..226, K 232, †1126.
Grant to Morris avs..80, 82, D 85, 91, W 95, M 126, 155, 156, C 160, (216), 239, R 279.
Morris to College avs..(265).
College to Findlay avs..40, S 45.
Findlay to Teller avs..73, *80.
Teller to Clay avs..92, W 95.
Clay to Webster avs..180, †940.
Brook to Wash avs..39, 40, 275, Z 279, 286.
Wash to 3d avs..(29), 62, 63, T 67, A 68, E 126, H 126, A 208, †528.
3d av to Boston rd..156.
Cauldwell to Trinity avs..D 56, B 218, 227, B 267, 286.
Jackson to Forest avs..61, M 76, M 126.
Forest to Tinton avs..L 32.
Tinton to Union avs..(193).
Prospect to Stebbins avs..213, B 218.
Stebbins av to Rogers pl..16, F 20, S 20, 72, T 85, 122, A 195, A 231.
Rogers pl to Intervale av..250, *923.
Kelly to Tiffany..62, W 67, 143, C 231.
Tiffany to Fox..(169).
Fox to Westchester avs..101.

166th, from Woodycrest to Anderson avs..102, M 106, B 106.
Grant to Morris avs..†273.
College to Findlay avs..262, T 267, T 268, †1082.
Findlay to Teller avs..63, S 68, 73, 262.
Teller to Clay avs..101, 102.
Clay to Webster avs..191.
Park to Wash avs..62.
Wash to 3d avs..(193).
3d to Fulton avs..(216), (287).
Trinity to Jackson avs..M 232.
Jackson to Forest avs..81, C 219.
Forest to Tinton avs..202.
Union to Prospect avs..52, †96, A 232.

167th, west of Sedgwick av..M 172.
from Sedgwick to Lind avs..K 160, C 289.
Lind to Ogden avs..S 267.
River to Gerard avs..R 137, 285.
Grant to Morris avs..28, S 32.
Findlay to Teller avs..156, S 173, 262, 263, S 268.
Teller to Clay avs..28, S 32, G 76, 82, 91, 102, S 195, †797.
Park to Wash avs..80, 249.
Wash to 3d avs..167.
3d to Fulton avs..B 290.
Fulton to Franklin avs..C 9.
Franklin av to Boston rd..144, *1110.
Boston rd to Prospect av..H 44, K 56, †96, 110, R 126, 143, M 148, 180, (182), P 184, J 185, 249.
Intervale av to Kelly..49.
Kelly to Tiffany..4, P 8, 90, 167, 213, 249, Y 267, †1082.
Tiffany to So Blvd..S 195, 284.
So Blvd to Hoe av..R 184.
Hoe av to West Farms rd..80, †664, †798.
West Farms rd to Bryant av..273, 274.

168th, from River to Gerard avs..W 219.
Teller to Clay avs..82, S 85.
Wash to 3d avs..286.
3d to Fulton avs..180.
Franklin to Boston rd..15.
Boston rd to Forest avs..284.
Union to Prospect avs..52.

169th, from Lind to Merriam avs..62.
Nelson to Shakespeare avs..(146), W 148, P 149.
Shakespeare to Boscobel avs..29.
Cromwell to Gerard avs..K 290.
Gerard to Walton avs..72.
Morris to College avs..T 160, 167, D 171, 237, G 243, 249, 250, 251, W 254, 261.
College to Findlay avs..†572.
Findlay to Teller avs..226, 273.
Clay to Webster avs..203, R 208.
Webster to Brook avs..213, 250, 274, B 279, *875.
Park to Wash avs..121.
Wash to 3d avs..L 21, 73, (157).
3d to Fulton avs..(205).
Fulton to Franklin avs..213.
Franklin to Boston rd..H 44, 121.
s s, Boston rd to Tinton av..(204).
n s, Boston rd to Union av..(134).
s s, Tinton to Union avs..286, C 290.
Prospect to Stebbins avs..191, 213.
Stebbins to Intervale avs..27, 29, 191, O 219.
Tiffany to 167th..P 207, S 243, †230, S 254, F 289.

170th, from Ogden to Plympton avs..90, 168.
Cromwell to Inwood avs..*1110.
Findlay to Teller avs..214, 226.
Teller to Clay avs..*1019, *1110.
Webster to Brook avs..(229).
Brook to Park avs..72, O 76.
Wash to 3d avs..73, 144, 168, 192, B 268.
3d to Fulton avs..133, C 137, 275.
Fulton to Franklin avs..72, W 76, 167.
Crotona av to Boston rd..179.
Stebbins to Wilkens avs..†318.
Wilkens av to Charlotte..203, 225, 227, T 231, 261, T 267.

*170th..249, K 254.

171st, Merriam to Ogden avs..191.
Webster to Brook avs..*129, *875.
Brook to Park avs..K 20, K 32.
Park to Wash avs..(241).
Wash to 3d avs..81, (204), 261, *303, *923.
3d to Fulton avs..27.
east of Fulton av..91.

*171st..81, 203, D 208, 284.

172d, from Park to Wash avs..(103), A 106, B 106, 201, S 267.
Bathgate to 3d avs..4, H 95, 102, T 106, †318.
3d to Fulton avs..226.
Fulton av to Boston rd..102, S 105, C 105.
Boston rd to Minford pl..S 8, 81, T 85, S 105, H 105, M 105, 132, S 136, S 137, E 160, (182), 201, 203, (204), E 207, E 254, T 267, 273, †844.
Minford pl to So Blvd..27, S 32, P 56.
Hoe to Vyse avs..K 32.
Longfellow to Boone avs..39, 40, 62.

*172d..110, 168.

173d, from Eden to Morris avs..101, S 105, *175.
Mt Hope to Topping av..27, E 32, F 76.
Anthony to Carter avs..(204).
Carter to Webster avs..N 95, P 95, N 149, P 149.
Webster to Park avs..213, S 218, G 267.
3d to Fulton avs..273.
Boston rd to So Blvd..(83), A 149, C 149, 251, T 255, T 267, T 268.
Hoe to Vyse avs..227.

173d (old)..143.

*173d..15, 143, P 148, 261.

174th, from Nelson av to McComb's rd..121, 143, 167, 262.
Jerome to Walton avs..179, 202.
Eden to Morris avs..R 8.
Topping to Clay avs..K 195.
Clay to Anthony avs..D 127, C 127, (134).
Park to Wash avs..†274.
Wash to Bathgate avs..(93), 101, 156, 250, 286, †361.
Bathgate to 3d avs..C 32, (204), 239.
Boston rd to S Blvd..110, 111, A 115.
So Blvd to Hoe av..101, H 105, 110, 111, A 115, †750.
Hoe to Vyse avs..T 45.

*174th..C 85.

175th, from Nelson av to Macombs rd..90, 121, C 148.
Walton av to Concourse..R 19, 239.
Concourse to Weeks av..16.
Mt Hope to Topping av..62.
Clay to Anthony av..C 67.
Webster to Park avs..O 95, (146), B 148.
Park to Wash avs..(17), (74).
Wash to Bathgate avs..27, *80, *1019.
Bathgate to 3d avs..122, 167, *429.
Arthur to Crotona avs..A 32, 285, B 290, M 290, *603.
Crotona to Prospect avs..V 8, 39, 40, C 45, 52, 201, 261, 273, *1155.
Prospect to Marmion avs..W 9.
Marmion to So Blvd..C 9, 62, 132.

*175th..S 85, 121, 144, 201, B 207, D 208, N 279.

176th (late Mott), from Commerce to Sedgwick avs..102, 121.
Sedgwick to Undercliffe avs..102, 121.
Popham to Montgomery avs..62.
Andrews to University avs..102, 121, 180, C 185, 273.
Grand to Jerome avs..111, M 115, 238.
Walton to Morris avs..R 19, 40, Y 44.
Mt Hope to Anthony avs..†36, 121, 143, 144, C 148, C 171, 214, B 219, S 231.
Anthony to Tremont avs..A 267, I 267.
Webster to Park avs..180, 191, B 243.
Park to Wash avs..121, 237, H 243.
Bathgate to 3d avs..*21, C 184, *514, *1019.
Arthur to Crotona avs..B 219.
Crotona to Clinton avs..62, 154, M 243, 251, †798.
Clinton to Prospect avs..L 105, R 126, R 127.
Prospect to Marmion avs..L 243, 261, 285, *1110.
n s, Marmion av to So Blvd..C 8, 52, 134, 190, 226, J 231, †1082.
s s, Vineyard pl to Waterloo pl..52, 143, F 148.
So Blvd to Mohegan av..F 268.
Daly av to Boston rd..P 195.
Boston rd to Bryant av..F 105.
Bryant to Longfellow avs..(29), R 32, 51, 72, 121.
indef..273.

*176th..72, 261.

177th..University to Grand avs..72.
Tremont to Jerome avs..†96, 238.
Jerome to Walton avs..W 19, 227, W 279.
Webster to Park avs..121, P 127, 180, 237, (241), S 243, C 243, 250, G 290.
Park to Wash avs..102, S 105, 237.
Wash to Bathgate avs..261, 273.
Bathgate to 3d avs..(61), (74), (182), (193).
n s, 3d to Lafontaine avs..T 15.
s s, Belmont to Clinton avs..(264), W 267, W 279.
n s, Hughes to Crotona avs..(83).
Clinton to Prospect avs..M 19, M 20, (29), A 32, 52.
Prospect to Marmion avs..C 32, 52, 121, S 127, 132, S 137, 143, 261, 273, (276).
Marmion to So Blvd..52.
So Blvd to Daly avs..L 137, 154, P 255, †798.
Daly to Vyse avs..D 67, 102.
Vyse to Boston rd..143, †318 †797.

*177th..90, 92, 102, 143, K 148, 226, A 231.

178th, west of Cedar av..39, M 44.
from Concourse to Anthony av..H 137, 237, *923.
Webster to Park avs..101, D 267.
Park to Wash avs..213, 215, *648.
Bathgate to 3d avs..†96.
3d to Monterey avs..G 255.
Lafontaine to Hughes avs..72, S 85, †403.
Prospect to Mapes avs..27, S 32, G 196.
Mapes to Marmion avs..90, 92, D 95, D 105.
So Blvd to Mohegan av..28, 238.
Mohegan to Honeywell avs..F 268.
Honeywell to Daly avs..62.
Bryant avs to Boston rd..167, H 171, †618.

179th, from Sedgwick av to Loring pl..236, 237, J 243, C 243, K 243, P 243, E 243, O 243, *782.
Loring pl to Andrews av..156, 237, G 243, S 243, M 244, 249, R 254, T 254, *782.
Walton to Morris avs..J 105.
Creston av to Concourse..4.
Valentine to Webster avs..63, 168.
Park to Wash avs..273, 274.
Wash to Bathgate avs..(169).
3d to Monterey avs..A 172, A 185.
Monterey to Lafontaine avs..91, A 95, 111, 112, A 115, M 172, †572.
Arthur to Hughes avs..51.
Hughes to Belmont avs..A 85, 179, 202, O 208.
Belmont to Crotona avs..B 56.
Clinton to Prospect avs..15, 40.
Prospect to Mapes avs..63, 237.
Mapes to Marmion avs..191, *693.
So Blvd to Mohegan av..203, M 208.
Mohegan to Honeywell avs..O 44, K 44.
Honeywell to Daly avs..62, P 67, 101, 274.
Daly to Vyse avs..110.
Vyse to Bryant avs..5, K 19, K 21, K 115, 249.
Bryant av to Boston rd..81, 110, P 184, 201, B 279, †664.

*179th..190.

180th, from Valentine to Tiebout avs..16.
Bathgate to 3d avs..(64).
Arthur to Hughes avs..201, W 207, D 207, D 218, D 219.
Crotona to Clinton avs..4, 111, 121.
Clinton to Prospect avs..G 115.
Prospect to Mapes avs..L 137.
Mapes av to So Blvd..C 86, 286.
So Blvd to Mohegan av..143.
Mohegan to Honeywell avs..C 171, 273, D 279, *875.
Daly to Vyse avs..73, K 115, A 160.
Vyse to Bryant avs..(146).
Bryant av to Boston rd..L 127, †361.
east of Boston rd..(276).

*180th..102, B 106, B 254.

181st, from University to Grand avs..B 85, 143.
Davidson to Jerome avs..4.
Park to Wash avs..W 9, S 9.
Wash to Bathgate avs..F 19.
Bathgate to 3d avs..237, A 244.
Arthur to Hughes avs..A 67, A 115, B 115, A 289.
Hughes to Belmont avs..27, 133, S 195, D 195, A 208, W 208, 261, C 267.
Belmont to Clinton avs..16, C 19, W W 20, M 85, 226, 262, M 268, *1110.
Clinton to Prospect avs..239, 285, J 290.
Prospect to So Blvd..62, 63, 133, E 267.
Mohegan to Daly avs..B 115, 285, T 290.
Bryant av to Boston rd..40, 41, L 44, (53), (276), L 279.

182d, from Cedar to Sedgwick avs..155.
Sedgwick to Grand avs..M 76.
Morris to Concourse..16, G 19, †940.
Concourse to Valentine av..C 244.
Park to Washington avs..S 9, 28, N 56, 91, 154, B 160.
Wash to Bathgate avs..P 95, P 244.
Bathgate to 3 avs..249, N 254.
Arthur to Hughes avs..101, (157).
Hughes to Crotona avs..39, F 44, 72, *175, (216).
Crotona to Prospect avs..144, O 148, N 148, 192, O 195, O 207.
Prospect av to So Blvd..40, 101, C 279.
So Blvd to Mohegan av..133, 134, M 136, M 137, F 148.
Mohegan to Daly avs..4 C 9, D 115, C 115, E 115.

183d, from University to Grand avs..27.
Grand to Davidson avs..L 32, L 184.
Davidson to Jerome avs..121, A 127.
Jerome to Morris avs..4.
Morris av to Concourse..190.
Valentine to Webster avs..E 208, 261, (276).
Webster to Park avs..250.
Park to Wash avs..*21, 101, T 105, †572.
Bassford to Bathgate avs..81, E 95.
Bathgate to 3d avs..203, 227.
Hughes to Belmont avs..(264).
Prospect av to So Blvd..S 160.

NOTE.—Key explaining the signs used will be found on page 3.

184th, from Grand to Jerome avs..72, 226, M 231, 238.
Jerome to Morris avs..72, F 290.
Morris av to Concourse..121, 155.
Concourse to Valentine av..102, 121, 122.
Valentine to Tiebout avs..110.
Tiebout to Webster avs..51, O 76.
Webster to Park avs..15, R 20, 121.
Park to Wash avs..B 85, 143, †572.
Wash to Bathgate avs..101, 285, *388.
Bathgate to Lorillard pl..(229).

185th, from Park to Wash avs..167, H 184, K 195.
3d av to So Blvd..144, G 195, 249, †986.

186th, from Park to Wash avs..91, 110, 143, 213, S 219, P 279.
Arthur to Belmont avs..202.

187th, from Valentine to Marion avs..111, 133, T 137, *175, T 232, *350.
Park to Wash avs..B 207.
Bathgate to Lorillard pl..*350.
Lorillard pl to Hoffman..40, A 44, S 105, 275, A 279, A 289.
Hoffman to Arthur avs..R 32, Z 267, R 267.
Arthur to Hughes avs..(157), (182).
Hughes to Belmont avs..F 67, †890.
Belmont to Cambreling avs..(74), (83), 133, 201, *782.
Cambreling to Beaumont avs..N 19, 39, F 44.
Beaumont to Crotona avs..G 85, 201.
Crotona to Prospect avs..R 195, 262, C 267, C 268, †1170.
Prospect av to So. Blvd..5, 16, L 20, 81, †96, 132, (146), M 149, 201, O 219.

188th, from Sedgwick to University avs..*782.
University to Grand avs..133, 167.
Concourse to Valentine av..155, 179, 261.
Tiebout to Marion avs..62, S 86.
Marion to Webster avs..D 255.
Park to Wash avs..(241), R 268, †750, †890.
Wash to Bathgate avs..52, †1082.
Bathgate av to Hoffman..61.
Hughes to Cambreling avs..P 76, (169), C 195, 285, *1019.

189th, from Marion to Park avs..†96, †318.
Park to Wash avs..*129, *875.
Wash av to Lorillard pl..102, G 115, 156, G 160, G 171.
n s, Cambreling to Crotona avs..T 116, 155, 179.

190th, from Webb (late Tee Taw) to Grand avs..5, 133, 167, 203, 236, †750, †985.
Morris to Creston avs..W 8, 39, W 44, 133, W 137, 167, 168, A 171, †890.
Creston av to Fordham rd..262, 263, W 267, W 268.

191st, from Morris to Creston avs..K 67, 82.
s s, Bathgate to Hughes avs..39, A 56, 62, (64), N 67, L 279.
n s, west of Hughes av..K 184, 201.

192d, from University to Grand avs..28, H 33.

193d, from Jerome to Creston avs..4, S 56, 179.

194th, from Jerome to Creston avs..S 56.
Briggs to Marion avs..239.
Marion to Decatur avs..S 19, 72, 179, 262.
Decatur to Webster avs..63, A 68, 238, 250.

195th, from Decatur to Webster avs..V 67, 81.

196th, from Creston av to Concourse..238, H 244, 251.

197th, from Creston to Concourse..15, 72, P 148, 155, P 160.
Briggs to Bainbridge avs..110, B 195, C 219, C 231.
Marion to Webster avs..101, M 115, M 208, †486.

198th, from Jerome to Creston avs..F 85.
Creston av to Concourse..R 219, 261, K 267, *828, *972.
Briggs to Marion avs..5, M 171, M 172, S 279.
Marion to Decatur avs..167, S 171.
Decatur to Webster avs..H 254.

199th, from Valentine to Briggs avs..†797.

201st, from Decatur to Webster avs..(42).

202d, from Concourse to Valentine av..W 19, 213.
Valentine to Briggs avs..190.

203d, from Concourse to Valentine av..72.
Valentine av to Mosholu Pkway..39.

*203d..4, 5, 16, 214.

204th, from Jerome to Concourse..51, 180, 202.
Bainbridge to Perry avs..4.
Perry to Hull avs..M 19.
Decatur to Webster avs..215, E 220.

205th, east of Webster av..5, E 45.

*205th..214.

206th, from Concourse to Mosholu Pkway..27, G 105, 132, G 149, G 279, †1125.

207th, from Woodlawn rd to Perry av..C 127.
Decatur to Webster avs..102, O 254.

209th, from Perry to Decatur avs..A 208.
Decatur av to Parkside pl..110, *429.

210th, from 208th to Steuben av..51, 191.
Steuben to Rochambeau avs..191.

*211th..A 32, G 115, 226, 261, *648.

*212th..10, S 44, D 44.

212th..72, 111.

*213th..51, M 268, *1066.

*214th..4, R 32, 51, 62, D 67, C 95, 101, 122, 167, C 184, 190, W 195, (204), 262, *514, †572.

*215th..4, B 8, 39, 63, 90, 156, 213, 249, 251, K 254, 261, G 267, *737, †1082.

*216th..M 19, 62, 81, 214, 249.

*217th..51, 61, 72, 90, 132, 144, C 148, 155, 190, B 195, M 219, 226, H 231, 237, 261, C 289, *557, *972, *1155.

*218th..61, 81, 101, 121, 144, J 160, M 171, 180, 237, B 244, *350.

*219th..63, H 85, 90, M 95, 101, W 105, 144, 190, N 195, *557, †797.

*220th..†36, P 67, 81, E 220, 237, G 254.

*221st..C 137, 179, 201, J 207, S 219, 237, 239, C 279.

*222d..L 44, L 68, (74), M 76, 112, S 115, L 115, 167, H 207, 213, 238, 249, B 254.

*223d..62, 63, 144, W 148, 155, 167, C 171, †189, 201, L 207, C 267, 273, 318, †797, †890.

*224th..(17), H 56, 101, R 195, 202, 213, 215, S 219, M 219, M 267, P 279, E 279, *693, †797.

*225th..4, K 44, 51, B 56, 101, O 148, 179, 237, 273, *737.

*226th..G 8, 51, 52, S 56, R 67, 91, 110, 122, B 137, †143, 155, G 160, W 171, R 207, 214, M 254, 261, R 267, 273, 285, 286, R 289, †318, †890.

*227th..39, W 76, C 76, W 95, 110, *129, 155, 156, S 160, W 160, S 244, 285, *603.

227th..L 115, N 115. .. ..

*228th..62, 81, 101, 201, H 207, S 207, H 267, 273, *648.

*229th..B 67.

230th, Bailey av to Kingsbridge ter..121, (276).

*230th..27, 72, *80.

231st, west of Bway..†798.
from Bway to Albany rd..H 67.

*231st..52, 201, †1170.

232d..40, 180.

*232d..28, 143, 201, M 219, Z 219, 237, F 244, 249, †486.

233d, from Mt Vernon to Napier avs..28.
Napier to Kepler avs..R 56.
Verio to Webster avs..(74).

*233d..S 20, A 33, 51, H 67, 102, A 106, 144, M 148, C 148, 167, 201, S 244, 273, †528, †664, *737, *875.

234th, west of Bway..*514.
from Bailey to Katonah avs..121.
Katonah to Verio avs..261, *694, *828.

*234th..S 219, †528.

235th, west of Riverdale av..40.
from Mt Vernon to Napier avs..201, *602.
Oneida to Kepler avs..51, 226, 285, *828, *1110.
Kepler to Katonah avs..V 45, 51, M 219, 237.
east of Webster av..81, 82.

*235th..15, 190, M 219, 261, C 267, J 267, 273, 285, G 289, *603.

236th, west of Bway..D 20.
Mt Vernon to Oneida avs..179, W 267.
Oneida to Kepler avs..273.
Kepler to Katonah avs..110, 179, 201, (204), G 267, 261, 273.
Katonah to Martha avs..28, T 32, 143.
Martha to Webster avs..P 19, 226, F 231, 237.
east of Webster av..81, 82.

*236th..62, 63, 73, 227.
from Napier to Kepler avs..214, 258, 272.
Kepler to Katonah avs..190.
Katonah to Martha avs..121, 180, 226, *388.
Martha to Verio avs..51, 62, 101, *303.

*237th..91, 190, 237.

238th..west of Bway..D 20, H 76, †528.
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Mt Vernon to Kepler avs..101, 249.
Kepler to Katonah avs..39, *80, 121, C 127, 133, V 149, 191, 273, *1066.
Katonah to Martha avs..4.
Martha to Verio avs..U 160.

239th, from Bway to Putnam av, E..72, 156.
from Mt Vernon to Katonah avs..261.
Katonah to Martha avs..110, W 160, 167, 190, 249, D 254, 261, †1125.
Martha to Verio avs..51.

*239th..91, 179, W 195, 285.

240th, west of Bway..D 20.
from Mt Vernon to Katonah avs..V 67, *875.
east of Martha av..90, 261, *694, *1066.

*240th..S 56.

241st, from Katonah to Martha avs..91, 226, 261, *737.

*241st..62, 90, F 95, H 105.

242d..91.

*242d..4, 202, 213, 214, L 220.

*243d..4, 39, T 44.

244th..263, B 267.

245th..40, P 44.

246th..39, S 44, †572.

250th..155.

252d..167, 168, H 172, H 184.

254th..110, 111.

256th (also see Hawthorne av)..110, C 172.

259th..†273.

260th..112, O 115, 203.

261st, from Bway to Spencer av..M 95, *1154.
Tyndall to Livingston avs..M 105.

262d..90, *1154.

263d..286, *1154.

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*Albany..15.
Alexander, from 132 to 134..51, (64), S 67, 72, *129, (169), V 171, 249, 273.
134 to 136..H 160, 273.
136 to 138..S 19, S 56, 101, C 105.
138 to 140..W 44, V 195.
140 to 143..39, C 44, B 44, A 195, N 195.
*Allerton..4, 5, 81, 82, S 86, 102, 111, 156, 190, 191, A 195, A 196.
*Amsterdam..4, 91, 143, 261, 263, 275, 285, 286.
*Amundson..143, C 171, P 231, *471.
Andrews, from Burnside av to 180..156, 237, 238, O 244, M 244, K 244, 249, T 254, †318, *782.
183 to Fordham rd..72, C 76, *350.
Anderson, from Jerome av to 165..4, 273, *1110.
165 to 166..286.
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Anthony (also see Grand blvd & concourse), from Clay av to 174, 81, D 127, C 127, 134, (134), (204), M 254, M 267, 273.
174 to Prospect pl..4, K 8, 72, K 76, 81, 111, B 195, E 207, R 207, 249, *303.
Prospect pl to 176..C 67, L 289.
176 to Tremont av..28, C 45, 144, C 148, C 171, 237.
Tremont av to 178..L 56.
178 to Burnside av..4.
Burnside av to 180..S 67, 91.
180 to Concourse..V 32, 110, P 195, 214, †362.
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*Appleton..156, 180.
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*Arnow..W 32, 156, 190, 262.
Arthur, from 175 to 176..92, B 95, B 219, 226, *648.
176 to Tremont av..*1155.
Tremont av to 179..110, *175, †403.
179 to 181..28, G 32, 51, 110, 226, U 231, W 231, †986.
181 to Oak Tree pl..R 32, A 67, A 115, B 115, 237, A 289.
Oak Tree pl to 182..101, 179, B 184, 237.
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w s, Belmont pl or 184 to 187..R 32, 62, L 67, †96, R 267, *1019, *1110.
187 to 188..G 76, (229), 237, S 244, †573, †980.
188 to 189..132, 155, R 244, 261, †1125.
189 to Fordham rd..62, 202, D 208, *216.
*Ash..81, 110, 180.
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*Av A..101, B 148.
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e s, 230th to Albany Crescent..121.
w s, 231 to 234..226.
e s, Bailey pl to 238th..(15), V 19, †709.
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238 to Van Cortlandt Pk S..249.
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Bainbridge, from Kingsbridge rd to 194..51, W 56.
194 to 196..D 171, 237.
196 to 198..5, M 85, M 171, M 172, B 195.
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*Baker..132.
*Baisley..27.
*Balcom..D 8, M 20, 72, 73, 180.
*Barker..15, 40, 72, 91, 92, 110, 155, 214, D 219, 237, D 267, 273, C 279, M 289, C 289, *471.
*Barkley..S 9.

NOTE.—Key explaining the signs used will be found on page 3.

*Barnes..K 19, S 20, A 32, 40, 41, K 44, F 67, S 67, 90, W 105, 121, D 137, 155, G 160, V 172, 179, B 184, S 207, 214, V 231, 239, 249, B 254, 262, K 289, L 289.
*Bartholdi..81.
*Bassett..†96, 121, J 127, 143, 237, R 244, 273.
Bassford, from 182 to 183..P 95, P 244, 249.
183 to 184..285.
184 to 3 av..101, *388.
Bathgate, from Claremont pkway to 172.. 4, 39, 62, (229), †318.
172 to 173..15, 190, 202, D 207, 214, 226, N 231.
173 to 174..B 148, (204), 226.
174 to 175..M 67, 143, K 148, (193), M 195, 214, M 219, †986.
176 to Tremont av..C 172.
178 to 179..167 G 172, 179, 190, B 195, 202, B 207, B 208.
181 to 182..F 19, 237, A 244.
183 to 184..81, 82, 214, G 219, 261, 263, G 267.
184 to 3 av..39, 101, 132, 143.
3 av to 187..226, 249, S 254, * 972.
187 to Fordham rd..101, 133, R 137, *216, *303.
Fordham rd to 191..M 207.
*Bay..237, 273, *876.
*Baychester..51, S 56, 62, B 76, *80, 133, 179, 202.
*Beach..16, 28, A 32, 155, 156, D 160, C 160, 179, A 184, 226, 261, 285, †318, †361, †1126.
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183 to 187..81, B 85, 121, K 195, S 231, 237, S 244, 262.
187 to 188..28, S 148, 179, F 195, 249, 262, *923.
188 to 189..62, 63, K 67, D 195.
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*Beech..81, 285, G 289.
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176 to Tremont av..52, 143, M 244, *1155.
Tremont av to 179..A 85, 167, *175, 202, O 208.
179 to Oak Tree pl..179.
Oak Tree pl to 180..C 160.
180 to 181..16 C 19, W 20, 133, S 195, D 195, 226, D 279, *1110.
181 to 182..28, D 32, A 44, 51, M 85, 101.
182 to 183..72, *175.
183 to Crescent av..(6), R 8, L 20, 179, 202, R 208, 214, (264).
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187 to 189..L 95, 101, C 195, 285, *1019.
189 to Fordham rd..P 32, *1155.
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*Benedict..72, 73, 133, 134, 262.
*Benson..†1033.
Bergen, from 148 to 149..F 208.
149 to Westchester av..†36, K 255.
Westchester av to 153..16, (17), C 20, R 21, C 56, 82, 133, B 196, (287).
*Birchall..L 127.
*Blackrock..P 8, 143, W 231, 249, G 254, (287).
*Bland..110, 202.
*Bogart..121, 156, 190, 202, 238, 239, 240, B 244, 249, 262, 275, 286, *1111.
*Boller..251.
*Bolton..39, 51, O 105, D 172, †230, †1082.
Boone, from Jennings to 172..91.
Boscobel, from Jerome av to 169..62.
169 to Shakespeare av..29, 262.
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*Bracken..N 137.
*Brady..72, 155, 156, 239.
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*Bridge..81.
Briggs, from Kingsbridge rd to 194th..62, H 67, 91, 155, 202, 249, 262, O 279.
194 to 196..239.
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*Briggs..39, 41, 62, 214, 237, 262, *783, *1066.
Broadway, south of 231..†798.
231 to 233..H 67, 190, P 289, †708.
233 to 236..B 254.
236 to 238..D 20.
238 to Van Cortlandt Pk. S..15, B 20, D 20, 285.
253 to 256..110.
256 to 260..Z 32.
260 to 262..28, 203, *1154.
*Broadway..110, W 244, 262, 274, 275, 286, *428.
*Bronx..237.
*Bronx blvd..39, S 56, 62, 80, 81, 91, 101, C 105, 110, 112, 121, 144, *259, 262, B 267, C 279, 285, 286, R 289, H 289, *693, *828, †985.
*Bronx Pk..L 95, 121, H 127, C 148, F 148, 190, 262.
Bronx blvd..91, 102.
*Bronxdale..110, 133, 180, 237, 238, S 267, 274, 285, *923.
*Bronx & Pelham pkway..51, 180, 238, 239, 240, 275.
*Bronx River..39, 40.
*Bronxwood..51, P 67, D 95, 133, 155, 237.
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139 to 141..102, (103), K 105, C 105, 110, (124), R 137, K 137, *557.
141 to 142..62, 202.
142 to 144..91, 226, †750.
144 to 146..S 44, B 289.
146 to 148..15, 202, (241), M 244, 250, H 254.
148 to 149..91, (157), R 160.
149 to Westchester av..51, (93), M 95, R 195, H 195.
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156 to 158..*828.
158 to 161..(6), 15, 28, H 195.
161 to 163..(83), R 105.
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e s 164 to 165..40, 51, J 56, 62.
165 to 167..(83), 121, C 127, K 127.
167 to 169..238, 250, 274, B 279, *923.
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170 to St Pauls pl..101, V 115, 202, (204), N 208, (229), *1155.
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171 to Claremont pkway..4, 5, G 8, 28, 155, M 244, 250.
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West Farms rd to Home..143, S 148, S 231, †844.
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Freeman to Jennings..B 115, 154, 214, 285, K 290.
Jennings to 172..62, 121, 133, L 148, P 172, 285, * 1110.
172 to 173..133, 191, C 196, 250, F 254.
176 to Boston rd..(29), R 32.
Boston rd to Tremont av..†318, *1066.
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*Burdett..91, 214.
*Burke..28, 40, 91, 92, 111, A 116, 156, M 279.
Burnside, from Sedgwick to Andrews avs.. 110, 214, F 219, 238, K 244, 250, †318, *782.
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Cauldwell, from Westchester to 156..4, 15, 62, 143, (169), 226, 250, K 254, 285.
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158 to 161..G 8, 214, M 219, †986.
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166 to 167..28, S 32, †797.
167 to 168..82, S 85.
168 to 169..H 105, H 160, W 160.
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e s, 169 to Webster av..133, 155, S 184, W 254.
173 to 174..81, D 127, C 127, 134.
174 to 175..H 56, 111.
175 to 176..C 67.
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170 to 175..214, L 219.
175 to Fairmount pl..62, H 67, 73, 167, S 172, B 172, †486, *1155.
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179 to Oakland pl..15, O 20, 40, O 160.
Oakland pl..to 180..121, H 127.
180 to 181..285, J 290.
181 to 182..S 115.
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143 to 145..15.
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163 to 165..40, S 45, 274, *972.
165 to 166..91, 101, (265).
166 to 167..262, T 267, T 268, †1082.
168 to 169..C 56, T 160, 179, C 195, †572.
169 to 170..191, R 195, 274, †486.
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178 to 181..143, 238, F 268.
181 to 182..133, 134, F 137, M 137, F 148.
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175 to 176..W 290.
176 to 177..40, P 45, 52, 238.
177 to 179..H 8, 51, 191, *737.
179 to 180..111.
180 to 181..262, M 268.
181 to 182..28, F 32, 52, A 279.
182 to Garden..179.
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183 to 187..40, B 45, 72, 167, 168, R 172, 262, C 268, †1170.
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189 to So Blvd..T 116, 179.
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178 to 180..28, 29, 40, D 45, 62, P 67, O 67, 101, 111, 133, 274, H 279, †750.
180 to 182..B 115, 285, T 290.
Davidson, from Featherbed la to 176..G 20, 91, †940.
Tremont to Burnside avs..†96.
183 to 184..L 32, D 137, S 148, 226, *923.
184 to 190..72, †96.
190 to Kingsbridge rd..C 76.
*Dean..4, S 232, †361.
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198 to 199..W 218.
199 to 201..4, S 8, 91, H 136, 155, *603.
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161 to 163..H 172, R 232, S 268, †618.
*Eastern Blvd..4, 40, 51, 72, 111, 143, 167, 168, 227, 238, M 244, 249, 262, *471.
Eastern Blvd (also see Oak Point av).. †750.
Eastburn, from 173 to 174..W 85
174 to 175..51, 143, 262, *783.
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*Ely..72, 112, 238, B 268.
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*Fairfax..91, 167.
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NOTE.—Key explaining the signs used will be found on page 3.

*Fairmont..40.
*Ferris..15, 72, 155.
Findlay, from 166 to 167..262, 263, T 268, S 268.
168 to 169..214, †572.
*Fish..180.
Fleetwood..H 86.
Fordham (old)..5, 81, 102, T 106.
*Fordham..(6), 144, M 149, *876.
*Fordham av Extension..144, M 149, 237.
Forest, from Westchester av to 156..M 149.
156 to 158..J 95, 144, F 279.
158 to 160..202, C 208, (216).
160 to 161..72, L 76, 155, 214, L 218, 238, C 244, (276), *557.
161 to 163..40, 62, D 67, S 85, 111, 167, J 196, 214, †318.
163 to 165..15, M 20, 28, 40, 101, (182), *288.
165 to 166..202.
166 to Home..28, H 67, C 219, (241), 274.
Home to 168..40, 285.
*Fowler..28, V 32, 202, 239, 250.
*Fox..K 232.
Franklin, from 3d av to 166..16, 102, W 106, K 106, †940.
167 to 168..C 9, 144, R 172, 238, *1110.
168 to 169..111, 202, 285, *1110.
w s, 169 to 170..51.
e s, Jefferson pl to 170..28, 40.
170 to Crotona Pk S..72, W 76, 285, †702.
Fulton, from 167 to 168..C 9, B 290, †1126.
168 to 169..180.
169 to 170..15, *21, L 45, 121, †1170.
170 to 171..133, C 137.
171 to 172..27, (265).
172 to 174..4, 15, G 20, *21.
*Fulton..28, S 86.

*Gainsborg..4, K 254, 262, 263, 274, 275, 286.
Garrison, from 156 to Longwood av..D 68.
Barretto to Hunts Point rd..179, B 184, †844.
Hunts Point rd to Faile..3, 90, 91.
Bryant to Longfellow avs..28, 29.
Longfellow av to Whittier..K 149.
Whittier to Edgewater rd..144.
Gerard, from 138 to 144..(29).
144 to 149..15.
157 to 161..238.
167 to 168..R 137.
*Gifford..72, 73, 81, T 85, 155, 191, 202, M 219, *603, *693.
*Gildersleeve..40.
*Givan..251.
Goodridge..226, W 232, †1082.
*Gleason..72, 73, 81, W 85, 121, W 127, S 127, *129, 144, 155, F 160, 180, M 185.
*Glebe..4, 40, C 67, 101, Z 105, C 172.
*Grace..28, S 67, R 67, 81, 121, 179, 202, W 268.
Grand Blvd and Concourse (also see Anthony av), from 171 to Belmont..191.
Tremont av to 178..*923.
179 to Burnside av..4, 62, 72, S 76, †618.
Burnside av to 182..167, M 172, 191.
184 to Fordham rd..121, 155, F 160, 179, 191, F 196, E 196, 285.
189 to 192..191, 262, 263, W 267, W 268.
196 to 198..15, 238, H 244, 251, *972.
198 to Bedford Pk Blvd..15, M 219, S 278.
Bedford Pk Blvd to 204..28, G 196, R 279, †528.
Grand, from 176 to Tremont av..72, C 76, C 115.
Tremont to Burnside avs..144, A 149.
Buchanan pl to Evelyn pl..L 184.
184 to Fordham rd..R 67, W 76, C 172.
188 to 190..133, 167, 203.
190 to 192..M 184, †986.
Grant, from 161 to 163..S 127.
163 to 165..91, W 95, K 160, 191, 226, M 232, K 232, *782, †1126.
165 to McClellan..62, 121, 133, 191, O 208, 214.
McClellan to 169..81.
*Grant..G 9, 101, M 105, C 232.
*Green..250, 274, *603, *737.
Greystone..40, J 45.
Grove..52.
*Gunther..4, S 20, 226, 227.

*Haight..227, 238, 239, 240, B 244, 249, 275.
*Halperin..†143, 167.
*Hall..4, 15, 16, E 20, 214.
*Hammersley..156.
*Hammond..51.
*Harper..28.
*Harrington..28, 62, 101, *259.
Harrison, from 176 to Burnside av..B 95, W 196, 238.
*Harrison..H 208.
*Harrod..4, 133.
*Havemeyer..(83), K 85, 167, 168, 214, 227.
*Haviland..40, 214, S 219, 250, (265).
*Haynes..†274, *750.
Heath, w s, from Bailey av to Kingsbridge rd..285.
e s, Kingsbridge rd to 230..B 32, B 95.
w s, 229 to 230..121, 202, *783.
230 to Sedgwick av..101, L 105, 121, 250.
*Hering..190, 191, A 195, A 196, *1017, *1018.
*Hermany..40, B 67, 191, 214, P 219, 238, 262, H 268, 274, †985.
Herrick..H 85.
*Hill..15, †96, O 137, L 160, 167, N 184, 285.
Hillhouse..D 8, D 208.
*Hobart..62, P 127.
Hoe, from Hunts Point av to Aldus..M 20, A 20, B 85, A 85, G 115, A 115, C 115, J 127, 144, E 149, 202.
Aldus to Westchester av..B 115, M 160, A 160, 191, S 208.
Westchester av to 167..80, O 172, R 184, †664, †709.
167 to Home..91, A 95, 121, B 184, 226, R 232, 238, 274.
Home to Freeman..202, 203, 274, *1019.
Freeman to Jennings..B 9, (17), (42), 62, H 67, 81, 82, 111, 121, H 127, 133, *429, †664.
Jennings to 172..81, W 85, 191, 202, 285.
172 to 173..K 32, 227.
173 to 174..†750.
174 to Boston rd..T 45, 101, H 105, 111.
*Holland..4, A 20, 40, 41, 51, 52, R 67, 91, 132, 144, 155, 202, *216, *303, *350, *514, †709.
*Hollers..191.
*Hone..15, B 20, 28, 63, 168, 191, 239, 240, 249, 250, F 254, 275.
Honeywell, from Tremont av to 178..133.
179 to 180..72.
180 to 181..238, 285, T 290.
181 to 182..4, C 9, D 115, C 115, E 115.
Hornaday..B 45, 133.
*Houghton..4, 27, 133, 144, 155, 179, 226, F 232, 239, 250, *828, *875.
Hughes, from Tremont av to 179..A 85, 167, *175, 202 D 208.
179 to 180..179.
180 to 181..262, N 268.
w s, 181 to Oak Tree pl..62.
e s, 181 to 182..39, F 44, 101, S 105, 144, D 149, A 208, W 208, *303.
182 to 183..M 20, 51, (157), P 160, B 160, (216).
183 to Crescent av..T 56, 202, *737.
Crescent av to 186..(157), 239.
187 to 188..(157), 285, K 290.
188 to 189..P 76, 144, (169).
189 to Fordham rd..4, 81, G 85, (146), *175.
Hull, from Mosholu Pkway to 204..4, M 7, 81, 133, W 290.
209 to Gun Hill rd..202, B 208.
Hunts Point, from Oak Pt to Randall avs..M 194, M 206, 226.
Randall to Longfellow avs..D 32, 101, M 194, M 206, B 232, †890.
Longfellow to Spofford avs..M 194.
Spofford av to Coster..M 194, M 206, *782.
Lafayette to Seneca avs..179, B 184, 215, B 219, E 219, (229).
Seneca to Garrison avs..†664, †844.
*Hunt..28, 51, 62, 191, H 196, 251.
Huxley..28, 81, 90, 285, A 290, *1154.

Independence..16, S 172.
Intervale, from Beck to Kelly..H 56.
Kelly to Dongan or 163..S 67, S 115.
Dongan or 163 to Westchester av..(276).
Westchester av to 165..40, †96, (193), R 196, 250, *923.
165 to 167..226, 284, 285.
w s, 167 to 169..4, 111, G 115, 122, G 149, 262.
e s, 167 to Kelly..40, G 279.
w s, 169 to Chisholm..28, S 115, 121, S 127.
e s, Home to Freeman..C 56, K 95.
w s, Freeman to Jennings..101, W 105, 168, S 172, F 172, J 172, C 172, K 172, B 172, M 172, N 172, D 172, L 172, †664.
e s, Freeman to Wilkins av..(216).
Inwood, ws, from Cromwell av to 170..191, *1110.
e s, Clarke pl to 170..167.
Macombs rd to Belmont..191.

Jackson, from 141 to 142..R 172, C 196.
142 to St Marys..H 196.
St Marys to 147..40, B 67, 250, *972.
147 to 149..K 56.
e s, 149 to 150..285.
w s, 149 to Westchester av..(83), D 85, (204).
e s, 151 to Westchester av..238, 285, M 290, *923.
Westchester av to 156..62, 101, M 149, A 268.
156 to 158..4, K 9, L 95, P 105, F 208.
158 to 160..P 290.
160 to 161..250.
161 to 163..62, D 67, 111, 133, (146), †318.
163 to 165..28, 226, †573, †1126.
165 to 166..M 232.
166 to Home..81, 101, B 105, 179, 191, P 196.
*Jefferson..4, 28, 72, 155, 237.
Jerome, e s, from 162 to 165..*1155.
w s, 165 to 166..286.
e s, 165 to McClellan..B 219.
e s, 167 to 168..203, A 208.
e s, 168 to Clarke pl..K 290.
w s, 169 to 170..(204), 226, O 232.
170 to Belmont..C 290.
e s, Belmont to Clifford pl..90, J 94, 202, †798.
w s, Belmont to 176..111, M 115.
e s, Clifford pl to 176..262, P 268, 274.
176 to 177..144, 202, 226, 227, 238, 239, 275, W 279.
177 to Burnside av..E 185, 214, 238.
Burnside av to 181..179, B 244.
w s, 182 to 184..R 105, 121, A 127, (216).
184 to Fordham rd..122, J 127, J 149, 233.
Fordham rd to 190..S 127, (146), C 149, 179, R 184, 202, R 208.
192 to Kingsbridge rd..(157).
199 to 204..167, 202, A 208, W 208.
204 to Van Cortlandt av..202.
Van Cortlandt av to 208..51, 111, H 115, 120.
208 to 213..50, 51, 101.
Indef..K 185.
*Jones..237.
Johnson..40, S 172.
*Johnson..250, M 254.

Katonah, from 233 to 236..(204).
236 to 239..*80, 91, 121, 133, V 149, 191, M 219, *350.
239 to Mt Vernon av..15, C 279, *875.
*Kearney..40.
Kepler, from 233 to 237..V 45, 51, 110, 285, *1110.
237 to Mt Vernon av..111, 167, *514.
*King..274.
Kingsbridge..D 20, 101, 111, 121, 180.
*Kingston..214, 289, C 289.
Kossuth..51.
*Kossuth..O 85, 91, 238, U 244.

*Laconia..28, 111, 226, 227, 262.
*Lacombe..202, 263.
*Lafayette..S 67.
Lafayette, from Faile to Longfellow av..81.
Lafayette (old)..72.
Lafontaine, from Tremont av to 178..72, 274.
178 to 179..51, S 85, 91, A 95, 101, 121, 168, 180, 250, 262, A 268, 274, †572.
181 to Oak Tree pl..250, *557.
Oak Tree pl to Quarry rd..214, S 232.
*Lamport..214.
*La Salle..29, 40, 51, 202.
*Lawrence..62, B 76.
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*Layton..4, 40, 179, S 232, 238, 249, †361.
Leggett, ss, from Whitlock av to Cabot..(83), G 85, (193).
Leighton..*1153, *1154.
*Leland..S 105, 214, 285, †618, †940.
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Lincoln, from 134 to 135..51.
136 to 137..155.
Lind, from168 to 169..62, 144, B 149.
e s, 169 to 170..A 20, 274.
Livingston..41, 134, P 290.
Locust, from 136 to 138..†36.
Locust (old)..102, 143.
Longfellow (also see Longfellow st), from Oak Pt av to Hunts Pt rd..M 20, 101, M 194, M 206, 239, 240.
Hunts Pt rd to Lafayette..M 194.
Lafayette to Seneca avs..81, 214, *737.
Seneca to Garrison avs..28, 91, 111, B 115, 180, S 184, S 196, †797.
Westchester av to Home..28, L 76, 81, F 85, S 95, F 95, 121.
Home to Freeman..*1066.
Freeman to Jennings..K 127, 250.
Jennings to 173..28, 40, 62, B 67, 91, P 160, 226, 227, O 232, G 279, †361, †572.
173 to 174..101.
176 to Boston rd..15, 51, 72.
Longwood, from Hewitt pl to Dawson..201, S 208, (276), L 279.
Dawson to Kelly..(74), W 185, F 208.
Beck to So Blvd..R 9.
S Blvd to Garrison av..39, C 44, 101, 111, 133, 168, *388, *471.
Barry to Truxton..40, 51, 285.
*Ludlow..121, M 127.
*Lurting..4, 15, S 20, 40, 92, P 115, 133, 155, C 160, 168, 191, 214, T 219, 238, 239, 240, 249, †273, 274, 275, C 279, 286.
*Lyon..28, M 45, 62, 81, S 196, 262, W 268.
*Lydig..155, C 160, 191, 239, 240, 274, 275, C 279, *1017, *1018, *1019.

*Mace..4, 5, 15, 72, *80, 156, 191, 210.
*Maclay..D 20, †664, †1033.
*Madison..155, 226, 227, K 254, 262, 263, K 268, E 268, 274, 275, W 279, 286.
*Main..72, 81.
*McDonald..226, 262.
*McGraw..81, 262, 274.
McLean..90.
*Magenta..101, G 127, P 244.
*Maitland..B 20.
*Manor..91.
Mapes, from 177 to 178..C 32, 144, B 149, C 160.
179 to 180..S 20, 51, 101, D 160, 191, *648.
180 to 181..O 137, 262, 285.
181 to 182..62, 133, C 279, *1110.
*Mapes..40.
*Maple..15, 40, 155, 286.
Marion, from 184 to 189..144.
189 to Kingsbridge rd..C 21, 274, 275, A 279, †664.
193 to 194..262.
e s, 194 to 195..51.
w s, 194 to 196..B 208.
e s, 195 to 197..L 85, L 105.
197 to 198..91, 144, M 149, 155, B 160, B 185, 202, H 290.
Marmion, from Crotona Pk N to 176..W 9, C 9, 15, P 20, 62, 101, 285.
176 to Fairmount pl..73, B 76, 238, *259.
Fairmount pl to Elsmere pl..52, M 56, 62, E 67.
Elsmere pl to Tremont av..D 45, 73.
Tremont av to So Blvd..144, D 172, 191, *693, *737.
Martha, from 235 to 238..62.
238 to 240..*1066.
240 to City line..51, 63, 91.
*Matilda..O 9, 40, 62.
*Matthews..156, 168, 239, 240, †844.
*Mayflower..15, 28, 40, 51, 62, F 67, C 115, †189, 262, 286.
*Mead..G 9, K 20.
Melrose, from 3d av to 150..(276).
150 to 152..62, (229).
152 to 154..(265), 274, C 279, *875, *923.
154 to 156..(113).
156 to 157..†36.
157 to 159..(113).
159 to 161..V 56, (64), (74), (216), 262, †664.
161 to 163..111, T 172.
Merriam, from 169 to 170..155.
*Minnieford..W 149, 202, †844.
Mohegan, from 175 to 176..M 32.
176 to 179..203, M 208, 238, F 268.
179 to 181..40, 214.
181 to Bronx Pk S..133, 134, M 137.
*Monaghan..155, 237, 273.
Monroe (old)..4.
Monterey, from 178 to 179..15, S 32, 91, A 95, 111, 112, A 115, 168, A 172, B 172, K 172, M 172, A 185, C 208.
*Monticello..155, 238.
*Morris Pk av..28, V 32, B 32, 51, 81, 91, 121, 133, (146), 168, 180, 191, (193), H 196, 202, 203, K 208, 214, G 219, O 219, 226, S 232, C 232, 239, 250, 262, S 268, 275, 286.
Morris, from 3d av to 141..S 185.
142 to 144..81, 250, †664.
150 to 151..C 149, †986.
152 to 153..(93), 155, 202, 214, 250, R 254, *603.
153 to 154..P 137, M 232, I 232, 238.
154 to 155..C 185, 238.

NOTE.—Key explaining the signs used will be found on page 3.

160 to 162..133, C 137, 144, 179, 190, 285.
164 to 165..155, 156, C 160, (216), 262, 263, *782, *783, *875.
165 to 166..4, F 9, 40, R 56, 202, R 208, 214, †273, R 279.
166 to 169..28, S 32, T 160, 250.
Teller av to Belmont..262, *828.
177 to Tremont av..L 160, 168.
Tremont av to 179..E 196.
179 to Burnside av..4, G 9, J 105, 250, *783.
Burnside av to 181..144.
Cameron pl to 182..16, G 19.
182 to 184..4, 15, S 160, 180.
184 to Fordham rd..15, 73, S 115, F 290.
Fordham rd to 191..K 67, 82, S 127, 133, S 149, 179, R 208.
191 to Kingsbridge rd..S 56, 62, 91, 111, 180, H 185.
Kingsbridge rd to Jerome av..S 9, 101, C 105, O 105, *175, 250, 285.
Morrisania..S 127.
Mosholu..(93), M 95, 144, 191, T 196.
Mosholu Pkway..M 7, 202, P 208, †617.
Mosholu Pkway N..50, 51, 62, G 67, H 67, H 68, 110, 111, M 114, H 115, 120.
Mosholu Pkway S..4, C 45, 225, 237.
*Mulford..4, J 9, 41, M 45, 144, D 208.
*Muliner..156, B 185, 238, 239, 240, 250, *923, *1111.
*Munroe..73, 155, 168, 202, 239.
*Murdock..121, 144, 202.
Mt Hope, from 173 to 174..D 76, D 105.
174 to 176..40, 62, I 95.
176 to Concourse..†36, 214, 215, B 219.
Concourse to Tremont av..(42).

*Narraganset..*1017, *1018.
Nathalie..121.
*Neil..B 185, 238, 239, *923, *1018, *1019.
Nelson, from 164 to 165..D 20, 62, 226, H 232.
165 to 166..G 9.
168 to 169..D 9.
169 to 170..(146), P 149.
w s, Boscobel av to 172..*21, 51, 111.
w s, 172 to Featherbed la..262.
w s, Featherbed la to Brandt pl..180, 250, 262.
e s, Featherbed la to Macombs rd..W 9, 121, 262, †664.
w s, Brandt pl to Macombs rd..214.
*Nelson..274.
*Nereid..S 20, 133, V 172, 250, C 254.
Netherland..40, T 45.
*Newbold..E 20, S 86, 202, S 208, 249, †709.
New dr..B 290, †528.
Newell..91, 133.
*Newell..81, 101, 121, 214, R 254.
*Newman..†1081.
Newton..101, E 105, 111, 133, 262, C 268.
Norman..214.
*North Chestnut dr..D 32, T 45, M 244, 250.
*North Oak dr..C 208, C 232.

*Oakley..L 45, 111.
Ogden, from 162 to 164..P 185.
164 to 165..D 20, M 45, 62.
165 to 166..(193), B 196, †709.
166 to 167..121.
167 to 168..L 32.
169 to 170..168, P 172, P 268, †664.
e s, 170 to University av..M 172, 250.
w s, 171 to University av..191.
*Olinville..4, 51, W 56, 72, 111, 155, G 160, S 160, 202, H 208, 227, T 232, W 244, K 290, B 290, *471, †708, *737.
*Olmstead..73, 121, S 127, L 172, 180, S 185, 274.
Oneida, from 233 to 236..51, 214.
236 to Mt Vernon av..214.
*Overing..C 32.
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Palisade..16, S 172, B 290.
*Palmer..*80, 168, A 172, †572, †708, †940.
Park, south of 135..263, 275.
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138 to 144..M 20.
149 to 152..†1033.
152 to 153..28, 214.
153 to 154..62, 214.
154 to 156..238.
158 to 160..G 68.
160 to 162..15, A 19.
166 to 168..(83), S 127, 227, 262, †1033.
168 to 170..40, 52.
170 to Claremont Pkway..*875, †1033.
Claremont Pkway to 172..111.
172 to 174..202, †362.
174 to 176..P 115, 168, 191, †274.
176 to 178..62, 121, P 127, 168, S 172, †230, †844.
178 to 180..O 32, F 105, 155, 274, †844.
180 to 181..W 9, S 9.
181 to 182..H 20, 91, 168, 202.
183 to 184..B 85.
e s, 185 to 186..91.
e s, 186 to 188..P 279.
w s, 184 to 188..15, R 20, H 105, 121, 202.
188 to 189..(241), R 268, †318, †750.
189 to Fordham rd..†96.
*Parker..28, V 32, H 45, C 67, 112, 168, 202, H 219, M 254, M 255, I 290.
*Park dr..S 105.
Passage..C 147.
*Paulding..15, R 20, 51, 81, R 85, 121, K 127, 168, 180, 191, 240, 251, 262, M 268, 275, 285, 286, P 290.
*Patterson..51.
Pelham (see Fordham rd).
*Pelham..15, 28, R 32.
*Pelhamdale..B 208.
*Pelham Pkway..R 32, †1170.
*Pelham Pkway S..*1018.
Perry, from Bedford Pk Blvd or 200 to 201..81.
Mosholu Pkway to 204..274.
205 to 206..D 45.
w s, 207 to Gun Hill rd..C 127, C 172, 250, *1155.
*Philip..28.
*Pierce..S 45, 168, 201, G 207, 238, 239, 240, B 244, 275.
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*Pilgrim..52, B 85, 111, †230, 262.
*Pitman..73.
*Pleasant..D 76, 227.
Plympton, from 169 to 170..H 196, G 219, H 232.
170 to Boscobel av..5, 90, 168.
172 to Featherbed la..5.
Popham, from 176 to Palisade pl..62, 73, 91, S 95, 121, 133, S 160, 191, S 196, *259, *514.
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*Powell..5, O 32, 81, 180, †528.
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ws, 150 to 151..28, *80, 239, B 244.
e s, Fox to Beck..5, 101, *259, 274.
w s, 151 to 152 or Kelly..O 244.
e s, Beck to Dawson..(204), N 268.
w s, 152 or Kelly to Dawson..(53), 63.
Dawson to 156..M 207, L 208, R 219.
w s, 156 to 160..G 255.
e s, 156 to Longwood av..214.
w s, 160 to 161..(134).
w s, 161 to 163..(134), (157), (169), (252), †798.
w s, 163 to 165..Z 160, Z 185, Z 279.
e s, 163 to 165..63, 121, R 268, J 268.
165 to 167..F 45, F 93, †96, A 232, S 255.
167 to Home..M 32, 143, M 148, I 195, O 219, 249, 262, R 268.
Home to 169..81, 285.
Freeman to Jennings..O 68.
Jennings to Boston rd..F 45, L 68, F 93.
w s, Boston rd to Crotona Pk S..72.
e s, Boston rd to Crotona Pk E..N 137.
Crotona Pk S to 175..40, C 45, 52.
Fairmount pl to Tremont av..M 20, 52, (169), 285.
177 or Tremont av to 178..121, S 127, F 127, 132, S 137, 143, B 232, †618.
178 to 179..†96, G 196.
179 to Oakland pl..63, 155, 156, G 160, 285, *388.
Oakland pl to 180..G 196, *1110.
181 to 182..40, C 208, 239.
182 to 183..M 20, 179.
183 to 187..111, 133, 168, E 196, 285, *1155.
187 to 189..5, 16, L 20, R 195, 214.
*Prospect..W 32, C 45, 191, 214, 250.
Putnam av W..16, D 20.
Putnam av E..156.
*Pugsley..180, M 185.

*Quimby..40, B 45, 81, 155, 156, M 161, 202, H 208, 214, 226, 227, F 232, 239, †361, *828.

*Radcliff..133, S 137, R 160, 168, 191, E 196, 239, 274, 275.
Randall, from Manida to Faile..B 95, D 244.
Faile to Longfellow av..52, M 56, E 56, 101, M 194, M 206, 239, 240, *782.
Longfellow av to Whittier..D 32, 226, B 232, †890.
*Randall..5, 133, 285, †1126.
Reservoir..285.
*Rhinelander..61, 133, S 137, 238, 239, 249, 262, 286, *923.
*Richardson..M 9, F 56, 63, *80, W 115, 180, 202, 227.
Rider, w s, from 135 to 138..202, 203.
e s, 136 to 137..202, 203.
w s, 138 to 144..52, H 56, 92, H 95, B 232.
Riverdale..16, 40, 155, W 172, 250, K 255, 274, 275.
River, from 150 to 153..†985.
167 to Jerome av..W 219, 285.
*Roberts..†1170.
*Robin..155, B 160, †143, 168, 262, 263, 285, 286, S 290.
Rochambeau..28, P 45, 262, F 268, H 268.
*Romboult..111, 239.
*Rombouts..227, D 232, †1082.
*Roosevelt..214.
*Rosedale..16, 144, 191, R 208, 274.
*Russell..15.
*Rowland..C 172.
Ryer, from Burnside av to 180..D 32, S 172, 274, K 279.
180 to 181..285.
182 to 183..91, C 244.
183 to Field pl..239.
184 to 187..102, 122, 285.
Ryer (old)..F 160.

*Sackett..4, 62, 168, 179, 239, 249, *972.
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132 to So Blvd..133, 134, M 137.
134 to 135..133, B 208.
135 to 136..101, 191, H 196, 214.
136 to 137..91, W 95.
138 to 139..(103), (193).
139 to 140..102, S 127, 285.
w s, 143 to 144..†756.
w s, 145 to 146..K 20.
w s, 146 to 147..180.
w s, 148 to 149..T 56.
149 to Westchester av..274.
e s, Westchester av to 156..5, H 20, 102, 168, R 172, R 173, 214, W 290.
w s, Westchester av to Rae..102, (265).
w s, Carr to 156..(74), K 219, J 219.
156 to 157..B 20, P 20.
157 to 158..(287).
*St Agnes..72, 81.
*St Marys..72, 214, K 279.
*St Lawrence..5, R 9, M 9, V 45, C 45, 63, A 68, D 68, 81, 92, H 95, 111, 144, 155, F160, H 185, 239, O 244, M 290, †318.
*St Peters..(6), 180, D 185, 214, *693.
*St Raymond..27, 28, K 45, 63, 111, 191, 227, C 231, W 255, F 255, 274.
*Saxe..262.
*Schieffelin..226, 227.
*Scofield..M 185, 285.
*Scribner..52, 73, †985.
Sedgwick, e s, from Jerome to Lind avs..81.
w s, 161 to Lind av..122.
e s, Lind av to 167..111, *259.
w s, Depot pl to 171..16, M 20, 73.
e s, Undercliff to Tremont avs..C 95, 239.
w s, 171 to 176..102, 121.
e s, 181 to Fordham rd..*1019, †1125.
w s, 180 to 182..155.
w s, 182 to Fordham rd..16, B 255.
w s, Bailey av to Kingsbridge rd..F 20, W 244.
e s, Kingsbridge rd to Stevenson pl..261, 285.
w s, Kingsbridge ter to 238..274, *972.
Seneca, from Hunts Pt av to Faile..H 279, H 280, G 280, †664.
Longfellow av to Whittier..91, 111, D 160, D 232, 239, P 244, 263, P 268.
*Seton..91, S 95, 191, 214, 273, *471.
*Seymour..156, 215.
Shakespeare (also see Marcher av), from 168 to 169..28.
169 to 170..W 95.
170 to Boscobel av..†96, 262.
Sheridan, from 165 to 167..81, M 86, 285, M 290.
Sherman, from 163 to 164..K 149, Y 149, K160, 227, K 232, †1033.
164 to 165..226, K 232, †1126.
165 to 166..81, M 85, 285, M 290.
166 to 168..73.
*So Chestnut dr..H 9, 191.
*So Oak dr..16, 111, 144, *850.
Southern Blvd (also see 200th), from Alexander to Willis av..190, B 195, P 219.
Willis to Brook avs..191, J 280.
Brook to St Anns avs..S 208.
St Anns av to 134..B 149.
134 to 135..274.
135 to 136..(146), C 148.
St Marys to 147..29, 81, †143.
Prospect av to Av St John..(42), D 56, (93), 134, 286.
156 to Longwood av..101, 168, 202.
Longwood av to Tiffany..40, 63, 81, L 86, *129, 144, 155, 250, M 255.
Tiffany to Barretto..B 32, (64), B 95, (193), 273, E 280, 286.
ws, Barretto to 163..B 56, B 86, M 86, (103), L 105, (264), L 280.
e s, Barretto to Hunts Pt av..B 45, C 45.
w s, 163 to Westchester av..5, (6), B 56, (64), A 68, 111, (113), K 115, (182), 202, 203, A 208, K 208, 214, 286.
e s, Hunts Pt av to Aldus..H 56, 227, 286, E 290.
w s, Westchester av to 167..155, †189, †486.
e s, Aldus to West Farms rd..B 115.
e s, West Farms rd to 167..O 160, 191, *783.
167 to Home..(93), 239, 250, *923.
Home to Freeman..P 76, 202, 286, *1155.
Freeman to Jennings..O32, 63, F 68, †96, 102, O 105, 111, (113), (276), S 280, *388, *429, †844.
Jennings to 172..M 86, H 86, 180, 227, 263, †986, *1019.
172 to 173..5, O 9, (83), 112, W 127, A 149, C 149, (182).
w s, 173 to Boston rd..251, T 255, T 268.
w s, Boston rd to 175..C 9, P 207.
w s, 176 to Fairmount pl..52, D 56, 63, D 68.
w s, Fairmount pl to 177..52, 110, M 114, (134), N 160, 168, P 173, †528, †664.
178 to 179..203, M 208.
179 to 180..286.
180 to 181..(83), C 86.
181 to 182..122, S 127, 168, B 173, 203, 214, *693.
w s, 182 to Garden..101.
w s, Garden to Grote..G 173.
w s, Grote to 183..250, D 255, D 268.
ws, 183 to 185..S 160.
w s, 185 to 187..144.
w s, 187 to 189..(146), M 149, C 196, 227, 262, *923.
Spencer..28, 81, 122, *1154.
Spofford, from Longwood av to Barretto..D 68.
Spuyten Duyvil Pkway..250, D 255, 286, A 290.
*Starling..5, 52, 73, 249.
Stebbins, e s, from Dawson to 163..63, G 68, G 231, G 232, †361, †403.
w s, from Dawson to Westchester av..41, F 45, 63, B 68, H 68, F 68, 73, F 76, 82, F 86, 91, F 208, 214, (276), †528.
e s, 163 to 165..16, F 20, S 20, B 86, J 86, J 255.
w s, Westchester av to 163..63.
167 to Home..214.
Home to 169..91, 111, 191, O 219, *603.
169 to Lyman pl..40, W 95, 144, S 149, 250.
Lyman pl to Chisholm..*21, 52, L 56, 63, 81, 91, 92, 100, 102, B 105, 144, 179, S 184, 203, S 208, *303, †940.
Chisholm to Freeman..F 95, S 289.
Freeman to Jennings..F 95, 250.
Jennings to 170..191, S 196.
170 to Boston rd..M 105.
*Steenwick..251.
Steuben..L 76, 191, 250.
Stevenson av..40.
*Stillwell..*80.
*Story..81, B 86, 91, C 127, 144, 155, 156, M 161, 191, 202, 214, B 219, 227, 274.
*Strang..P 76.
Summit, es, south of 162..73.
w s, south of 165..81.
Sylvan..110, 286.
*Syracuse..143.

*Taylor..M 32, 180, M 244, 263.
Teller, from Park av to 162..H 86.
162 to 164..203.
164 to 165..73, *80.
165 to 166..92, W 95, 102, 274.
166 to 168..29, S 32, 52, 63, S 68, 73, G 76, 82, 91, 102, 156, S 173, 180, S 185, 191, P 196, L 196, 203, P 208, 215, 274, 275.
169 to 170..L 20, M 86, *1019.

NOTE.—Key explaining the signs used will be found on page 3.

*Tenbroeck..*1017, *1018.
*Terrace av..B 208.
*Theriot..D 68, 156, 168, C 244.
*Throop..4, 5, 156.
Tibbett..155.
Tiebout, from 180 to 181..16.
183 to 184..E 208.
184 to 187..133, T 137, 175, T 232, *350.
187 to 189..S 86, 91, E 95, 111, 168, 180, N 185, 250, †444, *1066.
189 to Fordham rd..L 76, H 208, 250.
*Tieman..226, 227.
*Tier..81, F 86.
*Tilden..41, 63, 73, 81.
*Timpson..91, 102, W 105, 214.
Tinton (also see Beach), from So Blvd to 147..81, 263, N 268, S 268, *828.
147 to 149..52, T 56, † 361.
151 to 152..*603.
152 to 155..111, 132.
155 to 156..63, R 68, *80, Z 280.
156 to 158..S 83, S 95, 144, 168, K 173, K 219, W 219, S 241, 263.
158 to 160..81, 227.
160 to 161..63, G 149, (216), R 218, K 219, 274, B 290, †940.
161 to 163..15, D 95, 144, G 149, 239, †709.
163 to 165..121, G 126, 155, B 255.
165 to 166..N 20, S 219.
166 to Home..R 9, 28, †230, (241), (276).
168 to 169..(204), 286, C 290.
Topping, from 173 to 174..K 195.
174 to 175..W 160.
Townsend, from 172 to 175..5, K 241.
175 to 176..†444.
*Tratman..155, T 160, 227, *471.
Tremont (also see 177th st), west of University av..*1110.
from University to Grand avs..63, 72, C 115, *175.
Jerome to Morris avs..168.
Concourse to Anthony av..J 9, (42), 111.
Anthony to Webster avs..16, F 20, C 45.
Webster to Park avs..121, P 127, (134), 180, 237, (241), S 243, C 243, 250, G 290.
Park to Washington avs..102, S 105, 237.
Washington to Bathgate avs..L 232, 273.
Bathgate to 3d avs..(64), (74), (182), (193), †1170.
w s, 3d to Lafontaine avs..T 19.
w s, Hughes to Crotona avs..(83).
Crotona to Clinton avs..(264), W 267, W 279.
Clinton to Prospect avs..M 19, M 20, (29), A 32, 52.
Prospect to Marmion avs..C 32, 52, 63, 121, S 127, 132, S 137, 143, (276), †890.
Marmion av to So Blvd..52.
So Blvd to Honeywell av..(134), L 137.
Honeywell to Daly avs..154, P 255, †798.
Daly to Bryant avs..D 67, 102, †318.
Bryant av to Boston rd..143, †797.
*Tremont..F 20, K 85, F 137, †709, *1110.
Trinity, from 141 to 149..B 137, C 173.
149 to Westchester av..†230.
Westchester av to 156..263.
158 to 160..122, T 127, (146), 155, 168, 213, †986.
160 to 161..T 9.
163 to 164..91, 250.
164 to 165..274.
165 to 166..180.
Tyndall..28, 111, 203, 263, 286, *1154.
*Turnbull..40, 168, S 268.

Undercliff, w s, from Sedgwick av to 176..102, 121, 203.
176 to Sedgwick av..81, 180, 239, *875.
*Underhill..40, 263.
Union, from So Blvd to 149..†189, 191, C 208.
150 to 151..102, 203, M 208.
Kelly or 152 to 155..S 20, 214.
155 to 156..155, 227, M 255, 274, *350.
156 to Westchester av..144.
158 to 160..144, O 149, †230, B 280, 286, B 290, *429.
160 to 161..122.
161 to 163..73, J 185, (204), 227, G 232.
163 to 165..J 20, 73, I 76, 102, (124), 155, (157), (241), 263, (265).
166 to Home..28, 52, K 56, 91, T 95, 102, 133, C 137, 180, J 185, 250, E 255, 274, *388, *1155.
Home to 168..52, 168, P 173, B 232.
168 to 169..40, S 56, 102, M 280.
w s, 169 to Boston rd..W 86, (134).
Univerity, es, from 170 to Boscobel av..250.
w s, 169 to Boscobel pl..73.
e s, Featherbed la to Macombs rd..28, S 149.
w s, Montgomery av to 176..102, 121.
w s, 176 to Tremont av..C 105, B 105, B 106, W 106, C 149, W 149, 180, C 185.
Tremont to Burnside avs..111, *782, †1170.
Burnside av to 181..28, 29, O 32, 239, B 244, *782.
181 to 183..143, 203.
183 to Fordham rd..263.
190 to Kingsbridge rd..5, 28, H 33, †750.

Valentine, from Burnside av to 180..28.
180 to 181..S 45, Q 86, B 232.
181 to 182..5, D 20, 40, 41, H 56, B 244.
182 to 183..M 185, C 244.
183 to 184..E 208, 239, †1170.
184 to 187..102, 122, 133, T 137, *175, T 232, *350.
187 to 189..16, 133, T 137, *175, T 232, *350, *1066.
189 to Fordham rd..203.
194 to 196..16, T 20, T 33, 40, 52, S 56, 73, D 76, 81, R 86, 191.
196 to 198..C 20.
198 to 199..63, B 68, 73, 191, K 196, C 196.
199 to Bedford Pk Blvd..W 33.
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202 to 204..72.
*Valentine..S 9, 28, K 33, †36, S 137, 227, L 232, †528.
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Van Cortlandt av W, from s s or w s, Bailey to Sedgwick avs..51.
n s or e s..Bailey to Gouverneur avs..250.
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*Van Hoesen..*1017, *1018, *1019.
*Van Nest..5, K 76, B 95, 102, E 106, 111, (113), 144, (146), 155, F 185, G 185, 191, J 196, L 208, 214, H 219, 227, 239, M 244, *514, †708, †844, †986.
Verio, from 233 to 236.. D115.
*Vernon Pkway..H 231.
Villa, from Bedford Pk Blvd late 200th to 204..R 279.
204 to 205..A 45, B 95, 180, *1066.
*Vincent..S 9, R 106, 111, †985.
*Virginia..73, H 76, 203, D 208.
Vyse, from West Farms rd to Home..63, 133, 168.
Home to Freeman..P 33, 63, P 85, 111, G 115, P 115, 144, 154, 155, M 208.
Freeman to Jennings..28, (83), 111, 191, M 196, 203, 214, B 219, *259, 290, *694.
Jennings to 172..63, H 68, R 76, H 127, J 137, 286, M 290, K 290.
172 to 173..91, 227, 239.
Boston rd to Tremont av..28, 227, J 232, †318.
Tremont av to 178..†189, 191, D 196.
178 to 179..K 20, K 21, K 115.
179 to 180..5, 40, 63, P 68, 102, 133, 286, S 290, M 290, *514.
180 to 181..(146).

Wales, from 142 to St Marys..W 127.
St Josephs to 145..274.
147 to 149..28, (74), 180.
151 to Kelly or 152..112, P 115.
w s, Kelly or 152 to Westchester av..J 9, S 127, C 137.
*Walker..(6), 27, H 85, 91, L 95, 102, P 137, 190, (193), W 196, 225, F 255, 263, †1033.
*Wallace..4, 5, 16, 91, M 95, S 95, K 127, 144, B 280, *350, *828.
Walton, from 138 to 144..214, *828.
144 to 149..15.
149 to 150..203.
150 to 151..C 56, 73, *129, 155.
151 to 153..V 127.
157 to 159..M 106, 238.
164 to 166..111.
171 to Belmont..214, C 219, 274, C 280, *783, *875.
175 to 176..40, 239, W 244.
176 to 177..R 19.
177 to Tremont av..133, E 185.
Burnside av to 181..K 9, M 115.
181 to 182..16, S 21, 144.
182 to 184..4, 15, C 86, 102, W 106, 122, *175, 227, 286, F 290.
184 to Fordham rd..73, 102, 122, J 127, J 149, (216), 239, F 290.
*Waring..*80, 122.
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w s, 160 to 162..†1125.
163 to 164..274.
164 to 165..40, 63, A 68, (74), G 76, (182), S 185, A 208, Z 280, 286, †528.
166 to 167..63, I 208.
167 to 168..203.
168 to 169..L 21, 73, 133, A 160, 191, D 196.
169 to 170..63, W 68, S 68, 81, 111, †189, 227, †664.
170 to St Pauls pl..5, 40, 41, (157), †1033.
St Pauls pl to 171..H 9, S 106, 144, T 149, Y 149, (241), 250.
171 to Claremont Pkway..I 268.
Claremont Pkway to 172..(103), A 106, B 106, 215, C 219, †750.
172 to 173..H 9.
173 to 174..16, 28, (204), G 255.
174 to 175..133, 180, 250, 286.
175 to 176..B 8, (17), (74), 239, 286.
176 to Tremont av..S 86, S 95, 286.
Tremont av to 178..W 33, 102.
178 to 179..215, *648.
179 to 180..63, B 76, G 127, 144, Y 149, (169), (193), T 244, 250.
180 to 181..111.
181 to 182..91.
182 to 183..S 9, 28, (53), N 56.
183 to 184..H 185, †572.
184 to 185..T 185, *828.
186 to 3d av..B 232.
3d av to 188..52.
188 to 189..102, G 115, G 116, G 160, †1082.
189 to Fordham rd..*129, *875.
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Washington (old)..T 116.
*Washington..16, 50, *80, G 280.
*Waterbury..P 219, M 219, 249.
*Watson..239, 263, †403.
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es, Devoe ter to 190..133, B 137.
Webster, w s, from 165 to 166..180, †940.
168 to 169..F 21, F 33, E 76, 286, †573.
w s, 169 to 170..†96, 203, R 208, 274.
e s, 169 to Clay av..F 21, 52, C 56, 81, W 95.
e s, St Pauls pl to 171..Z 125, Z 127, *129, *875.
w s, Clay av to 173..N 95, P 95, N 149, P 149, N 196, P 196.
174 to 175..G 21, G 137, (265).
175 to 176..(146), B 148.
176 to 178..180, (241), 250, G 290.
178 to 180..P 21, 63, 111, 168, H 280.
w s, 180 to 181..B 244, 250.
e s, 180 to 182..111, B 116, B 137, P 149, B 208.
e s, 182 to 183..227, J 232, 250.
e s, 183 to 186..F 9, 16, C 21.
w s, 183 to 189..C 21, D 255.
e s, 188 to 189..C 244, †318.
w s, 189 to Fordham rd..C 21.
w s, Fordham rd to 193..†528.
e s, Fordham rd to Bedford Pk Blvd..251, 263.
w s, 193 to 195..63, A 68, (229), 263.
w s, 195 to 197..V 67, 81, 263.
w s, 197 to 198..(29), (74), 263.
w s, 198 to Bedford Pk Blvd..263.
w s, Bedford Pk Blvd to Mosholu Pk S..(42), (169), 251, 263.
e s, Bedford Pk Blvd to 204..251, 263, 275, 286.
w s, Mosholu Pk N to 204..251, 263, 286.
e s, 204 to GunHill rd..5, E 45, 52, H 56, M 56, 144, 227, 251, 263, 275, †528.
w s, 204 to 205..144, 215, E 220, 251, 263, 275.
w s, 205 to 207..102, 251, 263.
w s, 207 to Gun Hill rd..263, *1155.
Gun Hill rd to 233..28, 251, 286.
234 to 236..81, 82.
236 to City line..52, 58, 91, 155.
Webster (old)..T 116.
Weeks, from Belmont to 173..5, B 9, 73, 144, 192, B 196.
173 to 174..*21, 29.
174 to 175..16.
*Wheeler..K 244, A 244.
*Wellman..91, R 95.
Westchester, from 3d to Bergen avs..(17), R 21.
Bergen to Brook avs..K 255.
Brook to St Anns avs..Z 95, 180.
Eagle to Trinity avs..S 173, †844, †1116.
n s, Jackson to Forest avs..M 149, A 268.
s s, Jackson to Wales avs..J 9, M 116.
s s, Wales to Tinton avs..63, R 68, *80.
Tinton to Union avs..(93).
Union to Prospect avs..(42), B 280, 286, B 290.
Prospect av to Rogers pl..145, J 196, (204), 215, 227, S 232.
Intervale av to Kelly..(193), (276).
Tiffany to Fox..B 76.
Fox to So Blvd..A 68, 101, (146), 179, U 185, 273.
Longfellow av to Home..274.
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*Westchester..40, R 45, 52, (53), M 56, 72, 82, P 86, A 86, S 86, 91, 144, M 149, A 149, 155, 156, A 160, R 160, 168, M 184, 191, (204), 227, 238, 239, P 244, M 244, C 244, 275, M 280, †361, †444, †709, †1126.
*Wheeler..133, 134, 240, K 244, A 244.
*White Plains Blvd..S 171.
*White Plains..D 9, 29, A 33, 50, 51, 52, S 55, 61, 63, L 68, K 68, 73, (74), 81, 91, 101, 102, A 106, 111, A 116, 122, W 137, M 149, 167, (193), L 220, 227, 264, †797.
Whitlock, from So Blvd to 149..D 68.
e s, 149 to Leggett av..(83), G 85, (103).
e s, Leggett av to 156..S 137.
156 to Longwood av..202.
Longwood av to Tiffany..91, 215, T 218, 274, *737, †844.
Tiffany to Barretto..102.
Barretto to Hunts Pt av..180.
Whitlock (old)..D 68.
*Wickham..S 20, M 148, 167, 191, 210, 250, 251, C 254, †273.
*Wilcox..5, 28, 238, †572, †708.
*Wilder..5, 63, 203, 250, 263, †444, †528.
Wilkins, from So Blvd to Jennings..L 137, M 171, R 173, (182), R 185, (216), (276), †1126.
Jennings to 170..H 76, H 116.
170 to Boston rd..63, R 149, 225, 226, 227, 274, †318, *875.
*Willett..P 21, †844.
Willis, from 132 to 134..40, 190, B 195.
135 to 136..122, (124), W 127, C 127.
138 to 139..(216).
139 to 140..B 45, B 56, 286, L 290.
140 to 141..F 21.
143 to 144..(146), (204), F 220, S 232.
145 to 146..(193), A 220.
146 to 147..(193), (241), 286.
148 to 3d av..(42).
*Williams..W 244, 263, 275, 286.
Willow, from 137 to 138..*828.
*Wilson..91, 110, 111, *1018.
*Wood..O 195, O 196, M 244, 285.
Woodycrest, from Jerome av to 162..K 185, S 255.
162 to 164..G 21, 63, 92, 122, C 137, 144, C 149, C 161, 250.
164 to 165..82, D 86, D 95, S 173, 286, *1110.
165 to 167..102, M 106, B 106.
167 to 168..29.

*Yates..*1017, *1018, *1019.

*Zerega..F 20, M 45, I 45, 63, 72, 155, 156, M 161, †1082.
*Zulette..H 68.

*1st..V 33, S 56, 82, C 86, 91, 92, C 127, 156.

*2d..92, 134, 203.

3d, from 134 to 136..(64), (83), 237.
136 to 137..155, (241).
138 to 139..(83), 133.
139 to 140..122, O 127, 155, R 255.
e s, 140 to 141..D 9.
w s, 142 to 143..(134).
144 to 145..(53), S 56, 92, K 185, (193), (204), (229), 286, B 290.
145 to 146..F 127, 144, 180.
146 to 148..63, (64), (193).
148 to 149..(113).
e s, 149 to Westchester av..(205).
w s, 149 to 150..(276).
e s, Westchester av to 152..B 196, S 220, L 220.

NOTE.—Key explaining the signs used will be found on page 3.

w s, 151 to 152..263, †709.
152 to 153..82, 155, (157), K 185, B 196, (216), †486.
e s, 153 to 156..A 255, A 268.
w s, 153 to 156..122.
156 to 157..(113), 227, (265), N 268.
157 to 158..203, J 208, H 208.
w s, 159 to 161..H 195.
e s, St Anns av to 163..63, (93), 240,
w s, 163 to 165..102, H 127.
w s, 165 to 166..5, 16, (29), (193).
e s, Boston rd to Franklin av..52, A 56, B 56, M 56, 133, 156.
e s, Franklin av to 166..16, 102, W 106, K106, (216), 286, (287).
166 to 167..5, (53), 102, 133, 215, 263, 286.
167 to 168..29, (42), 122, H 127, 215, 228, 286.
168 to 169..92, 122, 134, 144, 180.
169 to 170..92, 122, T 127, T 137, 144, 155, (157), N 173, 191, W 196, (205), 264, B 268, *429.
170 to St Pauls pl..16, 29, M 33, 52, 63, C 68, L 68, 73, M 76, 92, 144, 156, 168, 192, 228, 275, *648.
St Pauls pl to 171..(53), N 56, A 56, 82, N 127, 133, (134), N 137, S 137, 168, 180, (204), 215, 228, †274, 286.
171 to Claremont Pkway..73, (157), 228.
Claremont Pkway to 172..40, K 45, H 95, 168, (169), (276).
172 to 174..5, *21, 102, T 106, 239, 240.
174 to 175..52, (53), (205), 227, R 255.
175 to 176..122, 167, *429.
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NOTE.—Key explaining the signs used will be found on page 3.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

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STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable considcration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
aht—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

DEC. 26, 27, 29, 30 & 31.

Barrow st, 27 (2:590-58), ss, 112.6 e Bleecker, 37.8x81.10x37.9x81.7, 4-sty bk tnt & 2-sty bk rear stable; Jas A Lowe to Co-operative Society Settlement Soc of City NY, 26 Jones; QC; Dec23; Dec30'13; A$14,000-22,000. nom

Beach st, 71, see Washington, 380.

Bedford st, 102 (2:588-42), es, abt 60 n Grove & adj lands of Adriance, Romaine & Hyde, 22x50, 3-sty fr bk ft dwg; Lawyers Mtg Co to Eugenio Lucarini, 37A Bedford; Dec23; Dec31'13; A$6,000-6,500. O C & 100

Beekman st, 85 (1:94-29), ss, 60.1 nw Cliff, 23x64.9x23x64.10, 5-sty stn loft & str bldg; Eliza C Farnham et al EXRS, &c Susanna E Cary to Jed Frye, 2 E 45; Dec 23; Dec26'13; A$26,000-34,000. **32,500**

Bond st, 55 (2:529-36), ss, abt 95 w Bowery, 22x61.3x22.3x65.7, 3-sty bk loft & str bldg; Jas C Connell, ref, to Kath J Berges, 360 Sumner, Stamford, Conn & Josephine Gerlach, 724 E 158; Mtg $6,000; FORECLOS Dec1; Dec29'13; A$17,000-19,000. **7,900**

Broome st, 254 (2:409-33), ns, 30 e Orchard, 29.6x90, 6-sty bk tnt & strs; Louis Bachrach to Lena Bachrach, 24 W 113; A L; Dec29; Dec30'13; A$31,000-54,000. O C & 100

Christopher st, 14 (2:593-45), ss, 177.9 e Waverly pl, runs s48.9xse11.6 to Gay (No 20) xne18.4xn still along Gay 41.11 to Christopher xw21 to beg, 5-sty bk loft & str bldg; Gertrude A Vanderbeck to Louis Hamburger, at Mt Vernon, NY; mtg $14,000; Dec30; Dec31'13; A$14,500-26,000. O C & 100

Downing st, 17 (2:527-86), ns, 200.3 w Bleecker, 24.8x79.10, 5-sty bk tnt; Leo & Albert Rubenstein to Isaac Rubenstein, 519 W 143; AL; Aug11; Dec26'13; A$9,000-20,000. O C & 100

Duane st, 64-6 on map 62-4 (1:154-20), ss, 25 w Elm, 50x76, 6-sty bk loft & str bldg; Fredk W H Crane & ano, EXRS &c Robt Hoe, to Robt Hoe Estate Co, Inc, a corpn, 15 William; AL; Nov11; Dec31'13; A$110,000-125,000. nom

Gay st, 20, see Christopher, 14.

Goerck st, nws, at nes Grand, see Grand, 574.

Grand st, 574 (2:326-54), nes at nws Goerck, 25x75, 4-sty fr bk ft tnt & strs & 4-sty bk tnt & strs; Thos H Downing & ano, EXRS Mary T Downing, to Emilie T Downing, 18 Poplar pl, New Rochelle, NY; mtg $11,000; Dec20; Dec26'13; A$19,000-26,000. **26,000**

Greene st, 69 (2:486-25), ws, 188.6 s Spring, 37.6x100, 5-sty bk loft & str bldg; Manhattan Real Estate Assn, a corpn, to Gertrude A Vanderbeck, 149 W 126; AL; Dec22; Dec29'13; A$33,000-50,000. O C & 100

Greene st, 69 (2:486-25), ws, 188.6 s Spring, 37.6x100, 5-sty bk loft & str bldg; Gertrude A Vanderbeck to 60 Cliff St Co, Inc, a corpn [Hy A Mark, pres], 128 Bway; mtg $30,000; Dec29; Dec31'13; A $33,000-50,000. O C & 100

Lewis st, 117 (2:330-24), ws, abt 125 s Houston, 25x100, 7-sty bk loft & str bldg; Saml Greenfeld to Barbara Feiss, 472 W 141; mtg $26,500; Dec31'13; A$15,000-34,000. nom

Lispenard st, 44 (1:194-25), ss, abt 130 e Church, 23x94, 5-sty bk loft & str bldg; Jefferson M Levy to Mary J French, at Bethel, Vermont; B&S; AL; Sept13; Dec 31'13; A$21,000-29,000. nom

Monroe st, 129 (1:271-3), ns, 235.10 w Jefferson, 25x100, 6-sty bk tnt & strs; Abr Shimkowitz to Beckie Kadin, 1800 7 av; mtg $40,500; Sept25'11; Dec30'13; A$21,-000-41,000. nom

Monroe st, 129; Beckie Kadin to Sam W Rubin, 63 W 117; mtg $32,500; Dec29; Dec 30'13. O C & 100

Monroe st, 171 (1:269-11), ns, 139.8 w Montgomery, 22.10x100, 6-sty bk tnt & strs; Miles Realty Co Inc to Nettie Boehm, 1035 1 av; mtg $32,250; Dec24; Dec30'13; A$16,000-30,000. O C & 100

New Bowery, 13-15, on map 15, see Roosevelt, 53-5, on map 55.

New Chambers st, 51, see Roosevelt, 53-5, on map 55.

Peck sl, 12 (1:98-37), ws, 50.1 n Water, runs w33.9xn1.4xw29.7xn14xe61.2 to sl xs 20.2 to beg, 5-sty bk factory; Henry Pfaltz & Frank M Bauer, to Pfaltz & Bauer Realty Co, Inc, a corpn, 300 Pearl; mtg $18,000; Dec29; Dec31'13; A$10,000-16,000. nom

Pearl st, 300 (1:98-26), ses, abt 150 n Beekman, 24.2x86.10x24.2x84.8, sws, 3-sty bk loft & str bldg, 1-sty ext; Henry Pfaltz & Frank M Bauer to Pfaltz & Bauer Realty Co, Inc, a corpn, 300 Pearl; mtg $16,000; Dec29; Dec31'13; A$16,000-21,000. nom

Roosevelt st, 53-5, on map 55 (1:115-20), ws, 28.2 s New Bowery, runs w28.9 to New Bowery (Nos 13-5 on map No 15), xsw27.9 to New Chambers st (No 51) xse 11.6xe41.3 to R st xn27.8 to beg, 3-sty bk tnt & strs; Martin Tully to Bartholomew Mitchell, 650 E 219; mtg $10,000; Dec20; Dec29'13; A $11,000-13,000. O C & 100

Washington st, 380 (1:216-14), nwc Beach (No 71), —x—, 2 & 4-sty bk tnt & strs; also all R T & I in Estate Martin Hencken, decd; Wm F Hencken, 147 W 122, to Annie M A & Emma M P Hencken, both at 84 Lincoln st, Jersey City Heights, NJ; AT; Dec22; Dec26'13; A$17,000-19,000. nom

Wooster st, 201-3 (2:536-34), ws, 149.1 n Bleecker, 36.9x100, 6-sty bk loft & str bldg; Convent Ave Constn Co, a corpn, to Chas Buek Constn Co, a corpn, 5 E 42; B&S; mtg $57,500; Dec27; Dec29'13; A $31,000-68,000. omitted

3D st W, nwc Bway, see Bway, 683-5.

4TH st, 140 W (2:543-47), ss, 177 w Macdougal, 32.6x109, 6-sty bk tnt & strs; Michl Marx to Essie Marx, 817 West End av; ¾ pt; AT; AL; Dec30; Dec31'13; A$25,000-56,000. gift

7TH st, 59 E (2:449-52), ns, 250 e 2 av, 25x ½ blk, 6-sty bk tnt & strs; Rachel Lesser to Candor Realty Corpn, 346 Bway [r 731]; Dec27'13; A$20,000-38,000. O C & 100

10TH st, 60-2 W (2:573-11), ss, 150.8 e 6 av, 42.2x92.3, 7-sty bk tnt; Hudson Union Realty Co to Jos Koppel, 122 Mercer st, Jersey City, NJ; mtg $117,500; Oct31; Dec 27'13; A$37,000-110,000. O C & 100

11TH st, 642 E (2:393-28), ss, 133 w Av C, 25x94.9, 5-sty bk tnt & strs; Rachel Lesser to Candor Realty Corpn, 346 Bway [r 731]; mtg $15,000; Dec27'13; A$15,000-23,000. O C & 100

11TH st, 207-9 W, see 56th, 133 E.

13TH st, 635 E (2:396-45), ns, 256.6 w Av C, 27x103.3, 5-sty bk tnt & strs; Hannah Schwartz to David Moskowitz, 72 Av D; mtg $23,000; Dec30; Dec31'13; A$14,000-27,000. O C & 100

19TH st, 29 W (3:821-23), ns, 445 w 5 av, 28x92, 4-sty stn loft & str bldg; Fredk W H Crane & ano as EXR Robt Hoe, to Robt Hoe Estate Co, Inc, a corpn, 15 William [30 Church]; AL; Nov28; Dec31'13; A$54,-500-61,500. nom

19TH st, 461 W (3:717-5), ns, 80 e 10 av, 20x75, 4-sty bk tnt; Mary E Braham to Thos J Lawless at Eatontown, NJ [53 Little W 12]; AL; Dec29'13; A$5,500-8,000. O C & 100

20TH st, 24 W (3:821-58), ss, 420 w 5 av, 25x92, 4-sty stn tnt & strs, 2-sty ext; Alois Habisreitinger to Louise F Habisreitinger, his wife, 43 Jackson st, New Rochelle, NY [c/o Alois Habisreitinger, 17 W 45]; ½ pt; AT; mtg $50,000; Dec18; Dec27'13; A $52,000-62,000. O C & 100

21ST st, 135 E (3:877-30), nes, 231 w 3 av, 27x98.9, with rights to Gramery Park, 5-sty stn dwg; Saml V Hoffman et al EXRS, &c Mary C Hoffman to Estate of Eugene A Hoffman, Inc, a corpn, 258 Bway; AL; Dec17; Dec30'13; A$47,600-63,000. **60,000**

21ST st, 510 W (3:692-41), ss, 150 w 10 av, 25x92, 4-sty bk tnt; Frieda Hart to M M Hart, Inc, a corpn, 115 Nassau; Dec 30; Dec31'13; A$10,000-13,000. O C & 100

22D st, 423 E (3:954-17), ns, 323 e 1 av, 31.7x98.9, 4-sty bk tnt & strs; Robt J Hare Powel, ref to Margt Hall, 560 Madison, Bklyn; mtg $16,000; FORECLOS Dec 16; Dec27; Dec29'13; A$12,700-19,500. **3,500**

25TH st, 127-31 W (3:801-21), ns, 325 w 6 av, 75x98.9, 12-sty bk loft & str bldg; Montrose Realty Co, a corpn, to Hudson Mtg Co, a corpn, 135 Bway; mtg $300,000; Oct1; Dec31'13; A$124,000-343,000. nom

27TH st, 154-6 W (3:802-71), ss, 188 e 7 av, 44.4x98.9, 7-sty bk loft & str bldg; Reuben E Fichthorn to David Steiner, 1884 7 av; mtg $80,000 & AL; Dec26'13; A$83,-000-100,000. O C & 500

28TH st, 4 W (3:829-44), ss, 125 w 5 av, 25x98.9, 4-sty bk bldg & str; Fredk W H Crane & ano, EXRS Robt Hoe, to Robt Hoe Estate Co, Inc, a corpn, 15 William; AL; Nov28; Dec31'13; A$82,500-89,500. nom

28TH st, 13-5 W (3:830-30), ns, 225 w 5 av, 50x98.9, 10-sty bk loft & str bldg; Fredk W H Crane & ano, EXRS Robt Hoe, to Robt Hoe Estate Co, Inc, a corpn, 15 William [30 Church]; AL; Nov28; Dec31 '13; A$175,000-325,000. nom

29TH st, 119-21 E (3:885-15), ns, 100 w Lex av, 50x98.9, 7-sty bk home; Fredk L Merriam to The Anthony Home Inc, a corpn, 119-21 E 29; CaG; mtg $160,000 & A L; Dec23; Dec27'13; A$60,000-$——. O C & 100

30TH st, 626-32 W (3:675, 48-49), ss, 350 w 11 av, 100x98.9, 3 & 5-sty bk shop, 3-sty bk tnt & str & 1-sty fr rear storage; Gertrude R & Violet L Hamilton to Thos H Stewart, 2836 Decatur av, Bronx; AL; Dec 22; Dec27'13; A$31,500-43,500. nom

30TH st, 626-32 W; Thos H Stewart to Jas C Crawford, 152 Prospect av, Mt Vernon, NY; CaG; mtg $50,000; Dec22; Dec27 '13. nom

31ST st, 112 W (3:806-50), ss, 162.6 w 6 av, 20.10x103x21.4x98.10, 3-sty stn loft & str bldg & 2-sty bk rear bldg; Nathaniel B Beam to Annye P Beam at Maywood, Bergen Co, NJ [c/o N B Beam, 135 Madision av]; ¼ pt; sub to life estate of Jennie Beam; B&S; Jan19'12; Dec30'13; A $51,500-53,500. nom

32D st, 153-5 E (3:888-31), ns, 175 w 3 av, 50x172.6, 3-sty bk stable; Fredk W H Crane & ano, EXRS Robt Hoe, to Robt Hoe Estate Co, Inc, a corpn, 15 William; [30 Church]; AL; Nov28; Dec31'13; A$78,-000-117,000. nom

33D st, 157 E (3:889-31), ns, 195 w 3 av, 20x98.9, 4-sty bk dwg; J P Zurla Tile Co to Camilla Zurla, 157 E 33; mtg $15,000; Dec 27'13; A$18,000-20,000. nom

34TH st, 436-40 W (3:731-65-67), ss, 380 w 9 av, 60x98.9, with all title to strips on w —x—, 3 3-sty bk dwgs; Oscar & Isabel M Taussig to Harriet M Leach, 510 Valley rd, Montclair, NJ; mtg $50,000; Dec27; Dec 29'13; A$43,500-52,500. nom

37TH st, 18 W, see 56th, 133 E.

37TH st, 102-4 W, see 37th st, 106-8 W.

37TH st, 106-8 W (3:812-48 to 52), ss, 100 w 6 av, 135x105.9 to Bway (Nos 1364-70) x97.2x98.9, 2-2 & 3-4-sty bk strs & loft bldgs; A$834,000-864,000; also 37TH ST, 102-4 W (3:812-47), ss, 62 w 6 av, 38x48.3, 2 4-sty bk bldgs & strs; A$68,000-72,000; also 6TH AV, 629 (3:812-44), ws, 24 s 37th, 24.2x62x24.2x62, 4-sty bk tnt & strs; A$80,-000-83,000; Fredk W H Crane & ano, EXRS Robt Hoe, to Robt Hoe Estate Co, Inc, a corpn, 15 William; AL; Nov28; Dec31'13. nom

41ST st, 142 E (5:1295-44), ss, 175 w 3 av, 25x97.10, 4-sty bk garage; Jas M Boylston et al to Edw S Boylston, 429 E 69, an int of 30.08⅓%; Geo A Boylston, 211 E 68, 17.56⅔%. & Wm H Boylston, 211 E 68, 43.36⅔%; heirs &c Jos Boylston; QC; Dec13; Dec31'13; A$24,000-32,000. O C & 100

47TH st, 41 W (5:1263-13), ns, 595 w 5 av, 25x100.5, 4-sty & b stn dwg; Maurice Marks to TRSTES of Columbia University, in City NY, a corpn, 63 Wall; FORECLOS Dec16; Dec31'13; A$65,000-74,000. **60,000**

52D st, 246 W (4:1023-55), ss, 225 e 8 av, 20x100.5, 4-sty & b stn tnt; Wm F Donnelly to Wm W McLaughlin, 60 E 83 [c/o McLaughlin's U S Detective Agency, 2 Rector]; ½ pt; sub to ½ mtg $20,000; Dec 16; Dec29'13; A$25,000-29,000. O C & 100

54TH st, 327 E (5:1347-13), ns, 299.2 e 2 av, 24.2x100.5, 5-sty bk tnt & strs; Melvin G Palliser, ref, to Peter Otten, 1321 Clinton av; mtg $15,000; FORECLOS Dec 26; Dec29; Dec30'13; A$9,500-18,000. **2,500**

56TH st, 133 E (5:1311-14¼), ns, 74 w Lex av, 16x50.5, 3-sty & b bk dwg; A$14,-000-17,000; also LEXINGTON AV, 682 (5:-1311-15½), ws, 33.9 n 56th, 16.8x58, 3-sty bk tnt & str; A$11,500-14,500; also 37TH ST, 18 W (3:838-61), ss, 288.8 w 5 av, 19.6 x98.9, 5-sty bk loft & str bldg, 1-sty ext; A$78,000-92,000; also 11TH ST, 209 W (2:-614-65, ns, 60 e Waverly pl, 20.5x80, 2-sty & b bk dwg; A$8,500-10,000; also 11TH ST, 207 W (2:614-64), ns, 80.5 e Waverly pl, 20x80, 2-sty & b bk dwg; A$8,500-10,000; Ramsay Hoguet & Jno A McCreery, EXRS, &c, Louise C McCreery to Jno A McCreery, Mary McK McCreery & Christine Hoguet, all at 1024 Park av; Dec12; Dec31'13. nom

62D st, 35-7 E (5:1377-26), ns, 125 e Madison av, 40x100.5; 5-sty bk club house; Cleveland H Dodge to Y W C A, a corpn, 600 Lex av; CaG; mtg $95,000; Dec24; Dec 29'13; A$80,000-160,000. nom

66TH st, 251 E, see 2 av, 1261.

69TH st, 362 E (5:1443-32), ss, 508.4 e 2 av, 16.8x77.4, 2-sty & b stn dwg; Dora Isaac to Vilma Stanisits, 364 E 69; mtg $5,000; Dec26'13; A$5,100-7,500. nom

71ST st, 117 E (5:1406-8), ns, 160 e Park av, 20x102.2, 4-sty & b stn dwg; Lawyers Realty Co to Robt W Tailer at Richfield Springs, NY; B&S; Dec27; Dec30'13; A$32,-000-40,000. nom

79TH st, 165 E (5:1508-25), ns, 272 w 3 av, 15.6x102.2, 3-sty & b stn dwg; Jno Monks Jr to Jerome Monks, 346 W 71; B &S & correction deed; Dec22; Dec26'13; A $10,500-15,000. nom

79TH st, 165 E; Alice P Morgenstern (Monks) to same; QC & correction deed; Dec17; Dec26'13. nom

80TH st, 512 E (5:1576-42), ss, 223 e Av A, 37.6x102.2, 6-sty bk tnt & strs; Rosario Lagumina to Santa Rumore, 512 E 80; AL; Dec30'13; A$12,000-38,000. O C & 100

81ST st, 418 E (5:1560-40), ss, 206.6 e 1 av, 25x102.2, 5-sty bk tnt; Mollie Eisenberg to Mary Peckar, 844 Dawson; mtg $17,000; Sept30; Dec31'13; A$8,500-18,000. O C & 100

81ST st, 506 E (5:1577-47), ss, 123 e Av A, 25x102.2, 5-sty bk tnt; Sol Bernstein to Max Kershenbluth, 1434 Lex av; ½ pt; AT; mtg $20,000 & AL; Dec26'13; A$8,000-20,-000. O C & 100

82D st, 516 E (5:1578-42), ss, 248 e Av A, 25x102.2, 5-sty bk tnt; Matilda Merklen, EXTRX Jno Meinecke, to Mark Deering, 634 Gates av, Bklyn; mtg $13,000; Dec12; Dec31'13; A$8,000-19,500. **4,000**

84TH st, 521 E (5:1581-11), ns, 273 e Av A, 19.5x102.2, 3-sty & b stn dwg; Matilda Merklen, EXTRX Jno Meinecke, to Mark Deering, 634 Gates av, Bklyn; mtg $5,000; Dec12; Dec31'13; A$6,000-9,500. O C & 1,000

85TH st, 228-30 E (5:1530-34), ss, 354.6 e 3 av, 50x102.2, 1-sty bk church; United American M E Church of East 85th St in City of N Y to Moses Kinzler, 126 E 93; B &S; mtg $15,000; Dec30'13; Aexempt-exempt. **18,750**

88TH st, 109 E (5:1517-9), ns, 158.10 e Park av, 25.6x100.8, 5-sty stn tnt; Jas T Smith to Terence Smith, 109 E 88; mtg $23,000 & AL; Dec29; Dec30'13; A$14,000-25,000. nom

89TH st W (4:1236-17-44), ss, at cl old Bloomingdale rd (closed), runs w80.6 to es Bway xs— to ns 88th xe100xn100.8xw— to cl old rd xne— to beg, being all title to land in bed of said old rd, 1 & 2-sty bk & fr bldgs of coal yard; Wm L Bruen to Metropolitan Impt Co, a corpn, 100 Bway [r 1818]; QC; Dec22; Dec26'13; A$970,000-975,000. nom

92D st, 167 W (4:1223-6), ns, 118 e Ams av, 18x100.8, 3-sty & b bk dwg; Nathaniel B Beam to Annye P Beam at Maywood, Bergen Co, NJ [c/o N B Beam, 135 Madison av]; ¼ pt; sub to life estate of Jennie Beam; B&S; Jan19'12; Dec30'13; A $11,500-18,000. nom

97TH st, 68-74 E, see Park av, 1248-54.

97TH st, 45 W (7:1833-14), ns, 460 w Central Park W, 20x100.11, 3 & 4-sty & b stn dwg; Leni M Osgood Stone to Wm B E Lockwood at New Rochelle, NY; Dec24; Dec26'13; A$12,000-15,000. O C & 100

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100TH st, 226 E (6:1649-32), ss, 180 w 2 av, 25x100.7, 5-sty bk tnt; Ida Kasner to Mary Wechter, 54 Middleton, Bklyn; mtg $17,300; Dec24; Dec26'13; A$9,000-19,000. nom

102D st, 225 E (6:1652-15), ns, 355 e 3 av, 25x100.11, 5-sty bk tnt & strs; Gussie Buchfuhrer to Esther Berliner, 330 E 101; ½ RT&I; Dec26; Dec31'13; A$10,000-21,000. O C & 100

104TH st, 322 W (7:1890-72), ss, 100 e Riverside dr, 20x100.11, 3 & 4-sty & b stn dwg; Maurice J Canavan to Mary A Woods, 322 W 104; mtg $22,500 & AL; Dec26; Dec 30'13; A$17,000-26,000. O C & 100

108TH st, 1 W, see Central Park W, 478-81.

109TH st, 70 E (6:1614-43), ss, 153 w Park av, 17x100.11, 4-sty stn tnt & strs; Morris B Sasmorsky to Yetta Sasmorsky, his wife, NY; AL; July2'06; re-recorded from Aug9'06; Dec31'13; A$7,500-10,000. O C & 100

109TH st, 70 E; Yetta wife & Morris B Sasmorsky to Rose M Matthews, 202 W 102; Dec30; Dec31'13. O C & 100

112TH st, 200 W, see 7 av, 1842-50.

113TH st, 4 E (6:1618-68), ss, 100 e 5 av, 25x100.11, with all title to strip on 113th st, adj above on w 0.4x50.5, 5-sty bk tnt & strs; Jas Neil to Benj Maier, 133 W 113; mtg $19,000; Dec26; Dec27'13; A$13,000-23,000. O C & 100

116TH st, 417 E (6:1710-10), ns, 199 e 1 av, 20x100.11, 3-sty & h stn dwg; Michl Palladino to Carmela Palladino, 417 E 116; AL; Dec1; Dec30'13; A$7,000-8,500. O C & 100

120TH st, 5 W (6:1720-13), ns, 105 w Mt Morris Pk W, 20x100.11, 4-sty & b stn dwg; Louis Hamburger to Danl B Freedman, 57 W 55; mtg $14,000 & AL; Dec30; Dec31'13; A$13,000-21,000. O C & 100

121ST st, 24 W (6:1720-30), ss, 80 e Lenox av, 20x100.11, 4-sty & b bk dwg; Stella M Ehrlich to Martha Traver at Red Hook, N Y; AL; Sept12; Dec27'13; A$12,500-20,000. O C & 100

124TH st, 129 E (6:1773-15), ns, 340 e Park av, 25x100.11, 3-sty bk factory; Wm C Langley et al to National Gas Governor Co, a corpn, 6 Church; C a G; Dec29; Dec 31'13; A$12,000-21,000. nom

124TH st, 129 E; Chester Dale et al to same; QC; Dec29; Dec31'13. nom

128TH st, 218-22 W (7:1933-43-44-46), ss, 225 w 7 av, 100x98.9, 3 4-sty bk tnts; B C D Co to Allaire Realty Co, Inc, 299 Bway [r 1001]; AL; Dec24; Dec27'13; A$48,000-81,-000. O C & 100

130TH st, 105 W (7:1915-27), ns, 110 w Lenox av, 20x100.11, 3-sty & b stn dwg; Helen W De Ronde to Putnam Realty Co, a corpn [c/o W M Adams], 391 E 149; mtg $8,200; Dec12; Dec31'13; A$8,800-12,500. O C & 100

140TH st, 59-63 W (6:1738-7-9), ns, 125 e Lenox av, 75x99.11, 2 5-sty bk tnts; Irwin Realty Co to Marco Realty Co, Inc, a corpn, 27 Cedar [r 1615]; QC; AT; AL; Dec26; Dec29'13; A$21,000-72,000. O C & 100

140TH st, 506-14 W (7:2071-39), ss, 150 w Ams av, 75x99.11, 5-sty bk tnt; Mary I Moore to Wm M Moore, nec Aqueduct av & 190th; mtg $50,000; Mar28'12; Dec31'13; A$37,000-88,000. O C & 100

144TH st, 203-5 W (7:2030-27), ns, 100 w 7 av, 50x99.11, 6-sty bk tnt & strs; Cooper Realty Co, a corpn, to Hopkins Holding Co, a corpn [c/o Holzman Bros], 26 Exchange pl; mtg $44,000; Oct30; Dec31'13; A$22,000-60,000. O C & 100

156TH st, 549 W, see Ams av, 1948.

161ST st, 558 W (8:2119-19½), ss, 284.6 e Bway, 16x99.11, 3-sty & b stn dwg; Fredk H Ehlen to Hudson Trust Co, 1411 Bway; B&S; Dec19; Dec30'13; A$6,400-11,500. nom

Av B, 12 (2:397-35), ws, 44.8 s 2d, 22.4x 80, 5-sty bk tnt & strs; Josseph Goldman to Frank Montsko, at Bergenfield, NJ; mtg $27,400; Dec30'13; A$18,000-28,000. O C & 100

Av B, 12; Frank Montsko to Jno Kovacs, 36 Grand st, Bklyn; mtg $27,400; Dec 30'13. O C & 100

Amsterdam av, 1948 (8:2115-37), ws, 75 s 157th, 25x100, 2-sty fr tnt & strs; A$20,-000-22,000; also 156TH ST, 549 W (8:2115-62), ns, 180 e Bway, 20x99.11, 3-sty & h hk dwg; A$9,500-14,000; A Livingston Norman, ref, to Frank P Schimpf, 438 W 162; FORECLOS Dec4; Dec24; Dec30'13. **8,500**

Broadway, 683-5 (2:535-57), nwc 3d, 50x 95, 12-sty bk office & str bldg; Fredk W H Crane &ano as EXRS Robt Hoe to Robt Hoe Estate Co, Inc, a corpn, 15 William; ½ pt; AL; Nov28'13; Dec31'13; A$215,000-385,000. nom

Broadway, 1364-70, see 37th, 106-8 W.

Central Park W, 478-81 (7:1844-29-32), nwc 108th (No 1), 100.11x100, 2 7-sty bk tnts; Geo J Gillespie, ref, to Hess Realty Co [J S Hess, Pres], 50 Pine; mtg $200,-000; FORECLOS Dec17; Dec30'13; A$140,-000-260,000. **24,500**

Madison av, 2009 (6:1752-51), es, 40 s 128th, 20x85, 3-sty & b stn dwg; Bright Realty Co, a corpn, to Roberta F Frank, at Montrose-on-Hudson, NY; mtg $17,000 & AL; Dec19; Dec31'13; A$11,000-15,000. O C & 100

Park av, 1248-54 (6:1602-38-40), swc 97th (Nos 68-74), 100.11x100, 2-6-sty bk tnts, strs on cor; Louis J Levy to Kayell Realty Co, a corpn, 35 Nassau [r 717]; AL; Dec26'13; A$62,500-144,000. O C & 100

Park av, 1886 (6:1753-35), ws, 60.5 n 128th, 19.9x70, 4-sty bk tnt & str; Jas O'Shea & Ellen, his wife, to Agnes Smith, 40 Cummings rd, Brookline, Mass; B&S; Dec30; Dec31'13; A$5,500-9,000. O C & 100

Park av, 1888 (6:1753-36), ws, 80.2 n 128th, 19.9x70, 4-sty bk tnt & str; Jas O'Shea & Ellen, his wife, to Anne C O'Shea, 31 W 88; B&S; Dec30; Dec31'13; A$5,500-9,000. O C & 100

Park Row, 158 (1:160-52), ns, abt 5 e Pearl, 24.5x94x—x78.8, 3-sty bk str; Louis Manheim to Evarts Holding Co, a corpn, 302 Bway [r 802]; B&S; Oct1; Dec26'13; A $35,000-38,000. O C & 100

St Nicholas av, 11-5 (7:1821-23-25), ws, 29.7 n 111th, 88.9x59.11x75.8x106.5, 2-5-sty bk tnts & strs; City Real Estate Co to U S Life Ins Co in City of N Y, a corpn, 273 Bway; B&S; mtg $55,000 & AL; Dec30'13; A$53,000-90,000. nom

St Nicholas av, 406 (7:1958-3), es, 51.10 n 130th, 25x100, 5-sty bk tnt; Mary L Banner to Augustus W Warner, at Jansen, County of St Lucie, Florida; mtg $20,000; Dec8; Dec31'13; A$15,000-27,000. O C & 1,000

Wadsworth av, 143-5 (8:2162-51-52), es, 44.6 n 180th, 75x100, 2 5-sty bk tnts; Anthony F Koelble to Belford Realty Co, Inc, a corpn, 131 E 86; mtg $77,000 & AL; Dec9; Dec29'13; A$39,000-86,000. O C & 100

1ST av, 420 (3:956-57), ses, abt 75 s 25th, 24.8x100, 5-sty bk tnt & strs; Sarah Cohn to Wm Shretski, 50 W 112; AL; Dec31'13; A$13,500-18,500. nom

2D av, 548 (3:936-4), es, 58 n 30th, 16.4x 60, 4-sty bk tnt & str; Jas M Boylston et al to Kate E & Mabel A Boylston, both at 211 E 68, each ½ pt; QC; AL; Dec13; Dec 31'13; A$6,800-9,000. O C & 100

2D av, 1261 (5:1421-21), nwc 66th (No 251), 41.11x100, 6-sty bk tnt & strs; Daycor Realty Co to Nambil Realty Co, Inc, 149 Bway [r 612]; mtg $69,500; Dec29; Dec30 '13; A$35,000-75,000. OC & 100

3D av, 564 (3:893-43), ws, 52 n 37th, 25x 80, 4-sty bk tnt & strs; Edw S Boylston et al to Mary B Faulkner, 211 E 68, & Jas M Boylston, 338 E 51, heirs &c Jos Boylston; QC; AL; Dec13; Dec31'13; A$20,200-24,500. O C & 100

6TH av, 476 (3:830-80), es, 43.5 s 29th, 20x75, 4-sty bk tnt & strs, 2-sty ext; Townsend Morgan, ref, to Jane E Britton, 1897 Mad av; FORECLOS; Dec24; Dec26; Dec 27'13; A$62,000-70,000. **75,000**

6TH av, 629, see 37th st, 106-8 W.

7TH av, 1842-50 (7:1827-33-36), swc 112th (No 200), 100.11 x100, 2 5-sty bk tnts, strs on cor; Fredk W H Crane & ano, EXRS Robt Hoe, to Robt Hoe Estate Co, Inc, a corpn, 15 William; AL; Nov28; Dec31'13; A$101,400-183,000. nom

8TH av, 2572 (7:2023-2), es, 24.11 n 137th, 25x80, 5-sty bk tnt & strs; Sylvester Pelechatz et al to Makory Benesrovsky, 416 E 71; ⅛ pt; mtg $22,000; Nov26; Dec26'13; A$15,500-24,500. nom

9TH av, 98, see 9 av, 100.

9TH av, 100 (3:740-63), es, 26.4 s 17th, 26.3x100, 5-sty stn tnt & str; A$14,500-24,-000; also 9TH AV, 98 (3:740-64), es, 52.7 s 17th ,26.3x100, 5-sty stn tnt & strs; A$14,-500-24,000; also 9TH AV, es, 78.10 s 17th, .02¾100; Eva Kramer to Leo Kramer, 2 W 88; AL; Oct7; Dec30'13. O C & 100

9TH av, 98-100, same prop; Leo Kramer to Chas S Gutmann, 509 W 110; AL; Dec 30'13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Greenwich st, 166-8 (1:59), consent to 3d track; Janet Olcott, of Bklyn, to Manhattan Railway Co, a corpn; Dec17; Dec26'13. 1,740

Greenwich st, 406 (1:216); consent to 3d track; Fredk L Wertz of Yonkers, NY, owner, to Manhattan Railway Co; mtg $95,000; Dec11; Dec26'13. 100

Greenwich st, 406; consent to 3d track; Geo F Wiemann Co, a corpn, lessee, to same; Dec11; Dec26'13. nom

Greenwich st, 406; consent to 3d track; Brooklyn Savings Bank, mortgagee, to same; Dec26'13. nom

Greenwich st, 523 (2:597); consent to 3d track; Robt W Courtney to Manhattan Railway Co; Dec5; Dec26'13. 500

Greenwich st, 559 (2:598); consent to 3d track; Mary Smith, widow, to Manhattan Railway Co; mtg $7,000; Dec2; Dec26'13. 500

Greenwich st, 559; consent to 3d track; Emigrant Indus Savings Bank as mortgagee to same; Dec12; Dec26'13. nom

Greenwich st, 623 (2:602); consent to 3d track; Louisa Asson of New Egypt, NJ, to Manhattan Railway Co; Dec2; Dec26'13. 368.33

Greenwich st, 807 (2:625-5); consent to 3d track; Laura B Caldwell of Redbank, NJ to Manhattan Ry Co; mtg $6,000; Dec1; Dec29'13; A$8,000-11,000. 363

Greenwich st, 807; consent to 3d track; Lawyers Mtg Co mortgagee to same; Dec 17; Dec29'13. nom

10TH st, 60-2 W (2:573), ss, 150.8 e 6 av, 42.2x92.3; Geo Solomon to Hudson Union Realty Co, a corpn, 60-2 W 10; AT; QC & re asn rents recorded July18'12; Oct31; Dec27'13. nom

10TH st, 60-2 W; Geo H Bentley to same; AT; QC & re asn of rents recorded Jan21 '13; Oct31; Deec27'13. nom

48TH st, 14 E (5:1283), ss, 250 e 5 av, 25x100.5; agmt to hold above as joint tenants; Eliz Host with Martha L Taylor Host, both at 14 E 48; Dec24; Dec26'13. nom

50TH st, 529-31 W (4:1079-16), ns, abt 380 w 10 av, —x—, 2-sty bk factory bldgs on leasehold; Clara M Hunter EXTRX Stephen A D Hunter to Clara M Hunter, 4204 Parkside av, Phila, Pa; B&S; Nov25; Dec31'13; A$19,000-22,000. nom

53D st E (5:1308-pt lot 9), ns, 180 e Park av, 10x100.5, vacant; re mtg; N Y Mtg & Security Co to 118 East 54th St Co, a corpn, 68 Wm [546 5 av, r 308]; Dec29; Dec30'13; A$——$——. 4,800

62D st, 40-6 E (misc1), ss, 167 e Mad av, 66.4x100.5; revocation of power of atty to collect interest, etc on mtg on above; Emily H Wilkins of Florence, Italy, to McVickar Gaillard Realty Co, a corpn, 42 Bway; Dec15; Dec30'13.

128TH st, 218 W (7:1933); re from all liability on foreclosure of mtg, &c; Mary W Clark & ano with Maggie Williamson, 218 W 128; Dec26; Dec30'13. nom

128TH st, 220 W (7:1933); re from all liability on foreclosure for any deficiency judgt, &c; Saml Kandell to Maggie Williamson, 218 W 128; Dec26; Dec31'13. nom

128TH st, 222 W (7:1933); re from all liability on foreclosure of mtg, etc; Minnie Rogers et al with Maggie Williamson, 218 W 128; Dec27; Dec30'13. nom

145TH st W (7:2030), ss, 384.7 e 8 av, runs s99.11xw109xn44.11xe94xn55 to 145th xe15 to beg; cancellation of restriction agmt; Morgenthau Realty Co to 145th Street Theatre Co, a corpn, 68 Broad; Dec 1; Dec30'13. nom

Vermilyea av, 149-51 (8:2227); asn rents; Cath F Shady, 149 Vermilyea av, to Abr C Rothstein, 916 So blvd; Dec29; Dec30 '13. 2,000

2D av, 574-6 (3:937); consent to 3d track; Saml Howe to Manhattan Ry Co; Dec24; Dec29'13.

2D av, 574-6 (3:937); consent to 3d track; Saml Howe of Bklyn to Manhattan Railway Co; mtg $10,000; Dec9; Dec 26'13. 612

2D av, 574-6; consent to 3d track; Emigrant Indus Savings Bank mortgagee, to same; Dec12; Dec26'13. nom

Asn of all RT&I (misc1), in estate of Selim Marks (decd), as collateral for $11,-000; Ida, wife Joel Marks, at Far Rockaway, B of Q, to Jacob Wolf & Rosa, his wife, 819 N Broad, Phila, Pa; July19'12; Dec31'13. nom

Power of atty (misc1); Mary E Tappenbeck of Wiesbaden, Germany, to Henry N Tifft, 11-15 William; Dec28'12; Dec27'13. O C & 100

Power of atty (misc1); Flora Reinsberg et al to Anna Reinsberg & Jno F Watson; Nov29; Dec26'13.

Power of atty (misc1); London & Pacific Petroleum Co (Lim), 3 Lombard st, London, Eng, to Wm A Barstow & H O Lamason, both at 26 Bway; Dec11; Dec26 '13.

Power of atty (misc1); Molly or Moely Korner individ & as firm Korner Realty Co, 62 E 99, to Max Korner, 62 E 99; Oct 20; Dec30'13.

WILLS.

Borough of Manhattan.

Washington st, 508-10 (2:596, 35 & 36), ws, 142 n Spring, 40x115, 2-4-sty loft bldgs; A$23,000-32,000; also WASHINGTON ST, 516-18 (2:596, 31 & 32), ws, 227.3 n Spring, 42.6x104, 2-3-sty bk loft bldgs, ½ int; A$21,000-23,000; also WEST ST, 311-12 (2:596, 9 & 10), es, 227.4 n Spring, 42.6x 104, 2-3-sty loft bldgs; ½ int; A$31,000-34,000; Frederic or Frederick Baker Est, Francis S Phraner EXR, Summit, NJ, & Frances E. Phraner EXTRX, 815 5 av; atty, Bayard L Peck, 26 Liberty. Will filed Sept3'13.

Washington st, 516-8, see Washington, 508-10.

West st, 311-12, see Washington, 508-10.

74TH st, 218 E (5:1428-40), ss, 210 e 1 av, 25x102.2, 5-sty bk tnt; Cath McGarry Est, ¼ int; Jno J Keegan, EXR, 218 E 74; atty, Wm J Burke, 271 Bway; A$11,000-25,000. Will filed Dec23'13.

120TH st, 310 W (7:1946-41) ss, 200 w 8 av, 25.1x100.11, 5-sty bk tnt; Annie Diamond Est, Harry Levy EXR, 104 Gaston av, Arverne, LI; atty, Julius Walerstein, 233 Bway; A$14,000-22,000. Will filed Dec 24'13.

132D st W, swc 5 av, see 5 av, 2158.

Convent av, 424 (7:2063-13), ws, 34.11 n 148th, 16x75, 3-sty stn dwg; Cath E Weller Est, Geo E Weller, EXR, 424 Convent av; atty, Emery C Weller, 27 Cedar; A$8,000-13,500. Will filed Dec29'13.

5TH av, 2158 (6:1729-40), swc 132d, 18x 75, 4-sty bk tnt & 2-sty bk bldg in rear, with strs; Gevert Wendelken Est, Jno W Wendelken, ADMR, 605 W 137; atty, H H Glass, 51 Chambers; A$13,500-17,500. Will filed Dec26'13.

CONVEYANCES.

Borough of the Bronx.

Ash st (*), nes, 100 nw Harlem River & Portchester R R, 50x194.6x50x181.6; Frances M Walsh, widow, to Robt E Walsh, 227 E 46; B&S; Dec29; Dec30'13. nom

Beck st, 560, see Prospect av, 604.

Bronx Park S, swc Honeywell av, see Honeywell av, 2147.

Bronx Park S, 900, see Honeywell av, 2140-6.

Irvine st (10:2761), swc Garrison av (Nos 1112-6), 49.4x50x21.4x57.4, 1-sty bk strs; Geo H Scheele & ano to Jno Miller, 357 W 45; mtg $10,000; Dec23; Dec29'13. O C & 100

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Jefferson st, nwc Starling av see Starling av, nwc Jefferson.

Leggett pl (*), ws, 100 n McGraw av, 25x125; Francis W Hagen Jr, to Francis Hagen, 475 E 143; Dec24; Dec31'13. nom

Matilda st (*), ses, 100 sw Westchester av, 50x100; Louisa A Penfield to Philip S Bolton, 4540 Garden pl, Wakefield; QC; May25'89; re-recorded Oct23'13; Dec30'13. 475

Overing st, nes, 280.2 nw Frisby av, see Amsterdam av, ws, 300 n Tremont rd.

Rose pl (*), nws, 100 se Parker av, 25x100; Bessie Marcon to Katie Marcon, 1693 Parker; July24; Dec26'13. nom

Valentine st (*) ws, 100 s Town Dock rd, 50x141x54x155; also WILCOX ST (*), es, 275 s Barkley av, 18.5x101.2x33.4x100; also VINCENT ST (*), es, 250 s Barkley av, 21x100x24.6x100; also VALENTINE ST (*), es, 250 s Barkley av, 12.2x200 to Vincent, x19.9x200; Alfred C Sealey to Geo E Sealey, 2336 University av; ½ pt; AT; C a G; AL; Dec18; Dec31'13. nom

Valentine st, es, 250 s Barkley av, see Valentine, ws, 100 s Town Dock rd.

Vincent st, ws, 250 s Barkley av, see Valentine, ws, 100 s Town Dock rd.

Vincent st, es, 250 s Barkley av, see Valentine, ws, 100 s Town Dock rd.

Wilcox st, es, 275 s Barkley av see Valentine, ws, 100 s Town Dock rd.

134TH st, 293-7 E (9:2310), ns, 225.1 e Lincoln av, 49.11x100x50x100, 2-5-sty bk loft bldgs; Mary E Butters to Harold L Naughton, 662 Mad st, Bklyn; mtg $27,000 & AL; Dec30'13. O C & 100

135TH st E (9:2332), nes, 335 nw Boston Post rd (now 3 av), 25x100; Mary F Meade to Wm J Toumey or Tuomey, heir Wm Toumey or Tuomey; Dec23; Dec27'13. nom

143D st, 365 E (9:2306), ns, 306.6 e Alex av, 25x100, except pt for st, 3-sty bk & fr str; Martin Renz to City Real Estate Co. a corpn, 176 Bway; mtg $5,000 & AL; Dec 27; Dec31'13. O C & 100

144TH st E, nwc Concord av, see Concord av, nwc 144.

154TH st, 386 E (9:2400), ss, 125 w Melrose av, 25x100, 2-sty & b fr dwg; Genoveva Dieda to Hanoria T Murray, 377 E 154; mtg $5,000; Dec29'13. O C & 100

154TH st, 386 E (9:2400), ss, 125 w Melrose av, 25x100, 2-sty & b fr dwg; Harry Cahn to Genoveva Dieda, 386 E 154; B&S; mtg $5,000 & AL; Dec29'13. O C & 100

154TH st, 420 E (9:2375). ss, 195 w Elton av, 25x100, 2-sty & a fr dwg; Jno McCarthy to Wm & Mary L A McCarthy, 420 E 154; AT; B&S & confirmation deed; Dec 29; Dec30'13. nom

167TH st, 899-901 E (10:2706), ns, 75.1 w Tiffany, runs w60xn92.5xe30.1xn25.1xe30.6xs 109.2 to beg, 6-sty bk tnt & strs; Sophia, wife Moritz Gruenstein, to David Paley, 494 E 157; mtg $9,000; Dec31'13. nom

172D st E, sec Bathgate av, see Bathgate av, 1612.

180TH st, 712 E (11:3095), ss, 125 e Crotona av, 25x140, 2-sty fr dwg; Adele Keedwell, widow, to Alfred U Keedwell, 712 E 180; mtg $3,250; Dec29'13. O C & 100

181ST st E (11:3192), ss, 124.5 e Davidson av, 35x77.9x45.2x73.9, 5-sty bk tnt; Rothkirch Bldg Co, a corpn, to Mary L Rothkirch, 8 W 181; mtg $30,000; Dec23; Dec 31'13. O C & 2,500

183D st E, nwc Morris av, see Morris av, ws, 71 s 184th.

187TH st, 751 E, see Prospect av, 2400.

190TH st W, nec University av, see University av, nec 190th.

193D st, 55 E (11:3177), ns, 45 e Morris av, 20x80, 3-sty bk dwg; Max Hirsch to Danl E Hanlon, 53 E 193; mtg $8,000; Dec 27; Dec28'13. nom

197TH st E, nwc Grand blvd & concourse, see Grand blvd & concourse, nwc 197th.

203D st E (*), sec Hall av, runs s279.4 to road to Westchester xse43.10xne61.10xn 184.1xe50xn100 to 203d xw150 to beg; Geo W von Spiegel to Wm A Cameron, 50 E 196; QC; Mar13; Dec26'13. nom

203D st E (*), sec Hall av, runs s279.4 to rd to Westchester xse43.10xne61.10xn 184.1xe50xn100 to 203d xw150 to beg; also WALLACE AV (*), swc 203d, runs w50xs 100xw50xs184.1 to rd to Westchester xne 103.1 to Wallace av xn245.4 to beg; Wm A Cameron to Wm J Edwards, 1862 Jerome av, & Geo W von Spiegel, 203 W 108; QC; Dec17; Dec26'13. O C & 100

203D st E, swc Wallace av, see Wallace av, swc 203d.

204TH st E (Woodlawn rd) (12:3334), sec Balnbridge av (No 3070), 25x100, 4-sty bk tnt; Carrie L Weldon to Kate Alexander, 2995 Webster av; AL; Dec23; Dec 29'13. O C & 100

205TH st E, nec Webster av, see Webster av, nec 205th.

214TH st E (*), ss, 125 w Tilden av, 25x 100; Francis O Pratt to Grant Squires, 260 W 76; mtg $650; Dec20; Dec30'13. O C & 100

215TH st E (*), ss, 225 e Maple; Theo M Riehle, ref, to Benj F Elgar, 109 W 78; FORECLOS Nov24; Dec30'13. 5,500

215TH st E (*); same prop; Benj F Elgar to Jno M Brunjes, 1551 45th, Bklyn; Dec30'13. nom

225TH st E, ns, 350 w Paulding av, see 225th E, ns, 300 w Paulding av.

225TH st E (*), ns, 300 w Paulding av, 25x109; also 225TH ST E (*), ns, 350 w Paulding av, 25x109; Adam C or Adolph C Wicke to Royal Bronx Realty Co, Inc, 1126 Walker av; B&S & AL; Dec27; Dec 29'13. nom

238TH st E (2d) (12:3296 & 3387), ns, 250 w Martha av, runs w160xne34xe75.8xne40.7xne66xs100 to beg, vacant; Jno A Knox to Maria L Knox, 12 Lewis st, Jamaica, LI, B of Q; B&S & C a G; June5; Dec30'13. nom

242D st E (*), ns, 25.1 e Disbrow pl, 75.3x97.3x75x110; Cath C Hill to Geo Hill, 63 Beechwood rd, Summit, NJ; Dec13; Dec29'13. omitted

243D st, 689 E (Hugenot st) (*), ns, 100.4 w White Plains rd, 25x100; Wm Scholermann to Helen Opp, 448 W 57; Dec30; Dec 31'13. O C & 100

243D st, 689 E; Wm G Scholermann, by Title Guar & Trust Co,, GDN, to same; AT; Dec31'13. 4,400

Allerton av (*), ns, at cl Throop av, runs w53.7xsw33.10 & 75.11 & 12.11 to ss of Allerton av xe124 to cl Throop av xn100 to beg, being lands in bed of Allerton av; deed of cession; Eastchester Syndicate Co to City N Y; Aug11; Dec29'13. nom

Allerton av (*), ns, at e or ses of N Y, W & B R R & at pt 77.11 w Wilson av, runs sw along R R 117.3 to ss of av xe 1746.6 to ws Eastchester rd xn100 to ns of av xw27.5 & 1657.11 to beg, being land in bed of av; deed of cession; Eastchester Syndicate Co to City N Y; Aug11; Dec 29'13. nom

Allerton av (*), ns, at w or nws said R R, runs w along av 236.1 to cl Throop av xs100 to ss of av xe174.10 to RR xne 117.3 to beg, being land in bed of av; deed of cession; Eastchester Syndicate Co to City N Y; Aug11; Dec29'13. nom

Amsterdam av (*), ws, 300 n Tremont rd, 25x100; also OVERING ST (*), nes, 280.2 nw Frisby av, 62.6x94.11; also WILLIAMSBRIDGE RD (*), ws, 190.11 s Eastchester rd or Silver st, runs w 164.5 xnw 25.3 x e 25.3 xnw 12.1 xe 143.1 to rd xs37.5 to beg; also HOUGHTON AV, 2140-2 (*), ss, 354.10 w Castle Hill av, 49.11 x108, except pts for sts; Wellman Finance & Realty Co, a corpn, to Bella Wolfson, 2144 Lex av; AL; Dec30; Dec31'13. nom

Anderson av (9:2507), ws, 162.6 s 164th, 37.6x100, vacant; Howell Foster to Ethel W Foster, his wife, 959 Anderson av; B&S; AL; Dec27; Dec29'13. O C & 100

Anthony av, 1729 (11:2890 & 2891), ws, 67.8 n 174th, 22.7x78.5x22x73.3, 2-sty bk dwg; Druss Realty Co et al to Jacob Kestenblatt, 74 E 119; QC; Dec29; Dec31'13. O C & 100

Anthony av, 1729 (11:2890 & 2891), ws, 67.8 n 174th, 22.7x78.5x22x73.3, 2-sty bk dwg Legation Realty Corpn to Jacob Kestenblatt, 74 E 119; mtg $6,390.43; Dec27; Dec 30'13. nom

Anthony av, 1962 (11:2814), es, 119.11 n 178th, 50x166.11x44.4x153.1, 2-sty fr dwg; Herman E Klappert to Frank C Buckhout, cor Ryer & Burnside avs; ½ pt; AL; Dec 27; Dec29'13. O C & 100

Bainbridge av, 3070, see 204th E, sec Bainbridge av.

Bathgate av, 1612 (11:2919), sec 172d (Bathgate pl), old lines, 55x87x55.2x91.5, except pt for av, 2-sty bk dwg & 2-sty fr stable; also BATHGATE AV, sec 172d, new lines, a strip 0.4 to ss Bathgate pl, old line, x—x0.5x87.8; Taxpayers Realty Co to Bathgate Realty Corpn, 27 Cedar; mtg $20,500; Dec24; Dec26'13. O C & 100

Brook av, 1528 (11:2895), es, 275 n 171st, 25x100.11 to N Y & H R R, 4-sty bk tnt & strs; Betsy Goldstein widow to Abr Goldstein, 1528 Brook av; QC & C a G; mtg $14,500; Dec8; Dec30'13. nom

Carpenter av, 4566 (*), es, 25x100; May Hubbard to Cath Baehrle, 4566 Carpenter av; mtg $3,000; Nov28; Dec29'13. nom

Carpenter av, 4566 (*); Philipp F Baehrle & Cath, his wife, to May Hubbard, 451 E 185; mtg $3,000; Nov28; Dec 29'13. nom

Cauldwell av, 691 (10:2624), ws, 358.4 se 156th, 16.8x115, 2-sty & b bk dwg; Lionel Isaacs to Nathan Geller, 28 W 126; AL; Dec27; Dec29'13. O C & 100

Concord av (10:2578), nwc 144th, 122.6x 110, except pt for 144th, vacant; Lillian B Rogers to Isabella M Meeks, 368 E 173; mtg $6,000; Oct10'12; Dec27'13. O C & 100

Creston av, 2013 (11:2808), ws, 374.2 s Burnside av, 28x100, 2-sty fr dwg; Michl F Kerby to Alfred E Fisher, 2074 Morris av; AL; Sept5; Dec29'13. O C & 100

Cruger av (*), es, 470 n Morris Park av, runs n45xw30 to cl of av xs45xe30 to beg, being land in bed of av; deed of cession; Regent Realty Co, 33 W 42, to City NY; Oct23; Dec29'13. nom

Dean av, nwc Layton av, see Layton av, nwc Dean.

Decatur av, 2846 (12:3279), es, 26.9 n 199th, 25.2x107.11x25x105, 2-sty fr dwg; Henrietta G Doherty to Sterling St John, 2758 Bedford av, Bklyn; Dec23; Dec29'13. O C & 100

Eastern blvd (*), ns, 50 w Quincy, 50x 100; Emma N Polak to Jos Boucher, 1928 Daly av; mtg $7,000; Dec20; Dec31'13. O C & 100

Eastern blvd (*), ws, 225 s Tremont rd, 50x200 to es Gainsborg av; Anton Lampel to Katherina Opper, 2338 N 12th, Phila, Pa; mtg $2,000 & AL; Dec10; Dec30'13. O C & 100

Fulton av, 1717 (11:2930), ws, 54.11 s 174th, 18x85.6x18x86.2, 2-sty bk dwg; Manton M Wyvell, ref, to Anna J Weiss, 215 W 111; FORECLOSED & drawn Dec29; Dec30'13. 1,000

Gainsborg av, es, 225 s Tremont rd, see 193d, 30.9x77.3x30.9x77.9, 3-sty fr tnt; Minnie Sternlicht to Alice S Morris, 61 Monticello av, Jersey City, NJ; mtg $9,100 & AL; Nov14; Dec31'13. nom

Gainsborg av, es, 225 s Tremont rd, see Eastern blvd, ws, 225 s Tremont rd.

Garrison av, 1112-6, see Irvine, swc Garrison av.

Glebe av (*), ss, 26 e Grace av, 26x106.4 x26x106.9; Thos J Carney Jr to Danl Carney, 322 E 92; Aug30; Dec29'13. nom

Grand blvd & concourse (11:2812), nwc 179th, 104.3x60.2 to cl Monroe or Morris av x100x29.8, vacant; Ernest Wenigmann to Eliz Steinmuller, 1957 Grand blvd & concourse; mtg $8,000; Dec19; Dec29'13. O C & 100

Gunther av (*), nwc Jefferson av, 25x 100; Smith-Rowe Realty & Constn Co, a corpn, to Theresa Tengstrom, 3937 Amundson av; B&S; CaG; correction & confirmation deed; Dec13; Dec26'13. O C & 100

Hall av, sec 203d, see 203d E, sec Hall av.

Harrod av (*), ws, 100 n Ludlow av, 100 x100; Irene L Adams to Geo Adams, 2046 Prospect av; July15; Dec31'13. nom

Holland av (*), es, 470 n Morris Park av, runs n75xw30 to cl of av xs75xe30 to beg, being land in bed of av; deed of cession; Regent Realty Co, 33 W 42, to City N Y; Oct23; Dec29'13. nom

Holland av (*), ws, 470 n Morris Park av, runs n75xe30 to cl of av xs75xw30 to beg, being land in bed of av; deed of cession; Regent Realty Co, 33 W 42, to City NY; Oct23; Dec29'13. nom

Honeywell av, 2140-6 (11:3125), sec Bronx Park S (No 900) or 182d, 109.6x20.3 to ws old 1st st x106.7x17.6, 1-3 & 1-4-sty bk tnts; Tuoti Hatch & Co, Inc, a corpn, to Anna Jourdan, 911 Av St John; B&S & CaG; mtg $19,300; Dec29; Dec30'13. nom

Honeywell av, 2147 (11:3124), swc Bronx Park S (182d st), 100.1x78.10x100x64.7, 5-sty bk tnt; Jacob Cohen Constn Co, a corpn, to Rebecca Elson, 2147 Honeywell av; mtg $58,000; Dec24; Dec26'13. O C & 100

Houghton av, 2140-2, see Amsterdam av, ws, 300 n Tremont rd.

Hughes av (11:3078), es, 337.10 s Fordham rd, 25x87.8, vacant; Dominic A Trotta to Mount Courtlandt Realty Co, 1948 Bathgate av; B&S & C a G; mtg $13,000; Dec27; Dec30'13. nom

Hughes av (11:3078), same prop; Rosa Nuovo to same; QC; Dec26; Dec30'13. nom

Hughes av (11:3078), same prop; Giuseppina Ambriola to same; QC; Dec22; Dec 30'13. nom

Hull av, 3077 (12:3333), ws, 150 s 204th (Woodlawn rd), 25x110, 2-sty fr dwg; Chas Doblin to Sophia R E Gentles, 3079 Hull av; mtg $5,500; Dec30'13. nom

Intervale av (10:2692), nws, 155.7 ne 167th, 50x121.3x52.9x123.7, vacant; Chas H Lockwood to Smith Williamson, White Plains, NY; mtg $3,500; Dec17; Dec26'13. O C & 100

Jackson av, 757-61 (10:2636), ws, 125 n 156th ,78.2x100x79.3x100, 3-5-sty bk tnts; Dorothy Straus, ref, to Anna M Klemann, 310 5th; FORECLOS Nov28; Dec26'13. 11,300

Jefferson av, nwc Gunther av, see Gunther av, nwc Jefferson av.

Layton av (*), nwc Dean av, 25x100; Lidwina, wife Casimir Ilg, to Francesca Santamorena, 329 E 112· mtg $665 & AL; Dec26; Dec27'13. O C & 100

Lurting av (*), ws, 115.7 n Sackett av, 25x100; also SACKETT AV, nwc Lurting av, 25.3x111.9x25x115.7, lot 1 blk 6A map Morris Park; Irene H Clarke to Brian G Hughes, 1984 Mad av; July30; Dec31'13. O C & 100

Mace av (*), ss, 25 w Olinville av, runs w50xn40 to cl Mace av xe50xs40 to beg, being land in bed of av in front of above; Peter F Wanner to City NY; B&S; Nov21; Dec27'13. nom

Mace av (*), nec Eastchester rd, runs e along av 2564.1 to cl Givans Creek xs4.4 xsw92.3 to ss of av xw404.7xn40 to cl of av xw2105.6 to es of rd xn40 to beg, being land in bed of av; deed of cession; Hospital Estates, Inc, & Hahnemann Hospital, to City N Y; Aug7; Dec29'13. nom

Mace av (*), ns, 122.2 w Young av, runs s40.9to cl of av xe1437.8 to ws Eastchester rd xn40 to ns of av xw27.2 & 1422.2 to beg, being land in bed of av; deed of cession; Eastchester Syndicate Co to City NY; Aug11; Dec29'13. nom

Morris av, 1064 (9:2437), es, 310 n 165th, 20x95, 3-sty bk dwg; Jos P McGowan, ref, to Madeline Fischer, 1065 Park av; mtg $7,500; FORECLOS Nov20; Dec31'13. 8,000

Morris av, 1064; Madeline Fischer to Katie Reichweln, at Butler, NJ; mtg $7,500; Dec31'13. nom

Morris av, nwc 183d, see Morris av, ws, 71 s 184th.

Morris av (11:3183), ws, 71 s 184th, 125x 198.3 to es Walton av x125x197, vacant; also MORRIS AV (11:3183), nwc 183d, 147x 106.9x147x108.2, vacant; Martha E Moore to Wm M Moore, at nec Aqueduct av & 190th; AL; Jan25'12; Dec31'13. O C & 100

Mosholu Pkway S, 212 (12:3309), ws, 36 n 203d, 64.7x34x40x76, 3-sty bk dwg; Alex R Munro to Elise Levy, 212 Mosholu Pkway S; B&S & C a G; mtg $10,500; Dec23; Dec31 '13. nom

Mulford av (*), ws, 25 n Libby, 25x100; Christian Swanson to Reinert Jacobsen, 1805 Mulford av; Dec1; Dec29'13. O C & 100

Old Albany Post rd (13:3421), ws, at nl land Jos Delafield, begins at end of a stone fence bet land herewith & Chas W Simmons, runs w120.10xsw235.9 to a mark on a high rock xse184.10 to rd x— to beg, contains 3 roods & 9/16th of a perch; Michele Palladino to Francis M Palladino, 417 E 116; AT; AL; Dec1; Dec30'13. O C & 100

Olinville av, ws, 400 n 216th, see Olinville av, ws, 650 n 216.

Olinville av (*), ws, 650 n 216th, 25x100; also OLINVILLE AV (*), ws, 400 n 216th, 25x100, except pts for av; Sarah Cohn to Michl Maier, 150 E 78, & Julius Maier, 1186 Lex av; ½ pt; mtg $9,000; Jan21; Dec27'13. O C & 100

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Pelham rd (*), ns, 25 w Pilgrim av, 25x83x25x—; Honora A Sealy to Geo E Sealy, 2336 University av; CaG; Dec26; Dec31'13. nom

Plympton av, 1355 (9:2522), ws, abt 125 n 170th, —x—, being lot 39 p 20 Est Wm B Ogden, 2-sty fr dwg; Harry Cahn et al to Lillie J Cooper, 218 E 70; mtg $5,750; Dec 31'13. O C & 100

Plympton av, es, 192.10 s Featherbed la, see Plympton av, ws, 108.7 s Featherbed la.

Plympton av (11:2874 & 2875), ws, 108.7 s Featherbed la, 25x75, vacant; also PLYMTON AV (11:3874-2875), es, 192.10 s Featherbed la, 125x96.5, vacant; Isaac C Dederer to Martha M Dederer, 549 W 113; AT; QC; Jan7; Dec26'13. nom

Powell av (*), ns, abt 172 e Havemeyer av, being pt 278 Unionport, at line bet 277 & 278, runs n108xw33.6xs108 to st xe 33.6 to beg, except pt for av; Robt T Johnson to Frederic W Schneider, 2363 Lyon av; AL; Dec29; Dec31'13. O C & 100

Prospect av, 604 (10:2684), sec Beck (No 560), 30x139.5x105.6x96, 5-sty bk tnt & strs; R S S Co, a corpn, to Albt Smith; ½ pt; Ray Smith, ⅜ pts, & Sol W Smith, ⅛ pt, all at 32 W 92; B&S; mtg $55,000; Dec 18; Dec29'13. O C & 100

Prospect av, 2400 (11:3115), nec 187th (No 751), 50x95, 5-sty bk tnt & strs; Abr Pierce to P & F Constn Co, a corpn, 751 E 187; AL; Dec30; Dec31'13. O C & 100

Randall av (*), ss, 1081.5 e Classons Pt rd, runs e38xs541.8xw226.11xnw390.11xne 446.8 to beg; also RANDALL AV (*), ss, 1214.5 e Classons Pt rd, runs s540.11xe404.3 to ws Pugsleys Creek xne— to av xw652.2 to beg; also RANDALL AV (*), ns, 1273.7 e Classons Pt rd, runs ne723 to ws Pugsleys Creek xs— to av xw652.4 to beg; L Napoleon Levy et al to Lewis A Mitchell, 59 W 76; AL; Jan2; Dec31'13. nom

Road to Westchester, swc Hall av, see 203d E, sec Hall av.

Sackett av, nwc Lurting av, see Lurting av, ws, 115.7 n Sackett av.

St Anns av, 686 (10:2617), es, 450 s 156th, 26x90, 4-sty bk tnt; Violette E Pierce to Barbara Huff, 1488 Bushwick av, Bklyn; B&S & C a G; mtg $10,000; Nov23; Dec31 '13. O C & 100

St Lawrence av 1239 (*), es, 143.7 s Westchester av, 25x100; Louis M Ogden, ref, to Royal Bronx Realty Co, Inc, a corpn, 1126 Walker av; FORECLOS Dec 26; Dec30'13. **3,800**

Southern blvd, 1563 (11:2977), ws, 435 n 172d, 40x100, 5-sty bk tnt & strs; Reville-Siesel Co, a corpn, to Thos O'Brien, 252 W 149; mtg $36,000; Dec31'13. nom

Starling av (*), nwc Jefferson, runs w125 xn122.6 to land N Y Cath Protectory xne 265.6 to ws Jefferson xs358 to beg; Westchester Wood Working Co, a corpn, to Empire State Wood Working Co, a corpn, cor Sand st & Starling av; AL; Oct14; Dec31'13. O C & 100

Townsend av (11:2846), ws, 226.9 s Belmont, runs s30.9xsw82.1xnw50xne100xse25.1 to beg, vacant; Jas A Foley, ref, to Harold Swain, 1650 Grand blvd & concourse; FORECLOS transfer tax lien Nov17; Dec 15; Dec26'13. **1,000**

University av (Aqueduct) (11:3214), nec 190th, 150x124.11xx162.7x124.5, 2-sty fr dwg, 2-sty fr stable & vacant; Martha E Moore, wife Wm M Moore, to Wm M Moore, 853 St Nicholas av; AL; May31'11; Dec31'13. O C & 100

Valentine av, 2184 (11:3144), es, 152.8 n 181st, 20x118x20x118.3, 3-sty bk tnt;; Frank Fischer to Home Specialty Co, Inc, a corpn, 385 E 161; mtg $9,000; Dec24; Dec 29'13. 100

Valles av (13:3421), ws, 100 s 256th, 50.11x64.4x41.7x53.4, vacant; Jno S Adrian to Jno McDavitt, 67 W 100; AL; Dec26'13. O C & 100

Valles av (13:3421), ns, 501.7 n 254th, runs e— to cl av xn25.8xw—xs25.8 to beg; also VALLES AV (13:3421), es, 200 n 254th, runs w— to cl av xn50 e— to es of av xs50 to beg, being lands in bed of av; deed of cession; Jas J McDonnell, Bklyn, to City NY; Sept18; Dec29'13. nom

Van Nest av (*), ns, 50 e Bogart av, 50x100; Esther Wax to Jacob Wax, 133 Watkins st, Bklyn; ½ pt; mtg $1,200; Dec 29; Dec31'13. O C & 100

Wallace av (*), swc 203d, runs w50xs 100xw50xs184.1 to road to Westchester x ne103.1 to Wallace av xn245.4 to beg; Martha A Edwards to Wm A Cameron, 50 E 196; QC; Mar13; Dec26'13. nom

Walton av, es, 71 s 184th, see Morris av, ws, 71 s 184th.

Washington av, 1419 (11:2902), ws, 99.9 n 170th, 49.11x140.1x48.2x140, 3-sty fr dwg; Emily H Bradbury to City N Y; Dec 29'13. **17,000**

Webster av (12:3354), nec 205th, 130.3x 124.8x123.11x132.7, vacant; Simon Hess to Elberon Realty Co, a corpn, 641 Washington; Sept19'12; Dec29'13. nom

Weeks av, 1658 (11:2792), es, 95 s 173d, 20x95, 2-sty bk dwg; Minnie Elson to Jacob Bernstein, 1656 Weeks av; mtg $6,000; Dec26'13. O C & 100

Wilcox av (*), ws, 100 n Town Dock rd, 75x100; Irene L Adams to Geo Adams, 2046 Prospect av; AL; July15; Dec31'13. nom

Williamsbridge rd, ws, 190.11 s Silver, see Amsterdam av, ws, 300 n Tremont rd.

Wilder av (*), es, 400 s Jefferson av, 50x 100; Land Co "A" of Edenwald, to Gertrude Sinden, at Putney, Vt; AL; Apr23; Dec31'13. nom

3D av, 3367 (9:2370), nws, 116 sw 166th, 28x170, 3-sty bk tnt & strs, 1-sty ext & 2-sty fr rear bldg; Chas A Edel & Margt his wife to David J Daly, 728 Rogers av, Bklyn; mtg $15,000; Dec12; Dec30'13. nom

3D av, 3367; David J Daly to Margt Edel 3367 3 av; C a G; mtg $15,000; Dec12; Dec30'13. nom

3D av, 3418 (10:2608), es, 103 n 166th, 22x 101x13x100.7, 5-sty bk tnt & strs; Violette E Pierce to Barbara Huff, 1488 Bushwick av, Bklyn; B&S & C a G; mtg $12,000; Nov 23; Dec31'13. O C & 100

3D av, 3997-9 (11:2921), ws, 201.9 n 173d, 50.1x131.8x50x131.3, with all title to strip bet old line Fordham & new line 3d av, 6-sty bk tnt & strs; Melvin G Palliser, ref, to David F Butcher, 124 New York av, Bklyn; mtg $50,000 & AL; FORECLOSED & drawn Dec30'13. **2,000**

3D av (11:3045), ws, 399.6 n 179th, runs w85.11xn80xe82.10 to av xs80 to beg, vacant; J F M Co, a corpn, to Ethelia Realty Co, a corpn, 160 Bway; mtg $9,000; Dec 31'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Barry st (10:2606), ws, 394.6 s Leggett av, 100x100 to cl proposed Eastern blvd; re judgt; Meyer Resnick to Jacob Leitner, 749 Beck; Dec18; Dec27'13. nom

Barry st (10:2606), ws, 394.6 s Leggett av, 100x100; re judgts; Arthur Knox to Factory Sites Inc, 836 Westchester av; Dec22; Dec27'13. nom

Fox st (Barretto) (10:2717), ws, 386 n 165th, 75x100, vacant; re dower; Jeanette Cohen, formerly wife of Max H Joseph to Max H Joseph, 315 W 97; AT; QC; Dec18; Dec26'13. nom

Jennings st (11:2976 & 2977), ss, 100 e Wilkins av, 78x129.10x60x126, vacant; re dower; Jeanette Cohen, formerly wife of Max H Joseph, to Max H Joseph, 315 W 97; AT; QC; Dec18; Dec26'13. nom

179TH st, 961-3 E (11:3132), nec Vyse av (No 2060), 102.8x34x102x34, 5-sty bk tnt; re mtg; Norma Realty Co, a corpn, to Jacob Streifler Co, a corpn, 1135 Intervale av; June2; Dec30'13. 500

179TH st, 961-3 E; re asn rents recorded Dec6'12; Royal Co of N Y to same; May 29; Dec30'13. nom

198TH st, 300 E, see Bainbridge av, sec 198.

Allerton av (*), ns, at cl Throop av, runs w53.7xsw33.10 & 75.11 & 12.11 to ss of Allerton av xe124 to cl Throop av xn 100 to beg; also ALLERTON AV (*), ns, at w or nws N Y, W & B R R Co, runs w along av 236.1 to cl Throop av xs100 to ss of av xe174.10 to R R xne117.3 to beg; also ALLERTON av (*), ns, at e or ses of said R R at pt 77.11 w Wilson av, runs sw along R R 117.3 to ss of av xe1746.6 to ws Eastchester rd xn100 to ns of av xw 27.5 & 1657.11 to beg; also MACE AV (*), ns, 122.2 w Young av, runs s 40.9 to cl of av xe1437.8 to ws Eastchester rd xn40 to ns of av xw27.2 & 1422.2 to beg, being lands in beds of said avs; re mtg; Mutual Life Ins Co of N Y to Eastchester Syndicate Co, a corpn, 9 E 46; Aug9; Dec29'13. 29,660

Bainbridge av (12:3290), sec 198th (No 300), 43.6x94.4; re from agmt affecting mtg; City Mtg Co, 15 Wall, & Mount Hope Bldg Co, a corpn, 277 Bway, with N Y Trust Co, a corpn, 26 Broad; Dec26'13. nom

Brook av, 1528 (11:2895), es, 275 n 171st, 25x100.11 to N Y & H R R, 4-sty bk tnt & strs; re dower; Betsy Goldstein widow, to Abr Goldstein, 1528 Brook av; QC; Dec8; Dec30'13. 1,000

Cruger av (*), being land in bed of av in front of above; re mtg; Bernard Meyer to City N Y; QC; Jan5; Dec27'13. nom

Mace av, ns, 122.2 w Young av, see Allerton av, ns, at cl Throop av.

Southern blvd, 1023 (miscl), the jewelry business; power of atty; Annie Stern to Morris Stern; Dec3; Dec31'13. ——

Vyse av, 2060, see 179th st, 961-3 E.

Plot (10:2606), begins 884.3 n cl proposed Eastern blvd & 330 e lands N Y, NH & H R R Co, runs w130xs253.4xe143.5 xn314 to beg; re judgt; Mary Kirsch to Jacob Leitner, 849 Beck; Dec24; Dec27'13. nom

Plot (10:2606), begins 630.11 n cl proposed Eastern blvd & 330 e land N Y, N H & H R R Co, runs w130xn100xe130 to cl proposed Barry xs100 to beg, except a right of way over strip 30 ft wide; re judgt; East Bay Land & Impt Co to Jacob Leitner, 749 Beck; Dec23; Dec27'13. nom

LEASES.

Borough of Manhattan.

DEC. 26, 27, 29, 30 & 31.

[1]**Attorney st, 168-70** (2:345), str & b; Leobra Realty Co to Jonas Engel, 168 Attorney; 5 4-12yf Jan1'14; Dec11; Dec29'13. 960

[1]**Attorney st, 168-70;** agmt as to asn Ls &c; Leobra Brand, landlord, & Leopold Brand, owner, with Saml Syrop, 86 Morton, Bklyn; Dec24; Dec29'13. nom

[1]**Attorney st, 168-70;** asn Ls; Jonas Engel to Saml Syrop, 68 Morton, Bklyn; Dec 26; Dec29'13. nom

[1]**Clinton st, 146** (2:346), n str & 4 rooms on 1st fl; Hyman Rubin to Isidor Kramer, 146 Clinton; 4 4-12yf Jan1'14; Dec26'13. 804 & 924

[1]**Columbia st, nec Delancey,** see Delancey, nec Columbia.

[1]**Cortlandt st, 31** (1:60), 24.8x124.6x21.9x 123, es, all; Cleaveland F Benton et al to Childs Co, a corpn, 200 5 av; 5yf May1'13; Dec31'13. taxes &c & 10,000

[1]**Delancey st** (2:333), nec Columbia, cor str & b; also str adj drug store to wall of hall in bldg Nos 50 & 52 Columbia; Yetta Kracower to Paul Gavza & Abr M Liebstein, both at 211 Henry; 5 5-12yf Dec1; Dec27'13. 1,080 & 1,200

[1]**Forsyth st, 98** (2:418); all; Max Green to Yetta Kempler, 98 Forsyth; 15 9-12yf July14; Dec30'13.
1st year 4,625 & thereafter 5,000

[1]**Fulton st, 90** (1:77); sur Ls; Asher Salwen to Minister, Elders, etc of the Reformed Protestant Dutch Church, 113 Fulton; Dec26'13. nom

[1]**Jackson st, 12** (1:265), basement; Rosa Epstein to David Egolinsky doing business as Jackson Ice Cream Co, 230 Clinton from Dec15'13 to Apr30'17; Dec30'13. 96

[1]**Mott st, 22** (1:162), two strs, b & c; Andw Muzzio & ano to Kung Yick Wo & Co, 22 Mott; 5yf Mar1'14; Dec31'13. 1,020

[1]**Murray st, 29;** also WARREN ST, 33 (1:134), s ½ of 1st fl, b & sub b; Jane Slevin, 65 S av, NY to J C McCarty & Co, a corpn, 29 Murray; 5yf May1'12; 5y ren at $4,500; Dec30'13. 4,500

[1]**Murray st, 29;** also WARREN ST, 33; agmt modifying above Ls by reducing space 7 ft wide along ns & reducing rent to $3,600 during above term, also for renewal; same to same; Dec27; Dec30'13. nom

[1]**Roosevelt st, 48** (1:116); asn Ls; Leone Sattile to M Groh's Sons, Inc, a corpn, 238 W 28; Nov19; Dec31'13. nom

[1]**Roosevelt st, 48** (1:116), str & pt b; Henry A Bourne to Leone Sattile, 28 Madison; 4 7-12yf Oct1; Dec31'13. 720 to 900

[1]**Warren st, 33,** see Murray, 29.

[1]**10TH st E, see 4 av,** see 4 av. sec 10th.

[1]**10TH st, 76 E** (2:555); sobrn of Ls to mtg for $10,000; Morris Weinstein, 333 Central Park W, & Jos Mascola, 76 E 10, with Berthold Hahn, 26 W 91; Dec29'13. nom

[1]**10TH st, 419 E** (2:380), all; also AV D, 9 (2:372), all; Wolf Brand to J Brand Realty Co, a corpn, 132 Nassau; 3yf Jan 1'14; Dec26'13; for No 419, $3,000 & for No 9 2,000

[1]**13TH st W** (2:629), nec Hudson, w section 1st loft; Newton Bldg Co to Columbia Towel Supply & Laundry Co, a corpn, 676 Hudson; 10yf Apr1; Nov21'13. (Corrects error in issue of Nov 29 when property was 14th st, 342 W, nec Hudson.) 3,000

[1]**23D st, 351-3 E** (3:929); asn Ls; Hyman Rosenson to Julius L Langert, 158 East Bway; Dec23; Dec26'13. nom

[1]**23D st, 527-41 W** (3:695), 200x98.9, all; McKeon Realty Co to Exide Battery Depots, Inc, a corpn, 19th & Allegheny av, Phila, Pa; 3yf Jan1'14; Dec31'13. 15,000

[1]**24TH st, 504 W** (3:695), sws, 100 nw 10 av, 25x98.8, all; Kath E Moore to Robt Henderson; 21yf Dec1'09; option of 3 rens of 21 yrs each; Aug28'13. (Corrects error in issue of Aug30 when property was 13th st, 504 W.) taxes, &c, & 500 to 900

[1]**25TH st W, nwc 6 av,** see 6 av, 411.

[1]**34TH st, 140 E** (3:889), b str & front pt parlor fl str; Mary C Brown to Alex Gofferje, 140 E 34; 6 9-12yf Jan1'14; Dec31'13. 2,050

[1]**40TH st, 345-9 W** (4:1031), str, b & 1st, 2d & 3d lofts; Jas H Cruikshank to Ridleys, The Old Chambers St Candy Manufactory, a corpn, 40-42 Renwick; from Dec 26'13 to Apr30'19; Dec27'13. 6,500

[1]**42D st W, nec Bway,** see Bway, nec 42d.

[1]**47TH st, 121 W** (4:1000), 1st fl; Pauline Krug to Jno Dedinsky & Geo Kello, at Little Ferry, NJ; 6 10-12yf Jan1'14; Dec 29'13. 840 to 1,200

[1]**49TH st, 9 E** (5:1285), all; Mary A Nicholl & ano to Chas Brown, 72 W 48; 10yf May1'14; Dec29'13. 5,250 to 5,500

[1]**50TH st, 207 W,** see Bway, 1634-6.

[1]**53D st, 437 W** (4:1063), str & pt b; Jacob F Goetz et al to Patk Shine &ano, 450 W 57; 5 4-12yf Jan1'14; Dec30'13. 660

[1]**55TH st E, nec 3 av,** see 3 av, 915.

[1]**60TH st, 209 E** (5:1415); all; Jno Hardy et al to Emma Grenzdoerfer, on premises; 3yf Nov1'13; Dec30'13. 1,300

[1]**65TH st W, nwc Bway,** see Bway, nwc 65th.

[1]**72D st, 437 E,** see 80th, 228 E.

[1]**73D st E, sec 3 av,** see 3 av, 1265.

[1]**77TH st, 210 W** (4:1168), sobrn of Ls to mtg for $2,500; Wm A & Kath M Williams, Sea Cliff, LI, & Chas Minder, 133 W 81, & Patk Hanrahan, 143 W 84, with St Mary's Free Hospital for Children, 405 W 34; Dec27; Dec29'13. nom

[1]**80TH st, 228 E** (5:1525); also 72D ST, 437 E (5:1467); asn Ls & all title to deposit of $900; Beti Stern to Joseph Realty Co Inc, 52 E 101; Dec24; Dec27'13. O C & 450

[1]**87TH st, 310 W** (4:1248); asn Ls; Brixton Constn Co to Wm B Dillon, 115 E 65; Dec27; Dec29'13. nom

[1]**101ST st, 52-4 E** (6:1606); asn Ls & all title to deposit of $616.66; Beti Stern to Joseph Realty Co Inc, 52 E 101; Dec24; Dec27'13. O C & 300

[1]**103D st E, swc Mad av,** see Madison av, 1514.

[1]**105TH st, 403 E** (6:1699); asn Ls with bldg & chattels; Nicola Medici to Domenico Lombardo, 403 E 105; Dec22; Dec26'13. nom

[1]**105TH st, 403 E** (6:1699), all; Teresa Ferro to Nicola Medici, 403 E 105; 3yf Dec 1; Dec26'13. 780

[1]**110TH st, 64 E** (6:1615), w str; Israel Fortgang to Louis Offner, 64 E 110; 4yf May1; Dec31'13. 480

[1]**111TH st, 88-92 E** (6:1616); all; Isidor Lasser to Molly Korner, 62 E 99; 3yf Jan1 '14; Dec30'13. 5,000

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[1]**121ST st, 24 W** (6:1720), ss, 80 e Lenox av, all; Martha Traver to Mary L Westfall, 24 W 121; 3yf Oct1; 2yren; Dec27'13. 900

[1]**138TH st W, nwe Lenox av,** see Lenox av, 553.

[1]**145TH st W** (7:2030), ss, 275.7 e 8 av, 109x55; most easterly str & b, 15x55, & 1-sty bldg to be erected on rear; Morgenthau Realty Co to 145th St Theatre Co, a corpn, 68 Broad; 5 10-12yf Dec1; 5y ren at $5,000; Dec29'13; 15% of excess net profits, & c & 3,000.

[1]**163D st, 459-61 W** (8:2110), all; Ferdinand Cahn to Meyer Hartman, 480 New Jersey av, Bklyn; 3yf Oct1; Dec26'13. 5,000

[1]**181ST st W, swc St Nicholas av,** see St Nicholas av, swc 181.

[1]**181ST st, 608 W,** see St Nicholas av, swc 181.

[1]**181ST st, 608 W** (8:2162), str; Wm Greenfield Amusement Co Inc, a corpn, to Thos A O'Brien, 280 E Burnside av; from Jan1'14 to Sept30'17; Dec26'13. 900 & 960

[1]**181ST st W, swe St Nicholas av,** see St Nicholas av, swc 181st.

[1]**Av D, 9,** see 10th, 419 E.

[1]**Amsterdam av, 1092** (7:1885), s str; Jaeger Bros Realty Co to Park Laundry Co, Inc, 3yf Oct1'14; Dec27'13. 1,080

[1]**Amsterdam av, 2300-2** (8:2131), cor str & str adj & two basements; Estate of B Klingenstein to Peter Fay, 501 W 174; 5 9-12yf Jan1'14; Dec30'13. 1,620

[1]**Broadway, 1233** (3:832), str & b; also BROADWAY, 1235; all; Isabella Jex to Childs Co, a corpn, 200 5 av; 10yf May1'12; Dec31'13. 14,000 & 15,000

[1]**Broadway, 1235,** see Broadway, 1233.

[1]**Broadway** (4:995), nec 42d, space in 2d sty; Longacre Land Co, Inc, to Monroe Clothes Shop, Inc, 1476 Bway; 6yf Mar1'14, with 4y ren at $20,000; Dec19'13; corrects error in last issue; first line read BROADWAY, 1378 (3:813), nec 37th, 2d. 12,500 to 20,000

[1]**Broadway, 1546** (4:998), es, 40.9 s 46th, 20 x100; all; Margt Helme to Childs Co, a corpn, 200 5 av; 10yf May1'15; Dec31'13. taxes &c & 7,000

[1]**Broadway, 1628-30** (4:1021), agmt as to alterations under Ls; Mark Aron with Paolo De Georgi & Jno Tortorici, 1628 Bway; Sept16'12; Dec30'13. nom

[1]**Broadway, 1634-6** (4:1022), nec 50th (No 207), space in str; asn Ls; Chas A Smith to Michl L Walsh & Gertrude A Pierce, 469 W 163; mtg $5,000; Dec31'13. nom

[1]**Broadway** (4:1137), nwc 65th, str & b; Empire Sq Realty Co, 1947 Bway, to Childs Co, a corpn, 200 5 av; 5yf June1; Dec31'13. 13,000

[1]**Lenox av, 553** (7:2007), nwc 138th, str & pt b; Wm W Davidson to J Henry Witt, 553 Lenox av; 5yf May1'09; re-recorded from Apr14'09; Dec29'13. 1,800 & 1,980

[1]**Lenox av, 553;** same to same; ren Ls; 5yf May1'14; Dec29'13. 1,980

[1]**Madison av, 1514** (6:1608), swc 103d, str & b; Maria Fallon to Morris Magenheim, 11 E 101; 5yf Apr1; Dec29'13. 720

[1]**Park Row, 23-5** (1:90), all; Patterson Bros, a corpn, to Childs Co, a corpn, 200 5 av; 20yf May1'14; Dec31'13. taxes &c & 30,000

[1]**Pleasant av, 313-5** (6:1710), all; Annie & Minnie Greenberg to Pietro Madonna, 542 E 117; 5yf Dec1; Dec26'13. 3,420

[1]**Pleasant av, 313-5** (6:1710), asn of all R, T & I to sum of $400 due upon cancellation of Ls; Pietro Madonna to Lion Brewery, 104 W 108; Dec10; Dec26'13. nom

[1]**St Nicholas av** (8:2162), swc 181st; also 181ST ST, 608 W; agmt cancelling Ls; Gustavus L Lawrence, 2228 Bway, with Elias A Cantor; Dec24; Dec26'13. nom

[1]**St Nicholas av** (8:2162), swc 181st, 1st floor of hall in rear of above; also 181ST ST, 608 W (8:2162), str & c; Gustavus L Lawrence to Wm Greenfield Amusement Co, Inc, a corpn, 1409 St Nicholas av, from Jan1'14 to Sept30'17; Dec26'13. 5,500.08

[1]**2D av, 1725** (5:1535), str & front b; Geo Ebret to Jas Hardiman, 245 E 94; 5yf May1; Dec29'13. 1,200 & 1,500

[1]**3D av, 545** (3:917), all; Edw Feeney & ano, EXRS Ellen A Corcoran, to Jno D'Amico, 119 E 127; 5yf Jan1'14; Dec31'13. 1,800 to 2,200

[1]**3D av, 915** (5:1329), nec 55th, 4-sty bk bldg, all; Francis J Breslin to Patk J Clarke, 915 3 av; 5yf May1; Dec29'13. 3,000

[1]**3D av, 1265** (5:1427), sec 73d, str & c; Margt E Hughes to Wm Elvers, 838 Eagle av; 5yf Apr1'14; Dec29'13. 1,800

[1]**3D av, 1265;** asn Ls; Wm Elvers to Ehling Brewing Co, 760 St Anns av; Dec23; Dec29'13. nom

[1]**4TH av, 71;** sobrn of Ls to mtg for $10,000; Morris Weinstein, 333 Central Park W, & United Stores Realty Co, 44 W 18, with Berthold Hahn, 26 W 91; Dec27; Dec 29'13. nom

[1]**4TH av, 71-3;** sobrn of Ls to mtg for $10,000; Morris Weinstein, 333 Central Park W, & L Fromm, with Berthold Hahn, 26 W 91; Dec27; Dec29'13. nom

[1]**4TH av, 71-3** (2:555); sobrn of Ls to mtg for $10,000; Morris Weinstein, 333 Central Park W, & Felix Cornyn et al, with Berthold Hahn, 26 W 91; Dec29; Dec31'13. nom

[1]**4TH av, 73** (2:555); sobrn of Ls to mtg for $10,000; Morris Weinstein, 333 Central Park W, & G A Hoffman, 136 E 17, with Berthold Hahn, 26 W 91; Dec27; Dec29'13. nom

[1]**4TH av** (2:555), sec 10th, 50x50, the roof; sobrn of Ls to mtg for $10,000; Morris Weinstein, 333 Central Park W, & Partola Mfg Co, a corpn, 160 2 av, with Berthold Hahn, 26 W 91; Dec27; Dec31'13. nom

[1]**4TH av, 348** (3:855), str & b; Mary R Goelet et al TRSTES Ogden Goelet to Sandard Lunch Co, a corpn, 124 Chambers, from Dec1'13 to Feb1'24; Dec26'13. 3,500 & 3,600

[1]**5TH av, 184** (3:824), all; Louisa M Gerry to Childs Co, a corpn, 42 E 14; 20yf May1 '11; Dec31'13. taxes &c & net 13,340 & 16,008

[1]**6TH av, 257** (3:792), all; Jas Egan to Chas Tenenbaum, 115 W 16; 5 2-12yf Dec1; Dec31'13. 5,280

[1]**6TH av, 411** (3:801), nwc 25th, front str & b; Pauline & Josie Kuhlke to Philip Juravel, 77 E 4; 5 2-12yf Feb1'14; Dec29; Dec 31'13. 3,600

[1]**6TH av, 668** (3:840), str & b; Jno H Wright & ano, GDN for Leta C & Anna Wright, to Jeremiah Pastorfield, 668 6 av; 5yf May1; Dec31'13. 2,500 to 2,600

[1]**7TH av, 427** (3:809), es, 58.7 n 33d, 19.6x 60.6, all; Agnes Booth & ano to Childs Co, a corpn, 200 5 av; 17 8-12yf Feb1'14; Dec 31'13. taxes &c & net 3,500

LEASES.

Borough of the Bronx.

[1]**Fordham st, sec Fordham av,** see Fordham av, sec Fordham.

[1]**133D st, 347-59 E** also 134TH ST, 340-2 E (9:2296), agmt to surrender of Ls covering above & asn rents to extent of $900 from No 340 E 134th; Margt E Weill with Wm Burg & Wolf Steinberg, 74 Lewis; Oct29; Dec30'13. nom

[1]**134TH st, 340-2 E,** see 133d, 347-59 E.

[1]**137TH st, 627-31 E** (10:2550), all; Annie Prochaska to Lizzie Lerner, at Long Branch, NJ; 3yf Jan1'14; Dec31'13. 5,280

[1]**161ST st E, swe Brook av,** see Brook av, 887.

[1]**Boston rd, 1225-7** (10:2615), all; Nathan Lamport to Gerson Carlinger, 103 W 100; 3yf May1; Dec29'13. 9,600

[1]**Brook av, 887** (9:2365), swc 161st, str & pt b & c; Sol Cohen & ano to August Hoffmann, 302 St Anns av; 5yf July1'14; Dec31'13. 1,400 to 1,800

[1]**Brook av, 887;** asn Ls recorded Sept20'09; with A T to chattels; Louis H Bold to same; mtg $2,297; Dec29; Dec31'13. nom

[1]**Crescent av, 636** (11:3087), str fl & pt c; Kate I Reilly to Julius Rossick, 2370 Belmont av; 10yf Jan1'14; Dec31'13. $40 to 1,500

[1]**Fordham av** (*), sec Fordham, 346 to LI Sound x192; also FORDHAM AV (*), ns, at L I Sound, 186x— to sl of cemetery lot x132x378.6; also FORDHAM AV (*), ns, pt lot 9 map Orrin Fordham, begins at sec thereof & adj lot 8, runs n385xe55 to land Jno O Fordham xs385 to av xe55 to beg; also LAND UNDER WATER of LI Sound in front of & adjacent to upland owned by Gustavus F C Hillman, begins at h w mark at pt 25 s Fordham av, runs ne360 to pt on line e face town dock at Fordham av prolonged sxse167xsw379xn— to beg, contains 1 417-1,000 acres, with ship yard, &c; also option to purchase for $150,000; Jane M Hawkins to Leonard Miller, 389 2d, Bkly— 5yf Dec22; 5y ren at $3,000; Dec 31'13. taxes &c & 1,800

St Peters av, swe Walker av, see Walker av, swc St Peters av.

[1]**Southern blvd, 995** (10:2725), str & c; Herman Sturcke to Martin Fener, 584 Tinton av; 5 2-12yf Mar1'13; Dec26'13. 900 to 1,200

[1]**Walker av (*),** swc St Peters av, 56x50 x100x73, Union Hotel; cancellation of Ls; Annie A Shea, 1741 Seddon, to Sarah Watts, 2472 Walker av; Dec16; Dec31'13. nom

[1]**White Plains rd, 3322** (*), sur Ls; Jas O'C McMahon to Ellinor O Mortensen, 731 N Oak dr; AT; Jan26'12; Dec29'13. nom

MORTGAGES.

Borough of Manhattan.

DEC. 26, 27, 29, 30 & 31.

[m]**Attorney st, 13-15** (1:314), ws, 100 s Grand, 37.6x100; pr mtg $——; Dec30'13; due Dec1'16; 6%; Saml Levy, 193 2 av to Saml Kadin, 1800 7 av. 10,000

[m]**Beach st, 3-9,** see West Bway, 144-50.

[m]**Bedford st, 102** (2:588), es, abt 60 n Grove, adj lands Adriance, Romaine & Hyde, 22x50; PM; Dec31'13; 5y5%; Eugenio Lucarini to Lawyers Mtg Co, 59 Liberty. 5,000

[m]**Bond st, 55** (2:529), ss, abt 95 w Bowery, 22x61.8x22.3x65.7; PM; Dec16; Dec29'13; due &c as per bond; Josephine Gerlach, NY, & Kath Berges, Stamford, Conn, to Title Guar & Trust Co, a corpn, 176 Bway. 10,000

[m]**Cathedral Pkway, nec Lenox av,** see Lenox av, 2-8.

[m]**Cathedral Pkway** (6:1594), nec Lenox av (Nos 2-8), 250x100; bldg loan; pr mtg $151,900; Dec30; Dec21'13; 1y6%; Juno Realty Corpn to Albt Jarmulowsky, 80 E 92, et al, exrs Sender Jarmulowsky. 185,000

[m]**Cathedral Pkway** (6:1594); certf as to above mtg; Dec30; Dec31'13; same to same. ——

[m]**Cathedral Pkway, nec Lenox av,** see Lenox av, nec Cathedral Pkway.

[m]**Cherry st, 152** (1:253), ns, abt 160 w Market, runs n132.2xe12.8xs54.5xe7.6xs75.7 to Cherry, xw20.2 to beg; also PLOT begins 75.7 n Cherry, runs w7.6xn54.5xe12.8 xs54.7xw5.2 to beg, together known as 152 Cherry; Nov5; Dec30'13; 3y5%; Max Zion to Jas H Martin, Wolfeboro, NH, et al, trstes for Ruth L Van Vleck, will Saml J Huggins. 7,500

[m]**Christopher st, 14** (2:593), ss, 177.9 e Waverly pl, runs s48.9xse11.6 to Gay (No 20xne18.4xn41.11 to Christopher xw21 to beg; Dec31'13; due &c as per bond; Gertrude A Vanderbeck to Title Guar & Trust Co, 176 Bway. 14,000

[m]**Church st, 10** (1:60), nwc Liberty; sal Ls; Dec27; Dec29'13; demand, 6%; Gustave Ringe to Geo Ehret, 1197 Park av. 3,000

[m]**Clinton st, 193-7,** see Madison, 225.

[m]**Cooper sq, 39;** also BOWERY, 395 (2:461); sal Ls; Dec30; Dec31'13; demand, 6%; Anthony Visconte to Jacob Ruppert, a corpn, 1639 3 av. 2,000

[m]**Delancey st, 336** (2:323), nwc Tompkins (Nos 31-41), runs n150xw200 to es Mangin (No 64), xs50xe50xs100 to Delancey xe150 to beg; pr mtg $——; Dec22; Dec31'13; demand, 6%; Louis & Michl Marx to Jas Lissner, 522 W 136. 21,000

[m]**Division st, 205-7,** see Madison, 225.

[m]**East Bway, 162,** see 8 av, 2374.

[m]**East Bway, 216-18,** see Madison, 225.

[m]**Fulton st, 43** (1:95), nes, 116.9 se Cliff, 26x64.2x25.11x69; Dec24; Dec26'13; due &c as per bond; Van Schaick Estates, a corpn, 30 E 42, to Jno J Riker, 110 E 37, et al, exrs Jno L Riker. 22,000

[m]**Fulton st, 43;** certf as to above mtg; Dec23; Dec26'13; same to same. ——

[m]**Gay st, 20,** see Christopher, 14.

[m]**Goerck st, nws, at nes Grand,** see Grand, ncs, at nws Goerck.

[m]**Grand st, 574** (2:326), nes, at nws Goerck, 25x75; Dec25; Dec26'13; due &c as per bond; Emilie T Downing, New Rochelle, NY, to Title Guar & Trust Co. 11,000

[m]**Greene st, 69** (2:486), ws, 188.6 s Spring, 37.6x100; PM; Dec22; Dec29'13; due Jan 20'24, 4%; Gertrude A Vanderbeck, 149 W 126, to Manhattan Real Estate Assn, 309 Bway. 30,000

[m]**Henry st, 35** (1:280); ext of mtg for $24,000 to Feb25'17, 5%; Dec17; Dec30'13; Henry Wendt, 171 W 85 with Henry W Potterbaum, 10 Foxhall, Bklyn. nom

[m]**Henry st, 43** (1:280), ns, 315 w Market, 25x100; Dec29'13; due &c as per bond; Gertie D Weiss, 521 W 112, & Jennie Wallach, 790 Riverside dr, to Sol H Kohn, 334 W 72. 24,000

[m]**Henry st, 43;** sobrn agmt; Dec29'13; Simon Shapiro with same. nom

[m]**Jefferson st, 38,** see Madison, 225.

[m]**King st, 22** (2:519), ss, 477.10 e Varick, 25x100; also KING ST (2:519), ss, 503.3 e Varick, 0.6x100; pr mtg $26,000; Dec22; Dec31'13; installs, 6%; Louis & Michl Marx to Isidore D Morrison, 90 Morningside dr, & ano. 5,000

[m]**Lewis st, 138-40** (2:356), ext of $25,000 mtg to Dec17'16, at 5%; Dec11; Dec31'13; Goshen Savgs Bank with Esther Holober. nom

[m]**Liberty st, nwc Church,** see Church, 10.

[m]**Macdougal st, 125** (2:543), sal Ls; Dec22; Dec29'13; demand, 6%; Rocco Paterno to Lion Brewery, a corpn, 104 W 108. 1,000

[m]**Macdougal st, 126** (2:540); ext of $20,000 mtg to Dec13'16 at 5%; Nov25; Dec29 '13; Jos Pepe & Vincent C Pepe with Jno A Brown Jr, of Newtown Township, Delaware Co, Pa. nom

[m]**Madison st, 225** (1:271), nwc Jefferson (No 38), 26.1x100.4; also EAST BWAY, 216-18 (1:285), nwc Clinton (Nos 195-7), 52.2x — to Division (Nos 205-7); pr mtg $40,000; Dec30'13; installs; 6%; Harris Shedlinsky, Far Rockaway, LI to Meyer Rosenberg, 1890 7 av. 15,000

[m]**Mangin st, 64,** see Delancey, 336.

[m]**Mercer st, 231** (2:533), ws, 175 s 3d, 25x 100; participation agmt; Mar14; Dec31'13; Leah Buttenwieser with N Y Life Ins & Trust Co trste Louis C Hamersley, 52 Wall. nom

[m]**Norfolk st, 35** (1:311); ext of $12,000 mtg to Dec29'18 at 5%; Dec5; Dec30'13; Title Guar & Trust Co with Saml, Chas & Carrie Kallman. nom

[m]**Norfolk st, 150** (2:354), ext of $22,000 mtg to Oct31'18 at 5½%; Dec9; Dec31'13; Goshen Savgs Bank with Sol H & Isaac Schlanger. nom

[m]**Pearl st, 279** (1:95); ext of $20,000 mtg to Feb6'18 at 5%; Dec18; Dec30'13; Fredk W Senff, Newburgh, NY with Lewis E Ransom, Hempstead, LI. nom

[m]**Perry st, 57-9** (2:622), ns, 35 w 4th, 39.1 x105.6x39.11x105.6; ext of $43,000 mtg to Dec5'16 at 5%; Dec1; Dec31'13; Edw J Lucc & ano trstes Geo S Hamlin with Mortimer Rouse, 1207 Park av &ano exrs Callman Rouse. nom

[m]**Rutgers st, 4,** see 8 av, 2374.

[m]**St Johns la, 1-5,** see West Bway, 144-50.

[m]**Stanton st, 127** (2:354), ss, 100 e Norfolk, 25x75; Dec23; Dec30'13; 5y5%; Morris Mandelskorn & Fanny Kohn to Emigrant Indust Savgs Bank. 18,000

[m]**Stanton st, 127;** sobrn agmt; Dec13; Dec 30'13; same & Frederic E & Philip Klein & Rose Sobel exrs Josef Klein with same. nom

[m]**Stanton st, 127;** sobrn agmt; Dec23; Dec 30'13; Maria A Koch, 9603 Shore rd, Bklyn Morris Mandelskorn, 130 W 112 & Fanny Kohn, 31 W 115 with same. nom

[m]**Stanton st, 177** (2:349), ext of $19,000 mtg to Dec1'16 at 5½%; Dec1; Dec29'13; Anna Markwitz with Baron De Hirsch Fund, a corpn. nom

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m**Tompkins st, 31-41,** see Delancey, 336.

m**Waverly pl, 174** (2:610), ws, 75 n Christopher, runs n21.4xw40xs1.3xw45xs21.4xe 85 to beg; pr mtg $——; Dec27; Dec30'13; 1y;6%; Jno Laible to Myron Straus, 6 Storm av, B of Q. 500

m**William st, 201-5** (1:102); asn Ls by way of mtg to secure $5,000; Dec27; Dec31'13; Alex Hesse with Ebling Brewing Co, 760 St Ann's av. nom

m**2D st, 126** (2:430); agmt as to share ownership in mtg; Aug1; Dec31'13; Violet M Turner with N Y Life Ins & Trust Co, trstes Louis C Hamersley, 52 Wall. nom

m**7TH st, 93-93½ E,** see 1 av, 118-120½.

m**9TH st, 604 E** (2:391); ext of $26,000 mtg to Dec30'18 at 5%; Dec30; Dec31'13; Lambert Suydam with Ida Padwe, 297 4th st, Jersey City, NJ, & ano. nom

m**16TH st, 74-6 E,** see 4 av, 73.

m**12TH st, 224 E** (2:467), ss, 261.6 w 2 av, 23.4x106.6; also BRIGGS AV (12:3303), ns, 150 e Bedford Park blvd 50x110; also Mosholu Pkway (12:3332), nec Hull av, 119.8x152.11x110x105.11; also BRIGGS AV (12:3303), ns, 250 e Bedford Park blvd, 100 x110; Dec31'13; 2y6%; Francis P A McGowan to Ida W Inniss, 55 E 95. 5,500

m**14TH st, 304-12 W** (2:629), ss, 100 w 8 av, 100x98x102x77.4; Dec26; Dec27'13; demand, 6%; Chas I Weinstein Realty Co to Jacob Kottek, 17 W 70. 5,000

m**14TH st, 304-12 W;** certf as to above mtg; Dec26; Dec27'13; same to same. ——

m**18TH st, 333 W** (3:742); ext of $12,000 mtg to Nov29'16 at 5%; Dec12; Dec26'13; Lawyers Mtg Co with Henry Krauss. nom

m**19TH st, 441 W** (3:717), ns, 449.6 w 9 av, 25x71.11; Dec26'13; 5y5%; Prudential Real Estate Corpn to Emigrant Indust Savgs Bank. 8,000

m**19TH st, 441 W;** sobrn of mtg of $3,000 to mtg for $8,000; Dec26'13; Owen McAniney, 811 Garden st, Hoboken, NJ, with same. nom

m**19TH st, 459 W** (3:717), ns, 100 e 10 av, 25x92; Dec29'13; due &c as per bond; Thos J Lawless, Boro of Manhattan, NY, to Title Guar & Trust Co. 3,500

m**19TH st, 461 W** (3:717), ns, 80 e 10 av, 20x75; PM; Dec29'13; due &c as per bond; Thos J Lawless, Eatontown, Monmouth Co, NJ, to Mary E Braham, 461 W 19. 5,500

m**21ST st, 404 E,** see 1 av, 367.

m**21ST st, 451 W** (3:719); ext of $9,000 mtg to Dec21'18 at 5½%; Dec19; Dec26'13; Lawyers Mtg Co with Mildon Realty Co. nom

m**21ST st, 510 W** (3:692), ss, 150 w 10 av, 25x92; Dec30; Dec31'13; M M Hart, Inc, a corpn, to Jno Cone, 525 4th, Bklyn, & ano; deed recorded as mtg; mtg tax $110. 100

m**25TH st, 317 E** (3:931), ns, 375 w 1 av, 25x98.9; ext of mtg for $5,000 to Dec30'18; 5%; Dec30'13; Metropolitan Savgs Bank, a corpn, 59-61 Cooper sq E with Louis Drewes at Mamaroneck, NY. nom

m**28TH st, 114 W** (3:803), ss, 180 w 6 av, 20x98.9; Dec30'13; 1y5%; Julia E Glover to NY Title Ins Co, 135 Bway. 20,000

m**30TH st, 626-32 W** (3:675), ss, 350 w 11 av, 100x98.9; PM; pr mtg $——; Dec22; Dec27'13; 5y5%; Thos H Stewart to Gertrude R Hamilton & ano, 875 Park av. 50,000

m**33d st, 33 W** (3:835); ext of $60,000 mtg to Jan1'17 at 5%; Dec18; Dec30'13; Equitable Life Assur Soc of U S with Gottfried Walbaum, 2350 Bway. nom

m**36TH st, 210 E** (3:916), ss, 175 e 3 av, 25x98.9; Dec31'13; 3y5%; Theresa A Fitzsimons to Emigrant Indust Savgs Bank. 9,000

m**37TH st, 120 E** (3:892), ss, 100 w Lex av, 20x98.9; Dec29; Dec30'13; due &c as per bond; Jas F Fargo, 120 E 37 to Bankers Trust Co, 16 Wall trste Geo T Perkins. 25,000

m**41ST st, 142 E** (5:1295), ss, 175 w 3 av, 25x97.10; pr mtg $——; Dec13; Dec31'13; due Dec1'16, 6%; Edw S, Geo A & Wm H Boylston to Jas M Boylston, 211 E 68. 2,000

m**41ST st, 142 E;** pr mtg $——; Dec13; Dec 31'13; 3y6%; same to Kate E Boylston, 211 E 68, & ano. 8,500

m**41ST st, 323 W** (4:1032); ext of $17,000 mtg to Dec22'18 at 5½%; Dec22; Dec27'13; Lawyers Title Ins & Trust Co with C V Oden Hughes. nom

m**45TH st, 152 E** (5:1299), ss, 132.6 w 3 av, 18.9x100.5; Dec29'13; 5y5%; Eliza Toumey to Citizens Savgs Bank, 56 Bowery. 10,000

m**45TH st, 25-33 W** (5:1261), ns, 325 w 5 av, 100x100.5; Dec30; Dec31'13; due Marl '19, 5½%; Century Holding Co to Metropolitan Life Ins Co, 1 Mad av. 700,000

m**45TH st, 25-33 W;** certf as to above mtg; Dec30; Dec31'13; same to same. ——

m**48TH st, 56 W** (5:1263), ss, 654.3 w 5 av, 18.9x100.5; Dec30; Dec31'13; demand, 6%; Wm H White, Tarrytown, NY, to Julia S Harris, 220 Marlborough rd, Bklyn, NY. 1,000

m**50TH st, 303-5 W;** also 8TH AV, 831-7 (4:1041); agmt apportioning mtg; Dec5; Dec31'13; Bancroft Realty Co with Julien T Davies, Great Neck, LI. nom

m**53D st, 165-7 E,** see 3 av, 876.

m**54TH st, 258 W** (4:1025), ss, 100 e 8 av, 25x100.5; equal lien with mtg for $12,000; Dec29; Dec30'13; 3y5%; Laura F McArthur to NY Title Ins Co, 135 Bway. 2,000

m**54TH st, 415 W** (4:1064), ns, 225 w 9 av, 25x121.2x21.2x118.1; Dec31'13; 3y5%; Ella L Babcock, NY, & Laura L Lycett, Wee hawken, NJ & Ida K Rickard, to German Savgs Bank, 157- 4 av. 6,000

m**55TH st, 76-82 E,** see Park av, swc 55th.

m**55TH st E, nec 3 av,** see 3 av, 915.

m**57TH st, 437 W** (4:1063), sal Ls; Dec30 '13; demand; 6%; Patk Shine & Timothy Ring to Jacob Ruppert, a corpn, 1639 3 av. 2,093

m**58TH st, 322 E** (5:1350), ext of $12,000 mtg to Jan1'17 at 5%; Dec12; Dec30'13; Equitable Life Assur Soc of U S with Louis J Behringer, 251 W 130. nom

m**62D st, 123 W** (4:1134), ns, 287.6 w Col av, 20.10x100.5; pr mtg $8,000; Mar4'10; Dec31'13; due Sept4'10, 4½%; Martin R Jacobus to Sarah C Jacobus, Ridgefield, NJ, et al, exrs Nicholas Jacobus. 2,000

m**67TH st, 205-17 E** (5:1422), sal Ls; Dec 31'13; demand, 6%; Max Verschleiss to Jacob Ruppert, a corpn, 1639 3 av. 9,000

m**69TH st, 352 E** (5:1443), ss, 208.4 w 1 av, 16.8x77.4; ext of $5,000 mtg to Dec24'18 at 5%; Dec24; Dec26'13; Italian Savgs Bank of City N Y with Altavista Holding Co, 1170 Bway, & Francrazia Grassi, 352 E 69. nom

m**69TH st, 362 E** (5:1443), ss, 508.4 e 2 av, 16.8x77.4; pr mtg $5,000; Dec26'13; due Jan1'16, 5%; Vilma Stanisits, 364 E 69, to Dora Isaac, 362 E 69. 2,000

m**74TH st, 125 W** (4:1146), ext of $20,000 mtg to Dec1'16 at 5%; Nov22; Dec30'13; Equitable Life Assur Soc of U S with J Langdon Ward, 125 W 74. nom

m**77TH st, 210 W** (4:1168), ss, 165 w Ams av, 25x102.2; Dec24; Dec29'13; 3y5%; Wm A & Kath M Williams, heirs Wm Williams, Sea Cliff, LI, to St Mary's Free Hospital for Children, 405 W 34. 2,500

m**78TH st, 135 W** (4:1150); ext of $18,000 mtg to Oct15'18 at 5½%; Dec22; Dec29'13; Lawyers Mort Co with Wallace B House. nom

m**79TH st, 6 E** (5:1393), ext of $50,000 mtg to Jan1'17 at 5%; Nov25; Dec30'13; Equitable Life Assur Soc of U S with Justine A wife Wm F Stafford, 6 E 79. nom

m**80TH st, 12 E** (5:1491); ext of $20,000 mtg to Jan1'17 at 5½%; Dec23; Dec26'13; Scholle Bros, a Co-partnership, with Pauline Gutman, 12 E 80. nom

m**80TH st, 100 W,** see Col av, 410-6.

m**82D st, 429 E** (5:1562), ext of mtg for $11,000 to Jan1'19; 5%; Dec29; Dec30'13; Anna Weber, 1058 Clay av with Peter Geiger, 429 E 82. nom

m**82D st, 429 E;** ext of mtg for $1,500 to Jan1'19; 6%; Dec29; Dec30'13; same with same. nom

m**83D st, 43 W** (4:1197), ns, 312.6 e Col av, 76.3x102.2; pr mtg $225,000; Dec26'13; due July1'17, 6%; Hennessy Realty Co to Abel King, 148 E 65, & ano. 20,000

m**83D st, 43 W;** certf as to above mtg; Dec26'13; same to same. ——

m**83D st, 123 W** (4:1214), ext of $9,000 mtg to Jan1'17 at 5%; Dec12; Dec30'13; Equitable Life Assur Soc of U S with Milly L Larson, 123 W 83. nom

m**83D st, 215 W** (4:1231); ext of $25,000 mtg to Dec2'18 at 5%; Dec19; Dec29'13; Lawyers Mtg Co with Rose Cosbland. nom

m**84TH st, 103 E** (5:1513), ns, 57 e Park av, 25.6x102.2; also 84TH ST, 105 E (5:1513), ns, 82.6 e Park av, 25x102.2; Dec22; Dec26'13; due &c as per notes; Rudolph & Anna Gross, 202 Riverside dr, to Josiah W Place, firm J W Place & Co, 67 Wall. 10,000

m**84TH st, 105 E,** see 84th, 103 E.

m**86TH st, 127-31 E,** see Lex av, 1280-4.

m**86TH st, 149-55 W** (4:1217), ns, 212.6 e Ams av, 75x100.8; bldg loan; Dec29; Dec 30'13; due Sept1'18; 6%; until completion of bldg & 5½% thereafter; Almore Realty Co, Inc, a corpn, to Metropolitan Life Ins Co, 1 Mad av. 325,000

m**86TH st, 149-55 W;** certf as to above mtg; Dec29; Dec30'13; same to same. ——

m**86TH st, 149-55 W;** sobrn agmt; Dec29; Dec30'13; same & Alliance Realty Co, 115 Bway & A L Mordecai & Son, a corpn, 30 E 42 with same. nom

m**86TH st, 157-63 W** (4:1217), ns, 125 e Ams av, 87.6x100.8; bldg loan; Dec29; Dec 30'13; due Sept1'18; 6%, until completion of bldg & 5½% thereafter; Almore Realty Co, Inc, a corpn, to Metropolitan Life Ins Co, 1 Mad av. 375,000

m**86TH st, 157-63 W;** certf as to above mtg; Dec29; Dec30'13; same to same. ——

m**86TH st, 157-63 W;** sobrn agmt; Dec29; Dec30'13; same & Alliance Realty Co, 115 Bway & A L Mordecai & Son, a corpn, 30 E 42 with same. nom

m**86TH st, 204-6 W** (4:1233), ss, 150 w Ams av, 100x102.2; Dec30; Dec31'13; due Jan1'17, 5%; Century Holding Co, 1182 Bway, to E Matilda Ziegler, 29 W 81, & ano. 170,000

m**86TH st, 204-6 W;** certf as to above mtg; Dec30; Dec31'13; same to same. ——

m**87TH st, 227 E** (5:1533); ext of $15,000 mtg to Oct24'16 at 4½%; Nov13; Dec26'13; N Y Bible & Common Prayer Book Soc, 4 av & 22d, with Geo W Fennell, 2209 3 av, & ano, exrs Geo Fennell. nom

m**89TH st, 311-7 W** (4:1250), ns, 190 w West End av, 80x100; bldg loan; pr mtg $74,000; Dec29'13; 1y6%; Excelsior Holding Co to Albt Jarmulowsky et al, 80 E 92, et al, exrs &c Sender Jarmulowsky. 125,000

m**89TH st, 311-7 W;** certf as to above mtg; Dec29'13; due &c as per bond; same to same. ——

m**90TH st, 162 E** (5:1518); ext of $24,625 mtg to Dec25'16 at 4½%; Dec26; Dec27'13; N Y Bible & Common Prayer Book Soc, at 4 av & 22d, with Simon Baer, 9 E 97. nom

m**90TH st, 147-9 W** (4:1221); ext of 2 mtgs for $18,000 each to Dec15'18 at 4½%; Dec 23; Dec30'13; NY Life Ins & Trust Co with Wm Engel, 38 W 92. nom

m**93D st, 254 W** (4:1240); ext of $18,000 mtg to Dec7'18 to 5½%; Dec17; Dec26'13; Lawyers Mtg Co with Mark K & Jennie K Shrady. nom

m**97TH st, 45 W** (7:1833), ns, 460 w Central Park W, 20x100.11; PM; Dec24; Dec 26'13; due &c as per bond; Wm B E Lockwood, New Rochelle, NY, to Title Guar & Trust Co. 10,000

m**100TH st, 197-9 E,** see 3 av, 1802.

m**106TH st, 123 E** (6:1634); ext of $7,000 mtg to Jan20'17 at 5%; Dec16; Dec26'13; Lawyers Mtg Co with Eliza Schutt. nom

m**106TH st, 225 W** (7:1878); ext of $31,000 mtg to Dec23'16 at 5%; Dec26; Dec31'13; Cath, Wm H, Margt F & Vincent J Barnes with Augusta L Jones. nom

m**109TH st, 25 E** (6:1615); sobrn agmt; Nov13; Dec31'13; Susan Sullivan & Herman Younker, 27 E 93, with Edw J Luce & ano. nom

m**109TH st, 25 E** (6:1615), ns, 75 w Mad av, 25x100.11; ext of $20,000 mtg to Jan17 '17 at 5%; Nov15; Dec31'13; Edw J Luce & ano as trstes Geo S Hamlin with Susan Sullivan, 1082 Tinton av. nom

m**113TH st, 35 W** (6:1597), ns, 354 w 5 av, 16x100.11; ext of $7,000 mtg to Dec29'16 at 5%; Dec29'13; Jacob A Geissenhainer & ano trstes Henry Elsworth with Edw L Spitzer, 35 W 113. nom

m**116TH st, 125-9 E** (6:1644), ns, 74 w Lex av, 50x100.11; leasehold; Feb1; Dec31'13; installs, 6%; Nathan E Posner to New Star Contracting Co, Inc, a corpn, 150 Nassau. 3,500

m**116TH st, 2-4 W,** see 8 av, 2374.

m**118TH st, 14-6 W** (6:1601), ss, 241 w 5 av, 44x100; asn rents to secure $2,000; Apr 16; Dec27'13; Esther Levin to Wolf Mellis, 50 W 112. nom

m**119TH st, 342 E** (6:1795); ext of $15,000 mtg to Nov24'18 at 5½%; Dec5; Dec29'13; Lawyers Mtg Co with Wenare Holding Co. nom

m**121ST st, 430-2 E** (6:1808); ext of $8,000 mtg to Oct27'18 at 5½%; Dec16; Dec29'13; Lawyers Mtg Co with Michelina Esposito. nom

m**123D st, 109 W** (7:1908), ns, 185 w Lenox av, 20x100.11; Dec26; Dec27'13; due &c as per bond; Mary & Ida Arras & Anna M Rice to Title Guar & Trust Co. 8,000

m**127TH st, 249 W** (7:1933), ext of $7,500 mtg to Sept15'16 at 5%; Oct21; Dec30'13; Equitable Life Assur Soc of U S with Lucy S, Lucy L & Ethel L Hanscom, 249 W 127; Kate L White, Morristown, NJ & Arthur L Hanscom, at S Eliot, Me. nom

m**127TH st, 281-7 W,** see 8 av, 2374.

m**130TH st, 105 W** (7:1915) ns, 110 w Lenox av, 20x99.11; PM; Dec12; Dec31'13; due July 1'15, 6%; Putnam Realty Co, 391 E 149, to Helen W De Ronde, 105 W 130. 1,800

m**136TH st, 248 W** (7:1941), ext of $8,500 mtg to July1'16 at 5%; July31; Dec30 '13; Equitable Life Assur Soc of U S with Fannie Marx, 248 W 136, & Alice Rosenheim, 248 W 136. nom

m**139TH st, 227 W** (7:2025), ext of $10,000 mtg to Oct1'16 at 5%; Aug29; Dec30'13; Equitable Life Assur Soc of U S with Marie L Mayo, 227 W 139. nom

m**139TH st, 511 W** (7:2071), ns, 200 w Ams av, 50x99.11; pr mtg $59,000; Dec29; Dec 31'13; due July1'14, 6%; Mary A Dempsey to Aarcn Langstadter, 265 W 127. 1,333

m**141ST st, 610-18 W** (7:2088), ss, 90 w Bway, 135x99.11; pr mtg $170,000; Dec27 '13; due Jan1'15, 6%; Ess En Constn Co, Inc, 247 W 127, to Abel King, 148 E 65, & ano. 10,000

m**141ST st, 610-18 W;** certf as to above mtg; Dec27'13; same to same. ——

m**143D st, 253-5 W** (7:2029); ext of 2 mtgs for $28,000 each to Jan1'17 at 5½%; Dec 1; Dec30'13; Equitable Life Assur Soc of U S with Country Homes Realty Co, 43 W 125 & Philip Ritter, 600 W 144 & Benj Jacobs, 461 W 159. nom

m**148TH st, 544 W** (7:2079), ss, 291.8 e Bway, 16.8x99.11; Dec31'13; 3y5%; Jesse P Miller to Emigrant Indust Savgs Bank. 8,500

m**148TH st, 544 W** (7:2078); sobrn agmt; Dec22; Dec31'13; Lillie C Joy with Emigrant Indus Savgs Bank. nom

m**148TH st, 553 W** (7:2078), ext of $7,500 mtg to Dec30'13 at 5½%; Dec17; Dec31'13, Alice M McCoon, gdn Edith McCoon & ano with Hannah Mendes. nom

m**170TH st, 501 W** (8:2127); ext of $75,000 mtg to Dec25'16 at 5%; Dec12; Dec31 '13; Lawyers Mort Co with Holyoung Realty Co. nom

m**179TH st W** (8:2153), ss, 100 e St Nicholas av, 25x100; agmt as to share ownership in mtg; Dec31'13; Abel King with American-Swedenborg Printing & Publishing Society, 3 W 29. nom

m**179TH st, 542 W** (8:2153), ss, 100 e St Nicholas av, 25x100; Dec31'13; 3y5%; Alonzo B Kight to American Swedenborg Printing & Publishing Soc, 3 W 29. 24,000

m**182D st, 515 W** (8:2155), ns, 183.2 w Ams av, 16.10x79.9; Dec30; Dec31'13; 3y5½%; Margt J Fisher, 515 W 182, to Board of Domestic Missions, of 25 E 22. 7,000

m**Av B, 12** (2:397); ext of $5,000 mtg to July1'15 at 6%; July3; Dec30'13; Saml Wacht, 790 Riverside dr with Jos Goldman, 555 E 169. nom

m**Bowery, 395,** see Cooper sq, 39.

m**Columbus av, 410-6** (4:1210), swc 80th (No 100), 102.2x64; ext of $270,000 mtg to Nov25'16 at 5%; Dec26'13; N Y Life Ins & Trust Co, 52 Wall, with Orleans Real Estate Co, 224 W 72. nom

m**East End av** (5:1577), cor 81st, —x—; also LOTS 85, 86, 95 & 96 (*), map 2, Olinville; also ALL OTHER REAL PROP, &c

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supplemental mtg; Dec24; Dec31'13; due &c as per mtg dated Aug27'12; General Baking Co to Guaranty Trust Co, trstes, 140 Bway. ——

Lenox av, 2-8, see Cathedral Pkway, nec Lenox av.

Lenox av, 2-8 (6:1594), nec Cathedral Pway, 100x250; agmt apportioning mtgs, etc; pr mtg $151,900; Dec30; Dec31'13; Juno Realty Corpn, 2 Lenox av, owner, & Jno A Sonntag at Shore rd & Oliver, Bklyn, holder of 2d mtg for $25,000, with Albert Jarmulowsky, 82 E 92 et al, exrs &c Sender Jarmulowsky, holder of a bldg loan mtg for $185,000. ——

Lenox av (6:1594), nec Cathedral Pkway; sobrn agmt; Nov8; Dec31'13; U S Mtg & Trust Co, trstes for Grace Thomas et al, will Mary G Pinkney, with Jno A Sonntag. nom

Lexington av, 682, see 56th, 133 E.

Lexington av, 1280-4 (5:1515), nwc 86th (Nos 127-31), 100.8x90.6; pr mtg $150,000; Dec15; Dec26'13; due Jan1'16, 6%; Jno Volz to Carrie Volz, 131 E 86. 75,000

Park av (5:1290), swc 55th (Nos 76-82), 100.5x100; bldg loan; Dec17; Dec29'13; 2y or sooner, 6%; Mary R & Robt Goelet, exrs Ogden Goelet, & Edw De Witt, as trste Ogden Goelet, & Robt Goelet, individ, to Title Guar & Trust Co. 550,000

Pleasant av, 313-5 (6:1710); sal Ls; Dec 10; Dec26'13; demand, 6%; Pietro Madonna to Lion Brewery, a corpn, 104 W 108. 300

St Nicholas av (7:2053), es, bet 145th & 150th, being lot 63½ tax map; transfer of tax lien for yrs 1911 & 1912, assessed to —— Lawlor; Dec18; Dec27'13; 3y flat %; City N Y to E J Farrell, 732 St Nicholas av. 110.09

West Broadway, 144-50 (1:212), nwc Beach (Nos 3-9), runs n75.8xw55.8xn0.8x w26.3xn36.8 xw49.3 to es St Johns la Nos 1-5) xs136.1 to Beach xe96.3 to beg; ext of $350,000 mtg to Jan1'15 at 5½%; Dec 15; Dec30'13; Equitable Life Assur Soc of U S with Wool Exchange Realty Co, 260-6 West Bway. nom

1ST av, 118-120½; also 7TH ST, 93 & 93½ E (2:435), ext of $45,000 mtg to Jan 1'17 at 5%; Dec12; Dec30'13; Equitable Life Assur Soc of U S with Louis Rosenswaike, 788 Riverside dr & Gustave Asch, 3681 Bway. nom

1ST av, 189 (2:453), ws, 69 s 12th, 22.11x 100; Dec29'13; 1y6%; Jacob Safran to David N Safran. 100 W 115. 3,000

1ST av, 367 (3:952), sec 21st (No 404), runs e96xs69xw27xn42xw69 to 1 av xn23 to beg, given as additional security for payment of bond executed May26'10; pr mtg $——; Dec24; Dec27'13; due Mar1'16, 6%; Anna Lutz to David M Kaplan, 30 Beekman pl. 2,000

1ST av, 2295 (6:1795); sal Ls; Dec26; Dec30'13; demand; 6%; Domenick Fata to Clausen-Flanagan Brewery, a corpn, 441 W 25. 1,500

2D av, 1349 (5:1426); sal Ls; Dec8; Dec 27'13; demand, 6%; Harry E Breng to Jacob Ruppert, a corpn, 1639 3 av. 3,700

2D av, 1725 (5:1535), sal Ls; Dec13; Dec 29'13; demand, 6%; Jas Hardiman to Lion Brewery, a corpn, 104 W 108. 1,790.87

2D av, 1824 (5:1557); sal Ls; Dec31'13; demand, 6%; Jos Weber to Jacob Ruppert, a corpn, 1639 3 av. 3,900

3D av, 876 (5:1308), nwc 53d (Nos 165-7), 24x75; Dec29'13; due &c as per bond; Henrietta M Cochran & Henrietta Miller to Title Guar & Trust Co. 12,000

3D av, 915 (5:1329), nec 55th; sal Ls; Dec27; Dec29'13; demand, 6%; Patk J Clarke to Geo Ehret, 1197 Park av. 3,000

3D av, 1604 (5:1519); sal Ls; Dec5; Dec 27'13; demand, 6%; Harry E Breng to Jacob Ruppert, a corpn, 1639 3 av. 4,700.37

3D av, 1802 (6:1628), nwc 100th (Nos 197-9), 25.11x98.9; Dec29'13; due Jan1'19, 5%; Mary B Slevin, 252 W 76, to Bettie Rothfeld, 163 W 72. 7,000

3D av, 2131 (6:1666), es, 74 n 116th, 26x 65; Dec30'13; 5y5%; Maze Realty Co of NY, a corpn, to Title Guar & Trust Co. 20,000

3D av, 2134; certf as to above mtg; Dec 30'13; same to same. ——

4TH av, 71-71½, see 4 av, 73.

4TH av, 73 (2:555), es, 174 n 9th, runs n20.4 to 10th (Nos 74-6), xse53.8xsw8xnw 12.5xw abt 36.9 to beg; also 4TH AV, 71-71½ (2:555), es, 146 n 9th, runs n28xe36.9 xse12.5xsw abt 25.2xw40.6 to beg; leasehold; Dec26; Dec29'13; installs, 6%; Morris Weinstein, 333 Central Park W, to Berthold Hahn, 26 W 91. 10,000

5TH av, 1416, see 8 av, 2374.

5TH av 1528 (5:1559); ext of $20,000 mtg to Oct28'16 at 5%; Dec18; Dec27'13; Thos Morrissey, exr Thos Garry, with Henry Elias Brewing Co, 403 E 54. nom

5TH av, 782 (4:1019); ext of $11,500 mtg to Jan1'15 at 5%; Dec17; Dec30'13; Equitable Life Assur Soc of U S with Cecilia Potosky, 327 Central Park W. nom

5TH av, 2374 (7:1933), nec 127th (Nos 281-7), 25x100; also EAST BROADWAY, 162 (1:283), nwc Rutgers (No 4), 25x45.7; also 116TH ST, 2 & 4 W (6:1599), swc 5 av (No 1416), 50x51; pr mtg $129,000; Dec 26; Dec31'13; due Jan23'16, 6%; Frank J Goldsoll to Rose B Woods, 305 W. 72. 10,000

5TH av, 2687 (7:2043); ext of $18,000 mtg to Dec26'16 at 5½%; Dec27'13; Title Guar & Trust Co with Thomas Scholes, 321 W 137. nom

11TH av, 576 (4:1072); ext of $12,500 mtg to Jan1'17 at 5%; Dec17; Dec30'13; Equitable Life Assur Soc of U S with Jos Kann, 1248 Mad av. nom

11TH av, 578 (4:1072); ext of $12,500 mtg to Jan1'17 at 5%; Dec17; Dec30'13; Equitable Life Assur Soc of U S with Jos Kann, 1248 Mad av. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

13TH av (Miscl), nec 60th, 100x100.2, Bklyn; certf as to mtg for $3,000; Dec29; Dec30'13; Campania Real Estate Co to Julius & Herman C Lehrenkrauss. ——

Certf (miscl), as to mtg for $90,000; Dec 26; Dec29'13; Levy Bros Realty Co to Title Guar & Trust Co. nom

Certf (miscl), as to chattel mtg for $1,000; Dec24; Dec29'13; N Y Middy Blouse & Waist Co to Morris Aronson. ——

Land in Queens Co (miscl); certf as to mtg for $2,000; Dec23; Dec27'13; Wampage Realty Co to Title Guar & Trust Co, 176 Bway. ——

Land at Woodmere, LI (miscl); certf as to mtg for $12,375; Dec12; Dec26'13; Fulton Impt Co to Title Guar & Trust Co. ——

Land at Woodmere, LI (miscl); certf as to mtg for $3,895; Dec12; Dec26'13; same to Clarence G Galston. ——

MORTGAGES.

Borough of the Bronx.

Bailey pl (late Balley av), 3422-4 (12:-3261), es, abt 200 s Ft Independence, 50x 87.3x49x77.3; participation agmt; May19; Dec27'13; Maria M De Blasi with Ernesto De Blasi, 2117 Honeywell av. nom

Beck st, swe Longwood av, see Longwood av, swc Beck.

Bronx Park S, swc Honeywell av, see Honeywell av, 2147.

Faille st, 1013 (10:2749), ws, 509.6 s Bancroft, 20x100; pr mtg $7,000; Dec27; Dec 30'13; 3y6%; Lena Gottlieb, 1013 Faile to Ira A Sankey, 369 Park pl, Bklyn. 1,500

Fox st, es, nt ws Simpson, see Simpson, ws, at es Fox.

Fox st, sec 163d, see Simpson, ws, at es Fox.

Fox st (10:2717), ws, 291.6 s 167th, 37.6x 100; also EDEN AV (11:2824), sec 174th, runs e25xs81.8xe70xs150xw95 to Eden av xn 231.8 to beg; pr mtg $——; Dec30; Dec31'13; due Jan1'15, 6%; Reliable Constn Co, Inc, a corpn, to Jas Salzman, 346 Beekman av. 750

Fox st; also EDEN AV (10:2717); same prop; certf as to above mtg; Dec30; Dec 31'13; same to same. ——

Fox st (10:2717), ws, 254 s 167th, 37.6x 100; also EDEN AV (11:2824), sec 174th, 25x81.8xe70xs150xw95 to av xn231.8 to beg; pr mtg $——; Dec30; Dec31'13; due Jan1 '15, 6%; Reliable Constn Co, Inc, a corpn, to Jos Salzman, 346 Beekman av. 750

Fox st (10:2717); same prop; certf as to above mtg; Dec30; Dec31'13; same to same. ——

Garfield st, 1633 (*); ext of $3,500 mtg to Jan1'17 at 5½%; Dec26; Dec29'13; Karoline Behrens with Henry Brinkmann, 1631 Garfield. nom

Loring pl, 2253 (11:3225), ws, 38.1 n 183d, 21x103.11x20.11x105.3; also WASHINGTON AV, 1824 (11:2917), es, 102.9 n 175th, 27x 120; Dec29; Dec30'13; due Jan2'15; 6%; Carl A Baas heir Chas A Baas to Mary L Schelhorn trste, 107 E 127. 2,250

Meyers st, sec Ft Schuyler rd, see Ft Schuyler rd, sec Meyers.

Minford pl (11:2977), ws, 225.9 s 172d, 25.9x100; ext of $14,000 mtg to Oct29'15 at 5%; Dec10; Dec31'13; Duane S Everson with Rose A Sealy. nom

Simpson st (10:2723), ws, at es Fox, runs n135xe84.1xe17.4 to Simpson xs157 to beg; also 163D ST E (10:2723), ss, 86 e Fox, runs s128xe17.4 to Simpson xn175 to st xw120.8 to beg; also 163D ST (10:2723), sec Fox, 86x128x84.1x128; sobrn agmt; Dec 18; Dec27'13; Henry Morgenthau Co, 30 E 42, with Simpson-Fox Realty Corpn. nom

Vineyard pl, nwc Marmion av, see Marmion av, nec 175th.

West st, 861 (11:3124); ext of $4,000 mtg to Jan18'17 at 5½%; Dec16; Dec26'13; Lawyers Mtg Co with Rose Levy. nom

134TH st E, nwe Brook av, see Brook av, 128.

140TH st E, nec 3 av, see 3 av, nec 140th.

145TH st E (9:2290), ns, 115 w Brook av, 50x99.11; ext of mtg for $6,000 to Apr 12'14 at 6%; Nov3'11; Dec26'13; Matthew McNamara with Josephine Hochbaum, 725 Home. nom

150TH st E, sec Concord av, see Concord av, sec 150.

152D st E (9:2374), ss, 310.5 w 3 av, late Boston rd, 25x114; pr mtg $4,500; Dec23; Dec27'13; due &c as per bond; Emil H Ficklinger, Montclair, NJ; Geo D Glass, Bklyn, & Chas H Derksen to Lewis N Grove, 3 W 101. 15,000

162D st, 319 E (9:2422), ns, 80 w Teller av, 20x75; Dec1; Dec30'13; demand; 6%; Henry F W Poggenburg to Sophie Poggenburg, 319 E 162 trste Henry F W Poggenburg. 6,000

163D st E, ss, 86 e Fox, see Simpson, ws, at es Fox.

163D st E, sec Fox, see Simpson, ws, at es Fox.

163D st E (9:2423), ns, 44.2 e College av, 37.10x85; ext of $19,000 mtg to Jan27'19 at 5½%; Dec13; Dec26'13; Lawyers Mtg Co with Columbia Constn Co. nom

167TH st E, swe Franklin av, see Fulton av, nec 167th.

167TH st E, nec Fulton av, see Fulton av, nec 167th.

167TH st, 899-901 E (10:2706), ns, 75.1 w Tiffany, runs w60xn92.5xe30.1xn25.1xe30.6x s109.2 to beg; PM; Dec31'13; due June1'19, 5%; David Paley to Sophia wife Moritz Gruenstein, 60 W 95. 50,000

172D st, 856 E (11:2966), ws, 150 s Boston rd, 40x100; pr mtg $——; Dec26; Dec 27'13; due Jan1'15, 6%; Sole Realty & Constn Co to Di Angelo Contracting Co, 720 E 212. 5,000

172D st, 856 E; certf as to above mtg; Dec26; Dec27'13; same to same. ——

172D st, 860 E (11:2966), ws, 190 s Boston rd, 40x100; pr mtg $——; Dec26; Dec 27'13; due Jan1'15, 6%; Sole Realty & Constn Co to Vincent Valente, 2352 Prospect av. 5,000

172D st, 860 E; certf as to above mtg; Dec26; Dec27'13; same to same. ——

172D st, 864 E (11:2966), ws, 230 s Boston rd, 40x100; pr mtg $——; Dec26; Dec 27'13; due Jan1'15, 6%; Sole Realty & Constn Co to Peter Carucci, 245 Camelia st, Astoria, LI. 5,000

172D st, 864 E; certf as to above mtg; Dec26; Dec27'13; same to same. ——

174TH st E, sec Eden av, see Fox, ws, 291.6 s 167th.

175TH st E, nec Marmion av, see Marmion av, nec 175th.

175TH st E, swe Marmion av, see Marmion av, 1841.

175TH st, 723 E (11:2949), ns, 27 w Clinton av, —x—; ext of mtg for $17,000 to Oct24'16, 5%; Nov29; Dec26'13; J Frederic Kernochan & N Y Life Ins & Trust Co, as committee Marie Marshall, with Michl E Von Schoening. nom

176TH st, 897 E (11:2959); ext of $36,000 mtg to Dec25'18 at 5%; Dec23; Dec27'13; Lawyers Title Ins & Trust Co with C J Carey Bldg Co, Inc, a corpn. nom

181ST st E, sec Park av, see Park av, sec 181st.

182D st E, ns, at ws Washington av, see Washington av, ws, at ns 182d.

190TH st E (11:3174), ss, 168.6 e Morris av, 43x106; ext of $32,000 mtg to Jan1'17 at 5%; Dec29; Dec30'13; Louis Reichardt with Henry F A Wolf Co, 549 W 138. nom

215TH st E (*), ss, 225 e Maple, 25x 125; PM; Dec30'13; 3y6%; Jno M Brunjes to Benj F Elgar, 109 W 98. 4,500

226TH st E (*), ss, 225 e 4 av, 25x114, Wakefield; pr mtg $4,500; Dec11; Dec26'13; due Dec1'14, 6%; C Guidone, Inc, to Geo Hauser, 1462 St Lawrence av. 1,000

226TH st E (*), same prop; certf as to above mtg; Dec11; Dec26'13; same to same. ——

Anthony av, 1729 (11:2890-2891), ws, 67.8 n 174th, 22.7x78.5x22x73.3; pr mtg $——; Dec27; Dec30'13; 1y6%; Jacob Kestenblatt to Legation Realty Corpn, 320 Bway. 390.43

Balcolm av, swc Ft Schuyler rd, see Ft Schuyler rd, swc Balcom av.

Barkley av, see Wilcox, see Pelham rd, ns, 25.9 w Pilgrim av.

Barkley av, ss, 75 w Valentine av, see Pelham rd, ns, 25.9 w Pilgrim av.

Blackrock av (*), ss, 125 w Olmstead av, 25x108; pr mtg $3,500; Dec27; Dec29'13; due Jan1'15, 6%; Jno Pirner to Royal Bronx Realty Co, Inc, 1126 Walker av. 500

Briggs av, ns, 150 & 250 e Bedford Pk blvd, see 12th, 224 E, Manhattan.

Brook av, 128 (9:2262), nwc 134th; sal Ls; Dec23; Dec26'13; demand, 6%; Mary E Williams to Lion Brewery, 104 W 108, a corpn. 2,500

Brook av, 1528 (11:2895), es, 275 n 171st, 25x100.11; Dec8; Dec30'13; 1y4%; Abr Goldstein to Betsy Goldstein, 1528 Brook av. 4,000

Cauldwell av (10:2626), ws, 248 n 158th, 50.3x—x50.2x130; pr mtg $——; Dec24; Dec26'13; 3y6%; G & E Constn Co, Inc, a corpn, 661 Tinton av, to Abr J Dworsky, 53 E 93. 8,000

Cauldwell av (10:2626); same prop; certf as to above mtg; Dec23; Dec26'13; same to same. ——

Concord av (10:2641), sec 150th, 124.4x 94; Dec31'13; due Jan1'17, 5%; Henry Kothe, 750 E 150, to German Savgs Bank, 157 4 av. 12,000

Crescent av, 636 (11:3087), sal Ls; Dec 30; Dec31'13; demand, 6%; Julius Rossick to Jacob Ruppert, a corpn, 1639 3 av. 5,000

Crotona av, 1988 (11:3092); ext of mtg for $4,000 to Dec23'16 at 5½%; Dec9; Dec 26'13; Title Guar & Trust Co with David J Hordern, 1988 Crotona av. nom

Decatur av, 2846 (12:3279), es, 26.9 n 199th, 25.2x107.11x25x105; PM; Dec23; Dec 29'13; 3y5%; Sterling St John, Bklyn, to Henrietta G Doherty, 160 E 119. 6,500

Dickinson av (12:3252), sec Van Cortlandt Park, 175.6x387.6x170.5x435.9; also HILLHOUSE AV (12:3247), cl 20.1 n land Jerome Park Reservoir, runs w139.3xn150x e138.10xs150 to beg; Dec31'13; due Jan1'17, 6%; Chas Dickinson, 1190 Bway, to Geo B Salisbury, 73 E 55. 7,500

Eden av, sec 174th, see Fox, ws, 291.6 s 167th.

Ft Schuyler rd (*), swc Balcom av; sal Ls; July9; Dec31'13; demand, 6%; Annie Daisenberger to A Hupfel's Sons, 842 St Ann's av. nom

Ft Schuyler rd (*), sec Meyers, runs s 50xe50xs25xe50 to alley 20 ft wide xn75 to Meyers xw100 to beg; Dec26; Dec31'13; 3y 5½%; Jno Murphy to Margt Walsh, 221 Mortimer st, Portchester, NY. 1,000

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m**Franklin av, swe 167th,** see Fulton av, nec 167th.

m**Fulton av** (10:2611), nec 167th, runs n 262xe86xe86 to ws Franklin av xsw244 to 167th xw111 to beg, except pt for Franklin & Fulton avs; Dec29'13; 5y5%; Church of St Augustine to Emigrant Indust Savgs Bank. 20,000

m**Hillhouse av cl, 20.1 n land Jerome Park Reservoir,** see Dickinson av, sec Van Cortlandt Park.

m**Hoe av** (11:2987), es, 375 s Jennings, 25x100; Dec31'13; due Jan1'17, 5%; Alex R Baumann, 1296 Hoe av, to Gustavus Robitzek, 1331 Franklin av. 5,000

m**Honeywell av, 2147** (11:3124), swc Bronx Park S (182d), 100.1x78.10x100x64.7; pr mtg $58,000; Dec24; Dec26'13; 1y6%; Jacob Coben Constn Co to Rebecca Elson, 2147 Honeywell av. 8,000

m**Honeywell av, 2147;** certf as to above mtg; Dec23; Dec26'13; same to same. ——

m**Jackson av, 757-61** (10:2636), ws, 125 n 156th, 78.2x100x79.3x100; PM; Dec26'13; 3y 6%; Anna M Klemann, 310 5th, to Wm Rankin, 119 W 77. 8,000

m**Kingsbridge rd, 322** (11:3154), the bldg; leasehold; Dec30'13; demand; 6%; Michl Ilg to Clausen-Flanagan Brewery, a corporation, 441 W 25. 10,000

m**Longwood av** (10:2708), swc Beck, 100x110; ext of $130,000 mtg to Nov18'14 at 5%; Nov18; Dec29'13; Title Guar & Trust Co with Rentiel Constn Co. nom

m**Macombs rd, ws, at ses Nelson av,** see Nelson av, ses, at ws Macombs rd.

m**Marmion av, swe Vineyard pl,** see Marmion av, nec 175th.

m**Marmion av, 1841** (11:2953), swc 175th, 100x62; Dec26; Dec27'13; 5y5½%; Frank A Wahlig Co to Lawyers Mtg Co, 59 Liberty. 53,000

m**Marmion av, 1841;** certf as to above mtg; Dec26; Dec27'13; same to same. ——

m**Marmion av** (11:2958), nec 175th, 92x69.6 to ws Vineyard pl xs92 to ns 175th xw 69.11 to beg; Dec26; Dec27'13; 5y5½%; Jno W Cornish Constn Co to Lawyers Mtg Co, 59 Liberty. 56,000

m**Marmion av** (11:2958); same prop; certf as to above mtg; Dec26; Dec27'13; same to same. ——

m**Matilda av (*),** es, 150 n 240th, 50x100; Dec26; Dec29'13; installs, 6%; Lars Olson, 4632 Matilda av, to Home Bldg & Loan Assn of Mt Vernon, NY, 51 S 4 av, Mt Vernon, NY. 5,000

m**Mead av (late Grant av) (*),** ss, 225.8 w Unionport rd, 25x100; ext of $3,500 mtg to Dec28'16 at 5½%; Dec29; Dec30'13; Rosa A E Mulford with Rebecca Greenberg, 1135 Vyse av. nom

m**Mosholu Pkway, nec Hull av,** see 12th, 224 E, Manhattan.

m**Morris av** (9:2437), es, 310 n 165th, 20x95; ext of $7,500 mtg to Dec22'16 at 5%; Dec31'13; Viola H Eckstein with Madeline Fischer, 1065 Park av. nom

m**Morris av, 2017** (11:2807-2829), ws, 319.8 s Burnside av, 25x100; Dec29; Dec30'13; due &c as per bond; Jno Goebel to Title Guar & Trust Co. 3,500

m**Morris av** (12:3316), es, 92.11 n Kingsbridge rd, 50x120.8x50x122.3; Dec18; Dec 30'13; due &c as per bond; Chas H Stonebridge, 2680 Morris av to Aug Eimer, 190 Riverside dr. 2,000

m**Mulford av (*),** ws, 25 n Libby, 25x100; PM; pr mtg $3,000; Dec1; Dec29'13; 3y 5½%; Reinert Jacobsen to Christian Swanson, 1726 Appleton rd. 880

m**Nelson av, 1076** (9:2513), ext of mtg for $3,300 to Dec21'15, 5½%; Dec26; Dec31 '13; Thos Millen of Manhattan with Henry Gerber of Bronx. nom

m**Nelson av** (9:2518), ws, 225.9 s 169th, runs s45xw47xn4.2xw68xn40xe117 to beg; Dec24; Dec26'13; due &c as per bond; Chauncey De Voe, 1423 Jessup pl, to Annie L Millington, 172 Prospect Park W, Bklyn. 600

m**Nelson av** (11:2876), ses, at ws Macombs rd, runs s175xnw89 to av xne175 to beg; ext of 3 mtgs aggregating $7,000 to Jan3 '19 at 5%; Dec22; Dec30'13; Josephine Radley with Millie M Wendler, 1687 Macombs rd. nom

m**Nelson av** (11:2876), same prop; ext mtg for $3,000 to Jan3'19 at 5%; Dec22; Dec30 '13; Anna Price, 452 W 153, with Millie M Wendler, 1687 Macombs rd. nom

m**Park av** (11:3037), sec 181st, 25x91; Dec 24; Dec26'13; 3y5½%; Saml Weiss to N Y Mtg & Security Co. 4,300

m**Park av** (11:3037); same prop; sobrn agmt; Dec24; Dec26'13; Gertrude Schaffer with same. nom

m**Pelham rd (*),** es, 175 s Emily, 25x100; Dec29; Dec30'13; 5y6%; Luca N Crisenza, 1664 Pelham rd to Abbie E Wille, 1548 Eastchester rd. 2,500

m**Richardson av (*),** ses, 230 n 241st, 28x125; pr mtg $2,000; Dec29; Dec31'13; due &c as per bond; Jno C Mack, 4722 Richardson, to Fredk W Eggert, 4729 Carpenter av. 300

m**Pelham rd (*),** ns, 25.9 w Pilgrim av, 77.4x89.5x75x70.9; also VALENTINE ST (*) ws, 100 s Town Dock rd, 50x124.3x51.6x 138.8; also BARKLEY AV, sec Wilcox, 50x 100; also WILCOX ST (*), es, 275 s Barkley av, 17x101.1x32.1x100; also VINCENT AV (*), es, 250 s Barkley av, 19x100x22.11 x100; also VINCENT AV, ws, 250 s Barkley av, 17.1x100x13.3x100; also BARKLEY AV (*), sec Valentine av, 25x100; also BARKLEY AV (*), ss, 75 w Valentine av, 35.10x100x36.7x100; Dec31'13; 3y5½%; Geo C Sealy, 2336 University av, to Duane S Everson, 131 W 71. 4,000

m**St Lawrence av, 1239 (*),** es, 143.7 s Westchester av, 25x100; PM; Dec30'13; 2y 5%; Royal Bronx Realty Co, Inc, a corpn, 1126 Walker av, to Jacob Cooper, 92 Morningside av E, & ano. 4,090

m**St Lawrence av (*),** es, 75 s Mansion, 25x95; Dec15; Dec26'13; 3y5½%; Rose A Middleton, widow, to Francesca R Fornica, 24 King. 3,600

m**South Chestnut dr (*),** ss, being Lot 132, map Bronxwood Park; Des29'13; 3y 6%; Wilhelmina S Heartt to Fredk C Hardy, 82 Decatur, Bklyn. 3,500

m**South Chestnut dr (*),** same prop; pr mtg $3,500; Dec29'13; due &c as per bond; same to Clara S Dean, 11 Lawrence, Yonkers. 3,000

m**Southern blvd, 1563** (11:2977), ws, 435 n 172d, 40x100; PM; pr mtg $30,000; Dec31'13; due &c as per bond; Thos O'Brien to Reville-Siesel Co, 1559 So blvd. 6,000

m**Southern blvd, 1765** (11:2940), ws, 200 s Crotona Park E, 25x130.1; Dec26'13; demand, 6%; Thos P Concannon to Bernheimer & Schwartz Pilsener Brewing Co, 460 E 128. 2,000

m**Tinton av, 1121** (10:2661), w s, 190 n 166th, 40x126.10x40x127.3; ext of $28,000 mtg to Sept5'16 at 5½%; Nov17; Dec31'13; Jacob Schmitt with Sol B Rains, 59 E 96. nom

m**Tremont av, ss, 142, 184 & 226 e Mt Hope av,** see Tremont av, ss, 100 e Mt Hope av.

m**Tremont av** (11:2804), ss, 100 e Mt Hope av, 42x84.5x41.6x84.8; also TREMONT AV (11:2804), ss, 142 e Mt Hope av, 42x84.2x 42x84.5; also TREMONT AV (11:2804), ss, 184 e Mt Hope av, 42x83.11x42x84.2; also TREMONT AV (11:2804), ss, 226 e Mt Hope av, 42x83.9x42x83.11; also TREMONT AV (11:2804), ss, 268 e Monroe av, 41.11x83.6 x42.10x83.9; pr mtg $——; Dec30; Dec31 '13; 1y6%; August Jacob Constn Co to Jas McCarthy, 111 W 183. 12,500

m**Tremont av** (11:2804), same prop; certf as to above mtg; Dec30; Dec31'13; same to same. ——

m**Trinity av** (10:2630), ws, 502.5 s 161st, 25x148.5x25x148.6; Dec31'13; due, &c, as per bond; Taxpayers Realty Co, 1109 Forest av, to Jacob Marx, 170 W 74. 11,000

m**Trinity av** (10:2630), same prop; certf as to above mtg; Dec31'13; same to samc. ——

m**Walton av** (11:3180-3185), es, 50 s 181st, 25x100; ext of $6,500 mtg to Nov9'16 at 5½%; Oct28; Dec31'13; Horace E Sprague admr with Moritz Kleinmann. nom

m**Washington av** (11:2911), es, 25 s 171st, 50.1x100.2x50x102.9; ext of $10,000 mtg to Jan1'17 at 5%; Dec31'13; Mary L Du Bois with Julius Hammer, 1488 Wash av. nom

m**Washington av, 1658** (11:2914); ext of $26,000 mtg to Oct2'16 at 5½%; Dec16; Dec 26'13; Lawyers Mtg Co with Harrisetta Holding Co. nom

m**Washington av, 1824,** see Loring pl, 2253.

m**Washington av** (11:3038), ws, old line, at ns 182d, 100x100, except pt for av; Dec 16; Dec31'13; 2y—%; Jacob Spielberg, 101 W 113, to Morris Shalita. 2,000

m**Webster av** (11:3031), es, 125.11 n 184th, 50.11x95.10x50.11x90; Dec30; Dec31'13; 3y 5%; Edw Frey, 2334 Webster av, to Margt A Howard, San Remo Hotel, Central Park West & 74th. 30,000

m**Weeks av, 1658** (11:2792), es, 95 s 173d, 20x95; PM; Dec26'13; due &c as per bond; Jacob Bernstein to Minnie Elson, 1761 Bathgate av. 500

m**Westchester av, 716** (10:2644); ext of $15,000 mtg to Dec2'16 at 5%; Dec8; Dec 26'13; Lawyers Mtg Co with Saml E Jacobs. nom

m**White Plains av, 3531 (*),** sal Ls; Dec 8; Dec27'13; demand, 6%; Filippo R Durante to Jacob Ruppert, a corpn, 1639 3 av. 3,157.70

m**3D av** (9:2315), nec 140th, 54.11x98.9x 49.1x123.7; Dec26 Dec27'13; 3y5½%; Adam P Dienst to National Bond & Mtg Ins Co, 150 Bway. 60,000

m**7TH av** (11:2846), es, 250 n Walnut, 50x 100, as on map Mt Eden, except pt for sts; PM; Dec15; Dec26'13; due &c as per bond; Harold Swain to Eliz H Childs, 137 E 55. 2,000

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IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

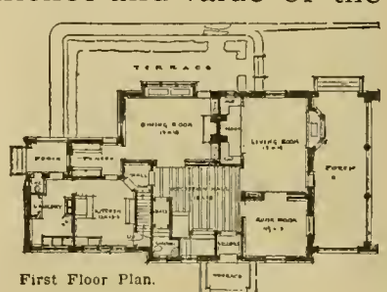


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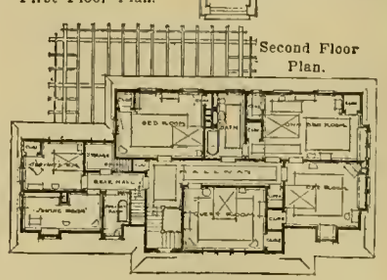
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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2391 New York, January 10, 1914. (28) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Canal st, 172½.
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Eldridge st, 77-79.
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*Goerck st, 123 (or Stanton st, 320).
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*Mercer st, 16 (or Howard, 50-2).
*Mercer st, 20-2 (or Bway, 443-5).
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*3d st W (n w c Bway, 683-5), blk 535-57.
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*37th st, 108 W (or Bway, 137).
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*41st st, 1 E (n e c 5th av, 479).
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*76th st W, 179 (or Ams av, 341).
*77th st E, ss, rear blk 1471-29½-30½ (or Interior lot of 76th st E)
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*78th st, 264 W (or West End av, 378).
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*84th st E, 100 (or Park av, 997).
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*112th st, 200 W (s w c 7th av, 1844-50).
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*160th st W, ss (or Riverside Dr, es), blk 2136-pt 20.
*162d st W (nwc Bway, 3881-3), blk 2137-32.
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6th av, 629.
7th av, 1842-50.
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8th av, 2194.
8th av, 2451.
10th av, 3863-5.
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*101st st W (nwc West End av, 841).
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Lexington av, 986.
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West End av, 843-5.
10th av, 315.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JAN. 2, 3, 5, 6, 7 & 8.

Canal st, 172½ (1:201-16), ss, 93.1 e Mott, 15.11x50, 3-sty bk loft & str bldg; Ida Levenson to Simon Blum, 170 Canal; mtg $14,000; Dec31'13; Jan2'14; A$9,000-10,000. nom

Charlton st, 112, see Greenwich, 547-9.

Cooper st (8:2241-4), ss, 150 e 204th, 50x100, vacant; Mark L Kelley to Michl J Dowd, 2541 Valentine av; Jan3; Jan6'14; A$5,000-5,000. O C & 100

Crosby st, 11 (1:233-3), es, abt 145 n Howard, 25x100, 6-sty bk tnt & 6-sty bk rear tnt; Inverness Realty Co to Aberdeen Realty Co, a corpn, 49 Wall [r 1401]; mtg $21,000; Jan2; Jan3'14; A$23,000-30,000. O C & 100

Division st, 253-5, see East Bway, 266.

Duane st, 64-6 on map 62-4, see Bway, 683-5.

East Broadway, 266 (1:287-28 & 46-47), ns 54 e Montgomery, runs n103.9 to ss Division (Nos 253-5), xe36xs42xw9xs61.5 to East Bwayxw27 to beg, 2-2 & 1-3-sty bk tnts; Wm Lustgarten to Realty Redemption Co of N Y, 68 William; AL; Jan6; Jan 8'14; A$31,000-31,500. O C & 100

Eldridge st, 77 (1:306-30), ws, 145.9 n Hester, 29.3x100x29.4x100, 6-sty bk tnt & strs & 4-sty bk rear tnt; Mayer Kalmanowitz to Isser Reznik, 73 Eldridge; ½ pt; mtg $32,500 on above & No 79 Eldridge; Dec30'13; Jan6'14; A$24,500-35,000. O C & 100

Eldridge st, 79 (1:306-29), ws, 200 s Grand, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Meyer Kalmanowitz to Meyer Smolowitz, 83 Eldridge; mtg $29,000 on this & No 77 Eldridge; Dec30'13; Jan6'14. A$21,000-31,000. O C & 100

Elizabeth st, 91 (1:238-23), ws, 115 s Grand, 40x94, 6-sty bk tnt & strs; Alesio Matera to Maria Gubitosi, 218 Grand; ½ of RT&l; mtg $58,500; May5'13; Jan6'14; A$29,000-59,000. **2,500**

Goerck st, 123, see Stanton, 320.

Greenwich st, 528-30 (2:596, 85), ws, abt 140 n Spring, 40x80.5x20x80.10, 3-sty bk stable; Jno G Faron & Jennie G Marshall TRSTES Jno Gray, decd, to Jennie G Marshall, 323 Washington av, Bklyn; AL; Dec 29'13; Jan5'14; A$19,000-27,000. nom

Greenwich st, 547-9 (2:597-45), sec Charlton (No 112), 50x75 to alley, 6-sty bk loft & str bldg; Henry M Stevenson, ref, to Wolcott G Lane, 15 E 74; Alfred E Marling, 35 W 47, & Lorillard Spencer, 71 E 82, EXRS Wm A Spencer; FORECLOSED & drawn Dec23'13; Jan2'14; A$28,000-75,000. **66,500**

Mercer st, 16, see Bway, 443-5.

Mercer st, 20-2, see Bway, 443-5.

Mott st, 61 (1:200-29), ws, 100 n Bayard, 25x100, 6-sty bk tnt & strs; Max Levy et al individ & as EXR &c Lena Bimberg, decd, to Michele De Marsico, 88 Mulberry; mtg $25,000; Jan5'14; A$19,000-36,000. **42,000**

Mott st, 123-5 (1:237-28), ws, 49.10 n Hester, 50x62.8x49.9x62.8, 6-sty bk tnt & strs; Ten Eyck R Beardsley to Frank Teti, 141 Mott; B&S & C a G; Dec29'13; Jan3'14; A$28,000-62,000. nom

Norfolk st, 152 (2:354-49), es, 75 s Stanton, 25x100, 5-sty bk tnt & strs; Abr H Sarasohn to Henry E Jones, at Newport, RI [Strong & Cadwalader, 40 Wall]; mtg $29,000; Dec18'13; Jan6'14; A$23,500-39,000. O C & 100

Onk st, 42 (1:278-3), ns, abt 75 w Oliver, 25x50, 5-sty bk tnt & strs; Theresa Mariscano to Antonio Marsicano, 42 Oak; ½ pt; AL; Jan7'14 ;A$9,000-17,000. nom

Ridge st, 80-2 (2:343-43), es, 125 n Delancey, 40.6x100, 6-sty bk tnt & strs; Alva Realty Co to Morris Spodek, 316 Wyona, Bklyn; mtg $50,500; Jan5; Jan6'14; A$33,000-68,000. O C & 100

Rivington st, 237 (2:338-53), ss, 45 e Willett, 20x70, 6-sty bk loft & str bldg; Jno Reilly, ref, to Mary J Quinn, 582 Bedford av, Bklyn; FORECLOS Dec30'13; Jan 7; Jan8'14; A$13,500-25,500. **25,000**

Stanton st, 320 (2:330-70), nwc Goerck (No 123), 25x75, 5-sty bk tnt & strs; Mark S Reardon 3d to Eva Diamondston, 870 Kelly; mtg $32,000; Jan6'14; A$21,000-34,000. O C & 100

Thompson st, 222-4 (2:537-8), es, 275 n Bleecker, runs e85xn50xw50 to beg (probable error), 6-sty bk tnt & strs; Rosa Perniciaro to Pietro Perniciaro, 222-4 Thompson; mtg $56,000; Sept26'13; Jan5'14; A$30,000-62,000. O C & 100

Waverly pl, 191 (2:611-43), es, abt 95 s Charles, runs e75xs22xw75 to pl xn22 to beg, 4-sty bk dwg; Jno N Mergenthaler to Jas C McEachen, at Rockville Centre, LI; [45 Bway]; mtg $12,500; Jan2; Jan7'14; A $9,000-14,000. nom

Willett st, 52 (2:338-40), es, 100 n Delancey, 16.8x100, with all title to strip 10 ft wide in rear; also right-of-way over 10 ft strip to Sheriff, 6-sty bk tnt; David Weinstein to Saml Midler, 76 Allen; mtg $10,000; Jan6; Jan7'14; A$12,500-21,000. nom

Willett st, 52 (2:338-40), es, 100 n Delancey, 16.8x100, with all RT&l to strip 10 ft in width in rear & right of way over 10 ft strip to Sheriff st, 6-sty bk tnt; Gustav Staats et al, EXRS &c Jno Bauer, to Henry E Jones, at Newport, R I [Strong & Cadwalader, 40 Wall]; correction deed; Dec15'13; Jan6'14; A$12,500-21,000. nom

Willett st, 52; Henry E Jones to David Weinstein, 913 Longwood av; B&S; AL; Nov24'13; Jan6'14. O C & 100

1ST st, 45 E (2:442-18), ss, 244.11 e 2 av, 20.7x72.1x20.4x74.6, 5-sty bk tnt & str; Philip Mandelman to Jacob Spielberg, 101 W 113; ⅛ pt; AL; July7'13; Jan6'14; A$13,000-17,000. nom

1ST st, 56 E (2:443-49), ns, 250 w 1 av, 20.8x100.4x25.3x100, 6-sty bk tnt & strs; Ernest E L Hammer, ref, to Christopher-Pitkin Co, a corpn, 378 Grand; mtg $26,000 & AL; FORECLOS Jan5; Jan7; Jan8'13; A $18,000-37,000. **1,000**

3D st, 136 W (2:543-11), ss, 80 e 6 av, 20x50, 2-sty bk tnt & str; Albt Blumenstiel, ref, to Frank C Schlitt, 495 Ocean av, Jersey City, NJ; FORECLOS Dec10'13; Jan8'14; A$6,000-6,500. **6,125**

3D st, 136 W; Frank C Schlitt to Farmers Loan & Trust Co, a corpn, 22 William, in trust for Jno J Campbell et al; Jan8'14. nom

3D st W, nwc Bwny, see Bway, 683-5.

12TH st, 224 E (2:467-21), ss, 261.6 w 2 av, 23.4x106.6, 4-sty stn tnt; Lincoln Trust Co, EXR Patk F McGowan, to Rea Friedman, 310 E 9; AL; Jan2'14· A$14,000-21,000. **21,000**

13TH st, 521 E (2:407-57), ns, 271 e Av A, 25x103.3, 5-sty bk tnt & 2-sty bk rear shop; Sigmund Hornichter to Celia Hornichter, 123 W 112; ½ pt; AT; mtg $19,700; Jan7'14; A$16,000-34,000. O C & 100

14TH st, 642 E (2:396-28), ss, 88 w Av C, 27.4x103.3, 5-sty bk tnt & strs; David Eisler to Jacob Eisler, 809 Westchester av; AT; mtg $22,200; Dec30'13; Jan2'14; A $13,000-25,000. O C & 100

16TH st, 152 W, see 123d, 109 W.

17TH st, 118 E (3:872-67), ss, 80 w Irving pl, 20x81, 5-sty bk tnt; Ray Gutstadt to Carolyn Rothstein, 1672 Bway; 1-7 pt; AT; AL; Dec26'13; Jan8'14; A$25,000-37,000. O C & 100

17TH st, 207 E (3:898-8), nes, 459 nw 2 av, 23x92, 3-sty bk studio, 1-sty ext; Wm Couper & Eliz C, his wife, to Chester Beach, 80 W 92; AL; Jan7; Jan8'14; A$16,000-21,500. nom

19TH st, 233 E (3:900-21), ns, 188 w 2 av, 22x92, 3-sty & b bk dwg; Thos J Mooney to Missionary Sisters of the Sacred Heart, a corpn, 229 E 19; mtg $15,000 & AL; Jan6; Jan8'14; A$13,200-16,000. O C & 100

19TH st, 29 W (3:821-23), ns, 445 w 5 av, 28x92, 4-sty stn loft & str bldg; A$54,500-61,500; also 28TH ST, 4 W (3:829-44), ss, 125 w 5 av, 25x98.9, 4-sty bk bldg & str; A$82,500-$89,500; also 28TH ST, 13-15 W (3:830-30), ns, 225 w 5 av, 50x98.9, 10-sty bk loft & str bldg; A$175,000-325,000; also 7TH AV, 1842-50 (7:1827-33-36), swc 112th (No 200), 100.11x100, 2 5-sty bk tnts, strs on cor; A$101,400-183,000; also 37TH ST, 106-8 W (3:812-48-52), ss, 100 w 6 av, runs s98.9xw97.2 to es Bway (Nos 1364-70), xn105.9 to st xe135 to beg, 3 4-sty & 2 2-sty bk bldgs & strs; A$834,000-864,000; also 37TH ST, 102-4 W (3:812-46-47), ss, 62 w 6 av, 38x48.3, 2-4-sty bk tnt & strs in 102; A$68,000-72,000; also 6TH AV, 629 (3:812-44), ws, 24 s 37th, 24.2x62, 4-sty bk tnt & str; A $80,000-83,000; also 32D ST, 153-5 E (3:888-31), ns, 175 w 3 av, 50x172.6, 3-sty bk stable; A$78,000-117,000; also BROADWAY, 683-5 (2:535-57), nwc 3d, 50 x95, 12-sty bk loft & str bldg; A$215,000-385,000; also DUANE ST, 64-6 on map 62-4 (1:154-20), ss, 25 w Elm, 50x76 to ns Manhattan pl or Republican alley, 2 5-sty bk loft & str bldgs; A$110,000-125,000; Olivia, wife H Lewis Slade et al, heirs &c Robt Hoe, to Robt Hoe Estate Co, Inc, a corpn, 15 William [30 Church]; 5-7 pts; AT; QC; AL; Dec5'13; Jan2'14. nom

20TH st, 36-8 W (3:821-64), ss, 300 e 6 av, 50x92, 11-sty bk loft & str bldg; Arthur G Murphy to Salisbury Realty Co, a corpn, 505 5 av [r 1505]; B&S; Dec1'13; Jan6'14; A$115,000-240,000. O C & 100

21ST st, 403 W (3:719-37), ns, 60 w 9 av, runs w27xn81.6xe22xs18.7xe5xs62.11 to beg, 5-sty stn tnt; Alex Moore EXR Rachel Mulgrew to Wm L Fawcett, 35 Dominick; mtg $17,000; Jan5'14; A$11,000-22,000. **27,000**

24TH st, 417 E (3:956-12), ns, 250 e 1 av, 25x98.9, 4-sty bk tnt & 3-sty bk rear tnt; Robt DeWitt to Bishop Gutta-Percha Co, a corpn, 420 E 25; mtg $8,800; Jan7'14; A$10,000-14,000. nom

28TH st, 4 W, see 19th, 29 W.

28TH st, 13-15 W, see 19th, 29 W.

32D st, 153-5 E, see 19th, 29 W.

37TH st, 102-4 W, see 19th, 29 W.

37TH st, 106-8 W, see 19th, 29 W.

39TH st, 322 E (3:944-41), ss, 275 e 2 av, 25x98.9, 5-sty bk tnt & strs; Yetta Gottlieb to Louis R Frank, 30 Elizabeth; mtg $23,000 & AL; Dec31'13; Jan2'14; A$10,500-16,500. nom

39TH st, 326 E (3:944-39), ss, 325 e 2 av, 25x98.9, 5-sty bk tnt & strs; Galland Realty Co, a corpn, to Maria Gallo, 2 Charles; mtg $13,500; Jan6; Jan8'14; A$10,500-16,000. O C & 100

41ST st, 1 E, see 5 av, 479.

44th st, 213-15 E (5:1318-9), ns, 186.8 e 3 av, 43.4x100.5, 5-sty bk loft & str bldg; Etagloc Holding Co, a corpn to Wm J Stich, 1842 Bryant av; mtg $27,500 & AL; Jan6; Jan7'14; A$19,000-33,000. nom

44TH st, 213-15 E; Wm J Stich to Etagloc Holding Co, a corpn, 59 Wm; mtg $27,500 & AL; Jan6; Jan7'14. nom

47TH st, 344 E (5:1339-30¼), ss, 60 w 1 av, 20x84.11, 5-sty bk tnt & str; Lambert Snydam to Pincus Siskind, 335 1 av; AL; Dec3'13; Jan8'14; A$6,000-13,000. O C & 100

50TH st, 223 E (5:1324-11), ns, 245 e 3 av, 20x90, 3-sty & b stn dwg; Eliz Geoghegan to Mary L Donohue, 223 E 50; AL; Dec 8'13; Jan2'14; A$7,500-10,500. nom

50TH st, 235-41 E (5:1324-16-18½), ns, 174 w 2 av, 71x100.5, vacant; Francis S McAvoy, ref, to Harry M Goldberg, 509 W 110; mtg $26,000; FORECLOS Dec8'13; Jan 8'14; A$28,400-28,400. **12,500**

51ST st, 305 E (5:1344-4½), ns, 74.9 e 2 av, runs n65xe3.3xn20xe13.6xs85 to st xw 16.9 to beg, 3-sty & b stn dwg; Geo E Stuckey, Jr, to Thos Reilly, 166 E 56; mtg $7,000 & AL; Jan3; Jan7'14; A$5,000-8,000. O C & 100

51ST st, 125 W (4:1004-18½), ns, 340 w 6 av, 20x100.5, 2-sty bk stable; Wm M V Hoffman to Ambrose Realty Co [W N Harte, prest], 135 Bway; B&S; Nov29'13; Jan6'14; A$23,000-27,000. nom

51ST st, 125 W; Ambrose Realty Co to Wm M V Hoffman, 35 W 51; B&S; mtg $20,000; Dec31'13; Jan6'14. O C & 100

53D st, 125 E (5:1308-pt lt 12), ns, 100 w Lex av, 20x98.9, pt 8-sty bk tnt; Louis M Jacobson et al by Moses J Sneudaira, GDN, to 118 E 54th St Co, a corpn, 68 William [546 5 av]; AT; B&S; Jan2; Jan6'14; A——$——. O C & 100

55TH st, 528 W (4:1083-49), ss, 375 e 11 av, 25x100.5, 2-sty bk & fr tnt & str & 1-sty fr rear stable; Geo Lohr, EXR &c of Cath Loehr or Lohr, to Anna M Schumacher, 530 W 55; Jan7; Jan8'14; A$9,000-10,000. O C & 100

65TH st, 118 E (5:1399, 64½), ss, 184.8 e Park av, 20x100.5, 5-sty stn dwg; Edwin F Hatfield to Nathalie Wood, 31 5 av [c/o J Walter Wood, 37 Wall]; B&S & CaG; Dec 10'13; Jan5'14; A$30,000-60,000. O C & 5,000

67TH st, 136 W (4:1138-57), ss, 175 e Ams av, 25x100.5, 5-sty stn tnt; Cecilia Nicoll to Jas S Power, 136 W 67; mtg $12,000; Jan6'14; A$16,000-25,000. O C & 100

69TH st, 14 E (5:1383-61), ss, 270 e 5 av, 30x100.5, 4-sty & b bk dwg; Jno A Brann, EXR &c Mary J Buchanan, to Royton Realty Co, Inc, a corpn, 489 5 av; AL; Jan 2'14; A$120,000-150,000. O C & 100

69TH st, 105 E (5:1404-pt lot 1), ns, 106.3 e Park av, runs n60xw17.4xn40.5xe 36.1xs100.5 to st xw18.9 to beg, pt 2-5-sty & b bk dwgs; Geraldyn Redmond & Estelle L, his wife, to Estelle L Redmond & Carola L de Laugier-Villars, both at Tivoli, NY; B&S; Jan5; Jan6'14; A$——$——. O C & 100

72D st, 176 E (5:1406-45), ss, 166.8 w 3 av, 16.8x102.2, 4-sty & b stn dwg; Geo Raymond, EXR Hannah J Hull, to Argall L Hull, 272 Livingston st, New Haven, Conn; Dec31'13; Jan8'14; A$16,000-22,000. **25,000**

76TH st, 424 E (5:1470-37), ss, 275 w Av A, 25x102.2, 4-sty bk tnt; Henry Naschitz to Fredk Herrmann, 207 E 71 [981 Park av]; AL; June15'09; Jan6'14; A$8,000-16,000. nom

76TH st, 435 E (5:1471-19), ns, 125 w Av A, 25x102.2, 4-sty bk tnt; A$8,000-17,000; also 76TH ST, 437 E (5:1471-20), ns, 100 w Av A, 25x102.2, 4-sty bk tnt; A$8,000-17,000; also INTERIOR LOT (5:1471-29½-30½), begins 102.2 n 76th & 100 w Av A runs n30.4x again n— to pt 140.9 n 76th & 150 w Av A xs38.7xe50 to beg, vacant; A$3,000-3,000; Rosa Brock to Fredk Herrmann, 981 Park av; AL; Jan3; Jan6'14. O C & 100

76TH st, 437 E, see 76th, 435 E.

76TH st, 179 W, see Ams av, 341.

77TH st, 335 E (5:1452-15), ns, 275 w 1 av, 25.4x102.2, 4-sty stn tnt & strs; Leopold Katzenstein to Max Inkelas, 206 E 78, & Abr H Schaffer, 1280 3 av, as joint tenants; AL; Jan5; Jan6'14; A$9,000-17,000. O C & 100

77TH st, 418 E (5:1471-39), ss, 238 e 1 av, 25x102.2, 5-sty bk tnt; Henry Reese to Albert Hendrycy, 418 E 77; AT; mtg $12,000; Jan3'14; A$8,000-20,500. nom

78TH st, 175-7 E (5:1413-30-31), ns, 125 w 3 av, 37x102.2, 2 3-sty & b bk dwgs; Newton G Chase to Pauline A MacArthur, 346 W 84; AL; May12'13; Jan8'14; A$22,000-28,000. O C & 100

78TH st, 262-4 W, see West End av, 372-8.

79TH st, 328 E (5:1453-38½), ss, 287.6 w 1 av, 18.9x102.2, 4-sty stn tnt; Hannah Schwartz to Max I Schleifer, 589 W 177; mtg $12,000; Jan2'14; A$7,000-13,000. nom

80TH st, 236-8 E (5:1525-31), ss, 147.1 w 2 av, runs w40xs79.2xse— to cl of blk xe 5.6xn102.2 to beg, 6-sty bk tnt & strs; Pincus Lowenfeld et al to Maria Berliant, 976 Fox; mtg $31,500; Jan5'14; A$17,000-45,000. nom

81ST st, 164 E (5:1509-43), ss, 150.6 w 3 av, 20x104.4, 3-sty & b stn dwg; Jas Shea & Mary Shea his wife to Mary T Shea their daughter, 164 E 81; Jan6; Jan7'14; A$10,500-15,000. gift

81ST st, 3 W (4:1195-28), ns, 100 w Central Park W, 22.6x102.2, 4-sty & b stn institute; Alice B Weiffenbach to Caleb C Dula, —— N Bway, Yonkers, NY [c/o Liggett & Meyers Job Co, 93 7 av]; mtg $40,000; Jan6; Jan7'14; A$33,000-53,000. nom

82D st, 61 W (4:1196-5), ns, 100 e Col av, 19x102.2, 4-sty & b stn dwg; Charter Construction Co to Glen Realty Co, a corpn, [Wm H Corbitt, prest], 60 Wall; CaG; mtg $16,000 & AL; Jan2; Jan5'14; A$14,000-22,000. O C & 100

83D st, 313 E (5:1546-10), ns, 225 e 2 av, 25x102.2, 3-sty bk tnt & 2-sty bk rear stable; Barbara Knobloch to Margaretha

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Martin & Philipine Knobloch, both at 313 E 83; AT; B&S; AL; Nov27'13; Jan8'14; A $9,000-12,000. 200

84TH st, 100 E, see Park av, 993-7.

85TH st, 435 E (5:1565-17), ns, 194 w Av A, 25x102.2, 4-sty stn tnt; Geo Beik to Johanna Beik, his wife, 435 E 85; mtg $10,000; Jan8 -4; A$8,500-15,000. gift

85TH st, 213 W (4:1233-23), ns, 230 w Ams av, 20x102.2, 5-sty bk tnt; Jas W Wellington to Chas O Stanley, 181 E 111; mtg $24,500; Dec26'13; Jan2'14; A$16,000-31,000. O C & 100

85TH st, 213 W; Chas O Stanley to Prendergast Realty Corpn, 340 Mad av [c/o J W Wellington, c/o Transportation Club, 19 E 42]; mtg $24,500; Dec30'13; Jan2'14. O C & 100

89TH st, 103 E (5:1518-5), ns, 80 e Park av, 26.8x100.8, 5-sty stn tnt & strs; Harry N Kohn to Prosper Realty Corpn, 203 Bway [r 611]; ½ pt; mtg $23,000; Jan3; Jan6'14; A$16,000-29,000. O C & 100

89TH st W (4:1236-17-44), ss, at cl old Bloomingdale rd (closed), runs w80.6 to es Bway xs— to ns 88th xe100xn100.8xw— to cl said old rd xne— to beg, being all RT&I to land formerly in bed of said old rd, 1 & 2-sty bk & fr bldgs of coal yard; Augusta R Chetwynd to Metropolitan Impt Co, a corpn, 100 Bway [r 1818]; QC; Dec16'13; Jan6'14; A$930,000-975,000. nom

89TH st, 108-10 W (4:1219-40-41) ss, 175 w Col av, 50x100.8, 2 5-sty bk tnts; Warren Investing Co, a corpn, 150 Nassau, to Kate McGuire, 1094 Simpson; mtg $54,000 & AL; Dec24'13; Jan8'14; A$25,000-58,000. O C & 100

93D st, 162 W (4:1223-55½), ss, 207 e Ams av, 17.6x100.8, 3-sty & b stn dwg; Cath A Deane to Mary D Kelly, 162 W 93; Jan7'14; A$10,000-18,000. nom

93D st, 256 W (4:1240-57), ss, 171 e West End av, 18x100.8, 4 & 5-sty & b bk dwg; Nellie D Marshall to Willis M Follmer, 214 Riverside dr; mtg $15,000 & AL; Jan5 '14; A$12,500-25,000. O C & 100

94TH st, 64 E (5:1505-46), ss, 207.6 w Park av, 27x100.8, 5-sty stn tnt; Wm Prager to Jno H Bodine, 1427 Mad av; mtg $25,000 & AL; Jan8'14; A$19,500-31,000. nom

94TH st, 235 E (5:1540-16), ns, 208.4 w 2 av, 25.9x100.8, 5-sty bk tnt; Saul Obler to Rudolf Glattli [Glaittli], 123 W Sidney av, Mt Vernon, NY; AL; Jan5; Jan6'14; A $8,000-17,000. nom

95TH st, 156 W (4:1225-54½), ss, 236 e Ams av, 17x100.8, 3-sty & b bk dwg; Celia I, wife Louis Block, to Julius Tishman & Sons, Inc, a corpn, 299 Bway; AL; Jan2'14; A$9,500-13,500. nom

95TH st, 156 W (4:1225-54½), ss, 236 e Ams av, 17x100.8, 3-sty & b bk dwg; Julius Tishman & Sons, Inc, to Julius Tishman, 838 West End av; Jan6'14; A$9,500-13,500. O C & 100

98TH st, 127 W (7:1853-24), ns, 573.11 e Ams av, 24.9x100.11, 5-sty stn tnt; Chas Frey EXR Karoline Frey to David Dreyfuss, 116 E 102; mtg $16,000; Dec1'13; Jan 7'14; A$15,000-24,000. **20,400**

101ST st, 101 E (6:1629-1), nec Park av, 16.6x75, 3-stv & b bk dwg; Philip Reilly to Mary Healy, 343 E 42; mtg $9,000; Jan3; Jan5'14; A$8,500-10,000. O C & 100

102D st, 426-8 E (6:1695-33-34), ss, 395 e 1 av, 50x100.11, 1-sty fr stable; Fredk & Katie Dammann to Gus & Carrie Eckert, 345 E 103; mtg $9,000; Nov3'13; Jan5'14; A$12,000-13,000. O C & 100

102D st, 15 W (7:1838-23), ns, 237.6 w Central Park W, 18.6x100.11, 5-sty stn tnt; Jno E Gerlach Realty Co, Inc, to Fair Deal Realty Co, a corpn [A Goodman, pres], 117 W 119; Jan2'14; A$10,700-20,000. O C & 100

103D st, 73 E (6:1609-33), ns, 80.1 w Park av, runs n59.9xe0.1¼xn41.2xw25xs 100.11 to st xe24.10 to beg, 5-stv bk tnt; Rebecca Falk to Esther Shaikewitz, 2064 7 av; AL; Jan5; Jan7'14; A$11,000-23,500. **21,250**

103D st, 73 E; Esther Shaikewitz to Mendel Bernanke, 63 E 103 & Israel Bernanke, 73 E 103; mtg $20,750 & AL; Jan 6; Jan7'14. O C & 100

103D st, 166 E (6:1630-43), ss, 156.6 w 3 av, 27x100.11, 5-sty stn tnt; Max Miller & Gertie Halpin to Anna Cohen, at Kingston, NY; mtg $18,750 & AL; Dec10'13; Jan 2'14; A$11,000-21,000. O C & 100

105TH st, 343 E (6:1677-20), ns, 150 w 1 av, 25x100.9, 5-sty bk tnt & strs; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Jan2; Jan5 '14; A$7,000-22,000. O C & 100

105TH st, 343 E (6:1677-20), ns, 150 w 1 av, 25x100.9, 5-stv bk tnt & strs; Therese Weil & ano to Bertha Kaufmann, 1767 3 av; B&S; AL; Dec31'13; Jan5'14; A$7,000-22,000. O C & 100

106TH st, 52-4 E (6:1611-50-51), ss, 280 w Park av, 50x100.11, 2-5-sty bk tnts; Selara Holding Co to Emma H Mayhew, 1522 Pacific, Bklyn; mtg $50,500 & AL; Jan5'14; A$24,000-46,500. nom

107TH st, 323 E (6:1679-15), ns, 350 e 2 av, 25x75, 5-sty bk tnt & strs; Caesar Realty & Constn Co to Victor Quarelli, 156 1 av; AL; Dec24'13; Jan3'14; A$6,000-16,000. O C & 100

108TH st, 67 W (7:1844-7), ns, 150 e Col av, 25x100.11, 5-sty bk tnt; Winfield W Scott to Fredrick Hirtzinger, 148 E 84; mtg $25,000; Jan2'14; A$15,000-26,000. O C & 100

108TH st, 235-9 W (7:1880-10), ns, 200 e Bway, 75x100.11, 6-sty bk tnt; Mary E Tilyou to Tilyou Realty Co, a corpn [c/o Edw J Tilyou], Surf av, Bklyn; B&S; AL; Nov21'13; Jan3'14; A$52,500-125,000. nom

111TH st, 100-2 E, see Park av, 1523-5.

112TH st, 200 W, see 7 av, 1842-50.

113TH st, 117-9 E (6:1641-7), ns, 121.4 e Park av, 42.8x100.11, 5-sty bk tnt & strs; Melvin G Palliser, ref, to The Jay Kay Co, a corpn, 141 Bway [r 805]; FORECLOS Jan2; Jan6'14; A$19,500-48,500. **13,500**

113TH st, 525 W (7:1885-19½), ns, 320 w Ams av, 20x100.11, 4 & 5-sty & b bk dwg; Julius Tishman & Sons, Inc, to Celia I, wife Louis Block, at Mamaroneck, NY [c/o Louis Block, 45 E 42]; mtg $13,000; Jan2'14; A$14,500-22,000. O C & 100

115TH st, 605-7 W (7:1896-61), ns, 125 w Bway, 50x100.11, 6-sty bk tnt; Natalie R Lefevre to Brown-Weiss Realties, a corporation, 63 Park Row; mtg $95,000; Dec 19'13; Jan7'14; A$44,000-92,000. nom

115TH st, 605-7 W; Brown-Weiss Realties, a corpn to Rose Brown, 478 Central Park W; mtg $95,000; Jan5; Jan7'14. O C & 100

117TH st, 41 W (6:1601-17), ns, 385 e Lenox av, 25x100.11, 5-sty stn tnt; Abr Nelson to Israel Willis [125 W 116]; ¼ pt; mtg $24,100; Oct15'09; Jan3'14; A$14,000-27,000. O C & 100

121ST st, 24 (26) W (6:1720-30), ss, 80 e Lenox av, 20x100.11, 4-sty & b bk dwg; Jno Z Lowe, ref, to Williamsburgh City Fire Ins Co, a corpn, 95 William; FORECLOS Dec30; Dec31'13; Jan2'14; A$12,-500-20,000. **18,500**

122D st, 59 E (6:1748-8), ns, 179 e Mad av, 19x100.11, 5-sty stn tnt; Pauline Lyding to Jacob Axelrod, 322 W 100; Jan2; Jan3'14; A$8,500-15,000. O C & 100

122D st, 425 E (6:1810-12), ns, 287.11 e 1 av, 16.8x100.11, 3-sty & b bk dwg; Walter H Liebmann, ref, to Sarah Bauman, 79 E 4; FORECLOS Dec4'13; Jan6'14; A$4,000-7,000. **5,000**

122D st, 114 W (7:1906-40½), ss, 171 w Lenox av, 18x100.11, 3-sty & b stn dwg; Sadie I Carlew & ano to Genevieve H Ely, 2049 7 av; Dec31'13; Jan7'14; A$10,000-17,-000. O C & 100

123D st, 109 W (7:1908-24), ns, 185 w Lenox av, 20x100.11, 3-sty & b stn dwg; A$11,200-18,000; also 16TH ST, 152 W (3:-791-73), ss, 170.10 e 7 av, 20.10x103.3, 4-sty & b bk dwg; A$14,500-16,500; Ida Arras to Mary Arras, also known as Bertha M Arras, & Anna M Rice, both at 656 W 170; ⅓ pt; Dec26'13; Jan5'14. nom

124TH st, 434 W (7:1964-54), ss, 250 e Ams av, 25x100.11, 5-sty bk tnt; Brody, Adler & Koch Co, a corpn to Sigmond Bishop [2085 Ams av]; mtg $19,000; Apr 30'07; Jan7'14; re-recorded from May1'07; A$14,000-25,000. O C & 100

124TH st, 438 W (7:1964-56), ss, 200 e Ams av, 25x100.11, 5-sty bk tnt; Jas Dillon to Sarah Kramer, 445 W 124 & Simon Lowensohn, 335 Columbia, B of R; mtg $27,500; Jan6; Jan7'14; A$14,000-25,000. O C & 100

125TH st, 551 W (7:1980-5), ns, 75 e Bway, 25x99.11, 5-sty bk tnt & strs; Francis R Peixotto to Saml H Hunter, 349 W 57; CaG; mtg $27,000; Jan2'14; A$15,000-24,000. O C & 100

126TH st, 147 E (6:1775-24), ns, 310 w 3 av, 25x99.11, 2-sty fr str, 1-sty ext; Henry Munson to Sinclair-Elfert-Blackford Inc, 157 E 128; mtg $6,000 & AL; Jan 2; Jan3'14; A$10,000-11,000. O C & 100

129TH st E, swc Park av, see Park av, 1890-8.

131ST st, 109 W (7:1916-26), ns, 131.3 w Lenox av, 18.9x99.11, 3-sty & b stn dwg; City Real Estate Co to Union American Methodist Episcopal Church of East 85th st in City N Y, a corpn, 109 E 131 [230 E 85]; B&S & CaG; Jan5'14; A$7,500-10,500. O C & 100

131ST st, 462 W (7:1970-27), ss, 125 e Ams av, 25x99.11, 5-sty bk tnt; Emma Basch to Bertha Kahn, 310 Convent av; mtg $22,650 & AL; Jan3; Jan6'14; A$9,000-21,000. nom

134TH st, 318 W (7:1959-26), ss, 250 w 8 av, 25x99.11, 5-sty bk tnt; Paul C Wolff, ref, to Jas K Holly, 11 Shipley st, Woodhaven, LI, TRSTE Nathaniel Thurston; FORECLOS Dec23'13; Jan2; Jan6'14; A$10,-000-23,000. **21,000**

136TH st, 121 W (7:1921-22), ns, 493.6 e 7 av, 15.6x99.11, 4-stv bk dwg; Eleanor J Dodge to Mary F Richmond, 121 W 136; Aug29'13; Jan8'14; A$6,200-9,500. **8,000**

139TH st, 603-7 W (7:2087-88-91), ns, 75 w Bway, 125x99.11, 2 5-sty bk tnts; Wm Laue to Harry Horwitz, 720 Riverside dr; mtg $116,000; Jan8'14; A$75,000-158,000. O C & 100

140TH st W, ns, 251.6 e 7 av, see 140th, 161-9 W.

140TH st, 161-9 W (7:2009-8), ns, 137.6 e 7 av, 114x99.11, 7-sty bk tnt; also 140TH ST W (7:2009), ns, 251.6 e 7 av, 12.6x99.11, vacant; Isaac Charick to Rossmore Holding Co, Inc, a corpn, 52 Bway [r 821]; mtg $170,000; Jan5; Jan8'14; A$55,000-165,000. O C & 100

141ST st, 158 W (7:2009-51), ss, 294.10 e 7 av, 27.7x99.11, 5-sty bk tnt; Bertha Levy to Max H Levy, 2048 E 17, Bklyn [c/o Levy & G, 550 W 44]; mtg $30,000 & AL; Dec31 '13; Jan8'14; A$11,500-28,000. O C & 100

142D st, 504 W (7:2073-43), ss, 485 e Bway, 16x90, 4-sty bk dwg; Mary O Borden & ano to Jondrock Corpn, 271 Bway; Dec30'13; Jan8'14; A$7,200-14,500. O C & 100

145TH st, 456 W (7:2059-53), ss, 142 w Convent av, 15x99.11, 4-sty & b stn dwg; Frederic J Fuller to Sarah G Fuller, 456 W 145; B&S & C a G; mtg $12,000; Aug 22'13; Jan6'14; A$7,800-13,000. O C & 100

147TH st, 308-10 W, see Bradhurst av, sec 147th.

147TH st, 422 W (7:2061-44), ss, 276 w St Nicholas av, 19x99.11, 3-sty & b stn dwg; Geo & Fredk H Schmidt heirs Louis Schmidt to Susan Schmidt, all at 145 W 42; AT; B&S; mtg $15,000 & AL; Dec15'13; Jan7'14; A$9,100-17,000. gift

153D st W, sec Bradhurst av, see Bradhurst av, 222.

156TH st, 549 W (8:2115-62), ns, 180 e Bway, 20x99.11, 3-sty & b bk dwg; Frank P Schimpf to Wm M Grinnell, 19 W 21; [19 W 31]; Jan2'14; A$9,500-14,000. O C & 100

159TH st, 571-3 W (8:2118-70-72), ns, 100 e Bway, 75x99.11, 2-5-sty bk tnts; Jos Newmark to Wm Breithaupt, 475 8 av & Gustav Breithaupt, 139 E 42; mtg $85,000 & AL; Dec31'13; Jan5'14; A$34,000-84,000. O C & 100

160TH st W (8:2136-pt lot 20), ss, 475 w Bway, 100x100, vacant; P & W Holding Co, Inc, to Podwil Realty Co, Inc, a corpn, [c/o Nath Wilson], 1029 E 163; Dec27'13; Jan2'14; A$——$——. O C & 100

162D st, 601 W, see Bway, 3881-3.

171ST st, 513-5 W (8:2128-57), ns, 100 e Audubon av, 57.6x95, 6-sty bk tnt; Fair Deal Realty Co to Jno E Gerlach Realty Co, Inc, a corpn, 2460 7 av; mtg $55,000; Jan1; Jan2'14; A$17,500-$——. O C & 100

176TH st W, nwc St Nicholas av, see St Nicholas av, nwc 176th.

176TH st W (8:2132-90), ns, 100 w Ams av, 42.6x99.11, vacant; Irving Washburn, ref, to Plainfield Estates, Inc [c/o Dr F L Fossume], 616 Mad av; mtg $34,000; FORECLOSED & drawn Dec30'13; Jan2'14; A $13,000-40,000. **500**

176TH st, 611 W (8:2144-10), ns, 142.6 e Wadsworth av, 42.6x99.11, 5-sty bk tnt; Louis E Bates Co, a corpn to Wm Fischer, 507 W 168; mtg $35,000; Jan5'14; A$10,200-38,500. O C & 100

179TH st, 517 W (8:2152-60), ns, 258 w Ams av, 17x100, 2-sty & b bk dwg; Calabra Building Co, a corpn, to Hans G Nickstadt, 517 W 179, & Theobald R Grimler, 561 W 180; mtg $8,845.17 & AL; Jan2; Jan 3'14; A$6,100-8,800. nom

Av A, 1425 (5:1470-25), ws, 76.7 n 75th, 25.6x100, 5-sty bk stable; City Real Estate Co, a corpn, to Max Pollak, 505 E 76; B&S; Jan6; Jan8'14; A$9,000-21,500. O C & 100

Av B, 207 (2:395-7), ses, 29.5 sw 13th, 24 x93, 4-sty bk tnt & strs & 4-sty bk rear tnt; Tillie D Goodman to Rebecca Cohen, 52 Suffolk; AL; Jan6; Jan8'14; A$16,000-19,000. nom

Amsterdam av, 341 (4:1148-1), nec 76th (No 179), 27.2x100, 5-sty bk tnt; Jacob Marks to Henrietta Marks, 225 E 68; ½ pt; AL; Jan5'14; A$45,000-68,000. nom

Bradhurst av (7:2045-38), sec 147th (Nos 308-10), 49.11x100, 6-sty bk tnt; Julius J Frank, ref, to Isabel H Cohen, at Palisade, NJ; mtg $51,000 & AL; FORECLOS Dec24 '13; Jan2; Jan6'14; A$25,000-70,000. **7,500**

Bradhurst av, 222 (7:2046-53), sec 153d, 39.11x100, vacant; Martin Samuels et al directors of Palisade Bldg Co, a corpn, voluntarily dissolved, & acting as TRSTES for said Co in liquidation to Charter Construction Co, a corpn, 505 5 av; B&S; Dec 22'13; Jan5'14; A$19,500-19,500. O C & 100

Bradhurst av, 222; Charter Constn Co to Glen Realty Co, a corpn [Wm H Corbitt, prest], 60 Wall; CaG; mtg $9,000; Jan2; Jan5'14. O C & 100

Broadway, 443-5 (1:231-38), ws, abt 100 n Howard, 50x200 to es Mercer, (Nos 20-2), 5-sty stn loft & str bldg; A$207,000-260,-000; also MERCER ST, 16 (1:231-pt lt 16), es, 58 n Howard, runs e58.7xn17.7xe36 4xn 25.4xw10.4xs8xw7.10xs13.8xw77.10 to st xs 21 to beg, except part conveyed May2'1851, nt 5-sty stn loft & str bldg; A$——$——; Helen wife Wm H Henderson to Henry B Vaughan [48 Reynolds ter[, Orange, NJ; B&S & CaG; mtg $125,000; Jan5'14. nom

Broadway, 683-5, see 19th, 29 W.

Broadway, 1364-70, see 19th, 29 W.

Broadway (8:2235-8), es, 175 n 204th, 25x143.1x25x143.5, vacant; Aug C Rader et al, EXRS &c Gustavus W Rader, to Jos E Marx, 790 Riverside dr; AL; Nov29'13; Jan2'14; A$7,000-7,000. **7,750**

Broadway, 3881-3 (8:2137-32), nwc 162d (No 601), 42.5x176.11x68.9 to 162d x175, 6-sty bk tnt & strs; Comfort Realty Co to Kate Toback, 90 Pinehurst av; AL; Jan7 '14; A$60,000-190,000. nom

Hillside av, nws, abt 550 n Elwood, see Nagle av, ses, 500 ne Elwood.

Lexington av, 284 (3:892-20), ws, 98.5 s 37th, 24.6x100, 4-sty & b stn dwg; Farmers Loan & Trust Co to Fernando Wood, [Demarest av], Englewood, NJ; CaG; AL; Dec24'13; Jan5'14; A$36,500-45,000. **29,000**

Madison av, 1877 (6:1747-74), es, 37 s 122d, 18x100, 3-sty & b stn dwg; Jno Z Lowe, Jr, ref to Mary Kahn, 311 W 94; FORECLOS Dec26'13; Jan7'14; A$12,000-16,000. **8,000**

Madison av, 1889 (6:1718-3), es, 60.11 n 122d, 20x100, 3-sty & b stn dwg; Martha Aronson to Ellie J Donelan, 78 Charles; mtg $15,000 & AL; Dec17'13; Jan5'14; A $13,500-17,500. nom

Madison av, 2103 (6:1757-21), es, 19.11 n 132d, 20x80, 3-sty & b stn dwg; Geo B Hayes, ref, to Leah Salomon, 151 W 117; FORECLOS Nov10'13; Dec31'13; Jan2'14; A$7,000-7,500. **6,700**

Nagle av (8:2173-21), ses, 500 ne Elwood, 100x181.6 to nws Hillside av x101x195.10, vacant; Wm Breithaupt et al to Marknew Realty Co, Inc, 99 Nassau [r 8021; mtg $21,000; Jan2; Jan5'14; A$17,000-17,000. O C & 100

Park av, 707 (5:1404-3), es, 60 n 69th, 20.5 x88.11, vacant; Geraldyn Redmond & Estelle L, his wife, to Estelle L Redmond & Carole L de Laugier-Villars, both at Tivoli, NY [1st party c/o G Redmond, 542 5 av, & 2d party, 57 E 58]; B&S; Jan5; Jan 6'14; A$31,000-45,000. O C & 100

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Park av (5:1404-pt lot 1), es, 32 n 69th, 28x106.3, 5-sty & b bk dwg; Geraldyn Redmond & Estelle L, his wife, to Carola L de Laugier-Villars, at Tivoli, Dutchess Co, NY [57 E 58]; B&S; Jan5; Jan6'14; A$——
$——. O C & 100

Park av, 993-7 (5:1512-70-71½), sec 84th (No 100), 50x56, 3-3-sty bk tnts & strs; Glen Realty Co to Charter Constn Co, a corpn [Hy Edelmuth, prest], 505 5 av; B &S; mtg $55,000; Jan5'14; A$85,000-92,000. O C & 100

Park av, 1107 (5:1518-4), es, 73.8 n 89th, 27x80, 5-sty bk tnt & strs; Lina Weil to Harry N Kohn, 7 E 93; ½ pt; mtg $33,000; Jan 6'14; A$21,000-29,000. O C & 100

Park av, 1107; same to Prosper Realty Corpn, 203 Bway [r 611]; ½ pt; mtg $33,-000; Jan6'14. O C & 100

Park av, nec 101st, see 101st, 101 E.

Park av, 1523-5 (6:1638-72), sec 111th (Nos 100-2), 100.11x52.6, 6-sty bk tnt & strs; Marrow Realty Co, a corpn to Wm Schwarzkopf, 1057 Faile; QC; AL; Jan6; Jan7'14; A$28,500-71,000. nom

Park av, 1890-8 (6:1753-37), swc 129th, runs w48.6xs68.11xw4.1xs31xe52.7 to ws of av x n99.11 to beg, 3-sty fr club house & strs; Gustave R Fries to Eugenie H Fries, his wife, [316 E 2], Cincinnati, O; Dec23'12; Jan8'14; A$24,000-29,000. nom

St Nicholas av (8:2144-53), nwc 176th, 99.11x115, vacant; Stephen J Egan to Westmoreland Constn Co, Inc, a corpn [c/o S J Egan], 802 W 181; Jan2'14; A$60,000-60,000. nom

West End av, 314 (4:1166-62½), es, 45 s 75th, runs s19.11xe36.6xse9.8xe8.3xn18.11 xw11.11xnw4.9xw0.4xn3.8xw36.9 to beg, 4-sty & b bk dwg; Frederic Crowninshield to Peter J Shields, 68 Prospect pl; AL; Dec15'13; Jan3'14; A$18,000-23,000. O C & 100

West End av, 372-8 (4:1169-60½-63½), sec 78th (Nos 262-4), runs e68xs71.2xe19.3x s12xw87.3 to av xn83.2 to beg, 4-5 & 1-6-sty bk dwgs; Herald Square Holding Co to 78th St & West End Av Co, Inc, a corpn, 128 Bway [r 1505]; AL; Dec31'13; Jan2'14; A$102,500-151,000. O C & 100

1ST av, 1474 (5:1471-47), es, 52.2 s 77th, 25x85, 4-sty bk tnt & strs, 1-sty ext; Rosa Haft to Isaac Haft, 157 W 121; 1-3 pt; mtg $15,000 on whole & AL; Jan7'14; A$10,000-17,000. O C & 100

1ST av, 2012 (6:1697-48), es, 75.11 s 104th, 25x69, 4-sty bk tnt & strs; H C S Stimpson ref to Eliz M Mueller, 235 Schaeffer, Bklyn; mtg $14,000 & AL; FORECLOS Jan2; Jan6; Jan7'14; A$11,000-17,500. **3,900**

1ST av, 2014 (6:1697-47), es, 50.11 s 104th, 25x69, 4-sty bk tnt & strs; H C S Stimpson, ref to Eliz M Mueller, 235 Schaeffer, Bklyn; mtg $14,000 & AL; FORECLOS Jan2; Jan6; Jan7'14; A$11,000-17,500. **3,975**

1ST av, 2333 (6:1796-28), ws, 75.8 s 120th, 25.3x100, 5-sty bk tnt & strs; Salvatore Verra et al to Mita Realty Co, Inc, a corpn, 2333 1 av; mtg $16,000 & AL; Jan5; Jan6'14; A$9,000-18,000. O C & 100

2D av, 176 (2:453-2), es, 25.9 n 11th, 25.10 x100, 4-sty stn tnt; Chas M Kaufmann to Rose M Kaufmann, 176 2 av; May6'13; Jan 2'14; A$22,500-31,000. nom

2D av, 1427 (5:1429-23), ws, 62 n 74th, 20x77, 4-sty bk tnt & strs; Yorkville Bank to Wilhelmina V Grimm, 1427 2 av; B&S; mtg $10,000; Jan3; Jan5'14; A$9,500-15,000. O C & 100

3D av, 1439 (5:1527-3), es, 51.1 n 81st, 26x101.8, 2-stv bk tnt & strs; Max Greenberg to Lester Feigenblatt, 804 W 180; mtg $8,800; Jan5'14; A$21,000-23,000. O C & 100

5TH av, 479 (5:1276-1), nec 41st (No 1), 23x100, 6-sty bk bldg & str; Frank V Burton et al to Oceanic Investing Co, a corpn, 49 Wall [r 1522]; mtg $200,000 & AL; Dec 15'13; Jan2'14; A$440,000-460,000. O C & 100

6TH av, 3 (2:589-42), ws, 30.9 n Carmine, 20x70, 3-sty bk tnt & strs, 1-stv ext; Katie F Smith et al EXTRXCES Philip M Smith to Jno J Robinson, at Centrenort, LI [233 Bway]; Jan5'14; A$10,000-11,500. **13,000**

6TH av, 629, see 19th, 29 W.

7TH av, 1842-50, see 19th, 29 W.

8TH av, 511 (3:759-42), ws, 78.9 s 36th, 20x74, 4-sty bk tnt & str, 2-sty ext; Rosa Haft to Isaac Haft, 157 W 121; mtg $29,-000; Jan7'14; A$33,000-37,000. O C & 100

8TH av, 2055 (7:1846-45), ws, 75.7 n 111th, 25.6x100, 5-sty bk tnt & strs; Dawson C Glover ref to Jno H Feldscher, 301 W 102; FORECLOS Dec16'13; Jan6; Jan7 '14; A$22,000-34,000. **40,000**

8TH av, 2055; Jno H Feldscher to Albt Kuhnle & Babette his wife, 317 E 5, tenants by entirety; B&S & CaG; mtg $27,000 & AL; Jan6; Jan7'14. O C & 100

8TH av, 2194 (7:1924-3), es, 50.11 n 118th, 25x80, 5-sty bk tnt & strs; Hensle Constn Co to Jos S Mattern, 1931 Morris av; mtg $26,500 & AL; Jan2'14; A$19,000-28,000. O C & 100

8TH av, 2451 (7:1958-18), ws, 49.11 n 131st, 24.9x100, 5-sty bk tnt & strs; Martin Bamberger to Jas S Watson, 234 W 53; [c/o House, Grossman & Vorhaus, 115 Bway]; B&S & CaG; Dec15'13; Jan6'14; A $17,000-27,000. O C & 100

10TH av, 3863-5 (8:2203-5), es, 49.11 s 207th, 49.6x100, 1 & 2-sty bk strs; Michl J Dowd to Mark L Kelley, 425 W 114 [c/o Browning King & Co, 1 Cooper sq]; mtg $25,000; Jan5; Jan6'14; A$8,500-$——. O C & 100

11TH av, 617-21 (4:1093-33), ws, 25.1 s 46th, 75.3x100, 2-sty bk factory; Louis J Schwartz ref to Central Assets Corpn, 110 Manhattan; FORECLOS Oct22'13; Dec 31'13; Jan7'14; A$28,000-45,000. **37,100**

Interior lot, 102.2 n 76th & 100 w Av A, see 76th, 435 E.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Canal st, sws, nt ws Greenwich, see Greenwich, 480.

Duane st, 64-6 on map 62-4, see 19th, 29 W.

Franklin st, nwc Greenwich, see Greenwich, 366.

Greenwich st, 206-10 (1:84), nwc Vesey, 53.10x—x—x41.11; consent to 3d track; Sellwell Realty Co, a corpn, to Manhattan Railway Co, a corpn; mtg $60,000; Nov6'13; Jan3'14. 1,077.08

Greenwich st, 206-10; consent to 3d track; Kalman Hass et al, EXRS, &c, David L Einstein, mortgagees to same; Nov21'13; Jan3'14. nom

Greenwich st, 366 (1:185), nwc Franklin, 25x100; consent to 3d track; Saml Weil to Manhattan Railway Co; Nov19'13; Jan5 '14; 550

Greenwich st, 380-2 (1:186), nwc N Moore 50.1x99.10; consent to 3d track; Saml Weil to Manhattan Railway Co; Nov24'13; Jan 5'14. 1,101.83

Greenwich st, 413 (1:214), sec Hubert, 25 x53; consent to 3d track; Saml & Max S Weil to Manhattan Railway Co; Dec5'13; Jan5'14. 550

Greenwich st, 415-27 (1:215), nec Hubert, 177.6 to ss Laight, x52x177.6x77.6; consent to 3d track; Saml Weil to Manhattan Railway Co; mtg $150,000; Nov19'13; Jan5'14. 3,905

Greenwich st, 415-27; consent to 3d track; Rector &c of Trinity Church as mortgagee to same; Dec18'13; Jan5'14. nom

Greenwich st, 474-8 (2:595); consent to 3d track; Saml Weil to Manhattan Railway Co; Nov25'13; Jan5'14. 1,237.50

Greenwich st, 475 (2:594), es, 32.6 s Canal, runs s24.6x—84 to Canal xnw—x—46.2 to beg; consent to 3d track; Saml Weil to Manhattan Railway Co; Nov24'13; Jan5'14. 539

Greenwich st, 480 (2:595), ws, at sws Canal, runs s29.11xw60xne17.9xe6xne40 to Canal xse23.8 to beg; consent to 3d track; Saml Weil to Manhattan Railway Co; Nov 28'13; Jan5'14. 658.17

Greenwich st, 830 (2:642), swc Horatio, 22x72.11x22x72.4; consent to 3d track; Wm D Kirkpatrick to Manhattan Railway Co; Dec30'13; Jan7'14. 484

Hubert st, nec Greenwich, see Greenwich, 415-27.

Hubert st, sec Greenwich, see Greenwich, 413.

Horatio st, swc Greenwich, see Greenwich, 830.

Laight st, sec Greenwich, see Greenwich, 415-27.

Norfolk st, 152 (2:354); re asn rents; Harry Sammet et al, EXRS Joel Sammet, to Abr H Sarasohn, 110 St Nicholas av; Dec22'13; Jan6'14. nom

N Moore st, nwc Greenwich, see Greenwich, 380-2.

Vesey st, nwc Greenwich, see Greenwich, 206-10.

3D st W, nwc Bway, see 19th, 29 W.

8TH st E, sec Bway, see Bway, sec 8th.

11TH st, 299 E, see 2 av, 174.

19TH st, 29 W (3:821-23), ns, 445 w 5 av, 28x92, 4-sty stn loft & str bldg; A $54,500-61,500; also 28TH ST, 4 W (3:829-44), ss, 125 w 5 av, 25x98.9, 4-sty bk bldg & str; A$82,500-89,500; also 28TH ST, 13-5 W (3:830-30), ns, 225 w 5 av, 50x98.9, 10-sty bk loft & str bldg; A$175,000-325,-000; also 7TH AV, 1842-50 (7:1827-33-36), swc 112th (No 200), 100.11x100, 2 5-sty bk tnts, strs on cor; A$101,400-183,000; also 37TH ST, 106-8 W (3:812-48-52), ss, 100 w 6 av, runs s98.9xw97.2 to es Bway (Nos 1364-70) xn105.9 to st xe135 to beg, 3-4 & 2-2-sty bk bldgs & strs; A$834,000-864,-000; also 37TH ST, 102-4 W (3:812-46-47), ss, 62 w 6 av, 35x48.3, 2 4-sty bk tnts, strs in 102; A$68,000-72,000; also 6TH AV, 629 (3:812-44), ws, 24 s 37th, 24.2x62, 4-sty bk tnt & str; A$80,000-83,000; also 32D ST, 153-5 E (3:888-31), ns, 175 w 3 av, 50x 172.6, 3-sty bk stable; A$78,000-117,000; also BROADWAY, 683-5 (2:535-57), nwc 3d, 50x95, 12-sty bk office & str bldg; A $215,000-385,000; also DUANE ST, 64-6 on map 62-4 (1:154-20), ss, 25 w Elm, 50x76 to ns Manhattan pl or Republican alley, 2 5-sty bk loft & str bldgs; A$110,000-125,-000; re dower; Olivia P Hoe, widow of Robt Hoe, to Robt Hoe Estate Co, Inc, a corpn, 15 William [30 Church]; AT; QC; AL; Dec11'13; Jan2'14. nom

28TH st, 4 W, see 19th, 29 W.

28TH st, 13-5 W, see 19th, 29 W.

32D st, 153-5 E, see 19th, 29 W.

37TH st, 102-4 W, see 19th, 29 W.

37TH st, 106-8 W, see 19th, 29 W.

41ST st E, nec 5 av, see 5 av, nec 41st

53D st, 143-7 E (5:1308), ns, 117.10 e Lex av, 53.6x100.5; re asn rents recorded May 19'13; Estates Mtg Securities Co, a corpn, to P J Groll Constn Co, a corpn, 143 E 53; Nov15'13; Jan5'14. nom

89TH st, 108-10 W (4:1219); re asn rents; Hudson Realty Co, 30 E 42, to Warren Investing Co, a corpn, 150 Nassau; Jan7; Jan 8'14. nom

112TH st, 200 W, see 19th, 29 W.

115TH st, 605-7 W (7:1896), asn rents for 5 yrs to extent of $3,000 for term; Rose Brown to Abr & Louis Davis, both at 241 W 113 [c/o A Davis & Son, 15 W 4]; Jan 7'14. nom

138TH st, 640 W (7:2086-50½), ss, 335 e 12 av, 15x99.11, 2-sty & b bk dwg; option or CONTRACT to sell during year 1914 for $9,000; Pauline D wife Geo W Kober, 813 Greene av, Bklyn with Winthrop Parker, 102 W 93; Dec31'13; Jan5'14; A$6,000-7,800. O C & 100

156TH st, 549 W (8:2115-62), ns, 180 e Bway, 20x99.11, 3-sty & b bk dwg; re mtg; Sarah L Horn to Frank P Schimpf, 438 W 162; Dec31'13; Jan2'14; A$9,500-14,000. 8,000

Broadway, 71 (Miscel), the business, &c; two powers of atty; Jno H Hammond of Gloucester, Mass, to Harris Hammond & Jas D Campbell & Robt D Hanna [all at 71 Bway]; Jan6; Jan7'14.

Broadway (2:545), sec 8th; consent to stairway at 8th; Sinclair Realty Co to City NY; Nov21'13; Jan2'14. nom

Broadway, 683-5, see 19th, 29 W.

Broadway, 1364-70, see 19th, 29 W.

2D av, 174 (2:453), nec 11th (No 209); agmt; Morris & Jos Weinstein agree to sell & convey above to Rhoda Rieser, David Weinstein & Sadie Opler all of said Jos Weinstein's 1-5 int, sub to mtg $30,-000, valued at $48,000; also Nellie Marks agrees to sell all her R T & I of 1-5 pt of above to same; also Rhoda Rieser, David Weinstein & Sadie Opler agree to sell to Morris Weinstein & Nellie Marks, all R T & I 3-10 pts in premises, 258-60 Grand st, sub to mtg $60,000, valued at $85,000; also agreed that 39 E 4th st, sub to mtg $18,-000 and the leaseholds 135-7 E 12th st, & 206 E 19th st shall be sold at auction on Mar2'14; also agmt as leases & purchase & completion of undivided interests & payments of bonds & mtgs, etc; Morris Weinstein, 333 Central Park W, with Nellie Marks, 1342 51st, Bklyn; Jos Weinstein, 261 Central Park W; Rhoda Rieser, 1841 Mad av; David Weinstein, 1841 Mad av, & Sadie Opler, 1447 49th, Bklyn; Dec 31'13; Jan3'14. nom

2D av, 176 (2:453); asn rents; Chas M Kaufman, 176 2 av to Benzion H Goldenthal, 12 Menehan, Bklyn; Dec6'13; Jan7'14. 1,200

2D av, 1735 (5:1535), consent to 3d track; Amalie Mayer, widow, & Laura, Aaron, Isaac & Gustav Mayer & Matilde Fried, all of Bklyn & Frances Lustig of Fort Edward, NY to Manhattan Railway Co, 165 Bway; mtg $13,500; Oct29'13; Jan5'14. 250

2D av, 1735 (5:1535); consent to 3d track; East River Savings Instn mortgagees, to Manhattan Railway Co, a corpn; Nov24'13; Jan3'14. nom

5TH av, 303-5 (3:861), agmt & privilege to maintain sign 21x62 inches & right to use passageway on 5th fl of 303 5 av to connect with 5-9 E 31, & 6-10 E 32, &c; The 303 5th Av Corpn to Julius & Max Cohn, 5-9 E 31 & 6-10 E 32; from Jan3'14 to Jan31'16; 5y ren; Jan6'14. 1,000

5TH av (5:1276), nec 41st, 23x100, owned by party 2d pt & leased to party 3d pt; also PLOT adj above on n & e, —x—, owned by party 1st pt & leased to party 3d pt; agmt as to party walls, rel of alley rights & to conditions as to erection of new bldgs, &c; Jno Hoge, 49 N 6th, Zanesville, O, party 1st pt, with Oceanic Investing Co, a corpn, 49 Wall, party 2d pt, & Rogers-Peet Co, a corpn, 842 Bway, party 3d pt; Bowery Savgs Bank, holder of mtg for $200,000 consents to above & also to sobrn of same to said agmt; Dec 15'13; Jan8'14. nom

6TH av, 629, see 19th, 29 W.

7TH av, 1842-50, see 19th, 29 W.

10TH av, 3863-5 (8:2203), es, 49.11 s 207th, 49.6x100, owned by party 2d pt; also 10TH AV, es, adj above on s, owned by party 1st pt; party wall agmt; Michl J Dowd, 2541 Valentine av, with Mark L Kelley, 425 W 114; Jan5; Jan6'14. nom

Copy of last will (miscl) and probate proceedings under will of Virginia C Benedict, late of Washington, DC; June30'09; Jan2'14.

Order appointing (Miscel); Saml J Goldsmith as receiver in matter of Chas F Wildey & Chas F Wildey, Jr, individ & as firm of Chas F Wildey & Son, alleged bankrupts; Dec30'13; Jan5'14.

Power of atty (Miscel); Nathan Van Bell at Geneva, Italy, to Jacob A Cantor; Apr20'06; Jan7'14.

Power of atty (miscl); Louise W Landeau at Paris, France, to Albt O Whitney, 825 Riverside dr; Jan16'12; Jan7'14.

Power of atty (Miscel); Frank M Andrews to Wm A Ulman, 233 Bway; Dec12 '13; Jan5'14.

Power of atty (Miscel); Harriette M Richardson to Edith C Richardson, both at 509 W 121; May16'13; Jan5'14.

WILLS.

Borough of Manhattan.

Broome st, 460 (2:485-37), ns, 75 w Mercer, 25x100, 5-sty bk & stn loft bldg & str; Arthur A Anderson Est, U S Trust Co, 45 Wall, EXR; attys, Stewart & Shearer, 45 Wall; A$30,000-39,000. Will filed Sept22'13.

64TH st, 26 E (5:1378-58), ss, 53 w Mad av, 21x100.5, 4-sty bk dwg; Louise Tillinghast Est, Wm P Dixon, EXR, 29 W 49; atty, Jabish Holmes, 32 Liberty; A$73,000-80,000. Will filed Jan6'14.

78TH st, 309 W (4:1186-70), ns, 99.6 w West End av, 18.6x100, 5-sty bk dwg; Henry T Champney Est, Amelia K Champney, EXTRX, 309 W 78; atty, Geo B Boyd, 2 Rector; A$14,500-26,000. Will filed Jan6'14.

165TH st, 47t W (8:2111, 74), ns, 200 e Ams av, 25x73x irreg, 3-sty bk & fr tnt, 1-sty ext; Mary F Kennedy Est, Lamont McLoughlin, EXR, 415 Fort Wash av; atty, Edgar A Martin, 309 Bway; A$7,000-8,500. Will filed Dec24'13.

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Lenox av, 486 (6:1732-4), es, 74.11 n 134th, 25x85, 5-sty bk tnt & str; Sophie Schneider Est, Wm F Schneider, EXR, 486 Lenox av; atty, Jas M McElhinney, 41 Park row; A$22,000-32,000. Will filed Jan 5'14.

Lexington av, 986 (5:1406-58½), ws, 84.2 s 72d, 18x60, 4-sty bk & stn fr dwg; A$14,-000-20,000; also WEST END AV, 841-5 (7:-1889-55-57), nwc 101st, 75.11x100, 3-5-sty bk tnts; A$87,000-127,000; Robt B Walsh Est, Mary F W Hening, 1703 Grandby, Norfolk, Va, EXTRX; atty, T Catesly Jones, 64 Wall. Will filed Dec29'13.

West End av, 841-5, see Lex av, 986.

10TH av, 315 (3:700-30), ws, 24.8 n 20th, 24.8x100, 5-sty bk tnt & strs; Christina Mills, Est, Frank L Finck, EXR, 1659 Nelson av; atty, Fredk W Lahr, 150 Nassau; A $12,000-20,000. Will filed Jan6'14.

CONVEYANCES.

Borough of the Bronx.

Bronx Park E (*), es, 275 n Waring av, 25x128.4x25x129.11; Jos Keller to Frank A Olmsted, 2582 3 av; Jan5; Jan7'14. nom

Byron st (*), sec Whitehall pl, 25x100; David Israel to Saml R Waldron, Rockville Centre, LI; Dec30'13; Jan2'14. O C & 100

Byron st (*), sec Whitehall pl, 25x100; also RUSSELL AV (*), sws, abt 50 nw 23oth, runs n23.11xw76.4xs8 to 235th xe11.6 xne73.5 to beg; Saml R Waldron to River Realty Co, 1007 E 180; Dec31'13; Jan5'14. O C & 100

Cedar st (*), ws, 151 n Old Boston Post rd, 25x100; Jno G Dyer ref to Mt Vernon Builders Supply Co, 24 S 2 av, Mt Vernon, NY; FORECLOS Nov18'13; Jan5; Jan6'14. **2,800**

Cemetery la (*), ss, 322.6 w Lafayette av, 35x92; Mary A Doyle to Henry C F Rohlfs, 168 Pilot, City Island; mtg $3,500; Dec8'13; Jan3'14. O C & 100

Gates pl (12:3324), cl, 174.4 n Mosholu pkway N, 25x130, vacant; Jacob Hecht to Sol Hecht, 219 W 81; Jan5; Jan7'14. nom

Gates pl (12:3324), cl, 174.4 n Mosholu pkway N, 50x130, vacant; Sol Hecht to Jacob Hecht, 166 E 95; Jan5; Jan7'14. nom

Hancock st (*), ws, 450 s Van Nest av, 25x100; Filomeno Marinaro to Conservative Realty Corpn, 99 Nassau; mtg $4,850; Dec31'13; Jan2'14. O C & 100

Hazel st (*), es, 300 n Syracuse av, 100 x100; also IVY ST (*), ws, 100 n Albany av, 100x200 to Vine st; also SYCAMORE ST (*), ws, 100 n Albany av, 100x100; also Albany av (*), nwc Sycamore, 100x100; also ALBANY AV (*), ns, extends from Vine to Ivy, 200x100; Phoenix Ingraham, ref, to Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY; FORECLOS Dec2'13; Jan2; Jan6; Jan7'14. **7,900**

Ivy st, ws, 100 n Albany av, see Hazel, es, 300 n Syracuse av.

Lincoln st (*), ws, 150 s Morris Park av, 25x100; Lina Anderson to Chas G Anderson, 1731 Holland av; mtg $4,000; Jan6; Jan7'14. nom

Loring pl, 2274 (11:3225), es, 217.11 n 183d, runs n45xe110xs41.4xe3.3xs3.5xw113 to beg, 2-sty bk dwg; Maze Realty Co to Henrietta L Phillipson, 2030 Morris av; mtg $13,500; Jan5; Jan6'14. O C & 100

Merrill st, nec Rosedale av, see Rosedale av, nec Merrill.

Minford pl, 1446 (11:2977), es, 325 n Jennings, 37.6x100, 2-sty fr dwg & 2-sty fr rear bldg; Lawrence Davis to Lillian Kuell, 1415 Crotona av; mtg $7,000; Dec29'13; Jan 6'14. O C & 100

Minford pl, 1446; Lillian Kuell to Giuseppe Mandile, 2501 Belmont av; mtg $7,-000; Dec30'13; Jan6'14. O C & 100

Minford pl, 1530-S (11:2977), es, 75 n 172d, 150x100, 4-4-sty bk tnts; City Real Estate Co to Ralpaul Realty Co, 105 Hudson; mtg $92,000; Jan5; Jan7'14. O C & 100

Ritter pl, 822 (11:2968), ss, 135 w Prospect av, 25x99.10, 2-sty fr dwg; Thos W Churchill ref to Alex E Black, 778 E 169; FORECLOSED & drawn Jan2; Jan3'14. **2,000**

Rose pl (*), nws, 140 ne Grace av, 20x 100; Frank P Blassie to Hudson P Rose Co, 32 W 45; QC; Jan3; Jan8'14. nom

Sycamore st, nwc Albany av, see Hazel, es, 300 n Syracuse av.

Sycamore st, ws, 100 n Albany av, see Hazel, es, 300 n Syracuse av.

Thwaites pl, ss, 232.8 w Boston rd, see Thwaites pl, ss, 107.8 w Boston rd.

Thwaites pl, ss, 114 e Willaimsbridge rd, see Thwaites pl, ss, 107.8 w Boston rd.

Thwaites pl (*), ss, 107.8 w Boston rd, 50x175; also THWAITES PL (*), ss, 232.8 w Boston rd, 50x111.4x56.2x136.11; also THWAITES PL, ss, 114 e Williamsbridge rd, 26x78.7x28.1x98.9; Jno Perry to Kathern Brown, 200 E 102; correction deed; mtg $5,400; Jan7; Jan8'14. O C & 100

Vine st, see Hazel, es, 300 n Syracuse av.

Whitehall pl, sec Byron, see Byron, sec Whitehall pl.

Whitehall pl, sec Byron, see Byron, sec Whitehall pl.

140TH st, 603 E (10:2552), ns, 420 e St Anns av, 40x95, 5-sty bk tnt; Anton J Gerlich to Moses Gluck, 236 E 63; mtg $33,500; Jan2; Jan3'14. O C & 100

151ST E (Gouverneur) st (9:2411), ns, 350.3 e Morris av, as on map Melrose S, runs n116.10xe50xs24xw6.6xs92.8 to st xw 43.6 to beg, vacant; Jorgensen Realty & Constn Co to Harold T Petersen at Roselle, NJ; mtg $6,500; Dec30'13; Jan5'14. O C & 100

152D st, 402 E (9:2374), ss, 310.5 w Old Boston rd (now 3 av), 25x114, 3-sty bk loft & str bldg; Emil H Fickinger et al to 402 E 152d St Co, Inc, a corpn, 154 11 av; mtg $19,500; Dec30'13; Jan6'14. O C & 100

155TH st, 314 E (9:2414), ss, 425 w Cortlandt av, 25x100, 4-sty bk tnt; Lottie Katzbroski to Michl Katzbroski, 314 E 155; mtg $10,000; Jan7'14. nom

156TH st E (10:2624), ss, 90 e Eagle av, 37.6x100, vacant; Matthew P Breen, Jr, ref to Chas L Safford, 17 Livingston pl; FORECLOS Dec26'13; Jan3'14. **3,950**

161ST st, 315 E (9:2421), ns, 400.6 e Morris pl, now av, as on map West Morrisania runs ne176xse190.4 to nws Park av (Nos 3191-3213) xsw197.9 to 161st xw100.11 to beg, 4-2-sty & b fr dwgs & vacant; Ambrose Realty Co to Richd C Vallender, 3209 Park av; mtg $36,000; Jan6; Jan7'14. O C & 100

161ST st, 315 E (9:2421), ns, 400.6 e Morris av, runs ne176xse190.4 to nws Park av (Nos 3209-13), xsw197.9 to 161st xw100.11 to beg, 4-2-sty & b fr dwgs & vacant; Marie Semelis & ano to Ambrose Realty Co ,135 Bway; mtg $31,000; Jan3; Jan5'14. O C & 100

161ST st, 779 E (10:2658), ns, 241.5 e Forest av, 28.6 to Tinton av (No 873), x21, 2-sty fr dwg & str; Thos Flach to Paula wife Thos Flach, 779 E 161; Jan3; Jan5'14. O C & 100

165TH st, 870 E, see Stebbins av, 1020.

168TH st, 620 E (10:2614), ss, 100.5 w Boston rd, 61.5x101.2, 5-sty bk tnt; Eugene Frayer, ref, to Michl Piel, Jackman, Me; FORECLOS Dec19'13; Jan5; Jan6'14. **60,000**

203D st E, see Hall av, see Hall av, sec 203.

173D st E (*), es, 325 n Gleason av, 50x 100; Bernhard Rowley to E Colgate Jones, 2128 Westchester av; mtg $1,000; Dec18 '13; Jan2'14. O C & 100

175TH st E, swc Weeks av, see Weeks av, 1793.

179TH st, 731 E, see Clinton av, nec 179th.

180TH st, 315 E, see Tiebout av, 2081.

184TH st E, nwc Park av, see Park av, nwc 184.

187TH st, 751 E, see Prospect av, 2400.

197TH st E, nwc Grand blvd & concourse, see Grand blvd & concourse, nwc 197th.

235TH st E, see Byron, sec Whitehall pl.

Albany av, nwc Sycamore, see Hazel, es, 300 n Syracuse av.

Anthony av (12:3305), es, 245.10 s 199th, 25x195.1x23x195, except pt for Grand blvd & concourse, vacant; Wm Gulliy to Margt Madden, 12 E 50; Jan5; Jan6'13. O C & 100

Bailey av (late Old Albany Post rd) (12:3262), es, 552.1 n Bailey av (now Bailey pl), 52.3x78.6x54.6x63.1, vacant; Filomena Ventarola to Nicola Parrinelli, 72 Thompson; mtg $7,000; Jan7; Jan8'14. O C & 100

Barker av (*), es, 109.4 s Union st or av, 50x125; Salvatore Verra et al to Mita Realty Co, Inc, a corpn, 2331 1 av; AL; Jan5; Jan7'14. O C & 100

Bathgate av, 1634 (11:2920), es, 180.1 n 172d, 25x90.7, 4-sty bk tnt; Anna Maisch to Sophia M Woessner, 3427 White Plains av; mtg $14,150; Sept17'13; Jan8'14. O C & 100

Broadway (12:3271), es, 150.7 s Van Cortlandt Park S, 25x100, vacant; Jos F Feist to Bromberg Realty Co, 133 E 34; mtg $3,510; Dec12'13; Jan2'14. O C & 100

Brook av, 498 (9:2274), es, 24.11 n 147th, 24.11x100, 5-sty bk tnt & strs; Jacob Berman to Meyer Berman, 141 Dana, Wilkes-Barre, Pa; mtg $21,500; Dec31'13; Jan3'14. nom

Brook av, 875 (9:2365), nws, 116.10 n 3 av, 28.7x98.6x25x86.11, 5-sty bk tnt & strs; Sol Loewensohn et al to Sol Cohen, 158 W 131st; mtg $18,000; Jan5; Jan7'14. O C & 100

Bryant av (10:2764), es, 150 n Lafayette av, 25x100, vacant; Alex Gerhards to Albt Gerhards, 832 Whittier; mtg $800; Jan7; Jan8'14. 100

Cauldwell av, 717 (10:2624), ws, 193.9 s 156th, 18.9x115, 3-sty fr tnt; Abr Axler to Rosa Alper, 717 Cauldwell av; correction deed; AL; Dec26'13; Jan5'14. nom

Castle Hill av (*), sws, 600 se Green la, 25x105.2; Marie Sonnenberg to Harriet Realty Co, 1235 Ft Schuyler rd; July2'13; Jan3; Jan5'14. O C & 100

Clarence av (*), es, 165 n Evans av, 50x 100; Jno A Kane to Jno Bergsten, 1324 Edwards av; Jan6'14. O C & 100

Clarence av (*), es, 165 n Evans av, 50x 100; Jas F Herbert to Jno A Kane, 419 E 3, Bklyn; mtg $800; Jan3; Jan5'14. O C & 100

Clinton av (11:3094), nec 179th (No 731), 50x100x50.4x100, vacant; Barry Bros, a corpn, to Jas T Barry, 1149 Boston rd; mtg $4,500; Jan5; Jan6'14. O C & 100

College av, 426 (9:2325), ses, 50 sw 145th, 25x100, 2-sty & b fr dwg; Danl Brady to Patk Jones, 401 E 142; mtg $3,500; Jan5; Jan8'14. O C & 100

College av, 426; Patk Jones to Giovanni Notartomaso, 265 E 153; mtg $3,500; Jan 8'14. O C & 100

Concord av, 349 (10:2573), ws, 60 s 142d, 20x100, 3-sty & b bk dwg; Norman L Archer to Tillie Specht, 15 2d; Jan5; Jan6'14. O C & 100

Creston av, 2013 (11:2807), ws, 374.2 s Burnside av, 28x100, 2-sty fr dwg; Alfred E Fisher to Mary H Kerby, 2013 Creston av; mtg $——; Sept5'13; Jan5'14. O C & 100

Eastchester rd, es, at cl Mace av, see Mace av, cl at es Eastchester rd.

Evergreen av, 1214 (*), es, 144 n Westchester av, 40x100; Terbor Impt Corpn to Mary J Mullis, 296 Carroll, Bklyn; Dec30; '13; Jan5'14. nom

Ferris av (*), ws, at ss lands St Joseph's Institute, runs s816.3xsw892.10 to Westchester Creek xnw143.10xnw77.9xnw27.6xne 29.10xne50.6xnw84.1xnw455.5xne627.10 x ne 147.6xne138.5xne281.11 to beg; Albt L Lowenstein to Camac St Co, 12 West Fordham rd; mtg $26,000; Nov17'13; Jan3'14. O C & 100

Forest av, 959 (10:2649), ws, 481.5 s 165th, 25x100, 3-sty fr tnt & str & 1-sty fr rear stable; P & F Constn Co to Geo Maurer, 2408 Prospect av; Dec31'13; Jan 3'14. O C & 100

Forest av, 959; Michl Saracena to P & F Constn Co, 751 E 187; Dec27'13; Jan3'14. O C & 100

Ft Schuyler rd (*), ws, 239.1 s Balcom av, 50.2x107.6x50x112.4; L Napoleon Levy to Delia Moynihan, 1489 Ft Schuyler rd; B&S; Jan2; Jan8'14. O C & 100

Franklin av, 1093-5, see 3 av, 3351.

Fulton av, 1397 (11:2925), ws, 48 s 170th, 36.8x96.4x37x96.2, 3-sty & b fr dwg & 1-sty fr str; Isidor Wels to North Side Savgs Bank, 3230 3 av; FORECLOS Dec30'13; Jan 6; Jan7'14. **5,000**

Fulton av, 1717 (11:2930), ws, 54.11 s 174th, 18x85.6x18x86.2, 2-sty bk dwg; Anna W Rothschild to Israel S Greenberg, 1767 Fulton av; mtg $4,500; Jan2; Jan8'14. nom

Gerard av (9:2350), es, 105.3 n 146th, runs e234.3 to ws Walton av xn55.2xw117.7 xn65xw114 to Gerard av xs120 to beg, vacant; Henry L Morris to City NY; Dec26 '13; Jan6'14. **38,000**

Grand blvd & concourse, es, 245.10 s 199th, see Anthony av, es, 245 s 199th.

Grand concourse & blvd (12:3315), nwc 197th, 90x9.7x90x10.5, vacant; Lottie Katzbroski to Michl Katzbroski, 314 E 155; Jan7'14. nom

Hall av (*), nec road to Westchester, runs n129.4xe100xs134.1 to rd xw61.10xnw 43.10 to beg; Geo Wm Von Spiegel et al to Jas Curran, 2378 Webster av; mtg $1,000; Dec31'13; Jan8'14. O C & 100

Hill av (*), ws, 175 n Jefferson, 50x100; Land Co "A" of Edenwald, a corpn, to Cath Foley, 1514 Lex av; Oct26'13; Jan7 '14. nom

Hone av (*), es, 275.3 n Pierce av, 25x 100, vacant; Morris Park Estates, a corpn to Jos R Beck, 279 St Anns av; Jan3; Jan 7'14. nom

Independence av, ws, at nes Washington av, see Washington av, nes, at ws Independence av.

Katonah av, 4400 (12:3390), es, 100 n 241st, 25x85, 2-sty fr dwg; Ernest Keller to Alfred J Loiselle, 1660 Mt Hope av; mtg $4,000; Dec31'13; Jan2'14. 100

Longfellow av, 1918 (Division st) (11:-3016), ses, 30 ne Rodman pl (Cross st), 25x 100, 2-sty fr dwg; Saml Waldron to River Realty Co, 1009 E 180; Dec31'13; Jan2'14. O C & 100

Lurting av (*), es, 200 s Pierce av, 50x 100; Richd D Morse to Bernard Sacks, 139 E 103; Dec18'13; Jan7'14. nom

Mace av (*), cl, at es Eastchester rd, runs e2105.6xs40 to ss Mace av xw2104.9 to rdxn40 to beg, land in bed of st in front of above; deed of cession; Parkmont Realty Co to City NY; Aug7'13; Jan7'14. nom

Maple av (*), ws, 25 n 211th, 25x100; Vito Di Nicola to Victor Cuti, 217 E Houston; mtg $500; Dec31'13; Jan6'14. **500**

Marmion av, 1829 (11:2953), ws, 140 s 176th, 50x147, 5-sty bk tnt; P J Dwyer Bldg Co, Inc, a corpn, to Susie E Piser, 762 Union av; mtg $39,500; Jan2; Jan3'14. nom

Mayflower av (*), es, 175 s Tremont av, 25x95; Crescenzo De Maria to Filomena De Maria his wife, 330 E 109; ½ pt; Jan6; Jan7'14. O C & 100

Monterey av, 2019-2023, see Monterey av, 2027.

Monterey av, 2027 (11:3061), ws, 50.9 s 179th, 50.9x98.6x50.9x99.3, 5-sty bk tnt; also MONTEREY AV, 2023 (11:3061), ws, 101.7 s 179th, 50.9x97.10x50.9x98.6, 5-sty bk tnt; also MONTEREY AV, 2019 (11:3061), ws, 152.4 s 179th, 50.9x97x50.9x97.10, 5-sty bk tnt; Angel Constn Co, Inc to Fanny Simonoff, 1305 Franklin av; mtg $90,500; Jan6; Jan7'14. O C & 100

Morris av, 2306 (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; River Realty Co to Saml Waldron, Rockville Center, LI; AL; Dec31'13; Jan5'14. nom

Morris av, 2349 (11:3183), ws, 250 s 184th old line, runs w203.9 to es Walton av (No 2334), xs75xe204.5 to Morris av xn75 to beg, except pt for Walton av, 3-sty fr dwg & 1-sty fr stable; Mary A Foody to Wm H Birkmire, 2190 Loring pl; mtg $14,500; Dec31'13; Jan7'14. O C & 100

Palisade av, see Spuyten Duyvil rd, nes, at sc land, &c.

Park av, nwc 161st, see 161st, 315 E.

Park av, 3191-3213, see 161st, 315 E.

Park av, 3209-13, see 161st st, 315 E.

Park av (11:3031), nwc 184th, 217x90x 221.4x90.1, vacant; Ericson Realty Co to Thos H Roff, 1042 Fox; mtg $3,000; Jan5 '14. nom

Paulding av (*), es, 125 n Pierce av, 50x100; Morris Park Estates to Patk J Roach, 203 14th, Jersey City, NJ; Dec9'13; Jan8'14. nom

Pelham av (*), ns, 51.6 e Pilgrim av, 51.6x180x50x95.6; Ellen M Gerard to Katharina Gass, 2248 Powell av; all liens; Oct 1'13; Jan5'14. O C & 100

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Prospect av, 2400 (11:3115), nec 187th (No 751), 50x95, 5-sty bk tnt & strs; P & F Constn Co to Michl Saracena, 959 Forest av; mtg $45,000; Dec30'13; Jan2'14. O C & 100

Putnam av, ws, 181.10 & 207.9 s 238, see Putnam av, ws, 155.10 s 238.

Putnam av (12.3270), ws, 155.10 s 238th, 25.11x98.11x31.1x124.6; also PUTNAM AV (12:3270), ws, 181.10 s 238th, 25.11x61.8x 39.3x98.11; also PUTNAM AV (12:3270), ws, 207.9 s 238th, runs s35.3xnw62.4xe61.8 to beg, vacant; Louisa Dash to Bowie Dash Realty Co on Dash's lane near 240th; Dec31'13; Jan3'14. O C & 100

Riverdale av (13:3428), ws, 33.8 s from a monument in said av showing line bet N Y & Yonkers, runs sw240xsw203xnw272x ne220xne191.9 to av xs320 to beg; Majestic Motion Picture Co to Carlton Motion Picture Laboratories, a corpn, 537 Riverdale av; AT; mtg $35,000; Jan2; Jan8'14. nom

Road to Westchester, nec Hall av, see Hall av, nec road to Westchester.

Road to Westchester, see Hall av, sec 203.

Rosedale av (*), nec Merrill, 75x100; Saml R Waldron to River Realty Co, 1009 E 180; AL; Dec31'13; Jan2'14. O C & 100

Russell av, sws, abt 50 nw 235th, see Byron, sec Whitehall pl.

Sedgwick av, 1415 (9:2541), ws, 100 s 171st, 25x95, 2-sty bk factory; Danl Seymour & ano, EXRS H Louisa Mulford, to Wm H McNutt, 94 Brandt pl; Jan2; Jan 6'14. 7,500

Sedgwick av, 2293-7 (11:3234), ws, 76.8 s Fordham rd, runs w39.4xs66.8xe11xs58.4 xe74.6 to av xn133.3 to beg, 2-4-sty bk tnts; Central Holding Co to Horace S Hawes, 214 E Franklin st, Richmond, Va.; mtg $14,000; Dec23'13; Jan7'14. nom

South Oak dr (*), ss, 50 w Wallace av, 25x98.9x25x98.1; Phoenix Ingraham, ref, to Jos Buehler Inc, a corpn, 3750 Willett av; FORECLOS Dec6'13; Jan6; Jan8'14. 5,000

Spuyten Duyvil rd (13:3410), nes, at sc land conveyed to Philo Johnson by deed dated June25'1856, runs ne— to Palisade av, xe, s & w— to beg; Richd H Long to Estate of Isaac G Johnson, a corpn, Spuyten Duyvil, NY; mtg $3,000; Oct18'11; Jan3 '14. nom

Stebbins av, 1020 (16:2698), sec 165th (No 870), 77.8x20, 3-sty fr tnt & str; Saul Snakin to Fanne Faber, 1322 Prospect av; Jan5; Jan6'14. nom

Tiebout av, 2081 (11:3143), nwc 180th (No 315), 100x25, 5-sty bk tnt; Wm Forster to Thornton Bros Co, 1320 Clay av; FORECLOS Oct31'13; Jan2'14. 6,000

Tiebout av, 2095 (11:3143-3144), ws, 150 n 180th, 16.8x90, 2-sty fr dwg; Lena Joseph to Gertrude Bernstein, 617 W 141; mtg $3,000; Jan5; Jan6'14. nom

Tremont av, 318 E (11:2803), ss, 189.8 e Anthony av, runs s87xs31.4xe30xn114.2 to av xw33.6 to beg, 5-sty bk tnt; Wm H Birkmire to Mary A Foody, Yorktown Heights, NY; mtg $25,000; Dec31'13; Jan7 '14. O C & 100

Valentine av, 2447 (11:3152), ws, 208.3 n 187th, 18.9x100, 3-sty bk dwg; Jeanette O'Grady to Owen J Brady, 2492 Grand blvd & concourse; mtg $5,500; Jan7; Jan8'14. O C & 100

Valentine av, 2447; Owen J Brady to Jeanette O'Grady, 3063 Decatur av; mtg $5,500; Jan7; Jan8'14. O C & 100

Wallace av, see Hall av, sec 203.

Walton av, ws, 105.3 n 146th, see Gerard av, es, 105.3 n 146th.

Walton av, 2161 (11:3185), ws, 95.8 n 181st, 19x75, 2-sty bk dwg; Edwin B Meeks TRSTE Jos W Meeks to Fredk Schuler, 2161 Walton av; Jan3; Jan5'14. 5,800

Walton av, 2334, see Morris av, 2349.

Washington av, 1724-6 (11:2915), es, 50 s 174th, 50x89.8, 5-sty bk tnt; Jno Ryan to Margt A Balet, 126 E 95; mtg $33,000; Dec30'13; Jan8'14. nom

Washington av (13:3411), nes, at ws Independence av, runs ne612.6xnw245.5xsw 430.6 to Wash av xne— to beg, except pt conveyed by deed recorded in Liber 9 p 162 on Sept25'09; Chas R Demarest to Est of Isaac G Johnson, a corpn, Spuyten Duyvil, NY; mtg $40,000; Dec30'13; Jan3 '14. O C & 100

Washington av (13:3411), ns, being plot begins at iron monument set in ground, said pt being swc of land now or late Emma M Radley, runs ne222.9xse173.1xse 57.4xsw177.7xnw177.1xsw117.2 to ns Washington av xnw191.6 to driveway xnw175 to beg; Dean H Lightner to Estate of Isaac G Johnson, a corpn, Spuyten Duyvil, NY; mtg $15,000; Jun6'13; Jan3'14. nom

Washington av (*), es, 379.11 s Westchester av, 25.1x103.1x25.4x102.7, land in bed of st in front of above; Eugene A Peniston to City NY; Dec2'13; Jan7'14. O C & 100

Webster av, 2346 (11:3031), es, 192.8 n 184th, 33.4x90, 4-sty bk tnt; Chas M Clarke toBessie F Clarke, his wife, 145 Audubon av; AT; mtg $13,000; Jan5; Jan6'14. O C & 100

Weeks av, 1793 (11:2796), swc 175th, 14x91.9x14x91.11, 1-sty fr dwg; David L Woodall to David L Woodall Jr, 119 E 177; Jan2'14. 1,800

3D av, 3351 (9:2370), ws, abt 115 n 165th 25x62.10x25x60.1, 2-sty bk str; also 3D AV, 3394 (10:2608), es, 125 s 166th, 25x135 to Franklin av (No 1093) x27.6x137, 3-sty bk tnt & strs & 2-sty & b fr dwg; also 3D AV, 3396 (10:2608), es, 100 s 166th, 25x133.3 to Franklin av (No 1095) x27.5x144.8, 3-sty bk tnt & strs; Susie E Piser to P J Dwyer Bldg Co, Inc, a corpn, 906 E 176; mtg $27,000; Jan2; Jan3'14. nom

3D av, 3394, see 3 av, 3351.

3D av, 3706-10 (11:2926), es, 78.7 n 170th, 78x100, 3 5-sty bk tnts & strs; Sol Scholem to, Emma Harburger, 11 Nostrand av Bklyn; mtg $45,400; Dec19'13; Jan8'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

181ST st E, sec Belmont av, see Belmont av, sec 181st.

182D st E (11:3170), ss, 100 w Creston av, runs s75.2xw129.10 to es Av A xn64.6 to es Morris av xn39.5 to st xe146.1 to beg, vacant; re mtg; Edwin Reeve to Jas C Gaffney, 1148 Tiffany; Jan6; Jan7'14. 100

Beach av (*), es, 150 s 152d, 25x127.2x 32.1x107.1; re mtg; Adolf Sundmacker to Eliz Dietrich, 38 Poplar, Hackensack, NJ; Jan7; Jan8'14. 350

Belmont av (11:3081), sec 181st, 100.9x 40.3, vacant; re mtg; Jared W Bell to Crownhill Constn Co, 814 Ritter pl; Dec 31'13; Jan6'14. 6,500

Bergen av, 632-4 (9:2361), es, 85 n 152d, 46.2x57.11x—x72.9, 6-sty bk tnt & strs; re mtg; NY Trust Co to Conron Bros Co, 40 10 av; Jan2; Jan3'14. 22,000

Decatur av, 3356, see Valentine av, 2676-2680.

Hall av (*), sec 203d, runs s279 to road to Westchester xse43.6xne169 to Wallace av xn45 to 203d xw200 to beg; re judgt; Lawyers T I & T Co to Geo W Von Spiegel, 203 W 108, & Wm J Edwards, 1862 Jerome av; Jan7; Jan8'14. nom

Morris av, sec 182d, see 182d E, ss, 100 w Creston av.

Valentine av, 2676-80 (12:3300), es, 266 n 194th, 80.8x94x25.11x83.11, 2-5-sty bk tnts; also DECATUR AV, 3356 (12:3355), es, 280.8 s Gun rd, 50x100, 2-sty fr dwg; mtg $40,000; CONTRACT to exch; Jno J Tully Co with Chas Danewitz, 3356 Decatur av; Nov7'13; Jan7'14. nom

Valentine av, 2676-84 (12:3300), es, 266 n 194th, runs e83.11xn54.1xn65.11xw99.5 to av, xs120.10 to beg, 3 5-sty bk tnts; also VALENTINE AV, 2696 (12:3300), es, 513.9 n 194th, runs e97.10xs28xw100.8 to av xn 46.10 to beg, 5-sty bk tnt; re mtg; N Y Trust Co & ano to Jno J Tully Co, 730 N Oak dr; Dec30'13; Jan6'14. nom

Valentine av, 2696, see Valentine av, 2676-84.

Washington av (*), es, 379.11 s Westchester av, 25.4x103.1x25.4x102.7, land in bed of st in front of above; re mtg; Poughkeepsie Trust Co to City NY; Nov15'13; Jan7'14. nom

Power of atty (P A); Sophie Fensterer to Walter J Fensterer, 47 Murray; Oct30 '13; Jan8'14.

LEASES.

Borough of Manhattan.

JAN. 2, 3, 5, 6, 7 & 8.

[1]**Academy st, see Vermilyea av,** see Vermilyea av, 51.

[1]**Academy st, swc Vermilyea av,** see Vermilyea av, 51.

[1]**Church st, 130** (1:133); agmt modifying Ls recorded Feb16'12 so that store No 35 Murray, included therein, shall be expunged therefrom & rental to be $2,625 to $3,000; Cath Whittemore to Wm Sauter, 9 W 103; Sept27'13; Jan7'14. nom

[1]**Church st, 130** (1:133); asn modified Ls with consent of Cath Whittemore, 1015 Mad av; Wm Sauter, 9 W 103, to Chas Brinkman, 790 E 169; Jan2; Jan7'14. nom

[1]**Delancey st, 135-7** (2:352), str No 6; asn Ls; Jacob Brenner to Wm Ginsburg, 135 Delancey; Dec24'13; Jan6'14. nom

[1]**East Broadway, 189** (1:284), swc Jefferson (No 12), str & two basements; Saml Gruber to Isaac Green, 350 E 15; 7yf May 1'13; Jan5'14. 1,512

[1]**Exterior st, nwc 70th,** see 70th, nwc Exterior.

[1]**Greenwich st, 18** (1:14); asn Ls & all title to chattels; Jno Chesli to Mike Leszczynski, 591 Baltic, Bklyn; mtg $1,500; Jan 5; Jan8'14. nom

[1]**Greenwich st, 206-10** (1:84), nwc Vesey, 53.10x—x—x41.11, leasehold; consent to 3d track; Max Oppenheimer & the Pabst Brewing Co, as lessees, to Manhattan Railway Co, a corpn, 165 Bway; Nov10'13; Jan 8'14. nom

[1]**Jefferson st, 12,** see East Bway, 189.

[1]**Prince st, 2-4** (2:492), all, except two stores, one corner and one inside store fronting on Bowery; Emil Adler et al to Michele Saviano, 156 Prince; 4 4-12yf Jan 1'14; Jan7'14. 6,300

[1]**Rutgers st, 46** (1:272), s str & front b; Jacob Berman to Jacob Harris, 46 Rutgers; 3yf May1'13; Jan8'14. 660

[1]**Rutgers st, 46;** asn Ls; Jacob Harris to Maer Leibowitz, 46 Rutgers; Jan7; Jan8 '14. nom

[1]**Vesey st, nwc Greenwich,** see Greenwich, 206-10.

[1]**1ST st, 7 E** (2:456), all; Maurice Block to David Sherman, 7 E 1, & Cecil Leider, 104 Essex; 10yf Dec1'13; Jan3'14. 2,400 to 2,900

[1]**7th st, 71 E** (2:449); rel right to occupy apartment free of rent under will of Emilie Gebhard; Jacob & Louise Kleehaas to whom it may concern; Dec30'13; Jan6'14. nom

[1]**16TH st, 430 E** (3:947), sws, 169 nw Av A, 25x103.3; asn Ls; Amelia Hertel, 430 E 16, to Owald Bachmann, 271 Av A; mtg $2,000; Jan6'14. O C & 100

[1]**22D st, 548-54 W** (3:693), ss, 600 w 10 av, 100x98.9, all; Kath E Moore to The George Irving Co, a corpn, 209 W 18; 21y f May1'12; Jan3'14. taxes, &c, & 10,000

[1]**25TH st, 18-20 W** (3:826), ss, 210.3 w Bway, 50x98.9, all, Hotel Arlington; Grace D Litchfield to Wm F Ingold, on premises; 13 9-12yf Jan1; Jan8'14. taxes &c & 16,000 & 18,000

[1]**37TH st, 236-8 E** (3:917), all; Lucius T Martin & ano EXRS, &c, Wm R H Martin to Chas Griffiths, 34 Gramercy Park; 5yf May1'13; Jan7'14. 3,200 & 4,000

[1]**38TH st, 338 E** (3:943), str fl & 3 rooms on 2d fl; also rear of ground fl of 340 E 38; Rachel Jacoby to Annie Hula, 328 E 38; 5yf May1; Jan8'14. 1,000

[1]**42D st, 554 W** (4:1070), two strs & pt c; Charlotte Blumenthal to Hanover Lunch Inc, a corpn, 138 E 14; 5yf Dec31'13; Jan 2'14. 672 & 720

[1]**44TH st, 213-5 E** (5:1318); sorbn of Ls to mtg for $27,500; Herman Vossnack Jr Inc, a corpn, 213-5 E 44, with Alfred Harris at Babylon, LI, EXR, &c, Henry Harris; Jan 6; Jan7'14. nom

[1]**47TH st, 114-16 W** (4:999); all; Cath Taylor to Olive S Burnham, 269 W 84; 5yf Oct1'13; 5yren; Jan3'14. 6,500

[1]**50TH st, 401 E,** see 72d, 434-6 E.

[1]**60TH st, 235 W** (4:1152), w str & pt c; Maria K Gray to Jos Hought, 148 Ams av; 5yf Dec1'13; Jan6'14. 360

[1]**70TH st E** (5:1482), nwc Exterior, str & c; Wm Lowe to Geo Beik Jr, 427 E 138, & ano; 8 4-12yf Jan1; Jan6'14. 1,200 & 1,500

[1]**71ST st, 321 E** (5:1446); asn Ls; Jos E Nejedly to Vaclav Vesely, 318 E 71; mtg $——; Jan5; Jan6'14. O C & 100

[1]**72D st, 434-6 E** (5:1466), all; also 1ST AV, 890 (5:1362), cor 50th (No 401), all; Manhattan Holding Co to Saml Miller, 434-6 E 72; from Jan1'14 to Apr30'18; Jan6'14. 8,950 & 9,050

[1]**81ST st, 209 E,** see 3 av, 1439.

[1]**82D st, 536-40 E** (5:1578), all; Frances Schwab, EXTRX &c Noah Schwab, to Jacob Abraham, 92 2 av; 5yf Sept1'13; Jan 6'14. 3,225

[1]**105TH st, 80 E,** see Park av, 1408.

[1]**107TH st W, see Bway,** see Bway, sec 107th.

[1]**111TH st W, sec Lenox av,** see Lenox av, sec 111.

[1]**114TH st, 24 E** (6:1619), w str fl & pt c; David J Gallert to Paul Normsley, 24 E 114; 3yf May1; Jan2'14. 780

[1]**123D st, 330 E** (6:1799), all; Marie L Burri to Morris Dessauer, 211 W 135; 5yf July1'13; Jan7'14. 720

[1]**124TH st, 203-7 W,** see 125th, 208-10 W.

[1]**125TH st, 208-10 W;** also 124TH ST, 203-7 W (7:1930); Eliz H Walker to F W Woolworth Co, a corpn, 233 Bway; 10yr May1'15; Jan3'14. 22,800 & 24,000

[1]**158TH st, 473-5 W,** see Edgecombe av, ws, 102.2 s 159.

[1]**164TH st W, swc Ams av,** see Ams av, 2098.

[1]**181ST st, 617-21 W** (8:2165), ns, 64.11 e Wadsworth av, 60x100, all; Chas C Marshall to Leopold Wertheimer, 90 Pinehurst av; 10yf Apr1; Jan8'14. 6,500 & 7,500

[1]**Amsterdam av, 1301** (7:1965), str; Wm Ruschmeyer to Jno McGinley, 425 W 124, 10yf May1; Jan6'14. 2,500

[1]**Amsterdam av, 1948** (8:2115), ground fl & b; Frank P Schimpf to Louis Baehr, 880 St Nicholas av; 5yf Jan1'14; 5yren; Jan7 '14. 1,800

[1]**Amsterdam av, 2098** (8:2121), swc 164th; asn Ls & all title to chattels; Peter J McKenna to Richd Davis, 1917 Ams av; mtg $3,100; Jan5; Jan8'14. nom

[1]**Broadway, 2545** (4:1243), n & s strs; Wm F Gillies to Leon Herzog, 206 W 95; 4 4-12yf Feb1'14; Jan8'14. 3,600 & 4,000

[1]**Broadway** (7:1878), sec 107th, 112.1x75.1 x100.11x125, all, tenant to erect bldg to cost not less than $104,000, landlord to pay $83,000 towards above; Lewis E Curtis to Aetna Amusement Corpn, 157 W 42; 21yf Nov1'13; Jan2'14. 35,000 & 37,500

[1]**Columbus av, 443** (4:1195), str; Mosley Hotel Co to Saml Schnapp, 1925 Bway; 5½yf Apr1'12; Jan2'14. 1,300 & 1,500

[1]**Columbus av, 443;** asn Ls; Saml Schnapp to Maurice & Frances Klein, 57 W 88; Dec 8'13; Jan2'14. nom

[1]**Edgecombe av, nwc 158th,** see Edgecombe av, ws, 102.2 s 159.

[1]**Edgecombe av** (8:2108), ws, 102.2 s 159th, runs w108.10xs50xw113.9 to es St Nicholas av (No 960) xs40.5 to ns 158th (Nos 473-5) xe— to av xn— to beg, all; Sol M Schatzkin to Jos Greisgrow, 40 E 112, & Snaier Schaefer, 57 E 111; 5yf Jan1; Jan5'14. 20,000

[1]**Greenwich av, 132** (2:618), str fl & b; Katherina Kratz to Karl Schaefer, 790 Washington; 5yf May1'13; Jan3'14. 804

[1]**Lenox av** (6:1594), sec 111th, "Lenox Theatre," all; Morris Punch & ano to Leon Blank et al, 70 Lenox av; 10yf July1'13; Jan5'14. 20,000 & 21,000

[1]**Lenox av, 431** (7:1916), str & b; Selara Holding Co to Nathan Abzug, 431 Lenox av; 3yf Dec1'13; Jan8'14. 480

[1]**Madison av, 1553** (6:1610), 1st & 2d fls; Aaron Smith to David Shukotoff, 1544 Mad av; 10yf Feb1'12; Jan7'14. 720

[1]**Manhattan av, 169-71** (7:1843), s str & b; Cohen Bros to Henry Schwartz, 169 Manhattan av; 5yf Oct1'13; Jan7'14. 660

[1]**Park av, 1408;** also 105TH ST, 80 E (6:1610); asn Ls & all title to chattels; Thos McWalters to Timothy Cronin, 406 St Nicholas av; mtg $5,190; Jan8'14. nom

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[1]**St Nicholas av, 960,** see Edgecombe av, ws, 102.2 s 159.

[1]**Vermilyea av, 51** (8:2224), sec Academy; sur Ls; Jas Polis, 131 W 100, to Warren F Johnston, 25 W 91; AT; Dec29'13; Jan2'14. nom

[1]**Vermilyea av, 51** (8:2234), swc Academy, str & b; Warren F Johnston to Benj Wigderowitz, 271 Audubon av; 10yf Jan1; Jan 7'14. 780 to 1,200

[1]**West End av, 54** (4:1153); asn all RT&l to sum of $250 due upon cancellation of Ls; Jos L Waters to Lion Brewery, 104 W 108; Dec19'13; Jan6'14. nom

[1]**1ST av, 890,** see 72d, 434-6 E.

[1]**1ST av, 1488** (5:1472), str & b; Edw Lehr to Fritz Stengel, 1488 1 av; 5yf Nov1'13; Jan6'14. 1,260

[1]**3D av, 942** (5:1311), str & b; Paul Scheel & ano to Henry Roemer, 209 E 68; 5yf Feb 1; 5y ren at $2,600; Jan6'14. 2,100 & 2,400

[1]**3D av, 1091** (5:1419), all; N Y Historical Soc to Jno J Sullivan, on premises; 5 5-12yf Dec1'13; Jan8'14. 1,300

[1]**3D av, 1439;** also 81ST ST, 209 E (5:-1527); re asn Ls; Fannie Podolsky to Max Greenberg, 302 E 82; AT; Jan5'14. 2,000

[1]**6TH av, 668** (3:840); asn Ls & bill of sale; Jere Pastorfield to Isaac Deligtisch, 668 6 av; AT; Oct21'13; Jan3'14. 2,300

[1]**8TH av, 2055** (7:1846), str fl & pt c; Albt Kuhnle to Geo Hinrichs & ano, 2055 8 av; 5 4-12yf Jan1; 5y ren at $2,700; Jan8'14. 2,400 & 2,700

[1]**8TH av, 2074** (7:1828), s str & pt c; Nettchen Seligman to Sigmund Pfeiffer, 234 W 111; 3 4-12yf Jan 1; Jan5'14. 780 & 840

[1]**8TH av, 2076** (7:1828), str & pt c; Chas Hoffman to Henry Trenhold, 132 W 112; 5yf Feb1, 3y ren at $1,600; Jan6'14. 1,500 & 1,600

[1]**10TH av, 116** (3:715); asn Ls; Michl O'Rourke to Obermeyer & Liebman, a corpn, 59 Bremen, Bklyn; Jan7; Jan8'14. nom

[1]**Fulton Ferry** (1:2 & 73), from Fulton, NY, to Fulton, Bklyn; also SOUTH FERRY, from Whitehall, NY, to Atlantic av, Bklyn; also HAMILTON AV FERRY, from Whitehall, NY, to Hamilton av, Bklyn; also UPLANDS & LANDS UNDER WATER, &c at & near Fulton st, Hamilton av & Atlantic av, Bklyn, & Fulton & Whitehall, NY, with franchises, &c; City N Y, by Comr of Docks, to Union Ferry Co of NY & Bklyn, at East River, ft Atlantic av, Bklyn; 1yf Nov1'13, two rens of 2y each; Jan8'14. 2% of gross receipts

[1]**Pier 38 E R** (1:242), with bulkhead on South st, ss, runs e277.10 to ws Montgomery, produced with wharfage &c; City NY, by Comr of Docks, to N Y, N H & H R R Co, a corpn, at Grand Central Terminal; 10yf Mar1; Jan8'14. 23,625

[1]**Piers 44, abt 40x217.9 & Pier 45, —x78.4, N R** (2:657), the extensions thereto occupying lands under water, with wharfage, &c; City N Y by Comr of Docks to Clyde Steamship Co, a corpn, Pier 36 N R; from Nov21'13 to July1'19; 10y ren; Jan8'14. 27½c per sq ft of land under water & 5½% of construction.

[1]**Pier (new) 29, N R** (1:184), extension near ft Vestry, upon land under water —x275, with wharfage rights, &c; City N Y by Comr of Docks to Pennsylvania R R Co, a corpn, 85 Cedar; from Nov12'13 to Sept1'14; 10y ren; Jan8'14. 27½c per sq ft of area land under water & 5½% of cost of construction.

[1]**Pier 27 N R** (1:184), extension upon land under water —x147.10 & extension to Pier 28, N R, land under water —x 153.10, with wharfage rights &c; City N Y, by Comr of Docks, to Pennsylvania R R Co, a corpn, 85 Cedar; from Nov12'13 to Sept1'14, 10y ren; Jan8'14. 27½c per sq ft of area land under water & 5½% of cost of construction.

[1]**Pier (new) 36, N R** (2:655), extension upon lands under water —x167.1, with wharfage rights &c; City N Y, by Comr of Docks, to Clyde Steamship Co, a corpn, Pier 36, N R; from Nov21'13 to June21'21, 10y ren; Jan8'14. 27½c per sq ft of area of land under water & 5½% of cost of construction.

[1]**Pier (new) 29, N R** (1:184), near ft Vestry, wharf with bulkhead extdg 71 s of & 20 n of said pier, with wharfage rights, &c; City N Y, by Comr of Docks, to Pennsylvania R R Co, a corpn, 85 Cedar; from Nov12'13 to Sept1'14, 10y ren at $55,220; Jan8'14. 50,200

LEASES.

Borough of the Bronx.

[1]**150TH st, 306 E** (9:2331), str; Jacob A Frank to Alessandro & Onofrio Venafra, 305 E 150; 3yf Nov1; Jan6'14. 1,120

[1]**175TH st E, nwc Washington av,** see Washington av, 1809.

[1]**224TH st E, sec White Plains rd,** see White Plains rd, 3945.

[1]**Bergen av, nwc Westchester av,** see Westchester av, nwc Bergen av.

[1]**Hoe av** (11:2987), es, 54.5 n Freeman, all; Chas Kling to Adolph Bauernfreund, 794 Union, Bronx, & ano; 9 9-12yf Jan1; Jan 5'14. 3,500 & 3,750

[1]**Hoe av** (11:2987), same prop; sur Ls; Chas Kling to Chas Kling, 369 Mosholu Pkway; Dec30'13; Jan5'14. nom

[1]**Washington av, 1809** (11:2908), nwc 175th, all; Gertrude Moeller to Bronx Seltzer Mfg Co, a corpn, 691 E 149; 5yf Jan1; Jan5'14. 780 & 840

[1]**Westchester av** (9:2362), nwc Bergen av; asn Ls; Wm W Braner to American Market Co, 17 Battery pl; Jan7; Jan8'14. nom

[1]**White Plains rd, 3945** (*), sec 224th, all; Christina B Sponheimer & ano to Margt Devitt, 3945 White Plains rd; 5yf Jan1; Jan6'14. 900

MORTGAGES.

Borough of Manhattan.

JAN. 2, 3, 5, 6, 7 & 8.

[m]**Charlton st, 45** (2:519), ns, 110.8 e Varick, 21.3x100; Jan6; Jan7'14; 3y5½%; Avis S Birdsall, Nina E de Raismes & Edith F Embree to Lawyers Mtg Co, 59 Liberty. 7,000

[m]**Chrystie st, 131** (2:424), ws, 94 n Broome, 23.2x—x22.11x110.6; pr mtg $22,000; Jan5 '14; installs, 6%; Jacob Levy & Joshua Herzog to Solomon Wronker, 261 W 127. 1,600

[m]**Church st, 130** (1:133); sal Ls; Jan5; Jan 7'14; demand, 6%; Chas H Brinkmann to Geo Ehret, 1197 Park av. 4,000

[m]**Church st, 130** (1:133); sal Ls; pr mtg $4,000; Jan5; Jan7'14; demand, 6%; same to Wm Sauter. 5,000

[m]**Clinton st, see Water,** see Water, 567-9.

[m]**Division st, 90** (1:293); ext of mtg for $6,000 to Jan1'17, 6%; Jan5'14; Saml Miller with Saml Goldberger, 10 Chrystie. nom

[m]**Division st, 90;** sobrn of mtg for $3,500 to mtg for $6,000; Jan2; Jan5'14; Louis Levy, NY, with Saml Miller, 21 Catherine. nom

[m]**Eldridge st, 5** (1:292), ws, 275.9 s Canal, 25.6x75; Dec30'13; Jan7'14; due Jan1'19, 5%; Saml Friedman to Union Trust Co of NY, a corpn, 80 Bway. 21,000

[m]**Eldridge, 5;** pr mtg $21,000; Jan6; Jan 7'14; 1y6%; Saml Friedman to Geo Rehfuss, 3 La Fayette pl, Yonkers, NY. 1,500

[m]**Exterior st or Av B** (5:1483), nwc 71st, runs w175xn102.2xe75xn98 to ws Av B xs & partly along h w mark East River to beg, with water rights, &c, except pt taken for Exterior; ext of mtg for $20,000 to Apr 1'15, 5%; Jan5'14; Wilhelmina E Hoffmann, gdn Henrietta W A Hoffmann, 160 E 56, with Geo H Storm, 311 W 85. nom

[m]**Greene st, 225** (2:535), ws, 112.8 n 3d, 20x 87.6; Dec30'13; Jan5'14; demand, 6%; Annie Brown, widow, at Euclid Hall, 86th & Bway, to Rudolph Dugan, as trste, at East Bway, Roslyn, LI. 15,000

[m]**Jane st, 27** (2:616); ext of mtg for $4,500 to Jan5'17, 5½%; Jan5; Jan7'14; Title Guar & Trust Co with Emma Delaporte et al individ & exrs Pierre E Guerin, all at 27 Jane. nom

[m]**Mott st, 61** (1:200), ws, 100 n Bayard, 25x100; PM; pr mtg $——; Jan5'14; 2y6%; Michele De Marisco, 88 Mulberry, to Bessie L Marks, 104 W 110. 7,000

[m]**Mott st, 101** (1:205); ext of mtg for $18,-000 to Jan5'17, 5½%; Jan5; Jan7'14; Title Guar & Trust Co with Jno H Lubbert & Jno Lubbert, both at 323 E 27. nom

[m]**Ridge st, 80-2** (2:343), es, 125 n Delancey, 40.6x100; PM; pr mtg $46,500; Jan5; Jan6 '14; 4y or sooner, 6%; Morris Spodek to Alva Realty Co, a corpn, 192 Bway. 4,000

[m]**Riviagton st, 237** (2:338), ss, 45 e Willett, 20x70; Jan7; Jan8'14; due &c as per bond; Mary J Quinn, of Bklyn, to Mayme Deibel, 505 E Houston. 2,800

[m]**Rutgers st, 46** (1:272), str Ls; Jan7; Jan 8'14; due &c as per bond; Maer Leibowitz, 46 Rutgers, to Jacob Harris, 46 Rutgers. 800

[m]**Spring st, 178** (2:488), ss, 19.10 e Thompson, 20.4x41.9x21.5x63.1; pr mtg $12,000; Jan5; Jan6'14; 5y or sooner, 5%; Gerardo Di Tolla, 178 Spring, to Chas G Bouncristiano, 704 Herkimer, Bklyn. 4,500

[m]**Suffolk st, 23** (1:312); ext of mtg for $15-000 to Jan1'17, 4½%; Dec29'13; Jan6'14; N Y Bible & Common Prayer Book Soc, 4 av & 22d, with Sarah Marks, 23 Suffolk. nom

[m]**Sullivan st, 209-11** (2:539), es, 125.1 n Bleecker, runs n49.10xe100xs75xw50xn25.1 xw50 to beg; Dec29'13; Jan2'14; due &c as per bond; Clinton Van Vleit & Mary E McCreery, exrs Rachel McCreery (decd), & Saml & Saml W McCreery & Rachel McC Wangler & Mary E McCreery, devisees Rachel McCreery, to Dry Dock Savgs Instn, 341 Bowery. 10,000

[m]**Water st, 567-9** (1:245), sec Clinton, 88 x73.1x88x73.7; Jan2; Jan3'14; due &c as per bond; Eliz R Delafield of Plainfield, NJ to Title Guar & Trust Co, a corpn. 20,000

[m]**Willett st, 52** (2:338), es, 100 n Delancey, 16.8x100, with all title to strip 10 ft wide in rear, also right of way over 10 ft strip to Sheriff st; Dec15'13; Jan6'14; 3y5½%; David Weinstein to Saml W Sutton, 135 W 103. 10,000

[m]**2D st, 111 E** (2:429), ss, 212.11 e 1 av, 25x105.11; Jan2; Jan6'14; 3y6%; Manni Neustaedter, 111 2d, to Morris Cukor, 222 E 68. 5,000

[m]**4TH st, 307 E** (2:374), ns, 82.3 e Av C, 25x96; ext of mtg for $14,000 to Jan1'17, 6%; Jan2; Jan8'14; Jacob B & Gussie Prager with Chas G Kreppel, 98 Foxhall st, Ridgewood, B of Q. nom

[m]**4TH st, 320 E** (2:373), ss, 202.3 e Av C, 18.9x96; pr mtg $10,000; Jan6'14; 2y or sooner, 6%; Arnold N Mensch to Robt Martin, 552 W 186. 1,000

[m]**5TH st, 811 E** (2:360), nes, 138 se Av D, 26.8x97; Dec31'13; Jan5'14; 1y6%; Rosie Schoendorf to Fanny Catz, 338 E 140. 875

[m]**5TH st, 811 E** (2:360), sobrn of mtgs for $4,000 & 1,000 to mtg for $875; Dec31'13; Jan5'14; Marcus Wasserman, 116 Lewis, & Rosie Schoendorf, 116 Lewis, with Fanny Catz, 338 E 140. nom

[m]**7TH st, 81 E** (2:449), ns, abt 100 w 1 av, 25x93.6; Jan6'14; 5y5%; Jos Elsener, of Greenburgh, NY, individ & exr Emilie Gebhard, to A Gertrude Cutter, 781 Lex av. 17,000

[m]**7TH st, 81 E;** sobrn of two agmts & consent to above mtg; Oct18'13; Jan6'14; Louise or Luise Kleehaas et al, legatees of Emilie Gebhard, with Jos Elsener, of Greenburgh, NY.

[m]**8TH st E, sec 1 av,** see 1 av, 132.

[m]**9TH st, 17 W** (2:573); ext of mtg for $20,000 to Oct31'15, 5%; Nov6'13; Jan5'14; Andw Freedman, committee of Ida A Flagler, with The Ellisdale Co, Inc, a corpn. paid on a/c 10,000

[m]**10TH st, 371-3 E** (2:393), ns, 333 e Av B, 40x94.9; Dec10'13; Jan7'14; due, &c, as per bond; Joel M Marx, 114 W 69, to Carrie E Kann, 131 W 126. 7,000

[m]**11TH st, 602 E,** see Av B, 173.

[m]**12TH st, 224 E** (2:467), ss, 261.6 w 2 av, 23.4x106.6; PM; Jan2'14; 5y5%; Max Friedman to American Mtg Co, a corpn, 46 Cedar. 14,000

[m]**13TH st, 446-8 E,** see Av A, 209.

[m]**14TH st, 630 E** (2:396), ss, 259.9 w Av C, 27x103.3; certf of payment of $2,500 on a/c of mtg, and there is now due thereon $12,500 at 5%; Dec29'13; Jan2'14; Board of the Church Erection Fund of the General Assembly of the Presbyterian Church of the U S of A to Alice E H Thornton.

[m]**16TH st, 22 W** (3:817), ss, 430 w 5 av, 25x103.3; pr mtg $26,000; Jan5'14; 1y6%; Hannah Tallent to Jos Heilman, 236 W 17. 2,000

[m]**16TH st, 22 W** (3:817); ext of mtg for $26,000 to Jan5'17 at 5%; Jan5; Jan6'14; Hannah Tallent, 22 W 16, with Union Trust Co of NY, 80 Bway. nom

[m]**16TH st, 214 W** (3:765); ext of mtg for $22,000 to Dec29'16, 5%; Jan7'14; Title Guar & Trust Co with Richd Delnunzio, 78 Mott. nom

[m]**17TH st, 207 E** (3:898), nes, 459 nw 2 av, 23x92; PM; Jan8'14; 5y or sooner, 5%; Chester Beach to Wm & Eliza C Couper, both at 105 W Mountain av, Montclair, NJ. 13,500

[m]**19TH st, 429 E** (3:951); ext of mtg for $12,000 to Feb9'17, 5%; Dec30'13; Jan5'14; Geo & Louis Benzer with Solomon Plaut, 135 Central Park W. nom

[m]**21ST st, 218-20 W** (3:770), ss, 235 w 7 av, 46.10x105.5x46.10x104.5; ext of mtg for $18,000 to June20'14, 6%; Sept18'13; Jan6 '14; Jos Schanz, 215 Loring av, Pelham, N Y, with Brookmire Realty Co, a corpn, 47 W 34. nom

[m]**23D st, 67 W** (3:825), sal Ls; all title as collateral security; pr mtg $3,500; Jan7; Jan 8'13; 53 mos —%; Lucy M Groll, 143 E 53, to Haaren & Gerdes Co, a corpn, 108 W 18. notes 8,000

[m]**26TH st, 400-6 W,** see 9 av, 261-9.

[m]**27TH st, 320 E** (3:932), sws, 250 se 2 av, 25x98.9; Jan5; Jan6'14; due &c as per bond; Conrad Schlosser, 4 E 92, to Lucy Bach, 48 E 42. 17,000

[m]**27TH st, 154-6 W** (3:802), ss, 188 e 7 av, 44.4x98.9; Jan6; Jan7'14; 3y5%; David Steiner to Emigrant Indus Savgs Bank, a corpn. 50,000

[m]**40TH st, 244 W** (3:789), ss, 325 e 8 av, 75x98.9; Jan5'14; 5y5%; The Abyssinian Baptist Church of City NY, a corpn, to N Y Title Ins Co, a corpn, 135 Bway. 65,000

[m]**40TH st, 430 W** (3:737), ss, 400 e 10 av, 25x98.9; Jan7; Jan8'14; 3y5%; Annie Hoeckh, 430 W 40, to Theresa Krapp, 191 West End av. 16,000

[m]**41ST st, 330 E** (5:1333); ext of mtg for $4,500 to Jan6'17 at 5½%; Dec8'13; Jan2 '14; Frank Vanderpoel with Noah Linsley. nom

[m]**44TH st, 213-5 E** (5:1318); ext of mtg for $27,500 to Jan1'19, 5%; Jan6; Jan7'14; Alfred Harris at Babylon, LI, exr, &c, Henry Harris with Wm J Stich, 1842 Bryant av. nom

[m]**47TH st, 344 E** (5:1339), ss, 60 w 1 av, 20x84.11; PM; Jan8'14; 5y5%; Pincus Siskind, 835 1 av, to Emigrant Indust Savgs Bank, a corpn. 5,000

[m]**47TH st, 53 W** (5:1263), ext of mtg for $40,000 to Jan2'17, 5%; Jan2; Jan7'14; Title Guar & Trust Co with Jno F Erdmann, 60 W 52. nom

[m]**48TH st, 18 E** (5:1283), ss, 94.9 w Mad av, 25.3x100.5; Jan5'14; due &c as per bond; Advocate Realty Co, a corpn, to Edw S Clark, at Cooperstown, NY. 5,000

[m]**48TH st, 18 E;** certf as to above mtg; Jan5'14; same to same.

[m]**48TH st, 18 E;** sobrn of mtg for $12,500 to mtg for $5,000; Jan5'14; same & Saml K Jacobs, 12 W 83, with same. nom

[m]**48TH st, 18 E;** ext of mtg for $75,000 to Jan5'17, 5%; Jan5'14; Edw E Block, at Yonkers, NY, with Advocate Realty Co, a corpn, 80 Bway. nom

[m]**48TH st, 20 E** (5:1283), ss, 69.9 w Mad av, 25x100.5; pr mtg $85,000; Jan5; Jan6'14; due Jan1'16 or sooner, 6%; Advocate Realty Co, a corpn, to Saml K Jacobs, 12 W 83. 12,500

[m]**48TH st, 20 E;** certf as to above mtg; Jan5; Jan6'14; same to same.

[m]**51ST st, 125 W** (4:1004), ns, 340 w 6 av, 20x100.5; Dec31'13; Jan6'14; 3y5%; Ambrose Realty Co to American Mtg Co, a corpn, 46 Cedar. 20,000

[m]**51ST st, 125 W;** certf as to above mtg; Dec31'13; Jan6'14; same to same.

[m]**51ST st, 248 W** (4:1022), ss, 127 e 8 av, 20x100.5; Jan7'14; 5y5%; Annie Huston to Dora E Arnold, 208 E 61. 25,000

[m]**52D st, 328 E** (5:1344), ss, 332 e 2 av, 21.6x100.5; Jan5'14; 5y5%; Eliza Smith, 1014 Lex av, to Emigrant Indust Savgs Bank, a corpn. 8,500

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53D st E, nwc 3 av, see 3 av, 876.

53D st, 111 W (4:1006), ns, 200 w 6 av, 25x100.5; pr mtg $18,500; Jan3; Jan5'14; 3y6%; Babetta Dietrichs, 111 W 53, to Geo W Thedford, 430 W 41. 1,500

54TH st, 437 W (4:1064), ns, 500 w 9 av, 25x100.5; Jan2'14; 3y5%; Jos Tschirhart to Franklin Savgs Bank, 656 8 av. 4,000

55TH st, 147 E (5:1310); ext of mtg for $10,000 to Aug28'16, 5½%; Oct18'13; Jan7'14; Domestic & Foreign Missionary Society of the P E Church in U S of A with Lillian C Rainbow. nom

55TH st, 528 W (4:1083), ss, 375 e 11 av, 25x100.5; PM; Jan7; Jan8'14; 3y5%; Anna M Schumacher, 530 W 55, to Fredk J Goebel, 175 W 102. 5,000

56TH st, 412 W (4:1065), ext of mtg for $15,000 to Jan23'19 at 5½%; Dec20'13; Jan 2'14; Lawyers Mtg Co, 59 Liberty, with Morris E Cossett. nom

57TH st, 344 E (5:1349); ext of mtg for $6,000 to June30'16, 5½%; July1'13; Jan7 '14; Domestic & Foreign Missionary Society of the P E Church in U S of A with Claire A Darling. nom

60TH st, 25 W, see 61st, 16-24 W.

60TH st, 235 W (4:1152), sal Ls; Dec24 '13; Jan6'14; demand, 6%; Jos Hought to Lion Brewery, a corpn, 104 W 108. 1,017.60

60TH st, 239-41 W (4:1152); ext of two mtgs for $7,000 each to Jan10'17, 5%; Jan 5; Jan6'14; Jno 1 Downey, 43 E 57, with Chas Raab, 237 W 60. nom

61ST st, 16-24 W (4:1113), ss, 250 e Col av, runs s100.5xe34xs100.5 to ns 60th (No 25) xe18xn100.5xe48xn100.5 to 61st xw100 to beg; Dec24'13; Jan5'14; 3y5%; Amos R E Pinchot, 1021 Park av, to East River Savgs Instn, 291 Bway. 172,000

61ST st, 16-24 W (4:1113), ss, 250 e Col av, 100x100.5, on which is mtg for $143,000; also 60TH ST, 25 W (4:1113), ns, 284 e Col av, 18x100.5, on which is mtg for $172,000, which also covers 1st parcel; agmt as to consolidation of said two mtgs, aggregating $315,000, & ext of said mtg for $143,000 to Dec24'16 at 5%; Dec24'13; Jan8'14; East River Savgs Instn, a corpn, 291 Bway, with Amos R E Pinchot, 1021 Park av. nom

63TH st, 64 E (5:1379), swc Park av, 20x 100.5; pr mtg $25,000; Jan2; Jan3'14; due &c as per bond; Clara A Bowron, 64 E 65 to Danl C Sands, 78 E 42. 50,000

63TH st, 64 E (5:1379), ext of mtg for $25,000 to Jan1'17; 5%; Jan2; Jan3'14; Bankers Trust Co, a corpn, 16 Wall, with Clara A Bowron, 64 E 65. nom

67TH st, 136 W (4:1138), ss, 175 e Ams av, 25x100.5; PM; Jan6'14; 5y5%; Jas S Power to Emigrant Indust Savgs Bank, a corpn. 4,000

67TH st, 136 W; PM; two pr mtgs $12,-000 & $4,000; Jan6'14; due &c as per bond; same to Cecilia Nicoll, 136 W 67. 5,000

68TH st, 11 E, see Madison av, 814-6.

70TH st, 417 E (5:1465), agmt as to ownership in bond & mtg for $32,000; Jan 7'14; Nathan Van Beil, NY, with Simon M Roeder, 174 E 95. ——

71ST st E, nwc Exterior, see Exterior or Av B, nwc 71st.

74TH st, 144 W (4:1145), ss, 442 w Col av, 20x102.2; pr mtg $——; Jan8'14; 1y6%; Adolf J Grinberg to Lina Grinberg, 144 W 74. 3,500

76TH st, 179 W, see Ams av, 341.

77TH st, 335 E (5:1452), ns, 275 w 1 av, 25.4x102.2; PM; Jan5; Jan6'14; 5y5%; Max Inkelas & Abr H Schaffer to Leopold Katzenstein, 72 W 91. 11,000

78TH st, 175-7 E (5:1413), ns, 125 w 3 av, 37x102.2; Jan8'14; due, &c, as per bond; Pauline A, wife Jno R MacArthur, to Mutual Life Ins Co of N Y, a corpn, 32 Nassau. 23,000

78TH st, 262-4 W, see West End av, 372-8.

79TH st, 216 W (4:1170), ss, 190 w Ams av, 19x102.2; Jan6; Jan7'14; 3y5%; Louise W Landeau of Paris, Fr, & Albert O Whitney, NY, to Bowery Savgs Bank, 128 Bowery. 19,000

80TH st, 236-8 E (5:1525), ss, 147.1 w 2 av, runs w40xs79.2xse— to cl of blk xe5.6 xn102.2; PM; pr mtg $31,500; Jan5'14; 5y 6%; Maria Berliant, 976 Fox, to Pincus Lowenfeld, 106 E 64, & ano. 5,000

80TH st, 415 E (5:1260), ns, 131.6 e 1 av, 25x102.2; Jan5'14; due, &c, as per bond; Theresa M Horn to Title Guar & Trust Co, a corpn. 7,000

81ST st, 410 E (5:1560), ss, 106.6 e 1 av, 25x102.2; Jan6'14; 5y5%; Julius Post to Emigrant Indust Savgs Bank, a corpn. 12,000

83D st, 209 E (5:1529), ns, 177.11 e 3 av, 20x102.2; pr mtg $——; Jan6'14; 2y6%; Ambrose F Stolzenberger to Emilie Wolffsohn, 436 E 84. 3,000

83D st, 217 W (4:1231); ext of mtg for $25,000 to Dec2'16, 5%; Dec19'13; Jan2'14; Lawyers Mtg Co, 59 Liberty, with Rose Coshland. nom

84TH st, 303 E (5:1547); ext of mtg for $5,700 to Dec11'16, 5%; Dec11'13; Jan7'14; Title Guar & Trust Co with Jno Kelly, 303 E 84. nom

84TH st, 313 E (5:1547), ns, 175 e 2 av, 25x102.2; Jan7'14; 5y5%; Arthur B & Norman Rothschild to Emigrant Indus Savgs Bank, a corpn. 11,000

85TH st, 73 E (5:1497); ext of mtg for $15,000 to Dec30'18, 5%; Dec30'13; Jan7'14; Thos F McCoy with Bowery Savgs Bank, a corpn, 128 Bowery. nom

88TH st, 18 W (4:1201); ext of mtg for $25,000 to Dec30'16, 4¾%; Dec26'13; Jan 7'14; Alma B Levi with Estelle Scholle, 11 E 76, gdn Edith Scholle. nom

90TH st, 159-61 E (5:1519), ns, 250 w 3 av, 50x100.8; pr mtg $40,000; Dec29'13; Jan5'14; due Jan1'19, 6%; Wm F Ebeling, 161 E 90, to Adolf de Lemos, 1677 2 av. 4,000

93D st, 137 W (4:1224), ns, 362.6 w Col av, 18.9x96.4 to cl old Apthorps or Jauncey lane x18.9x95.6; Jan5'14; 5y5%; Lucy S Schwab, 137 W 93, to Emigrant Indus Savings Bank, a corpn. 14,000

93D st, 137 W; sobrn of mtg for $3,500 to mtg for $14,000; Jan5'14; Harold D Watson of Bklyn with same. nom

102D st, 15 W (7:1838), ns, 237.6 w Central Park W, 18.6x100.11; Jan2'14; 5y5½%; Fair Deal Realty Co, a corpn, to Lawyers Title Ins & Trust Co, a corpn. 14,000

102D st, 15 W; certf as to above mtg; Jan2'14; same to same. ——

103D st, 73 E (6:1609), ns, 80.1 w Park av, runs n59.9xe0.1¼xn41.2xw25xs100.11 to st xe24.10 to beg; Jan6; Jan7'14; due, &c, as per bond; Esther Shaikewitz, 2064 7 av, to Rebecca Falk, 2 W 86. 17,750

103D st, 73 E; PM; pr mtg $——; Jan6; Jan7'14; 5y6%; Mendel & Israel Bernanke to Esther Shaikewitz, 2062 7 av. 3,000

105TH st, 343 E (6:1677), ext of mtg for $19,000 to Dec21'18, 5%; Jan2; Jan5'14; Margt D Bishop, 22 W 8, with Bertha Kaufmann, 1767 3 av. nom

107TH st, 4 E (6:1612), ss, 132 e 5 av, 32 x100.11; pr mtg $——; Jan7'14; 5y6%; Julius Rogowski to Fanny Metzger, 381 Central Park W. 5,000

107TH st, 272 W, see Bway, 2770-6.

110TH st, 10 E (6:1615); ext of mtg for $21,000 to Dec1'16, 5½%; Dec20'13; Jan2 '14; Lawyers Mtg Co, 59 Liberty, with Jno C Hoenniger. nom

113TH st, 525 W (7:1885), ns, 320 w Ams av, 20x100.11; PM; Jan2'14; due &c as per bond; Celia I Block, of Mamaroneck, NY, to Julius Tishman & Sons, Inc, 299 Bway. 13,000

114TH st, 36 W (6:1597); ext of mtg for $9,000 to Jan4'17, 5½%; Dec19'13; Jan2'14; Geo Mundorff, trste for benefit Margt Graham, will Wm S Banta, with Eliz I Sachs. nom

115TH st, 605-7 W (7:1896), ns, 125 w Bway, 50x100.11; ext of mtg for $10,000 to Jan5'16, 6%; Jan5; Jan7'14; Abr & Louis Davis, 241 W 113, with Rose Brown. nom

115TH st, 605-7 W (7:1896), ns, 125 w Bway, 50x100.11; pr mtg $80,000; Dec18'13; Jan7'14; 1y6%; Natalie R Lefevre to Queen Mab Co, a corpn, 60 Wall. 15,000

118TH st, 166-8 E (6:1645); agmt as to ownership in mtg for $7,650; Jan5; Jan6 '14; Morris F Goldberger, 124 E 81, with Edmond Bittiner, 251 W 92, exr Louis Meisel. ——

120TH st, 228 E (6:1784), ext of mtg for $8,000 to Jan6'17, 5½%; Jan6; Jan7'14; Title Guar & Trust Co with Matilda Merklen, Florence A Stevens & Estelle B Gottsch. nom

122D st, 211 E (6:1787), ns, 130 e 3 av, 25x100.11; Jan2'14; 5y5%; Eliza Thau & Philip Butz, exrs &c Henry Thau, to Emigrant Indust Savgs Bank. 14,000

122D st, 425 E (6:1810), ns, 287.11 e 1 av, 16.8x100.11; PM; Jan6'14; 3 mos 5%; Sarah Bauman to Barbara Stein, 1046 Mad av. 5,000

122D st, 114 W (7:1906), ss, 171 w Lenox av, 18x100.11; PM; Jan5; Jan7'14; due, &c, as per bond; Genevieve H Ely to Sadie I Carlew, 17 W 122, & ano. 9,000

124TH st, 154-6 E (6:1772), ss, 318.4 w 3 av, 2 lots, ea 21.4x100.11; 2 mtgs, ea $5,000; Jan5; Jan6'14; 5y5%; Rachel Hoffman to N Y Title Ins Co, a corpn, 135 Bway. 10,000

128TH st, 247 W (7:1934); ext of mtg for $8,500 to Dec31'18, 5%; Dec18'13; Jan5 '14; Lawyers Mtg Co, 59 Liberty, with Sarah Kitt. nom

128TH st W, see 7 av, see 7 av, 2157-61.

129TH st, 262 W (7:1934), ss, 80 e 8 av, 20x80; ext of mtg for $11,500 to Oct18'16, 5%; Dec26'13; Jan3'14; Archer V Pancoast, 316 W 72, trste Geo P Bliss, with Marie Namur, 262 W 129. nom

131ST st, 109 W (7:1916), ns, 131.3 w Lenox av, 18.9x99.11; PM; Jan5'14; due, &c, as per bond; Union American Methodist Episcopal Church of East 85th St, a corpn, at 109 W 131, to City Real Estate Co, a corpn, 176 Bway. 7,000

131ST st, 520 W (7:1985), ss, 150 w Ams av, runs s45.4xnw72xne11.3 to st xe57.4 to beg; also INTERIOR LOT, begins 20.6 s 131st & 193.4 w Ams av, runs se24.8xsw12 xnw49.8xne12xse25 to beg; pr mtg $15,000; Dec31'13; Jan3'14; 2y6%; Florence Harris & Laura Hamel to Bettie Wise, 2346 Bway. 1,500

132D st, 69 W (6:1730), ns, 210 e Lenox av, 25x99.11; Jan6'14; 5y5%; Philip Lotze to Carl Fischer, 2211 Bway. 16,000

142D st, 504 W (7:2073), ss, 485 e Bway, 16x90; PM; Dec30'13; Jan8'14; due Jan8'17, 5%; The Jondrock Corpn, to Mary O Borden, at Oceanic, NJ, & Wm H Owen Jr, Mt Vernon, NY. 9,000

143D st, 510 W (7:2074), ss, 418.9 e Bway, 18.9x99.11; ext of mtg for $8,000 to Dec31'16 at 5%; Dec31'13; Jan7'14; Agnes A McGirr, 577 W 161, with Michl Shea, 508 W 143, & ano, exrs &c Bernard Campbell. nom

145TH st, 131-3 W (7:2014), ns, 275 w Lenox av, —x—; agmt as to share ownership in bond & mtg for $47,000; Dec31'13; Jan5'14; Jere L Murphy, 701 W 179, with Lawyers Mtg Co, a corpn, 59 Liberty. ——

145TH st, 131-3 W (7:2014); ext of mtg for $47,000 to Dec23'18 at 5%; Dec19'13; Jan2'14; Lawyers Mtg Co, 59 Liberty, with Chas Murphy. nom

148TH st, 553 W (7:2080); ext of $7,500 mtg to Dec30'18, at 5½%; Dec17; Dec31 '13; Alice M McCoon gdn Edith McCoon & ano with Hannah Mendes (corrects error in last issue when due was Dec30'13. nom

164TH st, 455 W (8:2111), ns, 250 e Ams av, 25x139.6x25x142.11; Jan6; Jan7'14; due Feb17'15, 5½%; Thos Beatty to Commonwealth Savgs Bank, a corpn, 2007 Ams av. 1,000

171ST st, 515-7 on map 513-5 W (8:2128), ns, 100 e Audubon av, 57.6x95; PM; pr mtg $——; Jan1; Jan2'14; 4y6%; Jno E Gerlach Realty Co, Inc, a corpn, 2460 7 av, to Fair Deal Realty Co, a corpn, 117 W 119. 7,500

179TH st, 517 W (8:2152), ns, 258 w Ams av, 17x100; PM; pr mtg $7,000; Jan2; Jan 3'14; due Feb1'17; 6%; Hans G Nickstadt & Theobald R Grimler to Calabra Bldg Co, a corpn, 244 Mott. 1,845.17

181ST st W, sec Ft Washington av, see Ft Washington av, sec 181st.

185TH st, 552-4 W (8:2157); ext of mtg for $30,000 to Dec10'16 at 5%; Dec24'13; Jan2'14; Lawyers Mtg Co, 59 Liberty, with Theo Simon. nom

Av A, 209 (2:440), swc 13th (Nos 446-8), 26x100; ext of mtg for $25,000 to Nov23 '16, 5½%; Nov14'13; Jan6'14; Trustees of the Fund for Aged & Infirm Clergymen of the Protestant Episcopal Church in Diocese of NY with Max Bruckner. nom

Av A, 1379 (5:1468), ws, 19.2 n 73d, 27.8 x100; Jan6'14; due Mar8'16, 5%; Antonie Kutil, widow, 1379 Av A, to Wilhelmina E Hoffmann, 160 E 56, gdn Henrietta W A Hoffmann. 18,000

Av A, 1425 (5:1470), ws, 76.7 n 75th, 25.6 x100; PM; Jan6; Jan8'14; 5y5%; Max Pollak to City Real Estate Co, 176 Bway. 12,000

Av B, 104 (2:402); agmt as to share ownership in bond & mtg for $14,000; July 16'13; Jan2'14; Alice Berowicz with Ernestine Berowicz, both at 15 W 116. ——

Av B, 173 (2:393), sec 11th (No 602), 25x 93; ext of mtg for $20,000 to Jan1'19, 5½%; pr mtg $25,000; Jan6; Jan7'14; Hattie B Karsch, 124 W 85, with Rufus Realty Co, a corpn, 54 Maiden la. nom

Amsterdam av, 341 (4:1148), nec 76th (No 179), 27.2x100; Dec18'13; Jan5'14; due, &c, as per bond; Chas Leopold to Patk Burns, 230 E 63. 5,000

Bowery, 292 (2:521); ext of mtg for $2,000 to Nov20'15 at 6%; Dec30'13; Jan2'14; Gussie Klein, 530 W 157, with Mayer Sanft, 107 E 10 et al. nom

Broadway, 2770-6 (7:1878), sec 107th (No 272), 112.1x75.1x100.11x125, leasehold; secures performance of lease; pr mtg $185,-000, which may be increased to $250,000; July1'13; Jan2'14; 21y without int; Lewis B Curtis, of Bridgeport, Conn, as landlord, to Aetna Amusement Corpn, 157 W 42, as tenants. 37,000

Columbus av, 792 (7:1853), ws, 25.11 s 99th, —x—; ext of mtg for $5,000 to Dec1 '18, 4½%; Jan6; Jan7'14; Justina Buchsbaum with N Y Public Library, Astor, Lenox & Tilden Foundations, a corpn, 476 5 av. nom

Columbus av, 946 (7:1861); ext of mtg for $19,000 to Jan3'17, 5%; Jan3; Jan7'14; Title Guar & Trust Co with Louis Lowenfels, 1 W 102. nom

Fort Washington av (8:2176), sec 181st, runs e140.5xs150xw32xs10xw100 to av xn 173.10 to beg; pr mtg $405,000; Dec19'13; Jan6'14; 5 mos 6%; Brown-Weiss Realties, a corpn, 61 Park row, to David Levine, 5211 15 av, Bklyn. 15,000

Fort Washington av (8:2176), sec 181st; same prop; certf as to above mtg; Dec19 '13; Jan6'14; same to same. ——

Lexington av, 284 (3:892), ws, 98.5 s 37th, 24.6x100; PM; Dec24'13; Jan5'14; 3y int as per bond; Fernando Wood of Englewood, NJ, to Farmers' Loan & Trust Co, a corpn, 22 Wm. 24,000

Madison av, 814-6 (5:1383), nwc 68th (No 11), 100.5x120; pr mtg $800,000; Dec31'13; Jan2'14; due &c as per bond; 11 E 68th St, a corpn, to Thompson-Starrett Co, 49 Wall. 100,000

Madison av, 814-6; certf as to above mtg; Dec31'13; Jan2'14; same to same. ——

Madison av, 2103 (6:1757), es, 19.11 n 132d, 20x80; PM; Dec31'13; Jan2'14; due Jan1'17, 5½%; Leah Salomon to Equitable Life Assur Soc of U S, a corpn, 165 Bway. gold 3,000

Park Row, 128 (1:159); ext of mtg for $17,000 to July1'16, 5%; Aug29'13; Jan8'14; Jeanie A Stuart, of Mamaroneck, NY, with Alline P Woodworth, of Rome, Italy. nom

Park av, swc 65th, see 65th, 64 E.

Riverside dr, 71 (4:1244), es, 17.4 ne 79th, runs ne17.3xe47xn4.10xe16.11xs21.10xw66.10 to beg; Jan5'14; 1y5%; Jno J Scannell at Freeport, LI, to Emigrant Indus Savings Bank, a corpn. 5,000

Terrace View av (13:3402), ws, 106.9 n Leyden, 50x100; Dec20'13; Jan3'14; due &c as per bond; Graycie M wife & Ernest C Schumacher, 2 Marble Hill av & Anna wife Wm J Schumacher, 168 W 225 to Geo N Reinhardt, 1341 Franklin av. 1,000

West End av, 372-8 (4:1169), sec 78th (Nos 262-4), runs e68xs71.2xe19.3xs12xw 87.3 to av xn83.2 to beg; Jan2'14; due &c as per bond; 78th St & West End Ave Co, Inc, a corpn, to Edw S & Stephen C Clark, at Cooperstown, NY. 116,500

West End av, 372-8; certf as to above mtg; Jan2'14; same to same. ——

West End av, 372-8; pr mtg $116,500; Jan 2'14; 1y6%; same to Jacob Levy, 1187 Lex av. 20,000

West End av, 372-8; certf as to above mtg; Jan2'14; same to same. ——

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m1ST av, 55 (2:445), ws, 72.1 s 4th, 24x100; ext of mtg for $5,000 to Jan23'17, 6%; Dec 27'13; Jan8'14; Cath O'Neil, 113 E 12, with Adam A Schopp at Douglaston, LI. nom

m1ST av, 132 (2:435), sec 8th, 21.2x53.10; pr mtg $28,000; Sept15'13; Jan2'14; due &c as per bond; Belle Block, 14 Morningside av E, to Bert K Bloch, at Hotel Ansonia, 73d & Bway. 2,830.18

m1ST av, 831 (5:1339), ws, 76.8 n 46th, runs w80xn23.9xe20xn0.11xe60 to av xs24.8 to beg; Dec29'13: Jan5'14; due &c as per bond; Wilhelmina Bayer, 1971 Morris av, to Jno Hoffman, 821 Elsmere pl. 1,500

m1ST av, 2012-4 (6:1697), es, 50.11 s 104th, 2 lots, each 25x69; 2 PM mtgs, ea $3,500; 2 pr mtgs $14,000 ea; Jan6; Jan7'14; due Jan15'17, 6%; Eliz M Mueller to Antonio Guido, 2282 8 av. 7,000

m2D av, 570 (3:937), es, 98.9 s 32d, 25.6x 72; pr mtg $12,000; Jan5; Jan6'14; due &c as per bond; Adam J or Jos Klinger to Jacob Klinger, 14 W 8. 3,000

m2D av, 852 (5:1338), es, 75.5 n 45th, 25x 100; Jan5; Jan7'14; 5y5%; Jno C Eidt & Katie his wife & Margt Eidt, 761 Beck, to Emigrant Indus Savgs Bank, a corpn. 18,000

m2D av, 1513 (5:1433), ws, 51.1 s 79th, 25.6 x105; pr mtg $10,000; Jan7'14; 1y5%; Wilhelmina F & Wilhelmina L Muller to Emigrant Indus Savgs Bank, a corp, 51 Chambers. 5,000

m2D av, 1903-5 (6:1648), ws, 26 n 98th, 2 lots, ea 26x75; 2 mtgs, ea $1,250; 2 pr mtgs $—— ea; Jan2; Jan7'14; due, Dec16'14, 6%; Matilda F Fitzsimons, 125 W 122, to Jno H Halloran, 31 W 12. 2,500

m2D av, 2053 (6:1655); ext of mtg for $18,000 to Jan28'17, 5%; Dec26'13; Jan2'14; N Y Bible & Common Prayer Book Soc, a corpn, 4 av & 22d, with Elvira Kirschheimer, 50 W 77, & ano, exrs &c of Ludwig Kirschheimer. nom

m3D av, 850 (5:1306), ws, 25.5 s 52d, 25x 100; Jan6'14; due &c as per bond; Frederic B Jennings to N Y Trust Co, a corpn, 26 Broad. 14,000

m3D av, 876 (5:1308), nwc 53d; sal Ls; Jan 5; Jan6'14; demand, 6%; Thos F & Wm J Lynch to Lion Brewery, a corpn, 104 W 108. 2,000

m6TH av, 3 (2:589), ws, 30.9 n Carmine, 20x70; Jan5'14; 3y5½%; Jno J Robinson at Centreport, LI, to Lawyers Title Ins & Trust Co. 8,000

m6TH av, 257 (3:792); sal Ls; Dec18'13; Jan2'14; demand, 6%; Chas Tenenbaum to Jacob Ruppert, a corpn, 1639 3 av. 4,000

m7TH av, 2157-61 (7:1912), sec 128th, —x —; ext of mtg for $59,000 to Dec11'16 at 5%; Dec31'13; Jan8'14; Moses Misch, 168 W 130, with Jno A Brown, Jr, in Newtown Township, Delaware Co, Pa. nom

m8TH av, 2055 (7:1846), ws, 75.7 n 111th, 25.6x100; PM; Jan6; Jan7'14; 3y5%; Jno H Feldscher to Minna G Goddard at Roslyn, LI. 27,000

m8TH av, 2055; PM; pr mtg $27,000; Jan6; Jan7'14; due, &c, as per bond; Albert Kuhnle, 317 E 5, to Jno H Feldscher, 304 W 102. 3,500

m8TH av, 2735 (7:2045); ext of mtg for $15,000 to Jan5'17, 5%; Jan2; Jan7'14; Title Guar & Trust Co with Susan L Gutgsell, 164 Midwood, Bklyn. nom

m9TH av, 238 (3:748), es, 74.1 s 25th, 24.8 x100; pr mtg $23,000; Dec18'13; Jan2'14; due Apr5'14, 6%; Florence Cahen, 327 Central Park W, to Jefferson County Savgs Bank, of Birmingham, Ala. 1,500

m9TH av, 261-9 (3:723), swc 26th (Nos 400-6), 98.9x100; Jan5'14; due, &c, as per bond; Heywood, Strasser & Voigt Realty Co, Inc, a corpn, to Union Dime Savings Bank, a corpn, 701 6 av. 250,000

m9TH av, 261-9 (3:723); certf as to above mtg; Jan5'14; same to same. ——

m11TH av, 617-21 (4:1093), ws, 25.1 s 46th, 75.3x100; PM; Dec31'13; Jan7'14; 3y5½%; Central Assets Corpn to Louis F Laroche, 527 Riverside dr. 25,000

m11TH av, 691 (4:1097), ws, 92 n 49th, 20.10 x100x19.10x100; pr mtg $——; Jan2; Jan3 '14; due Aug2'14; 6%; Ellen H McAleer, 880 3 av to Myron Straus, 6 Storm av, B of Q. 250

mInterior lot, begins 20.6 s 131 & 193.4 w Ams av, see 131st, 520 W.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

mBay Parkway (22d av) (Bklyn), ses, 170.4 sw Cropsey av, 20x94; certf as to mtg for $3,500; Dec20'13; Jan5'14; G Sacca Co Inc a corpn, to Giuseppe Romeo. ——

mChattel mtg (miscl); certf as to mtg or note for $1,400; Dec29'13; Jan2'14; Meyer Feinberg Co, Inc, to Meyer Phillips. ——

mDouglaston, B of Q (miscl); certf as to mtg for $7,500; Dec29'13; Jan2'14; J Hart Welch Co, Inc, to Chas H Topping, as trste Fredk A Cole. ——

mDunton Lodge, B of Q (miscl); certf as to mtg for $3,500; Jan2; Jan6'14; Van Wyck Realty Co, a corpn, 949 Bway, NY, to Prudential Savgs Bank, at Bway & Vernon av, Bklyn. ——

mGrenfell av (B of Q), nes, 130 se Quentin, 60x125; certf as to mtg for $9,000; Jan 5; Jan7'14; Corbin Development Co to U S Title Guaranty Co, 51 Chambers. ——

mHarrison av (B of Q), es, 100 n Edgemere av, 40x90; certf as to mtg for $3,250; Jan6; Jan7'14; S Weiner Realty Co to U S Title Guaranty Co, 51 Chambers. ——

mSouth Broadway, 242-6, Yonkers, NY (miscl); certf as to ext of mtg for $70,000; Jan7; Jan8'14; American Real Estate Co to Methopolitan Life Ins Co. ——

MORTGAGES.

Borough of the Bronx.

mAmethyst st, 1814 (*); ext of $2,000 mtg to Dec31'16 at 5½%; Dec31'13; Jan5'14; Title G & T Co with David J Gamache, 1814 Amethyst. nom

mBeech st (*), es, 150 s 152d, 25x127.3x32.1 x107.1; Jan8'14; 3y5½%; Eliz Dietrich, 38 Poplar av, Hackensack, NJ, to Louise Scheuerman, 333 E 69. 1,500

mCanal pl, ws, 300.9 n 138th, see Park av, es, 300.9 n 138.

mCarroll st (*), ns, lot 11, map made by Wm Scofield, 50x110, City Island; Jan2; Jan3'14; 3y6%; Mary E O'Donnell to Jno Jackob, 90 City Island av. 1,500

mCedar st (*), ws, 151 n Old Boston Post rd, 25x100; Jan5; Jan6'14; due, &c, as per bond; Mt Vernon Builders Supply Co to North Side Mort Corpn, 391 E 149. 2,300

mChisholm st (11:2971), ws, 290 s Jennings, runs s40xw115.3xnw21.3xnw0.6xne 19.9xe119.7 to beg; Jan5; Jan7'14; due, &c, as per bond; Henrietta C Green to Louis N Bristow, 646 Crotona av. 3,000

mElm pl, see Kingsbridge rd, see Webster av, ws, 275 n 189th, now 188th.

mElm pl, swc Kingsbridge rd, see Webster av, ws, 275 n 189th, now 188th.

mFox st (10:2722), es, 150 s Barretto, 2 lots, ea 43.9x105; 2 mtgs, ea $7,250; 2 pr mtgs, ea $33,000; Jan6; Jan8'14; due Apr15 '16, 6%; 173d St Impt Co, Inc, a corpn, to Henry Morgenthau Co, 30 E 42. 14,500

mFox st (10:2722); same prop; two certfs as to above mtgs; Jan6; Jan8'14; same to same. ——

mFox st (10:2722), es, 150 s Barretto, 2 lots, ea 43.9x105; ext of 2 mtgs for $33,000 ea to Jan6'19 at 5½%; Jan6; Jan8'14; Lawyers Mtg Co with 173d St Impt Co, Inc, 220 Bway. nom

mGarfield st (*), ws, 125 s Morris Park av, 50x100; Jan5; Jan6'14; 5y5½%; Anna Crafer to Jno Holsan, 751 Elton av. 3,750

mHoffman st (11:3067), es, 233 s Fordham rd, 25x117.9x25x117.8, except part for st; Dec18'13; Jan7'14; due &c as per bond; Bronx Development Co, 391 E 149, to Mary M Argersinger, 112 W 118. 4,500

mHoffman st (11:3067), same prop; certf as to above mtg; Dec15'13; Jan7'14; same to same. ——

mKelly st, 1048 (10:2716); ext of $28,000 mtg to Dec21'16 at 5½%; Nov20'13; Jan8 '14; Frank H Patteson & ano, trstes Henry B Patteson, with Lena J Rose. nom

mKelly st, 1054 (10:2716); ext of $32,000 mtg to Dec21'18 at 5½%; Dec16'13; Jan6 '14; Lawyers Mtg Co with Lizzie E Bowen. nom

mMain st, nec Eastchester rd, see Eastchester rd, nec Main.

mOakland pl, see Clinton av, see Clinton av, sec Oakland pl.

mSilver st, ns, 75.1 e Roselle, see Silver, ns, 50 e Roselle.

mSilver st (*), ns, 50 e Roselle, 25x100; also SILVER ST (*), ns, 75.1 e Roselle, 25 x100; Dec31'13; Jan3'14; due &c as per bond; Jno Wenninger to Margt Elgar, White Plains, NY, et al, trstes Jas W Elgar. 2,700

mSilver st (*), same prop; sobrn agmt; Dec22'13; Jan3'14; Archibald G Buckenham with same. nom

m142D st E (9:2268), ss, 165.7 w St Anns av, 25x100; Jan6'14; due Dec1'16, 5%; Jacob Kummerle to Dollar Savgs Bank, 2808 3 av. 5,000

m145TH st, 476 E (9:2189), sws, 125 nw Brook av, 25x100; Jan5'14; 3y5½%; Giuseppe Rago to Giovanno Pellettieri, 511 E 149. 500

m150TH st, 306 E (9:2331); sal Ls; Jan3; Jan6'14; demand, 6%; Alessandro & Onofrio Venafra to Kips Bay Brewing & Malting Co, 650 1 av. 900

m156TH st E (10:2624), ss, 90 e Eagle av, 37.6x100; PM; Jan2; Jan3'14; due &c as per bond; Chas L Safford to Sarah Sibbald, 2181 Bathgate av. 2,500

m161ST st, 315 E (9:2421), ns, 400.6 e Morris av, runs ne176xse190.4 to nws Park av (Nos 3209-13) xsw197.9 to 161st xw100.11 to beg; PM; pr mtg $31,000; Jan5'14; 2y6%; Ambrose Realty Co to Marie Semelis, 315 E 161 & ano. 5,000

m162D st, 301 E (9:2422); ext of $8,000 mtg to Oct31'18 at 5½%; Oct29'13; Jan6 '14; Chas M Cauldwell with Jno C Lankenau. nom

m163D st E (9:2423), ns, 82 e College av, —x—; ext of $19,000 mtg to Jan27'17 at 5½%; Dec13'13; Jan6'14; Lillie G Phoenix with Columbia Constn Co. nom

m164TH st W, swc Woodycrest av, see Woodycrest av, swc 164th.

m165TH st, 870 E, see Stebbins av, 1020.

m165TH st E (9:2462), ns, 63.11 e Grand blvd & concourse, 24.7x81x24.7x79.11, except pt for sts; Jan5; Jan6'14; due &c as per bond; Jno Clement to Gabriel J Barth, 147 Alexander av. 4,000

m165TH st E, see Stebbins av, see Stebbins av, sec 165.

m169TH st E, see Washington av, see Washington av, sec 169th.

m175TH st, 101 E (11:2827); ext of $3,500 mtg to Dec19'16 at 5½%; Dec15'13; Jan5'14, Lawyers Mort Co with Geo W Read. nom

m177TH st E (11:2853), ns, 35 w Walton av, 42.2x100; Jan3; Jan6'14; 5y5½%; Adolph Wexler Inc, a corpn, to Lawyers Title Ins & Trust Co, 160 Bway. 28,000

m177TH st E (11:2853); same prop; certf as to above mtg; Jan3; Jan6'14; same to same. ——

m177TH st E, swc Prospect av, see Prospect av, swc 177.

m177TH st E or Tremont av (11:2951), ss, 110.6 w Prospect av, 40.2x99.5x40x99.4; Jan2; Jan3'14; due &c as per bond; Jno McNulty to Harlem Savgs Bank, 124 E 125. 30,000

m177TH st E or Tremont av (11:2951), ss, 30.6 w Prospect av, 40x99.4x40x99.3; Jan2; Jan3'14; due &c as per bond; Jno McNulty to Harlem Savgs Bank, 124 E 125. 30,000

m177TH st E or Tremont av (11:2951), ss, 70.6 w Prospect av, 40x99.5x40x99.4; Jan 2; Jan3'14; due &c as per bond; Jno McNulty to Harlem Savgs Bank, 124 E 125. 30,000

m177TH st E or Tremont av (11:3060), ns, 110.9 w Lafontaine av, 53.8x104.10x50x85.7; pr mtg $25,000; Jan2; Jan3'14; 2y6%; Rowland W Thomas to Wm Buchmiller, 15 Gouverneur pl, Bronx. 2,500

m179TH st E, see Vyse av, see Vyse av, sec 179.

m179TH st E (11:3131), ss, 88.3 e Vyse av, two lots, each 44x115; two mtgs, each $5,000; two pr mtgs $30,000 each; Jan6; Jan 7'14; 5y6%; K & R Constn Co Inc, a corpn, 35 Nassau, to Abr N Leventhal, Hotel Ansonia, Bway & 73d. 10,000

m179TH st E (11:3131), same prop; two certfs as to above mtg; Jan6; Jan7'14; same to same. ——

m179TH st E (11:3131), ss, 176.3 e Vyse av, two lots, each 39x115; two mtgs, each $5,000; two pr mtgs $28,000 each; Jan6; Jan7'14; 5y6%; K & R Constn Co Inc, a corpn, 35 Nassau, to Abr N Leventhal, Hotel Ansonia, Bway & 73d. 10,000

m179TH st E (11:3131), same prop; two certfs as to above mtg; Jan6; Jan7'14; same to same. ——

m181ST st E, see Belmont av, see Belmont av, sec 181st.

m181ST st E (11:3081), ss, 40.3 e Belmont av, 45.5x140.2x68.4x141.3; pr mtg $11,500; Jan5; Jan6'14; installs, 6%; Crownhill Constn Co to Ignazio T Cavalluzzo, 689 Morris av. 2,243.35

m181ST st E (11:3081); same prop; certf as to above mtg; Jan5; Jan6'14; same to same. ——

m181ST st E, nwe Bathgate av, see Bathgate av, 2153.

m182D st E (11:3170), ss, 100 w Creston av, runs s75.2xw129.10 to es Av A xn64.6 to es Morris av xn39.5 to st xe146.1 to beg; Jan6; Jan7'14; due, &c, as per bond; Jas C Gaffney to Frank Reitmeier, 405 E 168. 8,500

m184TH st E, nwe Park av, see Park av, nwc 184.

m187TH st E, nec Prospect av, see Prospect av, nec 187.

m187TH st E (11:3090), ns, 115 w Beaumont av, —x—; ext of $11,500 mtg to Jan 5'17 at 5½%; Jan5; Jan6'14; Annie C Cochran with Nista Constn Co. nom

m194TH st, 372 E (12:3276), ss, 40 w Decatur av, 25x99.5x25x97.9, except pt for 194th; Jan6'14; due &c as per bond; Henry J Smith to Title Guar & Trust Co, 176 Bway. 3,000

m202D st E (12:3307), ss, 69.4 e Grand blvd & concourse, 25x100; Jan6; Jan7'14; due, &c, as per bond; Wm Wilsnack to Thos E Stack, 506 W 180. 4,500

m202D st E (12:3307), same prop; pr mtg $4,500; Jan6; Jan7'14; due, &c, as per bond; same to Bertha Krahnke, 857 Cauldwell av. 500

m204TH st E (12:3333), ss, 50 e Perry av 76x100; Jan3; Jan5'14; 3y6%; Wm R Moore to Wm F Hartung, 1212 Tinton av. 1,100

m216TH st E (*), ns, 430 w Barnes av, 50 x114; Jan7; Jan8'14, 1y6%; Rudolph Meyer to Mary Smith, 1762 Walker av. 500

m236TH st E (12:3398), ns, 194.7 e Verlo av, 2 lots, ea 25x149.4; 2 mtgs, ea $3,200; Jan5; Jan6'14; 3y5½%; Betty, wife Ehrich Peterson, to Henry H Grote, 2552 8 av. 6,400

m236TH st W, see Spuyten Duyvil rd, see Spuyten Duyvil rd, es, at lands formerly W C Wetmore.

m238TH st W, ss, at ws Tibbetts Brook, see Spuyten Duyvil rd, es, at lands formerly W C Wetmore.

mAlexander av, 231 (9:2313); ext of $10,000 mtg to Oct8'18 at 5½%; Nov24'13; Jan6'14; Jno B Taylor & ano with Alex H Sharp. nom

mBailey av (late Old Albany rd) (12:3262), es, 552.11 n Bailey av (now Bailey pl), 52.3 x78.7x54.6x63; pr mtg $11,000; Dec31'13; Jan2'14; 2y6%; Filomena, wife of & Francesco Ventarola, to Eliz K Dooling, 179 E 80. 2,000

mBailey av, late Old Albany Post rd (12:3262), es, 552.11 n Bailey av, now Bailey pl, 52.3x78.7x54.6x63; pr mtg $13,000; Jan2; Jan3'14; due &c as per bond; Filomena Ventarola to Fredk Copuano, 167 Shrewsbury, Worcester, Mass. 4,000

mBalcom av, ss, 100 w Ft Schuyler rd, see Ft Schuyler rd, ws, 113 s Balcom av.

mBarnes av (*), es, 184.2 n Tilden av, runs e77.1xs19.6xw77.1 to av xw17.7 to es 4 av, now Barnes av xn19.6xe17 to beg; Jan2; Jan5'14; due Jan1'17, 6%; Stacy W Kapp, 2411 Grand av, to Eleanor S Byrt, 1057 E 2, Bklyn. 2,500

mBathgate av, 2153 (11:3049), nwc 181st, 25x94.5; Jan2'14; 5y5%; Mary L B Ferris, widow, 634 10th, Bklyn, to Bowery Savgs Bank, 128 Bowery. 6,000

mBelmont av (11:3081), sec 181st, 100.9x 40.3; bldg loan; Jan5; Jan6'14; due &c as per bond; Crownhill Constn Co to Jos N Finkelstein, 1416 E 49, Bklyn. 38,000

mBelmont av (11:3081); same prop; certf as to above mtg; Jan5; Jan6'14; same to same. ——

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mBelmont av (11:3081); same prop; sobrn agmt; Jan5; Jan6'14; Marie R Winters with Jos N Finkelstein, 1416 49th, Bklyn, & ano. nom

mBelmont av, 2332 (11:3088), es, 425 n 183d, 25x100; Dec31'13; Jan8'14; due &c as per bond; Alice Lynch & Jno & Wm Walsh to Title Guar & Trust Co, 176 Bway. 3,300

mBergen av, 632-4 (9:2361), es, 85 n 152d, 46.2x57.11x—x72.9; Dec30'13; Jan3'14; due &c as per bond; Conron Bros Co to Margt A Mackay, Lenox, Mass. 22,000

mBergen av, 632-4; certf as to above mtg; Dec30'13; Jan3'14; same to same. ——

mBergen av, nwc Westchester av, see Westchester av, nwc Bergen av.

mBoston rd, 1220-2 (10:2663); ext of $40,000 mtg to Jan9'19 at 5½%; Dec19'13; Jan 8'14; Kingston Savgs Bank with Bosro Realty Corpn. nom

mBroadway (12:3271), es, 150.7 s Van Cortlandt Park S, 25x100; PM; pr mtg $3,510; Dec12'13; Jan2'14; due June 12'16; 6%; Bromberg Realty Co to Jos F Feist, 414 St Nicholas av. 2,000

mBrook av, 202-4 (9:2264); ext of $26,000 mtg to Oct31'16 at 5½%; Oct29'13; Jan8 '14; Wm G Fellow to Rocksand Realty Co. nom

mBrook av, 1504 (11:2895); sobrn agmt; Jan5; Jan6'14; Wm L Koerner with Jno E Kaliski, 103 E 103, & ano. nom

mBruner av, ws, 73.11 s Barnes av, see Nereid av, ns, 93.5 e Byron av.

mCambreleng av, nec Fordham rd, see Fordham rd, nec Cambreleng av.

mCambreleng av, 2496 (11:3095), es, 181.6 s Fordham rd, 25x157x25x156.4; Jan7; Jan 8'14; 3y5½%; Chas H Cronin to W Kintzing Post, Bayport, LI, trste Robt C Townsend. 3,500

mCarpenter av (*), ws, 23 s 234th (20 av), 23x102.6; Dec26'13; Jan2'14; due Jan2'17, 6%; Jno J Reynolds to Hedwig Wright, 224 W 2, Mt Vernon, NY. 1,400

mCauldwell av, 1060 (10:2633), es, abt 150 s 166th, 20x125; Jan5; Jan7'14; 3y5%; Clarence H Smith to Chas F W A Mueller, 1815 Prospect av et al. 7,000

mCity Island av, 565 (*); also LAND UNDER WATER, LI Sound or Eastchester Bay, begins at h w line on ws City Island at ns lot 658, runs s75xw400xn75xe400 to beg, given to secure performance of agmt; pr mtg $10,000; Jan6; Jan8'14; due &c as per bond; Jno Ryan, 565 City Island av, to Pabst Brewing Co, 606 W 49. 2,000

mClinton av (11:3094), sec Oakland pl, 50 x100x49.8x100; Jan5'14; 5y5½%; Oakland Place Bldg Co Inc, a corpn, to Lawyers Mort Co, 59 Liberty. 38,000

mClinton av (11:3094), same prop; certf as to above mtg; Jan5'14; same to same. ——

mDavidson av (11:2861-3867), ws, 300.7 s 176th, 25x100; PM; Jan2; Jan6'14; 1y4½%; Stephen Gaspierik to Lawyers Realty Co, 160 Bway. 700

mEastchester rd (*), nec Main, 95x95.7x95 x98.10; Jan6; Jan7'14; 3y5%; Hiram H Hoffman to Mathias Haffen, 2979 Marion av. 5,000

mEdgewater rd (10:2762), ws, 125.9 s Garrison av, 25.1x86.2x25x84.9; Jan6; Jan7'14; 3y6%; Lawrence Davis, 74 Greene, Newark, NJ, to Cornelia C Irving, 58 Park pl, Geneva, NY. 1,000

mEdgewater rd (10:2762), ws, 150.10 s Garrison av, 25.1x87.7x25x86.2; Jan6; Jan7'14; 3y6%; Lawrence Davis, 74 Greene st, Newark, NJ, to Cornelia C Irving, 58 Park pl, Geneva, NY. 1,000

mEllis av, ns, 405 w Castle Hill av, see Newbold av, ss, 405 w Castle Hill av.

mFordham rd (12:3273), nec Cambreling; leasehold; given to secure deposit of $100 to secure performance of Ls; Oct1; Jan8 '14; 5y—%; Rudolf A Breidenbach to Cesare Allemani, on premises. 100

mForest av, 959 (10:2649), ws, 481.5 s 165th, 25x100; PM; pr mtg $——; Dec31'13; Jan3'14; 1y6%; Geo Maurer to Sigmund Levin, 542 1 av, Astoria, LI. 500

mFt Schuyler rd (*), ws, 113 s Balcom av, 25.1x98.5x25x100.7; also BALCOM AV (*), ss, 100 w Ft Schuyler rd, 25.2x97.5x23.10x 105.11; Jan7; Jan8'14; 3y5%; Delia Moynihan to Mamie Cohn, 1018 E 163. 2,000

mFulton av (11:2930), ws, 54.11 s 174th, 18x85.6x18x86.2; PM; pr mtg $4,500; Jan2; Jan8'14; 3y6%; Israel S Greenberg to Anna W Rothschild, 215 W 111. 400

mGun Hill rd (*), ss, 181.8 e White Plains rd, runs s589.1xse275 to cl Holland av xn 515.4 to rd xw283.8 to beg; ext of $12,500 mtg to Jan3'17 at 6%; Jan5; Jan6'14; Henry L Dyer trste with American Real Estate Co, 527 5 av. nom

mGunther av, ws, 531.8 s Barnes av, see Nereid av, ns, 93.5 e Byron av.

mHall av (*), nec Road to Westchester, runs n129.4xe100xs134.1 to rd xw61.10xnw 43.10 to beg; agmt apportioning mtg; Dec 29'13; Jan8'14; Wm J Edwards & Geo W Von Spiegel with Dollar Savgs Bank, 2808 3 av. nom

mHoe av (10:2742), ws, 84 s Aldus, runs w111xs21xw39xs63xe150 to av xn84 to beg; pr mtg $77,000; Jan2; Jan3'14; 2y6%; Mark Constn Co to American Real Estate Co, 527 5 av. 4,000

mHoe av (10:2742), same prop; certf as to above mtg; Jan2; Jan3'14; same to same. ——

mHoe av (10:2742), ws, 84 s Aldus, 42x—; sobrn agmt; Jan2; Jan3'14; American Real Estate Co to NY Trust Co, 26 Broad. nom

mHoe av (10:2742), ws, 126 s Aldus, 42x—; sobrn agmt; Jan2; Jan3'14; American Real Estate Co with NY Trust Co, 26 Broad. nom

mHoe av (10:2742), ws, 126 s Aldus, —x —; ext of $32,500 mtg to Jan2'19 at 5½ Jan2; Jan5'14; Lawyers Mort Co with Mack Constn Co, 957 Hoe av. nom

mHoe av (10:2742), ws, 84 s Aldus, —x —; ext of $32,500 mtg to Jan2'19 at 5½%; Jan2; Jan5'14; Lawyers Mort Co with Mack Constn Co, 957 Hoe av. nom

mHolland av, el, see Gun Hill rd, ss, 181.8 e White Plains rd.

mHone av (*), es, 275.3 n Pierce av, 25x 100; PM; Jan3; Jan7'14; due July9'16, 5%; Jos R Beck to Morris Park Estates, 25 Broad. 630

mHughes av (11:3086), es, 45 n 182d, 30x 70; Jan5'14; due, &c, as per bond; John McNulty to Julius Kastner, 466 3d, Bklyn. 10,500

mKingsbridge rd, swc Webster av, see Webster av, ws, 275 n 189th, now 188th.

mKingsbridge rd, swc Elm pl, see Webster av, ws, 275 n 189th, now 188th.

mKingsbridge rd, sec Elm pl, see Webster av, ws, 275 n 189th, now 188th.

mKingsbridge rd, ss, 26.5 w Marion av, see Webster av, ws, 275 n 189th, now 188th.

mLind av (9:2532), ses, 200.10 sw 170th, 25x100; Jan3; Jan5'14; due &c as per bond; Simon Arkin, 346 E 173, to Chas P Zimmermann, 447 E 170. 1,000

mLongfellow av (10:2769), es, 200 s Randall av, 25x100; Jan5; Jan6'14; due, &c, as per bond; Jno P Magner to August Jordan, 2501 Arthur av. 700

mLurting av (*), es, 200 s Pierce av, 50x 100; PM; Dec18'13; Jan7'14; due July9'16, 5%; Bernard Sacks to Morris Park Estates, 25 Broad. 910

mMaclay av, 2412 (*), es, 115.6 n Zerega av, 18.3x92.6; sobrn agmt; Sept25'13; Jan 6'14; Danl J Daily et al with Christian Frank, 363 E 144. nom

mMaitland av (*), ss, 250 w Mapes av, 50x 137x54x116.6; Jan5; Jan6'14; 3y5½%; Julia Bursee to Abr Seh, 2176 Ams av. 2,200

mMapes av, 2060 (11:3108), es, 195 n 179th, 66.1x145.2; pr mtg $49,000; Jan7; Jan8'14; due &c as per bond; Schill Constn Co, Inc, to Jacob Stolwein, 428 E 157. 3,000

mMapes av, 2060; certf as to above mtg; Jan7; Jan8'14; same to same. ——

mMapes av, 2060 (11:3108), es, 195 n 179th, 66.1x145.2; ext of $49,000 mtg to Jan7'17 at 5½%; Jan7; Jan8'14; Lawyers Mtg Co with Schill Constn Co, 860 Van Nest av. nom

mMarmion av, 1829 (11:2953), ws, 140 s 176th, 50x147; PM; pr mtg $39,500; Jan2; Jan3'14; installs; 6%; Susie E Piser to P J Dwyer Bldg Co, Inc, a corpn, 906 E 176. 5,000

mMead av (*), ns, 175 e Garfield, 25x100; Jan6; Jan7'14; 3y5½%; Alois Kafka to Gottlob Wetzel, 676 Union av. 3,500

mMorris av, sec 182d, see 182d E, ss, 100 w Creston av.

mNelson av (9:2512), es, 225.7 n 164th, 75.2 x79.10x75.4x77.11; ext of $2,500 mtg to Jan 6'17 at 5%; Jan6'14; Wm Deltz with Kate Daly et al. nom

mNereid av (*), ns, 93.5 e Byron av, 50x 122.3x—x85.4; also BRUNER AV (*), ws, 73.11 s Barnes av, 75x159.3 to Barnes av x 110x78.6; also NEREID AV (*), sec Wickham av, runs e24.3xs100xe73.3xs25xw97.6x n125 to beg; also GUNTHER AV (*), ws, 531.8 s Barnes av, 100x97.6; also 233D ST E (*), ss, 180.8 e White Plains rd, 99.4x 64.6; Jan3; Jan5'14; 3y6%; Gus T Smith, 386 West to Mary J Skillman, 3349 Olinville av. 5,000

mNewbold av (*), ss, 405 w Castle Hill av, 66.6x216 to Ellis av; Jan2; Jan6 '14; 5y5½%; Evangelische St Paulus Gerneinde, in Westchester, a corpn, to Jno Fippinger, on Bear Swamp rd. 6,000

mOgden av (9:2512), es, 175 n 164th, 25x 70; Jan5; Jan7'14; due Dec1'16, 5%; Jno H Doscher, Lawrence, LI, to Dollar Savings Bank, 2808 3 av. 4,500

mOld rd, es, adj land formerly S Thomson, see Road from Spuyten Duyvil to Mosholu.

mPark av (9:2340), es, 300.9 n 138th, 50x 222.4 to Canal pl; Jan1; Jan7'14; 3y5½%; Ferd V Morrison et al to Jno Bussing, Jr, Mt Vernon, NY. 6,000

mPark av, 3209-13, see 161st, 315 E.

mPark av (11:3030), ws, 367.5 s 182d, 25x 05.1x25x96; ext of $3,500 mtg to Jan8'17 at 5%; Jan8'14; Lena Siegel with Robertine Heineman. nom

mPark av (11:3031), nwc 184th, 217x90x 221.4x90.1; PM; pr mtg $12,000; Jan5'14; due, &c, as per bond; Thos H Roff, 1042 Fox, to Ericson Realty Co, 1402 Bway. 3,000

mPaulding av (*), es, 125 n Pierce av, 50x100; Dec9'13; Jan8'14; due July9'16, 5%; Patk J Roach, Jersey City, NJ, to Morris Park Estates, 25 Broad. 1,400

mProspect av (11:2951), swc 177th, 99.2x 30.6x99.3x30.6; Jan2; Jan3'14; due &c as per bond; Jno McNulty to Harlem Savgs Bank, 124 E 125. 33,000

mProspect av, 2261 (11:3101), ws, 117.5 s 183d, 23.5x97.9; Jan2; Jan3'14; due &c as per bond; Margt McSweeney to Mamie Schrank, 2317 Hughes av. 2,000

mProspect av (11:3115), nec 187th, 50x95; ext of $5,000 mtg to Mar11'15 at % as per bond; Dec27'13; Jan2'14; P & F Constn Co, 751 E 187, with Sigmund Levin, 542 1 av, Astoria, LI. nom

mPutnam av, ws, 155.10 s 238, see Spuyten Duyvil rd, es, at lands formerly W C Wetmore.

mRoad (13:3414), from Spuyten Duyvil to Mosholu, es, at ns lands W C Wetmore, runs se330 to Tibbetts Brook x— to Old Free Landing rd xn580 to said road xw & s— to beg; also LOT B, map Mary C P Macomb; also OLD RD (13:3406), es, adj land formerly Saml Thomson, runs s479.6xe— to Tibbets Brook xne—xw390 to beg; also BROADWAY, nwc Tibbetts Brook, runs n —xw— to Tibbetts Brook xs & e— to beg; sobrn agmt; Jan2; Jan5'14; Bowie Dash Realty Co with Anzonetta B Bininger, Murray Hill Hotel, Bway & 40th, et al. nom

mRoad to Westchester, nec Hall av, see Hall av, nec Road to Westchester.

mSt Anns av, 453 (9:2272), ws, 24.11 s 146th, 24.11x99.4; Jan7; Jan8'14; 5y5%; Fred Kunz, 453 St Anns av, to Emigrant Indust Savgs Bank, 51 Chambers. 14,000

mSt Anns av, 738 (10:2617), ext of $12,000 mtg to Nov30'16 at 5½%; Jan2; Jan3'14; Park Mtg Co with Max Haefner, 266 W 46. nom

mSt Anns av, 745 (9:2360), ws, 51.6 n 156th, 26.6x88.10x21.9x93.5; Jan6'14; due &c as per bond; Michl A Busch to Bernhard Goehring, 1025 Fox. 10,000

mSt Anns av, 745; sobrn agmt; Jan2; Jan 6'14; Jos Peidl with same. nom

mSedgwick av ws, 623.5 s Kingsbridge rd, see Sedgwick av, ws, 585.11 s Kingsbridge rd.

mSedgwick av (11:3237), ws, 585.11 s Kingsbridge rd, 37.6x111.10x37.8x115.1; also SEDGWICK AV (11:3237), ws, 623.5 s Kingsbridge rd, 37.6x108.6x37.8x111.10; certf as to mtg for $12,000; Mar13'13; Jan5 '14; Fordham Realty Co to Central Mort Co. ——

mSedgwick av, 1415 (9:2541), ws, 100 s 171st, 25x95; PM; Jan2; Jan6'14; 3y6%; Wm H McNutt to Danl Seymour, Yonkers, NY, & ano, exr H Louisa Mulford. 7,300

mSpuyten Duyvil rd, sec 236, see Spuyten Duyvil rd, es, at lands formerly W C Wetmore.

mSpuyten Duyvil rd (13:3410), es, at lands formerly W C Wetmore, runs se330 to cl Tibbetts Brook xn— to 240th xw— to rd xs— to beg; also 238TH ST W (13:3414), ss, at ws Tibbetts Brook, —x— to Kingsbridge av; also SPUYTEN DUYVIL RD (13:3406), sec 236th, —x— to cl Tibbetts Brook; also 236TH ST W (13:3406), ns, extends from Bway to Kingsbridge av, —x—; also PUTNAM AV (12:3270), ws, 155.10 s 238th, runs s87.2xnw132.9xe124.6 to beg; also BROADWAY (12:3270), ns, at line bet said premises & land now or late Augustus Van Cortlandt, runs se— to ws Putnam av xs—xw—xs—xs—xw— to Bway xe392 to beg; Jan2; Jan3'14; due &c as per bond; Bowie Dash Realty Co to Jas Douglas, Palisade av & 239th 75,000

mSpuyten Duyvil rd, &c, same prop; certf as to above mtg; Jan2; Jan3'14; same to same. ——

mStebbins av, 1020 (10:2698), sec 165th (No 870), 77.8x20; PM; Jan5; Jan6'14; due &c as per bond; Fannie Faber to Saul Shakin, 1870 E 165 1,100

mStebbins av (10:2698), sec 165th, 77.5x 20; ext of $5,000 mtg to Jan1'19, at 5½%; Dec30'13; Jan6'14; Geo H Purser with Saul Shakin, 870 E 165. nom

mTeller av, 1338 (11:2782), es, 332.5 n 169th, 16.8x81.11x16.8x82; Jan2'14; installs, 10y5¼%; Frank Liss to Title Guar & Trust Co, 176 Bway. 2,500

mTinton av, 1058 (10:2670), es, 242.6 s 166th, 16.8x100; Jan6'14; due &c as per bond; Pauline Neuhurg, Bklyn, to Title Guar & Trust Co. 2,500

mTremont av, 318 E (11:2803), ss, 189.8 e Anthony av, runs s87xs31.4xe30xn114.2 to av xw33.6 to beg; PM; pr mtg $25,000; Dec 31'13; Jan7'14; 5y6%; Mary A Foody, Yorktown, NY, to Louisa A Birkmire, 2190 Loring pl. 3,000

mTremont av (*), nwc Zerega av, 105x108; pr mtg $——; Jan2; Jan5'14; due, &c, as per bond; Emma Feulner to Jno Eichler Brewing Co, 3582 3 av. 3,000

mUnion av, 703 (10:2665); ext of $7,000 mtg to Jan4'19 at 5½%; Dec22'13; Jan5'14; Lawyers Mort Co with Louis Schiffer. nom

mUnion av, 943 (10:2669), ws, 82.11 n 163d, 18.6x137.9; Jan5'14; due, &c, as per bond; Selma L Jacobs to Title G & T Co, 176 Bway. 3,250

mValentine av, 2194 (11:3144), es, 246.2 n 181st, 16.8x116.11x16.8x117.1; Jan6; Jan7'14; 3y5½%; Kathryn A Dinan to Madgeline Siegman, 444 W 167. 3,500

mValentine av (12:3300), es, 306.4 n 194th, —x—; ext of $20,000 mtg to Jan5'17 at 5%; Dec30'13; Jan6'14; City Mtg Co with Jno J Tully Co, 730 N Oak dr. nom

mValentine av (12:3300), es, 513.9 n 194th, —x—; ext of $20,000 mtg to Jan5'17 at 5½%; Jan5; Jan6'14; Lawyers Mtg Co with Jno J Tully Co, 73 N Oak dr. nom

mValentine av (12:3300), es, 266 n 194th, —x—; ext of $20,000 mtg to Jan5'17 at 5%; Jan5; Jan6'14; Lawyers Mtg Co with Jno J Tully Co, 730 N Oak dr. nom

mValentine av (12:3300), es, 346.8 n 194th, —x—; ext of $20,000 mtg to Jan5'17 at 5½%; Jan5; Jan6'14; Lawyers Mtg Co with Jno J Tully Co, 730 N Oak dr. nom

mValentine av (12:3304), ws, 90.1 n 197th 25x153.7x25x155; ext of $6,500 mtg to Jan 7'17 at 5½%; Dec15'13; Jan8'14; Patk Beckingham with Matthew Casson, 2831 Valentine av. nom

mVyse av (11:3131), es, 64.11 s 179th, 50x 85.9x50x86.10; pr mtg $30,000; Jan6; Jan7 '14; 5y6%; K & R Constn Co Inc, a corpn, 35 Nassau, to Abr N Leventhal, Hotel Ansonia, Bway & 73d. 5,000

mVyse av (11:3131), same prop; certf as to above mtg; Jan6; Jan 7'14; same to same. ——

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m**Vyse av** (11:3131), sec 179th, 64.11x86.10 x64.11x88.3; pr mtg $50,000; Jan6; Jan7'14; 5y6%; K & R Constn Co Inc, a corpn, 35 Nassau, to Abr N Leventhal, Hotel Ansonia, Bway & 73d. 10,000

m**Vyse av** (11:3131), same prop; certf as to above mtg; Jan6; Jan 7'14; same to same. ——

m**Walton av, 2161** (11:3185), ws, 95.8 n 181st, 19x75; PM; Jan3; Jan5'14; due, &c, as per bond; Fredk Schuler to Edwin B Meeks, Islip, LI, trste Jos W Meeks. 4,000

m**Walton av, 2161**; PM; Jan3; Jan5'14; due, &c, as per bond; same to Elbridge G Duvall, 367 E 201. 500

m**Washington av** (9:2373), sec 169th, 50x 100.7; Jan6'14; due &c as per bond; L & S Constn Co, a corpn, to N Y Savgs Bank, 81 8 av. 42,000

m**Washington av** (9:2373); same prop; certf as to above mtg; Jan6'14; same to same. ——

m**Webster av, swc Kingsbridge rd,** see Webster av, ws, 275 n 189th, now 188th.

m**Webster av, 1296** (9:2396); ext of $11,-500 mtg to Jan6'17, at 5%; Jan6; Jan7'14; Amelia Walter with Foulard Realty Co. nom

m**Webster av** (9:2396), es, 90 n 169th, 26x 90; pr mtg $——; Jan6; Jan7'14; 2y6%; Foulard Realty Co, 1239 Webster av, to Lincoln Mortgage Co 100 Bway. 1,000

m**Webster av** (9:2396), same prop; certf as to above mtg; Jan6; Jan7'14; same to same. ——

m**Webster av** (11:2899), es, 75 s 175th, 33x 106.9x33x106.10; Jan7'14; 5y5%; Michl Gleason, 118 E 177, to Mary F Davidson, 602 W 157. 6,000

m**Webster av, 2043** (11:3142), ws, 262.10 n 179th, 37.6x100; Jan7; Jan8'14; 3y5%; Purchase Holding Corpn to Chas Collins, 133 E 36. 22,000

m**Webster av, 2043**; certf as to above mtg; Jan7; Jan8'14; same to same. ——

m**Webster av** (11:3026), ws, 275 n 189th (now 188th), 100x124.5x100x117.3; also KINGSBRIDGE RD (11:3026), ss, extends from Marion av to Webster av, runs e253.9 xs118.6xw18.5xs18.3xw18.5xs25.1 xw18.6 xs 25.1xw19xs54.8xw125 to Marion av xn99.2 to beg; also KINGSBRIDGE RD (11:3023), ss, 26.5 w Marion av, 153 to Elm pl x89.9x 144.11x115.5; also KINGSBRIDGE RD (11:3023), swc Elm pl, runs w104.2xnw on curve 102.6xse108.8xs72.7xe129.6 to pl xn 165.6 to beg; pr mtg $25,000; Jan7'14; due &c as per bond; Anne E Carroll to Fredk Hoff, 157 W 79. 4,325

m**Webster av** (11:3031), es, 192.8 n 184th, 33.4x90; ext of $13,000 mtg to Jan5'17 at 5½%; Jan5; Jan7'14; Title Guar & Trust Co with Chas M Clarke, 145 Audubon av. nom

m**Westchester av** (9:2362), nwc Bergen av, leasehold, given to secure deposit of $500 to secure performance of Ls; Jan7; Jan8'14; 10y—%; Royal Theatre Co to Wm W Brauer, 1236 Bway. 500

m**Wickham av, sec Nereid av,** see Nereid av, ns, 93.5 e Bryon av.

m**Willett av (*)**, ws, 201 n 216th, 49x100; pr mtg $5,000; Jan7'14; due, &c, as per bond; Anna J Peacock to Jno Mezger, 500 E 166. 800

m**Willis av, 310** (9:2285), es, 75 s 141st, 25x 100; pr mtg $16,000; Jan5; Jan6'14; 3y6%; Kathie Fischer, widow, to Wm Schmidt, 902 Courtlandt av. 6,000

m**Willis av, 314** (9:2285), es, 25 s 141st, 25x 100; pr mtg $15,000; Jan5; Jan6'14; 3y6%; Kathie Fischer, widow, to Wm Schmidt, 902 Courtlandt av. 7,000

m**Woodycrest av** (9:2511), swc 164th, —x —; ext of $5,000 mt gto Dec19'16 at 5½%; Dec19'13; Jan6'14; Title Guar & Trust Co with Augusta M Gay, 226 E 23. nom

m**Zerega av, nwc Tremont av,** see Tremont av, nwc Zerega av.

m**Plot (*)** begins 590 e White Plains rd at point 100 n along same from Morris Park av, runs e100xn50xw100xs50 to beg, with right of way over strip to Morris Park av; Jan3; Jan6'14; 1y6%; Lizzie wife Jakob Schneider to Anna Gernannt, 88 3 av. 2,000

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IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

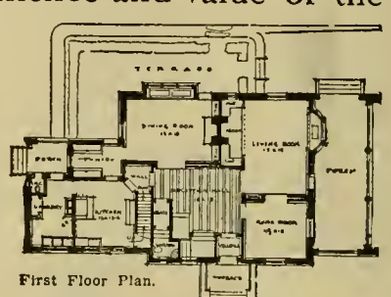


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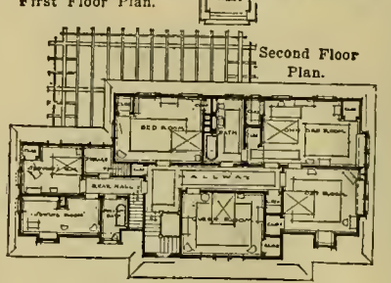
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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2392 New York, January 17, 1914. (29) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Broome st, 212-4 on map 212.
Charles st, 53.
Chrystie st, 132.
Clinton st, ws, (nwc Delancey, 156-60), blk 348-33.
*Delancey st, 156-60 (n w c Clinton st), blk 348-33.
Delancey st, 186-8 & 204.
Duane st, 64-6 (on map 62-4).
Essex st, 64.
Front st, 354-6.
*Goerck st, 123 (or Stanton, 320).
Henry st, 189.
*Horatio st, 85-9 (or Washington st, 799-801).
Lewis st, 117 & 161-3.
Macdougal st, 114.
Madison st, 274.
*Norfolk st, 69-71 (or Broome st, 212-4).
Pitt st, 49.
Stanton st, 320 & 329.
Washington st, 799-801.
Wooster st, 62.
*2d st, 145 E (or Av A, 25).
*3d st W (n w c Bway, 683-5), blk 535-57.
11th st, 147 W.
12th st, 39-43 W.
16th st, 618 E.
18th st, 6-8 W.
19th st, 29 W.
25th st, 158-62 W.
28th st, 330 E.
28th st, 8 & 13-15 W.
28th st, 130 W.
*31st st, 130 E (or Lex av, 178).
32d st, 153-5 E.
34th st, 467 W.
*35th st, 401-5 W (or 9th av, 451).
*37th st, 108 W (or Bway, 1370).
39th st, 146 & 322 E.
41st st, 123 W.
*42d st E, sec 5th av, Nos 495-501, blk 1276-69.
*44th st, 160-4 W (or Bway, 1508-12).
45th st, 434 W.
46th st, 344-6 E.
47th st, 327 E.
48th st, 328 E.
49th st W, ss, 449.6 w 6 av.
50th st, 400 E (or s e c 1st av, blk 1361-50.
54th st, 263 W.
55th st, 446 W.
58th st, 532 W.
60th st, 403-5 E.
69th st, 167 E.
69th st, 59 W.
70th st, 242-56 W.
71st st, 240 E.
76th st, 12 E.
77th st, 337 E.
77th st, 100 W (or Col av, 360-8).
79th st, 338 E.
80th st, 218-20 E.
*80th st, 451 E (or Av A, 1514).
82d st, 516 E.
83d st, 215-7 W.
84th st, 521 E.
84th st, 135-7 & 344 W.
85th st, 127 & 228-30 E.
86th st, 124-6 & 516 E.
91st st, 124 E.
92d st, 124 & 130-2 E.
92d st, 311 E.
94th st, 64 E.
94th st, 27 & 274 W.
94th st, 311 W.
*100th st, 48 E (or Madison av, 1449).
101st st, 215 E.
101st st, 122 W.
102d st, 322 E.
103d st, 105 W.
111th st, 3 W.
*112th st, 200 W (swc 7th av, 1844-50).
117th st, 247 E.
117th st, 455 E.
118th st, 280 W.
120th st, 23 W.
122d st, 263 E.
125th st, 13-15 & 255 E.
126th st, 6-10 W.
*126th st, 500 W) or Ams av, 1336).
127th st, 72 E.
128th st, 71-3 E.
128th st, 35 W.
128th st, 45 & 49 W.
129th st, 121 W.
131st st, 111 W.
134th st, 74 W.
*134th st W, n e c St Nicholas av, 486.
135th st, 306 W.
137th st, 43-5 W.
140th st, 516-8 W.
142d st, 291 W.
143d st, 134-44 W.
*157th st W, s e c St Nicholas av, 928.
171st st, 564 W.
*174th st, 500 W (or Ams av, 2296-8).
181st st, 720 W.
182d st, 620-2 W.
*184th st, 564-70 W (or St Nich av, 1470-4).
*212th st W (sec Bway), blk 2229-5.
Av A, 25 & 293.
Av A, 1511.
Amsterdam av, 1336 & 2296-8.
Bradhurst av, 47.
Broadway, 683-5.
Broadway, 1364-70.
Broadway, 1508-12.
Broadway, es (sec 212th, blk 2229-5).
*Columbus av, 360-8 (or 77th st, 101 W).
Edgecombe av, 106.
*Edgecombe av, ws, blk 2048-11 (or St Nicholas av, es).
*Edgecombe av, ws, blk 2048-21 (or St Nicholas av, es).
Edgecombe av, w s, on map 145-7, blk 2051-93.
Lexington av, 178.
Madison av, 1443-9.
St Nicholas av, 486 & 938.
St Nicholas av, 1466-8.
St Nicholas av, 1470-4.
St Nicholas av, es, blk 2048-11 (or Edgecombe av, ws).
St Nicholas av, es, blk 2048-21 o(Edgecombe av, ws).
West End av, 210 & 314.
1st av, 1605.
*1st av, sec 50th st, blk 1361-50.
2d av, 176, 318 & 1713.
3d av, 867 & 1156-62.
3d av, 1590.
5th av, 495-501 & 2150.
6th av, 232.
7th av, 1842-50.
8th av, 2194.
9th av, 451.
10th av, 522-601-3.

WILLS.

4th st, 327 W.
7th st, 263 E.
16th st, 316-22 W.
61st st, 31-3 W.
62d st, 8 E.
62d st, 52 E.
74th st, 19 E.
74th st, 403 E.
84th st, 323 W.
114th st, 111 E.
117th st, 180 E.
Amsterdam av, 28.
Amsterdam av, 2506.
Lexington av, 686-8.
Madison av, 1739.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Jan. 9, 10, 12, 13, 14, & 15.

Bleecker st, 115-17, see Clinton, 109.

Broome st, 212-14 (2:352-28), nwc Norfolk (Nos 69-71 (61), 42x75, 2-5-sty bk tnts & strs; Jos Rudinsky to Jennie Rudinsky, his wife, 1241 47th, Bklyn [c/o Rudinsky Bros, 27 W 24]; AL; Jan12; Jan 13'14; A$50,000-72,000. O C & 100

Charles st, 53 (2:612-41), ns, 50.10 e 4th, 16.8x74, 3-sty & b stn dwg; Margt Trail to Jules E E Lavanoux, 119 Waverly pl; mtg $7,000; Dec31'13; Jan10'14; A$6,500-8,500. nom

Chrystie st, 132 (2:419-6), es, abt 125 n Broome, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Cambridge Livingston, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Jan8; Jan12'14; A$22,-000-29,000. **24,000**

Clinton st, 109 (2:348-33), nwc Delancey (Nos 156-64), 25x109, 6-sty bk tnt & strs; A$70,000-100,000; also WILLIAM ST, 197 (1:102-11), ws, 103.5 s Frankfort, runs w 55.4xn27.1xe29.9xn0.10xe24.8 to st xs28.5 to beg, 5-sty bk loft & str bldg; A$32,000-P 45,000; also BLEECKER ST, 115-17 (2:-534-43-44), ns, 50 e Wooster, 50x100, 2-3-sty bk loft & str bldgs; A$52,000-60,000; Morris Weinstein to Stonemor Realty Co, a corpn, 135 Bway; ½ R, T & I; mtg $100,000 on whole; Jan15'14. O C & 100

Delancey st, 156-64, see Clinton, 109.

Delancey st, 186-8 (2:343-36), ns, 43.6 e Attorney, 43x86.5x43x86.6, 6-sty bk tnt & strs; Mary wife Jos Berkowitz to Carrie B Weiss, 600 Park pl, Bklyn; AL; Dec12 '13; Jan14'14; A$33,000-54,000. nom

Delancey st, 204 (2:343-74), ns, 75 e Ridge, 25x100, 5-sty bk tnt & strs; Celia Glick to Rena Glick, 21 E 129; mtg $28,000; Jan2; Jan10'14; A$20,500-38,000. O C & 100

Duane st, 62-4 (1:154-20), ss, 24.6 w Elm, 48.4x78.6x49.7x78.6, 2-5-sty bk loft & str bldgs; A$100,000-115,000; also BROADWAY, 683-5 (2:535-57), nwc 3d, 50x95, 12-sty bk office & str bldg; A$230,000-400,-000; also BROADWAY, 1364-70 (3:812-49-52), sec 37th (No 108), 105.9x72.2x98.9x110, 2-2 & 2-4-sty bk loft & str bldgs; A$774,-000-799,000; also 19TH ST, 29 W (3:821-23), ns, 445 w 5 av, 28x92, 4-sty stn loft & str bldg; A$58,000-65,000; also 28TH ST, 8 W (3:829-46), ss, 175 w 5 av, 25x98.9, 4-sty bk bldg & str; A$87,500-97,000; also 28TH ST, 13-5 W (3:830-30), ns, 225 w 5 av, 50x98.9, 10-sty bk loft & str bldg; A $175,000-325,000; also 32D ST, 153-5 E (3:-888-31), ns, 175 w 3 av, 50x172.6, 3-sty bk stable; A$78,000-117,000; also 7TH AV, 1842-50 (7:1827-33-36), swc 112th (No 200), 100.11x100, 2-5-sty bk tnts & strs; A$101,-400-183,000, being all the undivided share or interest in real estate of which Robert Roe died seized, except the "Schuyler Arms," to which Arthur I Hoe was entitled under will of said Robt Hoe, decd, which was conveyed by Arthur I Hoe to Peter J Shields by deed recorded Jan28'13; Little Streets Co, a corpn, to Robt Hoe Estate Co, Inc, a corpn, 15 William [30 Church]; QC; Oct1'13; Jan9'14. nom

Essex st, 64 (2:351-4), es, 150.4 s Broome, 25.1x100.6x25x100.11, 4-sty bk tnt & strs & 1 & 2-sty ext; Mary wife Jos Berkowitz to Carrie B Weiss, 600 Park pl, Bklyn; AL; Dec12'13; Jan14'14; A$22,000-29,000. nom

Front st, 354-6 (1:243-63-64), ns, 325.2 w Jackson, 40.10x70, 1 & 2-sty bk stable & 3-sty fr tnt; Philip Jaroslawsky to Lena Jaroslawsky, his wife, 356 Front; mtg $8,-000; Jan12; Jan15'14; A$5,800-8,300. O C & 100

Goerck st, 123, see Stanton, 320.

Horatio st, 85-9, see Washington, 799-801.

Henry st, 189 (1:285-6), ns, 120.7 e Jefferson, 25x87.6, 6-sty bk tnt & strs; Barnet Berkman & Rubin Bass to Gussie, wife Barnet Berkman, 100 Grafton, Bklyn, & Rebecca, wife Rubin Bass, 19 Ames, Bklyn [c/o Berkman, Bass & Co, 17 E Bway; AL; Jan12'14; A$17,000-35,000. nom

Lewis st, 117 (2:330-24), ws, abt 125 s Houston, 25x100, 7-sty bk loft & str bldg; Barbara Feiss to Eliz A Toop, at Mt Vernon, NY; mtg $26,500; Jan12; Jan14'14; A $15,000-34,000. O C & 100

Lewis st, 161-3 (2:357-77-78), ws, 84 n 3d, 47.6x100, 2-4-sty bk tnts & strs & 1-4 & 1-5-sty bk rear tnts; Meyer Goldberg & Abr Greenberg to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb18'13; Jan 15'14; A$20,500-29,000. O C & 100

MacDougal st, 114 (2:540-6), es, abt 195 n Bleecker, 25x100, 6-sty bk tnt & strs; Michl Maresca to Isabella Malavita, 15 Charlton & Livia M Pepe, 15 Charlton; mtg $37,500; June8'08; Jan13'14; A$15,000-36,000. O C & 100

Madison st, 274 (1:269-27), ss, 219.1 e Clinton, 31x100, 6-sty bk tnt & strs; Barnet Berkman & Rubin Bass to Gussie, wife Barnet Berkman, 100 Grafton, Bklyn, & Rebecca, wife Rubin Bass, 19 Ames, Bklyn [c/o Berkman, Bass & Co, 17 East Bway]; AL; Jan12'14; A$21,000-46,000. nom

Norfolk st, 69-71, see Broome, 212-14.

Pitt st, 49 (2:343-69), ws, 75 n Delancey, 25x75, 5-sty bk tnt & strs & 4-sty bk rear tnt; Yettie Schoenfeld to Isak M Schoenfeld, 49 Pitt; mtg $16,000; Dec30'13; Jan 12'14; A$15,500-18,000. nom

Stanton st, 320 (2:330-70), nwc Goerck (No 123), 25x75, 5-sty bk tnt & strs; Dora Seidenwerg to Mark S Reardon, 3d, 170 Keap, Bklyn; mtg $32,000; Dec10'13; re recorded from Dec11'13; Jan9'14; A$21,000-34,000. nom

Stanton st, 329 (2:324-15), ss, 59.10 e Goerck, 21x81.3x20.1x—, 5-sty bk tnt & str; Ellen Roche to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $14,000 & AL; Jan 12; Jan13'14; A$9,000-14,000. O C & 100

Washington st, 799-801 (2:643-36), nec Horatio (Nos 85-9), 41.11x87.10x41.10x90.8, 6-sty bk storage & str bldg; Geo A Macdonald to Robt Weber, 22 W 120; mtg $50,000 & AL; Jan9'14; A$30,000-70,000. O C & 100

William st, 197, see Clinton, 109.

Wooster st, 62 (2:486-1), es, 100 ne Broome, 24.11x100, 6-sty bk loft & str bldg; Chas Martin to R E Realty Co, Inc, a corpn, 99 Nassau; mtg $72,000 & AL; Jan 12; Jan13'14; A$20,000-30,000. nom

2D st, 145 E, see Av A, 25.

3D st W, nwc Bway, see Duane, 62-4.

11TH st, 147 (181) W (2:607-69), nes, 246.5 e 7 av, 21.5x103.3, 4-sty & b bk dwg; Thos L Feitner EXR Louisa Varet to St Vincent's Hospital of the City NY, a corpn, 153 W 11; AL; Jan14'14; A$14,500-19,000. **23,000**

12TH st, 39 W (2:576-62), ns, 425 w 5 av, 25x103.3, 4-sty bk tnt & 2-sty bk rear tnt; Dorotha S Warsawer to Susas Van Praag, 610 W 113 [c/o H Mandelbaum, 135 Bway]; QC; Jan6; Jan10'14; A$24,000-30,-000. O C & 100

12TH st, 41-3 W (2:576-63), ns, 450 w 5 av, runs n54.6xw32.3xs6.9xsw13.8xse45.5 to st xe26.6 to beg, 2 4-sty bk tnts; Susan Van Praag to Dorotha S Warsawer, 340 4th, Bklyn [c/o H Mandelbaum, 135 Bway]; QC; Jan7; Jan10'14; A$15,000-21,000. O C & 100

16TH st, 618 E (3:983-46), ss, 288 e Av B, 25x103.3, 5-sty bk tnt; Arthur McGlone to Chas W Bennett, 616 W 179 [2 Rector]; mtg $16,500; Oct29'13; Jan14'14; A$8,000-15,500. nom

18TH st, 6-8 W (3:819-50), ss, 200 w 5 av, 52x92, 12-sty bk loft & str bldg; Rosa Von Zimmermann to Hippan Realty Co, Inc, a corpn, 20 Nassau; mtg $260,000 & AL; Jan14; Jan15'14; A$116,000-253,000. O C & 100

19TH st, 29 W, see Duane, 62-4.

21ST st, 510 W, see Manhattan mortgages of Jan3'14 issue, when deed was recorded as mortgage.

25TH st, 158-62 W (3:800-71-73), ss, 118 e 7 av, 55x98.9, 3 4-sty bk tnts; Wessex Realty Co, a corpn, to Nanny Altman, 790 Riverside dr; mtg $83,937.55 & AL; Jan9; Jan10'14; A$82,500-85,500. O C & 100

28TH st, 330 E (3:933-40), ss, 360 e 2 av, 20x98.9, 4-sty bk tnt & 2-sty fr rear tnt; Meyer Goldberg & Abr Greenberg to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb18'13; Jan12'14; A$8,000-11,-500. O C & 100

28TH st, 8 W, see Duane, 62-4.

28TH st, 13-5 W, see Duane, 62-4.

28TH st, 130 W (3:803-57), ss, 350 w 6 av, 25x98.9, 7-sty bk loft & str bldg; Wm Ahramson to Hakalist Realty Corpn, 60 Wall [r 712]; mtg $60,000 & AL; Jan13; Jan14'14; A$35,000-80,000. nom

31ST st, 130 E, see Lex av, 178.

32D st, 153-5 E, see Duane, 62-4.

34TH st, 467 W (3:732-3), ns, 20.10 e 10 av, 20.10x74.1, 4-sty bk tnt & str; Abr J Benaim to Tespil Co [c/o Dr L J Lipset], 461 W 34; mtg $13,500; Jan14; Jan15'14; A$13,000-16,000. O C & 100

35TH st, 401-5 W, see 9 av, 451.

37TH st, 108 W, see Duane, 62-4.

39TH st, 146 E (3:894-55), ss, 175 w 3 av, 25x84.10x25.3x88.6, 5-sty bk tnt; Wm B Nisbet to Theo C Visscher, 141 E 40; ½ pt; mtg $25,000; Dec31'13; Jan9'14; A $24,000-35,000. O C & 100

39TH st, 322 E (3:944-41), ss, 275 e 2 av, 25x98.9, 5-sty bk tnt & strs; Louis R Frank to Kassel Levy, — Ocean av, Seabright, NJ; QC; Jan12; Jan14'14; A$10,500-16,500. nom

41ST st, 142 E (5:1295-44), ss, 175 w 3 av, 25x97.10, 4-sty bk garage; Jas M Boylston et al to Edw S Boylston, 429 E 69, an int of 39.08%; Geo A Boyleston, 211 E 68, 17.56%, & Wm H Boyleston, 211 E 68, 43.36%; heirs &c Jos Boylston; QC; Dec13; Dec31'13; A$24,000-32,000; corrects error in issue Jan3 when interest of Edw S Boylston was 30.08%. O C & 100

41ST st, 123 W (4:994-24), ns, 200 w 6 av, 20.4x98.9, 3-sty & b bk dwg; Chas A A During to Woodbury G Langdon, [151 Madison av], Morristown, NJ; AL; Jan12 '14; A$55,000-58,000. O C & 100

42D st, 2-10 E, see 5 av, 495-501.

44TH st, 160-2 W, see Bway, 1508-10.

44TH st, 164 W, see Bway, 1508-10.

45TH st, 434 W (4:1054-51), ss, 450 w 9th av, 25x100.4, 4-sty bk tnt & 1-sty fr rear shed; Henry Meyer to Fredk H Kastens & Chas Brandt both at 449 W 47; Jan8; Jan9'14; A$11,000-12,000. O C & 100

46TH st, 344-6 E (5:1338-31-32), ss, 100 w 1 av, 40x100.5, 2 5-sty bk tnts & strs & 1-sty ext on 344; Mendel Herzog to Bella Glaser, 2309 Creston av; AT; AL; May1'13; Jan10'14; A$14,000-27,000. wift & 100

47TH st, 327 E (5:1340-16), ns, 375 e 2 av, 25x100.5, 5-sty bk tnt & strs; Jos Dunn to Nathan Wolf, 72 S Lex av, White Plains, NY; mtg $18,000; Nov28'13; Jan13'14; A$9,-000-18,000. O C & 100

48TH st, 328 E (5:1340-38), ss, 350 e 2 av, 25x100.5, 5-sty bk tnt; Carlo M Baroni to Luigi Rapuzzi, 10 Franklin, NY, & Bonifacio Colombo, 546 Clinton, Bklyn; mtg $18,000; Dec13'13; Jan12'14; A$9,000-22,000. nom

49TH st W (4:1001), ss, 449.6 w 6 av, a strip 0.6x100; Alfred H Senior to Jno J Mahony, 51 W 94; AL; July10'13; Jan15 '14. **200**

49TH st W (4:1001), ss, 449.6 w 6 av, a strip 0.6x100; Adelaide B Stilwell et al, heirs &c Eugenie Wheeler, to Jno J Mahony, 51 W 94; QC; July14'13; Jan15'14. O C & 100

50TH st, 400 E, see 1 av, sec 50th.

54TH st, 263 W (4:1026-1B), ns, 43.9 e 8 av, 18.9x62.11, 3-sty & b stn dwg, 3-sty ext; Edw D Dowling, ref, to Granby Corpn, 150 Bway [r 44]; FORECLOS judgmt Jan2; Jan7; Jan15'14; A$21,000-22,000. **3,375**

55TH st, 446 W (4:1064-55) ss, 225 e 10 av 25x100.5, 5-sty stn tnt; Jno P Crowley to Mary A Crowley, 446 W 55; July10'11; Jan 9'14; A$10,000-17,500. O C & 100

58TH st, 532 W (4:1086-49), ss, 400 w 10 av, 25x100.5, 5-sty bk tnt; Meyer Goldherg & Abr Greenberg to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb18'13; Jan9'14; A$9,000-17,000. O C & 100

60TH st, 403-5 E (5:1455-5-6), ns, 100 e 1 av, 50x100.5, 2 6-sty bk tnts; Adolph Schlesinger to Schlesinger Realty Co, a corpn, 74 Bway [c/o A Schlesinger, pres, 7 Stanton]; mtg $48,500; Jan9; Jan13'14; A$16,000-50,000.

69TH st, 167 E (5:1404-32), ns, 95 w 3 av, 25x100.5, 3-sty bk garage; Geo G Heye to Marie A Heye, 545 5 av [c/o Geo G Heye, 60 Bway]; ½ pt; AT; mtg $30,000; Jan12'14; A$20,000-39,000. nom

69TH st, 59 W (4:1122-6), ns, 125 e Col av, 20x100.5, 4-sty & b stn dwg; Jno MacGregor et al heirs, &c Robt S MacGregor to Herbert P MacGregor, as TRSTE, 59 W 69, in trust for parties 1st pt; AL; Dec30 '13; Jan14'14; A$18,000-36,000. nom

70TH st, 242-56 W (4:1161-49½ to 54½), ss, 425 w Ams av, 133.4x100.5, 6-4-sty bk dwgs & 2-3-sty & b stn dwgs; Directors Realty Holding Co to 230 W 70th St Co, Inc, a corpn [c/o I R Jacobs & Co], 160 Bway; AL; Jan8; Jan9'14; A$78,000-180,000. O C & 100

71ST st, 240 E (5:1425-29), ss, 100 w 2 av, 20x100.4, 4-sty stn tnt; Chas Malawista to Rebecca Malawista, his wife, 240 E 71; AL; Jan7; Jan12'14; A$9,000-15,000. O C & 100

76TH st, 12 E (5:1390-63½), ss, 179.2 w Mad av, 18.10x102.2, 4-sty & b stn dwg; Dora Schiffer, widow, to Jas C Brady, 10 E 76 [54 Wall]; mtg $23,000 & AL; Jan8; Jan15'14; A$58,000-67,000. nom

77TH st, 337 E (5:1452-16), ns, 375 e 2 av, 25x102.2, 4-sty stn tnt; Jos B Peck to Saml S Aronson, 622 W 142 (141st); AL; Jan8; Jan12'14; A$9,000-15,000. nom

79TH st, 338 E (5:1453-35), ss, 199 w 1 av, 17x102.2, 3-sty & b stn dwg; Isadore A Wollheim to Saml Wollheim, 175 E 79; mtg $7,750; Jan5; Jan10'14; A$6,000-9,500 nom

79TH st, 101 W, see Col av, 360-8.

80TH st, 218-20 E (5:1525-37-38), ss, 250 e 3 av, 50x102.2, 2-5-sty bk tnts; Jno J Tully to Jno J Tully Co, a corpn, 730 North Oak Drive; B&S & CaG; mtg $40,000; Jan 8; Jan9'14; A$22,000-44,000. O C & 100

80TH st, 451 E, see Av A, 1511.

82D st, 516 E (5:1578-42), ss, 248 e Av A 25x102.2, 5-sty bk tnt; Mark Deering to Matilda Merklen & Ida Meinecke, both at 321 Hancock, Bklyn; B&S; mtg $13,000; Jan7; Jan9'14; A$8,000-19,500. O C & 100

83D st, 215-7 W (4:1231-27-28), ns, 100 w Ams av, 49.4x102.2, 2 5-sty bk tnts; Harris Mandelbaum et al to Rose Coshland, 440-52 Col av [c/o H Mandelbaum, 135 Bway]; mtg $50,000; Dec19'13; Jan10'14; A$35,000-66,000. O C & 100

83D st, 215-7 W; Rose Coshland to Premium Holding Co, a corpn [c/o Sonn Bros], 149 Church; B&S; mtg $50,000; Dec 20'13; Jan10'14. O C & 100

84TH st, 521 E (5:1581-11), ns, 253.7 e Av A, 19.5x102.2, 3-sty stn dwg; Mark Deering to Matilda Merklen & Ida Meinecke, both at 321 Hancock, Bklyn; B&S; mtg $5,000; Jan7; Jan9'14; A$6,000-9,500. O C & 100

84TH st, 135-7 W (4:1215-16-17), ns, 369 e Ams av, 44x102.2, 2 5-sty stn tnts; Sol Dornberger to Berthold Landauer, 1061 St Nicholas av; mtg $44,000; Sept—'13; Jan12'14; A$26,000-50,000. nom

84TH st, 344 W (4:1245-98), ss, 432.1 w West End av, 19.11x102.2, 3 & 4-sty & b stn dwg; Jno R MacArthur to Alarwil Realty Co, a corpn, at Jersey City, NJ; [11 Pine, r 1503]; mtg $30,000 & AL; Jan9; Jan13'14; A$15,000-23,000. omitted

85TH st, 127 E (5:1514-14), ns, 67.2 w Lex av, 17x100.5, 4-sty stn tnt; Nellie Fitzgerald to Yorkville Jewish Religious School, a corpn, 117 E 85; mtg $12,000; Jan15'14; A$10,500-16,000. O C & 100

85TH st, 228-30 E (5:1530-34), ss, 354.6 e 3 av, 50x102.2, 1-sty bk church; Frances C MacIntyre to Moses Kinzler, 126 E 93; QC; mtg $15,000; Dec30'13; Jan9'14; A exempt-exempt. **20,750**

86TH st, 124-6 E (5:1514-59-60), ss, 286.8 e Park av, 51.1x102.2, 2 5-sty stn tnts; Mendel Herzog to Bella Glaser, 2309 Creston av; AT; AL; Apr29'13; Jan10'14; A$43.-000-69,000. gift & 100

86TH st, 516 E (5:1582-45), ss, 173 e Av A, 25x102.2, 5-sty bk tnt & strs; Bryan L Kennelly & ano, EXRS Mary A McGuire,

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to Jno Brunckhorst, 516 E 86; mtg $8,000; Jan9; Jan10'14; A$9,000-21,500. **18,000**

91ST st, 124 E (5:1519-60), ss, 275 e Park av, 41.8x100.8, 6-sty bk tnt; Eliz A Toop to Emma H Gerken, 67 E 87 [c/o Berent C Gerken, c/o O'Reilly & Dahn, 1272 Lex av]; mtg $65,000; Jan14'14; A$25,000-65,000. O C & 100

92D st, 124 E (5:1520-62), ss, 250 e Park av, 15x100.8, 3-sty & b bk dwg; A$9,000-12,000; also 92D ST, 130 E (5:1520-60½), ss, 295 e Park av, 15x100.8, 3-sty & b bk dwg; A$9,000-12,000; also 92D ST, 132 E (5:1520-60), ss, 310 e Park av, 15x100.8, 3-sty & b bk dwg; A$9,000-12,000; Robt Weber to Geo A Macdonald, at West Orange, NJ [40 Wall]; AL; Jan5; Jan12'14. O C & 100

92D st, 130-2 E, see 92d, 124 E.

92D st, 311 E (5:1555-8), ns, 175 e 2 av, 25x100.8 5-sty bk tnt & strs; Fischel Goldberg to Fredk H Otterstedt, 136 34th, Woodcliff, NJ; mtg $19,000 & AL; Dec30'13; Jan12'14; A$8,500-19,000. O C & 100

94TH st, 64 E (5:1505-46), ss, 207.6 w Park av, 27x100.8, 5-sty stn tnt; Jno H Bodine to Metropolis Holding Corpn [c/o Raphael Prager, pres], 149 Bway; mtg $25,000 & AL; Jan9; Jan13'14; A$19,500-31,000. nom

94TH st, 27 W (4:1208-22½), ns, 259 w Central Park W, 16x100.8, 3-sty & b bk dwg; Caroline W Mitchell, individ & ano, TRSTES for Jos N Ireland, to Pauline Frank [c/o A Kohn], 18 E 95; B&S; mtg $12,000; Jan14; Jan15'14; A$10,500-16,000. **14,000**

94TH st, 274 W (4:1241-60⅛), ss, 70 e West End av, 15 & 64, to ns of an old lane, Mott or Striker la, closed, bounded e by line 240 w Bway, s by cl said lane, n by ns said la & w by line 255 w Bway, being n ½ of said lane, 4 & 5-sty & b stn dwg; Judson G Wells & ano EXRS Andw Phillips to Andw J & Jno A Phillips, both at 617 W 143; mtg $10,000; Dec30'13; Jan9'14; A$8,000-16,000. **13,190**

94TH st, 311 W (4:1253-16), ns, 175 w West End av, 50x100.8, 6-sty bk tnt; Portland Develonment Co, a corpn, to Chas A Robinson, 52 Winter st, Portland, Me, & I Townsend Burden, Jr, 65 E 78, TRSTES Chas A Robinson, under will Agnes H Robinson; mtg $67,500 & AL; Jan12; Jan13'14; A$41,000-90,000. nom

100TH st, 48 E, see Madison av, 1443-9.

101ST st, 215 E (6:1651-10), ns, 235 e 3 av, 25x100.11, 4-sty bk tnt & strs; Abr Knoller to Mark S Reardon, 3d, 170 Kean, Bklyn [63 Wall]; mtg $13,000 & AL; Jan7; Jan9'14; A$9,000-14,000. nom

101ST st, 122 W (7:1855-46), ss, 325 w Col av, 25x100.11, 5-sty bk tnt & strs; Meyer Goldberg & Abr Greenberg to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb18'13; Jan9'14; A$15,000-21,000. O C & 100

102D st, 322 E (6:1673-38), ss, 275 w 1 av, 25x100.11, 5-sty bk tnt; Lambert Suydam to Michele Masucci, 324 E 102; Dec 3'13; Jan13'14; A$7,000-17,500. O C & 100

103D st, 105 W (7:1858-27), ns, 125 w Col av, runs n78.2 & 22.9 xw25xs22.9 & 78.2 to st xe25 to beg, 5-sty bk tnt & strs; Josephine Lederer to Selma W Koestler, at Elizabeth, NJ; ½ pt; AL; Jan9'14; A$16,000-28,000. nom

111TH st, 3 W (6:1595-32), ns, 100 w 5 av, 30x100.11, 5-sty bk tnt; Isaac Goldberg to Max Block, 201 W 111; mtg $22,000; Jan15'14; A$16,500-31,500. O C & 100

112TH st, 200 W, see Duane, 62-4.

117TH st, 247 E (6:1667-21¼), ns, 92.6 w 2 av, 17.6x75.7, 3-sty & b stn dwg; Henrietta Stein to Robt Adelmann, 1760 Westchester av; Jan12; Jan13'14; A$5,500-6,500. O C & 100

117TH st, 455 E (6:1711-21), ns, 66.11 w Pleasant av, 26x95.7, 5-sty bk tnt; Minna M S Pabst, heir &c Johanna M W Eberhahn to Theo F Volzing, at Thompson Park, Nassau Co, NY [208 E 57]; mtg $19,000 & AL; Dec31'13; Jan9'14; A$7,000-21,000. O C & 300

118TH st, 280 W (7:1923-60½), ss, 75 e 8 av, 25x100.11, 5-sty bk tnt & strs; Celia Glick to Rena Glick, 21 E 129; mtg $22,000; Jan2; Jan10'14; A$15,000-24,000. O C & 100

120TH st, 23 W (6:1720-6), ns, 100 e Lenox av, 20x100.11, 3-sty & b bk dwg; Jno W Ingram, ref, to Jno Moller, 44 E 72, & Chas G Moller, 290 Mad av, as TRSTES of Peter Moller (decd) [c/o Est Peter Moller, 74 Wall]; FORECLOS Dec29'13; Jan8; Jan12'14; A$13,000-19,000. **17,500**

122D st, 263 E (6:1787-21½), ns, 17.6 w 2 av, 14x71.8, 3-sty & b stn dwg; Sidney Harris, ref, to Metropolitan Savgs Bank, a corpn, 59-61 Cooper Sq E; FORECLOSED & drawn Jan13; Jan14'14; A$5,000-7,000. **5,500**

125TH st, 13-15 E (6:1750-6), ns, 100 e 5 av, 30x99.11, 2 3-sty & bk stn bldgs & strs; Rebecca A Spalding to Vendome Realty Corpn [c/o R P Bolton], 55 Liberty; B&S; mtg $20,000 & AL; Dec29'13; Jan12'14; A$40,000-52,000. O C & 100

125TH st, 255 E (6:1790-23), ns, 46 w 2 av, 28x74.11, 5-sty stn tnt & strs; Henry Necarsulmer, ref to Simon Herzig, 1 W 85 & Jeanette H Joseph, 198 Bay 17th, Bklyn, TRSTES Philip Herzig, decd [c/o Simon Herzig & Sons, 48 W 25]; AL; FORECLOS Dec11; Dec26'13; Jan9'14; A$10,500-18,500. **16,500**

126TH st, 6-10 W (6:1723-40¼-42) ss, 102.6 w 5 av, runs s100.9xw7.6xn0.10xw10xn19.11 xw40xn80 to st xe57.6 to beg, 2 4-sty & 1 3-stv & b bk & stn dwgs; Antoinette B Taylor et al to Young Men's Christian Assn, a corpn, 215 W 23; mtg $12,000 on 6 W 126; Jan13'14; A$32,000-56,000. nom

126TH st, 500 W, see Ams av, 1336.

127TH st, 72 E (6:1751-43), ss, 140 w Park av, 25x99.11, 3-sty & b fr dwg, 1-sty fr rear garage; Jno Z Lowe Jr, ref, to N Y Trust Co, 26 Broad; FORECLOS Dec29 '13; Jan9; Jan12'14; A$11,000-12,000. **9,500**

128TH st, 71-3 E (6:1753-31-32), ns, 70 w Park av, 70x90.11, 2 5-sty bk tnts; Kenneth F Norton to Marian G Wainwright, of Flemington, NJ; AL; Jan9; Jan10'14; A $28,000-70,000. O C & 200

128TH st, 35 W (6:1726-22), ns, 372.6 w 5 av, 12.6x99.11, 3-sty & b bk dwg; Wm De W Eckerson & ano heirs &c Pauline A Eckerson to Emily Levison, 62 E 122; mtg $6,000; Jan5; Jan9'14; A$5,500-7,000. nom

128TH st, 45 W (6:1726-18½), ns, 422.6 e Lenox av, 12.6x99.11, 3-sty & b stn dwg; Sound Realty Co, a corpn, to Hazel Real Estate Co, a corpn, 612 W 207; B&S & CaG; mtg $6,500 & AL; Jan14; Jan15'14; A $5,500-6,500. O C & 100

128TH st, 49 W (6:1726-17), ns, 385 e Lenox av, 25x99.11, 3-sty & b stn dwg; Henry M Stevenson, ref, to East River Savgs Instn, 291-5 Bway; FORECLOS Jan 7; Jan8; Jan13'14; A$12,000-16,000. **9,000**

129TH st, 121 W (7:1914-22½), ns, 225 w Lenox av, 12.6x99.11, 3-sty & b stn dwg; Cecelia R D Hellmund & ano to Geo Lippi, 49 Crosby [150 Nassau]; mtg $6,250 & AL; Dec15'13; Jan14'14; A$5,500-7,500. nom

131ST st, 111 W (7:1916-25) ns, 150 w Lenox av, 18x99.11, 3-sty & b stn dwg; Isaac R Denman to Chas A Sherman, 33 W 52 [74 Wall]; Jan12; Jan14'14; A$7,200-11,-000. nom

134TH st, 74 W (6:1731-65), ss, 160 e Lenox av, 25x99.11, 5-sty stn tnt; N Y Trust Co to Julius Elkan, 1402 3 av; B&S; Jan12'14; A $9,000-22,000. O C & 100

134TH st W, nec St Nicholas av, see St Nicholas av, 486.

135TH st, 306 W (7:1959-48), ss, 100 w 8 av, 25x99.11, 5-sty bk tnt & strs; Jacob Starkman to Howe Realty Co [c/o P Bachrach], 1239 Mad av; AL; Dec11'13; Jan12'14; A$12,000-22,000. O C & 100

137TH st, 43-5 W (6:1735-18), ns, 400 e Lenox av, 50x99.11, 6-sty bk tnt; Ready Realty Co, a corpn, to Jas W Johnson, 138 Lee st, Jacksonville, Fla; mtg $45,000; Dec 22'13; Jan15'14; A$19,000-55,000. O C & 100

140TH st, 516 W (7:2071-41½), ss, 225 w Ams av, 15x99.11, 3-sty bk dwg; A$7,200-10,500; also 140TH ST, 518 W (7:2071-42), ss, 240 w Ams av, 15x99.11, 3-sty bk dwg; A$7,200-10,500; Gertrude A Vanderbeck to Eugenie R Eliscu, 516 W 140; Jan14'14. O C & 100

140TH st, 518 W, see 140th, 516 W.

140TH st W, swc Edgecombe av, see Edgecombe av, es, at ss 140th.

142D st, 291 W (7:2028-6), ns, 125 e 8 av, 25x99.11, 5-sty bk tnt & strs; Isaac N Jacobson to Benj J Weil, 21 E 82 [5 Beekman]; QC; Jan14; Jan15'14; A$11,000-24,-000. nom

143D st, 134-44 W (7:2011-52-55), ss, 191.8 e 7 av, 125x99.11, 3-6-sty bk tnts; Nathan J Cohn to Johanna Cohn, 14 W 127 [c/o L S Cohn Mfg Co, 87 Nassau]; mtg $114,000 & AL; Jan13; Jan14'14; A$54,000-147,000. O C & 100

157TH st W, see St Nicholas av, see St Nicholas av, 938.

171ST st, 564 W (8:2127-10), ss, 125 e St Nicholas av, 25x95, 2-sty & a fr dwg; Alice Cromarty to Rosie Kraus, 577 W 124; [557 W 124]; mtg $6,500; Jan8; Jan9 '14; A$7,800-9,500. O C & 100

171ST st, 564 W; Rosie Kraus to Hermine E Weiss, —— Wright av, Bayside, LI; mtg $6,500; Jan8; Jan9'14. nom

174TH st, 500 W, see Ams av, 2296-8.

181ST st, 720 W (8:2176-123), ss, 318.5 w Bway, runs s129.3xne100.6xn113.11 to st x w100 to beg, 6-sty bk tnt; August Oppenheimer to Rockland-Erie Realty Corpn, 65 Nassau [100 Bway, r 1206]; B&S; mtg $133,000 & AL; Jan13; Jan14'14; A$48,000-140,000. O C & 100

182D st, 620-2 W (8:2165-9), ss, 50 e Wadsworth av, 50x70, 5-sty bk tnt; Rosie Kraus to Alice Cromarty, 564 W 171; mtg $35,000; Jan8; Jan9'14; A$14,500-37,000. nom

184TH st, 564-70 W, see St Nicholas av, 1466-74.

212TH st W, see Bway, see Bway, sec 212th.

Av A, 25 (2:429-33), swc 2d (No 145), 15.3x64, 3-stv bk tnt & strs; Christine F Gross to Eliz K Voegelin, both at Pine Bush, NY [c/o Voegelin Costume Co, 222 E Houston]; QC; Jan10; Jan15'14; A$14,-000-23,000. O C & 100

Av A, 293 (3:950-28), ws, 22 n 18th, 20x 90, 4-sty bk tnt & strs & 4-sty bk rear tnt; Selig Handel to Sam Schuchner, 171 Attorney; ¼ pt; mtg $10,000 & AL; Jan12 Jan13'14; A$9,500-15,000. nom

Av A, 1511 (5:1560-21), nwc 80th (No 451), 26x81.6, 5-stv bk tnt & strs; Nathan Marcus et al to City Real Estate Co, 176 Bway; mtg $30,000; Dec30'13; Jan10'14; A $14,000-29,000. O C & 100

Amsterdam av, 2296-8 (8:2130-44), swc 174th (No 500), 50x100, 6-sty bk tnt & strs; Utility Realty Co, a corpn, to Henry Morgenthau Co, a corpn, 30 E 42; mtg $63,000; Jan8; Jan9'14; A$34,500-85,000. nom

Bradhurst av, 47 (7:2051-137), ws, 136.10 s 145th, 18.2x82.9x18x85.3, 3-sty & b bk dwg; Judson G Wells & ano EXRS Andw Phillips to Andw J & Jno A Phillips, both at 617 W 143; Dec30'13; Jan9'14; A$5,800-8,300. **10,000**

Broadway, 683-5, see Duane, 62-4.

Broadway, 1364-70, see Duane, 62-4.

Broadway, 1508-10 (4:996-61), cs, 26.2 s 44th, runs s76.1xe97.8 to cl Low's la xnw 2.1xe18.3xn100.5 to ss 44th (Nos 160-2) xw 61.4xs25.10xw65.6 to beg, fee; also BROADWAY, 1512 (4:996), sec 44th (No 164), 26.2 x65.6x25.10x69.11, leasehold [Hy Schwarzwald, owner of land 24 W 76], together, 15-sty bk Hotel Claridge; Grenville T Emmet, ref, to Claridge Co, Inc, a corpn, 1510 Bway; mtg $1,600,000 & AL; FORECLOS Jan2; Jan5; Jan10'14; A$1,355,000-2,460,000. **1,000**

Broadway, 1512, see Bway, 1508-10.

Amsterdam av, 1336 (7:1980-36), swc 126th (No 500), 25x100, 5-sty bk tnt & strs; Mabel A Gilroy to Kate Halk, 254 W 76, & Dora E Arnold, 208 E 61; ⅓ pt; AT; Jan10; Jan14'14; A$29,000-45,000. O C & 100

Broadway (8:2229-5), sec 212th, 118.7x 175x99.11x111.1, vacant; Alliance Realty Co, a corpn, to Raymond Du Puy, 895 West End av; AL; Jan14; Jan15'14; A$38,000-38,000. O C & 100

Columbus av, 360-8 (4:1149-31), nwc 77th (No 101), 100.6x30, 5-sty bk tnt & strs; Richd A Henriques to Geo H, Chas L & Maria C Henriques, & Clara H de Castellanos & Marie de los Dolores Henriques de Cardona; 5-6 pts [c/o R A Henriques, 140 Franklin av, Long Branch, NJ]; mtg $65,000 & AL, on whole; Aug18'09; Jan15 '14; A$62,000-90,000. nom

Edgecombe av, ws, 359.9 n 137th, see Edgecombe av, es, at ss 140th.

Edgecombe av, 106 (7:2042-2½), es, 51.6 n 139th, 16x79.8, 3-sty & b bk dwg; Rufus L Robinson Jr to Margt J Becker, 830 Park av; AL; Jan6; Jan13'14; A$6,500-12,500. nom

Edgecombe av (7:2048-21), es (?) at ss 140th, runs s along es (?) of av 229.10xw 116.4 to es St Nich av xn233 to 140th xe155 to beg (probable error): 6-sty bk tnt; mtg $97,500; A$——$——; also EDGECOMBE AV (7:2048-11), ws, 359.9 n 137th, runs s along av 129.11xw72.8 to es St Nicholas av xn131.8xe94.6 to beg, vacant; mtg $34,-000, with all title to lands in 138th & 139th, bet St Nicholas & Edgecombe avs; Sutherland Realty Co, a corpn, to Charter Constn Co, a corpn, 505 5 av; Jan2; Jan9 '14. O C & 100

Edgecombe av (7:2051-93), ws, 715 s 145th, runs w97.1 to cl old Kingsbridge rd xsw24.8 to cl 142d xe105.7 to av xn45 to beg, 5-sty bk tnt; Central Development Co, a corpn, to Thos L Craik, at Easton, Fairfield Co, Conn; mtg $38,650 & AL; Jan 2; Jan9'14; A$16,000-40,000. O C & 100

Edgecombe av, swc 157th, see St Nicholas av, 928.

Lexington av, 178 (3:886-71), swc 31st (No 130), 19.9x64, 5-sty bk tnt & strs; Geo W Rudkin to Maude R Singer, 28 W 31; mtg $28,000; Jan13'14; A$26,500-40,500. 500

Lexington av, 682, see 56th, 133 E.

Madison av, 1443-9 (6:1605-49-53), sec 100th (No 48), 100.10x86.9, 4 5-sty bk tnts & strs; Richd Dudensing Jr to Antoinette Dudensing, 1078 Mad av; mtg $100,000; Dec 15'13; Jan12'14; A$83,500-123,500. O C & 100

St Nicholas av, 486, (7:1959-29), nec 134th 101.3x37.1x99.11x21.1, 5-sty bk tnt; Lucius E Van Doren to Winnesheik [Winneshelk] Realty Co, Inc, a corpn, 27 Wm [r 804]; mtg $46,000; Oct15'13; Jan9'14; A$29,000-44,000. O C & 100

St Nicholas av, es, 359.9 n 137th, see Edgecombe av, es, at ss 140th.

St Nicholas av, sec 140th, see Edgecombe av, es, at ss 140th.

St Nicholas av, 938 (8:2107-20), sec 157th, runs e150.11 to ws Edgecombe av xs along av 40xs along ws Croton Aqueduct 59.11xw 123.5 to es St Nicholas av xn103.7 to beg, 6-sty bk tnt; Pauline Doctor to Cliff Crest Co, Inc, a corpn, 938 St Nicholas av; mtg $230,000; Jan9; Jan10'14; A$90,000-255,000. O C & 100

St Nicholas av, 1466-74 (8:2154-69-72), sec 184th (Nos 564-70), 99.11x100, 2 4-sty bk tnts & 1-sty bk str; Louisa Eckhardt to Jort Jervis Land Impt Co, Inc, a corpn, 35 Nassau [r 1112]; mtg $61,000; Jan9; Jan10'14; A$71,500-106,000. O C & 100

St Nicholas av, 1466-74 (8:2154-69-72), sec 184th (Nos 564-70), 99.11x100, 2 5-sty bk tnts & 1-sty bk strs; Port Jervis Land Impt Co, Inc, to Louisa Eckhardt, 563 W 184 [c/o Fredk Eckhardt, 693 9 av]; mtg $73,500; Jan9; Jan12'14; A$71,500-106,000. O C & 100

West End av, 210 (4:1161-63), es, 125.5 n 69th, 25x82, 5-sty bk tnt & strs; Gerhard Steeneck to Adeline Steeneck, his wife, 210 West End av; mtg $24,000; Jan13; Jan14 '14; A$13,500-23,500. nom

West End av, 314 (4:1166-62¼), es, 45 s 75th, runs s19.11xe36.6xse9.8xe8.3xn18.11x w11.11xnw4.9xw0.4xn3.8xw36.9 to beg, 4-sty & h bk dwg; Peter J Shields to Hugh H Baxter at Premium Pt, New Rochelle, NY; AL; Jan2; Jan9'14; A$18,000-23,000. nom

1ST av (5:1361-50), sec 50th (No 400), 90x20, 4-sty & b stn dwg; Meyer Goldberg & Abr Greenberg to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb 18'13; Jan12'14; A$11,000-15,000. O C & 100

1ST av 1605 (5:1546-25), ws, 51.6 n 83d, 25.6x70, 4-sty stn tnt & strs; Jno Bacso to Valentine Brech, 1605 1 av; mtg $15,000; Jan15'14; A$10,500-19,000. nom

2D av, 176 (2:453-2), es, 25.9 n 11th, 25.10 x100, 4-sty & b stn dwg; Rose M Kaufman to Tessie Annelbaum, 204 Eldridge; AL; Jan5; Jan14'14; A$22,500-31,000. nom

2D av, 318 (3:921-5), es, 86.8 s 19th, 21.8 x 100, 4-sty & b bk dwg; Theo Sattler, EXR Rudolphine or Rudolphina Rust, to Alex J Leimburg, 156 15th, Bklyn; Jan12 '14; A$14,500-19,000. **19,000**

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2D av, 1713 (5:1534-28), ws, 25.8 s 89th, 25x75, 5-sty stn tnt & strs; Isidore A Wollheim to Aaron & Saml Wollheim. 175 E 79; mtg $15,000; Jan5; Jan10'14; A$12,000-20,500. nom

3D av, 867 (5:1326-48), es, 80.5 s 53d, 20x80, 4-sty bk tnt & str; Christine C Huppert to Paulward Co, a corpn, 258 Bway [r 812]; AL; July1'13; Jan12'14; A$12,000-16,000. nom

3D av, 1156-62 (5:1402-36-39), ws, 25.5 s 68th, 100x100, 4 5-sty bk tnts & strs; Mendel Herzog to Bella Glaser, 2309 Creston av; AT; AL; Apr29'13; Jan10'14; A$84,000-150,000. gift & 100

3D av, 1590 (5:1518-34), ws, 26.5 n 89th, 25x100, 5-sty bk tnt & strs; Mabel A Gilroy to Kate Halk, 254 W 76, & Dora E Arnold, 208 E 61; ⅓ pt; AT; Jan10; Jan14'14; A$22,000-29,000. O C & 100

5TH av, 495-501 (5:1276-69), sec 42d (Nos 2-10), 73.3x100, 7-sty bk office & str bldg; Edwin Wolf of Phila, Pa, to Oceanic Investing Co, a corpn, 49 Wall [r 1512]; B& S & CaG; mtg $1,000,000 & AL; Jan14'14; A$1,400,000-1,475,000. O C & 100

5TH av, 2150 (6:1729-37), ws, 71 s 132d, 19x75, 4-sty stn tnt; Steinmetz Constn Co, a corpn, to Stephen H Jackson, 134 W 131; mtg $13,000 & AL; Jan2; Jan12'14; A$9,-000-12,000. O C & 100

6TH av, 232 (3:817-2), es, 19 n 15th, 19x70, 3-sty bk loft & str bldg, 1-sty ext; Judson G Wells & ano EXRS Andw Phillips to Andw J & Jno A Phillips, both at 617 W 143; mtg $7,000; Dec30'13; Jan9'14; A$53,000-58,000. **93,000**

7TH av, 1842-50, see Duane, 62-4.

8TH av, 2194 (7:1924-3), es, 50.11 n 118th, 25x80, 5-sty bk tnt & strs; Hensle Constn Co, a corpn, to Jos S Mattern, 1931 Morris av [c/o Jacob Mattern Wagon Co, 215 W 53]; mtg $26,500 & AL; Jan2; re-recorded from Jan 2; Jan10'14; A$19,000-28,000. O C & 100

9TH av, 451 (3:733-31), nwc 35th (Nos 401-5), 24.9x80, 4-sty stn tnt & strs; Cath M Pieper to Minnie Jenkins, 948 Bedford av, Bklyn; ⅓ pt AT; B&S; Jan9; Jan13'14; A$24,000-30,000. nom

9TH av, 451; Minnie Jenkins to Geo F Pieper & Cath M, his wife, as tenants by entirety, 449 W 35; ⅓ pt AT; B&S; Jan10; Jan13'14. nom

10TH av, 522 (3:737-3), es, 123.5 s 40th, 24.8x100, 5-sty bk tnt & strs; Maier Berliner et al to Albt I Schwartz, 481 Fletcher pl; mtg $21,000; Jan15'14; A$15,000-24,000. O C & 100

10TH av, 601-3 (4:1072-33), ws, 50.5 s 44th, 50x100, 2 5-sty bk tnts & strs; Jacob Hirsch to Jacob Wiesenfelder, 203 W 85; ⅓ pt AT; mtg $30,000; Dec31'13; Jan13'14; A$32,000-62,000. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Bleecker st, 115-7, see Clinton, 109.

Clinton st, 109 (2:348); also WILLIAM ST, 197 (1:102); also BLEECKER ST, 115-7 (2:534); asn rents to secure mtg for $30,000; Stonemor Realty Co, a corpn, 135 Bway, to Jos Alexander, 533 W 112; ½ pt; Jan15'14. nom

Greenwich st, 61 (1:19); consent to 3d track; Wm A Pinkerton, of Chicago, Ill, to Manhattan Railway Co; Dec11'13; Jan14'14.

Greenwich st, 335-7 (1:143); consent to additional tracks; Chas H Mattlage & ano, EXRS &c Chas F Mattlage, to Manhattan Railway Co; Dec20'13; Jan15'14. 1,100

Greenwich st, 435 (1:219); consent to additional tracks; Louis Follmer et al, EXRS &c Emil J Follmer, to Manhattan Railway Co; mtg $15,000; Dec23'13; Jan15'14. 500

Greenwich st, 435; consent to additional tracks; Bank for Savgs in City NY, mortgagee, to Manhattan Railway Co; Jan2; Jan15'14. nom

Greenwich st, 556 (2:598); consent to additional tracks; Jno D Steffens to Manhattan Railway Co; Dec13'13; Jan15'14.

Greenwich st, 566 (2:598); consent to 3d track; Hankinson Realty Co to Manhattan Railway Co, 165 Bway; Jan5; Jan14'14.

Greenwich st, 700 (2:630); swc 10th, 24.-10x—x—x80.3; consent to additional tracks; Margaretha Storz, widow, to Manhattan Railway Co; Nov7'13; Jan15'14. 496.67

Greenwich st, 726-36 (2:632), consent to additional tracks; Henry William Co to Manhattan Railway Co; Dec15'13; Jan15'14.

Greenwich st, 753-7 (2:634); consent to additional tracks; Adrian Fritz, Caroline A Searles & Melissa Harvey to Manhattan Railway Co; mtg $16,500; Dec18'13; Jan15'14. 1,197.50

Greenwich st, 753-7; consent to additional tracks; Ida L Brower mortgagee to Manhattan Railway Co; Dec31'13; Jan15'14. nom

Greenwich st, 753-7; consent to additional tracks; Caroline A Searles, mortgagee, to Manhattan Railway Co; Dec27'13; Jan15'14. nom

Greenwich st, 753-7; consent to additional tracks; Ida L Brower, mortgagee, Railway Co; Dec31'13; Jan15'14. nom

Perry st, 70 (2:621), ss, 160 w 4th 20x94.10x20x94.9; asn rents to extent of $315; Albt P Messinger to Mendel Marcus, 358 E 5, Bklyn; AT; Jan8; Jan9'14. nom

William st, 197, see Clinton, 109.

3D st, W, swc W Bway, see W Bway, 552-60.

48TH st, 507 W (4:1077); asn rents as collateral for $1 500; Gardner Realty Co, a corpn, to Martin & Schmonsees, 433 W 43; [627 9 av]; Dec29'13; Jan14'14. 500

69TH st, 167 E (5:1404-32), ns, 95 w 3 av, 25x100.5, 3-sty bk garage; re dower; Blanche A W Heye, formerly wife of Geo G Heye, to Marie A Heye, 545 5 av; QC; Jan6; Jan13'14; A$20,000-39,000. nom

69TH st, 59 W; resignation of Gregor A MacGregor as TRSTE under deed of trust recorded Mar2'12, & appointment of party 2d pt & acceptance of same; Jno MacGregor et al heirs Robt S MacGregor to Herbert P MacGregor as TRSTE, 59 W 69, in trust for parties 1st pt; Dec30'13; Jan14'14. nom

90TH st, 100 W (4:1220), cor Columbus av; consent to additional tracks; Chas Gahren to Manhattan Railway Co; Dec10'13; Jan15'14.

102D st, 322 E (6:1673-38), ss, 275 w 1 av, 25x100.11, 5-sty bk tnt; re judgt; Louis Gertner, 131 Av C, to Lambert Suydam, 2 E 45 [25 Pine]; Jan8; Jan13'14; A$7,000-17,500. nom

102D st, 322 E; re judgt; Wm C Sommerfeld & ano to same; Jan12; Jan13'14. nom

111TH st, 142 E (6:1638); sur & QC of all RT&I to the building; Harry & Jane Fischel, 118 E 93, to Uptown Talmud Torah Assn, a corpn, 142 E 111; AL; Oct31'13; Jan15'14. nom

122D st, 426 E (6:1809-38), ss, 275 w Pleasant av, 16.8x100.11, 3-sty & b stn dwg; re mtg; South Jersey Land Co, 220 Bway, to Raphael Picarelli & Antonio Petrucelli, both at 426 E 122; Jan8; Jan 12'14; A$3,800-6,000. nom

124TH st, 438 W (7:1964), ss, 200 e Ams av, 25x100.11; release from all indebtedness; German Exchange Bank to Ludwig M Wilson, 1979 83d, Bklyn [31 Nassau] as EXR of Johanna Cohen Nov12'13; Jan9'14. nom

142D st, 293 W (7:2028-5), ns, 100 e 8 av, 25x99.11, 5-sty bk tnt & strs; re mtg; Jonas Weil & ano to Isaac N Jacobson; [13 Park row]; Jan15'14; A$11,000-24,000. nom

186TH st W, swc St Nicholas av, see St Nicholas av, swc 186th.

Columbus av, 221-3 (4:1123); consent to additional tracks; Chas Ottmann to Manhattan Railway Co; Dec3'13; Jan15'14.

Columbus av, 304 (4:1146); consent to additional tracks; Rachel Ellison to Manhattan Railway Co; Dec8'13; Jan15'14.

Columbus av, 322 (4:1147); consent to 3d track; Jno L E Meyer to Manhattan Railway Co; Dec22'13; Jan14'14.

Columbus av, 324 (4:1147); consent to additional tracks; Morris I Maibrunn & Saml Bloch, EXRS, to Manhattan Railway Co; Dec5'13; Jan15'14.

Columbus av, 340-8 (4:1148); consent to additional tracks; Gustavus Sidenberg to Manhattan Railway Co; Dec9'13; Jan15'14.

Columbus av 430 (4:1211); consent to 3d track; Courtland H Young to Manhattan Railway Co; Dec23'13; Jan14'14.

Columbus av, 461 (4:1196); consent to additional tracks; Jacob Wiesenfelder to Manhattan Railway Co; Dec12'13; Jan15'14.

Columbus av, 462 (4:1213); consent to additional tracks; A S Ellison to Manhattan Railway Co; Dec8'13; Jan15'14.

Columbus av, 465 (4:1196); consent to additional tracks; Jacob Winkler to Manhattan Railway Co; Dec12'13; Jan15'14.

Columbus av, 471 (4:1196); consent to 3d track; Fanny Manshach to Manhattan Railway Co; Dec22'13; Jan14'14.

Columbus av, 472 (4:1213); consent to additional tracks; Saml Bloch to Manhattan Railway Co; Dec5'13; Jan15'14.

Columbus av 474-6 (4:1213); consent to additional tracks; Geo H Horstmann to Manhattan Railway Co; Dec9'13; Jan15'14.

Columbus av, 481 (4:1197); consent to additional tracks; Cath McKenna to Manhattan Railway Co; Dec9'13; Jan15'14.

Columbus av 483-5 (4:1197); consent to additional tracks; Jno Bremer to Manhattan Railway Co; Dec4'14; Jan15'14.

Columbus av, 491 (4:1197); consent to additional tracks; Vincent A Caso to Manhattan Railway Co; Dec4'13; Jan15'14.

Columbus av, 581-7 (4:1202); consent to additional tracks; Elwood O Roessle to Manhattan Railway Co; Jan5; Jan15'14.

Columbus av, 586 (4:1219); consent to additional tracks; Eugene Kahn to Manhattan Railway Co; Dec2'13; Jan15'14.

Columbus av, 752 (7:1851); consent to additional tracks; Adolph S Ellison to Manhattan Railway Co; Dec11'13; Jan15'14.

Columbus av, 760 (7:1852; consent to 3d track; Frank Koch to Manhattan Railway Co; Dec29'13; Jan14'14.

Columbus av, 766 (7:1833); also COLUMBUS AV, 771 (7:1852); consent to additional tracks; Saml Eisnitz to Manhattan Railway Co; Dec4'13; Jan15'14.

Columbus av, 794 (7:1853); consent to additional tracks; Jno Branigan to Manhattan Railway Co; Dec4'13; Jan15'14.

Columbus av, 809 (7:1835); consent to additional tracks; Ernest Wetterer & ano, EXRS Annie E Wetterer, to Manhattan Railway Co; Dec6'13; Jan15'14.

Columbus av, 815 (7:1835); consent to additional tracks; Minna Bagner to Manhattan Railway Co; Dec6'13; Jan15'14.

Columbus av, 823 (7:1836); consent to additional tracks; Max Hahn to Manhattan Railway Co; Dec4'13; Jan15'14.

Columbus av, 828-38 (7:1855); consent to additional tracks; Herman Markowitz to Manhattan Railway Co; Dec1'13; Jan15'14.

Columbus av, 833 (7:1836); consent to additional tracks; Philip Goldwasser to Manhattan Railway Co; Dec4'13; Jan15'14.

Columbus av, 854 (7:1856); also COLUMBUS AV, 855 (7:1837); consent to additional tracks; Edw J Donnelly to Manhattan Railway Co; Dec9'13; Jan15'14.

Columbus av, 860 (7:1857); consent to additional tracks; Danl McNamara to Manhattan Railway Co; Dec4'13; Jan15'14.

Columbus av, 914-6 (7:1859); consent to additional tracks; Geo Margraf to Manhattan Railway Co; Dec10'13; Jan15'14.

Columbus av, 944 (7:1861); consent to 3d track; Lester H Adsit to Manhattan Railway Co; Dec29'13; Jan14'14.

St Nicholas av (8:2166-44), swc 186th, 157.2x100x155.2x100, vacant; re mtg; N Y Life Ins Co to Lawyers Realty Co, 160 Bway; QC; Jan2; Jan10'14; A$80,000-80,000. 50,000

West Broadway, 552-60 (2:537), swc 3d, 100x25; asn of rents for $6,249.83, money advanced to Clarence E Sutherland; Carrie Moglia to American Surety Co of NY, 100 Bway; Jan8; Jan9'14. nom

8TH av, 2061 (7:1846); consent to additional tracks; Aug W Wehrman, 2061 8 av, to Manhattan Railway Co; Dec5'13; Jan15'14.

8TH av, 2078 (7:1828); consent to additional tracks· Regina Michel, 246 W 35, to Manhattan Railway Co; Dec5'13; Jan15'14.

8TH av, 2144 (7:1831); consent to 3d track; Fredk H Walker, 1 W 81, to Manhattan Railway Co; Dec27'13; Jan14'14.

8TH av, 2195 (7:1945); consent to additional tracks; Max Hahn, 11 W 102, to Manhattan Railway Co; Dec11'13; Jan15'14.

8TH av, 2218 (7:1925); consent to 3d track; Peter J Devine, 3099 Bway to Manhattan Railway Co; Dec26'13; Jan14'14.

8TH av, 2395-9 (7:1955); consent to additional tracks; Jno S Conabeer to Manhattan Railway Co; Dec22'13; Jan15'14.

8TH av, 2410-8 (7:1935); consent to additional tracks; Saml Posner to Manhattan Railway Co; Dec14'13; Jan15'14.

8TH av, 2425 (7:1955); consent to additional tracks; Henry Albers to Manhattan Railway Co; Dec8'13; Jan15'14.

8TH av, 2430 (7:1936); consent to additional tracks; Henry Prigge to Manhattan Railway Co; Dec12'13; Jan15'14.

8TH av, 2434 (7:1936); consent to additional tracks; Franz Heuer to Manhattan Railway Co; Dec12'13; Jan15'14.

8TH av, 2443 (7:1958); consent to 3d track; Annie Rickhart to Manhattan Railway Co; Dec30'13; Jan14'14.

8TH av, 2451 (7:1958); consent to 3d track; Martin Ramberger to Manhattan Railway Co; Jan5; Jan14'14.

8TH av, 2454 (7:1937); consent to additional tracks; Fredk Rothfuss to Manhattan Railway Co; Dec15'13; Jan15'14.

8TH av, 2484 (7:1958); consent to additional tracks; Thos McPhillips to Manhattan Railway Co; Dec15'13; Jan15'14.

8TH av, 2498 (7:1939); consent to 3d track; Henry Ludeking to Manhattan Railway Co; Jan8; Jan14'14.

8TH av, 2511 (7:1959); consent to 3d track; Mary R Slevin to Manhattan Railway Co; Dec22'13; Jan14'14.

8TH av, 2547 (7:1960); consent to additional tracks; Moses Klahr to Manhattan Railway Co; Dec3'13; Jan15'14.

8TH av, 2550 (7:1941); consent to additional tracks; Jno H Kerkman to Manhattan Railway Co; Dec13'13; Jan15'14.

8TH av, 2552 (7:1942); consent to additional tracks; Jno H Kerkman to Manhattan Railway Co; Dec13'13; Jan15'14.

8TH av, 2577 (7:2041); consent to additional tracks; Chas Gahren to Manhattan Railway Co; Dec10'13; Jan15'14.

8TH av, 2580 (miscl); power of atty; Anna wife Fredk Meyer to Geo H Scheele; AT; Jan12; Jan14'14.

8TH av, 2580 (miscl); power of atty; Fredk Meyer to same; AT; Jan12; Jan14'14.

8TH av, 2610-8 (7:2025); consent to additional tracks; Henry Albers to Manhattan Railway Co; Dec8'13; Jan15'14.

8TH av, 2807 (7:2045); consent to additional tracks· Christian Rennemuller to Manhattan Railway Co; Dec3'13; Jan15'14.

8TH av, 2845 (7:2046); consent to additional tracks; Wm A Hammett to Manhattan Railway Co; Dec1'13; Jan15'14.

8TH av, 2853-5 (7:2046)· consent to additional tracks; Annette L Johnson to Manhattan Railway Co; Dec10'13; Jan15'14.

8TH av, 2917 (7:2047); consent to 3d track; Eldon Bisbee to Manhattan Railway Co; Jan7; Jan14'14.

9TH av, 108 & 108½ (3:741); consent to 3d track· Patk Donnelly to Manhattan Railway Co; Dec26'13; Jan14'14.

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9TH av, 135 (3:716); consent to additional tracks; Harriet W Bacon to Manhattan Railway Co; Dec5'13; Jan15'14.

9TH av, 136 (3:742); consent to additional tracks; Geo Liefeld, EXR Friedrich Liefeld, to Manhattan Railway Co; Dec 1'13; Jan15'14.

9TH av, 190 (3:745); consent to 3d track; Michl O'Connell to Manhattan Railway Co; Dec26'13; Jan14'14.

9TH av, 236 (3:748); consent to 3d track; Sylvian Metzger to Manhattan Railway Co; Jan6; Jan14'14.

9TH av, 243-7 (3:722), swc 25th; consent to additional tracks; Fredk N Du Bois to Manhattan Railway Co; Dec2'13; Jan15'14.

9TH av, 252 (3:749); consent to 3d track; Aymar Van Beuren to Manhattan Railway Co; Dec29'13; Jan14'14.

9TH av, 254 (3:749); consent to 3d track; Jacob Lowenstein to Manhattan Railway Co; Dec29'13; Jan14'14.

9TH av, 270 (3:750); consent to additional tracks; Edw J O'Shaughnessey to Manhattan Railway Co; Dec5'13; Jan15'14.

9TH av, 487 (3:735); consent to 3d track; Jno Delahunty TRSTE to Manhattan Railway Co; Dec23'13; Jan14'14.

9TH av, 502-4 (3:762); consent to 3d track; Jno Delahunty TRSTE to Manhattan Railway Co, 165 Bway; Dec23'13; Jan 14'14.

9TH av, 506 (3:762); consent to 3d track; Jno Delahunty TRSTE to Manhattan Railway Co; Dec23'13; Jan14'14.

9TH av, 807½-9 (4:1063); asn rents to secure loan of $900; Aida M Anderson, of Carmel, NY, to Hohannes Moushekian, 444 W 164 or 1 Union sq; Jan7; Jan12'14. nom nom

9TH av (3:729-730-755-lts 74 & 1); consent to 3d track; Pennsylvania Tunnel & Terminal R R Co to Manhattan Railway Co; Dec30'13; Jan14'14.

Adjudication (miscl) of Bankruptcy in matter of Fredk P Forster, bankrupt; July 15'13; Jan13'14.

Certified copy (miscl) last will of Sol Meyer, decd; Apr17'99; Jan14'14.

Power of atty (miscl); Eliz L Hamilton to Francis C Wood, 200 W 56; Apr29'13; Jan14'14.

Power of atty (Miscl); Florence Ritter to Philip Ritter both at 600 W 144; Jan9 '14.

Power of atty (miscl); Bertha Rosenberg to Chas S Rosenber~; Jan9; Jan10'14.

Power of atty (miscl); Minnie Birnbaum to Isaac Birnbaum; Jan7; Jan12'14.

Revocation of power of atty (miscl); Fredk Meyer to Wm Meyer; Jan12; Jan14 '14.

Revocation of power of atty (miscl); Israel & Benj Freedman to Frank & Morris Freedman; Oct15'13; Jan14'14.

Three powers of atty (miscl); Helen & Kath L & Margt D Brown to Francis C Wood, 200 W 56; May1'13; Jan14'14.

WILLS.

Borough of Manhattan.

4TH st, 327 W (2:615-58), es, 44 s Jane, 22x55, 3-sty bk & fr tnt; Jas Roland Est, Mary W Customs EXTRX, 247 W 11; attys, Hirsh & Ehrhorn, 15 Wm; A$7,000-8,000. Will filed Jan14'14.

7TH st, 263 E (2:377-56), ns, 273.3 w Av A, 24.9x97.6, 3-sty bk tnt; Peter Caffrey Est, Annie O'Neill, EXTRX, 263 7th; atty, Petro Egan, 309 Bway; A$15,500-18,000. Will filed Jan11'14.

16TH st, 316-322 W (3:739, 52 to 55), ss, 225 w 8 av, 59x33.11x irreg; Diedrich O Haaren Est, Chas W Haaren EXR, 294 Central Park W; atty, Nich E Betjeman, 55 Liberty; A$20,000-28,000. Will filed Jan15'14.

61ST st, 31-3 W (4:1114-5 & 6), ns, 100 e Col av, 50x100, 2-4-sty br stn dwgs; A $48,000-68,000; also 74TH ST, 19 E (5:1389-12), ns, 120 w Mad av, 20x102.2, 4-sty br stn dwg; A$60,000-66,000; also LEXINGTON AV, 686-8 (5:1311, 16½-17), ws, 67.1 n 56th, 33.4x90, 2-4-sty stn fr dwgs; A $30,000-40,000; Gustavus A Goldsmith Est, Byron B Goldsmith, EXR, 19 E 74; atty, Jno Manheimer, 261 Bway. Will filed Jan 10'14.

62D st, 8 E (5:1376-65), ss, 179 e 5 av, 25 x100, 5-sty bk dwg; A$103,000-175,000; also 62D ST, 52 E (5:1377-11), ss, 100 w Park av, 14.7x100, 4-sty br stn dwg; A$28,000-33,000; Warner Van Norden Est, Theo & L Van Norden, EXRS, 8 E 62; attys, Coudert Bros, 2 Rector. Will filed Jan9'13.

62D st, 52 E, see 62d, 8 E.

74TH st, 19 E, see 61st, 31-3 W.

74TH st, 403 E (5:1469-5), ns, 101 e 1 av, 28x97x irreg, 5-sty bk tnt & str; Fannie Fischer Est, Frank Beck, EXR, 1790 Ams av; attys, Jonas, Lazansky & Neuberger, 115 Bway; A$8,500-22,000. Will filed Jan10'14.

84TH st, 323 W (4:1246-23), ns, 237 w West End av, 18x102.2, 3-sty br stn fr dwg & extn; Wm H MacDermott Est, Frances S MacDermott EXTRX, 323 W 84; atty, Chas P Latting, 34 Pine; A$13,500-23,000. Will filed Jan14'14.

114TH st, 111 E (6:1642-5), ns, 82 e Park av, 16x100.11, 3-sty bk dwg; A$7,000-8,000; ⅓ int; also MADISON AV, 1739 (6:1620-20), es, 80 n 114th, 20.11x91, 5-sty bk tnt; A $13,000-21,000, ⅓ int; Sophie Hauptmann Est, Saml Griessman & ano, EXRS, 111 E 114; atty, R & E J O'Gorman, 51 Chambers. Will filed July28'13.

117TH st, 180 E (6:1644-42), ss, 125 w 3 av, 25x100, 5-sty bk tnt; Regina Gothsman Est; ½ int; Jos Gothsman, EXR, 2362 2 av; atty, Louis Cohen, 233 Bway; A$11,-000-19,000. Will filed Jan3'13.

Amsterdam av, 28 (4:1152-32), ws, 80 n 60th, 5-sty bk tnt & str; Gustav T Von Glahn Est, Henry Von Glahn, EXR, 45 Davis av, White Plains; atty, Hy E Von Pein, 35 Nassau; A$12,00-24,000. Will filed Jan14'14.

Amsterdam av, 2506 (8:2156-19), ws, 74.11 n 184th, 25x100, 4-sty bk tnt & str; Hy Knaust Est, Conrad Alberdt, EXR, 305 W 52; atty, Louis Wendel, Jr, 277 Bway; A$10,000-21,000. Will filed Jan10'14.

Lexington av, 686-8, see 61st, 31-3 W.

Madison av, 1739, see 114th, 111 E.

CONVEYANCES.

Borough of the Bronx.

Beck st, 845 (10:2710), ws, 350 n Longwood av, 40x100, 5-sty bk tnt; Progress Holding Co to Nathan Hutkoff, 121 E 80; mtg $34,000; Nov26'13; Jan15'14. nom

Beech st (*), es 101.3 s Barretto's Creek, 42x160.3x45.10x113.3; Wm McBain to Hudson P Rose Co, 32 W 45; AL; Dec18'13; Jan10'14. nom

Beech st (*), same prop; Hudson P Rose Co to Danl J Dillon Co, 1159 Theriot av; May29'08; Jan10'14. nom

Beech st (*), same prop; D J Dillon Co to Hudson P Rose Co, 32 W 45; QC; Dec 31'13; Jan10'14. nom

Brandt pl, 94, see University av, sec Brandt pl.

Carroll pl (*), ses, 150 nw Zerega av, 25x100; Vaclav Pavelka to Jno Pavelka, 2416 Dorsey; mtg $3,300; Dec31'13; Jan13 '14. nom

Dock st (*), nes, 150 se Thomas, runs se50xne51.5xse61.2xse127.5 to Westchester Creek xne56.2xnc73.5xnw102.2xw24xnw13.5 xnw16.9xne41.1 to sws West Farms rd (now Walker av), xnw17.10xnw2.5xne2.3 to West Farms rd (now Walker av) xnw 96.2 to Thomas xsw143.4xse150xsw150 to beg; also DOCK ST (*), nes, 100 se Thomas, 50x100; Thos B Watson to Baisley & Watson, Inc, a corpn, 2614 Aqueduct av; AL; July15'13; Jan9'14. O C & 100

Dock st, nes, 100 se Thomas, see Dock, nes, 150 se Thomas.

Elm st, es, 25 s Maple, see Pelham av, ns, adj land Thos Beswick.

Fordham pl, sec University av, see University av, sec Fordham pl.

Green la (*), swc St Raymond av, 25x 101, except pt for St Raymond av; Edw E Miers to A Robt Munroe, 458 W 143; mtg $1,500; Jan10; Jan13'14. O C & 100

Kindermana pl (11:2893), ss, 90 e Webster av, runs e76.10 to ws Mill Brook xs 51.7xw88xn50 to beg, 2-sty fr stable & 4-sty bk storage bldg; Lena Vatter et al heirs Fredericka Kindermann to Julius Kindermann, 275 E 169; Geo Kindermann, 1318 Boston rd; & Frank Kindermann, 1275 Teller av, heirs same; 3-7 pts; mtg $11,000; Jan12; Jan14'14. O C & 100

Lyvere pl (*), es, at ns land Anna Honohan, runs n25xe121.8xse37xsw63.10x nw105.6 to beg; Jno J Honohan to Anna Honohan, 2436 Lyvere pl; ¼ pt; Jan10; Jan12'14. nom

Minford pl, 1520, see Minford pl, 1528.

Minford pl, 1528 (11:2977), es, 35 n 172d, 40x100, 5-sty bk tnt; also MINFORD PL, 1520 (11:2977), nec 172d (No 901), 35x100, 5-sty bk tnt; Florence E Powers to Pauline Stahl, 2365 Davidson av; Jan7; Jan 9'14. O C & 100

Minford pl, 1520-8; Fred L Conroy to Florence E Powers, Haverstraw, NY; AL; Jan6; Jan9'14. nom

Overlug st (*), nes, 217.8 nw Frisby av, runs nw62.6xne94.6xse62.6xsw94.11 to beg; also HOUGHTON AV, 2144-6 (*), ss, 304.11 w Castle Hill av, 49.11x108, except pt for av; also BAISLEY AV (*), ns, 25 w Fairfax av, 50x100; also WILLIAMSBRIDGE RD (*), ws, 116.1 s Eastchester rd, 37.5x 146.10x30.9x150; Wellman Finance & Realty Co to Richd H Arnold, 1613 Plymouth; AL; Dec30'13; Jan12'14. nom

Randall st (*), ns, 150 e Maple av, 25x 100; Pietro Cerra to Cath Buonamassa, 2159 Belmont av; mtg $——; Jan14; Jan 15'14. nom

Simpson st, 1011 (10:2724), ws, 246.8 s Westchester av, 41x105.5x41x104.8, 5-sty bk tnt; Simpson Constn Co to Isabella Heine, 100 W 121, & Lillie Bohm, 244 W 137; mtg $35,000; Jan15'14. O C & 100

Thwaites pl (*), ss, 107.8 w Boston rd, 50x175; also THWAITES PL (*), ss, 232.8 w Boston rd, 50x111.4x56.2x136.11; also THWAITES PL (*), ss, 114 e Williamsbridge rd, 26x78.7x28.7x98.9; Kathern Brown to S B Realty Co, Inc, a corpn, 4521 3 av; Jan9; Jan13'14. O C & 100

Thwaites pl, ss, 232.8 w Boston rd, see Thwaites pl, ss, 107.8 w Boston rd.

Thwaites pl, ss, 114 e Williamsbridge rd, see Thwaites pl, ss, 107.8 w Boston rd.

Thomas st, see Dock, nes, 150 se Thomas.

Trafalgar pl (11:2958), es, 75 s 176th, 50x78, vacant; Janet M Hood & ano, heirs Margt Hood, to Duo Co, 391 E 149; Dec 13'13; Jan12'14. O C & 100

Vincent st, swc Town Dock rd, see Town Dock rd, swc Vincent.

Weiher ct, 2-11 (9:2369), ns, 105 e Wash av, 161.8x43, 10-2-sty & b bk dwgs; also WEIHER CT, 16-19 (9:2369), ss, 105 e Wash av, 129.4x22, 4-2-sty & b bk dwgs; also WEIHER CT, 12 (9:2369), ns, 266 e Wash av, runs eSxn43xe16.11xs50 to ct xw 16.9xn7 to beg, 2-sty & b bk dwg; also WEIHER CT, 14-15 (9:2369), ss, 234.4 e Wash av, runs s22xe48.11xn25 to ct xw16.9 xs3 to ct xw31.8 to beg, 2-sty bk dwg & 2-sty bk dwg & str; Henry A Stahl to Florence E Powers, Haverstraw, NY; mtg $41,900; Dec26'13; Jan9'14. nom

Weiher ct, 12, see Weiher ct, 2-11.

Weiher ct, 14-15, see Weiher ct, 2-11.

Weiher ct, 16-19, see Weiher ct, 2-11.

134TH st, 728-30 E (10:2562), ss, 303 w Willow av, 26x106.11x26x106.11, 2 3-sty fr tnts & strs; Walter A Hirsch, ref, to Fredk W Guy, 1808 Av K, Bklyn; FORECLOS Jan3; Jan9; Jan12'14. 1,500

136TH st, 459 E (9:2281), ns, 550 e Willis av, 25x100, 4-sty bk tnt; Margt Ott to Michl G Ott, 459 E 136, & Jno H Ott, 465 E 136; mtg $10,000; Jan7; Jan10'14. nom

137TH st, 639 E (10:2550), ns, 450 w Home av, also abt 100w Cypress av, 37.6 x100, 6-sty bk tnt; Mary A McCann to D H Jackson Co, 35 Nassau; AL; Jan8; Jan14'14. nom

138TH st, 590 E (10:2550), ss, 937.6 w Home av, 37.6x100, 5-sty bk tnt; Chas J Butterly to N Y Real Estate Security Co, 42 Bway; mtg $28,000; Sept5'13; Jan15'14. O C & 100

147TH st, 731 E (10:2579), nes, 80 se Jackson av, 37.6x79, 4-sty bk tnt; Jno J Hynes ref to Minnie Meyer, 121 Henry, Brooklyn; FORECLOS Jan5'14; Jan7; Jan 8'14. 18,000

150TH st, 228 E (9:2338), ss, 375 w Morris av, 25x100, 1-sty bk & fr stable; Cath Fitzgerald to Johanna English, 133 6th, 1st Ward, Queens, NY; mtg $5,000; July 25'13; Jan12'14. nom

151ST st, 254-6 E (9:2440), ss, 100 w Morris av, 50x118.5, 5-sty bk tnt & strs; Michele Lagomarsino to Louisa Zunino, 414 E 141; Jan8; Jan9'14. O C & 100

151ST st, 301-3 E (9:2411), ns, 350.3 e Morris av, runs n116.10xe50xs25xw6.6xs 92.8 to st xw43.6 to beg, vacant; Harold T Petersen to Benenson Realty Co, 407 E 153; Jan6; Jan12'14. O C & 100

153D st, 413 E (9:2375), ns, 270 w Elton av, 25x100, 3-sty fr tnt & 2-sty fr rear tnt; Frank Lassingleithner to Eliz, wife Frank Lassingleithner, 946 College av,; AT; AL; Jan9; Jan13'14. nom

159TH st, 422 E (9:2380), ss, 175 w Elton av, 25x98.9, 5-sty bk tnt; Long Island & Westchester Holding Co to Edw Bialla, Northport, LI; mtg $26,000; Dec24'13; Jan 15'14. nom

159TH st, 422 E; Edw Bialla to Walter E Corrigan, 199 8 av, Bklyn; mtg $26,000; Jan14; Jan15'14. nom

163D st, 735 E (10:2649), ns, 27.6 w Forest av, 26.6x67.4, 4-sty bk tnt; Eliz Mund to Milton B Loeb, 216 W 94; mtg $13,300; Dec31'13; Jan9'14. nom

167TH st E, swe Clay av, see Clay av, swc 167.

167TH st E, swe Morris av, see Morris av, swc 167th.

169TH st, 886 E (10:2694), sws, 140.7 from nwc 169th & Home, runs sw60.1xe27.2 xne49.5xnw25 to beg, 3-sty fr tnt; Chas Munch to Fritz Joedicke, 213 E 77; mtg $4,000; Jan6; Jan10'14. O C & 100

169TH st, 67 W, see Woodycrest av, ws, 146.7 s 168th.

171ST st, 549 E (11:2928), ns, 232 e 3 av, runs n120.10xe19.1xs50.4xe106.1 to Fulton av (Nos 1513-9) xs80 to st xw134.4 to beg, 5 & 6-sty bk church, house & 3-sty & b fr home; Church House Foundation, in Diocese of N Y, to Board of Managers of the Diocesan Missionary & Church Extension Soc of the Protestant Episcopal Church in Diocese of N Y; Nov25'13; Jan 13'14. nom

172D st, 901 E, see Minford pl, 1528.

173D st, 308 E (11:2791), ss, 45 e Mt Hope av, 50x95, 2-sty fr dwg & 2-sty fr rear bldg; Edwin M Hydeman to Dora Ebenstein, 442 E 172; mtg $6,500; Dec12 '13; Jan14'14. nom

175TH st, 488 E (11:2916), ss, 95.6 e Washington av, 19.6x104.6, 2-sty fr dwg; Lyttleton Fox ref to Guaranteed Mtg Co of NY, 200 Bway; FORECLOS Jan6; Jan 7; Jan9'14. 5,000

178TH st, 777 E (11:3106), ns, 100 w Mapes av, 45.3x81.4x45.3x81.5, 1-sty fr dwg & 1-sty fr rear dwg; Caroline Acker et al to Sons of Israel of The Bronx, 743 E 178; Jan12'14. O C & 100

178TH st, 870 E, sec Crotona Pkway, 1990.

181ST st, 646-50 E (11:3081), ss, 50 w Belmont av, 69.3x115x—x97.11, 2 5-sty bk tnts; Kathern Brown to S B Realty Co, Inc, 4521 3 av; mtg $55,500; Jan9; Jan13 '14. O C & 100

182D st E, nwc Washington av, see Washington av, nwc 182.

183D st, 59 W (11:3209), ns, 80 w Grand av, 20x100, 3-sty bk dwg; Janpole & Werner Constn Co to Janpole & Werner Holding Co, 206 Bway; AL; Jan14; Jan15'14. O C & 100

183D st, 59 W; Janpole & Werner Holding Co to Janpole & Werner Constn Co, 206 Bway; AL; Jan14; Jan15'14. O C & 100

192D st W, nec University av, see University av, 2590.

206TH st, 184 E (12:3312), ss, 240 w Mosholu Pkway, 50x120, 3-sty fr dwg; M Davis & Sons, Inc, a corpn, to Rosina Graziadio, 1040 Fox; mtg $8,000; Jan8; Jan15 '14. nom

230TH st E (*), ss, 100 w Barnes av, 25 x114, Wakefield; Oscar F Hopfer to Albt Wellnitz, 33 High, Norwalk, Conn; mtg $3,000; Dec27'13; Jan10'14. nom

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232D st E, nwc Laconia av, see Laconia av, nwc 232d.

233D st E (12:3363), ns, 50.6 w Herkimer pl, 25.3x100.9x25x97, vacant; Pasquale J Lamberti to Bernard Bernstein, 813 E 150; Dec29'13; Jan14'14. nom

236TH st E (12:3385), ns, 700 e Katonah av, 100x149.3x100x149.1, 2-sty f dwg & 2-sty fr rear stable; Mary A Tofts to Wm H Keogh; B&S; Jan15'01; Jan15'14. nom

238TH st E (12:3385); same prop; Wm H Keogh to Alex Tofts; B&S; Jan15'01; Jan15'14. nom

Anthony av, 1853 (11:2802), ws, 50 s Mt Hope pl, 50x108.6x50x108.4, 2-sty fr dwg; Edw F Hurd to Carrie A Hurd, 1853 Anthony av; Jan12; Jan13'14. nom

Arthur av, 2166 (11:3070), es, abt 45 n 180th, 25x93, except pt for av, 2-sty fr dwg; Peter Devlin to Chas J Geisendorfer, 2087 Webster av; mtg $3,500; Jan9; Jan10 '14. O C & 100

Baisley av, ns, 25 w Fairfax av, see Overing, nes, 217.8 nw Frisby av.

Beach av, ws, 250 & 300 n Randall av, see Beach av, ws, 200 n Randall av.

Beach av (*), ws, 200 n Randall av, 25x100; also BEACH AV (*), ws, 250 n Randall av, 25x100; also BEACH AV (*), ws, 300 n Randall av, 25x100; Classon Realty Co to Academy Bldg Co, Inc, 2069 Westchester av; Jan13; Jan14'14. O C & 100

Beaumont av, 2414 (11:3105), es, 100 n 187th, 33.1x100, 4-sty bk tnt; Josephine I Tully to Martin Tully Constn Co, 810 E 173; mtg $22,000; Dec15'13; Jan14'14. O C & 100

Bedford Park blvd, nec Grand blvd & concourse, see Grand blvd & concourse, 2950.

Belmont av, 2171 (11:3082), ws, 127.2 s 182d, 25.1x82.6x25.1x83.1, 2-sty fr dwg; Christina Simpson to Tekla Diaczek, 2169 Belmont av; mtg $2,000; Jan7; Jan9'14. nom

Boston rd, 1037 (10:2607), ws, 355.7 s 166th, 37.5x117.9x37x123.4, 5-sty bk tnt; K O Realty Corpn to Rae Marcus, 536 E 183; mtg $32,000; Jan7; Jan10'14. O C & 100

Boston rd, 1233 (10:2615), ws, 237 n 168th, 43x167.5x43.10x167.5, 5-sty bk tnt; Robt Adelmann to Henrietta Stein, 247 E 117; mtg $41,000; Jan12; Jan14'14. O C & 100

Boston rd, 1258-60 (10:2663), ses, 260 sw 169th, 69.11x138.6x8.6x124.1, 3-stv bk hall & strs; Jennie Halpert to Geo F Johnson Co, a corpn, Hanover Township, NJ; mtg $42,000; Jan1; Jan15'14. O C & 100

Broadway (13:3423), ws, 152.11 n 261st, runs w202.3 to es Huxley av xw60 to ws Huxley av xnw177.7xnw96.1xw500 to es Tyndall av xn130xe109.11xe430 to es Spencer av xe137.4 & 98.6 & 157.9 to Bway xs 61.3 to beg, being land in bed of 262d, in front of above; American Real Estate Co to City N Y; B&S; July7'13; Jan13'14. nom

Brook av, 875 (9:2365), nws, 116.10 n 3 av, 28.7x98.6x25x86.11, 5-sty bk tnt & strs; Sol Cohen to Jennie Kaliski, 101 W 130; mtg $18,000; Jan9; Jan14'14. nom

Brook av, 1528 (11:2895), es, 275 n 171st, 25x100.11, 4-sty bk tnt & strs; Isidor Goldstein et al to Abr Goldstein, 1528 Brook av; mtg $14,500; AT; Nov17'13; Jan14'14. O C & 100

Burke av, es, 25 n Harper av, see Harper av, sec Burke av.

Burke av, sec Harper av, see Harper av, sec Burke av.

Cambridge av (13:3409), lots 246 & 312 blk 3409 tax map, being land in bed of av in front of above; deed of cession; Henry W Hayden, individ & as TRSTE Harriet Hayden et al to City NY; B&S; July28'13; Jan13'14. nom

Cedar av (11:3231), ws, 275 n land Lewis G Morris, being lots 12 & 13 map Est Mary P Chrystie, 50x117.6x50x112.1; also LONGFELLOW AV (10:2761), ws, 200 s Garrison av, 50x100, vacant; also GRACE AV (*), es, 103.11 n Westchester av, 50x130; also PARKER AV (*), ws, 133.2 n Westchester av, 25x130; also LYON AV (*), sec Grace av, 30x100, except pt for Glover; Amelia Steinmetz to Steinmetz Constn Co, 1416 Glover; AL; Jan12'14. nom

Clarence av, ws, 75 & 325 s Evans av, see Clarence av, ws, 250 n Philip av.

Clarence av, es, 40 n Evans av, see Clarence av, ws, 250 n Philip av.

Clarence av, ws, 215 n Evans av, see Clarence av, ws, 250 n Philip av.

Clarence av, es, 215 n Evans av, see Clarence av, ws, 250 n Philip av.

Clarence av, es, 275 & 75 s Evans av, see Clarence av, ws, 250 n Philip av.

Clarence av, ws, 100 n Philip av, see Clarence av, ws, 250 n Philip av.

Clarence av (*), ws, 250 n Philip av, 75x100; also CLARENCE AV (*), ws, 100 n Philip av, 50x100; also CLARENCE AV (*), es, 40 n Evans av, 50x100; also CLARENCE AV (*), es, 215 n Evans av, 100x100; also CLARENCE av (*), ws, 215 n Evans av, 75x100; also CLARENCE AV, (*), es, 275 s Evans av, 100x85x100x95; also CLARENCE AV (*), es, 75 s Evans av, 100x100; also CLARENCE AV (*), ws, 75 s Evans av, 50x100; also CLARENCE AV (*), ws, 325 s Evans av, 100x100; also PHILIP AV, nec Wilcox av, 100x100; Bruce-Brown Land Co to Eugene S Benjamin, 1019 Madison av; Jan10; Jan12'14. O C & 100

Clarence av (*), es, 275 s Evans av, 100 x85x100x95; Estates Development Co to Eugene S Benjamin, 1019 Mad av; B&S; Jan10; Jan12'14. O C & 100

Clay av (9:2429), swc 167th, 161.11x97.4x 108x110, vacant; Hensol-Powell Realty Co to A J Schwarzler Co, 1150 Clay av; mtg $12,100; Jan9'14. O C & 100

Corlear av, 3135-9 (13:3406), ws, 86.6 s 232d, 50x111.2 to es Tibbetts Creek or Brook, x—x88.6, 2-2-sty fr dwgs; Robt Bradley to Jno Bradley, 3139 Corlear av; B&S; AT; Jan14'14. 500

Creston av, 2384 (11:3165), es, 149 n 184th, 25x95, 2-sty fr dwg; Chas A Laumeister to Concrete Realty & Holding Corpn, 420 E 161; mtg $5,000; Dec29'13, Jan14'14. O C & 100

Crotona Pkway, 1990 (11:3121), sec 178th (No 870), 39.5x100x35.9x116.), 5-sty bk tnt & strs; Anna F Dunbar, TRSTE Christiana Fischer, to City Real Estate Co, 176 Bway; Jan12; Jan13'14. 250

Crotona av, 2139 (Grove st) (11:3083), ws, 132.2 n 181st, 26.5x120, 2-sty fr dwg & 2-sty bk rear stable; Jno Farrell to Sarah A Farrell, 2139 Crotona av; AL; Sept15'13; Jan12'14. nom

Crotona av (11:3101), es, 119.11 s 183d, 24.2x42x24x41.2, vacant; Wm B Murphy to Margaretha Gleason, 490 E 148; Jan3; Jan 9'14. O C & 100

Daly av (11:3127), ses, 93.11 sw 179th, runs se171.5 xsw10xnw171.2xne10 to beg, pt 3-sty fr dwg; Clara L Herbst to Geo H Botthof, 2012 Daly av; Jan8; Jan9'14. O C & 100

Evergreen av, 1226 (*), es, 264 n Westchester av, 40x100, Analeata Rush to Ellen Bennett, 533 Lex av; mtg $25,000; Jan14; Jan15'14. O C & 100

Fordham rd (11:3235), ss, 49 e Harlem River ter, 50x60, vacant; Amelia Moser to Jos Gruber, 407 W 205; AL; Jan8; Jan13 '14. O C & 100

Forest av, 901 (10:2638-2648), ws, 1054.2 s 165th, 36.3x300 to Jackson av (Nos 894-6), except pt for Jackson av, 3-3-sty fr tnts, strs in Forest av; Leopold Guttag to Henry Guttag, 894 Jackson av; ½ pt; B&S; Jan12; Jan14'14. O C & 100

Forest av, 1129 (10:2651), ws, 190 s Home, 20x87.6, 3-sty bk dwg; Frank Fischer to Home Specialty Co, Inc, a corpn, 385 E 161; mtg $8,500; Jan10; Jan 12'14. O C & 100

Franklin av, 1390-4 (11:2935), es, 38 n Jefferson pl, 112.7x100, 3-5-sty bk tnts; Jos P Fox to Edw McElhinny, 197 Adams, Bklyn; mtg $85,000; Jan9'14. O C & 100

Fowler av, swc Morris Park av, see Morris Park av, swc Fowler av.

Fulton av (*), ses, 500 nw Becker av, or 241st, 50x100; Chas J Reinhardt ADMR Jacob Reinhardt & ano to Mark D Stiles, 39 Primrose av, Mt Vernon, NY; QC; Nov 28'13; Jan13'14. nom

Fulton av, 1513-9, see 171st, 549 E.

Fulton av (*), ses, 450 nw 241st or Becker av, 50x100; Jos Gallagher, ref, to Mark D Stiles, 39 Primrose av, Mt Vernon, NY; FORECLOS Jan7; Jan10; Jan12'14. 300

Garrison av (10:2761), ss, 25 w Longfellow av, 50x100, vacant; Ella T Goldstein to Moses L Finkelstein, 1320 Prospect av; AL; June24'12; Jan9'14. nom

Garrison av (10:2761), ss, 25 w Longfellow av, 25x100, vacant; Moses L Finkelstein to Celia F Tuchman, 846 E 167; AL; Jan8; Jan9'14. nom

Grace av, sec Lyon av, see Cedar av, ws, 275 n land L G Morris.

Grand blvd & concourse, 2950 (12:3306), nec Bedford Park blvd, 48.4x127x138x72.9, vacant; Jules E E Lavanoux to Margt Trail, 16 Moore; mtg $5,000; Dec31'13; Jan 10'14. O C & 100

Harper av (*), sec Burke av, 114.4x34.2x 123.2x83.1; also BURKE AV (*), es, 25 n Harper av, 50x100; also HARPER AV (*), ns, 175 e Burke av, 25x146.1x25.4x141.9; Edw M Kirkpatrick to Harry B Russell, 144 W 139; AT; Jan12; Jan13'14. nom

Harper av (*), same prop; Herbt Schubert to Edw M Kirkpatrick, 39 E 42; QC; Dec17'12; Jan13'14. nom

Harper av, ns, 175 e Burke av, see Harper av, sec Burke av.

Harrington av (*), ss, 345.6 e Ft Schuyler rd, 50x101.11x50x106.11; Minnie Smith to Jno I Ritchie, 228 E 35; mtg $1,155; Jan 10; Jan12'14. O C & 100

Hone av (*), es, 100.3 n Pierce av, 75x 100; Michele Volini to Morris Park Estates, 25 Broad; mtg $1,940; Jan8; Jan12 '14. nom

Houghton av, 2144-6, see Overing, nes, 217.8 nw Frisby av.

Hunt av, ws, 100 n Sagamore av, see Pelham av, ns, adj land Thos Beswick.

Intervale av, 1247 (11:2973), nws, 483.5 ne 169th, 25x77.3x36.10x104.4, 4-sty fr tnt & str & 1-sty fr rear bldg; Theresa Sofia to City NY; Jan13; Jan14'14. 11,000

Jackson av, 894-6, see Forest av, 901.

Jefferson av (*), ns, 50 w Murdock av, 50x100; Sarah Feinberg et al to Lillian Lowenstein, 5 McDonough, Bklyn; AL; Dec19'13; Jan12'14. nom

Laconia av (*), nwc 232d, 25x105; Monatiquot Real Estate Co to Nicholas Arbia, 610 E 17; Dec22'13; Jan13'14. 750

Longfellow av, 1151 (10:2754), ws, 307.3 n 167th, 25x100, 2-sty bk dwg; Frank Fischer to Home Specialty Co, Inc, a corpn, 385 E 161; mtg $9,400; Jan10; Jan 12'14. O C & 100

Longfellow av (11:3009), es, 200 n 172d, 100x100, vacant; Madeleine Hawn to Howard T Cole, 906 St Johns pl, Bklyn; AL; May1'13; Jan14'14. O C & 100

Longfellow av, ws, 200 s Garrison av, see Cedar av, ws, 275 n land L G Morris.

Lyon av, sec Grace av, see Cedar av, ws, 275 n land L G Morris.

Lyon av, 2312 (*), ses, 25x100; Fisher Lewine et al to Geo R M Fleiker, 2312 Lyon av; mtg $5,500; Dec31'13; Jan15'14. 6,500

Mayflower av (*), es, 225.2 n Liberty, 25x100.1; Mary Dalyo to Lorenzo Rinaldi, 418 E 160; Jan12'14. nom

Morris av (9:2449-2450), swc 167th, 100x 100, vacant; Ethel M Sanders to Wm E Diller, 912 Grand blvd & concourse; mtg $10,000; Jan12; Jan13'14. nom

Morris av (9:2449-2450), same prop; Frederic A de Peyster et al to Ethel M Sanders, 970 Prospect av; Oct17'13; Jan13 '14. O C & 100

Morris Park av (*), swc Fowler av, 50x 100; Morris Park Estates to Michele Volini, 20 Prince; Dec29'13; Jan12'14. nom

Park av, 2054 (9:2442), es, 54.6 s 153d, 54.6x131.6x50x109.8, 1-sty bk market & vacant; Dora Goldstein to Fannie Baff, 76 W 120; AL; Jan7; Jan14'14. nom

Parker av, ws, 133.2 n Westchester av, see Cedar av, ws, 275 n land L G Morris.

Pelham av (*), ns, adj land Thos Beswick, runs ne508xse300xse446 to av xnw 862.5 to beg, contains 3 993-1000 acres; also ELM ST (*), es, 25 s Maple, 25x100; also HUNT AV (*), ws,100 n Sagamore av, 25x100; Fredk R Reulein Jr & ano, EXRS Fredk Reulein, to Fredk Jr, Emma, William, Wilhelmina & Jno Reulein, on Pelham Pkway; Jan8; Jan9'14; nom

Philip av, nec Wilcox av, see Clarence av, ws, 250 n Philip av.

Prospect av, 601 (10:2674), ws, 255 n 150th, 20x100, 4-sty bk tnt; Jas M Donohue, ref, to EmmaO Frank, 2 W 129; FORECLOS Jan8; Jan13; Jan15'14. 11,500

Rochambau av (12:3328), ws, 120.3 n Gun Hill av, 25.10x95.9x25x102.6, vacant; Chas Hobson to Christopher I Hobson, 515 W 178; QC; Jan13; Jan15'14. nom

St Raymonds av, swc Green la, see Green la, swc St Raymonds av.

St Raymonds av (*), ss, 355.4 e Zerega av, 75x100; Emil Prazak to Magdalene Prazak, 1084 Bond, Elizabeth, NJ; Jan10; Jan14'14. O C & 100

Shakespeare av, 1250-4 (9:2506), es, 105.8 n 168th, 50.3x103.5x50x98.5, except pt for Shakespeare av, 2-sty fr dwg & str; Cath Daly to Wm Daly; mtg $5,000; Oct31'08; Jan9'14. O C & 100

Tinton av (10:2677), es, 150 s Home, 25x 135, except pt for av; also TINTON AV (10:2671), es, 40 n line bet lots 87 & 89, 20x133, pt lot 87 map Eltona, 2-sty & b fr dwg; Isaiam Schofler et al to Schofler & Brodsky, Inc, a corpn, 91 Greene; mtg $8,000; Jan5; Jan9'14. 100

Tinton av, es, 40 n line bet lots 87-89 map Eltona, see Tinton av, es, 150 s Home.

Town Dock rd (*), swc Vincent, 50x100; Fredk Dammann to Gustave Eckert, 345 E 103; ½ pt; mtg $500; Jan8; Jan14'14. O C & 100

Union av, 1093 (10:2671), ws, 68 n 166th, 21.6x90.8, 3-sty fr tnt; Cath Singler to Chas J Singler, 1093 Union av; AL; Jan 10; Jan12'14. nom

Unionport & Bronxdale rd (*), es, 275 n Mianna, 23.4x144.6x25.3x143.8; Eugenie, wife Louis Berger, to Louis Berger, 677 Van Nest av; mtg $3,000; Jan10; Jan12'14. O C & 100

University av (Aqueduct) (11: 2876), sec Brandt pl (No 94), 45x100, 5-sty bk tnt; Wm M Moore to Nellie Feigenbaum, 159 W 84; mtg $48,000; Jan3; Jan10'14. O C & 100

University av (11:3210), sec Fordham pl, 25.4x92x25x87.9, except pt for av, vacant; Albt C McMillan to Chas H O'Neile, 201 E 68; Jan5; Jan15'14. O C & 100

University av, 2390 (11:3215), nec 192d, 107.3x230.6 to ws old Aqueduct x84.8x228.9, vacant; Geo F Johnson to Jennie Halpert, 65 W 181; B&S & CaG; Jan14; Jan15'14. O C & 100

Valentine av (*), ws, 150 n Baisley av, 75x80; Carl Klug to Jos Klug, 3495 3 av; Jan12; Jan14'14. O C & 100

Vyse av, 1447-51 (11:2987), ws, 100 s Jennings, 50x100, 3-sty fr rear stable; Jas McComb EXR Hugh McCreery to Rosina Baldo, 2472 Arthur av; QC; AL; Jan 14'14. 2,000

Vyse av, 1887 (11:2992), ws, 72.3 n Boston rd, 58.8x145.3x49x147.2, 2-sty fr dwg; Frank Willetts to Eliz Willetts, 458 Jelliff av, Newark, NJ; Sept17'13; Jan9'14. omitted

Valentine av, 2020 (11:3142), es, 66.9 n 179th, 16.8x89.3x16.8x88.7, 2-sty fr dwg; Jno Farrell to Sarah A Farrell, 2139 Crotona av; AL; Sept15'13; Jan12'14. nom

Wales av, 516 (10:2581), es, 150 n 147th, 25x100, 2-sty & b fr dwg; Chas A Laumeister to Concrete Realty & Holding Corpn, 420 E 161; mtg $3,750; Dec29'13; Jan14'14. O C & 100

Walker av, sws, see Dock, nes, 150 se Thomas.

Washington av, 1685 (11:2906), ws, 50 n 173d, 25x90, 4-sty bk tnt & strs; Meyer Goldberg et al to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb18'13; Jan 14'14. O C & 100

Washington av (11:3038), nwc 182d, runs ne23.2xn77.2xw100xs100 to st xe95.10 to beg; all title to strip in front of above bet old and new lines of av, vacant; Philip Mandelman to Jacob Spielberg, 101 W 113; AL; July7'13; Jan9'14. nom

Webster av, 3542 (12:3360), es, 531.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Carl Newman to Frank P Daley, 420 Washington, Hoboken, NJ; mtg $5,700; Dec31'13; Jan13'14. exch

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Weeks av, 1685 (Clinton) (11:2793), ws, 6 n 173d, runs w100xn30xe100 to av xs30 to beg, being pt lot 7 map Mt Hope, except pt for Weeks av, 2-sty fr dwg & str; Jos M Hartfield to North Side Savgs Bank, 3230 3 av; FORECLOS Dec31'13; Jan8; Jan9'14. 5,500

Williamsbridge rd, ws, 116.1 s Eastchester rd, see Overing, nes, 217.8 nw Frisby av.

Woodycrest av (9:2515), ws, 146.7 s 168th, runs w104.7xn30xe114.3 to av xs60.3 to beg, vacant; also 169TH ST, 67 W (9:-2506), nwc Boscobel av, —x—, 3-sty fr dwg; Cath Daly to Wm Daly, 1254 Shakespeare av; AL; Oct5'11; Jan9'14. nom

3D av, 3458 (10:2609), es, 32 n 167th, 37x107.10x37x105.9, 6-sty bk tnt & strs; Aaron Blume to Wm Kreuzer, 351 St Nicholas av; mtg $27,000; Jan7; Jan9'14. O C & 100

3D av, 3458; Wm Kreuzer to Aaron Blume, 22 Mt Morris Park W; mtg $27,000; Jan7; Jan9'13. O C & 100

3D av, 3712 (11:2926), es, 156.7 n 170th, 26x100, 5-sty bk tnt & strs; Thos D Malcolm to Thos D Malcolm Co, 3651 3 av; mtg mtg $14,000; Jan7; Jan9'14; O C & 100

3D av, 3714 (11:2926), es, 182.7 n 170th, 26x100, 5-sty bk tnt & strs; Thos D Malcolm to Thos D Malcolm Co, 3651 3 av; mtg $14,000; Jan7; Jan9'14. O C & 100

3D av, 4171 (11:2924), ws, 30 n 176th, 26x97.10x30x98.10, 4-sty bk tnt & strs; Gertrude Siebold to Oscar Harger, 74 Devoe, Bklyn; B&S; mtg $15,000; Jan10; Jan 12'14. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Fordham pl, see University av, see University av, sec Fordham pl.

Fox st, 952 (10:2724), es, 140.6 n 163d, 40x110.11x40x111.4, 5-sty bk tnt; re mtg; City Mortgage Co to Podgur Realty Co, 1029 E 163; Jan14; Jan15'14. nom

Fox st, 952; re mtg; N Y Trust Co to same; Jan14; Jan15'14. nom

Fox st, 952; re mtg; City Mtg Co to same; Jan14; Jan15'14. nom

Whittier st (10:2762 & 2765), es, 125 s Seneca av, 160x60.11x219.9x147.4, vacant; re mtg; Emma W Cone to Hunts Point Realty Co, 30 E 42; Nov12'13; Jan14'14. nom

St Marys st, nwe So blvd, see So blvd, nwc St Marys.

169TH st, 886 E (P A); power of atty to sell above; Elisa Munch to Chas Munch; July22'07; Jan10'14.

Daly av (11:3127), ses, 93.11 sw 179th, 10x171.2x10x171.5; re mtg; pt 3-sty fr dwg; Sarah M Jefferson to Clara L Herbst, 985 E 179; Oct31'13; Jan10'14. 1,000

Garrison av (10:2761-2762), ss, 50 w Longfellow av, 25x100, vacant; re mtg; Hunts Point Realty Co to Moses L Finkelstein, 1320 Prospect av; Jan12; Jan 13'14. 1,200

La Salle av (*), ns, 185.10 e Ft Schuyler rd; re mtg; Wm H Wallace to Jno D Cullinton, 2452 8 av; July2'13; Jan9'14. nom

Southern blvd (10:2575), nwc St Marys; consent to stairway to station; Murray & Hill Co to City N Y; Dec22'13; Jan15'14.

Teller av (9:2429-2434), ws, 40 n 166th, 38.4x100; agmt releasing above from mtg; agmt recorded May28'13; City Mtg Co & O J Schwarzler Co with N Y Trust Co, 26 Broad; Jan14; Jan15'14. nom

University av (11:3210), sec Fordham pl, 25.4x92x25x87.9, vacant; re dower; Virginia McMillan to Albt C McMillan, University av & 180th; Nov29'11; Jan15'14. nom

White Plains av (*), ws, 25 s Cornell av, 2x100; re mtg; Anna Field to Frank Willetts, 1379 White Plains rd; Sept8'13; Jan9'14. nom

Adjudication (miscl) of bankruptcy in matter Fredk P Forster, bankrupt; July 15'13; Jan13'14.

Power of atty (P A); Jno S Wilson to Edw McK Whiting, 56 Pine; Aug22'12; Jan 10'14.

Power of atty (P A); Agnes G W Bertieri to Edw McK Whiting, 56 Pine; May 8'08; Jan10'14.

LEASES.

Borough of Manhattan.

Jan. 9, 10, 12, 13, 14, & 15.

[1]**Bleecker st, 323-5** (2:591); str &b; Josephine Giamnnoto to Emma Frankenbush, 20 Barrow; 2yf May1; Jan14'14. 1,020

[1]**Bleecker st, 350-2** (2:620), two bldgs, all; Mary A Mortimer & ano to Henry N Feste, 155 W 10; 9 8-12y & 21 days from Jan9; Jan13'14. 1,200 & 1,500

[1]**Bleecker st, 350-2** (2:620); sur Ls; Henry N Feste to Mary A Mortimer, 67 W 71, ADMTRX Jno S Mortimer; AT; Jan9; Jan 13'14. nom

[1]**Broome st, 259** (2:413), swc Orchard; asn Ls & bill of sale of chattels, &c; Abr Aberbuch to Saml Solomon, 75 Delancey; AT; Jan14'14. 150

[1]**Clinton st, 91** (2:348); all; Rosie Welkowitz to Abr Waldinger, 810 Dawson & ano; 3yf Jan15; Jan14'14. 4,500

[1]**Houston st, 35-9 E** (2:510); also Mulberry st, 277-93, & Lafayette, 297-309, n pt 2d fl; Louis Ottmann et al, EXRS &c Jacob Ottmann (decd) et al, to Puck Publishing Corpn, on premises; 3yf Feb1; Jan13'14. 6,000

[1]**Lafayette st, 297-309,** see Houston, 35-9 E.

[1]**Mulberry st, 227-31** (2:495), all; Mary Le Vien & ano to Sadie & Gaetano Morabito, 299 Mulberry; 5yf Oct1'13; Jan 12'14. 3,600

[1]**Mulberry st, 277-93,** see Houston, 35-9 E.

[1]**New Chambers st, 16** (1:119); all; Sarah E Sampson to Christopher Touris, 16 New Chambers; 5yf Jan1; Jan9'14. 600 & 700

[1]**Orchard st, swc Broome,** see Broome, 259.

[1]**Reade st, nec Washington,** see Washington, 301.

[1]**Washington st, 301** (1:139), nec Reade; all; Mary M Stagg & ano to Wm Weilage, 227 W 142; 5yf May1'16; Jan9'14. 4,500

[1]**Water st, 23** (1:7); all; Ernest Flagg to Adolph Maiss, 98 Sheriff; 5yf May1; Jan 14'14. 3,600 to 4,000

[1]**1ST st E, swc 2 av,** see 2 av, swc 1st.

[1]**5TH st E** (2:432), ss, 275 w Av A, 25x96.2, the land, merged in the fee; Jno J Astor to Chas & Mary Bender; 20yf May 1'1899; Jan9'14. taxes &c & 750

[1]**10TH st, 256-8 E** (2:437); asn Ls; Isaac Mass to Chas Greines, 168 Rivington; Jan 8; Jan12'14. 860

[1]**23D st, 67 W** (3:825); sur Ls; P Jos Groll to Chas K Briddon, 107 W 73; AT; Dec22 '13; Jan15'14. nom

[1]**23D st, 67 W** (3:825), b str & c; Chas K Briddon to Lucy M Groll, 147 W 53; 5yf Jan1; Jan15'14. 3,000

[1]**23D st, 67 W;** consent by Haaren & Gerdes Co, a corpn, mortgagee of Ls, to sur of Ls by Peter J Groll, to Chas K Briddon, 107 W 73; Jan7; Jan15'14.

[1]**23D st, 67 W;** consent by The J Chr G Hupfel Brewing Co, a corpn, to the cancellation of Ls by Chas K Briddon, 107 W 73, as landlord, to Chas H Schuldt, as tenant; Jan7; Jan15'14. nom

[1]**28TH st, 517 W** (3:700), nes, 25x98.9; asn Ls with consent by Marie M I de Courval; Albt E Straker, 313 W 127 to Benny Swensen, 302 W 22; Jan2; Jan9'14. nom

[1]**37TH st W, nec Bway,** see Bway, nec 37th.

[1]**38TH st W, ss, — e Bway,** see Bway, nec 37th.

[1]**44TH st, 414 W** (4:1053), all; Margt M A Gerard to Geo Niedermayr, on premises; 3yf May1; Jan15'14. 1,080

[1]**45TH st, 129 W** (4:998); all; Evelyn C Manley & ano to Simon Lederer, 1482 Bway; 10yf May1'13; Jan14'14. 2,000 to 2,500

[1]**46TH st, 533 W** (4:1075); str & b; Wm Bruns to Thos F O'Reilly, 533 W 46; 5yf Jan6; Jan14'14. 480

[1]**47TH st W, nwc 11 av,** see 11 av, nwc 47.

[1]**50TH st, 446 W** (4:1059), ss, 195 e 10 av, 25x100.5; asn Ls; Louis Stremel to Matilda C Stremel, 1851 Bathgate av; ⅓ pt; Dec27 '13; Jan12'14. nom

[1]**57TH st E, see Av A,** see Av A, sec 57th.

[1]**60TH st, 25 W,** see 61st, 16-24 W.

[1]**61ST st, 16-24 W;** also 60TH ST, 25 W (4:1113), all; Amos R E Pinchot, 1021 Park av, to The Locomobile Co of America, a corpn of Bridgeport, Conn; 21yf Oct1'13; Jan12'14. taxes, &c, & net 39,000

[1]**62D st W, see Col av,** see Col av, 55

[1]**89TH st, 62 W** (4:1202), all; Clifford L Miller to Abr J Rongy, 154 Henry; 4 9-12yf Jan1; Jan13'14. 2,200

[1]**100TH st, 160 W** (7:1854), ss, 175 e Ams av, 25x100.11, all; Sarah Krakower to Abr Falber, 160 W 100; 3yf Jan1; Jan10'14. 2,692

[1]**108TH st, 124 E** (6:1635), e str fl; Herman J Sonnenberg to Sam Hoffer, 67 E 101; 3yf Jan15; Jan14'14. 216 & 240

[1]**111TH st, 213-19 W** (7:1827), two bldgs; all; Fleischmann Bros Co, a corpn, to Jacob Spiro, 1837 7 av; 3yf Jan1; Jan15'14. 12,800

[1]**126TH st E, nwc 3 av,** see 3 av, 2322.

[1]**143D st, 152 W,** see 7 av, 2453 & 2449.

[1]**Av A, 110** (2:402), str & c; Otto J Haslinger to Morris Olenck & Jos Lampert, both at 110 Av A; 9 3-12y f Feb1'12; Jan12 '14. 840 & 900

[1]**Av A** (5:1372), sec 57th, two bldgs; all; Burns Bros, a corpn, to Albt M Stadler, 306 W 100; 5yf Jan1; Jan13'14. 5,000

[1]**Av B, 255** (3:983); all; Wm & Morris Hyman to Rosie Cohen, 609 E 16; 5yf Jan 1; Jan9'14. 1,950

[1]**Av B, 275-7** (3:984), strs & bs; Hyman Cohen to Max Brustein, 329 E 18· 5yf Jan 1; Jan12'14. 900 & 1,020

[1]**Broadway** (3:813), nec 37th, —x—; also 38TH ST W, ss, — e Bway, —x—; sobrn of Ls to mtgs for $550,000; Hobart Estate Co, a corpn, 431 California st, San Francisco, Cal, owner of fee, & Times Square Impt Co, Inc, a corpn, 61 Park row, owner of Ls, et al, with Moses T Pyne, at Princeton, NJ, et al, TRSTES &c of Moses Taylor, decd; Oct15'13; Jan15'14. nom

[1]**Columbus av, 55** (4:1114), sec 62d, str & b; Mahnken Estates, a corpn, to David Friedman, 79 E 119; from Dec1'13 to Apr9 '24; Jan12'14. 1,800 to 2,500

[1]**Columbus av, 773** (7:1833), all; Jacob Meyer & ano to Isidor Cuba, 161 Clinton; 5yf Jan1; Jan14'14. 3,225

[1]**Lexington av, 577** (5:1306); all; Mary Schieffer to Della Poland, 131 E 43; 3yf Nov1'13; Jan9'14. 1,400 & 1,500

[1]**1ST av, 1780** (5:1572), cor str & b; also 1ST AV, 1782, s str & b; Jafco Realty & Holding Co, Inc, to Jacob Grossman, 1782 1 av; from Jan1'13 to Apr30'19; Jan13'14. 1,020

[1]**1ST av, 1782,** see 1 av, 1780.

[1]**1ST av, 2035** (6:1677); sur Ls; Wm Vogel to Frank Garofalo, 419 E 116, & ano; AT; Jan12; Jan13'14. O C & 100

[1]**2D av** (2:456), swc 1st; ss of cor str; M Wm Minsky to Abr Hymen & ano; 3yf Dec1'13; Jan14'14. 720

[1]**2D av, 77-9** (2:460), n str & b; Saml N Samuels & ano to Josef Gruber, on premises; 5yf Dec1'13; Jan13'14. 1,500

[1]**2D av, 1571** (5:1527), b; Morris Brenwasser to Franz Lepej, 1571 2 av, 2 2-12yf Feb 1'13; Jan15'14. 240

[1]**3D av, 277** (3:902), s str; Henry E Andresen to Hugo Wehmann, 277 3 av; from Jan14'14 to May1'15, with option of ren; Jan15'14. 900

[1]**3D av, 286** (3:878), str; Chas A Peterson to Peter B Papas, 286 3 av; 5 4-12yf Jan1; Jan15'14. 1,800

[1]**3D av, 349** (3:906); str & c; Jos Hecht to Hugo Siegel, 349 3 av; 5yf May1; Jan9'14. 1,500

[1]**3D av, 2322** (6:1775), nwc 126th.. asn Ls & all title to chattels; Thos F O'Brien to Benj Washinsky, 25 Delancey; mtg $5,-500; Jan10; Jan14'14. nom

[1]**5TH av, 1413** (6:1621), all; Thos S Walker, Long Lake, NY, to Julius Krainin, 1774 Mad av, & ano; 5yfOct1; Jan15'14. 3,000

[1]**7TH av, 2300** (7:1941); asn Ls; Wm H Wellbrock to Consumers Brewing Co of NY, Ltd, a corpn, 1011 Av A; Jan7; Jan 13'14. nom

[1]**7TH av, 2300** (7:1941); asn Ls as collateral to secure $6,000; Brownell Matheny & Chas Kronmann, to Wm H Wellbrock, 435 Riverside dr; Sept23'12; Jan13'14. nom

[1]**7TH av, 2453 & 2449;** also 143D ST, 152 W (7:2011), 3 bldgs; all; Chas I Weinstein to Leo Stark, 221 W 120; 3 4-12yf Jan1; Jan13'14. 19,500

[1]**8TH av, 516** (3:785); asn Ls; Martin J Martell & ano to Geo W Reynolds, 469 Manhattan av, & ano; mtg $3,500; Jan14; Jan15'14. O C & 100

[1]**8TH av, 2428** (7:1935), asn Ls; Chas S or Sol Haberman to Henry Doscher, 139 West; mtg $——; Jan9; Jan14'14. nom

[1]**11TH av** (4:1095), nwc 47th; str; Marfields Co, Inc to Hugh Greene, 600 W 47; 5yf Jan1; 5v ren; Jan14'14. 1,200 to 1,800

[1]**11TH av** (4:1095), nwc 47th, same prop; asn Ls; Hugh Greene to Stewart Clark, —— Forest av, Yonkers, NY; Jan10; Jan 14'14. nom

[1]**Pier 42, N R** (2:656 & 657), the extensoln thereto being on land under water, —x 105.9, with wharfage &c; City NY by Comr of Docks to Royal Mail Steam Packet Co, a corpn, 22 State; from Dec 11'13 to Aug7'20; 10y ren; Jan9'14. 27½c per sq ft of area land under water

LEASES.

Borough of the Bronx.

[1]**Minford pl, 1530-38** (11:2977), sur Ls; Chas Levy to Ralpaul Realty Co, 105 Hudson; Jan9; Jan14'14. nom

[1]**Minford pl, 1530-8** (11:2977), asn Ls; Saml London to Ralpaul Realty Co, 105 Hudson; Jan2; Jan14'14. nom

[1]**Bryant av, 1872** (11:3004), bill of sale & asn Ls; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; Jan9; Jan14'14. 200

[1]**Bryant av, 1872;** bill of sale & asn Ls; Thos A Hanlon to Johanna Reuter, 1872 Bryant av; Jan9; Jan14'14. nom

[1]**Gerard av** (9:2349), ws, 310.1 from Cheaver pl, runs —539.10 to Harlem River xn51.4xe553.9 to ws Gerard av xs53.2 to beg; all; Jno H Allen to Cross, Austin & Ireland Lumber Co, 1246 Grand, Bklyn; 5 yf May1; Jan15'14. 2,400

[1]**Gerard av** (9:2349), ws, 259.4 s 144th, 53.2x524.2 to Harlem River x51.4x537.2; all; Chas Van Riper to Cross, Austin & Ireland Lumber Co, 1246 Grand, Bklyn; 5yf Apr1; Jan15'14. 3,500

[1]**Tremont av, 742** (11:2951); sobrn of Ls to mtg; Moe Gartensteig & Saul Asch with Title Guar & Trust Co, 176 Bway; Jan9; Jan15'14. nom

[1]**Webster av, 2759-61** (12:3278); asn Ls; Fredk H Pump Jr to Henry Pump, 2759 Webster av; Jan7; Jan12'14. nom

[1]**3D av, 3339** (9:2370), all; Estate Geo Shepherd to Philip Antes, 1074 Brook av; 5yf Jan1; Jan13'14. 1,000

MORTGAGES.

Borough of Manhattan.

Jan. 9, 10, 12, 13, 14, & 15.

[m]**Allen st, 128-30** (2:415), ses, 151 s Rivington, 42x87.6; sub to easement for light & air; also 8TH ST, 372-4 E (2:377), ss, 254.3 e Av C, 39.7x97.6; also 9TH ST, 639 E (2:392), ns, 183 w Av C, 30x92.3; pr mtg $——; Jan8; Jan9'14; due Jan1'15, 6%; David Wasser, 372-4 E 8, to David Galewski, 26 W 120. 1,500

[m]**Bank st, 105** (2:635), ns, abt 75 w Greenwich, 20x85.6x20.2x88.3, ws; Jan8; Jan12 '14; due &c as per bond; Hugh Reilly, of Township of Wall, County of Monmouth, NJ, to Jno G Parr, 22 Bethune. 6,000

[m]**Bank st, 105** (2:635); sobrn of mtg for $1,000 to mtg for $6,000; Jan12; Jan13'14; Susan P Peace with Jno G Parr, 23 Bethune. nom

[m]**Bleecker st, 115-17,** see Clinton, 109.

[m]**Bleecker st, 350-2** (2:620), nwc 10th; sal Ls; Jan12; Jan13'14; demand, 6%; Henry N Feste to Geo Ehret, 1197 Park av. 4,000

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m**Cedar st, 84-70,** see Bway, 108-24.

m**Chambers st, 102,** see Church, 143-57.

m**Church st, 143-57** (1:135), es, from Warren (No 32) to Chambers (No 102), 175.10 x24.8 on Warren x175.10x25 on Chambers; ext of mtg for $190,000 to Jan1'16, 5%; Dec29'13; Jan10'14; Albany County Savgs Bank, of Albany, NY, with Church & Warren Co, a corpn. nom

m**Clinton st, 109** (2:348), nwc Delancey (Nos 156-64), 25x109; also WILLIAM ST, 197 (1:102), ws, 103.5 s Frankfort, runs w 55.4xn27.1xe29.9xn0.10xe24.8 to st xs28.5 to beg; also BLEECKER ST, 115-17 (2:534), ns, 50 e Wooster, 50x100; ½ R, T & I; pr mtg $——; Jan15'14; 3y6%; Stonemor Realty Co, a corpn to Jos Alexander, 533 W 112. 30,000

m**Clinton st, 109;** also WILLIAM ST, 197; also BLEECKER ST, 115-7; certf as to above mtg; Jan15'14; same to same. ——

m**Columbia st, 65** (2:333); ext of mtg for $14,000 to Mar1'19, 5%; Jan13; Jan15'14; Emma H Kaskel, 2 W 45, with Ignatz Schneider, 115 Av C. nom

m**Delancey st, 156-64,** see Clnton, 109.

m**Dyckman st, es, at nws 10 av,** see 10 av, nws, at es Dyckman.

m**Grand st, 494-8** (2:336); ext of mtg for $33,000 to Jan9'17, 5½%; Jan9; Jan12'14; Susan R Kendall, 10 W 55, et al, trstes Isaac C Kendall, with Meyer London, 309 East Bway. nom

m**Greenwich st, 68** (1:18), ws, 299.6 s Rector, 25.1x100.5x25.3x100; all title; Jan10; Jan15'14; due Sept20'14, 5%; Julia A Lauter, widow, to Saml Gans, 1037 Kelly. 1,000

m**Greenwich st, 830** (2:642), swc Horatio (No 68), 22x72.11x22x72.4; Jan9; Jan10'14; 2y5%; Wm D Kilpatrick to American Mtg Co, a corpn, 46 Cedar. 9,000

m**Hester st, 204-6** (1:207), ss, 52.5 w Baxter, runs w40xs58.9xe20xs4.9xe20xn63.6; Jan12; Jan13'14; 2y6%; Anthony Santulli, 162 Hester, to Francesco Greco, 81 Oliver. 1,500

m**Horatio st, 68,** see Greenwich, 830.

m**Houston st, 130 E,** see 9 av, 87.

m**Irving pl, 47** (3:872); ext of mtg for $14,000 to Jan7'17; 5%; Jan7; Jan14'14; Lawyers Mtg Co with Ekko Sollmann, at Hoboken, NJ. nom

m**Ludlow st, 121** (2:410), ws, abt 135 s Rivington, 19x87.6; pr mtg $13,000; Jan12; Jan13'14; due May1'17, 6%; Chebra Kadischer Anshai Sochochow, a corpn, to Rachel Fox, 114½ Essex. 3,300

m**Monroe st, 234** (1:261), ss, 150.5 e Scammel, 27.5x95.3; also MONROE ST, 236 (1:261), ss, 177.10 e Scammel, 27.4x95.4x27.4x95.3; also 11STH ST, 11 & 11A E (6:1745), ns, 210 e 5 av, 50x100.11; Aug1'13; Jan10'14; due &c as per bond; Louis, Abr, Jacob & Nathan Levy to Jacob Levy, 1800 7 av, & Nathan Levy, 1884 7 av. 10,597.95

m**Monroe st, 236,** see Monroe, 234.

m**Morton st, 57** (2:584); ext of mtg for $26,000 to Oct1'16, 5%; Oct6'13; Jan13'14; Trustees of Columbia University, in City N Y, a corpn, 63 Wall, with Emil Wagner, 193 2 av. nom

m**Nassau st, 13-25,** see Bway, 108-24.

m**New Chambers st, 73** (1:111); sal Ls; Jan 13; Jan14'14; demand; 6%; Thos Marino to Jacob Ruppert, a corpn, 1639 3 av. 1,300

m**Oliver st, 43** (1:278), ws, 103 s Madison, 25x100.6x25.3x100.6; Jan8; Jan15'14; 5y5%; Margt L White, individ & extrx &c Jno P White, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 17,000

m**Orchard st, 188** (2:412); ext of mtg for $24,000 to June17'16; 5%; Apr3'13; Jan 14'14; Walter S Gurnee et al trstes for Evelyn S Chapman will Walter S Gurnee, decd, with Saml Katz, 86 Delancey. nom

m**Pine st, 2-16,** see Bway, 108-24.

m**Renwick st, 47,** see Spring, 308.

m**Ridge st, 90** (2:343); ext of mtg for $23,000 to Dec18'16; 5½%; Dec9'13; Jan13'14; Lawyers Mtg Co with Louis L Richman. nom

m**Spring st, 308** (2:594), swc Renwick (No 47), 25x75; pr mtg $20,000; Dec20'13; Jan9'14; 2y6%; Avis S Birdsall, 104 E 9, Plainfield, NJ, & Edith F Embree & Mina E de Raismes, both at 87 Jamaica av, Flushing, B of Q, NY, to Chas T Tileston, 1625 Atfield av, Richmond Hill, B of Q, NY. 2,000

m**Spring st, 308** (2:594), swc Renwick (No 47), 25x75; ext of mtg for $20,000 to Dec 30'16, 5%; Dec31'13; Jan12'14; Alvis S Birdsall, Edith F Embree & Nina E de Raismes with Geo W Wickersham, 2 W 55, & ano, trstes Saml McLean. nom

m**Warren st, 32,** see Church, 143-57.

m**William st, 197,** see Clinton, 109.

m**2D st, 145 E,** see Av A, 25.

m**3D st, 222 E** (2:385), ss, 189.6 e Av B, 24.9x105.11; ½ pt; pr mtg $——; Jan7; Jan 9'14; 5y6%; Hyman Wiener to Dora Kosnetz, 151 Rivington. 3,000

m**3D st, 346 E** (2:357), ss, 90 e Av D, 25x 105.10; ext of mtg for $22,000 to May10 '19; 5%; Jan12; Jan13'14; Katie E Kroehle, 159 E 71 with Israel Barth, 325 E 10. nom

m**3D st W, swc West Hway,** see West Bway, 552-60.

m**3D st, 64 W,** see West Bway, 552-60.

m**4TH st, 234-6 E** ((2:399), ss, 103 w Av B, 48x96.2; ext of mtg for $10,000 to Jan 5'19, 6%; Nov1'13; Jan12'14; Lena Deffaa, 393 West End av, with Rubin Levine, 1229 42d, Bklyn, & Levine Realty Co, a corpn, 234-6 E 4th, NY. nom

m**4TH st, 320 E** (2:373), ext of mtg for $10,000 to Jan6'17, 5½%; Jan6; Jan9'14; Lawyers Title Ins & Trust Co a corpn with Arnold N Mensch. nom

m**5TH st, 636 E** (2:387), ss, 188.11 w Av C, 24.9x96.2; pr mtg $34,250; Oct7'11; Jan 15'14; 1y6%; Henry W Korman to Emanuel A Gardner, 514 W 114. 2,000

m**5TH st, 636 E;** pr mtg $33,000; Nov28'10; Jan15'14; due Dec1'12, 6%; same to Saml Rosenberg, 56 Lenox av. 1,250

m**5TH st, 422 E** (2:432), ss, 275 w Av A, 25 x96.2; pr mtg $16,000; Jan9'14; due, &c, as per bond; Edmund & Libbie E Bittiner, 251 W 92, to Harry Dannenberg, 600 W 157. 2,000

m**8TH st, 5 E** (2:566), ns, 100 e 5 av, 25x 93.11, leasehold; all title; Jan10; Jan12'14; 4y5½%; Chas L Vath to Caroline L Vath, both at 130 W 10. 2,500

m**8TH st, 372-4 E,** see Allen, 128-30.

m**16TH st, 424 E** (2:379); ext of mtg for $18,000 to Dec15'18, 5½%; Jan8; Jan13'14; Lawyers Mtg Co with Isaac Cohen. nom

m**9TH st, 639 E,** see Allen, 128-30.

m**10TH st W, nwc Bleecker,** see Bleecker, 350-2.

m**13TH st, 519 E** (2:407), ns, 246 e Av A, runs n103.3xe25xs—xe.02½xs68.11 to st xw 25 to beg, with all title to strip bet above & 521 E 13th, —x—; Jan2; Jan9'14; 3y6%; Michl Josephsohn to Wilhelmina K Gronholz, 213 S 9th, Bklyn. 4,000

m**15TH st, 230 W** (3:764); ext of mtg for $10,000 to Nov9'16, 5%; Oct13; Jan15'14; Union Trust Co of N Y, gdn Phyllis McVickar et al, with Juliana Lyding. nom

m**16TH st, 400-6 W,** see 9 av, 87.

m**17TH st, 428 W** (3:714); ext of mtg for $7,000 to Jan1'17, 5%; Dec26'13; Jan13'14; Bankers Trust Co, a corpn, 16 Wall, with Louis Tekulsky, 20 E 120. nom

m**18TH st, 201-5 E,** see 3 av, 205-11.

m**18TH st, 6-8 W** (3:819), ss, 200 w 5 av, 52x92; PM; pr mtg $260,000; Jan14; Jan 15'14; due &c as per bond; Hippan Realtv Co, Inc, a corpn, to Rosa Von Zimmerman, at Los Angeles, Cal. 5,000

m**19TH st, 216 E** (3:899); ext of mtg for $12,000 to Jan8'17, 5½%; Jan8; Jan13'14; Title Guar & Trust Co, a corpn, with Concetta Delli Paoli, 216 E 19, individ & extrx &c of Alessandro Delli Paoli. nom

m**22D st, 264 W** (3:771), ss, 100 e 8 av, 25 x98.9; ext of mtgs for $22,000 & $4,000 to Dec27'16, at 5%; Dec29'13; Jan9'14; Henry Wiener, of Phila, Pa, with Josephine M Buel, NY. nom

m**25TH st, 243 E** (3:906); ext of mtg for $14,000 to Jan15'17; 5%; Jan6; Jan14'14; Thos Rothmann with Nannette E Kaufman, 30 E 83. nom

m**26TH st, 436 W** (3:723), ext of mtg for $2,000 to July9'15; 6%; Jan9; Jan14'14; Leo Donovan with Mildon Realty Co, a corpn, 99 Nassau. nom

m**30TH st, 220 E** (3:910), ss, 241.3 e 3 av, 18.9x98.9; pr mtg $——; Jan12; Jan13'14; due &c as per bond; Jno R Rainey to Mutual Life Insurance Co of NY, a corpn, 34 Nassau. 1,000

m**30TH st, 338 W** (3:753), ss, 334 e 9 av, 22x98.9; pr mtg $——; Jan9; Jan10'14; due Jan1'16, 5%; Chas H A Dougherty to Edw Hilss, 84 E 2. 1,000

m**34TH st, 436-40 W** (3:731); ext of mtg for $50,000 to Dec11'16, 5%; Dec30'13; Jan 13'14; Lucie M Stearns with Harriet M Leach, at Montclair, N J. nom

m**35TH st, 39 E** (3:865), ns, 100 w Park av, 29x98.9; Jan12; Jan13'14; due &c as per bond; Francis H & May A Kinnicutt, both at Morristown, NJ, to Bankers Trust Co, a corpn, 16 Wall, trste Geo T Perkins, decd. 50,000

m**36TH st W, sec 8 av,** see 8 av, 516.

m**37TH st, 107-21 W,** see Bway, 1372-80.

m**38TH st, 114 W,** see Bway, 1372-80.

m**38TH st, 347 W** (3:762), ns, 175 e 9 av, 25x98.9; Jan9'14; 3y5%; Max Heller to Franklin Savings Bank, 656 8 av. 15,000

m**39TH st, 146 E** (3:894), ss, 175 w 3 av, 25x81.10x25.3x88.6, ½ pt; PM; pr mtg $25,000; Dec31'13; Jan9'14; 10y6%; Theo C Visscher to Wm B Nisbet at Great Barrington, Mass. 12,000

m**39TH st, 52 W** (3:840); ext of two mtgs for $30,000 & $5,000 to May 1'24, 5% to May1'19 & thereafter, 4½%; Jan9; Jan13 '14; Emma H Kaskel, 2 E 45, with Edwin W Glasscoe, 484 Van Cortlandt Park av, Yonkers, NY, & ano. nom

m**39TH st, 100-6 W,** see 6 av, 665-77.

m**40TH st, 351-5 W,** see Bway, 179.

m**41ST st, 123 W** (4:994), ns, 200 w 6 av, 20.4x98.9; PM; Jan8; Jan12'14; due &c as per bond; Woodbury G Langdon, of Morristown, NJ, to Chas A A During, 123 W 41. 65,000

m**42D st, 236 E** (5:1315), ss, 80 w 2 av, 25x98.9; Jan12'14; 1y or sooner, 5½%; Emma L Stanly to Elsie K Powell, 130 E 70. 2,500

m**44TH st, 160-2 W,** see Bway, 1508-10.

m**44TH st, 164 W,** see Bway, 1508-10.

m**45TH st, 66 W** (5:1260), ss, 160 e 6 av, 20x100.5; Dec26'13; Jan12'14; 3y6%; Alex R Boyd, 206 S 13, Phila, Pa, to Flora Shuster, 1618 N 17, Phila, Pa. 5,000

m**45TH st, 434 W** (4:1054), ss, 450 w 9 av, 25x100.4; PM; Jan8; Jan9'14; due, &c, as per bond; Fredk H Kastens & Chas Brandt, both at 449 W 47, to Henry Meyer, 434 W 45. 6,000

m**46TH st, 533 W** (4:1075); sal Ls; Jan13; Jan14'14; demand; 6%; Thos F O'Reilly to Lion Bwy, a corpn, 104 W 108. 1,000

m**46TH st, 543-53 W,** see 11 av, 628-44.

m**47TH st, 550-62 W,** see 11 av, 628-44.

m**52D st, 321 E** (5:1345), ns, 264.6 e 2 av, 20x100.5; pr mtg $5,500; Jan10; Jan12'14; due &c as per bond; Adolph Kahn, at Grantwood, NJ, to Mary A Spangenberg, at Grantwood, NJ. 1,000

m**52D st, 259 W** (4:1024); ext of mtg for $13,000 to Dec31'15, 5½%; Dec24'13; Jan 13'14; Max Moses, sub-trste Fannie Moses, will Samson Wallach, with Jane C Long. nom

m**55TH st, 149 E** (5:1310), ns, 155 w 3 av, 40x100.5; ½ pt; pr mtg $40,000; Aug14 '12; Jan12'14; 5y6%; Max Radt, 330 W 102, to Mollie Hirshfeld, 743 West End av. 12,720

m**60TH st, 14 W** (5:1374), ss, 200 e 5 av, 112x100.5; ext of mtg for $600,000 to Mar 16'18, 4½%; Nov5'13; Jan10'14; Alpha Realty Co, a corpn, with Bowery Savgs Bank, a corpn, 128 Bowery. nom

m**60TH st, 14 W;** consent of stockholders to above ext of mtg; Nov5'13; Jan10'14; same to same. ——

m**60TH st, 14 W;** certf as to above ext of mtg; Nov5'13; Jan10'14; same to same. ——

m**60TH st, 25 W,** see 61st, 16-24 W.

m**61ST st, 112 E** (5:1395); ext of mtg for $35,000 to Nov1'17, 5½%; Jan8; Jan15'14; Lawyers Mtg Co with Virginia K Magee. nom

m**61ST st, 16-24 W;** also 60TH ST, 25 W (4:1113); leasehold; secures performance of conditions in lease; pr mtg $450,000; Feb19'13; Jan12'14; 21yf Oct1'13, 6%; Amos R E Pinchot, 1021 Park av, landlord, to Locomobile Co of America, a corpn, of Bridgeport, Conn, as tenant. 30,000

m**63D st, 49 E** (5:1378); ext of mtg for $30,000 to Dec20'16, 5%; Nov29'13; Jan13 '14; Lawyers Mtg Co with Kenneth M Murchison. nom

m**64TH st, 10 E** (5:1378); ext of mtg for $30,000 to Feb17'17, 4¾%; Jan6; Jan10'14; Adelaide C, wife Wm P Hardenberg, of Bernardsville, NJ, with Frederika R Buckley, 607 W Front st, Plainfield, NJ. nom

m**65TH st, 218 E** (5:1419), ext of mtg for $17,000 to Jan5'17, 5½%; Dec22'13; Jan15' 14; Lawyers Mtg Co with Nellie Sturman. nom

m**68TH st, 526 E;** also 129TH ST E (miscl) ns, bet 2 & 3 avs, Harlem River; garage; certf as to chattel mtg for $—— on above prop; Jan10; Jan12'14; Klosk Contracting Co, a corpn, to Gerson M Krakower. ——

m**71ST st, 113-5 W** (4:1143), ns, 100 w Col av, 49.11x102.2; Jan13'14; 5y5%; Hennessy Realty Co, a corpn, 47 W 83, to Bklyn Savgs Bank, a corpn, 141 Pierrepont, Bklyn. 145,000

m**71ST st, 113-5 W;** certf as to mtg for $145,000; Jan13'14; same to same. ——

m**71ST st, 113-5 W;** pr mtg $145,000; Jan 13'14; due July15'17, 6%; same to Abel King, 148 E 65. 20,000

m**71ST st, 113-5 W;** certf as to mtg for $20,000; Jan13'14; same to same. ——

m**77TH st, 210 W** (4:1168); ext of mtg for $7,500 to Dec24'16, 5%; Dec24'13; Jan10'14; Wm A & Kath M Williams, at Sea Cliff, LI, heirs of Wm Williams, with St Mary's Free Hospital for Children, a corpn, 405 W 34. nom

m**79TH st, 210 E** (5:1433), ext of mtg for $11,750 to Dec14'16, 5½%; Dec8'13; Jan9 '14; Eliz A Galway with Rose Goldberger. nom

m**80TH st, 451 E,** see Av A, 1511.

m**85TH st, 556 E** (5:1581); ext of mtg for $6,000 to Jan29'19, 5½%; Dec17'13; Jan 13'14; Chas F Dean, trste Alice D Ward, will Thompson Dean, with Isidor Ullman. nom

m**86TH st, 169 E,** see 87th, 166 & 170-80 E.

m**87TH st, 48 E** (5:1498), ss, 83.5 e Mad av, 20x100.8; pr mtg $17,000; Jan12; Jan 15'14; due &c as per bond; Louis A Ewald, 48 E 87, to Chas & Nickolas Ewald, both at 419 E 122. 3,000

m**87TH st, 166 & 170-80 E** (5:1515), ss, 190 e Lex av, runs s100.8xe230 to ws 3 av (No 1538), xn20.9xw75xn79.11 to st xw155 to beg; also 86TH ST, 169 E (5:1515), ns, 100 w 3 av, 28x100.8; pr mtg $168,500; Jan 1; Jan12'14; 10y5½%; The Glendive Amusement Corpn, 260 W 42, to Empire Trust Co, a corpn, 42 Bway. gold bonds 300,000

m**87TH st, 166 & 170-80 E;** also 3D AV, 1538; also 86TH ST, 169 E; certf as to above mtg; Jan3; Jan12'14; same to same. ——

m**92D st, 430 E** (5:1571), ext of mtg for $12,000 to Jan15'17, 5%; Jan9; Jan15'14; Wm Kestenbaum with Nanette E Kaufman, 30 E 83. nom

m**94TH st, 29 W** (4:1208), ns, 259 w Central Park W, 16x100.8; PM; equal lien with following mtg for $7,000; Jan14; Jan15'14; 3y5%; Pauline Frank, 18 E 95, to Caroline W Mitchell, 31 E 50. 5,000

m**94TH st, 29 W;** PM; equal lien with above mtg for $5,000; Jan14; Jan15'14; 3y 5%; same to Albt W Seaman, 177 8 av, trste Jos N Ireland. 7,000

m**100TH st, 209 E** (6:1650), ext of mtg for $15,000 to Nov11'18, 5% · Dec18'13; Jan 13'14; Lawyers Mtg Co with David Lite. nom

m**100TH st, 125 W** (7:1855), sal Ls; Jan 14'14; demand; 6%; Patk J O'Hara to Lion Bwy, a corpn, 104 W 108. 1,000

m**101ST st, 120 E** (6:1628), ss, 159.7 e Park av, 17x100.11; pr mtg $——; Dec31'13; Jan 14'14; due Jan1'16; 6%; Pessie R Mogilewsky individ & gdn of Paul Mogilewsky, Annie Bernstein, David Mogilewsky, Minnie Levin & Fannie Tashman, of Bklyn, to Clara Terr, 120 E 101. 1,500

m**102D st, 322 E** (6:1673), ss, 275 w 1 av, 25x100.11; PM; Jan13'14; 3y5%; Michele Masucci to American Mtg Co, a corpn, 46 Cedar. 9,000

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106TH st, 313 E (6:1678), ns, 225 e 2 av, 25x100.11; ext of mtg for $4,000 to July8 '14, 6%; July8'12; Jan15'14; Chas Fechheimer to Gulino Bernardoni. nom

108TH st, 15 E (6:1614), ns, 218 e 5 av, 26x100.9; pr mtg $——; Dec20'13; Jan15'14; due &c as per bond; Eleanor A Freaney to Bella Goldsmith, 52 Lenox av. 4,225

113TH st W, nec Riverside dr, see Riverside dr, 410.

113TH st, 300-2 W, see 8 av, 2085.

114TH st, 16 E (6:1619), ss, 175 e 5 av, 25x100.11; Jan9; Jan12'14; 5y5%; Jno Wendt to Albt Ranken, 368 Greene av, Bklyn. 20,000

115TH st, 422 E (6:1708); ext of mtg for $11,500 to Nov1'16, 6%; Nov24'13; Jan12'14; Antonio Gregorio, 409 E 115, with Henry Wollman, 1 W 70. nom

117TH st, 247 E (6:1667), ns, 92.6 w 2 av, 17.6x75.7; PM; Jan12; Jan13'14; 5y 5½%; Robt Adelmann to Lawyers Mtg Co, 59 Liberty. 3,500

117TH st, 455 E (6:1711); ext of mtg for $12,000 to Dec10'16, 5%; Dec9'13; Jan10'14; Theo F Volzing, NY, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

118TH st, 11 & 11A E, see Monroe, 234.

118TH st, 24 W (6:1601); ext of mtg for $20,000 to Dec18'16, 5%; Dec26'13; Jan 12'14; Annie Hirsh, 100 W 121, with Augusta L Jones, at Easthampton, LI. nom

119TH st, 280 W (7:1924), ss, 80 e 8 av, 20x100.11; pr mtg $——; Jan12'14; 3y6%; Nellie M O Sullivan to Mary V Langan, both at 95 Bay 26, Bklyn. 1,000

121ST st, 232 E (6:1785); ext of mtg for $14,000 to July29'15, 5%; Oct17'13; Jan13 '14; Lawyers Mtg Co with Chas M Whitney Jr. nom

121ST st, 141 W (7:1906), ns, 462.6 w Lenox av, 20.10x100.11; ext of mtg for $12,000 to Dec23'18, 5%; Jan5; Jan9'14; Henry Wiener of Phila, Pa, with Belle E Goldwater, NY. nom

121ST st, 145 W (7:1906), ns, 504.2 w Lenox av, 20.10x100.11; pr mtg $——; Aug 22'13; Jan13'14; 2y6%; Eliz H Taylor, 145 W 121, to Ida M Knebel, 1018 Park pl, Bklyn. 1,500

122D st, 500 W, see Ams av, 1254-8.

124TH st, 156 E (6:1772), ss, 318.4 w 3 av, 21.4x100.11; pr mtg $5,000; Jan7; Jan 12'14; 5y or sooner, 5%; Rachel Hoffman to Milton Kaufman, 300 W 109. 2,000

125TH st, 13-15 E (6:1750), ns, 100 e 5 av, 30x99.11; PM; pr mtg $20,000; Jan12 '14; 3y or sooner, 5½%; Vendome Realty Corpn, Inc, 55 Liberty, to Rebecca A Spalding, 248 Lenox av. 20,000

125TH st, 13-15 E; certf that $15,000 has been paid on a/c of mtg for $35,000 & that $20,000 now remains due; Jan7; Jan 12'14; Edw W Bodell, 132 Monte Vista av, Ridgewood, NJ, to same. ——

126TH st, S W (6:1723), ss, 120 w 5 av, 20x80; PM; Jan13'14; 3y5%; Young Men's Christian Assn, a corpn, 215 W 23, to Antoinette B Taylor, 8 W 126, et al. 7,000

126TH st, 10 W (6:1723), ss, 140 w 5 av, 20x80; PM; Jan13'14; 3y5%; Young Men's Christian Assn, a corpn, 215 W 23, to Antoinette B Taylor, 8 W 126. 7,000

127TH st, 364 W (7:1953), ext of mtg for $13,000 to Jan13'17; 5%; Jan13; Jan 14'14; Anna E Donald, 39 W 46 with Margt Hagan, 67 E 127. nom

128TH st, 40 W (6:1725), ss, 397.6 e Lenox av, 37.6x99.11; Jan15'14; 5y5%; Louise Borges of Flushing, B of Q, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 30,000

128TH st, 154-60 W (7:1912), ss, 166.8 e 7 av, 66.8x99.11; pr mtg $28,000; May16'11; Jan14'14; 3y6%; Hester Bates to Chas T Pegg, 52 W 89. 2,400

130TH st, 224 W (7:1935), ss, 282.6 w 7 av, 17.6x99.11; ext of mtg for $8,500 to Jan1'17, 4½%; Jan9; Jan15'14; Archer V Pancoast, 316 W 72, trste Minnie A Pancoast, with Henrietta M Montross, 224 W 130. nom

130TH st W, see S av, see 8 av, sec 130

134TH st, 74 W (6:1731), ss, 160 e Lenox av, 25x99.11; PM; Jan12'14; 5y5%; Julius Elkan to N Y Trust Co, 26 Broad. 10,300

134TH st, 74 W; PM; pr mtg $10,300; Jan12'14; due &c as per bond; Julius Elkan to Florence Prehs 21 E 82. 5,150

135TH st, 168 W (7:1919), ss, 325 e 7 av, 25x99.11; ext of mtg for $20,000 to Mar23'16; 5%; Aug2'13; Jan13'14; Wm J Farrell with Jas Stokes. nom

140TH st, 516-18 W (7:2071), ss, 225 w Ams av, 2 lots ea 15x99.11; 2 PM mtgs ea $7,000; Jan14'14; 5y5%; Eugenie R Elison to Lawyers Title Ins & Trust Co. 14,000

142D st, 520 W (7:2073), ss, 360 e Bway, 15x99.11; Jan10; Jan12'14; 5y5%; N Y Operating Co, a corpn, to Dora M Rieck, 2211 Bway. 8,000

142D st, 520 W; certf as to above mtg; Jan9; Jan12'14; same to same. ——

143D st, 253 W (7:2029), ns, 212.6 e 8 av, 37.6x99.11; pr mtg $28,000; Jan8; Jan 14'14; 2y or sooner; 6%; Country Homes Realty Co, a corpn to Fredk S & Jacob C Heinsheimer, 104 W 70. 3,000

148TH st, 542 W (7:2079), ss, 308.4 e Bway, 16.7x99.11; Jan15'14; 3y5%; Agnes Daly to Emigrant Indust Savgs Bank, a corpn. 8,500

171ST st, 564 W (8:2127), ss, 125 e St Nicholas av, 25x95; Jan8; Jan9'14 5y5½%; Alice Cromarty to Lawyers Title Ins & Trust Co. 6,500

174TH st, 500 W, see Ams av, 2296-8.

177TH st, 501 W, see Ams av, 2360.

180TH st, 600-2 W, see St Nicholas av, 1395.

182D st, 620-2 W (8:2165), ss, 50 e Wadsworth av, 50x70; pr mtg $35,000; Jan15'14; 5y5%; Alice Cromarty to Eliz Cromarty, at Catskill, NY. 2,000

184TH st, 564-70 W, see St Nicholas av, 1466-74.

212TH st W, see Bway, see Bway, sec 212th.

Av A, 25 (2:429), swc 2d (No 145), 15.3x 64; Jan15'14; 3y5%; Eliz K Voegelin, of Pine Bush, NY, to German Savgs Bank, 157 4 av. 12,000

Av A, 1511 (5:1560), nwc 80th (No 451), 26x81.6; certf by party 1st pt that he holds original mtg for $34,000, due June 1'15, on which int has been increased from 4½% to 5%; Jan8; Jan10'14; Howard Conkling to Nathan Marcus. ——

Amsterdam av, 344 (4:1168), ws, 51.1 n 76th, 25.6x90; Dec30'13; Jan9'14; due Jan 9'17, 5%; Leonora, wife Fredk J Lisman, to American Mtg Co, a corpn. 18,000

Amsterdam av, 1254-8 (7:1976), swc 122d (No 500), 90.11x100; ext of mtg for $150,000 to Mar1'17; 5½%; Jan13; Jan14'14; Peter Korn, 238 E 68 with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

Amsterdam av, 2296-8 (8:2130), swc 174th (No 500), 50x100; ext of mtg for $63,000 to Apr24'17 at 5%; Jan2; Jan9'14; Utility Realty Co, a corpn, with Saml Rosenthal. nom

Amsterdam av, 2360 (8:2132), nwc 177th (No 501), 84.4x100, leasehold; all title; Jan 10; Jan12'14; 1y6%; Brettholz-Krumholz Constn Co, a corpn, 302 Bway, to Florence B Friedlander, 425 1st, Bklyn. 5,000

Broadway, 179 (1:63), ws, 71.2 n Cortlandt, runs w61.6 & 20.3x—18.4xs10 &15.5 xe99.6 to Bway xn25.4 to beg; also 40TH ST, 351-5 W (4:1031), ns, 120 e 9 av, 60x 98.9; pr mtg $——; Jan13'14; 2v6%; Winfield S Gilmore to Emil C Bondy, of Summit, NJ. 25,000

Broadway, 108-24 (1:47), es; also NASSAU ST, 13-25, ws; also CEDAR ST, 84-70, ss; also PINE ST, 2-16, ns, the block; pr mtg $20,500,000; May1'13; Jan14'14; 30v; 6%; Equitable Office Building Corpn to Title Guar & Trust Co, a corpn, 176 Bway as trste. gold bonds 5,000,000

Broadway, 108-24, same prop; certf as to above mtg; Jan8; Jan14'14; same to same. ——

Broadway, 1372-80 (3:813), nec 37th (Nos 107-21) 104x187.6x98.9x154.10; also BROADWAY, 1382, es, 78 s 38th, 26x96x24.8x104.2; also 38TH ST, 114 W (3:813), ss, 180 w 6 av, 20x74.1xe8xs24.8xe12xn98.9 to beg; pr mtg $500,000; Nov29'13; Jan15'14; due May 19'18, 5%; Hobart Estate Co, a corpn, to Moses T Pyne, at Princeton, NJ, et al, trstes Moses Taylor, decd, for Kate W Winthrop & ano. 50,000

Broadway, 1372-80; also BROADWAY, 3282:- also 38TH ST, 114 W; consent of stockholders to mtgs; Nov14'13; Jan15'14; same to same. ——

Broadway, 1372-80, nec 37th; also BROADWAY, 1382; also 38TH ST, 114 W; certf as to above consent to mtgs; Nov29 '13; Jan15'14; same to same. ——

Broadway, 1382, see Bway, 1372-80.

Broadway, 1508-10 (4:996), es, 26.2 s 44th, runs s76.1xe97.8 to cl Low's la xnw 2.1xe18.3xn100.5 to ss 44th (Nos 160-2), xw 61.4xs25.10xw65.6 to beg, fee; also BROADWAY, 1512 (4:996), sec 44th (No 164), 26.2 x65.6x25.10x69.11, leasehold; pr mtg $1,600,000; Jan8; Jan10'14; due Jan1'24, 5%; Claridge Co, Inc, a corpn, to Title Guar & Trust Co, a corpn. gold bonds 750,000

Broadway, 1508-10; also 44TH ST, 160-2 W, fee; also BROADWAY, 1512; leasehold; certf as to above mtg; Jan8; Jan10'14; same to same. ——

Broadway, 1512, see Bway, 1508-10.

Broadway, 2191-9 (4:1169), leasehold; agmt to reinstate mtg for $21,500, &c; Jan13; Jan15'14; 78th St & Bway Co, a corpn, 2734 Bway, with Union Estates Co, a corpn, 135 Bway. nom

Broadway, 2191-9; leasehold; certf as to above agmt; Jan13; Jan15'14; same to same. ——

Broadway (8:2229), sec 212th, 118.7x175x 99.11x111.1; PM; Jan14; Jan15'14; 3y5%; Raymond Du Puy to Alliance Realty Co, a corpn, 115 Bway. 30,000

Lexington av, 447 (5:1299), es, 85.5 s 45th, 15x75; Dec26'13; Jan9'14; due Apr1 '14, 4%; Caroline A Barry, 28 Rockaway av, Nassau Co, NY, to Edw Holland, 876 W 180. 525

Lexington av, 577 (5:1306), es, 18.11 n 51st, 18.10x67; Jan9'14; 5y5%; Mary Schieffer, widow, to Bowery Savgs Bank, a corpn, 128 Bowery. 17,000

Lexington av, 1839 (6:1641), es, 21.5s 111th, 19.9x78; Jan13; Jan14'14; 5y5%; Geo S, Chas E & Wm H Ruland gdns Mattie E & Wm H Ruland to Lawyers Title Ins & Trust Co. 3,300

Madison av, 519 (5:1289), es, 60.5 n 53d, 20x85; pr mtg $25,000; Jan14'14; due &c as per bond; Kath C Herzog to Edw H Herzog, 519 Mad av. 10,000

Manhattan av, 511 (7:1948); ext of mtg for $10,000 to Dec15'18, 5½%; Dec23'13; Jan13'14; Libbie E Cone with Cecelia Herrman. nom

Negle av (8:2172), el 330 sw of el Ellwood, runs nw312.7xsw130.5xse228.10 to el of av xne100 to beg; pr mtg $8,500; Dec24 '13; Jan9'14; due, &c, as per bond; Jas A Lynch to Victoria Duffy, 92 Morningside av. 4,000

Riverside dr, 410 (7:1895), nec 113th, runs e85.3xn50.11xe.04xn50xw111.9 to dr xs104.3 to beg; ext of mtg for $75,000 to Jan14'17, 6%; pr mtg $450,000; Jan13; Jan 14'14; Wm E Benjamin, of Ardsley-on-Hudson, NY, with Riverside Mansions, a corpn, 1123 Bway. nom

St Nicholas av, 1395 (8:2162), swc 180th (Nos 600-2), 50x100; pr mtg $70,000; Jan 14'14; due &c as per bond; Stephen J Egan to Wm Meyn, 706 W 180. 16,000

St Nicholas av, 1466-74 (8:2154), sec 184th (Nos 564-70), 99.11x100; PM; pr mtg $61,000; Jan9; Jan10'14; 2y6%; Port Jervis Land Impt Co, Inc, a corpn, 35 Nassau, to Louisa Eckhardt, 563 W 184. 12,500

St Nicholas av, 1466-74; certf as to above mtg; Jan9; Jan10'14; same to same. ——

St Nicholas av, 1468 (8:2154); ext of mtg for $15,000 to Dec4'16, 5%; Jan9; Jan10'14; Chas Muhlenfels, 616 W 147, with Louisa Eckhardt, 563 W 184. nom

Wadsworth av, 143 (8:2162), ext of mtg for $30,000 to Dec1'16; 5%; Jan9; Jan14 '14; Belford Realty Co, Inc, a corpn, 131 E 86 with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

West Broadway, 552-60 (2:537), swc 3d, 100x25· sobrn of mtgs for $26,000 to asn of rents for $6,249.83 money advanced to Clarence E Sutherland; Jan8; Jan9'14; Stephen & Albina Cavinato with American Surety Co of N Y, 100 Bway. nom

West Broadway, 552-60 (2:537), swc 3d (No 64), 100x25; sorbn of lien & claim, &c, under power of atty to asn of rents for $6,249.83; Jan10; Jan15'14; Clarence E Sutherland with American Surety Co of NY, 100 Bway. nom

18T av, 1605 (5:1546), ws, 51.6 n 83d, 25.6 x70; PM; pr mtg $15,000; Jan15'14; 5y or sooner, 6%; Valentine Brech, 1605 1 av, to Jno Bacso, 822 E 163. 6,000

2D av, 176 (2:453); agmt to delivery of deed by party 1st pt as collateral to secure loan of $2,000 made by party 2d pt; Jan5; Jan14'14; —%; Rose M Kaufman owner with Tessie Appelbaum, 204 Eldridge. 2,000

2D av, 318 (3:924), es, 86.8 s 19th, 21.8x 100; PM; Jan12'14; due &c as per bond; Alex J Leimburg, of Bklyn, to Title Guar & Trust Co, a corpn. 12,000

2D av, 1513 (5:1433), ws, 51.1 s 79th, 25.6 x105; ext of mtg for $10,000 to Jan7'15, 5%; Jan7; Jan9'13; Emigrant Indus Savings Bank, a corpn, 51 Chambers, with Wilhelmina F & Wilhelmina L Muller, both at 28 W 68. nom

2D av, 1563 (5:1527); ext of mtg for $8,000 to Feb1'17, 5%; Jan8; Jan9'14; Saluscha Michaelis, 165 W 136, with Amalie Weisz, 30 E 128. nom

2D av, 2404-8 (6:1800), es, 40 n 123d, 60x 100; pr mtg $——; Jan10; Jan12'14; installs $100 monthly after May1'14, 6%; Isaac Silverman & Benj Marks to Pauline Bloch, 591 Beech ter. 2,500

3D av, 205-11 (3:899), nec 18th (Nos 201-5), runs e100xn92xw40xs18xw60 to av xs 74 to beg, leasehold; Dec10'13; Jan14'14; demand; 6%; Otto P Amend, 33 W 81 to Ferdinand R Minrath, 119 W 75. 4,500

3D av, 205-11; leasehold; Nov17'13; Jan 14'14; demand; 6%; same to same. 32,515

3D av, 279 (3:902), ses, 22 sw 22d, 22x75; Jan12'14; due &c as per bond; Patk Kiernan to Greenwich Savgs Bank, 246-8 6 av. 10,000

3D av, 1538, see 87th, 166 & 170-80 E.

3D av, 1870 (6:1631); ext of mtg for $2,750 to Jan1'16, 6%; pr mtg $15,000; Jan8; Jan9'14; The Hermitage Co, a corpn, with Harry & Anna Kessner, 844 Dawson. nom

3D av, 2177 (6:1783), es, 50.5 s 119th, 25x100; pr mtg $25,000; Jan12; Jan13'14; due &c as per bond; Chas M Torpey to Jacob Frankenthaler, 201 W 120. 3,000

5TH av, 1335 (6:1617); ext of mtg for $35,000 to Nov26'16, 5%; Jan7; Jan12'14; Henrietta Kahn, 310 Convent av, with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

6TH av, 665-77 (3:814), swc 39th (Nos 100-6), 98.9x100, leasehold; Jan7; Jan9'14; due &c as per notes 6%; Jas E McDonald, 318 W 108; Cath McDonald, 2609 Voorhies av, Bklyn, exrs Frank B McDonald (decd), & Wm McDonald, 557 W 141, to Jno McKeefrey, 123 Clermont av, Bklyn. notes 30,448.10

7TH av, 2300 (7:1941); asn Ls as collateral to secure $6,000; Sept23'12; Jan13 '14; Brownell Matheny & Chas Kronmann to Wm Wellbrock, 435 Riverside dr. nom

8TH av, 516 (3:785), sec 36th; sal Ls; pr mtg $3,500; Jan14; Jan15'14; installs, $50 & $100 monthly for 46 months, 5%; Geo W & Benj T Cullen to Martin J Martell, 557 W 141, & ano. notes 4,000

8TH av, 856 (4:1023), es, 75.5 n 51st, 25x 80; pr mtg $30,000; Jan6; Jan9'14; due, &c, as per bond; Jas Maloney to Jno J Maloney, 850 8 av. 7,000

8TH av, 2085 (7:1847), swc 113th (Nos 300-2), 25.5x100; ext of mtg for $37,000 to Dec21'18, 4½%; Dec19'13; Jan9'14; Henry Wiener, Phila, Pa, with Mary T Casey, NY. nom

8TH av (7:1935), sec 130th; sal Ls; Jan9; Jan14'14; demand; 6%; Henry Doscher at Nanuet, NY to Lion Bwy, a corpn, 104 W 108. 1,500

9TH av, 87 (3:713), swc 16th (Nos 400-6), 25x100; pr mtg $46,500; also HOUSTON ST, 130 E (2:442), ns, abt 100 e 2 av, 25x82; pr mtg $33,500; Aug7'13; Jan12'14; 5y5%; Jacob A Rauth to Louis Tynberg, at St Gaul, Switzerland. 5,000

10TH av (8:2150), nws, at es Dyckman; sal Ls; Jan6; Jan9'14; demand, 6%; Thos Hill to A Hupfel's Sons, a corpn, 842 St Ann's av. 1,779.53

11TH av, 628-44 (4:1075), es, extends from 46th (Nos 543-53) to 47th (Nos 550-62), 200.10x200; Jan12; Jan13'14; due Jan

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1'19, 5½%; A Leopold & Jos S Auerbach to Lawyers Title Ins & Trust Co, 160 Bway. 650,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

mAgmf of conditional sale (miscl), Car & R R equipment Ls; general mtg, &c; Nov1'13; Jan13'14; 10y4½%; Blair & Co, NY, vendors, & Grand Trunk Railway Co of Canada, with Equitable Trust Co of NY, a corpn, trste. gold notes 2,250,000

mRockaway Park, B of Q (miscl); certf of declaration as to consent to mtgs; Jan14; Jan15'14; Matinecock Realty Co, a corpn, to whom it may concern.

MORTGAGES.

Borough of the Bronx.

mDawson st (10:2686) ss, 115 w Leggett av, 25x100; pr mtg $4,000; Jan1; Jan10'14; 5y5%; Herman Wieben to Sophie Hastedt, 908 Leggett av. 2,000

mBarretto st (10:2738), ws, 155.1 n Spofford av, runs w306.8xn210.1xe395.6 to st xs196.11 to beg; certf & consent to stockholders to mtg for $18,000; Dec17'13; Jan 15'14:; Pelhamdale Land Co to Whom It May Concern.

mDawson st, 774 (10:2701); ext of $7,000 mtg to Dec6'16 at 5½%; Dec12'13; Jan13 '14; Florence I Smith & ano, trstes Jno D Mennie, with Fredk F Shaut. nom

mFordham pl, see University av, see University av, sec Fordham pl.

mFox st (10:2724), es, 140.6 n 163d, 40x 110.11x40x111.4; bldg loan; Jan14; Jan15 '14; demand, 6%; Podgur Realty Co to N Y Trust Co, 26 Broad. 32,000

mFox st (10:2724), same prop; certf as to above mtg; Jan14; Jan15'14; same to same.

mFox st (10:2724); same prop; sobrn agmt; Jan15'14; American Real Estate Co with same. nom

mFreeman st, see Vyse av, see Vyse av, sec Freeman.

mHome st, swc Prospect av, see Prospect av, swc Home.

mMatilda st (*), ws, 200 n Becker av or 241st, 50x100; Jan8; Jan10'14; 3y6%; Louis Schoen & Jacob Schlesinger to Mary Freiberg, 47 Rich av, Mt Vernon, NY. 2,400

mMinford pl, 1520-8 (11:2977), nec 172d (No 901), 75x100; pr mtg $70,000; Jan7; Jan9'14; installs; 6%; Pauline Stahl to Gabrielle J Enell, 280 5 av. 5,000

mOak Tree pl (11:3070), sec Arthur av, 90x25; ext of $20,000 mtg to Jan1'17 at 5%; Jan13; Jan14'14; Louis Cumamon with Rogers Gallagher Constn Co, Inc, a corpn. nom

mTrafalgar pl (11:2958), es, 75 s 176th, 50 x78; PM; Jan10; Jan12'14; due &c as per bond; Duo Co, 391 E 149, to North Side Mtg Corpn, 391 E 149. 3,200

mVineyard pl, es, abt 70 n 175th, see Mohegan av, 1817.

m144TH st, 541 E (9:2271), ns, 97 w St Anns av, 27.10x100; Jan10; Jan12'14; 3y5%; Marie Lischke, widow, to Jno Packert, 541 E 144. 1,200

m146TH st, 735 E (9:2291), ns, 100 w Brook av, 25x100; ext of $4,000 mtg to Jan1'19 at 5%; Jan8; Jan9'14; August Schulz with Mary Henne.

m151ST st, 254-6 E (9:2440) ss, 100 w Morris av, 50x118.5; PM; pr mtg $33,000; Jan 8; Jan9'14; due &c as per bond; Louisa Zunino to Michele Lagomarsino, 123 Worth. 12,000

m157TH st, 521-5 E (9:2360); ext of $30,-000 mtg to Dec2'16 at 5½%; Dec8'13; Jan 13'14; Cohoes Savgs Instn with Kroehle Realty Co. nom

m165TH st E (10:2659), ss, 60 w Tinton av, 29.10x90; Jan14'14; 5y5%; Louis Lahrmann to German Savgs Bank, 157 4 av. 12,000

m167TH st E, swc Clay av, see Clay av, swc 167.

m167TH st E, swc Morris av, see Morris av, swc 167th.

m172D st, 901 E. see Minford pl, 1520-8.

m172D st E, nec Hoe av, see Hoe av, nec 172.

m173D st, 308 E (11:2791), ss, 45 e Mt Hope av, 50x95; pr mtg $6,500; Jan12; Jan 14'14; 1y6%; Dora Ebenstein, 442 E 172 to Edwin M Hydeman, 350 W 88. 500

m174TH st, 508 E (11:2921); ext of $6,000 mtg to Dec28'16 at 5½%; Jan5; Jan13'14; Lawyers Mtg Co with Annie A Cobb. nom

m175TH st, 713 E (11:2949); ext of $15,-000 mtg to Oct24'16 at 5%; Dec17'13; Jan 9'14; J Frederic Kernochan & ano, comm, with Alice S Anderson. nom

m178TH st, 777 E (11:3106), ns, 100 w Manes av, 45.3x81.4x45.3x81.5; PM; Jan 12'14; due &c as per bond; Sons of Israel of The Bronx to Caroline Acker, 971 Ams av, et al. 4,500

m183D st E, nwc Davidson av, see Davidson av, nwc 183d.

m187TH st E, swc Arthur av, see Arthur av, swc 187th.

m192D st W, nec University av, see University av, nec 192d.

m214TH st E (Av A) (*), ns, 100 w Maple, 25x125; Jan8; Jan9'14; due &c as per bond; Bridget A Rose, 719 E 214, to Julia A Owsian, 739 E 228. 1,000

m233D st E, nec White Plains av, see White Plains av, nec 233d.

m236TH st E (12:3385), ns, 700 e Katonah av, 100x149.3x100x149.1; Jan14; Jan15'14; due &c as per bond; Alex Tofts to Caroline Ridgley, New Rochelle, NY. 5,000

mAnthony av (11:3156), ws, 50.10 n 180th, 25.5x79.10x25x83.1; Jan14'14; 3y6%; Agnes Viggers, 3044 Woodlawn rd to NY Edison Savgs & Loan Assn, a corpn, 55 Duane 2,400

mAnthony av (11:3156), same prop; Jan 14'14; installs; 6%; same to same. 2,600

mArthur av, 2106 (11:3070), es, abt 45 n 180th, 25x93; PM; pr mtg $3,500; Jan9; Jan 10'14; installs, 6%; Chas J Geisendorfer to Peter Doelger, 2106 Arthur av. 3,300

mArthur av (11:3065), swc 187th, 39.7x 51.10x40.8x50.9; certf as to mtg for $16,-500; Nov26'13; Jan12'14; Russo-Iodice Realty Co, Inc, to Jas G Wentz.

mArthur av, sec Oak Tree pl, see Oak Tree pl, sec Arthur av.

mArnow av (*), ss, 402 e Pelham rd, 50x 75; Dec30'13; Jan14'14; demand, —%; Fredk Wagner to Westchester County Brewing Co, 21 Prospect av, Mt Vernon, NY. 200

mBeach av (*), ws, 300 n Randall av, 25x 100; bldg loan; Jan13; Jan14'14; 3y5½%; Academy Bldg Co Inc, 2069 Westchester av to Henry Reiss, 811 E 155. 3,000

mBeach av (*), same prop; certf as to above mtg; Jan13; Jan14'14; same to same.

mBeach av (*), ws, 200 n Randall av, 25x 100; bldg loan; Jan13; Jan14'14; 3y5½%; Academy Bldg Co, Inc, 2069 Westchester av to Henry H Grote, 2552 8 av. 2,750

mBeach av (*), same prop; certf as to above mtg; Jan13; Jan14'14; same to same

mBeach av (*), ws, 250 n Randall av, 25 x100; bldg loan; Jan13; Jan14'14; 3y5½%; Academy Bldg Co, Inc, 2069 Westchester av to Magdalena Erzer, 1180 Jackson av & ano. 3,000

mBeach av (*), same prop; certf as to above mtg; Jan13; Jan14'14; same to same.

mBelmont av 2171 (11:3082), ws, 127.2 s 182d, 25.1x82.6x25.1x83.1; PM; pr mtg $2,-000; Jan7; Jan9'14; 3y5%; Tekla Diaczek, 2169 Belmont av to Jos Mitchell, 2171 Belmont av. 2,500

mBelmont av, 2497 (11:3078), ws, 253.8 s Fordham rd, 18.7x87.6; Jan14'14; 3y5½%; Lars J Peterson to Jno Bussing, Mt Vernon, NY. 2,250

mBroadway (13:3421), ws, 47 s Mosholu av, 25x100; pr mtg $2,000; Jan12; Jan13 '14; due &c as per bond; Fredk Zibelin, 170 E 78, to Auguste Langer, 445 W 36. 1,800

mBrook av, 1504 (11:2895); ext of $15,500 mtg to Jan1'17 at 5½%; Jan2; Jan13'14; Jno E & David J Kaliski with Eliz Koerner, 111 W 7. nom

mBryant av, (10:2764), es, 150 n Lafayette av, 25x100; pr mtg $800; Dec26 '13; Jan13'14; due &c as per bond; Albt Gerhards to Clara S Dean, 11 Lawrence, Yonkers, NY. 150

mBryant av, 1872 (11:3004), sal Ls; Jan9; Jan14'14; demand; 6%; Johanna Reuter to A Hupfels Sons, a corpn, 842 St Anns av. 3,383.80

mClay av (9:2429), swc 167th, 161.11x97.4 x108x110; PM; pr mtg $——; Jan9'14; 2v 6%; A J Schwarzler Co to Hensol-Powell Realty Co, 516 Chambers. 6,400

mConcord av (*), ws, 96 n 236th, 200x 83 6; Jan7; Jan13'14; 3v6%; Nickolas Vogel to Oscar Matthiessen, 332 E 150. 4,500

mCrotona av (11:3119), es, 39.9 s 182d, 39.11x69.3x35x89; ext of $20,000 mtg to Jan 9'19 at 5½%; Dec12'13; Jan13'14; Lawvers Mtg Co with F & B Constn Co, 749A Mad av. nom

mDavidson av (11:3197), nwc 183d, 100x 25; pr mtg $——; Jan14; Jan15'14; 1y6%; Bernard & Maret A Lynch to Henry Cachard, trste Edw Stern, 39 Blvd Haussmann, Paris, France. 1,000

mFordham rd (11:3235), ss, 49 e Harlem River ter, 50x60; PM; Jan8; Jan13'14; due &c as per bond; Jos Gruber, 407 W 205, to Amelia Moser, 175 E 89. 6,000

mFowler av, swc Morris Park av, see Morris Park av, swc Fowler av.

mGun Hill rd, sec White Plains rd, see White Plains rd, sec Gun Hill rd.

mGun Hill rd (*), ns, 616.5 e Tilden, runs e300.7xne20.6 to cl 211th xw334.8 to cl Barnes av xs260 to beg; ext of $5,000 mtg to Jan3'17 at 6%; Jan5; Jan13'14; Park Mtg Co with American Real Estate Co, 597 5 av. nom

mHeath av, 2884 (12:3256), es, 20.2x100.6; ext of $1,500 mtg to Sept29'18 at % as per bond Jan13; Jan14'14; Cath Shea with Mary A Baum, 551 W 170. nom

mHoe av (11:2989), nec 172d, 25x75; Jan8; Jan9'14; 3y5%; Jno Kroog, 941 E 172 to Wm Ollendorff, 501 W 110. 12,000

mHoe av (11:2989), same prop; sobrn agmt; Jan8; Jan9'14; Victor Kapfer with same. nom

mHunts Point av (10:2770), nec Randall av, 84x110.6x75x78.6; ext of $4,000 mtg to Jan6'17 at 6%; Jan6; Jan15'14; Thos Burke with Philomena Dunn. nom

mManes av, 1961 (11:3106), ext of $57,500 mtg to Dec16'16 at 5%; Dec15'13; Jan9'14; Wm R Ware & ano trstes Enoch R Ware with Jno W Cornish Constn Co. nom

mMohegan av, 1817 (11:2985), ws, abt 70 n 175th, 50x98.10 to Vineyard pl x50x98.11; pr mtg $39,000; Jan10; Jan12'14; installs 6%; McEvoy & Koester Constn Co, 906 E 176, to Jos G Blonstein, Bayonne, NJ. 2,000

mMohegan av, 1817; consent to above mtg; Jan10; Jan12'14; same to same.

mMohegan av, 1817; certf as to above mtg; Jan10; Jan12'14; same to same.

mMonterey av (11:3061), ws, 152.4 s 179th, 50.9x97x50.9x97.10; pr mtg $——; Jan9'14; due &c as per bond; Fanny Simonoff to Benj Kaplan, 1468 Seabury pl. 6,000

mMorris av (9:2449-2450) swc 167th, 100 x100; PM; Jan10; Jan13'14; 5y5%; Ethel M Sanders to Frederic A de Peyster, 13 E 86, et al. 10,000

mMorris Park av (*), swc Fowler av, 50x 100; Dec29'13; Jan12'14; due July1'16, 5%; Michele Volini to Morris Park Estates, 25 Broad. 4,340

mMorris Park av (*), ns, abt 265 w Unionport rd, 25x129.1x25.6x147.10, except pt for Morris Park av; Jan14'14; due &c as per bond; Eliz Beekmeyer to Otto Sattler, 2042 Ryer av. 5,000

mNorth Chestnut dr (*), ss, 460 e No Chestnut dr, 40x100x41x100; pr mtg $3,500; Dec29'13; Jan12'14; due &c as per bond; Vita M D'Amore to Alessandro Mauro, 3835 Bronxwood av. 750

mOgden av (9:2526), ws, 200 s Union pl if extended e, 75x152.7; Jan15'14; 5y5%; Peter J Lynch, 224 W 140, to German Savgs Bank, 157 4 av. 7,000

mOvering av (*), ws, 227.2 s Frisby av, 50 x101.1x50x101.6, except pt for st; Jan5; Jan 15'14; 5y5½%; Michl J Cavanagh to Chas Battali, Eastchester rd, es, abt 800 n Fordham & Pelham Pkway. 2,000

mPark av (11:3036), es, 484 n Quarry rd, 25x150, except pt for Park av; Jan7; Jan 12'14; due &c as per bond; Cath A, Thos A, Edw J, Vincent D & Helen M O'Brien & Mary J Kennard, to Title Guar & Trust Co, 176 Bway. 3,500

mParker av (*), ns, 187.3 e Castle Hill av, 25x100; Jan9'14; installs, 6%; Maria Vinciguerre to Fannie Catz, 258 E 138. 250

mPelham av (*), ns, adj land Thos Beswick, runs ne508xse300xse446 to av xnw 862.5 to beg, contains 3 993-1000 acres, except pt for Pelham Pkway; Jan8; Jan9'14; 3y5½%; Fredk Jr, Emma, William, Wilhelmina & Jno Reulein to Jennie Y Hallock, 2070 Honeywell av. 8,000

mPowell av (*), ss, 305 e Pugsley av, 50x 108, Unionport; Jan2; Jan9'14; due &c as per bond; Mary O'Donnell to Jane Breen, 6 Convent av. 1,500

mProspect av (10:2680), swc Home, 156.6 x54.7x120.2x91.8; Dec29'13; Jan14'14; 4y 5%; Jos Maticka to Cenek Maticka, 300 E 73. 6,400

mProspect av (*), ns, 379 e Throggs Neck rd, 50x120.4x47.8x116.11; Jan8; Jan9'14; due &c as per bond; Philip Wimmer, 2839 Coddington av, to Michl Griess, 1402 Fulton av. 2,100

mRandall av, nec Hunts Point av, see Hunts Point av, nec Randall av.

mRyer av, 2066 (11:3144 & 3149), es, 532.1 n Burnside av, 24.7x100 7x24.7x100.4; Jan 14; Jan15'14; 3y5%; Edw J Dempsey to Marie A Hoyer, 1745 Park av. 5,000

mSouthern blvd (10:2722), ws, 225 s Barretto, 50x105; Jan9'14; 5y5½%; Baronet Realty Co, Inc, a corpn, to Lawyers T I & T Co, 160 Bway. 38,000

mSouthern blvd (10:2722), same prop; certf as to above mtg; Jan9'14; same to same.

mSouthern blvd (10:2722), same prop; pr mtg $38,000; Jan9'14; due Nov20'16; 6%; same to Henry Morgenthau Co, 30 E 42. 15,400

mSouthern blvd (10:2722), same prop; certf as to above mtg; Jan9'14; same to same.

mSouthern blvd (10:2722), ws, 77 s Barretto, 2 lots ea 74x105; 2 mtgs ea $57,000; Jan9'14; 5y5½%; Baronet Realty Co Inc, a corpn to Lawyers T I & T Co, 160 Bway. 114,000

mSouthern blvd (10:2722), same prop; 2 mtgs ea $23,000; 2 pr mtgs $57,000 ea; Jan9'14; due Nov20'16; 6%; same to Henry Morgenthau Co, 30 E 42. 46,000

mSouthern blvd (10:2722), same prop; 2 certfs as to above mtgs; Jan9'14; same to same.

mSouthern blvd (10:2722), ws, 77 s Barretto, 148x105; certf as to 2 mtgs for $57,-000 ea; Jan9'14; Baronet Realty Co Inc, a corpn, to Lawyers T I & T Co, 160 Bway.

mSouthern blvd (11:2980), es, 550 s Charlotte, 25x100; pr mtg $2,500; Jan13; Jan 15'14; due, &c, as per bond; Danl Ostrow to Herman Locker, 79 Andrew st, Bayonne, NJ. 1,000

mSouthern blvd (11:2980), same prop; bldg loan; Jan13; Jan15'14; due, &c, as per bond; same to same. 1,000

mTaylor av, 1621 (*), ws, 350 s Van Nest av, except pt for Taylor av; Jan5; Jan14 '14; due &c as per bond; Carlo Montagna to Frank Paganuzzi, 47 Franklin. 500

mTeller av, 1105 (9:2429-2434), ext of $21,-000mtg to Jan15'19 at 5%; Jan15'14; Peter Cook & Emma Schall, 62 St Marks pl, with O J Schwarzler Co, 1100 Brook av. nom

mTremont av, 742 (11:2951), ss, 150.9 w Prospect av, 25x200; Jan15'14; due &c as per bond; Arville Realty & Amusement Co to Title Guar & Trust Co, 176 Bway. 12,000

mTremont av, 742; certf as to above mtg; Jan14; Jan15'14; same to same.

mUniversity av (11:3210), sec Fordham pl, 25.4x92x25x87.9, except pt for av; Nov29 '13; Jan15'14; 3y5%; Chas H O'Neill to Louis H Holloway, White Plains, NY. 5,000

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m**University av** (11:3215), nec 192d, 107.3x 230.6 to ws Old Aqueduct x84.8x228.9 to beg; PM; Jan1; Jan15'14; 3y5%; Jennie Halpert to Geo F Johnson, Hanover Township, Morris Co, NJ. 17,000

m**Valentine av** (12:3300), es, 386.10 n 194th, 2 lots together in size 80.1x101.8x 80x99.5; ext of 2 mtgs for $21,000 ea to Jan 8'19 at 5%; Jan8; Jan14'14; Lawyers Mtg Co with Jno J Tully Co, 730 North Oak dr. nom

m**Valentine av, 2931** (12:3320), ns, 75 e 199th, 50x100; Jan10; Jan12'14; 2y4½%; C Eliz Wetzel, widow, to Lottie V, wife Fredk Muller, Douglaston, Queens Co, NY. 1,000

m**Valentine av** (*), ws, 150 n Baisley av, 75x80; PM; Jan12; Jan14'14; due Oct15'17, 6%; Jos Klug to Carl Klug, 1153 Intervale av. 1,000

m**Vyse av** (11:2993), sec Freeman, 130.7x 50x108.4x54.8; pr mtg $18,000; Jan8; Jan 15'14; due, &c, as per bond; Martha Perna, 991 E 167, to Fredk Muller, 850 Fairmount pl. 1,000

m**Washington av, 1937-9** (11:3034), ws, 160 s 178th, 56x150, except pt for av; Jan 12; Jan13'14; due &c as per bond; Clara, Emma & Adele Waterman to Title Guar & Trust Co. 3,000

m**Webster av** (9:2427), ws, 184 n 168th, 26x100; pr mtg $——; Jan6; Jan10'14; 2y 6%; Foulard Realty Co to Lincoln Mtg Co, 100 Bway. 1,000

m**Webster av** (9:2427); same prop; certf as to above mtg; Jan6; Jan10'14; same to same. ——

m**White Plains av (*),** nec 233d, 114.6x 100; certf as to mtg for $6,000; Jan17; Jan 15'14; Arborview Realty Co, a corpn, to Max Marx. ——

m**White Plains av (*),** nec 233d; 114.6x100; pr mtg $19,000; Jan14; Jan15'14; 1y6%; Arborview Realty Co to Max Marx, 419 Convent av. 6,000

m**White Plains av (*),** sec Gun Hill rd, runs sw479.6xsw179.3xse40.1xse231.7 to cl Cruger av xn589.1 to rd xw181.8 to beg; ext of $30,000 mtg to Jan3'17 at 6%; Jan7; Jan13'14; Marian C Varian with American Real Estate Co, 527 5 av. nom

m**1ST av** (*), es, 350 s 216th, 100x100; Jan 12; Jan15'14; due &c as per bond; Harris L Varian, 206 S 9 av, Mt Vernon, NY, to Jno E Eustis, 1985 Sedgwick av, & ano, trstes Josephine Turner. 3,000

m**3D av, 3712-4** (11:2926), es, 156.7 n 170th, 2 lots, ea 26x100; 2 mtgs, ea $2,000; 2 pr mtgs, ea $——; Jan10; Jan12'14; 2y6%; Thos D Malcolm Constn Co, 3651 3 av, to Jennie Rudinsky, 1241 47th, Bklyn. 4,000

m**3D av, 3712-4;** certf as to above 2 mtgs for $2,000 each; Jan10; Jan12'14; Thos D Malcolm Constn Co to Jennie Rudinsky. ——

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IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

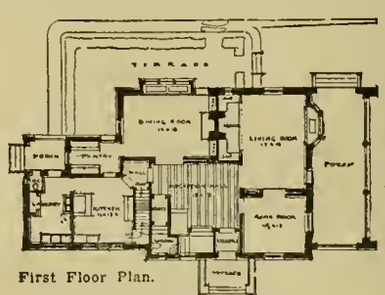


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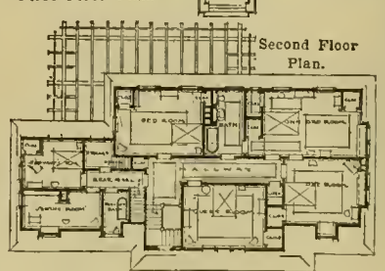
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GUARANTEED CIRCULATION EXCEEDS 11,000 MONTHLY.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2393 New York, January 24, 1914. (30) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Bank st, 33-5.
Barrow st, 75.
Bayard st, 70.
Bleecker st, 115-17 (omitted in blk & lot index of Jan17'14).
*Canal st, 276-8 (s e c Bway, 416).
Catherine st, 22½.
Columbia st, 75½.
*Commerce st, 50-2 (or Barrow st, 75).
Grand st, 258-60.
Grand st, 484-8 & 574.
Hamilton pl, es on map 9-19 (blk 1988-150-155).
Henry st, 324.
King st, 21½.
Lewis st, 44 & 142.
Madison st, 111.
Mitchell pl, 1.
Overlook Ter, es, blk 2180-582.
*Overlook Ter ws, blk 2180-628 (or Ft Wash av, es).
Pitt st, 24-6.
*Scammel st, 59 (or Water, 630).
*So William st, 21 (or Stone st, 47).
Stone st, 47.
Water st, 245-7 & 630.
*Willett st, nec Grand, 484S), blk 336-61.
Williams st, 197 (omitted in blk & lot index of Jan17'14).
5th st, 402 E.
8th st, 53 W.
10th st, 239 E.
*11th st, 299 E (or 2d av, 174).
14th st, 607-9 E.
16th st, 330 W.
18th st, 217-9 W.
19th st, 21 & 144-6 W.
20th st, 342 E.
21st st, 512-4 W.
*24th st, 201 W (or 7 av, 244).
24th st, 203-17 W.
25th st, 233-43 (on map 235-43 E).
25th st, 133-5 W.
*25th st, 200-2 W (or 7 av, 260).
25th st, 204-224 W.
27th st, 323 E.
27th st, 519 W.
29th st, 4 E.
31st st, 36 E.
31st st, 252 W.
33d st, 340-2 E.
35th st, 60 W.
37th st, 247-9 W.
38th st, 223-31 W.
*39th st, 132 E (or Lexington av, 333).
41st st, 258 W.
42d st, 259 W.
45th st, 135 W.
47th st, 124-6 W.
49th st, 359-63 E.
49th st, 405-7 W.
50th st, 357 W.
51st st, 421 E.
53d st, 114-6 W.
56th st, 22 W.
57th st, 32 W.
60th st, 249 W.
61st st, 235 W.
63d st, 159 W.
64th st, 154 W.
66th st, 245 W.
67th st, 52-4 W.
71st st, 303-15 E.
71st st, 332 W.
72d st, 348-50 E.
73d st, 130 E.
75th st, 234 E.
78th st, 106 W.
84th st, 240-4 E.
85th st, 228-30 E.
88th st, 309 W.
*88th st W (nec Bway), blk 1236-17.
*89th st W (sec Bway), blk 1236-44).
92d st, 3 W.
99th st, 61 E.
100th st, 170, 207 & 319 E.
101st st, 69 W.
105th st, 334 & 345-7 E.
106th st, 60 W.
108th st, 203-5 W.
111th st, 74 E.
112th st, 239 & 250-2 W.
113th st, 167 E.
115th st, 77 E.
115th st, 258-60 W.
116th st, 106 E.
117th st, 140 E.
118th st, 348-50 W.
119th st, 72 E.
119th st, 119 W.
120th st, 66 E.
120th st, 111-13 W.
121st st, 75 E.
121st st, 223-7 W.
122d st, 100 E.
122d st, 152 & 506 W.
127th st, 26 & 274 W.
128th st, 242 E.
130th st, 121 W.
131st st, 9 E.
133d st, 127 W.
133d st W (blk 2000-14-18).
136th st, 142 W.
136th st, 153 W on map 151-3.
137th st, 47-9 W.
138th st, 302-4 & 312 W.
144th st, 203-5 W.
*151st st W (nec Bradhurst av, 192-4), blk 2046-24.
153d st W, ss (blk 2099-40-43).
153d st, 449-51 W.
156th st, 521-3 W.
170th st, 506-8 W.
173d st, 511 & 563 W.
186th st, 511 W.
Av A, 293.
Av D, es, 23.3 s 10th st.
Amsterdam av, 2107.
Audubon av, 394.
*Bennett av, ws, blk 2180-582 (or Overlook Ter, es).
Bradhurst av, 192-8.
Broadway, 416 & 1237-9.
Broadway, 1365 & 2465-71.
Broadway (n e c 88th st), blk 1236-17.
Broadway (s e c 89th st), blk 1236-44.
Columbus av, 783-5.
Ft Washington av, es, blk 2180-628.
Lenox av, 270.
Lexington av, 333, on map 331.
Madison av, 1069 & 1889.
Park av, 1384.
*Park av, 1753-5 (or 122d st, 100 E).
Sherman av, ws, blk 2228-42.
West Broadway, 534-8.
*1st av, 876-80 (or Mitchell pl, 1).
*1st av, 883-5 (or 49th st E, 363).
2d av, 174.
3d av, 1713-5.
6th av, 502-4 (see Bway, 1237-9).
7th av, 244.
7th av, 246-58.
7th av, 260.
8th av, 854.
8th av, 2837.

WILLS.

Beekman pl, 39.
*Pine st, 48 (or William, 56-8).
Rivington st, 7.
William st, 56-60.
16th st, 49 & 53 W.
22d st, 413-17 W.
25th st, 124-6 W.
*28th st, 59 W (or 6th av, 464).
*36th st E (sec Park av, 37), blk 891-88.
*36th st E (nec Park av, 39), blk 892-1.
38th st, 502 W.
39th st, 149 E.
*51st st E (sec Beekman pl, 39).
59th st, 233 E.
128th st, 27 W.
Park av, 37-9.
6th av, 464.
8th av, 343.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JAN. 15, 16, 17, 19, 20, 21 & 22.

Bank st, 33-5 (2:615-52), ns, 100 e 4th, runs n95xe47.4xs41.7, S.S. 44.2 & 1 to st xw 50 to beg, 6-sty bk tnt; Martha Bldg Corpn to Jno & Jno H Lubbert, both at 323 E 27; mtg $50,000 & AL; Jan15; Jan 17'14; A$22,000-$——. O C & 100

Barrow st, 75 (2:584-20), swc Commerce (Nos 50-2), runs w20.7xs80.11xne55.8 to ws Commerce xn60.9 to beg, 6-sty bk loft & str bldg; St Johns Park Realty Co, a corpn, to Helen L Major [Nacada Farm], Goshen, Conn; mtg $43,000; Jan15; Jan16 '14; A$20,000-55,000. nom

Bayard st, 70 (1:201-34), ns, abt 45 e Mott, 22.10x100, 7-sty bk tnt & strs; Michaele Lalli to Beckie Gross, 22 Lenox av; given to secure notes for $1,000; mtg $37,-000; Jan15; Jan16'14; A$16,000-43,000. nom

Canal st, 276-82, see Bway, 416.

Catherine st, 22½ (1:279-54), ws, 19 n Henry, 27.6x69.11x27.2x70, 5-sty bk tnt & strs; Mendel Alterman to Selick J Mindes, 28 Stratford pl, Newark, NJ; mtg $24,000; Jan19; Jan21'14; A$17,000-26,000. O C & 100

Columbia st, 75½ (2:334-32), ws, 60 n Rivington, 20x49.8, 5-sty bk tnt & str; Isaac Lipshitz to Hersh Kalman, 56 Forsyth; AL; Jan15; Jan19'14; A$9,000-13,500. nom

Commerce st, 50-2, see Barrow, 75.

Goerck st, nws, at nes Grand, see Grand, 574.

Grand st, 258-60 (2:418-27), ns, abt 75 e Chrystie, 49.8x75, 6-sty bk loft & str bldg; pr mtgs $66,500; A$54,000-80,000; also 2D AV, 174 (2:453-1), nec 11th (No 299), 25.9 x100, 4-sty stn office bldg & 5-sty bk tnt & strs; mtg $36,500; A$34,000-50,000; Outerbridge Horsey, ref, to Morris Weinstein, 333 Central Park W [116 Nassau]; all R, T & I of Jos & Rive Weinstein; FORECLOS Dec15'13; Jan16'14. **4,075**

Grand st, 484-8 (2:336-61), nec Willett, 50x62, 6-sty bk tnt & strs; Stanislaus N Tuckman to Jane Fischel, 118 E 93; AL; Jan9; Jan16'14; A$40,000-75,000. nom

Grand st, 574 (2:326-54), nes, at nws Goerck, 25x75, 4-sty fr bk ft tnt & strs & 4-sty bk tnt & strs; Emilie T Downing to Margt A Downing, 18 Poplar pl, New Rochelle, NY; B&S; mtg $11,000; Jan12; Jan 17'14; A$19,000-26,000. nom

Hamilton pl (7:1988-150-155), es, 81.4 n 136th, runs n135.8xe28.2 to ws old Bloomingdale rd xe10.11 to el said rd xsw124.5x w79 to beg, 2-sty bk theatre; Domain Realty Co to Milo Realty Co, Inc, a corpn, 35 Nassau [r 1406]; mtg $137,500; Jan20; Jan21'14; A$56,000-$——. O C & 100

Henry st, 324 (1:267-59), ss, 175.4 w Jackson, 25.3x95x25x94.10, 6-sty bk tnt & strs; Isaac Ringel to Isaac Greenman, 143 Grand, Bklyn; ½ RT&I; B&S; Jan16; Jan 20'14; A$15,500-27,000. nom

King st, 21½ (2:520-43), ns, 84 w Congress, 16x75x16.2x75.2, 5-sty bk tnt; Oreste Mariani to Paolo Monacelli, 528 E 117; mtg $7,000 & AL; Jan21; Jan22'14; A$7,-000-13,000. nom

King st, 21½; Paolo Monacelli to Oreste Mariani, 166 Thompson; mtg $7,000 & AL; Jan21; Jan22'14. nom

Lewis st, 142 (2:356-2), es, 98.8 n Houston, 25x100, 5-sty bk tnt & strs; Victorine Fisher or Fischer, now Mohn, to Victor Kapfer, 150 1 av; Jan13; Jan22'14; A$15,-000-32,000. nom

Lewis st, 144 (2:356-3), es, 123.8 n Houston, 25x100, 5-sty bk tnt & strs; Jno H Rogan, ref, to Dora D Forbes, 37 Ave de L'Alma, Paris, Fr; FORECLOS Oct13; Jan 13; Jan16'14; A$15,000-25,000. **20,000**

Madison st, 111 (1:277-19), ns, abt 90 w Market, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; Sam Fischer et al to Jennie Freeman, 1115 Boston rd [c/o Jacob Freeman, c/o P Freeman & Bros, 92 Bowery]; mtg $31,000; Jan17; Jan20'14; A$17,-000-25,000. nom

Mitchell pl 1, see 1 av, 876-80.

Pitt st, 24-6 (2:337-3), es, 44.8 n Broome, 42.10x55, 6-sty bk loft & str bldg; Leon Stacy to Lena Stacy, 601 W 162; AL; Nov 10'13; Jan17'14; A$20,500-34,000. nom

Scammel st, 59, see Water, 630.

South William st, 21, see Stone, 47.

Stone st, 47 (1:29-49), ns, abt 260 e Broad, 22.3x83.6 to ss South William (No 21), x19.9x83.10, es, 4-sty bk office & str bldg; Mae R Wilber to Dowier Building, Inc, a corpn, [Dowler, Forbes & Co], 60 Wall; B&S; mtg $30,000; Jan20; Jan21'14; A$31,000-38,000. **48,100**

Water st, 245-7 (1:97-55), ses, abt 60 sw Peck sl, 37.7x74.9x36.2x75.4, nes, 5-sty bk tnt; New York Hollow Ware Co to Flora E Williamson, 716 Putnam av, Bklyn; Marcene Lent, 768 McDonough, Bklyn, & Charlotte Allen, 662 Decatur, Bklyn; B&S; AL; Jan19; Jan22'14; A$28,000-45,000. nom

Water st, 630 (1:260-5), nwc Scammel (No 59), 24.1x68x24.8x68, 6-sty bk tnt & strs; Ekehile Sheketoff et al to Morris S Sheketoff, 67 Canton st, Hartford, Conn; mtg $12,000 & AL; Oct28'13; Jan21'14; A $8,000-19,000. nom

Willett st, nec Grand, see Grand, 484-8.

5TH st, 402 E (2:432-10), ss, 67.2 e 1 av, 20.9x65, 4-sty bk tnt & str; Caroline Tripler to Jno J Mahedy, 403 1 av; mtg $11,000 & AL; Jan22'14; A$11,000-14,000. O C & 100

8th st, 53 W (2:572-70), ns, 177.7 e 6 av, 25x94.10, 5-sty bk tnt & strs; Leopold W V Leiser to Lizzie Leiser, 53 W 8; AL; Jan 13; Jan16'14; A$22,000-35,000. nom

10TH st, 239 E (2:452-38), ns, abt 100 w 1 av, 25x94.10, 4-sty bk tnt; Rachel Bachrach to Jacob Starkman, 158 E 106; AL; Jan17; Jan20'14; A$17,500-24,000. O C & 100

11TH st, 299 E, see Grand, 258-60.

14TH st, 607 E (3:982-8), ns, 131.9 e Av B, 21.10x103.3, 5-sty bk tnt & strs; Meyer Goldberg et al to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb18'13; Jan 17'14; A$9,000-12,500. O C & 100

14TH st, 609 E (3:982-9), ns, 153.7 e Av B, 21.10x103.3, 5-sty bk tnt; Meyer Goldberg et al to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb18'13; Jan17'14; A$9,000-14,000. O C & 100

16TH st, 330 W (3:739-60), ss, abt 350 w 8 av, 25x46.3x25x48.6, ws; also STRIP on 16th ss, 375 w 8 av, 0.4x48.6, 4-sty bk tnt & strs; Meyer Goldberg et al to Goldberg and Greenberg, Inc, a corpn, 134 W 26; AL; Feb18'13; Jan17'14; A$6,000-10,000. O C & 100

18TH st, 217 W (3:768-26), ns, 225 w 7 av, 25x92, 4-sty bk tnt & 2-sty bk rear stable; Stewart A Farrell, ref, to Matilda L Bedford, 145 E 51; FORECLOS Dec23'13; Jan19'14; A$11,500-15,000. **12,000**

18TH st, 219 W (3:768-25), ns, 250 w 7 av, 25x92, 5-sty bk tnt & strs & 4-sty bk rear stable; Geo P Bedford & Laura W, his wife, to Matilda L Bedford, 145 E 51; [c/o Geo P Bedford, 6 Reade]; B&S; Dec24 '13; Jan19'14; A$11,500-16,000. nom

19TH st, 21 W (3:821-27), ns, 345 w 5 av, 25x92, 7-sty bk loft & str bldg; Manton M Wyvell, ref, to Manhattan Life Ins Co 66 Bway; FORECLOSED & drawn Jan15; Jan16'14; A$47,000-69,000. **50 000**

19TH st, 144-6 W (3:794-64-65), ss, 197 e 7 av, 44x93.3x46.3x93.6, 2-4-sty fr bk ft tnts & strs & 4-sty bk rear storage; Eliphalet L Davis to Chas F Gardner at Raymond, NH; AL; Jan9; Jan21'14; A$33,000-37,000. O C & 100

20TH st, 342 E (3:925-46), ss, 160 w 1 av, 20x92, 4-sty bk tnt; August C Schwager to Caroline W G Schwager, both at 125 W 65; ¼ pt; AT & B&S; Jan20; Jan21 '14; A$9,500-13,000. O C & 100

21ST st, 512 W (3:692-42), ss, 175 w 10 av, 25x92, 4-sty bk tnt; Adolph E Wuppermann et al, firm of A E Wuppermann & Co., to Frieda Hart, 59 W 119; QC; Jan 17; Jan20'14; A$10,000-13,000. O C & 100

21ST st, 514 W (3:692-43), ss, 200 w 10 av, 25x92, 4-sty bk tnt; Adolph E Wuppermann et al, firm of A E Wuppermann & Co, to Frieda Hart, 59 W 119 [c/o M M Hart, 115 Nassau]; QC; Jan17; Jan20'14; A$10,000-13,000. O C & 100

24TH st, 201-17 W, see 7 av, 244-60.

25TH st, 133-5 W (3:801-19), ns, 400 w 6 av, 50x98.9, vacant; Jos P McDonough, ref, to Metropolitan Life Ins Co, a corpn, 1 Mad av; FORECLOS Jan13; Jan16'14; A $82,000-82,000. **89,300**

25TH st, 200-24 W, see 7 av, 244-60.

25TH st, 233-43 on map 235 W (3:-775-17), ns, 375 w 7 av, 80x98.9, 1-sty & b stn church; Richd C Murphy, ref, to Hugo E Distelhurst [Burton av], Woodmere, LI; FORECLOS Dec18'13; Jan22'14; A exempt-exempt. **22,150**

27TH st, 323 E (3:933-13), nes, 275 se 2 av, 25x98.9, 3-sty bk tnt & 4-sty bk rear tnt; Jno & Jno H Lubbert to Martha Bldg Corpn, 960 Prospect av [33 Bank]; Jan5; Jan17'14; A$10,000-16,000. nom

27TH st, 519 W (3:699-22), ns, 250 w 10 av, 25x98.9, 5-sty bk tnt; Ridgewood Estates, a corpn, to Wm P McCarthy, 88 [98] Broad st, Ridgewood, NJ; mtg $19,500 & AL; Jan17; Jan21'14; A$9,000-22,000. nom

29TH st, 4 E (3:858-76), ss, 120.6 e 5 av, 20x98.9, 4-sty & b bk dwg; Harland B Tibbetts, ref, to Seamens Bank for Savings, a corpn, 76 Wall; FORECLOS Jan14; Jan15; Jan16'14; A$56,000-63,000. **52,000**

31ST st, 36 E (3:860-54), ss, 195 e Mad av, 20x98.9, 4-sty & b stn dwg; Alex Lambert to Henry McBurney, at Amherst, Mass [Scarsdale, NY], & Malcolm McBurney, at Islip, LI [Vienna, Austria]; CaG; mtg $40,000 & AL; Jan20'14; A$46,000-56,-500. O C & 100

31ST st, 252 W (3:780-70), ss, 150 se 8 av, 25x32.5x—x34.8, 5-sty bk loft & str bldg, 1-sty ext; National Surety Co, a corpn, to Margt E Weil [Weill], 634 W 138 [c/o M Weill Co, 264 W 34]; 1-3 pt; QC; mtg $22,800; Dec24'13; Jan22'14; A $13,000-19,000. nom

33D st, 340-2 E (3:938-44), ss, 160 w 1 av, 50x98.9, 6-sty bk tnt & strs; Hulda B Abrahams to Kath Weiss, 644 Ams av; mtg $57,800; Dec26'13; Jan17'14; A$22,000-62,000. nom

35TH st, 60 W (3:836-75), ss, 183 e 6 av, 21x98.9, 3-sty bk tnt & str; Mary A C Riley, widow, to Oppenheim, Collins Realty Co, a corpn, 35 W 34; mtg $25,000; Jan 15; Jan19'14; A$94,500-99,500. O C & 100

37TH st, 247 W (3:787-19), ns, 232 e 8 av, 18x98.9, 3-sty bk dwg; A$27,000-29,-000; also 37TH ST, 249 W (3:787-18), ns, 216 e 8 av, 16x98.9, 3-sty & b bk dwg; Richd Vallender to Lulu Quigg, at Cedarhurst, LI; B&S & CaG; AL; Jan15; Jan20 '14; A$24,000-25,500. O C & 100

37TH st, 249 W, see 37th, 247 W.

38TH st, 223-31 W (3:788-31 to 35), ns, 227.7 w 7 av, 102.11x98.9, 5-4-sty bk & stn tnts, strs in 227 & 231; Harry N Wessel, ref, to Max Thorn, 276 Riverside dr [28 W 27]; mtg $135,000; PARTITION Dec3'13; Jan16'14; A$162,500-175,000. **55,000**

39TH st, 132 E, see Lex av, 333.

41ST st, 258 W (4:1012-58), ss, 150 e 8 av, 25x98.9, 5-sty bk tnt & strs; Jno E Ludin & ano, EXRS Ann Wiley, to Ludin Realty Co, a corpn, 261 W 34; mtg $23,000; Jan21; Jan22'14; A$35,000-37,500. **38,000**

41ST st, 258 W; Ludin Realty Co to Walter J M Donovan, 302 W 105 [80 Bway]; mtg $23,000; Jan21; Jan22'14. 38,000

42D st, 259 W (4:1014-5), ns, 100 e 8 av, 25x100.4, 4-sty bk str, 2-sty ext; J Walter Rosenberg to 259 W 42d St Realty Co, a corpn, 2 Rector [r 724]; mtg $$50,000; Dec 27'13; Jan20'14; A$70,000-75,000. O C & 100

45TH st, 135 W (4:998-16), ns, 405 w 6 av, 20x100.5, 4-sty stn tnt & str, 1-sty ext; J Walter Rosenberg to 135 West 45th St Realty Co, a corpn, 2 Rector [r 724]; mtg $25,000; Dec27'13; Jan20'14; A$50,000-52,-000. O C & 100

47TH st, 124-6 W (4:999.45), ss, 475 e 7 av, 37.6x100.5, 9-sty bk hotel St Francis; Julius Loewenthal to 124 W 47th St Co, Inc, a corpn, 35 Nassau [r 709]; mtg $145,000; Jan20; Jan22'14; A$82,000-176,000. nom

49TH st, 359 E (5:1342-23B), ns, 37.6 w 1 av, 18.6x40.6, 4-sty stn tnt; Jessie S Billings, widow & LEGATEE Fredk Billings, to Richd Billings, 21 E 65; B&S; Jan14; Jan19'14; A$4,000-6,000. nom

49TH st, 361 E, see 1 av, 883-5.

49TH st E, nec 1 av, see 1 av, 876-80.

49TH st, 405-7 W (4:1059-28), ns, 80.6 w 9 av, 50.2x76.3, 2-5-sty bk tnts; Edw H Hydeman to Aaron Buchsbaum, 350 W 88; B&S & CaG; AL; June8'12; Jan21'14; A $25,000-38,000. O C & 100

50TH st, 357 W (4:1041-8), ns, 597.6 w 8 av, 19.2x100.5, 3-sty & b stn dwg; Tranquilla Cattaneo to Germain Dell 'Era, 15 6th, Weehawken, NJ; mtg $6,500; Jan19; Jan20'14; A$11,500-13,000. O C & 100

50TH st, 357 W; Germain Dell' Era to Jas Cattaneo, 443 Bement av, West New Brighton, SI; mtg $6,500; Jan19; Jan20'14. O C & 100

51ST st, 421 E (5:1363-9), ns, 202.4 e 1 av, 16.8x100.5, 3-sty & b stn dwg; Julius Friedman to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb18'13; Jan19'14; A$5,500-8,000. O C & 100

53D st, 114-6 W (4:1005-42-43), ss, abt 220 w 6 av, —x—, 1-3 & 1-4-sty stn tnts & strs with 2-sty exts; copy of last will of Leopold Brunhild, late of Phila, Pa, the real property to his wife, Fannie Brunhild [25 Broad]; May10'13; Jan22'14; A $30,000-36,000. O C & 100

56TH st, 22 W (5:1271-52), ss, 350 w 5 av, 22x100.5, 4-sty & b stn dwg; Gwendolyn Kuhne by Percival Kuhne GDN to Robt Fridenberg, 596 Riverside dr [14 E 42]; ½ pt; AT; mtg $50,000; Jan15; Jan16 '14; A$63,000-75,000. **36,250**

56TH st, 22 W; Jeannie H Heaton to same; ½ pt; mtg $50,000; Jan15; Jan16'14. **36,250**

57TH st, 32 W (5:1272-58), ss, 500 w 5 av, 25x100.5, 4-sty & b bk dwg, 1-sty & b ext; Jane S Von Post to Hermann C Von Post, her husband [c/o Oelrichs & Co, 5 & 11 Bway]; June12'94; Jan19'14; A $100,000-125,000. gift

60TH st, 249 W (4:1152-6), ns, 125 e West End av, 25x100.5, 4-sty bk tnt; Rose B Greenberg to Irene M Schlossbach, 132 W 142; QC; AL; Jan20'14; A$6,000-9,000. nom

61ST st, 235 W (4:1153-12), ns, 275 e West End av, 25x100.5, 5-sty stn tnt; Herbert Fischer to Abr Leoplstat [Leopoldstadt], 396 Grand; mtg $10,500; Jan19; Jan 21'14; A$6,000-15,000. collateral to secure note of 1,000

63D st, 159 W (4:1135-11), ns, 250 e Ams av 20x100.5, 5-sty bk tnt; Julia W Porges to Mary W Lillie, 404 W 115; mtg $15,000 & AL; Dec10'13; Jan16'14; A$11,000-18,000. O C & 100

64TH st, 154 W (4:1135-56), ss, 200 e Ams av, 20x100.5, 5-sty stn tnt; Wm C Amend to Fredk Trautwein, 5 Waldorf st, Ashmont, Mass; B&S; AL; Nov5'13; Jan 22'14; A$11,000-22,000. O C & 100

66TH st, 245 W (4:1158-7), ns, 150 e West End av, 25x100.5, 5-sty bk tnt; Bernard Gordon to Meyer Frankel, 200 W 111; AL; Dec18; Dec20'13; A$8,000-15,000. (Corrects error in issue of Dec27 as to house & lot nos and distance e West End av.) O C & 100

67TH st, 52-4 W (4:1119-55), ss, 200 e Col av, 50x100.5, 3-sty bk garage; Eugene G O'Connell, ref, to Franklin Savgs Bank, 656 8 av; FORECLOSED & drawn Jan15; Jan16'14; A$50,000-65,000. **50,000**

71ST st, 303-15 E (5:1446-4½ to 10), ns, 75 e 2 av, 175x102.2, 7 5-sty bk & stn tnts & strs; Therese Weil & Sophia Maver to Bertha Kaufmann, 1767 3 av; B&S; AL; Jan16; Jan17'14; A$63,000-146,000. O C & 100

71ST st, 332 W (4:1182-45½), ss, 311 w West End av, 18x100.5, 3-sty & b stn dwg; Walter Geer to Randolph E Paul, 51 W 81; mtg $15,000 & AL; Jan21; Jan22'14; A $10,000-21,000. nom

72D st, 348-50 E (5:1446-35-35½), ss, 416.8 e 2 av, 33.4x102.2, 2-3-sty & b stn dwgs; Chas Belsky to Anton Dite, 246 Palisades av, West Hoboken, NJ; CaG; ½ pt; mtg $13,000; Jan13; Jan16'14; A$13,000-20,000. O C & 100

73D st, 130 E (5:1407-61½), ss, 125 w Lex av 15x102.2, 3-sty & b stn dwg; Jno H Scully to Amelia R Hunt & Agnes H Conolly, both at 121 E 71; mtg $18,000; June6'12; Jan19'14; A$21,000-P25,000. O C & 100

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75TH st, 234 E (5:1429-33), ss, 199.2 w 2 av ,20.1x102.2x20.1x102, 4-sty bk tnt & str; Giovanni Pantaleo to Domenico Riccotta, [or Ricotta], 422 E 80; AT; mtg $12,500; Jan5; Jan19'14; A$9,000-14,500. O C & 100

78TH st, 106 W (4:1149-37½), ss, 106.3 w Col. av, 23.9x100x26x100.6, 4-sty & b stn dwg; Jessie S Billings, widow & heir Fredk Billings, to Richd Billings, 21 E 65; Jan14; Jan19'14; A$17,000-32,000. nom

84TH st, 242-4 E (5:1529-29 & 30), ss, 101.8 w 2 av, 50.10x102.2, 2 1-sty bk & fr dwgs; Dorvan Realty Co to Henry J Hemmens, 465 West End av [50 Wall]; AL; Jan20'14; A$18,000-18,000. nom

85TH st, 228-30 E (5:1530-34), ss, 354.6 e 3 av, 50x102.2, 1-sty bk church; Moses Kinzler to Eliz Gilmore, 1225 Park av; mtg $15,000; Jan19'14; A exempt-exempt. O C & 100

88TH st, 309 W (4:1250-26), ns, 119 w West End av, 19x100.8, 4-sty & b bk dwg; Helen L Major to St John's Park Realty Co, a corpn, 55 Liberty; Jan15; Jan16'14; A $14,000-25,000. nom

89TH st W (4:1236-17-44), ss, at cl old Bloomingdale rd, runs w80.6 to es Bway x s— to ns 88th xe100xn100.8xw— to cl said old rd xne— to beg, being land formerly in bed of said old rd, 1 & 2-sty bk & fr bldgs of coal yard; Wm J Smith, ref, by order of court to Metropolitan Improvement Co, a corpn, 100 Bway [r 1818], being a 23/1,575 int of Mary S Ralph, a life tenant; Jan15; Jan21'14; A$970,000-975,000. **437.07**

89TH st W (4:1236), same prop; Alexandra L Ide to same; AT; QC; Dec30'13; Jan 21'14. nom

89TH st W (4:1236), same prop; Anna J von Schweinitz to same; AT; QC; Jan9; Jan21'14. nom

89TH st W (4:1236), same prop; Emily W Dix to same; AT; QC; Jan20; Jan21'14. nom

92D st, 3 W (4:1206-26), ns, 125 w Central Park W, 50x100.8, 6-sty bk tnt; Theophile Kick & ano to French Church Du St Esprit, a corpn, 45 E 27; B&S & CaG; AL; Jan14; Jan17'14; A$36,000-100,000. nom

99TH st, 61 E (6:1605-30), ns, 150 w Park av, 25x100.11, 5-sty bk tnt; Israel Greenberg to Rubin S Greenberg, 494 7 av; ½ pt; AT; mtg $21,000 & AL; Jan9; Jan16'14; A$10,000-22,000. O C & 100

100TH st, 170 E. see 100th, 319 E.

100TH st, 207 E (6:1650-7), ns, 150 e 3 av, 25x100.8, 5-sty bk tnt; Adolf Mandel to Leah K R Goldfarb, 801 E 180; mtg $17,000; Jan9; Jan20'14; A$9,000-18,500. O C & 100

100TH st, 319 E (6:1672-13), ns, 300 e 2 av, 25x100.11, 5-sty bk tnt & strs; A$6,000-20,000; also 100TH ST, 170 E (6:1627-41), ss, 100 w 3 av, 25x100.11, 5-sty bk tnt; Max Gilefsky to Jacob Kornberg, 64 E 110; B&S; AL; Dec—'13; Jan17'14; A$9,000-17,000. O C & 100

101ST st, 60 W (7:1837-9), ns, 200 e Col av, 25x100.11 5-stv stn tnt; Jos Goldberger to Eugene F McLaughlin, 147 E 81; mtg $20,000; Jan10; Jan17'14; A$15,000-24,000. O C & 100

103TH st, 334 E (6:1676-36), ss, 231.3 w 1 av, 18.9x100.9 5-sty bk tnt & str; Jessie S Billings, widow & heir Fredk Billings, to Richd Billings, 21 E 65 [c/o Est of Fredk Billings 115 Bway]; B&S; Jan14; Jan19'14; A$5,250-14,750. nom

105TH st, 345 E (6:1677-21), ns, 125 w 1 av, 25x100.9, 5-sty bk tnt & strs; Bertha Kaufmann to Therese Weil, 21 E 82, & Sophia Mayer, 41 E 72 [Weil & M, 5 Beekman]; B&S; AL; Jan15; Jan21'14; A$7,000-22,000. O C & 100

105TH st, 347 E (6:1677-22), ns, 100 w 1 av, 25x100.11, 4-sty bk tnt & strs, 1-sty ext; August Niewohner to Frank Fallotico, 300 E 105 & Maria C Fallotico, 280 Harrington av, Kingsland, NJ; mtg $8,000 & AL; Jan15; Jan16'14; A$7,000-13,000. O C & 100

106TH st, 60 W (7:1841-57), ss, 170.3 e Col av, 27x100.11, 5-sty bk tnt; Mary B Hoehn to Theresa M Ruckert, 60 W 106; ¾ pt; mtg $15,000; Jan17; Jan19'14; A$18,300-28,000. O C & 100

108TH st, 203-5 W (7:1880-27 & 28), ns, 100 w Ams av, 50x100.11, 5-sty bk tnt; Hyman Goldfarb to West Side Holding Co, a corpn, 140 Nassau [110 W 40]; AL; Jan20'14; A$34,000-54,000. O C & 100

111TH st, 74 E (6:1616-45½), ss, 186.8 e Mad av, 16.8x100.11, 3-sty & b stn dwg; J Townsend Travers to Moses L Marrus, 62 W 124 [580 West Bway]; mtg $9,750; Jan14; Jan22'14; A$7,500-8,500. O C & 100

112TH st, 239 W (7:1828-19), ns,, 311 w 7 av, 18x100.11, 3-sty & b bk dwg; Ellen Leddy to Katie Leddy [239 W 112]; mtg $11,000; July18'00; Jan22'14; A$10,000-14,000. nom

112TH st, 250-2 W (7:1827-57), ss, 150 e 8 av, 50x100.11, 6-sty bk tnt; A$31,000-85,000; also 118TH ST, 348-50 W (7:1944-53), ss, 25 w Manhattan av, 50x100.11, 6-sty bk tnt; Flordave Realty Co to Hank Realty Co, Inc, a corpn, 150 Nassau; mtg $134,500; Jan14; Jan22'14; A$32,000-85,000. nom

113TH st, 167 E (6:1641-30½), ns, 160 w 3 av, 20x100.11, 4-sty bk tnt; Olive A Hoyne to Kate M Hoyne, 1137 Lincoln pl, Bklyn; AT; B&S; AL; Jan17; Jan19'14; A $8,000-11,500. nom

115TH st, 77 E (6:1621-33), ns, 53 w Park av, 37x76.10, 5-sty bk tnt; Taxpayers Holding Co to Mary H Strayer, at Morsmere, NJ [c/o J W Strayer, 277 Bway]; B&S & CaG; mtg $25,000 & AL; Jan21; Jan 22'14; A$14,000-26,000. nom

115TH st, 258-60 W (7:1830-50-51) ss, 325 e 8 av, 50x100.11, 2-5-sty stn tnts; Holmes J Corbett, TRSTE for benefit Creditors of Harris Brothers to Rose Harris, 66 E 122; Gussie Harris, 64 E 122, & Mollie Harris, 201 W 121; QC; AL; Jan13; Jan 16'14; A$30,000-46,000. nom

115TH st, 258-60 W; Rose Harris et al to Matthew McNamara, 1237 Franklin av; mtg $36,000 & AL; Jan5; Jan16'14. nom

116TH st, 106 E (6:1643-68), ss, 62.3 e Park av, 37.9x100.11, 6-sty bk tnt; Robt Thedford, 2d, to Isaac Covino, 515 E 117; mtg $47,500 & AL; Jan8; Jan16'14; A$22,500-53,000. nom

117TH st, 140 E (6:1644-57), ss, 24 w Lex av, 16.2x100.11, 3-sty & b bk dwg; Julius Friedman to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb18 '13; Jan19'14; A$6,500-7 000. O C & 100

118TH st, 348-50 W, see 112th, 250-2 W.

119TH st, 72 E (6:1745-42), ss, 115 w Park av, 25x100.10, 5-sty bk tnt & strs; Theresa Frank to Yetta Finsie, 140 Rogers av, Bklyn; mtg $20,000; Jan16; Jan 20'14; A$11,000-20,000. nom

119TH st, 119 W (7:1904-22), ns, 245 w Lenox av, 20x100.11, 3-sty & b stn dwg; Maria Hillenbrand to Francis Hillenbrand, both [Alta av], Yonkers, NY; Dec31'13; Jan 19'14; A$11,200-22,000. O C & 100

119TH st, 119 W; Francis Hillenbrand to Paul D Bieber, 383 E 8 [135 Bway]; Dec31 '13; Jan19'14. O C & 100

120TH st, 66 E (6:1746-42), ss, 239 e Mad av, 26x100.11 5-sty stn tnt; Charlotte Geissler to Ida Fleischhauer, 5 E 8; mtg $25,750; Jan19'14; A$11,500-24,500. nom

120TH st, 111 W (7:1905-24), ns, 190 w Lenox av, 20x100.11, 3-sty & b stn dwg; Edw Zimmer to Magdelen B Zimmer, his wife, 111 W 120; mtg $12 000 & AL; Jan 14; Jan19'14; A$11,200-18,500. nom

120TH st, 113 W (7:1905-23), ns, 210 w Lenox av, 20x100.11, 3-sty & b stn dwg; Matilda Carroll to Kate McGuire, 1094 Simpson; mtg $17,000 & AL; Dec12'13; Jan21'14; A$11,200-18,500. nom

121ST st, 75 E (6:1747-54), ns, 40 w Park av, 20x100.11, 4-sty stn tnt; Olive A Hoyne to Kate M Hoyne, 1137 Lincoln pl, Bklyn; AT; B&S; AL; Jan17; Jan19'14; A$9,000-12,500. nom

121ST st, 223 W (7:1927-19), ns, 300 w 7 av, 25x100.11, 5-sty bk tnt; Hannah Jacobs to Abr Barnett, 54 E 129; ½ pt; mtg $21,500; Jan20'14; A$15,000-25,000. nom

121ST st, 223 W (7:1927-19), ns, 300 w 7 av, 25x100.11, 5-sty bk tnt; Hannah Jacobs & ano to Betty Michaels, 499 W 135; mtg $21,500; Jan22'14; A$15,000-25,000. nom

121ST st, 225 W (7:1927-18), ns, 325 w 7 av, 25x100.11, 5-sty bk tnt; Hannah Jacobs to Abr Barnett, 54 E 129; ¼ pt; mtg $22,500; Jan20'14; A$15,000-25,000. nom

121ST st, 227 W (7:1927-17), ns, 350 w 7 av, 25x100.11, 5-sty bk tnt; Hannah Jacobs to Ruth Jacobs, 362 Riverside dr; ¼ pt; mtg $21,500; Jan20'14; A$15,000-25,000. nom

121ST st, 227 W (7:1927-17), ns, 350 w 7 av, 25x100.11, 5-sty bk tnt; Hannah & Ruth Jacobs to Julius Goldman, 817 Faile; mtg $21,500; Jan22'14· A$15,000-25,000. 125

122D st, 100 E, see Park av, 1753-5.

122D st, 152 W (7:1906-54½) ss, 212 e 7 av, 19x100.11, 4-sty & b stn dwg; Moritz L Ernst to Beryl P Ernst, 152 W 122; mtg $11,000 & AL; Jan20; Jan21'14; A$10,600-21,000. nom

122D st, 506 W (7:1976-39), ss, 150 w Ams av, runs s95.11xw25xn5xw25xn90.11 to st xe50 to beg, 6-sty bk tnt; Bernard & Esther Ratkowsky to Jacob Blumental, 2 W 120; B&S; AL; Jan15; Jan17'14; A $37,500-84,000. O C & 100

127TH st, 26 W (6:1724-49), ss, 310 w 5 av, 20x99.11, 3-stv & b fr dwg, 1-sty ext; Thos A Roe to Henry Presser, 207 Graham av, Bklyn; mtg $10,000 & AL; Aug13 '13; Jan20'14; A$12,000-12,500. O C & 100

127TH st, 26 W; Henry Presser to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $10,000 & AL; Jan20'14. O C & 100

127TH st, 274 W (7:1932-57½), ss, 164 e 8 av, 18x99.11, 3-sty & b stn dwg; Simon Hutter to Philip Lederer, 274 W 127; mtg $9,350 & AL; Jan14; Jan16'14; A$8,000-12,000. 200

128TH st, 242 E (6:1792-30), ss, 127 w 2 av, 26x99.11, 5-stv bk tnt; Caterina Badaracco & ano EXRS, &c, Giovanni Badaracco to Jno McKee, 113 Columbia Heights, Bklyn; mtg $9,000; Jan6; Jan21'14; A$7,500-15,500. **13,500**

130TH st, 121 W (7:1915-21), ns, 263 w Lenox av, 19x99.11, 3-sty & b stn dwg; Alice V Thompson to Jno S Bussing, 26 E 10; mtg $12,000 & AL; Jan 10; Jan16'14; A $8,300-13,000. nom

131ST st, 9 E (6:1756-8), ns, 175 e 5 av, 25x99.11, 5-stv bk tnt; Chas W Conner to Realization & Administrative Co, a corpn, 80 Maiden la [or 19 Cedar]; mtg $17,000 & AL; Jan15; Jan17'14; A$8,000-21,000. O C & 100

133D st W (7:2000-14-18), ns, 325 e 12 av, 125x99.11, vacant; Saml Strashourger ref, to O'Donohue Estates, a corpn, 88 Front; FORECLOS Dec23'13; Jan21; Jan 22'14; A$30,000-30,000. **30,000**

133D st, 127 W (7:1918-19), ns, 300 w Lenox av, 33.3x99.11, 5-stv stn tnt; Jno H Judge, ref, to Mary J Kingsland, 1026 5 av; FORECLOS Jan8; Jan21; Jan22'14; A $13,500-29,000. **25,000**

136TH st, 142 W (7:1920-50), ss, 332.6 e 7 av, runs s99.11xe16.6xn37.11xe0.6xn62 to st xw17 to beg, 3-stv & b stn dwg; N Y Life Ins & Trust Co TRSTE Wm E Dodge to Coleta De Craene, 375 W 18; mtg $5,000 & AL; Jan20; Jan21'14; A$6,700-10,500. O C & 100

136TH st, 153 on map 151 W (7:1921-11), ns, 475 w Lenox av, runs n99.11xe2.11xn 99.11 to ss 137th xw2.11xs61.3xsw63.3xs 100.9 to 136th xe50 to beg, 1-sty stn church; Church of the Redeemer to Mildred Helm, 85 Elliott av, Yonkers, NY; mtg $17,000 & AL; Jan22'14; A Exempt-Exempt. **10,000**

136TH st, 153 on map 151 W; Mildred Helm to TRSTES for the Corpn of the African M E Church in City NY, known as Zion Church, 127 W 89; mtg $17,000 & AL; Jan22'14. nom

137TH st, 47 W, see 137th, 49 W.

137TH st, 49 W (6:1735-16), ns, 350 e Lenox av, 25x99.11, 5-sty bk tnt; A$9,000-22,500; also 137TH ST, 47 W (6:1735-17), ns, 375 e Lenox av, 25x99.11, 5-sty bk tnt; Jos Goldberger to Eugene F McLaughlin, 147 E 81; mtg $33,000; Jan10; Jan17'14; A $9,000-22,500. O C & 100

137TH st W, ss, abt 475 w Lenox av, see 136th, 153 on map 151 W.

138TH st W (6:1735-59-62), ss, 225 e Lenox av, 100x99.11, vacant; Francis S McAvoy, ref, to Ellis P Earle, — Edgewood rd, Montclair, NJ [165 Bway]; FORECLOS Jan14; Jan17'14; A$32,000-32,000. **14,000**

138TH st, 302 W (7:2041-23½), ss, 100 w 8 av, 17x99.11, 3-sty & b bk dwg; Thos A Roe to Henry Presser, 207 Graham av, Bklyn [c/o Morsh & W, 42 Bway]; mtg $6,500; July16'13; Jan22'14; A$6,800-11,800. O C & 100

138TH st, 304 W (7:2041-24), ss, 117 w 8 av, 17x99.11, 3-sty & b bk dwg; Thos A Roe to Henry Presser, 207 Graham av, Bklyn; mtg $6,500; July16'13; Jan22'14; A $6,800-11,500. O C & 100

138TH st, 312 W (7:2041-26), ss, 183 w 8 av, 16x99.11, 3-sty & b bk dwg; Thos A Roe to Henry Presser, 207 Graham av, Bklyn; mtg $6,500; July16'13; Jan22'14; A $6,400-$11,000. O C & 100

144TH st, 203-5 W (7:2030-27), ns, 100 w 7 av, 50x99.11, 6-sty bk tnt & strs; Hopkins Holding Co to Cooper Realty Co, a corpn, 26 Exch pl [r 92]; mtg $44,000; Jan 20; Jan21'14; A$22,000-60,000. O C & 100

151ST st W, nec Bradhurst av, see Bradhurst av, 192-8.

153D st W (7:2099-40-43), ss, 150 w Bway, 100x99.11, vacant; Anna A Byrne to Milton M Silverman, 207 W 110, as surviving partner C M Silverman & Son; mtg $23,000 & AL; Jan21; Jan22'14; A$30,800-30,800. O C & 100

153D st, 449-51 W (7:2068-11),, ns, 240 e Ams av, 60x99.11, vacant; City Real Estate Co to Alex Grant Constn Co, 714 W 181; B&S; AL; Jan22'14; A$26,000-26,000. O C & 100

156TH st, 521 W (8:2115-pt lot 47), ns, 200 w Ams av, 25x99.11, 5-sty bk tnt; Thos A Roe to Simmons Realty & Constn Co, [c/o Jno Simmons], 110 Centre; mtg $19,500 & AL; Dec5'13; Jan22'14; A$——$——. O C & 100

156TH st, 523 W (8:2115-pt lot 47), ns, 225 w Ams av, 25x99.11, 5-sty bk tnt; Thos A Roe to Simmons Realty & Constn Co, 110 Centre; mtg $19,000 & AL; Dec5'13; Jan22'14; A$——$——. O C & 100

170TH st, 506-8 W (8:2126-38), ss, 150 w Ams av, 50x95, 5-sty bk tnt; Marknew Realty Co, Inc, to Herman Breiting, 136 W 91 [2395 Bway]; mtg $35,000; Jan20; Jan21'14; A$17,500-49,000. nom

173D st, 511 W (8:2130-52½), ns, 109 w Ams av, 18x100, 3-sty & b bk dwg; Zephy P McEntee to Zephy A Lynch, 511 W 173; mtg $2,000; Jan15; Jan16'14; A$5,700-10,500. nom

173D st, 563 W (8:2130-23), ns, 212.6 e St Nicholas av, 37.6x100, 5-sty bk tnt; Evelyn H Roberts to Crecie C Kapp, 15 Ward pl, Caldwell, NJ; mtg $36,000 & AL; Jan8; Jan21'14; A$13,500-39,000. O C & 100

173D st, 563 W (8:2130-23), ns, 212.6 e St Nicholas av, 37.6x100, 5-sty bk tnt; Crecie C Kapp to Stacy W Kapp, 2411 Grand av; mtg $36,000; Jan20; Jan22'14; A $13,500-39,000. O C & 100

186TH st, 511 W (8:2156-95), ns, 175 w Ams av, 75x107.5, 5-sty bk tnt; Jno Lawson to Edith W Lawson, 554 W 181; mtg $75,000; Mar21'13; Jan22'14; A$18,000-72,000. O C & 100

Av A, 293 (3:950-28), ws, 22 n 18th, 20x90, 4-sty bk tnt & str & 4-sty bk rear tnt; Geo Lewis to Annie Lewis, his wife, 265 6 av; ½ pt; AL; Jan15; Jan16'14; A$9,500-15,000. nom

Av D (2:366), es, 23.3 s 10th, a strip, 1.10 x80; Saml Weil to Mary Murray, 144 Av D; QC; AL; Jan7; Jan21'14. O C & 100

Bradhurst av, 192-8 (7:2046-24-25), nec 151st, 107.9x124.6, 2-6-sty bk tnts, strs on cor; Jacob Rosenthal to Francis Hillenbrand [Alta av], Yonkers, NY; CaG; mtg $141,500 & AL; Jan16; Jan19'14; A$19,000-171,000. O C & 100

Amsterdam av, 2107, see Col av, 783-5.

Audubon av, 394 (8:2157-18½), ws, 36 s 185th, 18x50, 2-stv & b bk dwg; Jacob Silverstein, ref, to Esther E Bauer, 1717 Bull st, Columbia, SC; FORECLOS Jan16; Jan 21; Jan22'14; A$4,200-6,300. **5,000**

Broadway, 416 (1:196-9), see Canal (Nos 276-82), runs se119.1xsw28xnw33xne20.10x nw85 to es Bway xn33.2 to beg, 9-sty bk office & str bldg; Isidore Jackson [c/o Jackson & Stern, 31 Nassau] et al individ & EXRS, &c, Emanuel Heilner & Surety Realty Co, a corpn, to Chas E Hess, 1488 Bushwick av, Bklyn; AL; Jan8; Jan 19'14; A$165,000-260,000. O C & 100

Broadway, 416, see Canal (No 276); Chas E Hess to Isidore Jackson, 118 W 57, & Abr Stern, 52 E 61, ½ pt; Moses J Wolf, 272 W 90 1-6 pt, & Selig Heilner, 217 Albermarle rd, Bklyn; Gustave Tuska, 121 E 56; Laura Heilner, 35 W 90, & Simson Wolf, 22 E 81, 1-6 pt as EXRS & TRSTES Emanuel Heilner, decd, & Surety Realty Co, a corpn, 135 Bway, ½ pt; AL; Jan19 '14. O C & 100

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Broadway, 1237-9 (3:832-2, 3 & 16), ws, 104.8 n 30th, runs w234.5 to es 6 av(Nos 502-4), xs42.2xe248.5 to Bway at pt 64.8 n 30th xn40 to beg, 5-sty bk theatre Bijou & 2-4-sty bk bldgs & strs; Oscar N Jacoby ref to Mortimer L Schiff, 932 5 av [c/o Kuhn, Loeb & Co, 52 William]; Isaac N Seligman, 36 W 54; Felix M Warburg, 1109 5 av, & Paul M Warburg, 17 E 80, TRSTES Alfd M Heinsheimer; FORECLOSED & drawn Jan8; Jan16'14; A$633,500-739,500. 465,000

Broadway, 1365 (3:812-55), ws, 43.5 s 37th, 22x93.8x20.7x86.1, 6-sty bk hotel; Geo P Everhart to Isabella Loring, 1 W 70 [c/o Daniel A Loring, 29 W 34]; ½ pt; mtg $40,-000; Jan19'14; A$140,000-165,000. O C & 100

Broadway, nec 88th, see 89th W, ss, at cl Old Bloomingdale rd.

Broadway, 2465-7, see Bway, 2469-71.

Broadway, 2469-71 (4:1239-52), ws, 50 s 92d, 50.8x100, 7-sty bk tnt & strs; A$120,-000-165,000; also BROADWAY, 2465-7 (4:-1239-12), ws, 100.8 s 92d, 50.5 to ns old la x150.4x40.2x150, 7-sty bk tnt & strs; A $130,000-205,000; also PLOT begins at pt bounded on w 150 w Bway, s by line through block bet 91st & 92d, from pt on es West End av 143 s from sec West End av & 92d to pt on ws Bway 163.10 s from swc Bway & 92, which line was cl of old lane now closed, on e by line 100 w Bway, & n by ns old lane; Philip Livingston to Wm F Armstrong, 925 Fairfield av, Bridgeport, Conn; mtg $230,000 & AL; Jan 16; Jan17'14. O C & 100

Columbus av, 783-5 (7:1834-2-3), es, abt 25 n 98th, —x—, 2-5-sty bk tnts & strs; mtgs $24,000; A$38,000-52,000; also AMSTERDAM AV, 2107 (8:2111-4), es, abt 75 n 164th, —x—, 4-sty bk tnt & strs; mtgs $10,000; A$15,000-23,000; also 8TH AV, 2837 (7:2046-29),, ws, abt 25 n 151st, —x—, 5-sty hk tnt & strs; mtgs $5,000; A$10,000-20,-000; Wm Otten, 532 W 111, to Lola M Otten, 532 W 111; 1-6 pt; AT; Nov14'13; Jan22'14. 1,000

Fort Washington Ridge rd (8:2180-582-628), es, lot M, map (387) of Lucius Chittenden, 113x423.9x122x407.10, except pts for sts, vacant; Orleans Real Estate Co to Annie K Clarke, 224 W 72; mtg $32,000 & AL; Jan19'14. O C & 100

Lenox av, 270 (6:1721-74), es, 97.5 n 123d, 18x75, 3-sty & b stn dwg; William Young to Jennie M Wildman at Winnetka, Ill; Eliz Q Malcolm at Rosell NJ, & Emily E Wilson at Easton, Pa; B&S; mtg $14,000; Dec22; Dec23'13; A$16,000-20,000. (Corrects error in issue Dec27 as to addresses of grantees.) O C & 100

Lexington av, 329, see Lexington av, 333.

Lexington av, 333 (3:894-63), sec 39th (No 132), 24x80, 7-sty bk tnt & strs; A $47,500-91,000; also LEXINGTON AV, 329 (3:894-64), es, 24 s 39th, 23.6x80, 4-sty & b stn dwg; Alfred V Wittmeyer et al to French Church Du St Esprit, a corpn, 45 E 27; B&S & CaG; AL; Jan14; Jan17'14; A $31,500-39,000. nom

Madison av, 1069 (5:1492-50), es, 20 s 81st, 16.7x85, 4-sty & b stn dwg; C Alfred Capen et al to Bazena T D Merriman, 1071 Mad av; mtg $23,000; Jan14; Jan17'14; A $26,000-30,000. O C & 100

Madison av, 1889 (6:1748-3), es, 60.11 n 122d, 20x100, 3-sty & b stn dwg; Ellie J Donelan to Urban Securities Co, a corpn, 165 Bway; mtg $15,000 & AL; Dec23'13; Jan17'14; A$13,500-17,500. nom

Madison av, 1889; Urban Securities Co, a corpn, to Realization & Administrative Co, a corpn, 80 Maiden la; mtg $15,000 & AL; Jan15; Jan17'14. nom

Park av, 1384 (6:1609-37), ws, 75 n 103d, 25.11x80, 5-sty bk tnt & strs; Jean K Dunne to Tilmil Realty Co, a corpn [c/o Williams & Grozinsky], 132 Nassau; mtg $12,000 & AL; Jan20'14; A$7,000-14,000. O C & 100

Park av, 1753-5 (6:1770-71), sec 122d (No 100), 75x18, 4-sty bk tnt & str; Herman Breiting to Marknew Realty Co Inc, a corpn, 99 Nassau [r $03]; mtg $11,000 & AL; Jan20; Jan21'14; A$9,500-16,000. O C & 100

Sherman av (8:2228-42), ws, 100 ne Isham, 75x150, vacant; Edwin H Peck & Julia E, his wife, to Fred J Faulkner, 393 3d, Bklyn; ½ pt; B&S; mtg $16,000; Jan 15; Jan16'14; A$16,500-16,500. nom

Sherman av (8:2228); same pron; Fred J Faulkner to Edwin H Peck, at Mt Vernon, NY [c/o E H & W J Peck, 77 Front]; ½ pt; B&S; mtg $16,000 Jan16'14. nom

West Broadway, 534-8 (2:537-26), ws, 200 n Bleecker, runs w75xn24.10xw15xn 40.6xe90 to st xs65.4 to beg, 8-sty bk loft & str bldg; Pessmont Realty Corpn to Chas J Pessagno & Silvestro Montresor, firm Pessagno & Montresor, 534-8 West Bway; mtg $128,500 & AL; Dec22'13; Jan 22'14; A$50,000-P130,000. nom

1ST av, 876-80 (5:1361-1), nec Mitchell pl (No 1) or 49th, 80.10x18, 3-sty stn tnt & str; Meyer Goldberg et al to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb18'13; Jan17'14; A$12,000-15,500 O C & 100

1ST av, 883-5 (5:1342-23 & 23A), nwc 49th (No 361), 40.6x37.6, 4-sty stn tnt & strs; Jessie S Billing, widow & heir Fredk Billings to Richd Billings, 21 E 65; B&S; Jan14; Jan19'14; A$11,000-16,000. nom

2D av, 174, see Grand, 258-60.

3D av, 1713-5 (6:1646-3), es, 51.11 n 96th, 48.10x100, 6-sty bk tnt & strs; Louis F Doyle, ref, to Eliz L Howe, 34 W 75; FORECLOS Jan6; Jan22'14; A$30,500-64,-000. 53,000

6TH av, 502-4, see Bway, 1237-9.

7TH av, 244-60 (3:774-27-54), nwc 24th (Nos 201-17), 197.6 to ss 25th (Nos 200-24) x250, 11-sty bk factory, 9-4-sty bk tnts & strs, 6 4-sty bk tnts & 1-5-sty stn tnt; Franmor Realty Co to National Cloak & Suit Co, a corpn, 203-17 W 24 [207 W 24]; AL; Dec1'13; Jan22'14; A$497,500-1,124,500. O C & 100

8TH av, 854 (4:1023-3), es, 50.5 n 51st, 25x80, 5-sty stn tnt & strs; Jno L Sauervein to Jas Maloney, 856 8 av; Jan15; Jan 16'14; A$29,000-33,500. O C & 100

8TH av, 2837, see Col av, 783-5.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Albany st, 22 (1:55); declaration by Wm C Cox that he holds title to above as TRSTE for Hy L Spague, sub to lien on claim on note of $5,000 of Guaranty Trust Co of NY, & will upon payment of claim convey said premises to Henry L Sprague; Jan21; Jan22'14.

Barclay st, see Greenwich, see Greenwich, 229.

Canal st, see Greenwich, see Greenwich, 477.

Canal st, 276-82, see Bway, 416.

Chatham st, 98, see James st, 93.

Greenwich st, 12-20 (1:14); consent to additional tracks; Estate Andw J Doyle by Julia A Doyle to Manhattan Railway Co; Dec22'13; Jan19'14.

Greenwich st, 30 (1:14); consent to additional tracks; Auguste Weete EXTRX Henry Weete to Manhattan Railway Co; Jan8; Jan19'14.

Greenwich st, 166-8 (1:59); consent to additional tracks; Janet Olcott to Manhattan Railway Co; Dec18'13; Jan19'14.

Greenwich st, 229 (1:86), sec Barclay, 26.9x— to ws West Bway, 26.9x112; consent to additional tracks; Ficken & Haaren a corpn, to Manhattan Railway Co; mtg $90,000; Dec18'13; Jan16'14. 588.50

Greenwich st, 229; consent to additional tracks; Kath L Meuser mortgagee to gagee to same; Dec31'13; Jan16'14. nom

Greenwich st, 366 (1:185); consent to additional tracks; Saml Weil to Manhattan Railway Co; Jan25'13; Jan19'14.

Greenwich st, 368 (1:185); consent to additional tracks; Emigrant Indus Savgs Bank mortgagee to Manhattan Railway Co; Dec31'13; Jan16'14. nom

Greenwich st, 368 (1:185); consent to additional tracks; Millfield Realty Co, a corpn, to Manhattan Railway Co; mtg $30,000; Dec22'13; Jan16'14. 550

Greenwich st, 380-2 (1:186); consent to additional tracks; Saml Weil to Manhattan Railway Co; Jan2; Jan19'14.

Greenwich st, 406 (1:216); consent to additional tracks; Fredk L Wertz to Manhattan Railway Co; Dec24'13; Jan19'14.

Greenwich st, 413 (1:214); consent to additional tracks; Saml Weil to Manhattan Railway Co; Jan2; Jan19'14.

Greenwich st, 415-27 (1:215); consent to additional tracks; Saml Weil to Manhattan Railway Co; Jan2; Jan19'14.

Greenwich st, 474-8 (2:595); consent to additional tracks; Saml Weil to Manhattan Railway Co; Jan25'13; Jan19'14.

Greenwich st, 475 (2:594); consent to additional tracks; Saml Weil to Manhattan Railway Co; Jan2; Jan19'14.

Greenwich st, 477 (2:594), sec Canal, runs s32.8xe45.10 to sws Canal xn56.2 to beg, gore; consent to additional tracks; Jas McClenahan of Portchester, NY, to Manhattan Railway Co, 165 Bway; mtg $14,000; Dec18'13; Jan16'14. 718.66

Greenwich st, 477; consent to additional tracks; Kath L Meuser mortgagee to same; Dec31'13; Jan16'14. nom

Greenwich st, 480 (2:595); consent to additional tracks; Saml Weil to Manhattan Railway Co; Jan2; Jan19'14.

Greenwich st, 510 (2:595); consent to additional tracks; Bartholomew Realty Co to Manhattan Railway Co; Dec22'13; Jan 19'14.

Greenwich st, 550 (2:596); consent to additional tracks; Henry J Scheuber to Manhattan Railway Co; Dec18'13; Jan19 '14. nom

Greenwich st, 720-4 (2:632); consent to additional tracks; Henry T Sloane to Manhattan Railway Co; Dec16'13; Jan19'14.

Greenwich st, 723 (2:632); consent to additional tracks; Lawyers Mtg Co to Manhattan Railway Co; Jan14; Jan19'14.

James st, 93 (1:111-36), ws, abt 75 n New Chambers, 25x118 to New Chambers (No 81), except pt for New Chambers, 6-sty bk tnt & strs; A$15,000-37,000; also PARK ROW, 122 (1:159-52), ns, 197.5 e Duane, 24.4x107.6x24.6x106.7, 4-sty bk tnt & str, 1-sty ext; A$41,000-44,000; also PARK ROW, 124-6 (1:159-51), ns, 222.3 e Duane, 25x108.7x25x107.6, 3-sty fr bk ft tnt & strs, 1-sty bk ext; A$41,000-43,000; also WILLIAM ST, 259 on map 257-9 (1:119-40), ns, 76.3 e New Chambers, 35x64.6x36x 65.2, 7-sty bk loft & str bldg; $25,000-65,000; also CHATHAM ST, 98 (84), ns, 25.10 x108.10x25x108.3; re dower; Cath D Taylor, widow, to Jeanie A Stuart, 171 W 80; AT; QC; Jan5; Jan21'14. nom

Monroe st, 159 (1:269); asn rents; Fannie Goodman et al, heirs &c Louis Goodman, to Moses B Schmidt, 556 McDonough, Bklyn; Jan18; Jan20'14. nom

New Chambers st, 81, see James, 93.

William st, 259 on map 257-9, see James, 93.

4TH st, 39 E (2:544); also 12TH ST, 135-7 E (2:558), leasehold; agmt by Jos Weinstein & Nellie Marks to sell al RT&I of 2-5 int in above to Rhoda Rieser, David Weinstein & Sadie Opler, & said Rhoda Rieser, David Weinstein & Sadie Opler agree to sell to Jos Weinstein & Nellie Marks all RT&I of 3-5 int of leasehold premises of 19TH ST, 206 E (3:899); also agmt as to equities, terms, delivery of deeds, apportionment of mtgs, &c; Morris Weinstein, 333 Central Park W; Jos Weinstein, 261 Central Park W; Nellie Marks, 1342 51st, Bklyn; Rhoda Rieser, 1841 Mad av; David Weinstein, 1841 Mad av, & Sadie Opler, 1447 49th, Bklyn, each with the other; Jan14; Jan17'14. nom

12TH st, 135-7 E, see 4th, 39 E.

13TH st, 538 E (2:406-24), ss, 170 w Av B, 25x103, 3-sty bk tnt & strs & 2-sty bk rear stable; confirms former re dower; Martha P, wife J Gilchrist Herndon, to Julia P McSwegan, 430 E 13; Dec26'13; Jan22'14; A$16,000-18,000. nom

19TH st, 206 E, see 4th, 39 E.

21ST st, 218-20 W (3:770); asn rents to secure loan of $4 500; Brookmire Realty Co, a corpn, 47 W 34, to Estates Mtg Securities Co, a corpn, 160 Bway; Jan15; Jan 16'14. nom

37TH st, 247 W (3:787); consent to sale of above for $29,250 to Lulu Quigg; Adelaide J Adams et al, heirs &c J Elias Whitehead, to Sarah H Whitehead, as EXTRX J Elias Whitehead (decd); Jan10 '11; Jan20'14.

80TH st, 171 W (4:1211-4½), ns, 80 e Ams av, 19.6x102.2, 5-sty bk tnt; re dower; Cath D Taylor widow to Jeanie A Stuart, 171 W 80; AT; QC; Jan5; Jan21'14; A$12,-500-22,000. nom

94TH st, 235 E (5:1540); satisfaction of asn rents; Albt E Smith to Rudolph Glattli [Rudolf Glaittli], 123 Sidney av, Mt Vernon, NY; Jan16; Jan19'14. O C & 100

116TH st E, nwc Lex av, see Lex av, nwc 116th.

128TH st, 242 E (6:1792-30), ss, 127 w 2 av, 26x99.11, 5-sty bk tnt; re dower; Caterina Badaracco widow to Jno McKee, 113 Columbia Heights, Bklyn; AT; QC; Jan6; Jan21'14; A$7,500-15,500. nom

189TH st W, swc Ams av, see Ams av, swc 189th.

Amsterdam av (8:2159), swc 189th; authority to Emil Stohn to convey all title of party 1st pt to party 2d pt, as per deed recorded July7'12; Geo C Smith to Jos H Rudiger, 880 Summit av, Jersey City, NJ; Dec10'13; Jan22'14. nom

Bradhurst av, 192-8 (7:2046); asn rents; Universal Discount Co to Jacob Rosenthal, 1893 7 av [100 5 av]; Jan16; Jan19'14. nom (20:-6728). nom

Broadway, 416 (1:196), sec Canal (Nos 276-82), 33.6x119.1; consent to stairways to subway station; Isidore Jackson et al, individ, EXRS &c Emanuel Heilner & Surety Realty Co, owners, & Michl & Thos Donnelly, tenants, with City N Y & N Y Consolidated R R Co, 85 Clinton, Bklyn; Dec5'13; Jan17'14. nom

Columbus av, 440-52 (4:1212); consent to additional tracks; Jno F Patterson TRSTE Marshall O Roberts to Manhattan Railway Co Dec18'13; Jan19'14.

Columbus av, 440-52 (4:1212); consent to additional tracks; Cooperative Apartment Co to Manhattan Railway Co; Dec18'13; Jan19'14.

Columbus av, 466-70 (4:1213); consent to additional tracks; Jno Haydock TRSTE to Manhattan Railway Co; Dec18'13; Jan 19'14.

Columbus av, 480-8 (4:1214); consent to additional tracks; Jos P Kennelly to Manhattan Railway Co; Dec12'13; Jan19'14.

Columbus av, 646 (4:1222); consent to additional tracks; Christopher Pape to Manhattan Railway Co; Jan16; Jan20'14.

Columbus av, 746-8 (7:1851); consent to additional tracks; David W Cromwell to Manhattan Railway Co; Dec16'13; Jan19 '14.

Columbus av, 849 (7:1837); consent to additional tracks; Fredk Ockert to Manhattan Railway Co; Dec19'13; Jan19'14.

Columbus av, 994 (7:1863); consent to additional tracks; Chas D Donohue to Manhattan Railway Co; Dec16'13; Jan19 '14.

Lexington av (6:1644), nwc 116th, 100.11 x24; two consents to subway stairway, &c; Robt S Lloyd, owner & David A Schulte, lessee, & ano, with City NY & ano; Aug 30'13; Jan22'14. nom

St Nicholas av, & 191ST ST (8:2169); agmt modifying easement of access from an additional station on Manhattan-Bronx Transit R R, which agmt was recorded Sept25'09; also consent by mortgagee to above & sobrn of mtg for $50,000 to said agmt; Morgenthau Realty Co, owner, with Interborough Rapid Transit Co & City NY & Title Guar & Trust Co; Oct27'13; Jan 17'14. nom

West Broadway, swc Barclay, see Greenwich,229.

West Broadway, 534-8 (2:537), ws, 200 n Bleecker, runs w75xn24.10xw15xn40.6xe 90 to st xs65.4 to beg; certf as to consent of stockholders to conveyance for $10,000 & assumption of liens; Pessmont Realty Corpn to Pessagno & Montresor; Dec22'13; Jan22'14.

3D av, 418 (3:885); consent to additional tracks; Ella A Milligan, of Bklyn, to Manhattan Railway Co; mtg $16,000; Dec29'13; Jan20'14. 296.12

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3D av, 418; consent to additional tracks; Title Guar & Trust Co, mortgagee, to same; Jan6; Jan20'14. nom

3D av, 418; consent to additional tracks; same to same; Jan6; Jan20'14. nom

3D av, 425 (3:910); also 3D AV, 465 (3:-912); consent to additional tracks; Jos L Buttenwieser to Manhattan Railway Co; mtg $40,000; Dec16'13; Jan16'14. 589.38

3D av, 425 (3:910); consent to additional tracks; Frank Barker EXR David L Bruce-Brown mortgagee to Manhattan Railway Co; Nov25'13; Jan16'14. nom

3D av, 465, see 3 av, 425.

3D av, 465 (3:912); consent to additional tracks; Bank for Savgs mortgagee to Manhattan Railway Co; Dec11'13; Jan16'14. nom

5TH av, 2057 (7:1846); consent to additional tracks; Walter R Herschman, 216 W 100, to Manhattan Railway Co; Dec16 '13; Jan19'14.

5TH av, 2059 (7:1846-47), consent to additional tracks; Rose Herschman, 267 W 89, to Manhattan Railway Co; Dec16'13; Jan19'14.

5TH av, 2062 (7:1827); consent to additional tracks; Mary B Slevin to Manhattan Railway Co; Dec22'13; Jan19'14.

5TH av, 2266-S (7:1927); consent to additional tracks; Sarah Kitt, 1469 Hoe av, to Manhattan Railway Co; Jan5; Jan20 '14.

5TH av, 2377 (7:1954); consent to additional tracks; Sarah Wartell to Manhattan Railway Co; Jan12; Jan20'14.

5TH av, 2494 (7:1939); consent to additional tracks; Henry Breimer to Manhattan Railway Co; Jan13; Jan19'14.

5TH av, 2502 (7:1939); consent to additional tracks; Louise Freitag to Manhattan Railway Co; Jan9; Jan19'14.

9TH av, 235 (3:722); consent to additional tracks; Sol Cohen to Manhattan Railway Co; Dec22'13; Jan19'14.

9TH av, 279 (3:724); consent to additional tracks; Francis Z Wandell EXR Benj C Wandell to Manhattan Railway Co; Jan12; Jan19'14.

9TH av, 281-9 (3:724); consent to additional tracks; Henry Phipps Estates to Manhattan Railway Co; Dec16'13; Jan19 '14.

General release (miscl); Adolph E Wuppermann et al to Frieda Hart, 59 W 119; Jan19; Jan20'14. nom

General release (miscl); Adolph E Wuppermann et al to M M Hart, Inc, 115 Nassau; Jan19; Jan20'14. nom

General release (miscl); Adolph E Wuppermann et al to M M Hart, 59 W 119; Jan19; Jan20'14. nom

Power of atty (miscl); Jno S Bussing to Emily M Bussing, his wife; Mar21'06; Jan 16'14.

Power of atty (miscl); Estelle E Cas--well to Edw H Clark of San Francisco, Cal; Nov25'05; Jan16'14.

Power of atty (miscl); Saml R Green to Fanny Green, both at Los Angeles, Cal; Jan2; Jan17'14.

Yonkers property, &c (miscl); deed of substitution of TRSTE; Helen M Haseltine, of Rome, Italy, to Wm A Butler, Jr, of NY; Oct8'02; Jan22'14.

WILLS.

Borough of Manhattan.

Beekman pl, 39 (5:1362-34), sec 51st, 20.5x100, 4-sty br stn dwg; Jno Gaul Est, Emily Gaul, EXTRX, 39 Beekman pl; atty, Chester H Lane, 233 Bway; A$9,000-13,500. Will filed Jan19'14.

Rivington st, 7 (2:425, 21), ss, 100 w Chrystie, 28.6x99.4, 5-sty bk tnt & strs; A $28,000-38,000; also 38TH ST, 502 W (3:-709, 42), ss, 75 w 10 av, 25x102.10, 5-sty bk tnt; A$9,000-21,000; also 59TH ST, 233 E (5:1414-16), ns, 205 w 2 av, 25x100.5, 5-sty br stn tnt; A$17,500-25,000; Rose Hyman Est, Malvina Meyers EXTRX; attys, Weed, Henry & Meyers, 62 William. Will filed Jan19'14.

William st, 56-60 (1:41-22 & 23), nec Pine, 108x57.5x irreg, 7-sty bk & stn, 5-sty bk & iron fr office bldgs; A$680,000-$15,000; also 39TH ST, 149 E (3:895-38), ns, 172.3 w 3 av, 17.9x98.9, 4-sty bk dwg; A$17,750-20,300; also PARK AV, 37 (3:891-88), sec 36th, 19.3x51, 4-sty br stn dwg; A$66,-000-77,000; also PARK AV, 39 (3:892-1), nec 36th, 48.9x105, 4-sty bk dwg & 3-sty ext; A$210,000-247,000; Geo S Bowdoin Est, Francis L Stetson, EXR, 152 Bway; attys, Stetson, Jennings & Russell, 152 Bway. Will filed Jan19'14.

16TH st, 49 W (3:818-9), ns, 135 e 6 av, 20x97, 4-sty br stn fr dwg; A $32,000-35,-000; also 16TH ST, 53 W (3:818-7), ns, 95 e 6 av, 20x97, 4-sty br stn fr dwg; A $32,000-35 000; Alice G Bradley Est, Mary Donnelly, EXTRX, 112 Howard av, Bklyn; atty, Stanley H Molleson, 42 Bway. Will filed Jan20'14.

16TH st, 53 W, see 16th st, 49 W.

22D st, 413-7 W (3:720-39-41), ns, 100 w 9 av, 50x98.9, 3 4½-sty bk dwg; A$ 35,000; also 8TH AV, 343 (3:751-36), nwc 27th, 17.5x62, 4-sty bk tnt & str; A$18,000-23,000; Cath R Van Siclen Est Sarah Van Siclen, EXTRX, 501 W 138; atty, Herbert M Wallace, 32 Bway. Will filed Jan19'14.

25TH st, 124-6 W (3:800-55 & 56), ss, 275 w 6 av, 50x98.9, 2 5-sty bk tnts & strs; Cecelia Poznanski Est, Jacque J Elias, EXR, 601 W 155; atty, Conrad Hopkins, 2 Rector; A$75,000-90,000. Will filed Jan19'14.

27TH st W, nwc 8 av, see 22d, 413-17 W.

28TH st W, nec 6 av, see 6 av, 464.

38TH st, 502 W, see Rivington, 7.

39TH st, 149 E, see William, 56-60.

51ST st E, see Beekman pl, see Beekman pl, 39.

59TH st, 233 E, see Rivington, 7.

125TH st, 27 W (6:1726-24), ns, 322.6 w 5 av, 12.6x99.11, 3-sty stn dwg; Mary B Day Est, Edw G Day, EXR, 27 W 128; attys, Hill, Lockwood, Redfield & Lydon, 35 Nassau; A$5,500-7,000. Will filed Jan20 '14.

Park av, 37, see William, 56-60.

Park av, 39, see William, 56-60.

6TH av, 464 (3:830-1), nec 28th, 24.8x40, 4-sty bk tnt & strs; Wm Hartkoff Est, Mary Schult, EXTRX, 8 St Luke's pl; atty, Louis A Valente, 60 Wall; A$70,000-78,000. Will filed Jan19'14.

8TH av, 343, see 22d, 413-7 W.

CONVEYANCES.

Borough of the Bronx.

Bronx ter (*), ws, 319 s 224th, 77x150, Wakefield; Peter Donlon to Honora Cosgrove, County of Sibley, Minn; Feb2'03; Jan16'14. nom

Fairmount pl, 794 (11:2954), ss, 220.9 w Marmion av, 25x75.4x25x77, 3-sty bk dwg; Bertha Finger to Mary Florich, 794 Fairmount pl & Sophie Olah, 524 Brook av; mtg $3,500; Jan19'14. O C & 100

Featherbed la (11:2876), ns, abt 208.3 w Macombs rd, 50x100, vacant; Alice V Earl to Chas W Fitch, 201 W 117th & Kath C Kasser, 2292 Loring pl; mtg $6,-000; Jan15; Jan17'14. O C & 100

Fox st, 1040 (10:2726), es, 273.2 n 165th, 50x100, 2-sty bk dwg & 1-sty bk rear bldg; Rosina Graziadio to M Davis & Son, Inc, a corpn, 1046 Morris av; mtg $9,800; Jan9; Jan16'14. O C & 100

Fox st, 1041 (10:2719), ws, 59 s Home, 50x84.11x50.2x87.10, 5-sty bk tnt; Theresa Lemmon to Jno Oehler, 1369 Franklin av; mtg $30,000; Jan19; Jan20'14. nom

Fox st, 1141-5, see Home, swc Fox.

Garden pl, 4608 (*), ses, 34.7x142x—x147; Jno Rotando to Geo Leier, Jr, 4608 Garden pl; QC & CaG; Nov28'13; Jan22'14. O C & 100

Home st (10:2719), swc Fox (Nos 1141-5), 94x98.10x84.11x109, 2 5-sty bk tnts, strs on cor; Sidney G DeKay, ref, to Theresa Lemmon, 319 W 94; mtg $73,000; FORECLOS Dec1'13; Jan19; Jan20'14. 4,000

Hutchins pl, nec Greystone av, see Greystone av, nec Hutchins pl.

Kindermann pl (11:2893), ss, 90 e Webster av, 76.10 to Mill Brook x51.7x88x50, 2-sty fr stable & 4-sty bk storage bldg; Louisa Mihan, heir Fredericka Kindermann, to Julius Kindermann, 275 E 169; Geo Kindermann, 1318 Brook av, & Frank Kindermann, 1275 Teller av, heirs same; B&S; mtg $11,000; Jan9; Jan17'14. omitted

Lyvere pl (*), es, at n line land party 2d pt, runs n25xe121.8xse37xsw63.10xw 105.6 to beg; Dennis Honohan to Anna Honohan, 2436 Lyvere pl; ¼ pt; QC; Jan 20; Jan22'14. nom

Matilda st, ses, at nes Westchester av, see Westchester av, nes, at ses Matilda.

St Pauls pl, 456 (11:2902), ss, 100 w Wash av, 40x69.3x40x69.7, 2-sty fr dwg; Geo W Reid to City NY; Jan16; Jan20'14. 9,500

Schofield st (*), ss, 404.11 e City Island av, 50x100; City Real Estate Co to Ernest Stratmann, 128 E 84; B&S & CaG; Jan16; Jan19'14; O C & 100

Whittier st, ws, 100 n Randall av, see Whittier, ws, 200 n Randall av.

Whittier st (10:2770), ws, 200 n Randall av, 50x100, vacant; also WHITTIER ST (10:2770), ws, 100 n Randall av, 50x100, vacant; Emma A Mayhew to Utility Realty Co, 30 E 42; AL; Jan17; Jan20'14. nom

134TH st, 340-2 E (9:2296), ss, 89.6 e Alex av, 42x100, 2-4-sty bk tnts; Bernhard Seymann to Margt E Weill, 634 W 138; B &S; mtg $15,000; Dec13'13; Jan16'14. nom

135TH st, 534 E (9:2262), ss, 122 w St Anns av, 39x100, 6-sty bk tnt; Anton Antosch to Rae Marcus, 536 E 183; mtg $30,-000; Jan15; Jan17'14. nom

145TH st E (10:2730), ss, 225 w Harlem & Portchester R R, 25x201x—x211.6, except part for Whitlock av, 2-sty fr dwg; Winnefred Day to Columbia Constn Co, 3210 3 av; Jan15; Jan16'14. O C & 100

145TH st, 721 E, see Jackson av, 446-50.

153D st, 286-90 E (9:2412), ss, 200.3 e Morris av, old line, 50x100, 2-sty fr dwg & vacant; Wm F Clare, ref, to Arthur D Cahn, 1276 Lex av; FORECLOS Dec3'13; Jan6; Jan17'14. 8,000

163D st E, see Forest av, see Forest av, sec 163.

165TH st, 300 E, see College av, 1014.

165TH st, 442-60 E, see Washington av, 1011-31.

165TH st, 450-2 E (9:2386), ss, 96.8 w Washington av, 50x102, 5-sty bk tnt; Wm A Nelson to Laura M Nelson, 2461 Washington av; Feb5'12; Jan19'14. O C & 100

167TH st, 873 E, see Intervale av, 1104-8.

172D st, 1000 E, see Longfellow av, sec 172.

172D st, 1002 E (11:3008), ss, 25 e Longfellow av, 25x100, 2-sty fr dwg; Leopold Spitz ref to Jas H Brewster, 838 14th, Boulder, Colo, TRSTE Susan G Cammann; AL; FORECLOS Dec18'13; Dec30'13; Jan 19'14. 500

175TH st, 713 E (11:2949), ns, 119 w Clinton av, 30.9x90, 4-sty bk tnt; Alice S Anderson to Chas L Weiher, 112 E 76; AL; Dec30'13; Jan19'14. nom

175TH st E, swc Prospect av, see Prospect av, swc 175.

176TH st, 100 E, see Walton av, sec 176th.

178TH st, 228 W (11:2883), ss, 80 w Cedar av, 20x98, 2-sty fr dwg; also 178TH ST, 230 W (11:2883), ss, 100 w Cedar av, 27.3x98.6x22.3x98, 2-sty fr dwg; Theo T Lane to Stephen Madden, 400 W 125; mtg $5,000; Jan14; Jan19'14. nom

178TH st, 230 W, see 178th, 228 W.

178TH st, 231 W (11:3231), nes, 105.6 w Cedar av, 25.9x66x25x72, 2-sty fr dwg; Theo T Lane to Geo J Essig Jr, 37 Hancock pl; mtg $3,000; Jan14; Jan16'14. nom

179TH st, 731 E, see Clinton av, nec 179th.

182D st, 640 E (11:3082), ss, 135.3 w Belmont av, runs s81xw50 to es Hughes av (No 2174), xn55x— on curve 54.4 to 182, x se13.3 to beg, 5-sty bk tnt & strs; Eliz Willetts to Anthony Fenninger, 208 Mosholu Pkway; mtg $3,300; Jan19; Jan21'14. nom

182D st, 760 E, see Prospect av, 2172.

187TH st, 687-9 E (11:3090), ns, 115 w Beaumont av, 45x60x—x50; also PLOT begins 50 n 187th & 111.9 w Beaumont av, runs n25 to ses Crescent av xsw—xe16.1 to beg, 4-sty bk tnt & strs; Nista Constn Co Inc, a corpn, to Pasquale Farese, 2834 W 15, Coney Island, NY; mtg $11,500; Jan15; Jan16'14. O C & 100

190TH st, 65 E (11:3175), ns, 172.3 e Morris av, 34.4x114.2x25.11x114, 2-sty fr dwg; Albt Mundorff to Geo Mundorff, 1977 Morris av; mtg $8,600; Jan14; Jan16'14. nom

191ST st, 600-2 E (12:3273), ss, 50 w Hughes av, 75x57.9x76.4x40.10, 4-sty bk tnt; Anna Wenzel to Amelia M Keiser, 150 Railroad av, Bklyn; AL; Oct22'13; Jan20 '14. nom

203D st E, ss, abt 20 w Briggs av, see 203d E, swc Williamsbridge rd.

203D st E (12:3308), swc Williamsbridge rd, runs w98.7xs100xe62 to nws Briggs av, xne78.6 to Williamsbridge rd xn32 to beg, vacant; Ignace Gruber to Harry J Sondheim, 600 W 113; mtg $6,000; Jan15; Jan 19'14. O C & 100

215TH st E (*), ss, 225 e Maple, 25x125; Jno M Brunjes to David Stevenson Brewing Co, 521 10 av; mtg $4,500; Jan9; Jan 16'14. nom

227TH st E (*), ns, 180 e Barnes av, 25 x114, Wakefield; Fredk C Gladden ref to Hedwig B White, 2316 Newkirk av, Bklyn, Martha Pietzsch, 589 Westminster av, Elizabeth, NJ, & Carl A Bass, 1356 Lind av; FORECLOS Jan10; Jan17; Jan19'14. 4,900

235TH st W, swc Cambridge av, see Cambridge av, swc 235th.

238TH st, 239 E, see 238th E, ns, 360 e Kepler av.

238TH st E (12:3379), ns, 360 e Kepler av, 20x100, vacant; also 238TH ST, 239 E (12:3379), ns, 380 e Kepler av, 40x100, 2-sty fr dwg; Sarah P Lyons to Sadie L Kirby, 239 E 238; mtg $2,500; Jan17; Jan 19'14. nom

243D st E (*), ns, 158 w White Plains av, 25x100; Anthony B Romen to Fred Trede, 4535 Richardson av; mtg $3,500; Jan19; Jan20'14. O C & 100

246TH st W (13:3415), ns, 100 w Livingston av, 70x130.11x95.1x119.11, vacant; Delafield Estate, a corpn, to Geo D Strayer, 533 W 124; Jan14; Jan16'14. O C & 100

Alexander av, 309 (9:2315), ws, 75 n 140th, 25x100, 5-sty bk tnt; Henry L Becker & ano to Fanny Cherey, 315 Alex av; mtg $14,000; Jan19; Jan20'14. O C & 100

Alexander av, 309; Fanny Cherey to Dora Cherey, 1230 Park av; mtg $16,000; Jan19; Jan20'14. O C & 100

Barker av, see Burke av, see Burke av, sec Barker av.

Bathgate av, 1606 (11:2919), es, 82.5 s 172d, 27.7x82.7, 2 & 3-sty fr tnt & str; Ida Bogolowitz to Zalmin Mattosofsky, 451 Wendover av; mtg $3,500; Jan14; Jan17'14. nom

Bathgate av (11:3053), ws, 128 s 3 av (late Kingsbridge rd), old line, 25x190x 25x190.2, except pt for Bathgate av, vacant; Mary Cory, TRSTE, to Thos M Hughes, 60 W 76; ¼ pt; B&S; Jan17; Jan 22'14. nom

Bolton av (*), bet Bronx River av & pt 569.3 n Gildersleeve av, land in bed of av; deed of cession; Mary H Tompkins et al to City NY; B&S; Aug1'13; Jan22'14. nom

Boston rd, 1057 (10:2607), ws, 355.7 s 166th, 37.5x117.9x37x123.4, 5-sty bk tnt; Rae Marcus to Anton Antosch, 690 3 av; mtg $32,000; Jan15; Jan17'14. nom

Briggs av, ws, abt 32 s 203d, see 203d E, swc Williamsbridge rd.

Briggs av (*), swc land now or late of Blodgett & Tilden, runs w180xsw285xne 323 to av xse150 to beg; Henry C Schrader to Frederic H Mollenhauer, Bklyn; mtg $5,500; June26'03; Jan21'14. nom

Briggs av (*), same prop; Bertha Schrader to same; mtg $5 500; May21'03; Jan21 '14. nom

Bronx blvd (Marian st) (*), scs, 200 ne Westchester av, 50x100, except pt for Bronx blvd; Sarah J Flint to Thos McLaughlin, 431 E 135; Jan19'14. O C & 100

Bronx River av (*), bet Cornell av & w boundary line of Est of Bradish Johnson, land in bed of av; deed of cession; Mary H Tompkins et al to City NY; B&S; Aug 1'13; Jan22'14. nom

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Bronx River av (*), bet Gildersleeve av & pt 527.5 n Gildersleeve av, land in bed of av in front of above; deed of cession; Mary H Tompkins et al to City N Y; B&S; Aug1'13; Jan22'14. nom

Brook av, 1004 (9:2386), es, 149.7 s 165th, 36.6x146.11x25x155.11, 4-sty bk tnt; Jacob Greenberg to Saml Qualler, 441 E 161; QC; mtg $——; Jan13; Jan20'14.
O C & 100

Burke av (*), sec Barker av, 50x99.7; Geo Clarke to North Bronx Realty Co, 2022 Boston rd; confirmation deed; AL; Jan2; Jan20'14. nom

Burke av (*), ss, 50 e Barker av, 50x 99.7; Geo Clarke to Mary McGarry, 660 Burke av; confirmation deed; AL; Jan2; Jan20'14. nom

Cambridge av (13:3409), swc 235th, runs s125xe30 to cl Cambridge av xn125 to st xw30 to beg, land in bed of av; deed of cession; Henry W Hayden et al to City NY; B&S; July28'13; Jan22'14. nom

Clarence av, swc Fairmount av, see Town Dock rd, ns, 25 w Vincent av.

Clinton av (11:3094), nec 179th (No 731), 50x100, vacant; Jas T Barry to Herbst Realty Co, 985 E 179; mtg $4,500; Jan16; Jan17'14. O C & 100

Coldea av (*), ws, 200 s Rhinelander av, 25x100; Morris Park Estates to Pasquale Armentano, 293 E 150; Dec29'13; Jan 21'14. nom

College av, 1014 (9:2432), sec 165th (No 300), runs e27xs28.1xw0.7xs50.11xw26 to av xn77.3 to beg, all title to strip 1 ft wide on s, 5-sty bk tnt & strs; Pine St Realty Co to Alfred Stuve, 1087 Park av; mtg $27,000; Jan12; Jan20'14. nom

Crotona av, 1908 (11:2950), es, 80.6 n Fairmount pl, 39.10x70, 4-sty bk tnt; Louise Liebenfrost to Frank Pearson, 358 E 184; mtg $17,000; Jan15; Jan16'14.
O C & 100

Crotona av, 2308 (11:3102), es, 150 n 183d, 50x100, 5-sty bk tnt; Rea Ford Realty Co to Geo A & Bertha S Moser, 1434 S State st, Syracuse, NY; AL; Dec31'13; Jan 21'14. O C & 100

Crotona av, 2360 (11:3102), es, 130 s 187th, 20x100, 3-sty bk dwg; Kath C Kasser to Baisley & Watson Coal Co, 2614 University av; mtg $6,000; Jan15; Jan17'14.
O C & 100

Daly av, 2021 (11:3122), ws, 109.3 n 178th, 44x110.4, 5-sty bk tnt; Herbst Realty Co to Cath Darling, 1380 Wash av; mtg $28,500; Jan10; Jan17'14. O C & 100

Daly av, 2021; Cath Darling to Jas T Barry, 1149 Boston rd; mtg $34,500; Jan 16; Jan17'14. O C & 100

Eastern blvd, es, 100 n Baisley av, see Kearney av, ws, 100 s Waterbury av.

Fairfield av, Arlington av, Netherland av, Johnson av, Oxford av, Cambridge av, Riverdale av & W 232d st (13:3406-3408-3409), land in bed of said avs & st; deed of cession; Henry W Hayden, individ & as TRSTE Kath Hayden et al, to City NY; B&S; May20'13; Jan22'14. O C & 100

Fairmount av, swc Clarence av, see Town Dock rd, ns, 25 w Vincent av.

Forest av (10:2658), sec 163d, 17.9x.0.11 x17.9x1; Henry L Morris, TRSTE Gouverneur Morris, to Wm Sudbrink, 2280 Bathgate av; AT; Jan12; Jan19'14. nom

Forest av, 993 (10:2649), ws, 206.9 s 165th, 20.6x91, 3-sty fr dwg; Constantin Pflumm to Emil Singer, 120 9 av; mtg $4,-550; Jan21; Jan22'14. O C & 100

Forest av, 1169 (10:2652), ws, 185 n Home, 16.11x87.7, 3-sty fr tnt; Constance Mulligan to Alice E Archer, 1169 Forest av; mtg $4,000; Dec10'13; Jan17'14. nom

Ft Schuyler rd, sec La Salle av, see La Salle av, sec Ft Schuyler rd.

Franklin av, 1420 (11:2936), ses, 389.3 ne Jefferson pl, 16.8x131, 2-sty & b fr dwg; Rosanna Shea to Agnes M Shea, 1422 Franklin av; Jan21; Jan22'14. nom

Gildersleeve av (*), bet East River & White Plains rd, land in bed of av; deed of cession; Mary H Tompkins et al to City NY; B&S; Aug1'13; Jan22'14. nom

Glebe av (*), ss, 26 e Grace av, 26x 106.11x26x106.9, except pt for Glebe av; Danl Carney to Alice V Conklin, 1451 Minford pl; Jan17; Jan19'14. nom

Greystone av (13:3414), nec Hutchins pl, 75x100, vacant; Thos P Burke to American Real Estate Co, 527 5 av; Jan15; Jan19'14. nom

Greystone av (13:3414), nec Hutchins pl, 75x100, vacant; American Real Estate Co to Lars G Jonasson, Waldo av & 238th; mtg $2,000; Jan20; Jan21'14. nom

Haviland av (*), ns, 205 e Havemeyer av, 50x108, except pt for av; Vera Schindler to Cottlieb Wieland, 1130 Havemeyer; mtg $1,000; Aug6'13; Jan16'14. nom

Hermany av, ss, 205 w Zerega av, see Turnbull av, ns, 205 w Zerega av.

Holland (Maple) av (*), ws, 25 n Logan now 212th 25x100.10, except part for Holland av; Ellsworth J Healy, ref, to Bronx Savgs Bank, 429 Tremont av; FORECLOS Dec18'13; Jan16'14. **5 800**

Holland (Maple) av (*), ses, 150 sw Randall, 50x100; Saml R Waldron to Bessie Weinfeld, 273 E 2; Dec27'13; Jan20'14.
O C & 100

Holland av (*), cl, 195 n Morris Park av, runs e30xn25xw30xs25 to beg, land in bed of av in front of above; deed of cession; Louisa Van Winkle & ano to City NY; B&S; Nov13'13; Jan22'14. nom

Holland av (*), cl 195 n Morris Park av, runs e25xn25xw25xs25, land in bed of av; Regent Realty Co to Louis Scott Van Winkle, 165 W 82, & ano; QC; Feb11'13; Jan22'14. nom

Hughes av, 2174, see 182d, 640 E.

Intervale av, 1104-8 (10:2706), nec 167th (No 873), 81.5x78.6x62.6x90, 2 5-sty bk tnts strs on cor; Maria O'Connor to Hermann Reiche, Millstone, NJ; mtg $53,000; Dec29 '13; Jan21'14. O C & 100

Intervale av (10:2704), es, 150.1 n Westchester av, runs n50xe100xs25xw0.8xs10.9x sw25xw78.9 to beg, vacant; Jarvis A Root to Chas H Roe Estate, 391 E 149; mtg $7,-500; Nov5'13; Jan21'14. nom

Jackson av, 446-50 (10:2578), nec 145th (No 721), 75x100, except pt for Crane, 2 2-sty & b fr dwgs; Lucy K Birchall to Nathan Birchall, 2682 Briggs av; ½ pt; Jan15; Jan19'14. O C & 100

Kearney av (*), ws, 100 s Waterbury av, 43.1x100x66.7x102.8; also EASTERN BLVD (*), es, 100 n Baisley av, 75x100; Cath C Golding to J Clarence Davies, 14 E 81; B&S; Jan16; Jan17'14. nom

La Salle av (*), sec Ft Schuyler rd, 124.6 x49.11x122.6x50, except pt conveyed to Minnie P Gaffney by deed dated Dec8'13; Alex F Walsh to Augusta F Walsh, his wife, 2339 Quimby av; mtg $15,500; Dec 16'13; Jan20'14. **1,500**

Longfellow av (11:3008), sec 172d (No 1000), 100x25, 3-sty fr tnt & str; Albt Falck, ref, to Jas H Brewster, as TRSTE, 838 14th, Boulder, Col; AL; FORECLOS Dec18'13; Dec29'13; Jan19'14. **500**

Longwood av, 1147-9 (10:2737), ns, 145.5 e Barry, 50.1x80.7x50x77.7, except pt for av, 2 1-sty fr strs; also LOTS 5 & 6 (*),, map Whitehall Realty Co; Caroline, wife of & Anthony Fenninger, to Eliz Willetts, 458 Jelliff av, Newark, NJ; mtg $5,000; Jan 20; Jan21'14. O C & 100

Lorting av (*), ws, 100n Pierce av, 25x 100; Wm Allan to Matthew Pfadenhauer, 815 Elton av; mtg $575; Dec2'13; Jan22'14. nom

Mayflower av (*), es, 336.10 n Pelham rd, 25x100; Hattie R Van Epps to Eliz Hegelein, 3087 Decatur av; Jan14; Jan20 '14. nom

Mohegan av, 2067 (11:3118), ws, 55.1 n 179th, 44x57, 4-sty bk tnt; Chas L Keil to Marmion Realty Co, West Farms rd & 172d; B&S & AL; Jan14; Jan17'14. nom

Morris av, 1044 (9:2437), es, 110 n 165th, 20x92.6, 3-sty bk dwg; Middleboro Realty Co to Jas B Kilsheimer, Jr; Aug4'09; Jan 21'14. O C & 100

Morris av, 1044; Jas B Kilsheimer Jr to Allerwan Co; CaG; Aug5'09; Jan21'14. nom

Morris av, 1044; Allerwan Co to Mansion Realty Co, Inc, a corpn, 24 State; B&S & CaG; Jan5; Jan21'14. nom

Mt Hope av, 1749-53 (11:2797), ws, 190 n 174th, 80x95, 3-sty fr tnt, 1 & 2-sty fr dwg & strs; Anna Livingston et al DEVISEES Julius I Livingston to Carl Bohmler, 380 E 140; mtg $8,000; Jan10; Jan16'14.
O C & 100

Park av, 3562 (9:2390), ses, 365.4 ne 168th, 25x150, 2-sty fr dwg; Henry Wuest to Barbara Wuest, 3662 Park av; Jan20 '14. nom

Prospect av (11:2948), swc 175th, 139.6 x25x139.5x25, 2-sty fr dwg; Cora B Sealey to Jno W Cornish Constn Co, 805 East Tremont av; Jan19'14. O C & 100

Prospect av, 2172 (11:3112 & 3110), sec 182d (No 760), 32.8x90.1x32.6x93.6, 5-sty bk tnt & strs; Charlotte H Tulp to Rose C Keegan, 142 East End av; mtg $33,000; Jan 5; Jan21'14. nom

Quimby av, 2158 (*), ss, 180.10 w Castle Hill av, 24.9x103.1; Margaretha Mink to Christian Ehlers, 467 E 135; mtg $4,000; Jan15; Jan19'14. O C & 100

Southern blvd, 849-51 (10:2722), nws, 235 sw Tiffany, 50x100, 5-sty bk tnt; Andw Byrne, ref, to Wm H Caldwell Jr, 111 W 123; mtg $38,000; FORECLOS Jan13; Jan 15; Jan16'14. **$5 000 over mtg**

Southern blvd, 853-5 (10:2722), nws, 185 sw Tiffany, 50x100, 5-sty bk tnt; Andw Byrne, ref, to Wm H Caldwell Jr, 111 W 123; mtg $38,000; FORECLOS Jan13; Jan 15; Jan16'14. **5,000 over mtg**

Stebbins av, 1284 (11:2973), ses, 276.5 n 169th, 45x135.4x45x132.10, 5-sty bk tnt; Bronx Development Co to Henry Wacker, 96 W 169; B&S & CaG; mtg $37,000; Jan10; Jan16'14. O C & 100

Stevenson av (12:3246), being land in bed of av in front of lots 496-497 map Van Cortlandt Est; deed of cession; Thos J Norris to City NY; B&S; Sept29 13; Jan 22'14. nom

Town Dock rd or Layton av (*), ns, 25 w Vincent av, 125x100, also FAIRMOUNT AV (*), swc Clarence av, 50x100; Sarah Wiseman to Pauline, wife August Buhrmeister, 2 Prospect dr, Yonkers, NY; QC; Apr18'13; Jan17'14. O C & 100

Turnbull av (*), ns, 205 w Zerega av, 200x216 to Hermany av; Wm B O'Malley to Margt Lyons, 157 E 39; Jan16; Jan17'14. nom

Underhill av (*), from East River to pt 543.1 n Gildersleeve av, being land in bed of av; deed of cession; Mary H Tompkins et al to City NY; B&S; Aug1'13; Jan22'14. nom

Union av (1231 (10:2673), ws, 228.10 n 168th, 20x132.8, 3-sty bk dwg; Louis Doctor to Ray Doctor, 1231 Union av; mtg $7,000; Jan12; Jan16'14. O C & 100

Valentine av, 2180 (11:3144), es, 112.8 n 181st, 20x118.6x20x118.9, 3-sty bk dwg; Wm H Weiher to Meta Mueller, 12 Hedden ter, Newark, NJ; mtg $9,000; Jan19; Jan22'14.
O C & 100

Valentine av, 2688-2692 (12:3300), es, 386.10 n 191th, 80.1x100.8x80.1x99.5, 2 5-sty bk tnts; Jno J Tully Co to Christian Johannsen, 840 E 180; mtg $21,000; Jan22'14.
O C & 100

Vyse av, 2082-4 (11:3142), es, 100 s 180th, 72x113.6x70x114.8, 2 4-sty bk tnts; Jno H Kelly to Geo H & Lillie M Scheele, 1438 Commonwealth av; mtg $42,000; Jan16; Jan20'14. O C & 100

Walton av (11:2826), sec 176th (No 100), 102.11x51.5x100x26.10, 3-sty fr tnt; Mundane Realty Co to Emil W Klappert, 873 West End av; Dec17'13; Jan22'14.
O C & 100

Washington av, 1011-31 (9:2386), swc 165th (Nos 442-60), as on map Morrisania 200x217.8, 6 2-sty fr dwgs with strs on av. 4 3-sty fr tnts & strs, 2 1-sty bk & fr strs, 5-sty bk tnt & 1sty fr rear factory; Wm A Nelson to Laura M Nelson, 2461 Washington av; AT; Feb5'12; Jan19'14.
O C & 100

Washington av, 1421-5 (11:2902), ws, 199.6 n 170th, runs w140.3xsw48.2xe140.1 to av xn49.11 to beg, 3 2-sty & b fr dwgs; Matilda O Rhinelander to City of N Y; Jan 6; Jan21'14. **18,000**

Westchester av (*), nes, at ses Matilda av, 100x100; Dallas Flanagan, ref, to Chas W Ratz, 290 E 143; FORECLOS Dec3'13; Jan2; Jan20'14. **3,500**

Willis av, 124 (9:2278), es, 25 n So blvd or 133d, 25x100, 5-sty bk tnt & strs; Albt F Cronhardt to Union St Realty Co, 261 Bway; QC; Jan20; Jan22'14. nom

Willis av, 124; Everett Harrison to Albt F Cronhardt, 175 W 73; mtg $14,000; Oct 27'13; Jan22'14. nom

Williamsbridge rd, swc 203d, see 203d E, swc Williamsbridge rd.

3D av, 3882 (11:2929), es, 200 s 172d, 25x 125, vacant; Gibraltar Realty Co to Boris Kliban, 1420 Prospect av; AL; Jan19; Jan 21'14. O C & 100

3D av (11:3051), nws, 710 sw 3 av, late Kingsbridge rd, 74x100; all title to strip 74.6x0.3 adj above in front, vacant; Jno Oehler to Jno H Bodine, 1427 Mad av; Jan 19; Jan21'14. nom

3D av, 4171 (11:2924), ws, 30 n 176th, 26x97.10, 4-sty bk tnt & strs; Oscar Harger to Alfred Kierschner, 367 E 198; B&S & CaG; Jan19'14. O C & 100

All land (*) lying s of line distant 252.11 s from ss 213th & 176 e Barnes av, runs e14.2; Arthur J Mace & ano, EXRS Malinda G Mace, to Stacy W Kapp, 2411 Grand av; Dec23'13; Jan19'14. nom

Lots 5 & 6 map Whitehall Realty Co, see Longwood av, 1147-9.

Plot begins 50 n 187th & 111.9 w Beaumont av, see 187th, 687-9 E.

Mill Brook (9:2294), cl at ns lot 36, map East Melrose, runs nw— to ws Mill Brook old line xw114.8xe—to cl Mill Brook xnw 114.1 to beg; Hugh N Camp EXR Hugh N Camp to Annuccio Santin, 438 Concord av; Dec17'13; Jan20'14. 200

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st (10:2746), swc Faile, 79x155; agmt as to re of above premises from mtg agmt dated Mar13'13; City Mtg Co & Kovacs Constn Co with N Y Trust Co, 26 Broad; Jan14; Jan17'14. nom

Austin pl (10:2600), ns, 297.8 e 144th, 25x100, vacant; re mtg; Thos Mulligan to Freeminstreet Co, Inc, 172d & Shakespeare av; Jan12; Jan19'14. nom

Faile st, swc Aldus, see Aldus, swc Faile.

Fox st, 1141 (10:2719), ws, 59 s Home, 50x84.11x50.2x87.10, 5-sty bk tnt; re mtg; N Y Trust Co to Theresa Lemmon, 319 W 94; Jan19; Jan20'14. O C & 100

Lorrillard pl, 2406, see 187th, 553 E.

Schofield st (*), ss, 454.11 e City Island av, 50x100, owned by party 1st pt; also SCHOFIELD ST, ss, adj above on e, owned by party 2d pt; party wall agmt; Margt Gibson with Evaline V Williams, 188 Schofield, & City Real Estate Co, 176 Bway; Dec31'13; Jan19'14. nom

181ST st E, swc Boston rd, see Boston rd, 2135-9.

181ST st E (11:3138), ss, 100 e Bryant av, runs s68.3xe46.3xn20.10xw10xn8.6xw0.1x n38.4 to st xw45.4 to beg, 3-stv bk court house; re mtg; Jno C Hart Realty Co & ano to Land Realty Co, 1007 E 180; Jan14; Jan20'14. nom

187TH st, 553 E (11:3056), ns, 48 e Lorrillard pl, 49.11x92.2x50x91.2; also LORRILLARD PL, 2406 (11:3056), nec 187th, 90.2 x48x91.2x48; asn rents; Arthur Av Realty & Constn Co to Morris M Sinske, 108 W 142; Jan15; Jan20'14. 1,200

187TH st E, nec Lorillard pl, see 187th, 553 E.

242TH st E (*), ss, 183.9 e White Plains av, 33.4x100; re mtg; Jas G Wentz to Geo Stadtlander, 213 W 13; Jan16; Jan17'14.
13,500

245TH st W (13:3415), ss, having the coordinates (5.742.91n & 1.198.85w), runs se 93.7xne2.4xne98.11xnw73.6 to st xe83.9 to beg; re mtg; Violetta W Delafield to Parkway Heights Co, 27 Cedar; Dec30'13; Jan 20'14. nom

245TH st W (13:3415); same prop; re mtg; David Banks & ano to same; Dec31 '13; Jan20'14. nom

245TH st W (13:3415); same prop; re mtg; Washington Trust Co to same; Dec 31'13; Jan20'14. nom

Barnes av (*), es, 316.9 s 213th; also 224.3 n Tilden av, runs e77.1xs19.4xw77.12 to es Barnes av xw17 to es 4 av, on map Briggs Est, xn19.4xe16.4 to beg; also BARNES AV (*), es, 295.9 s 213th; also 225.4 n Tilden av, runs e 63.4xe14.2xs13.6xw77.1 to es Barnes av xw16.8 to es 4 av, as on map Briggs Est, xn19.10xe15.9 to beg; agmt as to conveyance of 2d parcel to party 3d pt, & 1st parcel to party 4th pt; also agmt amending description in two

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mtgs; Stacy W & Lottie M Kapp, 2411 Grand av, with Mary J Haviland, 37 W 58, party 3d pt, & Geo H Stegmann, 611 W 114, party 4th pt; Dec8'13; Jan19'14. nom

Barnes av (*), es, 110 n Briggs av, 115.9 x94.4x109.6x97; also BRIGGS AV (*), ns, 50 e Barnes av, 50x110 (owned by party 1st part); also BARNES AV (*), es, adj above on ns (owned by party 2d part); boundary line agmt; Stacy W Kapp with Jos Burns, 68 W 126; Dec6'13; Jan19'14. nom

Barnes av (*), es, 110 n Briggs av, 115.9 x94.4x109.6x97; also BRIGGS AV (*), ns, 50 e Barnes av, 50x110 (owned by party 1st pt; also TILDEN AV (*), adj above on e (owned by party 2d pt; boundary line agmt; Stacy W Kapp with Jno D Haeffner on Westchester av, Crestwood, NY; Dec14 '13; Jan20'14. nom

Boston rd, 2135-9 (11:3138), swc 181st, 69.5x128.7x68.2x125.6, 1 & 2-sty fr strs & 3-sty bk court house; re mtg; Wm H Booth to Land Realty Co, 1007 E 180; Jan 12; Jan20'14. nom

Briggs av, ns, 50 e Barnes av, see Barnes av, es, 110 n Briggs av.

Holland av (*), es, 195 n Morris Park av, runs e5 to es Holland av xn25xw5xs 25 to beg, being land in bed of av in front of above; re mtg; Regent Realty Co to City NY; B&S; Feb14'13; Jan22'14. nom

Livingston av (13:3415), ws, 508.1 s 246th, 81x175, vacant; re mtg; Washington Trust Co to Florence B Pegram, Waldo av, near 245th; Dec30'13; Jan20'14. nom

Mulford av, nec Pelham rd, see Pelham rd, nec Mulford av.

Pelham rd (*), nec Mulford av, 53.1x 100x1.9x112.5; re judgt; Columbia-Knickerbocker Trust Co to Thos J McCormack, 657 Carroll, Bklyn; Jan13; Jan16'14. nom

Stebbins av (10:2689 & 2696), ws, 289.1 s Westchester av, 40x100; agmt as to release of above premises from mtg agmt dated May28'13; City Mort Co & Foxvale Realty Co with N Y Trust Co, 26 Broad; Jan20; Jan21'14. nom

Stebbins av (10:2689 & 2696), ws, 169.1 s Westchester av, 80x100; agmt releasing above premises from mtg agmt dated May 28'13; City Mtg Co & Foxvale Realty Co with N Y Trust Co, 26 Broad; Jan21; Jan 22'14. nom

Valentine av, 2180 (11:3144), es, 112.8 n 181st 20x118.6x20x118.9; re judgt; Alfred Waldan to Wm H Weiher, 19 Gramercy pl, New Rochelle, NY; Jan20; Jan22'14. 128.14

Washington av (11:2902), nws, being plot bounded sw by sub-division 2 of lot 70, 150 ft nw by lot 69, 48 ft, thence running on a line parallel with sw line subdivision 4 of lot 70, 150 to Wash av, thence along same 50 to beg, being pt lot 70 map Morrisania; re mtg; Bowery Savgs Bank to City NY; QC; Jan20; Jan21'14. 8,000

Cross River Dam & Reservoir (miscl), 1st Division Parcel 15, in matter of application of City N Y to acquire realestate in towns of Lewisboro, Poundridge & Bedford for water supply; Oath of Michl J Tierney as Comr of Appraisal; Jan20; Jan 22'14.

Lots 3 & 4 (*), map sect 1, Roosevelt Park; also LAND in Westchester Co; re mtg; Louis L Lawton to Arthur W Cole, 463 Massachusetts av, Boston, Mass; Jan 4; Jan20'14. O C & 100

Power of atty (P A); Jacob D Levy to Abel King, 148 E 65; Nov26'13; Jan17'14.

LEASES.

Borough of Manhattan.

JAN. 16, 17, 19, 20, 21, 22.

[1]**Beaver st, 23-5** (1:24), str & b, —x— to New st; New & Beaver Arcade Co to Saml Geneen at Berkeley Heights, NJ; 20yf May 1; Jan20'14. 10,000 to 14,000

[1]**Canal st, 235** (1:207); one window on st fl; Saml A Blair to Wm Gottlieb, 227 Kingston av, Bklyn; 5yf Dec15'13; Jan19 '14. 600

[1]**Division st, 93** (1:282), str & b; Thos P Mulry to Saml Horowitz, 257 Grand; 5 10-12yf July1'13; Jan19'14. 780 & 900

[1]**Forsyth st, 6-12 (new)** (1:292-2), two n strs; Chas Rubinger to Elias Levinthal, 1819 Mad av; 10yf Apr1'12; Jan22'14. 2,100 & 2,500

[1]**Goerck st, 7** (2:326); n str & b; Carmine De Buona to Jos Cardinale, 7 Goerck; from Oct1'13 to Apr30'18; Jan21'14. 196

[1]**Houston st, 304-6 E** (2:384); all; Adolf Leichter to Leichter Realty Corpn, 132 Nassau; 3yf Jan15; Jan19'14. 6,000

[1]**Pitt st, 13** (2:341); all; Jos Sperber to Sol Sperber, 15 Pitt; 3yf Jan1; Jan21'14. 3,000

[1]**Prince st, 2-4**, see Bowery, 230.

[1]**Thompson st, 152-4** (2:516), s str & b; Citizens Investing Co to Eduardo Falcco, 154 Thompson; 3yf Oct1'13; 2y ren; Jan22 '14. 840

[1]**West st, 15** (1:15), s str; Zaloom Bros to Minnie Bernad, at Hoboken, NJ; 3 5-12yf Dec1'13; Jan22'14. 480

[1]**Whitehall st, 36** (1:9); str, 14x35; H W Douty agent to Hymin Wiener, 417 E 9; 3yf May1; Jan19'14. 600

[1]**1ST st, 7 E** (2:456); asn Ls; David Sherman & ano to Louis Sherman & ano, 7 E 1; ½ pt; Dec2'13; Jan19'14. O C & 100

[1]**5TH st E, nwe Bway**, see Bway, nwc 8th.

[1]**10TH st, 198-204 E**, see 2 av, 156-60.

[1]**10TH st W, nee 6 av**, see 6 av, 132.

[1]**13TH st, 5 E** (2:571), ns, 150 e 5 av, 19.9x 103.3, the land; Fredk T Van Beuren et al to Walter J Gano, 630 W 141, EXR Vienna D Gano; 1b 11-12yf Nov1'13, with renewal; Jan20'14. taxes, &c, & 1,000

[1]**18th st, 215 E** (3:899), nes, 395 nw 2 av, 23x92; asn Ls; Ida Fleischhauer to Charlotte Geissler, 175 W 95; Jan19; Jan20'14. nom

[1]**22D st, 54 W** (3:823); asn Ls; Geo W Gernaunt to Benj Cohen, 1307 Lex av; mtg $——; Jan19; Jan21'14. nom

[1]**22D st, 105 W** (3:798), ns, 85 w 6 av, 20 x98.9; all; Evelyn L Enrich to Sixth Av-Twenty-third St Corpn, 415 Canal; from Nov28'13 to Jan31'24; Jan19'14. 3.50% of net rentals

[1]**22D st, 107 W** (3:798), ns, 105 w 6 av, 20x98.9; also 23D ST, 112 W (3:798), ss, 81.8 w 6 av, 21.8x98.9; also 23D ST, 114 W (3:798), ss, 103.4 w 6 av, 21.8x98.9; all; Abbie L Whiteman to Sixth Av-Twenty-third St Corpn, 415 Canal; from Nov28'13 to Jan31'24; Jan19'14. 15% of net rentals

[1]**22D st, 109 W** (3:798), ns, 125 w 6 av, 16.8x98.9; all; Jules S Ehrich to Sixth Av-Twenty-third St Corpn, 415 Canal; from Nov29'13 to Jan31'24; Jan19'14. 2.59% of net rentals

[1]**22D st, 111-17 W** (3:798), ns, 141.8 w 6 av, runs w66.8xn98.9xw(?)66.8xs98.9 to beg, error; all; Evelyn L Ehrich to Sixth Av-Twenty-third St Corpn, 415 Canal; from Nov28'13 to Jan31'24;Jan19'14. 8.94% of net rentals

[1]**22D st W, nwc 6 av**, see 6 av, 357.

[1]**22D st W, see 7 av**, see 7 av, 207.

[1]**23D st, 110 W**, see 6 av, 363-5.

[1]**23D st, 112-14 W**, see 22d, 107 W.

[1]**23D st, 116 W** (3:798), ss, 125 w 6 av, 25x98.9; all; Evelyn L Ehrich to Sixth Av-Twenty-third St Corpn, 415 Canal; from Nov28'13 to Jan31'24; Jan19'14. 5.84% of net rentals

[1]**32D st, 106-8 W** (3:807), str & pt b; Greeley Square Leasing & Impt Co to Kath Meehan, 19 W 107; 5yf Jan1; Jan22 '14. 8,000 & 10,000

[1]**35TH st, 3-7 W** (3:837), 5th loft; Brunswick Realty Co to Saml Marcus, 220 Abingdon rd, Richmond Hill, LI; 5yf Feb1; Jan16'14. 4,000

[1]**41ST st, 258 W** (4:1012), ss, 150 e 8 av, 25x98.9, all; party of 2d pt to purchase above on May1'16 for $15,599.20, sub to mtg of $23,000; Ann Wiley to Ludin Realty Co, a corpn, 259 W 34; 5yf May1'11; Jan22'14. taxes &c int on mtg of $23,000 & $900.

[1]**44TH st W** (4:1016), ns, 326.5 w Bway, 124x110; modification of Ls dated Oct2'12, by increased rental of $57,000 to $66,000 per annum, taxes &c; Central Theatres Leasing & Constn Co, 225 W 44, with Shubert Theatrical Co, a corpn, 225 W 44; Oct 1'13; Jan19'14. nom

[1]**45TH st W** (4:1016), ss, 327.5 w Bway, 124x90.10; asn Ls; recorded Oct17'12; Lee Shubert to Shubert Theatrical Co, a corpn of NJ, at 225 W 44; all title; Oct1'13; Jan 19'14. O C & 100

[1]**45TH st W** (4:1016); modification of above Ls by increased rental of $43,000 to $53,000, taxes &c; Central Theatres Leasing & Constn Co, a corpn, with Winthrop Ames, at North Easton, Mass & Shubert Theatrical Co, a corpn, 225 W 44; Oct1'13; Jan19'14. O C & 100

[1]**45TH st W** (4:1016); supplemental agmt changing rental of $53,000 to $52,000 per annum; same with same; Jan17; Jan19'14. nom

[1]**46TH st, 264-6 W**, see 8 av, 740-2.

[1]**49TH st, 244-50 W** (4:1020), ss, 80 e 8 av, 80x100; agmt as to cancellation of Ls; Edmund Coffin, 13 W 57, with Wendell L Nichols, of Brookline, Mass; Jan12; Jan16 '14. nom

[1]**50TH st, 647-9 W** (4:1098), ns, 125 e 12 av, 50x100.5; asn Ls; Denison P Chesebro to N Y Scaffolding Co, a corpn, 55 Liberty; mtg $5,000; May25'10; Jan21'14. nom

[1]**57TH st W, nwc 6 av**, see 6 av, 1013.

[1]**60TH st, 25 W** (4:1113), ns; also 61ST ST, 16-24 W; sobrn of Ls to mtgs for $315,000; Amos R E Pinchot, 1021 Park av, owner, and The Locomobile Co of America, a corpn, of Bridgeport, Conn, lessee, with East River Savgs Instn, a corpn, 291 Bway; Dec24'13; Jan22'14. nom

[1]**61ST st, 16-24 W**, see 60th, 25 W.

[1]**63D st, 234 W** (4:1154), ss, 250 e West End av, 37.6x ½ blk, all; Julius Bacharach to Jos Tilles, 15 E 117; 3yf Jan1; Jan22'14. 3,800

[1]**70TH st, 438 E**, see Av A, 1305-7.

[1]**78TH st, 318 E** (5:1452); all; Ida Sindeband to Saml Nassau, 520 W 134, & ano; 3 yf Feb1; Jan20'14. 4,627

[1]**78TH st, 326 E** (5:1452), all; Ida Sindeband to Saml Nassau, 520 W 134, & ano; 3y f Feb1; Jan20'14. 4,627

[1]**89TH st, 173-7 W** (4:1220); agmt as to cancellation of Ls; Theo A Havemeyer & ano, TRSTES Theo A Havemeyer (decd), with Mason-Seaman Transportation, 622 W 57; Jan20; Jan22'14. nom

[1]**97TH st, 60-2 E** (6:1602), w str & b; Leopold Weiss to Joe Yordin, 64-6 E 97; 3yf May1; Jan21'14. 540

[1]**108TH st, 406-8 E** (6:1701), ss, 145 e 1 av, 50x100.11; asn Ls; Antonio Cardinale to Croce Cardinale, 408 E 108; Jan15; Jan 19'14. nom

[1]**113TH st, 342 E** (6:1684); asn Ls; Raffaele Stabile to Ebling Brewing Co, a corpn, 760 St Anns av; Jan5; Jan22'14. nom

[1]**113TH st, 342 E** (6:1684), str; Salvatore Strano to Raffaele Stabile, 342 E 113; 5yf May3; Jan22'14. 720

[1]**116TH st, 254 W** (7:1831); asn Ls; Jos Rosenfield & ano to Isidore Greenberg, 168 Lenox av; AT; Jan17; Jan19'14. nom

[1]**118TH st, 520-2 E** (6:1716), room or hall on ground fl; Jno Staudt, EXR Jos Huber, to Jno F Juhase, 520 E 118; 3y & 6½ mos from Feb15; Jan22'14. 450

[1]**118TH st, 520-2 E**; e str & b; same to same; 5yf Sept1'12; Jan22'14. 540 to 630

[1]**118TH st, 520-2 E** (6:1716); asn Ls; Jno Juhase to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; Jan20; Jan22'14. omitted

[1]**120TH st, 166-72 E** (6:1768), ss, 108.3 w 3 av, 100x100.11; asn Ls; Wm Harawitz to Henry Fraenkel, 47 W 117; Jan2; Jan16'14. nom

[1]**130TH st, 121 (119) W** (7:1915), all; Jno S Bussing to Alice V wife Theo B Thompson, 121 W 130; from Jan10'14 to Apr30'14, with ren to Oct1'14 at $75 monthly; Jan20 '14. nom

[1]**135TH st, 512 W** (7:1988), ss, 329.2 w Ams av, 45.10x99.11; all; Hudson Realty Co to Stark, Spitzer & Co, 202 W 146; 3yf Jan1; Jan21'14. 5,119.20

[1]**144TH st W, swe Lenox av**, see Lenox av, 681-3.

[1]**145TH st, 514 W** (7:2076), w ½ of str; Hulse Garage Co, Inc, to Morris Hassman; 2 7-12yf Jan1; Jan20'14. 420

[1]**181ST st W** (8:2153), ss, 25 e St Nicholas av, runs s100xw25 to es St Nicholas av xs 19.6xe100xn119.6 to 181st xw75 to beg, all; Michl J & Jos F Mulqueen to Isaac Cohn, 600 W 183; from Sept26'13 to Jan31'35; Jan 16'14. taxes, &c, & 7,000 to 10,000

[1]**Av A, 1305-7**; also 70TH ST, 438 E (5:-1464), cor str & str s of cor; also 1 b; Dr M M Burstein to Nicholas Szutowicz, 438 E 70 & ano; 5yf May1'13; Jan20'14. 1,200

[1]**Av A, 1305-7**; also cor 70TH ST, 438 E; asn ls & bill of sale of chattels; Nicholas Szutowicz & ano to Barbara C Szutowicz, 1305 Av A; Aug25'13; Jan20'14. 200

[1]**Av A, 1305-7**; also 70TH ST, 438 E; asn ls; Barbara C Szutowicz to Antoni Columbus, 1305 Av A; Jan8; Jan20'14. nom

[1]**Amsterdam av, 829** (7:1855), n str & pt b; Geo Andres to Jacob Palmer, 440 W 124; 10yf Oct1'13; Jan17'14. 780 to 900

[1]**Amsterdam av, 1808** (7:2081), str fl & pt b; Barbara Bruckner to Herman Rosenblum, 1808 Ams av; 5yf May1'15; Jan22'14. 1,500

[1]**Amsterdam av, 1976** (8:2116), 3-sty bldg, all except yard; David Cohen to August Merkle, 503 W 158; 5yf May1; Jan16'14. 1,800

[1]**Bowery, 76** (1:203), str &c; Lydia Y Thomas to Emil Wagner, 193 2 av, 1y & 2¼ mos f Feb22'14; 1y ren at $2,400 & 3yrs more at $2,700; Jan19'14. 2,400

[1]**Bowery, 230**; also PRINCE ST, 2 & 4; (2:492); asn Ls; Michele Saviano to Mariano Scimeca, 2 Prince; Jan17; Jan19'14. 1,525

[1]**Bowery, 261** (2:427), all; Estate of Geo Rudd to Saml Zuckerman, 1039 42d, Bklyn; 5yf Jan1; Jan20'14. 1,800

[1]**Broadway** (2:560), nwc 8th, leasehold; consent to two stairways to subway station; Jno Daniell Jr, owner of building & lessee, to City N Y· Nov—'13; Jan17'14. nom

[1]**Broadway, 2220-6** (4:1227), str & b; asn ls; Chas B Nichols & ano to Oliver A Olson of Hastings-on-Hudson, NY; Nov23'12; Jan 20'14. nom

[1]**Broadway, 2220-6**; asn ls with consent by Archibald D Russell; Oliver A Olson to Oliver A Olson Co, Inc, a corpn, 2220 Bway; Apr18'13; Jan20'14. nom

[1]**Lenox av, 681-3** (7:2012), swc 144th; asn three Ls; Peter K Alexander to Herman C Miller, 100 W 144 & Thos W Marks, 158 W 144; mtg $——; Apr15'13; Jan22'14. nom

[1]**Lenox av, 681-3**; asn three Ls; Thos W Marks to Herman C Miller, 100 W 144; AT; mtg $12,200; May21'13; Jan22'14. nom

[1]**Lenox av, 681-3**; asn Ls; Herman C Miller & ano to Chas E Addison, 100 W 144; AT; Jan2; Jan22'14. nom

[1]**Lenox av, 681-3**; asn Ls & bill of sale of chattels, &c; Chas E Addison to Minnie Addison, 100 W 144; AT; mtg $8,000 & AL; Jan22'14. 7,422.79

[1]**Lexington av, 1672** (6:1632), 1st fl; Bernhard J Decking to Isidor Brook, 26 E 106; 3yf Jan1; 2 rens at $216 & 240; Jan19'14. 180

[1]**St Nicholas av, es, 100 s 181st**, see 181st W, ss, 25 e St Nicholas av.

[1]**Vermilyea av, 45** (8:2224), ss, 88 w Academy; str & b; Warren F Johnston to Nathan Goden, 269 Audubon av; 5yf Jan1; Jan21'14. 360 to 600

[1]**1ST av, 189** (2:453), str & b; Jacob Safran to Peter Speiser, 106 Franklin, Bklyn; 4yf May 1; Jan16'14. 2,280

[1]**1ST av, 2112** (6:1702), leasehold; asn rents to secure $1,600; Michele Lasco to Salvatore De Vita, 2105 1 av; AT; Dec22 '13; Jan21'14. nom

[2]**2D av, 23-7** (2:457); agmt modifying Ls at rental increased to $6,500 & 7,000 per annum; Wm Rosenberg, 71 E 4 with Elias Mayer, 537 Willoughby av, Bklyn, & Louis Schneider, 104 Delancey; July24'13; Jan16 '14. nom

[2]**2D av, 23-7** (2:457); asn Ls; Abr E Minsky et al to Wm Rosenberg, 71 E 4; May 8'13; rerecorded from May19'13; Jan16'14. nom

[2]**2D av, 23-7** (2:457); asn Ls; Wm Rosenberg, 71 E 4, to Morris Spodek, 316 Wyona, Bklyn; AL; Jan16; Jan17'14. O C & 100

[2]**2D av, 156-60** (2:451), sec 10th (Nos 198-204); asn Ls; Clinton M Hall to Alex Restaurant Corpn, 156 2 av; AT; Jan16; Jan21'14. nom

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[1]**3D av, 444** (3:886); 2d str from n; Hermitage Co to Dominick & Luke De Billis, 160 E 31; 5vf Feb1; Jan19'14. 600

[1]**6TH av, 132** (2:574), nec 10th; all; Wilson Marshall to Louis H Korade, 132 6 av; 5yf May1'15; Jan21'14. 3,000

[1]**6TH av, 357** (3:798), nwc 22d, 28.9x65; all; Evelyn L Ehrich to Sixth Av-Twenty-third St Corpn, 415 Canal; from Nov28'13 to Jan31'24; Jan19'14. 11.67% of net rentals

[1]**6th av, 359** (3:798), ws, 28.9 n 22d, 27x65; all Evelyn L Ehrich to Sixth Av-Twenty-third St Corpn, 415 Canal; from Nov28'13 to Jan31'24; Jan19'14. 8.94% of net rentals

[1]**6TH av, 361** (3:798), ws, 55.9 n 22d, 24x65; all; Charlotte V Bacon to Sixth Av-Twenty-third St Corpn, 415 Canal;-from Dec13'13 to Jan31'24; Jan19'14. 8.74% of net rentals

[1]**6TH av, 363-5** (3:798), ws, 80.9 s 23d, runs w60xn80.9 to ss 23d (No 110) xw21.8 xs98.9xe16.8xe19.4xe65 to av xn37.4 to be- lda M Powell to Sixth Av-Twenty-third St Corpn, 415 Canal; from Nov24'13 to Jan 31'24; Jan19'14. 18.72% of net rentals

[1]**6TH av, 367,** see 6 av, 371.

[1]**6TH av, 369** (3:798), ws, 44.9 s 23d, 18x60; all; Kath Hahn & Adele C Kerr to Sixth Av-Twenty-third St Corpn, 415 Canal; from Dec2'13 to Jan31'24; Jan19'14. 5.05% of net rentals

[1]**6TH av, 371** (3:798), ws, 26.9 s 23d, 18x60; also 6TH AV, 367 (3:798), ws, 62.9 s 23d, 18x60; all; Agnes Wolfe Peck to Sixth Av-Twenty-third St Corpn, 415 Canal; from Nov27'13 to Jan31'24; Jan19'14. 11.01% of net rentals

[1]**6TH av, 476** (3:830); all; Jane E Britton to Demetrios Batistatos, 476 6 av & ano; 10yf Feb1; Jan21'14. 5,400

[1]**6TH av, 1013** (4:1010), nwc 57th, 25.5x70; 2-sty bk bldg; all; Cordelia E Yvelin ADMTRX & TRSTE Gardner G Yvelin to Martin J Martell, 557 W 141; 7yf Oct1'13; 1y ren at $6,000; Jan21'14. 4,650

[1]**7TH av, 207** (3:797), sec 22d· all; Louise Wernert to Peter & Michl McEntee, 207 7 av; 5yf May1; Jan21'14. 3,300

[1]**7TH av, 360** (3:779); cor str & str adj on av & pt b; Coleman Constn Co to Costas Arcouthes, 2339 3 av; 5yf Feb1; Jan 21'14. 3,000 to 6,000

[1]**8TH av, 571** (3:762); asn ls; Delia Rowan to Nicholas Parentin, 571 8 av; mtg $——; Jan8; Jan20'14. nom

[1]**8TH av, 740-2;** also 46TH ST, 264-6 W (4:1017); asn Ls; Frank Gallagher to Eighth Ave Hotel Co, Inc, a corpn, 742 8 av; mtg $——; Apr18'13; Jan16'14. nom

[1]**8TH av, 2286** (7:1928), all; Mary L Walker to August Weinrich, 166 Ams av & ano; 10yf Dec1'13; Jan16'14. 2,400 & 2,520

[1]**9TH av, 236** (3:748), str fl & c; Sylvain Metzger to Max Kemelhor, 236 9 av; from Oct1'16 to May1'19, with renewal; Jan20'14. 1,620

[1]**9TH av, 290** (3:751), str & ot b; Herman Bornemann to Stellios Foundoukis & ano, on premises; 2 8-12yf Jan1; Jan22'14. $40 & 900

[1]**10TH av, 98** (3:714), all; Jno Graney to Cornelius J Sullivan, 242 W 14; 21yf Nov 1'13; Jan22'14. taxes &c & 1,200

LEASES.

Borough of the Bronx.

[1]**Freeman st, 945** (11:2987), cor str; Henry Hollerith to Chas I Amdurer, 879 Macy pl; 5yf Feb1; Jan21'14. 780 to 900

[1]**137TH st, 630 E** (10:2549), all; Max Reinitz to David Ossipoff, 577 E 137; 3yf Jan1; Jan17'14. 2,592

[1]**201ST st W, swc Webster av,** see Webster av, swc 201.

[1]**Cortlandt av, 786-8** (9:2404), auditorium & lobby; Tillie Koscherak to Henry Richter, 102 W 89; 3yf Feb1; Jan16'14. 1,800

[1]**Mt Hope av, sec Tremont av,** see Tremont av, sec Mt Hope av.

[1]**Southern blvd, 654** (10:2603);ns of basement; Bridget Tiernan to Henry Reike, 654 Southern blvd; 3yf Jan1; Jan19'14. 420 to 600

[1]**Tremont av** (11:2804), sec Mt Hope av, str & c; Clement H Smith Co to Saml J Alterman, Mt Vernon, NY; 5yf Sept1'13; Jan22'14. 600 & 780

[1]**Webster av** (12:3280), swc 201st, str, &c; Morris Epstein & ano to Jos Link, 3003 Webster av; 3yf May1; Jan16'14. 1,200

[1]**Westchester av, 804** (10:2676), str & c; Richd A Farrelly to Sussles & Blum, 804 Westchester av; 2yf Oct1'13; Jan22'14. 1,0[illegible]

[1]**Willis av, 532** (9:2293), all; Lawrence Davies et al to Geo W Loft, 400 Broome; 20yf May1'16; Jan21'14. 10,000

[1]**3D av, 3469** (9:2372); str &c; Emilie Koenig to Laura Miehe, 122 W 123; 5yf Jan1; Jan21'14. 720 & 780

[1]**3D av, 4218** (11:3060), store; Peter J McGlynn & ano to Andw Nicholas, 4216 3 av; 7yf Nov1'13; Jan19'14. 1,200 & 1,500

[1]**3D av, 4218;** asn Ls· Andw Nicholas to Christos Nicholas, 49 Warburton av, Yonkers; Nov5'13; Jan19'14. nom

MORTGAGES.

Borough of Manhattan.

JAN. 16, 17, 19, 20, 21, 22.

[m]**Bank st, 33-5** (2:615), ns, 100 e 4th, runs n95xe47.4xs41.7, 8.5, 44.2 & 1 to st xw50 to beg; PM; pr mtg $50,000; Jan15; Jan17'14; 2y or sooner, 6%; Jno & Jno H Lubbert to Martha Bldg Corpn, 960 Prospect av. 8,000

[m]**Bank st, 33-5** (2:615), ns, 100 e 4th, runs n95xe47.7xs41.7 & 8.5 & 44.2 & 1 to st xw50 to beg; Jan2; Jan16'14; due, &c, as per bond; Martha Building Corpn to N Y Savings Bank, 81 8 av. 50,000

[m]**Bank st, 33-5;** certf as to above mtg; Jan2; Jan16'14; same to same.

[m]**Broome st, 320,** see Chrystie, 122-6.

[m]**Canal st, 172½** (1:201); ext of mtg for $11,000 to Jan24'17, 5%; Jan9; Jan19'14; G Emily Reynolds, 508 W 114, with Simon Blum, 170 Canal. nom

[m]**Cathedral Pkway (110th st)** (7:1864), ss, 200 e Ams av, 300x171.10 to ns 109th (No 141;; pr mtg $100,000, held by party 2d pt; Jan17; Jan19'14; due, &c, as per bond; Woman's Hospital in State N Y to Greenwich Savgs Bank, 246 6 av. 125,000

[m]**Catharine st, 7-9,** see East Bway, 16.

[m]**Catharine st, 96-100;** also CHERRY ST, 114 (1:252); sal Ls; Jan10; Jan16'14; demand, 6%; Jno C O'Brien & Thos McGonigal to Jacob Ruppert, a corpn, 1639 3 av. 5,000

[m]**Cherry st, 114,** see Catharine, 96-100.

[m]**Chrystie st, 122-6** (2:419), nec Broome (No 320), 75x62.5; pr mtg $79,000; Jan15; Jan16'14; 2y6%; Jogert Realty Co & Kremruf Realty Co, both corpns at 150 Nassau to Martha Wise, 6304 21 av, Bklyn. 1,000

[m]**Chrystie st, 122-6;** certf as to above mtg; Jan15; Jan16'14; Jogert Realty Co to same.

[m]**Chrystie st, 122-6;** certf as to above mtg; Jan15; Jan16'14; Kremruf Realty Co to same.

[m]**Chrystie st, 122-6;** sobrn of mtg for $2,000 to mtg for $1,000; Jan15; Jan16'14; Jogert Realty Co & Kremrut Realty Co & Ida Galewski, 145 W 127, with same. nom

[m]**Chrystie st, 131** (2:424), ws, 94 n Broome, 23.2x117.2x22.11x110.6; pr mtg $23,600; Jan 14; Jan19'14; due Jan5'16, 6%; Jacob Levy & Joshua Herzog to Sol Wronker, 261 W 127. 700

[m]**Clinton st, 98** (2:348), es, 80 n Delancey, 20x50; ext of mtg for $13,000 to Jan22'19; 5%; Jan6; Jan21'14; Amelia W Dougherty of Phila, Pa, with Aaron Rosenberg of NY. nom

[m]**East Broadway, 16** (1:281), nec Catherine (Nos 7-9), 27.1x71.4x33.1x71.7; agmt consolidating three mtgs for $3,500; $7,000 & $5,500 so as to aggregate 1 mtg for $16,000 due Jan15'18, 6%; Jan16; Jan20'14; Elias A Cohen with Minnie A Cohen, 49 W 113. nom

[m]**East Broadway, 16** (1:281), nec Catherine (Nos 7 & 9), 27.1x71.4x33.1x71.7; ext of mtg for $44,000 to Apr30'19; 4½%; Jan 1; Jan20'14; Chas Remsen & Wm Manice trstes Chas Remsen et al with Minnie A Cohen. nom

[m]**Elizabeth st, 165** (2:479); ext of mtg for $21,000 to Dec9'18, 5½%; Dec18'13; Jan16 '14; Mary A Kemp et al trstes Edw Kemp with Eliza O Hoyt. nom

[m]**Essex st, 126** (2:353), es, 52.6 s Rivington, 17.6x50; pr mtg $——; Jan19'14; due Apr19'14, 6%; Beckelman Co, Inc, a corpn, 126 Essex, to Gussie Morgenstern, 53 Lenox av. 287.50

[m]**Essex st, 126;** certf as to above mtg; Jan 19'14; same to same.

[m]**Forsyth st, 182** (2:421), es, 150 s Stanton, 25x100; ext of mtg for $28,000 to Jan8'19, 5%; Jan8; Jan17'14; Michl Garlick, 565 W 144, with Elsie P Ingraham. nom

[m]**Greenwich st, 762** (2:634), ws, 82 s Bank, runs w33.6xsw25.3xs2 & 14.5xe23.8 & 33.5 to st xn17.6 to beg; pr mtg $6,000; Dec22 '13; Jan22'14; due Oct14'14, 6%; Carl Ernst, 2102 Bway, to Melville H Cane, 536 W 113. 1,750

[m]**Hamilton pl** (7:1988), es, 81.4 n 136th, runs n54.3xe47.2 to ws old Bloomingdale rd xe15.9 to cl said rd xsw48.7xw79.8 to beg; PM; pr mtg $42,500; Jan20; Jan21'14; due July1'16 or sooner; 6%; Milo Realty Co, Inc, 3487 Bway, to Domain Realty Co, a corpn, 3487 Bway. 23,000

[m]**Madison st, 93** (1:277); ext of mtg for $650 to Aug1'14; 6%; Jan14; Jan21'14; Abr Zadek individ et al admrs Sol & Jacob Zadek with Rosa Lerman, 52 Bristol, Bklyn & Sam Lichter, 93 Madison. nom

[m]**Madison st, 93** (1:277); ext of mtg for $30,000 to Dec21'16; 5½%; Dec21'13; Jan 21'14; Emil J Constam at Zurich, Switzerland, with Sam Lichter, 93 Madison, NY, & Rosa Lerman, 52 Bristol, Bklyn. nom

[m]**Monroe st, 256** (1:261), ss, 225 w Jackson, 25x½ blk; pr mtg $18,000; Jan20; Jan 21'14; 5y or sooner; 6%; Morris Goldberg, 77 W 119 to Henry Cohen, 18-22 W 111. 5,000

[m]**Park pl, 114** (miscl); certf as to chattel mtg; Jan15; Jan16'14; Wm Gardam & Son, Inc, to Annie G Cartwright.

[m]**Rutgers st, 33** (1:271); ext of mtg for $49,000 to Nov27'16, 5½%; Dec17'13; Jan 16'14; N Y Life Ins Co with Saml May, individ & admr will Leopold May, & Morris May & Sarah Bennett individ. nom

[m]**St Lukes pl, 4 or Leroy st** (2:583), ns, 80 e Hudson, 22.1x100; Jan16'14; 1y5%; Jas F Nearey, 4 St Lukes pl, to Emigrant Indust Savgs Bank, a corpn. 5,000

[m]**Worth st, 20-2** (1:144), ss, 50 w West Bway, 50x80; ext of mtg for $35,000 to Jan14'17; 5½%; Jan14; Jan22'14; Mary E, Addison 1 & David A Youngs & Fannie J McKirgan with Excelsior Savgs Bank of City NY. nom

[m]**3D st, 285 E** (2:373), ns, 146 e Av C, 21.8 x96x21.8x96.2; Jan20; Jan22'14; 3y5%; Edwin B King, at Warrenton, Va, to Metropolitan Savgs Bank, 59-61 Cooper Sq E. 8,000

[m]**7TH st, 41-3 E** (2:463); ext of mtg for $48,000 to Dec14'18, 5%; Dec15'13; Jan22 '14; Albt H Hastorf with David Guthlohn. nom

[m]**10TH st W, nec 6 av,** see 6 av, 132.

[m]**11TH st, 138 W** (2:606), sws, 435 nw 6 av, 22.6x125.3; pr mtg $17,000; Mar9'03; Jan22'14; due Mar9'04, 5%; Hester Bates, NY, to Eliz F Pegg, NY. 3,000

[m]**12TH st, 327 E** (2:454); ext of mtg for $28,000 to Jan15'17, 5½%; Dec18'13; Jan 22'14; Mary E Eddison with Louis Goldstein. nom

[m]**12TH st, 619 E** (2:394), ns, 243 e Av B, 25x103.3; pr mtg $2,000; Jan19'14; due Apr 16'15, 6%; Louisa Bayer, 619 E 12, to Wm Stienes, 522 E 6. 1,000

[m]**14TH st, 304-12 W** (2:629), ss, 100 w 8 av, 100x98x102x77.4; Jan16; Jan17'14; demand, 6%; Chas I Weinstein Realty Co, a corpn, to Jacob Kottek, 17 W 70. 3,000

[m]**16TH st, 43-7 W** (3:818); agmt that in event of foreclosure of mtg for $90,000, party 2d pt will not enter deficiency judgt against party 1st pt; Aug16'12; Jan17'14; Hasco Building Co, a corpn, with Hugh E O'Reilly, at Garden City, LI. nom

[m]**18TH st, 217-9 W** (3:768), ns, 225 w 7 av, 50x92; Jan19; Jan20'14; 1y—%; Matilda L Bedford to Jas C Foley, 8 Edgewood rd, Summit, NJ. 1,523.16

[m]**18TH st, 217-9 W** (3:768), ns, 225 w 7 av, 50x92; Jan19'14; due, &c, as per bond; Matilda L Bedford to N Y Savings Bank, a corpn, 81 8 av. 21,000

[m]**19TH st, 142 W** (3:794), ss, 532.7 w 6 av, runs s52.11, 9.6, 8 & 22.3 xw21.6xn21.11, 12, 12.6 & 45.11 to st xe26.3 to beg; Jan19'14; 3y5%; Jno McCann, 142 W 19, to Valentine E Macy at Ossining, NY, & ano trstes Josiah Macy Jr, decd. 16,500

[m]**20TH st, 5 W;** certf & consent of stockholders to chattel mtg for $2,500; Jan15; Jan16'14; Willett Press, a corpn, to Martha Helithaler.

[m]**21ST st, 218-20 W** (3:770), ss, 235 w 7 av, 46.10x105.5x46.10x104.5; pr mtg $103,000; Jan15; Jan16'14; due June10'14, 6%; Brookmire Realty Co, a corpn, 47 W 34, to Estates Mtg Securities Co, a corpn, 160 Bway. 4,500

[m]**21ST st, 514 W** (3:692), ss, 200 w 10 av, 25x92; pr mtg $——; Jan19; Jan20'14; 3y 5½%; Frieda Hart to A E Wuppermann & Co, a corpn, 1600 Bway. 10,000

[m]**24TH st W, nec 9 av,** see 9 av, 230.

[m]**27TH st, 323 E** (3:933), ns, 275 e 2 av, 25x98.9; PM; Jan5; Jan17'14; 5y5½%; Martha Building Corpn to Lawyers Title Ins & Trust Co. 10,000

[m]**29TH st, 39-41 W** (3:831), ns, 175 e 6 av, 49.11x98.9, leasehold; bldg loan; Aug29'13; Jan22'14; due May1'34, 6% until final advance is made & 5% thereafter; Rockbridge Realty Co, Inc, a corpn, to Michl J O'Connor, 326 W 71, et al. 130,000

[m]**29TH st, 39-41 W;** certf as to above mtg; Aug22'13; Jan22'14; same to same.

[m]**29TH st, 39-41 W;** the fee; bldg loan; Jan21; Jan22'14; due as per bond, 6% until final advance is made, & 4½% thereafter; Jno W, Michl J, Jno & Caroline O'Connor, widow, to Title Guar & Trust Co, a corpn. 130,000

[m]**30TH st, 301 W,** see 8 av, 403.

[m]**32D st, 29-35 W** (3:884), ns, 420 w 5 av, runs n98.9xw30xn98.9 to ss 33d (Nos 30-4) xw52.6xs98.9xw17.6xs98.9 to 32d xe100 to beg; ext of mtg for $800,000 to Jan15'19, 5%; Jan15; Jan19'14; Prudential Ins Co of America, a corpn, with Emily B Hopkins, 1 E 56. nom

[m]**32D st, 106-8 W** (3:807), all title; asn Ls by way of mtg to secure $3,233.05; Jan 16; Jan22'14; Kathryn Meehan to Pabst Brewing Co, a corpn, 609 W 49. nom

[m]**33D st, 33-43 E;** also 34TH ST, 48-52 E (3:863), sobrn & participation agmt, etc; Jan14; Jan19'14; Mutual Life Ins Co of N Y, a corpn, with Mai E Walker, 7 E 54. 15,000

[m]**33D st, 30-4 W,** see 32d, 29-35 W.

[m]**34TH st, 48-52 E,** see 33d, 33-43 E.

[m]**37TH st, 247-9 W** (3:787), ns, 216 e 8 av, 34x98.9; Jan20'14; 3y5½%; Lulu Quigg, at Cedarhurst, LI, to Lawyers Title Ins & Trust Co. 37,500

[m]**38TH st, 27 W** (3:840), ns, 424 w 5 av, 22x98.9; Jan20; Jan21'14; due &c as per bond; Narada Realty Co, a corpn to Title Guar & Trust Co, a corpn, 176 Bway. 60,000

[m]**38TH st, 27 W;** certf as to above mtg; Jan20; Jan21'14; same to same.

[m]**38TH st, 27 W** (3:840); ext of mtg for $25,000 to Jan20'17; 6%; Jan20; Jan21'14; Chas O Kimball & Horace J Parker with Narada Realty Co, a corpn. nom

[m]**38TH st, 27 W** (3:840); sobrn of mtg for $25,000 to mtg for $60,000; Jan20; Jan21 '14; Narada Realty Co, a corpn, with Chas O Kimball, 110 E 29 & Horace J Parker, at New Rochelle, NY. nom

[m]**38TH st, 53 W** (3:840), ns, 219 e 6 av, 17x98.9; Jan21'14; 3y or sooner; 4½%; Jas L Corning to Laura Apfel, 102 E 74; 15,000

[m]**38TH st, 223-31 W** (3:788), ns, 227.7 w 7 av, 102.11x97.9; PM; pr mtg $135,000; Jan 16'14; due July16'14, 6%; Max Thorn to Julius Mautner, 1070 Mad av. 25,000

[m]**38TH st, 405 W** (3:736), ns, 75 w 9 av, 25x100.4; Jan20'14; due Feb17'17, 5%; Emile due July1'19, 6%; Michl J Quinn, 427 W 43, to Robt E Burkhardt, — James st, Bergenfield, NJ. 2,000

[m]**43D st, 302 E,** see 2 av, 804.

[m]**44TH st, 203-7 E** (5:1318), ns, 80 e 3 av, 62.6x100.6; Jan14; Jan16'14; due May2'15, 5%; Marshall H Runk & Lillian H wife Henry Hof, both of Bklyn, to Bowery Savings Bank, a corpn, 128 Bowery. 7,000

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m47TH st, 438 W (4:1056), ss, 335.6 e 10 av, 28.6x100.5; ext of mtg for $20,000 to June26'1900; 5%;; July3'1895; Jan22'14; Jno, Saml & Adam Huston with Jane Warwick. nom

m50TH st, 130 W (4:1002), ss, 375 w 6 av, 25x100.4; Jan22'14; due &c as per bond; Josephine C Delmonico, 58 Central Park W to Union Dime Savgs Bank, a corpn, 706 6 av. 12,000

m50TH st, 200-2 W, see 7 av, 758-60.

m51ST st, 32 E (5:1286), ss, 175 e Mad av, 25x64.8; Jan16'14; 3y4½%; Isabel H Bangs, 32 E 51, to Timothy Davenport, 26 Belmont Ter, Yonkers, NY, & ano trstes Roswell Smith. 6,500

m56TH st, 22 W (5:1271), ss, 350 w 5 av, 22 x100.5; PM; pr mtg $50,000; Jan15; Jan16 '14; 3y6%; Robt Fridenberg to Jeannie H Heaton, "The Plaza," 5 av & 59, & ano. 10,000

m57TH st W, nwc 6 av, see 6 av, 1013.

m58TH st, 239 E (5:1332), ns, 130 w 2 av, 25x100.4; Jan20'14; due Feb1'17, 5%; Emile A Hassey & Eugene L Barnard, exrs &c Fredk Heerlein, to U S Trust Co of NY, a corpn, 45 Wall. 12,000

m60TH st, 35 W (4:1113), ns, 194 e Col av, 18x100.5; ext of mtg for $22,000 to Jan15 '17, 5%; Jan15; Jan16'14; Chas Bernstein, 127 W 75, & Nathan Bernstein, 175 W 72, with Henry L Scheuerman. nom

m61ST st, 235 W (4:1153), ns, 275 e West End av, 25x100.5; deed given as collateral to secure note of $1,000; pr mtg $10,500; Jan19; Jan21'14; 1 month; 6%; Herbt Fischer to Abr Leoplstat, 396 Grand. 1,000

m70TH st, 438 E, see Av A, 1305-7.

m70TH st, 267 W (4:1162), ns, 119 e West End av, 18.6x100.5; pr mtg $13,000; Jan16; Jan17'14; 2y6%; Minnie T Brown, 39 W 55, to Herman L Roth, 217 E 71. 5,000

m71ST st, 224 E (5:1425), ss, 260 w 2 av, 20x100.5; Jan10; Jan17'14; 5y4½%; Rosanna Scanlon to Mary F Bassell, 225 E 76. 11,000

m71ST st, 240 W (4:1162), ss, 340 e West End av, 20x100.5; Mar14'11; 3y4½%; Emma Thomas, wife Wm S, to Columbia Trust Co, 135 Bway; corrects error in March, 1911, when the prop was 71st st, 243 W. 15,000

m77TH st, 172 W, see Ams av, 355.

m78TH st, 157 E (5:1413), ns, 307 w 3 av, 18x102.2; ext of mtg for $9,500 to Nov21 '18; 5%; Jan6; Jan21'14; Eugenia W Chapin with Lucy A Trippe. nom

m80TH st, 215 E (5:1526), ext of mtg for $16,000 to Jan7'17, 5½%; Jan19; Jan22'14; Lawyers Mtg Co with Irving I Kempner. nom

m82D st, 228 W (4:1229), ss, 283.4 w Ams av, 16.8x102.2; ext of mtg for $13,000 to Jan16'17, 5%; Jan16'14; Barton Chapin with Realty Co of America, a corpn. nom

m85TH st, 431 E (5:1565), ns, 235.11 w Av A, 16.5x102.2; pr mtg $6,000; Jan20; Jan 21'14; due July20'15; 6%; Marianne Bierman to Adelheid Loub, 445 E 88. 1,000

m85TH st, 153 W (4:1216); ext of mtg for $12,000 to Jan1'17, 5%; Jan10; Jan17'14; Equitable Life Assur Soc of U S, 165 Bway, with Martha Oppenheimer, 153 W 85. nom

m89TH st, 127-31 W (4:1220), ns, 325 e Ams av, 75x100.8; pr mtg $20,000; Jan21; Jan22'14; due &c as per bond; Trstes for the Corpn of the African M E Church, in City of NY (Zion Church) to Title Guar & Trust Co. 10,000

m92D st, 145 W (4:1223), ns, 313 e Ams av, 17x100.8; Jan22'14; due &c as per bond; Wm Walter to Title Guar & Trust Co, a corpn. 5,000

m93D st, 329 E (5:1556), ext of mtg for $13,000 to Feb27'17; 5½%; Dec18'13; Jan 21'14; Isaac N Heidelberg, 42 E 69, with Ralph R Ullmann, 331 E 93. nom

m94TH st, 128 E (5:1522); ext of mtg for $13,000 to Dec30'18, 5½%; Jan9; Jan19'14; Lawyers Mtg Co with Geo Corbitt. nom

m94TH st, 175 E (5:1523), ns, 137.6 w 3 av, —x—; ext of mtg for $7,000 to Jan10 '19, 5%; Jan10; Jan19'14; Hermanda E S Schulz widow of Corona, B of Q, with Bowery Savgs Bank, a corpn, 128 Bowery. nom

m97TH st, 67-9 E, see 97th, 71 E.

m97TH st, 71 E (6:1603), nwc Park av (No 1266), 37x100.11; also 97TH ST, 69 E (6:1603), ns, 37 w Park av, 37x100.11; also 97TH ST, 67 E (6:1603), ns, 74 w Park av, 26x100.11; given as additional security to 3 other mtgs to secure $115,000, which became due Oct19'13, & covers same prop as above; also sobrn of mtg held by the State Bank to this mtg; Dec1'13; Jan17'14; 1v 5½%; Kayell Realty Co, a corpn, to Albany Savgs Bank, a corpn, 20 N Pearl, Albany, NY, secures no further indebtedness than above. 115,000

m99TH st, 150 W (7:1853), ss, 263.5 e Ams av, 15.4x80.8x15.4x79.11; pr mtg $5,000; Jan 16'14; due Oct15'15, 6%; Lucy A Barton to Sophie A Peck, 161 W 97. 1,400

m102D st, 165 E (6:1630); ext of mtg for $15,250 to Nov25'18, 5½%; Jan6; Jan16'14; N Y City Mission Society with Sophie Deutsch & Alfd Abeles. nom

m102D st, 68 W (7:1837), ext of mtg for $15,000 to Sept30'16, 5%; Jan9; Jan16'14; N Y Protestant Episcopal Public School, a corpn, with Leo C Stern, exr &c Fernando Dessaur. nom

m103D st, 105-7 E (6:1631), ns, 32 e Park av, 32x100.11; Jan16'14; due, &c, as per bond; Jeshevah Taros Chaim of Harlem, a corpn, 105 E 103, to Manhattan Savgs Instn, 644 Bway. 18,000

m103D st, 105-7 E; sobrn of mtg for $2,500 to mtg for $18,000; Jan16'14; same & Harris Goldstein, 16 E 106 et al with same. nom

m105TH st, 345 E (6:1677); ext of mtg for $19,000 to Jan1'17; 5%; Jan14; Jan21'14; Alonzo Kimball with Bertha Kaufmann, 1767 3 av. nom

m106TH st, 318 E (6:1677), ss, 275 e 2 av, 25x100.11; ext of mtg for $17,000 to Jan1 '17, 5%; Dec30'13; Jan17'14; Rocco & Leonardo Verrilli, 129 Mulberry, with U S Trust Co of NY trste Saml Willets. nom

m108TH st, 203-5 W (7:1880), ns, 100 w Ams av, 50x100.11; PM; pr mtg $53,000; Jan20'14; due &c as per bond; West Side Holding Co, a corpn, to Hyman Goldfarb, 251 W 98. 1,000

m109TH st, 141 W, see Cathedral Pkway, ss, 200 e Ams av.

m111TH st, 229 E (6:1661); participation agmt in mtg for $10,000; Dec31'13; Jan20 '14; Sarah A Meeks, 701 Mad av, trste Albt V Meeks, with Helene A Meeks, 371 Commonwealth av, Boston, Mass. nom

m112TH st, 250-2 W (7:1827), ss, 150 e 8 av, 50x100.11; pr mtg $70,000; also 118TH ST, 348-50 W (7:1944), ss, 25 w Manhattan av, 50x100.11; pr mtg $63,500; Dec31'13; Jan22'14; demand, 6%; Hank Realty Co, Inc, a corpn, to Francis Merges, 73 William. 5,000

m112TH st, 250-2 W; also 118TH ST, 348-50 W; certf as to above mtg; Dec30'13; Jan22'14; same to same. ——

m112TH st, 250-2 W (7:1827), ss, 150 e 8 av, 50x100.11; ext of mtg for $10,000 to July1'18; 6%; June30'13; Jan22'14; Hank Realty Co, a corpn, 91 Wm with Esther & David L Schilt, 331 W 101. nom

m114TH st 126 E (6:1641), ss, 73.10 w Lex av, 26x100.11; pr mtg $12,000; Jan17; Jan 19'14; 3y6%; Danl P Beston to Ralph L Crow at Milton Pt, Rye, NY. 1,000

m114TH st, 322 E (6:1685), ss, 262.6 e 2 av, 18.9x100.11; ½ pt; Dec31'13; Jan22'14; demand, 6%; Maddalena Colucci, 322 E 114, to Westchester County Brewing Co, a corpn, 21 Prospect av, Mt Vernon, NY. 5,116.60

m116TH st, 128 W (7:1825), ss, 342.6 e 7 av, 32.6x100.11; pr mtg $30,000; Jan17; Jan 22'14; due Jan5'17, 5%; Annie Marx, 521 W 187, & Bella Marx, 77 E 89, to Edw Marx, 77 E 89. 3,500

m117TH st, 223-9 E (6:1667); ext of 4 mtgs of $6,000 each to Jan15'17, 5%; Jan 15; Jan20'14; Mary Crowly, 50 Ridge st, Orange, NJ, with Michel Real Estate & Mtg Co, a corpn, 227 E 117. nom

m118TH st, 520-2 E (6:1716); assn Ls by way of mtg; Jan22'14; Jno F Juhasz or Juhase to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55. nom

m118TH st, 348-50 W, see 112th, 250-2 W.

m119TH st, 119 W (7:1904), ns, 245 w Lenox av 20x100.11; PM; Dec31'13; Jan19 '14; due Jan16'17, 5%; Paul D Bieber to Morris S Thompson, 76 W 86, & ano trstes Mary A A Woodcock. 12,500

m120TH st, 66 E (6:1746), ss, 239 e Mad av, 26x100.11; ext of mtg for $18,250 to Jan 8'17, 5%; Jan19; Jan21'14; Constance B Washington, 1618 Walnut st, Phila, Pa., with Ida Fleischhauer, 5 E 8. nom

m121ST st, 361 W (7:1948); ext of mtg for $50,000 to Feb15'17, 5½%; Jan8; Jan20'14; Lawyers Mtg Co with Jacob H Westheimer. nom

m124TH st, 434 W (7:1964); ext of mtg for $16,000 to Jan7'17, 5%; Jan7; Jan16'14; American Mort Co with Sigmond Bishop, 2085 Ams av. nom

m125TH st E, nec 3 av, see 3 av, 2305-7.

m125TH st, 243-51 W (7:1931), ns, 275 e 8 av, 75x199.10 to ss 126th (Nos 240-4); also 125TH ST, 253-9 W (7:1931), ns, 225 e 8 av, 50x199.10 to ss 126th; deed of trust or mtg; Jan12; Jan19'14; 2y7%; Stumpf & Langhoff Co, a corpn of Milwaukee, Wis, to First Savgs & Trust Co of Milwaukee, Wis. bonds 125,000

m125TH st, 253-9 W, see 125th, 243-51 W.

m126TH st, 240-4 W, see 125th, 243-51 W.

m126TH st W, ss, 225 e 8 av, see 125th 243-51 W.

m127TH st W, see Bway, see Bway, sec 127th.

m128TH st, 222 W (7:1933); ext of mtg for $22,000 to Nov30'16, 5%; Jan14; Jan22'14; Lawyers Mtg Co with Allaire Realty Co. nom

m136TH st, 102 W (7:1920), ss, 75 w Lenox av, 16.8x99.11; pr mtg $——; Dec22 '13; Jan20'14; due June22'14, 6%; Belle Cole, 102 W 136, to Ernest D Knowles, 32 W 136. 100

m136TH st, 142 W (7:1920), ss, 333.6 e 7 av, runs s99.11xe16.6xn37.11xe0.6xn62 to st xw17 to beg; PM; Jan20; Jan21'14; 5y or sooner; 5%; Coleta De Craene, 375 W 48, to NY Life Ins & Trust Co, a corpn, 52 Wall, trste Wm E Dodge. 5,000

m144TH st, 203-5 W (7:2030); ext of mtg for $44,000 to Nov9'18, 5%; Dec30'13; Jan 16'14; Lawyers Mtg Co with Hopkins Holding Co. nom

m148TH st, 412-20 W (7:2062), ss, 75 e Convent av, —x—; ext of mtg for $140,000 to Nov15'16, 5%; Jan9; Jan22'14; Corkemaz Realty Co of N Y, a corpn, with Seamens Bank for Savgs, a corpn, 76 Wall. nom

m153D st W (7:2068), ns, 300 e Ams av, runs n99.11xe198.4 to ws St Nicholas av (No 861) xs102.2 to st xw219.10 to beg; declaration by party 1st pt, owners of fee, that they hold above sub to lien of party 2d pt for $1,164 & which they assume; pr mtg $242,000 & AL; Dec26'13; Jan16'14; L & A Realty Holding Co, a corpn, 2901 Bway, to Ludwig Larsen, surviving partner of firm Anton Larsen & Son. nom

m153D st, 449-51 W (7:2068), ns 240 e Ams av, 60x99.11; bldg loan; Jan22'14; 5y 6% until final advance is made, & 5% thereafter; Alex Grant Constn Co, a corpn, to City Real Estate Co, 176 Bway. 65,000

m153D st, 449-51 W; certf as to above mtg; Jan22'14; same to same. ——

m153D st W, nwc St Nicholas av, see 153d W, ns, 300 e Ams av.

m158TH st, 529-31 W (8:2117), ns, 375 w Ams av, 50x99.11; Jan20; Jan21'14; 5y5%; Gross & Herman, Inc, a corpn, to Valentine E Macy at Ossining, NY, & ano, trstes Josiah Macy, Jr, decd. 53,000

m158TH st, 529-31 W; certf as to above mtg; Jan20; Jan21'14; same to same. ——

m170TH st, 506-8 W (8:2126), ss, 150 w Ams av, 50x95; PM; pr mtg $35,000; Jan 20; Jan21'14; installs; 5y6%; Herman Breiting, 136 W 91 to Marknew Realty Co, Inc, 99 Nassau. 9,000

mAv A, 1022 (5:1371-42), es, 75.5 s 56th, 25x100, leasehold; AT; Jan6; Jan21'14+ 3y 6%; Chas Meisezahl, 1022 Av A to Aug Venzke, 32 Little 12th. 1,000

mAv A, 1305-7 (5:1464), cor 70th (No 438); sal Ls; Jan8; Jan20'14; demand, 6%; Antoni Columbus to Lion Brewery, a corpn, 104 W 108. 1,200

mAmsterdam av, 355 (4:1148), sec 77th (No 172), 27.2x100; ext of mtg for $55,000 to Jan20'19; 5%; Jan20; Jan22'14; Lawyers Mtg Co with Theo Prince, 19 W 70. nom

mAmsterdam av, 685 (4:1224), es, 41.8 n 93d, runs e68xn24xw0.4xn—xw68 to av xs 25 to beg; pr mtg $27,500; Jan15; Jan17'14; 1y or sooner, 6%; Mary McPartland, of Bklyn, to Melvina G Honeyman, of New Providence, NJ. 1,000

mBrondway (7:1981-65),, sec 127th; transfer of tax lien for years 1886 to 1907, assessed to M G Pinckney; June2'10; Jan 16'14; 3y5½%; City N Y to Fred V V Shaw, 261 Bway (assigned on Jan14'14 to Wesley S Sawyer, 146 Berkeley pl, Bklyn). 5,779.04

mColumbus av, 948 (7:1861), ws, 101.2 n 106th, 25.1x100; ext of mtg for $14,000 to Jan6'19, 5%; Jan6; Jan17'14; Henry Snyder, 312 W 120, with Franklin Savgs Bank, 656 8 av. nom

mConvent av (7:1970), ws, 193.6 s 133d, 135.5x127.5x131.6x100; pr mtg $37,500; Jan 16'14; due Apr1'15, or sooner, 6%; Convent Park Constn Co, a corpn, 198 Bway, to Louis Manheim, 96 Morningside dr. 12,500

mConvent av (7:1970), same prop; certf as to above mtg; Jan16'14; same to same. ——

mConvent av (7:1970), same prop; sobrn of mtg for $40,000 to above mtg for $12,500; Jan16'14; same with same. ——

mLexington av, 306 (3:893), ws, 98.9 n 37th, 24.8x100; Jan21; Jan22'14; due &c as per bond or 3 yrs 5%; The Islip Corpn (Ernest Kraft in bond) to Title Guar & Trust Co, a cornn. 22,000

mLexington av, 306; certf as to above mtg; Jan20; Jan22'14; same to same. ——

mLexington av, 1074 (5:1410); ext of mtg for $5,000 to Jan23'17, 5%; Jan12; Jan16'14; The Society for Ethical Culture, a corpn, 33 Central Park W, with Mucklon Holding Co, Inc, a corpn, 1074 Lex av. nom

mLexington av, 1652 (6:1632), ws, 17.9 n 104th, 16.6x55; pr mtg $7,500; Jan19; Jan 20'14; 2y6%; Isaac Cohen to Bertie & Doris M Powell, 435 Coivent av. 1,000

mMadison av, 1702 (6:1618), ws 51.10 s 113th, 25x75; ext of mtg for $18,000 to Dec 17'16, 5½%; Dec17'13; Jan17'14; Title Guar & Trust Co with Bernhard Mainzer, 201 W 117. nom

mLexington av, 1704 (6:1634), ws, 67.7 s 107th, 16.8x75; ext of mtg for $7,600 to June9'16; 5%; June7'13; Jan20'14; Clara Goldsmith, 2370 Bway with Ray Krimke, 1704 Lex av. nom

mManhattan av, 388 (7:1943), es, 64.2 n 116th, 36.8x82; pr mtg $——; Jan21'14; due &c as per bond; Regine Dinkelspiel, 388 Manhattan av to Emil Freund, 159 E 61. 4,000

mPark av, 1070 (5:1499), ws, 75.6 s 88th, 25.2x82.2; ext of mtg for $20,000 to July 9'16, 5%; July9'13; Jan21'14; Milton C Henley with Helena Nastasi, at Villa Elvezia, Viale Milano, Riccione Mariana Rimini, Italy nom

mPark av, 1266, see 97th, 71 E.

mSt Nicholas av, 861, see 153d W, ns, 300 e Ams av.

mWest End av, 206 (4:1161); ext of mtg for $20,000 to Jan20'19, 5%; Jan20'14; Edw Marx, 77 E 89, & Simon Marx, 947 Mad av, as trstes for benefit Rita Wallach, will of Sol Marx, with Montague S Marks, 37 W 113. nom

mWest End av, 624 (4:1238), es, 15 n 90th, 19x100; ext of mtg for $20,000 to Nov1'16, 5%; Nov28'13; Jan19'14; Nora B Norworth or Nora Bayes with Herman Runkel. nom

m18T av, 2095 (6:1679), ws, 75.7 n 107th, 25.2x100; Jan16'14; 5y5%; Antonio Sorge to Emigrant Indust Savgs Bank, a corpn. 18,000

m2D av, 23-7 (2:457); agmt as to asn Ls by way of mtg to secure $6,500 party of 2d pt to collect rents, etc; Oct31'13; Jan16 '14, installs, 3%; Wm Rosenberg, 71 E 4, with Fannie Langman & Gussie Blaustein, 120 1st. 6,500

m2D av, 98 (2:447), ext of mtg for $23,000 to Jan19'19; 5%; Jan17; Jan21'14; Title Guar & Trust Co with Saml Bergmann, 98 2 av. nom

m2D av, 801 (5:1335), sec 43d (No 302), 20.5x81; Jan20'14; 3y5%; Ferdinand & Alfred Wertheim & Sarah Sprinz, as exrs &c Saml Wertheim & Ferdinand & Alfred Wertheim, Sarah Sprinz, Laura Fox & Isabella Klein, indivld & as heirs Saml Wertheim, to American Savgs Bank, a corpn, 115 W 42. 15,000

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m**2D av, 1879** (6:1646); sal Ls; Jan12; Jan 16'14; demand, 6%; Antonio Mancini to Jacob Ruppert, a corpn, 1639 3 av. 3,731.27

m**3D av, 575** (3:918), es, 20 s 38th, 20x84; ext of mtg for $10,000 to Jan1'17, 5%; Dec 30'13; Jan16'14; Emigrant Indust Savgs Bank with Edw D Dowling, 2060 Anthony av, & Edw Feeney, 688 10th, Bklyn, exrs &c Ellen A Corcoran. nom

m**3D av, 587** (3:919), es, 105 s 39th, 20x 100; pr mtg $24,500 Jan20; Jan22'14; 3y 5½%; The Kry-Lyn Realty Co, a corpn, to Wm T Atkinson, at Cauldwell, NJ. 3,000

m**3D av, 2305-7** (6:1790), nec 125th; sal Ls; July23'12 Jan22'14; demand, 6%; Jas Beattie to Bernheimer & Schwartz Pilsener Brewing Co, 128th & Ams av. 5,000

m**5TH av** (5:1387-69), es, bet 72d & 73d; transfer of tax lien for yrs 1909 to 1912, assessed to Howard Gould; Nov13'13; Jan 17'14; 3y¼ of 1%; City of N Y to Geo J Gould, 165 Bway. 54,609.90

m**6TH av, 132** (2:574), nec 10th; asn Ls by way of mtg as collateral for $6,000; Dec 30'13; Jan21'14; Louis H Korade to Excelsior Bwg Co, a corpn, 254 Hart, Bklyn. nom

m**6TH av, 1013** (4:1010), nwc 57th; sal Ls; Jan20; Jan21'14; demand 6% Martin J Martell to Geo Ehret, 1197 Park av. 3,000

m**7TH av, 758-60** (4:1021), swc 50th (Nos 200-2), 41.6x90; ownership agmt in mtg for $150,000; Jan17; Jan21'14; Jacob Wertheim, 182 W 58, with Walter Blumenthal, 2170 Bway, & Irving Blumenthal, 555 Park av, as exrs Rebecca S Blumenthal. ——

m**8TH av, 229** (3:745), ws, 118.1 n 21st, 22.5 x100; Jan20'14; 3y5%; Edith A, wife Geo O Jackson, to American Mtg Co, a corpn, 46 Cedar. 16,000

m**8TH av, 403**; also 30TH ST, 301 W (3:-754); sal Ls; Jan21; Jan22'14; demand, 6%; Martin Mulligan to Jacob Ruppert, a corpn, 1639 3 av. 5,000

m**8TH av, 854** (4:1023), es, 50.5 n 51st, 25x 80; PM; Jan15; Jan16'14; due, &c, as per bond; Jas Maloney to Jno L Sauervein, 854 8 av. 32,000

m**8TH av, 2241** (7:1947-35), ws, 25.11 s 121st, runs w100xs25xn25 to beg; probable error, east course omitted; pr mtg $25,000; Jan10; Jan21'14; 3v6%; Julia Levy, 352 W 118 to Maurice W Wolff, 205 W 136 & Lena L Levy, 352 W 118. 2,500

m**9TH av, 230** (3:748), nec 24th; sal Ls; Jan16; Jan17'14; demand, 6%; Patk J Hearty to Jacob Ruppert, a corpn, 1639 3 av. 9,000

m**9TH av, 483** (3:734); assumption by narty 1st pt of mtg for $5,779 on chattels, Ls, saloon, &c; June19'13 Jan20'14; Wm P Whelan, 404 W 37, to Kips Bay Brewing & Malting Co, 650 1 av. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (miscl) as to mtg on nrop & franchises to secure $800; Jan21; Jan22'14; Cornn of P Mahony to Chas E Mahony, 48 Wall. ——

m**Greene av** (Bklyn), ss, 140 w Throop av, 40x100; certf as to mtg for $4,500; Jan20; Jan22'14; Belmont-Powell Holding Co to Title Guar & Trust Co, a corpn, 176 Bway. ——

MORTGAGES.

Borough of the Bronx.

m**Aldus st** (10:2746), ss, 37 w Faile, —x —; ext of $35,000 mtg to Jan15'17 at 5½%; Jan15; Jan19'14; Lawyers Mort Co with Kovacs Constn Co, 293 Alex av. nom

m**Aldus st** (10:2746), same prop; agmt as to share ownership in mtg; Jan15; Jan19 '14; Emma Dressner to Lawyers Mort Co, 59 Liberty. nom

m**Aldus st** (10:2746), swc Faile, —x—; ext of $40,000 mtg to Jan5'17 at 5½%; Jan15; Jan19'14; Lawyers Mort Co with Kovacs Constn Co, 293 Alex av. nom

m**Aldus st** (10:2746), same prop; agmt as to share ownership in mtg; Jan15; Jan19 '14; Jacob D Levy with Lawyers Mort Co, 59 Liberty nom

m**Aldus st** (10:2746), swc Faile, runs s155 xw100xn48xe21xn107 to Aldus xe79 to beg; pr mtg $132,000; Jan16; Jan17'14; demand, 6%; Kovacs Constn Co to American Real Estate Co, 527 5 av. 5,000

m**Aldus st** (10:2746); same prop; certf as to above mtg; Jan15; Jan17'14; same to same. ——

m**Aldus st** (10:2746); same prop; two sobrn agmts & consent to same; Jan16; Jan17'14; American Real Estate Co with City Mtg Co, 15 Wall, & Kovacs Constn Co. nom

m**Augustn pl (*)**, es, 163.2 n Eastern blvd, 25x100; pr mtg $3,400; Jan20; Jan21'14; due May20'14; 6%; Louis Bousha to Bertha Meitzel, 1269 Thieriot av. 1,000

m**Barretto st** (10:2738), ws, 155.2 n Snofford av, 196.11x395.6x210.1x306.8; Jan14 Jan16'14; 1y5½%; Delhamdale Land Co, N Y, to Cornelia W Hall, Torrington, NY, et al trstes Martha J Hall. 18,000

m**Elsmere pl, nec Marmion av**, see Marmion av, nec Elsmere pl.

m**Faile st, swc Aldus**, see Aldus, swc Faile.

m**Falle st** (10:2746), ws, 109 s Aldus, —x —; ext of $35,000 mtg to Jan15'17 at 5½%; Jan15; Jan17'14; Lawyers Mtg Co with Kovacs Constn Co, 293 Alex av. nom

m**Falle st, swc Aldus**, see Aldus, swc Faile.

m**Faile st** (10:2746), ws, 109 s Aldus, —x —; agmt as to share ownership in mtg; Jan15; Jan19'14; Margt L Stafford with Lawyers Mort Co, 59 Liberty. nom

m**Fox st, 1141** (10:2719), ws, 59 s Home, 50x84.11x50.2x87.10; Jan19; Jan20'14; 3y 5%; Theresa Lemmon to Lawyers Mtg Co, 59 Liberty. 30,000

m**Fox st, swc Home**, see Home, swc Fox.

m**Fox st** (10:2714), ws, 365 n 163d, 40x 104.11x40x105.5; ext of $24.000 mtg to Oct 17'16 at 5%; Dec20'13; Jan20'14; Emigrant Industrial Savgs Bank with Jno Whalen, 2451 Westchester av. nom

m**Fox st** (10:2724), es, 140.6 n 163d, 40x 110.11x40x111.4, ss; ext of $32,000 mtg to Jan15'19 at 5½%; Jan15; Jan16'14; Lawyers T I & T Co with Podgur Realty Co. nom

m**Fox st** (10:2724), es, 100.6 n 163d, 40x 111.3x41.8x111.9; Jan15; Jan16'14; 5y5½%; Podgur Realty Co to Lawyers T I & T Co, 160 Bway. 32,000

m**Fox st** (10:2724), same prop; certf as to above mtg; Jan15; Jan16'14; same to same. ——

m**Fox st** (10:2724), same prop; sobrn agmt; Jan15; Jan16'14; American Real Estate Co with same. nom

m**Fox st, 1076** (10:2726), es, 160 s 167th, 20.10x100; pr mtg $8,000; Jan9'13; Jan16 '14; due Jan9'15, 6%; J C Gaffney Constn Co to Ann Dolan, 304 Ams av. 1,000

m**Fox st, 1076**; certf as to above mtg; Jan 9; Jan16'14; same to same. ——

m**Freeman st, 970** (11:2993); ext of $32,000 mtg to Jan6'19, at 5½%; Jan9; Jan20'14; Lawyers Mtg Co with Meyer Futterman & Carrie Ratner. nom

m**Garden pl, 460S (*)**, ses, 34.7x142x—x 147; Jan21; Jan22'14; 3y6%; Geo Leier, Jr, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 3,500

m**Hame st** (10:2719), swc Fox, 94x98.10x 84.11x109; ext of $40,000 mtg to Jan19'19 at 5½%; Jan19; Jan21'14; Lawyers Mtg Co with Theresa Lemmon, 319 W 94. nom

m**Hame st** (10:2728), ss, 100 w So blvd, runs s82xs30xw50xn27.1xn79.2 to st xe50 to beg; Jan16; Jan17'14; due July18'14, 6%; Keilbert Constn Co, Inc, a corpn, to Comity Mtg Co, 40 Wall. 3,000

m**Home st** (10:2728); same prop; certf as to above mtg; Jan16; Jan17'14; same to same. ——

m**Home st** (10:2728); same prop; sobrn agmt; Jan16; Jan17'14; same & Peter Sinnott with same. nom

m**Hutchins pl, nec Greystone av**, see Greystone av, nec Hutchins pl.

m**Jennings st, nec Prospect av**, see Prospect av, ws, 158 n 165.

m**Lorillard pl, 2406**, see 187th, 553 E.

m**Mathilda st, ses at nes Westchester av**, see Westchester av, ns, at ses Mathilda.

m**134TH st E** (9:2262), ns, 116 w St Anns av, 16.8x100; Oct28'04; Jan22'14; due Dec1 '06, 5%; Frances E Du Bois, of Bangate, NY, to Abbie H Wightman. 400

m**139TH st, 381 E** (9:2302), ns, 522.8 e Alex av, 16.3x49.8; Jan15; Jan16'14; due &c, as per bond; Herman Apmann to Dry Dock Savgs Instn, 341 Bowery. 2,500

m**142D st, 434 E** (9:2286); ext of $3,500 mtg to Jan18'19 at 5½%; Dec11'13; Jan17 '14; Charlotte Barr with Hyman Spindel. nom

m**142D st E** (9:2287), ns, 190 w Brook av, 25x100; pr mtg $——; Nov25'13; Jan22'14; due Sept1'15, 6%; Dora Dohrmann, Bayport, LI, to David Kahn, 501 W 110 285.94

m**145TH st E** (10:2730), ss, 225 w Harlem & Portchester R R, 25x201v—x211.6, except part for Whitlock av; Jan13; Jan16'14; due Jan1'17, 6% Columbia Constn Co to Henry Leute, 104 Morningside av. 3,000

m**145TH st E** (10:2730), same prop; certf as to above mtg; Jan13; Jan16'14; same to same. ——

m**148TH st E** (9:2337), ns, 200 w Morris av, 25x106.6; Jan19 Jan20'14; due &c as per bond; Annie V Daly to Thos J Donlon, Irvington, NY. 3,000

m**153D st, 286-90 E** (9:2412), ss, 200.3 e Morris av, old line, 50x100; PM; Jan16; Jan 17'14 3y5¼%; Arthur D Cahn to American Mtg Co, 46 Cedar. 6,000

m**154TH st E** (9:2413), ss, 175 w Courtlandt av, 25.6x100; pr mtg $10,000; Jan15; Jan16'14; due Jan1'17, 6%; Barbara Brown to Johann Hollmann, 381 E 152. 2,000

m**167TH st E** (10:2680), ns, 100 w Prospect av, 40x125; Jan21'14; 5y5%; Frank Hertel to Emigrant Indust Savgs Bank, 51 Chambers. 24,000

m**169TH st, 627 E** (11:2933), ns, 75 e Franklin av, old line, 16.8x71x16.8x70; Jan 1; Jan20'14; installs, 6%; Wm F Hiers to N Y Suburban Co-oper B & L Assn, 147 E 125. 3,200

m**174TH st E, nec Hoe av**, see Hoe av, nec 174th.

m**175TH st E, swc Prospect av**, see Prospect av, swc 175.

m**176TH st E** (11:2851), ns, 475 w Morris av (Fleetwood), 25x125; ext of $7,000 mtg to Nov25'16 at 5%; Jan19; Jan21'14; Margt M Woods with Minnie J Van Schoonhoven, 55 E 176. nom

m**178TH st, 228 W** (11:2883), ss, 80 w Cedar av, 27.3x98.6x22.3x98; PM; pr mtg $2,500; Jan15; Jan19'14; 3y5¼%; Stephen Madden, 400 W 125, to Theo T Lane, 25 Franklin pl, Flushing, LI. 1,000

m**178TH st, 230 W** (11:2883), ss, 100 w Cedar av, 27.3x98.6x22.3x98; PM; pr mtg $2,500; Jan15; Jan19'14; 3y5¼%; Stephen Madden, 400 W 125, to Theo T Lane, 25 Franklin pl, Flushing, LI. 1,000

m**179TH st E** (11:3133), ns, 95.2 e Mohegan av, 50x99.1; pr mtg $31,000; Jan20; Jan22'14; due July20'14, 6%; Obark Realty Co to Rockland Realty Co, 509 Willis av. 4,000

m**179TH st E** (11:3133); same prop; certf as to above mtg; Jan20; Jan22'14; same to same. ——

m**179TH st E** (11:3133); same prop; sobrn agmt; Jan20; Jan22'14; Fredk F Kortlucke with same. nom

m**179TH st E** (11:3133), same prop; ext of $31,000 mtg to Jan21'17 at 5%; Jan21; Jan 22'14; Lawyers Mtg Co with Obark Realty Co, 1005 E 180. nom

m**181ST st E** (11:3138), ss, 100 e Bryant av, runs s68.3xe46.3xn20.10xw10xn8.6xw1xn 38.4 to st xw45.4; Jan19; Jan20'14; 3y5¼%; Land Realty Co to Ernest Keil, 727 Eagle av. 14,000

m**181ST st E** (11:3138); same prop; certf as to above mtg; Jan14; Jan20'14; same to same. ——

m**182D st, 640 E** (11:3082), ss, 135.3 w Belmont av, runs s81xw50 to es Hughes av (No 2174) xn55x— on curve 54.4 to 182d xse13.3 to beg; pr mtg $33,000; Jan20; Jan 21'14; due &c as per bond; Caroline Fenninger to Eliz Willetts, 458 Jelliff av, Newark, NJ. 3,500

m**187TH st, 553 E** (11:3056), ns, 48 e Lorillard pl, 49.11x92.2x50x91.2; also LORILLARD PL, 2406 (11:3056), nec 187th, 90.2x 48x91.2x48; Jan19; Jan20'14; due &c as per bond; Arthur Av Realty & Constn Co to Morris M Sinske, 108 W 142. 1,200

m**187TH st, 687-9 E** (11:3090), ns, 115 w Beaumont av, 45x60x—x50; also PLOT begins 50 n 187th & 111.9 w Beaumont av, runs n25 to ses Crescent av xsw—xe16.1 to beg; PM; pr mtg $11,500; Jan15; Jan16'14; due, &c, as per bond; Pasquale Farese, 2834 W 15, Coney Island, to Nista Constn Co, Inc, a corpn, 655 E 189. 3,000

m**187TH st E, nec Lorillard pl**, see 187th, 553 E.

m**190TH st, 54 E** (11:3174); ext of $7,000 mtg to Dec28'18 at 5½%; Jan12; Jan20'14; Lawyers Mtg Co with Harriet E Wheatley. nom

m**205TH st E, nec Webster av**, see Webster av, nec 205th.

m**212TH st E (*)**, ss, 183.9 e White Plains av, 33.4x100; Dec30'13; Jan17'14; due &c as per bond; Geo Stadtlander to Luder H F Harms, 260 Water, & ano. 13,500

m**212TH st, 720 E (*)** sobrn agmt; Dec 30'13; Jan20'14; Pellagrino De Falco with Luder H F Harms, 260 Water, & ano. nom

m**222D st E (*)**, ss, 155 w Barnes av, 25 x89, Wakefield; Jan20; Jan21'14; 1y6%; Angelo La Porta, 712 E 214 to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 4,800

m**225TH st, 800 E (*)**, sal Ls; Jan5; Jan 21'14; demand; 6%; Jno Kwilecki to Central Bwg Co, 535 E 68. 2,000

m**235TH st E, nec Kepler av**, see Kepler av, sec 235th.

m**243D st (*)**, ns, 158 w White Plains av, 25x100; PM; pr mtg $3,500; Jan19; Jan20 '14; 3y6%; Fred Trede to Anthony B Romen, 72 E 190. 500

m**245TH st W** (13:3415), ss, having the coordinates 5,742.91n & 1,198.85w), runs se 93.7xne2.4xne98.11xnw73.6 to st xe83.9 to beg; bldg loan; June13'13; Jan20'14; due June1'16, 6%; Parkway Heights Co, 27 Cedar, to Violetta W Delafield, 246th near Half Moon pl. 9,500

m**245TH st W** (13:3415); same prop; certf as to above mtg; June13'13; Jan20'14; same to same. ——

m**246TH st W** (13:3415), ns, 100 w Livingston av, 70x130.11x95.1x119.11; bldg loan; Jan15; Jan16'14; 5y5%; Geo D Strayer to Frank M McMurry, Yonkers, NY. 12,000

m**Alexander av** (9:2302), es, 100 n 139th, 20x106.6, except pt for av; Jan20; Jan21 '14; due &c as per bond; Eliza J Williams, New Rochelle, NY, to Title Guar & Trust Co, 176 Bway. 3,000

m**Alexander av, 309** (9:2315), ws, 75 n 140th, 25x100; PM; Jan19; Jan20'14; installs, 6%; Fanny Cherev, 315 Alex av, to Henry L Becker, 2024 River av. 2,000

m**Alexander av** (9:2315), ws, 75 s 141st, 25x75.8; pr mtg $10,000; Jan21'14; due &c as per bond; Rachel C Blanchard to Chas McConnell, 241 E 144. 2,000

m**Barnes av (*)**, ws, 75 s 210th, 39x105; pr mtg $1,000; Dec31'13; Jan16'14; 1y6%; Jos C Klunder to Golane Publishing Co, White Plains, NY. 330

m**Belmont av** (11:3083), es, 210.10 n 181st, 25.2x170x24x167; Jan20; Jan21'14; due July 10'15; 6%; Ahr J Appel to Fredk E Clark, 36 Elliott pl, New Brighton, SI. 1,000

m**Brook av** (11:2895), es, 327.11 n St Paul's pl, 43.9x100.8; ext of $23,000 mtg to June1 '17 at 5%; Jan16'14; Dollar Savgs Bank with O J Schwarzler Co, 1100 Brook av. nom

m**Brook av, 422** (9:2271), es, 50 s 145th, 25 x100; pr mtg $21,000; Jan20; Jan21'14; due &c as per bond; Jacob & Kalman Silverman to Ester Kaplan, 700 E 156. 2,000

m**Cumbreleng av** (11:3075), ws, 34 n 187th, runs w100xn36xe45.11xs0.3xe43.2xn0.3xe10.-10 to av xs36 to beg; pr mtg $2,400; Jan 19; Jan22'14; 2y6%; Russo-Barba Realty Co to Pauline Levy, 482 Tompkins av. 2,000

m**Cumbreleng av** (11:3075); same prop; certf as to above mtg; Jan19; Jan22'14; same to same. ——

m**Golden av (*)**, ws, 200 s Rhinelander av, 25x100; PM; Dec29'13; Jan21'14; due July 1'16, 5%; Pasquale Armentano to Morris Park Estates, 25 Broad. 540

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m**College av, 1014** (9:2432); agmt that there is due & owing $21,500 on mtg of $22,000 & same shall be payable Nov10'16 at 5%; Jan16; Jan20'14; Julius Lichtenstein & ano with Alfred Stuve, 1087 Park av. nom

m**Crotona av, 1908** (11:2950), es, 80.6 n Fairmount pl, 39.10x70; PM; pr mtg $17,500; Jan15; Jan16'14; due, &c, as per bond; Frank Pearson, 358 E 184, to Louise Liebenfrost, 1908 Crotona av. 1,450

m**Crotona av, 2360** (11:3102), es, 130 s 187th, 20x100; PM; pr mtg $——; Jan15; Jan17'14; 2y6%; Baisley & Watson Coal Co to Kath C Kasser, 2292 Loring pl. 1,000

m**Daly av** (11:3122), ws, 109.3 n 178th, 44x110.4; PM; pr mtg $——; Jan16; Jan17'14; 3y6%; Cath Darling to Herbst Realty Co, 985 E 179. 6,000

m**Fulton av, 1352** (11:2931), es, 567.4 n 169th, 28.5x207.2x28.6x207.3; Jan15; Jan16 '14; 3y5½%; Geo H Leopold to N Y Mtg & Security Co, 135 Bway. 4,500

m**Gun Hill rd** (12:3328), nwc Rochambeau av, 85.4x100.1x52.6x120.3; Jan15; Jan16'14; 3y6%; Perry Av Constn Co to Jno C Heintz, 2211 Bway. 5,000

m**Gun Hill rd** (12:3328); same prop; certf as to above mtg; Jan15; Jan16'14; same to same.

m**Greystone av** (13:3414), nec Hutchins pl, 75x100; ext of $2,000 mtg to Jan20'16 at 6%; Jan20; Jan21'14; American Real Estate Co with Lars G Jonasson, Waldo av & 238th. nom

m**Hornaday av** (11:3124), nes, 220.1 nw 1st as on map Wardsville, 50x100; Jan16; Jan 17'14; 3y6%; Jennie E Brolles to Herbert Germond, 421 Lex av. 500

m**Hoe av** (11:2990-2991), nec 174th, 37.6x100; bldg loan; pr mtg $33,000; Jan20'14; demand, 6%; Trask Bldg Co to Realty Operating Co, 15 Wall. 7,500

m**Hoe av** (11:2990-2991); same prop; certf as to above mtg; Jan20'14; same to same.

m**Hughes av, 2174,** see 182d, 640 E.

m**Kepler av** (12:3375), sec 235th, 50x100; Jan22'14; due &c as per bond; Huram B Varian to Mary Monaghan, 562 W 149. 2,000

m**Lyon av** (*), ss, 50 e Parker av, 25x100; ext of $4,000 mtg to Jan5'19 at 6%; Jan 5; Jan21'14; Jos Maixner with Barbara Maixner, 339 E 80. nom

m**Marmion av** (11:2960), nec Elsmere pl, 100x96.3; Jan21'14; 1y5%; Defender Constn Co to NY Title Ins Co, 135 Bway. 62,500

m**Marmion av** (11:2960), same prop; certf as to above mtg; Jan20; Jan21'14; same to same.

m**Mosholu Pkway S** (12:3299), ss, 98.2 w Perry av, 42x148.7x37.6x129.6; Jan16; Jan 17'14; due &c as per bond; Marie L Collins to North Side Savgs Bank, 3230 3 av. 8,000

m**Mulford av** (*), nec Pelham rd, 53.1x100 x1.9x112.5; Jan15; Jan16'14; 3y6%; Thos J McCormack, 657 Carroll, Bklyn, to Lillian M Halsted, 186 Prospect pl, Bklyn. 1,000

m**Netherland av** (13:3426), cl being plot begins at ss plot 33 distant 150 w Riverdale av, runs w99.6 to cl Netherland av xs120xe115.6xn119.3 to beg, being pt plot 34, map Villa Sites, formerly Jos Rosenthal; Jan15; Jan19'14; installs, 6%; Delia Trainor to Fannie Catz, 948 Trinity av. 250

m**North Chestnut dr** (*), es, 80 n S Chestnut dr, 40x100; Jan20; Jan21'14; 3y6%; Frances Taylor to Mary C Varian at Esplanade, Pelham Manor, NY. 1,500

m**Oakley av** (*), es, 216.10 n Mianna, 25x100; lot 186, map Lott G Hunt; Jan2; Jan 17'14; 3y5½%; Mary Larkin to Martin Borger, 721 Melrose av. 1,500

m**Ogden av, 1025** (9:2525), ws, 250 s 165th, 25x90; Jan19'14; 3y5%; Jno J Mackin to Emigrant Indus Savgs Bank. 3,500

m**Parker av** (*), ns, 62.3 e Castle Hill av, 25x100; Jan19; Jan20'14; due July19'14; 6%; Wm P Hines to Hudson P Rose Co, 32 W 45. 150

m**Pelham rd, nec Mulford av,** see Mulford av, nec Pelham rd.

m**Perry av** (12:3341), ws, 109.8 n 205th, 27.5x104x25x92.9; ext of $5,500 mtg to Jan 1'17 at 5½%; Dec30'13; Jan16'14; Jos G Weidman with Margt Dougherty, 3193 Perry av. nom

m**Pierce av** (*), ns, 25 e Paulding av, 25x100; ext of $500 mtg to July14'14 at 5%; Jan14; Jan21'14; Columbia-Knickerbocker Trust Co with Emma Schlag, 1422 Minford pl. nom

m**Prospect av, nec Jennings,** see Prospect av, ws, 158 n 165.

m**Prospect av** (10:2679), ws, 158 n 165th, 50x175, except part for av; also PROSPECT AV (11:2963), nec Jennings, runs e 98.11xn40xw18.3xs20.2xw74.8 to av xs20.9 to beg; also LAND in NY County; Nov15'13; Jan19'14; due, &c, as per bond; Ferd W Fay, Sea Cliff, LI, to Wm N Smith, Bogata, NJ, et al. 26,121.68

m**Prospect av** (11:2948), swc 175th, 139.6x25x139.5x25; PM; Jan19'14; 2y5%; Jno W Cornish Constn Co to Cora B Sealey, Amsterdam, NY. 5,000

m**Prospect av** (*), ss, 825 e Throggs Neck rd, 25x116.1x25x115.4; Jan17; Jan20'14; 3y 6%; Pasquale Cestaro to Cath McGrane, 200 Claremont av. 650

m**Quimby av, 2229** (*), ns, 253.9 e Castle Hill av, 25x108, except pt for av; Jan20; Jan22'14; 3y6%; Loretta Bowmann to Alice V Conklin, 1451 Minford pl. 500

m**Rochambeau av, nwc Gun Hill rd,** see Gun Hill rd, nwc Rochambeau av.

m**St Lawrence av** (*), ws, 100 s Mansion 25x100; pr mtg $3,500; Jan19; Jan22'14; 3y 6%; Robt Voigt to Fredk Bachman, 366 Kerrigan av, West Hoboken, NJ. 1,000

m**St Lawrence av, 1483** (*); Jan21; Jan22 '14; 3y5½%; Michl J Carey to Mary A Clark, admtrx Thos S Ryan, 2516 Maclay av. 4,500

m**St Raymond av** (*), ss, 189.4 e Williamsbridge rd, 25x100; Jan1; Jan21'14; due Jan 1'17; 6%; Christopher Kenahan to Gustav A Deuscher, 308 E 125. 400

m**Southern blvd** (10:2735), es, 325 n Barretto, 151.11x100; sobrn agmt; Jan16'14; Enoch C Bell with Jacob Wicks, Jr, 701 Mad av. nom

m**Southern blvd** (10:2735), es, 325 n Barretto, 151.11x100; Jan15; Jan16'14; due, &c, as per bond; Columbia Constn Co to Jacob Wicks Jr, 701 Madison av. 35,000

m**Southern blvd** (10:2735), same prop; certf as to above mtg; Jan13; Jan16'14; same to same.

m**Stebbins av** (10:2689 & 2696), ws, 289.6 s Westchester av, 40x100; ext of $30,000 mtg to Jan20'17 at 5%; Jan20; Jan21'14; Workmens Sick & Death Benefit Fund et the U S of America with Foxvale Realty Co. nom

m**Stebbins av** (10:2689 & 2696), ws, 169.1 s Westchester av, 2 lots, ea —x—; ext of 2 mtgs for $29,000 ea to Jan21'17 at 5%; Jan21; Jan22'14; Lawyers Mtg Co with Foxvale Realty Co, 198 Bway. nom

m**Tremont av, 306 E** (11:2803); ext of $16,000 mtg to Dec13'16 at 5½%; Dec31'13; Jan20'14; Berkshire Industrial Farm, a corpn, with Annie E & Teresa C Curtin. nom

m**Valentine av, 2120** (11:3144); ext of $5,000 mtg to Jan15'19 at 5½%; Jan12; Jan 22'14; Lawyers Mtg Co with Malkus Soderstrom. nom

m**Villa av, 3462** (12:3311), es, 375 n 204th (Potter pl), 16x100; Jan15; Jan16'14; 2y 6%; Wm H Austin, 186 W 135, to Anna D Smith, 301 W 117. 1,200

m**Webster av** (12:3354), nec 205th, 130.3x 124.8x123.11x132.7; certf as to mtg for $10,000; Jan22'13; Elberon Realty Co to Irving Savgs Instn.

m**Webster av** (12:3354), nec 205th, 130.3x 124.8x123.11x132.7; Jan22'14; due &c as per bond; Elberon Realty Co to Irving Savgs Instn, 115 Chambers. 10,000

m**Westchester av** (*), nes, at ses Matilda, 100x100; Jan2; Jan20'14; 3y6%; Chas W Ratz to Jno O'Regan, 484 St Nicholas av. 4,000

m**Willis av, 290** (9:2284); ext of $7,500 mtg to Dec27'16 at 5%; Dec17'13; Jan20'14; Harriet W Winslow with Gustave S & Max S Boehm. nom

m**Zerega av** (*), ws, 125 n Lyon av, 25x100; Jan21'14; due &c as per bond; Maria McNulty & Mary A Griffin to Peter Braschoss, 947 Morris av. 1,500

m**Zerega av** (*), same prop; sobrn agmt; Jan21'14; Kath Ill with same. nom

m**3D av, 3882** (11:2929), es, 200 s 172d, 25x125; PM; pr mtg $——; Jan19; Jan21'14; demand; 6%; Boris Kilban to Gibraltar Realty Co, Inc, a corpn, 280 Bway. 1,000

m**3D av** (11:3051), nws, 710 sw 3 av (late Kingsbridge rd), 74.6x100; also STRIP adj above in front, being 0.3x74.6; PM; Jan19; Jan22'14; 3y5½%; Jno H Bodine to American Mtg Co, 46 Cedar. 7,000

m**Plot begins 50 n 187th & 111.9 w Beaumont av,** see 187th, 687-9 E.

m**Plot** (*) begins 490 e White Plains rd at point 475 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Jan16'14; 3y5%; Otto Egner to Mary M Scheuerman, 1367 Beach av. 2,800

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2394 New York, January 31, 1914. (31) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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43d st, 141-5 W.
44th st, 150 W.
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49th st, 340 E.
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55th st, 339 W.
56th st, 16 W.
57th st, 106 & 322-6 E.
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*117th st, 211 W (or St Nicholas av, 141).
118th st, 110 E.
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*153d st W (s e c Bway, 3696), blk 2084-61.
156th st, 537-9 W.
*160th st, W, s s (or Riverside dr, e s), blk 2136-pt 20.
169th st, 507-9 W.
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171st st, 505 W.
177th st, W, n s, blk 2177-300.
*178th st, W (s e c Haven av), blk 2177-300.
*178th st, W (n e c Northern av, 27-35), blk 2177-78.
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*Northern av, w s (nwc 117th), blk 2177-300.
*Park av, 756 (or 72d st, E, 58).
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*Riverside Dr, e s, on map 706 (or 148th st, W, 622-30).
Riverside Dr, e s, blk 2136-pt 20.
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6th av, 330.
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*8th av, 2819-23 (or 150th st, 301-3 W).
9th av, 533.

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Watts st, 153.
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26th st, 117 E.
65th st, 54 E.
81st st, 304 E.
87th st, 128 W.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

JAN. 23, 24, 26, 27, 28 & 29.

Allen st, 190 (2:417-40), es, 146.4 n Stanton, 22.2x88x22.2x87.6, 4-sty bk tnt & strs; Fredk C Callen to Rudolph Dugan, at Roslyn, NY [c/o Wilder, E & P, 45 Cedar]; B&S; Oct18'13; Jan26'14; A$15,000-18,000. O C & 100

Bank st, 39-41, see Bleecker, 354.

Beekman pl, 4 (5:1361-13), ws, 132.10 s 50th, 19x80, 4-sty & b stn dwg; Jacob C Brand, ref, to Rosa Wirth, of Monticello, NY; mtg $8,000 & AL; FORECLOS Jan6; Jan21; Jan28'14; A$5,000-8,500. **1,500**

Bleecker st, 350-2, see Bleecker, 354.

Bleecker st, 354 (2:620-25), ws, 50.11 n 10th, 19.3x75.10, 3-sty fr bk ft tnt & str; A$10,000-11,000; also 10TH ST, 217 W (2:-620-28), ns, 26.6 w Bleecker, 28.1x29x28.1 x28.11, 4-sty bk tnt; A$5,500-8,000; also BLEECKER ST, 350-2 (2:620-26-27), nwc 10th (No 215), runs n50.11xw54.7xs21.11xe 28.1xs28.11 to ns 10th xe26.6 to beg, 1-3 & 1-4-sty fr tnts & strs; A$16,500-20,500; also 4TH ST, 301 W (2:615-1 & 55), nec Bank (Nos 39-41), 19.6x75, 3-sty bk tnt & strs; A$12,500-16,000; Mary A Mortimer to Edgar E Mortimer, 67 W 71; 1-7 pt; QC; AL; Dec19'10; Jan27'14. nom

Bleecker st, 354; also 10TH ST, 217 W; also BLEECKER ST, 350-2; also 4TH ST, 301 W; same to Albt S Mortimer, 67 W 71; 1-7 pt; QC; AL; Feb26'07; Jan27'14. nom

Bleecker st, 354; also 10TH ST, 217 W; also BLEECKER ST, 350-2; also 4TH ST, 301 W; same to Robt P Mortimer, 67 W 71; 1-7 pt; QC; AL; July29'08; Jan27'14. nom

Bleecker st, 354; also 10TH ST, 217 W; also BLEECKER ST, 350-2; also 4TH ST, 301 W; same to Geo W Mortimer, 67 W 71; 1-7 pt; QC; AL; July25'04; Jan27'14. nom

Bleecker st, 354; also 10TH ST, 217 W; also BLEECKER ST, 350-2; also 4TH ST, 301 W; same to Anna E Mortimer, 67 W 71; 1-7 pt; QC; AL; July25'04; Jan27'14. nom

Broome st, 125, see Pitt, 17

Broome st, 497 (2:475-13), ss 20.10 e West Broadway, 20.10x64.3x20.10x64.5, 4-sty bk loft & str bldg; Martin J Keogh Jr to Jas M Anderson at Roxbury, Conn, TRSTE Jas W Anderson, decd; FORECLOS Jan12; Jan28'14; A$14,000-16,000. **12,000**

Canal st, 107 (1:302-31), nwc Forsyth (No 31), 25.3x25, 5-sty bk tnt & strs; Gerald Fitz Gibbon to Anna H Fitz Gibbon Kennedy & Mamie J Fitz Gibbon, both at 424 Lenox av; party 1st pt reserves life estate; mtg $37,000 on above & Nos 109 & 111 Canal; Jan16; Jan26'14; A$25,000-32,000. gift

Canal st, 109 (1:302-32), ns, 149.1 e Chrystie, 24.8x25.1x24.7x25, 5-sty bk tnt & strs; Gerald Fitz Gibbon to Anna H Fitz Gibbon Kennedy & Mamie J Fitz Gibbon, both at 424 Lenox av, party 1st pt; reserves life estate; mtg as above; Jan16; Jan26'14; A$16,000-20,000. gift

Canal st, 111 (1:302-33), ns, 50 w Forsyth, 25x25x24.5x25, 5-sty bk tnt & strs; Gerald Fitz Gibbon to Anna H Fitz Gibbon Kennedy & Mamie J Fitz Gibbon, both at 424 Lenox av; party 1st pt reserves life estate; mtg as above; Jan16; Jan26'14; $15,500-18,500. gift

Columbia st, 77 (2:334-31), ws 80 n Rivington, 20x49.8, 5-sty bk tnt & strs; Sarah Zazeela to Hersh Kalman, 56 Forsyth; A L; Jan13; Jan24'14; A$9,000-13,500. nom

Duane st, 170 (1:141-29), ss, abt 75 w Hudson, 25x125, 4-sty bk loft & str bldg, 1-sty ext; Connecticut Trust & Safe Deposit Co, a corpn, EXR &c, Amelia F D Childs to Francis D Childs, 383 Sigourney st, Hartford, Conn; ½ pt; Dec31'13; Jan28'14; A$27,500-33,000. nom

Duane st 170; Jno A Deraismes to same; ½ pt; Dec31'13; Jan28'14. O C & 100

Duane st, 170; Francis R Childs to same; QC; Dec31'13; Jan28'14. nom

East Broadway, 25 (1:280-48), ss, 97.8 e Catherine, 21x48, 4-sty bk loft & str bldg; Clara Rosenberg widow to Simon Schneider, 860 Eastern Parkway, Bklyn; mtg $20,300 & AL; Jan22; Jan23'14; A $15,500-21,000. O C & 500

East Broadway, 101, see 71st, 151 E.

Forsyth st, 31, see Canal, 107.

Forsyth st, 208, see Forsyth, 210.

Forsyth st, 210 (2:422-45), es, 100 s Houston, 25x100, 5-sty bk tnt & strs; A $21,500-28,000; also FORSYTH ST, 208 (2:422-44), es, 125 s Houston, 25x100, 5-sty bk tnt & strs; Henry C Glaser to Miriam G Thorn, 763 Belt av, St Louis, Mo; mtg $57,500; Sept20'13, Jan23'14; A$21,500-28,000. nom

Grand st, 258 (242) (2:418-this & Grand, 260, lot 27), ns, abt 50 e Chrystie, 25x75, 6-sty bk loft & str bldg; also GRAND ST, 260 (2:418), ns, abt 75 e Chrystie, 24.8x75, 6-sty bk loft & str bldg; Townsend Morgan, ref, to Morris Weinstein, 333 Central Park W; [116 Nassau]; mtg $60,000 & AL; FORECLOS Dec29'13; Jan29'14; A$54,000-80,000. **24,000**

Grand st, 260, see Grand, 258.

Grand st, 415 (1:314-15), ss, 75 e Clinton, 25x100, 6-sty bk tnt & strs; Kremruf Realty Co to Martine Realty Co, Inc, a corpn, 150 Nassau [r 2004]; mtg $41,000 & AL; Jan26; Jan28'14; A$26,000-46,000. nom

Henry st, 182 (1:270-59), ss, abt 50 e Jefferson, 23.10x100, 4-sty bk tnt, 2-sty ext; Saml Rauch to Millie Mienor, 100 Broome; B&S; AL; May30'13; Jan29'14; A $17,000-20,500. O C & 100

Houston st, 148 E (2:442-53), ns, 284.7 w 1 av, 25.4x101.8x25.10x101.5, 5-sty bk tnt & strs; Rosalind E Ossman to Pauline Ossman, her mother, 148 E Houston; 1-8 pt; AT; AL; Jan22; Jan23'14; A$20,-000-27,000. gift

Manhattan st, 39-41 (7:1966-44), ns, 204.11 e Ams av, 40x100, 6-sty bk tnt & strs; Public Service Realty & Mtg Co to Bernard Rosenstock, 600 W 165; mtg $49,-500 & AL; Jan23'14; A$28,000-60,000. nom

Mercer st, 54, see Bway, 481.

Monroe st, 81-3 (1:272-1), ns, 50.6 e Pike, runs n71.7xe17.4xn0.3xe17.2xs29.3xe4.9 x s 42.7 to st xw 39.8 to beg, 6-sty bk tnt & strs; Mary Rabinowitz to Sol & Ade Insky, 64 East Bway; mtg $40,500; Jan12; Jan23'14; A$27,000-44,000. nom

Mulberry st, 88 (1:200-11), es, abt 100 s Canal, 25x100, 5-sty bk tnt & strs & 3-sty bk rear tnt; Frank X McCormick to Consolidated Fire Alarm Co, a corpn, 37 E 18; 1-6 pt; QC & correction deed; Jan9; Jan 26'14; A$19,000-29,000. nom

Mulberry st, 88; same to Gaetano Malzone, 555 48th, Bklyn [88 Mulberry]; 1-6 pt; QC; Jan9; Jan26'14. nom

Mulberry st, 88; Consolidated Fire Alarm Co to same; 1-6 pt; B&S; Jan12; Jan26'14. nom

Orchard st, 162 (2:411-9), es, abt 100 s Stanton, 25x87.6, 4-sty bk tnt & strs & 5-sty bk tnt in rear; Realty Redemption Co of NY to Rudolph Wallach Co, a corpn, 68 Wm; AL; Jan23'14; A$22,000-28,500. **30,000**

Pitt st, 17 (2:341-52), ws, 60 s Broome, runs w20xe100 to st xn20 to beg (error), 5-sty bk tnt & str & 3-sty bk rear tnt; A $13,500-18,000; also RIDGE ST, 24 (2:341-24), es, 150 s Broome, 25x100, 3-sty bk tnt & strs & 4-sty bk rear tnt; A$18,000-22,-000; also BROOME ST, 125 (2:341-51), swc Pitt (No 19), 20x60, 4-sty bk tnt & strs; Rosie Levy to Louis Levy, 24 Ridge; AL; Dec8'13; Jan29'14; A$16,000-23,000. nom

Pitt st, 19, see Pitt, 17.

Ridge st, 24, see Pitt, 17.

Washington sq W or Macdougal st, 33-4 (2:552-22-23), swc W Washington pl, runs w44.6xs43xe0.6xs12xe44 to sq xn55 to beg, 4-sty & b bk dwg; Wm E Benjamin to Anne E Benjamin, both at Ardsley-on-Hudson, NY [c/o Wm E Benjamin, 2 E 87]; mtg $32,000; Aug17'11; Jan23'14; A $34,500-43,000. O C & 100

West Washington pl, swc Washington sq W, see Washington sq W, 33-4.

3D st, 120 W (2:543-19), ss, 50 w MacDougal, 25x100, 5-sty bk tnt; Edw D Dowling, ref, to Eliz B Price, — Crescent av, Smithtown, LI; mtg $17,000; FORECLOS Jan16; Jan26; Jan27'14; A$12,000-24,000. **6,500**

4TH st 159 E (2:432-45), ns, 275 w Av A, 25x96.2, 4-sty bk tnt & strs; A$17,000-23,000; also 4TH ST, 161 E (2:432-44), ns, 250 w Av A, 25x96.2, 4-sty bk tnt & strs; A$17,000-21,000; Sarah S wife & Robt J Collier to Nassau-Beekman Investing Co, 140 Nassau; Sept15; Dec22'13. (Corrects error in issue Dec27'13, when name of grantee was Beekman-Nassau Investing Co). O C & 100

4TH st, 161 E, see 4th, 159 E.

4TH st, 301 W, see Bleecker, 354.

5TH st, 336 E (2:446-26), ss, 150 w 1 av, 25x96.2, 6-sty bk tnt & strs; Rosa Hertz to Fanny Ungar, 150 Keap, Bklyn; mtg $36,000 & AL; Jan24; Jan26'14; A$19,000-38,000. nom

7TH st, 64 E (2:448-16), ss, 300 e 2 av, 25x91, 3-sty & b bk dwg; Wm T Emmet, as Supt of Insurance of State N Y, to liquidate the Empire State Surety Co, to Morris Spielberg, 64 7th; QC; Dec12'13; Jan27'14; A$10,000-20,000. nom

10TH st, 379 E (2:393-46), nes, 233 nw Av C, 25x94.9, 6-sty bk tnt & strs; Amelia Zipser to Morris Zipser at Cornwall Landing, Orange Co, NY; AL; Jan23; Jan24'14; A $18,000-36,000. nom

10TH st, 215 W, see Bleecker, 354.

10TH st, 217 W, see Bleecker, 354.

12TH st, 210 E (2:467-14), ss, 414.6 w 2 av, 20x106.6, 5-sty stn tnt & strs; Herman Sirotta to Tillie Silverman, 236 E 10; mtg $20,000; Dec17'13; Jan23'14; A$12,000-20,-000. nom

12TH st, 41-3 W, see 12th, 44-8 W.

12TH st, 44-8 W (2:575-31-32), ss, 424 e 6 av, 41.5x103.3, 2-4-sty & b stn dwg; A $39,000-50,000; also 12TH ST, 41-3 W (2:-576-63), ns, 450 w 5 av, runs n54.6xw32.4xs 6.9xsw13.8xse49.6 to st xe26.6 to beg, 2-4-sty bk tnts; A$15,000-21,000; Elinor I wife Guerdon S Holden to Fredk A Snow, at Tuxedo Park, NY [15 Wall], & Judson S Todd, 23 E 73, joint tenants, 1-6 pt; QC; Jan24'14. nom

13TH st, 406 E (2:440-12), ss, 80 e 1 av, 19.10x53.7 to cl Stuyvesant (closed) x23.9 x66.8, 3-sty bk tnt & strs, 2-sty ext; Geo W Acritelli to Santa M Acritelli, both at 367 87th, Bklyn; ¼ pt; mtg $7,000; Jan16; Jan27'14; A$6,000-7,000. nom

13TH st, 626-8 E (2:395-19), ss, 299 w Av C, 39x103.3, 6-sty bk tnt & strs; Albt P Massey, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Jan23; Jan 26; Jan27'14. A$22,000-51,000. **35,000**

14TH st, 500-2 E, see Av A, 224.

20TH st, 24 W (3:821-58), ss, 420 w 5 av, 25x92, 4-sty bk & stn tnt & str, 2-sty ext; Maria M Bohling & ano to Foxvale Realty Co, a corpn, 198 Bway [r 1103]; mtg $50,000 & AL; Jan29'14; A$52,000-62,000. O C & 100

22D st, 115-9 E, see 23d, 114-20 E.

22D st, 118-24 W (3:797-54), ss, 225 w 6 av, 75x98.9, 12-sty bk loft & str bldg; Max Solomon to Sol Realty Co, Inc, a corpn, 118 W 22 [15 Broad, r 926]; AL; Jan23'14; A $115,000-333,000. nom

23D st, 114-20 E (3:878-65), ss, 175 e 4 av, runs e100xs197.6 to ns 22d (Nos 115-9) xw75xn98.9xw25xn98.9 to beg, 12-sty bk loft & str bldg; Fredk C Beach et al to Beach-Gasper Co, Inc, a corpn, 30 W 53; mtg $650,000; Jan26; Jan28'14; A$430,000-$——. O C & 100

24TH st, 13-15 W (3:826-29), ns, 551.6 e 6 av, 52x98.9, 11-stv bk loft & str bldg; Alfred Steckler, Jr, ref, to Ewald Mommer, 54 E 91 [118 E 28]; mtg $210,000; FORECLOS Dec12'13; Jan22; Jan23'14; A $137,000-268,000. **500**

26TH st, 322 E (3:931-43), ss, 300 w 1 av, 25x98.9, 5-sty bk tnt; Michl Josephsohn to Amelia Neumeyer, Getty House, Yonkers, NY; mtg $19,500; Dec16; Dec19'13; A $10,000-20,000. (Corrects error in issue Dec 27'13 when grantee's address was Hastings, NY). exch & 100

33D st, 424-38 W (3:730-63), ss, 268.9 w 9 av, 131.3x98.9, 13-sty bk loft & str bldg; McKeon Realty Co, a corpn, to Jos Guinet, 4 Place Belle Cour of Lyons, France; mtg $460,000; Jan22; Jan24'14; A$——$——. O C & 100

35TH st, 347 W (3:759-16), ns, 300 e 9 av, 25x98.9, 3-sty bk tnt & 3-sty bk rear tnt; Philip Liberman to West Side Hebrew School, a corpn, 347 W 35; AL; Jan 2; Jan23'14; A$13,000-14,500. nom

37TH st, 247 W (3:787-19), ns, 250 e 8 av, 18x98.9, 3-stv bk dwg; A$27,000-29,000; also 37TH ST, 249 W (3:787-18), ns, 216 e 8 av, 16x98.9, 3-sty & b bk dwg; Lulu Quigg to Richd Vallender, 3209 Park av; [c/o Reckling & Vallender, 35 Nassau]; AL; Jan20; Jan23'14; A$24,000-25,500. O C & 100

37TH st, 249 W, see 37th, 247 W.

38TH st, 308 E (3:943-52), ss, 174.11 e 2 av, 21.2x92.8x18.6x92.8, 4-sty stn tnt; Realty Redemption Co of NY to Rudolph Wallach Co, a corpn, 68 Wm; AL; Jan23 '14; A$8,500-10,000. **11,000**

39TH st, 139 E (3:895-33), ns, 260.10 w 3 av, 17.8x98.9, 4-sty bk dwg; Mary S Palmer & ano to Francis M Bacon Jr, 135 E 39 [92 Franklin]; Dec22'13; Jan29'14; A $17,600-20,000. nom

39TH st, 430 W (3:736-51), ss, 375 e 10 av, 25x98.9, 5-sty bk tnt & strs; Jno F C Riese to Eliz S Riese, 131 W 58; ½ pt; AT; mtg $17,000; Jan28; Jan29'14; A$10,-000-19,000. O C & 100

39TH st, 430 W (3:736); Henry B Riecke to same; 5-22 pts; mtg $17,000; Jan28; Jan 29'14. O C & 100

43D st, 141-5 W, see 44th, 150 W.

44TH st, 150 W (4:996-53), ss, 275 e 7 av, 16.8x100.4, 3-sty & b stn dwg; A$48,-000-49,000; also 43D ST, 141 W (4:996-13½), ns, 465 w 6 av, 20x100.5, 4-sty stn office & str bldg; A$62,000-64,000; also 43D ST, 143 W (4:996-13), ns, 485 w 6 av, 20x 100.5, 4-sty & b stn bldg, 1-sty bk ext; A $63,000-65,000; also 43D ST, 145 W (4:996-12), ns, 505 w 6 av, 20x100.5, 4-sty & b stn bldg, 1-sty ext; A$63,000-64,000; Henry P Wall to Kineo Realty Co, a corpn, 111 Bway [r 1613]; mtg $150,000; Dec18'13; Jan26'14. O C & 100

45TH st, 454 W (4:1054-61½), ss, 75 e 10 av, runs s75.3xe25xn25.3 (?) to st xw25 to beg (probable error); 5-sty bk tnt; Jacob Hirsch to Jno Rauch, — Summit av, Hillsdale, NY; AT; AL; Jan24; Jan29 '14; A$10,000-17,000. O C & 100

48TH st, 343-5 W (4:1039-14), ns, 404 w 8 av, 35x100.5, 4-sty stn tnt; A$24,000-27,000; also 7TH AV, 2157-61 (7:1912-61-62), sec 128th (No 168), 49.11x75, 2 5-sty stn tnts & strs; A$47,000-68,000; Moses Misch & Jennie, his wife, to Janem Realty Co, Inc, a corpn [c/o Moses Misch], 168 W 130; Jan27'14. nom

49TH st, 340 E (5:1341-34), ss, 175 w 1 av, 25x100.5, 5-sty stn tnt & strs; Henry C Glaser to Miriam G Thorn, 763 Belt av, St Louis, Mo; mtg $18,000; Sept20'13; Jan 29'14; A$9,000-20,000. O C & 100

54TH st, 60 E; Douglas M Moffat to Edw C Henderson & Helen I, his wife, 58 E 54 [52 William], as tenants by entirety; B&S; June23'13; Jan27'14. nom

54TH st, 60 E (5:1289-pt lot 45), ss, 191 e Mad av 17x100.5, 4-sty & h stn dwg; Edw C Henderson to Douglas M Moffat, 30 W 44; B&S; June23'13; Jan27'14; A$——$——. nom

55TH st, 339 W (4:1046-15), ns, 362 e 9 av, 18x100.5, 3-sty & b stn dwg; Hensle Constn Co to Florence H Lamb at New Rochelle, NY; mtg $16,500; Dec17; Dec23 '13; A$13,000-17,000. (Corrects error in issue of Dec27'13 when grantee was Florence H Rahm). O C & 100

56TH st, 16 W (5:1271-49), ss, 275 w 5 av, 25x100, with all title to strip in rear 25x0.5, 4-sty & b stn dwg; Geo Schmelzel et al to Jas Bishop, 82 E 56; AT; AL; Jan 26'14; A$75,000-85,000. O C & 100

57TH st, 106 E (5:1311-67½), ss, 274.5 w Lex av, 19.11x100.5x20x100.5, 5-sty stn dwg; Jas W Taylor to Harry A Taylor, 88 Central Park W [c/o Julius Kayser Co, 45 E 17]; AL; Jan16; Jan23'14; A$35,000-57,000. nom

57TH st, 322-6 E (5:1349-41-43), ss, 225 e 2 av, 62.9x59.4x62.10x57.6, 3 4-sty bk & stn dwgs; Herman Lehman to Wm J Mullins, 46 W 62; mtg $30,900 & AL; Jan24; Jan26'14; A$24,500-30,000. nom

57TH st, 322-6 E; Wm J Mullins to Marie E Smith, at East Orange, NJ; mtg $30,900 & AL; Jan26'14. nom

65TH st, 116 E (5:1399-65), ss, 164.8 e Park av, 20x100.5, 5-stv bk dwg; Jno W Alexander to Eliz A Alexander, 116 E 65; Jan27'14; A$30,000-60,000. nom

69TH st, 312 W (4:1180-42), ss, 225 w West End av, 25x100.5, 5-sty bk tnt; Gertrude L Smith to Jno J Robinson, of Centreport, LI [233 Bway]; mtg $13,000; Jan8; Jan29'14; A$8,000-16,000. nom

71ST st, 151 E (5:1406-22), ns, 387.6 w 3 av, 12.10x100, 3-sty & b stn dwg; mtg $19,500; A$11,000-14,500; also EAST BROADWAY, 101 (1:282-27), ss, abt 185 w Pike, 25x100x24.8x100.5-sty bk tnt & strs; mtg $44,000; Leo S Greenbaum to Flor-

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G... K Greenbaum, his wife, 151 E 71; ... 14; A$26,000-40,000. nom

72D st, 43 (29) E (5:1387-27), ns, 152 e ... av, 22x102.2, 4-sty & b stn dwg; Owen F Roberts & ano EXRS Cornelia W Roberts to Alex Lambert, 36 E 31; AL; Jan19; Jan23'14; A$60,000-78,000. O C & 100

72D st, 58 E (5:1386-37½), swc Park av (No 756), 24x67, 4-sty & b bk dwg; Gordon K Bell to Marian M Bell [c/o G K Bell, 20 Exch pl]; mtg $40,000 & AL; Aug 19'03; Jan29'14; A$70,000-83,000. gift

74TH st, 306 E, see 74th, 338 E.

74TH st, 334 E (5:1448-38), ss, 383.4 w 1 av, 17.2x102.2, 4-sty bk tnt; Josef Vrana to Bohemian Benevolent & Literary Assn, 321-5 E 73; Jan29'14; A$6,000-9,000. **13,300**

74TH st, 336 E (5:1448-37½), ss, 266.8 w 1 av, 16.8x102.2, 3-sty & b bk dwg; Jno Vondrous to Bohemian Benevolent & Literary Assn, 321-5 E 73; Jan29'14; A$5,500-8,000. **10,500**

74TH st, 338 E (5:1448-37), ss, 250 w 1 av, 16.8x102.2, 3-sty & b bk dwg; Hannah Levy to Bohemian Benevolent & Literary Assn, 321-5 E 73; Jan29'14; A$5,500-8,000. **9,000**

74TH st, 338 E (5:1448-37), ss, 250 w 1 av, 16.8x102.2, 3-sty & b bk dwg; A$5,-500-8,000; also 74TH ST, 336 E (5:1448-37½), ss, 266.8 w 1 av, 16.8x102.2, 3-sty & b bk dwg; Fred Jursik to Bohemian Benevolent & Literary Assn, 321 E 73; QC & all RT&I in an option to purchase; Jan 14; Jan29'14; A$5,500-8,000. nom

81ST st, 433 E (5:1561-20), ns, 481.6 e 1 av, 25x102.2, 5-sty bk tnt; Jas A Donegan to City Real Estate Co, a corpn, 176 Bway; FORECLOS Jan20; Jan26; Jan27'14; A$8,500-16,000. **10,000**

81ST st, 438 W (4:1211-49), ss, 375 e Ams av, 19x102.2, 4-sty & b stn dwg; A Worrall Palmer to Eliz B Palmer, his wife [c/o Dr A Worrall Palmer, 1094 Dean st, Bklyn]; CaG; mtg $20 000; July14'03; Jan28'14; A$12,000-23,000. nom

82D st, 337 E (5:1545-16½), ns, 246 w 1 av, 21.7x102.2, 3-sty & b stn dwg; Moris Steinberg to Sophie Steinberg, both at 337 E 82; AL; Jan12; Jan27'14; A$7,500-11,500. nom

89TH st, 216 E (5:1534-43), ss, 160 e 3 av, 25x100.8, 5-sty stn tnt; Henry M Stevenson, ref, to Wm Engel, 38 W 92; FORECLOS Jan7; Jan27'14; A$10,000-20,-500. **20,000**

98TH st, 142 E (6:1625-48), ss, 95 e Lex av, 37.6x100.11, 6-sty bk tnt & strs; Rebecca Goldberg to Isabella Sarasohn, 110 St Nicholas av [c/o A H Sarasohn, 309 Bway]; AL; July10'12; Jan28'14; A$13,500-38 000. nom

98TH st, 320 E (6:1669-40), ss, 300 e 2 av, 25x100.9, 2-sty bk stable & 1-sty fr rear stable; Empire City Savgs Bank to Esther Cukell, 326 E 98; Jan3; Jan27'14; A$5,000-5,500. O C & 100

98TH st, 60 W (7:1833-58), ss, 150 e Col av, 25x100.11, 5-sty stn tnt; Isidore Blank to Gretchen Preisler, at Dover Plains, Dutchess Co, NY; mtg $22,500; Jan29'14; A$15,000-28,000. O C & 100

100TH st, 226 E (6:1649-32), ss, 180 w 2 av, 25x100.7, 5-sty bk tnt; Mary Wechter to Simon Kutner, 34 Attorney; Abr Kutner, 25 E 109, & Abr Wenger, 15 E 109; [c/o Kutner & W, 1652 Mad av]; mtg $17,300 & AL; Jan12; Jan29'14; A$9,-000-19,000. O C & 100

101ST st, 69 W (7:1837-9), ns, 200 e Col av 25x100.11, 5-sty stn tnt; Eugene F McLaughlin to Emma Luby, 1100 Walnut st, Phila, Pa; mtg $20,000; Jan20; Jan24'14; A $15,000-24,000. O C & 100

106TH st, 225 W, see 145th, 491 W.

115TH st, 203 E (6:1665-4½), ns, 80 e 3 av, 18x100.11, 3-sty stn tnt & str; Gertrude L Smith to Jno J Robinson, of Centreport, LI; mtg $10,500; Jan7; Jan29'14; A$6.000-10,500. nom

116TH st, 104 E (6:1643-70), ss, 25 e Park av, 37.3x100.11, 6-sty bk tnt; Ida Horowitz to Jno J Robinson, of Centreport, LI [233 Bway]; mtg $57,000; Oct28'12; Jan29'14; A$22,500-52,500. nom

116TH st, 370 W (7:1849-48), ss, 200 w Manhattan av, runs s100.11xw25xn75.8xw 25xn25.2 to st xe50 to beg. 5-stv bk tnt; Herman Joseph, ref, to Percival Wilds, 204 W 78; FORECLOS Jan7; Jan26; Jan 27'14; A$24.000-44,000. **35,000**

116TH st, 370 W; Percival Wilds to Geo M Davis, 189 Claremont av; AL; Jan26; Jan27'14. O C & 100

117TH st, 106 E (6:1644-69), ss, 47.6 e Park av, 15.10x64.11, 3-sty bk dwg; Adelaide O Floyd to Mercy A Walker, 105 E 24; CaG; mtg $4.250 & AL; May21'13; Jan 26'14; A$5,000-6,000. O C & 100

117TH st, 172 E (6:1644-46), ss, 225 w 3 av, 17x100.11, 2-sty & b bk dwg; A$7,000-7,500; also 127TH ST, 151 E (6:1776-24), ns, 310 w 3 av, 18.9x99.11, 3-sty & b stn dwg; Florence Clark, heir &c, Columbus Ryan to Emma W Wingate, 583 St Marks av, Bklyn; 1-20 pt; Jan19; Jan23'14; A$7,-500-9,500. O C & 100

117TH st, 211 W, see St Nicholas av, 141.

118TH st, 110 E (6:1645-68), ss, 90.6 e Park av, runs s50xw0.6xs50.11xe25xn100.11 to st xw24.6 to beg, 5-sty bk tnt; Abr Mandelbaum to Nathan Morgenstern, 370 E 10; mtg $15,000 & AL; Jan27'14; A$11,-000-19 000. O C & 100

119TH st, 21 E, see Madison av, 1832.

120TH st, 111 E (6:1769-7), ns, 140 e Park av, 25x100.11, 5-stv bk tnt & strs; Gazella Cohen to Anna Cohen, 110 W 113; ¼ nt; AT; mtg $13,000; Jan22; Jan23'14; A$11,000-17,500. nom

120TH st, 120 W (7:1904-44), ss, 254 w Lenox av, 19x100.11, 3-sty & b stn dwg; Rebecca Shlanowsky to Nathaniel I Sloane, 545 W 158; ¼ pt; B&S & CaG; AL; Jan29 '14; A$10,600-18,000. nom

120TH st, 120 W; Ida Shlanowsky to same; ¼ pt; B&S & CaG; AL; Jan29'14. nom

121ST st, 159 W (7:1906-6), ns, 92 e 7 av, 18x100.11, 3-sty & b stn dwg; Jas M Donohue, ref to City Real Estate Co, a corpn, 176 Bway; FORECLOS Jan6; Jan 21; Jan23'14; A$12,000-17,500. **10,000**

121ST st, 225 W (7:1927-18), ns, 325 w 7 av, 25x100.11, 5-sty bk tnt; Hannah Jacobs & ano to Emily J Flaig, 118 W 97; mtg $23,000; Jan23'14; A$15,000-25,000. nom

124TH st, 19 W (6:1722-27), ns, 241.3 w 5 av, 18.9x100.11, 4-sty & b stn dwg; Chas E F McCann, ref, to Wentworth Mtg Co, a corpn, 1204 Tinton av; mtg $14,000; FORECLOSED & drawn; Jan14; Jan23'14; A$13,500-23,000. **3,500**

127TH st, 151 E, see 117th, 172 E.

128TH st, 45 W (6:1726-18½), ns, 422.6 e Lenox av, 12.6x99.11, 3-sty & b stn dwg; Hazel Real Estate Co to Leonard G Jerram, 5000 Bway; B&S & CaG; mtg $6,500; Jan22; Jan23'14; A$5,500-6,500. O C & 100

128TH st, 168 W, see 48th, 343-5 W.

129TH st, 121 W (7:1914-22¼), ns, 225 w Lenox av, 12.6x99.11, 3-sty & b stn dwg; Geo Lippi to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $6,250; Jan26; Jan29'14; A$5,500-7,500. nom

131ST st, 132 W (7:1915-48), ss, 370 e 7 av, 20x99.11, 3-sty & b stn dwg; Nobuteru Sumida to Jos F Dempsey, 275 Macon, Bklyn [59 Wall]; B&S; AL; Jan22; Jan 26'14; A$8,000 12,500. nom

134TH st, 30 W (6:1731-54), ss, 438 w 5 av, 22x99.11, 5-sty stn tnt; Robt S Conklin, ref, to Julius Wolford, 62 W 124; mtg $15,750 & AL; FORECLOS Jan22; Jan28; Jan29'14; A$8,000-19,000. **400**

136TH st, 128 W (7:1920-45), ss, 285 w Lenox av, 15x99.11, 3-sty & b stn dwg; Jno Donegan to Albertha G Turner, 128 W 136; mtg $9,350; Jan22; Jan26'14; A$6,000-8,500. nom

137TH st, 47 W, see 137th, 49 W.

137TH st, 49 W (6:1735-16), ns, 350 e Lenox av, 25x99.11, 5-sty bk tnt; A$9,000-22 500; also 137TH ST, 47 W (6:1735-17), n s, 375 e Lenox av, 25x99.11, 5-sty bk tnt; A $9,000-22,500; Eugene F McLaughlin to Emma Luby, 1100 Walnut st, Phila, Pa; mtg $33,000; Jan20; Jan24'14. O C & 100

141ST st, 158 W (7:2009-56), ss, 294.10 e 7 av, 27.7x99.11, 5-sty bk tnt; Max H Levy to Nellie Lorge, 4230 Bway; mtg $30,000 & AL; Jan23; Jan23'14; A$11,500-28,000. O C & 100

141ST st, 450 W, see Convent av, swc 141.

143D st, 312-4 W (7:2043-50), ss, 175 w 8 av, 50x99.11 4-sty bk stable; Geo G Fry, ref, to Jno H Kerkmann, 2552 8 av; mtg $34,000; FORECLOS Dec9'13; Jan3; Jan 29'14; A$18,000-37,000. **5,000**

145TH st, 491 W (7:2060-6), ns, abt 125 e Ams av, —x—, 3-sty & b bk dwg; A $8,500-12,500; also 146TH ST, 431-3 W (7:-2061-20½-21), ns, abt 65 e Convent av, —x —, 2 3-stv & b stn dwgs; A$13,600-23,000; also 106TH ST, 225 W (7:1878-13), ns, abt 80 e Bway, —x—, 5-stv stn tnt; A$28,000-47,000; Cath S Barnes to Ten Eyck R Beardsley, 137 W 69 [31 Liberty]; ¼ pt; AT; CaG; AL; Oct31'13; Jan26'14. nom

146TH st, 431-3 W, see 145th, 491 W.

148TH st, 622-30 W, see Riverside dr, 706.

150TH st, 301-3 W, see 8 av, 2819-23.

153D st, 460 W (7:2067-57), ss, 175 e Ams av, 16.8x94.11, 3-sty & b bk dwg; Bradford K Wiley & ano, heirs Bradford K Wiley (decd), to Hy W Gaines, at Huntington, LI [81 Fulton], EXR & TRSTE Zophar B Oakley; mtg $8,000 & AL; Jan21; Jan27'14; A$6,500-10,000. nom

153D st W, see Bway, see Bway, 3696.

156TH st 537 W (8:2115-54), ns, 378.6 w Ams av, 39.3x99.11, 5-sty bk tnt; Phoenix Ingraham, ref, to Paula Menn, 700 E 166, & Alma & Geo Schreiner & Viola Straub, all at 104 W 123; mtg $35,000 & AL; FORECLOS Jan6; Jan7; Jan28'14; A$19,000-44,-500. **10,000**

156TH st, 539 W (8:2115-56), ns, 417.9 w Ams av, 39.3x99.11, 5-sty bk tnt; Phoenix Ingraham, ref, to Paula Menn, 700 E 166, & Alma & Geo Schreiner & Viola Straub, all at 104 W 133; mtg $35,000 & AL; FORECLOS Jan6; Jan7; Jan28'14; A$19,000-44,-500. **10,000**

160TH st W (8:2136-pt lt 20), ss, 475 w Bway 100x100, vacant; P & W Holding Co, Inc, to Podwil Realty Co, Inc, a corpn, both at 1029 E 163; Dec27'13; rerecorded from Jan2; Jan28'14; A$——$——. O C & 100

169TH st, 507-9 W (8:2126-49), ns, 100 w Ams av, 50x81.7, 6-sty bk tnt; Fair Deal Realty Co to Ferd Schmitt, at Yonkers, NY; mtg $40,000; Jan29'14; A$6,900-$——. O C & 100

170TH st, 709 W (8:2139-185), ns, 145 w Ft Washington av, 50x97.6, 5-sty bk tnt; Jno P Nolan to Margt T Martin, 161 W 231; B&S; & CaG; mtg $67,500; Jan23; Jan 26'14; A$13,000-55,000. nom

171ST st, 505 W (8:2128-52), ns, 100 w Ams av, 25x95, 2-sty bk tnt & strs; Louis Weiss to Fredk & Wm D Heise, 521 W 173; mtg $12,000; Nov28'13; Jan29'14; A $7,500-7,500. O C & 100

177TH st W, nwc Northern av, see Northern av, nwc 177.

178TH st W, see Haven av, see Northern av, nwc 177.

178TH st W, nec Northern av, see Northern av, 27-35.

Av A, 184 (2:405-6), es, 51.9 s 12th, 25.9x 95.6, 4-stv bk tnt & strs; Florence Lewis to Wm Goldfinger, at West End Villa, 31st st, Coney Island; mtg $23,250; Jan26'14; A$20,000-25,000. O C & 100

Av A, 224 (2:407-8), sec 14th (Nos 500-2), runs e96xs51.9xw27xn27.9xw69 to av xn 24 to beg, 6-stv bk tnt & strs; Walker L Otis, ref, to Rutherford Holding Co, a corpn, 302 Bway [r 701]; mtg $55,000 & AL; FORECLOS July21'13; Jan28; Jan29'14; A $36,000-70,000. **10,400**

Av B, 153 (2:392-6), es, 46.3 s 10th, 23x 71, 4-sty stn tnt; Beatrice Chasins to Golda Chasins, 153 Av B; mtg $18,600 & AL; Dec 18'13; Jan28'14; A$20,000-24 000. nom

Broadway 481 (2:474-32), ws, 238 n Grand, 26.4x200.1 to es Mercer (No 54), x 26.3x200.2, 4 & 5-sty bk & stn loft & str bldg; Jos L Buttenwieser to Julius B Fox, 520 Ocean av, Jersey City NJ; B&S; AL; Sept9'12; Jan28'14; A$103,000-105,000. O C & 100

Broadway, 481; also MERCER ST, 54; Julius B Fox to Jos L Buttenwieser, 300 Central Park W [220 Bway]; AL; Jan20; Jan28'14. O C & 100

Broadway, 520-2 (2:483-15), es, 51.1 s Spring, 50x99.10, 11-sty stn loft & str bldg; Jos Guinet to McKeon Realty Co, a corpn, 80 Maiden la; B&S; mtg $225,000; Jan22; Jan24'14; A$140,000-285,000. O C & 100

Broadway, 520-2; McKeon Realty Co to Geo C Edwards at Bridgeport, Conn [174 Park pl]; mtg $225,000; Jan22; Jan24'14. O C & 100

Broadway, 3696 (7:2084-61), sec 153d 24.11x100, 5-sty bk tnt; Trinity Studio Co, a corpn, to Chas Dickinson, 1190 Bway, TRSTE for Mary L Hillhouse; B&S; mtg $55,000; Dec22'13; A$36,000-59,000. (Corrects error in issue of Dec27'13 when grantee was Chas Dickson). O C & 100

Claremont av, 192 (7:1993-102), es, 300 n 125th, 50x100, 5-stv bk tnt; Max Gutschneider to Right Realty & Security Co, a corpn, 35 Nassau [r 611]; mtg $46,500 & AL; Jan21; Jan27'14; A$42,000-65,000. nom

Columbus av, 763-5 (7:1833-2-3), es, 26.5 n 97th, 50x100, 2 5-sty bk tnts & strs; Lina Weil to Prosper Realty Corpn, a corpn [c/o E E Hoenig], 203 Bway; mtg $60,000; Dec11'13; Jan27'14; A$44,000-70,000. O C & 100

Columbus av, 944 (7:1861-31), ws, abt 50 n 106th, —x—, 5-sty bk tnt & strs; asn ½ int in real & personal estate under will of Fanny Michael; Jas Michael to Edw J Michael, decd [c/o Lena Michael, his widow, c/o J Franklin, 170 Bway]; Feb10 '96; Jan27'14; A$22,000-29,000. nom

Convent av (7:2057-43-46), swc 141st (No 450), 99.11x95, vacant; Jos Guinet to McKeon Realty Co a corpn, 80 Maiden la; B &S; mtg $25,000; Jan22; Jan24'14; A$64,-000-64,000. O C & 100

Edgecombe av, 58 (7:2041--3½), es, 92 n 137th, 15.10x100, 4-sty stn tnt; Isabel W Bonner to D H Jackson Co, a corpn, 135 Bway; mtg $11,000; Jan20 Jan27'14; A$6,500-13,500. nom

Edgecombe av, 106 (7:2042-2½), es, 51.6 n 139th, 16x76.8, 3-sty & b bk dwg; Zella A Robinson to Margt J Becker, 830 Park av; QC; re dower, &c; Jan25; Jan29'14; A$6,500-12,500. nom

Haven av, ws, 30 n 177th, see Northern av, nwc 177.

Haven av, nec 177th, see Northern av, n wc 177.

Haven av, see 178th, see Northern av, n wc 177.

Lenox av, 424 (6:1729-2), es, 33.7 n 131st, 16.7x85, 3-sty & b stn dwg; Gerald Fitz Gibbon to Anna H Fitz Gibbon Kennedy & Mamie J Fitz Gibbon, both at 424 Lenox av; mtg $5,000; Jan16; Jan26'14; A$11,000-12,000. gift

Madison av, 558 (5:1291-56½), ws, 68 s 56th, runs w25xs5xw52xs27.5xe77 to av xn 32.5 to beg, 4-sty & b stn dwg; Saml Thorne & ano, TRSTES Jonathan Thorne, to Phebe K, wife Edwin Thorne, at West Islip, LI [19 Cedar]; AL; Dec24'09; Jan26 '14; A$75,000-90,000. nom

Madison av, 1694 (6:1618-17), ws, 25 n 112th, 25x100, 5-sty bk tnt & str; Augustus J Dieck to Louis Block, 79 E 96; mtg $23,500 & AL; Jan27'14; A$16,000-28,000. O C & 100

Madison av, 1832 (6:1746-14), nwc 119th (No 21), 25.10x100, 5-sty bk tnt & strs; Ferd I Haber, ref, to Richd M Bent, 63 W 50; FORECLOS Jan27; Jan29'14; A$28,000-48,000. **42,000**

Manhattan av, 504 (7:1947-45), es, 25.11 s 121st, 18.9x95 5-sty stn tnt; Benj F Frey to Annie E Wohlfrom, 504 Manhattan av; Jan26'14; A$10,800-17,000. O C & 100

Northern av (8:2177-300), nwc 177th, runs n130xw105xn125 to ss 178th xw167 to es Haven av xs65 & 219.1 to ns 177th xe on curve 184.8 to beg, 3-sty fr dwg & vacant; A$122,000-126 000; also HAVEN AV (8:2177-361), ws, 30 n 177th, runs w56x—125.11 to av xs137.11 to beg, gore, vacant; A$1,500-1,500; Wm B Sommerville to Hermione H Sommerville, 490 Riverside dr; A L; Jan23; Jan24'14. O C & 100

Northern av, 27-35 (8:2177-78) nec 178th, 92.6x100, 6-sty bk tnt; Arthur D Truax, ref, to Ambrose Realty Co, a corpn, [c/o W N Harte, pres], 135 Bway; FORECLOS Nov20'13; Jan28'14; A$26,000-150 000. **115,000**

Park av, 756, see 72d, 58 E.

Post av (8:2219-9), ss, 200 e 204th, 100x 150, vacant; Jno H Knapp to Sarah Bernstein, 241 W 108; mtg $7,000; Jan26; Jan 28'14; A$12,000-12,000. nom

Riverside dr, 706 (7:2094-45), sec 148th (Nos 622-30), 99.11x105, 10-sty bk tnt; Geo F Picken Constn Co to Chas M Rosenthal, 241 Ft Washington av [160 Bway]; mtg $440,000; Jan27; Jan28'14; A$10,500-$——. O C & 100

St Nicholas av, 141 (7:1923-19), nwc 117th (No 211), 29.7x92.5x25 2x107.11, 5-sty bk tnt & strs; N Taylor Phillips, ref, to Kath F, Arthur J & Walter C McClure, 22 W 49, EXRS David McClure; FORECLOS Jan20; Jan28; Jan29'14; A$27,000-46,000. **43,000**

St Nicholas av, 767 (7:2063-33), ws, 81.9 s 149th, 20.4x118.5x19.11x114.1, 3 & 4-sty & b bk dwg; Jno Reilly to Mary E Reisig, at Larchmont, NY; FORECLOS Jan9; Jan 29'14; A$11,500-20,000. **15,600**

187 av, 129 (2:449-31), ws, 27.6 s 8th, 24.6x50, 5-sty bk tnt & strs; Jacob C Brand ref, to Rosa Wirth of Monticello, NY; mtg $22,000 & AL; FORECLOS Jan6; Jan21; Jan28'14; A$14,500-21,000. **2,000**

2D av, 1449 (5:1430-25), ws, 78.9 s 76th, 25x105, 5-sty bk tnt & strs; G & S Realty Co, a corpn, to Alfred Frankenthaler, 1215 Mad av; AL; July21'13; Jan23'14; A$15,000-27,000. O C & 100

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3D av, 160S (5:1519-35), ws, 48 n 90th, 27.8x72.11, 5-sty bk tnt & strs; Philipp Brauneis to Katharina Brauneis, his wife, 172 E 94; mtg $24,000; Jan21; Jan28'14; A $18,000-26,000. O C & 100

6TH av, 330 (3:822-80), es, 80 s 21st, 20x 73.9, 4-sty bk str, 2-sty ext; Josephine M Geenen to Agnes G Kemm, 7 Cumbermede rd, Palisade, NJ [c/o Theo Kemm, 481 Broome]; B&S; AL; Dec16'13; Jan24'14; A $68 000-76,000. nom

7TH av, 2157-61, see 48th, 343-5 W.

7TH av, 2304-6 (7:1941-31-32), ws, 49.11 n 135th, 50x100, 2-5-sty bk tnts & strs; Dawson C Glover, ref, to Saranac Constn Co, 3785 Bway; FORECLOS Dec24'13; Dec 26'13; Jan28'14; A$36,000-58,000.

1,000 over & above all liens

8TH av, 2819-23 (7:2046-7), nwc 150th (Nos 301-3), 99.11x112.6, 7-sty bk tnt & strs; Bernhard Schlegel to Markert Realty Co, a corpn, on ss Kenmore blvd, — w of N Y av, South Jamaica Manor, Jamaica, LI; mtg $135,000 & AL; Jan28; Jan29'14; A $61,000-200,000. O C & 100

9TH av, 533 (3:737-36), ws, 58.9 s 40th, 20x65, 4-sty bk tnt & str; Caroline E Billhardt & ano to Morris Rubin, 654 9 av & Morris Frank, 538 9 av; mtg $12,000 & AL; Jan22; Jan23'14; A$13,500-17,500. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 200 (2:417), es, 97 s Houston, 25 x87.6, except strip on ns 0.9x87.6; asn rents; Tarsus Realty Co to Royal Co of N Y, 93-5 Nassau; Jan23; Jan24'14. 1,100

Eldridge st, 113 (2:418), nws, 25x119.10; asn rents; Isaac Lipschitz to Royal Co of NY, 93-5 Nassau; Jan22; Jan24'14. 2,200

Greenwich st, 61 (1:19); consent to additional tracks; Anna E Pinkerton, EXTRX Robt A Pinkerton, to Manhattan Railway Co; Dec9'13; Jan27'14. ——

Greenwich st, 198 (1:83); consent to additional tracks; Emma L Smith to Manhattan Railway Co; Jan12; Jan24'14. ——

Greenwich st, 218 (1:84); consent to additional tracks; Hall & Ruckel, a corpn, to Manhattan Railway Co; Dec30'13; Jan23 '14. 583

Greenwich st, 220 (1:84); consent to additional tracks; Agnes Hall to Manhattan Railway Co; Dec30'13; Jan23'14. 583

Greenwich st, 324 (1:142); consent to additional tracks; Eliz A Galway to Manhattan Railway Co; Jan17; Jan24'14. ——

Greenwich st, 335-7 (1:143); consent to additional tracks; Chas H Mattlage & ano EXRS, &c Chas F Mattlage, decd to Manhattan Railway Co; Jan14; Jan24'14. ——

Greenwich st 386-8 (1:186); consent to additional tracks; Eliza L Edgar of Newport, RI, to Manhattan Railway Co; Jan 15; Jan23'14. 970.75

Greenwich st, 403 (1:214); consent of additional tracks; Henry Leerburger to Manhattan Railway Co; Jan10; Jan24'14. ——

Greenwich st, 468 (2:595), nwc Watts, 25x80; consent to 3d track; Henry Kroger, of Spuyten Duyvil, to Manhattan Railway Co, a corpn; mtg $21,000; Nov19'13; Jan29 '14. 550

Greenwich st, 756 (2:634); consent to 3d track; Edmund L Greenin, of Hillsdale, NJ, to Manhattan Railway Co, a corpn; mtg $9,000; Jan9; Jan29'14. 495

Greenwich st, 756; consent to 3d track; Jno Montgomery, mortgagee, to same; Jan19; Jan29'14. nom

Greenwich st, 765 (2:634); consent to additional tracks; St Johns Park Realty Co, 55 Liberty to Manhattan Railway Co; mtg $4,000; Dec30'13; Jan23'14. 462

Greenwich st, 765; consent to additional tracks; Emigrant Indust Savgs Bank mortgagee to Manhattan Railway Co; Jan 9; Jan23'14. nom

Greenwich st, 765 (2:634); consent to additional tracks; St Johns Park Realty Co to Manhattan Railway Co; Jan21; Jan24'14. ——

Greenwich st, 830 (2:642); consent to additional tracks; Wm D Kilpatrick to Manhattan Railway Co, 165 Bway; Jan19; Jan 24'14. ——

Irving pl, 3 (3:870), ws, 75.2 s 15th, runs w 74.11xs131.4 to ns 14th (Nos 115-7), xe 50.2xn103.3xe25.2 to beg; certf as to payment of transfer tax; Jas A Wendell, Deputy Comptroller of State N Y, to Ellinor B & Juliet Turner & Jeanie T Copinger, TRSTES Sarah B Turner, decd [c/o Whitridge, Butler & Rice, 59 Wall]; Jan27; Jan 28'14. ——

Mott st, 104 (1:204); agmt by party 1st pt to sell beer, &c, of party 2d pt to Sept 1'16 & party of 2d pt to advance $5,000 to party 1st pt towards purchase of above; Dominick Lambiente with Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn; May 1'13; Jan23'14. nom

Watts st, nwc Greenwich, see Greenwich, 468.

14TH st, 115-7 E, see Irving pl, 3.

72D st, 43 W (miscl); also LAND at Kingston, NY; certf copy of will; Geo J Smith, late of Kingston, NY, to Laura N Smith, his wife [109 Albany av, Kingston, NY]; Jan14'13; Jan26'14. ——

82D st, 80 W; also COLUMBUS AV, 451-7 (4:1195); consent to 3d track; Ellen A Slaven by Ralph E Slaven, atty, to Manhattan Railway Co, a corpn; Jan20; Jan 29'14. ——

95TH st, 151 W (4:1226-12), ns, abt 280 e Ams av, —x—, 3-sty & b stn dwg, furnished, valuation $34,500; CONTRACT; Jno P Magner with Ignatz Erber, 41 W 32; mtg $14,500; Dec22'13; Jan29'14; A $10,000-18,000. **20,000**

98TH st, 320 E (6:1669-40), ss, 300 e 2 av, 25x100.9, 2-sty bk stable & 1-sty fr rear stable; re judgt; Edw D Bryde to Esther Cukell, 326 E 98; Jan26; Jan27'14; A$5,000-5,500. nom

120TH st, 120 W (7:1904-44), ss, 254 w Lenox av, 19x100.11, 3-sty & b stn dwg; re dower; Ida Shlanowsky to Nathaniel I Sloane, 545 W 158; AT; QC; Jan29'14; A $10,600-18,000. nom

121ST st, 425 E (6:1809), ns, 332.1 w Pleasant av, 17.11x100.11; re asn rents; Bronx Security & Brokerage Co to Anna E Keck, 835 10 av; Dec15'13; Jan28'14. O C & 140

129TH st, 406-12 W (7:1968-46-52), ss, 110 w St Nicholas ter, runs s99.11xw120.6xs0.1 xw60.6xs0.10xw7.4xn100.10 to st xe188.4 to beg, 3-5-sty bk tnts; re mtg; Metropolitan Life Ins Co, a corpn, to Manchester Constn Co, a corpn, 223 Wooster; Jan28'14; A $——$——. 33,500

169TH st, 507-9 W (8:2126-49), ns, 100 w Ams av, 50x81.7, 6-sty bk tnt; re mtg; Abr J Dworsky to Fair Deal Realty Co, a corpn [c/o A Goodman], 117 W 119; Jan 29'14; A$6,900-$——. 5,500

Columbus av, 451-7, see 82d, 80 W.

Columbus av, 922 (7:1860); consent to additional tracks; Frank Bitz to Manhattan Railway Co; Jan13; Jan27'14. ——

Sherman av (8:2225), ns, 200 w 204th, 2 lots, each 50x150; re from agmt affecting mtgs; City Mtg Co, 15 Wall, & Vermilyea Realty Co, a corpn, 3856 10 av, with N Y Trust Co, a corpn, 26 Broad; Jan27'14. nom

9TH av, 200 (3:746); consent to additional tracks; Ike Kind to Manhattan Railway Co; Jan19; Jan24'14. ——

9TH av, 517 (3:736); consent to additional tracks; Laura Bloch to Manhattan Railway Co; Jan10; Jan27'14. ——

Appointment of trustee (miscl) in place of Geo B Post (decd); J Langdon Ward & Lewis C Hasell, TRSTES will Mary M Jones to Waldron K Post of Bayport, LI; Jan2; Jan27'14. ——

Appointment of trustee (miscl); Walter Bowne & Jno E Parsons, TRSTE Walter Bowne (decd), to Wm B Bowne, 262 W 83, as TRSTE same will; Jan26; Jan29'14. ——

Certf by Oswald H Hardy, Registrar of Probate Division of High Court of Justice of England as to letters of administration granted to Fanny A Anderson, 25 Chinchester pl, Brighton, Eng; Apr25'13; Jan 26'14. ——

Order of court (miscl) appointing Otto M Sternfeld as temporary receiver in matter of Moritz, Isidor & Leo Safran, individ & firm Safran & Sons, bankrupts; Jan26; Jan27'14. ——

Power of atty (miscl); Gerald Fitz-Herbert Delamer, of Dublin, Ireland, to Michl C Corbet, of Bklyn; Apr4'13; Jan 27'14. ——

Power of atty (miscl); Fanny A Anderson, widow, of Brighton, Eng, to A H Bell, of Green Cove Springs, Fla; Dec15'13; Jan26'14. ——

Power of atty (miscl); Ignatz Erber, 687 Ridge st, Newark, NJ, to Emil Erber, 41 W 32, NY; Aug22'13; Jan29'14. ——

Power of atty (miscl); Ferd Sulzberger to Max J Sulzberger, his son, & Nathan Grabenheimer, his nephew; Mar1'13; Jan 29'14. ——

Power of atty (miscl); Sophia Goldenthal, of Bklyn, to Benzoin H Goldenthal, of Bklyn; Feb5'13; Jan29'14. ——

WILLS.

Borough of Manhattan.

Manhattan st, 3 (7:1966-62), ns, 14.10 w 125th, 25x100, 5-sty bk tnt & str; A $17.-000-24,000; also 87TH st, 128 W (4:1217-44), ss, 274 w Col av, 18x100.8, 3-sty bk dwg; A$14,400-23,000; Sarah Gonsenheim Est, Saml M Dessauer, EXR, 128 W 87; atty, Marks G Holstein, 141 Bway. Will filed Jan26'14.

Old Slip, 8 (1:31-1), ns, 45.5 w Water, 36.3 x irreg, 5-sty bk loft & str bldg; Jno Paradies Est, Philipp Paulus, EXR, 1732 Metropolitan av, Bklyn; attys, Holm, Whitlock & Scharff, 35 Nassau; A$15,000-18,000. Will filed Jan26'14.

Rivington st, 210-14 (2:344-69) nwc Pitt, 60x50.9, 6-sty bk tnt & strs; ¼ int; Hy Male Est, Gertrude Male, EXTRX, 835 Beck; attys, Morris & Saml Meyers, 220 Bway; A$47,000-80,000. Will filed Dec26'13.

Watts st, 153 (1:224-10), ss 79.9 e West, 20x49.7, 2½-sty bk tnt; Christina Van Brunt Est, T. G & T Co EXR, 176 Bway; atty, Geo D Bergener, 175 Remsen, Bklyn; A $8,000-9,000. Will filed Jan28'14.

15TH st 251 W (3:765-10), ns, 193.6 e 8 av, 25x103, 5-sty & b stn dwg; Ettie V Bourg Est, Louise Blanks, EXTRX, Cleveland av, Mineola, LI; atty, B Levy, 206 Bway; A$12 000-18,000. Will filed Jan22'14.

21ST st, 45-51 W (3:823-10), ns, 164 e 6 av, 110.5x98.9, 6-sty bk loft bldg & strs; A$255,000-P305,000; also 65TH ST, 54 E (5:1379-41), ss, 100 w Park av, 20x100.5, 4-sty bk stn ft dwg & 3-sty extn; A$44.-000-53,000; David E Sicher Est, Dudley D Sicher, EXR, 15 E 80 & Farmers Loan & Tr Co, 22 Exch pl; attys, Wollman & Wollman, 20 Broad. Will filed Jan28'14.

26TH st, 117 E (3:882-13), ns, 225 e 4 av, 14.3x98.9, 3-sty & b stn dwg; Alice J Brantingham Est, Chas H Brantingham EXR, Park av Hotel; atty, Michl Kirtland, 2 Wall; A$17,000-19,000. Will filed Jan22 '14.

65TH st, 54 E, see 21st, 45-51 W.

81ST st, 304 E (5:1543-48¾), ss, 77 e 2 av, 25x103, 5-sty & b stn dwg; Ettie V Levy Est, Rose Levy EXTRX, 304 E 81; atty Ward V Tolbert, 45 Cedar; A$7,000-11,000. Will filed Jan28'14.

87TH st, 128 W, see Manhattan, 3.

117TH st, 56 E (6:1620-50), ss, 70 e Mad av, 25x100 5-sty bk tnt & str; Mary Cotek Est, Leo Mergentiney, EXR, 1753 E 12 Bklyn; attys, Feiner & Maass, 100 Bway; A$11,000-19,000. Will filed Jan19'14.

CONVEYANCES.

Borough of the Bronx.

Beech st (*), nwc 151st, runs n12.6xw34 to 151st xe31.8 to beg; Henry C Schaefer to Henry C & Bertha Schaefer, 763 Courtlandt av, tenants by the entirety; Jan28; Jan29'14. nom

Byron st, es, 100 s 237th, see Longwood av, 1147-9.

Fox st, 1145, see Home, swc Fox.

Fulton st (*), es, 500 n 241st, runs n66.3 xe151 to White Plains av xsel30xw72.9xn 19xw100 to beg; also WHITE PLAINS AV (*), ws, abt 180 s De Milt av, 45x— to Fulton x38x—, except part for rd; Jacob Levy, ref, to Mark D Stiles, 39 Primrose av, Mt Vernon, NY; FORECLOS Dec2'13; Jan22; Jan23'14. **24,600**

Fulton st (*), es, 500 n 241st, runs n66.3 xe151 to White Plains av xsel30xw72.9xn 19xw100 to beg; also WHITE PLAINS AV (*), ws, 180 s De Milt av, 45x— to Fulton, x38x—; also FULTON ST (*), es, 450 ne 241st, 50x100; Mark D Stiles to Jno Stahl, 240th, nr White Plains rd; Jan22; Jan23'14. nom

Fulton st, es, 450 ne 241st, see Fulton, e s, 500 n 241.

Gates pl, ct 135.1 n Mosholu Pkway N, see Knox pl, es, 123.7 s Gun Hill rd.

Gates pl, es, at nes Mosholu Pkway N, see Knox pl, es, 123.7 s Gun Hill rd.

Gates pl, es, 388.6 n Mosholu Pkway N, see Jerome av, ws, 230.11 n Mosholu Pkway N.

Gates pl, ws, 285.1 n Mosholu Pkway N, see Jerome av, nwc Mosholu Pkway N.

Halsey pl, swc Herschell, see Herschell, swc Halsey pl.

Herschell st (Washington av) (*), swc Halsey pl, 25.3x104.5x25x108.4; Jerome H Buck, ref, to Wm H Pound, 1535 Eastchester rd; FORECLOS Jan5'14; Jan26'14. **3,300**

Hoone st (10:2719), swc Fox (No 1145), 94x48.8x87.10x59, 5-sty bk tnt & strs; Theresa Lemmon to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $40,000; Jan19; Jan23'14. O C & 100

Knox pl (12:3324), es, 123.7 s Gun Hill rd, runs s150xe100xn50xe100 to ws Jerome av, xn50xw100xn50xw100 to beg; also KNOX PL (12:3324), ws, 114.7 s Gun Hill rd, 25x100; also KNOX PL (12:3324), ws, 333 n Mosholu Pkway N, 100x100; also GATES PL (12:3324), cl, 135.1 n Mosholu Pkway N, runs n150xw100xs150xe100 to beg, also GATES PL (12:3324), es, at nes Mosholu Pkway N, 88.6x100x135.9x110.7; also MOSHOLU PKWAY N (12:3326), nes, 378.8 e Jerome av, 25x100; vacant; Wm Klein, ref, to Geo Wm Dickinson, Paris, France, & Geo M Thompson, Bound Brook, NJ, TRSTES for Mary L Hillhouse, & Chas Dickinson, 1190 Bway, TRSTES for same; FORECLOS Dec15'13; Jan22; Jan27'14. **37,000**

Knox pl, sec Gun Hill rd, see Knox pl, es, 436.4 n Mosholu Pkway N.

Knox pl, ws, 114.7 s Gun Hill rd, see Knox pl, es, 123.7 s Gun Hill rd.

Knox pl, ws, 608 n Mosholu Pkway N, see Jerome av, nwc Mosholu Pkway N.

Knox pl, es, abt 280.11 n Mosholu Pkway N, see Jerome av, nwc Mosholu Pkway N.

Knox pl, es, 111.4 n Mosholu Pkway N see Jerome av, nwc Mosholu Pkway N.

Knox pl, nec Mosholu Pkway N, see Jerome av, nwc Mosholu Pkway N.

Knox pl, ws, 158 n Mosholu Pkway N, see Knox pl, es, 436.4 n Mosholu Pkway N.

Knox pl, ws, 333 n Mosholu Pkway N, see Knox pl, es, 123.7 s Gun Hill rd.

Knox pl, ws, at nes Mosholu Pkway N, see Knox pl, es, 436.4 n Mosholu Pkway N.

Knox pl, ws, 433 n Mosholu Pkway N, see Jerome av, ws, 230.11 n Mosholu Pkway N.

Knox pl (12:3324), es, 436.4 n Mosholu Pkway N, 150x100; also KNOX PL (12:-3324), sec Gun Hill rd, runs s123.7xe100xn 138.8 to rd xw50.7xs106.2xw25xn102.4 to rd xw25.3 to beg; also KNOX PL (12:-3324), ws, at nes Mosholu Pkway N, 108x 100x60.9x110.7; also KNOX PL (12:3324), ws, 158 n Mosholu Pkway N, 25x100; also MOSHOLU PKWAY N (12:3324), nes, 312.1 e Gun Hill rd, 56.5x285.7x54.1x239.1; also MOSHOLU PKWAY N (12:3326), nes, 403.8 se Jerome av, 25x100, vacant; Wm Klein, ref, to Chas Dickinson, 1190 Bway; FORECLOS Dec15'13; Jan22; Jan27'14. **28,000**

Leland st (*), ws, 125.4 n Davis, 50x100; Thos B Beckwick, heir Martin Paulsen, to Kaia Paulsen, 628 E 138; B&S; Jan10; Jan27'14. nom

Lyvere pl, 2436 (*), es, being s pt Lot 8 & n pt Lot 10, map Jno Honohan, runs n25 xe121.8xse37xs63.10xw105.6 to beg; Margt Honohan wid et al heirs Hugh Honohan to Anna Honohan, 2436 Lyvere pl AT; Jan 23; Jan24'14. O C & 100

Magenta st (*), ns, abt 1048 e White Plains rd, 25x94.11; Giuseppe Campanella to Joacquin Molone, 205 E 106; Jan23'14. O C & 100

Mansion st, nwc Hammond av, see Hammond av, nwc Mansion.

Review pl (12:3271), lots 27 & 28 map Van Cortlandt Park; land in bed of place in front of above; Bella Peterson to City NY; Aug15'13; Jan29'14. nom

Rose pl (*), nws, 140 ne Grace av, 20x 100; Katie Marcon to Hudson P Rose Co, 32 W 45; Jan13; Jan24'14. nom

Swinton st, es, 125 n Eastern blvd, see Scribner av, ns, 146.2 e Balcom av.

Waterloo pl, 1835, see Southern blvd, 1951.

Willow la, nes, see Bronx & Pelham Pkway, ns, at land Harlem River & Portchester R R.

134TH st, 411 E (9:2279), ns, 100 e Willis av, 25x100, 3-sty & b fr dwg; also 134TH ST, 419 E (9:2279), ns, 125 e Willis av, 50 x100, 3-sty fr dwg, 2-sty ext; Antoinette B Taylor et al devisees Geo Taylor to

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Douglas H Cooke, White Plains, NY; mtg $3,000; Jan7; Jan24'14. nom

134TH st, 419 E, see 134th, 411 E.

137TH st, 412 E (9:2281), ss, 150 e Willis av, 25x100, 4-sty bk tnt; Jacob Roeser to Conrad Rapp, 412 E 137; mtg $——; Jan 16; Jan23'14. O C & 100

137TH st, 412 E; Conrad Rapp to Jacob Roeser, 2140 Fulton, Bklyn; mtg $——; Jan14; Jan23'14. O C & 100

137TH st, 639 E (10:2550), ns, 101.11 w Cypress av, 37.6x100, 6-sty bk tnt; D H Jackson Co to Lillian B Taylor, 156 W 72; mtg $30,000; Jan20; Jan28'14. O C & 100

149TH st E, swc Tinton av, see Tinton av, swc 149th.

151ST st E, nwc Beech, see Beech, nwc 151.

162D st, 414-22 E (9:2383), ss, 364.5 w Elton av, 100x99.4x100x99.7, 4 2-sty & b fr dwgs; Chas F Conover & ano EXRS Lawrence V Conover to Chas F Conover, 414 E 162, & Edith Neuroth, 432 E 162, DEVISEES Lawrence V Conover; Jan5; Jan26 '14. nom

164TH st, 421 E, see Brook av, 986.

166TH st, 815 E, see Union av, 1094.

168TH st, 802 E, see Union av, ses, at sws 168.

175TH st E, swc Prospect av, see Prospect av, swc 175.

176TH st E, nwc Longfellow av, see Longfellow av, nwc 176.

176TH st, 878 E, see Southern blvd, 1951.

177TH st, 744-56 E, see Southern blvd, 1951.

177TH st, 784-6 E, see Southern blvd, 1951.

177TH st, 868 E, see Southern blvd, 1951.

177TH st E, swc Southern blvd, see Southern blvd, 1951.

179TH st E, ns, at ns land conveyed to Ann Clements, see Arthur av, 2044.

179TH st E, nec Arthur av, see Arthur av, 2044.

184TH st E (11:3042-8), es, 188.2 se Marion av, 26.3x75.2, 2-sty fr dwg; Chas C Marrin, ref, to Ira H Parker, 342 E 140; transfer tax lien; FORECLOS Nov21'13; Dec18'13; Jan23'14. **1,800**

188TH st E, sec Washington av, see Washington av, sec 188.

204TH st, 107 E (12:3311), ns, 75 e Villa av 26x98.7, except part for 204th, 3-sty fr tnt & str; Antonia Natale to Angelo Funingello, 3059 Valentine av; mtg $4,000; Jan 26'14. nom

210TH st E, nec Kossuth av, see Jerome av, ws, 230.11 n Mosholu Pkway N.

213TH st E (*), ns, 80 w2 av, — to e shore Bronx River x640x391x400; Liberato Gianfrancesco to Filomena Capolla, 3611 Bronx blvd; Jan28'14. 100

214TH st, 707 E (*), ns, 25x125; Luigi Marino to Fredk W Schneider, 2363 Lyon av; mtg $7,000; Jan23'14. 250

214TH st, 707 E (*),; Lorenzo Marino to same; QC; Jan22; Jan23'14. nom

217TH st E (*), ss, 350 w Paulding av, 25x109.4; Giustino Materiale & ano to Thos McEwan, 1127 Summit av, Jersey City, NJ; Jan14; Jan24'14. nom

225TH st E, ss, 162.3 e Bronxwood av, see Bronxwood av, sec 226.

225TH st E (*), ns, 131.10 e Paulding av, 50x109; Ada B Wilson to Edw J Wilson; May12'08; Jan29'14. nom

225TH st E, nwc Paulding av, see Bronxwood av, sec 226.

226TH st E, sec Bronxwood av, see Bronxwood av, sec 226.

233D st E (*), ss, 202.8 e Barnes av, 25x100; Livia M Pepe to Colombia Traina, 345 Central av, West Hoboken, NJ; Jan 23; Jan26'14. O C & 100

233D st E (*), ss, 177.8 e Barnes av, 50 x100; Jno Traina to Livia M Pepe, 15 Charlton; Jan19; Jan23'14. O C & 100

235TH st, 134 E (12:3369), ss, 150 w Kepler av, 25x100, 2-sty bk dwg; Jno M Lander to Charlotte & Margt Lander, 134 E 235; Jan23; Jan26'14. O C & 100

235TH st E, nec Kepler av, see Kepler av, nec 235th.

235TH st E, nwc Oneida av, see Oneida av, nwc 235th.

237TH st, 412 E (12:3385), ss, 137.8 e Martha av, 37.6x99.11, 2-sty fr dwg & 1-sty fr rear garage; Wesley Constn Co to Mary I White, Montrose, NY; Jan5; Jan 29'14. nom

239TH st E (12:3393), ns, 327.9 w Verio av, 25x100, vacant; Henry C Schaefer to Henry C & Bertha Schaefer, 763 Courtlandt av, tenants by the entirety; Jan28; Jan29'14. O C & 100

Albany Post rd (12:3263), ss, 70.5 w from pt of tangency of ss Albany rd with ws Van Courtlandt av, runs s92.10xe169 to ws Van Courtlandt av xn & w 208.9 to beg; vacant; Robt C Wood to P Erskine Wood, 118 E 36; QC; Jan26; Jan28'14. O C & 100

Albany Post rd (12:3263), same prop; Northwestern Constn Co to same; B&S; mtg $——; Jan26; Jan28'14. O C & 100

Alexander av, 134 (9:2296), es, 22 s 134th, 19.6x89.6, 4-sty bk tnt & str; Edward Nicholson & ano, EXRS Jos Bierhoff, to Selvin Realty Co, Inc, a corpn, 5 Beekman; mtg $7,000; Jan22; Jan27'14. **7,125**

Arthur av, 2044; also 179TH ST E (11:3069); also CROTONA AV, 1983-5; Cath McNulty to Jas McNulty, 329 Hudson; AL; Jan17; Jan24'14. nom

Arthur av, 2044 (11:3069), es, 639 n Locust av, 50x100, except pt for 179th & Arthur av, 5-sty bk tnt & strs; also CROTONA AV, 1983-5 (11:3079), ws, 100 s 179th, 75x100.6x78.3x122.9, 2-5-sty bk tnts; also 179TH ST E (11:3069), ns, at ns land conveyed to Ann Clements by deed made Feb20'1867, runs e24.7xs abt 4 to st xw 24.10 to beg; Jas McNulty to Jno McNulty, 3058 Bainbridge av; AL; Jan22; Jan24'14. nom

Bainbridge av, 2609 (12:3293), ws, 31.8 s 194th, runs w81xs1.10xw1.2xs38.1xe83.6 to av xn40 to beg, 5-sty bk tnt; Elkan Kahn to Theo F Willand, 358 W 28; mtg $25,000; Jan27; Jan29'14. O C & 100

Bainbridge av, 3058 (12:3334), es, 150 s 204th, 50x100, 2-sty fr dwg & 2-sty fr rear stable; Jno McNulty to Jas McNulty, 329 Hudson; AL; Jan20; Jan24'14. nom

Bainbridge av, 3058; Jas McNulty to Jno McNulty, 3058 Bainbridge av; AL; Jan 22; Jan24'14. nom

Baychester av (*), ws, 125 s Edenwald av, 25x75; Land Co "A" of Edenwald to Stelianos Scopas, 649 6 av; Jan27; Jan29 '14. nom

Belmont av, 1840, see Southern blvd, 1951.

Belmont av, 1898, see Southern blvd, 1951.

Belmont av, 2157 (11:3082), ws, 253.1 n 181st, 24x83, 2-sty fr dwg; Hyman Chlebowsky to Jacob Chlebowsky 2157 Belmont av; mtg $4,250; Jan6; Jan27'14. O C & 100

Bolton av (*), nwc Patterson av, 100x 110.8 to Clasons Pt rd x113.8x56.6; Henry C Schaefer to Henry C & Bertha Schaefer, 763 Courtlandt av, tenants by the entirety; mtg $1,600; Jan28; Jan29'14. O C & 100

Boyd av (*), es, 275 s Barnes av, 25x 97.6; Viola M O'Hare to Jno Zacco, 4184 Bronxwood av; mtg $900; Jan26; Jan28 '14. O C & 100

Bronxwood av (*), sec 226th, 34x121.8; also PAULDING AV (*), nwc 225th, 34x 101.9x34x100; also 225TH ST E (*), ss, 162.3 e Bronxwood av, 25x77.6x26.10x67.9; Adaline B Wilson to Edw J Wilson; mtg $1,820; May12'08; Jan29'14. O C & 100

Brook av, 546 (9:2276), es, 50 s 150th, 25x100, 5-sty bk tnt & strs; Adalaide E McIntire to Jos J Cermak, 417 E 69; B&S & AL; Jan24; Jan29'14. O C & 100

Brook av, 986 (9:2386), nec 164th (No 421), 29.2x74.5x27.6x64.7, 4-sty bk tnt & strs; German Savgs Bank to Katie Jaecker, Blauvelt, NY; B&S; Jan27; Jan 29'14. O C & 100

Bronx & Pelham Pkway (*), ns, at land conveyed by Colorado Realty Co to Harlem River & Portchester R R, July2'07, runs ne779.9xse216.2xse163.5 to pkway xw 902.2 to beg, contains 4 9-100 acres; also EASTERN BLVD (*), nws, 284.2 n Willow la, runs n175xsw307.6 to nes Willow la xse100xe200 to beg; Colorado Realty Co to Mary E Colford, 143 Wadsworth av; Apr 15'13; Jan27'14. nom

Bryant av, swc Randell av, see Randall av, swc Bryant av.

Castle Hill av (*), ss, 350 e Green la, 25x105.2; Edw Zufrass to Kate Drugan, 1701 Castlehill av; mtg $3,500; Jan23'14. O C & 100

Clason Pt rd (*), es, 178.10 n Ludlow av, runs ne100xn26.7xsw15xnw75xsw100 to rd xse100 to beg; Fritz Landenberger to Fredk Landenherger, Jr, 1038 Union av; Nov28'13; Jan28'14. nom

Clason Pt rd, see Bolton av, nwc Patterson av.

Courtlandt av, 681 (9:2413), ws, 50 s 154th, 25x100, 4-sty bk tnt & str; Rita, wife Chas Galewski, to Eliz Gifford, 275 Central Park W; AL; Jan27; Jan29'14. nom

Courtlandt av, 759-63 (9:2416), ws, 143.7 s 157th, 65.5x100.4x68.5x100, 2 4-sty bk tnts & strs & 3-sty fr tnt & str, with 2-sty fr rear tnt; Henry C Schaefer to Hy C & Bertha Schaefer, 763 Courtlandt av, tenants by the entirety; mtg $16,500; Jan28; Jan29'14. O C & 100

Crotona av, 1911, see Southern blvd, 1951.

Crotona av, 1983-5, see Arthur av, 2044.

DeKalb av, ws, 100 n 208th, see Jerome av, nwc Mosholu Pkway N.

Eastburn av (11:2796), ws, abt 560 s North, 25x100, vacant; Henry C Schaefer to Henry C & Bertha Schaefer, 763 Courtlandt av, tenants by the entirety; Jan28; Jan29'14. O C & 100

Eastern blvd, nws, 284.2 n Willow la, see Bronx & Pelham Pkway, ns, at land Harlem River & Portchester R R.

Evergreen av, 1210 (*), es, 104 n Westchester av, 40x100; Terbor Impt Co to Mary J Mullis, 296 Carroll, Bklyn; AL; Jan26; Jan29'14. nom

Fordham rd (11:3091), ss, 50.10 w Cambreleng av, 50.11x126.11x50x136.7, vacant; Ida Starke to Jno J Tully Co, 730 N Oak dr; mtg $1,500; Jan26; Jan27'14. nom

Franklin av, 1387 (11:2931), nws, 134.5 nw (?) should be sw from sws 170th, runs n w 100 x n e 20 x s e 100 to av xsw20 to beg, except pt for Franklin av, 2-sty & b bk dwg; Jennie Starr to Henry H Snedeker, 129 Beech st, East Orange, NJ; Jan23; Jan27'14. nom

Gun Hill rd, sec Knox pl, see Knox pl, es, 436.4 n Mosholu Pkway N.

Gun Hill rd, ss, 25 e Knox pl, see Knox pl, es, 436.4 n Mosholu Pkway N.

Gun Hill rd ses, at nes Mosholu Pkway N, see Jerome av, ws, 230.11 n Mosholu Pkway N.

Hammond av (Classon) (*), nwc Mansion, 75x102.6x75x103.4; Jno W Barthel to Peter Kiefer, 2426 Westchester av; Jan 26; Jan27'14. omitted

Hammond av (Classon) (*), same prop; Peter Kiefer to Jno W Barthel, 1741 Wallace av; Jan5; Jan27'14. omitted

Holland av (*), cl 920 n Morris Park av, runs e30xn100xw30xs100 to beg, being land in bed of av in front of above; deed of cession; Louisa S Van Winkle to City NY; Nov13'13; Jan29'14. nom

Holland av (*), cl 920 n Morris Park av, runs e25xn100xw25xs100 to beg, land in bed of av; Regent Realty Co to Louisa S Van Winkle, 165 W 82; Feb11'13; Jan 29'14. nom

Hughes av, 2236 (11:3086), es, 45 n 182d, 30x70, 4-sty bk tnt; Jno McNulty to Mary E McNulty, 1983 Crotona av; mtg $10,500; Jan22; Jan26'14. O C & 100

Hunt av (*), ws, 200 n Sagamore, 50x 100; Chas Schano to Thos P Howley, 421 W 34; QC; Dec8'13; Jan26'14. nom

Hunt av (*), same prop; Emanuel Wenger to Thos P Howley, 421 W 34; May9'12; Jan26'14. nom

Jerome av, ws, abt 173.7 s Gun Hill rd, see Knox pl, es, 123.7 s Gun Hill rd.

Jerome av, es, 98.4 s Gun Hill rd, see Jerome av, ws, 230.11 n Mosholu Pkway N.

Jerome av (12:3334), ws, 230.11 n Mosholu Pkway N, 150x200; also KNOX PL (12:3334), ws, 433 n Mosholu Pkway N, 25x100; also GATES PL (12:3334), es, 388.6 n Mosholu Pkway N, 25x100; also MOSHOLU PKWAY N (12:3334), nes, 55.3 w Gates pl, 55.3x87.11x50x111.6; also MOSHOLU PKWAY N (12:3334), nes, 175 w Gates pl, runs n239.1 to Gun Hill rd xw 236.9 to Pkway N xse312.1 to beg; also JEROME AV (12:3337), es, 98.4 s Gun Hill rd, 50x100; also KOSSUTH AV (12:3327), nec 210th, 100x25; vacant; Wm Klein, ref, to Geo M Thompson, Bound Brook, NJ; FORECLOS Dec15'13; Jan22; Jan27'14. **50,000**

Jerome av (12:3326), nwc Mosholu Pkway N, runs n105.1xw100xn95xw100 to Knox pl xs86.4 to Pkway N xse221.2 to beg; also KNOX PL (12:3324), es, 111.4 n Mosholu Pkway N, 25x100; also JEROME AV (12:3324), ws, 380.11 n Mosholu Pkway N, 150x200 to es Knox pl; also GATES PL (12:3324), ws, 285.1 n Mosholu Pkway N, runs n161.10xsw160.6xs285.7 to Mosholu Pkway N xse27.9xn237.1xe100 to beg; also KNOX PL (12:3324), ws, 608 n Mosholu Pkway N, 25x100; also DE KALB AV (12:3327), ws, 100 n 208th, 150x100, vacant; Wm Klein, ref, to Elbert H Dickinson, at Rindge, NH, & Geo M Thompson, Bound Brook, NJ, TRSTES for Mary L Hillhouse; FORECLOS Dec15'13; Jan22; Jan27'14. **55,000**

Jerome av, ws, 380.11 n Mosholu Pkway N, see Jerome av, nwc Mosholu Pkway N.

Keppler av (12:3376), nec 235th, 50x 100, vacant; Henry C Schaefer to Henry C & Bertha Schaefer, 763 Courtlandt av, tenants by the eitirety; Jan28; Jan29'14. O C & 100

Kossuth av, nec 210th, see Jerome av, ws, 230.11 n Mosholu Pkway N.

Lafontaine av, 2025-9 (11:3061), ws, 97.6 s 179th, 75x100, 2-5-sty bk tnts; Home Builders Realty Co to Edw E Brill, 608 W 139; mtg $28,000; Jan23; Jan26'14. nom

La Salle av (*), ns, abt 695.10 e Ft Schuyler rd, 50x109; Tillie Sternberg to J J Karbry O'Kennedy, 2330 Andrews av; mtg $1,200; Jan24; Jan29'14. O C & 100

Lincoln av, 459 (9:2317), ws, 30.3 s 135th, 19.9x100, 4-sty bk tnt & str; Otto Goetzel to Leonora R Loewenthal, 462 E 138; mtg $7,900; Jan23; Jan27'14. O C & 100

Longfellow av (11:3004), nwc 176th, 100 x25, except part for 176th & Longfellow av, vacant; Henry McKevitt to Loretta Reilly, Park Ridge, NJ; mtg $10,000; Jan 21; Jan23'14. nom

Longwood av, 1147-9 (10:2737), ns, 145.5 e Barry, 50.1x80.7x50x77.7, except part for av, 2-1-sty fr strs; also BYRON ST (*), es, 100 s 237th, 50x100; Caroline wife of & Anthony Fenninger to Eliz Willetts, 458 Jelliff av, Newark, NJ; mtg $5,000; Jan20; Jan 21'14. (Corrects error in last issue as to description of 2d parcel). O C & 100

Mapes av (11:3106), nws, 661 se 180th, 33x150, except pt for av, 1-sty fr rear bldg; Mapes-Tratman Avenues Co to Geo Roberts Co, 1995 Morris av; mtg $3,000; Dec15'13; Jan25'14. nom

Marion av, 2672 (12:3282), es, 50 s 195th, 25x100, 2-sty fr dwg; Julia E Winkler to Mary B W Booth, 41 W 10; B&S; mtg $9,000; Jan26; Jan27'14. nom

Martha av, 4378 (12:3394), es, 75 s 241st, 25x100, 2-sty fr dwg; Mellwin Realty & Constn Co to Cath A Hyam, 811 McLean av, Yonkers, NY; mtg $4,000; Jan26; Jan 29'14. nom

Mayflower av (*), es, 349.9 s Liberty, 25x100; Eliz Hegelein to Henry Storck, 3087 Decatur av; Jan22; Jan26'14. nom

Morris Park av (*), nwc White Plains av, 20x70, except pt for av; Geo M Schmitt to Theresa Christ, 874 Morris Park av; Jan28; Jan29'14. O C & 100

Morris Park av (*); same prop; Theresa Christ to Geo M Schmitt, 874 Morris Park av; Jan28; Jan29'14. O C & 100

Mosholu Pkway N, nes, at es Gates pl, see Knox pl, es, 123.7 s Gun Hill rd.

Mosholu Pkway N, nes, 55.3 w Gates pl, see Jerome av, ws, 230.11 n Mosholu Pkway N.

Mosholu Pkway N, nes, 175 w Gates pl, see Jerome av, ws, 230.11 n Mosholu Pkway N.

Mosholu Pkway N, ns, abt 100 w Gates pl, see Jerome av, ws, 230.11 n Mosholu Pkway N.

Mosholu Pkway N, nes, at ses Gun Hill rd, see Jerome av, ws, 230.11 n Mosholu Pkway N.

Mosholu Pkway N, nes, 312.4 e Gun Hill rd, see Knox pl, es, 436.4 n Mosholu Pkway N.

Mosholu Pkway N, ne Jerome av, see Jerome av, nwc Mosholu Pkway N.

Mosholu Pkway N, nes, 378.8 e Jerome av, see Knox pl, es, 123.7 s Gun Hill rd.

Mosholu Pkway N, nes, 403.8 se Jerome av, see Knox pl, es, 436.4 n Mosholu Pkway N.

Mosholu Pkway N, nec Knox pl, see Jerome av, nwc Mosholu Pkway N.

Mosholu Pkway N, nes, at ws Knox pl, see Knox pl, es, 436.4 n Mosholu Pkway N.

Nelson av, 1411 (11:2874), ws, 183.4 n from ns Boscobel av, runs w87.7xnw18.5xe 95.6 to ws Nelson av xs16.8 to beg, 2-sty fr dwg; Hyman Turchin, ref, to Wm J Broderick, 309 Bedford Park blvd; FORECLOS Dec31'13; Jan23; Jan26'14. **50**

Ollaville av, 3615 (*), ws, 27.6x100, except pt for av; American Savgs Bank to Thos H Walsh, 153 E 89; B&S; Jan27; Jan 29'14. nom

Oneida av (12:3365), nwc 235th, 100x 100, vacant; Henry C Schaefer to Henry C & Bertha Schaefer, 763 Courtlandt av, tenants by the entirety; Jan28; Jan29'14. O C & 100

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Park av, 3562 (9:2390), ses, 365.4 ne 168th, 25x150, 2-sty fr dwg; Henry Wuest to Barbara Wuest, 3562 Park av; Jan 20'14. (Corrects error in last issue as to address of grantor. nom

Paulding av, nwc 225th, see Bronxwood av, sec 226.

Patterson av, nwc Bolton av, see Bolton av, nwc Patterson av.

Pilgrim av (*), ws, 125 s Tremont rd, 25 x95; Geo W Morgan, ref, to Anna Rose, 338 E 87; FORECLOS Oct9'13; Jan27; Jan29 '14. 650

Prospect av (11:2948), swc 175th, 139.6 x25x139.5x25, vacant; Jno W Cornish Constn Co to Mary E Halley, 756 E 175; mtg $5,000; Jan22; Jan24'14. O C & 100

Prospect av, swc 177th, see Southern blvd, 1951.

Randall av (10:2769), swc Bryant av, 25 x100, vacant; Casualty Co of America to Jno P Mayner, 151A W 95; QC; Jan23; Jan 27'14. nom

Ryder av, 373-83 (9:2340), nws, 243 s 144th, 100x125, 5-2-sty fr dwgs; Emeline M Gray et al EXRS Robt J Gray to Geo Haiss, 205 Alexander av; Jan15; Jan26'14. 26,000

Scribner av (*), ns, 146.2 e Balcom av, 50x100; also SWINTON ST (*), es, 125 n Eastern blvd, runs e160xn25xw95.5 to st xs 12 1xs13.9 to beg; Jno R Peterson to Emma N Polak, 1806 Arthur av; Jan28'14. O C & 100

Southern blvd, 1951 (11:2960), swc 177th, 82.4x84.6x75x50, 5-sty bk tnt & strs; also BELMONT AV, 1840 (11:2945), es, 35 s 176th, 40x100 5-sty bk tnt; also 177TH ST, 868 E (11:2960), ss, 100.6 w Southern blvd, 50x100, 5-sty bk tnt & strs; also PROSPECT AV (11:2951), swc 177th (Nos 744-56), 99.2x150.6x99.5x150.8, 4-5-sty bk tnts & strs; also 177TH ST E, 784-6 E (11:2956), ss, 400 w Marmion av, 50x100, 5-sty bk tnt & strs; also CROTONA AV, 1911 (11:2946), ws, 300.5 s 177th, 50x 217.8 to Belmont av (No 1898), x50x217.6, except pt for Belmont av, 5-sty bk tnt & 2-sty fr dwg; also 176TH ST, 878 E (11:-2958), swc Waterloo pl (No 1835), 70x70; except pt for st; Jno McNulty to Jas McNulty, 329 Hudson; AL; Jan21; Jan24'14. nom

Southern blvd, 1951; also BELMONT AV, 1840; also 177TH ST, 868 E; also PROSPECT AV, swc 177th; also 177TH ST, 784-6 E; also CROTONA AV, 1911; also 176TH ST, 878 E; Jas McNulty to Jno McNulty, 3058 Bainbridge av; AL; Jan22; Jan24'14. nom

Starling av (*), ss, 246 w Glebe av, 25x 111; Edw Zufrass to Kate Drugan, 1701 Castlehill av; mtg $5,000; Jan23'14. O C & 100

Stebbins av, 1267 (11:2970), nws, 154.1 sw Chisholm, runs nw66.11xsw20.2xs46.1xe —xne24.9 to beg, 3-sty fr tnt & str; Chas E Moore, ref, to Chas H Lockwood, 4382 Carpenter av; FORECLOS Dec31'13; Jan 21; Jan23'14. 5,000

Teller av (9:2434 & 2429), ws, 40 n 166th, 38.4x100, 5-sty bk tnt; O J Schwarzler Co to Jacob Wiehe, 1105 Teller av; mtg $21,-000; Jan16; Jan23'14. O C & 100

Tinton av (10:2581), swc 149th, 125x 100, vacant; Frank Begrisch Jr to Tinton Bldg Corpn, 1794 Prospect av; mtg $20,-000; Jan22; Jan27'14. O C & 100

Union av, 1094 (10:2680), nec 166th (No 815), 40x100, 5-sty bk tnt & strs; Fanny Nathanson to Ralph F Baxter, 620 E 163; Oct30'13; Jan28'14. O C & 100

Union av (10:2681), ses, at sws 168th (No 802), 59.2x96.10x21x89, 6-sty bk tnt; Edw Miller to Emilie Miller, his wife, 15 Hamilton av, Weehawken, NJ; AT; Sept 29'13; Jan28'14. nom

Valentine av, 2684 (12:3300), es, 346.8 n 194th, 40.2x99.5x40x94, 5-sty bk tnt; Jno J Tully to Ida Starke, 397 E 153; mtg $20,000; Jan26; Jan27'14. O C & 100

Van Courtlandt av, ws, see Albany Post rd, ss, 70.5 w from pt of tangency of ss Albany rd, &c.

Washington av (11:3057), sec 188th, runs e96 10xs100xe95xs73xw191.10 to av xn173 to beg, vacant; McKeon Realty Co to Queen Mab Co, 60 Wall; mtg $21,000; Jan 22; Jan24'14. O C & 100

Webster av, 1414 (11:2896), es, 175 n 170th, 25x90, 2-sty bk loft bldg; Alois L Ernst to Congregation Ezras Israel Anshei Bronx, 1416 Webster av; Jan20; Jan 27'14. O C & 100

Webster av (12:3357), ss, 575 ne 204th, 25 x123.7x25.3x127.2, 1-sty fr str; Wm H Hyam to Mellwin Realty & Constn Co, 2006 Honeywell av; mtg $2,000; Jan26; Jan 28'14. O C & 100

Webster av (12:3398), ws, 401.4 s McLean av, 25x135.10x25x133.10, vacant; Mary A Wellenbuesher to Jno T Badaracco, 4304 Webster av; Jan23'14. O C & 100

Westchester av (*), ss, 25.5 e Fteley av, 50.10x104.11x50x95.5; also WESTCHESTER AV (*), ss, 50 10 w Harrod av, 25.4x100; Jno McNulty to Jas McNulty, 329 Hudson; AL; Jan19; Jan24'14. nom

Westchester av (*), same prop; Jas McNulty to Jno McNulty, 3058 Bainbridge av; AL; Jan22; Jan24'14. nom

Westchester av, ss, 50.10 w Harrod av, see Westchester av, ss, 25.5 e Fteley av.

White Plains rd, 4143 (*), ws, 34 s 231st, 25x80; Martha E Schulz to Wm Scheer, 1 Cedar av, Arverne, LI; mtg $3,000; Jan 28; Jan29'14. nom

White Plains av, ws, abt 500 n 241st, see Fulton, es, 500 n 241.

White Plains av, ws abt 180 s De Mill av, see Fulton, es, 500 n 241.

White Plains av, nwc Morris Park av, see Morris Park av, nwc White Plains av.

3D av (11:2911), ws, 47.9 s St Pauls pl, 26x129.9x25 10x131.4, vacant; Wm Cowen to Loyal Bldg Co, 391 E 149; mtg $5,400; Jan27; Jan29'14. O C & 100

3D av, 4072 (11:2930), es, 100.1 s 175th, 38x108.4x34.7x110, 5-sty bk tnt & strs; Lombardy Realty Co to Field Realty Co, 501 5 av; mtg $31,000; Jan21; Jan28'14. O C & 100

3D av (Fordham rd) (11:3051), nws, 710 sw 3 av (Kingsbridge rd), 74.6x100.3, vacant; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; Jan22; Jan29'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Elsmere pl, swc Marmion av, see Marmion av, 1915.

Fulton st (*), es, 450 n 241st or Becker av, 50x100; re mtg; Wilhelmina Reinhardt to Mark D Stiles ,39 Primrose av, Mt Vernon, NY; Jan2; Jan29'14. nom

Fulton st (*), same prop; re mtg; Mt Vernon Trust Co to same; Jan2; Jan29'14. nom

176TH st E, nwc Southern blvd, see Southern blvd, nwc 176.

226TH st E (*), ss, 225 e Barnes av, 25 x114, Wakefield; re mtg; Eliz Noe to C Guidone, Inc, 99 Nassau; Jan26; Jan29'14. nom

231ST st E (*), ss, 335 e Paulding av, 25x114.10; also 231ST ST E (*), ss, 385 e Paulding av, 25x114.10; re mtg; Jno S Wilson to Andw Macini, 4043 Lowerre pl; Jan21; Jan23'14. O C & 1,000

231ST st E, ss, 385 e Paulding av, see 231st E, ss, 335 e Paulding av.

Boston rd, 997, see 3 av, 3310.

Crotona av, ws, 211.5 n 181st, see Crotona av, ws, 264 n John now 181st.

Crotona av (11:3083), ws, 264 n John (now 181st), runs w— to ws Grove av xw150xs52.10xe29.6xn26.5xe120.8 to ws Grove av xe— to beg; also CROTONA AV (11:3083), ws, 211.5 n 181st, runs w160.5xn 26.5xe165.7 to av xs26.11 to beg; re easement as to land in bed of Grove av; Eliz A O'Rourke to Antonetta Chiocchi, 2145 Crotona av; Jan17; Jan26'14. nom

Holland av (*), es, 920 n Morris Park av, runs e5 to es Holland av xn100xw5xs 100 to beg, land in bed of av; re mtg; Regent Realty Co to Citv NY; Feb11'13; Jan 29'14. nom

Marmion av, 1915 (11:2955), swc Elsmere pl, —x—: re from all obligation under mtg bond; Giuseppina Luckes to Israel I Wolf, 1905 Marmion av; Jan27; Jan29'14. nom

Southern blvd (11:2959), nwc 176th, 57.10 x116.7x50.6x145.5; consent of mortgagee to party wall agmt; Geo Daiker with P J Dwyer Bldg Co; Jan19; Jan24'14. ——

3D av, 3310 (10:2607), es, abt 110 n 164th, 16.6x95.8 to Boston rd (No 997) x16.8x89.3, 1-sty fr str & 2-sty fr dwg & str; re machanic's lien; Saml Prensky to Max Alpert, 3310 3 av; Jan19; Jan23'14. nom

Damage (*) parcel 171 on damage map to open Ft Schuyler rd; re mtg; J Judson Trappan to Frank C Jennings, Mill Neck, LI; Oct27'12; Jan27'14. nom

Damage (*) Parcel 171, same prop; re mtg; Philander R Jennings et al to same; Jan20; Jan27'14. nom

Power of atty (P A); Frances G de Peyster to Frederic A de Peyster, 11 E 86; Sept22'13; Jan26'14. ——

Power of atty (P A); Augusta M de Peyster to Frederic A de Peyster, 11 E 86; Sept22'13; Jan26'14. nom

Parcel 81A & 78A (*) on damage map to open Havemeyer av from Lacombe av to Westchester Creek; asn of awards; Riedt Realty Co to Jno F Babel, 505 Tremont av E; Jan23; Jan28'14. 1,493.30

Power of atty (PA); Carrie J wife Henry U Singhi to Henry U Singhi; July23'09; Jan28'14. ——

LEASES.

Borough of Manhattan.

JAN. 23, 24, 26, 27, 28 & 29.

[1]**Attorney st, 126-8** (2:344); asn Ls; Herman Luwish to Fannie Strum, 728 E 9; Jan 21; Jan23'14. nom

[1]**Barclay st, 7** (1:123), ns 25x75, the land; The Rector &c of St James Church in City NY to Bway-Park Place Co, 233 Bway; 21yf May1; 3 rens of 21 yrs each; Jan29 '14. taxes, &c & 7,500

[1]**Canal st, formerly part of 137** (1:303), triangular piece not taken for widening st, party of 2d pt to erect bldg to cost about $2,500; Cardinal Jno M Farley, Archbishop of N Y, TRSTE Jas Lenihan to Jacob J Schmukler, 866 E 21, Bklyn; 25yf Feb15'13. Jan23'14. taxes, &c, & 500

[1]**Canal, formerly part of 137;** Jacob J Schmukler to Bernard Cohen, 113 2 av; 24 11-12y & 1 day f Feb15'13; Jan23'14. taxes, &c, & 500

[1]**Chrystie st, 211** (2:427), str & b; Cannariato Real Estate Co to Giovanni Cannizzaro, 12 Stanton; 5yf Aug1'13; Jan28'14. 720

[1]**Grand st, 388** (2:351), nwc Suffolk (Nos 39-41), strs & bs; Julius Bachrach, EXR Sol Bachrach, to Saml Gruber, 388 Grand; 5yf June1'11; Jan29'14. 2,140 & 2,240

[1]**Grand st, 388** (2:351), cor str; asn Ls; Saml Gruher to Celia Price, 783 8 av, & ano; Jan17; Jan29'14. nom

[1]**Lispenard st, 18-24,** see Walker 18-26.

[1]**Norfolk st, 79** (2:352), all; Jos D Goldstein to Max Ansfressor & Hyman Fiedler, on premises; 5yf Feb1'14; Jan27'14. 4,130

[1]**Orchard st, 74** (2:408), cs, 137.6 n Grand, 25x87.6; sobrn of Ls to mtg for $1,000; Morris Goldstein, 23 W 119, & Haim Lieber, 18 Forsyth, with Gussie Morgenstern, 53 Lenox av; Jan24; Jan28'14. nom

[1]**Pine st, nwc Water,** see Water, 134.

[1]**Suffolk st, 39-41,** see Grand, 388.

[1]**Sheriff st, 13** (2:336), ws, 75 s Broome, 24.6x100, all; Mary K Yates to Saml Wachatinsky, 408 Madison; 10y May1; Jan29'14. excess taxes &c & 2,124

[1]**Walker st, 18-26;** also LISPENARD ST, 18-24 (1:192), space in basement; also all of 11th fl, 12th fl, except rooms 1220, 1226, 1229, 1230 & 1236, & all of 13th to 17th floors; N Y Telephone Co to Western Union Telegraph Co, 195 Bway; from May1'13 to Jan1'34; 5yren; Jan23'14. $3,670.05

[1]**Washington st, 385-7** (1:216), all; Chas H Dreyer to Oscar J Weeks, 515 W 110; 4y f May1'13; Jan27'14. 2,400 to 4,250

[1]**Washington st, 385-7,** asn Ls; Chas H Dreyer to Cath M Dreyer, his mother at Englewood, NJ; AT; Jan16; Jan27'14. nom

[1]**Washington st, 385-7** (1:216); asn Ls; Oscar J Weeks to O J Weeks Co, Inc, 515 W 110; Jan16; Jan27'14. nom

[1]**Water st, 134** (1:39), nwc Pine; str & b; Aug Schacht to Louis Geils, 500 W 124; 10 yf Feb1; Jan26'14. 1,860 & 2,060

[1]**Water st, 668** (1:260), all; Leonora H Wellbrock to David Wolff, 59 Sheriff, & Wm Schwartz, 118 Sheriff; 3 3-12yf Feb1; Jan28'14. 1,500

[1]**West st, 191** (1:142), str fl & c; Bernard Witaskin to Max Angelson, 80 Market, & ano; 3yf Jan20; Jan28'14. 720

[1]**9TH st, 619 E** (2:392), all; Lena Brown to Harry Klibanoff, 59 E 101; 5yf Feb1; Jan27'14. 1,976

[1]**21ST st E, swc 2 av,** see 2 av, swc 21.

[1]**21ST st, 263 W,** see 8 av, 216.

[1]**29TH st, 205 W** (3:779), all; Wm Kohlmeier &ano EXRS Wm Kohlmeier, decd, to Emile Bugnon, 205 W 29; 3yf May1'15; Jan28'14. taxes, &c, & 1,200

[1]**29TH st, 265 W;** asn Ls with consent by Wm Kohlmeier, EXR, &c; Emile Bugnon to Alfd Nadig, 205 W 29; Sept29'13; Jan 28'14. O C & 100

[1]**33D st, 424-38 W** (3:730), ss, 268.9 w 9 av, 131.3x98.9, all, with machinery, etc; Jos Guinet to Jno A Larkin, 324 W 15; from Jan22 to Jan31'24; Jan24'14. taxes, &c, & 46,380

[1]**36TH st, 452-6 W** (3:811), ss, 140 e 7 av, 60x98.9; agmt as to sur ls recorded Nov27 '06; Park & Tilford, a corpn, 529 W 42, with Archibald D Russell at Princeton, NJ; Dec 31'13; Jan27'14. O C & 100

[1]**37TH st, 107-15 W** (3:813), str & b; Times Sq Impt Co Inc to S Karpen & Bros Inc, 155 W 34; from May 1'14 to Jan 31'24; 10y ren at $12,500; Jan26'14. 10,000

[1]**38TH st, 114 W** (3:813), 1st & 2d lofts; Times Sq Impt Co, Inc, to Reuben Sadowsky, 535 West End av; 6yf Feb1; option of ren; Jan28'14. 3,600

[1]**40TH st, 402 W** (3:737) all; Saml Rosenstock to Schwarz Brothers Co, a corpn, 242 W 41; 10yf May1; Jan27'14. 2,000 & 2,400

[1]**42D st E, sec 5 av,** see 5 av, sec 42d.

[1]**42D st, 529-35 W** (4:1071), ns, 400 w 10 av, runs w175xn100.5xe50xn100.5 to ss 43d (Nos 532-8), xe99.6xs100.5xe25.1xs100.5 to beg, all; Archibald D Russell to Park & Tilford, a corpn, 529 W 42; 21yf Aug1'13; 21y ren; Jan26'14. taxes &c & 58,000

[1]**43D st, 532-8 W,** see 42d, 529-35 W.

[1]**45TH st, 56-8 W** (5:1260), pt 16th fl; 56 & 58 West 45th St Realty Co to Robt D Kohn, 651 W 152; 5yf Feb1; Jan28'14. 2,200 & 2,250

[1]**47TH st, 68 W** (5:1262); all; Fanny C & May V Peyser to Wm Sittenham, 342 W 86; 5 8-12yf Feb1; Jan29'14. 3,500 & 4,000

[1]**59TH st, 306 W** (4:1049), all; Edgar S & Jno S Appleby to Anton Panka, 51 Columbus av; 2 4-12yf Jan1; 5 y ren at $3,200 to $3,500, & 5y more as per agmt; Jan26'14. 3,000

[1]**67TH st W, nwc West End av,** see West End av, 161.

[1]**69TH st, 309 W** (4:1181), ground fl & pt b; Morris H Petigor to Gaetano Quindigliano, 309 W 69; 5yf Jan31; Jan28'14. 696

[1]**69TH st, 309 W** (4:1181); asn all R, T & I to any money that may become due upon cancellation of Ls; Gaetano Quindigliano to Lion Brewery, 104 W 108; Jan20; Jan28 '14. nom

[1]**72D st W, swc Col av,** see Col av, swc 72d.

[1]**77TH st, 438 E** (5:1471), asn Ls; Jennie Lucas & ano to Fritz Brenn & Gustav Lay, 438 E 77; Nov19'13; Jan29'14. nom

[1]**79TH st, 406-8 E** (5:1473), ss, 119 e 1 av, 50x102 2, all; Jas Fay to Fredk Wengraf, 510 E 77; 9 4-12yf Jan1; Jan24'14. taxes, &c, & 4,300

[1]**83D st W, nec Ams av,** see Ams av, 481.

[1]**107TH st, 316 E** (6:1678); asn Ls; Cirino Calcaterra to Guiseppe Marzlo, 316 E 107; Jan20; Jan28'14. nom

[1]**108TH st E, sec Madison av,** see Madison av, 1603.

[1]**111TH st W, sec Lenox av,** see Lenox av, sec 111.

[1]**114TH st, 220 & 226 W** (7:1826), two bldgs, all, except store rooms in basements; Jos Shenk to Louis Rosenblatt, 71 E 97; from Feb1 to May1'18; Jan28'14. 11,400

[1]**115TH st, 230-8 W** (7:1826), three bldgs; Morris Katz to Shenk Realty & Constn Co, a corpn, 40 W 116; 4 11-12yf July1'09; Jan 28'14. 14,400

[1]**115TH st, 230 234 & 238 W** (7:1826), three bldgs, all except store rooms in basements; Jos Shenk to Louis Rosenblatt, 71 E 97; from Feb1 to July1'19; Jan28'14. 16,600

[1]**115TH st W, nwc Lenox av,** see Lenox av, 101.

[1]**115TH st W, nwc Lenox av,** sec Lenox av 103.

[1]**144TH st, 242 W** (7:2029), all; Jos Leblang to Herman Stark et al, 202 W 146; 3y f Jan1; Jan23'14. 4 500

[1]**145TH st, 239-53 W** (7:2031), four bldgs, all; Jos Shenk to Jos Sheinsinger & Jos Malkus, both 68-70 W 139; from Feb1'14 to Dec15'18; Jan27'14. 24,000

[1]**150TH st W, nwc S av,** see S av, nwc 150th.

[1]**152D st W, nec S av,** see S av, nec 152.

[1]**156TH st, 370 W** (8:2114), apt, 46 on 4th fl, ns; Matilda Sussman to Fredk Keith, 570 W 156; 3yf Jan15; Jan29'14. for term 2,160

[1]**163D st W, nwc Ams av,** see Ams av, 2086.

[1]**Amsterdam av, S** (4:1151), str fl & b; Stern & Saalberg Realty Co to Karl Fischer, 8 Ams av; 5 10-12yf Sept1'13; Jan27'14. 1,716

[1]**Amsterdam av, 310** (4:1166); asn Ls; August Schierloh to Max Litwinoff, 87 Essex; Jan23; Jan27'14. nom

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[1]**Amsterdam av, 481** (4:1214), nec 83d, str & pt c; Thos Kelly to Bernard McGreevy, 159 W 83; 10yf Feb1; Jan29'14. 3,000

[1]**Amsterdam av, 2086** (8:2121), nwc 163d; asn Ls &all title to chattels; Jno B M Treper to Arthur A Morris, 172 Alex av; mtg $5,000; Jan26; Jan28'14. nom

[1]**Broadway, 872** (3:846); b, asn rents due under Ls from Valentine Kolb; Kate P Hawes to Otto W Kritz, at Havana, Cuba, of firm Sherritt Constn Co; Jan2; Jan26 '14. nom

[1]**Broadway, 3860** (8:2117), cor str, 18x46 & b; Marie N Hoguet to R A Schoenberg & Co, 906 6 av; 5yf Feb1; 5y ren at $3,750 to $5,000; Jan23'14. 2,500 to 3,500

[1]**Edgecombe av, 132** (7:2043), double str fl, basement & bake shop; Conrad von Eiff to Fredk Hildner, 336 E 82; 5yf Feb1; Jan27 '14. 1,080

[1]**Columbus av** (4:1112-3), es, 50 n 59th, 3-sty bk bldg, all; Mary J Odell to Jerome Lo Monte, 1612 St Peters av; 5yf May1; Jan 23'14. 936

[1]**Columbus av** (4:1143), swc 72d, 102.2x 50; Archibald D Russell to Park & Tilford, a corpn, 529 W 42; 10yf May1'15; Jan 26'14. taxes &c & 18,000

[1]**Lenox av** (6:1594), sec 111th; asn Ls; Leon Blank et al to Bella Gudinsky-Millman, 1864 7 av; 1-5 pt of all R, T & I; Feb 21'13; Jan28'14. nom

[1]**Lenox av** (6:1594), sec 111th; asn Ls; Lena Blank et al to Lenox Theatre Co, a corpn, 14 Lenox av; AT; Mar6'13; Jan28'14. 10,000

[1]**Lenox av** (6:1594), sec 111th; asn Is; The Lenox Theatre Co to Abr Millman, 1864 7 av; AT; Jan9; Jan28'14. 2,500

[1]**Lenox av, 101** (7:1825), nwc 115th; asn Ls & all title to chattels; Eliz & Jno Kenny to Max Cohen, 27 E 103; Jan24; Jan28 '14. nom

[1]**Lenox av, 103** (7:1825), nwc 115th, str & pt c; Meyer A Bernheimer & ano to Jno Kenny, 111 W 115; 5yf May1'13; Jan28'14. 3,000 & 3,250

[1]**Lexington av, 717** (5:1312), all; Israel O Blake to Michl Feinman, 252 E 52; 3yf May1; Jan28'14. 2,000

[1]**Madison av, 1603** (6:1613), sec 108th; asn Ls; Israel Winograd & ano to Benj & Robt Jacobson, 7 & 9 E 109; Jan23; Jan27'14. nom

[1]**Park av, 817** (5:1409), str fl & pt c; Jos Geisenheimer to Geo Young, on premises; 3yf Jan1; Jan28'14. 1,800

[1]**West Broadway, 2** (1:86-33), leasehold; receipt for rent for Feb to May incl, 1914; Mary E Manuel to United Merchants Realty & Imprt Co, 44 W 18; Jan22; Jan27'14.

[1]**West End av, 161** (4:1179), nwc 67th, str & b; Danl Meehan to Jno & Patk Mullen, 301 W 67; 10yf Oct1; Jan29'14. 2,000

[1]**1ST av, 1209** (5:1440), n str & b; Stephanie Lewitus to Franz Wambach, 1215 1 av; 4yf May1; Jan26'14. 540

[1]**1ST av, 1746** (5:1570); asn Ls; Geo Frenz to Chas Keuerleber, 1746 1 av; Jan24; Jan 26'14. nom

[1]**2D av** (3:901), swc 21st; str; Catharina M S Bremer to Jno Rathjen, 261 2 av; 5yf May1'14; Jan29'14. 1,020

[1]**2D av, 1619** (5:1530); asn Ls; Peter Muicahy to Edw T Butts, 575 9 av, Astoria, B of Q; mtg $——; Jan26; Jan28'14. nom

[1]**3D av, 1709** (6:1649); asn Ls; Thos Fitzpatrick to Bernard J Reynolds, 122 E 98; Jan17; Jan27'14. O C & 100

[1]**3D av, 1846** (6:1629), str & front b; Jos Stern to Jas J Hannigan, 1982 3 av; 10yf Jan1; Jan24'14. 2,250

[1]**3D av, 2305,** str; also 3D AV, 2305-7 (6:1790), loft over stores; J Agustus Smith et al to Fredk Prax, 2894 Bailey av; 13 3-12 yf Feb1; Jan23'14. 7,000 to 9,000

[1]**3D av, 2305-7,** see 3 av, 2305.

[1]**4TH av, 350** (3:855), ws, 59.3 n 25th, 19.9x 75; Asn Ls with consent by Henry H Jaskson et al EXRS Peter A H Jackson; Jno H Wulff et al to Fredk Blaser, 350 4 av; Jan5; Jan29'14. nom

[1]**5TH av, 503** (5:1277), 1st str e on 42d from cor str as above & b space 13x18; 503 5th Av Co to Peter F McKenney, 527 W 143; 3yf Nov1'13; Jan26'14. 3,750

[1]**5TH av** (5:1276), sec 42d, 73.3x100, all; Oceanic Investing Co to Oliverage Co, Inc, a corpn, 299 Mad av; 15yf Jan1; Jan26'14. taxes &c & net, 1st yr $177,750; next 6 yrs $102,750, & thereafter $113,000.

[1]**5TH av, 216** (3:771), nec 21st (No 263), str & b; Julius Lichtenstein to Jas Marshall, 446 W 23; 10yf Jan1; Jan28'14. 2,800

[1]**8TH av** (7:2046), nwc 150th; sur Ls; recorded July21'13; Harry Silverman & Morris Steinberg to Bernhard Schlegel, 227 Franklin, Astoria, B of Q; AT; July23'13; Jan29'14. 231.64

[1]**8TH av** (7:2038), nec 152d, str & b; Alice M Lyons & ano to Fred J Hull, 400 W 124; 5yf Dec1'13; Jan24'14. 600 to 960

[1]**Pier New S, N R** (1:16), near foot Rector st; also PIER NEW 9, near foot of Carlisle st; also BULKHEADS, WHARVES, LANDS under water, etc; City N Y by Commr of Docks to Lehigh Valley R R Co, a corpn, 143 Liberty; Jan13; 12yf completion of sheds, etc with renewals; Jan27'14; 5½% on partial cost of constn, 27½ cts per sq ft for area of land under water and nominal rent of $1 for remaindcr.

[1]**Pier 32, E R** (1:241), e ½ of pier bet Pike & Rutgers Slips, with use of office on 1st & 2d floors at inshore end of pier; City N Y by Commr of Docks to Seaboard & Gulf Steamship Co, a corpn, 309 Bway; 10yf Jan 1; Jan27'14. 10,000

[1]**Pier 39, N R** (2:656), extension thereto upon lands under water; City N Y by Commr of Docks to Central R R of N J, a corpn, 143 Liberty; from Dec30'13 to Aug1 '20; 10yren; Jan27'14. 27½ cts per sq ft of area of land under water.

[1]**Pier at foot 41st st, NR** (4:1107), begins ss of Pier 795 from outer end of pier & extdg 158 ft to shore with wharfage rights, City N Y by Commr of Docks to Central R R Co of N J, 143 Liberty; from Jan14 to Nov28'14; 10yren at $21,195.38; Jan27'14. 1,995.80

[1]**Pier at foot W 132d st, N R** (7:2004), with wharfage rights, etc; City N Y by Commr of Docks to Hudson Navigation Co, a corpn, at Pier 32, N R; from Oct31'13 to May 1'18; 5yren at $10,500; Jan27'14. 8,350

LEASES.

Borough of the Bronx.

[1]**Fletcher st, 481,** see Washington av, 2240-2.

[1]**Hoffman st, 2381** (11:3054); str &c; Esposito Realty Co to Rosario La Scala, 584 E 187; 3yf June1'13; Jan29'13. 472.50 &492

[1]**144TH st E, nec 3 av,** see 3 av, 2712.

[1]**163D st, 792 E** (10:2668), str, &c; Marie Heck to Bruno Raasch, 792 E 163; 5yf Oct 1'13; Jan28'14. 360 & 420

[1]**181ST st E, swc Boston rd,** see Boston rd, swc 181.

[1]**Boston rd** (11:3138), swc 181st, str; Land Realty Co to Chas Levy, 2053 Belmont av; from Jan1 to May1'23; Jan24'14. 300 to 720

[1]**Boston rd, 1272** (10:2663), str; Maria O'Connor to Martin Geo Heidt, 122 E 86; 3y f Feb1; Jan27'14. 1,020 & 1,200

[1]**Boston rd, 1390** (11:2962), n str; Jno H Tienken to Max & David Moskovitz, 1392 Boston rd; 5 7-12yf Dec15'13; Jan29'14. 1,500

[1]**Prospect av, 667 & 671 & 681** (10:2675); asn Ls; Otto Goetzel & ano to Harry Feldman, 1035 Tiffany; Dec29'13; Jan27'14. nom

[1]**Washington av, 2240-2** (11:3050), nec Fletcher (No 481), cor str; Nora Constn Co to Bernhardt C Wenke, 1076 Ogden av; 10yf Aug2'13; Jan28'14. 900 to 1,200

[1]**Westchester av, 2360 (*),** str floor; Christian Moltzen to Ralph Barone, 1024 Av St John & ano; 10yf Sept30'13; Jan23'14. 600 to 900

[1]**3D av, 2712** (9:2306), nec 144th, all; Rudolph A Hofman to Herman F Schwiebert, 338 E 139 & ano; from Feb1'14 to May1'24; Jan23'14. 2,500

[1]**3D av** (11:2911), ws, 202 s 171st, 180.6x 149.1x194.3x159.9, all; John D Crimmins to Allsworth Realty Co, Inc, a corpn, 3487 Bway; 21yf Jan19; Jan23'14. taxes, &c, & 3,000

[1]**3D av, 3426** (10:2608), all; Nicholas Schalk to Peter Milici, 3458 3 av; 5yf Feb1; Jan24'14. 540 to 600

[1]**3D av, 3430** (10:2608), str; Constantino Calamari to Max Lebowitz, 3430 3 av; 3 yf Jan1; Jan28'14. 780

[1]**3D av, 4072** (11:2930), es, 100.1 s 175th, —x—; agmt modifying terms of Ls; Lombardy Realty Co with Philip Rosenthal, 7 E 116, & Morris Blaser, 1590 Lex av; Jan 28'14. nom

MORTGAGES.

Borough of Manhattan.

JAN. 23, 24, 26, 27, 28 & 29.

[m]**Attorney st, 141-3,** see Stanton, 183-7.

[m]**Bleecker st, 413 (393)** (2:623), es, 65.11 s Bank, 20.7x50; Jan21; Jan26'14; 5y5%; Wm F Schneider to Isabella Hart, 1 W 85. 6,000

[m]**Cannon st, 61** (2:333); ext of mtg for $28,000 to Jan1'17 at 5½%; Jan21; Jan29 '14; Henrietta & Leon S Ross, trstes Sam Ross, with Ignatz Leblang, of Yonkers, NY. nom

[m]**Cannon st, 61;** ext of mtg for $13,000 to Jan1'19 at 5½%, being a participation in above mtg for $28,000; Jan21; Jan29 '14; Amelia Hanford, of South Norwalk, Conn, with same. nom

[m]**Cannon st, 61** (2:333); ext of mtg for $28,000 to Jan1'17, 5½%; Jan21; Jan27'14; Henrietta & Leon S Ross trstes Saml Ross with Ignatz Leblang. nom

[m]**Cannon st, 66** (2:328), es, 100 s Rivington, 25x100; agmt as to asn Ls by way of mtg to secure indebtedness, &c; Jan23; Jan24'14; due Sept21'14; —%; Nathan Bitzick with Frank Gens, 201 W 121. secures notes 2,000

[m]**Chrystie st, 181,** see 7 av, nec 123.

[m]**Chrystie st ,181,** see 7 av, 2061-5.

[m]**Chrystie st, 216** (2:422), ext of mtg for $22,000 to Jan26'19 at 5%; Jan26; Jan28'14; Lawyers Mtg Co, a corpn, with Vincenzo Messineo, 167 1 av. nom

[m]**Clinton st, 176** (1:314), es, 174.10 s Grand, 25x100; Jan15; Jan27'14; due, &c, as per bond; Max Sturtz, 3 & 5 W 104, to Albert Egelhoff, 172 Sterling pl, Bklyn. 3 000

[m]**Grand st, 258** (2:418), ns, abt 50 e Chrystie, 25x75; also GRAND ST, 260 (2:-418), ns, abt 75 e Chrystie, 24.8x75; 12-20 pts; pr mtg $60,000; Jan27; Jan29'14; installs, 6 mos, 6%; Morris Weinstein to Aaron Wartels, 95 W 119. 15,000

[m]**Grand st, 260,** see Grand, 258.

[m]**Grand st, 388** (2:351), str Ls; Jan17; Jan 29'14; installs, 32 mos —%; Celia Price, 738 8 av, & Rosie Dermer, 82 Ridge, to Saml Gruber, 382 Grand. notes 2,500

[m]**Greenwich st, 627-31** (2:602), sec Morton (Nos 82-90), 100.4x110.10x100x102.4; ext of mtg for $200,000 to Mar1'17 at 5%' Jan27; Jan28'14; East River Savgs Instn, 291 Bway, with Edw P Meany, of Convent, NJ. nom

[m]**Leroy st, 15** (2:586), ns, abt 200 e Bedford, 25x90; pr mtg $——; Jan26; Jan27 '14; due July1'17, 6%; Chas J Schlesinger to Leah Buttenwieser, 300 Central Park W. 750

[m]**Little West 12TH st, 22-26** (2:644), ss, 178 w 9 av, runs s77.4xw26 & 29.9xn91.6 to st xe52 to beg; Jan29'14; 3y5½%; American Transfer Co, a corpn, to The Baron De Hirsch Fund, a corpn, 80 Maiden la. 47,500

[m]**Little West 12TH st, 22-6;** certf as to above mtg; Jan29'14; same to same.

[m]**Ludlow st, 114** (2:410); certf of indebtedness of party 1st pt to party 2d pt for $1,000 advanced toward purchase of above; Dec7'05; Jan23'14; Marris or Morris Kantorowitz or Kantrowitz to Jos Kantorowitz, his son.

[m]**Madison st, 282** (1:269); ext of mtg for $23,000 to Apr10'15, 4¾%; Mar4'12; Jan23 '14; Chas Cohen with Bessy C Coles of Phila, Pa. nom

[m]**Mercer st, 54,** see Bway, 481.

[m]**Monroe st, 300-2** (1:263), ss, 175 w Corlears, 51.6x95; Jan23'14; due, &c, as per bond; Harriett L Carroll & Henrietta A De Long to City Real Estate Co, 176 Bway. 15,000

[m]**Morton st, 82-90,** see Greenwich, 627-31.

[m]**Mott st, 104** (1:204); agmt as to sale of beers by party 2d pt & by party 1st pt as to cancellation of chattel for $1,500 & note of $400 at end of 5 yrs, also to take over 2d mtg for $6,000 on May1'16, etc; May2'13; Jan23'14; Obermeyer & Liebmann, 59 Bremen, Bklyn, with Dominick Lambiente, 112 Mott. nom

[m]**Mott st, 137** (1:237); asn Ls by way of mtg as collateral to secure note; Jan6; Jan 26'14; Michele Lembo to North American Brewing Co, 1306 Greene av, Bklyn. 500

[m]**Mulberry st, 88** (1:200). es, abt 100 s Canal, 25x100; PM; 1-6 pt; Jan12; Jan26 '14; due Sept15'14, 6%; Gaetano Malzone of Bklyn to Consolidated Fire Alarm Co, a corpn, 37 E 18. 850

[m]**Orchard st, 74** (2:408), es, 137.6 n Grand, 25x87.6; pr mtg $——; Jan27'14; due, &c, as per bond; Morris Goldstein to Gussie Morgenstern, 53 Lenox av. 1,000

[m]**Perry st** (2:633-34), ns, bet Greenwich & Washington sts; transfer of tax lien for years 1908-12 assessed to C Stringer; Sept 4'13; Jan23'14; 3y 3 9-10%; City of N Y to David Lippmann, 192 Bway. 759.09

[m]**Pike st, 11** (1:283), es, 24.2 s East Bway, 24x85; Jan27'14; 5y5%; Jos H Mann, 100 W 117, to Emigrant Indus Savings Bank. 20,000

[m]**Pike st, 11;** pr mtg $20,000; Jan27'14; 5y or sooner, 5%: same to Meyer Vesell, 767 5 av. 4,000

[m]**Pike st, 27** (1:273), ext of mtg for $23,-000 to Dec22'16 at 5%; Jan15; Jan28'14; Gussie Spektorsky, 16 E 96 with Jno A Brown, Jr, in Newtown Township, Delaware Co, Pa. nom

[m]**Pine st, nwc Water,** see Water, 134.

[m]**Prince st, 181** (2:517); ext of mtg for $23,000 to Jan8'17 at 5%; Jan19; Jan29 '14; Marcus Daly, at Hamilton, Mont, with Jno A Gardella, 81 Baxter, & Chas Raffetto, of Ognio, Italy. nom

[m]**Rivington st, 142** (2:354), ns, 22x75; ext of mtg for $17,000 to Feb1'19; 5%; Jan 23'14; Lambert Suydam, Jr, 830 Park av, with Rose Theaman, 602 W 157. nom

[m]**St Nicholas pl** (7:2054), es, 75 s from cl 153d, if projected, 99.1x100; pr mtg $110,-000; Jan29'14; due & int as per bond; Strathcona Constn Co, a corpn, to Falcon Realty Co, a corpn, 35 Nassau. 45,000

[m]**St Nicholas pl** (7:2054), same prop; certf as to mtg for $45,000; Jan29'14; same to same.

[m]**Stanton st, 183-7** (2:349), swc Attorney (Nos 141-3), runs w56.2xs63.4xē16.5xn0.10 xe40 to Attorney xn62.6 to beg; pr mtg $——; Jan29'14; due Feb1'17, 6%; Ike Buss, of Bklyn, to Bernard Davis, 162 Worth. 20,000

[m]**Thompson st, 139** (2:517), ws, 194.2 n Prince, 24.8x100; pr mtg $24,000; Jan20; Jan23'14; due Dec20'16, 6%; Michele Scillitani, 241 Mulberry to Felicia Z wife Luigi Verzillo, 238 Mulberry. 2,500

[m]**Washington st, 793** (2:642) es, 25 s Horatio, 25x88.6x24.11x86.9; pr mtg $18,-000; Jan29'14; due Feb1'17, 5½%; Aaron Kramer, 522 Hudson, to Lippman Frank, 249 W 107. 4,000

[m]**Water st, 134** (1:39), nwc Pine, str Ls; Jan24; Jan26'14; due May1'18, 5%; Louis Geils to August Schacht, 335 1st, Bklyn. notes 4,250

[m]**1ST st, 13 E** (2:456); asn Ls by way of mtg as collateral to secure note; Jan6; Jan 26'14; Michele Lembo to North American Brewing Co, 1306 Greene av, Bklyn. 500

[m]**3D st, 223-5 E** (2:386); ext of mtg for $42.000 to July28'18; 5%; July17'13; Jan 24'14; Margt D Brown with Edw A Prentice. nom

[m]**3D st, 120 W** (2:543), ss, 50 w McDougal, 25x100; PM; pr mtg $18,000; Jan26; Jan27 '14; due, &c, as per bond; Eliz B Price, — Crescent av Smithtown, LI, to Miriam H C Cannon, 323 West End av. 6,207.03

[m]**4TH st, 230-2 E** (2:399); ext of mtg for $50,000 to Feb18'19 at 5%; Jan19; Jan29 '14; Lawyers Mtg Co, a corpn, with Rose L Markowitz. nom

[m]**4TH st, 230 W;** also 10TH ST, 184-8 W (2:619); ext of mtg for $25,000 to Apr21'16, 4½%; May1'11; Jan23'14; Henry Staats, 2538 Grand av, with Jno A Brown Jr of Newtown Township, Delaware Co, Pa. nom

[m]**7TH st 70 E** (2:448); ext of mtg for $23,-000 to Dec23'16, 5%; Jan12; Jan23'14; Montague Aaron, 4 W 91, with Jno A Brown, Jr, in Newtown Township, Delaware Co, Pa. nom

[m]**7TH st, 96 E** (2:434), ss, 112.11 e 1 av, 25x90.10; Jan28; Jan29'14; 5y5%; Henry G Wenzel, of Bklyn, to Emigrant Indust Savgs Bank, a corpn. 19,000

[m]**10TH st, 184-8 W,** see 4th, 230 W.

[m]**11TH st, 626 E** (2:393), ss, 333 w Av C, 25x94.9; ext of mtg for $20,000 to Mar1'17, 5½%; Dec29'13; Jan26'14; Anna Markwitz, 225 Hart, Bklyn, with Louis Joseph, 108 W 43. nom

[m]**12TH st, 100-2 E,** see 4 av, 103-11.

[m]**13TH st, 122 E** (2:558), ss, 275 w 3 av, 25x103.3; pr mtg $18,000; Jan8; Jan27'14; 1 y6%; Margt Daub, 75 1 av, to Fredk Kalb, 1696 2 av. 2,150

[m]**14TH st, 500-2 E,** see Av A, 224.

[m]**14TH st, 304-12 W** (2:629); certf as to mtg for $3,000; Jan16; Jan29'14; Chas I Weinstein Realty Co to Jacob Kottek.

[m]**16TH st, 345 W** (3:740), ext of mtg for $20,000 to Mar25'17 at 5%; Jan25; Jan28 '14; Rachel Lippl, 16 Bay 29, Bklyn with Mary E Fitts, Hotel Marie Antoinette, Bway & 67th. nom

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m**16TH st, 345 W** (3:740), ns, 250 e 9th av, 25x91.9; pr mtg $20,000; Jan28'14; 3y6%; Rachel Lippi, 288 West, Bklyn to Pearl Weinman, 264 W 113. 3,500

m**17TH st, 208-10 W** (3:766); ext of mtg for $26,000 to July22'16; 5%; Jan22; Jan 24'14; Title Guar & Trust Co with Robt Tag, 135 W 127. nom

m**17TH st, 208-10 W** (3:766), ss, 99 w 7 av, runs w38xs119xe37xn27xe1xn92 to beg; pr mtg $26,000; Jan22; Jan23'14; 1y6%; Robt Tag to Jno Meyer, 318 Hudson st, Hoboken, NJ. 4,000

m**18TH st, 130-2 W**, see 7 av, nec 123.

m**18TH st, 130-2 W**, see 7 av ,2061-5.

m**18TH st, 255 W** (3:768); ext of mtg for $8,000 to Dec23'18 at 5½%; Jan12; Jan 29'14; Eliz A Galway with Gertrude Gunshore. nom

m**22D st, 119-23 W**, see 23d, 122-6 W.

m**23D st, 122-6 W** (3:798), ss, 200 w 6 av, runs s98.9xw8.4xs98.9 to ns 22d (Nos 119-23) xw61.2xn98.9xw5.6xn98.9 to 23d xe75 to beg; equal lien with following mtg for $10,000; Jan26'14; 1y6%; H Pereira Mendes to Rosalie M, Dowager Lady Steele, widow, 70 Eaton sq, London, Eng. 10,000

m**23D st, 122-6 W**; also 22D ST, 119-23 W; equal lien with above mtg for $10,000; Jan 26'14; 1y6%; same to Henrietta Hutton widow, at Ville Bilhere of Pau, France. 10,000

m**24TH st, 200 W**, see 7 av, 240.

m**25TH st, 108-10 W** (3:800), ss, 100 w 6 av, 40x82.10; pr mtg $150,000; Jan24'14; due Feb1'19; 6%; 108 West 25th Constn Co, Inc, a corpn, to Esther Greenberg, 7 N Summerfield av, Arverne, LI. 31,000

m**25TH st, 108-10 W**; certf as to above mtg; Jan24'14; same to same. ——

m**25TH st, 324-* W** (3:748), ss, 284.6 w 8 av, 40.6x98.9; Jan29'14; 3y5½%; Crest Holding Co, a corpn, to Lawyers Mtg Co, a corpn. 48,000

m**25TH st, 324-6 W**; certf as to mtg for $48,000; Jan29'14; same to same. ——

m**25TH st, 324-6 W**; pr mtg $48,000; Jan 29'14; 1y6%; same to St Lukes Realty Co, a corpn, 1200 Madison av. 12,000

m**25TH st, 324-6 W**; certf as to mtg for $12,000; Jan29'14; same to same. ——

m**29TH st, 27-31 E** (3:859), ns, 100 e Madison av, 75x197.6 to ss 30th (No 30); also 29TH ST, 33 E (3:859) ns, 175 e Madison av, runs e21.9xn98.9xw0.9xn98.9 to ss 30th (No 32) xw21xs197.6 to beg; agmt consolidating & ext of mtg for $475,000 to Jan12'17 at 5%; Jan23; Jan29 '14; The Woman's Hotel Co, 340 Madison av, with Title Guar & Trust Co, a corpn. nom

m**29TH st, 33 E**, see 29th, 27-31 E.

m**30TH st, 30-32 E**, see 29th, 27-31 E.

m**33D st, 424-38 W** (3:730), ss, 268.9 w 9 av, 131.3x98.9; Jan22; Jan24'14; 5y5%; McKeon Realty Co, a corpn, to Seamen's Bank for Savgs, 76 Wall. 375,000

m**33D st, 424-38 W**; consent of stockholders; also certf as to mtg for $375,000; Jan22; Jan24'14; same to same. ——

m**33D st, 424-38 W**; pr mtg $375,000; Jan 22; Jan24'14; due Feb1'17; 6%; McKeon Realty Co, a corpn, to Francis B Robert, 17 E 45. $5,000

m**33D st, 424-38 W**; certf as to mtg for $85,000; Jan22; Jan24'14; same to same. ——

m**33D st, 424-38 W**, leasehold; Jan22; Jan 24'14; due Mar10'15; 6%; Jno A Larkin, 324 W 15 to Chas Roeber, 119 E 78. 16,000

m**33D st, 424-38 W**; consent by Jos Guinet to above mtg on leasehold for $16,000; Jan22; Jan24'14; same to same. ——

m**34TH st, 233 E** (3:915), ns, 175 w 2 av, 25x98.9; Jan22; Jan29'14; 1y5%; Right Rev Chas H Colton, exr &c Teresa A Colton, to Emigrant Indust Savgs Bank, a corpn. 9,500

m**35TH st, 443 W** (3:733), ns, 512.6 w 9 av, 25x98.9; ext of mtg for $4,000 to Jan1 '17 at 6%; Jan15; Jan29'14; Annie Herzenberg, 464 8 av, NY, with Jos Flynn, 73 6 av, Bklyn. nom

TH st, 344 W (3:760), ss, 200 e 9 av, x98.9; pr mtg $19,000; Jan21'14; due Feb 6%; Bernard J Foss, 349 W 35, to Jos Charlotte B Snyder at Ridgefield ark, NJ. 4,500

m**37TH st, 541-3 W** (3:709), ns, 500 w 10 , 50x98.9; pr mtg $17,000; Jan27'14; due, Dec5'16, 5%; Edw T Thomson, 252 W 22 to Jno W Minturn at Syosset, LI. 3,000

m**37TH st, 541-3 W**; ext of mtg for $17,000 to Dec5'16, 5%; Jan27'14; same with same. nom

m**37TH st, 541-3 W**; sobrn of mtg for $9,000 to mtg for $3,000; Jan22; Jan27'14; same & Marion B Kohlman, 2 W 72, with same. nom

m**39TH st, 139 E** (3:895), ns, 260.10 w 3 av, 17.8x98.9; PM; Jan29'14; due & int as per bond; Francis M Bacon Jr to Mary S Palmer, 520 West End av, & ano. 16,000

m**39TH st, 302 E** (3:944), ss, 40 e 2 av, 20x68.2x22x58.7; Dec15'13; Jan28'14; due Jan2 '17, 5½%; Henry Armstrong & Isabella his wife & Annie Armstrong at Durnrush, Ireland; Leah Clark, B of R, & Mary J Armstrong heirs &c Cath Armstrong, decd, to NY Title Ins Co, a corpn. 5,000

m**43D st, 152-4 E**, see 3 av, 676.

m**48TH st, 205-7 E** (5:1322), ns, 95 e 3 av, 50x115.8x50.6x108.2; pr mtg $——; Jan23; Jan24'14; demand; 6%; Dora, wife Nathan Koppel, 1919 Surf av, Bklyn, to Welz & Zerweck, a corpn, 1562 Myrtle av, Bklyn. 2,250

m**50TH st, 343-9 E** (5:1343), ns, 145 w 1 av, 80x100.5; Jan8; Jan29'14; 5y5%; Ferd Sulzberger to Emigrant Indust Savgs Bank, a corpn. 35,000

m**56TH st, 16 W** (5:1271), ss, 275 w 5 av, 25x100; PM; Jan26'14; due, &c, as per bond; Jas Bishop to Woodlawn Cemetery, 20 E 23. 50,000

m**57TH st, 52 E** (5:1292), ss, 72.6 w Park av, runs s100.5xw2.6xs33.4xw25xn133.9 to st xe27.6 to beg; pr mtg $41,000; Jan23 '14; due &c as per bond; Geraldine A Goddard to Greenwich Savgs Bank, 246 6 av. 9,000

m**57TH st, 110-14 W** (4:1009), ss, 175 w 6 av, 75x100.5; Jan29'14; due & int as per bond; Lotos Club, a corpn, 110 W 57, to Andw Carnegie, 2 E 91. 389,000

m**63D st W, see West End av**, see West End av, 70-4.

m**67TH st W, nwc West End av**, see West End av, 161.

m**69th st, 114 W** (4:1140), ss, 131.6 w Col av, 17x100.5; Jan28'14; 5y5%; Clementine Sostman & Carrie Lasker to Emigrant Indust Savgs Bank, a corpn. 16,000

m**69TH st, 114 W**; sobrn of mtg for $1,500 to mtg for $16,000; Jan23; Jan28'14; Anna Othile, 601 W 140 with same. nom

m**69TH st, 114 W**; sobrn of mtg for $3,000 to mtg for $16,000; Jan23; Jan28'14; same as admtrx Susan Othile, decd, et al with same. nom

m**69TH st, 309 W** (4:1181); sal Ls; Jan20; Jan28'14; demand; 6%; Gaetano Quindigliano to Lion Brewery, a corpn, 104 W 108. 3,257.50

m**70TH st, 241 W** (4:1162), ns, 427.11 w Ams av, 19.5x100.5; Jan28'14; due & int as per bond; Harry W McMann to Dry Dock Savgs Instn, 341 Bowery. 17,000

m**71ST st, 67 W** (4:1124), ns, 90 e Col av, 21x102.2; Jan23; Jan27'14; 4y6%; Mary A Mortimer to Anna E & Albt S Mortimer et al, all at 67 W 71. 29,163.85

m**72D st, 43 E** (5:1387), ns, 152 e Mad av, 22x102.2; PM; Jan23'14; due, &c, as per bond; Alex Lambert to Title Guar & Trust Co. 40,000

m**73D st, 151 E** (5:1408), ns, 369 w 3 av, 51 to Lex av (Nos 1019-25) x102.2; pr mtg $89,000; Jan29'14; due & int as per bond; Frieda Hart to August Ruff, 52 W 120. 5,000

m**75TH st, 101 E**, see Park av, 821.

m**75TH st, 168 W** (4:1146), ss, 30 e Ams av, 21.10x100; Jan27'14; due, &c, as per bond; Barney Estate Co, a corpn, to Title Guar & Trust Co. 20,000

m**75TH st, 168 W**; certf as to above mtg; Jan27'14; same to same. ——

m**79TH st, 406-8 E** (5:1473), ss, 119 e 1 av, 50x102.2, leasehold, also chattels, &c; Jan 25; Jan24'14; 2y6%; Fredk Wengraf to Michl J Fay, 169 E 90. 5,500

m**79TH st, 138-44 W** (4:1150), ss, 372 w Col av, 78x102.2; Jan28'14; due Mar1'19; 6% until completion of bldg & 5½% thereafter; Brixton Realty Corpn, 808 West End av to Metropolitan Life Ins Co, a corpn, 1 Mad av. 320,000

m**79TH st, 138-44 W**; certf as to above mtg; Jan28'14; same to same. ——

m**81ST st, 23 E** (5:1493), ns, 95 w Mad av, 20.6x102.2; Jan23'14; 3y or sooner, 5%; Marie E Harkness to Lawyers Title Ins & Trust Co. 50,000

m**82D st, 208 W** (4:1229); ext of mtg for $25,000 to Feb15'17 at 5%; Jan17; Jan29 '14; Wm Rankin, 119 W 77, with Kath Kessler, 504 W 44, et al. nom

m**83D st W, nec Ams av**, see Ams av, 481.

m**85TH st, 164 W** (4:1215), ss, 137.6 e Ams av, 18.9x102.2; Jan26; Jan27'14; 3y5%; Isabel De Forest Colbron to Lawyers Title Ins & Trust Co. 4,000

m**89TH st, 216 E** (5:1534), ss, 160 e 3 av, 25x100.8; PM; Jan27'14; 1y5%; Wm Engel to German Savgs Bank, 157 4 av. 12,000

m**89TH st, 127-31 W** (4:1220); ext of mtg for $20,000 to Jan20'19, 5%; Jan21; Jan23 '14; Bennett J King with Trustees for the Corpn of the African M E Church (Zion Church), 127 W 89. nom

m**90TH st, 59 E** (5:1502); ext of mtg for $17,000 to Jan1'17 at 5%; Jan19; Jan29 '14; N Y Trust Co, a corpn, 26 Broad, with Helen De Forest, 59 E 90. nom

m**93D st, 36 W** (4:1206), ss, 250 w Central Park W, 37.6x100.8; Jan28; Jan29'14; due & int as per bond; Auguste Gahren to Title Guar & Trust Co, a corpn. 20,000

m**98TH st, 320 E** (6:1669), ss, 300 e 2 av, 25x100.9; PM; Jan27'14; 3y5%; Esther Cukell, 526 E 98, to Empire City Savgs Bank, 231 W 125. 4,900

m**98TH st, 319-21 W**, see Riverside dr, 260.

m**100TH st, 200 E**, see 3 av, 1799.

m**100TH st, 314 W** (7:1888); ext of mtg for $215,000 to Oct10'17 at 5%; Jan10; Jan 28'14; Louis N Kramer & ano exrs &c Mott I Newhouse with Maryland Mtg Co, a corpn, 145 Av D. nom

m**101ST st, 61 E** (6:1607), ns, 200 w Park av, 25x100.11; Jan23'14; 1y5%; Edw Goldschmidt to Saml A Goldschmidt, 39 W 73, & ano trstes Saml B H Judah. 10,000

m**102D st, 110 E** (6:1629), ss, 130 e Park av, 25x100.11; ext of mtg for $5,000 to Oct 30'18 at 5%; Jan28; Jan29'14; Sarah E Ames of Bklyn with J S Realty Co, a corpn (Jos Schiff, 225 Hart st, Bklyn, consents). nom

m**102D st, 118 E** (6:1629); ext of mtg for $14,000 to Nov16'16; 5½%; Jan5; Jan24'14; N Y City Mission Society with Fredk Holterman. nom

m**105TH st, 239-41 E** (6:1655), ns, 176.10 w 2 av, 40.8x100.9; ext of mtg for $36,000 to Feb8'17 at 5%; Jan15; Jan28'14; Saul Abraham, 540 W 163, with Rosalie Kaufmann, 285 Central Park W, et al, trstes for Rosalie Kaufmann under will Leopold Kaufmann. nom

m**113TH st, 342 E** (6:1684); ext of mtg for $18,000 to Dec30'16, 5½%; Dec11'13; Jan23 '14; New York Historical Society with Salvatore Strano. nom

m**114TH st, 306 E** (6:1685), ss, 100 e 2 av, 20x100.11; Jan24; Jan29'14; due & int as per bond; Nicola Pecoraro, 306 E 114, to Luigi De Maio, 536 9 av. 200

m**116TH st, 412 E** (6:1709), ss 462.1 w Pleasant av, 18.7x100.11; ext of mtg for $5,000 to Jan20'16, 5%; Jan21; Jan26'14; Emigrant Indus Savgs Bank with Laura Silvestro, 444 E 116. nom

m**116TH st, 370 W** (7:1849), ss, 200 w Manhattan av, runs s100.11xw25xn75.8xw25xn 25.2 to st xe50 to beg; Jan26; Jan27'14; 5 y5%; Geo M Davis, 189 Claremont av, to Percival Wilds 204 W 78. 36,000

m**118TH st, 420 E** (6:1711), ss, 228.4 e 1 av, 15.7x100.11; pr mtg $——; Jan23; Jan29 '14; 1y6%; Henrietta Michelson & Isidor Michelson(in bond), of Bklyn, to Benzion H Goldenthal, 71 E 116. notes 1,500

m**120TH st, 340 E** (6:1796); ext of mtg for $7,250 to Oct26'18 at 5½%; Jan14; Jan 29'14; Lawyers Title Ins & Trust Co with Michl Stramiello & Jos Maronna. nom

m**120TH st, 103-5 W** (7:1905), ns, 100 w Lenox av, 50x100.11; pr mtg $70,000; Jan 27; Jan28'14; due Apr27'14; 6%; Aaron Guadana to Emily A Scott, at Country Club Grounds, Eastern blvd, Westchester. 10,000

m**120TH st, 232 W** (7:1925), ss, 325 w 7 av, 25x100.11; ext of mtg for $20,000 to Sept13'16, 5%; Jan23; Jan26'14; Lawyers Title Ins & Trust Co, 160 Bway, with Henrietta E Brandt, 38 Marble Hill av. nom

m**120TH st, 232 W** (7:1925), ss, 325 w 7 av, 25x100.11; pr mtg $20,000; Jan23'14; 2y or sooner, 6%; Henrietta E Brandt to Rena Sulzberger, 240 E 72. 1,000

m**120TH st, 232 W**; sobrn of mtg for $2,500 to mtg for $1,000; Jan15; Jan23'14; Henry J Wilkens with same. nom

m**123D st, 157 W**, see 7 av, 2061-5.

m**123D st W, nec 7av**, see 7 av, nec 123.

m**126TH st, 146-8 E** (6:1775), ss, 310 w 3 av, 25x100; ext of mtg for $6,000 to Jan 1'17, at 5%; Jan24; Jan29'14; Emigrant Indust Savgs Bank, a corpn, with Sinclair-Eifert-Blackford, Inc, a corpn, 157 E 128. nom

m**129TH st, 406-12 W** (7:1968), ss, 110 w St Nicholas ter, 2 lots ea 64x99.11; 2 mtgs ea $53,000; Jan28'14; 5y5%; Manchester Constn Co, a corpn, to Franklin Savgs Bank, 656 8 av. 106,000

m**129TH st, 406-12 W**; consent & certf of stockholders to above two mtgs; Jan28'14; same to same. ——

m**130TH st, 158 W** (7:1914); ext of mtg for $9,000 to Jan20'17, 5%; Jan20; Jan27'14; Emma Harms et al exrs &c Henry Harms with Madeline M Laase. nom

m**130TH st, 247 W** (7:1936); ext of mtg for $7,000 to Jan24'17, 5½%; Jan24; Jan27'14; Title Guar & Trust Co with Pauline Goodman, Far Rockaway, B of Q. nom

m**136TH st, 128 W** (7:1920), ss, 285 w Lenox av, 15x99.11; PM; pr mtg $9,350; Jan 24; Jan27'14; due, &c, as per bond; Albertha G Turner, 128 W 136, to Jno Donegan, 542 E 137. 750

m**141ST st, 450 W**, see Convent av, swc 141st.

m**143D st, 532-4 W** (7:2074), ss, 137.6 e Bway, 37.6x99.11; Jan29'14; due & int as per bond; Wm Ruschmeyer to N Y Savgs Bank, 81 8 av. 30,000

m**150TH st, 301-3 W**, see 8 av, 2319-23.

m**152D st W, nec 8 av**, see 8 av, nec 152d.

m**160TH st W** (8:2136), ss, 475 w Bway, 100x100; bldg loan; Jan28; Jan29'14; demand, 6%; Podwil Realty Co, Inc, a corpn, 1029 E 163, to Lincoln Mtg Co, a corpn, 100 Bway. 105,000

m**169TH st W** (8:2126), ns, 100 w Ams av, 50x81.7; PM; pr mtg $——; Jan29'14; due Feb1'18, 6%; Ferd Schmitt, of Yonkers, to Fair Deal Realty Co, a corpn, 117 W 119. 7,000

m**170TH st, 506-8 W** (8:2126), ss, 150 w Ams av, 50x95; ext of mtg for $35,000 to June1'16, 4½%; June1'11; Jan24'14; Benj Shapiro, 125 W 112, with Lucius H Beers at Westhampton Beach, LI, & ano, exrs Jas R Smith. nom

m**176TH st W** (8:2133), ss, 100 w Audubon av, 150x87.1; pr mtg $110,000; Jan28'14; 3y 6%; Placid Realty Co, 35 Nassau to Abel King, 148 E 65 & ano. 13,000

m**176TH st W** (8:2133), same prop; certf as to above mtg; Jan28'14; same to same. ——

m**178TH st W, nec Northern av**, see Northern av, 27-35.

m**178TH st W, nec Ft Washington av**, see Ft Washington av, sec 178.

m**187TH st, 607 W** (8:2168), ns, 140.1 w St Nicholas av, 19.10x94.10; ext of mtg for $8,000 to Jan26'17 at 5½%; Jan28'14; Edith A Tucker with Moses Moritz, of Michigan City, Ind. nom

m**191ST st W** (8:2169), ns, 50 e Wadsworth av, 50x100; sobrn of mtg for $10,000 to mtg for $40,000; Jan22; Jan27'14; 191st St Constn Co, a corpn, 35 Nassau, & Henry Morgenthau Co, 30 E 42, with Priscilla T P Starin, 169 W 93, & ano, exrs, &c, Ransom Parker. nom

m**191ST st W** (8:2169), same prop; ext of mtg for $40,000 to Jan26'17, 5%; Jan26; Jan27'14; Priscilla T P Starin, 169 W 93, & ano exrs, &c, Ransom Parker with 191st St Constn Co, a corpn, 35 Nassau. nom

m**191ST st W, nec Wadsworth av**, see Wadsworth av, nec 191.

m**192D st W, sec Wadsworth av**, see Wadsworth av, sec 192.

m**192D st W, see Wadsworth av**, see Wadsworth av, sec 192.

m**Av A, 224** (2:407), sec 14th (Nos 500-2), runs e96xs51.9xw27xn27.9xw69 to av xn24 to beg; PM; pr mtg $——; Jan20; Jan29 '14; due July28'14, 6%; Rutherford Holding Co, a corpn, to Paul Braus, 478 Riverside dr, individ & exr Julius Blourock. 2,940.51

m**Av A, 224**; certf as to above mtg; Jan 21; Jan29'14; same to same. ——

m**Av A, 224** (2:407), sec 14th (Nos 500-2), runs e96xs51.9xw27xn27.9xw69 to av xn24 to beg; pr mtg $2,940.51; Jan28; Jan29'14; 1y6%; Rutherford Holding Co, a corpn, to Leon Tuchmann, 1990 7 av. 4,000

m**Av A, 224**; certf as to above mtg; Jan 28; Jan29'14; same to same. ——

m**Av A, 1440** (5:1488); ext of mtg for $12,000 to Jan28'19 at 5%; Jan28; Jan29'14; Amelia Walter, of South Norwalk, Conn, with Jno G Bauer, 862 E 163. nom

m**Av B, 166** (2:404), ws, 70 n 10th, 19.6x 70; ext of mtg for $6,500 to Jan5'19; 4½%; Jan26; Jan27'14; Bertha Steiger, 21 W 95 with Eliz Goldsmith, 132 E 80. nom

m**Amsterdam av, 310** (4:1166); asn Ls by way of mtg; Jan23; Jan27'14; Max Litwinoff to M Grohs' Sons, a corpn, 238 W 28. nom

m**Amsterdam av, 481**; sal Ls; Jan28; Jan 29'14; demand, 6%; Bernard McGreevy to Geo Ehret, 1197 Park av. 8,000

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Amsterdam av, 481 (4:1214), nec 83d; sal Ls; pr mtg $8,000; Jan28; Jan29'14; installs, $75 monthly, 5%; Bernard McGreevy to Thos Kelly, 177 W 83. notes 7,500

Amsterdam av, 1451 (7:1970), es, 325 s 133d, 25.7x100; Jan28; Jan29'14; 5y5%; Wm F Weber to Jno A Cisco, of Plainfield, NJ, trste for Mary A Bostwick, will of Jno J Cisco. 18,000

Bowery, 26 (1:163), ws, 42.9 s Bayard, 22.10x97.5x26.7x99.6; pr mtg $35,000; Jan 28'14; 1y6%; Chas Gaetjens of Fort Lee, NJ to Clara Grove, 707 President, Bklyn. 5,000

Broadway, 481 (2:474), ws, 239 n Grand, 26.4x200.1 to es Mercer (No 54) x26.3x 200.2; ext of mtg for $76,660 to Jan6'19 at 4½%; Jan14; Jan28'14; Julius B Fox, 520 Ocean av, Jersey City, NJ, with Wm Bruce-Brown, 13 E 70, & ano, exrs David L Bruce-Brown. nom

Broadway, 4322 (8:2167), old es, 25.2 n 184th 25x127.5x25x123.8, ns, except pt for Bway; Jan26'14; 5y5%; Susan A V Eckhardt to American Mort Co, 46 Cedar. 6,500

Columbus av, 908 (7:1859), str Ls; Jan24; Jan26'14; 18 notes, installs. 30 monthly, 6%; Rosie Chinitz, 908 Col av, to Jacob Peress, 95 W 164. 560

Convent av (7:2057), swc 141st (No 450) 99.11x95; pr mtg $25,000; Jan23; Jan24'14; due Mar23'14· 6%; McKeon Realty Co, a corpn, 80 Maiden la to Robt L McGehee, 325 W 88. 20,000

Convent av (7:2057), swc 141st, same prop; certf as to above mtg; Jan23; Jan 24'14; same to same.

Edgecombe av (7:2054), ws, 75 s of cl 153d if projected, 99.1x100; pr mtg $110,-000; Jan29'14; due & int as per bond; Strathcona Constn Co, a corpn, to Falcon Realty Co, a corpn, 35 Nassau. 35,000

Edgecombe av (7:2054); same prop; certf as to mtg for $35,000; Jan29'14; same to same.

Fort Washington av (8:2176), sec 178th. 105.3x100.11x109.11x101.2; ext of mtg for $40,000 to Jan23'17, 5½%; Jan10; Jan24'14; Virginia I Stern with Emma Morris at sec 178th & Fort Washington av. nom

Fort Washington av (8:2176), sec 178th, same prop; receipt for $10,000 on a/c of mtg for $50,000; Jan22; Jan24'14; same to same.

Lexington av, 1389 (5:1520), es, 67.4 n 91st, 16.8x70; pr mtg $10,000; Jan24; Jan26 '14; 3y6%; Jno A Henneberry to Kompesula Realty Co, a corpn, 761 6 av. 3,000

Lexington av, 1907-19 (6:1769); ext of mtg for $46,000 to Apr8'17, 5%; Jan22; Jan 26'14; Rudolph W Pick with Florence E Goodman 969 Mad av. nom

Madison av, 741 (5:1379), es, 83.9 s 65th, 16.8x60; pr mtg $24,500; Jan22; Jan23'14; 3y6%; Lina Weil to Geo T Stewart, 741 Mad av. 2,000

Manhattan av 504 (7:1947), es, 25.11 s 121st, 18.9x100; PM; Jan26'14; due Feb1'17, 5%; Annie E Wohlfrom to Benj F Frey, 155 Euclid av, Hackensack, NJ. 13,000

Northern av, 27-35 (8:2177), nec 178th, 92.6x100; PM; Jan28'14; 3y5%; Ambrose Realty Co, a corpn, to NY Mtg & Security Co, a corpn. 95,000

Northern av, 27-35; pr mtg $95,000; Jan 28'14; 1y6%; same to Hudson Mtg Co, a corpn, 135 Bway. 25,000

Northern av, 27-35; certf as to above mtg for $25,000; Jan28'14; same to same.

Park av, 824 (5:1410), nec 75th (No 101), 27.2x100; ext of mtg for $40,000 to Mar1 '17, 4½%; Jan26; Jan27'14; Wm P Draper of Bar Harbor, Maine, with Henry F Holtorf, 152 Summit av, Mt Vernon, NY. nom

Post av (8:2219), ss, 200 e 204th, 100x150; PM; Jan27; Jan28'14; 5y or sooner, 5%; Sarah Bernstein to Jno H Knapp, 424 W 160. 6,000

Riverside dr, 90 (4:1244); ext of mtg for $25,000 to Jan22'19, 5%; Jan21; Jan23'14; Josephine L Biedler with Seamens Bank for Savings, a corpn, 76 Wall. nom

Riverside dr, 260 (7:1888), nec 98th (Nos 319-21), 106.5x130.11x100.11x96.11; asn rents to secure loan; pr mtgs $507,500; Jan23; Jan27'14; Chesterfield Realty Corpn to Jacob Rosenthal, 1893 7 av. 12,500

Riverside dr, 260; certf as to asn rents as above; Jan23; Jan27'14; same to same.

St Nicholas av, 767 (7:2063), ws, 81.9 s 149th, 20.4x118.5x19.11x114.11; Jan29'14; 3y 5%; Mary E Reisig, of Larchmont Manor, NY, to Emigrant Indust Savgs Bank, a corpn. 14,000

Sherman av (8:2225), ns, 250 w 204th, 50 x150; ext of mtg for $42,500 to Jan27'19; 5%; Jan24; Jan27'14; Henry Bendheim, 42 W 89 with Vermilyea Realty Co, a corpn, 3856 10 av. nom

Sherman av (8:2225), ns, 200 w 204th, 50 x150; ext of mtg for $42,500 to Jan27'19; 5%; Jan24; Jan27'14; Adolph D Bendheim, 42 W 89 with Vermilyea Realty Co, a corpn, 3856 10 av. nom

Sherman av (8:2225), ns, 200 w 204th, 2 lots, ea 50x150; 2 mtgs, ea $7,500; sub to 2 pr mtgs for $42,500 ea; Jan27'14; 3y6%; Vermilyea Realty Co, a corpn, to Jos E Marx, 790 Riverside dr. 15,000

Sherman av (8:2225), same prop; two certfs as to above mtgs; Jan27'14; same to same.

Wadsworth av (8:2169), nec 191st; —x —; certf b# party 1st pt that mtg for $53,-000 is a prior lien to 2d mtg for $14,000; Jan16; Jan28'14; Henry Morgenthau Co, 30 E 42 to Title Guar & Trust Co, a corporation. nom

Wadsworth av (8:2169), sec 192d, 111.1x 110.11x100x63.7; pr mtg $100,700; Jan26; Jan27'14; due May27'14, 6%; 191st St Constn Co to Henry Morgenthau Co, a corpn, 30 E 42. 2 300

Wadsworth av (8:2169), sec 192d, same prop; certf as to above mtg; Jan26; Jan27 '14; same to same.

Wadsworth av (8:2169), sec 192; certf by party 1st pt that mtg for $81,700 is a prior lien to 2d mtg for $19,000; Jan16; Jan28 '14; Henry Morgenthau Co, 30 E 42 to Title Guar & Trust Co, a corpn. nom

West End av, 70-4 (4:1154), sec 63d, runs e150xs100.5xw50xn25xw100 to av xn 75.5 to beg; pr mtg $90,000; Jan23'14; due &c as per bond; Robt McClenahan, 121 E 40 to Thos Dimond, 20 W 73. 20,000

West End av, 161 (4:1179), nwc 67th; sal Ls Jan26'14; demand, 6%; Jno & Patk Mullen to Geo Ehret, 1197 Park av. 5,000

West End av, 369 (4:1186), ws, 85 n 77th, 17.2x100.6; Jan9; Jan23'14; 3y5¼%; Wm J Beauley to Lawyers Title Ins & Trust Co. 23,000

West End av, 369; pr mtg $23,000; Dec 15'13; Jan23'14· 1y6%; Wm J Beauley to Gillian W B Bailey, 21 E 94. 2,000

187 av, 601 (3:940); ext of mtg for $10,-000 to Jan1'19, 5%; Jan14; Jan27'14; Magdalena Klein, 343 W 54, with Mary Casson, 305 Ams av. nom

187 av, 1120 (5:1456); ext of mtg for $14,000 to June30'18 at 5½%; July21'13; Jan29'14; Christine G Openhym et al, trstes will Adolphe Openhym, with May Belle Realty Co. nom

187 av, 2173 (6:1684), ws, 75.11 n 112th, 25x100; PM; pr mtg $——; June3'11; Jan 28'14; due Feb3'14; 6%; Madalena Trapini, 2131 1 av to Vincenzo Capozzo, 2245 2 av. 4,000

2D av, 1068 (5:1349); ext of mtg for $10,-000 to Jan14'17, 5%; Dec3'13; Jan27'14; Security Trust Co of Troy, NY as trste Saml Bolton Jr with Rosa Simm, individ & extrx Sol Simm. nom

2D av, 1095 (5:1331), ws, 60.5 s 58th, 20x 60; ext of mtg for $12,000 to Mar1'17 at 5%; Jan28'14; Edw Noetling with Saml Lauria, 1110 2 av. nom

2D av, 1324 (5:1444), es, 25.5 s 70th, 25x 74; PM; pr mtg $13,000; Nov24'13; Jan 29'14; due Dec15'15, 6%; Esther Rauch, 1328 5 av, to Sophie Reuth et al, 1324 2 av. 9,000

2D av, 1619 (5:1530), sal Ls; Jan26; Jan 28'14; demand; 6%; Edw T Butts to Lion Brewery, a corpn, 104 W 108. 2,000

2D av, 1970 & 1972 (6:1673); ext of two mtgs for $15,500 each to Jan11'19 at 5½%; Jan21; Jan29'14; Lawyers Mtg Co, a corpn, with Bernard Frankel. nom

3D av, 676 (5:1297), swc 43d (No 152-4), 25x100; Jan26'14; due Apr10'15, 5%; Marie G Wise, 200 Pelham rd, New Rochelle, NY, heir, &c, of Jas W & Julia E Brady, to Louise Darrow, 294 Central Park W. 5,000

3D av, 1156-62 (5:1402), ws, 25.5 s 68th, 100x100; collateral to secure two mtgs, one for $6,000 on 124-6 E 86, & other for $6,000 on 344-6 E 46; pr mtg $——; Nov 25'13; Jan29'14; due & int as per bond; Bella Glaser, 2309 Creston av, & Mendel Herzog, 56 E 122, to Jno Kreeb Jr, 328 E 69, & Geo Kreeb, 72 W 127. 12,000

3D av, 1799; also 100TH ST, 200 E (6:-1649); sal Ls; Jan17; Jan27'14; demand, 6%; Bernard J Reynolds to Jacob Ruppert, a corpn 1639 3 av. 5,800

3D av, 1846 (6:1629), sal Ls; Jan23; Jan 24'14; demand; 6%; Jas J Hannigan to Jacob Ruppert, a corpn, 1639 3 av. 4,593

3D av, 2305-7 (6:1790); sal Ls; Jan28; Jan29'14; demand, 6%; Fredk Prax, 2894 Bailey av, to Jas Everards Breweries, a corpn, 12 E 133. 8,000

4TH av, 103-11 (2:556), sec 12th (Nos 100-2), 117.5x86x85.8x116.9; Jan6; Jan26'14; due Jan1'17, 5%; Mathilde E Rutherfurd Stuyvesant, widow, to U S Trust Co of N Y, a corpn, 45 Wall. 110,000

6TH av, 23-7 (2:589), ext of mtg for $32,000 to Jan10'17; 5%; Dec31'13; Jan24 '14; J & R Lamb, a corpn, 23-7 6 av, with Margt Adams Greenleaf at Loudonville, NY & ano. nom

6TH av, 955-7 (4:1007); asn Ls; Jan20; Jan23'14; demand, 6%; The Westerly Hotel Co, a corpn, to F & M Schaefer Brewing Co, a cronn, 114 E 51. 2,500

6TH av, 955-7; certf as to above mtg; Jan20; Jan23'14; same to same.

7TH av, 240 (3:773), swc 24th (No 200), 29.4x55.5; Jan26; Jan27'14; due, &c, as per bond; Henry M & Philip Moeller & Elise M Alexander to Title Guar & Trust Co. 30,000

7TH av, 2061-5 (7:1908S), nec 123d (No 157), 60x105; pr mtg $110,000; also CHRYSTIE ST, 181 (2:426), ws, abt 75 n Rivington, 25x—, with rights to alley; pr mtg $15,000; also 18TH ST, 130-2 W (3:793), ss 345 w 6 av 43x92; pr mtg $36,000; Jan22; Jan23'14; due Feb1'16, 5½%; Metropolis Securities Co, a corpn, 257 Bway, to Louis B Hasbrouck, 146 Central Park W. 23,342 62

7TH av (7:1908-1), nec 123d,—x—; also CHRYSTIE ST, 181 (2:426-37); also 18TH ST, 130-2 W (3:793-56 & 57); certf of consent of stockholders to mtg for $23,342.62; Jan23; Jan29'14; Metropolis Securities Co, a corpn, to Louis B Hasbrouck.

8TH av, 224-6 (3:771); ext of mtg for $60,000 to Feb5'17 at 5%; Jan10; Jan29 '14; Amy M Pretzfeld, Ella H Koch & Flora H Wolfe with La Salle Realty Co, a corpn, 217 6 av. nom

8TH av, 224-6; certf of reduction of mtg of $70,000 by payment of $10,000 on a/c; Jan15; Jan29'14; same to same.

8TH av, 2819-23 (7:2046), nwc 150th (Nos 301-3), 99.11x112.6; PM; pr mtg $135,-000; Jan28; Jan29'14; due & int as per bond; The Markert Realty Co, a corpn, Jamaica, LI, to Bernhard Schlegel, 758 Crescent av, Astoria, LI. 16,500

8TH av, 2819-23; PM; pr mtg $151,500; Jan28; Jan29'14; due & int as per bond; same to same. 7,000

8TH av (7:2038), nec 152d; str Ls; Jan 23; Jan24'14; demand; 6%; Fredk J Hull to Saranac Realty Co, a corpn, 149 Bway. 2,500

9TH av, 533 (3:737), ws, 58.9 s 40th, 20 x65; PM; pr mtg $12,000; Jan22; Jan23'14; due Feb1'17, 6%; Morris Rubin & Morris Frank to Caroline E Billhardt, 1120 Herkimer, Bklyn, & ano. 3,000

9TH av, 533 (3:737); ext of mtg for $12,-000 to Jan14'17, 5%; Jan22; Jan23'14; N Y Investors Corpn with Caroline E Billhardt, 1120 Herkimer, Bklyn & ano. nom

10TH av, 98 (3:714), leasehold; Jan23; Jan24'14; due &c as per bond; Cornelius J Sullivan, 242 W 14 to Jno Graney, 106 10 av. 2,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf of consent to chattel mtg (miscl) for $1,614.75; Jan28; Jan29'14; Frank Louda Co, a corpn, to Julius Klugman.

Chattel mtg (miscl); certf as to mtg to secure $7,003.33 for payment to party 2d pt by 116 W 45th St, Inc; Jan21; Jan23'14; Belmont Apartment Hotel Co to Thos E Greacen.

Chester Hill Park, Mt Vernon, N Y (Miscl); certf as to mtg for $1,400; Nov 5'13; Jan24'14; Chester Hill Park Co to Jas V Simpson trste Kate E Alber.

Chester Hill Park, Mt Vernon, N Y (Miscl); certf as to mtg for $1,400; Nov 5'13; Jan24'14; same to Horace S Tuthill.

Great Neck, L I (miscl); certf as to mtg for $10,000; Jan12; Jan27'14; Kensington Great Neck Corpn to The Thrift, a corpn, 207 Ryerson, Bklyn.

MORTGAGES.

Borough of the Bronx.

Aldus st, see Southern blvd. see Southern blvd, see Aldus.

Beck st, nwc Intervale av, see Intervale av, nwc Beck.

Crotona Park S, 660 (11:2937), ss, 61.9 e Crotona av, 21.9x82.5x20.10x88.11; Jan22; Jan23'14; due, &c, as per bond; Louis W Markel to Title G & T Co, 176 Bway. 5,000

Ditmars st (*), ss, being lot 31 map Est Eliz R B King, City Island; Jan23; Jan26 '14; 3y6%; Susan Yarbar, Clara Stringham, Alvaretta Horton, Jacob & Jos Smith Jr & Mary H Coltart & Phebe Crawford to Jno Jackob, 90 City Island av, & ano. 3,500

Fairmount pl, 799 (11:2955), ns, 200 w Marmion av, 25x100; Jan23'14; due, &c, as per bond; John, Harry, Lilly, Rose, Margt & Ellen F O'Brien to Title G & T Co, 176 Bway. 800

Fairmount pl, 799; sobrn agmt; Jan23 '14; Ellen F O'Brien with same. nom

Fulton st (*), es, 500 n 241st, runs n66.3 xe151 to White Plains av xse130xw72.9xn 19xw100 to beg; also WHITE PLAINS AV (*), ws, 180 s De Milt av, 45x— to Fulton x38x—, except pt for av; also FULTON ST, (*), es, 450 ne 241st, 50x100; Jan22; Jan23 '14; due, &c, as per bond; Jno Stahl to Queens Co Savgs Bank, 80 Main, Flushing, LI. 25,000

Fulton st, es, 450 ne 241st, see Fulton, e s, 500 n 241.

Garden pl, 4608 (*), ses, 34.7x142x—x 147; pr mtg $3,500; Jan22; Jan24'14; due &c as per bond; Geo Leier, Jr, 4608 Garden pl to Michl Rotando, 4653 White Plains av. 200

Halsey pl, swc Herschell, see Herschell, swc Halsey pl.

Herschell (Washington) st (*), swc Halsey pl, 25.3x104.5x25x108.4; PM; Jan26'14; due, &c, as per bond; Wm H Pound to North Side Mort Corpn, 391 E 149. 3,000

Lyvere pl, 2436 (*), es, being s pt lot 8 & n pt lot 10, map Jno Honohan, runs n25xe 121.8xse37xs63.10xw105.6 to beg; Jan23; Jan24'14; 3y6%; Anna Honohan, 2436 Lyvere pl to Wm Koch, 2936 Middletown rd. 1,000

Minford pl (11:2977), ws, 162.6 s 172d, 37.6x100; ext of $23,000 mtg to Jan27'17 at 5%; Jan27; Jan28'14; North Side Savgs Bank with Francis Keil, 2615 Grand blvd & concourse. nom

Pond pl (12:3290), ws, 325 n William, now 197th, 25x125; Jan19; Jan23'14; 5y5%; Maria R Stilwell, Ridgefield Park, NJ, to NY Title Ins Co, 135 Bway. 1,600

Roselle st (*), ws, 106.8 s Poplar, 25x 147.3x27.11x134.8; also ROSELLE ST (*), ws, 81.8 s Poplar, 25x134.8x27.11x122.3; pr mtg $6,000; Jan22; Jan26'14; due May22'14, 6; Cecilia F Brennan to Merchants Realization Co, Inc, a corpn, 116 Nassau. 600

Roselle st, ws, 81.8 s Poplar, see Roselle, ws, 106.8 s Poplar.

Swinton st (*), es, 125 n Eastern blvd, runs e100xn25xw95.5 to st xs12.1xs13.9 to beg; Jan26; Jan28'14; 3y5%; Emma N Polak to Robt Miller, 560 W 165. 300

Tiffany st (10:2767), es, 150 s Spofford av, 50x100; ext of $2,400 mtg to Nov19'16 at 5½%; Dec30'13; Jan23'14; Magdalena Dabrowski with Bertha wife Gottlieb Brandstetter, 508 W 147. nom

187 st, sec 226th, see 226th E, sec 1st.

187 st E, see 1 av, see 226th E, sec 1st.

133D st E (10:2562), ns, 433.4 e Cypress av, 16.8x103.6x16.8x103.7; ext of $3,000 mtg to July1'17 at 5½%; Jan20; Jan23'14; Jno Bussing, Jr, Mt Vernon, NY with Edgar A Deacon, 75 Portsmouth pl, Forest Hills, NY. nom

134TH st, 411-19 E (9:2279), ns, 100 e Willis av, old line, 75x100; Jan23; Jan24 '14; 5y5½%· Douglas H Cooke, White Plains, NY to Marie A Trageser, 328 W 87. 11,000

144TH st E, nec 3 av, see 3 av, 2712.

146TH st, 313-5 E (9:2329); ext of $25,-000 mtg to Sept1'16 at 5½%; Jan20; Jan 29'14; Lawyers Mtg Co with Wm Oppenheim. nom

148TH st E, nwc St Ann's av, see St Ann's av, nwc 148.

149TH st E, swc Tinton av, see Tinton av, swc 149.

150TH st E (9:2349), ss, 151.6 w Mott av, runs s150xe39.6 to an alley 11 ft wide xs50 xw40xnw100xe3xn100 to st xe18.6 to beg; pr mtg $5,500; Apr26'12; Jan23'14; 5y6%;

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Stephen McCormack to John Toner, 339 W 49 (rerecorded from Apr26'12). 2,000

m151ST st E (9:2353), swc Walton av, being lot 28, blk 2353, tax map transfer of tax lien for yrs 1901 to 1908, assessed to H Jilliffe; Feb20'11; Jan28'14; due Feb20'14, 12%; City N Y to Herman Knobloch, 120 Bway. 620.30

m152D st E, nec Bergen av, see Bergen av, 626.

m157TH st, 319 E (9:2417), ns; ext of $1,000 mtg to Dec31'16 at 6%; Dec31'13; Jan 26'14; Martha Handel, 647 E 219, with Johanna H Wegner, 887 Jackson av & Maria Wegner, 321 E 157. nom

m157TH st, 321 E (9:2417), ns, 16.6x100; ext of $1,000 mtg to Dec31'16 at 6%; Dec 31'13; Jan26'14; Martha Handel 647 E 219, with Johanna H Wegner, 887 Jackson av & 321 E 157. nom

m160TH st E, nec Melrose av, see Melrose av, nec 160.

m162D st, 414-22 E (9:2383), ss, 364.5 w Elton av, 100x99.4x100x99.7; Jan26'14; 3y 6%; Chas F & Edith C Conover to Park Mort Co, 41 Park Row. 12,000

m164TH st E, nec Brook av, see Brook av, nec 164th.

m165TH st E (10:2633), ns, 49.3 w Trinity av, 24.2x100x24.1x100; pr mtg $——; Jan27 '14; due, &c, as per bond; Frank J Dreher & Chas A Hildebrand to Jno Alhers, 161 Franklin, Bklyn. 3,000

m167TH st E, sec Union av, see Union av, sec 167.

m172D st, 901 E (11:2977); ext of $37,500 mtg to Dec6'14 at 5½%; Jan7; Jan29'14; Farmers & Mechanics Savgs Bank of City of Lockport, NY, with Florence E Powers. nom

m179TH st E (11:3079), ss, 97.11 e Belmont av, runs e33xs101xw22.8xn14.3xw8xn 88 to beg; ext of $14,000 mtg to Dec4'16 at 5%; Dec20'13; Jan23'14; Emma Feuchtwanger with Eliz J Bagot, 714 St Nicholas av et al. nom

m182D st E, nwc Washington av, see Washington av, nwc 182.

m191ST st, 560 E (12:3273), ext of $22,000 mtg to Jan23'19 at 5½%; Jan23; Jan24 '14; Manhattan Mtg Co with Alert Constn Co, 1905 Marmion av. nom

m191ST st E (12:3273), ss, 100 w Hoffman, 50x83; pr mtg $22,000; Jan23; Jan 24'14; due &c as per bond; Alert Constn Co, Inc, a corpn, to Manhattan Mtg Co, 200 Bway. 3,000

m191ST st E (12:3273), same prop; certf as to above mtg; Jan23; Jan24'14; same to same. ——

m193D st E, nwc Morris av, see Morris av, nwc 193.

m224TH st E (*), ns 152.6 w Barnes av, 17.6x114; Jan21; Jan23'14; 5y5%; Henry Hauser to Theresia Hauser, 32 Elm av, Bklyn. 1,500

m224TH st E (*), same prop; pr mtg $1,500; Jan21; Jan23'14; 5y5%; same to Emilie Hauser, 1785 1 av. 500

m225TH st E (*), ns, 200 e Barnes av, 100x114; Jan23; Jan28'14; due &c as per bond; Ruth Barker, 823 E 225, to Martin Suchy, 813 E 225. 1,000

m226TH st E (*), sec 1st, 175x225x162x 200; also 1ST AV (*), sec 1st, 300x348 to Bronx River x312x280; Jan22; Jan23'14; 4 mos; 6%; Jno Stahl to Mt Vernon Trust Co, Mt Vernon, NY. note 8,901.90

m233D st E (12:3369), ns, 100.10 e Oneida av, 50.5x94.1x50x—; May8'09; Jan23'14; due May1'14, 5%; Miles Roberts, Plainfield, N J, to Fannie E Griffin, Newburgh, NY. 700

m240TH st E (*), nes at ses Bronx blvd, 44x100; Jan26; Jan27'14; 3y5%; Geo Schuman to Agnes H Behlmer, 853 3 av. 3,000

mAlexander av, 233 (9:2313); ext of $10,000 mtg to Oct8'18 at 5½%; Nov24'13; Jan29'14; Alice C Holden, gdn, with Alex H Sharp. nom

mAnthony av, 1935 (11:2810), ws, 40 n Echo pl, 60x95; Jan26'14; due, &c, as per bond; Delia La Porte to Title G & T Co, 176 Bway. 8,000

mAv St John (11:3057), swc Southern blvd, —x—; certf that mtg for $4,000 covers above premises only; Jan23; Jan26'14; Wm Donnelly to McKeon Realty Co. ——

mBainbridge av (12:3293), ws, 31.8 s 194th, runs w81xs1.10xw1.2xs38.11xe83.6 to av xn40 to beg; PM; Jan28; Jan29'14; 3v 6%; Theo F Wieland to Mary A Wieland, 135 Edgecombe av. 3,000

mBaychester av (*), ws, 125 s Edenwald av, 25x75; PM; Jan27; Jan29'14; 3v6%; Stelianos Scopas to Land Co "A" of Edenwald, 299 Mad av. 340

mBergen av, 626 (9:2361), nec 152d, 40x 87.2x42x100; Jan29'14; due &c as per bond; Conron Bros Co to Germania Fire Ins Co, 64 William. 40,000

mBergen av, 626; certf as to above mtg; Jan26; Jan29'14; same to same. nom

mBergen av, 630 (9:2361), es, 40 n 152d, 45x72.9x47.3x87.2; Jan29'14; due &c as per bond; Conron Bros Co to Germania Fire Ins Co, 64 William. 30,000

mBergen av, 630; certf as to above mtg; Jan26; Jan29'14; same to same. ——

mBoston rd, 966 (10:2621), ses, 87 ne Teasdale pl, 20.5x65x19x73; pr mtg $10,000; Jan 23; Jan27'14; 1y6%; Jno W Fetzer to Yetta Adelstein, 3151 3 av. 1,000

mBoston rd, 997, see 3 av, 3310.

mBrook av, 1498 (11:2895); ext of $10,250 mtg to Nov1'16 at 5½%; Nov1'13; Jan28 '14; Wilson F Smith with Jacob Samuels, 1498 Brook av. nom

mBrook av (9:2386), nec 164th, 29.2x74.5x 27.6x64.7; PM; Jan27; Jan29'14; 5y5%; Katie Jaecker, at Blauvelt, NY, to German Savgs Bank, 157 4 av. 7,000

mBronx blvd, ses at nes 240th, see 240th E, nes at ses Bronx blvd.

mBryant av, swc Randall av, see Randall av, swc Bryant av.

mCarpenter av (*), ws, 69 s 234th, 23x 102.6; Jan27; Jan28'14; 3y6%; Wm Garrett to Eastchester Savings Bank, 9 So 3 av, Mt Vernon, NY. 3,500

mClay av (11:2799), ws, 50 n 174th, 75x95; Jan27'14; 5y5%; Wm A Hard to Emigrant Indus Savgs Bank, 51 Chambers. 6,000

mClason Pt rd (*), es, 96.5 s from ns lot 39, runs e135.7 to cl White Plains rd xs50 xw— to rd xn51.10 to beg, pt of lot 39, map of Clason Pt; Oct17'12; Jan23'14; demand; 6%; Kath Ferguson, 610 Riverside dr to Delia Burbes, 259 W 114. note 600

mClason Pt rd (*), same prop; 4-10 pt; Jan19; Jan23'14; due July13'15; 6%; Leslie C Ferguson, 2783 Bway to Whitcomb E Lamson, Randolph, Vt. 700

mCollege av (9:2436-2439), es, 200 n 168th, —x—; given as collateral security for bond of $3,000; Jan29'14; due &c as per bond; Conroy Bros, Inc, a corpn, to Casualty Co of America, 133 William. 3,000

mFieldston rd (13:3421), ss, 150 w Griswold pl, 100x122.5x102x142.11; Jan26'14; 3y 6%; Mary Peters to W J Kingsland, Inc, 21 to 24 State. 2,750

mHughes av, 2310 (11:3087), ses, 175 ne 183d, 25x100; pr mtg $5,000; Jan7; Jan29 '14; due as per notes, 6%; Nicola Tedeschi & Chas Corby, 2308 Hughes av, to Pierce Butler & Pierce Mfg Co, Syracuse, NY. notes 432.41

mIntervale av (10:2711), nwc Beck, —x—; ext of $50,000 mtg to Dec2'18 at 5½%; Jan 7; Jan24'14; Gertrude C Winthrop with Nathan Hutkoff. nom

mIntervale av, 1234 (11:2974), ses, 219.4 ne Home, 24.10x51.1x26.3x59.1; pr mtg $8,000; Jan22; Jan29'14; due &c as per bond; Caroline Cohn to Jno H Holsten, 917 Eagle av. 1,200

mJackson av, 519 (10:2557), ws, abt 170 n 147th, 50x109; Jan15; Jan23'14; 3y6%; Anna M Keweloh to North N Y Savgs & Loan Assn, 499 Willis av. 3,000

mMarmion av (11:2960), es, 25 n Fairmount pl, 25x97.9x25x96.9; pr mtg $7,000; Jan29'14; due &c as per bond; Julia B Merrill to Saml Garland, 122 E 238. 1,000

mMelrose av (9:2382), nec 160th, 100.7x21x 100.7x21; pr mtg $16,000; Aug5'13; Jan23 '14; due Feb5'16 6%; Value Realty Co, 170 Bway, to Carl Ernst, 749 West End av. 5,000

mMorris av (9:2437), es, 310 n 165th, 20x 95; pr mtg $7,500; Jan2; Jan27'14; 2y6%; Katie Reichwein of Butler, NJ, to Frank Benkes, 1395 Gates av, Bklyn. 1,000

mMorris av (11:3191), nwc 193d 179.2x 159.2; Jan26; Jan27'13; 3y6%; Henry U Singhi to Babette Moller, 2015 Grand blvd & Concourse. 20,000

mOlinville av, 3615 (*), ws, 27.6x100, except pt for av; PM; Jan27; Jan29'14; 3y 5%; Thos H Walsh, 153 W 89, to American Savgs Bank, 115 W 42. 2,600

mRandall av (10:2769), swc Bryant av, 25 x100; Jan24; Jan27'14, due Jan1'17, 6%; Jno P Magner to Herrmann F Bauerle, 636 E 219. 1,300

mRandall av (10:2763), ss, 50 w Bryant av, 25x100; Jan27; Jan29'14; 3y6%; Economy Real Property Co to Herman Younker, 27 E 93. 6,000

mRichardson av, 4420 (*), ses, 40x125; Jan 23; Jan24'14; 3y6%; Martha P Frank to Gilbert A Wright, 13 W 122. 3,000

mRider av, 375-83 (9:2340), nws, 243 s 144th, 100x125; PM; Jan15; Jan26'14; due Jan2'16, 5%; Geo Haiss to Emeline M Gray, 235 Lenox av et al exrs Robt J Gray, 20,000

mSt Anns av (9:2275), nwc 148th, 25x99.4; ext of $25,000 mtg to Nov1'18 at 5%; Nov 1'13; Jan29'14; Henry C Schaefer with Trustees of The Theological School of The St Lawrence University. nom

mSouthern blvd (10:2742), sec Aldus, 50x 105; agmt as to share ownership in mtg; Jan27; Jan29'14; Edw Hyams with Harry J Sneudaira, 601 W 137, & Alex Rossner, 601 W 137 & Leo Lesser, 524 W 159. nom

mSouthern blvd, 963 (misc); certf as to chattel mtg covering goods & chattels at above address; Jan22; Jan26'14; Blaney-Spooner Amusement Co to Kellwood Realty Co. ——

mSouthern blvd (10:2723), ws, 124 n Barretto, 76x105; Jan23'14; 5y5½%; Baronet Realty Co, Inc, a corpn, to Lawyers Title Ins & Trust Co, 160 Bway. 60,000

mSouthern blvd (10:2723), same prop; certf as to above mtg; Jan23'14; same to same. ——

mSouthern blvd (10:2723), same prop; pr mtg $60,000; Jan23'14; due Dec27'16, 6%; same to Henry Morgenthau Co, 30 E 42. 22,500

mSouthern blvd (10:2723), same prop; certf as to above mtg; Jan23'14; same to same. ——

mSouthern blvd, 1879 (11:2959); ext of mtg for $36,000 to Jan21'19, at 5%; Jan21; Jan23'14; Lawyers T I & T Co with P J Dwyer Bldg Co, Inc, a corpn. nom

mSouthern blvd, 1883 (11:2959), ext of $40,000 mtg to Jan21'19 at 5%; Jan21; Jan23 '14, Lawyers T I & T Co with P J Dwyer Bldg Co, Inc, a corpn. nom

mSouthern blvd, swc Av St John, see Av St John, swc Southern blvd.

mStebbins av, 1267 (11:2970), nws, 154.1 s w Chisholm, runs nw66.11xsw20.2xs46.1xe —xne24.9 to beg; Jan21; Jan23'14; due July 1'17, 5½%; Chas H Lockwood to Jno Bussing, Jr, Mt Vernon, NY. 5,000

mTinton av (10:2581), ws, 40 s 149th, two lots, each 42.6x100; two mtgs, each $32,000; two pr mtgs $—— each; Jan22; Jan27'14; due, &c, as per bond; Tinton Building Corpn to Manhattan Mort Co, 200 Bway. 64,000

mTinton av (10:2581), same prop; two certfs as to above mtgs; Jan22; Jan27'14; same to same. ——

mTinton av (10:2581), swc 149th, 40x100; Jan22; Jan27'14; due, &c, as per bond; Tinton Bldg Corpn to Manhattan Mort Co, 200 Bway. 48,000

mTinton av (10:2581), same prop; certf as to above mtg; Jan22; Jan27'14; same to same. ——

mUnion av (10:2680), sec 167th, 40x100; sobrn agmt; Jan28'14; Matilda Kleban with Edw A Ridley at Fanwood, NJ. nom

mUnion av, 1217 (10:2673), ws, 66.10 n 168th, 40x95.10x40x96; pr mtg $——; Jan 26'14; due an1'17, 6%; Chas T Streeter Constn Co to Richd H Jaeger, Monticello, NY. 3,000

mUnion av, 1217; certf as to above mtg; Jan26'14; same to same. ——

mUnion av, 1219 (10:2673), ws, 106.10 n 168th, 40x95.9x40x95.10; pr mtg $——; Jan 26'14; due Jan1'17, 6%; Chas T Streeter Constn Co to Richd H Jaeger, Monticello, NY. 3,000

mUnion av, 1219; certf as to above mtg; Jan26'14; same to same. ——

mValentine av, 2184 (11:3144), es, 152.7 n 181st, 20x118x20x118.3; Jan23; Jan27'14; installs, 6%; Home Specialty Co to Bronx Security & Brokerage Co, 258 E 138. 250

mValentine av, 2684 (12:3300), es, 346.8 n 194th, 40.2x99.5x40x94; PM; pr mtg $20,000; Jan26; Jan27'14; due, &c, as per bond; Ida Starke to Jno J Tully Co, 730 North Oak dr. 1,500

mWalton av, swc 151st, see 151st E, swc Walton av.

mWashington av (11:3050), nwc 182d, 150.5 x66x148x93; also 3D AV (11:2927), es, 225 s 171st, 50x100; pr mtg $——; Jan24; Jan 26'14; due Feb2'14, 6%; Nora Constn Co, 391 E 149, to Wm V Simpson, Matawan, N J. 3,000

mWashington av (11:3050); also 3D AV (11:2927), same prop; certf as to above mtg; Jan24; Jan26'14; same to same. ——

mWebster av, 1414 (11:2896), es, 175 n 170th, 25x90; PM; pr mtg $6,500; Jan20; Jan27'14; 5y6%; Congregation Ezras Israel Aushei Bronx to Alois L Ernst, 541 W 113. 2,000

mWebster av, 1414; PM; Jan20; Jan27'14; 3y5%; same to same. 6,500

mWebster av (12:3357), ss, 575 ne 204th, 25x123.7x25.3x127.2; Jan26; Jan28'14; 3y5%; Wm H Hyam, Yonkers, to Saml Garland, 122 E 238. 2,000

mWebster av (12:3357), same prop; pr mtg $2,000; Jan26; Jan28'14; due, &c, as per bond; Mellwin Realty & Constn Co to Cath A Hyam, 811 McLean av, Yonkers, N Y. 600

Westchester av (*), ses, $5.1 sw Herschell 50x102x—x100; Jan27; Jan28'14; due, &c, as per bond; Thos F McGinnis, 1354 Herschell, to Anna Zimmermann, 447 E 170. 1,500

mWhite Plains av, ws, abt 500 n 241st, see Fulton es, 500 n 241.

mWhite Plains av, ws, 180 s De Milt av, see Fulton, es, 500 n 241.

mWillis av, 288 (9:2284); ext of $7,500 mtg to Dec27'16 at 5%; Dec31'13; Jan29 '14; Emil Frank with Gustave S & Max S Boehm. nom

m1ST av, sec 1st, see 226th E, sec 1st.

m3D av, 2712 (9:2306), nec 144th; sal Ls; Jan22; Jan23'14; demand, 6%; Herman F Schwiebert & Jno Wellbrock to Jacob Ruppert, a corpn, 1639 3 av. 5,000

m3D av, 3310 (10:2607), es, abt 115 n 165th, 16.6x95.8 to Boston rd (No 997), x16.8x89.3; Jan22; Jan23'14; 5y5½%; Max Alpert to Lawyers Mort Co, 59 Liberty. 9,000

m3D av, 3310; also BOSTON RD, 997; sobrn agmt; Jan21; Jan23'14; Rose Bernstein with same. nom

m3D av, 3310; also BOSTON RD, 997; sobrn agmt; Jan21; Jan23'14; Albert Mamlock with same. nom

m3D av (11:2911), ws, 202 s 171st, 180.6x 149.1x194.3x159.9; leasehold; Jan19; Jan23 '14; due May1'31, 6%; Allsworth Realty Co, Inc, a corpn, to Cyril Crimmins, Darien, Conn. 20,000

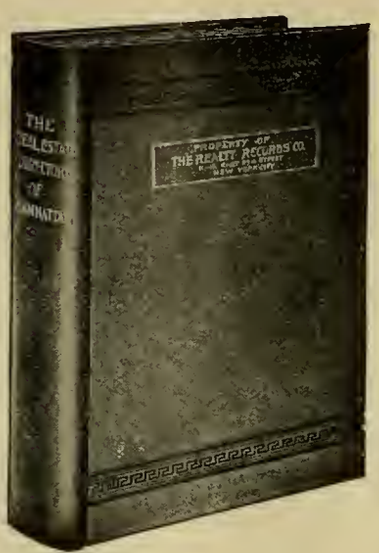
m3D av (11:2911), same prop; certf as to above mtg; Jan19; Jan23'14; same to same. ——

m3D av, es, 225 s 171st, see Washington av, nwc 182.

mRattle Snake Brook (*), cl, at ns land Geo Faile, 69x150x67x158; Jan28'14; 1y5%; Alfonso Veltri on Mill Lane, to Hudson P Rose Co, 32 W 45. 600

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2395 New York, February 7, 1914. (32) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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Madison av, 1181.
Madison av, 1529 (or 104th st, 44-6 E).
Madison av, 1694, 1824-6.
Madison av, 2015-9 (or 128th st, 43-5 E).
*New Bowery, 66-8 (or Park Row, 227-9).
Northern av, 37-43 (or 179th st, 830 W).
*Park av, 511 (or 60th st, 100-4 E).
Park av, 987-91, 1384.
Park Row, 227-9 (map 229-31) (or New Bowery, 66-8).
Pleasant av, 311-3.
Riverside Dr, 417 (or 114th st W (s s), 1895-76).
*St Nich av (e s) or 175th st W (n s), 2133 pt lt1.
*Terrace View av, 2 (or Adrian av, 63)
West End av, 619 (or 90th st W (s s), 1250-100).
West End av, 640.
1st av, 1622.
2d av, 193-5 (or 12th st, 239-41 E).
2d av, 457, 560-2.
2d av, 838, 1167, 2032.
3d av, 1885-7, 2316-8.
3d av, 2334.
5th av, 206-8 (or Broadway, 1128-30).
5th av, 2100 (or 129th st W (n s), 1727-33).

WILLS.

6th st, 224 E.
34th st, 345-9 E.
43d st, 441 W.
48th st, 220 E.
85th st, 523 E.
113th st, 534-8 W.
119th st, 63 W.
127th st, 219 W.
2d av, 1063.
Adrian av, 53.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JAN. 30, 31, FEB. 2, 3, 4, 5.

Attorney st, 152 (2:345-2), es, 100 n Stanton, 25x100.5, 5-sty bk tnt & strs & 3-sty bk rear loft bldg; Dave Brown to Bklyn Bldg Material Co, Inc, a corpn, 140 Nassau; [r 503]; B&S & CaG; Jan21; Feb3'14; A $20,000-28,000. nom

Attorney st, 152; Vigdor Bogolowitz to same; QC; Jan21; Feb3'14. nom

Bank st, 40 (2:614-12), ss, 145.2 e 4th, 20x90x19.5x90, 3-sty & b bk dwg; Chas A O'Neil, ref, to Frank R. Pentlarge, 151 Hollywood av, East Orange, NJ [299 Bway]; mtg $9,000; FORECLOS Jan9; Feb 3; Feb4'14; A$9,500-11,500. 4,100

Barrow st, 53-7 (2:587-46), ss, 100.2 e Bedford, runs s76.6 to ns Commerce (Nos 19-23), xe73.7xn40xw0.8xn37.5 to Barrow x w72.11 to beg, with alley in rear of No 19 Commerce, 6-sty bk tnt & strs; Julia & Harry Bachrach EXRS Abram Bachrach to Chas Kaye, 110 W 119 [1133 Bway]; mtg $72,000; Jan28; Jan30'14; A$40,000-95,000. O C & 100

Broome st, 448 (2:484-31), ns, 50.1 e Mercer, 25x50, 5-sty bk loft & str bldg; Saml Frank to Eliphalet L Davis, 249 W 22; B& S; Jan26; Jan30'14; A$24,000-28,000. nom

Broome st, 448; Eliphalet L Davis to Jacob Selig, 490 West End av; mtg $13,000 & AL; Jan30'14. nom

Canal st, 30, see East Bway, 158.

Cannon st, 8 (2:326-3), es, 100 n Grand, 25x100, 7-sty bk loft bldg; Max Swersky to Chas Baumohl, 840 Manida [c/o Columbia O K Ice Cream Co, 8 Cannon]; ½ RT&I; mtg $25,000; Jan31; Feb3'14; A$14,000-31,-500. nom

Christopher st, 87 (2:619-82), ns, 66.11 e Bleecker, 24.10x91.6, 6-sty bk tnt & strs; Pietro Alvino & ano EXRS Rocco M Marasco to Bernard J McCann, 146 W 12 [210 Bowery]; mtg $25,200; Jan31; Feb2'14; A $14,000-25,000. 2,200

Commerce st, 19-23, see Barrow, 53-7.

Cuyers alley, nwe Front, see Front, 56.

Duane st, 164-6, see Hudson, 21-9 on map 21-31.

East Broadway, 158 (1:283-70-75), ns, 50.4 w Rutgers, 25x106.9 to ss Canal (No 30) x28.5x93.6, 2-5-sty bk tnts & strs, all of; A$34,500-49,000; also MADISON AV, 1529 (6:1609-52), sec 104th (No 46), 17.7x 70, 3-sty bk tnt & strs; A$12,500-17,000, all of; also FORSYTH ST, 56 (1:301-13), es, 51.3 s Hester, 24.9x75; also all R, T & I to strip adj above on n, about 0.2x75, 5-sty bk tnt & strs, all of; A$17,500-26,000; also 103D ST, 211-3 E (6:1653-8), ns, 185 e 3 av, 37.6x100.11, 6-sty bk tnt & strs, ⅔ pt; AT; A$13,500-39,000; also 103D ST, 215 E (6:1653-10), ns, 222.6 e 3 av, 37.6x100.11, 6-sty bk tnt & strs; ⅔ pt; AT; A$13,500-39,-000; also HENRY ST, 112 (1:273-42), ss, abt 105 e Pike, 25x100, 5-sty bk tnt & strs; AT; A$19,000-31,000; also FORSYTH ST, 54 (1:301-12), es, 76 s Hester, 24.9x75.4x 24.9x75.2, 5-sty bk tnt & strs; AT; Isaac Lipschitz to 103d Street Realty Co, Inc, a corpn, 56 Forsythr [61 Park Row, r 919]; AL; Jan8; Feb2'14; A$17,500-26,000. nom

Eldridge st, 8 (1:293-1), es, 89.7 ne Division, 20.1x65.6x20x65.6, 3-sty fr & bk tnt & str; Hyman Posinsky to Sophie Posinsky, his wife, 8 Eldridge; Jan10; Feb2'14; A$12,000-13,000. nom

Elizabeth st, 155 (2:479-29), swc Kenmare (Nos 30-40), 8.9x93.1x23.4x94.2, vacant; Jno J White to Wm H Long, 55 Madison; Feb4'14; A$17,000-17,000. nom

Essex st, 109 (2:410-59), ws, abt 175 n Delancey, 25x87.6, 5-sty bk tnt & strs; Jennie E Fielding to Jos A Amato, 1131 Pacific, Bklyn; AL; Feb2'14; A$23,000-33,-000. nom

Forsyth st, 33 (1:302-30), ws, abt 25 n Canal, 25x100, 6-sty bk tnt & strs; Sophie Cohen to Isaac Cohen, 49 Monroe, a life interest; AT; B&S; AL; Jan30'14; A$22,000-40,000. nom

Forsyth st, 33; Isaac Cohen to Sophie Cohen, 704 Cauldwell av; QC; Jan30'14. nom

Forsyth st, 33; Sophie Cohen to Sarah Silberstein, 313 So 5, Bklyn; ½ pt; sub to life estate of Isaac Cohen; mtg $40,000 & AL; Jan30'14. nom

Forsyth st, 54-6, see East Bway, 158.

Front st, 56 (1:32-28), nwc Cuylers alley, 18.7x84.7x18.7x84.10, 5-sty bk loft & str bldg; County Holding Co, a corpn, to Ross W Weir, 216 Roseland av, Essex Fells, NJ [c/o Ross W Weir & Co, 60 Front], & Wm B Weir of Menlo Park, Cal, TRSTES Jas B Weir, decd; AL; Jan 30; Feb2'14; A$18,000-30,000. nom

Goerck st 2, see 2d, 109 E.

Grand st, 576-8, see 2d, 109 E.

Hamilton pl, 30-31, see Bway, 3400.

Hamilton pl, 31, see Bway, 3400.

Hamilton pl, nec 138th, see 138th W, ns, 116.5 e Hamilton pl.

Hamilton pl, nwc 138th, see Bway, 3400.

Hamilton pl, nec 138th, see Bway, 3400.

Hamilton pl, swc 139th, see Bway, 3400.

Henry st, 112, see East Bway, 158.

Houston st, 186 E (2:428-41), ns, abt 140 e 1 av, 25x58.6x26.5x50, es, 5-sty bk loft & str bldg; Fredk Westpfal et al to Albert Westpfal, 209 Underhill av, Bklyn, & August Westpfal, 544 E 86; AT; B&S & CaG; mtg $20,000 & AL; Feb2; Feb4'14; A$16,-000-26,000. nom

Howard st, 12-20, see Lafayette, 140-8.

Hudson st, 21-9 on map 21-31 (1:141-32), swc Duane (Nos 164-6), runs w44.7xs125.8 xe69.3xn17.6xe29.4 to ws Hudson xn121.6 to beg, 12-sty bk loft & str bldg; Duane Street Co, a corpn, to Lewis S Cohen, 27 W 67, & Stanley A Cohen, 63 W 73, EXRS, &c, Sol L Cohen; mtg $400,000 & AL; Feb 2'14; A$200,000-520,000. O C & 100

Kenmare st, 30-40, see Elizabeth, 155.

Lafayette st, 140-8 (1:233-26), nwc Howard (Nos 12-20), 114x93.6x115.7x89.7, except pt for Lafayette, 12-sty bk loft & str bldg; Bradstreet Co, a corpn, to Bradstreet Realty Corpn, 346 Bway; mtg $115,000 & AL; Apr18'13; Jan30'14; A$——$——. O C & 100

Lewis st, 11 (2:326-19), ws, 158.4 n Grand, 16.8x100, 6-sty bk loft & str bldg; Klara Israel to Morris Rothenberg, 4905 11 av, Bklyn; mtg $8,500 & AL; Jan22; Jan31'14; A$8,000-19,000 O C & 100

Lewis st, 111 (2:330-27), ws, 180 n Stanton, 20x100, 5-sty bk tnt & strs & 3-sty bk rear tnt; Realty Realization Corpn to Katie Schneider, 54 Lawrence; mtg $12,000; Jan30; Jan31'14; A$12,000-16,500. O C & 100

Lewis st, 117 (2:330-24), ws, abt 125 s Houston, 25x100, 7-sty bk loft & str bldg; Eliz A Toop to Wm H Toop, 330 Tecumseh av, Mt Vernon, NY; mtg $26,500; Feb2; Feb 3'14; A$15,000-34,000. O C & 100

Madison st, 256 (1:270-16), ss, 26.6 w Clinton, 26x80, 6-sty bk tnt & strs; Alex Rosenthal to Israel Wischanski, 1682 Madison av; mtg $19,000; Feb2'14; A$16,000-26,500. O C & 100

Pearl st, 130-2, see Water, 96-8.

Peck slip, 38 (1:97-30), ws, 69.2 n South, 19x52.6x19x52.1, 5-sty bk loft & str bldg; Angele I Callan to Aaron Radin Co, Inc, [c/o Star Fish Co], 36 Peck sl; Jan27; Feb 4'14; A$10,000-14,500. O C & 100

Pitt st, 7 (2:341-57), ws, 100 n Grand, 25 x100, 5-sty bk tnt & strs; Frank J Dupignac & ano EXRS Fredk Duhrkop to Kate McGuire, 1094 Simpson; Jan21; Jan 31'14; A$12,000-23,500. nom

Pitt st, 7 (2:341-57), ws, 100 n Grand, 25 x100, 5-sty bk tnt & strs; Kate McGuire to Abr Katz & Leon Mandel, both at 50 Ridge; mtg $17,000 & AL; Jan30; Feb2'14; A$17,000-23,500. O C & 100

Prince st, 123 (2:514-41), ns, 25.8 e Wooster, 25x95, 6-sty bk loft & str bldg; Henry Hirsch to Brentmore Realty Co, a corpn, 505 5 av [r 1800]; mtg $40,000; Dec 6'13; Feb3'14; A$24,000-34,000. nom

St Nicholas pl (7:2054-89-91), es, at cl 153d, if extended, runs s75xe100xn75xw 100 to beg, vacant; Dayton Realty Co to Dayton Building Co, Inc, a corpn, 132 Nassau [r 720]; mtg $18,000 & AL; Jan29; Feb2'14; A$39,000-39,000. O C & 100

Scammel st, 59, see Water, 630.

South st, 12 (1:4-40), ns, 27.2 w Broad, 16.10x127.6x18.8x127.3, 3 & 3-sty bk strs; Valentina Simons & ano EXRS Bally Cahen to Rose Cahen, 315 W 98; ⅓ pt; mtg $17,000 & AL; Jan28; Feb4'14; A$21,000-26,000. nom

South st, 12; Valentina Simons to same; ⅓ pt; QC; mtg $17,000 & AL; Jan28; Feb 4'14. nom

Spring st, 83 (2:497-33), ns, abt 50 w Crosby, 25x117x25x118.6, ws, 5-sty bk loft & str bldg; Leo H Hirsch et al, EXRS &c Julius Hirsch, to Gilbert Hirsch, 523 E 77; 1-6 pt; mtg $35,000; Dec31'11; Feb3'14; A $39,000-43,000. 2,500

Spring st, 83; same to Fredk W Kahn, — Oakwood av, Cedarhurst, LI; 1-6 pt; mtg $35,000; Dec19'13; Feb3'14. 500

Spring st, 83; Gilbert Hirsch to Bella Hirsch, 254 W 76; 1-6 pt; mtg $35,000; Dec 26'13; Feb3'14. nom

Spring st, 83; Fredk W Kahn to Brentmore Realty Co, a corpn, 505 5 av [r 1800]; 1-6 pt; mtg $35,000; Jan30; Feb3'14. nom

Spring st, 83; Bella Hirsch to same; 1-6 pt RT&I; mtg $35,000; Dec17'13; Feb3'14. nom

Spring st, 83; same to same; 1-6 pt; mtg $35,000; Jan10; Feb3'14. nom

Spring st, 83; Henry Hirsch to same; ½ RT&I; mtg $35,000; Dec15'13; Feb3'14. nom

Spring st, 83; Selma H Kahn to same; QC; mtg $35,000; Dec17'13; Feb3'14. nom

Sullivan st, 224 (2:540-27), ws, 166 s 3d, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; Barnett Levy et al EXRS, &c, Louis Gordon, decd, to Barnett Levy, 36 W 115; [c/o Gordon, Levy & Co, 230 Grand]; AL; Jan26; Jan30'14; A$16,000-25,000. O C & 100

Sullivan st, 226 (2:540-26), ws, 141 s 3d, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; Barnett Levy et al EXRS, &c, Louis Gordon, decd, to Estate of Louis Gordon, 346 Bway [r 424]; AL; Jan26; Jan30'14; A $16,000-25,000. O C & 100

Sullivan st, 228 (2:540-25), ws, 116 s 3d, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; Barnett Levy et al EXRS, &c, Louis Gordon, decd, to Moritz Gruenstein, 60 W 95 [c/o Gordon, Levy & Co. 230 Grand]; A L; Jan26; Jan30'14; A$16,000-25,000. O C & 100

Vesey st, 53 (1:85-9), ss, 275 w Church, 25x82, 5-sty bk loft & str bldg; Jno Z Lowe, Jr, ref to Isabella Wilson, 407 Central Park W; mtg $30,000; FORECLOS Jan 9; Jan29; Jan31'14; A$48,000-56,000 8,200

Washington st, 385-7 (1:216-18), es, abt 60 n Beach, 39.11x59.1x39.11x59.5, ss, 6-sty bk loft & str bldg; Chas H Dreyer to Cath M Dreyer, both of Englewood NJ [c/o Chas H Dreyer c/o F E Rosebrock Co, 360 Washington]; B&S; AL; Nov29'13; Jan 31'14; A$22,000-40,000. O C & 100

Water st, 96-8 (1:31-12), ws, 219 s Wall, 38.10x111.11 to es Pearl (Nos 130-2), 36x 105.11, 7 & 8-sty bk office & str bldg; Bertfield Realty Co, a corpn, to Edw H Litchfield, 2 Montague ter, Bklyn [44 Wall]; B&S; AL; Nov18'13; Feb5'14; A$60,-000-130,000. O C & 100

Water st, 630 (1:260-5), nwc Scammel (No 59), 24.1x68x24.8x68, 6-sty bk tnt & strs; Morris S Sheketoff to Maria S Bitondi, 227 Front st, Hartford, Conn; mtg $12,-000; Jan30; Feb5'14; A$8,000-19,000. nom

William st, 130-4 (1:77-16-17), es, 80.9 s Fulton, 49.5x161.1x50x164.7, 4-sty stn loft & str bldg & 6-sty bk loft & str bldg; Lewis S Cohen & ano EXRS, &c, Sol L Cohen, to 130 William Street Co, Inc, a corpn, 149 Church [r 25]; mtg $80,000 & A L; Feb2'14; A$175,000-185,000. exch

2D st, 109 E (2:429-17), ss, 187.11 e 1 av, 25x105.11, 5-sty bk tnt & strs; mtg $15,000; A$18,000-28,000; also GRAND ST, 576 (2:-321-28), nec Goerck (No 2), 25x75, 3 & 4-sty bk tnt & strs; mtg $7,000; A$15,500-20,000; also GRAND ST, 578 (2:321-27), ns, 25 e Goerck, 25x75 to alley, 3-sty fr bk ft tnt & strs & 3-sty bk rear tnt; mtg $7,-000; A$12,000-13,000; Samson Lachman, ref to Annie A. Drucker, 1060 Union av; court sale for admeasurement of dower; Dec17 '13; Feb4'14. 43,150

4TH st, 330 (648) E (2:373-18), sws, 340.4 nw Av D, 22.11x96, 5-sty bk tnt & strs; Jos Cukor to Victoria Cukor, both at 222 E 68; AT; mtg $28,000; Jan12; Feb4'14; A$14,500-27,000. nom

6TH st, 431 E (2:434-42), ns, 225 w Av A, 25x90.10, 4-sty bk tnt & strs, 1-sty ext; Louis & Louise Peter to Emil Katz, 431 E 6; ½ pt; mtg $15,000; Feb2'14; A$17,000-24,000. O C & 100

9TH st, 640 E (2:391-26), ss, 158 w Av C, 25x96, 5-sty bk tnt & strs; Ernest F Bliss et al to Bliss Real Estate Co, Inc, 7 E 42; mtg $10,849; Feb2; Feb3'14; A$18,000-22,-000. O C & 100

11TH st, 521 E (2:405-51), ns, 270.6 e Av A, 25x103.3, 5-sty bk tnt & strs; Barnet Siegel to Wm Solomon, 616 E 168; mtg $22,500; Feb2; Feb4'14; A$16,000-32,000. nom

12TH st E, nwe 2 av, see 2 av, 193-5.

12TH st, 627 E (2:395-48), ns, 343 se Av B, 25x103.3, 4-sty bk tnt & 4-sty bk rear tnt; Kath Steinbach to Henry J Muhlfeld of Rathdrum, Idaho; ½ pt; mtg $10,000; Sept17'10; Feb2'14; A$14,000-18,000. nom

12TH st, 703 E (2:382-58), ns, 62.6 e Av C, 23.10x103.3, 5-sty bk tnt & strs; Jno H Miller to Pew Realty Corpn, 1029 E 163; mtg $19,000; Jan29; Jan31'14; A$8,000-16,-500. O C & 100

12TH st, 711 E (2:382-54), ns, 158 e Av C, 25x100, 5-sty bk tnt; Pew Realty Corpn to Jno H Miller, 703 E 12; mtg $13,500 & AL; Jan29; Jan31'14; A$8,500-17,500. O C & 100

15TH st, 102 E (3:870-71), ss, abt 125 e Union Sq E, 25x69.6x28.4x56.1; also 15TH ST, 104 E (3:870), ss, 148 e Union sq E or 4 av, runs e25xs82.8xsw13.3xnw25xn69.6 to beg; also 15TH ST, 106 E (3:870), ss, 173 se4 av or Union sq E, 25x75.7x25.7x82.5, 7-sty by Hotel America; Lawrence A Dodsworth to Blanche D, wife Jno R Van Ness, of Mecklenburg, NC; ¼ pt AT; mtg $45,-000; Jan13; Feb5'14; A$110,000-190,000. 6,839.38

15TH st, 104-6 E, see 15th, 102 E.

19TH st, 159-61 W, see 34th W, ns, 300 e 7 av.

20TH st, 532-4 W, see 19th, 533 W.

21ST st, 244-6 E (3:901-36), ss, 75 w 2 av, 42x92, 6-sty bk tnt; Abram Brand to Nathan Unger, 259 W 122 [c/o U S Appraisers Warehouse, 641 Washington], 2-7 pts; mtg $46,425 & AL; Jan31; Feb2'14; A $25,500-56,000. nom

22D st, 491 (353) W (3:720-2), ns, 15.8 e 10 av, 15.8x98.8, 4-sty & b bk dwg; Ann Cox, widow & devisee Christopher Cox, to Rosanna Nolan, 487 W 22; AL; Feb3; Feb 5'14; A$8,500-10,000. nom

27TH st, 360 W (3:750-72), ss, 120 e 9 av, 22x98.9, 3-sty bk tnt; Jno A Mandeville to Francis N Mandeville, 242 Garside st, Newark, NJ; ½ pt; AL; Jan21; Jan30'14; A $10,500-12,000. nom

28TH st, 29 E (3:858-26), ns, abt 150 e Mad av, 25x98.9, 3 & 5-sty bk club house; St Anthony Association, a corpn, to Edith A Logan, 17 W 56; mtg $24,000 & AL; May 16'13; Feb2'14; A$55,000-65,000. O C & 100

29TH st, 4 E (3:858-76), ss, 120.6 e 5 av, 20x98.9, 4-sty & b bk dwg; Seamen's Bank for Savgs to St Johns Park Realty Co, a corpn, 55 Liberty; B&S; AL; Feb4; Feb5'14; A$56,000-63,000. O C & 100

31ST st, 32-4 E (3:860-55-56), ss, 150 e Madison av, 45x98.9, 2-4-sty & b stn dwgs; Wm G Thompson to Adroit Building Co, Inc, 38 W 32; mtg $45,000 & AL; Jan29; Feb2'14; A$103,500-123,000. O C & 100

31ST st, 300 E, see 2 av, 560-2.

34TH st, 113 W, see Bway, 1323.

34TH st, 139 W, see Bway, 1323.

34TH st, 147 W, see Bway, 1323.

34TH st W (3:811-pt lot 50), ns, 300 e 7 av, 50x105, pt 10-sty bk str; A$——$——; also 35TH ST, 145 W (3:811-13), ns, 275 e 7 av, 25x98.9, 3 & 5-stv bk warehouse; A $50,000-56,000; also 36TH ST, 136 W (3:-811-53), ss, 350 e 7 av, 16.8x98.9, 3-stv & b bk dwg; A$40,000-41,000; also 36TH ST, 138 W (3:811-54), ss, 325 e 7 av, 25x92.3, 4-sty & b bk tnt & strs; A$58,000-60,000; also 148TH ST, 232-8 W (7:2033-54), ss, 500 W 7 av, 100x99.11, 2-stv bk stable; A $35,000-46,000; also 19TH ST, 159 W (3:-795-this & 19th, 161 W, lot 4), ns 126.2 e 7 av, 23.1x90, 4-stv bk stable; A$32,000-44,000; also WEBSTER AV, 4350-60 (12:-3401), es, 140 s of city line, runs s150xe 125xn125xe295.7 to cl Bronx River as changed by NY & H R R Co xn25.11xw429.7 to beg, 2-sty bk stable; also 19TH ST, 161 W (3:795), nes, 103.1 se 7 av, 23.1x90, 4-sty bk stable; Nathan Straus & Lina, his wife, both at 27 W 72, to Percy S Straus, at Middletown, near Red Bank, NJ [c/o R H Macy & Co, Bway & 34th]; Jan17; Feb3'14. nom

35TH st, 138-44 W, see Bway, 1323.

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35TH st, 145 W, see 34th W, ns, 300 e 7 av.

36TH st, 136-8 W, see 34th W, ns, 300 e 7 av.

38TH st, 223-31 W (3:788-31-35), ns, 227.7 w 7 av, 102.11x98.9, 5 4-sty bk & stn tnts & strs; Max Thorn to Bayswater Realty Co, a corpn, 35 Nassau [r 411]; mtg $160,000; Jan30; Feb3'14; A$162,500-175,500. nom

40TH st, 149 E, see 40th, 151 E.

40TH st, 151 E (5:1295-pt Lt 32), nes, 100 nw 3 av, 29x78.3x31.11x64.10, 4-sty bk tnt; A——$——; also 40TH ST, 149 E (5:1295-pt Lt 31), nes, 129 nw 3 av, 21x88x23.1x 78.3, 3-sty bk tnt; A$——$——; also the unexpired term of 500 yrs; contained in two leases recorded on July14 '1892 in rear of above & described as follows; INTERIOR LOT (5:1295), 100 w 3 av & 64.10 n 40th, runs n33.11xnw29xsw20.5x se31.11 to beg; & also INTERIOR LOT, 129 w 3 av & 78.3 n 40th, runs n20.5xnw21xsw 10.8xse23.1 to beg; also 2D AV, 457 (3:906-32), ws, 20 s 26th, 18x60, 3-sty bk tnt; A $9,700-11,000; also 2D AV, 455 (3:906-31), ws, 38 s 26th, 18x60, 3-sty bk tnt; Lawrence R Kerr EXR Mary E Kerr to Myra V T Kerr, 130 W 119; Jan29; Jan30'14; A $9,700-11,100. O C & 100

43D st, 213 E (5:1317-9), ns, 205 e 3 av, 25x100.5, 5-sty bk tnt; City Real Estate Co, a corpn to Frank W Mosher, 152 E 50 [806 3 av]; B&S; Feb4'14; A$10,000-19,-000. O C & 100

48TH st, 323 E (5:1341-13), ns, 300 e 2 av, 25x100.5, 5-sty bk tnt & strs; Caroline E Taubert to Jas C Gaffney, 1148 Tiffany; Feb2; Feb3'14; A$9,000-22,000. O C & 100

49TH st, 325 E (5:1342-11½), ns, 267.6 e 2 av, 18.9x100.5, 3-sty & b bk dwg; Anna M Unlandherm, individ et al, EXRS &c Christopher M Unlandherm, to Edw M Clarke, 205 Gordon st, Roselle, NJ; AL; Feb 2; Feb3'14; A$6,500-8,000. O C & 100

49TH st, 325 E; Edw M Clarke to Sadie A Byrne, 63 E 236; mtg $4,500 & AL; Feb2; Feb3'14. O C & 100

51ST st, 446 W (4:1060-54), ss, 262.6 e 10 av, 18.9x100.5, 3-sty & b stn dwg; Felix A Muldoon to Wm J Kelly, 358 W 52; mtg $6,300; Feb2'14; A$8,500-10,000. O C & 100

55TH st, 347-55 W (4:1046-9), ns, 200 e 9 av, 100x100.5, 8-sty bk tnt; Brentmore Realty Co, a corpn, to Clandere Realty Co, a corpn, at Owego, Tioga Co, NY [42 Bway, r 1916]; mtg $300,000; Jan31; Feb 3'14; A$84,000-285,000. nom

56TH st, 17 W (5:1272-25), ns, 299.8 w 5 av, 25x100.5, with all title to strip on w, 0.4x100.5, 5-sty bk dwg, 3-sty ext; Edith A Logan to St Anthony Association, a corpn, 29 E 28 [c/o Metropolitan Tobacco Co, 134 Grand]; mtg $40,000 & AL; Jan30; Feb 2'14; A$88,000-125,000. O C & 100

57TH st, 218 E (5:1330-41), ss, 191.3 e 3 av, 18.9x100.4, 4-sty stn tnt & str; A$10,-500-16,000; also 57TH ST, 249 E (5:1331-21½), ns, 60 w 2 av, 16.8x100.5, 3-sty & b stn dwg; Theo Keuen to Queens Boro Plaza Realty Co, Inc, 456 Richmond ter, New Brighton, B of R; QC; Dec31'13; Jan 31'14; A$9,000-12,000. O C & 100

57TH st, 249 E, see 57th, 218 E.

57TH st, 513 W (4:1086-27), ns, 125 w 10 av, 25x100, 5-sty stn tnt; Albt Ludorff to Caroline Ludorff, 515 W 57; mtg $12,000; Feb4; Feb5'14; A$11,000-17,000. O C & 100

57TH st, 515 W (4:1086-26), ns, 150 w 10 av, runs w25xn177xse51.2xs66.6xw25xs 100 to beg, 3-sty stn office & tnt & 1 & 2-sty bk rear stable; Albt Ludorff to Caroline Ludorff, both at 515 W 57; mtg $15,-000; Feb4; Feb5'14· A$17,000-20,500. O C & 100

58TH st, 406 E (5:1369-44), ss, 106.5 e 1 av, 15.10x100.5, 3-sty & b stn dwg; Max A Kreielsheimer to Henry Bendheim, 42 W 89; mtg $7,500; Jan29; Feb2'14; A$5,500-8,000. nom

58TH st, 508-12 W (4:1086-37), ss, 100 w 10 av, runs s39.9xnw76.9xn23.6 to st xe 74.10 to beg, 2-sty bk loft bldg; Albt Ludorff to Caroline Ludorff, 515 W 57; mtg $6,000; Feb4; Feb5'14; A$11,000-15,000. O C & 100

60TH st, 100-4 E (5:1394-72), sec Park av (No 511), 60x100.5, 12-sty bk tnt; Jno J Hearn Constn Co, a corpn, to New Holland Land & Mtg Co, a corpn, 30 E 42 [r 806]; mtg $482,000 & AL; Feb5'14; A $160,000-495,000. O C & 100

61ST st, 241 W (4:1153-9), ns, 200 e West End av, 25x100.5, 5-sty stn tnt; Tax Papers Holding Co, a corpn, to Sophie Knepper, 199 Belmont; AL; Nov22'13; Feb3'14; A$6,-000-15,000. nom

64TH st W, see Bway, see Bway, 1914-6.

67TH st, 436 E, see Av A, swc 67th.

69TH st, 312 W (4:1180-42), ss 225 w West End av, 25x100.5, 5-sty bk tnt; Jno J Robinson to The Estates Income Realty Corpn, Inc, 233 Bway [r 1364]; mtg $13,-000; Jan29; Feb2'14; A$8,000-16,000. nom

69TH st, 312 W (4:1180-42), ss, 225 w West End av, 25x100.5, 5-sty bk tnt; Cath E Weber to Gertrude L Smith, 100 E 101; mtg $13,000; May29'11; Jan30'14; A$8,000-16,000. O C & 100

70TH st, 401½ E (5:1465-4½), ns, 87 e 1 av, 26x55.4, 5-sty bk tnt & strs; Jno Garvey, heir Thos Garvey to Susanna E Waldie, 404 61st, Bklyn [c/o Geo J Waldre, 17 South]; ⅛ pt; AT; mtg $4,000; Feb3; Feb 4'14; A$6,000-12,500. nom

72D st, 150 E, see Lex av, 993-5.

74TH st, 210 E (5:1420-43), ss, 135 e 3 av, 25x102.2, 4-sty bk tnt & strs & 3-sty bk rear tnt; Jos Salzman to Carrie Nichols, 205 Patchen av, Bklyn; mtg $14,500 & AL; Jan31; Feb5'14; A$11,000-16,500. O C & 100

74TH st, 320 E (5:1448-45), ss, 175 e 2 av, 25x102.2, 4-sty bk tnt; Thos Dalton to Mary Dalton, 305 E 74; mtg $4,500; Feb5 '14; A$9,000-13,000. O C & 100

75TH st, 441 E (5:1470-21½), ns, 75 w Av A, 25x51.1, 5-sty bk tnt; Max A Kreielsheimer to Henry Bendheim, 42 W 89 [c/o Metropolitan Tobacco Co, 134 Grand]; mtg $11,000; Jan29; Feb2'14; A$5,000-11,000. nom

82D st, 222 E (5:1527-38), ss, 335.6 w 2 av, 20.4x102.2, 3-sty & b bk dwg; Connecticut Trust & Safe Deposit Co, a corpn, TRSTE Amelia F D Childs to Francis D Childs, 383 Sigourney st, Hartford, Conn; ½ pt; Dec31'13; Jan30'14; A$9,500-10,000. nom

82D st, 222 E; Francis R Childs to same; QC; Dec31'13; Jan30'14. nom

82D st, 222 E; Francis D Childs, heir, &c Amelia F D Childs to Jno A Deraismes, 385 Clinton av, Bklyn; ½ pt; Dec31'13; Jan30 '14. O C & 100

83D st, 607 E (5:1590-33), ns, 123 e East End av, 25x102.2, 5-sty bk tnt; Fredk Westpfal et al to Albt Westpfal, 209 Underhill av, Bklyn, & August Westpfal, 544 E 86; AT; B&S & CaG; mtg $13,000; Feb2; Feb4'14; A$7,500-16,500. nom

83D st, 166 W (4:1213-60), ss, 105 e Ams av, 25x109.8x25.1x107.8, 5-sty bk tnt; Sarah E Taylor, 59 W 69, to Eliphalet L Davis, 249 W 22; Feb2; Feb3'14; A$16,000-28,500. nom

83D st, 166 W; Eliphalet L Davis to Ensign Realty Co, a corpn, 55 Liberty [r 1610]; mtg $23,000; Feb2; Feb3'14. O C & 100

88TH st, 213-7 W (4:1236-24-26), ns, 150 w Ams av, 75x100.8, 3 5-sty bk tnts; Ludlow Realty Co to Metropolitan Impt Co, a corpn, 100 Bway [r 1818]; mtg $90,000 & AL; Feb5'14; A$48,000-85,500. O C & 100

90TH st, 300 W, see West End av, 619.

91ST st, 259 W, see West End av, 640.

94TH st, 235 E (5:1540-16), ns, 208.4 w 2 av, 25.9x100.8, 5-sty bk tnt; Rudolph Glattli to Gustave Vieweg & Mamie, his wife, tenants by entirely, 159 E 42; Feb2; Feb4'14; A$8,000-17,000. nom

94TH st, 29 W (4:1208-22), ns, 259 w Central Park W, 16x100.8, 3-sty & b bk dwg; Caroline W Mitchell, individ & ano, TRSTES for Jos N Ireland, to Pauline Frank [c/o A Kohn], 18 E 95; B&S; mtg $12,000; Jan14; Jan15'14; A$10,500-16,000; corrects error in issue Jan17, when st No was 27 & lot 22½. **14,000**

96TH st, 138 E, see Lex av, 1486.

96TH st, 68-70 W (5:1507-43), ss, 150 w Park av, 50x100.8, 6-sty bk tnt; Isaac Brush to Simon Nyburg, 170 W 74; mtg $60,000; Feb3'14; A$40,000-85,000. O C & 100

99TH st, 169 E (6:1627-31), ns, 125 w 3 av, runs n100.11xw25xs100.11 to st xw (?) 25 to beg, error, 5-sty bk tnt; Tax Payers Holding Co, a corpn, to Estates Mtg Securities Co a corpn, 160 Bway, given as collateral to secure mtg for $1,200; all liens; Feb2; Feb4'14; A$9,000-19,000. nom

99TH st, 102 W (7:1853-36½), ss, 75 w Col av, 25x100.11, 5-sty bk tnt; Danl E Reilly to Jas J Reilly, 67 E 95; AL; Jan30; Feb3'14; A$15,500-20,000. nom

99TH st, 102 W; Jas J Reilly to Mary E & Danl E Reilly, as joint tenants; 244 W 123; B&S; AL; Jan30; Feb3'14. nom

100TH st, 317 E (6:1672-12), ns, 260 e 2 av, 40x100.11, 6-sty bk tnt & strs; Jennie Glekle to Sarah Grauer, 158 E 103; AL; Feb4; Feb5'14; A$9,500-37,000. O C & 100

101ST st, 70 W (7:1836-59), ss, 125 e Col av, 25x100.11, 5-sty bk tnt; Eliz Uhl wid to Albt L Adams, 39 W 190 [217 E 5]; mtg $18,000 & AL; Jan29; Jan31'14; A$15,000-24,000. O C & 100

103D st, 166 E (6:1630-43), ss, 156.6 w 3 av, 27x100.11, 5-sty stn tnt; Anna Cohen to Lena Schacht on Ulster st, ws, 140 n Beaufort av, Hollis, LI; mtg $18,750 & AL; Jan28; Jan31'14; A$11,000-21,000. O C & 100

103D st, 211-5 E, see East Bway, 158.

104TH st, 46 E, see East Bway, 158.

104TH st, 165 E (6:1632-28), ns, 200 w 3 av, 25x100.11, 4-sty bk tnt; Ernest F Bliss et al to Bliss Real Estate Co, Inc, 7 E 42; AL; Feb2; Feb3'14; A$10,000-15,000. O C & 100

106TH st, 55 E (6:1612-25), ns, 100 e Mad av, 25x100.11, 5-sty bk tnt & strs; Jos Cukor to Victoria Cukor, both at 222 E 68; mtg $22,000; Jan12; Feb4'14; A$12,000-21,500. nom

108TH st, 115 E (6:1636-9), ns, 180 e Park av, 25x100.11, 4-sty stn tnt; Ernest F Bliss et al to Bliss Real Estate Co, Inc, 7 E 42; AL; Feb2; Feb3'14; A$11,000-14,500. O C & 100

108TH st, 302-4 E (6:1679-47), ss, 100 e 2 av, 39.3x125, 6-sty bk tnt & strs; Leo H Hirsch to Brentmore Realty Co, a corpn, 505 5 av [r 1800]; mtg $30,000; Dec19'13; Feb2'14; A$11,500-42,000. nom

110TH st, 4-6 E (6:1615-66), ss, 25 e 5 av, 47.6x100.11, 6-sty bk tnt & strs; Wm Rotstein to N Y State Investing Co, a corporation, 56 W 36; AL; Jan8; Jan31'14; A $30,000-65,000. nom

110TH st, 223-7 E (6:1660-11), ns, 308.4 w 2 av, 41.8x100.11, 6-sty bk tnt & strs; A$13,500-42,500; also 110TH ST, 229-31 E (6:1660-13), ns, 266.8 w 2 av, 41.8x 100.11, 6-sty bk tnt & strs; Henry Rohmann EXR Franziska Rohmann to Tillie Drucker, 1457 East N Y av, Bklyn; B&S; mtg $75,000; Jan30; Jan31'14; A$13,500-42,500. O C & 100

110TH st, 223-31 E; Henry Rohmann et al to same; QC; Jan30; Jan31'14. nom

110TH st, 229-31 E, see 110th, 223-7 E.

110TH st, 342-4 E (6:1681-31 & 32), ss, 100 w 1 av, 50x100.11, 2-4-sty bk tnts, 1-sty ext on 344; Luigi Flora et al to Jno Curcio, 423 E 114; mtg $23,300; July14'13; Jan31'14; A$14,000-22,000. O C & 100

111TH st, 113 W (7:1821-21), ns, 470 e 7 av 15x100.11, 4 & 5-sty & b bk dwg; Land Map Realty Corpn to Mary M H Dayton, at Bayview, Southold, LI; mtg $11,000; Feb3; Feb5'14; A$8,400-15,000. O C & 100

113TH st, 16 E (6:1618-62), ss, 243.9 e 5 av, 18.9x100.11, 5-sty bk tnt; Jno A O'Rourke, ref, to French Evangelical Church in City N Y, a corpn, 126 W 16; FORECLOSED & drawn Jan30; Feb5'14; A$9,500-17,500. **12,000**

113TH st, 105 on map 105-9 E (6:1641-3), ns, 36 e Park av, 42.8x100.11, 6-sty bk tnt & strs; Acadia Realty Co to Wentworth Holding Co, a corpn, 1400 5 av; mtg $50,500; Feb 3'14; A$19,500-48,500. O C & 100

114TH st, 334-8 on map 336-8 E (6:1685-39), ss, 250 w 1 av, 49.11x100.11, 6-sty bk tnt & strs; Alice Lederer to Robt Gray, 413 W 146; QC; mtg $54,250; Jan29; Feb3'14; A $17,000-51,000. nom

114TH st, 334-8 on map 336-8 E; Lucye P Lederer to same; pr mtg $54,250; Jan29; Feb3'14. nom

114TH st, 351 E (6:1686-22), ns, 100 w 1 av, 25x100.10, 6-sty bk tnt & strs; Frank Ingriselli to Felicia Ingriselli, his wife, 2334 Hughes av; AT; mtg $27,500; Jan30; Feb2'14; A$8,500-28,000. O C & 100

114TH st, 423 E (6:1708-13), ns, 295 e 1 av, 25x100.11, 4-sty bk tnt; Luigi Flora to Jas Curcio, 346 E 110; AL; Jan29; Jan 31'14; A$8,500-14,500. O C & 100

114TH st W, sec Riverside dr, see Riverside dr, 417.

115TH st, 203 E (6:1665-4½), ns, 80 e 3 av, 18x100.11, 3-sty & b stn dwg; Jno J Robinson to Estates Income Realty Corpn, Inc, 233 Bway [r 1364]; mtg $10,500; Jan 29; Feb4'14; A$6,000-10,500. nom

115TH st, 415 W (7:1867-49), ns, 166.8 e Ams av, 66.8x100.11, 6-sty bk tnt; Lorraine Holding Co to Walter R Hosack, 14 Kendall av, Bellevue, Pa; mtg $87,500; Jan 31'13; Feb3'14; A$50,000-110,000. O C & 100

115TH st, 415 W; Walter R Hosack to Fifth Av Bond & Mtg Co, a corpn, 334 5 av; mtg $96,000; Feb2; Feb3'14. nom

116TH st, S E (6:1621-67), ss, 260 w Mad av, 25x100.11, 5-sty bk tnt & strs; Saml Levine to Louis Call, 46 Carl st, Paterson, N J; ¼ pt; AL; Feb3; Feb4'14; A$17,000-27,000. O C & 100

116TH st, 104 E (6:1643-70), ss, 25 e Park av, 37.3x100.11, 6-sty bk tnt; Jno J Robinson to The Estates Income Realty Corpn, Inc, 233 Bway [r 1364]; mtg $50,000; Jan 29; Feb2'14; A$22,500-52,500. nom

116TH st, 151 E (6:1644-22½), ns, 351 w 3 av, 17x80, 3-sty stn dwg; Saul Bernstein, ref, to A Gertrude Cutler, 781 Lex av; FORECLOS Jan27; Jan30; Feb3'14; A$9,000-11,000. **10,000**

116TH st, 424-6 E (6:1709-38), ss, 333.7 w Pleasant av, 35.5x100.11, 6-sty bk tnt & strs; Fannie Miller to V D Realty Co, a corpn [c/o Max D Greenberg], 2073 7 av; B&S; mtg $35,500; Jan13; Jan30'14; A$13,-000-37,500. O C & 100

116TH st, 28 W (6:1599-49), ss, 312 w 5 av, 21x100.11, 5-sty bk tnt & str; Jas S McDonogh, ref, to Sigmund Wechsler, 101 W 115 [233 Bway]; mtg $23,000; FORECLOSED, drawn & filed Jan30'14; A$16,000-25,000. **5,000**

117TH st, 422 E (6:1710-39½), ss, 260.8 e 1 av, 16.8x100.11, 3-sty bk tnt; Santo Giacini to Francesco Divone, 333 E 11; mtg $5,500; Feb4; Feb5'14; A$4,500-6,000. O C & 100

117TH st, 145 W (7:1902-11), ns, 225 e 7 av, 25x100.11, 5-sty bk tnt; Rachel Woolf to Wm Wohlgemuth, 31 W 115; Richd Wohlgemuth, 65 Hamilton ter; Alfd Wohlgemuth, Riverside dr & 152d, & Blanche Wohlgemuth, 207 W 110; AL; Jan31; Feb2 '14; A$15,000-26,000. nom

118TH st, 14-6 W (6:1601-46), ss, 241 w 5 av, 44x100.11, 5-sty bk tnt; Esther Levin to Annie Hoffman, 13 W 114; mtg $44,500 & AL; Oct30'13; Feb3'14; A$24,500-50,000. O C & 100

119TH st, 141 E, see Lex av, 1934-1934½.

120TH st, 345 E (6:1797-20), ns, 150 w 1 av, 37.6x100.11, 6-sty bk tnt; Carl W Bliss, ref, to Abr H Jackson, 667 Cauldwell av; FORECLOSED Jan22; Jan30'14; A$12,000-33,000. **35,000**

120TH st, 345 E (6:1797-20), ns, 150 w 1 av, 37.6x100.11, 6-sty bk tnt; Abr H Jackson to Florence E Goldschmidt, 307 W 76; mtg $33,000; Feb2; Feb4'14; A$12,000-33,-000. O C & 100

120TH st, 120 W (7:1904-44), ss, 254 w Lenox av, 19x100.11, 3-sty & b stn dwg; Ida Shlanowsky et al EXRS, &c, Bernard Shlanowsky to Nathaniel I Sloane, 545 W 158; AT; AL; Jan29; Jan30'14; A$10,600-18,-000. nom

121ST st, 227 W (7:1927-17), ns, 350 w 7 av, 25x100.11, 5-sty bk tnt; Julius Goldman to Davidson Realty Co, Inc, a corpn, 19 Cedar [r 821]; mtg $21,500; Jan29; Jan 30'14; A$15,000-25,000. nom

122D st, S W (6:1720-61), ss, 145 w Mt Morris Park W, 21x100.11, 3-sty & b stn dwg; Earle W Webb, ref, to Martha A Fechtman, 96 Weller av, White Plains, NY [c/o Louis F Fechtman Jr, 48 E 21], being all RT&I of Wm J & Jennie Dalley, of ¼ pt; FORECLOS Jan26; Feb2; Feb3 '14; A$13,000-20,000. **750**

123D st, 246 (238) W (7:1928-52), ss, 314.3 e 8 av, 13.10x100.11, 3-sty & b stn dwg; Mary E Reilly to Jas J Reilly, 67 E 95; B&S; AL; Jan30; Feb3'14; A$7,700-9,-000. nom

123D st, 246 W; Jos J Reilly to Mary E & Danl E Reilly, as joint tenants, both at 244 W 123; B&S; AL; Jan30; Feb3'14. nom

124TH st, 244 W (7:1929-53), ss, 274.9 e 8 av, 25.3x100.11, 1-sty stn tnt; Philip Bernhardt to Pohl-Abbott Constn Co, a corpn, 56 Pine [r 812]; mtg $15,000; Feb2 '14; A$16,000-22,000. nom

124TH st, 507-9 W (7:1979-25), ns, 150 w Ams av, runs n100.11xw50xs75.11xe0,6xs25 to st xe49.6 to beg, 6-sty bk tnt; Frank L Randall to Julia B Fite, 507-9 W 124; AL; Jan30; Feb2'14; A$28,500-77,000. nom

125TH st, 53 W (6:1723-13), ns, 285 e Lenox av, 20.6x99.11, 4-sty bk tnt & str,

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1-sty ext; Chas H Dreyer to Cath M Dreyer, both at Englewood, NJ [c/o Chas H Dreyer c/o F E Rosebrock Co 360 Washington]; AL; Nov29'13; Jan31'14; A $36,900-44,000. O C & 100

127TH st, 56 E (6:1751-49½), ss, 76 e Madison av, 17x76, 3-sty & b stn dwg; Jas & Mary C Shea to Patk H Conron, 175 W 81 [265 West Bway]; AL; Jan27; Feb2'14; A$6,500-11,000. nom

127TH st, 29 W (6:1725-23½), ns, 328.9 w 5 av, 18.9x99.11, 3-sty & b stn dwg; Emily Benson to Marguarette B Hotaling, 109 Sterling, Bklyn; mtg $2,500; Jan15; Feb2 '14; A$9,000-11,500. nom

128TH st, 43-5 E, see Mad av, 2015-9.

128TH st, 137 W (7:1913-11), ns, 229 e 7 av, 29x99.11, 4-sty stn tnt; Rebecca Harries to Jno Cyriacks, 803 Col av; 4-17 pts; Feb 3'14; A$14,000-21,000. nom

129TH st W (7:1968-46-52), ss, 110 w St Nicholas Ter, 189x99.11, 3-5-sty bk tnts; Manchester Constn Co, a corpn, to Lawrence Holding Co, a corpn [c/o Golde & Cohen], 223 Wooster; B&S; Feb3; Feb4'14; A$——$——. O C & 100

129TH st W, nwc 5 av, see 5 av, 2100.

132D st, 76 W (6:1729-65½), ss, 147.6 e Lenox av, 18.6x99.11, 3-sty & b bk dwg; Mary E Brown to Mary E Pearce, 76 W 132, widow & devisee Willard A Pearce; AL; Mar19'13; Jan31'14; A$6,700-8,700. nom

132D st, 76 W; Mary E Pearce to Ida G Higgins, 260 W 125; Jan27; Jan31'14. nom

133D st, 131 W (7:1918-16), ns, 366.6 w Lenox av, 33.3x99.11, 5-sty stn tnt; Angel Constn Co, Inc, to Annie B Kaplan, 1468 Seabury pl; mtg $25,000; Dec5'13; Feb3'14; A$13,500-29,000. nom

136TH st, 24-8 W (6:1733-50-53), ss, 447.6 e Lenox av, 112.6x99.11, 3 6-sty bk tnts, strs in 26; Eva Naumburg widow to Ignatz Rosenbaum, 70 Lenox av; AL; Jan30; Feb2'14; A$48,000-130,500. nom

136TH st, 142 W (7:1920-50), ss, 333.6 e 7 av, runs s99.11xe16.6xn37.11xe0.6xn62 to st xw17 to beg, 3-sty & b stn dwg; Coleta De Craene to Alex Walters, 208 W 134; mtg $5,000 & AL; Feb3; Feb4'14; A$6,700-10,-500. O C & 100

138TH st, 104-6 W (7:2006-38), ss, 100 w Lenox av, 50x99.11, 6-sty bk tnt; Louis Doctor to Chas G Bauer, 52 John; mtg $54,300; Feb2; Feb3'14; A$22,000-62,000. nom

138TH st W, nwc Hamilton pl, see Bway 3400.

138TH st W, ns, 116.5 e Hamilton pl, see Bway, 3400.

138TH st W, nec Bway, see Bway, 3408.

138TH st W (7:2070-12), ns, 116.5 e Hamilton pl, runs nw— to es Hamilton pl xs— to ns 138th xe— to beg, gore; vacant; Hebrew Orphan Asylum to Leopold Kahn, 525 West End av; B&S; AL; Jan27; Feb3 '14; A$15,000-15,000. **20,000**

139TH st, 205 W (7:2025-27), ns, 99.1 w 7 av, 19.2x99.11, 4-sty bk dwg; Annie, wife Louis Levy, to Baruch Merlis, 676 Stone av, Bklyn; mtg $10,000 & AL; Jan31; Feb5'14; A$8,300-12,500. O C & 100

139TH st W, sec Bway, see Bway, 3400.

139TH st W, sec Hamilton pl, see Bway, 3400.

142D st, 68 W (6:1739-66), ss, 125 e Lenox av, 25x99.11, 5-sty bk tnt & strs; Chas Oestreich to Ida E Oestreich, his wife, 460 W 147; ½ pt AT; AL; Jan9; Feb5 '14; A$5,000-13,500. nom

142D st W (7:2088-106-109), ss, 250 w Bway, 100x99.11, vacant; Newmark & Davis, Inc, to Jacobs Constn Co, a corpn, 501 W 157; mtg $29,000 & AL; Jan19; Feb 5'14; A$41,000-41,000 O C & 100

142D st W (7:2088), same prop; Jacobs Constn Co, a corpn, to V S Building Corpn, 141 Bway; mtg $29,000 & AL; Feb5'14. O C & 100

144TH st, 203-5 W (7:2030-27), ns, 100 w 7 av, 50x99.11, 6-sty bk tnt & strs; Hopkins Holding Co to Cooper Realty Co, a corpn, 26 Exch pl [r 92]; mtg $44,000; Jan20; re-recorded from Jan21; Jan30'14; A$22,000-60,000. O C & 100

148TH st, 232-S W, see 34th W, ns, 300 e 7 av.

153D st W, cl, at es St Nicholas pl, see St Nicholas pl, es at cl 153d if extended.

156TH st, 560 W (8:2114-10), ss, 100 e Bway, 125x99.11, 6-sty bk tnt; Matilda Snssman to Matado Realty Co, Inc, a corpn, 280 Bway [r 234] mtg $206,000 & AL; Feb3; Feb4'14; A$65,000-193,000. O C & 5,000

171ST st, 564 W (8:2127-10), ss, 125 e St Nicholas av, 25x95, 2-sty & a fr dwg; Hermine E Weiss to Jno H Fajen, 1248 St Nicholas av; mtg $6,500; Feb514; A$7,800-9,500. O C & 100

172D st, 510 W (8:2128-38), ss, 100 e Audubon av, 48.4x95, 5-sty bk tnt; Arthur K Kuhn ref to Albt H Hastorf, 42 Hamilton ter [271 W 125]; mtg $40,000; FORECLOSED & drawn Jan30; Jan31'14; A$15,-000-47,000. **1,000**

175TH st W (8:2133-pt lot 1), ns, 100 e St Nicholas av, 150x112.9, vacant; 175th St Nicholas Co, Inc, to Mose Goodman Cornn, [c/o A Goodman], 117 W 119; mtg $42,000; Feb3; Feb5'14; A$——$——. O C & 100

178TH st, 508 W (8:2132-32), ss, 150 w Ams av, 75x91.2x75.1x96, 6-sty bk tnt; Elstone Park Realty Co to Mary A Coyle, 132 E 96 [Stanton & Hopkins, 31 Nassau]; A L; Jan30'14; A$29,000-97,000. nom

178TH st, 603 W (8:2162-20½), ns, 80 w St Nicholas av, 20x75, 3-sty bk church house; Sadie H Jacobs to Oscar Haase, 438 W 116; mtg $7,500; Feb4; Feb5'14; A$6,700-10,500. nom

179TH st, 830 W, see Northern av, 37-43.

180TH st W (8:2153-37), ss, 100 e St Nicholas av, 75x100, vacant; Maria A Mesick, heir &c Frank B Mesick, to Alex McDowell, 63 Morningside av; mtg $18,000; Jan31; Feb3'14; A$28,500-28,500. nom

184TH st, 567 W (8:2157-32), ns, 100 e St Nicholas av, 25x99.11, 2-sty & b fr dwg; Susan A V Eckhardt to Delmar Realty Corpn, 135 Bway; mtg $4,000; Jan27; Jan 30'14; A$6,500-8,500. O C & 100

184TH st, 567 W; Delmar Realty Corpn to Susan A V Eckhardt, 567 W 184 [c/o P C Eckhardt, 693 9 av]; mtg $6,000; Jan28; Jan30'14. O C & 100

Av A (5:1461-28), swc 67th (No 436), 40.5x100, 6-sty bk tnt & strs; Lawyers Mtg Co, a corpn, 59 Liberty, to Maria Delu, 177 W 26 [c/o C Delu, 311 7 av]; B&S; AL; Jan26 Jan30'14; A$22,000-60,000. O C & 100

Av A, 252 (3:973-59), es, 77.6 s 16th, 25.9x 95.6, 4-sty bk tnt & strs; Frank J Ryan, ref, to Julius Lichtenstein, 201 Riverside dr; [142 Water]; FORECLOS Jan15; Feb 4'14; A$12,500-18,000. **18,000**

Adrian av, 46 (13:3402-372), ss, 166 w 227th, 34x75, 2-sty & b fr dwg; Emma Bormann to Fredk J Hessler, 46 Adrian av, Manhattan; AL; Feb2'14; A$5,500-8,200. O C & 100

Adrian av, 63 (13:3402-269), swc Terrace View av (No 2), 63x89.6x109.11, gore, 2-sty & b fr dwg; Patk F Malone to Fredk Van Wyck, Fenimore rd, Scarsdale, NY [c/o Edw McK Whiting, 56 Pine]; mtg $10,000 & AL; Nov6'13; Feb4'14; A$6,800-10,000. O C & 100

Adrian av, 63; Fredk Van Wyck to Mary L Whiting, 515 W 110; mtg $10,000 & AL; Feb2; Feb4'14. O C & 100

Broadway, 481 (2:474-32), ws, 239 n Grand, 26.4x200.1 to es Mercer (No 54), x 26.3x200.2, 4 & 5-sty bk & stn loft & str bldg; Jos L Buttenwieser to Julius B Fox, 520 Ocean av, Jersey City, NJ; B&S; AL; Sept19'12; Jan28'14; A$103,000-105,000; corrects error in last issue, when distance n Grand st was 236. O C & 100

Broadway, 1128-30, see 5 av, 206-8.

Broadway, 1323 (3:810-pt lot 50), ws, 104.2 n 34th, runs n24.3xw72.9xs94.4 to ns 34th (No 113), xe 16.8xn74.7xe64.5 to beg; pt 10-sty bk str; A$——$——; also 34TH ST, 147 W (3:810-pt lot 50), ns, 275 e 7 av, runs n197.6 to ss 35th (Nos 138-44), xe75xs 98.9xe8.4xs98.9 to 34th xw83.4 to beg, pt 10-sty bk str; A$——$——; also 34TH ST, 139 W (3:810-pt lot 50, ns, 358.4 e 7 av, 41.8 x98.9, pt 10-sty bk str; Nathan Straus et al, individ & EXRS &c Isidor Straus, to Percy S Straus, at Middletown, near Red Bank, NJ [c/o R H Macy & Co, Bway & 34th]; 1-12 pt; B&S & CaG; Jan24; Feb 3'14; A$——$——. nom

Broadway, 1914-6 (4:1116-59), sec 64th, 58.4x20.8x50.5x50, 3-sty bk office & str bldg; Henry K Brent to Kenneth H Wood, 560 W 160; mtg $85,000; May28'13; Feb3'14; A$100,000-108,000. O C & 100

Broadway, 3400 (7:2070-1), nec 138th, 199.10 to ss 139th x223.9 to ws Hamilton pl (No 30), x217.1 to 138th x139.10 to beg, 1-2 & 3-sty bk home; A$325,000-375,000; also HAMILTON PL, 31 (7:2070-49), sec 139th, runs e69.8xs99.11xw25xs99.11 to ns 138th x w13.1xnw— to pl xn— to beg, 2-sty bk laboratory & vacant; A$90,000-95,000; also 138TH ST W (7:2070-12), ns, 116.5 e Hamilton pl, runs nw— to es Hamilton pl xs— to ns 138th xe— to beg, gore; vacant; Leopold Kahn [525 West End av], to Wexford Co, a corpn, 212 5 av; mtg $370,000; Feb2; Feb3'14; A$15,000-15,000. O C & 100

Broadway, 3400 (7:2070-1), nec 138th, 199.10 to ss 139th x223.9 to ws Hamilton pl (No 30) x217.1 to 138th x139.10 to beg, 1-2 & 3-sty bk home; A$325,000-375,000; also HAMILTON PL, 31 (7:2070-49), sec 139th, runs e69.8xs99.11xw25xs99.11 to ns 138th xw13.1xnw— to pl xn— to beg, 2-sty bk laboratory & vacant; A$90,000-95,000; Montefiore Home, a Hospital for Chronic Invalids & Country Sanitarium for Consumptives, a corpn, to Leopold Kahn, 525 West End av; Feb2; Feb3'14. **530,000**

Broadway, sec 139th, see Bway, 3400.

Claremont av, 192 (7:1993-102), es, 300 n 125th, 50x100, 5-sty bk tnt; Right Realty & Security Co to Max Gutschneider, 601 W 174 [108 W 11]; mtg $52,000; Feb2; Feb3 '14; A$42,000-65,000. O C & 100

Edgecombe av, 106 (7:2042-2½), es, 51.6 n 139th, 16x79.8, 3-sty & b bk dwg; Zelia A Robinson to Margt J Becker, 830 Park av; QC; re dower, &c; Jan25; Jan29'14; A$6,-500-12,500; corrects error in last issue, when size of lot was 16x76.8. nom

Edgecombe av, 149-51 (7:2051-91), ws, 675 s 145th, 40x97.2x41.2x87.2, 5-sty bk tnt; Central Development Co to Thos L Craik at Easton, Conn; mtg $41,650; Jan31; Feb 2'14; A$15,000-38,000. O C & 100

Lenox av, 363 (7:1913-30), ws, 24.11 n 128th, 25x75; 5-sty bk tnt & strs; Jno J Weber to Mary Weber, 363 Lenox av & Chas J Miller, Jr 133 W 128; 1-3 pt; mtg $17,500; Jan30; Jan31'14; A$20,000-28,000. nom

Lexington av, 993-5 (5:1406-54¼-54½), e s, 74.4 s 72d, 30x80, 2-4-sty & b stn dwgs; mtg $26,500; A$26,000-36,000; also 72D ST, 150 E (5:1406-54), sec Lex av, 24x74.4, 4-sty & b stn dwg; mtg $20,000; Lowell Realty Co, a corpn, to E A L Realty Co, a corpn, [c/o Edgar A Levy], 505 5 av; May15'13; Jan30'14; A$38,000-50,000. O C & 100

Lexington av, sec 72d, see Lex av, 993-5.

Lexington av, 1486 (5:1524-56), swc 96th (No 138), 100.8x36, 5-sty bk tnt & strs; Gerbereux Co, a corpn, to Annie A Moran 2d, 770 Park av; mtg $55,000 & AL; Feb5 '14; A$46,000-67,000. O C & 100

Lexington av, 1664 (6:1632-55), ws, 67.7 s 105th, 16.8x55, 3-sty & b stn dwg; Ernest F Bliss et al to Bliss Real Estate Co, Inc, 7 E 42; AL; Feb2; Feb3'14; A$5,500-7,500. O C & 100

Lexington av, 1934-34½ (6:1768-17), nwc 119th (No 141), 100.11x15, 3-sty fr tnt & str & 2 1-sty bk strs; Annie L Phelan to Jennie C Donnelly, at Riverview Manor, Hastings-on-Hudson, NY; mtg $9,000; Jan 20; Feb3'14; A$13,000-15,000. nom

Madison av, 1181 (5:1498-53½), es, 84 s 87th, 16.8x62.2, 3-sty & b stn dwg; Chas C Peters, ref, to Leopold Mayer, 50 W 77; mtg $16,000; FORECLOS Jan20; Jan26; Feb 4'14; A$17,000-20,000. **2,000**

Madison av, 1529, see East Bway, 158.

Madison av, 1694 (6:1618-17), ws, 25 n 112th, 25x100, 5-sty bk tnt & strs; Louis Block to Herman Cassel at Albany, Georgia; mtg $23,500; Jan29; Feb2'14; A$16,000-28,000. nom

Madison av, 1824-6 (6:1745-55), ws, 40.11 s 119th, 40x75, 6-sty bk tnt & strs; Florentine M Fuld to Leonhard Realty Co, a corpn [c/o L F Fuld], 130 E 110; CaG; Jan27; Jan30'14; A$25,000-47,000. O C & 100

Madison av, 2015-9 (6:1753-21), nec 128th (Nos 43-5), 50x72.6, 6-sty bk tnt & strs; Gertrude J Hirsch to Brentmore Realty Co, a corpn, 505 5 av [r 1800]; mtg $69,000; Dec19'13; Feb3'14; A$32,500-72,000. nom

New Bowery, 66-8, see Park Row, 227-9 on map 229-31.

Northern av, 37-43 (8:2177-74), sec 179th (No 830), 82.6x100, 6-sty bk tnt; Arthur D Truax, ref, to Ambrose Realty Co, a corpn, 135 Bway; FORECLOS Nov20'13; Feb5'14; A$26,000-150,000. **115,000**

Park av, 511, see 60th, 100-4 E.

Park av, 987-91 (5:1512-72), es, 50 s 84th, runs e56.8xs41.4xse—xw70.10 to av xn52.2 to beg, 2-sty fr tnt & 2-sty bk tnt & strs; Simon M Rosenblatt. EXR Myer Rosenblatt, to Charter Constn Co, a corpn, 505 5 av [r 1800]; Feb2; Feb3'14; A$55,000-56,-000. **61,000**

Park av, 1384 (6:1609-37), ws, 75 n 103d, 25.11x80, 5-sty bk tnt & strs; Tilmil Realty Co, a corpn, to Eleanor Frank, 100 W 119; mtg $11,500; Feb3; Feb4'14; A$7,000-14,000. O C & 100

Park Row, 227-9 on map 229-31 (1:117-47), ses, at ws New Bowery (Nos 66-8), runs s58.7xnw43 to Park Row xe50 to beg, gore, 5-sty bk loft & str bldg; Adelheid Tietenberg to Nickitas P Economu, 50 Madison [66 New Bowery]; mtg $50,500 & L; July1'13; Feb2'14; A$40,000-45,000. O C & 100

Pleasant av, 311-3 (6:1710-29), ws, 35.8 s 117th, 39.11x94, 6-sty bk tnt & strs; Annie Greenthal & Minnie Greenberg to Perry W Greenthal, 174 St Nicholas av; mtg $28,-000 & AL; Jan29; Feb3'14; A$18,500-40,000. O C & 100

Riverside dr, 417 (7:1895-76), sec 114th, 52x124.8x50.11x135.6, 12-sty bk tnt; Saml G Gant to Chas E Force & Co, a corpn, 17 Battery pl; mtg $300,000 & AL; Jan31; Feb 2'14; A$120,000-415,000. O C & 100

Terrace View av, 2, see Adrian av, 63.

West End av, 619 (4:1250-100), swc 90th (No 300), 24x90, 4-sty & b bk dwg; 89-90 Company, a corpn, to Emma W Mehler, 322 W 100; B&S; AL; Jan23; Feb2'14; A $45,000-58,000. O C & 50

West End av, 640 (4:1239-1), nec 91st (No 259), 58.4 to cl old lane closed x100.2x 51.11x100, 12-sty bk tnt; Ralph S Townsend et al EXRS, &c, Geo W J Odell to Odell-Townsend Holding Co, a corpn, 1328 Bway; [640 West End av]; QC; correction & confirmation deed; Jan28; Jan30'14; A$75,000-115,000. nom

1ST av, 1622 (5:1564-3), es, 40.9 n 84th, 20.4x65, 2-sty bk tnt & str. 1-sty ext; Frances M Scott, heir Robt Fanning, to Emanuel Ornstein, 1592 Av A; AL; Feb3'14; A$7,500-10,500. nom

2D av, 193-5 (2:468-42), nwc 12th, 61.3x 90. 6-sty bk tnt & strs; Weiber Realty Co Inc to Gerintel Realty Co, Inc, a corpn [c/o State Bank], 361 Stone av, Bklyn; mtg $134,000; Feb2; Feb4'14; A$60,000-125,-000. nom

2D av, 455-7, see 40th, 151 E.

2D av, 560-2 (3:936-61-62), sec 31st (No 300), 37x82, 2-4-sty bk tnts & strs & 1-sty bk bldg in st; Paul Leiber to Andw Nelson Co, a corpn, 161 W 32; B&S & CaG; mtg $9,000; Jan4; Jan30'14; A$22,000-28,000. nom

2D av, 560-2; Andw Nelson Co to Adam J Klinger, 231 E 31 [570 2 av]; AL; Jan 15; Jan30'14. O C & 100

2D av, 838 (5:1337-51), es, 127.5 n 44th, 18x70, 4-sty bk tnt & strs; Jno Treanor to Eliz Russell at Golan, County Tyrone, Ireland; mtg $7,000; Jan27; Jan30'14; A$9,000-12,500. nom

2D av, 1167 (5:1416-24), ws, 74 n 61st, runs w72xn8.5xw13xn18xe85 to av xs26.5 to beg, 4-sty stn tnt & strs; Siegfried Salomon [c/o Columbia Smltg & Rfg Wks, 365 West] to Millie Salomon, his wife, 308 W 94; AT; B&S; AL; Dec31'13; Feb2'14; A $14,000-21,000. nom

2D av, 2032 (6:1676-52), es, 75.11 s 105th, 25x75, 4-sty stn tnt & strs; Ella Sachs to Ida Loventhal, 2032 2 av; mtg $16,000; Feb 2; Feb3'14; A$8,500-14,500. O C & 100

3D av, 1885-7 (6:1654-2-3), es, 20 n 104th, 53.8x100, 2-5-sty bk tnts & strs; Clara Klingenstein to Louise Fox, 520 Ocean av, Jersey City, NJ; AL; Jan30'14; A$39,000-60,000. O C & 100

3D av, 2316-8 (6:1774-38-39), ws, 24.11 s 126th, 50x90, 2-3-sty bk tnts & strs, 1-sty exts; Hennessy Realty Co to Morris Gumpel, 801 West End av [251 6 av]; AT; mtg $55,000 & AL; Jan27; Jan31'14; A$58,000-64,000. O C & 100

3D av, 2334 (6:1775-37), ws, 74.11 s 127th, 25x100, 3-sty fr tnt & str; Emily Benson to Marguarette B Hotaling, 109 Sterling, Bklyn; Jan15; Feb2'14; A$23,000-26,000. nom

5TH av, 206-8 (3:827-41-42), ws, 56.5 n 25th, 56.5x123.2 to es Bway (Nos (1128-30) x60.5x101.4, 4-sty stn loft & str bldg & 7-sty bk office & str bldg; Elmer A Darling to St Johns Park Realty Co, a corpn, 55 Liberty; mtg $300,000; Jan31; Feb5'14; A$570,000-700,000. O C & 100

5TH av, 2100 (6:1727-33), nwc 129th, 99.11x110, 6-sty bk tnt & strs; Greenwich Savgs Bank to St Johns Park Realty Co,

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55 Liberty; B&S; AL; Jan31; Feb5'14; A $97,000-200,000. O C & 100

Interior lot 129 w 3 av & 78.3 n 40th, see 40th, 151 E.

Interior lot 100 w 3 av & 64.10 n 40, see 40th, 151 E.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Cathedral Pkway (110TH st), 50 (7:1845-14), swc Manhattan av, 100x72.11; asn rents to extent of $6,725 & to secure notes, &c; Moser Arndtstein, 50 Cathedral pkway, to Yorkville Bank, a corpn, 1511 3 av; mtg $109,000 & AL; Jan31; Feb1'14; A$65,000-155,000. nom

Christopher st, 87 (2:619-82), ns, 66.11 e Bleecker, 25x91.6, 6-sty bk tnt & strs; re mtg; Bronx Investing Co, a corpn, to Bernard J McCann, 146 W 12; Jan31; Feb2'14; A$14,000-25,000. 150

Forsyth st, 33 (1:302-30), agmt by party 3d pt to re-transfer to party 1st pt all title she had prior to Mar8'12 & party 1st pt agrees not to sell or encumber her int without consent of parties of 2d & 3d pts, etc; Sarah Silberstein, 312 S 5th, Bklyn, party 1st pt, & Isaac Cohen, 49 Monroe, party 2d pt, with Sophie Cohen, 704 Cauldwell av, party 3d pt; Jan3; Jan30'14; A$22,-000-40,000. nom

Forsyth st, 33; agmt that upon sale of above & payment of judgt of $871.05 party 1st pt will allow out of her int any sums remaining towards payments on notes held by parties 2d pt & the further sum of $1,-300; Sarah Silberstein, 313 S 5, Bklyn, with Meyer & Sophie Cohen, 704 Cauldwell av; Jan30'14. nom

Greenwich st, 218 (1:84); consent to 3d track; Hall & Reeckel to Manhattan Railway Co, a corpn; Jan21; Feb2'14. ——

Greenwich st, 220 (1:84); consent to 3d track; Agnes Hall to Manhattan Railway Co, a corpn; Jan21; Feb2'14. ——

Greenwich st, 227 (1:86), es, 26.8 s Barclay, 26.7x83.7x25.7x97.2; consent to 3d track; Protestant Episcopal Soc for Promoting Religion & Learning in State N Y to Manhattan Railway Co, a corpn; Jan21; Feb3'14. 292.41

Greenwich st, 328 (1:142), ws, 50 s Jay, 25x80; consent to 3d track; Henry J Fink to Manhattan Railway Co, a corpn; mtg $35,000; Jan10; Feb3'14. 550

Greenwich st, 328; consent to 3d track; Irving Savgs Instn, mortgagee, to same; Jan22; Feb3'14. nom

Greenwich st, 328; consent to 3d track; Anna M Fink, mortgagee, to same; Jan19; Feb3'14. nom

Greenwich st, 767 (2:634), es, 40 s Bank, 21x68.6x21x67.9; consent to 3d track; Wm D Kilpatrick to Manhattan Railway Co, a corpn; mtg $7,000; Dec29'13; Feb3'14. 462

Greenwich st, 767; consent to 3d track; Sarah F Turner, mortgagee, to Manhattan Railway Co, a corpn; Jan16; Feb3'14. nom

Greenwich st, 767 (2:634); consent to 3d track; Wm D Kilpatrick to Manhattan Railway Co, a corpn; Jan3; Feb4'14. ——

Greenwich st, 796-8 (2:640), swc 12th, 44 x23; consent to 3d track; Sarah A McKenna to Manhattan Railway Co, a corpn; mtg $8,500; Jan14; Feb3'14. 968

Greenwich st, 796-8; consent to 3d track; Title Guar & Trust Co, a corpn, mortgagee, to same; Jan17; Feb3'14. nom

Union sq, 32, also 16TH ST, 104-6 E (3:-871); asn rents; Reliance Building, a corpn, to Atlantic Dock Co, a corpn, No 1 North Pier, Bklyn; Jan9; Feb2'14. nom

3D st, 89 E (2:445-42), asn rents notes for $650; Benj & Henry Katz to Frank Gens, 204 W 119; AT; Jan19; Feb4'14; A $20,000-32,000. nom

5TH st, 55 W (2:572), ns, 152.7 e 6 av, 24.11x93.11; asn rents; Plainfield Plumbing, Hardware & Paint Supply Co, 55 W 8, to Geo W Hauck, 572 McDonough, Bklyn; mtg $30,000 & AL; Sept29'13; Feb5'14. 7,000

12TH st, 504 E (2:405); asn rents to secure $1,000 due on notes; Hyman Katz & Josef Feirstein to Frank Gens, 204 W 119; AT; Jan27; Feb4'14. nom

12TH st W, swc Greenwich, see Greenwich, 796-8.

16TH st, 104-6 E, see Union sq, 32.

30TH st, 334 W (3:753), ss, abt 410 w 8 av, —x—, 3-sty & b stn dwg; valuation $15,000; certf as to payment of transfer tax $2,494.79; Jas A Wendell, Deputy Comptroller of State NY to Hugh A Murrill, ADMR Danl R Ambrose; pr mtg $5,-000; Jan29; Feb4'14. ——

44TH st, 250-2 W; also 45TH ST, 254 W (miscl); power of atty to conduct furnished room houses, etc; Lottie A Wheeler Carter to Nina Wheeler; Jan16; Feb4'14. ——

45TH st, 254 W, see 44th, 250-2 W.

49TH st, 322 W (4:1039-47), ss, 350 w 8 av, 25x100.5; asn rents to extent of $400; Barbara M Gillen to Bertha Steinberg, 121 Van Buren, Bklyn; Feb3; Feb4'14; A$15,-000-28,000. nom

53D st, part of No 7 W (5:1269), being an easement west portion of lot adj above on w, 23x ½ blk; all that portion described in deed from Jno D Rockefeller to Alta R Prentice, recorded Feb18'13, and which part was described in a prior deed from Jno D Rockefeller to Jno D Rockefeller Jr, recorded June 22'11; Alta R wife E Parmalee Prentice to Jno D Rockefeller Jr, 10 W 54; correction deed; Feb3; Feb4'14. nom

99TH st, 169 E (6:1627), ns, 125 w 3 av, 25x100.11; asn rents to secure $1,200; Tax Payers Holding Co, a corpn, to Estates Mtg Securities Co, a corpn, 160 Bway; Jan 28; Feb4'14. nom

104TH st, 244 W or 224 W; proposed judgmt & notice of settlement & affidavit to register Plffs title in above & as to survey of 241 W 103d, adj in rear; order of reversal & dismissal, etc; N Y Supreme Court N Y County & Gertrude D Hawes, Plff vs U S Trust Co of N Y; Jos F Snipes et al Defts; Nov14'10; Jan30'14. Torrens system

104TH st, 244 W or 224 W; similar actions as above & as to survey of 243 W 103d, adj, etc; term of Appellate Division, Supreme Court 1st Judicial Dept; Gertrude D Hawes, Respondent vs U S Trust Co of N Y et al Defts & Saml J Clarke Appellant; Feb3'11; Jan30'14. Torrents system

111TH st, 113 W (7:1821-21), ns, 470 e 7 av, 15x100.11, 4 & 5-sty & b bk dwg; re mtg; Rental Mtg Securities Corpn to Land Map Realty Corpn, 206 Bway; Jan31; Feb 5'14; A$8,400-15,000. nom

111TH st, 113 W; re asn rents; same to same; Jan31; Feb5'14. nom

139TH st, 205 W (7:2025-27), ns, 99.1 w 7 av, 19.2x99.11, 4-sty bk dwg; re mtg; Viola Hahn to Louis & Annie Levy, 205 W 139 [220 Bway]; Jan28; Feb5'14; A$8,300-12,500. nom

141ST st, 272 W (7:2026), ss 125 e 8 av 25x99.11; asn rents to ext of $400; Eliz Kermath, 272 W 141 to E Hollister Wrightson, 39 W Adams, Chicago, Ill; AT; Jan31'14. nom

142D st, 291-3 W (7:2028), re from all liability under bond & mtg; Jonas Weil & Bernhard Mayer to Isaac N Jacobson of Douglaston, LI; Jan15; Feb4'14. nom

142D st W (7:2088-106-109), ss, 250 w Bway, 100x99.11, vacant; re mtg; Carnegie Constn Co, a corpn, to V S Building Corpn, 141 Bway; Feb2; Feb5'14; A$41,000-41,000. O C & 100

Manhattan av, swc Cathedral Pkway, see Cathedral Pkway, 50.

Park av, 929-31 (5:1509-71), asn rents to extent of $2,000; 929 Park Ave Co, a corpn, to Bella Glaser, 2309 Creston av, & Julia Weiss, 1673 2 av [Hy C Glaser, 116 Nassau]; Jan29; Jan30'14; A$85,000-85,000. nom

1ST av, 171 (2:452), ws, 69.11 s 11th, 23.2 x100; also 1ST AV, 284 (3:948), es, 46 s 17th, 23x94; consent to 3d track; Robt W Goelet, of Newport, RI, to Manhattan Railway Co, a corpn; Oct31'13; Feb3'14. 554

1ST av, 284, see 1 av, 171.

2D av, 1632 (5:1547), es, 75 s 85th, 27.2x 88; consent to 3d track; Phillippina Roeder widow to Manhattan Railway Co, a corpn; mtg $10,000; Jan22; Feb4'14. 326

2D av, 1632; consent to 3d track; German Savgs Bank to same; Jan26; Feb4'14. nom

8TH av, 2790-2 (7:2034); consent to 3d track; Challenge Realty Co to Manhattan Railway Co, a corpn; Jan12; Feb2'14. ——

8TH av, 2794 (7:2034); consent to 3d track; Jno H Kerkmann to Manhattan Railway Co, a corpn; Jan24; Feb2'14. ——

Certified copy (miscl) adjudication of bankruptcy & order of reference in matter of Thos W Butts, bankrupt & Jno J Townsend, ref; Nov18'13; Feb5'14. ——

Order approving (miscl) bond of Elihu Root Jr, as TRSTE in matter of Thos W Butts, bankrupt; Feb2; Feb5'14. ——

Power of atty (miscl); Marius A Sorchan of Paris, France to Victor Sorchan; Dec 22'13; Feb4'14. ——

Power of atty (miscl); Paul J Rainey to Roy A Rainey; Feb23'12; Feb4'14. ——

Revocation of power of atty (miscl); Louise Bostwick, 234 Central Park W to Chas B Bostwick, 9 W 91; Jan30; Feb2'14. ——

WILLS.

Borough of Manhattan.

6TH st, 224 E (2:461-20), ss, 225 w 2 av, 25x97, 3-sty bk tnt & 2-sty bk stable in rear; A$17,000-19,000; also 48TH ST, 220 E (5:1321-40½), ss, 234 e 3 av, 13x100.5, 3-sty stn dwg; A$5,000-7,500; also 127TH ST, 219 W (7:1933-25), ns, 176 w 7 av, 15x99.11, 3-sty stn dwg; A$6,600-9,500; also 2D AV, 1063 (5:1330-21), nwc 56th, 25x75, 4-sty bk tnt & str; A$19,000-28,000; Kath K Moloney Est, Terence A Koen, EXR, 59 W 87; atty, Edw F Moran, 51 Chambers. Will filed Jan 30'14.

34TH st, 345-9 E (3:940-26, 27 & 28), ns, 110 w 1 av, 60x97.6, 3 5-sty tnts; Engelbert Gruner Est, Hy Gruner, EXR, 347 E 34; Chas Gruner, EXR, 341 E 52; atty, Adolph E Gutgsell, 38 Park Row; A$33,000-48,-000. Will filed Feb3'14.

43D st, 441 W (4:1053-14½), ns, 343.7 e 10 av, 18.9x100.5, 3-sty stn dwg; Jno Daniel Est, Mary E Daniel, EXTRX, 441 W 43; atty, Rudolph Schnaider, 111 Bway; A$9,500-12,500. Will filed Jan3'14.

48TH st, 220 E, see 6th, 224 E.

85TH st, 523 E (5:1582-11), ns, 248 e Av A, 25x102.2, 5-sty bk tnt (pt int); Karl J Kuhn Est, also known as Chas Eugene Garsser, EXR, 130 East End av; attys, Gross & Sneudaira, 309 Bway; A$8,000-17,-500. Will filed Jan30'14.

113TH st, 534-8 W (7:1884-48), ss, 325 e Bway, 75x100.11, 8-sty bk tnt; Melvin E Boas Est, Ernest C Rosenbaum, EXR, 1 W 70; attys, Rose & Paskus, 128 Bway; A $60,000-210,000. Will filed Feb3'14.

119TH st, 63 W (6:1718-15), ns, 335 e Lenox av, 16.8x100.11, 3-sty bk dwg; Sarah Hamill Est, Geo J McEvan, EXR, 421 High st West Hoboken NJ; atty, Geo J McEvan, 60 Bway; A$9,000-12,000. Will filed Feb3'14.

127TH st, 219 W, see 6th, 224 E.

Adrian av, 53 (13:3402, 282), ws, 293 s Terrace View av, 25x100, 2½-sty fr dwg, Gotthilf F Wilhelm Est, Margarethe Wilhelm EXTRX, 53 Adrian av; atty, Jacob Katz, 230 Grand; A$3,500-7,400. Will filed Jan30'14.

2D av, 1063, see 6th, 224 E.

CONVEYANCES.

Borough of the Bronx.

Bush st, 201, see Grand blvd & concourse, 2024.

Crotona Park E, 1604 (11:2939), ss, 116 e Suburban pl, 19x130.9x19x130.1, 3-sty fr dwg; Jenny Cockburn to Ellen McLean, 7 E 63; B&S; mtg $3,000; Aug21'13; Jan30 '14. nom

Elsmere pl, 850, see Marmion av, sec Elsmere pl.

Gale pl, sec Van Cortlandt Park S, see Van Cortlandt Park S, sec Gale.

Garden st, 702 (11:3099), ss, 28.7 e Crotona av, 37.6x100, 4-sty bk tnt; Sadie A Byrne to Christopher H Unlandherm, 814 Tinton av; Anna M Steinkamp & Eliz Weber, Mt Vernon, NY; mtg $20,000; Feb2; Feb3'14. O C & 100

Garrison sq or Tiffany st (10:2767), es, 150 s Spofford av, 50x100, vacant; Bertha Brandstetter to Philip Modry, 292 1 av; mtg $2,400; Jan29; Jan30'14. nom

Hancock st (*), ws, 475 n Van Nest av, 18.9x100; Anny Richter to Sophie Kruger, 152 E 50; mtg $3,500; Jan30; Jan31'14. nom

Home st, 897 (11:2974), ns, 100 w Fox, 25 x52.11x27.4x64, 3-sty fr tnt & str; Carmine Cioffi to Nicola Apostolico, 1156 Simpson; mtg $3,500; Jan10; Jan31'14. O C & 100

Kindermann pl (11:2893), nwc Brook av, 90x142, vacant; Albt J Schwarzler to A J Schwarzler Co, 1150 Clay av; mtg $17,000; Jan28; Jan30'14. nom

Knox pl, nec Mosholu Pkway N, see Mosholu Pkway N, ns, 110.7 w Jerome av.

Lorillard pl, 2344-6 (11:3054), es, 21.7 n 3 av, 50x100, 2 & 3sty fr tnts & strs, 1 & 2-sty fr rear bldg; also LORILLARD PL, 2350 (11:3054), es, 96.7 n 3 av, 25x100, 2-sty fr dwg; also 218TH ST E (*), ss, 105 w Barnes av, runs w100xs228 to 217th xe75xn 114xe25xn114 to beg; Rev Thos J Coyne to Thos J & Mary V Coyne, 2350 Lorillard pl; AT; Jan8; Jan30'14. nom

Lorillard pl, 2350, see Lorillard pl, 2344-2346.

Lorillard pl, 2436 (11:3058), nec 188th (No 551), 30x97.5, 5-sty bk tnt; Buonodono Constn Co to Howard T Cole, 906 St John's pl, Bklyn, NY; mtg $28,500; Jan31; Feb2 '14. O C & 100

Rogers pl, swc 163d, see Stebbins av, sec 163.

Teasdale pl (10:2621), ss, 135 w Cauldwell av, 100x100, vacant; Louis P Mendham to Latest Constn Co, 44 Court, Bklyn; mtg $8,000; Feb2; Feb3'14. nom

Thwaites pl (*), ns, 100 e Bronx Park E, 80.10 to White Plains av, abt 110x36.9 x100; Henry Doscher et al TRSTES Geo Reiss to Arthur W A Weyers, Reiss pl & Bronx blvd; Nov26'12; Jan31'14 (rerecorded from Nov29'12). 1 900

Tiffany st, 871, see So blvd, nws, at sws Tiffany.

Van Cortlandt Park S (12:3252), sec Gale pl, 25x90.4x26x82.11, vacant; Hyman Glasser to Harry H Galinger, 2161 Cropsey av, Bklyn; mtg $1,820; Oct9'13; Jan 31'14. nom

Wall st (10:2650), ns, 77.9 w Forest av, runs s1.11 to ns 165th xw19.4xn1.11 to Wall xe19.4 to beg; Henry L Morris TRSTE Gouverneur Morris to Munderloh Realty Co, Inc, 2999 Marion av; QC; Dec 8'13; Jan30'14. 50

Walnut st, sec 6 av, see 6 av, sec Walnut.

Walnut st (*), es, 225 s Boston rd, 25x 100; Jos Murray to Annie Murray, 319 E 77; Jan27; Feb2'14. nom

134TH st, 539 E (9:2262), ns, 200 w St Anns av, 25x100, 6-sty bk tnt; Taxpayers Holding Co to Sarah Knepper, 199 Belmont; AL; Jan30; Feb5'14. nom

136TH st, 250 E (9:2320), ss, 100 w 3 av, 25x100, 5-sty bk tnt; Abr Greenberg to Jacob E Ryttenberg, 321 W 92; mtg $13,500; Jan31; Feb3'14. nom

136TH st, 448 E (9:2280), ss, 425 e Willis av, 25x100, 4-sty bk tnt; Elkan Kahn to Josef M Deckelmann, 718 E 136; mtg $10,-500; Feb2; Feb3'14. O C & 100

139TH st, 602 E (10:2551-2552 & 2553), s s, 440.3 e St Ann's av, 37.6x100, 5-sty bk tnt; Moser Arndtstein to Karoline Rothschild, 1714 Bathgate av; mtg $29,600; Jan 29; Feb2'14. O C & 100

141ST st, 586 E, see 144th, 481 E.

141ST st, 586 E (10:2551-2552), ss, 256.9 e St Ann's av, 25x95, 5-sty bk tnt; Jno F Gavenda to Franz Gavenda, 870 Longwood av; mtg $12,500; Feb2; Feb3'14. O C & 100

144TH st, 481 (737) E (9:2289), ns, 115 w Brook av, 25x99.9, 5-sty bk tnt; Jno F Gavenda to Franz Gavenda, 870 Longwood av; mtg $16,000; Feb2; Feb3'14. O C & 100

144TH st, 481 (737) E (9:2289), ns, 115 w Brook av, 25x99.9, 5-sty bk tnt; also 141ST ST, 586 E (10:2553), ss, 256.9 e St Ann's av, 25x95, 5-sty bk tnt; Frank Gavenda to Jno F Gavenda, 870 Longwood av; mtg $28,500; Jan20; Feb3'14. O C & 100

146TH st E (9:2335), ss, abt 160 e Canal av ,on map Mott Haven, 25x100, vacant; Luigi Flora to Jas Curcio, 346 E 110; May 10'13; Feb2'14. O C & 100

146TH st, 238 (460), E (9:2335), ss, abt 300 w Morris av, 25x100, 3-sty fr tnt & str; Luigi Flora to Jas Curcio, 346 E 110; mtg $——; May10'13; Feb2'14. O C & 100

151ST st, 379-99 E, see Melrose av, 615.

151ST st E, ss, 425 w Courtlandt av, see Hobart av, ws, 225 s Waterbury av.

152D st E, swc Brook av, see Brook av, 359-61.

152D st, 378-98 E, see Melrose av, 615.

152D st, 389-91 E, see Melrose av, 615.

161ST st, 700 on map 700-2 E (10:2637), ss, 250 w Forest av, 50x99.10, 6-sty bk tnt & strs; Smada Realty Co to Agnes M & Mabel A Pragnell, 819 Ritter pl; mtg $43,-000; Jan27; Feb4'14. O C & 100

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162D st, 448 E, see Elton av, 903.

162D st E, nwc Stebbins av, see Stebbins av, 898-900.

163D st E, swc Rogers pl, see Stebbins av, sec 163.

163D st E, see Stebbins av, see Stebbins av, sec 163.

164TH st, 421 E, see Brook av, 986.

164TH st, 421 E, see Brook av, 986.

165TH st E, ns, 77.9 w Forest av, see Wall st, ns, 77.9 w Forest av.

165TH st, 949 E (10:2716), ns, 107.5 e Kelly, 25x100, 5-sty bk tnt & str; Wm Sinnott to Eva Watchstein, 347 E 17; mtg $23,500; Jan30'14. O C & 100

165TH st, 491-3 E (9:2370), ns, 85.2 e Wash av, 50x113.6, 6-sty bk tnt; Owl Constn Co to Louis Teven, 74-6 2d pl, Bklyn; mtg $40,000; Feb2; Feb3'14. O C & 100

165TH st E, see Washington av, see Washington av, sec 165.

166TH st, 449-51 E (9:2388), ns, 124.6 w Washington av, 34.6x95, 2-2-sty fr dwgs; Anna E Spaeth widow to Annie W Frazer, 55 Cannonbury rd, Jamaica, L1; B&S; Jan26; Jan30'14. nom

169TH st W, see Lind av, see Lind av, sec 169.

172D st, 1040 E (11:3008), ss, 100 e Longfellow, 25x100, 2-sty fr dwg; Henry Severin to Fredk E Misfeldt, 538 E 89; mtg $5,000; Jan20; Feb3'14. nom

175TH st, 233 E, see Mt Hope av, 1800.

175TH st E (11:2958), ns, 68.10 w Southern blvd, 60x101.11x40.2x100, 5-sty bk tnt; W A J Bldg Corpn to Thos F Lancer, Sr, 1336 Wash av, & Thos F Lancer, Jr, 2340 University av; mtg $40,100; Jan31; Feb2'14. O C & 100

176TH st E, swc Clinton av, see Clinton av, swc 176.

178TH st, 917 E (11:3122), ns, 33.6 w Daly av, 25.7x65.1x25.7x65.2, 3-sty bk tnt; Wilhelm Wiegand to Valentine Holch, 157 E 18; mtg $10,500; Feb4; Feb5'14. 100

179TH st, 371 E, see Webster av, 2021.

179TH st E (11:3122), swc Daly av, 110.4 x32.9, except part for st & av, vacant; Markus Eberhart to Phelan Bros Constn Co, 2045 Ryer av; mtg $6,000; Feb2'14. nom

179TH st 761 E see Prospect av, 2042.

181ST st, 777 E (11:3110), nes, 94 nw Mapes av, 51.2x46.1, 5-sty bk tnt; Regina Constn Co to Alex R Munro, 458 W 143; mtg $20,000; Jan29; Feb3'14. O C & 100

181ST st, 785 E, see Mapes av, 2127.

188TH st, 307-11 E (11:3023), ns, 67 e Tiebout av, 76x83.3, 2-5-sty bk tnts; Schorn Co to Carl Schaible, 1216 Hoe av, & Louis Ackermann, 133 W 89; Feb2'14. O C & 100

188TH st, 551 E, see Lorillard pl, 2436.

191ST st, 558 E (12:3273), ss, 100 w Hoffman, 50x83 5-sty bk tnt; Alert Constn Co, Inc, to N Y & Eastern Realty Co, 13-21 Park Row; mtg $22,000; Jan29; Jan30'14. O C & 100

194TH st E, swc Webster av, see Webster av, 2599-2609.

214TH st E (*), ns, 275 w Laconia av, 25 x100; Vincenzo Carre to Carmela Carre, his wife, 159 E 109; mtg $12,915; Jan28; Feb2'14. 500

216TH st E (*), ss, abt 238.4 e Barnes av, 33.4x114; Leslie Mackenzie, heir Wm S Mackenzie to Anna Mackenzie, widow, at Slateford, Pa; AL; Dec3'13; Feb5'14. nom

216TH st E (*), ss, abt 271.8 e Barnes av, 33.4x114; Anna Mackenzie, INDIVID & as widow to Leslie Mackenzie, 402 Dean, Bklyn; AL; Dec3'13; Feb5'14. nom

218TH st E, ss 105 w Barnes av, see Lorillard pl, 2344-6.

219TH st E, nwc White Plains av, see White Plains av, nwc 219.

223D st E, see Carpenter av, see Carpenter av, sec 223.

223D st E (*), ns, 381.3 e White Plains av, 66.8x114.3; Anthony J Romagna et al to Mark Harris, 349 W 145; mtg $18,000; Sept19'13; Jan31'14. nom

228TH st E (*), ss, 100 w Bronx ter, 100x60; Chas Neundorff to Harry Harper; Oct28'09; Feb5'14. O C & 100

236TH st E (*), ns, 75 e Bayard, 86x 101.9x70.2x100; Elise Ott as EXTRX Albt Ott to Albt A Ott, St James, LI; Jan27; Feb 3'14. nom

236TH st E (*), ss, 600 e Carpenter av, 52x114; Anna Mackenzie, INDIVID & as widow to Leslie Mackenzie, 402 Dean, Bklyn; AL; Dec3'13; Feb5'14. nom

236TH st E, nec Richardson av, see Richardson av, nec 236.

237TH st, 400 E, see Martha av, 4306-8.

241ST st E (*), sec Matilda av, 50x100; Anna L, wife Wm J Hoag et al to Fannie E Hicks, 540 W 112; mtg $3,500; Jan30; Feb2'14. nom

241ST st E (*), same prop; Fannie E Hicks to Anna L wife Wm J Hoag, 648 E 241; Matilda J, wife Edw P Snedeker, 646 E 241 & Chas F Puckhafer, 4308 Martha av; B&S; mtg $3,500; Jan31; Feb2'14. nom

Arthur av, 2393 (11:3065), ws, 39.8 s 187th, 25x51.8x25x51.5, except pt for Arthur av, 2-sty fr dwg; Saveria Cinelli to Antonetta Iodice, 2398 Arthur av; Jan29; Jan30'14. O C & 100

Arthur av, see Fordham rd, see Fordham rd, 600 E.

Bathgate av, 1606 (11:2919), es, 82.5 s 172d, 27.7x82.7, 2 & 3-sty fr tnt & str; Zalmin Mattosofsky to Ida Bogolowitz, 1606 Bathgate av; mtg $3,500; Feb4'14. nom

Baychester av, ws, 225 & 250 n Railroad av, see Lawrence av, es, 200 n Railroad av.

Baychester av, ws, abt 200 n Railroad av, see Lawrence av, es, 200 n Railroad av.

Bear Swamp rd, nes at ns Sackett av, see Bear Swamp rd, nes, 115.1 nw Sackett av.

Bear Swamp rd (*), nes, 115.1 nw Sackett av, 26.7x181.9x19.7x161.7; also SACKETT AV (*), ns, at nes Bear Swamp rd, 74.3x75x161.7x115.1; Francis E Walkley Jr et al to Francis E Walkley, 597 Prospect av; mtg $3,200; Nov21'13; Feb2'14. O C & 100

Beaumont av, ws, abt 125 nc 188th, see Cambreleng av, es, 125 ne 188th.

Boscobel av (11:2871), es, 188.3 n Jerome av, runs se38.3xne50.1xse22.4 to Cromwell av xn198.6xnw61.7x—xw239 to beg, vacant; Geo W McAdam Jr to Geo W McAdam, 20 W 90; June6'05; Jan30'14. O C & 100

Boston rd (11:2934), ws, abt 282.7 s Jefferson pl, runs w112xs26xw111.8 to Clinton av xs52.10xe200.6 to ws Boston rd xn79 to beg; Jno H Rogan, ref, to Eliz Ditchett, 18 Bay 28th, Bklyn; Kate C Clark, 1758 Topping av; Emily I Wright, 11 Schley st, Newark, NJ, & Mary L Watson, 167 Virginia av, Jersey City, NJ; mtg $8,427.18; FORECLOSED & drawn Feb3'14. 1,000

Briggs av, 2592 (12:3293), es, 335.10 s 194th, 19.8x77.9x19.7x76.3, 2-sty bk dwg; Barbara M Havlik to Walter R Hosack, 14 Kendall av, Bellevue, Pa; mtg $8,000; Feb 2; Feb3'14. nom

Briggs av, 2592; Walter R Hosack to Lorraine Holding Co, 115 Bway; mtg $8,-000; Feb2; Feb3'14. nom

Briggs av (*), ns, 125 e Barnes av, 25x 213.11x25.1x216.8; Rosa Iacoucci to Augustus Barton, 112 Tier st, City Island; mtg $——; Dec11'13; Feb4'14. nom

Bronx blvd (*), ses, 200 nw Becker av or 241st, 50x100, except pt for Bronx blvd; Henry E Bliss & ano to Bliss Real Estate Co, Inc, a corpn, 7 E 42; AL; Jan29; Jan 30'14. 100

Brook av, 359-61 (9:2286), swc 142d, 75x 97x75.4x89.10, 1-sty fr shop; Hermann Stursberg Realty Co to City NY; Jan20; Jan30'14. 26,000

Brook av, 986 (9:2386), nec 164th (No 421), 29.2x74.5x27.6x64.7, 4-sty bk tnt & strs; Katie Jaecker to Harry C Jaecker, 1626 Ams av; B&S & CaG; mtg $7,000; Jan 29; Feb3'14. nom

Brook av, 986 (9:2386), nec 164th (No 421), 29.2x76.5x27.6x64.7, 4-sty bk tnt & strs; German Savgs Bank to Katie Jaecker, at Blauvelt, NY; QC & correction deed; Jan31; Feb5'14. 10,000

Brook av, nwc Kindermann pl, see Kindermann pl, nwc Brook av.

Bryant av, 1496 (11:3000), es, 125 s 172d, 25x100, 3-sty bk dwg; Benj Beyer to Gussie Beyer, 1496 Bryant av; AL; Jan17; Feb 5'14. nom

Bryant av, 1501 (11:2995), ws, 100 s 172d, 20x100, 3-sty bk dwg; Eleanor J Fowler to Martha W Gibson, 400 W 124; mtg $7,000; Jan29; Jan30'14. nom

Cambreleng av (11:3090), es, 125 ne 188th, 75x155.10 to Beaumont av x75.1x 151.1, except pt for Beaumont av, vacant; Margt Knox to Martin S Kelly, 946 Freeman; B&S & CaG; Feb3; Feb5'14. nom

Carpenter av (*), ws, abt 1155.6 s 224th, 34.6x105, Wakefield; Ella G Buckley to Thrall Constn Co, 530 Lincoln av, Bklyn; mtg $1,200; Nov11'13; Feb4'14. nom

Carpenter av, 4722 (*), ses, 200 n 241st, 50x100; Wm L Tuthill to Eleanor B Tuthill, 4722 Carpenter av; mtg $3,000; Nov 1'12; Feb5'14. 325

Carpenter av (*), sec 223d, 90x105; Hale J Berlinsky et al to W M Realty Co, 41 Park Row; mtg $3,000; Feb2; Feb3'14. nom

Carpenter av (*), es, 300 s 213th, 50x100; Ellen McKeon to Ellen wife Chas E Damon, 3531 Olinville av; B&S; Jan31; Feb2 '14. nom

Cauldwell av, 675 (10:2624), ws, 500 s 156th 25x115 3-sty & b bk dwg; Benj Weissman to Harris Rosenfeld, 734 E 151; mtg $9,000; Jan30; Jan31'14. O C & 100

Clinton av, es, 308.7 s Jefferson pl, see Boston rd, ws, abt 282.7 s Jefferson pl.

Clinton av (11:2949), swc 176th, 57.10x 100; also CLINTON AV (11:2949), ws, 57.10 s 176th, 100x100, vacant; Checchina Carucci to Hargton Bldg Co, Inc, a corpn, 1478 Vyse av; mtg $——; Feb3; Feb4'14. exch

Clinton av, ws, 57.10 s 176th, see Clinton av, swc 176.

Courtlandt av, 927 (9:2409), ws, 150 n 162d, 25x137x25.3x141, 5-sty bk tnt; Everett Harrison to Mary Reilly, Montclair, NJ; mtg $22,000; Jan15; Feb4'14. nom

Cromwell av, ws, abt 195 n Jerome av, see Boscobel av, es, 188.3 n Jerome av.

Daly av, swc 179th, see 179th E, swc Daly av.

Doris av (*), es, 100 s Lyon av, 100x100, except part for av; Martha J Walsh to Mary A Walsh, 2467 Westchester av; Jan 24; Feb2'14. gift

Elton av, 903 (9:2383), swc 162d (No 448), 31.8x90x25x109.6, 5-sty bk tnt & strs; Wm Corcoran to Mary A McGowan, 211 Franklin, L I City; May L Johnson, same address, & Geo A McGowan, 286 5 av, L I City; mtg $32,000; Feb2; Feb3'14. O C & 100

Fordham rd, 600 E (11:3078), sec Arthur av, runs s95.2xe16.5xn98.5 to ss rd xw15 to beg, except pt for avs, 2-sty fr dwg & str; Sol Simmons ref to Gaetano Del Bello & Gerolamo di Menna EXRS &c Angelo di Ciocca, 2412 Hughes av; FORECLOS Jan 27; Jan28; Jan31'14. 8,000

Forest av, 925, see Jackson av, es, 72 s 163d.

Ft Schuyler rd, nec Harrington av, see Harrington av, nec Ft Schuyler rd.

Grand blvd & concourse, 2024 (11:2813), nec Bush (No 201), 102.5x96.3x82.5x100, vacant; Frank A Schorer to K & R Constn Co, Inc, 35 Nassau; Feb2; Feb3'14. O C & 100

Grant av, 1070 (9:2448), es, 32 s 166th, 25x100.8x25x100.6, 3-sty bk dwg; Dora Wiebke to O'Rourke Brothers Co, 3185 Hull av; mtg $6,500; Jan28; Jan31'14. O C & 100

Harrington av (*), nec Ft Schuyler rd, 25.5x110.3x25x105.4; Emile Coletti to Itteloc Realty Co, 95 William; Feb2; Feb4'14. nom

Hobart av (*), ws, 225 s Waterbury av, 50x100; also 151ST ST E (9:2410), ss, 425 w Courtlandt av, 25x118.5; Filippo or Philipp Pagliaro or Pogliaro to Cristina or Christina Pagliaro or Pogliaro, 304 E 151; AT; Feb5'14. O C & 100

Hoe av, 1300 (11:2987), es, 300 s Jennings 50x100 5-sty bk tnt; O'Rourke Brothers Co to Herman Hanauer, 247 E 58; mtg $35,000; Jan30; Jan31'14. nom

Hoe av, 1300; Herman Hanauer to Wm B Keller, 252 W 76; mtg $39,000; Jan30; Jan31'14. nom

Hoe av (11:2987), es, 150 s Jennings, 50 100, vacant; Louis F Kuntz to Louisa K Kuntz, 192d & Grand Concourse; mtg $6,-500; Jan2; Feb3'14. nom

Hughes av, 2139 (11:3070), ws, 179.8 s Oak Tree pl, 16.8x95, 2-sty fr dwg; Jacob Meyer to Jos W & Geo F Meyer, 2139 Hughes av; mtg $2,500; Feb2; Feb3'14. O C & 100

Hunt av (*), ws, 200 n Sagamore, 50x 100; Edw Mandel to Thos P Howley, 421 W 34; Jan27; Feb4'14. nom

Jackson av, 699 (10:2635), ws, 235.6 s 156th, 18.1x73.10x18.1x73.11, 3-sty fr tnt; Benj Auerbach et al, heir Sarah B Auerbach, to Harris Auerbach, 699 Jackson av; B&S & CaG; AL; Nov29'13; Feb5'14. nom

Jackson av (10:2648), es, 72 s 163d, runs s26.8xe175 to ws Forest av (No 925) xn31.7 xw100xs4.11xw75 to beg, 2-sty & b fr dwg & 1-sty fr stable; Forest Av Realty & Constn Co to Albt Deutsch, 62 E 93; mtg $8,500; Feb4; Feb5'14. O C & 100

Kingsbridge rd, 32 E, see Morris av, sw c Kingsbridge rd.

Lawrence av, es, 225 & 250 n Railroad av, see Lawrence av, es, 200 n Railroad av.

Lawrence av (*), es, 200 n Railroad av, 25x200 to Baychester av, except pt for Baychester av; also LAWRENCE AV (*), es, 225 n Railroad av, 25x200 to Baychester av; also LAWRENCE AV (*), es, 250 n Railroad av, 25x200 to Baychester av; Martin Meske to Mary G Barter, 531 W 145; Nov29'12; Feb5'14. nom

Longfellow av (11:3009), es, 200 n 172d, 100x100, vacant; Howard T Cole to Buonodono Constn Co, 87 Nassau; Jan31; Feb2 '14. O C & 100

Lind av (9:2529), sec 169th, 126.9x100x 100x104.4, vacant; Chas Meisel to Hermann Schaaf, 280 Bedford Park blvd; ½ pt; Jan 29; Jan31'14. 2,000

Lyon av, 2306 (*), es, 80 ne Grace av, 25x100; Rosa Nathan, Harry Fried & Fisher Lewine, EXRS Marcus Nathan to Patk Kelleher, 319 E 90; mtg $3,500; Jan26; Feb3'14. 5,000

Mapes av, 2127 (11:3110), nwc 181st (No 785), 46.1x94, 5-sty bk tnt & strs; Regina Constn Co to Maritana C Cullo, 2134 Prospect av; mtg $45,000; Feb2; Feb4'14. nom

Marmion av, 1818 (11:2958), es, 92 n 175th, 52x69.6x52x62.8, 5-sty bk tnt; Jno W Cornish Constn Co to Sadie Silverman, 213 Alex av; mtg $27,000; Jan31; Feb2'14. O C & 100

Marmion av (11:2960), sec Elsmere pl (No 850), 100x41.4, 2-sty fr dwg & 2-sty fr rear stable; Fred Kuser to Annie A Egan, 850 Elsmere pl; mtg $9,000; Jan21; Feb3 '14. nom

Martha av, 4306-8 (12:3385), sec 237th (No 400), 50x100, 2-2-sty fr dwgs; exemplified copy of last will & testament & probate decree of Henrietta E, wife Walter Mott, of Watervliet, NY; Jan—'00; Feb2'14.

Mathilda av, see 241st, see 241st E, sec Mathilda av.

Mayflower av (*), ws, 325.5 n Pelham rd, 25x100; Gladys Waters by Eliz Hoagland, GDN to Philip Baust, 368 E 162; all title; Jan31; Feb5'14. 550

Mayflower av (*), same prop; Philip Baust to Victor Ferrari, 1861 Mayflower av; mtg $500; Feb4; Feb5'14. O C & 100

Melrose av, 615 (9:2398), nwc 151st (Nos 379-99), 229.4 to 152d (Nos 378-98), x150x 230x150, 2-5, 3-4-sty bk tnts & strs, 2-3-sty bk & fr tnts & 1, 2, 3, 4-sty bk bldgs of brewery; also 152D ST, 389-91 E (9:2399), ns, 50 w Melrose av, 50x100, 2-sty fr stable; J & M Haffen Brewing Co to Jacob Ruppert, a corpn, 1639 3 av; mtg $200,000; Feb2; Feb3'14. nom

Morris av (11:3191), swc Kingsbridge (No 32), 80x18, 3-sty bk dwg; Minnie H Rothschild to Ignatz Erber, 676 West End av; mtg $9,500; Jan30; Feb2'14. nom

Mosholn Pkway N (12:3324), nes, 110.7 w Jerome av, 110.7 to Knox pl x86.4x100x 133.7, vacant; Elbert H Dickinson et al to Josephine B Hamlin & Harriet K Taylor, 750 St Nicholas av; Feb2; Feb3'14. 8,107

Mt Hope av, 1800 (11:2800), nec 175th (No 233), 70x39, 5-sty bk tnt; Phelan Bros Constn Co to Eberhart Bldg Co, Inc, a corpn, 1462 1 av; mtg $30,000; Feb2; Feb 3'14. exch

Nelson av, ws, 288 n 164th, see Ogden av, 1028.

Ogden av, 1028 (9:2512), es, 288 n 164th, 19x142.5 to ws Nelson av x19x141, 3-sty bk tnt;; Jno H Sullivan to Cath Sullivan, 1028 Ogden av; mtg $7,500; May8'13; Feb4'14. 100

Park av (9:2442), es, 55.9 s 154th, 55.9x 116.2x50x91.5, except part for av, 2-sty fr dwg & 1-sty fr stable; Kath Zimmermann to Frank Straub, 861 E 156; mtg $4,000; Sept5'13; Feb3'14. O C & 100

Park av, 4177, see Park av, 4179.

Park av, 4179 (11:2900), ws, 92 n 176th, 23x100, 3-sty fr tnt & str; also PARK AV, 4177 (11:2900), ws, 69 n 176th, 23x100, 3-sty fr tnt & str; Donald McLean & ano to Fanny B Gardner, widow, 218 De Kalb av, Phila, Pa; QC; Jan20; Feb2'14. nom

Popham av, 1700 (11:2877), nec 176th, 63.11x100x31.3x105.2, vacant; Emile Coletti to Itteloc Realty Co, 95 William; Feb2; Feb 4'14. nom

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Prospect av, 088 (10:2690), es, 74.7 n 164th, 54x85, 5-sty bk tnt; Chas Shlivek to Max Shlivek, 610 W 141; mtg $37,000; Jan 26; Jan31'14. O C & 100

Prospect av, 695 (10:2675), ws, 301 n 152d, 19.2x95, 2-sty & b bk dwg; Jos Kammerer to Owen Gallagher, 695 Prospect av; mtg $5,000; Jan30; Feb2'14. O C & 100

Prospect av, 2042 (11:3109), nec 179th (No 761), 29.5x110.3x29.6x110.3, 5-sty bk tnt; O'Rourke Brothers Co to Herman Wiebke, 219 E 200; mtg $33,000; Jan29; Jan31'14. O C & 100

Richardson av (*), nec 236th, 100x120; Annie Guidera to Domenico La Sala, 4310 Richardson av; mtg $6,200; Feb3; Feb4'14. nom

St Lawrence av (*), es, 225 n Mansion, 25x95, except part for St Lawrence av; Rebecca Del Gaudio to Luigi Alfieri & Alfonzina Butera, 315 Mad av; mtg $5,500; Jan29; Jan31'14. O C & 100

St Raymond av, swc Zerega av, see Zerega av, swc St Raymond av.

Sackett av, ns at nes Bear Swamp rd, see Bear Swamp rd, nes, 115.1 nw Sackett av.

Southern blvd (11:2980), es, 125 s Jennings, 75x100, vacant; Rose Fells to Mary Rogers, 334 58th, Bklyn; Feb3'14. O C & 100

Southern blvd (10:2722), nws, at sws Tiffany (No 871), 35x100, 5-sty bk tnt & strs; Wilbur Larremore, ref,to Eberhardt & Podgur, So blvd & 163d; mtg $38,000; FORECLOS Jan12; Jan30; Feb5'14. 2,000

Stebbins av (10:2696), sec 163d, 127x230 to Rogers pl, vacant; Geo F Johnson to Grossman Bros & Rosenbaum, a corpn, 132d st & Willow av; Feb1; Feb4'14. 100

Stebbins av, 885-93 (10:2689-2696), ws, 169.1 s Westchester av, 120x100, 3-5-sty by tnts; Foxvale Realty Co to Maria M Bohling, 1007 Southern blvd & Louise F Habisreitinger, 43 Jackson, New Rochelle, NY; Jan29; Jan30'14. nom

Stebbins av, 898-900 (10:2690), nwc 162d, 44.10x85.4x43x98, 5-sty bk tnt & strs; J C Gaffney Constn Co to Albt Taubert, 3221 Cruger av; mtg $42,000; Feb2; Feb3'14. nom

Stebbins av, 1267 (11:2970), nws, 154.1 s w Chisholm, 24.9x46x20.2x66.11, 3-sty fr tnt & str; Chas H Lockwood to Smith Williamson, White Plains, NY; mtg $5,000; Jan21; Feb2'14. O C & 100

Tinton av, 731, see Westchester av, 756.

Tinton av, 852 (10:2667), es, 121.9 s 161st, runs e92xn23.5xw7.3xs0.2xw84.9 to av xs 23.2 to beg, 2-sty & b fr dwg; Eliz A Smythe to Nicholas Gagliotti, 768 E 187; mtg $3,500; Jan31; Feb2'14. nom

Tremont av, 79 W (11:2869), ws, abt 541.3 ne on curve from Harrison av, 50x144.11x 50x144.1, 2-sty fr dwg; Edw D Dowling, ref, to Emigrant Indus Savgs Bank, 51 Chambers; FORECLOS Jan22; Jan29; Feb 3'14. 10,000

Tremont av, 770 on map 766-70 E (11:-2956), ss, 72.5 e Prospect av, runs s98.11xe 35.1xs1.1xe4.8xn100 to av xw40 to beg, 5-sty bk tnt & strs; Friedman Constn Co to Lillie Bohm, 244 W 137, & Isabella Heine, 100 W 121; Feb2; Feb3'14. nom

Valentine av, 2886 (12:3302), ses, 380.9 ne 198th, 25x98.2x25x98.3, 2-sty bk dwg; Jos Carter to Patk M Burke, 326 E 21; mtg $1,500; Jan8; Jan30'14. nom

Vyse av, 1133 (10:2752), ws, 120 n 167th. 20x100, 3-sty bk dwg; Simon Phillips to Marcus B Kramer, 112 Penn, Bklyn; AL; Nov6'13; Feb3'14. O C & 100

Vyse av, 1217 (11:2986), ws, 191.4 n Home, 18.9x100, 3-sty bk dwg; Max Powell to Henry Wollner, 337 Alex av; Feb2; Feb 3'14. O C & 100

Vyse av, 1471-3 (11:2988), ws, 150 n Jennings, 50x100, 5-sty bk tnt; Hargton Bldg Co Inc, a corpn, to Checchina Carucci, 641 E 183; mtg $40,000; Feb3; Feb4'14. nom

Vyse av, 2089 (11:3127), ws, 86.7 s 180th, 38.6x105.3x38.6x103.8, 5-sty bk tnt; Eberhardt Bldg Co Inc to Phelan Bros Constn Co, 2045 Ryer av; mtg $33,000; Feb2'14. nom

Webster av, 4350-60, see 34th W, ns, 300 e 7 av, Manhattan cons.

Washington av (9:2369), sec 165th, 100 x100.8, except part for av, vacant; Pincus Lowenfeld et al to Academy Constn Co, 147 E 125; mtg $26,000; Feb2; Feb4'14. nom

Washington av, 1135 (9:2388), ws, 175 s 167th, 25x100, except part for av, 2-sty & b fr dwg; Wm F Kaysser to Fredk C Kerker, 520 W 122; mtg $5,000; Jan24; Jan 30'14. nom

Washington av, 1336 (11:2910), es, 376.5 n 169th, 25x125, except part for av, 3-sty & b bk dwg; Thos F Lancer to Walter H Spinning, 274 E 194; mtg $8,500; Jan31; Feb2'14. O C & 100

Washington av (11:2910), es, 401.5 n 169th, 50x125, except part for av, vacant; Thos F Lancer to W A J Bldg Corpn, 906 E 176; Jan31; Feb2'14. nom

Washington av, 2053 (11:3036), ws, 285.10 s 180th, 25x145; 4-sty bk tnt; Smada Realty Co to Thos Graham, 1008 Wash av; mtg $15,000; Jan30; Feb4'14. O C & 100

Webster av, 2021 (11:3142), nwc 179th (No 371), 23.4x100.8x42.11x94, 4-sty bk tnt & strs; Agnes M Pragnell to Smada Realty Co, 391 E 149; Feb2; Feb4'14. nom

Webster av, 2599-2609 (12:3276), swc 194th, 112.6x30.9x108.1x52.11, 6-1-sty fr strs; Thos Regan to Mary Annan, 2545 Webster av; Jan30; Feb3'14. O C & 100

Westchester av, 756 (10:2654), es, 44.5 s s 156th, runs s25.2xe86.6xne13.9 to ws Tinton av (No 731), xn29.11xsw6.10xw65.8 to beg, 4-sty bk tnt & strs; H C S Stimpson, ref, to R G Realty Co, 135 Bway; FORECLOS Jan6; Jan26; Jan30'14. 17,000

Westchester av, 756 (10:2654), es, 44.5 s 156th, runs s25.2xe86.6xne13.9 to Tinton av (No 731), xn29.11xsw6.10xw65.8 to beg, 4-sty bk tnt & strs; R G Realty Corpn to Consolidated Industrial Co, 916 Southern blvd; mtg $21,000; Jan24; Feb3'14. O C & 100

White Plains av (*), nwc 219th, 39.3x80; Wm A Skahen et al to Jacob Ruppert Realty Corpn, 1609 3 av; mtg $2,000; Feb2; Feb3'14. nom

White Plains av, see Thwaites pl, ns, 100 e Bronx Park E.

Wilder av, 4170 (*), es, 125 s Kingsbridge rd, runs s117.8xne143.1xw78.6 to beg; Geo Valentine to Fredk W Eggert, 4729 Carpenter av; mtg $3,300; Feb3; Feb5'14. O C & 100

Wilkins av, 1464-74 (11:2966), es, 262.6 n 170th, 237.6x100, 6-5-sty bk tnts; Realty & Commercial Co to Emil Stohn, 125 North, Jersey City, NJ; mtg $189,000; Jan30; Feb 2'14. O C & 100

Woodycrest av, 984 (9:2507), es, 87.6 s 164th, 37.6x100, 2-sty & a fr dwg, 1-sty fr rear garage; Chas M Hoblitzell to Columbia S Hoblitzell, 984 Woodycrest av; mtg $10,000; Feb2; Feb5'14. nom

Zerega av (*), swc St Raymond av, 25x 101.1, except part for St Raymond av; Alex R Munro to Marietana C Culla, 2134 Prospect av; mtg $1,500; Jan29; Feb3'14. O C & 100

3D av (11:2911), ws, 47.9 s St Pauls pl, 26x129.9x25.10x131.4, vacant; Loyal Bldg Co to Michl Berensky, 511 E 149; mtg $5,-400; Feb4; Feb5'14. O C & 100

3D av, 3220-2 (10:2620), es, 167.10 s 163d, 58.9x120.1x58.4x113.3, 2-sty bk theatre; Anthony Cuneo to Alpepiana Realty & Constn Co, Inc, 160 Bway; mtg $50,000; Jan 29; Feb3'14. O C & 100

3D av, 4171 (11:2924), ws, 30 n 176th, 26x 97.10x26x98.10, 4-sty bk tnt & strs; Alfd Kierschner to Peter Stumpf, 947 Morris av; mtg $10,000; Feb2; Feb3'14. O C & 100

6TH av (11:2845), sec Walnut 50x100, 2-sty fr dwg; Oscar M Goldbacher & ano devisees Bertha Goldbacher to Nina V Leonard, 106 W 130; QC; Mar28'13; Jan31 '14. nom

6TH av (11:2845), same prop; Eliz H Goldbacher to Ida G Samuels, 688 Putnam av, Bklyn; QC; Apr19'13; Jan31'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Barretto st (10:2774 & 2775), ws, 232 s Oak Point av, 25x100, vacant; re mtg;; East Bay Land & Impt Co to Cosimo De Nigris, 1174 Burnett pl; Jan30; Feb2'14. 500

152D st, 372 E (9:2398), ss, 250 w Melrose av, 45x115.5x45x115.4, 3-sty bk stable; re mtg; Louis F Haffen et al to J & M Haffen Brewing Co, 398 E 152; Feb2; Feb 3'14. nom

166TH st E, nwc Teller av, see Teller av, nwc 166.

176TH st W, nec Popham av, see Popham av, 1700.

181ST st, 779 on map 777 E (11:3110), ns, 94 w Mapes av, 51.2x46.1, 5-sty bk tnt; re mtg; Tony Sanzo to Regina Constn Co, 779 E 181; Jan24; Feb3'14. 1,000

215TH st E (*), ns, 125 w Paulding av, 25x100; re mtg; Frank C Mayhew TRSTE Levi H Mace to Madelene Preziusco, 315 E 114; Oct7'13; Jan30'14. 400

223D st E (*), ss, 79 e Carpenter av, 26x 90; CONTRACT; W M Realty Co to Hale J Berlinsky, 129 Division, & Herman Rosenthal, 75 Canal; mtg $3,000; Feb2; Feb 3'14. nom

Beaumont av, ws, 125 ne 188th, see Cambreleng av, es, 125 ne 188th.

Boston rd, 2127 (11.3138), ws, 114.5 s 181st (owned by party 1st part)· BOSTON RD, ws, adj above on ns (owned by party 3d part); agmt as to beams, &c; Richd Tietjen, party 1st part, & Emigrant Indus Savgs Bank, party 2d part, with Land Realty Co, 1009 E 180, party 3d part; July 18'13; Feb4'14. nom

Cambreleng av (11:3090), es, 125 ne 188th, 75x155.10 to Beaumont av x75x151.1; re judgt; Max Hirsch to Margt Knox, 478 Mott av; Mar26'13; Feb5'14. nom

Hone av (*), es, 200 s Morris Park av, 25 x100; re mtg; Columbia-Knickerbocker Trust Co to Thos F Duggan, 2324 Bathgate av; Jan30; Feb3'14. 577.50

Martha av, 4378, see Martha av, 4380.

Martha av, 4380 (12:3394), es, 50 s 241st, 25x100; also MARTHA AV, 4378 (12:3394), es, 75 s 241st, 25x100; re asn of rents; Mendel Marcus to Mellwin Realty & Constn Co; Jan28; Feb2'14. 100

Southern blvd, 1881 (11:2959), ws, 108.3 n 176th, 18.11x82.1x16.6x91.6, 1-sty bk str; re mtg; Geo Daiker to P J Dwyer Bldg Co, Inc, 906 E 176; Jan29; Feb3'14. nom

Stebbins av (10:2689 & 2696), ws, 249.1 s Westchester av, 40x100; agmt as to release of Stebbins av, 885-93 from mtg agmt recorded May31'13; City Mtg Co & Foxvale Realty Co with N Y Trust Co, 26 Broad; Jan28; Jan30'14. nom

Teller av (9:2429-2434), nwc 166th, 40x 100; agmt as to re of above premises from mtg agmt recorded May24'13; City Mtg Co & O J Schwarzler Co with N Y Trust Co, 26 Broad; Jan30; Jan31'14. nom

Tilden av (*), es, 50 s 1st, 25x100; re mtg; Arthur J Mace & ano EXRS Malinda G Mace to Emma N Polak, 1806 Arthur av; Jan31; Feb5'14. 280

White Plains av, 3989 (*), re mtg; Herman F Epple to Wm H Keating, 684 E 226; Jan26; Feb2'14. nom

3D av, 2789-93 (9:2327), ws, 179.10 n Cortlandt av, 50x77.1x52.6x61.10; consent to 3d track; Haffen Realty Co to Manhattan Railway Co, 165 Bway; Jan22; Feb3'14. 250

3D av, 2789-93; consent to 3d track; same to same; Jan22; Feb3'14. nom

LEASES.

Borough of Manhattan.

JAN. 30, 31, FEB. 2, 3, 4, 5.

Allen st, 104 (2:414-38), strs & bs; Morris Lipschitz to Saml Waxman, 48 Allen; 3y f May1; 2y ren; Feb4'14. 960

Attorney st, 116; also RIVINGTON ST, 180 (2:344); asn two leases; Jacob Nass to Harry Jaffe, 335 E 103, & ano; mtg $2,135; Jan29; Feb4'14. nom

Canal st, 119 (1:302), all; Ernst Plath to Benj Keerkel, 65 Canal, & ano; 5 11-12yf June1'13; Feb5'14. 2,240

Carmine st, 6 (2:542), all; Harry Broadman to Lafayette Lebert, 76 Sussex av, Newark, NJ; 3yf May1; Jan30'14. 1,400

Catherine st, 73 (1:253); portion str fl & b; Ellen Brown to Antonio Lotauro, 139 Cherry; 2yf May1; Feb5'14. 900

Chrystie st, 180; also RIVINGTON ST, 20 (2:421); asn Ls; Saml Mayerovitz to Sarah & Morris Goldstein, 100 2 av; Jan29; Feb3 '14. nom

Chrystie st, 180; also RIVINGTON ST, 20; asn Ls; Sarah & Morris Goldstein to H Koehler & Co, a corpn, 501 1 av; Jan29; Feb3'14. nom

Chrystie st, 180; also RIVINGTON ST, 20 (2:421); three strs & basements; Henrietta Sandler & ano to Saml Mayerovitz, 169 Rivington; 5yf May1; Jan31'14. 2,484

Essex st, 118 (2:353), all; Nettie Kerner et al to Morris Klein & Morris Burger, firm Essex Bedding Co, 120 Essex; 5yf May1; Feb2'14. 2,400 & 2,580

Gold st, 19 (1:68); asn Ls; Geo Rieger to Henry & Maria Pass, 21 Morningside av; Dec22'13; Feb5'14. nom

Houston st, 186 E (2:428), str & b; Albt Westpfal to Fredk Westpfal at Baldwins, LI, & Henry Westpfal, 607 E 83; 5yf Feb1; 5y ren; Feb4'14. 1,800

Lafayette st, 6 (1:155); asn Ls; Vivian Green to Saml Green, 2039 Bway; AL; Oct 26'12; Feb4'14. nom

Lafayette st, 6 (1:155), ws, bet Reade & Duane, 38.5x23.5 on nws & 29.10 sws, gore; asn Ls; Saml Green to Great Centres Realty Co, Inc, 45 W 34; AL; Feb3'14. nom

Lewis st, 189 (2:360), stable bldg; Eva Stern to Saml Schwartz, 358 E 8; 5yf Feb 1; Jan30'14. 2,000

Monroe st, 230-2 (1:261), all; Anna Selzer to Abr Schwartz, 230 Monroe; 3yf Oct1'13; Feb3'14. 6,278

Monroe st, 230-2; asn Ls; Abr Schwartz to Mayer Markowitz, 239 Monroe; ½ pt; Nov24'13; Feb3'14. 750

Nassau st, 115-7 (1:90), s str & pt b & rear pt n str; Temple Court Co, a corpn, to Danl Newman, 51 E 88; 5y & 15 days f Apr15; Feb5'14. 5,000 & 5,500

Oak st (1:278), nwc Oliver, h&l; all; asn Ls & deposit of $1,450; Francesco Tammaro to Maria Tammaro, both at 25 Oak; Jan24; Jan31'14. nom

Oliver st, nwc Oak, see Oak, nwc Oliver.

Pearl st, 458 (1:118), str & b; David Freed to Carlo Franchini & Jno M Halk, both at 625 4th, Bklyn; 8 1-12yf Apr1; Feb2'14. 1,530

Rivington st, 20, see Chrystie, 180.

Rivington st, 64 (2:416), stoop str; Jacob Rogers to Mendel Evenberg, 64 Rivington; 5yf May1; 5y ren; Feb3'14. 1,200

Rivington st, 180, see Attorney, 116.

3D st, 178 E (2:398), all; Estate of Jno Faeth, Inc, to Michalena S Baranski, 178 E 3; 3 3-12yf Feb1, privilege of ren; Jan 30'14. 950

11TH st, 418 E (2:438); asn Ls; Vincenzo Glaimo to Domenico Giordano, 221 Elizabeth; mtg $——; Feb2; Feb5'14. nom

13TH st 406 E (2:440); all; Geo W Acritelli to Maria Milazzo 3yf May1; Jan 31'14; 1,320

16TH st, 218 E (3:897), all; Jas A Cox to Annie & Louis Hujber, 711 2 av; 5yf May 1; Feb13'14. 1,400

16TH st, 623 E (3:984), e str & factory in rear on ground fl & bs; Isaac Cohen to Abr Rothman, 623 E 16; 3 3-12yf Feb1; 2y ren; Jan30'14. 480 & 600

18TH st, 40 W (3:819), all; Martha B Philips to Chas Papas, 40 W 18; 10 5-12yf Dec1'10; Feb4'14. 5,000 to 7,000

19TH st, 531 W (3:691), nes, abt 145 e West, 25x91.11, the land; Francis L Ogden to Commercial Trucking & Terminal Corpn, 93 Bleecker; 21yf Jan1'13, option of ren; Jan30'14. taxes &c & 900

19TH st, 533 W (3:691), nes, abt 120 e West, 25x91.11, the land; Mary M Sherman to Commercial Trucking & Terminal Corpn, 93 Bleecker; 21yf Jan1'13, option of ren; Jan30'14. taxes &c & 900

20TH st, 507 W (3:692), nes, 100 nw 10 av, 25x91.11; also 10TH AV, nws, at nes 20th, 100x100; sur two Ls; Julia Linck & Anna H App to General Theological Seminary of the P E Church in the U S, 175 9 av; Feb2'14. 862.50

20TH st, 532-4 W (3:691), sws, 350 se 11 av, 50x91.11, the land; Katb E Moore to Commercial Trucking & Terminal Corpn, 93 Bleecker; 21yf Jan1'13, option of ren; Jan30'14. taxes &c & 1,800

22D st, 212 E (3:902), all; Anna E Garland to Geo Froeder, 212 E 22; 8 3-12yf Feb1; Feb5'14. 1,500

24TH st, 17 W (3:826), 1st fl above cafe; Jno Kelly Jr to Esther Speigel & A Guttman, 14 W 117; 9½yf Dec1'12; Jan30'14. 1,100 & 1,200

29TH st W, swc 7 av, see 7 av, 334-6.

37TH st W, nec 6 av, see 6 av, 636.

46TH st, 56 W (5:1261); power of atty to execute leases &c; Louise R Weed to Jno W Weed, both at 61 Sanford av, B of Q; Feb3'14.

49TH st W, nwc Bway, see Bway, 1615-23.

53D st W, nec Bway, see Bway, 1690-6.

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67TH st, 227 W (4:1159), all; Addie L Hancock to Hyman Shatz, 1511 Charlotte; 3yf July1'13; Jan31'14. 1,512

70TH st, 326-8 W (4:1181), all; Chas A Miller to Thos F Dann, 99 14th, Bklyn, & Jno L Gorman, 372 E 156; 5½yf Apr1'13, 5y ren; Feb2'14. 5,000

86TH st, 455 E (5:1566), nwc Av A, str & pt c; Jno H Haaren, TRSTE Ernst A Haaren to Rudolph Lange, 346 E 87; 5yf May1 '13; Feb4'14. 1,080 & 1,200

100TH st, 323 E (6:1672), 5-sty tnt, all; Abr Goodman to Morris Sobel, 322 E 101, & ano; 3 3-12yf Feb2; Feb4'14. 1,550

104TH st, 29-31 E (6:1610), all; Parker K Deane to Isaac Rubin, 332-6 E 13, & ano; 3yf May1'13; Jan30'14. 6,000

111TH st, 99-101 E (6:1639), nec Park av, all; Flora & Rebecca Bachrach to Sigmund Greenberg, 64 E 103; 3yf Jan1; Feb3'14. 4,800

124TH st, 513-15 W (7:1979); all; Fredk Correll to Shatz-Cantow Realty Co, Inc, a corpn, 513-15 W 124; 2 8-12yf Feb1; Jan 31'14. 5,580 & 5,880

125TH st, 209-11 E (6:1790), all; Justus L Cooke to Cooke Storage Warehouse Co, Inc, & Cooke Auction Rooms, Inc, corpns, 211 E 125; 5yf Nov1'13, 5y ren at $7,500; Feb3'14. 7,200

134TH st, 240-2 W (7:1939), all; Louis Manheim to Saml Reiner, 48 E 101; 3yf Jan 1; Feb3'14. 4,450

135TH st, 49 W (6:1733), w str & pt b; Jacob Coleman to Hyman Dolger, 216 Clinton; 4 8-12yf Feb1; Feb4'14. 720 & 780

135TH st, 49-51 W (6:1733); agmt as to sur of Ls; Steinreich & Stern to Jacob Coleman, 465 West End av; Feb2; Feb3'14. nom

136TH st, W, swc 5 av, see 5 av, 2234.

142D st, 295 W, see 8 av, 2670.

158TH st, 522-6 W (8:2116); all; Rose Simon, 924 Kelly, to Louis Canter & Gus Steinman, 34 W Houston; 3yf Jan1; Feb5 '14. 11,500

178TH st W, swc St Nicholas av, see St Nicholas av, 1359.

181ST st, 558 W (8:2153), centre str; Atlantic Realty Co to Stathes Constan & Kost Drivas, both at 528 W 181; 3yf Oct1; Jan30'14. 1,200

Av A, 1625 (5:1565), n str & b; Gustav A Schreiber, EXR Charlotte Schreiber, to Danl Krockel, 1625 Av A; 2yf May1'13; Feb 3'14. 612

Av A, nwc 86th, see 86th, 455 E.

Av B, 279 (3:984), str; Saul Nadler to Saml Horowitz, 279 Av B; from Feb1 to Aug31'14, with option 1y ren at $240; Feb 3'14. for term 100

Av D, S & 10 (2:357), the hall, meeting rooms, cafe & saloon; Louis Schaffler to Schaffler & Co, a corpn, 8-10 Av D; 10vf Jan12; Jan30'14; int on mtgs for $60,000 at 5% & on $38,000 at 6%, taxes, &c & 600

Bowery, 347 (2:459), all; Jos T Ryan, TRSTE Michl Ryan, to Isidor Schoen, 2075 2 av; 5yf Feb2; Feb3'14. taxes &c & 2,530

Broadway, 1615-23 (4:1021), nwc 49th, roof & steel sign structure on roof; Saml Brill et al, 279 Bway, to Partola Mfg Co, a corpn, 160 2 av; 2yf Feb20; Jan30'14. 7,600

Broadway, 1690-6 (4:1025), nec 53d, 101x112.2x100.5x101.7; sectys certf of resolution of stockholders not to asn Ls without consent of Lee A Agnew, of 118 W 57; Bway & 53d St Co, a corpn, to whom it may concern; Dec30'13; Feb5'14.

Broadway, 4858 (8:2234), the land; Mary Cavanagh to Erwin Strauss, 16 Arden; 5yf Nov1'13; Feb5'14. 60 & 120

Columbus av, 488 (4:1214), str & pt b; Jos P Kennelly to Jos Goldgraben, 68 W 93; 5yf Mar1; 5y ren at $2,100; Jan31'14. 1,800

Columbus av 572 (4:1218); str & pt b; Circlet Realty Co to Mesnick Bros; 2 10-12 yf Dec1'13; Jan31'14. 900

Columbus av, 788 (7:1853), n str & b; Max Bamberger to Jas Van Dyk Co, 307 Water; 5yf May1; Feb5'14. 900

Columbus av, 920 (7:1860); asn Ls; Emil Singer to Jno W Murphy, 30 W 125; mtg $——; Feb3; Feb5'14. nom

Lexington av, 1510 (6:1625); asn Ls; Jno Stamm to Morris Hoxenhorn, 242 E 116; AT; Jan31; Feb2'14. nom

Park av, 1105 (5:1518), s str & b; Rudolph J Muller to Louis & Alex Schleissner; 5yf July1'07, with ext to July1'17; Feb5'14. 600

Park av, 1105 (5:1518); asn Ls; Louis & Alex Schleissner to Max Carmel, 118 E 89; Feb2; Feb5'14. omitted

Park av, nec 111th, see 111th, 99-101 E.

Pleasant av, 313-5 (6:1710), asn Ls; Pietro Madonna to Luisa Troccolo, 311 Pleasant av; Jan30; Feb3'14. 100

St Nicholas av, 1359 (8:2144), swc 178th, str & b; asn Ls; Archie L Tufts to Wilhelmina Tufts, 600 W 178; AT; Dec12'13; Feb3'14. nom

West Broadway, 219 (1:178), 3-sty frame & bk bldg, all; E N Lttle's Sons Realty & Constn Co, Inc, to Danl Hamelburger, 219 West Bway; 3yf May1, option of ren; Feb2'14. 1,500

1ST av, 1468 (5:1471), str & b, also 6 rooms above str; Rudolph Seglowitz to Gustav Kolish & Emanuel Waldman; 2 10-12yf July1, 2y ren; Feb3'14. 1,620 & 1,680

2D av, 560 (3:936); asn Ls; Albt G Frey to Leopold Giebel, 560 2 av; Jan13'12; Jan 30'14. 2,100

2D av, 560; sohrn of Ls to mt~ for $24,000; Adam J & Emely S Klinger & Leopold Giebel with Columbia-Knickerbocker Trust Co, 60 Bway; Jan22; Jan30'14. nom

2D av, 1421 (5:1429); asn Ls; Cornelius Cronin to Jno W Whitstone, 53 W 98; mtg $——; Jan27; Feb5'14. nom

3D av, 165 (3:897); asn Ls; Andw Zwirman to Henry Johnson, 2313 2 av; Jan26; Feb2'14. nom

3D av, 1646 (5:1521), str, b & rooms on 2d fl; Reuben Isaacs to Herman Fedder, 1440 Lex av, & ano; 4yf Feb1; Feb2'14. 1,224

3D av, 2305 (6:1790), str & loft over strs Nos 2305 & 2307 3 av; J Augustus Smith et al to Fredk Prax, 2894 Bailey av; 13 3-12yf Feb1; Feb2'14. 7,000 to 9,000

5TH av, 2234 (6:1733), swc 136th; asn Ls; Arthur Jost to Jas Everards Breweries, a corpn, 12 E 133; Nov13'12; Jan31 '14. nom

5TH av, 2234, swc 136th; asn Ls; Jas Everards Breweries to Henry Ch Dietzel, 2234 5 av; Jan30; Jan31'14. nom

5TH av, 2234; swc 136th; asn Ls; Henry Ch Dietzel to Herman & Dietrich Grosskopf, 2234 5 av; Jan30; Jan31'14. nom

5TH av, 2234, swc 136th; asn Ls; Herman & Dietrich Grosskopf to Stewart Clarke, —— Forest av, Yonkers, NY; Jan30; Jan 31'14. nom

6TH av, 398 (3:826), all; Michl P Rich, agent, to Sol Jacobs, 398 6 av; 5yf May1; Feb3'14. 2,750

6TH av, 636 (3:839), nec 37th, front b; Sol May to Wah Kee, 670 6 av; 3 2-12yf Mar1; Feb2'14. 900

7TH av, 334-6 (3:778), swc 29th, 49.2x101.6, all; Bertha Beck et al, EXRS &c Fredk Beck, to Budde & Westermann, a corpn, 50 Vesey; 13 4-12yf Jan1; Feb2'14.

8TH av 2670; also 142D ST, 295 W (7:-2028); asn Ls & all RT&I to chattels; Agnes Ostermann to Fredk Stube, 456 Manhattan av, & ano; mtg $9,290; Feb4; Feb5'14. nom 11,000

LEASES.

Borough of the Bronx.

Barretto st, 915; also SOUTHERN BLVD, 890 (10:2733); str fl; Diedrich Eggers to Terence Conlan, 915 Barretto; 10yf Dec1 '13; Feb3'14. 2,300-2,700

Hewitt pl, 818 to 862 (10:2696), 12 houses; Geo F Johnson Co to Schie Ackerman, 726 E 9; 5yf Feb1; Feb3'14. 33,359.21

135TH st, 256-8 E (9:2317), sec 3 av, all; Rocco Contino to Savetsky Scheftman & Co, 256 E 135; 5yf Mar1; Feb3'14. 3,600

139TH st E, swc Alex av, see Alex av, 141.

139TH st, 602 E (10:2551, 2552 & 2553), all; Karoline Rothschild to Johanna Zueger, 50 Cathedral Pkway; 5yf Feb1; Feb 4'14. 186

161ST st E, swc Melrose av, see Melrose av, 871.

163D st E, nwc So blvd, see So blvd, nwc 163d.

180TH st, 520 E (11:3045), asn Ls; Jas P McEvoy to Auringer-Neckles Co, 520 E 180; mtg $7,200; Dec31'13; Feb3'14. nom

191ST st, 558 E (12:3273), sur Ls; Louis Tendler & ano to Alert Constn Co, Inc, a corpn; Jan29; Jan30'14. nom

Alexander av, 141 (9:2309), swc 134th, str & c; Chas Furcht to Geo Schoeck, 363 E 157; 5yf Feb1; Feb4'14 960

Concord av, 347 (10:2573), str & c; Frank J Neuberger & ano to Hugh Cameron, 347 Concord av; 3yf Feb1; Jan30'14. 420

Melrose av, 871 (9:2407), swc 161st, str & c; Stephen Kraser to Raymond Krebs, 702 E 156; from Mar1'14 to Apr30'19; Feb3 '14. 1,800 & 1,980

Southern blvd, 890, see Barretto, 915.

Southern blvd (10:2725), nwc 163d, pt of 2d fl; Kellwood Realty Co to Lee Tuck, 677 3 av; 5yf Jan1; Jan30'14. 3,600

Tremont av, 506 E (11:2924), east str; Louise M H Cannon to Jos & Adolph Unger, 92 Morningside av; 5yf May1; Jan31 '14. 1,900-2,000

3D av, sec 135th, see 135th, 256-8 E.

3D av, 2772 (9:2307); cancellation of Ls; Moritz Pollack to Frank Meilen, 2772 3 av; Jan29; Jan30'14. nom

3D av, 2772 (9:2307), all; Moritz Pollack to Mary E Heiser, 233 E 87; 5 3-12yf Feb1; Jan30'14. 1,800 to 2,400

MORTGAGES.

Borough of Manhattan.

Academy st (8:2224), swc Vermilyea av, 25x100;; Feb2'14; 3y, int as per bond; Warren F Johnston to Harlem Savgs Bank, a corpn, 124 E 125. 10,000

Academy st (8:2224), swc Vermilyea av, 25x100; pr mtg $10,000; Feb3'14, 2y or sooner, 5%; Warren F Johnston to Walter J M Donovan, 302 W 105. 2,000

Allen st, 22 (1:299), es, abt 125 n Canal, 22x50.1x22.3x50.1; pr mtg $——; Jan20; Feb 3'14; 5y6%; Barnett Levy, Moritz Gruenstein & Jacob Gordon, exrs Louis Gordon, to Jennings Realty Co, a corpn, 230 Grand. 4,000

Attorney st, 141-3; also STANTON ST, 183-7 (2:349); ext of mtg for $70,000 to May3'19; int as per bond; Jan21; Feb3'14; Ike Buss, 158 Ross, Bklyn, with Chas H Phelps, 2350 Bway, trste Jno G Butler. nom

Bleecker st, 268 (2:586), ws, 18 s Morton, 18x59; ext of mtg for $7,000 to Nov1 '16, 5%; Feb2; Feb4'14; Martha Gluck, 268 Bleecker, with Union Dime Savgs Bank, 701 6 av. nom

Bleecker st, 288-90, see 8th, 359-61 E.

Bleecker st, 370 (2:621), ws, 21.4 n Charles, 21.3x70; Feb3'14; due & int as per bond; Geo Doyle to Title Guar & Trust Co, a corpn. 6,000

Broome st, 225 (2:351), sec Essex (No 72-6), 25x75; ext of mtg for $55,000 to Sept17'13; 5%; Dec23'13; Feb3'14; The Domestic & Foreign Missionary Society of the P E Church in U S of A with Albt Sokolski. nom

Broome st, 448 (2:484), ns, 50.1 e Mercer, 25x50; Jan30'14; due & int as per bond; Eliphalet L Davis to Title Guar & Trust Co, a corpn. 13,000

Cannon st, 67-9 (2:333); ext of mtg for $37,000 to Nov27'18, 5½%; Dec3'13; Feb3 '14; Mary R Goelet et al trstes Ogden Goelet with Saml Remer, 1845 7 av. nom

Cannon st, 71 (2:333), ws, 75 s Rivington; ext of mtg for $37,000 to Nov27'18, 5½%; Dec3'13; Feb3'14; Mary R Goelet et al trstes Ogden Goelet with Julia Remer, 1845 7 av. nom

Cathedral Pkway, 50 (7:1845); ext of mtg for $109,000 to Jan30'17, 5%; Jan30; Feb5'14; U S Savgs Bank, a corpn, 606 Mad av, with Moser Arndtstein, 50 Cathedral Pkway. nom

Clinton st, 64 (2:349), es, 100 n Rivington, 25x100; pr mtg $29,000; Jan22; Jan30 '14; due Oct26'18, 6%; Harris Levy, of Nyack, NY, to Rachel Williams, 14 W 111. 5,000

Commerce st, 1-3, see 8th, 359-61 E.

Duane st, 164-6, see Hudson, 21-9 on map 21-31.

Eldridge st, S (1:293), es, 89.6 n Division, 20x65.6; ext of mtg for $7,000 to Jan1'19, 5%; Jan10; Feb2'14; Hyman Posinsky with Sophie Posinsky & Fanny Shemin. nom

Essex st, 72-6, see Broome, 225.

Essex st, 109 (2:410), ws, abt 175 n Delancey, 25x87.6; pr mtg $27,000; Feb2'14; 10y6%; Jos A Amato, of Bklyn, to Lina V Happel, 302 Bway. 15,000

Forsyth st, 33 (1:302); agmt by party 1st pt not to encumber her int without consent of parties 2d & 3d pts, etc; Jan3; Jan 30'14; Sarah Silberstein, 312 S 5, Bklyn, with Isaac Cohen, 49 Monroe, & Sophie Cohen, 704 Cauldwell av. nom

Franklin st, 178-80 (1:187), ns, 125.4 w Hudson, 33.2x87.6x33.4x87.6; certf as to mtg for $18,000; Apr18'11; Feb5'14; Channel Realty Co, a corpn, to Carrie B Towne.

Greenwich st, 91-101, see Trinity pl, 56-66.

Hamilton pl (7:2070), nec 138th, 108.6x—x99.11x129.6; PM; Feb2; Feb3'14; due & int as per bond; Leopold Kahn, 525 West End av, to Montefiore Home, etc, a corpn, 210th & Gun Hill rd. 40,000

Hamilton pl, nec 138th, see Bway, 3400.

Hamilton pl (7:2070), sec 139th, runs e 69.8xs99.11xw112.1 to pl xn108.6 to beg; P M; Feb2; Feb3'14; due & int as per bond; Leopold Kahn, 525 West End av, to Montefiore Home, etc, a corpn, 210th & Gun Hill rd. 35,000

Hamilton pl, sec 139th, see Bway, 3400.

Hamilton pl, swc 139th, see Bway, 3400.

Hamilton pl, swc 139th, see Bway, sec 139.

Hamilton pl, 30, see Bway, 3400.

Hester st, 31 (1:312), nec Norfolk (No 18), 25x52; pr mtg $——; Jan29; Feb2'14; due Feb2'17, 6%; Beckie Lacov, 824 Kenmore pl, Bklyn, to Stanislaus N Tuckman, 4722 13 av, Bklyn. 2,750

Houston st, 214-8 E, see 1st, 107-11 E.

Hudson st, 21-9 on map 21-31 (1:141), swc Duane (Nos 164-6), runs w44.7xs125.8 xe69.3xn17.6xe29.4 to Hudson xn121.6 to beg; PM; pr mtg $400,000; Feb2'14; due & int as per bond; Lewis S & Stanley A Cohen, exrs &c Sol L Cohen, to Duane St Co, 149 Church. 70,000

Lewis st, 111 (2:330), ws, 180 n Stanton, 20x100; ext of mt~ for $12,000 to Jan30'19, 5%; Jan30; Feb4'14; Katie Schneider, 54 Lawrence, with The State Bank, a corpn, 378 Grand. nom

Madison st, 92 (1:276); ext of mtg for $24,000 to Dec3'16, 5%; Dec20'13; Feb4'14; Nich C & Louis G Benziger exrs &c Louis Benziger with Lena Rinaldo, 101 W 112. nom

Madison st, 256 (1:270), ss, 26.6 w Clinton, 26x80; PM; pr mtg $19,000; Feb2'14; 6y or sooner, 6%; Israel Wischanski, 1682 Madison av, to Alex Rosenthal, 51 E 96. 6,250

Murray st, 4 (1:124), ext of mtg for $60,000 to Mar10'17, 5%; Jan29; Feb3'14; Helen M Schurman with Adolph B Ansbacher, 135 Central Park W. nom

Mott st, 125 (1:237); sal Ls; Jan27; Feb 5'14; demand, 6%; Antoinetta Marchetti to Lion Brewery, a corpn, 104 W 108. 600

New Bowery, 66-8, see Park row, 227-9 on map 229-31.

Norfolk st, 18, see Hester, 31.

Norfolk st, 99 (2:353); ext of mtg for $7,000 to June1'17, 5%; June27'13; Feb3'14; Augusta Parkin with Bertha Levy. nom

Park pl, 28 (1:123); sal Ls; Jan29; Feb 5'14; demand, 6%; Jno Bohling to Lion Brewery, a corpn, 104 W 108. 2,000

Peck sl, 38 (1:97), ws, 69.2 n South, 19x52.6x19x52.1; PM; Feb3; Feb4'14; 3y 5%; Aaron Radin Co, Inc, a corpn, 36 Peck sl to Angele I Callan, 156 Park av, Yonkers, NY. 7,250

Pitt st, 7 (2:341), ws, 100 n Grand, 25x 100; PM; pr mtg $17,000; Jan30; Feb2'14; 5y6%; Abr Katz & Leon Mandel to Kate McGuire, 1094 Simpson. 3,000

Pitt st, 7 (2:341), ws, 100 n Grand 25x 100; PM; Jan30; Jan31'14; 5y5½%; Kate McGuire to NY Mtg & Security Co a corpn 17,000

Pitt st, 62 (2:338), leasehold; AT; pr mtg $225; Jan27; Feb2'14; 13 mos —%; Gussie Wunderlich to Elise Byron, 660 3 av. notes 1,000

Rector st, 2, see Trinity pl, 56-66.

Ridge st, 77 (2:343), ws, 100.9 n Delancey, 24.5x67x24x67; pr mtg $11,000; Jan 30; Jan31'14; due & int as per bond; Sigmund W Barasch to London & Lancashire Guarantee & Accident Co of Toronto, Canada, a corpn of Toronto, Can, & office at 57 Wm, NY. 24,000

Rutgers pl, 11 (1:270); ext of mtg for $29,000 to May15'17; 5%; Jan19; Feb4'14; Nathan Armour, 880 Macy pl, Bronx with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris Fr. nom

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St Nicholas pl (7:2054), es, 75 s of cl of 153d if projected, 99.1x100; ext of mtg for $110,000 to Mar1'19 at 5½%; Jan29; Jan30 '14; Strathcona Constn Co, a corpn, 48 St Nicholas pl, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

St Nicholas pl (7:2054), same prop; certf as to ext of mtg as above; Jan29; Jan30'14; same to same.

Scammel st, 59, see Water, 630.

Stanton st, 59, see Attorney, 141-3.

Stanton st, 183-7, see Attorney, 141-3.

Stanton st, 194 (2:345), ns, 100 e Attorney, 25x100; pr mtg $27,000; Feb3'14; 3y 6%; Josef Eichner, 1392 Madison av, to Hermann Levy, 60 W 129. 3,000

Sullivan st, 73-5 (2:489), es, 225 s Spring, 50x100; Feb2'14; due Nov15'18, 5%; Esther Frank, 74 Bowery, & Harry Simon, 67 Mott, to Citizens Savgs Bank, 56 Bowery. gold 30,000

Sullivan st, 73-5; sobrn of mtg for $6,000 to mtg for $30,000; Jan29; Feb2'14; same & Louis Friedman, 112 W 72, exr &c Yetta Friedman, with same. nom

Trinity pl, 56-66 (1:51), nwc Rector (No 2), 142x irreg to es Greenwich (Nos 91-101) x133.9 to Rector, x118.7; ext of mtg for $1,000,000 to Jan26'15, 5%; Jan26; Feb 2'14; U S Mtg & Trust Co, a corpn, with U S Express Realty Co, a corpn, & U S Express Co, a joint stock association. nom

Water st, 630; also SCAMMEL ST, 59 (1:260); ext of mtg for $12,000 to Oct11'16, 5%; Oct29'13; Feb5'14; Herbt Renville with Morris S Sheketoff, 67 Canton st, Hartford, Conn. nom

William st, 132-4 (1:77), ses, abt 80 s Fulton, 25x158; Feb2'14; due & int as per bond; 130 William St Co, Inc, a corpn, to Title Guar & Trust Co, a corpn. 70,000

1ST st, 107-11 E (2:428), ss, 150 w Av A, —x61.4 to ns Houston (Nos 214-8), x50.4x55; pr mtg $59,000; Mar26'13; Feb3'14; 5y 6%; Julius Valenstein to Jos H Schwartz, 920 Av St John. 10,000

1ST st, 107-11 E; also HOUSTON ST, 214-8 E; asn rents; pr mtg $——; Jan29; Feb 3'14; demand, 6%; same to same at 77 W 113. 6,000

2D st, 130-2 E (2:430); agmt as to pavment on Mar9'14 of $5,000 on a/c of mtg & ext of balance of $43,000 to Mar9'19 at 4½%; Jan28; Feb2'14; Nathan Sadowsky, 1851 7 av, with Mary G Richardson, 17 W 74. nom

7TH st, 61 E (2:449), ns, 275 e 2 av, 25x 97.6; Feb2; Feb3'14; 3y5%; Joel Berkowitz to Morris S Thompson, 76 W 86, & ano trstes will Mary A A Woodcock. 24,000

7TH st, 61 E; sobrn of mtg for $8,000 to mtg for $24,000; Feb2; Feb3'14; same & Rachel Jacobson, 300 Central Park W with same. nom

8TH st, 359-61 E (2:378); also BLEECKER ST, 288-90 (2:587), swc Commerce (Nos 1-3); agmt apportioning mtgs so that $6,000 will be on 2d parcel & $1,600 on 1st parcel, with int on sum of $7,600 from Mar1'08, &c; Jan30; Feb2'14; Hyman Schlessinger, 359 E 8, & Jos Schlessinger, 251 E Houston, with Louis Manheim, 90 Morningside dr. nom

11TH st, 521 E (2:405), ns, 270.6 e Av A, 25x103.3; PM; pr mtg $——; Feb2; Feb 4'14; due Aug1'17; 6%; Wm Solomon, 616 E 168 to Barnet Solomon, 420 E 3. 2,750

12TH st, 711 E (2:382), ns, 158 e Av C, 25x100; PM; pr mtg $——; Jan29; Jan31 '14; 2y6%; Jno H Miller to Pew Realty Corpn, 1029 E 163. 500

13TH st, 332-6 E (2:454), ext of two mtgs for $26,000 to Jan28'24 at 6%; Jan28; Jan30'14; Cora Essenfeld, 231 E 11, & ano, with Isaak Rubin & Sam Etlinger, both at 332 E 13, & ano. nom

13TH st, 69 W, see 6 av, 190-200.

18TH st, 436 E (3:949), ss, 94 w Av A, 25x92; Feb3; Feb5'14; due & int as per bond; Frank Vettel Jr to Henry Vettel, 328 E 18. 8,000

19TH st, 531 W (3:691), ns, 400 w 10 av, 50x— to 20th (No 532), leasehold; resolution & consent of stockholders to mtg for $7,700; Jan28; Feb4'14; Commercial Trucking & Terminal Corpn to Rodman Sands.

19TH st, 533 W (3:691-15), nes, abt 120 e West, 25x91.11, vacant; A$10,000-10,000; also 19TH ST, 531 W (3:691-16), nes, abt 150 e West, 25x91.11, 2-sty bk stable; A $10,000-11,000; also 20TH ST, 532-4 W (3:691-50), sws, 350 se 11 av, 50x91.11, 3-sty bk stable; leasehold; A$22,000-31,000; Jan 28; Jan30'14; installs, due & int as per bond, 6%; Commercial Trucking & Terminal Corpn, 532 W 20, to Rodman Sands, 630 Lex av. 7,700

19TH st, 531 W, see 19th, 533 W.

20TH st, 532-4 W, see 19th, 533 W.

20TH st, 532 W, see 19th, 531 W.

21ST st, 244-6 E (3:901), ss, 75 w 2 av, 42x92; ext of mtg for $6,425 to Dec21'17, 6%; Jan14; Feb2'14; Jacob Bluestein with Abram Brand, 501 W 138. nom

23D st, 331-3 W (3:747); also a STRIP 9 ft wide adjacent to 333 W 23, which said strip 9 ft wide, is on ss of 24th; ext of mtg for $60,000 to Oct13'16, 4½%; Dec 29'13; Feb2'14; Alonzo Hornby of Redlands, Cal, with Peter P Cappel, NY. nom

24TH st E, ss, see 23d, 331-5 W.

25TH st, 324 E (3:930), ss 325 e 2 av 25x 98.9; pr mtg $12,000; also 2D AV, 562 (3:936), sec 31st (No 300), 37x82; pr mtg $24,000; Jan27; Jan30'14; 1y6%; Adam J Klinger, 231 E 31 to Morris M Sinske, 108 W 142. 5,000

25TH st, 324-6 W (3:748), ss, 284.6 w 8 av, 40.6x98.9; Jan29'14; 3y5½%; Crest Holding Co, a corpn, to Lawyers Mtg Co, a corpn. Corrects error in last Issue when 25th st No was 324. 48,000

29TH st, 4 E (3:858), ss, 120.6 e 5 av, 20 x98.9; PM; Feb4; Feb5'14; 5y or sooner, 5%; St Johns Park Realty Co, a corpn, to Seamens Bank for Savgs, 76 Wall. 40,000

31ST st, 32-4 E (3:860), ss, 150 e Mad av, 45x98.9; Feb2'14; 2y or sooner, 5½%; Adroit Bldg Co, Inc, a corpn, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. $1,000

31ST st, 32-4 E; certf as to above mtg; Feb2'14; same to same.

31ST st, 32-4 E (3:860), ss, 150 e Madison av, 45x98.9; PM; pr mtg $81,000 & agmt to sobrn this mtg to permanent mtgs for $200,000; Feb2; Feb5'14; 4y or sooner, 6%; The Adroit Building Co, Inc, a corpn, to W Gilman Thompson, 61 W 49. 50,000

31ST st, 37 E (3:861), ns, 215.8 e Mad av, 21.5x98.9; Jan31; Feb2'14; 3y5½%; 117 East 24th St Co, a corpn, 9 E 37, to Lawyers Mtg Co, a corpn. 30,000

31ST st, 37 E; certf as to above mtg; Jan31; Feb2'14; same to same.

31ST st, 37 E; sobrn of mtg for $60,000 on Nos 35-7 E 31 to mtg for $30,000 on above; Jan28; Feb2'14; same & Hedwig S Beck, 207 Corona av, Pelham, NY, with same. nom

31ST st, 300 E, see 2 av, 560-2.

31ST st, 300 E, see 2 av, 324.

37TH st, 344 W (3:760), ss, 200 e 9 av, 25x98.9; pr mtg $19,000; Jan21'14; due Feb 1'17, 6%; Bernard J Foss, 349 W 35, to Jos A & Charlotte B Snyder at Ridgefield Park, NJ. Reprinted from last issue when print was blurred. 4,500

40TH st, 344-8 W (3:763), ss, 250 w 8 av, 50x98.9; pr mtg $34,000; Jan31; Feb2'14; 3y6%; Maurice Cross, 318 W 40, to Herman Shapiro, 219 W 34. 3,000

43D st, 213 E (5:1317), ns, 205 e 3 av, 25 x100.5; PM; Feb4'14; due & int as per bond; Frank W Mosher to City Real Estate Co. 10,000

48TH st, 323 E (5:1341), ns, 300 e 2 av, 25x100.5; Feb2; Feb3'14; 5y5½%; Jas C Gaffney, B of Bronx, to Lawyers Title Ins & Trust Co, a corpn. 12,000

49TH st, 325 E (5:1342), ns, 267.6 e 2 av, 18.9x100.5; PM; Feb2; Feb3'14; 3y5%; Edw M Clarke of Roselle, NJ, to Hamilton F Dean, 214 E 31. 4,500

49TH st, 344 W (4:1039), ext of mtg for $15,000 to Jan28'19; 5%; Jan28; Jan31'14; Title Guar & Trust Co, a corpn with Chas O Foster of Dumont, NJ. nom

50TH st, 202-4 E (5:1323), ss, 60 e 3 av, 30x60; pr mtg $8,500; Jan30'14; 1y6%; Louise I Mitchell to May E Williamson, 109 W 45. 1,500

51ST st, 446 W (4:1060), ss, 262.6 e 10 av, 18.9x100.5; pr mtg $——; Feb2'14; 3y 6%; Wm J Kelly, 358 W 52, to Felix A Muldoon, 446 W 51. 3,700

54TH st, 405 W (4:1064), ext of mtg for $7,000 to Jan31'17; 5%; Jan12; Feb4'14; Wm T Young, 448 W 36 with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris Fr. nom

55TH st, 347-55 W (4:1046), ns, 200 e 9 av, 100x100.5; Jan27; Feb2'14; due & int as per bond; Brentmore Realty Co, a corpn, to Marc H Mack, 524 5 av. 300,000

55TH st, 347-55 W; certf as to above mtg; Jan27; Feb2'14; same to some.

57TH st, 331 W (4:1048); ext of mtg for $15,000 to Dec31'16; 5%; Dec31'13; Jan31 '14; Title Guar & Trust Co, a corpn with Christ's Mission, a corpn 331 W 57. nom

59TH st 328 E (5:1351); ext of mtg for $16,000 to Nov15'16; 5%; Jan29; Jan31'14; U S Savgs Bank of City NY, a corpn, 606 Madison av with Abr Birnbaum, 858 Fox. nom

60TH st, 22 W (4:1112), ss, 287.6 e Col av, 37.6x100.5; pr mtg $35,000; Feb4; Feb 5'14; due Apr5'14, 6%; Clarence E Anderson to Harry Mack, 208 E 62. 1,240

63D st, 30 E (5:1377); ext of mtg for $15,000 to Feb1'17, 4%; Dec10'13; Feb5'14; N Y Bible & Common Prayer Book Soc, a corpn, 4 av & 22d, with Joanna A Isham, 30 E 63. nom

63D st, 154 E (5:1397); ext of mtg for $14,000 to Feb3'17, 5%; Feb2; Feb5'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Henry Meyers, 783 Madison av. nom

67TH st, 436 E, see Av A, swc 67th.

71ST st, 133 W (4:1143), ns, 300 w Col av, 20x102.2; Feb4'14; 3y5%; Hannah A T Clement, 181 Bowne av, Flushing, B of Q to Emigrant Indust Savgs Bank, a corpn. 15,000

72D st, 150-6 E (5:1406), sec Lex av (Nos 993-5), 80x104.4; bldg loan; Feb2'14; due Mar1'19, 6% until completion of bldg & 5½% thereafter; E A L Realty Co, a corpn, to Metropolitan Life Ins Co, a corpn, 1 Madison av. 400,000

72D st, 150-6 E; certf as to above mtg; Feb2'14; same to same.

74TH st, 427 E (5:1469), ns, 317.2 e 1 av, 20.10x59.9x21x63.1; pr mtg $4,500; Jan30; Feb4'14; 4mos6%; Abrom Friedman, 427 E 74 to Bank of Europe, a corpn, 1429 1 av. note 1,500

74TH st, 146 W (4:1145), ext of mtg for $21,000 to Feb1'17, 5%; Jan31; Feb3'14; Title Guar & Trust Co, a corpn, with Edmund P Shelby, 116 W 74. nom

75TH st, 170 W, see Bway, 3512-8.

75TH st, 207 W (4:1167), ns, 100 w Ams av 25x107.5; pr mtg $3,000; Feb3'14; due, & int as per bond; Mary J Kelly to Title Guar & Trust Co, a corpn. 3,000

79TH st, 435 E (5:1559-21); ext of mtg for $11,500 to Mar1'17, 5%; Feb2; Feb5'14; Wilhelm Rehling, 435 E 79, with Chas Guntz, Jr, 220 E 49. nom

80TH st, 213 E (5:1526); ext of mtg for $16,000 to Jan7'17, 5¼%; Jan19; Feb3'14; Mary E Eddison with Irving I Kempner. nom

81ST st, 431 E (5:1561), ns, 456.6 e 1 av, 25x102.2; ext of mtg for $11,500 to Feb 3-17, 5%; Feb3; Feb5'14; Henry E Ridley of Clifton, NJ, with Jullus Post, NY. nom

83D st, 166 W (4:1213), ss, 105 e Ams av, 25x109.8x25.1x107.8; PM; Feb2; Feb3'14; due & int as per bond; Elinhalet L Davis, 249 W 22, to Sarah E Taylor, 59 W 69. 23,000

83TH st, 114 W (4:1215); ext of mtg for $12,000 to Feb7'16, 5%; Jan22; Feb3'14; Title Guar & Trust Co, a corpn, with Lila Cuyas at Mexico City, Mex. nom

86TH st, 455 E (5:1566), nwc Av A; asn Ls by way of mtg; Feb2; Feb4'14; Rudolph Lange, 346 E 87 to Peter Doelger Bwg Co, Inc, 407 E 55. 400

86TH st, 200-6 W (4:1233), swc Ams av (Nos 530-6), 250x102.2; pr mtg $450,000; Feb4'14; 2y or sooner; 6%; Century Holding Co, a corpn to Ephraim B Levy, 2 W 72. 75,000

86TH st, 200-6 W; certf as to above mtg; Feb4'14; same to same.

89TH st, 56 W (4:1202), ss, 240 e Col av, 20x100.8; Feb4'14; 1y6%; Isaac Fromme to Geo W Millar, 163 W 12. 2,000

92D st, 71 W (4:1206), ext of mtg for $1,000 to Mar1'17; 4½%; Jan26; Feb4'14; Robt W Cooper, 438 Gates av, Bklyn, with Brodie Realty Co, a corpn, 414 Riverside dr. nom

92D st, 71 W; ext of mtg for $9,000 to Mar1'17; 4½%; Jan26; Feb4'14; same with same. nom

94TH st, 235 E (5:1540), ns, 208.4 w 2 av, 25.9x100.8; PM; Feb2; Feb4'14; 3y5%; Gustave Vieweg to Rudolph Glattli, 123 W Sidney av, Mt Vernon, NY. 12,500

98TH st, 60 W (7:1833); ext of mtg for $20,000 to Dec1'16 at 5%; Jan26; Jan30'14; Isidor Blank, 175 E 79, with Paula Wright, at New Rochelle, NY. nom

99TH st, 169 E (6:1627), ns, 125 w 3 av, 25x100.11; pr mtg $17,600; Jan28; Feb4'14; installs, 6mos;6%; Tax Payers Holding Co, a corpn, 4054 3 av to Estates Mtg Securities Co, a corpn, 160 Bway. 1,200

99TH st, 68 W (7:1834), ss, 125 e Col av, 25x100.11; pr mtg $——; Jan30; Jan31'14; due Feb1'17; 6%; Minnie wife Henry Behringer, 74 W 96 to Robt S Russell, 462 63d, Bklyn. 4,000

100TH st, 155 W (7:1855); ext of mtg for $17,000 to Feb6'17 at 5%; Jan22; Feb3'14; Lawyers Mtg Co, a corpn, with Max & Sol Scheuer. nom

102D st, 163 E (6:1630); ext of mtg for $15,250 to Nov25'18, 5½%; Jan6; Feb3'14; Lawyers Mtg Co, a corpn, with Sophie Deutsch & Alfd Abeles. nom

104TH st, 69 E (6:1610), ns, 92.6 w Park av, 12.6x100.11; ext of mtg for $3,500 to Jan28'17, 5½%; Jan31; Feb2'14; Joaquin M Aguero, 2088 Valentine av, with Louise Weber, 69 E 104. nom

104TH st, 119-21 W (7:1859), ns, 225 w Col av, 50x100.11; pr mtg $10,000; Dec15'02; Jan30'14; due Dec15'07, 5%; Mary L, wife Nathaniel C McLean, of Bellport, LI, to Henry A V Post, of NY. 10,000

105TH st W, nwc Col av, see Col av, 920.

108TH st, 17-9 W, see 109th, 4-10 W.

109TH st, 133-5 E (6:1637), ns, 323.9 e Park av, 37.6x100.11; ext mtg for $5,250 to May15'17, 6%; pr mtg $36,000; Nov22'13; Feb4'14; Jeanette Gerber with Wolf B Bornstein, 227 S 2, Bklyn. nom

109TH st, 4-10 W; also 108TH ST, 17-9 W; also MANHATTAN AV, 200-2 (7:1844); ext of mtg for $18,000 to Feb2'19, 6%; Feb2'14; Morris Cohen, 560 W 180, & Jno Morrissey, 70 Lenox av, with Leon Sobel Co, a corpn, 200 Manhattan av. nom

110TH st, 4-6 E (6:1615), ss, 25 e 5 av, 47.6x100.11; pr mtg $53,000; Jan30; Jan 31'14; 2y6%; NY State Investing Co, a corpn to Wm Rothstein, 1114 Forest av. 2,000

114TH st, 30 W (6:1597); ext of mtg for $13,500 to Dec16'16, 5%; Jan20; Feb5'14; Adele Rheinstein, 344 W 89, with Abr Gellis, 30 W 114. nom

114TH st, 107 W (7:1824), ns, 162.6 w Lenox av, 31x100.11; pr mtg $——; Feb2 '14; 2y5%; Julius Myers to Bella Finger, 231 W 112. 3,000

114TH st, 107 W (7:1824), ns, 162.6 w Lenox av, 31x100.11; ext of mtg for $22,000 to Feb1'17, 5%; Feb2'14; Julius Myers, 59 E 93, with Anne A H M Cook, at Brentwood, LI. nom

114TH st W, see Riverside dr, see Riverside dr, 417.

115TH st, 412 W (7:1867), ss, 200 e Ams av, 33.4x100.11; pr mtg $36,000; Jan31; Feb 4'14; due Aug10'18; 6%; Peter Doerr to Mattie C Doerr, 2422 University av. 3,000

115TH st, 415 W (7:1867), ns, 166.8 e Ams av, 66.8x100.11; PM; pr mtg $87,500; Jan31; Feb3'14; due & int as per bond; Walter R Hosack of Bellevue, Pa, to Lorraine Holding Co, a corpn, 115 Bway. 8,500

118TH st, 14-6 W (6:1601), ss, 241 w 5 av, 44x100.11; asn rents to secure $1,400; Feb2; Feb3'14; Annie Hoffman to Mina Mellis, 50 W 112. 1,400

120TH st, 228 E (6:1784), ss, 285 w 2 av, 25x100.11; agmt that int on ext of mtg to Jan6'17 & recorded Jan7'14, will be 5% instead of 5½%; Jan14; Jan31'14; Title Guar & Trust Co with Matilda Merklen, Florence A Stevens & Estelle B Gottsch, all at 321 Hancock, Bklyn. nom

120TH st, 345 E (6:1797), ns, 150 w 1 av 37.6x100.11; PM; Jan30'14; 3y5%; Abr H Jackson to Elsie P Ingraham, 262 W 83. 33,000

128TH st, 119 E, see 131st, 64 W.

128TH st, 137 W (7:1913), ns, 229 e 7 av, 29x99.11; Feb3'14; due & int as per bond; Jno Cyriacks, 803 Columbus av, to Rebecca Harries, 192 East End av. 4,700

129TH st W (7:1968), ss, 238 w St Nicholas ter, 61x99.11; Feb2'14; 5y5%; Manchester Constn Co, a corpn, to Margt Wheelock, 343 Riverside dr. 54,000

129TH st W (7:1968); same prop; certf as to above mtg; Feb2'14; same to same.

129TH st W, nwc 5 av, see 5 av, 2100.

131ST st, 8-12 E, see 131st, 64 W.

131ST st, 64 W (6:1728), ss, 185.4 e Lenox av, 16.8x99.11; also 128TH ST, 119 E (6:1777), ns, 216 e Park av, 16x99.11; also 131ST ST, 8 E (6:1755), ss, 273.10 w Mad av, 18.2x99.11; also 131ST ST, 10 E (6:1755), ss, 255.8 w Mad av, 18.2x99.11; also 131ST ST, 12 E (6:1755), ss, 237.6 w Mad av, 18.2x 99.11; pr mtg $23,600; Dec31'13; Feb4'14; installs; $15 weekly; 6%; Stephen McCormick, 148 E 150 to Abr Siegel Realty Co, a corpn, 817-19 Bway. 500

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136TH st W, swc 5 av, see 5 av, 2234.

136TH st, 142 W (7:1920), ss, 333.6 e 7 av, runs s99.11xe16.6xn37.11xe0.6xn62 to st xw17 to beg; PM; pr mtg $5,000; Feb4'14; 2y6%; Alex Walters to Coleta De Craene, 375 W 48. 2,250

138TH st W, nec Hamilton pl, see Bway, 3400.

138TH st W, ns, 116.5 e Hamilton pl, see Bway 3400.

138TH st W, nec Hamilton pl, see Hamilton pl, nec 138.

138TH st W, nec Bway, see Bway, 3400.

139TH st W, sec Hamilton pl, see Hamilton pl, sec 139.

139TH st W, swc Hamilton pl, see Bway, sec 139.

139TH st W, sec Hamilton pl, see Bway, 3400.

139TH st W, sec Bway, see Bway, 3400.

139TH st W, sec Bway, see Bway, sec 139.

142D st W (7:2088), ss, 250 w Bway, 100 x99.11; certf of reduction of mtg for $130,000 to $5,000; Feb3; Feb5'14; Oaklawn Corpn to V S Building Corpn, 141 Bway.

143D st, 477 W, see Ams av, 1681-7.

144TH st, 562 W, see Bway, 3512-8.

145TH st W (7:2030), ss, 275.7 e 8 av, 109 x99.11; Feb4'14; 3y5½%; Henry Morgenthau Co, a corpn, to Irma F Loeb, 258 Riverside dr. 50,000

145TH st W; same prop; certf as to above mtg; Feb2; Feb4'14; same to same.

148TH st, 550 W (7:2079), ss, 241.8 e Bway, 16.8x99.11; Feb3; Feb4'14; 5y5%; Jas MTully to Emigrant Indust Savgs Bank, a corpn. 8,000

150TH st W, nwc Bway, see Bway, nwc 150.

151ST st W, swc Bway, see Bway, swc 151.

158TH st, 522-6 W (8:2116), leasehold; secures performance of covenants in lease; pr mtg $119,000; Jan5; Feb5'14; 3v5%; Rose Simon, 924 Kelly, to Louis Canter & Gus Steinman, 34 W Houston. 2,500

175TH st W (8:2133), ns, 100 e St Nicholas av, 150x112.9; building loan; Feb3; Feb5'14; 1y6%; Mose Goodman Corpn, 117 W 119, to Jacob Levy, 1187 Lex av. 90,000

175TH st W (8:2133); same prop; certf as to above mtg; Feb3; Feb5'14; same to same.

175TH st (8:2133); same prop; PM; Feb 3; Feb5'14; 1y6%; same to 175th St Holding Co, Inc, a corpn, 180 Bway. 22,000

179TH st W, sec Northern av, see Northern av, sec 179th.

180TH st W (8:2153), ss ,100 e St Nicholas av, 75x100; PM; Jan31; Feb3'14; 1y or sooner, 5%; Alex McDowell, 63 Morningside av, to Maria A Mesick, 220 Rugby rd, Bklyn. 8,000

184TH st, 567 W (8:2157), ns, 100 e St Nicholas av, 25x99.11; PM; pr mtg $4,000; Jan27; Jan30'14; 2y6%; Delmar Realty Corpn, 135 Bway, to Susan A V Eckhardt, 567 W 184. 2,000

184TH st, 567 W; certf as to above mtg; Jan28; Jan30'14; same to same.

189TH st, 570 W, see St Nicholas av, sec 189th.

Av A, 252 (3:973), es, 77.6 s 16th, 25.9x 95.6; Feb4'14; 5y5%; Julius Lichtenstein to Caroline Stern, 51 E 92. 16,000

Av A (5:1461), swc 67th (No 436), 40.5x 100; PM; Jan29; Jan30'14; due Feb1'19, 5%; Maria Delu to Lawyers Mtg Co, a corpn. 50,000

Av A, nwc 86th, see 86th, 455 E.

Adrian av, 46 (13:3402), ss, 166 w 227th, 34x75; PM; Feb2'14; due & int as per bond; Fredk J Hessler, 46 Adrian av, to Emma Bormann, 27 Van Corlear pl. 2,000

Amsterdam av, 311-7, see Bway, 3512-8.

Amsterdam av, 481 (4:1214), sal Ls; pr mtg $8,000; Jan28; Jan30'14; installs, $100 monthly, 6%; Bernard McGreevy, 159 W 83, to Louis Joseph & Wm J Flesh, 805 St Nicholas av. notes 2,000

Amsterdam av, 530-6, see 86th, 200-6 W.

Amsterdam av 620 (4:1221); ext mtg for $18,000 to Jan29'17; 5%; Jan29; Jan31'14; Title Guar & Trust Co, a corpn, with Chas F Kohlhepp, 61 W 91. noni

Amsterdam av, 854 (7:1873), ws, 25.11 s 102d, 25x75 to es Old Bway x26.11x85; Jan 31; Feb5'14; 3y6%; Cath Schilling, 326 W 42, to Mary F Schaefer, 326 W 42. 3,000

Amsterdam av, 1681-7 (7:2059), nec 143d (No 477), 99.11x30; Feb3'14; 5y5%; Franz J Michel to Title Guar & Trust Co, a corpn. 52,000

Amsterdam av, 2107, see Col av, 783-5.

Bennett av (8:2180), es, 654.8 n 187th, 37.3x100.3x37.2x100.3; July1'13; Feb5'14; 2y 6%; Theo E Tomlinson to Leontine S Keeney, at Hotel Fairmont, San Francisco, Cal. 3,000

Broadway, 1128, see 5 av, 208.

Broadway, 3400 (7:2070), nec 138th, 199.10 to ss 139th x223.9 to ws Hamilton pl (No 30), x217.1 to 238th x139.10 to beg; also HAMILTON PL (7:2070), sec 139th, runs e 69.8xs99.11xw25xs99.11 to ns 138th xw13.1x nw— to pl xn— to beg; also 138TH ST W (7:2070), ns, 116.5 e Hamilton pl runs nw — to es Hamilton pl xs— to ns 138th xe— to beg, gore; PM; pr mtg $330,000; Feb2; Feb3'14; due & int as per bond; Leopold Kahn, 525 West End av, to Montefiore Home, etc, 210th & Gun Hill rd. 40,000

Broadway, 3400 (7:2070), nec 138th, 99.11 x— to ws Hamilton pl (No 30), x— to 138th x139.10 to beg; PM; Feb2; Feb3'14; due & int as per bond; Leopold Kahn, 525 West End av, to Montefiore Home, a Hospital for Chronic Invalids & Country Sanitarium for Consumptives, a corpn, at 210th & Gun Hill rd. 115,000

Broadway (7:2070), sec 139th, 99.11x— to ws Hamilton pl x— to ss 139th x223.10 to beg; PM; Feb2; Feb3'14; due & int as per bond; Leopold Kahn, 525 West End av, to Montefiore Home, etc, 210th & Gun Hill rd. 140,000

Broadway, see 139th, see Bway, 3400.

Broadway, 3512-8 (7:2075), sec 144th (No 562), 99.11x100; pr mtg $195,000; also AMSTERDAM AV, 311-7 (4:1146), sec 75th (No 179), 100x30; pr mtg $71,000; Feb5'14; 3y or sooner, 6%; Arthur Bookman to Sol Wertheim, 20 W 77. 23,500

Broadway (7:2097), nwc 150th, 99.11x 150; bldg loan; Feb4'14; due Mar1'19; 6% until completion of bldgs & thereafter 5½%; Eighty-sixth St & West End Av Co a corpn, 103 Park av to Metropolitan Life Ins Co, a corpn, 1 Mad av. 450,000

Broadway (7:2097), nwc 150th, same prop; certf as to above mtg; Feb4'14; same to same.

Broadway (7:2097), nwc 150th, same prop; sobrn of mtg for $60,000 to mtg for $450,000; Feb4'14; same & Realty Co of America, a corpn, 2 Wall with same. nom

Broadway (7:2097), swc 151st, 99.11x150; bldg loan; Feb4'14; due Mar1'19; 6% until completion of bldgs & thereafter 5½%; Eighty-sixth St & West End Av Co, a corpn, 103 Park av, to Metropolitan Life Ins Co, a corpn, 1 Mad av. 450,000

Broadway (7:2097), swc 151st, same prop; certf as to above mtg; Feb4'14; same to same.

Broadway (7:2097), swc 151st, same prop; sobrn of mtg for $60,000 to mtg for $450,000; Feb4'14; same & Realty Co of America, a corpn, 2 Wall with same. nom

Claremont av, 192 (7:1993), es, 300 n 125th, 50x100; pr mtg $——; Feb2; Feb3'14, due Jan1'17, 6%; Right Realty & Security Co, a corpn, to Isaac Shiman, 614 Superior st, Cleveland, Ohio. 7,000

Columbus av, 783-5 (7:1834), es, 25.11 n 98th, 50x74; also AMSTERDAM AV, 2107 (8:2111), es, 75 n 164th, 25x100; also 8TH AV, 2837 (8:2046), ws, 24.11 n 151st, 25x 81; Jan28; Feb5'14; due & int as per bond; Lola M Otten, 528 W 111, to Jacob Ruppert Realty Corpn, 1609 3 av. 1,702.87

Columbus av, 920 (7:1860), nwc 105th; sal Ls; Feb3; Feb5'14; demand, 6%; Jno W Murphy to Lion Brewery, a corpn, 104 W 108. 750

Edgecombe av (7:2054), ws, 75 s of cl 153d if projected, 99.1x100; ext of mtg for $110,000 to Mar1'19 at 5½%; Jan29; Jan30 '14; Strathcona Constn Co, a corpn, 48 St Nicholas pl, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

Edgecombe av (7:2054), same prop; certf as to ext of mtg as above; Jan29; Jan30 '14; same to same.

Lenox av, 65 (7:1823); ext of mtg for $23,000 to Feb14'17; 5%; Jan12; Feb4'14; Emil Friedman, 148 W 118 with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris Fr. nom

Lenox av, 363 (7:1913), ws, 24.11 n 128th, 25x75; pr mtg $17,500; Jan30; Jan31'14; due Jan1'19; 6%; Mary Weber, 363 Lenox av & Chas J Miller, Jr, 133 W 128 to Emily Mayforth, 2181 Bedford av, Bklyn. 5,000

Lexington av, 49 (3:880), es, 79 n 24th, 19.9x50; Jan15; Feb5'14; 1y6%; Isabella & Mary E Le Gallez both at 53 W 104, to Jas F Bragg, 319 Decatur, Bklyn. 1,500

Lexington av, 824 (5:1398), ext of mtgs for $9,000 to Mar8'17, 5%; Jan29; Feb3'14; Miriam G Hirsch et al individ & trstes Fredk Phillips with Adolph B Ansbacher, 135 Central Park W. nom

Lexington av, 993-5, see 72d, 150-6 E.

Madison av, 1315 (5:1504); ext of mtg for $20,000 to Feb3'19; 5%; Jan30; Feb4'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway with Ida Katzenberg. nom

Manhattan av, 200-2, see 109th, 4-10 W.

Northern av (8:2177), sec 179th, 92.6x 100; PM; Feb5'14; 3y5%; Ambrose Realty Co, a corpn, to N Y Mtg & Security Co, a corpn. 95,000

Northern av (8:2177), sec 179th, same prop; pr mtg $95,000; Feb5'14; 1y6%; same to Hudson Mtg Co, a corpn, 135 Bway. 25,000

Northern av (8:2177), sec 179th, same prop; certf as to mtg for $25,000; Feb5'14; same to same.

Park av, 987-91 (5:1512), es, 50 s 84th, runs e56.8xs41.4xse—xw70.10 to av xn52.2 to beg; PM; Feb2; Feb3'14; 3y or sooner, 5%; Charter Constn Co, a corpn, to Simon M Rosenblatt, 325 E 57, exrs, &c, Myer Rosenblatt. 46,000

Park av, 1384 (6:1609), ext of mtg for $11,500 to Jan28'17; 5%; Jan28; Feb4'14; Jno M Bowers, trste, Jno H Maghee, will of Mary Maghee, with Tilmil Realty Co, 132 Nassau. nom

Park row, 227-9 on map 229-31 (1:117), ses, at ws New Bowery (Nos 66-8), runs s58.7xnw43 to Park row xe50 to beg, gore; PM; pr mtg $29,000; July1'13; Feb2'14; due Jan1'24, 6%; Nickitas P Economu to Adelheid Tietenberg, of West Orange, NJ. 21,500

Riverside dr, 417 (7:1895), sec 114th, 59x124.8x50.11x135.6; PM; pr mtg $30,000; Jan31; Feb2'14; due & int as per bond; Chas E Force & Co, a corpn, 17 Battery pl, to Saml G Gant, 205 W 57. 65,000

St Nicholas av (8:2158), sec 189th (No 570), 99.11x100; Jan30'14; 5y5%; Middleton Realty Co, Inc, to Manhattan Savgs Instn, 644 Bway. 125,000

St Nicholas av (8:2158), sec 189th (No 570); certf as to above mtg; Jan27; Jan30 '14; same to same.

Vermilyea av, swc Academy, see Academy, swc Vermilyea av.

Wadsworth av, 145 (8:2162); ext of mtg for $30,000 to Dec1'16; 5%; Jan15; Feb4 '14; Belford Realty Co, a corpn, 131 E 86 with Jno W Minturn at Syosset, LI. nom

West Broadway, 423 (2:501), es, 225 n Spring, 25x100; ¼ pt; pr mtg $——; Jan 31; Feb5'14; due & int as per bond; Alex Geiger to Dorothy Goldman, 174 St Nicholas av. 2,500

187th av, 1622 (5:1564), es, 40.9 n 84th, 20.4 x65; PM; Feb3'14; 3y5%; Emanuel Ornstein to Philippine Wallbott, 114 Riverside dr. 7,000

1ST av, 1622; PM; pr mtg $7,000; Feb3 '14; 5y or sooner, 5%; same to Frances M Scott, 258 67th, Bklyn. 5,000

2D av, 560-2 (3:936), sec 31st (No 300), 37x82; bldg loan; Jan27; Jan30'14; due & int as per bond; Adam J Klinger, 231 E 31, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. 24,000

2D av, 562, see 25th, 324 E.

2D av, 741 (3:920); ext of mtg for $11,500 to Oct30'16; 4½%; Dec31'13; Feb4'14; N Y Bible & Common Prayer Book Society a corpn, 4 av & 22d with Louise S Wilson at Noroton Heights, Conn. nom

2D av, 832 (5:1337); ext of mtg for $8,000 to Aug1'18, 5%; Feb3; Feb5'14; Title Guar & Trust Co, a corpn, 176 Bway, with Simon Karp, 69 W 104. nom

2D av, 1119 (5:1332), ws, 20 s 59th, 20x 65; Feb2; Feb4'14; due & int as per bond; Henry, Chas & Marie Bardenhagen wid to Mildred S Hewitt, 139 E 16. 6,000

3D av, 1646 (5:1521), sal Ls; Jan30; Feb 2'14; demand, 6%; Herman Fedder & Herman Kruse to Geo Ehret, 1197 Park av. 1,000

5TH av, 208 (3:827), ws, 84.7 n 25th, 28.2x123.2 to es Bway (No 1128) x30.2x 112.4; PM; Feb4; Feb5'14; 5y5%; St Johns Park Realty Co, a corpn, 55 Liberty, to Seamens Bank for Savgs, 76 Wall. 210,000

5TH av, 208; also BROADWAY, 1128; consent of stockholders & certf as to mtg for $210,000; Feb4; Feb5'14; same to same.

5TH av, 208; also BROADWAY, 1128; PM; pr mtg $210,000; Feb4; Feb5'14; due & int as per bond; same to Elmer A Darling, at East Burke, Vt. 20,000

5TH av, 1453 (6:1623); ext of mtg for $18,000 to Dec22'17;5%; Jan17; Feb4'14; Raphael Lyons at Woodmere, LI, with Frederic F de Rham at Bayside, LI. nom

5TH av, 2100 (6:1727), nwc 129th, 99.11x 110; PM; Feb5'14; 5y int as per bond; St Johns Park Realty Co, a corpn, 55 Liberty, to Greenwich Savgs Bank, 246-8 6 av. 165,000

5TH av, 2234 (6:1733), swc 136th, store Ls; asn Ls by way of mtg; pr mtg $7,000; Jan30; Feb3'14; due & int as per bond; Herman & Dietrich Grosskopf, 2234 5 av, to Geo Bartels, 468 Greenwich. 10,500

6TH av, 190-200 (2:577), nec 13th (No 69), 128.3x76.1; ext of mtg for $400,000 to Nov15'15, 5%; Dec18'13; Feb2'14; Rhinelander Real Estate Co, a corpn, with Seamen's Bank for Savgs, a corpn, 76 Wall. nom

6TH av, 190-200; certf as to ext of above mtg; Dec18'13; Feb2'14; same to same.

6TH av, 190-200; consent of stockholders to above ext of mtg; Dec18'13; Feb2 '14; same to same.

7TH av, 493-5 (3:812), es, 40.1 s 37th, 40.3x75x39x75; ext of mtg for $10,000 to Feb14'16, 6%; Feb5'14; Jas C Thomas, 89 W 134, with Brookside Realty Co. nom

8TH av, 975-9 (4:1048); agmt that if alterations to bldg are completed at maturity of mtg the mtg for $20,000 will be extended to July1'18; Jan17; Jan30'14; City Real Estate Impt Corpn, 910 Columbus av, with Henry C Coneland, 242 W 101. nom

8TH av, 2837, see Col av, 783-5.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Hancock st, Bklyn, ss, 450 e Reid av, 25 x100; certf as to mtg for $5,000; Jan27; Jan30'14; Clio Realty Corpn to Title Guar & Trust Co, a corpn.

Jay st (Bklyn), es, 75.7 n Front, 25x 87.6; certf as to mtg for $5,000; Jan16; Feb2'14; Loewer Realty Co to Title Guar & Trust Co, a corpn.

Car Ls, rolling stock (miscl), agmt & gen mtg; Dec19'13; Jan30'14; installs, —%; American Car & Foundry Co, 165 Bway, with International Agricultural Corpn NY. notes, 45,997.92

Certf of consent to mtg for $100,000 on its prop & franchises; Dec24'13; Feb 2'14; Shawmut Clay Mfg Co, a corpn, to Burlington City Loan & Trust Co.

Chattel mtgs (miscl); consent & certf as to three chattel mtgs for $31,500, $86,500 & $40,250 respectively to secure notes; Nov20'13; Feb2'14; Underwriters Protective Assn to Thos A, C Gilbert & Edw A Hine.

Chattel mtg (miscl); consent of stockholders to chattel mtg for $2,525; Jan31; Feb2'14; Grand Boarding, Sale & Exchange Stables, Inc, to Sam Schein.

MORTGAGES.

Borough of the Bronx.

Barretto st (10:2774 & 2775), ws, 232 s Oak Point av, 25x100; pr mtg $——; Jan 31; Feb2'14; 3y5%; Cosimo De Nigris to Gustave Plonsky, 270 Riverside dr. 4,500

Charlotte st (11:2966-2977), ws, 76.4 s 170th, —x—; given to secure deposit of $1,000 given as security for performance of terms of Ls; pr mtg $10,800; Dec12'13; Jan30'14; 10y6%; Jno J Tully Co to Nathan Frankenstein, 1166 Simpson. 1,000

Elsmere pl, 850 see Marmion av, sec Elsmere pl.

Fairmount pl (11:2950), ss, 224 e Clinton av, 26.3x96.9x26.8x95.8; ext of $10,000 mtg to Nov1'16 at 5%; Jan7; Feb3'14; Ralph L Raphael with Gilbert B Ferris. nom

Fox st, 977 (10:2714), ws, 365 n 163d, 40 x104.11x40x105.5; pr mtg $24,000; Jan31; Feb3'14, 2y6%; Jno Whalen to Mary Trotter, 83 Grand av, Englewood, NJ. 5,000

Home st (11:2974), ns, 25 e Fox, 75x94.8x 64.2x97.1; Jan24; Jan30'14; installs, 6%; Carmine Constn Co, 1228 Hoe av, to Max Meyer, 1047 Morris av. 3,000

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Jennings st (11:2969), ss, 134.2 e Union av, runs s100xw36.1xs74xe182.11xn87.6xw 106.6xn100 to st xw36 to beg; also JENNINGS ST (11:2969), ss, 170.2 e Union av, 25x100; also RITTER PL (11:2969), ns, 196.4 e Union av, 25x102; also JENNINGS ST, 758 (11:2969), ss, 245.2 e Union av, 28.11x—x31.6x100; pr mtg $33,500; Jan31; Feb4'14, 3y6%; Agnes M Pragnell, 819 Ritter pl, to Smada Realty Co, 391 E 149. 3,500

Jennings st, ss, 170.2 e Union av, see Jennings, ss, 134.2 e Union av.

Jennings st, ss, 245.2 e Union av, see Jennings, ss, 134.2 e Union av.

Kindermann pl, nwc Brook av, see Brook av, nwc Kindermann pl.

Knox pl, nec Mosholu Pkway N, see Mosholu Pkway N, nes, 110.7 w Jerome av.

Lafayette st, es 151.6 s Grace av see Grace av, sws, 151.6 se Lafayette.

Lincoln st (*), ws, 275 n West Farms rd, 18.2x100; Jan31; Feb2'14; due Aug1'15, 6%; Theresa Barry to Geo Hauser, 1462 St Lawrence av. 300

Ritter pl, ns, 196.4 e Union av, see Jennings, ss, 134.2 e Union av.

Rogers pl, swc 163d, see Stebbins av, sec 163.

134TH st, 298 E (9:2309); ext of $10,000 mtg to Feb1'17, at 5%; Feb2; Feb4'14; Anna C Wiener with Anton Samek, 322 E 71, & Jos Filipi, 405 E 70. nom

134TH st, 438 E (9:2278); ext of $1,000 mtg to Feb15'17 at 5%; Jan24; Feb2'14; Mary S French with Amelia R Figuera, 438 E 134. nom

134TH st E, swc Alex av, see Alex av, 141.

136TH st, 448 E (9:2280), ss, 425 e Willis av, 25x100; PM; pr mtg $——; Feb2; Feb 3'14; 3y6%; Jos F Deckelmann to Elkan Kahn, 1018 E 163. 2,250

139TH st E (10:2551-2552), ss, 290.3 e St Ann's av, 37.6x100; pr mtg $25,000; Feb2; Feb3'14; due, &c, as per bond; Fredk E Techt to Walter A Stevens, 624 E 17, Bklyn. 2,000

141ST st, 672 E (9:2285), ss, 591.6 e Willis av, 38.6x100; ext of $2,000 mtg to Jan 11'16 at 5½%; Jan14; Feb5'14; Jacob Dohrmann with Jos Gunther, 460 E 141. nom

142D st, 434 E (9:2286), ss, 320 e Willis av, 15x100; pr mtg $4,000; Feb2; Feb3'14; due Aug2'16, 6%; Hyman Spindel to Harry Lichtenstein, 419 Brook av. 350

144TH st E, nec Whitlock av, see Whitlock av, nec 144.

145TH st E, nec Jackson av, see Jackson av, nec 145th.

159TH st, 314 E (9:2418), ss, 150 w Courtlandt av, 50x100, except pt for 159th; Feb2'14; due June1'17, 5%; Cedar Constn Co, Inc, a corpn, to Dollar Savgs Bank, 2808 3 av. 29,000

159TH st, 314 E: certf as to above mtg; Feb2'14; same to same. ——

159TH st, 314 E; sobrn agmt; Feb2'14; Fredk Lese with same. nom

161ST st, 700 on map 700-2 E (10:2637). ss, 250 w Forest av, 50x99.10; PM; pr mtg $43,000; Jan27; Feb4'14; 2y6%; Agnes M & Mabel A Pragnell to Smada Realty Co, 391 E 149. 9,500

163D st E, sec Intervale av, see Intervale av, sec 163.

163D st E, swc Rogers pl, see Stebbins av, sec 163.

163D st E, sec Stebbins av, see Stebbins av, sec 163.

165TH st, 491-3 E (9:2370), ns, 85.2 e Wash av, 50x113.6; PM; pr mtg $40,000; Feb2; Feb3'14; due Feb1'24, 6%; Louis Teven, 74-6 2d pl, Bklyn, to Owl Constn Co, 652 Bway. 14,000

165TH st E, sec Washington av, see Washington av, sec 165.

165TH st, 949 E (10:2716), ns, 107.3 e Kelly, 25x100; PM; pr mtg $20,500; Jan30 '14; 4y6%; Eva Watchstein to Wm Sinnott, 967 E 165. 3,000

166TH st E, nwc Teller av, see Teller av, nwc 166.

175TH st E, nwc Anthony av, see 175th E, nec Clay av.

175TH st E (11:2891), nec Clay av, 200.7 to ws Anthony av x131.5x200.8 to pl x 131.8, except pt for Clay & Anthony avs; Feb5'14; due June1'17, 5%; Ellen T or Helen T Coughlin to Dollar Savgs Bank, 2808 3 av. 15,000

177TH st E (11:3126), nes, 152 nw Vyse av, runs ne271xnw60xsw272xse60 to beg; Feb5'14; due, &c, as per bond; Alicia & Mary F Delany, 406 W 58, to Anna A Schulz, 1410 Crotona Park E. 4,000

179TH st E, swc Daly av, see Daly av, s wc 179.

181ST st, nec Arthur av, see Arthur av, nec 181.

187TH st E (11:3076), nes, 50 se Hughes av, 25x100; ext of $1,500 mtg to Jan21'17 at 6%; Jan21; Jan31'14; Jos Malanga & Josephine Fiscella with Primiano Fiscella, 229 Mott. nom

191ST st E, swc Creston av, see Creston av, swc 191.

191ST st, 558 E (12:3273), ss, 100 w Hoffman, 50x83; pr mtg $22,000; Jan29; Jan30 '14; 2y6%; N Y & Eastern Realty Co, 13 Park row, to Isaac Blume, 1745 Mad av. 4,500

191ST st, 558 E; certf as to above mtg; Jan29; Jan30'14; same to same. ——

191ST st E, sec Morris av, see Creston av, swc 191.

194TH st E, swc Webster av, see Webster av, 2599-2609.

195TH st E (12:3276), nwc Webster av, runs n200xw200.6 to es Decatur av xs50xe 100xs100xw100 to es Decatur av xs50 to st xe200.1 to beg; also DECATUR AV (12:3276), es, 225 n 195th, 25x100; also ALL OTHER BONDS & MTGS, SECURITIES, MONEY IN BANKS & OTHER PERSONAL PROP; trust deed; Jan7'09; Feb2'14; Maria A Valentine, widow, to Chas Y Campbell, Carmel, NY, & Saml Crook, B of Q, NY. nom

214TH st E (*), ss, 556.9 e 3d, now White Plains rd, 25x100; Jan31; Feb3'14; installs, 6%; Jno Duca to Giustina Insera, 652 E 187. 900

220TH st E, swc Bronxwood av, see Bronxwood av, swc 220th.

222D st E, nwc White Plains av, see White Plains av, nwc 222d.

226TH st E (*), ss, 305 w Barnes av, 50 x114, Wakefield; Jan29; Jan30'14; due Jan 1'17, 6%; Michl Romeo to Charlotte Williams, 2610 St Raymonds av. 1,600

229TH st E (*), ss, 549.6 e White Plains av, 32.5x114; Feb3'14; installs, 5 1-5%; Benj F Brown, Jr, to Citizens Savings & Loan Assn, 215 W 125. 2,500

231ST st W (12:3267), ns, 207.6 w Old Albany Post rd, runs n25xw65.11 to es Bway xs24.11xe68.11 to beg, except part for Bway; Feb3'14; due, &c, as per bond; Jas J, Jno H, Thos F S, Nicholas G & Ellen Halpin & Mary A Umbry to Title G & T Co, 176 Bway. 10,000

233D st E (*), ns, 100 e White Plains av, 80.1x114; pr mtg $2,000; Jan29; Feb3'14; 1 y6%; Mary O R wife Wm L Hibbard, 1486 President, Bklyn, to Angel J Simpson et al, 612 W 207. 500

240TH st E (12:3380), ss, 260 w Katonah av, 40x100· Aug25'13; Feb2'14; 3y5%; T Sherman Vreeland to Jacob C Vreeland, 261 E 239. 1,000

Alexander av, 141 (9:2309), swc 134th; sal Ls; Jan28; Feb4'14; demand, 6%; Geo Schoeck to Lion Brewery, 104 W 108. 6,000

Anthony av, 2076 (11:3156), es, 50.2 s 180th, 25.1x100.6x25x97.4; Jan29; Feb4'14; 3y5%; Adolph Steiner to Frances Weisl, 1111 Mad av. 4,000

Anthony av, nwc 175th, see 175th E, nec Clay av.

Arthur av, 2393 (11:3065), ws, 39.8 s 187th, 25x51.8x25x51.5, except pt for av; PM; Jan29; Jan30'14; 3y5%; Antonetta Iodice to Saveria Cinelli, 2389 Arthur av, 5,000

Arthur av (11:3076), nec 181st, 46.8x90x 70x93; pr mtg $35,000; Jan29; Jan31'14; due June1'14; 6%; Angel Constn Co ,Inc, 1228 Hoe av to Gussie Morgenstern, 53 Lenox av. 4,000

Arthur av (11:3070), same prop; certf as to above mtg; Jan29; Jan31'14; same to same. ——

Barnes av (*), es, 175 s Morris Park av, 25x100; Feb25'13; Feb5'14; demand, 6%; Delia Fetzer to Illinois Surety Co, 5 Nassau. 1,050

Barnes av (*), es, 26.5 s Sheil, 26.5x120.8 x25x129.4; Jan31; Feb4'14; 3y6%; Anna Somme, 955 Cauldwell av, to North Side Mtg Corpn, 391 E 149. 650

Bathgate av (11:2922), es, 51.2 n 174th, 50x95.7; Jan31; Feb3'14; installs, 5%; Danl W McCahill to N Y Co-oper Bldg & Loan Assn, 35 W 125. 2,000

Beaumont av (11:3090), es, 125 ne 188th, 75x155.10x75.1x151.1, except pt for Beaumont av; PM; Feb4; Feb5'14; 3y6%; Martin T Kelly to Benj Cohen, 853 Cauldwell av. 6,500

Bedford Park blvd (12:3320), sws, 252.2 nw Anthony av, 50x125, except pt for Bedford Park blvd; pr mtg $——; Jan2; Feb2'14; due Jan1'17, 6%; Chas V Halley to Eleanora Kast, 788 E 156. 4,000

Briggs av (12:3293), es, 335.10 s 194th, 19.8x77.9x19.7x76.3; ext of $8,000 mtg to Oct17'16 at 6%; Feb2; Feb3'14; Alex F Denniston with Barbara M Havlik, 410 E 65. nom

Broadway, es, see 231st W, ns, 207.6 w Old Albany Post rd.

Bronxwood av (*), swc 220th, 100x114; pr mtg $——; Jan21; Jan31'14; 3y6%; Valentine Polczynski, 871 E 219, to Jos Polchinski, 3609 Willett av. 1,200

Brook av (11:2893), nwc Kindermann pl, 142x90; agmt that all advances to be made under bldg loan mtg or three other mtgs shall be secured by said mtgs in same manner as if they were secured by a blanket mtg covering whole of said premises & not by several mtgs covering portions thereof; Jan28; Jan30'14; A J Schwarzler Co with City Mtg Co, 15 Wall. nom

Brook av (11:2893), ws, 48 n Kindermann pl, two lots, each 47x90; two bldg loan mtgs, each $30,000; Jan28; Jan30'14; demand, 6%; A J Schwarzler Co to City Mtg Co, 15 Wall. 60,000

Brook av (11:2890); same prop; two certfs as to above mtgs; Jan28; Jan30'14; same to same. ——

Brook av (11:2893), nwc Kindermann pl, 48x90; bldg loan; Jan28; Jan30'14; due &c as per bond; A J Schwarzler Co to City Mtg Co, 15 Wall. 35,000

Brook av (11:2893), same prop; certf as to above mtg; Jan28; Jan30'14; same to same. ——

Castle Hill av (*), swc Hermany av, 25x 100, except pt for Castle Hill av; Jan24; Jan30'14; 3y6%; Margaretha M Brohmer to Josef Stransky, 1096 West Farms rd. 1,000

Clay av, nec 175th, see 175th E, nec Clay av.

Clinton av, 1933 (11:2950), ws, 25 n Fairmount pl, 37.6x100; asn rents; Dec29'13; Feb5'14; Mary P Shechan to Lyman E Warren, 473 West End av. nom

Clinton av (11:2949), ws, 57.10 s 176th, two lots each 50x100; two bldg loan mtgs, each $36,000; two pr mtgs, $—— each; Feb3; Feb4'14; due, &c, as per bond; Hargton Bldg Co, Inc, a corpn, to Manhattan Mort Co, 200 Bway. 72,000

Clinton av (11:2949), same prop; two certfs as to above mtgs; Feb3; Feb4'14; same to same. ——

College av (11:2784 & 2786), es, 225 s 171st, 50x125; Jan30; Feb2'14; due &c as per bond; Giuseppe Botta to Vito Bruno, 426 E 115. 2,350

Commonwealth av, 1392 (*), ext of $4,000 mtg to Jan18'17 at 6%; Jan7; Feb3'14; Minnie Hummel with Wm B Logan, 439 W 24. nom

Concord av, 347 (10:2573), sal Ls; Jan22; Jan30'14; demand, 6%; Hugh Cameron to A Hupfels Sons, 842 St Anns av. 375

Courtlandt av, 629-31 (9:2411), ws, 30 s 152d, 51.6x100; ext of $8,000 mtg to Jan1 '17 at 5%; Jan24; Feb5'14; Sarah J wife Jno F Mason with Chas G Kreppel, 98 Foxale st, Ridgewood, LI. nom

Creston av (11:3175), swc 191st, runs w 285.8 to Morris av xs100xe292.11 to Creston av xn100.3 to beg; ext of $20,000 mtg to Jan25'19, at 5½%; Jan19; Feb3'14; Lawyers Mort Co with Henry F Keil. nom

Creston av, 2698 (12:3314), es, 198.7 s 196th, 40x74.8x40x74.6; pr mtg $18,000; Feb 4; Feb5'14; due &c as per bond; Wm Kaufmann to Jos Adler, 535 W 135. 4,000

Daly av (11:3122), swc 179th, 32.9x110.4, except part for Daly av & 179th; PM; Feb 2; Feb3'14; 2y6%; Phelan Bros Constn Co to Eberhart Bldg Co, Inc, a corpn, 1462 1 av. 6,000

Daly av (11:3122), nws, 231.7 sw 180th, 31x125.11x31x122.1, except pt for Daly av; pr mtg $20,000; Jan20; Feb2'14; 3y6%· Obark Realty Co, 1007 E 180, to Emma Pagendorn, 2177 8 av. 6,000

Decatur av, es, 225 n 195th, see 195th E, nwc Webster av.

Decatur av, nec 195th, see 195th E, nwc Webster av.

Ellison av (*), es, 325 s Latting, 50x 142.6x52.8x125.11; pr mtg $——; Jan22; Feb2'14; demand, 6%; Adam Hoffmann to Ebling Brewing Co, 760 St Anns av. 2,000

Elton av (9:2381), ws, 20 n 159th, 15x 70; Jan11; Jan30'14; 3y5%; Louis & Eliz Lahr to Edw Mandl, 815 Elton av. 1,000

Evergreen av, 1226 (*), agn rents to secure payment $700; Jan20; Jan30'14; Ellen Bennett to Hugh O'Shaughnessy, 586 E 165. nom

Forest av, ws, abt 72 s 163d, see Jackson av, es, 72 s 163d.

Forest av (10:2651), ws, 190 s Home, 20x $7.6; pr mtg $7,500; Jan23; Feb5'14; due &c as per bond; Home Specialty Co, Inc, a corpn, 385 E 161, to Fredk Koenemann, 450 E 161. 1,750

Forest av (10:2651); same prop; certf as to above mtg; Jan23; Feb5'14; same to same. ——

Glebe av (*), nec Parker av, 100x25; Jan 15; Feb4'14; 3y6%; Mary A Corkey to Alice Wall, Somerville, NJ. 500

Grace av (*), sws, 151.6 se Lafayette, 25 x64.4x26.7x55.3; also LAFAYETTE ST (*), es, 151.6 s Grace, 25x64.4x26.7x55.3, except pt for Glover & Castle Hill avs; Jan27; Jan30'14; due &c as per bond; Luciano Sessa, 2367 Hughes av to North Side Mtg Corpn, 391 E 149. 700

Grace av & Lafayette st (*), same prop; pr mtg $850; Jan29; Jan30'14; due Apr 29'14; 6%; same to Hudson P Rose Co, 32 W 45. 130

Grace av & Lafayette st (*), same prop; sobrn agmt; Jan23; Jan30'14; Hudson P Rose Co with same. nom

Grand av, 2412 (11:3199); ext of $4,500 mtg to Dec31'18 at 5%; Jan5· Feb3'14; Henry H Landon with Rosina M Ryan. nom

Hermany av, swc Castle Hill av, see Castle Hill av, swc Hermany av.

Hoe av, 1300 (11:2937), es, 300 s Jennings, 50x100; PM; pr mtg $35,000; Jan30; Jan31'14; 1y6%; Herman Hanauer to O'Rourke Bros Co, 1901 Bathgate av. 4,000

Holland av (*), es, 125 n Van Nest av, 25x100, except pt for Holland av; Feb2; Feb4'14; 3y5%; Edwin Roberts to Mary Meissner, 114 Washington st, Hoboken, NJ. 2,500

Intervale av (10:2703), sec 163d, 100x 74.9x100x75; Feb4'14; 5y5%; Simber Realty Co to Greenwood Cemetery, 170 Bway. 72,000

Intervale av (10:2703, same prop; certf as to above mtg; Feb4'14; same to same. ——

Intervale av (10:2703), same prop; sobrn agmt; Feb4'14; same & Henry Morgenthau Co with same. nom

Jackson av (10:2648), es, 72 s 163d, runs s26.4xe175 to ws Forest av xn31.7xw100xs 4.11xw75 to beg; pr mtg $6,500; Feb4; Feb 5'14; 1y5%; Albt Deutsch, 62 E 93, to Forest Av Realty & Constn Co, 160 Bway. 2,000

Jackson av (10:2578), nec 145th, 72.9x 100, except pt for st; Feb2; Feb3'14; due July1'17, 6%; Nathan Birchall to Jno Jr & Amanda Bussing, Mt Vernon, NY. 3,000

Kingsbridge rd (11:3154), ws, 88 n Fordham rd, 25x116, except pt taken by City NY; pr mtg $6,250; Dec23'13; Feb2 '14; 2y6%; Theresa E Hampe to J Constance Hampe, 314 East Kingsbridge rd. 3,500

Longfellow av (11:3009), es, 200 n 172d, 50x100; PM; pr mtg $——; Jan31; Feb2 '14; 2y5%; Buonodono Constn Co to Howard T Cole, 906 St Johns pl, Bklyn. 3,500

Marmion av (11:2960), sec Elsmere pl (No 850), 100x41.4; PM; pr mtg $9,000; Jan 31; Feb3'14; 1y6%; Annie A Egan to Fred Kuser, 441 E 57. 1,400

Mayflower av (*), ws, 325.5 n Pelham rd, 25x100; Feb4; Feb5'14; 3y6%; Victor Ferrari, 1861 Mayflower av, to Philip Baust, 368 E 162. 500

Middletown rd (*), —s, adj lot 4 map Fredk Baxter, runs n158.9xe42.8xs157.6 to rd xw44.7 to beg, being lot 5 on said map; pr mtg $2,500; Jan20; Feb3'14; 3y5½%; Richd W Shaw to Jno H Bruning, 566 Brook av. 500

Morris av, sec 191st, see Creston av, sw c 191.

Mosholu Pkway N (12:3326), nes, 428.8 se Jerome av, 50x100; Feb4'14; 3y5½%; Emily Gaul to Abr Jacobi, 19 E 47, trste Anna Urbach. 1,680

Mosholu Pkway N (12:3324), nes, 110.7 w Jerome av, 110.7 to Knox pl xS6.4x100x

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133.7; PM; Feb3'14; 3y6%; Josephine B Hamlin & Harriet K Taylor to Geo M Thompson, Bound Brook, NJ, & ano, trstes. 4,800

Old rd (*), ss, 93 w Pugsley av, 100x86.8 x100x94; Jan21; Jan31'14; due &c as per bond; Agnes Murphy to Geo D Forsyth, Rochester, NY. 1,000

Park av, 3105-7 (9:2420); certf as to payment of $3,000 on a/c of mtg; Nov17 '13; Feb2'14; Clara R Gould, by atty, to Jno Eggers. ——

Parker av, nec Glebe av, see Glebe av, nec Parker av.

Prospect av, 1373-5 (11:2968); ext of $6,000 mtg to Jan8'17 at 5½%; Jan16; Feb3 '14; Alfd Jaretzki with Ernest C Olpp, Sr. nom

Prospect av, 1409 (11:2962), ws, 43 n Jennings, 40x103x41.10x90.10; Feb4; Feb5 '14; due &c as per bond; Delia C Lennon to Mary M Egan, 639 Crotona Park N. 2,000

St Lawrence av (*), es, 225 n Mansion, 25x95, except pt for St Lawrence av; Jan 29; Jan31'14; due &c as per bond; Luigi Alfieri to Rebecca Del Gaudio, 1812 Gleason av. 300

St Lawrence av (*), es, 225 n Mansion, 25x100; ext of $5,500 mtg to Jan1'15, at 5%; Oct9'09; Feb5'14; Rebecca Del Gaudio with Chas Detterer. nom

Southern blvd, 1881 (11:2959), ws, 108.3 n 176th, 18.11x82.1x16.6x91.6; Feb3'14; 3y 5%; P J Dwyer Bldg Co Inc, a corpn, to Margt Knox, 478 Mott av. 7,000

Southern blvd, 1881; certf as to above mtg; Feb3'14; same to same. ——

Southern blvd (11:2980), es, 125 s Jennings, 75x100; ext of $2,000 mtg to Jan30 '15 at 6%; Jan30; Feb3'14; Wm Reiss with Rose Fells, 115 S 9, Bklyn. nom

Southern blvd (10:2725), ws, at ses Westchester av, runs w126.3xse31.2xs60.7x w24.4xs61.6xe4xs29.10xe116.9 to So blvd xn 243 to beg; Jan30'14; due Mar1'19, 5½%; American Real Estate Co, 527 5 av, to Metropolitan Life Ins Co, 1 Mad av. 275,000

Spofford av, ns, 200 w Brown av, see Whitlock av, nec 144.

Stebbins av (10:2696), sec 163d, 127x230 to Rogers pl; Feb1; Feb4'14; 1y6%; Grossman Bros & Rosenbaum, a corpn, to Geo F Johnson, Hanover Township, NJ. 80,000

Stebbins av, 2585-93 (10:2689 & 2696), ws, 169.1 s Westchester av, 120x100; PM; pr mtg $55,000; Jan29; Jan30'14; installs, 6%; Maria M Bohling & Louise F Habisreitinger to Foxvale Realty Co, 198 Bway. 18,000

Stebbins av, 2585-93; ½ pt; pr mtg $102,000; Jan29; Jan30'14; 1y6%; Louise F Habisreitinger, New Rochelle, NY, to Jno Bohling, 1007 So blvd. 5,000

Stebbins av (10:2689-2696), ws, 249.1 s Westchester av, 40x100; ext of $26,000 mtg to Jan29'19 at 5%; Jan29; Jan30'14; City Mtg Co with Foxvale Realty Co, 198 Bway. nom

Teller av (9:2429-2434), nwc 166th, 40x 100; ext of $30,000 mtg to Jan30'19, at 5%; Jan30; Feb5'14; U S Savgs Bank with O J Schwarzler Co, 1100 Brook av. nom

Theriot av (*), es, 12.8 n Davis, 25x100; Jan30; Feb2'14; due Jan30'17, 6%; Raffaele Dimatteo to Marian A Connor, 3124 Hull av. 400

Tinton av, 731, see Westchester av, 756.

Valentine av, 2886 (12:3302), ses, 380.9 ne 198th, 25x98.2x25x98.3; Jan29; Jan30'14; 2y6%; Patk M Burke to Wm Beaman, 447 St Anns av. 2,500

Vyse av (11:3127), ws, 86.7 s 180th, 38.6 x105.3x38.6x103.8; PM; pr mtg $29,000; Feb 2; Feb3'14; 2y6%; Phelan Bros Constn Co to Eberhart Bldg Co, Inc, a corpn, 1462 1 av. 4,000

Vyse av (11:2988), ws, 150 n Jennings, 50x100; pr mtg $35,000; Feb2; Feb3'14; due, &c, as per bond; Hargton Bldg Co Inc to Peter Sinnott, 967 E 165. 5,000

Vyse av (11:2988), same prop; certf as to above mtg; Feb2; Feb3'14; same to same. ——

Vyse av, 1471-3 (11:2988), ext of $35,000 mtg to Feb2'18 at 5½%; Feb2; Feb4'14; Lawyers Mort Co with Hargton Bldg Co, Inc, a corpn, 1478 Vyse av. nom

Washington av (9:2369), sec 165th, 100x 100.8, except part for av; bldg loan; pr mtg $——; Feb2; Feb4'14; 1y6%; Academy Constn Co, 147 E 125, to Peerless Holding Co, 46 Cedar. 56,500

Washington av (9:2369), same prop; certf as to above mtg; Feb2; Feb4'14; same to same. ——

Washington av (9:2369), same prop; pr mtg $——; Feb2; Feb4'14; 1y6%; same to Pincus Lowenfeld, 106 E 64, & ano. 13,000

Washington av (11:2910), es, 401.5 n 169th, 50x125, except pt for av; pr mtg $——; Jan31; Feb2'14; due &c as per bond; W A J Bldg Corpn to Manhattan Mtg Co, 200 Bway. 45,000

Washington av (11:2910); same prop; certf as to above mtg; Jan31; Feb2'14; same to same. nom

Washington av, 1336 (11:2910), es, 376.5 n 169th, 25x125, except pt for av; PM; pr mtg $8,500; Jan31; Feb2'14; due &c as per bond; Walter H Spinning to Thos F Lancer, 1336 Wash av. 2,100

Webster av, 2599-2609 (12:3276), swc 194th, 112.6x30.9x108.2x52.11; PM; Jan30; Feb3'14; 5y5%; Mary Annan to Thos Regan, 127 W 121. 20,000

Webster av, nwc 195th, see 195th st E, nwc Webster av.

Westchester av, 756 (10:2654), es, 44.5 s 156th, runs s25.2xe86.6xne13.9 to ws Tinton av (No 731) xn29.11xsw6.10xw65.8 to beg, 4-sty bk tnt & str; PM; Jan23; Jan 30'14; due &c as per bond; R & G Realty Corpn to Fannie M Gross, Plainfield, NJ. 16,000

Westchester av, 756; Jan23; Jan30'14; due &c as per bond; same to Josh W Meyer, 35 W 85. 5,500

Westchester av, ses, at ws So blvd, see So blvd, ws, at ses Westchester av.

Whitlock av (10:2736), nec 144th, 100x 75, except part for Garrison av; also SPOFFORD AV (10:2737), ns, 200 w Brown av, 50x100, except part avs; Jan1; Feb4'14; 3y6%; Hugh Duffy to Marie A Hoyer, 1745 Park av. 1,000

White Plains av (*), nwc 222d; sal Ls; Jan24; Jan30'14; demand, 6%; Leo Lewinger to A Hupfels Sons, a corpn, 842 St Anns av. 2,000

White Plains av, 3989 (*), ws, 54.3 s 226th, 25x80; Jan31; Feb2'14; due &c as per bond; Wm H Keating to Title Guar & Trust Co, 176 Bway. 5,000

Zulette av (*), ss, 125 e Mapes av, 25x 100; pr mtg $——; Jan26; Feb2'14; 3y6%; Chas Holdorff to Edw Regenhard, 444 Gregory av, Weehawken, NJ. 500

3D av, 4171 (11:2924); ext of $12,000 mtg to Feb2'17 at 5½%; Jan30; Feb3'14; Christine G Openhym with Alfrd Kierschner, 367 E 198. nom

3D av (11:2911), ws, 47.9 s St Pauls pl, 26x130; estoppel certf; Feb4; Feb5'14; Moses Cowen to whom it may concern. ——

3D av (11:2911); same prop; ext of $5,400 mtg to Jan1'19 at 4½%; Jan27; Feb5 '14; Moses Cowen with Loyal Bldg Co.

MISCELLANEOUS MORTGAGES.

Borough of the Bronx.

nom

Land in N Y County (miscl); certf as to mtg for $105,000; Jan28; Jan30'14; Podwil Realty Co to Lincoln Mtg Co. ——

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2396 New York, February 14, 1914. (33) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Broome st, 204, 316 & 448.
Catherine st, 66.
Charles st, 39-41.
*Chestnut st, 2-4 (or Oak, 6).
Christopher st, 47-47½.
Clarke st, 20.
Cleveland pl, 21.
Cliff st, 47-9.
Delancey st, 120.
Division st, 89.
Duane st, 52-6.
*Elm st, 5-15 (or Duane st, 52-6).
*Gansevoort st, 2-4 (or 4th st, 340-56 W).
Grand st, 90-4 & 258-60.
*Greene st, 38-40 (or Grand st, 90-4).
Greene st, 42-50).
*Horatio st, 9-13 (or 4th st W, 340-56).
Houston st, 497-501 E.
Madison st, 25-7 & 172.
Madison st, 330-8, on map 330-6.
*Mangin st, 109-11 (or Stanton st, 340).
Monroe st, 4 & 6 & 81-3.
*New Bowery, 27-31 (or Madison st, 25-7).
Oak st, 6.
Orchard st, 162.
Pearl st, 177.
*Scammel st, 26 (or Madison st, 330-8).
Stanton st, 334-40.
Water st, 344.
4th st, 39 E.
4th st, 340-56 W.
9th st, 433 E.
10th st, 105 E.
10th st, 160-8 W.
*11th st, 299 E (or 2d av, No 174).
11th st, 126-8 & 358-60 W.
12th st, 290-4 W.
17th st, 50-4 W.
22d st, 459 W.
*31st st, 1-3 E (or 5 av, 303-5).
42d st, 550 W.
49th st, 609 W.
*51st st, 501-3 W (or 10 av, 753).
55th st, 20 E.
56th st, 444 W.
58th st, 205-7 E.
*58th st E (nec 3d av, Nos 973-5), blk 1332-1.
61st st, 239 W.
63d st, 232 W.
68th st, 47 W.
70th st, 322-4 E.
75th st, 234 E.
78th st, 436-40 E.
78th st E, ss, 82.11 e 1st av.
83d st, 166 W.
84th st, 409-11 E.
*90th st, 1-3 W (or Central Park W, No 300).
*97th st, 235 E on map 237 (or 2d av, 1881).
99th st, 151-3 W.
104th st, 313 W.
106th st, 119 E.
111th st, 31-5 W.
112th st, 241 E.
113th st, 76-8 W.
114th st, 37 W.
115th st, 336 E.
118th st, 83 W.
119th st, 523-33 E.
122d st, 104 W.
129th st, 209 W.
132d st, S W.
134th st, 21 E.
134th st, 506, 512 & 514 W.
135th st, 30-2 & 40-4 W.
*136th st, 48 W (or Lenox av, 518-20).
140th st, 54-6 W.
141st st, 75-7 W.
143d st, 126-32 W.
144th st, 313 W.
149th st W, ns (blk 2045-83-84).
*161st st W (nec Fort Washington av, 56-64) blk 2137-52.
170th st, 705 W.
183d st, 552 W.
185th st W, ss (blk 2166-11-12).
Av B, 287.
Central Park W, 300-2.
East End av, 87.
Ft Washington av, 56-64.
Lenox av, 514-20.
Madison av, 1824-6 & 1921.
Manhattan av, 491.
Pleasant av, 311-3.
Seaman av, ss, blk 2239-7.
West End av, 471.
1st av, 767.
2d av, 174, 631, 1314 & 1881.
3d av, 888 & 973-5.
5th av, 303-5.
7th av, 203.
10th av, 753.

WILLS.

King st, 19.
Pearl st, 379.
16th st, 350 W.
44th st, 416 W.
51st st, 233 W.
79th st, 227 E.
118th st, 118 W.
Bowery, 107-9.
Madison av, 1304.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
it—lot.
is—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

FEB. 6, 7, 9, 10 & 11.

Borough of Manhattan.

Broome st, 204 (2:352-68), ns, 75 e Norfolk, 25x100, 5-sty bk tnt & strs; Jno L Rubinsky to Isadore M Levy, 777 West End av [233 Bway]; AT; mtg $35,500; Feb 4; Feb6'14; A$26,000-37,000. O C & 100

Broome st, 316 (2:419-38), ns, 85 e Chrystie, 22.3x100.8x22.9x100.8, 3-sty bk tnt & strs, 1-sty fr rear hall; Excelsior Brewing Co, a corpn, to Friedland & Levine Bros Inc, a corpn, 18 Forsyth; mtg $14,000; Feb 6; Feb7'14; A$20 000-21,000. nom

Broome st, 448 (2:484-31), ns, 50.1 e Mercer, 25x50, 5-sty bk loft & str bldg; Jacob Selig to Ernest Kraft, 403 14th, Bklyn; mtg $13,000 & AL; Feb5; Feb9'14; A $24,000-28,000. nom

Broome st, 448; Ernest Kraft to Robt Weber, 22 W 120 [36 E 23]; mtg $13,000 & AL; Feb7; Feb9'14. nom

Catherine st, 66 (74) (1:278-38), ws, abt 25 n Oak, 25x50, with privilege of an alley 3 ft extdg from rear of lot to Oak, 5-sty bk tnt & strs; Catarina Settineri to Domenico Gatto, 66 Catharine; mtg $20,500; Oct16'13; Feb9'14; A$11,000-18,000. nom

Chestnut st, 2-4, see Oak, 6.

Christopher st, 47-47½, see 10th, 160-8 W.

Clarke st, 20 (2:490-8), es, 175 s Spring, 25x90, 4-sty bk factory; also CLARKE ST (2:490), es, 200 s Spring, a strip .03½x90; Wm Gottlieb to Morris & Herman Gottlieb, both at 2429 84th, Bklyn, & Wm Gottlieb, 8798 21 av, Bklyn, firm M Gottlieb, both at 2429 84th, Bklyn, & Wm '14; A$10,000-16 000 nom

Clarke st, es, 200 s Spring, see Clarke, 20.

Charles st, 39-41 (2:612-33), ns, 185 w Waverly pl, 65x95, 1-sty bk church; Third Associate Presbyterian Congregation in City N Y, a corpn, to Martha Building Corpn, 960 Prospect av [33 Bank]; mtg $20,000; Feb11'14; A Exempt-Exempt. nom

Cleveland pl, late Marion st, pt 21 (21½) (2:481-10), es, abt 50 n Kenmare at sec of former 21½ Marion st, runs s10xe100xn 29xw51.4xs17.4xw48.8; also CLEVELAND PL, late Marion st, pt former 21½ & still formerly 207 Orange st, es, runs e48.8xs 17.4xw48.8 to st xn17.4 to beg, together known as Cleveland pl, 21, 5-sty bk tnt & strs; Giovanni Casazza to Antonio G & Luigi Casazza, both at 27-9 New Bowery; [28 Roosevelt]· ½ pt; mtg $22,500; Feb4; Feb7'14; A$23,000-32,000. nom

Cliff st, 47 (1:94-3), ns, abt 80 e Fulton, 25.10x81.8x25.1x82, ws, 4-sty stn loft & str bldg; also PLOT bounded s partly by rear of above, e by rear line of 83 Beekman, w by lands of Tilford & Lincoln, & n by land of Hurst, being 38.6 on ss, 25.6 on es, 23.11 on ws, & 34.3 on ns; A$35 000-45,000; Emma Hendricks et al to Harmon W Hendricks, 10 E 44 [49 Cliff]; ½ pt; B&S & CaG; Feb2; Feb11'14. nom

Cliff st, 49 (1:94-2), ns, abt 105 e Fulton, 26x83x25x83, 4-sty bk loft & str bldg; Emma Hendricks et al to Harmon W Hendricks, 10 E 44 [49 Cliff]; ½ pt; B&S & Cag; Feb2; Feb11'14; A$24 000-38,000. nom

Delancey st, 120 (2:353-44), ns, 50 e Essex, runs n70 2xe25.1xs19.2xw.01½xs51 to st xw25 to beg, 5-sty bk tnt & strs; Herman Finkelstein to Katie Finkelstein, 325 2 av [c/o Herman Finkelstein, 12 E 2]; AL; Dec17'13; Feb9'14; A$29,000-35,000. O C & 100

Division st, 89 (85) (1:282-74), ss, abt 185 w Pike, 25x66, 5-sty bk tnt & strs; Minnie Krimsky to Julius Krimsky, both at 89 Division; mtg $22,000 & AL; Jan28; Feb11'14; A$18,500-28,000. nom

Duane st, 52-6, see Elm, 5-15.

Elm st, 5-15 (1:155-3), sec Duane (Nos 52-6), 109.7x100x85 8 to ss Duane x101.4 with all title to alleys bet 3 & 5 Elm & in rear of 5-9 Elm, 10-sty bk loft & str bldg; Number Six-Fifty-Two Bway, a corpn, to Louis M Jones, 30 W 87, & Thos W Jones, 21 W 88; B&S; mtg $410,000 & AL; Feb9; Feb11'14; A$350,000-600,000. nom

Elm st, 5-15, sec Duane (Nos 52-6); Louis M & Thos W Jones to Hollywood Hotel & Cottage Co, 71 Bway [r 1012]; B&S; mtg $410,000 & AL; Feb9; Feb11'14. nom

Gansevoort st, 4, see 4th, 340-56 W.

Grand st, 90-4 (2:474-26), nec Greene (No 40), 75x101, 5-sty stn loft & str bldg; A$90,000-125,000; also GREENE ST, 42-50 (2:474-1), es, 101 n Grand, 110.3x100x109.11 x100, with all title to strip on n0.8x100, 2-5-sty bk & stn loft & str bldgs; Lillie Freeman to Chas Laue, 152 8 av, Bklyn; [38 Fulton]; AL; Feb5; Feb6'14; A$98,000-150,000. O C & 100

Grand st, 258 (242) (2:418), this & GRAND ST, 260, lot 27, ns, abt 50 e Chrystie, 25x75, 6-sty bk loft & str bldg; also GRAND ST, 260 (2:418), ns, abt 70 e Chrystie, 24.8x75, 6-sty bk loft & str bldg; Rhoda Rieser et al to Morris Weinstein, 333 Central Park W [116 Nassau], & Nellie W Marks, 1342 51st Bklyn; 3-10 pts; AT; B&S; mtg $60,000; Feb6; Feb9'14; A$54,000-80 000. 7,500

Grand st, 258-60; Jos Weinstein to same; AT; QC; Feb5; Feb9'14. nom

Grand st, 260, see Grand, 258.

Greene st, 40-50, see Grand, 90-4.

Horatio st, 5-15, see 4th, 340-50 W.

Houston st, 497-501 E (2:325-15), ss, 80 e Goerck, 40x75, 7-sty bk loft & str bldg; Otto Lorence to Otto Realty Co, Inc, a corpn, 497 E Houston; AL; Jan26; Feb10 '14; A$18,000-44,000. nom

Madison st, 27-31, see New Bowery, 27-31.

Madison st, 172 (1:272-39), ss, abt 165 e Pike, 25x100, 5-sty bk tnt & strs; Saml Goldstein to Jacob Krimsky, 49 Division; Dec24'13; Feb11'14; A$20,000-26,500. nom

Madison st, 330-8 (1:266-73), sec Scammel (No 26), 75.5x37x75.5x33, 6-sty bk tnt & strs; Sol Kaplan to Graff Realty Co, a corpn, 309 Bway; B&S; AL; Feb7; Feb10 '14; A$30,000-56,000. nom

Mangin st, 109-11, see Stanton, 334-40.

Monroe st, 4 & 6 (1:253-105), ss, 80.2 e Cath, runs s51.9xe20.4xs10.3xe25.2xn4xe1xn 55.5 to st xw45.11 to beg, 6-sty bk tnt & strs; Giovanni Settineri to Domenico Gatto, 66 Catherine; AL; Oct16'13; Feb9'14; A $21,000-40,000. nom

Monroe st, 81-3 (1:272-1), ns, 50.6 e Pike runs n71.7xe17.4xn .03¾xe17.2xs29.3xe4.9xs 42.7 to stxw39.8 to beg, 6-sty bk tnt & strs; Sol Insky to Esther Kaplan, 32 Pike; mtg $44,000; Feb4; Feb6'14; A$27,000-44,-000. nom

New Bowery, 7, see Oak, 6.

New Bowery, 27-31 (1:116-42), ses, at ns Madison (Nos 25-7), runs e45.7xn42.10 to New Bowery, xsw61 to beg, 3 & 5-sty bk tnt & strs; Giovanni Casazza to Antonio G & Luigi Casagga, both at 27-9 New Bowery [28 Roosevelt]; ⅓ pt; mtg $15,900; A L; Feb4; Feb7'14; A$13,000-19,000. O C & 100

Oak st, 6 (1:115-27), nes, at ses Chestnut (Nos 2-4), runs ne71.5 to ss New Bowery (No 7), xe9.10xse17.3xsw78.6 to Oak, x w23.9 to beg, 2-5-sty bk tnts & strs; Giovanni Casazza to Antonio G & Luigi Casazza, both 27-9 New Bowery; ⅓ pt; AL; Feb4; Feb7'14; A$16,000-20,000. nom

Orchard st, 162 (2:411-9), es, abt 100 s Stanton, 25x87.6, 4-sty bk tnt & strs, 5-sty bk rear tnt; Matilda or Tillie wife of Wm Lustgarten to Rudolph Wallach Co, a corpn, 68 Wm; B&S; Jan29; Feb6'14; A $22,000-28,500. nom

Pearl st, 177 (1:41-3), ws, 41.2 s Cedar, 18.7x90.5x18.2x89.8, 5-sty bk loft & str bldg; Lillian C wife Arthur Casner to Herman Rode, Jr, 708 Glenmore av, Bklyn; mtg $17,000; Jan30; Feb6'14; A$17,000-24,000. O C & 100

Pearl st, 177; Herman Rode Jr to Cornelius S Morrell at White Plains, NY [59 Ann]; mtg $17,000; Feb4; Feb6'14. O C & 100

Scammel st, 26, see Madison, 330-8

Stanton st, 334-40 (2:325-32-34), nwc Mangin (Nos 109-11), 79.8x70, 6 & 7-sty bk loft & str bldg; Sol Kaplan to Graff Realty Co, a corpn, 309 Bway [r 915]; B &S; AL; Feb7; Feb10'14; A$42,000-84,000. nom

Water st, 344 (1:110-35), ns, abt 160 w James sl, 19.10x63.3x19.11x62.7, 4-sty bk tnt & strs; Jeannette T Golden to Jennie Benning, 3 James sl; mtg $5,000; Oct24'13; Feb7'14; A$6,000-8,500. nom

Water st, 344 (1:110); Jennie Benning to Jennie Golden, 347 Water; mtg $5,500; Jan 7'14. nom

4TH st, 39 E (2:544-66), ns, 114 w Bowery, runs n90.10xe12xs11.2xe12xs79.8 to st xw24 to beg, 5-sty bk tnt & strs; Jos Weinstein et al to Rhoda Rieser, 1841 Mad av; David Weinstein, 1841 Mad av, & Sadie Opler, 1447 49th, Bklyn; 2-5 nts; AT; B&S; mtg $18 000 & AL; Feb5; Feb9'14; A$22,-000-24,000. 500

4TH st, 340-56 W (2:627-43), nwc Horatio (Nos 5-15), runs n183.8 to sws 13th, xnw— to ss Gansevoort (No 4), xw96.5xs 183 7 to ns Horatio xe99 to beg, 9-sty bk loft bldg; St Johns Park Realty Co to Elmer A Darling at East Burke, Vt; mtg $350,000 & AL; Feb4; Feb6'14; A$——$—— O C & 100

9TH st, 433 E (2:437-36), ns, 188 w Av A, 25x92.3, 5-sty bk tnt & strs; Harry N French, ref, to Lawyers Mtg Co, a cornn; FORECLOS Feb6; Feb9; Feb10'14; A$17,-500-24,000. 22,500

10TH st, 105 E (2:466-55), ns, 474.3 w 2 av, 23.9x94.7, 5-sty bk tnt; Julius Rosenstein to Dora Rosenstein, his wife, 416 W 122; mtg $27,500; Nov3'13; Feb11'14; A $18,000-33,000. O C & 100

10TH st, 160-8 W (2:610-17 & 34), ss, 85.8 w Waverly pl, runs s92.7xw54.11xs94.4 to ns Christonher (Nos 47-47¼) xw34 1xn 93.5xw25.3xn93.2 to 10th xe114.5 to beg, 2 & 4-sty bk stable; Edw D Harris, EXR &c Henry Hilton, to Wendell & Evans Co, a corpn, 114 W Houston; mtg $86,000; Feb11'14; A$85,000-125,000. 106,000

11TH st 299 E, see 2 av, 174.

11TH st, 126-8 W (2:606-47), sws, 300 nw 6 av, 45x129.7, 7-sty bk tnt; Edw Swann to Gertrude M Nelms, at Venice, Los Angeles Co, Cal; mtg $133,000; Dec 29'13; Feb11'14; A$37,000-145,000. nom

11TH st, 358 W (2:637-61), ss, 202 e West, 22x100.3, 3-sty bk tnt; A$9,500-11,-500; also 11TH ST, 360 W (2:637-60), ss, 180 e West, 22x100.3, 2-sty bk stable; Jno L Lyttle recvr in bankruptcy of Jno H Goetschius, of 45 Cedar to Chas Winters, 599 Hudson, resides 265 N 5th, Roseville, NJ; mtg $15,000 & AL; Dec30'13; Feb6'14; A$9,500-10,000. 2,300

11TH st, 358-60 W; same to same; QC; mtg $15,000; Jan12; Feb6'14. nom

11TH st, 358-60 W; same to same; mtg $15,000 & AL; Feb5; Feb6'14. 2,300

11TH st, 358-60 W; Chas Winters to Luella M Goetschius, 375 Orange rd, Montclair, NJ; mtg $15,000; Feb6'14 nom

11TH st, 358-60 W; Luella M Goetschius to Wm D Kilpatrick, 71 E 95 [149 Bway]; mtg $15,000; Feb6'14. nom

11TH st, 360 W, see 11th, 358 W. ——

12TH st, 290-4 W (2:624-44), ss, 52.3 w 4 50.6x121.3x49.8x115.4, 6-sty bk tnt; Henry Marks et al to Hudsonia Realty Corpn, 208 W 137 [c/o Casper Levy, pres't, 271 W 125]; mtg $67,500; Feb3; Feb 6'14; A$30,000-80,000. nom

13TH st W, swc 4, see 4th, 340-56 W.

17TH st, 50-4 W (3:818-78), ss, 179 e 6 av, 66x92, 12-sty bk loft & str bldg; Jos H Fargis, ref to Metropolitan Life Ins Co, a corpn, 1 Mad av; FORECLOS Feb3; Feb6'14; A$136,000-316,000. 286,000

22D st, 459 W (3:720-18), nes, 275 se 10 av ,16.8x98.9, 4-sty & b stn dwg; Annie Campbell to Cath Golding, 84 Bay 23d, Bklyn; mtg $11,000 & AL; Jan26; Feb7'14; A$8,500-10,500. nom

31ST st, 1-3 E, see 5 av, 303-5.

39TH st ,208 W (3:788-53), ss, 84.6 w 7 av, 20.6x98.2, 3-sty stn tnt & str; Peter S Rigney to Realty Holding Co, a corpn, 907 Bway; B&S & CaG; mtg $35,000; Nov15'10; Feb7'14; A$35,000-37,000. O C & 100

39TH st, 210 W (3:788-54), ss, 105 w 7 av, 20.6x98.1, with all title to land bet above & cl of blk; also all R, T & I as follows: Interior lot of cl of blk bet 38th & 39th & 87 w 7 av, runs n7.3xw18xs7.3xe18 to beg, 3-sty stn tnt; Montrose Realty Co, a corpn, to Realty Holding Co, a corpn, 907 Bway; AL; Feb3; Feb7'14; A$33,500-35,000. O C & 100

39TH st, 216 W (3:788-57), ss, 166.6 w 7 av, 20.6x98.9, 3-sty stn tnt; Chelsea Realty Co, a corpn, to Realty Holding Co, a corpn, 907 Bway; B&S; AL; Feb3; Feb7'14; A$32,-500-34,000. O C & 100

42D st, 550 W (4:1070-55), ss, 227.6 e 11 av, 19.7x98.9, 3-sty stn tnt & str; A $10 500-11,500; also 61ST ST, 239 W (4:-1153-10), ns, 225 e West End av, 25x100.5, 5-sty stn tnt; Marie M Wolfe, 550 W 42, to Geo or Geroge Wolfe, 550 W 42, an auxillary receiver in equity for Lillian E Bates in action Wm Soden vs Lillian E Bates; AL; Feb11'14; A$6,000-15,000 nom

49TH st, 609 W (4:1097-26), ns, 150 w 11 av 25x93.5x25x93.3, 3-sty bk rear tnt; also all R, T & I as follows: Interior lot at cl blk bet 49th & 50th, & 150 w 11 av, runs s 71xw25xn6.11xe25 to beg; Robt Weber to Eliphalet L Davis, 249 W 22; Feb5; Feb9 '14; A$8,500-9,000. nom

51ST st, 501-3 W, see 10 av, 753.

55TH st, 20 E (5:1290-59), ss, 80.6 w Mad av, 22.6x100.5, 4-sty & b stn dwg, 1-sty ext; Jos C Mott to Montrose Realty Co, a corpn, 135 Bway [r 200]; ½ pt; AT; AL; Feb11'14; A$60 000-72,000. O C & 100

56TH st, 444 W (4:1065-57), ss, 175 e 10 av, 25x100.5, 5-sty bk tnt; Wm A Lambert et al to Lamore Realty Co, Inc, a corpn, 233 Bway; July31'13; Feb11'14; A $11,000-25,000 nom

58TH st, 201-7 E, see 3 av, 973-5.

61ST st, 239 W, see 42d, 550 W.

63D st, 232 W (4:1154-52), ss, 287.6 e West End av, 37.6x100.5, 6-sty bk tnt; Pauline Ain to Isaac S Heller, 71 Central Park W [35 Nassau]; mtg $34,000; Feb5; Feb6'14; A$10,000-35,000. O C & 100

68TH st, 47 W (4:1121-13), ns, 475 w Central Park W, 24.11x100.5, 4-sty & b stn dwg; Raymond D Little et al EXRS, &c, Jos J Little to City Island Realty Co, a corpn [c/o Saml McMillan], 210 W 42; mtg $33,000; Jan23; Feb7'14; A$22,500-43,000. nom

70TH st, 322-4 E (5:1444-37-38), ss, 269 w 1 av, 50x100.4, 2 4-stv stn tnts & strs; Mary A Thornton to Caterina Lentino, 296 Greene av, Bklyn; mtg $22,800; Feb10; Feb11'14; A$18,000-34,000. O C & 100

75TH st, 234 E (5:1429-33), ss, 199.2 w 2 av, 20.1x102.2x20.11x102, 4-sty bk tnt & str; Domenico Ricotta to Salvatrice Ricotta, his wife, 422 E 82; ⅓ pt; mtg $12,-500; Jan30; Feb10'14; A$9,000-14,500. O C & 100

78TH st E (5:1472), ss, 82.11 e 1 av, runs sw87xnw— to st xe6.3 to beg, gore, vacant; Adolf Rosenberg to Adolph Cynress, 315 W 112 [460 6 av]; AL; Feb7; Feb9'14. nom

78TH st, 436-40 E (5:1472-34-35), ss, 194 w Av A, 50x102.2, 3-3-sty & b bk dwgs; Chas F Mueller, EXR C August Schuster to Augustus O Schuster & Bertha Zoeller, both at Wilmington, NC, heirs, &c, C August Schuster; QC; Feb7; Feb9'14; A$15,000-21,000. nom

83D st, 166 W (4:1213-60), ss, 105 e Ams av, 25x109.8x25.1x107.8, 5-sty bk tnt; Ensign Realty Co, a corpn, to Chas Jagels, 186 W 80; mtg $23,000; Feb9'14; A$16,000-28,500. O C & 100

84TH st, 409-13 E (5:1564-5 & 7), ns, 100 e 1 av, 75x102.2, 2-6-sty bk tnts & strs; Adolph Engel to Jos Engel, NY [c/o A Engel & Sons, 13 W 28]; ¼ pt; mtg $102,000; Feb26'06; Feb10'14; A$28,000-84,000. nom

84TH st, 409-13 E (5:1564-5-7), ns, 100 e 1 av, 75x102.2, 2 6-stv bk tnts & strs; Adolph Engel et al to Maloch Realty Co, Inc, a corpn [c/o A Engel & Sons], 15 W 28; mtg $38,000; Feb7; Feb11'14; A$28,-000-84 000. nom

90TH st, 1-3 W, see Central Park W, 300-2.

91ST st 2 W, see Central Park W, 300-2.

97TH st 235 E, see 2 av 1881.

99TH st, 151-3 W (7:1854-11), ns, 235 e Ams av, 40x100.11, 6-stv bk tnt; Hillenbrand Realty Co to Caroline Hoffart, 417 W 121; mtg $53,000; Feb5; Feb6'14; A $24,000-54,000. O C & 100

104TH st, 313 W (7:1891-11), ns, 183 w West End av, 17x100.11, 3-stv & b stn dwg; Georgianna Brower, widow, to Wm F Patterson & Lillian W, his wife, 124 W 130, tenants by entirety; B&S; mtg $20,-000 & AL; Feb6; Feb11'14; A$14,500-22,000. O C & 100

106TH st, 119 E (6:1634-11), ns, 158.4 w Lex av, 16.8x100.11, 3-stv & b stn dwg; Chas Wynne to Harry H Galinger, 2167 Cronsey av, Bklyn; mtg $8,500; Feb9; Feb 10'14; A$8,000-8,500. O C & 100

111TH st, 31-5 W (6:1595-15-18), ns, 479 w 5 av, 91x100.11, 3-5-sty bk tnt; Annie Levy to Morris Levy, 143 W 111; AL; Dec 16'13; Feb9'14; A$50 500-99,000. O C & 100

112TH st, 241 E (6:1662-19), ns, 150 w 2 av, 17.6x100.11, 4-sty bk tnt; Thos F Furey

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to Jas G Phyfe, 106 Central Park W [85 Front]; mtg $7,000 & AL; Feb9'14; A$5,-500-9,000. O C & 100

113TH st, 76-8 W (6:1596-67), ss, 75 e Lenox av, 50x100.10, 6-sty bk tnt; Carrie S Lyons to Mathilde Molsberger, 1044 Lex av; ½ pt; mtg $73,000; Apr9'13: Feb6'14; A$30,000-75,000. O C & 100

114TH st, 37 W (6:1598-17), ns, 495 w 5 av, 25x100.11x20(?)x100.11, 5-sty bk tnt; Ada Meyer to Mamie Cohen, 2319 Crotona av; mtg $25,000; Feb4; Feb9'14; A$14,000-27,000. nom

115TH st, 336 E (6:1686-35), sws, 200 nw 1 av, 25x100.10, 4-sty bk tnt & strs; Leah Cohn to Chas Vetter, 2 W 88; mtg $16,-000; Feb5; Feb6'14; A$9,000-15,000. nom

118TH st, 83 W (6:1717-5), ns, 85 e Lenox av, 20x100.11, 3-sty & b stn dwg; Benj R Buffett, ref, to Mary S White, 32 Cortlandt av, Mamaroneck, NY; FORE-CLOS Jan30; Feb9'14; A$11,000-14,000. 14,500

119TH st, 523-33 E (6:1816-14-17), ns, 323 e Pleasant av, 150x100.10, 1-2 & 3-sty bk factory & stable; Jacob B Levine & Max Posner to Levine & Posner, Inc, a corpn, 527-33 E 119; mtg $39,500 & AL; Feb9'14; A$30,000-43,000. O C & 100

122D st, 104 W (7:1906-37), ss, 80 w Lenox av, 20x100.11, 3-sty & b stn dwg; Mary E McGoughran to Jennie L Brock, 30 Greig st, Rochester, NY; Jan9; Feb7'14; A$12 000-17,500. nom

129TH st, 209 W (7:1935-26), ns, 125 w 7 av, 18.9x99.11, 3-sty & b stn club house; Gramercy Investing Co to Trustees of the Calvary Methodist Episcopal Church, a corpn, 207 W 129; B&S; mtg $10,000; Jan 31; Feb9'14; A$8,300-12,000. nom

132D st, S W (6:1729-42), sws, 135 nw 5 av, 25x99.11, 5-sty bk tnt; Margt Henry to May Bentley, 230 W 40; mtg $23,000 & AL; Feb6; Feb9'14; A$9,000-24,000. O C & 100

134TH st, 21 E (6:1759-14), ns, 325 e 5 av .25x99.11, 5-sty bk tnt; Simon Sturm to Sarah Sturm, both at 1857 7 av [c/o Simon Sturm, 12 W 18]; AL; Feb6; Feb7'14; A$6,000-17,500. nom

134TH st, 506 W (7:1987-39), ss, 150 w Ams av, 40x99.11, 5-sty bk tnt; mtg $40,-000; A$18,000-44,000; also 134TH ST, 512 W (7:1987-44), ss, 270 w Ams av, 40x99.11, 5-sty bk tnt; mtg $41,000; A$18,000-44,000; also 134TH ST, 514 W (7:1987-45), ss, 310 w Ams av, 40x99.11, 5-sty bk tnt; mtg $36,-000; A$18,000-44,000; Jos Rosenthal Realty Co, a corpn, to Henry Selig, 136 Bay 35th, Bklyn; Feb2; Feb7'14. O C & 100

134TH st, 512-4 W, see 134th, 506 W.

135TH st, 30-2 W, see 135th, 40-4 W.

135TH st, 40-4 W (6:1732-58-59 & 60), ss, 285 e Lenox av, 75x99.11, 3-5-sty stn tnts & strs; A$52,000-75,000; also 135TH ST, 30-2 W (6:1732-53-54), ss, 435 e Lenox av, 50x99.11, 2-5-sty bk tnts; Aaron Coleman to Jacob Israelson, 129 W 121; mtg $72,-000; Feb4; Feb6'14; A$24,000-42,500. O C & 100

136TH st, 48 W, see Lenox av, 514-20.

140TH st, 54-6 W (6:1737-58-60), ss, 266.8 e Lenox av, 83.4x99.11, 2-6-sty bk tnts; Annie Levy to Morris Levy, 143 W 111 [462 Bway]; ¼ pt; AT; AL; Dec16'13; Feb9'14; A$23.000-81,000. O C & 100

141ST st, 75-7 W (6:1739-6), ns, 100 e Lenox av, 50x99.11, 6-sty bk tnt; Non-parell Realty Co of Jersey City, NJ, to Leyton Co, Inc, a corpn, 26 W 27 [c/o Dr P S Bern, 26 W 27]; mtg $47,000 & AL; Feb11'14; A$12,000-47,000. O C & 100

143D st, 126-8 W (7:2011-48), ss, 350 w Lenox av, 41.8x99.11, 6-sty bk tnt; Estelle Wohlgemuth to Jno H Bodine, 1427 Madison av; AL; Feb2; Feb6'14; A$18,000-49,000. nom

143D st, 130-2 W (7:2016-50), ss, 391.8 w Lenox av, 41.8x99.11, 6-sty bk tnt; Metropolis Holding Corpn to Jno H Bodine, 1427 Madison av; AL; Jan29; Feb6'14; A $18,000-49,000. O C & 100

144TH st, 313 W (7:2044-24), ns, 199.6 w 8th av, 26x99.11, 5-sty bk tnt; Rose S Freidus to Millie Schwarz, 1044 Findlay av; AL; Dec15'13; Feb6'14; A$9,000-20,000. O C & 100

149TH st W, nec Bradhurst av, see 149th W, ns, 175 w 8 av.

149TH st W (7:2045-83-84), ns, 175 w 8 av, 50 to es Bradhurst av x99.11, vacant; Pincus Lowenfeld et al to Theresa Lemmon, 319 W 94; Feb6; Feb9'14; A$22,000-22,000. O C & 100

161ST st W, nec Ft Washington av, see Ft Washington av, 56-64.

170TH st, 705 W (8:2139-183), ns, 95 w Fort Washington av, 50x97.6, 5-sty bk tnt; Jno F Nolan to Fannie S Rayner, 14 W 119; B&S & CaG; mtg $57,500; Feb5; Feb 9'14; A$13,000-55,000. nom

183D st, 552 W (8:2154-51), ss, 306.3 e St Nicholas av, 18.9x104.11, 3-sty & b bk dwg; Zane Hughes to C V O Hughes Estates Co, Inc, a corpn, 322 W 42; mtg $9,500; Jan2; Feb9'14; A$6,700-13,000. O C & 100

185TH st W (8:2166-11-12), ss, 150 w St Nicholas av, 50x79.11, vacant; Anna S Miller & ano to Douglas Robinson at Warren Township, Herkimer Co, NY [14 Wall]; mtg $7,500; Feb9; Feb10'14; A$14,-000-14,000. O C & 100

Av B, 287 (3:984-58), es, 42 s 17th, 20x 68, 5-sty bk tnt & str; Chas A Sherman to Thos W Murray, [265 Prospect st], Westfield, NJ; B&S; AL; Dec29'13; Feb9'14; A $6,800-10,500. nom

Bradhurst av, nec 149th, see 149th W, n s, 175 w 8 av.

Central Park W, 300-2 (4:1204-29 & 36), nwc 90th (Nos 1-3), 201.5 to ss 91st (No 2) x100, 8-sty bk tnt, El Dorado; Audley Realty Co to Evelin C Bache [86 State st], Bristol, RI; mtg $915,000 & AL; Jan20; Feb 9'14; A$350,000-880,000. nom

East End av, 87 (5:1590-39), es, 76.8 n 83d, 25.6x98, 4-sty bk tnt; Flora Levenson to David Stern, 1034 E 13, Bklyn, & Nathalie Latner, 1078 E 14, Bklyn; mtg $13,500; Feb5; Feb7'14; A$8,000-15,000. nom

Fort Washington av, 56-64 (8:2137-52), n ec 161st, 102.2x130.4x99.11x108.10, 6-sty bk tnt; Friedman Constn Co, a corpn, to Shenk Realty & Constn Co, a corpn, b2 W 107; mtg $180,000; Feb4; Feb6'14; A$39,500-$——. O C & 100

Lenox av, 514-20 (6:1733-69 & 72), sec 136th (No 48), 99.11x100, 2-6-sty bk tnts & strs; Jacob Israelson to Eliphalet L Davis, 249 W 22; mtg $152,000 & AL; Feb5; Feb6'14; A$99,000-175,000. O C & 100

Lenox av, 514-20; Eliphalet L Davis to Aaron Coleman, 50 W 68 [360 7 av]; mtg $150,000; Feb5; Feb6'14. O C & 100

Madison av, 1824-6 (6:1745-55), ws, 40.11 s 119th, 40x75, 6-sty bk tnt & strs; Leonhard Realty Co, a corpn, to Florentine M Fuld, 130 E 110; B&S; Feb9; Feb10'14; A $25,000-47,000. O C & 100

Madison av, 1921 (6:1748-78), es, 80.6 s 124th, 20.5x80, 3-sty & b stn dwg; Frederic H & Anna P Tackaberry to Jno A Tackaberry of Bala, Pa; QC & CaG; June3'13; Feb6'14; A$12,500-13,500. nom

Manhattan av, 491 (7:1947-17), ws, 75.6 n 120th, 15x80, 3-sty & b stn dwg; Josephine Besig (mother) to Josephine Besig (daughter), 491 Manhattan av; Feb10; Feb11'14; A$8,100-11,500. nom

Pleasant av, 311-3 (6:1710-29), ws, 35.8 s 117th, 39.11x94, 6-sty bk tnt & strs; Perry W Greenthal to Annie Greenthal, 174 St Nicholas av; mtg $28,000 & AL; Feb9; Feb 10'14; A$18,500-40,000. O C & 100

Seaman av (8:2239-7), ss, 150 e Academy, 50x100, vacant; Frederic J Fuller to Sarah G Fuller, 456 W 145 [c/o Fredk J Fuller, 34 Nassau]; mtg $6,500; Jan21; Feb7'14; A $7,000-7,000. O C & 100

West End av, 471 (4:1245-24), ws, 78.8 s 83d, runs w50xs1xw0.6xs0.6xw49.6xs22xe 100 to av xn23.6 to beg, 5-sty bk dwg; Cornelius Dacey to Marguerite D Heilman, 471 West End av [c/o Hy Heilman, c/o Midwest Realty Co, 1914 Bway]; mtg $20,000; Feb7; Feb9'14; A$30,000-P33,000. O C & 100

West End av, 471 (4:1245-24), ws, 78.8 s 83d, runs w50xs1xw0.6xs0.6xw49.6xs22xe100 to av xn23.6 to beg, 5-sty bk dwg; Marguerite D Heilman to Cornelius Dacey, 374 W 116 [c/o Midwest Realty Co, 1914 Bway]; mtg $20,000; Feb7'14; A$30,000-P 33,000. O C & 100

1ST av, 767 (5:1336-25), ws, 50.5 n 43d, 25x73.9, 5-sty bk tnt & str; Isidor Cohn to Wm H Jeffers, 107 Bidwell av, Jersey City, NJ [Rose & Paskus, 128 Bway]; B&S & CaG; mtg $17,000 & AL; Feb6'14; A$10,000-20,000. nom

2D av, 474 (2:453-1), nec 11th (No 299), 25.9x100, 4-sty stn office bldg & 5-sty bk tnt & strs; Jos Weinstein to Rhoda Rieser & David Weinstein, both at 1841 Mad av, NY, & Sadie Opler, 1447 49th, Bklyn; AT; QC; Feb5; Feb9'14; A$34,000-50,000. nom

2D av, 174, nec 11th (No 299); Morris Weinstein to same; 1-5 pt; AT; B&S; mtg $30,000; Feb3; Feb9'14. 3,600

2D av, 174, nec 11th (No 299); Nellie W Marks to same; 1-5 pt; AT; B&S; mtg $30,-000; Feb 5; Feb 9'14. 3,600

2D av, 631 (3:915-31), ws, 79.1 n 34th, 19.8x76, 4-sty bk tnt & strs; Jos Gossett to Harris A Solomon, 2345 Bway; CaG; Jan 23; Feb10'14; A$13,500-16,500. nom

2D av, 1314 (5:1444-2), es, 25.5 n 69th, 25x74, 5-sty stn tnt & strs; Wm J Smith to Chas J Smith, 1314 2 av; mtg $14,000; Feb5; Feb10'14; A$12,000-22,000. O C & 100

2D av, 1881 (6:1647-21), nwc 97th (No 235), 24.11x100, 5-sty bk tnt & strs; Henry M Goldfogle, ref, to Edw W C Arnold at West Islip, LI [30 Broad]; FORECLOS Jan19; Feb7; Feb10'14; A$18,000-33,000. 37,775

3D av, 888 (5:1308-38), ws, 40.5 s 54th, 20x70, 5-sty bk tnt & str; Bernard J Reilly, 44 2 av, to Annie L, Thos F & Jno J Reilly & Cath A O'Donnell, all at 134 W 83; 4-5 pts; mtg $7,000; Feb9; Feb11 '14; A$14,000-21,000. nom

3D av, 973-5 (5:1332-1 & 5), nec 58th (Nos 201-7), runs n50.2xe105xn50.3xe50xs 100.5 to ns,58th xw155 to beg, 2-6-sty bk tnts & strs; Aaron Goodman to Geo Ricard, 317 W 139; AL; May21'12; Feb6'14; A$86,000-185,000. O C & 100

3D av, 973-5 & 58th st, 201-7 E; Geo Ricard to Wm H Meagher, 149 Edgecombe av; AL; June22'12; Feb6'14; O C & 100

5TH av, 303-5 (3:861-1), nec 31st (Nos 1-3), 56.9x150, 20-sty bk office & str bldg; Silas W Howland as Receiver of Improved Property Holding Co of NY, a corpn, to Three Hundred and Three Fifth Avenue Corpn, 305 5 av; all R. T & I which party 1st pt had prior to date of sale on June 10'13; 1st & 2d mtgs $——; June30'13; Feb 9'14; A$820,000-1,500,000.

740,000 over and above said mtgs

5TH av, 303-5, nec 31st (Nos 1-3); Improved Property Holding Co of N Y, a corpn, to same; all R, T & I as above; this deed given to further establish & perfect title; 1st & 2d mtgs $——; June30'13; Feb 9'14. **720,000 over & above said mtgs**

5TH av, 303-5, nec 31st (Nos 1-3); 303 5th Ave Corpn to Philipse Manor Co, a corpn, [c/o R C Gildersleeve, pres't], 331 Madison av; B&S; 1st mtg $1,300,000 & 2d mtg $150,000 & AL; Feb2; Feb9'14. nom

7TH av, 203 (3:797-82), es, 37.3 s 22d, 18.5x50, 4-sty stn tnt & str; Selma Green to Paul R Pelz of Mannheim, Germany, or Hotel McAlpin, 33d & Bway; 1-16 pt; mtg $11,000; Dec12'13; Feb6'14; A$10,000-14,000. nom

10TH av, 753 (4:1080-29), nwc 51st (Nos 501-3), 25.5x100, 1sty bk & fr shop; Jno Early, EXR, &c, Margt Dooley to Gertrude A Vanderbeck, 149 W 126 [c/o H Mandelbaum, 135 Bway]; mtg $12,000; Feb 9; Feb10'14; A$24,000-24 000. O C & 100

Interior lot at el blk bet 49th & 50th sts & 150 w 11 av, see 49th, 609 W.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Beaver st, 93-5, see Wall, 5-7.

Canal st, nes, at es Greenwich, see Greenwich, 479-81.

Greenwich st, 238-40 (1:128), swc Park pl, 27.8x75.5x56.4x79.4; consent to 3d track; Saml P Tull to Manhattan Railway Co, a corpn; mtg $80,000; Dec15'14 (?); Feb10 '14. 610

Greenwich st, 238-40; consent to 3d track; Union Trust Co of N Y mortgagee to same; Jan29; Feb10'14. nom

Greenwich st, 238-40; consent to 3d track; Geo H & Ida C Stege, mortgagees, to same; Jan27; Feb10'14. nom

Greenwich st, 470 (2:595), ws, 25 n Watts, 25x80; consent to 3d track; Cleaveland F, Susanna F F & Louisa Benton, as heirs &c Wm H P Benton, all at Perth Amboy, NJ to Manhattan Railway Co, a corpn; Jan12; Feb6'14. 525

Greenwich st, 470 (2:595-45), consent to 3d track; Cleaveland F Benton et al individ to same; Jan12; Feb6'14. ——

Greenwich st, 479-81 (2:594), es, at nes Canal, 43x70x—x76.6; consent to 3d track; Edw D & Eliz P Depew to Manhattan Railway Co, a corpn; mtg $85,000; Dec18 '13; Feb7'14. 946

Greenwich st, 479-81; consent to 3d track; U S Trust Co of N Y mortgagee to same; Jan20; Feb7'14. nom

Greenwich st, 525 (2:597); consent to 3d track; Julius A May to Manhattan Railway Co, a corpn; mtg $12,000; Dec30'13; Feb9'14. 548.16

Greenwich st, 525; consent to 3d track; Hubert Cillis & ano EXRS Hugo Wesendonck mortgagees to same; Jan14; Feb9 '14. nom

Greenwich st, 561 (2:598); consent to 3d track; United Confectioners Supply Co to Manhattan Railway Co, a corpn; mtg $18,-000; Nov17'13; Feb9'14. 550

Greenwich st, 561; consent to 3d track; Greenwich Savings Bank, mortgagee, to same; Jan28; Feb9'14. nom

Greenwich st, 828 (2:642); consent to 3d track; Eleanor I Stewart, widow, et al, EXRS, &c, Geo T Stewart et al to Manhattan Railway Co, a corpn; Jan22; Feb9 '14. 484

Isham st, 500, see Sherman av, nwc Isham.

Leonard st, 54 (1:176-25), ss, 175 e West Bway, 25x100, 4-sty stn loft & str bldg; re dower; Rose Cahen widow to Herman Gettner, 291 Edgecombe av [277 Bway] & Valentina Simons, 309 W 99, EXRS Bally Cahen; AT; QC; Feb3; Feb10 '14; A$35,500-42,000. nom

Park pl, swc Greenwich, see Greenwich, 238-40.

Wall st, 71-5, see Wall, 5-7.

Wall st, 5-7 & BROADWAY, 84 (1:23); also WALL ST, 71-5 & BEAVER ST, 93-5 (1:27); also BROADWAY, 84; certified copy of last will of Bertha H Smith, late of Saranac Lake, NY, a resident of Scarsdale, NY; petition by Miller A Smith [235 Lincoln rd, Bklyn], who receives share of the W W Smith Estate; Aug9'10; Feb9'14. ——

37TH st, 344 W (3:760); also LAND at New Rochelle, NY; agmt as to cancellation of option; Morris Feder of Newark, NJ, with Bernard J Foss [495 9 av] & Julia H Brand; Jan31; Feb6'14. nom

87TH st, S W (4:1200-38), ss, 130 w Central Park W, 20x100.8, 5-sty & b bk dwg; deed of trust; Arthur V Gwynne to Cornelius R Waterbury, 172 Prospect Park W, Bklyn [52 Wall, r 411] as TRSTE in trust for party 1st pt; Feb2; Feb6'14; A $15,000-32,000. nom

96TH st, 70 E (5:1507); cancellation of asn rents; Chas Berlin, 522 W 157, to Isaac Brush, 150 W 80; Feb5; Feb11'14. nom

113TH st, 76-8 W (6:1596), ss, 75 e Lenox av, 50x100.10; agmt to hold premises until both are satisfied in dispose of same to a third party; Mathilde Molesberger, 1044 Lex av with Carrie S Lyons, 223 E 30; Feb 6'14. ——

118TH st, 50 E (miscl); also 5TH AV, 2192, swc 134th; power of atty; Jos L Rosenschein, 181 Sutherland av, London W, Eng, to Bernhard Tannenbaum, 50 E 118; Mar13'12; Feb10'14. O C & 100

134TH st W, sws 5 av, see 118th, 50 E.

183D st, 516 W (8:2155-44), ss, 117.1 e Audubon av, 16x104.11, 2-sty & b bk dwg valued at $9,750; sub to mtg $5,000; certf as to payment of transfer tax of $25.39; Jas A Wendell, Deputy Comptroller of State N Y to Jno H & Mary E Frazee, [516 W 183], heirs, &c, Sarah L Frazee; Feb11'14; A$5,100-9,000. ——

185TH st W (8:2166-11-12), ss, 150 w St Nicholas av, 50x79.11, vacant; re mtg; Helen W Agate et al to Franbro Realty Co, a corpn [c/o Frankel Bros], 318 E 32; ½ pt; QC; Feb4; Feb10'14; A$14,000-14,-000. O C & 100

Broadway, 84, see Wall, 7.

Seaman av (8:2239-7), ss, 150 e Academy, 50x100, vacant; re mtg; Columbia-Knickerbocker Trust Co, a corpn to Frederic J Fuller, 456 W 145 [c/o Fredk J Fuller, 34 Nassau]; Jan22; Feb7'14; A$7,-000-7,000. nom

Sherman av (8:2227-pt lot 19), nwc Isham (No 500), 50x100, 5-sty bk tnt; re mtg; Louis B Rolston & ano, TRSTES Rosewell G Rolston, to Purchase Holding Corpn, at Purchase, NY [c/o S W Collins, 63 Wall]; Feb10; Feb11'14; A$——$——. nom

5TH av, 2192, see 118th, 50 E.

Assn an int of $5,000 (miscl) in Estate of Michl H Whalen (decd); Genevieve M Brennom to Hy F Whalen, 258 Bway; Feb6; Feb11'14. nom

Assn of all RT&I (miscl) under estate as above; same to same; Feb6; Feb11'14. nom

Power of atty (miscl); Felicitas de Schnehen, B of R, to Nicholas C Benziger,

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N.Y. & Louis G Benzlger, B of R; Mar21 '1900; Feb11'14.

Power of atty (miscl); Emilie J Murray, widow, to Herbert G Streat of NY, & Wm H Bonynge of Jersey City, NJ; Jan 28; Feb10'14.

WILLS.

Borough of Manhattan.

King st, 19 (2:520-41), ns, 42 w Congress, 21x75, 3-sty bk tnt; Thos J Kavanaugh Est, Thos F Farrell, EXR, 147 W 93; atty, Jno A McEveety, 3029 3 av; A$7,500-9,500. Will filed Jan9'14.

Pearl st, 379 (1:113-25), ws, 106.6 ne Hague, 20.11x65.3x irreg, 5-sty bk loft & str; Jas Sullivan Est, J H Kerr, EXR, 164 State st, Auburn, NY; attys, Turner & Kerr, 81 Genesee st, Auburn, NY; A$8,000-13,000. Will filed Jan22'14.

16TH st, 350 W (3:739-70), ss, 175 e 9 av, 25x72x irreg, 3-sty bk tnt & str; A$8,-000-8,500; also 51ST ST, 233 W (4:1023-11), ns, 263 w Bway, 20x100.5, 4-sty stn dwg; A $25,000-27,000; Mary V McCusker Est, Jno A Rooney, EXR, 3145 Decatur av; atty, Jas F Donnelly, 4 Park Row. Will filed Feb5'14.

44TH st, 416 W (4:1053-42½), ss, 240 w 9 av, 20x100.5, 3-sty bk tnt; Anna Klages Est, Fredk Klages, EXR, 250 Jackson av, Queens; atty, August Klages, 250 Jackson av, Queens, LI; A$10,000-11,500. Will filed Feb4'14.

79TH st, 227 E (5:1525-14), ns, 325 w 2 av, 25.6x102.2, 6-sty bk tnt; Henry Gerlach Est, Philip Gerlach, EXR, 170 Rich av, Mt Vernon, NY; atty, Geo H Hyde, 41 Park Row; A$12,500-22,000. Will filed Jan 3'14.

118TH st, 118 W (7:1902-42), ss, 215 w Lenox av, 20x100.11, 3-sty stn dwg; Louise Acton Est, Fredk W Acton EXR, 118 W 118; atty, Harry W Acton, 26 Exch pl; A$11,200-21,000. Will filed Jan9'14.

Bowery, 107-9 (1:304-7), es, 151.2 n Hester, 41.9x103, 5-sty bk loft bldg; A$52,500-75,000; also MADISON AV, 1304 (5:1504-19), ws, 80.4 n 92d, 20.4x73, 3-sty br stn dwg; A$25,000-29,500; Henry Klingenstein Est, Wm Klingenstein, EXR, 77 E 89; atty, Wm Klingenstein, 309 Bway. Will filed Jan 30'14.

Madison av, 1304, see Bowery, 107-9.

CONVEYANCES.

Borough of the Bronx.

Arthur st (*), ss, 175 w Bronxwood av, 25x158.2x27.3x147.3; Michele Agugliaro to Royal Bronx Realty Co, Inc, 1126 Walker av; AL; Feb9; Feb10'14. O C & 100

Beech st (*), es, 125 s 152d, 25x127.2x 32.1x107.1; Eliz Dietrich to Jos Gebert, 785 Forest av; mtg $3,700; Feb7; Feb9'14. O C & 100

Brown pl, 221 (9:2282), nwc 137th (No 483), 75x17.6, 3-sty & b bk dwg; Henry Kahrs to Jno H Hoops, 1018 3 av; mtg $6,000; Feb9; Feb10'14. nom

Butler pl (*), nws, 100 ne Green, 25x 100; Edw F Newbold et al to Anna M Newbold, 2411 Butler pl, Westchester, NY; July15'10; Feb11'14. O C & 100

Crotona Park E (11:2939), ss, 154 e Suburban pl, 22x101.10x27x108, vacant; Fanny Simonoff to Mathias Haffen, 2979 Marion av; AL; Feb6; Feb7'14. O C & 100

Elsmere pl, swc Crotona pkway, see Crotona pkway, es, 274.5 s 177.

Elsmere pl, 851, see Marmion av, 1932.

Fox st (10:2724), es, 420.9 s Westchester av, runs n226.11xe105xs227xw107.11 to beg, vacant; Freeminstreet Co Inc to Julius Gottlieb, Weehawken, NJ; B&S & CaG; Jan30; Feb10'14. nom

Gates pl (12:3324), es, 388.6 n Mosholu Pkway N, 25x100, vacant; Geo M Thompson TRSTE for Mary L Hillhouse to C G Adolph Hohle, 2392 Grand av; CaG; Feb6; Feb7'14. $75

Newman st (*), ws, 675 n 150th, 25x 111.6; Porter Realty & Development Co to Margt A Haggerty, 321 St Nicholas av; Feb6; Feb7'14. O C & 100

Quincy st, es, 125 n Eastern blvd, see Eastern blvd, ns, 125 w Swinton.

Quincy st, ws, 150 n Eastern blvd, see Scribner av, ns, 396.2 e Balcom av.

St Pauls pl, 530, see 3 av, 3702.

Weiher ct, 2-11 (9:2369), ns, 105 e Wash av, 161.8x43, 10 2-sty & b bk dwgs; also WEIHER CT, 16-19 (9:2369), ss, 105 e Wash av, 129.4x22, 4-2-sty & b bk dwgs; also WEIHER CT, 12 (9:2369), ns, 266 e Wash av, runs e8xn43xe16.11xs50 to ct xw 16.9xn7 to beg, 2-sty & b bk dwg; also WEIHER CT, 14-15 (9:2369), ss, 234.4 e Wash av, runs s22xe48.11xn25 to ct xw16.9 xs3 to ct xw31.8 to beg, 2-sty bk dwg & 2-sty bk dwg & str; Florence E Powers to Barwood Realty Co, 100 Bway; AL; Jan 31; Feb10'14. O C & 100

Weiher ct, 12, see Weiher ct, 2-11.

Weiher ct, 14-15, see Weiher ct, 2-11.

Weiher ct, 16-19, see Weiher ct, 2-11.

133D st, 703 E (10:2562), ns, 339.11 e Cypress av, 18x103.6, 2-sty fr dwg & str; Adolph Lintner to Katie Lintner, his wife, 703 E 133; B&S; Feb3; Feb9'14. nom

133D st E (10:2546), ss, 400 w Cypress av, 25x50, vacant, except pt for 133d; Gideon E Fountain, EXR &c Gideon E Fountain, to Fredk A Ross, 1624 Nostrand av, Bklyn; Feb10; Feb11'14. O C & 100

133D st E (10:2546); same prop; Fredk A Ross to Otto Doll, 143 W 77, & Geo Doll, 6 W 77; mtg $1,200; Feb10; Feb11 '14. O C & 100

137TH st, 483 E, see Brown pl, 221.

142D st, 369 E (9:2305), ns, 430.7 e Alex av, 25x99.8, 5-sty bk tnt; Wm Solomon TRSTE in bankruptcy of Est Fredk Sackett to Henry S Cook, 226 West End av; Feb6; Feb10'14. 600

165TH st, 328 E, see Teller av, swc 165th.

165TH st, 884 E (10:2698), ss, 150 e Stebbins av, 25.6x72.6x50.3x68.2, 3-sty fr tnt; Laura M Salter to Robt W Thompson, Jr, Morsemere, NJ; mtg $8,000; Jan27; Feb11'14. O C & 100

166TH st E, nwc Teller av, see Teller av, 1099.

169TH st E (Arcularius pl) (9:2481), ss, 249.7 e Gerard av, 60x100, except pt for 169th, vacant; Michl J Leonard to Ella F Conroy, 2469 7 av; mtg $3,000; Feb4; Feb 6'14. O C & 100

169TH st, 480-8 E, see Washington av, 1290-2.

170TH st, 426 E (11:2894), swc NY & Harlem R R 100 to Brook av (No 1378) x 24.6, 6-sty bk tnt & strs; Empire City Savgs Bank to 191st St Constn Co, 35 Nassau; Feb4; Feb6'14. 37,500

170TH st, 609 E, see Franklin av, 1401.

170TH st E, nwc 3 av, see 3 av, 3701.

176TH st E (*), es, 350 s Eastern blvd, 25x100; Walter W Taylor to Angelo Del Vesco at Longarone, Italy; Giovanni Del Vesco, 1831 Matthews av, & Antonio Del Vesco, at Bahia, Brazil; Jan5; Feb6'14. O C & 100

176TH st E, nwc Longfellow av, see Longfellow av, nwc 176.

178TH st, 576 E, see Lafontaine av, sec 178th.

182D st E, nwc Belmont av, see Belmont av, 2203.

184TH st, 25 W, see Davidson av, nwc 184.

194TH st, 361 E (12:3282), ns, 90 w Decatur av, 37.6x95.2, 2-sty fr dwg; Herman Harris et al to Jno M Ruhl, 2426 University av; mtg $8,000; Feb11'14. O C & 100

197TH st E, see Creston av, see Creston av, es, 586 n 196.

203D st, 237 E (12:3309), nwc Valentine av, 37.6x126.9x37.7x126.8, 2-sty fr dwg & str & 2-sty fr dwg; Herman E Hoffstadt to Ernest Banks, 203 E 204; QC; Feb6; Feb11'14. nom

203D st, 237 E (12:3309), nwc Valentine av; same prop; Ernest Banks to Augusta Hoffstadt, 237 E 203; Feb9; Feb11'14. nom

212TH st E, swc DeKalb av, see DeKalb av, 3565.

217TH st E (*); ns, 200 e Paulding av, 50x114.5; Jno Z Lowe, ref, to N Y Co-oper B & L Assn, 35 W 125; FORECLOS Dec 18; Dec26'13; Feb10'14. 4,000

230TH st E (*), ss, 105 w Paulding av, 100x114; Jno H Rogan, ref, to Sound Realty Co, 128 Bway; FORECLOS Jan7; Feb5; Feb 6'14. 2,500

236TH st E, swc Pitman av, see Pitman av, 1711.

239TH st E (12:3271), land in bed of st in front of lot 92, map Van Cortlandt Est, deed of cession; Anna Pfeiffer to City NY; Nov15'13; Feb6'14; nom

Alexander av, 126 (9:2296), es, 100 s 134th, 20x89.6, 4-sty bk tnt & strs; Frederic Bierhoff et al EXRS Jos Bierhoff to Henry M Greenberg, 34 W 119; mtg $7,-000; Feb5; Feb6'14. 7,275

Alexander av, 126; Nettie Bierhoff to Henry M Greenberg, 34 W 119; mtg $7,-000; Feb5; Feb6'14. O C & 100

Alexander av, 128 (9:2296), es, 80.6 s 134th, 19.6x89.6, 4-sty bk tnt & strs; Frederic Bierhoff et al EXRS Jos Bierhoff to Henry M Greenberg, 34 W 119; mtg $7,000; Feb5; Feb6'14. 7,200

Anthony av, 1744 (11:2890), es, 259.2 s Prospect pl, 29.2x90.2x53.6x90, 2-sty bk dwg; Barnet Jaffe to Rachel Jaffe, his wife, 1744 Anthony av; mtg $10,000; Feb 6; Feb7'14. nom

Andrews av (11:3225), ws, 550 s Fordham rd, 50x125, 2-sty bk dwg; Alberta M. wife Frank M Tench, to Antoinette Cahill, Litchfield, Conn; Feb10; Feb11'14. nom

Barker av (*), es, at nws Old White Plains rd, runs n along av 47.11xe36.4x 2.7xsw57.8 to beg; also MACE AV (*), nec Olinville av, 50x100; Margt A Haggerty, widow, to Constance C Crosby, 321 St Nicholas av; mtg $1,700; Feb3; Feb7'14. O C & 100

Belmont av, nwc 182, see Belmont av, 2203.

Belmont av, 2203 (11:3086), ws, 425 s 183d, runs w60xs88.1 to 182d xe & ne 128.7 to beg, 5-sty bk tnt; Walter W Irwin ref to Morris Lederman, 17 Livingston pl; FORECLOS Jan23; Jan24; Feb6'14; 8,000

Benedict av (*), land lying in bed of av in front of lot 45, map NY Catholic Protectory; deed of cession; Wm Kessler to City NY; Nov24'13; Feb6'14. nom

Boston rd, 1351-3 (11:2934), nws, abt 255 s Jefferson pl, 35.11x142x37.6x131, except pt for Boston rd, 2-sty fr dwg & office; Jacob Kronenberger to Jos F Tunney, 1916 Arthur av; Jan15; Feb11'14. O C & 100

Brady av (*), at line bet land grantor & lands Richd M Hunt Est, runs e658xn60 to ns Brady av xw657.3xs60 to beg, being land in bed of av; Wm V Astor to City NY; May27'13; Feb6'14. nom

Brook av, 1370 (11:2894), es, 97.8 s 170th, 24.4x100, 4-sty bk tnt; Abraham Davis to Katharina Flausher, 367 E 169; mtg $10,000; Feb10; Feb11'14. O C & 100

Brook av, 1378, see 170th st, 426 E.

Burnside av (11:2813), sws, at ses Grand blvd & concourse, 102.9x38.3x115x 89.6, vacant; Nosam Corpn to Frank A Schorer, 2241 Tiebout av; mtg $13,000; Feb9'14. nom

Castle Hill av (*), ws, 175 n Westchester av, 25x108, Unionport, except part for av; Valentine Frees et al to Daily Realty Co, 407 E 153; mtg $7,500; Jan15; Feb11 '14. O C & 100

Claremont pkway, 421 (Wendover av) (11:2897), ns, 184.5 e Webster av, 37.6x 83.7x37.6x83.5, 4-sty bk tnt; Jos G Abramson to Home Guardian Co, 45 W 34; mtg $20,100; Feb5; Feb6'14. O C & 100

Corlear av, 3033-9 (13:3406), ws, 331.2 n 230th, 75x97.4, 3 2-sty fr dwgs; Est of Isaac G Johnson, a corpn, to Stadacona Co, 99 John; Oct1'13; Feb11'14. O C & 100

Creston av (13:3315), es, 586 n 196th, runs e22.3xn100.11 to 197th xw13.2 to av xs 100.1 to beg, except part for st; also CRESTON AV (12:3315), ses, 95 e 197th, being part lot 123, 126, 127 & 128, map Metropolitan Real Estate Assn, except part for 197th, vacant; Francis W Hagen to Jno P Binzen, 2755 Bainbridge av, & Edw O Binzen, 1817 Morris av; Feb11'14. nom

Creston av, ses, 95 e 197th, see Creston av, es, 586 n 196.

Crotona av, 2344 (11:3102), es, 440 n 183d 20x100, 2-sty bk dwg; Anthony Rieger to Amelia U Rieger, 2344 Crotona av; mtg $7,600; Feb4; Feb6'14. nom

Crotona pkway (11:2985), es, 274.5 s 177th, runs e206.2xs25xs75.9xw171.10 to pkway xn109.9 to beg; also being Crotona pkway, swc Elsmere pl, vacant; Defender Constn Co to Crotona pkway Amusement Corpn, 20 Nassau; June2'13; Feb6'14. O C & 100

Cruger av (*), ws, 175 s Morris Park av, 25x95; Geo J Wind to Gregor Wind, 1729 Cruger av; mtg $4,400; Jan12; Feb 9'14. O C & 100

Cruger av (*); same prop; Gregor Wind to Chas Knopf, 348 E 134; mtg $4,400; Feb9'14. O C & 100

Davidson av (11:3199 & 3198), nwc 184th (No 25), 80x16.8, 3-sty bk dwg; Michl Naftal to Lillie L Rittenberg, 25 W 184; Nov 16'10; Feb6'14. nom

Decatur av, 3356 (12:3355), es, 280.8 s Gun Hill rd, 50x100, 2-sty fr dwg & 1-sty fr rear stable; Harold A Gerken by Fredk M Gerken GDN to Helen M Case, 284 E 163; AT; July30'13; Feb6'14. 1,250

Decatur av, 3356 (12:3355), es, 280.8 s Gun Hill rd, 50x100, 2-sty fr dwg & 1-sty rear stable; Chas Danewitz to Jno J Tully Co, 730 N Oak dr; Feb5; Feb6'14. nom

DeKalb av, 3565 (12:3328), swc 212th, 25x100, 2-sty fr dwg; Henry R Hoyt to Wilber N Edwards, 1 Commerce st, Clinton, Conn; mtg $4,000; Dec17'13; Feb11'14. nom

DeKalb av, 3565; Wilbur N Edwards to Jas R Foster, 57 W 35; mt $4,000; Jan2; Feb11'14. nom

De Reimer av (*), ns, 50 e Waring av, 175x100; Hyman Pouker to Jos E Marx, 790 Riverside dr; FORECLOS Jan8; Feb 9; Feb10'14. 1,875

Eastern blvd (*), ns, 125 w Swinton, 50 x100; also GIFFORD AV (*), sec Balcom av, 103.10x100x100x100.8; also QUINCY ST (*), es, 125 n Eastern blvd, runs e122xw 130.8 to st xs46.7 to beg, gore; Jno R Peterson to Robt Miller, 560 W 165; Feb6; Feb7'14. O C & 100

Ely av (*), es, 116.3 s Boston rd, 25x 95; Irving Realty Co to Realty & Commercial Co, 30 Church; correction deed; Dec 1'11; Feb6'14. nom

Ferris av, sec Main av, see Main av, sec Ferris av.

Forest av, 864 (10:2657), es, 51.2 s 161st, 25x100, 3-sty fr tnt & str & 1-sty fr rear bldg; Eliz S Rogers to Jenny Laptook, 901 Forest av; Jan5; Feb9'14. O C & 100

Franklin av, 1401 (11:2932), nwc 170th (No 609), 44x94.11, 5-sty bk tnt & strs; Lizzie J Waugh to Karl Jorn, Hotel Astor, Bway & 44th; mtg $46,500; Feb7; Feb10 '14. O C & 100

Gifford av, ss, 103.10 e Balcom av, see Scribner av, ns, 396.2 e Balcom av.

Gifford av, sec Balcom av, see Eastern blvd, ns, 125 w Swinton.

Gleason av (*), sec Zerega av, 108x106; Colorado Realty Co to Mary E Colford, 143 Wadsworth av; Apr15'13; Feb6'14. nom

Grand blvd & concourse, ses, at sws Burnside av, see Burnside av, sws, at ses Grand blvd & concourse.

Grand av, swc Tremont av, see Grand av, 1747.

Grand av, 1743 (11:2867), ws, 93.3 s Tremont av, 35x75x35x73.6, 2-sty bk dwg; Harry G Rouse to Minna M Coester, 1330 Prospect pl, Bklyn; mtg $9,000; Feb5; Feb 9'14. O C & 100

Grand av, 1747 (11:2867), ws, 59.3 s Tremont av, runs s34xw73.6xn33.2 to ss Tremont av xne1.4xe71 to beg, 2-sty bk dwg; also TREMONT AV (11:2867), swc Grand av, runs s59.3xw71 to Tremont av xne92.7 to beg, 2-sty bk dwg; Zachariah Zacharias to Minna M Coester, 1330 Prospect pl, Bklyn; mtg $22,000; Feb5; Feb9'14. O C & 100

Honeywell av, 2088 (11:3122), es, 95 s 180th, as in 1888; 25x100, 2-sty fr dwg; Anthony Rieger to Edw J Duffy, 393 E 168; mtg $4,000; Jan2; Feb6'14. O C & 100

Jefferson av (*), ns, 100 w Monaghan av, 25x100; Benj Feinberg et al to Frank J Bell, Scarsdale, NY; mtg $300; Feb4; Feb9'14. nom

Jefferson av (*), ss, 50 e Wilder av, 60 x100; Benj Feinberg et al to Frank A Bell, Bloomfield, NJ; mtg $600; Feb4; Feb 9'14. nom

Lafayette av (11:2937), swc Prospect av (No 1439), 46x90, 5-sty bk tnt; also PROSPECT AV (11:2937), ws, at cl Lafayette, runs s25xw90xn25to cl Lafayette xe90 to beg; vacant; Archibald Hamilton to Lily Hamilton, his wife; mtg $40,000; Aug24'10; Feb7'14. O C & 100

Lafontaine av (11:3068), sec 178th (No 576), 100x100, vacant; Annie Levy to Morris Levy, 143 W 111; mtg $——; Dec16'13; Feb9'14. O C & 100

Longfellow av (11:3004), nwc 176th, 100 x88x100x89, except part for 176th & Longfellow av, 2-2-sty fr dwgs; Loretta Reilly to Morton M Green, 3078 Perry av; QC! mtg $10,000; Feb9; Feb10'14. 200

Mace av, nec Olinville av, see Barker av, es, at nws Old White Plains rd.

Main av, swc Ferris av, see Main av, sec Ferris av.

Main av (*), sec Ferris av, 175x100; also ST AGNES AV (*), ws, 150 n Railroad av, 200x100; also MAIN AV (*), swc Ferris av, 200x100; also ST MARY'S AV (*), nec Westchester av, 75x100; Hyman Pouker,

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ref, to Franklin Society for Home Bldg & Savings, 38 Park Row; FORECLOS Jan8; Feb9; Feb11'14. 7,825

Marmion av, 1932 (11:2960), nec Elsmere pl (No 851), 100x96.3, 5-sty bk tnt; Defender Constn Co to Edmund Francis Realty Co, 20 Nassau; mt~ $92,500; Jan29; Feb6'14. O C & 100

Marmion av, 1888 (11:2959), es, 61 s Fairmount pl, runs e106.10xs42.4xw74.11x w35.8 to av xn35.1 to beg, 4-sty bk tnt; Wm W Pellet, ref, to Chas R Bietsch, 896 Tinton av; FORECLOS Feb6; Feb11'14. 2,000

Morris av, 2439 (11:3184), ws, 187.6 s Fordham rd, late Highbridge rd, old line, 37.6x169 to Walton av x37.6x167.6, 2-sty fr dwg; Edgar H Timpson to Matthew Hawe, Pelham Manor, NY; mtg $5,000; Feb7; Feb 10'14. nom

Munroe av (*), es, 250 s Pierce av, 25x 75; Harry M Salyer to Franklin M Rowler, 155 Newark av, Bloomfield; Jan17; Feb11'14. nom

Old White Plains rd, nws, at es Barker av, see Barker av, es, at nws Old White Plains rd.

Old White Plains rd (*), es, abt 70 s Nereid av, 25x96.8x25x95.9; Thos J O'Connor to Henry Jansen, 1437 2 av; mtg $1,120; Jan22; Feb4'14. O C & 100

Olinville av, nec Mace av, see Barker av, es, at nws Old White Plains rd.

Olmstead av (*), sec Starling av, 105x 50; Arthur E Day, TRSTE in bankruptcy of Est Westchester Woodworking Co, to Westchester Woodworking Co, nwc Starling av & Sands; Oct7'13; Feb9'14. nom

Olmstead av (*), sec Starling av, 105x50 x100x50; Westchester Woodworking Co to American Hardwood Lumber Co, 235 Hawthorne, Bklyn; Feb6; Feb10'14. O C & 100

Pitman av, 1711 (*), swc 236th, 50x100; Ella Kaysser to Albt Wellnitz, 33 High st, Norwalk, Conn; mtg $5,300; Feb6; Feb10 '14. nom

Popham av (11:2877), ws, 246.4 n 176th, 25x100, 2-sty fr dwg; Harvey T Andrews, ref, to Obadiah Newcomb, Crestwood, NJ, to Fanny J Newcomb, 157 W 105; FORECLOS Feb5; Feb6; Feb7'14. 7,000

Prospect av, ws, at cl Lafayette av, see Lafayette av, swc Prospect av.

Prospect av, 1439, see Lafayette av, swc Prospect av.

St Agnes av, ws, 150 n Railroad av, see Main av, sec Ferris av.

St Mary's av, nec Westchester av, see Main av, sec Ferris av.

Scribner av (*), ns, 396.2 e Balcom av, 50x100; also GIFFORD AV (*), ss, 103.10 e Balcom av, 100x100; also BALCOM AV (*), es, 75 n Scribner av, 25x100x25x99; also QUINCY ST (*), ws, 150 n Eastern blvd, 40.7x77.5x73.7x100; Jno R Peterson to Peter J Kelly, 1900 Marmion av; Feb6; Feb 7'14. O C & 100

Sedgwick av, 1415 (9:2541), ws, 100 s 171st, 25x95, vacant; Wm H McNutt to Carrie E Owen, 1524 Helen av, Detroit, Mich; mtg $7,300; Jan28; Feb6'14. O C & 100

Sherman av (9:2453 & 2457), ws, 214.7 n167th, 125x93.9x128x121.5, vacant; Rudolph A Seligmann, ref, to Jno R Todd, Summit, NJ, & Henry C Irons, Plainfield, NJ; mtg $25,900; FORECLOS Oct31; Nov 13'13; Feb9'14; re-recorded from Nov13'13. 2,500

Starling av, sec Olmstead av, see Olmstead av, sec Starling av.

Starling av, sec Olmstead av, see Olmstead av, sec Starling av.

Summit av, 926-S (9:2524), es, 50 s 162d, 50x95, 5-sty bk tnt; Machanlev Realty & Constn Co to City Real Estate Co, 176 Bway; mtg $34,000; Feb9; Feb10'14. O C & 100

Teller av (9:2424 & 2432), swc 165th (No 328), 108.11x18x104.4x43.2, 5-sty bk tnt & strs; Henry M Stevenson, ref, to Jacob Weeks, Jr, 701 Mad av; FORECLOS Jan8; Feb5; Feb9'14. 32,500

Teller av, 1099 (9:2434-2429), nwc 166th, 40x100, 5-sty bk tnt & strs; O J Schwarzler to Louise Ebling, 803 Eagle av; mtg $30,000; Feb6; Feb10'14. O C & 100

Tilden av (*), es, 50 s 1st, 25x100; Emma N Polak to Cili Klein, 314 E 3; Feb5; Feb 6'14. O C & 100

Tremont av, swc Grand av, see Grand av, 1747.

Tremont av, ss, abt 71 w Grand av, see Grand av, 1747.

Union av, 993 (10:2669), ws, 266.2 s 165th, 45.7x164.5, 5-sty bk tnt; Michl Driscoll to David Israel, 369 W 48; mtg $40,000; Feb9; Feb11'14. O C & 100

University av (9:2537), nws, abt 353.9 s Boscobel pl, also at sws lot 20, parcel 25, map Wm B Ogden, runs sw74.10xne74xse 2.6 to beg; Harriet A Rathbone to Laura & Emily O Wheeler, Sharon, Conn; QC; Jan16; Feb10'14. nom

University av (9:2537), same prop; Fanny A Haven to same; QC; Jan29; Feb10 '14. nom

University av (9:2537), same prop; Fanny P Whitney & ano to same; QC; Jan8; Feb10'14. nom

University av (9:2537), same prop; Jas B Rathbone & ano EXRS Matthias H Arnot to same; Nov13'13; Feb10'14. nom

Valentine av, 2676 (12:3300), es, 266 n 194th, runs n40.4xe88.1xs40xw83.11 to beg, 5-sty bk tnt; also VALENTINE AV, 2680 (12:3300), es, 306.4 n 194th, runs n40.4xe94 xs25.11xs14.1xw88.1 to beg, 5-sty bk tnt; Jno J Tully Co to Chas Danewitz, 3356 Decatur av; mtg $40,000; Feb5; Feb6'14. O C & 100

Valentine av (12:3305), ws, 100 n 198th, runs w105xw67.4xn42.8xe170 to av xs25 to beg, vacant; Richd V McCauley to Annie E McGuire, 3056 Decatur av; Mary P Gibson, 962 Boston rd, & Bridget Nolan, 612 E 181; B&S; Feb5; Feb10'14. O C & 100

Valentine av, nwc 203d, see 203d, 237 E.

Valentine av, 2680, see Valentine av, 2676.

Virginia av (*), ws, 139.1 s Walter, 50.8 x101.3; Jno Boyd to Edw & Grace Halsall, 1073 Virginia av; mtg $——; Feb6; Feb10'14. nom

Zerega av, sec Gleason av, see Gleason av, sec Zerega av.

Walton av, 623 (9:2353), ws, 316.8 n 150th, 16.10x92.9x16.10x92.7, 3-sty & b bk dwg; Clarence E Mott, EXR Geo A Mott, to Rose C Curran, 301 E 161; Feb7; Feb 11'14. 5,000

Walton av, 623; Margt Mott, widow & legatee Geo A Mott, to same; QC & CaG; Feb9; Feb11'14. nom

Walton av, es, abt 187.6 s Fordham rd, see Morris av, ws, 187.6 s Fordham rd.

Washington av, 1290-2 (9:2373), sec 169th (Nos 480-8), 50x100.7, 6-sty bk tnt & strs; L & S Constn Co to Aaron Brand, 347 E 173; Jacob H Silverstein, 1950 Wash av; Bessie Leader, 1834 Clinton av, & Ray Silverman, 1830 Clinton av; each ¼ part; mtg $42,000; Feb4; Feb10'14. nom

Weeks av, 1658 (11:2792), es, 95 s 173d, 20x95, 2-sty bk dwg; Jacob Bernstein to 1658 Weeks av, Inc, a corpn, 135 Bway; mtg $11,000; Feb10; Feb11'14. O C & 100

Westchester av, nec St Mary's av, see Main av, sec Ferris av.

White Plains rd (*), ws, 120.4 s 237th, 48x127.3x48x123.7; also WHITE PLAINS AV (*), es, 146.11 s 237th, 48.8x100; Sophie Marx to Hickory Realty Corpn, 128 Bway; mtg $13,000; Feb2; Feb7'14. O C & 100

White Plains av, es, 146.11 s 237th, see White Plains av, ws, 120.4 s 237th.

3D av, 3701 (11:2911), nwc 170th, 57.10x 91.7x—x87.9, 5-sty bk tnt & strs; Geo A Gauthier to Maria S Bitondi, 227 Front, Hartford, Conn; mtg $57,000; Feb4; Feb7 '14. O C & 100

3D av, 3702 (11:2926), es, 26.7 n 170th, 26x100, 5-sty bk tnt & strs; also 3D AV, 3706 to 3720 (11:2926), es, 78.8 n 170th, 208.6 to St Pauls pl (No 530) x100, 8 5-sty bk tnts & strs; Zeltner Brewing Co to Jno J Glynn; mtg $132,000; Feb15'05; Feb 11'14; re-recorded from Feb18'05. nom

3D av, 3706-3720, see 3 av, 3702.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Beck st, 676-86 (10:2684), es, 105 s Leggett av, 162.5x—; also UNION AV (10:-2677), nec 161st, 96.10x100; certf of merger of N Y Co in American Land Credit Corpn; Feb4; Feb9'14. ——

161ST st E, nec Union av, see Beck, 676-86.

180TH st E (11:3128), ns, 108.7 e Daly av, 100x154.1x100x152.1, owned by party 1st pt; also 180TH ST E (11:3128), ns, adj above on e; encroachment agmt; Arc Realty Co with Edgar S Appleby, Glen Cove, LI, et al; Dec16'13; Feb10'14. nom

Benedict av (*), being land in bed of av in front of lot 45, map Catholic Protectory; re mtg; Henry O'Connor to City NY; Sept11'13; Feb6'14. nom

Clinton av (11:2949), ws, 107.10 s 176th, 50x100, vacant; re mtg; Ida S Lamb & ano to Hargton Bldg Co, Inc, 1478 Vyse av; Feb2; Feb11'14. 9,000

Gleason av (*), ns, 330 w Castle Hill av, 25x103; re judgmt; Eliz M Ford to Emma Wolfarth or Wolfrath; Feb7; Feb10'14. O C & 100

Stebbins av, 885-93 (10:2696-2689), ws, 169.1 s Westchester av, 120x100, 3-5-sty bk tnts; re mtg; Margt Knox to Foxvale Realty Co, 198 Bway; Jan29; Feb10'14. nom

Union av, nec 161st, see Beck, 676-86.

3D av, 3810 (11:2928), es, 124.8 n 171st, 75x75; consent to 3d track; Louis Frankenthaler to Manhattan Railway Co, 165 Bway; Jan7; Feb7'14. 375

Power of atty (miscl); Margt Knox to Arthur Knox, 198 Bway; June28'10; Feb 10'14; re-recorded from Aug13'10. ——

LEASES.

Borough of Manhattan.

FEB. 6, 7, 9, 10 & 11.

Allen st, swc Broome, see Broome, 275.

Broome st, 275 (2:413), swc Allen; str & b; Harris Fine to Jacob Blaustein, 275 Broome; 5yf May1; Feb10'14. 2,160

Broome st, 275; swc Allen; asn Ls & security of $250; Jacob Blaustein to Ebling Brewing Co, 760 St Anns av; Jan30; Feb 10'14. nom

Church st (1:80), sec Fulton; str adj most southerly str; Schulte Realty Co to Paul Watelet, 215 Manhattan av; from Jan1'14 to Apr30'19; Feb10'14. 1,800

Division st, 48 (1:289); asn Ls & all title to security of $330; Sol Insky to Esther Kaplan, 32 Pike; Feb5; Feb6'14. nom

Division st, 266-270½, see Grand, 451-5.

East Broadway, 16 (1:281); str &b; asn rents under Ls to secure mtg for $16,000; Minnie A Cohen to Ida Hillson, 211 East Bway; Jan20; Feb10'14. nom

Essex st, 133 (2:411); asn Ls & deposit of $1,350; Annie Solomon & ano to Max Spiro, 59 Mott, & Louis Block, 55 Mott; Feb10; Feb11'14. O C & 100

Fulton st, sec Church, see Church, sec Fulton.

Grand st, 451-5; also DIVISION ST, 266-270½) (1:315), all; 451-5 Grand St Corpn, 43 Exch pl, to Max Markman, 636 E 13; 3y f Feb1; Feb7'14. 9,916

Hudson st, 111-3 (1:187), 2d loft; Susman J & David W Valk to Farbwerke-Hoerchst Co, a corpn, 122 Hudson; from Feb1'14 to Dec31'18; Feb6'14. 2,000

James st, 22 (1:279); sur Ls recorded Feb20'12; Stamatv D Stamatopoulos to Jas Poggi, 285 Washington, et al; Feb5; Feb6'14. nom

James st, 22 (1:279), str & b; Jas Poggi et al to Socrates Th Moscahlades, 1236 Madison av, et al; 5yf May1; Feb6'14. 1,140

Little West 12TH st, 22-6 (2:644); sobrn of Ls to mtg for $47,500; American Transfer Co, a corpn, 641 Washington & Greenwich Stable Co, a corpn, 22-6 Little W 12, with Baron De Hirsch Fund, a corpn, 80 Maiden la; Jan29; Feb6'14. nom

Monroe st, 154 (1:258), all; Saml Remer to Gerson Tuder, 233 E 99; 5yf Feb1; Feb 6'14. 3,314

Mulberry st, 83 (1:199), str & pt b; Michelangelo Bove et al to Uvaldo Scarchilli, 78 Mulberry; 4 5-12yf Dec1'13; Feb 10'14. 1,680

Orchard st, 146 (2:411); asn Ls; Morris Tekofsky & ano to Isidor Schneider, 146 Orchard; mtg $——; Feb6; Feb11'14. nom

Rivington st, 158 (2:349), top fl of front bldg; Renile Mtg Co to Max Cohen, 158 Rivington; from Mar1'14 to Apr30'17; Feb 10'14. 300

3D st, 122 E (2:430), w str; Jno Neumann to Geo Schwartz, 122 E 3; 5yf Jan 1; Feb11'14. 300

4TH st E, nec 2 av, see 2 av, 72.

11TH st, 418 E (2:438); asn Ls; Giuseppe Giuliano to Filippo Mosca, 343 E 12; AT; mtg $——; Feb6; Feb11'14. nom

12TH st, 135 E (2:658); asn Ls; Jos Weinstein et al to Rhoda Rieser & David Weinstein, both at 1841 Mad av, & Sadie Opler, 1447 49th, Bklyn; 2-5 pts; AT; Feb 5; Feb9'14. 250

12TH st, 137 E (2:558), asn Ls; Jos Weinstein et al to Rhoda Rieser & David Weinstein, both at 1841 Mad av, & Sadie Opler, 1447 49th, Bklyn; 2-5 pts; AT; Feb 5; Feb9'14. 250

17TH st, 353-5 W (3:741), ns, 125 e 9 av, 50x92, all; Louis M Starr & ano to N Y Telephone Co, a corpn, 15 Dey; 3yf Feb1; 2y ren; Feb11'14. 6,000

19TH st, 206 E (3:899); consent to asn Ls; Hamilton Fish Corpn to Morris Weinstein, 333 Central Park W, & Nellie W Marks, 1342 51st, Bklyn; Feb2; Feb9'14. ——

19TH st, 206 E; asn Ls; Rhoda Rieser et al to same; 4-5 pts; AT; Feb5; Feb9'14. 5,400

26TH st E, nec 4 av, see 4 av, 363-5.

30TH st W, nwc 6 av, see 6 av, nwc 30.

34TH st W, nwc Bway, see Bway, nwc 34th.

35TH st, 511-5 W (3:707), all; Louis A Jonas & ano to Jas & Adolph Allegra, 109 1 av; 5yf Mar1; Feb6'14. 4,250

37TH st, 18 W (3:838), str fl; August Miller to Jeannette Michels, of Chester Hill Park, Mt Vernon, NY; 5yf Jan1; Feb 11'14. 2,000

37TH st, 18 W (3:838); cancellation of Ls dated Aug4'08; August Miller to Warren Pond, 20 Forest st, Montclair, NJ, firm Wm A Pond & Co; Feb7; Feb11'14. nom

37TH st, 18 W; cancellation of Ls dated Oct29'12; Warren Pond to Jeannette Michels of Chester Hill Park, Mt Vernon, NY, firm Marie & Jeannette; Feb7; Feb11'14. nom

42D st, 217 W (4:1014), all; Sperry & Hutchinson Co to Aaron Glazeroff, 217 W 42; 5yf Feb1; Feb11'14. 2,200 & 2,400

42D st, 219 W (4:1014), all; Sperry & Hutchinson, a corpn, to Abie Bierstein, 219 W 42; 5yf Feb1; Feb11'14. 2,400

47TH st, 15 E (5:1283), 3d loft; Amos R E Pinchot to McCord & Mace, Inc; 2 9-12y f Jan1; Feb9'14. 2 200 & 2,300

57TH st W, nwc Bway, see Bway, 1771.

72D st W, nwc Hway, see Bway, nwc 72.

75TH st E, nwc 1 av, see 1 av, 1445.

82D st, 526-8 E (5:1578); asn Ls; Bertha Rosenman to Moritz Rosenman, both at 348 E 13; ½ pt; Feb9'14. nom

87TH st E, nec Park av, see Park av, nec 87th.

90TH st W, see Ams av, see Ams av, 615.

99TH st, 61 E (6:1605), all; Israel & Rubin S Greenberg to Hyman Belenky, 220 E 109; 3yf May1'13; Feb9'14. 1,925

109TH st, 133-5 E (6:1637); asn rents due under Ls & deposit of $675; Esther Redner to Abr Redner, both at 74 E 99; Dec15'13; Feb6'14. 1,200

111TH st, 108-10 E (6:1638); sur Ls; Barnet Gellis to Elias Senft Real Estate Co, a corpn, 17 E 105; Jan22; Feb7'14. 900

111TH st, 108-10 E (6:1638), all; Elias Senft Real Estate Co to Benj Bernstein, 124 E 107; 3yf Feb1; Feb7'14. 5,400

112TH st, 224-6 E (6:1661), all; Herman I Zagor to Benj Bernstein, 124 E 107; 3yf Dec1'13; Feb7'14. 3,836

113TH st, 105 E (6:1641); sur Ls; Ruben Stenzler to Wentworth Holding Co, a corpn, 1400 5 av; AT; Feb3; Feb9'14. nom

134TH st, 2 W, see 5 av, 2192.

140TH st, 129-39 W, see 140th, 141-9 W.

140TH st, 141-9 W (7:2009), Edinboro Court; also 140TH ST, 129-39 W (7:2009), Hampton Court; also 141ST ST, 108-16 W (7:2009), Earls Court; three bldgs, all; Central Building, Impt & Investment Co to Isaac Workin, 1699 Washington av; 3yf Jan1; Feb11'14. 37,000 to 39,000

141ST st, 108-16 W, see 140th, 141-9 W.

143D st, 101 W, see Lenox av, 665-7.

182D st, 574 W (8:2154), sec St Nicholas av, cor str & pt b; August Schierloh to Jos M Lennon, 1409 Prospect av; 3yf Aug 1'16; Feb6'14. 3,000

Amsterdam av, 615 (4:1220), sec 90th; asn Ls & all title to chattels; Hugh Morrow to Jno McGrath, 221 E 124; mtg $8,650; Feb11'14. O C & 100

Bowery, 164 (2:478), all; Alfd Barth & ano TRSTEES Augnstus Barth to Cassie A Simpson, 2084 5 av et al, firm John Simpson, 164 Bowery; 5yf May1; 5y ren; Feb9 '14. 3,500

Broadway, 152 (1:65), es, 25.3 n Liberty, 22.11x98.6x irreg x92; asn all RT&I under agmt dated Sept23'04 & affecting Ls; Wm Wilson, 42 Cliff, to Fredk K James, 700 8 av; Apr12'05; Feb11'14. nom

Broadway, 152; asn all RT&I to agmt as above; Fredk K James, 700 8 av, to Julius Imgard, 245 Lenox av; Apr27'05; Feb11'14. nom

Broadway, 152 (1:65); asn of all RT&I to agmt as above under Ls; Julius Imgard to Frank Wanier; Aug14'06; Feb11'14. nom

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Broadway, 152 (1:65); agmt by party 2d pt as to re of obligation to pay $10,700, & agmt by party 1st pt as to re of claims under contract & asn Ls, &c; Wm Wilson, of Bklyn, with Julius Imgard; Feb19'00; Feb11'14. nom

Broadway (3:810), nwc 34th; coat room at Hofman's Restaurant; Hofman's Restaurant to Jno C Contemetios; 1yf Jan31 '12; 1y ren; Feb11'14. 1,200

Broadway, 1771 (4:1029), nwc 57th, being office, 2d & 1st & 2d strs & bs n from cor str; Columbus Circle Arcade Co to Max Zeisler, 938 St Nicholas av; 3yf Mar1; Feb 10'14. 5,300

Broadway (4:1164), nwc 72d, Hotel St Andrew, all, except all four stores on Bway, and except offices on 72d st & shops in b; Morris Schinasi to Prospect Leasing Co, Inc, a corpn, 225 W 72; 10yf Feb1; Feb 9'14. 50,000

Lenox av, 665-7; also 143D ST, 101 W (7:2012), str & b; Jacob Wenner to Mary A Maxwell, 504 W 161; 5yf Aug1'13; Feb 11'14. 1,500

Park av (5:1516); nec 87th, cor str & str in rear & pt c; Minnie Hoppe, EXTRX Geo Hoppe, to Mortimer Chinman, 1265 Lex av; 5yf May1; Feb6'14. 2,040

Park row, 100 (1:121); asn Ls with consent by Michl T N Burke; Bridge Cafe, a corpn, to Wm Sauter, 9 W 103; Feb10; Feb 11'14. O C & 100

Park Row, 122 (1:159), large str & 1 room on 2d fl; Jeanie A Stuart to Saml Rosenthal, 124 Park Row; 5yf May1; Feb9 '14. 1,800 & 2,100

St Nicholas av, 1432 (8:2154); asn Ls recorded Oct18'06; Fritz Koch to Jos M Lennon, 1409 Prospect av; Feb5; Feb6'14. O C & 100

St Nicholas av, sec 182d, see 182d, 574 W.

2D av, 72 (2:446), nec 4th, str; Saul & David Eder to Max & Isaac Storper, both at 72 2 av; 3yf Oct15'13, 2y ren at $1,380; Feb6'14. 1,260

1ST av, 1445 (5:1450), nwc 75th; str; Simon Krischok to Jacob Krischock, 1445 1 av; from Feb5'14 to Apr30'19; Feb10'14. 2,000

1ST av, 1782 (5:1572); asn Ls & deposit of $170; Jacob Grossman to Ebling Bwg Co, 760 St Anns av; Dec2'13; Feb10'14. nom

3D av, 2148-50 (6:1645); portion of ground fl with access from 185 E 117th; Dome Amusement Co to Manhattan Savgs & Loan Assn, a corpn, 185 E 117; 5yf Aug 1'13; Feb10'14. 750

4TH av, 363-5 (3:882), nec 26th; agmt confirming Ls for term up to May1'36; Jno E Roosevelt et al, EXRS heirs, &c Robt R Roosevelt, with Saml Glantz, 363-5 4 av; Dec31'13; Feb11'14. nom

5TH av, 2192 (6:1731), swc 134th, (No 2); str & pt b; Jos L Rosenschein to H Martinson, Inc, 2192 5 av; 4 9-12yf Feb1'15; Feb10'14. 1,800 & 2,100

6TH av (3:806), nwc 30th; str & b; Greeley Sq Amusement, a corpn to Nana Zeiler, 491 6 av; 5yf Apr1; Feb10'14. 4,000 to 5,500

6TH av, 199 (2:609); str & b; asn Ls; Geo Glendening to Sarah J Wyckoff Bent, 1773 Washington av; Feb9; Feb10'14. nom

7TH av, 1968 (7:1924), all; Isaac Goodstein to Hyman Belinke & Borich Berg; 3yf Oct1'13; Feb9'14. 2,900

8TH av, 618 (3:789), sec 40th, str & b; Terence F Gallagher to Thos J O'Hara, 682 9 av; 10yf Feb1; Feb11'14. 3,000 & 3,300

8TH av, 2169 (7:1943), ws, 25 s 117th; str & rear b; Fredk P Forster to Meyer Siegel, 205 W 148 & Saml Dietz, 445 W 124th; 4 9-12yf Jan1'13; 5y ren; Feb10'14. 2,700 to 3,000

8TH av, 2169; asn Ls; Meyer Siegel, Saml Dietz & S & D Amusement Co to Davis Cohen, 49 Columbus av; Feb7; Feb10'14. nom

LEASES.

Borough of the Bronx.

132D st E (10:2546), ns, 225 e St Anns av, 90x110, all; Ellen J McAuliffe to Thos Davies, 494 E 142; 5yf Feb1; Feb11'14. 1,500

149TH st E, swc Wales av, see Wales av, swc 149.

161ST st E, swc Melrose av, see Melrose av, swc 161.

175TH st E, nwc Washington av, see Washington av, 1809.

187TH st, 667 E (11:3075), str &c; Russo-Barba Realty Co to Francesco Ventura, 2403 Cambreling av; 5yf Nov1'13; Feb10'14. 420

222D st E, nwc White Plains av, see White Plains av, nwc 222.

233D st E (12:3395), nec private rd, 50x53x74x—, all; Chas A Tier to Jos Mosel, Yonkers, NY; 5yf Aug1; Feb11'14. 1,020

Longwood av, 934 (10:2701), all; Julia A wife Fredk N Whitehorne to Desider Schoen, 856 Westchester av; 3yf Feb1; Feb 10'14. 5,750

Melrose av (9:2407), swc 161st, str & c; Richd Rauscher to Gottlieb Sommerhalder, 400 E 161; 5yf May1; Feb9'14. 1,500 to 1,680

Private rd, nec 233d, see 233d E, nec Private rd.

St Anns av, 725 (10:2617), all; also ST ANNS AV, 729, c; Mary Schroeder & ano to Erich P Haake, 725 St Anns av; 3yf July1'13; Feb6'14. 264

Tremont av, 515 E (11:3043), all; Geo Becker to Peter Giakas, 515 East Tremont; from May1'14 to Apr1'21; Feb11'14. 1 200

Unionport rd, 1719 (*); str; Basilius Busch to Carmela Punpo, 1719 Unionport rd; 5yf Feb1'15; Feb10'14. 456 to 600

Wales av (10:2580), swc 149th; cor str; Fred W Ehrsam to Fred Arold, 39 7 av & Jas McElroy, Jr, 165 W 98; 5yf Feb1; Feb 10'14. 600 to 840

Washington av, 987 (9:2386), asn Ls; Chas Linder to Louis Grissler, nwc 79th & Av A; Feb3; Feb6'14. nom

Washington av, 1809 (9:2904), nwc 175th, all; Gertrude Moelier to Bronx Sultzer Mtg Co, 691 E 149; 5yf Jan1; Feb 11'14. 780-840

Webster av (12:3278), ws, 51.1 n 197th, 47x126.9x66x126.9; agmt modifying Ls; Evelyn Bldg Co with F & G Amusement Co, 2755 Webster av; Dec20'13; Feb10'14. O C & 100

White Plains av (*), nwc 222d, 20x105, all; Ohnville Realty Co to Leo Lewinger, 3808 White Plains av; 5yf Feb15; Feb9'14. 1,200

MORTGAGES.

Borough of Manhattan.

FEB. 6, 7, 9, 10 & 11.

Broome st, 121 (2:336), ss, 25 e Pitt, 25x80; secures conditions & terms for Ls of 79-81 E 2; pr mtg $24,000; Feb5; Feb11 '14; 1y—%; Aron Asen to Phillips Weeks Estate, a corpn, 119 W 70. 5,000

Broome st, 316 (2:419), ns, 85 e Chrystie, 22.8x100.8x22.9x100.8; PM; pr mtg $14,000; Feb6; Feb7'14; 3y6%; Friedland & Levine Bros, Inc, a corpn, 18 Forsyth, to Excelsior Brewing Co, a corpn, 254 Hart, Bklyn. 3,000

Charles st, 39-41 (2:612), ns, 185 w Waverly pl, 65x98; PM; pr mtg $20,000; Feb11'14; 1y6%; Martha Building Corpn to Samson Lachman, 313 W 106. 17,000

Charles st, 39-41; bldg loan; pr mtg $37,000; Feb11'14; 1y6%; same to same. 30,000

Charles st, 39-41; certf as to mtg for $30,000; Feb9; Feb11'14; same to same.

Christopher st, 47-47½, see 10th, 160-8 W.

East Broadway, 25 (1:280); ext of mtg for $14,000 to Jan23'17; 5%; Jan23; Feb6 '14; Adam Campbell & ano trstes Alex Maitland will Robt L Maitland with Simon Schneider, 860 Eastern pkway, Bklyn nom

East Broadway, 25 (1:280); ext of mtg for $2,250 to Dec16'16, 6%; pr mtg $14,000; Jan23; Feb6'14; Martin Marks with Simon Schneider, 860 Eastern pkway, Bklyn. nom

Front st, 102 (1:33), ns, abt 150 w Wall, 19.8x79.9; pr mtg $17,000; Dec20'11; Feb9 '14; 5y5%; Jas A Aull Jr of Germantown, Phila, Pa, & Jas M Montgomery, NY, to Jean T Aull of Germantown, Phila, Pa. 3,000

Grand st, 90-4 (2:474), nec Greene (No 40), 75x101; PM; Feb5; Feb6'14; due Feb 15'17 or sooner; 5%; Chas Laue, 152 8 av, Bklyn to Lillie Freeman, 1109 Forest av. 75,000

Greene st, 40, see Grand, 90-4.

Greene st, 42-50 (2:474), es, 101 n Grand, 110.3x100x109.11x100, with all title to strip on n, 0.8x100; PM; Feb5; Feb6'14; due Feb15'17 or sooner; 5%; Chas Laue, 152 8 av, Bklyn to Lillie Freeman, 1109 Forest av. 60,000

Greene st, 129-31 (2:514), ws, 195.6 n Prince, 50.10x100x50.6x100; mtg $85,000; also STONE ST, 37-9 (1:29), ns, 147.8 e Broad, runs e41.8xn81 to ss South William (Nos 29-31) xw36.2xs46.7xw0.8xs33.6 to beg; pr mtg $40,000; also STONE ST, 41-3 (1:29), ns, 189.4 e Broad, runs e42.6xn83.8 to ss South William (Nos 25-7) xw44.1xs 81 to beg; pr mtg $40,000; also PROP Middletown, B of R; Jan2; Feb6'14; 1y6%; Hermanos Realty Co a corpn, 34 Nassau to Jno C Barron at Haworth, NJ. 7,000

Isham st, 500 (8:2227), nwc Sherman av, 100x50; sobrn of mtg for $14,000 to mtg for $41,000; Feb6; Feb11'14; Purchase Holding Corpn & Richd S Collins, of Harrison, NY, with Lincoln Trust Co, 208 5 av, & ano, trstes will Mary G Pinkney (decd) for Julia M Lawrence et al. nom

Isham st, 500, nwc Sherman av; same prop; sobrn of mtg for $6,000 to mtg for $41,000; Feb6; Feb11'14; Purchase Holding Corpn & Sarah W Collins, of Harrison, NY, with same. nom

Isham st, 500, nwc Sherman av; same prop; sobrn of mtgs for $85,000 to mtg for $41,000; Feb6; Feb11'14; Purchase Holding Corpn & Prospect Investing Co, a corpn, both at Purchase, N Y, with same. nom

Isham st, 500, see Sherman av, nwc Isham.

Madison st, 330-8 (1:266), sec Scammel (No 26), 37x75.5x33x75.5; also STANTON ST, 334-40 (2:325), nwc Mangin (Nos 109-11), 79.8x80; sub to three pr 1st mtgs $——; Feb9; Feb10'14; due & int as per bond; Graff Realty Co, a corpn, to Pinkus Nathan, 35 W 86. 15,000

Madison st, 330-8, sec Scammel (No 26); also STANTON ST, 334-40, nwc Mangin (Nos 109-11), —x—; certf of blanket mtg for $15,000; Feb9; Feb10'14; same to same.

Mangin st, 109-11, see Madison, 330-8.

Orchard st, 162 (2:411), es, abt 100 s Stanton, 25x87.6; Feb5; Feb6'14; due & int as per bond; Rudolph Wallach Co, a corpn to Title Guar & Trust Co, a corpn. 18,000

Orchard st, 162; certf as to above mtg; Jan24; Feb6'14 same to same.

Pearl st, 177 (1:41); ext of mtg for $17,000 to May1'18; 5%; Feb4; Feb6'14; Rector &c of Grace Church with Herman Rode Jr, 708 Glenmore av Bklyn. nom

Pike st, 28 (1:275), ws, about 25 s Henry, 25x85; pr mtg $——; Feb4; Feb6'14; 4y6%; Chevra Adas Wolkowisk, a corpn, 28 Pike to Isaac Gordon, 221 E 5. 4,000

Pitt st, 7 (2:341), ws, 100 n Grand, 25x 100; participation agmt in mtg for $17,000; party 2d nt owns $2,000 & party 1st pt $15,000; Jan30; Feb6'14; N Y Mtg & Security Co, a corpn with Jacob Schneikraut, 418 E 51.

Pitt st, 100 (2:339), es, 125 s Stanton, 25 x100; pr mtg $25,000; Feb5; Feb10'14; due Mar1'17, 6%; Maurice Weingarten to Julius Lunitz, 219 Audubon av. 3,000

Scammel st, 20, see Madison, 330-8.

Sheriff st, 120 (2:335), es, 125 s Houston, 20x100, given as collateral; pr mtg $——; Dec11'13; Feb11'14; due & int as per bond; Hyman Schiff, 3675 Bway, to Max Borck, 1324 Madison av. 5,000

South William st, 25-7, see Greene, 129-131.

South William st, 29-31, see Greene, 129-31.

Stanton st, 334-40, see Madison, 330-8.

Stone st, 37-9, see Greene, 129-31.

Stone st, 41-3, see Greene, 129-31.

2D st, 49-51 E (2:445), ss, 150 w 1 av, 50x73.8x50.3x80.1; bldg loan; Feb 6; due Aug6'14; Feb11'14, 6%; Phillips Weeks Estate, a corpn, to Wm Korn, 515 Park av. 41,500

2D st, 79-81 E; certf as to above mtg; Feb5; Feb11'14; same to same.

3D st, 64 W (2:537), swc West Bway (Nos 552-60), 25x100; sobrn of mtg for $3,500 to mtgs for $26,000 & asn of rents; Feb 4; Feb10'14; Carrie Moglia owner & Albina Cavinato mortgagee with Stephen Cavinato; also mortgagee, all at Fort Lee, NJ. nom

4TH st, 256 E (2:386); ext of mtg for $16,000 to Mar1'17, 5%; Dec15'11; Feb9'14; Paula Wright of New Rochelle, NY, with Leon Ackerman, 256 E 4. nom

4TH st, 317-19 E (2:374), ns, 193.8 e Av C, 42.10x96; pr mtg $46,000; Feb3; Feb6'14; installs; $1,200 per annum or sooner; 6%; Mayer Singer to Sadie Grumet, 11 & 13 Av D. 6,000

5TH st, 619-23 E (2:388), ns, 243 e Av B, 50x97; ext of mtg for $15,000 to Nov 1'18; 6%; Feb6'14; Jos & Herman Bauman with Sarah Bauman, 79 E 4. nom

5TH st, 619-23 E; sobrn of mtg for $27,500 to mtg for $53,000; Feb6'14; Sarah Bauman, 78 E 4 with Isaac Marx, 585 Quincy, Bklyn. nom

5TH st, 619-23 E (2:388), ns, 243 e Av B, 50x97; Feb6'14; 5y5%; Jos & Herman Bauman to Isaac Marx, 585 Quincy, Bklyn. 53,000

9TH st, 725-7 E (2:379), ns, 303 e Av C, 2 lots; ext of mtg for $37,500 to Feb2'17, 5%; Jan30; Feb9'14; Marie L Zerega with Herman Gruher, 181 Stanton. nom

10TH st, 160-8 W (2:610), ss, 85.8 w Waverly pl, runs s92.7xw54.11xs94.4 to ns Christopher (Nos 47-47½) xw34.1xn93.5x w25.3xn93.2 to 10th xe114.5 to beg; PM; Feb11'14; 5y5%; The Wendell & Evans Co, a corpn, 114 W Houston to Edw D Harris, 224 Palisade av, Yonkers, NY, exr &c Henry Hilton. 86,000

11TH st, 338 E (2:452); agmt as to re of ownership agmt of $4,000; sub to pr mtg $21,000, Feb2; Feb6'14; Wilhelmina Roeser to Francis B Chedsey at Yorktown, NY, nom

11TH st, 338 E (2:452); ext of mtg for $12,000 to June26'17, 5%; Feb3; Feb10'14; Lawyers Mtg Co, a corpn, with Francis B Chedsey. nom

11TH st, 321 W (2:634); ext of mtg for $19,750 to Dec29'18; 5½%; Jan23; Feb6'14; Lawyers Mtg Co, a corpn with Wm Glassheim. nom

12TH st, 564 E (2:405), ss, 95.6 e Av A, 37.6x103.3; ½ pt; pr mtg $52,500; Jan23; Feb11'14; 6y6%; Hyman Katz to Sarah Feirstein, 154 Allen. 1,000

13TH st, 513 E (2:407); asn Ls by way of mtg as collateral for $700; Jan23; Feb 6'14; Guiseppe Costa to North American Bwg Co, 1306 Greene av, Bklyn. 700

14TH st, 422 E (2:441); ext of mtg for $21,000 to Dec1'16; 5%; Dec30'13; Feb6'14; Lawyers Mtg Co, a corpn with Robt Lawrence. nom

17TH st, 505-13 E (misc); certf as to chattel mtg for $11,800; Feb10; Feb11'14; Lighte & Bro, a corpn, to Isaac Blumberg.

19TH st, 216 E (3: $99), ss, 490 w 2 av, 20x92; PM; leasehold; Feb3; Feb9'14; installs, $500 semi-annually, 6%; Morris Weinstein, NY, & Nellie W Marks of Bklyn, to Aaron Wartels, 95 W 119. 4,500

21ST st, 244-6 E (3:901); ext of mtg for $40,000 to Jan14'19; 5½%; Jan30; Feb6'14; Lawyers Mtg Co, a corpn with Abram Brand. nom

25TH st, 34 W (3:826); ext of mtg for $41,000 to Jan17'15 at 5%; Jan23; Feb11'14; Fredk Schuchardt at Nyack, NY, & Bankers Trust Co, a corpn, 16 Wall, as trstes Mary A Scott et al, with Rexton Realty Co, a corpn, 37 Wall. nom

25TH st, 167 W (3:801); ext of mtg for $4,000 to Feb1'17, 5%; Jan29; Feb11'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Emma E Horn & Lina Ettlinger. nom

26TH st, 310 E (3:931); ext of mtg for $8,000 to Feb23'17; 5½%; Jan26; Feb6'14; Lawyers Mtg Co, a corpn with Fredk W Kennedy. nom

26TH st, 107 W (3:802), ns, 100 w 6 av, 25x98.9; pr mtg $——; Feb6'14; due Mar2 '16 or sooner, 6%; Sophia E Blake to Jere J Campion, 20 E 10. 2,000

27TH st, 124 E (3:882); agmt as to ownership of bond & mtg for $35,000; Mar15 '12; Feb10'14; Dunham Wheeler, 126 E 27, with Lawyers Title Ins & Trust Co, a corpn. nom

27TH st, 124 E; agmt as to ownership of bond & mtg for $35,000; Feb10'14; Dunham Wheeler at Hollis, LI, with Lawyers Mtg Co, a corpn. nom

29TH st, 353 W (3:753), ns, 136 e 9 av, 22x98.9; Jan28; Feb11'14; due Jan1'19, 5%; Rudolph Lagai, of Lahr Baden, Germany, to Henrietta Frey, 155 W 80, & ano. 11,000

31ST st, 1-3 E, see 5 av, 303-5.

40TH st, 147 W (4:993), ns, 60 e 7 av, 20x98.9; Feb4; Feb6'14; 5y5%; Mary M E Deane individ & extrx & trste Michl Deane decd & Zoe O & Cyprian L Deane & Camille C Power to Jos M Egan, 639 Crotona Park N. 20,000

49TH st, 15 E (5:1285), ns, 283.4 e 5 av, 16.8x100.5; Feb9'14; 1y5%; Madeline S Markoe to Emigrant Indust Savgs Bank, a corpn. 15,000

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49TH st, 609 W (4:1097), ns, 150 w 11 av, 25x93.5x25x93.3; also all R, T & I of interior lot at cl of blk bet 49th & 50th & 150 W 11 av, runs s7.1xw25xn6.11xe25 to beg; PM; Feb5; Feb9'14; due Aug7'15 or sooner, 5%; Eliphalet L Davis to Robt Weber, 22 W 120. 6,500

51ST st, 501-3 W, see 10 av, 753.

53D st, 308 E (5:1345); ext of mtg for $4,000 to Feb5'17, 4½%; Feb5; Feb9'14; Sarah, Louis & Carrie Lowenberg with Chas Doering. nom

54TH st, 35 W (5:1270), ext of mtg for $45,000 to Feb5'17 or sooner; 5%; Feb2; Feb6'14; Lawyers Title Ins & Trust Co, a corpn, with Anne O'Neill Thomas. nom

54TH st, 41 W (5:1270), ext of mtg for $36,000 to Feb6'17; 5%; Feb6'14; Lawyers Title Ins & Trust Co, a corpn, with Anna M DeMott. nom

54TH st, 231 W (4:1026), ns, 350 e 8 av, 25x100.5; ext of mtg for $45,000 to Feb10 '17, 5%; Feb10'14; Jos Eastman, 4 E 70, trste Lucy P Eastman, with Mary Harp, 1821 Race st, Denver, Col. nom

55TH st, 20 E (5:1290), ss, 80.6 w Madison av, 22.6x100.5; ½ pt; pr mtg $50,000 on whole; Feb11'14; due May11'15 or sooner, 6%; Montrose Realty Co, a corpn, to Union Estates Co, a corpn, 135 Bway. 6,000

55TH st, 20 E; certf as to above mtg; Feb11'14; same to same.

56TH st, 235-41 W (4:1028), ns, 110 e 8 av, runs n100.5xe80xn50xe71 to ws Bway (Nos 1751-65) xs161.10 to 55th xw210.11 to beg; pr mtg $400,000; Feb11'14; due & int as per bond; The O B Potter Properties, Inc, a corpn, to Title Guar & Trust Co, a corpn, 176 Bway. 150,000

56TH st, 235-41 W, & Broadway, 1751-65; certf as to above mtg; Feb11'14; same to same.

56TH st, 444 W (4:1065), ss, 175 e 10 av, 25x100.5; Feb5; Feb11'14; 3y or sooner, 5½%; Lamore Realty Co, Inc, a corpn, to Lawyers Mtg Co, a corpn. 17,000

56TH st, 444 W; certf as to above mtg; Feb5; Feb11'14; same to same.

57TH st, 339-41 E (5:1350), ns, 160.6 w 1 av, 39.6x100.4; pr mtg $43,000; Jan27; Feb 10'14; due & int as per bond; Sadie Sandler, 1429 48th, Bklyn, to Saml Fleck, 568 W 149. 10,000

60TH st, 100-4 E (5:1394), sec Park av (No 511), 60x100.5; PM; pr mtg $465,000; Feb5; Feb6'14; due & int as per bond; New Holland Land & Mtg Co, a corpn, 30 E 42, to Jno J Hearn Constn Co, a corpn, 69 W 46. 17,000

60TH st, 135 E (5:1395), ns, 43 w Lex av, 21x100.5, ½ pt; Feb6'14; demand, 6%; Moses H Moses to Barwood Realty Co, a corpn, 100 Bway. 2,500

60TH st, 23 W (4:1113), ns, 302 e Col av, 18x100.5; Feb9'14; 3y5%; Annie T McDonnell of Far Rockaway, LI, to Lawyers Title Ins & Trust Co, a corpn. 10,000

61ST st, 317 E (5:1436); ext of mtg for $13,500 to Dec10'18, 5½%; Nov26'13; Feb 10'14; Lottie C Weil with Jno Bozzuffi. nom

66TH st, 155 W (4:1138); ext of mtg for $28,000 to Feb10'19 at 5¼%; Feb10; Feb11'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Gotham Mtg Co, 38 Park row. nom

72D st, 411 E (5:1467), ns, 188 e 1 av, 25 x102.2; Feb7; Feb9'14; 2y6%; Otto Leppert, B of Q, to Henry Kaiser, 1052 Prospect av. 800

72D st, 133 W (4:1144), ns, 322 w Col av, 22x102.2; Feb4; Feb7'14; due & int as per bond; Cluny Realty Corpn to Nicholas P Young at Lakewood, NJ, & ano. 65,000

72D st, 133 W; certf as to above mtg; Feb4; Feb7'14; same to same.

78TH st, 436-40 E (5:1472), ss, 194 w Av A, 50x102.2; Jan31; Feb9'14; due & int as per bond; Augustus O Schuster & Bertha Zoeller to Title Guar & Trust Co, a corpn. 12,000

80TH st, 220 E (5:1525); ext of mtg for $19,500 to Dec1'18, 5½%; Jan8; Feb10'14; Adirondack Cottage Sanitarium with Jno J Tully. nom

83D st, 519 E (5:1580), ns, 298 e Av A, 25x102.2; pr mtg $15,000; Feb10; Feb11'14; due & int as per bond; Frank A Bohnig, of Bklyn, to Frank X Kuchler, 248 Park av, Bklyn. 6,000

85TH st, 154 E (5:1513), ss, 303.2 w 3 av, 23.10x102.2; Feb11'14, due & int as per bond; Mary A Tierney, 154 E 85, to Maude S, wife Isidore Streiffer, 78 E 96. 4,000

85TH st, 441 E (5:1565), ns, 119 w Pleasant av, 25x102.2; Feb10'14; due Feb1'17, 5%; Michl Johannes, 441 E 85, to Philippine Wittner, 117 E 92 & ano. 10,500

85TH st, 118 W (4:1215), ss, 205.6 w Col av, 16.9x102.2; pr mtg $13,000; Feb9; Feb 10'14; 1y6%; Alice M McDougall, 118 W 85, to Maurice Black, 419 W 54. 1,500

85TH st, 150-4 W (4:1215), ss, 250 e Ams av, 50x58.9x—x56.6; pr mtg $——; Feb9'14; due & int as per bond; Emma wife & Hy E Hillier to Mutual Life Ins Co of N Y. 2,000

94TH st, 123 E (5:1523); ext of mtg for $8,500 to Dec5'16, 5%; Feb6; Feb11'14; Title Guar & Trust Co, a corpn, with Rosalie N Schwartz, 123 E 94. nom

99TH st, 106 W (7:1853); ext of mtg for $20,000 to Mar1'19 at 5%; Feb10; Feb11 '14; Rachel Ellison with Abr Goldsmith, 50 W 75, & ano, trstes Saml Scholle. nom

100TH st, 207 E (6:1650); ext of mtg for $16,500 to Jan15'17, 5½%; Jan24; Feb7'14; Alice M McCoon gdn Edith McCoon & ano with Leah K B Goldfarb. nom

100TH st, 343-5 E, see 1 av, 1951-5.

101ST st, 70 W (7:1836); ext of mtg for $18,000 to Jan1'19, 5½%; Jan2; Feb10'14; Lawyers Mtg Co, a corpn, with Eliz Uhl. nom

103D st, 80 W (7:1838), ss, 75.6 w Manhattan av, 25x100.11; ext of mtg for $16,000 until Feb1'19; 4½%; Feb4; Feb6'14; Everett Macy & ano trstes Josiah Macy Jr with Henry Wittenberg. nom

112TH st, 6 W (6:1595); ext of mtg for $26,000 to Apr26'17, 5%; Feb2; Feb7'14; Chas Levy with Howard A Scholle, 11 E 76. nom

113TH st, 21 E (6:1619); ext of mtg for $21,000 to Jan15'17 at 5%; Jan17; Feb11 '14; Lawyers Mtg Co, a corpn, 59 Liberty, with Mary Foley. nom

116TH st, 19-21 W (6:1600); ext of mtg for $48,000 to Feb19'17 at 5½%; Feb5; Feb11'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Louis Rosenthal. nom

117TH st, 453 E (6:1711), ns, 93 w Pleasant av, 25.11x95.7; ext of mtg for $5,000 to May19'19 or sooner, 6%; Feb4; Feb7 '14; Amelia Fechteler with Vincenza Spagna & Antoinetta Di Lucia. nom

118TH st, 83 W (6:1717), ns, 85 e Lenox av, 20x100.11; PM; Feb9'14; 3y or sooner, 5%; Mary S White of Mamaroneck, NY, to Miriam H C Cannon, 323 West End av. 6,000

119TH st, 78 W (6:1717), ss, 135 e Lenox av, 17x100.11; pr mtg $——; Feb6; Feb9 '14; 3y5%; Louis Pick to Anna Stromeyer, 1008 Trinity av, & ano, trstes will Wm A Stromeyer. 9,000

123D st W, see Manhattan av, see Manhattan av, 536-42.

123D st W, swc St Nicholas av, see Manhattan av, 536-42.

129TH st, 58 E (6:1753), ss, 165.10 w Park av, 24.2x99.11; pr mtg $——; Feb5; Feb6'14; 1y6%; Kate E Van Valin, 4 W 129 to Eliz Flanagan, 222 S 9, Bklyn. 1,500

131ST st, 68-72 E (6:1755), ss, 90 w Park av, 52.6x99.11; Feb9; Feb10'14; due & int as per bond; Sundel Hyman to Harlem Savings Bank, a corpn, 124 E 125. 37,500

132D st, 161 W (7:1917), ns, 115 e 7 av, 20x99.11; Feb11'14; 3y5%; Jno F Meyer to American Mtg Co, a corpn, 46 Cedar. 5,000

133D st, 211 W (7:1939); ext of mtg for $10,000 to Jan2'17; 6%; Jan22; Feb6'14; Moritz Rosett gdn Louis A Rosett with St Philips Parish Home, 211 W 133. nom

136TH st, 48 W, see Lenox av, 518-20.

148TH st, 205 W (7:2034), ns, 137.6 w 7 av, 37.5x99.11; Jan30; Feb6'14; 5y5%; The Sherman Co, a corpn, 1400 5 av to Wm Rankin, 119 W 77. 24,000

148TH st, 205 W; certf as to above mtg; Jan30; Feb6'14; same to same.

148TH st, 205 W; sobrn of mtg for $6,000 to mtg for $24,000; Feb5; Feb6'14; same & State Bank, a corpn, 376 Grand with same. nom

148TH st, 207 W. (7:2034), ns, 174.11 w 7 av, 37.6x99.11; Jan30; Feb6'14; 5y5%; The Sherman Co, a corpn, 1400 5 av to Wm Rankin, 119 W 77. 24,000

148TH st, 207 W; certf as to above mtg; Jan30; Feb6'14; same to same.

148TH st, 207 W; sobrn of mtg for $6,000 to mtg for $24,000; Feb5; Feb6'14; same & State Bank, a corpn, 376 Grand with same. nom

148TH st, 606 W (7:2094), ss, 75 w Bway, 16.6x99.11; ext of mtg for $9,000 to May10'17, 5%; Feb5; Feb11'14; Alfd Rauchfuss with Julia Coddington. nom

149TH st W (7:2045), nec Bradhurst av, 50x99.11; Feb9'14; due & int as per bond; Theresa Lemmon to Mary Goodwin, 256 W 22 et al trstes Bernard Goodwin, decd. 10,000

151ST st, 501-3 W, see Amsterdam av, 1840-6.

151ST st, 503 W (7:2083), ns, 75 w Ams av, 25x74.11; Feb2; Feb7'14; 3y5%; Harriet C Bailey, 556 W 162, to Eleanor P Wentworth at East Orange, NJ, trste Geo W Parsons. 8,600

161ST st W, nec Ft Washington av, see Ft Washington av, 56-64.

179TH st, 515 W (8:2152), ns, 242 w Ams av, 16x100; Feb7; Feb9'14; due & int as per bond; Fanny C Sutcliffe, 515 W 179, to Wm H F Sutcliffe, 515 W 179. 3,000

181ST st, 720 W (8:2176); ext of mtg for $133,000 to Jan20'17 at 5%; Jan20; Feb11'14; N Y Life Ins Co with Rockland-Erie Realty Corpn. nom

181ST st W, swc Bway, see Bway, swc 181st.

182D st W, sec St Nicholas av, see St Nicholas av, 1432.

183D st, 657 W (8:2164), ns, 137.5 e Bway, 16.8x74.11; Feb6'14; 3y5½%; Rose K Aram to Lawyers Mtg Co, a corpn, 59 Liberty. 5,000

183D st, 657 W; sobrn of mtg for $7,000 to mtg for $5,000; Feb6'14; Susan W & Isabel N Miles, 327 W 34 with same. nom

192D st W, sec Wadsworth av, see Wadsworth av, sec 192.

207TH st W, swc Post av, see Post av, sw c 207.

Av B, 287 (3:984), es, 42 s 17th, 20x68; PM; Dec23'13; Feb9'14; due Feb9'19, 6% until $500 has been paid & thereafter 5%; Thos W Murray of Westfield, NJ, to Excelsior Savgs Bank, 79 W 23. 6,000

Amsterdam av, 1840-6; also 151ST ST, 501-3 W (7:2083); sobrn of mtg for $15,000 to mtg for $8,600 on part of above; Feb2; Feb7'14; Harriet C Bailey, 556 W 162, & Bank of Washington Heights, a corpn, 1915 Ams av, with Eleanor P Wentworth, at East Orange, NJ, trste Geo W Parsons. nom

Bradhurst av, nec 149th, see 149th W, n ec Bradhurst av.

Broadway (8:2176), swc 181st, 133.2x80.4 x125x126.5; pr mtg $150,000; Feb11'14; due Julv1'15, 6%; Alexander Grant Constn Co, a corpn, to Max Marx, 419 Convent av. 12,000

Broadway, swc 181st; same prop; certf as to above mtg; Feb11'14; same to same.

Claremont av, 192 (7:1993); certf as to mtg for $7,000; Jan31; Feb6'14; Right Realty & Security Co to Isaac Shiman, —— Superior, Cleveland, O.

Convent av, 310-8 (7:2058), swc 143d (No 450-6), 99.11x125; pr mtg $241,389.84; Feb11'14; installs, 5 mos & demand, 6%; Albion Constn Co, a corpn, 2228 Bway, to F R Wood, W H Dolson Co, Inc, a corpn, 2240 Bway. notes 8,301.70

Convent av, 310-8, swc 143d (Nos 450-6); same prop; certf as to above mtg; Feb11'14; same to same.

Fort Washington av, 50-64 (8:2137), nec 161st, 102.2x130.4x99.11x108.10; PM; pr mtg $180,000; Feb5; Feb6'14; 4y or sooner, 6%; Shenk Realty & Constn Co, a corpn, to Friedman Constn Co, a corpn, 189 Bway. 15,500

Lenox av, 369 (7:1913), ws, 76.11 s 129th, 23x35.6; Feb2; Feb10'14; due & int as per bond; Edw L Clarkson of Clermont, Columbia Co, NY, to Title Guar & Trust Co, a corpn. 9,000

Lenox av, 514-6 (6:1733), es, 50 s 136th, 49.11x100; ext of mtg for $5,000 to Feb1'17, 6%; Feb5; Feb6'14; N Y Mtg & Security Co, a corpn, with Eliphalet L Davis, 249 W 22. nom

Lenox av, 518-20 (6:1733), sec 136th (No 48), 50x100; ext of mtg for $15,000 to Feb 1'17, 6%; Feb5; Feb6'14; N Y Mtg & Security Co, a corpn, with Eliphalet L Davis, 249 W 22. nom

Lexington av, 1018 (5:1407), ws, 34.2 s 73d, 17x80; pr mtg $17,000; Feb6; Feb7'14; demand, 6%; Oscawana Park Co, a corpn, 29 Bway, to Jas R Pierson, 20 W 52. 5,000

Lexington av, 1018; certf as to above mtg; Feb6; Feb7'14; same to same.

Manhattan av, 536-42 (7:1949), sec 123d, 100.11x162.5 to ws St Nicholas av (Nos 249-55), x118.5x100.3; participation agmt in mtg for $50,000; Oct24'14 (?); Feb7'14; Herman Heidelberg, 2 W 72, with Hattie L Meirowitz, 530 Manhattan av. nom

Park av, 511, see 60th, 100-4 E.

Park row, 105 (1:121), ss, 83.2 w Duane, runs e16.4xs98.2xnw23xn82 to beg; leasehold; pr mtg $45,000; Feb10; Feb11'14; demand, 5%; Wm Sauter to Geo Ehret, 1197 Park av. 45,000

Park row, 105 (1:121), ss, 83.2 w Duane, runs e16.4xs98.2xnw23xn82 to beg; leasehold; pr mtg $45,000; Feb10; Feb11'14; 150 notes for $500 each, due on installs, of $1,000 monthly, —%; Wm Sauter, 9 W 103, to Bridge Cafe, a corpn, 105 Park row. notes 75 000

Park Row, 129 (1:119), ss, 160 e Duane, 17.1x64.6; Feb7; Feb9'14; 3y5%; Abr Liebeskind to Thos S Ollive, 23 W 74, as committee of Edwin O Brinckerhoff. 18,000

Park Row, 129; sobrn of mtg for $8,000 to mtg for $18,000; same & Rita Fettes & Mary Hilbert with same. nom

Post av (8:2219), swc 207th, 100x75; ext of mtg for $14,000 to June24'18 at 5%; July14'13; Feb11'14; Manatee Co with Percy Jacobs. nom

St Nicholas av, 249-55, see Manhattan av, 536-42.

St Nicholas av, 1432 (8:2154), sec 182d; sal Ls; Feb5; Feb6'14; demand; 6%; Jos M Lennon to Beadleston & Woerz, 291 W 10. 7,000

Seaman av (8:2239), ss, 150 e Academy, 50x100, as collateral for notes; pr mtg $6,500; Jan21; Feb7'14; 1y6%; Sarah G Fuller to Wm E Craft, 23 Spring. 1,000

Sherman av (8:2227), nwc Isham (No 500), 50x100; Feb11'14; due & int as per bond; Purchase Holding Corpn, a corpn, to Lincoln Trust Co, a corpn, 208 5 av & ano, trstes Mary G Pinckney (decd), for benefit Julia M Lawrence. 41,000

Sherman av, nwc Isham (No 500); certf as to above mtg; Feb10'14; same to same.

Sherman av, nwc Isham, see Isham, 500.

Wadsworth av (8:2169), sec 192d, 111.1 x110.11x100x63.7; Feb4; Feb6'14; 3y5%; 191st St Constn Co, a corpn, 35 Nassau to Empire City Savgs Bank, a corpn, 231 W 125. 100,000

Wadsworth av (8:2169), sec 192d, same prop; certf as to above mtg; Feb4; Feb6 '14; same to same.

Wadsworth av (8:2169), sec 192, same prop; pr mtg $100,000; Feb6'14; demand; 6%; same to Henry Morgenthau Co, a corpn, 30 E 42. 8,000

Wadsworth av (8:2169), sec, 192d, same prop; certf as to above mtg; Feb5; Feb6 '14; same to same.

West Broadway, 552-60 see 3d, 64 W.

West End av, 471 (4:1245), ext of mtg for $20,000 to Feb9'17, 5%; Feb9'14; Lawyers Title Ins & Trust Co, a corpn, with Cornelius Dacey. nom

1ST av, 1951-5 (6:1672), nwc 100th (Nos 343-5), 63.5x50; ext of mtg for $39,000 to Dec22'18, 5%; Dec22'13; Feb9'14; Gianbalista Gauzza, 22 Baxter, with Amos W Wright et al trstes Mary W Wright et al. nom

1ST av, 2029-31 (6:1676), ws, 38 s 105th, 37.11x85; pr mtg $32,000; Feb10'14; due & int as per bond; Francesco Annigoni, 940 Fox, to Anna Esposito, 162 E 105. 6,000

1ST av, 2074 (6:1701); ext of mtg for $20,000 to May1'18; 5%; Feb4; Feb6'14; Emily E Schwarz at Netherland Hotel with Michl G Pasca, 2072 1 av. nom

1ST av, 2076; ext of mtg for $20,000 to May1'18; 5%; Feb4; Feb6'14; Hy F Schwarz at Greenwich, Conn, trste for Ida T L Schwarz will Fredk A O Schwarz with Michl G Pasca, 2072 1 av. nom

2D av, 1036 (5:1347), es, 60.5 s 55th, 20x 64; ext of mtg for $9,000 to Apr1'19, 5%; Jan31; Feb11'14; Edw S Schaeffler with Fredk J Butenschon, 1415 av H, Bklyn. nom

3D av, 1102 (5:1399), ws, 62.10 s 65th 19 x80; leasehold; Feb7; Feb9'14; installs, $100 monthly, 6%; Leonhard Zeller, 1102 3 av, to Isidor Freund, 51 St Nicholas av. notes 4,000

3D av, 1885 (6:1654); ext of mtg for $24,000 to Jan29'19 at 5%; Jan30; Feb11'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Louise Fox. nom

3D av, 2098 (6:1642), ws, 32.1 s 115th, 30 x100; pr mtg $25,000; Jan2; Feb6'14; demand; 6%; Jos H Myers, 176 W 76 to Carrie M Jones, 176 W 76. 5,000

5TH av, 303-5 (3:861), nec 31st (Nos 1-3), 56.9x150; certf that $150,000 remains unpaid on mtg for $375,000 dated May27 '07; Feb4; Feb9'14; City Investing Co, 165 Bway, to Philipse Manor Co, 331 Madison av.

9TH av (3:796), ws, 23.4 n 20th, 20x53.6; given as additional security to mtg for

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$875,000 which was extended on Jan13'13 to Feb1'18 at 4½%; Feb5; Feb9'14; U S Realty & Impt Co, a corpn, to Caroline O'Neill at Mt Kisco, NY, et al. nom

7TH av, 267 (3:801); ext of mtg for $30,000 to Feb1'17 at 5½%; Jan28; Feb11'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Emma E Horn & Lina Ettlinger. nom

8TH av, 228-30 (3:771); ext of mtg for $50,000 to Feb5'17; 5%; Feb5; Feb6'14; Bernard King with La Salle Realty Co, Inc, a corpn, 217 6 av. nom

8TH av, 618 (3:789), sal Ls; Feb9; Feb 11'14; demand, —%; Thos J O'Hara to Lion Brewery, a corpn, 104 W 108. 3,500

8TH av, 2574 (7:2023); ext of mtg for $21,000 to Dec18'15, at 5%; Feb3; Feb11'14; Dora Schiffer with Minnie Helmsky, 560 W 180 et al. nom

9TH av, 476 (3:760), es, 74.1 s 37th, 24.8 x100; Feb11'14; 5y, int as per bond; Biehl Estate Corpn to Greenwich Savings Bank, 246 6 av. 17,000

9TH av, 476; certf as to above mtg; Feb 10; Feb11'14; same to same. ——

10TH av, 753 (4:1080), nwc 51st (Nos 501-3), 25.5x100; Feb9; Feb10'14; 1y5%; Gertrude A Vanderbeck, 149 W 126, to Lincoln P Boyle at Brockton, Mass. 16,000

11TH av, 506 (3:711); ext of mtg for $3,500 to Feb4'17; 6%; Feb4; Feb6'14; Annie Quinn, 690 6 av with Wm J Ludwig, 506 11 av. nom

Interior lot at cl blk bet 49th & 50th, & 150 w 11 av, see 49th st, 609 W.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Bedford av (Bklyn), nwc Bergen, 143.4 x100; certf as to mtg for $100,000; Feb9; Feb11'14; Bryant Impt Co, a corpn, to Cath Freel, extrx &c Edw Freel. ——

Certf (miscl) as to mtg dated Feb24'11; Feb17'11; Feb11'14; Waldbar Realty Co to trstes of the First German Methodist Episcopal Church of N Y City. ——

Chattel mtg (miscl); consent to mtg for $1,420; Feb7; Feb10'14; Pinski Massel Press Inc to Sol Rich & Benj McLean. ——

Philipse Manor, Mt Pleasant, N Y (miscl); certf as to mtg for $50,000; Feb 2; Feb11'14; The 303 5th Av Corpn to Guarantee Trust Co of N Y. ——

MORTGAGES.

Borough of the Bronx.

Beech st (*), es, 125 s 152d, 25x127.2x32.1 x107.1; PM; pr mtg $1,500; Feb7; Feb9'14; due &c as per bond; Jos Gebert, 785 Forest av to Eliz Dietrich, 38 Poplar, Hackensack, NJ. 2,200

Bronx ter (*), ws, 242 s 224th; transfer of tax lien for yrs 1873 to 1911, assessed to unknown; Dec15'13; Feb10'14; 3y12%; City N Y to Jno D McCarthy, 1467 3 av. 992.17

Clarence st (*), ws, 50 s Barkley av, 25 x100; ext of $2,500 mtg to Jan14'19 at 5%; Jan24; Feb11'14; Otto Lenninger with August Lenninger, 365 E 204. nom

Crotona Park E (11:2939), ss, 176 e Suburban pl, 44.3x91.11x65.1x101.10; ext of $36,000 mtg to Junel'17 at 5%; Feb6'14; Dollar Savgs Bank with Francis Keil, 403 E 163. nom

Deane pl (*), es, 25 s Pierce av, 25x100; Feb9; Feb11'14; due Aug1'17, 5½%; Chas Fontana to Clarissa L Ferris, 326 Lex av. 2,800

Fox st, swc Westchester av, see Westchester av, 998.

Home st, 881 (10:2694), ns, 140.7 w 169th, 25x49.5x27.2x60.1; pr mtg $5,000; Feb5; Feb 9'14; due Aug5'14; 6%; Harry Gorelick to Abr W Jackson, 1216 Tinton av. 500

Mt Hope pl, 1696 (11:2791), ext of $4,500 mtg to Dec17'16 at 5½%; Jan7; Feb9'14; Trstes of The Riot Relief Fund with Jennie A Danzig. nom

North st (11:3197), ss, 15 e Davidson av, 50x100; pr mtg $——; Feb2; Feb6'14; 3y 6%; Lynridge Realty Co, 165 Bway to Kate Oberscheimer, 497 Echo pl. 4,000

133D st E (10:2546), ss, 400 w Cypress av, 25x100, except pt for st; PM; Feb10; Feb11'14; due &c as per bond; Fredk A Ross, Bklyn, to Gideon E Fountain, exr Gideon Fountain, 318 W 88. 1,200

135TH st, 514 E (9:2262), ss, 100 e Brook av, 29.4x100; pr mtg $10,000; Feb 10; Feb11'14; due Feb10'16, 6%; Rudolph Krumm, 1182 Bushwick av, Bklyn, to Jacob Marx, 170 W 74. 1,500

136TH st E (10:2565), ns, 99.4 w Southern blvd, lots, each 50x105; ext of two mtgs for $32,000 each to Nov1'18 at 5½%; Feb10; Feb11'14; Manhattan Mort Co with Buesiisbach Constn Co, Inc, 518 Wales av.

138TH st E (9:2265), ss, 50 e Brown pl, 25x100; Feb5; Feb6'14; 5y5%; Jacob Engelberg, 626 E 140 to Emigrant Industrial Savgs Bank, 51 Chambers. 18,000 nom

155TH st, 389 E (9:2402), ext of $3,700 mtg to Dec7'18 at 5½%; Jan9; Feb9'14; Fredk C Boynton & ano, exrs, with Louise Koehler. nom

161ST st E, swc Elton av, see Elton av, nwc 161.

164TH st E (9:2423), ss, 88.2 e College av, 22x86.11x22x88.7; Feb5; Feb6'14; 1y 6%; Ida Davis to Morris Greenblatt, 823 E 168. 1,000

165TH st E (10:2650), ns, 77.8 w Forest av, 19.4x89.10x19.4x89.11; Feb11'14; 5y 5½%; Munderloh Realty Co, Inc, a corpn, to Lawyers Title Ins & Trust Co, 160 Bway. 6,000

165TH st E (10:2650); same prop; certf as to above mtg; Feb9; Feb11'14; same to same. ——

167TH st E, sec Teller av, see Teller av, sec 167th.

170TH st, 426 E (11:2894), swc land NY & Harlem Railroad, 100 to Brook av (No 1378) x24.6; PM; Feb4; Feb6'14; 3y5%; 191st St Constn Co to Empire City Savgs Bank, 231 W 125. 30,000

170TH st, 426 E; PM; pr mtg $30,000; Feb4; Feb6'14; demand; 6%; same to Henry Morgenthau Co, 30 E 42. 5,000

170TH st, 609 E, see Franklin av,1401.

173D st E (11:2791), ss, 50 e Mt Hope av, 50x95; ext of $6,500 mtg to Jan10'17 at 5½%; Jan12; Feb9'14; Dora Ebenstein with Thos G Field trste Henry Weil. nom

182D st W (11:3207), ss, 75 w Grand av, 25x50; Feb9; Feb11'14; due &c as per bond; Alice M Mahony, 58 W 182, to Herman C Dochtermann, 211 2d. 1,500

184TH st E (11:3024), es, 192.8 nw Webster av, 40.5x81.6x40.5x80.11; ext of $1,500 mtg to Jan1'15 at 6%; Feb6; Feb9'14; Dora D Ambrosio with Orosant Constn Co. nom

184TH st E (11:3024), es, 273 nw Webster av, 81.8x40.5x80x40.5; Feb6; Feb7'14; due Jan1'15, 6%; Orosant Constn Co to Lorenzo Contessa, 319 E 116. 1,500

184TH st E (11:3024), same prop; certf as to above mtg; Feb6; Feb7'14; same to same. ——

188TH st E, nec Hughes av, see Hughes av, nec 188.

222D st E (*), ns, 180.8 e White Plains rd, 2 lots, ea 25x88.10; 2 mtgs, ea $5,000; Feb5; Feb11'14; 5y5¼%; Abr Mogilesky to Wm F Epple, 340 E 135. 10,000

227TH st, 819 E (*), ns, 180 e Barnes av, 25x114; Feb5; Feb6'14; due Mar1'17; 5%; Hedwig B White, Martha Pietzsch & Carl A Baas to Lena Littig, 155 1 av. 3,000

227TH st E (*), ss, bet Bronxwood & Paulding avs, being gore 62, map Wakefield; transfer of tax lien for yrs 1902 to 1911; assessed to ——; June23'13; Feb10'14; 3y12%; City NY to H Pennington Pice, Hotel Gramatan, Bronxville, NY. 493.84

238TH st W (13:3414), ss, 100 e Greystone av, 50x100; Feb10'14; due, &c, as per bond; Edw Hizsnay to Helena Berk, 256th st, 100 ft w Sylvan pl. 8,000

Albany rd (12:3271), ws, 424 5 n 238th, 50 x120.7x60.4x113.4; two estoppel certfs; Jan 8; Feb11'14; Augustus Van Cortlandt Jr to Whom it May Concern. ——

Andrews av (11:3225), ws, 550 s Fordham rd, 50x125; Feb10; Feb11'14; due &c as per bond; Antoinette Cahill, of Litchfield, Conn, to Title Guar & Trust Co, 176 Bway. 5,000

Anthany av, 1729 (11:2890 & 2891); ext of $6,000 mtg to May1'17 at 6%; Dec30'13; Feb9'14; Gus & Henry Fuld with Jacob & Brane Kestenblatt. nom

Arthur av, 2410 (11:3077); ext of $3,000 mtg to Aug14'16 at 5½%; Jan23; Feb9'14; Lawyers Mtg Co with Pasquale Gargiulo. nom

Baychester av, ws, 200 n Railroad av, see Lawrence av, es, 200 n Railroad av.

Boston rd, 1224-6 (10:2663); ext of $40,000 mtg to Jan9'19 at 5½%; Jan20; Feb 9'14; N Y Life Ins Co with Borso Realty Corpn. nom

Brook av, 1378, see 170th, 426 E.

Burnside av (11:2813), sws, at ses Grand blvd & concourse, 102.9x28.3x115x89.6; PM; pr mtg $10,000; Feb9'14; due June9 '14, 6%; Frank A Schorer, 2241 Tiebout av, to Nosam Corpn, 2804 3 av. 3,000

Creston av (11:3165), es, 25 n Irving, 25x100, except pt for Creston av; Feb10; Feb11'14; due &c as per bond; Geo Annes & Dennis P Dowd to Chas E Nessle, 2304 Grand av. 2,000

Cruger av, sec Van Nest av, see Van Nest av, sec Cruger av.

Daly av (11:3121), ws, 115 n Tremont av, runs n27.11xw39.4xs29.11xe40.1 to beg; pr mtg $5,000; Feb7; Feb9'14; due &c as per bond; Geo Hooks Bldg Co, 1501 Commonwealth av, to Saml Garland, 122 E 238. 1,500

Daly av (11:3121); same prop; certf as to above mtg; Feb7; Feb9'14; same to same. ——

Davidson av (11:3202), sec Kingsbridge rd, being lot 25, blk 3202, tax map transfer of tax lien for yrs 1902 to 1908, assessed to unknown; May2'12; Feb6'14; 3y 12%; City NY to City NY (& assigned to Urban Securities Co, 165 Bway). 5,673.43

Decatur av (12:3353), es, 338.4 s 205th, 25x112.6; ext of $1,000 mtg to Sept24'14 at 6%; Sept28; Feb11'14; Herman Wiebke with Dagmar A Anderson, 3148 Decatur av. nom

Decatur av (12:3353), es, 338.4 s 205th, 25x112.6; ext of $5,500 mtg to July1'16 at 6%; Dec12'13; Feb11'14; Albert Riese, 106-8 N 15th st, Phila, Pa, with Dagmar A Anderson, 3148 Decatur av. nom

Elliott av (*), es, bet Briggs av & Julianna, being lot 37-3, map No 2 of Olinville; transfer of tax lien for yrs 1907 to 1911; assessed to ——; Nov17'13; Feb10 '14; 3y8%; City NY to Jno D McCarthy, 1467 3 av. 569.10

Elton av (9:2386), nwc 161st, runs ne15.5 xne46.8xw74xn15xw50.1xs60.3 to st xe83.1 to beg; pr mtg $67,000; Dec19'13; Feb6'14; due &c as per bond; Chas T Streeter Construction Co, to Oliver E Davis, 824 Morris av & ano. 5,000

Elton av (9:2386), same prop; certf as to above mtg; Dec19'13; Feb6'14; same to same. ——

Fordham rd W (11:3225), ss, 130 e Loring pl, runs s133.6xe25xn50xe25xn25xe25x n104.7 to rd xw88.11 to beg; Feb10'14; due &c as per bond; McLernon Realty & Constn Co to Title G & T Co, 176 Bway. 10,000

Fordham rd W (11:3225); same prop; certf as to above mtg; Feb10'14; same to same. ——

Fordham rd (11:3148), swc Tiebout av, 31x100.5x31x102.2; ext of $28,000 mtg to Nov1'16 at 5%; Jan30; Feb11'14; Thos Regan, 217 W 121, with Henry Linsmann, 2480 Elm pl. nom

Forest av, 864 (10:2657), es, 51.2 s 161st, 25x100; PM; Feb9'14; due &c as per bond; Jennie Laptook, 901 Forest av, to Eliz S Rogers, 283 W 150. 6,000

Franklin av, 1401 (11:2932), nwc 170th, (No 609) 44x94.11; agmt modifying terms of mtg; Feb9; Feb10'14; Lizzie J Waugh with Abr L Kass, 226 S 9, Bklyn. nom

Grand av, 1743 (11:2867); ext of $9,000 mtg to Jan19'17 at 5%; Feb6; Feb9'14; Wm F Decker with Minna M Coester, 1330 Prospect pl, Bklyn. nom

Grand av, 1745 (11:2867); ext of $9,000 mtg to Jan19'17 at 5%; Feb6; Feb9'14; Eugene P Hatch with Minna M Coester, 1330 Prospect pl, Bklyn. 9,000

Grand av, 2404 (11:3199); ext of $4,500 mtg to Dec1'16 at 5½%; Dec12'13; Feb9 '14; Ida C Poillon & ano, exr Mary E Poillon, with Lewis H Woods, 2404 Grand av. nom

Grand blvd & concourse, ses, at sws Burnside av, see Burnside av, sws, at ses Grand blvd & concourse.

Hughes av (11:3076), nec 188th, 20x 87.6; ext of $8,000 mtg to Sept10'18 at 5½%; Jan23; Feb9'14; Lawyers Mtg Co with Salvatore & Anna Pulici. nom

Kingsbridge rd, sec Davidson av, see Davidson av, sec Kingsbridgerd.

Lawrence av (*), es, 200 n Railroad av, 75x200 to Baychester av, except part for Baychester av; Feb5; Feb7'14; 3y8%; Mary G Barter, 531 W 145, to Kate Keyes, 101 W 91. 1,000

Longfellow av, 1152 (10:2758), es, 319.6 n Westchester av, 20x90.9x21.6x98.8; pr mtg $6,000; Jan28; Feb9'14, 3y5%; Herman J Langer, 1152 Longfellow av, to Henry Selbach, 51 Hotchkiss st, Naugatuck, Conn. 850

Marmion av (11:2959), es, 61 s Fairmount pl, runs e106.10xs42.3xw74.11xw35.8 to av xn35.1 to beg; pr mtg $20,000; Feb 11'14; due &c as per bond; Chas R Bietsch, 896 Tinton av, to Alfred H Tompkins, 9 Bay 32, Bklyn. 1,000

Old White Plains rd (*), es, abt 70 s Nereid av, 25x96.8x25x95.9; PM; Jan22; Feb6 '14; installs, 6%; Henry Jansen, 1437 2 av, to Thos J O'Connor, 289 Orange rd, Montclair, NJ. 1,880

Pleasant av (*), ws, 250 n 216th, 50x100, except part for av; Feb6; Feb7'14; 5y5½%; Jno F Drake to Bronx Savgs Bank, 429 Tremont av. 3,000

Southern blvd, 1239-41 (11:2975), ws, 325 n Home, 50x100; Feb10; Feb11'14; due &c as per bond; Martha Perna to Title Guar & Trust Co, 176 Bway. 12,500

Stebbins av (10:2696 & 2689), ws, 100 s Westchester av, 500x100; PM; pr mtg $194,000; May28'13; Feb10'14; demand; 6%; Foxvale Realty Co to Margt Knox, 478 Mott av. 20,000

Stebbins av (10:2696 & 2689); same prop; certf as to above mtg; May28'13; Feb10'14; same to same. ——

Steuben av (12:3337), es, 125 n 208th, 50x 100; Feb5; Feb6'14; due, &c, as per bond; Nathan Levin to Harry Levin, 291 Edgecombe av. 1,500

Strang av (*), ns, 380 e Amundson av, 25x107.9x25x107.2; Feb9'14; 3y6%; Amanda Parson, 2215 Strang av, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 3,500

Teller av (9:2429), sec 167th, 105.5x97.9 x158.9x110; Feb10; Feb11'14; due &c as per bond; G & S Amusement Co, Inc, a corpn, to Title Guar & Trust Co, 176 Bway. 22,000

Teller av (9:2429); same prop; certf as to above mtg; Feb10; Feb11'14; same to same. ——

Tiebout av, swc Fordham rd, see Fordham rd, swc Tiebout av.

Union av (10:2669), ws, 266.2 s 165th, 45.7x164.4; PM; pr mtg $40,000; Feb9; Feb 11'14; due Dec15'16, 4%; David Israel to Michl Driscoll, 936 E 178. 11,000

Valentine av, 2676 (12:3300), es, 266 n 194th, 40.4x88.1x40x83.11; PM; pr mtg $20,000; Feb5; Feb6'14; 3y6%; Chas Danewitz to Jno J Tully Co, 730 N Oak dr. 1,750

Valentine av, 2680 (12:3300), es, 306.4 n 194th, runs n40.4xe94xs25.11xs14.1xw88.1 to beg; PM; pr mtg $20,000; Feb5; Feb6 '14; 3y6%; Chas Danewitz to Jno J Tully Co, 730 N Oak dr. 1,750

Van Nest av (*), sec Cruger av, 25x100; except pt for Van Nest av; bldg loan; Feb9; Feb10'14; 5y5¼%; Louis Kaplan to Julius Grossmann, 1526 St Lawrence av. 4,500

Virginia av (*), ws, 139.1 s Walter, 50.8 x101.3; Feb6; Feb11'14, 2y6%; Edw Halsall to Jno Boyd, 1073 Virginia av. 675

Vyse av, 1471-3 (11:2988); agmt as to share ownership in mtg; Feb3; Feb7'14; Lawyers Mort Co with Malvina Russon, 68 E 122. nom

Washington av, 987 (9:2386); sal Ls; Feb3; Feb6'14; demand; 6%; Louis Gelsler to A Hupfels Sons, 842 St Anns av. 2,600

Washington av (11:3046), es, 259.9 n 179th, 19.2x95; Feb6'14; due Feb6'15; 6%; Eugenia Baiseley to Ella L Hebberd, 1 W 83. 300

Webster av (9:2396), es, 237.11 n 168th, 42x90; pr mtg $28,000; Feb5; Feb10'14; due &c as per bond; Mary Eckert, 1342 Clinton av to Chas Ludwig, 555 3 av. 2,000

Westchester av, 998 (10:2714), swc Fox, leasehold; Dec20'11; Feb10'14; demand; 6%; Jno Bracker, 1080 Simpson to Melville H Bearns, 10 Hubert. 5,000

Wilkins av, 1411 (11:2965); ext of $32,500 mtg to Feb10'17 at 5%; Jan28; Feb9 '14; Eliz Hammacher with Chas Helborn, 1200 Mad av. nom

3D av, 3702 (11:2926), es, 26.7 n 170th, 26x 100; pr mtg $——; Feb4; Feb6'14; 2y6%; Thos D Malcolm, 1223 River av to Rosa Baum, 613 E 135. 2,000

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2397 New York, February 21, 1914. (34) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Academy st, ss (s w c Post av), blk 2217-14.
*Allen st, 174 (or Stanton 75-7).
*Arden st, 22-24 (or Nagel av, w s, blk 2174, pt lt 85).
Bank st, 40.
Cannon st, 8.
Cherry st, 150.
*Clarkson st (s w c Washington, No. 582), blk 600-12.
Duane st, 118-20.
Dyckman st, n s blk 2217-1 & 47.
Eldridge st, 73.
Essex st, 23.
Front st, 102.
Grand st, 242.
Grand Circle, 11-12. ..
Houston st E, 436.
Lafayette st, 204.
*Lawrence st, 60-4 (or Amsterdam av, 1355).
Madison av, 207 & 412.
Mott st, 76.
Mulberry st, 3.
Norfolk st, 59.
St. Nicholas pl, 44-50.
Stanton st, 75-7.
Washington st, 578-82.
4th st, 344-6 E.
6th st, 639 & 750 E.
10th st, 309 E.
14th st, 612 E.
18th st, 6-8 W.
22d st, 118-24 & 324 W.
24th st, 13-15 W.
26th st, 210 E.
29th st, 44 E.
32d st, 228 E.
34th st E, s s, blk 965-26-27.
36th st, 17 W.
39th st, 143-7 E.
43d st, 106 W.
44th st, 347-9 W.
44th st W, n s, 99.6 e 9th av.
46th st, 422 W.
47th st, 7 E
50th st, 10 E.
51st st, 226 E.
55th st, 20 E.
58th st, 46-50 E.
59th st, 9-13 E.
*59th st W (n w c Grand Circle, Nos 11-12), blk 1112-25.
60th st, 100-4 E.
62d st, 341 E.
*62d st, 160 W (or Amsterdam av, 49-55).
64th st, 114 E.
67th st, 52-4 W.
71st st, 319 E.
73d st, 275 W.
74th st, 165 E.
77th st, 307-11 E.
78th st, 210 W.
79th st, 135-9 W.
80th st, 10 & 218-20 E.
85th st, 430 E.
*87th st, 1 W (or Central Park W, 271).
91st st, 54 E.
92d st, 124 & 130-2 E.
92d st, 439 E.
93d st, 181 E.
95th st, 134 & 149 W.
96th st, 155 E.
97th st, 116 E.
98th st, 48 & 145 W.
100th st, 206-7 & 8 E.
100th st, 407 E.
105th st, 239-41 E.
105th st, 321 W.
107th st, 5-7 W.
109th st, 123-5, on map 121-3 E.
111th st, 29 E.
111th st, 24-30 W.
*115th st, 200 W (or 7th av, w s blk 1830-36).
124th st, 50 & 233-9 E.
124th st, 513-5 W.
125th st, 303 E.
125th st, 29 W.
*125th st, 351-7 W (or St. Nicholas av, 301).
127th st, 143 E.
129th st, 22 E.
130th st, 253 W.
131st st, 130 & 231 W.
131st st, 252 W.
133d st, 50 W.
134th st, 121 & 266-8 W.
136th st, 258 W.
138th st, 629-31 W.
141st st, 622-4 W.
*161st st, 581 W (or Bway, Nos 3860-6).
*162d st W (s w c Ft. Washington av), blk 2136-140.
186th st, 511 W.
187th st, 523-7 W.
Av A, 1598 & 1741-3.
Amsterdam av, 49-55 & 1351-5.
Bolton rd, e s blk 2247-127-30.
Bolton rd, w s blk 2247-172-4.
Broadway, 3860-6.
Central Park W, 271.
Edgecombe av, w s blk 2054-49.
Ft. Washington av, w s blk 2136-140.
Lexington av, 1795 & 2113-5.
Manhattan av, 388.
*Nagel av, w s (s w c Academy), blk 2217-14.
*Nagel av, s w (n w c Dyckman st), blk 2217-47.
Nagel aav, w s (n w c Arden, Nos 22-4), blk 2174, pt lt 85.
Northern av, e s blk 2179-pt lt 142.
*Park av, 511 (or 60th st, 100-4 E).
Park av, 1668-70.
*Post av, e s (s e c Academy), blk 2217-14.
*Post av, e s (n w c Dyckman n s), blk 2217-1.
Post av, e s blk 2217-7.
Prescott av, w s blk 2247-161-8.
St Nicholas av, 301 & 730.
Vermilyea av, s s blk 2224-17.
West End av, 515.
1st av, 2113-5.
1st av, e s blk 965-pt lt 1.
2d av, 760 & 2003.
3d av, 1877.
3d av, 1885-7 & 2336.
7th av, 2248 & 2371-3.
7th av, w s blk 1830-36.
*8th av, 2504 (or 134th st W, Nos. 266-8).
8th av, 28-30-40 (or map 2840).
10th av, 877.

WILLS.

West st, 221-222.
11th st, 237-9 W.
12th st, 144 W.
18th st, 217-19 W.
32d st, 332 E.
50th st, 10 E.
51st st, 145 E.
82d st, 311 W.
83d st, 131-3 E.
87th st, 109 W.
116th st, 309 W.
119th st, 158-64 E.
128th st, 53-5 W.
Madison av, 1228.
Riverside Dr, 323.
5th av, 396.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable considcration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only cne is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant agsinst grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

FEB. 13, 14, 16, 17, 18 & 19.

Academy st, swc Post av, see Nagle av, nec Dyckman.

Allen st, 174, see Stanton, 75-7.

Arden st, 22-4 (8:2174-pt lot 85), sws, 210 nw Nagle av, 40x130, 5-sty bk tnt; Brown Bros, Inc, Owners & Builders, a corpn, to Frank T Fearey, 48 W 59; mtg $30,000; Feb18; Feb19'14· A$——$——. nom

Bank st, 40 (2:614-12), ss, 145.2 e 4th, 20 x90x19.5x90, 3-sty & b bk dwg; Frank R Pentlarge to Jane S Phillips, 38 Bank; mtg $9,000; Feb3; Feb18'14; A$9,500-11,500. O C & 100

Cannon st, S (2:326-3), es, 100 n Grand, 25x100, 7-sty bk loft & stable; D Clinton Mackey to Chas Baumohl, 840 Manida, & Mitchell Smoleroff, 1029 Kelly [c/o Columbia O K Ice Cream Co, S Cannon]; ⅜ pt RT&I; B&S; Jan30; Feb19'14; A$14,000-31,-500. nom

Cannon st, S; David Kilhofer or Kalhofer to Mitchel Smoleroff, 1029 Kelly; ½ RT&I; mtg $25,000 on whole; Jan31; Feb 19'14. nom

Cherry st, 150 (1:253-19), ns, 416 e Cath, 25.4x127, 5-sty bk tnt & strs & 6-sty bk rear tnt; Rachele Palladino to Annie Garone, 8 Catherine sl; ½ R, T & 1; mtg $18,-500 on whole; Aug26'13; Feb18'14; A$12,-500-22,000. O C & 100

Clarkson st, 62-4, see Washington, 578-82.

Duane st, 118-20 (1:150-17-18), ss, 50 e Church, 50.1x116.4x49.10x116.9, 5-sty stn loft & str bldg; Edith Coventry to Danl R Morse at Huntington, Ll [cor Duane & Hudson sts] Feb5; Feb18'14; A$120,000-160,000. O C & 100

Dyckman st, nec Nagle av, see Nagle av, nec Dyckman.

Dyckman st, sec Post av, see Nagle av, nec Dyckman.

Eldridge st, 73 (1:306-32), ws, abt 100 n Hester, 25x100, 6-sty bk tnt & strs; Abr Levenstein & Mary his wife to Mary Levenstein, 200 W 111; AL; Feb13; Feb14'14; A$21,000-39,000. O C & 100

Essex st, 23 (1:297-18), ws, 25 s Hester, 25x62.6, 5-sty bk tnt & strs; Philip Roth to Isidor Cohn, 50 E 96; B&S & CaG; mtg $12,500 & AL; Feb16; Feb17'14; A$22,500-27,500. nom

Front st, 102 (1:33-29), ns, abt 145 w Wall, 19.8x79.9, 4-sty bk loft & str bldg; Jas M Montgomery to Chas Runyon, of Mantoloking, NJ [2 Rector]; AT; QC; Feb 18; Feb19'14; A$18,000-24,000. nom

Grand st, 242 (2:423-30), ns, 75.5 e Bowery, runs n50.3xe7xn11xe1xn14.2xe6xs0.4xe 12.8xs26.10 x again s48.1 to st xw27 to beg, 3-sty bk tnt & strs; Kenton Realty Co to Lewine & Kempner, Inc, a corpn, 135 Bway; mtg $20,000; Jan9; Feb14'14; A$38,-000-40,000. O C & 100

Grand st, 242; Kate Blank to Kenton Realty Co, a corpn, 135 Bway; B&S; Oct 31'12; Feb14'14. O C & 100

Grand Circle, 12, see Grand Circle, 11.

Grand Circle, 11 (4:1112-25), nwc 59th, 25.6x36.1x25.5x34.3; also GRAND CIRCLE, 12 (4:1112), ws, 25.6 n 59th, 25.8x34.3 x—x—, 4-sty bk hotel Mary E Jones, widow, to Frank J Eberhard, 75 W 119; mtg $100,000 & AL; Feb19'14; A$195,000-200,000. O C & 100

Houston st, 436 E (2:357-22), ns, 111 e Av D, 20.6x105.10, 5-sty bk tnt & str & 4-sty bk loft bldg in rear; Frank K Hoffman, ref, to German Savgs Bank, a corpn, 157 4 av; FORECLOS Jan28; Feb17'14; A $13,800-21,600. **17,750**

Lafayette st, 204 (Elm st, 190) (2:482-35), ws, abt 140 n Broome, 21.3x100, 2 & 3-sty bk factory; Wm S Keiley, ref, to Howard Conkling, 157 E 70 [80 Maiden la]; FORECLOS Jan14; Feb13; Feb16'14; A$20,-000-20,500. **16,200**

Lawrence st, 60-4, see Ams av, 1351-5.

Macombs pl, 21-39, see S av, 2830-40.

Madison st, 207 (1:27)-37), ns, 105.6 e Rutgers, runs n73.6xw25xn26.4xe51xs100.1 to st xw26 to beg, 6-sty bk tnt & strs; Meyer H Friedman to Ruthada Realty Co, Inc, a corpn [c/o M H Friedman & Co], 704 Bway; mtg $54,000; Feb14; Feb16'14; A $27,000-50,000. nom

Madison st, 412 (1:265-39), ss, 375 e Jackson, 25x100, 5-sty bk tnt & strs; Jno J Kirby, ref, to Abr Wasch, 338 1 av; FORECLOS Jan19; Feb19'14; A$14,000-26,-500. **19,700**

Mott st, 76 (1:201-11), es, 75 s Canal, 25x47.3, 3-sty bk tnt & strs; Ray Finkelstein to Ida Levinson, 172½ Canal; mtg $11,500 & AL; Feb13; Feb17'14; A$12,000-16,000. O C & 100

Mulberry st, 3 (1:161-32), ws, abt 45 n Park row, 30x25x29.9x25, 5-sty bk tnt & strs; Milia Anzelone to Michl Garone, 118-20 Cherry; mtg $14,000; July2'12; Feb16 '14; A$11,000-15,000. O C & 100

Norfolk st, 59 (2:351-17), ws, 100 s Broome, 25.9x100, 6-sty bk tnt & strs; Ike Buss to Norfolk Holding Co, Inc, a corpn [c/o I Buss], 162 Worth; mtg $30,000; Feb 17'14; A$25,000-42,000. nom

St Nicholas pl, 44-50 (7:2054-92 & 49), es, 75 s of cl 153d if projected, 99.1x200 to ws Edgecombe av, 2 6-sty bk tnts; Strathcona Constn Co, a corpn, to Jacob Rosenthal, 1893 7 av [100 5 av]; mtg $300,000 & AL; Feb10; Feb17'14; A$——$——. exch & 100

Stanton st, 75-7 (2:416-50), sec Allen (No 174), 43.10x75, 6-sty bk loft & str bldg; Ignatz Jacobson to Blima Wittal at Botoshan [Botoshani], Roumania; AL; Feb13; Feb14'14; A$43,000-70,000. O C & 100

Washington st, 578-82 (2:600-10-14), swc Clarkson (Nos 62-4), runs s75xw96.3 xs25xw50xn100 to ss Clarkson xe150 to beg, the land, with all title to bldgs thereon, 1 & 2-sty bk stable & vacant; Silas H Pomeroy to Jno J Bradley, 645 West End av; mtg $60,000 & AL; Feb17; Feb18'14; A$71,000-71,000. O C & 100

4TH st, 344 E (2:373-25), ss, 184.4 w Av D, 28.1x96, 5-sty stn tnt; A$17,500-34,-000; also 4TH ST, 346 E (2:373-26), ss, 156.3 w Av D, 28.1x96, 5-sty stn tnt; Jacob Weinberg to David Kohn, 569 W 150; AL; Feb14; Feb17'14; A$17,500-34,000. nom

4TH st, 346 E, see 4th, 344 E.

6TH st, 639 E (2:389-41), ns, 108 w Av C, .25x90.10, 5-sty bk tnt & strs; Jacob Isaacs to Mortimer E Isaacs, 526 W 161; AT; Feb9; Feb13'14; A$17,000-29,000. nom

6TH st, 750 E (2:375-34), ss, 111 w Av D, 21.10x97, 3-sty bk tnt; Jno Z Lowe Jr ref to Mary G Richardson, 17 W 74 & Wm C Orr, 16 E 92 [51 Chambers] EXRS Cath A Stevens; FORECLOS Feb11; Feb13; Feb14 '14; A$13,000-15,500. **15,400**

10TH st, 309 E (2:404-51), ns, 195.6 e Av A, 25x111.11, 4-sty bk tnt; Jacob Weinberg to David Kohn, 569 W 150; AL; Feb 14; Feb17'14; A$23,000-35,000. nom

14TH st, 612 E (2:396-14), ss, 188 e Av B, 25x103.3, 5-sty bk tnt & strs; Prudential Bond & Mtg Co et al to Benj Weinberg 109 New Jersey av, Bklyn; B&S; Feb10; Feb13'14; A$12,000-19,000. nom

18TH st, 6-8 W (3:819-50), ss, 200 w 5 av, 52x92, 12-sty bk loft & str bldg; Hippan Realty Co, Inc, to Martel Realty Co, Inc, a corpn, 59 Wall [r 407]; mtg $260,000 & AL; Feb17'14; A$116,000-253,-000. O C & 100

22D st, 118-24 W (3:797-54), ss, 225 w 6 av, 75x98.9, 12-sty bk loft & str bldg; Sol Realty Co, Inc, a corpn, to Ewald Mommer, 54 E 91 [118 E 28]; mtg $295,000 & AL; Feb1; Feb16'14; A$115,000-333,000. O C & 100

22D st, 324 W (3:745-51), ses, 300 nw 8 av, 20.9x98.6, 3-sty & b bk dwg; Abr M Graff, 40 W 93, to Isaac P Graff, 40 W 93, & Horace M Graff, 605 W 142, firm Graff Bros [346 Bway]; 1-6 pt; AT; Feb14; Feb 18'14; A$11,000-14,500. **2,274.10**

24TH st, 13-5 W (3:826-29), ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; Ewald Mommer to Sol Realty Co, Inc, a corpn, 35 W 39 [15 Broad, r 926]; mtg $200,000 & AL; Feb1; Feb16'14; A$137,000-268,000. O C & 100

26TH st, 210 E (3:906-49), ss, 160 e 3 av, 25x98.9, 3-sty bk tnt & strs & 3-sty bk rear loft bldg; Jacob Kammerer to Marie Kammerer, his wife, 210 E 26; mtg $9,500; Feb10; Feb19'14; A$12,000-17,000. O C & 100

29TH st, 44 E (3:858-48), ss, 120.10 w 4 av, 20.10x98.9, 5-sty stn dwg, 3-sty ext; Carolyn T Kelsey to Nathaniel L Carpenter, 404 Riverside dr [c/o N L Carpenter & Co, 21 William]; mtg $46,000 & AL; Feb11; Feb17'14; A$45,500-51,000. nom

32D st, 228 E (3:912-50), ss, 283.4 w 2 av, 16.8x98.9, 3-sty & b bk dwg; Susan Mount to Presentation Day Nurrsery of the Blessed Virgin Mary in City NY, a corpn, 230 E 32; Feb16; Feb17'14; A$8,000-10,000. **12,000**

34TH st E, ss, abt 150 e 1 av, see 1 av, es, abt 100 n 33d.

36TH st, 17 W (3:838-32), ns, 298 w 5 av, 24x98.9, 4-sty stn loft & str bldg, 3-sty ext; Jno H Rogan, ref, to Jno I Downey, 43 E 57 [410 W 34]; mtg $75,000; FORECLOS Feb11; Feb14; Feb16'14; A$91,-500-98,500. **5,000**

39TH st, 143-7 E (3:895-35-37), ns, 190 w 3 av, 53.1x98.9, 3-4-sty & b bk dwgs; Murray Hill Realty Co, a corpn, to West Side Constn Co, a corpn, 276 Riverside dr; mtg $74,000 & AL; Feb17; Feb18'14; A$52,800-61,000. nom

43D st, 106 W (4:995-37), ss, 102.6 w 6 av, 22.6x100.5, 3-sty stn loft & str bldg; Oliverage Co, Inc, to J Walter Rosenberg, 1843 N 17th, Phila Pa; mtg $65,000 & AL; Feb14; Feb17'14; A$62,000-64,000. O C & 100

44TH st W (4:1035), ns,, 99.6 e 9 av, a strip 0.6x100.5; Jos Heidelberger to Henry W Remington Jr, 354 Convent av; AL; Feb18; Feb19'14. O C & 100

44TH st, 347 W (4:1035-8), ns, 172.6 e 9 av, 27x100.5, 5-sty stn tnt; Hattie Heidelberger et al, EXRS &c Bertha Heidelberger, to Henry W Remington Jr, 354 Convent av [1931 Bway]; mtg $25,000; Feb 18; Feb19'14; A$17,000-35,000. **40,050**

44TH st, 349 W (4:1035-7), ns, 145.6 e 9 av, 27x100.5, 5-sty stn tnt; Hattie Heidelberger et al, EXRS &c Bertha Heidelberger, to Henry W Remington, 354 Convent av [1931 Bway]; mtg $25,000; Feb18; Feb19'14; A$17,000-35,000. **40,050**

46TH st, 422 W (4:1055-46), ss, 325 w 9 av, 25x100.4, 4-sty bk tnt & 3-sty bk rear shop; Fredk C Gladden, ref, to Walter W Welton, 56 E 41; FORECLOS Jan 13; Feb17'14; A$11,000-13,500. **12,300**

47TH st, 7 E (5:1283-8), ns, 175 e 5 av, 25x100.5, 6-sty stn loft & str bldg; Wm B Dinsmore & Marion C, his wife, to Madeleine I Dinsmore at Staatsburg, NY; ⅛ pt; mtg $70,000 & AL; Dec1'13; Feb18'14; A$112,000-150,000. O C & 50,000

50TH st, 10 E (5:1285-64), ss, abt 190 w Mad av, —x—, 4-sty & b stn dwg, 3-sty ext; also LAND at Foxhurst, near Baldwins, Ll; Jno Fox, decd, (by will) to Jno Fox his son [10 E 50] & Eleanor B Fox, granddaughter, & Kath O'Brien, niece of his decd wife; Nov14'13; Feb16'14; A$79,000-85,000. copy of will

51ST st, 226 E (5:1324-38), ss, 295.4 e 3 av, 17.8x79.11 to former cl of Eastern Post rd x19.3x88.8, 3-sty & b bk dwg; Jacob Bernardik to Sarah Bernardik, both at 226 E 51; mtg $5,500; Jan6; Feb19'14; A$6,000-7,500. nom

55TH st, 20 E (5:1290-59), ss, 30.6 w Madison av, 22.6x100.5, 4-sty & b stn dwg, 1-sty ext; Montrose Realty Co, a corpn, to Jos C Mott [Middle Neck rd], Great Neck, Ll; ½ pt; AT; AL; Feb11; Feb13'14; A $60,000-72,000. O C & 100

58TH st, 46-50 E (5:1293-46), ss, 150 e Mad av, runs s100.5xe75xn40.5xw0.6xn60 to st xw74.6 to beg, 12-sty bk tnt; Akron Building Co, a corpn, to Esthold Realty Co, a corpn, 505 5 av [r 1800]; mtg $125,-000 & AL; Feb11; Feb17'14; A$——$——. O C & 100

58TH st, 46-50 E (5:1293-46), ss, 150 e Mad av, runs s100.5xe75xn40.5xw0.6xn60 to st xw74.6 to beg, 12-sty bk tnt; Esthold Realty Co, a corpn, to Akron Building Co, a corpn, both at 505 5 av [r 1800]; mtg $500,000 & AL; Feb18'14; A$——$——. O C & 100

59TH st, 9-13 E (5:1374-9), ns, 175 e 5 av, 75x100.5, 3 5-sty bk office & str bldgs; Henry Sidenberg to Fredk Ayer, at Beverly Farms, Essex Co, Mass; mtg $150,000; Feb13; Feb17'14; A$225,000-250,000. O C & 100

59TH st W, nwc Grand Circle, see Grand Circle, 11.

60TH st, 100-4 E (5:1394-72), sec Park av (511), 60x100.5, 12-sty bk tnt; New Holland Land & Mtg Co, a corpn, to Freeman Estates, Inc, a corpn, 30 E 42 [r 806]; AL; Feb5; Feb13'14; A$160,000-495,000. nom

62D st, 341 E (5:1437-16½), ns, 388 e 2 av, 17x100.5, 3-sty & b stn dwg; Fredk Ganss to Jno Bozzuffi, 1149 1 av; Feb4; Feb13'14; A$6,000-7,500. **6,500**

62D st, 160 W, see Ams av, 49-55.

64TH st, 114 E (5:1398-67), ss, 132.6 e Park av, 17.6x100.5, 4-sty & b stn dwg; Directors Realty Holding Co to Edith H Symington, 275 W 73 [c/o Albt Symington, 35 Wall]; mtg $26,500; Feb18'14; A$21,000-28,-000. O C & 100

67TH st, 52-4 W (4:1119-55), ss, 200 e Col av, 50x100.5, 3-sty bk garage; Franklin Savgs Bank to Garden Investing Co, Inc, 31 Nassau [r 1105]; B&S; Feb16'14; A $50,000-65,000. **55,050**

71ST st, 319 E (5:1446-12), ns, 350 w 1 av, 25x102.2, 5-sty bk tnt; Anna Oppermann, formerly wife Jos Zeman, to Vaclav Nemecek, 342 E 72; mtg $13,000; Feb14; Feb16'14; A$9,000-20,000. O C & 100

73D st, 275 W (4:1165-4½), ns, 80 e West End av, 20x84.4, 4-sty & b stn dwg; Edith H Symington to Reliant Holding Co, a corpn, 160 Bway [r 1012]; AL; Feb7; Feb 18'14; A$18,000-30,000. O C & 100

73D st, 275 W (4:1165-4½), ns, 80 e West End av, 20x84.4, 4-sty & b stn dwg; Reliant Holding Co to I Randolph Jacobs, 316 W 87 [160 Bway]; mtg $30,000 & AL; Feb 18; Feb19'14; A$18,000-30,000. O C & 100

74TH st, 165 E (5:1409-28), ns, 190 w 3 av, 20x102.2, 4-sty stn tnt; Hyde Realty Co, a corpn, to Theo Roosevelt Jr, 165 E 74 [c/o Bertron, Griscom & Co, 40 Wall]; B&S & CaG; mtg $25,000; Feb16; Feb17 '14; A$13,500-28,000. nom

77TH st, 307-11 on map 307-9 E (5:1452-5), ns, 75 e 2 av, 50x102.2, 6-sty bk tnt & strs; Hamilton Holding Co, a corpn, to Bernard Heinrich, 221 32d, Woodcliffe, NJ; mtg $51,000; Feb15; Feb17'14; A$19,000-57,000. nom

77TH st, 307-11 on map 307-9 E; Bernard Heinrich to Rosa Heinrich, his wife, 121 32d, Woodcliffe, NJ [c/o Heinrich Bros, 613 W 46]; mtg $51,000; Feb17'14. nom

78TH st, 210 W (4:1169-38½), ss, 137.6 w Ams av, 18x102.2, 3-sty & b stn dwg; Henrietta E Patten & Ernestine A Cochran EXRS Annie S Patten to Emanuel J Heitner, 536 W 113 [149 Broadway]; mtg $13,000; Nov14'13; Feb14'14; A$15,000-21,000 **22,300**

78TH st, 210 W; Ernestine A Cochran to Emanuel J Heitner, 536 W 113 [149 Broadway]; QC; mtg $13,000; Feb9; Feb14'14. nom

79TH st, 135 (149) W (4:1210-18), ns, 350 w Col av, 24x102.2, 4-sty & b stn dwg; Herbert M McLintock, EXR Hannah J McLintoch to Akron Building Co, a corpn, 505 5 av [r 1800]; AL; Feb18'14; A$21,000-35,-000. **40,800**

79TH st, 137 W (4:1210-17), ns, 374 w Col av, 19x102.2, 4-sty & b stn dwg; Amelia G wife Jno F Harman to Akron Building Co, a corpn, 505 5 av [r 1800]; AL; Feb18 '14; A$17,000-24,000. nom

79TH st, 139 W (4:1210-16½), ns, 393 w Col av, 19x102.2, 3-sty & b stn dwg; Erminie M Carruthers to Akron Building Co, a corpn, 505 5 av [r 1800]; mtg $15,000 & AL; Feb18'14; A$17,000-22,000. O C & 100

80TH st, 10 E (5:1491-65), ss, 185 e 5 av, 20x102.2, 4-sty & b stn dwg; Teresa Wallach to Terrain Realty Co, 95 Liberty; [r 200]; Feb18; Feb19'14; A$45,000-60,000. O C & 100

80TH st, 218-20 E (5:1525-37-38), ss, 250 e 3 av, 50x102.2, 2-5-sty bk tnts; John J Tully Co, a corpn, to Esther, wife Milton M Dryfoos, 106 E 85 [c/o Milton M Dryfoos, 31 W 23]; mtg $39,000; Feb17; Feb 18'14; A$22,000-44,000. O C & 100

85TH st, 430 E (5:1564-35), ss, 375 e 1 av, 25x102.2, 5-sty bk tnt; Anna De Castro to Bernhard Wankel & Eliz, his wife, 1573 3 av, tenants by entirety; mtg $14,-000; Feb16; Feb17'14; A$8,500-18,500. O C & 100

87TH st, 1 W, see Central Park W, 271.

91ST st, 54 E (5:1502-49), ss, 93.4 e Mad av, 20x100.8, 3-sty & b stn dwg; Ewald Mommer, EXR Ida M Mommer, to Sol Realty Co, Inc, a corpn, 37 W 39 [15 Broad, r 926]; Feb1; Feb16'14; A$17,500-27,000. **40,000**

92D st, 124 E (5:1520-62), ss, 250 e Park av, 15x100.8, 3-sty & b bk dwg; A$9,000-12,000; also 92D ST, 130-2 E (5:1520-60 & 60½), ss, 295 e Park av, 30x100.8, 2 3-sty & b bk dwgs; Geo A Macdonald to Arthur

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J Collins, 95 Elmwood av, Woodhaven, LI; Feb17'14; A$18,000-24,000. O C & 100

92D st, 130-2 E, see 92d, 124 E.

92D st, 439 E (5:1572-21), ns, 94 w Av A, 25x100.8, 1 & 2-sty bk & fr shop; Ellen King to Frank Perske, 439 E 92; B&S; AL; Feb2; Feb17'14; A$8,000-9,000. O C & 100

92D st, 439 E (5:1572-21), ns, 94 w Av A, 25x100.8, 2-sty bk tnt & str, 1-sty fr ext; Frank Perske to Geo Ehret, 1197 Park av; Feb16; Feb18'14; A$8,000-9,000. O C & 500

93D st, 181 E (5:1522-30), ns, 160.6 w 3 av, 30x100.8, 4-sty stn tnt; Emma Hein et al to D Sylvan Crakow, 530 W 157 [32 Liberty], & Louis Hein, 320 Central Park W; B&S; Feb13; Feb18'14; A$14,500-24,500. O C & 100

93TH st, 134 W (4:1225-47), ss, 431 e Ams av, 17x100.8, 3-sty & b bk dwg; Agnes L Rogers to Saml M Roosevelt, at Skaneateles, NY [99 Pearl]; mtg $10,000 & AL; Feb13'14; A$9,500-13,500. O C & 100

93TH st, 149 W (4:1226-13), ns, 294 e Ams av, 18x100, 3-sty & b stn dwg; Augustus K Sloan to Mary I Sheehan, 790 West End av; mtg $10,000; Feb11; Feb19 '14; A$10,000-18,000. O C & 100

96TH st, 155 E (6:1624-22), ns, 44 e Lex av, 26x100.11, 5-sty bk tnt; Raphael Prager to Jno H Bodine, 1427 Mad av; AL; Feb16; Feb17'14; A$14,500-24,500. O C & 100

97TH st, 116 E (6:1624-62), ss, 250 e Park av, 25x100.11, 5-sty stn tnt; Jas L Van Sant to Morris H Lewis, 235 E 57 [980 3 av]; mtg $22,500; Feb16; Feb18'14; A$11,000-23,-500. O C & 100

98TH st, 48 W (7:1833-52), ss, 475 w Central Park W, 25x100.11, 5-sty stn tnt; Robt J Moorehead to Belwood Realty Co, 35 Nassau [r 1406]; mtg $20,000; Feb16; Feb17'14; A$15,000-26,000. O C & 100

98TH st, 145 W (7:1853-15), ns, 352.6 e Ams av, runs e27xn33.2xne18.6xn65.4xnw 42xs63.6xse22.3xs33.2 to beg, 5-sty bk tnt; Jos M Edelson, ref, to Philip Sugerman, 136 W 118 [95 Nassau]; FORECLOS Jan26; Feb16'14; A$19,500-34,000. **26,500**

100TH st, 206 E (6:1649-43), ss, 130 e 3 av, 25x100.11, 6-sty bk tnt & strs; Frank J Ryan, ref, to Austin B Fletcher, 1 E 60, [165 Bway], & Lewis H Schultz, 225 W 86 [c/o A B Fletcher], TRSTES Jackson S Schultz; FORECLOS Jan14; Feb11; Feb 13'14; A$9,000-26,500. **17,000**

100TH st, 207 E (6:1650-7), ns, 150 e 3 av, 25x100.8, 5-sty bk tnt; Leah K R Goldfarb to Adolf Mandel, 56 E 87; mtg $17,000; Jan24; Feb17'14; A$9,000-18,500. O C & 100

100TH st, 208 E (6:1649-42), ss, 155 e 3 av, 25x100.11, 6-sty bk tnt & strs; Frank J Ryan, ref, to Austin B Fletcher, 1 E 60, [165 Bway], & Lewis H Schultz, 225 W 86 [c/o A B Fletcher, 165 Bway], TRSTES Jackson S Schultz; Feb11; Feb13'14; A$9,-000-26,500. **20,000**

100TH st, 407 E (6:1694-7), ns, 137.1 e 1 av, 37.1x100.11, 6-sty bk tnt & strs; Alrose Realty Co, a corpn, to Wm Goldstone, 2 W 89 [103 Park row]; mtg $20,000; Feb 16; Feb17'14; A$7,500-27,000. O C & 100

105TH st, 239-41 E (6:1655-16), ns, 176.10 w 2 av, 40.8x100.9, 6-sty bk tnt & strs; Saul Abraham to Jos Yeska, 155 Riverside dr [142 Park Row]; mtg $39,400; Feb19'14; A$14,000-42,000. O C & 100

105TH st, 321 W (7:1891-43), ns, 100 e Riverside dr, 23x100.11, 4 & 5-sty & b stn dwg; Gladys E wife of & Ward Brower to Chas B Barkley, 7 E 58 [233 Bway]; mtg $35,500; Feb9; Feb18'14; A$20,000-42,000. O C & 100

107TH st, 5-7 W (7:1843-27-28), ns, 100 w Central Park W, 50x100.11, 2 5-sty bk tnts; Jno J Harlow to Chas Jagels, 186 W 80 [383 Amsterdam av]; mtg $50,000; Feb14; Feb16'14; A$32,000-56,000. O C & 100

109TH st, 123-5 on map 121-3 E (6:1637-10), ns, 205 e Park av, 50x100.11, 6-sty bk tnt; Acadia Realty Co to Pauline Lyons, 500 W 177; AT; AL; Feb11; Feb19'14; A $23,000-57,500. O C & 100

111TH st, 29 E (6:1617-13), ns, 75 w Madison av, 25x100.11, 5-sty stn tnt; Leon Dauber et al to Jafco Realty & Holding Co, Inc, a corpn, 51 Chambers [r 905]; mtg $21,000; Feb11; Feb13'14; A$13,000-24,000. nom

111TH st, 24-30 W (6:1594-50), ss, 345 w 5 av, 100x71.10, 5-sty bk tnt; Tilmil Realty Co to Jno Volz, 131 E 86; mtg $70,-000; Feb18; Feb19'14; A$——$——. O C & 100

115TH st, 200 W, see 7 av, swc 115th.

124TH st, 50 E (6:1748-70), ss, 136 e Madison av, 18x100.11, 3-sty & b stn dwg; Hermine Furst to Alfred Furst, 1929 Madison av [50 E 124]; mtg $12,500; July 19'11; Feb17'14; A$8,500-10,500. O C & 100

124TH st, 233-9 on map 235-9 E (6:1789-16 & 18), ns, 167 w 2 av, 80x100.11, 2 6-sty bk tnts & strs; Chas E Murtha Jr to Emandess Holding Co, a corpn, 440 E 109; mtg $74,000; Feb16; Feb17'14; A$35,000-90,000. O C & 100

124TH st, 513-5 W (7:1979-23), ns, 199.6 w Ams av, runs n25xw0.6xn75.11xw52.6xs 100.11 to st xe53 to beg, 6-sty bk tnt; Wm E Murphy, ref, to Fredk Correll, 1186 Lex av; mtg $60,000 & AL; FORECLOS Jan20; Jan23; Feb13'14; A$30,500-80,000. **7,000**

125TH st, 303 E (6:1802-3),ns, 50 e 2 av, 25x99.11, 5-sty stn tnt & strs; Finley M Foster to Ruth Pember Northrup, Orangeburg, NY; mtg $14,000; Feb9; Feb14'14; A$11,000-18,000. nom

125TH st, 29 W (6:1723-22½), ns, 350 w 5 av, 20x99.11, 4-sty stn tnt & strs; Millicent S Denton to Mary A Grace, 49 Charlton; B&S; mtg $35,000; Feb14; Feb18'14; A$36,000-43,000. O C & 100

125TH st, 351-7 W, see St Nicholas av, 301.

127TH st, 143 E (6:1776-20A-20B & 21), ns, 35 e Lex av, runs n99.11xw35 to es Lex av (Nos 2113-5), xs36xe20xs63.11 to 127th xe 15 to beg, 3-3-sty & b bk & stn dwgs; Wm G Brown, ref, to Edw Berger, 155 W 120 [747 6 av]; FORECLOS Feb3; Feb18 '14; A$13,000-17,500. **18,200**

129TH st, 22 E (6:1753-62), ss, 271.2 e 5 av, 17.9x99.11, 3-sty & b stn dwg; Benenson Realty Co, a corpn, to Sarah A Clark, 157 E 121; mtg $5,000; Feb17; Feb18'14; A $7,400-9,500. O C & 100

130TH st, 253 W (7:1936-9½), ns, 220 e 8 av, 15x99.11, 3-sty & b stn dwg; Louis Y Davis to Jennie I Davis, 742 St Nicholas av; mtg $6,500; Jan31; Feb19'14; A$6,600-9,000. nom

131ST st, 130 W (7:1915-47), ss, 390 e 7 av, 20x99.11, 3-sty & b stn dwg; J Arthur Corbin, ref, to Emigrant Indust Savgs Bank, a corpn; FORECLOS Feb3; Feb18; Feb19'14; A$3,000-12,500. **9,000**

131ST st, 231 W (7:1937-18), no, 420 e 8 av, 16x99.11, 3-sty & b stn dwg; Saml A Gould & ano to Warren H Logan, 2311 7 av; mtg $7,500 & AL; Feb11; Feb13'14; A $6,400-8,000. nom

131ST st, 252 W (7:1936-53½), ss, 267.6 e 8 av, 17.6x99.11, 3-sty & b stn dwg; Richd Carroll to Ellen Pearson, 114 W 61; mtg $8,500; Sept2'13; Feb16'14; A$7,000-9,000. nom

131ST st, 252 W; Ellen Pearson to Michl Dwyer, 270 W 123; mtg $8,500; Feb11; Feb16'14. nom

133D st, 50 W (6:1730-59),ss, 310 e Lenox av, 25x99.11, 4-sty bk storage warehouse; Lillian V Harris to May Harden, 23 Ravine av, Jersey City, NJ; mtg $15,000; Feb18; Feb19'14; A$9,000-17,500. O C & 100

134TH st, 121 W (7:1919-18), ns, 325 w Lenox av, 25x99.11, 5-sty bk tnt; Eudocia F Dewey to Brown-Weiss Realties, a corpn, 63 Park row; QC & correction deed; Dec1'13; Feb19'14; A$10,000-19,000. nom

134TH st, 121 W; Brown-Weiss Realties to Woodbury G Langdon, at Morristown, NJ [151 Mad av]; mtg $16,000 & AL; Dec 30'13; Feb19'14. O C & 100

134TH st, 266-8 W, see 8 av, 2504.

136TH st, 258 W (7:1941-56½), ss, 185 e 8 av, 16.8x99.11, 3-sty & b bk dwg; Martha Cesner to Peter C Eckhardt, 567 W 184, & Fredk Eckhardt, 563 W 184 [693 9 av]; mtg $8,500; Feb11; Feb17'14; A$6,700-10,-000. nom

138TH st, 629-31 W (7:2087-16), ns, 375 e 12 av & 132.6 e Riverside dr, 50x99.11, 5-sty bk tnt; Mary F Martin to Ella C Christie, 220 W 98; mtg $50,000; Feb14; Feb17'14; A$21,000-55,000. O C & 100

141ST st, 622-4 W (7:2088-47), ss, 325 w Bway, 100x99.11, 8-sty bk tnt; West Side Constn Co to Murray Hill Realty Co, a corpn, 500 5 av [r 412]; mtg $225,000 & AL; Feb17; Feb18'14; A$175,000-P178,000. O C & 100

150TH st W, ns, at es S av, see 8 av, 2830-40.

151ST st W, see S av, see 8 av, 2830-40.

161ST st, 581 W, see Bway, 3860-6.

186TH st, 511 W (8:2156-95), ns, 175 w Ams av, 75x107.5, 5-sty bk tnt; Edith W, wife Jno Lawson, to Hauptmann Realty Co, 404 E 104; AL; Feb19'14; A$18,000-72,000. O C & 100

187TH st, 523-7 W (8:2159-29), ns, 187.6 w Ams av, 87.6x94.10, 6-sty bk tnt; Simon Cyge to Theo Friedeberg, 565 W 144; mtg $95,000; Feb17; Feb18'14; A$24,500-100,000. nom

Av A, 1598 (5:1581-3), es, 50 n 84th, 25x 98, 5-sty bk tnt & strs; Max Cohen et al to Co-Free Realty Co, a corpn [c/o Jacob Freeman, pres], 1115 Boston rd; mtg $21,-000; Feb2; Feb13'14; A$10,000-26,000. O C & 100

Av A, 1741 (5:1570-26), ws, 50.10 s 91st, 25x94, 5-sty bk tnt & strs; Jno Volz to Tilmil Realty Co, a corpn, 132 Nassau; [r 520]; mtg $12,000; Feb17; Feb19'14; A $9,000-18,000. exch

Av A, 1743 (5:1570-27), ws, 25.10 s 91st, 25x94, 5-sty bk tnt & strs; Belford Realty Co, Inc, to Tilmil Realty Co, a corpn, 132 Nassau [r 520]; mtg $12,000; Feb17; Feb 19'14; A$9,000-18,500. exch

Amsterdam av, 49-55 (4:1133-61), sec 62d (No 160), 100.5x100, 2-sty bk str; Paul 'Jones, ref, to Wolcott G Lane, 15 E 74; Alfred E Marling, 35 W 47, & Lorillard Spencer, 71 E 82, EXRS &c Wm A Spencer; FORECLOS Feb17; Feb19'14; A$95,000-105,000. **75,000**

Amsterdam av, 1351-5 (7:1966-107-108), es, at sws Lawrence (Nos 60-4), 71x65.8 x63.6x90.3, 3-sty bk tnt & str & 2-sty bk stable; Edw M Deering,to Jas J Deering, 65 Elliott av, Yonkers, NY; AT; mtg $15,-100; Feb14; Feb16'14; A$37,000-42,000. nom

Bolton rd, swe Prescott av, see Prescott av, ws, 287 n Dyckman.

Broadway, 3860-6 (8:2120-1), nec 161st (No 581), 99.11x99.10, 6-sty bk tnt & strs; Saml H Wandell, ref, to Robt Fulton Realty Co, a corpn, 686 Bway [c/o M A Isaacs, 4 Great Jones]; FORECLOS Feb17; Feb18; Feb19'14; 9$87,000-208,000.

25,000 over & above mtg for 170,000

Central Park W, 271 (4:1201-29), nwc 87th (No 1), 75.6x100, 12-sty bk tnt; Owners Building Co, a corpn, to Henry Sidenberg, 14 W 51 [c/o G Sidenberg & Co, 114 5 av]; mtg $400,000; Feb16; Feb17'14; A $——$——. O C & 100

Edgecombe av, ws, 75 s cl 153d, see St Nicholas pl, 44-50.

Fort Washington av (8:2136-140), swc 162d, 102.2x161.7x99.11x140, 6-sty bk tnt being erected; Simbar Realty Corpn to Friedman Constn Co, a corpn, 171 Bway; mtg $69,500; Feb17'14; A$96,000-$——. O C & 100

Lexington av, 1705 (6:1639-52), es, 73.11 s 112th, 27x73, 5-sty bk tnt & strs; Margt J Crawford to Jos B Peck, at Rochester, NY; AL; Feb13; Feb16'14; A$11,000-20,000. nom

Lexington av, 2113-5, see 127th, 143 E.

Manhattan av, 388 (7:1943-20), es, 64.2 n 116th, 36.8x82, 5-sty bk tnt; Fannie S, wife Fredk O Woodruff, to Regine Dinkelspiel, 388 Manhattan av; QC; correction & confirmation deed; Feb5; Feb13'14; A$21,-500-30,000. nom

Nagle av (8:2217-1 & 47 & 7 & 14), nec Dyckman, runs e600 to ws Academy xn 310 to ss Post av xw600 to es Dyckman xs310 to beg, the block, vacant; Jno T Canavan, ref, to Empire Trust Co, a corpn, 42 Bway; FORECLOS Jan15; Feb18; Feb19 '14; A$291,000-291,000. **291,500**

Northern av (8:2179-pt lot 142), es, 556.2 n 181st, 100x214.6x103.9x226.4, vacant; Robt B Dula to Broad View Land Co, a corpn, at White Plains, NY [c/o Jno Miles, pres, 610 Bway]; AL; Feb14; Feb 17'14; A$——$——. O C & 100

Park av, 511, see 60th, 100-4 E.

Park av, 1668-70 (6:1623-37), ws, 100.11 n 117th, 50.5x90, 6-sty bk tnt & strs; Gertrude Kramer to Jennie Rosenfeld, 367 W 119; AL; Feb9; Feb19'14; A$19,000-47,-500. O C & 100

Post av, swc Academy, see Nagle av, nec Dyckman.

Post av, sec Dyckman, see Nagle av, nec Dyckman.

Prescott av (F st) (8:2247-161-168 & 172-174), ws, 287 n Dyckman, runs n296xw34.9 to cl Bolton rd xsw as it winds & turns 426.1xs14.8xe350.10 to beg, vacant; A$12,-900-12,900; also BOLTON RD (8:2255-127-130), cl, opposite portion of above, begins 78.5se from wl land conveyed by Dyckman to Cummings, Jan22, 1857, in l 725, cp 189, & 130.11 sw from s l said land, runs se104.3xsw124.4 to cl Bolton rd xw 99.11xne162.2 to beg, vacant; A$2,800-2,800, except PRESCOTT AV (8:2247), ws, 287.1 n Dyckman, 80x90x—x100, & being lots 33 to 36 map 956, Inwood, 12th Ward, vacant; Ursula Catlin Burns to Sarasota Realty & Impt Co, Inc, 258 Bway; AT; mtg $11,500 & AL; Dec11'13; Feb14'14. **10,000**

St Nicholas av, 301 (7:1952-11), nwc 125th (Nos 351-7), 99.11x100, 6-sty bk tnt & strs; Jno O'Brien to Solon Berrick, 50 W 77 [320 Bway]; mtg $195,000 & AL; Feb14; Feb18'14; A$105,000-230,000. O C & 100

St Nicholas av, 730 (7:2053-65), es, 355.10 n 145th, 30.4x100, 4-sty & b stn dwg; Ella C Christie to Mary F Martin, 2610 Grand av; AL; Feb16; Feb17'14; A $17,500-21,500. O C & 100

Vermilyea av (8:2224-17), ss, 100 w Academy, 100x150, vacant; Lawyers Realty Co to Lawyers Title Ins & Trust Co, a corpn; B&S; mtg $13,000; Sept2'13; Feb18 '14; A$16,000-16,000. O C & 100

Vermilyea av (8:2224), same prop; Lawyers Title Ins & Trust Co, a corpn, to Sand Constn Co, Inc, a corpn, 1029 E 163; B&S; Feb9; Feb18'14. O C & 100

West End av, 515 (4:1246-34), ws, 50.2 s 85th, 20x64, 3-sty & b bk dwg; Eva Coventry to Leroy Coventry, 156 W 72; mtg $19,000; July30'07; Feb19'14; A$22,000-27,-000. nom

1ST av (3:965-26-27 & pt lot 1), es, abt 100 n 33d, runs e200xn98.9 to ss 34th xw 50xs74xw150 to av xs24.8 to beg, pt 2-sty bk bldg & vacant; 23d St Railway Co, a corpn, to Stuyvesant Real Estate Co, a corpn, 85 Cedar [r 1701]; Jan30; Feb16'14; A$——$——. nom

1ST av, 2113-5 (6:1680-27-28), ws, 50.10 s 109th, 50x17.5x—x62.10, 1-sty fr shop; Francis S McAvoy, ref, to Anthony B Thomas,' 233 E 115; PARTITION Dec23'13; Feb18; Feb19'14; A$9,300-10,000. **8,000**

1ST av, 2113-5; Anthony B Thomas to Assunta Gallucci, 318 E 109; Feb18; Feb 19'14. **8,500**

1ST av, 2113-5; Jno S Myers, ADMR Aaron Bussing, to same; QC; Jan30; Feb 19'14. 25

2D av, 760 (5:1333-51), ses, 123.5 ne 40th, runs se100xne10.10xn37.3xnw69.2 to av x sw24.8 to beg, 4-sty bk tnt & strs; Richd Schimek to Philip Weintraub, 366 E 177; [1999 Webster av]; ½ pt; AT; mtg $21,500; Feb16; Feb19'14; A$14,500-22,000, omitted

2D av, 2003 (6:1653-22), ws, 25.5 n 103d, 25x75, 4-sty bk tnt & strs; Lafayette B Gleason, ref, to Miriam Isaacs, 306 W 99; 14-27 pts; Herman Schmidt, 152 W 13, 10-27 pts, & F Lorenz Smith, 152 W 13, 3-27 pts; 'FORECLOS Jan27; Feb9; Feb19'14; A$9,-000-14,500. **14,650**

3D av, 1877 (6:1653-47), es, 50.9 s 104th, runs s24.10xe110xn24.10xw40xs.02½xw70 to beg, 5-sty stn tnt & strs; Milton M Dryfoos to Jno J Tully Co, a corpn, cor Valentine av & 194th; mtg $19,500; Feb17; Feb18'14; A$18,000-29,000. nom

3D av, 1885-7 (6:1654-2 & 3), es, 20 n 104th, 53.8x100, 2 5-sty bk tnts & strs; Louise Fox to Clara Klingenstein, 102 E 79 [c/o Jacob Klingenstein, 505 5 av]; AL; Jan30; Feb17'14; A$39,000-60,000. O C & 100

3D av, 2336 (6:1775-38), ws, 49.11 s 127th, 24.11x100, 4-sty bk loft & str bldg; Sophie Newhouse to Cunard Realty Co, Inc, a corpn, 412 W 148; mtg $39,000 & AL; Feb16; Feb17'14; $23,000-32,000. O C & 100

7TH av (7:1830-36), swc 115th (No 200), 100.11x100, 6-sty bk tnt & strs; Isidor Reis to Margt J Hoyt, at Great Neck, LI; mtg $212,000 & AL; Feb13; Feb17'14; A $101,000-$——. O C & 100

7TH av (7:1830-36), swc 115th (No 200), 100.11x100, 6-sty bk tnt & strs; Oak Constn Co, a corpn to Isidor Reis, 68 Lenox av [516 5 av]; mtg $170,000 & AL; Feb13; Feb 14'14; A$101,000-$——. O C & 100

7TH av, 2248 (7:1938-31), ws, 49.9 n 132d, 25x100, 5-sty bk tnt & strs; TRSTES of the Northern Dispensary of City N Y, a corpn, to Chas Zink, 2248 7 av; mtg $20,000; Feb16'14; A$17,000-26,000. **27,000**

7TH av, 2371-3 (7:2007-62 & 63), es, 25 s 139th, 50x100, 2 5-sty bk tnts & strs; Alfred Neuhaus to Kingbert Holding Co, Inc, a corpn, 150 Bway [r 54]; mtg $56,000; Feb16; Feb19'14; A$34,000-64,000. O C & 100

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5TH av, 2504 (7:1939-61), sec 134th (Nos 266-8), 25x100, 5-sty bk tnt & strs; Humphrey Isaacs to Sigmund B Heine, 521 W 150; AL; Feb17; Feb18'14; A$27,000-47,000. nom

5TH av, 2830-40 (7:2036-61), at es & ns 150th, xnws MacCombs pl (Nos 21-39), runs ne along road 203.5 to ss 151st xw 96.7 to es 8 av xs179 to beg, 3-6-sty bk tnts & strs; Jno F Couch, ref, to N Y County National Bank, a corpn, 79 8 av; mtg $139,000 & AL; FORECLOS Jan28; Jan31; Feb13'14; A$55,000-157,000. 500

10TH av, 877 (4:1086-30), ws, 25.5 n 57th, 25x75, 5-sty stn tnt & strs; Peter C Eckhardt et al to Jno J Harlow & Ellen, his wife, 485 Central Park W [742 9 av], as tenants by entirety; mtg $20,000 & AL; Feb16'14; A$13,000-22,000. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Arden st, 22-4 (8:2174-pt lot 85), sws, 210 nw Nagle av, 40x130, 5-sty bk tnt; re mtg; Robt E Pheland to Brown Bros, Inc, Owners & Builders, a corpn, 33 E 20; Feb 17; Feb19'14; A$——$——. nom

Arden st, 2-12 (8:2174-pt lt 85), sws, at nws Nagle av, 129.6x130x129.6x120, 3 5-sty bk tnts & strs; re mtg; Robt E Phelan to Brown Bros, Inc, Owners & Builders, a corpn, 33 E 20; Feb17; Feb19'14; A$—— $——. nom

Clinton st, 195-7, see East Bway, 216-8.

Division st, 205-7, see East Bway, 216-8.

East Brondway, 216-8 (1:285-43-45), nwc Clinton (Nos 195-7), 52.2x— to ss Division (Nos 205-7). 4 6-sty bk tnts & strs; re mtg; Meyer Rosenberg et al to Harris Shedlinsky, Wavecest av, Far Rockaway, B of Q; Feb18; Feb19'14; A $88,000-141,000. nom

Gramercy Park or pl, 39 (3:876), es, 19.8 s 21st, 19.8x80; gen re of judgt entered Oct9'96; Mary F King to Jno Wood [c/o Emily E Wood, his widow], 39 Gramercy Park]; Jan 18'98; Feb13'14. nom

Gramercy Park or pl, 39 (3:876); gen re of judgt entered Jan11'98; Fredk St John, as receiver of Jno Wood et al, to Jno Wood [Emily E Wood, his widow, 39 Gramercy Park]; Jan17'98; Feb13'14. 900

Greenwich st, 238-40 (1:128); consent to 3d track; Saml P Tull to Manhattan Railway Co, a corpn; Jan4; Feb13'14. ——

Greenwich st, 328 (1:142); consent to 3d track; Henry J Fink to Manhattan Railway Co, a corpn; Feb3; Feb17'14. ——

Greenwich st, 329 (1:143); consent to 3d track; Eliz E W & Jno L Adams & Jas L Fling to Manhattan Railway Co, a corpn; Feb11; Feb17'14. ——

Greenwich st, 628-34 (2:602), swc Morton, 75x72; consent to 3d track; Falcon Realty Co, a corpn, to Manhattan Railway Co, a corpn; mtg $70,000; Jan6; Feb17'14. 1,650

Greenwich st, 628-34; consent to 3d track; American Mtg Co, 46 Cedar, mortgagee, to same; Feb3; Feb17'14. nom

Greenwich st, 703; consent to 3d track; Empire City Savgs Bank, mortgagee, to same; Jan29; Feb17'14. nom

Greenwich st, 703 (2:631), es, 90 n 10th, 25x90; consent to 3d track; Benj F Quackinbush, heir &c Mary E Quackinbush, to Manhattan Railway Co, a corpn; mtg $8,-000; Jan14; Feb17'14. 550

Greenwich st, 703; consent to 3d track; Benj F Quackinbush, individ lessee, to same; Jan23; Feb17'14. nom

Hamilton pl (7:1988), es, 135.8 n 136th, a strip 0.6x62.11 to cl old Bloomingdale rd x0.6x63.1; re mtg; Ray E Matshak & ano, TRSTES Saml Matshak, to Milo Realty Co, Inc, a corpn, 3487 Bway; Feb19'14. nom

Morton st, swc Greenwich, see Greenwich, 628-34.

40TH st, 147 W (4:993-4½), ns, 60 e 7 av, 20x98.9, 4-sty bk bldg & str, 2-sty ext; A$60,000-65,000; also BROADWAY, 1435 (4:993-8), ws, 47.5 n 40th, 20x47.8x20.9x53.6, 4-sty bk bldg & str; A$115,000-120,000; certf of redemption; M J Eagan or Egan, the purchaser at sheriff's sale, to Camille C D Power, 540 W 142, the judgt debtor; Feb6; Feb13'14. 1,925

44TH st, 557 W (4:1073), ns, 100 e 11 av, 25x100.4; Owners Duplicate certf of title issued in place of a lost dunlicate certf & withdrawn from registration; Feb17'14; Max S Grifenhagen, Registrar, to Bernadina Gorgers, 557 W 44; mtg $8,250 & AL; Aug10'11; Feb17'14. ——

50TH st, 503-5 W (4:1079), ns, 100 w 10 av, 100x100.5; agmt as to asn of rents, etc, to secure notes; Julius G Hocke of Bayonne, NJ, with City Bank of Bayonne [474 Bway], Bayonne, NJ; Feb1; Feb18'14. nom

57TH st W, sec 7 av, see 7 av, sec 57.

94TH st, 330 E (5:1556), ss, 425 e 2 av, 25x100.8; re asn rents; Estates Mtg Securities Co to Rosemary & Margt McGranahan, 330 E 94; Feb19'14. nom

97TH st W, sec Ams av, see Ams av, 755.

98TH st, 142 E (6:1625), re asn rents; Max Hoffman to Rebecca Goldberg, 937 E 156; Feb10; Feb19'14. nom

121ST st, 302 W (7:1947), ss, 100 w 8 av, 33.6x100.11; re asn rents recorded July5 '12; The Royal Bank of NY to Daisy B McCloskey, 531 W 148; Feb18; Feb19'14. nom

121ST st, 302 W; re asn rents recorded Aug8'07 & Aug10'09; The Royal Bank of NY to Daisy B McCloskey, 531 W 148; Feb 18; Feb19'14. nom

164TH st, 548-58 W (miscl); power of atty; Gertrude Horowitz of Bklyn to Maurice J Burstein, 548 W 165; Feb13; Feb18 '14. ——

Amsterdam av, 753, see Ams av, 755.

Amsterdam av, 755 (7:1851), sec 97th, 25x 100, owned by party 2d pt; also AMSTERDAM AV, 753 (7:1851), es, 25 s 97th, 32.1x 100, owned by party 1st pt; agmt as to easement for light & air; Jacob P Kissling at White Plains, NY, with said Jacob P Kissling & Louis A & Louise Kissling of Mt Vernon, NY, INDIVID & EXRS &c Jacob Kissling; Feb11; Feb14'14. O C & 100

Brondway, 1435, see 40th, 147 W.

Nagle av, nws, at sws Arden, see Arden, 2-12.

2D av, 631 (3:915); consent to 3rd track; Jos Gossett to Manhattan Railway Co, a corpn; mtg $12,500; Oct23'13; Feb18'14. 236

2D av, 631; consent to 3rd track; Naomi A Solomon mortgagee to same; Oct31'13; Feb18'14. nom

2D av, 631; consent to 3rd track; Morris E Gossett et al EXRS Rachel Gossett mortgagee to same; Jan23; Feb18'14. nom

2D av, 1422 (5:1449), es, 22 n 74th, 20x 80; consent to 3d track; Veldran Realty Co, a corpn, to Manhattan Railway Co, a corpn; mtg $9,500; Jan22; Feb17'14. 240

2D av, 1422; consent to 3d track; Greenwich Savgs Bank, mortgagee, to same; Feb4; Feb17'14. nom

7TH av (4:1009-1), sec 57th; consent to subway stairway; Carnegie Hall to City NY; Dec23'13; Feb18'14. nom

7TH av, 2295 (miscl); power of atty to conduct business, &c; Sol Rafsky to Peter Rafsky [2295 7 av]; Feb28'13; Feb17'14;. ——

8TH av (7:2037-1 to 4 & 57); consent to 3d track; Eighth Av R R Co to Manhattan Railway Co, a corpn; Feb2; Feb17'14. ——

Order of court (miscl), appointing Alfred W Kiddle, 115 Bway, new TRSTE under will of Robt Orr (decd) in matter of petition of Florence I Kiddle & Robt M Dunham; Feb16; Feb19'14. ——

Power of atty (miscl); Hiram L Friedlander to Estelle Friedlander, his wife, 210 W 107; Feb14; Feb19'14. ——

Power of atty (miscl); Eva Van C Morris to Henry L Morris, 32 Liberty; Jan21 '07; Feb13'14. ——

Power of atty (miscl); Newbold Morris to Henry L Morris, 32 Liberty; Feb15'09; Feb13'14. ——

Power of atty (miscl); Marie M Heink to Jno A Weekes; Apr9'08; Feb13'14. ——

Power of atty (miscl); Cath J Pryer to Chas S Phillips, 113 Fulton; Feb11; Feb18 '14. ——

WILLS.

Borough of Manhattan.

West st, 221-2 (1:185-9 & 10), es, 47.7 s N Moore, 40.2x56.6x irreg, 2 2-sty bk tnts & strs; Wm Diekmann Est, Kath M Cook, EXTRX, 120 Christie st, Ridgefield Park, NJ; attys, Otterbourg, Steindler & Houston, 200 5 av; A$23,000-24,000. Will filed Feb4'14.

11TH st, 237-9 W (2:614-37), ns, 162.6 e 4th, 37.6x100x38.10x100, 6-sty bk tnt; A$19,-000-60,000; also 12TH ST, 144 W (2:607-22), ss, 358 e 7 av, 20.10x103, 3-sty stn dwg, 1-sty ext; A$14,000-18,000; Geoffrey R Bourke Est, Teresa C Bourke, EXTRX, Sayville, L I; atty, Geo H Harman, 189 Montague, Bklyn. Will filed Feb18'14.

12TH st, 144 W, see 11th ,237-9 W.

18TH st, 217-9 W (3:768-25 & 26), ns, 225 w 7 av, 50x92, 1-4-sty bk tnt & 2-sty bk stable in rear & 1-5-sty bk tnt & strs & 4-sty bk stable in rear; A$23,000-31,000; also 51ST ST, 145 E (5:1306-23¼), ns, 67 e Lex av, 16.9x75.5, 3-sty & b stn dwg; A $8,500-11,000; Mathilda L Bedford Est, Jas C Foley, EXR, 8 Edgewood rd, Summit, N J; atty, Edw F Valentine, 206 Bway. Will filed Feb2'14.

32D st, 332 E (3:937-51), ss, 260 w 1 av, 18x98.9, 3-sty bk tnt; Eliz Schmid Est, Jacob Gietler, EXR, 332 E 32; attys, Jerome F Donovan, 27 Cedar; A$7,000-8,000. Will filed Feb5'14.

50TH st, 10 E (5:1285-64), ss, 208 e 5 av, 21.5x100.5, 4-sty br str dwg; John Fox Est, Jno J Quinlan, EXR, 120 E 86; atty, Chas H Beckett, 135 Bway; A$79,000-85,000. Will filed Jan22'14.

51ST st, 145 E, see 18th, 217-19 W.

82D st, 311 W (4:1245-14), ns, 140 w West End av, 20x102.2, 4-sty bk dwg; A $15,000-25,000; also RIVERSIDE DR, 323 (7:1891-4), es, 80 s 105th, 34.5x100, 5-sty bk dwg & 3-sty ext; A$51,500-75,000; Edwin R Holden Est, Geo A Holden, EXR, 186 Riverside dr; atty, Hamilton Odell, 60 Wall. Will filed Feb16'14.

83D st, 131-3 E (5:1512-16), nwc Lex av, 41.8x102.2, 5-sty tnt & strs; A$52,000-75,000; also 119TH ST, 158-64 E (6:1767-49-51), ss, 33.2 e Lex av, 76.8x100.11, 2 6-sty bk tnts & strs; A$34,000-87,000; also 128TH ST, 53-5 W (6:1726-14), ns, 321.8 e Lenox av, 38.4x 99.11, 6-sty bk tnt; A$19,000-53,000; Jacob Jung Est, Kath Jung, EXTRX, 131 E 83; atty, Marcus Mandelbaum, 257 Bway. Will filed Feb3'14.

87TH st, 109 W (4:1218-28½), ns, 75 w Col av, 16.8x100, 3-sty & b stn dwg; A$12,-000-16,500; also 5TH AV, 396 (3:838-45), w s, 49.4 n 36th, 27.7x100, ½ int; A$315,000-000-355,000; Emma M Raymond Est, Chas A Mix, EXR, 148 W 71; atty, Wm S Haskell, 233 Bway. Will filed Feb16'14.

116TH st, 309 W (7:1943-26), ns, 150 w 8 av, 25x100.11, 5-sty bk tnt; Jennie Bernstein Est, Louis Bernstein, EXR, 265 W 81; atty, Allan A Deutsch, 29 Liberty; A $16,000-26,000. Will filed Feb4'14.

119TH st, 158-64 E, see 83d, 131-3 E.

128TH st, 53-5 W, see 83d, 131-3 E.

Madison av, 1228 (5:1500-54), ws, 81.11 s 89th, 18.9x75, 3-sty & b stn dwg; Philena C Smith Est, Josephine P Smith EXTRX, 61 Franklin, Morristown, NJ; atty, Noel B Fox, 55 Liberty; A$24,000-27,000. Will filed Jan22'14.

Riverside dr, 323, see 82d, 311 W.

5TH av, 396, see 87th, 109 W.

CONVEYANCES.

Borough of the Bronx.

Barretto st, sec Fox, see Tiffany, 948.

Bleecker st, ss, see Allerton av, ss, being plot bounded n by ss Allerton av, &c.

Charlotte st, 1431-3 (11:2977), ws, 180.4 n Jennings, 40x100, 5-sty bk tnt; McEvoy & Koester Constn Co to Lorenz Metz, 1360 3 av; mtg $34,000; Feb18; Feb19'14. nom

Coster st, 632-4 (10:2766), es, 420 s Spofford av, 40x100, 2-2-sty bk dwgs; also COSTER ST, 644 (10:2766), es, 320 s Spofford av, 20x100, 2-sty bk dwg; also COSTER ST, 650 (10:2766), es, 260 s Spofford av, 20x100, 2-sty bk dwg; Brown-Weiss Realties, a corpn to Strathcona Constn Co, 48 St Nicholas av; mtg $23,000; Feb10; Feb 13'14. O C & 100

Coster st, 644, see Coster st, 632-4.

Coster st, 650, see Coster, 632-4.

Duncomb st (*), nws, 207 e Bronx blvd, runs nw175.5 to es Bronx blvd xne11.9 to cl Bronx River xne35.6 & 49xse179.6 to st xsw100 to beg; Annette L Edwards to Bronx Parkway Commission, 22 Pine; Jan23; Feb18'14. 11,619.10

Elizabeth st (*), ss, 50 w Fulton, 50x 100; Chas Dammeyer to Thos H Roff, 1042 Fox; mtg $1,253.33; Jan27; Feb17'14. O C & 100

Fillmore st, 1722 (*), es, 225 n Van Nest av, 25x100; Jno J Cork to Jno Pospisil & Jos Kucera, 442 E 51; mtg $3,500; Feb16; Feb17'14. O C & 100

Forster pl, ns, 96.11 e Huxley av, see Spencer av, es, 100 s 260th.

Fox st, 900, see Tiffany, 948.

Fulton st, ns, see White Plains rd, swc Allerton av.

Giles pl, sec Van Cortlandt Park S, see Van Cortlandt Park S, sec Giles pl.

Julinnnn st, nwc Bronx blvd, see Bronx blvd, nwc Julianna.

Kindermann pl, 400, see Webster av, 1350-4.

Kingsbridge ter (late Boston av) (12:-3257), ns, 315 w Heath av, 25.8x87.7x25x 93.4, vacant; Emma E Horn & ano to Elena E Goodale, 511 W 112, & Pauline H Drew, 1969 Bway; Jan27; Feb14'14. O C & 100

Mt Hope pl, 239 (11:2804), ns, 270 w Anthony av, 20x100, 3-sty bk tnt; Wm R Haughey et al to Chas D Haughey of Wallkill, NY; Jan5; Feb13'14. nom

Newman st (*), ws, 575 n 150th, 25x 111.6; Porter Realty & Development Co to Margt A Haggerty, 321 St Nicholas av; AL; Feb17; Feb18'14. O C & 100

Palisade pl, sec Undercliff av, see Undercliff av, sec Palisade pl.

Ruskin st (*), ss, 258.7 e Maple av, 50x 89.1x50x90.4; Michelangelo Verini to Nathan Becker, 38 Orchard; Feb13; Feb16'14. O C & 100

St Paul's pl, 531, see 3 av, 3738-42.

Seabury pl, ws, nbt 140 s Boston rd, see 172d E, es, 128.5 s Boston rd.

Simpson st, 1158 (10:2728), es, 124.11 s Home, 25x100, 4-sty bk tnt; Aug F Karsten to Jos F Scanlan, 378 Quincy, Bklyn; mtg $14,500; Feb11; Feb13'14; nom

Tiffany st, 948 (10:2714), es, 78 n 163d, 47x106.7, 5-sty bk tnt; also FOX ST, 900 (10:2722), sec Barretto, 52x105, 5-sty bk tnt; B V Constn Co to Hannah Cohen, 3800 Bway; mtg $106,187.50; Feb13; Feb 16'14. O C & 100

1ST st E, nws, at ws Bronx blvd, see Bronx blvd, ws, at nws 1st.

134TH st, 467-71 E (9:2279), ns, 145 w Brown pl, 50x100, 3 3-sty & b bk dwgs; Arthur W Weed to Rack Realty Co, 74 Bway; Jan10; Feb18'14. O C & 100

134TH st, 531 E (9:2262), ns, 150 e Brook av, 28.4x100, 5-sty bk tnt; Saml Strasbourger, ref, to Chas Adler, 1602 Lex av; FORECLOS Jan30; Feb11; Feb 18'14. 2,250

140TH st E (10:2591), ss, 86.3 e Southern blvd, 75x100, vacant; Albt Goodman to Edw I Goodman, 872 Whitlock av; B&S; Jan15; Feb17'14. O C & 100

143D st, 271 E, see Morris av, 384-98.

144TH st E, sec Morris av, see Morris av, 384-98.

145TH st, 320 E (9:2325), sws, 100 se College av, 25x100, except pt for st, 2-sty & b fr dwg; Patk Murphy to Chas McConnell, 241 E 144; mtg $4,000; Feb16; Feb18'14. O C & 100

145TH st E, swc Southern blvd, see Tinton av, swc Elm.

145TH st E, swc Tinton av, see Tinton av, swc Elm.

156TH st, 430 E (9:2377), ss, 100 w Elton av, 22x100, 2-sty & b fr dwg; Diedrick Brandt to Edw B Terrell, 824 Morris av; mtg $3,000; Feb11; Feb13'14. O C & 100

157TH st, 367 E (9:2404), ns, 116.6 e Courtlandt av, 25x101.7, 3-sty fr tnt & str; Geo Schaefer to Mary Brode, 1096 Jackson av; mtg $6,500; Feb17; Feb18'14. O C & 100

160TH st E (9:2407), ns, 242 e Courtlandt av, 50x100.8, vacant; Louis Lese to East 180th St Bldg Corpn, a corpn, 435 E 149; mtg $4,500; Feb16; Feb17'14. O C & 100

165TH st, 266 E (9:2447), ss, 30 w Morris av, 36.9x80x36.9x79.10, 4-sty bk tnt; Mitchell McDermott Constn Co to Patk Dempsey, 433 E 147; mtg $20,000; Feb17; Feb18'14. nom

165TH st E, nwc Sherman av, see Sherman av, nwc 165.

165TH st E, nec Sheridan av, see Sherman av, nwc 165.

165TH st W, sec Woodycrest av, see Woodycrest av, 1046-8.

166TH st, 721 E, see Jackson av, 1096.

167TH st E; also WEST FARMS RD; also HOE AV (10:2744), the block, —x—; vacant; Benenson Realty Co to Absar Realty Co, 919 Fox; mtg $28,000; Feb18; Feb19'14. O C & 100

167TH st, 455 E (9:2389), ns, 152 e Park av, runs n140xe17xs40xe3xs100 to st xw20

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to beg, 2-sty fr dwg & str; Minnie C Kenny to Margt L O'Brien, 457 E 167; mtg $2,500; Feb8; Feb19'14. O C & 100

171ST st, 496 E (11:2911), ss, 140 w 3 av, 16x100, 2-sty fr dwg; Agnes McN Munson, ref, to Morris Cooper, 415 Brook av; mtg $3,000; FORECLOSED & drawn Feb13; Feb17'14. **400**

171ST st E (*), es, 256.7 s Gleason av, 100x100; Bogert Flour Co to Katharina Hetzl, 342 Marcy av, Bklyn; AL; Feb13; Feb18'14. nom

172D st E (11:2967), es, 128.5 s Boston rd, 51.4x93.8 to Seabury pl x57x133, vacant; Susie Golding to Terrace Constn Co, 116 W 190; mtg $6,300; Feb17; Feb18 '14. O C & 100

179TH st E (11:3136), ss, 215.1 w Boston rd, strip 2x80x3x80; Chelsea Realty Co to Anna Reiss, 1509 Bryant av; B&S; Oct20'13; Feb13'14. nom

183D st, 502 E (11:3050), ss old line, 148 w Bathgate av old line, 16x92.3, except pt for st, 3-sty fr tnt & str; Fredk A Downes to Chas T Downes, 755 E 12, Bklyn; mtg $3,500; Feb11; Feb16'14. O C & 100

187TH st E (11:3115), ns, 100 w So blvd, runs w32.9xn98.10xe25xs49.5xs50 to beg, vacant; Frank Stola to 187th St Constn Co, Inc, a corpn, 292 E 150; mtg $3,000; Feb19'14. O C & 100

195TH st, 381-7 E, see Webster av, 2695-2713.

216TH st E, nec Tilden av, see Tilden av, nec 216.

218TH st E (*), nec White Plains av, 120x105, except pt for st; Anna M M Bahr, heir Henry Bahr, to Alex J Bahr, 3754 White Plains av; Feb7; Feb16'14. O C & 100

220TH st E (*), ss, 200 e Paulding av, 50x100; Emilio Buono to Vera Hillquit, 246 W 139; mtg $750; Feb10; Feb18'14. nom

235TH st E (12:3400), nec Webster av, runs ne212.11 to ss 236th xne304.9 to cl Bronx River xsw7.1 & 31 & 82 & 75 & 44 xse72.3 to 235th xn198.8 to beg, vacant; Fremont Realty Co to Bronx Parkway Commission, 22 Pine; Feb14; Feb18'14. **18,186.41**

236TH st E, see Webster av, see 235th E, nec Webster av.

Allerton av (*), ss, being plot bounded n by ss Allerton av e by White Plains rd & s by ss Bleecker; Chas Siedler to Margt Miles, White Plains, NY; QC; mtg $——; Feb5; Feb13'14. nom

Allerton av, swc White Plains rd, see White Plains rd, swc Allerton av.

Anthony av, 1687 (11:2889), ws, 110 n 173d, 52.5x82.2 to Clay av (No 1686), x71.5 x80, 5-sty bk tnt; Ernest Wenigmann to Annie C Bartlett, 210 W 56; Feb13; Feb 14'14. O C & 100

Anthony av (11:2890-2891), ws, 135.7 n 174th, 100.1x90x100x88.11, vacant; Mortimer S Brown, ref, to Wm H Steinkamp, 34 W 190; FORECLOSED & drawn Feb11; Feb 18'14. **6,000**

Bathgate av, 2307 (11:3053), nws, abt 35 s184th, 25x100, 3-sty fr dwg; Chas Guggolz to David G Wylie, 10 W 96; mtg $5,000; Feb17'14. nom

Bartholdi av (*), ss, 200 w Holland, 15.9 x126.11x3.11x126.11, except pt taken by City NY; Michl J Horan, ref, to Nettie B W Doolittle, Glen Falls, NY, & Nellie Kavanaugh, 318 Tremont av; FORECLOS Jan27; Feb7; Feb13'14. **250**

Beaumont av, 2345 (11:3089), ws, 220 s 187th, 25x100, 4-sty bk tnt; Louis Epstein to Ida Brantman, 794 Hewitt pl; mtg $33,-333.33; Feb16; Feb17'14. O C & 100

Bergen av, 653-5, see 3 av, 2962-6.

Boyd av (*), ws, 158.4 s Kingsbridge rd, 25x100; Anna W Marr to May L Krewson, Plainfield, NJ; Aug12'09; Feb18'14. nom

Bridge av (*), ws, 275 n Railroad av, 25 x100; Jos A Muse to Magdalena Henderson on Bridge av, Baychester, NY; Sept9 '13; Feb19'14. nom

Bronx blvd (*), ws, at nws 1st, runs sw310.10 to ns 228th xnw162.1xnw19.2 to cl Bronx River xne89.2 & 155 & 48 & 152 & 22 & 121 xnw122xne28.9xse132.2 to Bronx blvd xsw290.4 to beg; Anna A Owen & ano to Bronx Parkway Commission, 22 Pine; B&S; Feb17; Feb18'14. **2,761.76**

Bronx blvd, es, see Duncomb, nws, 207 e Bronx blvd.

Bronx blvd, es, abt 106.7 ne Duncomb av, see Duncomb av, nws, 106.7 ne Bronx blvd.

Bronx blvd (*), nwc Julianna, runs nw 75xne234.8 to cl Bronx River xne4xse126.10 to blvd xsw133 to beg; Marie E Renault to Bronx Parkway Commission, 22 Pine; Feb17; Feb18'14. **7,679.95**

Carpenter av (*), ws, abt 1265 s 224th, 34.6x105, Wakefield; Thrall Constn Co to Meserole Masons Material Co, Grand st & Newtown Creek; mtg $1,200; Jan15; Feb 13'14. nom

Cedar av (*), ss, 985 w Corsa la, runs w156xs1xe161xn33.8 to beg; A S Realty Corpn to Jacob Bernstein, 1656 Weeks av; mtg $——; Feb16'14. O C & 100

Claremont Pkway, 540-4 (Wendover av) (11:2928), ss, 100 e 3 av, 75x131x75x131.5, 2 5-sty bk tnts, strs in 540; Cunard Realty Co to Jacob Marx, 170 W 74; mtg $66,-000; Feb16; Feb17'14. O C & 100

Clay av, 1686, see Anthony av, 1687.

Courtlandt av, 836 (9:2406), es, 73 s 160th, runs e92xs25.6xw25.8xn0.4xw66.3 to av xn25.2 to beg, 3-sty fr tnt & strs; Wm Kessler to Chas Kine, 338 E 135; mtg $6,-500; Feb16'14. O C & 100

Decatur av, 2694-2712, see Webster av, 2695-2713.

Decatur av, 2716, see Webster av, 2695-2713.

Duncomb av (*), nws, 106.7 ne Bronx blvd, 100.5x175.5 to Bronx blvd x111.3x 113.3; Stacy W Kapp to Bronx Pkway Commission, a corpn, 22 Pine; Feb16; Feb 17'14. **7,577.67**

Elliott av, es, 100 n Bridge, see Elliott av, es, 100 s King.

Elliott av (*), es, 100 n Bridge, 50x130 to White Plains rd x50x135.6, except pt for White Plains rd; Eugene Lichtenberg to Domenico Gargiulo, 2251 7 av; mtg $1,-600; Feb16; Feb19'14. nom

Elliott av (*), es, 100 s King, 33.6x31.11 to White Plains rd x38.1x26.9; also ELLIOTT AV (*), es, 100 n Bridge, 50x130 to White Plains rd x50x135.6, except pt for White Plains rd; Wm Taylor & ano to Eugene Lichtenberg, at St Remy, NY; Feb 17; Feb19'14. O C & 100

Elliott av, es, see White Plains rd, swc Allerton av.

Fordham av (11:3051), nws, 540 sw Kingsbridge rd, strip runs sw30xse3 to nws 3 av xne30xnw3 to beg; A Oldrin Salter, TRSTE Jno Valentine, to Chas Shapiro, 4482 3 av; Sept9'12; Feb17'14. nom

Fordham av (11:3051), same prop; Chas Shapiro to Chas Shapiro Co, Inc, 2252 Bassford av; Feb14; Feb17'14. O C & 100

Gifford av (*), ss, 528.10 e Balcom av, 25x83x26.11x93.2; Emma N Polak to Ingrid Thorsland, 1210 Evergreen av; Jan 22; Feb16'14. O C & 100

Gleason av (*), ns, 330 w Castle Hill av, 25x103; Albt R Lesinsky ref to Frank Kunzig, 2030 Westchester av; FORECLOS; Jan13; Feb11; Feb13'14. **3,000**

Gleason av (*), same prop; Frank Kunzig to Gottlieb Wieland, 1130 Havemeyer av; Feb11; Feb13'14. O C & 100

Gleason av, also POWELL AV (*),; same prop; Hugo H Ohmeis to Cecelia M Eckstein, 57 E 123; mtg $8,000; Jan15'12; Feb17'14. O C & 100

Gleason av (*), ss, 500 e Pugsley av, 100x216 to Powell av, Unionport, except pt for Tremont av; Cecilbert Realty Co to Hugo H Ohmeis, 57 E 123; correction deed; mtg $8,000; Jan19'12; Feb17'14. nom

Grace av (*), es, 178.5 s Boston rd, 50x 95; Herman Schlueter to Vera Hillquit, 246 W 139; AL; Feb16; Feb18'14. O C & 100

Grant av (9:2452-2449), ws, 325 s 167th, 25x100, vacant; Abr Smith to Anna Smith, 106 W 115; June20'13; Feb17'14. O C & 100

Hoe av, see 167th, see 167th E, West Farms rd & Hoe av, the block.

Hoe av, 1485 (11:2981), ws, 275 s 172d, 50x100, 5-sty bk tnt; Martin Tully Realty Co to Louis Epstein, 422 Brook av; mtg $42,000; Feb16; Feb17'14. O C & 100

Hoe av, 1319 (11:2980), ws, 100 s Jennings, 25x100, 2-sty fr dwg; Madeline Dahm by Cath Dahm, her GDN, to Wm A Hannessen, 290 Wadsworth av; AT; Feb 16'14. 5.00

Hughes av, 2500 (11:3078), es, 187.10 s Fordham rd, 25x87.6, 2-sty bk dwg; Chas E Moore, ref, to Carmen L Gerardi, 1584 Mad av; FORECLOS Jan21; Feb10; Feb 19'14. **5,275**

Hull av, 3075 (12:3333), ws, 175 s 204th, 25x110, 2-sty fr dwg; Annie Epstein to Ida Brantman, 794 Hewitt pl; mtg $5,500; Feb16; Feb17'14. O C & 100

Huxley av, es, 16.7 s Forster pl, see Spencer av, es, 100 s 260th.

Jackson av, 1096 (10:2651), nec 166th (No 721), 19.6x87.6, 3-sty bk tnt & strs; Mary Brode to Geo Schaefer, 353 E 138; mtg $15,000; Feb17; Feb18'14. O C & 100

Lafayette av, nwc Longfellow av, see Longfellow av, ws, 325 s Seneca av.

Longfellow av, nwc Lafayette av, see Longfellow av, ws, 325 s Seneca av.

Longfellow av (10:2764), ws, 325 s Seneca av, 50x100, vacant; also LONGFELLOW AV (10:2764), nwc Lafayette av, 50 x100, vacant; Lawrence Davis to Emil Mayer, 879 Macy pl; mtg $5,500; Feb13; Feb16'14. O C & 100

Longfellow av, 1150 (10:2758), es, 299.6 n Westchester av, 20x98.8x21.6x106.6, 3-sty bk dwg; Eliz Frey to Gustave Frey, 898 Irvine; ½ pt; mtg $6,000; Feb17; Feb18'14. O C & 100

Lyon av, 2310 (*), ss, 25x100; Rosa Nathan et al, EXRS Marcus Nathan, to Saml B Steinmetz, 1416 Glover; AL; Jan 28; Feb16'14. 50

Lyon av, 2314 (*), ss, 25x100; Rosa Nathan et al, EXRS Marcus Nathan, to Saml B Steinmetz, 1416 Glover; AL; Jan 28; Feb16'14. 50

McGraw av (*), sec White Plains rd, 5x100; Jennie W Mapes to Leopold Guttag, 894 Jackson av; Feb16; Feb18'14. nom

Main av (*), es, 175 s Ferris av, 25x 100; Hyman Pouker, ref, to Jennie Curran, 325 E 69; FORECLOS Jan8; Feb9; Feb14'14. **255**

Morris av, 384-98 (9:2324), sec 144th, 126.9 to 143d (No 271) xe5xn147.1xw48, 3-sty fr dwg & vacant; Patk Dempsey to Patk Murphy, 320 E 145; mtg $4,000; Feb 16; Feb17'14. O C & 100

Morris Park av (*), sec White Plains rd, 25.2x100x25x100; Louisa H John to Jno Ringen, 700 Morris Park av; QC; AL; Feb11; Feb18'14. nom

Newell av (*), ws, 200.7 ne Elizabeth, runs nw327 to cl Bronx River xne44.4xe 56.3xse316.11 to av xsw100.4 to beg; Chas A Woelk to Bronx Parkway Commission, 22 Pine; Feb17; Feb18'14. **17,178.85**

Paulding av (*), ws, 150.3 n Pierce av, 50x100; Morris Park Estates to Patk J Roach, 203 14th, Jersey City, NJ; Jan21; Feb13'14. O C & 100

Perry av (12:3292), es, 221.9 s 201st, 50 x80, vacant; Benenson Realty Co to Mathias Haffen, 2979 Marion av; Feb16; Feb 17'14. O C & 100

Powell av, ns, 500 e Pugsley av, see Gleason av, ss, 500 e Pugsley av.

Prospect av, 1320 (10:2694), es, 143.6 n Home, runs n37.6xe100xs16.3 x w45.11xw 59.6 to beg, 5-sty bk tnt; Jafco Realty & Holding Co, Inc, to Leon Dauber, 12 E 119 & Kate Spunberg, 207 E 5; mtg $28,-000; Feb11; Feb13'14. O C & 100

Quimby av (4th) (*), ns, 149.11 w Castle Hill av (Av C), 25x103; Adam Mink to Anna Hoeft, 2116 Chatterton av; mtg $3,750; Feb17; Feb18'14. O C & 100

St Agnes av (*), ws, 100 n Westchester av, 50x100; Hyman Pouker, ref, to Julia E Curran, 325 E 69; FORECLOS Jan8; Feb9; Feb14'14. **355**

St Lawrence av (*), es, 50 n Gleason av, 25x100; Jacob Cohen to Benj Fromowitz, 1011 E 178; mtg $5,750; Dec15'13; Feb 13'14. nom

Sedgwick av, es, 160 s 162d if prolonged, see Summit av, 917.

Sherman av (9:2456), nwc 165th, 105.2x 200 to es Sheridan av, x94 to 165th x200.3, vacant; Frederic A de Peyster et al to Isabella M Meeks, 371 E 173; Feb3; Feb 14'14. O C & 100

Sheridan av, nec 165, see Sherman av, nwc 165.

Southern blvd, swc 145th, see Tinton av, swc Elm.

Southern blvd, 853-5 (10:2722), nws, 185 sw Tiffany, 50x100, 5-sty bk tnt; Wm H Caldwell Jr to Abr Davis, 663 Tinton av; mtg $38,000; Feb16'14. nom

Spencer av (13:3423), es, 100 s 260th, 25x100; also FORSTER PL (13:3423), ns, 96.11 e Huxley av, 50x100; also HUXLEY AV (13:3423), es, 16.7 s Forster pl, 50x 75.6x51.2x64.4, vacant; Jennie Spark to Israel Spark, 1563 1 av; Jan20; Feb14'14. nom

Stebbins av, 1273 (11:2970), nws, 79.1 sw Chisholm, 25x100.1, 2-sty fr dwg; C Lansing Hays, ref, to Caroline A Wheeler, 1824 Arthur av; FORECLOS Feb13; Feb17; Feb18'14. **500**

Story av (*), ns, 133.4 e Olmstead av, 16.8x103; Adam Mink to Adolph C Boye, 339 E 123; mtg $2,700; Feb18'14. O C & 100

Summit av, 917 (9:2523), ws, 160 s 162d (Cross) if prolonged, 24.3x143.4 to Sedgwick av x25.5x149.7, except pt for Sedgwick av, 2-sty & a fr dwg; Alfred C Gants to Logan O Timberlake, 74 1 pl, Bklyn; Feb17; Feb18'14. O C & 100

Summit av, 917; also SEDGWICK AV (9:2523); same prop; Logan O Timberlake to City Real Estate Co, 176 Bway; B&S & CaG; Feb17; Feb18'14. O C & 100

Tier av (*), ss, adj land now or late Hy Freeman, runs s100xw207 to high water mark Eastchester Bay xn106 to av xe 150 to beg, City Island; Frank D Fordham & ano to Jno O Fordham, 19 Bay, City Island; CaG; Feb13'14. O C & 100

Tilden or Ash av (*), nec 216th, runs n 121xe199 to ws Beech av xs abt 2 to 216th x w181 to beg; Henry Gundlach to Merchants Realization Co, Inc, a corpn, 116 Nassau; mtg $3,500; Feb17; Feb19'14. O C & 100

Tinton av (10:2576), swc Elm, runs w100 xn1.11 to ss 145th xe100.6 to Southern blvd xs76.11xw0.11 to Tinton av xw75 to beg; Henry M Haffen to Haffen Realty Co, 398 E 152; QC; AT; Oct18'13; Feb13'14. nom

Tinton av (10:2576), same prop; Walter C Fuselehr to Haffen Realty Co, 398 E 152; QC AT; Nov18'13; Feb13'14. nom

Tinton av (10:2576), same prop; Marietta Owens & ano to same; QC; AT; Sept 24'13; Feb13'14. nom

Tinton av (10:2576), same prop; Sophia Fuselehr to same; QC; AT; Jan23; Feb13 '14. nom

Tinton av (10:2576), same prop; Julia M Haffen to same; QC; AT; Oct18'13; Feb13 '14. nom

Tinton av (10:2576), same prop; Sophie Hangen & ano to same; QC; AT; Oct18'13; Feb13'14. nom

Tinton av (10:2576), same prop; Juanita Raby to same; QC; AT; Jan21; Feb13'14. nom

Tinton av, 828 (10:2666), es, 51 s 160th, 17x95, 3-sty fr tnt; Marie A Baradel et al by Victor J S Baradel, GDN, to Antonie Elser, 828 Tinton av; AT; Feb6; Feb18'14. **6,000**

Tinton av, 828; Victor J S Baradel et al to same; QC; Dec1'13; Feb18'14. nom

Tremont av, ss, 215 w Olmstead av, see Gleason av, ss, 500 e Pugsley av.

Undercliff av (11:2877), sec Palisade pl, 196x100x141x100, vacant; Winnie Co to Hoyt Levy, 444 E 136; mtg $9,000; Feb16; Feb17'14. O C & 100

Valentine av, 2668 (12:3300), es, 185.4 n 194th, 40.4x79.10x40x75.9, 5-sty bk tnt; Jno J Tully Co to Yetta Reich, 822 Beck; mtg $23,875; Feb2; Feb17'14. nom

Valentine av, 2672 (12:3300), es, 225.8 n 194th, 40.4x83.11x40x79.10, 5-sty bk tnt; Jno J Tully Co to Yetta Reich, 822 Beck; mtg $23,875; Feb2; Feb17'14. nom

Van Cortlandt Park S (12:3252), sec Gale pl, 25x82.11x26x90.4; Harry H Galinger to Chas Wynne, 321 S 4 av, Mt Vernon, NY; mtg $1,820; Feb9; Feb13'14. nom

Washington av, 1321 (11:2901), nws, 218.1 n 169th, 24.1x150, 2-sty fr dwg; E Loewenthal & Son, Inc, a corpn, to Wm Topp, 3630 Park av, & Christian Kuenneth, 1325 Wash av; mtg $3,500; Feb14; Feb16'14. O C & 100

Webster av, 1350-4 (11:2893), sec Kindermann pl (No 400), 50x90, 3 5-sty bk tnts, strs on cor; Anton Rinschler to Geo Kindermann, 1318 Boston rd; Julius Kindermann, 275 E 169, & Frank Kindermann, 1275 Teller av; mtg $12,000; Feb13; Feb19'14. O C & 100

Webster av, 2695-2713 (12:3276), nwc 195th (Nos 381-7), runs n200xw200.6 to es Decatur av (Nos 2694 & 2712) xs50xe100 xs100xw100 to es Decatur av xs50 to st xe 200.1 to beg, 2-2-sty fr dwgs & 2-sty fr stable; also DECATUR AV, 2716 (12:3276), es, 225 n 195th, 25x100; also ALL BONDS, STOCKS &c; trust deed; Maria A Valentine wid to Chas Y Campbell, Carmel,

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NY & Saml Crook, NY; Jan7'09; Feb13'14. nom

Webster av (12:3400), nec 235th, runs n213.2 to 236th xe283.3 to Bronx River xs — to 235th xw173.5 to beg; all title to land under water Bronx River adj above, vacant; Edw L Welsh, TRSTE for Margt Biddle & ano, to Harry B Davis, Mt Vernon, NY; B&S & confirmation deed; Feb5; Feb18'14. 8,500

Webster av, see 236th, see 235th E, nec Webster av.

Westchester av (*), ns, 120.11 e Evergreen av, 40.1x107.3x40x104.5; N Y Trust Co to Pew Realty Corpn, 1029 E 163; Feb 10; Feb17'14. nom

Westchester av (*), ns, 80.2 e Evergreen av, runs n109.6xe20xs7.10xe60xs107.3 to av xw80.2 to beg; Pew Realty Corpn, a corpn, to American Real Estate Co, 527 5 av; mtg $58,000 on this & other land; Feb11; Feb17'14. O C & 100

Westchester av; same prop; Mary J Mullis to Pew Realty Corpn, 1029 E 163d; mtg $110,000 on this & other land; Feb10; Feb17'14. O C & 100

West Farms rd, swc 167th, see 167th E, West Farms rd & Hoe av, the block.

White Plains av, nec 218th, see 218th E, nec White Plains av.

White Plains rd (*), swc Allerton av, runs w 151.5 to ns Fulton xnw153.1 to es Elliott av xne140.10 to Allerton av xe151.1 to beg; also GORE bounded on n by ss Bleecker on s by ss Allerton av on w by es Elliott av, —x—; Margt Miles to Timothy F Sullivan, 2794 3 av; Feb11; Feb 13'14. nom

White Plains rd, see Allerton av, ss, being plot bounded n by ss Allerton av, &c.

White Plains rd, ws, 100 n Bridge, see Elliott av, es, 100 n Bridge.

White Plains rd, ws, 100 n Bridge, see Elliott av, es, 100 s King.

White Plains rd, ws, 100 s King, see Elliott av, es, 100 s King.

White Plains rd, sec McGraw av, see McGraw av, sec White Plains rd.

White Plains rd, sec Morris Park av, see Morris Park av, sec White Plains rd.

White Plains rd (*), ws, 100 n Waring av, 50x100; Frank A Becker to Elkwood Realty Co, Inc, a corpn, 60 Wall; mtg $2,275; Feb17; Feb18'14. O C & 100

Woodycrest av, 1046-8 (9:2508), sec 165th, 50x100.9, 4-sty bk tnt & strs; Jno F Kaiser to Dunloe Holding Co, Inc, 44 Court, Bklyn; mtg $2,800; Jan26; Feb18'14. O C & 100

1ST av (*), es, 50 n 1st, 50x100; Clemence S Penfield to Antonieta Carmina, 3611 Bronx blvd; AL; Jan12; Feb19'14. nom

1ST av (*), same prop; Antonietta Carmina to Julia Connelly, 1120 9th st, N W, Wash, DC; AL; Feb13; Feb19'14. O C & 100

3D av, 2962-6 (9:2362), es, 52.11 s 153d, 50x185.7 to ws Bergen av (Nos 653-5), x 50x185.4, except pt for 3 av, 2 1-sty fr strs, 2-sty fr dwg & str & 1-sty fr shop on Bergen av; Francis Stolz to Harry Weaver, 154 W 118; Feb16; Feb17'14. O C & 100

3D av (11:3051), nws, 540 sw 3 av (late Kingsbridge rd), 30x120, vacant; Chas Shapiro to Chas Shapiro Co, Inc, 2252 Bassford av; Feb14; Feb17'14. O C & 100

3D av, nws, abt 540 sw Kingsbridge rd, see Fordham av, nws, 540 sw Kingsbridge rd.

3D av, 3738-42 (11:2927), nec St Pauls pl (No 531), 47.4x100x26x102.2, 6-sty bk tnt & strs; Solon Berrick to Jno O'Brien, 3700 Olinville av; mtg $51,300; Feb13; Feb18'14. O C & 100

Parcel N (10:2778), on map or plan made to show the location of U S bulkhead line approved Jan9'91, & pier & bulkhead line as located by tax map, contains 27,439 sq ft; Geo F Johnson to Bronx Terminal Corpn, 30 E 42; B&S & CaG; Feb11; Feb13'14. O C & 100

Salt Meadow (10:2772 & 2773), adj n end of Plantain Neck, bounded as follows: n by the creek, e by the creek, se by meadow (now or late Eliz Willitt), s & w by said neck & meadow (Chas Thorn), pt conveyed being pt of above land lying n & nw of the ns & nws of Randall av, with AT to land under water, Bronx River; vacant; Leslie M Daniel to Thos J Mullin, 328 E 90; B&S; Feb16; Feb17'14. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Coster st, 632-4 (10:2766), es, 420 s Spofford av, 40x100, 2-2-sty bk dwgs; also COSTER ST, 644 (10:2766), es, 320 s Spofford av, 20x100, 2-sty bk dwg; also COSTER ST, 650 (10:2766), es, 320 s Spofford av, 20x100 2-sty bk dwg; re mtg; Hunts Point Estates, a corpn, to Brown-Weiss Realties, a corpn, 65 Park Row; Feb10; Feb13'14. 2,000

Coster st, 644, see Coster, 632-4.

Coster st, 650, see Coster, 632-4.

165TH st, 266 E (9:2447), ss, 30 w Morris av, 36.9x80x36.9x79.10, 4-sty bk tnt; re mtg; Colwell Lead Co to Mitchell-McDermott Constn Co, 1094 So blvd; Feb14; Feb 18'14. nom

167TH st, 351 E, see Clay av, swc 168.

168TH st E, swc Clay av, see Clay av, swc 168.

191ST st E (11:3175), ss, 185.8 w Creston av, — to Morris av x100, vacant; re mtg; Lawyers Mtg Co to Henry F Keil, 401 E 163; Jan23; Feb13'14. 5,000

Bathgate av, 2307 (11:3053), nws, 130 ne Taylor, as on map Adamsville, 25x100, 3-sty fr dwg; re judgt; Jonas Wieser & ano to Wm Guggolz Constn Co, 2740 Creston av; Wm & Chas Guggolz, same address, & Sophie Halpin, 2263 Wash av; Feb9; Feb18'14. nom

Bathgate av, 2307 (11:3053), nws, abt 35 s 184th, 25x100, 3-sty fr dwg; re dower; Sophia Halpin to Chas Guggolz, 2307 Bathgate av; Feb17'14. nom

Boston rd (11:3136), nws, opposite late residence Dr. Wm Bayard, 50x217 (owned by party 1st pt); also BOSTON RD (11:3136), nws, adj above on west (owned by party 2d pt); boundary line agmt; Geo T Johnson & ano with Anna Reiss, 1509 Bryant av; Oct25'13; Feb13'14. nom

Claremont Pkway, 540-4 (Wendover av) (11:2928), ss, 100 e 3 av, 75x131x75x132.5; asn rents; Estates Mtg Securities Co to Cunard Realty Co, 412 W 148; Feb16; Feb 19'14. nom

Clay av, nwc 167th, see Clay av, swc 168.

Clay av (9:2430), swc 168th, 74x90, 5-sty bk tnt & strs; also CLAY AV (9:2430), ws, 548 s 168th, runs w90xs16xw80.4 to es Teller av (No 1150) xs114.11 to 167th (No 351) xe220.4 to Clay av xn6.8 to beg, 3-5-sty bk tnts & strs; re mtg; Ella M Shoemaker to A J Schwarzler Co, 369 E 167; Nov14'13; Feb13'14. 11,750

Clay av, ws, 548 s 168th, see Clay av, swc 168.

Hoe av, 1319 (11:2980), ws, 100 s Jennings, 25x100, 2-sty fr dwg; re dower; Cath Dahm, widow, to Wm A Hannessen, 290 Wadsworth av; QC; Feb16'14. nom

Morris av, sec 191st, see 191st, ss, 185.8 w Creston av.

Stebbins av (10:2689 & 2696), ws, 329.1 s Westchester av, 40x100; agmt as to release of above premises from mtg recorded May 31'13; City Mtg Co & Foxvale Realty Co with N Y Trust Co, 26 Broad; Feb17; Feb 19'14. nom

Teller av, 1150, see Clay av, swc 168.

Westchester av (*), ns, 80.2 e Evergreen av, runs n109.6xe20xs7.10xe20xs104.5 to av xw40.1 to beg; re mtg; N Y Trust Co to Pew Realty Corpn, a corpn, 1029 E 163; Feb10; Feb17'14. nom

Supreme Court order (miscl) in matter application of Westchester Lighting Co for an order appointing referee to take depositions & perpetuate testimony; Jan 19; Feb16'14.

LEASES.

Borough of Manhattan.

FEB. 13, 14, 16, 17, 18 & 19.

Bedford st, 23-7 (2:528), all; Rudolph Wallach Co to Pauline Ciruzzi, 27 Bedford; 5yf Mar1; Feb13'14. 2,880

Beekman st, 12-14 (1:101); str; Chas W Hall to Horace R Daniels, 867 Kelly; 10yf May1'13; Feb14'14. 4,000

Beekman st, 12-14; agmt as to removal of encroachments beyond bldg line; same with same; Apr7'13; Feb14'14.

Columbus or Grand Circle, S & 9 (4:1049), all; Gotham National Bank of NY to Howard Willetts of New Marlboro, Mass; 9 11-12y & 29 days ending Apr29'23; Feb16'14. taxes &c & 10,000

Forsyth st, 174 (2:421); asn Ls & $1,000 security; Morris Silverman to Louis Pisetzky, 174 Forsyth; Sept3'14(?) or Feb3 '14; Feb16'14. 700

Grand Circle, S-9, see Col or Grand Circle, S-9.

Greenwich st, 40 (1:14); asn Ls; Thos F Dowling to Jas W Murphy, 96 Washington; mtg $2,638.74; Feb16'14. nom

Madison st, 220 (1:271-6), all; Rose & Agnes McGinnis, 2046 Prospect av, to Isidore Cuba, 161 Clinton; 5yf Feb1; Feb13 '14. 3,000

Norfolk st, 145 (2:354), str & b; Jacob Siris & ano to Peritz Tepper, 145 Norfolk; 3 9-12yf Aug1'13; Feb18'14. 1,020

Oak st, 51 (1:252), all; Antonia Cervino to Francesco Greco, 44 Oak; 5yf May1; Feb 18'14. 1,404

Park st, S5, see Worth, 171.

Pearl st, 456 (1:118); asnLs; Giuseppe A Brandi to Thos Ross, 456 Pearl; AT; Feb 13; Feb14'14. nom

St Nicholas pl, 48; also EDGECOMBE AV, 385 (8:2054), all; Brown-Weiss Realties, a corpn, to Jos Jovans, 14 E 114; from Mar1 to Oct31, 2y ren at $24,000; Feb 19'14. 24,000

Thompson st, 152-4 (2:516), str, two rear rooms & b; Citizens Investing Co to Morris Solomonowitz, c/o L Marcus, 138-40 Ludlow; 5yf Feb1; Feb16'14. 1,080 & 1,200

University pl, 80 (2:569), nwc 11th, cor str & pt c; Lorenzo A Cuneo & ano to Christian Steinbrenner & Frank Mader, both at Carlstadt, NJ; 13 10-12yf Aug1'11; Feb18'14. 2,600

Warren st, 57 (1:133), str, b & sub b; Pauline Weiss to Gotham Sporting Goods Co, a corpn, 57 Warren; 2yf May1; 2yren; Feb16'14. 3,000

Worth st, 171; also PARK ST, 85 (1:161), str & b; Domenick Abbate & ano to Iacopo & Lucy Tarabella, 270 Winthrop, Bklyn; 5yf Dec1'13; Feb19'14. 600

2D st, 79-81 (2:443), all; new 5-sty garage to be erected; Phillips Weeks Estate, a corpn, to Aron Asen, 121 Broome; 10yf completion of bldg; Feb13'14. excess taxes, &c, 7,600

11TH st E, nwc University pl, see University pl, 80.

14TH st, 241 E (3:896), parlor or 1st fl; Fredk Jackson to Abram Asnes, 328 E 14; 3yf July1'13, 2y ren at $1,020; Feb19'14. 900 to 1,020

14TH st, 328 E (2:455), e str & pt b; Morris Salzman to Anthony Daggetts, 328 E 14; 5yf Feb1; Feb17'14. 420 & 480

21ST st W, nec 11 av, see 11 av, nec 21.

32D st, 37 W (3:834), ns, 520 w 5 av, 25x98.9, four upper flrs & pt b; Harry J Luce to New Center Co, a corpn, 39 W 32; from Feb7 for 20 yrs from May 1; Feb19 '14. taxes &c & 500 to 1,000

32D st W, ss, abt 61 w 6 av, see 6 av, ws, 16 s 32d.

34TH st E, ss, abt 150 e 1 av, see 1 av, es, abt 100 n 33.

40TH st W, nwc Bway, see Bway, nwc 40th.

52D st, 136-46 W (4:1004); asn Ls; Frank M Randall to Fifty-Second St Co, a corpn, 148 W 52; June4'12; Feb13'14. nom

52D st, 148-50 W (4:1004); asn Ls; Frank M Randall to Fifty-Second St Co, a corpn, 148 W 52; June4'12; Feb13'14. nom

59TH st W, see 9 av, see 9 av, 924.

65TH st E, see 3 av, see 3 av, 1109.

74TH st, 502 E (5:1485), all; Andw Marnet & ano to Yorkville Marble Co, a corpn, 502 E 74; 5yf Feb1; Feb17'14. 1,200

80TH st E, nwc 1 av, see 1 av, 1533-5.

90TH st, 63 E (5:1502), all; Magdalena Waldenberger to Nathaniel G McMaster, 63 E 90; 3yf Oct1'13; Feb13'14. 1,225

96TH st E, swc 2 av, see 2 av, swc 96th.

144TH st W, nwc 7 av, see 7 av, 2480.

181ST st, 566 W (8:2153), ss, 25 e St Nicholas av, str nearest St Nicholas av, all of b; also rear ½ of loft above str; Isaac Cohn to Adolph Bierman, 110 W 115, & Jos Meyer, 521 73d, Bklyn; 10 4-12yf Jan1; Feb 16'14. 4,600

181ST st, 663 W (8:2164), str & b; Bendheim Constn Co to "Huylers," a corpn, 64 Irving pl; 5yf Nov1'18; 5yren at $1,500; Feb16'14. 1,000 to 1,400

190TH st, 601 W (8:2169), str No 4 & b; Ernst Reimann & Jno Veigel to Keppler Delicatessen Co, 1591 St Nicholas av; 5yf Apr1; Feb16'14. 900 to 1,050

Broadway (4:993), nwc 40th, 47.5x irreg x47x82.9, all; asn Ls; Chas Wiener to United Merchants Realty & Impt Co, a corpn, 44 W 18; Feb11; Feb16'14. nom

Broadway (4:993), nwc 40th; same prop; supplemental agmt amending covenants &c in Ls; Central Trust Co of NY, 54 Wall, TRSTE will of Elliott Zborowski, with same; Feb11; Feb16'14. nom

Broadway, 1431-3 (4:993), cor str, except 5 ft along 40th st side of str to be taken for entrance to basement; Chas Josephson et al to Wm H Sullivan, 334 Commonwealth av, Boston, Mass; from Oct1'11 to June1'21; Feb16'14. 12,500

Edgecombe av, 385, see St Nicholas pl, 48.

Lexington av, 725 (5:1313), all; Israel O Blake to Paul Vitelli & Angelo Onorato, 723 Lex av; 5yf May1; Feb17'14. 2,200

Park row, 114-8 (1:159), strs & b; Jas J Phelan Co, Inc, a corpn, to Hanover Lunch, a corpn, 138 E 14; 10 1-12yf Apr1; Feb13'14. 4,500 to 6,000

Lexington av, 1239 (5:1512); str & pt c; Harry N Kohn to Frank O'Brien, 112 E 83d; 5yf Oct1'15; Feb14'14. 2,200 to 2,500

Lexington av, 1239; asn Ls; Chas J Johne to Frank O'Brien, 112 E 83; mtg $——; Feb 10; Feb14'14. nom

1ST av, 641 (3:942), s str, 5 rooms on 2d fl; Jacob Alban to Theo Poslus, 641 1 av; 3yf May1; Feb18'14. 780

1ST av (3:965), es, abt 100 n 33d, runs e 200xn98.9 to ss 34th xw50xs74xw150 to av xs24.8 to beg; leasehold; re mtg; Farmers Loan & Trust Co, TRSTE to New York Railways Co, 165 Bway; QC; Feb10; Feb16 '14. nom

1ST av; also 34TH ST E (3:965), same prop; leasehold; re mtg; Guaranty Trust Co of N Y TRSTE to same; QC; Feb10; Feb 16'14. nom

1ST av; also 34TH ST E (3:965), same prop; re of Ls; N Y Railways Co to Stuyvesant Real Estate Co, 85 Cedar; Feb14; Feb16'14. nom

1ST av, 1533-5 (5:1543), nwc 80th, strs; Olin S Roche & ano to Louis Goldberg, 1533-5 1 av; 5yf Apr1; Feb19'14. 1,800

2D av (5:1541), swc 96th, str & c; Morris Freundlich & Wm Platky, EXRS Adolph Platky to Herman L Berger, 700 W 178; 5yf May1; Feb13'14. 1,380

2D av, 2153 (6:1660), str fl & b; Max Lederer to Saml Lederer, 24 E 109; 5yf Feb7, 3y ren at $1,200; Feb19'14. 900 to 1,080

3D av, 134 (3:870), str & b; Mary E Jones to Isidor Elephant, 1038 So blvd; 6 3-12yf Feb1; Feb17'14. 1,680

3D av, 962 (5:1312), s str; Max Schwarz to Asher & Harry A Sher, firm Sher & Son, 102 Graham av, Bklyn; 3yf Apr1; Feb18 '14. 1,800

3D av, 1109 (5:1419), sec 65th, str & b; D Comyn Moran & ano, TRSTES Chas Moran, to Michl J Keenan, 1109 3 av; 5 2-12yf Mar1; Feb13'14. 900 & 1,200

3D av, 1109; asn Ls; Michl J Keenan to Ebling Brewing Co, 760 St Anns av; Feb6; Feb13'14. nom

5TH av, 164 (3:823), str & b; U S Trust Co of N Y as TRSTE Margt Budd to Chas Conwell & Louis Horowitz, firm Harvard Lunch; 9 5-12vf Sept1'10; Feb13'14. 4,500 to 6,000

6TH av, 344 (3:823); asn Ls; Abe Schwalbe to Max Harris, 727 E 152; Feb 13'14. O C & 100

6TH av (3:807), ws, 16 s 32d, str, 16x 61, with L on 32d 16x— & pt b; Sixth Av Realty Co to I M & H M Realty Co, a corpn, 61 Park row; from Mar1'14 to May 1'23; Feb13'14. 10,000

7TH av, 2480 (7:2030), nwc 144th; str & pt c; Danl S McElroy to Denis Sullivan, 201 W 144; 10yf Jan1; Feb14'14. 1,250 to 1,700

9TH av, 924 (4:1049), sec 59th, 1-sty bldg, all; Cath E Boland to Jno J Curry, 160 Wadsworth av; 3 7-12yf Mar1; Feb18 '14. taxes, &c, & 9,600

11TH av (3:693), nec 21st, n str; Acme Mtg Co, a corpn, to Peter McBreen, 335 W 46; 16yf Sept1'13; Feb18'14. 2,100 to 3,000

11TH & 12TH avs (7:1894-50), bet 111th & 112th, map 32 blk 1268, 12th Ward, taxes for yrs 1883-5; Mayor &c City N Y, Theo W Myers, Comptroller, to Jas Phyfe; 1,000y tax Ls sale of June12'89; July18'91; Feb13'14. 251.58

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12TH av, bet 111th & 112th, see 11 av, bet 111th & 112th.

LEASES.

Borough of the Bronx.

Freeman st, 965 (11:2994), str & c; Jorgensen Realty & Constn Co to Great Atlantic & Pacific Tea Co, 150 Bay st, Jersey City, NJ; 1yf Jan1'14 (2yrs renewal); Feb 16'14. 540

132D st E (10:2546), ns, 350 w Cypress av, runs w75xn210 to ss 133d xe25xs50xe 50 xs160 to beg, all; Otto Doll & ano to Nathan Hirschhorn, 1045 Morris av, et al; from Feb10'14 to Apr30'24; Feb19'14. 3,000 to 3,500

133D st E, ss, abt 375 w Cypress av, see 132d E, ns, 350 w Cypress av.

134TH st, 261 E, see 3 av, 2456.

161ST st E, nec Brook av, see Brook av, nec 161.

173D st E, swc Southern blvd, seeSouthern blvd, swc 173.

187TH st, 667 E, see Cambreleng av, nwc 187.

Brook av (9:2366), nec 161st, runs e 158.6 xn50xw90.6xs18.9xw82.4 to Brook av xs27 to beg; all; Nelson Smith, Jr, to Wm G I Roeder, 411 E 159; 21yf May1'14; Feb14'14; privilege of 2 renewals of 21 yrs each. taxes &c & 3,000 to 3,500

Brook av, 1062 (9:2392); asn Ls; Peter J Petermann to Harry Baker, 504 W 171; Feb18; Feb19'14. nom

Cambreleng av (11:3075), nwc 187th (No 667), str; Russo-Barba Realty Co to Carmela L Ferrara, 2480 Belmont av; 10yf June1'13; Feb16'14. 920

Concord av, 347 (10:2573), bill of sale & asn Ls; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; Feb13; Feb18'14. 50

Concord av, 347; bill of sale & asn Ls; Thos A Hanlon to Wm Schmidt, 616 Beach ter; Feb13; Feb18'14. nom

Ellis av, see Havemeyer av, see Havemeyer av, sec Ellis av.

Havemeyer av (*), sec Ellis av; bill of sale & asn Ls; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; Feb13; Feb18'14. 100

Havemeyer av (*), same prop; bill of sale & asn Ls; Thos A Hanlon to Erwin Karl, 723 Courtland av; Feb13; Feb18'14. nom

Jackson av, 603 (10:2623), str fl; Margaretha Olsson to Curt Richter, 460 E 146; 5yf Jan1; Feb14'14. 480

Leggett av (10:2604), sec Whitlock av; bill of sale & asn Ls; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; Feb9; Feb 18'14. 100

Leggett av (10:2604); bill of sale & asn Ls; Thos A Hanlon to Bernard V Garrity, 540 E 150; Feb9; Feb18'14. nom

Leggett av (10:2604), sec Whitlock av, 18x50, all; Saml Finkelstein to Jno Schenk, 842 St Ann's av; 3yf June1; Feb18'14. 720 to 840

Southern blvd (11:2977), swc 173d, 77.8x 102.3x98.11x100; all; Alpepiana Realty & Constn Co Inc, a corpn to Santis Storage & Warehouse Co, Inc, Southern blvd & 173d; 15yf Feb1'14 (also contract to purchase for $120,000); Feb13'14. 10,600 to 12,600

Southern blvd, 2107 (11:3111); asn Ls; Neil A Flannery to Edw Clundt, 2 E 110; mtg $——; Feb17'14. nom

Tremont av, 645 E (11:3079); all; Jno P Binzen & ano to Chas Schloerb, 1913 3 av & ano; 5 6-12yf Nov1'13; Feb18'14. 1,380

Whitlock av, see Leggett av, see Leggett av, sec Whitlock av.

3D av, 2456; also 134TH ST, 261 E (9:-2317); sur Ls; Rocco Contino to Glokner & Blue Co, a corpn; Jan28; Feb16'14. O C & 100

3D av, 2558 (9:2314), str fl; Henry R Autenreith to Jacob Davidson, 1159 Fulton av & Sigmund Davidson, 319 E 79; 3yf May1; Feb19'14. 1,350

MORTGAGES.

Borough of Manhattan.

FEB. 13, 14, 16, 17, 18 & 19.

Arden st (8:2174), sws, at nws Nagle av, 129.6x130; pr mtg $——; Feb9; Feb19 '14; demand, 6%; Brown Brothers, Inc, Owners & Builders, a corpn, to Wm L O'Conor, 902 West End av. 25,000

Arden st (8:2174), sws, at nws Nagle av; same prop; certf as to above mtg; Feb9; Feb19'14; same to same. ——

Burling sl, 2S-30, see Front, 169-75.

Cedar st, nwc Bway, see Bway, 135-7.

Cedar st, nec Temple, see Bway, 135-7.

Clarkson st, 62-4, see Washington, 578-82.

Clinton st, 195-7, see East Bway, 216-8.

Division st, 205-7, see East Bway, 216-8.

East Broadway, 216-8 (1:285), nwc Clinton (Nos 195-7), 52.2x— to ss Division (Nos 205-7); pr mtg $107,000; Feb19'14; 4y 6%; Harry Shedlinsky, at Far Rockaway, B of Q, to Ray Celler, 61 W 94. 24,000

Forsyth st, 79-81 (1:305); ext of mtg for $25,000 to Dec30'16, 4½ & 5%; Jan20; Feb 13'14; Nathan Brody with Bowery Savgs Bank, a corpn, 128 Bowery. nom

Forsyth st, 79-81; ext of mtg for $29,-000 to Dec30'16, 4½ & 5%; Jan20; Feb13 '14; same with same. nom

Front st, 169-75 (1:72), sec Burling sl (Nos 28-30), runs s85.4xe76.6xn37.5xe24.2xn 23.6xe4.3xn23.1 to slip xw107.1 to beg; Feb 16; Feb17'14; due Jan 1'14 or sooner, 5%; Phelps Stokes Estates, Inc, a corpn, to U S Trust Co of NY, a corpn, 45 Wall. 70,000

Front st, 169-75, sec Burling sl (Nos 28-30); certf as to above mtg; Feb16; Feb17 '14; same to same. ——

Gramercy Park or pl, 30 (3:876), es, 19.8 s 21st, 19.8x80; Feb5; Feb13'14; 3y5%; Emily E Wood to German Savgs Bank, a corpn, 157 4 av. 2,000

Hamilton pl, 11-5 (7:1988), es, 135.8 n 136th, 81.4x irreg x—x63.1; ext of mtg for $55,000 to Feb19'19, 5%; Feb19'14; Ray E & David Matshak trstes Saml Matshak with Milo Realty Co, Inc, a corpn, 3487 Bay, et al. nom

Houston st, 279 E (2:350), ss, abt 80 e Suffolk, 25x102· pr mtg $28,000; Feb19'14; 5y6%; Szerena Reitman, 1771 Mad av, to Albt Reitman, 1771 Mad av. 5,000

Lawrence st, 60-4, see Ams av, 1351-5.

Leroy st, 15 (2:586); ext of mtg for $16,-500 to Dec13'16, 5%; Dec17'13; Feb19'14; Chas J Schlesinger, 581 W 161, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

Madison st, 412 (1:265), ss, 375 e Jackson, 25x100; PM; Feb19'14; due & int as per bond; Abr Wasch to Jas Streat, 1730 Bway. 16,000

Market st, 29 (1:277), ws, 75.4 s Henry, 25.2x113.4; Feb18; Feb19'14; 5y5%; Wolf Bloom, 101 W 115, to German Savgs Bank, a corpn, 157 4 av. 24,000

Market st, 29; sobrn of mtgs for $11,750 to mtg for $24,000; Feb13; Feb19'14; same & Abr Samuels, 254 Cumberland av, Asheville, NC, with same. nom

Market st, 29; sobrn of mtg for $15,000 to mtg for $24,000; Feb18; Feb19'14; same & Saml Wacht with same, 790 Riverside dr. nom

Market st, 56, see Monroe, 45.

Monroe st, 45 (1:274), nec Market (No 56), 87.2x25; pr mtg $29,000; Feb11; Feb 13'14; due Jan1'19, 6%; Corpn of H & A Cohen, a corpn, to Isaac Shiman, 614 Superior st, Cleveland, O. 7,500

Monroe st, 45, nec Market (No 56); certf as to above mtg; Feb11; Feb13'14; same to same. ——

Monroe st, 45, nec Market (No 56); sobrn of mtg for $99,895.62 to mtg for $7,500; Feb11; Feb13'14; Abr Cohen with same. nom

Norfolk st, 59 (2:351), ws, 100 s Broome, 25.9x100; certf as to mtg for $6,500; Feb 16; Feb18'14; Norfolk Holding Co, Inc, a corpn, to Ike Buss, of Bklyn. ——

Norfolk st, 59 (2:351), ws, 100 s Broome, 25.9x100; PM; pr mtg $——; Feb17'14; due Jan1'18, 6%; Norfolk Holding Co, Inc, a corpn, to Ike Buss, 158 Ross, Bklyn. 6,500

Ridge st, 93 (2:343), ws, 72.11 s Rivington, 30x50.7; pr mtg $21,500; Feb13; Feb 19'14; due & int as per bond; Meyer Greenberg, 1341 53d, Bklyn, to Max Cantor, 46 Palisades av, Yonkers, NY. 3,000

Ridge st, 155-61 (2:345), ws, 200 n Stanton, 100x100; ext of mtg for $102,500 to Jan 12'17, 5%; Jan26; Feb16'14; Columbia-Knickerbocker Trust Co, 60 Bway as trste for Jacob Baumann with Wilson M Powell et al. nom

Rivington st, 189 (2:343), ss, 55.7 w Ridge, 25x102.11; also 116TH ST, 54 E (6:-1621), ss, 82.11 e Mad av, 27.1x101; also 158TH ST E (10:2655), swc Tinton av, 45x 100; also MADISON AV, 2081 (6:1756), nec 131st (No 41), 25x98; all R, T & I; pr mtg $——; Jan24; Feb13'14; due & int as per bond; Saml, Abr, Moses, Sadie & Benj Solomon & Mollie Slater & Katie Steckler to David Steckler, 1885 7 av, & Rebecca Kaufmann, 895 West End av. 5,000

Temple st, nec Cedar, see Bway, 135-7.

University pl, 80 (2:569), nwc 11th; sal Ls; Feb11; Feb18'14; demand, 6%; Christian Steinbrenner &Frank Mader to Geo Ehret, 1197 Park av. 2,000

Washington st, 578-82 (2:600), swc Clarkson (Nos 62-4), 75x irreg x100x150; ext of mtg for $60,000 to Jan16'17, 5%; Jan 16; Feb18'14; Lincoln Trust Co, a corpn, 208 5 av, trste Clara H Jerome, with Silas H Pomeroy, 102 Neptune av, New Rochelle, NY. nom

Worth st, 90, see Bway, 329-31.

3D st, 197 E (2:399); sal Ls; Feb10; Feb 13'14; demand, 6%; Ike Spellman, 211 E 3, to Monroe Eckstein Brewing Co, a corpn, at West New Brighton, SI. 2,000

5TH st, 236-40 E (2:460), ss, 120 w 2 av, 63x96.2; ext of mtgs for $36,000 to June18'14 at 6% on $26,000 & 5% on $10,-000; Feb17; Feb19'14; Equitable Trust Co of N Y with Harris Sakolski, 38 E 7. nom

6TH st, 429 E (2:434), ns, 250 w Av A, 25 x90.10; Feb16; Feb17'14; 5y5%; Fannie Frankel to Emigrant Indust Savgs Bank, a corpn. 20,000

6TH st, 429 E; sobrn of mtg for $7,500 to mtg for $20,000; Jan26; Feb17'14; Chas R Jewell, 14 Fulton st, Wechawken, NJ, with Emigrant Indust Savgs Bank, a corpn. nom

9TH st, 240-2 E (2:464), ss, 74.10 w 2 av, 45.2x46.8; ext of mtg for $28,000 to July 2'17, 5%; Feb7'14; Workmen's Sick & Death Benefit Fund of the U S of A, a corpn, with Julius & Henrietta Hesse, 935 8 av. nom

10TH st, 20 W (2:573), ss, 310.10 w 5 av, 21x92.3; also 10TH ST, 22 W (2:573), ss, 331.11 w 5 av, 20.7x92.3x21x92.3; Feb13'14; 5y5%; Twenty West Tenth St Corpn, to Lawyers Mtg Co, a corpn. 50,000

10TH st, 20-2 W; certf as to above mtg; Feb13'14; same to same. ——

10TH st, 22 W, see 10th, 20 W.

11TH st E, nwc University pl, see University pl, 80.

19TH st, 142 W (3:794), ss, 532.7 w 6 av, runs s45.11x again s7.1 & 9.6 & 7.9 & 22.3 xw21.6xn21.11 & 12 & 12.6 & 45.11 to st xe 26.3 to beg; pr mtg $16,500; Feb10; Feb 13'14; 3y6%; Jno McCann to Fredk C Martin, 604 W 112. 6,500

22D st, 118-24 W (3:797), ss, 225 w 6 av, 75x ½ blk; ext of mtg for $40,000 to Feb 1'18, 6%; Feb1; Feb16'14; State Realty & Mtg Co, a corpn, 18 E 41, with Sol Realty Co, Inc, a corpn, 37 W 39. nom

22D st, 151-3 W (3:798), ns, 215 e 7 av, 40x98.9; ext of mtg for $45,000 to Nov15 '16, 5%; Jan5; Feb13'14; Kate, Henry & Chas G Meinken, individ & exrs &c Henry Meinken, with Natalie B Brown, on Halidon av, Newport, RI, gdn Jno N Brown. nom

22D st, 153 W (3:798), ns, 187.6 e 7 av, 27.6x98.9; ext of mtg for $30,000 to Nov 15'16, 5%; Jan5; Feb13'14; Kate, Henry & Chas G Meinken, individ & exrs &c Henry Meinken, with Natalie B Brown, on Halidon av, Newport, RI, gdn Jno N Brown. nom

22D st, 231 W (3:772), ns, 244.8 w 7 av, 16.1x98.9; Feb19'14; 3y5%; Mary A O'Callahan to Emigrant Indust Savgs Bank, a corpn. 9,000

24TH st, 13-5 W (3:826), ns, 551.6 e 6 av, 52x98.9; pr mtg $200,000; Feb1; Feb 16'14; installs, $5,000 semi-annually, 5y 6%; Sol Realty Co, Inc, a corpn, to Ewald Mommer, 54 E 91. 40,000

25TH st, 313 W (3:749), ns, 130 w 8 av, 24x98.9; ⅛ pt AT; pr mtg $——; Feb11; Feb16'14; 1y6%; Margt R, wife Robt J Walsh, 335 87th, Bklyn, to Denis Quinn, 781 S Oak dr, Williamsbridge. 250

27TH st, 119 E (3:883), ns, 204.5 w Lex av, 20.7x98.9; Feb19'14; 5y5%; Ewald Mommer to Bklyn Savgs Bank, 141 Pierrepont, Bklyn. 30,000

27TH st, 360 W (3:750), ss, 120 e 9 av, 22x98.9; Feb13; Feb16'14; 3y or sooner, 5½%; Jane E Mandeville, widow, N Y, & Francis N Mandeville, of Newark, NJ, to N Y Title Ins Co, a corpn, 135 Bway. 9,000

32D st, 228 E (3:912), ss, 283.4 w 2 av, 16.8x98.9; also 32D ST, 230 E (3:912), ss, 266.8 w 2 av, 16.8x98.9; PM; Feb16; Feb17 '14; 3y5%; Presentation Day Nursery of the Blessed Virgin Mary in City of N Y, a corpn, 230 E 32, to Susan Mount, 4 W 21. 10,000

32D st, 230 E, see 32d, 228 E.

33D st, 241 E (3:914), ext of mtg for $7,-500 to Feb16'17, 5½%; Feb16; Feb18'14; Title Guar & Trust Co, a corpn, 176 Bway, with Josephine Baust, 241 E 33. nom

33D st ,241 E (3:914), ns, 170 w 2 av, 15x 98.9; pr mtg $7,500; Feb17'14; 2y6%; Josephine Baust, 241 E 33, to Frank X Scherer, 7 E 131. 1,000

34TH st E, ss, abt 150 e 1 av, see 1 av, es, abt 100 n 33d.

36TH st, 206-16 W (3:785), ss, 95 w 7 av, 100x98.9; pr mtg $160,000; Feb1; Feb 16'14; due Jan1'16 or sooner, 6%; Edw G Soltmann to Morland Mtg Co, a corpn, 165 Bway. 9,625

36TH st, 501-9 W, see 10 av, 469-75.

38TH st, 449 W (3:736), ns, 157 e 10 av, 25x98.9; pr mtg $6,250; Feb18'14; 1y6%; Eliz B wife & Warren E Green, 90 Percy st, Flushing, B of Q, to Wm Eckenfelder, 1217 Shakespear av. 5,000

44TH st, 347 W (4:1035), ns, 172.6 e 9 av, 27.6x100.5; PM; pr mtg $25,000; Feb18; Feb19'14; due as per bond, 6%; Henry W Remington Jr, 354 Convent av, to Hattie Heidelberger, 645 West End av, et al, trstes Bertha Heidelberger. 10,000

44TH st, 349 W (4:1035), ns, 145.6 e 9 av, 27x100.5; PM; pr mtg $25,000; Feb18; Feb19'14; due as per bond, 6%; Henry W Remington, 354 Convent av, to Hattie Heidelberger, 645 West End av, et al, trstes Bertha Heidelberger. 10,000

46TH st, 422 W (4:1055), ss, 325 w 9 av, 25x100.4; PM; Feb17'14; 5y5%; Walter W Welton to Emigrant Indust Savgs Bank, a corpn. 7,000

51ST st, 239 W (4:1023), ns, 205 e 8 av, 15x100.5; pr mtg $15,000; Feb18; Feb19'14; 2y6%; Josephine S Bennett, 235 W 71, to Henrietta M Kleinberger, 117 W 141. 2,500

52D st, 439 W (4:1062); ext of mtg for $15,000 to Feb19'19, 5%; Feb19'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Geo Spohr. nom

53D st, 314 W (4:1043), ss, 181.3 w 8 av, 15.7x75; Feb17; Feb18'14; 5y5%; Curtis T Booz, 139 Main st, Norwalk, Conn, to Sarah E Harney, 233 W 27, Los Angeles, Cal. 6,000

53D st, 314 W; sobrn of $2,000 mtg to mtg for $6,000; Feb6; Feb18'14; Eliose F Gibson at Rondout ,NY, with same. nom

57th st, 46-50 E; sobrn of $125,000 to mtg for $375,000; Feb17'14; same & Hy P Goldschmidt, 20 E 64, with same. nom

58TH st, 46-50 E (5:1293), ss, 150 e Mad av, runs s100.5xe75xn40.5xw0.6xn60 to st x w74.6 to beg; Feb17'14; 5y5%; Esthold Realty Co, a corpn, 505 5 av, to Union Dime Savgs Bank, a corpn, 701 6 av. 375,000

59TH st, 38 W (5:1274), ss, 245 e 6 av, 25x 100.5; Feb13; Feb14'14; 3y5%; Thirty-Eight West Fifty-Ninth St Co, a corpn, 99 Nassau, to Wm L Condit at Hoboken, NJ. 190,000

59TH st, 38 W; certf as to above mtg; Feb13; Feb14'14; same to same. ——

59TH st, 38 W; sobrn of mtg of $85,000 to mtg for $190,000; Feb13; Feb14'14; same & Robt McGill of Hoboken, NJ, with same. nom

59TH st W, sec 9 av, sec 9av, 924.

60TH st, 21 E (5:1375), ns, 69 w Mad av, 26x73.5; Feb18'14; 5y5%; Louisa Van B wife Alfred H Bond, 21 E 60, to Metropolitan Savgs Bank, 59 Cooper Sq E. 60,000

61ST st, 43 E (5:1376); ext of mtg for $40,000 to May1'19, 4½%; Feb13; Feb17'14; J Blackburn Miller of New Windsor, Orange Co, NY, with Lefferts Strebeigh, 43 E 61. nom

62D st, 341 E (5:1437), ns, 388 e 2 av, 17x100.5; PM; Feb4; Feb13'14; due & int as per bond; Jno Bozzuffi, 1149 1 av, to Fredk Gauss, 89 Horton, City Island, NY. 5,000

64TH st E, nec Lex av, see Lex av, 841.

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64TH st, 151 W (4:1136), ns, 318 e Ams av, 18x100.5; Feb11; Feb13'14; 1y6%; Albert R Smoot to Anna M Aeby, 601 W 115. 2,885.20

67TH st, 52-4 W (4:1119), ss, 200 e Col av, 50x100.5; PM; Feb16'14; 3y5%; Garden Investing Co, Inc, a corpn, to Franklin Savgs Bank, 656-8 8 av. 45,000

68TH st, 47 W (4:1121); ext of mtg for $33,000 to Jan26'17, 4½%; Feb5; Feb17'14; Lawyers Mtg Co, a corpn, 59 Liberty, with City Island Realty Co. nom

73D st, 275 W (4:1165), ns, 80 e West End av, 20x84.4; PM; Feb18'14; 3y or sooner, 4½%; Reliant Holding Co, a corpn, to Edith H Symington, 275 w 73. 30,000

76TH st, 22 E (5:1390), ss, 79 w Mad av, 19x102.2; pr mtg $70,000; Jan31; Feb13'14; 3y6%; Seventy-Sixth St Realty Co, a corpn, 59 Pearl, to Indian Trail Mines, Inc, a corpn, 291 Bway. 2,000

77TH st, 307-11 on map 307-9 E (5:1452), ns, 75 e 2 av, 50x102.2; PM; pr mtg $42,000; Feb17'14; 9y6%; Bernard Heinrich, of Woodcliffe, NJ, to Pincus Lowenfeld, 106 E 64, & ano. 9,000

77TH st, 341 W (4:1186); ext of mtg for $22,000 to Dec22'16, 5%; Dec22'13; Feb19'14; Ella A Tiemann, 67 Midwood, Bklyn, with Emma R Breed, 341 W 77. nom

77TH st W, swc Bway, see Bway, 2173-7.

88TH st, 152 W (4:1218); ext of mtg for $37,000 to Feb11'19, 5%; Feb3; Feb13'14; Saml Giudici with Seamen's Bank for Savgs, a corpn, 74 Wall. nom

91ST st, 54 E (5:1502), ss, 93.4 e Mad av, 20x100.8; Feb1; Feb16'14; 1y or sooner, 6%; Sol Realty Co, Inc, a corpn, to State Realty & Mtg Co, a corpn, 18 E 41. 25,000

91ST st, 54 E; certf as to above mtg; Feb1; Feb16'14; same to same. ——

92D st, 167 W (4:1223), ns, 118 e Ams av, 18x100.8; pr mtg $4,000; Feb11; Feb19 '14; due & int as per bond; Martin R Beam & Edith J, his wife; Annye P Beam, Jennie E Ferris & Jennie Beam, widow, to Ellie J Shepard, 17 Pearl pl, Buffalo, NY. 1,600

94TH st, 330 E (5:1556), ss, 425 e 2 av, 25x100.8; pr mtg $11,000; Feb19'14; due Aug19'14, 6%; Rosemary & Margt McGranahan, 330 E 94, to Estates Mtg Securities Co, a corpn, 160 Bway. 420

94TH st, 330 E; asn of rents to secure $420; Feb19'14; same to same. nom

95TH st, S W (4:1208), ss, 133.4 w Central Park W, 16.8x100.8; Feb18'14; due & int as per bond; Eleanor M Williams to Title Guar & Trust Co, a corpn. 12,000

95TH st, 124 W (4:1225), ss, 514 e Ams av, 16x100.8; Feb17'14; 5y5%; Michl J Mulhall to Emigrant Indust Savgs Bank, a corpn. 10,000

96TH st, 155 E (6:1624), ns, 44 e Lex av, 26x100.11; Feb16; Feb17'14; 5y5%; John H Bodine to American Mtg Co, a corpn, 46 Cedar. 18,000

96TH st, 71 W (7:1832); ext of mtg for $19,000 to Apr1'17, 5%; Jan31; Feb16'14; Mary E Bailey, of Bklyn, with Max Scheuer, 547 W 142, et al. nom

97TH st, 116 E (6:1624); ext of mtg for $22,500 to Nov1'15, 5%; Mar1'12; Feb18'14; Jno J Mahoney, 51 W 94, with Eliphalet L Davis, 249 W 22. nom

99TH st, 148 W (7:1853), ss, 278.10 e Ams av, 15.4x81.6x15.4x80.8; Feb19'14; 3y 5%; Henry Kroogman to American Mtg Co, a corpn, 46 Cedar. 5,500

104TH st, 202 E (6:1653), ss, 70 e 3 av, 20 x50.5; ext of mtg for $2,250 to Mar25'16, 6%; pr mtg $8,000; Mar19'12; Feb16'14; Matilda Levy, 120 W 84, with Max Moskovitz. nom

105TH st, 165 E (6:1633); ext of mtg for $10,000 to Mar25'17, 5½%; Feb14; Feb 16'14; Bella Schwarzkopf, 138 E 95, with Adolph Eisner, 165 E 105. nom

111TH st, 29 E (6:1617), ns, 75 w Madison av, 25x100.11; pr mtg $18,000; Feb11; Feb13'14; 2y6%; Leon Dauber & Katie Spunberg to Oscar Berler, 22 W 111. 3,000

111TH st, 24-30 W (6:1594), ss, 345 w 5 av, 100x71.10; Feb16'14; 3y5%; Tilmil Realty Co, a corpn, to Lawyers Mtg Co, a corpn. 70,000

111TH st, 24-30 W; certf as to above mtg; Feb16'14; same to same. ——

111TH st, 24-30 W (6:1594) ss, 345 w 5 av, 100x71.10; PM; pr mtg $——; Feb18; Feb 19'14; 5y or sooner, 6%; Jno Volz to Tilmil Realty Co, a corpn, 132 Nassau. 16,000

113TH st, 127-9 E (6:1641), ns, 213.4 e Park av, 36.8x100.11; pr mtg $32,000; Feb1; Feb19'14; 3y6%; Jacob Moersfelder, 1128 Jackson av, to Marie Loringet, widow, at Secaucus rd, Secaucus, NJ. 5,000

115TH st, 200 W, see 7 av, swc 115th.

116TH st, 54 E, see Rivington, 189.

117TH st 9 E (6:1623), ns, 160 e 5 av, 25x100.11; Feb17; Feb18'14; 5y5%; Sarah Rothman to Lawyers Mtg Co, a corpn. 18,000

118TH st, 418 W (7:1961); participation agmt in mtg for $83,000; Jan19; Feb19'14; Board of Home Missions of the Presbyterian Church in U S of A & Board of Foreign Missions of the Presbyterian Church in U S of A, both corpns, at 156 5 av, owners of $77,000, with Rosa K Brown, 1510 Parker, Bronx, owner of an int of $6,000. nom

127TH st, 143 E (6:1776), ns, 35 e Lex av, runs n99.11xw35 to es Lex av (Nos 2113-5) xs36xe20xs63.11 to 127th xe15 to beg; PM; Feb18'14; 3y5%; Edw Berger to N Y Trust Co, a corpn, 26 Broad. 12,000

127TH st, 121 W (7:1912), ns, 308.4 w Lenox av, 16.8x99.11; pr mtg $8,000; Feb14; Feb17'14; due Jan1'17, 6%; Alice L Bierhoff (and Harry Bierhoff in bond) to Rose Flogaus, 361 E 141. 2,000

130TH st, 503 W (7:1985), ns, 75 w Ams av, 25x24.11; Feb16'14! due & int as per bond; Frances E Lynch, 503 W 130, to Edw W Lynch, 508 W 132. 900

137TH st, 104 W (7:1921), ss, 75 w Lenox av, 25x99.11; ext of mtg for $4,500 to June 7'17, 6%; June7'12; Feb17'14; Pa Adolphe, NY, with Saml Briskman, 241 W 108, & Hyman & Ida Straus, 919 Fox. nom

141ST st, 521 W (7:2073), ns, 414 e Bway, 16x99.11; Feb19'14; 5y5%; Frances T Martinez to Emigrant Indust Savgs Bank, a corpn. 9,000

141ST st, 521 W sobrn of mtg for $1,000 to mtg for $9,000; Feb10; Feb19'14; Margt Donohue, 514 W 142, with same. nom

141ST st, 622-4 W (7:2088), ss, 325 w Bway, 100x99.11; PM; pr mtg $225,000; Feb 17; Feb18'14; due Mar1'19, 6%; Murray Hill Realty Co, a corpn, to West Side Constn Co, a corpn, 322 W 100. 46,500

142D st, 541-3 W (7:2074); ext of mtg for $37,000 to May1'17, 5%; Feb17; Feb19 '14; Henry F Schwarz, at Greenwich, Conn, trste for Emily E Schwarz, will Fredk A O Schwarz, with Abr Dorb, 515 W 124. nom

143D st, 467 W (7:2059); ext of mtg for $5,000 to Feb1'17, 5%; Feb3; Feb16'14; Lawyers Title Ins & Trust Co with The No 467 West 143d St Co, a corpn. nom

156TH st, 601 W (8:2134), ns, 450 e Riverside dr, 168 to ws Bway (No 3761) x105.11x 133.9x99.11; agmt modifying mtg for $45,000 so that same shall become due as follows: $3,125 on Apr11'14 and a similar sum monthly thereafter or sooner; Feb11; Feb16 '14; Fleischmann Bros Co, a corpn, 507 5 av & Gustave J & Leon Fleischmann, 601 W 156, & Woodrow Investing Co, Inc, 507 5 av, with Abr L Kass, 226 S 9, Bklyn. nom

158TH st, 529-31 W (8:2117), ns, 375 w Ams av, 50x99.11; pr mtg $53,000; Feb16; Feb17'14; due & int as per bond; Gross & Herman Inc, a corpn, to Geo Herbener, 45 W 95. 8,000

158TH st, 529-31 W; certf as to above mtg; Feb16; Feb17'14; same to same. ——

161ST st, 581 W, see Bway, 3860-6.

Amsterdam av, 1351-5 (7:1966), es, at sws Lawrence (Nos 60-4), 71x65.8x63.6x 90.3; Feb16'14; 2y5½%; Jas J Deering, of Yonkers, NY, to Wm A Butler, at Southampton, Ll. 26,500

Amsterdam av, 1751 (7:2061); ext of mtg for $24,000 to Feb17'19, 5%; Feb17; Feb 19'14; Title Guar & Trust Co, a corpn, 176 Bway, with Thos D McBride, 742 St Nicholas av. nom

Broadway, 135-7 (1:50), nwc Cedar, 40.3x irreg to es Temple, x33x153; agmt as to asn of a further interest of $100,000 in original mtg for $1,100,000, another int of $300,000 having been assigned by participation agmt recorded May29'11 by party 1st pt to Trust Co of America of 37 Wall; Dec31'12; Feb17'14; Mutual Life Ins Co of NY, 32 Nassau, with Equitable Trust Co of NY, 37 Wall. nom

Broadway, 329-31 (1:152), swc Worth (No 90), 42.3x103.11x42.1x103.6; 1-5 pt; AT; Feb13; Feb14'14; due & int as per bond; Wright Barclay to Title Guar & Trust Co, a corpn, 176 Bway. 25,000

Broadway, 2173-7 (4:1168), swc 77th, 105.5x146x102.2x119.10; Hotel Belleclaire; ext of mtg for $575,000 to Feb1'17, 5¼%; Feb13; Feb14'14; Albt Saxe, NY, with Max M Warburg, of Hamburg, Germany. nom

Broadway, 3761, see 156th, 601 W.

Broadway, nwc 156th, see 156th, 601 W.

Broadway, 3860-6 (8:2120), nec 161st (No 581), 99.11x99.10; PM; pr mtg $170,000; Feb18; Feb19'14; 5y or sooner, 6%; Robt Fulton Realty Co, a corpn, to Guaranty Trust Co of NY, a corpn, 140 Bway. 40,000

Hillside av, cl, abt 600 e Elwood, see Nagle av, ss, 600 e Ellwood.

Lexington av, 841 (5:1399), nec 64th, 17.11x80; Jan2; Feb17'14; 5y5%; Israel E Pike, Edwin L Kalish & Isaac Peiser, trstes Caroline P Sugden & Isaac Peiser, individ, to U S Trust Co of NY, 45 Wall. 15,700

Lexington av, 882 (5:1400), ws, 40.5 s 66th, 20x70; Feb13; Feb16'14; due & int as per bond; Jno F, Thos & Peter McKeon to Title Guar & Trust Co, a corpn. 10,000

Lexington av, 1239 (5:1512), sal Ls; Feb 9; Feb14'14; demand, 6%; Frank O'Brien to Lion Brewery, a corpn, 104 W 108. 4,729.75

Lexington av, 2113-5, see 127th, 143 E.

Madison av, 2081, see Rivington, 189.

Nagle av & Hillside av (8:2173), same prop; sobrn of mtg for $8,500 to mtg for $30,000; Feb18'14; same & Wm Brelthaupt, 90 Columbia ter, Weehawken, NJ, with same. nom

Nagle av, nws, at sws Arden, see Arden, sws, at nws Nagle av.

Nagle av (8:2173), ss, 600 e Ellwood, 100x191.4 to cl Hillside av x101x205.8, except part in bed of Hillside av; pr mtg $20,000; Feb6; Feb18'14; due & int as per bond; Gibraltar Realty Co, a corpn, to Wm L Crow Constn Co, a corpn, 103 Park av. 30,000

Northern av (8:2179), ws, 78 n 181st, 100.3x171.8x100.2x168; Feb16'14; 5y int as per bond; Trossachs Realty Corpn to Harlem Savgs Bank, a corpn, 124 E 125. 140,000

Northern av (8:2179); same prop; certf as to above mtg; Feb10; Feb16'14; same to same. ——

Sherman av (8:2220), ss, 250 w Academy, 2 lots, each 50x160; 2 mtgs, each $44,000; Feb13; Feb14'14; due & int as per bond; Bendheim Constn Co, a corpn, 156 Bway, to Saml R Weiser 330 W 57, & Chas Benner at Englewood, NJ, trstes will Emilie R Rogers. 88,000

Vermilyea av (8:2224), ss, 100 w Academy, 2 lots, each 50x150; 2 bldg loan mtgs, each $43,000; Feb9; Feb18'14; 1y6% & 5y ext after completion of bldg at 5%; Sand Constn Co, Inc, a corpn, to Lawyers Title Ins & Trust Co, a corpn. 86,000

Vermilyea av (8:2224), same prop; certf as to above two mtgs; Feb9; Feb18'14; same to same. ——

1ST av, 157 (2:451), ws, 46.2 s 10th, 23.1x 72; Feb18'14; due May15'19, 5%; Jacob Finkelstein of Bronx, to Citizens Savings Bank, 56 Bowery. gold 16,000

1ST av, 157; sobrn of mtg for $3,750 to mtg for $16,000; Feb11; Feb18'14; Jacob Finkelstein, 783 Beck, & Estelle H Shongut, 353 E 193, with Citizens Savings Bank, 56 Bowery. nom

1ST av (3:965), es, abt 100 n 33d, runs e200xn98.9 to 34th xw50xs74xw150 to av xs24.8 to beg; PM; Jan30; Feb16'14; due Feb2'17 or sooner, 5%; Stuyvesant Real Estate Co, a corpn, to 23d St Railway Co, a corpn, 111 Bway. note 25,000

1ST av, 1038 (5:1368); ext of mtg for $8,800 to Jan28'17, 5%; Jan28; Feb17'14; Thos S Ollive as committee Edwin O Brinckerhoff, 23 W 74, with Albt Miller, 1038 1 av. nom

2D av, 760 (5:1333), ses, 123.5 ne 40th, runs se100xne10.10xn37.3xnw69.2 to av x sw24.8 to beg; pr mtg $——; Feb16; Feb 19'14; 5y or sooner, 6%; Philip Weintraub, 366 E 179, to Richd Schimek, 446 E 89. 1,000

3D av, 1081 (5:1418), es, 75.5 s 64th, 25x 130, leasehold; Feb2; Feb13'14; installs, $250 quarter-annually, 6%; David Lentin Realty Holding Co, a corpn, to 114th St & 7th Av Constn Co, a corpn, 1884 7 av. 3,120

3D av, 1081; certf as to above mtg; Feb 2; Feb13'14; same to same. ——

3D av, 1887 (6:1654); ext of mtg for $24,500 to Jan29'17, 5%; Jan30; Feb17'14; Edwin A Ely with Louise Fox. nom

3D av, 2098 (6:1642); ext of mtg for $5,000 to Feb16'16, 6%; pr mtg $25,000; Feb 16; Feb17'14; Simon Gottschall, 550 Riverside dr, & Saml Buegeleisen, 251 W 89, with Jos H Myers, 176 W 76. nom

6TH av, 618 (3:338), es, 24.8 n 36th, 21x 60; all title; Jan22; Feb16'14; due & int as per bond; Wm T Sabine Jr, 960 Madison av, to Eliz H, Alice W, Julia H T, Mary T S & Philip S Sabine, all at 960 Madison av. 6,000

7TH av (7:1830), swc 115th (No 200), 100.11x100; agmt co-ordinating two mtgs for $98,000 & 72,000 & extg same as one mtg for $170,000 to Feb13'18 at 5%; Feb 13; Feb16'14; Bklyn Trust Co, a corpn, 177 Montague, Bklyn, with The Oak Constn Co, a corpn, 320 Bway. nom

7TH av (7:1830), swc 115th (No 200), 100.11x100; PM; pr mtg $170,000; Feb13; Feb14'14; 5y6%; Isidor Reis, 68 Lenox av, to Oak Constn Co, a corpn, 320 Bway. 30,000

7TH av, swc 115th (No 200); PM; pr mtg $200,000; Feb13; Feb14'14; due Nov 13'14 or sooner, 6%; same to same. 12,000

7TH av, 2248 (7:1938), ws, 49.9 n 132d, 25x100; PM; Feb16'14; 3y5%; Chas Zink, 2248 7 av, to Trstes of the Northern Dispensary of City N Y, 165 Waverly pl. 20,000

9TH av, 924 (4:1049), sec 59th; sal Ls; Feb16; Feb18'14; demand, 6%; Jno J Curry to Lion Browery, a corpn, 104 W 108. 9,289.04

10TH av, 469-75 (3:708), nwc 36th (Nos 501-9), 98.9x175; bldg loan; Feb13'14; due Sept1'14, 5½%; Hill Publishing Co, a corpn, 505 Pearl, to Dime Savgs Bank of Bklyn, a corpn, 9 DeKalb av, Bklyn. 600,000

10TH av, 469-75, nwc 36th (Nos 501-9); certf as to above mtg; Feb13'14; same to same. ——

11TH av, 152 (3:693); sal Ls; Sept3'13; Feb18'14; demand, 6%; Peter McBreen to Geo Ehret, 1197 Park av. 2,000

Main line of property affected by said agmt & mtgs are as follows: Sec 1, 213; sec 3, 676 to 682, 702 to 704, 727 & 665; sec 4, 1172 to 1184, 1188 to 1194 & 1254 & 1187; sec 5, 1277, 1278, 1280 to 1285, 1297 to 1304; sec 6, 1754, 1774, 1781 & 1782; sec 7, 1897 to 1899, 2003 to 2005, 2087 to 2098, 2101 to 2104; sec 8, 2135, 2105, 2140, 2146, 2178 & 2257 to 2259; railroad from terminus on w s of borough of Manhattan, City of N Y, to City of Buffalo, NY, 440 miles; also branches; also all REAL ESTATE in connection with its Grand Central Terminal sub to rights of N Y, N H & H R R Co; also N Y & Harlem R R, West Shore R R, etc; also MAIN LINE of R R from Mott Haven junction at or near 149th st to Spuyten Duyvil ,5.31 miles; also MAIN LINE of R R from 155th st, NY, to Putnam Junction, Putnam Co, NY, 53.73 miles, & branch lines from Van Cortlandt Park junction in Bronx to Getty Square, Yonkers, NY, 3.10 miles, & from Baldwin pl, Westchester Co, to Mahopac Falls, Putnam Co, 2.05 miles; also OTHER PROPERTY of the consolidated railroads of the N Y C & H R R R Co as follows: the Rome, Watertown & Ogdensburg R R Co; the Utica & Black River R R Co; the Oswego & Rome Railroad Co; the Carthage, Watertown & Sackets Harbor R R Co; the Niagara Falls Branch R R Co, & the Little Falls & Dolgeville R R Co, & leasehold int in 10 other railroads with franchises, properties, leases, rights, bridges, rights of way, rolling stock, etc, on lines located in NY, NJ, Penn, Ohio, Michigan, Indiana & Illinois; agmt & supplemental indenture that party 1st pt assumes payment of principal & bonds under mtg or deed of trust dated June 1'97, for $100,000,000 at 3½% gold bonds; Apr16'13; Feb18'14; New York Central & Hudson River R R Co with Central Trust Co of N Y as trste, 54 Wall. nom

Main line, etc, same prop; consolidation mtg or deed of trust on which a recording tax of $835,512 has been paid; prior mtgs $——; June20'13; Feb18'14; due Feb1 1998, 4%; same to Bankers Trust Co, a corpn, 16 Wall, trste. gold bonds 167,102,400

Main line, etc, same prop; refunding & improvement mtg of amt below, nothing has been advanced & nothing paid on mtg

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tax; pr mtg $——; Oct1'13; Feb18'14; due Oct1, 2013, int as may be determined upon hereafter; same to Guaranty Trust Co of NY, 140 Bway, trste. gold bonds 500,000,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Abingdon rd (B of Q), ss, 204.11 e Willow, 100x125; also ABINGDON RD, ns, 150 e Willow, 50x115; certf as to mtgs for $15,750; Dec29'13; Feb19'14; Richmond Hill Realty Co, a corpn, 101 Park av, to U S Title Guaranty Co, 51 Chambers.

Ronkonkoma Pond or Lake (miscl), Suffolk Co, LI, contains 400 acres; consent & certf as to mtg for $10,000; May1'13; Feb 18'14; Middle Island Land & Water Co to Louisa J Townsend at Oyster Bay, LI, gdn of Ingersoll D Townsend.

Miller av (Bklyn), nec Sutter av, 40x95; certf as to mtg for $10,000; Feb9; Feb18'14; Harry Lubin Bldg Co to Louis Lebowits.

Rocky Point, Brookhaven, LI (miscl); certf as to mtg for $33,127; Feb11; Feb17 '14; Fenwick Real Estate Co, Inc, to Wm H Briggs et al.

MORTGAGES.

Borough of the Bronx.

Barretto st, nwc So blvd, see So blvd, nwc Barretto.

Bleecker st, see White Plains rd, swc Allerton av.

Elizabeth st (*), ss, 50 w Fulton, 50x100; Feb16; Feb17'14; 3y6%; Thos H Roff, 1042 Fox, to Jos Fetyk, 973 Intervale av. 1,500

Evelyn pl (11:3197), ns, 100 w Jerome av, 40x100; Feb17; Feb18'14; 2y6%; Margt E Gerety to Augusta Hennessey, 2844 Decatur av. 500

Freeman st (11:2986), swc Vyse av, 50x95; pr mtg $43,000; Feb5; Feb19'14; due &c as per bond; Martha Perna to Isabella Brooks, 991 E 167. 5,000

Fulton st (*), es, 130 s 238th, 100x115; Feb17; Feb18'14; due &c as per bond; Jos L O'Brien to Sigmund Kusiel, 1130 Walker av. 3,000

Fulton st (*), same prop; sobrn agmt; Feb17; Feb18'14; Gertrude A O'Brien with same. nom

Fulton st, ns, see White Plains rd, swc Allerton av.

Hewitt pl, nwc Macy pl, see Macy pl, nwc Hewitt pl.

Home st, 936 (10:2728), ss, 100 w Southern blvd, runs s82xs30xw50xn27.1xn79.2 to st xe50 to beg; pr mtg $38,000; Feb13'14; due, &c, as per bond; Keilbert Constn Co, Inc, a corpn, 535 E 166, to Isaac Solinger, 101 W 141. 3,000

Home st, 936; certf as to above mtg; Feb 13'14; same to same.

Irvine st, 887 (10:2761); ext of $300 mtg to Feb16'15 at 6%; Feb9; Feb17'14; Iroquois Door Co with Adolph Turk, 887 Irvine. nom

Jefferson pl (11:2935), ns, 89.16 e Clinton av, 19.6x100; Feb13'14; due, &c, as per bond; Emily Harnischfeger to Peter Otten, 1321 Clinton av. 5,000

Kingsbridge ter (12:3256), ws, 175 n Nindham pl, 50x118.11x50.4x112.11; Feb17 '14; due &c as per bond; Patk V Brady to Title Guar & Trust Co, 176 Bway. 3,500

Macy pl (10:2688-2695), nwc Hewitt pl, 25x100; PM; pr mtg $26,500; Feb13; Feb 16'14; due &c as per bond; Lawrence Davis, 76 Green st, Newark, NJ, to Emil Mayer, 879 Macy pl. 1,650

Mathilda st, nwc Kossuth av, see Kossuth av, nwc Mathilda.

Mt Hope pl, 14-6 (11:2851); ext of $26,000 mtg to Dec5'16 at 5½%; Feb9; Feb13 '14; Lawyers Mort Co with Elise F Klenke. nom

Mount Hope pl, 239 (11:2804), ns, 270 w Anthony av, 20x100; Feb11; Feb13'14; due &c as per bond; Chas D Haughey, Walkill, NY, to Title Guar & Trust Co. 7,000

Newman st (*), ws, 575 n 150th, 25x111.6; Feb18'14; 3y6%; Margt A Haggerty to Rebecca Fuhr, 149 W 96. 700

Overing st, 1640 (*), es, at ns lot 64, runs s65.6xe94.11xn12 to ss Walker av xn 88.2xw24.9 to beg, part lots 64 to 67, map Wm Adee; pr mtg $30,000; Feb11; Feb13 '14; due, &c, as per bond; W D Howell Co, Inc, a corpn ,to Henry Kaiser, 1052 Prospect av. 8,000

Overing st, 1640; certf as to above mtg; Feb11; Feb13'14; same to sam e.

Seabury pl, ws, abt 140 s Boston rd, see 172d E, es, 128.5 s Boston rd.

Simpson st, 1003 (10:2724), ws, 328.8 s Westchester av, 41x105.11x41x105.6; Feb18 '14; 5y5½%; Simpson Constn Co to Lawyers Mort Co, 59 Liberty. 35,000

Simpson st, 1003; consent & certf as to above mtg; Feb18'14; same to same.

Simpson st, 1003; pr mtg $35,000; Feb18 '14; 2y6%; same to Chas Riley, 112 W 121. 5,000

Simpson st, 1003; consent & certf as to above mtg; Feb18'14; same to same.

Simpson st, 1158 (10:2728), es, 124.11 s Home, 25x100; pr mtg $14,500; Feb11; Feb 13'14; due, &c, as per bond; Jos F Scanlan, Bklyn, to August F Karsten, 202 W 82. 3,000

Whittier st (10:2759), ws, 260 n Garrison av, 36.9 to cl Herrick av x159.11x 75.11x139.4; Feb11; Feb18'14; 5y5%; Bryan P Henry to Mary E Henry, 114 W 13, & ano. 500

1ST st E, nwc 1 av, see 1 av, nwc 1st.

133D st, 693 E (10:2562), ns, 250 e Cypress av, 18x103.8; pr mtg $2,000; Feb17; Feb18'14; due, &c, as per bond; Edith K or D Gareiss to Katharina Willersdorf, 1058 Jackson av. 950

134TH st E (10:2546), ss, 250 e St Anns av, 50x70x50x75, leasehold; Feb10; Feb19 '14; due &c as per notes; Philip Lassman & Morris Fischer to Henry Knieriem, 148 Hoe av & Patk A Meehan, 622 E 138. 1,100

134TH st, 467-71 E (9:2279), ns, 145 w Brown pl, 50x100; PM; Feb17; Feb18'14; due, &c, as per bond; Rack Realty Co to Arthur W Weed at Victoria, B C & ano. 10,000

139TH st, 602 E (10:2551-2552 & 2553), s s, 440.3 e St Ann's av, 37.6x100; Feb10; Feb 13'14; 2y6%; Karoline Rothschild to Louis A Steyn, exr Mary W Lewis, 50 Cathedral Pkway. 500

142D st, 501 E (9:2287), ns, 90 w Brook av, 25x100; Jan2; Feb16'14; due &c as per bond; Mary A McArdle, 435 W 28, to Eliz Robinson, 610 Park av. 700

154TH st, 412-4 E (9:2375), ss, 245 w Elton av, 50x100; Feb19'14; 5y5%; Paul Mittelstaedt to German Savgs Bank, 157 4 av. 30,000

156TH st, 430 E (9:2377), ss, 100 w Elton av, 22x100; pr mtg $——; Feb11; Feb13 '14; 1y6%; Edw B Terrill to Diedrick Brandt, 912 Leggett av. 1,500

158TH st E, swc Tinton av, see Rivington st, 189, Manhattan Mortgagees.

162D st E, swc Teller av, see Teller av, swc 162.

165TH st, 884 E (10:2694); agmt as to payment of $1,000 on a/c of mtg for $8,000 in event of sale of above premises; Feb10; Feb17'14; Robt W Thompson Jr with Mitchell P Garretson, 59 W 54. nom

165TH st, 266 E (9:2447), ss, 30 w Morris av, 36.9x80x36.9x79.10; PM; pr mtg $20,000; Feb17; Feb18'14; 3y6%; Patk Dempsey to Mitchell-McDermott Constn Co, 1094 Southern blvd. 2,500

165TH st E, nwc Sherman av, see Sherman av, nwc 165.

165TH st E, nec Sheridan av, see Sheridan av, nec 165.

165TH st W, nec Woodycrest av, see Woodycrest av, 1046-8.

168TH st E, swc Clay av, see Clay av, s wc 168.

172D st E (11:2967), es, 128.5 s Boston rd, 51.4x93.8 to Seabury pl x57x138; pr mtg $6,300; Feb17; Feb18'14; due Aug17 '14, 6%; Terrace Constn Co, 116 W 190, to Susie Golding, 101 W 141. 3,700

174TH st E (*), ws, 106.8 s Gleason av, 25x100; Feb11; Feb13'14; 3y6%; Wm H Cloke to Eliz K Dooling, 179 E 80. gold 600

175TH st E (*), es, 325 n Gleason av, 25x100; Feb18'14; 3y5%; Emma Spin to Rosa Zink, 1233 Theriot av. 1,500

178TH st E, nec Lafontaine av, see Lafontaine av, nec 178.

179TH st E, swc Belmont av, see 179th E, sec Hughes av.

179TH st E (11:3079), sec Hughes av, 96 to ws Belmont av x59x— to es Hughes av x73 to beg; ext of $53,000 mtg to Feb17'19, 6%; Feb17; Feb19'14; Lawyers Mort Co with Alert Constn Co, Inc, a corpn, 35 Nassau. nom

179TH st E, sec Hughes av, see Hughes av, sec 179.

180TH st E, nwc So blvd, see So Blvd, nwc 180th.

181ST st E, nec Belmont av, see Belmont av, nec 181st.

181ST st, 81-3 W (11:3207); ext of $18,000 mtg to Feb16'19 at 5½%; Feb16; Feb 17'14; Lawyers Title Ins & Trust Co with Belmar Investing Co. nom

184TH st E, sec Park av, see Park av, s ec 184.

187TH st E, nwc Crotona av, see Crotona av, nwc 187.

188TH st E, nec Tiebout av, see Tiebout av, nec 188th.

198TH st E (12:3318), ss, 116.9 w Creston av, 16.8x100.1; Feb11; Feb13'14; installs, 6%; Mary J Farley to Atlantic Savings & Loan Assn, 321 Court, Bklyn. 2,500

219TH st E (*), ns, 405 w White Plains rd, 50x114, Wakefield; AT; Feb11; Feb13 '14; due Dec31'18, 6%; Maggie M Hicks, Jno V, Edwin & Marion & Alma Hicks, by gdn, to Herrmann F Bauerle, 636 E 219. 2,500

Allerton av, swc White Plains rd, see White Plains rd, swc Allerton av.

Bainbridge av (12:3290), es, 43.6 s 198th, 43x100.9x43.6x94.4; Feb11; Feb13'14; due, &c, as per bond; Mt Hope Bldg Co to Harlem Savings Bank, 124 E 125. 29,000

Bainbridge av (12:3290), same prop; certf as to above mtg; Feb11; Feb13'14; same to same.

Bainbridge av (12:3296), es, 86.6 s 198th, 43.6x107.3x43.11x100.9; Feb11; Feb13'14; due &c as per bond; Mt Hope Bldg Co to Harlem Savgs Bank, 124 E 125. 30,000

Bainbridge av (12:3296), same prop; certf as to above mtg; Feb11; Feb13'14; same to same.

Beaumont av, 2345 (11:3089), ws, 220 s 187th, 25x100; PM; pr mtg $13,333.33; Feb 16; Feb17'14; 1y6%; Ida Brantman, 794 Hewitt pl, to Louis Epstein, 422 Brook av. 1,250

Belmont av, swc 179th, see Hughes av, sec 179.

Belmont av, swc 179th, see 179th E, sec Hughes av.

Belmont av (11:3083), nec 181st, 80.8x 51.1x81.1x41.2; pr mtg $32,000; Feb16; Feb 17'14; demand, 6%; Mary J McDonald, Cape May, NJ, to Jos F Stier, 117 W 58. 6,000

Boston rd or av, es, at swc Union av, see Union av, sws, at es Boston rd or av.

Classon av (*), es, 25.1 s Cornell av, 75.3x96.11x75x90.8, except pt for Tremont av; Feb17; Feb18'14; 1y5%; Margaretha Klinge to Mathias Haffen, 2979 Marion av. 9,000

Clay av (9:2430), swc 168th, 75x66; Feb 13'14; due June1'17, 5%; A J Schwarzler Co to Dollar Savgs Bank, 2808 3 av. 31,500

Clay av (9:2430), swc 168th, same prop; certf as to above mtg; Feb13'14; same to same.

Concord av, 347 (10:2573); sal Ls; Feb13; Feb18'14; demand, 6%; Wm Schmidt to A Hupfel's Sons, a corpn, 842 St Ann's av. 375

Crotona av (11:3105), nwc 187th, 75x80; pr mtg $5,000; Jan31; Feb13'14; due, &c, as per bond; Alex Geiger to Dorothy Goldman, 174 St Nicholas av. 2,500

Eagle av, 812 (10:2626), ext of $5,000 mtg to Feb13'17 at 5%; Jan28; Feb13'14; Lawyers Mort Co with Sarah M McKay. nom

Eastburn av (11:2794), ws, 156.8 s 174th, 75x95; Feb11; Feb13'14; 3y5½%; Marie Wauer to Amalie Schaaf, 830 Elton av. 2,500

Elliott av (*), es, 100 n Bridge, 50x130 to White Plains rd, 50x135.2, except pt for White Plains rd; PM; Feb18; Feb19'14; 3y 6%; Domenico Gargiulo to Eugene Lichtenberg, at St Remy, NY. 1,600

Elliott av, es, see White Plains rd, swc Allerton av.

Ellis av, sec Havemeyer av, see Havemeyer av, sec Ellis av.

Forest av (10:2658), es, 152.9 s 163d, 18.9 x75; Feb3; Feb16'14; 1y5½%; Aurelie Schlockow, 914 Forest av, to Oswald Schlockow, 1162 Pacific, Bklyn. 600

Fort Schuyler av (*), ws, 500 n Latting, 50x100; Feb13'14; 3y5½%; Delia Moynihan to Jas S Bolton Jr, 1601 Boston rd. 1,000

Gifford av (*), ss, 528.10 e Balcom av, 25x83x26.11x93.2; Jan31; Feb16'14; 3y5½%; Ingrid, wife of & Oscar O Thorsland, to Eliz K Dooling, 179 E 80. 3,000

Gleason av (*), ns, 330 w Castle Hill av, 25x103, except part for Gleason av; Feb11; Feb13'14; 3y5½%; Gottlieb Wieland to Frank Kunzig, 2030 Westchester av. 3,500

Havemeyer av (*), sec Ellis av, Unionport; sal Ls; Feb13; Feb18'14; demand, 6%; Erwin Karl to A Hupfel's Sons, a corpn, 842 St Ann's av. 2,500

Herrick av, cl, 260 n Garrison av, see Whittier st, ws, 260 n Garrison av.

Hoe av (11:2988), es, 75 s 172d, 25x100; pr mtg $——; Feb16'14; 5y5%; Frederica Wigand, 756 Kelly, to Clara Reinwarth, 358 W 122. 12,000

Hoe av (10:2746), es, 107 s Aldus, 100x 100; pr mtg $72,000; Feb17; Feb18'14; demand, 6%; B & C Constn Co, Inc, a corpn, to American Real Estate Co, 527 5 av. 4,000

Hoe av (10:2746), same prop; certf as to above mtg; Feb17; Feb18'14; same to same.

Hoe av (10:2746), same prop; sobrn agmt; Feb9; Feb18'14; American Real Estate Co with City Mtg Co, 15 Wall. nom

Hoe av (10:2746), es, 107 s Aldus, 2 lots, ea 50x100; ext 2 mtgs for $36,000 ea to Feb17'19 at 5½%· Feb17; Feb19'14; Lawyers Mtg Co with B & C Constn Co, Inc, a corpn, 518 W 156. nom

Hughes av (11:3079), sec 179th, 73x— to Belmont av, 59x96; pr mtg $53,000; Feb17; Feb18'14; due, &c, as per bond; Alert Constn Co Inc a corpn to Sidney W Hughes, Greenwich, Conn. 3,000

Hughes av, sec 179th, see 179th E, sec Hughes av.

Hughes av, 2500 (11:3078), es, abt 215 n 189th, 25x87.6; PM; Feb10; Feb19'14; due July1'17, 5½%; Carmen L Gerardi to Jno Bussing Jr & Amanda, his wife, joint tenants, Mt Vernon, NY. 4,000

Hughes av & Belmont av (11:3079), same prop; certf as to above mtg; Feb17; Feb18 '14; same to same. nom

Jackson av, 573 (10:2623); agmt changing interest days; Feb13'14; Carl Diehl with German Savings Bank, 157 4 av. nom

Kossuth av (*), nwc Matilda, 25x100; Feb17; Feb18'14; due, &c, as per bond; Jos L O'Brien to Louise H Just, 2871 Bainbridge av. 2,000

Lafontaine av (11:3068), nec 178th, 50.1x 95; Feb16; Feb18'14; due Jan5'17, 5%; St Paul's Evangelical Lutheran Church of The Unaltered Augsburg Confession of Tremont, NY, to Chas Dochtermann, Jr, 48 St Marks pl. 10,000

Leggett av (10:2604), sec Whitlock av; sal Ls; Feb9; Feb18'14; demand, 6%; Bernard V Garrity to A Hupfel's Sons, a corpn, 842 St Ann's av. 4,453.19

Liebig av (13:3423), ws, 200 n from ss 260th, runs —100xs50xe100 to av xn50 to beg, given as security for performance of contract; Feb13; Feb19'14; due &c as per bond; Victor Zambetti to Jas M Ames, 2700 Heath av. 2,000

Longfellow av (10:2758), es, 299.6 n Westchester av, 20x98.8x21.6x106.6; ext of $5,000 mtg to July1'17 at 5%; Feb17; Feb 18'14; Jno Seike with Eliz Frey, 1056 Jackson av, & ano. nom

Marion av, 2710 (12.3283), es, 283.4 s 197th, 66.8x131; pr mtg $7,000; Feb18'14; due, &c, as per bond; Eva B D Lobb to Cath Shea, 459 W 143 & ano trste Denis Shea. 1,000

Newbold av, ns, abt 277 w Olmstead av, see Westchester av, ss, abt 277 w Olmstead av.

Park av (11:3038), sec 184th, 50x100; Feb 11; Feb13'14; due, &c, as per bond; Jno H Buscall Co to Harlem Savings Bank, 124 E 125. 35,000

Park av (11:3038), same prop; certf as to above mtg; Feb11; Feb13'14; same to same.

Paulding av (*), ws, 150.3 n Pierce av, 50x100; PM; Jan21; Feb13'14; due July9 '16, 5%; Patk J Roach, Jersey City, NJ, to Morris Park Estates, 25 Broad. 1,400

Pilgrim av (*), es, 108.1 n Pelham rd, 25x100; Feb14; Feb16'14; due Feb14'17, 6%; Anna E, wife of & Wesley Brown to Jos W Wakeling, 1156 Stebbins av. 300

Sherman av (9:2456), nwc 165th, 105.2x 100x100x100.2; PM; Feb10; Feb14'14; 5y5%; Isabella M Meeks to Frederic A de Peyster, 13 E 86, et al. 8,000

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Sheridan av (9:2456), nec 165th, 94x100x 100x100.1; PM; Feb10; Feb14'14; 5y5%; Isabella M Meeks to Frederic A de Peyster, 13 E 86, et al. 8,000

Southern blvd (10:2722), nws, 185 sw Tiffany, 50x100; ext of $38,000 mtg to Dec 3'15 at 5%; Dec3'12; Feb16'14; Wm L Condit with Levine & Atlas Co. nom

Southern blvd (11:3111), nwc 180th; sal Ls; Feb17'14; demand, 6%; Edw Clundt to Lion Brewery, 104 W 108. 6,000

Southern blvd (10:2723), nwc Barretto, 77x105; Feb16'14; 5y5½%; Baronet Realty Co, Inc, a corpn, to Sigmund M Lehman, 175 W 58. 70,000

Southern blvd (10:2723), nwc Barretto; same prop; certf as to above mtg; Feb16 '14; same to same. ——

Southern blvd (10:2723), nwc Barretto; same prop; pr mtg $70,000; Feb16'14; due Dec27'16, 6%; same to Henry Morgenthau Co, a corpn, 30 E 42. 27,500

Southern blvd (10:2723), nwc Barretto; same prop; certf as to above mtg; Feb 16'14; same to same. ——

Southern blvd (10:2723), ws, 77 n Barretto, 47x105; Feb16'14; 5y5½%; Baronet Realty Co, Inc, a corpn, to Lawyers Mtg Co, 59 Liberty. 37,000

Southern blvd (10:2723), ws, 77 n Barretto; same prop; certf as to above mtg; Feb16'14; same to same. ——

Southern blvd (10:2723), ws, 77 n Barretto; same prop; pr mtg $37,000; Feb16 '14; due Dec27'16, 6%; same to Henry Morgenthau Co, 30 E 42. 15,500

Southern blvd (10:2723), ws, 77 n Barretto; same prop; certf as to above mtg; Feb16'14; same to same. ——

Southern blvd, 1464 (11:2981), es, 50 n Jennings, 18.9x100; Feb18; Feb19'14; due &c as per bond; Thos McWaters to Title Guar & Trust Co, 176 Bway. 3,250

Southern blvd, 1464; sobrn agmt; Feb 18; Feb19'14; Albt C Hencken with same. nom

Stebbins av (10:2696-2689), ws, 329.1 s Westchester av, 40x100; ext of $28,000 mtg to Feb18'17 at 5%; Feb18; Feb19'14; City Mtg Co with Foxvale Realty Co, 198 Bway. nom

Stebbins av, 952 (10:2698); ext of $4,000 mtg to Feb25'17 at 5½%; Feb3; Feb13'14; Lawyers Mort Co with Harriet Benjamin et al. nom

Stebbins av, 946 (10:2698); ext of $4,000 mtg to Feb25'17 at 5%; Jan29; Feb13'14; Lawyers Mort Co with Albt E Jessurun. nom

Story av (*), ns, 133.4 e Olmstead av, 16.8x103; PM; pr mtg $2,750; Feb18'14; due &c as per bond; Adolph C Boye, 339 E 123, to Adam Mink, 2163 Quimby av. 550

Teller av (Fleetwood) (9:2421), swc 162d, 90x95; pr mtg $23,500; Feb17; Feb 18'14; due &c as per bond; Hedwig, wife Jno Hoffman, to Karolina Ott, at Labenwolf Strasse, 2 Nurnberg, Germany. 1,500

Teller av, 1371 (11:2782); ext of $1,500 mtg to July 1'17 at 5%; Feb6; Feb14'14; Ferd Kurzman with Ellen McNabb, 1371 Teller av. nom

Tiebout av (11:3023), nec 188th, 83.3x 29; ext of $22,000 mtg to Feb11'19 at 5½%; Feb11; Feb14'14; Lawyers Mtg Co with Schorn Co, 1790 Prospect av. nom

Tier av (*), ss, adj land now or late Hy Freeman, runs s100xw207 to h w mark Eastchester Bay xn106 to av xe150 to beg, City Island; pr mtg $5,000; Feb5; Feb13'14; 1y6%; Jno O Fordham to Frank D Fordham, 19 Bay st, City Island, & ano. 680.92

Tier av (*), ss, being plot adj land Thos J Jennings, runs e168xn100 to ss Tier av xw132xs106.4 to beg; Feb13'14; 5y6%; Jno O Fordham to Saml G Dayton, 9 Fordham st, City Island. 5,000

Tier av (*), same prop; pr mtg $5,680.92; Feb13'14; due as per bond; same to Jas H Rice, 42 Scofield, City Island, & ano. 150

Tinton av, swc 158th, see Rivington st, 189, Manhattan Mortgages.

Union av (11:2961), sws, at es Boston rd or av, runs s161xw23.8xw115.5 to Boston av xne114 to beg; also UNION AV (11:-2961), sws, 161 s Boston av, 25x88.5x42x 54.8, except pt for Boston rd & Union av; Feb16'14; due &c as per bond; Harry Weaver to Title Guar & Trust Co, 176 Bway. 40,000

Valentine av, 2668 (12:3300), es, 185.4 n 194th, 40.4x79.10x40x75.9; Feb2; Feb17'14; due &c as per bond; Yetta Reich to Jno J Tully Co, at Valentine av & 194th. 3,875

Valentine av, 2672 (12:3300), es, 225.8 n 194th, 40.4x83.11x40x79.10; Feb2; Feb17'14; due &c as per bond; Yetta Reich to Jno J Tully Co, Valentine av & 194th. 3,875

Valentine av, 2118 (11:3144); ext of $5,-000 mtg to Jan15'19 at 5½%; Feb3; Feb13 '14; Lawyers Mort Co with Jas J Quirk & ano. nom

Vyse av, swc Freeman, see Freeman, swc Vyse av.

Walker av, ss, see Overing st, 1640.

Walton av (11:3183), es, bet 183d & 184th, being lot 7, blk 3183 tax map; transfer of tax lien for yrs 1877 to 1908, assessed to unknown; May2'12; Feb16'14; 3y12%; City N Y to City N Y (assigned to Simeon M Barber, 137 E 55). 2,258.75

Washington av (11:2909), ws, 60 n 176th (old lines), 48x100, except pt for av; pr mtg $5,000; Feb16; Feb17'14; 5y5%; Clara G Schott to Emigrant Indust Savgs Bank. 3,500

Westchester av (*), ns, 80.2 e Evergreen av, runs n109.6xe20xs7.10xe20xs 104.5 to av xw40.1 to beg; bldg loan; Feb 10; Feb17'14; demand, 6%; Pew Realty Corpn, a corpn, to N Y Trust Co, 26 Broad. 20,000

Westchester av (*), ns, 80.2 e Evergreen av; same prop; certf as to above mtg; Feb10; Feb17'14; same to same. ——

Westchester av (*), ns, 120.11 e Evergreen av, 40.1x107.3x40x104.5; bldg loan; Feb10; Feb17'14; demand, 6%; Pew Realty Corpn, a corpn, to N Y Trust Co, 26 Broad. 20,000

Westchester av (*), ns, 120.11 e Evergreen av; same prop; certf as to above mtg; Feb10; Feb17'14; same to same. ——

Westchester av, 1491-5 (*); ext of 2 mtgs for $20,000 ea to Feb11'17 at 5½%; Feb11; Feb17'14; Columbia-Knickerbocker Trust Co with Pew Realty Corpn, a corpn, 1029 E 163. nom

Westchester av (*), ns, 80.2 e Evergreen av, runs n109.6xe20xs7.10xe60xs107.3 to av xw80.2 to beg; sobrn agmt; Feb10; Feb17'14; American Real Estate Co with N Y Trust Co, 26 Broad. nom

Westchester av (*), ss, abt 277 w Olmstead av, 67x311.10 to Newbold av x67x 313.10, except part for av; bldg loan; pr mtg $5,000; Feb13; Feb14'14; 5y5%; Katharina wife Wm Schmitz to Jno Eichler Brewing Co, 3582 3 av. 14,000

White Plains rd (*), swc Allerton av, runs s151.5 to ns Fulton xnw153.1 to es Elliott av xne140.10 to av xe151.1 to beg; also gore bounded on n by ss Bleecker st, on s by ss Allerton av & w by es Elliott av; PM; Feb11; Feb13'14; due, &c, as per bond; Timothy F Sullivan to Margt Miles, White Plains, NY. 11,750

White Plains rd, ws, 100 n Bridge, see Elliott av, es, 100 n Bridge.

Whitlock av, see Leggett av, see Leggett av, sec Whitlock av.

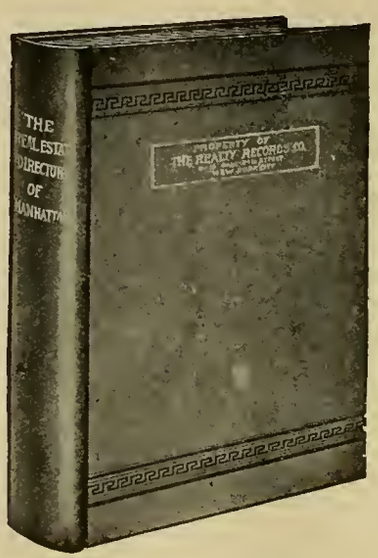
Woodycrest av, 1046-8 (9:2508), sec 165th, 50x100.9; PM; pr mtg $28,000; Feb 17; Feb18'14; 3y6%; Dunloe Holding Co, Inc, a corpn, to Jno F Kaiser, 1 Villa st, Mt Vernon, NY. 24,025

Woodycrest av, 1046-8; Feb17; Feb18'14; demand, 6%; same to Yale Land Co, 110 W 34. 3,000

1ST av (*), nwc 1st, 100x100; Feb14; Feb19'14; due, &c, as per bond; Filomena Cipolla to Julia Connelly, 1120 9th st, N W, Wash,D C. 900

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2398 New York, February 28, 1914. (35) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Arden st, 2-20 & 15.
Bank st, 31 (Interior rear strip).
*Beekman st, 105-7 (or Pearl st, Nos 284-6).
Bleecker st, 11.
Catharine sl, 13-15.
Chrystie st, 183.
*Clinton st, 210 (or Henry st, 208).
Essex st, 109.
Front st, 103.
Gold st, 78.
Grand st, 36.
Greenwich st, 68 & 278-84.
Henry st, 208.
Houston st, 97 W.
Ludlow st, 75 & 121.
Pearl st, 284-6.
Peck sl, 10.
Rivington st, 295-9.
Suffolk st, 127.
*Thompson st, es (nec Grand st, 36), blk 476-89.
*Warren st, 98-100 (or Greenwich st, 278-84).
*Water st, 393-5 (or Catharine sl, 13).
3d st, 227-9 E.
7th st, 219-21 E.
8th st, 371 E.
10th st, 10 & 49 E.
10th st, 42 W.
*12th st, 239-41 E (or 2d av, 193-5).
12th st, 344 E.
13th st, 435-41 E.
14th st, 58 W.
16th st, 617 E.
17th st, 17-9 W.
21st st, 114-16 W.
24th st, 149-57 W.
28th st, 138-42 E.
29th st, 113 W.
31st st, 406-26 W.
38th st, 123 E.
48th st, 128 W.
49th st, 146-8 E.
*50th st, 200-2 W (or 7 av, 758-60).
51st st, 411 E.
*51st st, 501-3 W (or 10 av, No 753).
52d st, 343 & 423-5 W.
61st st, 413 E.
61st st, 246 W.
68th st, 210 W.
69th st, 108 W.
70th st, 511-3 E.
77th st, 335 E.
79th st, 101-7 & 119 E.
80th st, 337 E.
*81st st, 441 E (or Av A, 1533).
81st st, 531 E.
82d st, 250-4 W.
83d st, 41 E.
*84th st E (nwc Madison av, 1130), blk 1496-15.
86th st, 108 W.
90th st, 114 W.
92d st, 18 E.
93d st, 174 W.
94th st, 6 E.
95th st, 62 W.
96th st, 155 E.
99th st, 144 W.
109th st, 79 & 128 E.
114th st, 240 W.
*114th st, 316-8 W (or Manhattan av, 320).
115th st, 108 W.
118th st, 6 & 170-2 E.
118th st, 239 E.
120th st, 152 & 232 W.
122d st, 207 W.
*122d st, 263 W (or Morningside av E, 91-4).
123d st, 402-4 E.
124th st, 505 & 531-3 W.
127th st, 148 E.
128th st, 60 W.
129th st, 146 E.
129th st, 217 W.
131st st, 13-15 W.
131st st, 132 W.
132d st, 10 E.
135th st, 30-32, 40-44 W.
136th st, 611-3 & 622 W.
*140th st W (nec 140th), blk 1765-1).
143d st, 126-32 W.
*156th st W (nwc St Nicholas av, 921), blk 2107-79.
157th st, 542 W.
*171st st W (nec Fort Wash av), blk 2142-50.
*176th st, 600 W (or sw c St Nicholas av), blk 2144-57).
177th st, 503-17 W.
185th st W (nwc Audubon av), blk 2157-56-59.
*187th st W (swc Audubon av, ws).
*201st st W (nwc 9 av), blk 2198-22.
212th st W, ns, blk 2193-1, 44-5.
213th st W, ss, blk 2193-6-8.
228th st, 162 W.
Av A, 1533.
Amsterdam av, 1109-11.
Audubon av, 145-55.
*Audubon av, ws (nwc 185th st), blk 2157-56.
Audubon av, ws, blk 2157-89-91.
Audubon av (swc 187th), blk 2157-82.
Broadway, 475 & 2273-9.
Ft Washington av, es, blk 2142-50 & 89.
Madison av, 274 & 1130.
Manhattan av, 320.
Marble Hill av, 97.
Morningside av E, 91-4.
*Park av, 903 (or 79th st, 101-7 E).
Pleasant av, 413.
Post av, es, blk 2218-8.
St Nicholas av, 921.
St Nicholas av, ws, blk 2144-57.
2d av, 193-5.
5th av, es, blk 1761-1.
5th av, es, blk 1763-1.
7th av, 758-60.
8th av, 2180 & 2456.
*9th av, es (or 212th st W, ns), blk 2193-1.
9th av (nwc 201st), blk 2198-22.
10th av, 753.
10th av, ws, blk 2216-24 & 27.

WILLS.

Bank st, 56.
Spring st, 25.
30th st, 243 E.
84th st, 507 E.
94th st, 154 W.
95th st, 165-9 E.
137th st, 266 W.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

FEB. 20, 21, 24, 25 & 26.

Arden st, 2-20 (8:2174-85), sws at nws Nagle av, 210x130, 5-5-sty bk tnts, strs on av; A$39,000-P63,000; also AUDUBON AV, 145-55 (8:2129-30-37), sec 173d, 194.6 to ns 172d, x95, 2-6-sty bk tnts; Brown Brothers Inc, Owners & Builders, a corpn, to Wm L O'Conor, 902 West End av; AL; Jan26; Feb20'14; A$94,000-318,000. nom

Arden st, 15 (8:2174-186), es, 134 n Nagle av, 27x110, 5-sty bk tnt; Hensle Constn Co, a corpn, to Emily K Goodwin, 629 W 23; mtg $22,000; Feb26'14; A$——$——; O C & 100

Beekman st, 105-7, see Pearl, 284-6.

Bleecker st, 11 (2:529-47), ns, 145 w Bowery, 20x61.9x20x60.11, 3-sty bk tnt & str; Louis J Anger to Helen C Engel, 23 Johnson av, Newark, NJ; Feb24; Feb25'14; A$11,000-12,500. O C & 100

Catherine sl, 13 (1:250-35), sec Water (Nos 393-5), 18.2x51.6x19.2x53.9, 3-sty bk factory; A$8,000-9,000; also CATHERINE SL, 15 (1:250-36), es, 18.2 s Water, 17.8x49.7x17.11x51.6, 3-sty bk tnt & str; Wm Littauer to Leonard W Simmons, 115 W 114 [c/o C B Richard & Co, 31 Bway]; mtg $14,000; June20'12; Feb26'14; A $5,500-6,000. nom

Catherine sl, 15, see Catherine sl, 13.

Chrystie st, 183 (2:426-36), ws, 100.2 n Rivington, 24.9x96.3x25x95.4, 5-sty stn tnt & strs, 4-sty ext; Earl W Webb, ref, to Wolcott G Lane, 15 E 74, TRSTE will Lorillard Spencer (decd), for benefit Eleanora L S Cenci; FORECLOS Feb10; Feb20; Feb 24'14; A$20,000-30,000. **25,000**

Clinton st, 210, see Henry, 208.

Essex st, 109 (2:410-59), ws, abt 180 n Delancey, 25x87.6, 5-sty bk tnt & strs; Jos A Amato to Jennie E Fielding, 302 Bway; [r 507]; AL; Feb2; Feb26'14; A$23,000-33,-000. nom

Exterior st, nwe 140th, see 5 av, nec 140.

Front st, 103 (1:35-22), ses, at nes Jones la, 20.11x71.6x19.2x71.5, 4-sty bk office & str bldg; Eliz Drowns to J Rolf Searles, both at St Johnsbury, Vt; mtg $45,000; Jan 31; Feb26'14; A$40,000-47,000. nom

Gold st, 78 (1:99-pt lot 18), ss, abt 185 e Beekman, 15.3x78x15x78, pt 3-sty bk loft & str bldg; Weston W Walker to Caroline A James, 310 W 79; ⅓ pt; AL; Feb7; Feb24 '14; A$——$——. nom

Gold st, 78; Caroline E Miles, wid, to Caroline A James, 310 W 75 [79]; QC; Feb 9; Feb24'14. nom

Grand st, 36 (2:476-89), nec Thompson, 18.11x47, 3-sty bk tnt & str; Hannah Sperber to Nathan & Herman Sperber, 36 Grand; AL; Feb24; Feb26'14; A$13,000-15,-000. O C & 100

Greenwich st, 68 (1:18-48), ws, 299.6 sw Rector, 25.1x100.5x25.3x100, 3-sty bk tnt & strs; Julia A Laufer to Irving L Mendelsohn, 90 Greenwich; AT; mtg $9,000; Feb 24'14; A$25,000-27,000. O C & 1,100

Greenwich st, 278-84 (1:138-15), nwc Warren (Nos 98-100), runs n91.10xnw75.6 to Bishops la xs26.3xnw0.6xs still along la 65.4 to st xe76 to beg, with all title to la; 6-sty bk str & office bldg; Surety Realty Co et al to Chas H Mattlage, 58 Central Park W [335 Greenwich], & Henry A Gaede, 905 Castle Pt Ter, Hoboken, NJ [c/o Chas F Mattlage & Sons, 335 Greenwich], EXRS, &c, Chas F Mattlage; mtg $125,000 & AL; Feb16; Feb25'14; A$105,000-185,000. O C & 100

Greenwich st, 278-84 (1:138-15), nwc Warren (Nos 98-100), runs n91.6xnw75.4 to Bishops la xs26.1xnw.05½xs still along la 65.3 to st xe— to beg, except part released, 6-sty bk str & office bldg; Rector, etc, of Trinity Church to same; QC & re payment of quit rent under grant dated Nov18, 1773; Feb5; Feb25'14; A$105,000-185,000. O C & 100

Henry st, 208 (1:269-85), sec Clinton (No 210), 23.9x100, 6-sty bk tnt & strs; Bessie Lazerus to Dora Goldfein, 78 E 111; Dec5 '12; Feb25'14; A$29,000-55,000. O C & 100

Houston st, 97 W (2:516-19), ss, 75 e Thompson, 25x73.2, 5-sty bk tnt & strs; Domenico Spina to Bertha Weinlandt, 2545 Marion av; mtg $24,000; Dec10'13; Feb24 '14; A$18,000-26,000. O C & 100

Houston st, 97 W (2:516-19), ss, 75 e Thompson, 25x73.2, 5-sty bk tnt & strs; Giulio Terlizzi et al heirs, &c, Raffaela Tuso, to Domenico Spina, 362 Broome; QC; Feb13; Feb20'14; A$18,000-26,000. nom

Jones la, nes, at ses Front, see Front, 103.

Ludlow st, 75 (2:408-16), ws, 87.6 s Broome, 25x87.6, 6-sty bk stable; Geo Hassler to Michl Kleiner, 78 2 av [115 Bway]; mtg $25,000; Feb25; Feb26'14; A $20,000-35,000. nom

Ludlow st, 121 (2:410-20), ws, abt 135 s Rivington, 19x87.6, 3-sty bk bldg, 1-sty ext; Jacob C Rubenschtein to Chebra Kadischer Anshai Sochochow, Inc, 121 Ludlow; Q C; correction & confirmation deed; Feb17; Feb20'14; A exempt-exempt. nom

Mercer st, 48, see Bway, 475.

Pearl st, 284-6 (1:95-21), sec Beekman (Nos 105-7), runs se53.10xsw31xs11.6 xsw10.2xnw62.6 to es Pearl xne40.2 to beg, 7-sty bk loft & str bldg; Julian A Hellman, TRSTES of Frances Gosling et al, to Saml J Rawak, 112 W 72; AL; Feb 18; Feb21'14; A$47,000-65,000. O C & 50

Peck sl, 10 (1:98-36), ws, abt 70 n Water, 21x57.9x21x59.3, ss, 6-sty bk loft & str bldg; Jno I Brooks to Sarah C Brooks, 2689 Heath av; mtg $6,000; Feb25'14; A $10,000-17,000. O C & 1,000

Rivington st, 295-9 (2:328-13-15), ss, 50 e Cannon, 75x100, 2-6-sty bk tnts & strs; Wm H Schmohl to Emandess Holding Co, a corpn, 440 E 109; AL; Feb25'14; A$54,000-112,000. O C & 100

Suffolk st, 127 (2:354-68), ws, abt 125 n Rivington, 25x100, 5-sty bk tnt & strs; Anna E Kandelhart et al, heirs, &c, Andw Engler, to Woolf J Blumborg, 113 2d; QC; Feb16; Feb20'14; A$24,000-32,000. nom

Thompson st, nec Grand, see Grand, 36.

Warren st, 98-100, see Greenwich, 278-84.

Washingtou pl, 121-3, see Washington pl, 121-3, Man Mtgs.

Water st, 393-5, see Cath sl, 13.

3D st, 227-9 E (2:386-56), ns, 280.11 e Av B, 46x96.2, 6-sty bk tnt & strs; Burt Realty Co, Inc, to Helena Brand, 86 W 119; AL; Feb24'14; A$35,000-68,000. omitted

7TH st, 219-21 E (2:390-42), ns, 133 w Av C, 44x97.6, 6-sty bk tnt & strs; Isreal or Israel Rosen to Mary Rosen, 54 E 118; ⅓ pt; mtg $65,000; Feb13; Feb24'14; A $34,000-69,000. O C & 100

8TH st, 371 E (2:378-55), ns, 258 e Av C, 25x93.11, 5-sty bk tnt & strs; Leopold Moskowitz to David Hyman, 97 St Marks pl; mtg $14,000; Feb16; Feb20'14; A$15,000-20,-000. nom

10TH st, 10 E, see 61st, 246 W.

10TH st, 49 E, see 61st, 246 W.

10TH st, 42 W, see 61st, 246 W.

12TH st, 239-41 E, see 2 av, 193-5.

12TH st, 344 E (2:453-30), ss, 140.2 w 1 av, 20.9x68.9x20.4x68.1, 4-sty bk tnt & strs; Giuseppe Ferri to Antonio Loscalzo, 21 Lee av, Winfield, LI [12 W 37]; mtg $10,000 & AL; Feb25; Feb26'14; A$12,000-14,000. O C & 100

13TH st, 435-41 E (2:441-41-44), ns, 150 w Av A, runs w80xn91.6xe36.7xn4.9xne 6.10 to cl former Stuyvesant xse69xs42.3 to beg, 3 6-sty bk tnts & strs; Jos Weinstein to Annie Weistein or Weinstein, 1639 Mt Hope av; mtg $62,000; Feb11; Feb21'14; A$45,000-91,000. O C & 100

14TH st, 58 W (2:577-11), ss, 125 e 6 av, 25x103.3, pt 5-sty bk str; Lillian B Vogel to Frances Steel Co, a corpn [c/o R Smith & Co], 52 W 14; ⅓ pt; mtg $145,000 & AL on whole; Feb20'14; A$105,000-125,000. O C & 100

16TH st, 617 E (3:984-13), ns, 263 e Av B, 25x92, 5-sty bk tnt & strs; Mosdyck Co, a corpn, to Romney Realty Co, Inc, a corpn, 244 5 av; B&S; AL; Feb18; Feb20'14; A$7,-500-19,000. nom

17TH st, 17-9 W (3:819-27), ns, 280 w 5 av, 53x92, 11-sty bk loft & str bldg; Mary P Satterlee & ano to 17 West 17th St, Inc, a corpn, 25 Broad [r 1440]; mtg $185,000 & AL; Feb21; Feb25'14; A$110,000-240,000. nom

21ST st, 114 W, see 61st, 246 W.

21ST st, 116 W, see 61st, 246 W.

24TH st, 149-55 W (3:800-10), ns, 141.8 e 7 av, runs e83.4xn73.3xw8.8xn25.6xw74.8xs 98.9 to beg, 6-sty bk loft & str bldg; A $128,000-190,000; also 24TH ST, 157 W (3:-800-9), ns, 120.10 e 7 av, 20.10x98.9, 4-sty bk loft & str bldg; Security Mtg Co, a corpn, to Brolux Corpn, 149 W 24 [128 Bway, r 904]; AL; Dec31'13; Feb20'14; A$29,000-31,-000. O C & 100

24TH st, 157 W, see 24th, 149-55 W.

28TH st, 138-42 E (3:883-60-62), ss, 125 e Lex av, 75x98.9, 3 5-sty stn tnts; Kate Blank to Harris Mandelbaum, 12 W 87, [135 Bway], & Fisher Lewine, 116 E 78; B&S; mtg $60,000; Feb20; Feb21'14; A$67,-500-93,000. O C & 100

28TH st, 138-42 E (3:883-60-62), ss, 125 e Lex av, 75x98.9, 3 5-sty stn tnts; Harris Mandelbaum et al to Kate Blank, 1219 Union av [c/o H Mandelbaum, 135 Bway]; B&S & CaG; mtg $60,000; Feb20; Feb21'14; A$67,500-93,000. O C & 100

29TH st, 113 W (3:805-48), ns, 175 w 6 av, 16.8x68.10x17x72.1, 3-sty bk tnt; Annie Hennessy, widow, to Susan McGovern, 113 W 29; B&S; mtg $15,000 & AL; Feb24; Feb26'14; A$20,500-21,000. nom

29TH st, 113 W; Susan McGovern to Annie Hennessy, widow, & Francis J Hennessy, her son, both at 113 W 29, as point tenants; B&S; mtg $15,000 & AL; Feb24; Feb26'14. nom

31ST st, 406-26 W (3:728-42-52), ss, 425 e 10 av, 250x103.4x—x85.2, 8-3-sty bk & fr tnts & strs, 1-4-sty bk tnt & str & 2-2-sty bk tnts & several bk & fr rear tnts; Montrose Realty Co, a corpn, to Annie T Campbell, 459 W 22; AL; Feb21; Feb25'14; A$69,-500-84,000. O C & 100

31ST st, 426 W (3:728-52), ss, 425 e 10 av, 25x83.6x—x85.6, 4-sty bk tnt & str & 3-sty bk rear tnt; Annie Linke to Annie T Campbell, 459 W 22; mtg $13,000; Feb 20; Feb21'14; A$6,500-10,000. O C & 100

31ST st, 426 W; Annie T Campbell to Montrose Realty Co, a corpn, 135 Bway; mtg $14,500; Feb20; Feb21'14. O C & 100

38TH st, 123 E (3:894-16), ns, 75 w Lex av, 17x98.9, 4-sty & b stn dwg; Townsend Morgan, ref, to Chas E Rhinelander, 115 E 38; FORECLOS Feb18; Feb25'14; A$34,000-44,500. **35,000**

48TH st, 128 W (4:1000-45), ss, 305 w 6 av, 20x100.5, 3-sty & b stn dwg; Maurice Deiches, ref, to Fisher Lewine, 116 E 78, & Isidor H Kempner, 343 W 87 [135 Bway]; FORECLOS Feb24; Feb25'14; A$35,000-36,-000. **100 over & above all liens**

49TH st, 146-8 E (5:1303-44-45), ss, 175 w 3 av, 50x100.5, 9-sty bk tnt; Maze Realty Co of N Y to Mitchell B Bernstein, 1 W 70 [475 Bway]; mtg $150,000; Feb24'14; A$30,000-$——. O C & 100

50TH st, 200-2 W, see 7 av, 758-60.

51ST st, 411 E (5:1363-6), ns, 112.9 e 1 av, 18.9x100.5, 3-sty & b stn dwg; Jennie Brown to Hulda Hirsch & Lena Cohen, 411 E 51 [c/o J Hirsch, 75 Gold]; ⅓ pt; AT; A L; Feb14; Feb25'14; A$6,500-10,000. nom

51ST st, 501-3 W, see 10 av, 753.

52D st, 343 W (4:1043-16), ns, 365 e 9 av, 22.10x100.9x31.4x100.5, 4-sty bk tnt & str & 3-sty bk rear stable; Jacob J Tabolt to Michl J Callahan, 1330 St Nicholas av; mtg $12,500 & AL; Feb26'14; A$15,500-17,500. O C & 100

52D st, 423-5 W (4:1062-19 & 20), ns, 300 w 9 av, 50x100.5, 2-5-sty stn tnts, strs in 425; Mary B Brannigan to Mary B, Tracy J & Thos J Ryan, all at 320 W 45; B&S; A L; Feb17; Feb20'14; A$24,000-45,000. nom

61ST st, 413 E (5:1456-9), ns,, 200 e 1 av, 20x92x20.2x96.7, 5-sty bk tnt; Robt F Wagner, ref, to Fannie M Keppel at Quogue at South Hampton, LI; FORECLOS Jan23; Feb20'14; A$5,500-14,000. **11,900**

61ST st, 246 W (4:1152-58), ss, abt 155 e West End av, —x—, vacant; A$6,000-6,000; also 21ST ST, 116 W (3:796-50), ss, abt 205 w 6 av, —x—, 3-sty & b bk dwg; A$31,000-34,000; also 10TH ST, 10 E (2:-567-11), ss, abt 175 e 5 av, —x—, 3-sty & b bk dwg; A$24,000-29,000; also 10TH ST, 42 W (2:573-21), ss, abt 360 e 6 av, —x—, vacant; A$17,500-17,500; also 10TH ST, 49 E (2:562-35), ns, abt 220 w Bway, —x—, 4-sty & b stn loft & str bldg; A$48,000-53,000; also 21ST ST, 114 W (3:796-49), ss, abt 180 w 6 av, —x—, 3-sty & b bk dwg; A$32,000-35,000; Exemplified copy last will & probate proceedings in matter of Chas Hartung, late of Wyckoff, Bergen Co, NJ (by will) to Marie C Hartung, his wife, of Wyckoff, Bergen Co, NJ; June28 '00; Feb21'14.

68TH st, 210 W (4:1159-40), ss, 175 w Ams av, 25x100.5, 2 & 3-sty bk stable; Susan Bailey to Harry Bailey, 210 W 68; B& S; mtg $24,000; June16'11; Feb25'14; A$10,-000-18,000. O C & 100

69TH st, 108 W (4:1140-36), ss, 80 w Col av, 20x100.5, 4-sty & b stn dwg; Wm C Runyon to Wilbert Garrison, 228 Claremont av, Mt Vernon, NY; QC; mtg $24,000; Jan24; Feb21'14; A$14,000-25,000. nom

70TH st, 511-3 E (5:1482-10-11), ns, 223 e Av A, 50x100.5, 2 5-sty bk tnts; Anna Barak et al to East Seventieth St Realty Corpn, 331 E 71; AT; AL; Feb2; Feb26'14; A$12,000-34,000. O C & 100

77TH st, 335 E (5:1452-15), ns, 275 w 1 av, 25.4x102.2, 4-sty stn tnt & strs; Max Inkelas et al to Beth Hamidrasch Bonai Israel, a corpn, 335 E 77; mtg $11,000; Feb 24; Feb25'14; A$9,000-17,000. O C & 100

79TH st, 101-7 E, see Park av, 903.

79TH st, 119 E (5:1508-8), ns, 185 e Park av, 20x102.2, 4-sty stn dwg; Chas D Dickey & ano, TRSTES Chas D Dickey (decd), to Sophie T Dix, 119 E 79 [c/o Jno A Dix, 55 Wall]; Feb18; Feb24'14; A$24,000-32,000. O C & 100

79TH st, 119 E; Mary D Varnum et al to same; Feb18; Feb24'14. O C & 100

80TH st, 337 E (5:1543-21), ns, 125 w 1 av, 25x102.2, 4-sty stn tnt; Louis J Anger to Helen C Engel, 23 Johnson av, Newark, NJ; Feb24; Feb25'14; A$9,000-14,000. O C & 100

81ST st, 441 E, see Av A, 1533.

81ST st, 531 E (5:1578-13), ns, 423 e Av A, 25x102.2, 5-sty bk tnt 160 Bway Holding Corpn to Jno S Sutphen, 311 W 72; Amanda Pope, 73 Prospect, East Orange, NJ, & Adeline E E Crockett, 160 W 72, EXRS &c Jno S Sutphen; AL; Feb20; Feb 21'14; A$8,000-17,500. O C & 150

82D st, 250-4 W, see Bway, 2273-9.

83D st, 41 E (5:1495-24), ns, 85 e Mad av, 15x102.2, 4-sty & b stn dwg; Harvard Realty Constn Co to Edw J Cornelis, 507 Madison av; mtg $21,000 & AL; Feb20'14; A $18,000-23,000. O C & 100

84TH st E, nwe Madison av, see Mad av, 1130.

86TH st, 108 W (4:1216-36), ss, 85 w Col av, 20x100, 4-sty & b stn dwg; Danl B Freeman to West Side Constn Co, a corpn, 322 W 100; mtg $27,500; Feb18; Feb 21'14; A$18,000-32,000. O C & 100

90TH st, 114 W (4:1220-41), ss, 200 w Col av, 26.6x100.8, 5-sty bk tnt; Wm Livingston to Church of St Gregory, a corpn, 56 W 88; mtg $22,000; Feb19; Feb20'14; A$14,500-29,000. nom

92D st, 18 E (5:1503-62), ss, 237.10 e 5 av, 17.8x100.8, 4-sty & b stn dwg; Ernest H Wells, ref, to Frances G Alexander, 2 E 55; FORECLOS Feb10; Feb25'14; A$46,000-57,-000. **35,000**

93D st, 174 W (4:1223-60), ss, 100 e Ams av, 18x100.8, 3-sty & b stn dwg; Davidena M Lowden to Evangelical Lutheran Church of the Advent, Inc, a corpn, nec Bway & 93d; mtg $14,500 & AL; Feb26'14; A$10,500-19,000. **10,250**

94TH st, 6 E (5:1505-66½), ss, 138.10 e 5 av, 20x100.8, 4-sty & b bk dwg; Julius Dahlman & ano EXRS Jacob Fleischhauer to Eliza Fleischhauer, 6 E 94; Julius Mautner, 1070 Madison av; Sol Kahn, 6 E 94, & Clarence W Freeman, 44 W 77, EXRS, &c, Julius Fleischhauer, ½ pt; AL; Feb20; Feb 25'14; A$40,000-45,000. **2,500**

95TH st, 62 W (4:1208-58), ss, 154 e Col av, 19x100.8, 4-sty & b bk dwg; Mosdyck Co, a corpn, to Romney Realty Co, Inc, a corpn, 244 5 av [32 Nassau, r 448]; B&S; AL; Feb18; Feb20'14; A$12,600-19,000. nom

96TH st, 155 E (6:1624-22), ns, 44 e Lex av, 26x100.11, 5-sty bk tnt; Jno H Bodine to Raphael Prager, 129 E 74 [149 Bway]; mtg $18,000; Feb18; Feb24'14; A$14,500-24,500. O C & 100

99TH st, 144 W (7:1853-52), ss, 309.7 e Ams av, 15.4x83.1x15.4x82.3, 3-sty bk tnt & str; Harry Hemlin & Herbt Smith to Nellie Hemlin, 144 W 99, & Mary Smith, 6 W 103; Feb21; Feb24'14; A$6,000-8,000. nom

105TH st, 50 W, see 105th, 50 W, Manhattan mtgs.

109TH st, 79 E (6:1615-34), ns, 26 w Park av, 27x75.8, 5-sty bk tnt & strs; Barney Cohen to Barnet [Bernard] Teitz, 31-3 W 115 [9 White]; mtg $14,400; Feb24'14; A$10,500-17,500. O C & 100

109TH st, 128 E (6:1636-60½), ss, 120 w Lex av, 19x100.11, 4-sty bk tnt; Alex Brough, ref, to Richd Lathers Jr, at Forest Heights, New Rochelle, NY [500 5 av]

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& Richd O'Gorman, 255 W 90 [51 Chambers] TRSTES Richd Lathers; FORECLOS Feb19; Feb24'14; A$8,000-10,000. **2,500**

114TH st, 240 W (7:1829-57), ss, 175 e 8 av, 25x100.11, 5-sty bk tnt; Amelia McCord to Andw Weir, 124 Sherman av, Jersey City, NJ; mtg $20,000; Feb19; Feb20'14; A$15,000-26,000. O C & 100

114TH st, 316-S W, see Manhattan av, 320.

115TH st, 108 W (7:1824-44), ss, 193.6 w Lenox av, 31.6x100.11, 5-sty bk tnt; Paul Wilson to Saml L & Harry Kahn, 51 W 113 [both at 1743 Mad av]; mtg $32,000; Feb16; Feb26'14; A$20,000-34,000. O C & 100

115TH st, 6 E (6:1623-68), ss, 110 e 5 av, 25x100.11, 5-sty bk tnt; Herman Timberger to Abr Valenstein, 143 E 58 [980 3 av]; mtg $19,500; Feb19; Feb20'14; A$13,-000-25,500. O C & 100

115TH st ,170-2 E (6:1645-41), ss, 100 w 3 av, 50.10x100.11, 6-sty bk tnt & strs; David Amolsky to Eliz Lipshutz, 505 W 134, & Gertrude Weber, 208 W 88; mtg $50,000; Feb18; Feb20'14; A$23,000-58,000. O C & 100

115TH st, 239 E (6:1783-17½), ns, 180 w 2 av, 15x100.11, 3-sty & b stn dwg; Barney Cohen to Barnet [Bernard] Teitz, 31-3 W 115 [9 White]; mtg $4,000; Feb24'14; A $5,000-5,500. O C & 100

120TH st, 152 W (7:1904-54), ss, 225 e 7 av, 16.8x79.2 to cl Harlem or Bensens Creek former line x—x81.6, with all title to land bet above & cl of blk, 3-sty & b stn dwg; Wm S Grey ref to Mary A Kaufman, 257 Arlington av, Bklyn; mtg $10,000; FORECLOS Feb20; Feb25'14; A$9,300-13,000. **1,000**

120TH st, 232 W (7:1925-47), ss, 325 w 7 av, 25x100.11, 5-sty bk tnt; Henrietta E Brandt to David Nevins, 118 W 57; mtg $23,500; Feb25; Feb26'14; A$15,000-25,000. O C & 100

122D st, 207 W (7:1928-26½), ns, 116 w 7 av, 18x100.11, 3-sty & b bk dwg; W Herbert Adams, ref, to Edw Kent, at Phoenix, Ariz & Wm R Willcox, 27 W 39 [c/o Wm R Willcox, 165 Bway], TRSTES Mary J Havemeyer; FORECLOS Feb2; Feb24'14; A$10,000-13,000. **15,000**

122D st, 363 W, see Morningside av, 91-4.

123D st, 402-4 E (6:1810-44¼-44½), ss, 83 e 1 av, 36x100.11, 2 4-sty bk tnts; Diedrich Meyer to Jas R Clarke, at Ludlow, NY, & Wm H Clarke, at Great Neck, L]; AL [both c/o Clarke Bros, 154 Nassau]; Feb26'14; A$8,000-15,000. nom

124TH st, 505 W (7:1979-27), ns, 100 w Ams av, 50x100.11, 6-sty bk tnt; Magdalena Briner to Edw G Schroeder, 414 E 4, Mt Vernon, NY; mtg $55,000 & AL; Feb20; Feb24'14; A$29,000-77,000. O C & 100

124TH st, 531-3 W (7:1979-14), ns, 283 e Bway, 52x100.11, 7-sty bk tnt; Horowitz Brothers & Margareten, a corpn, to Salamon Margareten, 292 E 7; mtg $72,500; Feb 24; Feb25'14; A$30,000-85,000. nom

127TH st, 148 E (6:1775-50½), ss, 350.9 w 3 av, 16.3x99.11, 3-sty & b stn dwg; Howard Fox to Cath A McGuire, 215 Audubon av; mtg $5,000; Dec4'13; Feb21'14; A$6,400-8,500. nom

128TH st, 60 W (6:1725-64), ss, 172.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; Jno Z Lowe Jr, ref, to Long Realty Co, a corpn, 2004 Nostrand av, Bklyn [68 Broad st, r 118, Manhattan]; FORECLOS Feb16; Feb24 Feb25'14; A$18,000-56,000. **40,000**

129TH st, 146 E (6:1777-50), ss, 60 e Lex av, 25x99.11, 5-sty bk tnt & strs; Rosalie wife Danl Rosenthal to Seymour Realty Co, a corpn, 25 Broad [r 738]; AL; Feb25 '14; A$8,000-18,000. nom

129TH st, 217 W (7:1935-23), ns, 200 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Lyttleton Fox, ref, to Arthur Blue, 355 W 122 [82 3 av]; FORECLOS Jan29; Feb25'14; A $7,500-10,500. **8,500**

131ST st, 13 W (6:1729-29), ns, 190 w 5 av, 15x99.11, 3-sty & b bk dwg; Frederic de P Foster & ano, TRSTES Mary H Tompkins, will of Ambrose C Kingsland, to Maggie P Payton, 13 W 131 [c/o P A Payton, Jr, 67 W 134]; B&S; Feb20; Feb26 '14; A$6,000-9,000. **6,000**

131ST st, 15 W (6:1729-28½) ns, 205 w 5 av, 15x99.11, 3-sty & b bk dwg; Frederic de P Foster & ano, TRSTES Mary H Tompkins, will of Ambrose C Kingsland, to Maggie P Payton, 13 W 131; B&S; Feb 20; Feb26'14; A$6,000-9,000. **6,000**

131ST st, 15 W (6:1729-28½), ns, 205 w 5 av, 15x99.11, 3-sty & b bk dwg; Maggie P Payton to Estelle G Winston, 393 Canal; B&S; Feb24; Feb26'14; A$6,000-9,000. nom

131ST st, 132 W (7:1915-48), ss, 370 e 7 av, 20x99.11, 3-sty & b stn dwg; Nathan Burkan, ref, to Lawyers Mtg Co, a corpn; FORECLOS Feb20; Feb24; Feb26'14; A$8,-000-12,500. **8,000**

131ST st, 132 W; Jos F Dempsey to same; B&S; Feb24; Feb26'14. nom

132D st, 10 E (6:1756-65), ss, 185 e 5 av, 25x99.11, 5-sty bk tnt; Wm T Quinn, ref, to Harry Isaacson, 510 E 145 [223 W 82]; mtg $12,000; FORECLOSED & drawn Feb 24; Feb26'14; A$7,000-19,000. **16,000**

135TH st, 30-2 W, see 135th, 40-4 W.

135TH st, 40-4 W (6:1732-58, 59 & 60), s s, 285 e Lenox av, 75x99.11, 3-5-sty stn tnts & strs; A$42,000-75,000; also 135TH ST, 30-2 W (6:1732, 53 & 54), ss, 435 e Lenox av, 50x99.11, 2-5-sty bk tnts; Jacob Israelson to Israelson Realty Association Inc, a corpn, 106 W 135 [c/o Jacob Israelson]; mtg $72,000; Feb6; Feb20'14; A$24,000-42,-500. O C & 100

136TH st, 611-3 W (7:2002-40), ns, 154.6 w Bway, 54x99.11, 5-sty bk tnt; Harry Hemlin & Herbt Smith to Nellie Hemlin, 144 W 99, & Mary Smith, 6 W 103; mtg $60,000; Feb21; Feb24'14; A$33,500-65,000. nom

136TH st, 622 W (7:2002-93), ss, 287.6 w Bway, 43.9x99.11, 5-sty bk tnt; Jno H Rogan, ref, to Stephen O Lockwood, 17 E 57 [55 Wall], TRSTE Emily D Speir (decd), FORECLOS Feb5; Feb25; Feb26'14; A$26,-000-54,000. **45,000**

138TH st E, nec 5 av, see 5 av, nec 140.

139TH st E, nec 5 av, see 5 av, nec 140.

140TH st E, nec 5 av, see 5 av, nec 140.

143D st, 126-S W (7:2011-48), ss, 350 w Lenox av, 41.8x99.11, 6-sty bk tnt; Jno H Bodine to Estelle Wohlgemuth, 745 Riverside dr; AL; Feb16; Feb26'14; A$18,000-49,000. nom

143D st, 130-2 W (7:2011-50), ss, 391.8 w Lenox av, 41.8x99.11, 6-sty bk tnt; Jno H Bodine to Metropolis Holding Corpn, 149 Bway [r 1038]; mtg $38,000; Feb16; Feb 26'14; A$18,000-49,000. nom

156TH st W, nwc St Nicholas av, see St Nicholas av, 921.

157TH st, 542 W (8:2115-14), ss, 200 e Bway, 75x99.11, 6-sty bk tnt; Wm N Carpenter to Incorporated Plutus Realty Co, a corpn, 154 Nassau [r 623]; AL; Jan16; Feb 20'14; A$52,000-130,000. O C & 100

171ST st W, nec Ft Washington av, see Ft Washington av, nec 171st.

172D st W, nec Audubon av, see Arden, 2-20.

172D st W, sec Ft Washington av, see Ft Wash av, nec 171st.

173D st W, sec Audubon av, see Arden, 2-20.

176TH st, 600 W, see St Nicholas av, swc 176th.

177TH st, 503-5 W (8:2132-pt-lt 110), ns, 110 w Amsterdam av, 42.6x93.4x42.7x90.7, 5-sty bk tnt; Wm Littauer to Leonard W Simmons, 115 W 114 [c/o C B Richard & Co, 31 Bway]; mtg $40,000; June20'12; Feb 25'14; A$——$——. nom

177TH st, 507-9 W (8:2132-pt-lt 110), ns, 142.6 w Ams av, 42.6x96x42.7x93.4, 5-sty bk tnt; Wm Littauer to Leonard W Simmons, 115 W 114; mtg $40,000; June20'12; Feb25 '14; A$——$——. nom

177TH st, 511-3 W (8:2132-pt lt 110), ns, 185 w Ams av, 42.6x98.9x42.7x96, 5-sty bk tnt; Wm Littauer to Leonard W Simmons, 115 W 114; mtgs $40,000; June20'12; Feb25 '14; A$——$——. nom

177TH st, 515-7 W (8:2132-pt-lt 110), ns, 227.6 w Ams av, 42.6x101.6x42.7x98.9, 5-sty bk tnt; Wm Littauer to Leonard W Simmons, 115 W 114; mtg $40,000; June20'12; Feb25'14; A$——$——. nom

185TH st, 551 W, see Audubon av, 400.

186TH st W, nwc Audubon av, see Audubon av, ws, 150 s 187th.

187TH st W, swc Audubon av, see Audubon av, swc 187th.

201ST st W, nwc 9 av, see 9 av, nwc 201.

212TH st W, sec 9 av, see 9 av, nwc 201.

213TH st W, swc 9 av, see 9 av, nwc 201.

228TH st, 162 W (13:3402-320), ws, 143.2 n Marble Hill av, 30x100; Louise Muller to Eliz, wife Wm F Degenhardt, 1125 Lex av; mtg $5,000; Jan 19; Feb26'14; A$4,200-6,800. O C & 100

Av A, 1533 (5:1561-21), nwc 81st (No 441), 26x80, 5-sty bk tnt & strs; Annie, wife Saml Richman, to Morris Gluck, 506 E 82; mtg $26,000 & AL; Feb24; Feb26'14; A$14,000-28,000. O C & 100

Amsterdam av, 1109-11 (7:1867-41), es, 80.11 s 115th, 40x100, 6-sty bk tnt & strs; Mathilde Bosselman to Pocahontas Realty Corpn, 2783 Bainbridge av [160 Bway, r 1202]; mtg $60,000; Aug2'13; Feb26'14; A $37,000-70,000. O C & 100

Audubon av, 145-55, see Arden, 2-20.

Audubon av, 400 (8:2157-56-59), nwc 185th (No 551), 54.8x100x55.4x100, except pt for av, vacant; Jos L O'Brien to Gertrude A O'Brien, 27 E 130; AL; Feb19; Feb 21'14; A$24,500-24,500. nom

Audubon av, nwc 186th, see Audubon av, ws, 150 s 187th.

Audubon av (8:2157-89-91), ws, 150 s 187th, 114 to 186th x175x114.5x175, except pts taken for 186th & Audubon av; vacant; Jos L O'Brien to Gertrude A O'Brien, 27 E 130; mtg $20,000 & AL; Feb 19; Feb21'14; A$27,500-27,500. nom

Audubon av (8:2157), ws, 150 s 187th; same prop; Gertrude A O'Brien to Genco Realty Co, Inc, a corpn, 99 Nassau; mtg $20,000 & AL; Feb19; Feb21'14. nom

Audubon av, 400 (8:2157), nwc 185th (No 551), same prop; Gertrude A O'Brien to Genco Realty Co, Inc, a corpn, 99 Nassau; AL; Feb19; Feb21'14. nom

Audubon av (8:2157-82), swc 187th, 25x 100, except pt for av, vacant; Jos L O'Brien to Gertrude A O'Brien, 27 E 130; mtg $6,000 & AL; Feb19; Feb21'14; A$11,-000-11,000. nom

Audubon av (8:2157), swc 187th; same prop; Gertrude A O'Brien to Genco Realty Co, Inc, a corpn, 99 Nassau; mtg $6,000 & AL; Feb19; Feb21'14. nom

Broadway, 475 (2:474-35), ws,, 159.9 n Grand, 26.5x— to es Mercer (No 48) x26.4 x200.2, 8-sty bk loft & str bldg; Mitchell B Bernstein to 475 Broadway Co, Inc, a corpn [c/o Mitchell B Bernstein] 475 Bway; mtg $170,000 & AL; Feb21; Feb24 '14; A$103,000-185,000. O C & 100

Broadway, 2273-9 (4:1229-54 & 59), swc 82d (Nos 250-4), runs w157xs102.5xe27.5xn 11.10xe128.7 to Bway xn90.4 to beg, 7-sty bk tnt & strs & 6-sty bk tnt; Maria De Witt Jesup to Leo S Bing, 2170 Bway, & Alex M Bing, 2170 Bway; B&S & CaG; Feb 19; Feb26'14; A$305,000-480,000. O C & 100

Broadway, 2273-9, swc 82d (Nos 250-4); Leo S & Alex M Bing to Robt B Dula, at Tarrytown, NY [c/o Liggett & Myers Tobacco Co, 7 av & 16th]; B&S; Feb24; Feb26 '14. O C & 100

Fort Washington av (8:2142-50 & 89), nec 171st, 191.7 to ss 172d x122.4x190 to 171st x100, vacint; Holland Holding Co, a corpn, to Tilman Constn Co, Inc, a corpn, 961 St Nicholas av; mtg $75,000; Feb26'14; A$80,600-80,600. O C & 100

Fort Washington av, sec 172d, see Ft Wash av, nec 171st.

Madison av, 274 (3:869-58), ws, 74.1 s 40th, 24.8x120, 5-stv stn bldg & str; Jno Gellatly to Eliz Billings, at Woodstock, Vt; B&S; AL; Feb24'14; A$116,500-135,000. O C & 100

Madison av, 1130 (5:1496-15), nwc 84th, 22x70, 4-sty & b bk dwg; Alice G D'Oench to Jos Kelly, 321 Webster av, Jersey City, NJ; AL; Feb24; Feb26'14; A$45,000-60,000. O C & 100

Madison av, 1130; Jos Kelly to Mary L Finch, 37 5 av [c/o Edw R Finch, 32 Nassau]; mtg $40,000 & AL; Feb26'14. O C & 100

Madison av, es, bounded s by ns 138th, etc, see 5 av, nec 140.

Manhattan av, 320 (7:1847-68), sec 114th (Nos 316-8), 100.11x95, 6-sty bk tnt; Jas S Kelly to Mary A Kelly, 204 W 86; mtg $140,000; Dec1'13; Feb20'14; A$90,000-180,-000. O C & 100

Marble Hill av, 97 (13:3402-331), ns, 57.3 e 227th, 26.1x101.6x25x109.1, 3-sty & b bk dwg; Jno Duffy to Thos Bradley, 182 Claremont av; AL; Feb20; Feb24'14; A$3,-600-12,000. O C & 100

Morningside av, 91-4 (7:1949-1), nec 122d (No 363), 100.11x100, 7-sty bk tnt; Gray Realty & Development Co to Lydia B Gray, 572 Mad av [c/o O D Gray, 15 Laight]; mtg $150,000; Feb21; Feb25'14; A$85,000-245,000. O C & 100

Nagle av, nws, at sws Arden, see Arden, 2-20.

Park av, 903 (5:1508-1), nec 79th (Nos 101-7), 102.2x85, 17-sty bk tnt; Akron Building Co, a corpn, to Maria DeWitt Jesup, 197 Madison av; B&S; mtg $800,000; Feb24; Feb26'14; A$175,000-P250,000. O C & 100

Pleasant av, 413 (6:1809-28), ws, 50.10 s 122d, 16.8x100, 3-sty & b stn dwg; Katie Costa to Giovanni Monaca, 442 E 115; mtg $7,700; Feb25; Feb26'14; A$5,000-7,500. O C & 100

Post av, es, 175 n Academy, see 9 av, n wc 201.

St Nicholas av, 921 (8:2107-79), nwc 156th, 25.10x92.10x24.11x99.9, 5-sty bk tnt; Fred L Martin to Victor L Prins, 5332 Prairie av, Chicago, Ill; QC; AL; Feb13; Feb24'14; A$22,000-45,000. nom

St Nicholas av (8:2144-57), swc 176th (No 600), 56.9x100, 5-sty bk tnt & strs; T & J Smith Holding Co, Inc, to Gotthardt A Litthauer, 1377 Lex av; mtg $73,000; Feb25; Feb26'14; A$33,000-$——. O C & 100

St Nicholas av (8:2144), swc 176th (No 600); Gotthardt A Litthauer to Jacob Ruppert Realty Corpn, 1609 3 av; mtg $88,000; Feb25; Feb26'14. O C & 100

2D av, 193-5 (2:468-42), nwc 12th (Nos 239-41), 61.3x90, 6-sty bk tnt & strs; Chadwick Realty Co to Weiher Realty Co, Inc, a corpn, [c/o Hahn & O'Reilly], 3311 3 av; correction deed; mtg $134,000; Feb2; Feb20'14; A$60,000-125,000. nom

2D av, 193-5; Weiher Realty Co, Inc, to Gerintel Realty Co, Inc, a corpn, 361 Stone av, Bklyn [c/o State Bank]; mtg $134,000; Feb2; Feb20'14. nom

2D av, 2005 (6:1653-23), ws, 50.5 n 103d, 25.3x75, 4-sty bk tnt & strs; J Arthur Corbin, ref, to Benj H Rosenstein, 2109 Bway, & Willard J Sands, 601 W 113, TRSTES will of Julius Sands; FORECLOS Jan26; Feb6; Feb20'14; A$9,000-14,500. **14,600**

5TH av, nec 138th, see 5 av, nec 140.

5TH av (6:1765-1), nec 140th, bounded n by cl of blk bet 140th & 141st, & e or nes by es of Exterior st, inclusive of bulkhead along st, vacant; A$45,000-45,000; also 5TH AV (6:1763-1), es, from 138th to 139th, — x—, to ws Mad av, the block, vacant; also MADISON AV (6:1673), es, bounded s by ns 138th & e by es of Exterior st, inclusive of bulkhead along st, except so much of bulkhead taken for approaches to Madison av Bridge, vacant; A$80,000-80,000; Arnold Lustig to Meyer A & Chas D Bernheimer & Max Drey, EXRS Isaac Bernheimer, decd, & Mayer S & Lorin S Bernheimer, EXRS Simon Bernheimer, decd [c/o Estates of I & S Bernheimer, 233 Bway]; QC; Apr30'03; Feb20'14. **4,554**

7TH av, 758-60 (4:1021-36), swc 50th (Nos 200-2), 41.6x90, 5-sty bk hotel, 1-sty ext; Meyer Klein to Lee Shubert, 205 W 86 [c/o Sam S & Lee Shubert, Inc, 225 W 44], & Wm Klein, 200 W 112; mtg $150,000; Feb 19; Feb20'14; A$185,000-205,000. nom

8TH av, 2180 (7:1923-63), es, 50.5 s 118th, 25x75, 5-sty bk tnt & strs; Alex Rosenthal, ref, to Jno Hallahan, 51 W 130; mtg $26,000; FORECLOS Feb17; Feb18; Feb21'14; A$18,000-27,000. **150**

8TH av, 2456 (7:1937-4), es, 75 n 131st, 24.11x100, 5-sty bk tnt & strs; Augusta Carley & ano to Jannie Koplik, 205 W 54; AT; mtg $20,000; Feb17; Feb20'14; A$18,-000-28,000. nom

9TH av (8:2198-22), nwc 201st, 99.11x100, vacant; A$21,000-21,000; also 9TH AV (8:-2193-1 & 6-7-8 & 44-45), sec 212th, 199.10 to ss 213th x75, vacant; A$55,000-55,000; also 10TH AV (8:2216-24 & 27 & —), ws, 58.8 s 204th, runs sw8.1xnw56.3xw27.2xs398.8 to h w mark of Harlem River xe47.2 to ws 10 av xn363.3 to beg, vacant; A$76,000-76,-000; also POST AV (8:2218-8), es, 175 n Academy, 75x150, vacant; A$10,500-10,500; Mosdyck Co, a corpn, to Romney Realty Co, Inc, a corpn, 244 5 av [32 Nassau, r 448]; B&S; AL; Feb18; Feb20'14. nom

9TH av, sec 212th, see 9 av, nwc 201.

9TH av, swc 213th, see 9 av, nwc 201.

10TH av, 753 (4:1080-29), nwc 51st (Nos 501-3), 25.5x100, 1-sty bk & fr shop; Gertrude A Vanderbeck to 751 Tenth Ave Inc, a corpn, 316 E 22 [c/o Friedman Marble & Slate Works, 319 E 22]; mtg $16,000; Feb20; Feb24'14; A$24,000-24,000. O C & 100

10TH av, ws, 58.8 s 204th, see 9 av, nwc 201.

Interior strip in rear of Bank st, 31 (2:615), 147.7 e 4th & 95 n Bank, runs e2.5xs8.4xw2xn8.4 to beg, contains 18.56 sq ft; Martha Building Corpn to Lizzie Wirth, 254 Rutland rd, Bklyn; Feb11; Feb 26'14. **125**

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MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Barrow st, 100, see Greenwich, 279-81.
Barrow st, 103-9, see Greenwich, 279-81.
Beach st, see Greenwich, see Greenwich, 279-81.
Christopher st, 144-6, see Greenwich, 279-81.
Clarkson st, 43-7, see Greenwich, 277-277½.
Clarkson st, 46-52, see Greenwich, 279-81.
Desbrosses st, 15-9, see Greenwich, 279-81.
Greenwich st, 277-77½ (1:132), es, 79.6 s Warren, 26.6x—x25x95; also GREENWICH ST, 372-8 (1:185), swc North Moore (Nos 76-82), 100.5x100; also GREENWICH ST, 377-9 (1:187), es, 50 s North Moore, 50x100; also GREENWICH ST, 515-21 (2:597), nec Spring (Nos 311-7), 100x100; also GREENWICH ST, 527-31 (2:597), sec Vandam (Nos 96-102), 64.1x100x64.7x100; also GREENWICH ST, 563-5 (2:598), sec King, 50x100; also GREENWICH ST, 603-9 (2:601), nec Clarkson (Nos 43-7), 100.4x108.4 x100x116.8; consent to 3d track; Rector &c of Trinity Church to Manhattan Railway Co, a corpn, 165 Bway; Feb16; Feb24'14. 5,944.66
Greenwich st, 279-81 (1:132), es, 26.6 s Warren, 53x—x50x88.6; also GREENWICH ST, 381-3 (1:187), sec North Moore (No 72), 50x100; also GREENWICH ST, 395-7 (1:188), sec Beach, 50x100; also GREENWICH ST, 437-41 (1:219), sec Vestry, 74.11x61.7x83.2x60.4; also GREENWICH ST, 443-53 (1:222), nec Vestry (Nos 40-8), 176.2 to ss Desbrosses (Nos 15-9) x 125; also GREENWICH ST, 567-73 (2:598), nec King (Nos 115-7), 74.11x100.5x75.4x 100.7; also GREENWICH ST, 581-3 (2:599), sec Houston, 100x99.9; also GREENWICH ST, 585-9 (2:600), nec Houston (Nos 298-300), 78.5x107x68x114.2; also GREENWICH ST, 599-601 (2:600), sec Clarkson (Nos 46-52), 50x101.1x59x97.2; also GREENWICH ST, 633-7 (2:603), nec Morton (Nos 81-9), runs e100xn100xe21.6xn25xw111.4 to st xs 125 5 to beg; also GREENWICH ST, 641 (2:603), sec Barrow (Nos 103-9), 50.2x109.3 x50x105; also GREENWICH ST, 643-77 (2:605), nec Barrow (No 100), runs n363 to ses Christopher (Nos 144-6) xne65.3xse 50xsw5xs335.9 to Barrow xw75 to beg; consent to 3d track; Rector &c of Trinity Church to Manhattan Railway Co, a corpn; Feb16; Feb24'14. 34,307
Greenwich st, 372-8, see Greenwich, 277-277½.
Greenwich st, 377-9, see Greenwich, 277-277½.
Greenwich st, 381-3, see Greenwich, 279-81.
Greenwich st, 395-7, see Greenwich, 279-81.
Greenwich st, 437-41, see Greenwich, 279-81.
Greenwich st, 443-53, see Greenwich, 279-81.
Greenwich st, 515-21, see Greenwich, 277-277½.
Greenwich st, 563-5, see Greenwich, 277-277½.
Greenwich st, 567-73, see Greenwich, 279-81.
Greenwich st, 585-9, see Greenwich, 279-81.
Greenwich st, 599-601, see Greenwich, 567-73.
Greenwich st, 603-9, see Greenwich, 277-277½.
Greenwich st, 641-647, see Greenwich, 279-81.
Gold st, 78 (1:99-pt Lot 18), ss, abt 185 e Beekman, 15.3x78x15x78, pt 3-sty bk loft & str bldg; re judgt; Security Mtg Co, a corpn, to Caroline A James, 310 W 79; Feb 16 Feb24'14; A$——$——. nom
Gold st, 78; re judgt; Caroline A James to Caroline A James, 310 W 75 [79], & Weston W Walker, at Hartford, Conn; Feb6; Feb24'14. nom
Gold st, 78 (1:99-pt lot 18), ss, abt 185 e Beekman, 15.3x78x15x78, pt 3-sty bk loft & str bldg; re judgt; Hiram W Cable to Caroline A James, 310 W 79; Feb11; Feb 26'14; A$——$——. nom
Houston st, 298-300 W, see Greenwich, 279-81.
King st, see Greenwich, see Greenwich, 277-277½.
King st, 115-7, see Greenwich, 279-81.
Morton st, 81-9, see Greenwich, 279-81.
North Moore st, 72, see Greenwich, 279-81.
North Moore st, 76-8, see Greenwich, 277-227½.
Spring st, 311-7, see Greenwich, 277-277½.
Vandam st, 96-102, see Greenwich, 277-277½.
Vestry st, see Greenwich, see Greenwich, 279-81.
Vestry st, 40-8, see Greenwich, 279-81.
157TH st, 542 W (8:2115), ss, 200 e Bway, 75x99.11; asn rents to secure $5,771.25; Incorporated Plutus Realty Co to Estates Mtg Securities Co, a corpn, 160 Bway; Feb 20'14. nom
177TH st W, nwc Pinehurst av, see Pinehurst av, 2-10.
Broadway, 3360 (miscl); power of atty to sell saloon &c; Mary E Thompson, widow, of Phila, Pa, to Howard Thompson, NY; Jan13; Feb24'14.
Pinehurst av, 2-10 (8:2177), nwc 177th, 125x92,8x125.1x98; re asn rents recorded Nov1'10; Jacob Hirsh to 177th St & Pinehurst Av Realty Cornn, 67 Cedar [c/o Alois Gutwillig, pres, 40 Exch pl]; AT; Feb19; Feb20'14.
2D av, 401-7 (3:904); consent to 3d track; Demilt Dispensary to Manhattan Railway Co, a corpn; Nov17'13; Feb26'14.
Power of atty (miscl); Louis J Anger, 514 7 av to Herman W Hoops, 328 W 89; Dec5'13; Feb25'14.
Power of atty (miscl); Patk Quinn, 159 E 42, to Peter Quinn, 354 E 20; Feb19; Feb21'14.
Power of atty (miscl); Eugen Kirschbaum of Nuremberg, Germany, a member of firm Geo Bender, of Nuremberg, Germany, to Adolph Neubauer, 112 E 19; Aug 23'12; Feb26'14.
Power of atty (2:474), to sell, lease, etc; Timothy M Cheesman to Clara L Cheesman, his wife, both at Philipstown, NY; Feb24; Feb26'14.

WILLS.

Borough of Manhattan.

Bank st, 56 (2:623-36), ss, 40 w 4th, 20x 42, 3-sty bk dwg; Mary E Wickes Est, Ella M W Scarsi EXTRX, 56 Bank; atty, Denis Quinn, 271 Bway; A$4,500-6,000. Will filed Feb25'14.
Spring st, 25 (2:493-40), ns, 71.3 w Eliz, 25.6x111.6x irreg, 5-sty bk loft bldg & str & 4-sty loft bldg in rear; Jas J Slevin Est, Kate M Slevin, EXTRX, 211 W 102; atty, Leon Huhner, 5 Beekman; A$20,500-31,000. Will filed Feb24'14.
30TH st, 243 E (3:911-25), ns, 150 w 2 av, 20x98.9, 3-sty bk dwg; Chas F Hawley Est, Ada K Ellison, EXTRX, 243 E 30; atty, B W B Brown, 52 Wall; A$9,600-13,500. Will filed Feb24'14.
84TH st, 507 E (5:1581-6), ns, 117.6 e Av A, 19.6x102.2, 3-sty stn dwg; Jos A Smith Est, Mary A Smith, EXTRX, 1454 3 av; atty, Frank Betz, 165 Bway; A$6,000-9,500. Will filed Feb24'14.
94TH st, 154 W (4:1224-53), ss, 271 e Ams av, 18x99.7, 3-sty bk dwg; Robt Moore Est, Kneeland E Moore, EXR, Chester, Orange Co, NY; attys, Campbell, Moore & Amerman, 233 Bway; A$9,500-17,000. Will filed Feb19'14.
95TH st, 165-9 E (5:1524-27 & 28), ns, 160 e Lex av, 60x100, 1-5-sty bk tnt & 1-4-sty bk tnt; Egbert Winkler Est, Wm Winkler, EXR, 1704 Anthony av, Bronx; atty, Wm T. Matthies, 506 E 175; A $28,-500-51.000. Will filed Feb24'14.
137TH st, 266 W (old No 294) (7:1942--60), ss, 104 e 8 av, 15.6x99.11, 4-sty bk dwg; Augusta C Chapin Est, Robt H Oakley, EXR, 140 W 69; atty, Philip E Connell, 145 Pine; A$6,200-12,000. Will filed Feb20'14.

CONVEYANCES.

Borough of the Bronx.

Austin pl (10:2601), ss, 607.2 e 144th, 27 x120.9x94.9x100, 1-sty fr shop; Giovannina Saccomano to United Marble Works, Inc, a corpn, 147th & Austin pl; ⅓ pt; AT; mtg $5,100; Feb13; Feb24'14. O C & 100
Austin pl (10:2601), same prop; Marie A Parsons to same; ⅓ pt; AT; Feb13; Feb 24'14. O C & 100
Austin pl (10:2601), same prop; Assunta Di Iusto to same; ⅓ pt; AT; Feb13; Feb24 '14. O C & 100
Barretto st, see Fox, see Fox, 900.
Catharine st, see Kossuth av, see Kossuth av, see Catharine.
Clifford pl, see Jerome av, see Clifford pl, ss, 100 w Townsend av.
Clifford pl (11:2848), ss, 100 w Townsend av, 43.7x40.1x40.6x40, vacant; also JEROME AV (11:2848), sec Clifford pl, 25x58.4 x25.1x56.4, vacant; Geo E Buckbee to Riker R James, 19 Pinehurst av; mtg $3,-300; Feb24'14. O C & 100
Devoe ter (11:3219), ns, 144 e Devoe ter, runs n47.4xw10xne60.11xs83.6 to ter xsw 50 to beg, vacant; Hermax Realty Co to Edson Bldg Co, 2251 Tiebout av; Feb24; Feb25'14. O C & 100
Drainage st, nwc Boone av, see Boone av, nwc 171st or Drainage.
Faile st, 813 (10:2764) ws, 120 n Lafayette av, 40x100, 5-sty bk tnt; Kovacs Constn Co to Wm Koppe, 2310 Waterbury av; mtg $23,500; Feb18; Feb20'14. O C & 100
Fox st, 900 (10:2722), sec Barretto, 52x 105, 5-sty bk tnt; also TIFFANY ST, 948 (10:2714), es, 78 n 163d, 47x106.7, 5-sty bk tnt; Hannah Cohen to S O Constn Co, Inc, 574 St Nicholas av; AL; Feb20'14. O C & 100
Fulton st (*), ws, 300 s Westchester av, 50x100; also LAND at Mt Vernon & Pelham; Chas F Terhune to Sarah E Journeay, 213 W 32; Jan24'08; Feb24'14. nom
Fulton st (*), ws, 300 s Westchester av, 50x100; Sarah E Journeay to Anna Wilken, 4547 Richardson av; QC; Feb20; Feb 24'14. nom
Hewitt pl, 773-9 on map 771, see Macy, pl, 881.
Hoffman st, 2380-2 (11:3065), es, 150 s Jacob, old lines, now 187th, 50x124, except part for Hoffman, 2-sty fr dwg & 3-sty fr tnt & strs; Frances E Clark to Knight & De Micco, Inc, a corpn, 4441 Park av; Feb 18; Feb25'14. O C & 100
Home st, 867-9, see Stebbins av, nwc Home.
Irvine st (10:2761), swc Garrison av (Nos 1112-6), 49.4x50x21.4x57.4, 1-sty bk strs; Jno Miller to Jos McCue, 2340 University av; CaG; mtg $10,000; Feb5; Feb21'14. O C & 100
Irvine st, swc Garrison av, see Garrison av, 1112-6.
Kelly st, 874 (10:2710), es, 616.8 n Longwood av, 33.4x100, 4-sty bk tnt; Rubin Siegel to Abr Frankel, 960 Prospect av; B&S & AL; Feb18; Feb20'14. nom
Macy pl, 881 (10:2688 & 2695), nwc Hewitt pl (Nos 773-9 on map 771), 25x100, 5-sty bk tnt; Emil Mayer to Lawrence Davis, 76 Green, Newark, NJ; mtg $27,650; Feb13; Feb20'14. O C & 100
Matilda st, es, 100 n 239th, see Bronx blvd, es, 100 n 239.
Matilda st (*), ses, 400 nw Becker av or 241st, 50x100; Oliver E Davis to Thos H Roff, 1042 Fox; mtg $1,000; Feb5; Feb 20'14. nom
Parkside pl, 3253 (12:3355), ws, 104.11 n 207th, 25x90, 2-sty bk dwg; Percival H Gregory, ref, to Peter S O'Hara, 394 Bedford Park blvd; mtg $5,250; FORECLOS July10; Sept8'13; Feb24'14. 1,300
Parkside pl, 3255 (12:3355), ws, 129.11 n 207th, 25x90, 2-sty bk dwg; Percival H Gregory, ref, to Peter S O'Hara, 394 Bedford Park blvd; mtg $5,250; FORECLOS July10; Sept8'13; Feb24'14. 1,300
Post st, swc Bronx blvd, see Bronx blvd, ws, 55.6 n Burke av.
Tiffany st, 944 (10:2712-2714), nec 163d (Nos 971-7), 78x76.4, 5-sty bk tnt & strs; B V Constn Co to Jacob Schultz, 892 Fox; mtg $79,500; Feb24; Feb25'14. O C & 100
Tiffany st, 948, see Fox, 900.
Tiffany st (10:2717), es, 100 n 165th, 50x 100, vacant; Peter Sinnott to Tiff Bldg Co, Inc, a corpn, 967 E 165; mtg $5,000; Feb24; Feb25'14. O C & 100
Tiffany st (10:2717), es, 150 n 165th, 50x 100, vacant; Wm Simpson to Tiff Bldg Co, Inc, a corpn, 967 E 165; Feb24; Feb25'14. O C & 100
Tiffany st, 1089 (10:2716), ws, at ses 167th, 94.5x38.6x75x69.1, 5-sty bk tnt & strs; Simon Ellinger et al to Abr Kaufman, 1518 Bryant av; mtg $49,800; Feb6; Feb24'14. O C & 100
Van Buren st, swc Morris Park av, see Morris Park av, swc Van Buren.
139TH st, 526 E (9:2266), ss, 197.4 e Brook av, 37.6x100, 6-sty bk tnt; also 139TH ST, 534-8 E (9:2266), ss, 272.4 e Brook av, 75x100, 2-6-sty bk tnts; Clara Blumenthal to Morris Deutsch, 1192 Lex av; ¼ pt; mtg $——; AL; Nov19'13; Feb25 '14. O C & 100
139TH st, 534-8 E, see 139th, 526 E.
149TH st, 456 E, see Brook av, 531-3.
151ST st E (Gouverneur st) (9:2411), ns, 350.3 e Morris av, runs n116.10xe50xs24xw 6.6xs92.8 to st xw43.6 to beg, vacant; Benenson Realty Co to Pincus Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; mtg $6,000; Feb18; Feb20'14. nom
155TH st, 761-3 E (10:2654), ns, 160.2 w Tinton av, 39.10x68.9x40x85.4, 2 2-sty & b fr dwgs; Israel Leibsohn to Anna E Smith, 778 Beck; mtg $5,700; Feb2; Feb24'14. O C & 100
156TH st, 492-506 E, see Brook av, swc 156.
163D st, 971-7 E, see Tiffany, 944.
164TH st, 446 E (9:2385), ss, 200 nw Washington av, 25x150, 3-sty & b fr dwg & 2-sty fr rear dwg; Angeline Deickmann widow, to Henry Baum, 2936 3 av; mtg $4,700; Feb16; Feb24'14. O C & 100
164TH st W, swc Woodycrest av, see Woodycrest av, 985.
165TH st, 250 E, see Grant av, 1006.
167TH st E, see Teller av, see Teller av, sec 167th.
167TH st E, ses, at ws Tiffany, see Tiffany, 1089.
170TH st W, nwc Plympton av, see 217th E, ss, 255.4 e White Plains rd.
171ST st E, nwc Boone av, see Boone av, nwc 171st.
175TH st W (11:2876), swc Macombs rd, 31.8x127.2x25x146.8, vacant; Raymond A O'Brien to Genco Realty Co, Inc, a corpn, 99 Nassau; mtg $——; Feb19; Feb21'14. nom
175TH st W (11:2876), same prop; Jos L O'Brien to Raymond A O'Brien, 27 E 130; mtg $——; Feb19; Feb21'14. nom
177TH st, 1922 E (*), ss, 237.7 e Public pl, 50x60.2x82.5x75; Jno Whalen to Mitchell-McDermott Constn Co, 1094 So blvd; mtg $8,500; Feb19; Feb26'14. O C & 100
178TH st, 807 E (11:3107), ns, 46 e Mapes av, 49.7x114.8, 5-sty bk tnt; N Y Trust Co to Jos Diamond Constn Co, 1139 Wyatt; Feb24; Feb26'14. nom
179TH st E, swc Lafontaine av, see Lafontaine av, swc 179.
182D st, 440 E, see Park av, 4474.
186TH st, 440-6 E, see Park av, sec 186.
186TH st, 452 E, see Park av, sec 186.
215TH st, 727 E (*), ns, 260.3 e White Plains rd, 27.7x85x28x90; Provvidenza Candido to Christopher H Steinkamp, 34 W 190; mtg $4,000; Jan30; Feb20'14. nom
217TH st E (*), ss, 255.4 e White Plains rd, 25x114.3; also PLYMPTON AV (9:2522), nwc 170th, 25x100, vacant; Thos J Goodwin to Hensle Constn Co, 530 W 207; Feb 24; Feb26'14. O C & 100
219TH st E (*), sec Barnes av, 60x105; Chas L Dean, EXR Constance H Brown, to Jennie Wolff, 2118 Vyse av; mtg $5,000; Feb21; Feb25'14. 6,700
226TH st E, swc Bronx blvd, see Bronx blvd, swc 226.
237TH st E, nec 1 av, see White Plains av, ws, 130.8 s 238th.
238TH st W, nec Albany rd, see Albany rd, nec 238th.
239TH st E, nec Bullard av, see Bronx blvd, es, 100 n 239.
240TH st E (12:3394), ns, 114.7 w McLean av, runs n75xe8xne— to ws McLean av xn 97.2 to st xw262.6 to es of a brook xsw6.6xs e242.2xs76.4 to st xe83.3 to beg, vacant; Margt C Doyle to Ella L Hebberd, 1 W 83; B&S; mtg $12,000; Dec11'13; Feb25'14. nom
241ST st E (*), ss, 50 w Matilda, 50x100; Chas F Halsted to Louis Feinberg, 532 W 112; mtg $4,000; Feb24; Feb26'14. nom
241ST st E, ns, 385 e Katonah av, see Martha av, swc 242.
242D st E, ss, 100 w Martha av, see Martha av, swc 242.
242D st E, swc Martha av, see Martha av, swc 242.
262D st W (13:3423), ss, 202.3 w Bway, runs s71.4xsw27.11xnw60.2 to ws Huxley av xne59.5 to 262d xne60 to beg, being land in bed of Huxley av, Spencer av & 263d; American Real Estate Co to City NY; Jan 20; Feb25'14. nom
Albany rd (12:3263), nec 238th, 63.7x 90.9x70.9x71.8, vacant; Solid Realty Co to Chas Gluck, 1221 Mad av, ¼ pt, & Yatty Edelsman, 2 E 118, ¾ pt; Feb24; Feb26'14. nom

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Amsterdam av (*), ws, 300 n Tremont rd, 25x100; Bella Wolfson to Regina Fuchs, 169 Garfield, Youngstown, O; mtg $500; Feb2; Feb20'14; O C & 100

Anthony av, 2061 (11:3156), ws, 243.2 n Burnside av, 25x100, 2-sty fr dwg; Rachel Singer to Bessie A Reeves, 2422 Webster av; mtg $5,500; Feb21; Feb24'14. O C & 100

Arthur av (11:3073), es, 125 s 186th (late William), 50x86.4x50x86.1, vacant; Simeon M Barber to Edw E Miers, 3100 Bway; Feb 24; Feb26'14. O C & 100

Arthur av (11:3073); same prop; Edw E Miers to Union St Realty Co, 261 Bway; mtg $3,500; Feb25; Feb26'14. O C & 100

Barker av (*), ws, 100 n Julianna, runs w125xn64xn(?) along ss Duncomb av, 164 to Barker av xs170 to beg, probable error; Eagle Management Co to Robt C Boeder, 3443 Duncomb av; mtg $3,500; Feb24; Feb 25'14. O C & 100

Barnes av, sec 219th, see 219th E, sec Barnes av.

Boone av (11:3008), nwc 171st or Drainage, 40x100, vacant; Juliette F Potter to Bklyn Bldg Material Co, Inc, 140 Nassau; mtg $1,700; Feb20; Feb24'14. nom

Briggs av (12:3293), es, 205.6 s 194th, 91.1x89x90.10x86.11, vacant; Solid Realty Co to Chas Gluck, 1221 Mad av, ¼ pt, & Yatty Edelsman, 2 E 118, ¾ pt; Feb24; Feb26'14. nom

Bronx blvd (*), ws, 337.6 n 216th, 37.6x 50.6; Jas M Duffy et al to Bronx Parkway Commission, 22 Pine; Feb20; Feb26'14. **758.26**

Bronx blvd (*), ws, 301.5 sw 216th, runs sw100.5xnw430.7 to Bronx River xne100.6 xse434.5 to beg; Mina Sturzenegger to Bronx Pkway Commission, 22 Pine; Feb 20; Feb21'14. **7,011.35**

Bronx blvd (*), swc 226th, 64.9x127; Wm S Paton to Bronx Parkway Commission, 22 Pine; Feb24; Feb25'14. **2,811.70**

Bronx blvd, ws, 171.1 n 239th, see Bronx blvd, es, 100 n 239.

Bronx blvd (*), es, 100 n 239th, 50x100; also BRONX BLVD (*), ws, 171.1 n 239th, 68.10x145.3 to Bullard av; also 239TH ST E (*), nec Bullard av, 48.5x103.3; also MATILDA ST (*), es, 100 n 239th, 25x100; Jos L O'Brien to Raymond A O'Brien, 27 E 130; Feb19; Feb21'14. nom

Bronx blvd (*), same prop; Raymond A O'Brien to Genco Realty Co, Inc, 99 Nassau; Feb19; Feb21'14. O C & 100

Bronx blvd (*), ws, 55.6 n Burke av, runs nw100xne175xse100 to Bronx blvd xsw175 to beg; also BRONX BLVD (*), swc Post or Elizabeth, 100x100; Mina Sturzenegger to Bronx Pkway Commission, 22 Pine; Feb20; Feb21'14. **13,904.47**

Bronx blvd, ws, abt 639 sw Gun Hill rd, see Newell av, es, 639 sw Gun Hill rd.

Bronx blvd, swc Post, see Bronx blvd, ws, 55.6 n Burke av.

Bronx blvd (*), ws, at sec parcel hereby described, runs nw92.5xne104.10xse80 to ws Bronx blvd xsw10.11xe94.11 to beg; Grace L Mack to Bronx Parkway Commission, 22 Pine; Feb20'14. **3,184.69**

Bronx blvd (*), ws, 150.7 ne Eliz, 50.2x 100; Geo F Bates to Bronx Parkway Commission, 22 Pine; Feb23; Feb26'14. **2,529.59**

Brook av, 169-71 (9:2263), ws, 40 n 135th, 40x90, 5-sty bk tnt & strs; Hamilton Holding Co to Benenson Realty Co, 407 E 153; mtg $32,500; Feb18; Feb24'14. nom

Brook av, 373, see Brook av, 375.

Brook av, 375 (9:2287), ws, 25 s 143d, 25 x95, 4-sty bk tnt & strs; also BROOK AV, 373 (9:2287), ws, 50 s 143d, 25x90, 4-sty bk tnt & strs; Wm A Weber to Herman F Weber, 170 W 97; AL; Feb10; Feb25'14. nom

Brook av, 531-3 (9:2293), swc 149th (No 456), 35x90x43.11x90.5, 5-sty bk tnt & strs; Peter W Gleckner to J & M Haffen Brewing Co, 398 E 152; mtg $50,000; Jan 30; Feb21'14. O C & 100

Brook av (9:2363), swc 156th (Nos 492-506), 40x107.11x40.1x103.1, 1-sty bk strs; Henry Morgenthau Co to Utility Realty Co, 30 E 42; B&S; Feb20; Feb25'14. O C & 100

Bullard av, nec 239th, see Bronx blvd, es, 100 n 239.

Bullard av, es, 171.1 n 239th, see Bronx blvd, es, 100 n 239.

Burdett av (*), ns, 284.4 w Ft Schuyler rd, 50x100; Jacob Dubinsky et al to Nathan Lamport, 1391-7 Mad av; Feb21; Feb 25'14. nom

Burke av, ss, at sws Gun Hill rd, see Gun Hill rd, sws at ss Burke av.

Burke av, ns, see Gun Hill rd, nes at ws Wilson av.

Carter av, 1851 (11:2892), ws, 265.6 s Tremont av, 18.9x115, 2-sty fr dwg; Edw Scoging to Philip Scoging, 419 E 179; mtg $5,100; Feb24; Feb25'14. O C & 100

College av, 1031 (9:2437), ws, 106 n 165th, 22x92.5, 3-sty bk dwg; Bernard J Cooper to Isidor Cooper, 1031 College av; mtg $9,000; Feb18; Feb21'14. nom

Courtlandt av, 910 (9:2408), es, 27.11 n 162d, 27.11x115.1x25x125.7, 3-sty bk tnt & strs; Union St Realty Co to Edw E Miers, 3100 Bway; mtg $7,000; Feb25; Feb26'14. nom

Davidson av (11:2861), es, 530 n Featherbed la, 25x100; Moss Est, Inc, a corpn, to Jno Schrempf, 1 Downing, Woodhaven, LI; Feb4; Feb25'14. O C & 100

Decatur av (12:3352), ws, 250 n 209th, 25 x100, 2-sty fr dwg; Edson Bldg Co to Hermax Realty Co, 1836 Wallace av; mtg $6,000; Feb24; Feb25'14. O C & 100

Decatur av, 2964 (12:3280), ses, 252.1 ne Bedford Park blvd, 50x120, 2-sty fr dwg, 1-sty fr rear garage; Henry Hett to Katharina Hett, 2964 Decatur av; Jan31; Feb 24'14. O C & 100

Decatur av, 3276 (12:3355), es, 75 s 209th, 25x100, 2-sty bk dwg; Julius Josephsohn to Annie Sullivan, 880 E 165; mtg $6,750; Feb 24; Feb25'14. O C & 100

Duncomb av, es, abt 100 n Julianna, see Barker av, ws, 100 n Julianna.

Eagle av, 719 (10:2617), ws, 92 s 156th, 18x99.2, 2-sty & b bk dwg; Max Schenke to Jno A Larsson, 153 E 55; mtg $5,000; Feb26'14. O C & 100

Fairfax av (*), es, 100 s Waterbury av, 67.10x100x44.5x102.8; Jas J McDonough to Katie A McDonough, 51 W 90; AT; Feb4; Feb26'14. 600

Garrison av, 1112-6 (1144) (10:2761), sw c Irvine, 49.4x50x21.4x57.4, 1-sty bk strs; Jos McCue to Jacob Marx, 170 W 74; AL; Feb11; Feb25'14. O C & 100

Garrison av, 1112-6, see Irvine, swc Garrison av.

Grant av, 1006 (9:2447), sec 165th (No 250), 80.1x31.1x80.9x30, 5-sty bk tnt; Mitchell-McDermott Constn Co to Jno Whalen, 2518 St Raymonds av; mtg $24,000; Feb20; Feb26'14. nom

Gun Hill rd (*), sws at ss Burke av, runs w142 to Wilson av xn116.9 to rd xse103.5 & 40.2 to beg, land in bed of Burke & Wilson avs; Eastchester Syndicate Co to City NY; QC; Dec29'13; Feb25'14. nom

Gun Hill rd (*), nes at ws Wilson av, runs ne31.7 to ws Wilson av xn2.5xse70.10 xs32xse70.8 to ns Burke av xw34.4xnw 148.6 to beg, land in bed of Wilson av; Eastchester Syndicate Co to City NY; QC; Dec29'13; Feb25'14. nom

Hoe av, 1163 (10:2745), ws, 247.3 s Home, 25x100, 5-sty bk tnt & strs; Aline E Burke to Lawrence Davis, 74 Green, Newark, NJ; mtg $20,000; Feb14; Feb24'14. nom

Holland av (*), cl, 1,120.1 n Morris Park av, runs e25xn75xw25 to cl Holland av xs 75 to beg, land in bed of av; Regent Realty Co to Fredk G Durr, 1904 Hunt av; QC; Dec8'13; Feb25'14. nom

Holland av (*), es, 1,120.1 n Morris Park av, runs e5 to es Holland av xn75xw5xs75 to beg ,land in bed of av in front of above; Regent Realty Co to City NY; QC; Dec13 '13; Feb25'14. nom

Holland av (*), es, 1,120.1 n Morris Park av, runs e30xn75xw30xs75, land in bed of av in front of above deed of cession; Fredk G Durr to City NY; QC; Dec8'13; Feb25'14. nom

Jerome av, sec Clifford pl, see Clifford pl, ss, 100 w Townsend av.

Katonah av, 4319 (12:3378), ws, 75 s 238th, 25x85, 2-sty fr dwg; Frank A Acer, ref, to Central Mtg Co, 60 Wall; FORECLOS Feb17; Feb24; Feb26'14. **4,000**

Kingsbridge rd, 32 E, see Morris av, swc Kingsbridge rd E.

Kossuth av (*), sec Catharine, 50x100; Jos L O'Brien to Raymond A O'Brien, 27 E 130; Feb19; Feb21'14. nom

Kossuth av (*), same prop; Raymond A O'Brien to Genco Realty Co, 99 Nassau; Feb19; Feb21'14. nom

Lafontaine av (11:3061), swc 179th, 97.6 x100x112.9x101.1, vacant; Mutual Life Ins Co of NY to Walter Aronstein, 35 W 110; 4-10 pt; Jacob Aronstein, 1884 7 av, 3-10 pt, & Isidor Aronstein, 35 W 110, 3-10 pt. Feb20'14. O C & 100

Longfellow av (11:3009), es, 200 n 172d, 100x100, vacant; Buonodono Constn Co to Clarence C Rogers, 4346 Park av; mtg $3,500; Feb17; Feb21'14. nom

Longfellow av (11:3009), same prop; Clarence C Rogers to Vincenzo Picciotti, 553 E 188, & Palmina Buonodono, 553 E 188; mtg $3,500; Feb17; Feb21'14. nom

Longfellow av, nec Seneca av, see Seneca av, nec Longfellow av.

McLean av, ss, abt 190 w 240th, see 240th E, ns, 114.7 w McLean av.

Macombs rd, swc 175th, see 175th W, swc Macombs rd.

Marion av, 2787 (12:3289), ws, 150 s 198th, 25x70.8x25.3x66.11, 2-sty fr dwg; Annie E Kriegel to Kate B O'Donnell, 301 E 204; mtg $7,500; Feb19; Feb24'14. O C & 100

Martha av (12:3390), swc 242d, 25x100, vacant; also 242D ST E (12:3390), ss, 100 w Martha av, 27.4x100, 1-sty fr bldg; also 241ST ST E (12:3390), ns, 385 e Katonah av, 25x100, vacant; Moser Arndtstein to Mary A Howley, 421 W 34; mtg $2,000; Feb20; Feb26'14. O C & 100

Monterey av (11:3061), ws, 203.1 s 179th, 50.9x96.4x50.9x97; also MONTEREY AV (11:3061), ws, 253.11 s 179th, 50.9x95.7x 50.9x96.4, 2 5-sty bk tnts; Angel Constn Co to Minnie Cohen, 410 E 141; mtg $72,000; Feb20; Feb21'14. O C & 100

Monterey av, ws, 253.11 s 179th, see Monterey av, ws, 203.1 s 179th.

Morris av (11:3191), swc Kingsbridge rd E (No 32), 80x18; Ignatz Erber to Mary B Morgan, 63 W 56; mtg $9,500; Feb10; Feb20'14. nom

Morris Park av (*), swc Van Buren, 103.1x68.6x97x102; Wm Peters to Moser Arndtstein, 50 Cathedral Pkway; mtg $9,000; Feb20; Feb21'14. O C & 100

Newell av (12:3357), es, 639 sw Gun Hill rd, runs se186 to ws Bronx blvd xsw49.7 to cl Bronx River xsw141.11 & 147.9 to ax xne36.7xne244.8 to beg, 1 & 2-sty fr bldg & vacant; Giuseppe Scotellaro et al to Bronx Parkway Commission, 22 Pine; Feb 24; Feb25'14. **18,320.15**

Park av, 4474 (11:3037), sec 182d (No 440), 50x101, 5-sty bk tnt & strs; Cleland Realty Co to Jos Fischer, 944 Trinity av; mtg $52,000; Feb20; Feb21'14. O C & 100

Park av (11:3039), sec 186th (Nos 440-6), 100x80, 4-2-sty bk dwgs; also 186TH ST, 452 E (11:3039), ss, 120 e Park av, 20x100,-2-sty bk dwg; Chas H Mattlage & ano as EXRS Chas F Mattlage to Surety Realty Co ,135 Bway, & Abr Stern, 52 E 61; Feb 24; Feb25'14. **31,500**

Plympton av, nwc 170th, see 217th E, ss, 255.4 e White Plains rd.

Popham av (11:2877), ws, 246.4 n 176th, 25x100, 2-sty fr dwg; Harvey T Andrews, ref, to Obadiah Newcomb, at Crestwood, NY, & Fanny J Newcomb, 157 W 105; FORECLOS Feb5; Feb6; Feb21'14. **7,000**

Popham av (11:2877), same prop; Obadiah Newcomb et al to Eliz, wife Chas E Sturges, 1779 Sedgwick av; Feb20; Feb21 '14. O C & 100

Rhinelander av (*), ns, 616.7 e Eastchester rd, 25x100; Hudson P Rose Co to Thos Lamb, 244 E 45; Nov13'13; Feb25'14. nom

Ryer av, 2260 (11:3150), es, 153.2 s 183d, 25x100, 2-sty fr dwg; Kate Brennen & ano to Matilda L & Willa A Stock, Highland, NY; mtg $7,000; Feb24'14. nom

St Ann's av, 200 (10:2549), es, 45 n 136th, 30x100, 4-sty bk tnt & strs; Chas P Twigg to Wm Wald, 200 St Ann's av; mtg $9,000; Feb24; Feb25'14. nom

Seneca av (10:2745), nec Longfellow av, 25x100, vacant; Lawrence Davis to Aline E Burke, 1215 Gilbert pl; mtg $2,250; Feb16; Feb25'14. O C & 100

Seneca av (10:2745); same prop; Aline E Burke to Alfred B De Passe, 1215 Gilbert pl; mtg $2,250; Feb19; Feb25'14. O C & 100

Seton av (*), es, 400 s Randall av, 25x 100; Chas W Anderson to Thure A Sandberg, 239 W 145; Feb14; Feb25'14. nom

Stebbins av, 877-81 (10:2689-2696), ws, 289.1 s Westchester av, 80x100, 2-5-sty bk tnts; Foxvale Realty Co to Sandow Realty Co, 198 Bway; AL; Feb18; Feb20'14. nom

Stebbins av (10:2694), nwc Home (Nos 867-9), runs w46.6xn19.2xe0.8xn4.9xw0.8xn 88.9xe4.10xe60.4 to av xsw80.4 to beg, 6-sty bk tnt & strs; Nathan Marcus et al to M & V Constn Co, 41 Division; B&S; AL; Feb 18; Feb26'14. O C & 100

Stebbins av (11:2970), ns, 128.4 ne Lyman pl, runs ne69.4xw44.11xs53.6 to beg, vacant; Lillian G Sullivan to Louis J K Heil, 1402 3 av; mtg $6,000; Jan12; Feb 26'14. nom

Stebbins av (11:2970); same prop; Louis J K Heil to Fred Roth, 53 E 95; Feb25; Feb26'14. O C & 100

Story av (*), ns, 100 e Olmstead av, 33.3 x103.1; also STORY AV (*), ns, 100 e Olmstead av, 50x103; Adam Mink to Christian Ehlers, 71 E 130; mtg $10,700; Feb19; Feb 24'14. O C & 100

Story av, ns, 100 e Olmstead av, see Story av, ns, 100 e Olmstead av.

Teller av (9:2429), sec 167th, 105.5x97.9x 158.8x110, vacant; G & S Amusement Co, Inc, to Morris Garlin, 938 Intervale av, & Simon Strauch, 1316 Clay av; mtg $22,000; Feb21; Feb24'14. O C & 100

Tiebout av, 2478 (11:3023), es, 165.3 n 188th, 31x100, 4-sty bk tnt; Ora M Felsing to Elizahetha Erler, 540 Bergen av; mtg $15,000; Feb14; Feb25'14. O C & 100

Timpson av (*), es, 200 s 205th, 50x100; Sam Cohn to Julius Shettler, 2958 White Plains rd; Feb20; Feb24'14. O C & 100

Timpson av (*), ws, 225 s 205th, 50x100; Wm Miller to Julius Shettler, 2958 White Plains rd; Feb24'14. O C & 100

Trinity av, 944-6 (10:2639), es, 49.8 n 163d, 34.4x100, 2 3-sty fr tnts; Jas Fischer to Henry Cleland, Inc, 1849 Anthony av; mtg $10,000; Feb20; Feb21'14. O C & 100

Trinity av, 944-6; Mary R McPhillips to Jos Fischer, 944 Trinity av; Feb17; Feb 21'14. nom

Union av, 1095 (10:2671), ws, 89.6 n 166th 21.2x90.9, 3-sty fr tnt; Mary I Sheehan to Mary A Thornton, 500 W 143; Feb11; Feb 20'14. O C & 100

Vyse av, 1557 (11:2989), ws, 200 s 173d, 25x100, 3-sty bk dwg; Fredk W Hottenroth to U S Title Guaranty Co, Court & Remsen, Bklyn; mtg $6,500; Feb17; Feb 24'14. nom

Vyse av, 1557; Sandrock Realty Co to Fredk W Hottenroth, 2429 Grand blvd & concourse; mtg $6,500; Feb17; Feb24'14. nom

Wallace av (*), es, 200 s Burke av, 75x 100; Empire City Savgs Bank to Walter C Martin, 322 E 173; Feb19; Feb21'14. O C & 100

Wallace av (*), es, 275 s Burke av, 75x 100; Empire City Savgs Bank to Fredk J Steinbeck, 1710 Filmore; Feb24; Feb26'14. O C & 100

Walker av (*), ns, 161 w Bronx Park av, 26.10x122x25x112.4; Anna M Hartigan to Mary Eck, 1123 Walker av; AL; Feb27; Feb25'14. O C & 100

Washington av, 2137-43 (11:3037), ws, 75 n 181st, 75x145, 4 3-sty fr tnts; Jos L O'Brien to Rafino Realty Co, Inc, 99 Nassau; mtg $20,000; Feb19; Feb21'14. nom

Webster av, 4350-60 (12:3401), es, 140 s from city line, runs s150xe125xn125xe295.7 to cl Bronx River xn25.11xw429.7 to beg, 2-sty bk stable & vacant; also land in NY County; Nathan Straus to Percy S Straus, Middletown near Redbank, NJ; Jan17'13; Feb20'14. nom

Wellman av (*), ss, 200 e Mayflower av, 25x150.10x26.11x160.11; Anna M Hartigan to Mary Eck, 1123 Walker av; mtg $500; Feb24; Feb25'14. O C & 100

Westchester av (*), ss, 529.3 w Classons Pt rd, runs se2,166.6xne60.9 to es Manor av xse160.4xnw41.9xne18 to es Manor av x nw2,293.8 to Westchester av xsw61 to beg, being land in bed of Manor av; Henry R C Watson EXR Wm Watson to City NY; Dec 15'13; Feb25'14. nom

White Plains av (*), ws, 71 ne 236th, 40 x140x40x143, except pt for White Plains av; Raymond A O'Brien to Genco Realty Co, Inc, 99 Nassau; Feb19; Feb21'14. nom

White Plains av (*); same prop; Jos L O'Brien to Raymond A O'Brien, 27 E 130; Feb21'14. nom

White Plains av (*), ws, 130.8 s 238th, 100.4x120.2x100x130.4; also 237TH ST E (*), nec 1st or Bullard av, 25x100; Jos L O'Brien to Gertrude A O'Brien, 27 E 130; Feb19; Feb21'14. nom

White Plains av (*), also 237TH ST E; same prop; Gertrude A O'Brien to Genco Realty Co, Inc, 99 Nassau; Feb19; Feb21 '14. nom

Whitlock av, 864 (10:2731), es, 237.6 s Tiffany, 37.6x100, 5-sty bk tnt; Gertrude K

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Graham to Utility Realty Co, 30 E 42; mtg $26,500; Feb19; Feb20'14. nom

Wilson av, see Gun Hill rd, sws, at ss Burke av.

Wilson av, ws at nes Gun Hill rd, see Gun Hill rd, nes at ws Wilson av.

Woodycrest av, 985 (9:2511), ws, 133.7 n 163d, runs n34.8 to 164th xnw—xw99.9xs 37.6xe95.3 to beg, 2-sty & a fr dwg; Wilhelm Walter to Winifred L Hanigan, 924 Summit av; mtg $6,000; Feb20'14. O C & 100

Woodycrest av, swc 164th, see Woodycrest av, 985.

1ST av, nec 237th, see White Plains av, ws, 130.8 s 238th.

1ST av (*), ws, 337.6 n 2d, 37.6x100, Olinville; Irene Duffy, widow, to Wm J Duffy, Greenburgh, NY, & Jas M Duffy, Rye, NY; QC; AT; Apr30'10; Feb26'14. nom

2D av (*), es, 300 s 216th, 50x100; Louisa Heidt to Simon Wasle; mtg $1,500; Sept 18'96; Feb25'14. nom

3D av, 2719 (9:2325), nws, 100 sw 145th, 25x100, 3-sty bk tnt & str, 1-sty ext; Minnie Low to Milton Low, 251 W 92; Morris & Eugene Low, 24 W 90, & Rebecca Roth, 409 E 140; Feb17; Feb26'14. nom

3D av, 4337-59 (11:3045), ws,, 216.4 n 179th, 108x90, 3-sty fr dwg & vacant; L Napoleon Levy to Gertrude Kane, 454 W 151; B&S; mtg $——; Feb17; Feb21'14. nom

Salt Meadow (10:2772 & 2773), adj n end of Plantain Neck, bounded as follows: n by the creek, e by the creek, se by meadow (now or late Eliz Willitt), s & w by said neck & meadow (Chas Thorn), pt conveyed being pt of above land lying n & nw of the ns & nws of Randall av, with AT to land under water, Bronx River, vacant; Thos J Mullin to City Real Estate Co, 176 Bway; B&S; CaG; Feb20; Feb24'14. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Canal pl, es, abt 343 s 144th, see River av, 373.

Canal pl, es, abt 368 s 144th, see Rider av, 373.

Mansion st (*), nwc St Lawrence av, 100x25; re dower; Geo B Markham to Jos W Krauer, 1501 St Lawrence av; Dec28'10; Feb26'14. nom

164TH st, 507 E (9:2369), ns, 158.4 w 3 av, being rear of above premises, 25x100, vacant; option to purchase above for $1,-500; Jennie M Brennan to Saxe Realty Co, 511 E 164; Dec12'13; Feb26'14. O C & 100

165TH st, 355-71 E, see Teller av, 1046.

177TH st, 1922 E (*), ss, 237.7 e Public pl, 50x60.2x82.5x75; certf as to sale of above; Zerega Realty Co to Jno Whalen; Feb25; Feb26'14. ——

178TH st, 811 E (11:3107), ns, 95.7 e Mapes av, 49.7x114.9, 5-sty bk tnt; re mtg; N Y Trust Co to Jos Diamond Constn Co, 1139 Wyatt; Feb24; Feb26'14. nom

Arthur av, 1840-2 (11:2945), es, 77.6 s 176th, runs e94.11xs13.6xe0.8xs26xw93.3 to Arthur av xn39.7 to beg, 5-sty bk tnt; re mtg; Thos C Stephens to Wm C Bergen, 130 W 180; Feb20; Feb21'14. nom

Barker av, see Burke av, see Burke av, sec Barker av.

Burke av (*), sec Barker av, 50x99.7; agmt as to re of mtg; Geo Clarke with North Bronx Realty Co, 2022 Boston rd, & Marry McGarry, 660 Burke av; Feb12; Feb26'14. nom

Courtlandt av, 910 (9:2408), es, 27.11 n 162d, 27.11xx115.1x25xx127.7, 3-sty bk tnt & strs; re judgt; Leon A Rains & ano to Union St Realty Co, 261 Bway; Aug22'13; Feb26'14. nom

Lurting av (*), ws, 150.2 n Pierce av, 50 x100; re mtg; Columbia-Knickerbocker Trust Co to Matthew & Louisa Pfadenhauer, 815 Elton av; Jan30; Feb25'14. 1,155

Rider av, nws, 368 s 144th, see Rider av, 373.

Rider av, 373 (9:2340), nws, 343 s 144th, 25x125, to ses Canal pl (owned by party 1st pt); also RIDER AV (9:2340), nws, 368 s 144th, 125x125 to Canal pl, except part for 141st (owned by party 2d pt); beam right agmt; Geo Haiss, party 1st pt, Katie Haiss, party 2d pt, with Dollar Savings Bank, 2808 3 av; Feb24; Feb25'14. nom

St Lawrence av, nwc Mansion, see Mansion, nwc St Lawrence av.

Stebbins av (11:2970), ns, 128.4 ne Lyman pl, runs ne69.4xw44.11xs53.6 to beg, vacant; re mtg; Ernest Schwanemann to Louis J K Heil, 1402 3 av; Jan19; Feb26 '14. 200

Teller av, 1046; also 165TH ST, 355-71 E (9:2428); asn rents; Wenigmann Constn Co to Harry P Evans, 221 W 129; Feb20; Feb21'14. nom

3D av, 3551 (9:2373), ws, 282 n 168th, 20 x100; consent to 3d track; Henry Mauss to Manhattan Railway Co, 165 Bway; Feb 5; Feb24'14. 100

3D av (11:2925), es, 289 s 170th, 200x 209.8x200x210.4, except pt for av; consent to 3d track; Danl E Seybel et al to Manhattan Railway Co, 165 Bway; Feb17; Feb 26'14. 1,000

3D av, 3706-10 (11:2926), es, 78.7 n 170th, 78x100; consent to 3d track; Emma Harburger to Manhattan Railway Co, 165 Bway; Feb9; Feb21'14. 395

Mill Brook (9:2294), cl at ns lot 36 map East Melrose, runs nw— to ws Mill Brook, old line xn114.8xe— to cl Mill Brook xsw114.1 to beg; Anna T Dale to Annuccio Santini, 438 Concord av; QC; Feb20; Feb21'14. nom

Power of atty (11:2970 & PA); Ernest Schwanemann to Wm Schwanemann; Aug 2'10; Feb26'14. ——

LEASES.

Borough of Manhattan.

FEB. 20, 21, 24, 25 & 26.

Beaver st, 18 (1:11), ss, all; Hy K S Williams et al to Albt & Lucien Fusco, both at 1849 62d, Bklyn; 10yf May1; Feb25'14. taxes, &c, & 6,000

Birmingham st cor Henry, see Henry, 86-8.

Broome st, 358-60 (2:479), e str; Domenico Venezia to Domenico Esposito, 358 Broome; 5yf May1; Feb24'14. 444

Cathedral Pkway or 110TH st, 145-51 W (7:1820-6 to 9), ns, 100 e 7 av, 100x70; leasehold; Maurice B Blumenthal, ref, to Autocar Co, a corpn, at Ardmore, Pa; AL; FORECLOS Jan21; Feb20; Feb24'14. 5,000

Eldridge st, 135-7 (2:419), all; Herben Realty Corpn to Hyman Rubin, 62 Grove; 2yf Mar1; Feb24'14. 9,194

Fulton st, 102-4 (1:78); agmt for sur & cancellation of Ls; 102 & 104 Fulton St Co, a corpn, to Fulton Chambers Co, a corpn, both at 198 Franklin; AT; Feb18; Feb21'14. O C & 4,000

Fulton st (miscl), swc Nassau; power of atty to lease, &c; Addie W Kahn of Morristown, NJ, to Edw S Steinam, NY; Feb24; Feb25'14. O C & 100

Grand st, 390-2 (2:346), cor str & b; Harry Fischel to Harry Oppenheim, 125 W 115; 5yf May1'06; Feb25'14. 2,100

Grand st, 390-2; same to same; 5yf May1 '11; Feb25'14. 2,400

Greenwich st, 261-7 (1:127), sec Murray, 79x136.9x75x163.8; leasehold; consent to 3rd track; Clarence Sackett et al of Rye, NY, owners of a ground lease, to Manhattan Railway Co, a corpn; Dec8'13; Feb24'14. 948

Greenwich st, 437-41 (1:219), sec Vestry, 74.11x61.7x83.2x60.4; leasehold; consent to 3rd track; Frances E Baker et al EXRS Frederic Baker, tenants, to Manhattan Railway Co, a corpn; AT; Feb18; Feb24'14. nom

Greenwich st, 577-83 (2:599), sec Houston, 100x99.9; leasehold; consent to 3d track; Jno B Corse & John H Palmer, firm of Ogden & Wallace, tenants, to Manhattan Railway Co, a corpn, 165 Bway; Jan9; Feb 24'14. nom

Henry st, 86-8 (1:275), cor Birmingham, str & b; Isaac Goodstein to Fannie Hyman, 1531 Vyse av; 5yf Mar1; Feb26'14. 900

Houston st, 89 W (2:516), swc West Bway, all; Frank S Allen to Jos Rocker, 96 Pilling, Bklyn; 5yf May1'13; Feb25'14. 3,000

Houston st, 171 W (2:520), 5-sty bldg, all; Antonio Giordano to Maria Moriggia & Vittorio Ziliani, 171 W Houston; 2yf May1; Feb26'14. 1,200

Houston st, see Greenwich, see Greenwich, 577-83.

John st, 42 (1:67), 1st & 2d flrs & b; Harold M Phelps Stokes to Thos C Innd, 120 Central Park S; from Aug1'13 to May 1'20; Feb26'14. 4,300

King st, 12-14 (2:519), basement; Luigi Mecca to Andrea Carlucci on premises; 3yf Nov1'13; Feb25'14. 120

Murray st, see Greenwich, see Greenwich, 261-7.

Nassau st, swc Fulton, see Fulton, swc Nassau.

Pearl st, 479 (1:159); all; Benedetto Repetti et al to Columbus Confectionery Co, a corpn, 479 Pearl; 5yf Jan1; Feb21'14. 7,500

Prince st, 151 (2:516), all; Jonathan W Hull, individ & ano EXRS, &c, Lillie Hull to Emil W Frandsen, 151 Prince; 5y & 2¾ mos f Feb10; Feb24'14. 1,560 & 1,700

Sullivan st, 144 (2:518), all; sur Ls; Giuseppe Bello, 48 Leroy, to Francesco A Petronio, 516 5 av; AL; Feb18; Feb24'14. nom

Thompson st, 152-4 (2:516), all; Citizens Investing Co to Carmelo & Lilla B Lacapria, 153 Bleecker; 5yf Mar1; Feb26'14. 8,220

Vestry st, see Greenwich, see Greenwich, 437-41.

2D st, 114 E (2:430), asn Ls & all title to deposit of $700; Peter P Cappel to Jacob Sittinger, 177 Suffolk; Dec17'13; Feb24'14. nom

2D st, 114 E (2:430); all; Maud B Barclay to Peter P Cappel, 335 W 23; 5yf July 1'12; Feb21'14. 4,200

5TH st, 802 E, see Av D, 56.

11TH st, 65 E (2:563), str; Rubin Gang to Esther Essenfeld, 236 E 14; 3y & 3½ mos f Jan15; Feb26'14. 900

14TH st, 106 E (2:559), str; Chas King & ano to Kaufman Shoe Corpn, 106 E 14; from Mar15'14 to Apr30'21; Feb26'14. 5,000

14TH st, 502 E, see Av A, sec 14.

16TH st W, see 8 av, see 8 av, 116.

27TH st E, nwc 4 av, see 4 av, nwc 27.

28TH st, 517 W (3:700), nes, 25x98.9; asn Ls with consent of Marie M I de Courval; Emma Arnott to Albt E Straker, 313 W 127; Nov1'13; Feb25'14. nom

32D st, 37 W (3:834), ns, 520 w 5 av, 25x 98.9, ground fl & pt b; Harry J Luce to Ideal Holding Co, a corpn, 589 Bway; 20yf May1; Feb25'14. 5,000 to 6,500

38TH st E, nec 5 av, see 5 av, 425-7.

44TH st, 3 E (5:1279), 2d fl; Assembled Realty Owners Co, a corpn, to Edwin N Doll, a corpn, 140 Nassau; 5 1-12yf Apr1; Feb26'14. 4,000

46TH st, 53 W (5:1262), all; Jno R Paxton to Morris Frank, 538 9 av; 5yf Mar1; Feb26'14. 4,500

46TH st, W, swc Bway, see Bway, swc 46.

47TH st, 409-17 E (5:1359), all; Theodor Sauer to Theodor Sauer Co, 409 E 47; Sept 2'13; 5yf —; 5yren; Feb24'14. 8,500

48TH st, 241 W (4:1020), ns, 20x100.5; petition & warrant to remove by Sheriff for non-payment of rent & taxes due under 99-year lease from May1'10; Jos Oakman AGENT for Jane L O Douglas et al landlords agt Philip Levey as tenant, & Emma Higgins, under tenant; Feb17; Feb20'14. Court Order

49TH st W, nwc 5 av, see 5 av, 610.

50TH st W, swc 11 av, see 11 av, swc 50.

59TH st, 214 E (5:1332); asn Ls; Michl Coyne to Dominick Coyne, 335 E 55; AT; mtg $——; Feb16; Feb26'14. O C & 100

59TH st, 313-5 W (4:1112); asn Ls; Wm M Felton to Josephine Felton, 336 W 59; Feb20; Feb24'14. nom

75TH st, 423 E (5:1470), str fl & pt c; Jos Stransky to Hermine Peter, 423 E 75; 5yf May1; Feb25'14. 1,020

81ST st, 441 E, see Av A, 1533.

111TH st, 80 E (6:1616), all; with option to purchase for $10,000 before Mar1'15; Seymour Realty Co to Dr Saml Barasz, 102 E 4; 5y & ½ mo from Mar15; Feb24'14. 600

111TH st, 99-101 E (6:1639), asn Ls; Sigmund Greenberg to Louis Salomon, 99 E 111; Feb21; Feb24'14. 350

118TH st, 170-2 E (6:1645); sur Ls; Henry Feir, 125 E 118, to David Amolsky, 1475 Washington av; AT; Feb20'14. 1,266

119TH st, 403 E (6:1807), 2-sty bldg, all; Margt O'Connor to Maurice Damato, 403 E 119; 4 3-12yf Jan1; Feb24'14. 180

126TH st W, nwc 8 av, see 8 av, 2351.

128TH st E, nec 3 av, see 3 av, 2361.

164TH st, 548 & 558 W (8:2122), two apartment houses, Claymont & Sherwood, all; Gertrude Horowitz to Louise V Weber, 3761 Bway; 5yf Aug1'13; Feb25'14. 21,000

171ST st, 568 W (8:2127), str; Meriden Realty Co, Inc, to Henry J Kiernan, 568 W 171 & ano; 9 9-12yf Dec15'13; Feb21'14. 1,080 to 2,040

185TH st W, nec Bway, see Bway, nec 185th.

Av A (2:407), sec 14th (No 502), all; Rutherford Holding Co to Louis Marrotti, 6906 15 av, Bklyn; 3yf Mar1; Feb25'14. 5,700 & 6,000

Av A, 1533; also 81ST ST, 441 E (5:1561); sur Ls; Harry Perlmutter & ano to Annie Richman, 36 W 112; AT; Feb9; Feb26'14. nom

Av D, 56, c str & b; also 5TH ST, 802 E (2:360), str; Newman & Wischer Constn Co to Rebecca Arnold, 66 Av D; 5yf Mar15; Feb24'14. 1,020

Broadway, 1223 (3:831), str; Mary E Jones to Robt L Hatch, 330 3 av; 3 3-12yf Feb1; Feb24'14. 2,500

Broadway (4:1017), swc 46th, 1st str n from most southerly str; 46th St & Broadway Realty Co to Robt L Hatch, 330 3 av; 5yf Sept1'13; Feb20'14. 4,200 & 4,500

Broadway (8:2167), nec 185th, 64.5x130, all; Eliz A Daly to Jas J Cashman, 604 W 178; 7yf Feb1; Feb26'14. 1,620

Fort Washington av (8:2136), sws, 250.5 nw on curve from ws Bway, 56.5x126.5x 84.3x153.5, the land, tenant to erect bldg to cost not less than $18,000, which is to become property of landlord; Thos Ward to Lee A Ochs, 112 Cathedral pkway; 21yf Dec1'13; Feb21'14. taxes &c, 3,000 & 4,000

Fort Washington av (8:2136), same prop; asn Ls; Lee A Ochs to Fort Washington Theatre Co, Inc, a corpn, 35 Nassau; Dec4'13; Feb21'14. nom

West Broadway, swc Houston, see Houston, 89 W.

1ST av, 5-9 (2:442), ws, 50.4 n Houston, 50.4x100x50x100, all; Arabella D Gould & ano EXRS, &c, E Sherman Gould to Isidor Rosenbluth, 1440 Lex av, & Jos Kaufman, 100 Av C; 15yf May1; option of renewal; Feb20'14. 3,500 & 3,700

1ST av, 5-9; asn Ls; Isidor Rosenbluth & ano to Moral Amusement Co, Inc, a corpn, 132 Nassau; Feb18; Feb20'14. nom

1ST av, 88 (2:433), str fl & b; Pauline Goldstein to Woldemar Nemser, 80 1 av; 5 yf May1; Feb24'14. 480

1ST av, 207 (2:454), all; Grossman Investing Co to Victor Levy, 207 1 av; 6yf Mar1; Feb25'14. 2,100

3D av, 872 (5:1307), str & b; Alfred D Pell to Louis Bemak, 124 E 91; 6y2mos & 23 days f Feb6; Feb26'14. 1,100

3D av, 2361 (6:1793), nec 128th; asn Ls & all title to chattels; Lillian Connor to Chas Brockhouse, 168 E 128; mtg $5,000; Feb20; Feb26'14. nom

4TH av (3:883), nwc 27th, str fl & b & 1st & 2d lofts; Manufacturers Building Co to Adolph Rusch, 322 W 90, & Hy A Rusch, 180 W 59, firm Rusch & Co; 5yren f Feb1 '15; Feb24'14. 38,000

5TH av, 425-7 (3:868), nec 38th, cor str & b; Emma S Siebrecht to Union Trust Co of N Y, 80 Bway; 10yf Aug1; Feb20'14. 28,000

5TH av, 610 (5:1265), nwc 49th, 47.5x125x irreg x117; asn Ls; Alfred E Marling EXR Jno I Kane to Annie C Kane wid, 1 W 49; Feb5; Feb20'14. nom

5TH av, 612 (5:1265); leasehold; agmt modifying covenants as to building terms of Ls &c; Jno I Kane with Thos R A Hall; Feb8'06; Feb21'14. 10,000

7TH av, 342 (3:779); asn Ls; Max Elfin to Jno Fitzgerald, 529 W 182; AT; mtg $——; Feb19; Feb21'14. nom

7TH av, 342; asn Ls; Jno Fitzgerald to Timothy Galvin, 342 7 av; AT; Feb19; Feb 21'14. nom

8TH av, 116 (3:765), sec 16th,, str fl & b; Mary McKay to Patk & Jno Moran, on premises; 10 yf May1; Feb20'14. 2,600 & 2,700

8TH av, 2351 (7:1953), nwc 126th, all; Ethelia Realty Co to Jos Shenk, 62 W 107; 21yf May1; Feb24'14. taxes, &c, & 3,650 & 3,945.45

11TH av (4:1097), swc 50th, runs s88xw 100xs12.5xw225xn100.5 to ss 50th xe325 to beg, the land; Jos V Horn to Horn & Hardart Co, a corpn, 1557 Bway; 19½yf Nov 1'13; 20y ren; Feb25'14. taxes, &c, & 5,762.50 & decreasing to 4,-412.50 on Nov1'22 & thereafter 7,500

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LEASES.

Borough of the Bronx.

174TH st, 490 E (11:2915), all; Alic Aghajan to Isidor Edelson, 490 E 174; 2yf Jan 1; Feb24'14. 300 & 324

174TH st, 490 E, east str; Abr Aghajan to Morris Gitelsen, 756 Morris av; 5yf Mar 1'13; Feb24'14. 360

Boston rd. 2003 (11:3135), all; Chas M Breidenbach to Clement H Smith, 1884 Mt Hope av; 10yf May1; Feb24'14. 2,000 & 2,500

Brook av, 561-3 (9:2294), asn Ls; Jas McDonough to Jno J Murphy, 400 E 144; Feb 18; Feb25'14. nom

Morris av, 656 (9:2412), str & c; Frank D Maglis to Isidor Mendelson & Saul Cohen, 341 E 6; from Mar1'14 to Mar1'15 (privilege 2y renewal); Feb20'14. 420

Mosholn av, 3737 (13:3423), all; Annie Murphy to Patk McCabe, 2360 Jerome av; 7yf Jan1; Feb24'14. 540 & 600

Southern blvd (10:2728), ws, 222 s Home, —x—; asn Ls; Toni Pollak to Benj Schulich, 122 W 143; Feb 20; Feb21'14. nom

Southern blvd, 563-7 (10:2683); asn Ls; Saml Layefsky & ano to Elias Margolies, 567 So blvd & ano; Feb21; Feb24'14. nom

Westchester av, 766 (10:2676), double str; Westchester Amusement Co to Jos H Mound, 764 Tinton av; 5yf Oct1'12; Feb25 '14. 999.99 & 1,200

3D av, 3220 (10:2620), str & c; Alpepiana Realty & Constn Co to Wm L Travis, 921 Trinity av; 4 3-12yf Feb1; Feb20'14. 390

Assign lease (11:2942) made by Sykes Realty Co to party 1st pt dated Apr29'12, but not recorded; Bernhard Brown to Fred Rosenzweig, 725 Hancock, Bklyn; Feb20; Feb25'14. nom

MORTGAGES.

Borough of Manhattan.

FEB. 20, 21, 24, 25 & 26.

Arden st (8:2174), sws, 129.6 nw Nagle av, 80.6x130; Feb18; Feb20'14; demand; 6%; Brown Brothers Inc Owners & Builders, a corpn, 33 E 20 to Robt E Phelan of Garden City, NY. 15,000

Arden st (8:2174), same prop; certf as to above mtg; Feb18; Feb20'14; same to same.

Chrystie st, 227-35, see Houston, 113-7 E.

Clinton st, 210, see Henry, 208.

Columbia st, 66 (2:333), es, 151.6 s Rivington, —x—; ext of mtg for $22,000 to Jan28'17, 5%; Feb14; Feb24'14; N Y Trust Co, 26 Broad, with Abr B Roossin, 143 Av B. nom

Desbrosses st, 24 (misc'l); also BROADWAY, 1663; also 125TH ST, 279 W; certf as to chattel mtg for $15,941.56; Feb24; Feb26'14; The Danbury Hat Co, a corpn, to Francis W Clinton.

Elizabeth st, 155 (2:479), nwc Kenmare, runs n94.2xw23.4xs83.1 to Elizabeth xe8.9 to beg; Feb16; Feb20'14; due Jan2'17; 5%; Wm H Long, 57 Madison to Jas Weldon, 410 Madison av. 8,000

Essex st, 118 (2:353), es, 125 s Rivington, 16x60; pr mtg $10,000; Feb19; Feb26 '14; installs, 6%; Nettie, Morris P, Louis & Matilda Kerner, heirs Barnet Kerner, to Jacob Kerner, 31 1st. 4,000

Fulton st, 118-20 (1:78), ss, 76.4 e Nassau, 50.3x83x50.4x82.4; Feb24; Feb25'14; due Mar1'19; 5%; The Chas Herman Realty Co, a corpn, 118 Fulton to Union Trust Co of NY, a corpn, 80 Bway. 90,000

Fulton st, 118-20; certf as to mtg for $90,000; Feb19; Feb25'14; same to same.

Fulton st, 118-20; sobrn of mtgs for $20,000 to mtgs for $100,000; Feb7; Feb25 '14; same with Jno Naething, 118 Fulton. nom

Fulton st, 118-20; pr mtg $——; Feb24; Feb25'14; due Mar1'17; 5%; same to Mary L Naething, 831 President, Bklyn. 10,000

Fulton st, 118-20; certf as to mtg for $10,000; Feb24; Feb25'14; same to same.

Fulton st, 118-20; sobrn of mtg for $25,000 to mtgs for $100,000; Feb16; Feb 25'14; Same with Wm P Conrad, 831 President, Bklyn et al. nom

Gold st, 78 (1:79), ses, abt 185 e Beekman, 15.5x78x15x78; see Cons; Feb21; Feb 24'14; due & int as per bond; Caroline A James individ to Title Guar & Trust Co, a corpn, & Caroline A James, 310 W 79, exrs, &c, Warren A James. 4,500

Grand st, 125-7 (1:232), leasehold; Sept 17'13; Feb24'14; demand, 6%; Adolph Oltmann to Lion Brewery, a corpn, 104 W 108. 5,000

Grand st, 391 (1:313), sec Suffolk (No 32), 20.1x80.1; pr mtg $49,000; Feb20; Feb 25'14; demand; 6%; Rebecca I Goldsmith, 50 Hillside av, Newark, N. J. to Abr L Kass, 226 S 9, Bklyn. 6,000

Greenwich st, 278-84 (1:138), nwc Warren (Nos 98-100), runs n91.10xnw75.6 to Bishop's la xs26.3xnw0.6xs still along la 65.4 to st xe76 to beg, with all title to la; PM; pr mtg $125,000; Feb16; Feb25'14; due Feb24'19, or sooner; 5%; Chas H Mattlage & Hy A Gaede exrs &c Chas F Mattlage to Surety Realty Co, a corpn, 135 Bway & Abr Stern, 52 E 61. 45,000

Greenwich st, 516, see Spring, 319.

Henry st, 208 (1:269), sec Clinton (No 210), 23.9x100; sobrn of mtg for $20,000 to mtg for $46,500; Feb21; Feb25'14; Abr Levenstein & Max Tarshes with Esther Surut, 138 W 121. nom

Henry st, 208 (1:269), sec Clinton (No 210), 23.9x100; ext of mtg for $46,500 to Feb21'19, 5½%; Feb21; Feb25'14; Esther Surut, 138 W 121, with Dora Goldfein, 17 W 118. nom

Henry st, 208; also CLINTON ST, 210; ext of mtg for $3,000 to Feb20'16; 6%; pr mtg $51,550; Feb20; Feb25 '14; Abr J Dworsky, 55 E 93, with Dora Goldfein, 17 W 118. nom

Hester st, 182, see Mulberry, 127.

Houston st, 113-7 E (2:427), swc Chrystie (Nos 227-35), 100x164.9; agmt modifying condition in mtg for $350,000 with consents by other mortgagees & lessees; etc; Jan28; Feb25'14; Minsker Realty Co, a corpn, 111 E Houston, with Louis Minsky, 851 W 181, et al. nom

John st, 42 (1:67), ss, 99.10 se Nassau, 20 x—; ext of mtg for $50,000 to Feb23'17, 5%; Feb4; Feb24'14; Caroline T Kissel of Morris Township, NJ, with Harold M Phelps Stokes, 230 Madison av. nom

Jones st, 9 (2:590), ns, 95 w 4th, 25x100 x24.11x100; also PROSPECT AV (10:2679), ws, 158 n 165th, 50x175, except pt for av; also JENNINGS ST, 785-91 (11:2963), nec Prospect av, runs e98.11xn40xw18.3xs20.2x w74.8 to av xs20.9 to beg; Nov15'13; recorded in Bronx Jan19; Feb20'14; due & int as per bond; Ferd W Fey, at Sea Cliff, LI, to Wm N Smith, at Bogota, NJ, et al, as committee. 26,121.68

Kenmare st, nwc Elizabeth, see Elizabeth, 155.

Lewis st, 205 (2:363), nws, abt 50 n 6th, 22.10x67x22.8 on alley x64; pr mtg $——; Feb19; Feb24'14; 3y or sooner, 6%; Louis Herman to Hannah Herskowitz, 395 E 7. 2,000

Ludlow st, 75 (2:408), ws, 87.6 s Broome, 25x87.6; pr mtg $25,000; Feb25; Feb26'14; 5y or sooner, 6%; Michl Kleiner to Geo Hassler, 288 Webster av, Bklyn. 5,000

Madison st, 212 (1:271), ext of mtg for $28,000 to Feb2'17, 5%; Feb16; Feb24'14; Wm G DeWitt & ano trstes Alfred De Witt with Adolph Friedberg, 143 W 111 et al. nom

Madison st, 412 (1:265), ss, 375 e Jackson, 25x100; PM; pr mtg $16,000; Feb19; Feb20'14; due & int as per bond; Abr Wasch to Alma Gluck, 109 Overlook st, Mt Vernon, NY. 2,000

Market st, 56 (1:274), nec Monroe, —x—; ext of mtg for $29,000 to Feb11'19; 5%; Feb11; Feb20'14; Corporation of H & A Cohen, a corpn, with Bowery Savgs Bank, a corpn, 128 Bowery. nom

Mulberry st, 127, str; also HESTER ST, 182 (1:206), b; sal Ls; Feb17; Feb26'14; demand, 6%; Jos Russo to Lion Brewery, a corpn, 104 W 108. 1,340.40

Monroe st, nec Market, see Market, 56.

Oliver st, 72 (1:252), nes, abt 155 n Cherry, 26.2x100; Feb20; Feb25'14; 3y5%; Jos H Warren of Delaplane, Fauquier Co, Va to Emigrant Indust Savgs Bank, a corpn. 3,000

Spring st, 319 (2:596), nwc Greenwich (No. 516), 20.3x40; pr mtg $6,000; Feb11; Feb25'14; due July1'16; 6%; Annie McGuinness of Tavenamore, Ireland to Jas Coleman, 152 Lex av. 1,000

Suffolk st, 32, see Grand, 391.

Suffolk st, 127 (2:354), ws, abt 150 n Rivington, 25x100; Feb24; Feb26'14; 3y 5%; Woolf J Blumborg to Bowery Savgs Bank, a corpn, 128 Bowery. 17,000

Thompson st, 222-4 (2:537), es, 275 n Bleecker, 50x85; pr mtg $57,000; Jan25; Feb26'14; 3y or sooner, 6%; Pietro Perniciaro, 222-4 Thompson, to Giuseppe di Siena, 105 Sullivan. 3,000

Warren st, 98-100, see Greenwich, 278-284.

Washington pl, 121-3 (2:592), nes, 256 nw 6 av, 44x97; deed recorded as mtg as per statement filed & mtg tax of $43.50 paid; pr mtg $25,500; Jan6; Feb20'14; due & int as per agmt; Clara S Taylor at Latourette Farm, Richmond, SI to Florence G Moore, 103 Concord, Bklyn. nom

Washington st, 466-70 (2:595); ext of mtg for $65,000 to Aug2'19; 5%; Feb17; Feb25'14; Wm Gasten of Norwich, NY with Lerbro Co, a corpn. nom

William st, 130 (1:77), es, 105.5 s Fulton, 24.8x161.1x irreg x123.3; also WILLIAM ST, 132 (1:77), ses, abt 80 s Fulton, 25x158; agmt combining two mtgs aggregating $150,000 to cover both parcels as above; Feb16; Feb24'14; 130 William St Co, Inc, 149 Church, with Yale University of New Haven, Conn. nom

William st, 132, see William, 130.

4TH st, 79 E, see 5th, 619-23 E.

5TH st, 619-23 E (2:388), ns, 243 e Av B, 50x97; also 7TH ST, 208-10 E (2:389), ss, 258 w Av C, 50x90.10; also 4TH ST, 79 E (2:460), ns, 175 w 2 av, 25x96.2; Feb25; Feb26'14; 2y or sooner, 6%; Jos & Herman Bauman, 79 E 4, to Sarah Bauman, 79 E 4. 8,000

7TH st, 61 E (2:449), ns, 275 e 2 av, 25x 97.6; pr mtg $31,500; Feb16; Feb25'14; 3y 6%; Joel Berkowitz to Louis Berger, 75 Sheriff. 2,000

7TH st, 208-10 E, see 5th, 619-23 E.

8TH st, 371 E (2:378), ns, 258 e Av C, 25x93.11; PM; pr mtg $——; Feb16; Feb20 '14; due Aug15'17; 6%; David Hyman, 97 St Marks pl to Leopold Moskowitz, 344 Saratoga av, Bklyn. 3,000

12TH st, 645 E (2:395), ns, 83 w Av C, 25x75; Feb20'14; due & int as per bond; Chas Uhl trste for Leonard Gisin to Manhattan Mtg Co, a corpn, 200 Bway. 5,000

19TH st, 118 E (3:874), ss, 50 w Irving pl, 25x92; Feb20'14; 5y or sooner, 5%; Annie Flint to Lawyers Title Ins & Trust Co, a corpn. 20,000

21ST st, 7-13 W (3:823), ns, abt 175 w 5 av, 106x98.9; sub to mtg $230,000; also 22D ST, 6-14 W (3:823), ss, abt 150 w 5 av, 137x98.9; sub mtg $420,000; also 5TH AV (6:1608), nec 102d, 100.11x300; also PROPERTIES at Pittsburgh, Pa; sub mtg $195,000, which are sub to mtgs for $980,000; agmt as to loan of $100,000 by party 2d pt to Gertrude A Vanderbeck; said parties of 1st pt agree that upon sale of any of above parcels the proceeds will be applied on a/c of 2d mtg for $100,000 covering Nos 945-9 Penn av, Pittsburgh, Pa, &c; Klein & Jackson (a copartnership composed of Leo M Klein & Saml Jackson) & Gertrude A Vanderbeck, parties 1st pt, with Emma Butterweck, party 2d pt; Nov14'13; Feb20'14. nom

21ST st, 551-3 W, see 11 av, 142-50.

22D st, 6-14 W, see 21st, 7-13 W.

26TH st, 38-40 E, see Madison av, 35-7.

28TH st, 113 W (3:804), ns, 185 w 6 av, 21.5x98.9; pr mtg $——; Feb25; Feb26'14; installs $150 semi-annually, 6%; Jno T Dunne, of New Brunswick, NJ, to Jno C L Daly, 377 Union, Bklyn. 800

30TH st, 24 E, see Madison av, 112-6.

31ST st, 406-26 W (3:728), ss, 425 e 10 av, 250x103.4x—x85.2; pr mtg $137,500; Feb 20; Feb24'14; due June19'14, 6%; Montrose Realty Co, a corpn, to Robt L McGehee, 335 W 88. 20,000

31ST st, 406-26 W; certf as to above mtg; Feb20; Feb24'14; same to same.

31ST st, 406-26 W (3:728), ss, 425 e 10 av, 250.x103.4x—x85.2; pr mtg $157,500; Feb20; Feb25'14; due June20'14; 6%; Montrose Realty Co, a corpn, to Wm P Coe, at Lyndhurst, NJ. 20,000

31ST st, 406-26 W; certf as to above mtg; Feb20; Feb25'14; same to same.

31ST st, 426 W (3:728), ss, 425 e 10 av, 25x83.6x—x85.6; PM; Feb20; Feb21'14; due & int as per bond; Annie T Campbell to Annie Linke, at Douglaston, LI. 10,000

31ST st, 426 W; PM; pr mtg $13,000; Feb20; Feb21'14; due & int as per bond; same to Marie F Gerz, 832 Van Nest av. 1,500

32D st, 9 W (3:834), ns, 175 w 5 av, 25x 98.9; pr mtg $——; Feb21'14; 3y6%; Belle Hazen Realty Co, Inc, a corpn, to David Shaffer, 68 Lenox av. 10,000

32D st, 9 W; certf as to above mtg; Feb 21'14; same to same.

33D st, 137 W (3:809); sal Ls; Feb16; Feb26'14; demand, 6%; Morris Reiss to Lion Brewery, a corpn, 104 W 108. 1,000

35TH st, 237 E (3:916); ext of mtg for $8,000 to Mar1'17; 5%; Feb19; Feb20'14; Geo W Jacoby, 22 E 89 with Wm E White, 235 E 35. nom

37TH st, 44-6 W (3:838), ss, 290 e 6 av, 40x 98.9; pr mtg $90,000; Feb19; Feb20'14; due & int as per bond, 44-46 West 37th St Inc, a corpn, 135 Bway to Neva H Sandlier, 50 E 77. 8,000

37th st, 44-6 W; certf as to above mtg; Feb18; Feb20'14; same to same.

42D st E, nwc 1 av, see 1 av, 741-61.

43D st E, swc 1 av, see 1 av, 741-61.

44TH st, 203-7 E (5:1318), ns, 80 e 3 av, 62.6x100.6; ½ pt AT; Jan15; Feb25'14; due Dec23'14; 6%; Lillian Hof of Bklyn to Marshall H Runk, 44 W 44. 7,000

45TH st, 56-8 W (5:1260), ss, 240 e 6 av, 40x100.5; Feb25'14; due & int as per bond; 56 & 58 West 45th St Realty Co, Inc, a corpn, 128 Bway, or 56 W 45, to Union Dime Savgs Bank, a corpn, 701 6 av. 275,000

45TH st, 56-8 W; certf as to above mtg; Feb25'14; same to same.

45TH st, 56-8 W; sobrn of mtg for $30,000 to mtg for $275,000; Feb25'14; same & Saml Levy, 600 West End av with same nom

47TH st, 344 E (5:1339), ss, 60 w 1 av, 20x84.7x20x84.11; pr mtg $——; Feb24; Feb 25'14; 2y6%; Pincus Siskind, 835 1 av to Mayer Sklar, 277 Lorimer, Bklyn. 2,000

49TH st, 146-8 E (5:1303), ss, 175 w 3 av, 50x100.5; ext of mtg for $150,000 to Feb24'17, 5%; Feb24'14; Columbua-Knickerbocker Trust Co, a corpn, 60 Bway, with The Maze Realty Co of NY, a corpn, 2650 Bway. nom

51ST st, 413 E (5:1363); ext of mtg for $7,000 to Mar1'17, 5%; Feb20; Feb26'14; Society for Ethical Culture of City NY, a corpn, 33 Central Park W, with Louise B Scofield, 413 E 51. nom

51ST st, 501-3 W, see 10 av, 753.

52D st, 313 E (5:1345), ns, 184.5 e 2 av, 20.1x100.5; also asn rents as collateral; Feb20; Feb24'14; installs, $40 monthly 1st y & $50 monthly thereafter, 6%; Oscar J Krug to Bronx Security & Brokerage Co, a corpn, 258 E 138. 600

52D st, 343 W (4:1043), ns, 365 e 9 av, 22.10x100.9x31.4x100.5; PM; pr mtg $12,500; Feb26'14; due & int as per bond; Michl J Callahan to Jacob J Tabolt, 332 W 28. 1,500

53D st, 34 E (5:1288), ss, 304.4 w Park av, 13.8x100.5; Feb26'14; 3y5%; Ella A Cooper to U S Savgs Bank of N Y, a corpn, 606 Madison av. 25,000

53D st, 328 E (5:1345), ss, 302.1 e 2 av, 23.4x100.5; sub to pr mtg $5,000 & annuity of Louis Klein; Feb21; Feb24'14; 5y6%; Spencer S Davis by Percival H Gregory, gdn, & Chas H Davis to Fredk B & Alice M Goebel, 338 W 87. 1,588.80

55TH st, 52 E (5:1290), ss, 82.6 e Madison av, 26x100.5x irreg x50.2; ext of mtg for $16,000 to Feb1'17; 5%; Mar28'13; Feb 24'14; Dry Dock Savgs Instn, 341 Bowery, with Clarence P Wyckoff, at Hewlett, LI, et al. nom

57TH st, 428-30 W (4:1066), ext of mtg for $25,000 to Feb20'17, 5%; Feb10; Feb21 '14; Title Guar & Trust Co, a corpn, with Abe Baer, 2 W 89. nom

58TH st, 223 E (5:1332); ext of mtg for $10,000 to Apr1'17, 4½%; Feb16; Feb21'14; Isaac Greenwald, of Mt Vernon, NY, with Frances E Ansbacher, 135 Central Park W. nom

62D st, 205 W (4:1154), ns, 125 w Ams av, 25x100.5; Feb25; Feb26'14; due Mar1 '19, 5%; Wm, Saml & Michl Guttenberg to Isidore Wolowitz, 84 Bay 28, Bklyn. 6,000

74TH st, 63 E (5:1389), nwc Park av (No 800), 27x102.2; pr mtg $100,000; Feb21; Feb 24'14; due & int as per bond; Marmaduke Tilden, 822 Pine st, Phila, Pa, to Marguerite Tracy, 527 3 av. 10,000

79TH st, 101-7 E, see Park av, 903.

79TH st, 241 E (5:1525), ns, 82.5 w 2 av, 27.7x102.2; pr mtg $17,000; Feb25; Feb26 '14; due & int as per bond; Max Berbig, 241 E 79, to Emma J Weinberger, 216 E 115. 2,000

81ST st, 441 E, see Av A, 1533.

82D st, 71-7 E, see Park av, 906-2.

84TH st E, nwc Madison av, see Madison av, 1130.

91ST st, 127 E (5:1520), ns, 127.5 w Lex av, 17.5x100.8; ext of mtg for $10,000 to Apr14'17, 4½%; Mar9'12; Feb26'14; Augusta

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E Wendt & ano trstes Grace L Went et al with Nathan Sanders. nom

93D st, 107-9 W (4:1224), ns, 100 w Col av, 34.2x100.8; certf that $30,000 is due on two mtgs at 4½%; Feb9; Feb20'14; Frances B Leigh, owner of mtgs to Dorathea H Simmons, 107 W 93, owner of property.

97TH st, 177 W (7:1852), ns, 118 e Ams av, 19x100.11; agmt as to payment of indebtedness of $2,000 upon sale of above premises, etc; pr mtg $9,000; May22, 1900; Feb24'14; Bernard Metzger with Leon Levy. nom

101ST st, 301 W, see West End av, 841.

102D st, 104 E (6:1629), ss, 55 e Park av, 25x75; pr mtg $9,000; Feb19; Feb21'14; 2y or sooner, 6%; Jennie I Ryan, 1361 Mad av, to Morris Siegel, 346 E 67. 2,000

102D st E, nec 5 av, see 21st, 7-13 W.

105TH st, 50 W (7:1840), ss, 50 w Manhattan av, 18x100.11; deed recorded as mtg as per statement filed & mtg tax of $18 paid; pr mtg $17,000; Feb18; Feb20'14; due & int as per agmt; Chas B Foy to Walter Worth, 470 16th, Brooklyn. nom

106TH st, 26 E, see Madison av, 1578.

114TH st, 526 W (7:1882), ss, 341.8 w Ams av, 108.4x91.10; pr mtg $——; Nov17 '13; Feb25'14; due Feb17'14; 6%; Alma C Stem to Geo W McKenzie, 210 Lincoln rd, Bklyn. 2,000

112TH st, 21 E (6:1618); ext of mtg for $13,000 to Jan1'17, 5%; Dec12'13; Feb26'14; Saml A Krulewitch, 21 E 112, with Augusta L Jones, at Easthampton, LI. nom

120TH st, 25 W (6:1720), ns, 80 e Lenox av, 20x100.11; Feb25; Feb26'14; due & int as per bond; Jacob Shrady & Jenny K, his wife, & Mary K Shrady, to Title Guar & Trust Co, a corpn, 176 Bway. 6,000

125TH st, 279 W, see Desbrosses, 24.

128TH st, 60 W (6:1725), ss, 172.6 e Lenox av, 37.6x99.11; PM; Feb24; Feb25 '14; 5y4½%; Long Realty Co, a corpn, to Valentine E Macy at Ossining, NY & ano trstes will Josiah Macy, Jr. 30,000

128TH st, 60 W; PM; pr mtg $30,000; Feb24; Feb25'14; 3y6%; same to John Johnston, 1662 Nostrand av, Bklyn. 5,000

131ST st, 13-5 W (6:1729), ns, 190 w 5 av, 2 lots, ea 15x99.11; 2 PM mtgs, $5,750 on No 13 W & $5,250 on No 15 W; Feb20; Feb26'14; 5y5%; Maggie P Payton (& Philip A Payton Jr in bond) to Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes Mary H Tompkins, will of Ambrose C Kingsland. 11,000

135TH st, 17 W (6:1733), ns, 216.8 w 5 av, 18.4x99.11; pr mtg $11,000; Feb20; Feb24 '14; 10 mos, 6%; Felix Cornyn to Ida Held, 235 W 103. 10 notes 500

139TH st, 205 W (7:2025), ns, 99.1 w 7 av, 19.2x99.11; PM; Feb2; Feb21'14; 2y 6%; Baruch Merlis, of Bklyn, to Gussie Gottlieb, 205 W 54. 1,500

141ST st, 623 W (7:2088), ns, 250 w Bway, 100x99.11; ext of mtg for $130,000 to Feb25'19; 5½%; Feb25'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway with B V Constn Co, a corpn, 503 5 av. nom

152D st, 617 W (7:2099), ns, 200 w Bway, 50x99.11; certf as to reduction of mtg for $50,000 by payment of $4,000 on a/c & that there is now unpaid $46,000; Feb20; Feb21 '14; Moses J Sneudaira, exr Max Danziger, to May Boltan (owner), 617 W 152.

152D st W (7:2083), ss, 100 e Bway, 50 x99.11; Feb25'14; 5y5%; Jno McLaughlin to Emigrant Indust Savgs Bank, a corpn. 45,000

157TH st, 542 W (8:2115), ss, 200 e Bway 75x99.11; PM; pr mtg $110,000; Feb20'14; 3y6%; Incorporated Plutus Realty Co, a corpn, 154 Nassau to Wm N Carpenter at Winterhaven, Fla. 20,000

157TH st, 542 W; pr mtg $130,000; Feb 20'14; due July20'14; 6%; same to Estates Mtg Securities Co, a corpn, 160 Bway. 5,771.25

164TH st, 455 W (8:2111), ns, 194.7 w Edgecombe rd, 25x142.11x25.2x139.6; pr mtg $6,000; Feb24'14; 3y5%; Thos Beatty to Jas B Ford, 4 E 43. 1,000

171ST st, 568 W (8:2127); sal Ls; Feb19; Feb20'14; demand; 6%; Henry J Kiernan & Lewis W Kelley to Beadleston & Woerz, a corpn, 291 W 10. 3,000

171ST st W, nec Ft Washington av, see Ft Washington av, nec 171st.

172D st W, see Ft Washington av, see Ft Washington av, nec 171st.

176TH st, 600 W, see St Nicholas av, swc 176th.

177TH st W, nwc Pinehurst av, see Pinehurst av, 2-10.

182D st, 524 W (8:2155); ext of mtg for $7,500 to Jan11'19; 5%; Feb25'14; Zacharias H Oppenheimer, 777 West End av with Geo & Wm Schade, 524 W 182. nom

207TH st W, sec Ams av, see Ams av, sec 207th.

Av A, 1533 (5:1561), nwc 81st (No 441), 26x80; ext of mtg for $1,000 to Sept1'19, 6%; Feb24; Feb26'14; Assets Liquidation Co, a corpn, 1 E 14, with Morris Gluck, 345 E 81. nom

Amsterdam av (10th) (8:2203), sec 207th, 49.11x100, leasehold; bldg loan; Feb25; Feb26'14; demand, 6%; Thos F Brady to The J Chr G Hupfel Brewing Co, a corpn, 229 E 38. 10,000

Broadway, 1663, see Desbrosses, 24.

Central Park W, 97-8 (4:1122), ws, 50.5 n 69th, 50x100; certf as to mtg for $56,-392.50; Dec2'12; Feb26'14; Pamlico Realty Co, a corpn, to Walter S, Alfred W & Harry W Mack.

Fort Washington av (8:2142), nec 171st, 191.7 to ss 172d x122.4x190 to 171st x100; PM; Feb26'14; 1y or sooner, 6 · Tilmil Constn Co, Inc, a corpn, to State Realty & Mtg Co, a corpn, 18 E 41. 52,500

Fort Washington av, sec 172d, see Ft Washington av, nec 171st.

Lexington av, 1410 (5:1522), ws, 34.3 s 94th, 16.5x75; ext of mtg for $10,000 to Nov 15'16, 5%; Feb20; Feb21'14; Philip N Bosworth with Sarah wife of Isidor Rosenbluth. nom

Madison av, 35-7; also 26TH ST, 38-40 E (3:855); ext of mtg for $540,000 to Feb 2'17; 5%; Feb16; Feb20'14; Phelps Stokes Estates, Inc, a corpn, with Bank for Savings, a corpn, 280 4 av. nom

Madison av, 35-7; also 26TH ST, 38-40 E; certf as to ext of above mtg; Feb16; Feb20'14; same to same.

Madison av, 112-6 (3:859), swc 30th (No 24), 74.1x95; pr mtg $475,000; Feb26'14; due Nov5'15, 6%; Lee Holstein Constn Co, a corpn, to Max Kobre, 115 W 122. 30,000

Madison av, 112-6 (3:859), swc 30th (No 24); certf as to above mtg; Feb26'14; same to same.

Madison av, 1130 (5:1496), nwc 84th, 22 x70; PM; Feb26'14; due & int as per bond; Jos Kelly, 321 Webster av, Jersey City, NJ, to Alice G D'Oench, at Manhasset, LI. 40,000

Madison av, 1578 (6:1611), swc 106th (No 26), 24.11x100; pr mtg $25,000; Feb19; Feb20'14; 3y5%; Herman Masemann, 907 West End av to Union Square Savgs Bank, 20 Union sq. 5,000

Manhattan av 340-4 (7:1848), es, 25.11 n 114th, 75x95; pr mtg $60,000; Feb19; Feb 20'14; 3y6%; Moritz Kollender, 344 Manhattan av to Moses Mendelsohn, 314 W 107 & ano. 9,000

Marble Hill av, 97 (13:3402), ns, 57.3 e 227th, 26.1x101.6x25x109.1; PM; Feb24'14; 5y or sooner, 5%; Thos Bradley, 182 Claremont av, to Jno Duffy, 97 Marble Hill av. gold 10,000

Park av, 800, see 74th, 63 E.

Park av, 903 (5:1508), nec 79th (Nos 101-7), 102.2x85; agmt reducing rate of int on mtg for $800,000 from 5½% to 5%; Feb 23; Feb26'14; Metropolitan Life Ins Co, a corpn, 1 Madison av, with Akron Bldg Co, a corpn, 505 5 av. nom

Park av, 960-2 (5:1494), nwc 82d (Nos 71-7), 102.2x115; ext of mtg for $650,000 to Oct1'21, 5½% until Oct1'16, & thereafter 5%; Feb21'14; 960 Park Ave Co, Inc, a corpn, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

Park av, 1230 (5:1507), ws, 75.6 s 96th, 25.2x100; Feb25; Feb26'14; 5y5%; Bernard A Ottenberg to Lawyers Mtg Co, a corpn, 59 Liberty. 24,000

Pinehurst av, 2-10 (8:2177), nwc 177th, 125x92x125.1x98; Feb13; Feb24'14; due Oct 16'16, 5%; 177th St & Pinehurst Ave Realty Corpn to N Y Life Ins Co, 346 Bway. 170,000

Pinehurst av, 2-10; certf as to above mtg; Feb13; Feb24'14; same to same.

St Nicholas av (8:2144), swc 176th (No 600), 56.9x100; PM; pr mtg $73,000; Feb25; Feb26'14; 1y or sooner, 6%; Gotthardt A Litthauer, 1377 Lex av, to T & J Smith Holding Co, Inc, a corpn, 2391 Walton av. 15,000

West Broadway, 230-4 (1:189), ext of mtg for $45,000 to Mar17'17, 5%; Jan30; Feb24 '14; N Y Protestant Episcopal Public School with Michael Pascarella at Emerson, NJ. nom

West End av, 841 (7:1889), nwc 101st (No 301), 31.5x100; estoppel certf that mtg for $60,000 is 1st lien on above; Feb13; Feb26'14; Hannah M Walsh, 986 Lex av, et al, exrs &c Robt B Walsh, to Union Dime Savgs Bank.

West End av, 841 (7:1889), nwc 101st (No 301), 31.5x100; ext of mtg for $60,000 to May1'17, 5%; Feb13; Feb26'14; Hannah M Walsh, 986 Lex av et al exrs, &c, Robt B Walsh with Union Dime Savgs Bank, a corpn, 701 6 av. nom

1ST av, 741-61 (5:1335), nwc 42d, 200 to ss 43d x50; pr mtg $62,000; Oct4'13; Feb 20'14; due & int as per bond; Chas Shongood to Sophie Oppenheimer, 316 W 106. 100,000

5TH av, 463-9 (5:1275), es, 26.7 n 40th, 66x95, all of; Dec11'13; Feb26'14; 3y5%; Elwood O Roessle, of Irvington-on-Hudson, NY, & Nelly T Roessle, widow, of Paris, France, & Marion L R, wife Edw N McKinney, of Albany, NY, to Seamens Bank for Savgs, 76 Wall. 12,000

5TH av, 463-9; all title; pr mtg $287,000; Jan23; Feb26'14; 3y5%; Elwood O Roessle, at Irvington-on-Hudson, NY, to Marion L R McKinney, 391 State st, Albany, NY. note 27,510

5TH av, nec 102d, see 21st, 7-13 W.

8TH av, 2817 (7:2045); sal Ls; Feb16; Feb24'14; demand, 6%; Dennis O'Connell to Clausen-Flanagan Brewery, a corpn, 441 W 25. 3,000

8TH av, 2831 (7:2046), sal Ls; Feb20; Feb26'14; demand, 6%; Danl Lynch to Lion Brewery, a corpn, 104 W 108. 3,500

10TH av, 98 (3:714); sal Ls; Feb18; Feb 20'14; demand; 6%; Cornelius J Sullivan or O'Sullivan to Lion Brewery, a corpn, 104 W 108. 3,375.89

10TH av, 753 (4:1080), nwc 51st (Nos 501-3), 25x100; building loan; pr mtg $16,000; Feb20; Feb24'14; 1y6%; 751 Tenth Ave, Inc, a corpn, to Gertrude A Vanderbeck, 149 W 126. 20,000

10TH av, 753, nwc 51st; certf as to above mtg; Feb20; Feb24'14; same to same.

11TH av, 142-50 (3:693), nec 21st (Nos 551-3), 105.10x145.1x98.9x106.11, leasehold; ext of mtg for $30,000 to Jan1'17; 6% & 5½%; Dec29'13; Feb24'14; Kath T Moore of Scarborough, NY, with Acme Mtg Co, a corpn, 360 7 av. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Bellerose, Nassau Co, LI (Miscl); certf as to mtg for $70,860.32; Feb16; Feb20'14; United Holding Co a corpn, Marbridge Bldg to Dime Savgs Bank of Bklyn, 9 De Kalb av, Bklyn.

Certf (Miscl) of consent to mtg or deed of trust; Feb19; Feb20'14; Pratt & Cady Co, Inc to Bridgeport Trust Co of Bridgeport, Conn.

Dunton Lodge, B of Q (Miscl); certf as to mtg for $3,750; Feb10; Feb20'14; Van Wyck Realty Co, a corpn, 949 Bway, NY to Prudential Savgs Bank at Bway, Vernon & Stuyvesant avs, Bklyn.

Douglaston, L of Q (miscl); certf as to mtg for $7,500; Feb19; Feb26'14; Douglas Manor Homes Co, Inc, to Title Guar & Trust Co, a corpn, 176 Bway.

Elston Park, Far Rockaway, B of Q (miscl); certf & resolution as to mtg for $4,000; Feb2; Feb26'14; Ettington Realty Co, a corpn, to Herman Gabbe.

General mtg & supplemental agmt (miscl), for car equipment, etc; Lee Higginson & Co of Boston, Mass (vendors) with the Wabash R R Co & Frederic A Delano et al as receivers thereof, & City Trust Co, a corpn, of Boston, Mass, as trstes; Sept23 '13; Feb24'14. nom

General Mtg, Contract & Lease agmt of 10 locomotives (miscl), each valued at $24,-327.66; Nov28'13; Feb24'14; due 3 1-12y, —%; Baldwin Locomotive Works of Phila, Pa, with Erie Railroad Co, NY. To amt & int $264,624.06). nom

MORTGAGES.

Borough of the Bronx.

Barretto st, swc Southern blvd, see So blvd, swc Barretto.

Canal pl (9:2340), nwc 138th, 100x173; pr mtg $56,000; Feb16; Feb20'14; due &c as per bond; Geo A & Wm C Reeber to Albt Franke, 35-8 Mt Morris Park W. 10,000

Clifford pl, sec Jerome av, see Clifford pl, ss, 100 w Townsend av.

Clifford pl (11:2848), ss, 100 w Townsend av, 43.7x40.1x40.6x40; also JEROME AV (11:2848), sec Clifford pl, 25x58.4x25.1 x56.4; PM; pr mtg $3,300; Feb24'14; due &c as per bond; Riker R James, 19 Pinehurst av, to Geo E Buckbee, 1941 Grand blvd & concourse. 1,200

Coster st, 646 (10:2764); agmt as to share ownership in mtg; May23'12; Feb26 '14; Title Guar & Trust Co with Mary E Kennedy, 167 80th. nom

Crotona Park N, 793-5 (11:2952), ns, 227 e Prospect av, 50x96.11x50x97.6; pr mtg $26,000; Feb26'14; due &c as per bond; Jno C Cook to Anna Heimann, 311 E 51. 3,000

Devoe ter (11:3219), ns, 144 e Devoe ter, runs n47.4xw10xne60.11xs83.6 to pl xsw50 to beg; PM; Feb24; Feb25'14; due &c as per bond; Edson Bldg Co, 2251 Tiebout av, to Mary Monaghan, 562 W 149. 2,000

Devoe ter (11:3219); same prop; certf as to above mtg; Feb21; Feb25'14; same to same.

Ditmars st (*), ss, being lot 31, map Eliz R B King, City Island; Feb25; Feb26 '14; 3y4%; Susan Yarber, Clara Stringham, Alvaretta Horton, Jacob Smith Jr, Mary H Coltart, Jos Smith & Phebe Crawford to Louise Smith, 291 Minneford av, City Island. 1,056

Fox st (10:2711), ws, 173.5 n Intervale av, 72.6x100; pr mtg $52,000; Feb19; Feb 20'14; 3y6%; Adavine Constn Co to Max Edison, 774 Hewitt pl. 8,000

Fox st (10:2711), ws, 173.5 n Intervale av, 72.6x100; certf as to mtg for $8,000; Feb19; Feb20'14; Adavine Constn Corpn to Max Edison.

Fox st (10:2711), nws, at ws Tiffany, runs ne140xw14.5xsw110.11xse100 to beg; pr mtg $47,000; Feb19; Feb20'14; 3y6%; Adavine Constn Corpn to Max Edison, 774 Hewitt pl. 7,000

Fox st, nws, at ws Tiffany, see Tiffany, ws, at nws Fox.

Freeman st, 873 (11:2965); ext of $46,500 mtg to Feb25'19 at 5%; Feb25'14; Union Sq Savings Bank with Freeman Stebbins Co, Inc, 1116 Jackson av. nom

Hancock st (*), es, 99.11 s Morris Park av, 25x100; Feb26'14; due, &c, as per bond; Cornelius Sanderman, 430 E 155, to Fredk C Hardy, 82 Decatur, Eklyn. 1,000

Hoffman st, 2380-2 (11:3065), es, 150 s Jacob, old lines, now 187th, 50x124, except part for Hoffman; PM; Feb19; Feb25'14; due, &c, as per bond; Knight & De Micco, Inc, a corpn, 4441 Park av, to Frances E Clark, Mt Vernon, NY. 5,000

Jennings st, 785-91, see Jones, 9, Manhattan Mortgages.

Kelly st (10:2716), es, 400.3 n 165th, 60x 100; pr mtg $53,000; Feb21'14; installs, 6%; Kelly St Impt Co to Benj J Lipschitz, 56 Lenox av. 550

Kelly st, ws, 136.11 n Westchester av, see Kelly, ws, 36.11 n Westchester av.

Kelly st, ws, 86.11 n Westchester av, see Kelly, ws, 36.11 n Westchester av.

Kelly st (10:2704), ws, 36.11 n Westchester av, 50x100; also KELLY ST (10:-2704), ws, 86.11 n Westchester av, 50x100; also KELLY ST (10:2704), ws, 136.11 n Westchester av, 50x100; sobrn agmt; Jan5; Feb26'14; Citizens Trust Co of Utica, NY, with Jackson Constn Co, Camden, NY. nom

Kelly st, 1060 (10:2716), es; certf as to mtg for $550; Feb21; Feb25'14; Kelly St Impt Co to Benj J Lipschitz.

Manida st, nec Randall av, see Randall av, nec Manida.

Parkside pl, 3253-5 (12:3355), ws, 104.11 n 207th, 2 lots, ea 25x90; 2 mtgs, ea $1,650; pr mtg $——; Jan2; Feb24'14; 3y6%; Peter S O'Hara to Archie Wilkinson, 381 E 201. 3,300

Tiffany st (10:2711), ws, at nws Fox, runs ne140.5xn14.5xsw110.11 to Fox xse100 to beg; certf as to mtg for $7,000; Feb19; Feb20'14; Adavine Constn Corpn to Max Edison.

Tiffany st, ws, at nws Fox, see Fox, nws at ws Tiffany.

Tiffany st, 944 (10:2712-2714), nec 163d (Nos 971-7), 78x76.4; PM; pr mtg $——; Feb24; Feb25'14; installs, 6%; Jacob Schultz to B V Constn Co, 979 E 163. 3,500

Tiffany st (10:2717), es, 100 n 165th, two lots, each 50x100; two mtgs, each $38,000; two pr mtgs, $—— each; Feb24; Feb25'14; due, &c, as per bond; Tiff Bldg Co, Inc, a corpn, to Manhattan Mtg Co, 200 Bway. 76,000

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Tiffany st (10:2717), same prop; two certfs as to above mtgs; Feb24; Feb25'14; same to same.

Van Nest st, sec Van Nest av, see Van Nest av, sec Van Nest st.

138TH st E, nwc Canal pl, see Canal pl, nwc 138.

140TH st E, swc Alex av, see Alex av, 299.

143D st, 381-3 E (9:2306); ext of $43,000 mtg to Feb24'19 at 5½%; Feb24; Feb 25'14; Lawyers Title Ins & Trust Co with Steinmetz Constn Co. nom

143D st E (9:2306), ns, 450.3 e Alex av, —x—; sobrn agmt; Feb24; Feb25'14; Chas Laue with Lawyers Title Ins & Trust Co, 160 Bway. nom

156TH st, 491 E (9:2364); ext of $13,000 mtg to Feb20'17 at 5½%; Feb20; Feb26 '14; Lawyers Mtg Co with Jos Cohen, 166 E 80. nom

156TH st E, nwc Jackson av, see Jackson av, nwc 156.

158TH st E, swc Tinton av, see Tinton av, swc 158.

161ST st E, nec Tinton av, see Tinton av, nec 161.

163D st, 971-7 E, see Tiffany, 944.

165TH st E, nwc Clay av, see Teller av, es, 50 n 165th.

165TH st E, sec Grant av, see Grant av, sec 165th.

165TH st E, nec Teller av, see Teller av, es, 50 n 165th.

165TH st W, sec Woodycrest av, see Woodycrest av, sec 165.

172D st E, swc 3 av, see 3 av, swc 172d.

173D st E, swc Webster av, see Webster av, swc 173d.

175TH st E (11:2899), ss, 116.8 w Park av, 16.8x108; pr mtg $2,400; Feb25'14; due, &c, as per bond; Jno Ohl to Fred Ohl, 416 E 175. 1,200

178TH st E (11:3107), ns, 96.7 e Mapes av, 49.7x114.9; Feb24; Feb26'14; due June 1'17, 5%; Jos Diamond Constn Co to N Y Trust Co, 26 Broad. 33,000

178TH st E (11:3107), same prop; certf as to above mtg; Feb24; Feb26'14; same to same.

178TH st E (11:3107), ns, 46 e Mapes av, 49.7x114.8; Feb24; Feb26'14; due June1'17, 5%; Jos Diamond Constn Co to N Y Trust Co, 26 Broad. 33,000

178TH st E (11:3107); same prop; certf as to above mtg; Feb24; Feb26'14; same to same.

179TH st E, swc Lafontaine av, see Lafontaine av, swc 179.

182D st E or Fletcher st (11:3050), nwc Bassford av, 9.7x94x26.8x95.6; pr mtg $5,000; Feb19; Feb21'14; 2y6%; Mary, wife Jos Poldow, to German-American B & L Assn, 1 & 3 3 av. 350

183D st, 506 E (11:3050), ss, 116 w Bathgate av, 16x92, except pt for st; pr mtg $——; Feb20'14; installs; 6%; Edw Emden to Railroad Co-oper Bldg & Loan Assn, 103 Park av. 1,100

214TH st E (*), ns, 275 w Tilden av, 25x 100; Feb18; Feb20'14; 1y5%; Vincenzo & Carmela Carre to Rosario Pressimone, 159 E 109. 165

219TH st E (*), ns, 580.7 w White Plains rd, 49x114; Feb11; Feb24'14; due &c as per bond; Kath E Murray, 637 E 219, to Geo F Farrell, Fishkill Village, NY. 5,000

227TH st E (*), ns, 400 w Bronxwood av, 100x114, Wakefield; Feb20'14; due &c as per bond; Cath F Wetmore, of Roselle, NJ, to Louise M Oliver, 41 Harrison av, Montclair, NJ. 3,000

241ST st E (*), ss, 50 w Matilda, 50x 100; ext of $4,000 mtg to Feb1'17 at 6%; Feb25; Feb26'14; Chas F Halsted, trste Mary J Halsted, with Louis Feinberg, 532 W 112. nom

261ST st W (13:3423), ns, 223.8 w Bway, 51.8x111.2x38.8x102.4; Feb24; Feb25'14; 2y 6%; Thos McKeown to Jas S McCool, 563 Ams av. 2,300

Alexander av, 299 (9:2314), swc 140th, 17.1x70; pr mtg $5,000; Feb19; Feb20'14; due &c as per bond; Louis O Van Doren to Addie A Sullivan, 343 E 141. 2,500

Arthur av, 1840-2 (11:2945), es, 77.6 s 176th, runs e94.11xs13.6xe0.8xs26xw93.3 to av xn39.7 to beg; Feb16; Feb21'14; due &c as per bond; Wm C Bergen to Sarah C Doty, 118 W 77, & ano, trstes Lewis Radford. 29,500

Arthur av (11:3073), es, 125 s 186th or William, 50x86.4x50x86.1; PM; Feb25; Feb 26'14; due &c as per bond; Edw E Miers to Simeon M Barber, 137 E 55. 3,500

Bassford av, nwc 182d, see 182d E, or Fletcher, nwc Bassford av.

Belmont av (11:3076), ws, 200 n 188th, 25x87.6; pr mtg $——; Feb20; Feb21'14; due Mar1'19, 6%; Vincent Lo Presti & Guiseppe Panepinto, to Andw Gill, 1224 3 av. 5,000

Bronx Park av (*), sec Walker av, 107.4 x143.2x100x104.6, except pt for Walker av; Feb18; Feb20'14; 3y5½%; Mary A Langbein to Wm B Isham, 21 E 63. 7,500

Bronxwood av (*), nwc Kingsbridge rd, 28.7x138.9x25x152.7; Feb18; Feb20'14; due as per bond 6%; Nicolo D'Amato, 350 Brook av, to Jno Frick, 510 E 142. 600

Brook av, 561-3 (9:2294), sal Ls; Feb18; Feb25'14; demand, 6%; Jno J Murphy to Lion Brewery, 104 W 108. 5,022

Clasons Pt rd (*), at intersection Stephens Park, runs —68x—144.7x—57.3x—108 to beg; leasehold; AT; Dec29'13; Feb25'14; 3y6%; Otto Kuechmann to Chas Kuechmann, 2044 Richmond ter, Port Richmond, NY. 6,000

Clasons pt rd (*), ws, abt 345.4 s Westchester av, 25.8x146x25x140.2; Feb18; Feb 25'14; 1y—%; Arcangelo La Calamita to Pasquale Clements, 273 W 23. 550

Clay av, nwc 165th, see Teller av, es, 50 n 165th.

Eagle av (10:2617), ws, 92 s 156th, 18x 99.2; Feb26'14; 5y5½%; Jno A Larson to Lawyers Title Ins & Trust Co, 160 Bway. 5,000

Eagle av (10:2617); same prop; pr mtg $5,000; Feb26'14; due &c as per bond; same to Max Schenke, 719 Eagle av. 2,000

Forest av, 782 (10:2655), es, 66.8 s 158th, 16.8x75; ext of $3,750 mtg to Jan1'16 at 5%; Jan1; Feb21'14; Frances L Schwab with Louis Janoff & Rachel Goldreyer, 782 Forest av. nom

Grant av (9:2447), sec 165th, 80.1x31.1x 80.9x30; PM; pr mtg $24,000; Feb20; Feb 26'14; 3y6%; Jno Whalen to Mitchell-McDermott Constn Co, 1094 So blvd. 2,500

Harrison av (11:2869), es, 411 n Tremont av, 26.11x115x25x125.2; ext of $5,000 mtg to Feb24'19, at 5%; Feb25; Feb26'14; Emma B & Otto Bittner with Henry Boschen, 1872 Jerome av. nom

Heath av (11:3240), es, 344.6 n from tangent in curve at nec Heath av & Kingsbridge rd or Emmerich pl, runs e131.2xn 25.4xw127.1 to av xs25 to beg; Feb19; Feb 20'14; due &c as per bond; Carl Brandis, 950 Mad av to Chas W Legge, 255 E 72. 5,000

Hoe av, 1160 (10:2752), es, 300 n 167th, 25x100; ext of $1,750 mtg to Jan10'15 at 6%; Feb10; Feb25'14; Sigmund Holzer with Jennie Amdur, 1028 Prospect av. nom

Intervale av, (11:2974), ses, 147.11 sw Fox, 25x51.1x26.3x43.1; Feb20'14; due July 1'17; 6%; Mary J Kay, Newark, NJ, heir Esther McNamara, to Grace Van Hise, 78 Clermont av, Bklyn. 1,000

Jackson av (10:2636), nwc 156th, 25x 77.2x25x76.11; pr mtg $29,000; Feb13; Feb 20'14; due Jan1'15; 6%; Israel Leibsohn to Goldie Cowen, 778 Beck. 2,500

Jerome av, sec Clifford pl, see Clifford pl, ss, 100 w Townsend av.

Kingsbridge rd, nwc Bronxwood av, see Bronxwood av, nwc Kingsbridge rd.

Lafontaine av (11:3061), swc 179th, 97.6 x100x112.9x101.1; PM; Feb20'14; due &c as per bond; Walter, Jacob & Isidor Aronstein to Mutual Life Ins Co NY, 34 Nassau. 10,000

Longfellow av (10:2758), es, 279.6 n Westchester av, 20x106.6x21.6x114.5; ext of $6,000 mtg to Feb24'19 at 5%; Feb24'14; Annie Segelbrecht with Anna Schneiders, 1329 Taylor av. nom

Longfellow av, 1150 (10:2758), es, 299.6 n Westchester av, 20x98.8x21.6x106.6; pr mtg $5,000; Feb20; Feb21'14; due &c as per bond; Eliz & Gustave Frey to Katharina Willersdorf, 1058 Jackson av. 1,000

Monterey av (11:3061), ws, 203.1 s 179th, 50.9x96.4x50.9x97; pr mtg $——; Feb20; Feb21'14; due Mar15'17, 6%; Angel Constn Co, 1228 Hoe av, to Nicola Apostolico, 1156 Simpson. 6,000

Monterey av (11:3061); same prop; certf as to above mtg; Feb20; Feb21'14; same to same.

Mosholu av, 5737 (13:3423), sal Ls; Nov 18'13; Feb24'14; demand, 6%; Patk McCabe to Clausen-Flanagan Brewery, 441 W 25. 5,500

Mt Hope av, 1770 (11:2798), es, 145 s 175th, 50x95; Feb18; Feb20'14; due &c as per bond; Maria Iannuccilli to Harlem Savgs Bank, 124 W 125. 5,000

Popham av (11:2877), ws, 246.4 n 176th, 25x100; PM; Feb20; Feb21'14; 3y5%; Eliz Sturges to Obadiah Newcomb, Crestwood, NJ, & ano. 7,000

Prospect av, nec Jennings, see Jones, 9, Manhattan Mortgages.

Prospect av, ws, 158 n 165th, see Jones, 9, Manhattan Mortgages.

Randall av (10:2768), nec Manida, 100x 275; pr mtg $3,500; Feb21; Feb24'14; due Mar23'17, 5½%; Wm M Browne & Danl J Ennis to Paula Flach, 779 E 161. 1,000

Rider av, 373 (9:2340), nws, 343 s 144th, 25x125; Feb24'14; due June1'17, 5%; Geo Haiss to Dollar Savgs Bank, 2808 3 av. 5,000

St Ann's av, 200 (10:2549), es, 45 n 136th, 30x100; PM; pr mtg $9,000; Feb24; Feb25 '14; due, &c, as per bond; Wm Wald to Chas P Twigg, 200 St Ann's av. 4,000

St Lawrence av (*), ws, 281.3 s Walker av, 25x100, except pt for av; pr mtg $1,000; Jan31; Feb20'14; 4v6%; Agnes M Henderson, 2235 E 68, Phila, Pa, to Alice E Howes, 1524 Commonwealth av. 400

Sedgwick av (11:2880), es, 774.5 n 176th, 26.9x86.11x25x96.4; Feb24; Feb25'14; due, &c, as per bond; Ella H Corbett, 64 Cornell av, Yonkers, NY, to Herman Steinkamp, 570 W 172. 4,000

Seton av (*), es, 400 s Randall av, 25x 100; Feb14; Feb25'14; 2y5%; Thure A Sandberg, 239 W 145, to Chas W Anderson at Westhaven, Conn. 300

Shakespeare av, 1304 (9:2506), es, 99.9 s 170th, 20x114; Feb20'14; 3y5%; Mary A Wasserman to Henry Holschuh, 864 E 169. 4,000

Southern blvd (10:2722), swc Barretto, 77x105; Feb25'14; 5y5½%; Baronet Realty Co to Lawyers Mort Co, 59 Liberty. 70,000

Southern blvd (10:2722), same prop; certf as to above mtg; Feb25'14; same to same.

Southern blvd (10:2722), same prop; sobrn agmt; Feb25'14; same & Henry Morgenthau Co with same. nom

Stebbins av, 1318 (11:2965); ext of $70,500 mtg to Feb25'19 at 5%; Feb25'14; Union Sq Savings Bank with Freeman-Stebbins Co, Inc, 1116 Jackson av. nom

Stebbins av (11:2973), ses, 276.5 n 169th, 45x135.4x45x122.10; ext of $7,000 mtg to Apr1'17 at 6%; Feb11; Feb26'14; Leopold Spranz with Henry Wacker, 96 W 169. nom

Teller av (9:2428), es, 50 n 165th, 39x 107.7x39x108.2; also CLAY AV (9:2428), nwc 165th, 49.11x106; also STRIP at nwc of above premises, runs n0.1xe6xs0.1xw6 to beg; also TELLER AV (9:2428), nec 165th, 50x102.2x50x103; pr mtg $143,000; Feb20; Feb21'14; due May20'15, 6%; Wenigmann Constn Co, 1078 Teller av, to Harry P Evans, 221 W 129. 13,365

Teller av; also CLAY AV (9:2428); same prop; certf as to above mtg; Feb20; Feb 21'14; same to same.

Teller av, nec 165th, see Teller av, es, 50 n 165th.

Tiebout av, 2478 (11:3023), es, 165.3 n 188th, 31x100; pr mtg $15,000; Feb14; Feb 25'14; 3y5½%; Elizabetha Erler to Ora M Felsing, 2486 Tiebout av. 1,500

Tinton av (10:2655), swc 158th, 100x45; also LAND in N Y County; pr mtg $——; Jan24; Feb25'14; due, &c, as per bond; Saml, Abr, Moses, Sadie & Benj Solomon, Mollie Slater & Katie Steckler to David Steckler, 1885 7 av & ano. 5,000

Tinton av (10:2668), nec 161st, 100x54.10; Feb24; Feb25'14; 3y5%; Anna M Decker to German Savgs Bank, 157 4 av. 12,000

Union av, 1095 (10:2671), ws, 89.6 n 166th, 21.2x90.8; Feb17; Feb20'14; 3y5½%; Mary A Thornton, 500 W 143 to Mary A C Riley, Homestead Hall, Greenwich, Conn. 5,750

Van Nest av (*), sec Van Nest st, runs s 291.1 to land N Y, N H & H R R Co xe2.3x n198.10xw26.7xn106.4 to av xw102.2 to beg, except part for sts; Feb3; Feb24'14; 3y 5½%; Bronx Co Realty Co, Inc, to Henry Barre, 181 5 av, Bklyn. 4,000

Villa av, 3132 (12:3311); agmt as to reduction of mtg; Feb24; Feb26'14; Arthur G Bell to Guiseppe Scotellaro.

Walker av, sec Bronx Park av, see Bronx Park av, sec Walker av.

Wallace av (*), es, 200 s Burke av, 75x 100; Feb20; Feb21'14; 1y6%; Walter C Martin, 322 E 173, to Empire City Savgs Bank, 231 W 125. 900

Wallace av (*), es, 275 s Burke av, 75x 100; Feb25; Feb26'14; 1y6%; Fredk J Steinbeck, 1710 Filmore, to Empire City Savgs Bank, 231 W 125. 900

Washington av (11:2909), ws, 60 n 176th, 48x100, except pt for av; ext of $5,000 mtg to Feb16'19 at 4½%; Feb16; Feb26'14; Emigrant Indust Savgs Bank with Clara G Schott, 1757 Topping av. nom

Webster av (11:2888), swc 173d, 50x 83.11x44.10x86.6; Feb24'14; due June1'17, 5%; Nan Realty Corpn to Dollar Savgs Bank, 2808 3 av. 32,000

Webster av (11:2888); same prop; certf as to above mtg; Feb24'14; same to same.

Webster av (11:2888); same prop; 3 sobrn agmts; Feb24'14; Paragon Mtg Co with same. nom

Webster av (11:2893), es, 200 s Kindermann pl, 25x90; Feb26'14; due, &c, as per bond; Katharina Welty, widow, to Jno W Bock, 1145 Union av. 2,000

Wellman av (*), ss, 200 e Mayflower av, 25x150.10x26.11x160.11; Feb11; Feb25'14; 3y 6%; Norbert Robillard to Fredk Miller, 671 E 225. 600

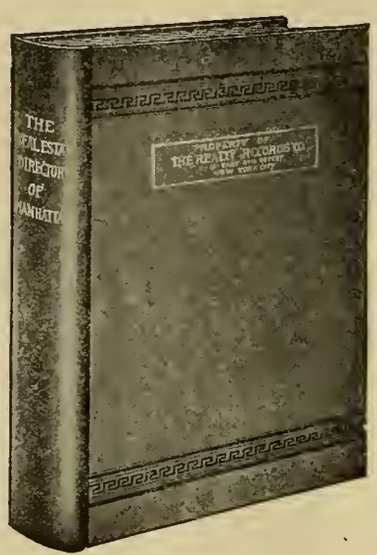
Westchester av (9:2276), ss, 102.4 w St Anns av, 51.8x100; Feb20'14; due as per bond; 5%; Lorenz Zellek to Bernard Schneller, 67 Cooper sq. 4,000

Woodycrest av (9:2508), sec 165th, 50x 100.9; asn rents to secure mtg for $24,025; Feb17; Feb20'14; Dunloe Holding Co Inc, a corpn with Jno F Kaiser, 1 Villa, Mt Vernon, NY. nom

3D av (11:2919), swc 172d, 28.2x81.7x—x81.11; Feb25; Feb26'14; 5y5%; Thos J Healey & Wm V McCarthy to Lawyers Mtg Co, 59 Liberty. 15,000

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2399 New York, March 7, 1914. (36) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

*Academy (nec Sherman av, 2225-42).
Arden st, 12-6.
Attorney st, 37-9.
*Beekman, 105-7 (or Pearl st, 284-6).
Broome st, 37.
Chrystie st, 86.
Dyckman st, blk 2246-77.
Grand st, 229 & 548.
Greene st, 158-60.
Greenwich st, 803.
Henry st, 174 & 197.
Horatio st, 65.
Houston st, 503 E.
Houston st, 133-5 W.
*Jefferson st, 24-8 (or Henry st, No 174).
John st, 42.
King st, 28.
Lewis st, 97-9.
Ludlow st, 121.
Madison st, 412.
Maiden la, 131.
Pearl st, 284-6.
St Marks pl, 6.
Sheriff st, 63.
South st, 84.
Stanton st, 293-5.
*Stanton st (swc Lewis, No 99), blk 329-17.
Wooster st, 33.
7th st, 195 & 260 E.
13th st, 333 & 626-8 E.
*14th st, 149-55 E (or 3 av, Nos 126-8).
18th st, 235 W.
20th st, 28 E.
28th st, 216 E.
28th st, 437 W.
37th st, 318 W.
38th st, 409 W.
40th st, 320½ W.
48th st, 313 W.
50th st, 541 & 554 W.
54th st, 55 W.
56th st, 231 E.
57th st, 213-5 E.
57th st, 32 W.
65th st, 10 W.
*65th st, 59 W (or Columbus av, 123-5).
69th st, 108 W.
74th st, 169 E.
75th st, 188 E.
78th st, 210 W.
81st st, 103 E.
83d st, 26 & 108 E.
87th st, 71 E.
88th st, 229 E.
88th st, 173 W.
90th st, 114 W.
91st st, 113 E.
92d st, 71 W.
95th st, 165-9 E.
96th st, 320 W.
98th st, 326-8 E.
*99th st E (nec 5 av), blk 1605-1.
99th st E, ns, blk 1605-5-7.
100th st, 68 & 168 E.
104th st, 101 E.
105th st, 130 E.
108th st, 323-9 E.
110th st, 64 E.
112th st, 70-2 E.
113th st, 169 E.
114th st, 208-10 E.
115th st, 71-3 W.
116th st, 12 E.
117th st, 228-34 & 338 E.
118th st, 119 W.
*118th st, 370 W (or Morningside av, 38).
120th st, 309-11 E.
120th st, 120 W.
121st st, 518 E.
121st st, 151 & 226 W.
123d st, 101 E.
124th st, 341-3 E.
129th st, 114 E.
129th st, 138 W.
132d st, 57 E.
132d st, 70 & 270 W.
133d st, 8 & 138-42 W.
134th st, 21 E.
135th st, 504 W.
*136th st W (sec Bway, Nos 3350-60), blk 1988-134.
137th st, 249 W.
138th st, 621 W.
138th st, 621 W.
139th st, 31-41 W.
140th st, 151-9 W.
140th st, 506-14 W.
141st st, 224 W.
*142d st, 200 W (or 7 av, 2436).
142d st, 466-70 W.
143d st, 163-5 W.
146th st, 424 W.
153d st, 538 W.
163d st, 535-41 W.
177th st W (nwc Pinehurst av), blk 2177-8.
178th st, 508 W.
*179th st W (sec Fort Wash av), blk 2176-20
204th st, W, ws, blk 2218-21 & 17.
Av A, 1598.
Bennett av, es, blk 2180-pt lt 96.
Broadway, 3350-60.
Broadway, ws, blk 1993-15-19.
Central Pk W, 300-2.
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Lexington av, 1795.
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*Park av, 1060 (or 87th st, 71 E).
*Park av, 1781 (or 123d st, 101 E).
*Pinehurst av, 2-10 (or nwc 177th st, blk 2188-8).
Post av, ss, blk 2218-11-15.
*Post av (swc 204th), blk 2218-17.
St Nicholas av, 452.
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2d av, 1710, 2306 & 2451.
3d av, 126-8, 591 & 1759.
5th av, es, blk 1605-1-4.
7th av, 823.
11th av, 706.

WILLS.

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Beekman st, 23.
Elm st, 22-26.
Sullivan st, 140.
Sutton pl, 30-2.
9th st, 713-15 E.
16th st, 218 E.
21st st, 345 W.
39th st, 265-7 W.
49th st, 312 & 330 W.
51st st, 408-24 E.
55th st, 426 W.
61st st, 322-4 E.
107th st E (swc Pleasant av), blk 1700-25.
109th st, 220-2 E.
124th st, 41 W.
127th st, 250-2 W.
129th st, 165 W.
145th st, 402 W.
Bowery, 290-2.
Mt Morris Pk W, 28.
1st av, 1117.
8th av, 2430.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
forecios—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

FEB. 27, 28, MAR 2, 3, 4 & 5.

Academy st, nec Sherman av, see Sherman av, nec Academy.

Arden st, 12-16 (8:2174-180-182), sws, 129.6 nw Nagle av, 80x130, 2-5-sty bk tnts; Wm L O'Conor to Benj Weiss, 559 W 171 [874 Bway]; mtg $75,000; Feb24; Mar4'14; A$——$——. nom

Attorney st, 37-9 (2:346-55), ws, 175 n Grand, 51.6x100, 1-3 & 1-5-sty bk tnts & strs & 2-5-sty bk tnts & strs; Marks Kirshbaum to 37 & 39 Attorney St, Inc, a corpn [c/o M Kirshbaum], 113 E 91; AL; Feb25; Feb28'14; A$36,000-50,000. O C & 100

Beekman st, 105-7, see Pearl, 284-6.

Broome st, 37 (2:326-46), ss, 25.2 w Goerck, 24.9x100x24.8x100, 5-sty bk tnt; Julia & Harry Bachrach, EXRS &c Abram Bachrach, to Nassau Mtg Co, 46 Cedar [r 1100]; mtg $20,000; Feb19; Mar2'14; A $13,000-24,000. O C & 100

Chrystie st, 86 (1:305-7), es, abt 150 n Hester, 25x100, 6-sty bk tnt & strs & 5-sty bk rear tnt; Jacob Siris et al to Williamsburg Land Co, Inc, a corpn, 64-6 Allen [& 140 Nassau, r 1407]; AL; Feb26; Feb 28'14; A$22,000-33,000. O C & 100

Grand st, 229 (1:239-18), ss, 72 e Eliz, 24x55.6x24.1x55.4, 5-sty bk loft & str bldg; Emily C Ollive to Saml Schwartz, 68 Lenox av [229 Grand]; AL; Feb27; Mar5 '14; A$22,000-34,000. O C & 100

Grand st, 548 (2:326-28), ns, 75.2 e Cannon, 25x100, 5-sty bk tnt & strs; Moe Sturtz to David H Ahrend, 471 Central Park W [52 Duane]; ½ pt; AT; mtg $24,-00; Mar4; Mar5'14; A$17,000-30,000. nom

Greene st, 158-60 (2:523-1), es, 82.8 n Houston, runs e75.4xn17.9xe25xn24.6xw 100.6 to st xs41.4 to beg, 7-sty bk loft & str bldg; Townsend Morgan, ref, to Jno A Stewart at Morristown, NJ [c/o U S Trust Co, 45 Wall], Edmund D Randolph at Mt St Vincent, NY, & Walter C Hubbard at Mamaroneck, NY, as TRSTES in N Y of the Liverpool & London & Globe Ins Co (Lim); FORECLOSED & drawn Feb24; Feb28'14; A$33,000-65,000. **62,000**

Greenwich st, 803 (2:625-3), es, 36.1 s Jane, 24x82.7x24x83.9, 4-sty bk tnt & str, 1-sty ext; Jno D & Leopold D V Shea to Louise Boettcher, 1710 2 av; mtg $16,500; Feb28'14; A$9,000-17,000. O C & 100

Henry st, 174 (1:271-47), swc Jefferson (Nos 24-8), 26.1x100, 6-sty bk tnt & strs; Manhattan Holding Co to Henry-Jefferson Security Corpn, 233 Bway [r 1170]; mtg $40,000; Mar2; Mar4'14; A$29,000-51,000. O C & 100

Henry st, 197 (1:285-10), ns, abt 120 w Clinton, 25x87.6, 3-sty bk synagogue; Rabbi Jacob Joseph School, a corpn, to Congregation Tiferes Achim Anshay Denaburg, a corpn, 197 Henry; mtg $16,000; Feb24; Feb28'14; A exempt-exempt. O C & 100

Horatio st, 65 (2:643-62), ns, 62 w Greenwich, 33.4x24.11x33.10x24.11, 3-sty & b bk dwg; Wm A Lambert & Knecland Moore to Lamore Realty Co, Inc, a corpn, 233 Bway [r 1726]; AL; July31'13; Mar3'14; A $5,000-6,000. nom

Houston st, 503 E (2:325-17), ss, 60 w Mangin, 20x75, 3-sty bk tnt & strs; Sanford S Gowdey, ref, to Lewis S Goebel, 338 W 87 [41 Park row]; FORECLOS Feb17; Feb26; Feb27'14; A$8,500-10,000. **5,000**

Houston st, 133-5 W (2:518-23), ss, 48.1 w Sullivan, 37.11x100, 6-sty bk tnt & strs; Pietro Alvino to Giovanni & Stephen Rosasco, 233 Sackett, Bklyn, & Louis Rosasco, 404 Degraw, Bklyn [98 Murray]; mtg $41,500; Feb27; Mar2'14; A$30,000-65,-000. nom

Jefferson st, 24-8, see Henry, 174.

John st, 42 (1:67-29), ss, 99.10 se Nassau, 20x81x20x79.5, 4-sty bk loft & str bldg, 1-sty ext; Harold M Phelps Stokes to City Real Estate Co, a corpn, 176 Bway; mtg $50,000 & AL; Feb27; Mar4'14; A$70,000-75,-000. nom

King st, 28 (2:519-24), ss, 400 e Varick, 25.11x100x26x100, 6-sty bk tnt; Mary Paganini to Antonio Paganini, her husband, 175 Pearl; ⅓ pt; mtg $27,000; Mar2'12; Mar 4'14; A$14,500-39,000. nom

Lewis st, 99-99½ (2:329-15-18), swc Stanton (Nos 293-5), 50x99.8, 4-5-sty bk tnts & strs; Wm A Boyd, ref to Ernestina Trick, 2332 Myrtle av, Bklyn [c/o Chas Brandt, Jr, 99 Nassau]; mtg $58,000 & AL; FORECLOSED & drawn Feb27; Feb 28'14; A$45,500-69,500. **4,000**

Ludlow st, 121 (2:410-20), ws, abt 135 s Rivington, 19x87.6, 3-sty bk synagogue; Jacob C Rubenschtein to Chebra Kadischer Anshai Sochochow, Inc, 121 Ludlow; QC; correction & confirmation deed; Feb26; Mar 4'14; A exempt-exempt. nom

Madison st, 412 (1:265-39), ss, 375 e Jackson, 25x100, 5-sty bk tnt & strs; Abr Wasch to Chas L Greenhall, 300 W 109 [320 Bway]; mtg $18,000; Feb27; Feb28'14; A$14,000-26,500. O C & 100

Maiden la, 131 (1:70-4), ns, aht 20 w Water, 19.8x54.11x20.9x55.3, ws, 4-sty bk loft & str bldg; Jos L Reiling et al, EXRS Lewis Newgass, to Number Four West Fifty-Seventh St Co, a corpn, 30 Pine [r 600]; mtg $15,000 & AL; Feb27; Mar2'14; A$22,000-26,000. O C & 100

Pearl st, 284-6 (1:95-21), sec Beekman (Nos 105-7), runs se 53.10xsw31xs11.6xsw 10.2xnw62.6 to es Pearl xne40.2 to beg, 7-sty bk loft & str bldg; Saml J Rawak to 284 Pearl St Co, Inc, a corpn, 284 Pearl [257 Bway, r 1210]; B&S; AL; Feb25; Mar4'14; A$47,000-65,000. nom

St Marks pl, 6 (2:463-12), ss, 100 e 3 av, 26x120, vacant; David Wasser to Wm Barth, 90 Pitt; B&S; AL; Feb27'14; A$23,-000-28,000. nom

Sheriff st, 63 (2:338-63), ws, 125 s Rivington, 25x100, 5-sty stn tnt & strs; Chas A Hickey, ref, to City Real Estate Co, a corpn, 176 Bway; FORECLOS June27'13; Sept26'13; Feb27'14; A$17,000-27,000. **23,000**

South st, 84 (1:72-27), ns, abt 165 e Maiden la 17.9x74.5x18.1x74.7, nes; also SOUTH ST (1:72), lot in rear of Nos 83, 84 & 85, 54.5 at se end x90x55.7 at nw end x90; also SOUTH ST, 85 (1:72), ns, abt 45 w Burling sl, 17.9x74.7x18.1x74.9, nes, 8-sty bk storage & str; Downing Realty Co, a corpn, to Owners Building Co, a corpn, 43 Cedar [r 904]; mtg $166,000; Mar3; Mar5'14; A$70,000-160,000. exch

South st, 85, see South, 84.

Stanton st, 293-5, see Lewis, 99-99½.

Wooster st, 33 (2:475-26) ws, abt 80 n Grand, 19.8x50, 4-sty bk loft & str bldg; Julia Bachrach & ano EXRS, &c, Abram Bachrach to Jere W Dimick, at Rifton, Ulster Co, NY [140 5 av]; mtg $12,000 & AL; Mar2; Mar4'14; A$10,000-13,000. nom

7TH st, 195 E (2:390-58), ns, 213 s (should be e) from nec Av B & 7th, runs se along st 20xne73.1xw21.5xsw65.3 to beg, 4-sty bk tnt & str, 1-sty ext; David Goodman to Bertha Scherer, 305 E 10; AL; Dec25'13; Mar5'14; A$9,000-14,000. nom

7TH st, 260 E (2:376-22), ss, 297.5 w Av D, 22.8x90.10, 3-sty & b bk dwg; Leon Sable et al EXRS, &c, Dora E Herzstein to Saml Herzstein, 260 E 7; mtg $13,500; Feb27; Mar3'14; A$13,000-14,500. **16,500**

13TH st, 333 E (2:455-49), ns, 221.8 w 1 av, 28.4x103.3, 5-sty stn tnt; Herman Brill to Adavine Constn Corpn [c/o Adelstein & Avrutine], 71 Nassau; mtg $39,000; Feb20; Mar4'14; A$21,000-39,000. nom

13TH st, 626-8 E (2:395-19), ss, 299 w Av C, 39x103.3, 6-sty bk tnt & strs; Lawyers Mtg Co, a corpn, 59 Liberty, to Richd C Daniel, 107 W 43; B&S; AL; Feb26; Mar 3'14; A$22,000-51,000. O C & 100

13TH st, 626-8 E; Richd C Daniel to Edw G Schroeder, 414 E 4, Mt Vernon, NY; Mar 2; Mar3'14. O C & 100

14TH st, 149-55 E, see 3 av, 126-8.

18TH st, 235 W (3:768-17), ns, 325 e 8 av, 25x92, 5-sty stn tnt; Marks Kirshbaum to 37 & 39 Attorney St, Inc, a corpn [c/o M Kirshbaum], 113 E 91; AL; Feb25; Feb 28'14; A$11,500-29,000. O C & 100

20TH st, 28 E (3:848-55), ss, 300 w 4 av, 25x92, 4-sty bk loft & str bldg, 1-sty ext; Peter H Fowler to 28 East 20th St Corpn, 1 Madison av; mtg $45,000 & AL; Feb25; Mar3'14; A$51,500-64,500. O C & 100

28TH st, 216 E (3:908-46), sws, 222 se 3 av, 22x98.8, 5-sty bk tnt & strs & 3-sty bk rear tnt; Jas A Foley, ref, to Sarah R Wells, 45 W 47, TRSTE Cath A Schuchardt; FORECLOS Feb26; Feb27; Mar3'14; A$10,-500-18,500. **17,500**

28TH st, 437 W (3:726-15), ns, 300 e 10 av, 25x98.11, 5-sty bk tnt & strs; Victor Beaver to Mary Mallon, 435 W 28; mtg $10,000; Mar4; Mar5'14; A$10,000-14,500. O C & 100

37TH st, 318 W (3:760-54), ss, 250 w 8 av, 25x98.9, 4-sty bk tnt & strs; Jno J Campbell, EXR, Patk Flynn, to Anthony Wenner, 353 W 46; Feb27; Mar3'14; A$13,-000-15,000. **15,500**

38TH st, 409 W (3:736-28), ns, 125 w 9 av, 25x98.9, 5-sty bk tnt; First United Presbyterian Church of N Y City to Stephania Cieluszak, 1900 Lex av; mtg $20,-000; Mar4; Mar5'14; A$10,000-25,000. O C & 100

40TH st, 320½ on map 320A W (3:763-53), ss, 325 w 8 av, 25x98.9, 4-sty bk tnt & strs; Maurice Cross to Albert Bosch, 1754 2 av; mtg $16,000 & AL; Feb26; Feb27'14; A$16,000-18,500. O C & 100

48TH st, 313 W (4:1039-25), ns, 170 w 8 av, 18x100.5, 3-sty & b stn dwg; Delia A Doyle to Ellen V Snowden, 313 W 48; B&S; May22'11; Mar2'14; A$12,000-13,500. nom

50TH st, 541 W (4:1079-11), ns, 525 w 10 av, 25x79.3, 5-sty bk tnt & strs; A$7,500-18,000; also 11TH AV, 706 (4:1079-1), nec 50th (No 563), 49.7x23, 6-sty bk tnt & strs; A$12,000-23,000; Peter Doelger et al EXRS, &c, Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, 407 E 55; June6'13; Mar3 '14. nom

50TH st, 554 W (4:1078-60), ss, 100 e 11 av, 28.2x93.6, except part released Mar16 '85, & except pt lying s of Verdant la, 6-sty bk tnt & strs; Edith A Mohrmann to Aaron Goodman Realty Co, 117 W 119; mtg $26,500; Nov18'13; Feb27'14; A$10,000-25,000. O C & 100

50TH st, 563 W, see 50th, 541 W.

54TH st, 55 W (5:1270-7), ns, 153.4 e 6 av, 16.8x100.5, 4-sty & b stn dwg; Edw W Harris to Oxford Realty Co, a corpn, 68 Wm; mtg $45,000; Oct7'12; Feb27'14; A$33,-000-40,000. nom

56TH st, 231 E (5:1330-13), ns, 275 w 2 av, 25x100.5, 5-sty bk tnt & strs; Alfred Mixsell et al to Jacob Moersfelder, 1128 Jackson av [138 E 112]; ½ pt; Ray Perelman, 1980 7 av [c/o H W Perelman, 200 Bway], ¼ pt, & Freehold Constn Co, a corpn, 200 Bway, ¼ pt; Feb27; Feb28'14; A$11,000-23,000. nom

57TH st, 213 E (5:1331-8), ns, 177 e 3 av, 26x100.5, 5-sty stn tnt; Fredk Hoch to Geo Hoch, [198 E 58]; mtg $15,000; Nov21'99; Feb28'14; A$14,500-29,000. nom

57TH st, 215 E (5:1331-9), ns, 203 e 3 av, 27x100.5, 5-sty stn tnt; Fred Hoch to Jno Hoch [162 E 64]; mtg $15,000; Nov21 '99; Feb28'14; A$15,000-30,000. nom

57TH st, 32 W (5:1272-58), ss, 500 w 5 av, 25x100.5, 4-sty & b bk dwg; Gustav Schwab Jr & ano, EXRS Herman C von Post, to Jno Gellatly, 34 W 57 [170 Bway]; Mar2'14; A$100,000-125,000. **190,000**

65TH st, 10 W (4:1117-39), ss, 150 w Central Park W, 30x100.5, 5-sty bk tnt; Astor Trust Co, a corpn, EXR &c Annie F Shardlow ,to Wm H Gentzlinger, 97 Riverside dr; Feb28; Mar2'14; A$24,000-37,500. **35,000**

65TH st, 59 W, see Col av, 123-5.

69TH st, 108 W (4:1140-36), ss, 80 w Col av, 20x100.5, 4-sty & b stn dwg; Wilbert Garrison to Reivax Realty Co, a corpn, 175 Remsen, Bklyn [176 Bway]; mtg $19,500; Feb25; Feb27'14; A$14,000-25,000. nom

74TH st, 169 E (5:1409-30), ns, 150 w 3 av, 20x102.2, 4-sty stn tnt; Hyde Realty Co, a corpn, to Seymour L Cromwell, at Mendham, NJ [36 Broad]; mtg $25,000 & AL; Feb28; Mar2'14; A$13,500-28,000. nom

75TH st, 188 E (5:1409-44), ss, 168.9 w 3 av, 18.9x102.2, 4-sty stn tnt; Mary A Kauffmann to Benj Feldman, 858 Fox [302 Bway]; AL; Feb28; Mar2'14; A$11,-500-15,500. nom

78TH st, 210 W (4:1169-38½), ss, 137.6 w Ams av, 18.9x102.2, 3-sty & b stn dwg; Emanuel J Heitner to Henrietta E Patten, 147 W 80; B&S; mtg $13,000; Feb13; Mar3 '14; A$15,000-21,000. nom

81ST st, 103 E (5:1510-5), ns, 100 e Park av, 20x102.2, 3-sty & b stn dwg; Abr Schwab et al to Irma Schoenberg, 159 E 79; mtg $18,000 & AL; Mar2; Mar5'14; A $15,000-22,000. nom

83D st, 26 E (5:1494-59), ss, 315 e 5 av, 45x102.2, 2-3 & 4-sty & b stn dwg; Edw M Knox to Florence C Bronson, 26 E 83; B &S; Feb26; Feb27'14; A$99,000-P127,000. nom

83D st, 108 E (5:1511-68), ss, 100 e Park av, 25x102.2, 2-sty bk stable; Edw M Knox to Florence C Bronson, 26 E 83; B&S; Feb 26; Feb27'14; A$16,000-20,000. nom

87TH st, 71 E, see Park av, 1060.

88TH st, 229 E (5:1534-18), ns, 175 w 2 av, 25x100.8, 5-sty bk tnt; Geo Martin to Chas Eberhardt, 1714 Madison st, Ridgewood, B of Q; mtg $16,000; Feb25; Feb27 '14; A$10,000-19,000. O C & 100

88TH st, 173 (171) W (4:1219-8), ns, 183.4 e Ams av, 16.2x100.8, 3-sty & b stn dwg; Jas A Farrell, ref, to Ella R Andrews, 205 W 86; FORECLOS Feb24; Mar3; Mar4'14; A $9,000-16,000. **14,800**

90TH st, 1-3 W, see Central Park W, 300-2.

90TH st, 114 W (4:1220-41), ss, 200 w Col av, 26.6x100.8, 5-sty bk tnt; Church of St Gregory, a corpn, to Arno C Weissleder & Katie, his wife, 555 11 av, as tenants by entirety; mtg $22,000; Feb26; Mar 2'14; A$14,500-29,000. **30,750**

91ST st, 113 E (5:1520-7½), ns, 150 e Park av, 15x100.8, 3-sty & b stn dwg; Marks Kirshbaum to 37 & 39 Attorney St Inc, a corpn [M Kirshbaum], 113 E 91; A L; Feb25; Feb28'14; A$9,000-11,000. O C & 100

91ST st, 2 W, see Central Park W, 300-2.

92D st, 71 W (4:1206-6), ns, 125 e Col av, 20x100.8, 3-sty & b stn dwg; Brodie Realty Co, a corpn, to Richd J Scofield, 130 W 82; mtg $10,000 & AL; Mar2; Mar3'14; A $13,000-18,000. O C & 100

95TH st, 165 E see 95th st, 167-9 E.

95TH st, 167-9 E (5:1524-28), ns, 200 w 3 av, 35x100.8, 4-sty stn tnt; A$16,500-26,000; also 95TH ST, 165 E (5:1524-27), ns, 235 w 3 av, 25x100, 5-sty bk tnt; A$12,000-25,000; Egbert Winkler to Mary Winkler, his wife [c/o Rev Egbert Winkler, 165 E 95]; Feb24'09; Feb28'14. gift

96TH st, 320 W (4:1253-86), ss, 225 w West End av, 41.8x100.8, 6-sty bk tnt; Safford A Crummey, ref, to Simson Wolf, 22 E 81 [203 Bway], & Carl Forsch, 572 Madison av, EXRS, &c, Herrman Schiffer; FORECLOS Feb13; Feb28'14; A$30,000-70,000. **48,000**

98TH st, 326-8 E (6:1669-35½-37), ss, 215.7 w 1 av, runs 96.1xe0.5xs4.10xw60xn100.11 to st xe59.4 to beg, with all R, T & I to strip on e, as follows: 98th st, ss, 215 w 1 av, 0.7x96.1x0.5x96.1, 1-sty fr stable & shop; Julius Levy to Nathan Schwartz, 59 E 103, & Morris Schwartz, 14 E 106 [both c/o Schwartz Bros, 330 E 98]; AL; Dec19 '13; Mar3'14; A$12,000-12,000. nom

99TH st E, nec 5 av, see 5 av, 1180.

100TH st, 68 E (6:1605-42), ss, 123.3 w Park av, 25x100.11, 5-sty bk tnt; Lottie L Wasserman to Harold C Mathews, 14 E 69; AT; B&S & CaG; Feb28; Mar2'14; A $10,000-23,000. nom

100TH st, 168 E (6:1627-42), ss, 125 w 3 av, 25x100.11, 5-sty bk tnt; Thos McMahon to Thos Maloney, 1338 1 av; mtg $12,500; Dec5'13; Feb28'14; A$9,000-17,000. nom

104TH st, 101 E (6:1632-1), nec Park av (Nos 1401-5), 24.10x100.11, 5-sty stn tnt & strs; Barney Cohen to Mary C Brady, 17 E 129 [c/o Thos J Brady, 20 Nassau]; mtg $25,000 & AL; Mar4; Mar5'14; A$16,-500-31,000. nom

105TH st, 130 E (6:1632-61), ss, 283.4 e Park av, 16.8x100.11, 3-sty & b stn dwg; Morris Reiss to Emma Reiss, his wife, 130 E 105 [c/o Morris Reiss, 137 W 33]; mtg $7,000; Feb27; Mar2'14; A$7,500-8,000. O C & 100

108TH st, 323-5 E (6:1680-15), ns, 250 w 1 av, 50x100.11, 6-sty bk tnt & strs; Columbus Holding Co, Inc, to Eugene A Donohue, 149 Bway; B&S; AL; Mar4; Mar 5'14; A$14,000-49,000. nom

108TH st, 327-9 E (6:1680-17), ns, 200 w 1 av, 50x100.11, 6-sty bk tnt & strs; Columbus Holding Co, Inc, to Eugene A Donohue, 149 Bway; B&S; AL; Mar4; Mar5'14; A$14,000-49,000. nom

110TH st, 64 E (6:1615-47), ss, 120 e Mad av, 25x100.11, 5-sty bk tnt & strs; Israel Fortgang to Sam Gordon, 5 E 106 [62 E 110]; mtg $26,000; Feb27; Feb28'14; A$12,000-24,000. nom

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112TH st, 70-2 E (6:1617-39-40), ss, 26.3 w Park av, 52.6x75.11, 2-5-sty stn tnts; Maria Brann to Nathan Horwitz & Jno Schanback, both at 111 E 112; mtg $25,000; Mar2; Mar3'14; A$20,000-37,000. O C & 100

113TH st, 169 E (6:1641-31), ns, 140 w 3 av, 20x100.11, 4-sty bk tnt; Progress Holding Co, a corpn, to Delia A Curley, 112 E 121; mtg $10,000 & AL; Feb26; Feb28'14; A$8,000-11,000. O C & 100

114TH st, 208-10 E (6:1663-47), ss, 122.4 e 3 av, 42.3x100.11, 6-sty bk tnt & strs; David S Fuchs to Transfer Holding Co, a corpn, 135 Bway [r 1306]; mtg $48,500 & AL; Feb25; Mar5'14; A$13,500-42,500. nom

115TH st, 71-3 W (6:1599-9 & 10), ns, 175 e Lenox av, 50x100.11, 2-5-sty stn tnts; Frances A Hunter to 71 West 115th St Realty Co, Inc, a corpn [c/o M E Jaffe], 1475 Ams av; mtg $30,000; Feb21; Feb27 '14; A$28,000-54,000. O C & 100

116TH st, 12 E (6:1621-65), ss, 210 w Mad av, 25x100.11, 5-sty bk tnt & strs; Sigmund Glauber to Max Leserman, 720 Riverside dr [716 Bway]; ½ pt; AT; mtg $31,000 & AL; Mar3'14; A$17,000-27,000. nom

117TH st, 228-34 E (6:1666-33-35), ss, 300 e 3 av, 75x½ blk, 3-2-sty bk dwgs, str in 230, & 1 & 2-sty bk stable; Benj F Feiner to Nautilos Realty Co, a corpn, 100 Bway [r 140]; AL; Jan31; Mar4'14; A$27,000-32,-500. O C & 100

117TH st, 338 E (6:1688-34), ss, 150 w 1 av, 25x100.11, 5-sty bk tnt & strs; Carmine Napolitano to Luciano Anzalone, 336 E 117; mtg $16,940; Feb26; Feb27'14; A$8,-000-17,000. O C & 100

118TH st, 119 W (7:1903-21), ns, 265 w Lenox av, 20x100.11, 3-sty & b stn dwg; Carrie Scherz, widow, to Geo W Striker, 84 Lex av; B&S; mtg $18,000 & AL; Dec 22'13; Mar2'14; A$11,200-22,000. O C & 100

118TH st, 370 W, see Morningside av, 38.

120TH st, 309-11 E (6:1797-6), ns, 125 e 2 av, 50x100.10, 6-sty bk tnt; Sigmund Galewski to Annie Galewski, his wife, 56 W 112 [c/o S Galewski, 321 Bway]; mtg $43,-000; Mar2; Mar3'14; A$17,000-52,000. O C & 100

120TH st, 120 W (7:1904-44), ss, 254 w Lenox av, 19x100.11, 3-sty & b stn dwg; Nathaniel I Sloane to Ida Shlanowsky, 120 W 120; AL; Jan—; Mar2'14; A$10,600-18,000. nom

121ST st, 518 E (6:1817-27), ss, 208 e Pleasant av, 17x80, 3-sty & b bk dwg; Max Kreindel to Dora Kraft, 18 E 117; mtg $3,-500 & AL; Oct6'13; Feb28'14; A$3,000-4,000. O C & 1,000

121ST st, 151 W (7:1906-9), ns, 166 e 7 av, 19x100.11, 3-sty & b stn dwg; Aaron Goodman Realty Co to Stephen H Jackson, 134 W 131 [106 Lex av]; mtg $11,000; Feb27'14; A$10,600-17,000. O C & 100

121ST st, 226 W (7:1926-44½), ss, 268 w 7 av, 18x100.11, 5-sty bk tnt; Lydia Lobenstein, heir, &c, Julius Lobenstein to Philip Levey, 258 W 34; mtg $9,000 & AL; Feb28; Mar4'14; A$10,000-14,000. O C & 100

121ST st, 226 W; Philip Levey to Sol Riley, 269 W 45; mtg $9,000 & AL; Mar3; Mar4'14. nom

123D st, 101 E (6:1772-1), nec Park av (No 1781), 35x100.11, 5-sty bk tnt; Alice I, wife Geo S Birrell, to Harry O Dummer, NY [Newark, NJ]; AL; Nov16'05; Mar2'14; A$21,500-40,000. nom

124TH st, 341-3 E (6:1801-18), ns, 175 w 1 av, 50x100.11, except as follows: Interior strip or gore, 204.10 w 1 av at c l old Harlem rd or Church la, runs w9.8xs 5.8xe7.4, 6-sty bk tnt & strs; Envira Realty Corpn to Manuel Oppenheim, 120 W 86, ½ pt,,& Rachel, Louis, Maurice & Jos Hyman, EXRS, &c, of Gerson Hyman, decd, all at Jarvis la, Far Rockaway, B of Q [c/o Hyman & Oppenheim, 105 E 16]; ½ pt; mtg $35,000; Feb9; Feb27'14; A$19,000-53,000. O C & 100

129TH st, 114 E (6:1777-64), ss, 200.2 e Park av, 19.11x99.11x20x99.11, 3-sty & b bk dwg; Harold E Lippincott, ref, to N Y Life Ins & Trust Co, 52 Wall, TRSTE will Saml Smith for Cora Kennard (Cora, Countess of Strafford); FORECLOS Jan 28; Feb27; Feb28'14; A$6,000-7,000. **5,500**

129TH st, 138 W (7:1913-50), ss, 325 e 7 av, 25x99.11, 5-sty bk tnt; Adolph Engel et al to Maloch Realty Co, Inc, a corpn [c/o A Engel & Sons], 15 W 28; mtg $15,-000; Feb7; Feb28'14; A$12,000-24,000. nom

132D st, 57 E (6:1757-31), ns, 115 w Park av, 20x99.11, 3-sty & b stn dwg; Francis Turner to Mattie M Turner, 57 E 132; Feb 27; Mar4'14; A$5,000-5,500. nom

132D st, 70 W (6:1729-63½), ss, 672.6 w 5 av, 18.9x99.11, 3-sty & b fr dwg; Thos A Roe to Herman J Elkhoff [Eckhoff], 5214 13 av, Bklyn [c/o Jno Simmons & Co, 110 Centre]; mtg $5,000; May29'12; Feb27'14; A$6,750-7,750. nom

132D st, 270 W (7:1937-58), ss, 150 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Harvard Realty Constn Co to Herbert Fischer, 461 W 159; mtg $6,000 & AL; Feb16; Feb27'14; A$6,000-9,000. O C & 100

133D st, 8 W (6:1730-42), ss, 135 w 5 av, 25x99.11, 5-sty bk tnt; Adolph Engel et al to Maloch Realty Co, Inc, a corpn [c/o A Engel & Sons], 15 W 28; mtg $12,500; Feb7; Feb28'14; A$9,000-20,000. nom

133D st, 138 W (7:1917-48), ss, 374.10 e 7 av, 25x99.11, 4-sty stn tnt; Jos T Ryan, ref, to N Y Trust Co, 26 Broad, & B Aymar Sands, 58 W 48, TRSTE Wm H Purdy will Cath Purdy; FORECLOS Feb16; Mar3; Mar 4'14; A$10,000-17,000. **12,000**

133D st, 140 W (7:1917-49), ss, 349.10 e 7 av, 25x99.11, 4-sty stn tnt; Melvin G Palliser, ref, to J Harsen Purdy, 14 E 38; FORECLOS Feb16; Mar3; Mar4'14; A$10,-000-17,000. **12,000**

133D st, 142 W (7:1917-50), ss, 324.10 e 7 av, 25x99.11, 4-sty stn tnt; Jay N Emley ref to Lincoln Trust Co, 208 5 av; FORECLOS Feb17; Mar3; Mar4'14; A$10,000-17,000. **12,000**

134TH st, 21 E (6:1759-14), ns, 325 e 5 av, 25x99.11, 5-sty bk tnt; Sarah Sturm to Fannie Braun, 1858 7 av; AL; Feb26; Feb27'14; A$6,000-17,500. O C & 100

135TH st, 504 W (7:1988-39), ss, 145.10 w Ams av, 45.10x99.11, 6-sty bk tnt; Ray Perelman et al to Alfred Mixsell, 25 Summit av, Portchester, NY, ½ pt, & John G & Elsie Meister & Alma Arbes, all at 38 Liberty pl, Weehawken, NJ, each 1-6 pt; mtg $46,500; Feb24; Feb28'14; A$24,500-58,000. O C & 100

136TH st W, see Bway, see Bway, 3350-60.

137TH st, 249 W (7:2023-10½), ns, 524 w 7 av, 18x99.11, 5-sty & b bk dwg; Laura Opper to Metropolis Securities Co, 257 Bway [r 1300]; B&S; AL; Feb3; Mar4'14; A $7,900-15,000. nom

138TH st, 621 W (7:2087-20), ns, 285 w Bway, 15x99.11, 3-sty & b stn dwg; Pennington Whitehead TRSTE Jno A Haggerty, decd, for Anna K Shaw to Eliz Meagher, 642 W 138; AL; Feb24; Mar3'14; A$6,000-9,000. O C & 100

139TH st, 31-41 W (6:1737-18-22), ns, 400 e Lenox av, 125x99.11, 3 6-sty bk tnts & strs; Envira Realty Corpn to Manuel Oppenhelm, 120 W 86, ½ pt, & Rachel, Louis, Maurice & Jos Hyman, EXRS, &c Gerson Hyman (decd), all at Jarvis la, Far Rockaway, B of Q, ½ pt; mtg $93,-000; Feb9; Feb27'14; A$40,500-121,500. O C & 100

140TH st, 151-9 W (7:2009-8), ns, 264 e 7 av, 136x99.11, 7-sty bk tnt; Henrietta Ingber to Meyer Simon, 120 Lex av, Passaic, N J; mtg $182,500 & AL; Mar3'14; A$55,000-165,000. nom

140TH st, 506-14 W (7:2071-39), ss, 150 w Ams av, 75x99.11, 5-sty bk tnt; Wm M Moore to Franz J Michel, 475 W 143 [1687 Amsterdam av]; mtg $80,000; Mar2; Mar 5'14; A$37,000-88,000. O C & 100

141ST st, 224 W (7:2026-51), ss, 425 w 7 av, 37.6x99.11, 5-sty bk tnt; Berthold M Schey & ano EXRS, &c, Simon Schey to Saml S Goldberg at Rockville Centre, LI; mtg $28,000; Feb18; Feb28'14; A$17,000-40,000. **31,000**

141ST st, 224 W; Bertha Schey, widow, to same; QC; Feb21; Feb28'14. nom

142D st, 200 W, see 7 av, 2432-8.

142D st ,466 W (7:2058-23½), ss, 223 w Convent av, 16x99.11, 4-sty stn dwg; Hyman & Henry Sonn to Gertrude A Vanderbeck, 149 W 126 [c/o H Mandelbaum, 135 Bway]; mtg $12,000 & AL; Feb26; Feb28 '14; A$7,000-15,000. O C & 100

142D st, 468-70 W (7:2058-24-25), ss, 239 w Convent av, 32x99.11, 2 4-sty stn dwgs; Hyman & Henry Sonn to Max M Hertenstein, 120 W 115; mtg $24,000 & AL; Feb26; Mar2'14; A$14,000-30,000. O C & 100

142D st, 468-70 W; Max M Hertenstein to Marknew Realty Co, Inc, a corpn, 99 Nassau [r 803]; mtg $24,000 & AL; Feb26; Mar2'14. O C & 100

143D st, 163-5 W (7:2012-6), ns, 100 e 7 av, 37.6x99.11, 5-sty bk tnt; Jno De Witt Warner, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Feb26; Mar2; Mar3 '14; A$16,000-38,000. **33,000**

146TH st, 424 W (7:2060-46), ss, 25 e Convent av, 37.6x99.11, 5-sty bk tnt; Eva Heymann to Carl J Stein, 2211 Bway [150 Bway]; mtg $42,000; Feb27; Mar3'14; A$18,-000-43,000. nom

153D st, 538 W (7:2084-54), ss, 525 w Ams av, 25x99.11, 5-sty bk tnt; Carl Ehlermann Jr ref to Thos J Meehan (?) or Mary F Martin, 2610 Grant [Grand] av; mtg $22,-000; FORECLOS Feb20; Feb28; Mar2'14; A $12,000-26,000. **4,300**

163D st, 535-41 on map 525-35 W (8:-2122-127), ns, 210 e Bway, 155x99.11, 2-5-sty bk tnts; Fred W Crandall et al to Placid Realty Co, a corpn, 35 Nassau [r 1406]; AL; Dec3'13; Feb28'14; A$70,000-177,000. O C & 100

177TH st W, nwc Pinehurst av, see Pinehurst av, 2-10.

178TH st, 508 W (8:2132-32), ss, 150 w Ams av, 75x91.2x75.1x96, 6-sty bk tnt; Mary A Coyle to Jacob Rosenthal, 1893 7 av [100 5 av]; AL; Feb26; Feb28'14; A$29,000-97,000. nom

179TH st W, see Ft Washington av, see Ft Washington av, sec 179th.

182D st W, e l, at ea Bennett av, see Bennett av, es, at cl 182.

204TH st W, swc Post av, see Post av, swc 204.

Av A, 1598 (5:1581-3), es, 50 n 84th, 25x 98, 5-sty bk tnt & strs; Co-Free Realty Co, a corpn to Max Cohen, 1185 Fulton av; Emanual Glauher, 100 W 121, & Morris Goldstein, 85 Grove st, Passaic, NJ; mtg $21,000; Feb11; Feb27'14; A$10,000-26,000. O C & 100

Bennett av (8:2180-pt lt 96), es, at cl 182d st on Randels map, runs n181.11xe100 xs195.8 to cl 182d xw100.11 to beg, vacant; Patk H McNulty to McNulty Bros, a corpn, 549 W 52; mtg $92,500 on this & adj property; Feb27; Feb28'14; A$——$——. O C & 100

Broadway (7:1993-15-19), ws, 302.3 n 122d, 126.1x91.7 to cl old Bloomingdale rd x126.11x78.11, vacant; No 4 West 57th St Co, a corpn, to Edw M James, 97 Hamilton pl [21 Park row]; CaG; mtg $40,000 & AL; Feb20; Mar2'14; A$76,000-76,000. O C & 100

Broadway, 3350-60 (7:1988-134), sec 136th, 99.11x105, 6-sty bk tnt & strs; Lowell Realty Co, a corpn, to Cath Luccy, of Nutley, NJ [c/o Lowell Realty Co, 505 5 av]; B&S; Feb26; Feb28'14; A$105,-000-235,000. O C & 100

Central Park W, 300-2 (4:1204-29 & 36), ws, from ns 90th (Nos 1-3) to ss 91st (No 2), 201.5x100, 8-sty bk tnt, El Dorado; Evelin C Bache to Audley Realty Co, a corpn, 527 Smith, Bklyn; mtg $915,000 & AL; Feb3; Mar4'14; A$350,000-880,000. nom

Central Park W, 300-2; The Audley Realty Co to Trio Realty Corpn, 49 Wall [r 1401]; mtg $915,000 & AL; Feb20; Mar4'14. nom

Columbus av, 123-5 (4:1118-1), nec 65th (No 59), 50.5x100, 7-sty bk tnt & strs; Henry Morgenthau Co, a corpn, to Utility Realty Co, a corpn, 30 E 42 [r 1507[; mtg $170,000; Feb20; Mar4'14; A$150,000-230,000. O C & 100

Fort Washington av (8:2176-20), sec 179th, 92.7x—x92.6x125, vacant; Chas M Rosenthal to Lawyers Title Ins & Trust Co, a corpn, 160 Bway; B&S; mtg $43,750 & AL; Feb28; Mar2'14; A$——$——. O C & 100

Hillside av, nws, abt 500 nw Elwood, see Nagle av, ses, 500 ne Elwood.

Lexington av, 1795 (6:1639-52), es, 73.11 s 112th, 27x73, 5-sty bk tnt & strs; Jos B Peck to Alfred Hahr, 258 Somerset st, North Plainfield, NJ; AL; Feb20; Mar5'14; A$11,000-20,000. nom

Madison av, 527 (5:1289-50), es, 40.5 s 54th, 20x80, 4-sty & b stn dwg; Helen Wilson to L Duncan Bulkley, 531 Mad av; mtg $50,000; Mar2; Mar4'14; A$44,000-49,000. O C & 100

Morningside av, 38 (7:1944-61), sec 118th (No 370), 25.5x100, 5-sty bk tnt; Geo H Stratton to Bergen Estates, a corpn [81 N Van Dien av], Ridgewood, NJ; mtg $30,-000; Mar2; Mar4'14; A$29,000-47,000. O C & 100

Nagle av (8:2173-21), ses, 500 ne Elwood, 100x181.6 to nws Hillside av x101x 195.10, vacant; Marknew Realty Co, Inc, to Central Building, Impt & Investment Co, a corpn, 149 Church [r 25]; mtg $21,-000; Feb26; Feb27'14; A$17,000-17,000. O C & 100

Park av, 1060 (5:1499-32), nwc 87th (No 71), runs w107.8xn100.8xe27.8xs50.4xe80 to ws of av xs50.4 to beg, 6 & 7-sty bk tnt & strs; Edw W Harris et al to Beaumont Realty Co, a corpn [68 William, r 1303]; mtg $80,000; June2'10; Feb27'14; A$70,000-125,000. nom

Park av, 1401-5, see 104th, 101 E.

Park av, 1781, see 123d, 101 E.

Pinehurst av, 2-10 (8:2177-8), nwc 177th, 125x92.8x125x98, 6-sty bk tnt; 177th St & Pinehurst Av Realty Corpn to Edw G Schroeder, 414 E 4, Mt Vernon, NY; mtg $170,000 & AL; Feb27; Mar2'14; A$42,000-188,000. O C & 100

Post av (8:2218-11-21), swc 204th, runs s w250xse150xne150xse50xne100 to ws 204th xnw200 to beg, vacant; Isidore Solomon to Blanche R Altmayer, 767 5 av; ½ pt; AT; mtg $21,000; Feb27; Mar3'14; A$42,000-42,-000. nom

St Nicholas av, 452 (7:1958-41), es, 63.10 s 133d; 37.5x77.6x36.11x81.8, 5-sty bk tnt; Jno Bannen to Helene G Benjamin, 215 W 98; B&S & CaG; mtg $25,000 & AL; Feb 28'14; A$18,500-31,000. O C & 100

Sherman av (8:2225-40-42), nec Academy, 100x100, vacant; Blanche R & Marvin C Altmayer, individ & EXRS Aaron R Altmayer to Hickory Realty Corpn, 128 Bway; ½ pt; AT; Feb25; Mar3'14; A$22,500-22,500. **12,500**

Sherman av (8:2225), nec Academy, same prop; Blanche R Altmayer to same; ½ pt; AT; Feb26; Mar3'14. nom

Sherman av (8:2225), nec Academy, same prop; Isidore Solomon to Blanche R Altmayer, 767 5 av; ½ pt; AT; Feb27; Mar3'14. nom

Sherman av (8:2225), nec Academy, same prop; Hickory Realty Corpn to Jacob Ruppert Realty Corpn, 1639 3 av; mtg $21,250; Mar3'14. O C & 100

West Broadway, 227 (1:178-20), es, 15 s White, 15x47, 2 & 3-sty fr bk ft tnt & str; Dorothy A Lockhart to Lee & Miller, Inc, a corpn, 25 Pine; mtg $7,500 & AL; Mar4'14; A$11,000-13,500. nom

West End av, 672 (4:1240-63½), es, 67.5 s 93d, runs e68xs5xe16xs12xw84xn17 to beg, 5-sty & b bk dwg; Alfred K Wrlght to Lizzie W Wright [c/o A K Wright, 440 4 av]; AL; Oct23'05; Mar5'14; A$20,000-29,-000. gift

1ST av, 14 (2:429-2), es, 24.6 n 1st, 32.6x 70, 5-sty bk tnt & strs; Marks Kirshbaum to 37 & 39 Attorney St Inc, a corpn [c/o M Kirshbaum], 113 E 91; mtg $40,000; Feb 25; Feb28'14; A$27,000-39,000. O C & 100

1ST av, 86 (2:433-2), es, 145.6 s 6th, 24.3 x100, 5-sty bk tnt & strs; Diedrich Denker, EXR Fredk Schmidt to Chas Schmidt, 311 S Ogden st, Denver, Colo; Louisa Denker, 20 Beekman pl; Caroline Baumert, 27 Beekman pl, & Emma Sinram, 224 E 61; mtg $18,000; Feb25; Feb27'14; A$17,000-24,000. nom

1ST av, 407 (3:929-36), ws, 20.6 s 24th, 19.9x70, 3-sty bk tnt & str; Venture Realty & Constn Co, a corpn, to Jno Krack, 409 1 av; mtg $6,000; Feb21; Mar3'14; A$9,500-12,000. O C & 100

1ST av, 423 (3:930-32), ws, 49.5 s 25th, 24.6x100, 3-sty bk tnt & strs; Friederich Lahr to Dora Heyl, 1281 Hoe av; mtg $13,-000; Feb4; Mar4'14; A$13,500-15,500. O C & 100

2D av, 1710 (5:1551-52), es, 50.8 s 89th, 25x100, 5-sty bk tnt & strs; Jno D & Leopold D V Shea to Louise Boettcher, 1710 2 av; mtg $18,000; Feb28'14; A$14,000-28,-000. O C & 100

2D av, 2306 (6:1795-3), es, 53 n 118th, 27x 80, 5-sty bk tnt & strs; Carl Stein to Eva Heymann, 420 W 146 [c/o Chas Heymann, 96 Bway]; AL; Feb27; Mar3'14; A$9,500-18,000. nom

2d av, 2451 (6:1790-25), ws, 74.11 n 125th, 25x74, 5-sty stn tnt & strs; Union Trust Co of N Y, GDN of Edith Williams et al to Raffaele Cancro & Teresa, his wife, 2015 1 av, tenants by entirety; CaG; Feb26; Feb 27'14; A$9,500-18,000. **12,000**

3D av, 126-8 (3:870-37), nwc 14th (Nos 149-55), 53.6x100, 5-sty bk hotel, str & loft bldg; Geo F Gouraud to Edwin C Mulligan, 546 W 147; 2-9 pts; AT; AL; Feb18; Mar5'14; A$120,000-160,000. nom

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3D av, 591 (3:919-62), es, 65 s 39th, 20x100, 5-sty bk tnt & strs; Cornelinett Smith, INDIVID & EXR &c Harlan P Smith (decd) & ano, to Katie, wife Louis Moeschen, 589 3 av; AL; Mar4; Mar5'14; A$16,000-23,000. O C & 100

3D av, 1759 (6:1647-48), es, 75.9 s 98th, 25x83.9, 5-sty stn tnt & strs; Sophia Mayer to Benj M Gruenstein, 60 W 95, & Jos L B Mayer, 944 Park av [both c/o Gruenstein & Mayer, 230 Grand]; mtg $16,500 & AL; Jan 13; Mar4'14; A$12,500-21,000. O C & 100

5TH av, 1180 (6:1605-1-7), nec 99th, 100.9x175, 1 & 2-sty fr bldgs & str; Rossiter Realty Co, a corpn, to Mt Sinai Hospital, a corpn, 1 E 100; Feb11; Feb27'14; A$197,500-197,500. nom

7TH av, 823 (4:1006-2), es, 25.1 n 53d, 25x100, 4-sty stn tnt & strs & 5-sty bk rear tnt; Harry N French, ref, to Alrose Realty Co, a corpn [c/o Wm Goldstone], 103 Park Row; mtg $51,000; FORECLOS Feb26; Feb27; Feb28'14; A$45,000-49,000. 2,000

7TH av, 2432-S (7:2027-34, 35 & 36), swc 142d (No 200), 74.11x75, 3-5-sty stn tnts & strs; Jno Bonwit to Joel D Marder, 730 Riverside dr; mtg $72,000; Feb26; Feb27'14; A$52,000-93,000. nom

11TH av, 706, see 50th st, 541 W.

Interior lot in rear South st, 83-85, see South st, 84.

Lot (8:2246-77), begins 100 s Dyckman & 263.11 w of ns Blvd Lafayette (now Riverside dr), runs w175xs— to ss farm 43 xe —xn— to beg; Francis A Thayer to Jno H Judge, 261 Bway; ½ pt; Feb6'02; Mar 5'14; A$2,500-2,500. nom

Lot (8:2246); same prop; Francis A Thayer to Clara C Thayer; ½ pt; Dec10'13; Mar5'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Academy st, nec Sherman av, see Sherman av, nec Academy.

Bank st, 96, see Greenwich, 769.

Greenwich st, 370 (1:185), ws, '50 n Franklin, 25x100; consent to 3d track; Martin T Hart to Manhattan Railway Co, a corpn; mtg $25,000; Feb3; Mar3'14. 550

Greenwich st, 370; consent to 3d track; Greenwich Savings Bank mortgagee to same; Feb6; Mar3'14. nom

Greenwich st, 568-70 (2:598), swc King, 52.11x86; consent to 3d track; N Y Life Ins & Trust Co & Cecilia de Nottbeck et al, individ, EXRS, &c, Cecilia L de Nottbeck, decd, to Manhattan Railway Co, a corpn; ½ pt; Dec19'13; Mar3'14. 1,164.16

Greenwich st, 580-2 (2:599), ws, 50 s Houston, 50x71.7x50x71.2; consent to 3d track; N Y Life Ins & Trust Co & Cecilia de Nottbeck et al individ, EXRS, &c, Cecilia L de Nottbeck, decd, to Manhattan Railway Co, a corpn; ½ pt; Dec19'13; Mar 3'14. 1,100

Greenwich st, 598 (2:600), ws, 50.2 s Clarkson, 25.1x76.2; consent to 3d track; N Y Life Ins & Trust Co & Cecilia de Nottbeck et al individ, EXRS, &c, Cecelia L de Nottbeck, decd, to Manhattan Railway Co, a corpn; ½ pt; Dec19'13; Mar3'14. 551.84

Greenwich st, 614-8 (2:601), swc Leroy, 75.3x84; consent to 3d track; N Y Life Ins & Trust Co & Cecelia de Nottbeck et al individ, EXRS, &c, Cecilia L de Nottbeck, decd, to Manhattan Railway Co, a corpn; ½ pt; Dec19'13; Mar3'14. 1,655.50

Greenwich st, 769 (2:634), es, 40 s Bank, runs e44.2xn20 & 33.10 to ss Bank (No 96), xw32.8 to Greenwich xs40 to beg; consent to 3d track; State & City Realty Co to Manhattan Railway Co, a corpn; mtg $12,000; Feb27; Mar3'14. 880

Greenwich st, 769; consent to 3d track; Wm T & Percival C Smith TRSTES Alice S Baldwin will Thos T Smith mortgagees to same; Feb17; Mar3'14. nom

Henry st, 198 (1:270) 25x100, re asn rents recorded Mar6'13; Royal Co of N Y to Sarah Lipschitz, 53 E 96, & Morris & Nellie Lipschitz, 1499 Eastern Pkway, Bklyn; Feb 16; Mar4'14. nom

Klug st, swc Greenwich, see Greenwich, 568-70.

Leroy st, swc Greenwich, see Greenwich, 614-8.

Macdougal st, 139 (2:543); power of atty; Angelo Alpi to Jno L Fogliasso, both on Centre st, Fort Lee, NJ; Sept18'13; Mar4'14. nom

8TH st, 387 E, see 1 av, 117.

33D st E, swc 2 av, see 2 av, 597-601.

45TH st, 3-27 E (5:1281), ns, 110 e 5 av, —x— to Madison av; agmt as to waiver of set-back restriction, etc; Rector, etc, of the Church of the Heavenly Rest, 3 E 45, with Jeanne V O McKune, 5 E 45, et al, other owners & consent by mortgagees; Jan12; Mar4'14.

45TH st, 116 W (miscl); power of atty; Rosa L Barrick to Josephine E O'Hare [116 W 45]; Mar3; Mar5'14.

46TH st, 110 W, see 6 av, 753.

83D st, 26 E (5:1494); the contents of said house, furniture chattels, &c; also 83D ST, 108 E (5:1511); the contents of stable, horses & vehicles of every kind; also all personal estate; Edw M Knox, 26 E 83 to Florence C Bronson, 26 E 83; Feb 26; Feb27'14. gift

83D st, 108 E, see 83d, 26 E.

182D st W, cl at es Bennett av, see 12 av, cl, etc.

186TH st W, nwc Ams av, see Marble Hill av, nwc 228.

187TH st W, swc Ams av, see Marble Hill av, nwc 228.

204TH st W, swc Post av, see Post av, s wc 204.

228TH st, 151-9 W, see Marble Hill av, nwc 228.

Amsterdam av, nwc 186th, see Marble Hill av, nwc 228.

Amsterdam av, swc 187th, see Marble Hill av, nwc 228.

Bennett av, es, at cl 182d, see 12 av, cl, etc.

Madison av, nwc 45th, see 45th, 3-27 E.

Marble Hill av (13:3402-193), nwc 228th (Nos 151-9), 90.11x112.5x90.1x125, 3-5-sty bk tnts, strs on cor; mtgs $104,500; A$17,000-$——; CONTRACT to exch for AMSTERDAM AV (8:2156-83), ws, from 186th to 187th, 214x100, vacant; mtgs $70,000; A $85,500-85,500; Orosant Constn Co, a corpn, 367 E 184, with Johanna Realty Co, a corpn, 54 Canal; Mar2; Mar3'14. nom

Post av (8:2218-11-21), swc 204th, runs s w250xse150xne150xse50xne100 to ws 204th xnw200 to beg, vacant; re judgt; Harris D Rush to Blanche R Altmayer, 767 5 av; Mar 3; Mar4'14; A$42,000-42,000. nom

Sherman av (8:2225-40-42), nec Academy, 100x100, vacant; re judgt; Harris D Rush to Hickory Realty Corpn, 128 Bway [r 715]; Mar3; Mar4'14; A$22,500-22,500. nom

1ST av, 117 (2:449-37), ws, 17.6 n 7th, 20x50, 4-sty bk tnt & strs; A$11,000-15,000; also 8TH ST, 387 E (2:378-pt lt 48), ns, 228 w Av D, 20x93.11, pt 6-sty bk tnt; ratification & confirmation of two deeds, one recorded Oct10'95, & other on Apr5'95; Moses Koch et al heirs, &c, Isaac Koch, to Hennie Koch & Pauline Nussbaum, both at 1049 Kelly; Feb25; Mar2'14. nom

2D av, 597-601 (3:913), swc 33d, 74x16.8; consent to 3d track; Orella D Brown et al TRSTES Robt I Brown, decd, to Manhattan Railway Co, a corpn; Feb6; Feb27'14. $88.75

2D av, 1551 (5:1526), ws, 76.7 s 81st, 25.6 x104; consent to 3d track; Katie Faulhaber widow to Manhattan Railway Co, a corpn; mtg $19,600; Feb17; Mar3'14. 306.50

2D av, 1551; consent to 3d track; Chas A Sherman, EXR Geo H Moller mortgagee to same; Feb25; Mar3'14. nom

2D av, 1551; consent to 3d track; Bernheimer & Schwartz Pilsener Brewing Co mortgagee to same; Feb19; Mar3'14. nom

6TH av, 753 (729) (4:995-35), ws, 21.8 s 43d, 19.9x60.9, 4-sty bk tnt & strs; A $49,000-51,000; also 46TH ST, 110 W (4:998-40), ss, 160 w 6 av, 20x100.5, 3-sty & b stn dwg; A$32,000-33,000; rel of legacy of $7,500; Simon Meyer, heir, &c, Sol Meyer to Marion or Mamie Kahn, 110 W 46; Hattie M Markewitz, 35 W 96; Estate of Sol Meyer, decd, & Simon Meyer, 315 W 98, as EXR of Sol Meyer; Feb24; Feb28'14. nom

12TH av (8:2180-pt lot 96), cl; plot begins at cl blk bet Broadway & Bennett av, at cl 182d st on Randels map & 197.3 n 181st, runs w82.4 to cl 12 av xn204.10 to pt 55 s of cl 183d xe54.2xs206.9 to beg; re mtg; Jas M Horton to Patk H McNulty [549 W 52], at Great Neck, LI; Feb27; Feb 28'14; A$——$——. 14,000

Certified copy (miscl) last will of Peter K Wilson; June26'03; Mar5'14.

Power of atty (miscl); Emily H Wilkins, of Florence, Italy, to Frank C Littleton, 40 E 62; Dec15'13; Mar2'14.

Power of atty; Eloise T Newson to Louise R Harris; Nov5'13; Mar5'14.

Power of atty (miscl); Isaac N Heidelberg to Howard F Pretzfeld; Feb6; Mar 5'14.

Power of atty (miscl); Florence D Unde of Bremen, Germany, to Wm H Schmidt & of Smithtown, LI, widow of Stanford

Power of atty (miscl); Bessie S White of Smithtown, LI, widow of Stanford White, to Allen W Evarts; July2'06; Mar 4'14.

Power of atty (miscl); Jennie Paley to Jos L B Mayer; Feb28; Mar4'14.

Revocation of power of atty (miscl); Alfred W Church to Clarence K Wyckoff; Mar4; Mar5'14. &—

WILLS.

Borough of Manhattan.

Beekman pl, 18 (5:1361-39), swc 50th, 19 x90 4-sty bk dwg, 1-sty fr ext; A$7,300-$11,300; also 9TH ST, 713-15 E (2:379-57), ns, 165 e Av C, 43x92.3, 6-sty bk tnt & strs; A$26,000-56,000; also 51ST ST, 408-14 E (5:1362-45 & 46), ss, 73 e 1 av, 72x100.5, 2 6-sty bk tnts & strs, pt int; A$28,000-90,000; also 51ST ST, 418-24 E (5:1362-41 & 43), ss, 145 e 1 av, 108x100, 2-6-sty bk tnts; A$42,000-136,000; also 107TH ST E (6:1700-25), swc Pleasant av, 175x100.11, 1-3-sty bk stable & 2 fr stables; A$45,000-52,000; also 109TH ST, 220-2 E (6:1658-38 & 39), ss, 235 e 3 av, 50x100.10, 2-6-sty bk tnts; A$16,000-53,000; Jno H Meyer Est, Diedrich Denker, EXR, 20 Beekman pl & Geo F Sinram, EXR, 72 Gerry av, Elmhurst, LI; atty, Robt D Geswein, 59 Wall. Will filed Feb26'14.

Beekman st, 23 (1:92-34), ss, 150 e Nassau, 22.7x102.2, 5-sty bk loft bldg; A$59,000-67,000, pt int; also ELM ST, 22-6 (1:156-20, ws, 25 n Duane, runs w66.9xs25 to Duane (Nos 65-7) xw32.10xn175.3 to Pearl (No 539), xs75xe73 to Elm xs75.1 to beg, 7-sty bk office bldg & strs, pt int; A $185,000-325,000; Francis J Vernon Est, Edw Vernon, EXR, 89 Remsen, Bklyn; attys, Noble & Camp, 2 Wall. Will filed Feb 24'14.

Duane st, 65-7, see Beekman, 23.

Elm st, 22-6 see Beekman, 23.

Pearl st, 539, see Beekman, 23.

Sullivan st, 140 (2:518-38), ws, 150 n Prince, 25x125, 6-sty bk tnt & str; A$27,000-50,000; also 145TH ST, 402 W (7:2050-514), ss, 116 w St Nicholas av, 15.6x99.11, 4-sty br stn dwg; A$6,300-13,000; Wilhelmina F Balbach Est, Arthur C Friedrichs, EXR, 165 W 57; atty, W F Timme, 1182 Bway. Will filed Feb28'14.

Sutton pl, 30-2 (5:1370-24 & 25), ws, 80.5 s 59th, 40x86.6, 2 4-sty bk tnts; A$14,500-21,500; also 61ST ST, 322-4 E (5:1435-39 & 40), ss, 301.8 e 2 av, 53.4x100.5, 2-5-sty bk tnts & str; A$19,000-44,000; also 1ST AV, 1117 (5:1436-2434), ws, 40 n 61st, 20x65, 4-sty bk tnt & str; A$7,500-11,500; Gustave Setzer Est, Anna Setzer, EXTRX, 30 Sutton pl; atty, Frank Herwig, 93 Nassau. Will filed Feb16'14.

9TH st, 713-15 E, see Beekman pl, 18.

16TH st, 218 E (3:897-26), ss, 216 e 3 av, 19.3x103.3, 4-sty bk dwg; Jas A Cox Est, Mary W Cox, EXTRX, 216 E 16; atty, Harold Swain, 176 Bway; A$13,500-17,500. Will filed Feb28'14.

21ST st, 345 W (3:745-12), ns, 200 e 9 av, 25x98.9, 5-sty bk tnt; Adolph Schinkel Est, Geo G Schinkel, EXR, 331 9 av; atty, Geo Ludwig, 1511 3 av; A$12,500-30,000. Will filed Feb20'14.

39TH st, 265-7 W (3:789-9 & 10), ns, 100 e 8 av, 50x98.9, 2 4-sty bk tnts; Isidor A Asher Est; pt int; Abr A Asher, ADMR, 243 W 98; atty, Edw Jacobs, 25 Broad; A $80,000-82,000. Will filed Mar2'14.

49TH st, 312 W (4:1039-42), ss, 225 w 8 av, 25x100.5, 5-sty bk tnt; A$15,000-26,000; also 49TH ST, 330 W (4:1039-51), ss, 325 e 9 av, 25x100, 5-sty bk tnt; A$15,000-26,000; Wm Krefeld Est, Farmers Loan & Trust Co, EXRS, 22 Wm; attys, Geller, Rolston & Horan, 22 Exch pl. Will filed Feb28'14.

49TH st, 330 W, see 49th, 312 W.

51ST st, 408-14 E, see Beekman pl, 18.

51ST st, 418 E, see Beekman pl, 18.

51ST st, 424 E, see Beekman pl, 18.

55TH st, 426 W (4:1064-46), ss, 324.9 w 9 av, 21.10x100.5, 1-sty bk & fr tnt & 2-sty bk & fr tnt in rear; Jno Vogel Est, Jno Vogel Jr, ADMR, 144 Meneham, Bklyn; atty, Chas Oechler, 481 Knickerbocker av, Bklyn; A$6,500-6,500. Will filed Feb19'14.

61ST st, 322-4 E, see Sutton pl, 30-2.

107TH st E, blk 1700, lot 25, see Beekman pl, 18.

109TH st, 220-2 E, see Beekman pl, 18.

124TH st, 41 W (6:1722-19) ns, 435 e Lenox av, 25x100.11, 4-sty & b stn dwg; A $20,000-45,000; also 129TH ST, 165 W (7:1914-6), ns, 96 e 7 av, 27x99.11, 5-sty bk tnt; A$13,000-26,000; Jno A Megargee Est, Geo L Megargee, EXR, 1 E 124; attys, Woodford, Bovee & Butcher, 1 Mad av. Will filed Jan14'14.

127TH st, 250-2 W (7:1932-49½-50), ss, 350 e 8 av, 33.4x99.11, 2-3-sty br stn dwgs; A$14,600-22,000; also Mt Morris Park W, 28 (6:1721-19), ws, 20 s 123d, 20x80, 4-sty br stn dwg; A$14,000-17,000; Isabella Hay Est, Annie Hay, EXTRX, 28 Mt Morris Park W; atty, Chas A Dilley, 56 Wall. Will filed Mar2'14.

129TH st, 165 W, see 124th, 41 W.

145TH st, 402 W, see Sullivan, 140.

Bowery, 290-2 (2:521-86 & 87), ws, 44 n Houston, 44.6x78, 2-5-sty bk loft & str bldgs; ½ int; Mayer Eanft Est, Jos Sanft, ADMR, 107 E 10; atty, A L Kalman, 99 Nassau; A$34,000-53,500. Letter filed Feb 20'14.

Mt Morris Park W, 28, see 127th, 250-2 W.

1ST av, 1117, see Sutton pl, 30-2.

8TH av, 2430 (7:1936-1), nec 130th (No 267), 25x100, 5-sty bk tnt; Henry Prigge Est, Trina Prigge, EXTRX, 200 W 128; atty, Wm F Wund, 156 Bway; A$35,000-46,000. Will filed Mar3'14.

CONVEYANCES.

Borough of the Bronx.

Adams st, ss, 106 e Van Nest av, see Van Nest av, nec 180th.

Bayard st (*), es, 300 n 236th, 94.11x100.2x89x100; Rosa Winter to Charlotte E C & Susan Winter, 1766 Ams av; mtg $750; Feb3; Mar5'14. nom

Bowne st, swc John, see John, swc Bowne.

Chisholm st (11:2970), ws, 165.3 s Freeman, runs w120xs11.11xe45xs9.9xse73.8 to nws Stebbins av xne29.1 to st xn47.3 to beg, vacant; Herman Brill to Adavine Constn Corpn, 71 Nassau; mtg $3,500; Feb20; Mar4'14. nom

Coster st, 644 (10:2768 & 2769), es, 320 s Spofford av, 20x100, 2-sty bk dwg; Strathcona Constn Co to Plutus Holding Co, 35 Nassau; mtg $5,500; Feb27; Mar5'14. nom

Crotona pl (11:2927), es, 175.11 s 171st, 100.1x46.9x100x41.11, vacant; Sagovitz & Shapiro, a corpn, to Max Diamond, 11 E 118th; Jan26; Mar3'14. O C & 100

Devoe ter (11:3219), ns, abt 232.2 e Webb av, runs n47.4xw10xne60.11xs83.6 to ter xsw50 to beg, vacant; Hermax Realty Co to Edson Bldg Co, 2251 Tiebout av; Feb 24; Feb25'14 (corrects error in last issue as to location). O C & 100

Dorsey st (Carroll pl) (*), ss, 325 e Zerega av, 25x100, except pt for Dorsey; Jas N Elliott to Helen Zaubek, 2422 Dorsey; Feb25; Feb27'14. nom

Dorsey st (Carroll pl); (*) same prop; Helen Zaubek to Jas N Elliott, 2432 Dorsey; Feb26 Feb27'14. nom

Elizabeth st, nec Newell av, see Newell av, nec Elizabeth.

Fox st, 569 (10:2711), nws, 100 ne Intervale av, 73.5x100, 5-sty bk tnt; Adavine Constn Corpn to Rebecca wife Herman Brill, 629 W 135; mtg $60,500; Feb20; Mar4'14. O C & 100

Fox st, 1008, see 165th, 1001 E.

Fulton st, nwc White Plains av, see White Plains av, swc Allerton av.

Fulton st, nec Elliott av, see White Plains av, swc Allerton av.

Garden st, swc Southern blvd, see 182d E, ns, 400 e Orchard ter.

Gates pl (12:3324), ws, 285.1 n Mosholu Pkway N, runs n161.10xw10xsw100.9xs92.2 xse73 to beg, vacant; Elbert H Dickinson et al to Margt & Frank Demuth, 154 W 105; CaG; Feb19; Feb27'14. 5,575

Hoffman st (11:3054), ws, 170.6 s 187th, 25x94.11, except part for st, 5-sty bk tnt & strs; Jas A Allen, ref, to Saml Ecksteln, 2670 Marion av; FORECLOS Jan30; Feb27; Feb28'14. 1,030

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John st (*), swc Bowne, 122.1 to Eactchester Bay x—x223.4 to beg; Melvin G Palliser, ref, to G Henry Guion, 610 Greene av, Bklyn; FORECLOS Feb26; Mar5; Mar5 '14. **4,000**

Kelly st, 920 (10:2711), es, 275 s 163d, 37.6x120.4x44.11x131, 4-sty bk tnt; Alice W Meyer to Utility Realty Co, 30 E 42; mtg $21,000; Feb21; Feb27'14. O C & 100

Knox pl, see Gun Hill rd, see Gun Hill rd, ss, 50.7 e Knox pl.

Ludlow st (*), ss, 190.8 w Havemeyer av, 100x100; Margaretha M Brohmer to Maria A Brohmer, 2256 Ludlow av; mtg $4,000; Feb24; Mar4'14. O C & 100

Minford pl, 1545 (11:2977), ws, 241.9 n 172d, 33.3x100, 4-sty bk tnt; Unico Realty Co to Raphelia Deutsch, 255 W 98; 4-5 pt; mtg $18,000; Feb25; Mar2'14. O C & 100

Parkside pl, see 207th, see Webster av, swc 207th.

Rae st, 520, see St Anns av, 655.

Ritter pl, 810 (11:2769)), ns, 96.4 e Union av, 50x102, 5-sty bk tnt; Jacob Kronenberger to Lenore Voelker, 1353 Boston rd; Feb28'14. O C & 100

Seminole st (*), ss, 140.9 w Stillwell av, 25x100; Robt Jacob to Johanna Jacob, his wife, 59 Elberon av, Bklyn; mtg $4,000; Mar2; Mar3'14. nom

Simpson st, 1042-52, (10:2727), es, nws Westchester av (Nos 1031-47), runs n121.10 xe100xn80xe50xs98.2 to Westchester av xs w182.4 to beg, 1-sty bk strs & 1-sty bk theatre; Morgenthau Realty Co to Utility Realty Co, 30 E 42; B&S; mtg $115,000; Feb20; Feb28'14. nom

Tiffany st (10:2717), es, 350 n 165th, 25 x100, vacant; Mary A Scallen to Bela & Millie Diamant, 1119 Clay av; Mar3; Mar 4'14. O C & 100

Tiffany st, nwc Whitlock av, see Whitlock av, nwc Tiffany.

152D st, 385 E (9:2399), ns, 300 e Courtlandt av, 25x100, 3-sty fr tnt & strs & 2-sty fr rear dwg; Everett Harrison to Nosam Corpn, 2804 3 av; Feb26; Feb28'14. nom

165TH st, 1001 E (10:2726), nec Fox (No 1008), 26x96.8x19.2x98.2, 3-sty fr tnt & strs; Lena Breihof or Lena Hoffman, heir Jno E Hoffman, to Emily Levison, 62 E 122; mtg $13,365; Feb27; Mar2'14. nom

166TH st E, swc Clay av, see Clay av, 1069.

166TH st, 350 E, see Teller av, 1078-80.

167TH st E, see Teller av, see Teller av, sec 167th.

172D st E, ns, 53 w 3 av, see 3 av, 3921.

172D st E, nwc 3 av, see 3 av, 3921.

173D st, 150 E, see Eden av, sec 173d.

174TH st, 489 E (11:2916), ns, 95 e Washington av, 25x100, 2-sty fr dwg; Taxpayers Realty Co to Jos Levin, 1383 Clay av; mtg $14,000; Mar2; Mar3'14. O C & 100

174TH st E, nwc Hoe av, see Hoe av, n wc 174.

176TH st W, swc Sedgwick av, see Sedgwick av, swc 176.

176TH st W, swc Undercliff av, see Sedgwick av, swc 176.

176TH st W, swc University av, see Sedgwick av, swc 176.

177TH st E, nwc Walker av, see Walker av, nwc 177th.

178TH st, 416 E (11:3027), ss, 139.11 e Webster av, 20x100, 2-sty fr dwg; Gustave P Dahlgren et al to Gustave Dahlgren, 414 E 178; AT; Oct30'09; Mar4'14. nom

179TH st E, swc Daly av, see Daly av, swc 179th.

180TH st E, nec Van Nest av, see Van Nest av, nec 180th.

182D st E (11:3112), ns, 800 e Orchard ter & — w Southern blvd, runs e50xn100 xe50xn100 to ss Garden & Southern blvd xw100xs200 to beg; 2-sty fr dwg & vacant; Henry Spielmann to Geo Ehret, 1197 Park av; Mar5'14. O C 100

182D st, 600 E, see Arthur av, es, 200 n Oak Tree pl.

183D st, 458 (600) E (11:3038), ss, 163.8 w Washington av, 16.8x100, except part for st, 2-sty fr dwg; Chas Putzel, ref, to Mary E S Burdick, 365 W 23, EXTRX Benj F Burdick; FORECLOS Dec31'13; Feb28; Mar 4'14. **4,000**

184TH st, 505 E, see Bassford av, 2320.

184TH st E, nwc Valentine av, see Valentine av, ws, abt 1,089.10 s Fordham rd.

197TH st, 724 E, see Decatur av, 2752.

207TH st E, see Parkside pl, see Webster av, swc 207th.

207TH st E, swc Webster av, see Webster av, swc 207th.

214TH st E (Av A) (*), ss, 766 e White Plains av (3d), 25x100; Eliz wife Michl Hannigan to Jno T Dooling, 179 E 80; mtg $3,000; Feb21; Feb27'14. nom

218TH st E (*), nec White Plains av, 120x105, except part for White Plains av; Mary M Buhr, heir Henry Buhr, to Alex J Buhr, 3754 White Plains av, & Caroline wife Patk J Healy, 3482 White Plains av; AT; Feb19; Feb27'14. O C & 100

219TH st E, nec Bronx blvd, see Bronx blvd, ws, 455 n 219th.

224TH st E, ns, 300 e Barnes av, see 225th E, ss, 200 e Barnes av.

224TH st E, ns, 500 e Barnes av, see 225th E, ss, 200 e Barnes av.

225TH st E, ss, 300 e Barnes av, see 225th E, ss, 200 e Barnes av.

225TH st E (*), ss, 200 e Barnes av, 100 x114; also 225TH ST E (*), ss, 300 e Barnes av, 200x228 to 224th; also 224TH ST E (*), ns, 500 e Barnes av, 100x114; also BRONX BLVD (*), ws, abt 1,155.6 s 224th, 52.6x 130; also WHITE PLAINS AV (*), es, lot 24, map So Mt Vernon, 25x104.9x25x106.7; Fanny Johnston, widow, to Sarah J Johnston, 842 E 225; AL; Feb24; Feb27'14. O C & 100

228TH st E (*), ss, 155 w Paulding av, 50x114; Carmelina Riolo to Vincenzina Milano, 471 E 184; Feb28; Mar3'14. O C & 100

233D st E, nec White Plains av, see White Plains av, nec 233.

237TH st, 412 E (12:3385), ss, 137.8 e Martha av, 37.8x99.11, 2-sty fr dwg; Andw R Shiland to Wm Battenfeld, 653 Prospect av; FORECLOS Feb1; Mar2; Mar3 '14. **2,000**

238TH st, 120 E (12:3372), ss, 200 e Oneida av, 25x100, 2-sty fr dwg; Basonic Constn Co to Ernst Keller, 1339 Lind av; mtg $5,250; Feb24; Feb28'14. nom

Alexander av, 200 (9:2299), es, 83.4 n 136th, 16.8x96.6, 3-sty & b stn dwg; Geo A Pearse et al to Edwin R Crowe, 200 Alex av; Feb25; Mar5'14. nom

Allerton av, see Elliott av, see White Plains av, swc Allerton av.

Allerton av, swc White Plains av, see White Plains av, swc Allerton av.

Arthur av (11:2070), es, 200 n Oak Tree pl, runs e90xn41.8 to ss 182d (No 600) xnw, w & sw120.5 to beg, 5-sty bk tnt; Michl Scanlon to Eliz J Goppoldt, North Bergen, NJ; mtg $38,000; Feb25; Mar2'14. nom

Bassford av, 2320 (11:3053), nec 184th (No 505), 55x93x55x91.4, 5-sty bk tnt & strs; Melvin G Palliser, ref, to Empire City Savgs Bank, 231 W 125; FORECLOS Feb25; Mar2; Mar4'14. **50,000**

Bathgate av (11:3059), es, 150.5 s Fordham rd, 50x82.5, vacant; Moses Sacks to Barry Bros, a corpn, 2804 3 av; mtg $3,000; Feb21; Mar2'14. O C & 100

Bathgate av, 2327 (11:3053), ws, 153 s 3 av, 25x100, except part for Bathgate av, 1-sty fr dwg; Luigi Pecora to Harold L Naughton, 662 Madison, Bklyn; mtg $5,000; Feb14; Feb27'14. O C & 100

Belmont av, 2153 (11:3082), ws, 204 n 181st, 25.1x86.6x25.1x86.2, 2-sty fr dwg; Sophie Knepper to Anna Canzoniero, 313 E 104; mtg $6,200; Feb28; Mar4'14. O C & 100

Belmont av, 2465 (11:3076), ws, 133.4 n 188th, 16.8x87.6, 2-sty fr dwg; Ernest Damiane to Marianina Gerasole, 550 E 187; mtg $3,500; Feb27; Mar4'14. O C & 100

Bronx blvd (*), ws, 455 n 219th, 180x 130x180x138, being lots 1236-1237 map Wakefield; also BRONX BLVD (*), nec 219th, being lot 1181, gore 101 & pt lot 1180 same map, 234.6x100x234x105, except pt for Bronx blvd; Lewis A Abrams, ref, to Geo McCauslan, 3 6th st, Weehawken, NJ; FORECLOS Feb4; Feb24; Feb27'14. **6,300**

Boston av, swc Heath av, see Boston av, swc Heath av, Bronx mtgs.

Bronx blvd, nec 219th, see Bronx blvd, ws, 455 n 219th.

Bronx blvd (*), ws, 395.6 sw 224th, 100x 42.5; Annie I Johnston to Bronx Parkway Commission, 22 Pine; Feb27; Feb28'14. **1,373.13**

Bronx blvd, ws, abt 1,155.6 s 224th, see 225th E, ss, 200 e Barnes av.

Bronx blvd (12:3359), es, 314 sw Gun Hill rd, runs se144.9 to cl Bronx River xs w50.10xsw41.6xnw91 to Bronx blvd xne75 to beg; Knickerbocker Ice Co to Bronx Parkway Commission, 22 Pine; Feb24; Feb28 '14. **9,610.88**

Brook av, 1421 (11:2896), ws, 36.9 s St Pauls pl, 25x90, 3-sty bk loft & str bldg; Alois L Ernst to Value Realty Co, 170 Bway; Feb28; Mar3'14. O C & 100

Bryant av, swc Randall av, see Randall av, swc Bryant av.

Cedar av, sec Corsa av, see Corsa av, sec Cedar av.

Clay av, 1069 (9:2428), swc 166th, 38.11x 100, 5-sty bk tnt; Wenigmann Constn Co to Dora Wiebke, 219 E 200; AL; Feb27'14. O C & 100

College av, 1031 (9:2437), ws, 106 n 165th, 22x92.5, 3-sty bk dwg; Isidor Cooper to Max Zagurg at El Mora, NJ; mtg $——; Feb26; Feb28'14. nom

Courtlandt av, 910 (9:2408), es, 27.11 n 162d, 27.11x115.1x25x127.7, 3-sty bk tnt & strs; Edw E Miers to Frida C Strobel, 917 Cauldwell av; mtg $7,000; Mar2; Mar3'14. O C & 100

Daly av (11:3122), swc 179th, 32.9x110.4, except pt for st & av, vacant; Phelan Bros Constn Co to Wentworth Mtg Co, 1204 Tinton av; mtg $6,000; Feb27; Mar3 '14. nom

Daly av, 1960, see Tremont av, 921 E.

Decatur av, 2752 (12:3278), sec 197th (No 724), 80.4x100, 2-sty fr dwg; Jno P Dunn et al to Miltner Bros, Inc, a corpn, 63 Henry, Corona, LI; mtg $——; Feb2; Mar3'14. O C & 100

Duncomb av (*), ws, at nec Parcel 82 on Bronx Pkway Commission map, runs sw 25xnw92.9xnw82.9 to cl Bronx River xne 22.7xse180.6 to beg; Geo A Crump to Bronx Parkway Commission, 22 Pine; Mar 3; Mar4'14. **4,708.33**

Eden av (11:2824), sec 173d (No 150), 46.7x95, 2-sty fr dwg; Jos M Edelson, ref, to Harold Swain, 1650 Grand blvd & concourse; Jan30; Mar5'14. **5,200**

Elliott av, nec Fulton, see White Plains av, swc Allerton av.

Elliott av, see Allerton av, see White Plains av, swc Allerton av.

Forest av, 999 (10:2649), ws, 144.2 s 165th, 21x91, 3-sty fr tnt & str; Henry M Stevenson, ref, to Polonia Co-operative Savgs & Loan Asn, 109 E 7; FORECLOS Feb25; Mar2; Mar4'14. **5,000**

Fort Schuyler rd (*), ws, 29.6 s Balcom av, 59x103.1x36 10x103.1; Egbert W Brown to Lambert G Mapes; Nov10'03; Mar2'14. nom

Franklin av, 1093, see 3 av, 3394.

Glebe av (*), ses, 150 sw St Peters av, 50x100, except pt for Glebe av; Mary A O'Neill to Minnie Zimmerman, 720 Tinton av; Mar2'14. O C & 100

Grant av (*), ns, 169.8 e Middletown rd, 50x100; August Breitsch to Wm X Murphy; 1818 Mahan av, & Patk J Manning; Feb14; Mar2'14. nom

Gun Hill rd (12:3324), ss, 50.7 e Knox pl, 50.7x113.8x50x106.2; also GUN HILL RD (12:3324), sec Knox pl, 25.7x102.4x25x98.7, vacant; Chas Dickinson to Fredk Weiler, Edgewater, NJ; Feb24; Feb27'14. **5,166**

Gun Hill rd, sec Knox pl, see Gun Hill rd, ss, 50.7 e Knox pl.

Gun Hill rd (12:3324), ss, abt 135.4 e Mosholu Pkway N, 101.8x114.1x100x96.7, vacant; Geo M Thompson, TRSTE for Mary L Hillhouse, &c, to Margt Demuth, 154 W 105; CaG; Feb25; Feb27'14. **4,900**

Harrington av (*), ns, 155.4 e Ft Schuyler rd, 100x100; Robt W Bonynge, ref, to Ray Batt, Hotel Marseilles, Bway & 105th; FORECLOS Feb6; Feb27; Mar4'14. **1,000**

Hoe av (11:2983-2991), nwc 174th, 100x 15.4x100.8x21.5, except part for st, vacant; Ekin Holding Co to Hoe Avenue Realty Co, Inc, 36 W 59; Feb26; Feb28'14. O C & 100

Hughes av, 2130 (11:3082), es, 86.2 n 181st, 16.5x85.5x16.5x85.3, 2-sty fr dwg; Max S Levine, ref, to Jno M Susser, 547 E 183; FORECLOS Feb10'14; Mar3; Mar4'14. **4,500**

Hunts Point av, sws, 182.4 se Longfellow av, see Longfellow av, ws, 200 s Randall av.

Hunts Point av, sws, nf ws Longfellow av, see Longfellow av, ws, 200 s Randall av.

Intervale av, 1327 (11:2965), ws, 178.6 n Freeman, 37.6x100, 5-sty bk tnt; Frank A Wahlig Co to Albt Taubert, 3221 Cruger av; mtg $28,000; Mar2; Mar3'14. O C & 100

Jackson av, 738 (10:2645), es, 108.9 s 156th, 18.9x87.6, 3-sty fr tnt; Wilhelmina C Ehrsam to Chas T Streeter Constn Co, 409 E 204; mtg $5,500; Feb28; Mar5'14. nom

Jackson av, 1102 (10:2651), es, 59 n 166th, 19.6x87.6, 2-sty & b bk dwg; Michl D Levy to Rachel Levy; mtg $9,000; Oct19'03; Mar 4'14. nom

Jerome av (12:3327), es, 98.4 s Gun Hill rd, 50x100, vacant; Geo M Thompson TRSTE for Mary L Hillhouse, &c, to Frank Demuth, 154 W 105; CaG; Feb25; Feb27'14. **5,300**

Kingsbridge av, 58 E (11:3177), ss, 105.1 e Morris av, 20x122.10x20x123.10, 3-sty bk dwg; Max Hirsch to Mary E White, 58 E 190; mtg $8,000; Feb25; Mar4'14. nom

Kingsbridge av (Church) (13:3406), ws, 37 n land conveyed by Putnam to Berrien by deed dated May19'13, 48x225 to Corlear av x48x227, 2-sty fr dwg; Julia K Simon to Max Max, 419 Convent av; mtg $5,000; Mar3; Mar5'14. O C & 100

Lafontaine av, 2014 (11:3068), es, 207.7 s 179th, 16.8x100, 2-sty fr dwg; Rose Kinkle to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $3,550; Mar2; Mar4'14. O C & 100

Longfellow av (11:3010-3009), es, 50 n 173d, runs e100xn34.3xw101.10 to st xs14.11 to beg, vacant; Josephina Dombrowska to Franz Teodosya Treichlowitz, 1664 Longfellow av; Feb28; Mar2'14. O C & 100

Longfellow av, ws, 25 n Hunts Point av, see Longfellow av, ws, 200 s Randall av.

Longfellow av (10:2769), ws, 200 s Randall av, 25x100, vacant; also LONGFELLOW AV (10:2766), ws, 25 n Randall av, runs w99.4xne100 to Hunts Point av xse 22.5 to Longfellow av xs25.1 to beg, vacant; also HUNTS POINT AV (10:2769), s ws, 182.4 se Longfellow av, 100x100, vacant; Jno P Magner to Casualty Co of America, 133 Wm; mtg $7,050; Jan23; Feb27'14. O C & 100

Longwood av, 1030-6 (10:2729), sec Southern blvd (Nos 796-8), 100x75, 1-sty bk strs & 2-sty bk dwg & str; J F M Co to Levine & Kempner Inc, a corpn, 135 Bway; mtg $22,000; Feb27; Feb28'14. nom

Magenta av (*), ns, 343 e White Plains rd ,50x96, except pt for Magenta av; Eva Lipschitz to Geo Hauser, 1462 St Lawrence av; AL; Mar3; Mar5'14. nom

Mapes av (11:3108), es, 195 n 179th, 66.7x 145.2, 5-sty bk tnt; Schill Constn Co, Inc, to Chas R Schmidt, 200 E 24th st, Baltimore, Md; mtg $52,000; Feb9; Mar4'14. nom

Marmion av, 1822 (11:2958), es, 144 n 175th, 16.8x69.2x16.8x69.6, 2-sty fr dwg; Eliz Dobias to Jno W Cornish Constn Co, 805 E Tremont av; mtg $4,000; Jan16; Feb 27'14. O C & 100

Morris av (12:3318), es, 111.8 s Park View ter, 30x131.4x125.1x95.1, vacant; Leslie J Tompkins, ref, to Peter S O'Hara, 394 Bedford Park blvd; FORECLOS transfer tax lien Oct14'13; Feb27; Feb28'14. **2,475**

Newell av (*), nec Eliz, 100.3x125x100.4x 125; Consolata De Pasquale to Bronx Parkway Commission, 22 Pine; Feb24; Feb27 '14. **13,151.72**

Newell av (*), ws, 100 sw Eliz, 25x264.1 to cl Bronx River x25.10x270.6; Mrs Consolata De Pasquale to Bronx Parkway Commission; Feb24; Feb27'14. **76,259.72**

Newton av (13:3421), ws, abt 300 n 254th, 50x100, vacant, except pt for st; Wilhelmine K Becher to Rudolph Edelson, 233 E 12; Feb18; Mar2'14. O C & 100

Prospect av, 594 (10:2684), es, 155.6 n Fox, 40x100, 5-sty bk tnt & strs; also PROSPECT AV, 598 (10:2684), es, 195.6 n Fox, runs e100xn8.1xn17.6xe12.7xn12.1xw 100 to av xs41.10 to beg, 5-sty bk tnt & strs; Edw R Finch, ref, to Morris Podolsky, at East Aurora, Ill; mtg $7,375; FORECLOS Feb5; Mar4; Mar5'14. **12,000 over mtg**

Prospect av, 598, see Prospect av, 594.

Prospect av, 600 on map 602 (10:2684), e s, 30 s Beck, runs e139.5xs19.5xw62.5xn12.1 xw100 to es Prospect av xn40 to beg, 5-sty bk tnt & strs; Hamilton Holding Co to Jacob Davis, 241 W 113; mtg $45,000; Feb 27; Feb28'14. O C & 100

Randall av (10:2769), swc Bryant av, 25 x100, vacant; Jno P Magner to Casualty Co of America, 133 William; Jan23; Feb 27'14. nom

Ryer av, nec 184th, see Valentine av, ws, abt 1,089.10 s Fordham rd.

St Ann's av, 161 (9:2263), ws, 75 n 135th, 25x98.9, 5-sty bk tnt & strs; Jno Ulrich to Henry Wendt, 171 W 85; mtg $21,000; Feb 21; Feb27'14. nom

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St Ann's av, 279 (9:2267), ws, 25 n 139th, 25x100.2x25x100.11, 5-sty bk tnt & strs; Adolph Engel et al to Maloch Realty Co, Inc, 15 W 28; mtg $15,000; Feb17; Mar4'14. nom

St Ann's av, 281 (9:2267), ws, 50 n 139th, 25x100.2, 5-sty bk tnt & strs; Adolph Engel et al to Maloch Realty Co, Inc, 15 W 28; mtg $18,000; Feb7; Mar4'14. nom

St Anns av, 655 (9:2358), swc Rae (No 520), 25.1x96.5x25x98.10, 5-sty bk tnt & strs; Harvard Realty Constn Co to Hyman Yarmovsky, 260 W 146; mtg $18,000; Feb27; Mar2'14. O C & 100

St Ann's av, 686 (10:2617), es, 450 s 156th 26x90, 4-sty bk tnt; Barbara Huff to Robt J Illwitzer, 743 So Oak dr; CaG; mtg $10,000; Mar3; Mar4'14. O C & 100

Sedkwick av, swc 176th, being lot 83 blk 2882, tax map; also UNDERCLIFF AV, swc 176th, being lot93, blk 280, tax map; also UNIVERSITY AV, swc 176th, being lots 25 & 82, blk 2878, tax map; also LOTS 250 & 285, blk 2877, tax map; also LOT 72, blk 2884, tax map, vacant; Fielding L Marshall TRSTE Randall L Gibson to Tobias R Gibson, 1764 Corcoran st, Wash, DC; Preston J Gibson, 1712 Rhode Island av, Wash, DC; Clement H Gibson, 2252 Cropsey av, Bklyn, & Alfred G Davis, 391 Manhattan av; 1-9 pt; B&C; Feb9; Mar5'14. nom

Southern blvd, 796-8, see Longwood av, 1030-6.

Southern blvd, 1300 (11:2980), es, 550 s Jennings, 25x100, 2-sty bk bldg & str; Danl Ostrow to Rae Lesser, 241 W 113; mtg $12,000; Mar2; Mar3'14. nom

Southern blvd, 1334 (11:2980), es, 225 s Jennings, 25x100, 3-sty fr tnt; Harry G Guttman, ref, to Leonard J & Jessie G Langbein, Cresskill, NJ; mtg $4,000; FORECLOSED, drawn & recorded Feb27'14. 5,000

Southern blvd, 1336 (11:2980), es, 200 s Jennings, 25x100, 3-sty fr tnt; Harry G Guttman, ref, to Leonard J & Jessie G Langbein, tenants by the entirety, Cresskill, NJ; mtg $4,000; FORECLOSED, drawn & recorded; Feb27'14. 5,000

Southern blvd, swc Garden, see 182d E, ns, 800 e Orchard ter.

Stebbins av, 1275 (11:2970), nws, 54.1 sw Chisholm, runs nw91.9xn17.2xw29.6xs 24.10xse109.3 to av xne25 to beg, 1-sty fr dwg; Annie Prochaska to Eva Felsher, 1192 Fox; mtg $2,000; Mar4; Mar5'14. O C & 100

Stebbins av, nws, at ws Chisholm, see Chisholm, ws, 165.3 s Freeman.

Teller, 1076 (9:2428), es, 50 s 166th, 43x 103.4x43x102.7, 5-sty bk tnt; Wenigmann Constn Co to Geo H Scheele, 1438 Commonwealth av; AL; Feb27'14. O C & 100

Teller av, 1078-80 (9:2428), sec 166th (No 350), 50x102.7x50x101.9, 5-sty bk tnt & strs; Wenigmann Constn Co to Robt H Bergman, 319 E 156; AL; Feb27'14. O C & 100

Teller av (9:2429), sec 167th, 105.5x97.9x 158.2 to stx110, vacant; Morris Garlin et al to Bear Realty Co, Inc, a corpn; mtg $——; Feb24; Mar5'14. O C & 100

Timpson av (*), ws, 225 n 205th, 88.11x 102.8x112.4x100; Albt Taubert to Frank A Wahlig Co, 406 E 149; Feb27; Mar3'14. nom

Tremont av, 461 E (11:3034), ns, 191.10 e Park av, 20x103.2x20x103.4, 3-sty fr tnt & strs; also all title to strip begins Morris st, ns old line at e wall of bldg known as 721 E 177, runs n50xw0.6xs50xe0.9 to beg; Rufus R Randall to Clement H Smith, 1854 Mt Hope av, & Geo Wohn, 1574 Crotona Park E; mtg $30,000; Feb27; Feb28'14. O C & 100

Tremont av, 921 E or 177th (Locust) (11:3126), nec Daly av (No 1960) or 110.1 nw from nws lot 32, runs ne— to pt 100 n 177th xw42.9 to Daly av at pt 100 n 177th xs— to Locust av xe40 to beg; part lot 33 map land Thos Walker, except part for Tremont av; 5-sty bk tnt & strs; Cath O'Sullivan to Jacob Ruppert Realty Corpn, 1609 3 av; mtg $52,500; Feb19; Mar4'14. O C & 100

Tremont av E, late Morris (11:3034), ns, 191.10 e Park av, runs n— to pt 103.4 n Tremont av xne—xs— to beg; C Leonard Starbuck et al TRSTES Guiding Star Lodge No 565 Free & Accepted Masons to Rufus R Randall, 1819 Topping av; QC; Feb24; Feb28'14. nom

Undercliff av, swc 176th, see Sedgwick av, swc 176.

Union av, 608 (10:2674), es, 35 s 151st, 17.6x90, 3 & 4-sty bk tnt & str; Fredk W Ehrsam to Chas T Streeter Constn Co, 409 E 204; mtg $4,500; Feb28; Mar5'14. nom

Union av, 991 (10:2669), ws, 311.9 s 165th, 45.8x164.5x45.8x164.5, 5-sty bk tnt; Godfrey W Rautenberg to Bronx Co Bldg Co, Inc, 987 Union av; mtg $44,000; Mar2; Mar 4'14. nom

Union av, 1126 (10:2680), es, 45 n 167th, 40x100, 4-sty bk tnt; Henry A Friedman, ref, to Gerard B Lambert, Princeton, NJ; FORECLOS Feb25; Feb27; Feb28'14. 25,000

Union av, 1217 (10:2673), ws, 66.10 n 168th, 40x94.10x40x95; AT to strip adj above, 5-sty bk tnt; Chas T Streeter Constn Co to Wilhelmina C Ehrsam, 738 Jackson av; mtg $33,000; Mar2; Mar4'14. O C & 100

Union av, 1221 (10:2673), ws, 106.10 n 168th, 40x94.9x40x94.10; AT to strip 1 ft wide adj above, 5-sty bk tnt; Chas T Streeter Constn Co to Fredk W Ehrsam, 525 Wales av; mtg $33,000; Mar2; Mar4'14. O C & 100

Unionport rd (*), swc Van Nest av, 52.1 x106.11x50x92.1; Ferd C Bammann to Rose Simon, 924 Kelly; AL; Feb27; Feb 28'14. O C & 100

Unionport rd (*), same prop; Rose Simon to Estelle Sophian, Elizabeth, NJ; Feb28'14. O C & 100

University av, swc 176th, see Sedgwick av, swc 176.

Valentine av, nwc 184th, see Valentine av, ws, abt 1,089.10 s Fordham rd.

Valentine av (11:3152), ws, abt 1,089.10 s Fordham rd, runs s50 to 18th xw185.7 to 184th xnw1.11 to es Ryer av xn50xe187.5 to beg, vacant; Lamberti Constn Co to Annie Lamberti, 1369 Lyman pl; mtg $9,050; Oct10'13; Feb28'14. O C & 100

Van Nest av (*), nec 180th, runs e218.3 xnw49.3 to Adams xw122.3xs26xw—xse— to beg, except pt for sts; Jos C Levi, ref, to Henry Barre, 181 5 av, Bklyn; FORECLOS Oct29'13; Nov11'13; Mar2'14. 2,500

Van Nest av; also ADAMS ST (*); same prop; Henry Barre to Bronx Co Realty Co, Inc, 1044 Tremont av; Feb3; Mar2'14. O C & 100

Van Nest av, swc Unionport rd, see Unionport rd, swc Van Nest av.

Vyse av, 2067 (11:3127), ws, 40 n 179th, 37.6x83.7x37.6x83.5, 4-sty bk tnt; Barry Bros, a corpn, to Moses Sacks, 1048 Trinity av, ½ pt; Henry S Lion, 1051 Boston rd, ¼ pt, & Esther Lion, 543 E 171, ¼ pt; mtg $16,500; Feb26; Mar2'14. O C 100

Walker av (*), nwc 177th, 106.1x50.11x 100x15.5; Tullogh Impt Co, Inc, to Geo McCauslan, 3 6th, Weehawken, NJ; mtg $3,000; Feb6; Feb27'14. nom

Walker av (late rd from West Farms to Westchester) (*), ss, 53.8 e Bronx Park av, 26.10x133.6x25x132.10; Giuseppi Robustelli to Raffaele Nappa, 2226 1 av; Feb11; Feb27'14. nom

Walker av (late rd from West Farms to Westchester (*), ss, 26.10 e Bronx Park av, 26.10x123.10x25x114.2; Giuseppe Robustelli to Louis Bennedetto, 161 E 118; Feb11; Feb27'14. nom

Walker av (late rd from West Farms to Westchester (*), ss, 26.10 e Bronx Park av, 53.8x133.6x50x114.2; Raffaele Nappa to Giuseppe Robustelli, 161 E 118; Feb11; Feb27'14. nom

Walton av (11:3183), es, 97.1 n 183d, 50x95, vacant; Jno B B Fiske, ref, to Wilmore Realty Co, 115 Bway; transfer tax lien; FORECLOS Jan20; Feb26; Feb27'14. 3,825

Walton av, 2409 (11:3188), ws, 470.11 s Fordham rd, 19.10x96.6, 3-sty bk dwg; Permilla A Bunt to Ellen Urann, 2403 Walton av; mtg $6,200; Feb28; Mar4'14. nom

Washington av, 1929 (11:3034), ws, 260.6 s 178th, 25.6x100.7, 5-sty bk tnt & strs; Wm H Schott to Clara G Schott, his wife, 1757 Topping av; mtg $20,000; Feb28; Mar 2'14. O C & 100

Webster av (12:3354), swc 207th, —x— to Parkside pl, being lot 66 blk 3354 tax map; vacant; Hermann M Biggs to Rudolph Wallach Co, 68 William; Feb26; Mar2'14. nom

Westchester av, 1031-47, see Simpson, 1042-52.

Whitlock av (10:2733), nwc Tiffany, 100 x100, vacant; Leopold Kahn to Chas Riley, 112 W 121; Feb28; Mar3'14. O C & 100

White Plains av, nec 218th, see 218th E, nec White Plains av.

White Plains av (*), es, 64 s 219th, 25x 80; Johanna & Ellen Brisnihan to American Real Estate Co, 527 5 av; mtg $2,500; Mar3; Mar4'14. O C & 100

White Plains av (*), nec 233d, 114.6x100; Arborview Realty Co to American Real Estate Co, 525 5 av; mtg $25,000; Mar2; Mar4'14. O C & 100

White Plains av (*), swc Allerton av, 151.5 to ns Fulton x153.1 to es Elliott av x 140.10x151.1; Timothy F Sullivan to American Real Estate Co, 527 5 av; Feb11; Feb 27'14. nom

White Plains av, nwc Fulton, see White Plains av, swc Allerton av.

White Plains av, es, lot 24, map So Mt Vernon, see 225th E, ss, 200 e Barnes av.

3D av, 3311 (9:2369), ws, 120.5 s 165th, 25.2x125.8x25.1x123.1, except strip 1.3 on ss, 3-sty fr bk ft tnt & strs; Thos O'Reilly to Jos Hahn, 794 E 158; mtg $19,000; Mar4 '14. O C & 100

3D av, 3394 (10:2608), es, 125 s 166th, 25 x135 to Franklin av (No 1093) x27.6x147, except pt for Franklin av, 3-sty bk tnt & strs & 2-sty fr dwg on ——; P J Dwyer Co, Inc, to Hermann Krompholz, 1093 Franklin av; mtg $8,000; Mar2; Mar3'14. nom

3D av, 3415 (9:2371), nws, 238.5 sw 167th, 22x175, 3-sty bk tnt & strs, 1-sty bk rear shop; Gustav Strobel to Emma Strobel, 3415 3 av; mtg $4,000; Feb24; Mar2'14. nom

3D av, 3418 (10:2608), es, 103 s 166th, 22 x101x13x100.7, 5-sty bk tnt & str; Barbara Huff to Robt J Illwitzer, 743 So Oak dr; CaG; mtg $12,000; Mar3; Mar4'14. O C & 100

3D av, 3921 (late Fordham av) (11:2920), nwc 172d (late Bathgate pl), 30.5x 62.6x30x59.3; also 3D AV (11:2920), ws, 15 n 172d, strip 16x0.10; also 172D ST E (11:2920), ns, 53 w 3 av, strip runs w6.3xn 0.3 to ns old Bathgate pl xe6.3 to beg; Jos Levin to Taxpayers Realty Co, 1109 Forest av; mtg $14,000; Mar2; Mar3'14. nom

3D av, ws, 15 n 172d, see 3 av, 3921.

Plot (11:3053), begins at boundary line land Thos Bassford, 50 sw from line bet lots 18 & 19, runs se85xsw25xnw—xne25 to beg, part lot 18, map Adamsville; Mary A Hawley to Moser Arndtstein, 50 Cathedral pkway; mtg $5,000; Feb21; Mar3'14. nom

Lot 72, blk 2884, tax map, see Sedgwick av, swc 176.

Lots 250 & 258, blk 2877, tax map, see Sedgwick av, swc 176.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Beck st, see Av St John, see Av St John, sec Beck.

Parkside pl, see 207th, see Webster av, swc 207.

141ST st, 494 E, see Brook av, swc 141st.

166TH st W, nec Woodycrest av, see Woodycrest av, 1116.

172D st E (11:2966), ws, 150 s Boston rd, 120x100, 3-5-sty bk tnts; re mtg; Comity Mort Co to Sole Realty & Constn Co, 641 E 183; Feb25; Mar2'14. 14,000

172D st E (11:2966), ws, 190 s Boston rd, 160x100, 2-5-sty bk tnts & vacant; re mtg; Comity Mort Co to Sole Realty & Constn Co, 641 E 183; Feb25; Mar2'14. 33,100

189TH st E, see Washington av, see Washington av, sec 189th.

207TH st E, see Parkside pl, see Webster av, swc 207.

207TH st E, swc Webster av, see Webster av, swc 207.

Av St John (10:2684), sec Beck, 125x110, vacant; re mtg; Mutual Life Ins Co of N Y to Norbert D Light, 103 Riverside dr, & Wm Goldstone, 2 W 89; Feb26; Feb28'14. 12,500

Bronx blvd (12:3359), es, 314 sw Gun Hill rd, runs se144.9 to cl Bronx River xs w50.10xsw41.6xnw91 to Bronx blvd xne75 to beg; re mtg; Pennsylvania Co for Insurances on Lives & Granting Annuities TRSTE to Knickerbocker Ice Co, 15 Exch pl, Jersey City, NJ; Feb24; Feb28'14. 9,500

Brook av (9:2285), swc 141st (No 494), 100.5x113.9x100x104.3, 2 5-sty bk tnts, strs on cor; re mtg; Mutual Life Ins Co of N Y to Consolidated Impt Co, Inc, 501 W 157; Feb27; Mar3'14. 20,000

Corsa av (*), sec Cedar av, 25x109.5x25 x109; re mtg; Jno S Wilson to Melrose Realty Co, 2775 Webster av; Jan30; Mar 4'14. 500

Washington av (11:3058), sec 189th, —x —; agmt as to re of above premises from mtg agmt dated Mar27'13; City Mtg Co with Glengariff Constn Co, 991 E 167; Mar 2; Mar3'14. nom

Webster av (12:3354), swc 207th, —x— to Parkside pl, being lot 66, blk 3354, tax map, vacant; re mtg; Ira A Place to Hermann M Biggs, 113 W 57; Feb26; Mar2'14. nom

Woodycrest av, 1116 (9:2509), nec 166th, 62.6x100x50x100.9, 6-sty bk tnt; re mtg; N Y Trust Co to Thos D Malcolm Constn Co, 3651 3 av; Feb25; Feb27'14. O C & 1,000

Power of attorney (PA); Jacob Siegel to Jno C Heintz, 2201 Bway; Jan3; Mar2 '14.

Power of attorney (PA); Amanda G wife of Jacob Siegel to Jno C Heintz, 2201 Bway; Jan3; Mar2'14. nom

LEASES.

Borough of Manhattan.

FEB. 27, 28, MAR 2, 3, 4 & 5.

Bleecker st, 108 (2:524), str, with cellar opening on Greene; Isaac Stiefel to Jacob Axelroad, 756 Hewitt pl; 5yf Sept1'13; Mar5'14. 1,600 & 1,800

Canal st, 533-41 (2:595), nec Washington, str fl & 1st & 2d lofts & pt b; Canal Realty Co, a corpn, to Hazard Mfg Co, a corpn, at Wilkes-Barre, Pa; 10yf May1; Feb27'14. 5,500

Crosby st, 59 (2:482), str & pt b; Michele Brigante to Chas Mohr, 391 Central Park W; 5yf Feb1; Feb27'14. 1,200

Delancey st, 5 (2:424), str; Geo Horn to Silvio Calabria, 5 Delancey; 5yf Mar5; Mar5'14. 600

East Broadway, 183 (1:284), 2d fl; Israel Hermann to Julius Benson on premises & ano; 3yf Aug1'12, with ren for 1¾ yrs; Mar 4'14. 600 & 660

Houston st, 133-5 W (2:518); sur Ls; Rosaria Barone or Boroni Di Fiore to Pietro Alvino, 319 E 17; AT; Feb27; Mar2'14. nom

Lafayette st, 403 (2:544), all; The American Swedenborg Printing & Publishing Soc to Lafayette Baths & Hotel, on premises; 5yf May1; Mar4'14. 3,250

Lafayette st, 405-7 (2:544), all; Helen McGaw Smith & ano, individ, EXRS, &c, Fleming Smith to Lafayette Baths & Hotel, a corpn, on premises; 5yf May1; Mar4'14. 6,500

Mercer st, 73-7 (2:485), all; Wm Laue to American Flag Co, a corpn, 45 Elizabeth. 5yf May1; 5yren; Mar4'14. 6,500

Suffolk st, 143-5 (2:354), all; Pincus Rubel to Aaron Gross, 274 S 2d, Bklyn, & ano; 5yf Feb25; 5y ren at $5,500; Mar5'14. 5,000

Sylvan pl, 7-9 (6:1769), 6-sty bldg, all; Mary A Curtis to Harry Chaimowitz, 1486 5 av; 10yf Mar1; Mar4'14. 3,600

Thompson st, 90-2 (2:502), all; Citizens' Investing Co, a corpn, to Carmelo & Domenica Torrisi La Marca, 132 Thompson; 5yf Apr1; Mar5'14. 3,100

Washington st, nec Canal, see Canal, 533-41.

3D st, 227-9 E (2:386), all; Helena Brand to J Brand Realty Co, a corpn, 132 Nassau; 3yf Feb25; Feb27'14. 5,000

10TH st W, sec 6 av, see 6 av, 126-30.

13TH st, 444 E (2:440), all; also 13TH ST, 506 E (2:406) all; also 13TH ST, 509-11 E (2:407), all; Giovanni Parisi to Francesco Tripi, 566 Herkimer, Bklyn; 3yf Mar 1; Feb28'14. 12,180

13TH st, 506 E, see 13th, 444 E.

13TH st, 509-11 E, see 13th, 444 E.

14TH st, 224 E (2:469), asn Ls; Minsker Realty Co, Inc, to American Leasing & Renting Co, Inc, a corpn, both at 111-7 E Houston; Jan2; Feb28'14. O C & 100

14TH st, 224 E; asn Ls; American Leasing & Renting Co, Inc, to Isidore Globe, 1300 Clay av; Feb27; Feb28'14. O C & 100

16TH st E, nwc Av B, see Av B, nwc 16.

24TH st, 438 W (3:721), sws, 374.8 se 10 av, 14.8x80; asn Ls with consent by Margt V C MacNutt; Blanche C Coleman to Marie C Mattson, 311 W 117; mtg $1,000 & AL; Feb25; Mar5'14. nom

34TH st E, swc 1 av, see 1 av, 593.

34TH st, 224-6 W (3:783), w str & b; 224 West 34th St Co, a corpn, to Manhattan Surgical Instrument Co, a corpn, 226 W 34; from Nov1'13 to Apr30'19; Feb28'14. 2,400

40TH st, 113-9 W; also 41ST ST, 114-8 W (4:993), 16th fl; West 40th & 41st Sts

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Realty Co to Speedwell Constn Co, 505 5 av; 10yf May1; Mar5'14. 10,000

41ST st, 114-8 W, see 40th, 113-9 W.

42D st, 348 W (4:1032), ground fl; Olando F Battaglia to Wm E Eason, 115 W 23d & ano; 1yf Feb1; Mar3'14. 2,040

44TH st, 153 W (4:997), all; Evelina Dunning to Wolf Frank, 33 W 111; 10 7-12 yf Mar1; Mar4'14. 3,500 to 5,500

49TH st, 244-50 W (4:1020), front pt of 3d loft; Wendell L Nichols to Chas A Kneibler, 67 W 109, & ano; 3yf Feb1; Feb 27'14. 1,900

82D st, 526-8 E (5:1578); asn Ls & all title to deposit of $425; Ida Fuchs to Herman Fuchs, both at 75 W 101; ½ pt; AT; Feb25; Feb27'14. nom

86TH st, 164-6 E (5:1514), str fl & rear pt c; Henry Spies et al heirs, &c, Jno & Jacob Spies to Chas Speckmann, 322 E 86; 9 7-12yf Oct1'12; Feb28'14. 3,000 & 4,000

105TH st, 251 E (6:1655), all; Julia Gildenberg to Jos Cooper, 239 E 105; 3yf Mar 1; Mar4'14. 1,500

106TH st, 62 E (6:1611); asn Ls; Pincus Neiman & Julius Richman to Clairmont Hall, Inc, 62 E 106; Feb24; Feb28'14. nom

109TH st W, nwc Ams av, see Amsterdam av, nwc 109.

116TH st, 45-7 W (6:1600), all; Bella Hauser to Jos Greissgrow, 42 E 112, & ano; 3yf Mar1; Mar4'14. 6,800

119TH st, 106 E, see Park av, 1691.

131ST st W, nwc 7 av, see 7 av, 2224.

179TH st W, nec St Nicholas av, see St Nicholas av, 1380.

181ST st W, sec Ft Washington av, see Ft Washington av, sec 181st.

Av A, 216 (2:407), n str & pt c; Emilie Leukel to Louis Maggio, 3961 3 av; 5yf Nov1'13; Mar3'14. 660

Av A, 216; asn Ls; Louis Maggio or Luigi M Di Genaci to Antonio Mazzarella, 524 E 13; Mar2; Mar3'14. nom

Av B (3:974), nwc 16th, str & c, also str on 16th st; Jos Isaac to Nathan Rogin, 472 Av B; 5yf May1; Mar2'14. 840

Amsterdam av (7:1881), nwc 109th, cor str & pt b; Nathan Grabenheimer & ano to Thos J Brennan, 509 W 112; 5yf Nov1 '12; 5y ext at $3,000; Mar3'14. 2,600 to 3,000

Bowery, 312 (2:521), str & b; Abr King to Michl E Chieffo, 1005 Hoe av; 5yf May 1; Mar4'14. 2,700

Broadway, 1355A (3:812), str fl; agmt as to asn Ls with consent by Crosstown Realty Co, a corpn; Halley Tarr, — Surf av, Coney Island, NM, with Jos Meltzer, 1452 Clay av, Bronx, NY; Oct29'13; Mar5 '14. nom

Broadway, 1420 (3:815), ses, 102.6 n 39th, 25.7x96x24.8x89.2, all; Hoster Columbus Associated Breweries Co, a corpn, of Columbus, Ohio, to Adolf Lorber, 230 W 113; from Mar27'11 to Apr28'23; Mar2 '14. excess taxes, &c, & 10,350

Broadway, 3453 (7:2088), str; Jas N Rosenberg as RECEIVER of N Y Real Estate Security Co to Gristede Bros, Inc, a corpn, 1891 Park av; 5 2-12yf Mar1; Mar2 '14. 1,200 & 1,400

Columbus av, 474 (4:1213), n str fl; Geo H Horstmann to Chas F Hogen, 56 Manhattan av; 5yf May1; Mar4'14. 1,380

Fort Washington av (8:2176), sec 181st, Nathan Hale Apt House, all; Brown-Weiss Realties to Benj Winter, 3648 Bway; from May1'14 to Sept30'15; 3y ren $34,000 to $36,000; Feb27'14. 33,000 & 32,500

Madison av, 1829 (6:1745), str; Jos Goldberg to Alex Zeiger, 1829 Mad av; 2 7-12yf Feb1; Mar5'14. 1,020

Park row, 143-5 (1:119), all; Boernie Leerburger to Benj Wiener, 856 Tiffany; 5yf May1; Feb27'14. 3,600

Park av, 1691 (6:1767), with exit to 119th (No 106 E), "Red Star Theatre"; Christian Dages to Morris Rosenblatt, 176 Franklin av, Bklyn; 5yf Mar1; Mar4'14. 1,500

St Nicholas av, 1380 (8:2153), nec 179th, str & pt c; Martin Ungrich to Jos Trinin, 1380 St Nicholas av; 3yf July1; Mar3'14. 1,200

1ST av, 593 (3:939), swc 34th, str; Estate of Thos Murtha to Peter Flynn, 593 1 av; 5yf May1'12; Mar2'14. 2,100

1ST av, 857 (5:1340), str & front b; Louis Horowitz to David Levinsohn, 242 E 50, & ano; 5yf May1'15; Mar5'14. 1,000

1ST av, 1371 (5:1448), s str fl & b; Alex L Kircheis & ano to Jos Wavra, 1371 1 av; 5yf May1'13; Mar3'14. 900

1ST av, 2112 (6:1702), leasehold; certf as to satisfaction of asn of rents recorded Jan21'14; Salvatore De Vita, 2105 1 av, to Michl Lasco, 233 E 115; Feb28; Mar2'14. ——

2D av, 2327 (6:1684), all; Jacob Fischer to Louis Kohleder, 306 E 91; 5yf Feb15; 5y ren; Mar4'14. 1,200

3D av, 515 (3:915), str & b; Fannie C Sackett to Wm Stickle, 515 3 av; 4yf May 1; Feb27'14. 1,700

3D av, 1341 (5:1431), 4-sty bldg, all; Henry C Meyne to Angelo Cresci, 108 E 130 & ano; 5yf Mar1; Feb28'14. 1,530

5TH av, 2182 (6:1731), str fl & pt b; Louis Benedict & ano to Jno Herberger, 2182 5 av; 5yf Nov1'13; Feb27'14. 1,260

6TH av, 126-30 (2:573), sec 10th, basement, ground fl & 2d fl; Mary E wife Chas H Reisig to Sayles Zahn Co, a corpn, 126-30 6 av; 10yf Feb1'15; Mar4'14. 6,000

6TH av, 364 (3:824); sur Ls O'Neill & Bristol Restaurant Co to 364 Sixth Av, a corpn, 60 Bway; AT; Feb26; Feb27'14. O C & 1,676

7TH av, 2224 (7:1937), nwc 131st, str & pt c Jno J Murphy to Sol Aidem; 11½ mos from May15; 2yren at $1,200; Mar4'14. 1,080

8TH av, 255 (3:746), str & b; Helene Becker to Saml Beck, 320 E 58, & ano; 5yf Mar1; 5y ren; Feb27'14. 2,100

9TH av, 457 (3:733), str & b; Jos Foss to Great Atlantic & Pacific Tea Co, a corpn, 150 Bay st, Jersey City, NJ; 1 2-12yf Mar1; 3y ren at $900; Feb27'14. 840

LEASES.

Borough of the Bronx.

Barretto st, 922, see Southern blvd, nwc Barretto.

Freeman st, 853 (11:2971), str & c; Ferd Schliesser & ano to Henry Schroeder, 853 Freeman; 7yf June1'13; Mar2'14. 900 to 1,140

139TH st E, swc St Ann's av, see St Ann's av, 229.

172D st E, swc Washington av, see Washington av, swc 172.

Brook av, 292-4 (9:2267), n str; Abr Germansky et al to Chas K Benjamin, 486 E 141; 8yf May1'13; Feb27'14. 1,116

Leggett av, nec Whitlock av, see Whitlock av, sec Leggett av.

St Ann's av 229 (9:2266), swc 139th, all; Henry Bosch to C Herman Steinbeck, 229 St Ann's av; 5yf May1'12; Feb28'14. 2,880

Southern blvd (10:2723), nwc Barretto (No 922), cor str; Baronet Realty Co, Inc, to Saml Levitt, 888 Fox; 5yf Mar1; Mar3 '14. 1,320 to 1,500

Southern blvd (10:2723), same prop; asn Ls; Saml Levitt to Gerry Levitt, 888 Fox; July3; Mar3'14. nom

Washington av (11:2904), swc 172d, str; Barnett Brisk to Louis Aquamarin, 466 E 172, & ano; from Mar1'14 to Oct31'23; Mar 3'14. 1,380 & 1,500

Whitlock av (10:2604), sec Leggett av, all; Jno Schenk to Bernard Garrity, 540 E 150; 2 10-12yf June1'14; Mar3'14. 720 & 840

MORTGAGES.

Borough of Manhattan.

FEB. 27, 28, MAR 2, 3, 4 & 5.

Academy st, nec Sherman av, see Sherman av, nec Acadamy.

Canal st, 179 (1:204), ns, abt 45 e Mott, 20.10x99.9x20.10x99.8; Feb19; Feb27'14; 3y 5%; Julia R Kinkele to German Savgs Bank, a corpn, 157 4 av. 2,000

Canal st, 326 (1:210-9), ss, bet Church & Bway, assessed to Theo L Bogert; transfer of tax lien for years 1909-11; Sept4'13; Mar5'14; 3y10%; City N Y to I Jackson, 31 Nassau. 2,011.29

Cherry st, 129-35, see Oliver, 54.

Grand st, 229 (1:239), ss, 72 e Eliz, 24x 55.6x24.1x55.4; PM; Mar2; Mar5'14; 5y5%; Saml Schwartz, 68 Lenox av, to Emily C Ollive, 23 W 74. 20,000

Henry st, 197 (1:285), ns, abt 120 w Clinton, 25x87.6; PM; pr mtg $16,000; Feb 24; Feb28'14; 3y6%; Congregation Tiferes Achim Anshay Denaburg, a corpn, to Rabbi Jacob Joseph School, a corpn, 197 Henry. 500

Henry st, 198 (1:270), ss, abt 95 w Clinton, 25x100; pr mtg $22,000; Feb16; Mar 4'14; due Aug3'16; 6%; Sarah Lipschitz, 53 E 96 &Nellie Lipschitz, 1499 Eastern pkway, Bklyn to Hermann Levy, 60 W 129. 2,000

Henry st, 198 (1:270); ext of mtg for $22,000 to Jan1'17; 5%; Nov6'13; Mar4 '14; Maimie E Cohn, 316 Central Park W et al exrs &c Abr Cohn with Saml Katzenbogen, 149 Belmont av, Bklyn. nom

Henry st, 198 (1:270); sobrn of mtg for $6,000 to mtg for $2,000; Feb25; Mar 4'14; Sarah Lipschitz, 53 E 96 et al with Hermann Levy, 60 W 129. nom

Houston st, 168 E (2:442); ext of mtg for $10,000 to Jan1'17; 5%; Jan2; Mar4'14; Anna Weber, 1058 Clay av with Sarah Rosenberg, 1151 Simpson et al individ & admrs Nathan Rosenberg. nom

Houston st, 133-5 W; ext of mtg for $41,500 to July27'15, 4½%; Sept4'12; Mar2'14; Jacob A Geissenhainer & ano trstes Henry Elsworth, decd, with same. nom

Jones st, 28 (2:590-14), ss, bet Bleecker & 4th, assessed to Co-op Soc'l Settlement Soc; transfer of tax lien for yrs 1908-12; Sept4'13; Mar5'14; 3y12%; City N Y to I Jackson, 31 Nassau. 1,193.97

Mulberry st, 229 (2:495-35), ws, bet Prince & Spring, assessed to Peter McGuines; transfer of tax lien for yrs 1908-12; Sept4'13; Mar5'14; 3y 10 8-10%; City N Y to I Jackson, 31 Nassau. 2,165.06

Oliver st, 54 (19 & 21) (1:278), es, abt 50 n Oak, 2ox100; also CHERSY ST, 129-31 (1:250), ss, 121.6 e Catherine sl, 37.8x 98x37.6x98; also CHERRY ST, 133-5 (1:-250), ss, 159.2 e Catherine sl, 37.5x98x37.6 x98; given as collateral or additional security for 3 mtgs recorded Nov5 & Oct30 '08, on same prop as above, but secures no further indebtedness; Dec1'13; Mar5'14; 2y 5%; Angelo & Michl A Rofrano to Albany Savgs Bank, 20 N Pearl st, Albany, NI. gold 109,000

Ridge st, 119-25 (2:344), ws, bet Stanton & Rivington, assessed to J Delafield; transfer of tax lien for yrs 1908-11; Sept4'13; Mar5'14; 3y12%; City N Y to I Jackson, 31 Nassau. 8,836.75

St Nicholas ter, 10 (7:1954), es, 155.11 n 127th, 38.7x80; ext of mtg for $25,000 to Jan5'19, 5%; Feb19; Feb27'14; Louise Moorhead with Alex McLean Jeffrey. nom

St Nicholas pl, ws, abt 86.3 s 152d, see St Nicholas av, 828.

South st, 84-85 (1:72); agmt consolidating two mtgs for $30,000 & 6,000 & ext of said mtgs for $36,000 to Mar1'17, 5½%; Mar3; Mar5'14; Jas B Kilsheimer with Downing Realty Co, 71 Bway. nom

Stanton st, 36½ (2:422); ext of mtg for $29,000 to Feb17'17, 5%; Jan12; Feb27'14; Emanuel Neuman, 2094 5 av, with Jno A Brown, at Newtown Township, Del Co, Pa. nom

Thompson st, 57 (2:489); ext of mtg for $41,500 to Jan1'17, 5%; Jan29; Feb27'14; Helen M Kelly, 120 W 57, gdn Eugenia Kelly, with Lawrence Holding Co, a corpn, 223 Wooster, & ano. nom

Wooster st, 35-7 (2:475); ext of mtg for $30,000 to Dec9'15; 5%; Feb21; Mar4 '14; Otto Lindemann with Bank for Savgs in City NY, a corpn, 280 4 av. nom

2D st, 241 E (2:384), sws, abt 225 w Av C, 25.4x74.1x25.4x76; pr mtg $——; Feb21; Feb28'14; due Apr5'18 or sooner, 6%; Jos Schieber, NY, & Jos I Schieber, of Passaic, NJ, to Bertha Simon, 58 W 128, & ano. 4,350

4TH st, 78 E (2:459); ext of mtg for $21,000 to Mar1'19; 5%; Mar3; Mar4'14; Title Guar & Trust Co, a corpn, with Sarah Lubman, 78 E 4. nom

4TH st, 210-4 W (2:591-55), ss, bet Christopher & Grove, assessed to D H Hess; transfer of tax lien for yrs 1906-12; Sept4'13; Mar5'14; 3y12%; City N Y to I Jackson, 31 Nassau. 19,419.78

5TH st, 341 E (2:447-38), ns, bet 1 & 2 avs, assessed to M Glassner; transfer of tax lien for yrs 1907-12; Sept4'13; Mar5 '14; 3y 11 8-10%; City NY to I Jackson, 31 Nassau. 3,697.65

6TH st, 810-2 E (2:360), ss, 129 w Lewis, 42x97; pr mtg $——; Feb26; Feb27'14; installs $50 monthly —%; Elias Senft to Saml Oppenheim, 36 S 10, Bklyn, admr David S Oppenheim. 20 notes 1,000

7TH st, 260 E (2:376), ss, 297.5 w Av D, 22.8x90.10; PM; Mar2; Mar3'14; due & int as per bond; Saml Herzstein, 260 E 7, to Trstes of the fund for Aged & Infirm Clergymen of the P E Church in the Diocese of N Y, c/o Union Trust Co, 80 Bway. gold 11,000

7TH st, 260 E; PM; pr mtg $11,000; Mar 3'14; due Jan12'19 or sooner, 6%; same to Leon Sable et al, exrs &c Dora E Herzstein, office at 280 Bway. 2,500

9TH st, 709-11 E (2:379), ns, 124 e Av C, 41x92.3; Mar2'14; 5y5%; Harris Feiner to A Gertrude Cutter, 781 Lex av. 39,000

12TH st, 290-4 W (2:624), ss, 52.3 w 4th, 50.6x121.3x49.8x115.4; ext of mtg for $57,000 to Feb27'19, 5%; Feb27; Mar4'14; Hudsonia Realty Corpn, 208 W 137, with Franklin Savgs Bank, 656 8 av. nom

13TH st, 626-8 E (2:395), ss, 299 w Av C, 39x103.3; PM; Mar2; Mar3'14; 5y5%; Richd C Daniel to Lawyers Mtg Co, a corpn, 59 Liberty. 32,500

14TH st, 224 E (2:469), all title; leasehold; pr mtg $——; Feb27; Mar3'14; installs $50 weekly, —%; Isidor Globe, 1300 Clay av, to American Leasing & Renting Co, Inc, a corpn, 111-7 E Houston. 1,000

22D st W, sec 7 av, see 7 av, 207.

23D st, 424-6 E (3:954), ss, 344 e 1 av, 50x98.9; pr mtg $18,000; Feb26; Feb27'11; 3y6%; Margt Danb, 75 1 av, to Jno H Giebelhaus, 1520 1 av. 5,500

23D st, 342-4 W (3:746, 65 & 66), ss, bet 8 & 9 avs, assessed to Robt A B Dayton & J J Galt; transfer of tax lien for yrs 1908-12; Oct9'13; Mar5'14; 3y 7 4-10%; City N Y to I Jackson, 31 Nassau. 4,666.33

26TH st, 11-13 E (3:856), ns, 157.6 e 5 av, 58.6x197.6 to ss 27th (Nos 6-8); ext of mtg for $900,000 to Oct1'22; 5½% until Oct1'17 & thereafter 5%; Mar4; Mar5'14; Flemish Realty Co, a corpn, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

27TH st, 6-8 E, see 26th, 11-13 E.

32D st, 27 E, see Madison av, 153-9.

34TH st E, swc 1 av, see 1 av, 593.

39TH st, 424 W (3:736), ss, 325 w 9 av, 25x98.9; pr mtg $——; Mar3'14; 2y6%; Matilda Fitzsimons, 125 W 122, to Nelson S Westcott, 159 W 12. 2,500

39TH st, 433 W (3:737), ns, bet 9 & 10 avs, assessed to Mary Jackson; transfer of tax lien for yrs 1909-12; Oct9'13; Mar 5'14; 3y7 8-10%; City N Y to I Jackson, 31 Nassau. 1,336.54

44TH st W, sec Bway, see Bway, sec 44th.

45TH st, 38-40 W (5:1260); ext of mtg for $375,000 to Feb9'17, 5%; Feb14; Mar 5'14; The Wilkinson Realty Co, 40 W 45, with Fredk Lewisohn et al, exrs Leonard Lewisohn. nom

47TH st, 134 E (5:1301); ext of mtg for $11,000 to Mar1'17, 5%; Feb25; Mar5'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Mary A Reilly, 207 E 35. nom

51ST st, 220 E (5:1324), ss, 235 e 3 av, runs s100.5xw10xs10xe35xn110.5 to st xw 25 to beg; Mar3'14; 3y5%; Adolph Bowsky to Chas Weinberg, 171 W 71. 11,000

51ST st, 51 W (5:1267); ext of mtg for $25,000 to Mar22'17, 4½%; Feb27; Mar5 '14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Henry D Chapin. nom

56TH st, 59-63 E (5:1292), ns, 125 e Mad av, 50x100.5; Mar3; Mar4'14; 5y or sooner; 4½%; Anna E Donald & Margt D Bishop to U S Savgs Bank of NY, a corpn, 606 Madison av. 75,000

63D st, 240 W (4:1154), ss, 150 e West End av, 25x100.5; pr mtg $12,500; Feb26; Feb27'14; 1y6%; Jacob B Underhill, 120 E 40, to Roy A Rainey, at Huntington, LI. 6,000

64TH st E, nec Lex av, see Lex av, 841.

65TH st, 10 W (4:1117), ss, 150 w Central Park W, 30x100.5; PM; Mar2'14; due & int as per bond; Wm H Gentzlinger to Title Guar & Trust Co, a corpn. 23,000

70TH st, 511 E (5:1482), ns, 223 e Av A, 25x100.5; pr mtg $11,000; Mar2; Mar4'14; 4y6%; East 70th St Realty Corpn to Mary Adamec, 305 E 73. 4,000

70TH st, 511 E; pr mtg $15,000; Mar2; Mar4'14; 4y6%; same to Anna Barak, 425 E 77; 3,000

70TH st, 513 E (5:1482), ns, 248 e Av A, 25x100.5; pr mtg $10,000; Mar2; Mar4'14; 4y6%; East 70th St Realty Corpn to Mary Adamec, 305 E 73. 4,000

70TH st, 513 E; pr mtg $14,000; Mar2; Mar4'14; 1y6%; same to Jno Svasek, 414 E 71. 4,500

71ST st, 122 W (4:1142), ss, 215 w Col av, 21x100.5; Mar5'14; due & int as per bond; Geo B M Harvey, at Deal, NJ, to

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Jas H Aldrich, at Sag Harbor, LI, & ano, trste Mary G E Aldrich. gold 21,000

72D st, 122 E (5:1406), ss, 180 w Lex av, 19.11x102.2; pr mtg $25,000; Mar4; Mar 5'14; due & int as per bond; Francis Draz to Title Guar & Trust Co, a corpn. 10,000

74TH st, 252 E (5:1428), ss, 83.6 w 2 av, 16.6x76; ext of mtg for $7,000 to Mar4 '19; 5%; Mar4; Mar5'14; Julius Harris, 527 E 78 with Otto Hirsh, 100 W 121. nom

76TH st, 17 E (5:1391), ns, 278 e 5 av, 20x102.2; Feb9; Mar4'14; due Mar3'17; int as per bond; Florence R Fuerth at Paris, France, to Farmers Loan & Trust Co, a corpn, 22 Wm. 45,000

80TH st, 10 E (5:1491), ss, 185 e 5 av, 20x102.2; Mar5'14; due & int as per bond; Terrain Realty Co, a corpn, to Jno W Sterling, 912 5 av. 50,000

80TH st, 10 E; certf as to above mtg; Mar4; Mar5'14; same to same. ——

81ST st, 103 E (5:1510), ns, 100 e Park av, 20x102.2; PM; pr mtg $18,000; Mar4; Mar5'14; due Sept4'17 or sooner, 6%; Irma Schoenberg to Leo L Schwab, 35 W 96. 4,000

82D st, 157 E (5:1511), ns, 145.3 e Lex av, 19.2x102.2; 1-6 pt; also asn of rents as collateral; Feb27; Mar4'14; 1y or sooner; 6%; Anna V wife Robt T Brennan at Flushing, E of Q, heir &c Bridget Curry to Emily Hirsch, 62 E 122. 600

83D st, 16 E (5:1494), ss, 145 w Mad av, 20x102.2; pr mtg$——; Mar4'14; due & int as per bond; Alex Thain to Mutual Life Ins Co of NY, 32 Nassau. 6,000

86TH st, 164-6 E (5:1514); sal Ls; Feb 27; Feb28'14; demand, 6%; Chas Speckmann to Jacob Ruppert, a corpn, 1639 3 av. 5,000

90TH st, 114 W (4:1220), ss, 200 w Col av, 26.6x100.8; PM; Mar2'14; 3y5%; Arno C Weissleder & Katie his wife, 555 11 av, to Morris Aron, 2101 Bway. 20,000

92D st, 71 W (4:1206), ns, 125 e Col av, 20x100.8; PM; pr mtg $10,000; Mar2; Mar 3'14; 3y or sooner, 5½%; Richd J Scofield to Brodie Realty Co, a corpn, 414 Riverside dr. 5,000

98TH st, 326-8 E (6:1669), ss, 215.7 w 1 av, runs s96.1xe0.5xs4.10xw60xn100.11 to st xe59.4 to beg, with all RT&I to strip on e as follows: 98th, ss, 215 w 1 av, 0.7x96.1 x0.5x96.1; PM; Feb27; Mar3'14; 5y or sooner, 5%; Nathan Schwartz, 59 E 103, & Morris Schwartz, 14 E 106, to Julius Levy at Wave Crest, Far Rockaway, B of Q. 12,000

98TH st, 326-8 E; PM; pr mtg $12,000; Feb27; Mar3'14; due Dec30'18 or sooner, 6%; same to same. 2,000

101ST st, 101 E (6:1628), nec Park av (No 1323), 25x75; ext of mtg for $16,500 to Decl'16, 5%; Jan15; Mar4'14; Geo Schuster, 17 Grand st, Mt Vernon, NY, with U S Trust Co of NY, trste Saml Willets.. nom

102D st, 169 W (7:1857), ns, 300 e Ams av, 25x96.11x25x96.10; Feb26 Mar5'14; 5y 5%; Peter Boyle to Emigrant Indust Savgs Bank, a corpn. 15,000

106TH st, 328 E (6:1677); str Ls; Mar 4'14; demand; 6%; Modesto Zurla, 328 E 106 to Saranac Realty Co, a corpn, 149 Bway. note 1,500

107TH st, 301 W, see Bway, 2781.

112TH st, 3 W (6:1596), ns, 100 w 5 av, 25.11x100.11; pr mtg $18,500; Feb27; Feb 28'14; 1y6%; Celia Johnson to Abr Salomon, 280 E 166. 2,750

112TH st, 3 W (6:1596), ns, 100 w 5 av, 25.11x100.11; Feb27'14; 5y5%; Celia Johnson to Emigrant Indust Savgs Bank. 18,500

113TH st, 27 W (6:1597), ext of mtg for $650 to Feb24'15, —%; Feb28; Mar4'14; Anna A Lederle, 27 W 113 with Jno J Hogan of Magnolia Court at Magnolia & Chestnut avs, Jersey City, NJ. nom

115TH st, 71 W (6:1599), ns, 200 e Lenox av, 25x100.11; PM; pr mtg $18,000; Feb26; Mar2'14; 5y5½%; 71 West 115th St Realty Co, Inc, a corpn, 1475 Ams av, to Frances A Hunter, 1253 Beacon st, Brookline, Mass. 3,500

115TH st, 71-3 W (6:1599), ns. 175 e Lenox av, 2 lots, ea 25x100.11; 2 mtgs, ea $18,000; Feb27'14; 5y5%; 71 West 115th St Realty Co, Inc, a corpn, to Archibald H M Sinclair, at Regents Park Barracks, London, Eng. 36,000

115TH st, 71-3 W (6:1599); certf as to two mtgs for $18,000 each; also to 2d mtg for $3,000 on 73 W 115; Feb27; Feb28'14; 71 W 115th St Realty Co, Inc, 1475 Ams av, to Archibald H M Sinclair & Flora E Solomon. ——

115TH st, 73 W (6:1599), ns, 175 e Lenox av, 25x100.11; pr mtg $18,000; Feb27'14; 3y 6%; 71 West 115th St Realty Co, Inc, a corpn, to Flora E Solomon, 536 W 113. 3,000

116TH st, 236-8 W (7:1831), ss, 300 e 8 av, 50x100.11; pr mtg $——; Aug21'13; re-recorded from Sept22'13; Mar2'14; 2y6%; Thompson J S Flint, Jessie F Morgan, Frederic W Flint & Roma, his wife, & Wm H Flint & Ida La P, his wife, to Chas B Halsey, 939 Madison av. 3,000

117TH st, 338 E (6:1688), ss, 150 w 1 av, 25x100.11; PM; pr mtg $——; Feb26; Feb 27'14; 5y or sooner, 6%; Luciano Anzalone, 336 E 117, to Carmine Napolitano, 42 West End av. 2,940

121ST st, 151 W (7:1906), ns, 166 e 7 av, 19x100.11; PM; pr mtg $——; Feb27'14; due Mar1'15, 6%; Stephen H Jackson, 134 W 131, to Aaron Goodman Realty Co, a corpn, 117 W 119. 1,500

121ST st, 226 W (7:1926), ss, 268 w 7 av, 18x100.11; PM; Feb28; Mar4'14; due & int as per bond; Philip Levey, 258 W 34 to Lydia Lobenstein, 156 Kent, Bklyn. 9,000

121ST st, 226 W; PM; pr mtg $9,000; Mar3; Mar4'14; due & int as per bond; Sol Riley, 269 W 45, to Philip Levy, 258 W 34. 1,000

122D st, 363 W, see Morningside av, 91-94.

124TH st, 428 W (7:1964), ss, 325 e Ams av, 25x100.11; Mar4; Mar5'14; 5y5%; Mildred Levy to Emigrant Indust Savgs Bank, a corpn. 20,000

124TH st, 428 W; sobrn of mtg for $5,000 to mtg for $20,000; Mar4; Mar5'14; Sol Feiner, 140 E 92, with same. nom

125TH st, 322 E (6:1801), ss, 275 e 2 av, 25x100.11; ext of mtg for $9,500 to July6 '17, 5%; Feb26; Feb27'14; Mary Ford, 628 8 av, trste Patk Connolly, with Jos J Cullen, 246 Lafayette. nom

129TH st, 214 W (7:1934), ss, 167 w 7 av, 17x99.11; ext of mtg for $8,000 to Apr 22'17, 5%; Feb25; Mar4'14; Henrietta Hanauer with Albt C Hall, of Stamford, Conn, trste Alvah Hall. nom

136TH st, 106 W (7:1920), ss, 108.4 w Lenox av, 16.8x99.11; Feb26; Feb27'14; 5y or sooner, 5%; Agnes J Savarese to American Mtg Co, a corpn, 46 Cedar. 2,500

136TH st, 106 W; sobrn of mtg for $5,000 to mtg for $2,500; Feb26; Feb27'14; J Geo Sauer with same. nom

138TH st, 621 W (7:2087), ns, 285 w Bway, 15x99.11; PM; Feb24; Mar3'14; 3y 5%; Eliz Meagher to Pennington Whitehead, 16 Rue du Holder, Paris, France, trste Jno A Haggerty, decd, for Anna K Shaw. 6,500

138TH st, 621 W; pr mtg $6,500; Mar3 '14; 3y6%; Eliz Meagher to Jas L Clare, 5 W 122. 500

140TH st, 506-14 W (7:2071), ss, 150 w Ams av, 75x99.11; PM; Mar2; Mar5'14; 2y 6%; Franz J Michel to Wm M Moore, at nec Aqueduct & University avs. 10,000

144TH st, 313 W (7:2044), ns, 199.6 w 8 av, 26x99.11; pr mtg $17,100; Mar2; Mar5 '14; 3y6%; Millie Schwartz to Mollie Hirschfeld, 743 West End av. 1,200

145TH st, 471-3 W (7:2060); ext of mtg for $67,000 to Feb26'19, 5%; Feb26; Feb27 '14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, with Margt & Ada M Kearney, at St Andrews Hotel, 72 & Bway. nom

147TH st, 457 W (7:2062), ns, 212.6 e Ams av, 18.9x99.11; Mar3'14; 3y5%; Adele A Chatain to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 2,000

147TH st, 553-5 W (7:2079); ext of mtg for $7,000 to Mar1'17, 6%; Feb27'14; Abel King, 148 E 65, & ano, with Hattie Heidelberger, 645 West End av, et al, exrs &c Bertha Heidelberger. nom

151ST st, 605 W (7:2098), ns, 150 w Bway, 75x99.11; ext of mtg for $80,000 to Nov22 '16, 5%; Feb17; Feb28'14; W Forbes Morgan, Jr as trste, etc, 40 E 40, with Sarah M Brueck, 605 W 151. nom

157TH st, 551 W (8:2116), ns, 575 w Ams av, 75x99.11; pr mtg $——; Mar2; Mar3'14; 1y6%; N Y State Investing Co, a corpn, 56 W 36, to Lincoln Mtg Co, 100 Bway. 5,000

157TH st, 551 W; certf as to above mtg; Mar2; Mar3'14; same to same. ——

157TH st, 555 W, see Bway, 3780-8.

158TH st, 498 W, see Ams av, 1973-5.

158TH st, 558 W, see Bway, 3790-8.

182D st W, cl at es Bennett av, see Bennett av, es, at cl 182d.

183D st, 505-7 W (8:2155), ns, 100 w Ams av, 85x74.11; pr mtg $50,000; Mar4'14; 3y6%; Placid Realty Co, a corpn, 35 Nassau to Abel King, 148 E 65 & ano. 10,000

183D st, 505-7 W; certf as to above mtg; Mar4'14; same to same. ——

204TH st W, swc Post av, see Post av, swc 204.

Av A, 216 (2:407); asn Ls by way of mtg as collateral for $1,100; Mar2; Mar3 '14; Antonio Mazzarella to Jacob Hoffmann Brewing Co, a corpn, 211-3 E 55. nom

Amsterdam av, 711 (4:1225), es, 50.8 s (No 498), 49.11x100; ext of mtg for $10,000 24'19, 5%; Feb24; Mar4'14; Jno J Schwartz, 219 Centre av, New Rochelle, NY, with Franklin Savgs Bank, 656 8 av. nom

Amsterdam av, 1109-1111 (7:1867), es, 80.11 s 115th, 40x100; pr mtg $60,000; Feb 27; Mar3'14; 2y6%; Pocahontas Realty Corpn to Jacob D Khodoff, 1421 Madison av. 12,000

Amsterdam av, 1109-11; certf as to above mtg; Feb27; Mar3'14; same to same. ——

Amsterdam av, 1973-5 (8:2108), sec 158th (No. 498), 49.11x100; ext of mtg for $10,000 to Mar1'16; 6%; Mar3; Mar5'14; Herman Strauss, 194 E 76 with Wm R Mason, 547 W 142. nom

Amsterdam av, 2010-4 (8:2118), ext of mtg for $24,000 to Mar3'19; 5%; Mar3; Mar 4'14; Lawyers Title Ins & Trust Co a corporation, 160 Bway with Geraldine Realty Co, a corpn, 502 W 160. nom

Bennett av (8:2180), es, at cl 182d on Randels map, runs n88.6xe100xs102.3 to cl 182d xw100.11 to beg; bldg loan; Feb27; Feb28'14; due Aug1'14, 6%; McNulty Bros, a corpn, 549 W 52, to Van Dyck Estate, a corpn, 331 Madison av. 90,000

Bennett av (8:2180), es, 88.6 n of cl 182d, 93.4x100; bldg loan; Feb27; Feb28'14; due Sept1'14, 6%; McNulty Bros, a corpn, 549 W 52, to Van Dyck Estate, a corpn, 331 Madison av. 90,000

Bennett av (8:2180), es, at cl 182d; same prop; certf as to above mtg; Feb27; Feb 28'14; same to same. ——

Bennett av (8:2180), es, at cl 182d; same prop; certf as to above mtg; Feb27; Feb 28'14; same to same. ——

Broadway (4:996), sec 44th; certf as to chattel mtg for $—— as additional security for payment of mtg now on the real estate for $1,600,000; Jan13; Feb28'14; Claridge Co, Inc, a corpn, to Bond & Mtg Guar Co, a corpn. ——

Broadway, 2781 (7:1892), nwc 107th (No 301), 26.10x100; Mar4'14; 5y5%; Wm Simpson to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 55,000

Broadway (7:1993), ws, 302.3 n 122d, 126.1 x91.7 to cl old Bloomingdale rd x126.11x 78.11; PM; pr mtg $40,000; Feb20; Mar2'14; due Mar2'16 or sooner, 5%; Edw M James to No 4 West 57th St Co, a corpn, 30 Pine. 20,000

Broadway, 3780-8 (8:2116), nec 157th (No 555), 99.11x75; ext of mtg for $75,000 to Feb20'15, 5½%; Jan22; Mar3'14; Jno D & Chas R Buckley, of Bklyn, with Gross & Herbener, Inc, a corpn. nom

Broadway, 3790-8 (8:2116), sec 158th No 558), 99.11x75; ext of mtg for $73,000 to Feb20'15, 5½%; Jan22; Mar3'14; Jno D & Chas R Buckley, of Bklyn, with Gross & Herbener, Inc, a corpn. nom

Claremont av, 192 (7:1993), es, 300 n 125th, —x—; ext of mtg for $45,000 to Nov15'18, 5%; Feb16; Mar3'14; Max Gutschneider with Seamens Bank for Savgs, NY, a corpn, 74 Wall. nom

Lexington av, 841 (5:1399), nec 64th, 17.11x80; declaration that sum of $15,700 to be advanced by party 2d pt is to be applied for payment of indebtedness and improvements; Nov26'13; Mar3'14; Israel E Pike et al, trstes under deed of trust made by Caroline P Sugden to U S Trust Co of N Y, 45 Wall. ——

Madison av, 153-9 (3:862), nec 32d (No 27), 98.9x100; pr mtg $300,000; May27'13; Mar5'14; 1y4½%; Wm Manice & Sarah R, his wife, & Marie J Edgar & Helen M Alexander, to Wm Manice, gdn Wm De F Manice & Sarah R Manice, the younger, 6 W 53. 90,000

Madison av, 527 (5:1289), es, 40.5 s 54th, 20x80; PM; pr mtg $50,000; Mar2; Mar4'14; due & int as per bond; L Duncan Bulkley, 531 Madison av to Helen Wilson, 9 E 47. 10,000

Morningside av, 91-4 (7:1949), nec 122d (No 363), 100.11x100; ext of mtg for $150,000 to Feb17'17; 5%; Feb17; Mar3'14; The Gray Realty & Development Co of NY a corpn, 13 Laight et al with NY Savgs Bank, a corpn, 81 8 av. nom

Park av, 1323, see 101st, 101 E.

Post av (8:2218), swc 204th, runs sw250 xse150xne150xse50xne100 to ws 204th xnw 200 to beg; pr mtg $20,000; Feb17; Mar4 '14; due & int as per bond; Blanche R Altmayer, 767 5 av to Isidore Solomon, 676 Riverside dr. 15,000

St Nicholas av, 828 (7:2066), es, 86.3 s 152d, 25.5x85.3 to ws St Nicholas pl x24.10 x90.8; Mar2; Mar3'14; 5y4½%; Jas P Knight to Cynthia H B Clark, at Stratford, Conn. 20,000

Sherman av (8:2225), nec Academy, 100 x100; PM; Mar3'14; 3y or sooner, 5%; Hickory Realty Corpn, 128 Bway, to Jonas F Mann, 626 W 158. 21,250

1ST av, 77 (2:446), nws, 48.1 sw 5th, 24x 100; pr mtg $——; Mar2'14; due Sept2'15 or sooner, 6%; Celia Paschkes to Louis Paschkes, both at 1878 7 av. 2,000

1ST av, 407 (3:929); ext of mtg for $6,000 to Mar2'19; 5%; Mar2; Mar4'14; Lawyers Title Ins & Trust Co, a corpn with Jno Krack, 409 1 av. nom

1ST av, 407 (3:929), ws, 20.6 s 24th, 19.9 x70; PM; pr mtg $6,000; Mar2; Mar3'14; 4y6%; Jno Krack to Venture Realty & Constn Co, a corpn, 60 Liberty. 3,300

1ST av, 593 (3:939), swc 34th; sal Ls; Feb25; Mar2'14; demand, 6%; Peter Flynn, 593 1 av, to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55. 4,000

1ST av, 1101-3 (5:1435), ws, 50.5 n 60th, 2 lots, ea 25x100; 2 mtgs, ea $3,750; pr mtg $——; Feb27; Feb28'14; due Mar1'15, 5%; Chas, Anna C & Adam Wiener, as trstes, to Anna C Wiener, 2 W 86. 7,500

1ST av, 1621 (5:1547), ws, 50 n 84th, 26x77.10; ext of mtg for $5,000 to May 3'16, 5½%; Feb26; Mar5'14; Aaron Rothman, 1621 1 av with Johann D Schelberg, 167 Morningside av. nom

2D av, 1399 (5:1427), sal Ls; Mar3; Mar 5'14; demand, 6%; Frank Kropacek to Lion Brewery, a corpn, 104 W 108. 1,000

2D av, 2091 (6:1657), ws, 25.10 s 108th, 25.3x75; pr mtg $13,500; Mar2; Mar3'14; due & int as per bond; Maria & Vito Bonomo to Benj Goldstein, 1109 Teller av. 250

2D av, 2306 (6:1795), es, 53 n 118th, 27x 80; Feb27; Mar3'14; 5y5%; Eva Heymann to Lincoln Trust Co, 208 5 av. 11,000

2D av, 2451 (6:1790), ws, 74.11 n 125th, 25x74; PM; Feb26; Feb27'14; due Mar1'19 or sooner, 5%; Raffaele Cancro & Teresa, his wife, to Union Trust Co of NY, 80 Bway, gdn Edith Williams et al. 10,000

3D av, 591 (3:919), es, 65 s 39th, 20x 100; PM; Mar4; Mar5'14; 2y5%; Katie Moeschen (& Louis Moeschen, her husband, in bond) to Corneliuett Smith, 256 H 52, individ & extrx &c Harlan P Smith (decd) & ano. 14,000

3D av, 1722 (6:1624), ws, 25.11 s 97th, 25 x80; Mar4'14; due & int as per bond; Helen M O'Brien to Title Guar & Trust Co, a corpn. 10,000

3D av, 2231-7 (6:1786); ext of mtg for $115,000 to Apr7'19, 5%; Mar3; Mar5'14; Bennett J & Edw J King with Andw Davey, 321 W 105. nom

5TH av, 374, see 5 av, 382.

5TH av, 382 (3:837), ws, 95.5 s 36th, 28x 100; also 5TH AV, 374 (3:837), ws, 37 n 35th, 37x100; ext of mtgs for $400,000 at 5% & $375,000 at 4½% to May2'18; Mar2 '14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Ball Realty Co, a corpn, 372 5 av. nom

5TH av, 382; also 5TH AV, 374; certf as to ext of above mtgs; Mar2'14; Ball Realty Co to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. ——

5TH av, 2234 (6:1733); ext of mtg for $18,000 to Jan1'17, 4½%; Jan3; Mar5'14; N Y Bible & Common Prayer Book Soc, a corpn, 4 av & 22d, with Christian Luckey, 2041 5 av. nom

7TH av, 207 (3:797), sec 22d; sal Ls; Mar3; Mar5'14; demand, 6%; Peter & Michl McEntee to Lion Brewery, a corpn, 104 W 108. 5,500

7TH av, 491 (3:812); ext of mtg for $61,000 to May1'17; 5%; Mar4'14; Robt Alexander, 430 W 23 with Brookside Realty Co, a corpn, 51 Chambers. nom

7TH av, 491; receipt of $7,000 on account of mtg for $68,000, leaving now due $61,000; Mar4'14; same to same. ——

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STH av, 116 (3:765); asn Ls by way of mtg to secure $8,252.35; Nov14'12; Mar2'14; Chas & John McManus to Peter Doelger, 339 W 100. nom

STH av, 389 (3:753), ws, 49.9 n 29th, runs n21xw70xs19xe12xs2xe58 to beg; pr mtg $21,500; Dec30'13; Mar4'14; 1y6%; Mary E O'Farrell trste Mary Halpin, decd, to Annie T Healy, 226 E 116. 1,000

10TH av, 335 (3:701), nws, abt 75 n 29th, 24.8x100; Mar3; Mar4'14; 3y5½%; Saml Hollander to Union Trust Co of NY, a corpn, 80 Bway. 9,500

10TH av, 335; sobrn of mtg for $3,000 to mtg for $9,500; Mar3; Mar4'14; Bernheimer & Schwartz Pilsener Bwg Co, a corpn, Ams av & 128th with same. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Grace st (B of Q), nws, 275 ne Wilson av, 2 lots, each 25x107, L I City; consent & certf as to two mtgs for $8,500 each; July1'13; Mar2'14; American Slavonian Realty Co, a corpn, to Bank of Europe, a corpn. ——

Hushwick av (Bklyn), swc Scholes, 100 x37.6; certf as to mtg for $18,000; Feb28; Mar3'14; Lombardy Realty Co to Title Guar Trust Co, a corpn, 176 Bway. ——

MORTGAGES.

Borough of the Bronx.

Adams st, ss, 106 e Van Nest av, see Van Nest av, nec 180th.

Barretto st, 922 (10:2723); sal Ls; Feb3; Mar3'14; demand, 6%; Gerry & Saml Levitt to A Hupfel's Sons, 822 St Anns av. 3,500

Bayard st (*), es, 300 n 236th, 94.11x100.2 x89x100; Mar3; Mar5'14; 3y6%; Charlotte E C & Susan J Winter to Edwin M Hopkins, 429 Woodland av. 500

Beck st, sec Av St John, see Av St John, sec Beck.

Business pl, nwc Park dr, see Park dr, nwc Business pl.

Chisholm st (11:2970), ws, 165.3 s Freeman, runs w120xs11.11xe45xs9.7xse73.8 to Stebbins av xne29.1 to st xn47.3; ext of $3,500 mtg to Jan1'17 at 6%; Dec11'13; Mar4'14; Geo B Hardie with Herman Brill, 629 W 135. nom

Crotona pl (11:2927), es, 175.11 s 171st, 100.1x46.9x100x41.11; PM; Feb16; Mar3'14; 2y6%; Max Diamond to Sagovitz & Shapiro, a corpn, 2073 7 av. 2,000

Fox st, 869 (10:2711), nws, 100 ne Intervale av, 73.5x100; PM; pr mtg $53,000; Feb20; Mar4'14; 2y6%; Rebecca Brill to Adavine Constn Corpn, 73 Nassau. 7,500

Hoffman st (11:3056), nwc 187th, 100x 96.11; sobrn agmt; Nov22'12; Feb27'14; Michl Santangelo with Mary Martin. nom

Matilda st (*), ses, 400 nw 241st, 50x 100; Feb27; Feb28'14; due, &c, as per bond; Thos H Roff to Eliza M Anderson, Bernardsville, NJ. 1,600

Tiffany st (10:2717), es, 254.3 s 167th, 50 x100; Feb27; Mar4'14; due, &c, as per bond; Gustave A Rueck to Morris Quasha, 500 W 175. 1,000

Tiffany st (10:2717), es, 350 n 165th, 25x 100; PM; Mar3; Mar4'14; 5y5%; Bela & Millie Diamant to Mary A Smallen, Ft Schuyler rd near Latting. 25,000

141ST st, 492 E (9:2285), ss, 50 w Brook av, 54.2x100; pr mtg $34,000; Feb28; Mar3'14; 5y6%; Consolidated Impt Co, Inc, a corpn, to Joshua Silverstein, 808 West End av, & ano. 15,000

141ST st, 492 E; certf as to above mtg; Feb28; Mar3'14; same to same. ——

141ST st, 492 E (9:2285), ss, 50 w Brook av, 54.2x100; Feb27; Mar2'14; 5y5½%; Consolidated Impt Co, Inc, a corpn, to Lawyers Mtg Co, 59 Liberty. 34,000

141ST st, 492 E; certf as to above mtg; Feb28; Mar2'14; same to same. ——

141ST st, 494 E, see Brook av, swc 141st.

141ST st E, swc Brook av, see Brook av, swc 141.

148TH st, 298 E (9:2329), ss, 175 w College av, 25x100; Mar2; Mar4'14; 5y5¼%; Fredk W Siems to Fred Schaefer, Nostrand av & St Johns pl, Bklyn. 6,000

166TH st W, sec Woodycrest av, see Woodycrest av, sec 166.

166TH st W, nec Woodycrest av, see Woodycrest av, nec 166.

166TH st W, nec Woodycrest av, see Woodycrest av, 1116.

172D st E, swc Washington av, see Washington av, swc 172d.

172D st E, nwc 3 av, see 3 av, 3921.

172D st E, ns, 53 w 3 av, see 3 av, 3921.

172D st, 856 E (11:2966); ext of $30,000 mtg to Feb26'17 at 5½%; Feb25; Feb28 '14; Lawyers Mtg Co with Sole Realty & Constn Co, 641 E 183. nom

172D st, 856 E (11:2966); agmt as to share ownership in mtg; Feb26; Mar4'14; Margt A V Hoare with Lawyers Mort Co, 59 Liberty. nom

172D st, 860 E (11:2966); sobrn agmt; Feb20; Feb27'14; Dominick Marinucci & ano with Lawyers Mtg Co, 59 Liberty. nom

172D st, 860-4 E (11:2966), ws, 190 s Boston rd, 2 lots, ea 40x100; 2 mtgs, ea $30,000; Feb24; Feb27'14; 5y5¼%; Sole Realty & Constn Co to Lawyers Mtg Co, 59 Liberty. 60,000

172D st, 860-4 E; 2 certfs as to above mtgs; Feb24; Feb27'14; same to same. ——

172D st, 864 E (11:2966); sobrn agmt; Feb24 Feb27'14; Peter Carucci with Lawyers Mtg Co, 59 Liberty. nom

173D st E, sec Eden av, see Eden av, sec 173d.

174TH st E, nwc Hoe av, see Hoe av, nwc 174th.

176TH st, 741 E (11:2951), nes, 175.8 nw Prospect av, 25.3x110x25x112; Mar3'14; due &c as per bond; Bennett Lagomarsino to Michl Corcoran, 147 E 48. 2,400

176TH st, 860-4 E (11:2966); two agmts as to share ownership in two mtgs; Feb 26; Mar4'14; Nathan Friedman with Lawyers Mort Co, 59 Liberty. nom

178TH st, 807-11 E (11:3107), ns, 46 e Mapes av, 99.2x114.9x99.2x114.8; pr mtg $33,000; Feb26; Feb27'14; 3y6%; Jos Diamond Constn Co to Abel King, 148 E 65, & ano. 14,000

178TH st, 807-11 E (11:3107); certf as to above mtg; Feb26; Feb27'14; same to same. ——

179TH st E, nwc Morris av, see Morris av, nwc 179.

180TH st E, nec Van Nest av, see Van Nest av, nec 180th.

183D st, E (11:3038), ns, 99.7 w Washington av, 35x100; ext of $19,000 mtg to Jan4'17 at 6%; Jan20; Mar5'14; Rachel Rubin et al with Carrie Torriani & Ella B Barr, 422 West End av. nom

187TH st E, nwc Hoffman, see Hoffman, nwc 187th.

206TH st, 180-4 E (12:3313), ss, 240 w Mosholu Pkway, 50x120; Feb26; Feb28'14; due &c as per bond; Rosina Graziadio to Jno J Sullivan, 111 E 118. 500

219TH st E (*), sec Barnes av, 105x60; Feb26; Feb28'14; 1y6%; Jennie Wolff, 3768 Barnes av, to Tobia Durso, 491 E 156. 2,000

233D st E, nec White Plains av, see White Plains av, nec 233.

241ST st E (*), ns, 83.4 w Matilda, runs n18xe0.9xn32xw0.9xw16.8xs100 to av xe— to beg, except pt for av; pr mtg $3,000; Feb1; Mar4'14; 3y6%; Carolina Herrmann, 641 E 241, to Mary Witt, 4509 White Plains av. 1,000

261ST st, 409 W (13:3423), ns, 37.6 e Liebig av, 37.6x100; Mar3; Mar4'14; due, &c, as per bond; Emily R Mochrie to Title Guar & Trust Co, 176 Bway. 8,000

Albany rd, 3158 (12:3267), es, 521 n 231st, 25x99.3x26.5x107.11; Mar2; Mar4'14; 5y5%; Martino Passannanti to Rebecca Schaumburger, 139 W 112. 2,500

Alexander av, 200 (9:2299), es, 83.4 n 136th, runs n16.2xe75xn0.6xe21.2xs16.8xw 96.6 to beg Mar2; Mar4'14; due, &c, as per bond; Edwin R Crowe to Title Guar & Trust Co, 176 Bway. 3,000

Av St John (10:2684), sec Beck, 125x110; Feb26; Feb28'14; due &c as per bond; Norbert D Light & Wm Goldstone to Mutual Life Ins Co of N Y. 12,500

Barnes av, sec 219th, see 219th E, sec Barnes av.

Bolton av (*), ws, 325 n Patterson av, 50x100; Feb17; Feb28'14; installs, 6%; Wilhelm Odendahl to Otto Lindemann, 352 St Paul's av, B of R NY. 3,000

Boston av (12:3260), swc Heath av, 130.7x89x133.5x75.7; deed recorded as a mtg; mtg tax paid $26.50; pr mtg $10,000; Mar2; Mar5'14; due &c as per agmt; Harry & Lillian A Lilly to Columbia-Knickerbocker Trust Co, 60 Bway. O C & 100

Bronx blvd, late Marian st (*), ws, abt 315 n 239th, 34.4x145.3 to Bullard av; transfer of tax lien for yrs 1904-1911 assessed to ——; Dec15'13; Mar2'14; 3y12%; City N Y to Lillian W White, at White Plains, NY. 584.55

Brook av (9:2285), swc 141st, —x—; agmt as to share of ownership in mtg; Feb28; Mar4'14; Henry Kamsler et al with Lawyers Mort Co, 59 Liberty. nom

Brook av (9:2285), swc 141st (No 494), 100.5x59.6x100x50; pr mtg $48,000; Feb28; Mar3'14; 5y6%; Consolidated Impt Co, Inc, a corpn, to Joshua Silverstein, 808 West End av. 25,000

Brook av (9:2285); same prop; certf as to above mtg; Feb28; Mar3'14; same to same. ——

Brook av (9:2285), swc 141st, 50x100; Feb27; Mar2'14; due Feb28'19, 5½%; Consolidated Impt Co, Inc, a corpn, to Lawyers Mort Co, 59 Liberty. 48,000

Brook av (9:2285) same prop; certf as to above mtg; Feb28; Mar2'14; same to same. ——

Brook av, 918 (9:2367); ext of $18,000 mtg to Feb24'19 at 5%; Feb24; Mar2'14; Title Guar & Trust Co with Edw Ruehl, 918 Brook av. nom

Bullard av, es, abt 315 n 239th, see Bronx blvd, ws, abt 315 n 239.

Clay av, 1232 (9:2427), es, 74.9 n 168th, 40.3x80; Mar4; Mar5'14; 3y6%; Minnie Hagner to Camilla Williams, 1272 Clay av. 3,500

Courtlandt av (9:2398), es, 28.8 s 152d, 29x100; pr mtg $18,000; Feb16; Feb28'14; 4y6%; Chas Zink to Julius Zink, 630 Courtlandt av. 4,000

De Kalb av (12:3328), es, 207.2 n Gun Hill rd, 25x115.11x25.2x118.6; also DE KALB AV (12:3328), es, 107.2 n Gun Hill rd, 50x125.4x50.4x131.11; Jan31; Mar5'14; due &c as per bond; Lotie E D Welch to Jarrard L Welch, 3514 De Kalb av. 2,000

De Kalb av, es, 107.2 n Gun Hill rd, see De Kalb av, es, 207.2 n Gun Hill rd.

Eden av (11:2824), sec 173d, 46.7x95; PM; Jan30; Mar5'14; due &c as per bond; Harold Swain to Eliz J Childs, trste Henry Howard, 137 E 55. 4,000

Edgewater rd (10:2762), ws, 176 s Garrison av, 25.1x89x25x87.7; Feb27; Feb28 '14; 3y6%; Lawrence Davis, 76 Greene, Newark, NJ, to Cornelia C Irving, 58 Park pl, Geneva, NY. 1,000

Edgewater rd (10:2762), ws, 201.2 s Garrison av, 25.1x90.5x25x89; Feb27; Feb 28'14; 3y6%; Lawrence Davis, 76 Greene, Newark, NJ, to Cornelia C Irving, 58 Park pl, Geneva, NY. 1,000

Edgewater rd (10:2762), ws, 226.4 s Garrison av, 25.1x91.10x25x90.5; Feb27; Feb 28'14; 3y6%; Lawrence Davis, 76 Greene, Newark, NJ, to Jno S Wilson, 16 Victoria rd, London, Eng. 1,000

Franklin av, ws, abt 150 s 166th, see 3 av, es, 150 s 166th.

Franklin av, 1093, see 3 av, 3394.

Glebe av (*), ses, 150 sw St Peter's av, 50x100; PM; Mar2'14; 3y5%; Minnie Zimmerman, 720 Union av, to Mary A O'Neill, 1269 Mad av. 1,300

Grant av (*), ns, 169.8 e Middletown rd, 50x100; Feb14; Mar2'14; due July21'21, 5%; Wm B Murphy & Patk J Manning to August Breitsch, 33 Westchester sq. 900

Heath av, swc Boston av, see Boston av, swc Heath av.

Hoe av (11:2983 & 2991), nwc 174th, 100x15.4x100.8x21.5, except pt for st; PM; Feb26; Feb28'14; 3y5%; Hoe Av Realty Co, Inc, a corpn, to Ekin Holding Co, 15 Wall. 5,500

Hughes av, 2130 (11:3082), es, 86.2 n 181st, 16.5x85.5x16.5x85.3; PM; Mar3; Mar4 '14; 3y5½%; Jno M Susser, 547 E 183, to Clara Best, Montclair, NJ. 4,000

Intervale av, 1327 (11:2965); ext of $28,000 mtg to May1'15 at 5%; Feb24; Mar3 '14; Sarah E Bruce with Frank A Wahlig Co, 406 E 149. nom

Jackson av, 758 (10:2646), es, 154 n 156th, 26x87.6; Feb24; Mar4'14; due Mar25 '17, 6%; Dora Perlman, 758 Jackson av, to Marks S Shaine, 204 W 138. 375

Jackson av (10:2651), es, 59 n 166th, 19.6 x87.6; ext of $6,000 mtg to Feb28'17 at 5%; Mar3; Mar4'14; Sam Falk with Jessie Batt, 1102 Jackson av. nom

Jerome av (11:3198), ws, 125 ne North, 100x100; Feb24; Feb28'14; 2y5½%; J J Theodor Rieper to Empire City Savgs Bank, 231 W 125. 6,000

Leland av, 1366 (*), es, 175 n McGraw av, 25x100; pr mtg $4,500; Feb24; Mar4'14; 3y6%; Tillie M Stadler, 437 Beach av, to Anna K Adams, 2056 Ryer av. 1,300

Leland av, 1368 (*), es, 150 n McGraw av, 25x100; pr mtg $4,500; Feb24; Mar4'14; 3y6%; Tillie M Stadler, 437 Beach av, to Harriette E Adams, 2056 Ryer av. 1,000

Marion av (12:3283), es, abt 250 s 197th, 100x110; ext of $7,000 mtg to Dec1 '16 at 5%; Feb18; Feb27'14; Catharina Shea & ano trstes Denis Shea, with Eva B D Lobb, Roxbury, Conn. nom

Morris av (12:3318), es, 111.8 s Park View ter, 30x131.4x125.1x95.1; Apr15'12; Feb28'14; 3y12%; City N Y to Tax Lien Co of N Y, 68 William. 1,445.74

Morris av (12:3318), es, 111.8 s Park View ter, 30x131.4x125.1x95.1; Feb27; Feb 28'14; due July1'17; 6%; Peter S O'Hara to Mary Barrett, 131 E 43. 3,500

Morris av (11:2807-2829), nwc 179th, 100 x100; Mar3; Mar4'14; 3y5½%; August Jacob Constn Co to Otto Gerdau, 146 W 75. gold 100,000

Morris av (11:2807-2829), same prop; certf as to above mtg; Mar3; Mar4'14; same to same. ——

Morris av (11:2807-2829), same prop; sobrn agmt; Mar3; Mar4'14; same & American Mort Co with same. nom

Mt Hope av, 1696 (11:2791); ext of $4,500 mtg to Dec17'16 at 5½%; Jan7; Feb 9'14; Trstes of The Riot Relief Fund with Jennie A Danzig; corrects error in issue of Feb14, when property was Mt Hope pl, 1696. nom

Newton av (12:3421), ws, abt 300 n 254th, 50x100, except pt for sts; PM; Feb 18; Mar2'14; due &c as per bond; Rudolph Edelson, 233 E 12, to Wilhelmine K, wife of & Chas Becher, 1710 White Plains rd. 1,300

Park av, 4283-5 (11:3028), ws, 213.4 n 178th; mtg reads RIGHT OF WAY (11:3028), 15 w from land N Y & Harlem R R Co & 100 n Valentine av, runs w170.3xn 49.11xe170.3 to ws right of way xs49.11 to beg, except pt for Park av; Mar2; Mar4 '14; 3y5%; Geo Fedden to Henry Dieckmann, 20 Perry. 6,000

Park av, 4585-9 (11:3031), ws, 437.8 s 187th, 100.2x98.3x100.5x93.3; sobrn agmt; Feb25; Mar4'14; Hamilton Securities Co with Herbert Scoville at Chapinville, Conn. nom

Park dr (*), nwc Business pl, 20x100; Feb25; Feb27'14; 3y6%; Annie M Sayre to Ida E Miller, Eastchester rd, New Rochelle, NY. 1,200

Southern blvd, 1304 (11:2980), es, 550 s Jennings, 25x100; Feb27; Mar3'14; 3y 5¼%; Danl Ostrow to Harold M Sill, on West School House la, Germantown, Pa. 12,000

Stebbins av, nws, at ws Chisholm, see Chisholm, ws, 165.3 s Freeman.

Stebbins av (11:2965), es, 100 n 170th, 100x87.11x100.5x96.10; Feb26; Feb27'14; demand, 6%; Thos D Malcolm Constn Co to Theone A Koppel, 701 W 177. 7,000

Stebbins av (11:2965), same prop; certf as to above mtg; Feb26; Feb27'14; same to same. ——

Timpson av (*), ws, 225 n 205th, 88.11x 102.8x112.4x100; Mar2; Mar3'14; 3y5½%; Frank A Wahlig Co to Clara Weinacht, 4075 Seton av. 5,700

Timpson av (*), same prop; certf as to above mtg; Mar2; Mar3'14; same to same. ——

Tremont av, 461 E (11:3034), ns, 191.10 e Park av, 20x103.2x20x103.4, all title to strip begins on Morris, ns, old line, at sec of e wall of bldg known as 721 E 177, runs n50xw0.6xs50xe0.9 to beg; PM; Feb 27; Feb28'14; 3y5%; Clement H Smith & Geo Wohn to Rufus R Randall, 1819 Topping av. 30,000

University av (11:2878), ws, 36 n 176th, 2 lots, ea 52.6x100; 2 mtgs, ea $38,000; Feb 26 Feb27'14; due &c as per bond; Henry Cleland, Inc, a corpn, to Harlem Savgs Bank, 124 E 125. 76,000

University av (11:2878), ws, 36 n 176th, same prop; 2 certfs as to above mtgs; Feb 26; Feb27'14; same to same. ——

University av (11:2878), ws, 88.6 n 176th, 52.6x100; pr mtg $38,000; Feb26; Feb27'14; 2y6%; same to Jos Fischer, 944 Trinity av. 8,000

University av (11:2878), ws, 88.6 n 176th; certf as to above mtg; Feb26; Feb27'14; same to same. ——

University av (11:2878), ws, 88.6 n 176th; same prop; sobrn agmt; Feb25; Feb27'14; Jos E Butterworth with same. nom

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University av (11:2878), ws, 88.6 n 176th; same prop; sobrn agmt; Feb25; Feb27'14; same with Harlem Savgs Bank. nom

University av (11:2878), ws, 36 n 176th, 52.6x100; sobrn agmt; Feb26; Feb27'14; Wentworth Mtg Co with same. nom

Van Nest av (*), nec 180th, runs e218.3 xnw49.3 to Adams xw122.3xs26xw—xse—to beg; certf as to mtg for $4,000; Feb3; Mar2'14; Bronx Co Realty Co, Inc, to Henry Barre. ——

Vincent av (*), es, 125 s Barkley av, 50 x100; also VINCENT AV (*), ws, 100 s Barkley av, 75x100; Feb24; Mar2'14; installs, 6%; Minnie Rawitzer to Bronx Security &Brokerage Co, 258 E 138. 400

Vincent av, ws, 100 s Barkley av, see Vincent av, es, 125 s Barkley av.

Walton av (9:2474), ws, 156.6 n 158th, 51.6x102.3x51.7x101.9; pr mtg $36,000; Mar 3; Mar4'14; due Mar31'14, 6%; Thos D Malcolm Constn Co to Brevoort Real Estate Co, 15 Wall. 6,000

Walton av (9:2474), same prop; certf as to above mtg; Mar3; Mar4'14; same to same. ——

Walton av (11:3183), es, 97 n 183d, 50x 95; Feb20; Feb27'14; 3y6%; Wilmore Realty Co to Ida S Lamb, 31 Clinton pl, Utica, NY. 2,800

Walton av (11:3183), es, 97 n 183d, 50x 95; certf as to mtg for $2,800; Feb26; Mar 2'14; Wilmore Realty Co to Ida L Lamb. ——

Washington av (11:2911), es, 100.3 s 171st, —x—; ext of $36,000 mtg to Nov20 '18 at 5%; Feb25; Mar4'14; Morris Silverman et al with Jas Stokes, Ridgefield, Conn. nom

Washington av (11:2904), swc 172d; sal Ls; Mar2; Mar3'14; demand, 6%; Louis Aquamarin to Geo Ehret, 1197 Park av. 5,000

Washington av (11:2904), swc 172d, runs s40xw89.9xn39.10 to ss Bathgate pl (now 172d) xe88.8xe6 to beg; all title to strip in front; pr mtg $35,000; Mar2; Mar3'14; 1y6%; Barnet Brisk to Geo Ehret, 1197 Park av. 6,000

White Plains av (*), nec 233d, —x—; ext of $8,000 mtg to Mar3'17 at 6%; Feb26; Mar4'14; Raymond H Sarfaty with Arborview Realty Co, Hazel Real Estate Co & Max Just. nom

White Plains av (*), nec 233d, 114x100; ext of $11,000 mtg to Mar3'17 at 5%; Feb 26; Mar4'14; Raymond H Sarfaty with Arborview Realty Co & Max Just. nom

Woodycrest av, 1120 (9:2509), es, 62.6 n 166th, 50x100; Mar2; Mar4'14; 5y5%; Thos D Malcolm Constn Co to German Savings Bank, 157 4 av. 34,000

Woodycrest av, 1120; certf as to above mtg; Mar2; Mar4'14; same to same. ——

Woodycrest av, 1120; sobrn agmt; Mar2; Mar4'14; same & Brevoort Real Estate Co with same. nom

Woodycrest av, 1120; agmt modifying terms of mtg for $5,000; Mar3; Mar4'14; Brevoort Real Estate Co with Thos D Malcolm Constn Co. nom

Woodycrest av, 1120; certf as to above agmt; Mar3; Mar4'14; Thos D Malcolm Constn Co to Brevoort Real Estate Co. ——

Woodycrest av (9:2509), sec 166th, 50x 100.9; pr mtg $57,000; Mar3; Mar4'14; due Mar31'14, 6%; Thos D Malcolm Constn Co to Brevoort Real Estate Co, 15 Wall. 7,000

Woodycrest av (9:2509), sec 166th, same prop; certf as to above mtg; Mar3; Mar4'14; same to same. ——

Woodycrest av (9:2509), sec 166th, same prop; agmt modifying terms of mtg; Mar 3; Mar4'14; Brevoort Real Estate Co with Thos D Malcolm Constn Co. nom

Woodycrest av (9:2509), sec 166th, same prop; certf as to mtg agmt; Mar3; Mar4 '14; Thos D Malcolm Constn Co to Brevoort Real Estate Co. ——

Woodycrest av, 1116 (9:2509), nec 166th, 62.6x100x50x100.9; Feb27'14; 4y5%; Thos D Malcolm Constn Co, 3651 3 av, to Alphonse H Kursheedt, 12 W 44. 55,000

Woodycrest av, 1116 (9:2509), nec 166th; Feb27'14; same to same. ——

Woodycrest av, 1116 (9:2509), nec 166th; sobrn agmt; Feb26; Feb27'14; Brevoort Real Estate Co with same. nom

Woodycrest av (9:2509), nec 166th, 112.6 x100.9; agmt as to assignment of two mtgs for $9,000 & $6,000, respectively; Feb 27'14; Bagot Realty Co with Thos D Malcolm & Thos D Malcolmn Constn Co, 3651 3 av. nom

3D av (10:2608), es, 150 s 166th, 112.6x 70.7 to Franklin av x123.8x121.11; ext of $29,000 mtg to Oct30'16 at 5½%; Jan9; Mar 4'14; Albt Forsch with Arthur D Wolf & Max M Schwarcz, 137 Riverside dr. nom

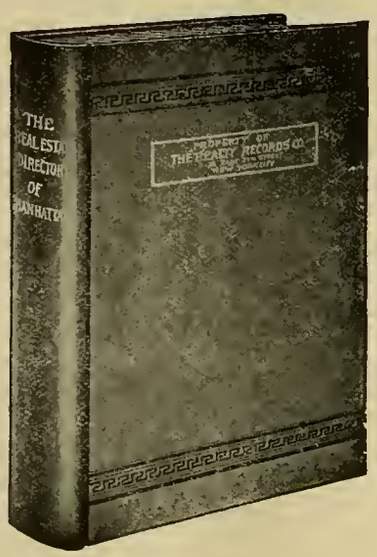
3D av, ws, 15 n 172d, see 3 av, 3921.

3D av, 3394 (10:2608), es, 125 s 166th, 25 x135 to Franklin av (No 1093) x27.6x137; PM; pr mtg $8,000; Mar2; Mar3'14; 3y 5½%; Hermann Krompholz to P J Dwyer Bldg Co, Inc, a corpn, 906 E 176. 1,000

3D av, 3921 (late Fordham av) (11:2920), nwc 172d (late Bathgate pl), 30.5x62.6x30 x59.3; also all title to strip begins 3D AV (11:2920), ws, 15 n 172d, 16x0.10; also strip begins 172D ST E (11:2920), ns, 53 w 3 av, runs w abt 6.3xn0.3 to ns old Bathgate pl xe6.3 to beg; PM; pr mtg $——; Mar2; Mar3'14; due Dec22'15, 6%; Taxpayers Realty Co to Jos Levin, 1383 Clay av. 2,000

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2400 New York, March 14, 1914. (37) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

*Academy st, es (s e c Cooper), blk 2238-1.
Academy st, ws, blk 2220-27.
*B st (swc Dyckman), blk 2246-28.
Bank st, 31, 39, 41.
*Bayard st, 13 (or Chrystie st, 8-10).
Beekman st, 33.
Bleecker st, 340-4.
Cherry st, 227 & 274.
Crystie st, 8-10.
Clinton st, 14.
Cooper st, es, blk 2238-1.
Dyckman st, swc B st, blk 2246-28.
Horatio st, 67.
Houston st E, 507.
Mott st, 229-31.
Perry st, 156, 162, 173.
Warren st, 117.
Washington st, 64, 66 & 70.
West st, 42 & 419.
4th st, 301 W.
10th st, 257 & 442-6 E.
10th st, 217 W.
*10th st W, nwc Bleecker, blk 620-27.
11th st, 511 E.
*13th st, 401-3 E.
15th st, 432 E.
23d st, 503 W.
26th st, 11-13 E.
26th st, 110-2 W.
*28th st, 56 W (or 6 av, 462).
31st st, 1-3 W.
*31st st W (nwc 5 av, blk 833-38.
34th st, 448 W.
41st st, 123 W.
45th st, 49-53 & 116-8 W.
47th st, 48, 50, 318 W.
48th st, 9 E.
50th st, 41 E.
52d st, 230-2 W.
58th st, 225-7 W.
60th st, 135 E.
62d st, 240 E.
63d st, 230 E.
65th st, 304 E.
*67th st W (swc West End av, 157-9), blk 1178-36.
72d st, 212 E.
73d st, 166 W.
77th st, 351-3 E.
82d st, 55 & 250-4 W.
*87th st, 150 E (or Lexington av, 1291).
87th st, 302-8 W.
90th st, 103-7 E.
*91st st, 101 E (or Park av, 1141).
*92d st, 101 E (or Park av, 1157).
99th st, 51 E.
*100th st, 401 E (or 1 av, 1940).
100th st, 409 & 413-15 E.
100th st, 314-6 W.
104th st, 439-41 E.
*105th st, 52 E (or Madison av, 1553).
106th st, 57 E.
112th st, 109 W.
113th st, 72 E.
114th st, 413-5 E.
114th st, 5 & 111-3 W.
117th st, 431 W.
119th st, 72 E.
*121st st, 201 W (or 7 av, 2022-4).
123d st, 152 E.
123d st, 3 W.
124th st, 507-9 W.
125th st, 29 W.
127th st, 160-2 E.
127th st, 159 W.
*127th st W (nec Riverside dr, 550), blk 1995-1.
128th st, 224 E.
130th st, 105 & 223 W.
131st st, 260 W.
*132d st, 167 W (or 7 av, 2245).
134th st, 121 W.
136th st, 111 & 124-6 W.
*136th st W (sec Bway, 3350-60), blk 1988-134.
141st st, 309 W.
148th st, 550 W.
*151st st W (swc Convent av, 470), blk 2065-48.
152d st, 620 W.
*157th st, 550 W (or Bway, 3770-8).
*177th st W (nec Audubon av, 241-51), blk 2132-21.
185th st, 556-8 W.
*186th st W (nwc Ams av), blk 2156-83.
*187th st W (swc Ams av), blk 2156-83.
*211th st W (nwc 9 av, blk 2208-26.
*212th st W (swc 9 av), blk 2208-22.
*228th st, 151-9 W (or n wc Marble Hill av, blk 3402-193).
Amsterdam av (swc 187th), on map 2540, blk 2156-83.
Audubon av, 247-51 on map 241-51.
Broadway, 2273-9, 3350-60, 3770-8.
Convent av, 470.
Lexington av, 288, 310, 1291.
Madison av, 1553.
Marble Hill av, ws, blk 3402-193.
Park av, 565-9, 1141 & 1157.
Post av, ss, blk 2219-14-16.
Riverside dr, 550.
West End av, 153-9 & 781.
1st av, 218, 222 & 1940.
2d av, 815.
4th av, 379.
5th av, 302.
6th av, 460-2.
7th av, 2022-8, 2245 & 2350.
8th av, 2479.
9th av W, blk 2208-22 & 26).

WILLS.

Catharine st, 25½ & 27.
39th st, 448-50 W.
57th st, 469 W.
65th st, 325 E.
71st st, 154 E.
87th st, 237 E.
Lexington av, 952.
Park av, 72.
2d av, 729-31.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

MAR. 6, 7, 9, 10, 11 & 12.

Academy st (8:2238-1), sec Cooper, 100x100, vacant; Aug Klipstein to Hickory Realty Corpn, 128 Bway; mtg $5,000; Mar 9; Mar11'14; A$14,000-14,000. nom

Academy st (8:2238), sec Cooper, same prop; Hickory Realty Corpn to Andw R McLaren, 97 W 163 [c/o Hoadley, Lauterbach & Johnson, 22 Wm]; mtg $5,000; Mar 10; Mar11'14. O C & 100

Academy st (8:2220-27), ws, 100 n Post av, 50x100, vacant; Psaty Constn Co, a corpn, to Margherita Cavaliere, 2167 Belmont av; mtg $7,250; Nov19'13; Mar11'14; A$8,000-8,000. O C & 100

B st, swc Dyckman, see Dyckman, swc B.

Bank st, 31 (2:615-51), nws, 225 w Waverly pl, 25x100, 5-sty bk tnt; A$11,500-25,000; also 10TH ST, 257 E (2:438-49), ns, 194 e 1 av, 25x94.8, 4-sty bk tnt & strs, 1-sty ext; A$17,500-23,000; Henry Wagner, son of Maria Wagner (decd), to Lizzie Wirth, 254 Rutland rd, Bklyn; QC; Feb11; Mar10'14. nom

Bank st, 39-41, see Bleecker, 354.

Bayard st, 13, see Chrystie, 8-10.

Beekman st, 33 (1:92-39), sws, 51.7 nw William, runs sw101.5xnw20.6xne0.7xnw2.1 xne4.10xnw0.5xne97.10 to st xse23.8 to beg, 5-sty stn loft & str bldg; Francis D Bowne et al to City of NY; AL; Feb11; Mar11'14; A$56,000-69,000. **75,625**

Bleecker st, 350-2, see Bleecker, 354.

Bleecker st, 354 (2:620-25), ws, 50.11 n 10th, 19.3x75.10, 3-sty fr bk ft tnt & str; A$10,000-11,000; also 10TH ST, 217 W (2:620-28), ns, 26.6 w Bleecker, 28.1x29x28.1x 28.11, 4-sty bk tnt; A$5,500-8,000; also BLEECKER ST, 350-2 (2:620-26-27), nwc 10th (No 215), runs n50.11xw54.7xs21.11xe 28.1xs28.11 to ns 10th xe26.6 to beg, 1-3 & 1-4-sty fr tnts & strs; A$16,500-20,500; also 4TH ST, 301 W (2:615-1 & 55), nec Bank (Nos 39-41), 19.6x75, 3-sty bk tnt & strs; A$12,500-16,000; Edgar E Mortimer to Anna E Mortimer, 67 W 71; AT; QC; AL; Mar6; Mar7'14. nom

Cherry st, 227 (1:248-86), ss, 180.9 e Pike st or sl, 24.5x99.6x23.11x99.6, 5-sty bk tnt; Stonington Realty Co to Lina Moskowitz, 1678 Bathgate av, & Norma Katz, 1530 55th, Bklyn; AL; Nov6; Mar7'14; A $10,000-23,500. nom

Cherry st, 274 (1:256-10), ns, 104 w Jefferson, 26.2x113.1x26.2x112.8, 5-sty bk tnt & strs; Saml Cohen et al to Irving L Goldberg, 606 W 116 [c/o Weil & Mayer, 5 Beekman]; AL; Mar6; Mar7'14; A$13,000-28,500. nom

Chrystie st, 8-10 (1:289-41), sec Bayard (No 13), —x—, 2-5-sty bk tnts & strs; A $35,000-50,000; also 72D ST, 212 E (5:1426-42), ss, abt 165 e 3 av, —x—, 3-sty & b stn dwg; A$9,000-13,000; asn of all R, T & I in Estate of Yetta Friedman, decd; Lawrence Friedman, 508 W 139, to Louis Friedman, 254 Col av; Mar10; Mar12'14. nom

Clinton st, 14 (2:350-47), es, 155 s Houston, 20x100.2, 6-sty bk tnt & strs; Beni Faden to Hyman Goldstein, both at 111 2 st; mtg $30,000; Mar9'14; A$17,500-33,000. nom

Cooper st, sec Academy, see Academy, sec Cooper.

Dyckman st (8:2246-28), swc B, 100 x 174.7 to ns New x100.4x166.3, 4 2-sty & b fr dwgs & vacant; Jas C Madigan, ref, to Tubby Hook Realty Co, Inc, a corpn, 51 Chambers [c/o Bradley Contracting Co, 1 Mad av]; FORECLOS Jan6; Mar6; Mar7 '14; A$18,500-24,500. **15,400**

Horatio st, 67 (2:643-63), ns, 95.4 w Greenwich ,23x84.3, 3-sty & b bk dwg; Alfred W Gedney et al EXRS Wm H Gedney to Saml A Cutner, 139 E 72; mtg $5,000; Mar11'14; A$9,000-11,000. O C & 100

Houston st, 507 E (2:325-19), ss, 20 w Mangin, 20x75, 3-sty bk tnt & strs, 1-sty ext; Ignatz Koref to Regina Katz, 2666 Briggs av; mtg $9,200; Mar6; Mar10'14; A $8,500-10,500. nom

Mott st, 229-31 (2:494-24-25), ws, abt 135 s Prince, 50x100, 2 5-sty bk tnts & strs & 1-4 & 1-5-sty bk rear tnts; Eliz M Day et al, heirs &c Stephen D Day, to Giovanni Lordi, 26 1 pl, Bklyn [62 Mulberry], & Michl or Michele Berardini, 7 Hope av, Rosebank, B of R [34 Mulberry]; B&S & correction deed; Dec10'13; Mar10'14; A$36,-000-47,000. nom

Mott st, 229-31; Dorothy K L'Hommedieu, formerly wife Stephen D Day, to same; B&S & correction deed; Feb7'14; Mar10'14. nom

New st, nwc B, see Dyckman, swc B.

Perry st, 156 (2:637-21), ss, abt 100 w Washington, 20x79.3 to ns Charles la x20 x78.7, es, 3-sty bk dwg; A$7,500-9,500; also PERRY ST, 162 (2:637-18), ss, 160 w Washington, 20x81.2 to Charles la or alley x20x80.6, 3-sty bk dwg, 2-sty bk rear stable; Miriam T Ward & ano to Georgia Pine Turpentine Co of N Y, a corpn, 158 Perry; Feb4; Mar12'14; A$7,500-9,000. nom

Perry st, 156 & 162; Carrie V D Cadmus, EXTRX Geo M Thurston, to same; Mar5; Mar12'14. 4,666.66

Perry st, 162, see Perry, 156.

Perry st, 173 (2:637-47-84), ns, 86.7 e West, runs w25.3xn37xw52.5 to es West (No 419) xn23.3xe71.2xs54.8 to beg, 3-sty bk tnt & str & 3-sty fr tnt & str; Cath S & Susan M Hunter to Josephine A Budke, at Clarkstown, Rockland Co, NY; QC; Dec 8'13; Mar12'14; A$17,000-19,500. nom

Warren st, 117 (1:131-35), ss, 109.3 w Washington, 25x92.10x25.7x92.10, 4-sty bk loft & str bldg; Helen L. wife Anson Phelps Stokes, to Sarah Halkett, 230 Madison av (formerly Sarah Phelps Stokes); B&S & confirmation deed; AL; Feb29'04; Mar12'14; A$22,000-30,000. nom

Warren st, 117; Isaac N & Jas G Phelps Stokes, TRSTE for Baroness Halkett (formerly Sarah Phelps Stokes), to same; confirmation deed; AL; Mar9; Mar12'14. nom

Washington st, 64 (1:17-45), ws, 248.9 n Morris, 22.8x— to es West (No 41), x21.3x 181.4, vacant; A$17,000-17,000; also WEST ST, 42 (1:17-13), es, 300.2 n Morris, 25.6x 101.10x25.6x101.9, vacant; A$30,500-30,500; also WASHINGTON ST, 66 on map 68 (1:-17-4), ws, 269.10 n Morris, 25.6x78x25.6x 78.2, vacant; A$19,000-19,000; also WASHINGTON ST, 70 (1:17-42), ws, 331 s Rector, 29x89.6x27x89.6, vacant; A$22,000-22,000; Benj T Babbitt Hyde, heir, &c, Benj T Babbitt, decd, to Jos B Martindale, 758 5 av; AT; Mar9; Mar12'14. nom

Washington st, 66 on map 68, see Washington, 64.

Washington st, 70, see Washington, 64.

West st, 41, see Washington, 64.

West st 42, see Washington, 64.

West st, 419, see Bleecker, 354.

4TH st, 301 W, see Bleecker, 354.

10TH st, 257 E, see Bank, 31.

10TH st, 442-6 E (2:379-30), ss, 69.8 w Av D, runs s49.9xw23.3xs31.2xw11xs11.4x w30.8xn92.3 to st xe70.1 to beg, 3 4-sty bk tnts & 2-sty bk rear shop; Ada Gluck to Arthur P West, 214 W 92 [National Surety Co, 115 Bway]; mtg $25,000 & AL; Nov14 '13; Mar6'14; A$26,000-34,000. nom

10TH st, 215 W, see Bleecker, 354.

11TH st, 511 E (2:405-56), ns, 145.6 e Av A, 25x103.3, 5-sty bk tnt & strs; Jos Weinstein to Annie Weinstein, 1639 Mt Hope av; Feb11; Mar7'14; A$16,000-23,000. O C & 100

13TH st, 461-3 E, see 1 av, 218.

15TH st, 432 E (3:946-32), ss, 144 w Av A, 25x103.3, 5-sty bk tnt & strs; Edw L Parris, ref, to Sarah Kohn, 569 W 150; mtg $24,000 & AL; FORECLOS Mar4; Mar9'14; A$13,000-25,000. **1,000**

15TH st, 432 E; Sarah Kohn to Nathan Kohn, 569 W 150; mtg $24,000; Mar9'14. nom

23D st, 503 W (3:695-33), ns, 20 w 10 av, 20x54, 3-sty bk tnt & str, 1-sty ext; Fredk G Miller to Mary Miller, his wife, 503 W 23; B&S; Mar6'14; A$12,500-15,500. nom

26TH st, 11-13 E (3:856-9), ns, 157.6 e 5 av, 58.6x197.6 to ss 27th (Nos 6-8), 21-sty bk loft, office & str bldg; Flemish Realty Co, a corpn, to Madeleine I Dinsmore & Helen G Huntington, both at Staatsburg, NY; mtg $900,000 & AL; Mar1; Mar6'14; A $495,000-P505,000. O C & 100

26TH st, 110-2 W (3:801-49), ss, 129.11 w 6 av, 41.6x98.9, 7-sty bk loft & str bldg; Chas May & ano, EXRS Geo V N Baldwin, to Land Map Realty Corpn, 206 Bway [r 27]; mtg $104,000 & AL; Mar2; Mar12'14; A $72,000-123,000. O C & 100

27TH st, 6-8 E, see 26th, 11-13 E.

28TH st, 56 W, see 6 av, 460-2.

31ST st, 1-3 W, see 5 av, 302.

34TH st, 448 W (3:731-71), ss, 279.2 e 10 av, 20.10x98.9, 3-sty & b bk dwg; Harriet S James to Louis M Alofsin, 448 W 34; mtg $12,000; Mar7; Mar9'14; A$14,500-17,-500. O C & 100

41ST st, 123 W (4:994-24), ns, 200 w 6 av, 20.4x98.9, 3-sty & b bk dwg; Woodbury G Langdon to Woodbury G Langdon Co, Inc, a corpn, 31 Liberty [r 800]; mtg $65,-000; Jan26; Mar12'14; A$55,000-58,000. O C & 100

45TH st, 49-53 W (5:1261-13-14 & 15), ns, 307.6 e 6 av, 56.3x100.5, 1-5 & 2-3-sty bk loft & str bldgs; Jos Keen to Ferd P Fullaytar, 400 Women's Exch Bldg, Pottsburg, Pa; mtg $208,000 & AL; Feb18; Mar 6'14; A$177,000-203,000. O C & 100

45TH st, 116-8 W (4:997-41), ss, 210 w 6 av, 40x100.4, 9-sty bk Hotel Belmont; 116 W 45th St, Inc, to Broadway Mtg Investing Co, a corpn, 200 Bway; mtg $267,-000; Mar6; Mar7'14; A$100,000-200,000. O C & 500

47TH st, 48-50 W (5:1262-61-62), ss, 302 e 6 av, 45.4x100.5, 2 4-sty & b stn dwgs; J Morgan Howe to Akron Bldg Co, a corpn, 505 5 av [r 1800]; B&S; mtg $35,000; Mar 9; Mar10'14; A$120,000-135,000. O C & 100

47TH st, 318 W (4:1037-44), ss, 275 w 8 av, 25x100.5, 4-sty stn tnt; Francis B Elgas, EXR Jane H Elgas, to Matthew J Elgas, 717 W 177 [149 Bway], & Francis B Elgas, individ, & Wm T Elgas, both at 121 W 87; ½ pt; Mar9; Mar10'14; A$17,000-20,500. **9,000**

47TH st, 318 W; Martha K Harkness to same; ½ pt; CaG; Mar10'14. **9 000**

48TH st, 9 E (5:1284-8), ns, 175 e 5 av, 25x100.5, 7-sty bk loft & str bldg; Jos Keen to Mary N Perkins, 18 E 73; mtg $130,000 & AL; Mar3; Mar7'14; A$112,000-160,000. O C & 100

50TH st, 41 E (5:1286-31½), ns, 111 w Park av, 22x100.5, 5 & 6-sty & b bk dwg, 4-sty ext; Annie G T Duval to H Rieman Duval, both at East Islip, L1 [c/o American Beet Sugar Co, 33 Nassau]; AL; July 20'10; Mar6'14; A$45,000-90,000. O C & 100

52D st, 230-2 W (4:1023-49-49½), ss, 370 e 8 av, runs s118xe60xn17.7xw30xn100.5 to st xw30 to beg, 2-4-sty & b stn dwgs; Leon Alland et al to Alland Realty Corpn, 65 Bleecker; mtg $40,000 & AL; Feb21; Mar 9'14; A$55,000-63,000. nom

58TH st 225-7 W (4:1030-17), ns, 400 e 8 av, 50x100.5, 4-sty bk storage bldg; Jonas H Monheimer to Henrietta Monheimer, his wife, & his children, Marcus J, Jerome & Sanford J Monheimer, all at 116 Riverside dr; mtg $56,000; Mar6; Mar7'14; A$76,000-85,000. nom

60TH st, 135 E (5:1395-15), ns, 43 w Lex av, 21x100.5, 4-sty & b stn dwg; Nathan & Moses Herrman to Hannah J Herrman *[135 E 60]; 1-9 pt; B&S; Feb28'10; Mar9'14; A$32,000-34,000. nom

62D st, 240 E (5:1416-31), ss, 155 w 2 av, 20x100.5, 3-sty & b stn dwg; Jos R Truesdale, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOSED & drawn Mar6; Mar10'14; A$12,000-16,000. **11,500**

63D st, 230 E (5:1417-32), ss, 180 w 2 av, 25x100.5, 1 & 2-sty bk stable; Jno A Weekes, EXR Cath A De Peyster, to Patk Burns, 230 E 63; 2⅔ pts; AL; Mar4; Mar 12'14; A$12,000-16,000. nom

63D st, 230 E; N Y Historical Soc to same; ⅓ pt; AL; Mar4; Mar12'14. nom

65TH st, 304 E (5:1439-48A), ss, 82 e 2 av, 18x79x18.2x76.2, 3-sty & b bk dwg; Kate F O'Meara to Jas J O'Meara, 311 E 124; mtg $5,000 & AL; Mar6; Mar9'14; A$5,500-8,000. nom

67TH st, 300 W, see West End av, 153-9.

72D st, 212 E, see Chrystie, 8-10.

73D st, 166 W (4:1144-59), ss, 137.9 e Ams av, 18.8x102.2, 4-sty stn tnt; Mildred Phelps Stokes Hooker to Phelps Stokes Estates, Inc, a corpn, 100 William; mtg $18,000; Feb26; Mar10'14; A$15,500-24,000. nom

77TH st, 351-3 E (5:1452-23½), ns, 60 w 1 av, runs w40xn56.7xse50.8xs25.5 to beg, 4-sty stn tnt; Alonzo G Oakley to Rachel Gottfried, 351 E 77; AL; Mar6; Mar9'14; A $7,500-13,000. nom

82D st, 55 W (4:1196-7), ns, 157 e Col av, 18x102.2, 4-sty & b stn dwg; Alice P Camerden & ano to Sarah W Peck, 55 W 82; B&S; Mar10; Mar11'14; A$13,500-21,500. nom

82D st, 250-4 W, see Bway, 2273-9.

87TH st, 150 E, see Lex av, 1291.

87TH st, 302-8 W (4:1248-37-38½), ss, 100 w West End av, 67x100.8, 4-3-sty & b stn dwgs; Coast Realty Co, a corpn, to Frank D Lyman, 346 7th, Bklyn; AL; Jan 9; Mar9'14; A$49,500-48,000. O C & 100

87TH st, 302-8 W; Frank D Lyman to Coast Constn Co, Inc, a corpn, 149 Bway; AL; Feb17; Mar9'14. O C & 100

90TH st, 103-5 E (5:1519-4½& 5), ns, 88 e Park av, 36.6x100.8, 2 5-sty bk tnts; A $22,000-36,000; also 90TH ST, 107 E (5:-1519-6), ns, 124.6 e Park av, 25.6x100.8, 5-sty bk tnt; Central Building Impt & Investment Co, a corpn, to 103 E 90th St, Inc, 149 Church [r 25]; mtg $53,500; Feb27; Mar6'14; A$15,000-25,000. O C & 100

90TH st, 107 E, see 90th, 103-5 E.

91ST st, 101 E, see Park av, 1141.

92D st, 101 E (5:1521-1), nec Park av (No 1157), 88.6x28, 5-sty bk tnt; I N Phelps Stokes to Phelps Stokes Estates, Inc, a corpn, 100 William; mtg $52,000; Mar2; Mar10'14; A$35,000-48,000. nom

99TH st, 51 E (6:1605-25), ns, 275 w Park av, 25x100.4, 1 & 2-sty bk theatre; Value Realty Co, a corpn, to Fred & Jno Yockel, 1058 Washington av; AL; Feb27; Mar9'14; A$10,000-15,000. O C & 100

100TH st, 401 E, see 100th st, 413-5 E.

100TH st, 409 E, see 100th st, 413-5 E.

100TH st, 413-5 E (6:1694-12), ns, 248.4 e 1 av, 37.1x100.11, 6-sty bk tnt & strs; A $7,500-27,000; also 100TH ST, 401 E (6:1694-1), nec 1 av (No 1940), 50x63.5, 6-sty bk tnt & strs; A$25,000-52,000; also 100TH ST, 409 E (6:1694-9), ns, 174.2 e 1 av, 37.1x100.5, 6-sty bk tnt & strs; A$7,500-27,000; Annie wife Jonas W Nathanson to Manhattan Holding Co, a corpn, 89-91 Delancey; QC; Mar18'13; Mar9'14. O C & 100

100TH st, 314-6 W (7:1888-81), ss, 200 w West End av, 80x100.11, 8-sty bk tnt; Maryland Mtg Co to Isaac Simons, 230 Riverside dr [143 Av D]; AL; Nov29'13; Mar9'14; A$73,000-220,000. O C & 100

104TH st, 439-41 E (6:1698-23), ns, 563 e 1 av, 50x100.11, 2-sty bk tnt & strs; Caterina Paradiso to Carmelo Caggiano, 444 E 116; mtg $21,600; Apr5'12; Mar12'14; A $12,000-21,000. O C & 100

105TH st, 52 E, see Madison av, 1553.

106TH st, 57 E (6:1612-26), ns, 125 e Mad av, 25x100.11, 5-sty bk tnt & strs; Clara wife Mark Blumenthal to Albt Deutsch, 62 E 93; ½ pt; AT; mtg $20,500; May10'12; Mar11'14; A$12,000-21,500. O C & 100

112TH st, 109 W (7:1822-26), ns, 125 w Lenox av, 25x100.11, with all title to strip ,0½x— on w, 5-sty bk tnt; Mary N Perkins to Jos Keen, at Bronxville, NY [7-11 W 45]; AL; Mar4; Mar7'14; A$16,000-26,000. O C & 100

113TH st, 72 E (6:1618-45), ss, 180 w Park av, 25x100.11, 5-sty bk tnt & strs; Chas Bloom to 75th St Realty Co, Inc, 68 William [r 710]; 1st mtg $165,000 (?); 2d mtg $2,700; Nov12'13; Mar6'14; A$11,000-20,500. O C & 100

114TH st, 413-5 E (6:1708-8), ns, 177.10 e 1 av, 42.2x100.10, 6-sty bk tnt & strs; Pasquale Caruso to Louis Mazzola, 413-5 E 114; ½ pt; mtg $49,000 & AL; Mar10; Mar 12'14; A$14,000-43,000. O C & 100

114TH st, 5 W (6:1598-32), ns, 125.6 w 5 av, 25.6x100.11, 5-sty stn tnt; Geo Joseph, heir Jacob Joseph, to Rosa Joseph, 113 W 114; AT; AL; Mar6; Mar7'14; A$14,-000-25,500. O C & 500

114TH st, 111-3 W (7:1824-21-22), ns, 225 w Lenox av, 52.6x100.11, 2 5-sty bk tnts; Geo Joseph, heir Jacob Joseph, to Rosa Joseph, 113 W 114; AT; AL; Mar6; Mar7 '14; A$33,600-56,000. O C & 500

117TH st, 431 W (7:1961-41), ns, 76.8 e Ams av, 18.4x100.11, 4 & 5-sty & b bk dwg; Mary R Albee to Helen H Jenkins, of Norfolk, Conn [232 Mad av]; mtg $15,000; Mar 6; Mar9'14; A$14,000-21,000. nom

119TH st, 72 E (6:1745-42), ss, 115 w Park av, 25x100.10, 5-sty bk tnt & strs; Yetta Finsie to Bernhard Fink, 861 Whitlock av; mtg $20,000; Mar9; Mar10'14; A $11,000-20,000. nom

121ST st, 201 W, see 7 av, 2022-4.

123D st, 152 E (6:1771-49), ss, 84.6 e Lex av, 25.6x100.10, 5-sty stn tnt; Ida Stein, widow, to Jno E Ahrens, 300 W 106 [842 3 av]; QC; AL; Mar5; Mar10'14; A$11,000-21,-000. O C & 100

123D st, 3 W (6:1721-51), ns, 281 e Lenox av, 19x100.11, 3-sty & b stn dwg; Edw J McCabe to Anna Streep, 838 Jefferson av, Bronx; mtg $16,500 & AL; Feb28; Mar10'14; A$12,500-17,500. O C & 100

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123D st, 3 W; Anna Streep to Robt S Streep, 45 W 84; mtg $16,500 & AL; Mar9; Mar10'14. O C & 100

124TH st, 507-9 W (7:1979-25), ns, 150 w Ams av, runs n100.11xw50xs75.11xe0.6xs 25 to st xe49.6 to beg, 6-sty bk tnt; Julia B Fite to Marie J Kellock, cor Shore rd & Potomac av, Sound Beach, Fairfield Co. Conn; mtg $60,500; Mar2; Mar11'14; A$28,-500-77,000. nom

125TH st, 29 W (6:1723-22½), ns, 350 w 5 av, 20x99.11, 4-sty stn tnt & str; Mary A Grace to Millicent S Denton of Avon-by-the-Sea, NJ; B&S; mtg $35,000; Mar6; Mar9'14; A$36,000-43,000. O C & 100

127TH st, 160-2 E (6:1775-45), ss, 204.5 w 3 av, 45.3x99.11, 3-sty & b fr dwg; Alfred I Edie to Sarah E Barnes, of Ocean Grove, NJ; B&S; Feb15'09; Mar10'14; A$18,-000-19,000. O C & 100

127TH st, 160-2 E (6:1775-45), ss, 204.7 w 3 av, 45.3x99.11, 3-sty & b fr dwg; Norbert Heinsheimer, ref, to Isaac N Hebberd, 1 W 83; all RT&I of defts, Wm E & Margt N Barnes; mtg $11,700; FORECLOS Jan9; Jan13; Mar10'14; A$18,000-19,000. O C & 100

127TH st, 159 W (7:1912-6), ns, 100 e 7 av, 50x99.11, 1 & 2-sty bk -garage; Geo G Fry, ref, to Geo D Eighmie, 51 W 81; FORECLOS Dec18'13; Jan9; Mar12'14; A $28,000-37,000. **25,000**

127TH st W, nec Riverside dr, see 7 av, 2022-4.

128TH st, 224 E (6:1792-37½), ss, 273.9 e 3 av, 18.9x99.11, 3-sty & b stn dwg; Annie Aaron to Andw J McKegney, 2486 De Voe ter, Bronx; AL; Feb25; Mar9'14; A$5,000-7,500. O C & 100

130TH st, 105 W (7:1915-27), ns, 110 w Lenox av, 20x99.11, 3-sty & b stn dwg; Putnam Realty Co, a corpn, to Value Realty Co, a corpn, 170 Bway [r 302]; mtg $8,-200; Mar11; Mar12'14; A$8,800-12,500. O C & 100

130TH st, 223 W (7:1936-21), ns, 262.6 w 7 av, 18.9x99.11, 3-sty & b stn dwg; Phoenix Ingraham, ref, to Morris S Thompson, 76 W 86, & Chas G Koss, 628 West End av, as TRSTES will Mary A Cooper; FORECLOS Mar10; Mar12'14; A$8,300-10,500. **10,000**

131ST st, 260 W (7:1936-56), ss, 205 e 8 av, 15x99.11, 3-sty & b stn dwg; Harry C Williams to Wells P Eagleton, 15 Lombardy st, Newark, NJ; CaG; AL; Mar10'14; A$6,000-7,000. O C & 100

132D st, 167 W, see 7 av, 2245.

134TH st, 121 W (7:1919-18), ns, 325 w Lenox av, 25x99.11, 5-sty bk tnt; Woodbury G Langdon to The Woodbury G Langdon Co, Inc, a corpn, 31 Liberty [r 800]; mtg $16,000; Mar6; Mar12'14; A$10,000-19,000. O C & 100

136TH st W, see Bway, see Bway, 3350-60.

136TH st, 111 W (7:1921-25), ns, 158.4 w Lenox av, 16.8x99.11, 3-sty & b bk dwg; Rose, wife Louis Stadholz, to Robt L Wensley, 275 Jefferson av, Bklyn [11 Bway]; mtg $12,500 & AL; Feb24; Mar6 '14; A$6,700-10,500. nom

136TH st, 124-6 W (7:1920-44-44½), ss, 255 w Lenox av, 29.11x99.11, 2 3-sty & b stn dwgs; Louis H Rose to Fourth Moravian Church (Beth Tphillah), a corpn, 124 W 136; mtg $14,000; Mar7; Mar12'14; A$12,-000-17,000. O C & 100

141ST st, 309 W (7:2043-8), ns, 150 w 8 av, 25x99.11, 5-sty bk tnt & strs; Percival Wilds to Mary A Spencer, 377 E 25, & Adeline Polatschek, 938 St Nicholas av; mtg $19,000; Mar11; Mar12'14; A$9,000-22,000. O C & 100

148TH st, 550 W (7:2079-53), ss, 241.8 e Bway, 16.8x99.11, 3-sty & b stn dwg; Jas M Tully to Lewis V Hulse, 525 Garden st, Hoboken, NJ [c/o Jas M Tully, 271 Bway]; B&S; Feb7; Mar10'14; A$8,600-12,000. O C & 100

148TH st, 550 W; Lewis V Hulse to Jas M Tully & Annie K, his wife, 550 W 148 [271 Bway]; B&S; Feb7; Mar10'14. O C & 100

151ST st W, swc Convent av, see 7 av, 2022-4.

152D st, 620 W (7:2098-47), ss, 325 w Bway, 63x99.11, 5-sty bk tnt; Filrose Constn Co, a corpn, to Babette Moller, 2015 Grand blvd & concourse; mtg $65,000; Mar 10'14; A$33,000-$——. O C & 100

157TH st, 550 W, see Bway, 3770-8.

177TH st W, nec Audubon av, see Audubon av, 247-51.

185TH st, 556-8 W (8:2157-13), ss, 200 e St Nicholas av, 50x80, 5-sty bk tnt; Rachel Hyman et al, EXRS &c Gerson Hyman, to Envira Realty Cornn, 135 Bway; [r 905]; mtg $32,500; Feb27; Mar6'14; A $15,000-42,000. O C & 100

186TH st W, nwc Ams av, see Ams av, swc 187th.

187TH st W, swc Ams av, see Ams av, swc 187th.

211TH st W, nwe 9 av, see 9 av, nwc 211th.

212TH st W, swc 9 av, see 9 av, nwc 211th.

228TH st, 151-9 W, see Marble Hill av, nwc 228th.

Amsterdam av, nwc 186th, see Ams av, swc 187th.

Amsterdam av (8:2156-83), swc 187th, 107.5x100; also AMSTERDAM AV (8:2156), nwc 186th, 107.11x100, vacant; Johanna Realty Co, Inc, to Orosant Constn Co, a corpn, 367 E 184; mtg $70,000; Mar11; Mar 12'14; A$85,500-85,500. O C & 100

Audubon av, 247-51 (8:2132-21), nec 177th, 107.11x100, 6-sty bk tnt & strs; Inter-City Land & Securities Co to Jos F Tunney, 1916 Arthur av; mtg $175,411.58; Mar7; Mar10'14; A$60,000-190,000. O C & 100

Broadway, 2273-9 (4:1229-54 & 59), swc 82d (Nos 250-4), runs w157xs102.2xe27.5xn 11.10xe128.7 to ws Bway xn90.4 to beg, 7-sty bk tnt & strs & 6-sty bk tnt in st; Robt B Dula to Pullman Holding Co, 17 Madison av; B&S & CaG; Mar2; Mar9'14; A$305,000-480,000. O C & 100

Broadway, 3350-60 (7:1988-134), sec 136th, 99.11x105, 6-sty bk tnt & strs; Cath Luccy to Lowell Realty Co, a corpn, 505 5 av [r 1505]; B&S; Feb26; Mar12'14; A$105,-000-235,000. O C & 100

Broadway, 3350-60, sec 136th; Lowell Realty Co, a corpn, to Ellen Y Scott, of Jersey City, NJ; B&S; Mar10; Mar12'14. O C & 100

Broadway, 3770-8 (8:2115-5), sec 157th (No 550), 99.11x125, 10-sty bk tnt & strs; Henry Morgenthau Co to Utility Realty Co, a corpn, 30 E 42 [r 1507]; mtg $430,-000; Feb20; Mar6'14; A$194,000-590,000. nom

Convent av, 470, see 7 av, 2022-4.

Lexington av, 288 (3:892-67), ws, 49.5 s 37th, 24.6x84, 4-sty & b stn dwg; Jno F Couch, ref, to Wm W Sharpe, 11 E 32; FORECLOS Feb26; Mar2; Mar10'14; A$33,-500-42,500. **40,000**

Lexington av, 310 (3:893-70), ws, 24.9 s 38th, 24.8x100, 3-sty & b bk dwg, 1-sty ext; Harold M Phelps Stokes to Phelps Stokes Estates, Inc, a corpn, 100 William; mtg $25,000 & AL; Feb14; Mar10'14; A$36,-500-44,500. nom

Lexington av, 1291 (5:1515-52), sec 87th (No 150), 100.8x35.2, 5-sty bk tnt & strs; Lawrence A Powers to Mary A Doggett, 1809 Ocean Pkway, Bklyn; AL; Jan3'13; Mar12'14; A$46,000-75,000. nom

Lexington av, 1291, sec 87th (No 150); Richd C Doggett & Mary A, his wife, to Kings Lawn Impt Co, Inc, a corpn [c/o R C Doggett], 801 Av Q, Bklyn; mtg $78,000; Feb26; Mar12'14. nom

Madison av, 1553 (6:1610-53), sec 105th (No 52), 17.7x45, 3-sty bk tnt & str; Aaron Smith to Sarah Smith, his wife, 980 Prospect av; AL; Feb27; Mar9'14; A$9,000-13,-000. O C & 100

Marble Hill av (13:3402-193), nwc 228th (Nos 151-9), 90.11x112.5x90x125, 3 5-sty bk tnts, strs on cor; Orosant Constn Co, a corpn, to Johanna Realty Co, a corpn, 54 Canal; mtg $104,500 & AL; Mar11; Mar12 '14; A$17,000-$——. O C & 100

Park av, 565-9 on map 565-7 E (5:1397-4), es, 75.3 s 63d, 65.4x100.1x59.10x100, 13-sty bk tnt; Leo S Bing et al to J Morgan Howe, 48 W 47 [576 5 av]; mtg $380,000; Mar6; Mar10'14; A$125,000-$——. O C & 100

Park av, 1141 (5:1520-1), nec 91st (No 101), 20.5x70, 4-sty stn tnt & str; Helen L Phelps Stokes to Phelps Stokes Estates, Inc, a corpn, 100 William; mtg $23,000; Feb4; Mar10'14; A$23,000-28,000. nom

Park av, 1157, see 92d, 101 E.

Post av, 123-7 (8:2219-14-16), ss, 100 w 207th, runs w75xs100xe65xn25xe10xn75 to beg, 3-5-sty bk tnts; Post Avenue Constn Co, a corpn to Hedwig Klipstein at Hotel Gramatan, Bronxville, NY [c/o Aug Klipstein, 654 Greenwich]; mtg $66,791.27; Mar 10; Mar11'14; A$——$——. O C & 100

Riverside dr, 550, see 7 av, 2022-4.

West End av, 153-9 (4:1178-34 & 36), swc 67th (No 300), 80.5x100, 2 6-sty bk tnts & strs; Phoenix Ingraham, ref, to Celia Cohen, 969 Westchester av; FORECLOS Jan13; Jan23; Mar6'14· A$43,000-99,-000. **10,000**

West End av, 781 (7:1888-16), ws, 21 n 98th, 17x80, 4-sty stn dwg; Mary N Perkins et al, EXRS &c Jane A Townsend, to Leo Schloss, 109 W 113; Mar4; Mar6'14; A $14,000-20,000. nom

West End av, 781; Mary N Perkins to same; Mar4; Mar6'14. O C & 100

West End av, 781; Leo Sehlœss to Jos Keen, at Bronxville, NY [7-11 W 45]; mtg $18,000; Mar6'14. O C & 100

1ST av, 218 (2:441-1), nec 13th (Nos 401-3), 26x66, 4-sty bk tnt & strs, 2-sty ext; Geo M Fuldner to Henry Fuldner, 346 E 15 [404 E 14]; mtg $30,000 & AL; Mar17'11; Mar11'14; A$20,000-27,000. nom

1ST av, 222 (2:441-3), es, 51.9 n 13th, 25.9x66, 5-sty bk tnt & strs; Saml Dworetzky to Mary Salzstein, 211 Columbia, Bklyn; mtg $26,500; Mar6; Mar7'14; A$16,-000-23,000. O C & 300

1ST av, 1940, see 100th, 413-5 E.

2D av, 815 (5:1317-25), ws, 75.5 s 44th, 25 x100, 5-sty stn tnt & strs; Julius Greenberg to Bernhard Horn, 911 Simpson, & Isaac Sachar, 130 2d, Bklyn [both c/o Horn & Sachar, 86 Forsyth]; mtg $26,250; Feb16; Mar11'14; A$17,000-28,000. O C & 100

4TH av, 379 (3:882-88), es, 53.9 s 27th, 22.7x60.4, 5-sty bk tnt & strs; Eliz A Cuskley to Patk J Cuskley, 22 W 91 [1122 Bway]; ½ pt; sub to ½ mtg $15,000; Mar 25'13; Mar9'14; A$50,500-61,000. nom

5TH av, 302 (3:833-37-38), nwc 31st (Nos 1-3), runs n29.4xw100xn69.5xw25xs98.9 to ns 31st xe125 to beg, except pt conveyed Jan31'70, 4-sty bk str; Madeleine I Dinsmore & ano to Flemish Realty Co, a corpn, 128 Bway; AL; Mar1; Mar6'14; A$585,000-632,000. O C & 100

6TH av, 460-2 (3:829-74-75), sec 28th (No 56), 49.4x60, 3-sty bk hotel; Wm F Hencken to Hencken Co, a corpn, 145 W 36; ½ RT&I; AL; Jan16'12; Mar7'14; A $151,000-167,500. nom

7TH av, 2022-4 (7:1927-29), nwc 121st (No 201), 50.11x95, 6-sty bk tnt; mtg $93,-500; A$53,000-115,000; also 7TH AV, 2026-8 (7:1927-31), ws, 50.11 n 121st, 50x95, 6-sty bk tnt; mtg $68,000; A$40,000-90,000; also RIVERSIDE DR, 550 (7:1995-1), nec 127th, 86.6x146.3x146.11x106, 6-sty bk tnt; mtgs $225,500; A$105,000-250,000; also CONVENT AV, 470 (7:2065-48), swc 151st, 108.11x43.5 x99.11x86.10, 6-sty bk tnt; mtgs $116,000; A$50,000-130,000; N Y Real Estate Security Co, a corpn, & Jas N Rosenberg, as recvr of same, to Rossmore Holding Co, Inc, a corpn, 52 Bway; B&S; Mar9; Mar12'14. **538,000**

7TH av, 2022-4; also 7TH AV, 2026-8; also RIVERSIDE DR, 550; also CONVENT AV, 470; Rossmore Holding Co, Inc, to Heathcote Holding Co, a corpn, 52 Bway; sub to mtg as above; Mar10; Mar12'14. O C & 100

7TH av, 2026-8, see 7 av, 2022-4.

7TH av, 2245 (7:1917-1), nec 132d (No 167), 24.11x75, 5-sty bk tnt & strs; Jno J McGrath to Henry C Dietzel, 273 W 140 [2245 7 av]; AL; Mar10; Mar11'14; A$23,-000-36,000. nom

7TH av, 2350 (7:2023-34), ws, 44.2 s 138th, 20.2x78.6, 3-sty & b bk dwg; Carl P Goepel et al, heirs &c Paul Goepel, to Equitable Life Assur Soc of U S, a corpn; AL; Jan31; Mar10'14; A$12,000-17,500. nom

8TH av, 2479 (7:1958-32), ws, 25 s 133d, runs w83.3xsw20.11xs12.4xe100 to S av xn 25 to beg, 5-sty bk tnt & strs; Chas C Peters, ref, to Excelsior Savgs Bank of City N Y, 79 W 23; FORECLOS Mar5; Mar7; Mar10'14; A$15,800-23,000. **20,000**

9TH av (8:2208-22 & 26), nwc 211th, 199.10 to ss 212th x150, vacant; Wesley Wait, EXR Annie K Wait, to Chas V Sheehan, 145 W 123; AL; Mar12'14; A$50,000-50,000. O C & 100

9TH av (8:2208), nwc 211th; same prop; Wesley Wait to Chas V Sheehan, 145 W 123; AL; Mar12'14. nom

9TH av, swe 212th, see 9 av, nwc 211th.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Clinton st, 14 (2:350-47), es, 155 s Houston, 20x100.2, 6-sty bk tnt & strs; re mtg; Beni Faden to Stanislaus N Tuckman, 616 W 137; July15'12; Mar9'14; A$17,500-33,000. 1,200

Greenwich st, 418 (1:217), ws, 41.3 s Laight, 20.7x58; consent to 3d track; Jacob J Dubber to Manhattan Railway Co, a corpn; mtg $10,000; Feb3; Mar12'14, 453.75

Greenwich st, 418; consent to 3d track; Jas O'Shea, mortgagee, to same; Feb25; Mar12'14. nom

Greenwich st, 468 (2:595); consent to 3d track; Anna M Gennerich et al TRSTES, &c, Hy W Gennerich, decd, to Manhattan Railway Co, a corpn; Jan12; Mar11'14. nom

Greenwich st, 725-31 (2:632), sec Perry, runs s 93.10xe68.10xn—xe50xn38 xw— xn 42 to ss Perry xw36.4 to beg; consent to 3d track; M Bayard Brown to Manhattan Railway Co, a corpn; Jan22; Mar12'14. 2,064.34

Greenwich st, 763 (2:634); consent to 3d track; N Y Assocn for the Protection of Game, mortgagee, to Manhattan Railway Co, a corpn; Feb26; Mar9'14. nom

Greenwich st, 763 (2:634), es, 82 s Bank, 21x70x21x69.3; consent to 3d track; Amelia S Willmann to Manhattan Railway Co, a corpn; mtg $5,500; Feb17; Mar11'14. 462

Greenwich st, 802-4 (2:641), nwc 12th (No 335), 40.10x65.1x41.6x64.10; consent to 3d track; Lena Hilborn et al to Manhattan Railway Co, a corpn; mtg $15,000; Feb 27; Mar10'14. 898.32

Greenwich st, 802-4 (2:641); consent to 3rd track; Geo Lippmann et al mortgagees, to Manhattan Railway Co, a corpn; Feb27; Mar9'14. nom

Greenwich st, 803 (2:625), es, 18.3 s Jane, 18.1x49.2x21.1x50; consent to 3d track; Paul Baumgarten to Manhattan Railway Co, a corpn; mtg $3,000; Feb25; Mar9'14. 398.75

Greenwich st, 805; consent to 3d track; Mutual Life Ins Co of NY, mortgagee, to same; Mar5; Mar9'14. nom

Perry st, see Greenwich, see Greenwich, 725-31.

Rivington st, 34; power of atty to conduct the business, &c; Isaac Freedman [Friedman, 159 Forsyth], to Morris & Frank Freedman; Mar9; Mar10'14. ——

St Marks pl, 6 (2:463); CONTRACT for constn & completion of 4-sty b & c bk bldg; Jacob Shapiro, contractor, with David Wasser, 112 1 av, owner, & assumed by Wm Barth Mar4'14; Aug22'13; Mar7'14. **32,000**

12TH st, 335 W, see Greenwich, 802-4.

26TH st, 110-12 W (3:801), ss, 129.11 w 6 av, 41.6x98.9; asn rents; Land Map Realty Corpn to Abr L Kass, 226 S 9, Bklyn; [100 Essex]; Mar11; Mar12'14. nom

45TH st, 9 E (5:1281); consent to re of covenants of restriction; Edw E Black, mortgagee, to Chas B Squier, 521 Park av, owner; Mar6; Mar7'14. ——

47TH st, 318 W (4:1037); agmt by party 1st pt to sell her share to party 3d pt & to accept as payment in full a mtg for $9,000; & party 2d pt is to sell ½ pt on basis of total valuation of $18,000, &c; Martha K Harkness, party 1st pt, & Francis B Elgas, EXR & TRSTE Jane H Elgas, party 2d pt, with Francis B Elgas, individ, 121 W 87, & Matthew J Elgas, 717 W 177 [149 Bway], & Wm T Elgas, 121 W 87; Mar9; Mar10'14. nom

75TH st, 331 W, see Riverside dr, 30.

121ST st, 201 W, see 7 av, 2022-4.

127TH st W, nec Riverside dr, see 7 av, 2022-4.

151ST st W, swc Convent av, see 7 av, 2022-4.

Convent av, 470, see 7 av, 2022-4.

Lenox av, 620 (6:1739), es, 49.11 n 141st, 50x100; asn rents to secure mtg for $11,-500; Aaron Goodman, 117 W 119, to Leon Tuchman, 1990 7 av; June25'12; Mar9'14. nom

Riverside dr, 30 (4:1185-1 & decedents estates and misc), nec 75th (No 331), —x —; agmt as to settlement of estates of Chas L & Caroline D Fair; Hannah E & Abr G Nelson, Chas J & Wm B Smith, Eliz Bunnell, Laura & Annie Leonard & Edw L Lefler with Theresa A Oelrichs [1 E 57] & Virginia Vanderbilt [666 5 av]; Mar16'04; Mar6'14. nom

Riverside dr, 30 (4:1185, etc), nec 75th (No 331), same prop; agmt of ratification & final settlement of above estates; same & John B Bunnell as GDN for Geo E, Mabel E, Theo W & Jas W Lefler with same; May 12'04; Mar6'14. nom

Riverside dr, 550, see 7 av, 2022-4.

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7TH av, 2022-4 (7:1927-29), nwc 121st (No 201), 50.11x95, 6-sty bk tnt; A$53,000-115,000; also 7TH AV, 2026-8 (7:1927-31), ws, 50.11 n 121st, 50x95, 6-sty bk tnt; A$40,000-90,000; also RIVERSIDE DR, 550 (7:1995-1), nec 127th, 86.6x146.3x146.11x100, 6-sty bk tnt; A$105,000-250,000; also CONVENT AV, 470 (7:2065-48), swc 151st, 108.11x43.5x99.11x$6.10, 6-sty bk tnt; A $50,000-130,000; re mtg; Hudson Trust Co, TRSTE under mtg pledge, to N Y Real Estate Security Co, a corpn, 42 Bway; Feb—; Mar12'14. 15,383.95

7TH av, 2026-8, see 7 av, 2022-4.

Exemplified copy (miscl) last will of Ella Virginia Hoge, late of Hartford, Conn; June16'11; Mar10'14.

Power of atty (miscl); Eliz W Stevens to Geo E Blackwell, 83 Remsen, 1st Ward, B of Q; Mar20'13; Mar10'14.

Power of atty (miscl); Jno B Owens, of Zanesville, O, doing business as Empire Floor Tile Co, to Marit E Folsom; Mar4; Mar12'14.

Power of atty (miscl); Saml Grossman to Newman Grossman, 2750 3 av; Feb26; Mar6'14.

WILLS.

Borough of Manhattan.

Catharine st, 25½-27 (1:277-49), es, 18 s Henry, 33.11x78x irreg; Jos Koplik Est, Isador Koplik, EXR, 203 W 54; atty, Isidor Hershfield, 99 Nassau; A$22,000-43,000. Will filed Feb2'14.

39TH st, 448-50 W (3:736-60), ss, 125 e 10 av, 50x98.9, 5-sty bk bldg, ⅛ int; A $22,000-40,000; also 57TH ST, 469 W (4:-1067-5), ns, 95 e 10 av, 20x100, 4-sty stn dwg, ⅛ int; A$10,000-15,500; Peter J Ward Est, Jas P Ward, EXR, 130 W 67; atty, Edw J Dowling, 115 Bway. Will filed Mar 11'14.

57TH st, 469 W, see 39th, 448-50 W.

65TH st, 325 E (5:1440-13), ns, 295 e 2 av, 20x100.5, 3-sty bk dwg; ⅛ int; Margaretha Kunkler Est, Ferd Kunkler, EXR, 795 E 182; atty, Jno B Harrison, 258 Bway; A$7,000-9,000. Will filed Mar11'14.

71ST st, 154 E (5:1405-48), ss, 272 w 3 av, 20x100.5, 3-sty stn dwg; Annie Orth Est, pt int; Fredk Orth, EXR, 44 W 35; attys, Guggenheimer, Untermeyer & Marshall, 37 Wall; A$18,000-24,000. Will filed Mar9'14.

87TH st, 237 E (5:1533-18), ns, 175 w 2 av, 25x100.8, 5-sty stn fr tnt; David Horn Est, Sarah Horn, EXTRX, 237 E 87; atty, Arthur Horn, 160 Bway; A$11,000-24,000. Will filed Mar11'14.

Lexington av, 952 (5:1404-17), ws, 80.5 n 69th st, 20x78, 4-sty stn dwg; Wm K Simpson Est, Anna F Simpson, EXR, 952 Lex av; atty, Jas D Williams, 31 Nassau; A $16,000-22,000. Will filed Mar4'14.

Park av, 72 (3:868-38), ws, 49.6 n 38th, 24.8x80, 4-sty br stn dwg; Minnie H Trowbridge Est, Farmers Loan & Trust Co, EXR, 22 Exch pl; attys, Geller, Rolston & Horan, 22 Exch pl; A$78,500-96,500. Will filed Feb6'14.

2D av, 729-31 (3:920-28 & 29), nwc 39th, 40x83, 2-4-sty tnts & strs; Cath Looram Est, M M Looram, EXR, Davenports Neck, New Rochelle, NY; attys, Rounds Schurman & Dwight, 96 Bway; A$29,000-38,000. Will filed Mar9'14.

CONVEYANCES.

Borough of the Bronx.

Austin pl (10:2601), es, 37.6 s 147th, 37.6x100, 3-sty bk factory & 2-sty bk rear factory; Harlem Bottling Works to Irene E Riesick, 2064 Valentine av; mtg $13,500; Feb28; Mar9'14. O C & 100

Beck st (10:2684), sec Av St John, 110x125, vacant; Norbert D Light et al to Normal Constn Co, 661 Tinton av; mtg $12,500; Mar10; Mar11'14. O C & 100

Carroll pl (*), ws, 224.4 s Wash av, 25x75; Phelan Bros Constn Co to Pasquale Angarola, 1098 Franklin av; Jan14; Mar9'14. O C & 100

Carroll pl (*); same prop; Pasquale Angarola to May Sanna, 801 E Tremont av; Jan19; Mar9'14. O C & 100

Carroll pl (*) same prop; May Sanna to Dominic A Trotta, 2159 Mapes av; Jan20; Mar9'14. O C & 100

Cedar st (*), ws, 100 s Chester av, 25x100; Henry Schunke to Jos Schunke, 3435 Tieman av; mtg $3,780; Mar6; Mar9'14. nom

Elsmere pl (11:2960), swc So blvd, 88.3x100x133.7x109.9, vacant; Tremont Av Land Co to Jno McNulty, 3058 Bainbridge av; mtg $15,000; Mar11; Mar12'14. O C & 100

Fox st (Barretto) (10:2717), ws, 386 n 165th, 75x100, vacant; Rosa Weisman to Thos W Weisman, 108 Bay 31, Bklyn; Mar 3; Mar9'14. O C & 100

Fox st, 560 (10:2683), ss, 278.11 e Prospect av, 40x109, 5-sty bk tnt; also FOX ST, 576-80 (10:2683), ss, 438.11 e Prospect av, 80x109, 2 5-sty bk tnts; Julia J Hirsch to Via Vulpes Realty Corpn, 198 Bway; AL; Feb6; Mar12'14. nom

Fox st, 568-72 (10:2683), ss, 358.11 e Prospect av, 80x109, 2 5-sty bk tnts; Julia J Hirsch to Via Vulpes Realty Corpn, 198 Bway; AL; Feb6; Mar12'14. nom

Fox st, 576-80, see Fox, 560.

Fox st, 972 (10:2724), es, 340.6 n 163d, 40 x108.9x40x109.2, 5-sty bk tnt; Gustav P Helfrich to Ferd A Sieghardt, 410 E 85; mtg $30,500; Mar10; Mar11'14. O C & 100

Freeman st, 954-6, see Vyse av, 1235.

Garfield st (*), ws, 325 s Van Nest av, 25 x100; Jno Steneck to Lloyd Realty Co, Hoboken, NJ; Feb26; Mar10'14. O C & 100

Gates pl (12:3324), es, at nes Mosholu Pkway N, 88.6x100x135.9x110.7, vacant; Geo Wm Dickinson et al, TRSTES for Mary L Hillhouse, to David Thos McKelvey, 803 W 180; CaG; Mar10; Mar12'14. 10,275

Home st, 807-9, see Stebbins av, nwc Home.

Jefferson st (*), es, 175 s Van Nest av, 25x100; Jos P McIntee to Julia L McIntee, 1656 Wallace av; Feb20; Mar12'14. nom

Jefferson st, nec Van Nest av, see Van Nest av, nwc Jefferson.

Jefferson st, nwc Van Nest av, see Van Nest av, nwc Jefferson.

Jennings st (11:2976-2977), ss, 100 e Wilkins av, 78x129.10x60x126, vacant; Max H Joseph to Thos W Weisman, 108 Bay 31, Bklyn; mtg $3,500; Mar3; Mar9'14. O C & 100

Kelly st, 1030 (10:2716), es, 70.6 n 165th, runs n60.9xe100xs24xs36.10xw102.7 to beg, 5-sty bk tnt; 152d Street Constn Co to Normal Constn Co, 661 Tinton av; mtg $43,000; Mar9; Mar11'14. O C & 100

Kelly st, 1030; Normal Constn Co to Norbert D Light, 131 Riverside dr & Wm Goldstone, 2 W 89; mtg $43,000; Mar9; Mar11 '14. O C & 100

Kelly st, 1063-73 (10:2705), ws, 165 s 167th, 100x100, 6 2-sty fr dwgs; Utopia Realty Co, Inc, to Danl L Korn, 170 W 74; mtg $22,065; Mar5; Mar7'14. nom

Maple st (*), es, 100 n 214th (Av A), 25x100, Village of Jerome; Katie Herold to Mary R & Sarah L Dolan, 587 Riverside dr; Feb11; Mar11'14. nom

Minnna st (*), ss, 167.9 e Unionport, 25x101.4x25x101.8; Adolph Tarr to Julius Schoenbaum, 672 Rhinelander av; ½ pt; mtg $3,000; Feb28; Mar6'14. O C & 100

Mosholu Pkway N, nes, nt es Gates pl, see Gates pl, es, at nes Mosholu Pkway N.

Mosholu Pkway N, nes at ws Jerome av, see Jerome av, ws, at nes Mosholu Pkway N.

Odell st (Jackson) (*), ws, abt 665 n Starling av, 220x221x—x108, being lot 438 & also gore Z map Unionport; Emil Roedel to Jno H J Ronner, 1278 Fulton av; Mar20'05; Mar9'14. O C & 100

Parkside pl, swc 209th, see 209th E, swc Parkside pl.

Prospect pl, swc Anthony av, see Clay av, es, 20 s Prospect pl.

134TH st, 467-71 E (9:2279), ns, 145 w Brown pl, 50x100, 3-3-sty & b bk dwgs; Rack Realty Co to Lillian & Kate Friedman, 148 W 142; mtg $10,000; Feb17; Mar 11'14. nom

134TH st, 609 E (10:2547), ns, 375 e St Ann's av, 16.8x100, 2-sty & b stn dwg; Cornelius Leary to Cornelius J Leary, 609 E 134; mtg $4,500; Mar6; Mar11'14. nom

136TH st, 463 (709) E (9:2281), ns, 600 e Willis av, 25x100, 5-sty bk tnt; Fredk H Schepp et al to Geo Bender, 441 E 85; mtg $13,000; Mar10; Mar12'14. O C & 100

136TH st, 720-2 E (10:2564), ss, 250 w Willow av, 50x100; vacant; Dunken Realty Impt Contracting & Constn Co to Wm M C Marsh, 238 W 73; mtg $3,000; Feb25; Mar 11'14. nom

136TH st, 720-2 E, see 136th, 720-2 E, Bronx Mortgages.

139TH st, 428 (680) E (9:2283), ss, 250 e Willis av, 24.5x100, 5-sty bk tnt; Mary Diamond to Damant Realty Co, Inc, 130 Fulton; mtg $14,000; Mar10; Mar11'14. O C & 100

139TH st, 526-38 E (9:2266), ss, 197.4 e Brook av, 150x100, except 139TH ST, 530 E (9:2266), ss, 234.10 e Brook av, 37.6x100, 3 6-sty bk tnts; Louis Lese to Fredk Lese, 133 E 80; AL; Mar6; Mar7'14. O C & 100

139TH st, 530 E, see 139th, 526-38 E.

139TH st, 588 E (10:2552), ss, 290.3 e St Ann's av, 37.6x100, 5-sty bk tnt; Sara E Techt to Fredk E Techt, 2391 Grand concourse; correction deed; Mar6'14. nom

140TH st E, nwc Brook av, see Brook av, nwc 140th.

153D st, 290-2 E (9:2412), ss, 200.3 e Morris av, 50x100, 2-sty & b fr dwg & vacant; Wm F Clare, ref, to Arthur D Cahn, 1276 Lex av; FORECLOS Dec3'13; Jan16; Mar7'14; re-recorded from Jan17'14. 8,000

162D st, 400 E, see Melrose av, sec 162d.

163D st E (9:2368), ns, 200 e Washington av, 100x169.3, vacant; Wm H Hall et al EXRS Wm H Hall, to Chas E McManus, 265 W 73; mtg $28,000; Feb17; Mar6'14. 1,000

164TH st, 868 E (10:2690), ss, 39 w Stebbins av, 23x73.6, 3-sty bk dwg; Albt Lesser to Danl Ostrow, 1033 Cauldwell av; mtg $8,600; Mar2; Mar10'14. O C & 100

167TH st, 826 E (10:2680), ss, 100 w Prospect av, 40x100, 5-sty bk tnt; Hamilton Holding Co to Harry Klein, 22 Mt Morris Park W, & Solo Roth, 102 W 121; mtg $35,000; Mar4; Mar7'14. O C & 100

172D st E (*), es, 331.8 s Gleason av, 25x100; Gertrude Stumpf et al by GDN to Alice A Henry, 3109 Park av; B&S; AT; mtg $3,500; Mar6; Mar7'14. 1,000

174TH st E, ns, at ses Boston rd, see Hoe av, nwc 174th.

174TH st E, nec Boston rd, see Boston rd, nec 174th.

174TH st E, ns, 96.10 e Boston rd, see Boston rd, nec 174th.

174TH st E, nwc Hoe av, see Hoe av, nwc 174th.

174TH st E, ns, 20.2 w Hoe av, see Hoe av, nwc 174th.

176TH st W, swc Jerome av, see Jerome av, swc 176th.

179TH st, 935 E (11:3127), ns, 121.4 e Daly av, 37.2x97.1x37.2x97.1, 4-sty bk tnt; Jos A Wasserman to Mary A Wasserman, 1304 Shakespeare av; mtg $15,500; Feb16; Mar7'14. O C & 100

179TH st, 1027 (1289) E (11:3137), nes, 93.4 w Boston rd, 25.7x73x26.6x72.2, 2-sty fr dwg; Giovanni Quartana to Ambleto Quartana, 2007 Vyse av; mtg $3,000; Mar 7; Mar9'14. O C & 100

179TH st E, sec Monterey av, see Monterey av, sec 179th.

180TH st, 708-10 E, see Crotona av, sec 180.

184TH st, 312 E (11:3146), ss, 91.3 e Valentine av, 55.3x38.6x54.6x47.9, 2-sty fr dwg; Danl J Barnett to Hanna Barnett, 312 E 184; Mar3; Mar7'14. nom

186TH st, 458 E (11:3039), ss, 180 e Park av, 20x100, 4-sty bk tnt; Louise Withey to Della L Firmin, 175 Sterling, Bklyn; mtg $11,000; Jan28; Mar6'14. nom

187TH st E, nwc Tiebout av, see Tiebout av, 2427.

197TH st, 265 E (12:3295), ns, 53.10 e Briggs av, 24x90, 2-sty fr dwg; Mary J Rizzuto to Chas Kroetz, 2437 Valentine av; mtg $6,600; Mar7'14. O C & 100

209TH st E, see Decatur av, see 209th E, swc Parkside pl.

209TH st E (12:3355), swc Parkside pl, 190 to Decatur av x50, vacant; Leighton Lobdell, ref, to Percival C Smith, 310 W 79; FORECLOS Mar6; Mar7; Mar12'14. 8,500

212TH st E, swc DeKalb av, see DeKalb av, 3565.

226TH st E (*), ns, 530 e Barnes av, 50x114; Giosue Arcoleo to Alex Passman, 30 Willard av, Jamaica, LI, & Abr Docteroff, 1735 Unionport rd; AL; Feb13; Mar12'14. O C & 100

227TH st E (*), swc Prospect ter, 100x25; Domenico Mascolo to Vincenzo Ungaro, 4019 Lowerre pl; mtg $4,100; Feb26; Mar 6'14. O C & 100

236TH st E (12:3377), nec Kepler av, 100x100, vacant; Howard Hayes to Benj J Kline, 926 West Front, Plainfield, NJ; Mar7; Mar9'14. nom

239TH st, 340 E (12:3387), ss, 458.2 e Katonah av, 29.1x100, 2-sty fr dwg; Jas R Hinkson to Dora M Schrenkeisen, 29 Fletcher av, Mt Vernon, NY; Mar9; Mar10'14. 50

254TH st W, swc Newton av, see Newton av, swc 254th.

254TH st W (13:3421), swc Sylvan av, 75x80.8x76.3x95.4, vacant; Evangeline M Therry to Meta K Oetjen, 1205 Tinton av; B&S; mtg $——; Feb13; Mar9'14. nom

256TH st W, swc Bway, see Bway, swc 256th.

Av St John, sec Beck, see Beck, sec Av St John.

Albany Post rd (13:3421), ws, 419.2 n 254th, 26.10x97.3x25x95.9, vacant; Evangeline M Therry to Meta K Oetjen, 1205 Tinton av; B&S; mtg $——; Feb13; Mar9'14. nom

Allerton av, nec Wilson av, see Wilson av, sec Allerton av.

Allerton av, sec Wilson av, see Wilson av, sec Allerton av.

Anthony av, swc Prospect pl, see Clay av, es, 20 s Prospect pl.

Anthony av, 2184 (11:3157), es, 250 n 181st, 25x130, 2-sty fr dwg; Hessie C Lord, widow, to Gotham Development Co, 220 Bway; Mar6; Mar12'14. nom

Arthur av (11:3068), ws, 112.4 s 179th, 100.3x90, being lot 33 blk 3068 tax map, vacant; Roy M Robinson, ref, to Realty Redemption Co of NY, 68 William; FORECLOS transfer of tax lien Jan21'14; Mar 4; Mar9'14. 12,000

Arthur av (11:3070), es, 94.3 n 180th, 50.1 x92.6x50.2x93, vacant; Walter Aronstein to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $4,000; Mar4; Mar7'14. nom

Ash av (*), ns, 635.2 w Corsa av, 50x100; Arthur J Mace & ano EXRS Malinda G Maie to Ralph Hickox, 3832 White Plains av; Jan21; Mar12'14. 250

Barker av (*), es, 75 n Wilson pl, 75x100; Frank A Bennett to Michl Brennan, Inc, a corpn, 736 E 218; mtg $1,000; May 11; Mar12'14. 3,000

Bland av (*), es, 325 n Nelson av, 50x100, Edenwald; Land Co "D" of Edenwald to David Unger, 957 Hoe av; Feb26; Mar 12'14. nom

Boston rd (11:2991), nec 174th, runs n 69.11xse79.8xs25.9 to st xw96.10 to beg; also 174TH ST E (11:2991), ns, 96.10 e Boston rd, 64.3x100.2x46x102.11, except pt for 174th, vacant; Edgar J Lauer to Hoe Av Realty Co, Inc, 36 W 59; B&S & CaG; Feb 18; Mar9'14. nom

Boston rd, ses, at ns, 174th, see Hoe av, nwc 174th.

Boston rd (*), swc Wilson av, runs s 619.8xse265.11xsw52.7 to ws Wilson av xs 366.1xe70.10 to es Wilson av xn1335.7 to rd xw62.2 to beg, land in bed of Wilson av; Carolyn F Princesse Aymon de Faucigny Lucinge to City NY; Dec14'13; Mar 9'14. nom

Boston rd, swc Wilson av, see Wilson av, swc Boston rd.

Boyd av (*), ws, 158.4 s Kingsbridge rd, 25x100; May L Krewson to Margt Crowley, 4110 Wickham av; Mar11'14. O C & 100

Broadway (13:3421), swc 256th, 56x100x 62.11x100, vacant; Evangeline M Therry to Meta K Oetjen, 1205 Tinton av; mtg $——; Feb13; Mar9'14. O C & 100

Broadway (*), ws, 88.6 n Tremont rd, 29.6x81.7x25x97.3, Tremont ter; Cecelia Ryan to Mary J Ryan, Yonkers, NY; Sept 29'13; Mar12'14. nom

Broadway (*), same prop; Mary J Ryan, as TRSTE for Cecelia Ryan, to Cecelia Ryan, Yonkers, NY; Sept29'13; Mar12'14. nom

Bronx blvd (*), ws, 64.9 sw 226th, 64.8x 124.6x64.10x127; Lina Schrader & ano to Bronx Parkway Commission, 22 Pine; Mar 5; Mar6'14. 2,279.46

Bronxdale av (*), ws, 210.9 n Morris Park av; Enrico Mirani to Jno Lafagnino, 1486 So Blvd; mtg $5,000; Mar9; Mar10'14. O C & 100

Brook av (9:2285), nwc 140th, —x97.8x 100x107.2, vacant; Consolidated Impt Co, Inc, to Joshua Silverstein, 808 West End av; AL; Aug25'13; Mar7'14. O C & 100

Burnside av (11:3221), ns, old line, at ns Burnside av, now opened, said pt being distant 79.11 e Loring pl, runs ne & n 103.4xe8 to ws Burnside av xs & w107.4 to beg, land in bed of av; City N Y to Ellen M Parker, 155 Lex av; Forbes J Hennessy, 97 Central Park W, & Michl Coleman, 50 W 51, EXRS &c Ellen M Hennessy; QC; AT; May19'13; Mar6'14. 512.50

Burke av, ns, at ws Eastchester rd, see Eastchester rd, ws, at ns Burke av.

Burke av, ss, at nes Gun Hill rd, see Wilson av, swc Burke av.

Burke av, ss, at sws Gun Hill rd, see Wilson av, swc Burke av.

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Burke av, nec White Plains av, see White Plains av, nec Burke av.

Burke av, swc Wilson av, see Wilson av, swc Burke av.

Castle Hill av (*), ws, abt 705 n Starling av, 25x108; also ST RAYMOND AV (*), ns, 75.8 w Grace av, 50x67.10x55.2x44.7; also CASTLE HILL AV (*), ws, 730 n Starling av, 25x108; Angiola M Buonicore to Albt J Rosini, 211 E 120; B&S; Mar6'14. nom

Castle Hill av, ws, 730 n Starling av, see Castle Hill av, ws, abt 705 n Starling av.

Chestnut av (*), ws, 150 s Oak, 50x100; Warren Hubbard to Geo M Hubbard, on Chestnut av near Oak; mtg $3,000; Mar9; Mar12'14. O C & 100

Clay av (11:2891), es, 20 s Prospect pl, runs s75xe185 to Anthony av xn100 to Prospect pl xw92.6xs20xw92.6 to beg; Eva W Bailey to Geo I Hovey, Deansboro, Oneida Co, NY; Mar10; Mar11'14. 5,700

Crotona av (11:3095), sec 180th (Nos 708-10, 25.3x100, 1-sty bk strs; Mary Diamond to Damant Realty Co, Inc, 130 Fulton; Mar 10; Mar11'14. nom

Cruger av (*), ws, 245 s Van Nest av, runs e25 to cl Cruger av xs25xw25 to new line Cruger av xn25xe5 to beg, land in bed of Cruger av in front of above; Jno H Rehm & ano to City NY; Nov29'13; Mar9 '14. nom

Daly av, 1916 (11:2992), es, 389.2 s 177th, 32.1x150.11, 4-sty bk tnt; Phoenix Ingraham, ref, to Farmers' Loan & Trust Co, TRSTES Brian McKenney, 22 William; FORECLOS Feb25; Mar4; Mar6'14. 18,000

Daly av, 2071 (11:3122), nws, 302.6 se 180th, 44.6x112.6, 1-sty fr rear dwg, except part for Daly av; Julius Buchalter to Steinmetz Constn Co, 1416 Glover av; mtg $5,000; Mar7; Mar9'14. O C & 100

Decatur av, 3254 (12:3355), es, 135.4 n 207th, 23.6x100, 2-sty bk dwg; Bruce Ellison, ref, to Central Mtg Co, 60 Wall; FORECLOS Mar3; Mar10'14. 6,000

Decatur av, sec 209th, see 209th E, swc Parkside pl.

DeKalb av (12:3327); ws, 200 n 208th, 50 x100, vacant; Elbert H Dickinson et al to Morris P Joachim, 382 3d, Bklyn; CaG; Feb 24; Mar10'14. nom

DeKalb av, 3565 (12:3328), swc 212th, 25 x100, 2-sty fr dwg; Jas R Foster to Patk H Comerford, 1656 2 av; mtg $4,000; Mar 6; Mar9'14. nom

Eastern blvd (*), ns, 25 w Swinton, 50x 100; Maria Urbansky to Caspar Wolta, 2905 Newkirk av, Bklyn, NY; mtg $1,600; Feb 27; Mar10'14. nom

Eastchester rd (*), ws, at ns Burke av, runs w1114.3xse150.8 to ss Burke av xe 984.6 to rd xn80 to beg, land in bed of Burke av; Carolyn F Princesse Aymon de Faucigny Lucinge et al to City N Y; Dec 18'13; Mar9'14. nom

Eastchester rd (*); same prop; same to same; Dec12'13; Mar9'14. O C & 100

Forest av, 923-5, see Jackson av, es, 72 s 163d.

Ft Schuyler rd (*), ws, 239.2 s Balcom av, 50.1x107.6x50x112.4; Delia Moynihan to Mary A Moynihan, 1489 Ft Schuyler rd; mtg $1,000; Mar5; Mar9'14. nom

Franklin av, 1261-3 (10:2612), nws, 214 s 169th, as in 1868, 126.6x193x123x222.5, 1 & 2-sty fr club house & 1 & 2-sty fr rear stable; Henry Goeltz to Jno H J Ronner, 1278 Fulton av; ½ pt; mtg $20,000; Dec10 '03; Mar9'14. nom

Franklin av, 1261-3; same to same; B&S & CaG; mtg $20,000; Jan20'04; Mar9'14. nom

Gun Hill rd, nes, at ss Burke av, see Wilson av, swc Burke av.

Gun Hill rd, sws, at ss Burke av, see Wilson av, swc Burke av.

Gun Hill rd, nes at ws Wilson av, see Wilson av, swc Burke av.

Hoe av (11:2987), es, 179.5 n Freeman, 50x100, vacant; Wm T Quinn, ref, to L Austin Johnson, 143 N 9, Plainfield, NJ; FORECLOS Mar5; Mar6; Mar12'14. 3,000

Hoe av (11:2987); same prop; L Austin Johnson to Arbutus Realty Co, 2 Rector; Mar7; Mar12'14. nom

Hoe av (11:2991) nwc 174th, 80x15.4x 80.1x20.3, vacant; also 174TH ST E (11:-2991), ns, 20.2 w Hoe av, runs n80.1xw45.11 xs82.4 to st xe60.8 to beg, vacant; also 174TH ST E (11:2991), ns, at ses Boston rd, runs ne47.4xse76.8xsw5.1 to st xw91.4 to beg; Hoe Av Realty Co, Inc, a corpn, to American Real Estate Co, 527 5 av; mtg $35,000; Mar7; Mar9'14. nom

Intervale av, 1133 (10:2692), nws, 380.7 ne 167th, 25x123.9x26.4x122.5, 2-sty fr rear dwg; Cath L Walgrove, individ & as EXTRX Geo M Walgrove, to Rosina Gradziadio, 1040 Fox; Feb26; Mar6'14. 5,000

Jackson av (10:2648), es, 72 s 163d, runs s102.10xe85xn0.2xe90 to ws Forest av (Nos 923-5) xn107.7xw100xs4.11xw75 to beg, 2 2-sty & b fr dwgs, 1-sty ext & 1-sty fr stable & vacant; Albt Deutsch to Alde Constn Co, 35 Nassau; mtg $8,500; Feb9; Mar7'14. O C & 100

Jerome av (11:2861), swc 176th, 138x100 x112.3x103.3, vacant; Jno F Kaiser et al to Geo W McAdam Jr, 20 W 90; mtg $13,-450; Feb26; Mar9'14. O C & 100

Jerome av (11:2861); same prop; Geo W McAdam Jr to Geo W McAdam, 20 W 90; mtg $——; Mar7; Mar9'14. O C & 100

Jerome av (12:3324), ws, at nes Mosholu Pkway N, 105.11x100x58.7x110.7, vacant; Elbert H Dickinson et al TRSTES for Mary L Hillhouse to Josephine B Hamlin & Harriet K Taylor, both at 750 St Nicholas av; CaG; Feb19; Mar11'14. 10,889.80

Kepler av, nec 236th, see 236th E, nec Kepler av.

Kepler av (12:3378), es, 40 s 238th, 72x 100, vacant; Howard Hayes & ano, EXRS Augustus L Hayes, to Benj J Kline, 926 West Front st, Plainfield, NJ; mtg $22,000; Mar7; Mar9'14. 1,549.39

Kingsbridge rd, 32 E, see Morris av, swc Kingsbridge rd E.

Lacoula av (*), nws, at centre line of blk bet 232d & 233d, runs nw105xsw25xse105 to av xne25 to beg; Monatiquot Real Estate Co of N Y to Andw Brady, 32 W 65; Apr 28'13; Mar12'14. 700

Lawrence av, ws, abt 1050 n 165th, see Sedgwick av, es, abt 1050 n 165th.

Longfellow av (10:2761 & 2762), ws, 200 s Garrison av, 50x100, vacant; Steinmetz Constn Co to Celia Buchalter, 2071 Daly av; Mar7; Mar9'14. O C & 100

Longwood av (145TH st) (10:2736), ss, 50 e Whitlock av, 25x100, except pt for sts, vacant; Chas E Moore, ref, to Jacob Ott, 726 E 156; FORECLOSED, drawn & recorded Mar12'14. 2,000

Melrose av (9:2383), sec 162d (No 400), 100x67.4x100x69.6, 1-sty bk str & vacant; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; AL; Dec5'13; Mar7'14. nom

Morris av (11:3191), swc Kingsbridge rd E (No 32) 80x18, 3-sty bk dwg; Ignatz Erber to Regina Gross, 153 E 79; AL; Mar 5; Mar6'14. nom

Monterey av (11:3061), sec 179th, 128x 100x112.9x101.1, vacant; Pincus Lowenfeld et al to Walter Aronstein, 35 W 110; Jacob Aronstein, 1884 7 av, & Isidor Aronstein, 35 W 110; mtg $4,000; Mar4; Mar7 '14. nom

Nelson av, 1409 (11:2874), ws, 166.8 n Boscobel av, 16.8x87.6x18.5x79.7, 2-sty fr dwg; Robt H Neamann to Henry A Wood, 73 Carleton, East Orange, NJ; mtg $4,500; Dec27'13; Mar6'14. nom

Newton av (13:3421), swc 254th, 50x100, vacant; Evangeline M Therry to Meta K Oetjen, 1205 Tinton av; B&S; Feb13; Mar9 '14. nom

Oakley av (*), es, at cl Bronx River, runs se3.8 & 123 & 48 & 6.1xsw201xnw14.5 xnw75 & 47 & 51 & 61 & 21 & 61xne22 & 91 xse48xse41.4 to beg; Frederic A de Peyster et al to Bronx Parkway Commission, 22 Pine; Feb21; Mar6'14. 6,695.02

Old Macombs Dam rd, es, at es University av, see University av, es, at es Old Macombs Dam rd.

Olinville av, 3615 (*), ws, 27.6x100, except pt for av; Thos H Walsh to Belle J Coyne, 1050 Park av; mtg $2,600; Mar4; Mar12'14. nom

Park av, 3890 (11:2904), es, 72.2 s 172d, 37.6x100, 5-sty bk tnt; Beneson Realty Co to Chris Vette, Babylon, LI; mtg $27,750; Mar10; Mar11'14. O C & 100

Pilgrim av (*), es, 275 n Mildred pl, runs n92.9xse91.9xse27.8xw75.2 to beg; August C Reps to Saml Cohen, 32 James; Feb15; Mar6'14. nom

Prospect av (11:3102), nws, 300 se 187th, 100x100, except part for Prospect av, vacant; Harry Cahn et al to Putnam Realty Co, 391 E 149; mtg $7,500; Mar9; Mar12'14. O C & 100

Rombault av (*), ws, 150 n Hollers av, 25x100; Hudson P Rose Co to Vito Matturo, 1021 2 av; Mar9; Mar12'14. nom

St Lawrence av (*), ws, 125 s Merrill, 25x100; Ellen F Gahagan or Ellen Gaghan to Adelaide Gahagan or Gaghan, 1437 St Lawrence av; AL; Oct24'13; Mar9'14. nom

St Raymond av, ns, 75.8 w Grace av, see Castle Hill av, ws, abt 705 n Starling av.

Sedgwick av (9:2527), es, abt 1050 n 165th, 75x100 to Lawrence av, except pt for Sedgwick av, vacant; Herman Joseph, ref, to Sarah Umpleby, 2307 Glenmore rd, Bklyn; FORECLOS Feb3; Mar3; Mar11'14. 5,000

Seneca av (10:2762), ss, 50 e Longfellow av, 100x100, vacant; Kath M Friedrich to Lawrence Davis, 74 Green st, Newark, NJ; B&S; Mar9; Mar11'14. O C & 100

Southern blvd, swc Elsmere pl, see Elsmere pl, swc So blvd.

Southern blvd (11:2980), es, 525 s Jennings, 25x100, vacant; Franklin Leonard Jr to Wm Allen, 602 E 135; FORECLOS Mar5; Mar6; Mar7'14. 5,000

Southern blvd (10:2725), ws, 743 s Westchester av, runs w128.11xw2.10xs60.1xe 133.11 to So blvd xn60 to beg, vacant; Kellwood Realty Co to J Clarence Davies, 14 E 81; mtg $45,800; Feb16; Mar10'14. nom

South Oak dr (*), ns, being e ½ plot 56 amended map Bronxwood Park, 25x95; Jos A Mascia to Abbondanza Mascia, 775 So Oak dr; mtg $——; Mar5; Mar7'14. O C & 100

South Oak dr (*), being lot 62 amended map Bronxwood Park, 32x96.11x30.1x93, es, except pt conveyed to Denis Quinn; Jos A Mascia, 775 So Oak dr, to Abbondanza Mascia, same address; Mar5; Mar7'14. O C & 100

Stebbins av (10:2694), nwc Home (Nos 867-9), runs w46.6xn19.2xe0.8xn4.9xw0.8xn 88.9xe4.10xse60.4 to av xsw80.4 to beg, 6-sty bk tnt & strs; M & V Constn Co to Nathan Marcus, 817 West End av, & Meyer Vesell, Hotel Savoy, 5 av & 59th; B&S; AL; Feb27; Mar6'14. 100

Sylvan av, nwc 254th, see 254th W, swc Sylvan av.

Tiebout av, 2427 (11:3147), nwc 187th, 101.11x100, vacant; Edw Earl to Wm J Klauberg, 164 W 79; B&S; Mar12'14. nom

Tinton av, 680 (10:2665), es, 221.11 n 152d, 20x125, 3-sty fr tnt; Frank R Leary to Richd P & Minnie E Sefferien, 161 E 89; mtg $5,500; Mar4; Mar9'14. O C & 100

Tremont av (11:2809), ns, 100 w Anthony av (Prospect av), 25x100, 5-sty bk tnt; Berta Rabas to Libia Realty Co, Inc, a corpn; mtg $8,340.43; Oct15'12; Mar10'14. O C & 100

Tyndall av (13:3423), ws, 125 n 261st, 111.7x81.3x108.11x95, vacant; Mary Cihak to Bozena Vanek, 1943 Fowler av, & Mary Doubrava, 343 E 94; Mar9; Mar11'14. O C & 100

University av (11:2868), es, at es old Macombs Dam rd (now closed), runs s213x w11.2 to Aqueduct av xn217.3 to beg, land in bed of av; City N Y to Ellen M Parker, 155 Lex av; Forbes J Hennessy, 97 Central Park W, & Michl Coleman, 50 W 51, EXRS &c Ellen Hennessy; QC; AT; May 19'13; Mar6'14. 113,50

Van Nest av (*), nwc Jefferson, 50x100; also VAN NEST AV (*), nec Jefferson, 50 x100, except part Van Nest av, & Wallace st; Jos P McIntee to Julia L McIntee, 1656 Wallace av; Feb20; Mar12'14. nom

Van Nest av, nec Jefferson, see Van Nest av, nwc Jefferson.

Vincent av (*), ws, 100 s Baisley av, 25x 100; Matilda F Peterson to Emma Busch, 677 Eagle av; Feb13; Mar6'14. O C & 100

Vyse av, 1235 (11:2986), swc Freeman (Nos 954-6), 95x50, 5-sty bk tnt & strs; Martha Perna to Martha Graham Constn Co, 991 E 167; mtg $43,000; Mar9; Mar10 '14. O C & 100

Vyse av, 1426 (11:2994), es, 275 n Freeman, 25x100, 5-sty bk tnt; Mary Diamond to Damant Realty Co, Inc, 130 Fulton; mtg $21,000; Mar10; Mar11'14. O C & 100

Vyse av, 1443-51 (11:2987), ws, 100 s Jennings, 50x100, 3-sty fr stable; Henry M Goldfogle, ref, to Rosina Baldo, 2472 Arthur av; FORECLOS transfer of tax lien Feb6; Feb28; Mar9'14. 4,700

Walton av, 1060 (9:2472), es, 96.4 n 165th, 20x100, 3-sty bk dwg; Mary Donovan to Helen M Donovan, 1060 Walton av; mtg $8,000; Feb2; Mar10'14. nom

Washington av, 1336 (11:2910), es, 376.5 n 169th, 25x125, except pt for av, 3-sty & b bk dwg; Walter H Spinning to Jos W Rowan, Inc, a corpn, 3114 3 av; mtg $10,-500; Jan31; Mar7'14. O C & 100

Washington av (11:3037), ws, 60.10 n 180th, 25x91.8, vacant; Eliz J McCormack to Nane Schaile, 664 Oakland pl; Mar5; Mar6'14. 100

Webster av (11:3028), es, 107.6 n 178th, runs e31xs10.3xw31 to av xn7.6 to beg, pt 1-sty fr store; Jno H Rogan to Clement H Smith Co, 460 E Tremont av; QC; Mar7; Mar12'14. 300

Webster av, 2156 (11:3030), es, 357.11 s 182d, 37.6x104.2x37.6x103.10, 5-sty bk tnt; Mathilde Bosselman to Pocahontas Realty Corpn, 2783 Bainbridge av; mtg $20,000; Mar10'14. O C & 100

West Farms rd, 1448 (11:3018), es, 275.9 s 172d, 100.5x329.1 to es Bronx River or West Farms Creek x100x301.5; all title to land in bed of Bronx River, 1 & 2-sty bk stable, 1-sty bk garage & fr sheds; Jno J Bell to Jno Bell Co, 137th & Gerard av; B&S & CaG; Feb13; Mar7'14. nom

White Plains av (*), nec Burke av, 75x 100; Geo Hill to American Real Estate Co, 527 5 av; Mar3; Mar9'14. O C & 100

White Plains av (*), ws, 100.3 n Nereid av, 40.11x138x31.11x135.10; Danl Houlihan to American Real Estate Co, 527 5 av; mtg $3,000; Mar5; Mar6'14. O C & 100

Wilson av (*), sec Allerton av, runs s 677.6xnw100.7 to ws Wilson av xn616.6 to Allerton av xe80 to beg; also WILSON AV (*), nec Allerton av, runs n257.10 to es Wilson av xsw153.1xsw127.3 to Allerton av xe80 to beg; also WILSON AV (*), sec Burke av, runs s1644.5xsw153.1 to ws Wilson av xn1739.11 to Burke av xe87.4 to beg, land in bed of Wilson av; Eastchester Syndicate Co to City N Y; Dec29'13; Mar 9'14. nom

Wilson av, nec Allerton av, see Wilson av, sec Allerton av.

Wilson av, swc Boston rd, see Boston rd, swc Wilson av.

Wilson av (*), swc Boston rd, runs s 619.8xse265.11xsw52.7 to ws Wilson av xs 366.1xe70.10 to es Wilson av xn1335.7 to rd xw62.2 to beg, land in bed of Wilson av; Carolyn F Princesse Aymon de Faucigny Lucinge et al to City N Y; Dec8'13; Mar9'14. nom

Wilson av (*), swc Burke av, runs w 1035.4xne161.6 & 217.5 to ns Burke av xe 673 to Wilson av xs109.2 to beg; also GUN HILL RD (*), nes, at ss Burke av, runs e189.5xnw150.8 to ns Burke av xw115.3 to rd xse4.3 & 92 to beg, being land in bed of Burke av; Eastchester Syndicate Co to City N Y; Dec29'13; Mar9'14. nom

Wilson av (*), swc Burke av, runs w 1,035.6xne161.6 & 217.5 xe673 to ns Burke av xs109.2 to beg; also BURKE AV (*), ss, at nes Gun Hill rd, runs e189.5xnw150.8x w115.3xse4.3 & 92 to beg; also BURKE AV (*), ss, at sws Gun Hill rd, runs w142 to ws Wilson av xn116.9 to Gun Hill rd xse 103.5 & 40.2 to beg; also WILSON AV (*), sec Allerton av, runs s677.6xnw100.7xn616.6 to Allerton av xe80 to beg; also WILSON AV (*), nec Allerton av, runs n257.10xsw 153.1 to ws Wilson av xs127.3 to Allerton av xe80 to beg; also WILSON AV (*), sec Burke av, runs s1,644.5xsw153.1 to ws Wilson av xn1,739.11 to ss Burke av xe87.4 to beg; also WILSON AV (*), ws, at nes Gun Hill rd, runs ne31.7 to ws Wilson av xn2.5 xse70.10 to es Wilson av xs32xse70.8 to ns Burke av xw34.4 to Gun Hill rd xnw148.6 to beg, being land in bed of Burke av & Wilson av; Mutual Life Ins Co of N Y to Eastchester Syndicate Co, 9 E 46; Dec27 '13; Mar9'14. nom

Wilson av, ws, at nes Gun Hill rd, see Wilson av, swc Burke av.

3D av, 4279 (11:3044), ws, abt 190 n 178th, 27x103.11, 2-sty fr dwg; L Napoleon Levy to Lewis A Mitchell, 59 W 76; B&S & AL; Feb2; Mar12'14. nom

Bronx River cl at es Oakley av, see Oakley av, es, at cl Bronx River.

Bronx River (*) cl, being plot begins at intersection of the northern extremity of the w line of the parcel of land heretofore conveyed by Augusta de Peyster, individ &c, et al, to N Y State Realty & Terminal Co, by deed dated May4'06 & recorded in l 46 p 478, & cl of Bronx River, runs along cl said river as same winds & turns to s extremity of the said most westerly line of said parcel, conveyed as aforesaid xn181 to beg; Augusta M de Peyster & ano to Frederic A de Peyster, 11 E 86; Oct17'13; Mar6'14. nom

Gore Z map Unionport, see Odell st, ws, abt 665 n Starling av.

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MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Kelly st, 1030 (10:2716), es, 70.6 n 165th, runs n60.9xe100xs24xs36.10xw102.7 to beg; 5-sty bk tnt; re mtg; Rockland Realty Co to Normal Constn Co, 661 Tinton av; Mar9; Mar11'14. nom

136TH st, 463 (709) E (9:2281), ns, 600 e Willis av, 25x100, 5-sty bk tnt; 3 re judgts; Greenwich Bank of City N Y to Henrietta Klenk, 805 Lex av; Mar10; Mar12'14. nom

179TH st E, see Monterey av, see Monterey av, sec 179th.

222D st E, swc Bronx blvd, see Bronx blvd, swc 222d.

222D st E (*), parcel No 5 on damage map to open 222d; re mtg; Louisa Roscher to City NY; Aug22'13; Mar12'14. nom

260TH st W (13:3423), ss, 70 w Liebig av, 50x100, 2-sty fr rear bldg; re mtg; Jno W Bell et al, EXRS to Mary O'Keefe, 447 E 58; Feb18; Mar6'14. 500

Bailey av (12:3266), ws, 129.4 s 231st (owned by party 2d part); also BAILEY AV (12:3266), ws, adj above on south (owned by party 1st pt); party wall agmt; Ole J Bertelsen with Bertelsen Realty Co (Inc), a corpn, 3061 Bailey av; Mar10; Mar 11'14. nom

Bronx blvd (*), swc 222d, 63.6x95x63.6x 98.7; CONTRACT; Theresa Bradley to Geo H Janss, 1057 Hoe av; Jan27; Mar7'14. 2,000

Elder av (*), ws, 183.11 n Westchester av, 40x100; re mtg; N Y Trust Co to Winnie Co, 939 Intervale av; Mar10; Mar12'14. O C & 18,000

Elton av, 781-3 (9:2379), ws, 52 n 157th, 50x100, 2-sty & b bk dwg & 3-sty fr dwg; certf as to registration of title in Plffs under Torrens System, etc; Julius & Marie Heiderman as joint tenants, 783 Elton av, Plffs vs People of State of NY et al, Defts; AL; Dec6'13; Mar10'14. Torrens System

Ely av (*), es, 116.3 s Boston rd, 25x 95; re mtg; Fredk C Stork to Realty & Commercial Co, 30 Church, & Fredk F Byron, address not given; Jan14; Mar9'14. 100

Monterey av (11:3061), sec 179th, 12sx 100x112.9x101.1, vacant; re mtg; American Mtg Co to Walter Aronstein, 35 W 110; Jacob Aronstein, 1884 7 av, & Isidor Aronstein, 35 W 110; Mar6; Mar7'14. 3,000

Parker av, 1639 (*), being parcel No 57A on damage map to acquire title to Parker av; re mtg; Louise F Hovey to City NY; July8'13; Mar12'14. O C & 100

Southern blvd (11:2982), es, 200 s 173d, owned by party 2d pt; also SOUTHERN BLVD, es, adj above on s, owned by party 1st pt; party wall agmt; Marie Wauer with Wauer Realty Corpn, 1534 Bryant av; Feb24; Mar10'14. nom

Wales av, 627 (10:2643), ws, 65 n 151st, 60x106, 6-sty bk tnt; re mtg; Comity Mtg Co to Polatschek-Spencer Realty Co, 938 St Nicholas av; Mar9; Mar10'14. 25,000

Parcel 13:3403) Nos 48 & 48B on damage map to open Corlear av, from 230th to 240th & Tibbett av, from 230th to 240th sts; re mtg; Zilpha Berrian to City NY; May19'13; Mar12'14. nom

Parcel (13:3406) No 37S on damage map to open Tibbett av, from 230th to 240th, & Corlear av, from 230th to 240th sts; re mtg; same EXTRX Saml L Berrian to same; June30'13; Mar12'14. nom

Parcel (13:3406) No 37W on damage map to open same; re mtg; same to same; June 13'13; Mar12'14. O C & 100

Parcels (13:3403) Nos 45 & 45B on damage map to open same; re mtg; Wm E Thorn to same; May19'13; Mar12'14. nom

Parcels (13:3403) Nos 43 & 43B on damage map to open same; re mtg; Zilpha O Berrian EXTRX Saml Berrian to same; June4'13; Mar12'14. nom

Parcel (*), No 6 on damage map to open Parker av, from Protectory av to Wellington av; re mtg; Geo Quigley to City NY; Dec6'13; Mar12'14. nom

Parcels (*), Nos 4 & 4A on damage map to open Glover st, from Castle Hill av to Westchester av, & Doris st, from Glebe av to Westchester av; re mtg; Mar12'14; Jas F Donnelly to City NY; June28'13; Mar12 '14. nom

Parcels (*), Nos 52 & 52A on damage map to open same; re mtg; Mary C Weeks to same; Nov11'12; Mar12'14. nom

Parcels (*), Nos 26 & 27 on damage map to open Rosewood st, from Bronx blvd to White Plains rd; re mtg; Otto M Steuven to City NY; Apr12'13; Mar12'14. nom

Parcels (*), Nos 34, 35 & 36 on damage map to open Rosewood st, from Bronx blvd to White Plains rd; re mtg; Lucy M Stampfer to City NY; May3'13; Mar12'14. nom

Parcel (*), 364 on damage map to open Bronx blvd, from Old Boston rd to E 242d; re mtg; Eastchester Savgs Bank to City N Y; Mar6'13; Mar12'14. nom

Parcels (*) Nos 18 & 20 on damage map to open Bronx blvd; re mtg; Martin J Keogh to City NY; May14'13; Mar12'14. nom

Parcel (*) No 7S on damage map to open West Farms rd, from Bronx River to Westchester Creek; re mtg; Eliz Hoctor to City NY; June27'13; Mar12'14. nom

Power of attorney (PA); Fredk Meyer to Geo H Scheele; Jan12; Mar11'14. ——

Power of attorney (PA); Anna Meyer to Geo H Scheele; Jan14; Mar11'14. ——

Power of atty (P A); Nelson B Burr, EXR &c Nelson Beardsley, to Nelson B Eldred; Mar6'14. ——

LEASES.

Borough of Manhattan.

MAR. 6, 7, 9, 10, 11 & 12.

Allen st, 204 (2:417), stoop str; Jerome J Wilson & ano to Isidore Rosen, 192 Allen; 3yf Oct1; 2yren; Mar9'14. 2,520

Barrow st, 130-42, see Christopher, 162-74.

Bayard st, 83 (1:164), all; Israel Wischanski to Maria M De Rosa, 83 Bayard; 5 yf Mar1'15; Mar9'14. 2,870

Bleecker st, 211-9 (2:542), 92.1x100; consent to asn Ls to Alfred Custer, of Phila, Pa, who assumes all covenants, etc; Cortlandt F Bishop & ano, EXRS &c David W Bishop, to Pietro Alvino & Carmine Marasco, EXRS &c Rocco M Marasco; all title; Dec6'13; Mar10'14. ——

Cherry st, 24-30 (1:112), ns, 97.7x irreg x 230.7, all; also OAK ST, 5, ss, 22.5x irreg; all; also PEARL ST, 384, es, 18.4x71x irreg x100.1, all; also PEARL ST, 390-2, begins sec Oak (Nos 1 & 3), & New Bowery, 36x69x54.9x37.9; all; Waldron B Vanderpoel to Raffaele Loprete, 24 Cherry; 3yf Apr1; Mar11'14. 12,000

Christopher st, 162-74 (2:604), 137.11x— to Barrow (Nos 130-42), x130x—, all; N Y Railways Co, a corpn, to Saml Berman, 146 Henry; 5yf May1; Mar9'14. 8,000

Delancey st, 109 (2:409), last of the extension strs; Grand Delancey Co to Herman Goldberg et al, 109 Delancey; 3 4-12yf Jan 1; Mar6'14. 1,500

Elm st, 12 (1:154), str & c; Richd W Block to Fredk Immoor, 12 Elm; 5 3-12yf Feb1; 1y ren; Mar6'14. 2,200

Fulton st, 61 (1:94), 1st loft; Henry Leerburger & ano to Robt Sneider, 26A Woodbine, Bklyn; 5yf May1; Mar11'14. 600

Goerck st, 70 (2:323), s str & front c; Bernard A Ottenberg, agent, to Carmelo Naso, 68 Goerck; 3yf Oct1; Mar12'14. 420

Grand st, 390-2 (2:346), cor str & b; Harry Fischel to Harry Oppenheim, 125 W 115; 3yf May1'16; Mar6'14. 2,400

Hamilton pl, 1 (7:1988), nec 136th, 27x 101.2 on 136th; asn Ls; Sanford T Gladding to Jas A Thompson; mtg $——; May19'10; Mar10'14. nom

Ludlow st, 121 (2:410), 1st or stoop fl, b & sub cellars; Chebra Kidishe Anschai Sochochow, a corpn, to David & Hy L Reich, 95 Attorney; 15yf May1; Mar6'14. 1,800

Mercer st, 302, see Bway, 743.

Nassau st, 119-21 (1:90), str & b; Temple Court Co, a corpn, to Wm H Sullivan, 277 Washington, Boston, Mass; 5yf May1; Mar12'14. 8,000

Nassau st, 124 (1:92), str & fl above; Wm K & Albt G Vanderbilt to Chas I Lambert, 118 W 129; 5yf May1; Mar12'14. 5,500

Norfolk st, 30 (1:312), b str, subcellar & 6 rooms on top fl; Chebra Schaare Anshei Kobriner, a corpn, to Hyman Westreich ,137 Attorney; from Sept8'13 to Apr 30'19; Mar6'14. 660

Oak st, 1-3, see Cherry, 24-30.

Oak st, 5, see Cherry, 24-30.

Pearl st, 384, see Cherry, 24-30.

Pearl st, 390-2, see Cherry, 24-30.

Reade st, 104 (1:146), 2d loft; Bernard Kreizer to Alfd A Wright of Orange, NJ, trading as Shrimpton Needle Co; 4 11-12yf June1'13; Mar6'14. 300 & 360

Thompson st, 90-2 (2:502), s str; Citizens Investing Co, a corpn, to Louis Trachman, 90 Thompson; 5yf Jan1; Mar7 '14. 840

Vesey st, 84-6 (1:84), str in Vesey st & ½ cellar in Washington st; Morris Fatman to Henry Freund, 2340 Madison, Bklyn; 1y t May1; Mar9'14. 2,000

Vesey st, 84-6; asn Ls; Henry Freund to Edw J Williams, 706 Ams av; Mar7; Mar9'14. nom

William st, 194 (1:103); asn Ls; Adolph Bruckenstein to Michl J Griffin, on premises, et al; Jan1'14; Mar10'14. nom

4TH st, 214 E (2:399), ss, 293.3 e Av A, 24.9x96.2, the land; Winthrop A Chanler & ano, EXRS &c Jno W Chanler, to Wm Uterstaedt, 216 E 4, EXR Jno Uterstaedt; 3yf May1; Feb28; Mar12'14. taxes &c & 800

4TH st, 216 E (2:399), ss, 318 e Av A, 24.9x96.2, the land; Winthrop A Chanler & ano, EXRS &c Jno W Chanler, to Max Zwerdling, 214 E 4; 3yf May1; Mar12'14. taxes &c & 800

5TH st, 33 E (2:560), 4 upper floors above basement str; Mathilda Gebhardt to Martha Keilmer, 33 E 8; 4yf May1; Mar6'14. 2,520

17TH st, 512 E (3:974), grade fl; also 17TH ST, 514 E; extension in rear; Estate of Fredk Bozenhardt & ano to Margulies & Schwartz, 2 E 113; 4 3-12yf Feb1; Mar 11'14. 600

17TH st, 514 E, see 17th, 512 E.

17TH st, 333 W (3:741); asn Ls; Robt Emmett to Jno Winige, 302 W 17; Mar5; Mar6'14. O C & 100

25TH st, 151-5 W (3:801), str, b & 1st loft; Morris Wiesen et al to G E Stechert & Co, 151 W 25; 5yf Feb1'15; 5y ren; Mar 6'14. 6,300

25TH st, 151-5 W, 2d loft; same to same; 6yf Feb1; 5y ren; Mar6'14. 2,500

26TH st, 320 E (3:931), all; Dora Cohn to Bessie Feinstein, 320 E 26; 3 1-12yf Apr 1; Mar11'14; taxes, int on mtgs for $20,000 & 480

26TH st, 521-3 W (3:698), 7th fl loft; Harris H Uris to Commercial Utilities Mfg Co, a corpn, on premises; 3yf Feb1; Mar9 '14. 1,300

28TH st, 54 W (3:829), all; Lucius H Beers, TRSTE Mary A Ashley, to Archie L Young; 3yf June1; Mar12'14. 2,400

39TH st, 305-7 E (3:945), all; Jos Landes to Abr A Lustig, 229 E 4; 2yf Feb27; Mar 6'14. 1,800

43D st, 229 E (5:1317), all; Wm Roth et al to Avadia Lomaska, 95 Suffolk; 2yf Dec1 '13; 1y ren; Mar10'14. 1,992

52D st, 136-46 W (4:1004), ss, 150x100.5, 12-sty loft bldg; asn Ls; Frank M Randall to Fifty-Second St Co, a corpn, 148 W 52; Mar9; Mar10'14. nom

55TH st, 252-4 W (4:1026), all; Edwin C Dusenbury, TRSTE Jas A Ruthven to Leon Jaffess, 72 E 111; 3yf May15; Mar11 '14. 2,750 to 3,000

57TH st, 622 W (4:1104), all; N Y Taxi Cab Co, a corpn, to Mason-Seaman Transportation Co, 622 W 57; 5yf Jan1'11, with options of rens; Mar7'14. 32,000

58TH st, 308-10 W (4:1048), ss, 142 w 8 av, 41.11x100.5x41.9x100.5; sobrn of Ls to mtg for $54,570; Bernard Reich, 838 West End av, & Hotel Traymore, a corpn, 308-10 W 58, with The Grammont Co, Inc, a corpn, 2 Rector; Mar6; Mar7'14. nom

82D st, 526-8 E (5:1578); asn Ls; Herman Fuchs & ano to Saml Fuchs, 75 W 101; all title; Mar11'14. O C & 200

96TH st, 324 & 328 W (4:1253), two bldgs, all; Sause Realty Co to Shenk Realty & Constn Co, a corpn, 62 W 107; 5yf Mar1; Mar11'14. 10,500

102D st E, sec 2 av, see 2 av, sec 102d.

104TH st, 218 E, see 119th, 247 E.

105TH st E, nec 3 av, see 3 av, 1905.

111TH st, 83-5 E, see 119th, 247 E.

116TH st, 156 E (6:1643), all, with option to purchase for $14,650; Donato M Cefola to Vincenzo Ursone; 2yf May1; Mar 7'14. 1,000

118TH st, 1 W (6:1717), 1st fl east; Park Madison Co to Dr Jacob S Feldman, 1 W 118; from Apr1'13 to Apr30'15; 2y ren at $480; Mar6'14. 456

119TH st E, see Park av, see Park av, sec 119th.

119TH st, 66 E (6:1745), all; Trinmph Holding Co to Morris Faigenbaum, 66 E 119; 3yf Sept1'13; Mar9'14. 2,280

119TH st, 247 E (6:1784); also 119TH ST, 251 E (6:1784); also 111TH ST, 83-5 E (6:-1617); also 104TH ST, 218 E (6:1653); also 119TH ST, 341-3 E (6:1796); asn 5 Ls; Louis Freehoff to Freehoff Realty Corpn, 251 E 119; Feb24; Mar12'14. nom

119TH st, 251 E, see 119th, 247 E.

119TH st, 341-3 E, see 119th, 247 E.

120TH st, 166-72 E (6:1768), ss, 108.3 w 3 av, 100x100.11; agmt as to cancellation & sur of Ls recorded Sept26'13; Henry Fraenkel, 47 W 117, with Frances R J Chamberlain, 37 5 av, EXTRX Jno Ridley, decd, et al; Feb26; Mar6'14. nom

123D st W, swc Ams av, see Ams av, 1274.

125TH st, 127 W (7:1910), str & b; Robt Reid Co, a corpn, to Manhattan Electrical Supply Co, a corpn, 17 Park pl; 5yf May1; Mar6'14. 4,000

133D st, 49-53 W (6:1731), w double front str & pt b; S Spector & ano to Marie J Schneider, 204 W 141; 3yf May1; Mar12'14. 1,300

133D st, 49-53 W (6:1731); asn Ls; Marie J Schneider to Wm Zoll, 564 W 149; Mar 12'14. nom

136TH st W, nec Hamilton pl, see Hamilton pl, 1.

Av A, 1477 (5:1473), cor str & cellars; American Bohemian Realty Co to Jno H & Oscar F Kimmel, firm Henry Kimmel & Bros, on premises; 5yf ——1, 1900 (?) error dated Dec8'13; Mar11'14. 912 to 960

Av C, 117-9 (2:390), all; Eva Male to Abr Waldinger, 810 Dawson, & Meyer Helcul, 63 Sheriff; 3yf Feb1; Mar6'14. 5,704

Amsterdam av, 1274 (7:1977), swc 123d, front str & pt c; Frances Kurzman to Jno F Morrissey, 500 W 123; 5yf Oct1; Mar12 '14. 1,800

Broadway, 743 (2:548), ws, 161 s 8th, 26 x100; also MERCER ST, 302 (2:548), es, 187.3 n Waverly pl, 26x100; asn two leases; Edw T Bartlett et al TRSTES for Geo McK Brown under will Geo B Brown to Geo McK Brown at Huntington, LI; Dec 22'99; Mar11'14. nom

Broadway, 743; also MERCER ST, 302; asn two leases; Geo McK Brown to Wilbert S Stilson, 1708 Crugar av; Jan31; Mar 11'14. nom

Broadway, 1485; also 7TH AV, 612 (4:-1014), all; Saml Selwyn et al to Childs Co, a corpn, 200 5 av; 5yf May1; Mar11'14. taxes, &c, & 12,000

Broadway, 1845-7 (4:1113), all; Upright Co to Chas M Mollon, of Mt Vernon, NY; 18yf Mar1; Mar10'14. taxes &c & 18,000 to 22,000

Broadway, 2869 (7:1894), str; Saml Ferber to Christian Bang, 2869 Bway; 3½yf May1; Mar12'14. 1,500

Park av, 1695 (6:1767), sec 119th, cor str & pt b; Wm F Mittendorf to Cath Smith, 1695 Park av; 5yf Feb1; Mar12'14. 720

1ST av, 124 (2:435), ns str & front b; Adolph Finkelstein to Sam Lerch, 124 1 av; 5yf May1; Mar10'14. 600 & 660

1ST av, 2116-8 (6:1702-49 & 50), es, 67 s 109th, runs e90xs33xw70xn24.6xw20xn8.6 to beg, all; Jos Borello to August M Adolff, on premises; 2 10-12yf April; Mar12'14. 420

2D av, 118 (2:449), nec 7th, str & b; Maie B Harrison by Thos Ford, atty, to David Schiff, 46 St Marks pl; 3yf May1; Mar12'14. 2,100

2D av, 795 (5:1316), str & c & rooms on 2d fl; Cord H Schroeder to Jno H Luther, 795 2 av; 5 4-12yf Jan1; Mar6'14. 1,176 & 1,200

2D av (6:1673), sec 102d, —x—; sur Ls; Meyer Jarmulowsky to Harry Wilkus, 18 Jumel ter; AT; Feb27; Mar7'14. nom

3D av, 1280-4 (5:1408), s str & b; Berry B Simons, 103 E 125, to Carl Kaufman, 1280-4 3 av; 5yf May1; Mar12'14. 600

3D av, 1646 (5:1521); asn Ls; Herman Fedder to Herman Kruse, 339 E 55; mtg $——; Mar7; Mar9'14. nom

3D av, 1905 (6:1655), nec 105th, str & b; John Hinners to Wm H Heddendorf, 1905 3 av; 5yf May1'13; Mar6'14. 1,620 & 1,800

4TH av, 85 (2:556); sobrn of Ls to mtg for $4,090; Heiman Freid, 1040 E 17, Bklyn, & Richd Schultz, 3129 Bway, with J Blackburn Miller at New Windsor, Orange, Co, NY; Mar4; Mar6'14. nom

5TH av, 418 (3:839), ws, 20 s 38th, 18x 83, all; Austin Flint to M I Stewart & Co, Inc, a corpn, 404 5 av; 26 1-12yf Mar1, 10y ren; Mar7'14. taxes &c & 16,000

7TH av, 612, see Bway, 1485.

9TH av, 463 (3:733), str & fl above; Katharina Mesmer to Jos A Foss, on premises; 3yf May1; Mar9'14. 960

LEASES.

Borough of the Bronx.

Austin pl, 482 (10:2601); ground fl &c & 2-sty stable extension; Henry Weber &

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ano to Harlem Bottling Works, 482 Austin pl; 5-2-12yf Mar1; Mar10'14. 1,080

Fox st (10:2723), cor 163d, cor str & c; Simpson Fox Realty Corpn to Louis Horowitz, 63 E 121; 5 4-12yf Jan1; Mar9'14. 1,632

144TH st, 468 E (9:2288), str & c; Adelheid Stuve to Anna M Greening, 468 E 144; 5yf May1; Mar10'14. 540

144TH st, 470 E (9:2288), str & c; Adelaide Stuve to Geo Matthies, 470 E 144; 5yf May1; Mar10'14. 480

154TH st E, nwc Melrose av, see Melrose av, 689.

157TH st E, nec Melrose av, see Melrose av, 768.

163D st, cor Fox, see Fox, cor 163.

Melrose av, 689 (9:2401), nwc 154th, str; Freda Solter to Chas Schmidt, 689 Melrose av; 3yf Feb1'13; Mar9'14. 960 to 1,080

Melrose av, 689; asn Ls; Chas Schmidt to Albt Baer, 3056 3 av; Feb28; Mar9'14. nom

Melrose av, 768 (9:2379), nec 157th, str & c; Fredk & Bertha Kaasman to Max Browdy, 423 E 158; 5yf May1; Mar12'14. 540 & 600

Southern blvd, 949 (10:2725); asn ls; Nathan Brown et al to Lizzie Davidson, 949 Southern blvd; Feb26; Mar9'14. nom

Southern blvd, 1304 (11:2980), str fl; Geo Brown to Nathan Bergenfeld, 280 Broome; 2yf Feb15; Mar6'14. 1,200

Van Nest av (*), ns, 70 e Victor, basement & 1st fl; Otto Hassold to Jos O Endrich & Ewald B Bartsch, 681 Van Nest av; 7yf May1; Mar9'14. 840

3D av, 2827 (9:2327), all; Saml Campbell to Cath A Weiner, 276 E 200; 5yf May1; Mar9'14. 2,800

3D av, 3052 (9:2364), str & c; Adam Stein to Chas Kern, 3052 3 av; 6 3-12yf Feb1; Mar9'14. 1,272 to 1,368

MORTGAGES.

Borough of Manhattan.

MAR. 6, 7, 9, 10, 11 & 12.

Barrow st, 9-13 (2:590), ses, at sws 4th (Nos 186-92), 111.9x81.1x126.4x82; pr mtg $135,000; Mar6'14; due & int as per bond; Michl Hallanan, 4 Sheridan sq, to Geo H Hallanan, 75 Perry. 25,000

Broome st, 233 (2:408); ext of mtg for $10,000 to Mar10'17, 5%; Mar10; Mar11'14; Title Guar & Trust Co, a corpn, with Jacob Efron, 233 Broome. nom

Charles la or alley, see Perry, 156.

Christopher st, 112 (2:588), sal Ls; Mar 6; Mar9'14; demand, 6%; Josef Schuster to Lion Brewery, a corpn, 104 W 108. 727.75

Division st, 187 (1:285), ss, 78.8 e Jefferson, 26.1x54.5x26.1x54.11; J'M; Apr3'91; re-recorded from Apr3'91; Mar7'14; 5y5%; Louis Lese & Morris Goldstein to Frederic J Middlebrook, of Bklyn. 14,000

Elizabeth st, 91-3 (1:238); ext of mtg for $10,000 to Mar25'17. —%; Mar7; Mar12'14; Rocco Musorofiti, 135 Mott, & Maria Gubitosi, 218 Grand, with Frank E O'Callaghan, of Mamaroneck, NY. nom

Elizabeth st, 170 (2:478), es, 101.7 s Spring, 19.3x50x18.9x49.10; pr mtg $——; Feb28; Mar7'14; due Sept28'14; 6%; Teresa Gidari, 122 Mulberry, to Maria Livoti, 286 Elizabeth. 1,000

Goerck st, 70 (2:323); sal Ls; Mar5; Mar 12'14; demand, 6%; Carmelo Naso to Lion Brewery, a corpn, 104 W 108. 6,940

Greenwich st, 14 (1:14); sal Ls; Mar6; Mar9'14; demand, 6%; Stephen Hnath to Lion Brewery, a corpn, 104 W 108. 614.18

Hamilton pl, 90-6, see 141st W, ns, 446.1 e Bway.

Hamilton pl, nwc 141st, see 141st W, ns, 446.1 e Bway.

Lafayette st, 150-6 (1:233), ws, 105.5 s Grand, 100.6x92.7x100.1x95.4, with all title to strip on w—x—; Mar6'14; 3y5%; Aberdeen Realty Co to Seamen's Bank for Savgs, 76 Wall. 250,000

Lafayette st, 150-6; certf & consent of stockholders to above mtg; Mar6'14; same to same. ——

Lewis st, 101½ (2:330), ws, 58 n Stanton, 22.2x49.10x22.2x50.1; ext of mtg for $9,000 to Oct12'19, 5%; Mar12'14; Lambert Suydam Jr, 830 Park av, trste will Jas Suydam with The Erste Gorlicer Chevra Machsika Emes, a corpn, 101½ Lewis. nom

Ludlow st, 121 (2:410), ws, abt 135 s Rivington, 19x87.6; Mar5; Mar6'14; 5y 5½%; Chebra Kadischer Anshai Sochochow, Inc, a corpn, 121 Ludlow, to Lambert, Suydam, 2 E 45. 13,000

Ludlow st, 121; sobrn of mtg for $3,300 to mtg for $13,000; Mar5; Mar6'14; Rachel Fox, 114½ Essex, with same. nom

Ludlow st, 167 (2:412); agmt changing interest days in mtg for $16,000; Mar9; Mar10'14; Mary C Ridder & Wm J Amend, exrs &c Therese M Amend, with German Savgs Bank, 157 4 av. nom

Manhattan st, 110, see 127th W, ns, at s s Manhattan.

Monroe st, 102 (1:255), ss, 52 e Pelham, 25.10x98.9x25.10x93.10; ext of mtg for $5,000 to July11'18 —%; Mar5; Mar9'14; Wm & Emanuel Fichandler, 50 W 112, with Alex Fichandler, 1072 Park pl, Bklyn, & Max Fichandler, 50 W 112. nom

Perry st, 156 (2:637), ss, 20x79.3 to ns Charles la x20x78.7, es; also PERRY ST, 162 (2:637), ss, 160 w Washington, 20x81.2 to Charles la or alley x20x80.6; PM; Mar12 '14; 3y or sooner, 5%; Georgia Pine Turpentine Co of N Y, a corpn, 158 Perry, to Miriam T Ward, of Gary, Indiana, & ano. 9,000

Perry st, 162, see Perry, 156.

Sullivan st, 223 (2:539), es, 300 n Bleecker, 25x100; Mar6'14; 5y5%; Emidio Andreiuolo to Emigrant Indust Savgs Bank, a corpn. 21,000

Sullivan st, 223; pr mtg $21,000; Mar6 '14; due Jan2'18, 6%; same to Attilio J Zampieri, 186 Palisade av, West Hoboken, NJ, & ano. 5,000

Vesey st, 84-6 (1:84), str Ls in Vesey st & ½ cellar in Washington st; Mar7; Mar 9'14; demand, —%; Edw J Williams to Saranac Realty Co, a corpn, 149 Bway. note 2,150

4TH st, 186-92 W, see Barrow, 9-13.

4TH st, 305 W (2:615), es, 39.6 n Bank, 20x72.2x20x73.1; pr mtg $2,500; Oct16'03; Mar10'14; due Apr16'04, 6%; Harry P Braisted, NY, to Jennie Levy, NY. 1,000

9TH st, 328-30 E (2:450), ss, 287.6 e 2 av, runs s93.11xe12.6xn4.11xe25xn89.1 to st xw37.6 to beg; pr mtg $——; Feb26; Mar7'14; due & int as per bond; Jos Wollman, 56 2av , to Ezra Wollman, 220 E 5. 4,000

10TH st, 216-8 E (2:451); ext of mtg for $17,000 to May1'14, 6%; May5'11; Mar12'14; Sarah A Brevoort, 7 W 81, with Henry Tishman, 316 W 112. nom

10TH st, 216-8 E; ext of mtg for $12,000 to May1'16, 6%; Mar6; Mar12'14; Jos Yeska with Sarah A Brevoort, 7 W 81. nom

10TH st, 442-6 E (2:379), ss, 69.8 w Av D, runs s49.9xw23.3xs31.2xw11xs11.4xw35.8 xn92.3 to st xe70.1 to beg; pr mtg $25,000; Nov14'13; Mar7'14; due & int as per bond; Ada Gluck, 3671 Bway, to National Surety Co, a corpn, 115 Bway; secures bail bond of Eugene B Watt for 2,500

13TH st, 24-6 E (2:570), ss, 307 e 5 av, runs s79.9xe18xs23.6xe25xn56.7xe3.10xn45.8 to st xw49.2 to beg; 1-3 pt; AT; Mar4; Mar6'14; due & int as per bond; Wm O Gennert, of Jersey City, NJ, to Title Guar & Trust Co, a corpn, 176 Bway. 6,000

14TH st, 439-43 E, see Av A, 259-61.

17TH st, 333 W (3:741), sal Ls; Mar5; Mar6'14; demand, 6%; Jno Winige to Jacob Ruppert, a corpn, 1639 3 av. 2,000

25TH st E, nec Lex av, see Lex av, 61.

25TH st, 313 W (3:749), ns, 130 w 8 av, 24x98.9; 1-3 pt; Mar6'14; due May1'17, 6%; Ethel V Sullivan & Robt E Walsh to Charlotte M Leleu, 1 Rue Charles Dickens, Paris, France. gold 2,000

26TH st, 110-12 W (3:801), ss, 129.11 w 6 av, 41.6x98.9; pr mtg $104,000; Mar11; Mar 12'14; due Aug10'14, 6%; Land Map Realty Corpn, 206 Bway, to Abr L Kass, 226 S 9, Bklyn. 4,800

26TH st, 110-2 W; certf as to above mtg; Mar11; Mar12'14; same to same. ——

27TH st, 135-7 W (3:803), ns, 425 w 6 av, 50x98.9, owned by the Co; also SIMPSON ST, 1188, sec Freeman, 100.6x 37.6, owned by Levy; pr mtg $——; Mar3; Mar6'14; due Sept1'14 or sooner, 6%; Lowell Constn Co, a corpn, 220 Bway, & Louis Levy, 205 W 139, to Isidor Hahn, 1242 Madison av. 6,000

27TH st, 135-7 W; also SIMPSON ST, 1188; certf as to mtg for $6,000; Mar3; Mar6'14; Lowell Constn Co to Isidor Hahn. ——

28TH st, 340 W (3:751), ss, 339.3 e 9 av, 21.5x98.9; Mar7; Mar9'14; due & int as per bond; Jas J Buckley of Rockaway Beach, B of Q, to Lawyers Mtg Co, a corpn. 10,500

28TH st, 340 W; sobrn of mtg for $10,000 to mtg for $10,500; Mar6; Mar9'14; Central Brewing Co, NY, with same. nom

29TH st, 351 W (3:753); ext of mtg for $15,000 to Apr16'16, 5%; Mar2; Mar6'14; Carrie Steinhardt, 54 E 92, with Paul Ehrhart, 351 W 29. nom

31ST st, 1-3 W, see 5 av, 302.

31ST st, 3 W, see 5 av, 302.

32D st, 106-8 W (misc); certf as to chattel mtg for $3,225.80; Mar9; Mar10'14; The Jose Restaurant Co, Inc, a corpn, to Pabst Brewing Co. ——

33D st, 217 W (3:783), ns, 180 w 7 av, 20x 98.9; 1-8 pt; Mar5; Mar10'14; due & int as per bond; Saml McKibbon to Flora L Hinman, of New Haven, Conn. 2,000

34TH st, 448 W (3:731), ss, 279.2 e 10 av, 20.10x98.9; PM; pr mtg $12,000; Mar7; Mar 9'14; 5y5%; Louis M Alofsin to Harriet S James, 859 Riverside dr. 5,000

38TH st E, swc 3 av, see 3 av, 576.

39TH st, 45 W (3:841), ns, 670 w 5 av, 21.5x98.9; pr mtg $20,000; Mar11'14; due & int as per bond; Cora I Magnus to Title Guar & Trust Co, a corpn. 10,000

42D st, 400-6 W, see 9 av, 577-81.

43D st, 552 W (4:1071); ext of mtg for $11,000 to May1'17, 5%; Jan9; Mar7'14; Geo Krumwiede, 462 W 49, with An Assocn for the Relief of Respectable Aged Indigent Females in City of NY, a corpn, 891 Ams av. nom

44TH st, 204 E (5:1317); ext of mtg for $14,000 to Dec1'15, 5%; Jan6; Mar7'14; Jos W & Mathilda Clausen, 230 W 121, with An Assocn for the Relief of Respectable Aged Indigent Females in City of NY, a corpn, 891 Ams av. nom

44TH st, 404-6 W (4:1053); sobrn of mtgs for $35,000 & 2,850 to mtg for $58,000; Mar6'14; Samson Lachman with Elsie P Ingraham, 262 W 83. nom

44TH st, 404-6 W (4:1053), ss, 100 w 9 av, 50x100.5; Mar6'14; 5y5%; Saml Rodt & Isaac Schanhaus to Elsie P Ingraham, 262 W 83. 58,000

45TH st, 9 E (5:1281), ns, 200 e 5 av, 25x100.5; Mar6; Mar7'14; due & int as per bond; Chas B Squier to Fredk A Clark at Cooperstown, NY. 15,000

45TH st, 9 E; ext of mtg for $85,000 to Mar6'19, 4½%; Mar6; Mar7'14; Edw E Black, of Yonkers, NY, with Chas B Squier, 521 Park av. nom

47TH st, 318 W (4:1037), ss, 275 w 8 av, 25x100.5; Mar9; Mar10'14; 5y5%; Francis B, Matthew J & Wm T Elgas to Bowery Savgs Bank, a corpn, 128 Bowery. 9,000

47TH st, 318 W; pr mtg $9,000; Mar9; Mar10'14; 3y5%; same to Francis B Elgas, 121 W 87, as trste Jane H Elgas (deed). 4,500

50TH st, 247 W (4:1022), ns, 100 e 8 av, 27.6x100.5; Mar10'14; 5y5%; Fannie Drucker to Mary E Blodgett, 5 E 62. 5,000

53D st, 316 W (4:1043), ss, 196.10 w 8 av, 15.7x75.5; Mar5; Mar6'14; 3y5%; St Marks Methodist Episcopal Church, a corpn, to Eliz K Upham, 247 5 av. 6,000

56TH st, 76 E, sec Madison av, 801.

56TH st, 116 E (5:1310), ss, 132 e Park av, 21x100.5; ext of mtg for $35,000 to Mar 23'17, 5%; Mar7; Mar12'14; Amy S Hutton with Gertrude H Pillot. nom

56TH st, 126 E (5:1310); ext of mtg for $18,000 to Jan1'17, 5%; Feb5; Mar9'14; Edw L Morse of Stockbridge, Mass, with Lawrence Greer, 126 E 56. nom

58TH st, 308-10 W (4:1048), ss, 142 w 8 av, 41.11x100.5; secures notes of Hotel Belmore endorsed by party 1st pt & Phineaus Roth & covering leases of 61-5 Lex av & on lease of Hotel Traymore at 308-10 W 58; pr mtg $149,000; Mar6; Mar7'14; $50 monthly installs, —%; Bernard Reich to Grammont Co, Inc, a corpn, 2 Rector. 50 notes 54,570

58TH st, 308-10 W; leasehold as collateral; pr mtg $——; Mar6; Mar7'14; 25 monthly installs, —%; Hotel Traymore, a corpn, to same. 25 notes 54,570

58TH st, 308-10 W; certf as to above mtg as collateral for 25 notes; Mar5; Mar 7'14; same to same. ——

69TH st, 301 E, see 2 av, 1312.

69TH st, 425 E (5:1464); ext of mtg for $12,500 to Apr13'19, 5%; Mar4; Mar9'14; Jno Hruby with Seymour Schlussel, 37 W 74, exr Alex Schlussel. nom

73D st, 130 E (5:1407), ss, 125 w Lex av, 15x102.2; Mar10'14; due & int as per bond; Amelia R Hunt & Agnes H Conolly to Union Dime Savgs Bank, a corpn, 701 6 av. 18,000

78TH st, 154 E (5:1412), ss, 325 w 3 av, 18.9x102.2; pr mtg $——; Mar12'14; due & int as per bond; Mary A Hennessey to Louis H Morris, 351 W 114. 6,500

80TH st, 219-21 W (4:1228), ns, 275 w Ams av, 50x102.2; collateral for 10 notes; pr mtg $115,000; July1'11; Mar12'14; due May6'12, —%; Jno L Taylor to Mt Vernon Trust Co, a corpn, 20 E 1, Mt Vernon, NY. 5,000

82D st, 52 W (4:1195); ext of mtg for $16,000 to Mar1'17, 5%; Mar4; Mar7'14; Bankers Trust Co, a corpn, 16 Wall, trste Johannah S Seymour, with Corinne K Griffin, 2109 Bway. nom

82D st, 250-4 W, see Bway, 2273-9.

84TH st, 331 W (4:1246), ns, 309 w West End av, 18x102.2; pr mtg $15,000; Mar12 '14; 1y6%; Wm C Otterson to Montrose Realty Co, a corpn, 135 Bway. 4,000

85TH st, 68 W (4:1198); ext of mtg for $16,000 to Feb26'19, 5%; Feb26; Feb11'14; Title Guar & Trust Co, a corpn, with Florence P Eckstein, 68 W 85. nom

86TH st, 164-6 E (5:1514), leasehold, given to secure 31 notes; Feb28; Mar12'14; 35 mos, int as per notes; Chas Speckmann, 164 E 86, to the Jacob Froehlich Cabinet Works, a corpn, at Whitlock & Leggett avs. 4,069.05

88TH st, 160 W (4:1218), ss, 287 e Ams av, 18x100.8; pr mtg $15,500; Mar10'14; due & int as per bond; Josephine Guild to Mary C Brady, 17 E 129. 2,200

88TH st, 160 W (4:1218); ext of mtg for $15,500 to Mar27'19, 5%; June14'13; Mar11 '14; M Orme Wilson, 3 E 64 et al trstes for Caroline S Wilson will Caroline W Astor with Josephine Guild, 160 W 88. nom

88TH st, 310 W (4:1249), ext of mtg for $22,000 to Mar5'17, 5%; Mar5; Mar6'14; Title Guar & Trust Co, a corpn, 176 Bway, with Louisa D Simpson, 310 W 88. nom

89TH st, 323A E (5:1552), ns, 250 w 1 av, 25x100.8; Mar11; Mar12'14; due Jan4'15, 6%; Cath A Maickel to Geo Dunigan, 429 E 123. 1,000

89TH st, 325 E (5:1552), ns, 225 w 1 av, 25x100.8; Mar12'14; 3y5%; Anna C Uihlein to Title Guar & Trust Co, a corpn, 176 Bway. 12,000

89TH st, 325 E; pr mtg $12,000; Mar12'14; 2y int as per bond; same to Mathias Riester, 325 E 89. 3,000

90TH st, 103-7 E (5:1519), ns, 88 e Park av, 62x100.8; Mar11'14; 5y or sooner, 5%; 103 East 90th St Co, Inc, a corpn, 149 Church, to Lawyers Title Ins & Trust Co, a corpn. 43,500

90TH st, 163-7 E; certf as to above mtg; Mar11'14; same to same. ——

90TH st, 103-7 E; sobrn of mtgs for $13,500 to mtg for $43,500; Mar11'14; same & Emilie Macher, 139 Donaldson av, Rutherford, NJ, with same. nom

94TH st, 20 E (5:1505), ss, 275.2 e 5 av, 19x100.8; Mar6'14; 5y5%; Emmie L B Clark to Bowery Savgs Bank, a corpn, 128 Bowery. 5,000

94TH st, 126 W (4:1224), ss, 321.2 w Col av, runs s89.3 to ns Apthorps la xs18.3 to cl said la xw32.8xn106.2 to st xe33.5 to beg; pr mtg $40,000; Mar10'14; due Oct23 '15, 6%; Jas M Bingham, 112 W 77, to Clarence Cohen, 504 W 171. 3,500

97TH st, 47 E (6:1603); ext of mtg for $215,000 to Jan6'15, 5%, with consent by Mannados Realty Co, a corpn, 135 Bway; Jan26; Mar9'14; Bankers Trust Co, a corpn, 16 Wall, with 17 East 97th St Co, a corpn, 135 Bway. nom

97TH st, 200 E, see 3 av, 1721-5.

102D st, 300 E, see 2 av, 1982.

104TH st, 164 E (6:1631), ss, 300 w 3 av, 25x100.11; Mar6; Mar7'14; 1y6%; Adelaide G Hoyt to Bronx Security & Brokerage Co, a corpn, 258 E 138. 610

107TH st, 172 E (6:1634), ss, 83 w 3 av, 28.3x100.11; Mar12'14; 5y5%; Mary Abrahams to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 12,500

109TH st, 8 E (6:1614), ss, 120 e 5 av, 25x100.8; Mar6'14; 5y5%; Julius Kline, 3920 Bway, to Emigrant Indust Savgs Bank, a corpn. 18,500

109TH st, 251 E, see 2 av, 2121-3.

112TH st, 109 W (7:1822), ns, 125 w Lenox av, 25x100.11, with all title to strip, .0½x— on w; Mar5; Mar7'14; due & int as per bond; Jos Keen of Bronxville, NY, to Title Guar & Trust Co, a corpn, 176 Bway. 14,000

113TH st, 72 E (6:1618), ss, 180 w Park av, 25x100.11; pr mtg $——; Nov10'13; Mar 6'14; due Sept1'17, 6%; 75th St Realty Co, a corpn, to Jos I Bluestone, 215 East Bway. 2,000

114TH st, 413-5 E (6:1708), ns, 177.10 e 1 av, 42.2x100.10; pr mtg $——; Mar12'14; demand, 6%; Louis Mazzola to Annie Hayes, 805 4 av, College Pt, B of Q. 3,000

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114TH st, 413-5 E; sobrn of mtg for $21,000 to mtg for $3,000; Mar11; Mar12'14; Tommasina Pernetti, NY, with same. nom

117TH st, 129 W (7:1902); ext of mtg for $16,000 to Nov4'16, 5%; Mar2; Mar7'14; Margt O Sage with Ostend Realty Co, a corpn. nom

119TH st E, sec Park av, see Park av, 1695.

121ST st, 201 W, see 7 av, 2022-8.

123D st, 258 W (7:1928), ss, 216.8 e 8 av, 16.8x100.11; Mar9; Mar11'14; due Feb9'15, 6%; Cath A Power to Anna Pekowsky, 1088 Bryant av. 400

124TH st, 507-9 W (7:1979), ns, 150 w Ams av, runs n100.11xw50xs75.11xe0.6xs25 to st xe49.6 to beg; ext of mtg for $55,000 to Mar17'15. 4½%; Apr30'12; Mar11'14; Andw Wilson trste will Chas E Fleming with Katherina F Mitchell at Terryville, L I. nom

124TH st, 507-9 W (7:1979); certf that $5,500 remains unpaid on mtg; Mar6; Mar 11'14; Wells Holding Co, a corpn, to Mortgage Securities Co.

126TH st, 173 W (7:1911), ns, 67.8 e 7 av, 17x99.11; pr mtg $12,000; Mar6; Mar7 '14; due Sept6'14, 6%; P & W Holding Co, Inc, 1029 E 163, to Max Kobre, 115 W 122. 2,000

126TH st, 173 W; certf as to above mtg; Mar6; Mar7'14; same to same.

127TH st W (7:1981), ns, at ss Manhattan (No 110), runs w42.7xne19.7xse38 to beg, gore; pr mtg $6,000; Mar9'14; due Feb 18'18, 5%; Kunigunda Windolph to Jno Claflin. 15 Washington Sq N et al as U S trstes of the Commercial Union Assurance Co (Lim) of London, Eng. 1,000

129TH st, 241 W (7:1935); ext of mtg for $8,500 to Apr30'17, 5½%; Jan23; Mar10'14; Jas C Drayton of Somerville, NJ, exr &c Maud Drayton, with Louis Spahn, 63 Hamilton ter. nom

132D st, 167 W, see 7 av, 2245.

132D st, 270 W (7:1937), ss, 150 e 8 av, 16.8x99.11; pr mtg $6,000; Feb27; Mar6'14; 2y6%; Herbt Fischer to Marcus Rosenthal, 61 E 73. 2,000

133D st, 162 W (7:1917), ss, 166 e 7 av, 17x99.11; ext of mtg for $6,000 to May11 '17, 5%; Mar6'14; Bennet Bernstein, 480 E 141 & ano, exrs, &c, Max L Bernstein with Wm Beck, 211 W 102. nom

136TH st, 135 W (7:1921); ext of mtg for $8,500 to Apr1'17, 5%; Dec9'13; Mar9'14; Jane L Satterlee, 1445 Rhode Island av, Wash, DC, with Wm D Jones, 135 W 136. nom

140TH st, 273 W (7:2026); ext of mtg for $16,500 to May6'17, 5%; Feb6; Mar7'14; Matilda Henry, 221 W 141, with Frederic de P Foster at Tuxedo Park, NY, & ano, trstes of Kath A Kingsland, will of Wm H Aspinwall. nom

141ST st W, nwc Hamilton pl, see 141st W, ns, 446.1 e Bway.

141ST st, 610-8 W (7:2088), ss, 90 w Bway, 135x99.11; Mar9'14; 5y5%; Ess En Constn Co, Inc, a corpn, to Franklin Savings Bank, 656 8 av. 159,000

141ST st, 610-8 W; consent & certf as to above mtg; Mar9'14; same to same.

141ST st, 610-8 W; sobrn of mtgs for $30,000 to mtg for $159,000; Mar9'14; Abel King, 148 E 65, & Isaac Schorsch, 38 W 97, with same. nom

141ST st W (7:2073), ns, 446.1 e Bway, runs n99.11xe7.1xn9.11xe47.10xn0.1xe15.2 to ws Hamilton pl (Nos 90-6) xsw32.2 to ws old Bloomingdale rd xsw88.5 to 141st xw 20.7 to beg; participation agmt in mtg for $85,000; Mar3; Mar6'14; Metropolitan Life Ins Co, a corpn, 1 Madison av, with Leslie R Palmer, at Croton-on-Hudson, NY.

142D st, 466 W (7:2058); ext of mtg for $12,000 to Feb26'19, 5%; Feb26; Mar9'14; Gertrude A Vanderbeck with Seamens Bank for Savings, a corpn, 74 Wall. nom

142D st, 468-70 W (7:2058), two exts of mtgs for $12,000 each to Feb26'19, 5%; Feb 26; Mar9'14; Max M Hertenstein with Seamens Bank for Savings, a corpn, 74 Wall. nom

145TH st W, swc Convent av, see Convent av, 356.

151ST st W, swc Convent av, see Convent av, swc 151.

151ST st W, sec 8 av, see 8 av, sec 151st.

173D st, 563 W (8:2130), ns, 100 w Audubon av, 37.6x100; ext of mtg for $32,000 to May1'19, 5%; Mar6'14; Stacy W Kapp, 2411 Grand av, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

179TH st W, swc Ft Washington av, see Ft Washington av, 415-21.

181ST st, 728 W (8:2176); ext of mtg for $139,500 to Feb20'17, 5½%; Feb20; Mar10 '14; N Y Life Ins Co with Bway-Ft Washington Corpn. nom

183D st, 509-11 W (8:2155), ns, 185 w Ams av, 85x74.11; pr mtg $52,000; Mar7'14; 3y6%; Placid Realty Co, a corpn, 35 Nassau, to Abel King, 148 E 65 & ano. 8,000

183D st, 509-11 W; certf as to above mtg; Mar7'14; same to same.

Av A, 259-61 (3:948), nwc 16th (Nos 439-43), 42.1x94; ext of mtg for $53,000 to Mar 11'19, 5%; Mar9; Mar11'14; Annie Lipman & Rosa Gold with Samson Lachman, 313 W 106, trste Wm Demuth. nom

Av B, 212-4 (2:406); participation agmt in mtg for $62,000; Feb10; Mar9'14; Esther Adler, 116 W 118, owns $12,000, with Morris W Levine, 560 W 165, owns $50,000.

Amsterdam av, 711 (4:1225), es, 50.8 s 95th, 25x82; ext of mtg for $18,000 to Feb 24'19, 5%; Feb24; Mar4'14; Jno J Schwartz, 219 Centre av, New Rochelle, NY, with Franklin Savings Bank, 656 8 av.; corrects error in last issue when 2d line read (No 498), 49.11x100; ext of mtg for $10,000. nom

Broadway, 2273-9 (4:1229), swc 82d (Nos 250-4), runs w157xs102.2xe27.5xn11.10xe 128.7 to Bway xn90.4 to beg; PM; Mar2; Mar9'14; due & int as per bond; Pullman Holding Co, a corpn, to Robt B Dula, at Tarrytown, NY. 435,000

Broadway, 2273-9, swc 82d (Nos 250-4); PM; pr mtg $435,000; Mar2; Mar9'14; due Apr1'18, 6%; same to same. 135,000

Broadway (13:3402), ws, 40.1 n 225th, 118.8x irreg; ext of mtg for $25,000 to May 17'16, 5½%; Mar9'14; Edw E Black, of Yonkers, NY, with Andw P Roos, 561 W 180. nom

Columbus av, 488 (4:1214); sal Ls; Mar9; Mar12'14; demand, 6%; Jos Goldgraben to Lion Brewery, a corpn, 104 W 108. 2,500

Convent av, 356 (7:2059), swc 145th, 20x 94; Mar12'14; 5y5%; Amelia C Clement to Florence M Haskin, 205 W 57. 20,000

Convent av (7:2065), swc 151st, 108.11x 43.5x99.11x86.10; ext of mtg for $11,000 to Feb1'16, 6%; Feb1; Mar12'14; Harry B Davis, of Mt Vernon, NY, with Rossmore Holding Co, Inc, a corpn, 52 Bway. nom

Convent av (7:2065), swc 151st, same prop; agmt modifying mtg for $11,000; Mar 9; Mar12'14; Heathcote Holding Co, a corpn, 52 Bway, & Harry B Davis at Mt Vernon, NY, with Abr L Kass, 226 S 9, Bklyn. nom

Fort Washington av, 415-21 (8:2177), sw c 179th, 100.1x108.3x100x112.8; ext of mtg for $150,000 to May 1'19, 5%; Feb27; Mar11 '14; Fredk Gerken, 52 W 75, with Union Dime Savgs Bank, a corpn, 701 6 av. nom

Lexington av, 61 (3:881), nec 25th, —x —; also LEXINGTON AV, 63 (3:881), es, 20.2 n 25th, 19.8x80; also LEXINGTON AV, 65 (3:881), es, 59.5 n 25th, runs e40.1 & 39.5 xs19.8xw39.9 & 40.1 to av xn19.7 to beg; leasehold, given as collateral to secure notes; Mar6; Mar7'14; 25 monthly installs, —%; Hotel Belmore, a corpn, to The Grammont Co, Inc, a corpn, 2 Rector. 25 notes 54,570

Lexington av, 61-5, nec 25th; certf as to above mtg; Mar5; Mar7'14; same to same.

Lexington av, 61-5; ext of mtg for $15,000 to Apr29'18, 6%; pr mtg $47,000; Apr 28'13; Mar7'14; Eliz A Hays, 324 Carlton av, Bklyn, with Bernard Reich, 248 W 113. nom

Lexington av, 61-5; sobrn of mtg for $15,000 to Ls; Apr28'13; Mar7'14; Eliz A Hays, 324 Carlton av, Bklyn, & Bernard Reich, 248 W 113, with Hotel Belmore, a corpn, 61 Lex av. nom

Lexington av, 63-5, see Lex av, 61.

Lexington av, 694-6 (5:1311); agmt as to ownership of bond & mtg for $27,000; Feb27; Mar6'14; Amelia K Smith, at Bayside, B of Q, with Edw De F Smith, at Flushing, B of Q, & ano, exrs Emma L King.

Madison av, 801 (5:1382), es, $2.5 n 67th, 18x84; also 56TH ST, 76 E (5:1291), ss, 100 w Park av, 18x100.5; Mar6; Mar9'14; due Sept18'14, int as per bond; Jas A Hawes to Farmers Loan & Trust Co, a corpn, 22 Wm. 5,000

Park av, 565-9 (5:1397); sobrn of mtg $55,000 to mtg for $325,000; Aug12'12; Mar 6'14; Wm J Taylor, 823 Park av, with N Y Life Ins Co, a corpn, 346 Bway. nom

Park av, 1695 (6:1767), sec 119th; sal Ls; Mar9; Mar12'14; demand, 6%; Cath Smith to Lion Brewery, a corpn, 104 W 108. 400

Sherman av, 152-4 (8:2225), ns, 350 w 204th, 50x150; Mar10'14; 5y5%; Vermilyea Realty Co, a corpn, to Jno A Cisco, at Plainfield, NJ. 45,000

Sherman av, 152-4; certf as to above mtg; Mar10'14; same to same.

Sherman av, 152-4; re from conditions in agmt affecting mtg recorded Aug1'13; Mar9; Mar10'14; City Mtg Co, a corpn, 15 Wall & Vermilyea Realty Co, a corpn, 3856 10 av, with N Y Trust Co, a corpn, 26 Broad. nom

West End av, 781 (7:1888), ws, 21 n 98th, 17x80; Mar6'14; 2y or sooner, 5½%; Leo Schloss to N Y Title Ins Co, a corpn. 18,000

1ST av, 154 (2:437), es, 69.2 n 9th, 23.1x 100; sobrn of mtg for $8,000 to mtg for $1,500; Dec27'07; Mar6'14; Mendel Friedman et al with Rosie Huppert. nom

1ST av, 220 (2:441), es, 155 s 14th, 25.6 x66; pr mtg $22,000; Mar12'14; 2y6%; Max Canno, of Bklyn, to Samson Lachman, 313 W 106. 3,000

1ST av, 233 (2:455), ws, 43.3 s 14th, 20x 60; pr mtg $11,500; Mar9'14; due & int as per bond; Harris Lurrie to Henry Katzenberg, 206 E 60. 4,000

1ST av, 2055 (6:1678), ws, 50.6 n 106th, 25 x72.10; ½ RT&I; pr mtg $14,000; Mar11; Mar 12'14; installs, $100 monthly, 6%; Assunta, wife of, & Alfonso Baratta, 2055 1 av, to Giuseppe D'Alessio, 308 E 109. 3,000

2D av, 561 (3:911), sal Ls; Mar5; Mar6 '14; demand, 6%; Wm Webster & Matthew Shea, 133 Concord, Bklyn, to Henry Elias Brewing Co, a corpn, 403 E 54. 2,000

2D av, 1312 (5:1444), nec 69th (No 301), 25.5x74; Mar6'14; 1y5%; Pierce Brennan to Emigrant Indust Savgs Bank, a corpn. 22,000

2D av, 1982 (6:1673), sec 102d (No 300), 25.11x100; also 2D AV, 2125-7 (6:1659), ws, 40.10 n 109th, 40x80; Mar5; Mar7'14; 5 mos, 6%; Harry A Wilkus to Geo Kean, 4 W 101. 5,000

2D av, 2121-3 (6:1659), nwc 109th (No 251), 40.10x80; pr mtg $20,000; Feb28; Mar 6'14; 3y6%; Harry M Greenberg to Lena Bass, 65 Av A. 5,000

2D av, 2125, see 2 av, 1982.

2D av, 2180-2 (6:1684); ext of mtg for $20,000 to May4'19, 5%; Feb9; Mar10'14; N Y Protestant Episcopal Public School, a corpn, with Philip Sugarman, 2178 2 av. nom

3D av, 418 (3:885); ext of mtg for $16,000 to Mar10'17, 5%; Mar9; Mar11'14; Title Guar & Trust Co, a corpn, 176 Bway, with Ella A Milligan, 149 Maple, Bklyn. nom

3D av, 576 (3:893), swc 38th, —x—; ext of mtg for $12,000 to Mar10'19, 4½%; Mar 10'14; N Y Bible & Common Prayer Book Soc, a corpn, 4 av & 22d, with Peter Freesse, Jr, 576 3 av. nom

3D av, 1387 (5:1433), es, 21 s 79th, 20.3x 85; ext of mtg for $17,000 to Mar26'24, 4½%; Mar10; Mar12'14; Emma F Merritt with Lester Feigenblatt, 804 W 180. nom

3D av, 1721-5 (6:1646), sec 97th (No 200), 62.11x51; ext of mtg for $43,500 to July1 '23, 5%; Feb19; Mar11'14; Lawyers Mtg Co, a corpn, with Cherney Epstein. nom

3D av, 1905 (6:1655); sal Ls; Mar5; Mar 6'14; demand, 6%; Wm H Heddendorf to A Hupfels Sons, a corpn, 842 St Anns av. 5,664.90

3D av, 1939 (6:1656); sal Ls; Mar4; Mar 6'14; demand, 6%; Romeo & Giuseppe Degli Antoni, 1939 3 av, to Henry Elias Brewing Co, a corpn, 403 E 54. 1,500

4TH av, 85 (Bowery) (2:556), es, 120 n 10th, 24x88.2x25.3x80.3; leasehold; Mar2; Mar6'14; 3y6%; Heiman Fried to J Blackburn Miller at New Windsor, Orange Co, NY. 4,000

5TH av, 302 (3:833), nwc 31st (Nos 1-3), runs n29.4xw100xn69.5xw25xs34.2xe0.1¾xs 56.9xw0.2¼xs7.10 to 31st xe125 to beg; Mar5; Mar6'14; 2y5%; Flemish Realty Co, a corpn, to Madeleine I Dinsmore, at Staatsburg, NY, & ano. 400,000

5TH av, 302, nwc 31st (Nos 1-3); certf as to above mtg; Mar1; Mar6'14; same to same.

5TH av, 302 (3:833), nwc 31st (No 3); agmt as to ownership of bond & mtg for $400,000; Mar6; Mar7'14; Helen G Huntington at Staatsburg, NY, with Max M Warburg, 75 Ferdinand Strasse, Hamburg, Germany.

5TH av, 1483 (6:1746); ext of mtg for $20,000 to Dec22'16, 5%; Feb7; Mar7'14; Michl G Gold, 1483 5 av, with American Bible Society, a corpn, 6 Bible House. nom

7TH av, 140-6 (3:768), ws, 23.1 s 19th, 91.11x100; Mar9; Mar11'14; 5y5%; Chas G Kirchhof, 942 Morris av et al individ & exrs, &c, Peter Kirchhof to Emigrant Indust Savgs Bank, a corpn. 60,000

7TH av, 2022-8 (7:1927), nwc 121st (No 201), 100.11x95; pr mtg $161,500; Mar9; Mar 12'14; due July9'14, 6%; Heathcote Holding Co, a corpn, to Abr L Kass, 226 S 9, Bklyn. 20,000

7TH av, 2022-8, nwc 121st (No 201); certf as fo above mtg; Mar9; Mar12'14; same to same.

7TH av, 2245 (7:1917), nec 132d (No 167), 24.11x75; PM; Mar10; Mar11'14; 10y5%; Henry C Dietzel to Jno J McGrath, 498 West End av. 33,000

7TH av, 2245, nec 132d (No 167); PM; Mar10; Mar11'14; demand, 5%; same to Jas Everards Breweries, a corpn, 8 E 134. gold 5,000

8TH av (7:2036), sec 151st, 75x48; ext of mtg for $40,000 to Feb28'17, 5½%; Feb 28; Mar9'14; Francis C Reed with N Y County Natl Bank. nom

9TH av, 577-81 (4:1051), swc 42d (Nos 400-6), runs sw59xnw80 x s w 19.9 x n w 20xne78.9 to st xse100 to beg; ¼ pt; AT; Mar2; Mar11'14; due Mar11'17 or sooner, 6%; Richd S McCaffery, 1931 Arlington pl. Madison, Wis, to Ida Campion et al, 20 E 10. 3,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Asn of all RT&I (miscl) to legacy of $2,000 in estate of Wm H Hampton (decd) to secure note; Mar2; Mar6'14; 1y6%; Marcellean or Marcelline Dolphine, 245 W 104, to Mary A Bressel, 239 W 103. 250

Asn of all R T & I (4:1200) of trust created by will of Fredk W Jockel, decd, to secure note of $10 000; Jan13'13; Mar6 '14; Fredk W Jockel, to Chas G Koss, 628 West End av. nom

North Pearl st, 143-9 (Albany, NY); also CLINTON AV, 11 (Albany, NY); certf as to mtg for $140,000; Mar2; Mar6'14; B & R Corpn to Albany Trust Co, as trste.

Middletown st (B of Q), es, bet Willett av & Shelton av, 336.7x100, 4th Ward; certf as to mtg for $64,250; Mar9; Mar11'14; Everett Realty & Constn Co, a corpn, to Title Guar & Trust Co, a corpn, 176 Bay.

Steamer "Bridgeport" (miscl); certf as to mtg for $25,000 to secure five notes; due Mar10'19, 5%; Mar10; Mar12'14; McAllister Steamboat Co, a corpn, to Geo W Perkins.

MORTGAGES.

Borough of the Bronx.

Beck st, see Av St John, see Av St John, sec Beck.

Carlisle pl, nec 211th, see 211th E, nec Carlisle pl.

Elsmere pl (11:2960), swc Southern blvd, 88.3x100x133.7x109.9; PM; pr mtg $5,000; Mar11; Mar12'14; 2y6%; Jno McNulty to Tremont Av Land Co, 233 Bway. 10,000

Fox st, 568-72 (10:2683); sobrn agmt; Feb6; Mar12'14; Margt Knox with Via Vulpes Realty Corpn. nom

Fox st, 568 (10:2683), ss, 358.11 e Prospect av, 40x109; PM; pr mtg $26,000; Feb 6; Mar12'14; due Oct6'16, 6%; Via Vulpes Realty Corpn to Margt Knox, 478 Mott av. 5,000

Fox st, 572 (10:2683), ss, 398.11 e Prospect av, 40x109; PM; pr mtg $26,000; Feb6; Mar12'14; due Oct1'16, 6%; Via Vulpes Realty Corpn to Margt Knox, 478 Mott av. 5,000

Freeman st, sec Simpson, see 27th, 135-7 W, Manhattan mtgs.

Freeman st, 954-6, see Vyse av, 1235.

Gates pl (13:3324), es, at nes Mosholu Pkway N, 88.6x100x135.9x110.7; PM; Mar12 '14; 3y6%; David T McKelvey to Geo W Dickinson, Paris, France, et al trstes for Mary L Hillhouse. 6,000

Ittner pl, nwc Park av, see Park av, nwc Ittner pl.

Mosholu Pkway N, nes at ws Jerome av, see Jerome av, ws, at nes Mosholu Pkway N.

Mosholu Pkway N, nes, at es Gates pl, see Gates pl, es, at nes Mosholu Pkway N.

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Simpson st, 1188, see 27th, 135-7, Manhattan mortgages.

Simpson st, 1188, see 27th, 135-7 W, Manhattan mtgs.

Willow la (*), being lots 26 & 27, map land at Throggs Neck made by D B Taylor, dated Sept30'35, 50x150; Mar6; Mar7'14; 3y 6%; Annie C Ferry, 2917 Eastern blvd, to Peter Otten, 1321 Clinton av. 1,000

136TH st E (9:2281), ns, 600 e Willis av, 25x100; PM; pr mtg $13,000; Mar10; Mar12 '14; 2y5%; Geo Bender to Fredericka Ruhl, 463 E 136. 4,000

136TH st, 720-2 E (10:2564), ss, 250 w Willow av, 50x100; deed recorded as a mtg; mtg tax paid $10; pr mtg $3,000; Mar2; Mar 11'14; Wm M C Marsh to National Surety Co, 115 Bway. nom

139TH st E (10:2551-2552), ss, 290.3 e St Ann's av, 37.6x100; ext of $24,000 mtg to Feb2'17 at % as per bond; Jan23; Mar9'14; Fredk E Techt with General Synod of The Reformed Church in America. nom

139TH st, 588 E (10:2552), ss, 290.3 e St Anns av, 37.6x100; pr mtg $25,000; Mar6 '14; 2y6%; Fredk E Techt, 2391 Grand Concourse, to Ernst Kaps, 1425 Ams av. 4,000

147TH st, 532 E (9:2273), ss, 224.6 w St Anns av, 25x99.9; Mar11; Mar12'14; 5y5%; Mary Bernero, widow, to General Synod of Reformed Church in America, 25 E 22. 13,500

147TH st, 532 E; sobrn agmt; Mar10; Mar12'14; Louisa Bernero with same. nom

148TH st, 531 E (9:2275); ext of $4,000 mtg to Mar5'17 at % as per bond; Mar6; Mar10'14; Wm Hachnel with Kath Bothner, 756 Kelly. nom

151ST st E, nwc Wales av, see Wales av, nwc 151.

160TH st E (9:2381), ss, 150 e Elton av, runs s99xe23.8xn50.1xe87.10 to ws Washington av xn49.2 to ss 160th xw110.10 to beg, except a gore at nec of above premises, being abt 10 ft on 160th, 11.5 on Wash av & abt 15.10 on its sws; Mar5; Mar6'14; installs, 6%; Cath T Cunningham, 3148 Perry av, to N Y Edison Savgs & Loan Assn, 65 Duane. 2,000

162D st, 868-70 E (10:2690); agmt that two mtgs for $1,500 each & one mtg for $7,000 shall be regarded as one mtg for $10,000; Mar4; Mar7'14; Ignatz Rosenbaum with Fred F French Co, 870 E 162. nom

174TH st E (11:2991), ns, at ses Boston rd, runs ne47.4xse76.8xsw5.1 to st xw91.4 to beg; PM; Mar7; Mar9'14; 3y5%; American Real Estate Co to Hoe Av Realty Co, Inc, 36 W 59. 17,000

174TH st E (11:2991), ns, 20.2 w Hoe av, runs n80.1xw45.11xs82.4 to st xe60.8 to beg; PM; Mar7; Mar9'14; 3y5%; American Real Estate Co to Hoe Av Realty Co, Inc, 36 W 59. 12,500

176TH st W, swc Jerome av, see Jerome av, swc 176.

179TH st E, sec Monterey av, sec Monterey av, sec 179.

179TH st E, sec Vyse av, see Vyse av, sec 179th.

180TH st E (11:3094), ss, 42 w Prospect av, runs s169xw74xn53xe25xn115 to st xe 49 to beg, except pt for 180th; Mar5; Mar 6'14; 5y5½%; Antonio Galiani to Lawyers Mtg Co, 59 Liberty. 19,000

180TH st E (11:3127), ss, 180 w Vyse av, runs s110xe80xs15xe5.2xs154.7xw126.4x n172.4xe14.9xn110 to st xe40 to beg; pr mtg $12,000; Mar10'14; 3y6%; Marie Krabo, 983 E 181, to Maria A Eggers, 2973 Perry av. 3,000

181ST st E, nec Arthur av, see Arthur av, nec 181st.

181ST st E, nwc Daly av, see Daly av, nwc 181st.

182D st E, swc Honeywell av, see Honeywell av, swc 182.

182D st E, swc Honeywell av, see Honeywell av, swc 182.

189TH st E, sec Washington av, see Washington av, sec 189.

197TH st E, sec Decatur av, see Decatur av, sec 197.

211TH st E (*), nec Carllsle pl, 52x—x50 x139.4; Mar9; Mar12'14; 3y6%; Giovanni Gentile, 741 Tilden, to Raphael Pacchiari, 3514 Holland av. 600

222D st E (*), ns, 405 w Barnes av, 25x 114, except part for 222d; Mar6; Mar9'14; 3y6%; Jno E Shannon & Mary F Wadick to Geo H Lawrence, 324 West Lincoln av, Mt Vernon, NY et al. 3,000

222D st E (*), ss, 155 w Barnes av, 25x89; pr mtg $4,800; Jan7; Mar11'14; due, &c, as per bond; Angelo La Porta to Gaetano De Marinis, 239 E 53. 300

227TH st W, swc Arlington av, see Arlington av, swc 227.

234TH st E, ss, abt 79.8 w Verlo av, see Verio av, ws, 201.1 s 234th.

260TH st W (13:3423), ss, 70 w Liebig av, 50x100; Feb25; Mar6'14; 3y6%; Mary O'Keefe, Riverdale, NY, to Maria L White, Yorktown, NY. 3,000

Av St John (10:2684), sec Beck, 125x110; PM; pr mtg $12,500; Mar10; Mar11'14; 1y 5½%; Normal Constn Co to Wm Goldstone, 2 W 89, & ano. 2,500

Arlington av (13:3407), swc 227th, 240x 70.5; pr mtg $2,500; Mar9; Mar12'14; 3y 5¼%; Geo H Lesley to Charlotte A O'Shea, 521 W 111. 4,000

Arlington av (13:3407), same prop; sobrn agmt; Mar9; Mar12'14; Cornella L Nelson with same. nom

Arlington av (13:3407), same prop; Mar 9; Mar12'14; 1y6%; Geo H Lesley to Jos Atz, 605 W 113. 1,383.60

Arthur av (11:3070), nec 181st, 46.9x90x 70x93; Mar5; Mar6'14; due &c as per bond; Angel Constn Co, Inc, a corpn, to Lawyers Mtg Co. 59 Liberty. 37,000

Arthur av (11:3070); same prop; certf as to above mtg; Mar5; Mar6'14; same to same.

Arthur av (11:3070); same prop; sobrn agmt; Mar5; Mar6'14; Harry N Baruch with same. nom

Arthur av (11:3070); same prop; ext of $8,000 mtg to Mar5'17 at 6%; Mar5; Mar 6'14; Harry N Baruch with Angel Constn Co, Inc, 1228 Hoe av. nom

Bailey av (12:3266), ws, $4.5 s 231st, runs s45xw112.2xn32xe31.3xe96.7 to beg; Mar10 '14; due, &c, as per bond; Bertelsen Realty Co, Inc, to Harlem Savgs Bank, 124 E 125. 30,000

Bailey av (12:3266), same prop; certf as to above mtg; Mar10'14; same to same.

Bailey av (12:3266), same prop; pr mtg $——; Mar10'14; 2y6%; same to Edw J Krug, Jr, 214 Alex av. 5,000

Bailey av (12:3266), same prop; certf as to above mtg; Mar10'14; same to same.

Boston rd, ses, at ns 174th, see 174th E, ns, at ses Boston rd.

Brook av (11:2896), ws, 175 n 170th, 25x 90; Mar11'14; 4y5%; Value Realty Co to Chas Dickinson, 1190 Bway, trste for Mary L Hillhouse, &c. 11,500

Brook av (11:2896), same prop; certf as to above mtg; Mar7; Mar11'14; same to same.

Burke av, nec White Plains av, see White Plains av, nec Burke av.

Bryant av, 1427 (11:2994), ws, 300 s Jennings, 25x100; pr mtg $7,500; Mar7; Mar11 '14; installs, without int; Barbara Burdewik to Jacob L Lissner, 15 Livingston pl. 250

Cedar av (*), ss, 509 w Corsa av, 25x131 x25x136.4; transfer of tax lien for yrs 1897 to 1911; Nov17'13; Mar7'14; 3y12%; City NY to Lillian W White at White Plains, NY. 117.67

Clinton av (11:3098), nws, 123.2 s 182d, 25.1x92.8x25x90.5; Mar6; Mar7'14; 5y5½%; Fredk Schmidt to Lawyers Title Ins & Trust Co, 160 Bway. 3,500

College av (9:2323), ws, 150.6 n 142d, 25x 100; Mar6; Mar10'14; due, &c, as per bond; Jacob M Ritter, 381 College av, to Louise Diebold, 147 W 121. 1,000

Courtlandt av (9:2328), es, 50 s 150th, 25 x100; Mar12'14; 3y5%; Smada Realty Co, 391 E 149, to Mathias Haffen, 2979 Marion av. 15,000

Courtlandt av (9:2328), same prop; certf as to above mtg; Mar11; Mar12'14; same to same.

Daly av (11:3125), nwc 181st, 166.11x 90.4x159.7x96.6, except pt for st & av; Mar 6'14; due &c as per bond; Beck Memorial Presbyterian Church of N Y City to Germania Fire Ins Co, 62 William. 10,000

Decatur av (12:3278), sec 197th, 80.4x100; bldg loan; Mar6; Mar10'14; 1y6%; Miltner Bros Inc, a corpn, to Rockland Realty Co, 509 Willis av. 54,000

Decatur av (12:3278), same prop; certf as to above mtg; Mar6; Mar10'14; same to same.

De Kalb av (12:3327), ws, 200 n 208th, two lots each 25x100; two PM mtgs, each $679; Mar5; Mar10'14; 3y6%; Morris P Joachim to Elbert H Dickinson at Rindge, NH, & ano. 1,358

Elder av, 1215 (*), ws, 183.11 n Westchester av, 40x100; pr mtg $——; Mar12'14; 3y5½%; Winnie Co to Wm A Paton, Lakewood, NJ, & ano trstes Annie S Paton. 20,000

Elder av, 1215; certf as to above mtg; Mar12'14; same to same.

Elder av, 1215; sobrn agmt; Mar12'14; American Real Estate Co with same. nom

Grand av, 1749 (11:2867); ext of $13,000 mtg to Jan19'17 at 5%; Feb5; Mar9'14; Fredk G Mead & ano trstes Robt G Mead with Minna M Coester, 1330 Prospect pl, Bklyn. nom

Hoe av (10:2746), es, 307 s Aldus, 138.6 x100x137.8x100; pr mtg $97,000; Mar3; Mar 11'14; 1y6%; Jad Constn Co Inc to American Real Estate Co, 527 5 av. 15,000

Hoe av (10:2716), same prop; certf as to above mtg; Mar3; Mar11'14; same to same.

Hoe av (10:2746), same prop; sobrn agmt; Mar3; Mar11'14; American Real Estate Co with City Mtg Co, 15 Wall. nom

Hoe av (10:2746), same prop; agmt as to release of above premises from mtg agmt dated Mar26'13; Mar3; Mar11'14; City Mort Co with Jad Constn Co, Inc, 945 Hoe av. nom

Hoe av, ws, abt 234.3 n Aldus, see So Blvd, es, 134.3 n Aldus.

Honeywell av (11:3124), swc 182d, —x—; agmt as to share ownership in mtg; Mar 6; Mar9'14; Emma Dressner with Lawyers Mort Co, 59 Liberty. nom

Honeywell av (11:3124), swc 182d, 100.1x 78.10x100x64.7; Mar6; Mar7'14; due, &c, as per bond; Jacob Cohen Constn Co & Rebecca Elson to Lawyers Mort Co, 59 Liberty. 55,000

Honeywell av (11:3124), same prop; certf as to above mtg; Mar5; Mar7'14; same to same.

Honeywell av (11:3124), same prop; sobrn agmt; Mar6; Mar7'14; Rebecca Elson with same. nom

Intervale av, 1133 (10:2692). n ws, 380.7 ne 167th, 25x123.9x26.4x122.5; PM; Mar5; Mar6'14; 1y5%; Rosina Gradziadio to Cath L Walgrove, 75 Randall av, Freeport, LI. 4,500

Intervale av, 1221 (11:2973), ws, 141.8 n Home, 25x84.10; Mar6'14; 3y5½%; Theresa Sofia to Chas B Meyer, 148 E 96, trste Jeannette M Thurber. 8,000

Intervale av (10:2703), es, 100 s 163d, runs e86.2xs45xs45xs45.1xw22.1 to av xn 137.2 to beg; pr mtg $57,000; Mar11; Mar12 '14; due Jan17'16, 6%; Silshire Constn Co, Inc, a corpn, to Henry Morgenthau Co, 30 E 42. 18,000

Intervale av (10:2703), same prop; certf as to above mtg; Mar11; Mar12'14; same to same.

Intervale av (10:2703), same prop; ext of $57,000 mtg to Mar11'19 at 5%; Mar11; Mar12'14; Silshire Constn Co with Henry Morgenthau Co, 30 E 42. nom

Jerome av (11:2861), swc 176th, 138x100 x112.3x103.3; PM; pr mtg $13,440; Feb26; Mar9'14; due Sept2'15, 6%; Geo W McAdam Jr, to Jno F Kaiser, Mt Vernon, NY, & ano. 7,000

Jerome av (12:3324), ws, at nes Mosholu Pkway N, 105.11x100x58.7x110.7; PM; Mar4; Mar11'14; 3y6%; Josephine B Hamlin & Harriet K Taylor to Geo M Thompson trste for Mary L Hillhouse, &c, at Bound Brook, NJ. 6,600

Longfellow av (10:2761-2762), ws, 200 s Garrison av, 50x100; PM; Mar7; Mar9'14; 2 y6%; Celia Buchalter, 2071 Daly av, to Jno W Nuth, 643 Hudson. 2,000

Lurting av (*), ws, 150 n Pierce av, 50x 100; Feb1; Mar12'14; demand, 6%; Matthew Pfadenhauer to Frank C Mayhew, 3830 White Plains av, & ano trstes Levi H Mace. 3,500

Mayflower av (*), es, 25 s Wilkinson av, 25x100; pr mtg $1,500; Mar3; Mar9'14; 3y 6%; Salvatore Chiovotto to Chas F Halsted, 174 Prospect pl, Bklyn. 750

Mayflower av (*), same prop; sobrn agmt; Mar7; Mar9'14; same & Margt Murphy et al with same. nom

Mayflower av (*), same prop; Mar3; Mar 9'14; 3y6%; Salvatore Chiovotto to Albt H Marckwald, Short Hills, NJ, & ano trstes Augustus V Marckwald. 1,500

Monterey av (11:3061), sec 179th, 128x 100x112.9x101.1; PM; Mar4; Mar7'14; 2y 5½%; Walter, Jacob & Isidor Aronstein to Pincus Lowenfeld, 106 E 64 & ano. 4,000

Morris av (11:3184), ws, 195.5 s Fordham rd, 25x80.5x25x79; Mar5; Mar6'14; due &c as per bond; Julia E Sullivan to Mary Keenan, 2170 University av. 1,500

Park av (11:2899), nwc Jttner pl, 102x90; pr mtg $27,000; Oct17'13; Mar7'14; demand, 6%; Emil Pallmann to Margt Knox, 478 Mott av. 10,000

Richardson av, 4547 (*), ws, 300 s 240th, 50x100; Mar11; Mar12'14; due, &c, as per bond; Anna Wilken to Title Guar & Trust Co, 176 Bway. 3,000

Southern blvd (10:2743), es, 134.3 n Aldus, runs e203xn100xe97 to ws Hoe av xn 20xw300 to So blvd xs120 to beg; pr mtg $——; Mar6; Mar7'14; due Aug1'17, 6%; Boulevard Theater & Realty Corpn to American Real Estate Co, 527 5 av. 27,500

Southern blvd (10:2743), same prop; certf as to above mtg; Mar6; Mar7'14; same to same.

Southern blvd, swc Elsmere pl, see Elsmere pl, swc So blvd.

Southern blvd (10:2725), ws, 961 s Westchester av, runs w139.10xn158.1xe133.11 to So Blvd xs158 to beg; supplemental mtg; pr mtg $——; Mar9; Mar10'14; due, &c, as per bond; Kellwood Realty Co to American Real Estate Co, 527 5 av. 42,500

Southern blvd (10:2725), same prop; certf as to above mtg; Mar9; Mar10'14; same to same.

Verio av (12:3382), ws, 201.1 s 234th, runs s50xw155.5xn162.10 to st xe90xs149xe 79.8 to beg; Sept29'13; Mar6'14; 2y5½%; Fredk R Diering to Bowery Savgs Bank, 128 Bowery. 7,000

Vyse av, 1235 (11:2986), swc Freeman (Nos 954-6), 95x50; PM; pr mtg $43,000; Mar9; Mar10'14; due Feb25'17, 6%; Martha Graham Constn Co to Rose Cohn, 170 W 74. 5,000

Vyse av, 1235; pr mtg $48,000; Mar9; Mar 10'14; due, &c, as per bond; same to Thos Mulligan Constn Co, 1474 Shakespeare av. 3,980

Vyse av, 1235; certf as to above mtg; Mar9; Mar10'14; same to same.

Vyse av, 1235; ext of $43,000 mtg to Mar 9'19 at 5½%; Mar9; Mar10'14; Lawyers Mort Co with Martha Perna, 105 Union av, Jamaica, LI. nom

Vyse av (11:3131), sec 179th, 64.11x86.10 x64.11x88.3; ext of $45,000 mtg to Mar5'19 at 5½%; Mar5; Mar6'14; Lawyers Title Ins & Trust Co with K & R Constn Co, Inc, a corpn. nom

Wales av, 627 (10:2643), ws, 65 n 151st, 60x106; Mar9; Mar10'14; 3y5½%; Polatschek-Spencer Realty Co, 938 St Nicholas av, to Ward B Chamberlin, 1302 Mad av, trste Anna Bishop. 48,000

Wales av, 627; certf as to above mtg; Mar9; Mar10'14; same to same.

Wales av, 627; pr mtg $48,000; Mar9; Mar10'14; 2y6%; same to Mary A Spencer, 377 E 25, Flatbush, NY. 7,000

Wales av, 627; certf as to above mtg; Mar9; Mar10'14; same to same.

Wales av (10:2643), nwc 151st, 65x105; Mar10; Mar12'14; 3y5½%; Polatschek-Spencer Realty Co to Josephine E Carpenter at Bar Harbor, Me. 56,000

Wales av (10:2643), same prop; certf as to above mtg; Mar11; Mar12'14; same to same.

Wales av (10:2643), same prop; pr mtg $56,000; Mar10; Mar12'14; due June10'16, 6%; same to Emma Dressner, 201 W 120. 9,000

Wales av (10:2643), same prop; certf as to above mtg; Mar10; Mar12'14; same to same.

Walton av, es, at line bet lands formerly Acher & Chrystie, see Walton av, ws, 153.2 s 181st.

Walton av (11:3179-3178), ws, 153.2 s 181st, runs s102.9xs—xne100 to av xn— to beg; also PLOT begins 24.1 e Walton av at land Leitner & Bernstein, runs e55.10xs31.9 xw23.7xnw51.5 to beg; also WALTON AV, es at line bet lands formerly of Archer & lands formerly Chrystie, runs ne83xnw39x nw12xne45.10xsw— to pt 24.1 e Walton av & 150 s181st xw24.1 to beg; ext of $2,500 mtg to Dec19'14 at 6%; Jan10; Mar6'14; Edw A Faust with Mundanc Realty Co. nom

Washington av, swc 160th, see 160th E, ss, 150 e Elton av.

Washington av (11:3058), es, 114.11 s 189th, runs e103.11xs5.9xe6.10xs12.2xs30.3xw 123 to av xn41 to beg; ext of $30,000 mtg to Mar2'19 at 5½%; Mar2; Mar9'14; Lawyers Mort Co with Glengariff Constn Co, Inc, 991 E 167. nom

Washington av (11:3058), sec 189th, 34.11 x103.11x32.11x103.11; ext of $33,000 mtg to Mar2'19, at 5½%; Mar2; Mar9'14; Lawyers Mort Co with Glengariff Constn Co, Inc, 991 E 167. nom

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Washington av (11:3058), es, 34.11 s 189th, 2 lots, each 40x103.11; ext of 2 mtgs for $27,000 each to Mar2'19 at 5½%; Mar 2; Mar9'14; Lawyers Mort Co with Glengariff Constn Co, Inc, 991 E 167. nom

Wnshington av, nwc Webster av, see Webster av, nwc Washington av.

Webster av (11:3030), es, 432.10 s 182d, 37.6x105x37.6x104.7; pr mtg $20,000; Mar9 '14; due, &c, as per bond; Mathilde Bosselman to Mary Trotter, 83 Grand av, Englewood, NJ. 2,500

Webster av (11:3091), nwc Washington av, 156x91.8x135x90, except pt for Bway or Crotona av; pr mtg $175,000; Mar4; Mar6'14; 2y int as per bond; Jos Tesoro to Albt H Vitale, 872 E 180. 1,500

West Farms rd (11:3018), es ,275.9 s 172d, 100.5x329.1 to West Farms Creek or Bronx River x100x301.5; all title to land in bed of Bronx River adj above; PM; Feb13; Mar 7'14; 1y5%; Jno Bell Co to Jno J Bell at Upper Nyack, NY. 30,000

Westchester av (10:2644), ss, 115.2 w Wales av, —x—; agmt as to share ownership in mtg; Feb24; Mar7'14; Manhattan Mort Co with Julia Friedlander. nom

White Plains av (*), nec Burke av, 75 x100; PM; Mar9'14; 5y5½%; American Real Estate Co to Geo Hill, 63 Beechwood rd, Summit, NJ. 20,000

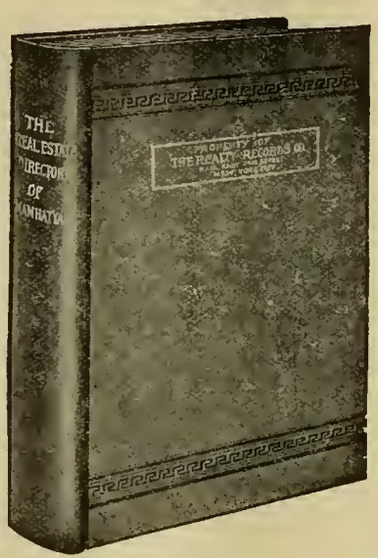
Wilkins av, 1415 (11:2965), ext of $32,500 mtg to May1'17 at 5%; Mar2; Mar6'14; Ida T L Schwartz with Chas Helborn. 1200 Mad av. nom

Plot begins 24.1 e Walton av, &c., see Walton av, ws, 153.2 s 181st.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2401 New York, March 21, 1914. (38) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Bethune st, 27.
Bleecker st, 382-4.
Cherry st, 274.
Grand st, 213-7 & 242.
Greenwich st, 64.
Henry st, 136.
Houston st, 493 E.
John st, 26.
Lafayette st, 25.
Lawrence st, 92.
*Madison st, 153-5 (or Pike, 38-40).
*Madison st, 335-43 (or Scammel, 24).
Monroe st, 85.
Perry st, 94.
Pike st, 38-40.
Ridge st, 79.
Rivington st, 158.
St Marks pl, 115.
Scammel st, 24.
Thompson st, 60.
Willett st, 8.
*5th st, 301 E (or 2d av, 88-90).
10th st, 401 E (or Av C, 162).
11th st, 532 E.
13th st, 30 E (rear)
17th st, 17-9 W.
25th st, 137-9 W.
30th st, 258 & 334 W.
31st st, 40-6 E.
34th st, 408 W.
35th st, 337 W.
36th st, 139 E.
39th st, 622-34 W.
*39th st, 660-6 W (or se c 12th av, blk 684-62).
40th st, 439 W.
*44th st, 401 E (or 1 av, 788-94).
44th st, 403-15 E.
44th st, 557 W.
*45th st, 400-2 E (or 1 av, 796-804).
45th st, 404-28 E.
45th st, 40 W (on map Nos 38-42).
48th st, 317 E.
50th st, 335 E.
50th st, 554 W.
52d st, 419 E.
52d st, 441 W.
56th st, 147-9 E.
*56th st W, sec Bway, Nos 1744-8), blk 1027-23.
58th st, 405-7 E.
60th st, 246 W.
62d st, 52 E.
66th st, 66-8 E.
*66th st, 70 E (or Park av, 634-36.
66th st, 233 W.
*70th st, 433 E (or Av A, 1313).
70th st, 226-40 W.
71st st, 260 W.
73d st, 318 E.
75th st, 313 E.
75th st, 47 W.
*80th st, 200-2 E (or 3 av, 1409).
81st st, 224 E.
82d st, 163 E.
84th st, 355 W.
91st st, 311 E.
95th st, 150 on map 148-54 W.
99th st E, ss, blk 1604-65-67.
99th st, 18 W.
100th st, 70 .E
101st st, 317 E.
*103d st, 201-3 W (or Ams av, 880-90).
105th st, 72-4 E.
106th st, 238 W.
107th st, 66 W.
109th st, 326 & 337 E.
110th st, 8 E.
111th st, 28 E.
113th st, 238 E.
115th st W, ns, blk 1848-42.
116th st, 312 E.
117th st, 41 W.
118th st, 27 W.
120th st, 113-5 & 350 E.
121st st, 110 W.
122d st, 411 E.
124th st, 222-4 & 325 E.
124th st, 507-9 W.
*127th st, 2 E (or 5 av, 2053-5).
128th st, 10 & 244 E.
129th st, 52 E.
130th st, 124 W.
133d st, 69 W.
134th st, 72 W.
*136th st W (sec Bway, 3350-60), blk 1988-134.
142d st, 137-9, 223 & 466 W.
144th st, 510 W.
149th st, 560 W.
*157th st, 469 W (or Ams av, 1961).
162d st, 543-7 W on map 543-5.
168th st, 506 W.
187th st, 531 W.
*201st st W (nwc 9 av, blk 2198-22.
204th st W, ss, blk 2218-17-21.
Av A, 1313.
Av C, 162.
Amsterdam av, 880-90 & 1961.
Broadway, 1744-8 & 3350 & 3360.
Lenox av, 88-90.
Madison av, 1244-8.
Marble Hill av, 96 (blk 3402-571).
Park av, 628-36.
Post av, ws, blk 2218-11-15.
St Nicholas av, 844.
West End av, 562.
1st av, 788-802.
2d av, 31-3, 88-90, & 2306.
3d av, 1409.
5th av, 882, 2053-5 & 2232
6th av, 48.
9th av, 74.
9th av, ws, blk 2198-22.
10th av, 309 A.
10th av, 505.
12th av, es, blk 684-62.

WILLS.

Jumel ter, 16.
Thompson st, 64-6.
4th st, 148 E.
18th st, 118 E.
27th st, 150 E.
40th st, 62 W.
45th st, 152 E.
48th st, 230 E.
52d st, 45 E.
52d st, 260 W.
54th st, 343 W.
70th st, 40 E.
85th st, 149 E.
101st st, 114 W.
*111th st E (nec Mad av, 1673), blk 1617-22.
112th st, 247 W.
113th st, 16 W.
*117th st E (nec Pleasant av, 320), blk 1716-1.
123d st, 112 E.
*176th st W (nwc Wadsworth av), blk 2154-54.
Lexington av, 419.
Madison av, 1673.
Pleasant av, 320-2.
Wadsworth av, ws, blk 2145-54.
1st av, 1667 & 1750.
5th av, 2010.
8th av, 866-8.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant agsinst grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAR. 13, 14, 16, 17, 18 & 19.

Bethune st, 27 (2:635-20), ss, 207 e Washington, 22x79.2x22x79.3; also STRIP in rear, begins at swc, runs s5.2xe28xw —x—27.6, 2-sty & b bk dwg; Leroy S Goodrich to Jno G Parr, 23 Bethune; AL; Feb12; Mar13'14; A$7,500-9,000.
O C & 100

Bleecker st, 382-4 (2:621-15-17), swc Perry (No 94), 42.6x70, 2-4-sty bk tnts & strs & 3-sty bk tnt; Leonard Weill to Max Lipman, 565 W 162, & Max Gold, 38 Fort Washington av; mtg $18,000 & AL; Mar17; Mar18'14; A$23,500-30,000. O C & 100

Cherry st, 274 (1:256-10), ns, 104 w Jefferson, 26.2x113.1x26.2x112.8, 5-sty bk tnt & strs; Irving L Goldberg to Bertha Kaufmann, 1496 Lex av; B&S; AL; Mar6; Mar18'14; A$13,000-28,500. O C & 100

Cherry st, 274 (1:256-10), ns, 104 w Jefferson, 26.2x113.1x26.2x112.8, 5-sty bk tnt & strs; Bertha Kaufmann to Therese Weil, 21 E 82, & Sophia Mayer, 41 E 72; [c/o B Weil, 5 Beekman]; B&S; AL; Mar19 '14; A$13,000-28,500. O C & 100

Elizabeth st, 97, see Grand, 213-7.

Grand st, 213-7 (1:238-16), ss, 40.1 w Eliz, runs w53.9xs75xe94 to ws Eliz (No 97), xn 20xw40xn55 to beg, 9-sty bk loft & str bldg; Mary Fuchs to Erp Realty & Constn Corpn, 80 Maiden la; AL; Mar9; Mar18'14; A$44,000-115,000. O C & 100

Grand st, 242 (2:423-30), ns, 75.2 e Bowery, runs n48.1xe7xn13.1xe1.4xn14.2xe6xs0.4 xe12.8xs— to st xw26.8 to beg, 3-sty bk str; Lewine & Kempner, Inc, a corpn, to Harry J Schlosser, at Erie, Pa; mtg $20,000; Mar13; Mar16'14; A$30,000-40,000.
O C & 100

Grand st, 242; Harry J Schlosser to Lillie Steinfeld, 295 Ams av; ½ pt; mtg $20,000; Mar12; Mar16'14. O C & 100

Greenwich st, 64 (1:18-50), ws, 262.1 n Morris, 26.2x99.10x24.7x103, 3-sty bk tnt & strs; Louise Augustin to Louise W Augustin, both at Hicksville, LI; ½ pt; Mar14; Mar16'14; A$26,000-27,500. nom

Henry st, 136 (1:273-31), ss, 132.2 w Rutgers, 23.10x100, 3-sty & b bk synagogue; Annie F Leverich to Congregation Bnai Pischen Tshiwo Anshi Anikstav, a corpn, 136 Henry; AL; Feb25; Mar17'14; A$18,000-20,000. O C & 100

Houston st, 493 E (2:325-13), ss, 40 e Goerck, 20x75, 4-sty fr bk ft tnt & str; Eliza C Farnham to Lambert Suydam, 2 E 45 [25 Pine]; Mar17'14; A$9,000-10,500.
O C & 100

Houston st, 493 E (2:325-13), ss, 40 e Goerck, 20x75, 4-sty fr bk ft tnt; Winter Russell, ref, to Eliza C Farnham, at Dublin, NH; FORECLOS Mar12; Mar16'14; A $9,000-10,500. **6,500**

John st, 26 (1:65-25), ss, 50.3 w Nassau, 25x64.2x25.2x64, 6-sty stn office & str bldg; Seth S Terry to Fredk M Hilton at Briarcliff Manor, NY [62 Cedar]; ⅓ nt; B&S & CaG; mtg $110,000; Dec5'10; Mar17'14; A $100,000-135,000. nom

Lafayette st, 255 (formerly 59 Marion) (2:495-11), es, 139 s Prince, 25x100, 5-sty bk tnt; Marion A Birmingham to Joana Hennessy, 2005 Washington av [c/o Francis X Hennessy, 27 William]; 1-5 pt; Mar12'13; Mar13'14; A$20,000-27,000.
O C & 100

Lawrence st, 02 (7:1982-35), sws, 406 e Bloomingdale rd (now Old Bway), runs sw100xnw25xne100 to st xsw (?) 25 to beg (error, two sw courses), 2-stv bk tnt & strs, 1-sty fr rear shed; Frank Garnlein to Theresa Heindel, 1548 Greene av, Bklyn; ½ pt; Feb20; Mar13'14; A$10,000-10,500. O C & 100

Madison st, 153-5 (1:275-34), nwc Pike (Nos 38-40), 54x45.9, 5-sty bk tnt & strs; Annie Solomon to Wolf Rosen 173 E 93; B &S; AL; Mar17; Mar18'14; A$27,000-45,000.
O C & 100

Madison st, 335-43 on map 333-5 (1:267-19), nec Scammel, 96x35.3x95.7x41, 6-sty bk tnt & strs; Fanny Gersten to Matilda Landsman, 26 Lenox av [277 Bway, r 1207]; mtg $64,000 & AL; Mar12; Mar13'14; A$35,000-70,000. nom

Marion st, 59, see Lafayette, 255.

Monroe st, 85 (1:272-3), ns, 90.5 e Pike, runs n45.1xw5xn54.11xe25xs100 to st xw 20.2 to beg, 6-sty bk stable; Barney Cohen to Saml Kleinberg, 1 W 85; mtg $20,200; Mar12; Mar13'14; A$17,000-28,000. nom

Perry st, 94, see Bleecker, 382-4.

Pike st, 38-40, see Madison, 153-5.

Ridge st, 79 (2:343-27), ws, 125 n Delancey, 25x73, 5-sty bk tnt & strs; Rosie Rothman to Dora Rottenberg, 103 Attorney; ⅓ pt; mtg $19,000; Dec1'13; Mar14'14; A$17,000-23,000. O C & 100

Rivington st, 158 (2:349-32), ns, 127 e Suffolk, 23x100, 4-sty bk tnt & strs & 5-sty bk rear tnt; Renilo Mortgage Co, a corpn to Clinton Bank, a money corpn [c/o Oliner Bros], 67 Clinton; mtg $26,000 & AL; Dec30'13; Mar17'14; A$23,000-27,000.
O C & 100

St Marks pl, 115 (2:436-39), ns, 150.6 w Av A, 37.6x94, 6-sty bk tnt & strs; Meyer H Wolf to Fredk Saland, 243 E 5; B&S; AL; Mar3; Mar19'14; A$30,000-57,000. nom

Scammel st, see Madison, see Madison, 335-43 on map 333-5.

Thompson st, 60 (2:488-4), es, 125 n Broome, 25x94, 6-sty bk tnt & strs; Leon & Fannie Pizer to Ern Realty & Constn Corpn, 80 Maiden la; AL; Feb27; Mar18'14; A$15,000-33,000. O C & 100

Willett st, 8 (2:336-36), es, 125 n Grand, 25x100, 5-sty bk tnt & strs; Julius Aberman to Lena Aberman, 311 Henry; mtg $26,800; Mar17'14; A$16,000-32,000.
O C & 100

5TH st, 301 E, see 2 av, 88-90.

10TH st, 401 E, see Av C, 162.

11TH st, 532 E (2:404-pt lot 18), ss, 410.6 e Av A, 20x94.8, pt 6-sty bk tnt & strs; Annie E Kandelhart et al, heirs &c of Andw & Amelia Engler, to Dora Silberblatt, 120 W 119; QC; Jan21'09; Mar13 '14; A$——$——. nom

11TH st, 532 E; Andw Engler, heir of Andw & Amelia Engler, to same; AT; QC; Dec29'10; Mar13'14. O C & 100

13TH st, 30 E (rear of) (2:570-pt lot 20), being ½ lot in rear, —x—, consisting of the burial ground & vault of Francis Arden (decd), with rights of way; Isaac L Usher et al, heirs &c Susannah C Usher, to Clinton Roosevelt [now Clinton Roosevelt Est, c/o Mabel E R Keogh, heir, England, c/o Judge Saml F Swinburne, 180 Main, New Rochelle, NY]; Apr15'84; Mar 16'14; A$——$——. nom

13TH st, 30 E (rear of); Mabel E R Keogh et al, heirs &c Clinton Roosevelt, to Geo R, Edw C & Jno T Smith, 154 Greenwich; Dec24'13; Mar16'14. **2,000**

17TH st, 17-9 W (3:819-27), ns, 280 w 5 av, 53x92, 11-sty bk loft & str bldg; 17 W 17th St, Inc, a corpn, to E E M Co, a corpn, 2 Rector [r 2008]; mtg $185,000 & AL; Mar12; Mar16'14; A$110,000-240,000.
nom

25TH st, 137-9 W (3:801-16), ns, 450 w 6 av, 66.4x ½ blk x68.3x98.9, 12-sty bk loft & str bldg; Alex R Peacock to Gertrude A Vanderbeck, 49 W 126 [c/o H Mandelbaum, 135 Bway]; mtg $282,500 & AL; Mar11; Mar16'14; A$110,000-320,000. nom

28TH st, 500- W, see 10 av, 383 on map 309A.

30TH st, 258 W (3:779-74), ss, 60 e 8 av, 20x63.4, 4-sty bk tnt & str; Arthur Wolfe to M H & A Wolfe Realty Co, Inc, a corpn, 225 W 39; ½ pt; AL; Mar14; Mar 18'14; A$13,000-15,000. nom

30TH st, 334 W (3:753-61), ss, 372.6 e 9 av, 16.8x98.9, 3-sty & b bk dwg; May M Thompson et al to Hugh A Murrill, of Charlotte, NC; 1-6 pt; CaG; mtg $5,000 & AL; Feb11; Mar13'14; A$10,500-13,000.
nom

31ST st, 40 E (3:860-52), ss, 235 e Mad av, 20x98.9, 4-sty & b stn dwg; Emile J & Martha S Wittnauer to Wittnauer Realty Co, Inc, a corpn, 30 W 36; June30'13; Mar17'14; A$46,000-56,000. nom

31ST st, 40-6 E (3:860-49 to 52), ss, 115 w 4 av, 75x98.9,, 4-4-sty & b stn dwgs; Wittnauer Realty Co, Inc, to Aeon Realty Co, a corpn [c/o Lorne A Scott, vice-pres], 247 W 55; mtg $151,000; Mar16; Mar17'14; A$172,400-210,000. O C & 100

31ST st, 42 E (3:860-51), ss, 255 e Mad av, 20x98.9, 4-sty & b stn dwg; Emile J & Martha S Wittnauer to Wittnauer Realty Co, a corpn [c/o Lorne A Scott, vice-prest], 247 W 55; mtg $151,000; Mar 17'14; A$46,000-56,000. nom

31ST st, 44 E (3:860-50), ss, 132.6 w 4 av, 17.6x98.9, 4-sty & b stn dwg; Emile J Wittnauer to Wittnauer Realty Co, Inc, a corpn, 30 W 36; June30'13; Mar17'14; A $40,200-49,000. nom

31ST st, 46 E (3:860-49), ss, 115 w 4 av, 17.6x98.9, 4-sty & b stn dwg; Martha S Wittnauer to Wittnauer Realty Co, Inc, a corpn, 30 W 36; June30'13; Mar17'14; A $40,200-49,000. nom

34TH st, 408 W (3:731-51), ss, 100 w 9 av, 20x98.9, 3-sty bk tnt & strs; Cyrus C Miller, ref, to Cornelia W Hall, 559 5 av, & Westchester Trust Co, of Yonkers, NY, TRSTE Estate of Jno H Hall; FORECLOS Mar13; Mar18'14; A$14,000-18,000. **20,600**

35TH st, 337 W (3:759-21), ns, 395 e 9 av, 15x98.9, 4-sty & b bk dwg; Jno W Dalrymple to Emma M Dalrymple, both at Hackettstown, NJ; Feb21; Mar17'14; A $7,800-10,000. nom

36TH st, 139 E (3:892-26), ns, 100 e Lex av, 23x98.9, 4-sty & b bk dwg; Saml Sloan & ano EXRS Saml Sloan, decd, to Jos R Duryee, 139 E 36; AL; Feb11; Mar18'14; A $23,000-36,500. O C & 100

39TH st, 622-34 W (3:684-44-51), ss, 275 w 11 av, 190x98.8, 2-sty bk stable & storage; Swift & Co, a corpn, of N Y, to Swift & Co, a corpn, of Illinois, at Union Stock Yards, Chicago, Ill; Dec31'13; Mar19'14; A$68,500-77,000. nom

39TH st W, see 12 av, see 12 av, sec 39.

40TH st, 439 W (4:1050-14), ns, 325 e 10 av, 25x98.9, 4-sty bk tnt & strs & 2-sty bk rear bldg; Saml Lustbader, Jr to Rose Brown, 345 W 38; ½ pt; mtg $14,200 & AL; Feb25; Mar17'14; A$11,000-14,000.
nom

44TH st, 401 E, see 1 av, 788-802.

44TH st, 403-15 E, see 45th, 404-28 E.

44TH st, 557 W (4:1073-5), ns, 100 e 11 av, 25x100.4, 4-sty bk tnt & 2-sty bk rear tnt; Chas L Hoffman ref to Eliz Gorgers, 557 W 44; FORECLOS Jan30; Mar17'14; A$9,000-14,000. **11,150**

45TH st, 400-2 E, see 1 av, 788-802.

45TH st, 404-28 E (5:1356-5 & 43), ss, 106 e 1 av, runs e298 to East River xs— to ns 44th (Nos 403-15) xw290xn200.10 to beg, 1-2 and 3-sty bk abattoir; Butchers Hide & Melting Assn, a corpn, to Swift & Co, a corpn, of Illinois, at Union Stock Yards, Chicago, Ill; Dec31'13; Mar19'14; A$233,000-338,000. nom

45TH st, 40 on map 38-42 W (5:1260-56), ss, 400 e 6 av, 60x100.5, 12-sty bk hotel; Wilkinson Realty Co to Alex R Peacock, 922 N Highland av, Pittsburg, Pa; mtg $375,000; Mar16'14; A$230,000-490,000.
O C & 100

48TH st, 317 E (5:1341-10), ns, 225 e 2 av, 25x100.5, 5-sty bk tnt & strs; Philip Fiumffreddo to Felix Kunstler, 156 Rivington; mtg $19,000 & AL; Mar12; Mar 13'14; A$9,000-23,000. nom

50TH st, 335 E (5:1343-15), ns, 273 w 1 av, 16x100.5, 4-sty & b stn dwg; Louis H Lowenstein to Raygold Realty Co, a corpn, 140 Nassau [110 W 40]; mtg $9,000 & AL; Sept30'13; Mar19'14; A$6,500-10,000.
O C & 100

50TH st, 554 W (4:1078-60), ss, 100 e 11 av, 28.2x93, 6-sty bk tnt & strs; Aaron Goodman Realty Co, a corpn, 117 W 119, to Peerless Holding Co, Inc, a corpn, 46 Cedar [r 35]; mtg $26,000; Mar12; Mar14 '14; A$10,000-25,000. O C & 100

52D st, 419 E (5:1364-11), ns, 256.6 e 1 av, 20.10x77.6x21.4x81.3, 4-sty stn tnt; Max Marks & Rosalie W his wife to Minnie Marks, 15 Manhattan av; mtg $9,000 & AL; Mar17'14; A$5,000-11,000. O C & 100

52D st, 411 W (4:1062-11), ns, 250 e 10 av, 25x100.5, 5-sty bk tnt & strs; Celia Shwitzer to Wm Dyer, 129 Adelphi, Bklyn; mtg $22,500; Mar16'14; A$12,000-23,500.
O C & 100

56TH st, 147-9 E (5:1311-26-26½), ns, 149 e Lex av, runs n100.5xe38xs100.5 to st xe (?) along same 38 to beg (error), 2 5-sty stn dwgs; City Real Estate Co, a corpn, to Rosalie C Slack [c/o Hy Slack, 149 E 56]; B&S; mtg $11,000; June27'06; Mar13'14; A$26,000-49,000. O C & 100

56TH st W, see Bway, see Bway, 1744-8.

58TH st, 405 E, see 58th, 407 E.

58TH st, 407 E (5:1370-5), ns, 106.5 e 1 av, 16.8x100.4, 3-sty & b stn dwg; A$6,000-8,500; also 58TH ST, 405 E (5:1370-1½), ns, 88.10 e 1 av, 17.7x100.4, 3-sty bk dwg; Agnes Lang to Emil Lang, her husband, 411 E 58; AT; CaG; AL; Mar16'14; $6,500-9,000. nom

60TH st, 246 W (4:1151-56), ss, 200 e West End av, 25x100.5, vacant; Libman Contracting Co to Louis Bernstein, at Montclair, NJ; mtg $7,250; Mar14; Mar16 '14; A$6,000-6,000. **14,250**

62D st, 52 E (5:1376-41½), ss, 116.8 w Park av, 16.8x100.5, 2-sty stn stable; Theo L Van Norden & ano EXRS Warner Van Norden to American Real Estate Co, a corpn, 527 5 av; mtg $30,795; Mar16; Mar 17'14; A$25,000-29,000. nom

66TH st, 66-70 E, see Park av, 628-36.

66TH st, 233 W (4:1158-13), ns, 300 e West End av, 25x100.5, 5-sty bk tnt; Julia W Porges to Mary Irwin, 2 Macon, Bklyn; mtg $15,000; Dec10'13; Mar13'14; A$8,000-15,000. O C & 100

66TH st, 233 W (4:1158); Mary Irwin to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $15,000; Mar9; Mar13'14. O C & 25

70TH st, 433 E, see Av A, 1313.

70TH st, 226-40 W (4:1161-44½ to 49), ss, 291.8 w Ams av, 133.4x100.5, 4 4-sty & b bk dwgs & 4 3-sty & b bk dwgs; Directors Realty Holding Co to 230 W 70th St Co, Inc, a corpn, 160 Bway [r 812]; correction deed; AL; Mar8; Mar14'14; A$80,000-148,000. O C & 100

71ST st, 260 W (4:1162-58), ss, 150 e West End av, 16.8x100.5, 3-sty & b stn dwg; Mary A Donnelly & ano, EXRS &c Mayme G Schoenenberger, to Patk J Flannery, 100 W 38 [120 E 42]; AL; Mar19'14; A$12,000-21,000. nom

73D st, 318 E (5:1447-41), ss, 350 w 1 av, 25x102.2, 5-sty bk tnt; Margt Manheim & ano to Rudolph Offner, 1293 2 av; mtg $15,000 & AL; Mar16'14; A$9,000-21,000.
O C & 100

75TH st, 313 E (5:1450-9), ns, 200 e 2 av, 25.1x99.5x24.1x98.4, 4-sty stn tnt; Isack Brown to Rachel Brown, his wife, 45 W 116; correction deed; mtg $11,200 & AL; Mar12; Mar13'14; A$9,000-14,500. gift

75TH st, 47 W (4:1128-9), ns, 200 e Col av, 20x102.2, 4-sty & b stn dwg; Fredk W Burnside to Jas H Burnside, 44 W 77; B&S; Jan24; Mar19'14; A$19,000-36,000.
nom

80TH st, 200-2 E, see 3 av, 1409.

81ST st, 224 E (5:1526-36), ss, 279.2 w 2 av, 25.10x102.2, 5-sty bk tnt; Wm Grieshammer to Fredk Benzer 256 Etna, Bklyn [383 2 av], & Louis Benzer, 143 1 av; all title; mag $19,000; Mar17; Mar18 '14; A$11,500-22,500. nom

82D st, 163 E (5:1511-28), ns, 198 w 3 av, 19.2x82.2, 3-sty & b stn dwg; Sarah wife Saml Lustbader Jr to Deborah Bernstein, 173 Chauncey, Bklyn; mtg $12,000; Feb 25; Mar17'14; A$9,000-13,000. nom

84TH st, 355 W (4:1246-11½), ns, 517 w West End av, 16x102.2, 5-sty & b bk dwg; Francis Speir EXR Clarence H Wildes to Jos F Geraghty, at Rye, NY; AL; Feb27; Mar17'14; A$12,500-26,000. **27,000**

91ST st, 311 E (5:1554-8), ns, 175 e 2 av, 25x100.8, 5-sty bk tnt; Annie Solomon to Wolf Rosen, 173 E 93; B&S; AL; Mar17; Mar18'14; A$8,500-22,000. O C & 100

95TH st, 150 on map 148-54 W (4:1225-52 to 54), ss, 253 e Ams av, 72x100.8, 9-sty bk tnt; Munden Constn Co, a corpn, to Monterey Property Co, a corpn [c/o Isaac Mendelson, pres], 117 E 24; mtg $222,500; Jan21; Mar13'14; A$40,000-P40,000. nom

99TH st E (6:1604-65-67), ss, 125 e 5 av, 75x100.11, vacant; Windham Realization Co, Inc, to Jas Herbert, 402 Clermont av, Bklyn; B&S; Mar17'14; A$51,000-51,000.
nom

99TH st, 18 W (7:1834-45), ss, 300 w Central Park W, 25x100.11, 5-sty stn tnt; Nora Steinreich to Jacob C & Fredk S Heinsheimer, 104 W 70 [both at 621 Bway]; AL; Mar18; Mar19'14; A$15,000-25,000.
O C & 100

100TH st, 70 E (6:1605-41), ss, 98.3 w Park av, 25x100.11, 5-sty bk tnt; Max Marks & Rosalie W his wife to Maxwell [C Lewis, 452 Fort Washington av; mtg $19,000 & AL; Mar17'14; A$10,000-23,000.
O C & 100

101ST st, 317 E (6:1673-11), ns, 371 w 1 av, 29x100.11, 6-sty bk tnt; Maydan Realty & Constn Co to Celia Mangel, 317 E 101; AL; Mar18; Mar19'14; A$8,000-29,000. nom

103D st, 201-3 W, see Ams av, 880-90.

105TH st, 72-4 E (6:1610-42-43), ss, 80 w Park av, 50x100.11, 2 5-stv bk tnts & strs; Lena Jurkowitz to Jennie Holzman, 158 W 98; mtg $46,000; Mar13; Mar16'14; A $22,000-39,000. nom

106TH st, 238 W (7:1877-42), ss, 225 w Ams av, 150x100.11, 6-sty bk tnt; Raymore

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Realty Co to Pauline Copans, 68 E 122 & Cath M Dunn, 528 57th, Bklyn; QC; AL; Dec17'13; Mar17'14; A$130,000-280,000. nom

107TH st, 66 W (7:1842-57), ss, 148.9 e Col av, 48.9x100.11, 7-sty bk tnt; Richd W Freedman to Ella M Thompson, 165 W 23; CaG; mtg $52,500; Mar16; Mar19'14; A $29,200-66,000. O C & 100

109TH st, 326 E (6:1680-40), ss, 332 e 2 av, 25x100, 5-sty bk tnt & strs; Nicola Arbolino to Giosue Gallucci, 318 E 109; AL; Mar9; Mar17'14; A$7,000-18,000. nom

109TH st, 326 E; Giosue Gallucci to Consiglio Arbolino, 326 E 109; AL; Mar9; Mar 17'14; nom

109TH st, 337 E (6:1681-18), ns, 200 w 1 av, 25x100.11, 6-sty bk tnt & strs; Henry Smith, ref, to Wm P Douglas, 12 W 76 [257 Bway], TRSTE Jno G Kane; FORECLOS Mar11; Mar16; Mar18'14; A$7,000-25,000. **19,000**

110TH st, S E (6:1615-65), ss, 228 w Mad av, 19.6x100.11, 5-sty bk tnt; See-Em Holding Co, a corpn, to Milton M Silverman, 207 W 110th, as surviving partner firm C M Silverman & Son; AL; Mar9; Mar 17'14; A$11,500-20,500. O C & 100

111TH st, 28 E (6:1616-60), ss, 75 w Mad av, 25.3x100.11, 5-sty stn tnt; Morris B Sragow to Sragow Realty Co, Inc, a corpn, 302 Bway [r 1203]; mtgs $21,500; Mar16; Mar17'14; A$13,000-24,500. O C & 100

113TH st, 238 E (6:1662-32), ss, 150 w 2 av, 25x100.11, 3-sty bk str, 1-sty ext; Henry Hett & Katharina, his wife, to Katharina Hett, 2964 Decatur av [c/o Hy Hett, 238 E 113]; Jan31; Mar13'14; A$8,000-10,000. O C & 100

115TH st W (7:1848-42), ns, 125 w 8 av, 120x100.11, 6-sty bk tnt; 114th St & 7th Av Constn Co, a corpn, to Edgar H Cook, at Great Neck, LI [Autosales Gum & Chocolate Co, 200 5 av]; mtg $165,000; Mar13; Mar14'14; A$——$——. O C & 100

116TH st, 312 E (6:1687-44), ss, 190 e 2 av, 21.6x100.11, 5-sty stn tnt; Martha Gregg to Jno G Coyle, 226 E 31; Feb4; Mar13'14; A$8,500-18,500. O C & 100

117TH st, 41 W (6:1601-17), ns, 385 e Lenox av, 25x100.11, 5-sty stn tnt; Abr Nelson to Israel Willis, 2031 7 av [125 W 116]; ¾ pt; AT; mtg $29,100 & AL; Mar12; Mar13'14; A$14,000-27,000. O C & 100

118TH st, 27 W (6:1717-20), ns, 460 e Lenox av, 25x100.11, 5-sty bk tnt; Harry Harris to Annie Scheinberg, 515 15th, Bklyn; mtg $20,000; Mar13; Mar16'14; A $14,000-26,000. nom

120TH st, 113-5 E (6:1769-8 & 9), ns, 165 e Park av, 40x100.11, 2 4-sty bk tnts; Basonio Constn Co, a corpn, to Jacob Jelot, 475 W 159 [c/o Chas Berney, 93 Nassau]; mtg $21,000 & AL; Nov5'13; Mar 13'14; A$17,000-22,000. nom

120TH st, 350 E (6:1796-32½), ss, 84 w 1 av, 16x50.4, 2-sty & b stn dwg; Lillie Furst to Emily F Smith, at Toms River, NJ; AL; Feb5; Mar16'14; A$3,500-4,500. O C & 100

121ST st, 110 W (7:1905-40), ss, 158 w Lenox av, 20x100.11, 3-sty & b stn dwg; Diedrich Angelbeck to Ensign Realty Co, a corpn, 55 Liberty [r 1610]; Mar14; Mar 16'14; A$11,200-19,000. O C & 100

122D st, 411 E (6:1810-7½), ns, 171.3 e 1 av, 16.8x100.11, 3-sty & b stn dwg; Irving Washburn, ref, to Henry H Glass, 367 W 120 [51 Chambers]; FORECLOS Mar12; Mar13'14; A$4,000-6,000. **4,500**

124TH st, 222-4 E (6:1788-40), ss, 263.8 e 3 av, 38.8x100.11, 6-sty bk tnt & strs; See-Em Holding Co, a corpn, to Milton M Silverman, 207 W 110, as surviving partner firm C M Silverman & Son; AL; Mar9; Mar 17'14; A$15,500-40,000. O C & 100

124TH st, 325 E (6:1801-12), ns, 270 e 2 av, 20x100.11, 3-sty & b stn dwg; Philip J McCook, ref, to Jos Hyman — Jarvis la, Far Rockaway, LI [c/o Hyman Oppenh im, 105 E 16]; FORECLOS Feb19; Mar19 '14; A$7,000-8,500. **5,750**

124TH st, 325 E; Jos Hyman to Albt Jarmulowsky, 82 E 92; Meyer Jarmulowsky, 27 E 95; Louis Jarmulowsky, 46 W 83, & Max Markel, 1326 Madison av [c/o S Jarmulowsky Bank, 54 Canal], EXRS &c Sender Jarmulowsky (decd); Mar19'14. O C & 100

124TH st, 507-9 W (7:1979-25) ns, 150 w Ams av, runs n100.11xw50xs75.11xe0.6xs25 to st xe19.6 to beg, 6-sty bk tnt; Marie J Kellock to Mary E Thomas, at East Orange, NJ; mtg $60,500; Mar11; Mar16'14; A$28,500-77,000. nom

127TH st, 2 E, see 5 av, 2053-5.

128TH st, 10 E (6:1752-66), ss, 150 e 5 av, 20x99.11, 3-sty & b stn dwg; Mary E Mitchell to Esther C Nelson, at Bayonne, NJ; mtg $11,000 & AL; Mar11; Mar18'14; A $9,500-14,000. O C & 100

128TH st, 244 E (6:1792-29), ss, 101 w 2 av, 26x99.11, 5-sty bk tnt; Morris B Sragow to Sragow Realty Co, Inc, a corpn, 302 Bway [r 1203]; mtg $15,500; Mar16; Mar 17'14; A$7,500-15,500. O C & 100

129TH st, 52 E (6:1753-47), ss, 240 w Park av, 25x99.11, 3-sty fr dwg, 2-sty ext; Wm Robbins to Henry Thompson, 155 W 92 [2 Wall]; AL; Mar16'14; A$9,000-9,500. nom

130TH st, 124 W (7:1914-44), ss, 250 w Lenox av, 16.8x99.11, 3-sty & h stn dwg; Wm F Patterson to Chas Fiedler, 2138 5 av; AL; Mar14; Mar17'14; A$7,300-9,500. O C & 100

133D st, 69 W (6:1731-6), ns, 110 e Lenox av, 25x99.11, 5-sty bk tnt; Josephine Norcum to Hattie Johnson, 114 W 134; mtg $16,250; Dec2'13; Mar17'14; A$9,000-19,000. O C & 100

133D st, 69 W; Hattie Johnson to Emma Wheeler, 29 W 132; mtg $16,250; Jan14; Mar17'14. O C & 100

134TH st 72 W (6:1731-64), ss, 185 e Lenox av, 25x99.11, 5-sty stn tnt; W R Realty Co, Inc, a corpn, to Lizzie J Waugh, 210 Neptune av, Bklyn; mtg $16,500 & AL; Mar12; Mar18'14; A$9,000-21,000. O C & 100

136TH st W, sec Bway, see Bway, 3350-60.

142D st, 137-9 W (7:2011-16), ns, 350 e 7 av, 50x99.11, 5-sty bk tnt; Mollie Ottenberg to Garden Investing Co, Inc, a corpn, 31 Nassau [r 1105]; mtg $45,000; Sept23'13; Mar18'14; A$22,000-53,000. nom

142D st, 223 W (7:2028-19), ns, 450 e 8th av, 25x99.11, 5-sty stn tnt; Jacob Selig to Peter Stein, 209 Edgecombe av [2702 8 av] mtg $16,000 & AL; Mar14; Mar17'14; A$11,-000-24,000. O C & 100

142D st, 466 W (7:2058-23½), ss, 223 w Convent av, 16x99.11, 4-sty stn dwg; Gertrude A Vanderbeck to Premium Holding Co, a corpn, 149 Church [r 25]; mtg $12,000 & AL; Feb27; Mar17'14; A$7,000-15,000. O C & 100

144TH st, 510 W (7:2075-30), ss, 125 w Hamilton pl, 100x99.11, 6-sty bk tnt; Rudolph A Seligmann, ref, to Wm S Bennet, 415 Ft Washington av [60 Wall]; mtg $167,000 & AL; FORECLOS Mar12; Mar13 '14; A$63,000-160,000. O C & 100

149TH st, 560 W (7:2080-55), ss, 166.6 e Bway, 33.4x99.11, 5-sty bk tnt; Saml Levy to Lena Levy, his wife, 560 W 149; mtg $35,500; Mar12; Mar13'14; A$17,500-39,000. nom

157TH st, 469 W, see Amsterdam av, 1961.

162D st, 543-7 on map 543-5 W (8:2122-21), ns, 100 e Bway, 105x99.11, 6-stv bk tnt; The Gerbereux Co, a corpn, to Geo B Hurd, 47 E 51 [425 Broome]; mtg $142,000; Mar18; Mar19'14; A$47,000-154,000. O C & 100

168TH st, 506 W (8:2123-91), ss, 133.4 w Ams av, 16.8x95, 3-sty & b bk dwg; Wm Schlichter et al heirs &c Michl P Schlichter to Hillcrest Bldg Co, a corpn, 950 Ogden av; AL; Mar16; Mar17'14; A$6,000-9,000. O C & 100

168TH st, 506 W (8:2123-91), ss, 133.4 w Ams av, 16.8x95, 3-sty & b bk dwg; Hillcrest Building Co to Mathilda F Zaisser, 506 W 168; AL; Mar18'14; A$6,000-9,000. O C & 100

187TH st, 531 W (8:2159-4), ns, 57 e Audubon av, 19x94.10, 3-sty & b bk dwg; Jennie B Davis to Eliz B Graham, 462 Convent av; mtg $8,500 & AL; Mar18; Mar 19'14; A$5,500-11,500. O C & 100

201ST st W, nwc 9 av, see 9 av, nwc 201st.

204TH st W, swc Post av, see Post av, swc 204th.

Av A, 1313 (5:1465-21), nwc 70th (No 433), 27.8x94, 5-sty bk tnt & strs; Wm Stube et al EXRS, &c, Henry Stube, decd, et al to Saml Engel, 1304 Av A; Mar1; Mar 18'14; A$13,900-34,000. **35,000**

Av C, 162 (2:380-1), nec 10th (No 401), runs e83xn19.9xw31 & 52 to av xs19.9 to beg, 5-sty bk tnt & strs; Jno G McLochlin to Mary A G McLochlin, 225 W 86; ⅓ pt; AT; AL; Feb28'11; Mar16'14; A$16,500-21,500. nom

Amsterdam av, 880-90 (7:1875-29), nwc 103d (Nos 201-3), 75.11x100, 6-sty bk tnt & strs; Meyer Vesell to Sadie V Levy, 600 West End av [c/o Saml Levy, 128 Bway); mtg $120,000; Mar17; Mar18'14; A$82,000-150,000. nom

Amsterdam av, 1961 (8:2108-52), nec 157th (No 469), 25x100, 5-sty bk tnt & strs; Ophelia A Byrnes to Dietrich Angelbeck, 110 W 121; mtg $35,000; Mar14; Mar 16'14; A$28,500-48,500. exch & 100

Broadway, 1744-8 (4:1027-23), sec 56th, 131.9x90.2x120.2x122.7, 7-sty bk tnt; Andw J Shipman to Edmund L Mooney, 44 W 44, [41 Wall], a 9-96 share or int of party 1st pt; sub to int which Julia L Butterfield has in life estate; B&S; AL; July28'10; Mar14'14; A$525,000-625,000. O C & 100

Broadway, 3350-60 (7:1988-134), sec 136th, 99.11x105, 6-sty bk tnt & strs; Ellen Y Scott to Allendale Building Co, a corpn, 30 E 42 [r 910]; B&S; Mar10; Mar18'14; A $105,000-235,000. nom

Lenox av, 88-90 (6:1598-70-72), es, 27.11 s 115th, 73x100, 2-5-sty bk tnts & strs; Mary Fuchs to Erp Realty & Constn Corpn, 80 Maiden la; mtg $100,000; Mar9; Mar18'14; A$70,000-110,000. O C & 100

Madison av, 1244-8 (5:1501-57, 58 & 59), ws, 40 s 90th, 60.8x87.9, 3 5-sty bk tnts; Albt Brod to Falcon Realty Co, a corpn, 35 Nassau [r 1007]; mtg $70,000; Dec27'13; Mar19'14; A$90,000-118,000. O C & 100

Marble Hill av, 96 (13:3402-pt lot 571), ses, 146.1 sw 228th (Terrace View av), runs s on curve 40xe101.4xnw— to beg, gore, 2-sty fr dwg; Wm Klein, ref, to Mary J Gaynor, 162 W 228; FORECLOS Nov20'13; Mar19'14; A$——$——. **1,600**

Marble Hill av (late Kingsbridge av) (13:3402-pt lot 571), ses, 146.1 sw 228th (late Terrace View av), runs ne along av 46xse103.2xnw— to beg, gore, vacant; Wm Klein, ref, to Mary J Gaynor, 162 W 228; FORECLOS Nov20'13; Mar19'14; A$——$——. **6,000**

Park av, 628-36 (5:1380-37-40½), swc 66th (Nos 66-70), 100.5x100, 2 2- & 1 3-sty bk tnts & strs & 2 4-sty & b bk dwgs; Fullerton Weaver Realty Co to 630 Park Av Co, Inc, a corpn, 960 Park av [165 Bway, r 1923]; B&S & CaG; mtg $300,000 & AL; Mar14; Mar16'14; A$228,000-270,000. nom

Post av (8:2218-11-15-17-21), swc 204th, runs sw250xse150xne150xse50xne100 to ws 204th xw200 to beg, vacant; Blanche R & Marvin C Altmayer, EXRS Aaron R Altmayer, to David Ferguson, 215 W 23; ½ nt; AT; mtg $21,000; Feb25; Mar16'14; A $42,000-42,000. nom

Post av (8:2218), swc 204th; same prop; David Ferguson to Blanche R Altmayer, 2 E 59 [Hotel Savoy, 767 5 av]; ½ pt; AT; QC; mtg $21,000; Mar3; Mar16'14. nom

St Nicholas av, 844 (7:2067-26), es, 47.5 n 152d, runs e67.7xn3.6xw2.4xn17xw3.4xn 0.6xw66.4 to av xs21.5 to beg, 5-sty bk dwg; Lawyers Mtg Co, a corpn, to Richd C Daniel, 107 W 43; B&S; Mar16; Mar17'14; A$9,400-16,000. O C & 100

St Nicholas av, 844; Richd C Daniel to Edw G Schroeder, 417 E 4, Mt Vernon, NY; mtg $14,000 & AL; Mar16; Mar17'14. O C & 100

West End av, 562 on map 562-8 (4:1235-2), es, 22.8 n 87th, 77.11x100, with all title to strip —x— on n, 12-sty bk tnt; Aeon Realty Co, a corpn, to Wittnauer Realty Co, Inc, a corpn, 30 W 36; mtg $410,000; Mar16'14; A$104,000-$——. O C & 100

1ST av, 788-802 (5:1356-1 & 47), nec 44th (No 401), 200.10 to ss 45th (Nos 400-2) x 106, 5-sty bk abattoir; Swift & Co, a corpn, of N Y, to Swift & Co, a corpn, of Illinois, at Union Stock Yards, Chicago, Ill; B&S; Dec31'13; Mar19'14; A$121,500-297,000. nom

2D av, 31-3 (2:457-29 & 30), ws, 50 s 2d, 59.6x99.9x41x89, 3-sty bk tnt & strs & 3-sty bk stable; Sarah E Reynolds to Bernhard Lefkowitz, 57 2 av; AL; Mar5; Mar18 '14; A$38,000-42,000. O C & 100

2D av, 88-90 (2:447-1), nec 5th (No 301), 48.6x75, 6-sty bk tnt & strs; Morris Rose et al to Flora, wife Jacob Propos, 1890 7 av [c/o Jacob Propos, 539 Bway]; mtg $100,000 & AL; Mar12; Mar16'14; A$60,000-100,000. O C & 100

3D av, 1409 (5:1525-45), sec 80th (Nos 200-2), 20x73, 5-sty stn tnt & str; Jos B Rylance to Wm Auf-Der-Heyde & Anna his wife, 1409 3 av, as tenants by entirety; mtg $21,000; Mar14; Mar17'14; A$22,000-31,000. nom

2D av, 2306 (6:1795-3), es, 53 n 118th, 27x80, 5-sty bk tnt & strs; Eva Heymann to Simon Dannenberg, 600 W 157 [198 Bway]; mtg $11,000 & AL; Mar19'14; A$9,-500-18,000. nom

5TH av, 882 (5:1384-72), es, 66.11 s 70th, 30x175, vacant; No 4 West 57th St Co, a corpn, to Lawyers Realty Co, a corpn, 160 Bway; B&S; mtg $208,000 & AL; Mar14; Mar18'14; A$250,000-250,000. O C & 100

5TH av, 2053-5 (6:1751-69), sec 127th (No 2), 49.11x100, 7-sty bk tnt; Chas Blum et al to Martin Frank, 121 W 74; mtg $80,000 & AL; Mar17'14; A$55,000-120,000. nom

5TH av, 2232 (6:1733-39), ws, 25 s 136th, 24.11x85, 5-sty bk tnt & strs; Boudeau Co to Chas Modry, 167 Av B; mtg $15,500; Feb20; Mar19'14; A$12,000-21,500. O C & 100

6TH av, 48 (2:552-6), es, 97.8 n 4th, 19x 74.3x19x72.10, 3-sty bk tnt & strs; Winter Russell, ref, to Mutual Life Ins Co of N Y; FORECLOS Mar4; Mar12; Mar13'14; A $12,000-14,000. **9,000**

9TH av, 74 (3:739-4), es, 59.8 n 15th, 19.1x100, 3-sty bk tnt & str, 1-sty fr ext; Hattie F Bass to Ephraim Bass, 1 W 81; [610 Bway]; AL; Mar9; Mar16'14; A$11,-000-13,000. O C & 100

9TH av (8:2198-22), nwc 201st, 99.11x100, vacant; Eugene S L Moses to Frances Marcus, 271 Central Park W [c/o B N Marcus, 347 5 av]; ½ pt; B&S; AL; Mar4; Mar16'14; A$21,000-21,000. nom

10TH av, 309A (3:699-37), swc 28th (Nos 500-2), 24.8x100, 2 4-sty bk tnts & strs; Diedrich Werfelman to Georhe or Geo H Werfelman, at New Smyrna, Fla [c/o Beekman Cafe Co, 34 Park row]; AL; May21'13; Mar16'14; A $18,000-28,000. nom

10TH av, 505 (3:710-30), ws, 25 n 38th, 21x100, 4-sty bk tnt & str, 1-sty ext; Menko H Wolfe to M H & A Wolfe Realty Co, Inc, a corpn, 225 W 39; ½ pt; mtg $14,500; Mar 14; Mar18'14; A$12,000-16,000. nom

12TH av (3:684-62), sec 39th, 98.9x100, 3-sty bk provision house; Swift & Co, a corpn, of N Y, to Swift & Co, a corpn, of Illinois, at Union Stock Yards, Chicago, Ill; Dec31'13; Mar19'14; A$57,000-75,000. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Carmine st 66 & 66½ (2:528), ss, 25x60; also 9TH AV, 290 (3:751), nec 27th (Nos 369-71), 24.8x77.10; also 45TH ST, 339 E (5:1338), ns, 120 w 1 av, 21x100.5; re dower; Mary J wife Herman Bornemann to Geo Bornemann, of Reading, Pa; AT; QC; May 27'13; Mar18'14. nom

Crosby st, 38, see Bway, 474½-76.

Greenwich st, 271-3 (1:132); consent to 3d track; Belle V Raymond & ano to Manhattan Railway Co, a corpn; mtg $22,700 & AL; Feb24; Mar19'14. $71.50

Greenwich st, 271-3; consent to 3d track; Geo Raymond, mortgagee, to same; Feb27; Mar19'14. nom

Greenwich st, 271-3; consent to 3d track; Geo Raymond, EXR Hannah J Hull, mortgagees, to same; Feb27; Mar19 '14. nom

Greenwich st, 462-6 (1:224); consent to 3d track; Saml Crooks, 320 8 av, Bklyn, to Manhattan Railway Co, a corpn, 165 Bway; mtg $10,000 on No 466; Feb6; Mar18'14. 2,150

Greenwich st, 466 (1:224); consent to 3d track; Fidelity Trust Co mortgagee to Manhattan Railway Co, a corpn, 165 Bway; Feb19; Mar18'14. nom

Unnamed st (8:2177); parcel No 1 on damage map to open Unnamed st, adj Riverside Dr on the east and extending from W 177th st at Riverside Dr to W 181st st at Buena Vista av; re mtg; Jos F Cullman, TRSTE Edna Cullman, to City N Y; Jan8'13; Mar18'14. nom

Unnamed st (8:2177); parcel No 1 on damage map, same prop; re mtg; same to same; Jan8'13; Mar18'14. nom

Unnamed st (8:2177); parcel No 2 on damage map to open same st; re mtg; Edna C Gutman to City NY; Jan15'13; Mar18'14. nom

Unnamed st (8:2177); parcel No 2 on damage map, same prop; re mtg; same to same; Jan15'13; Mar18'14. nom

Unnamed st (8:2177); parcel No 4 on damage map to open same st; re mtg; Carrie Jaeger to City NY; Jan8'13; Mar18'14. nom

Unnamed st (8:2177); parcel No 10a on damage map to open same st; re mtg; Fred Hirschhorn to City NY; Jan8'13; Mar18'14. nom

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8TH st E, nwc Bway, see Bway, nwc 8.
13TH st, 107-9 W (2:609-49), ns, abt 105 w 6 av, 40x100, 6-sty bk loft bldg; adjudication of bankruptcy in matter of Sheppard-Knapp & Co, bankrupt, & referred to Macgrane Coxe, as ref; Dec22'13; Mar 14'14; A$38,000-70,000.

13TH st, 107-9 W; order approving bond for $50,000 of Payson Merrill, as TRSTE in matter of Sheppard-Knapp & Co, bankrupt; Jan20; Mar14'14.

27TH st, 369-71 W, see Carmine, 66-66½.
44TH st, 557 W (4:1073-5), ns, 100 e 11 av, 25x100.4, 4-sty bk tnt & 2-sty bk rear tnt; re judgt; Kasimir Betz to Eliz Gorgers, 557 W 44; Mar3; Mar17'14; A$9,000-14,000. nom

45TH st, 339 E, see Carmine, 66-66½.
84TH st, 355 W (4:1246-11½), ns, 517 w West End av, 16x102.2, 5-sty & b bk dwg; re dower; Florence H Wildes widow to Jos F Geraghty, at Rye, NY; QC; Mar5; Mar17 '14; A$12,500-26,000. nom

99TH st W, sec Bway, see Amsterdam av, 976-80.
106TH st, 238 W (7:1877), agmt as to asn of rents to secure $5,000; Pauline Copans, 68 E 122 & Cath M Hanley, 528 57th, Bklyn, with Jacob W Solomon, 68 E 96 & Chas Berlin, 522 W 157; Mar16; Mar17'14 nom

108TH st, 201 W, see Amsterdam av, 976-80.
109TH st, 200 W, see Amsterdam av, 976-80.
111TH st, 504-6 W (7:1882); re asn rents; Estates Mtg Securities Co to Vista Holding Co, Inc, a corpn, 507 5 av [r 402]; Mar14; Mar16'14. nom

111TH st, 536 W (7:1882); re asn rents; Estates Mtg Securities Co to New Amsterdam Holding Co, a corpn, 507 5 av [r 402]; Mar14; Mar16'14. nom

119TH st, swc 7 av, see 7 av, 1974.
140TH st, 304-6 W (7:2045-79), 6-sty bk tnt; certf of reference, adjudication, &c, in matter of Ben S Nathanson, of Fayettville, Tenn, bankrupt; Lee Brock, ref, at Nashville, Tenn, & Wm L Tully, TRSTE, at Nashville, Tenn; Dec26'13; Mar16'14; A $15,500-54,000.

Amsterdam av, 976-80(miscl), nwc 108th (No 201), "The Cornwallis"; also AMSTERDAM AV, 982-90, swc 109th (No 200) "The Hillel"; also BROADWAY, sec 99th "The Riviera"; power of atty; Nathan Sulzberger to Nathan Grabenheimer, 2643 Bway; AT; Mar7'13; Mar16'14.

Amsterdam av, 982-90, see Ams av, 976-80.
Broadway, 474½-76 (2:483), es, 120.11 s Broome, runs e134.7 & 65.4 to ws Crosby (No 38), xs25xw100xs24.9xw99.11 to Bway xn49.9 to beg; re judgt; Flora Battersby individ & ADMRX Charlotte Battersby to Adams Land & Building Co, a corpn, 71 Bway; Mar16; Mar18'14. 375

Broadway (2:560), nwc 8th; consent to two stairways to subway TRSTES of Sailors' Snug Harbor to City N Y; Dec19 '13; Mar14'14. nom

Broadway, sec 99th, see Amsterdam av, 976-80.
Buena Vista av (8:2139-264), parcel No 4 on damage map to open Buena Vista av at junction Haven av, near 171st to 176th; also 172d & 173d sts, bet Fort Washington & Buena Vista avs; re mtg; Baruch Kaufmann to City NY; Jan30'13; Mar18'14. nom

Buena Vista av (8:2139), parcel Nos 1, 2 & 3 on damage map to open same sts; re mtg; Jos Hamershlag to City NY; Jan14 '13; Mar18'14. nom

Buena Vista av (8:2177), parcel n 100 ft of No 14 on damage map to open 178th & 179th sts, from Haven to Buena Vista avs & Buena Vista av from 181st to 176th sts; re mtg; Bendheim Constn Co to City NY; all title; May19'13; Mar18'14. nom

Buena Vista av (8:2177), parcel n 100 ft of No 14 on damage map, same pronerty; re mtg; Robt Graves et al TRSTES will Margt F Graves for Edw J Loughman et al to same; all title; Apr8'13; Mar18'14. nom

Hillside av (8:2173), parcel No 2 on damage map to open Hillside av from Nagle av, near Bway, to Nagle av, near Dyckman st, &c; re mtg; Hudson Mtg Co to City N Y; June12'12; Mar18'14. nom

Hillside av (8:2173), parcel No 2 on damage map, same property; re mtg; Wm B Mills TRSTE Chas Park decd to City N Y; Jan24'12; Mar18'14. nom

Hillside av (8:2173), parcel No 2 on damage may, same property; re mtg; Wm Brelthaupt to same; Jan31'12; Mar18'14. nom

Riverside dr (8:2179-8), es, 149.11 n 181st, 54x100, 2-sty & a fr dwg; re of vendors lien; Albt Buchman, at Eastport, Me, to Chas Baier, on Riverside dr, — n 181st; Oct23'13; Mar13'14; A$13,000-15,500. 2,000

1ST av, 130 (2:435); consent to 3d track; Constance A P Nightingale, of Providence, RI, to Manhattan Railway Co, a corpn; Jan7; Mar19'14. 308.50

1ST av, 130; consent to 3d track; same to same; Feb10; Mar19'14.

5TH av, 665 (miscel); confirmatory asn of 1-6 share of estate Henry Maunsell Schieffelin, decd, & covenants, etc, as to payment to Sarah M Schieffelin during her life of net income of 1-6 nt; Sarah M Schieffelin, widow, to N Y Life Ins & Trust Co, a corpn, 52 Wall, as TRSTE et al; Dec 19'12; Mar19'14. nom

5TH av, 665 (miscl); confirmatory asn of ½ of net proceeds of sale of above & of securities; also covenants with respect to conditional asn to trste of 2-8 shares of estate Henry M Schieffelin; Fanny K Crosby et al to same; Dec19'12; Mar19'14. O C & 100

7TH av, 1974 (7:1924), swc 119th, —x—; asn rents to secure mtg; Leona Goldberg, of Albany, NY, to Bettie Rothfeld, 163 W 72, et al, EXRS & TRSTES Sigmund Rothfeld; Mar14; Mar16'14. nom

9TH av, nec 27th, see Carmine, 66-66½.
Agmt & gen release (Miscl); Franklin S Carter et al heirs Robt B Carter, decd, under trust created by will Robt Carter, decd, with Allen Tucker et al, heirs &c, Margt A Tucker; Mar9'1896; Mar17'14; 19,000

Exemplified copy last will (miscl) by Sophia M Baum, late of New Rochelle, NY; Oct13'08; Mar19'14.

General release (Decedents Estates) especially to an asn made by party 2d pt to party 1st pt in sum of $2,000 on Oct 19'08, being portion of estate of Peter Kirchhof; Margt S Heydt to Chas G Kirchhof, 952 Morris av; Mar9; Mar13'14. 1,000

General release (Decedents Estates) especially to an asn of $2,000 in above estate; L Austin Johnson to same; Mar9; Mar13'14. 2,000

General release (Decedents Estates) from all claims & receipt to EXRS &c Anna M Roland, Individ & EXTRX Wm Roland, & Margt S & Helene Heydt, to Chas G Kirchhof, 942 Morris av, individ & EXR et al, EXRS of estate Peter Kirchhof; Mar9; Mar13'14. nom

Parcel No 12 (8:2171) on damage map to open Ellwood st from Hillside av to Bway; re mtg; Park Mtg Co to City NY; Apr10'13; Mar18'14. nom

Parcel No 1 (8:2149) on damage map to open Unnamed st from Fort George av to Dyckman st; re mtg; Mutual Life Ins Co of NY, 32 Nassau, to City NY; Mar21'13; Mar18'14. nom

Power of atty (miscl); Hulda Gumperz, of Halle on the Saale, Germany, to Herman Joveshof, 258 W 136; Mar12; Mar13 '14.

Power of atty (P A); Matilda A Buckling to Edw P Orrell Jr, 461 13th, Bklyn; Feb26'12; Mar14'14.

Power of atty (Miscl); Augusta A Roby to Willard Roby; Jan23; Mar17'14; O C & 100

Power of atty (miscl); Louisine W Havemeyer to Horace Havemeyer, of Greenwich, Conn; Feb26; Mar16'14.

Power of atty (miscl); Adelaide Hamilton, N Y, to Marie H Swan, at Oyster Bay, LI; Aug19'09; Mar19'14.

WILLS.

Borough of Manhattan.

Jumel ter (8:2109-100), ws, 115.6 s 162d, 17x100, 3-sty br stn dwg; Wm W Watkins Est, Jennie Watkins, EXTRX, 16 Jumel ter; atty, Saml L Gross, 206 Bway; A$6,-800-12.500. Will filed Mar11'14.

Thompson st, 64-6 (2:488-6), es, 175 n Broome, 51.1x90, 5-sty bk tnt & strs; A $30,000-55,000; also 27TH ST, 150 E (3:-882-54), ss, 170 w 3 av, 25x98.9, 6-sty bk tnt; A$22.500-39,000; also 85TH ST, 149 E (5:1514-22), ns, 38 e Lex av, 24.10x82, 4-sty bk dwg; A$11 500-16,000; also MADISON AV, 1673 (6:1617-22), nec 111th, 15.2x 70, 3-sty stn dwg; A$12.000-15,000; also PLEASANT AV, 320-2 (6:1716-1 & 3), nec 117th, 75.6x98, 2-6-sty bk tnts & strs; A $32.500-93,500; also WADSWORTH AV (8:-2145-54), nwc 176th, 24.1x100, vacant; A $13.500-$——; Sol Jacobs Est, F Amy Levy, EXTRX, 3 E 86; atty, Paul Hellinger, 328 Bway. Will filed Mar28'14.

4TH st, 148 E (2:431-13), ss, 400 w Av A, 24 11x96.2, 4-sty bk tnt & str; Leopold Schneider Est, Gottlob F Jaissle, EXR, 200 Av B; atty, Harold Snerlberg, 309 Bway; A$17.500-22.500. Will filed Mar12'14.

18TH st, 118 E (3:873-61) ss, 100 w Irving pl, 25x92, 4-sty stn dwg; J Augustus Johnson Est, Rankin Johnson, EXR Huntington, LI; attys, Ehrich & Wheeler, 2 Rector; A$34,000-41,000. Will filed Mar18 '14.

27TH st, 150 E, see Thompson, 64-6.
40TH st, 62 W (3:841-83), ss, 169.6 e 6 av, 18.6x98.9, 4-sty & b stn dwg; Zoe E Banks Est, Jno J Leddy, EXR, E'mhurst, LI; atty, Augustus Van Wyck, 149 Bway; A$74,000-79,500. Will filed Mar12'14.

45TH st, 152 E (5:1299-42), ss, 132.6 w 3 av, 18.9x100.5, 3-stv hr stn dwg; A$13,-000-17.000; also LEXINGTON AV, 419 (5:-1298-21), es, 41.4 n 43d, 19x90, 4-sty stn ft tnt & str; A$27,500-34,000; Eliza Toumey Est, Wm J Toumey, EXR, 152 E 45; attys, Bouvira & Dugro, 140 Bway. Will filed Mar11'14.

48TH st, 230 E (5:1321-37), ss, 275.4 w 2 av, 18.8x100.5, 3-stv hr stn dwg; Mary E Keogh Est, Nellie McCarthy EXTRX, 236 E 53; atty, Jas F Driscoll, 258 Bway; A $7,500-10.000. Will filed Mar17'14.

52D st, 45 E (5:1288-21), nec Madison av, 75x100, 2-stv bk stable; Geo W Vanderbilt Est, Edith S Vanderbilt, EXTRX, 374 Madison av; attys, Anderson & Anderson, 15 Broad; A$225,000-255,000. Will filed Mar12'14.

52D st, 260 W, see 5 av, 2010.
54TH st, 343 W (4:1045-12), ns, 275 e 9 av, 25x43x irreg, 3-sty bk & fr tnt; Eliz Kromeke Est, Theresa Kromeke, EXTRX, 343 W 54; atty, Owen W Bohan, 63 Park Row; A$8.500-$9,000. Will filed Mar12'14.

70TH st, 40 E (5:1384-44), ss, 175 w Park av, 21x100, 4-sty stn dwg; Emil M Barhydt Est, Stephen Baker, EXR, 8 E 75; attys, Rushmore, Bisbee & Stern, 40 Wall; A $52,000-60,000. Will filed Mar14'14.

83TH st, 149 E, see Thompson, 64-6.
87TH st E, swc 1 av, see 101st, 114 W.
101ST st, 114 W (7:1855-42), ss, 225 w Col av, 25x100.11, 5-sty bk tnt; A$15,000-21.000; also 1ST AV, 1667 (5:1549-31), swc 87th, 22.2x73, 6-sty bk tnt & str; A$15,000-24.000; Marie Fuchs Est, Otto Fuchs, EXR, 114 W 101; attys, A & H Block, 99 Nassau. Will filed Mar3'14.

111TH st E, nec Madison av, see Thompson, 64-6.

112TH st, 247 W (7:1828-16), ns, 375 e 8 av, 18x100.11, 3-sty bk dwg; Wm F Clausen Est, Marie G Clausen, EXR, 247 W 112; atty, Geo C Basch, 115 Bway; A $10,000-17,000. Will filed Mar3'14.

113TH st, 16 W (6:1596-46), ss, 245 w 5 av, 25x100.11, 5-sty bk tnt; pt tnt; Mitchell Weiss Est, Rebecca Weiss, EXTRX, 16 W 113; attys, Lindsay, Kalish & Palmer, 27 William; A$14,000-26,500. Will filed Mar5 '14.

117TH st E, nec Pleasant av, see Thompson, 64-6.

176TH st W, nwc Wadsworth av, see Thompson, 64-6.

123D st, 112 E (6:1771-67), ss, 120 e Park av, 20x100.11, 4-sty br stn tnt; Johanna Daly Est, Jno A Daly, EXR, 70 E 123; atty, Leonard J Langbein, 302 Bway; A$8,500-10,000. Will filed Mar11'14.

Lexington av, 419, see 45th st, 152 E.
Madison av, 1673, see Thompson, 64-6.
Madison av, nec 52d, see 52d, 45 E.
Pleasant av, 320-2, see Thompson, 64-6.
Wadsworth av, nwc 176th, see Thompson, 64-6.

Bowery, 290-2 (2:521-86 & 87), ws, 44 n Houston, 44.6x78, 2-5-sty bk loft & str bldgs; ½ int; Mayer Sanft Est, Jos Sanft, ADMR, 107 E 10; atty, A L Kalman, 99 Nassau; A$34,000-53,500. Letter filed Feb 20'14. (Corrects error in issue Mar7).

1ST av, 1667, see 101st, 114 W.
1ST av, 1750 (5:1570-49), es, 50.8 s 91st, 25x94, 5-sty stn fr tnt & str; Babette Brocker Est, Fredk Brocker, EXR, 1750 1 av; Geo A Steinmuller, atty, 1511 3 av; A$11,500-20,500. Will filed Mar14'14.

5TH av, 2010 (6:1722-37), ws, 84.8 s 125th, 16.3x85, 4-sty br stn dwg; A$17,000-20,000; also 8TH AV, 86[illegible]-8 (4:1023-61 & 61½), sec 52d (No 260), runs s40.5xe80xs 60xe20xn100 to st xw100 to beg, 2 4-sty bk tnts & strs; A$86,000-106,000; Wm E Pruden Est, Grace M Pruden, EXTRX, 162 W 120; atty, Oliver W Beals, 257 Bway. Will filed Mar11'14.

8TH av, 866-8, see 5 av, 2010.

CONVEYANCES.

Borough of the Bronx.

Austin pl, 420-30, see 144th E, nes, at ses Austin pl.

Dorsey st (*), ws, 224.4 s Washington av, 25x75; May Sanna to Pasquale Angarola, 1098 Franklin av; QC; Mar13; Mar 14'14. nom

Dorsey st (*), same prop; Pasquale Angarola to Ida Brantman, 794 Hewitt pl; Mar11; Mar14'14. O C & 100

Dorsey st (*), same prop; Dominic A Trotta to Pasquale Angarola, 1098 Franklin av; Mar11; Mar14'14. O C & 100

Featherbed la, ns, at es Nelson av, see Nelson av, 1600.

Featherbed la, ns, abt 562.8 sw on curve from ss 175th, see 176th, 263-5 E.

Kelly st, 878-82 (10:2710), es, 650 n Longwood av, 76x100, 2 5-sty bk tnts; Winnie Realty & Constn Co to Thos H Roff, 7 Hamilton av, Bklyn; mtg $27,000; Mar16; Mar17'14. O C & 100

Kelly st, 932 (10:2711), es, 162.6 s 163d, 37.6x133.3x45.5x121.2, 4-sty bk tnt; Adelaide P Ehrich to Utility Realty Co, 30 E 42; mtg $21,000; Mar19'14. nom

Kelly st, 936 (10:2711), es, 125 s 163d, 37.6x121.2x44.3x111.6, 4-sty bk tnt; also KELLY ST, 940 (10:2711), es, 87.6 s 163d, 37.6x111.6x43.5x104.2, 4-sty bk dwg; also KELLY ST, 944 (10:2711), es, 50 s 163d, runs e103.8xs40.1xw4.8xs2.3xw104.2 to st x n37.6 to beg, 4-sty bk tnt; Meehan Constn Co to Utility Realty Co, 30 E 42; B&S; Mar18; Mar19'14. nom

Kelly st, 940-4, see Kelly, 936.

Knox pl (12:3324), es, 111.4 n Mosholu Pkway N, 25x100; also JEROME AV (12:-3324), ws, 380.11 n Mosholu Pkway N, 150 x200 to es Knox pl; also GUN HILL RD (12:3324), ss, abt 110.8 w Gates pl, being plot begins at line bet lots 144 & 145, distant 75 w Gates pl, runs n92.2 to ss Gun Hill rd xw59.9xs134.7xe25xn75xe25 to beg, being lots 149 & 150 map Dickinson Est; also MOSHOLU PKWAY N (12:3324), nes, 110.7 w Gates pl, 27.9x151x25x162.11; also KNOX PL (12:3324), ws, 608 n Mosholu Pkway N, 25x100; also DE KALB AV (12:-3327), ws, 100 n 208th, 100x100, vacant; Geo M Thompson, TRSTE for Mary L Hillhouse to Elbert H Dickinson, at Rindge, NH; Mar13; Mar16'14. **17,911.48**

Knox pl, es, abt 360 n Mosholu Pkway N, see Knox pl, es, 111.4 n Mosholu Pkway N.

Knox pl, ws, 608 n Mosholu Pkway N, see Knox pl, es, 111.4 n Mosholu Pkway N.

Mill Pond, ss, see road leading from N Y to Boston.

136TH st, 343-5 E (9:2299), ns, 96.7 e Alex av, runs n50xw0.1xn50xe39.6xs100 to st xw39.4 to beg, 3-sty fr dwg & vacant; Alfred R Heath to Jno R Slattery, 44 W 45; Dec26'13; Mar17'14. nom

139TH st, 277 E, see 3 av, 2586-8.
141ST st, 584 E (10:2551), ss, 231.9 e St Anns av, 25x95, 5-sty bk tnt; Fredk Jantzen to Saml Linder, 216 St Anns av; mtg $13,000; Mar19'14. O C & 100

142D st, 499 E (9:2287), ns, 115 w Brook av, 25x100, 2-sty fr dwg; Edw C Prescott to Evangelisch Lutherische Concordia Gemeinde, 596 Oak ter; mtg $4,000; Mar17; Mar18'14. O C & 100

144TH st E (10:2601), nes at ses Austin pl (Nos 420-30), runs ne132.2xse70.3xw28.3 xsw56.11 to 144th xnw107.2, 4-sty bk factory; Jas O'Connor to Eliz O'Connor, his wife, 322 W 82; B&S; Mar10; Mar18'14. nom

152D st E (9:2361), ns, 100 e Bergen av, 133.11 to Brook av (Nos 625-9) x47.9, 3-sty bk provision house; Swift & Co, a N Y corpn, to Swift & Co, an Illinois corpn, at Union Stock Yards, Chicago, Ill; Dec 31'13; Mar16'14. nom

152D st E, nwc Brook av, see 152d E, ns, 100 e Bergen av.

152D st, 385 E (9:2399), ns, 300 e Courtlandt av, 25x100, 3-sty fr tnt & strs & 2-sty fr rear tnt; Graconcourse Co to Nosam Corpn, 2804 3 av; QC; Mar11; Mar18'14. nom

153D st E, nwc 3 av, see 3 av, nwc 153.

156TH st, 492-506 E, see Brook av, swc 156th.

161ST st, 770 E (10:2657), ss, 53.5 w Tinton av, 21.9x76.2, 1 & 2-sty fr dwg & str; Sarah Metzger to Benj Rosen, 727 E 158; mtg $——; Mar12; Mar16'14. nom

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162D st, 295 on map 203-5 E (9:2422), ns, 247 se Morris av, 43.6x115, 5-sty bk tnt; Christian H Werner to Jno H Green, 311 E 204; mtg $40,000; Mar16; Mar17'14. O C & 100

163D st E (10:2659), ns, 175 e Forest av, 93.8 to Tinton av (No 941) x90, except pt for Tinton av, vacant; Pincus Lowenfeld et al to Aaron Goodman Realty Co, 117 W 119; mtg $26,800; Mar13; Mar14'14. nom

163D st, 700 E (10:2668), ss, 100.3 e Tinton av, 20.6x94.8, except pt for st, 3-sty fr tnt & strs; Wm Fairlie to Timothy F Sullivan, 2794 3 av; mtg $6,750; Mar17; Mar19'14. nom

163D st E, nwc Tinton av, see 163d E, ns, 175 e Forest av.

169TH st, 454 E (9:2390), ss, 140.7 w Wash av, 25x100, 4-sty bk tnt; Cath Singler to Jno Berto, 1430 1 av; mtg $14,250; Mar16; Mar19'14. O C & 100

169TH st, 622-4 E (10:2615), ws, 143 s Franklin av, 50x202x48.4x185.11, except pt for 169th, 5-sty bk tnt; Esther L Feinberg to Bessie Rotholz, 556 W 140; AL; Mar18; Mar19'14. O C & 100

175TH st W, ss, 25 e Nelson av, see 176th, 263-5 E.

175TH st E (*), ws, 230.3 s Westchester av, 50x100; Harold G Stegman to Christian D Meyer, 1694 Topping av; B&S; AL; Mar10; Mar14'14. O C & 100

176TH st, 263-5 E (11:2802), ns, 98.4 sw Anthony av, runs n81.10xw0.10xn5xw49.2xs 92.8 to st xe50.4 to beg, 5-sty bk tnt; mtg $38,500; CONTRACT to exch FEATHERBED LA (11:2876), ns, abt 562.8 sw on curve from ss 175th, 50x100, vacant; also 175TH ST W (11:2876), ss, 25 e Nelson av, 50x82.7, vacant; mtg $8,000; Cleland Realty Co with Jas T Barry, 1149 Boston rd; Jan8; Mar17'14. nom

176TH st, 454-6 E (11:2908), ss, 100 w Wash av, 47x108, vacant; Jno Bogart to Wm Dattelbaum, 204 W 141; AL; Mar14; Mar18'14. nom

176TH st, 987 (1263) E (11:3004), nes, abt 100 e Bryant av, 25x131x25x130.6, except pt for st, 3-sty fr dwg & 2-sty fr rear dwg; Felix Levy to Louis Sinsheimer, 671 Broad, Newark, NJ; mtg $5,000; Mar10; Mar19'14. O C & 100

177TH st, 422-4 E, see Park av, 4191.

177TH st, 422-4 E, see Park av, 4189-91.

177TH st, 1027 E or Tremont av (11:3106), nec Prospect av (No 1960), 100x175, vacant; Thos J Higgins to Clement H Smith, 1854 Mt Hope av; 1-9 pt; mtg $29,500; Mar5; Mar16'14. nom

180TH st, 714 on map 718 E (11:3095), ss, 175 e Crotona av, 25x139.6x25x138.9, 2-sty fr dwg & 1-sty bk rear bldg; Simon Klein to Saml Klein, 375 W 126; mtg $5,000; Mar18; Mar19'14. nom

183D st W, nwc Jerome av, see Jerome av, nwc 183.

184TH st E, sec Creston av, see Creston av, sec 184th.

184TH st E, ss, 100 e Creston av, see Creston av, sec 184th.

184TH st E, nec Grand blvd & Concourse, see Grand blvd & Concourse, nec 184.

184TH st E, nwc Park av, see Park av, nwc 184th.

218TH st E (*), ns, 400 w Barnes av, 25x114, Wakefield; Martha P Walker to Wm E Johnson, 132 New st, Petersburg, Va; B&S; Mar18; Mar19'14. O C & 600

226TH st E, nwc White Plains av, see White Plains av, nwc 226th.

230TH st W, swc Heath av, see Bailey av, es, 30.2 n 230th.

234TH st, 269 E (12:3375), ns, 185 w Katonah av, 25x100, 2-sty bk dwg; Mt Vernon Builders Supply Co to Moritz Scheier, 1405 Vyse av; mtg $4,500; Mar10; Mar14'14. O C & 100

237TH st, 327 E (12:3386), ns, 300 w Martha av, 25x100, 2-sty fr dwg; Howard Humiston, ref, to Wm Beaman, 477 St Anns av; FORECLOS Feb26; Mar13; Mar 14'14. 2,000

238TH st E, nwc Katonah av, see Katonah av, 4331.

Bailey av (12:3256), es, 30.2 n 230th, 30 x100.7, vacant; also BAILEY AV, 2892-4 (12:3260), es, 25 s 230th, 55.2x100.7, 2 3-sty bk dwgs; also HEATH AV, 2915-9 (12:3260), ws, 25 s 230th, 55.2x100.7, 3 2-sty fr dwgs; also HEATH AV (12:3256), swc 230th, 30x230 to Nathalie av (now Bailey av), 2-sty fr dwg & vacant; also HEATH AV, ws, 30 n 230th, 30x100.7; also PLOT begins at cl blk bet Bailey & Heath avs at pt distant 150 s 230th, runs s125xe10.7x n125xw10.7 to beg, vacant; Emil Fried et al, heirs Lazarus Fried, to Doris Youngerman, 854 Fox; Feb4; Mar16'14. 3,250

Bailey av; same prop; Doris Youngerman to Emil Fried, 77 W 85; Leo Fried, 801 West End av; Harry Fried, 331 Central Park W, & Nathan Fried, 251 W 89, joint tenants; B&S; Feb5; Mar16'14. O C & 100

Bailey av (12:3260), es, 30.2 n 230th, 30x 100.7; also BAILEY AV (12:3260), es, 25 s 230th, 55.2x100.7; also HEATH AV, (12:3260), ws, 25 s 230th, 55.2x100.7; also HEATH AV (12:3260), swc 230th, 30x230 to Nathalie av; also HEATH AV (12:3260) ws, 30 n 230th, 30x100.7, plot begins at cl of blk bet Bailey & Heath avs at pt distant 150 s 230th, runs s125xe10.7xn125xw 10.7 to beg, vacant; Rosa Nathan et al EXRS Marcus Nathan to Leo Emil & Harry Fried EXRS Lazarus Fried; Jan31; Mar13'14. 3,250

Bailey av, es, 25 s 230, see Bailey av, es, 30.2 n 230.

Bailey av, 2892-4, see Bailey av, es, 30.2 n 230th.

Bailey av (12:3261), es, 300 n Boston av (now Albany Crescent), 100x94.7x100x87.8, except pt for Bailey av; vacant; Maria Zilli to Jos Zilli, on Heath av, Kingsbridge, NY; Oct18'10; Mar13'14. nom

Bailey av (12:3261), same prop; Jos Zilli to Jos Zilli, Inc, a corpn, 270 W 261; Mar12; Mar13'14. 18,000

Barnes av (*), es, 100 n Lydig av, 25x 100; Morris Park Estates to Eliz F Stabler, Maplewood, NJ; Oct14'13; Mar19'14; rerecorded from Oct20'13. nom

Bassett av (*), ws, 248.4 n Saratoga av, 24.8x100x25.10x100; Hudson P Rose Co to August Johnson, 104 Bassett av; mtg $3,000; Mar5; Mar14'14. nom

Bassett av (*), ws, 273 n Saratoga av, 24.7x100x25.10x100; Hudson P Rose Co to Cyrus F Marshall, 311 E 14; Mar14; Mar 17'14. nom

Beaumont av, 2345 (11:3089), ws, 250 s 187th, 25x100, 4-sty bk tnt; Ida Brantman to Edw C Miers, 3100 Bway; mtg $14,-563.33; Feb15; Mar14'14. O C & 100

Bogart av (*), es, 325 n Brady av, 25x 100; Jno Ammon to Peter B Sorensen, 512 E 163; Mar15; Mar17'14. O C & 100

Bronx Blvd (*), ws, 558 s 224th, 87.6x140, except part for 222d & Bronx Blvd; Theresa Bradley to Geo H Janss, 1057 Hoe av; Mar13; Mar14'14. nom

Bronx Park av (*), ws, 25 s 177th, 25x 100; Harry Kronenberg to Aor Shafarman, 245 Bronx Park av; mtg $5,500; Jan2; Mar 16'14. nom

Brook av (9:2363), swc 156th (Nos 492-506), 40x107.11x40.1x103.1, 1-sty bk strs; Utility Realty Co to Henry Morgenthau Co, 30 E 42; B&S; Mar16'14. O C & 100

Brook av, 625-9, see 152d E, ns, 100 e Bergen av.

Brook av, 1062 (9:2392), es, at nws land N Y & Harlem R R, also abt 95 n 165th, runs n64xse31.3xsw55.4 to beg, 3-sty bk tnt & strs; Milton Realty Co to Ellen H Kemp, 517 W 169; mtg $10,000; Mar9; Mar17'14. O C & 100

Bryant av, 1460 (11:3000), es, 75 n Jennings, 25x100, 3-sty bk dwg; Mary V Hamilton to Alice McGrew, 338 Mueller av, Pittsburgh, Pa; mtg $9,500; Nov11'13; Mar13'14. nom

Carpenter av (*), es, 50 n 234th, 25x 105.6; Nils Svenson et al to Mathilda A Bengtson, 3158 Decatur av; mtg $3,500; Mar14; Mar16'14. nom

Castle Hill av (*), ws, 172 n Westchester av, 25x108, except pt for av; Daily Realty Co, Inc, to Mitchell-McDermott Constn Co, 1094 So blvd; mtg $7,500; Mar 14; Mar16'14. O C & 100

Clinton av, 2070 (11:3094), es, 66 n Oakland pl, 46x194x43x197, 2-sty fr dwg & str & 1-sty fr str; Simon Klein to Herman Reiner, 712 Oakland pl; mtg $5,000; Mar 18; Mar19'14. nom

Courtlandt av, 729 (9:2415), ws, 49.1 s 156th, 24.10x99.7, except pt for sts, 4-sty bk tnt & strs; Marie Meyer to Hermine Meyer, 639 Lex av; mtg $8,000; Mar18; Mar19'14. O C & 100

Creston av (11:3164), sec 184th, 86x95, 2-sty fr dwg; also 184TH ST E (11:3164), ss, 100 e Creston av, 25x96, 1-sty fr rear bldg; Jas T P Ryan to Marie E Ryan, his wife, 2386 Grand blvd & concourse; ½ pt; AT; Mar14; Mar19'14. O C & 100

Creston av; also 184TH ST (11:3164); same prop; Francis J Ryan to Rosina M Ryan, his wife, 2412 Grand av; ½ pt; AT; mtg $19,000; Mar14; Mar19'14. O C & 100

Decatur av, 3158 (12:3353), es, 213.4 s 205th, 25x112.6, 2-sty fr dwg; Mathilda A Bengtson to Eliz & Caroline Meyer, 3318 Park av; mtg $2,800; Feb14; Mar16'14. nom

DeKalb av, ws, 100 n 208th, see Knox pl, es, 111.4 n Mosholu Pkway N.

Ellis av, swc Olmstead av, see Olmstead av, nwc Gleason av.

Fordham rd (11:3235), ns, 49 e Harlem River ter, 50x60, vacant; Jos & Josephine Gruber to Jos Gruber, 407 W 205; AL; Mar18; Mar19'14. O C & 100

Fulton jy, 1364 (11:2931), es, 176.5 s 170th, 25x211, except pt for av, 2-sty fr dwg; Emily Spooner to Wm R Spooner, 731 Ams av; mtg $——; Sept20'11; Mar14 '14. O C & 100

Fulton av, 1364 (11:2931), same prop; Wm R Spooner to Martha, wife said Wm R Spooner, 1364 Fulton av; mtg $4,000; Jan28; Mar14'14. nom

Gleason av, nwc Olmstead av, see Olmstead av, nwc Gleason av.

Grace av (*), es, 601.1 n Boston rd, 25x 95; Moritz Scheier to Mt Vernon Builders Supply Co, 24 S 2 av, Mt Vernon, NY; Mar 10; Mar14'14. O C & 100

Grand Blvd & Concourse (11:3160), nec 184th, 136.11x67.3x140.1x78.4; also all title to strip adj above on n, 3.2x—x3.10x—; vacant; Jas T P Ryan to Maria E Ryan, his wife, 2386 Grand Blvd & Concourse; mtg $15,000; Feb24; Mar19'14. O C & 100

Grant av, 1050 (9:2448), es, 107.8 n 165th, 25x102x25x102.2, 3-sty bk dwg; Wm Huebener to Martha Huebener, his wife, 1050 Grant av; mtg $8,750; Mar11; Mar17'14. O C & 100

Gun Hill rd, ss, abt 110.8 w Gates pl, see Knox pl, es, 111.4 n Mosholu Pkway N.

Heath av, es, 25 s 230, see Bailey av, es, 30.2 n 230.

Heath av, ws, 25 s 230, see Bailey av, es, 30.2 n 230.

Heath av, swc 230, see Bailey av, es, 30.2 n 230.

Heath av, ws, 30 n 230, see Bailey av, es, 30.2 n 230.

Heath av, 2915-9, see Bailey av, es, 30.2 n 230th.

Hoe av, 1154 (10:2762), es, 225 n 167th, 25x100, 2-sty bk dwg; Jacob Blaesser to Matilde Pagaln, 2021 Lex av; mtg $6,800; Mar18; Mar19'14. O C & 100

Hoe av (11:2980), ws, 208 n Freeman, 50x100, vacant; Louise K Kuntz to Philip Herschowsky, 1041 Hoe av; mtg $5,500; Mar18; Mar19'14. O C & 100

Hoe av (11:2980); same prop; Louis F Kuntz to Louisa K Kuntz, sec 192d & Grand blvd & concourse; mtg $5,500; Mar 18; Mar19'14. nom

Intervale av, 1219 (11:2973), nws, 133.6 ne 169th, 25x184.10, 1-sty fr bldg; Frederic Allen et al to Theresia Sofia, 1221 Intervale av; mtg $2,000; Mar19'14. O C & 100

Jerome av (11:3197), nwc 183d, 50x100, vacant; Wm Crawford et al to American Real Estate Co, 527 6 av; Mar5; Mar13'14. O C & 100

Jerome av, ws, 380.11 n Mosholu Pkway N, see Knox pl, es, 111.4 n Mosholu Pkway N.

Katonah av, 4331 (12:3379), nwc 238th, 20x80, 2-sty fr dwg; Robt F Wagner ref to Arvilla P Keeler, Ridgefield, Conn; FORECLOS; Jan9; Feb20; Mar13'14. 2,700

Katonah av, 4353-9 (12:3379), ws, 20 n 238th, 4 lots, ea 80x85, 4-2-sty fr dwgs; Robt F Wagner, ref, to Arvilla P Keeler, Ridgefield, Conn; FORECLOS Jan9; Feb 20; Mar13'14. 8,000

Kingsbridge av (Church) (13:3406), ws, 37 n land conveyed by Putnam to Berrien by deed dated May19 83, 40x229 to Corlear av x40x227, 2-sty fr dwg; Julia K Simon to Max Max, 419 Convent av; mtg $6,000; Mar3; Mar5'14; corrects error in issue Mar7 as to date of deed. O C & 100

Lafontaine av, 2017 (11:3061), ws, 150 n 178th, 37.6x100, 3-sty bk tnt; Cath A Smyth to August Busch, 296 E 198; mtg $32,000; Mar12; Mar15'14. O C & 100

Longfellow av, 1150 (10:2758), es, 295.6 n Westchester av, 20x95.6x21.6x106.6, 3-sty bk tnt; Eliz Frey et al to Jno Wingertzahn, 185 Elton av; mtg $6,000; Mar15; Mar19'14. O C & 100

Ludlow av (*), ns, 155 w Havemeyer av, 50x100; Mitchell-McDermott Constn Co to Daily Realty Co, Inc, 407 E 153; mtg $2,000; Mar14; Mar17'14. O C & 100

Ludlow av (*); same prop; Daily Realty Co, Inc, to Addie A Sullivan, 343 E 141; mtg $2,000; Mar17'14. nom

Ludlow av (*), ns, 155 w Havemeyer av, 50x108, Unionport; Chas A Laumeister to Mitchell-McDermott Constn Co, 1094 So blvd; Mar14; Mar16'14. O C & 100

Morris Park av (*), ns, 50 w Colden av, 50x100; also PAULDING AV (*), ws, 325 n Morris Park av, 50x100; Morris Park Estates to Christian Pawson, 367 W 115; July 15'13; Mar19'14. (Re-recorded from July30 '13). nom

Morris Park av (*), ss, 75 e Lurting av, 25x100; Land Co C of Edenwald to Jno A Radcliff av, 25x100; Harris Oberman to Annie Silverman, 399 St Johns pl, Bklyn; Mar14'14. O C & 100

Mosholu Pkway N, nes, 110.7 w Gates pl, see Knox pl, es, 111.4 n Mosholu Pkway N.

Murdock av (*), es, 375 s Randall av, 25x100; Land Co C of Edenwald to Jno A Swanson, 518 E 138; Feb27; Mar16'14. nom

Nathalie av, swc 230th, see Bailey av, es, 30.2 n 230th.

Nelson av, 1600 (11:2876), ss, at es of an open space or plaza, runs s59.11 to ns Featherbed la xe58.7xn100xnw10.7 to av x w105.3 to beg; Hillcrest Bldg Co to Wm Schlichter, 1070 Ogden av; mtg $63,000; Mar16'14. O C & 100

Newell av (*), ws, 250.9 s Julianna, runs sw150.5xnw316.11 to cl Bronx River xne 73.9xne79.4xse290.7 to beg; Maggie Foussadier to Bronx Parkway Commission, 22 Pine; Mar13'14. 25,263.01

Ogden av, 1125-7 (1061) (9:2526), ws, 70 ne 166th, 50x115, 2-2-sty fr dwgs; Wm Schlichter to Hillcrest Bldg Co, 950 Ogden av; mtg $6,000; Mar16; Mar18'14. O C & 100

Ogden av, 1125-7 (1061); Hillcrest Bldg Co to Columbia S Hoblitzell, 984 Woodycrest av; mtg $6,000; Mar16; Mar18'14. O C & 100

Olmstead av, swc Ellis av, see Olmstead av, nwc Gleason av.

Olmstead av (*), nwc Gleason av, 216 to Ellis av x205, Unionport, except part for Tremont av; Henry M Susswein to S & H Realties, Inc, 470 4 av; mtg $11,500; Mar2; Mar19'14. O C & 100

Park av, 4189-91 (11:2900), swc 177th (Nos 422-4), 113.11x69.4x103.2x70.5, 2 & 3-sty fr hall & Strs & 1-sty fr str; Hugh N Camp Jr, EXR Hugh N Camp, to E S Prince Co, Inc, 1870 Webster av; mtg $35,000; Mar17'14. O C & 100

Park av (11:3031), nwc 184th, 217.1x90x 221.4x90.1, vacant; Thos H Roff to Winnie Realty & Constn Co, 939 Intervale av; mtg $15,000; Mar14; Mar17'14. O C & 100

Park av, 4191 (11:2900), swc 177th (Nos 422-4), 100.11x69.4x103.2x70.5, 2 & 3-sty fr hall & strs & 2-1-sty fr strs; E S Prince Co, Inc, to Jacob Ruppert Corpn, 1609 3 av; mtg $70,000; Mar17; Mar18'14. O C & 100

Paulding av, ws, 325 n Morris Park av, see Morris Park av, ns, 50 w Colden av.

Paulding av (*), ws, 225 s Neil av, 25x 100; Richd D Morse to Thos Kane, 39 Hancock pl; Mar16; Mar19'14. nom

Popham av (11:2877), ws, 221.4 n 176th, 25x100, vacant; Emil Johnson to Johannes Person, 430 Audubon av; Mar13; Mar16'14. O C & 100

Prospect av, 960-4 (10:2690), es, 414 s 165th, 75.4x219.10x78.6x197.7, 6-sty bk tnt; Michl J Greehey & ano to Ferd C Bauman, 436 W 154; ½ pt; mtg $166,500; Mar5; Mar17'14. nom

Prospect av, 960-4; Rose Simon to same; AL; Mar5; Mar17'14. nom

Prospect av (11:3106), ses old line, 189.10 ne Tremont av or 177th, 53x150.2, vacant; Martin Kelly to Flo Realty Corpn, 1832 Clinton av; Mar18'14. O C & 100

Prospect av, 1960, see 177th, 1027 E, or Tremont av.

Road (*), leading from N Y to Boston, ses, at sws rd leading to Eastchester Landing, runs se522xse451xsw502xne129xne 60xne140xnw255.5xnw176xnw173 to road from N Y to Boston xne274 to beg, contains abt 6 947-1,000 acres; also MILL POND (*), ss, being plot 11 blk B on map of Town of Eastchester, contains 3 acres; Sarah W Hitchcock to Wm F Johnston, Eastchester Landing rd; QC; Dec14'13; Mar17'14. nom

Road leading to Eastchester, sws, at ses road leading from N Y to Boston, see Road leading from N Y to Boston.

Sedgwick av, swc 176th, being lot 83 blk 2882, tax map; also UNDERCLIFF AV, swc 176th, being lot 93, blk 280, tax map; also UNIVERSITY AV, swc 176th, being lots 25 & 82, blk 2878, tax map; also LOTS 250

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& 285, blk 2877, tax map; also LOT 72, blk 2884, tax map, vacant; Fielding L Marshall, TRSTE Randall L Gibson, to Tobias R Gibson, 1764 Corcoran st, Wash, DC; Preston J Gibson, 1712 Rhode Island av, Wash, DC; Clement H Gibson, 2252 Cropsey av, Bklyn, & Alfred G Davis, 391 Manhattan av; 1-9 pt; B&S; Feb9; Mar5'14; corrects error in issue Mar7. nom

Southern blvd, 2149-53 (11:3111), ws, 193.4 s 182d, 94.1x123.2x88.1x90.2, 2-5-sty bk tnts; Walter A Hirsch, ref, to Mary S Croxson, 106 Pierrepont, Bklyn; FORECLOSED & drawn Nov28'13; Mar18'14. 60,000

Southern blvd, 2153 (11:3111), ws, 193.4 s 182d, 47.1x106.11x44x90.2, 5-sty bk tnt; Mary S Croxson to Ewing Speed, 1 Arden, Borough of Manhattan; Mar17; Mar18'14. O C & 100

Southern blvd, 2153; Ewing Speed to Mabel H Jackson, 18 E 57; mtg $30,000; Mar 17; Mar18'14. O C & 100

Spencer av (13:3423), ws, 87.11 n 261st, 38.11x100, vacant; Richd J L Murphy to Wm Kirch, 885 Stebbins av; Mar19'14. O C & 100

Tinton av, 941, see 163d E, ns, 175 e Forest av.

Tremont av, nec Gleason av, see Olmstead av, nwc Gleason av.

Trinity av, 805 (10:2630), ws, 50 n 158th, 50x150, 2-sty & b fr dwg & vacant; Annie Smith to Taxpayers Realty Co, 1109 Forest av; Mar12; Mar13'14. O C & 100

Union av, 852 (10:2677), es, 77.3 n 160th, 20x105, 3-sty & b fr dwg; Fredk Bruckner to Lillian Brady, 613 E 135; mtg $5,500; Mar16; Mar18'14. O C & 100

Valentine av (11:3152), ws, abt 1,089.10 s Fordham rd, runs s50 to 184th xw185.7 to 184th, xnw1.11 to es Ryer av xnw50xe 187.5 to beg, vacant; Lamberti Constn Co to Annie Lamberti, 1369 Lyman pl; mtg $9,050; Oct10'13; Feb28'14; corrects error in issue Mar7 as to description. O C & 100

Van Nest av, ns, 25 w Radcliff av, see Morris Park av, ss, 75 e Lurting av.

Walton av, 2249 (11:3186), nws, 325 sw 183d, 25x196.1, 1-sty fr dwg; Chas W Lindsly to Geo D Ebermayer, 2217 Sedgwick av; mtg $6,000; Jan6'06; Mar19'14. nom

Waring av (*), ss, 188.10 e Bronx Park av, runs e46.6xsw79.5xn64.2 to beg; Gussie F, wife Bendet Isaacs, to 1 Moritz, 116 E 81; Aug25'13; Mar18'14. O C & 100

White Plains av (*), nwc 226th, 60x125, except pt for av; Mary L Cleary to American Real Estate Co, 527 5 av; Mar16'14. O C & 100

Willis av, 173 (9:2298), ws, 75 s 136th, 25x100, 5-sty bk tnt & strs; Thos P Walls to Harry Walls, 500 W 177; QC; Mar18; Mar19'14. nom

Woodycrest av, 984 (9:2507), es, 87.6 s 164th, 37.6x100, 2-sty & a fr dwg; Margt S, wife Chas M Hoblitzell, to Columbia S Hoblitzell, 984 Woodycrest av; QC; correction deed; Mar12; Mar16'14. nom

Woodycrest av, 984 (9:2507), es, 87.6 s 164th, 37.6x100, 2-sty & a fr dwg; Columbia S Hoblitzell to Hillcrest Bldg Co, 950 Ogden av; mtg $10,000; Mar17; Mar19'14. O C & 100

Woodycrest av, 984; Hillcrest Bldg Co to Mary A Levins, 1125 Nelson av; mtg $7,000; Mar18; Mar19'14. O C & 100

3D av, 2586-8 (9:2314), es, 84 n 139th, 28x55.2x25x67.10, 2-sty fr dwg; also 139TH ST, 277 E (9:2314), ns, 105.10 e Alex av, 25x 100, except pt for st, 3-sty fr dwg; Louis G Friess et al, EXRS Kath S Du Bois, to Frank A Olmsted, 2584 3 av; Mar10; Mar 13'14. 15,000

3D av, late Old Boston rd (9:2375), nwc 153d, strip 105.9x0.6x105.9x2.6; Jno A Foley ASSIGNEE in Bankruptcy Francis J Barretto to Danl Reynolds, 903 Eagle av; QC; AT; Feb11; Mar18'14. 10.13

3D av late Old Boston rd (9:2375), same prop; Henry L Morris, individ & as EXRS, &c, Arthur R Morris to same; AT; Feb6; Mar18'14. 354.37

3D av, es, 260.4 n 167th, see plot begins at nl lot 129, &c.

3D av, 3606 (11:2925), ses, 738.6 sw 170th, 49.6x211x49.4x211, part lot 97, map Morrisana, except part for 3 av, 2-sty fr dwg & str; Margaretha B Reinhardt to Taxpayers Realty Co, 1109 Forest av; mtg $11,000; Mar18; Mar19'14. nom

3D av, 4115-7 (11:2923), ws, 104.8 n 175th, runs w100xs104.8 to ns 175th xe4xn54.2xe96 to av xn50.6 to beg, 2-sty fr hall; Edmund J Tinsdale, ref, to East River Savings Instn, 291 Bway; FORECLOS Mar5; Mar14; Mar18'14. 10,800

Plot begins at el blk bet Bailey & Heath avs, see Bailey av, es, 30.2 n 230th.

Plot (11:2936) begins aht 300 n Jefferson & 99.11 e Franklin av, runs n — to nwc Coogan prop xe88.3xs48.7xw81.3 to beg, being pt lot 81 map Morrisania, vacant; Peter Fox to Marion E Tether, 1418 Franklin av; B&S; Mar14; Mar18'14. O C & 100

Plot (10:2609) begins at nl lot 129, distant 100 se from es 3 av, runs se48xsw71.9 xnw47xne73 to beg, being pt lot 129 map Morrisania, with right of way over STRIP begins on 3 av (10:2609), es, 260.4 n 167th, 9x100.1; Philip Hill to Frank B Hill, 2387 Walton av; Mar14; Mar16'14. nom

Plot begins at line bet lots 144 & 145, &c, see Knox pl, es, 111.4 n Mosholu Pkway N.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Hall pl, nwc 165th, see 165th E, nwc Hall pl.

165TH st, 879 E, see 165th E, nwc Hall pl.

165TH st E (10:2691), nwc Hall pl, owned by party 1st pt; also 165TH ST, 879 E, owned by party 2d pt; part party wall agmt; Angel Constn Co with Giovanno Marra, 2427 Jerome av; Feb27; Mar17'14 nom

214TH st E (*), ss, 269 e White Plains rd, being Parcel 1E on damage map to open 214th, from White Plains rd to Barnes av; consent to payment of award; Luigi Misto to City N Y; Oct11'12; Mar16 '14. nom

Fordham rd, swc Walton av, see Fordham rd, sec Jerome av.

Fordham rd (11:3188), sec Jerome av, runs s123.5xe37.4xn16.10xe139.4 to ws Walton av xn102 to rd xw165.3 to beg; asn of award; Eva F R Jung et al, individ & as EXRS Walter C Rollins, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; AT; Mar16 '14. nom

Intervale av, 1155-7 (10:2692); satisfaction of asn rents; Adam Vorndran to Everett Harrison; Mar7'14; Mar14'14. nom

Jerome av, sec Fordham rd, see Fordham rd, sec Jerome av.

Sedgwick av, 940 (9:2523), parcel — on damage map to open Sedgwick av from Jerome av to 179th; re mtg; Louis G Friess to City N Y; Apr28'13; Mar16'14. nom

Walton av, swc Fordham rd, see Fordham rd, sec Jerome av.

3D av, 3141-5 (9:2373); consent of mortgagee to 3d track; Union Dime Savgs Bank to Manhattan Railway Co; Jan19; Mar19'14.

3D av, 3462 (10:2609), es, 69.6 n 167th, 25x110.8x26x110.8; consent to 3d track; Benj Moses to Manhattan Railway Co, 165 Bway; Feb21; Mar19'14. 125

3D av, 3462; consent of mortgagee to 3d track; Elise Boyd to same; Feb21; Mar19 '14.

3D av, 3547 (9:2373); consent of mortgagee to 3d track; Harriet S Scott & ano, EXRS Alfred G Scott, to Manhattan Railway Co; Feb27; Mar19'14.

3D av, 3604-6 (11:2925), es, 148.6 n 169th, runs e206.2xs49xw—xs0.10xw99.1 to av xn 49.6 to beg, 2-sty fr dwg & str; re mtg; Bowery Savgs Bank to Margaretha B Reinhardt, 539 E 169; Mar18; Mar19'14. nom

Parcel 1 (*) on damage map to open Rosewood st from Bronx Blvd to Cruger av; re mtg; Geo W Van Allen to City N Y; Mar31'13; Mar17'14. nom

Parcels 70, 70A, 75, 75A, 76, 76A, 17, 17A, 18, 18A, 20, 20A, 21 & 21A (*) on damage map to open Magenta st; re mtg; Ralph Hickox to City N Y; Oct24'13; Mar17'14. nom

Parcels 69, 69BC, 71, 71AB, 72, 72AB, 73, 73AB, 74 & 74AB (*) on damage map to open Magenta st; re mtg; Frank C Mayhew & ano, TRSTES Levi H Mace, to City NY; Oct24'12; Mar17'14. nom

Parcel 11 (*) on damage map to open Boston rd; re mtg; Arthur J Mace & ano, EXRS Malinda G Mace, to City N Y; June 7'13; Mar17'14. nom

Parcel 153 (*) on damage map to open St Peters av from Westchester av to West Farms rd; re mtg; Mutual Life Ins Co of N Y to City N Y; Sept24'12; Mar17'14. nom

Parcel 10 (*) on damage map to open 222d from Bronx River to 7th; re mtg; Marie E Fincke to City N Y; Feb6'13; Mar 17'14. nom

Parcel 79 (*) on damage map to open Cruger av from Williamsbridge rd to So Oak dr, &c; re mtg; Clarence A Fowler to City N Y; May29'13; Mar17'14. nom

Parcel 68 (*) on damage map to open Bronx blvd from Old Boston Post rd to E 242d; re mtg; Mary S Bahrenburg to City N Y; Feb10; Mar17'14. nom

Parcel 263 (*) on damage map to open same; re mtg; Edw F Cole to City N Y; Mar3'13; Mar17'14. nom

Parcels 285A, & 286 to 289 (*) on damage map to open same; re mtg; Grace D Thorne & ano, EXRS Thos W Thorne, to City N Y; Mar12'13; Mar17'14. nom

Parcel 29 (12:3267) on damage map to open 231st from Bailey av to Riverdale av; re dower; Ellen Halpin, widow, to City N Y; Feb19'13; Mar17'14. nom

Parcel 29 (*) on damage map to open Parker av from Protectory av to Wellington av; re mtg; Anna Mucha to City N Y; Mar31'13; Mar17'14. nom

Parcels 87, 87A, 86, 86A, 85 & 85A (*) on damage map to open same; re mtg; Jos Gurth to City N Y; Feb20'13; Mar17'14. nom

Parcels 119 & 119A (*) on damage map to open same; re mtg; Benj F Elgar to City N Y; Dec20'12; Mar17'14. nom

Parcel 124 (*) on damage map to open same; re mtg; Robt F Schorah to City N Y; Apr5'13; Mar17'14. nom

Parcel 5 (13:3409) on damage map to open 235th, Cambridge av & 236th; re mtg; Annie Carroll to City N Y; Feb25; Mar17 '14. nom

Parcel 52 (13:3406) on damage map to open Corlear av from 230th to 240th; re mtg; Eliza Ward, GDN Jno Leddy & ano, to City N Y; May19'13; Mar17'14. nom

Parcel 63 (*) on damage map to open Glover st from Castle Hill av to Westchester av; re mtg; Katie S Gladstone to City N Y; Mar15'13; Mar17'14. nom

Parcels 82, 82A, 165 & 165B (*) on damage map to open Glebe av, Benson av, Overing av & St Peters av; re mtg; Percy B Wightman et al EXRS Abbie H Wightman to Mary Deere, at Wilton, NY; Mar 31'13; Mar17'14. nom

Parcels 82, 82A, 165 & 165B (*) on damage map to open same; re mtg; same to same; Mar31'13; Mar17'14. nom

Parcels 82, 82A, 165 & 165B (*) on damage map to open same; re mtg; same to same; Mar31'13; Mar17'14. nom

Parcels 82, 82A, 165 & 165B (*) on damage map to open same; re mtg; same to same; Mar31'13; Mar17'14. nom

Parcels 82, 82A, 165 & 165B (*) on damage map to open same; 3 re mtgs; same to City N Y; Mar31'13; Mar17'14. nom

Parcels 98 to 100 (*) on damage map to open Bronx blvd from Old Boston Post rd to DeMilt av or E 242d; re mtg; Columbia-Knickerbocker Trust Co to J Marcus Woodworking Co, 3521 Bronx blvd; Mar 3'13; Mar17'14. nom

Parcels 10, 10A & 10B (*) on damage map to open Grace av from Castle Hill av to Westchester av, &c; re mtg; Mary J Haviland to City N Y; Apr24'13; Mar17'14. nom

Parcels 111, 111A, 112 & 112A (*) on damage map to open Bartholdi st from White Plains rd to Bronxwood av; re mtg; Carl Fischer to City N Y; Apr14'13; Mar17 '14. nom

Parcels G, I & L (*) on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; U S Trust Co of N Y, TRSTES, to City N Y; Aug7'12; Mar17'14. nom

Parcel — (*) on damage map to open Lyvere pl from Zerega av to West Farms rd, &c; re mtg; Annie Horton to City N Y; June19'13; Mar17'14. nom

Parcel 1 (11:2821) on damage map to open 172d from Jerome av to Morris av; re dower; Ida F Markgraf, widow, to City N Y; May9'13; Mar17'14. nom

Parcels 13 & 14 (13:3403) on damage map to open 231st from Bailey av to Riverdale av; re mtg; Maunsell Bradhurst to City N Y; Jan30'13; Mar17'14. nom

Parcels 11 & 12 (*) on damage map to open Rosewood st from Bronx blvd to White Plains rd; re mtg; Guaranty Trust Co & ano, TRSTES, to City N Y; June20 '13; Mar17'14. nom

Parcel 17 (12:3319) on damage map to open Minerva pl from Jerome av to Grand blvd & concourse; re mtg; Ephraim A Karelsen to City N Y; Apr1'13; Mar17'14. nom

Parcel 108 (*) on damage map to open Cruger av from Williamsbridge rd to Gun Hill rd; re mtg; Matthias Haffen to City N Y; Apr24'13; Mar17'14. nom

Parcel — (*) on damage map to open 217th from White Plains rd to Oakley; consent to payment of award; Harlem Savgs Bank to City N Y; Dec27'13; Mar17 '14. nom

Parcels 144 & 144A (*) on damage map to open Bartholdi st from White Plains rd to Bronxwood av; re mtg; Michl F Sweeney to City N Y; Nov15'12; Mar17'14. nom

Parcels 61 & 61A (*) on damage map to open Parker av from Protectory av to Wellington av; re mtg; Mary E Bedell & ano to City N Y; Mar31'13; Mar17'14. nom

Parcels 103 & 103A (*) on damage map to open Parker av from Protectory av to Wellington av; re mtg; Alwell Realty Co to City N Y; Dec18'12; Mar17'14. nom

Parcels 69 & 69A (*) on damage map to open Parker av from Protectory av to Wellington av; re mtg; Louise P Norton to City N Y; Apr10'13; Mar17'14. nom

Parcel 23 (9:2527) on damage map to open Sedgwick av from Jerome av to line bet 23d & 24th Wards at W 169th; re mtg; Geo Ehret to City N Y; Apr10'13; Mar17'14. nom

Parcel 182 (*) on damage map to open Benson av from West Farms rd to Lane av, &c; re mtg; Margt Elgar et al, EXRS Jas W Elgar, to City N Y; Nov30'12; Mar 17'14. nom

Parcel 68 (*) on damage map to open Glover st; re mtg; Francis S Phraner, TRSTE Caroline M Hitchcock, to City N Y; Feb4'13; Mar17'14. nom

Parcel 5 (*) on damage map to open 222d; re mtg; Anthony McOwen to City N Y; May15'13; Mar17'14. nom

Parcels 4, 4A & 4B (*) on damage map to open Glover st from Castle Hill av to Westchester av, &c; re mtg; Fannie H Youngs, TRSTE for Alice E Nash, to City N Y; Mar12'13; Mar17'14. nom

Parcels 9, 9A & 9B (*) on damage map to open same; re mtg; same to City N Y; Mar12'13; Mar17'14. nom

Parcel 110 (*) on damage map to open Parker av from Protectory av to Wellington av; re mtg; Margt Elgar et al, EXRS Jas W Elgar, to City N Y; Jan24'13; Mar 17'14. nom

Parcels 111 & 112 (*) on damage map to open same; re mtg; same to City N Y; Jan24'13; Mar17'14. nom

Parcel 29 (*) on damage map to open same; re mtg; Frank C Mayhew & ano, TRSTES Levi H Mace, to City N Y; Mar 30'13; Mar17'14. nom

Parcel 78 (*) on damage map to open Maclay av from Parker av to West Farms rd; re mtg; Thos C Arnow to City N Y; Apr29'1;3 Mar17'14. nom

Parcel 89 & 89A (*) on damage map to open Grace av from Castlehill av to Westchester av; re mtg; Poughkeepsie Trust Co & ano, TRSTES, to City N Y; Mar14'13; Mar13'14. nom

Parcel 89 & 89A (*) on damage map to open same; re mtg; Commercial Finance Co to same; Mar4'13; Mar13'14. nom

Parcel 89 & 89A (*) on damage map to open same; re mtg; same to same; Mar 4'13; Mar13'14. nom

Parcel 89 & 89A (*) on damage map to open same; re mtg; same to same; Mar 4'13; Mar13'14. nom

Parcel 89 & 89A (*) on damage map to open same; re mtg; Poughkeepsie Trust Co to same; Mar4'13; Mar13'14. nom

Parcel 89 & 89A (*) on damage map to open same; re mtg; same to same; Mar 4'13; Mar13'14. nom

Parcel 216 (*) on damage map to open St Peters av; re mtg; Henry P Clark to City N Y; Jan15'13; Mar13'14. nom

Parcel 19 (12:3327) on damage map to open 210th, from Jerome av to Wayne av; Wayne av from Reservoir Oval W to Gun Hill rd; Tyron av, from Reservoir Oval W to Gun Hill rd; re mtg; Wm Beaman to City N Y; May22'11; Mar13'14.. nom

Parcel 170 (13:3456), on damage map to open Tibbett av, from 230th to 240th, & Corlear av, from 230th to 240th; re

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mtg; Zilpha O Berrian, EXTRX Saml L Berrian, to City N Y; June20'13; Mar13'14. nom

Parcel 100 (*) on damage map to open Parker av, from Protectory av to Wellington av; re mtg; Thos Johnston to City N Y; Dec31'12; Mar13'14. nom

Parcel 118 (*) on damage map to open same; re mtg; Eudora A Cornelius & ano, EXRS Geo A Boice, to City N Y; Jan 7'13; Mar13'14. nom

Parcel 329 (*), on damage map to open Bronx blvd from Old Boston Post rd to E 242d; re mtg; Yonkers Savgs Bank to City N Y; Apr2'13; Mar13'14. nom

Parcel 337 (*) on damage map to open same; re mtg; Horace M Taber to City N Y; Mar7'13; Mar13'14. nom

Parcels 10 & 12 (*) on damage map to open Lacombe av, from Bronx River to Westchester Creek; re mtg; Newburgh Savgs Bank to City N Y; Jan2'13; Mar 13'14. nom

Parcel 36 (*) on damage map to open Lyvere st, from Zerega av to West Farms rd, & Maclay av, from Parker av to West Farms rd; re mtg; Henry D Cox to City N Y; May31'13; Mar13'14. nom

Parcel 5 (*) on damage map to open 222d, from 7 av to Hutchinson River; re mtg; Newburgh Savgs Bank to City N Y; May16'13; Mar13'14. nom

Parcel 101 & 101B (*) on damage map to open Grace av, from Castle Hill av to Westchester av, & Doris st, from Glebe av to Westchester av; Mary I Ehrgott to City N Y; Feb15'13; Mar13 '14. nom

Parcel (*) No 24 on damage map to open Sedgwick av; re mtg; Adolph Hirsch to City NY; May27'13; Mar18'14. nom

Parcel (*) No — on damage map to open 222d st, from 7 av to Hutchinson River; re mtg; Steven B Ayres to City NY; Feb20'13; Mar18'14. nom

Parcel (*) No 10 on damage map to open 222d st, from Bronx River to 7th st; re mtg; Marie E Fincke to City NY; Feb6'13; Mar18'14. nom

Parcel (*) No 30 on damage map to open 222d st, from 7 av to Hutchinson River; re mtg; Randall Realty Co to City NY; Mar 26'13; Mar18'14. nom

Parcel (*) No 28 on damage map to open Maclay av; re mtg; Sophie I Grieb to City NY; Apr8'13; Mar18'14. nom

Parcels (*) Nos 34, 34A & 34B on damage map to open Parker av from Protectory av to Wellington av; re mtg; Mary A Farquhar to City NY; Mar7'13; Mar18'14. nom

Parcels (*) Nos 3 & 3A on damage map to open Rosewood st, from Bronx blvd to Cruger av; re mtg; Harlem Savgs Bank to City NY; Mar6'13; Mar18'14. nom

Parcel (9:2527) No 24 on damage map to open Sedgwick av; re mtg; Edw F Cole to City NY; May23'13; Mar18'14. nom

Parcels (*) Nos 38 & 38A on damage map to open Glebe av from Westchester av to Overing av; re mtg; North Side Savgs Bank to City NY; Jan25'13; Mar18'14. nom

Parcel (*) No 10C on damage map to open St Lawrence av, Commonwealth av, Rosedale av, Noble av, Cross av & Fteley av, from Westchester av to Classons Pt rd; re mtg; Danl J O'Connor TRSTE to City N Y; May6'13; Mar18'14. nom

Parcels (*) Nos 82, 82A, 165 & 165B on damage ma pto open Glebe av, St Peters av, Benson & Overing av; re mtg; Percy B Wightman et al EXRS Abbie H Wightman to Mary Deere; Mar31'13; Mar18'14. 196.20

Parcels (*) Nos 82, 82A, 165 & 165B on damage map to open same; re mtg; same to same; Mar31'13; Mar18'14. nom

Parcels (*) Nos 82, 82A, 165 & 165B on damage map to open same; re mtg; same as EXRS Fredk B Wightman to same; Mar 31'13; Mar18'14. nom

Parcel (*) No 52 on damage map to open Bronx blvd from Old Boston Post rd to E 242d; re mtg; Susan A Berrian to City NY; Feb5'13; Mar18'14. nom

Parcels (*) Nos 101, 102 & 103 on damage map to open same; re mtg; Bernhard Polinsky to City NY; Feb17'13; Mar18'14. nom

Parcel (*) No 90 on damage map to open same; re mtg; Hahnemann Hospital to same; Mar7'13; Mar18'14. nom

Parcels (*) Nos 110, 111 & 112 on damage map to open same; re mtg; Clara P Meech to same; Mar7'13; Mar18'14. nom

Parcel (*) No 37 on damage map to open Lyvere st, from Zerega av to West Farms rd, &c; re mtg; Annie A Horton, EXTRX Rosetta B Marston to City NY; June18'13; Mar18'14. nom

Parcels 3A, 5 & 7 (*) on damage map to open Bronx blvd from Old Boston rd to E 242d; re mtg; Wm Grosspeter to City N Y; Feb26'13; Mar16'14. nom

Parcels 192 & 193 (*) on damage map to open same; re mtg; Mary A Bahrenburg to City N Y; Jan31'13; Mar16'14. nom

Parcels 3A, 5 & 7 (*) on damage map to open same; re mtg; Dollar Savgs Bank to City N Y; Feb25'13; Mar16'14. nom

Parcel 161 (*) on damage map to open same; re mtg; Cath C Hill to City N Y; Feb17'13; Mar16'14. nom

Parcel 155 (*), on damage map to open same; re mtg; Jos Wadick to City N Y; Feb15'13; Mar16'14. nom

Parcel 164 (*) on damage map to open same; re mtg; Jno C Jones to City N Y; Jan28'13; Mar16'14. nom

Parcels 135, 136, 137 & 142 (*) on damage map to open same; re mtg; Minnie Hummel to City N Y; Feb7'13; Mar16'14. nom

Parcels 345 & 348 (*) on damage map to open same; re mtg; Kenneth Cranford to City N Y; Feb21'13; Mar16'14. nom

Parcel 65 (*) on damage map to open same; re mtg; Katharina Frick to City N Y; Feb6'13; Mar16'14. nom

Parcel 65 (*) on damage map to open same; re mtg; same to City N Y; Feb6'13; Mar16'14. nom

Parcel 96 (*) on damage map to open Glover st from Castle Hill av to Westchester av; re mtg; Anna C Wildey to City N Y; Dec18'12; Mar16'14. nom

Parcel 76 (*) on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Mary B Cash to City N Y; Feb27'13; Mar16'14. nom

Parcels 107 & 107A (*) on damage map to open Parker av or st from Protectory av to Wellington av; re mtg; G De Witt Clocke to City N Y, & Amelia Smith, 1060 Cauldwell av; Feb28'13; Mar16'14. nom

Parcel 74 (*) on damage map to open same; re mtg; N Y Investors Corpn to City N Y; Jan31'13; Mar16'14. nom

Parcels 34, 34A & 34B (*) on damage map to open same; re mtg; Frank Gass to City N Y; Jan11'13; Mar16'14. nom

Parcels 119 & 119B (*) on damage map to open same; re mtg; Rosa Nathan et al to Esther C Cully, 1341 Clinton av; Dec 23'12; Mar16'14. nom

Parcel 25 (*) on damage map to open same; re mtg; T Ophelia Gillette to City N Y; Jan11'12; Mar16'14. nom

Parcels 106 & 106A (*) on damage map to open same; re mtg; Herman F Epple to City N Y & Amelia Smith, 1060 Cauldwell av; Mar1'13; Mar16'14. nom

Parcels 106 & 106A (*) on damage map to open same; re mtg; Clarence H Smith to same; Mar3'13; Mar16'14. nom

Parcel 100 (*) on damage map to open same; re mtg; Henry Whirtley to City N Y; Jan4'13; Mar16'14. nom

Parcel 88 (*) on damage map to open same; re mtg; Geo H Lawrence et al, EXRS Eliz H Sias, to City N Y; Apr29'13; Mar16'14. nom

Parcel 124 (*) on damage map to open same; re mtg; Julius Zink to City N Y; Apr16'13; Mar16'14. nom

Parcels 18 & 20 (*) on damage map to open Bronx blvd; re mtg; Bronx Borough Bank to City N Y; Mar1'13; Mar16'14. nom

Parcels 59 & 60 (*) on damage map to open same; re mtg; Cosmopolitan Bank to City N Y; Feb28'13; Mar16'14. nom

Parcel 34E (*) on damage map to open Patterson av from Bronx River to Pugsley's Creek; re mtg; Amelia Hehre & ano to City NY; Dec31'12; Mar16'14. nom

Parcel 5 (*) on damage map to open same; re mtg; Willard P Beach to City N Y; Dec16'12; Mar16'14. nom

Parcels 47 & 47 B (13:3403) on damage map to open Tibbett & Corlear avs from 230th to 240th; re mtg; Zilpha Berrian to City N Y; June20'13; Mar16'14. nom

Parcels 1, 2, 4, 31 & 31K (13:3403 & 3406) on damage map to open same; re mtg; Park Mtg Co to City NY; June19'13; Mar16'14. nom

Parcel 37U (13:3406) on damage map to open same; re mtg; Zilpha O Berrian, EXTRX Saml L Berrian, to City N Y; June30'13; Mar16'14. nom

Parcels 32H & 32J (13:3403) on damage map to open same; re mtg; Park Mtg Co to City N Y; June20'13; Mar16'14. nom

Parcel 52 (9:2530) on damage map to open Sedgwick av from Jerome av to line bet 23d & 24th Wards at 169th; re mtg; Herman Younker to City N Y; May1'13; Mar16'14. nom

Parcels 16 & 17 (9:2527) on damage map to open same; re mtg; Geo P Ingersoll to City N Y; May5'13; Mar16'14. nom

Parcel 30 (*) on damage map to open 222d from 7 av to Hutchinson River; re mtg; Crawford Real Est & Bldg Co to City N Y; Apr15'13; Mar16'14. nom

Parcels 25 & 25 B (*) on damage map to open same; re mtg; same to City N Y; Apr5'13; Mar16'14. nom

Parcels 25 & 25 B (*) on damage map to open same; re mtg; same to City N Y; Apr5'13; Mar16'14. nom

Parcels 25 & 25 B (*) on damage map to open same; re mtg; same to City N Y; Apr5'13; Mar16'14. nom

Parcels 98 & 98A (*) on damage map to open Grace av from Castle Hill av to Westchester av; re mtg; Saml J Moore to City N Y; Mar18'13; Mar16'14. nom

Parcels 75 & 75 A (*) on damage map to open same; re mtg; Bronx Savgs Bank to City N Y; Apr14'13; Mar16'14. nom

Parcel 108 (*) on damage map to open Cruger av from Williamsbridge rd to So Oak dr; re mtg; Dollar Savgs Bank to City N Y; Apr26'13; Mar16'14. nom

Parcels 49 & 49A (*) on damage map to open Grace av from Castle Hill av to Westchester av; re mtg; Rosa Nathan to City N Y; Nov22'12; Mar16'14. nom

Parcel 122 (*) on damage map to open Glebe av from Westchester av to Overing av; re mtg; Ardell E Freydberg to City N Y; July5'13; Mar16'14. nom

Parcel 3 (11:2794) on damage map to open Eastburn av; re mtg; Chas Khuen to City N Y; Aug13'12; Mar16'14. nom

Parcels 21 & 23 (12:3266) on damage map to open 231st from Bailey av to Riverdale av; re mtg; Geo C Hedge to City N Y; Feb20'13; Mar16'14. nom

Parcel 15C (13:3406) on damage map to open Kingsbridge rd from 230th to Bway; re mtg; Andw J Provost, EXR Jno Hillyard, to City N Y; Jan14'13; Mar16'14. nom

Parcel 178 (*) on damage map to open St Peters av from Westchester av to West Farms rd; re mtg; Emma A Bedell to City N Y; Sept16'12; Mar16'14. nom

Parcel 125C (*) on damage map; consent to payment of award; Mary C Poulin to City N Y; Apr26'13; Mar16'14. nom

Parcel 5 (11:3170) on damage map to open Creston av from Tremont av to Minerva pl; re mtg; Wm G Sattler to City N Y; July24'13; Mar16'14. nom

Parcel 21C (10:2737) on damage map to open Burnett pl; consent of mortgagee to payment of award; Francis W Pollock to City N Y; May23'10; Mar16'14. nom

Parcel 69 (12:3261) on damage map to open Sedgwick av from Fordham rd to Bailey av; re mtg; Emma R Roe to City N Y; May12'13; Mar16'14. nom

Parcel 88 (*) on damage map to open Cruger av from Williamsbridge rd to So Oak dr; re mtg; Amelia Orth to City N Y; July14'13; Mar16'14. nom

Parcel 168 (*) on damage map to open Main st from e approach to City Island Bridge to L I Sound; re mtg; Eastchester Savgs Bank to City N Y; Aug8'13; Mar 16'14. nom

Parcel — (*) on damage map to open Parker av from Castle Hill av to Wellington av; re mtg; Poughkeepsie Trust Co to City N Y; Feb7'13; Mar19'14. nom

Parcels 29, 29A & 29H (*) on damage map to open Glover st from Castle Hill av to Westchester av; re mtg; Fredk Weiler, individ & as ADMR Regina Weiler, to City N Y; Apr14'13; Mar19'14. nom

Parcels 31 & 31A (*) on damage map to open same; re mtg; Wm E Fitzgerald to City N Y; May1'13; Mar19'14. nom

Parcel 16 (*) on damage map to open Bronx blvd from Old Boston rd to E 242d; re mtg; J Frederic Kernochan & ano to City N Y; Mar3'13; Mar19'14. nom

Parcel — (*) on damage map to open Cruger av from Williamsbridge rd to So Oak dr; re mtg; Dollar Savgs Bank to City N Y; May1'13; Mar19'14. nom

Parcel 14 (*) on damage map to open 222d from 7 av to Hutchinson River; re mtg; Sarah A Vaden to City N Y; May9'13; Mar19'14. nom

Parcel 31I (13:3406) on damage map to open Corlear (Tibbett) av from 230th to 240th; re mtg; Aaron O Whaley to City N Y; May29'13; Mar19'14. nom

Parcel 40 (*) on damage map to open Lyvere st from Zerega av to West Farms rd; re mtg; Jos Wollman to City N Y; June 24'13; Mar19'14. nom

Parcel 81K (*) on damage map to open Maclay av from Parker st to West Farms rd; re mtg; Fredk Schmeltz to City N Y; Apr28'13; Mar19'14. nom

Parcel — (11:3189) on damage map to open 190th from Jerome av to Morris av; re mtg; Mutual Life Ins Co to City N Y; Dec6'11; Mar19'14. nom

Parcels 24 to 28, 34 to 36 (*) on damage map to open Rosewood st from Bronx blvd to White Plains rd; re mtg; Wm D Cameron to City N Y; May14'13; Mar19'14. nom

Parcel 45 (*) on damage map to open Paulding av from 222d to 233d; re mtg; Saml Keeler to City N Y; May1'13; Mar 19'14. nom

Parcel 319 (*) on damage map to open Bronx blvd from Old Boston Post rd to E 242d; re mtg; Charlotte H Whitley to City N Y; Feb18'13; Mar17'14. nom

Parcels 73, 74, 75 & 76 (*) on damage map to open same; re mtg; Ella Van Allen to City N Y; Feb6'13; Mar17'14. nom

Parcels 10, 10A, 37O & 37OO (13:3406) on damage map to open Corlear av from 230th to 240th; re mtg; Cornelius Daly to City N Y; May24'13; Mar17'14. nom

Parcel 1LL (*) on damage map to open Commonwealth av from Westchester av to Clasons Point rd; re mtg; Minnie E Uhl to City N Y; Jan14'13; Mar17'14. nom

Parcel 352 (*) on damage map to open Bronx blvd from Old Boston Post rd to E 242d; re mtg; Thos Sheridan to City N Y; Feb11'13; Mar17'14. nom

Parcel 24 (*) on damage map to open Parker av from Protectory av to Wellington av; re mtg; Wm Hucke to City N Y; Dec19'12; Mar17'14. nom

Parcel 92 (*) on damage map to open Bronx blvd from Old Boston rd to E 242d; re mtg; Constant J Sperco to City N Y; Jan31'13; Mar17'14. nom

Parcel 71 (*) on damage map to open Parker av from Protectory av to Wellington av; re mtg; Moses G Wright to City N Y; Dec21'13; Mar17'14. nom

Parcels 101 & 101H (*) on damage map to open Glover st from Castle Hilt av to Westchester av, &c; re mtg; Harlem Savgs Bank to City N Y; Feb14'13; Mar17'14. nom

Parcel 70 (*) on damage map to open Parker av from Protectory av to Wellington av; re mtg; Johann A Bauer to City NY; Dec19'12; Mar17'14. nom

Parcels 123 & 123I (*) on damage map to open Parker av from Protectory av to Wellington av; re mtg; Wm Koch to City N Y; Nov6'12; Mar17'14. nom

Parcel 25 (*) on damage map to open Maclay av from Parker av to West Farms rd; re mtg; Wm Huke to City N Y; Apr 18'13; Mar17'14. nom

Parcel 104 (*) on damage map to open Parker av from Protectory av to Wellington av; re mtg; Alwell Realty Co to City N Y; Dec18'12; Mar17'14. nom

Parcel 99 (*) on damage map to open Parker av from Protectory av to Wellington av; re mtg; Julius B Denicke to City N Y; Jan25'13; Mar17'14. nom

Parcel 12A (*) on damage map to open 222d from 7th to Hutchinson River; re mtg; Gonzales Lodge to City N Y; Feb21 '13; Mar17'14. nom

Parcel 18 (*) on damage map to open 222d from 7th to Hutchinson River; re mtg; Mary C Crane to City N Y; Feb21'13; Mar17'14. nom

Parcel 23 (*) on damage map to open 222d from 7th av to Hutchinson River; re mtg; Ida H Mulgannon to City N Y; Apr7'13; Mar17'14. nom

Parcels 4A, 31A, 31B, 31C, 31D, 31E, 31F, 31G, 31L, 32B, 32C, 32D, 32E, 32F, 32G, 32H, 32J, 37Y & 37Z (13:3403-3406) on damage map; re mtg; Park Mtg Co to City N Y; June19'13; Mar16'14. nom

Parcel 32 (*) on damage map to open Lacombe av from Bronx River to Westchester Creek; re mtg; Mary L Hall to City N Y; Feb4'13; Mar16'14. nom

Parcels 73 & 73A (*) on damage map to open Maclay av from Parker av to West

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Farms rd; re mtg; Margt Elgar et al, EXRS Jas W Elgar, to City N Y; May8'13; Mar16'14. nom

Parcels 2 & 2A (12:3319) on damage map to open Minerva pl from Jerome av to Grand blvd & concourse; re mtg; Jos G Weidman to City N Y; May9'13; Mar16'14. nom

Parcel — (*) on damage map to open Parker av from Castle Hill av to Wellington av; re mtg; Sarah C Buckenham to City N Y; Feb6'13; Mar16'14. nom

Parcel 10I (*) on damage map to open same; re mtg; same to City N Y; Feb10 '13; Mar16'14. nom

Parcel 10S (*) on damage map to open same; re mtg; M Gertrude Hill to City N Y; Mar17'13; Mar16'14. nom

Parcels 6 & 9 (11:3174) on damage map to open 290th from Jerome av to Creston av; re mtg; Antoinette L Edwards to City N Y; Mar24'13; Mar16'14. nom

Parcels 6 & 9 (11:3174) on damage map to open same; re mtg; same to City N Y; Mar16'14. nom

Parcels 2 & 2A (*) on damage map to open Rosewood from Bronx blvd to White Plains rd; re mtg; Henry Boschen to City N Y; Feb10'13; Mar16'14. nom

Parcel 12 in parcel B (*) on damage map to open e approach to City Island Bridge; re mtg; Title Guar & Trust Co to City N Y; Jan31; Mar16'14. nom

Parcel 33 (*) on damage map to open Lacombe av from Bronx River to Westchester Creek; re mtg; Dollar Savgs Bank to City N Y; Jan31'13; Mar16'14. nom

Parcel 102L (*) on damage map to open Lyon av from Zerega av to Castle Hill av; re mtg; Thos Scott to City N Y; Dec14'12; Mar16'14. nom

LEASES.

Borough of Manhattan.

MAR. 13, 14, 16, 17, 18 & 19.

Attorney st cor Rivington, see Rivington, 181.

Clinton st, 133 (2:347), str; Herman Storfer to Essie Green, 133 Clinton; 2 6-12 yf Apr1'13; Mar17'14. 960

Dey st, 1 (1:63), str; asn Ls; Danl Newman to Wm F Tynan, 2 Mott av, Far Rockaway, B of Q; mtg $——; Mar16; Mar17'14. nom

Dey st, 1; consent to asn Ls as above; Oceanic Investing Co, 49 Wall, to Danl Newman; Mar16; Mar17'14. ——

Forsyth st, 204 (2:422), s str & pt b; Jacob Kottek & ano to Peter Pizzo, 204 Forsyth; 5 3-12yf Feb1; Mar14'14. 600

Grand st, 337 (1:309), top & garret fl; Hyman Schechter to Jos Smith, 1682 Park pl, Bklyn; 5yf May1; Mar14'14. 900

Hester st, 9t-3 (1:308), east str; Morris Goldstein to Nathan Becker, 81 Hester; 2y f May1; lyren; Mar17'14. 1,440

Monroe st, 129 (1:271); sur Ls; Aron or Aaron Ehrman to Isaac Kosoff & Saml Rabinowitz at White Plains, NY; AT; Mar 16; Mar18'14. nom

Monroe st, 188 (1:259), str fl of front bldgs & all of rear bldg; Jno A Anger to Moses Baumgarten; 5 2-12yf Mar1'10; 5y ren; Mar19'14. 1,200

Rivington st, 181 (2:343), cor Attorney, str & b; asn Ls to secure conditions in chattel mtg; Fanny Groginsky to Aron Kaufman; Mar13'14. nom

Sullivan st, 141-3 (2:517); asn Ls; Marla R Mesce to Jos & Frank Magrino, 143 Sullivan; mtg $——; Mar17; Mar19'14. nom

Thompson st, 90-2, see West Bway, 414.

Thompson st, 152-4 (2:516); sobrn of Ls to mtg for $57,000; Carmelo Lacapria & ano with Lawyers Mtg Co, a corpn; Mar 11; Mar13'14. nom

Washington st, 831 (2:644), 2-sty & c bldg; all; Anne G Hetherington EXTRX Kath Hetherington to Chas Clark & Frank B Hutcheon; 1yf Apr1; Mar18'14. 960

Washington st, 831; asn Ls; Chas Clark & ano to Clark & Hutcheon, Inc, a corpn; AT; Mar9; Mar18'14. nom

3D st, 231 E (2:386); sobrn of Ls to mtg for $16,500; Jos Rothman owner & Abr Weinfeld, lessee, with Wm Jav, at Bedford, NY, TRSTE Mary E B Field, decd; Mar16; Mar18'14. nom

5TH st, 705-7 E (2:375); sobrn of Ls to mtg for $1,000; Louis Deitsch, 1337 Flushing av, Bklyn, & Isaac Cohen, 702 E 5, & ano, with Esther Laufer, 157 2 av; Mar16; Mar19'14. nom

11TH st, 329-31 E (2:453), centre str; Emilio Ruotolo to Max Merims, 328 E 11; 5yf May1; Mar19'14. 420

18TH st, 4 W (3:819), all; Estate of Eugene A Hoffman, Inc, to Max Garfunkel, 2 E 120; 15yf Apr1; Mar17'14. taxes, &c, & 1,500 & 2,000

19TH st, 118 E (3:874), all; Annie Flint to Austin Flint, 118 E 19; life lease; Mar 13; Mar16'14. taxes, int on mtg for 20,000, &c, & 1.00

20TH st, 162 W (3:795); asn Ls & transfer of leasehold; Jas D Boyd, TRSTE in bankruptcy for Jas T Egan, to Michl J Callahan; AT; Mar4; Mar19'14. 515

20TH st, 162 W; asn Ls; Michl J Callahan to Arthur V Dearden, 11 E 87; AT; Mar19'14. nom

20TH st, 162 W; asn Ls; Arthur V Dearden to Jas F Egan Co, Inc, a corpn, 162 W 20; AT; Mar19'14. O C & 100

22D st, 480 W (3:719-85), sws, 20 se 10 av, 20x74, the land; Wm S Kernochan to Mary H Lester; 21yf May1'93, with rens Apr18'93; Mar19'14. taxes &c & 280

32D st, 17-31 W (3:834), east str; asn Ls; Gustave Hoeber to Marius Cremona, 408 W 44 & ano; Mar6; Mar18'14. O C & 100

38TH st, 303 W (3:762), h str; Edw Henry to Eugenio Platania, 534 9 av; 2yf May1; Mar19'14. 300

38TH st, 448 W (3:735), 1-sty bldg on rear, with passageway to st; Jno Pisacano to Martin S Zuckermann; 2yf May1; Mar13'14. 300

42D st, 20 E (5:1276), ss, 188 e 5 av, 22x 98.9, all; Caroline Cachard, widow, to Pabst Brewing Co of Milwaukee, a corpn, at Milwaukee, Wis; 21yf May1; 4 rens of 21 yrs each; Mar16'14. taxes &c & 13,500

42D st, 20 E (10 E) (5:1276), ss, 188 e 5 av, 22x98.9, all; Pabst Brewing Co, of Milwaukee, Wis, to Agnes Daly, 542 W 148; 20 11-12yf May1; Mar16'14; taxes &c $14,439 1st 10 yrs & thereafter 13,500

42D st, 37-41 W (5:1258), ns, 312 e 6 av, 130x200.10 to ss 43d (Nos 38-48); sobrn of Ls to mtg for $1,250,000; Pentalpha Realty Corpn & Stern Bros, a corpn, with Farmers Loan & Trust Co, a corpn, 22 William; Mar16; Mar19'14. nom

43D st, 38-48 W, see 42d, 37-41 W.

44TH st, 150 W (4:996), 3-sty & b dwg, all; Kineo Realty Co to Louis Bonnot; 3yf May1; Mar17'14. 1,600

50TH st, 408 W (4:1059); asn Ls; Denis Monahan to Jas Fennelly, 2176 8 av; mtg $——; Mar14; Mar16'14. nom

56TH st W, ns, 200 w 11 av, see 57th, 614-20 W.

57TH st, 614-20 W (4:1104), ss, 175 w 11 av, 100x144.11, all; also 56TH ST W (4:-1104), ns, 200 w 11 av, 100x55.11, all; 57th St Realty Co, Inc, to Mason-Seaman Transportation Co, a corpn, 622 W 57; from Jan14'14 to Jan1'19; Mar16'14. taxes, ground rentals &c & 18,000

58TH st, 18 E (5:1293); all; Moritz B Philipp to Hy L Furstenwalde, address not given; 3yf Oct1'13; Mar18'14. 3,000

58TH st, 19S E, see 3 av, 968.

58TH st E, swc 3 av, see 3 av, 968.

65TH st, 116-S W (4:1136); asn Ls; Lester Amusement Co, Inc, to Alfred Schwartz, 159 E 95, et al; Mar2; Mar18'14. nom

75TH st, 423 E (5:1470); asn Ls; Vaclav Moravec to Jno Zemek, 423 E 75; Sept26 '08; Mar19'14. nom

75TH st, 423 E; asn Ls; Jno Zemek to Ebling Brewing Co, a corpn, 760 St Anns av; Sept26'08; Mar19'14. nom

102D st E, swc 1 av, see 1 av, 1975-9.

109TH st, 244 E (6:1658-28), rear str in w ½ of bldg & pt c; Jas McGee to Louis Zabbia, 251 E 109; 3yf Apr1; Mar17'14. 384

118TH st E, nec 1 av, see 1 av, 2296.

121ST st, 334-6 E (6:1797), all; Gene Bruder, 78 W 114, to Abr Gold, 6 E 117; 3yf Mar1; Mar16'14. 4,400

133D st, 69 W (6:1731), all; Emma Wheeler to Hannah Sonnenberg, 2094 3 av; 3yf Mar15; Mar17'14. 960

135TH st, 34 W (6:1732); asn Ls & consent by Saml Rouse of 2345 Bway; Jas W Rose to Theresa L Rose, 100 W 139; Feb 27; Mar17'14. nom

181ST st, 564 W (8:2162), moving picture theatre & room A on 1st fl; Dumbia Realty Co, Inc, to Edw S Keller, 1564 Bway & ano; 10yf Mar15; Mar17'14. 7,500 to 10,000

Av A, 305 (3:950), str & front b; Jette Reiss to Jno Schwenker, 308 Av A; 5yf May1; Mar17'14. 396

Av A, 1443 (5:1471), s str & b; Ignatz Weisberger to Anton Weinar; 3yf May1 '13; Mar18'14. 480

Amsterdam av, 714 (4:1242); s str; Chas G Herbermann to Sigmund Glatzer, 200 W 95; 10yf Sept1'13; Mar18'14. 900

Amsterdam av, 714-16 (4:1242); s str; consent to asn Ls to Max Weiss; Chas G Herbermann to Sigmund Glatzer; Mar6; Mar18'14. ——

Amsterdam av, 975 (7:1S62); asn Ls; Carl or Chas Albrecht to Jno Bentz, 203 W 95; mtg $——; Mar12; Mar13'14. nom

Broadway, 270S (7:1S75), es, 70.9 s 104th, 31x120x30.9x124; sobrn of Ls to mtg for $15,000; Harry Lowenthal, owner of fee, & Emil B Abbott, 998 Ams av, lessee, with Henry Bendheim, 42 W 89; Feb18; Mar16 '14. nom

Broadway (8:2163), es, bet 178th & 179th, n str of 5 strs, also c; Jas F McGarry to Chas Westendorf, 660 W 179; 5yf May1'13; 5y ren; Mar13'14. 1,200 to 1,400

West Broadway, 414; also THOMPSON ST, 90-2 (2:502); sur Ls; Antonio Zerillo to Citizens Investing Co, Inc, 226 Lafayette; June5'13; Mar13'14. ——

1ST av, 125 (2:449), 3 upper flrs for 4 1-12y from Apr1'14 at $400 per annum, & the whole bldg for 5 yrs from May1'18 at $1,600 per annum; Ludwig Kuebler & ano to Saml Kampel, 347 E 10; Mar6; Mar 19'14. ——

1ST av, 1447 (5:1450), s str fl & c & 5 rooms on 2d fl s; Land & Mtg Co, Bohemia, of N Y to Frank Pokorny, 1447 1 av; 3yf May1'13; Mar19'14. 852

1ST av, 1975-9 (6:1673), swc 102d 3 strs, cellars & 1st loft; Rosa Linck to Katharina Kroger, 1993 2 av; 5yf May1; Mar17'14. 3,600

1ST av, 2296 (6:1806), nec 118th, str fl & c; Nicoletta Felitti to Harry H Harris, 960 Prospect av; 5yf Feb1'15; Mar17'14, 1,080

2D av, 498 (3:933), all; Fredk P Ayen & ano, EXRS &c Peter Ayen, to Herman Reaske, 498 2 av; 3yf May1'15; Mar14'14. 2,300

2D av, 561 (3:911), all; Chas J Kroehle & ano to Wm Webster & ano, 133 Concord, Bklyn; 5yf Apr1; Mar14'14 1,500 to 2,100

2D av, 815 (5:1317), ws, 75.5 s 44th, 25 x100; sobrn of Ls to mtg for $7,000; Bernhard Horn et al with Abr J Dworsky, 53 E 93; Mar5; Mar13'14. nom

3D av, 265 (3:902), all; Emma M Zeltner to Saml Feurst, 265 3 av; 5yf May1; Mar 17'14. 1,900 & 2,000

3D av, 789-91 (5:1322); all; Edwin H Nordlinger et al to Wm B Richardson & Hy M Dutt, both at Ridgefield Park, NJ; 5yf May1; Mar18'14. 3,000

3D av, 968 (5:1312), swc 58th; all; also 58TH ST, 198 E; str with option for balance of bldg at additional rent of $1,000, taxes, &c; Wm C Dilger et al heir &c Gottlieb Dilger to Aug V Lambert, 151 Central Park W et al, firm Lambert Bros, on premises; 19yf May1; Mar18'14. 9,000 & 10,000

3D av, 1349 (5:1432); all; Herman Siefke to Jno H Harkins, 1394 3 av; ext of Ls for 7 yrs from May1'17; Mar18'14. 3,100

6TH av, 397 (3:800), str & b; Jas Slater to Max Garfunkel, 2 E 120; 5yf May1; Mar 19'14. 4,000

6TH av, 691-3 (3:815), two 5-sty str & apartment bldgs, all; Giovanna P Maresi to Panayiotis A Condeelis, 250 W 39; 5yf Jan1; Mar16'14. 8,000

7TH av, 721 (4:1001), 3 upper flrs; Danl F Clancy to F A Mills, a corpn, 122 W 36; 5yf May1; Mar19'14. 2,100

7TH av, 2248 (7:1938), str & b; Chas Zink to Edw Stumvoll, 2248 7 av; 5yf May 1; Mar14'14. 1,320

7TH av, 2473-5 (7:2012), s str fl; Morris Alkus to Ernest A Sipos, 252 E 4; 3 2-12yf May1; Mar19'14. 1,080

LEASES.

Borough of the Bronx.

Canal pl (9:2340), nwc 138th; asn Ls; Herman Apmann Jr to Max Schaef, 864 E 164; Mar4; Mar19'14. nom

Hoffman st, 2340 (11:3065), n ½ bldg; Wolf Burland to Henri Bruderer, 1176 Fox; 5yf Mar1 Mar17'14. 720 & 900

Kelly st, 1030 (10:2716), all; Norbert D Light & ano to Normal Constn Co, 661 Tinton av; 4 11 12yf Mar10; Mar17'14. 5,000

138TH st E, nwc Canal pl, see Canal pl, nwc 138th.

149TH st, 373 E (9:2328), east str, &c; Edgewater Realty Co to N Y Telephone Co, 15 Dey; 10yf June1; Mar17'14. 4,000 to 5,500

Brook av, 290 (9:2267), str & c; Lichtenberg Bros Inc, a corpn, to Philip Levin, 509 E 136; 3yf Apr30'15; Mar13'14. 1,320

Clinton av, 1009 (10:2669), str; Lorenz Pfeiffer to John O Buetler, 1007 Clinton av; 5yf May1'16; Mar17'14. 336

Willis av, 164 (9:2280); bill of sale & asn Ls; Thos A Hanlon to Frank W Clark, 164 Willis av; Mar9; Mar19'14. nom

MORTGAGES.

Borough of Manhattan.

MAR. 13, 14, 16, 17, 18 & 19.

Attorney st, 116-S (2:344), nec Rivington (No 180), 99.11x25x100x25; pr mtg $57,500; Mar11; Mar13'14; due July1'15, 6%; Davis Rosenkrantz to Pauline Jacobs, 84 W 115. 3,000

Attorney st, 116-S, nec Rivington (No 180); sobrn of mtg for $1,000 to mtg for $3,000; Mar12; Mar13'14; Wm Hastorf, 271 W 125, with same. nom

Attorney st, 116-20, see Rivington, 180.

Baxter st, 118 (1:207); ext of mtg for $15,000 to Jan2'17, 5½%; Feb7; Mar19'14; Eugenia de Nottbeck with Emilie & Max Hamburger, individ & exrs Jos W Hamburger. nom

Bleecker st, 382-4 (2:621), swc Perry (No 94), 42.6x70; PM; pr mtg $18,000; Mar 17; Mar18'14; 1y6%; Max Lipman & Max Gold to Rosa Lipman, 565 W 162. 9,000

Catharine st, 83 (1:253); ext of mtg for $26,000 to Mar18'17, 4%; Mar14; Mar17'14; N Y Bible & Common Prayer Book Society, a corpn, at 4 av & 22d, with Ellen Corcoran, 83 Catherine. nom

Cherry st, 274 (1:256); ext of mtg for $20,500 to May5'18, 5%; Mar10; Mar18'14; Maria S Heiser with Bertha Kaufmann, 1496 Lex av. nom

Chrystie st, 180, see Rivington, 20.

Downing st, 33 (2:527); asn Ls by way of mtg as collateral for $1,500; Mar6; Mar 16'14; Antonio Tomasulo, 31-3 Bedford, to S Liebmann's Sons Brewing Co, a corpn, 36 Forrest, Bklyn. nom

Downing st, 45-7 (2:528), ns, 92.7 w Bedford, 29.7x90; Mar16; Mar17'14; 1y6%; Jos Tassi to Wm S Hull, 169 W 87. 650

Essex st, 9½ (1:297), ws, 200.6 s Hester, 20x87.6; pr mtg $——; Mar9; Mar17'14; 1y 6%; Rachel Rosenberg to Agency Realty & Mtg Co, a corpn, 31 Nassau. 1,250

Forsyth st, 204 (2:422); sal Ls; Mar13; Mar14'14; demand, 5%; Peter Pizzo to Kips Bay Brewing & Malting Co, a corpn, 650 1 av. 1,000

Gramercy Park E, 36 (3:876), es, 39.5 s 21st, runs e80xs39.4xe2.11xs44xw82.11 to st xn83.5 to beg; pr mtg $300,000; Mar14; Mar16'14; due Mar1'15, 6%; Gramercy Park Club, a corpn, to Robt L McGehee. 325 W 88. 25,000

Greenwich st, 232-4 (1:128); ext of mtg for $25,000 to Mar2'19, 5%; Mar5; Mar18 '14; Laura V Rhinelander with Bowery Savings Bank, a corpn, 128 Bowery. nom

Henry st, 136 (1:273), ss, 132.2 w Rutgers, 23.10x100; PM; Mar17'14; 5y5%; Congregation Bnai Pischen, Tshiwo Anshi Anikstav, a corpn, to Annie F Leverich, Greene av, Throggs Neck, NY. 12,000

Henry st, 136; PM; pr mtg $12,000; Mar 17'14; due May1'17 or sooner, 6%; same to same. 4,000

Monroe st, 173 (1:269); ext of mtg for $15,000 to Aug27'14, 5%; Dec13'13; Mar19'14; Geo J Benziger, at New Brighton, SI, with same. nom

Morton st, 99-109, see Washington, 618-22.

Morton st, 111, see Washington, 624.

Perry st, 94, see Bleecker, 382-4.

Rivington st, 20 (2:421), nec Chrystie (No 180), 25x100; ext of mtg for $52,500 to Dec23'18, 5%; Mar19'14; Esther Surut, 138 W 121, with Henrietta Sandler, 26 Lenox av & ano. nom

Rivington st, 180 (2:344), nec Attorney (Nos 116-20), 25x100; ext of mtg for $15,-500 to Jan1'21, 6%; Mar12; Mar14'14; Pauline Jacobs, 84 W 115, with Davis Rosenkrantz, 236 W 136. nom

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Rivington st, 180, see Attorney, 116-8.

St Marks pl, 46 (2:449); ext of mtg for $20,000 to May1'19, 5%; Mar17; Mar18'14; Marx Reiss, 3 W 92, with Mamie wife Leonard A Snitkin, 46 St Marks pl. nom

Suffolk st, 25 (1:312); agmt changing interest days, etc, of mtg for $25,000 at 5%; Mar18'14; Morris Plapinger with German Savings Bank, a corpn, 157 4 av. nom

Sullivan st, 141-3 (2:517); sal Ls; Mar 17; Mar19'14; demand, 6%; Jos & Frank Magrino to Lion Brewery, a corpn, 104 W 108. 600

Thompson st, 90-2 (2:502), es, 100 n Spring, runs n50xe94.6xs25xe0.6xs25xw94.7 to beg; also THOMPSON ST, 152-4 (2:516), es, 73.3 s Houston, 48.11x98.2x48.11x98.9; pr mtg $111,000; Mar11; Mar13'14; demand, 6%; Citizens Investing Co, a corpn, to Bronx Investment Co, a corpn, 100 Bway. 10,000

Thompson st, 90-2; also THOMPSON ST, 152-4; certf as to above mtg; Mar11; Mar 13'14; same to same. ——

Thompson st, 90-2 (2:502); ext of mtg for $54,000 to Mar12'19, 5%; Mar12; Mar 14'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Citizens Investing Co, 226 Lafayette. nom

Thompson st, 152-4 (2:516); ext of mtg for $57,000 to Mar12'19, 5%; Mar12; Mar 14'14; Lawyers Mtg Co, a corpn, with Citizens Investing Co, 226 Lafayette. nom

Thompson st, 152-4, see Thompson, 90-2.

Washington st, 618-22 (2:603), nwc Morton (Nos 99-109), runs w175xn125.1xe74.9xs 50.3xe100.2 to st xs75.2 to beg; Feb27; Mar 17'14; due Mar17'19 or sooner, 4½%; Henry G Sanford & Mary B & Helen S Edmonds & Desiree McK Sanford, all heirs Robt Sanford, to N Y Life Ins & Trust Co, a corpn, 52 Wall. 38,000

Washington st, 624 (2:603), ws, 75 n Morton, 25x100; also MORTON ST, 111 (2:-603), ns, 175 w Washington, 25x125; ¼ pt; AT; Feb27; Mar17'14; 3y4½%; Henry G Sanford to Mary B Edmonds, at Fishers Island, NY, et al. 6,000

Water st, 402 (1:250), ns, 109.2 e Cath sl, 22.11x75x22.10x75; Mar18'14; 3y5%; Michl A Rofrano to Italian Savgs Bank, a corpn, 64 Spring. 10,000

White st, 17-9 (1:178); ext of mtg for $33,000 to Jan1'15, 5 4-10%; Jan20; Mar18 '14; Bertha E wife Saml J Walker, 670 Lincoln Park blvd, Chicago, Ill, et al with Girard Trust Co, a corpn, cor Broad & Chestnut sts, Phila, Pa. nom

3D st, 231 E (2:386); ext of mtg for $16,-500 to Jan6'17, 5%; Mar18'14; Wm Jay at Bedford, NY, trste Mary E B Field, with Jos Rothman, 94 Rivington. nom

4TH st, 145 W (2:552), ns, 231.8 w Macdougal, 17x96.2; pr mtg $——; Mar13; Mar 16'14; 1y6%; Albertina D Creveling to Walter Kobbe Jr, 123 E 53. 1,000

4TH st, 305 W (2:615), es, 39.6 n Bank, 20x72.2x20x73.1; Mar17; Mar18'14; due & int as per bond; Martha, Harry & Wm Braisted by Nellie Gore, gdn, to Title Guar & Trust Co, a corpn, 176 Bway. 6,000

5TH st, 705-7 E (2:375), ns, 75.3 e Av C, runs n72.9xe20xn24.3xe22.7xs97 to st xw 42.7 to beg; pr mtg $——; Mar19'14; due as per bond, 6%; Louis Deitsch, of Bklyn, to Esther Laufer, 157 2 av. 1,000

7TH st, 176 E (2:402), ss, 92.4 w Av B, 27.10x90.10; pr mtg $——; Mar12; Mar16 '14; 3y or sooner, 5%; Caroline M Krone to Emile A Hassey, 17 W 123. 3,000

8TH st, 51 E (2:560), ns, 385.7 w Bway, 25x93.11; asn Ls by way of mtg as collateral; pr mtg $4,000; Feb10; Mar13'14; Maurice Rose, at Riverdale, to Paul Hellinger, 67 E 90. nom

11TH st, 528-32 E (2:404), ss, 370.6 e Av A, 60x94.8; ext of mtg for $58,000 to Jan 25'18; 5%; Mar6; Mar13'14; Edw J Luce at Rutherford, NJ, & ano trstes Geo S Hamlin, decd, with Dora Silberblatt, 120 W 119. nom

11TH st, 528-32 E; sobrn of mtg for $15,-000 to mtg for $58,000; Mar5; Mar13'14; Dora & Sol Silberblatt, 120 W 119, with Edw J Luce, at Rutherford, NJ, & ano trstes Geo S Hamlin. nom

11TH st, 528-32 E; sobrn of mtg for $20,-000 to mtg for $58,000; Mar5; Mar13'14; Dora Silberblatt, 120 W 119, & Abr L Kass, 226 S 9th, Bklyn, with same. nom

13TH st, 500-4 E, see Av A, 208.

14TH st, 612 E (2:396), ss, 188 e Av B, 25x103.3; ext of mtg for $12,000 to Feb1 '16, 5½%; Feb11; Mar13'14; Metropolitan Savgs Bank, a corpn, 59-61 Cooper Sq E, with Benj Weinberg, 109 New Jersey av, Bklyn, et al. nom

17TH st, 436 E (3:948); asn Ls by way of mtg; Feb21; Mar19'14; Jno & Wm Powers to Peter Doelger Brewing Co, Inc, 407 E 55. nom

21ST st, 213 W (3:771), ns, abt 175 w 7 av, 25x98.9; Mar6; Mar14'14; due & int as per bond; Alexander Trautman to August Janssen, 34 W 30. 2,000

25TH st, 137-9 W (3:801), ns, 450 w 6 av, 66.4x½ blk x68.3x98.9; ext of mtg for $32,-500 to Mar16'17, 6%; pr mtg $250,000; Mar 11; Mar16'14; Jas Watt, 922 Farragut st, Pittsburgh, Pa, with Alex R Peacock, 922 N Highland av, Pittsburgh, Pa. nom

26TH st, 235 W (3:776), ns, 313.6 e 8 av, 24.10x98.9; Mar16; Mar18'14; 3y or sooner, 5½%; Central Associates Co, a corpn, to Excelsior Savgs Bank of NY, a corpn, 79 W 23. 15,000

26TH st, 235 W; certf as to above mtg; Mar12; Mar18'14; same to same. ——

26TH st, 235 W; sobrn of mtg for $10,-000 to mtg for $15,000; Mar16; Mar18'14; Nathan Coleman, 2170 Bway, with same. nom

27TH st, 234 W (3:776), ss, 309.11 e 8 av, 24.10x98.9; Mar13; Mar18'14; 3y or sooner, 5½%; Josephine A & Walter I Scott of East Orange, NJ, to Excelsior Savings Bk of NY, a corpn, 79 W 23. 17,000

27TH st, 234 W; sobrn of mtg for $9,000 to mtg for $17,000; Mar16; Mar18'14; Nathan Coleman, 2170 Bway, with same. nom

30TH st, 228 E (3:910), ss, 316.3 e 3 av, 18.9x98.9; also HARRISON AV (Bklyn), ws, 25 n Gerry, 25x100; also PROP in Long Island City; 1-6 pt; Apr7'13; Mar14 '14; 3y6%; Herman Fromme, N Y, to Clarissa E Browne, 404 Neck rd, Bklyn. 5,000

30TH st, 241 W (3:780); ext of mtg for $6,000 to Mar3'17, 5%; Mar10; Mar18'14; Sophia Kempner & Hermann Schmidt exrs Jonn A L Kempner with Mine Goldsmith, 808 West End av. nom

31ST st, 330 W (3:754); ext of mtg for $9,000 to May1'17, 5%; Mar9; Mar18'14; Jno J Quigley, 330 W 31, with An Assocn for the Relief of Respectable Aged Indigent Females in City NY, a corpn, 891 Ams av. nom

31ST st, 366 W (3:754); ext of mtg for $10,000 to Mar10'17, 5%; Feb26; Mar13'14; Mendelssohn Benevolent Society with Louis Massucci, 612 8 av. nom

32D st, 29-35 W (3:834), ns, 420 w 5 av, runs n96.9xw30xn98.9 to ss 33d (Nos 30-4) xw52.6xs96.9xw17.6xs98.9 to 32d xe100 to beg; PM & bldg loan; Feb20'07; re-recorded from Feb21'07; Mar17'14; due Feb25'11, 5 & 6%, & after completion 5%; Bankers Constn Corpn to Raphael L Cerero. 1,380,000

33D st, 30-4 W, see 32d, 29-35 W.

34TH st, 324 W (3:757); ext of two mtgs for $23,000 aggregate to Mar1'17, 5%; Mar 1; Mar17'14; Edwin L Kalish, 1 W 85, with Cath McDonald, 315 W 33. nom

34TH st, 632-4 W (3:679), ss, 396.10 w 11 av, 55x100; leasehold; Mar17; Mar18'14; 1 mo, 5%; P W Engs & Sons, a corpn, to Harris D Rush, at Westfield, NJ. 50,000

34TH st, 632-4 W; certf as to above mtg; Mar17; Mar18'14; same to American Exchange National Bank or such person as shall be designated by it. ——

36TH st, 139 E (3:892), ns, 100 e Lex av, 23x98.9; PM; Feb11; Mar18'14; 3y or sooner, int as per bond; Jos R Duryee to Saml & Benson B Sloan, exrs, &c, Saml Sloan, both at Garrison, NY. 15,000

41ST st, 435 W (4:1051), ns, 325 e 10 av, 25x98.9; Mar17'14; 3y5%; Julia K Wilkins to Emigrant Indust Savgs Bank, a corpn. 3,000

41ST st W, sec 10 av, see 10 av, 554.

42D st, 37-41 W (5:1258), ns, 312 e 6 av, 130x200.10 to ss 43d (Nos 38-48); Mar 19'14; 3y5%; Pentalpha Realty Corpn, a corpn of N J, to Farmers Loan & Trust Co, a corpn, 22 William. 1,250,000

42D st, 37-41 W, & 43d st, 38-48 W; certf as to above mtg; Mar18; Mar19'14; same to same. ——

43D st, 38-48 W, see 42d, 37-41 W.

44TH st, 557 W (4:1073), ns, 100 e 11 av, 25x100.4; PM; Mar17'14; 3y 5 & 5½%; Eliz Gorgers to Gertrude R Hamilton, 875 Park av, & ano. 9,000

44TH st, 557 W; PM; pr mtg $——; Mar 17'14; 1 mo 6%; same to Edw R Vollmer, 887 Ocean av, Bklyn. 1,000

47TH st, 622 W (4:1094), ss, —x—; pr mtg $5,000; 1st av, 579 (3:939), —x—; Mar 12; Mar13'14; 1y6%; Robt A Fanning to Herman Steinkamp, 570 W 172. 1,500

51ST st, 413 E (5:1363), ns, 131.6 e 1 av, 18.9x100.5; Mar11; Mar14'14; due Mar15'17, 3½%; Annie L Richardson & Louise B Scofield, 413 E 51, to Chas E Loew et al, all at 501 W 120, exrs &c Fredk W Loew. 6,000

57TH st, 614 W, see 57th, 622 W.

57TH st, 622 W; also 57TH ST, 614 W (4:1104); leasehold; with cabs, horses, taxicabs, autmobiles, tools & all property, chattels, franchises, etc; Mar16; Mar18'14; due Mar20'16, 6%; Mason-Seaman Transportation Co, a corpn, 622 W 57, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway as trste. gold bonds 200,000

57TH st, 622 W; also 57TH ST, 614 W; certf as to above mtg; Mar17; Mar18'14; same to same. ——

57TH st, 622 W; also 57TH ST, 614 W, with chattels, etc, same prop; pr mtg $200,-000; Mar16; Mar18'14; due Feb20'18, 6%; same to Empire Trust Co, a corpn, 42 Bway, as trste. gold bonds, $150,000

57TH st, 622 W; also 57TH ST, 614 W; certf as to above mtg; Mar17; Mar18'14; same to same. ——

60TH st, 246 W (4:1151), ss, 200 e West End av, 25x100.5; PM; pr mtg $7,250; Mar 14; Mar16'14; due & int as per bond; Louis Bernstein, at Montclair, NJ, to Libman Contracting Co, a corpn, 130 W 46. 3,000

61ST st, 32-8 W (4:1113), ss, 89 e Col av, 74x100.5; Mar16'14; 3y or sooner, int as per bond; N Y Assn for Improving the Condition of the Poor to Farmers Loan & Trust Co, a corpn, 22 William. 80,000

65TH st, 164 W (4:1136), ss, 192 e Ams av 18x100.5; Mar17'14; 3y5%; Julia K Wilkins to Emigrant Indust Savgs Bank, a corpn. 10,000

70TH st, 433 E, see Av A, 1313.

73D st, 321-3 E, see 74th, 334-8 E.

74TH st, 334-8 E (5:1448), ss, 250 w 1 av, 50.6x102.2; also 73D ST, 321-3 E (5:-1448), ns, 275 w 1 av, 50x102.2; pr mtg $45,000; Mar11; Mar16'14; due Jan1'19, 4%; Bohemian Benevolent & Literary Assn of City N Y, a corpn, to The Supreme Lodge of the Bohemian Slavonian Benevolent Soc of the State N Y, a corpn, 325 E 73, as trste of Bohemian Ladies' Soc Devin No 11 J C D et al. 59,300

74TH st, 25 W (4:1127), ns, 328 w Central Park W, 22x102.2; pr mtg $31,000; Mar18; Mar19'14; due & int as per bond; S Ormond Goldan to Michl J Maher, 290 10 av. 6,000

75TH st, 313 E (5:1450), ns, 200 e 2 av, 25.1x99.5x24.1x98.4; pr mtg $——; Mar12; Mar12'14; due July12'15, 6%; Rachel Brown, 45 W 116, to Thos A Wilson, 271 Bowery. notes 1,000

77TH st, 210 W (4:1168), ss, 165 w Ams av, 25x102.2; pr mtg $10,000; Mar19'14; due Sept19'14, 6%; Wm A Williams & Matilda M, his wife, & Kath M Williams, all at Sea Cliff, LI, to Morris Kahn, 1361 Madison av. 600

84TH st, 207-81 W, see West End av, 500-6.

84TH st, 309 W (4:1246), ns, 134 w West End av, 16x102.2; pr mtg $22,000; July29 '13; Mar14'14; 5y6%; Geo W Fuller, of Summit, NJ, to Rudolph Hering, of Montclair, NJ. 8,000

84TH st, 353 W (4:1246), ns, 517 w West End av, 16x102.2; PM; Mar16; Mar17'14; due & int as per bond; Jos F Geraghty, of Rye, NY, to Title Guar & Trust Co, a corpn. 12,000

91ST st, 54 E (5:1502), ss, 93.4 e Mad av, 20x100.8; pr mtg $23,000; Mar17'14; 1y 6%; Sol Realty Co, Inc, a corpn, to State Realty & Mtg Co, a corpn, 18 E 41. 2,700

91ST st, 54 E; certf as to above mtg; Mar17'14; same to same. ——

91ST st, 54 E; ext of mtg for $23,000 to Feb1'17, 5%; Mar17'14; Edw E Black, at Yonkers, NY, with Sol Realty Co, Inc, a corpn, 37 W 39. nom

93D st, 331 E (5:1556); ext of mtg for $10,000 to Feb27'17, 5½%; Mar6; Mar17'14; Henry Necarsulmer, 320 Central Park W, & ano, trstes Sarah Heinemann, with Ralph R Ullman, 331 E 93. nom

94TH st, 20 E (5:1505); ext of mtg for $15,000 to Mar6'19, 4½%; Mar6; Mar16'14; Emmie L B Clark with Bowery Savgs Bank, a corpn, 128 Bowery. nom

94TH st, 20 E; ext of mtg for $5,000 to Mar6'19, 4½%; Mar6; Mar16'14; same with same. ——

94TH st, 42 W (4:1207), ss, 376.9 w Central Park W, 16.9x100.8; Mar17'14; 1y5%; Mary Rickaby, widow, to Franklin Savgs Bank, 656 8 av. 5,000

97TH st, 177 W (7:1852), ns, 118 e Ams av, 19x100.11; ext of mtg for $7,000 to Mar 15'16, 5%; Mar11; Mar19'14; Mutual Life Ins Co of N Y, 32 Nassau, with Leo L Doblin, individ & exr Eva Metzger. nom

99TH st, 230 W, see Bway, sec 99th.

99TH st, 254 W (7:1870), ss, 158.4 e West End av ,16.8x100.11; Mar18'14; due & int as per bond; Fanny L wife Jno J Crawford, 254 W 99, to Julia W Mansfield, 1184 Lex av. 15,000

105TH st, 157 E (6:1633), ns, 95 e Lex av, 25x100.11; Mar17'14; due & int as per bond; Estella Fink to Title Guar & Trust Co, a corpn, 176 Bway. 11,000

105TH st, 161-3 E (6:1633), ns, 145 e Lex av, 36.6x100.11; Mar19'14; 5y5% Annie, wife Osias Kestenbaum, to Algernon S Frissell, 7 W 43. 14,000

105TH st, 237 W (7:1877), ns, 375 w Ams av, 25x100.11; ext of mtg for $20,000 to Mar18'19, 5%; Mar13; Mar18'14; Eugenia W Chapin, 317 W 81, with David Crear, 237 W 105. nom

107TH st, 200-2 E, see 3 av, 1939.

107TH st, 66 W (7:1842), ss, 148.9 e Col av, 48.9x100.11; PM; pr mtg $——; Mar 16; Mar19'14; 10y6%; Ella M Thompson, 165 W 23, to Richd W Freedman, 90 Neptune av, New Rochelle, NY.. 22,500

111TH st, 132-42 E (6:1638), ss, 25 w Lex av, 107.2x100.11; ext of mtg for $95,-000 to Dec2'18, 5%; Feb4; Mar19'14; General Soc of Mechanics & Tradesmen of City N Y, a corpn, 18 W 44, with Uptown Talmud Torah (meaning Bible Study) Assn of N Y, 132-42 E 111. nom

111TH st, 307 W (7:1846), ns, 158.4 w 8 av, 33.4x100.11; Mar17'14; 5y5%; Wm Kalish to Emigrant Indust Savgs Bank, a corpn. 25,000

112TH st, 307 E (6:1684), ns, 100 e 2 av, 25x100.11; also WEBSTER AV (11:-2896), es, 275 s 171st, 100x124 to Mill Brook x100.4x112.10; pr mtg $——; Mar12; Mar 19'14; recorded in Bronx Mar17'14; demand, 6%; Giuseppe & Giuseppe G Zibelli both at 160 S 10 av, Mt Vernon, NY, to The Willson & Adams Co, a corpn, at Mt Vernon, NY. 4,672.62

114TH st, 208-10 E (6:1663), ss, 122.4 e 3 av, 42.3x100.11; participation agmt in mtg for $38,000; Mar9; Mar16'14; Columbia-Knickerbocker Trust Co, a corpn, 60 Bway, with Jos L Buttenwieser, 300 Central Park W. ——

115TH st W (7:1848), ns, 125 w 8 av, 120 x100.11; ext of two mtgs for $165,000 aggregate to Feb1'19, 5%; Mar11; Mar14'14; Hyman & Henry Sonn with 114th St & 7th Av Constn Co, a corpn, 1884 7 av. nom

116TH st, 312 E (6:1687), ss, 190 e 2 av, 21.6x100.11; Mar13'14; 5y5%; Jno G Coyle, 226 E 31, to Union Square Savgs Bank, a corpn, 20 Union Sq. 9,000

116TH st, 246 W (7:1831); ext of mtg for $20,000 to May1'19, 4½%; Mar17; Mar 19'14; Chas Salomon, 114 E 71, with Emanuel Arnstein, 101 W 77. nom

117TH st, 338 E (6:1688); ext of mtg for $14,000 to Apr19'17, 5½%; Feb6; Mar13'14; Carmine Napolitano with Robt Carter, of Princeton, NJ. nom

118TH st, 421 E (6:1806), ns, 227.4 e 1 av, 16.8x60.1x24.9x78.5; Mar16'14; due & int as per bond; Vincenza Grosso, 421 E 118, to Michl Miele, 407 E 118. 4,500

118TH st, 27 W (6:1717), ns, 460 e Lenox av, 25x100.11; PM; pr mtg $20,000; Mar13; Mar16'14; due & int as per bond; Annie Schelnberg, of Bklyn, to Harry Harris, 1 W 117. 2,000

118TH st, 27 W; PM; pr mtg $23,000; Mar13; Mar16'14; 15 notes, payable $60 monthly, 6%; same to same. notes 900

122D st, 335-7 E (6:1799), ns, 175 w 1 av, 50x100.11; Jan17; Mar17'14; 1y6%; Geo Gabriel (note made by Abr Gabriel), 154 Congress, Bklyn, to Annie Huss, 1461 Bryant av. collateral for note 1,650

122D st, 440 E (6:1809), ss, 169 w Pleasant av, 18.6x100.11; also BLAKE AV (Bklyn), nec Ashford, 20x90; pr mtg $——; Mar12; Mar17'14; demand, 6%; Abr Koch to Chester W Betts, 9 Anderson av, Port Richmond, B of R. 718

122D st, 112 W (7:1906), ss, 153 w Lenox av, 18x100.11; Mar16'14; 5y5%; Allic Jean, wife B Burt Sheldon, 112 W 122, to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 10,000

122D st, 112 W; sobrn of mtg for $4,000 to mtg for $10,000; Mar14; Mar16'14; same

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& Susan E Clendinning, 146 W 122, with Lawyers Title Ins & Trust Co, a corpn, 160 Bway. nom

123D st, 226 E (6:1787), ss, 255 w 2 av, 25x100.11; Mar19'14; 5y5%; Sadie Caro to Emigrant Indust Savgs Bank, a corpn. 17,000

125TH st, 26 E (6:1749); estoppel agmt as to mtg for $36,000; Mar16; Mar17'14; Isidor Lewkowitz with Florence Mathews, 30 W 57. nom

127TH st, 82 W, see Lenox av, 340.

129TH st, 119 W (7:1914), ns, 200 w Lenox av, 25x99.11; Mar16; Mar17'14; due & int as per bond; Annie Miller to Title Guar & Trust Co, a corpn. 12,000

130TH st, 124 W (7:1914), ss, 250 w Lenox av, 16.8x99.11; PM; Mar16; Mar17'14; 5y5%; Chas Fiedler to Wm F Patterson, 124 W 130. 5,500

142D st, 223 W (7:2028); ext of mtg for $14,000 to June23'17, 5%; Mar16; Mar17'14; Bernhard Freund, 201 W 85, with Peter Stein, 209 Edgecombe av. nom

145TH st, 340 W, see Edgecombe av, 231.

153D st, 402 W (7:2067); ext of mtg for $60,000 to Feb1'17, 5%; Mar13; Mar16'14; Bettie Rothfeld, 163 W 72, with Fredk W R Eschmann, 100 Palisade av, Yonkers, NY, & ano. nom

162D st W, nwc Ft Washington av, see Ft Washington av, nwc 162d.

162D st, 555-61 W (8:2122); ext of mtg for $12,000 to Feb27'16, 6%; pr mtg $130,000; Mar17; Mar19'14; Fred L Martin, N Y, with The Gerbereux Co, a corpn, 369 S Bway, Yonkers, NY. nom

168TH st, 506 W (8:2123), ss, 133.4 w Ams av, 16.8x95; PM; Mar18'14; 5y5%; Mathilda F Zaisser, 506 W 168, to Karl Neddermeir, 11 Wadsworth av. 5,500

Av A, 208 (2:406), sec 13th (Nos 500-4), 26x96; pr mtg $40,000; Mar14'14; 5y6% Yetta Salzman to Chas Steckler, 611 W 110. 5,000

Av A, 208, & 13TH ST, 504 E (2:406); ext of mtg for $40,000 to Nov1'19, 5% Mar14'14; Chas Steckler with Yetta Salzman. nom

Av A, 1313 (5:1465), nwc 70th (No 433), 27.8x94; PM; Mar1; Mar18'14; 10y or sooner, 4¾%; Saml Engel, 1304 Av A to Wm Stube on River rd, East Hackensack, NJ, et al, exrs, &c, Henry Stube, decd, et al. 15,000

Av C, 126-30 (2:378); ext of mtg for $75,000 to Sept1'16, 5%; Mar10; Mar16'14; Lincoln Trust Co with Saml & Max Hirsch. nom

Amsterdam av, 975 (7:1862); sal Ls; Mar 12; Mar13'14; demand, 6%; Jno Bentz to Lion Brewery, a corpn, 104 W 108. 1,225.02

Broadway (7:1870), sec 99th (No 230), 55x125; ext of mtg for $20,000 to Mar1'17, 6%; pr mtg $135,000; Mar16'14; Ida Daniel with Nathan Grabenheimer, 2643 Bway, et al. nom

Broadway, 2708 (7:1875), es, 70.9 s 104th, 31x120x30.9x124; pr mtg $——; Mar16'14; 3y6%; Harry Lowenthal to Henry Bendheim, 42 W 89. 15,000

Central Park W, 355 (4:1209); ext of mtg for $10,000 to Mar13'17, 5%; Mar9; Mar16'14; Title Guar & Trust Co, a corpn, 176 Bway, with Cath C Carroll, individ & gdn Kathleen Carroll et al. nom

Columbus av, 469 (4:1196); ext of mtg for $27,000 to Mar19'19, 5%; Mar19'14; Emigrant Indust Savgs Bank, a corpn, with Jno & Christine Vagts, 538 Bay st, Stapleton, SI. nom

Columbus av, 944 (7:1861); ext of mtg for $14,000 to Nov8'16, 4½%; Jan27; Mar 17'14; N Y Bible & Common Prayer Book Soc, a corpn, 4 av & 22d, with Jas Michael, 230 W 97, et al. nom

Convent av, 124 (7:1971), ws, 70 n 133d, 60x100; Mar17'14; 5y5%; Paterno & Son Contracting Co, a corpn, to Josiah H DeWitt, 40 W 51, gdn Helen A DeWitt. 55,000

Convent av, 124; certf as to above mtg; Mar17'14; same to same. ——

Edgecombe av, 231 (7:2051), swc 145th (No 340), 90x20x93.4x20.3; collateral given for ext of mtg for $10,000 to Jan1'15, —% on Nos 108 E 16 & 8 av 2633; Jan27; Mar 14'14; due & int as per bond; Ristori Leerburger, N Y, & Daisy C Metzler, of Dallas, Tex, to Hyman Starr, 468 Riverside dr. nom

Fort Washington av (8:2136), nwc 162d, 102.2x118.5x99.11x140; pr mtg $165,000; Mar 16; Mar17'14; 1y6%; Hilliard Constn Co, a corpn, to Sadie Roth, 753 Jennings. 21,500

Fort Washington av (8:2136), nwc 162d; same prop; certf as to above mtg; Mar16; Mar17'14; same to same. ——

Lenox av, 340 (6:1724), sec 127th (No 82), 17.6x85; Mar18'14; due May1'16, 4½%; Mary W R Dohrmann, 351 W 55 & Wm C Renwick at Summit, NJ, to Demilt Dispensary, a corpn, 245 E 23. 2,500

Madison av, 1538-40 (6:1610), ws, 50.6 n 104th, 33.4x70; ext of mtg for $13,500 to Jan20'17, 5½%; Jan14; Mar16'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Rosalie J Greenbaum. nom

Marble Hill av, 96 (13:3402), ss, 100 sw 228th, runs sw along av on curve 86.1xe 101.4xnw103.2 to beg; gore; PM; Mar19 '14; due & int as per bond; Mary J Gavnor to Frieda Hart, 59 W 119. 5,000

St Nicholas av, 844 (7:2067), es, 47.5 n 152d, runs e67.7xn3.6xw2.4xn17xw3.4xn0.6x w66.4 to av xs21.5 to beg; PM; Mar16; Mar 17'14; 5y5%; Richd C Daniel to Lawyers Mtg Co, a corpn. 14,000

Seaman av (8:2250), nws, 123.8 sw 218th, runs sw75xnw140xne50xse40xne25xse100 to beg; Mar13; Mar14'14; 3y6%; Herman Feldmann, Margt Hoffman & Lina Nimis, exrs Henry Feldmann (decd) & Elise Feldmann, widow, to Commonwealth Savgs Bank of N Y, a corpn, 2007 Ams av. 3,000

Sherman av (8:2225), ns, 350 w 204th, 50 x150; pr mtg $45,000; Mar16'14; 2y6%; Vermilvea Realty Co, a corpn, to Jennie Rudinsky, 1241 47th, Bklyn. 6,000

Sherman av (8:2225), same prop; certf as to above mtg; Mar16'14; same to same. ——

West Broadway, 26 (1:127); leasehold; ext of mtg for $8,000 to Mar12'19, 6%; Mar 12; Mar17'14; Thekla Birnbaum, 706 Riverside dr, with West Bway Realty Co, a corpn, 26 West Bway. nom

West End av, 145 (4:1178); ext of mtg for $29,000 to May1'17, 5%; Mar10; Mar 19'14; Geo F Schwarz, 1470 Beacon st, Brookline, Mass, with Saml D Davis Constn Co, a corpn, 131 E 23. nom

West End av, 500-6 (4:1232), nec 84th (Nos 267-81), 102.2x133; Mar17'14; 3y or sooner, 5½%; Waterman Realty Co, a corpn, to Lawyers Title Ins & Trust Co, a corpn. 200,000

West End av, 500-6, nec 84th (Nos 267-81); certf as to above mtg; Mar16; Mar17 '14; same to same. ——

1ST av, 579, see 47th, 622 W.

1ST av, 1447 (5:1450); asn Ls by way of mtg as collateral to secure $2,300; Mar2; Mar19'14; Frank Pokorny, 1447 1 av, to Eblin Brewing Co, 760 1 av. nom

1ST av, 2197 (6:1684), ws, 75.11 s 113th, 25x100; pr mtg $——; Mar18; Mar19'14; due Sept15'14, 6%; Raffaela Astarita Realty Co, a corpn, 38 Park row, to Santo Giacini, 422 E 117. 1,000

1ST av, 2197; certf as to above mtg; Mar18; Mar19'14; same to same. ——

2D av, 31-3 (2:457), ws, 50 s 2d, 59.6x90.9 x41x89; PM; Mar5; Mar18'14; due Mar17 '19 with agmt for ext for 2 yrs more, 5%; Bernhard Lefkowitz to Sarah B Reynolds, 83 Albany av, Kingston, NY. 42,000

2D av (5:1317), ws, 75.5 s 44th, 25x100; pr mtg $——; Mar5; Mar13'14; 4y6%; Bernhard Horn & Isaac Sachar to Abr J Dworsky, 53 E 93. 7,000

2D av, 2697 (6:1658), ws, 25 n 108th, 25x 99.9; ext of mtg for $14,000 to Mar12'19, 5%; Mar12; Mar14'14; Maria Casazza, 123 Macdougal, with Frank Porco, 246 E 115. nom

3D av, 1939 (6:1656), sec 107th (Nos 200-2), 25.11x93.10; Mar19'14; due & int as per bond; Chas E McManus, exr Eliza McManus, to Title Guar & Trust Co, a corpn. 22,000

5TH av, 1411 (6:1621); ext of mtg for $20,000 to Jan27'17, 5%; Mar6; Mar18'14; Gustav Basch, 2 E 59 et al, exrs, &c, Sol Appel with Frederic de P Foster at Tuxedo Park, NY, & ano, trstes Geo L Kingsland. nom

5TH av, 2232 (6:1733); ext of mtg for $12,500 to Apr15'17, 5%; Feb4; Mar19'14; Arthur J Ridley with The Boudeau Co, 733 9 av. nom

6TH av, 362 (3:824), es, 51.9 n 22d, 22.4x 62; Mar17'14; 5y5%; Chas S Phillips, trste Walter S Lawrence (decd) to Lawyers Title Ins & Trust Co, a corpn. 35,000

8TH av (3:753), ws, 49.9 n 29th, runs n 21xw70xs19xe12xs2xe58 to beg; pr mtg $21,500; Dec30'13; re-recorded from Mar4'14; Mar13'14; 1y6%; Mary E O'Farrell trste Mary Halpin to Annie T Healy, 226 E 116. 1,000

8TH av, 2572 (7:2023), es, 24.11 n 137th, 25x80; pr mtg $——; Feb13; Mar13'14; 1y 6%; Sylvester Pelechantz, Simon Gaydosh & Makari Bincarowsky to Hnat Bincarowsky, 310 E 71. 1,500

9TH av, 736 (4:1040), es, 44 s 50th, 22.4 x82x40.6x80, except pt conveyed Mar16'72; Feb28; Mar16'14; due & int as per bond; Julia Coberg, 736 9 av, individ, extrx, &c, Christopher J Swingmann, to Louis Wendel Jr, 341 W 51. 270

10TH av, 554 (4:1050), sec 41st, 20x64; pr mtg $9,000; Mar12; Mar13'14; due & int as per bond; Jos M Garvey, of Alpine, NJ, to Troy Savgs Bank at Troy, NY. 1,000

14TH av (8:2256, 2257 & 2259), ws, from 214th to 215th, —x— to Hudson River, being plot 22 map pt farm Saml Thomson, known as Mt Washington, 12th Ward, contains 3,144 acres; also HUDSON RIVER, e shore, being w pt plot 23, same map, contains 2,301 acres, with all title to lands under water, &c; pr mtg $45,000; Jan21; Mar19'14; due & int as per bond; Lewis A Mitchell & RoseM. his wife, 59 W 76, to L Napoleon Levy, 18 W 72. 22,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Car lease (miscl), gen mtg, &c, for $600,000; Nov28'13; Mar17'14; 15yf Mar1'14, 4½%; Pennsylvania Co for Ins on Lives & Granting Annuities, trste, to Lehigh & New England R R Co. nom

Car lease, gen mtg, &c; agmt as to execution & delivery of trust certificates as above to Brown Bros & Co; Nov29'13; Mar 17'14; same to same. ——

Railroad Cos tunnel (2:602, 603, 656 & 657 & miscl), and lines of railway from N Y City, N Y to Jersey City, N J, sidings, depots, shops, houses, terminals, leaseholds, rolling stock, franchises, &c; gen trust mtg recorded Mar8'02 to secure gold bonds for $7,000,000 due Feb1'32, 5%, being all RT&I of party 1st pt of all prop held as trste created by 1st mtg dated Feb20'02, & executed by N Y & Jersey R R Co; Feb19; Mar13'14; Guaranty Trust Co of NY, 140 Bway, grantor, to U S Mtg & Trust Co, 55 Cedar, grantee. nom

Yonkers, N Y (miscl); certf as to mtg for $9,000; Mar16; Mar18'14; Landscape Realty Co, a corpn, to Katie Mesloh. ——

MORTGAGES.

Borough of the Bronx.

Barretto st (10:2717), ws, 386 n 165th, 75x100; pr mtg $3,500; Mar3; Mar17'14; 1y 6%; Rosa Weisman to Beatrice V Joseph, 315 W 97. 1,250

Beck st, see Av St John, see Av St John see Beck.

Canal pl (9:2340), nwc 138th; sal Ls; Mar4; Mar19'14; demand, 6%; Max Schaef to A Hupfels Sons, a corpn, 842 St Anns av. 3,937.65

Cedar la, ws, abt 80 n 151, see Walton av, nec 151.

Charlotte st, 1415 (11:2977); ext of $31,000 mtg to May1'17 at 5%; Mar17; Mar19 '14; Anna C F Schwarz with Israel Karp, 16 E 103, & Morris Karp, 1415 Charlotte. nom

Coster st (*), ns, 618.6 w Kingsbridge rd, 50x100; Mar13'14; 10y4%; Anna Ehrlich to Otto Ehrlich, 4302 Boyd av. 700

Fairmount pl (11:2955), ns, 300 w Marmion av, 25x100; ext of $6,000 mtg to Nov14'18 at 5½%; Feb5; Mar14'14; Harriet W Brown with Jno C & Eliz M Embree. nom

Fox st, 568-72 (10:2683), certf as to mtg for $10,000; Feb6; Mar13'14; Via Vulpes Realty Corpn to Margt Knox. ——

Home st, 936 (10:2728), ss, 100 w Southern blvd, runs s82xs30xw50xn27.1xn79.2 to st xe50 to beg; Mar12; Mar13'14; 5y interest as per bond; Keilbert Constn Co Inc, a corpn, to Lawyers T I & T Co, 160 Bway 38,000

Home st, 936; certf as to above mtg; Mar12; Mar13'14; same to same. ——

Home st, 936; 2 sobrn agmts; Mar12; Mar13'14; same & Edmont Realty Co with same. nom

Home st, 936; sobrn agmt; Mar12; Mar13 '14; Keilbert Constn Co, Inc, & Peter Sinnott with same. nom

McDonald st (*), ns, 90 e Eastchester rd, 16.11x100; also EASTCHESTER RD (*) nec McDonald, 51.6x104.4x50x90; Feb17; Mar16'14; 1y6%; Jno F Storey of San Francisco, Cal, to Julius Kramer of same place. note, gold, 1,725

McDonald st, nec Eastchester rd, see McDonald st, ns, 90 e Eastchester rd.

Oakland pl, nwc Clinton av, see Clinton av, nwc Oakland pl.

Orchard st (*), ns, adj land Chas E Leviness, runs n100xe50xs100 to st xw50 to beg, City Island; Mar17; Mar18'14; 5y6%; Alberto Ulmer to Alex J Anderson, 180 Scofield av, City Island. 1,500

136TH st E (9:2311), ss, 275 w Alex av, 25x100; pr mtg $10,000; Mar13'14; 3y6 Cech Realty Co, 422 E 71 to Jno D Vorsky, 654 Academy, B of Q, NY. 1,500

136TH st E (miscl), ss, 275 w Alex av, 25x100; certf as to mtg for $1,500; Mar13; Mar18'14; Cech Realty Co, a corpn, to John Dvorsky. ——

138TH st E, nwc Canal pl, see Canal pl, nwc 138th.

139TH st, 277 E, see 3 av, 2586-8.

139TH st, 549 E, see St Anns av, 231.

141ST st, 584 E (10:2551), ss, 231.9 e St Anns av, 25x100; PM; pr mtg $13,000; Mar19'14; due &c as per bond; Saml Linder, 216 St Anns av, to Fredk Jantzen, 879 Freeman. 1,500

142D st E, ns, 100 e Concord av, see Wales av, ws, 75.6 n 142.

142D st E, nwc Wales av, see Wales av, ws, 75.6 n 142.

148TH st E (9:2327), ss, 121.5 w 3 av, runs s83.7xw0.4xs30xw25xn112.11 to ss 148th xe25 to beg; pr mtg $56,000; Jan2; Mar13'14; 5y7%; Bronx Publishing Co, Inc, a corpn, to Columbia-Knickerbocker Trust Co.
Gold bonds, total amount, $50,000; amount advanced, $25,000.

151ST st E, nec Walton av, see Walton av, nec 151.

152D st, 385 E (9:2399), ns, 300 e Courtlandt av, 25x100; Mar11; Mar18'14; due, &c, as per bond; Nosam Corpn to Lawyers Mort Co, 59 Liberty. 5,500

152D st, 385 E; certf as to above mtg; Mar11; Mar18'14; same to same. ——

152D st, 385 E; sobrn agmt; Mar11; Mar 18'14; Minnie W Tillman with same. nom

156TH st, 492-506 E, see Brook av, swc 156th.

162D st E (9:2422), ns, 247 se Morris av, 43.6x115; ext of $3,000 mtg to Jan15'17 at 6%; Jan30; Mar18'14; Mollie Arnold with Christian H Werner. nom

163D st E (10:2659), ns, 175 e Forest av, 93.8 to Tinton av (No 941) x90, except pt for 163d & Tinton av; PM; pr mtg $14,000; Mar13; Mar14'14; 2y6%; Aaron Goodman Realty Co to Pincus Lowenfeld, 106 E 64, & ano. 12,000

163D st E, nwc Tinton av, see 163d E, ns, 175 e Forest av.

164TH st, 655 E (10:2632), ns, 150 w Trinity av, 25x100; Mar18'14; due, &c, as per bond; Kath B Smith to Title Guar & Trust Co, 176 Bway. 4,000

165TH st E (10:2650), ns, 77.8 w Forest av, 19.4x88; pr mtg $——; Dec3'13; Mar 19'14; 3y6%; Munderloh Realty Co, Inc, to Jennie B McEwen, at Wash, DC. 1,500

165TH st E (10:2650), same prop; certf as to above mtg; Dec3'13; Mar19'14; same to same. ——

165TH st E (9:2447), ss, 30 e Grant av, 36.9x80.6x36.9x80.9; pr mtg $——; Mar14; Mar16'14; 2y6%; Mitchell-McDermott Constn Co to Chas A Laumeister, 322 E 155. 4,000

165TH st E (9:2447); same prop; certf as to above mtg; Mar14; Mar16'14; same to same. ——

165TH st, 503-5 E (9:2370), ns, 126.2 w 3 av, 49.11x187; Mar12; Mar13'14; 5y5% Johanna R Ernst to Waldron K Post, Bayport, LI, trste for Clara T Lincoln, will Robt C Townsend. 11,200

165TH st, 503-5 E; sobrn agmt; Mar12; Mar13'14; Alex Hutcheon with Waldron K Post, Bayport, LI, trste for Clara T Lincoln, will Robt C Townsend. nom

167TH st, 825 E (10:2680), ns, 140 w Prospect av, 40x125; Mar16'14; 5y5%; Louis Ruchti to German Savgs Bank, 157 4 av. 24,000

167TH st, 825 E; sobrn agmt; Mar16'14; same & Edw Lehr with same. nom

174TH st E, swc Anthony av, see Anthony av, swc 174.

174TH st E, sec Clay av, see Clay av, sec 174.

176TH st E (11:2951), ns, 117 w Prospect av, 33.11x105.10x33.7x108.5; Mar16; Mar17

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'14; 3y5%; Harris Ratner to Jno V Irwin, 130 E 67. 5,750

177TH st, 1027 E, or Tremont av (11:3106), nec Prospect av (No 1960), 100x175; PM; pr mtg $29,500; Mar5; Mar16'14; 3y5%; Clement H Smith to Thos J Higgins, 2970 Marion av. 5,000

177TH st, 422-4 E, see Park av, 4189-91.

180TH st, 1021 E, see 180th, 1025 E.

180TH st, 1025 E (11:3138-2), nes, abt 25 w Boston rd, 25x60, except part for 180th; also 180TH ST, 1021 E (11:3138-3), nes, abt 50 w Boston rd, 38x60, except part for 180th; pr mtg $4,400; Mar18; Mar19'14; 3y 6%; Jos Loweth, 1021 E 180, to Jas W Nuth, 643 Hudson. 2,700

182D st, 580 E, see Quarry rd, ses, at sws 182d.

183D st W, nwc Jerome av, see Jerome av, nwc 183.

207TH st E, nwc Perry av, see Perry av, nwc 207.

238TH st, 271 E (12:3379), ns, 85 w Katonah av, 20x100; Mar10; Mar18'14; 3y6%; Alice, wife Richd Cunneen, to Kate W Birch, 160 St Marks av, Bklyn. 3,000

238TH st, 271 E; sobrn agmt; Mar10; Mar 18'14; same & Saml Garland with same. nom

Av St John (10:2684), sec Beck, 125x110; bldg loan; Mar13'14; 1y6%; Normal Construction Co to Rockland Realty Co, 509 Willis av. $8,000

Av St John (10:2684); same prop; certf as to above mtg; Mar13'14; same to same.

Anthony av (11:2889), swc 174th, 82.9x 50.6x88x61.4; sobrn agmt; Mar17; Mar18 '14; Jas F Donnelly with Lawyers Mort Co, 59 Liberty. nom

Anthony av (11:2889), swc 174th, 82.9x 50.6x88x61.4; ext of $37,000 mtg to Mar17 '19 at 5½%; Mar17; Mar19'14; Lawyers Mort Co with Corner Constn Co, 1185 Wash av. nom

Bassett av (*), ws, 248.4 n Saratoga av, 24.8x100x25.10x100; PM; Mar5; Mar14 '14; due Dec1'15, 5%; August Johnson to Hudson P Rose Co, 7 W 45. 800

Birchall av (*), ws, 175 n Sagamore, 50x 100; Mar16; Mar17'14; due, &c, as per bond; Mary A Laughlin to Mary Flanagan, 983 Col av, gdn Cath Flanagan. 1,000

Bronx Park av (*), ws, 25 s 177th, 50x100; ext of $1,000 mtg to Jan1'16 at % as per bond; Jan2; Mar16'14; Abr Shafarman with Alex Herman, 251 W 98. nom

Brook av (9:2363), swc 156th (Nos 492-506), 40x107.11x40.1x103.1; ext of $20,000 mtg to Mar1'19 at 5%; Mar11; Mar13'14; Eleanor Hague with Utility Realty Co, 30 E 42. nom

Brook av (9:2392), es, at nws N Y & Harlem R R, runs n64xse42xsw55.4 to beg; ext of $10,000 mtg to Mar13'19, at 6%; Mar 9; Mar17'14; Milton Realty Co with Hannah W Cromwell, extrx Jno Cromwell. nom

Brook av, 1062 (9:2392), es, at nws land NY & Harlem R R; also abt 95 n 165th, runs n64xse31.3xsw55.4 to beg; PM; pr mtg $10,000; Mar16; Mar17'14; due &c as per bond; Ellen H Kemp to Frank L Kemp, 600 W 144. 4,000

Castle Hill av (*), ws, 174.8 n Westchester av, 25x104.8; ext of $1,500 mtg to Mar14'16 at 5½%; Mar14; Mar16'14; Benenson Realty Co with Mitchell-McDermott Constn Co, 1094 So blvd. nom

Clay av (11:2889), sec 174th, 94.6x50.6x 88x61.4; sobrn agmt; Mar17; Mar18'14; Jas F Donnelly with Lawyers Mort Co, 59 Liberty. nom

Clay av (11:2889), sec 174th, 94.6x50.6x88 x61.4; ext of $35,000 mtg to Mar17'19 at 5½%; Mar17; Mar19'14; Lawyers Mort Co with Corner Constn Co, 1185 Wash av. nom

Clinton av (11:2995), nwc Oakland pl, 25x100x22.8x100; ext of $13,000 mtg to Nov 24'16 at 5%; Feb4; Mar13'14; Anna M Ohlckers with Chas Horning Jr, 54 Maine av, Rockville Centre, LI. nom

Courtlandt av, 715 (9:2414), ws, 25 s 155th, 25x100; pr mtg $5,500; Mar13; Mar 14'14; due Apr1'17, 6%; Otto Rieger to Amanda Bergener, 312 E 83. 2,100

Courtlandt av (9:2415), ws, 49.1 s 156th, 24.10x99.7; Mar18; Mar19'14; due &c as per bond; Marie Meyer, 639 Lex av, to Irving Savgs Instn, 115 Chambers. 8,000

Decatur av, 3158 (12:3353), es, 213.4 s 205th, 25x112.6; PM; pr mtg $2,800; Feb 14; Mar16'14; due &c as per bond; Eliz & Caroline Meyer to Mathilda A Bengtson, 3158 Decatur av. 4,200

Decatur av (12:3355), es, 75 s 209th, 25x 100; ext of $6,000 mtg to July1'15 at 5½% June8'12; Mar16'14; Carl & Albt Riese with Julius Josephsohn, 3276 Decatur av. nom

Eastchester rd, nec McDonald, see McDonald, ns, 90 e Eastchester rd.

Ellis av (*), ss, 205 e Castle Hill av, 100x 216 to Gleason av, Unionport, except part for Ellis & Gleason avs; Mar14; Mar17'14; 3y5%; Cath Weigand to Caroline Haffen, 2505 Creston av. 6,000

Ellis av, swc Olmstead av, see Olmstead av, nwc Gleason av.

Fieldston rd, swc Griswold pl, see Griswold pl, swc Fieldston rd.

Fordham rd (11:3188), sec Jerome av, runs s123.5xe37.4xn16.10xe139.4 to ws Walton av xn102 to rd xw165.3 to beg; Mar 16'11; due &c as per bond; Eva F R Jung, Walter C Rollins Jr & Herbt K Rollins, individ & as exrs Walter C Rollins, to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 32,000

Fordham rd, nec Jerome av, see Jerome av, nec Fordham rd.

Fordham rd, swc Walton av, see Fordham rd, sec Jerome av.

Gleason av, ns, 205 e Castle Hill av, see Ellis av, ss, 205 e Castle Hill av.

Gleason av, nwc Olmstead av, see Olmstead av, nwc Gleason av.

Grant av (9:2444), ws, 55 s 162d, 50x 113.2 to es Morrisania av, x52.6x128.4; ext of $40,000 mtg to Mar1'19 at 5%; Feb28; Mar13'14; Chas A Siener with Metropolitan Life Ins Co, 1 Mad av. nom

Griswold pl (13:3421), swc Fieldston rd, 144.2x175x123.3x126; Mar18; Mar19'14; 5y 5½%; Alex Thern to Friederike Marz, 430 W 26. 10,000

Hoe av (10:2746), es, 307 s Aldus, 38x 100; ext of $27,000 mtg to Mar10'19 at 5½%; Mar3; Mar13'14; Lawyers Mtg Co with Jad Constn Co, 945 Hoe av. nom

Hoe av (10:2746), es, 345 s Aldus, 50x 100; ext of $35,000 mtg to Mar10'19 at 5½%; Mar3; Mar13'14; Lawyers Mtg Co with Jad Constn Co, 945 Hoe av. nom

Hoe av (10:2746), es, 395 s Aldus, 50.6x 100x49.8x100; ext of $35,000 mtg to Mar 10'19 at 5½%; Mar3; Mar13'14; Lawyers Mtg Co with Jad Constn Co, 945 Hoe av. nom

Hoe av (11:2980), ws, 208 n Freeman, 50 x100; PM; Mar18; Mar19'14; due &c as per bond; Philip Herschowsky, 1041 Hoe av, to Louisa K Kuntz, at sec 192d & Grand blvd & concourse. 3,000

Hobart av (*), ws, 225 s Waterbury av, 50x100; Mar18; Mar19'14; 3y6%; Christina Pagliaro or Pogliaro to North Side Mtg Corpn, 391 E 149. 400

Intervale av (11:2973), nws, 133.5 ne 169th, 25x184.10; PM; pr mtg $2,000; Mar 19'14, due &c as per bond; Theresa Sofia, 1231 Intervale av, to Louise H Allen, 797 E 166. 2,000

Jerome av (11:3197), nwc 183d, 50x100; PM; Mar5; Mar13'14; 5y6%; American Real Estate Co to Wm Crawford, 307 West End av & ano. 20,000

Jerome av, 2460 (11:3189), nec Fordham rd, runs n91xe125xn87.11xe33.4xe101.8 to ws Morris av xs6xw59.10xs161.2 to Fordham rd xw200.7 to beg; Mar11; Mar13'14; 5y5½%; Henry U Singhi to Bowery Savgs Bank, 128 Bowery. 122,000

Jerome av, see Fordham rd, see Fordham rd, sec Jerome av.

Longfellow av (11:3007), es, 125 s Jennings, 25x115x26.10x107.6; pr mtg $5,000; Mar12; Mar13'14; 3y5½%; Herman Karow to Paul Koch, 1440 Longfellow av. 2,000

Ludlow av (*), ns, 155 w Havemeyer av, 50x108, except pt for Ludlow av; Mar 14; Mar16'14; 2y6%; Mitchell-McDermott Constn Co to Kate Schwanewede, 1685 Lex av. 2,000

Ludlow av (*), same prop; certf as to above mtg; Mar14; Mar16'14; same to same.

Magenta av (*), ns, abt 1123.8 e White Plains rd, 25x94.10; Nov5'13; Mar14'14; 3y 6%; Salvatore Gentile, 187 Bonds av, to Antonio Zippoli, 332 E 114, & ano. 850

Morris av, ws, abt 161 n Fordham rd, see Jerome av, nec Fordham rd.

Olmstead av (*), nwc Gleason av, 216 to Ellis av x205, except part for Tremont av; Mar17; Mar19'14; due, &c, as per bond; S & H Realties Inc, a corpn, to Bond & Mort Guar Co, 175 Remsen, Bklyn. 12,000

Olmstead av (*), nwc Gleason av, same prop; certf as to above mtg; Mar17; Mar 19'14; same to same.

Olmstead av, swc Ellis av, see Olmstead av, nwc Gleason av.

Park av, 3416 (9:2388); ext of $9,000 mtg to May10'18 at 5%; Feb9; Mar17'14; Susan Pringle with Josephine Strasser, 316 E 157. nom

Park av, 4189-91 (11:2900), swc 177th (Nos 422-4), 113.11x69.4x103.2x70.5; PM; pr mtg $35,000; Mar17'14; 3y5%; E S Prince Co, Inc, to Hugh N Camp, Jr, 150 W 59 ex Hugh N Camp. 35,000

Paulding av (*), ws, 225 s Neil av, 25x 100; Mar16; Mar19'14; due July9'16, 5%; Thos Kane to Morris Park Estates, 25 Broad. 700

Perry av (12:3343), nwc 207th, 28.2x100.6 x67x80; Mar18'14; due, &c, as per bond; Edw M Cummings to Henry Brodhead, 2961 Briggs av. 2,000

Prospect av, 1960, see 177th, 1027 E, or Tremont av.

Prospect av (11:3106), ses old line, 189.10 ne Tremont av or 177th, 53x150.2; PM; Mar 18'14; 1y5%; Flo Realty Corpn, 1830 Clinton av, to Martin Kelly, 2071 Prospect av. 7,500

Quarry rd (11:3063), ses, at sws 182d (No 580), 59.5x52x50x20; Feb2; Mar19'14; due &c as per bond; Amelia Steinberg to Abr Cohen, 38 W 25. 1,000

St Anns av, 231 (9:2267), nwc 139th (No 549), —x—; ext of $25,000 mtg to Mar16 '19 at 5%; Mar16; Mar17'14; Lawyers T I & T Co with Wm H Schwarz. nom

Southern blvd (11:2982), es, 150 s 173d, 50 x100; ext of $33,000 mtg to Feb24'19, at 5%; Feb24; Mar19'14; Title Guar & Title Co with Wauer Realty Corpn, 1534 Bryant av. nom

Southern blvd, 2153 (11:3111), ws, 193.4 s 182d, 47.1x106.11x44x90.2; PM; Mar17; Mar 18'14; due Sept17'15, 5%; Ewing Speed to Mary S Croxson, 106 Pierrepont, Bklyn. 30,000

Story av (*), ns, 166.3 w Havemeyer av, 25x103; pr mtg $——; Jan2; Mar19'14; 3y 6%; Cogswell-Taylor Impt Co to Henry Leute, 104 Morningside av. 500

Story av (*); same prop; certf as to above mtg; Jan24; Mar19'14; same to same.

Tinton av, 941, see 163d E, ns, 175 e Forest av.

Tremont av, nec Gleason av, see Olmstead av, nwc Gleason av.

Trinity av, 805 (10:2630), ws, 50 n 158th, 50x150; PM; Mar12; Mar13'14; 3y5%; Taxpayers Realty Co to Annie Smith, 206 St Nicholas av. 10,000

Vyse av (11:2995), es, 225 n Jennings, 25x100; Mar7; Mar17'14; 3y5½%; Adela M Harrington to Mary O'Brien, 410 E 141. 6,000

Wales av (10:2574), ws, 75.6 n 142d, 25.2 x100; also WALES AV (10:2574), ws, 50.4 n 142d, 25.2x100; also WALES AV (10:-2574), nwc 142d, 50.4x100; also 142D ST E (10:2574), ns, 100 e Concord av, 44.9x 100x33.2x100; also LAND in Newark, NJ, Bklyn, NY & Cook Co, Illinois; supplemental mtg given to secure bonds amounting to $438,500; Feb27; Mar13'14; due &c as per mtg recorded July29'12; Ward Baking Co to Empire Trust Co, 42 Bway & ano trstes.

Wales av, nwc 142, see Wales av, ws, 75.6 n 142.

Wales av, ws, 50.4 n 142, see Wales av, ws, 75.6 n 142.

Wales av (10:2644), ws, 337.7 s Westchester av, 25x57.10x28.11x72.4; ext of $7,-500 mtg to Nov1'16 at 5½%; Mar4; Mar17 '14; Eliz Patterson, 108 St Marks av, Bklyn, with Martin Sauer et al. nom

Wales av (10:2644), ws, 312.7 s Westchester av, 25x72.4x28.11x86.11; ext of $8,-500 mtg to Nov1'16 at 5½%; Mar4; Mar17 '14; Chas H Nugent with Martin Sauer et al. nom

Wallace av, 1657 (*), ws, 200 s Van Nest av, 25x100; Mar12; Mar13:14; due May1'15, 6%; Jos Kerr to Geo Hauser, 1462 St Lawrence av. 300

Walton av (9:2348), nec 151st, runs n8xe 126.1xse83.7 to ws Cedar la xs40.1xw87.1 to st xnw134.9 to beg; Mar9; Mar17'14; 3y6%; Susan Vanderhoof, Sayville, LI to Chas Eisenhardt, 1126 Greene av, Bklyn, exr Freda K Weisberg. 2,500

Walton av, swc Fordham rd, see Fordham rd, sec Jerome av.

Washington av, 2053 (11:3036), ws, 285.10 s 180th, 25x145; pr mtg $13,000; Mar 12; Mar13'14; 3y6%; Thos Graham to Jno Albers, 161 Franklin, Bklyn. 2,000

Webster av (11:2896), es, 275 s 171st, 100 x124 to Mill Brook x100.4x112.7; also land in NY County; Mar12; Mar17'14; demand; 6%; Giuseppe Zibelli & Giuseppe G Zibelli, Mt Vernon, NY to The Willson & Adams Co, Mt Vernon, NY. 4,672.62

Webster av, es, 275 s 171st, see 112th, 307 E. Manhattan mtgs.

Willis av, 164 (9:2280); sal Ls; Mar9; Mar19'14; demand, 6%; Frank W Clark to A Hupfels Sons, a corpn, 842 St Anns av. 6,375

Willis av, 173 (9:2298), ws, 75 s 136th, 25x100; pr mtg $16,000; Mar18; Mar19'14; 3y6%; Harry Walls, 500 W 177, to Jno H Eggers, 2973 Perry av. 3,000

1ST av (*), ws, 100 n 1st, 300x477 to Bronx River x irreg x216; Mar13; Mar14 '14; 1y6%; Filomena Cipolla to Lawrence B French, 698 Eastern Pkway, Bklyn. 2,850

3D av, 2586-8 (9:2314), es, 84 n 139th, 28x55.2x25x67.10; also 139TH ST, 277 E (9:2314), ns, 105.10 e Alex av, 25x100, except pt for st; PM; Mar12; Mar13'14; 3y 5%; Frank A Olmsted to Fredk Storck, 3087 Decatur av. 7,000

3D av (9:2307), es, 55.3 n 145th, 56x 72.6x50x97; Mar18; Mar19'14; 5y5%; Edw D Farrell to Bowery Savgs Bank, 128 Bowery. 15,000

3D av (9:2369), ws, 120.5 s 165th, runs w121.1xs23.10xe62.1xs1.2xe61.8 to av xn25.2 to beg; Mar17; Mar19'14; installs, 6%; Jos Hahn to Jos Schwartz, Atlantic City, NJ. 3,890

3D av, es, 260.4 n 167th, see plot begins at ns lot 129, &c.

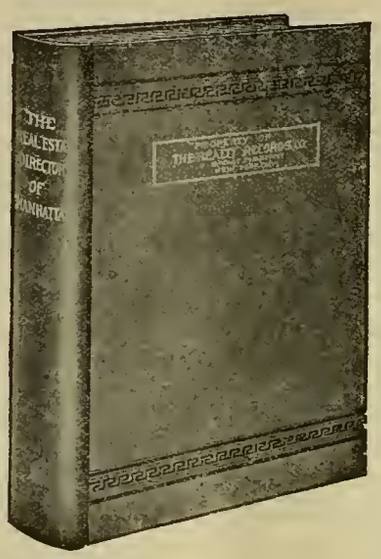
3D av, 3606 (11:2925), ses, 738.6 sw 170th, 49.6x211x49.4x211, except part for 3 av; PM; Mar18; Mar19'14; due, &c, as per bond; Taxpayers Realty Co, 1109 Forest av, to

3D av (11:2927), es, 225 s 171st, 50x100; Mar14; Mar18'14; 5y, int as per bond; Nora Constn Co to Jno Bussing Jr, Mt Vernon, NY. 22,000

Plot (10:2609) begins at ns lot 129 distant 100 se from es 3 av, runs se48xsw 71.9xnw47xne73 to beg, pt lot 129 map Morrisania, with right of way over STRIP begins 3 av (10:2629), es, 260.4 n 167th, 9x100.1; PM; Mar14; Mar16'14; due &c as per bond; Frank B Hill to Philipp Hill, 2760 Morris av. 10,000

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2402 New York, March 28, 1914. (39) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Canal st, 202-4.
*Cathedral Pkway, 153 (nec 7 av), blk 1820-2.
Division st, 237-237½ on map 237.
Fulton st, 19.
Grand st, 444-6.
John st, 110 (96).
*Market sl, 100-2 (or South st, 222).
*Mulberry st, 90 (or Canal st, 202-4).
New Chambers st, 82.
Norfolk st, 145.
*Ridge st, 16-20 (or Grand st, 444-6).
Sheriff st, 63.
South st, 222.
Stanton st, 263.
Warren st, 117.
3d st, 231 E.
*6th st, 601 E (or Av B, 93).
12th st, 144 W.
13th st, 507 E.
15th st, 137 E.
15th st, 36 W.
16th st, 1-7 E.
*16th st E (nec 5 av, 85, blk 844-1.
16th st, 18 W.
24th st, 404 E.
25th st, 434 E.
27th st, 40-2 & 519 W.
36th st, 558 W.
*39th st, 300 E (or 2 av, 724).
40th st, 127 E.
41st st, 414 W.
44th st, 137-45 E.
45th st, 132-8 E.
46th st, 306 E.
50th st, 516 W.
52d st, 248 & 531 W.
54th st, 432 W.
*67th st, 300 W (or West End av, 157-9).
68th st, 241 W.
71st st, 223 E.
74th st, 12 E.
75th st, 317 E.
76th st, 34 W.
*77th st, 500 E (or Av A, 1448).
79th st, 104 E.
91st st, 20 W.
*94th st E, ns, blk 1574-8½ (or 95th st, ss).
95th st E, ss, blk 1574-8½.
Interior gore, bet E 94th & 95th sts, blks 1594-pt lt 8½.
97th st, 170 W.
102d st, 123-5 E.
103d st, 166 E.
104th st, 27 E.
107th st, 230 E.
109th st, 79 E.
*115th st E (swc 3 av), 2100), blk 1642-39.
115th st, 464 E.
116th st, 327 & 411 E.
118th st, 63-5, 68-70 & 239 E.
119th st, 247-51 E.
*119th st E (nwc 2 av, blk 1784-21.
119th st, 26 & 111 W.
121st st, 518 E.
122d st, 51 E.
122d st, S & 273 W.
123d st, 221-3 & 547-9 W.
125th st, 304 E.
*126th st, 1 E (or 5 av, 2041).
127th st, 140 W.
129th st, S E.
131st st, 9-11 E.
133d st, 68 W.
135th st, 17 W.
137th st, 106 & 244 W.
140th st, 271 W.
149th st, 507 W.
150th st W, ss, blk 2081-37-40.
179th st, 815 W.
180th st, 804 & 820 W.
183d st, 551 W.
*183d st, 600 W (or St Nicholas av, 1447-57).
*207th st W (nec Sherman av), blk 2229-29.
Av A, 1448.
Av B, 93.
*Audubon av, 360 (or 183d st, 551 W).
Edgecombe av, 153-5.
Ft Washington av, ws, blk 2139-156 & 159.
*Broadway, 1148-54 or 5 av (swc 27th st, 228-32
Pinehurst av, 44-8.
*Pinehurst av, 49-55 (or 180th st, 204 W).
*Pinehurst av (n w c 179th 815 W), blk 2177-158.
*Pinehurst av (swc 180th st, 820 W), blks 2177-161.
St Nicholas av, 1447-57.
Sherman av, 112-16 on map 127-9.
Sherman av (nec 207th st), blk 2227-29.
West End av, 153-9.
1st av, 2125 & 2173.
2d av, 531, 722-4 & 732-6.
2d av, 895 & 2321-3.
3d av, 2100 & 2360.
5th av, 85, 228-32 & 2041.
6th av, 52.
7th av, 140-6, 230 & 1801-5.
11th av, 617-21.

WILLS.

Canal st, 51-3.
Canal st, 61-3 & 79.
Canal st, 83-7 & 123-5.
Canal st, 203-5.
*Chrystie st, 43 (or Canal, 123-5).
East Bway, 28 & 89.
*Eldridge st, 30-2 (or Canal, 85-7).
Eldridge st, 34-6.
Essex st, 119.
*Mulberry st, (nwc Canal st, 203-5), blk 206-26.
*Orchard st, 12 (or Canal st, 51-3).
Orchard st, 14-6.
Spring st, 120.
9th st, 205-7 E.
14th st, 318-20 W.
17th st, 10-14 E.
17th st, 14-16 W.
18th st, 332-4 E.
*28th st W (nec 6 av, 464), blk 830-1.
39th st, 128 E.
58th st, 439 & 440 E.
72d st, 156 W.
73d st, 260 W.
82d st, 25 W.
*87th st, E (nec 3d av, 1551-3), blk 1533-1.
126th st, 18 E.
133d st, 49-53 W.
135th st, 124-6 W.
140th st, 561 W.
Broadway, 3421.
East Bway, 20 & 143.
1st av, 53 & 91.
3d av, 1234-8.
3d av, 1551-3.
6th av, 464.
8th av, 412 & 2501.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the ineurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED..

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAR. 20, 21, 23, 24, 25 & 26.

Canal st, 202-4 (1:200-12), sws, at ses Mulberry (No 90), 50.2x100.3x49.10x100.7, 6-sty stn loft & str bldg; Lucy A Derby et al heirs &c Mary A Hodgman to Ella V Cann, 53 School st, Andover, Mass; ⅔ pt; AT; mtg $110,000; Mar14; Mar25'14; A$65,000-125,000. O C & 100

Cathedral Pkway, 153, see 7 av, 1801-5.

Division st, 237 & 237½, on map 237 (1:-286-66), ss, 109.1 w Montgomery, 28.1x41.8 x27.5x44.7, 4-sty bk loft & str bldg; Arron or Aaron Milder to Harry 1 Milder, 415 Cherry; mtg $14,000; Aug27'13; Mar25'14; A$12,000-13,500. nom

Fulton st, 19 (1:96-14), ns, abt 60 e Water, 29.11x27, 5-sty bk loft & str bldg; Editb L, wife Geo E Chisolm to said Geo E Chisolm, at Morristown, NJ [19 Liberty]; B&S; Mar18; Mar20'14; A$19,000-21,-000. O C & 100

Grand st, 444-6 (2:341-67), nec Ridge (Nos 16-20), 43.10x100, 6-sty bk tnt & strs; Manhattan Holding Co to Borough Security Corpn, 233 Bway [r 1170]; mtg $72,-000; Mar16; Mar24'14; A$60,000-110,000. O C & 100

Hamilton ter (7:2050), es, 204.1 n 141st, a strip, 0.3x73.8; J Romaine Brown to Barney Estate Co, a corpn, 135 Bway; Mar18; Mar25'14. nom

John st, 110 (96) (1:69-53), sws, abt 140 w Pearl, 20.6x42.9x21x43, nws, 5-sty bk loft & str bldg; Isabella Freedman to Trinity Studio Co, a corpn, 206 Bway; B&S; mtg $25,000 & AL; Mar19; Mar25'14; A$23,000-28,000. O C & 100

Market st, 100-2, see South, 223.

Mulberry st, 90, see Canal, 202-4.

New Chambers st, 82 (1:111-31), ss, 125.3 w from ns Cherry, runs w along st 40.10x s75.2xe20.11xn43.8xe10xn— to beg, except that part of 62 Cherry conveyed by deed, dated Feb15'06, 4-sty bk tnt & strs; Progress Holding Co, a corpn, to Sarah M Sandford [85 Ralph st], Belleville, NJ; QC; Mar23; Mar25'14; A$12,000-16,500. nom

Norfolk st, 145 (2:354-24), ws, 150 s Stanton, 25x100, 5-sty bk tnt & strs; Jacob Siris et al to Louis Levy, 14 W 127, & Chas Levy, 3875 Bway; mtg $25,000; Feb 27; Mar26'14; A$23,500-31,000. O C & 100

Ridge st, 16-20, see Grand, 444-6.

Sheriff st, 63 (2:338-63), ws, 125 s Rivington, 25x100, 5-sty stn tnt & strs; City Real Estate Co, a corpn, to Anna Van Antwerpen, at Paterson, NJ; B&S; Mar5; Mar20'14; A$17,000-27,000. nom

South st, 222 (1:249-1), nec Market sl (Nos 100-2), 26x80, 3-sty bk tnt & strs; Harry W Viemeister to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; mtg $30,000; Mar23; Mar24'14; A$25,000-35,000. O C & 100

Stanton st, 263 (2:334-17), ss, 100 w Columbia, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Max Goldberg to Dora Goldberg, 8-10 W 117 [c/o Max Goldberg, 8 E 117]; AL; Mar25; Mar26'14; A$19,000-30,-000. O C & 100

Warren st, 117 (1:131-35), ss, 109.3 w Washington, 25x92.10x25.7x92.10, 4-sty bk loft & str bldg; Rector, etc, of Trinity Church to Sarah Halkett, 230 Madison av; QC; Mar19; Mar24'14; A$22,000-30,000. O C & 100

3D st, 231 E (2:386-55), ns, 327 e Av B, 20.3x96, 5-sty bk tnt & strs; Jos Rothman to Vintage Realty Co, Inc, a corpn, 726-8 Steinway av, L I City; mtg $16,500; Mar19; Mar20'14; A$14,000-21,000. **27,000**

6TH st, 601 E, see Av B, 93.

11TH st, 223 E (2:467-50), ns, 329 w 2 av, 17x100, 4-sty bk dwg; Helene Figge to Adeline Leitzbach, 454 E 186; mtg $8,000 Mar25'14; A$11,500-14,000. nom

12TH st, 144 W (2:607-22), ss, 358.4 e 7 av, 20.10x103.3, 3-sty & b stn dwg; Teresa C Bourke, heir, &c, Geoffrey R Bourke to Francis W Davis, 142 W 12; mtg $12,000 & AL; Mar24'14; A$14,000-18,000. O C & 100

13TH st, 507 E (2:407-57), ns, 96 e Av A, 25x103.3, 6-sty bk tnt & strs; Jos Weinstein to Annie Weinstein, 1639 Mt Hope av; mtg $29,000; Feb11; Mar21'14; A$16,-000-34,000. O C & 100

15TH st, 137 E (3:871-62), ns, 194 w 3 av, 23.6x103.3, 4-sty & b bk dwg; Helene Figge to Adeline Leitzbach, 454 E 186; mtg $10,000 & AL; Mar25'14; A$21,000-25,000. nom

15TH st, 36 W (3:816-32), ss, abt 510 w 5 av, 25x103.3, 12-sty bk loft & str bldg; Edw F Caldwell to Kate G Caldwell, his wife [c/o Ed F Caldwell, Walnut av], Larchmont, NY; mtg $85,000; Mar23; Mar 25'14; A$47,000-129,000. nom

16TH st, 1-7 E, see 5 av, 85.

16TH st, 18 W (3:817-69), ss, 388 w 5 av, 21x103.3, 4-sty & b bk dwg; Alex Pfeiffer, ref, to Chas C Bull, 34 Gramercy Park [27 Wm] & Newbold L R Edgar, 125 E 40, TRSTES will Cornelia Brady, for Adelaide B Harris; FORECLOS Mar19; Mar 25; Mar26'14; A$$32,000-36,000. **20,000**

24TH st, 404 E (3:955-48), ss, 106.6 e 1 av, 25x98.9, 5-sty bk tnt; Isabel H Hadden to Silas Downing, 33 W 48; B&S; AL; Mar 25; Mar26'14; A$10,000-21,000. O C & 100

25TH st, 434 W (3:722-59), ss, 330 e 10 av, 22.2x98.9, 4-sty bk tnt; Bertha J Klous to Max S Grifenhagen, 720 Riverside dr; [office of the Sheriff, 299 Bway]; QC; Mar 23; Mar26'14; A$9,000-12,000. nom

25TH st, 434 W; Florence Rosenblum to same; QC; Mar24; Mar26'14. nom

25TH st, 434 W; Max S Grifenhagen to Bank of Rockville Centre, at Rockville Centre, L1; mtg $11,000 & AL; Mar23; Mar 26'14. nom

25TH st, 434 W; Max S Grifenhagen, EXR Jacob B Grifenhagen, to same; mtg $11,000 & AL; Mar23; Mar26'14. **10,500**

27TH st, 2 W, see 5 av, 228-32.

27TH st W, see Bway, see 5 av, 228-32.

27TH st, 40-2 W (3:828-70), ss, 177.7 e 6 av, 45.4x98.9x45.6x93.9, 12-sty bk loft & str bldg; Gray Realty & Development Co to Lydia B Gray, 572 Madison av [c/o Olin D Gray, 15 Laight]; mtg $252,500 & AL; Jan15; Mar20'14; A$138,000-320,000. O C & 100

27TH st, 519 W (3:699-22), ns, 250 w 10 av, 25x98.9, 5-sty bk tnt; Wm P McCarthy to Fredk Reifel, 1358 Stebbins av [c/o N Y Egg Case Co, 408 W 42]; mtg $19,500 & AL; Mar21; Mar23'14; A$9,000-22,000. nom

36TH st, 558 W (3:707-64), ss, 125 e 11 av, 25x98.9, 4-sty bk tnt & strs & 1-sty bk rear bldg; Anna Koehler to Wm Koehler, 558 W 36; mtg $7,000; Mar17; Mar21'14; A $8,000-11,000. nom

39TH st, 300 E, see 2 av, 722-4.

40TH st, 127 E (5:1295-15) ns, abt 45 w Lex av, —x—, 4-sty & b bk dwg, 1-sty ext; exemplified copy of will; Kath E Fisher, late of Bolton Landing, Lake George, NY, by will to Henry J Fisher [9 W 56], her son, & Kathryn F Whitney, her daughter [c/o Egbert Hill, Morristown, NJ]; Apr8 '13; Mar25'14; A$34,000-42,000. ——

41ST st, 414 W (4:1050-41), ss, 203.6 w 9 av, 21.6x98.9, 4-sty bk tnt & str; Guy Van Amringe, ref, to Jacob J Tabolt, 332 W 28 [401 W 47]; PARTITION Feb11; Mar 20'14; A$9,500-11,500. **9,075**

41ST st, 414 W; Marguerite Cramond to same; QC; Mar5; Mar20'14. nom

41ST st, 414 W; Grace B Hummel to same; QC; Mar6; Mar20'14. nom

41ST st, 414 W; Jas Blair to same; QC; Mar6; Mar20'14. nom

41ST st, 414 W; Isabella Taylor to same; QC; Mar5; Mar20'14. nom

44TH st, 137-45 E (5:1299-23-26 & 48-50), ns, 75 e Lexington av, runs e100xn 100.5xw25xn100.5 to ss 45th (Nos 132-8) xw75xs200.10 to beg, 9 3-sty & b stn dwgs; Elbridge T Gerry to Akron Bldg Co, a corpn, 119 W 40; Mar18; Mar20'14; A$135,-000-171,000. nom

45TH st, 132-8 E, see 44th, 137-45 E.

46TH st, 306 E (5:1338-48), ss, 100 e 2 av, 25x100.5, 5-sty bk tnt & strs; Frances M Finck to Carmana Realty Co, a corpn, [c/o Jno C Denner], 123 Lockwood av, New Rochelle, NY; AL; Mar19; Mar20'14; A$9,000-22,000. O C & 100

50TH st, 516 W (4:1078-43), ss, 250 w 10 av, 25x100.5, 5-sty bk tnt; Hiram M Kirk, ref, to Geo H, Gerardus & Lillian Valentine & Kate M Van Nostrand, all at 406 W 149; FORECLOS Mar24; Mar26'14; A$9,000-19,000. **15,000**

52D st, 248 W (4:1023-56), ss, 204.2 e 8 av, 20.10x100.5, 3-sty & b stn dwg; Thos V McLaughlin to Thos J Mullin, 328 E 90; mtg $22,000 & AL; Mar25; Mar26'14; A$25,-000-28,000. O C & 100

52D st, 248 W; Thos J Mullin to Thos V McLaughlin, 60 E 83 [2 Rector]; mtg $22,000 & AL; Mar25; Mar26'14. O C & 100

52D st, 531 W (4:1081-16), ns, 375 e 11 av, 25x100.5, 5-sty bk tnt; Nathan D Perlman ref to David Crawford, 737 32d [737 E 32], Bklyn; FORECLOS Mar24; Mar25'14; A$9,00020,500.

$100 above encumbrances

54TH st, 432 W (4:1063-49), ss, 383.4 e 10 av, 16.8x53.6x16.8x52.2, vacant; Walter B Walker, ref, to Metropolitan Savgs Bank, a corpn, 59-61 Cooper Sq E; FORECLOSED drawn & recorded Mar24'14; A$5,000-5,000. **4,000**

67TH st, 300 W, see West End av, 153-9.

68TH st, 241 W (4:1160-14), ns, 450 w Ams av, 25x100.5, 2 & 3-sty bk stable; Lester Lazarus, ref, to Granby Corpn, 150 Bway [r 44]; FORECLOSED & drawn Mar 11; Mar20'14; A$10,000-19,000. **1,000**

71ST st, 223 E (5:1426213), ns, 310 e 3 av, 25x102.2, 5-sty stn tnt; Otto Hille to Fredk A Locke, 1006 Seneca av, Evergreen, B of Q; ½ pt; AL; Mar25'14; A$11,000-25,000. nom

71ST st, 233 E (5:1426-13), ns, 310 e 3 av, Hille & Julia, his wife, 444 E 84; ½ pt; AL; Mar25'14. nom

74TH st, 12 E (5:1388-63½), ss, 216 e 5 av, 22x102.2, 4-sty & b stn dwg; Therese M Spitzner, widow, to Geo W Spitzner [165 Front] & Clara S Kienbusch, both at 12 E 74, as joint tenants; B&S; Mar20; Mar 21'14; A$67,000-74,000. gift & 100

75TH st, 317 E (5:1450-11), ns, 250 e 2 av, 25x102.2, 6-sty bk tnt & strs; Harris Schwartz to 75th St Realty Co, a corpn, 68 William [r 710]; mtg $22,500; Oct30'13; Mar21'14; A$9,000-25,000. O C & 100

76TH st, 34 W (4:1128-52), ss, 316 e Col av, 22x102.2, 4-sty & b stn dwg; Vieva P Fisher to Jno Aspell, 139 W 77 [40 E 41]; AL; Mar20'14; A$24,000-45,000. O C & 100

77TH st, 500 E, see Av A, 1448.

79TH st, 104 E (5:1413-69½), ss, 40 e Park av, 20x84, 4-sty & b stn dwg; Carolyn W Morris to Maria DeWitt Jesup, 197 Madison av; mtg $33,000; Mar18; Mar20'14; A$23,000-32,000. O C & 100

91ST st, 20 W (4:1204-40), ss, 175 w Central Park W, 19x100.8, 4-sty & b bk dwg; Emma V Sherman to Runline Realty & Constn Co, a corpn, 507 5 av; mtg $19,-850 & AL; Mar19; Mar26'14; A$13,500-22,-500. O C & 100

94TH st E, ns, 202.11 e 1 av, see 95th E, ss, 103 e 1 av.

95TH st E (5:1574-8½), ss, 103 e 1 av, runs s100.8xe99xs100.8 to ns 94th xe150 to ws proposed Marginal st xn175xne still along st 52.1 to 95th x149.5 to beg; vacant; Wm L Turner, special master in matter of receivers of Metropolitan St Railway Co, & Wm W Ladd, as receiver of N Y City Railway Co, to Eugene W Mente, 254 W 76 [70 Cotton Exchange]; B&S; AT; Mar19; Mar20'14; A$75,000-75,000. 25,250

97TH st, 170 W (7:1851-58), ss, 150 e Ams av, 25x100.11, 5-sty bk tnt; Wm Sherwood to Regina Sherwood, 1183 3 av; mtg $17,000 & AL; Mar24'14; A$16,000-26,000. nom

102D st, 123-5 E (6:1630-12), ns, 277.6 e Park av, 50x100.11, 6-sty bk tnt & strs; Leo J Smith to Gertrude L Smith, 25 E 99; mtg $52,000; Mar20; Mar21'14; A$19,000-56,000. nom

103D st, 166 E (6:1630-43), ss, 156.6 w 3 av, 27x100.11, 5-sty stn tnt; Lena Schacht to Forrest C Hirleman, 2681 Marion av [391 E 149]; mtg $19,000 & AL; Feb25; Mar 24'14; A$11,000-21,000. O C & 100

104TH st, 27 E (6:1610-12), ns, 275 e 5 av, 25x100.11, 5-sty bk tnt; Chas H Smith, individ & EXR Hy B Smith, to Jos Salzman, 212 Lexington av, Bklyn; B&S & CaG; AL; Mar18; Mar26'14; A$12,000-25,-500. O C & 100

107TH st, 230 E (6:1656-33), ss, 200 w 2 av, 25x100.11, 4-sty bk tnt & strs; Gabriele Composto to Julia Murphy, 1123 Park av; 1st mtg $8,500; 2d mtg $—— & AL; Mar25 '14; A$8,000-13,500. O C & 100

109TH st, 79 E (6:1615-34), ns, 26 w Park av, 27x75.8, 5-sty bk tnt & strs; Barnet Teitz to Barney Cohen, 239 E 118; AL; Mar 14; Mar24'14; A$10,500-17,500. O C & 100

115TH st, 464 E (6:1708-27), ss, 24.4 w Pleasant av, 24.10x75.7, 5-sty bk tnt; Frank Garofalo to Little Italy Realty Co, a corpn, 2051 1 av; ½ pt; AT; mtg $13,000; Feb21; Mar24'14; A$7,000-15,000. nom

115TH st, 464 E; Little Italy Realty Co, a corpn to Threshold Realty Corpn, 74 Bway [r 1707], all; AL; Mar12; Mar24'14. nom

115TH st, 464 E, see 1 av, 2125.

115TH st E, swe 3 av, see 3 av, 2100.

116TH st, 327 E (6:1688-13), ns, 300 e 2 av, 16.8x100.11, 3-sty & b stn dwg; Cecilia Ferrari, EXTRX Vito S Ferrari to Angelina Ferrari, 327 E 116; mtg $7,000; Mar24 '14; A$6,500-10,000. O C & 100

116TH st, 411 E, see 1 av, 2125.

118TH st, 63-5 E (6:1745-30), ns, 140 w Park av, 50x100.11, 6-sty bk tnt; Annie Koplik to Henrietta Jacobs, 730 Riverside dr; ½ pt; mtg $49,500; Nov15'13; Mar20'14; A$22,000-61,000. O C & 100

118TH st, 68-70 E (6:1623-43), ss, 140 w Park av, 50x100.10, 6-sty bk tnt; Annie Koplik to Henrietta Jacobs, 730 Riverside dr; ½ pt; mtg $51,600; Nov15'13; Mar20 '14; A$22,000-59,000. O C & 100

118TH st, 239 E (6:1783-17½), ns, 180 w 2 av, 15x100.11, 3-sty & b stn dwg; Barnet Teitz to Barney Cohen, 239 E 118; AL; Mar 14; Mar24'14; A$5,000-5,500. O C & 100

119TH st, 247-51 E, see 2 av, 2321-3.

119TH st, 247-9 E, see 2 av, 2321-3.

119TH st, 26 W (6:1717-47½), ss, 600 e Lenox av, 15x100.11, 3-sty & b stn dwg; Saml Greenfield to Loretta I Gallagher, 364 W 29; AL; Mar21; Mar23'14; A$8,000-10,500. nom

119TH st, 111 W (7:1904-24½), ns, 169 w Lenox av, 19x100.11, 3-sty & b stn dwg; Simon Strauss, heir &c Rosa Strauss, to Mary S Maddock, at Fishkill-on-Hudson, NY; B&S; Dec3'13; Mar23'14; A$10,600-19,-000. nom

121ST st, 518 E (6:1817-27), ss, 208 e Pleasant av, 17x80, 3-sty & b bk dwg; Dora Kraft to Lillie Blumberg, 1361 5 av; mtg $3,500 & AL; Feb27; Mar23'14; A$3,000-4,000. nom

122D st, 51 E (6:1748-5), ns, 280 w Park av, 25x100.11, 5-sty stn tnt; Cornelius J Reilly to Stephen Madden, 69 E 122; AL; Jan22'13; Mar23'14; A$11,000-23,000. nom

122D st, S W (6:1720-61), ss, 145 w Mt Morris av, 21x100.11, 3-sty & b stn dwg; Martha A Fechtman to Harvey W Hall, at Milton Pt, Rye, NY [c/o P R Mitchell Co, 36 E 20]; ½ pt; AL; Mar23'14; A$13,000-20,000. O C & 100

122D st, S W; Margt Malin, heir &c Martha A Dailey, to same; ¼ pt; AL; Mar 23'14. nom

122D st, S W; Isabella Dailey, by Martha A Fechtman, GDN, to same; ¼ pt; AT; AL; Mar24'14. **4,500**

122D st, 273 W (7:1928-5), ns, 100 e 8 av, 20x100.11, 5-sty stn tnt & str; Thos A Roe to Eva A Marbach, 343 E 146; mtg $18,333.33; Dec24'13; Mar23'14; A$11,200-17,000. nom

123D st, 221-3 W (7:1929-20-21), ns, 250 w 7 av, runs n100xw25xn0.11xw14.9xs 100.11 to st xe 39.9 to beg; 2-5-sty stn tnts; Margt P Hicks heir &c Arthur Dyett to Atlantic Marine Transportation Co, a corporation, 17 Battery pl; mtg $28,000; Mar 24; Mar25'14; A$22,600-38,000. nom

123D st, 547-9 W (7:1978-6), ns, 100 e Bway, 75x100.11, 6-sty bk tnt; Annie Patjens to Jno H Eden of Great Neck, L1 [c/o Edenwald Land Co, 299 Mad av]; mtg $95,-000; Dec31'09; Mar24'14; A$45,000-115,000. nom

125TH st, 304 E (6:1801-46½), ss, 100 e 2 av, 18.9x100.11, 3-sty stn tnt & str; also 125TH ST E (6:1801), ss, 99.11 e 2 av, a strip 0.1x80.11; Sarah A Floy to Alice Floy, 215 W 98; Jane F Mather, 5638 Dorchester av, Chicago, Ill, & Frederic H & Grace S Floy, 129 W Grand st, Elizabeth, NJ; mtg $7,000; Mar10; Mar21'14; A$8,000-11,500. nom

125TH st E, ss, 99.11 e 2 av, see 125th, 304 E.

126TH st, 1 E, see 5 av, 2041.

127TH st, 140 W (7:1911-51½), ss, 290 e 7 av, 16x99.11, 3-sty & b stn dwg; Gustave L C Hermann to Kath K W Henszey, 208 Richmond ter, Tompkinsville, B of R; mtg $8,000; Mar24; Mar26'14; A$7,700-10,500. nom

128TH st, 73-5 W (6:1726-8-9), ns, 153.9 e Lenox av, 37.6x99.11, 2 5-sty stn tnts; Pauline Cohn to Carl J Stein, 2211 Bway; AT; B&S & CaG; Jan23; Mar20'14; A$18,-000-32,000. nom

128TH st, 73-5 W; Klara Israel to same; AT; B&S & CaG; Jan26; Mar20'14. nom

128TH st, 73-7 W (6:1726-7-9), ns, 135 e Lenox av, 56.3x99.11, 3 5-sty stn tnts; Ottilie Block to Carl J Stein, 2211 Bway;

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[c/o Derschuch & Co, 150 Bway]; AT; B& S & CaG; Jan26; Mar20'14; A$27,000-48,000. nom

128TH st, 77 W (6:1726-7) ns, 135 e Lenox av, 18.9x99.11, 5-sty stn tnt; Alma Samuel to Carl J Stein, 2211 Bway; AT; B&S & CaG; Jan26; Mar20'14; A$9,000-16,000. nom

129TH st, S E (6:1753-67), ss, 140 e 5 av, 19.6x99.11, 3-sty & b stn dwg; Benenson Realty Co, a corpn, to Jas W Bell, 6 E 129; [437 5 av]; mtg $6,000 & AL; Mar19; Mar20 '14; A$8,500-10,500. O C & 100

131ST st, 9 E (6:1756-8), ns, 175 e 5 av, 25x99.11, 5-sty bk tnt; Leo L Leventritt, ref, to Anna R Spring, at Scarsdale, NY; [Wilson, Barker & Wager, 48 Wall]; FORECLOS Mar10; Mar16; Mar21'14; A$8,-000-21,000. **15,000**

131ST st, 11 E (6:1756-9), ns, 200 e 5 av, 25x99.11, 5-sty bk tnt; Sali Horn to Sol Samansky, 38 Forsyth; mtg $17,000 & AL; Mar20; Mar21'14; A$8,000-21,000. O C & 100

133D st, 68 W (6:1730-67), ss, 110 e Lenox av, 25x99.11, 5-sty bk tnt; Martin S Cohen ref to Wilson Marshall, at Marina [Park] of Bridgeport, Conn; FORECLOS Mar17; Mar24; Mar25'14; A$9,000-20,000. **12,000**

135TH st, 17 W (6:1733-28), ns, 216.8 w 5 av, 18.4x99.11, 4-sty & b bk dwg; Felix Cornyn to Louis Rosner, 588 Cleveland st, Bklyn; mtg $11,500 & AL; Mar21; Mar24'14; A$9,000-13,000. nom

137TH st, 106 W (7:1921-38), ss, 100 w Lenox av, 25x99.11, 5-sty bk tnt; Hopkinson Realty Co to Millie Schwarz, 1044 Findlay av; mtg $20,000 & AL; Mar21'14; A$11,000-25,000. nom

137TH st, 244 W (7:1942-52½), ss, 471 w 7 av, 18x99.11, 3-sty & b stn dwg; Lillie Weiss, widow & heir Morris Weiss, to Max Weiss, 244 W 137; AL; Mar23; Mar24'14; A $7,200-14,500. nom

140TH st, 271 W (7:2026-6), ns, 125 e 8 av, 25x99.10, 5-sty bk tnt; Robt F Erts to Paul A McGolrick, 208 W 131 [261 Bway]; mtg $25,000 & AL; Mar16; Mar23 '14; A$12,000-26,000. nom

149TH st, 507 W (7;2081-26), ns, 142.6 w Ams av, 17.6x99.11, 3-sty & b stn dwg; A $9,000-13,000; also 150TH ST W (7:2081-37-40), ss, 100 w Ams av, 100x99.11, vacant; Alfred H Wohlgemuth to Peerless Holding Co, Inc, a corpn, 46 Cedar [r 35]; AL; Jan15'13; Mar23'14; A$44,000-44,000. nom

150TH st W, ss, 100 w Ams av, see 149th, 507 W.

169TH st W, nwc Ft Wash av, see Ft Wash av, ws, 100 s 170th.

179TH st, S15 W, see Pinehurst av, 44-8.

180TH st, S04 W (8:2177-154), sec Pinehurst av (Nos 49-55), 100x100.2, 6-sty bk tnt; Jacob Silverstein, ref, to Ardolas Co, a corpn, 233 Bway; FORECLOS Mar23; Mar 26'14; A$40,000-165,000. 5,000

180TH st, S20 W, see Pinehurst av, 44-8.

183D st, 551 W, see Audubon av, 360.

183D st, 600 W, see St Nicholas av, 1447-57.

207TH st W, nec Sherman av, see Sherman av, nec 207..

Av A, 144S (5:1488-49), sec 77th (No 500), 26.6x98, 5-sty bk tnt & str; Walter F Peacock to Maidson (?) or Madison Square Mtg Co, a corpn [c/o Wilber C Goodale, prest[, 34 Pine; mtg $22,000; Mar23; Mar24 '14; A$14,000-33,000. nom

Av B, 93 (2:389-1), nec 6th (No 601), 20.2x93, 4-sty bk theatre & office; Hugo Realty Co, a corpn, to Richd M Lederer, 55 Av B; mtg $30,000; Mar2; Mar26'14; A $27,000-40,000. O C & 100

Audubon av, 360 (8:2154-88), nwc 183d (No 551), 74.11x25, vacant; Isaac S Heller, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS Mar18; Mar25; Mar26 '14; A$13,500-13,500. **8,800**

Broadway, 1148-54, see 5 av, 228-32.

Edgecombe av, 153-5 (7:2051-89), ws, 635 s 145th, runs w100xs1.9xse21.9xsw35.8xe 87.2 to av xn40 to beg, 5-sty bk tnt; Central Development Co, a corpn, to Annie N Chardavoyne, at Chester, NJ; AL; Mar12; Mar26'14; A$15,000-38,000. O C & 100

Fort Washington av, nwc 169th, see Ft Washington av, ws, 100 s 170th.

Fort Washington av (8:2139-156 & 159), ws, 100 s 170th, runs w98.5xs106.7 to 169th xse113.11 to av xnw13.3xn on curve 95.10 to beg, except pt for 169th, vacant; Montrose Realty Co, a corpn, to 114th St & 7th Av Constn Co, a corpn, 1884 7 av; mtg $27,-000 & AL; Mar20; Mar24'14; A$44,000-44,-000. O C & 100

Fort Washington av (8:2139-156 & 159), ws, 100 s 170th, runs w98.5xs106.7 to 169th xse113.11 to av xnw13.3 & 95.10 to beg, except pt for 169th, vacant; Chas M Rosenthal to Montrose Realty Co, a corpn, 135 Bway [r 200]; mtg $27,000 & AL; Mar19; Mar23'14; A$44,000-44,000. O C & 100

Lexington av, 1795 (6:1639-52), es, 73.11 s 112th, 27x73, 5-sty bk tnt & strs; Alfred Hahr to Hugh Reilly, 127 W 4, Plainfield, NJ, & Zaharia Barasch, 820 Monroe av, Plainfield, NJ; mtg $23,500; Mar16; Mar 21'14; A$11,000-20,000. nom

Pinehurst av, 44-8 (8:2177-158-161), nwc 179th (No 815), 200.5 to ss 180th (No 820) x112.10x200.5x100, 4 5-sty bk tnts; Mabel G Meyer to Dunloe Holding Co, Inc, a corpn, 44 Court, Bklyn; AL; Aug19'13; Mar23'14; A$82,000-247,000. nom

Pinehurst av, 44-8 (8:2177-158-161), nwc 179th (No 815), 200.4 to ss 180th (No 820), x112.10x200.5x100, 4 5-sty bk tnts; Dunloe Holding Co to Albt Goeser, 284 Fulton, Bklyn; AL; Mar21; Mar23'14; A$82,000-247,-000. nom

Pinehurst av, 44-8 (8:2177-158-161), nwc 179th (No 815), 200.5 to ss 180th (No 820) x112.10x200.5x100, 4-5-sty bk tnt; Dunloe Holding Co to Albt Goeser, 284 Fulton, Bklyn; AL; Mar21; Mar23'14; A$82,000-247,000. nom

Pinehurst av, 4935, see 180th, 804 W.

St Nicholas av, 1447-57 (8:2165-38), swc 183d (No 600), 104.11x150, 6-sty bk tnt & strs; Janpole & Werner Holding Co to Jay W Lewis, 351 St Nicholas av [c/o Margolis & Radin Co, 179 South]; B&S; mtg $285,000; Mar18; Mar20'14; A$98,000-300,-000. nom

Sherman av, 112 on map 127 (8:2224-40), ns, 260 w Academy, 40x150, 5-sty bk tnt; Arthur A Miller to D Lincoln Griffen, 223 75th, Bklyn; QC; Mar17; Mar20'14; A$8,000-44,500. nom

Sherman av, 112 on map 127; D Lincoln Griffen to Edw J Moore, 247 W 11; mtg $32,000; Mar16 Mar20'14. O C & 100

Sherman av, 116 on map 129 (8:2224-38), ns, 220 w Academy, 40x150, 5-sty bk tnt; Arthur A Miller to D Lincoln Griffen, 223 75th, Bklyn; QC; Mar17; Mar20'14; A$8,800-44,500. nom

Sherman av, 116 on map 129; D Lincoln Griffen to Edw J Moore, 247 W 11; mtg $32,000; Mar16; Mar20'14. O C & 100

Sherman av (8:2227-29), nec 207th, 100x 100, vacant; Paul Halpin to 207th St Realty Corpn, 128 Bway [r 701]; mtg $22,125; Mar 23; Mar24'14; A$27,000-27,000. O C & 100

Sherman av (8:2227-29), nec 207th, 100x 100, vacant; Ensign Realty Co, a corpn, to Paul Halpin, 315 South Bay View av, Freeport, LI [154 Nassau]; ¼ pt; mt- $14,500; Mar1; Mar23'14; A$27,000-27,000. O C & 100

Sherman av (8:2227), nec 207th; same prop; Sterling Realty Co to same; QC; correction & confirmation deed; all of; Nov14'11; Mar23'14. nom

West End av, 153-9 (4:1178-34 & 36), swc 67th (No 300), 80.5x100, 2 6-sty bk tnts & strs; Celia Cohen to Sophie Grossman, 217 E 130; AL; Mar17; Mar20'14; A $43,000-99,000. nom

1ST av, 2125 (6:1681-25), ws, 50.11 n 109th, 25x75, 4-sty bk tnt & strs; A$8,500-14,000; also 116TH ST, 411 E (6:1710-8), n s, 139 e 1 av, 20x100, 3-sty & b stn dwg; A $7,000-8,500; also 115TH ST, 464 E (6:1708-27), ss, 24.4 w Pleasant av, 24.10x75.7, 5-sty bk tnt; Threshold Realty Corpn to Libia Realty Co, Inc, a corpn, 505 5 av; AL; Mar12; Mar24'14; A$7,000-15,000. nom

1ST av, 2125; also 116TH ST, 411 E; also 115TH ST, 464 E; Libia Realty Co, Inc, to Margarita Garofalo, 411 E 116; AL; Mar 12; Mar24'14. nom

1ST av, 2173 (6:1684-28), ws, 75.11 n 112th, 25x100, 6-sty bk tnt & strs; Madalena Trapani to Gaetano Rossano, 2132 1 av; mtg $21,000 & judgmt for $4,387; Mar 23; Mar25'14; A$13,00030,000. O C & 100

2D av, 531 (3:910-31), ws, 88.5 s 30th, 17.6x100, 4-sty stn tnt; Jos F Finley & Mary, his wife, 531 2 av, to Mary Finley, unmarried, 152 E 39; mtg $11,000; Mar18; Mar21'14; A$12,000-16,000. nom

2D av, 722-4 (3:944-52-53), sec 39th (No 300), 40.4x44.1x58.11x40, 2-4-sty bk tnts & strs; Martha Meyer to Marketable Title Co, a corpn, 100 Wm; mtg $25,000; Mar23; Mar24'14; A$17,500-27,500. nom

2D av, 732-6 (3:945-4), es, 49 n 39th, runs e52xn.04xe23xn16xe25xn33.4xw100 to av xs49.9 to beg, 6-sty bk tnt & strs; Alex Rosenberg to Akron Building Co, a corpn, 505 5 av [r 1800]; mtg $72,279.65; Mar19; Mar20'14; A$31,000-69,000. O C & 100

2D av, 895 (5:1321-27), ws, 41.2 s 48th, 20.1x69.6, 4-sty bk tnt & strs; Isaac Rosenthal to Nancy Rosenthal, his wife, 1361 Madison av [c/o Isaac Rosenthal, 887 2 av]; mtg $9,000 & AL; Mar21; Mar23'14; A $10,500-13,000. nom

2D av, 2321-3 6:1784-20½-21), nwc 119th (Nos 247-51), runs w118.4xn100.10xe 38.4xs60.1xw (?) should be e to ws2 avxs 40.10 to beg (error), 2 6-sty bk tnts & strs; Leopold Adler et al to Louis Levy, 14 W 127, & Chas Levy, 3875 Bway; AT; QC; correction & confirmation deed; AL; Feb 11; Mar26'14; A$36,000-92,000. nom

2D av, 2321-3 (6:1784-21), nwc 119th (Nos 247-51), 40.10x80, 6-sty bk tnt & strs; mtg $38,000; A$20,000-47,000; also 119TH ST, 247-9 E (6:1784-20⅛), ns, 80 w 2 av, 38.4x100.10, 6-sty bk tnt & strs; mtg $37,-500; A$16,000-45,000; Louis Levy et al to Williamsburg Land Co, Inc, a corpn, 178 S 9, Bklyn [140 Nassau]; Mar2; Mar26'14. exch & 100

3D av, 2100 (6:1642-39), swc 115th, 32.1x 100, 6-sty bk hotel & str; Degelman Realty Co, a corpn, to Chas L Mulford, 2100 3 av; AL; Jan21; Mar24'14; A$45,000-74,000. nom

3D av, 2100, swc 115th; Chas L Mulford to Artic Realty Co, Inc, a corpn [c/o C L Mulford], 2100 3 av; AL; Mar23; Mar24'14. nom

3D av, 2360 (6:1776-39), ws, 25.2 s 128th, 25x100, 4-sty bk tnt & strs, 1 & 2-sty ext; Jno Q Bourne to Saml Bogen, 827 Union av; mtg $15,000 & AL; Mar23; Mar24'14; A $20,000-27,000. O C & 100

5TH av, 85 (3:844-1 & 6), nec 16th (Nos 1-7), runs e191.10xn92xw75xs43xw116.10 to av xs49 to beg, 10 & 11-sty bk loft & str bldg; Realty Assets Co, a corpn, to Walter D Lewisheim, 339 E 134; CaG; mtg $1,141,-250; Mar4; Mar24'14; A$492,500-1,040,000. O C & 100

5TH av, 228-32 (3:828-41), swc 27th (No 2), runs w254.1 to es Bway (Nos 1148-54) xs105.9xe116.4xn36.5xe100 to av xn62.4 to beg, 20-sty bk office & str bldg; Johnson-Kahn Co, a corpn, to 230 Fifth Av Corpn, 212 5 av [c/o Wm H Frame, 214 5 av]; B&S; mtg $3,000,000, of which $1,500,000 only has been advanced; 2d mtg $50,000; Feb28; Mar26'14; A$1,560,000-$——. O C & 100

5TH av, 2041 (6:1751-1), nec 126th (No 1), 99.11x120, 6-sty bk tnt & strs; Abr Stern, ref, to Manhattan Life Ins Co, 66 Bway; FORECLOSED & drawn Mar18; Mar24'14; A$110,000-250,000. **199,000**

6TH av, 52 (2:552-8), es, 38.6 s West Washington pl, 19x55.4x19x56.7, 2-sty bk tnt & str; Ellsworth J Healy, ref, to Anne D Thomson, 57 Av Kleber, Paris, France; FORECLOS Mar19; Mar24; Mar26'14; A $9,500-11,000. **8,600**

7TH av, 140-6 (3:794-62-65), sws, 23.1 s 19th, 91.11x100, 1-3 & 3-4-sty bk tnts & strs & 4-sty bk rear tnt; Maria Manck et al to Chas G Kirchhof, 942 Morris av; Wm B Kirchhof, 579 Eagle av; Anna R Betzig, 457 E 143; Cath Elsenbast, 702 St Anns av; Wilhelmina Ruehl, 36 Crescent pl, Sherwood Park, Yonkers, NY; Matilda Esper, 70 Chester pl, Yonkers, NY, & Eliz Rotermund, at Margaretville, NY; AT; B&S; mtg $60,000; Mar9; Mar20'14; A $82,000-92,000. nom

7TH av, 230 (3:773-43), ws, 69 n 23d, 19.8 x80, 4-sty bk tnt & strs; Harriet V Van Hook & ano, TRSTES Wm A Boyd, to Owen Realty Co, a corpn, 100 Bway [r 1808]; AL; Mar20; Mar21'14; A$32,000-33,-500. **27,250**

7TH av, 1801-5 (7:1820-2-4), nec Cathedral Pkway (No 153) or 110th, 70.11x100, 1 & 3-sty bk bldg & 1-sty fr bldg; Jno S Cram, individ et al, EXRS &c Hy A Cram, decd, et al, to Olds Constn Co, Inc, a corpn, 320 Bway [r 1204]; Mar4; Mar26'14; A$91,000-97,000. **83,000**

7TH av, 1801-5, nec Cathedral Pkway (No 153); Charlotte A W Cram Fowler, by Robt L Fowler, Jr, GDN, to same; Mar25; Mar26'14. 4,150

11TH av, 617-21 (4:1093-33), ws, 25.1 s 46th, 75.3x100, 2-sty bk factory; Central Assets Corpn to Arthur K Ware at [Prospect av], Milburn, NJ; mtg $55,000 & AL; Mar23; Mar24'14; A$28,000-45,000. O C & 100

Interior gore (5:1574-pt lot 8½), begins at cl blk bet 94th & 95th & 103 e 1 av, runs e24.4 to high water line xn & w—xs29 to beg; vacant; Alice W Brooks to Eugene W Mente, 254 W 76 [70 Cotton Exchange]; AT; B&S & confirmation deed; Mar10; Mar 20'14; A$——$——. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Cathedral Pkway, 56 (7:1845-58); consent to 3d track; Leon Sobel to Manhattan Railway Co, a corpn; Feb17; Mar21'14. ——

Fulton st, 227-9, see Greenwich, 192-4.

Gansevoort st, 38-40, see Greenwich, 833-5.

Greenwich st, 192-4 (1:83-18), nwc Fulton (Nos 227-9), 49.8x—x—x44; consent to 3d track; Jno Glackner to Manhattan Railway Co, a corpn; Mar9; Mar21'14. 1,092.66

Greenwich st, 192-4; consent to 3d track; same to same; Mar9; Mar21'14. ——

Greenwich st, 429-33 (1:219), nec Laight (Nos 60-2), 75x100x irreg x125.6; consent to 3d track; Jno E Dietz et al to Manhattan Railway Co, a corpn; Feb16; Mar21'14. 1,650

Greenwich st, 532 (2:596); consent to 3d track; R E Dietz Co, a corpn, to Manhattan Railway Co; Feb16; Mar21'14. 523.13

Greenwich st, 809-13 (2:626), nec Jane (No 67), runs n75xe3xs0.6xe40xn3xe28xn 22.6xe28xs—xw—xs50 to ns Jane xw73.11 to beg; consent to 3d track; Wm J Hoe et al, EXRS Ella W Hoe, to Manhattan Railway Co, a corpn; AL; Jan13; Mar21'14. 1,650

Greenwich st, 829½-31 (2:627); consent to 3d track; Geo E Hoe et al, individ & TRSTES Wm A Hoe, to Manhattan Railway Co, a corpn; Dec19'13; Mar21'14. 825

Greenwich st, 833-5 (2:627), sec Gansevoort (Nos 38-40), runs e65xs29.9xe31xs32.9 xw96 to st xn62.6 to beg; consent to 3d track; Wm J Hoe et al, individ & EXRS Ella W Hoe, to Manhattan Railway Co, a corpn; mtg $15,000 & AL; Jan12; Mar21 '14. 1,375

Greenwich st, 833-5; consent to 3d track; Andw C Zabriskie, TRSTE Sarah J Zabriskie, to same; Feb6; Mar21'14. nom

Hamilton ter, 21 (7:2050-101), es, 204.4 n 141st, 17.5x75x17.6x73.8, 4-sty & b bk dwg; re mtg; Jno O Baker to Barney Estate Co, a corpn, 135 Bway; Mar18; Mar25 '14; A$4,500-13,000. nom

Hicks st, 265 (Bklyn); also PROP at Suffern, NY; will & certf of probate in matter of last will of Matilda McLean, late of Bklyn; June26'11; Mar26'14. ——

Jane st, 67, see Greenwich, 809-13.

Laight st, 60-2, see Greenwich, 429-33.

Manhattan st, 3, see 87th, 128 W.

St Lukes pl, 3 or Leroy st (2:583-58), n s, 59.6 e Hudson, runs n45.1xe0.6xn21.11xe20 xs67 to pl xw20.6 to beg, 3-sty & b stn dwg; re covenants; Rector, etc, of Trinity Church to Loretta C Eagleton, 545 W 111; Mar23; Mar24'14; A$7,500-11,000. nom

18TH st, 148 E, see 3 av, 196-202.

19TH st, 200-2 E, see 3 av, 215-23.

20TH st, 200-2 E, see 3 av, 215-23.

23D st W, see 7 av, see 7 av, sec 23.

29TH st, 105-7 E (3:885); asn rents to secure mtg for $12,000; 29th St Constn Co [105 E 29] to Mary Linkin of Warrensburg, NY; AT; Mar21; Mar25'14. nom

31ST st, 1-3 E, see 5 av, 303-5.

87TH st, 128 W; also MANHATTAN ST, 3 (misc1); exemplified copy of will of Sara Gonsenheim, widow of Morris Gonsenheim; Nov5'10; Mar26'14. ——

109TH st, 71-3 W, see Col av, nec 109th.

132D st, 270 W (7:1937); asn rents to secure notes; Herbt Fischer, 461 W 159, to Morris Aronson, 1357 45th, Bklyn; Mar 19; Mar20'14. 400

164TH st, 548 & 558 W (8:2122); asn rents to secure notes for $3,500; Louise V Weber to Madison M Jones, 167 E 79; Mar 17; Mar21'14. nom

Columbus av (7:1845), nec 109th (Nos 71-3); consent to 3d track; Leon Sobel to Manhattan Railway Co, a corpn; Feb17; Mar21'14. ——

Sherman av, 127-35 (8:2224); satisfaction of asn of rents recorded July31'13; Alton T Roberts, of Marquette, Mich, to Hanover Realty & Constn Co [20 Broad, r 1018]; Dec16'13; Mar23'14. ——

3D av, 196-202 (3:823), swc 18th (No 148), 92x100; consent to 3d track; N Y Life Ins & Trust Co, TRSTE will Rutherfurd Stuyvesant, to Manhattan Railway Co, a corpn; Feb26; Mar20'14. 1,104

3D av, 215-23 (3:899), sec 19th (Nos 200-2), 92x78; also 3D AV, 237-43 (3:900), sec

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20th (Nos 200-2), 78x70; consent to 3d track; N Y Life Ins & Trust Co, TRSTE will Rutherfurd Stuyvesant, to Manhattan Railway Co, a corpn; Feb26; Mar20'14. 2,040

3D av, 237-43, see 3 av, 215-23.

3D av, 272 (3:877); consent to 3d track; Louisa H Clausnitzer to Manhattan Railway Co, a corpn; mtg $17,000; Mar11; Mar 21'14. 458.66

3D av, 272; consent to 3d track; Geo F Butterworth, mortgagee, to same; Mar13; Mar21'14. nom

3D av, 272; consent to 3d track; Bowery Savgs Bank, mortgagee, to same; Mar14; Mar21'14. nom

3D av, 440 (3:886); also 3D AV, 565 (3:-918); consent to 3d track; Louisa H Clausnitzer to Manhattan Railway Co, a corpn; mtg $38,000; Mar11; Mar21'14. 532

3D av, 440 (3:886); consent to 3d track; Mutual Life Ins Co of N Y, 32 Nassau, mortgagee, to Manhattan Railway Co, a corpn; Mar19; Mar21'14. nom

3D av, 565, see 3 av, 440.

3D av, 565 (3:918); consent to third track; Kate Hachemeister, mortgagee, to Manhattan Railway Co, a corpn; Mar19; Mar21'14. nom

3D av, 565; consent to 3d track; Equitable Life Assur Soc of U S, a corpn, 165 Bway, a mortgagee, to same; Mar14; Mar 21'14. nom

3D av, 565; consent to 3d track; Wm O Kolbe, mortgagee, to same; Mar16 Mar21 '14. nom

5TH av, 303-5 (3:861), nec 31st (Nos 1-3), 56.9x150; re judgt; Flora Battersby, individ & ADMTRX Charlotte Battersby, to Philipse Manor Co, a corpn [R C Gildersleeve, pres], 331 Madison av; Mar16; Mar21'14. 375

5TH av, 665 (miscl); declaratory agmt of appointment, reaffirmation & renunciation under will of Henry M Schieffelin, decd; Fanny K Crosby with Margt E Crosby, 11 Clarges st, London, Eng; 1-12 pt et al; Dec21'12; Mar20'14. nom

7TH av (3:798), sec 23d; consent to subway stairway; May S Hahlo et al individ & EXRS &c Isaac Stern to City NY; Feb 27; Mar25'14. nom

All property (miscl) & assets of the Co, leaseholds, personal property, etc; Sackett Plaster Board Co, a corpn, to U S Gypsum Co, a corpn, 1170 Bway, NY, or 205 W Monroe st, Chicago, Ill; Dec16'13; Mar24'14. nom

All (miscl) R T & I to all real estate; same to same; QC; Dec16'13; Mar24'14. nom

Copy of last will (miscl) of Fredk D Colcord, late of Brooklyn; Feb11'13; Mar 24'14. ——

Power of atty (miscl); Emma F Bussing, 24 E 61, to Howard T Kingsbury, 2 Rector; May24'11; Mar 24'14. O C & 100

Power of atty (miscl); Morton F Plant of Groton, Conn, to Francis de C Sullivan; Oct21'12; Mar24'14. ——

Power of atty (miscl); Neuchatel Asphalte Co, Ltd, Inc, of London, Eng, revokes power of atty of Wm K Bonfield, 265 Bway, NY, & appoints Chas P Urquhart, 291 Bway, NY; Mar12; Mar23'14. ——

Power of atty (Miscl); Deamando M Costa, 511 W 175 to Cristo Manoli; Mar2; Mar25'14. ——

Power of atty (miscl); Lily C Cram, daughter of Henry A Cram, decd, to Jno S Cram; Feb24; Mar26'14. ——

Power of atty (miscl); Patk Meenan to Margt Murphy; Mar21'13; Mar20'14. ——

Power of atty (miscl); Geo L Lorillard, of Newport, RI, to Wm R Buchanan, at Elizabeth, NJ; Apr1'13; Mar20'14. ——

WILLS.

Borough of Manhattan.

Canal st, 51-3, see Canal, 61-3.

Canal st, 61-3 (1:299-35-36), ns, 50 w Orchard, runs w52.2xn120xe23xs21.9xe29.2xs75 to beg, 2-5-sty bk tnts & strs; A$60,000-85,-000; also CANAL ST, 79 (1:300-32), ns, 66.7 w Allen, 22x74.10x22.1x74.10, 4-sty bk tnt & strs; A$22,500-28,000; also EAST BROADWAY, 20 (1:2S1-8), ns, abt 55 e Catharine, 25x71, 4-sty bk tnt & str; A$——$——; also EAST BROADWAY, 143 (1:283-33), ss, abt 310 e Pike, 25x75, 5-sty bk tnt & str; A $23,000-36,000; also 1ST AV, 53 (2:445-35), ws 72.1½ n 3d, 24.0½x100, 5-sty bk tnt & str; A$22,000-30,000; also 1ST AV, 91 (2:-447-31), ws, 97 n 5th, 24.3x100, 4-sty bk tnt & str; A$22,000-30,000; also 8TH AV, 2501 (7:1959-15), ws, 74.11 s 134th, 25x75, 5-sty bk tnt & str; A$14,000-20,500; also CANAL ST, 51-3 (1:298-38), nec Orchard (No 12), 45.3x50x45.3x49.2, 5-sty bk tnt & str; ½ pt; A$40,000-45,000; also ORCHARD ST, 14-16 (1:298-1-2), es, 49.2 n Canal, 50.8x89.4, 1-5-sty & 1-6-sty bk tnt & strs, ½ pt; A$39,-500-67,500; also 17TH ST, 14-16 W (3:818-59), ss, 250 w 5 av, 50x92, 12-sty loft bldg, ⅛ pt; A$103,000-230,000; also 133D ST, 49-53 W (6:1731-13), ns, 285 e Lenox av, 50x 99.11, 6-sty bk tnt, ½ pt; A$20,000-58,000; also 3D AV, 1551-3 (5:1533-1), nec 87th, 90 x50.8½, 6-sty bk tnt & strs, ½ pt; A$57,-000-100,000; also CANAL ST, 203-5 (1:206-26-27), nwc Mulberry, 53x63.4x—x80, 2-5-sty bk tnts & strs, ½ pt; A$50,000-69,000; also EAST BROADWAY, 28 (1:2S1-12), ns, abt 174 e Catharine, 25x70.5, 5-sty bk & stn tnt, ½ pt; A$23,000-32,000; also 18TH ST, 332-4 E (3:923-47), ss, 260 w 1 av, 40x 92, 6-sty bk tnt & str, ½ pt; A$21,000-55-000; also CANAL ST, 85-7 (1:300-35), nec Eldridge (Nos 30-2), 34.1x50.2, 6-sty bk tnt & strs, ⅛ pt; A$40,000-55,000; also ESSEX ST, 119 (1:410-54), ws, 81.10 s Rivington, 21 x68.2, 5-sty bk tnt & str, ½ pt; A$16,000-21,000; also CANAL ST, 123-5 (1:303-35), n wc Chrystie (No 43), 74.6x50x74.11x50, 6-sty bk tnt & strs, ⅛ nt; leasehold; A$85,-000-120,000; also ELDRIDGE ST, 34-6 (1:-300-1-2), es, 50.2 n Canal, 50.6x109x87.10, 2-6-sty bk tnt & strs, ½ pt; A$40,000-82,000; also CANAL ST, 83 (1:300-34), ns, 34.1 e Eldridge, 25.8x50, 6-sty bk tnt & str, ½ pt; A$21,000-30,000; also 135TH ST, 124-6 W (7:1919-48), ss, 350 w Lenox av, 45.0½x91.3 x62.3x128.3, 6-sty bk tnt, ½ pt; A$26,000-65,000; also EAST BROADWAY, 89 (1:282-32), ss, 180.8⅝ e Market, 25x90, 5-sty factory, ½ pt; A$24,000-35,000; Saml J Lieberman Est, Isaac Marks, EXR, 1342 51st, Bklyn; atty, H M Marks, 61 Park Row. Will filed Oct11'13.

Canal st, 79, see Canal, 61-3.

Canal st, 83, see Canal, 61-3.

Canal st, 85-7, see Canal, 61-3.

Canal st, 123-5, see Canal, 61-3.

Canal st, 203-5, see Canal, 61-3.

Chrystie st, 43, see Canal, 61-3.

East Broadway, 89, see Canal, 61-3.

East Broadway, 28, see Canal, 61-3.

East Broadway, 20, see Canal, 61-3.

East Broadway, 143, see Canal, 61-3.

Eldridge st, 34-6, see Canal,, 61-3.

Eldridge st, 30-2, see Canal, 6-3.

Essex st, 119, see Canal, 61-3.

Mulberry st, nwc Canal, see Canal, 61-3.

Orchard st, 12-6, see Canal, 61-3.

Spring st, 120 (2:485-16), ss, 63 e Greene, 14.4x52, 2½-sty bk loft bldg & str; A$9,000-9,500, pt int; also 82D ST, 25 W (4:1196-18), ns, 350 w Central Park W, 20x102, 4-sty stn dwg; A$16,000-26,000; Florence V Ryder Est, W Dualey Ryder EXR, 44 E 79; atty, E P Jones, 40 Wall. Will filed Mar13'14.

9TH st, 205-7 E (2:465-35), ns, 70 e 3 av, 34x81x irreg, 2-4-sty bk tnts; A$16,000-25,-000; also 126TH ST, 18 E (6:1750-65), ss, 197.6 e 5 av, 18x99, 3-sty stn dwg; A$10,-500-14,500; also 3D AV, 1234-8 (5:1406-37), ws, 42 n 71st, 60x100x irreg, 2 5-sty bk tnts; A$50,000-90,000; also 8TH AV, 412 (3:780-75), es, 47.6 s 31st, 5-sty bk tnt & str; A $35,000-53,000; Siebrand Niewenhous Est, August Niewenhous, EXR, 4 W 121; attys, Cadwalader, Wickersham & Taft, 40 Wall.

14TH st, 318-20 W (2:629-25 & 26), ss, 250 w 8 av, 50x103.3, 4-sty stn tnts; Lemuel Littlefield Est, Geo R Westerfield, EXR, 256 W 76; attys, Frost & Nieman, 220 Bway; A $36,000-42,500. Will filed Mar24'14.

17TH st, 10-14 E (3:844-34-36), ss, 166 e 5 av, 75x92, two 4 & one 9 & 8-sty bk loft & str bldgs; Chas Deitsch Est, ½ int, Saml M Frank EXR, 272 W 90; attys, Wolf & Kohn, 203 Bway; A$171,000-237,000. Will filed Mar5'14.

17TH st, 14-6 W, see Canal, 61-3.

18TH st, 332-4 E, see Canal, 61-3.

28TH st W, nec 6 av, see 6 av, 464.

39TH st, 128 E (3:894-72), ss, 75 w Lex av, 20x98, 4-sty stn dwg; Mary F Heath Est, Maud O Jessup, EXTRX, 601 W 113; attys; Butler, Brown, Wyckoff & Campbell, 54 Wall; A$40,000-48,500. Will filed Mar 20'14.

58TH st, 439 E (5:1370-17), ns, 186.6 w Av A, 20x100, 3-sty stn dwg; A$7,000-10,-000; also 58TH ST, 440 E (5:1369-30), ss, 141 w Av A, 20x100, 5-sty bk tnt; A$7,000-15,000; ½ int; Caroline Levy Est, Isaac Pollack, EXR, 439 E 58; atty, Harvey J Cohen, 51 Chambers. Will filed Mar20'14.

58TH st, 440 E, see 58th, 439 E.

72D st, 156 W (4:1143-55½), ss, 230 e Ams av, 20x102, 4-sty stn dwg; Benj F Spink Est, Herbert W Spink, EXR, 469 4th, Bklyn; atty, Virtus L Haines, 375 Fulton, Bklyn; A$50,000-64,000. Will filed Mar25'14.

73D st, 260 W (4:1164-56), ss, 207 e West End av, 18x102, 4-sty bk dwg; Geo W Collard Est, Jas Collard, EXR, 289 Highland av, Buffalo, NY, & J Holmes, 260 W 75, EXRS; atty, Wm P Dixon, 32 Liberty; A $18,500-31,000. Will filed Mar23'14.

82D st, 25 W, see Spring, 120.

87TH st E, nec 3 av, see Canal, 61-3.

126TH st, 18 E, see 9th, 205-7 E.

133D st, 49-53 W, see Canal, 61-3.

135TH st, 124-6 W, see Canal, 61-3.

139TH st W, nwc Bway, see Bway, 3421.

140TH st, 561 W (7:2072-6), ns, 100 e Bway, 50x99, 2-sty fr dwg; Arthur McMullin Est, Clara B McMullin EXTRX, 561 W 140; attys, Bowers & Sands, 41 Cedar; A $20,000-21,000. Will filed Mar17'14.

Broadway, 3421 (7:2087-93), nwc 139th, 99x75, 6-sty bk tnt; Hy S Herrman Est, ½ int, Sydney H Herman EXR, 68 E 86; atty, Jacob Schuebel, 35 Nassau; A$91,000-180,-000. Will filed June30'13.

1ST av, 53, see Canal, 61-3.

1ST av, 91, see Canal, 61-3.

3D av, 1234-8, see 9th, 205-7 E.

3D av, 1551-3, see Canal, 61-3.

6TH av, 464 (3:830-1), nec 28th, 24x40, 4-sty bk tnt & str; Wm Hartkopf Est, Louis Lowenstein, EXR, 148 W 93; attys, Wentworth, Lowenstein & Stern, 60 Wall; A$70,-000-78,000. Will filed Mar23'14.

8TH av, 412, see 9th, 205-7 E.

8TH av, 2501, see Canal, 61-3. z

CONVEYANCES.

Borough of the Bronx.

Bronx Park S, 850, see Crotona Pkway, sec 182d.

Bronx Park S, 854, see Crotona Pkway, sec 182d.

Bronx Park S, 858, see Crotona Pkway, sec 182d.

Carlisle pl (*), ws, 150 s 213th, 25x100; Pellegrino Morante to Virginia Morante, 65 E 106; Mar18; Mar21'14. nom

Fox st, 643-55 (10:2684), ns, 150.7 e Av St John, 162.6x125, 4-5-sty bk tnts; Henry A Brann to Andw McKegney, 2486 Devoe ter; mtg $135,500; Mar3; Mar21'14. O C & 100

Fox st, 1164 (11:2974), es, 100 n Home, 25 x100, 2-sty fr dwg; Benj Mandolowitz et al to Louis Siegel, 859 Home; mtg $5,000; Mar24; Mar26'14. O C & 100

Kelly st, 830-42, see Kelly, 871-5.

Kelly st, 871-5 (10:2702), ws, 549.4 n Longwood av, 70x100, 2-4-sty bk tnts; also KELLY ST, 830-42 (10:2710), es, 190 n Longwood av, 160x100, 4-5-sty bk tnts; Leo Fried to Emanuel Stern, 515 W 110; mtg $144,500; July31'12; Mar21'14. nom

Lafayette pl, 456 (11:3041), ss, 91.7 w 3 av, 37.6x100, 5-sty bk tnt; Italian Estates, a corpn, to Jno W O'Brien. 128 E 98; mtg $26,500; Mar20; Mar23'14. O C & 100

Lafayette pl, 456; Edw R Finch, ref, to same; mtg $24,500; FORECLOS Mar3; Mar 20; Mar23'14. 2,000

Lafayette pl, 456; Jno W O'Brien to Italian Estates, 489 5 av; mtg $24,500; Mar 20; Mar23'14. O C & 100

Manida st, 720 (10:2768), ws, 200 s Spofford av, 25x100, 2-sty bk dwg; Patk J Callahan to Theo Becker, 3282 Hull av; mtg $6,000; Mar17; Mar20'14. 150

Matilda st, 4429 (*), nws, 25x100; Ellen A Kane to Farrell Kane, 4429 Matilda; A L; Mar24; Mar26'14. nom

Minford pl ,1435 (11:2977), ws, 188.8 n Charlotte, 16.8x100x16.9x100, 2-sty fr dwg; also 217TH ST E (*), ss, 255 e Barnes av, 50x105; Wm D Lenihan Jr to Thos McGoldrick, 366 McDonough, Bklyn; mtg $5,550; Mar23; Mar26'14. O C & 100

Punnett st, see Walton av, 1917.

St Paul's pl, 53t, see 3 av, 3738-42.

Tiffany st, 941 (10:2711), ws, 60 s 163d, 40x100.4, 5-sty bk tnt; Henry Heiman to Sarah Katz, 506 Brook av; AL; Nov29'13; Mar26'14. O C & 100

Tiffany st, 941; Sarah Katz to Narragansett Wine & Liquor Co, Inc, 506 Brook av; AL; Mar21; Mar26'14. O C & 100

Van Buren st (*), ws, 80 n Van Nest av, runs n23.6xe25 to cl Van Buren xs23.6xw 25 to beg, being land in bed of st; Jos Gamache et al to Joshua A Best, 1707 Van Buren; AT; July18'13; Mar25'14. O C & 100

Van Buren st (*), same prop; deed of cession; Joshua A Best to City NY;. Aug 28'13; Mar25'14. nom

135TH st, 447 on map 449 E (9:2280), ns, 475 e Willis av, 25x100, 5-sty bk tnt; Maria Martens to Fraser & Berau, Inc, 200 E 33; mtg $12,000; Mar19; Mar20'14. O C & 100

137TH st, 282 E (9:2312), ss, 125 e Lincoln av, 25x100, 5-sty bk tnt; Henry Nembach to Adam Brinker, 284 E 137; mtg $10,000; Mar24; Mar25'14. O C & 100

139TH st, 695 E (10:2567-8), ns, 220 e Cypress av, 37.6x100, 5-sty bk tnt; Cypress Constn Co to Bessie Solomon, 323 E 165; mtg $28,000; Apr1'12; Mar21'14. O C & 100

139TH st E (10:2590), ss, 128 e So Blvd, 25x100, vacant; Warren Leslie, ref, to Jos Margoles, 24 W 113; FORECLOS Mar10; Mar23; Mar26'14. 500

140TH st, 411 E (9:2285), ns, 140.6 e Willis av, 17x100, 2-sty & b bk dwg; Edw M O'Gorman to Charlotte A O'Gorman, his wife, 198 Alexander av; mtg $4,500; Feb26; Mar26'14. nom

146TH st, 287 E (9:2329), ns, 161.11 e Morris av, 16.8x110, 4-sty bk tnt; Fredk R Rich, ref, to Fredk W Horton, Portchester, NY; FORECLOS Feb18; Mar17; Mar 25'14. 7,000

148TH st, 344 E, see Courtlandt av, 517.

152D st, 811 E (10:2665), nec Tinton av (No 658), 100x25, 4-sty bk tnt & strs; Harry Harlib to Max Harlib, 761 E 152; mtg $19,700; Mar19; Mar20'14. O C & 100

153D st E, swc Bergen av, see Bergen av, 661-3.

153D st, 365 E (9:2400), ns, 100 e Courtlandt av, 25x100, 2-sty & b fr dwg & 1-sty bk rear shop; Harry Feibelman to Jacob Marx, 170 W 74; mtg $5,000; Dec23'12; Mar20'14. O C & 100

161ST st E, nec Morris av, see Morris av, nec 161.

164TH st, 292-8 E (9:2423), ss, 25 w College av, 75.2x106.7x75x100.11, 4-3-sty fr tnts; Jos F Harold to Eugene B Coler, 1059 Sterling pl, Bklyn; mtg $20,000; Mar26'14. O C & 100

170TH st E, nwc Fulton av, see Fulton av, nwc 170th.

172D st E, ws, 150 s Boston rd, see Bronx Mtgs, 172d st E, ws, 150 s Boston rd.

175TH st, 883 E (11:2958), ns, 26.6 e Waterloo pl, 26.6x71.8x26x76.10, 2-sty fr dwg; Mary A wife Michl J Halligan to Michl J & Mary A Halligan, 883 E 175; Mar18; Mar21'14. O C & 100

177TH st, 1027 E (Tremont av (11:3106), nec Prospect av (No 1960), 100x175, vacant; Mary A Laugbein widow & devisee J C Julius Langbeln to Clement H Smith, 1854 Mt Hope av; mtg $29,500; 1-9 pt; AT; Mar25'14. nom

181ST st E, swc Belmont av, see Belmont av, swc 181.

181ST st, 777-85 E, see Mapes av, 2127.

182D st E, sec Crotona Pkway, see Crotona Pkway, sec 182d.

187TH st, 546 E, see Valentine av, sec 187th.

187TH st, 547 E, see Valentine av, 2426-36.

187TH st, 661-71 E, see Cambreleng av, 2401.

187TH st, 768 E (11:3114), ss, 60.2 e Prospect av, 34.3x70, 4-sty bk tnt; Eliz B Graham to Jennie B Davis, Belmar, NJ; mtg $18,250; Mar18; Mar21'14. O C & 100

187TH st E, swc Tiebout av, see Valentine av, sec 187.

190TH st W, swc Grand av, see Grand av, swc 190th.

206TH st, 176 E (12:3312), ss, 26.7 e St Georges Crescent, 25x100, except pt for 206th, 4-sty bk tnt; Angelo M Monaco to Anthony Gentitella, Palisade Plaza, Hudson Heights, NJ; mtg $12,000; Mar23 '14. nom

217TH st E, ss, 255 e Barnes av, see Minford pl, 1435.

238TH st E, swc Katonah av, see Katonah av, 4325.

Arthur av, 2460 (11:3077), es, 150 n 188th, 75x87.6, 2-sty fr dwg; Minna Joppe to Guiseppe Capasso, 2451 Arthur av; mtg $3,500; Mar20'14. nom

Baker av (*), nwc Holland av, runs e 25xn—xw30xs12.4xe5 to beg, land in bed of Holland av; Jno H Rehm to City NY; Dec1'13; Mar25'14. nom

Bathgate av, sec Fordham rd, see Fordham rd, 528.

Bathgate av (11:3051), es, 846 s 3 av (Kingsbridge rd), 17.4x100, 3-sty fr tnt;

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Jno Erickson to Alma Erickson, 2254 Bathgate av; mtg $——; Mar10; Mar20'14. nom

Baychester av (*), es, 150 s Randall av, 25x75; Mortimer Murphy to Maurice Murphy, 943 6 av; Mar21; Mar23'14. nom

Belmont av (11:3081), swc 181st, 85.8x46.3x97.11x50, 5-sty bk tnt & strs; Abr J Dworsky to Safety Holding Co, 5 Beekman; Mar17; Mar26'14. O C & 100

Benedict av (*), ss, 268 w Pugsley av, 75x100, land in bed of av in front of above; Wm Buhl, Inc, to City N Y; Aug8 '13; Mar25'14. nom

Bergen as, 661-3 (9:2362), swc 153d, 48.9x94.11x36.11x99.6, vacant; Benenson Realty Co to A Hupfel's Sons, a corpn, 3d av & 161st; mtg $10,000; Mar24; Mar25'14. O C & 100

Boston rd, 997, see 3 av, 3310.

Boston rd, 1061 (10:2607), ws, 319.11 s 166th, 37.8x123.4x37x129, 5-sty bk tnt; Felicieu Colot to Isaac S Gilbert, 140 Pine, Jersey City, NJ; mtg $32,000; Mar20; Mar 24'14. nom

Bronxdale av (*), sec Morris Park av, 25.2x89x25x92.2, vacant; Marks Rosenberg et al to Jno C Tomlinson, Jr, 30 W 44; B&S & CaG; mtg $3,500; Mar14; Mar24'14. O C & 100

Bronxwood av (*), ns, 427.7 w Kingsbridge rd, 25x100; Violet Redler to Edw A Dawson, 600 W 144, & Wm A Dawson, 511 W 144; Mar12; Mar20'14. nom

Bryant av, 1485, see Bryant av, 1489.

Bryant av, 1489 (11:2995), ws,225 s 172d, 20x100, 3-sty bk dwg; also BRYANT AV, 1485 (11:2995), ws, 265 s 172d, 20x100, 3-sty bk dwg; Jacob Kronenberger to Sarah Pike, 1153 Longfellow av; AL; Mar17; Mar 21'14. nom

Bryant av, 1524 (11:3001), es, 125 n 172d, 25x100, 5-sty bk tnt; Absar Realty Co to Louis K Henschel, Morris Plains, NY; mtg $19,650; Mar20; Mar21'14. O C & 100

Byron av, ss, abt 200 w Barnes av, see Nereid av, ns, 200 w Barnes av.

Cambreleng av, 2401 (11:3075), nwc 187th (Nos 661-71), 34x100, 5-sty bk tnt & strs; Russo-Barba Realty Co to Maria Flora, 109 Brunswick st, Jersey City, NJ, & Clemente J Bianchi, same address; mtg $36,000; Mar 20; Mar24'14. O C & 100

Carpenter av (*), ws, 79 s 228th, 33x105; Chas Sgritta to Carolina Sgritta, 37 3d, New Rochelle, NY; Feb2; Mar20'14. O C & 100

Carter av, 1867 (11:2892), ws, 82.2 s Tremont av, 16.8x75.2x16.8x76.1, 3-sty fr tnt; Northern Bank of N Y to Wm P Hageman, 630 Union av; B&S & CaG; Feb27; Mar24 '14. **5,000**

Clay av, 1310 (11:2887), es, 94.9 n 169th, 19x80, 3-sty fr tnt; Jas A Brady to Hermax Realty Co, 1836 Wallace av; mtg $5,200; Mar25'14. O C & 100

Commonwealth av (*), ws, 125 s Merrill, 25x100, vacantt; Jos Coote to Clarence M Haight, Dunellen, NJ, & Ambrose G Todd, 2789 Marion av; mtg $4,700; May7'13; Mar 23'14. nom

Commonwealth av (*); same prop, vacant; Clarence M Haight et al to Alice V Conkling, — Minford pl; B&S & CaG; Mar 12; Mar23'14. nom

Concord av, 437-9 (10:2578) ws, 200 n 144th, 50x110, 2-sty fr dwg & 1-sty fr stable; Martin J Early to Eliz Horan, 498 E 130; mtg $——; Jan31'13; Mar26'14. O C & 100

Concord av (10:2577), es, 100 s 147th, 100x100, vacant; Sole Realty & Constn Co to B & B Constn Co, Inc, 2091 2 av; mtg $7,500; Mar21; Mar23'14. O C & 100

Courtlandt av, 517 (9:2329), swc 148th (No 344), 27.6x94, 4-sty bk tnt & strs; Jno C Coleman ref to Hyman Nanes, 1284 Mad av; mtg $18,000; FORECLOS Feb27; Mar20; Mar25'14. **$3,000 over mtg**

Courtlandt av, 794 (9:2404), es, 24 s 158th, 24.11x91.11x24.6x91.11, 4-sty bk tnt & strs; Hale Realty Co, Inc, to Paul Zguris, 174 Av C; mtg $9,000; Mar9; Mar26'14. O C & 100

Crotona Pkway (11:3119), sec 182d, 39.9x89x33.3x108.10, 5-sty bk tnt & strs; also BRONX PARK S, 850 (11:3119), ss, 108.10 e Crotona Pkway, 40x67.8x40x68.3, 5-sty bk tnt; also BRONX PARK S, 854 (11:-3119), ss, 148.10 e Crotona Pkway, 40x67.1 x40x67.8, 5-sty bk tnt; also MOHEGAN AV, 2155 (11:3119), swc Bronx Park S (No 858), 67.5x40.7x67.1x30, 5-sty bk tnt; F & B Constn Co to Otto J Martens, 915 Prospect av, & Jno Viebrock, 1011 Simpson; mtg $90,500; Mar19; Mar20'14. O C & 100

Crotona Pkway, 2150 on map 2154, see Crotona Pkway, nec Hornaday av.

Crotona Pkway (11:3119), nec Hornaday av (No 841), ne along pkway 50.6xse90x sw50 to Hornaday av xnw82 to beg, except pt for Crotona Pkway; also CROTONA PKWAY, 2150 on map 2154 (11:-3119), es, 39.9 s 182d, 39.11x69.3x35x89, 5-sty bk tnt; also HORNADAY AV (11:3119), ns, 71.8 e Crotona Pkway, 50x100, vacant; F & B Constn Co to Fraser & Berau (Inc), a corpn, 200 E 33; mtg $36,000; Mar 19; Mar20'14. O C & 100

Daly av, 2080 (11:3127), es, 173.5 s 180th, 36.3x100.10, 4-sty bk tnt; Thos F Kavanagh to Marie Krabo, 983-E 181; mtg $20,000; Mar14; Mar21'14. O C & 100

Decatur av, 3254 (12:3355), es, 135.4 n 207th, 23.6x100, 2-sty bk dwg; Central Mortgage Co to Verio Land Co, 60 Wall; Mar26'14. nom

Edwards av (*) ws, 75 n Latting, 75x100; Francis Trainor to Hudson P Rose Co, 7 W 45; mtg $6,000; Mar14; Mar20'14. nom

Edwards av (*); same prop; Hudson P Rose Co to Xavier Landry, 808-10 State st, Syracuse, NY; mtg $6,000; Mar14; Mar20 '14. nom

Fordham rd, 528 E (11:3059), sec Bathgate av, 82.5x100.7x82.5x100.5, 2-sty fr dwg; Abr G Meyer, ref, to Jos T Rvan, 307 W 92; FORECLOS Feb11; Mar11; Mar26'14. **13,525**

Fordham rd E, nec Morris av, see Morris av, nec Fordham rd.

Fulton av (11:2926), nwc 170th, 189x 280x187.7x280, bk & fr bldgs of brewery; Chas Frazier et al, EXRS Maurice Grau, to Cottage Realty Corpn, 128 Bway; Mar 19; Mar20'14. **113,000**

Grand av (11:3213), swc 190th, 276.8 to 188th x106x287.8 to 190th x106.6, vacant; Edw Waters Constn Co to Edw Waters, 2401 Walton av; B&S & CaG; Mar6; Mar 24'14. O C & 100

Grant av, 1062 (9:2448), es, 132 s 166th, 25x101.3x25x101.1, 3-sty bk dwg; Chas E Hally to Fridolin C Mehler, 3763 Olinville av; AL; Oct30'13; Mar24'14. O C & 100

Harrod av (*), es, 200 n Ludlow av, 100x 100; also HARROD AV (*), es, 150 n Ludlow av, 25x100, vacant; Lamberti Constn Co to Annie Lamberti, 1369 Lyman pl; AL; Oct10'13; Mar21'14. nom

Harrod av, es, 150 n Ludlow av, see Harrod av, es, 200 n Ludlow av.

Hoe av (11:2980), ws, 208 n Freeman, 50 x100, vacant; Philip Herschowsky to Galveston Bldg Co, 1041 Hoe av; mtg $8,500; Mar18; Mar25'14. O C & 100

Holland av, nwc Baker av, see Baker av, nwc Holland av.

Honeywell av, 1972-4 (11:3121), es, 100 n Tremont av or 177th, 43x60, 4-sty bk tnt; Violet S Tracy to Eva Joseph, 813 E 179; AT; AL; Sept30'13; Mar25'14. nom

Hornaday av, ns, 71.8 e Crotona Pkway, see Crotona Pkway, nec Hornaday av.

Hornaday av, S41, see Crotona Pkway, nec Hornaday av.

Houghton av (*), ss, 204.2 e Castle Hill av, 25x108, vacant, Unionport; Maria Winnenberg to Chas Mohr Jr, 1492 Rosedale av; AL; Mar23; Mar24'14. O C & 100

Hull av, 3075 (12:3333), ws, 175 s 204th, 25x110, 2-sty fr dwg; Ida Brantman to Lewis H Gentles, 3079 Hull av; mtg $5,500; Mar16; Mar21'14. O C & 100

Jackson av, 002-6 (10:2648), es, abt 175 s 163d, 76x87.6, 2-5-sty bk tnts; Jacob Schneider to Narcorth Realty Co, 20 Nassau; mtg $11,500; Mar19; Mar24'14. nom

Kutonah av, 4325 (12:3378), swc 238th, 25x85, 2-sty fr dwg; Central Mtg Co to Verio Land Co, 60 Wall; Mar26'14. O C & 100

Longwood av, 1005-7 (10:2731), ns, 24.6 w Garrison av, 35.8x65.8x35.6x67.10, 2-2-sty fr dwgs; Denis Quinn, ref, to Margt V Dimond, 1947 7 av; mtg $340; FORECLOS Feb26; Mar26'14. **6,000**

Lurting av (*), es, 150 n Morris Park av, 25x100; vacant; Morris Shinsky to Morris Park Estates, 25 Broad; mtg $665; Mar23; Mar24'14. nom

Lurting av (*), es, 200 s Neil av, 25x100; vacant; Lottie O'Hare to Wm C O'Hare, 358 W 58; mtg $715; Mar23; Mar24'14. O C & 100

Macombs rd (11:2872), ws, abt 359.8 n Devoe, 100x142.5x100x140.5, except 20 ft off rear, vacant; Upland Realty Co to Jno C Walt, 1520 Jesup av; mtg $——; Mar19; Mar20'14. **6,583.82**

Mapes av, 2127 (11:3110), nwc 181st (Nos 777-85), 46.1x94, 5-sty bk tnts, strs on cor; Mariatana C Cullo to Edw E Miers, 3100 Bway; mtg $44,650; Mar16; Mar20'14. ncm

Mapes av, 2127 (11:3110), nwc 181st (Nos 777-85); Edw E Miers to Alex R Munro, 3100 Bway; mtg $44,650; Mar7; Mar20'14. nom

Mohegan av, 2155, see Crotona Pkway, sec 182d.

Morris Park av, sec Bronxdale av, see Bronxdale av, sec Morris Park av.

Morris av (9:2421), nec 161st, strip 123x1 to es Morris pl, as on map West Morrisania; Wm W Heaton EXR &c Franklin W Gilley to Emily T Cavanagh, 822 Morris av; ½ pt; Mar23; Mar25'14. **250**

Morris av (11:3174), nec Fordham rd, old line, runs e135.7xne32.1xn185.1xw40xs25xw 98.6xn175 to 190th xw19.11 to Morris av xs 358.3 to beg, except pt for Fordham rd & 190th, 2-sty fr dwg & 2-sty fr stable & vacant; Jno B Haskin Estates, Inc, to Mark L Kelley, 425 W 114; mtg $23,000; Mar23; Mar24'14. O C & 100

Nereid av (*), ns, 200 w Barnes av, runs n85.4 to Byron av xsw126.7 to Nereid av xe98.5 to beg; Violet S Tracy to Eva Joseph, 813 E 179; AT; AL; Sept30'13; Mar 25'14. nom

Newell av (12:3357), es, 100 sw Elizabeth (now 210th), 25x264.1 to cl Bronx River x 25.10x270.6, vacant; Consolata De Pasquale to Bronx Parkway Commission, 22 Pine; Feb24; Mar24'14; re-recorded from Feb27 '14. **6,269.72**

Newton av, ws, 250 n 254th, see Valles av, ws, 400 n 254th.

Popham av (11:2877), es, 238.11 n 176th, 50x100, vacant; Michl J Lynch to Ann T Lynch, his wife, 916 8 av; B&S; Mar21; Mar 26'14. O C & 100

Pratt av (*), es, 396 s Nelson av, 75x 99.5; Land Co "C" of Edenwald to Jno J Murphy, 309 W 25; Mar10; Mar21'14. nom

Prospect av, 1960, see 177th, 1027 E.

Prospect av, 2309-11 (11:3102), ws, 100 n 183d, 50x95, except pt for av, 2-sty fr dwg & str, 1-sty fr dwg & 1-sty bk rear stable; Emma Goldsmidt to Julia T Woerner, 727 E 182; mtg $6,000; Mar23; Mar25'14. 100

Radcliffe av, sec Rhinelander av, see Rhinelander av, sec Radcliffe av.

Randall av (*), ss, 75 w Bracken av, 25x 100; Land Co "C" of Edenwald to Jos Haray, 358 E 121; Feb14; Mar20'14. nom

Rhinelander av (*), sec Radcliffe av, 60x 100, vacant; Morris Park Estates to Morris Shinsky, 385½ Union, Bklyn; Mar12; Mar25'14. nom

Road (*) from Westchester to Eastchester, es, being plot begins at gate on es said rd, runs se along lane leading to the Hammock 655.7xne50.5xe540xse78xne 58.9xne72.3 to Westchester Creek or Mill Pond xse172.9xse453.4xse83.10xse58.5xsw 220.8 to a ditch xnw776xnw533.4xnw598.7 xne218.10xw97.5xne18.1 to beg, known as the "Hammock," contains 22 8875-10,000 acres; all title to LAND UNDER WATER (*) adj above rd from Westchester Village to Village of Eastchester, es, at line dividing land to be conveyed from lands now or late Robt J Turnbull, contains 17 15-100 acres of salt meadow, except right of way 25 ft wide; also SALT MEADOW LAND, contains abt 6 acres; City Real Estate Co to Harlem & Portchester Railroad Co, Grand Central Station, B of M, N Y; B&S; Feb9; Mar23'14. O C & 100

Road (*) leading from Westchester to Eastchester, es, 75 n Meadow av, 50x100; Siburt Strassle to Edw Strassle; B&S; Feb2'1889; Mar24'14. **300**

St Anns av, 107-9 (9:2260), ws, 25 n 132d, 50x74.11, 2 5-sty bk tnts; Edw J Moore to Municipal Holding Co, 170 Bway; mtg $17,000; Sept15; Mar20'14. O C & 100

St Anns av, 150 (10:2547), es, 80 s 135th, 20x80, 4-sty bk tnt & str; D Clinton Mackey to Micke Berg, 30 W 112; QC; mtg $——; Jan25'13; Mar20'14. nom

Tiebout av, swc 187th, see Valentine av, sec 187th.

Tinton av, 658, see 152d, 811 E.

Union av, 1134 (10:2680), es, old line, 208.1 s Home, 18.8x100, except part for av, 3-sty fr tnt; Ottilie J Koertge to Nicholas Costa, 1080 Simpson; mtg $5,500; Mar26'14. O C & 100

Valentine av, 2426-36 (11:3147), nec 187th (No 547), 100x135, 2-sty fr dwg & vacant· Chas H Ayres, ref, to Theta Realty Co, Inc, 148th & 3 av (Smith Bldg); FORECLOS Feb19; Mar21· Mar23'14. **12,800**

Valentine av (11:3147), sec 187th (No 546), runs e235 to ws Tiebout av xs38.3xw 150xn25xw85 to Valentine av xn13.3 to beg, vacant; Chas H Ayres, ref, to Theta Realty Co, Inc, 148th & 3 av (Smith Bldg); FORECLOS Feb19; Mar21; Mar23 '14. **5,000**

Valles av (13:3421), ws, 400 n 254th, 50x 114.4x50x125.1, vacant; also NEWTON AV (13:3421), ws, 250 n 254th, 50x100 vacant; Christian Gaul to Grace B Gaul, 14 Phillips pl, Yonkers, NY; mtg $1,200; Oct18'12; Mar 20'14. nom

Valles av (12:3421); also NEWTON AV; same prop; Grace B Gaul to Edw H Baker, Yonkers, NY; mtg $1,500; Mar14; Mar20'14. nom

Vyse av, 1133 (10:2752), ws, 120 n 167th, 20x100, 3-sty bk dwg; Marcus B Kramer to Simon Phillips, 1041 Hoe av; AL; Dec29'13; Mar24'14. O C & 100

Vyse av, 2064 (11:3132), es, 34 n 179th, 42x101.2x42x102, 5-sty bk tnt; Max Lippman ref to Norma Realty Co, 3210 3 av; mtg $29,000; FORECLOS Mar20; Mar23; Mar25'14. **$4,000 over mtg**

Washington av, 1239 (9:2390), ws, 117.6 n 168th, 26.6x140.1x26.6x140.2; all title to strip 0.9x140, adj above on n, 3-sty fr dwg; Jos Henschel to Absar Realty Co, 919 Fox; mtg $3,000; Mar20; Mar24'14. nom

Washington av, 1748-50 (11:2916), es, 137.10 n 174th, 36.8x109.7, 5-sty bk tnt & strs; J Parker Kerby to Wm Tuxill, at Auburn, NY; mtg $28,000; Mar16; Mar20'14. nom

Walton av, 1917 (11:2853), ws, 150 n 177th, runs w116.6xn69.11xse71.10 to ws Punett xe47.3 to av xs50.8 to beg, 5-sty bk tnt Edel Realty Co to Lena Wexler, 204 Bush; Jan2; Mar24'14. O C & 100

Webb av (11:3219), es, 150 n Devoe ter (Park View pl), 50x100, vacant; Hermax Realty Co to Jas A Brady, 768 E 183; Mar25'14. O C & 100

Wheeler av (*), ws, 110 n Westchester av, 40x100; Beatrice Brower to American Real Estate Co, 527 5 av; mtg $27,000; Mar16; Mar25'14. nom

Wheeler av (*), ws, 150 n Westchester av, 40x100; Beatrice Brower to American Real Estate Co, 527 5 av; mtg $27,000; Mar16; Mar25'14. nom

Williamsbridge rd (*), ws, 175 n Rhinelander av, 25x100; Carl Stahl to Gertrude A Gregory, 2 W 104; Mar21; Mar26'14. O C & 100

3D av, 2562 (9:2314), es, 27.3 s 139th, 27.3 x103.10x25x92.11, 1-sty bk str; Annie R Whitney to Jno W Blackman, 1256 Findlay av; mtg $14,000; Mar24; Mar25'14. nom

3D av, 3310 (10:2607), es, 115 n 164th, 16.6x— to Boston rd (No 997) x16.10, 2-sty bk dwg & str & 2-sty fr dwg & str; Max Alpert to Fannie Alpert, 3310 3 av; mtg $11,500; Mar19; Mar23'14. nom

3D av, 3418 (10:2608), es, 103 n 166th, 22x101x13x100.7, 5-sty bk tnt & strs; Robt J Illwitzer to Reinhard Schaefer, 410 E 82; mtg $12,000; Mar20; Mar21'14. O C & 100

3D av, 3738-42 (11:2927), nec St Paul's pl (No 531), 47.4x100x26x102.2, 6-sty bk tnt & strs; Jno O'Brien to Frances V Melia, 48 Charlton; mtg $52,300; Mar25; Mar26'14. O C & 100

Plot (10:2609) begins at line bet lots 129 & 130, at pt distant 121.5 w Fulton av, runs w30xs6.9xe30xn6.9 to beg, pt lot 130, map Morrisania; Philip Jaeger to Frank B Hill, 2387 Walton av; Dec5'13; Mar20'14; re-recorded from Dec5'13. O C & 100

Plot (11:2872), begins at pt 110 e from & perpendicular to a pt on es Jesup pl & 909.9 from intersection of ss Featherbed la & es Jesup pl, runs e138.8 to ws McComhs rd x — along said rd 25xw120.6xn100xw20xs125 to beg, being lot 196 & 20 ft of rear of lots 197 to 200 on map Upland Realty Co, vacant; Upland Realty Co to Jno C Walt, 1520 Jesup av; Apr15'09; Mar20'14. nom

Plot (11:3108) begins 125.2 se from old s es Mapes av & 560 ne Tremont av, runs se 25 to pt 150.2 nw from old nws Marmion pl, xne133.1xnw25xsw133.1 to beg, being part lots 148 & 149, map East Tremont; Violet S Tracy to Eva Joseph, 813 E 179; AT; AL; Sept30'13; Mar25'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Bronx Park S, sec Crotona Pkway, see Crotona Pkway, 2158.

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Bronx Park S, 850, see Crotona Pkway, 2158.

Bronx Park S, 854, see Crotona Pkway, 2158.

Bronx Park S, 858, see Crotona Pkway, 2158.

Falle st, 817 (10:2764), ws, 160 n Lafayette av, 40x100, 5-sty bk tnt; also FAILE ST, 813 (10:2764), ws, 120 n Lafayette av, 40x100, 5-sty bk tnt; CONTRACT; Wm Koppe & ano to Kovacs Constn Co, 293 Alexander av; mtg $45,00; Feb18; Mar25 '14. 50,600

Falle st, 813, see Faile, 817.

161ST st, 700-2 E, see 176th E, nes, 445.5 nw So blvd.

176TH st E (11:2959), nes, 445.5 nw So blvd, 100x150, vacant; also 161ST ST, 700-2 E (10:2637), ss, abt 25 w Jackson av, —x —, 6-sty bk tnt & strs; CONTRACT; Robt J Rooney to Smada Realty Co, 391 E 149; mtg $10,000; Feb9; Mar24'14. 24,000

Anthony av, 1687 (11:2889), ws, 110 n 173d, 80x71.5 to Clay av (No 1686) x82.2x 52.5, 5-sty bk tnt; re mtg; Ernest Wenigmann & ano to Annie C Bartlett, 210 W 56; Feb13; Mar20'14. O C & 150

Av St John, 1024 (10:2683), nwc Southern blvd, 54x100; asn rents to secure loan of $600; McKeon Realty Co to Hovhannes Moushekian, 444 W 164; Mar10; Mar25'14. nom

Benedict av, 1946-50 (*); land in bed of av in front of above; 3 re mtgs; Fredk A Southworth TRSTE Jno Southworth to City NY; Aug12'13; Mar25'14. nom

Benedict av (*), land in bed of av; re mtg; Edwin R Root, EXR Ronald K Brown to City NY; Jan13; Mar25; Mar26'14. nom

Clay av, 1686, see Anthony av, 1687.

Crotona Pkway, 2158 (11:3119), sec Bronx Park S, 39.9x89x33.3x108.10, 5-sty bk tnt & strs; also BRONX PARK S, 850 (182d st), ss, 108.10 e Crotona Pkway, 40 x67.8x40x68.3, 5-sty bk tnt; also BRONX PARK S, 854 (182d st), ss, 148.10 e Crotona Pkway, 40x67.1x40x67.8, 5-sty bk tnt; also MOHEGAN AV, 2155 (11:3199), swc Bronx Park S (No 858), 67.5x40.7x67.2x 30, 5-sty bk tnt; re mtg; Edw S Avery to Otto J Martens, 915 Prospect av, & Jno Viebrock, 1011 Simpson; Mar19; Mar20'14. nom

Elder av (*), ws, 223.11 n Westchester av, 40x100; re mtg; N Y Trust Co to Winnie Co, 939 Intervale av; Mar19; Mar20'14. nom

Livingston av (13:3415), ws, 508.1 s 246th, 81x175, vacant; re mtg; David Banks & ano to Parkway Heights Co, 25 Broad; Sept15 '13; Mar24'14; re-recorded from Sept18'13. nom

Mohegan av, 2155, see Crotona Pkway, 2158.

St Anns av, 107-9 (9:2260); asn rents to secure loan $4,000 at 5%; Municipal Holding Co to Francis DoVale, 2137 7 av; Mar 18; Mar20'14. nom

Southern blvd, nwc Av St John, see Av St John, 1024.

Wheeler av, 1211-15 (*), re asn of rents; F R Wood, W H Dolson Co to American Real Estate Co, 527 5 av; Mar21; Mar25 '14. nom

2D av (* & contracts), es, 300 n 1st st, 50x100, Olinville; CONTRACT; Jno Byrnes to Hayman Komissar; mtg $2,100; Feb26; Mar26'14. 2,600

3D av, 3541 (9:2373); consent to 3d track; Frank Davidson et al to Manhattan Railway Co, 165 Bway; Dec15'13; Mar20'14. 495

3D av, 3551 (9:2373); consent to 3d track; German Savings Bank to Manhattan Railway, 165 Bway; Feb9; Mar26'14.

LEASES.

Borough of Manhattan.

MAR. 20, 21, 23, 24, 25 & 26.

Bleecker st, 285 (2:590), str & b; Lorenzo Ciaffone to Lizzie Rothman, 35-7 Barrow; 3yf May1; Mar26'14. 900

Charles st, 21 (2:612), all; Mary F Walsh to Louisa Peters, 214 W 11; 3yf Nov1'12; 1y ren; Mar24'14. 1,380

Charlton st, 58 (2:580), swc Varick, all; Josephine Delano to Jos R Brennan, 291 W Houston; 5yf Oct1'13; Mar20'14. 1,500

Eldridge st, 193 (2:421), str & b; asn Ls; Eastern Brewing Co to Bernheimer & Schwartz Pilsener Brewing Co, 460 W 128; Mar20; Mar23'14. nom

Eldridge st, 193; asn Ls; Bernheimer & Schwartz Pilsener Brewing Co to Michl Sohn, 180 Eldridge & Chas Friedman, 198 Eldridge; AT; Mar20; Mar23'14. nom

Hamilton pl, 1, see Bway, 3360.

Lafayette st, 150-6 (1:233), front part top loft; Aberdeen Realty Co. a corpn, to Farmer Zehr Engraving Co, a corpn, on premises; 10yf May1; Mar24'14.
1st yr 1,500 & thereafter 3,100

Lewis st, 140 (2:356), es, 68 n Houston, 30.8x100, all; Geo Holober to Hyman Greenberg, 164 Havemeyer, Bklyn; 2yf Sept1'12; Mar26'14. 3,944

Monroe st, 282 (1:260), all; Morris Levy to Harry Klibanoff, 59 E 101, & ano; 3yf Apr1; Mar26'14. 2,356

Mott st, 100 (1:204), str & b; Donato Boffa & ano to Vincenzo Torriani, 78 Mott; 8yf Mar1'14; Mar20'14. 960

St Marks pl, 12 (2:463), all; Deutsch Amerikanische Schuetzen Gesellschaft, a corpn, to Walters Union Local No 1, 12 St Marks pl; 5yf Apr1; Mar23'14. 3,700

Stanton st, 316 (2:330); w str, b & 5 rooms above str; Clara Goldberg to Hyman Davidowitz, 316 Stanton; 5yf May1; May25'14. 480

Trinity pl, 33-41, see Bway, 57-61.

Varick st, swc Charlton, see Charlton, 58.

West st, 23 (1:15), str & c; Salim F & Jos A Zaloom to Domenico Curcio, 23 West; 4½yf Feb1; Mar23'14. 1,380

West st, 124-5 (1:82), all; Edw Elsworth & ano, TRSTES Edw Elsworth (decd), to Fredk M Kloppenburg, on premises; 5yf May1'07; re-recorded from Apr2'07; Mar24 '14. 4,500

West st, 124-5; Jas A Macdonald to same; ext Ls; 1yf May1'12; Apr9'12; Mar24 '14. 4,080

West st, 124-5; same to same; ext Ls; 1y f May1'13; Feb19'13; Mar24'14. 3,780

West st, 124-5; same to same; ext Ls; 3yf May1; Feb6; Mar24'14. 3,780

6TH st, 527 E (2:402); asn Ls; Ignatz Bauer, Jr to Ignatz Bauer, his son, 527 E 6; Mar17; Mar25'14. nom

8TH st, 36 E (2:548), ss, 75.2 e University pl, 25x109.10x25x108.2; asn Ls; Chas Brandt to Kate Arnold, 9 Perry; mtg $4,000; Feb 4; Mar24'14. nom

9TH st, 61 E (2:561), ns, 174.4 w Bway, 26x92.3; consent to asn Ls to Chas L Patton; TRSTES of Sailors Snug Harbor to Lily D Kellogg, 619 W 127; Mar13; Mar20 '14.

9TH st, 61 E; asn Ls; Lily D Kellogg to Chas L Patton, 235 W 45; mtg $18,-378.85; Mar5; Mar20'14. nom

24TH st, 404½ W (3:721), ss, 121 w 9 av, runs s55xe21xs19xe6.4xs6xw35.4xn80 to st xe8 to beg; asn Ls with consent of Francis L Ogden; The Islip Corpn to Jas E Mitchell, 334 W 24; Jan27; Mar23'14. nom

24TH st, 404½ W (3:721), ss, 121 w 9 av, runs s55xe21xs19xe6.4xs6xw35.4xn80 to st xe8 to beg, the land; Francis L Ogden to Wm H & Richd H Commons, 406 W 24; 12 yf May1; option of 21y ren; Mar21'14. taxes, &c, & 180

24TH st, 404½ W; asn Ls with consent by Francis L Ogden; Jas E Mitchell to same; Mar6; Mar21'14. nom

24TH st, 404½ W, leasehold; re mtg; Chas T Harbeck individ & TRSTE for Chas T Harbeck will Chas T Harbeck, decd, to Jas E Mitchell, 332 W 24; Mar4; Mar21'14. nom

24TH st W, sec 13 av, see 13 av, sec 24.

25TH st W, nwc 9 av, see 9 av, 249.

33D st, 433 W (3:809), 2-sty bldg, all; 133 W 33d St Corpn to Carl Schulz, 124 W 34; 5yf May1; 5y ren at $6,000; Mar20'14. 3,900

38TH st, 2 W, see 5 av, 420.

38TH st W, swc 5 av, see 5 av, 420.

42D st, 54 E (5:1276), ss, 118.6 e Madison av, runs s74xw18.6xs4.2xw5xn78.3 to st xe 23.6 to beg; all; Walter J Salomon to Aug Heckscher at Huntington, LI; from Apr1 '14 to Apr30'33; 21y ren; Mar21'14. taxes, &c, & 1st y 10,000 & thereafter 17,500

42D st, 54 E; agmt modifying Ls dated Feb25'05 as affects above; Archibald M Maclay et al with Walter J Salomon of Elmsford, NY; Mar17; Mar21'14. nom

42D st, 54 E; consent to sub Ls, &c; same to same; Mar10; Mar21'14.

42D st, 54 E; consent to sub Ls, &c; Jno W Smyth to same; Mar11; Mar21'14.

42D st, 155-7 E (5:1297), part of east str; Geo Belehas to Jack Weston, 22 E 105 & ano; 4 1-12yf Apr1; Mar23'14. 2,400 & 2,700

43D st E, sec 3 av, see 3 av, 679.

45TH st E, nec 5 av, see 5 av, 547.

46TH st, 106 W (4:998), str & b; Max & Morris Kessler to Saml Unger, 117 E 7; 5yf May1; Mar24'14. 1,200 to 1,400

48TH st, 301-5 W, see 8 av, 791.

49TH st, 70-7 W (5:1264), all; Susie T Lyons to Mary E Sniffen, 70 W 49; 5yf Sept30; Mar26'14. taxes &c & 22,000

68TH st, 230-2 W (4:1159), ss, 425 w Ams av, 50x ½ blk; sobrn of Ls to mtg for $20,-000; Harry W Biggs & Thos Black with Title Guar & Trust Co, a corpn, 176 Bway; Mar23'14. nom

70TH st, 438 E (5:1464); also AV A, 1305 -7; cor str & str s of cor & b under extreme cor; Ida Burstein to Max Brustein, 329 E 18; 10yf Feb1; Mar20'14. 1,140 to 1,500

70TH st, 438 E (5:1464); also Av A, 1305-7; agmt as to conditions & covenants in Ls; Harry Finkelstein & Sam Kaplan with Max Brustein, 329 E 18; Jan31; Mar20'14. nom

97TH st, 209-11 E (6:1647), all; Wolf Bloom to Camillo & Luisa Sandoli, 354 E 114; 5yf Nov1'13; Mar23'14. 2,400

116TH st, 52 W (6:1599), str fl & b; David Davis to Morris Roth, 244 E 79; 2yf May1; 2y ren at $1,200; Mar24'14. 1,080

124TH st, 518-22 W (7:1978), all; Martha Building Corpn to Lena Spivack, 205 2 av, from Apr1 to Sept30'17; Mar23'14. 13,500

136TH st W, nec Bway, see Bway, 3360.

143D st, 110-12 W (7:2011), all; Isaac Weil to State Leasing Co, Inc, a corpn, 150 Nassau; 3yf Apr1; Mar25'14. 3,700

143D st, 110-2 W (7:2011); sur Ls; Nathan Meyerowitz to Ray & Isaac Weil, 204 W 110; AT; Mar19; Mar20'14. nom

143D st W, nec 7 av, see 7 av, nec 143.

181ST st W, sec Bway, see Bway, 4258.

181ST st, 608 W (8:2162), str & b; Wm Greenfield Amusement Co, Inc, to Higman Shop, Inc, a corpn, on premises; from Mar 1'14 to Sept29'17; Mar24'14. 960

190TH st W, nwc St Nicholas av, see St Nicholas av, nwc 190th.

Av A, 1305-7, see 70th, 438 E.

Amsterdam av, 63 (4:1134); asn Ls; Jno Blume to Paul Gerle, 524 Hamburg av, Bklyn; Mar24; Mar25'14. nom

Broadway, 57-61 (1:21), 75x200 to Trinity pl (Nos 33-41) ;str fl & b, also room in sub b, 15x18; Adams Express Bldg Co, a corpn to The Chase National Bank, a corpn, 83 Cedar; 20yf May1; Mar21'14.
1st 10 yrs 60,000 & thereafter per annum 65,000

Broadway, 3360 (7:1988), nec 136th, otherwise known as Hamilton pl (No 1), nec 136th; asn Ls; Patk J Healy to Jno McCann, 452 W 57, & ano; Feb28; Mar20 '14. nom

Broadway, 4258 (8:2163), sec 181st, cor str & b; Ada L Westcott et al, TRSTES Robt E Westcott, to Jacob Harris, 1555 Fulton av; 9 10-12yf Dec1'13; Mar24'14. 1,600 to 2,200

Lexington av, 1125 (5:1413), n str; M L & C Ernst to F F A Treuleben, 156 2 av; 5yf Oct1; Mar20'14. 600 to 660

St Nicholas av (8:2169), nwc 190th, 97x 120, 6-sty apt bldg, all; 190th St Holding Co, Inc, to Jos Shenk, 62 W 107; 3yf Apr 1; 2y ren at $18,500; Mar20'14. 18,003

West Broadway, 249 (1:191); all; Chas H Keys to Clement D Harrington, on premises; 5 1-12yf Apr1; Mar25'14. 1,950 & 2,100

2D av, 11-17 (2:456); asn Ls; M William Minsky to Israel Kaufmann, 444 Stone av, Bklyn; Mar23'14. nom

2D av, 773 (5:1315), s str fl & b & 5 rooms above str; B Schuenemann to Saml Loewy, 773 2 av; 5yf May1; Mar20'14. 840

2D av, 1834 (5:1557), n str; Jacob C Louis & ano to Vincenzo D Albano, 1834 2 av; 3yf May1; Mar20'14. 360

3D av, 679 (5:1316), sec 43d; asn Ls; Edw J White to Rose Murray, 355 E 135; ½ pt; Aug21'13; Mar24'14. nom

3D av, 679, sec 43d; asn Ls; same to same; ½ pt; AT; Feb27; Mar24'14. nom

3D av, 1025 (5:1415); asn Ls; Geo Briem to Aug Herkert, 1025 3 av; Mar18; Mar21 '14. nom

5TH av, 418, ws, 20 s 38th, 18x83; asn Ls recorded Nov8'05; same to same; Mar23; Mar24'14. O C & 100

5TH av, 420 (3:839), swc 38th, 20x83; also 38TH ST, 2 W, ss, 83 w 5 av, 25x38; asn Ls recorded June1'99; Hattie G Frankel & Farmers Loan & Trust Co, EXRS &c Simon Frankel, to Wm L Levy, 46 W 76; Mar17; Mar24'14. 100,000

5TH av, 420; also 38TH ST, 2 W; asn Ls; Wm L Levy to Emanuel M Gattle, 2345 Bway; Mar23; Mar24'14. O C & 100

5TH av, 420; also 38TH ST, 2 W; Asn Ls; Emanuel M Gattle to Hermann A Flurscheim, 131 W 77, & Franklin Simon, 95 Riverside dr, firm of Franklin Simon & Co; Mar23; Mar24'14. O C & 100

5TH av, 420 (3:839); also 38TH ST, 2 W; asn Ls recorded Nov6'01; E M Gattle & Co, a corpn, & Emanuel M Gattle, individ, to same; Mar23; Mar24'14. O C & 100

5TH av, 547 (5:1281), nec 45th, str No 1 & b; Jno N Golding to Frederic's Inc, a corpn, 479 5 av; 10 1-12y & 14 days from May1; Mar24'14. 12,000 to 16,000

7TH av, 107 (3:792), str & b; Estate of Theodosius F Secor to A L Louis, 107 7 av; 3yf May1; Mar20'14. 1,800

7TH av (7:2012), nec 143d, str & pt b; Mathilda Bohlken to Jos P Maguire, 116 Rockford, Bronx; 12yf Apr1; Mar23'14. 1,500 to 1,800

8TH av, 369 (3:752), nws, 54.9 ne 28th, 22x78, leasehold; Warren Leslie ref to Geo Gregorious, 369 8 av; AL; PARTITION; Jan 28; Mar20; Mar21'14. 10,000

8TH av, 791 (4:1039), nws, at nes 48th (Nos 301-5), 25x100; asn Ls; Bernard Goodman & ano to Patk J McGuinness, 681 8 av; AT; Mar23; Mar24'14. nom

8TH av, 2639 (7:2042), all; Andw E Schiffer to Louis Gund, 167 W 102; 8 1-12yf Apr1; Mar26'14. 2,000

8TH av, 2639 (7:2042), sur Ls; Henry Mangel to Andw E Schiffer, 2639 8 av; AL; Mar25; Mar26'14. nom

9TH av, 249 (3:723), nwc 25th; str & pt b; Thos Lynch to Peter Meehan, 137 W 50; 5 1-12yf Apr1; Mar25'14. 1,800 to 2,100

13TH av (3:669), sec 24th, s str; Geo Pfeuffer to Harry Wallach, 630 W 24; 5yf Mar1; Mar23'14. 1,500

13TH av, sec 24th, same prop; asn Ls; Harry Wallach to Adolph Spieberg & Adolph Scharf, on premises; Mar13; Mar 23'14. nom

Bulkhead (2:657), 83.6 ft of bulkhead next south of pier new 46, NR; City NY by Comr of Docks to Central R R of NJ, a corpn, 143 Liberty; 10yf Oct24' Mar21'14. 2,860

LEASES.

Borough of the Bronx.

Crotona Pkway, sec Tremont av, see Tremont av, 896.

169TH st, 773-81 E (11:2961), all; also UNION AV, 1283-87, rear pt; McKinley Square Casino Co to Alfred Furst, 50 E 124; 10yf Apr1; privilege 11y ren; Mar23 '14. 12,000

Anthony av, 1705 (11:2889), str; Corner Constn Corpn to Saml Margolis, 1705 Anthony av; 3yf Jan1; Mar23'14. 720

Prospect av, 861 (10:2677), barber shop; Denis Sullivan to Ignatz Schanz, 834 E 161; 7yf May1; Mar24'14. 780 to 960

Prospect av, 861 (10:2677), cigar store; same to Abr Greenhouse, 824 E 161; 7yf May1; Mar24'14. 780 & 840

Prospect av, 907 (10:2677), n str; Dietrich Bohling to Hugo Solomon, 825 E 163; 8yf Nov1; Mar20'14. 1,200 & 1,320

Southern blvd (11:2960), ws, 75.10 n Fairmont pl, 17.10x—; str &c; C J Carey Bldg Co Inc to Burtha Essman, 933 Tiffany; 5yf July1; Mar21'14. 960 to 1,500

Tremont av, 420 E (11:2900), ss, 70 w Park av; asn Ls; Harry Bloch & ano to Bloch Morrison Co; Sept15'13; Mar21'14. nom

Tremont av, 896 (11:2985); asn two Ls; Henry A Currier to Christian Erler, 2486 Tiebout av; Mar 24'14. nom

Tremont av, 896 (11:2985), sec Crotona Pkway, str, &c; Honeoye Realty Corpn to Andw Langan, 315 E 158; 8yf Apr1; Mar 24'14. 1,200 to 2,900

Union av, 1283-7, see 169th, 773-8 E.

3D av, 2679 (9:2323), str fl &c; Jos M Jackson to Paul Wacholski, 2679 3 av; 5yf May1'14; Mar25'14. 1,500

3D av (11:2927), es, 225 s 171st, 50x100; sur Ls; Carlfried Amusement Co to Nora Constn Co, 391 E 149; Sept17'13; Mar26'14. nom

MORTGAGES.

Borough of Manhattan.

MAR. 20, 21, 23, 24, 25 & 26.

Beekman st, 20 (1:101); ext of mtg for $43,000 to Mar23'19, 5%; Mar23; Mar24'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Hy A Foote, 446 Park av, et al, exrs &c Margt L Foote. nom

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Cathedral Pkway, 153, see 7 av, 1801-5.

Chrystie st, 195-7 (Miscl); certf as to mtg for $——; Mar11; Mar21'14; Fashing Knitting Mills, Inc, a corpn, to Knit Goods Exchange, Inc.

East Broadway, 47 (1:280), ss, 315 w Market, 25x75.5; pr mtg $32,000; Mar20; Mar24'14; due & int as per bond; Mendel Epstein, to Gussie Haber, 306 W 48. 3,000

East Broadway, 47; sobrn of mtg for $2,-369 to mtg for $3,000; Mar20; Mar24'14; David Israel with same. nom

East Broadway, 247 (1:286), ss, 23x87.6; ext of mtg for $22,000 to Mar22'17, 5½%; Mar21; Mar25'14; Wizard Realty Co et al with Hugh Hill, at Irvington-on-Hudson, NY. nom

Eldridge st, 141-3 (2:419); ext of mtg for $107,500 to Nov15'16, 5%; Mar17; Mar 20'14; U S Savgs Bank of N Y, a corpn, 606 Madison av, with Morris Weinstein, 333 Central Park W. nom

Hamilton Ter, 21 (7:2050), es, 204.4 n 141st, 17.5x75x17.6x73.8; Mar 18; Mar25'14; 3y5%; Barney Estate Co, a corpn, to N Y Ttile Ins Co, a corpn, 135 Bway. 8,000

Hamilton Ter, 21; certf as to above mtg; Mar18; Mar25'14; same to same.

Hamilton Ter, 25 (7:2050), es, 238.9 n 141st, 16.8x77.9x16.9x76.4; Mar18; Mar25'14; 3y5%; Barney Estate Co, a corpn, to N Y Title Ins Co, a corpn, 135 Bway. 8,000

Hamilton Ter, 25; certf as to above mtg; Mar18; Mar25'14; same to same.

Houston st, 92 W, see West Bway, 496-8.

Madison st, 106 (1:276), ss, 25x100; sobrn of mtg for $8,000 to mtg for $22,-500; Mar26'14; Nathan Abrams, 1818 Bathgate av, with Emigrant Indust Savgs Bank, a corpn, 51 Chambers. nom

Madison st, 106 (1:276), ss, 212.3 w Market, 25x100; Mar26'14; 5y5%; Emma Mayer to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 22,500

Madison st, 106; pr mtg $22,500; Mar26 '14; 3y6%; same to Nathan Abrams, 1818 Bathgate av. 1,250

Monroe st, 100 (1:255), ss, 26.5 e Pelham, 25.6x94.1; pr mtg $29,200; Mar23; Mar24'14; 2y or sooner, 6%; Louis Oshansky, 64 W 118, & Max Kuschner, 92 Madison, to Hyman Oshansky, 64 W 118. 2,328

Mott st, 100 (1:204); sal Ls; Mar13; Mar 20'14; demand, 6%; Vincenzo Torriani to Jacob Ruppert, a corpn, 1639 3 av. 1,400

Mott st, 229-31 (2:494), ws, abt 140 s Prince, 50x99; Mar20; Mar21'14; 5y5%; Michele Berardini of Fort Wadsworth, B of R & Giovanni Lordi, 26 1st pl, Bklyn, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 32,500

Orchard st, 2 (1:294); ext of mtg for $38,000 to Mar29'17, 5%; Mar17; Mar20'14; Ida Shlanowsky et al, individ & exrs &c Bernard Shlanowsky, with Union Trust Co of N Y, a corpn, 80 Bway. nom

St Lukes pl or Leroy st (2:583), ns, 59.6 e Hudson, runs n45.1xe0.6xn21.11xe20xs67 to pl xw20.6 to beg; pr mtg $7,500; Mar23; Mar24'14; 1y5%; Loretta C Eagleton, 545 W 111, to Mary E Flannery, 545 W 111. 2,500

St Lukes pl, 3 or Leroy st (2:583); ext of mtg for $7,500 to Feb23'19, 5½%; Feb 23; Mar25'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Loretta Eagleton. nom

Sheriff st, 63 (2:338), ws, 125 s Rivington, 25x100; PM; Mar10; Mar20'14; due & int as per bond; Anna Van Antwerpen, of Paterson, NJ, to City Real Estate Co, a corpn, 176 Bway. 23,000

Sullivan st, 66-70 (2:490); sal Ls; Mar17; Mar23'14; demand, 6%; Rocco Dragonetti to Lion Brewery, a corpn, 104 W 108. 983.36

Thompson st, 20S (2:537), es, 100 n Bleecker, 25x100; ext of mtg for $25,000 to Mar13'15, 5%; Mar13; Mar20'14; Pasquale I Simonelli, — Columbia av, Hartsdale, N Y, with Emigrant Indust Savgs Bank, a corpn, 51 Chambers. nom

Water st, 563 (1:246), ss, 24 w Clinton, 24x74.3x24x74.1; Mar19; Mar20'14; 3y5%; Amelia Stuyvesant to American Mtg Co, a corpn, 46 Cedar. 6,500

West st, 124-5 (1:82); sal Ls; pr mtg $2,-500; Mar19; Mar24'14; demand, 6%; Fredk M Kloppenburg to Beadleston & Woerz, a corpn, 291 W 10. 2,500

Worth st, 142-50 (1:166); agmt to asn part of proceeds from sale of above to secure note for $8,391.89 at 6%, payable on or before Feb1'14; pr mtg $51,523; Feb1 '13; Mar26'14; Ethel D Shepherd, of Mastic, NY, with Arnold, Constable & Co, at Bway & 19th st. nom

3D st, 73 E (2:445), ns, 350 e 2 av, 25x 96.2; pr mtg $33,000; also 13TH ST, 231-3 E (2:469), ns, 262.6 w 2 av, 40x103.3; pr mtg $58,750; Mar19; Mar20'14; 2yor sooner, 6%; Maria Berliant to Jos Berliant, both at 976 Fox. 2,500

3D st, 231 E (2:386), ns, 327 e Av B, 20.3x96; pr mtg $16,500; Mar19; Mar20'14; due Mar1'17, 6%; Vintage Realty Co, Inc, a corpn, to Jos Rothman, 94-6 Rivington. 5,000

3D st, 231 E; certf as to above mtg; Mar19; Mar20'14; same to same.

9TH st, 705-7 E (2:379); ext of mtg for $36,000 to Feb25'17, 5½%; Mar5; Mar23'14; N Y Life Ins Co with Rose Markowitz. nom

12TH st, 539 E (2:406), ns, 148 w Av B, 22x103.3; Mar17; Mar23'14; 5y5½%; Herbt H Herrman to Jacob A R Dunning, at Orange, NJ, exr Eliza A Dunning. 9,000

13TH st, 134-6 E (2:558); ext of mtg for $18,500 to Jan1'17, 5%; Dec31'13; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Sarah A B Downs, 15 Clark, Bklyn. nom

13TH st, 134-6 E (2:558); ext of mtg for $6,000 to Jan1'17, 5%; Dec31'13; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Sarah A B Downs, 15 Clark, Bklyn. nom

13TH st, 231-3 E, see 3d, 73 E.

13TH st, 511-13 E (2:407), ns, 158.6 e Av A, 37.6x103.3; Mar5; Mar20'14; 1y6%; Ciro D'Amato, Antonio Collura, Tommaso Rao, Concetta & Giuseppa D'Aversa & Anthony Lo Pinto as exrs Giuseppe Lo Pinto & Vincenza Di Matteo to Gaetano Martorano, 51 E Houston. 1,500

16TH st, 5-7 E, see 5 av, 85.

18TH st W, nwc 5 av, see 5 av, 130-2.

19TH st, 214-8 W (3:768), ss, 160.6 w 7 av, 45x92; ext of mtg for $23,400 to Nov 1'16, 5%; Dec31'13; Mar20'14; Kings Farms Realty Co, a corpn, 52 William, with Edw A Morrison, at Larchmont, NY, & ano, trstes Saml Phillips, decd. nom

19TH st, 238-46 W (3:768), ss, 243.5 w 7 av, 77.1x92; ext of mtg for $40,625 to Nov 1'16, 5%; Dec31'13; Mar20'14; Kings Farms Realty Co, a corpn, 52 William, with Edw A Morrison, at Larchmont, NY, & ano, trstes Saml Phillips (decd). nom

19TH st, 248-56 W (3:768), ss, 420.6 w 7 av, 77.1x92; ext of mtg for $40,625 to Nov1'16, 5%; Dec31'13; Mar20'14; Kings Farms Realty Co, a corpn, 52 William, with Edw A Morrison, at Larchmont, NY, & ano, trstes Saml Phillips (decd). nom

20TH st, 26 E (3:848), ss, 325 w 4 av, 25x92; secures note; pr mtg $47,500; Mar 17; Mar23'14; 5y5%; Conrad Czarra, of Los Angeles, Cal, to C N Hopkins, of Los Angeles, Cal. gold, 25,000

21ST st, 353 W (3:745), ns, 116 e 9 av, 21x98.9; pr mtg $10,000; Mar14; Mar23'14; 1y6%; J Walton Brown, of Bklyn, to Harry L Gotham, 680 E 3, Bklyn. 1,000

25TH st, 128 E (3:880), ss, 69 w Lex av, 15.4x49.4; Mar23'14; due & int as per bond; Lila J Fairbairn to Title Guar & Trust Co, a corpn, 176 Bway. 9,000

26TH st, 267 W, see 8 av, 312-4.

27TH st, 212-14 W (3:776); ext of mtg for $11,000 to Nov30'16; 5%; Mar10; Mar21 '14; Jno A Farrell, 333 W 18, with The Society for the Relief of the Destitute Blind in NY & Vicinity, a corpn, 896 Ams av. nom

28TH st, 239 E (3:909), ns, 125 w 2 av, 25x98.9; Co-ordinate with other mtg for $18,000; Mar17; Mar20'14; 5y5½%; Sophie Z Ruskay, B of Q to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 2,000

28TH st, 239 E (3:909); sobrn of mtg for $1,750 to mtg for $20,000; Mar19; Mar21'14; Sophie Z Ruskay, 111 Pinson pl, Far Rockaway, B of Q & Caroline Baumert with Lawyers Title Ins & Trust Co, a corpn, 160 Bway. nom

28TH st, 239 E (3:909), ns, 125 w 2 av, 25x98.9; consolidation agmt & ext of mtg for $20,000 to Mar17'19, 5½%; Mar23'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Sophie Z Ruskay, 111 Pinson pl, Far Rockaway, B of Q. nom

38TH st, 29-33 W (3:840), ns, 446 w 5 av, 64x98.9; Mar20'14; due Mar1'19; 5½%; Eli B Springs to Metropolitan Life Ins Co, a corpn, 1 Madison av. 400,000

38TH st, 106 W (3:813), ss, 100 w 6 av, 20x98.9; Mar25'14; 2y or sooner, 5%; Adelaide D wife Wm E Keys & Eliz Denike, both of Yonkers, NY, to Fannie K Koss, 628 West End av. 5,000

41ST st, 414 W (4:1050), ss, 203.6 w 9 av, 21.6x98.9; PM; Mar20'14; due May1'17, 5%; Jacob J Tabolt to Mary D Fitzsimons, 169 W 76. 6,000

42D st, 213 W (4:1014), ns, 200 w 7 av, runs n100.5xe36xn100.5 to ss 43d (Nos 214-26), xw119.4xs100.5xe63.4xs100.5 to 42d xe 20 to beg; ext of mtg for $400,000 to Aug1 '19, 5%; Mar17; Mar20'14; East River Savings Instn, a corpn, 291 Bway, with Reginald De Koven, 1025 Park av. nom

42D st, 215-21 W (4:1014); also 43D ST, 228-30 W; ext of mtg for $257,500 to Jan1 '17, 5%; Jan2; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Sperry & Hutchinson Co, a corpn, 2-6 W 45. nom

43D st, 214-26 W, see 42d st, 213 W.

43D st, 228-30 W, see 42d, 215-21 W.

44TH st, 55-7 W (5:1260); ext of mtg for $180,000 to Feb1'15, 5%; Feb19; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with City Club Realty Co, a corpn, 55-7 W 44. nom

45TH st, 47 W (5:1261); ext of mtg for $18,000 to Mar1'17, 5%; Feb20; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Alcinous B Jamison, 43 W 45. nom

45TH st, 114 W (3:997); ext of mtg for $7,000 to Dec1'16, 5%; Dec1'13; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Edwin H Griffin, 55 W 47. nom

48TH st, 223 W (4:1020); ext of mtg for $25,000 to Mar16'19, 5%; Mar16; Mar20'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Leonard L Hill. nom

50TH st, 332 E (5:1342), ss, 315 e 2 av, 20 x100.5; pr mtg $7,000; Mar21; Mar25'14; 3y 6%; Johanna Kopp to Danl J Leary, 126 E 12. 3,400

52D st, 248 W (4:1023); ext of mtg for $22,000 to Mar25'17, 5%; Mar26'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Thos J Mullin, 328 E 90. nom

52D st, 624 W (4:1099), ss, 375 e 12 av, 25x100.5; July30'13; Mar24'14; demand, 6%; Jno J Rafferty, 327 W 46, & Peter L Rafferty, 467 W 57, to Jno C Forster, 343 W 47. 3,000

57TH st, 144 E (5:1311), ss, 156.3 e Lex av, 18.9x100.5; Mar26'14; due & int as per bond; Jno Ammon, 144 E 57, to Henry Gottgetreu, 2 W 89. 12,000

60TH st, 44 E (5:1374), ss, 340 e Madison av, 20x100.5; Mar23'14; due & int as per bond; Wm E Silverthorne to Title Guar & Trust Co, a corpn. 25,000

68TH st, 230-2 W (4:1159), ss, 425 w Ams av, 50x100.5; Mar13; Mar23'14; due & int as per bond; Thos F Devine to Title Guar & Trust Co, a corpn. 20,000

68TH st, 230-2 W; sobrn of mtg for $9,-000 to mtg for $20,000; Mar23'14; Harry W Biggs & Thos Black with Title Guar & Trust Co, a corpn. nom

70TH st, 438 E (5:1464); sal Ls; Mar19; Mar20'14; demand, 6%; Max Brustein to Kips Bay Brewing & Malting Co, a corpn, 650 1 av. 1,000

71ST st, 120 E (5:1405); ext of mtg for $20,000 to Apr1'19, 4½%; Mar21; Mar26 '14; E Augusta Grinnell, at West Cranmore, Shepton Mallet, Eng, with Chas H Strong, 120 E 71. nom

71ST st, 262 W (4:1162); ext of mtg for $10,000 to Mar25'17, 5%; Mar25; Mar26'14; Title Guar & Trust Co, a corpn, 176 Bway, with Michl Browne, 262 W 71. nom

72D st, 200-10 W (4:1163); ext of mtg for $325,000 to July20'16, 5%; July16'13; Mar24 '14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Percy R Pyne, at Bernardsville, NJ, & ano. nom

75TH st, 315 E (5:1450), ns, 250 e 2 av, 25x102.2; PM; pr mtg $——; Nov10'13; Mar 20'14; due Oct1'17, 6%; The 75th St Realty Co, a corpn, to Jos 1 Bluestone, 215 E Bway. 2,000

75TH st, 403 E (5:1470), ns, 68 e 1 av, 20x51; pr mtg $5,000; Mar23'14; 2y6%; Harry Goldberg to Ester Schwartz, 408 E 75. 1,500

75TH st, 403 E; ext of mtg for $5,000 to Nov1'16, 5%; Nov1'11; Mar23'14; Norman L Archer, 295 Sterling pl, Bklyn, with Harry Goldberg, 230 E 115. nom

77TH st, 335 E (5:1452), ns, 275 w 1 av, 25.4x102.2; assumption by party 3d pt of mtg for $11,000 & release of party 2d pt by party 1st pt from all liability under said bond & mtg; Feb26; Mar21'14; Leopold Katzenstein, 72 W 91, party 1st pt with Max Inkelas, 206 E 78 & Abr H Schaffer, 216 E 74, parties 2d pt & Beth Hamidrasch Bonai Israel, a corpn, 335 E 77, party 3d pt. nom

79TH st, 167 W (4:1210); ext of mtg for $14,000 to Jan1'17, 5%; Jan22; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Edwin B Curtiss, 171 W 79. nom

82D st, 148-52 W (4:1212), ss, 244 e Ams av, 3 lots, ea 18.6x102.2; ext of 3 mtgs for $16,000 ea to May1'16, 5%; Feb10; Mar26 '14; Marjorie McAneny with Union Dime Savgs Bank, a corpn, 701 6 av. nom

85TH st, 153 W (4:1216); ext of mtg for $12,000 to Jan1'17, 5%; Jan10; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Martha Oppenheimer, 153 W 85. nom

85TH st, 301-7 W, see West End av, 521-9.

86TH st, S W (4:1199), ss, 150 w Central Park W, 25x102.2; ext of mtg for $9,000 to Mar2'17, 5%; Mar23; Mar26'14; Beatrice S E Ziegel with Chas E Hall. nom

88TH st W, nec Columbus av, see Columbus av, nec 88th.

89TH st, 325 E (5:1552), ns, 225 w 1 av, 25x100.8; pr mtg $12,000; Mar12; re-recorded from Mar12'14; Mar25'14; 2y, int as per bond; Anna C Uihlein to Mathias Riester 325 E 89. 3,000

89TH st, 262 W (4:1236); ext of mtg for $12,000 to Jan1'17, 5%; Dec31'13; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Lillie S Beebe, 262 W 89. nom

94TH st, 126 W (4:1224), ss, 321.2 w Col av, 33.6x87.11 to ns Apthorps la x33.6x89.2, with rights to said la; ext of mtg for $39,-000 to Oct23'15, 5%; Oct23'12; Mar24'14; Henry Bendheim, 42 W 89, with Jas M Bingham, 112 W 77. nom

95TH st, 40 W (4:1208), ss, 355 e Col av, 19.6x100.8; Mar23; Mar25'14; 5y5%; Norman L Hobart, heir &c of Jno W & Mary J Hobart to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 11,000

98TH st, 43-5 W (7:1834), ns, 250 e Col av, two lots, each 25x100.5; ext of two mtgs for $16,500 each to Mar5'17, 5%; Mar 5; Mar23'14; Hy Wiener, of Phila, Pa, with Wm Sommer, NY. nom

99TH st, 54-6 E (6:1604); certf as to reduction of 2d mtg to $2,000 which is due May1'18; Mar21; Mar24'14; Shenk Realty & Constn Co, a corpn, 52 W 107, to Gussie Lindenauer, 38 W 116.

101ST st, 311 E (6:1673); ext of mtg for $12,000 to Mar17'17, 5%; Mar16; Mar20'14; Julia B Stephens, of Babylon, LI, with Benedetto Zumpetta, 325 E 100. nom

104TH st, 3-5 W (7:1840); ext of mtg for $65,000 to Jan1'17, 5%; Dec15'13; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Saml Mayers Realty Co, a corpn, 110 W 34. nom

105TH st, 311 E (6:1677), ns, 175 e 2 av, 25x100.11; ext of mtg for $14,000 to Feb8'17, 5%; Mar1; Mar24'14; Fanny C Lyon et al trstes Saml E Lyon with Giacomo Sartori, 311 E 105, & ano. nom

109TH st, 224 E (6:1658); agmt as to ownership of bond & mtg for $16,000; Jan 30· Mar23'14; Emily & Marie Lotze, 141 W 110, with Jacob Manheimer, 723 St Nicholas av.

112TH st, 5 E (6:1618); ext of mtg for $18,500 to Mar8'17; 5%; Mar6; Mar21'14; Jno A Schoen, 3250 Olinville av & Wm Scholz, 168 E 82 with Pauline L Stockton, 2019 O st, NW, Washington, DC. nom

112TH st, 14 W (6:1595); ext of mtg for $25,000 to Aug 11'16; 5%; Mar9; Mar21'14; Mortimer & Harry G Rouse, 1207 Park av exrs &c Callman Rouse with The Society for the Relief of the Destitute Blind in NY & Vicinity, a corpn, 896 Ams av. nom

113TH st, 121-5 E (6:1641); ext of mtg for $13,500 to Apr1'20, 6%; pr mtg $50,000; Mar17; Mar20'14; Nicholas Alcinikoff, 52 E 121, with David Ravitch, 34 W 115, & Jos Ravitch, 1335 Madison av. nom

114TH st, 514 W (7:1885), ss, 175 w Ams av, 75x101; ext of mtg for $165,000 to Mar 20'17; 5%; Mar20; Mar21'14; Bklyn Trust Co, a corpn, 177 Montague, Bklyn with Carolina T Paterno, 345 Northern av. nom

115TH st, 65 W (6:1599), ext of mtg for $20,000 to Jan20'17; 5%; Mar18; Mar21'14; Isaac Goodstein, 36 W 119 with Wm Parkin, 49 5 av trste Susan A Remsen. nom

116TH st, 247-53 W (7:1922); ext of four mtgs for $17,500 each to July 1'19, 5%; Mar 24; Mar25'14; Theresa Goldsmith with Patk McCarthy, 840 West End av. nom

117TH st, 405 W (7:1961); ext of mtg for $8,500 to Dec15'15, 5%; Mar5; Mar26 '14; Christian Arndt et al, exrs Julius Steinwender, with Frederic A Cauchois, 405 W 117. nom

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119TH st, 251 E, see 2 av, 2321-3.

122D st, 310-2 E (6:1789); ext of mtg for $17,000 to Jan1'17, 5%; Feb16; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Alice Bullowa, 22 W 85, & ano, exrs &c Alfred L M Bullowa. nom

123D st, 547 W (7:1978); ext of mtg for $85,000 to Mar24'19, 5%; Mar24'14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, with Jno H Eden, at Great Neck, LI. nom

124TH st, 229-33 W, see 125th, 230-40 W.

124TH st, 518-22 W (7:1978), ss, 300 w Ams av, 100x100.11; Mar24'14; 5y5%; Martha Building Corpn, a corpn, to Lawyers Mtg Co, a corpn, 59 Liberty. 110,000

124TH st, 518-22 W (miscl); certf as to mtg for $110,000 covering land in N Y County; Mar19; Mar24'14; Martha Bldg Corpn to Lawyers Mtg Co.

125TH st, 228 E (miscl); certf as to chattel mtg; Mar23'14; Sayer Steam Laundry Co, Inc, a corpn, to Robt A Sayer & Max Oscher.

125TH st, 230-40 W (7:1930), ss, 450 e 8 av, 62.6x201.10 to ns 124th (Nos 229-33); pr mtg $250,000; Mar20; Mar23'14; due Dec 23'16, 6%; Louis M Blumstein to Samson Lachman, 313 W 106. 50,000

126TH st, 139 W (7:1911); ext of mtg for $10,000 to Nov1'16, 5%; Mar23; Mar26'14; N Y Bible & Common Prayer Book Soc, a corpn, 4 av & 22d, with Salo Cohn, 139 W 126. nom

132D st, 201 W (7:1938); ext of mtg for $30,000 to Mar23'19, 5%; Mar23'14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, with Benj Fox, 45 W 91. nom

134TH st, 51 W (6:1732); ext of mtg for $4,000 to Jan1'17, 5%; Jan5; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with R Arkin Bonime, 1356 45th, Bklyn. nom

134TH st, 108 W (7:1918), ss, 178.6 w Lenox av, 28x99.11; Mar4; Mar24'14; 2y or sooner, 6%; Mary A A Cervante to Louis J Somerville, 579 4th, Bklyn. 1,750

135TH st, 185 W (7:1920), ns, 100 e 7 av, 25x99.11; Mar25'14; 3y5%; Carl A & Louis A Koelsch to Emigrant Indust Savgs Bank, a corpn. 12,000

135TH st, 207 W (7:1941); ext of mtg for $17,500 to Jan1'17, 5%; Dec23'13; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Francis P O'Connor, 1875 Commonwealth av, Boston, Mass. nom

136TH st, 268 W (7:1941); ext of mtg for $10,000 to Jan1'17, 5%; Dec26'13; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Celia K Fuller, 450 W 147. nom

138TH st, 202 W (7:2023), ss, 78.6 w 7 av, 23x99.11; Mar26'14; due Mar1'17, 5%; Jennie & Florence Bermingham to Martha K Harkness, 2394 7 av. 2,500

139TH st, 225 W (7:2025); ext of mtg for $10,000 to Feb1'16, 5%; Jan31; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Emma, wife & Martin Lovin, 225 W 139. nom

139TH st, 245 W (7:2025); ext of mtg for $10,000 to Feb1'16, 5%; Jan31; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Henrietta, wife, & Max Feist, 245 W 139. nom

139TH st, 265 W (7:2025); ext of mg for $9,000 to Feb1'16, 5%; Jan31; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Henry Albers, 265 W 139. nom

139TH st, 267 W, see 8 av, 2610-16.

156TH st, 546 W (7:2081), ss, 418.6 w Ams av, 17x99.11; Mar24'14; 5y5%; Rose M Smith, 546 W 150, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 9,500

157TH st, 547-9 W (8:2116), ns, 450 w Ams av, 125x99.11; PM; pr mtg $200,000; Dec6'12; Mar24'14; 2y6%; Wm S Duncan, of Bklyn, to Mary O, wife Horace Maxwell, 7 E 74. 10,000

163D st, 548-50 W (8:2122), ss, 144.2 e Bway, 44.2x99.11; ext of mtg for $32,500 to Mar19'19, 5%; Mar23'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Julie Ismay Realty Co, a corpn, 22 Old sl. nom

163D st, 552-4 W (8:2122), ss, 100 e Bway, 44.2x99.11; ext of mtg for $32,500 to Mar19'19, 5%; Mar23'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Julie Ismay Realty Co, a corpn, 22 Old sl. nom

178TH st, 661 W (8:2163), ns, 137.6 w Wadsworth av, 12.6x100; Mar24'14; 3y5%; Donna V Thompson, of Bklyn, to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 5,000

178TH st, 661 W; sobrn of mtg for $740 to mtg for $5,000; Mar19; Mar24'14; Caroline R Thompson, of Bklyn, with same. nom

207TH st W, nec Sherman av, see Sherman av, nec 207th.

207TH st W, nec Sherman av, see Sherman av, nec 207th.

Amsterdam av, 902-4 (7:1876), ws, 25.11 n 104th, 50x100; pr mtg $41,000; Mar14; Mar23'14; 3y6%; Philip H Bolender, 278 Marion, Bklyn, & Lillian B Spangenberg, 500 W 149, to J Bernard Wohlfarth, 4260 Bway. 6,000

Amsterdam av, 902-4; ext of mtg for $9,000 to Mar15'17, 6%; pr mtg $——; Mar 14; Mar23'14; same with Gibraltar Mtg Co, a corpn. nom

Broadway, 874 (3:847); ext of mtg for $325,000 to Jan1'17, 5½%; Dec24'13; Mar24 '14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Ewen McIntyre, 66 W 56, et al, exrs &c Ewen McIntyre (decd). nom

Columbus av (4:1202), nec 88th, 100.8x 125; all title; Feb9; Mar20'14; 3y6%; Elwood O Roessle to Theodosia H Roessle, both at Irvington-on-Hudson, NY. 5,000

Columbus av, 182-4 (4:1140); ext of mtg for $30,000 to Jan1'15, 5%; Dec31'13; Mar 24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Geo Form, 111 W 83. nom

Fort Washington av (8:2139), ws, 100 s 170th, runs w98.5xs106.7 to 169th xse113.11 to av xnw13.3xn on curve 95.10 to beg, except pt for 169th; bldg loan; Mar20; Mar 24'14; 1y6%; 114th St & 7th Av Constn Co, a corpn, to Montrose Realty Co, a corpn, 135 Bway. 166,000

Fort Washington av; same prop; certf as to above mtg; Mar20; Mar24'14.

Lenox av, 145-9 (7:1902), ws, 25.2 n 117th runs w75xn70.2xne18xe57.10 to av xs75.2 to beg; pr mtg $75,000; Mar21'14; due & int as per bond; Herman F Bindseil, 2198 University av to Max Kobre, 115 W 122. 10,000

Lexington av, 1402 (5:1521); ext of mtg for $41,000 to Apr30'19, 5%; Mar16; Mar23 '14; Hy R Stern with Norman H Scholle, 11 E 76. nom

Lexington av, 1795 (6:1639), ext of mtg for $3,500 to Mar1'16; 6%; Mar20; Mar21 '14; Rachel Bachrach, 1239 Madison av with Hugh Reilly, 127 W 4 & ano. nom

Park av, 1221 (5:1524); ext of mtg for $30,000 to Mar25'19, 4½%; Mar25; Mar26 '14; St Lukes Home for Aged Women, a corpn, 30 E 20, with Lillian M Pankow, 9 W 64, & ano. nom

Park row, 131-7 (1:119), ss, 177.1 e Duane, 72.10x64.6; Mar23; Mar24'14; due & int as per bond; Crex Realty Co, a corpn, to Lawyers Mtg Co, a corpn, 59 Liberty. 65,000

Park row, 131-7; certf as to above mtg; Mar23; Mar24'14; same to same.

Sherman av (8:2227), nec 207th, 100x100; bldg loan; pr mtg $22,125; Mar23; Mar24'14; due Sept23'15, 6%; 207th St Realty Corpn to Max Marx, 419 Convent av. 80,000

Sherman av, nec 207th; same prop; certf as to above mtg; Mar23; Mar24'14; same to same.

Sherman av (8:2227), nec 207th, 100x 100; pr mtg $14,500; Mar23'14; due Mar1 '15 or sooner, 6%; Paul Halpin, of Freeport, LI, to Ensign Realty Co, a corpn, 55 Liberty. 7,625

West Broadway, 496-8 (2:525), ws, 98 n Houston, runs n50xw75xs50xe18.9xs98 to ns Houston (No 92) xe18.9xn98xe37.6 to beg; Mar23; Mar24'14; due Apr1'19, 5%; Jos Personeni to German Savgs Bank, a corpn, 157 4 av. 45,000

West Broadway, 496-8; also HOUSTON ST, 92; same prop; pr mtg $——; Mar23; Mar24'14; due Apr1'19, 5%; same to Kathleen G Turle, 34 Monroe pl, Bklyn. 5,000

West End av, 521-9 (4:1247), nwc 85th (Nos 301-7), 102.2x150; pr mtg $750,000; Mar26'14; 2y6%; West End-Eighty Fifth Co, a corpn, 212 5 av, to Saml Borchardt, 349 W 86. 125,000

West End av, 521-9, nwc 85th (Nos 301-7); certf as to above mtg; Mar24; Mar26 '14; same to same.

2D av, 724 (3:944); sal Ls; Mar26'14; demand, 6%; Annie Patterson, 724 2 av, to Peter Doelger Brewing Co, Inc. 2,500

2D av, 1048 (5:1348); ext of mtg for $7,500 to Jan1'17, 5%; Dec31'13; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Fredk J Butenschon, 1415 Av H, Bklyn. nom

2D av, 1560 (5:1543); ext of mtg for $16,000 to Apr23'19, 5%; Mar6; Mar26'14; Morris Steinheimer with Edith Scholle, 11 E 76. nom

2D av, 2091 (6:1657), ws, 25.10 s 108th, 25.3x75; pr mtg $12,000; Mar20; Mar21'14; due & int as per bond; Maria Bonomo, 2091 2 av to Salvatore Le Volsi, 85 Manhattan. 1,000

2D av, 2321-3 (6:1784), nwc 119th (No 251), 40.10x80; PM; pr mtg $——; Mar2; Mar26'14; 5y6%; Williamsburg Land Co, Inc, a corpn, 178 S 9, Bklyn, to Louis Levy, 14 W 127, & ano. 7,000

5TH av, 85 (3:844), nec 16th (Nos 5-7), runs e191.10xn92xw75xs43xw116.10 to av x s49 to beg; PM; pr mtg $——; Mar4; Mar 26'14; installs, $1,000 mo, 6%; Walter D Lewisheim to Realty Assets Co, a corpn, 527 5 av. 15,000

5TH av, 130-2 (3:820), nwc 18th, —x—; ext of mtg for $30,000 to Feb1'17, 4½%; Mar9; Mar24'14; The O B Potter Properties, Inc, a corpn, et al, with Bowery Savgs Bank, a corpn, 128 Bowery. nom

5TH av, 130-2; ext of mtg for $140,000 to Feb1'17, 4½%; Mar9; Mar24'14; same with same. nom

5TH av, 130-2; ext of mtg for $330,000 to Feb1'17, 4½%; Mar9; Mar24'14; same with same. nom

5TH av, 463-9 (5:1275), es, 26.7 n 40th, 66x95; AT; sub to pr mtgs, one for $—— & other for $27,510; Jan23; Mar20'14; due Dec1'16, 6%; Elwood O & Theodosia H Roessle, at Irvington-on-Hudson, NY, to Rosalie C Bodine, 4 W 93. 5,000

5TH av, 554 (5:1261); ext of mtg for $75,000 to Jan1'17, 5%; Dec31'13; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Wm H Browning, 18 W 54, et al, exrs Adelaide S Browning. nom

5TH av, 1325 (6:1617); ext of mtg for $18,000 to Mar20'17, 5½%; Feb2; Mar23'14; Cath A Smyth & Wm F O'Reilly et al with N Y Trust Co, a corpn. nom

5TH av, 1351 (6:1618); ext of mtg for $28,000 to Apr1'19, 5%; Mar26'14; Henry Wollman, 1 W 70, with Saml Werner, 316 W 94. nom

5TH av, 1485 (6:1746), ext of mtg for $19,000 to Dec22'16; 5% Feb27; Mar21'14; Nettie Herly formerly Aaron, 184 E 72 with The Society for the Relief of Destitute Blind of NY & Vicinity, a corpn, 896 Ams av. nom

7TH av, 140-6 (3:794), sws, 23.1 s 19th, 91.11x100; 1-10 pt; Mar9; Mar20'14; due Jan1'17, 6%; Chas G Kirchhof, 942 Morris av, to Margt S Heydt, 301 W 91. 3,000

7TH av, 140-6; 1-10 pt; Mar10; Mar20 '14; 3y6%; same to Anna M Roland, at Scarsdale, NY, extrx. 3,000

7TH av, 230 (3:775), ws, 69 n 23d, 19.8x 80; PM; Mar20; Mar23'14; 3y5%; Owen Realty Co, a corpn, 100 Bway, to Harriet V Van Hook, 5026 Pine st, West Phila, Pa, & ano, trstes Wm A Boyd, decd. 19,075

7TH av, 1801-5 (7:1820), nec Cathedral Pkway (No 153), 70.11x100; PM; Mar26'14; due & int as per bond; Olds Constn Co, Inc, a corpn, 320 Bway, to Jno S Cram, 2 E 38, individ et al, exrs &c Henry A Cram (decd) et al. 78,000

8TH av, 312-4 (3:775); also 26th ST, 267 W; ext of mtg for $66,000 to Jan1'17, 5%; Dec12'13; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Estate of Henry C Miner, Inc, a corpn, 1402 Bway. nom

8TH av, 406 (3:780), ses, 50 ne 30th, 25 x100; Mar20'14; 3y5%; Margt & Mary S Donnelly, trstes Jno E Kaughran, decd, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 1,500

8TH av, 2610-16 (7:2025); also 139TH ST, 267 W; ext of mtg for $42,500 to Feb1'16, 5%; Jan31; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Henry Albers, 265 W 139. nom

8TH av, 2639 (7:2042), leasehold; Mar 25; Mar26'14; demand, 6%; Louis Gund to Geo Ehret, 1197 Park av. 3,400

8TH av, 2639; leasehold; pr mtg $3,400; Mar25; Mar26'14; installs, $50 mo, 6%; Louis Gund to Henry Mangel, 167 W 102. notes 1,500

11TH av, 617-21 (4:1093), ws, 25.1 s 46th, 75.3x100; PM; pr mtg $——; Mar23; Mar24 '14; due Jan1'17, 5½%; Arthur K Ware, at Milburn, NJ, to Central Assets Corpn, 118 Manhattan. 30,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf as to mtg on fixtures, machinery & personal prop to secure note for $9[illegible] Mar19; Mar20'14; Steel Inner Tube Co, a corpn, to Hooper C Barrett.

Certf (miscl) as to chattel mtg dated Apr15'13; Mar26'14; Columbia Electro-Type Co, Inc, a corpn, to Wm F Bartley.

MORTGAGES.

Borough of the Bronx.

Beck st (10:2684), ss, 100 w Av St John, 200x125; July31'12; Mar25'14; due Dec15'12, 6%; Ostro Constn Co to Jno H Stoutenburgh, 110 W 77. 18,256.25

Beck st (10:2684), ss, 100 w Av St John, 200x125; certf as to mtg for $18,256.25; July31'12; Mar26'14; Ostro Constn Co, a corpn, 140 Nassau, to Louis Hanneman.

Beck st (10:2684), ss, 100 w Av St John, 200x125; Apr3'13; Mar24'14; due July1'13, 5%; Ostro Constn Co to Jno H Stoutenburgh, 110 W 77. 36,000

Bedford Park blvd (12:3284), swc Decatur av, 103.9x76.4 to cl Orchard (closed) x112.10x64; Mar18; Mar20'14; due &c as per bond; Thirza E Happy, 326 S 1 av, Mt Vernon, NY, to Payne Estate, a corpn, 98 Park av. 10,000

Bronx Park S, 850 (182d st) (11:3119), ss, 108.10 e Crotona Pkway, 40x67.8x40x 68.3; PM; pr mtg $19,000; Mar19; Mar20 '14; 3y5%; Otto J Martens & Jno Viebrock to Seitz Realty Co, 200 E 33. 2,000

Bronx Park S, 854 (182d st) (11:3119), ss, 148.10 e Crotona Pkway, 40x67.1x40x 67.8; PM; pr mtg $19,000; Mar19; Mar20'14; 3y6%; Otto J Martens & Jno Viebrock to Seitz Realty Co, 200 E 33. 2,000

Crotona Park E, 1558 (11:2939), ss, 325.5 w Suburban pl, runs e50.5xs86.10xnw99.10 to beg; Mar25; Mar26'14; 5y5%; Ole H Olsen, 1558 Crotona Park E, to Maria A Carman at Buckingham Hotel, St Louis, Mo. 8,500

Elm pl (11:3023), ws, 185.7 n 189th, 25.3x 105.6x25x101.6; Dec1'13; Mar25'14; 1y5%; Mamie Habeck to Geo Habeck, 2374 Webster av. 2,500

Giles pl (12:3255 & 3258), ws, 225 s Cannon pl, 75x111.8x75.2x136.7; ext of $4,500 mtg to Mar19'24 at 5½%; Mar19; Mar 24'14; Title Guar & Trust Co with Jas P Knowles, 3321 Giles pl. nom

Hall pl (10:2691), ws, abt 275.11 n 165th, runs w111.5xn18.9xw39.11xn51xe38.1xs36.10 xe113.9 to pl xs31 to beg; Mar24; Mar26'14; installs, 6%; Elfreda Benson to Mendel Marcus, 358 E 5, Bklyn. 500

Lafayette pl, 456 (11:3041), ss, 91.7 w 3 av, 37.6x100; PM; Mar20; Mar23'14; 3y6%, Italian Estates, a corpn, to Edw A Ridley, Fanwood, NJ. 25,000

Lafayette pl, 456; certf as to above mtg; Mar14; Mar23'14; same to same.

Lafayette pl, 456; pr mtg $25,000; Mar 20; Mar23'14; due Aug20'14, 6%; Italian Estates, a corpn, 489 5 av, to Nathan J Packard, 411 West End av. 1,200

Lyman pl (11:2970), ws, 192.8 n 169th, 75x55.3x82.9x90.3; pr mtg $——; Mar24; Mar25'14; due, &c, as per bond; Gifford Bldg Co, Inc, to Manhattan Mort Co, 200 Bway. 40,000

Lyman pl (11:2970), same prop; certf as to above mtg; Mar24; Mar25'14; same to same.

135TH st, 447 on map 449 E (9:2280), ns, 475 e Willis av, 25x100; PM; pr mtg $12,000; Mar19; Mar20'14; 3y6%; Fraser & Berau, Inc, a corpn, to Nikolaus Liesenbein, 725 Macon, Bklyn. 2,500

135TH st, 447 on map 449 E (9:2280); certf as to above mtg; Mar19; Mar20'14; same to same.

137TH st, 282 E (9:2312), ss, 125 e Lincoln av, 25x100; PM; pr mtg $10,000; Mar 24; Mar25'14; 3y5%; Adam Brinker to Henry Nembach, 282 E 137. 5,000

139TH st E (10:2552 & 2553), ns, 450 e St Anns av, 150x100; pr mtg $22,000 Mar 17; Mar21'14; due &c as per bond; Mary E Flynn to Abr Berliner, 234 W 139 & ano. 3,500

153D st E, nwc Morris av, see Morris av, 673-5.

161ST st E, nec Morris av, see Morris av, nec 161.

167TH st E, nwc Gerard av, see Gerard av, nwc 167.

170TH st E, nwc Fulton av, see Fulton av, nwc 170th.

172D st E (11:2966), ws, 150 s Boston rd, 200x100; deed recorded as a mtg to secure

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creditors claims, &c; mtg tax of $75 paid; Feb26; Mar26'14; Sole Realty & Constn Co to Samuele Carucci, 641 E 183, et al, trstes. nom

177TH st E, nec Prospect av, see Prospect av, nec 177.

177TH st E (Tremont av) (11:3106), nec Prospect av, 100x175; PM; pr mtg $29,500; Mar25'14; 3y6%; Clement H Smith, 1854 Mt Hope av, to Mary A Langbein, 505 E 175. 5,000

178TH st E (11:2811), ns, 200 w Anthony av, 50x102x50x104.5; Mar23'14; 3y 5%; Chas H Hull, 702 Madison av, to Bronx Savgs Bank, 429 Tremont av. 7,000

180TH st, 780-2 E (11:3109), sws, 50x 133, except pt for 180th; pr mtg $42,000; Mar19; Mar20'14; 5y6%; Leboro Constn Co to Wolf Boroschek, 24 W 82. 10,000

180TH st, 780-2 E (11:3109); certf as to above mtg; Mar19; Mar20'14; same to same.

182D st E, see Crotona Pkwny, see Crotona Pkway, sec 182d.

182D st E, swc Mohegan av, see Mohegan av, 2155.

187TH st E, swc Tiebout av, see Valentine av, 2426-36.

187TH st, 546 E, see Valentine av, 2426-36.

187TH st, 547 E, see Valentine av, 2426-36.

190TH st E, swc Creston av, see Creston av, swc 190.

221ST st E (*), ss, 205 e Barnes av, 100x x108; transfer of tax lien for yrs 1873 to 1911, assessed to ——; June23'13; Mar20'14; 3y8%; City NY to Frank Piaceckl, 3941 White Plains av. 1,079.06

226TH st E (*), ss, 205 w Bronxwood av, 100x114; agmt modifying terms of mtg; Feb13'13; Mar24'14; Chas J Breck as trste in bankruptcy et al with G & S Realty Co et al. nom

Barnes av (*), ws, 31.7 s 213th (Randall), 30x106.9x46.4x93; Mar21; Mar24'14; 1 y, % as per bond; Onofrio Di Stasio, 193 West Houston, to Teresina De Stefano, 5 King. 600

Bathgate av, see Fordham rd, see Fordham rd, sec Bathgate av.

Bracken av ,nec Edenwald av, see Edenwald av, nec Bracken av.

Brook av (9:2267), es, 25.1 n 139th, 37.8 x103.7x37.6x100; ext of $30,000 mtg to Jan 6'17 at 5%; Mar24; Mar25'14; Jonas Reutlinger with N Y Real Estate Security Co et al. nom

Brook av (9:2267), same prop; agmt as to share ownership in mtg; Mar24; Mar 25'14; Ferdinand G Kneer with Jonas Reutlinger, 1851 7 av. nom

Brook av (9:2267), es, 62.9 n 139th, 37.8 x107.2x37.6x103.7; ext of $30,000 mtg to Jan6'17 at 5%; Mar24; Mar25'14; Sigmund Reutlinger with N Y Real Estate Security Co et al. nom

Brook av (9:2267); same prop; agmt as to share ownership in mtg; Mar24; Mar 25'14; Ferdinand G Kneer with Sigmund Reutlinger, 1851 7 av. nom

Carter av, 1867 (11:2892), ws, 82.2 s Tremont av, 16.8x75.2x16.8x76.1; PM; Mar23; Mar24'14; due &c as per bond; Wm P Hageman, 630 Union av, to Northern Bank of N Y, 60 Bway. 4,000

Classons Pt rd (*), es, 96.5 s from ns lot 39 on map Classons Pt, runs e 135.7xs25xe 108.6xs75.1xw105xn25xw115.3 to rd xn77.8 to beg, being pt plot 39 on said map; agmt amending description in mtg; Jan13; Mar 20'14; Leslie C Ferguson with Whitcomb E Lamson, Randolph, Vt. nom

Concord av (10:2577), es, 100 s 147th, 100x100; PM; pr mtg $7,500; Mar21; Mar 23'14; due &c as per bond; B & B Constn Co, Inc, 2091 2 av, to Sole Realty & Constn Co, 641 E 183. 2,500

Courtlandt av, 786-8 (9:2404), es, abt 50 n 157th, 50x100, except pt for av; also LAND in Ulster Co, NY, & Richmond Co, NY; also the PERSONAL PROP situated at 786-8 Courtlandt av; collateral mtg given to secure notes, mtg, tax paid $65; Mar14; Mar23'14; demand, 6%; Tillie Koscherak, 296 Central Park W, to Ernst B Koscherak, 306 W 99.

Creston av (11:3174), swc 190th, 22x102.10 x46.2x111.6; ext of $37,000 mtg to Mar20 '19, at 5½%; Mar20; Mar24'14; Lawyers Mortgage Co with Henry F A Wolf Co, 549 E 138. nom

Crotona Pkway (11:3119), es, 39.9 s 182d, 39.11x69.3x35x89; estoppel certf; Mar19; Mar20'14; F & B Constn Co to whom it may concern.

Crotona Pkway (11:3119), sec 182d, 39.9 x89x33.3x108.10; PM; pr mtg $30,000; Mar 19; Mar20'14; 3y6%; Otto J Martens & Jno Viebrock to Seitz Realty Co, 200 E 33. 5,000

Crotona Pkway, sec Tremont av, see Tremont av, sec Crotona Pkway.

Davidson av, 2349-53 (11:3198), ws, 37.6 n North, 78x100; pr mtg $47,500; Mar25; Mar 26'14; due June25'14, 6%; Davidson Ave Realty Co, 1849 Anthony av, to Wentworth Mortgage Co, 1204 Tinton av. 4,000

Davidson av (11:3198), same prop; certf as to above mtg; Mar25; Mar26'14; same to same.

Decatur av, swc Bedford Park blvd, see Bedford Park blvd, swc Decatur av.

Edenwald av (*), nec Bracken av, 50x100; Mar17; Mar23'14; due &c as per note; Bengt Nelson to Jno Czajkowski, 102 Jefferson, Yonkers, NY. note 600

Elder av (*), ws, 223.11 n Westchester av, 40x100; Mar9; Mar20'14; 5y5%; Winnie Co to N Y Trust Co, 26 Broad. 20,000

Elder av (*); same prop; certf as to above mtg; Mar19; Mar20'14; same to same.

Elder av (*); same prop; sobrn agmt; Mar20'14; American Real Estate Co with same. nom

Fordham rd (11:3059), sec Bathgate av, 82.5x100.7x82.5x100.5; PM; Mar11; Mar26'14; due, &c, as per bond; Jos T Ryan to Chas F Brown, — Grand av, Newburgh, NY. 11,000

Fulton av (11:2926), nwc 170th, 189x 280x187.7x280; PM; Mar19; Mar20'14; 6y 6%; Cottage Realty Corpn, 128 Bway, to Chas Frazier, 10 S Oxford, Bklyn, et al, exrs Maurice Grau. 98,106

Gerard av (9:2489), nwc 167th, 139.7x 125; Mar23; Mar25'14; 3y6%; Annie M Rohe & Geo T & Chas E Diefenthaler, NY; Grace E McCully at Union Springs, Cayuga Co, N Y, & Geo E Diefenthaler at Chatham, NJ, to Bronx Savgs Bank, 429 Tremont av. 10,000

Hill av (*), es, 475 s Randall av, 50x100; pr mtg $1,400; Mar20; Mar24'14; 3y6%; Frank Oharek to Karl Dolezalek, 355 E 74. 400

Mapes av (11:3110), es, 199 n 180th (late Samuel), 66x100; Mar20; Mar23'14; 5y5½%; Cornelius O'Keeffe to Lawyers Mtg Co, 59 Liberty. 44,000

Mapes av (11:3111); same prop; pr mtg $44,000; Mar20; Mar23'14; due &c as per bond; same to Angel Constn Co, 1228 Hoe av. 6,500

Mapes av (11:3111); same prop; pr mtg $50,500; Mar20; Mar23'14; due &c as per bond; same to B Kaplan & L Bregman, Inc, a corpn, 4031 3 av. 3,800

Mohegan av, 2155 (11:3119), swc Bronx Park S (182d) (No 858), 67.5x40.7x67.1x 30; PM; pr mtg $22,500; Mar19; Mar20'14; 3y6%; Otto J Martens & Jno Viebrock to Seitz Realty Co, 200 E 33. 3,000

Morris av, 673-5 (9:2442), nwc 153d, 53 x100; ext of $45,000 mtg to Jan27'17 at 5%; Jan27; Mar20'14; Jos Newmark with Wilson M Powell et al. nom

Morris av (9:2421), nec 161st, 123x100, with strip 1 ft wide adj above on west; Mar23; Mar25'14; 3y5½%; Emily T Cavanagh to Lawyers Title Ins & Trust Co, 160 Bway. 20,000

Prospect av (11:2938), es, 90 s Crotona Park E, runs e88xs40xw23.10xsw82.3 to ax xn91.5 to beg; Mar1; Mar24'14; 3y5%; N Y City Baptist Mission Soc, 162 2 av, to Ella H Myers, 1977 Bway. 10,000

Radcliffe av, see Rhinelander av, see Rhinelander av, sec Radcliffe av.

Rhinelander av (*), sec Radcliffe av, 50 x100; PM; Mar12; Mar25'14; due July9'16, 5%; Morris Shinsky, 385½ Union, Bklyn, to Morris Park Estates, 25 Broad. 1,575

St Anns av, 107-9 (9:2260), ws, 25 n 132d, 50x74.11; pr mtg $12,000; Mar15; Mar20'14; 1y6%; Municipal Holding Co to Francis DoVale, 2137 7 av. 4,000

St Anns av, 107-9 (9:2260); certf as to mtg for $4,000; Mar19; Mar20'14; Municipal Holding Co to T Watson Terhune.

St Anns av, 107-9 (9:2260); ext of two mtgs for $6,000 each to Mar17'17 at 5½%; Mar17; Mar20'14; Wm F Moore with Municipal Holding Co. nom

Tiebout av, swc 187th, see Valentine av, 2426-36.

Tremont av (*), ss, 105 w Zerega av, 100x58; pr mtg $7,000; Mar25'14; 3y6%; Jno C Fisher to Morland Mort Co, 165 Bway. 15,000

Tremont av (11:2984), sec Crotona Pkway; sal Ls; Mar23; Mar24'14; demand, 6%; Andw Langan to Lion Brewery, 104 W 108. 4,308.08

Trinity av (10:2557), es, 127.11 n 147th, 26.9x65.5x25.1x56.1; Mar26'14; 3y6%; Mary Butler to Nicholas Wapler, 670 Napier av, B of Q, NY. 1,000

Union av, 1134 (10:2680), es, old line, 208.1 s Home, 18.8x100; PM; pr mtg $5,500; Mar26'14; due, &c, as per bond; Nicholas Costa to Ottilie J Koertze at Huntington, LI. 1,000

Valentine av (*), es, 175 s Baisley av, 25x100; Feb14; Mar23'14; due &c as per bond; Philip Sheridan, 1765 So blvd, to Margt Rogers, 1463 Hoe av. 1,200

Valentine av, 2426-36 (11:3147), nec 187th (No 547), 100x135; also VALENTINE AV (11:3147), sec 187th (No 546), runs e 235 to ws Tiebout av xs38.3xw150xn25xw 85 to Valentine av xn13.3 to beg; PM; Mar21; Mar23'14; due &c as per bond; Theta Realty Co, Inc, to Columbia-Knickerbocker Trust Co, 60 Bway. 17,000

Valentine av, sec 187th, see Valentine av, 2426-36.

Vyse av (11:2995), es, 50 s 172d, 50x100; pr mtg $45,000; Mar16; Mar21'14; demand; 6%; Jackson Associates to Ann Jackson, 1229 Simpson. 5,000

Vyse av (11:2995), same prop; certf as to above mtg; Mar16; Mar21'14; same to same.

Wales av, 685 (10:2644); ext of $10,000 mtg to May1'17 at 5½%; Mar10; Mar26'14; Regina Rosenstein et al trstes Gabriel Rosenstein with Martin L Christophers, 1065 Jackson av. nom

Walker av (*), ns, at swc Methodist Church; lot runs n 15 rods x w 4 1-6 rods x s 14½ rods to said rd x e 4½ rods to beg, except part for West Farms rd, now Walker av; pr mtg $4,500; Mar24; Mar25 '14; 3y6%; Emma F wife of & Cornelius B Parker to Margt Elgar, 19 Sterling av, White Plains, NY, et al exrs Jas W Elgar. 1,000

Webb av (11:3219), es, 150 n Devoe Ter, 50x100; PM; Mar25'14; due, &c, as per bond; Jas A Brady, 768 E 183, to Hermax Realty Co, 1836 Wallace av. 3,000

Webster av (11:2899), es 75 s 175th, 33x 106.9x33x106.10; pr mtg $6,000; Mar17; Mar 20'14; 5y6%; Michl Gleason, 118 E 177, to Marguerite Malone, 404 E 175. 2,000

Webster av, 2152 (11:3030), es, 395.4 s 182d, 37.6x104.7x37.6x104.2; pr mtg $21,000; Mar26'14; 2y6%; Mathilde Bosselman to Jno Gruendler, 379 E 151. 2,500

White Plains av (*), ws, 170.2 n 237th, 50.2x120.2x50x115.1; Mar25; Mar26'14; 3y 6%; Isaac M Wilzin to Oscar Matthiessen, 332 E 150. 4,700

Whitlock av (10:2730), es, 228.10 n Leggett av, 218.3x160.11x222.10x116.1; Mar24'14; due &c as per bond; Edw Stelter to Title Guar & Trust Co, 176 Bway. 5,000

Wilkins av (11:2976), es, 175 s Jennings, 49x142.3x53.6x159.7; ext of $41,000 mtg to June1'17, at 5%; Mar23'14; Dollar Savgs Bank with Max Lederer, 49 St Nicholas ter. nom

Woodycrest av, 977 (9:2511), ws, 75.7 n 163d, 25.2x115.6x25x112.5; pr mtg $9,000; Dec30'11; Mar26'14; 1y6%; Henry S Clark to Schuyler Schieffelin, 115 E 21. 2,000

3D av, 3606 (11:2925), ses, 738.6 sw 170th, 49.6x211x49.4x211, except pt for 3 av; PM; Mar18; Mar19'14; due, &c, as per bond; Taxpayers Realty Co, 1109 Forest av, to Margaretha B Reinhardt, 539 E 169; reprinted from last issue, when last line was omitted. 11,000

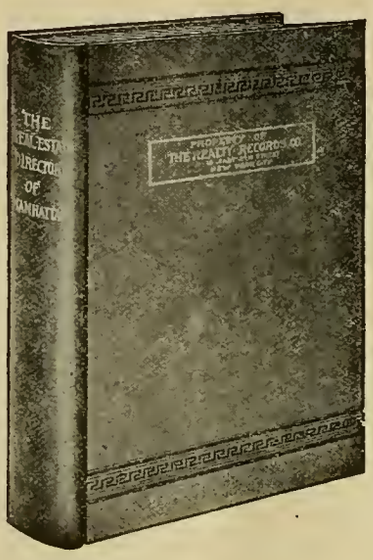
3D av (11:2927), es, 225 s 171st, 50x100; certf as to mtg for $22,000; Mar14; Mar25 '14; Nora Constn Co to Jno Bussing, Jr.

3D av (11:2927), es, 225 s 171st, 50x100; sobrn agmt; Mar13; Mar26'14; Wm V Simpson with Jno Bussing, Jr, Mt. Vernon, NY. nom

3D av (11:2927), same prop; sobrn agmt; Mar13; Mar26'14; Emma L Simpson with same. nom

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This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

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*38th st E (see Lex av, 311), blk 893-64.
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52d st, 313 E.
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*55th st, 501 E (or Av A, 1014).
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75th st, 234, 309 & 440 E.
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*132d st W (nec Old Bway, 89), blk 1986-76.
133d st, 9 W.
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*137th st W (nwc Edgecombe av), blk 2048-1
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144th st, 306-8 W.
147th st, 283 W.
148th st, 510-2 W.
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*170th st W (nec Audubon av), blk 2127-58.
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*Edgecombe av (nwc 137th st), blk 2048-1.
Ft Washington av, es, blk 2176-20.
*Lenox av, ws (n w c Cathedral Pkway), blk 1820-30.
Lenox av, ws, blk 1820-37.
Lexington av, 311 & 709.
Madison av, 529 & 601-3.
Madison av, 1845.
Park av, 1314.
Pinehurst av, 44-8.
Pleasant av, 321-3 & 347.
Post av, 123-7.
*Post av (swc 207th), blk 2219-17.
*St Nicholas av, 9 (or 111th st, 109 W).
St Nicholas av, ws, blk 1820-38-40.
St Nicholas av, es & nwc 137th st & Edgecombe av, blk 2048-1.
1st av, 1152.
2d av, 531 & 1888-90
2d av, 2371-3.
5th av, 148-52 & 1463.
6th av, 783-5
*7th av, 596-8 (or 42d st, 200 W).
7th av, 2255-7.
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*Grand st (nwc Greene st, 33-5), blk 475-56.
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EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the decd was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAR. 27, 28, 30, 31, & APR. 1, 2.

Arden st (8:2174), sws, 209.6 nw Nagle av, a strip 0.6x130; Wm L O'Conor to Fredk T Fearey, 48 W 59 [185 Mad av]; QC; Mar 30'14. nom

Arden st, 33 (8:2174-193), es, 323 n Nagle av, 27x110, 5-sty bk tnt; Hensle Constn Co, a corpn, to Hattie W Church, 451 Washington av, Bklyn; mtg $22,000; Mar27; Mar 28'14; A$——$——. O C & 100

Broome st, 22 (2:322-28), ns, 50 w Mangin, 25x100, 5-sty bk tnt & strs; Benj J Weil to City Real Estate Co, 176 Bway; B&S & CaG; mtg $14,000 & AL; Feb27; Mar 30'14; A$12,000-18,000. 65

Broome st, 318 (2:419-39), ns, 62.6 e Chrystie, 22.6x100, 4-sty bk tnt & strs; Rose Sonneberg & ano to Louis Lewy, 9 Storm av, Arverne, B of Q; AT; Mar10; Mar 31'14; A$20,000-27,000. O C & 100

Cannon st, 135 (2:335-66), ws, 54.10 s Houston, 25.2x60.2x25.1x60, 5-sty bk tnt & strs; Dora Weiss to Esther Weiss, both at 135 Cannon; AT; QC; Mar23; Apr 1'14; A$12,000-17,500. nom

Cathedral Pkway, nwc Lenox av, see Lenox av, nwc Cathedral Pkway.

Clinton st, 156-60, see Grand, 408-10.

Cooper st (8:2240-27), ns, 150 w 207th, 50 x100, vacant; Jos J Silver to Alex R Lynch, 1488 Ams av, & Margt J Buchanan, 839 E 223; mtg $1,400; Mar30'14; A$5,000-5,000. O C & 100

Delancey st, 186-8 (2:343-36), ns, 43.6 e Attorney, 43x86.5, 6-sty bk tnt & strs; Carrie B Weiss to Mary, wife Jos Berkowitz, 627 Bedford av, Bklyn [c/o L Landsmann & Son, 232 Broome]; AL; Jan14; Mar31'14; A$33,000-54,000. nom

Division st, 193, see East Bway, 204.

East Broadway, 204 (1:285-37), ns, 157.6 e Jefferson, 26.4x65, 5-sty bk school & str; A$20,000-27,000; also DIVISION ST, 193 (:-285-52), ss, 157.2 e Jefferson, 26.11x48.8x 26.4x49.3, 5-sty bk tnt & strs; Max Applebaum to Abr H Sarasohn, 110 St Nicholas av; AL; Mar20; Mar27'14; A$13,000-18,000. O C & 100

Eldridge st, 116 (2:413-6), es, 87.6 s Broome, 25x87.6, 5-sty bk tnt & strs; Philip Goldstein to Eliz Kanzer, 193 Ralph av, Bklyn; mtg $27,000 & AL; Mar30; Mar31'14; A$20,000-28,000. O C & 100

Eldridge st, 116; Eliz Kanzer to Esther Kanzer, 193 Ralph av, Bklyn; mtg $27,000 & AL; Mar30; Mar31'14. O C & 100

Elizabeth st, 150 (134) (2:478-6), es, 137.2 n Broome, runs e99.2xn25.2xw56.11xs0.2xw 13.11 & 28.4 to st xs24.11 to beg, 6-sty bk tnt & strs; Edw A Weiss to Ice Mfg Co, a corpn, 1480 Bway; mtg $34,000; Mar 31; Apr1'14; A$18,500-34,000. nom

Essex st, 64 (2:351-4), es, 150.4 s Broome, 25.1x100.6x25x100.11, 4-sty bk tnt & strs & 1 & 2-sty ext; Carrie B Weiss to Mary, wife Jos Berkowitz, 627 Bedford av, Bklyn [c/o L Landsmann & Son, 232 Broome]; AL; Jan14; Mar31'14; A$22,000-29,000. nom

Grand Circle, 11, see 59th, 301 W.

Grand Circle, 12, see 59th, 301 W.

Grand st, 408-10 (2:346-67-67-37), nec Clinton (Nos 156-60), 50x100, 5-sty bk tnt & strs & 4-sty stn loft & str bldg & 2-sty bk tnt; Max Aronson to Regal Mtg & Security Co, a corpn, 45 W 25; AL; Mar21; Mar27'14; A$79,000-104,500. O C & 100

Henry st, 182 (1:270-59), ss, abt 50 e Jefferson, 23.10x100, 4-sty bk tnt, 2-sty ext; Saml Rauch to Tillie Wiener, 182 Henry; B&S; AL; May30'13; Jan29'14; A $17,000-20,500. Corrects error in Jan31 issue when grantee's name appeared as Millie Mienor, 100 Broome.) O C & 100

Henry st, 189 (1:285-6), ns, abt 120 e Jefferson, 25x87.6, 6-sty bk tnt & strs; Gussie Berkman & ano to Harry Hirsh, 1187 Lex av [c o H Hirsh & Bro, 83 Reade]; mtg $29,500; Apr1; Apr2'14; A$17,000-35,000. O C & 100

Horatio st, 1 (2:616-51), ns, 33.4 e 4th, 16.8x65, 4-sty bk tnt & str; also AT as follows, begins 65 n Horatio & 33.4 e 4th, runs n0.3xe16.8xs0.3xw16.8 to beg; Henriette Garrison & ano, EXRS &c Jno Garrison, to Herman Hanauer, 247 E 58; Mar 28; Mar30'14; A$9,000-11,000. nom

Hudson st, 145 (1:214-20), ws, 38.8 s Hubert, 18.5x75, 4-sty bk tnt & str; Leo Stein to Jay C Guggenheimer, 308 W 94 [52 William]; ½ pt; mtg $8,000; Mar18; Mar28'14; A$9,500-11,000. nom

Mott st, 41 (39) (1:164-30), ws, abt 175 s Bayard, 25x93.6x25x94, ns, 4-sty bk tnt & strs; Kunigunda Goetz to Richd A Lewis, 37 Bayard; mtg $19,028.40; Jan19; Apr2'14; A$17,000-19,000. nom

Murray st, 111, see West, 170.

Norfolk st, 38 (1:312-10), es, 100 s Grand, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Celia Jokinsky to Levin Herman, 38 Norfolk; B&S; mtg $27,750; April; Apr2'14; A$22,000-30,000. nom

Orchard st, 141 (2:415-66), ws, 77 s Rivington, 25x87.6, 5-sty bk tnt & strs; Magdalen Schaefer et al, heirs Geo Schaefer, to Moritz Gruenstein [230 Grand]; QC; June 27'04; Apr2'14; A$22,000-29,000. nom

Perry st, 70 (2:621-50), ss, 160 w 4th, 20 x94.10x20x94.9, 4-sty & b stn dwg; Albt P Messinger to Dora A Messinger, his wife, [c/o A P Messinger], 1814 Palisade pl, Bronx; mtg $10,000 & AL; Mar21; Apr2'14; A$9,500-14,000. O C & 100

St Marks pl, 54 (2:449-16), ss, 250 e 2 av, 25x97.6, 4-sty stn tnt; Saml G Phillips to Alpheus H Favour, — Arlington av, Spuyten Duyvil; QC; mtg $22,000 & AL; Mar26; Mar27'14; A$21,000-26,000. 125

St Nicholas pl, 48 on map 44-50 (7:2054-92), es, 75 s of cl of 153d, if projected, 99.1 x100, 6-sty bk tnt; Jacob Rosenthal to B W R Realties, Inc, a corpn, 63 Park Row; B&S; AL; Mar13; Mar27'14; A$——$——. O C & 100

St Nicholas pl, 48, on map 44-50; B W R Realties, Inc, a corpn, to Wenonah Realty Co, Inc, 135 W 47; mtg $159,000; Mar19; Mar27'14. O C & 100

Spring st, 187 (2:503-41), ns, abt 75 w Thompson, 25x100; also LOT in rear adj above on w, being 17 ft wide & 35.9 in depth,, 6-sty bk tnt & strs & 5-sty bk rear tnt; Jno Palmieri to Assunta Palmieri, 150 Ocean Pkway, Bklyn [c/o Jno Palmieri, 61 Park Row]; mtg $23,000; Mar16; Mar31'14; A$21,000-30,000. nom

Spring st, 191 (2:503-43), ns, 65.11 e Sullivan, 16.9x100, 3-sty bk tnt & str, 1-sty ext; Jos Paretti to Jacob L Herz, 230 W 101; mtg $15,500; Apr1'14; A$13,-000-17,000. nom

Warren st, 117 (1:131-35), ss, 109.3 w Washington, 25x92.10x25.7x92.10, 4-sty bk loft & str bldg; Sarah Halkett to Phelps Stokes Estates, Inc, a corpn, 100 William; Feb4; Apr2'14; A$22,000-30,000. nom

Water st, 153 (1:71-9-10), nec Maiden la (Nos 135-7), 20.8x52.8x20.2x52.11, 6-sty bk loft & str bldg; Howard Humiston, ref, to Geo F Martens, at New Germantown, NJ; [20 Vesey]; mtg $20,000 & AL; FORECLOS Mar5; Mar28; Mar30'14; A$32,500-43,000. 20,500

West st, 170 (1:131-26), nec Murray (No 111), 26.6x87.2x26.6x87, 5-sty bk tnt & strs; A$48,000-57,000; also WEST ST, 171 (1:-131-27), es, 26.6 n Murray, 26x6x87.5x26.6x 87.2, 5-sty bk tnt & strs; A$30,000-38,000; Cath Doscher heir &c Herman Kornahrens to Henry Behrman, Bklyn, & Chas F Mattlage, NY; 1-6 pt; CaG; RS $2.50; July27'98; Mar27'14. nom

West st, 170 (1:131), nec Murray (No 111), 26.6x87.2x26.6x87, 5-sty bk tnt & strs; also WEST ST, 171 (1:131), es, 26.6 n Murray, 26.6x87.5x26.6x87.2, 5-sty bk tnt & str; Maria D Behrman, EXTRX Hy Behrman to Wm Kornahrens, 1309 Dorchester rd, Bklyn; Annie Volge & Marie Kornahrens, 186 Ross, Bklyn; Marie M Kornahrens, widow, 704 Bloomfield st, Hoboken, NJ, & Herman P Kornahrens, 1009 Sterling pl, Bklyn, 1-12 pt; mtg $60,000; Dec9'13; Mar27'14. 2,500

Mar27'14. 2,500

West st, 170-171, nec Murray (No 111); Chas H Mattlage & ano EXRS, &c, Chas F Mattlage to same; 1-12 pt; mtg $60,000; Dec9'13; Mar27'14. 2,500

Dec9'13; Mar27'14. 2,500

West st, 171, see West, 170.

White st, 39 (1:175-18), ss, 75 e Church, 24.4x100x24.8x100, 5-sty bk loft & str bldg; Frederic J Agate to Agnes Sillcock, 145 W 69; mtg $30,000; Mar31; Apr1'14; A $35,000-47,000. O C & 100

4TH st, 309 W (2:615-5), es, 79.6 n Bank, 20x75, 2-sty & b bk dwg; Mary L Guernsey to Henry Rousby, 183 Keap, Bklyn; mtg $6,000; Mar27'14; A$7,500-8,500. O C & 100

8TH st, 365-7 E (2:378-57-58), ns, 183 e Av C, 50x93.11, 2-4-sty bk tnts & strs & 2-sty bk rear shop; Ignatz Gluck to Jonas Blatt, 35 Main st, Yonkers, NY, & Esther Buchner, 287 9th, NY; mtg $30,600 & AL; Mar25; Mar27'14; A$30,000-37,000. O C & 100

8TH st, 365 E (2:378-58), ns, 183 e Av C, 25x93.11, 4-sty bk tnt & strs & 2-sty bk rear shop; Fanny Cohen to Ignatz Gluck, 319 E 10; mtg $15,000 & AL; Jan3; Mar27'14; A$15,000-19,000. nom

9TH st, 701 E, see Av C, 144.

10TH st, 135-7 W (2:611-67), ns, 110.3 w Greenwich av, 44x95, 6-sty bk tnt; Sol E Blogg to Mattie Blogg, 75 W 92 [c/o Sol E Blogg, 151 W 26]; mtg $59,000; Mar4; Mar 31'14; A$25,000-58,000. O C & 100

17TH st, 121-3 W, see 17th, 125 W.

17TH st, 125 W (3:793), ns, 296.8 w 6 av, 25x92; also 17TH ST, 121-3 W (3:793-22), ns, 247.8 w 6 av, runs n46.9xe0.6xn30xe17.2x n15.2xw66.8xs92 to st xe49 to beg, 8-sty bk loft & str bldg; Domestic Realty Co, a corpn, to Reffon Realty Co, Inc, a corpn [128 Bowery, r 1604]; AL; Mar5; Mar28'14; A$58,000-190,000. nom

17TH st, 127-33 W (3:793-20), ns, 321.8 w 6 av, 90x92; 6-sty bk loft & str bldg; Oscar Willgerodt to Edw G Schroeder, 414 E 4, Mt Vernon, NY; mtg $130,000; Feb28; Mar 31'14; A$70,000-166,000. O C & 100

18TH st, 421 E (3:950-16), ns, 315 w Av A, 25x92, 5-sty bk tnt & strs; Thos Gilleran, ref, to Edw N Tailer, 11 Washington Sq N, & Mary A Duer, 107 E 64, TRSTES Thos Suffern; FORECLOS Apr25'12; Mar18; Mar30'14; A$11,000-18,000. 16,500

18TH st, 421 E; Edw N Tailer & ano, TRSTES Thos Suffern, to Elsie M Packer, 370 Marlborough rd, Bklyn; Mar18; Mar30 '14. 17,064.31

18TH st, 421 E; Elsie M Packer to Winston H Hagen, 10 W 9 [49 Wall]; B&S; mtg $15,000; Mar18; Mar30'14. nom

19TH st, 239 E (3:900-24), ns, 133 w 2 av, 16.6x92, 4-sty bk tnt; Marie P Boom to Chas Dinan, 124 W 36; ½ pt; Mar25; Mar28 '14; A$10,000-16,000. 2,250

20TH st, 2 W, see 5 av, 148-52.

20TH st, 13-15 W (3:822-25), ns, 302 w 5 av, 56x92, 9-sty bk loft & str bldg; Emma Lindenborn to Courtlandt H Young at Springdale, Conn [124 E 25]; AT; B&S; mtg $235,000 & AL; Mar30; Apr1'14; A $130,000-255,000. nom

23D st, 125 E (3:879-14), ns, 100 w Lex av, 28.6x98.9, 6-sty bk office & str bldg; Fredk C Beach to F C Beach Realty Corpn, 361 Bway; AL; Mar25; Mar27'14; A$62,500-103,000. nom

24TH st, 26 W (3:825-62), ss, 497.8 w 5 av, 19x80; Chas E Manierre & ano, INDIVID, EXRS &c Alfred L Manierre, to Saml W Bridgham, at East Providence, RI [954 5 av], & Chas L Carpenter, at Montclair, NJ [25 Liberty], TRSTES Wm C Schermerhorn (decd); Mar30'14; A$34,000-41,000. O C & 100

27TH st, 519 W (3:699-22), ns, 250 w 10 av, 25x98.9, 5-sty bk tnt; Ridgewood Estate, a corpn, of Ridgewood, NJ, to Fredk Reifel, 1358 Stebbins av; QC; Mar27'14; A $9,000-22,000. nom

29TH st, 253-5 W (3:779-8-9), ns, 125 e 8 av, 50x98.9, 4-sty bk tnt & strs & 2-3-sty fr tnt & strs, 1 & 3-sty bk & fr ext; Kath C Herrmann & ano EXRS, &c, Peter Herrmann to Edw P Herrmann, 58 E 124; Mar28; Mar31'14; A$35,000-41,500. 41,000

32D st, 5 W (3:834-37), ns, 123.6 w 5 av, 26.6x98.9, 5-sty bk loft & str bldg; A $119,000-133,000; also 32D ST, 7 W (3:-834-36), ns, 150 w 5 av, 25x98.9, 5-sty stn loft & str bldg; Frank W Matteson TRSTE-Jno C Brown to Sophia A Sherman, wid, on Shepard av, Newport, RI; ½pt; Mar31; Apr1'14; A$112,000-124,000. nom

32D st, 5-7 W; same to Jno N Brown on Halidon av, Newport, RI; ½ pt; Mar31; Apr1'14. nom

32D st, 7 W, see 32d, 5 W.

35TH st, 344 W (3:758-64), ss, 385 e 9 av, 20x98.9, 3-sty & b bk dwg; Isaac & Marx Manheimer to Jacob Manheimer, 264 W 115; Caroline, Miriam & Sol Manheimer, 210 W 114, & Henrietta wife Louis Rosenfeld, 459 N Hampton st, Eastern, Pa; QC; June 27'12; Mar31'14; A$12,000-14,000. O C & 100

38TH st E, sec Lexington av, see Lexington av, 311.

42D st, 200-8 W (4:1013-35-36½), swc 7 av (No 596), —x—, 5-4-sty stn tnts & strs; Aaron Buchsbaum & Isaac C Bishop to Timothy F Paddell [371 W 23]; AT; B&S; leases & all interests; mtg $57,571.64; Mar 15'09; Mar31'14; A$550,000-571,000. nom

42D st, 208 W (4:1013-36½), ss, 80 w 7 av, 20x49.4, 4-sty stn tnt & str; Elisha H Janes & ano, EXRS, &c, Jane M Janes to Timothy F Paddell, 371 W 23; mtg $25,000; Mar28; Mar31'14; A$72,000-74,000. O C & 66,225

45TH st, 102-4 W, see 6 av, 783.

45TH st, 455 W (4:1054-61½), ss, 75 e 10 av, runs s75.3xe25xn25.3 (?) to st xw25 to beg, (probable error), 5-sty bk tnt; Jacob Hirsch to Jos Hirsch, —— Summit av, Hillsdale, NJ; AT; AL; Jan24; Jan29'14; A$10,000-17,000. (Corrects error in Jan31 issue when grantee's name appeared as Jno Rauch, —— Summit av, Hillside, NJ). O C & 100

48TH st, 17 E (5:1284-12), ns, 275 e 5 av, 25x100.5, 4-sty stn loft & str bldg; Clarence H Kelsey & ano EXRS Caroline F Butterfield to Rosa L Barzaghi, 130 W 77 [c/o Arthur J Barzaghi, 299 Mad av]; AL; Mar30; Mar31'14; $106,000-115,000. O C & 100

49TH st, 552 W (4:1077-61½), ss, 75 e 11 av, 25x100, 4-sty bk tnt; Mary A Houghton to Lillian M Houghton, at Red Bank, NJ; [c/o Dr Jno T Nagle, 163 W 126]; Feb24; Mar30'14; A$9,000-11,500. nom

52D st, 313 E (5:1345-8), ns, 184.5 e 2 av, 20.1x100.5, 4-sty stn tnt; Oscar J Krug to Karoline Krug [c/o Oscar J Krug], 313 E 52; Mar11; Mar30'14; A$8,000-12,000. nom

52D st, 65 W (5:1268-5), ns, 95 e 6 av, 20x100.5, 4-sty & b stn dwg; Geo E Brewer to Mary Margaret, 2 Marble Hill av; mtg $30,000; Mar20; Apr1'14; A$43,-000-49,000. O C & 100

55TH st, 501 E, see Av A, 1014.

57TH st, 325 E (5:1350-13), ns, 322 w 1 av, 22x100.4, 3-sty & b bk dwg; Simon M Rosenblatt EXR &c Myer Rosenblatt to The Winifred Masterson Burke Relief Foundation, a corpn, 170 Bway [r 1301]; Apr1'14; A$11,000-13,500. 17,000

59TH st, 301 W (4:1112-25), nwc Grand Circle (No 11), 34.3x25.5x36.11x25.6; also GRAND CIRCLE, 12 (4:1112), ws, 25.6 n 59th, 25.8x—x—x—, 4-sty bk hotel; Frank J Eberhard to Geo Ehret, 1197 Park av [235 E 92]; mtg $100,000; Apr1'14; A$195,-000-200,000. O C & 100

60TH st, 108 E (5:1394-69), ss, 80 e Park av, 20x100.5, 4-sty & b stn dwg; Chas Dittman & ano to Milton J Ballin, 50 E 58 [53 E 58]; Feb19; Apr1'14; A$30,000-36,000. O C & 100

62D st, 49 E (5:1377-pt lt 31), ns, 100 w Park av, 25x100.5, pt 4-sty bk stable; Ranald H Macdonald to Colony Club, a corpn, 122 Mad av; mtg $40,000; Mar12; Apr2'14; A$——$——. O C & 100

62D st, 233 W (4:1154-13), ns, 300 e West End av, 25x100.5, 5-sty bk tnt & strs; Isidor Roller to Max Rosenkranz, 2-4 Attorney; A L; Mar23; Mar28'14; A$6,000-16,000. O C & 100

63D st, 401 E, see 1 av, 1152.

67TH st, 54 E (5:1381-40½), ss, 80 w Park av, 20x100.5, 4-sty & b stn dwg; Esther J Porter to Annie L Hoe [wife Richd M], 11 E 71; mtg $40,000 & AL; Mar31; Apr 2'14; A$50,000-57,000. O C & 100

70TH st, 107 W (4:1142-29½), ns, 60 w Col av, 20x100.5, 4-sty & b stn dwg; Courtlandt H Young to Hy Castelberg, nec Eutaw & Lexington sts, Baltimore, Md; mtg $24,000; Apr1'14; A$16,000-26,000. O C & 100

71ST st, 223 E (5:1426-13), ns, 310 e 3 av, 25x102.2, 5-sty stn tnt; Otto Hille to Fredk A Locke, 1006 Seneca av, Evergreen, B of Q; ½ pt; AL; Mar25'14; A$11,000-25,000. nom

71ST st, 223 E; Fredk A Locke to Otto Hille & Julia, his wife, 444 E 84; ½ pt; AL; Mar25'14. (Corrects error in last issue when first line of 2d part of transfer was incorrect.) nom

72D st, 348-50 E (5:1446-35 & 35½), ss, 416.8 e 2 av, 33.4x102.2, 2-3-sty & b stn dwgs; Chas Belsky & ano to 72d St Amusement Corpn, 348 E 72; B&S & CaG; mtg $13,000; Mar26; Mar28'14; A$13,000-20,000. O C & 100

75TH st, 234 E (5:1429-33), ss, 199.2 w 2 av, 20.1x102.2, 4-sty bk tnt & str; Paolo

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Torregrossa to Salvatrice Ricotta, 422 E 80; ½ of ⅓ of ⅔ pts; mtg$12,500; Mar18; Mar30'14; A$9,000-14,500. O C & 100

75TH st, 309 E (5:1450-7), ns, 137.6 e 2 av, 37.6x102.2, 6-sty bk tnt & strs; Neerg Realty Co, a corpn to Louis Bender, 311 W 145; mtg $33,000; Mar31; Apr1'14; A $15,000-43,000. O C & 100

75TH st, 440 E (5:1469-30), ss, 125 w Av A, 25x102.2, 6-sty bk tnt & strs; Louis Friedman et al to Angel Constn Co, a corpn, 1228 Hoe av; mtg $21,000; Oct8'13; Mar27'14; A$8,000-28,000. O C & 100

75TH st, 440 E; Angel Constn Co, Inc, to Sarah Friedman, 104 W 118; AL; Mar27'14. 500

77TH st, 17 E (5:1392-11½), ns, 136.8 w Madison av, 16x8x102.2, 4-sty & b stn dwg; Cath H B Smith, widow, to Wm L Brown, 17 E 77; Mar26; Mar27'14; A$45,000-52,000. O C & 100

77TH st, 139 W (4:1149-16½), ns, 395 w Col av, 19x102.2, 3-sty & b stn dwg; Anna T Aspell to Emily H Walsh, 24 W 83; Apr 2'14; A$15,500-25,000. O C & 100

79TH st, 239 E (5:1525-20), ns, 110 w 2 av, 25x102.2, 5-sty bk tnt; Mary J Dillon to Max Berbig, 241 E 79; mtg $20,000; Feb26; Apr1'14; A$12,500-28,000. O C & 100

82D st, 160 E (5:1510-47), ss, 253 w 3 av, 22x102.2, 4-sty stn tnt; Harry C Kayser to Jacob H Schiff, 965 5 av [c/o Kuhn, Loeb & Co, 52 William]; Mar31'14; A$11,000-16,000. O C & 100

82D st, 417 E (5:1562-11), ns, 256 e 1 av, 25x102.2, 5-sty bk tnt; Alfred B Hano, ref, to Jacob Werner, 971 Madison, Bklyn; mtg $11,000; FORECLOS Mar19; Mar30'14; A$8,500-18,500. **6,500**

83D st, 404 E (5:1562-44), ss, 106 e 1 av, 25x102.2, 5-sty stn tnt; Helene Riehl & Henry G Riehl & Sidonia his wife to Helen Hommel, 1235 Lex av; AT; B&S; mtg $3,000 & AL; Mar28; Mar31'14; A$8,500-19,000. nom

83D st, 406 E (5:1562-43), ss, 131 e 1 av, 25x102.2, 5-sty stn tnt; Geo Riehl to Helen Hommel, Hy G Riehl & Kathryn M Riehl [1235 Lex av]; B&S; AL; Feb7'02; Mar31'14; A$8,500-19,000. nom

83D st, 406 E; Helene Riehl, widow, & Helen Hommel to Henry G Riehl, 406 E 83; AT; B&S; mtg $4,000 & AL; Mar28; Mar 31'14. nom

83D st, 417 E (5:1563-7½), ns, 166.8 e 1 av, 16.8x102.2, 3-sty & b stn dwg; Benj Klein to Julia Klein, 419 E 83; ½ pt; Mar 26; Mar27'14; A$5,500-7,000. O C & 100

83D st, 30 W (4:1196-46), ss, 331 w Central Park W, 19x102.2, 4-sty & b bk dwg; Courtlandt H Young to Hy Castelberg, nec Eutaw & Lexington sts, Baltimore, Md; mtg $23,000; Apr1'14; A$15,000-24,000. O C & 100

83D st, 118 on map 110 W (4:1213-40), ss, 175 w Col av, 25x102.2, 5-sty stn tnt; Magdalena O Heckmann to Fredk Schleuter, of Park Ridge, NJ; mtg $27,000; Mar 27; Mar30'14; A$15,000-28,000. nom

91ST st, 20 W (4:1204-40), ss, 175 w Central Park West, 19x100.8, 4-sty & b bk dwg; Runline Realty & Constn Co, a corpn, to Church of Divine Inspiration of America, a corpn, 225 W 80; mtg $19,850; Mar28; Mar31'14; A$13,500-22,500. **26,000**

94TH st, 62 E (5:1505-47), ss, 234.6 w Park av, 20.6x100.8, 5-sty stn tnt; Rachel Rosenblum to Ellen Bennett [c/o Jacob M Bennett], 533 Lex av; mtg $20,000 & AL; Mar31; Apr2'14; A$15,000-25,000. nom

96TH st, 72-4 E (5:1507-41), ss, 100 w Park av, 50x100.8, 6-sty bk tnt; Michl Noulett to Fredk T Fearey, 48 W 59; mtg $60,000; Apr1'14; A$40,000-85,000. O C & 100

99TH st, 169 E (6:1627-31), ns, 125 w 3 av, runs n100.11xw25xs100.11 to st xw (?) should be e25 to beg (error), 5-sty bk tnt; Estates Mtg Securities Co, a corpn, to Lord Robert Realty Co, Inc, a corpn, both at 160 Bway (this deed held as collateral for $1,200); AL; Apr2'14; A$9,000-19,000. nom

100TH st, 401 E (6:1694-1), nec 1 av (No 1940), 50x63.5, 6-sty bk tnt & strs; mtg $36,000; A$25,000-52,000; also 100TH ST, 409 E (6:1694-9), ns, 174.2 e 1 av, 37.1x100.5, 6-sty bk tnt & strs; mtg $20,000; A$7,500-27,000; also 100TH ST, 413-5 E (6:1694-12), ns, 248.4 e 1 av, 37.1x100.11, 6-sty bk tnt & strs; mtg $20,000; A$7,500-27,000; Manhattan Holding Co to Interurban Security Corpn, 233 Bway [r 1170]; Mar16; Mar31'14. O C & 100

100TH st, 409 E, see 100th, 401 E.

100TH st, 413-5 E, see 100th, 401 E.

100TH st, 237 W (7:1872-8), ns, 170 e West End av, 15x100.11, 4-sty & b stn dwg; Cary C Cuff to Emmet Cuff, 237 W 100; mtg $20,500; July17'12; Mar31'14; A$11,500-20,000. nom

106TH st, 54 E (6:1611-50), ss, 280 w Park av, 25x100.11, 5-sty bk tnt; Jos M Herzberg, ref, to Rachel H Pfeiffer, 2 W 94; FORECLOS Mar25; Mar27'14; A$12,000-23,500. **24,500**

106TH st, 238 W (7:1877-42), ss, 225 w Ams av, 150x100.11, 6-sty bk tnt; Cath M Dunn to Compact Realty Co, Inc, a corpn, 51 Chambers [r 730]; ¼ of ART&I; mtg $288,000 &' AL; Oct4'13; Apr2'14; A$130,000-280,000. nom

107TH st, 10-2 W (7:1842-40-41), ss, 175 w Central Park W, 50x100.11, 2-5-sty bk tnts; Thos S Roane et al to Jas H & Geo B Roane, both at 126 10 av; mtg $50,000; Mar26; Mar27'14; A$32,000-56,000. O C & 100

108TH st, 315-7 E (6:1680-11), ns, 250 e 2 av, 50x100.11, 6-sty bk tnt & strs; Columbus Holding Co, Inc, to Eugene A Donohue, 149 Bway [59 Wall]; B&S; AL; Mar26; Mar 28'14; A$14,000-49,000. nom

108TH st, 319-21 E (6:1680-13), ns, 300 e 2 av, 50x100.11, 6-sty bk tnt & strs; Columbus Holding Co Inc, to Eugene A Donohue, 149 Bway [59 Wall]; B&S; AL; Mar26; Mar 28'14; A$14,000-49,000. nom

108TH st, 331-3 E (6:1680-19), ns, 150 w 1 av, 50x100.11, 5-sty bk tnt & strs; Columbus Holding Co, Inc, to Eugene A Donohue, 149 Bway [59 Wall]; B&S; AL; Mar26; Mar 28'14; A$14,000-49,000. nom

108TH st, 335-7 E (6:1680-21), ns, 100 w 1 av, 50x100.11, 6-sty bk tnt & strs; Columbus Holding Co, Inc, to Eugene A Donohue, 149 Bway [59 Wall]; B&S; AL; Mar26; Mar 28'14; A$14,000-49,000. nom

109TH st, 72 E (6:1614-42), ss, 136 w Park av, 17x100.11, 4-sty stn tnt; Gussie Taub to Louis Taub, 72 E 109; mtg $8,000; Mar28; Mar30'11; A$7,500-9,000. nom

110TH st, 269 E (6:1660-6), ns, 135 e 3 av, 25x100.11, 4-sty stn tnt; Thos Costigan ref to J Frederic Kernochan, 862 Par kav [44 Pine] & Josephine Whitney at Morris Plains, NJ TRSTES Stephen S Whitney; FORECLOSED & drawn; Mar 31; Apr1'14; A$8,000-13,500. **13,000**

110TH st, 211 E (6:1660-7), ns, 160 e 3 av, 25x100.11, 4-sty stn tnt; Jno R McMollen, ref to J Frederic Kernochan, 862 Park av [44 Pine] & Josephine Whitney at Morris Plains, NJ, as TRSTES Stephen S Whitney; FORECLOSED & drawn; Mar 31; Apr1'14; A$8,000-13,500. **13,000**

111TH st, 109 W (7:1821-22), nwc St Nicholas av (No 9) 121.11x25.2x106.5x29.7, 5-sty bk tnt; Chas F E Vogler to Olga A B A Vogler [c/o Chas F E Vogler], 109 W 111; AL; Mar28; Mar30'14; A$35,000-58,000. O C & 100

111TH st W, swc St Nicholas av, see Lenox av, nwc Cathedral Pkway.

112TH st, 11 E (6:1618-9), ns, 200 e 5 av, 25x100.11, 5-sty bk tnt; Richd C Daniel to Frank E Lonas, 350 W 88; mtg $22,000; Apr 1; Apr2'14; A$13,000-26,000. O C & 100

112TH st, 11 E (6:1618-9), ns, 200 e 5 av, 25x100.11, 5-sty bk tnt; Alice Mayer et al, EXRS Woolf Woolf, to Richd C Daniel, 107 W 43 [170 Bway]; mtg $20,000 & AL; Mar 31; Apr2'14; A$13,000-26,000. **21,500**

113TH st, 58 W (6:1596-59), ss, 300 e Lenox av, 17x100.11, 3-sty & b stn dwg; Harry Bijur, ref, to Danl J O'Conor, 902 West End av, TRSTE Owen Byrne (decd); FORECLOS Mar19; Mar20; Mar30'14; A$9,500-11,500. **11,000**

114TH st, 117-19 E (6:1642-7-7½), ns, 130 e Park av, 30x100.10, 2-3-sty & b stn dwgs; Marcus L Osk et al to Herman Hanauer, 247 E 58 [both at 35 Nassau, c/o Osk & Edelstein]; AL; Mar9; Apr1'14; A $13,000-15,000. O C & 100

114TH st, 117-19 E; Herman Hanauer to Marcus L Osk, 527 W 121, & Isidore Edelstein, 31 W 115; mtg $12,000; Mar31; Apr1'14. nom

114TH st, 259 W (7:1830-14), ns, 425 w 7 av, 25x100.11, 5-sty stn tnt; Chas Martin to Jno F Schmonsees, 433 W 43 [627 9 av]; mtg $21,000; Mar30; Mar31'14; A$15,000-24,000. O C & 100

115TH st, 268 W (7:1830-55), ss, 225 e 8 av, 25x100.11, 4-sty stn tnt & strs; Laura Elsoffer to Sophie B & Pincus Vogel, 946 6 av; mtg $20,000 & AL; Mar31; Apr1'14; A$15,000-22,000. O C & 100

116TH st, 106 E (6:1643-68), ss, 62.3 e Park av, 37.9x100.11, 6-sty bk tnt; Isaac Covino to Robt Thedford 2d, 1441 Union, Bklyn; mtg $47,500 & AL; Mar10; Mar27 '14; A$22,500-53,000. nom

116TH st, 106 E; Robt Thedford 2d to Estates Income Realty Corpn, 233 Bway; mtg $47,500 & AL; Mar17; Mar27'14. nom

117TH st, 128 W (7:1901-46), ss, 300 w Lenox av, 25x100.11, 6-sty bk tnt; Jos A Flannery to Taxpayers Realty Co, a corpn [c/o Ph Wattenberg, prest], 1109 Forest av; mtg $30,000; Mar24; Mar31'14; A$15,000-35,000. O C & 100

118TH st, 6 E (6:1623-68), ss, 110 e 5 av, 25x100.11, 5-sty bk tnt; Abr Valenstein to Jennie Rothstein, 31 W 115; mtg $19,500; Apr1'14; A$13,000-25,500. O C & 100

118TH st, 14-6 W (6:1601-46), ss, 241 w 5 av, 44x100.11, 5-sty bk tnt; Annie Hoffman to Lazarus Levy, 18 W 115 [13 Catharine]; mtg $44,500 & AL; Mar31; Apr2'14; A$24,500-50,000. O C & 100

119TH st, 118 W (7:1903-43½), ss, 253 w Lenox av, 18x100.11, 3-sty & b stn dwg; Leopold Jonas to Brady-Blackbourne Co, a corpn, 2234 8 av; AL; Nov27; Dec2'13; A $10,800-17,000. (Corrects error in Dec7'12 issue when house number appeared as 18.) nom

120TH st, 323 on map 324-3 E, see Pleasant av, 347.

121ST st, 506 E (6:1817-31), ss, 98 e Pleasant av, 25x100.11, 3-sty & b fr dwg & 1-sty bk rear bldg; E Loewenthal & Son, Inc, to York Constn Corpn, 53 1 av; mtg $5,850; Mar30; Mar31'14; A$1,000-5,500. O C & 100

124TH st, 125 W (7:1905-18), ns, 330 w Lenox av, 20x100.11, 3-sty & b stn dwg; Abr H Vogel to Morris Lehman, 611 W 141; AL; Mar28; Mar30'14; A$11,200-19,500. nom

124TH st 247 E (6:1787-21½), ns, 80.6 w 2 av, 28x100.11, 5-sty stn tnt; Henry A Stahl to Pauline Stahl, 2365 Davidson av; mtg $21,000 & AL; Mar2; Mar27'14; A$12,500-23,500. nom

125TH st, 246 E (6:1792-28½), ss, 75 w 2 av, 26x99.11, 5-sty bk tnt; Jno R McMullen, ref, to Estates Mtg Securities Co, a corpn, 160 Bway; FORECLOS Jan30; Mar31'14; A $7,500-16,000. **12,000**

125TH st, 246 E; Estates Mtg Securities Co to Jas Henry, 204 E 123; AL; Mar31'14. O C & 100

125TH st, 12 W (6:1725-42½), ss, 150.6 w 5 av, 15x99.11, 3-sty & b stn dwg; Hattie W Church to Charles Hensle Realty Co, a corpn, 530 W 207; Mar27'14; A$7,000-10,500. O C & 100

125TH st, 304 W (7:1954-37), ss, 109.6 w 8 av, runs s75xw109.6 (?) xs24.11xw25xn 99.11 to st xe25.6 to beg (error), 5-sty bk tnt; Mary Stelz et al, heirs, &c, Jno Heps to Eva Heps, 434 Hamburg av, Bklyn; AT; AL; Mar31; Apr2'14; A$12,200-19,000. nom

129TH st, 146 E (6:1777-50), ss, 60 e Lex av, 25x99.11, 5-sty bk tnt & strs; Seymour Realty Co to Tillie Salvin, 540 Manhattan av; CaG; mtg $12,000; Mar31; Apr1'14; A$8,000-18,000. O C & 100

130TH st, 105 W (7:1915-27), ns, 110 w Lenox av, 20x99.11, 3-sty & b stn dwg; Value Realty Co to Morris Weiss, 920 Av St John [5 Beekman]; mtg $8,200; Mar31; Apr2'14; A$8,800-12,500. O C & 100

130TH st, 105 W; Morris Weiss to Richd M Bolden, 24 W 140; mtg $8,200; Apr2'14. nom

131ST st, 125 W (7:1916-20½), ns, 274 w Lenox av, 17x99.11, 3-sty & b stn dwg; Bernhard Moral to Saml Ferguson of Redding, Conn; mtg $9,000; Mar27; Apr1'14; A$6,800-10,500. nom

132D st, 82 W (6:1729-68), ss, 85 e Lenox av, 25x99.11, 3-sty & b stn dwg; Isaac J Silberstein et al to Julia M Cohn[c/o Edw R Cohn], 535 W 149; QC; Mar26; Mar30'14; A$9,000-10,500. O C & 100

132D st, 82 W; Julia M Cohn to Max Oestreicher, 209 W 135 [c/o Franklin Theatre, 440 Lenox av], & Jacob Van Brink, 226 E 39 [605 3 av]; Mar28; Mar30'14. O C & 100

132D st, 561 W, see Old Bway, 89-97 (2384-90).

133D st, 9 W (6:1731-30), ns, 160 w 5 av, 25x99.11, 5-sty bk tnt; Herman Cassel to Louis Block, 78 E 96; AL; Jan29; Mar30'14; A$9,000-19,000. nom

133D st, 9 W; Louis Block to Jos B Peck, at Rochester, NY; AL; Mar17; Mar30'14. O C & 100

136TH st, 8-10 W (6:1733-42-43), ss, 135 w 5 av, 50x99.11, 2-5-sty bk tnts; Jacob Smalls et al to Adolf Meyers, 906 E 178; ⅔ pts; mtg $38,000; Feb17'13; Mar31'14; A$20,000-38,000. O C & 100

136TH st, 8-10 W; Adolf Meyers to Harry C Munger, 42 Washington av, Plainfield, NJ [11 Cliff]; mtg $38,000; Mar31'14. O C & 100

136TH st, 245 W (7:1942-13), ns, 452 w 7 av, 17x99.11, 3-sty & b stn dwg; Clifford C Roberts, ref, to Equitable Life Assur Soc of U S, a corpn [165 Bway]; FORECLOS Mar30; Mar31; Apr2'14; A$6,800-11,000. **8,000**

137TH st W, nwc Edgecombe av, see Edgecombe av, nwc 137th.

137TH st W, nec St Nicholas av, see Edgecombe av, nwc 137th.

137TH st, 216 W (7:1942-42½), ss, 225 w 7 av, 17x99.11, 3-sty & b stn dwg; Lenora S Simons to Sanford Simons, her husband, both at 50 W 77; mtg $10,000; Jan16; Mar 27'14; A$6,800-13,500. nom

137TH st, 216 W; Sanford Simons to Robt Jakel, 73 W 131; mtg $10,000; Mar27'14. nom

138TH st, 115 W (7:2007-22), ns, 464 e 7 av, 26x99.11, 5-sty stn tnt; Rachel Redelsheimer to Mary Foley, 321 So 4th av, Mt Vernon, N Y; mtg $20,000; Mar27'14; A $10,500-26,000. O C & 100

140TH st, 267 W (7:2026-8), ns, 175 e 8 av, 25x99.11, 5-sty bk tnt; Honnet Lorge to Mormac Realty Inc, a corpn, 403 W 127; mtg $25,000 & AL; Apr1; Apr2'14; A$12,000-26,000. O C & 100

143D st, 163-5 W (7:2012-6), ns, 100 e 7 av, 37.6x99.11, 5-sty bk tnt; Lawyers Mtg Co, a corpn to Richd C Daniel, 107 W 43; B&S; Mar30; Apr1'14; A$16,000-38,000. O C & 100

143D st, 163-5 W; Richd C Daniel to Edw C Schroeder, 414 E 4, Mt Vernon, NY; mtg $32,000; Mar31; Apr1'14. O C & 100

144TH st, 306-8 W (7:2044-18), ss, 125 w 8 av, 50x99.11, 6-sty bk tnt; Benj Morse to Martin Morse, 2493 Bway [c/o Morse Bros, 866 Bway]; ½ pt; Mar23; Apr2'14; A$18,000-56,000. nom

147TH st, 283 W (7:2033-11), ns, 500 w 7 av, 25x99.11, 6-sty bk tnt & strs; Fredk C Gladden, ref, to Louisa Mander [c/o Louis Bender], 6 W 122; FORECLOS Mar25; Mar 28'14; A$8,000-27,000. **20,000**

148TH st, 510-12 W (7:2079-41), ss, 183.4 w Ams av, 41.8x99.11, 5-sty bk tnt; Carrie B Miller to Rosalie H Bretzfelder, 254 W 76; ½ pt; B&S & CaG; mtg $40,000 & AL; Mar28; Mar31'14; A$22,000-50,000. nom

158TH st, 533-5 W (8:2117-56), ns, 308.4 e Bway, 41.8x99.11, 6-sty bk tnt; Isidor Kottle to Holek Bldg Co, a corpn, 566 W 159; mtg $54,000; Apr1; Apr2'14; A$20,000-53,000. nom

170TH st W, nec Audubon av, see Audubon av, nec 170.

170TH st, 705 W (8:2139-183), ns, 95 w Ft Washington av, 50x97.6, 5-sty bk tnt; Fannie S Rayner to Simon Soldin, at Glen Rock, Bergen Co, NJ [128 Bway]; B&S & CaG; mtg $57,500; Feb7; Apr2'14; A$13,000-55,000. nom

176TH st, 506 W (8:2132-104), ss, 144 w Ams av, 43.6x99.11, 5-sty bk tnt; Nellie K Howell to Wertheim Realty Co, a corpn, 149 Bway [r 1409]; QC; Mar27; Mar28'14; A $13,000-40,000. nom

179TH st W, see Ft Washington av, see Ft Wash av, sec 179.

184TH st, 552 W (8:2154-80), ss, 35 w Audubon av, 40x99.11, 5-sty bk tnt; Maria Garlic to Emma & Alice [Alys] Dabour, 208 E 46; mtg $40,000; Mar31'14; A$12,500-40,000. O C & 100

207TH st W, swc Post av, see Post av, swc 207th.

207TH st W (8:2235-27), ws, 25 n Vermilyea av, 25x100, pt 1-sty fr bldg;; Mary A Drennan et al, heirs Hugh Drennan to Wm Drennan, 4919 Bway; AT; Mar16; Mar 31'14; A$5,000-5,000. nom

227TH st W, see Adrian av, see Adrian av, sec 227.

Av A, 1614 (5:1371-38), nec 55th (No 501), 25.5x79.8, 5-sty bk tnt & strs; Elsie Max to Herman Lenz, 224 E 65; AL; Mar19; Mar 31'14; A$10,000-22,000. O C & 100

Av C, 144 (2:379-1), nec 9th (No 701), 22.11x58, 5-sty bk tnt & strs; Max Fabrikant to Gussie Fabrikant, 1766 Bergen, Bklyn; ½ pt; AL; Dec15'13; Mar27'14; A $19,000-25,000. nom

Av C, 285 (3:984-31), ws, 69 s 17th, 23x88, 4-sty bk tnt & strs; Wm Klein ref to Chas J F Bohlen, 2876 Briggs av [166 E 23]; FORECLOS Feb25; Mar25; Apr1'14; A $6,000-9,000. **7,950**

Av C, 289 (3:984-33), ws, 23 s 17th, 23x88, 4-sty bk tnt; Wm Klein, ref, to Chas J F Bohlen, 2876 Briggs av [166 E 23];

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FORECLOS Feb25; Mar25; Apr1'14; A$6,-000-9,000. 7,700

Adrian av (13:3402-378-379), sec 227th, 100x50, vacant; Leonard Morgan to Irene B Morgan, 710 W 179 [c/o Leonard Morgan, 104 W 42]; ½ pt; AL; Mar27'14; A$10,000-10,000. O C & 100

Amsterdam av, 587 (4:1219-4), es, 82.2 n 88th, 18.6x100, 5-sty bk tnt & str; Eliz Dickinson to Henry Vizethann, 555 11 av; mtg $12,000 & AL; Mar25; Apr1'14; A$16,000-24,000. O C & 100

Amsterdam av, 1050-2 (7:1883-34), ws, 40.6 s 112th, 46x99.5x47.8x112.2, 6-sty bk tnt; Compact Realty Co, Inc to May Scheer, 323 W 108 [c/o Jacob Scheer, 198 Bway]; AL; Mar31; Apr1'14; A$45,000-85,000. nom

Amsterdam av, 1519-23, see Man mtgs, Amsterdam av, 1519-23.

Amsterdam av, 2461 (8:2149-8), es, 78.1 n Washington Bridge Park, 36x—x35x100, 6-sty bk tnt; A V Donellan Constn Co to Lazzaro P Faccini, 200 E 29; mtg $40,000; Apr1'14; A$14,500-42,000. O C & 100

Audubon av (8:2127-29-32 & 58), nec 170th, 100x120, vacant; Patk Donahue to Chas D Donahue, 719 5 av [291 Lenox av]; Mar11; Apr1'14; A$54,500-54,500. nom

Audubon av (8:2127), nec 170th; Chas D Donahue to Delmar Realty Corpn, 135 Bway; Mar31; Apr1'14. O C & 100

Broadway, 3550 (7:2077-60), es, 24.11 s 146th, 75x100, 2-sty stn garage; Martha B Mosher to Chas D Donahue, 719 5 av [291 Lenox av]; mtg $90,000; Mar31; Apr1'14; A$83,000-104,000. O C & 100

Broadway (8:2241-26), ns, 150 w 207th, 50 x150, vacant; Mary A Drennan et al heirs Hugh Drennan to Eliz Drennan, 4919 Bway; AT; Mar16; Mar31'14; A$13,000-13,-000. nom

Columbus av, 611-3 (4:1203-63-64), es, 50.8 s 90th, 50x75, except part of west wall of No 80 W 90, encroaches 0.3x—, 2-5-sty stn tnts & strs; Bernheim & Co, a corpn, to Hannah Bernheim [c/o Matthew Bernheim], 25 Mt Morris Park W; ⅜ pts; mtg $67,000 & AL; June22'12; re-recorded from June24'12; Mar31'14; A$44,000-64,000. nom

Edgecombe av (7:2048-1), nwc 137th, 229.10x72 to es St Nicholas av x232.11 to 137th x34 to beg, vacant; Phineas Lewinson, ref, to Charter Constn Co a corpn, 505 5 av [119 W 40]; mtg $37,500 & AL; FORECLOS Mar27; Mar28; Mar30'14; A$315,000-315,000. 3,000

Fort Washington av (8:2176-20), sec 179th, 92.7x129.1x92.6x125, vacant; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, to H M Constn Co(a corpn, 927 E 163; B&S; AL; Mar31'14; A$——$——. O C & 100

Lenox av (7:1820-25-30 & 37-40), nwc Cathedral Pkway, runs w125xn171.10 to ss 111th xe83.9 to ws St Nicholas av xse— to ws Lenox av xs— to beg, vacant; Jno S Cram individ & EXR, &c Henry A Cram, decd, et al to Lucy W wife ePter Cooper Hewitt at Ringwood Manor, NJ; Mar23; Mar27'14; A$110,000-110,000. 300,000

Lexington av, 311 (3:893-64), sec 38th, 24.8x100, vacant; Herman J Jacobs to Allerton 38th St Co, Inc [c/o J S Cushman], 240 W 23; mtg $45,000 & AL; Dec15'13; Apr1'14; A$56,000-70,000. O C & 100

Lexington av, 709 (5:1312-20½), es, 60.5 n 57th, 20x66, 3-sty & b stn dwg; Libbie Spannocchia Fritze to Wm Marshall; Apr8 '01; Mar27'14; A$19,000-24,000. nom

Madison av, 529 (5:1289-51), es, 20.5 s 54th, 20x80, 4-sty & h stn dwg; Anne M Pultz to Swan Brown Co, a corpn, 340 Madison av; mtg $48,500; Apr1'14; A$44,-000-50,000. 61,000

Madison av, 529; Swan Brown Co, a corpn to Dr L Duncan Bulkley, 531 Madison av; mtg $48,500; Apr1'14; 62,000

Madison av, 601 (5:1293-52), es, 100.5 n 57th, runs e100xs20xw74xs6xw26 to av xn26 to beg, 5-sty bk bldg; mtg $50,000 & AL; A$58,000-82,000; also MADISON AV, 603 (5:-1293), es, 100.5 n 57th, 25x100, 5-sty bk office & str bldg; mtg $70,000 & AL;; also stocks, bonds, &c; deed of trust; Jos A Blake & Cath K, his wife, to Farmers Loan & Trust Co, a corpn, 22 William, as TRSTE for parties 1st pt, et al; Nov7'13; Apr2'14; A$65,000-90,000. nom

Madison av, 603, see Madison av, 601.

Madison av, 1845 (6:1747-2½), es, 51.4 n 120th, 16x83, 3-sty & b stn dwg; Geo W Olvany to Granby Corpn, 150 Bway [r 44]; QC & CaG; mtg $14,800 & AL; Feb27; Mar 31'14; A$10,500-14,000. nom

Old Broadway, 89-97 (2384-90) (7:-1986-73-76), nec 132d (No 561), 104.8x107x99.11x 75, 4-4-sty bk tnts, strs on cor; Jno A Haeseler to Jno A Haeseler & Frieda his wife, 514 W 134, tenants by entirety; Mar —'14; Apr1'14; A$35,500-60,000. O C & 100

Park av, 1314 (6:1605-39), ws, 25.11 s 100th, 25x73.3, 5-sty bk tnt; Clara Rothschild to Bertha Rothschild [c/o Morris Rothschild], 642 E 221; ½ pt; mtg $12,000 & AL; Mar30'14; A$7,000-13,500. O C & 100

Park row (1:119), ss, 130 e Duane, a strip 1.6x64.6; City of NY to Crex Realty Co [c/o Bert G Faulhaber, pres't], 3761 Bway; AT; QC; Mar27; Mar30'14. 113.50

Pinehurst av, 44-8 (8:2177-158-161), nwc 179th (No 815), 200.5 to ss 180th (No 820) x112.10x200.5x100, 4-5-sty bk tnts; Mabel G Meyer to Dunloe Holding Co, Inc, a corpn, 44 Court, Bklyn; AL; Aug19'13; Mar23'14; A$82,000-247,000. nom

Pinehurst av, 44-8 (8:2177-158-161), nwc 179th (No 815), 200.4 to ss 180th (No 820) x112.10x200x110, 4-5-sty bk tnts; Saml B Althause to same; AL; Sept24'13; Mar 23'14; A$82,0000-247,000. (Corrects error in last issue when 2d part of transfer was omitted.) nom

Pleasant av, 347 (6:1806-23), ws, 60.11 n 115th, 20x88, 3-sty & b bk dwg; A$6,500-8,000; also 120TH ST, on map 321-3 E (6:-1797-11), ns, 245.6 e 2 av, 29.6x100.10, 5-sty stn tnt; Anna Kumm to Minnie & Anna Kumm, 323 E 120, grantor, reserves life estate; AL; Sept18'13; Mar31'14; A$9,-500-23,000. nom

Post av, 123-7 (8:2219-14-16), ss, 100 w 207th, runs w75xs100xe65xn25xe10xn75 to beg, 3-5-sty bk tnts; Post Avenue Constn Co, a corpn, to Hedwig Klipstein, at Hotel Gramatan, Bronxville, NY; mtg $66,-791.27; Mar10; re-recorded from Mar11'14; Mar31'14; A$——$——. O C & 100

Post av (8:2219-17), swc 207th, 100x75, vacant; Manatee Co, a corpn, to Edwin A Cruikshank, 438 Washington av, Bklyn; [141 Bway]; AL; Mar30; Apr2'14; A$28,000-28,000. O C & 100

St Nicholas av, 9, see 111th, 109 W.

St Nicholas av, ws 111th, see Lenox av, n wc Cathedral Pkway.

St Nicholas av, nec 137th, see Edgecombe av, nwc 137th.

1ST av, 1152 (5:1458), nec 63d (No 401), 25.5x81, 5-sty bk tnt & strs; Geo Karsch to Jones Woods Realty Corpn [c/o Central Brewing Co] 535 E 68; mtg $15,000; Mar31; Apr1'14; A$14,000-26,000. nom

1ST av, 1940, see 100th, 401 E.

2D av, 531 (3:910-31), ws, 88.5 s 30th, 17.6 x100, 4-sty tnt; Mary Finley to Jos F Finley & Mary, his wife, 531 2 av, tenants by entirety; mtg $11,000; Mar18; Mar27'14; A $12,000-16,000. nom

2D av, 1888, see 2d av, 1890.

2D av, 1890 (6:1669-5), es, 50.5 s 98th, 24.9x160, 4-sty bk tnt & strs; A$10,000-13,000; also 2D AV, 1888 (6:1669-52), es, 75.2 s 98th, 24.9x100, 4-sty bk tnt & strs; York Constn Corpn to Frieda Tompkins, 46 W 117 & Fannie Frank, 110 E 111; B&S; AL; Mar27; Apr1'14; A$10,000-13,000. O C & 70

2D av ,2371-3 (6:1786-27), ws, 37.6 s 122d, 37.6x100, 6-sty bk tnt & strs; Francis Speir & ano TRSTES to Stewart R Cogswell, 330 W 27; Mar27; Mar28'14; A$15,000-41,000. 40,000

3TH av, 148-52 (3:821-41), swc 20th (No 2), runs w170xs92xe70xs12.3xe100 to av xn 104.3 to beg, 9-sty bk office & loft bldg; Board of Home Missions & Church Extension of the M E Church, a corpn, to Methodist Book Concern, a corpn, 150 5 av; 1-6 pt; B&S & confirmation deed; Feb19; Apr 2'14; A$280,000-500,000. nom

5TH av (6:1605), es, 100.9 s 100th, a strip 0.2x125; Allister Greene to Mount Sinai Hospital, a corpn, 1 E 100; AT; QC; Mar27; Mar31'14. nom

5TH av, 1463 (6:1745-2), es, 25.5 n 118th, 25x83, 5-sty bk tnt & strs; Day-MacDonald Co, a corpn, 840 Quincy, Bklyn, to Jno N Mergenthaler, 147 Rodney, Bklyn [c/o J Mergenthaler & Son, 143 W 20]; mtg $32,-500 & AL; Feb27; Apr1'14; A$17,000-28,000. nom

6th av, 783 (4:997-32), ws, 75.6 n 44th, 25 x100, 4-sty bk restaurant; A$65,000-77,000; also 6TH AV, 785 (4:997-33), ws, 75.5 s 45th, 25x100, 4-sty bk restaurant; A$65,000-77,-000; also 45TH ST, 102 W (4:997-36¼), ss, 60 w 6 av, 21.6x75.5, 3-sty stn restaurant; A $42,000-47,000; also 45TH ST, 104 W (4:997-36½), ss, 81.6 w 6 av, 21.6x75, 3-sty stn dwg; A$40,000-42,000; Wm C Arnold, ref(in action Susie E Fitchett, plff vs Emily E Burns & The De Camp Land Co, defts) to Susie E Fitchett, of Highland Falls, Orange Co, NY; mtg $155,000; Apr2'14. 95,000

6TH av, 785, see 6 av, 783.

7TH av, 596, see 42d, 200-8 W.

7TH av, 2255-7 (7:1917-62-63), es, 25 s 133d, 49.11x100, 2 5-sty bk tnts & strs; Eugenia Wolf to Paul A McGolrick, 208 W 131 [261 Bway]; B&S & CaG; mtg $50,000 & AL; Feb5; Apr2'14; A$34,000-58,000. O C & 100

8TH av, 2783 (7:2045-55), ws, 25 s 148th, 25 x75, 5-sty bk tnt & strs; Chas Martin to August Hahn, 323 W 38; AT; mtg $21,000 & AL; Mar30; Mar31'14; A$10,000-20,000. O C & 100

10TH av, 399 (3:704-34), ws, 115.3 s 33d, 19.1x80, 3-sty bk tnt & str; Hugh P Skelly to NY C & H R R R Co, a corpn, at Albany, NY; Apr1'14; A$9,000-12,000. O C & 100

Interior Strip (1:233), begins 130.6 s Grand & 74.7 w Croshy, runs s0.1xn20xn0.1 xe20 to beg; Martin Burke et al, heirs, &c, Jno Burke to Aberdeen Realty Co, a corpn, 49 Wall; QC; Mar18; Mar27'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Duane st, nec Greenwich, see Greenwich, 325-7.

Franklin st, nec Greenwich, see Greenwich, 371-5.

Greenwich st, 293 (1:137), es, 79.9 s Chambers, 13.2x79.3; consent to 3d track; Jno McCann & ano, EXRS &c Jno Sullivan, to Manhattan Railway Co, a corpn; Feb21; Apr2'14. 554.76

Greenwich st, 325-7 (1:143), nec Duane, 50x40; consent to 3d track; Fischer Realty Co to Manhattan Railway Co, a corpn; mtg $25,000; Nov14'13; Apr1'14. 1,100

Greenwich st, 325-7, nec Duane, same prop; consent to 3d track; Wm H Fischer et al EXRS &c Benedickt Fischer, mtgees to same; Mar21; Apr1'14. nom

Greenwich st, 350-54½ (1:183), nwc Harrison (Nos 32-6), 75x76; consent to 3d track; Estate of Chas F Hoffman, a corpn, to Manhattan Railway Co, a corpn; Jan5; Apr2'14. 1,650

Greenwich st, 350-54½; consent to 3d track; Andw Davey, lessee, to same; Mar 14; Apr2'14. nom

Greenwich st, 371-5 (1:187), nec Franklin, 75x100; consent to 3d track; Fischer Realty Co to Manhattan Railway Co, a corpn; mtg $150,000; Nov14'13; Apr1'14. 1,650

Greenwich st, 371-5; consent to 3d track; Bank for Savgs, mtgees to same; Mar17; Apr1'14. nom

Greenwich st, 407-11 (1:214), es, 25 s Hubert, 75x100; consent to 3d track; Chas F & Wm V Hoffman to Manhattan Railway Co, a corpn; mtg $80,000; Jan5; Apr2'14. 1,650

Greenwich st, 407-11; consent to 3d track; R M Winans Co, lessee, to same; Jan 13; Apr2'14. nom

Greenwich st, 460 (1:224), ws, 75 s Watts, 25x80; consent to 3d track; August F Beekman et al to Manhattan Railway Co, a corpn; mtg $30,000; Feb16; Mar 31'14. 800

Greenwich, 460; consent to 3d track; Hulda Gumperz mortgagee to same; Mar 10; Mar31'14. nom

Greenwich st, 578 (2:599), ws, 75 n King, 25x71.7x25x71.10; consent to 3d track; N Y Life Ins & Trust Co, a corpn, TRSTE Matthew Wilks to Manhattan Railway Co, a corpn; Mar4; Mar31'14. 715

Greenwich st, 620-620½ (2:602), nwc Leroy (No 129), 50.2x22.1; consent to 3d track; N Y Life Ins & Trust Co, a corpn, TRSTE Matthew Wilks to Manhattan Railway Co, a corpn; Mar4; Mar31'14. 1,103.66

Greenwich st, 636-42 (2:603), nwc Morton (Nos 91-3), 100.3x98.4x100x92.6; consent to 3d track; Estate Chas F Hoffman, a corpn, to Manhattan Railway Co, a corpn; mtg $175,000; Jan5; Apr2'14. 2,205.61

Greenwich st, 636-42; consent to 3d track; Bklyn Savgs Bank, mortgagee, to same; Jan26; Apr2'14. nom

Greenwich st, 636-42; consent to 3d track; Anger Baking Co, Inc, a corpn, et al, lessees, to same; Mar10; Apr2'14. nom

Greenwich st, 702 (2:631), nwc 10th (No 267), 19.1x63.9x42.4x52.1; consent to 3d track; Batavia & N Y Wood Working Co, a corpn, to Manhattan Railway Co, a corpn; mtg $14,000; Jan12; Mar31'14. 420.75

Greenwich st, 702; consent to 3d track; Eliz Honeck mortgagee to same; Mar6; Mar31'14. nom

Harrison st, 32-6, see Greenwich, 350-54½.

Houston st, 96 W (2:525-60), ns, 75 e Thompson, 25x90, 2-sty bk tnt & strs; CONTRACT; Mary Jahn, 44 W 8 with Jos Personeni, 43 Charlton; mtg $15,000; Mar 16; Apr1'14; A$20,000-21,000. 20,000

Lawrence st, nec Edward, see 125th, 504 W.

Lawrence st, 25, see 125th st, 504 W.

Morton st, 91-3, see Greenwich, 636-42.

23D st, 200 W (3:772), swc 7 av; consent to stairway for subway; Loron P Bradley to City NY; Mar21; Apr1'14. nom

29TH st, 224 W (3:778-53), ss, 317.1 w 7 av, 16.7x68.5x16.7x68.3, 3-sty bk tnt; re dower; Bella Manheimer to Fannie wife Jacob Manheimer, 210 W 114; Caroline Benatuil & Miriam & Sol Manheimer, 210 W 114, & Henrietta wife Louis Rosenfeld, 459 N Hampton st, Eastern, Pa; Mar27; Mar31'14; A$9,500-10,500. OC & 100

30TH st E, nec 3 av, see 3 av, 431-9.

35TH st, 344 W (3:758), ss, 385 e 9 av, 20x98.9. 3-sty & b bk dwg; re dower; Bella Manheimer to Fannie wife Jacob Manheimer, 210 W 114; Caroline Benatuil & Miriam & Sol Manheimer, 210 W 114, & Henrietta wife Louis Rosenfeld, 459 N Hampton st, Eastern, Pa; Mar27; Mar31 '14. O C & 100

62D st, 47 E (5:1377-pt lot 31), ns, 125 w Park av, 25x100.5, pt 4-sty bk stable; re mtg; Dry Dock Savgs Instn to Ranald H Macdonald, 137 Riverside dr [29 W 34]; Apr 2'14; A$——$——. nom

62D st, 49 E (5:1377-pt lot 31), ns, 100 w Park av, 25x100.5; pt 4-sty bk stable; re mtg; Dry Dock Savgs Instn to Ranald H Macdonald, 137 Riverside dr; QC; Apr2'14; A$——$——. nom

94TH st, 62 E (5:1505-47), ss, 234.6 w Park av, 20.6x100.8, 5-sty stn tnt; re mtg; Moses M Valentine to Rachel Rosenblum, 62 E 94; Mar31; Apr2'14; A$15,000-25,000. nom

117TH st, 128 W (7:1901-46), ss, 300 w Lenox av, 25x100.11; re judgmt; Phebe J Leask to Jos A Flannery, 37 W 51 [170 Bway]; Mar25; Mar31'14; A$15,000-35,000. nom

125TH st, 502 W, see 125th, 504 W.

125TH st, 504 W (7:1979), ss, 50 w Ams av, 25x100.11; also LAWRENCE ST, 25 (7:-1967-5), ns, 89.5 e from ss 127th, runs n46.3 to ss 127th (No 428) xe33.9xs61.10 to Lawrence xw30 to beg; also LAWRENCE ST (7:1967), nec Edward (closed), runs e8.11 xne149.6xsw26.6 to Edward xs144 to beg, except pt in 127th, together with e ½ of Edward (closed) adj on w, having in all a frontage of 39.9 on Lawrence & on 127th of 54.9; also 125TH ST, 508 W (7:1979), ss, 100 w Ams av, 25x100.11; also 125TH ST, 502 W (7:1979), ss, 25 w Ams av, 25x100.11; also 126TH ST, 366-72 W (7:1952), ss, 100 e Col av, 100x99.11; also MADISON AV, 1983 (6:-1751), es, 76 s 127th, 23.8x110; also 125TH ST, 506 W (7:1979), ss, 75 w Ams av, 25x 100.11; agmt not to sell mtg or partition of above for a period of 3 yrs; Geo R Moran, 1983 Madison av; Idabel Porter, 35 Mt Morris Park W; Lily M Grout, 19 Montgomery pl, Bklyn, & Wm E Moran, 19 Woodlawn av, Glen Ridge, NJ, & Harry P Moran, 6 Hamilton rd, Glen Ridge, NJ, each with the other; Mar24; Mar30'14. nom

125TH st, 506 W, see 125th, 504 W.

125TH st, 508 W, see 125th, 504 W.

126TH st, 366-72 W, see 125th, 504 W.

127TH st, 428 W, see 125th, 504 W.

135TH st, 41-3 W (6:1733); asn rents to secure mtgs, &c; David Angerman, 239 E 126, to Fanny Jaffer, 112 W 72 [c/o L A Jaffer, 51 Chambers]; Mar13'14. nom

135TH st, 41-3 W; re asn rents; Fanny Jaffer to Louis A Jaffer, 232 W 103 [51 Chambers]; AT; Mar31'14. nom

144TH st, 306-8 W (7:2044); agmt as to re of dower &c & support of party 2d pt, also to separation of parties 1st & 2d pts, party of 3d pt to act as TRSTE &c; Benj Morse, 205 W 103, with Sarah B Morse, his wife, party 2d pt, & Adolph Ballenberg, party 3d pt; Mar17'11; Apr1'14. nom

Amsterdam av, 1050 (7:1883); agmt as to rel of mtg & re-asn of rents, &c; Compact Realty Co, Inc, a corpn, 51 Chambers

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with May Scheer, 323 W 108; Mar31; Apr 1'14. nom

Madison av, 1983, see 125th, 504 W.

1ST av, 51 (2:445), ws, 48.1 n 3d, 24x100; consent to 3d track; Jacob Marks to Manhattan Railway Co, a corpn; mtg $29,000; Nov20'13; Mar28'14. 288.50

1ST av, 51; consent to 3d track; Frederic D Weekes TRSTES as mortgagee to Manhattan Railway Co, a corpn; Mar11; Mar28 '14. nom

1ST av, 51; consent to 3d track; Henry De F Weekes as mortgagee to Manhattan Railway Co, a corpn; Mar12; Mar28'14. nom

1ST av, 1026-30 (5:1368); asn rents for months of Apr, May & June '14; Rose & Simon Simon to Barnett Wolf, 1922 Crotona pkway; Mar28; Apr1'14. 355

1ST av, 1026-30 (5:1368), asn rents to secure $510; Rose Simon, 924 Kelly to Saml W Altman, 473 W 158; mtg $49,350; Mar30; Mar31'14. nom

2D av, 732-6 (3:945-4), re from liability on bonds & mtgs for $21,829.65; Brentmore Realty Co to Alex Rosenberg, 158 W 123; Mar18; Mar27'14; A$31,000-69,000. nom

3D av, 431-9 (3:911), nec 30th, runs e 50xn19.9xw5xn79xw45 to av xs98.9 to beg; consent to 3d track; Geo Lowther INDIVID et al EXRS &c Cath L Lowther, decd et al to Manhattan Railway Co, a corpn; Feb27; Apr1'14. 1,185

3d av, 431-9; consent to 3d track; Caroline H Johnston mtgee to same; Mar18; Apr1'14. nom

7TH av, swc 23d, see 23d, 200 W.

Certified copy (miscl), adjudication of bankruptcy in matter of Vincent L & Chas Leonard individ & firm of T Leonard's Sons, bankrupts, & referred to Macgrane Coxe as ref; Dec2'13; Mar31'14.

Exemplified (miscl) copy last will of Thos R Jackson, late of Yonkers, NY; Oct 22'00; Mar30'14.

Exemplified (miscl) copy last will of Charlotte B M Jackson, late of Yonkers, N Y; Oct15'02; Mar30'14.

Power of atty (miscl); Benj R Winthrop, of Newport, RI, to Egerton L Winthrop, NY; Feb25; Mar30'14.

Power of atty (Miscl); Mary Foley to Chas Wynne both at Mt Vernon, NY; Mar 30; Apr1'14.

Power of atty (miscl); Jno C Wallace, 203 E 51, to Jas G Wallace; Mar30; Mar 31'14.

Power of atty (miscl(; Frank H Winants, 140 W 8, Bayonne, NJ, to Margt A Cavins, 118 W 6th, Bayonne, NJ; Oct10'13; Mar31'14.

Power of atty (miscl); Hannah Bernheim, 25 Mt Morris av, to Matthew Bernheim; Mar9; Mar31'14.

Reassigns (Decedents Estate) interest in the Estate of Geo W Watson, decd; Wm Goodman, 121 E 80, to Warren M & Marguerite K Watson, 5 W 83; Mar26; Mar28 '14. 2,400

Revocation of power of atty (miscl); Jno Viebrock to ePter Eckhoff; Mar24; Mar27 '14.

WILLS.

Borough of Manhattan.

Greene st, 33-5 (2:475-56), nwc Grand, 65x100, 5-sty bk loft bldg; pt int; A$72,000-125,000; also 9TH ST, 63-5 W (2:573-76-77), ns, 138 e 6 av, 44.4x92.3, 2-2½-sty bk dwgs; pt int; A$34,000-35,000; also 36TH ST, 60 W (3:837-78), ss, 250 e 6 av, 20x98, 4-sty bk dwg; A$69,000-$72,000; also 67TH ST, 48 E (5:1381-42½), ss, 140 w Park av, 20x100, 4-sty stn dwg; A$50,000-75,000; Phebe C Laurence Est, Hy C Swords, EXR, 50 E 67; attys, DeWitt, Lockman & DeWitt, 88 Nassau. Will filed Mar30'14.

Grand st, nwc Greene, see Greene, 33-5.

9TH st, 63-5 W, see Greene, 33-5.

33D st, 163 E (3:889-34), ns, 135 w 3 av, 20x98, 4-sty bk dwg; ¾ pt; Mary Norton Est, Isabella M Loughman EXTRX, 1192 Park av; atty, Wm F MacRae, 306 Bway; A$18,000 & $21,000. Will filed June19'13.

36TH st, 60 W, see Greene, 33-5.

63D st, 149 E (5:1398-25½), ns, 268 w 3 av, 16x100, 3-sty stn dwg; A$12,500-16,000; also 76TH ST, 143 W (4:1148-16), ns, 415 w Col av, 17x102, 3-sty stn dwg; A$13,500-21,000; Louis Kahl Est, Mary C Kahl EXTRX, 147 E 63; atty, W H Van Steenbergh, 10 Wall. Will filed Apr2'14.

67TH st, 48 W, see Greene, 33-5.

76TH st, 143 W, see 63d, 149 E.

90TH st, 305 E (5:1553-5), ns, 100 e 2 av, 25x100, 5-sty bk tnt; Benj Emanuel Est, Barbara Bloch, EXTRX, 782 Riverside dr; atty, Jos Hlavac, Jr, 1509 1 av; A$9,000-21,000. Will filed Mar26'14.

126TH st, 12 E (6:1750-67), ss, 141.3 e 5 av, 18x99, 3-sty stn dwg; Melissa V Waller Est, Elmer E Sanborn EXR, 201 W 117; atty, Edw S Clinch, 41 Park Row; A$10,500-14,500. Will filed Jan20'14.

132D st, 249 W (7:1938-15), ns, 355 e 8 av, 19x99, 3-sty stn dwg; Edw A Kraussman Est, Harold A Kraussman, ADMR, 802 Manhattan av, Bklyn; atty, Wm B Hazelwood, 802 Manhattan av, Bklyn; A$7,000-10,500. Letter of adm filed Mar24'14.

Madison av, 130 (3:860-65), ws, 30.9 s 31st, 30x95, 4-sty stn dwg; ½ int; Mary T Hicks Est, U S Trust Co, EXR, 45 Wall; attys Stewart & Shearer, 45 Wall; A$100,000-107,000. Will filed Mar30'14.

CONVEYANCES.

Borough of the Bronx.

Chestnut st (*), ws, 100 n Syracuse av, 100x100; also SYRACUSE AV (*), sec Oak, 100x100; Fredk E Donaldson to Edwin H Sulger, 268 Sterling pl, Bklyn; ½ pt; B&S & CaG; Mar27; Apr1'14. O C & 100

Coster st, 632-4, see Coster, 650.

Coster st, 650 (10:2766), es, 260 s Spofford av, 20x100, 2-sty bk dwg; also COSTER ST, 632-4 (10:2766), es, 420 s Spofford av, 40x100, 2 2-sty bk dwgs; Strathcona Constn Co to Adelaide D Myers, Central Valley, NY; mtg $17,000; Mar28; Mar30'14. nom

Featherbed la, ns, abt 200 e Nelson av, see 174th W (late 173d), ss, 25 e Nelson av.

Fillmore st, nwc Van Nest av, see Van Nest av, nwc Fillmore.

Fox st, 1164 (11:2974), es, 100 n Home. 25x100, 2-sty fr dwg; Louis Siegel to Fannie wife of Benj Mandolowitz & Fannie wife Wm Mandolowitz, 1164 Fox; mtg $5,-000; Mar25; Mar28'14. O C & 100

Hoffman st, 2419-21 (11:3056), ws, 104.7 s 188th, 50x96.11, 5-sty bk tnt; Jas A Farrell, ref, to Abr Leipzig, 50 W 77; FORECLOS Mar26; Mar30'14. 29,000

Home st (10:2753), swc Bryant av, 100.8 x100.4x105.6x100, vacant; Wm J Mullin et al, TRSTES to Wm Sinnott, 967 E 165; CaG; Mar28; Apr2'14. O C & 1,000

Jennings st (11:2976-2977), ss, 100 e Wilkins av, 78x129.10x60x126, vacant; Rosa Weisman et al to Beck Street Constn Co, 761 E 169; mtg $3,500; Mar30; Apr1'14. O C & 100

Kelly st, sec 165th, see 165th, 940 E.

Lillian pl, swc 177th, see 177th, 1012 E.

Lisbon pl (12:3311), ss,. 150 w Cadiz pl, 25x125, vacant; Lucy Townsend to Patk M Burke, 326 E 21; Mar26; Mar27'14. O C & 100

Madison st (*), es, 100 s Morris Park av, 25x100; Katie E or Cath E Giroux to Louise O Krueger, 888 E 176; mtg $2,800; Mar27'14. nom

Madison st (*), same prop; Louise O Krueger to Chas W Giroux, 819 Marion st, Scranton, Pa; B&S & CaG; mtg $2,800; Mar 27'14. O C & 100

Maple st (*), es, 100 s 215th, 25x100; Wm C Arnold, ref, to Cath C Hill, 63 Beechwood rd, Summit, NJ; mtg $10,000; FORECLOS Feb11; Mar31; Apr2'14. 12,000

North st, 32 (11:3197), ss, 100 e Grand av, 25x100, 3-sty fr tnt; Chas P Robinson, ref, to Emma W Seaman, Rockville Center, LI; mtg $6,500; FORECLOS; Jan15'13; Jan17'13; Apr1'14. 50

Oak st, es, 200 s Syracuse av, see Walnut, es, 100 n Syracuse av.

Oak st, sec Syracuse av, see Chestnut av, es, 100 n Syracuse av.

Poplar st (*), ns, 663.1 e Bear Swamp rd, 25x100; Helen J Twigg to Chas P Twigg, 200 St Anns av; Aug14'13; Apr1'14. nom

Public pl, sec 177th, see 177th E, sec Public pl.

Reservoir pl, 286 (12:3343), ss, 89.6 e Reservoir Oval E, 22x100, 2-sty fr dwg; Alice McCaffrey to Bessie Schick, 1723 Unionport rd; B&S & AL; Mar26; Mar31'14. nom

Ritter pl, 814 (11:2968), ss, 136.10 e Union av, 20x85.11, 2-sty & b bk dwg; Eugene F McGee, ref, to Jno M Bissert, 356 16th, Bklyn, & Anna M Stolzenberg, 642 Faile, EXRS Michl Bissert; FORECLOS Mar24; Mar27; Mar31'14. 4,000

Simpson st, 1054 (10:2727), es, 121.10 n Westchester av, 40x100, 5-sty bk tnt; Tully Constn Co to Jno Klinko, 1373 Wash av; mtg $32,500; Apr1; Apr2'14. nom

Starrow st, swc Benedict av, see 177th E, sec Public pl.

Swinton st (*), nwc Eastern blvd, 100x 25; Geo C Austin, ref, to ePter J Kelly, 1900 Marmion av; FORECLOS Mar12; Mar 25; Mar27'14. 800

Tompkins st (*), ws, 150 s 152d, 156.5x 10x177.10x94.11; Real Property Mtg Co to Anna Schwarz, 1129 2 av; mtg $2,500; Jan 30; Mar28'14. nom

Van Buren st (*), ws, 312.11 s Morris Park av, 25x100; Antonio Dondero to Giuseppe Pietro, Leo, Chas A & Jno A Dondero, 1721 Van Buren; Jan26; Apr2'14. nom

Walnut st (*), es, 100 n Syracuse av, 100x100; also OAK ST (*), es, 200 s Syracuse av, 100x100; Edwin H Sulger to Fredk E Donaldson, 609 W 115; ½ pt; B&S & CaG; Mar27; Apr1'14. O C & 100

Waterloo pl, 1835, see 176th, 878 E.

135TH st, 529 E (9:2263), ns, 175 w St Anns av, 25x100, 5-sty bk tnt; Christopher Munnich to Chas Mohr Jr, 1492 Rosedale av; mtg $14,000; Apr2'14. O C & 100

135TH st, 534 E (9:2262), ss, 122 w St Anns av, 39x100, 6-sty bk tnt; Rae Marcus to Barbara Feiss, 472 W 141; mtg $30,000; Mar31; Apr2'14. nom

146TH st, 360 E, see 3 av, 2756.

146TH st, 518 E (9:2272), ss, 100 e Brook av, 25x100, 4-sty bk tnt; Jos Herrmann to Wm Rietner, 1704 2 av; mtg $10,000; Apr1; Apr2'14. OC & 100

156TH st, 650 E, see Cauldwell av, 734.

160TH st, 810-22 E, see Union av, 834.

161ST st E, nec Morris av, see Morris av, nec 161.

161ST st, 768 E (10:2657), ss, 75.2 w Tinton av, 22x76.2, 1 & 2-sty bk & fr dwg & str; Sarah, wife of & Harry Meltzer, to Wm Greenberger, 72 W 98; mtg $5,450; Apr 1; Apr2'14. nom

165TH st, 940 E (10:2715), sec Kelly, runs ss5xe50xn18.9xn69.7 to ss 165th xw45.3 to beg, 6-sty bk tnt & strs; Lawrence Davis to Utility Realty Co, 30 E 42; mtg $44,000; Apr1'14. O C & 100

167TH st, 581 E, see Franklin av, 1160.

167TH st, 818-22 E (10:2680), ss, 140 w Prospect av, 80x100, 2 5-sty bk tnts; also PROSPECT AV, 1131-5 (10:2680), nwc 167th (No 833), 50x100, 6-sty bk tnt & strs; Anthony Deutsch et al to Modern Leasing Corpn, 160 Bway; mtg $201,000; Mar23; Mar 30'14. nom

167TH st, 833 E, see 167th, 818-22 E.

170TH st, 499 E, sec 3 av, 3701.

173D st E (*), es, 325 n Gleason av, 50x 100; E Colgate Jones to Jas Purcell, 1219 Taylor av; mtg $1,000; Mar27; Mar28'14. O C & 100

174TH st W (late 173d) 11:2876), ss, 25 e Nelson av, 50x200 to Featherbed la, vacant; Jas T Barry to Henry Cleland, Inc, 1849 Anthony av; mtg $4,000; Mar30'14. O C & 100

176TH st, 263-5 E (11:2802), ns, 98.4 sw Anthony av, runs n81.10xw0.10xn5xw49.2xs 92.8 to st xc50.4 to beg, 5-sty bk tnt; Cleland Realty Co to Jas T Barry, 1149 Boston rd; mtg $38,500; Mar30; Mar31'14. O C & 100

176TH st, 878 E (11:2958), swc Waterloo pl (No 1835), 70x69, 5-sty bk tnt; Jno McNulty to Christian Frank, 363 E 144; mtg $40,000; Mar31; Apr1'14. O C & 100

177TH st E (*), sec Public pl, runs e 112.7xsw 149.6xw26.1xne80.10xnw107.8 to pl xne45.8 to beg; also STORROW ST (*), swc Benedict av, 59.6x—x95.11x149.2; Jessie W Ehrich to Sivel Realty Co, 31 Liberty; AL; Mar31; Apr2'14. O C & 100

177TH st, 1012 E (11:3005), late Locust av or Old Boston rd, ss, old line at ws Division st or Lillian pl, 79.9x75x79.8x77.9, 1-sty fr bldg; also strip lying bet ss old Boston rd or Locust av & ss Tremont av as legally opened; Realty Redemption Co of N Y to Wm Lustgarten & Co, Inc, 68 Wm; Mar30; Apr1'14. O C & 100

177TH st, 1027 E, or Tremont av (11:-3106), nec Prospect av (No 1960), 100x100, vacant; Clement H Smith to Hopkins G Barrett Co, 460 East Tremont av; ⅓ pt; mtg $32,500; Mar27; Apr2'14. nom

177TH st, 1027 E, or Tremont av, nec Prospect av (No 1960); Geo Hahn to same; ⅓ pt; mtg $22,500; Mar27; Apr2'14. nom

177TH st, 1027 E (11:3106), same prop; Saml Baumann to same; ⅓ pt; mtg $22,-500; Mar27; Apr2'14. nom

180TH st E (11:3119), nes, 75 nw Mohegan av, 75 to Crotona Pkway x133, except part for 180th, vacant; Jno A Haeseler to Jno A & Frieda Haeseler, 514 W 134; Apr 1; Apr2'14. O C & 100

181ST st W (11:3211), nwc Old Macombs rd, runs n75.3xw88.5 to ws University av or Plaza, bet 181st & University av xs119.2 to beg, 2-sty bk dwg & 1-sty bk garage; Jno J Biehn et al, heirs Margt Biehn, to Francis Martin, 2336 University pl; mtg $15,000; Mar30; Apr2'14. nom

181ST st W, nec University av, see 181st W, nwc Old Macombs rd.

184TH st, 467 E (11:3039), ns, 95.3 w Wash av, 16.8x100, 3-sty fr tnt; Lester J Klauber to Louis Lewy, Arverne, LI; AL; Mar10; Mar31'14. O C & 100

185TH st, 787 E, see So blvd, 2351-3.

186TH st, 460 E (11:3039), ss, 200 e Park av, 20x100, 4-sty bk tnt; also 186TH ST, 464 E (11:3039), ss, 240 e Park av, 20x100, 4-sty bk tnt; Anne J Bolton to Seymour Realty Co, 25 Broad; mtg $9,300; Mar31'14. O C & 100

186TH st, 464 E, see 186th, 460 E.

219TH st E, sec White Plains rd, see White Plains rd, sec 219th.

232D st E (*), ns, 1522.10 e White Plains av, 54x121.2x15.11x115; Paul Sussman to Abr Schwartz, 250 W 139; Mar30; Apr2'14. O C & 100

236TH st, 330 E (12:3384), ss, 256.5 e Katonah av, 28.7x100, 2-sty bk dwg; Chas A Charde to Jennie Herbert, 304 W 82; mtg $5,000; Dec10'13; Mar30'14. O C & 100

Amsterdam av (*), ws, 304.4 n Liberty, 75x100; Keilbert Constn Co, Inc, to Edmont Realty Co, 535 E 166; mtg $1,500; Mar26; Mar27'14. O C & 100

Amundson av (*), ws, 225 s Randall av, 25x100; Freda Drevland to Chris Drevland, her husband, 3959 Amundson av; mtg $3,500; Jan16; Apr1'13. O C & 100

Bassett av (*), ws, 221.3 s McDonald, 24.7x100; Peter Zahringer to Louise R Newman, 5612 Sylvan av; mtg $3,500; Mar 30; Mar31'14. O C & 100

Bathgate av, 1788 (11:2922), es ,135 s 175th, 27x110, except part for Bathgate av, 2-sty fr dwg; D Clinton Mackey to Gussie Fleck, 1788 Bathgate av; Aug4'13; Apr1'14. 4,000

Bathgate av, 2254 (11:3051), es, 846 s 3 av, late Kingsbridge rd; also abt 315 s 184th, 17.4x100, 3-sty fr tnt; Alma Erickson to Tenea Herzog, 1840 Anthony av; mtg $5,700; Mar26; Apr2'14. O C & 100

Belmont av, nec Fordham rd, see Fordham, rd, 650.

Belmont av (11:2947), ws, 100 s Tremont av or 177th, 50x100, 2-sty fr dwg; Bernhard Moral to Saml Ferguson, Redding, Conn; Mar27; Apr1'14. nom

Benedict av, swc Storrow, see 177th E, sec Public pl.

Blackrock av (*), ss, 155 w Havemeyer av, 25x126, Unionport, except pt for 177th; Kathryn C Schroeter to Walter P Keller, 2264 E 177; mtg $3,500; Mar31; Apr2'14. nom

Bryant av, swc Home, see Home, swc Bryant av.

Cauldwell av, 734 (10:2628), sec 156th (No 650), 100x28, 5-sty bk tnt & strs; J F M Co to Peter Wolfe, 352 W 118; mtg $32,-000; Mar30; Mar31'14. nom

Clay av, 1064 (9:2425), es, 357 n 165th, 27 x80, 2 & 3-sty & b bk dwg; Lester J Klauber to Louis Lewy, Arverne, LI; Mar10; Mar 31'14. O C & 100

Commonwealth av, es, 200 n Merrill, see St Lawrence av, ws, 325 n Mansion.

Creston av, 2026 (11:2808), es, 31.4 n Bush, 31.10x88.7x30x99.3, 2-sty fr dwg; Gustave Zimmermann to Mary Zimmermann, 2026 Creston av; mtg $4,000; Mar31; Apr 1'14. O C & 100

Crotona Pkway, sec 180th, sec 180th E, nes, 75 nw Mohegan av.

Cruger st (*), ss, 225 e 187th, 93.8x100.9 x106.2x100; Antonio Dondero to Giuseppe, Pietro, Leo, Chas A & Jno A Dondero, 1721 Van Buren; Jan26; Apr2'14. nom

Eastern blvd, nwc Swinton, see Swinton, nwc Eastern blvd.

Eastburn av, 1754 (11:2796), es, 213.3 n 174th, 25x95, 2-sty bk dwg; Sophie Knepper to Board of Education of The Reformed Church in America, 25 E 22; mtg $6,500; Mar24; Mar30'14. O C & 100

Edenwald av (*), ns, 100 w Monaghan av, 25x100; Frank J Bell to Silman Investors, Inc, 2385 Myrtle av, Ridgewood, NY; Mar10; Apr2'14. O C & 100

Edenwald av (*), same prop; Land Co "A" of Edenwald to same; Mar13; Apr2'14. nom

Edenwald av (*), ns, 50 e Grace, 100x

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100; Kate S Bell to Silman Investors, Inc, 2385 Myrtle av, Ridgewood, NY; Mar5; Apr 2'14. O C & 100

Edgewater rd, sec Garrison av, see Garrison av, sec Edgewater rd.

Edison av (*), ws, 159.5 n Pelham rd, 25 x100; Mary McGee to Saml L Marcus, 322 E 62; mtg $2,500; July6'10; Mar31'14. O C & 100

Elliott av (*), ws, 250 s Elizabeth, 25x 125; Philip A Ryan et al, devisees Patk F Ryan, to Helen L Becker, 3239 Olinville av; July31'12; Mar27'14. O C & 100

Elliott av (*), same prop; Helen L Becker to Louise Wittmer, 484 11 av, B of Q, N Y; Mar26; Mar27'14. O C & 100

Fordham rd, 650 (12:3273), nec Belmont av, 50.11x126.11x50x135.8, vacant; Rudolph Wallach Co to Wm Lustgarten & Co, Inc, 68 Wm; Mar30; Apr1'14. O C & 100

Fordham av or Fordham av extension (*), ns, 550 w Main, 100x100, City Island; Fletcher P Scofield, et al to Benedict P May, 57 Fordham av; QC; Mar21; Apr2'14. O C & 100

Forest av, 781 (10:2655), es, 50 s 158th, 16.8x75, 2-sty & b fr dwg; Eliz A Blake to Leonore Blake, 973 70th, Bklyn; mtg $1,500; Aug28'13; Mar28'14. nom

Franklin av, 1160 (10:2614), nec 167th (No 581), 100x25, 2-sty fr dwg; Arthur J McSorley to Mary Doherty, 581 E 167; AL; Apr1; Apr2'14. nom

Garrison av (10:2762), sec Edgewater rd, 141 to high water mark, Bronx River, x253.10x143.11x228.11, all title to land under water, 1 & 2-sty fr coal pocket & 2-sty fr stable & vacant; McConnell Coal & Ice Mfg Co to Burns Bros, a corpn, 50 Church; mtg $15,000; Apr1; Apr2'14. nom

Garrison av (10:2762), same prop; Jas McConnell indiv & as devisee Arthur McConnell to McConnell Coal & Ice Mfg Co, 1390 Garrison av; Mar31; Apr2'14. O C & 100

Grand av, 1992 (11:2870), es, 457.8 s Burnside av, 25x89.10x25x90, 2-sty fr dwg; Herbt Aldhous to Fredk Aldhous & Co, Inc, 2339 7 av; mtg $6,500; Mar28; Apr2'14. nom

Highway (*) leading by Alex Woods towards Geo D Cooper's until it comes to land now or late Jas Briggs, ns, being plot bounded s by said Highway, e by said lands of Woods & Cooper, n by land of Ferris & w by land Ferris, Throggs Neck; Chas A Deshon to Mary E Hyland on Eastern blvd; B&S; AT; AL; Mar4; Mar28'14. nom

Highway (*), same prop; Mary E wife of & Wm J Hyland to Norma A Duryea, Belden la & City Island av; Mar10; Mar28'14. nom

Hoe av, 969 (10:2742), ws, 42 s Aldus, 42 x111, 5-sty bk tnt; Eberhardt Realty Co to Sarah E Henderson, Great Neck, LI; mtg $40,000; Apr1; Apr2'14. nom

Holland av, sec So Oak. dr, see So Oak dr, swc Holland av.

Holland av, swc So Oak dr, see So Oak dr, swc Holland av.

Houghton av (*), ss, 204.2 e Castlehill av, 25x108; Chas Mohr Jr to Chas E Devermann, 2112 Watson av; B&S & AL; Mar14; Mar27'14. O C & 100

Hughes av, 2130 (11:3082), es, 86.2 n 181st, 16.5x85.5x16.5x85.3, 2-sty fr dwg; Jno M Susser to Aug Dettwyler, 1997 Clinton av; mtg $4,000; Apr1; Apr2'14. O C & 100

Hughes av, 2466 (11:3076), es, 150 s 189th, 25x87.6, 5-sty bk tnt; Dorothea R Fajen to Chas Reinecke, 251 W 109; mtg $12,000; Mar20; Mar28'14. nom

Hughes av, 2466; Chas Reinecke to Dorothea R Fajen, 515 W 158; Mar20; Mar28'14. nom

Hull av, ws, 100 n 205th, see So Oak dr, swc Holland av.

Jerome av (11:2861), ws, 175 n 176th, 75 x100, vacant; Annie S Watt, individ & as special GDN Grace F Watt & ano, to Geo E Rumrill, 19 Humboldt, Newark, NJ; Mar 27; Apr2'14. **6,750**

Jerome av (11:2861); same prop; Annie P Watt et al to same; Mar27; Apr2'14. **6,750**

Jerome av (11:2861); same prop; Geo E Rumrill to Edw C Cammann, at Merrick, LI; Mar31; Apr2'14. O C & 100

Kingsbridge rd E (12:3317), ns, 76.4 e Jerome av, runs ne70.1xse44.6 to rd xw113.2 to beg, gore, vacant; Geo Briggs, ADMR Josiah Briggs, to Jane D Armstrong, Mary B Nichols & Lily W Stengel, 2674 Jerome av; Mar27; Mar31'14. 75

Kingsbridge rd E (12:3317); same prop; Ministers &c of Reformed Dutch Church of City N Y to same; QC; Mar11; Mar31'14. 75

Kingsbridge rd, 58 E (11:3177), ss, 105.1 e Morris av, 20x122.10x20x123.10, 3-sty bk dwg; Mary E White to Margt Corcoran, 2408 Morris av; mtg $8,000; Mar31; Apr2'14. O C & 100

Kingsbridge rd, 253 E (12:3293), es, 239 s from a pt 114.1 s 194th, 38.2x101.11x38x 105.6, 5-sty bk tnt; Wm C Oesting Co to Maria Ruff, 206 E 83; mtg $26,000; Mar27; Mar28'14. O C & 100

Lind av, 1245-7 (9:2530), ws, 124.3 n 168th, 50x144.4x50x139.1, 2 4-sty bk tnts; Lamberti Constn Co to Emma Bechmann, 660 E 170; mtg $——; Mar27; Mar30'14. O C & 100

Mapes av, 1971 (11:3106), ws, 100.2 n 177th, 45x109, 5-sty bk tnt; Jno W Cornish Constn Co to Mary A Branigan, 100 W 99; mtg $39,500; Apr1; Apr2'14. O C & 100

Marion av, 2378 (11:3024), ses, 22 ne 184th, 25x127, except pt for av, 3-sty fr tnt; Ridgefield Constn Co to Thos P Howley, 421 E 34; AL; Mar23; Mar27'14. O C & 100

Marion av, 2793 (12:3289), ws, 100 s 198th, 16.8x125, 2-sty fr dwg; Christina H Young to Jos McCue, 2340 University av; Apr1'14. O C & 100

Marion av, 2793; Jos McCue to Harry Cahn, 2540 Grand av & Junius J Pittman, 2341 Andrews av; mtg $3,500; Apr1'14. O C & 100

Morris av (9:2421), nec 161st, strip 123x 1 to es Morris pl, as on map West Morrisania; Wilfred H Gilley et al to Emily T Cavanagh, 822 Morris av; QC; ½ pt; Mar 21; Mar27'14. nom

Morris av, 2062 (11:3179), es, 94 n Burnside av, runs e20.1xs0.2xe79.11xn20xw100 to av xs19.9 to beg, 2-sty bk dwg; Buyers-Sellers Automobile Co, Inc, to Chancy W Frees, 70 Terrace View av; mtg $8,000; Nov 15'13; Mar28'14. nom

Mulford av (*), es, 878.1 s Nelman rd, 25 x100; Saml Cohen to Bronx Parkway Realty Co, 557 Bway; Mar18; Mar27'14. nom

Murdock av (*), es, 300 n Randall av, 25 x100; Realty & Commercial Co to Giovanni Pietrofesa, 228 E 45; Mar25; Mar30'14. **550**

Mosholu av, ns, 147.3 w from cl of a stone monument, see proposed road, ns, 515 w Old Post rd.

Old Macombs rd, nwc 181st, see 181st W, nwc Old Macombs rd.

Old rd (*), ss, 143 w Pugsley av, 25x81.1 x25x82.11; Paul T Werblin to Simon A Werblin, 86 Hudson; AL; Nov12'13; Mar 30'14. nom

Post av, es, 100 n 205th, see So Oak dr, swc Holland av.

Prospect av, 1131-5, see 167th, 818-22 E.

Prospect av, 1960, see 177th, 1027 E.

Proposed rd (13:3423), ns, 515 w Old Post rd, 75x97.2x75x100.8; also MOSHOLU AV (13:3423), ns, 147.3 w from cl of a stone monument, said monument being 146.11 w Old Post rd, 50x100, vacant; Edw Earl to Herbert J B Willis at Tenafly, NJ; mtg $2,500; Jan5; Apr1'14. nom

Rosedale av (*), ws, 392 s Harlem Branch NY, NH &H R R Co, 75x72.5x75.3x 80; Jno P Morris to Saml L Marcus, 322 E 62; mtg $1,400; Nov8'11; Mar31'14. O C & 100

St Lawrence av (*), ws, 325 n Mansion, 25x100, except pt for St Lawrence av; also COMMONWEALTH AV (*), es, 200 n Merrill, 50x100, except part for Commonwealth av; also GLEASON AV (*), nwc 175th, 50x100; Agnes M Henderson to Violet J Graham, Valley Stream, LI; AL; Feb 14; Apr1'14. O C & 100

Southern blvd, 2351-3 (11:3114), nwc 185th (No 787), 40.5x113.11x39.11x120, 5-sty bk tnt & strs; Cioffi Co to Benenson Realty Co, 407 E 153; B&S, CaG & correction deed; Mar27; Mar30'14. nom

Southern blvd (10:2722), nws, 160 sw Tiffany, 25x100, vacant; Marcus Weyl to M & B Weyl Co, Inc, 987 Cauldwell av; Mar 27'14. O C & 100

South Oak dr (*), swc Holland av, 28.10 x89.5x25x75.1; also SOUTH OAK DR (*), sec Holland av, 101.10x75.9x100x98.8; also SOUTH OAK DR (*), ss, 101.10 e Holland av, 25.1x98.9x25x100.9; also POST AV (*), es, 100 n 205th, 50x100; also HOLLAND AV (*), ws, 100 n 205th, 25x100; Henry Smith, ref, to Wm C Trull, 20 5 av; FORECLOS Feb19; Mar23; Mar27'14. **6,300**

South Oak dr, sec Holland av, see So Oak dr, swc Holland av.

South Oak dr, ss, 101.10 e Holland av, see So Oak dr, swc Holland av.

Stebbins av, 1270-8 (11:2973), ses, 100 ne 169th, 150x131.4x150.3x122.11, 3 5-sty bk tnts; Anthony Deutsch et al to Stebbins Av Co, Inc, 22 William; mtg $197,125; Mar 23; Mar30'14. nom

Stebbins av, 1271 (11:2970), nws, 104.1 sw Chisholm, 25x90.11, 2-sty bk tnt & str; Peter C Huebsch to Giorgio Scozzese, 1300 Stebbins av; mtg $4,500; Mar30'14. O C & 100

Story av, 2061-69 (*), ns, 90.3 w Olmstead av, 100x103; Ernestine Geffe to Chas Mohr Jr, 1492 Rosedale av; mtg $18,000; Mar28; Apr2'14. O C & 100

Syracuse av, sec Oak, see Chestnut, ws, 100 n Syracuse av.

Tinton av, 775 (10:2655), ws, 152.8 s 158th, 24.6x135x25.2x135, 2-sty fr dwg & str; Luigi Papesca to Aron Monowitz, 984 Simpson; mtg $10,000; Mar28; Mar31'14. O C & 100

Tinton av, 916 (10:2668), es, 154.5 s 163d, 26.7x135, 2-sty & b fr dwg; Louis E Hessler to Louis Holzer, 70 W 93; B&S; Feb20; Mar28'14. O C & 100

Union av, 767 (10:2676), ws, 100 n 156th, 16.8x75.8x17.10x86.9, 2-sty fr dwg & str; Henry Cohen to Ray Cohen, 767 Union av; mtg $3,000; Mar28; Mar30'14. O C & 100

Union av, 834 (10:2666), sec 160th (Nos 810-22), 39.2x179.8, 5-sty bk tnt & strs & 3-3-sty bk dwgs & 1-sty bk str; Jno Z Lowe, Jr, ref to Mary Neisner, 18 Griffin, Tompkinsville, SI; mtg $59,300; FORECLOS Mar5; Mar6; Apr1'14. **$500 over mtg**

University av, nec 181st, see 181st W, nwc Old Macombs rd.

Valentine av, 2975-7 (12:3306), nws, 242.6 ne Bedford Park blvd, 50x68.3x67.1x113.1, 2-3-sty fr dwgs; Danl Houlihan to Edw H Kelly, 2971 Valentine av; correction deed; mtg $12,500; Mar26; Mar27'14. OC & 100

Valentine av, 2979 (12:3306), nws, 66.1 sw 201st, 41.3x40.5x68.3x30.11, 3-sty fr dwg; August F Trube to Rebecca T & Jno J Creed, 688 E 220; mtg $6,350; Mar28; Mar 30'14. O C & 100

Van Nest av (*), nwc Fillmore, 25x100; D C Mackey to Bertha Reinschreiker, 745 Riverside dr, & Carrie Lilienstern, 138 E 94; QC; Mar10; Apr1'14. nom

Vyse av, 1217 (11:2986), ws, 191.4 n Home, 18.9x100, 3-sty bk dwg; Henry Wollner to Augusta Vogel, 151 W 231; 3-4 pt & Esther Prince, 874 Kelly, 1-4 pt; mtg $5,625; Apr1'14. O C & 100

Wallace av (*), ws, 100 n 203d, 50x100; Robt C Smith to Wm A Duncan, 4759 Matilda av; mtg $1,000; Mar27; Mar28'14. O C & 100

Walton av, 2155 (11:3185), ws, 38.8 n 181st, 19x75, 2-sty bk dwg; Ange A Angerole to Chas J Smith, 2153 Walton av; mtg $4,800; Mar28; Mar31'14. nom

Washington av, 2043-5 (11:3036), ws, 225 n 179th, 50x145, 5-sty bk tnt & strs; also WASHINGTON AV, 1475 (11:2902), ws, 127.6 s 171st, 37.6x140.2, 5-sty bk tnt; Anthony Deutsch et al to York Apartment Co, Inc, a corpn, 200 5 av; mtg $119,000; Mar26; Mar30'14. nom

Washington av, 1475, see Washington av, 2043-5.

Webster av (12:3353), ws, 125 n 204th (Scott av), 25x100, vacant; Christopher N Comerford to Mary A Comerford, 406 W 25; mtg $1,750; Mar26; Mar27'14. O C & 100

Webster av (12:3357), ss, 800 ne 204th, 25x90.11x25.3x94.6, vacant; Peter Leckler to Stephen McBride, 2904 Valentine av; Mar30; Apr1'14. O C & 100

Weeks av, 1654 (11:2792), es, 135 s 173d, 20x95, 2-sty bk dwg; Carlo Sodano to Antoinetta Sodano, 177 W 12; AL; Mar26; Apr1'14. O C & 100

Westchester av (*), ns, at es land now or late Isaac Braithwaite, runs n160xe26xs160 to av xw26 to beg, except pt for av; Philip Maker to Ida Maker, 221 Westchester av; AL; Mar30; Apr2'14. nom

White Plains rd (*), sec 219th, 64x80, Wakefield; Mary C Varian to American Real Estate Co, 527 5 av; mtg $23,000; Mar 31'14. O C & 100

White Plains rd, 1379 (*), ws, 27 s Wood av, 23x80; Tenea Herzog to Alma Erickson, 2254 Bathgate av; Mar26; Apr2'14. nom

Woodycrest av, 977 (9:2511), ws, 75.7 n 163d, 25.2x115.6x25x112.5, 2-sty & a stn dwg; Henry S Clark to Henry M Lewis, Monroe, NY; mtg $10,000; Mar28; Apr2'14. O C & 100.

3D av, 2756 (9:2307), sec 146th (No 360), 28.5x86.6x25.3x73.8, 4-sty bk tnt & strs; Alvina Mand & ano to Newman Grossman, 2750 3 av; mtg $29,000; Feb16; Mar31'14. nom

3D av, 3606 (11:2925), ses, abt 100 n 169th, 49.6x211.7x49.4x216, except pt for av, 2-sty fr dwg & str; Taxpayers Realty Co to Jos A Flannery, 37 W 51; mtg $11,000; Mar31'14. O C & 100

3D av, 3701 (11:2911), nwc 170th (No 499), 57.10x91.7x—x87.9, 5-sty bk tnt & strs; Maria S Bitondi & ano to Raymond J Quinn, Springfield, Mass, TRSTE of The R J Quinn Associates; mtg $50,700; Mar30; Apr1'14. O C & 100

Plot (11:2979) begins 88 e So blvd & 136.10 n Home, runs n25xe25.11xs25xw24.2 to beg; Marie Rohrich, widow, to Adellboit M Hartung, 1216 So blvd; QC; Mar28; Mar 31'14. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Rogers pl, nwc Westchester av, see Westchester av, nwc Rogers pl.

132D st, 605-11 E (10:2546), cancellation of asn of rents; Amalia Ricca & ano to Jas E Bale, 1821 Av G, Flatbush, NY; Feb2; Apr1'14. nom

176TH st E, nwc Anthony av, see Anthony av, 1849.

182D st, 733-5 E (11:3099), ns, 221.4 e Crotona av, 50x100, 5-sty bk tnt; re mtg; Rockland Realty Co to The 182d & Garden Streets Co, Inc, 44 Cedar; Mar26; Mar27 '14. 12,000

217TH st E, ns, 130 w Barnes av, see 218th st W, ss, 105 w Barnes av.

218TH st E (*), ss, 105 w Barnes av, runs w100xs228 to ns 217th xe75xn114xe25xn114 to beg; CONTRACT; Thos J & Mary V Coyne to Jos Kurzman & Jacob Langsam; mtg $5,500; Mar30'14. **8,000**

223D st E, sec Carpenter av, see Carpenter av, sec 223d.

233D st E (*), ns, 109.5 w Bruner av, 25x 100; re mtg; Matilda A Gillespy to Monatiquot Real Estate Co, 154 Nassau; Mar23; Apr1'14. nom

Anthony av, 1849 (11:2802), nwc 176th, 70.3x97.9x81.10x98.4, 3-sty fr dwg; re mtg; Hugo H Piesen to Cleland Realty Co, 1849 Anthony av; Mar25; Mar30'14. 4,000

Bronx blvd (*), es, at swc lot 258, runs n50xe5xs50xw50 to beg, being land in front of above; re mtg; Eliz Carpenter to City N Y; Dec31'13; Apr2'14. nom

Carpenter av (*), sec 223d, 90x53; re mtg; Guaranteed Mtg Co of N Y to W M Realty Co, 605 E 236; Mar28; Mar30'14. 1,800

Grand av, 1992 (11:2870), es, 457.8 s Burnside av, 25x89.6x25x90; re asn of rents; Rental Mtg Securities Corpn to Herbert Aldhous, 501 W 138; Mar31; Apr1'14. nom

Grand av (11:2870), es, 457.8 s Burnside av, 25x89.10x25x90; asn rents to secure $1,000; Fredk Aldhous & Co, Inc, to Estates Mtg Securities Co, 160 Bway; Mar30; Apr2 '14. nom

Marmion av (11:3108), nws, 331 sw 180th, 66x149, vacant; CONTRACT; Denver Realty Co to Harry Ratner, 770 Crotona Park; mtg $10,750; Mar31; Apr2'14. **13 250**

3D av, 3541-3545 (9:2373); consent of mortgage to 3d track; Union Dime Savgs Bank to Manhattan Railway Co; Jan19; Mar19'14. Corrects error in issue Mar21, when numbers were 3141-5.

Westchester av (*), ns, 40.1 e Evergreen av, 40.1x109.6x40x106.9; re mtg; N Y Trust Co to Mary J Mullis, 296 Carroll, Bklyn; Mar31; Apr2'14. 20,000

Lots 3, 15, 100, 155, 169, 171 & 181 blk 3245, tax map; also LOT 43, blk 3265, tax map; also LOT 41, blk 3264, tax map; also LOTS 89, 110, 150, 161, 198, 790, 804, 806, 810, 814, 815, 858, 865, 870, 880, 894, 909, & 910, blk 3402, tax map; consent to build solid embankments; NY State Realty & Terminal Co to NY Central & Hudson River R R, Albany, NY; Mar25; Apr2'14. nom

Lots 640-647, blk 3402, tax map; also LOTS 72, 85 & 100, blk 3404, tax map; also LOT 135, blk 3264, tax map; also LOT 53, blk 3265, tax map; consent to build solid embankments; Emma L Moller et al to Spuyten Duyvil & Port Morris R R Co, swc Lex av & 45th & ano; Apr16'12; Apr 2'14. nom

Parcel (*) 18 & 18A on damage map to open Pleasant av from Gun Hill rd to E 219th; re mtg; Thos Merritt to City NY; Dec19'13; Apr2'14. nom

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Parcel (*) 3H & 3HH on damage map to open Theriot av from Gleason av to West Farms rd; re mtg; Magdalena Lohbauer to Eliz Mahon, 1381 Theriot av; Jan12; Apr 2'14. nom

Parcel (11:3221) 4 on damage map to open 179th from Osborne pl to Aqueduct av; re mtg; Hugh N Camp Jr & Hugh N Camp to City NY; Dec13'13; Apr2'14. nom

Parcel (13:3423-40) on damage map to open Liebig av from Mosholu av to city line; re mtg; Eliz Dalzell widow to City NY; Feb21; Apr2'14. nom

Parcel (*) 15 & 15A on damage map to open Beach av from Gleason av to Bronx River; re mtg; Solon L Frank & ano to City NY; Dec19'13; Apr2'14. nom

Parcel (*) 5J & 5JJ on damage map to open Leland av from Westchester av to West Farms rd; re mtg; Geo D Pointner to City NY; Jan8; Apr2'14. nom

Parcel (*) 3Q on damage map to open Cruger av from White Plains rd to Boston rd; re mtg; Herman F Epple to City NY; Jan26; Apr2'14. nom

Parcel (*) 23 & 24 on damage map to open Paulding av from 233d to 222d; re mtg; Edith V Elmendorf to City NY; Sept 25'13; Apr2'14. nom

Parcel (*) 19 & 17 on damage map to open Cruger av from Williamsbridge rd to So Oak dr; re mtg; Fannie Cannon to City NY; Aug11'13; Apr2'14. nom

Parcel (*) 116, 116A & 116B on damage map to open Parker av from Wellington av to Protectory av; re mtg; Sarac C Buckenham to City NY; Oct23'13; Apr2'14. nom

Parcel (*) 10 on damage map to open Lafayette av from line 150 ne Edgewater rd to Clason's Pt rd; re mtg; Dollar Savgs Bank to City NY; Jan13; Apr2'14. nom

Parcel (*) 5 on damage map to open Tremont av (177th) from Eastern blvd to Ft Schuyler av; re mtg; Bway Savgs Instn to City NY; Aug31'11; Apr2'14. nom

Westchester av (10:2698), nwc Rogers pl, runs n33.10xw176xs128.8xe40 to av xnc 166.11 to beg, vacant; re mtg; Frank Farrell ADMR Matthew Farrell to City NY, Dec27'13; Apr2'14. nom

Parcels (*) 15 & 15A on damage map to open Beach av from Gleason av to Bronx River; re mtg; Mary A Helmke to City NY; Nov28'13; Apr2'14. nom

Parcel (*) 78 on damage map to open Cruger av from South Oak dr to Gun Hill rd, &c; re mtg; Norman L Sammis to City NY; May30'13; Mar27'14. nom

Parcel (*) 78 on damage map to open same; Warren B Sammis to same; May30 '13; Mar27'14. nom

Parcel (*) 49 on damage map to open same; re mtg; Geo Hile to same; Aug21 '13; Mar27'14. nom

Parcels (*), 89 & 90 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Jas S Bolton Jr to City NY; June19'13; Mar27'14. nom

Parcels (10:2747-2755 & 2759)) Nos 100, 101, 105, 107, 108, 110 & 113 on damage map to open same; re mtg; same to same; June 5'13; Mar27'14. nom

Parcel (*) No 1C on damage map to open same; consent to payment of award; Wm H Weygandt to same; July14'13; Mar27'14. nom

Exemplified (Wills) copy of last will & testament of Wm T Ockendon; Mar5'13; Apr2'14.

LEASES.

Borough of Manhattan.

MAR. 27, 28, 30, 31, & APR. 1, 2.

Beekman st, 26 (1:101), str fl & front b; Karl Hagen Kotter Jr to Herman G Neuhoff, 116 Wayne st, Jersey City, NJ; 4 1-12yf Apr1; Mar30'14. 2,500

Beekman st, 127-37, see Water, 217.

Cathedral Pkway, 153, see 7 av, 1801-3.

Eldridge st, 236-46 (2:417), all; Minskey Realty Co to M Wm Minsky, 111 E Houston; 3yf Mar26; Mar27'14. 15,000

Front st, 208-10, see Water, 217.

Grand st, 414 (2:346), all; Louis Smyth, individ & committee Cath J Smyth et al, to Harry W Perlman, 73 S 9, Bklyn; 10 2-12yf Mar1; Apr2'14;.

int on 5,000 &c & rental of 3,000 to 3,500

Hanover st, swc Pearl, see Pearl, 121.

Hester st, 176 (1:205), str & b in front bldg; Bartholomew Sbarboro to Lorenzo Scinto, 176 Hester; 4yf May1'12; Mar27'14. 1,500

Ludlow st, 73 (2:408), all; Philip Cohen to Rosofsky Catering Co, Inc, a corpn, 73 Ludlow; 5 1-12y & 14 days f Mar16; Mar31 '14. 3,200

Madison st, 201 (1:271), apt 2 on 1st fl; Louis Solinsky to Jos J Shpairo or Shapiro, 201 Madison; 5yf Apr1; Mar31'14. 360

Mott st, 51 (1:164), str & b; Wong Wing to Sabato Sarrapere, 43 Mott; 4 7-12yf Oct 1'13; Mar28'14. 960

Pearl st, 121 (1:28), swc Hanover, str & b; Chas E Rushmore, 2 W 55, to Jos Schleifer, 320 E 29, & Otto Wille, 218 E 13; from Mar1 to Apr30'19; Mar28'14. 1,500

Rivington st, 142 (2:354), stoop fl; Rose Theaman to Herman Theaman, 244 Rivington; 7 2-12yf Mar1; Mar31'14. 960

St Nicholas pl, 48 (7:2054); rel & sur Ls; Jos Jovans to Brown-Weiss Realties, a corpn, 63 Park Row; Mar26; Mar27'14. nom

Sheriff st, 54 (2:333), ne str fl & b & 3 front rooms on 1st fl; Harry Beckelman to Jacob C Wachholder, 54 Sheriff; 3yf Feb1 '13; Mar27'14. 504

Spring st, 54 (2:481), str & b; Anna Nicolini to Singer Sewing Machine Co, a corpn, 149 Bway; 3yf May1; 2y rcn; Mar 30'14. 600

Thompson st, 208 (2:537), str fl & b; Pasquale 1 Simonelli to Michele Pascale, 143 W 4, & ano; 5yf Mar1; Mar31'14. 1,440 & 1,500

Vesey st, 98 (1:84); asn Ls; Jos McElhone to Wm Notley, 68 W 108, & Thos Notley, 1064 Franklin av; mtg $2,577; Mar 11; Mar31'14. nom

Water st, 217 (1:96), swc Beekman (Nos 127-37), runs s145.2 to ns Front (Nos 208-10) xw44.2xn72.5xw0.4xn72.4 to Water xe 46 to beg, all; Ruth Livingston to Blackford's Inc, a corpn, 80 Fulton Mkt; 15yf May1; Mar30'14. taxes &c & 8,000

3D st, 100-2 E, see 1 av, 46.

3D st, 238-40 E (2:385), ss, 248.7 w Av C, 49.6x105.11, all; Margt M S White et al to Chas Steiner, 548 W 164; 20yf Dec1'13; Mar 31'14. taxes &c & 2,600

3D st, 238-40 E; asn Ls; Chas Steiner to Interborough Theatrical Co, a corpn, 238-40 E 3; Mar31'14. nom

6TH st, 328 E (2:447), ss, 250 w 1 av, 25 x97, the lot; Theo C Camp as COMMITTEE for Ferdinand W Suydam to F Henry Koenig, 1838 84th, Bklyn & ano ADMRS of Estate of Rosina Koenig; ext Ls 5yf May1'13; Apr1'14. taxes, &c, 1,100

8TH st, 36 E (2:548), ss, 75 w Greene, 25 x108.2x25x109.10; consent to asn Ls to Kate Arnold of 9 Perry; Trustees of Sailors Snug Harbor to Chas Brandt, 9 Perry; Mar 13; Mar27'14.

9TH st, 705-7 E (2:379), all; Rose Markowits to Frank Greenwald, 738 E 9; 3 2-12yf Apr1; Apr2'14. 5,156

13TH st, 404 E (2:440), b; Salvatore Arcieri to Edoardo Mastellone, 246 E 10; 5yf May1'13; Apr2'14. 480

14TH st, 131 W (3:790), 5-sty bldg; all; Louis Kempner et al to Iroquois Club, 131 W 14; 2yf May1; Mar30'14. 2,500

22D st, 3-7 W (3:824), ground fl & b; Jas McCutcheon to Berties Rosenfeld, 22 W 59 et al, firm Lazarus & Rosenfeld; 10yf May 1; Mar27'14. 4,800 to 5,600

23D st, 14 W (3:824), ss, all; Jas McCutcheon & Co, a corpn, to Bertie Rosenfeld, 22 W 59 et al, firm Lazarus & Rosenfeld; 10yf May1; Mar27'14. 7,200 to 8,400

24TH st, 332 E (3:929), str fl & front c; Saml Halpern to Nicola Loscalzo, 399 15 av, Astoria, L I of Q; 9 10-12yf July1'13; Mar31'14. 600 & 660

24TH st, 332 E; asn Ls; Nicola Loscalzo to Antonio Pileiro, 335 E 24; Mar24; Mar 31'14. O C & 100

42D st, 118-20 E (5:1296), w str; Patk J Flannery to Morris Krim, 2 W 120, & ano; 4 11-12yf Aug1; Mar31'14. 4,500

47TH st, 167 W (4:1000), all; Emma Mittelstaedt to Wm Sittenham, 342 W 86; 5y & 15 days f Apr15; Mar31'14. 3,000 & 3,500

51ST st W, see 10 av, see 10 av, 748.

52D st, 106-8 E (5:1306), all; Realty Co of the Women's University Club to Women's University Club, a corpn; 10yf Mar1; Apr2'14. taxes &c & 11,500

66TH st W, see Col av, see Col av, 141.

81ST st W, swc Col av, see Col av, 434-6.

86TH st E, nwc 1 av, see 1 av, 1653.

87TH st W, swc Hway, see Bway, 2379.

89TH st, 48 E (5:1500), b str; Isidore S Korn et al to Architelis Roussopulos, 48 E 89 or 1231 Mad av; 9 1-12y f Apr1; Mar31 '14. 1,000

98TH st W, nwc Ams av, see Ams av, 780.

108TH st E, swc Madison av, see Madison av, swc 108th.

116TH st, 7 W (6:1600), w str fl; Jos L Graf to Giuseppina Bonomo, 7 W 116; from Mar1'14 to Jan31'17; Mar30'14. 780

117TH st, 124 to 136 E (6:1644), 3 bldgs; asn Ls; Abr Rabinowitz to Sol Hirsch, 66 E 99; Mar30; Mar31'14. nom

118TH st, 205-11 E (6:1783), all; Manhattan Holding Co to Saml Lewis, 100 W 118; 5yf Dec1'13; Mar27'14. 6,600

125TH st, 149 E (6:1774); agmt as to covenants in Ls & return of deposit of $500; August F Ehler with Arthur Weisbecker, 181 W 126, et al, EXRS &c Chas Weisbecker; Feb16; Apr2'14. nom

134TH st W, nec Bway, see Bway, es, extends from 134th to 135th.

134TH st W, nwc 7 av, see 7 av, 2280.

135TH st W, see Bway, see Bway, sec 135.

135TH st W, sec Hway, see Bway, es, extends from 134th to 135th.

156TH st W, sec Amsterdam av, see Amsterdam av, sec 150.

176TH st, 500 W (8:2132), cor str & c; N Y Real Estate Security Co, a corpn, & Jas N Rosenberg, as receiver of same, to Michl Cassidy, 535 W 162; 9 9-12yf Jan1; Mar30'14. 900 to 1,500

Av A, 305 (3:950), str & front b; Jette Reiss to Jno Schwenker, 308 Av A; 5yf May 1; Apr1'14. 396

Av A, 1575 (5:1563), ground fl & pt b; Herrmann Simon to Sigmund Loewenthal, 500 W 176; 5yf Apr1; Apr1'14. 1,100

Av C, 212 (2:382); agmt to asn new Ls; Jacob Futterman to Jacob Hoffmann Brewing Co, a corpn, 211 E 55; mtg $3,000; Mar 12; Mar31'14. nom

Amsterdam av, 488 (4:1231); agmt that two shall not rent any stores in above premises for lunch room or restaurant purposes; Barnet Ehrlich, 500 Amsterdam av, with Ernest A Schmidt, 488 Amsterdam av; Mar16; Mar28'14. 90

Amsterdam av, 772 (7:1869); asn Ls; Jno I Prager to Geo W Kevil, 270 W 131; mtg $1,700 & AL; Mar30; Mar31'14. nom

Amsterdam av, 780 (7:1870), nwc 98th, str fl & pt b; Chas L E Wolf to Jno Moeckel, 785 Ams av & ano; 5yf May1; Apr1'14. 3,000

Amsterdam av, 1815 (7:2064), sec 150th, str & front c; Marie A Wynen et al heirs &c Christian Wynen to Jno Braun, 1815 Ams av; 8 8-12yf Feb1; Feb26; Mar27'14. 1,800 to 2,400

Amsterdam av, 1815; sur Ls recorded July24'13; Jno Braun to Jas H Kavanagh, Jerome av & 169th; AT; Mar26; Mar27'14. nom

Amsterdam av, 1815; sur Ls; Jas H Kavanagh to Marie A Wynen at Stratum by Eindhoven, Holland, et al, being heirs &c of Christian Wynen; AT; Mar26; Mar27'14. nom

Bowery, 347 (2:459), ½ of nec str on ss; Isidor Schoen to Joacob or Jacob Margolis, 97 E 111; 4y & 9½ mos f Apr15; Mar30'14. 960

Broadway (1:46), nec Wall, str No 2 Wall st; First Natl Bank of City NY to Gumpertz & Co, Inc, a corpn, on premises; from Mar1'14 to Apr30'21; Mar27'14. 9,000 to 12,000

Broadway, 2379 (4:1234), swc 87th, str & b; L J Phillips & Co, as AGENTS to Max Baum, 902 St Nicholas av & Emil Heyman, 522 W 136, firm Baum & Heyman, 902 3 av; 5½yf Apr1; Mar27'14. 4,000 to 4,500

Broadway (7:1988), es, extends from 134th to 135th, 199.10x90, all; Riverside Drive Realty Co, a corpn, to Wayside Realty Co, Inc, a corpn, both at 2789 Bway; 21yf Apr1; Mar27'14. net 10,000

Broadway (7:1988), sec 135th, the theatre; Wayside Realty Co, Inc, a corpn, to Wallingford Amusement Co, Inc, a corpn, on premises; 10yf Sept1; Mar27'14. 30,000

Columbus av, 141 (4:1118), sec 66th, str & b; De Witt C Flanagan, individ & TRSTE Lillian F Dechert et al, to Michl J Gilhuly, 619 W 127 et al; 5 1-12yf Apr1; Apr 2'14. 6,500

Columbus av, 434-6 (4:1211), swc 81st, all; Adelaide L Gross & ano to Geo E Anderson, 519 W 185; 5yf Mar26; Mar31'14. 4,300

Madison av, 1626 (6:1614), cor st & c; Esrael Fortgang to Morris Perla; 5yf Sept 1'10; 5y ren; Mar27'14. 1,140

Madison av (6:1613), swc 108th, str; Augusta McMannus et al to Jos Reifman & ano, 1616 Madison av; 5yf May1; Mar30 '14. 1,320

Park Row, 23-5 (1:90), e ½ of 2d fl; Willard S Burrows Co, AGENTS, to Henry Neuman, 1548 54th, Bklyn; 5yf Feb1; Apr1 '14. 2,400 to 3,000

West Broadway, 227 (1:178), all; Dorothy A Lockhart by Wm I Roe, AGENT, to Carl Wassermanns, 227 West Bway; 3yf May1 '13; Apr1'14. 1,200

1ST av, 42 (2:430), es, 59 s 3d, 25x91x24.9 x90 S; re of bldgs on leasehold; Frank & Philip Boyer to Wm V Astor at Rhinebeck, NY; Mar26; Apr1'14. nom

1ST av, 44 (2:430), ss, 34 e 3d, runs e 61xs7.2xe29.4xs19xw90.8 to av xn25 to beg; re of bldgs on leasehold; Emeline C Rickerson, ADMTRX Martin L Rickerson to Wm V Astor at Rhinebeck, NY; Mar17; Apr1'14. nom

1ST av, 46 (2:430), sec 3d (Nos 100-2), 34x61x33.11x60.11, re of bldgs on leasehold; AT; Wm Pilgrim et al to Wm V Astor at Rhinebeck, NY; Mar9; Apr1'14. nom

1ST av, 1328 (5:1466), s str & b; Herman Mandelbaum to Jos Huml, 322 E 71, or 1328 1 av; 5yf May1; Apr2'14. 1,020

1ST av, 1493 (5:1452), swc 78th, str & front b; Marie Dub to Jacob Kuhn, 67 Zeidler av, Maspeth, LI; 6yf May1; Apr1 '14. 1,440 & 1,500

1ST av, 1493; asn Ls & AT to chattels; Jacob Kuhn to Wm Reider, 308 E 82; Apr 1'14. nom

1ST av, 1653 (5:1549), nwc 86th, str fl & b; Mathilda C Behre & ano to Michl Knaisch, 353 E 86; 5yf May1; Apr2'14. 1,440

3D av, 154 (3:871), n str; The Stuyvewood Realty Co, a corpn, to Abr Sternlieb, 208 3 av; 4 7-12y & 15 days f Sept15'13; 3y ren at $900; Apr2'14. 840

5TH av, 418 (3:839), ws, 20 s 38th, 18x 83; asn Ls recorded Nov8'05; E M Gattle & Co, a corpn, & Emanuel M Gattle, individ, to Hermann A Flurscheim, 131 W 77, & Franklin Simon, 95 Riverside dr, firm of Franklin Simon & Co; Mar23; Mar24'14; corrects error in last issue, when lessee's & lessor's names were omitted. O C & 100

5TH av, 2238 (6:1734); asn Ls; Alex Alexander to Edw S Corbin, 6 W 135; Mar16; Mar31'14. O C & 100

6TH av, 695 (3:815); asn Ls; Edw C Curry to Jas Deery, 695 6 av; Mar27; Mar 28'14. nom

6TH av, 800 (5:1261), str & b; Chas Greenstein to Benj Rosenthal, 1743 Mad av; 5yf Mar1; 4 9-12y ren at $3,300; Apr1 '14. 2,800

7TH av, 1801-3 (7:1820), nec Cathedral Pkway (No 153), 50x100; also 7TH AV, 1805 (7:1820), es, 50 n Cathedral Pkway, 25.2x100; asn 2 leases; Lily C Cram, 25 W 54, to J Sergeant Cram, 3 E 38, TRSTE Hy A Cram; Mar28'13; Mar31'14. nom

7TH av, 1805, see 7 av, 1801-3.

7TH av, 2280 (7:1940), nwc 134th, all; Beadleston & Woerz, a corpn, to Herbt Aldhous, 2280 7 av; 5yf June1'13; 5y ren at $2,000; Apr2'14. 1,300 to 1,700

8TH av, 152 (3:767), s str & b; Salo Cohn, 981 Park av, to Saml Selzer, 1648 Washington av; 2yf May1'15; Mar28'14. 960 & 1,000

8TH av, 472 (3:783), str & b; Chas H Kuhn to Louis Kaplan, 331 W 27; 5yf May 1; Apr2'14. 2,340

10TH av, 273 (3:697), str & front b; Ellen Daly to Jno Queren, 286 9 av; 10yf Feb 15; Mar31'14. 900 & 1,000

10TH av, 748 (4:1060), sec 51st, str & b; Anna A Klinker to Alex S Kraemer, 427 W 51; 5yf May1; Apr1'14. 1,500

Bulkhead on Harlem River (6:1794 & 1805), begins at ws 2 av, runs e 87 ft with wharfage rights; City N Y by Commr of Docks to Jacob Ruppert, a corpn, 3 av & 90th; 5yf May1; Apr1'14. 1,200

Pier New 9, N R, near foot Carlisle st, see Pier New 8, NW, near foot Rector st.

Bulkhead (3:663), begins at ns Pier 65, N R, runs s184.6 to cl slip bet Piers 64 & 65 xe50xn—xw— to beg; also BULKHEAD (3:663), at ns Pier 65, N R, near foot W 25th st, extends n 102.10 ft; also BULKHEAD (3:663), begins at line established in 1871 at n l Pier 65, runs n90xe50xs—xw —to beg, with wharfage, etc; City NY by Commr of Docks to Hamburg Amerikanische Packet Fahrt Actien Gesselschaft (Hamburg American Line), a corpn, 45

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Bway; from Jan1 to Aug1'21; 10y ren; Apr1'14. 4,962.07

Pier New S, N R (1:16), near foot Rector st; also PIER 9, N R, (1:16), near foot Carlisle st; also BULKHEAD, N, R, established in 1890, begins 141.3 n of nl Pier 7, runs n— to cl bet Piers 8 & 9; also BULKHEAD, N R, begins at cl bet Piers 8 & 9, runs n— to pt 52.4 s from s l Pier 10, together with Marginal st extending inshore in front of said bulkheads, 50 ft; agmt modifying Ls of Jan13'14; City of NY by Commr of Docks with Lehigh Valley R R Co, a corpn, 143 Liberty; Mar14; Apr1'14. nom

LEASES.

Borough of the Bronx.

136TH st, 684 E, see Southern Blvd, 179.

150TH st, 788 E (10:2653), all; Jno Wilker to Ernest Fischer, 788 E 150, & ano; 5 1-12yf Apr1; Mar31'14. 924

160TH st, 664 E (10:2630), str & c; Jacob Peskin to Nathan Speigler, 822 Trinity av; 2yf May15; Mar30'14. $40

169TH st W, nec Nelson av, see Nelson av, 1314.

175TH st, 401 E (11:2900), ground fl; Herman J Wurth & ano to Max Baumgartner, 919 Brook av & ano; 10yf Apr1; Apr 1'14. 840 to 1,080

175TH st, 401 E; asn Ls; Howard Brundage Jr to Max Baumgartner, 919 Brook av; AT; Mar31; Apr1'14. nom

180TH st E, nec Vyse av, see Vyse av, 2104.

187TH st E, nwc Southern Blvd, see Southern Blvd, 2401.

Cambreleng av, swc Crescent av, see Crescent av, swc Cambreleng av.

Creseent av (11:3088), swc Cambreleng av, all; Mina Klopfer to Martino Delisi, 2303 Hughes av; 3yf Apr1; Apr1'14. 600

Hughes av, 2484 (11:3078), all; Antonio Ciavanni to Donalto & Concetta Digiorgio, 2484 Hughes av; 3yf May1; Mar30'14. 1,140

Jackson av, 902-6 (10:2648), all; Narcorth Realty Co to Dora Hauser, 516 Bushwick av, Bklyn; 3yf Apr1; Apr2'14; 5,400

Jerome av, 2464 (11:3189), str; Henry U Singhi to Richd Carroll, 2778 Morris av; 10yf May1; Mar31'14. 3,000 to 7,500

Morris Park av, 608 (*), str & c; Rosie Morris & ano to Isidor Aronoff, 608 Morris Park av; 2yf July1'12; 2y ren; Mar27 '14. 360 to 396

Nelson av, 1314 (9:2519), nec 169th, all; Haffen Realty Co to Salvatore Pulici, 1314 Nelson av; 5yf Mar1; Apr1'14. 1,500

Southern blvd, 179 (10:2564); also 136TH ST, 684 E, cor str; Robt Henderson to Wm Connaughton, 684 E 136; 10yf Jan1; Apr1'14. 600 to 1,500

Southern blvd, 2401 (11:3115), nwc 187th, 50x60, all; J & M Haffen Brewing Co to Wm Martini, 2401 Southern Blvd; 10yf Oct 1'14; Apr1'14. 900 to 1,800

Van Nest av, 531-3 (*), asn Ls; Mamie Costa to Eliz Cagna, 552 Van Nest av; Mar 19; Mar28'14. nom

Vyse av, 2104 (11:3133), nec 180th, cor str & c; Arc Realty Co to Benj Haimowitz, 2147 Honeywell av; 10yf Apr1; Mar31'14. 1,080 to 2,100

Westchester av, 1035 (10:2726), str; Henry Morgenthau Co to Isaac Ganopol, 542 Brook av; 6 5-12yf Apr15'12; Mar27'14. 1,200 to 1,400

Willis av, 376 (9:2288); str &c; Betha Feldhusen to Henry Burmeister, 376 Willis av; 5yf May1; Apr2'14. 1,500 to 1,560

MORTGAGES.

Borough of Manhattan.

MAR. 27, 28, 30, 31, & APR. 1, 2.

Arden st, 33 (8:2174), es, 323 n Nagle av, 27x110; PM; pr mtg $22,000; Mar27; Mar 28'14; due Apr1'16, 6%; Hattie W Church of Bklyn, to Hensle Constn Co, a corpn, 530 W 207. 2,500

Arden st, sws, at nws Sherman av, see Sherman av, nws, at sws Arden.

Barclay st, 127 (103) (1:128), ns, 86.8 e West, runs e23xn99.7xw22.10xs26.9xs again 4.5 & 68.4 to beg; Mar27'14; 5y5%; Laura V Rhinelander to Bowery Savgs Bank, a corpn, 128 Bowery. 18,000

Beaver st, 72-4, see Pearl, 121.

Cherry st, 21-(1:109), ss, 23.9x102.6x17.6x —; ext of mtg for $15,500 to May1'17, 5%; Apr1; Apr2'14; East River Savgs Instn, a corpn, 291 Bway, with Mary Healy, 145 Clinton av, Bklyn nom

Cherry st, 386 (1:261), nec Scammel (No 50), 23.9x45.6x23.9x47.1; ⅓ pt; Mar31; Apr 2'14; installs, $5 monthly, 6%; Jno J Russell to American Co-Operative Savgs & Loan Assn, a corpn, 147 E 125. 500

Christopher st, 107-9 (2:619); ownership agmt; Mar26; Mar30'14; Wm E Coykendall, 891 St Marks av, Bklyn, with Lawyers Mtg Co, a corpn.

Christopher st, 107-9 (2:619), ns, 150 w Bleecker, 44.5x91.4x40.9x91.2; Mar21; Mar 27'14; due & int as per bond; Adam Wiener to Lawyers Mtg Co, a corpn, 59 Liberty. 39,000

Christopher st, 107-9; sobrn of mtg for $8,000 to mtg for $39,000; Mar21; Mar27'14; Anna C Wiener with same. nom

Christopher st, 107-9; sobrn of mtg for 5,250 to mtg for $39,000; Mar23; Mar27'14; B Edmund David with same.

Division st, 90 (1:282), ss, 156.9 w Pike, 20.10x60.2x20.7x60.9; ext of mtg for $18,500 to Apr23'19, % as per bond; Mar20; Mar27 '14; Ida Shlanowsky et al exrs, &c, Bernard Shlanowsky with Max A Wesendonck & ano exrs Hugo Wesendonck. nom

Division st, 193, see East Bway, 204.

East Broadway, 204 (1:285), ns, 157.6 e Jefferson, 26.5x65; also DIVISION ST, 193, ss, 157.2 e Jefferson, 26.11x48.8x26.4x49.3; pr mtg $39,000; Mar23; Mar27'14; installs, $166 monthly, —%% Abr H Sarasohn, 110 St Nicholas av, to R G Realty Corpn. 2,000

East Broadway, 209 (1:285), ss, abt 120 w Clinton, 25x87.6; pr mtg $31,000; Mar30'14; 3y or sooner, 6%; Abr Fisher to Nathan Rothstein, 257 Dumont av, Bklyn. 8,000

Eldridge st, 133 (2:419), ws, abt 100 n Broome, 25x100; pr mtg $16,000; Mar21; Mar30'14; 6y or sooner, 6%; Frederic Storm, on Lawrence av, near 10th st, Bayside, B of Q, to Melissa R Bell, cor Bell & Warburton avs, Bayside, B of Q. 21,000

Elizabeth st, 150 (2:478); ext of mtg for $28,000 to May1'17, 5%; Feb25; Apr2'14; Mary R Lewis, 23 W 52, with Edw A Weiss, 215 W 111. nom

Elizabeth st, 150; ext of mtg for $6,000 to Feb25'17, 6%; Feb16; Apr2'14; Alice Mayer, 181 Lenox av, et al, exrs &c Woolf Woolf, with same. nom

Essex st, 85-9 (2:409); sobrn of mtg for $15,000 to mtg for $44,000; July9'12; Mar 27'14; Jake Kasten, 65th & 3 av, with State Bank, a corpn, 374-8 Grand. nom

Essex st, 120 (2:353), es, 105 s Rivington, 20x100; pr mtg $12,000; Mar31'14; 3y 5%; Bertha Oppenheim to Church of the Holy Communion, a corpn, 326 6 av. 3,000

Greene st, nwc Washington pl, see Washington pl, 23-9.

Hester st, 176 (1:205); str Ls; Mar24; Mar27'14; due & int as per note; Lorenzo Scinto to Saranac Realty Co, a corpn, 149 Bway. note 1,000

Horatio st, 1 (2:616), ns, 33.4 e 4th, 16.8x 65; also all title to INTERIOR STRIP begins 65 n Horatio & 33.4 e 4th, runs n0.3xe 16.8xs0.3xw16.8 to beg; PM; Mar28; Mar30 '14; due Sept1'14, 4%; Herman Hanauer, 247 E 58, to Henriette Garrison, 144 Montgomery st, Newburgh, NY, & ano, exrs Jno Garrison. 6,500

Horatio st, 8-10 (2:616); ext of mtg for $21,000 to Mar21'17, 5%; Mar21; Mar31'14; Title Guar & Trust Co, a corpn, with Rector &c of Church of the Ascension, 12 W 11. nom

Jay st, 16-18 (1:143), ss, 100 e Greenwich, 50x ½ blk; ext of mtg for $60,000 to May1'17; 5%; Apr1'14; Hugh Getty, 304 W 105th with Union Dime Savgs Bank, a corpn, 701 6 av. nom

Leroy st, 56 (2:582); certf as to reduction of mtg to $5,000; Mar27; Mar30'14; Wm J Rauch, 19 N 10 av, Mt Vernon, NY, to Jas Carneval, 7902 19 av, Bklyn.

Lispenard st, 17 (1:211), ns, 175 w Church, 25.2x100; Feb14; Apr1'14; 3y5%; Jno F Simpson, NY & Chas H Simpson of Pookskill, NY, to Howard N Simpson, 802 W 181, as committee Mary E Strange. 40,000

Maiden la, 135-7, see Water, 153.

Mott st, 51 (1:164); asn Ls by way of mtg as collateral security for $1,360 on demand; Mar27; Mar28'14; Sabato Sarrapere to The Jacob Hoffmann Brewing Co, 211 E 55. nom

Orchard st, 141 (2:415), ws, 77 s Rivington, 25x87.6; Apr2'14; 5y5%; Julius Kline, 3920 Bway, to Emigrant Indust Savgs Bank, a corpn. 21,500

Pearl st, 121 (1:28); also BEAVER ST, 72 & 74, chattel mtg; Mar25; Mar28'14; installs, $50 monthly, 6%; Jos Schleifer & Otto Wille to Fred Hollender Co, a corpn, 123 Lafayette. 20 notes 1,000

Rutgers st, 58 (1:255); ext of mtg for $30,000 to June6'19; 5%; Mar23; Apr1'14; Fredk M Cromwell at Dobbs Ferry, NY & ano with Saml Solomon, 501 W 110. nom

St Nicholas pl, 48 (7:2054); certf as that mtg for $45,000 recorded Jan29'14 is due Jan29'17 at 6%; Jan30; Mar27'14; Falcon Realty Co, a corpn, to Strathcona Constn Co.

St Nicholas pl, 48 (7:2054), es, 75 s of cl 153d if projected, 99.1x100; also asn rents; pr mtg $——; Mar14; Mar27'14; installs, $750 monthly, 6%; B W R Realties, Inc, a corpn, 63 Park row, to Jacob Rosenthal, 1893 7 av. 4,000

Scammel st, 50, see Cherry, 386.

Sheriff st, 54 (2:333), ses, 150 ne Delancey, 25x100; pr mtg $23,000; Mar28; Mar 30'14; 3y or sooner, 6%; The Beckelman Co, Inc, a corpn, to Harry Rich, 458 Christopher av, Bklyn. 2,000

Sheriff st, 54; consent of stockholders to above mtg; Mar28; Mar30'14; same to some.

Vesey st, 98 (1:84), sal Ls; Mar11; Mar 31'14; demand int as per note; Wm & Thos Notley, firm Notley Bros, to Saranac Realty Co, a corpn, 149 Bway. note 3,534.35

Washington pl, 23-9 (2:547), nwc Greene, 100.9x100; June15'10; Mar27'14; due Feb1'15 or sooner, 4½%; Jos J Asch to Hy C Eno, both of Saugatuck, Conn. 187,000

Water st, 153 (1:71), nec Maiden la (Nos 135-7), 20.8x52.8x20.2x52.11; PM; Mar28; Mar30'14; due & int as per bond; Geo F Martens, at New Germantown, NJ, to Kath L Meuser, at Hoboken, NJ. 35,000

Worth st, 90, see Broadway, 329-31.

4TH st, 309 W (2:615), es, 79.6 n Bank, 20x75; ext of mtg for $6,000 to Mar31'15, 4½%; Mar29'12; Mar27'14; Frances S Quinn with Mary L Guernsey. nom

6TH st E, nec 2 av, see 2 av, 104-6.

8TH st, 365-7 E (2:378), ns, 183 e Av C, 50x93.1; PM; pr mtg $——; Mar25; Mar27 '14; 2y6%; Jonas Blatt, 35 Main st, Yonkers, NY, & Esther Buchner, 289 E 9, NY, to Ignatz Gluck, 365 E 8. 600

11TH st, 718-22 E (2:380), ss, 22.1 w Dry Dock, 62.11x75.4; pr mtg $20,500; Mar 28; Mar30'14; 1y6%; The M B W Realty Co, a corpn, to Martha Schlesinger, 560 E 158. 3,000

14TH st, 348 W (2:629); ext of mtg for $14,000 to Apr28'17, 5%; Mar10; Apr2'14; Bankers Trust Co, a corpn, 16 Wall, trste Saml G Cornell, with Elisha W Herrman, 238 W 71. nom

17TH st, 457-9 W, see 10 av, 114.

18TH st, 421 E (3:950), ns, 315 w Av A, 25x92; PM; Mar18; Mar30'14; 5y4½%; Elsie M Packer, of Bklyn, to Edw N Tailer, 11 Washington Sq N, & ano, trstes Thos Suffern (decd). 15,000

23D st, 123 E (3:879), ns, 268.6 e 4 av, 28x98.9; pr mtg $33,500; Mar19; Apr2'14; due Apr1'16, or sooner, 5%; Cath J Cumming & Sarah S Hubbell, both of Augusta, Ga, & Charlotte B Whittemore & Eliz B Hubbell, both of Englewood, NJ, to Equitable Life Assur Soc of U S, a corpn, 165 Bway. 2,000

23D st, 123 E; ext of four mtgs for $18,-500, $4,000, $2,500 & $8,500 to Jan1'15, 5%; Feb27; Apr2'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with same. nom

24TH st, 332 E (3:929); sal Ls; Mar24; Mar31'14; demand, 6%; Antonio Piliero to Jacob Ruppert, a corpn, 1639 3 av. 1,500

26TH st, 461 W (3:724); ext of mtg for $23,500 to Mar19'17, 5%; Mar18; Mar28'14; Lawyers Mtg Co with Maryland Mtg Co. nom

28TH st, 226 W (3:777), ss, 295.10 w 7 av, 24.10x98.9; pr mtg $——; Mar31'14; 2y 6%; Adele M Comyns & Margt I Kaughran to Pauline S Schimmer, 219 Audubon av. 1,000

29TH st, 253-5 W (3:779), ns, 125 e 8 av, 50x98.9; Mar28; Mar31'14; 5y5%; Edw P Herrmann to Lawyers Title Ins & Trust Co, a corpn. 25,000

29TH st, 253-5 W; pr mtg $25,000; Mar 28; Mar31'14; 5y5%; Edw P Herrmann to Kath C & Henrietta L Herrmann, 58 E 124. 10,000

31ST st, 318 W (3:754), ss, 193.9 w 8 av, 18.9x98.9; Mar13; Mar30'14; 3y5%; Geo Gregorius, 701 St Nicholas av, to Paul Langefeldt, 40 Clinton st, Bloomfield, NJ. 7,000

32D st, 106-8 W (3:807); asn all title to Ls by way of mtg to secure $3,225.80 for performance of contract; Mar9; Mar30'14; The Jose Restaurant Co, Inc, to Pabst Brewing Co, a corpn, 606 W 49. nom

32D st, 106-8 W; certf of consent of stockholders to above mtg; Mar9; Mar30'14; same to same.

38TH st, 451 W (3:736), ns, 132 e 10 av, 25x98.9; pr mtg $6,000; Mar28'14; due & int as per bond; Eliz B Green wife of & Warren E Green, Flushing, NY, to Lelia M Kimber, 132 Heller Pkway, Newark, NJ. 5,000

39TH st, 230 W (3:788), ss, 469 e 8 av, 20.7x98.9; additional to another mtg of $10,-000; Mar27'14; 3y5%; Kate I Reilly or Riley, 214 Edgecombe av, to Emigrant Indust Savgs Bank, a corpn. 5,000

39TH st, 230 W (3:788); ext of mtg for $10,00 to Mar27'17, 5%; Mar27'14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, with Kate I Reilly or Riley, 214 Edgecombe av. nom

39TH st, 306 W (3:762), ss, 100 w 8 av, 25x98.9; pr mtg $6,500; Mar28; Mar30'14; due & int as per bond; Gerson & David Mordo to Title Guar & Trust Co, a corpn, 176 Bway. 2,000

40TH st, 527 W (4:1069); ext of mtg for $9,000 to Mar1'17, 5%; Mar10; Mar27'14; Annie J Gruner et al, trstes Siegfried Gruner, with Jno J Oswald. nom

42D st, 44-54 E (5:1276), sec Mad av (No 315), runs e118.6xs74xw18.6xs4.2xw5xn52.6x w95 to av xn25.9 to beg; ⅔ pts; AT; pr mtg $225,000; Mar26; Mar28'14; due & int as per bond; Archibald M Maclay, exr & trste Geo W Watson & Warren M & Marguerite K G Watson to Geo Maclay, at Lenox, Mass. 22,000

42D st, 120S W (4:1013), ss, 80 w 7 av, 20x49.4; pr mtg $25,000; Mar30; Mar31'14; due July1'15, 5½%; Timothy F Paddell to Geo Ehret, 1197 Park av. 75,000

42D st, 208 W; pr mtg $100,000; Mar30; Mar31'14; due July1'15, 5½%; same to same. 30,000

42D st, 449-53 W (4:1052), ns, 240 e 10 av, 60x100.5; ext of mtg for $15,000 to Apr 7'17, 6%; Apr1'14; Marion Klinker, 460 W 43, et al, with Bernard Karsch, 252 W 76.

44TH st, 438 W (4:1053), ext of mtg for $10,000 to May14'17; 5%; Mar31; Apri '14; Jos E Steckler at Far Rockaway, B of Q with Harry N Kohn, 7 E 93. nom

48TH st, 17 E (5:1284), ns, 275 e 5 av, 25x100.5; PM; Mar31'14; due & int as per bond; Rosa L Barzaghi to Chas H Kelsey, at East Orange, NJ, & ano, exrs Caroline F Butterfield. 85,000

48TH st, 337 E (5:1341), ns, 150 w 1 av, 25x100.5; pr mtg $11,000; Mar26; Mar31'14; due Oct1'15, 6%; Bertha Drucker, of Sea Cliff, LI, to Theo P Huffman, of Newark, NJ. 1,000

49TH st, 45 E (5:1285), ns, 189 e Mad av, 20x100.5; Mar30'14; due & int as per bond; Edna S Sidenberg to Guaranty Trust Co of N Y, a corpn, 140 Bway. 45,000

51ST st, 309 E (5:1344), ns, 108.3 e 2 av, 16.9x85; pr mtg $3,500; Mar27'14; 1y6%; Theresa Sander to Wm J Amend, 38 W 74, exr &c Annie Moore. 1,000

52D st, 65 W (5:1268), ns, 95 e 6 av, 20x 100.5; PM; pr mtg $30,000; Mar20; Apr1'14; due Feb14'18 or sooner; 5%; Mary Margaret, 2 Marble Hill av to Geo E Brewer, 16 E 64. 10,000

53D st, 19 E (5:1289), ns, 300 e 5 av, 25x 100.5; Mar27; Mar30'14; due & int as per bond; Caroline L Landon to Title Guar & Trust Co, a corpn, 176 Bway. 50,000

53D st, 121-9 E (5:1308), ns, 68 w Lex av, —x—; ext of mtg for $320,000 to Mar27'19, 4½%; Mar27'14; City Real Estate Co with 118 East 54th St Co, 68 William. nom

55TH st, 530 W (4:1083), ss, 350 e 11 av, 25x100.5; Mar26; Mar27'14; 3y5%; Hy D Schumacher to Jno A Schumacher, 530 W 55. 10,000

56TH st, 22 E (5:1291), ss, 77 w Madison av, 18x100.5; Apr1'14; 5y or sooner; 4½%; Mary H Soley widow to Grenville L Winthrop at Lenox, Mass & ano exrs Robt Winthrop. 40,000

56TH st, 70 E (5:1291), ss, 156 w Park av, 18x100.5; Mar27'14; 3y5%; Fredk S Pinkus to U S Savgs Bank of NY, a corpn, 606 Mad av. 32,000

56TH st, 118 E (5:1310); ext of mtg for $30,000 to Mar25'17, 4½%; Mar25; Mar30'14; Bankers Trust Co, a corpn, 16 Wall, & ano, trstes will Honora V Cabassud (decd), for

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Blanche J Touchard, with Norman DeR Whitehouse, 118 E 56. nom

57TH st, 16 E (5:1292), ss, 279.4 e 5 av, 20.8x100.5; Mar30'14; due & int as per bond; Wm S Wells to Title Guar & Trust Co, a corpn, 176 Bway. 70,000

57TH st, 10-12 W (5:1272), ss, 228 w 5 av, 47x100.5; pr mtg $225,000; Mar27; Apr 1'14; due & int as per bond; Dreicer Realty Co, a corpn to Dry Dock Savgs Instn, 341 Bowery. 75,000

57TH st, 10-12 W; certf as to above mtg; Mar26; Apr1'14; same to same. ——

60TH st, 108 E (5:1394), ss, 80 e Park av, 20x100.5; PM; Feb19; Apr1'14; due Apr1'17; 5%; Milton J Ballin to Clara Frankenthal, 108 E 60. 30,000

60TH st, 22 W (4:1112), ss, 287.6 e Col av, 37.6x100.5; pr mtg $35,000; Mar30; Apr1'14; due & int as per bond; Clarence E Anderson, 54 W 68 to Barnes Lawson, 22 W 60. 7,000

66TH st W, sec Col av, see Col av, 141.

70TH st, 438 E, see Av A, 1305-7.

73D st, 55 E (5:1388), ns, 122.6 w Park av, 17.6x102.2; Mar27'14; 3y5%; Amelia W Dickerson, of Red Bank, NJ, to N Y Title Ins Co, a corpn, 135 Bway. 7,000

74TH st, 162 E (5:1408), ss, 168.9 e Lex av, 18.9x102.2; ext of mtg for $18,000 to Feb1'19, 3%; Feb2; Mar27'14; Fredk R Swift at Oakland, Bergen Co, NJ, with Anna B Bliss, 6 E 65. nom

74TH st, 508-10 E (5:1485), ss, 173 e Av A, 50x102.2, all title; also PASSAGE AV (Bronx), es, 231.6 s Westchester R R st, 21.6x109, all title; pr mtg $——; Apr1; Apr 2'14; 1y6%; Hans C Clausen, of Morsemere, NJ, to Merchants Realization Co, Inc, a corpn, 116 Nassau. secures notes 1,000

75TH st, 369 E (5:1450), ns, 137.6 e 2 av, 37.6x102.2; mtgee's estoppel certf; Mar 31; Apr1'14; Lawyers Mtg Co, a corpn, 59 Liberty to Neerg Realty Co, 160 Bway. ——

76TH st, 439 E (5:1471), ns, 100 w Av A, —x—; ext of mtg for $8,000 to Mar30'19, 5%; Mar30'14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, with Sanders B Altmayer, 150 W 79, & ano, exrs &c Henry Erdman. nom

77TH st, 108 W (4:1148), ss, 80 w Col av, 20x102.2; ext of mtg for $16,000 to Jan1'17; 5%; Feb28; Mar31'14; Saml Marx, 562 W 113 with N Y Public Library Astor, Lenox & Tilden Foundations, 476 5 av. nom

77TH st, 139 W (4:1149), ns, 395 w Col av, 19x102.2; PM; Apr2'14; due & int as per bond; Emily H Walsh to Title Guar & Trust Co, a corpn, 176 Bway. 7,000

79TH st, 239 E (5:1525), ns, 110 w 2 av, 25x102.2; PM; pr mtg $20,000; Mar31; Apr1'14; due & int as per bond; Max Berbig, 241 E 79 to Mary J Dillon, 510 E 87. 5,000

80TH st, 433-5 E (5:1560), ns, 227.11 w Av A, 53.7x102.2; ext of mtg for $43,000 to Apr11'17, 5%; Mar12; Mar28'14; Engelbert & Cath Neus, 703 W 171, with Wilson M Powell, trste Saml T Taber. nom

83D st, 245 E, see Lex av, 1229-31.

86TH st, 309-11 W (4:1248), ns, 158.8 w West End av, 40.2x100.8; hldg loan; pr mtg $51,000; Apr1; Apr2'14; due Oct1'14, 6%; Waitt Investing Co, Inc, a corpn, to Albt Jarmulowsky, 80 E 92, et al, exrs &c of Sender Jarmulowsky. 149,000

86TH st, 309-11 W; certf a s to above mtg; Apr1; Apr2'14; same to same. ——

87TH st, 302-8 W (4:1248), ss, 100 w West End av, 67x100.8; bldg loan; pr mtg $59,000; Mar31; Apr1'14; due Sept30'14; 6%; Coast Constn Co Inc to Albt Jarmulowsky, 80 E 92 et al exrs &c Sender Jarmulowsky. 131,000

87TH st, 302-8 W; certf as to above mtg; Mar27; Apr1'14; same to same. ——

88TH st, 64-6 W (4:1201), ss, 85 e Col av, 40x100.8; Mar9; Apr2'14; due Mar1'19, 5%; Jos Schiffer, at Budapesth, Hungary, Austria, to Dora E Arnold, 208 E 61. 40,000

88TH st, 64-6 W; pr mtg $40,000; Mar10; Apr2'14; due Apr2'16, 6%; same to Elephalet L Davis, 249 W 22. 3,000

89TH st, 127-131 W (4:1220), ns, 325 e Ams av, 75x100.8; pr mtg $30,000; Mar27; Mar28'14; due & int as per bond; Trustees for the Corpn of the African Meth Epis Church in City N Y, known as Zion Church to Sadie Roth, 753 Jennings. 8,000

91ST st, 65 E (5:1503), ns, 209.8 e Madison av, 19x100.8; Apr1'14; due & int as per bond; Mabel I wife Hy B Barnes, 164 E 64 to Austin M Greer at Larchmont, NY & ano as trstes for Dessie M Corwine will of Dessie Greer. 20,000

91ST st, 20 W (4:1204), ss, 175 w 8 av, 19x100.8; PM; pr mtg $——; Mar25; Mar27 '14; due Apr1'16, 6%; Runline Realty & Constn Co, a corpn, to Emma V Sherman, 548 Riverside dr. 1,850

91ST st, 20 W (4:1204), ss, 175 w Central Park W, 19x100.8; PM; pr mtg $——; Mar 28; Mar31'14; due Apr1'17, 6%; Church of Divine Inspiration of America, a corpn, 225 W 80, to Rupline Realty & Constn Co, a corpn, 507 5 av. 6,150

91ST st, 252 W (4:1238); ext of mtg for $70,000 to Apr2'17, 5%; Apr2'14; Bklyn Trust Co, a corpn, with Palisade Realty Co, a corpn. nom

94TH st, 164 W (4:1224), ss, 185 e Ams av, 17x77.6 to ns old Apthorps la x17.1x 76.9 with all title to ⅜ of said la; Mar31 '14; 5y5%; Amelia M Ward to N Y Title Ins Co, a corpn. 11,000

96TH st, 72-4 E (5:1507); ext of mtg for $60,000 to Aug2'16; 5%; July24'11; Apr 1'14; NY Life Ins Co, a corpn, with Michl Noulett, 72-4 E 96. nom

111TH st, 29 W (6:1595); ext of mtg for $26,000 to Apr1'19, 5%; Mar27; Mar31'14; Emma Wells, 132 W 117, with Rose, wife & Jos Spektorsky, 1337 Madison av. nom

112TH st, 11 E (6:1618), ns, 200 e 5 av, 25 x100.11; pr mtg $——; Apr1; Apr2'14; 2y 6%; Richd C Daniel to Emma Schorer, 505 W 124. 2,000

113TH st, 627 W (7:1895); ext of mtg for $25,000 to Dec1'16, 5%; Dec31'13; Apr2'14; General Soc of Mechanics & Tradesmen of City NY, a corpn, 18 W 44, with M Annie C Douglas, 523 W 112. nom

114TH st, 117-19 E (6:1642), ns, 130 e Park av, 30x100.11; Mar31; Apr1'14; 3y 5%; Herman Hanauer to Church of the Holy Communion, a corpn, 326 6 av, 10,000

114TH st, 117-19 E; pr mtg $10,000; Mar 31; Apr1'14; 1y6%; same to Robt A Powers, 9 W 87. 2,000

115TH st, 215 W (7:1831); ext of mtg for $15,000 to Apr1'17; 5%; Mar26; Apr1 '14; Julia W Oettinger, 140 W 94 with Benj H Gordon, 215 W 115. nom

119TH st, 56-60 W (6:1717); ext of mtg for $65,000 to Jan19'17, 5%; Mar9; Mar27 '14; The Domestic & Foreign Missionary Soc of the P E Church in U S with Mathilda White, 48 W 119. nom

122D st W, nwc St Nicholas av, see St Nicholas av, 241-7.

127TH st, 301 W, see 8 av, 2367-9.

128TH st, 246 E (6:1792), ss, 75 w 2 av, 26x99.11; Mar31'14; 3y5½%; Jas Henry, 325 E 123, to Bella Schwarzkopf, 138 E 95. 10,000

128TH st, 12 W (6:1725), ss, 150.6 w 5 av, 15x99.11; Mar27'14; 5y5½%; Chas Hensle Realty Co, a corpn, to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 4,000

128TH st, 12 W; certf as to above mtg; Mar27'14; same to same. ——

129TH st, 146 E (6:1777); ext of mtg for $12,000 to Apr1'17, 5%; Mar25; Apr2'14; Jno Frankenheimer, 139 W 81, et al, exrs &c Martin S Fechheimer, with Tillie Salvin, 540 Manhattan av. nom

130TH st, 133 W (7:1915), ns, 350 e 7 av, 16.8x99.11; Apr1; Apr2'14; 3y5%; Edw M Berrien to Eliz K Upham 247 5 av. 4,000

132D st, 82 W (6:1729), ss, 85 e Lenox av, 25x99.11; PM; Mar28; Mar30'14; 6y5%; Max Oestreicher & Jacob Van Brink to Julia M Cohn, 535 W 149. 11,500

134TH st W, nec Hway, see Bway, nec 134th.

134TH st, 50 W (6:1731), ss, 460 w 5 av, 16.8x99.11; Apr1; Apr2'14; 3y or sooner, 5%; Jno J McDonagh to Arnold Von Gonten, 1658 3 av. 4,000

135TH st, 495 W, see Ams av, 1519-23.

135TH st W, sec Hway, see Bway, nec 134th.

135TH st, 170 W (7:1919), ss, 300 e 7 av, 25x99.11; Apr1; Apr2'14; 5y5%; Wm J Farrell, 222 W 23, to Wm Rankin, 119 W 77. 14,000

146TH st, 267 W (7:2026); ext of mtg for $22,000 to Dec12'15, 5%; Dec12'10; Apr2'14; Peter Donald with Honnet Lorge. nom

140TH st, 267 W; ext of mtg for $3,000 to Mar31'15, 6%; pr mtg $22,000; Mar28'13; Apr2'14; Florence Ritter with same. nom

143D st, 163-5 W (7:2012), ns, 100 e 7 av, 37.6x99.11; PM; Mar31; Apr1'14; 5y5%; Richd C Daniel to Lawyers Mtg Co, a corpn, 59 Liberty. 32,000

152D st, 527 W (7:2084), ns, 375 w Ams av, 25x99.11; pr mtg $——; Mar31'14; due & int as per bond; Margt Meyer, widow, to Sol Lehmeier, 63 E 105. 3,000

153D st, 540 W (7:2084), ss, 550 w Ams av, 25x99.11; ext of mtg for $15,000 to Apr 1'19, 4½%; Apr1'14; Katharina Burns with Philipp Rau, 210 W 20. nom

159TH st W, sec Amsterdam av, see Amsterdam av, 1997.

170TH st W, nec Audubon av, see Audubon av, nec 170.

176TH st, 500 W (8:2132); sal Ls; Mar28; Mar30'14; demand, 6%; Michl Cassidy to Beadleston & Woerz, a corpn, 291 W 10. 3,500

179TH st W, sec Ft Washington av, see Ft Washington av, sec 179th.

Av A, 1305-7; also 70TH ST, 438 E (5:-1464); sal Ls; Mar30; Mar31'14; demand, 6%; Max Brustein to Kips Bay Brewing & Malting Co, a corpn, 650 1 av. 2,300

Av A, 1414 (5:1487); sal Ls; Jan19; Mar 31'14; demand, 6%; Frank Schmid to Jacob Ruppert, a corpn, 1639 3 av. 2,000

Av C, 212 (2:382); asn Ls by way of mtg to secure $3,000; Dec20'11; Mar31'14; Harry Cytryn, 700 E 13, to Jacob Hoffmann Brewing Co, a corpn, 211 E 55. O C & 100

Av C, 212; agmt to asn new Ls as collateral for $3,000 & assumption of indebtedness; Mar12; Mar31'14; Jacob Futterman to same. nom

Av C, 285 (3:984), ws, 69 s 17th, 23x 88; PM; Mar25; Apr1'14; 5y5%; Chas J F Bohlen, 2876 Briggs av to Jno Monsees, 530 W 157. 6,000

Av C, 289 (3:984), ws,23 s 17th, 23x88; PM; Mar25; Apr1'14; 5y5%; Chas J F Bohlen, 2876 Briggs av to Jno Monsees, 530 W 157. 6,000

Amsterdam av, 204 (4:1161), ws, 40.5 n 69th, 20x65; Apr2'14; due & int as per bond; Mary W Carden to Title Guar & Trust Co, a corpn, 176 Bway. 7,500

Amsterdam av, 587 (4:1219), es, 82.2 n 88th, 18.6x100; PM; pr mtg $12,000; Mar31; Apr1'14, 3y or sooner, 6%; Henry Vizethann to Eliz Dickinson, 587 Ams av. 6,000

Amsterdam av, 1050 (7:1883); agmt as to adjustment of prior mtgs, re-asn rents, rel of mtg, &c; Mar31; Apr1'14; Compact Realty Co, Inc, a corpn, 51 Chambers with Mary Scheer, 323 W 108. nom

Amsterdam av, 1519-23 (7:1972), nec 135th (No 495), 56x100; deed recorded as a mtg as per statement filed & mtg tax of $37.50 paid; pr mtg $94,500 & AL; Jan20'13; re-recorded from deeds Jan30'13; Apr2'14; Monaton Realty Investing Corpn, a corpn, at Times Bldg, at Bway & 42d, to Mary E Horton, 984 Park pl, Bklyn. nom

Amsterdam av, 1997 (8:2108), sec 159th; sal Ls; Mar27; Mar31'14; demand, 6%; Chas Meyer to Jacob Ruppert, a corpn, 1639 3 av. 3,000

Amsterdam av, 2136 (8:2123); ext of mtg for $35,000 to June15'16, 5%; Mar28; Mar 30'14; Augusta Joachim, 97 Hamilton pl, with Soc for the Relief of Destitute Children of Seamen, at New Brighton, SI. nom

Amsterdam av, 2461 (8:2149), es, 78.1 n Washington Bridge Park, 36x—x35x100; ext of mtg for $35,000 to June2'17; 5%; Mar19; Apr1'14; A V Donellan Constn Co, a corpn, 204 W 109 with Albert Forsch, 21 E 82. nom

Audubon av (8:2127), nec 170th, 100x120; Mar31; Apr1'14; due & int as per bond; Delmar Realty Corpn, a corpn, to Martha E Mosher, 1925 7 av. 35,000

Audubon av, nec 170th, same prop; certf as to above mtg; Mar31; Apr1'14; same to same. ——

Broadway, 329-31 (1:152), swc Worth (No 90), 42.3x103.11x42.1x103.6; 1-5 pt; AT; Feb13; re-recorded from Feb14; Mar30'14; due & int as per bond; Wright Barclay to Title Guar & Trust Co, a corpn. 25,000

Broadway (7:1988), nec 134th, 199.10 to ss 135th x90; leasehold; bldg loan; pr mtg $——; Mar26; Mar27'14; installs, 9y after Sept1'15, 6%; Wayside Realty Co, Inc, a corpn, to Riverside Drive Realty Co, a corpn, both at 2789 Bway. 45,000

Broadway, nec 134th, 199.10 to 135th x90; certf as to above mtg; Mar26; Mar27'14; same to same. ——

Broadway, 3550 (7:2077), es, 24.11 s 146th, 75x100; PM; pr mtg $90,000; Mar31; Apr1'14; due & int as per bond; Chas D Donahue to Martha B Mosher, 1925 7 av. 30,000

Columbus av, 141 (4:1118), sec 66th, str Ls, &c; Mar30; Apr2'14; installs, 5%; Michl J, Dominick J & Jas J Gilhuly to J Louis Lutjen, 345 Westminster rd, Bklyn. 10,000

Columbus av, 611-3 (4:1203), es, 50.8 s 90th, 50x75; ext of mtg for $52,000 to Mar 30'19, 5%; Mar30; Mar31'14; Lawyers Mtg Co, a corpn, with Hannah & Lillie Bernheim & Hortense Ostermann. nom

Columbus av, 965 (7:1843); ext of mtg for $25,000 to MayC'17, 5%; Mar26; Mar30 '14; Nettie Schiffer, 41 W 86, with Augusta Joachim, 97 Hamilton pl. nom

Ft Washington av (Miscl), sec 179th, 125x92.7x125x92.6; certf as to mtg for $180,000; Mar31; Apr1'14; H M Constn Co to Lawyers T I & T Co, 160 Bway. ——

Fort Washington av (8:2176), sec 179th, 92.7x129.1x92.6x125; Mar31'14; due May1'15, 6%, with agmt for 5y ext after completion of bldg at 5%; H M Constn Co, a corpn, to Lawyers Title Ins & Trust Co, a corpn. 180,000

Greenwich av, 110 (2:617), es, 111.11 s 13th, 20x51.8; Mar30; Mar31'14; 3y5%; Annie M Devery to Abram I Elkus, 26 E 61, et al, trstes Louis Siegbert (decd) et al. 7,500

Lexington av, 1229-31 (5:1512), also 83D ST, 245 E (5:1529); also 2D AV, 1601-17 (5:-1529), being all real estate & property situated in Counties of NY & Queens which party 1st pt owns or is entitled to; Mar20; Mar28'14; due & int as per bond; Frank P Sheehy to Danl Daly, 974 St Nicholas av. 6,000

Madison av, 345, see 42d, 44-54 E.

Madison av, 529 (5:1289), ext of mtg for $40,000 to Apr1'17; 5%; Apr1'14; NY Trust Co, a corpn, 26 Broad, with Anne M Pultz, 529 Madison av. nom

Madison av, 529 (5:1289), es, 20.5 s 54th, —x—; ext of mtg for $8,000 to Apr1'17, 6%; Apr1; Apr2'14; American Mtg Co, a corpn, 46 Cedar, with Anne M Pultz, 529 Madison av. nom

Madison av, 1568 (6:1611), ws, $1.11 n 105th, 19x70; Mar30; Mar31'14; due & int as per bond; Michl A & Jas C Hogan to Title Guar & Trust Co, a corpn. 1,000

Madison av, 1568; sobrn of mtg for $14,-500 to mtg for $1,000; Mar30; Mar31'14; same with same. nom

Park row, 121-3 (1:119), ss, 100.8 e Duane, 30.10x64.6; Mar30'14; 5y5%; Crex Realty Co, a corpn, to Union Trust Co of N Y, a corpn, 80 Bway. 30,000

Park row, 121-3; certf as to above mtg; Mar30'14; same to same. ——

St Nicholas av, 1479 (8:2166), sal Ls; Mar11; Mar31'14; demand, 6%; Chas A Smith to Jacob Ruppert, a corpn, 1639 3 av. 5,000

St Nicholas av, 241-7 (7:1949), nwc 122d, 118.5x62.2x100.11x124.2; pr mtg $——; Mar 2; Apr1'14; due Sept2'16 or sooner; 6%; Hancock Constn Co, a corpn, to Wm M Moore at nec 190th st & University av. 20,000

St Nicholas av, 241-7 (7:1949), nwc 122d, same prop; certf as to above mtg; Mar2; Apr1'14; same to same. ——

Sherman av (8:2175), nws at sws Arden, 80x350, except pt for Arden; bldg loan; Mar 27; Mar28'14; due Nov1'14, 6%; Gibraltar Realty Co to Bronx Investment Co, a corpn, 100 Bway. 75,000

Sherman av (8:2175), nws at sws Arden, same prop; certf as to above mtg; Mar27; Mar28'14; same to same. ——

1ST av, 1528 (5:1559), ext of $20,000 mtg to Oct28'16 at 5%; Dec18; Dec27'13; Thos Morrissey, exr Thos Garry, with Henry Elias Brewing Co, 403 E 54; corrects error in issue of Jan3'14, when mtg appeared as 5 av, 1528. nom

2D av, 104-6 (2:448), nec 6th, 51.9x87; pr 1st & 2d mtgs $113,369.71 & 3d & 4th mtgs $——; Mar27; Mar28'14; due June27'15, 6%; Annie Rosen, wife of & Abr Rosen, 960 Prospect av, to Sol D Moss, 87 Cottage pl Long Branch, NJ. 1,550

2D av, 1601-17, see Lex av, 1229-31.

2D av, 2371-3 (6:1786), ws, 37.6 s 122d, 37.6x100; PM; Mar27; Mar28'14; 5y5%; Stewart R Cogswell to Francis Speir, 276 Ridgewood rd, South Orange, NJ, & ano as trstes. 36,000

2D av, 2404 (6:1800), es, 40 n 123d, 60x 100; sobrn of mtg for $2,500 to mtg for $27,500; Mar30; Apr2'14; Pauline Bloch, 591 Beech ter, Bronx, with Mutual Alliance Trust Co of NY, 35 Wall. ——

5TH av, 2238 (6:1734), sal Ls; Mar16; Mar31'14; demand, 6%; Edw S Corbin to

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Jacob Ruppert, a corpn, 1639 3 av. 1,662.59

6TH av, 695 (3:815), —x—; leasehold; Mar27; Mar28'14; demand, 6%; Jas Deery to James Everard's Breweries, a corpn, 12 E 133. gold 4,400

6TH av, 695 (3:815), —x—; leasehold; pr mtg $4,400; Mar27; Mar28'14; demand, 6%; Jas Deery to Myer Isenberg, 815 8 av. gold 2,100

8TH av, 2367-9 (7:1954), nwc 127th (No 301), 50x83.9x50x83.8; pr mtg $——; Jan8; Apr2'14; demand, 6%; Harvey Realty Co, a corpn, to Queen Mab Co, a corpn, 60 Wall. 5,000

8TH av, 2367-9, nwc 127th (No 301); certf as to above mtg; Jan8; Apr2'14; same to same. ——

8TH av, 2490 (7:1939); sal Ls; Mar25; Mar31'14; demand, 6%; Jas Cannon to Jacob Ruppert, a corpn, 1639 3 av. 5,473.89

10TH av, 114 (3:715), nec 17th (Nos 457-9), 20.6x100; pr mtg $25,000; Mar30; Apr1'14; due & int as per bond; Jno F Curley to Eliz K Dooling, 179 E 80. 1,500

10TH av, 273 (3:697); sal Ls; Mar9; Mar 31'14; demand, 6%; Jno Queren to Jacob Ruppert, a corpn, 1639 3 av. 1,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Asa of interests (misel) in estate of Fredk Beck; Mar28; Mar31'14; 4 mos 6%; Aurelia & Virginia S Beck, heirs &c Fredk Beck, to Central Trust Co of N Y, 54 Wall. note 2,500

Certf (miscl) of consent to mtg prop; Mar30; Mar31'14; M Rosen Bargain House, Inc, a corpn, to Rothstein & Nelson. ——

Certf (miscl) as to mtg for $2,500 dated Mar30'14; Mar30'14; Howes Transportation & Contracting Co to Blanche A Howes. ——

Certf (miscl) as to mtg for $5,433.65; Mar30'14; same to Kath A Dear. ——

Lawrence Manor, Bayside, B of Q (miscl); certf as to mtg for $8,500; Mar26; Mar31'14; The Alwell Realty Co to Title Guar & Trust Co, a corpn. ——

Mechanic st, 40, Newark, NJ (Misel); certf as mtg for $18,000; Apr1'14; The Simmons Realty & Constn Co, a corpn to Fidelity Trust Co of Newark, NJ. ——

White Plains, NY (miscl); certf as to mtg for $45,000; Mar30; Mar31'14; The Bond, Mtg & Securities Co to Farmers Loan & Trust Co. ——

MORTGAGES.

Borough of the Bronx.

Beck st (10:2684), ss, 100 w Av St John, 200x125; certf as to mtg for $36,000; Apr3 '13; Apr2'14; The Ostro Constn Co, a corpn, to Jno H Stoutenburgh, 140 Nassau. ——

Bronx Park S, see Crotona pkway, see Crotona pkway, sec Bronx Park S.

Fort Independence st (12:3261), ws, abt 325 n Montgomery av, 25x161.10x27.8x176.4; given to secure bail bond; Feb27; Mar30 '14; due &c as per bond; Jno White to Natl Surety Co, 115 Bway. 2,000

Garden st, 730, see 182d, 733-9 E.

Hoffman st, 2419-21 (11:3056), ws, 104.7 s 188th, 50x96.11; PM; Mar30'14; due June 1'17, 5%; Abr Leipzig to Dollar Savgs Bank, 2808 3 av. 26,000

Home st (10:2753), swc Bryant av, 100.8x 100.4x105.6x100.8; PM; Mar30; Apr2'14; 1y 5½%; Wm Sinnott Co, 967 E 165 to Wm J Mullin, 960 Mad av, Albany, NY. 17,000

Jennings st (11:2976-2977), ss, 100 e Wilkins av, 78x129.10x60x126; PM; pr mtg $3,500; Mar30; Apr1'14; due Oct1'15; 5%; Beck Street Constn Co, 761 E 169 to Rosa Weisman, 120 E 86 &ano. 11,000

Kelly st, 912 (10:2711); agmt as to share ownership in mtg; Mar30; Apr1'14; Walter M Wechsler with Farmers L & T Co, 22 Wm, trste Robt I Brown. nom

Kingsbridge ter (11:3237), swc Kingsbridge rd, 115.2x87.1x100x30.6; Apr2'14; 3y 5%; Richd C Allez to NY Title Ins Co, 135 Bway. 7,500

Lebanon st, swc Bronx Park av, see Bronx Park av, swc Lebanon.

Lisbon pl (12:3311), ss, 150 w Cadiz pl, 25x125; Mar27'14; due Jan1'17, 6%; Patk M Burke to Thos Callanan, 963 Grant av. 1,500

Magenta st (*), nec Cedar av, 25x100; transfer of tax lien for yrs 1901 to 1911, assessed to ——; Nov17'13; Mar31'14; 3y 12%; City N Y to Lillian W White, at White Plains, NY. 134.19

Magenta st (*), ns, 200 e Cedar av, 25x 100; transfer of tax lien for yrs 1891 to 1911, assessed to ——; Nov17'13; Mar31'14; 3y12%; City N Y to Lillian W White, at White Plains, NY. 183.32

Magenta st (*), ns, 175 e Cedar av, 25x 100; transfer of tax lien for yrs 1891 to 1911, assessed to ——; Nov17'13; Mar31'14; 3y12%; City N Y to Lillian W White, at White Plains, NY. 185.98

Magenta st (*), ns, 150 e Cedar av, 25x 100; transfer of tax lien for yrs 1891 to 1911, assessed to ——; Nov17'13; Mar31'14; 3y12%; City N Y to Lillian W White, at White Plains, NY. 185.99

Magenta st (*), ns, 125 e Cedar av, 25x 100; transfer of tax lien for yrs 1891 to 1911, assessed to ——; Nov17'13; Mar31'14; 3y12%; City N Y to Lillian W White, at White Plains, NY. 188.68

Magenta st (*), ns, 100 e Cedar av, 25x 100; transfer of tax lien for yrs 1891 to 1911, assessed to ——; Nov17'13; Mar31'14; 3y12%; City N Y to Lillian W White, at White Plains, NY. 188.68

Magenta st (*), ns, 75 e Cedar av, 25x 100; transfer of tax lien for yrs 1891 to 1911, assessed to ——; Nov17'13; Mar31'14; 3y12%; City N Y to Lillian W White, at White Plains, NY. 191.36

North st, 32 (11:3197), ss, 100 e Grand av, 25x100; pr mtg $6,500; Jan21; Apr1'14; due &c as per bond; Emma W Seaman, 69 Walnut av, Rockville Centre, LI to Bertha E Thomsen, 244 E 87. 2,000

Prospect ter, 38 (*), ws, 19 n 228th, 19x 80; also PROSPECT TER, 42-6 (*), ws, 57 n 228th, 57x80; pr mtg $18,000; Mar28; Mar 30'14; 1y5½%; Chas J Chapman to Bronx Investment Co, 100 Bway. 900

Prospect ter, 38 & 42-6; sobrn agmt; Mar 28; Mar30'14; same & Stephen Harrington with same. nom

Prospect ter, 42-6, see Prospect ter, 38.

Rogers pl, 974 (10:2699), es, 522.4 n Westchester av, 30x86x22.6x89; pr mtg $2,-500; Mar24; Apr2'14; 1y6%; Patk McSorley to Fanny R Ross, 968 Rogers pl. 400

Rowland st (*), ws, 161 s Frisby av, 37.6 x100; Mar30; Mar31'14; 3y5½%; Geo Wagner to Lizzie B Hickox, 2246 Gleason av. 500

Waterloo pl, 1835, see 176th, 878 E.

Whittier st, swc Garrison av, see Garrison av, swc Whittier.

134TH st, 433 E (9:2279), ns, 275 e Willis av, 25x100; pr mtg $10,000; Apr1; Apr2'14; 3y5%; Johannette E Koch wid to Wm H Koch, 433 E 134. 1,300

136TH st, 684 E (10:2564), sal Ls; Mar 12; Apr1'14; demand, 6%; Wm Connaughton to Jacob Ruppert, a corpn, 1639 3d av. 7,300

140TH st E (*), ns, 100 e Walnut av, 100x100; also LAND in New Rochelle, NY; Jan8; Mar27'14; due &c as per bond; Francis H Fercken, New Rochelle, NY, to Henry B Welsh, 131 Echo pl, New Rochelle, NY. 2,135

146TH st, 518 E (9:2272), ss, 100 e Brook av, 25x100; PM; pr mtg $10,000; Apr1; Apr2 '14; 3y6%; Wm Riether to Jos Herrmann, 233 E 88. 2,000

148TH st E, ns, 70.3 e Morris av, see Morris av, ws, 59.2 n 150th.

149TH st E (9:2347), ns, 45.10 e Walton av, 17.8x89.6x17.10x87; ext of $6,000 mtg to Apr1'17 at 5%; Mar28'14; Chas S Horgan with Friedrich Wiedbusch, 593 E 139. nom

158TH st E, nwc Union av, see Union av, nwc 158.

163D st E, nec Sherman av, see Sherman av, nec 163d.

167TH st, 818-22 E (10:2680), ss, 140 w Prospect av, 80x100; also PROSPECT AV, 1131-5 (10:2680), nwc 167th (No 833), 50x 100; PM; pr mtg $——; Mar23; Mar30'14; 5y6%; Modern Leasing Corpn to Anthony Deutsch, 619 E 5, & ano. 43,000

167TH st, 833 E, see 167th, 818-22 E.

169TH st W, nec Nelson av, see Nelson av, 1314.

169TH st W, ss, 138 e Nelson av, see 169th W, ss, 108.8 e Nelson av.

169TH st W (9:2517), ss, 108.8 e Nelson av, runs s66.11xs82.3xe26.10xn149.2 to st xw 29.4 to beg; also 169TH ST W (9:2517), ss, 138 e Nelson av, 30x149.3x30x149.2; Mar27; Mar28'14; due, &c, as per bond; Henry Wacker to Arnold Moser, 530 Gregory av, Weehawken, NJ. 9,000

173D st E (*), es, 325 n Gleason av, 50x 100; PM; Mar27; Mar28'14; 1y6%; Jas Purcell to E Colgate Jones, 2128 Westchester av. 600

173D st E, swc So blvd, see So blvd, swc 173d.

173D st E, swc Webster av, see Webster av, swc 173d.

175TH st, 401 E (11:2900), sal Ls; Apr 1'14; demand, 6%; Max Baumgartner to Lion Brewery. 7,458.75

175TH st W (11:2876), ss, 25 e Nelson av, 50x100; Mar30; Mar31'14; due &c as per bond; Henry Cleland Inc to Mary E Barry, 1149 Boston rd. 4,000

175TH st W (11:2876), same prop; certf as to above mtg; Mar30; Mar31'14; same to same. ——

176TH st E, nwc Anthony av, see Anthony av, nwc 176th.

176TH st, 878 E (11:2958), swc Waterloo pl (No 1835), 70x69; PM; pr mtg $40,-000; Mar31; Apr1'14; due &c as per bond; Christian Frank to John McNulty, 3058 Bainbridge av. 3,000

177TH st E (*), sws, 180.11 nw Havemeyer av, 29.2x99.6x25x84.5; PM; Mar31; Apr2'14; 3y5½%; Walter P Keller, 2264 Tremont av, to Geo Neubauer, 2404 Bathgate av. 4,500

182D st, 733-5 (11:3099), ns, 221.4 e Crotona av, 50x100; Mar26; Mar27'14; 3y5½%; The 182d & Garden Sts Co, Inc, to N Y Mtg & Security Co, 135 Bway. 30,000

182D st, 733-5 E (11:3099); certf as to above mtg; Mar26; Mar27'14; same to same. ——

182D st, 733-9 E (11:3099), ns, 221.4 e Crotona av, 100x100; also GARDEN ST, 730 (11:3099), sws, 303.7 se Crotona av, 50x200 to nes 182d (No 743); pr mtg $120,000; Mar 26; Mar27'14; demand, 6%; The 182d & Garden Sts Co, Inc, to Rockland Realty Co, 509 Willis av. 14 135

182D st, 733-43 E (11:3099); also GARDEN ST, 730; same prop; certf as to above mtg; Mar26 Mar27'14; same to same. ——

182D st, 743 E, see 182d, 730-9 E.

182D st E (11:3099), ns, 271.4 e Crotona av, 50x100; participation agmt; Mar26; Apr 2'14; N Y Mtg & Sec Co with Frank A Bannon, 2125 5 av. nom

182D st E (11:3099), ns, 221.4 e Crotona av, 50x100; agmt as to share ownership in mtg; Mar26; Mar30'14; N Y Mtg & Security Co with Margt L Stafford, 373 Bleecker. nom

187TH st E, nwc Southern blvd, see Southern blvd, nwc 187.

197TH st E, nec Creston av, see Creston av, nec 197.

206TH st E, ns, 117.9 e Grand blvd & concourse, see Intervale av, 1133.

208TH st E, ss, 240 w Mosholu Pkway, see Intervale av, 1133.

217TH st E (*), ss, 525 e Paulding av, 19.1x100.4; transfer of tax lien for yrs 1901 to 1911, assessed to ——; Nov17'13; Mar31 '14; 3y12%; City N Y to Lillian W White, at White Plains, NY. 101.70

223D st E, ss, 79 e Carpenter av, see Carpenter av, sec 223d.

223D st E, ss, 53 e Carpenter av, see Carpenter av, sec 223d.

223D st E, ss, 27 e Carpenter av, see Carpenter av, sec 223d.

223D st E, sec Carpenter av, see Carpenter av, sec 223d.

223D st E (*), ss, 27 e Carpenter av, 26x 90; Mar1; Mar30'14; 5y5½%; W M Realty Co, 605 E 236, to Sophie F Senior, 10 W 126. 3,500

223D st E (*), ss, 53 e Carpenter av, 26x 90; Mar1; Mar30'14; 5y5½%; W M Realty Co, 605 E 236, to Sophie F Senior, 10 W 126. 3,500

223D st E (*), ss, 79 e Carpenter av, 26x 90; Mar1; Mar30'14; 5y5½%; W M Realty Co, 605 E 236, to Lucille J Goff, 34 Kraft av, Bronxville, NY. 3,000

225TH st, 841 E (*), ns, abt 400 e Barnes av, 100x114; pr mtg $4,000; Mar26; Apr1 '14; due Sept20'16, 5%; Carl A Olson to Thos H Lomas, 197 15th, Bklyn. 500

233D st E (*), ns, 109.5 w Bruner av, runs w147.9 to Wickham av xn47.9xe99.11 xse100xs100 to beg; Mar10; Apr1'14; 3y6%; Monatiquot Real Estate Co to Geo Kohler Jr, 2068 Daly av. 3,000

233D st E (*), same prop; certf as to above mtg; Mar10; Apr1'14; same to same. ——

233D st E (*), ss, abt 60 e Paulding av, 25x100; transfer of tax lien for yrs 1908 to 1911; assessed to ——; Dec15'13; Apr1'14; 3y12%; City of NY to Lillian W White, White Plains, NY. 212.06

233D st E, nec Wickham av, see 233d E, ns, 109.5 w Bruner av.

238TH st E, swc Katonah av, see Katonah av, 4325.

Av A (*), sec Maple, 100x25; Mar23; Mar 27'14; 1y6%; Jas Belotti to Louis Forrella, 3630 White Plains av. 600

Anthony av (11:2802), nwc 176th, 70.4x 97.8x81.10x98.4; pr mtg $10,000; Mar25; Mar 31'14; due Apr25'14, 6%; Cleland Realty Co, 1849 Anthony av, to Harry W Davis, 76 E Tremont av. 5,000

Anthony av (11:2802); same prop; certf as to above mtg; Mar25; Mar31'14; same to same. ——

Bathgate av, 1702-6 (11:2921), ses, 200 sw 174th, 50x120, except pt for Bathgate av; Mar27; Mar31'14; 5y5%; Bloom Realty Corpn to Jas Wood, at South Norwalk, Conn, & ano. 37,000

Bathgate av, 1702-6; certf as to above mtg; Mar28; Mar31'14; same to same. ——

Bathgate av (11:2922), es, 49.7 n 174th, 50x95; pr mtg $——; Dec29'13; Mar27'14; due &c as per bond; Ele M Kantrowitz to Haje Rosenberg, 481 Claremont Pkway. 250

Beaumont av (11:3105), es, 350 n 187th, 50x100; Mar31; Apr1'14; due July1'17; 5½%; Anna C Schepeler to Fredk G Sexauer, 351 E 86. 2,000

Boston rd (10:2663), ses, 42.10 sw 169th, as in 1869, runs sw19.9xse125xne33 to sws 169th as now opened xnw— to Boston rd xnw32.6 to beg; pr mtg $30,000; Mar30; Apr2'14; due &c as per bond; Thos B Clark to Martin Madden, 406 E 147. 5,000

Bronx Park av (*), swc Lebanon, 25x 100; Mar27; Mar28'14; 4y5%; Raphael Ceritto, 1103 E 179, to Mary A Quinn, 2011 Prospect av. 5,000

Bryant av, 1457 (11:2995); ext of $6,500 mtg to Apr1'17, at 5½%; Mar26; Mar27'14; Title Guar & Trust Co with David Lowry, 1457 Bryant av. nom

Bryant av, swc Home, see Home, swc Bryant av.

Carpenter av (*), sec 223d, 90x27; Mar1; Mar30'14; 5y5½%; W M Realty Co, 605 E 236, to Wm Arrowsmith, 208 W 71, trstes Wm Browning. 4,000

Carpenter av (*), sec 223d, 27x90; also 223D ST E (*), ss, 27 e Carpenter av, 26x 90; also 223D ST E (*), ss, 53 e Carpenter av, 26x90; also 223D ST E (*), ss, 79 e Carpenter av, 26x90; certf as to four mtgs aggregating $14,000; Mar28; Mar30'14; W M Realty Co to Wm Arrowsmith et al. ——

Carpenter av (*), ws, 223.9 n 234th, Wakefield; transfer of tax lien for yrs 1874 to 1911, assessed to ——; June23; Mar 30'14; 3y12%; Isabella McKenzie, 4237 Carpenter av to City NY. 1,802.58

Carter av (11:2892), ws, 82.2 s Tremont av, 16.8x75.2x16.8x76.1; pr mtg $4,000; Mar 24; Mar31'14; 2y6%; Wm P Hageman, 630 Union av, to Arthur H Sigler, 2015 Creston av. 1,000

Cauldwell av (10:2631), es, 100 n 161st, 18.8x100; pr mtg $5,000; Mar25; Mar31'14; due &c as per bond; Philip Schick to Chas Herrlich, 666 E 161. 2,500

Cauldwell av (10:2631); same prop; sobrn agmt; Mar25; Mar31'14; Maria Schmidt with same. nom

Cedar av (*), ns, 406.9 w Corsa av, 25x 100; transfer of tax lien for yrs 1898 to 1911, assessed to ——; Nov17'13; Mar31'14; 3y7%; City N Y to Lillian W White. 97.77

Cedar av, nec Magenta, see Magenta, nec Cedar av.

Crotona pkway (Miscl), sec Bronx Park S, formerly 182d, 79.9x189.10 to ws Mohegan av x67.5x218.10; certf as to mtg for $2,000; Dec12'13; Apr1'14; The F & B Construction Co to Van Dyck Estate. ——

Creston av (12:3315), nec 197th, 20x95; pr mtg $5,000; Apr2'14; due &c as per bond; Bertha Pirk, 114 E 198 to Andw S Wright, 2089 Ryer av. 1,880

Davidson av (11:3198), ws, 80 s 184th, 36.10x103.5x63.1x100; ext of $7,000 mtg to Mar30'17 at 5½%; Mar30; Apr2'14; Isabella Hart with Henry A Stahl, 2365 Davidson av. nom

Decatur av, 3327 (12:3352), ws, 275 n 209th, 30.3x100.11x16.5x100; pr mtg $6,000; Mar27'14; due &c as per bond; Jennie E Teichman, 147 Morton pl, to Isidor J Robinson, 527 S 143. 1,000

Edenwald av (*), ns, 50 e Grace, 100x 100; PM; Apr1; Apr2'14; 3y6%; Silman Investors, Inc, to Kate S Bell (address not given). 1,500

Edwards av (*), ws, 75 n Latting, 75x 100; pr mtg $6,000; Mar14; Mar28'14; 6y 4%; Navier Landry, Syracuse, NY, to Hudson P Rose Co, 7 W 45. 3,000

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Ellis av (*), ns, 180 e Av C, 25x108, Unionport; Mar27; Mar28'14; 3y5½%; Erwin C Krohne to Chas Dettner, 790 E 160. 2,500

Fordham av, or Fordham av extension (*) ns, 600 w Main, 50x100, City Island; Apr1; Apr2'14; 2y6%; Benedict P May, 57 Fordham to Jno Willenbrock, 859 Macy pl. 1,000

Fordham rd (11:3188), sec Jerome av, runss123.5xe37.4xn16.10xe139.4 to ws Walton av xn102 to rd xw165.3 to beg; pr mtg $32,000; Mar27; Apr2'14; due &c as per bond; Eva F R Jung, Walter C Rollins Jr, individ & as exrs Walter C Rollins & Herbt K Rollins to Gustav Fleischer, at Tuckahoo, NY. 5,000

Fordham rd E, nwc Morris av, see Morris av, nwc Fordham rd.

Fordham rd, swc Walton av, see Fordham rd, sec Jerome av.

Garrison av (10:2762), swc Whittier, 25 x100; Mar30; Mar31'14; 1y6%; Vaclav F Kouba, 212 E 69 to Bank of Europe, a corpn, 1429 1 av. 1,000

Grand av (11:2870), es, 457.8 s Burnside av, 25x89.10x25x90; pr mtg $6,500; Mar30; Apr2'14; due Sept30'14; 6%; Fredk Aldhous & Co, Inc, 2339 7 av to Estates Mtg Securities Co, 160 Bway. 1,000

Hoe av (10:2742), ws, 42 s Aldus, 42x111; ext of $8,000 mtg to Feb15'17 at 6%; Apr1; Apr2'14; American Real Estate Co to Eberhardt Realty Co, 1029 E 163. nom

Hughes av (11:3082), es, 86.2 n 181st, 16.5 x85.5x16.5x85.3; Apr1; Apr2'14; 1y5%; Aug Dettwyler to Jno M Susser, 547 E 183. 500

Intervale av, 1133 (10:2692), nws, 380.7 ne 167th, 25x123.9x26.4x122.5; also 206TH ST E (12:3312), ss, 240 w Mosholu Pkway, 50x120; also 206TH ST E (12:3312), ns, 117.9 e Grand blvd & concourse, 26x100x25 x100; bldg loan; Mar26; Mar30'14; due &c as per bond; Rosina Graziadio to Jno J Sullivan, 111 E 118. 3,300

Jackson av, abt 140 n Westchester av, see Westchester av, nws, 176 sw Forest av.

Jerome av, 2464 (11:3189); sal Ls; Mar 31'14; demand, 6%; Richd Carroll to F & M Schaefer Brewing Co, 114 E 51. 4,000

Jerome av, see Fordham rd, see Fordham rd, sec Jerome av.

Katonah av, 4325 (12:3378), swc 238th, 25x85; Apr1'14; 3y5½%; Verio Land Co to Central Mtg Co, 60 Wall. 5,000

Kingsbridge rd, 253 E (12:3293), es, 239 s from a pt 114.1 sw 194th, 38.2x101.11x38x 105.6; PM; pr mtg $26,000; Mar26; Mar28 '14; 3y6%; Maria Ruff to Wm C Oesting Co, 249 E Kingsbridge rd. 10,000

Kingsbridge rd, swc Kingsbridge ter, see Kingsbridge ter, swc Kingsbridge rd.

Lind av (9:2530), ws, 124.11 n 168th, 50x 144.4x51x133.11; PM; Mar27; Mar31'14; due Sept27'14; 6%; Emma Bechmann to Lamberti Constn Co, 1369 Lyman pl. 2,000

Mapes av, 1971 (11:3106), ws, 100.2 n 177th, 45x109; PM; pr mtg $39,500; Apr2 '14; 3y6%; Mary A Branigan to Jno W Cornish Constn Co, 805 East Tremont av. 3,000

Marion av, 2793 (12:3289), ws, 100 s 198th, 16.8x125; PM; Apr1'14; 3y5%; Jos McCue to Louisa D Rostenberg, 1872 Wash av. 3,500

Minnieford av (*), es, 100 n Cross, 75x 100, City Island; Mar26; Mar30'14; 3y6%; Thos B Watson to Herman F Epple, 2516 Grand av. 6,500

Morris av (9:2440), ws, 59.2 n 150th, 34.1 x100; also 148TH ST E (9:2330), ns, 70.3 e Morris av, 50x106.6; asn rents; Mar28; Mar 30'14; Mary Connelly to Eugene L Brisach, 3777 Willett av. nom

Morris av (11:3189), nwc Fordham rd, 157.5x59.10x161.2x59.11; Mar20; Mar30'14; due &c as per bond; Henry U. Singhi to Abr B Cox, Cherry Valley, NY, & ano. 14,000

Nelson av, 1314 (9:2519), nec 169th, sal Ls; Mar25; Apr1'14; demand; 6%; Salvatore Pulici to Jacob Ruppert, a corpn, 1639 3 av. 5,788.44

Prospect av, 1131-5, see 167th, 818-22 E.

Sherman av (9:2446), nec 163d, 55x104.9; Mar31'14; due &c as per bond; Kingsley Contracting Co to Irving Savgs Instn, 115 Chambers. 45,000

Sherman av (9:2446); same prop; certf as to above mtg; Mar31'14; same to same. ——

Sherman av (9:2446); same prop; sobrn agmt; Mar31'14; York Realty Co with same. nom

Southern blvd (11:2977-2978), swc 173d, 77.9x102.3x98.11x100; Mar31'14; due &c as per bond; Alpepiana Realty & Constn Co, Inc, to Title Guar & Trust Co, 176 Bway. 50,000

Southern blvd (11:2977 & 2978); same prop; certf as to above mtg; Mar30; Mar 31'14; same to same. ——

Southern blvd (11:2977 & 2978); same prop; sobrn agmt; Mar25; Mar31'14; Columbia-Knickerbocker Trust Co with same. nom

Southern blvd (10:2546), ns, 425 e St Anns av, —x— to 134th; ext of $10,000 mtg to Jan27'17 at 6%; Feb2; Apr1'14; Amalia & Luigi Ricci with Jas E Bale, 1821 Av G, Flatbush, NY. nom

Southern blvd (11:3115), nwc 187th, —x —; sal Ls; Mar26; Apr1'14; demand; 6%; Wm Martini to Jacob Ruppert, a corpn, 1639 3 av. 3,618.06

Stebbins av, 1270-8 (11:2973), ses, 100 ne 169th, 150x131.4x150.3x122.11; PM; Mar28; Mar30'14; due &c as per bond; Stebbins Av Co, Inc, to Anthony Deutsch, 619 E 5 & ano. 45,000

Tinton av, 852 (10:2667), es, 121.9 n 160th, runs e92xn23.5xw7.3xs0.2xw84.9 to av xs23.2 to beg; pr mtg $3,500; Mar25; Mar27'14; 5y6%; Nicholas Gagliotti, 852 Tinton av, to Gaetano Rossano, 441 E 114. 500

Trinity av, cs, 231.6 s 149th, sec 74th, 508-10 E, Manhattan.

Union av (10:2666), nwc 158th, 50x114.1, except pt for av; pr mtg $——; Mar28 '14; due, &c, as per bond; 173d St Impt Co Inc to Manhattan Mort Co, 200 Bway. 65,000

Union av (10:2666), same prop; certf as to above mtg; Mar28'14; same to same. ——

University av (11:2878), ws, 36 n 176th, 52.6x100; pr mtg $38,000; Mar31; Apr1'14; 2y6%; Henry Cleland, Inc, a corpn, to Martin M Stone, 867 E 23, Bklyn, & ano. 7,000

University av (11:2878); same prop; certf as to above mtg; Mar31; Apr1'14; same to same. nom

University av (11:2878), same prop; sobrn agmt; Mar31; Apr1'14; Wentworth Mtg Co with same. nom

University av, 1620 (Aqueduct av) (11:2876), es, 415 s Brandt pl, 42.1x118.11x41.9x 122.1; Apr2'14; due June 1'17, 5%; Julius Schork to Dollar Savgs Bank, 2808 3 av. 20,000

University av, 1620; sobrn agmt;Apr1; Apr2'14; same & Chas Spillner with same. nom

Valentine av, 2075-7 (12:3306), nws, 242.6 ne Bedford Par k blvd, 50x68.3x67.1x113.1; pr mtg $——; Mar26; Mar27'14; 1y6%; Edw H Kelly to Jno F Turner, 2973 Valentine av. 1,000

Walton av, swc Fordham rd, see Fordham rd, sec Jerome av.

Washington av, 1468-70 (11:2911), ext of $37,000 mtg to Mar15'19 at 5½%; Mar 10; Apr1'14; NY Life Ins Co with Jacob Traun. nom

Washington av, 1475 (11:2902), ws, 127.6 s 171st, 37.6x140.2; PM; Mar27; Mar30'14; installs, 6%; York Apartment Co, Inc, to Anthony Deutsch, 619 E 5, & ano. 7,000

Washington av, 2043-5 (11:3036), ws, 225 n 179th, 50x145; PM; Mar27; Mar30'14; due Oct1'18, 6%; York Apartment Co, Inc, to Anthony Deutsch, 619 E 5, & ano. 30,000

Webster av (11:2888), swc 173d, 50x83.11 x44.10x86.6; pr mtg $32,000; Mar26; Mar27 '14; due &c as per bond; Nan Realty Corpn to Flora Lessler, 1800 7 av. 7,000

Webster av (11:2888); same prop; certf as to above mtg; Mar26; Mar27'14; same to same. ——

Webster av (11:2888); same prop; two sobrn agmts; Mar26; Mar27'14; Paragon Mtg Co with same. nom

Webster av, 2156 (11:3030), es, 357.11 s 182d, 37.6x104.2x37.6x103.10; pr mtg $20,000; Mar12; Mar27'14; 3y6%; Pocahontas Realty Corpn to Louis S Lotsch, 1307 Clay av, et al, as trstes. 3,500

Webster av, 2156 (11:3030); certf as to above mtg; Mar9; Mar27'14; same to same. ——

Westchester av (10:2645), nws, 176 sw Forest av, runs nw86.8 to Jackson av xn 148.3xe175 to Forest av xs46.2 to Westchester av xnw176 to beg; agmt as to negotiation of a mtg for $35,000 in which party of 2d part shall join; Apr27'07; Apr2'14; Jno J Murphy with Forest Leasing Co. nom

Westchester av (*), ns, 40.1 e Evergreen av, 40.1x109.6x40x106.9; Apr1; Apr2'14; 5y 5½%; Mary J Mullis to Herman Blume, 1512 Lex av et al exrs Jno H D Meyer. 20,000

Westchester av (*); same prop; sobrn agmt; Apr1; Apr2'14; Estelle Moch with same. nom

Westchester av (*), same prop; sobrn agmt; Apr1; Apr2'14; American Real Estate Co with same. nom

White Plains av (*), es, 350 s 213th, 50x 158.6 to White Plains rd x52.7x173.3; Apr2 '14; due &c as per bond; Otto Mollenhauer to Title G & T Co, 176 Bway. 5,000

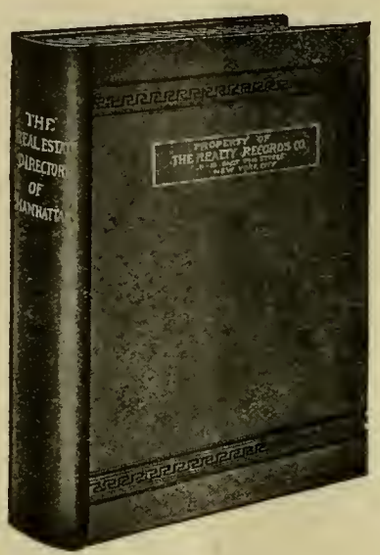
Wickham av, nec 233d, see 233d E, ns, 109.5 w Bruner av.

Wilkins av (11:2965), ws, 144 n 170th, 50x90.1x50.2x94.8 ss; ext of $34,000 mtg to Mar30'19; Mar30; Apr2'14; Lawyers Title Ins & Trust Co with Reville Siesel Co. nom

Woodycrest av, 977 (9:2511), ws, 75.7 n 163d, 25.2x115.6x25x112.5; ext of $8,000 mtg to Oct13'16 at 5%; Mar17; Apr2'14; Ella L Murphy with Henry S Clark, 1130 Anderson av. nom

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter.

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STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

APRIL 3, 4, 6, 7, 8 & 9.

Albany st, 21-5 (1:56-4), ns, 102.7 e West, runs n79.5xw24.4xn79.4 to ss Cedar (No 140) xw78 to es West (Nos 87-93) xs158.8 to ns Albany xe102.7 to beg; also CEDAR ST,136-8 (1:56), ss, 61.2 w Washington, runs s68x(w16.11xs11.4xw24xn79.4 to st xe 40.9 to beg, 22-sty bk office & str bldg; West St Impt Co, a corpn, 90 West, to American Sugar Refining Co of NY a corpn 117 Wall; mtg $2,250,000; Mar31; Apr3'14; A $550,000-2,300,000. exch for land in Bklyn at valuation of $1,250,000 & nom.

Bayard st, 70 (1:201-34), ns, abt 45 e Mott, 22.10x100, 7-sty bk tnt & strs; Michaele Lalli to Beckie Gross, 22 Lenox av; mtg $37,000; Mar30; Apr6'14; A$16,000-43,-000. nom

Birmingham st, 2-16 (1:275-49-52 & 28), nec Madison (Nos 139-41), —x—, 7-sty bk loft & str bldg & 4-sty bk tnt & strs; Louis Krulewitch to Emsworth Constn Co, 30 E 42 [r 327]; AL; Dec8'13; Apr8'14; A $60,000-116,000. O C & 100

Cedar st, 136-40, see Albany, 21-5.

Cherry st, 318 (1:258-1), ns, 71.11 e Clinton, 21x100x21x100.5, 4-sty bk tnt; Jos Roselimsky & Fannie his wife to Fannie Roselimsky, 428 E 6; mtg $15,000; Mar31; Apr8'14; A$9,500-16,500. nom

Delancey st, see Goerck, see Goerck, 34.

Goerck st, 34 (2:322-5), sec Delancey, as widened, 25x100, 7-sty bk loft & str bldg; Chas L Hoffman, ref, to Louis B Hasbrouck, 146 Central Park W [257 Bway], TRSTE Eugenia B Underhill; AL; FORECLOS Mar4; Apr4; Apr6'14; A$11,500-32,-000. **25,000**

Goerck st, 79, see Rivington, 321.

Gramercy Park E, 30 (3:876-25), es, 19.8 s 21st, 19.8x80, with all title to Gramercy Park, 5-sty & b stn dwg; Emily E Wood to Gramway Co, Inc, a corpn, of Mamaroneck, NY [38 Park row, r 1119]; mtg $10,000 & AL; Apr2; Apr6'14; A$28,000-34,-000. nom

Grand st, 91 (1:230-26), ss, 20.2 e Greene, 20.1x69.3x20x69.2, 4-sty bk tnt & strs; Harry G Fromberg, ref, to German Savings Bank, a corpn, 157 4 av; FORECLOS Mar24; Apr2; Apr3'14; A$16,000-20,000. **15,500**

Hudson st, 422 (2:583-2), es, 23.1 n Leroy (St Lukes pl), 21.11x59.6, 4-sty bk tnt & strs; Saul W Levy to Stella N Levy, 100 King [c/o Saul W Levy, 361 Hudson]; AL; Apr26'13; Apr4'14; A$10,500-15,000.. O C & 100

Laurel Hill ter (8:2149-45), nws, lot begins 79.11 s 185th & 225 e Ams av, runs s 13.3 to nws Laurel Hill ter xne14.4xw5.8 to beg; Jos A Flannery to Ice Mfg Co, a corpn, 1170 Bway; Dec15'13; Apr7'14; A$100-100. O C & 100

Ludlow st, 23 (1:298-22), nws, abt 120 s Hester, 19x87.6, 5-sty bk tnt & strs; Nathan Waxberg to Tabor Realty Co, Inc, a corpn [c/o L D Waxberg], 23 Ludlow; mtg $17,000; Mar21; Apr7'14; A$15,500-23,000. O C & 100

Madison st, 139-41, see Birmingham, 2-16.

Madison st, 365-7 (1:267-34), ns, 275.8 w Jackson, 40x95, 6-sty bk tnt & strs; Jos E Siegel et al to Morris Goldstein, 109 W 117 [260 Lenox av]; mtg $51,375; Mar25; Apr3'14; A$24,000-50,000. O C & 100

Mercer st, 113-15 (89 & 91) (2:499-30-31), ws, abt 145 n Spring, 50x100, 2-5-sty stn loft & str bldgs; Aaron Weiss to Anne B C Hillis of East Orange, NJ [c/o Robt H Hillis, 165 Bway]; mtg $70,000 & AL; Mar 27; Apr8'14; A$44,000-70,000. O C & 100

Mott st, 229-31 (2:494-24-25), ws, abt 135 s Prince, 50x99, 2 5-sty bk tnts & strs & 4 & 5-sty bk rear tnts; Michele Berardini et al to Alfonso Berardini & Clara, his wife, as joint tenants, 139 Hope av, Ft Wadsworth, B of R [34 Mulberry]; AL; Mar25; Apr6'14; A$36,000-47,000. O C & 100

Norfolk st, 38 (1:312-10), es, 100 s Grand, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Celia Jokinsky to Levin Berman, 38 Norfolk; B&S; mtg $27,750; Apr1; Apr2'14; A$22,000-30,000; corrects error in last issue, when grantee's name appeared as Herman. nom

Rivington st, 321 (2:328-55), swc Goerck (No 79), 24.6x64, 7-sty bk loft & str bldg; Yatty Kramer to 321 Rivington St Corpn, 35 Nassau [141 Bway, r 1600]; B&S; mtg $23,000; Apr4; Apr7'14; A$16,000-32,000. nom

St Nicholas pl, 41, see St Nicholas av, 840.

Sheriff st, 87 (2:339-64), ws, abt 200 n Rivington, 25x100, 5-sty bk tnt & strs; Rachel Gross et al EXRS &c Benj Gross to Rachel Gross, 31 W 118; mtg $22,000; Apr6; Apr8'14; A$19,000-34,000. nom

Varick st, 104 (72) (2:477-40), es, 107.10 n Watts, 21x70 to 4 ft alley with rights to alley, 3-sty fr bk ft tnt & str; Wm Lotz to Augusta Kelly of Town of Union, Hudson Co, NJ; undivided int; mtg $8,500; Apr 4; Apr8'14; A$8,500-10,000. nom

Washington Ter, 18 (8:2156-43½), ws, 142 s 186th, 19x62.6, 3-sty & b bk dwg; Moses Krotosky to Louis Flato, 501 W 148 [1814 Amsterdam av]; Apr1; Apr3'14; A$1,500-6,500. nom

West st, 87-93, see Albany, 21-5.

Wooster st, 233-7, see 3d, 43-5 W.

3D st, 43-5 W (2:538-1-2 & 22), nwc Wooster (Nos 233-7), 42x74.10, 4 2-sty bk & fr tnts & strs; Chas T Terry, ref, to District No 1 of the Independent Order Benai Berith, 1790 Bway; mtg $35,000; FORECLOS Mar26; Apr1; Apr6'14; A$47,-500-49,500. **2,500 over & above said mtg**

4TH st, 254 E (2:386-13), ss, 140 e Av B, 24.9x96.2, 6-sty bk tnt & strs; Nathan Waxberg to Tabor Realty Co, Inc, a corpn [c/o L D Waxberg], 23 Ludlow; mtg $26,000; Mar21; Apr7'14; A$18,500-36,000. O C & 100

11TH st, 247 W (2:614-42), ns, 75 e 4th, 28x100, 5-sty bk tnt; Chas A Pfizenmayer to Chas F Pfizenmayer, 709 Madison av; mtg $20,000; Apr3; Apr7'14; A$13,000-31,-000. nom

14TH st, 225-7 W (3:764-24-25), ns, 300 w 7 av, 50x120, 4-sty stn convent & school; Cath L De St Just & ano to Our Lady of Peace, Inc, a corpn, 225 W 14; AL; Apr4; Apr7'14; A exempt-exempt. nom

15TH st, 220 W (3:764-50), ss, 273.4 w 7 av, 24.9x86.6, 3-sty & b bk dwg; Cath L De St Just & ano to Our Lady of Peace, Inc, a corpn, 225 W 14; AL; Apr4; Apr7'14; A$11,000-14,000. nom

15TH st, 222-4 W (3:764-51), ss, 298.1 w 7 av, 49.6x86.6, pt 8-sty bk convent; Cath L De St Just to Our Lady of Peace, Inc, a corpn, 225 W 14; AL; Apr4; Apr7'14; A exempt-exempt. nom

17TH st, 240-2 W (3:766-66-67), ss, 293 e 8 av, 35x84, 2-2-sty bk tnts; Thos Hinton to Jos. Chas & Hugo J Heilman, all at 236 W 17 [c/o Heilman Bros, 144 W 17]; mtg $19,000; Apr1; Apr3'14; A$16,000-18,-000. nom

17TH st, 361-3 W, see 9 av, 108.

20TH st, 11 W (3:822-27), ns, 273.6 w 5 av, 28.6x92, 9-sty stn loft & str bldg; Canebrake Realty Co, a corpn, to Lillie J Earle, 2345 Bway; mtg $105,000 & AL; Apr4; Apr 9'14; A$60,000-110,000. O C & 100

21ST st, 2-8 E, see 5 av, 141-7.

25TH st, 309 W (3:749-33), ns, 90 w 8 av, 20x98.9, 3-sty & b bk dwg; Rosalina, wife Jno Frandsen & an heir Jno Reichert, to Maria T & Margt H Reichert, both at 309 W 25, also heirs Jno Reichert; AT; B&S; mtg $3,000; Apr6'14; A$8,500-10,000. O C & 100

34TH st, 304-8 E (3:939-55-57), ss, 101.3 e 2 av, 63.9x98.9, 3 4-sty bk tnts & strs; Jno H Henshaw, TRSTE for Richd T Henshaw & ano, to Emma Harburger, 11 Nostrand av, Bklyn; B&S & CaG; mtg $35,100; Apr1; Apr6'14; A$38,100-45,500. **55,000**

34TH st, 425 W (3:732-24), ns, 321 w 9 av, 22x98.9, 3-sty & b stn dwg; Danl J Early to Alice J Early, 425 W 34 [c/o Danl J Early, 271 Bway[; Apr6'14; A$16,000-19,-000. O C & 100

37TH st, 546 W (3:708-60), ss, 200 e 11 av, 25x98.9, 2-sty fr stable; Danl J Early to Alice J Early, 425 W 34 [c/o Danl J Early, 271 Bway]; Apr6'14; A$8,000-8,200. O C & 100

42D st, 156-8 E (5:1296-41), ss, 100 w 3 av, 41.8x98.9, several 1-sty fr bldgs; Aug Belmont et al, as TRSTES of the creditors, stockholders & members of the N Y & L I R R Co, a corpn, to Interborough Rapid Transit Co, a corpn, 165 Bway; assessed with R E corpn; July24'13; Apr9'14; cancellation of indebtedness of $129,000 & nom

45TH st, 422 W (4:1054-45), ss, 300 w 9 av, 25x100.4, 5-sty bk tnt; Geo H Engelhard, ref, to Jesse J Culling, 1208 Brook av; FORECLOS Mar30; Apr9'14; A$11,000-25,-000. **20,700**

45TH st, 454 W (4:1054-61½), ss, 75 e 10 av, runs s75.3xe25xn25.3 (?) to st xw25 to beg (probable error), 5-sty bk tnt; Jacob Hirsch to Jos Hirsch, —— Summit av, Hillsdale, NJ; AT; AL; Jan24; Jan29'14; A $10,000-17,000; corrects error in last issue, when house number appeared as 455. O C & 100

46TH st, 339 W (4:1037-15), ns, aht 360 e 9 av, —x—, 3-sty & b stn dwg; A$11,000-14,500; also 9TH AV, 862 (4:1046-61), sec 56th (No 356), —x—, 5-sty bk tnt; A$27,-000-44,000; also 10TH AV, 721 (4:1078-29), nwc 49th (No 501), —x—, 4-sty stn tnt & strs; A$22,000-35,000; copy of last will of Patk J Mullane, 339 W 46, to his wife, Roseanna Mullane, 339 W 46, & balance of estate to Danl Meenan [295 10 av] & Thos Larkin, of Mauch Chunk, Pa, as EXRS &c for benefit of sons Donald T, Jno P & Kenneth J Mullane; Dec15'13; Apr8'14.

49TH st, 325 E (5:1342-11½), ns, 267.6 e 2 av, 18.9x100.5, 3-sty & b bk dwg; Sadie A Byrne to Fannie Franzone, 940 1 av, & Salvatore Di Salvo, 930 1 av; mtg $4,500; Apr1; Apr3'14; A$6,500-8,000. O C & 100

49TH st, 501 W, see 46th, 339 W.

50TH st, 10 E (5:1285-64), ss, 208 e 5 av, 21.5x100.5, 4-sty & b stn dwg; Kath O'Brien & ano EXRS &c Jno Fox to Eugenie Von Chorus, 106 W 69, 2-3 pt, & Albertine Rimbach, 138 W 104, 1-3 pt; AL; Apr6; Apr8'14; A$79,000-85,000. **73,000**

50TH st, 554 W (4:1078-60), ss, 100 e 11 av, 28.2x93.6, except pt released Mar16'85, & except land lying s of Verdant la, 6-sty bk tnt & strs; F E Platt Realty & Constn Co to Margt T Johnston, 253 E 61; mtg $26,500 & AL; Dec20'11; re-recorded from Jan12'12; Apr7'14; A$10,000-25,000. O C & 100

56TH st, 356 W, see 46th, 339 W.

57TH st, 340 E (5:1349-36½), ss, 241.8 w 1 av, 16.8x66.11x16.8x68.5, 3-sty & b stn dwg; Francis McSwegan to Bond Mtg & Securities Co, a corpn [c/o Fred Geller, pres], 22 Exch pl; mtg $6,000 & AL; Apr6; Apr8'14; A$7,000-9,500. O C & 100

62D st, 47 E (5:1377-pt lot 31), ns, 125 w Park av, 25x100.5, pt 4-sty bk stable; Ranald H Macdonald to Sixty-Second St Co, Inc, 128 Bway [r 1406]; mtg $20,000; Mar 12; Apr3'14; A$——$——. O C & 100

69TH st, 310 W (4:1180-41), ss, 200 w West End av, 25x100.5, 5-sty bk tnt & strs; Bertha Jacobs to Emma Brown, 227 W 141; B&S; AL; Apr1; Apr3'14; A$8,000-16,000. nom

70TH st, 11 E (5:1385-11), ns, 148 w Madison av, 30x100.5, 6-sty & b stn dwg; Wm T Hyde to Walter Jennings, 43 W 56 [26 Bway]; mtg $175,000; Mar31; Apr3'14; A $135,000-250,000. O C & 100

74TH st E (5:1408), ss, 164.10 w 3 av, a strip 0.2x102.2; Jno E O'Brien to Maria & Chas W Logeling, 235 E 57, & Simon Lewald, 104 E 31; QC & correction deed; Apr 3'14. nom

74TH st, 168 E (5:1408-44), ss, 164.10 w 3 av, 30.2x102.2, 4-sty stn tnt; Chas W Logeling et al to Eliz Quinn, 117 E 27; mtg $15,000; Mar31; Apr4'14; A$19,000-27,000. O C & 100

74TH st, 168-72 E (5:1408-41-44), ss, 104.-10 w 3 av, 90.2x102.2, 3-4-sty stn tnts; Eliz wife Danl Quinn, to Neerg Realty Co, a corpn, 160 Bway [r 1307]; AL; Mar31; Apr 4'14; A$57,000-81,000. nom

74TH st, 170-2 E (5:1408-41-43), ss, 104.10 w 3 av, 60.2x102.2, 2-4-sty stn tnts; Jos H Cohen, heir Hattie Cohen, to Simon Lewald, 104 E 31; QC; AL; Mar26; Apr4'14; A $38,000-54,000. nom

74TH st, 170-2 E; Simon Lewald to Eliz Quinn, 117 E 27; mtg $34,000; Mar31; Apr 4'14. O C & 100

75TH st, 327 E (5:1450-16), ns, 256.8 w 1 av, 28.4x102.2, 4-sty stn tnt; Theo K McCarthy, ref, to Lizzie Van Boskerck, 10 W 61; FORECLOS Mar26; Mar30; Apr3'14; A $10,500-17,500. **15,000**

76TH st, 518 E (5:1487-40), ss, 298 e Av A, 25x104.7x25.4x100.5, 5-sty bk tnt; Marie Hlavacek, widow, to Jno Trpisovsky, 520 E 76; ½ pt, & Josef Koubek, 417 E 78, ½ pt; mtg $15,000; Mar31; Apr6'14; A$6,000-19,000. O C & 100

78TH st W, swc Columbus av, see Columbus av, 376.

79TH st, 116 E (5:1413-66), ss, 157 e Park av, 18x102.2, 4-sty & b stn dwg; Hamilton Holding Co to Richd Derby, 969 Park av; mtg $30,000; Apr6'14; A$21,500-33,000. O C & 100

79TH st, 165 E (5:1508-25), ns, 272 w 3 av, 15.6x102.2, 3-sty & b stn dwg; Jerome Monks to Frank C Schlitt, 495 Ocean av, Jersey City, NJ; B&S; mtg $8,000; Apr6'14; A$10,500-15,000. O C & 100

79TH st, 165 E; Frank C Schlitt to Lawyers Realty Co, a corpn, 160 Bway; mtg $16,500; Apr6'14. O C & 100

82D st, 527 E (5:1579-17), ns, 216 w East End av, 27.4x102.2, 5-sty bk tnt; Sybilla E Wille to Walter Rath & Amelia Naumann, 451 E 84; B&S; Oct18'10; Apr8'14; A$8,-500-18,000. nom

82D st, 132 W (4:1212-46½), ss, 345 w Col av, 17x102.2, 4-sty & b bk dwg; Lewis Schuldenfrei, ref, to Cath Hickey, 111 W 11; FORECLOS Apr2; Apr7'14; A$10,000-20,000.

1,000 over & above 1st mtg for 15,000

84TH st, 129 E (5:1513-14), ns, 317.4 e Park av, 20.5x102.2, 3-sty & b stn dwg; Abr Lewengood & ano, EXRS &c Louis Lewengood, to Markwin Realty Corpn [c/o Fredk W Marks, pres, 29 W 42]; mtg $8,-000; Mar30; Apr6'14; A$12,000-14,000. **18,000**

85TH st, 74-8 W (4:1198-62-64), sec Col av (Nos 509-17), 100x102.2, 2 5-sty & 1 7-sty bk tnts, strs on av; Chas Hirschhorn et al to Carnegie Constn Co, a corpn, 435 W 119; mtg $161,000; Mar23; Apr6'14; A$118,000-219,000. O C & 100

94TH st, 29 W (4:1208-22), ns, 259 w Central Park W, 16x100.8, 3-sty & b bk dwg; Pauline Frank to Henry M Toch, 19 W 94 [320 5 av]; mtg $12,000 & AL; Jan15; Apr4 '14; A$10,500-16,000. O C & 100

94TH st, 156 W (4:1224-54), ss, 253 e Ams av, 18x98.10 to cl Apthorps la x18.2x 98.1, 3-sty & b stn dwg; Chas R Schminke to Dora Schminke, his wife [c/o Chas R Schminke], 156 W 94; mtg $10,000; Apr4; Apr6'14; A$9,500-16,500. nom

95TH st, 216-8 E (5:1540-38-39), ss, 298.9 w 2 av, 50x100.8, 2 5-sty bk tnts; Carolyn W Crandall to Herman D Junge, 951 Grant av [c/o Frees & McEveety, 3029 3 av]; B& S & CaG; Apr1; Apr6'14; A$18,000-34,000. O C & 100

97TH st, 37 W (7:1833-17), ns, 385 w Central Park W, 17x100.11, 3-sty & b bk dwg; Ensign Realty Co to B W R Realties, Inc, a corpn, 61 Park row; mtg $11,000; Apr9'14; A$10,200-12,500. O C & 100

100TH st, 226 E (6:1649-32), ss, 180 w 2 av, 25x100.7, 5-sty bk tnt; Mary Foley to Martha Windman, 1473 Madison av [c/o Jac Windman, 89 Delancey]; ½ pt; B&S; mtg $17,300 & AL; Apr3; Apr9'14; A $9,000-19,000. O C & 100

100TH st, 226 E (6:1649-32), ss, 180 w 2 av, 25x100.7, 5-sty bk tnt; Simon Kutner et al to Mary Foley, 321 S 4 av, Mt Vernon, N Y; mtg $17,300; Apr1; Apr3'14; A $9,000-19,000. O C & 100

101ST st, 327 E (6:1673-17), ns, 228.6 w 1 av, 28.6x100.11, 6-sty bk tnt & strs; Brown-Weiss Realties, a corpn, to Benj J Weil, 21 E 82 [5 Beekman]; B&S; Apr2; Apr4'14; A$8,000-28,500. nom

101ST st, 338-40 E (6:1672-30), ss, 50 w 1 av, 50x63.11, 6-sty bk tnt & strs; Chas Ullmo to Achille Ginsbourger, 853 Macy pl, Bronx; mtg $32,500; Apr8; Apr9'14; A$11,-000-38,000. O C & 100

101ST st, 20 W (7:1836-47), ss, 275 w Central Park W, 95 to es Manhattan av (Nos 10-6) x100.11, 6-sty bk tnt & strs; Emma E B Froehlich to Theresa Lemmon, 319 W 94; mtg $150,000 & AL; Apr3; Apr4 '14; A$80,000-180,000. O C & 100

101ST st, 20 W & MANHATTAN AV, 10-6; Theresa Lemmon to Jos Shenk, 62 W 107; mtg $145,000 & AL; Apr3; Apr4'14. O C & 100

101ST st, 20 W & MANHATTAN AV, 10-6; Jos Shenk to Shenk Realty & Constn Co, a corpn, 62 W 107; mtg $152,500; Apr3; Apr4 '14. O C & 100

103D st, 79 W (7:1839-11), ns, 75 w Manhattan av, 30x100.11, 5-sty bk tnt; mtg $28,000; A$19,200-34,000; also 123D ST, 439 W (7:1964-8), ns, 175 e Ams av, 50x100.11, 6-sty bk tnt; mtg $62,000; Magdalena Briner to Mabel L & Florence A Briner, 452 W 145; Apr9'14; A$31,000-85,000. gift

107TH st, 249 W, see Bway, 2780-4.

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112TH st, 109 W (7:1822-26), ns, 125 w Lenox av, 25x100.11, 5-sty bk tnt; Jos Keen to Saml Schwartz & Fannie, his wife, both at 27 W 111, as tenants by entirety; mtg $14,000; Apr9'14; A$16,000-26,000. O C & 100

113TH st, 21 E (6:1619-14), ns, 325 e 5 av, 25x100.10, 5-sty bk tnt & strs; Mary Foley to Simon Kutner, 34 Attorney, ½ pt, Abr Wenger, 15 E 109, ¼ pt; & Abr Kutner, 25 E 109, ¼ pt; mtg $22,750; Apr 2; Apr3'14; A$13,000-25,000. O C & 100

114TH st, 37 W (6:1598-17), ns, 495 w 5 av, 25x100.11, 5-sty bk tnt; Mamie Cohen to Isaac Deutsch, 1339 5 av, & Philip Gellis, 30 W 114; mtg $20,000; Apr2; Apr6'14; A $14,000-27,000. nom

116TH st, 19-25 E, see Madison av, 1770.

116TH st, 321 E (6:1688-11), ns, 250 e 2 av, 16.6x100.11, 3-sty & b stn dwg; Rosina Lordi to Rosa C, wife Angusto T Rossano, 223 E 116; mtg $7,000; Apr2; Apr6'14; A $6,500-10,000. O C & 100

116TH st, 309 W (7:1943-26), ns, 150 w 8 av, 25x100.11, 5-sty bk tnt; Lucy Bernstein to Ray Bernstein, 310 W 97; ½ pt; mtg $21,000; Mar30; Apr8'14; A$16,000-26,000. nom

117TH st, 180 E (6:1644-42), ss, 125 w 3 av, 25x100.11, 5-sty bk tnt; Barbara de Granby to Owners Standard Realty Corpn, 299 Bway [r 818]; ½ pt; AT; mtg $17,000 & AL; Apr7; Apr8'14; A$11,000-19,000. nom

117TH st, 180 E; Jos Gottesman IND1V1D & EXR Regina Gottesman to same; ½ pt; AT; mtg $17,000 & AL; Apr7; Apr8'14. **125**

117TH st, 312 W (7:1943-40), ss, 168.9 w 8 av, 26.3x100.11, 5-sty stn tnt; Julia F Coman to Helena M Ryan, 511 12th, Bklyn; mtg $21,000; Apr1; Apr3'14; A$14,700-22,-000. O C & 100

118TH st, 402 E (6:1711-45), ss, 93.8 e 1 av, runs s45.8xe0.4xs55.3xe15.7xn100.11 to st xw14.6 to beg, 2-sty & b stn dwg; Nettie Freeman to Gussie Freeman, 1930 Webster av; mtg $3,200; Apr3; Apr6'14; A$4,000-4,-500. nom

119TH st, 63 W (6:1718-15), ns, abt 340 e Lenox av, —x—, 3-sty & b stn dwg; Geo H Hogeman & ano, EXRS Sarah Hamill, to Eliza Hogeman [104 Main st] at East Orange, NJ; Apr7; Apr9'14; A$9,000-12,000. nom

119TH st, 158 W (7:1903-59), ss, 100 e 7 av, 17x100.11, 3-sty & b stn dwg; Fortunato D'Onofrio to Lucia D'Onofrio, 158 W 119; AL; Apr8; Apr9'14; A$9,500-14,000. nom

119TH st, 158 W; Lucia D'Onofrio to F D'Onofrio, Inc, a corpn, 158 W 119; AL; Apr 8; Apr9'14. nom

120TH st, 61 E (6:1747-8), ns, 216.8 w Park av, 16.8x100.11, 3-sty & b bk dwg; Jno H Rogan, ref, to German Savgs Bank, a corpn, 157 4 av; FORECLOS Mar16; Apr3; Apr4'14; A$7,000-10,000. **7,500**

120TH st W, see Ams av, see Ams av, sec 120th.

121ST st, 514 E (6:1817-28), ss, 174 e Pleasant av, 17x80, 3-sty & b bk dwg; Wilhelmina Elterich to Valentyna Zaworski, 456 E 122; mtg $2,000; Mar31; Apr3'14; A $3,000-4,500. O C & 100

123D st, 439 W, see 103d, 79 W.

124TH st, 62 W (6:1721-63), ss, 175 e Lenox av, 50x100.11, 6-sty stn tnt; Chas P Sanford, ref, to Isaac & Jos Breakstone, 62 W 124 [both at 344 Greenwich]; FORECLOS Apr7; Apr9'14; A$35,000-90,000. **62,250**

124TH st, 64 W (6:1721-65), ss, 150 e Lenox av, 25x100.11, 6-sty stn tnt; Chas P Sanford, ref, to Isaac & Jos Breakstone, 62 W 124 [both at 344 Greenwich]; FORECLOS Apr7; Apr9'14; A$16,000-40,000. **31,250**

125TH st, 13-15 E (6:1750-6), ns, 100 e 5 av, 30x99.11, 2-3-sty stn tnts & strs; Vendome Realty Corpn to Hy J Hemmens, 465 West End av [50 Wall]; mtgs $40,000; Apr4; Apr8'14; A$40,000-52,000. nom

125TH st, 200-18 E, see 3 av, 2293-7.

126TH st, 10 E (6:1750-67½), ss, 122.6 e 5 av, 18.9x99.11, 3-sty & b stn dwg; Caroline A Wilson to Henry J Hemmens, 465 West End av [50 Wall]; AL; Apr8; Apr9 '14; A$10,500-14,500. O C & 100

126TH st, 163 W (7:1911-8), ns, 150 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Mary A Houghton to Edwin B Houghton, of Red Bank, NJ [163 W 126]; Nov9'10; Apr7'14; A$8,600-14,000. nom

127TH st, 145-7 W (7:1912-8), ns, 150 e 7 av, 50x99.11, 6-sty bk tnt; Inter-City Land & Securities Co to Lord Robert Realty Co, Inc, a corpn, 160 Bway; mtg $72,500 & AL; Mar27; Apr9'14; A$27,000-80,000. O C & 100

128TH st, 85 W, see Lenox av, 360.

129TH st, 217 W (7:1935-23), ns, 200 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Arthur Blue to Mary E Blue, his wife, 355 W 122 [c/o Arthur Blue, 82 3 av]; Apr2; Apr3'14; A$7,500-10,500. nom

130TH st, 260 W (7:1935-57), ss, 169 e 8 av, 16x99.11, 3-sty & b stn dwg; German Exchange Bank to Aaron S Ratkowsky, 34 East Bway [60 Norfolk]; QC; mtg $10,000 & AL; Apr4; Apr9'14; A$7,000-10,500. nom

130TH st, 260 W; Aaron S Ratkowsky to Chas G Moller, 290 Madison av, & Jno Moller, 44 E 72, TRSTES Peter Moller [Est Peter Moller, 74 Wall]; AL; Apr6; Apr9'14. nom

130TH st, 502 W (7:1984-38), ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; Eugenie Rosendorf to Henry Altman, 15 E 87 [c/o Columbia Silk Mills, 200 5 av]; mtg $20,-000; Apr6; Apr7'14; A$8,500-18,000. O C & 100

130TH st, 504 W (7:1984-38½), ss, 125 w Ams av, 25x74.11, 5-sty bk tnt; Eugenie Rosendorf to Henry Altman, 15 E 87 [c/o Columbia Silk Mills, 200 5 av]; mtg $20,-000; Apr6; Apr7'14; A$8,500-18,000. O C & 100

131ST st, 6 E (6:1755-68), ss, 110 e 5 av, 18.3x99.11, 3-sty & b stn dwg; Jennie Adler to Wm F Schneider, Jr, 20 E 129; mtg $6,500 & AL; Mar28; Apr8'14; A$6,000-7,500. O C & 100

131ST st, 134 W (7:1915-49), ss, 350 e 7 av, 20x99.11, 3-sty & b stn dwg; Jno A Anderson, ref, to Rosa Mack, 133 W 126; FORECLOSED & drawn & recorded; Apr6 '14; A$8,000-12,500. **8,000**

133D st, 28 W (6:1730-51), ss, 360 w 5 av, 25x99.11, 5-sty bk tnt; Jas C Thomas Jr to Jas C Thomas, 89 W 134; mtg $21,000; Sept3'13; Apr8'14; A$9,000-20,000 O C & 100

133D st, 159 W (7:1918-11), ns, 225 e 7 av, 25x99.11, 5-sty bk tnt; Fortunato D'Onofrio to F D'Onofrio, Inc, a corpn, 158 W 119; AL; Apr8; Apr9'14; A$10,000-20,000. nom

134TH st, 129 W (7:1919-14), ns, 300 e 7 av, 25x99.11, 5-sty bk tnt & strs; Helene Newmark to The Beardsley Realty Co, Inc, a corpn, 44 Court, Bklyn; mtg $15,000; Apr 6; Apr7'14; A$10,000-19,000. O C & 100

136TH st, 224 W (7:1941-45), ss, 285.10 w 7 av, 16.8x99.11, 3-sty & b bk dwg; Harry Lilly to Equitable Life Assur Soc of U S, a corpn; B&S; Apr1; Apr7'14; A$6,700-10,000. nom

136TH st, 626 W (7:2002-95), ss, 331.3 w Bway, 43.9x99.11, 5-sty bk tnt; Edw D Dowling to Lina Weil, 19 E 98; FORECLOS Apr6; Apr7'14; A$26,000-54,000. **46,000**

136TH st, 626 W; Lina Weil to Prosper Realty Corpn, 203 Bway [r 611]; mtg $39,-000 & AL; Apr7'14. O C & 100

141ST st, 309 W (7:2043-8), ns, 150 w 8 av, 25x99.11, 5-sty bk tnt & strs; Mary A Spencer & ano to Mormac Realty, Inc, a corpn, 403 W 127; mtg $19,000; Apr1; Apr4 '14; A$9,000-22,000. O C & 100

141ST st, 450 W, see Convent av, swc 141.

149TH st, 507 W (7:2081-26), ns, 142.6 w Ams av, 17.6x99.11, 3-sty & b stn dwg; Peerless Holding Co, Inc, a corpn, to Marie M Ehlers, 241 W 135; QC; Apr1; Apr8'14; A$9,000-13,000. nom

152D st, 401 W, see St Nicholas av, 840.

158TH st, 543-51 W (8:2117-61), ns, 125 e Bway, 100x99.11, 6-sty bk tnt; Moray Realty Co, Inc, to Julia A Barbour, of Fairfield, Essex Co, NJ; mtg $140,000; Apr 7'14; A$50,000-150,000. O C & 100

164TH st, 505 W (8:2121-49), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife, Jr, to Standard Investment Co, a corpn, 11 Ames av, Rutherford, NJ; B&S; mtg $55,000; Apr8'14; A$21,000-61,000, nom

164TH st, 505 W (8:2121-49), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Dowling ref to Edw D Fife, Jr, 137 E 46; FORECLOSED & drawn Mar31; Apr8'14; A$21,000-61,000. **2,030**

166TH st, 453-5 W (8:2111-105), ns, 250 e Ams av, 50x60, 5-sty bk tnt; Sarah Wohlgemuth to Band Realty Co, a corpn, 932 Hoe av; mtg $29,000; Oct1'13; Apr3'14; A $13,000-30,000. nom

166TH st, 453-5 W; Trial Realty Co, a corpn to same; QC; Oct1'13; Apr3'14. nom

174TH st, 550-2 W, see Audubon av, 172-82.

181ST st W (8:2179-pt lot 80) ns, 138.11 w Northern av, runs n110.1xw34xn100.2xw 24.11xnw7xsw214.7 to st xe on curve 150 to beg, vacant; Miami Realty Co to Harvey Realty Co, a corpn, 40 E 22; mtg $46,500; Mar31; Apr3'14; A$——$——. nom

187TH st, 541-3 W, see Audubon av, 440-50.

204TH st W (8:2200-9), ss, 100 e Ams or 10 av, 150x99.11, vacant; Peter J Shields to Orosant Constn Co, a corpn, 367 E 184; Apr 2; Apr3'14; A$21,000-21,000. nom

Amsterdam av (7:1962-70), sec 120th, 80.11x150, 10-sty bk tnt & strs; Carnegie Constn Co, a corpn, to Chas Hirschhorn, 315 5 av, & Isadore Levy, 36 Central Park S; mtg $412,500; Apr6; Apr7'14; A$125,000-$——. O C & 100

Amsterdam av, 1865 (7:2067-2¼), es, 138.11 s 153d 19.6x100, 3-sty bk tnt & str, 1-stv ext; Wm Goldsticker ref to Tilmil Realty Co, a corpn, 132 Nassau [r 520]; FORECLOS Mar31; Apr4; Apr8'14; A$13,-000-14,500. **$1,000 over & above two mtgs aggregating 14,250**

Audubon av, 172-82 (8:2130-15-17), swc 174th (Nos 550-2), 99.11x100, 2 5-sty bk tnts, strs on cor; Stratford Building Impt Co to Paul Paveglant, 46 Bklyn av, Bklyn; mtg $123,000; Apr1; Apr3'14; A$49,000-128,-000. O C & 100

Audubon av, 172-82, swc 174th (Nos 550-2); Paul Paveglant to Winfield W Scott, 2701 8 av; AT; mtg $128,000; Apr2; Apr3'14. O C & 100

Audubon av, 440-50 (8:2158-16), nwc 187th (Nos 541-3), 189.5 to ss 188th x75, 6-sty bk tnt & strs; Audubon Block Front Co, a corpn, to Saul & Isidore Oliner, both at 67 E 7 [c/o Oliner Bros, 67 Clinton]; mtg $195,000 & AL; Feb5; Apr7'14; A$55,-000-225,000. O C & 100

Broadway, 1553 (1505) (4:1018-26½), ws, 23.10 n 46th, 23.10x88.11x23.3x94.7, 3-sty bk restaurant; Emily E Wood to Gramway Co, Inc, a corpn, at Mamaroneck, NY [38 Park row, r 1119]; mtg $25,000; Apr2; Apr6'14; A $155,000-160,000. nom

Broadway, 2780-4 (7:1879-1), nec 107th (No 249), runs e99.1xn100.11xw25xs25.2xw103.3 to Bway xs81.1 to beg, 7-sty bk tnt & strs; Geo Rosenfeld to Jennie C Molloy, 225 W 14; AL; Apr7; Apr8'14; A $150,000-250,000. O C & 100

Claremont av, 188 (7:1903-105), es, 220 n 125th, 40x100, 5-sty bk tnt; Jos J MacKeown to Mary Seofield, 230 W 103; mtg $39,000; Mar17; Apr8'14; A$32,000-50,000. O C & 100

Columbus av, 376 (4:1149-26), swc 78th, 25.8x105.5x25.8x106.1, 5-sty bk tnt & str; Addie R Altman et al heirs &c Isabel R Wallach to Altman-Wallach Co, Inc, a corpn [c/o Adele W Kaempfer, 35 W 96th] AL; Sept29'13; Apr8'14; A$45,000-66,-000. O C & 100

Columbus av, 509-17, see 85th, 74-8 W.

Convent av (7:2057-43-46), swc 141st (No 450), 99.11x95, vacant; McKeon Realty Co to Nathaniel L McCready, 4 E 75 [38 Wall] IND1V1D & TRSTE & Caroline A McCready, 781 5 av as TRSTES for Nathaniel L McCready under will Nathaniel L McCready, decd; mtg $45,000; Apr8'14; 00-64,000. O C & 100

Lenox av, 360 (6:1726-1), nec 128th (No 85), 24.11x75, 4-sty bk tnt & strs; Matthias Pfau to E H Baker, Inc, a corpn [62 Bruce av], Yonkers, NY; mtg $35,000 & AL; Apr3; Apr6'14; A$27,000-39,000. nom

Lexington av, 302 (3:893-20), ws, 60 n 37th, 20x80, 3-sty & b bk dwg; Harry C Williams to Marshall L Warrin, 50 Franklin pl, Flushing, B of Q; mtg $21,000 & AL; Apr1; Apr3'14; A$27,000-34,000. nom

Madison av, 1770 (6:1622-13), nwc 116th (Nos 19-25), 60x110, 7-sty bk tnt & strs; Jacob Israelson to Morris D Solinger, 251 W 95; Hattie Stern, 18 E 93 & Leonora S Baum, 205 W 54; ½ pt; AT; mtg $130,000; Apr8'14; A$65,000-155,000. O C & 100

Manhattan av, 10-6, see 101st, 20 W.

Park av, 1068 (5:1499-36), ws, 83.8 n 87th, 17x80, 3-sty & b stn dwg; Lucy J Wood to Beaumont Realty Co, 68 William [r 1303]; AL; Apr6'14; A$13,000-16,000. O C & 100

Riverside dr (late Drive or Blvd Lafayette (8:2135-171), ws, 1941.1 n from ss 155th & 2074.5 w from es 10 av, runs nw251.8xn 180.8xse200 to dr xse on curve 1.11 & 211.3 to beg, vacant; Frank H Hennessy, ref, to Wm W Tappan, at East Orange, NJ; FORECLOS Mar12; Apr6'14; A$64,500-67,-000. **49 000**

Riverside dr (late Drive or Blvd Lafayette (8:2135-171), ws, 1941.1 n from ss 155th & 2074.5 w from es 10 av, runs nw251.8xn 180.8xse200 to dr xsc on curve 1.11 & 211.3 to beg, vacant; Wm W Tappan to Emily M Roemer [c/o Geo Roemer], 494 Green av, Bklyn; Apr6'14; A$64,500-67,000. O C & 100

St Nicholas av, 730 (7:2053-65), es, 355.10 n 145th, 30.4x100, 4-sty & b stn dwg; Mary F Martin to Frank L Marshall, 191 Edgecombe av; AL; Apr7; Apr9'14; A$17,500-21,-500. O C & 100

St Nicholas av, 755 (7:2062-36), swc 148th (No 400), 24.11x100, 5-sty bk tnt & strs; Theresa Lemmon to Jos E Marx, 790 Riverside dr [3609 Bway]; AL; Jan27; Apr9'14; A$22,000-P30,000. O C & 100

St Nicholas av, 840 (7:2067-29), nec 152d (No 401), runs n25.4xe51.11xn.01½xe75.2 to ws St Nicholas pl (No 41), xs24.11 to 152d xw121.9, vacant; Martha B Philips to West 152d St Constn Co, Inc, a corpn, 71 Nassau; AL; Apr3'14; A$31,000-31,000. O C & 100

Wadsworth av, 145 (8:2162-52), es, 82 n 180th, 37.6x100, 5-sty bk tnt; Belford Realty Co, Inc, to Martha B Philips, 161 Mad av; mtg $30,000; Mar31; Apr3'14; A$19,500-43,000. O C & 100

West End av, 327 (4:1185-22), ws, 65 n 75th, runs w100xn40xe25xs20xe75 to av xs 20 to beg, 3-sty & b bk dwg; Danl O'Connell to Jennie C Bradley [c/o Frank Bradley], 303 W 75; AL; Apr7; Apr8'14; A $30,000-37,000. O C & 100

West End av, 327 (4:1185-22), ws, 65 n 75th, runs w100xn40xe25xs20xe75 to av xs 20 to beg, 3-sty & b bk dwg; Malcolm Campbell & ano TRSTES Geo L Day to Danl O'Connell, 813 Park av; AL; Mar1; Apr8'14; A$30,000-37,000. O C & 100

1ST av, 423 (3:930-32), ws, 49.5 s 25th, 24.6x100, 3-sty bk tnt & strs; Dora Heyl to Eva Lahr, 113 Jennings, Elmhurst, B of Q; mtg $13,000; Feb28; Apr3'14; A$13,500-15,500. O C & 100

1ST av, 1474 (5:1471-47), es, 52.2 s 77th, 25x85, 4-sty bk tnt & strs, 1-sty ext; Annie H Haft to Schrenk & Co, a corpn, 15th & Garden sts, Hoboken, NJ; ⅛ RT&I; AL; Mar28; Apr4'14; A$10,000-17,000. nom

1ST av, 2109-11 (6:1680-25), ws, abt 50 n 108th, —x—, 6-sty bk tnt & strs; Louis Krulewitch to Emsworth Constn Co, 30 E 42 [r 327]; AL; Dec8'13; Apr6'14; A$20,000-65,000. O C & 100

1ST av, 2264 (6:1710-3), es, 66 n 116th, 20 x74, 4-sty stn tnt & str, 1-sty ext; Alfonso Anzalone et al to Rubin Bruck, 2260 1 av; mtg $9,500; Apr8; Apr9'14; A$7,500-11,500. nom

2D av, 534 (3:935-62), es, 60 s 30th, 20x 75.9, 3-sty bk tnt & str; Jacob Herb et al to Eliz J Smith, 348 W 29; QC; AL; Apr1; Apr8'14; A$10,000-11,500. O C & 100

2D av, 625 (3:915-28), ws, 20.5 n 34th, 19.5x76, 4-sty bk tnt & str; Mary A Houghton to Edwin B Houghton, of Red Bank, NJ [163 W 126]; Nov9'10; Apr7'14; A$15,-000-17,500. nom

2D av, 869 (5:1320-25), ws, 75.5 n 46th, 25x100, 5-sty bk tnt & strs, 2-sty ext; Jno J Frielingsdorf to Fredk Rebhan at Baldwin, LI; mtg $22,000; Apr1; Apr3'14; A$16,-000-26,000. O C & 100

2D av, 1888, sec 2 av, 1890.

2D av, 1890 (6:1669-51), es, 50.5 s 98th, 24.9x100, 4-sty bk tnt & strs; A$10,000-13,-000; also 2D AV, 1888 (6:1669-52), es, 75.2 s 98th, 24.9x100, 4-sty bk tnt & strs; Frieda Tompkins & ano to Paul A McGolrick, 208 W 131 [271 W 140]; B&S & CaG; AL; Apr3; Apr4'14; A$10,000-13,000. nom

2D av, 2201½ (6:1667-25), ws, 75.6 s 113th, 25.2x110, 6-sty bk tnt & strs; Wm F Schneider to Wm F Schneider Jr, 20 W 129; mtg $28,500; Mar31; Apr8'14; A$10,500-31,500. O C & 100

3D av, 474-6 (3:888-39), ws, abt 50 n 32d, 49.4x100, 6-sty bk tnt & strs; Max J Kramer et al to Yatty Kramer [105 Alex av, Arverne, LI]; Oct28'08; re-recorded from Nov13'08; Apr9'14; A$50,000-88,000. nom

3D av, 474-6 (3:888-39), ws, abt 45 n 32d, 49.4x100, 6-sty bk tnt & strs; Yatty Kramer to 474 Third Av Holding Co, Inc, a corpn, 35 Nassau [141 Bway, r 1600]; B&S; mtg $76,000; Apr4; Apr7'14; A$50,000-88,000. nom

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3D av, 1355 (1361) (5:1432-3½), es, 61.11 n 77th, 20x74, 2-sty bk str; Christina W Franke to Jno W Siefke, 453 75th, Bklyn; ½ pt; B&S; Apr2; Apr3'14; A$12,500-17,000. O C & 100

3D av, 1805 (6:1650-3), es, 50.6 n 100th, 25.3x100, 5-sty stn tnt & strs; Saml Lustbader Jr to Louise Nast [c/o Saml M Nast], 1356 Madison av; QC; AL; Apr6; Apr7'14; A$15,000-25,500. nom

3D av, 2293-7 (6:1789-41-46), sec 125th (Nos 200-18), runs e230xs100.11xw125xn26.6 xw105 to es 3 av xn74.5 to beg, 3-4 & 5-sty bk loft & str bldg; Rachel Ranger to Edna A & Charlotte J Ranger & Frances R Herzog, all at 38 E 73; QC; AL; Dec15'13; Apr 7'14; A$175,750-260,570. nom

5TH av, 141-7 (3:849-75-76), sec 21st (Nos 2-8), 94x100, 12 & 13-sty bk loft & str bldg; Nathaniel L McCready et al TRSTES for Nathaniel L McCready under will of Nathaniel L McCready, decd, to McKeon Realty Co, a corpn, 80 Maiden la; CaG; mtgs $650,000; Apr7; Apr8'14; A$607,-000-945,000. O C & 100

8TH av, 2479 (7:1958-32), ws, 25 s 133d, runs w83.3xsw20.11xs12.4xe100 to av xn25 to beg, 5-sty bk tnt & strs; Excelsior Savings Bank of NY to Jno J McDonagh, 167 W 102 [105 W 97]; B&S & CaG; Apr3'14; A $15,800-23,000. 25,000

9TH av, 108 (3:741-1), nec 17th (Nos 361-3), 26.4x100, 5-sty bk tnt & strs; Patk Donnelly to Danl Meenan, 35 W 88 [295 10 av]; mtg $48,000; Apr7; Apr9'14; A$21,000-45,000. nom

9TH av, 862, see 46th, 339 W.

10TH av, 721, see 46th, 339 W.

Inferior strip (4:1000), begins 60.5 s 48th & 46 w 6 av, runs w38xn2.5xe38xs2.5 to beg; Moses Bachman to Bernard M Baruch, 6 W 52 [111 Bway]; QC; AL; June7'13; Apr4'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Bank st, 89-99, see Greenwich, 771-9 on map 771-7.

Bethune st, 1-9, see Greenwich, 771-9 on map 771-7.

Greenwich st, 407-11 (1:214); consent to 3d track; N Y Orthopaedic Dispensary & Hospital, mortgagee, to Manhattan Railway Co, a corpn; Jan22; Apr6'14. nom

Greenwich st, 407-11; consent to 3d track; same to same; Jan22; Apr6'14. nom

Greenwich st, 408-10 (1:217), nwc Hubert (No 24), runs w82.4xn28.6xe—xn25.4xe 80.10 to st xs53.4 to beg; consent to 3d track; Robt A Livingston Jr to Manhattan Railway Co, a corpn; Mar26; Apr3'14. 1,173.33

Greenwich st, 422 (1:217), swc Laight (No 67), 20.7x58; consent to 3d track; Julia Wilkins to Manhattan Railway Co, a corpn; mtg $19,000; Mar12; Apr6'14. 453.75

Greenwich st, 422; consent to 3d track; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, mortgagee, to same; Mar14; Apr 6'14. nom

Greenwich st, 422; consent to 3d track; same to same; Mar19; Apr6'14. nom

Greenwich st, 752-4 (2:634), nwc 11th (Nos 315-7), 47.3x89x74.9x65; consent to 3d track; Anna Miller, individ et al, EXRS Fredk Kloppenburg, to Manhattan Railway Co, a corpn; Mar19; Apr6'14. 1,049.50

Greenwich st, 771-9 on map 771-7 (2:624), nec Bank (Nos 89-99), runs e137.9 to ws Hudson (Nos 585-91) xn99.6 to ss Bethune (Nos 1-9) xw125 to es Greenwich xs136.11 to beg, Ross Bldg; consent to 3d track; Mary E Wilson, widow, et al to Manhattan Railway Co, a corpn; mtg $115,000; Mar24; Apr3'14. 3,012.16

Greenwich st, 771-9 on map 771-7; also BANK ST, 89-99; also HUDSON ST, 585-91; also BETHUNE ST, 1-9; consent to 3d track; Irving Savgs Instn, mortgagee, to same; Mar17; Apr3'14. nom

Henry st, 36 (miscl); power of atty to conduct business; Simon Goldin [107 W 27] to Mendel Nasper [36 Henry]; Apr3; Apr4 '14. —

Hubert st, 24, see Greenwich, 408-10.

Hudson st, 585-91, see Greenwich, 771-9 on map 771-7.

Laurel Hill ter (8:2149-45), nws, lot begins 79.11 s 185th & 225 e Ams av, runs s 13.3 to nws Laurel Hill ter xne14.4xw5.8 to beg; re judgt; Phebe J Leask to Jos A Flannery, 37 W 51; Mar19; Apr7'14; A$100-100. nom

Laight st, 67, see Greenwich, 422.

Madison st, 365-7 (1:267-34), ns, abt 275 w Jackson, 40x95.6, 6-sty bk tnt & strs; rel from liability on bond dated Aug28'06; Burghard Steiner et al to Barnet Berkman, Rubin Bass & Jos E Siegel [all c/o Berkman, Bass & Co, 135 W 27]; Mar25; Apr8'14; A$24,000-50,000. nom

11TH st, 315-7 W, see Greenwich, 752-4.

25TH st, 137-9 W (miscl); CONTRACT to furnish heat, repairs, cleaning, etc, for 1 year; Building Operating Co, 141 W 36, with Alex R Peacock, 922 N Highland av, Pittsburgh, Pa; Nov1'13; Apr3'14. per annum 3,130

28TH st, 113 W (3:804-28), ns, abt 190 w 6 av, —x—, 4-sty bk loft & str bldg; asn int in estate of Ellen Dunne (decd) to secure payment to ext of $1,000; Edw B Dunne to U S Fidelity & Guaranty Co, a corpn, 45 Cedar; Mar7; Apr7'14; A$30,000-34,000. nom

53D st, 319-21 E (5:1346-10), ns, 215 e 2 av, 40x100.5, 5-sty bk factory; re from trust deed recorded Feb24'12; Christian F Tietjen & ano, TRSTES et al, & Douglas Mathewson & ano, EXRS &c Jno Hardy, to Frank Dobson, 606 W 146 [319 E 53]; QC & confirmation deed; Mar21; Apr6'14; A $18,000-35,000. nom

74TH st, 300 E, see 2 av, 1418.

74TH st, 301 E, see 2 av, 1418.

85TH st, 303-5 E, see 2 av, 1640-2.

102D st, 249 W; power of atty; Annie T Harrigan to Adelaide H Loughran, of Phila, Pa; Mar31; Apr3'14. —

Broadway, 3281-9 (7:1999); asn rents to secure mtg for $18,500; Maze Realty Co to Jos E Marx, 790 Riverside dr; mtg $——; June10'13; Apr9'14. nom

Marble Hill av (Kingsbridge) (13:3402), from 225th (late Terrace View av) to 230th; order of Supreme Court appointing Commissioners of Estimate & a Commissioner of Assessment to acquire title to above; Jos E Newburger (Justice), appoints Edw D Dowling, 2060 Anthony av; Frank A Spencer, Jr, 1051 Faile, & Harry E Diamond, 1165 Longfellow av; Apr3; Apr 6'14. —

2D av, 945 (5:1324-23), ws, 20.5 n 50th, 20x70; consent to 3d track; Esther Greenberg to Manhattan Railway Co, a corpn; mtg $8,000; Mar30; Apr7'14; A$9,500-12,500. 240

2D av, 945; consent to 3d track; J Harden Purdy, mortgagee, to same; Apr2; Apr 7'14. nom

2D av, 1418 (5:1448), sec 74th (No 300), 20x60; also 2D AV, 1420 (5:1449), nec 74th (No 301), 22x80; consent to 3d track; Ellen King to Manhattan Railway Co, a corpn; Mar19; Apr6'14. 504

2D av, 1420, see 2 av, 1418.

2D av, 1640-2 (5:1548), nec 85th (Nos 303-5), 46.2x100; consent to 3d track; Rae Levinson to Manhattan Railway Co, a corpn; mtg $75,000; Mar26; Apr9'14. 554

2D av, 1640-2, nec 85th (Nos 303-5); consent to 3d track; Jacob Wicks Jr, mortgagee, to same; Mar31; Apr9'14. nom

2D av, 1640-2, nec 85th(Nos 303-5); consent to 3d track; Louis Bauman, mortgagee, to same; Apr2; Apr9'14. nom

3D av, 440 (3:886), ws, 79.1 n 30th, runs n19.8xw100xs31xe40xn11.4xe60 to beg; re asn rents; Estates Mtg Securities Co to Louise H Clausnitzer, 272 3 av; Jan14; Apr 7'14. nom

Appointment of trustee (miscl); Augusta Kemp & Geo Massey, TRSTES will Geo Kemp to Edw Kemp, 41 W 54 as TRSTE will Geo Kemp; May1'13; Apr3'14. —

Asn all R T & I (miscl) in estate of Susan H Geissenhainer (decd), formerly owned by Chas B Geissenhainer; Jacob A Geissenhainer, at Freehold, NJ, to Fredk W Geissenhainer, 231 W 14, & Anna M Warren, 326 W 89; Mar14; Apr7'14. O C & 100

Exemplified copy (miscl) last will of Julia A Knapp, late of County of Pima, Arizona; June6'08; Apr4'14. —

Power of atty (miscl); Louise S Hendricks to Chas Hendricks, 340 W 72; Mar 9; Apr7'14. —

Power of atty (miscl); F J Fullaytar to Anthony Tuna, 20 E 33; Mar2; Apr7'14. O C & 100

Power of atty (miscl); Harriet B Hanfield to DeWitt C Hanfield; Mar31; Apr9'14. —

Revocation of power of atty (miscl); Eliz Kenedy, widow, at Stamford, Conn, to Arthur Kenedy, her son, 157 E 81; Apr6; Apr9'14. —

WILLS.

Borough of Manhattan.

Downing st, 58 (2:528-27), ss, 119.3 e Varick, 16.8x64x irreg, 3-sty bk dwg; Ebenezer Bailey Est, Sylvester Pope, EXR, 424 Central Pk W; atty, Christian Zabriskie, 393 Canal; A$4,000-5,000. Will filed Apr7 '14.

10TH st, 33 W (2:574-61), ns, 427.9 e 6 av, 25x94, 3-sty bk dwg; Augustus Duff Est, Jas C Duff, EXR, 33 W 10; attys, Washburn, Ruston & Koehler, 51 Chambers, 51 Chambers; A$21,500-25,000. Will filed Mar27'14.

82D st, 433-5 E (5:1562-19 & 20), ns, 106 w Av A, 50x102, 2-5-sty bk tnts & strs; A $17,000-37,500; Matilda Zitzlsperger Est, Gottlieb Maier & ano EXRS, 496 2 av; atty, Adolph E Gutgsell, 38 Park Row. Will filed Apr3'14.

105TH st, 228 W (7:1876-44), ss, 120 e Bway, 25x100, 4-sty stn dwg; A$19,000-23,000; also 114TH ST, 206 W (7:1829-40), ss, 150 w 7 av, 25x100, 5-sty stn tnt; A $15,000-26,000; Ellen Powers Est, Edw A Powers, EXR, 228 W 105; atty, Judson D Campbell, 68 Wm. Will filed Mar31'14.

107TH st, 320 W (7:1892-28), ss, 102.6 e Lummis Est, Benj R Lummis, EXR, 324 W Riverside dr, 22x100, 5-sty bk dwg; Wm 103; atty, Bayard L Peck & Geller, Rolston & Horan, attys, 22 Exch pl; A$19,500-39,-000. Will filed Mar31'14.

114TH st, 206 W, see 105th, 228 W.

117TH st, 248 E (6:1666-27½), ss, 90 w 2 av, 20x100, 3-sty bk tnt & str & 1-sty ext; Hy Reynard Est, Ida Reynard, EXTRX, Ridgefield Park, NJ; attys, Geller, Rolston & Horan, 22 Exch pl; A$7,250-9,750. Will filed Apr7'14.

131ST st, 239 W (7:1937-15), ns, 357 e 8 av, 17.6x99, 3-sty stn dwg; A$7,000-9,500; also 132D ST, 59 E (6:1757-32), ns, 95 w Park av, 20x99, 3-sty stn dwg; A$5,000-5,-500; Adelaide Collins Est, Margt Murray, EXTRX, 51 E 132; attys, Bergen & Prendergast, 25 Broad. Will filed Apr8'14.

132D st, 59 E, see 131st, 239 W.

141ST st, 462 W (7:2057-50), ss, 189 w Convent av, 18x99, 4-sty bk dwg; Norbert Wolff Est, Clara Schumacker, EXTRX, 462 W 141; A$7,900-16,500. Will filed Apr4'14.

Bowery, 139 (2:423-6), es, 125 n Grand, 25x108, 1-3-sty bk tnt & str & 2-sty bk tnt in rear; Michele Auleta Est, ½ int, Agnesa Auleta, EXTRX, 304 E 110; atty, Gerard J Cuoco, 63 Park row; A$25,000-28,000. Will filed Apr6'14.

Manhattan av, 499 (7:1947-50), ws, 48 s 121st, 15x80, 3-sty bk dwg; Clara S Knight Est, Jos P Knight, EXR, 499 Manhattan av; atty, Bernard J Isecke, 203 Bway; A $8,100-11,500. Will filed Apr8'14.

2D av, 1246 (5:1440-3), es, 50 n 76th, 25x 75, 5-sty bk tnt & str; A$12,000-18,000; Timothy Dwyer Est, Terence J Gannon, EXR, 309 E 69; atty, Jas S McDonough, 80 Wall. Will filed Apr3'14.

CONVEYANCES.

Borough of the Bronx.

Barretto st, see Fox, see Fox, 900.

Coster st, 652 (10:2764, 2768 & 2769), es, 260 s Spofford av, 20x100, 2-sty fr dwg; Adelaide D Myers to Miriam Glass, 367 W 120; B&S; AL; Apr4; Apr8'14. nom

Elsmere pl, 806 (11:2955), ss, 200 w Marmion av, 50x100, 2-sty fr dwg & vacant; Bernard Byrne to Jno J Byrne, 460 Mad av; Apr6; Apr7'14. nom

Freeman st, 954-6, see Vyse av, 1235.

Freeman st, 958-60 (11:2993), sec Vyse av, 54.8x108.4x50x130.6, 3-sty fr tnt & str & 1-sty fr str; Martha Perna to Fredk Muller, 850 Fairmount pl; mtg $18,000; Apr2; Apr3'14. 100

Freeman st, 991-3 (11:2999), nec Bryant av (No 1300), 53x100x50x85.8, 5-sty bk tnt & strs; Carroccio Realty Co to Leonard Weill, 155 W 103; mtg $54,250; Apr1; Apr4 '14. nom

Fox st, 900 (10:2722), sec Barretto, 52x 105, 5-sty bk tnt; also TIFFANY ST, 948 (10:2714), es, 78 n 163d, 47x106.7x48x106.7, 5-sty bk tnt; Hannah Cohen to S O Constn Co, Inc, 574 St Nicholas av; correction deed; AL; Apr8; Apr9'14. O C & 100

Fox st, 1040 (10:2726), es, 273.2 n 165th, 50x100, 2-sty bk dwg; M Davis & Son, Inc, to Max Bldg Co, 1062 Morris av; mtg $9,-800; Apr1; Apr9'14. O C & 100

Kelly st, 912 (10:2711), es, 350 s 163d, 37.6x105.11x43.5x112, 4-sty bk tnt; Cordelia Wechsler to Lawrence Davis, 76 Green st, Newark, NJ; mtg $21,000; Apr1; Apr7'14. nom

Kelly st, 920 (10:2711), es, 275 s 163d, 37.6x120.4x44.11x131, 4-sty bk tnt; Utility Realty Co to Alice W Meyer, at Whitehall, NY; Apr2; Apr8'14. O C & 100

Kelly st, 936 (10:2711), es, 125 s 163d, 37.6 x121.2x44.3x111.6, 4-sty bk tnt; also KELLY ST, 940 (10:2711), es, 87.6 s 163d, 37.6x111.6 x43.5x104.2, 4-sty bk tnt; also KELLY ST, 944 (10:2711), es, 50 s 163d, runs e103.8xs 40.1xw4.8xs2.3xw104.2 to st xn37.6 to beg, 4-sty bk tnt; Utility Realty Co to Meehan Constn Co, 30 E 42; B&S; Apr2; Apr8'14. nom

Kelly st, 940-4, see Kelly, 936.

Lorillard pl 2415-7 (11:3056), ws, 133.9 n 187th, 40.5x90, 2-3-sty bk tnts; Marie Frenchi to Hannchen Lieben, 2020 Washington av; mtg $16,000; Apr1; Apr3'14. nom

Odell st (late Jackson) (*), ws, 505 n Starling av, 100x108; Peter Fusco to Henry Rudolph, 602 Bergen av; mtg $2,000; Mar 21; Apr4'14. O C & 1,000

Ruskin st, see Maple av, see Maple av, sec Ruskin.

Schofield st (*), ns, 465 from es Main st, runs e—xn118xw50xs118 to st xe50 to beg, City Island; Truman A Jewell to A Benj Martin, 181 Schofield, City Island; Apr3; Apr4'14. nom

Tiffany st, 948 (10:2714), es, 78 n 163d, 47x106.7x48x106.7, 5-sty bk tnt; S O Constn Co, Inc, a corpn, to Tiffany Holding Co, Inc, 979 E 163; mtg $44,562.50; Apr8; Apr9'14. O C & 100

Tiffany st, 948, see Fox, 900.

134TH st, 447 E (9:2279), ns, 425 e Willis av, 25x100, 2-sty fr dwg; Wm H Harden to Saml W Altman, 473 W 158; mtg $4,000; Apr6; Apr7'14. nom

135TH st, 529 E (9:2263), ns, 175 w St Anns av, 25x100, 5-sty bk tnt; Chas Mohr Jr to Christopher Munnich, 225 Brown pl; mtg $14,000; Apr2; Apr7'14. O C & 100

136TH st, 261 E, see 3 av, 2488.

148TH st, 334-42 E (9:2329), ss, 94 w Courtlandt av, 106.1x103.11x106.1x105.4, 2-4-sty bk tnts & 2 & 3-sty fr dwgs; Louis Lese to Belwood Realty Co, 35 Nassau; A L; Apr4'14. O C & 100

151ST st, 360-2 E (9:2397), ss, 100 e Courtland av, 50x118.5, 5-sty bk tnt; Benenson Realty Co to Herman Hesse, 736 Melrose av; mtg $37,000; Apr3'14. O C & 100

151ST st, 411 E (9:2374), ns, 141.1 w 3 av, 25x114.2, vacant; Thos D Malcolm to Edw Greenebaum, 151 W 121; mtg $5,000; Apr6; Apr8'14. O C & 100

151ST st E, see Walton av, see Walton av,, es, 349.11 n 150th.

152D st, 271 E, see Morris av, 642-4.

152D st, 429 E, see 3 av, 2939-45.

152D st E, nwc 3 av, see 3 av, 2939-45.

158TH st, 3t4 E, see Courtlandt av, 787-93.

158TH st, 320-4 E, see Courtlandt av, 787-93.

160TH st, 735 E, see Forest av, 851.

164TH st, 868 E (10:2690), ss, 39 w Stebbins av, 23x73.6, 3-sty bk dwg; Danl Ostrow to Geo H Janss, 1057 Hoe av; mtg $7,000; Mar25; Apr4'14. O C & 100

165TH st E, swe Morris av, see Morris av, 1009.

176TH st E (11:2949), ss, 100 w Clinton av 49.10x158.1x49.10x158, vacant; Checchina Carucci to Mitchell-McDermott Constn Co, 1094 Southern blvd; mtg $4,500; Mar 23; Apr7'14. exchange

177TH st E or Tremont av (11:3121), ns, 79.9 w Daly av, 50x105, except part for av, vacant; Alida J Poulson to Geo E Poulson; mtg $10,000; June 12'05; Apr8'14. nom

182D st, 455-7 E (11:3038), ns, 133.4 e Park av, 66.8x100, 2 4-sty bk tnts; Eugenia Reichert to Martha Buttner, 1151 Longfellow; mtg $36,000; Apr4; Apr6'14. O C & 100

182D st W, swe Sedgwick av, see Sedgwick av, 2205.

184TH st E, ss, 100 e Creston av, see Creston av, sec 184th.

184TH st E, see Creston av, see Creston av, sec 184th.

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188TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 188th.

189TH st, 681 E, see Cambreleng av, 2468.

197TH st E, nec Creston av, see Creston av, 2780.

217TH st E (*), ns, 80 e Paulding av, 20x95; Lawrence S Greenbaum to Central Mtg Co, 60 Wall; FORECLOS Mar24; Apr 6; Apr7'14. **4,000**

223D st E (*), ns, abt 600 e Barnes av, 100x114; Mary F Davidson to Frank J Davidson, 502 W 14; Mar11; Apr6'14. nom

226TH st, 824 E (*), ss, 25x114; C Guidone, Inc, a corpn, to Maria Viscardi, 230 Chrystie; mtg $5,500; Apr8'14. O C & 100

226TH st, 826 E (*), ss, 25x114; C Guidone, Inc, a corpn, to Felicia Bernacchio, 7 Rivington; mtg $5,500; Apr8'14. nom

227TH st E (*), ns, 130 e Barnes av, 25x 114.5, Wakefield; Jas F Donnelly, ref, to Wm H Weitzel, 813 E 227; FORECLOS Apr3; Apr6; Apr7'14. **4,100**

Arthur av, 2470 (11:3077), es, 254 n 188th, 21x87.6, 2-sty fr dwg; Antonia Cimillo to Katie Cimillo, 2438 Hoffman; mtg $2,000; Feb3; Apr8'14. nom

Barker av (*), ws, 100 n Elizabeth, 50x 125; Bertha Vogt to Edw Spitznagel, 311 33d, Woodcliff, NJ; AL; Apr7'14. O C & 100

Barnes av (*), ws, 200 s Morris Park av, 25x100; Jno Moak to Emma L Wainman, 1727 Barnes av; Apr6; Apr7'14. nom

Beach av (*), ws, 100 n Randall av, 25x 100; Classon Realty Co to August Diener Constn Co, 1768 Gleason av; Apr6; Apr7'14. O C & 100

Boston rd (*), ws, abt 25 n Waring av, runs n34xw96.11xse92 to beg; American Electricity Economizing Co to J Clarence Davies, 14 E 81; B&S & CaG; Apr7; Apr8'14. O C & 100

Brady av, see Cruger av, see Cruger av, sec Brady av.

Brady av (*), ns, at cl Holland av, runs n 450xw130xn50.5xw100xs— to Brady av xe 155 to beg; Wm V Astor to Hunt Land Corpn, 37 Wall; Mar25; Apr8'14. nom

Briggs av, 2592 (12:3293), es, 335.10 s 194th, 19.8x77.9x19.7x76.3, 2-sty bk dwg; Lorraine Holding Co to Michl Robin, 475 7 av; B&S & CaG; mtg $8,000; Apr7; Apr 9'14. nom

Bronxwood av (*), ns, 427.7 w Kingsbridge rd, 25x102.6; Wm A Dawson et al to Louis L G Benedict, 42 E 28; Apr8; Apr 9'14. O C & 100

Brook av, 169-71 (9:2263), ws, 40 n 135th, 40x90.6, 5-sty bk tnt & strs; Benenson Realty Co to Harry Frogel, 779 Tinton pl, & Abr Falkowitz, 432 E 79; mtg $32,500; Apr1; Apr4'14. O C & 100

Brook av, 1514 (11:2895), es, 100 n 171st, 25x100.11x25x100.10, 4-sty bk tnt & strs; Barnet Jaffe to Grine Blatt, 19 E 113; mtg $15,000; Apr4; Apr9'14. O C & 100

Brook av, 1526 (11:2895), es, 250 n 171st, 25x100.11, 4-sty bk tnt & strs; Geo Becke to Ernestine Sturm, Township of Marlborough, Montgomery Co, Pa; mtg $14,000; Apr4; Apr6'14. nom

Bryant av, 1300, see Freeman, 951-3.

Cambreleng av, 2468 (11:3090-3091), nec 189th (No 681), 40x75, 5-sty bk tnt & strs; Sarah A Brand to Eliz H Sears, 2537 Decatur av; mtg $25,000; Feb5; Apr8'14. O C & 100

Cambreleng av, 2539 (12:3273), ws, 196.7 n Fordham rd, 25x100, 2-sty fr dwg; Delia A Ludford to Mary E Wilkinson, 2539 Cambreleng av; Apr6; Apr8'14. O C & 100

Cambreleng av, 2539; Mary E Wilkinson to Francis & Delia A Ludford, 2539 Cambreleng av, joint tenants; Apr6; Apr8'14. O C & 100

Castle Hill av (*), nec Westchester av, runs n164.9xe41.5xs58xs106.1 to Westchester av xw21.2 to beg; Robt J Rooney to American Real Estate Co, 527 5 av; Apr3 '14. O C & 100

Clay av (11:2887), es, — n 169th, —x—, being lots 102 to 106 & west part lots 31 to 35, map Wm E M Zborowski, 136.11x98 x131.1x98.2; Ludwig Sikora to Sikora Realty Corpn, 8 9 av, L I City; Mar31; Apr4'14. O C & 100

Corsa av (*), ss, 52.2 e Ash av, 52.2x131.4 x50x116; Lucia Bastone to Frank P Bastone, 1438 Longfellow av, & Jno P Bastone, 1027 Longwood av; Apr6; Apr7'14. O C & 100

Courtlandt av, 787-93 (9:2417), swc 158th (Nos 320-4), 98.6x148, 1-3 & 3-sty fr dwgs & 1 & 2-sty fr stable; also 158TH ST, 314 E (9:2417), ss, 173 w Courtlandt av, 25x 98.6, vacant; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; AL; Apr3; Apr4'14. nom

Creston av (11:3164), sec 184th, 96x95, 2-sty fr dwg; also 184TH ST E (11:3164), ss, 100 e Creston av, 25x96, vacant; Jas T P Ryan to Marie E Ryan, his wife, 2386 Grand blvd & concourse; correction deed; mtg $4,000; Mar14; Apr9'14. O C & 100

Creston av, 2780 (12:3315), nec 197th, 20 x95, 2-sty bk dwg; Maurice J McCarthy, ref, to Hannah B Orrell, EXTRX, to Edw P Orrell, 432 9th, Bklyn; FORECLOS July 8'13; Apr2; Apr3'14. **6,750**

Creston av, 2780; Hannah B Orrell, EXTRX Edw P Orrell to Bertha Pirk, 114 E 198; Apr2; Apr3'14. **6,500**

Cruger av (*), sec Brady av, runs e— to other land of party 2d part xs— to nes old Bear Swamp rd xnw— Cruger av xn— to beg; Hunt Land Corpn to Wm V Astor at Rhinecliff, NY; Apr7; Apr8'14. nom

Decatur av, 2977 (12:3285), ws, 51 s 201st, 39x110, 2-sty fr dwg & 1-sty fr rear bldg; Max Bendit, ref, to Saml L Feldman, 543 E 171; mtg $7,000; FORECLOS Apr3; Apr 4; Apr8'14. **100**

DeKalb av (12:3327), ws, 175 n 208th, 25x100, vacant; Elbert H Dickinson to D Edmund Dealy, New Rochelle, NY; Apr2; Apr9'14. **1,132**

Elliott av (*), es, 350 n Juliana, 25x125; Jno V Braun to Peter Prevosto, 3457 Duncomb av; Mar31; Apr8'14. nom

Evergreen av, 1226 (*), es, 264 n Westchester av, 40x100; Ellen Bennett to Lillian Philips, 62 E 94; mtg $25,000; Mar26; Apr3'14. O C & 100

Ferris av (*), es, at line bet prop hereby conveyed & land now or late Anton Singer, runs n1596.5xne102xsw1175.2xsw426 to Ferris av xse170 to beg, contains 5 75-1,000 acres; Martha Buttner to Eugenia Reichert, 28 West Sidney av, Mt Vernon, NY; mtg $8,000; Apr4; Apr6'14. O C & 100

Forest av, 851 (10:2647), nwc 160th (No 735), 48.8x96, 6-sty bk tnt & strs; Earnest R Eckley, ref, to Mamie Scholem, 134 W 103; mtg $59,511.51; FORECLOS Mar24; Apr 4'14. **2,000**

Gifford av (*), ns, 155.8 e Balcom av, 25 x100; Bernard Rabbino, ref, to Chas P Hallock, 2070 Honeywell av; FORECLOS Mar31; Apr9'14. **3,500**

Gifford av (*), ns, 180.8 e Balcom av, 25 x100; Ernest M Garbe, ref, to Chas P Hallock, 2070 Honeywell av; FORECLOS Mar 31; Apr8; Apr9'14. **3,500**

Gleason av, nec St Lawrence av, see St Lawrence av, nec Gleason av.

Grand blvd & concourse (11:3153 & 3166), nec 188th, runs e73.1xn106.7xe81.8xn50xw 141.8 to Grand blvd & concourse xs157.3 to beg, vacant; Yatty Kramer to Grand Blvd Holding Corpn, 35 Nassau; mtg $25,000; Apr4; Apr7'14. nom

Houghton av (*), ss, 305 e Olmstead av, 50x216 to Quimby av, Unionport; Oscar W Brown et al to Julia McLaughlin, 948 Kelly; Mar21; Apr9'14. O C & 100

Jefferson av (*), nwc Monticello av, 75x 100; Marcia Stein to Abr Weiss, 546 W 147; Apr6; Apr8'14. O C & 100

Lincoln av, 181, see 3 av, 2488.

Lurting av, nwe Lydig av, see Lydig av, nwc Lurting av.

Lydig av (*), nwc Lurting av, 101.4x95.3 x100x113.11; Richd D Morse to Jas J Conroy, Grantwood, NJ; Apr6; Apr8'14. nom

Madison av (*), ss, 75 w Williams av, 25 x100; Alice O'Brien to Annie Laiss, 351 W 86; Feb20; Apr8'14. nom

Maple av (*), sec Ruskin, 36.9x100x7.2x 103.11; Nicola Vento et al to Leonard Palumbo, 3530 Holland av; mtg $2,000; Mar 31; Apr8'14. O C & 100

Marion av, 2789 (12:3289), ws, 133.4 s 198th, runs s16.8xw66.11xn8.3xsw60.10xn 23.11xe124.8 to beg, 2-sty fr dwg; Christina H Young to Wm G Buhler, 427 E 158; Apr6; Apr8'14. O C & 100

Merriam av (9:2534), ws, 90.9 s 170th, 35x 100, vacant; Wm J Smith to Chas J Smith, 1314 2 av; Feb5; Apr9'14. O C & 100

Monaghan av (*), es, 450 n Jefferson av, 25x100; Ezekiel Fixman, ref, to Jno S Wilson, 16 Victoria rd, London, Eng; FORECLOS Dec15'13; Apr1; Apr8'14. **3,000**

Monticello av, nwe Jefferson av, see Jefferson av, nwc Monticello av.

Morris av, 642-4 (9:2412), nec 152d (No 271), 50x100.3, except pt for av, 3-sty fr tnt & str & 1-sty fr shop; Chas E Moore, ref, to Ludovica D Graham & Rosalie D Lockwood, both of 37 Commonwealth av, Boston, Mass, & Chas L Dimon, at Mt Vernon, NY, as EXRS &c Susan M Dimon; FORECLOSED & drawn Apr3; Apr6'14. omitted

Morris av, 1009 (9:2447), swc 165th, 79.7 x30x79.10x30, 5-sty bk tnt & strs; Mitchell-McDermott Constn Co to Checchina Carucci, 641 W 183; mtg $26,000; Mar23; Apr 7'14. nom

Munroe av (*), ws, 225 n Pierce av, 25x 100; Gerardo Maraldo to Casimiro P Liotta, 684 Flushing av, Bklyn; mtg $450; Mar6; Apr6'14. O C & 100

Park av, 4366 (11:3036), es, 135.10 s 180th, 50x141, 1 & 2-sty fr dwg; Jno J Larkin et al to Bernhardina Neus, 454 E 116; Mar10; Apr8'14. nom

Park av, 4366, same prop; Bernhardina Neus to Borden's Condensed Milk Co, 108 Hudson; Apr8'14. nom

Pelham rd (*), ss, at cor of land formerly Geo Baxter, late of Henry Noeb, runs s 140xe38xn140 to rd xw38 to beg, except pt for Westchester av; Herman Menaker et al to American Real Estate Co, 527 5 av; Apr8; Apr9'14. O C & 100

Prospect av (11:3094), ws, 25 s Oakland pl, 25x100, vacant; Filomena De Lorenzo to Fortunata De Lorenzo, 723 Oakland pl; ½ pt; Jan22; Apr7'14. O C & 100

Prospect av (11:3094); same prop; Fortunata De Lorenzo to Pearl Gottlieb, 209 W 148; mtg $1,500; Apr4; Apr7'14. O C & 100

Quimby av, ns, 305 e Olmstead av, see Houghton av, ss, 305 e Olmstead av.

Quimby av, sec Zerega av, see Zerega av, nwc Story av.

Quimby av, swc Zerega av, see Zerega av, nwc Story av.

Riverdale av (13:3428), ws, 33.8 s from stone monument in Riverdale av, showing line bet City of NY & City of Yonkers, runs sw240xsw203xnw272xne220xne191.9 to Riverdade av xe320 to beg, vacant; Carlton Motion Picture Laboratories to Reliance Motion Picture Corpn, at Richmond, Va; Mar31; Apr4'14. nom

Road (*), leading from Williamsbridge to Westchester Village, — s adj land formerly Levi Hunt, runs nw— to land formerly Widow Hill xne— to land Thos Yates xne— to land formerly Levi Hunt xs e— to beg, contains abt 12 acres, except part for Brady and Cruger avs; Richd H Hunt, EXR Richd M Hunt et al to Hunt Land Corpn, 37 Wall; QC; Oct23'13; Apr8 '14. nom

Road (*), same prop; Herbert L Hunt to same; QC; Jan14; Apr8'14. nom

Robin av (*), es, 200 s Tremont rd, 25x 100; Julian Bally et al to Alphonse De Bouver, 205 W 85; QC & correction deed; Feb 25; Apr3'14. nom

St Lawrence av (*), nec Gleason av, 25x 100; Jacob Cohen to Benj Fromowitz, 1208 St Lawrence av; mtg $8,500; Apr8; Apr9'14. O C & 100

Sedgwick av, 2205 (11:3232), swc 182d, 85.1x113.6x75x153.7, 2-sty bk dwg; Elisha H Janes to Ira R Janes, 2205 Sedgwick av; Nov25'13; Apr9'14. nom

Southern blvd (10:2727), ws, 385 s 167th, 165x100, vacant; Jno J Murphy to Property Operating Corpn, 66 Bway; Apr3; Apr4'14. O C & 100

Southern Blvd (10:2722), nws, 160 sw Tiffany, 25x100, vacant; Marcus Weyl to M & B Weyl Co, Inc, 897 Cauldwell av; Mar 27'14. Corrects error in last issue when address appeared as 987 Cauldwell av). O C & 100

Story av, nwe Zerega av, see Zerega av, nwc Story av.

Tibbett av (13:3415 & 3421), es, at ns land Augustus Van Cortlandt, runs sw 0.5 xsw17.3 to es Cayuga av or 250th xn159.2 & 374.3 & 33.9 & 16.10 to Tibbett av xs62.10 & 432.5 & 91.2 to beg; City N Y to Delafield Estate, a corpn, 27 Cedar; Mar20; Apr9'14. nom

Tinton av, 976 (10:2669), es, abt 265.4 n 163d, 75x132.2, 5-sty bk tnt; also UNION AV, 987 (10:2669), ws, 236.10 n 163d, 75.6x 132.2, 5-sty bk tnt; Yatty Kramer to 976 Tinton Av Corpn, 35 Nassau; mtg $140,000; Apr4; Apr7'14. nom

Tinton av, 976 (10:2669), es, abt 265.4 n 163d 75.6x132.2, 5-sty bk tnt; also UNION AV, 987 (10:2669), ws, 236.10 n 163d, 75.6x 132.2, 5-sty bk tnt; also UNION AV, 981 (10:2669), ws, 164 n 163d, 72.10x132.2, 5-sty bk tnt & strs; also TRINITY AV, 823-7 (10:2630), ws, 46 s 160th, 80x102.1, 2-5-sty bk tnts; Union-Tinton Impt Co to Yatty Kramer, 103 Alex av; mtg $268,000; Apr4; Apr7'14. nom

Tratman av (*), ses, 99.7 e Zerega av, 167.10x110; Roy M Robinson, ref, to No 2420 Tratman Avenue Co, Inc, 44 Cedar; mtg $5,000; FORECLOS; Mar10; Mar30; Apr3'14. **3,300**

Trinity av, 823-7 (10:2630), ws, 46 s 160th, 80x102.1, 2 5-sty bk tnts; Yatty Kramer to 823 Trinity Av Corpn, 35 Nassau; mtg $62,000; Apr4; Apr7'14. nom

Trinity av, 823-7, see Tinton av, 976.

Union av, 718 (10:2675), es, 173.6 s 156th, 18.9x93.4x18.9x93.6, 2-sty & b bk dwg; Jos R Truesdale, ref, to Danl D Bailey, TRSTES, at 14 Midland av, White Plains, NY; FORECLOS Feb16; Mar12; Apr6'14. **100**

Union av, 981 (10:2669), ws, 164 n 163d, 72.10x132.2, 5-sty bk tnt & strs; Yatty Kramer to 981 Union Av Corpn, 35 Nassau; mtg $66,000; Apr4; Apr7'14. nom

Union av, 981 & 987, see Tinton av, 976.

Union av, 987, see Tinton av, 976.

Van Nest av (*), ss, 50 w Rose, 50x100; Jos P McIntee to Julia L McIntee, 1656 Wallace av; Apr2; Apr9'14. nom

Vyse av, 1235 (11:2986), swc Freeman (No 954-6), 95x50, 5-sty bk tnt & strs; Martha Graham Constn Co to Anna Goldberg, 1470 Wash av; mtg $48,000; Apr2; Apr3'14. O C & 100

Vyse av, 1235; also FREEMAN ST, 954-6; Anna Goldberg to Vyse Estate Investing Co, 2808 3 av; Apr2; Apr3'14. nom

Vyse av, see Freeman, see Freeman, 958-60.

Walton av (9:2348), es, 349.11 n 150th, runs e100 to 151st xn25xe84.11 to ws of an alley x—25x—185.9 to av xs50 to beg, vacant; Fredk S Pinkus to Fredk B & Walter D Pinkus, 70 E 56, joint tenants; Mar5; Apr 9'14. nom

Walton av, sec 151st, see Walton av, es, 349.11 n 150th.

Webster av (12:3401), es, 342.10 n 236th, runs ne150.11xse125xne125xse230.11 to cl Bronx River xsw260.5xnw14.7xnw31xsw18.2 xnw239.8 to beg; vacant; Don P Fullam to Bronx Parkway Commission, 22 Pine; Feb 24; Apr9'14. **15,069.41**

Westchester av, nec Castle Hill av, see Castle Hill av, nec Westchester av.

White Plains rd (*), ws, abt 50 s Thwaites pl, runs w106.5xs10.5 to Olinville av xs71.10xe69.1 to rd xn75.3 to beg, pt lots 18 & 19 map heirs Jos Thwaites; Emma Gutfleisch to Roy C Middlebrook, 25 Cottage, So Orange, NJ, & Lorex Realty Co, Inc, 170 Bway; mtg $6,000; Apr2; Apr7'14. O C & 100

White Plains rd (*), ws, 34 s 231st, 25x 80; Wm Scheer to Jacob Kaestler, 1240 Hoe av; mtg $4,000; Apr1; Apr4'14. O C & 100

White Plains rd (*), es, 6.3 n Waring av, 44.1x34.10x55x7.10; Rembrandt Realty Co to J Clarence Davies, 14 E 81; B&S & CaG; mtg $1,050; Apr7; Apr8'14. O C & 100

Zerega av (*), nwc Story av, 216 to Quimby av x305; also ZEREGA AV (*), ne c Story av, 216 to Quimby av x105; also WESTCHESTER CREEK (*), nec Story av, 216 to Quimby av x250x216x214, Unionport; Albt G Dimmerling to Municipal Asphalt Co, Inc, 1451 Bway; mtg $32,500; Mar10; Apr4'14. O C & 100

3D av, 2488 (9:2318), nec 136th (No 261), 26.5x121.8 to ws Lincoln av (No 181), x25x 130.5, except part for av, 5-sty bk tnt & strs; Basonio Constn Co to Harry I Berry, 1806 Colfax av, Denver, Colo; mtg $25,200; Mar31; Apr8'14. O C & 100

3D av, 2590 (9:2314), es, 112 n 139th, 28.3 x93x25.4x105.8, 2-sty fr str, 1-sty ext; Annie H Haft to Schrenk & Co at 15th st & Garden st, Hoboken, NJ; AL; Mar28; Apr 4'14. nom

3D av, 2939-45 (9:2374), nwc 152d, runs w61.11xn97.11xe100 to ws Elton av xs6.5 to av xs98.10 to beg; also 152D ST, 429 E (9:2374), ns, 60.8 w 3 av, 45x100, 2 & 3-sty bk & fr str; August Kuhn to Edw Callan, 119 W 120; mtg $84,000; Apr7'14. O C & 100

3D av, 3627 (11:2910), ws, 352.2 n 169th, 25x107, 1 & 2-sty bk & fr factory; David

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Schofler to Maria Schofler, 3627 3 av; mtg $10,000; Mar17; Apr3'14. nom

3D av, 3706-10 (11:2926), es, 78.7 n 170th, 78x100, 2 5-sty bk tnts & strs; Emma Harburger to Jno H Henshaw, TRSTE for Richd T Henshaw & ano, 294 West End av; mtg $42 000; Apr1; Apr6'14. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st, 995 (10:2748), ns, 50 e Faile, 50 x100; agmt as to re of above premises from mtg agmt recorded June27'13; City Mtg Co & M J B Constn Co with N Y Trust Co, 26 Broad; Apr6; Apr7'14. nom

Ericson pl, see Appleton av, from Ft Schuyler rd to Westchester av.

Fox st, 953 (10:2714), ws, abt 125 n 163d, —x—, 5-sty bk tnt; re mtg; Wm C Oesting to Bates & Oesting Jr Co; Apr7; Apr8'14. nom

Review pl (12:3271), lots 29 & 30 map Van Cortlandt Est, land in bed of Review pl; re mtg; Augustus Van Cortlandt Jr to City NY; Aug15 13; Apr8'14. nom

Review pl (12:3271), lots 29 & 30 map Van Cortlandt Est, land in bed of Review pl; Leopold Segal to City NY; Aug11'13; Apr8'14. nom

165TH st E, swc Morris av, see Morris av, 1009.

165TH st E, nec 3 av, see 3 av, 3368-74.

167TH st E, swc Teller av, see Teller, sw c 167.

174TH st, 490 E (11:2915 & Contracts), ss, 100 e Wash av, 20x100, 1-sty fr str; Azniv Aghajau to Taxpayers Realty Co, 1109 Forest av; mtg $3,500; Feb5; Apr4'14. 6,600

179TH st W, nwc Andrews av, see Andrews av, nwc 179.

189TH st E (11:3058), ss, 103.11 e Wash av, 42x118.7x42x122.9; agmt as to re of above premises from mtg agmt recorded June28'13; City Mort Co & ano with N Y Trust Co, 26 Broad; Apr2; Apr3'14. nom

189TH st E (11:3058), ss, 145.11 e Wash av, 84x122.10x84x126.8; agmt as to re of above premises from mtg agmt recorded June28'13; City Mtg Co & Glengariff Constn Co, Inc, with N Y Trust Co, 26 Broad; Apr8; Apr9'14. nom

215TH st E (1st av) (*), ss, 175 w Maple, 25x125; re mtg; Columbia-Knickerbocker Trust Co to David Stevenson Brewing Co; Mar31; Apr4'14. nom

227TH st E (*), ns, 130 e Barnes av, 25x 114.5, Wakefield; re judgt; J Marcus Woodworking Co to Wm H Weitzel, 813 E 227; Jan23; Apr7'14. nom

239TH st W (12:3271), lots 63 to 66, map Van Cortlandt Est, land in bed of 239th st; re mtg; Augustus Van Cortlandt Jr to City NY; Dec18'13; Apr8'14. nom

239TH st W (12:3271), lots 63 to 66, map Van Cortlandt Est, land in bed of 239th st; Harriet S James to City NY; B&S; Dec5'13; Apr8'14. nom

Allerton av, see Seymour av, see Mace av, swc Seymour av.

Andrews av (11:3221), nwc 179th, 62.10x 322.7x28.2x340.4; parcel No 4 on damage map to open 179th st, from Osborne pl to University av (late Aqueduct av); re mtg; Bowery Savgs Bank to City NY; Jan30; Apr2; Apr3'14. nom

Appleton av (*), from Ft Schuyler rd to Westchester av; also ERICSON PL (*), from Ft Schuyler rd to Appleton av; order of Supreme Court appointing Commissioners of Estimate & a Commissioner of Assessment to acquire title to above; Jos E Newburger (Justice) appoints Jas F Donnelly, 1432 Gleason av; Ernest R Eckley, 230 Echo pl, & Harry E Diamond, 1165 Longfellow av; Apr3; Apr6'14. ——

Arnow av, swc Throop av, see Mace av, swc Seymour av.

Beach av (*), ws, 100 n Randall av, 100x 100; also BEACH AV (*), ws, 225 n Randall av, 25x100; also BEACH AV (*), ws, 275 n Randall av, 25x100; re mtg; Wooster Beach et al to Classon Realty Co, 2069 Westchester av; Apr2; Apr7'14. 3,000

Beach av, ws, 225 & 275 n Randall av, see Beach av, ws, 100 n Randall av.

Bogert av (*), also COLDEN AV; also MULLINER AV; also BRADY AV; also MATTHEWS AV, being land in bed of above avs; re mtg; Guaranty Trust Co, TRSTE, to City NY; Jan31; Apr8'14. nom

Boston rd (*), also BURKE AV, same prop; land in bed Seymour av; Olivia H Conyngham, widow, to same; Jan28; Apr8 '14. nom

Boston rd (*), sec Burke av, runs n0.6 to ss Burke av xe175xe1,160.10xsw161.6xw 883.8 to beg, land in bed of Burke av; The Winifred Masterson Burke Relief Foundation to City NY; Dec19'13; Apr8'14. nom

Boston rd (*), swc Seymour av, runs s 1,466.8xe60 to es Seymour av xn1,467.6 to s s Boston rd xw60 to beg; also BURKE AV (*), swc Seymour av, runs s23.8xe60.2 to es Seymour av xn25.2 to Burke av xw60 to beg, land in bed of Seymour av; Carolyn Foster, Princesse Aymon de Faucigny Lucinge to City NY; Jan28; Apr8'14. nom

Brady av, sec Cruger av, see Cruger av, sec Brady av.

Burke av, swc Seymour av, see Boston rd, swc Seymour av.

Cruger av (*), es, 125 s Sagamore av, 25 x100, Lott G Hunt Est, land in bed of Cruger av; Robt Marshall to Mary Larkin, 1920 Oakley av; QC; Dec1'13; Apr8'14. nom

Cruger av (*), same prop; land in bed of av; Mary Larkin to City N Y; QC; Dec1'13; Apr8'14. nom

Cruger av (*), sec Brady av, runs e— to land Astor xs— to nes Old Bear Swamp rd xnw— to es Cruger av xn to beg; also BRADY AV (*), nwc White Plains rd, runs w106 to es Old Bear Swamp rd xs63.10 to ss Brady av xe84.10xn60 to beg; also BRADY AV (*), nec White Plains rd, runs e335.11xs60 to ss Brady av xw337 to rd xn 60 to beg; also CRUGER AV (*), nwc Brady av, runs n—xe—xse— to Cruger av xs— to Cruger av xw60 to beg; also CRUGER AV (*), swc Brady av, runs s— to nes Old Bear Swamp rd xse— to es Cruger av xn— to Brady av xw60 to beg; also BEAR SWAMP RD (*), nes, at es White Plains rd, runs se— to ws Cruger av xs— to nes Old Bear Swamp rd xnw— to White Plains rd xn— to beg, land in bed of Brady & Cruger avs & Old Bear Swamp rd; re mtg; Phoebe Rauch & ano to Richd H Hunt, EXR Richd M Hunt, at Portchester, NY; QC; Apr6; Apr9'14. nom

Gun Hill rd (*), ss, 809.4 e Boston rd, runs e64.5xs280,11xsw63.1xn323.10 to beg, land in bed of Throop av; The Winifred Masterson Burke Relief Foundation to City NY; Jan14; Apr8'14. nom

Hammersley av, nec Seymour av, see Mace av, swc Seymour av.

Mace av, nec Seymour av, see Mace av, s wc Seymour av.

Mace av (*), swc Seymour av, runs e60 xs93.9xw60.5 to Seymour av xn101.2 to beg; also MACE AV (*), nec Seymour av, runs n116.2xw60.5xs108.10 to Mace av xe60 to beg; also ALLERTON AV, sec Seymour av, runs s389.11xw60.5xn397.2 to Allerton av x e60 to beg; also HAMMERSLEY AV (*), n ec Seymour av, runs n559.9xw561.4 to ns Hammersley av xw7 to Gun Hill rd xse89.2 xne22.1 to Seymour av xn62 to beg, land in bed of avs; re mtg; Eastchester Syndicate Co to City NY; Feb2; Apr8'14. nom

Mace av (*), swc Seymour av, runs e60 xs93.9xw60.5 to Seymour av xn101.2 to beg; also MACE AV (*), nec Seymour av, runs n116.2xw60.5xs108.10 to Mace av xe60 to beg; also ALLERTON AV (*), sec Seymour av, runs s389.11xw60.5xn397.2 to Allerton av xe60 to beg; also ALLERTON AV (*), nwc Seymour av, runs n111.10xw85.4xne 278.3 to es Seymour av xs1,349 to Allerton av xw60 to beg; also HAMMERSLEY AV (*), nec Seymour av, runs n559.9xw561.4 to ns Hammersley av xw7 to nes Gun Hill rd xse89.2xne22.1 to Seymour av xn62 to beg; also THROOP AV (*), swc Arnow av, runs n1,425.6xne63.1xs1,445 to Arnow av x w60 to beg; also THROOP AV (*), swc Arnow av, runs s382.11xse91.7 to es Throop av xn452.1 to Arnow av xw60 to beg; also ALLERTON AV (*), nwc Throop av, runs n46.3xne86.4xne44.5 to es Throop av xs161.4 to Allerton av xw60 to beg, land in bed of Seymour av & Throop av; re mtg; Mutual Life Ins Co of N Y to Eastchester Syndicate Co, 9 E 46; Feb3; Apr8'14. nom

Morris av, 1009 (9:2447), swc 165th, 79.7 x30x79.10x30, 5-sty bk tnt & strs; re mtg; Colwell Lead Co to Mitchell-McDermott Constn Co, 1094 So blvd; Mar16; Apr7'14. nom

Prospect av (11:3094), ws, 25 s Oakland pl, 25x100, vacant; re judgt; Fortunata De Lorenzo to Filomena & Fredk De Lorenzo; Apr4; Apr7'14. nom

Putnam av E (12:3271), lot 181 map Van Cortlandt Est land in bed of Putnam av E; re mtg; Augustus Van Cortlandt Jr to City NY; Dec18'13; Apr8'14. nom

Putnam av E (12:3271), lot 181 map Van Cortlandt Est, land in bed of Putnam av E; Louis Molesphini to City NY; Oct17'13; Apr 8'14. nom

Putnam av E (12:3271), lots 185 & 186 map Van Cortlandt Est; lots 190 & 191 map Van Cortlandt Est, land in bed of Putnam av E; Bromberg Realty Co to City NY; B& S; Aug12'13; Apr8'14. nom

Putnam av E (12:3271), lots 185, 186, 190 & 191, map Van Cortlandt Est, land in bed of Putnam av E; re mtg; Augustus Van Cortlandt Jr to City NY; Dec18'13; Apr8 13. nom

Putnam av E (12:3271); lots 188 & 189, map Van Cortlandt Est, land in bed of Putnam av E; Charlotte Monza to City NY; Dec18'13; Apr8'14. nom

Putnam av E (12:3271), lot 188 & 189, map Van Cortlandt Est land in bed of Putnam av E; re mtg; Augustus Van Cortlandt Jr to City NY; Dec18'13; Apr8'14. nom

Putnam av E (12:3271), lot 192 map Van Cortlandt Est, land in bed of Putnam av E; Michl Miller to City NY; Dec31'13; Apr8'14. nom

Putnam av E (12:3271), lot 192 map Van Cortlandt Est, land in bed of Putnam av E; re mtg; Augustus Van Cortlandt Jr to City NY; Jan7; Apr8'14. nom

Putnam av E (12:3271), lot 193, map Van Cortlandt Est land in bed of Putnam av E; Benj Troy to City NY; Sept4'13; Apr8'14. nom

Putnam av E (12:3271), lot 193 map Van Cortlandt Est, land in bed of Putnam av E; re mtg; Augustus Van Cortlandt Jr to City NY; Dec18'13; Apr8'14. nom

Quimby av, swc Westchester Creek, see Zerega av, nwc Story av.

Quimby av, swc Zerega av, see Zerega av, nwc Story av.

Quimby av, sec Zerega av, see Zerega av, nwc Story av.

Seymour av (*), nwc Allerton av, runs n 1,111.10xw85.4xne278.3 to es Seymour av x s1,349 to Allerton av xw60 to beg, land in bed of Seymour av; Eastchester Syndicate Co to City NY; Feb2; Apr8'14. nom

Seymour av, swc Burke av, see Boston rd, swc Seymour av.

Seymour av, swc Mace av, see Mace av, swc Seymour av.

Story av, nwc Westchester Creek, see Zerega av, nwc Story av.

Story av, nwc Zerega av, see Zerega av, nwc Story av.

Story av nec Zerega av, see Zerega av, nwc Story av.

Teller av (9:2429 & 2434), ws, 78.4 n 166th, 38.4x100; agmt as to re of above premises from mtg agmt recorded May24 '13; City Mort Co &ano with N Y Trust Co, 26 Broad; Apr2; Aug3'14. nom

Teller av (9:2429 & 2434), swc 167th, 40x 100; agmt as to re of above premises from mtg agmt recorded Apr18'13; City Mort Co & O J Schwarzler Co with N Y Trust Co, 26 Broad; Apr7; Apr8'14. nom

Theriot av, 1221 (*), ws, 200 n Gleason av, 25x—; parcel No 1C on damage map to open Theriot av; re mtg; Jno Bernhard to City NY; Dec19'13; Apr3'14. nom

Throop av (*), nwc Allerton av, runs n 46.3xne86.4xne43.5 to es Throop av xs161.4 to Allerton av xw60 to beg, land in bed of Throop av; Eastchester Syndicate Co to City NY; B&S; Aug11 13; Apr8'14. nom

Throop av (*), swc Arnow av, runs n 1,425.6xne63.1 to es Throop av xs1,445 to Arnow av xw60 to beg, land in bed of Throop av; Eastchester Syndicate Co to City NY; Aug11'13; Apr8'14. nom

Throop av (*), swc Arnow av, runs s 382.11xse91.7 to es Throop av xn452.1 to Arnow av xw60 to beg, land in bed of Throop av; Eastchester Syndicate Co to City NY; Aug11'13; Apr8'14. nom

Throop av, swc Arnow av, see Mace av, swc Seymour av.

White Plains rd, nwc Brady av, see Cruger av, sec Brady av.

Zerega av (* & contracts), nwc Story av, 216 to Quimby av x305; also ZEREGA AV (*), nec Story av, 216 to Quimby av x105; also WESTCHESTER CREEK (*), nwc Story av, 216 to Quimby av x214x216x250; asn CONTRACT; Dayton Hedges to Municipal Asphalt Co, Inc, 1451 Bway; AT; Apr1; Apr4'14. nom

Zerega av, nec Story av, see Zerega av, nwc Story av.

3D av, 3368-74 (10:2607 & 2608), nec 165th, 82x70.7x96.7x31.1; consent to 3d track; Maurice Myers to Manhattan Railway Co, 165 Bway; Feb19; Apr3'14. 410

3D av, 3368-74; consent of mortgagee to 3d track; East River Savings Instn to same; Mar23; Apr3'14. ——

Copy of last will & testament of Fredk D Colcord, late of Kings Co, NY; Nov11 '13; Apr4'14. ——

Parcel (*) Nos 116, 116A & 116B on damage map to open Parker av from Wellington av to Protectory av; re mtg; Rosa Nathan, EXR Marcus Nathan to City NY; Nov 26'13; Apr3'14. nom

Parcel (*), No — on damage map to open Beach av from Gleason av to Bronx River av; re mtg; Henry Kramer to City NY; Jan21; Apr3'14. nom

Parcel (*), No 34 on damage map to open Pleasant av (Olin av), from Gun Hill rd to 219th; re mtg; Noble H Briggs to Wm R Crump, 3711 Olinville av. nom

Parcel (*), No 62 on damage map to open same; re mtg; Margt M Toury to City NY; Oct17'13; Apr3'14. nom

Parcel (*) Nos 193, 193A, 194, 194A, 204, 204A, 205, 205A, 206, 206A & 206B on damage map to open Magenta st & Bartholdi st; re mtg; Ralph Hickox to City NY; Jan 7; Apr3'14. nom

Parcel (*) Nos 5 & 6 on damage map to open Cruger av from Williamsbridge rd to Gun Hill rd; re mtg; Fannie Cannon to City NY; Aug11'13; Apr3'14. nom

Parcel (*), Nos 15 & 15A on damage map to open Beach av from Gleason av to Bronx River av; re mtg; Patk F Griffin to City NY; Nov15'13; Apr3'14. nom

Parcel (*) Nos 1B & 1BB on damage map to open Beach av from Gleason av to Bronx River av; re mtg; Henry Kramer to City N Y; Jan21'13; Apr3'14. nom

Parcel (*) No 63 on damage map to open 217th st, from White Plains rd to Oakley; re mtg; Teachers Co-oper Bldg & Loan Asson to City NY; Dec31'13; Apr3'14. nom

Parcel (*) Nos 96 & 96A on damage map to open Parker st, from Protectory av to Wellington av; re mtg; Eliz Freutel to City NY; Jan8'13; Apr3'14. nom

Parcels 2D & 2DD (*) on damage map to open Thieriot av from Gleason av to West Farms rd; re mtg; Jos Johnson et al to City N Y; Nov24'13; Apr6'14. nom

Parcels 3H & 3HH (*) on damage map to open same; re mtg; Harlem Savgs Bank to City N Y; Dec24'13; Apr6'14. nom

Parcels 118, 118A, 119, 119A, 120, 120A, 121, 121A, 122, 122A, 123, 123A, 124 & 124A (*), on damage map to open Bartholdi st; re mtg; Helen H Coggill to City N Y; Dec3 '13; Apr6'14. nom

Parcels 12A, 13, 14 & 15 (9:2527), on damage map to open Sedgwick av, from Jerome av to line bet 23d & 24th Wards, at W 169th; re mtg; Jno H Browning, TRSTE, to City NY; May23'13; Apr6'14. nom

Parcel 1B (*), on damage map to open 224th; re mtg; Sound Realty Co to City N Y; Mar25; Apr6'14. nom

Parcels 1BB & 1DD (*), on damage map to open 217th, from White Plains rd to Oakley; re mtg; Lillian E Moffett to City N Y; Dec24'13; Apr6'14. nom

Parcels 1H & 1HH (*), on damage map to open Beach av, from Gleason av to Bronx River; re mtg; Jno Schroeder & ano, EXRS Jno Schroeder, to City N Y; Sept30'13; Apr6'14. nom

Parcels 1G & 1GG (*), on damage map to open same; re mtg; Anna Kurzman to City N Y; Aug12'13; Apr6'14. nom

Parcels 1G & 1GG (*), on damage map to open same; re mtg; Fredk Frenz to City N Y; Aug12'13; Apr6'14. nom

Parcels 1H & 1HH (*), on damage map to open same; re mtg; Mary C Bushmiller to City N Y; Aug1'13; Apr6'14. nom

Parcels 5K & 5JJ (*), on damage map to open Leland av from Westchester av to West Farms rd; re mtg; Bertha Messer to City N Y; Dec29'13; Apr6'14. nom

Parcels 1S & 1SA (*), on damage map to open Pleasant av from Gun Hill rd to 219th; re mtg; Hester J Morrison to City N Y; Dec30'13; Apr6'14. nom

Parcel (*), **3, 3A & 7** on damage map to open White Plains rd, from a pt near old

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Unionport to pt near Thwaites pl; re mtg; Phoebe Rauch to Richd H Hunt as EXR Richd M Hunt, Portchester, NY; Apr6; Apr 8'14. nom

Power of atty; Henry A McQuade to Ambrose G Todd; Mar25; Apr8'14. ——

Power of atty (PA); Augusta Scheer to Paul Zimmer, 685 Elmore pl; Jan14'14; Apr 4'14. ——

LEASES.

Borough of Manhattan.

APRIL 3, 4, 6, 7, 8 & 9.

Allen st, 23-5 (1:300), all, except four basement stores; Moses Harris to David Futterfass, 25 Allen; 3yf Feb1; Apr8'14. 3,300

Bayard st, 66 (1:201), str & b; Jacob Rosenberg to Louis Rosenberg, 103 W 141; 10yf Mar1; Apr3'14. 1,380

Bleecker st, 81 (2:532), str; John Ranft to Jos Barbaria; 3yf May1; Apr8'14. 1,200

Canal st, 125 (1:303), nwc Chrystie, str & b; 125 Canal Realty Co, a corpn, to Wm Avidan, 581 W 161; 3yf May1; Apr8'14. 4,000 & 4,500

Chrystie st, nwc Canal, see Canal, 125.

Dunne st, 118-20 (1:150), all; Danl P Morse to Emil Fried, 77 W 85 et al, firm Lazarus Fried & Sons; 10yf May1; Apr8 14. 12,000 & 13,000

Essex st, 133-5 (2:411), all, except b in No 133; Hy & Chas Steiner to Louis & Max Spiro, 55 Mott; from Apr1'14 to Apr30'25; Apr7'14. 7,000

Essex st, 133-5; agmt modifying & ext Ls dated Jan3'10 to expire Apr30'25; Felix Tausend with Henry & Chas Steiner, 217 S 9, Bklyn; Apr1; Apr7'14. nom

Essex st, 133-5 (2:411), ws, agmt modifying Ls & ext of same for 5yf Apr30 '20; Felix Tausend with Henry & Chas Steiner, 133 Essex; Apr1; Apr3'14. nom

Goerck st, nwc Houston, see Houston, nwc Goerck.

Houston st, 165-9 W (2:520), all; Italian Benevolent Institute to Maria Moriggia, 171 W Houston; 5yf Apr1; 5y ren at $2,500; Apr8'14. 2,200

Houston st E (2:356), nwc Goerck, str; Wolf Lipman to Harry Reinstein, 151 Goerck; 3yf May1'13; 2y ren at $840; Apr9 '14. 780

Ludlow st, 27 (1:298), str & b or c; Co-Free Realty Co, a corpn, to Abr Rudy, 25 Ludlow; 5yf May1; Apr8'14. 1,620

Rivington st, 148 (2:349), str & b; Abr Tokayer to Isaac Feldman, 136 E 17 et al, firm "Little Coney Island"; 3yf May1; Apr 8'14. 133.00 to 145.50 monthly

Rivington st, 241-3 (2:338), e b & str fl; Simon & Hyman Shnitzer to Max Markowitz, 241 Rivington; 3yf May1; 3y ren; Apr 9'14. 660

Roosevelt st, 90-2 (1:111), n b str; Saml Miroslawsky et al to Andw Bunchristiano, 295 St Nicholas av, Bklyn; 5yf May1; Apr9 '14. 216 & 240

Stanton st, 87 (2:416), two strs & bs; Esther Levy to Abr Pollack, 280 E 10; 5yf May1; Apr9'14. 3,300

Stanton st, 87; asn Ls; Abr Pollack to Saml Breiman, 87 Stanton; Mar25; Apr9'14. nom

Stanton st, 87; asn Ls; Saml Breiman to H Koehler & Co, a corpn, 501 1 av; Mar25; Apr9'14. nom

1ST st, 2 E (2:457), basement; Jos & Louis Levy to Jas De Cesare, 2 E 1; 5yf May1; Apr8'14. 240

3D st, 104 E (2:430), ss, 60.11 e 1 av, 30x 39.10x29.4x41.1; rel of bldgs on leasehold; Marie L Wagner to Wm V Astor at Rhinebeck, NY; Mar9; Apr3'14. nom

3D st, 104 E (2:430), ss, 60.11 e 1 av, 30x 39.10x29.4x41.1, all; Wm V Astor to Marie L Wagner, 104 E 3; 5yf May1; Apr8'14. taxes, &c, & 600

3D st, 124 E (2:430); asn Ls; Anna Gettler, widow, et al, heirs, &c, Jos Gettler, to Edw Horvath, 124 E 3; Apr4; Apr6'14. 5,200

7TH st, 111-5 E (2:435), str fl; Heiman Wiesner to Anthony Bruno, 121 St Marks pl; 3yf May1; Apr3'14. 720

14TH st W, swc 5 av, see 5 av, swc 14.

14TH st, 413-9 W (3:712), ns, 491.8 e 10 av, 83.4x103.3; Jno J Gillen to Edw J Kelly, 309 W 99; AT; mtg $15,000 & AL; Apr4; Apr7'14. O C & 100

14TH st, 413-35 W (3:712), ns, 325 e 10 av, runs n206.3 to ss 15th (No 432) xe25xs 103.1xe125xn103.3 to ss 15th xe100xs206.3 to 14th xw250 to beg; asn Ls; Jno J Gillen, Inc, a corpn, to Jno J Gillen, 222 W 23; AT; mtg $40,000 & AL; Feb2; Apr7'14. O C & 100

15TH st, 432 W, see 14th, 413-35 W.

20TH st, 49 E, see 21st, 48-52 E.

21ST st, 48-52 E; also 20TH ST, 49 E (3:-849), 9th fll; Kroywen Realty Co, a corpn, to Siegfried Peierls, 45 W 70 et al, firm Peierls, Buhler & Co; 3yf Feb1'15; Apr8 '14. 3,500 to 4,000

23D st, 409 W (3:721), ns, 305.10 e 10 av, runs n123.4xe19.7xs49.4xe2.9xs74 to st xw 22.4, the land; Kath E Moore to Christina Sutherland, 409 W 23; 15yf May1; option to renew; Apr2; Apr3'14. taxes, &c, & 560

23D st, 409 W; asn Ls dated Feb21'93 with consent by Kath E Moore; Abby R Howland et al EXTRX, heirs, &c, Robt S Howland to same; Apr1; Apr3'14. nom

24TH st E, nwc 3 av, see 3 av, nwc 24th.

24TH st W, nec 13 av, see 13 av, nec 24.

29TH st, 252-8 W (3:778), 6th & 7th flrs; asn Ls; Elijah M Morris, of Elizabeth, NJ, Supt of Railway Mail Service at NY, & as TRSTE for certain Railway Postal Clerks of the U S Railway Mail Service to the Railway Mail Club of N Y, Inc, on premises; Apr6; Apr7'14. nom

37TH st W, nec Bway, see Bway, 1372.

38TH st, 235 W (3:788), all; Alice H Golding to Camille Regnier & ano of Atlantic City, NJ; 3yf Mar1; Apr6'14. 3,000

46TH st, 53 W (5:1262); asn Ls; Morris Frank to Morris Rubin, 654 9 av; ½ pt; A L; Apr2; Apr6'14. nom

49TH st, 121 W (4:1002), all; Helen Svenson to Mrs W H Hollister, 121 W 49; 3y & 1½ mos fr Mar15; Apr9'14. 2,000 to 2,200

57TH st W, see Bway, see Bway, 1770.

59TH st, 549-55 W (4:1151), ns, 100 e 11 av, 100x200.10 to ss 60th (Nos 248-54); the land; Jane E Faitoute to Richd Carvel, 623 W 136, & Peter Dooley, 303 W 54; 15yf Aug 1'16; Apr7'14. taxes &c & 4,000 to 5,000

60TH st, 248-54 W, see 59th, 549-55 W.

65TH st, 120-2 W (4:1136); also BROADWAY, 1931, basement & parlor floors, 37x 100 on 65th st, with entrance on Bway, for theatre, &c; Rellim Constn Co, Inc, to Lester D Cohn, 234 E 87, et al; 5yf Mar21; Apr 6'14. 9,000 to 11,000

76TH st, 438 E (5:1470), all; Sarah Bauer to Geoffrey Ashwin, 526-8 E 80; 3yf May1; 2y ren at $1,000; Apr9'14. 780 & 900

106TH st W, nwc Columbus av, see Columbus av, nwc 106.

110TH st, 52 E (6:1615), sec Mad av, 1645, str & b; Kath Sauer to Meyer Fass, 62 E 110; 5yf May1; Apr6'14. 1,380

112TH st, 210 & 214 E (6:1661); sur Ls; Saml Derfner to Jacob Holtzberg, 233 W 111; Mar24; Apr9'14. 665

116TH st E, sec Madison av, see Madison av, 1767.

116TH st, 104-6 W (7:1825), theatre; all; Arco Realty Co, a corpn, 30 E 42, to Sam Fox 25 W 114, et al; from completion of bldg to Sept30'35; Apr4'14. taxes, &c, & net 5,500

122D st, 414-8 E (6:1809), ss, 188 e 1 av, 100x100.11, all; Adolph G Austin et al individ & TRSTEE Chas B Austin to Guiseppe Tinelli, 1843 Park av, & ano; 15yf May1; Apr3'14. 1,800 & 2,000

127TH st W, nwc 8 av, see 8 av, 2367-9.

138TH st W, swc 5 av, see 5 av, swc 138.

158TH st, 522-8 W (8:2116); asn rents under Ls, due from Louis Mondschein as lessee to secure 3d mtg; Rose Simon, landlord, to Ferdinand C Bamman, 436 W 154 or 157th, as mortgagee; Mar7; Apr8'14. nom

171ST st, 568 W (8:2127); asn Ls with consent by Meriden Realty Co, Inc; Hy J Kiernan & ano to Geo W Reynolds, 169 Manhattan av, & Benj T Cullen, 246 W 154; mtg $3,000; Apr4; Apr7'14. O C & 100

207TH st, 576 W (8:2226), cor Vermilyea av; asn Ls; Matthew J Kane to Robt Mirsky, 576 W 207; Nov10'13; Apr4'14. nom

207TH st, 576 W (8:2226), str & b; G L Lawrence to Mathew J Kane, 92 7th & ano; 5yf Oct1'13; 5y ren $3,000; Apr4'14. 1,500 to 2,400

Broadway, 1372 (3:813), nec 37th, str & b; Times Square Impt Co, Inc, to Dr Reed Cushion Shoe Co, Inc, a corpn; 5yf May1; 5y ren at $12,000; Apr7'14. 11,500 & 12,000

Broadway, 1770 (4:1028), sec 57th; cancellation of Ls; International Motor Co, a corpn, to A T Demarest & Co, a corpn, at Bway & 57th; AT; Mar31; Apr7'14. nom

Broadway, 1931, see 65th, 120-2 W.

Columbus av (7:1861), nwc 106th, str & two basements; Geo Quackenbusch to Alphonse Andre & ano, 884 Col av; 5yf May 1; Apr6'14. 2,500

Columbus av, 763-5 (7:1833), str & pt b; Prosper Realty Co to Jacob Bloch, 575 9 av; 5yf Feb1; Apr6'14. 3,000

Lenox av, 154 (6:1601), n front str & pt b; Moritz Gidion to Jos Bushel, 58 E 106; 3 2-12yf Mar1; Apr6'14. 900

Lenox av, 514-6 (6:1733), str fl; Aaron Coleman to Saml Krasnov, 516 Lenox av; 3yf May1; Apr7'14. 1,080 to 1,200

Madison av, 1561 (6:1611), str fl & pt b & ½ of 2d fl s; Jos Heymann to Annie Kessler, 1561 Madison av; 4yf May1; Apr6 '14. 1,632

Madison av, 1561; same to same; 4yf May 1; Apr6'14. 1,632

Madison av, 1645, see 110th, 52 E.

Madison av, 1767 (6:1621), sec 116th, str & pt b & rear apt 1st fl; Emily H Hoppin et al to Jos S Marcus, 315 Riverside dr; 9 5-12y & 19 days f Nov11'13; Apr8'14. 2,500 to 3,000

Vermilyea av, cor 207th, see 207th, 576 W.

1ST av, 1580 (5:1562), s str & b & s apt above str; Hannah & Jacob Lederer to Julia Gehrig, 1580 1 av; 3yf May1'13; Apr 3'14. 900

1ST av, 1580; same to same; ext Ls; 2yf May1'16; Apr3'14. 900

1ST av, 1580; asn Ls; Julia Gehrig to Geo Neher, 322 E 94; Oct14'13; Apr3'14. nom

1ST av, 1580; asn Ls; Geo Neher to Alfd Gruner, 530 E 34; Apr2; Apr3'14. nom

1ST av, 2036 (6:1699), str fl & b; Raffaela De Grazia to Marco Albertelli, 2036 1 av, & ano; 10yf Mar1; Apr7'14. 1,380

2D av, 11-17 (2:456); asn Ls; Israel Kaufman to Mary Realty Co, Inc, a corpn, 111-7 E Houston; AL; Mar31; Apr6'14. nom

2D av, 118 (2:449); sobrn of Ls to mtg for $26,000; David Schiff, 46 St Marks pl, with Emigrant Indust Savgs Bank, a corpn; Apr4; Apr6'14. nom

2D av, 139 (2:464), str fl; Sol Klingenstein to Oscar Rosenblatt, 139 2 av; 5yf Apr15; Apr7'14. 1,440 to 1,680

2D av, 1127 (5:1414), asn Ls; Thos F Purcell to Ada F Purcell, 1127 2 av; AL; Apr4'14. nom

3D av (3:880), nwc 24th; asn Ls with consent by Geo Ehret; Michl H McWeeny to Jno J Walsh, 140 E 27; AT; mtg $——; Mar26; Apr3'14. nom

3D av, 1374 (5:1413), nwc 78th, str & pt b; Ida L Stahmann to Barnard Kelly, 155 E 104; 5yf May1; 5yren; Apr8'14. 1,332

3D av, 1856-60 (6:1630); asn Ls; Wm Salkin to Ida Salkin, 7 E 101; Mar20; Apr7'14. nom

5TH av (2:577), swc 14th; asn Ls & AT to rents, etc; Chas A Riegelman to Van Schaick Realty Co, a corpn, 30 E 42; mtg $800,000; Apr1; Apr6'14. nom

5TH av, 381 (3:865), ground fl & b & 1st & 6th lofts; Isaac H Peller to Cammeyer, a corpn, 310 6 av; 14 9-12y & 28 days f July 1; Apr8'14. 25,500 & 30,000

5TH av, 381 (3:865), ground fl, b & 1st loft; agmt as to cancellation of two leases; Isaac H Peller, 29 W 96, with Wm B Quaintance, 918 West End av; Feb21; Apr8'14. nom

5TH av, 535 (5:1279), es, 65.5 n 44th, 30x 100; asn Ls & agmt to pay party 1st pt $1,800 per month during life of Ls; Clara E McMahon to Simcox Inc, 535 5 av; AT; June19'13; Apr3'14. nom

5TH av (6:1735), swc 138th; asn Ls; Emil Meserik & ano to Thos & Patk Foody, 2262 5 av; Mar27; Apr3'14. nom

5TH av, swc 138th; asn Ls; Patk & Thos Foody to Morris Yudkowitz & Julius Helmke, 2262 5 av; Apr2; Apr3'14. nom

5TH av, 2367-9 (7:1954), nwc 127th, 50x 83.9x50x83.8, all; Harvey Realty Co to Jacob Boltan, 615 W 152; 5yf Apr1'14; Apr 7'14. 5,000

5TH av, 2498 (7:1938), str fl & pt c; Henry F Ludeking to Robt Bellingham, 2498 8 av; 4½yf Nov1'12; Apr9'14. 1,200 to 1,440

9TH av, 794 (4:1043), str fl & b; Fred Glenz to Adolph Neuman, 407 W 51; 5yf May1; Apr6'14. 1,500

10TH av, 819 (4:1083), s str fl & pt c; Hanna Ahraham to Jno Cerra, 819 10 av; 5yf Jan1; Apr3'14. 420

13TH av (3:670), nec 24th, 25x48, all; Danl K De Beixedon & ano to Wm Princz, 1746 2 av; 4 10-12yf July1'13; Apr8'14. 1,500

LEASES.

Borough of the Bronx.

Beck st, 829-35 (10:2710), 2 bldgs; Wm Oppenheim, ATTY for Bronx Associates, Inc, & ano to Jos Levy & Benj Rosenberg; 3yf May1; Apr8'14. 11,000

St Pauls pl, 480 (11:2911), all; Virginia S Atwater to Morris Bogdanoff, 1426 Wash av, & Harry Blau, 1551 Claremont Pkway; 3yf Apr1; Apr3'14. 4,800

144TH st, 212 E (9:2340), all; Mary Clear to Jos Napole; 5yf Jan1; Apr8 14. 300

149TH st, 456 E, see Brook av, swc 149.

152D st, 739 E (10:2644), east str & c; Annie Wiesenthal to Bernard Hauser, 739 E 152; from July1'13 to May1'16; Apr3'14. 480 & 540

161ST st, 764 E (10:2657), ss, 100 e Forest av, 48.6x101.2, all; Erich W Turnau to Pincus Polonsky, 1460 Wilkins av; 5yf Apr1; Apr9'14. 3,530

187TH st E, nwc Hughes av, see Hughes av, nwc 187th.

Boston rd, 2131 (11:3138), str; Land Realty Co to Benzion H Goldenthal, 71 E 116; 10yf Feb28; Apr9'14. 600 to 1,200

Brook av (9:2293), swc 149th (No 456); north part of 2d fl front; J & M Haffen Brewing Co to Lazer Fidler, 456 E 149, & ano; 3yf Apr1; Apr3'14. 420

Hughes av (11:3077), nwc 187th, all, except L-shaped lot 25x100 on Arthur av; Mary C Conlon to Saml Ciccarelli, on Eastchester rd & Gun Hill rd; 5yf May1; Apr7 '14. 1,500

Hughes av, 2243 (11:3071), asn Ls; Julius E Herter to Frank Berger, 305 E 161; Mar31; Apr3'14. nom

Jerome av, 2641-45 (11:3202), store; Geo H Leopold & ano to Frank Feldhusen, 771 Dawson; 2yf May1; Apr8'14. 480

Prospect av, 883 (10:2677), double str & c; Henry Acker to Sam Friedman, 1522 Charlotte & ano; 5yf May1; Apr6'14. 2,200 & 2,500

Union av, 991 (10:2669), all; Bronx County Bldg Co, Inc, to Nathan Lesser, 647 Fox; 3yf Apr1; Apr4'14. 4,092

3D av, 2939-41 (9:2374), all; August Kuhn to Baumann & Co, 2939 3 av; 10yf May1'13; Apr6'14. 11,500 to 14,000

3D av, 3595 (11:2910), all of bldg except 2 stores on E 169th st; Wm Zimmermann to Max Weddige, 966 Trinity av; 10yf Apr 1; Apr6'14. 2,400 & 2,700

3D av, 3825 (11:2912), str & c; Henry Fallerius to Arthur Newman, 510 Claremont Pkway; 10yf May1; Apr9'14. 1,300 to 1,500

MORTGAGES.

Borough of Manhattan.

APRIL 3, 4, 6, 7, 8 & 9.

Albany st, 21-5 (1:56), ns, 102.7 e West st (Nos 87-93), runs n79.5xw24.4xn79.4 to ss Cedar (No 140) xw78 to es West xs158.8 to ns Albany xe102.7 to beg; also CEDAR ST, 136-8 (1:56), ss, 61.2 w Washington, runs s68xw16.9xs11.4xw24xn79.4 to st xe 40.9 to beg; ext of mtg for $2,000,000 to Mar31'19 or sooner; 4½%; Mar31; Apr7'14; American Sugar Refining Co, a corpn, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

Attorney st, 116-8, see Rivington, 180.

Bayard st, 66 (1:201), ns, 93.9 e Mott, 23.6 x100; pr mtg $24,000; Mar2; Apr3'14; 3y6%; Jacob Rosenberg, 92 St Nicholas av, to Adolph Voltter, 1800 7 av. 2,000

Bayard st, 68 (1:201), ns, 93.8 e Mott, runs n73.6xw0.4xn26.6xw22.5xs100 to st at pt 71.1 e Mott, xe22.6 to beg; pr mtg $24,000; Mar2; Apr3'14; 3y6%; Jacob Rosenberg, 92 St Nicholas av, to Adolph Voltter, 1800 7 av. 2,000

Broad st, 105½ (1:7), sec Water (No 23); sal Ls; Apr9'14; demand, 6%; Abr Maiss or Adolph Maiss to Geo Ehret, 1197 Park av. 4,700

Canal st, 125 (1:303), nwc Chrystie; sal Ls; Apr8'14; demand; 6%; Wm Aridan to Lion Bwy, a corpn, 104 W 108. 5,076.28

Catharine st, 33-5 (1:277), es, 73 n Madison, 27.6x108.6x26.7x105.7; Mar3; Apr3'14; 5

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y5%; Bernard F Golden of N Y to Bernard Golden,. 4S20 13 av, Bklyn. 30,000

Cedar st, 136-40, see Albany, 21-5.

Cherry st, 386 (1:261), nec Scammel (No 50), 23.9x45.6x23.9x47.1; also CHERRY ST, 388 (1:261), ns, 23.9 e Scammel, 23.9x44; ⅓ pt; Apr8; Apr9'14; installs, $10 monthly, 6%; Edw J Russell to American Co-operative Savgs & Loan Assn, a corpn, 147 E 125. 1,000

Cherry st, 388, see Cherry, 386.

Chrystie st, nwc Canal, see Canal, 125.

Cortlandt alley, nwc Franklin, see Bway, 364-6.

Dyckman st (8:2150 & 2151), nes, 270.6 se Nagle av, which pt is at former h w l of Shermans Creek, runs —— along Creek to lands of Dyckman xsw22xnw129.6xnw104.6 to st x—222.5 to beg, with all title to lands under of water of said creek; Mar31; Apr3 '14; 1y, int as per bond; The Fort George Realty Co, a corpn, 75-7 Duane, to Geo G Mason at Tuxedo Park, NY. 15,000

Dyckman st (8:2150?2151), same prop; certf as to above mtg; Mar31; Apr3'14; same to same.

East Broadway, 173-5 (1:284), ss, 52x100; certf as to reduction of mtg & there is now due thereon $17,500; Mar30; Apr3'14; Jno Dawson & Wm Archer of Mt Vernon, NY, to Forward Association, a corpn, 175 E Bway.

Eldridge st, 112-4 (2:413), es, 112.6 s Broome, 38.2x87.6x38.3x87.6; pr mtg $50,000; Apr1; Apr3'14; 3y6%; Fanny wife & Saml Levy, 193 2 av, to Saml Kadin, 1800 7 av. 9,000

Franklin st, 58, see Bway, 364-6.

Gramercy Park E, 36 (3:876), es, 39.5 s 21st, runs e80xs39.4xe2.11xs44xw82.11 to st xn83.5 to beg; certf as to mtg for $25,000; Mar14; Apr6'14; Gramercy Park Club, a corpn, to Robt L McGehee, 325 W 88.

Greenwich st, 771-9 (2:624); certf ae to reduction of $5,000 on a/c of mtg & there is now due thereon $65,000; Apr2; Apr3'14; Irving Savgs Instn to Mary E & Ross M Wilson & Agnes W Burton, all at 296 Convent av.

Greenwich st, 771-9; certf as to reduction of $25,000 on a/c of mtg & there is now due $35,000; Apr2; Apr3'14; same to same.

Hamilton st, 12 (1:253); ext of mtg for $23,000 to Apr1'17, 5%; Apr1; Apr6'14; Jos E Steckler, at Far Rockaway, B of Q, with Vincenzo Messineo, 107 1 av, & ano. nom

Madison st, 263 (1:269), ns, 68.8 e Clinton, runs n68.2xe1.5xn32.1xe23.6xs100.3 to st xw25 to beg; pr mtg $22,000; Apr1; Apr 7'14; 2y6%; Annie Levy, 603 W 111, to Siegfried Landau, 1575 3 av. 3,000

Manhattan st, 25 (7:1966), nes, 377.4 se Ams av, 25x113x28.2x100; pr mtg $17,100; Apr3'14; due Feb1'19, 5%; Manhattan Pork & Provision Co, a corpn, to Commonwealth Savgs Bank, a corpn, 2007 Ams av. 900

Manhattan st, 25; certf as to above mtg; Apr2; Apr 3'14; same to same.

Manhattan st, 25; sobrn of mtg for $1,260 to mtg for $900; Apr3'14; Mary A Thornton with same. nom

Montgomery st, 27 (1:268), es, 100.7 s Henry, 19.6x75; Apr9'14; 3y5%; Levy Sobol to Emigrant Indust Savgs Bank, a corpn. 8,500

Pearl st, 92 (1:30), ses, abt 160 w William, runs se45xne0.6xse18.1xne20.6xnw63.9 to st xsw21 to beg; Apr6'14; due & int as per bond; Aug Schacht, of Bklyn, to Title Guar & Trust Co, a corpn. 10,000

Prince st, 177 (2:517), ns, 100 e Sullivan, 25x95.6; pr mtg $20,000; Apr8'14; demand; 6%; Brown-Weiss Realties, a corpn, to Jacob R Schiff, 18 E 120; 5,000

Prince st, 177; certf as to above mtg; Apr8'14; same to same.

Prince st, 177; Mar28; Apr8'14; due Apr 1'17; 5%; same to Stephen P Sturges of Shelter Island, LI as trste. 20,000

Prince st, 177; certf as to above mtg; Apr1; Apr8'14; same to same.

Rivington st, 180; also ATTORNEY ST, 116-8 (2:344); ext of mtg for $42,000 to Mar 10'17, 4½%; Feb17; Apr7'14; Davis Rosenkrentz, 236 W 136, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

Rivington st, 343 (2:323), ss, 46.6 e Mangin, runs s75xe21.6xn24.9xw0.3xn50.2 to st x w21.6 to beg; pr mtg $3,750; Jan1; Apr3'14; 3y or sooner, 5%; Chas Sackmann of Bklyn to Diedrich L Sackman, 297 Hewes, Bklyn. notes 2,000

St Marks pl, 72 or 8th st (2:449), ss, 150 w 1 av, 25x96.4; ext of mtg for $23,000 to Mar29'17, 5½%; Mar31; Apr3'14; Antonie P Voislawsky at Somers, NY, et al with Yetty Baum, 72 St Marks pl. nom

St Nicholas pl, 41, see St Nicholas av, 840.

Semmel st, 50, see Cherry, 386.

Stanton st, 192 (2:345), ns, 75 e Attorney, 25x100; pr mtg $24,000; Apr6'14; 5y6%; Jonas Cohen, of Bklyn, to F Wm Heide, 68 W 94. 5,000

Water st, 23, see Broad, 105½.

West st, 87-93, see Albany, 21-5.

Wooster st, 158 (2:514), es, 95 s Houston, 25x100; pr mtg $22,000; Apr3; Apr8'14; due & int as per bond; Francis Stiebel, 465 West End av to Florence C Esberg, 140 W 71. 5,000

3D st, 104 E (2:430), ss, 60.11 e 1 av, 30x 39.10x29.4x41.1, leasehold; Apr2; Apr8'14; due May1'19; 6%; Marie L Wagner to Otto J Betz of Queens, B of Q. 2,500

3D st, 124 E (2:430), ss, 275 w Av A, 25x 90; Apr1; Apr6'14; due Oct1'19, 5%; Edw Horvath, N Y, to Anna Gettler, — Rosedale av, at Rosedale, LI. 4,200

3D st, 238-40 E (2:385), ss 248.7 w Av C, 49.6x105.11; leasehold & chattels; Apr8; Apr 9'14; 3y6%; Interborough Theatrical Co, a corpn, to Morris Haupt, 437 E 5. 4,000

3D st, 238-40 E; certf as to above mtg; Apr8; Apr9'14; same to same.

4TH st, 266 E (2:386), ss, 288.7 e Av B, 24.9x96; ext of mtg for $8,000 to July1'19; 6%; Apr1; Apr7'14; Jacob Larchan, 212 W 140 with Barnet Appel, 322 E 4. nom

7TH st, 47 E, see 2 av, 118.

9TH st, 418½ E (2:436), ss, 261.6 e 1 av, 13.6x93.11, leasehold; Mar30; Apr7'14; due May1'19, 6%; Julius Thomas, of Union Hill, NJ, to Chas Wronn, at Pearl River, NY. 1,500

9TH st, 636 E (2:391); ext of mtg for $18,000 to Apr2'19, 5½%; Apr2; Apr4'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Sol & Hersz Pass. nom

14TH st, 2 W, see 5 av, 80-2.

20TH st, 21 W (3:822), ns, 420 w 5 av, 25x92; ext of mtg for $30,000 to Apr1'19 or sooner; 5%; Apr6; Apr7'14; Rush C Hawkins, 42 5 av with Gylmann Realty Co, a corpn, 18 W 20. nom

21ST st E, sec 5 av, see 5 av, 141-7.

21ST st, 512 W (3:692), ss, 175 w 10 av, 25x92; also 21ST ST, 514 W (3:692), ss, 200 w 10 av, 25x92; Apr7; Apr8'14; 3y5%; Frieda wife Max M Hart, 59 W 119 to Henry V Higgins, 7 Bloomsbury sq, London, Eng, et al as trstes. 17,000

21ST st, 514 W, see 21st, 512 W.

28TH st, 314 W (3:751); ext of mtg for $12,000 to Apr8'17; 5%; Apr8'14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers with Eliz Butler, 436 W 29. nom

31ST st W (3:754), ss, 287.6 w 8 av, 18.9 x98.9; Apr8'14; 1y5%; Ettie V Newman of Yonkers, NY to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 7,000

34TH st, 304-8 E (3:939), ss, 101.3 e 2 av, 63.9x98.9; PM; pr mtg $35,100; Apr1; Apr6'14; due & int as per bond; Emma Harburger, 11 Nostrand av, Bklyn, to Jno H Henshaw, 294 West End av, trste for Richd T Henshaw, & ano. 12,000

37TH st, 60 W (3:838), ss, 142.6 e 6 av, 21.6x98.9; Apr6; Apr7'14; due & int as per bond; Victorine Carmody, of Bronxville, NY, to Title Guar & Trust Co, a corpn. 10,000

40TH st, 215 W (4:1012), ns, 200 w 7 av, 25x98.9; pr mtg $17,000; Apr8'14; due & int as per bond; Eva S F Rosseau to Title Guar & Trust Co, a corpn, 176 Bway. 2,000

43D st, 142 W (4:995), ss, 479.2 w 6 av, 20.10x100.5; Apr3; Apr6'14; 5y5%; Henry S & Anna Terbell, both of B of Q, to Bowery Savgs Bank, a corpn, 128 Bowery. 10,000

44TH st, 343-5 W (4:1035), ns, 200 e 9 av, 50x100.4; ext of mtg for $30,000 to Apr 1'18, 5%; Apr3; Apr6'14; Louis Marty, NY, with Jno R Hegeman, at Mamaroneck, NY, et al, trstes for the Metropolitan Staff Savgs Fund. nom

45TH st, 422 W (4:1054), ss, 300 w 9 av, 25x100.4; PM; Apr9'14; 3y5%; Jesse J Culling to Wm Crawford, at Monroe, Orange Co, NY. 17,000

45TH st, 422 W; PM; pr mtg $17,000; Apr 9'14; due & int as per bond; same to same. 1,500

46TH st, 127-9 E, see Lex av, 477-85.

46TH st, 331 W (4:1037); ext of mtg for $14,000 to Apr7'19, 5%; Apr7'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Mary L O'Shea, K Augusta Walsh & Hy C Fullan. nom

47TH st, 15 E (5:1283), ns, 120 w Madison av, 25x100.5; Apr9'14; due & int as per bond; Amos R E Pinchot to Mutual Life Ins Co of N Y, 32 Nassau. 100,000

47TH st, 441 W (4:1057); ext of mtg for $7,000 to Apr2'19, 5%; Apr2; Apr4'14; Title Guar & Trust Co, a corpn, 176 Bway, with Annie Davidson, 441 W 49. nom

49TH st, 325 E (5:1342), ns, 267.6 e 2 av, 18.9x100.5; PM; pr mtg $——; Apr1; Apr3 '14; 2y6%; Fannie Franzone, 940 1 av, & Salvatore Di Salvo, 930 1 av, to Sadie A Byrne, 63 E 236. 1,000

49TH st, 325 E; PM; pr mtg $5,500; Apr 2; Apr3'14; installs, 1y, int as per bond; same to Harry Freeman, 354 E 50. 400

50TH st, 10 E (5:1285), ss, 208 e 5 av, 21.5x100.5; PM; Apr6; Apr8'14; 5y5%; Eugenie Von Chorus & Albertine Rimbach to Kath O'Brien at Baldwins, LI & Jno J Quinlan, 120 E 86 exrs Jno Fox ,decd. 58,000

58TH st, 224 W (4:1029), ss, 440 e 8 av, 20x100.5; Apr3'14; 3y, int as per bond; Raphael M Reay of Bklyn, to Farmers Loan & Trust Co, a corpn, 22 Wm. 28,000

59TH st, 230 E (5:1332), ss, 230 w 2 av, 18x100.5; Apr9'14; 5y5%; Minnie Seligman, 195 Hollywood av, East Orange, NJ, to Edmund J Levine, at Wykagil Park, New Rochelle, NY, & ano, exrs &c Julius Levine. 16,000

60TH st, 21 E (5:1375), ns, 69 w Madison av, 26x73.5; pr mtg $60,000; Apr2; Apr4'14; 2y6%; Louise Van Beuren Bond, 21 E60, to David P Wheelwright at Cloyster Apt, 31st & Mad av. 15,000

65TH st, 118 E (5:1399), ss, 184.8 e Park av, 20x100.5; Apr8'14; 3y4½%; Nathalie wife Jno W Wood to Seamen's Bank for Savgs, 76 Wall. 30,000

66TH st, 404 E (5:1460), ss, 100 e 1 av, 25x100.5; Apr6'14; 5y5%; Margt J Dwyer, 9 Green st, Monticello, NY, to Metropolitan Savgs Bank, 59-61 Cooper Sq E. 8,000

72D st, 160 E (5:1406), ext of mtg for $19,000 to Apr8'19; 5%; Apr8'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway with Herman J Katz. nom

72D st, 308 W (4:1183); ext of mtg for $6,500 to Apr6'19, 4½%; Mar31; Apr6'14; Title Guar & Trust Co, a corpn, with Wm Mcl Ash, at Glenridge, NJ, & Wm O Raymond, at New Rochelle, NY. nom

74TH st, 168 E (5:1408), ss, 165 w 3 av, 30x102.2; PM; pr mtg $15,000; Apr1; Apr4 '14; due June1'16 or sooner, 6%; Eliz Quinn to Chas W Logeling, 235 E 57. 14,000

74TH st, 170 E (5:1408), ss, 134.10 w 3 av, 30.2x102.2; PM; pr mtg $17,000; Apr1; Apr 4'14; due June1'16 or sooner, 6%; Eliz Quinn to Simon Lewald, 104 E 31. 12,000

74TH st, 172 E (5:1408), ss, 104.10 w 3 av, 30x102.2; PM; pr mtg $17,000; Apr1; Apr 4'14; due June1'16 or sooner, 6%; Eliz Quinn to Simon Lewald, 104 E 31. 12,000

75TH st, 327 E (5:1450), ns, 256.8 w 1 av, 28.4x102.2; PM; Mar30; Apr3'14; 1y or sooner, 5%; Lizzie Van Boskerck to American Mtg Co, a corpn, 46 Cedar. 4,000

76TH st, 518 E (5:1487), ss, 298 e Av A, 25x104.7x25.4x100.5; pr mtg $13,000; Mar 31; Apr6'14; 3y5%; Jno Trpisovsky, 520 E 76, & Josef Koubek, 417 E 78, to Jno Trpisovsky, 520 E 76. 2,000

76TH st, 518 E; Mar31; Apr6'14; 1y5%; same to Bank of Europe, a corpn, 1429 1 av. 13,000

77TH st, 314 E (5:1451), ss ,138.8 e 2 av, 18.4x102.2; Apr3'14; 5y5%; Leo or Leon Keschner to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 6,000

79TH st, 165 E (5:1508), ns,, 272 w 3 av, 15.6x102.2; PM; pr mtg $8,000; Apr6'14; due & int as per bond; Frank C Schlitt, of Jersey City, NJ, to Jerome Monks, 346 W 71. 8,500

85TH st, 550-2 E (5:1581), ss, 115 w East End av, 33x102.2; pr mtg $——; Mar31; Apr6'14; demand, 6%; Rose Schumann, 550-2 E 85, to Marguerite E Schaefer, 526 E 86. 1,100

85TH st, 74-8 W, see Col av, 509-17.

87TH st, 71 E, see Park av, 1060-2.

91ST st, 130 W (4:1221), ext of mtg for $25,000 to Apr1'17; 5%; Apr2; Apr8'14; Jacob Goldsmith to Amelia C Schaefer. nom

92D st, 157 W (4:1223), ns, 207 e Ams av, 18x100.8; pr mtg $10,000; Apr2; Apr4'14; 2y 6%; Pauline E wife of & Wm W Lyon, 157 W 92, to Henrietta T Kuhnle, 362 Riverside dr. 3,500

101ST st, 305 E (6:1673), ns, 100 e 2 av, 25x100.11; pr mtg $——; Mar31; Apr8'14; 2y5%; Louis Broter & Pauline L his wife to Fannie Broter, 4 St Paul's pl, Bronx. 2,000

101ST st, 20 W (7:1836), ss, 275 w Central Park W, 95 to es Manhattan av (Nos 10-16) x100.11; PM; pr mtg $145,000; Apr3; Apr4'14; 3y6%; Jos Shenk to Jos E Marx, 790 Riverside dr. 7,500

103D st, 131 W (7:1858); ownership agmt in mtg for $19,000; Apr8; Apr9'14; American Mtg Co, a corpn, 46 Cedar, with Hy L Butler, 196 Lefferts pl, Bklyn, & Arthur M Mayer, 501 W 110, exrs &c Cornelia W Butler. nom

106TH st E, ns, — e 5 av, see 107th E..

107TH st, 405-7 E (6:1701), ns, 113 e 1 av, 100x100; collateral to three mtgs one for $90,000 and two for $30,000 each on 106th st E, ns, — e 5 av, dated Feb6'1895; pr mtg $——; Mar26; Apr8'14; Due & int as per bond; Annie T Renn of Elmhurst, B of Q to Mutual Life Ins Co of NY, 32 Nassau. nom

107TH st, 249 W, see Bway, 2780-4.

108TH st, 212 W (7:1879); ext of mtg for $23,000 to Apr7'19; 5%; Apr7; Apr8'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Betty M Hilborn. nom

108TH st, 212-4 W (7:1879), ss, 200.4 w Ams av, 2 lots, ea 25x100.11; 2 mtgs, ea $2,500; each sub to pr mtg $23,000; Apr7'14; 3y or sooner, 6%; Betty M Hilborn, 11A W 94, to Carrie Frankenthaler, 201 W 120. 5,000

108TH st, 214 W (7:1879), ext of mtg for $23,000 to Apr7'19; 5%; Apr7; Apr8'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Betty M Hilborn. nom

113TH st, 21 E (6:1619), ns,, 325 e 5 av, 25x100.10; PM; pr mtg $21,000; Apr2; Apr3 '14; due & int as per bond; Simon & Abr Kutner & Abr Wenger to Mary Foley, 321 S 4th av, Vt Vernon, NY. 1,750

114TH st, 103 W (7:1824), ns, 100 w Lenox av, 31.6x100.11; pr mtg $22,000; Apr2; Apr3'14; installs, 3y6%; Alma Lipkins & Sylvan H Bischoff to Jack D Lipkins, 103 W 114. 3,000

116TH st, 321 E (6:1688), ns, 250 e 2 av, 16.6x100.11; PM; pr mtg $——; Apr2; Apr6 '14; 1y6%; Rosa C, wife Augusto T Rossano, 223 E 116, to Rosina Lordi, 260 E 201. 1,000

117TH st, 454-6 E, see Pleasant av, 315-7.

121ST st, 514 E (6:1817), ss, 174 e Pleasant av, 17x80; PM; pr mtg $2,000; Apr2; Apr3'14; due & int as per bond; Valentyna Zaworski to Wilhelmina Elterich, 872 E 156. 500

124TH st, 62-4 W (6:1721), ss, 150 e Lenox av, 75x100.11; PM; Apr9'14; 1y5%; Isaac & Jos Breakstone to Irving Savgs Instn, a corpn, 115 Chambers. 90,000

124TH st, 161 W, see 7 av, 2081-7.

133D st, 69 W (6:1731), ns, 110 e Lenox av, 25x99.11; pr mtg $16,250; Apr6; Apr9 '14; installs, $75 monthly, 6%; Emma Wheeler, 29 W 132, to Philip M Thorne, 85 Pulaski, Bklyn. 700

134TH st, 20 W (6:1731), ss, 310 w 5 av, 25x99.11; pr mtg $15,000; Mar11; Apr7'14; due Apr1'19, 6%; Isaac Smith, 103 W 141, to Sarah Fetbrod, 56 W 117. 2,000

135TH st W, nwc Bway, see Bway, 2002.

136TH st, 626 W (7:2002), ss, 331.3 w Bway, 43.9x99.11; PM; Apr7'14; 3y5%; Lina Weil to Dora Schiffer, 758 5 av. 39,000

138TH st W, swc 5 av, see 5 av, swc 138th.

138TH st W, swc 5 av, see 5 av, 2262.

138TH st, 625-7 W (7:2087), ns, 300 w Bway, 50x99.11; ext of mtg for $45,000 to June10'17, 5%; Mar31; Apr6'14; Alphonse H Kursheedt & ano, trstes Frederic A Kursheedt, with Saml Raisler, 465 West End av. nom

141ST st, 309 W (7:2043), ns, 150 w 8 av, 25x99.11; PM; pr mtg $19,000; Apr1; Apr4 '14; due Apr10'16, 6%; Mormac Realty Inc, a corpn, 403 W 127, to Mary A Spencer, 377 E 25, Bklyn, & ano. 1,500

152D st, 401 W, see St Nicholas av, 810.

161ST st W (8:2137), ss, 125 w Bway, 145.11 to es Ft Washington av (Nos 46-52) x102.2x124.4x99.11; Apr7'14; 5y5½%; Friedman Constn Co, a corpn, to Metropolitan Life Ins Co, a corpn, 1 Mad av. 175,000

161ST st W (8:2137), sec Ft Washington av (Nos 46-52), 151.11x102.2; certf that $185,000 has been advanced under bldg loan mtg for $220,000 recorded Dec30'12, which has been completed, &c; Apr7'14; same to same.

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161ST st W; also FORT WASHINGTON AV, 46-52 (8:2137); same prop; certf as to above mtg; Apr7'14; same to same.

162D st, 434 W (8:2109), ss, 41.6 w Jumel ter, 16.6x98; ext of mtg for $10,000 to Feb 1'19, 5%; Apr2; Apr4'14; Hattie H Bruns, 434 W 162, with Mary J Sanders, extrx & trste of Jas P Sanders, late of Yonkers, NY. nom.

162D st W, see Ft Washington av, see Ft Washington av, 66-72.

166TH st, 453-5 W (8:2111), ns, 250 e Ams av, 50x60; PM; pr mtg $29,000; Oct1'13; Apr 3'14; 5y6%; Band Realty Co, a corpn, 932 Hoe av, to Sarah Wohlgemuth, 207 W 110. 3,444

171ST st, 568 W (8:2127); sal Ls; pr mtg $3,000; Apr6; Apr7'14; demand, 6%; Geo W Reynolds & Benj T Cullen to Beadleston & Woerz, a corpn, 291 W 10. 250

174TH st, 552 W (8:2130), ss, 55 w Audubon av, 45x99.11; PM; pr mtg $42,000; Apr1; Apr3'14; 2y6%; Paul Paveglant of Bklyn, to Stratford Building Impt Co, a corpn, 1278 St Nicholas av. 5,000

180TH st, 700-2 W, see Bway, 4231-9.

190TH st W (8:2169), ns, 120 w St Nicholas av, 80x100; pr mtg $60,000; Apr3'14; due Oct25'16 or sooner, 6%; Weber-Turek Bldg Co, Inc, a corpn, to Henry Morgenthau Co, a corpn, 30 E 42. 30,000

190TH st W (miscl), ns, 120 w St Nicholas av, 80x100; certf as to mtg for $30,000; Mar31; Apr3'14; Weber-Turek Bldg Co, Inc, to Henry Morgenthau Co.

204TH st W (8:2200), ss, 100 e Ams av, 150x99.11; PM to extent of $36,000 & bldg loan to extent of $66,000; Apr2; Apr3'14; due Apr30'15, 6%; Orosant Constn Co, a corpn, to Peter J Shields, 68 Prospect pl. 102,000

204TH st W (8:2200), same prop; certf as to above mtg; Apr2; Apr3'14; same to same.

Av A, 1564 (5:1579); certf as to reduction of mtg by receipt of $2,000 on a/c & $12,000 still remains; Apr2; Apr4'14; Rose Selig to Jos Lichtenberger.

Broadway, 364-6 (1:172), nec Franklin (No 58), 50x150 to Cortland alley; ext of mtg for $700,000 to May1'17, 5%; Mar26; Apr3'14; Frank N Hoffstot with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

Broadway, 2002 (7:2002), nwc 135th; sal Ls; Apr8'14; demand, 6%; Wm Aridan to Lion Brewery, a corpn, 104 W 108. 1,865.26

Broadway, 2780-4 (7:1879), nec 107th (No 249), runs e99.1xn100.11xw25xs25.2xw103.3 to Bway xs81.1 to beg; ext of mtg for $200,000 to Apr8'19, 5%; Apr8; Apr9'14; Title Guar & Trust Co, a corpn, 176 Bway, with Jennie C Molloy, 225 W 14. nom

Broadway, 3281-9 (7:1999); asn rents to secure mtg for $18,500; pr mtg $——; June 10'13; Apr9'14; Maze Realty Co to Jos E Marx, 790 Riverside dr. nom

Broadway, 4231-9 (8:2176), swc 180th (Nos 700-2), 111.4x100x100x149.1; ext of mtg for $200,000 to May1'19, 5%; Apr3; Apr4'14; Robt Ferguson & Sons, a corpn, 119 Manhattan av, with Union Dime Savgs Bank, a corpn, 701 6 av. nom

Columbus av, 509-17 (4:1198), sec 85th (Nos 74-8), 102.2x100; pr mtg $161,000; Apr 9'14; due Apr15'17, 6%; Carnegie Constn Co, a corpn, 3470 Bway, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 20,000

Columbus av, 509-17, sec 85th (Nos 74-8); same prop; certf as to above mtg; Apr9'14; same to same.

Columbus av, 509-17 (4:1198), sec 85th (Nos 74-8); ext of mtg for $96,000 to Aug2 '16, 4½%; Apr3'11; Apr9'14; N Y Life Ins & Trust Co, 52 Wall, with Chas Hirschhorn, 5 W 76, & Isadore Levy, "The Ansonia," Bway & 73d. nom

Convent av, 102-4 (7:1970), sobrn of mtg for $15,000 to mtg for $75,000; Apr6; Apr 8'14; Convent Park Constn Co, a corpn, & Abr L Kass, 226 S 9, Bklyn, & ano, with Lawyers Realty Co, a corpn, 160 Bway. nom

Fort Washington av (8:2136), nwc 161st, 102.2x118.5x99.11x140; equal lien with other mtg $105,000; Apr7'14; 3y5%; Hilliard Constn Co, Inc, a corpn, 2875 Bway, to Bklyn Savgs Bank, a corpn, 141 Pierrepont, Bklyn. 70,000

Fort Washington av (8:2136); same prop; certf as to above mtg; Apr7'14; same to same.

Fort Washington av (8:2136); same prop; ext of mtg for $105,000 to Apr7'17, 5%; Apr 7'14; same to same. nom

Fort Washington av (8:2136); same prop; sobrn of mtg for $15,000 to mtgs for $105,000 & $70,000; Apr6; Apr7'14; same & Harris Mandelbaum, 12 W 87, with same. nom

Fort Washington av, 46-52, see 161st W, ss, 125 w Bway.

Fort Washington av, 46-52, see 161st W, sec Ft Washington av.

Ft Washington av, 66-72 (8:2137), sec 162d, 102.2x151.11; agmt modifying & ext of mtg for $185,000 to Mar1'19, 5½%; Apr7; Apr9'14; Friedman Constn Co, a corpn, 171 Bway, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

Lexington av, 477-85 (5:1301), nec 46th (Nos 127-9), 100.5x40; pr mtg $80,000; Apr 3; Apr7'14; due & int as per bond; E & R Realty Co, a corpn, to N Y Savgs Bank, a corpn, 81 8 av. 10,000

Lexington av, 477-85 (5:1301), nec 46th (Nos 127-9); certf as to above mtg; Apr3; Apr7'14; same to same.

Lexington av, 951 (5:1404), es, 66.9 n 69th, 16.7x72.6; Apr2; Apr3'14; 1y5%; Jas McCabe of New Rochelle, NY, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 3,500

Lexington av, 951 (5:1404); ext of mtg for $7,000 to Apr2'15, 5%; Apr2; Apr3'14; Jas McCabe, 187 Sickles av, New Rochelle, NY, with Emigrant Indus Savgs Bank, a corpn, 51 Chambers. nom

Manhattan av, 10-6, see 101st, 20 W.

Park av, 1060-2 (5:1499), nwc 87th (No 71), runs w107.8xn100.8xe27.8xs50.4xe80 to ws Park av xs50.4 to beg; also PARK AV, 1068 (5:1499), ws, 83.8 n 87th, 17x80; Mar 20; Apr6'14; due & int as per bond; Baumont Realty Co, a corpn, to N Y Savgs Bank, a corpn, 81 8 av. 28,000

Park av, 1060-2 & 1068; certf as to above mtg; Mar20; Apr6'14; same to same.

Park av, 1068, see Park av, 1060-2.

Pleasant av, 315-7 (6:1710), swc 117th (Nos 454-6), 35.8x94; ext of mtg for $40,000 to Apr1'16, 5½%; Jan26'11; Apr4'14; Ephraim Samuels, of Mt Vernon, NY, with Moses Cohen, 435 Ft Washington av. nom

Riverside dr or Blvd Lafayette (8:2135), ws, 1941.1 n from ss 155th & 2074.5 w from es 10 av, runs nw251.8xn180.8xse200 to dr & se on curve 1.11 & 211.3 to beg; PM; Apr 6'14; due & int as per bond; Emily M Roemer, 494 Greene av, Bklyn, to Chelsea Exchange Bank, a corpn, 266 W 34. 45,000

St Nicholas av, 730 (7:2053), es, 355.10 n 145th, 30.4x100; PM; Apr8; Apr9'14; due & int as per bond; Frank L Marshall to Title Guar & Trust Co, a corpn, 176 Bway. 10,000

St Nicholas av, 761 (7:2063), ws, 40.10 n 148th, 20.5x88.1x20x92.5; pr mtg $——; Apr 8'14; due Nov8'14; 6%; Annie Miller to Louis S Miller both at 761 St Nicholas av. 2,000

St Nicholas av, 840 (7:2067), nec 152d (No 401)(runs n25.4xe51.11xn.01½xe75.2 to ws St Nicholas pl (No 41) xs24.11 to 152d xw121.9 to beg; Apr3'14; 1y or sooner, 6%; West 152d St Constn Co, inc, a corpn, to Montrose Realty Co, a corpn, 135 Bway. 45,000

St Nicholas av, 840, nec 152d (No 401), same prop; certf as to above mtg; Apr3 '14; same to same.

West End av, 106-8 (4:1156), es, 50.2 n 64th, 50.2x100; Apr2; Apr3'14; due & int as per bond; Thos T Devine, to Title Guar & Trust Co, a corpn, 176 Bway. 40,000

West End av, 820 (7:1871), es, 17.5 s 100th, 16.6x65.6; ext of mtg for $14,000 to Apr2'19; 5%; Apr2; Apr8'14; Henry Wiener of Phila, Pa, with Wm W Perrine, NY. nom

1ST av, 1580 (5:1562), sal Ls; Apr2; Apr 3'14; demand, 6%; Alfred Gruner to Geo Ehret, 1197 Park av. 1,000

1ST av, 2036 (6:1699); sal Ls; Apr4; Apr 7'14; demand, 6%; Marco Albertelli & Luigi Cella to Jacob Ruppert, a corpn, 1639 3 av. 4,000

2D av, 118 (116) (2:449), nec 7th (No 47), 26.8x125; Mar26; Apr6'14; 3y5%; Maie B Harrison, Cothill Farms, Cothill, County of Berks, England to Emigrant Indust Savgs Bank, a corpn. 26,000

5TH av, 80-2 (2:577), swc 14th (No 2), 73.3x107; asn Ls & rents to secure ext of two mtgs for $800,000 to June1'15, 5½%; Apr1; Apr6'14; Van Schaick Realty Co, a corpn, & 80 5th Av, Inc, a corpn, both at 30 E 42, with Albany Savgs Bank, of Albany, NY. nom

5TH av, 141-7 (3:849), sec 21st, 94x90; PM; pr mtg $——; Apr7; Apr8'14; due Oct8'14 or sooner; 6%; McKeon Realty Co, a corpn, 80 Maiden la to Nathaniel L McCready, 4 E 75, individ & ano trstes for Nathaniel L McCready, under will of Nathaniel L McCready, decd. 50,000

5TH av, 1429 (6:1622); ext of mtg for $40,250 to May2'17, 5%; Apr2; Apr9'14; Isidor Ollendorff, 135 W 119, with Chas F Ballard, 35 W 38, Bayonne, NJ. nom

5TH av, 2262 (6:1735), swc 138th; sal Ls; Apr2; Apr3'14; demand, 6%; Morris Yudkowitz & Julius Helmke, 2262 5 av, to Jas Everards Breweries, a corpn, 12 E 133. gold 3,200

5TH av (6:1735), swc 138th, —x—; asn two leases by way of mtg as collateral for note & chattel mtg for $1,800; Apr2; Apr6 '14; Morris Yudkowitz & Julius Helmke to Myer Isenberg, 668 8 av. nom

7TH av, 2081-7 (7:1909), nec 124th (No 161), 100.11x125, given as collateral to secure $325,000; Dec10'13; Apr7'14; due Feb 1'17, 5%; Chas & Harry A Van Bergen & Alice, Countess Grote, all heirs Anthony Van Bergen, to U S Trust Co of N Y, a corpn, 45 Wall. 250,000

8TH av, 2479 (7:1958), ws, 25 s 133d, runs w83.3xsw20.11xs12.4xe100 to av xn25 to beg; PM; Apr3'14; 5y5%; Jno J McDonagh to Excelsior Savgs Bank, a corpn, 79 W 23. 20,000

9TH av, 593 (4:1052), ws, 80.5 s 43d, 20x 81.5; Apr7'14; 3y5%; Ethel A Underwood, of Brooklyn, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 4,000

9TH av, 593 (4:1052), ws, 80.5 s 43d, 20x 81.5; ext of mtg for $6,000 to Apr7'17, 5%; Apr7; Apr9'14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, with Ethel A or Ethel M Underwood, 401 Sterling pl, Bklyn. nom

10TH av, 100-2 (3:714), es, 46.6 n 16th, 39.8x100; Apr6; Apr9'14; 5y5%; Michl McGuire, NY, & Mary Mahoney, of Albany, NY, to Baron De Hirsch Fund, a corpn, 80 Maiden la. 28,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Land on Newtown Creek & others lands in Brooklyn (miscl); certf as to mtg for $500,000; Mar31; Apr3'14; West St Impt Co, a corpn, to American Sugar Refining Co of NY.

Land on Newtown Creek, etc (miscl), same prop; certf as to mtg for $25,000 & as security for other indebtedness of $447,890.83; Mar31; Apr3'14; same to Metropolitan Trust Co & the Metropolitan Bank.

Hempstead, L I (miscl); certf as to mtg for $2,500; Apr1; Apr3'14; Bonner Development Co to Wright P Hewlett.

Southampton, L I (miscl); certf as to mtg for $12,000; Mar11; Barney Estate Co, a corpn, to Eliz P Robbins, at Southampton, LI.

MORTGAGES.

Borough of the Bronx.

Aldus st, 995 (10:2748), ns, 50 e Faile, 50x100; sobrn agmt; Apr7'14; American Real Estate Co to City Mtg Co, 15 Wall. nom

Elm pl (11:3023-3026), es, 164.11 s Kingsbridge rd, 25.5x81.11x25x82.8; Apr3'14; 1y 5½%; Geo E & Anna M Allstadt to Lawyers T I & T Co, 160 Bway. $00

Elsmere pl, nwc Southern blvd, see Southern blvd, nwc Elsmere pl.

Garden pl (*), es, being lots 13 to 15, map 17 lots at So Mt Vernon, 75x148.2x76.9x 132.3, ss; also WHITE PLAINS RD (*), ses, abt 100.2 n Walkley pl, 25x63.11x25x59.1; Apr2; Apr4'14; due Apr2'25, 6%; Gaetano Solfio to Jno Bussing Jr, 205 East Lincoln av, Mt Vernon, NY. 5,500

Hall pl, 1039 (10:2691), ws, abt 216.9 n 165th, 28.1x105.7x18.8x102.10, lot 59 blk 507 map part Fox Est; Apr7; Apr8'14; due &c as per bond; Giovannina Bruni, 1039 Hall pl, to Danl McDevitt, 1073 Forest av. 4,000

Hall pl, 1039; sobrn agmt; Apr7; Apr8'14; Maria M De Blasi with same. nom

Hoffman st (11:3054), ws, 170 s 187th, 25x94.11; Apr8'14; 5y5%; Saml Eckstein to Margt F Everit, 250 N 6, Newark, NJ. 12,000

Knppock st (13:3407), nes, at line bet land hereby conveyed & land Dora M Lesley, runs ne37.9xnw105.3xsw57.10 to st xse — to beg; ext of $3,000 mtg to July14'16 at 5%; Jan21; Apr6'14; Estate Isaac G Johnson with Mary J Heuer, Spuyten Duyvil, NY. nom

Kelly st, 920 (10:2711); ext of $18,500 mtg to Apr2'19 at 5%; Apr2; Apr4'14; Lawyers Title Ins & Trust Co with Utility Realty Co. nom

Kelly st, 932-44 (10:2711), ext of 4 mtgs for $18,500 each to Apr2'19 at 5%; Apr2; Apr4'14; Lawyers Title Ins & Trust Co with Utility Realty Co. nom

Kelly st, ws, 86.11 & 130.11 n Westchester av, see Kelly, ws, 36.11 n Westchester av.

Kelly st (10:2704), ws, 36.11 n Westchester av, 50x100; also KELLY ST, ws, 86.11 n Westchester av, 50x100; also KELLY ST, ws, 136.11 n Westchester av, 50x100; Apr1; Apr9'14; due &c as per bond; Jackson Constn Co to Citizens Trust Co of Utica, NY, 66 Seneca st, Utica, NY. 12,000

Kelly st (10:2704); same prop; Apr1; Apr 9'14; due &c as per bond; same to same. 12,000

Oakland pl, sec Clinton av, see Clinton av, sec Oakland pl.

Schofield st (*), ns, 465 from es Main st, runs e—xn118xw50xs118 to st xe50 to beg, City Island; Apr3; Apr4'14; 5y5½%; A Benj Martin, 181 Schofield st, City Island, to Eliz L Jewell, 181 Schofield st, City Island. 4,000

Seabury pl, nws at nes 172d, see 172d E, nes at nws Seabury pl.

Simpson st (10:2724), ws, 455.9 s Westchester av, 43x107.4x43x106.11; bldg loan; Apr3; Apr6'14; demand, 6%; Freeminstreet Co, Inc, a corpn, to Fannie M Gross, Plainfield, NJ. 36,500

Simpson st (10:2724); same prop; certf as to above mtg; Apr3; Apr6'14; same to same.

Simpson st (10:2724), ws, 369.8 s Westchester av, 43x106.5x43x105.11; bldg loan; Apr3; Apr4'14; demand, 6%; Freeminstreet Co, Inc, a corpn, to Fannie M Gross, Plainfield, NJ. 36,500

Simpson st (10:2724); same prop; certf as to above mtg; Apr3; Apr6'14; same to same.

Simpson st (10:2724), ws, 412.8 s Westchester av, 43x106.8x43x106.5; bldg loan; Apr3; Apr6'14; demand, 6%; Freeminstreet Co, Inc, a corpn, to Fannie M Gross, Plainfield, NJ. 36,500

Simpson st (10:2724); same prop; certf as to above mtg; Apr3; Apr6'14; same to same.

Simpson st (10:2724), ws, 369.8 s Westchester av, 105.11x129.1x107.4x129.1; bldg loan contract to erect three 5-sty apartment houses; Apr3; Apr6'14; 6 paymts —%; Freeminstreet Co, Inc, a corpn (borrower) with Fannie M Gross, Plainfield, NJ (lender). 109,500

Simpson st (10:2724), ws, 369.8 s Westchester av, 105.11x129.1x107.4x129.1; agmt that advances to be made under said bldg loan or upon the security of the three mtgs for $36,500 each, for all of them shall be secured by said mtgs in same manner as if they were secured by a blanket mtg covering the whole of said premises & not by several respective mtgs covering portions thereof; Apr3; Apr6'14; Freeminstreet Co, Inc, with Fannie M Gross, Plainfield, NJ. nom

135TH st E, nec Alex av, see Alex av, nec 135th.

141ST st E (10:2555), ns, 175.5 w Beekman av; ext of $30,000 mtg to Apr7'19 at 5½%; Apr7; Apr8'14; Lawyers Mtg Co with Beekman Constn Co, 320 Bway. nom

148TH st E (9:2336), ss, 505.3 e Park av, 50x100; agmt as to share ownership in mtg; Mar24; Apr6'14; Meda Bloch, widow, with Eversley Childs, 15 William, exr Wm H H Childs. nom

162D st E (9:2421), ss, 252.4 w Teller av, 41.8x115; also 162D ST E (9:2421), ss, 210.8 w Teller av, 41.8x115; pr mtg $54,000; Apr2; Apr6'14; due &c as per bond; Louis F Haffen to Caroline Haffen, 2505 Creston av. 8,000

162D st E, ss, 210.8 w Teller av, see 162d E, ss, 252.4 w Teller av.

163D st E, nwc Grant av, see Grant av, nwc 163.

163D st E, nec Sherman av, see Grant av, nwc 163.

165TH st E, swc Morris av, see Morris av, 1009.

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167TH (Wolf) st W (9:2530), nes, 48 ne 168th (Birch), runs ne115xnw78xne35xnw 25xsw150 to st xse103 to beg; equal lien with mtg for $1,250; Apr7; Apr8'14; 5y 5½%; Frank S Ketcham, 227 W 167 to Harriet B Piester, 130 W 123. 4,350

167TH st W (9:2530), same prop; equal lien with mtg for $4,350; Apr7; Apr8'14; 5y5½%; same to A Starr Best, Evanston, Ill & ano trstes Ralph W Best. 1,250

169TH st E, swc College av, see College av, swc 169th.

169TH st, 270 E, see Morris av, sec 169.

169TH st, 272-S E (9:2439), ss, 25 e Morris av, 4 lots, ea 20x95; 4 mtgs, ea $4,200; Apr2; Apr3'14; due, &c, as per bond; Thornton Bros Co to Jno Theall, 71 E 84, trste for Wm Theall & ano will Richd Theall. 16,800

169TH st, 272-S E (9:2439); 4 certfs as to above mtgs; Apr2; Apr3'14; same to same.

169TH st, 280-2 E (9:2439), ss, 105 e Morris av, 2 lots, together in size 33.11x95; 2 mtgs ea $3,300; Apr2; Apr3'14; due, &c, as per bond; Thornton Brothers Co to Mary M Baab, 164 E 83. 6,600

169TH st, 280-2 E (9:2439); 2 certfs as to above mtgs; Apr2; Apr3'14; same to same.

169TH st, 284 E (9:2439), ss, 138.11 e Morris av, 21x95; Apr2; Apr3'14; due, &c, as per bond; Thornton Brothers Co to Jno Theall, 71 E 84, trste for Wm Theall & ano will Richd Theall. 4,200

169TH st, 284 E (9:2439); certf as to above mtg; Apr2; Apr3'14; same to same.

172D st E (11:2967), nes at nws Seabury pl, runs ne135.11xw93.8xse122.3 to beg; ext of $52,000 mtg to Apr7'19 at 5½%; Apr7; Apr9'14; Lawyers Mort Co with Emerald Constn Co, Inc, 865 E 172. nom

180TH st E (11:3128), ns, 108.7 e Daly av, 100x154.1x99.11x152.2; Apr6'14; due &c as per bond; Arc Realty Co to Lawyers Mtg Co, 59 Liberty. 53,000

180TH st E (11:3128); same prop; certf as to above mtg; Apr6'14; same to same.

182D st, 455 E (11:3038), ns, 133.4 e Park av, 33.4x100; PM; pr mtg $16,000; Apr4; Apr 6'14; 2y6%; Martha Buttner, 1151 Longfellow av, to Eugenia Reichert, 28 W Sidney av, Mt Vernon, NY. 3,000

183D st E, nwc So blvd, see So blvd, 2321.

189TH st, 490 E (11:3058); ext of $29,000 mtg to Apr2'19 at 5%; Apr2; Apr6'14; Lawyers Mtg Co with Glengariff Constn Co, 991 E 167. nom

189TH st E, sec Washington av, see Washington av, sec 189th.

197TH st E, nec Creston av, see Creston av, 2780.

218TH st E (*), ns, 600 w Barnes av, 25x 114, Williamsbridge; pr mtg $——; Apr8 '14; installs, 6%; Claiborne M Johnson to Railroad Co-operative Bldg & Loan Assn, 103 Park av. 500

226TH st, 526 E (*), ss, 25x114; pr mtg $5,500; Jan23; Apr8'14; due Jan1'16; 6%; C Guidone, Inc, a corpn, to Felicia Bernacchio, 7 Remington, Borough of Manhattan (probable error, means Rivington st). 1,000

227TH st E (*), ns, 180 w Barnes av, 25x 114; Mar30; Apr4'14; 3y5½%; Carmine Squillante to Eliz K Dooling, 179 E 80. 2,700

227TH st E (*), ns, 130 e Barnes av, 25x 114.5, Wakefield; PM; pr mtg $——; Apr6; Apr7'14; due Oct6'19, 5%; Wm H Weitzel to Louis W Slocum, 152 Westminster rd, Bklyn. 3,900

238TH st, 430 E (12:3391), ss, 300 e Martha av, 25x100; Apr4; Apr6'14; due &c as per bond; Paulina Ulrich to Wm Scholz, 465 E 143. 4,000

239TH st E (12:3387), ss, 250 e Katonah av, 25x100; pr mtg $3,000; Mar2; Apr9'14; due Mar2'25, 6%; Edith M C Weissman to Louis Eickwort, 29 Fletcher av, Mt Vernon, NY. 2,200

Alexander av (9:2298), nec 135th, 20x 81.6; Apr9'14; 3y5%; A Hupfel's Sons, 842 St Anns av, to Jno A McEveety, 1966 Valentine av. 9,000

Alexander av (9:2298), same prop; certf as to above mtg; Apr9'14; same to same.

Bailey av (12:3261), ses, 303 ne Albany Crescent, 100x74.7x100.3x67.8; bldg loan; Apr4; Apr7'14; due Mar1'15, 6%; Jos Zilli, Inc, a corpn, to Bronx Investment Co, 100 Bway. 45,000

Bailey av (12:3261); same prop; certf as to above mtg; Apr4; Apr7'14; same to same.

Barnes av (late Madison st) (*), es, 100 s Morris Park av, 25x100; ext of $2,800 mtg to Apr4'17 at 5½%; Apr3; Apr6'14; Jno P Carlson with Chas W Giroux, 819 Marion, Scranton, Pa. nom

Beach av, ws, 225 & 175 n Randall av, see Beach av, ws, 275 n Randall av.

Beach av (*), ws, 100 n Randall av, 25x 100; bldg loan; Apr6; Apr7'14; 3y5½%; August Diener Constn Co to Fridolin C Mehler, 3763 Olinville av. 3,000

Beach av (*); same prop; certf as to above mtg; Apr6; Apr7'14; same to same.

Beach av (*), ws, 275 n Randall av, 25x 100; also BEACH AV (*), ws, 225 n Randall av, 25x100; also BEACH AV (*), ws, 175 n Randall av, 25x100; Apr6; Apr7'14; 3y 5½%; Classon Realty Co, 2069 Westchester av, to Fredk J Spliedt, 2368 Westchester av. 2,000

Beach av (*), same prop; certf as to above mtg; Apr6; Apr7'14; same to same.

Belmont av (11:3080), ws, 208 s 180th, 18 x66.10x18.1x69.2; Mar31; Apr8'14; 5y5%; Rosalie Cohn, 2049 Belmont av to Philip Cohn, 2051 Belmont av. 2,500

Brook av, 527 (9:2293); ext $16,000 mtg to Apr1'17 at 5%; Mar31; Apr9'14; Jas Ulmann with Sarah Rubin, 168 Lenox av, & Barney Rubin, 117 W 116. nom

Brook av, 529 (9:2293); ext of $16,000 mtg to Apr1'17 at 5%; Mar31; Apr9'14; Ella Necarsulmer with Sarah Rubin, 168 Lenox av, & Barney Rubin, 117 W 116. nom

Castle Hill av (*), nec Westchester av, runs n164.9xe41.5xs58xs106.1 to Westchester av xw21.2 to beg; PM; Apr3'14; 5y5%; American Real Estate Co to Robt J Rooney, 1245 Simpson. 10,000

Clay av, 1232 (9:2427), es, 74.9 n 168th, 40.3x80; Apr6'14; 5y5%; Minnie Hagner to Emigrant Indust Savgs Bank, 51 Chambers. 18,000

Clay av, 1232 (9:2427); sobrn agmt; Apr 6'14; Camilla Williams with same. nom

Clinton av (11:2934), es, bet 169th & Jefferson av, being lot 15 blk 2934 tax map; transfer of tax lien for yrs 1899 to 1908; May1'11; Apr7'14; 3y11¾%; City N Y to Lionel Sutro, 600 West End av ,assigned to Elway Co). 8,427.18

Clinton av (11:3094), sec Oakland pl, 50x 100x49.8x100; pr mtg $38,000; Apr8; Apr9 '14; 3y6%; Oakland Place Bldg Co, Inc, to Israel Karp, 16 E 103, & ano. 5,000

Clinton av (11:3094); same prop; certf as to above mtg; Apr8; Apr9'14; same to same.

College av (9:2439), swc 169th, 95x25; Apr7'14; 5y5%; Thornton Bros. Co, 1320 Clay av, to Lizzie Van Riper, 207 W 111. 6,000

College av (9:2439); same prop; certf as to above mtg; Apr7'14; same to same.

Courtlandt av (9:2407), es, 51.6 n 160th, 50x92; Apr8; Apr9'14; 3y5½%; Jas, Chas & Hannah A Whealen to N Y Title Ins Co, 135 Bway. 7,000

Courtlandt av (9:2407); same prop; pr mtg $7,000; Apr8; Apr9'14; 3y5½%; same to Morris M Sinske, 108 W 142. 1,000

Creston av, 2780 (12:3315), nec 197th, 20 x95; PM; Apr2; Apr3'14; 3y5%; Bertha Pirk to Mary L Hall, Tivoli, NY. 5,000

DeKalb av (12:3327), ws, 175 n 208th, 25x 100; PM; Apr7; Apr9'14; 3y6%; D Edmund Dealy, New Rochelle, NY, to Elbert H Dickinson, at Rindge, NH. 679

Eagle av, 704 (10:2624), es, 175 s 156th, 25x115; Apr8'14; 5y5%; Benedetta Piccirillo to Title G & T Co, 176 Bway. 7,000

Gleason av, nec St Lawrence av, see St Lawrence av, nec Gleason av.

Grand blvd & Concourse, 2391, late Ryer av (11:3165), ws, 475 s Irving av, 50x100, except part Grand blvd & concourse; Apr 3'14; due, &c, as per bond; Field Realty Co to Josiah H De Witt, gdn Helen A De Witt, 40 W 51. 24,000

Grand blvd & Concourse, 2391, late Ryer av (11:3165), certf as to above mtg; Apr3 '14; same to same.

Grand blvd & Concourse, 2391, late Ryer av (11:3165); sobrn agmt; Apr3'14; same & Siegfried Landau with same. nom

Grant av (9:2446), nwc 163d, 55.9x95.2; also SHERMAN AV (9:2446), nec 163d, 55x 104.9; pr mtg $——; Mar31; Apr4'14; demand, 6%; Kingsley Contracting Co to Walter E Phelps, 2731 Creston av. 2,700

Hill av (*), es, 375 s Randall av, 50x 100; pr mtg $2,500; Apr6; Apr7'14; installs, 6%; Ernst J Larson to Railroad Co-oper Bldg & Loan Assn, 103 Park av. 900

Hoe av, 1005 (10:2743), ws, 42 n Aldus, 42x106; ext of $32,000 mtg to Mar1'19 at 5%; Apr8; Apr9'14; Jos F Stier with M J B Constn Co, 691 Bway. nom

Hoe av, 1005 (10:2743); sobrn agmt; Apr 8; Apr9'14; American Real Estate Co with City Mtg Co, 15 Wall. nom

Hughes av (11:3071), ws, 300 s 183d, 31.6 x120; ext of $10,000 mtg to Apr1'17 at 5½%; Mar28; Apr6'14; Theresa L Zock with Henry Puppel. 2247 Hughes av. nom

Hughes av, 2243 (11:3071), sal Ls; Mar 31; Apr3'14; demand, 6%; Frank Berger to A Hupfels Sons, 842 St Ann's av. 4,203.70

Longfellow av (11:3009), es, 275 n 172d, 25x100; Apr1; Apr4'14; due Jan1'20, 5½%; Vincenzo Picciotti & Palmina Buonodono to Amelia Orth, Atlantic Highlands. 5,000

Lurting av, nwc Lydig av, see Lydig av, nwc Lurting av.

Lydig av (*), nwc Lurting av, 101.4x 95.3x100x113.11; Apr6; Apr8'14; due July9 '16; 5%; Jas J Conroy, Grantwood, NJ to Morris Park Estates, 25 Broad. 3,675

Mapes av, 1975 (11:3106), ws, 145.2 n Tremont av, 45x108.11; ext of $33,000 mtg to Apr3'19 at 5%; Apr3; Apr6'14; Lawyers Mtg Co with Jno W Cornish Constn Co, 805 Tremont av. nom

Mapes av, 1975 (11:3106); certf as to mtg for $4,000; Apr3; Apr6'14; Jno W Cornish Constn Co to Hermann C Junker.

Mapes av, 1975 (11:3106), ws, 145.2 n 177th, 45x108.11; pr mtg $33,000; Apr3; Apr 4'14; 3y6%; Jno W Cornish Constn Co to Hermann C Junker, 74 E 121. 4,000

Mapes av, 2060 (11:3108); agmt as to share ownership in mtg; Jan7; Apr7'14; Lawyers Mtg Co with Emma Dressner, 201 W 120. nom

Marion av, 2789 (12:3289), ws, 133.4 s 198th, runs s16.8xw66.11xn59.3xsw60.10xn 23.11xe124.8 to beg; PM; Apr6; Apr8'14; 4y 5%; Wm G Buhler to Christina H Young, 2558 Marion av. 3,000

Morris av, 1009 (9:2447), swc 165th, 79.7 x30x79.10x30; PM; pr mtg $26,000; Mar23; Apr7'14; due Apr1'17, 6%; Checchina Carucci to Mitchell-McDermott Constn Co, 1094 So blvd. 3,500

Morris av (9:2439), sec 169th (No 270), 95x25; Apr2; Apr3'14; due, &c, as per bond; Thornton Brothers Co to Mary M Baab, 164 E 83. 5,500

Morris av (9:2439), same prop; certf as to above mtg; Apr2; Apr3'14; same to same.

Morris av (11:2806), es, 100 n 177th, 40.7 x110x38.9x110; ext of $20,000 mtg to Apr3 '16 at 5%; Feb28; Apr4'14; Erminie M Caruthers with Nancy Levy, 7 Hamilton ter, et al, exrs Emanuel Levy. nom

Morris av (11:3183), ws, 371 s 184th, 50x 105.5; pr mtg $5,000; Apr6; Apr7'14; due Feb2'17, 6%; Lena Sternschuss to Kath McCabe, 2360 Jerome av. 1,500

Pelham rd (*), ss, at cor land formerly Geo Baxter, later of Henry Noeb, runs s 140xe38xn140 to rd xw38 to beg, except pt for Westchester av; PM; Apr9'14; 3y5%; American Real Estate Co to Herman Menaker, 428 E 157, & ano. 4,750

Popham av (11:2877), es, abt 594.11 ne 176th, 75x100; Mar18; Apr3'14; due Apr1'17, 5%; Jno E Smithers at Albuquerque, New Mexico, to Jas Douglas at Ft W 238th st. 5,000

Prospect av (10:2678), ws, 473 s 165th, runs w145.3xn128.9xw15.1xn135xe2.11xn57x n25xe156.10 to av xs338 to beg; pr mtg $223,000; Apr2; Apr3'14; due July2'14, 6%; Zarland Realty Co to David Schwartz, 107 6 av, Bklyn. 15,000

Prospect av (11:3094), ws, 25 s Oakland pl, 25x100; Apr6; Apr7'14; 1y6%; Pearl Gottlieb to Lillie N Sternberg, 1111 Mad av. 2,250

Prospect av (11:3094), same prop; PM; pr mtg $2,250; Apr6; Apr7'14; due June4 '14, 6%; same to Fortunata De Lorenzo, 723 Oakland pl. 650

Quimby av, swc Westchester Creek, see Zerega av, nwc Story av.

Quimby av, swc Zerega av, see Zerega av, nwc Story av.

Quimbey av, nec Zerega av, see Zerega av, nwc Story av.

Radcliff av (*), ns, 200 e Van Nest av, 50x100; Apr4; Apr6'14; 3y6%; Josephine Reilly, 426 Clinton, Bklyn, to Mary E Harding, 136 W 64, et al. 900

Robin av (*), es, 200 s Tremont rd, 25x 100; bldg loan; Apr2; Apr3'14; 3y5½%; Julian Bally, West Hoboken, NJ; August Afelt of NY, & Alfonse De Bouver of NY to Elisabeth Amsler, 3263 Hull av. 3,600

St Lawrence av (*), nec Gleason av, 25x 100; PM; pr mtg $8,500; Apr8; Apr9'14; due Jan1'16, 6%; Benj Fromowitz to Jacob Cohen, 2147 Honeywell av. 1,500

Seneca av (10:2762), ss, 100 e Longfellow av, 50x100; Apr4; Apr6'14; due &c as per bond; Lawrence Davis to Chas E & Amelia S Lansing, joint tenants, 32 W 95. 2,500

Seneca av (10:2762), ss, 50 e Longfellow av, 50x100; Apr1; Apr6'14; due &c as per bond; Lawrence Davis to Chas E & Amelia S Lansing, joint tenants, 32 W 95. 2,500

Sherman av, nec 163d, see Grant av, nwc 163.

Southern blvd (11:2960), nwc Elsmere pl, 82.4x106.9x75x140.8; ext of $75,000 mtg to Apr4'19 at 5½%; Apr4; Apr7'14; Lawyers Mtg Co with Narcorth Realty Co, 20 Nassau. nom

Southern blvd (10:2744), es, 90 s 167th, 40 x100; consent to mtg for $5,600; Mar31; Apr 6'14; Oakwood Constn Co to Jas F Meehan & ano.

Southern blvd (10:2744), same prop; certf as to mtg for $5,600; Mar31; Apr6'14; same to same.

Southern blvd, 2321 (11:3114), ws, 35.5 n 183d, 40.6x106.4x40x112.6; also SOUTHERN BLVD (11:3114), nwc 183d (No 789), 35.5x112.6x35x117.11; Apr4; Apr7'14; due &c as per bond; Sida Constn Co to Herman I Lurie, 17 E 97, & ano. 2,000

Southern blvd, nwc 183d, see So blvd, 2321.

Story av, nwc Westchester Creek, see Zerega av, nwc Story av.

Story av, nwc Zerega av, see Zerega av, nwc Story av.

Story av, nec Zerega av, see Zerega av, nwc Story av.

Topping av (11:2798), ws, 345 n 174th, 25x95; Apr8; Apr9'14; due &c as per bond; Barbara Widder to Title Guar & Trust Co, 176 Bway. 3,500

Tratman av (*), ss, 99.7 e Zerega av, 167.10x110; PM; pr mtg $5,000; Apr3; Apr7 '14; due Oct3'15, 6%; No 2420 Tratman Av Co, Inc, a corpn, to Sara C Mittelmann, 1018 E 163. 1,750

Tratman av (*); same prop; certf as to above mtg; Apr3; Apr7'14; same to same.

Washington av, 1239 (9:2390), ws, 117.6 n 168th, 26.6x140.1x26.6x140.2; Apr9'14; due &c as per bond; Absar Realty Co, 919 Fox, to Germania Fire Ins Co, 62 William. 4,750

Washington av, 1239; certf as to above mtg; Apr7; Apr9'14; same to same.

Washington av (11:3058), sec 189th, runs s155.11xe123xn30.3xw12.2xn5xw6.10 xn 118.7 to st xw103.11 to beg; pr mtg $117,000; Apr 8; Apr9'14; 1y6%; Glengariff Constn Co, Inc, to Realty Operating Co, 15 Wall. 6,000

Washington av (11:3058); same prop; certf as to above mtg; Apr8; Apr9'14; same to same.

Westchester av (*), ss, 31.4 w White Plains rd, 45x102.9x45x104.2; Apr8'14; 3y6%; Minnie G Reiffert to Annie Schnaufer, 2702 Marion av. 3,000

Westchester av, nec Castle Hill av, see Castle Hill av, nec Westchester.

White Plains rd (*), ws, abt 75 s Thwaites pl, runs w97.6 to es Olinville xs 55.8xe69.1 to rd xn50.2 to beg; Apr1; Apr3 '14; 3y6%; Emma Gutfleisch to Geo M Thompson, Bound Brook, NJ, trste for Mary L Hillhouse. 4,000

White Plains rd (*), ws, abt 50 s Thwaites pl, runs w106.5xs10.5 to es Olinville av xs16.2xe97.6 to rd xn25.1 to beg; Apr1; Apr3'14; 3y6%; Emma Gutfleisch to Ethel K Thompson, Bound Brook, NJ. 2,000

White Plains rd, ses, abt 100.2 n Walkley pl, see Garden pl.

White Plains rd (*), ws, 34 s 231st, 25x 105; ext of $3,000 mtg to Jan13'17 at 6%; Jan13; Apr4'14; Jas B Kilsheimer with Martha E Schultz, 260 Ogden av, Jersey City, NJ. nom

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White Plains rd (*), ws, 34 s 231st, 25x 80; PM; pr mtg $3,000; Apr2; Apr4'14; 1y 6%; Jacob Kaestler, 1240 Hoe av, to Wm Scheer, 1 Cedar av, Arverne, LI. 1,000

Woodycrest av, 977 (9:2511), ws, 75.7 n 163d, 25.2x irreg; ext of $2,000 mtg to Apr 1'16 at 6%; Mar26; Apr3'14; Schuyler Schieffelin with Henry S Clark. nom

Zerega av, swc Quimby av, see Zerega av, nwc Story av.

Zerega av, see Quimby av, see Zerega av, nwc Story av.

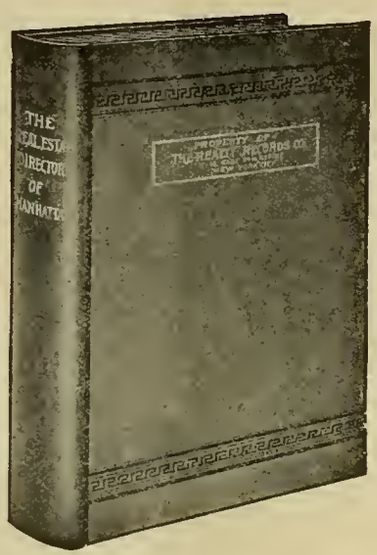
Zerega av (*), nwc Story av, 216 to Quimby av x305; also ZEREGA AV (*), ne c Story av, 216 to Quimby av x105; also WESTCHESTER CREEK (*), nwc Story av, 216 to Quimby av x250x216x214, Unionport; PM; pr mtg $12,000; Mar10; Apr4'14; 2y6%; Municipal Asphalt Co Inc to Albert G Dimmerling, 6 Locust av, Corona, LI. 20,500

Zerega av, nec Story av, see Zerega av, nwc Story av.

Interior lot (11:2934), bet 169th, Jefferson av, Clinton av & Boston rd, being lot 54 blk 2934 on tax map; transfer of tax lien for yrs 1899 to 1908, assessed to an unknown; May1'11; Apr9'14; 3y5%%; City N Y to Nathan Himowich, 113 Canal (& assigned to David Wallace & by David Wallace to Anna R Crossin). 828.40

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2405 New York, April 18, 1914. (42) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Academy st, s s blk 2237-49.
*Academy St (s w c Bway) blk 2237-52.
Allen st, 5.
Bank st, 121.
Colyers row, 1-8.
Crosby st, 53 & 79-85.
Elizabeth st, 168.
Greenwich st, 791.
Henry st, 23.
Houston st, 77-83 W.
Hudson st, 260.
Lewis st, 120.
Monroe st, 188-94.
Orchard st, 86.
Pearl st, 458.
St Marks pl, 119.
Willett st, 62-4.
1st st, 93 E.
7th st, 233 & 301-3 E.
10th st, 239 E.
11th st, 727-35 E.
12th st, 732-42 E.
*12th st, E. (swc Av D, 171-9), blk 381-45.
*14th st, 600 E. (or Av B, 231).
16th st, 613 E.
*20th st, E. (swc Bway, 901), blk 848-68.
21st st, 211 E.
29th st, 207 W.
30th st, 141 W.
33d st, 308-14 E.
35th st, 214-16 W.
36th st, 63-5 & 419 W.
37th st, 331 E.
45th st, 247 E.
45th st, 304-6 & 310-6 E.
46th st, 331 W.
48th st, 159 E.
49th st, 243-5 & 325 E.
52d st, 431 W.
53d st, 317 E.
57th st, 408 E.
58th st, 205-7 E.
60th st, 249 W.
61st st, 205 W.
66th st, 245 W.
69th st, 310 W.
70th st, 46, 223 & 235 W.
72d st, 7 & 346 E.
74th st, 10 E.
76th st, 433 E.
76th st, 145 W.
77th st, 434 E.
*79th st, 186 E. (or 3d av, 1388).
*79th st, 301 E. (or 2d av, 1522).
80th st, 123 E.
80th st, 161 W.
81st st, 433 E.
*82d st, 45 E. (or Madison av, 1089).
83d st, 40 E.
83d st, 118 W.
84th st, 114-8 E.
95th st, E. n s blk 1507-7.
95th st, 209 W.
98th st, 127 W.
100th st, 333 E.
104th st, 305 W.
109th st, 309 E.
111th st, 2 E.
113th st, 62 E.
*115th st, 300-2 E. (or 2d av, 2238).
117th st, 172 E.
118th st, 118 W.
119th st, 67 W.
120th st, 135 W.
121st st, 447 E.
121st st, 106 W.
*122d st, 50 E. (or Madison av, 1881).
123d st, 358 W.
125th st, 317-9 E.
127th st, 151 E.
130th st, 105 W.
131st st, 252 W.
132d st, 546 W.
134th st, 185 W.
137th st, 128 W.
138th st, 115 W.
141st st, 415 W.
143d st, 610-6 W.
145th st, 474-6 W.
*147th st, 309 W. (or Bradhurst av, 102).
148th st, 412-20 W.
149th st, 220-2 & 514 W.
150th st, 304-10 W.
150th st, W., s s blk 2081-56.
151st st, W., blk 2097-40.
34th st, 230 E.
151st st, W., blk 2097-pt 20.
*162d st, W., s s blk 2137-46 (or Ft Wash av, 66-72).
164th st, 505 W.
179th st, W., blk 2177-156.
191st st, 604-6 W.
*201st st, W. (nwc 9th av), blk 2198-22.
215th st, W., blk 2212-25-28.
Av B, 227-31.
Av D, 171-9.
Amsterdam av, 2122.
Bowery, 354 & 8.
Bradhurst av, 102.
Bway, 625, 901 & 1237-9.
Bway, w s, blk 2237-52-55.
Ft Washington av, 66-72.
Lenox av, 270.
Lexington av, 709 & 747.
Madison av, 539 & 1089.
*Madison av, 1099 (or 83d st, 40 E.).
Madison av, 1881 & 1998.
Northern av, w s, blk 2179-532-533.
*Pinehurst av (nec 179th st), blk 2177-156.
Riverside Dr, w s, blk 2135-171.
Riverside Dr, w s, blk 2140-131.
West Broadway, 425.
106th st, 52 E.
3 or Houston st W, 77-83).
1st av, 93, 154 & 2242.
2d av, 383 & 1522-6.
2d av, 2238.
3d av, 973-5 1382-88.
3d av, 1893-5.
3d av, 1959-63.
3d av, 1959-63 & 1975-7.
5th av, 87-9.
*5th av, 1317 (or 111th st, 2 E).
5th av, 2036.
6th av, 3.
6th av, 502-4 & 782-6.
9th av, w s, blk 2198-22.
*9th av, ws (nwc 215th), blk 2212-25.

WILLS.

Baxter st, 119, 150-2.
*28th st, 201 (or 3d av, 395).
29th st, 224 W.
35th st, 344 W.
57th st, 107-9 E.
72d st, 40 W.
73d st, 158 W.
74th st, 35 W.
76th st, 52 W.
84th st, 155 E.
91st st, 23 W.
127th st, 57 E.
3d av, 395.
10th av, 821.
*West Broadway, 481-

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

APRIL 10, 11, 13, 14, 15 & 16.

Academy st, swc Hway, see Bway, swc Academy.

Allen st, 5 (1:293-19), ws, abt 100 n Division, 25x87.6, 4-sty bk tnt; Ettl Schein to Gershon Hausman, 16-20 7th [101 Prince]; ¼ pt; mtg $26,000; Apr9; Apr15'14; A$19,-000-28,000. O C & 100

Bank st, 121, see Greenwich, 791.

Colyers row, 1-8, see 143d, 610-6 W.

Crosby st, 53 (2:482-7), es, 237.2 n Broome, 25.1x99.6x24.10x99.8, 6-sty bk loft & str bldg; A$22,500-40,000; also CROSBY ST, 79-81 (2:496-this & 83, lots 1 & 3), es, 112.2 n Spring, 50.9x97.9x50.7x98.6, 7-sty bk loft & str bldg; A$69,000-118,000; also CROSBY ST, 83 (2:496), es, abt 165 n Spring, 25x90.3, 6-sty loft & str bldg; also CROSBY ST, 85 (2:496-4), es, abt 185 n Spring, 25x100, 6-sty bk loft & str bldg; A $23,000-32,000; also 5TH AV, 87-9 (3:844-3), es, 49 n 16th, runs e116.10xn29.10xw16.10x n26.3xw100 to av xs56.1, 11-sty loft & str bldg; Clara J & Frank B Keech, TRSTES Geo G Williams (decd), to Clara J Keech, at Tuxedo Park [wife Frank B Keech, 7 Wall]; Mar2; Apr14'14; A$245,000-440,000. nom

Crosby st, 79-81, see Crosby, 53.

Crosby st, 83, see Crosby, 53.

Crosby st, 85, see Crosby, 53.

Croton st, nwe Amsterdam av, see Amsterdam av, 2122.

Dry Dock st, 10-4, see Av D, 171-9.

Dry Dock St., 16-22, see Av D, 171-9.

Elizabeth st, 168 (2:478-14), es, abt 45 n Kenmare, 25x100, 6-sty bk tnt & strs; mtgs $33,300; A$18,500-27,000; also HENRY ST, 23 (1:280-1), ns, abt 105 e Cath, 25x 87.6, 5-sty stn tnt & strs; mtgs $30,500; A $17,500-29,000; Jas G Wallace Jr, ref, to Jno Aspinwall, at Newburgh, NY; FORECLOS Apr14; Apr15; Apr16'14. **4,000**

Greenwich st, 791 (2:624-8), es, 93.10 s 12th, runs e66.5xn30xw11xn4.5xw55.5 to st x s34.6 to beg, 4-sty bk tnt; A$11,500-21,000; also BANK ST, 121 (2:635-41), ns, 252.8 w Greenwich, runs w16.5xn95xe8.11xn21.10xe 7.8xs114.2 to beg, 5-sty bk tnt; Jno E Wellenkamp to Jno D Wellenkamp, 209 Hewes, Bklyn; AL; Apr13; Apr15'14; A$7,000-13,000. nom

Henry st, 23, see Eliz, 168.

Houston st, 198 E, see 1st, 93 E.

Houston st, 77-83 W, see West Bway, 481-3.

Hudson st, 260 (2:578-53), es, 21 s Dominick, 21x70, 3-sty bk tnt & str; Fortune Realty Co, Inc, to Anna Gottschalk, 2049 Bway [c/o B B Davis, 250 Hudson]; mtg $8,000; Apr10'14; A$11,000-12,500. O C & 100

Lewis st, 120 (2:330-48), es, 100 s Houston, 25x100, 6-sty bk tnt & strs; Morris Graff to Abr Savada, 727 E 156 [c/o Savada Bros, 428 Bway]; AT; mtg $29,800; Feb13; Apr14'14; A$15,000-31,000. nom

Mercer st, 192, see Bway, 625.

Monroe st, 188-94 (1:259-47-50), ss, 60.1 e Montgomery, 93.10x99.4x94x95.9, 4 5-sty bk tnts & strs & 3-sty bk rear factory; Jno A Anger to Nathan Isenberg, 14 W 127; AL; Feb20; Apr13'14; A$54,000-75,000. 750

Orchard st, 86 (2:408-9), es, 22.9 s Broome, 21x60, 3-sty bk tnt & strs; Rudolph Wallach Co to Wm Lustgarten & Co, Inc, a corpn, 68 William; Mar30; Apr13'14; A$14,000-15,000. O C & 200

Pearl st, 458 (1:118-15), es, 71.6 s Park row, 22.5x89.5x22.5x86.1, 3-sty bk factory; David Freed to Louis Barnett, 51 E 97; mtg $23,000; Mar24; Apr16'14; A$13,500-17,000. O C & 100

St Marks pl, 119 (2:436-37), ns, 113 w Av A, runs n93.10xw25xn0.2xw12.6xs94 to pl xe37.6 to beg, with AT to gore 25x0.2 in rear, 6-sty bk tnt & strs; Phoenix Ingraham, ref, to Chas H Bohland, 1947 Anthony av; mtg $40,000; FORECLOSED, drawn & recorded; Apr13'14; A$30,000-57,-000. **8,000 over & above said mtg**

Willett st, 62 (2:338-45), es, 175 s Rivington, 25x100, 4-sty bk tnt & strs & 3-sty bk rear tnt; A$18,000-22,000; also WILLETT ST, 64 (2:338-46), es, 150 s Rivington, 25x100, 4-sty bk tnt & strs & 4-sty bk rear tnt; Wm Frieder to Bertha Frieder [c/o Wm Frieder], 235 E 62; AL; Apr15'14; A$18,000-22,000. gift

Willett st, 64, see Willett, 62.

1ST st, 93 (2:428-15), sws, 350 nw Av A, 25x83.6 to ns Houston (No 198), x25.2x$0.4, 2-6-sty bk tnts, strs in Houston; Wm Frieder & Bertha, his wife, to Pauline Frieder, 51 E 97; AL; Apr15'14; A$18,000-31,000. gift

7TH st, 233 E (2:377-71), ns, 35.1 e Av C, 18.1x48.9, 4-sty bk tnt; Gussie Raynes & Yetta Herskowitz to Sophie Jacobowitz, 233 7th; mtg $10,500; Apr15; Apr16'14; A $8,000-9,500. O C & 100

7TH st, 301-3 E (2:363-51), ns, 40.7 w Lewis, 39.1x79.8x39.1x73, 6-sty bk tnt & strs; Gussie Raynes & Yetta Herskowitz to Sophie Jacobowitz, 233 7th; mtg $32,-500; Apr15; Apr16'14; A$14,000-35,000. O C & 100

10TH st, 239 E (2:452-38), ns, abt 100 w 1 av, 25x94.10, 4-sty bk tnt; Jacob Starkman to Rachel Bachrach, 1239 Madison av; AL; Jan17; Apr13'14; A$17,500-24,000. O C & 100

11TH st, 727-35 E, see Av D, 171-9.

12TH st, 732-42 E, see Av D, 171-9.

14TH st, 600 E, see Av B, 227-31.

16TH st, 613 E (3:984-11), ns, 213 e Av B, 25x92, 5-sty bk tnt & str, 1-sty ext; Emily Schaeffler to Jos C Schaeffler, 151 W 91 [38 W 32]; ⅔ pts; B&S; Jan1; Apr 15'14; A$7,500-14,500. nom

20TH st E, swc Hway, see Bway, 901.

21ST st, 211 E (3:902-11), nes, 169 se 3 av, 23.6x98.9, 6-sty bk tnt & str; Jno Benzur & Marie, his wife, to Helen P Benzur, 221 W 106; AL; Apr11; Apr16'14; A$14,100-31,000. O C & 100

29TH st, 207 W (3:779-34), ns, 83 w 7 av, runs n60xe19xn38.9xw38xs98.9 to st xe 19 to beg, 4-sty bk tnt & str & 2 3-sty bk rear tnts; Mary Helfrich to Minnie Miller, 65 W 104; AL; Apr15; Apr16'14; A$40,000-42,000. nom

30TH st, 141 W (3:806-13), ns, 250 e 7 av, 25x98.9, 3-sty bk tnt & str & 4-sty bk rear tnt; Jno A Weser to City N Y; Apr10; Apr 15'14; A$50,000-51,000. **62,500**

33D st, 308-10 E (3:938-61), ss, 100 e 2 av, 40x98.9, 6-sty bk tnt & strs; Percival H Gregory, ref, to Sarah & David Haas, both at 19 W 96, EXRS Leopold Haas; mtg $40,000 & AL; FORECLOS Apr8; Apr14'14; A$17,500-48,000.

4,000 over & above said mtg

33D st, 312-4 E (3:938-58), ss, 140 e 2 av, 40x98.9, 6-sty bk tnt & strs; Percival H Gregory, ref, to Sarah & David Haas, both at 19 W 96, EXRS Leopold Haas; sub mtg $40,000 & to transfer tax lien $4,431.98 & all liens; FORECLOS Apr8; Apr14'14; A $17,500-48,000.

3,000 over & above said mtg &c

34TH st, 230 E (3:914-45), ss, 225 w 2 av, 22x98, 4-sty bk tnt & strs; Mary C Offinger to Martin H Offinger, 129 3 av, North Pelham, NY [c/o Van Wagoner-Linn Constn Co, 1133 Bway]; AL; Apr2; Apr10 '14; A$17,600-22,000. nom

35TH st, 214 W (3:784-53), ss, 112.6 w 7 av, 18.9x98.9; also 35TH ST, 216 W (3:748), ss, 131.3 w 7 av, 18.9x98.9, 1-sty bk church; First German Church of the Evangelical Assocn in City NY to National Bible Institute, a corpn, 156 5 av; mtg $6,000; Mar31; Apr10'14; A exempt-exempt. **70,000**

35TH st, 216 W, see 35th, 214 W.

36TH st, 63-5 W (3:838-8-9), ns, 100 e 6 av, 50x98.9, 1-4 & 1-5-sty stn tnts, str in 63; Mary P Payne, widow, to Clarence Payne, at Menlo Park, San Mateo Co, Cal; Mar5; Apr10'14; A$170,000-189,000. nom

36TH st, 419 W (3:734-22), ns, 275 w 9 av, 25x98.9, 5-sty bk tnt; Wm Rehfuss, heir &c Geo Rehfuss, to Geo & Anna Rehfuss, also heirs Geo Rehfuss, all at 419 W 36; B&S; Apr13'14; A$10,000-25,000. nom

37TH st, 331 E (3:943-19), ns, 407 e 2 av, 20x100 to ss old Susan st x20.3x103.6, 4-sty bk tnt; Michl Katz to Annie & Eliz Bonnie, both 329 E 37; mtg $7,000; Apr13; Apr16 '14; A$8,500-11,000. O C & 100

45TH st, 247 E (5:1319-21), ns, 100 w 2 av, 25x100.5, 5-sty bk tnt; Wm Brendle to Louis Thurm, 241 E 46 [847 2 av]; mtg $22,000; Apr15'14; A$10,000-26,000. O C & 100

45TH st, 304-6 E (5:1337-47-48), ss, 90 e 2 av, 53.4x100.5, 2 4-sty bk tnts, strs in 304 & 1-sty bk rear bldg; Emma J Bergman, Rosina Di Caprio & Clara Uhl to B U D Realty Co, Inc, a corpn, 509 Willis av; AL; Mar27; Apr11'14; A$19,500-33,000. nom

45TH st, 310-6 E (5:1337-42-45), ss, 169.8 e 2 av, 105.4x100.5, 4 4-sty bk tnts; Emma J Bergman, Rosina Di Caprio & Clara Uhl to B U D Realty Co, Inc, a corpn, 509 Willis av; AL; Mar27; Apr11'14; A$38,000-64,-000. O C & 100

46TH st, 331 W (4:1037-18), ns, 354.6 w 8 av, 19.6x100.5, 3-sty & b stn dwg; Henry C Fullan et al, heirs Jno J & Amelia F Fullan, to Mary Waterhouse [c/o Dr Michl M Waterhouse], 316 W 45; mtg $14,000; Apr14'14; A$13,000-18,000. O C & 100

48TH st, 159 E (5:1303-32½), ns, 76 w 3 av, 19x100.5, 5-sty bk loft bldg; Mary L Cassidy to Cassidy Realty Corpn, Inc, 229 W 42; B&S; mtg $12,800; Mar16; Apr10 '14; A$12,000-18,000. nom

49TH st, 243 E (5:1323-19), ns, 152 w 2 av, 18x100.5, 3-sty & b stn dwg; Frank J Cassidy to Cassidy Realty Corpn, Inc, 229 W 42; B&S; mtg $7,250; Mar16; Apr10'14; A$7,000-10,500. nom

49TH st, 245 E (5:1323-20), ns, 134 w 2 av, 18x100.5, 3-sty & b stn dwg; Mary L Cassidy to Cassidy Realty Corpn, Inc, 229 W 42; B&S; mtg $6,500; Mar16; Apr10'14; A$7,000-10,500. nom

49TH st, 325 E (5:1342-11½), ns, 267.6 e 2 av, 18.9x100.5, 3-sty & b bk dwg; Fannie Franzone to Salvatore Di Salvo, 930 1 av; ½ pt; mtg $5,900; Apr14; Apr15'14; A$6,-500-$,000. nom

52D st, 431 W (4:1062-16), ns, 375 e 10 av, 25x100.5, 5-sty bk tnt; Benj J Weil to Bertha Kaufmann, 1496 Lex av; B&S; AL; Mar20; Apr11'14; A$12,000-22,500. O C & 100

52D st, 431 W; Bertha Kaufmann to Benj J Weil, 21 E 82 [5 Beekman]; B&S; AL; Mar31; Apr11'14. O C & 100

53D st, 317 E (5:1346-9), ns, 195.10 e 2 av, 19.2x100.5, 2-sty bk tnt & str, 1-sty ext; Wm H Lang to Augusta D Lang [c/o Wm H Lang], 317 E 53; AL; Apr10; Apr11 '14; A$7,000-9,000. nom

57TH st, 408 E (5:1368-46½), ss, $9.8 e 1 av, 17.9x99.2x17.9x98, 3-sty & b stn dwg; Nora Doherty to Congregation of the Third Order of St Francis, a corpn, 239 E 21; Apr13'14; A$7,000-9,500. nom

58TH st, 201-7 E, see 3 av, 973-5.

60TH st, 249 W (4:1152-6), ns, 125 e West End av, 25x100.5, 4-sty bk tnt; Irene M Schlossbach to Stephen H Jackson, 148 W 119 [106 Lex av]; B&S; AL; Mar21; Apr13 '14; A$6,000-9,000. nom

61ST st, 205 W (4:1153-27), ns, 119 w Ams av, 27x100.5, 5-sty bk tnt; Emily Schaeffler to Jos C Schaeffler, 151 W 91 [38 W 32]; ⅔ pts; B&S; Jan1; Apr15'14; A $6,500-15,000. nom

66TH st, 245 W (4:1158-7), ns, 150 e West End av, 25x100.5, 5-sty bk tnt; Meyer Frankel to Eugenie Gordon [c/o Dr Bernard Gordon], 1881 Madison av; AL; Dec 20'13; Apr11'14; A$8,000-15,000. O C & 100

69TH st, 310 W (4:1180-41), ss, 200 w West End av, 25x100.5, 5-sty bk tnt & strs; Bertha Jacob to Emma Brown [c/o Jos J Brown], 227 W 141; B&S; AL; Apr1; re-recorded from Apr3'14; Apr14'14; A$8,000-16,000. nom

70TH st, 46 W (4:1122-54), ss, 260 e Col av, 23x100.5, 4-sty & b bk dwg; Saml Sachs to Harry F Louchheim, 2 Pearl, Deal, NJ; mtg $25,000 & AL; Apr14; Apr16'14; A$21,-000-44,000. O C & 100

70TH st, 223 W (4:1162-22), ns, 260 w Ams av, 15x100.5, 4 & 5-sty bk dwg; Mary K Patton to 1da L McClusky, 223 W 70; AL; Jan8'13; Apr16'14; A$11,500-23,000. nom

70TH st, 235 W (4:1162-17½), ns, 389.1 w Ams av, 19.5x100.5, 3-sty & b bk dwg; Emma L Smith to Patk J Flannery, 100 W 38 [120 E 42]; mtg $15,000; Apr13'14; A $14,000-24,000. O C & 100

72D st, 7 E (5:1387-8), ns, 172 e 5 av, 28 x102.2, 4-5 & 6-sty & b stn dwg; Mary B Jennings to Frank C Schlitt, 495 Ocean av, Jersey City, NJ; B&S; AL; Feb28; Apr15 '14; A$105,000-190,000. O C & 100

72D st, 7 E; Frank C Schlitt to Number Four West Fifty-Seventh St Co [c/o Roosevelt & Son], 30 Pine; B&S; mtg $283,-000; Mar14; Apr15'14. O C & 100

72D st, 346 E (5:1446-36), ss, 400 e 2 av, 16.8x102.2, 3-sty & b stn dwg; Anthony M Lacina to Seventy-Second St Amusement Corpn [c/o Frank Belsky, 1351 1 av]; AL; Apr11; Apr13'14; A$6,500-10,000. O C & 100

74TH st, 10 E (5:1388-64), ss, 194 e 5 av, 22x102.2, 4-sty & b stn dwg; Herman Mendel, NY, to Andw Mendel [10 E 74]; Saml Mendel, of Oneonta, NY, & Benedict Mendel, of Delhi, NY; ¾ pts; mtg ¾ of $15,-000; Dec28'98; Apr13'14; A$68,000-75,000. nom

76TH st, 433 E, see 77th, 434 E.

77TH st, 434 E (5:1471-18 & 31, ss, 150 w Av A, 25x204.4 to ns 76th (No 433), 2-sty bk stable; Edith Boden to Anton Bohaty, 424 E 75 [433 E 76]; mtg $17,500 & A L; Apr15; Apr16'14; A$16,000-21,000. O C & 100

79TH st, 186 E, see 3 av, 1388.

79TH st, 301-301½ E, see 2 av, 1522-6.

80TH st, 123 E (5:1509-11), ns, 256.3 e Park av, 18.9x100, 3-sty & b stn dwg; Guy W Walker to Walter E Hope, 53 E 73 [49 Wall]; mtg $15,000; Apr14; Apr15'14; A$15,-000-28,000. O C & 100

80TH st, 161 W (4:1211-9), ns, 200 e Ams av, 20x102.2, 5-sty bk tnt; Bertha Ritter to Rosie Ritter [c/o Saml Ritter], 1871 7 av; mtg $25,000; Apr10; Apr11'14; A$13,000-29,000. O C & 100

81ST st, 433 E (5:1561-20), ns, 481.6 e 1 av, 25x102.2, 5-sty bk tnt; City Real Estate Co, a corpn, to Improved Tenements Co, a corpn, 80 Maiden la [r 619]; B&S; A L; Apr9; Apr10'14; A$8,500-16,000. O C & 100

82D st E, nec Madison av, see Madison av, 1089.

83D st, 40 E, see Madison av, 1099.

83D st, 118 on map 110 W (4:1213-40), ss, 175 w Col av, 25x102.2, 5-sty stn tnt; Magdelena O Heckmann to Fredk Schlueter, at Park Ridge, NJ; mtg $27,000; Apr14; Apr16'14; A$15,000-28,000. nom

84TH st, 114-8 E (5:1512-63-65), ss, 173.6 e Park av, 60.2x102.2, 2-4-sty & b stn dwgs; Henry B Anderson to Edw M James, 97 Hamilton pl; mtg $42,000; Apr14; Apr15 '14; A$36,000-51,000. O C & 100

84TH st, 114-8 E; Edw M James to Surrey Realty Co, Inc, a corpn, 299 Madison av; AL; Apr15'14. O C & 100

95TH st E (5:1507-7), ns, 150 e 5 av, 37.6 x100.8, vacant; Edith Fabbri to Goodhue Livingston, at Southampton, LI [527 5 av]; AL; Apr1; Apr14'14; A$——-$——. O C & 100

95TH st, 209 W (4:1243-28), ns, 167.10 w Ams av, 29.4 to cl old Bloomingdale rd x 100.9x30.8x100.9, 1-sty bk theatre; Frank R Greene to Carolina De Vito of Woodbridge NJ [c/o Dominick C De Vito, 233 Bway]; B&S; Mar31; Apr10'14; A$20,000-$——. nom

98TH st, 127 W (7:1853-24), ns, 573.11 e Ams av, 24.9x100.11, 5-sty stn tnt; David Dreyfuss to Rosie Frey, 4 Manitou st, Poughkeepsie, NY; mtg $16,000; Apr16'14; A$15,000-24,000. nom

100TH st, 333 E (6:1672-20), ns, 137.6 w 1 av, 37.6x100.11, 6-sty bk tnt & strs; Mary H Smith et al EXRS, heirs, &c, will Jno Jewell Smith to Jewell Kellogg Smith, 320 W 91, also heir same will; Jan3; Apr10'14; A$9,000-30,000. nom

104TH st, 305 W (7:1891-15), ns, 115 w West End av, 17x100.11, 3-sty & b stn dwg; Georgianna Brower, widow, to Jos S de Casanova, 626 W 136; B&S; AL; Apr9; Apr 15'14; A$14,500-22,000. O C & 100

106TH st, 52 E (6:1611-51), ss, 305 w Park av, 25x100.11, 5-sty bk tnt;; Jno Boyle Jr, ref, to Leon G Eckert, 824 Dubois st, West Hoboken, NJ; FORECLOS Mar25; Apr8; Apr11'14; A$12,000-23,000. **25,100**

109TH st, 309 on map 307 E (6:1681-6), ns, 128.6 e 2 av, 28.6x100.10, 6-sty bk tnt & strs; Darnet Goldfein et al to Giovanni Guglielmetti, 322 E 104; mtg $22,800 & AL; Apr13; Apr16'14; A$8,000-29,000. O C & 100

111TH st, 2 E, see 5 av, 1317.

113TH st, 62 E (6:1618-50), ss, 70 e Madison av, 25x100.10, 5-sty stn tnt & strs; Ralph Garfiel to Annie Katz, both at 20 E 88; mtg $20,000; Apr10; Apr11'14; A$11,-000-20,500. O C & 100

115TH st, 200-2 E, see 2 av, 2238.

117TH st, 172 E (6:1644-46), ss, 225 w 3 av, 17x100.1, 2-sty & b bk dwg; A$7,000-7,500; also 127TH ST, 151 E (6:1776-24), ns, 310 w 3 av, 18.9x99.11, 3-sty & b stn dwg; Harry C Ryan to Wm J J Elger, 118 W 130; AT; QC; Apr11; Apr14'14; A$7,500-9,-500. O C & 100

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117TH st, 172 E (6:1644-46), ss, 225 w 3 av, 17x100.11, 2-sty & b bk dwg; A$7,000-7,500; also 127TH ST, 151 E (6:1776-24), ns, 310 w 3 av, 18.9x99.11, 3-sty & b stn dwg; Florence Clark to Harry C Ryan, 2308 Bedford av, Bklyn; AT; QC; Apr3; Apr14 '14; A$7,500-9,500. O C & 100

118TH st, 118 W (7:1902-42), ss, 215 w Lenox av, 20x100.11, 3-sty & b stn dwg; Fredk W Acton, EXR &c Louisa Acton, to Gertrude C Renwick [c/o Wm C Renwick], 54 New England av, Summit, NJ; Apr10; Apr14'14; A$11,200-21,000. nom

119TH st, 67 W (6:1718-14), ns, 301 e Lenox av, 17x100.11, 3-sty & b stn dwg; Adolph Levy to Levy & Markowitz, Inc, a corpn, 718 Bway; mtg $12,750; Apr8; Apr15 '14; A$9,000-14,500. nom

120TH st, 135 W (7:1905-14), ns, 297 e 7 av, 20x100.11, 3-sty & b stn dwg; Morris Markowitz to Levy & Markowitz, Inc, a corpn, 718 Bway; mtg $16,500; Apr8; Apr 15'14; A$11,200-18,000. nom

121ST st, 447 E (6:1809-22), ns, 100 w Pleasant av, 25x100.11, 4-sty bk tnt; Kenneth G Stern et al to Interwellen Holding Co, a corpn [38 Park row, r 505]; mtg $9,-500; Mar17; Apr14'14; A$7,000-11,000. nom

121ST st, 106 W (7:1905-38½), ss, 116 w Lenox av, 21x100.11, 3-sty & b stn dwg; Louise Kanzler to David Harris, 108 W 121 [40 W 20]; mtg $12,000; Apr11; Apr14'14; A$11,700-20,000. O C & 100

122D st, 50 E, see Madison av, 1881.

123D st, 358 W (7:1949-59), ss, 132 e Morningside av, 16x100.11, 3-sty & h stn dwg; Sound Realty Co, a corpn, to T G Galardi & Co, a corpn, 113 W 188; mtg $10,-000; Apr15'14; A$8,300-11,500. O C & 100

125TH st, 317 E (6:1802-9), ns, 210 e 2 av, 20x99.11, 3-sty & b bk dwg; mtg $9,-500; A$8,500-10,000; also 125TH ST, 319 E (6:1802-10), ns, 230 e 2 av, 20x99.11, 3-sty & b bk dwg; mtg $7,500; A$8,500-10,000; Jennie A Moffatt to Jas M Ryder, of Ossining, NY; B&S; Apr16'14. O C & 100

125TH st, 319 E, see 125th, 317 E.

127TH st, 151 E, see 117th, 172 E.

130TH st, 105 W (7:1915-27), ns, 110 w Lenox av, 20x99.11, 3-sty & b stn dwg, 2-sty ext; Richd M Bolden to First Emanuel Church, a corpn, 24 W 140; mtg $9,200; Apr 2; Apr15'14; A$8,800-12,500. nom

131ST st, 252 W (7:1936-53½), ss, 267.6 e 8 av, 17.6x99.11, 3-sty & b stn dwg; Michl Dwyer to Chas A Lock, 307 W 116 [487 W Bway]; mtg $8,500; Apr11; Apr13'14; A$7,-000-9,000. nom

132D st, 546 W (7:1986-42), ss, 225 w Ams av, 25x99.11, 5-sty bk tnt; Jacob B Kaplan to Globe Commercial Co, a corpn, 299 Bway; mtg $22,000; Mar31; Apr11'14; A$9,000-22,000. O C & 100

134TH st, 185 W (7:1919-11), ns, 225 e 7 av, 25x99.11, 5-sty stn tnt; Geo R Brown to Jas F Turnbull, 53 Belleview av, Ossining, NY; mtg $17,000 & AL; Mar14; Apr13 '14; A$10,000-19,000. O C & 100

137TH st, 128 W (7:1921-48), ss, 350 w Lenox av, 25x99.11, 5-sty stn tnt; Wm J Amend, ref, to Wm J Quinlan, Jr, at Yonkers, NY, & J Herbert Carpenter, at Ossining, NY [230 4 av], TRSTES Sidney Mason, decd; FORECLOS Apr8; Apr10; Apr15'14; A$11,000-24,000. **20,000**

138TH st, 115 W (7:2007-21), ns, 464 e 7 av, 26x99.11, 5-sty stn tnt; Mary Foley to Emma Betz, 23 E 135; mtg $20,000; Apr9; Apr11'14; A$10,500-26,000. O C & 100

141ST st, 415 W (7:2050-187), ns, 152.1 w St Nicholas av, 16.4x99.11, 3-sty & b stn dwg; Margaretta E Littell, widow, to Peter E Tallman, 415 W 141; mtg $12,500; Jan4 '13; Apr16'14; A$6,000-12,000. nom

143D st, 610-6 W (7:2089-41), sws, 200 w 11 av, as in yr 1827 (now Bway), 100x ½ blk, which includes Colyers row (Nos 1-8), 9 2-sty & b fr dwgs; Sarah L Tier to Amelia Bach, 1410 Av U, Bklyn; QC; Apr9 '10; Apr13'14; A$45,000-47,000. nom

143TH st, 474 W (7:2059-59), ss, 46 e Ams av, 16x99.11, 4-sty stn dwg; Lewis S Burchard, ref, to Minna G Goddard [Bryant av], Roslyn, LI, EXTRX Frederic N Goddard; FORECLOS Feb11; Apr9; Apr10 '14; A$8,300-14,500. **16,000**

145TH st, 476 W (7:2059-60), ss, 30 e Ams av, 16x99.11, 4-sty stn dwg; Lewis S Burchard, ref, to Minna G Goddard [Bryant av] at Roslyn, LI, EXTRX Frederic N Goddard; FORECLOS Feb11; Apr9; Apr10 '14; A$8,300-14,000. **14,000**

147TH st, 309 W, see Bradhurst av, 102.

148TH st, 412-20 W (7:2062-41), ss, 75 e Convent av, 100x99.11, 6-sty bk tnt; Corkemaz Realty Co, a corpn, to Trojan Realty Corpn, 55 Liberty [r 1908]; mtg $165,000; Jan23; Apr16'14; A$47,000-152,000. O C & 100

149TH st, 220-2 W (7:2034-47), ss, 420 e 8 av, 40x99.11, 6-sty bk tnt; Saml Raisler to Ready Realty Co, a corpn, 80 Maiden la [r 1621]; AL; Apr11'14; A$14,000-44,000. O C & 100

149TH st, 514 W (7:2080-40), ss, 205 w Ams av, 15x99.11, 3-sty & b stn dwg; Beigh L Andrews to Edgar M Andrews, both at Freeport, LI; mtg $11,500 & AL; Mar21; Apr15'14; A$7,800-11,500. nom

150TH st W (7:2081-56), ss, 136 e Bway, 64x99.11, vacant; Harry H Treadwell to Mt Nebon Congregation of Washington Heights, a corpn, 2005 Ams av; Feb7; Apr 16'14; A$29,000-29,000. O C & 100

150TH st, 304-10 W (7:2045-98 & 100), ss, 100 w 8 av, 100x99.11, 2 6-sty bk tnts; Abram M Gabriel to Hudson Trust Co, a corpn, 1411 Bway, as TRSTE; AL; Apr9; Apr14'14; A$31,000-110,000. nom

151ST st W (7:2097-pt lt 20), ss, 225 w Bway, 75x99.11, vacant; Mordecai Holding Co et al to City Constn Corpn, 501 W 157 [141 Bway, r 800]; B&S; 5-6 pts; mtg $27,000; Apr10'14; A$——$——. O C & 100

151ST st W (7:2097), same prop; Realty Mtg Co, a corpn to same; ⅓ pt; QC; mtg $27,000; Apr10'14. nom

151ST st W (7:2097), same prop; Selig Heilner et al EXRS Emanuel Heilner to same 1-6 part; mtg $27,000; Apr10'14. **6,000**

151ST st W (7:2097-40), ss, 150 w Bway, 75x99.11, vacant; Broadway, 150-151st St Co, a corpn, to City Constn Corpn, 501 W 157 [141 Bway, r 800]; B&S; mtg $21,500; Apr10'14; A$47,000-47,500. O C & 100

162D st W (8:2137-46), ss, 175 w Bway, 151.11 to es Ft Washington av (Nos 66-72), x102.2x130.4x99.11, 6-sty bk tnt; Friedman Constn Co to Sallie H Walker [c/o Gustavus A Walker], 2 W 55; mtg $210,-000; Apr14; Apr16'14; A$76,000-$——. nom

164TH st, 505 W (8:2121-49), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Dowling, ref, to Edw W Fife Jr, 137 W 146; FORECLOS Mar31; Apr15; correction & confirmation deed of deed recorded Mar 31'14; Apr16'14; A$21,000-61,000. **2,030**

164TH st, 505 W; Standard Investment Co to David Levine, 5211 15 av, Bklyn; mtg $55,000 & AL; Apr15; Apr16'14. O. C & 4,000

179TH st W, nec Pinehurst av, see Pinehurst av, 41-7.

191ST st, 604-6 W (8:2169-43), ss, 100 w St Nicholas av, 100x100, 2 5-sty bk tnts; Henry Feldmann to Katie Rinke, 734 Jackson av, his daughter; 13-100 pts; B&S & CaG; AL; Feb5'13; Apr14'14; A$24,000-P64,-000. O C & 100

191ST st, 604-6 W; same to Margt Hoffman [c/o Louis Hoffman], 430 W 154, his daughter; 7-100 pts; B&S; AL; Feb8'13; Apr14'14. O C & 100

201ST st W, nwc 9 av, see 9 av, nwc 201st.

215TH st W, nwc 9 av, see 9 av, nwc 215.

Av B, 227-31 (2:396-7-9), sec 14th (No 600), 68.9x88, 3 5-sty bk tnts & strs; Olga K Freyer to Ignatz Koref, 3491 3 av; mtg $61,000; Mar30; Apr13'14; A$41,500-61,000. O C & 100

Av D, 171-9 (2:381-42-60), swc 12th (Nos 740-2, runs w170xs103.3xw99 to es Dry Dock st (Nos 10-4) xs103.3 to ns 11th (Nos 727-35) xe124xn75xe145 to ws Av D xn 131.6 to beg, 1-2 & 3-sty bk iron works; A $138,700-185,500; also DRY DOCK ST, 16-22 (2:381-38-41), sec 12th (Nos 732-8), 103.3x99, 1 & 2-sty bk & fr stable & vacant; A$27,000-29,000; Delos McCurdy & ano, EXRS Geo W Quintard, to Laura A Palmer, 922 5 av [wife Nicholas F Palmer, 742 E 12], heir, &c, of Geo W Quintard; Mar27; Apr16'14. **163,000**

Amsterdam av, 2122 (8:2123-43 & 45), ws, at sl Estate Eliza B Jumel, runs w100xs 100 to New or Croton st xe100 to av xn100 to beg, 3-1-sty bk strs & 1 & 3-sty bk & fr tnt & strs; Henry A Brann to Andw T McKegney, 2486 Devoe Ter, Bronx; Mar3; Apr16'14; A$65,000-74,000. O C & 100

Bowery, 354 (2:531-40), ws, 74.6 n Great Jones, 19.4x108.8x17x114.8, 4-sty bk lodging house & str; Chas Schlang to Wm Younger, 135 W 142; AL; Apr14; Apr15'14; A$19,000-23,000. O C & 100

Bowery, 358 (2:531-38), ws, abt 115 n Great Jones, 19.4x96.8x17x102.8, 5-sty bk lodging house & str; Chas Schlang to Lillian Harburger [c/o Claude M Harburger], 51 E 96; AL; Jan14; Apr14'14; A$18,000-23,-000. O C & 100

Bradhurst av, 102 (7:2045-42), nec 147th (No 309), 25x75, 5-sty bk tnt & strs; Beigh L Andrews to Edgar M Andrews, both at Freeport, LI; mtg $21,000; Mar21; Apr15 '14; A$11,500-24,000. nom

Broadway, 625 (2:523-46), ws, abt 160 n Houston, 34x200 to es Mercer (No 192), 12-sty stn loft & str bldg; Sound Realty Co, a corpn, to Fredk W Fieder Jr [c/o Max Marx], 128 Bway; mtg $245,000; Apr9; Apr16'14; A$139,000-300,000. O C & 100

Broadway, 625, ws, 34x200 to es Mercer (No 192); Fredk W Fieder Jr to Sound Realty Co, a corpn, 128 Bway [r 715]; mtg $245,000; Apr11; Apr16'14. O C & 100

Broadway, 901 (3:848-68), swe 20th, 27.6 x103.2x26.3x94.11, nt 5-sty bk str; Millie C Bragdon & Cath E Dean to Edw H Mount, 306 Pierrepont st [also 159 Remsen], Bklyn; AL; Apr2; Apr10'14; A$252,000-277,000. O C & 100

Broadway, 1237-9 (3:832-16), nwc Stewart, at pt 104.8 n 30th, runs w234.5 to es 6 av (Nos 502-4) (3:832-23) xs42.2xe248.5 to ws Bway at pt 64.8 n 30th xn40 to beg, 5-sty bk theatre Bijou & 2 4-sty bk office & str bldgs; Oswald N Jacohy, ref, to Mortimer L Schiff, 932 5 av [c/o Kuhn, Loeb & Co, 52 William]; Isaac N Seligman, 36 W 54; Felix M Warburg, 1109 5 av, & Paul M Warburg, 17 E 80, as TRSTES Alfred M Heinsheimer; FORECLOS Jan8; Jan16; re-recorded from Jan16'11; Apr14'14; A$633,-500-739,500. **465,000**

Broadway (8:2237-49 & 52-55), swc Academy, 102x126.6x121.8x125, vacant; Hannah, wife Moritz Freedman, to Jas S Segrave, 713 Eagle av; B&S; mtg $35,000 & AL; Apr10'14; A$31,000-31,000. nom

Fort Washington av, 66-72, see 162d W, ss, 175 w Bway.

Lenox av, 270 (6:1721-74), es, 97.5 n 123d, 18x75, 3-sty & b stn dwg; Wm Young to Jennie M Wildman at Winnekta, Ill, & Eliz Q Mahnken at Roselle, NJ, & Emily E Wilson at Easton, Pa, his daughters; B& S & correction deed; mtg $14,000; Mar20; Apr10'14; A$16,000-20,000. O C & 100

Lexington av, 709 (5:1312-20½), es, 60.5 n 57th, 20x66, 3-sty & h stn dwg; Libbie Spannocchia Fritze to Wm Marshall, 709 Lexington av; Apr8'01; Mar27'14; A$19,000-24,000; corrects error in issue Apr4, when address was omitted. nom

Lexington av, 747 (5:1394-21), es, 40.5 n 59th, 20x60, 3-sty stn tnt & str; Susan M De Moya to Harold S De Moya, both at 713 E 17, Bklyn; 1-5 pt; AT; AL; Dec19 '13; Apr16'14; A$35,000-40,000. nom

Madison av, 530 (5:1290-24), es 75.5 n 54th, 25x100, 4-sty & h stn dwg; A$67,000-77,000; also GRAND ST (Brooklyn), ns, 50 e 6th, old line, now Roebling st, 50x100; also BEDFORD AV (Brooklyn) nwc So 6th, 39x75.6; also S5TH ST (Brooklyn), ns, 40 w Marcy av, 20x90; also VAN BUREN ST (Brooklyn), ns, 234.8 e Lewis av, 17.6x100; also HOOPER ST (Brooklyn), ns, 225.7 e Wythe av, 53.8x100; also BONDS & MTGS in Sec 4, blk 1150 (6:1647 & 4:1218); deed of trust; Evelina A Meserole to U S Trust Co of N Y, a corpn, 45 Wall, in trust for party 1st pt during life & thereafter to her son Alfd V Meserole; B&S; AL; Apr2; Apr 10'14. nom

Madison av, 1089 (5:1494-23), nec 82d (No 45), 95x85, 11-sty bk tnt; Alpha Constn Co, a corpn, to Wm M Brown, 304 East st, New Castle, Pa; mtg $577,310; Apr9; Apr11'14; A$190,000-440,000. O C & 100

Madison av, 1099 (5:1494-50), sec 83d (No 40), 109.4x85, 11-sty bk tnt; Mansad Constn Co, a corpn, to Wm M Brown, 304 East st, Newcastle, Pa; mtg $642,440; Apr 9; Apr10'14; A$215,000-500,000. O C & 100

Madison av, 1881 (6:1747-72), sec 122d (No 50), 19x100, 3-sty & b stn dwg & 1-sty bk garage; Meyer Frankel to Eugenie Gordon, 1881 Madison av; AL; Dec20'13; Apr16'14; A$19,000-25,000. O C & 100

Madison av, 1998 (6:1752-17), ws, 40.2 n 127th, 20x35, 4-sty bk dwg; Thekla Livingston to Herman Kolodizky, 580 3 av; mtg $4,500; Apr14; Apr16'14; A$6,000-8,000. O C & 100

Northern av, see Riverside dr, pt lots E & F, map of Lucius Chittenden.

Pinehurst av, 41-7 (8:2177-156), nec 179th, 100.2x100, 6-sty bk tnt; Beatrice Brower to Lombardy Realto Co or Realty Co, a corpn, 160 Bway [r 705]; AL; Apr 10; Apr16'14; A$40,000-165,000. nom

Riverside dr (late Blvd Lafayette) (8:-2140-131), ws, 42.10 s Ft Washington Park, & at ss of a private st, 182.6x100x182.7x 100, vacant; Mary L Cassidy to Cassidy Realty Corpn, Inc, 229 W 42; B&S; mtg $8,910; Mar16; Apr10'14; A$33,000-33,000. nom

Riverside dr (late Blvd Lafayette) (8:-2135-171), ws, abt 320 n 161st, also 1,941.1 n from ss 155th & 2,074.5 w from es 10 av, runs nw251.8xn180.8xse200 to Drive xse on curve 1.11 & 211.3 to beg, 2-sty fr dwg & vacant; Emily M Roemer to Fernando Wood [Demarest av], Englewood, NJ; Apr 6; Apr15'14; A$64,500-67,000. O C & 100

Riverside dr, part lots E & F (8:2179-532 & 533), on map (716) of Lucius Chittenden, begins at sl lot E at e line of a public park acquired by City of NY & 52.2 e Riverside dr, runs ne & n along es of said Park 439.11 to ns lot F xe38.7 to el of private rd xse4.2 to ws of another public park xs420.11xw41.9 to beg, contains 17,289 sq ft; also NORTHERN AV, ws, being part lots E & F, same map, being at ss lot E at w s Northern av, runs w40.1 to es Public Park xn241.6 to cl private rd xse87.2 to ws Northern av xs166.6 to beg, contains 8,182 sq ft, vacant; Eugene L Bushe & ano, EXRS, TRSTES, &c, Fredk Bedford, decd, et al to Bedford Estates, Inc, a corpn [c/o Tompkins McIlvaine, pres't], 52 Wm; AL; Mar16; Apr13'14; A$21,000-21,000. O C & 1,050

West Broadway, 425 (2:501-7), es, 250 n Spring, 25x100, 6-sty bk tnt & strs; Jno M Gardner to Berenice Y Rosenthal [c/o Moses Rosenthal, 141 Bway], 233 W 113; AL; Apr10; Apr14'14; A$20,000-40,000. O C & 100

West Broadway, 481-3 (2:515-16), sec Houston (Nos 77-83), runs e75xs95xw25xn 30xw50 to st xn65 to beg, 6-sty bk factory; Mary H Smith et al EXRS, heirs, &c, Jno Jewell Smith to Mary Helen Smith, 320 W 91; ½ pt; Jan3; Apr10'14; A$70,000-87,000. nom

1ST av, 154 (2:437-4), es, 69.2 n 9th, 23.1 x100, 5-sty bk tnt & strs; Harris Berman to Henry Silverstone, 65 E 107; ⅓ pt; AT; AL; Apr15'14; A$20,000-27,000. O C & 100

1ST av, 2242 (6:1709-2), es, 25 n 115th, 25.5x75, 4-sty bk tnt & strs; Antonio Marino to Pietro Alvino, 319 E 17 [224 Lafayette]; mtg $11,000; Apr15; Apr16'14; A$9,500-14,500. nom

2D av, 383 (3:903-28), ws, 24.1 n 22d, 24.11x63.8x24.8x63.8, 4-sty bk tnt & strs; Jno Benzur to Elsa Palmer, 221 W 106; AL; Apr11; Apr16'14; A$17,000-19,500. O C & 100

2D av, 1522-6 (5:1542-1-3), nec 79th (Nos 301-301½), 76.7x70, 3 4-sty bk tnts & strs; Jas Higgins to Mary S Higgins (now wife J Edw Keveney) [138 E 80]; AL; May16'06; Apr13'14; A$44,000-62,000. O C & 100

2D av, 2238 (6:1686-49), sec 115th (No 300-2), 20.2x75, 4-sty stn tnt & strs, 1-sty ext; Jno Paradies to Michl Frania, 2238 2 av; mtg $16,000; Sept8'13; Apr11'14; A$11,-000-18,500. nom

2D av, 2238, sec 115th (Nos 300-2); Michl Frania to Consumers Brewing Co, Ltd, a corpn, 1011 Av A; mtg $16,000; Mar2; Apr 11'14. O C & 100

3D av, 973-5 (5:1332-1 & 5), nec 58th (Nos 201-7), runs n50.2xe105xn50.3xe50xs 100.5 to 58th xw155 to beg, 2 6-sty bk tnts & strs; Wm H Meagher to Graham-Siegel Co, a corpn, 378 Grand; AL; Feb6; Apr16'14; A$86,000-185,000. O C & 100

3D av, 973-5, nec 58th (Nos 201-7); Graham-Siegel Co to Third Av & Fifty-Eighth St Co, Inc, a corpn, 31 Bway [r 8]; AL; Apr14; Apr16'14. nom

3D av, 1382 (5:1413-37), ws, 76.8 s 79th, 25.6x100, 5-sty bk str; Bridget C Kane to Matthew A Kane, 411 West End av; B&S; mtg $18,000; Sept7'10; Apr13'14; A$19,000-27,000. gift

3D av, 1384 (5:1413-38), ws, 50.9 s 79th, 25.6x71.11x25.3x71.11, 5-sty bk tnt & strs; Bridget C Kane to Jno L Kane [411 West End av]; B&S; mtg $11,000; Sept7'10; Apr 13'14; A$19,000-27,500. gift

3D av, 1386 (5:1413-39), ws, 25.1 s 79th, 25.8x71.11, 5-sty bk tnt & strs; Bridget C Kane to Cath Kane, 46 W 73 [411 West End av] & Annie Garry, at Larchmont, NY; B&S; mtg $14,000; Sept8'11; Apr13'14; A $19,000-27,000. nom

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3D av, 1388 (5:1413-40), swc 79th (No 186), 25.1x71.11x24.5x71.11, 5-sty bk tnt & strs; Bridget C Kane to Cath & Mary Kane, 46 W 73 [411 West End av]; B&S; mtg $12,000; Sept8'11; Apr13'14; A$35,000-57,000. gift

3D av, 1893 (6:1654-47), es, 50.5 s 105th, 25.3x74, 4-sty bk tnt & strs; A$15,500-21,000; also 3D AV, 1895 (6:1654-46), es, 25.2 s 105th, 25.3x74, 4-sty bk tnt & strs; A $15,500-21,000; Meyer Frankel to Eugenie Gordon, 1881 Madison av; AL; Dec20'13; Apr16'14. O C & 100

3D av, 1895, see 3 av, 1893.

3D av, 1959-63 (6:1657-46-47), es, 17.10 s 108th, 53x75, 3 4-sty bk tnts & strs; Herman Mendel, NY, to Andw Mendel [10 E 74], Saml Mendel, of Oneonta, NY, & Benedict Mendel, of Delhi, NY; ¾ pts; mtg ¾ of $30,000; Dec28'98; Apr13'14; A$30,000-45,000. nom

3D av, 1959-63, see 76th, 145 W.

3D av, 1975-7 (6:1658-47 & 48), es, 50.11 s 109th, 50x82, 2 4-sty bk tnts & strs; Herman Mendel, NY, to Andw Mendel [10 E 74], Saml Mendel, of Oneonta, NY, & Benedict Mendel, of Delhi Co, NY; ¾ pts; mtg ¾ of $27,000; Dec28'98; Apr13'14; A$30,000-42,000. nom

5TH av, 87-9, see Crosby, 53.

5TH av, 1317 (6:1616-69), sec 111th (No 2), 50.11x100, 6-sty bk tnt & strs; Realty Realization Corpn to Franconia Realty Co, a corpn [c/o State Bank], 1400 5 av; mtg $82,000; Apr15; Apr16'14; A$58,000-100,000. O C & 1,000

5TH av, 2036 (6:1723-38), ws, 40.10 s 126th, 20x85, 4-sty stn dwg; Wm E Knox et al, ADMRS Mary A Ferguson, to Henry Presser, 207 Graham av, Bklyn [c/o Marsh & Wever, 42 Bway]; Mar19; Apr14'14; A $16,500-20,000. O C & 100

5TH av, 2036; Henry Presser to Ludwig Levitt, 1042 Washington av, Bronx [15 E 125]; Apr14'14. O C & 100

6TH av, 3 (2:589-42), ws, 30.9 n Carmine, 20x70, 3-sty bk tnt & str, 2-sty ext; Jno J Robinson to Angelo Ortolano [c/o Louis Ortolano], 1 6 av; mtg $8,000; Jan5; Apr14 '14; A$10,000-11,500. nom

6TH av, 502-4, see Bway, 1237-9.

6TH av, 782-6 (5:1260-4 & 73½-74), es, 65.5 s 45th, runs s60.5xe125xn25.5xw5xn35xw120 to beg, 3-5 & 6-sty stn tnts & strs & 1-sty bk rear bldg; Lewis & Conger, a corpn, to 784 6th Ave Inc, a corpn [c/o Brown Bros], 11 E 30; mtg $150,000 & AL; Apr9; Apr10 '14; A$173,000-197,000. nom

9TH av (8:2198-22), nwc 201st, 99.11x 100, vacant; Romney Realty Co, Inc, a corpn, to Frances Marcus, 271 Central Park W; ⅓ pt; B&S & CaG; AL; Apr8; Apr14'14; A$21,000-21,000. nom

9TH av (8:2212-25-28), nwc 215th, 99.11x 100, 2-sty bldg & vacant; T G Galardi & Co to Max Marx, 419 Convent av [128 Bway]; mtg $12,000 & AL; Apr15'14; A$25,500-27,300. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 4 (1:294-2), consent to award for $200; Alice S A Whitney, mortgagee, to Louis Kommel [49 Walker]; mtg $22,000; Jan23; Apr13'14. nom

Allen st, 5 (1:293-19); consent to award for $750; Rose Boskey, mortgagee, to Gershon Hausman [101 Prince] & Ettl Schein; mtg $6,000; Dec8'13; Apr13'14. nom

Allen st, 5; consent as above; Timothy Davenport & ano, EXRS &c Roswell Smith, mortgagees, to same; mtg $20,000; Feb2; Apr13'14. nom

Allen st, 5; consent as above; Ethel Levy & ano, mortgagees, to same; mtg $950; Jan 29; Apr13'14. nom

Allen st, 150 (2:416), nec Rivington (No 70), 75x22.4; consent to 3d track; Isidor Leibowitz to Manhattan Railway Co, a corpn; mtg $63,500; Apr4; Apr14'14. 1,650

Allen st, 150, nec Rivington, (No 70); consent to 3d track; Diedrick Werfelman, mortgagees, to same; Apr8; Apr14'14. nom

Allen st, 150, nec Rivington, (No 70); consent to 3d track; Sophie R Schleider, mortgagee, to same; Apr13; Apr14'14. nom

Allen st, 150, nec Rivington, (No 70); consent to 3d track; Jno Munroe & Co., mortgagees, to same; Apr9; Apr14'14. nom

Allen st, 150, nec Rivington, (No 70); consent to 3d track; Saml Wacht, mortgagee, to same; Apr10; Apr14'14. nom

Allen st, 150, nec Rivington, (No 70); consent to 3d track; Jacob Hauben, mortgagee, to same; Apr10; Apr14'14. nom

Allen st, 150, nec Rivington, (No 70); consent to 3d track; Isaac Leibowitz, lessee, to same; Apr8; Apr14'14. nom

Chrystie st, 94, see Mott, 117.

Division st, 31 (1:281-49); consent by mortgagee to payment of award of $500; Bernard Cohen to Israel Spingarn; mtg $20,000; Feb17; Apr13'14. nom

Division st, 79 (1:282-80); consent by mortgagee to payment of award for $——; J Blackburn Miller [246 Central Park W] to Abram Shultz & Louis Winkler [both c/o Winkler & Shultz, 54 Division]; mtg $28,000; Sept3'13; Apr14'14. nom

Front st, 150 (1:38-30); also WATER ST, 268 (1:106-6); also 13TH ST, 3 W (2:577-47); also 14TH ST, 4-6 W (2:577-38-37); also 45TH ST 7 E (5:1281-8); also 138TH ST, 503 W (7:2070-28); also JACKSON ST, 53 (1:260-34); gen re of dower; Blanche Strebeigh, formerly wife of Harold Strebeigh, & divorced from him on Apr2'14, to Harold Strebeigh, 402 Madison av; Apr4; Apr15'14. nom

Goerck st, 71-3 (2:328); asn rents; Wyler Constn Co, a corpn, to Meyer Jarmulowsky (firm M & L Jarmulowsky), 27 E 95; Oct28'13; Apr15'14. O C & 100

Greenwich st, 512 (2:595), ws, 18.9 s Spring, 18.4x40; consent to 3d track; Jennie C Knox of Glen Ridge, NJ, to Manhattan Railway Co, a corpn; mtg $6,000; Mar14; Apr13'14. 403.33

Greenwich st, 512; consent to 3d track; Ernestine Hoguet, mortgagee, to same; Apr1; Apr13'14. nom

Greenwich st, 518-22 (2:596), ws, 40 n Spring, 50x81x50x82; consent to 3d track; Edw Wanty, as owner, of Tompkinsville, B of R, to Manhattan Railway Co, a corpn; mtg $35,800; Mar28; Apr16'14. 1,100

Greenwich st, 518-22; consent to 3d track; same, as mortgagee under three mtgs, to same; Apr3; Apr16'14. nom

Greenwich st, 518-22; consent to 3d track; Eliz Livingston, mortgagee, to same; Apr4; Apr16'14. nom

Greenwich st, 537-45 (2:597), es, 50 s Charlton, 100x100; consent to 3d track; Bway Development Co, a corpn, to Manhattan Railway Co, a corpn; mtg $145,000; Apr2; Apr16'14. 2,200

Greenwich st, 537-45; consent to 3d track; Greenwich Savgs Bank, mortgagee, to same; Apr7; Apr16'14. nom

Greenwich st, 791 (2:624), es, 93.10 s 12th, runs e66.5xn30xw11xn4.5xw55.5 to st xs34.6 to beg; consent to 3d track; Jno E Wellenkamp to Manhattan Railway Co, a corpn; mtg $16,000; Mar12; Apr16'14. 759.91

Henry st, 169 (1:284-9), ns, abt 90 w Jefferson, 21.8x75, 3-sty bk synagogue; re mtg; Jacob Cohen to Congregation Lubovitz Winiesin; Feb5'07; Apr14'14; A exempt-exempt. nom

Jackson st, 53, see Front, 150.

Mott st, 117; also CHRYSTIE ST, 94; also RIVINGTON ST, 22; also ST MARKS PL, 27 (misc1); power of atty; Heinrich Faust et al, heirs &c Mathias Faust, decd, to Chas A Faust, 896 Greene av, Bklyn; Sept2'13; Apr11'14. ——

Norfolk st, 152 (2:354-49), es, 75 s Stanton, 25x100, 5-sty bk tnt & strs; re mtg; Abr H Sarasohn to Henry E Jones, 3 Place des Etas Unis, Paris, France; QC; Apr10'14; A$23,500-39,000. 2,000

Prince st, swc Bway, see Bway, 565-7.

Rivington st, 22, see Mott, 117.

Rivington st, 70, see Allen, 150.

St Marks pl, 27, see Mott 117.

Water st, 268, see Front, 150.

13TH st, 3 W, see Front, 150.

14TH st, 4-6 W, see Front, 150.

20TH st E, swc Bway, see Bway, 901.

23D st, 200 W (3:772), swc 7 av; consent to subway stairway; Alice S Smith to City NY; Mar26; Apr11'14. nom

23D st, swc 7 av; consent to subway stairway; Gustav A Wertheim, EXR Lucile M S Wertheim, to City N Y; Mar25; Apr11'14. nom

23D st, 200 W (3:772), swc 7 av; consent to subway stairway; Walter I Bradley to City NY; Mar28; Apr15'14. nom

26TH st W (3:698), ns, 259.6 w 10 av, a strip, 0.6x98.9; re mtg; Bowery Savings Bank to Harris H Uris, 16 E 96 [525 W 26]; Apr9; Apr15'14. 4,000

26TH st W (3:698), ns, 300 w 10 av, a strip, 0.6x98.9; re mtg; Bowery Savings Bank to Harris H Uris, 16 E 96 [525 W 26]; Apr9; Apr15'14. nom

38TH st, 201-3 E, see 3 av, 579.

38TH st, 203 E, see 3 av, 579.

41ST st, 200 E, see 3 av, 633-5.

45TH st, 7 E, see Front, 150.

76TH st, 145 W (4:1148-15), ns, abt 350 e Ams av, —x—, 5-sty & b stn dwg; A$14,500-27,000; also 3D AV, 1959-63 (6:1657-46-46½-47), es, abt 20 s 108th, —x—, 3 4-sty bk tnts & strs; deed of trust of $40,000 in bonds & mtgs; Caroline H Johnston, at Stuttgart, Germany, to Harris D Colt [30 Broad], TRSTE in trust during life of Bertha Cless, of Stuttgart, Germany, & thereafter for party 1st pt; Dec15'13; Apr 14'14; A$33,000-45,000. nom

82D st, 45 E, see Madison av, 1089.

83D st, 40 E, see Madison av, 1099.

84TH st, 268-72 W, see 10 av, 134.

85TH st, 37 W (5:1514), ns, 37 w Lex av, —x—; asn rents to secure 8 notes due Apr 11'16, 6%; Jno A Minaldi, 2173 Bway, to Gustav Hoffmann, 2367 7 av; Apr11; Apr 13'14. 3,400

106TH st, 330-2 E (6:1677); asn rents to secure notes for $600; Jas G Andriaccio, 1938 Webster av, to Henry Mindlin, 850 Kelly [230 Grand]; Apr10; Apr13'14. nom

114TH st, 351 W, see 10 av, 134.

121ST st, 164 W, see 10 av, 134.

138TH st, 503 W, see Front, 150.

140TH st, 603-11 W, see 141st, 602-16 W.

141ST st, 602-16 W (7:2088), ss, 90 w Bway, 135x199.10 to ns 140th (Nos 603-11); agmt releasing covenants or restriction, &c; Marshall P Wilder, at Atlantic City, NJ, owner of s ½ of above, with Ess En Constn Co, Inc, a corpn, 160 Bway [r 1104], owner of n ½ of above; Feb20; Apr10'14. nom

180TH st, 703-5 W (8:2176), ns, 379.5 e Fort Washington av, runs n110xe58.7xs6xe 12.6xs103.3 to stxw59.10 to beg; re asn rents recorded Oct31'13; Estates Mtg Securities Co, a corpn, to Incorporated Terwilliger Realty Co a corpn, 154 Nassau [r 623]; Apr9; Apr10'14. nom

180TH st, 703-5 W; asn rents to secure $3,618; The Incorporated Terwilliger Realty Co to Estates Mtg Securities Co, a corpn 160 Bway [r 803]; Apr9; Apr10'14. nom

Broadway, 565-7 (2:498-5), swc Prince, 51x100; consent to subway stairway; Pittsburgh Life & Trust Co, a corpn, & ano, to City N Y & N Y Consolidated R R Co, a corpn, 85 Clinton, Bklyn; Mar25; Apr11'14; A$190,000-325,000. nom

Broadway, 901 (3:848), swc 20th, 27.6x 103.2x26.3x94.11, pt 5-sty bk str; re annuity under will of Amelia S Badeau; Mary C Young to Millie C Bragdon, 321 St Nicholas av; Mar18; Apr15'14. nom

Broadway, 901 (3:848), swc 20th, 27.6x 103.2x26.3x94.1; re annuity; Kate V Hale to Millie C Bragdon, 321 St Nicholas av; Mar14; Apr10'14. nom

Broadway, 901, swc 20th, same prop; re annuity; Mabel E Bishop to same; Mar20; Apr10'14. nom

Broadway, 901, swc 20th, same prop; re annuity; Millicent Schnitzpahn to same; Mar30; Apr10'14. nom

Madison av, 1089 (5:1494), nec 82d (No 45), 95x85; re asn rents recorded Sept27 '12; Allenel Constn Co, 30 E 42, to Alpha Constn Co, a corpn, 2228 Bway; Apr10; Apr15'14. nom

Madison av, 1099 (5:1494), sec 83d (No 40), 109.4x85; re asn rents recorded Sept 27'12; Allenel Constn Co, 30 E 42, to Mansad Constn Co, a corpn, 2228 Bway; Apr 10; Apr15'14. nom

Seaman av (8:2237), damage parcels 2 & 8 to open Seaman av from Academy to Dyckman, & open an unnamed st nw from Dyckman, from Seaman av to Bway; re mtg; Assets Liquidation Co to City NY; mtg $25,000; Jan12; Apr13'14. nom

Seaman av (8:2237); same prop; re mtg; same to same; mtg $50,000; Jan12; Apr13'14. nom

Seaman av (8:2237); same prop; re mtg; Robt R Perkins, individ et al, EXRS Helen H Noe, to same; mtg $100,000; Jan9; Apr13 '14. nom

3D av, 579 (3:919), nec 38th (No 203), 18.7x75; consent to 3d track; Arthur McCooey to Manhattan Railway Co, a corpn; Mar28; Apr16'14. 223.75

3D av, 579, nec 38th (No 203); consent to 3d track; Owen McCooey, lessee, to same; Apr3; Apr16'14. nom

3D av, 579 (3:919-1), nec 38th (Nos 201-3), —x—, 5-sty bk tnt & strs; re legacy; Lizzie Dillon to Owen McCooey, both at 1435 Lex av [579 3 av], as EXR of Arthur McCooey; AT; Apr13; Apr14'14; A$18,500-28,500. 1,500

3D av, 633-5 (5:1314), sec 41st (No 200), 49.6x64.11; consent to 3d track; Anna A Johnston to Manhattan Railway Co, a corpn; Apr2; Apr16'14. 1,089

6TH av, 782-6 (5:1260); consent of stockholders to the sale to party 2d pt herewith; Lewis & Conger, a corpn, to Wm J Smith; Apr9; Apr10'14. ——

6TH av, 782-6; certf of consent as above; same to same; Feb10; Apr10'14. ——

6TH av, 782-6; asn contract dated Feb 10'14; Wm J Smith to 784 6th Ave Inc, a corpn, 11 E 30; AT; Apr10'14. nom

7TH av, swc 23d, see 23d, 200 W.

9TH av, 807½-09 (4:1063), ws, 75.3 s 54th, runs w100xsw5.2xse103.10 to av xn 33.2 to beg; consent to 3d track; Aida A Anderson to Manhattan Railway Co, a corpn; mtg $13,500; Mar26 Apr16'14. 630.45

9TH av, 807½-09; consent to third track; U S Trust Co of N Y, TRSTE of Chas Park (decd), to same; Apr8; Apr16'14. nom

10TH av, 134 (3:716); also 84TH ST, 268-72 W (4:1231); also 114TH ST, 351 W (7:-1849); also 121ST ST, 165 W (7:1905); court order approving bonds of Carl H Richardson of 605 Tremont Bldg, Boston, Mass, as TRSTE in matter of Fredk P Forster of Boston, Mass, a bankrupt; Nov15'13; Apr 16'14. ——

Certified copy last will (misc1) of Prince A Morrow, late at 66 W 40; ⅓ pt to Lucy S Morrow, his wife, & remaining ⅔ to his three children, Albert S. Morrow, 219 W 70, Juliet N Seaman, 117 W 79, & Robt L Morrow, 66 W 40; June24'12; Apr10'14. ——

Harlem River or Spuyten Duyvil Creek, known as lots 640 & 647, blk 3402, & lots 72, 85 & 100, blk 3404, Sec 13; also LOT 135, blk 3264 & LOT 53, blk 3265, Sec 12, on tax map; agmt giving consent to R R companies to build solid embankments, etc, in lieu of fixed bridges; Emma L Moller et al with the S D & P M R R Co, a corpn at Grand Central Terminal & the N Y C & H R R R Co, a corpn, at Albany, N Y, lessee; Apr16'12 (re-recorded in Bronx Apr2'14); Apr10'14. nom

Harlem River & Spuyten Duyvil Creek; lots 3, 15, 100, 155, 169, 171 & 180, blk 3245, Sec 11; also LOT 43, blk 3265, & LOT 41, blk 3264, Sec12, & LOTS 89, 110, 150, 161, 198, 790, 804, 806, 810, 814, 815, 858, 865, 870, 880, 894, 909 & 910, blk 3402, Sec13 on tax map; consent by party 1st pt that party 2d pt may build solid embankments etc, in lieu of fixed bridges; N Y State Realty & Terminal Co, a corpn, with N Y C & H R R R Co, a corpn, at Albany, NY; Mar25'14; recorded in Bronx Apr2'14); Apr10'14. nom

Order of Court (misc1), appointing Maurice Deiches & Louis Hoffman & Edwin C Dusenbury as TRSTES in matter of Jas S Meng & Wm J Becker, individ & as copartners of Henry Bischoff & Co, Bankrupt; Apr7; Apr15'14. ——

Power of atty; Jos M Macdonough to Jno G Agar, 31 Nassau; Feb25; Apr16'14. ——

Power of atty (misc1); Florence Wilson to Thos A Wilson, 271 Bowery; Mar19; Apr 14'14. ——

Power of atty (misc1); Minnie G Driggs to Ida A Gardiner, 511 W 112; Apr11; Apr 13'14. ——

WILLS.

Borough of Manhattan.

Baxter st, 119 (1:206-4), es, 150 s Hester, 24x100, 6-sty bk tnt & str & 5-sty bk tnt in rear; A$19,000-29,000; also BAXTER ST, 150-2 (1:235-16), ws, 104 s Grand, 50x68x irreg, 6-sty bk tnt & strs; A$30,000-54,000; ½ int; Jno Tasso Est (also known as Giovanni), Julia Tasso, ADMTRX, 119 Baxter; atty, Louis Campora, 93 Nassau. Will filed Apr7'14.

Baxter st, 150-2, see Baxter, 119.

28TH st, 201 E, see 76th st, 52 W.

29TH st, 224 W (3:778-53), ss 317 w 7 av, 16x68, 3-sty bk tnt, 1-5 pt; A$9,500-10,500; also 35TH ST, 344 W (3:758-64), ss, 385 e 9 av, 20x98, 3-sty bk dwg, 1-5 pt; A $12,000-14,000; Jacob Manheimer Est, Fanny Manheimer, EXTRX, 120 W 115; atty, Louis Manheimer, 204 W 34. Will filed Apr2'14.

35TH st, 344 W, see 29th, 229 W.

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46TH st, 330 W (4:1037-15), ns, 426 w 8 av, 16x100, 4-sty stn dwg; A$11,000-14,-500; also 9TH AV, 862 (4:1046-61), sec 56th (No 356), 24x70, 5-sty bk tnt & str; A$27,-000-44,000; also 10TH AV, 721 (4:1078-29), nwc 49th (No 501), 25x75, 4-sty stn tnt & str; A$22,000-35,000; Patk J Mullane Est, Danl Meenan, EXR, 35 W 88; atty, Emmet J Murphy, 258 Bway. Will filed Mar19'14.

49TH st, 422 W (4:1058-44), ss, 275 w 9 av, 25x100, 4-sty bk tnt & str & 3-sty fr tnt in rear; A$12,000-14,500; also AMSTERDAM AV, 786 (7:1870-32), ws, 75 n 98th, 25x84, 5-sty bk tnt & str; A$19,500-27,000; also AMSTERDAM AV, 825 (7:1855-3), es, 50 n 100th, 25x75, 5-sty bk tnt & strs; A $18,000-27,000; Theo L Flammer Est, Sallie Flammer, EXTRX, 203 W 103; atty, Thos F Keogh, 90 West Bway. Will filed Apr8'14.

49TH st, 501 W, see 46th, 339 W.

50TH st, 356 W, see 46th, 339 W.

51ST st, 107-9 E (5:1312-3½ & 4¼), ns, 52.6 e Park av, 37.6x100x irreg, 2 4-sty stn dwgs & exts; Andw Shiland Est, Andw R Shiland, EXR, 109 E 57; attys, Shiland & Hedges, 149 Bway; A$59,000-88,000. Will filed Apr10'14.

72D st, 40 W (4:1124-55), ss, 550 w 8 av, 25x102, 4-sty bk dwg; Egbert Le Fevre Est, Helen Le Fevre, EXTRX, 40 W 72; atty, Louis B Hasbrouck, 257 Bway; A $48,000-75,000. Will filed Apr13'14.

73D st, 158 W (4:1144-56), ss, 212 e Ams av, 18x102, 4-sty stn dwg; Mark H Frank Est, Beatrice L Frank, EXTRX, 158 W 73; attys, Stroock & Stroock, 30 Broad; A$15,-500-24,000. Will filed Apr9'14.

74TH st, 35 W (4:1127-14), ns, 340 e Col av, 20x102, 4-sty stn dwg; Abr Weil Est, Julius Weil, EXR, 50 W 45; attys, Rose & Paskus, 128 Bway; A$19,000-42,000. Will filed Apr10'14.

76TH st, 52 W (4:1128-59), ss, 136 e Col av, 19x102, 4-sty stn dwg; A$18,000-34,000; also 3D AV, 395 (3:909-1), nec 28th (No 201), 24x100, 5-sty bk tnt & str; A$30,000-52,000; also 10TH AV, 821 (4:1083-32), ws, 75 n 54th, 25x100, 4-sty bk tnt & str; A $14,000-18,000; Thos Mosher Est, Geo H Mosher, EXR, 52 W 76; atty, M J Scanlan, 51 Chambers.

84TH st, 155 E (5:1513-25), ns, 277 w 3 av, 21x102, 4-sty stn tnt; Adele Gumb Est, Chas B Gumb, EXR, 418 Central Park W; atty, Sampson H Schwarz, 25 Broad; A $11,000-16,000. Will filed Mar27'14.

91ST st, 23 W (4:1205-19½), ns, 321 w Central Park W, 18x100, 4-sty bk dwg; Morris Lowenbein Est, Helen Lowenbein, EXTRX, 23 W 91; atty, Benj G Paskus, 128 Bway; A$13,000-23,000. Will filed Apr10'14.

92D st, 325 E (5:1555-15), ns, 350 e 2 av, 25x100, 5-sty bk tnt & strs; Moritz Weiss Est, Elise Weiss, EXTRX, & ano, 215 W 111; attys, Strasbourger, Eschwege & Schallek, 74 Bway; A$8,500-20,000. Will filed Mar31'14.

127TH st, 57 E (6:1752-25), ns, 110 e Mad av, 18x99, 3-sty stn dwg; Walter J Sutherland Est, Emma L Sutherland, EXTRX, 57 E 127; atty, Arthur W Birkins, 217 W 125; A$7,500-10,000. Will filed Apr11'14.

Amsterdam av, 786, see 49th, 422 W.

Amsterdam av, 825, see 49th, 422 W.

3D av, 395, see 76th, 52 W.

9TH av, 862, see 46th, 339 W.

10TH av, 721, see 46th, 339 W.

10TH av, 821, see 76th, 52 W.

CONVEYANCES.

Borough of the Bronx.

APRIL 10, 11, 13, 14, 15 & 16.

Beck st, 758 (10:2707), es, 175 n 156th, 25 x100, 2-sty bk dwg; Richd Plechner to Jos Corbett, 906 Cauldwell av; mtg $7,500; Apr16'14. O C & 100

Coster st, 632-4 (10:2764-2769), es, 420 s Spofford av, 40x100, 2 2-sty bk dwgs; Adelaide D Myers to Hunts Point Estates, 30 E 42; mtg $11,500; Apr9; Apr11'14. nom

Coster st, 652 (10:2764), es, 240 s Spofford av, 20x100, 2-sty bk dwg; Brown-Weiss Realties, a corpn, to Edw D Fife Jr, 137 W 46; mtg $6,000; Apr15; Apr16'14. nom

Fairmount pl, nwc So blvd, see So blvd, nwc Fairmount pl.

Garden pl, nwc Sommer pl or st, see White Plains rd, nec Sommer pl.

Huguenot st (*), sws, at nws White Plains rd, 100x25, except pt for blvd; Maurice Hebert to Edith H Scaison, 4817 White Plains rd; mtg $4,750; Apr9; Apr11 '14. O C & 100

Lorillard st, 2410 (11:3056), es, 115.2 n Jacob, old line, 25x97.10, 2-sty fr dwg; Meta G Baur to Francesco N Dachille, 2365 Lorillard pl; CaG; mtg $6,000; Mar28; Apr13'14. O C & 100

Odell st (*), ws, abt 600 n Starling av, 25x108; Vincenzo Caruso to Nicola Gatto, 1550 Odell; Mar19'13; Apr16'14; (re-recorded from Mar20'13). O C & 100

Simpson st, 961 (10:2724), ws, 186.8 n 163d, 42x110.5x42x110.11, 5-sty bk tnt; Podgur Realty Co to Sarah Dreier at New Brunswick, NJ; Hannah Krone, 418 E 50, & Peter Krone, 12 Beekman pl; mtg $39,000; Apr15; Apr16'14. O C & 100

Sommer pl, nec White Plains rd, see White Plains rd, nec Sommer pl.

Tiffany st, 1043 (10:2716), ws, 231.3 n 165th, 20x100, 3-sty fr tnt; Max Minzesheimer to Jos McCue, 2340 University av; Apr15'14. O C & 100

Tiffany st, 1089 (10:2716), ws, at ses 167th, 94.5x38.6x75x69.1, 3-sty bk tnt & strs; Abr Kaufman to Bronx Co Constn Co, 1029 Tremont av; mtg $49,800; Feb11; Apr 15'14. O C & 100

Walnut st, see Boston rd, see Boston rd, sec Walnut.

132D st E (10:2546), ns, 350 w Cypress av, 75x160, vacant; Otto Doll et al, EXRS &c Jacob Doll, to Otto Doll, 143 W 77, & Geo Doll, 6 W 77; mtg $3,900; Feb7; Apr 16'14. O C & 100

133D st, 341 E (9:2296), ns, 111.6 e Alex av, 40x100, 4-sty bk tnt & str; Horowitz Brothers & Margareten, a corpn, to Salamon Maragareten, 292 E 7; Apr1; Apr10 '14. nom

136TH st, 436 E (9:2280), ss, 318.9 e Willis av, 18.9x100, 3-sty bk tnt; Max Altmayer, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS Apr3; Apr7; Apr11'14. 7,500

140TH st, 382 E (9:2302), ss, 506.6 e Alex av, old line, 22x75, 2-sty & a fr dwg; Wm H Harden to Christine Wilkie, 2075 Crotona av, & Lizette McCandless, 50 Chauncey av, New Rochelle, NY; AL; Apr15; Apr16'14. O C & 100

141ST st, 589 E (10:2555), ns, 200.6 w Beekman av, 25x104.3x25x106.10, pt 5-sty bk tnt; Beekman Constn Co to Joshua Silverstein, 808 West End av; mtg $36,000; Apr 9; Apr10'14. O C & 100

142D st, 256-8 E (9:2334), ss, 300 w College av; also 109 w Morris av, 31.9x100, 2 2-sty & b bk dwgs; Ella Bryant et al, heirs Ann Hall, to Robt Hall, 245 E 141; Apr11; Apr13'14. O C & 100

142D st, 501 E (9:2287), ns, 100 w Clifton av (now Brook av), 25x100, 2-sty fr dwg & 2-sty fr stable in rear; Mary A McArdle to Evangelisch Lutherische Concordia Gemeinde, 596 Oak ter; mtg $700; Apr15; Apr16'14. O C & 100

160TH st, 795 E (10:2667), ns, 100 w Union av, 44x145.2, 5-sty bk tnt; Jos Kaplan et al to Globe Commercial Co, 299 Bway; mtg $49,000; Mar31; Apr10'14. O C & 100

164TH st, 868 E (10:2690), ss, 39 w Stebbins av, 23x73.6, 3-sty bk dwg; Geo H Janss to Philip Balsam, 1719 Mad av, & Geo Balsam, 675½ 3 av; mtg $7,000; Mar31; Apr15'14. O C & 100

167TH st E, ses at ws Tiffany, see Tiffany, 1089.

167TH st, 488 E (9:2371), ss, abt 65 e Washington av, 25x75.4, 2-sty & a fr dwg; Henry S McCall & ano, EXRS Augusta G Genet, to David Mayer Brewing Co, 3560 3 av; Apr7; Apr10'14. 3,750

169TH st, 279 E (11:2785), ns, 82.6 e Morris av, runs n90.5xe10xs0.5xe10xs90 to st x w20 to beg, 2-sty fr dwg; Belle wife Wm L Howitz to Herman Herst Jr, TRSTE, 200 Crescent, Far Rockaway; mtg $4,000; Apr 14; Apr15'14. O C & 100

169TH st, 279 E; Herman Herst Jr as TRSTE to Wm L Howitz, 129 Wadsworth av; mtg $4,000; Apr14; Apr15'14., nom

169TH st, 280 E (9:2439), ss, 63 w College av, 17x95, 2-sty & b fr dwg; Thornton Bros Co to Augusta Detlefs, 280 E 169; mtg $3,300; Apr15; Apr16'14. O C & 100

170TH st, 499 E, see 3 av, 3701.

170TH st, 599 E (11:2932), ns, 154 w Franklin av, 25x169, vacant; Regina Margareten to Carry M Unterberger, 690 Prospect pl; mtg $——; July8'13; Apr10'14. nom

170TH st W, nwc Plimpton av, see Plimpton av, nwc 170.

174TH st W (late 175th) (11:2878), swc Macombs rd, 146.8x25x127.2x31.8, vacant; Raymond A O'Brien to Genco Realty Co, Inc, 99 Nassau; mtg $——; Feb19; Apr14'14; re-recorded from Feb21'14. nom

175TH st E (11:2923), nwc 3 av (Nos 4109-13), 96x54.2, 1 & 2-sty bk bldg & str & 1-sty fr str; Harry N French to East River Savgs Instn, 291-5 Bway; FORECLOS Mar4; Apr6; Apr15'14. 20,000

178TH st E (11:3136), ns, 98.2 w Boston rd, 87.6x100x87.6x76; also all title to PLOT adj above at nwc, runs w bet 25 or 30 ft xs— to swc of premises known as 2051 Boston rd xe parallel to w line of premises above described bet 25 & 30 ft xn— to beg; 2-sty fr bldg & vacant; Geo F Johnson & ano to Hull Bldg Co, Inc, 3185 Hull av; B&S & CaG; AL; Apr13; Apr14'14. O C & 100

179TH st, 371 E, see Webster av, 2021.

185TH st, 454-8 E (11:3039), ns, 100 e Park av, 50x100, 5-sty bk tnt; Lillian G Sullivan to Wm H Kirchner, 1290 Fulton av; mtg $37,500; Sept29'13; Apr10'14. nom

188TH st W, nwc Grand av, see Grand av, swc 190.

190TH st W, swc Grand av, see Grand av, swc 190.

190TH st E (11:3174), ss, old line, 164.8 e Morris av, strip 3.8x150x0.1x150, except pt for st; Jno B Haskin Estates, Inc, to Arthel Realty Co, 335 E 142; Apr13; Apr 14'14. nom

190TH st E (11:3174), ss, old line, 118.6 e Morris av, 50x150, except pt for st, 2-sty fr dwg; Edith M Haskin to Arthel Realty Co, 335 E 142; Apr13; Apr14'14. O C & 100

198TH st, 361 E (12:3284), ns, 97.6 w Decatur av, 19.11x85.8x19.9x86.2, 3-sty bk dwg; Antonie Hann to Herman J Schnittger ,121 E 105; mtg $5,500; Apr11; Apr16'14. nom

214TH st E (*), ns, 151 e White Plains av, 25x125; also 214TH ST E (*), ns, 126 e White Plains av, runs n— to White Plains av, xsw— to st xe— to beg; Pasculina Belotta to Michael Belotta, 3630 White Plains rd; mtg $——; Mar15'10; Apr13'14. O C & 100

214TH st E, ns, 126 e White Plains av, see 214th E, ns, 151 e White Plains av.

222D st E, see Boston rd, sec Walnut.

223D st E (*), ns, 55.6 w Barnes av, 25x100, Wakefield; Jno Steneck to Lloyd Realty Co, 95 River st, Hoboken, NJ; AL; Apr 8; Apr10'14. O C & 100

233D st E (*), ns, 109.5 w Bruner av, runs w197.9 to Wickham av xn47.9xe100x se100xs100 to beg; Monatiquot Real Estate Co of N Y to Chas E Moses, 4 Lefferts pl, Bklyn; B&S & CaG; mtg $3,000; Apr6; Apr 14'14. nom

239TH st, 324 E (12:3387), ss, 250 e Katonah av, 25x100, 2-sty fr dwg; Louis Eickwort to Edith M C Weismann, 324 E 239; mtg $3,000; Mar2; Apr10'14. nom

252D st W (proposed) cl at es Fieldston rd, see Fieldston rd, es, at cl proposed 252d.

Bathgate av, 1964-8 (11:3044), es, 55.6 n 178th, 53.5x80, 3 3-sty fr tnts; Wm L Phelan to Jno E Griffiths, 304 E 140; mtg $19,000; Apr9; Apr11'14. O C & 100

Belmont av, ws, abt 175 n Locust av, see Hughes av, es, 175 n Locust av.

Boston rd, 1167-85 (10:2614), ws, 212.2 n 167th, 170.6x162.11x170.6x163.2, 1-sty bk theatre & 2-sty bk office & str bldg; Weissager Amusement Constn Co to Jno Haffen Corpn, 3025 3 av; mtg $47,000; Apr 11; Apr16'14. O C & 100

Boston rd, 2054, see 178th E, ns, 98.2 w Boston rd.

Boston rd (*), sec Walnut, runs s86.8xe 25xn87.4 to ss 222d xnw11.3 to rd xsw19.9 to beg, except part for 222d & Boston rd; Anna wife Henry Brockhagen to Isaac Kaufman, 316 W 51; Apr9; Apr10'14. O C & 100

Cambreleng av, 2493, see Cambreleng av, 2495.

Cambreleng av, 2495 (11:3091), ws, 196.7 s Fordham rd, 25x100, 1 & 2-sty fr dwgs; also CAMBRELENG AV, 2493 (11:3091), ws, 221.7 s Fordham rd, 24.6x100, 2-sty fr dwg; Thos N Cuthbert, ref, to Louise Gottschalk, 178 W 81; FORECLOS; Apr2; Apr9; Apr16'14. 3,500

Clinton av, 1824 (11:2949), es, 135.10 n 175th, 19.5x90.2, 3-sty bk dwg; Max J Klein et al to Emma Wuesthoff, 319 W 22, & Fredk Wuesthoff, 102 Massachusetts av, Wash, DC; B&S & AL; Apr13; Apr15'14. nom

Clinton av, 1830 (11:2949), es, 194 n 175th, 30x90.2, 3-sty bk dwg; Charlotte wife Patk F Walsh to Morris Silverman, 1830 Clinton av; QC & correction deed; Apr3; Apr15'14. nom

Clinton av, 1830; Robt A Stewart to same; QC & correction deed; Apr2; Apr15 '14. O C & 100

Clinton av, 1832 (11:2949), es, 224 n 175th, 30x90.2, 3-sty bk dwg; Charlotte wife Patk F Walsh to Jacob Bloom, 1832 Clinton av; QC & correction deed; Apr3; Apr15'14. nom

Clinton av, 1832; Robt A Stewart to same; QC & correction deed; Apr2; Apr15 '14. nom

Clinton av, 1834 (11:2949), es, 254 n 175th, 30x90.2, 3-sty bk dwg; Charlotte wife Patk F Walsh to Isaac Leader, 1834 Clinton av; QC & correction deed; Apr3; Apr15'14. nom

Clinton av, 1834; Robt A Stewart to same; QC & correction deed; Apr2; Apr15 '14. O C & 100

Creston av, 2817 (12:3318), ws, 149.8 s 198th, 25.1x100.4, 2-sty fr dwg; Paul J Exner Co to Hudson Trust Co, 1411 Bway; mtg $5,500; Mar25; Apr15'14. nom

Creston av, 2824 (12:3318), ws, 99.9 s 198th, 25x100.4, 2-sty fr dwg; Paul J Exner Co to Hudson Trust Co, 1411 Bway; mtg $5,500; Mar25; Apr15'14. nom

Crotona av, 2308 (11:3102), es, 150 n 183d, 50x100, 5-sty bk tnt; Geo A Mosher to Lord Robert Realty Co Inc, 160 Bway; mtg $41,-500; Apr6; Apr16'14. nom

Crotona av, 2308; Lord Robert Realty Co, Inc, to Geo A & Geo S Mosher, 529 S Clinton st, Syracuse, NY; mtg $43,500; Apr 15; Apr16'14. nom

Cruger av (*), ws, 131.8 s Bear Swamp rd, 25x100; Bessie Dean to Rosalind Realty Co, 27 Wm; Apr11; Apr14'14. nom

Eastern blvd, see Havemeyer av, see Havemeyer av, sec Eastern blvd.

Esplanade, ns, abt 55.11 e Hone av, see Sackett av, ns, 50 w Haight av.

Fairfax av (*), es, 100 n Fairmount av, 25x100; Bernard J Mullin to Robt J Keegan, 659 E 165; Apr7; Apr11'14. nom

Fieldston rd (13:3421), es, at cl (proposed) 252d, runs e215.7xne8.8 & 93.3 & 35 & 11xnw169.3 & 210xsw400 to rd xs324.3 to beg, 2-sty fr dwg & vacant; Newton Land Assn to Frances A, wife Frank S Hackett, on Fieldston rd; Apr1; Apr14'14. O C & 100

Forest av (10:2648), ws, 174.7 s 163d, strip 0.2x90; Albert Deutsch to John Corbett, 915 Forest av; QC; Feb9; Apr10'14. nom

Grand blvd & concourse (11:3162), ws, 207.1 ne 181st, 26.5x61.6x25x70, 2-sty fr dwg; Margt Reiner to Jos & Martha Mussgnug, 4316 Park av; mtg $1,800; Apr 9; Apr10'14. O C & 100

Grand av (11:3213), swc 190th, 276.11 to 188th x106x287.8x106.6, vacant; Edw Waters to Annie Waters, 2401 Walton av; Apr 13; Apr15'14. nom

Halperin av (*), ns, 150 w Blondell av, 25x100; Marie S Judge to Lizzie B Hickox, 2246 Gleason av; AL; Apr10; Apr16'14. O C & 100

Havemeyer av (*), sec Eastern blvd, 91 x105; Colorado Realty Co to Marie S Judge, 2259 Houghton av; mtg $6,500; Apr 10; Apr16'14. 585

Hill av (*), ws, 400 s Randall av, 50x 100; Land Co "C" of Edenwald to Mary A Crowley, 562 W 113; Jan9; Apr11'14. nom

Hone av, ws, 95.11 s Bronx & Pelham Pkway, see Sackett av, ns, 50 w Haight av.

Hughes av (11:3079), es, 175 n Locust av, now 177th st or Tremont av, 24x100 to Belmont av, except part for Hughes av, 2-sty fr dwg; Thos Gilmartin to Jas J Gilmartin, 535 W 121, & Patk J Gilmartin, 219 W 132; Feb28'11; Apr10'14. nom

Inwood av, 1360 (11:2856), es, 379.11 n Gerard av (now Clarke pl), 25x112.6, except pt for av; 2-sty & b bk dwg & 2-sty fr rear dwg; Harriet McKiernan to Lucy & Harriet McKiernan, 1360 Inwood av; AL; Feb24'13; Apr16'14. O C & 100

Jerome av (12:3320), es, 85.7 s Bedford Park blvd, runs se93.5xsw25xse25xsw25x nw90.11 to Jerome av xn57 to beg, vacant; Adolph Weiner to Isabel Weiner, Hotel Calvert, Bway & 41st; Apr11; Apr14'14. nom

Kepler av (12:3372-22), ws, 25 s 238th, 25x100; Jos R Truesdale, ref, to Realty Redemption Co, 68 William; FORECLOS Mar18; transfer of tax; Apr8; Apr11'14. 1,000

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Lafontaine av, 2021 (11:3061), ws, 187.6 n 178th, 37.6x100, 5-sty bk tnt; Irving G Schreyer to Wm W Riggins, 10 N 8th, Mt Vernon, NY; Apr3; Apr10'14. O C & 100

Lurting av, ws, 250 n Morris Park av, see Sackett av, ns, 50 w Haight av.

Macombs rd, swc 174th, see 174th W (late 175th). swc Macombs rd.

Monterey av, 2011, see Monterey av, 2015.

Monterey av, 2015 (11:3061), ws, 203.1 s 179th, 50.9x96.4x50.9x97, 5-sty bk tnt; also MONTEREY AV, 2011 (11:3061), ws, 253.11 s 179th, 50.9x95.7x50.9x96.4, 5-sty bk tnt; Minnie Cohen to Angel Constn Co, Inc, 1228 Hoe av; B&S & CaG; Apr14; Apr 16'14. nom

Monterey av, 2015 & 2011; Angel Constn Co, Inc, to Minnie Cohen, 410 E 141; B&S & CaG; mtg $67,000; Apr15; Apr16'14. nom

Monterey av, 2019 & 2023, see Monterey av, 2027.

Monterey av, 2027 (11:3061), ws, 50.9 s 179th, 50.9x98.6x50.9x99.3, 5-sty bk tnt; also MONTEREY AV, 2023 (11:3061), ws, 101.7 s 179th, 50.9x97.10x50.9x98.6, 5-sty bk tnt; also MONTEREY AV, 2019 (11:3061), ws, 152.4 s 179th, 50.9x97x50.9x97.10, 5-sty bk tnt; Fanny Simonoff to Angel Constn Co, Inc, 1228 Hoe av; B&S & CaG; Apr14; Apr 16'14. nom

Monterey av, 2019, 2023 & 2027; Angel Constn Co, Inc, to Fanny Simonoff, 1299 Franklin av; B&S & CaG; mtg $102,500; Apr15; Apr16'14. nom

Morris Park av (*), ss, 100 w Fillmore, 25x100, except pt for Morris Park av; Rosie Morris to Antonio Sconza, 1516 Rosedale av; mtg $7,725; Apr9; Apr10'14. O C & 100

Morris av (11:2828), ws, 85.8 s Tremont av, 50x135; Gustave Zimmermann to Mary, wife Gustave Zimmermann, 2026 Creston av; mtg $30,000; Mar31; Apr11'14. O C & 100

Munroe av, es, 275.3 n Pierce av, see Sackett av, ns, 50 w Haight av.

Munroe av, es, 100.3 n Pierce av, see Sackett av, ns, 50 w Haight av.

Munroe av, ws, 675.3 n Pierce av, see Sackett av, ns, 50 w Haight av.

Munroe av, nec Pierce av, see Sackett av, ns, 50 w Haight av.

Ogden av (9:2522), es, 50 s 170th, runs e108.10xs49.5xw99.2 to av xn34.9xn54 to beg, vacant; Robt A Wynne to Phyfe Bldg Co, Inc, a corpn, 970 Anderson av; mtg $3,000; Apr7; Apr14'14. O C & 100

Ogden av (9:2522), es, 100 s 170th, runs e103.2xw97.3 to es Ogden av xn34.9xn4 to beg, vacant; August J Cederberg & ano, individ & as EXRS August B Cederberg, to Robt A Wynne, 951 Woodycrest av; Apr4; Apr14'14. 2,300

Palmer av (*), ws, 350 s Kingsbridge rd, runs s20.1xsw34.11xw80.10xn50xe100 to beg; Gaetano Amigroni et al to Gaetano Amigroni, 206 E 239; Apr3; Apr13'14. O C & 100

Park av, 4124 (11:2908), es, 108 n 175th, 58x150; Jas R Gray to Jennie G Gray, 4124 Park av; AT; Dec29'13; Apr14'14. nom

Park av, 4238 (11:3034), es, 135 s 178th, 27x150, 2-sty fr bldg & str; Christoph Sturz to Arthur L & Lena Sturz, 4234 Park av; mtg $2,000; Apr15; Apr16'14. nom

Park av, 4457 (11:3030), ws, 196.6 s 182d, 19x90.2x19x89.6, 2-sty fr dwg; Honeoye Realty Corpn to Anna C Stephens, 285 Central Park W; B&S; Apr13; Apr15'14. nom

Paulding av, ws, abt 96.5 s Lydig av, see Sackett av, ns, 50 w Haight av.

Pierce av, nec Munroe av, see Sackett av, ns, 50 w Haight av.

Pierce av, ns, 25 e Munroe av, see Sackett av, ns, 50 w Haight av.

Plimpton av (9:2522), nwc 170th, 25x100, vacant; Hensle Constn Co to Jno P Leo, 765 St Nicholas av; Apr13; Apr15'14. O C & 100

Prospect av (11:3102), ws, 300 n 183d, 50x100, except pt for av, vacant; Adelaide Wilson to Merle H C Wright, 490 Riverside dr; mtg $3,000; Apr8; Apr11'14. nom

Radcliff av (*), ws, 250 n Van Nest av, 25x100; David Stein to Anna Stein, 43 Forsyth; Mar7; Apr10'14. nom

Robin av (*), ws, 183.5 n Middletown rd, 25x100; Matilda Amsler to Anna L Berg, 1615 Mahan av; mtg $2,800; Apr10; Apr11'14. O C & 100

St Ann's av, 686 (10:2617), es, 450 s 156th, 26x90, 4-sty bk tnt; Robt J Illwitzer to Joseph W Rowan Inc, a corpn, 3114 3 av; mtg $10,000; Mar5; Apr15'14. O C & 100

Sackett av (*), ns, 50 w Haight av, 25x103.9x25x105.6; also MUNROE AV, ws, 675.3 n Pierce av, 9.3x—x37.4x100; also PIERCE AV, nec Munroe av, 25x100.3; also PIERCE AV, ns, 25 e Munroe av, 25x100.3; also MUNROE AV, es, 100.3 n Pierce av, 25x75; also MUNROE AV, es, 275.3 n Pierce av, 25x85; also LURTING AV, ws, 250 n Morris Park av, 25x100; also PAULDING AV, ws, abt 96.5 s Lydig av, 25x100; also ESPLANADE, ns, abt 55.11 e Hone av, 55.11x79.8x50x104.9; also HONE AV, ws, 95.11 s Bronx & Pelham Pkway, 25x100; also MATHEWS AV, ws, 275 n Lydig av, 25x100; Richd D Morse to Morris Park Estates, 25 Broad; Apr3; Apr11'14. nom

Southern blvd (11:2960), nwc Fairmount pl, 54.11x105.10x50x128.6, vacant; Borough Estates to P J Bldg Co, Inc, 906 E 176; mtg $12,250; Apr2; Apr16'14. O C & 100

Southern blvd, 2149 (11:3111), ws, 240.6 s 182d, 46.11x123.2x44x106.11, 5-sty bk tnt; Mary S Croxson to Jas G Bassmann, 420 E 120; Apr15; Apr16'14. O C & 100

Southern blvd, 2149; Jas G Bassmann to Fredk Kuhn, 703 W 171; mtg $31,500; Apr 15; Apr16'14. O C & 100

Theriot av (*), ws, 150 n Gleason av, 25 x100; Chas O'Rourke to Jno O'Rourke, 3128 Hull av; B&S & CaG; AL; Apr8; Apr10'14. O C & 100

Tiebout av, 2494 (11:3023), es, 258.3 n 188th, 65x106.9, 2-sty fr dwg; Archibald Hamilton to No 2490 Tiebout Av Co, Inc, 114 E 28; Apr7; Apr14'14. omitted

Tinton av, 767 (10:2655), ws, 145.1 n Westchester av, 34.6x135, 5-sty bk tnt; Ellen Mulhare to Jno G H Klemeyer, 404 E 141; mtg $25,500; Apr15'14. nom

Tremont av (11:2828), ss, 31.7 w Morris av, 50.1x126.9x53.2x104.11, 5-sty bk tnt; Gustave Zimmermann to Mary, wife Gustave Zimmermann, 2026 Creston av; mtg $38,000; Mar31; Apr11'14. O C & 100

Trinity av (10:2630), ws, 50 n 158th, 50 x100; Taxpayers Realty Co to Bernhard Mayer, 41 E 72; mtg $10,000; Apr15; Apr16 '14. O C & 100

Turnbull av (*), ss, 330 w Zerega av, 53x 65.8x53.5x—, except part for av; Leonard C Hubbard to Alice V Conklin, 1451 Minford pl; mtg $1,000; Oct30'13; Apr10'14. nom

Turnbull av (*), same prop; Alice V Conklin to Leonard C Hubbard, 187 E 73; mtg $1,000; Oct30'13; Apr10'14. nom

Union av, 1176 (10:2687), es, 155.3 s 168th, 19x100, 2-sty & b fr dwg; Madeline Spangenberg to Oscar A Price, 49 W 125; mtg $5,500; Apr15; Apr16'14. O C & 100

Vyse av, 1159 (10:2752), ws, 380 n 167th, 20x100, 3-sty bk dwg; Fredk W Seymour to Abr Weiss, 546 W 147; mtg $8,500; Apr7; Apr15'14. nom

Webster av, 2021 (11:3142), nwc 179th (No 371), 23.4x100.8x42.11x94, 4-sty bk tnt & strs; Smada Realty Co to Leonard J & Jessie G Langbein at Cresskill, NJ; mtg $21,700; Apr6; Apr16'14. O C & 100

White Plains blvd, nws, at sws Huguenot, see Huguenot, sws, at nws White Plains blvd.

White Plains rd (*), nec Sommer pl, 83.8 x100 to Garden pl; Jno Rotando to Jacob Marx, 170 W 74; Apr21'13; Apr11'14. nom

3D av, 3701 (11:2911), nwc 170th (No 499), 57.10x91.7x—x87.9, 5-sty bk tnt & strs; Raymond J Quinn, TRSTE of The R J Quinn Associates, to Maria S Bitondi, 227 Front st, Hartford, Conn; mtg $57,000; Apr13; Apr16'14. 70,310

3D av, 3709 (11:2926), ws, 52.7 n 170th, 26x100, 4-sty bk tnt & strs; Meyer M Friend, ref, to German Savgs Bank, 157 4 av; FORECLOS Apr2'13; Apr13'14. 12,000

3D av, 3786 (11:2927), es, 25 s 171st, 25x100, 1-sty bk theatre; Fannie Zwilling to Olga Hirschman, 2008 Regent pl, Bklyn; AL; Mar 24; Apr10'14. nom

3D av, 3882 (11:2929), es, 200 s 172d, 25x 125, vacant; Boris Kliban to Poseidon Realty Co, Inc, 489 5 av; AL; Apr8; Apr15 '14. O C & 100

3D av, 4109-13, see 175th E, nwc 3 av.

Plot (10:2640), begins 139.11 n 165th & 25 w from line bet lots 29 & 30, runs n18.9 xe90xs18.9xw90 to beg, part lots 29 & 30, map Eltona; Henry B Robson to Fannie J Jones, 1867 7 av; mtg $5,000; Apr7; Apr10 '14. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Butler pl, swc Herschel, see Herschel, swc Butler pl.

Herschel st (*), swc Butler pl, runs w 25.3xn31xe55.8xs31xw30.4 to beg, land in bed of st in front of above; Annie Fordyce to City N Y; Nov28'13; Apr16'14. nom

Herschel st (*), ss, 25.3 w Butler pl, 25.4 x108.11x25x112.11, land in bed of st in front of above deed of cession; Wm Hollweg & ano to City NY; Dec6'13; Apr16'14. nom

Simpson st, 961 (10:2724), ws, 186.8 n 163d, 42x110.5x42x110.11, 5-sty bk tnt; re mtg; American Real Estate Co to Podgur Realty Co; Apr15; Apr16'14. 1,000

172D st E, see Westchester av, see Westchester av, sec 172.

190TH st E (11:3174), ss, old line, 164.8 e Morris av, strip 3.8x150x0.1x150, except pt for st; re mtg; Antoinette L Edwards to Edith M Haskin, 34 W 86, & Arthel Realty Co, 335 E 142; Apr13; Apr14'14. nom

252D st W (proposed) cl at es Fieldston rd, see Fieldston rd, es, at cl proposed 252d.

Crescent av, 612 (11:3072), ss, 66.5 e Adams pl, 62.1x124.6x48.4x85.6, 5-sty bk tnt & strs; re mtg; Jas G Wentz to Cosenzo Bldg Co, 705 E 187; Apr10'14. 24,000

Crotona av (11:3102), es, 150 n 183d,: 50 x100; asn rents to secure $2,000; Lord Robert Realty Co to Estates Mtg Securities Co, 160 Bway; Apr15; Apr16'14. nom

Eastern blvd, see Havemeyer av, see Havemeyer av, sec Eastern blvd.

Fieldston rd (13:3421), es, — n of cl proposed 252d, —x—; agmt as to use of barn located partly on above premises; Newton Land Assn with Frances A Hackett; Apr11; Apr14'14. nom

Fieldston rd (13:3421), es, at cl proposed 252d, runs e214.7xne8.8xnw119.11xne105.11x nw23.9 & 121 & 80 & 66.6xsw308.11 to rd x n32xs297.11xs80.9 to beg, 2-sty fr school & vacant; re mtg; Adrian Iselin Jr & ano, EXRS Henry I Barbey, to Newton Land Assn, 55 Liberty; Apr9; Apr14'14. nom

Havemeyer av (*), sec Eastern blvd, 91x 105; consent to sale of above premises; Colorado Realty Co to Marie S Judge, 2259 Houghton av; Apr10; Apr16'14. nom

Havemeyer av (*); same prop; re judgt; Thos F Keating to Colorado Realty Co, on Eastern blvd; Apr10; Apr16'14. nom

Havemeyer av (*); same prop; asn awards; Colorado Realty Co to Mary S Judge, 2259 Houghton av; Apr10; Apr16'14. nom

Intervale av, 1353-7 (11:2965); asn rents; Jacob Streifler Co to Susie Golding, 101 W 141; Mar31; Apr13'14. nom

Intervale av, 1353-7 (11:2965), ws, 185.4 s Jennings, 85x110, 2 5-sty bk tnts; re mtg; Wm R Rose to Jacob Streifler Co, 99 Nassau; Apr7; Apr13'14. 10,000

Intervale av, 1357 (11:2965), ws, 185.4 s Jennings, 42.6x110, 5-sty bk tnt; re mtg; Prospect Investing Co to Jacob Streifler Co, 99 Nassau; Apr1; Apr13'14. nom

Longwood av, sec Southern blvd, see Southern blvd, sec Longwood av.

Monterey av, 2015-9 (11:3061), ws, 152.4 s 179th, 101.7x96.4x101.7x97.10, 2 5-sty bk tnts; re mtg; Comity Mtg Co to Angel Constn Co, Inc, 1228 Hoe av; Apr14; Apr 16'14. 52,000

Monterey av, 2023-7 (11:3061), ws, 50.9 s 179th, 101.7x97.11x101.7x99.3, 2 5-sty bk tnts; re mtg; Comity Mtg Co to Angel Constn Co, Inc, 1228 Hoe av; Apr14; Apr 16'14. 50,500

Monterey av, 2023, see Monterey av, 2027.

Monterey av, 2027 (11:3061), ws, 50.9 s 179th, 50.9x98.6x50.9x99.3, 5-sty bk tnt; also MONTEREY AV, 2023 (11:3061), ws, 101.7 s 179th, 50.9x97.10x50.9x98.6, 5-sty bk tnt; re mtg; Gussie Morgenstern to Angel Constn Co, Inc, 1228 Hoe av; Apr14; Apr 16'14. 1,000

Parker av (*), es, 200 n St Raymond av, 50x100; re mtg; I Townsend Burden Jr, ADMR Augusta Hyatt, to Hannah E Egan, 2345 Old Bway; Apr15'14. 3,000

Southern blvd (10:2729), sec Longwood av; consent to station platform, &c; Lewine & Kempner Inc to City NY; Mar10; Apr16'14.

Westchester av (*), sec 172d, 120x30x118 x40.1; re mtg; Peoples Trust Co of N Y, TRSTE Edw J O'Flyn & ano to City NY; Dec24'13; Apr15'14. nom

Parcels 1IB & 1IIB (*) on damage map to open Beach av from Gleason av to Bronx River av; re mtg; Henry Kramer to City N Y; Jan21; Apr3'14; corrects error in last issue, when parcel numbers were omitted. nom

Parcel (*) No 216E on Damage Map to open —; re award; Marie A Pless & ano to Jane E Pless, 1634 St Peters av; Jan20'13; Apr15'14. O C & 100

Parcel (*) Nos 9 & 17 on Damage Map to open Cruger av from Williamsbridge rd to Gun Hill rd; re mtg; Wm D Cameron to City NY; July22'13; Apr15'14. nom

Parcel (*) Nos 5 & 6 on Damage Map to open same; re mtg; same to same; July22 '13; Apr15'14. nom

Parcel (13:3423) No 51 on Damage Map to open Liebig & Tyndall avs, from Mosholu av to City Line; re mtg; Jno W Bell et al EXRS to Margt S Brophy, Tyndall av, bet Mosholu av & 259th; Feb28; Apr15'14. 200

Parcel (13:3423) No 75 on Damage Map to open same; re mtg; Park Mort Co to City NY; Mar10; Apr15'14. nom

Parcel (*) No 86B on Damage Map to open Boston rd; re mtg; Myron B Levy to Martha M Rochelle, 616 Mad av; May19'13; Apr15'14. nom

Power of atty (PA); Antonia Lange to Jno H Scheidt, Bklyn; May9'13; Apr13'14.

Referee's order (9:2364), approving Trustee's bond in matter Fredk P Forster, a bankrupt; Emery B Gibbs, ref, to Carl H Richardson, 605 Tremont Bldg, Boston, Mass, TRSTE; Nov15'13; Apr16'14. O C & 100

LEASES.

Borough of Manhattan.

APRIL 10, 11, 13, 14, 15 & 16.

Allen st, 147, see Rivington, 66-8.

Bleecker st, 59 (2:529), all; Katharina Kraus, individ & GDN Ella C Kraus et al, to Jno P Suerken, 112 E 17, & ano; 15 1-12 yr f Apr1; Apr13'14. 3,208.26 to 4,500

Chambers st, 91-3; also READE ST, 73-5 (1:149); strs, b & sub b; F Augustus Schermerhorn & ano to N Y Belting & Packing Co, a corpn, on premises; 5yf May1; Apr 13'14. 13,000

Cliff st, 63-9, see Ferry, 30-8.

Crosby st, 59 & LAFAYETTE ST, 218 (2:482), all; Michele Briganti to S E S Realty Corpn, 74 Bway; renewals mentioned in Ls recorded Feb25'10; Apr10'14; payment of all sums due & $350.00 monthly

Division st, 82-6 (1:292), cor Forsyth, ne c str & b with use of hallway on Forsyth st; Julius Realty Co to Bernard Nadler, 259 E Bway; 5yf Feb1'13; Apr14'14. 1,800 & 2,100

Duane st, 12; also WILLIAM ST, 235-9 (1:121), str & b & sub b; Sherman B Townsend to Michl Iorio, 49 Oliver; 13yf May 1; Apr15'14. 3,200 & 3,600

Ferry st, 30-8 (1:99); also CLIFF ST, 63-5, the Schieren Bldg; also CLIFF ST, 67-9, Chapel Court Bldg, all; Chas A Schieren to Chas A Schieren Co, a corpn; 10yf May 1'15; Apr15'14. taxes, &c, & 36,000

Forsyth st, cor Division, see Division, 82-6.

Front st, 282 (1:108), all; Jas F Cosgrove to Fulton Market Refrigerating Co, Inc, a corpn, 3 Fulton Fish Mkt; from Feb1 to May1'35; option 21y ren; also option to purchase; Apr14'14. taxes, &c, & 1,500

Fulton st, 180 (1:80); asn Ls; Mehler-Fulton Co, Inc, to Raudenbush Cafe, Inc, 30 Dey; Apr15; Apr16'14. nom

Grand st, 337 (1:309), all; Woodbury G Langdon Co, Inc, to Hyman Schechter, 494 E 140; 5yf May1; Apr13'14. taxes &c & 2,500

Lafayette st, 218, see Crosby, 59.

North Williams st, 22-4, see William, 225.

Orchard st, 32 (1:298), all; asn Ls & deposit; Congregation Chebra Anchei Zitomer in Wolin, a corpn, to Congregation Chebra Bakis Shulem Anshe Astrova, a corpn, 9-11 Ludlow; Apr15; Apr16'14. 725

Orchard st, 32 (1:298); asn Ls; Elias Verschleiser to Idel Landes, 32 Orchard; Dec 16'13; Apr15'14. nom

Rende st, 73-5, see Chambers, 91-3.

Rivington st, 66-8; also ALLEN ST, 147 (2:416), e str; Rosa Vesell to Aaron Singer, 66-8 Rivington; 5yf May1; Apr11'14. 2,100

Rivington st, 227 (2:338), e str & b; Bessie Schwartz to Lemil or Lemuel Lachs, 227 Rivington; 5yf May1; Apr14'14. 840

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Water st, 200-305 (1:108), all; Thos B McGnire to Fulton Market Refrigerating Co, Inc, a corpn, 3 Fulton Fish Mkt; from Mar1 to May1'35; 21y ren; Apr14'14. 4,300

William st, 225 (1:121), rear loft fronting on William, on ground fl, with an outlet to William st, and the loft above known as No. 6, in the German Herold Bldg; also WILLIAM ST, 227, all; also NORTH WILLIAM ST, 22-4, 5th floor; Chas B Wolffram & Estate of Wm Mayer to Chas J O'Brien, 265 Hooper, Bklyn; 5yf May1; 5y ren; Apr 15'14. 8,200

William st, 227, see William, 225.

William st, 235-9, see Duane, 12.

Wooster st, 69-71, see West Bway, 383-5.

4TH st E, swc 1 av, see 1 av, 59-61.

8TH st, 54 E (2:548), ss, 53 w Mercer, runs s56 & 65.2 xw24.7xn63.6 & 56 to st xe 24.7 to beg; asn Ls; David A Seiffer to Jeanie A Stuart, 372 6th, Bklyn; Apr14; Apr15'14. O C & 100

11TH st, 665 (4:1096), cor str & b; F Wm Schwiers to Jno Reilly, 315 E 43; 5yf Mar 1; Apr14'14. 600

12TH st, 617 E (2:395), ns, 218 e Av B, 25x103.3; asn Ls; Nathan Boorstein to Bessie Sosnovsky, 719 E 9; ½ R T & I; Dec2 '13; Apr15'14. O C & 100

14TH st, 144 E (2:559), all; Jno Stich to Jacob Braunstein, 238 E 15; 15yf May1; Apr15'14. 8,100

15TH st, 109 W, see 6 av, 235-45.

17TH st W, swc 7 av, see 7 av, 116.

19TH st E, nec 3 av, see 3 av, nec 19th.

21ST st, 21 E (3:850); asn Ls; Marco & Veto Stallone to Antonio Gricco, 204 7 av; nom Apr1; Apr13'14.

21ST st, 21 E (3:850), stoop str; David Price to Marco & Veto Stallone, 425 2 av; 4 9-12yf May1; Apr13'14. 780

21ST st E, nec 2 av, see 2 av, nec 21.

26TH st, 128 W (3:801); asn Ls & chattels; Abr Krieger to Saml Tischler, 149 W 118; mtg $1,500; Apr8; Apr16'14. nom

28TH st, 26 E (3:857), street fl; De Mont Thompson Building Inc to "Le Mon," a corpn, 10 W 28; 3yf May1'13; Apr14'14. 2,500

28TH st, 34 E (3:857), str & b; Ald Realty Co to Max Finkler, 346 E 67 & ano; 3 9-12yf May1'15; Apr14'14. 2,850

35TH st W, nwc 8 av, see 8 av, 501.

35TH st W, nwc 9 av, see 9 av, 451.

39TH st, 402-4 W (3:736), all except roof & rear hall & fl above st fl as reserved for tenants of 521 9 av; Beadleston & Woerz to Benj Rosen, 181 E 75 & Saml Margolies, 125 E 101; 5yf May1; Apr15'14. 1,080

45TH st E, swc Vanderbilt av, see Vanderbilt av, swc 45th.

45TH st, 56-8 W (5:1260), space on 10th floor; 56 & 58 West 45th St Realty Co, Inc to Falk Tobacco Co, a corpn, 56 W 45; 4 9-12yf May1; 3y ren; Apr10'14. 2,000

48TH st, 526-30 W (4:1076), ss, 375 w 10 av, 75x100.5, all; Stancourt Laundry Co to National Coat & Apron Supply Co, Inc; 9yf May1; Apr16'14.. taxes &c & 3,762.24

56TH st, 300-4 E (5:1348), two bldgs, all; Frank Hillman Realty Co to Morris Siegel, 346 E 67; 3yf May1; Apr16'14. 9,000

57TH st, 636-40 W (4:1104), ss, 525 w 11 av, 275x to es 12 av x144.11, the 11 lots of land; Edgar S & Jno S Appleby to Mason-Seaman Transportation Co, a corpn, 622 W 57; 3 3-12yf May1; 4 rens of 10y each; Apr 14'14. taxes, &c, & 5,000

63D st, 164 E (5:1397), ss, 150 w 3 av, 20 x101.10x20x100.10, the land; The Beekman Estate to Jos J Cohn, of Grantwood, NJ; 20yf May1'08; Apr10'14. taxes, &c, & 700

63D st, 164 E; consent to asn Ls as follows; same to same; Nov18'13; Apr10'14.

63D st, 164 E; asn Ls; Jos J Cohn to Bertha & Cecelia Abrams, 164 E 63; Dec10 '13; Apr10'14. 250

63D st, 166 E (5:1397), ss, 130 w 3 av, 20 x100.10x20x99.10, the land; The Beekman Estate to Jos J Cohn at Grantwood, NJ; 20 yf May1'08; Apr10'14. taxes, &c & 700

63D st, 166 E (5:1397), ss, 130 w 3 av, 20 x100.10x20x99.10; consent to asn Ls dated Feb1'08 to Bertha & Cecelia Abrams, 166 E 63; the Beekman Estate to Jos J Cohn.

63D st, 166 E; asn Ls; Jos J Cohn to Bertha & Cecelia Abrams, 166 E 63; Dec10'13; Apr10'14. 250

95TH st, 209 W (4:1243), ns, 167.10 w Ams av, 29.4 to cl Old Bloomingdale rd x 100.9x30.8x100.9; re the sum of $3,000 held by party 2d pt under Ls & agmt recorded Mar12'13, etc, with consent of Kerloc Realty & Constn Co, Inc; Revilo Amusement Co to Nathan J Packard, 411 West End av & Moses Packard, 270 Riv Dr, firm of Packard & Co; Apr9; Apr10'14. nom

95TH st, 209 W; asn Ls & agmt recorded Mar12'13; Nathan J Packard & ano, firm of Packard & Co, 99 Nassau to Carolina De Vito of Port Reading, NJ; AT; Apr3; Apr 10'14. nom

101ST st, 411-3 E (6:1695), ns, 195 e 1 av, 50x100; asn Ls; Harry C Phillips to Albt Hautsch, 540 E 89; Apr3; Apr16'14. 1,500

101ST st, 411-3 E; consent to asn Ls & agmt to renewal for 21 yrs from May1'14 at $600 & taxes, &c; Richd H Handley to same; Apr14; Apr16'14. nom

104TH st, 119-21 E (6:1632), w str; Lena Kannensohn to Sophie Jaffe, 119 E 104; 3yf May1; Apr13'14. 270

106TH st, 158 E (6:1633), w str fl & pt b; Howe Realty Co to Ignazio Milone, 158 E 106; 3yf Feb1; Apr13'14. 420 & 480

108TH st, 235-9 W (7:1880), ns, 200 e Bway, 75x100.11, all; Tilyou Realty Co, a corpn, to Dofry Realty Co, a corpn, 111 W 104; 10yf Dec1'13; Apr16'14. 9,000 & 10,000

112TH st, 200 W, sec 7 av, 1842.

116TH st, 125-7 E (6:1644), all; Nathan E Posner to Arnold Amusement Co Inc, a corpn, 320 Bway; from Jan1 to June1'27; Apr15'14. taxes, &c, & 1,666.67

116TH st, 125-7 E (6:1644), all; Arnold Amusement Co, Inc, to Lawrence M Schwager, 163 W 34; 13yf May1; Apr16'14. 5,000

127TH st, 26 W (6:1724), all; Emma A Mayhew to Jas A Allen, 200 E 21; 2yf May 1; Apr14'14. 480

137TH st, 616-20 W (7:2002), all; also 144TH ST, 613-7 W (7:2091), all 4 bldgs; Realty & Commercial Co to Benj Winter, 130 E 104; 5yf July1'13; Apr14'14. 31,250

138TH st W, swc 5 av, see 5 av, swc 138.

138TH st, 115 W (7:2007), all; sur Ls; Saml Seininger & ano to Mary Foley, 321 S 4 av, Mt Vernon, NY; AT; Apr10; Apr11'14. O C & 100

144TH st, 613-7 W, see 137th, 616-20 W.

148TH st W, swc Bway, see Bway, 3601.

181ST st W (8:2153), ss, 25 e St Nicholas av, 75x119.6, with an ell running w 100 to St Nicholas av x19.6 on av; Isaac Cohn to Dumbia Realty Co, Inc, a corpn, 309 Bway; Oct31'13; Apr16'14. nom

Amsterdam av, 454 (4:1229), cor str & pt c; Danl Meehan to Martin McInerny, 200 W 82; 10y & 21 days f Apr9; Apr13'14. 3,000

Broadway, 2197 (4:1169), n str; 78th St & Bway Co, a corpn, to Adolph Dessau, 2197 Bway; 5 9-12yf Jan1; Apr11'14. 1,350

Broadway, 2199 (4:1169), cor str; 78th St & Bway Co, a corpn, to Adolph Dessau, 2197 Bway; 5 9-12yf Jan1; Apr11'14. 5,000 & 5,500

Broadway, 3601 (7:2094), swc 148th, str & b; 147th & 148th St Corpn to Max & Beckie Fox, 541 W 142; 4 5-12yf May1; Apr 14'14. 1,500

Madison av, 62 (3:857), the middle str on 27th w of hotel entrance; Irving T Smith to Andonios Thiodoratos, 139 Delancey, & ano; 4½yf completion of premises; Mar24; Apr16'14. 1,200

Old Bloomingdale rd, see 95th, 209 W.

Park Row, 93 (1:121), all; Saling Simon et al to Edw Freund, 546 W 147 & ano; 6yf May1'18; Apr10'14. taxes, &c, $6,500

Park Row, 93 (1:121); agmt modifying ls; same to same; Mar26; Apr10'14. nom

Park Row, 93; asn Ls dated Dec6'09 with consent by Saling Simon et al; Rosevale Amusement Co to same; Mar26; Apr10'14. nom

Vanderbilt av (5:1279), swc 45th, 100.5x 90.8, the land, parts excepted, passageways, &c; N Y C & H R R R Co & the N H & H R R Co, lessors, to Vanderbilt Concourse Corpn, 103 Park av; 21yf Mar1; 2 rens of 21 yrs each at $30,000; Apr16'14. taxes &c & 12,500 to 30,000

West Broadway, 383-5; also WOOSTER ST, 69-71 (2:487), top loft; Lawrence Holding Co, a corpn, to Harold W A Dixon, at Upper Montclair, NJ, et al, firm Columbia Ribbon & Carbon Mfg Co; 5yf Feb1; Apr 16'14. 3,750

West Broadway, 487 (2:524); asn Ls; Chas A Lock or Locke to Michl Dwyer, 288 9 av; Apr11; Apr13'14. nom

1ST av, 59-61 (2:445), swc 4th; asn Ls; Morris Wine & Liquor Co to Carl Schiettinger, 1239 Union av; Apr14; Apr16'14. nom

2D av (3:927), nec 21st; agmt as to assumption of ls & indebtedness of $9,500, etc; Lena Reischmann et al EXRS, &c, Michl Reischmann with Fredk W Fischer, Andw Clubb, Jr & Jno Fulton Jr; Mar25; Apr15'14. nom

2D av, 1632 (5:1547), n str & b; Philippina Roeder to Max Block, 1632 2 av; 6yf May1; Apr14'14. 780

3D av (3:900), nec 19th, 28x110, the land; Lucius H Beers & ano, TRSTES Robt R Stuyvesant to Margt A Moore, 2327 Walton av, & ano, EXRS &c Jno Foster; 21yf May1, with ren; Apr16'14. taxes &c & 2,000

3D av, 865 (5:1326), str; Justin Herold & ano, EXRS &c Hieronimus Herold, to Great Atlantic & Pacific Tea Co, a corpn; P O box 290, NY; 1yf May1; 4y ren; Apr13'14. 780

3D av, 2072-80 (6:1641), ws, 25.2 s 114th, 75x100, all; Mary E Jones to Film Amusement Co, a corpn, 2078 3 av; 10yf May1; Apr10'14. taxes, &c, & 5,000

5TH av, 463-5 (4:1275), str & pt b; Nellie T Roessle et al, heirs Theophilus E Roessle, to Minnie J Whaley, 63 W 37; from Jan1'13 to May1'16; 2y ren; Apr13'14. 10,000

5TH av, 500 (5:1258), s pt str next n to entrance of Bristol Bldg, also b space; Walter J Salomon to Simon Lindau, 2100 Bway; 8yf May1; Apr16'14. 9,500 & 13,000

5TH av (6:1735), swc 138th, two strs & two bs; Hannah Corn & ano to Julius Helmke, 273 W 140, & ano; 6yf Mar1'18; Apr13'14. 2,100

6TH av, 235-45 (3:791), ws, 51.7 n 15th, runs w100xs51.7 to ns 15th (No 109) xw25x n103.3xe25xn51.7xe100 to av xs103.3 to beg, all; Wm S Vanderbilt et al EXRS, &c Susan S Hoogland to Columbia Realty Co, a corpn, 30 E 42; 21yf May1'15; Apr10'14. taxes, &c, & gold 20,000

6TH av, 645 (3:813), all; Jos W Stern & ano to Herman Feingold, 643 6 av; 3yf May1; Apr10'14. 5,000

7TH av, 116 (3:766), swc 17th; asn Ls; Jos Garrity to Jno Mullin, 352 W 124; Apr 16'14. O C & 100

7TH av, 1842 (7:1827), swc 112th, (No 200 W), 100.11x100, all; Robert Hoe Real Estate Co, Inc, to Louis Schlechter, 217 W 110; 10yf May1; Apr15'14. 13,500

8TH av, 219 (3:745); asn Ls; Jno J Doyle to Thos & Patk Foody, both at 2656 8 av; mtg $——; Apr11; Apr13'14. nom

8TH av, 349 (3:751), n str; Wm E Good to Chas A Worpe, 349 8 av; 3yf May1; Apr 15'14. 780

8TH av, 501 (3:759), nwc 35th, all; Josephine del Drago to Alfd Frank, 760 10 av; 5 5-12yf Dec1'13; Apr15'14. 5,800

8TH av, 580 (3:788); asn Ls; Jacob Kornblau to Morris Richman & Louis Yalem, 580 8 av; AT; Apr8; Apr10'14. nom

8TH av, 580; asn Ls; Morris Richman & ano to Jacob Laubit, 580 8 av et al; mtg $2,300; Apr8; Apr10'14. nom

8TH av, 2748 (7:2031), cor str & b; Josephine Goldsmith to Edw J Coughlan, 2748 8 av; 5 1-12yf Apr1; Apr16'14. 1,800

9TH av, 451 (3:733), nwc 35th, all; Cath M Pieper et al to Jas J Lorne, 451 9 av; 5yf May1; Apr11'14. 3,600

9TH av, 883 (4:1067), str; Louisa Appell to Jno McCann, 452 W 57; 5yf May1; Apr 13'14. 1,500

12TH av, see 57th, see 57th, 636-40 W.

LEASES.

Borough of the Bronx.

Charlotte st, 1517-25 (11:2966), 5 bldgs; Fleischmann Realty & Constn Co to Hyman Kallman, 442 E 122; 3yf Sept1'12; Apr 16'14. 13,500

Charlotte st, 1517-25 (11:2966); asn Ls; Hyman Kallman to Louis B Zahn, 1047 Kelly; June30'13; Apr16'14. nom

Fox st, 643-55 (10:2684), all; Henry A Brann & ano to Nathan Lesser, 647 Fox; 3yf Nov1'13; Apr14'14. 12,800

Tiffany st (10:2713), nwc 163d, cor str; Lena Harris to Burtha Essman, 533 Tiffany; 4yf May1; Apr10'14. 1,300 to 1,620

Tiffany st, 1020, see 165th, 961 E.

133D st E, c Alexander av, see Alexander av, 127.

135TH st, 534 E (9:2262), all; Rae Marcus to Benj Weiss, 254 E 165 & ano; 3yf Apr1; Apr15'14. 3,204

161ST st E, nwc Prospect av, see Prospect av, 871.

163D st E, nwc Tiffany, see Tiffany, nwc 163.

165TH st, 961 E; also TIFFANY ST, 1020 (10:2717), cor str & c; Tillie E Sigler & ano to Rozie Bornstein, 227 S 2, Bklyn; 10 yf May1; Apr14'14. 820 to 960

188TH st, 623 E (11:3076), nec Hughes av, all; Salvatore Pulice to Rosolino Garofalo, 2422 Arthur av; 5yf May1; Apr16'14. 1,524

Alexander av, 127 (9:2309), cor 133d, cor str; Charlotte Schwenker & ano to Geo Vogelsanger, 127 Alex av; 5yf May1; Apr 10'14. 1,440

Boston rd (11:3138), bet 181st & 182d, "Bronx Park Casino," basement & eight bowling alleys; Wm Lowe to Alex V Dunbar, 2104 Vyse av; 7yf Oct15'12; Apr10'14. 1,800 to 2,500

Boston rd (11:3138), bet 181st & 182d, "Bronx Park Casino"; asn Ls; Chas S Rich to Bronx Park Casino, Inc, on premises; Jan28; Apr11'14. 2,000

Cauldwell av, 708-26 (10:2628), all; Jacob Wiegan to Morris Newman, 1004A DeKalb av, Bklyn; 3yf May1'13; Apr16'14. 14,500

Claremont Pkway, late Wendover av, 537 (11:2929); agmt as to payment of deposit on lease; Meyer Goldberg with Jacob M I Loss; Mar5; Apr11'14. nom

Courtlandt av, 639 (9:2412), all; Haffen Realty Co to Boleslav Bartosiewicz, 384 E 158 & ano; 5yf June1; Apr15'14. 2,100

Hughes av, nec 188th, see 188th, 623 E.

Prospect av, 871 (10:2677), nwc 161st, cor str; Henry Acker to Bernard Haimowitz, 1 W 114 & ano; 5yf Apr1; Apr15'14. 4,220 to 4,420

Prospect av, 1915 (10:2677), n str; Jno E Schmults to Hannah K Blumenstein, on premises; 5yf May1'13; Apr16'14. 1,140 to 1,200

Washington av, 2020-2 (11:3046), str & c; Gotham Mtg Co to Fredk Wagner, 1991 Wash av; from May1'14 to May1'18; Apr13 '14. 600 to 840

Webster av, 3001 (12:3280); str & c; Morris Epstein & ano to Saml Witt, 1222 Boston rd; 5yf Mar1; Apr13'14. 720 & 780

Island (*), lying to n or ne of High Island near City Island, being the se Island of two Islands known as Chimney Sweeps; Chas Swan to Oscar Huebner of Pelham Bay Park; 5yf May1; Apr14'14. 42 & 60

MORTGAGES.

Borough of Manhattan.

APRIL 10, 11, 13, 14, 15 & 16.

Albany st, 21-5 (1:56), ns, 102.7 e West runs n79.5xw24.4xn79.4 to ss Cedar (No 140) xw78 to es West (Nos 87-93) xs158.8 to ns Albany xe102.7 to beg; also CEDAR ST, 136-8 (1:56), ss, 61.2 w Washington, runs s68xw16.9xs11.4xw24xn79.4 to st xe 40.9 to beg; ext of mtg for $2,000,000 to Mar31'19 or sooner, 4½%; Mar31; Apr7'14; American Sugar Refining Co, a corpn, with Metropolitan Life Ins Co, a corpn, 1 Madison av; corrects error in last issue, when West st numbers were misplaced. nom

Broome st, 321 (2:418); sal Ls & chattels; Apr7; Apr13'14; demand, 6%; Julius Smith to Klps Bay Brewing & Malting Co. 500

Cannon st, 116 (2:330), es, 125 n Stanton, 25x99.10; ext of mtg for $23,000 to Apr15'17, 5%; Apr14; Apr16'14; Edna S Fuerst, 325 W 92, with Sarah Minkowsky, 116 Cannon. nom

Chrystie st, 214 (2:422), es, 274.3 s Houston, runs e75xs24.9xw22.11xs0.2xw24xs0.8 & 28 to st xn24.9 to beg; Apr13'14; 1y5%; Chas E McManus to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 8,000

Cortlandt st, 73 (1:58), the lease, chattels, hotel fixtures, etc; Apr9; Apr10'14; 4 mos, 6%; Abr Gabriel of Bklyn, to D J Faour & Bros, 135 Amity, Bklyn, et al. notes 1,000

Division st, 82-6 (1:292), sal Ls; Apr9; Apr14'14; demand, 6%; Bernhard Nadler to Lion Brewery, a corpn, 104 W 108. 2,200

Duane st, 12 (1:121); also WILLIAM ST, 235-9; Ls of str, b & sub-b; Mar24; Apr15 '14; due & int as per note; Michl Iorio to Saranac Realty Co, a corpn, 149 Bway. 7,050

Fulton st, 180 (1:80), ss, 33.1 e Church, 24.9x77x25.1x77; PM; leasehold; Apr15; Apr

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16'14; demand, 5%; Raudenbush Cafe, Inc, a corpn, 30 Dey, to S Liebmanns Sons Brewing Co, a corpn, 36 Forrest st, Bklyn. 19,000

Fulton st, 180: certf as to above mtg; Apr15; Apr16'14; same to same. ——

Ludlow st, 162 (2:412), nec Stanton (Nos 108-10), 25x89; pr mtg $50,000; Apr9; Apr 10'14; 5y or sooner, 6%; Morris Rose, 972 Fox, & Louis Norman, 200 W 111, to Julius Rose, 1044 Bryant av. 20,000

Monroe st, 140 (1:256); ext of mtg for $16,000 to Apr16'19, 4½%; Apr16'14; Emigrant Indust Savgs Bank with Morris Goldherg, 77 W 119, & Nathan Schancupp, 151 E 81. nom

Pearl st, 487 (1:158); ext of mtg for $33,000 to Apr14'17; 5%; Apr14; Apr15'14; Title Guar & Trust Co, a corpn, 176 Bway, with Giovanni Barbieri & Anna Cella both at 38 City Hall pl. nom

St Marks pl, 56 (81h) (2:449), ss, 275 e 2 av, 25x97.6; pr mtg $——; Apr8; Apr11 '14; 3y6%; Morris & Jacob Janos to Jacob C & Fredk S Heinsheimer, both at 104 W 70. 2,000

Spring st, 276 (2:579), ss, 200 w Varick, 25x87.6; Apr2; Apr13'14; 3y5%; Jos C & Wm H Forbes to Lawyers Title Ins & Trust Co, a corpn, 100 Bway. 2,000

Stanton st, 108-10, see Ludlow, 162.

William st, 235-9, see Duane, 12.

Willett st, 99 (2:339), ws, abt 100 s Stanton, 25x100; Apr13; Apr16'14; 3y6%; Rebecca Blaustein, 99 Willett, to Emilie Macher, 139 Donaldson av, Rutherford, NJ. 1,500

3D st, 345-7 E (2:357), ns, 75 e Av D, 40.2x96x40.3x96; ext of mtg for $43,000 to May1'19, 5%; Jan7; Apr10'14; Jakob Loeb & ano, 117 W 142, with Wilson M Powell et al. nom

6TH st, 409 E (2:434); ext of mtg for $34,000 to Apr10'17, 5%; Feb17; Apr10'14; Oscar Dobroczynski, 427 Ft Washington av, with Annina F wife Giacomo Fara Forni at Milan, Italy. nom

7TH st, 233 E, see 7th, 301-3 E.

7TH st, 301-3 E (2:363), ns, 40.7 w Lewis, 39.1x73; pr mtgs $32,500; also 7TH ST, 233 E (2:377), ns, 35.1 e Av C, 18.1x48.9; pr mtg $10,500; Apr15; Apr16'14; installs, $200 monthly, 6%; Sophie Jacobowitz, NY, to Ella Goodman, 5702 14 av, Bklyn. 3,000

13TH st, 247 W (2:618); ext of mtg for $4,000 to Apr9'17, 5%; Apr9; Apr10'14; Title Guar & Trust Co, a corpn, 176 Bway, with Chas A Ouvrier, 286 S Bway, Yonkers, NY. nom

13TH st, 300 W, see 8 av, 59-63.

17TH st W, swc 7 av, see 7 av, 116.

20TH st E, swc Bway, see Bway, 901.

21ST st, 340 W (3:744); ext of mtg for $23,000 to Apr9'19, 5%; Apr9; Apr13'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway & Manuel A Gonzalez, exrs &c Antonio A Gonzalez, with Berry B Simons. nom

23D st, 422 W (3:720); ext of mtg for $20,000 to Mar7'17, 5%; Mar31; Apr13'14; Jno H Morrison, 465 W 144, & ano, with Jacob P Stoltz, at Washington, Pa. nom

26TH st, 521-3 W (3:698), ns, 259.6 w 10 av, 41x98.9; Apr14; Apr15'14; 5y5%; Harris H Uris to Seamen's Bank for Savgs, 76 Wall. 57,000

29TH st, 36 E (3:858), ss, 200 e Mad av, 20.10x98.9; Apr6; Apr14'14; 3y5%; Wilmurt Realty Co, a corpn, to Wm E Wyatt, 108 E 17, & ano, exrs &c Cornelia Trimble. 21,500

29TH st, 36 E; consent of stockholders to above mtg; Apr9; Apr14'14; same to same. ——

29TH st, 36 E; certf as to above consent to mtg; Apr11; Apr14'14; same to same. ——

31ST st, 32-4 E (3:860), ss, 150 e Mad av, 45x98.9; sobrn of 2d mtg $50,000 to bldg loan mtg for $200,000; Apr10; Apr16'14; Adroit Bldg Co, Inc, 38 W 32, & Wm G Thompson, 61 W 49, with Bronx Investment Corpn, 100 Bway. nom

31ST st, 328 W (3:754), ss, 287.6 w 8 av, 18.9x98.9; Apr8'14; 1y5%; Ettie V Newman, of Yonkers, NY, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers; corrects error in last issue, when st number was omitted. 7,000

33D st, 303 W (3:757), ns, 100 w 8 av, 20x98.9; Apr13'14; due & int as per bond; Margery S Ruttmann to Jno W Sterling, 912 5 av, & ano, trstes will Jemina N Dudley. 15,000

35TH st, 209 E (3:916), ns, 120 e 3 av, 20x98.9; Apr13'14; 5y5%; Helen McCartney, individ & extrx Jas McCartney, to Emigrant Indust Savgs Bank, a corpn. 12,000

35TH st, 214 W (3:784), ss, 112.6 w 7 av, 18.9x98.9; also 35TH ST, 216 W, ss, 131.3 w 7 av, 18.9x98.9; PM; pr mtg $6,000; Mar31; Apr10'14; 3y or sooner, 4½%; The National Bible Institute, a corpn, to First German Church of the Evangelical Assocn in City NY, 214-6 W 35. 49,000

35TH st, 216 W, see 35th, 214 W.

35TH st, 217-19 W (3:785), ns, 147.4 w 7 av, 42.1x98.9; ¼ pt, AT; Apr14; Apr15 '14; 3y5½% 1st y & thereafter 6%; Helena M Richter of Tenafly, NJ, to Lawyers Title Ins & Trust Co, a corpn. 5,000

36TH st, 63-5 W (3:838), ss, 100 e 6 av, 50x98.9; Apr10'14; due Apr1'15, 5%; Clarence Payne of Menlo Park, San Mateo Co, Cal, to German Savgs Bank, a corpn, 157 4 av. 100,000

36TH st, 419 W (3:734), ns, 275 w 9 av, 25x98.9; Apr13'14; due & int as per bond; Geo Rehfuss & Lydia, his wife, & Anna Rehfuss, all 419 W 36, to Karl Rehfuss, at Old Bridge, NJ. 8,000

36TH st, 419 W; ext of mtg for $7,500 to July 1'19, int as per bond; Apr13'14; Geo Rehfuss & Lydia, his wife, & Anna Rehfuss, all at 419 W 36, with Karl Rehfuss, at Old Bridge, NJ. nom

36TH st, 419 W (3:734), ns, 275 w 9 av, 25x98.9; pr mtg $15,500; Apr13'14; due & int as per bond; same to Magdalena Hochberger, at Sayreville, NJ. 3,000

37TH st, 331 E (3:943), ns, 407 e 2 av, 20x100 to ss old Susan x20.3x103.6; PM; pr mtg $7,000; Apr13; Apr16'14; due & int as per bond; Annie & Eliz Bonnie to Michl Katz, 158 E 82. 3,000

40TH st, 219-29 W (4:1012), ns, 250 w 7 av, 150x98.9; pr mtg $230,000; Apr16'14; due & int as per bond; Emma M Vynne, of Morristown, NJ, to 73d St Realty Co, a corpn, 165 Bway. 15,000

41ST st, 18-20 E (5:1275), ss, 248.4 e 5 av, runs s98.9xe25xs1.2xe25xn99.2xw50 to beg; Apr14; Apr15'14; 1y or sooner 6%; Rivoli Realty Co, a corpn, to State Realty & Mtg Co, a corpn, 18 E 41. 215,000

41ST st, 18-20 E; certf as to above mtg; Apr14; Apr15'14; same to same. ——

42D st, 137 E (5:1297), sal Ls; Apr11; Apr13'14; demand, 6%; Eliz T Nugent, 52 W 56, to Otto Huber Brewery, 1-3 Bushwick pl, Bklyn. 3,500

45TH st, 129 W (4:998), ns, 345.10 w 6 av, 19.2x82; Apr14; Apr16'14; 5y4½%; Evelyn C Manley & Louise M, wife Wm S Grey, heirs &c Emma F Manley, to Elsie K Powell, 130 E 70. 20,000

52D st, 431 W (4:1062), ns, 375 e 10 av, 25 x100.5; ext of mtg for $17,000 to May1'17, 5%; Mar20; Apr11'14; Margt J Becker with Bertha Kaufmann, 1496 Lex av. nom

55TH st, 124-6 W (4:1007), ss, 275 w 6 av, 50x100.5; Apr16'14; due May1'19; 5%; Herald Square Holding Co, a corpn, 56 W 45, to Union Dime Savgs Bank, a corpn, 701 6 av. 165,000

55TH st, 124-6 W; certf as to above mtg; Apr16'14; same to same. ——

55TH st, 204-8 W (4:1026); ext of mtg for $190,000 to Mar26'19, 5%; Mar26; Apr 11'14; Dry Dock Savgs Instn with Hotel Woodward Co, 1728 Bway. nom

57TH st, 10-12 W (5:1272); ext of two mtgs for $110,000 & 115,000 to Mar31'19, 4½%; Mar27; Apr11'14; Dry Dock Savgs Instn, 341 Bowery, with Dreicer Realty Co, 560 5 av. nom

68TH st E, swc Madison av, see Madison av, 812.

69TH st, 105 W (4:1141), ns, 43 w Col av, 19x100.5; Apr14; Apr16'14; 1y6%; Edw H Kelly, 105 W 69, to Chas E Townsend, 231 Liberty st, Newburgh, NY. 1,500

70TH st, 46 W (4:1122), ss, 260 e Col av, 23x100.5; PM; Apr15; Apr16'14; 3y4½%; Harry F Louchheim, of Deal, NJ, to Saml Sachs, 700 5 av. 25,000

70TH st, 226-40 W (4:1161), ss, 291.8 & 358.4 w Ams av, 2 plots, ea 66.8x100.5; 2 bldg loans, ea $225,000; Apr14'14; demand, 6%; 230 W 70th St Co, Inc, a corpn, to City Mtg Co, a corpn, 15 Wall. 450,000

70TH st, 226-40 W; two certfs as to above mtgs; Apr14'14; same to same. ——

72D st, 7 E (5:1387), ns, 172 e 5 av, 28x 102.2; PM; Mar14; Apr15'14; 5y or sooner 4½%; Frank C Schlitt of Jersey City, NJ, to Mary B Jennings, at Fairfield, Conn. 283,000

72D st, 228 E (5:1426), ss, 308 e 3 av, 17x102.2; Apr16'14; due Apr1'17, 5%; Alois M Renner to U S Trust Co of NY, a corpn, 45 Wall. 6,000

72D st, 346 E (5:1446), ss, 400 e 2 av, 16.8x102.2; PM; Apr11; Apr13'14; 6 mos or sooner, 6%; Seventy-Second St Amusement Corpn, 1351 1 av, to Bank of Europe, a corpn, 1429 1 av. 7,000

72D st, 322 W (4:1183), ss, 225 w West End av, 22x102.2; also following prop in Bklyn: CARLTON AV, es, 377 n Park av, 50x45.4x50x45.8; AV X, nec 15th, 75x115.5; 15TH ST, es, 115.5 n Ax X, 134.7x75; CARLTON AV, ws, 141.4 n Park av, 24.4x100; Dec 27'12; Apr14'14; due & int as per bond; Saml Mundheim, 322 W 72, to Morris Kaufmann, at Beacon & Murdock sts, Pittsburgh, Pa. 75,000

74TH st, 236 E (5:1428), ss, 216.8 w 2 av, 16.8x102.2; Apr2; Apr14'14; due June 1'15, 6%; Jno Mohl, 210 E 75, to Annie S Liebler, 2977 Valentine av. 1,000

76TH st, 433 E, see 77th, 434 E.

77TH st, 17 E (5:1392), ns, 136.8 w Mad av, 16.8x102.2; Apr15'14; due & int as per bond; Wm L Brower to Title Guar & Trust Co, a corpn. 25,000

77TH st, 434 E (5:1471), ss, 150 w Av A, 25x204.4 to ns 76th (No 433); PM; pr mtg $16,000; Apr15; Apr16'14; 3y5%; Anton Bohaty to Edith Boden, 222 E 76, et al. 1,500

77TH st, 434 E (5:1471), ss, 150 w Av A, 25x59.5x25.4x63.6; ext of mtg for $6,000 to Apr15'19, 5½%; Apr9; Apr16'14; Isabella L Beekman with Edith Boden. nom

78TH st, 216 W (4:1169), ss, 191.8 w Ams av, 16.8x102.2; mortgagee's estoppel certf as to mtg for $12,000; Apr1; Apr14'14; Marion M Hoe, 126 W 73 & ano exrs &c Wm A Hoe, to Fred A Mack, 285 Central Park W. ——

79TH st, 310 W (4:1186), ss, 170 w West End av, 65x102.2; ext of mtg for $250,000 to Oct1'19, 5%; Apr14; Apr15'14; Wm J Stitt, NY, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

79TH st W, swc West End av, see West End av, swc 79th.

80TH st, 123 E (5:1509), ns, 256.3 e Park av, 18.9x100; PM; pr mtg $15,000; Apr14; Apr15'14; due & int as per bond; Walter E Hope to Guy W Walker, 123 E 80. 10,000

81ST st, 433 E (5:1561), ns, 481.6 e 1 av, 25x102.2; PM; Apr9; Apr10'14; due Apr1 '19, 5%; Improved Tenements Co, a corpn, to City Real Estate Co, 176 Bway. 12,000

82D st, 45 E, see Madison av, 1099.

82D st W, swc Amsterdam av, see Amsterdam av, 454.

83D st, 40 E, see Madison av, 1099.

84TH st, 114-18 E (5:1512); ext of mtg for $42,000 to June 20'14; 5%; July11'13; Apr15'14; Hy B Anderson of Lewisboro, NY with Sara Stern, 11 E 45. nom

87TH st, S W (4:1200), ss, 130 w Central Park W, 20x100.8; AT; Apr8; Apr10'14; 1y 6%; Arthur V Gwynne & Cornelius R Waterbury as trste to Coralyn B Waterbury, 172 Prospect Park W, Bklyn. 1,100

92D st, 124 E (5:1520), ss, 250 e Park av, 15x100.8; Apr11; Apr13'14; 3y int as per bond; Arthur J Collins to Greenwich Savgs Bank, 246 6 av. 8,500

92D st, 130-2 E (5:1520), ss, 295 e Park av, 30x100.8; Apr11; Apr13'14; 3y, int as per bond; Arthur J Collins to Greenwich Savgs Bank, 246 6 av. 17,000

92D st, 51 W (4:1206), ns, 325 e Col av, 20x100.8; ext of mtg for $12,000 to Apr15 '17; 4½%; Apr14; Apr15'14; Bernard Boekelman with Paula Wolfsohn. nom

94TH st, 15 E (5:1506), ns, 145.10 w Mad av, 21.11x100.8; pr mtg $20,000; Apr15; Apr 16'14; due Apr1'17, 5%; Sarah Hirsch & Chas Strauss, exrs &c Leon M Hirsch, to Chas Strauss, 317 W 75. 15,000

95TH st, 209 W (4:1243), ns, 167.10 w Ams av, 29.4 to cl old Bloomingdale rd x 100.9x30.8x100.9, leasehold; pr mtg $32,000; Apr3; Apr10'14; 3s mos, installs, $100.00 monthly, —%; Carolina De Vito, landlord, to Revilo Amusement Co, Inc, 20 Broad, tenant. 3,800

98TH st, 202 E (6:1647); ext of mtg for $16,500 to May15'15,, 5½%; Apr7; Apr13'14; U S Savgs Bank of NY, 606 Madison av, with Morris Goldfarb, 29 W 21. nom

100TH st W, swc Col av, see Col av, 816.

100TH st, 237 W (7:1872), ns, 170 e West End av, 15x100.11; ext of mtg for $14,500 to Apr15'17, 5%; Apr15'14; Wm E Cuff, 237 W 100, with Lucius H Beers, at West Hampton Beach, LI. nom

104TH st, 219-21 W (7:1876), ns, 225 w Ams av, 50x100.11; pr mtg $33,000; Apr11; Apr13'14; 3y or sooner, int as per bond; Louis A Servatius to Greenwich Savgs Bank, 246 6 av. 3,000

104TH st, 305 W (7:1891), ns, 115 w West End av, 17x100.11; PM; Apr9; Apr15 '14; due Apr14'19 or sooner; 5%; Jos S de Casanova to Georgianna Brower widow at South Gardiner, Maine. 16,000

106TH st, 52 E (6:1611), ss, 305 w Park av, 25x100.11; PM; Apr8; Apr11'14; due Apr10'17, 5%; Leon G Eckert, 824 Dubois st, West Hoboken, NJ, to Rachel H Pfeiffer, 2 W 94. 22,000

107TH st, 201 E, see 3 av, 1945..

108TH st, 207-9 W (7:1880); ext of mtg for $48,000 to Jan18'17, 4½%; Apr9; Apr14 '14; Lee Real Estate Co, a corpn, 37 Liberty, with Saml L Hyman, 58 W 70. nom

109TH st, 309 E (6:1681), ns, 128.6 e 2 av, 28.6x100.10; PM; pr mtg $20,000; Apr 15; Apr16'14; due Oct15'17, 6%; Giovanni Guglielmetti, 322 E 104, to Dora Goldfein & Mary Levenstein, 200 W 111. 1,800

109TH st, 309 E; ext of mtg for $20,000 to Apr15'17, int as per bond; Apr15; Apr16'14; same with Chas Strauss, 317 W 75. nom

111TH st, 545 W, see Bway, 2858-66.

112TH st, 32 W (6:1595), ss, 479 w 5 av, —x—; ext of mtg for $23,000 to Apr15'19, 5%; Apr16'14; Meyer & Isidore Levy with Samson Lachman, 313 W 106. nom

114TH st, 103 E (6:1642),ns, 18 e Park av, 16x100.11; pr mtg $8,500; Nov20'13; Apr14 '14; due & int as per bond; F Wilhelm Gunther, 105 E 114, to Addie Wagnmiller, 68 Bradhurst av. 200

114TH st, 15 W (6:1598); ext of mtg for $22,500 to Feb8'17, 5½%; Apr2; Apr10'14; Anna E Donald with Frank De Caro, 725 Greenwood av, Bklyn. nom

116TH st, 156 E (6:1643), ss, 66.8 e Lex av, 16.8x100.11; pr mtg $11,750; Jan15; Apr 13'14; 1y6%; Donato M Cepola, 2297 1 av, to Carmela Priore, 229 E 109. 2,000

117TH st, 277 W (7:1923); ext of mtg for $20,000 to Apr11'17, 5%; Apr11; Apr13 '14; Louis L Kahn, 974 St Nicholas av, with Emile Meyer, 974 St Nicholas av. nom

119TH st, 52-4 W (6:1717), ss, 410 e 6 av (now Lenox av), 50x100.11; also 119TH ST, 56-60 W (6:1717), ss, 285 e Lenox av, 75x100.11; pr mtg $110,000; Apr10; Apr11 '14; 3y6%; Mathilda White to Annie Engelsman & Augusta Heller, both 220 W 98. 10,000

119TH st, 54-60 W, see 119th, 52-4 W.

121ST st, 10 W (6:1720); ext of mtg for $15,000 to Apr15'16, 5%; Apr8; Apr10'14; Emily D Day with Chas Spiro, 10 W 121. nom

121ST st, 213 W (7:1927), ns, 175 w 7 av, 25x100.11; Apr15'14; 5y5%; Rose Ward to Emigrant Indust Savgs Bank, a corpn. 17,000

121ST st, 213 W (7:1927); pr mtg $17,000; Apr2; Apr15'14; due Apr15'17; 6%; same to Conrad Kienz, Town of Union Hill, NJ. 2,000

121ST st, 302 W (7:1947), ext of mtg for $25,000 to Jan23'19; 5½%; Mar9; Apr15'14; Jas R Roosevelt Jr with Daisy B McCloskey. nom

130TH st, 105 W (7:1915), ns, 110 w Lenox av, 20x99.11; PM; pr mtg $8,200; Apr2; Apr15'14; 1y6%; Richd M Bolden to Medora E Bolden, 24 W 140. 1,000

138TH st, 636-8 W (7:2086), ss, 375 w Bway, 50x99.11; ext of mtg for $42,000 to June13'16, 5%; Nov14'13; Apr16'14; V Everit Macy of Ossining, NY, & ano, trstes Caroline L Macy, with Wm Cahill, 871 8 av. nom

150TH st W (7:2081), ss, 136 e Bway, 64 x99.11; PM; Apr16'14; due & int as per bond; Mt Neboh Congregation of Washington Heights, a corpn, to Harry H Treadwell, 132 W 183, Bronx. 30,000

151ST st W (7:2097), ss, 150 w Bway, 150 x99.11; PM; pr mtg $48,500; Apr10'14; due & int as per bond; City Constn Corpn to Broadway, 150-151 St Co, a corpn, 128 Bway. 9,500

151ST st W (7:2097), same prop; PM; pr mtg $58,000; Apr10'14; due & int as per bond; same to same. 10,000

153D st W, cl at ws Edgecombe av, see Edgecombe av, ws, at cl 153.

162D st W (8:2137), ss, 175 w Bway, 151.11 to es Ft Washington av (Nos 66-72) x102.2x130.4x99.11; pr mtg $185,000; Apr14 '14; 2y6%; Friedman Constn Co, a corpn, to Harris Friedman, 105 W 117. 25,000

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162D st W & Fort Washington av, 60-72; same prop; certf as to above mtg; Apr14 '14; same to same.

173D st, 572 W, see St Nicholas av, 1252-6.

180TH st, 703-5 W (8:2176), ns, 379.5 e Fort Washington av, runs n110xe58.7xs6xe 12.6xs103.3 to st xw59.10 to beg; pr mtg $75,000; Apr9; Apr10'14; due Oct3'14; 6%; The Incorporated Terwilliger Realty Co, a corpn, 154 Nassau, to Estates Mtg Securities Co, a corpn, 160 Bway. 3,618

181ST st W (8:2153), ss, 25 e St Nicholas av, runs s100xw25 to es St Nicholas av xs 19.6xe100xn119.6 to 181st xw75 to beg; leasehold; Apr15; Apr16'14; due & int as per bond; Dumbia Realty Co, Inc, a corpn, 309 Bway, to Max Silverstein, 146 Lewis. 16,000

181ST st W (8:2153); same prop; certf as to above mtg; Apr15; Apr16'14; same to same.

Av A, 211-3 (2:441); ext of mtg for $75,000 to Feb4'19, 5%; Mar5; Apr10'14; The Trustees of Columbia University in City N Y with Saml & Max Hirsch. nom

Amsterdam av, 454 (4:1229), swc 82d; sal Ls; Apr11; Apr13'14; demand, 6%; Martin L McInerny to Geo Ehret, 1197 Park av. 5,000

Amsterdam av, 1334 (7:1980), ws, 25 s 126th, 25x100; pr mtg $10,000; Apr15; Apr 16'14; due & int as per bond; Annie Hopfensack to Frances Kreutzer, 128 E 86. 2,000

Broadway, 901 (3:848), swc 20th, 27.6x 103.2x26.3x94.11; PM; Apr9; Apr10'14; due, & int as per bond; Edw H Mount of Bklyn to Title Guar & Trust Co, a corpn, 176 Bway. 100,000

Broadway, 1560 (miscl); certf as to chattel mtg for $1,000; Apr4; Apr14'14; Emile Dreyfus, owner of Dells, a corpn, to Hyman Fish.

Broadway, 2858-66 (7:1883), nec 111th (No 545), runs n75.8xe75xn25.3xe150xs 100.11 to ns 111th xw225 to beg; ext of mtg for $700,000 to Apr1'19, 5%; Apr1; Apr10 '14; Rockfall Apartments, a corpn, 100 William, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

Columbus av, 816 (7:1854), swc 100th; sal Ls; Apr16'14; demand, 6%; Terence & Bernard Kelly to Geo Ehret, 1197 Park av. 3,000

Convent av, 102-4 (7:1970), ext of mtg for $70,000 to Apr7'19, 5%; Apr7; Apr13'14; Lawyers Realty Co, a corpn, with Convent Park Constn Co, a corpn. nom

Edgecombe av (7:2054), ws, at cl 153d, runs s75xw100xn75xe100 to beg; ext mtg for $80,000 to Apr14'17; 5%; Apr14; Apr 15'14; NY Mtg & Security Co, a corpn, 135 Bway with Great Centres Realty Co, a corpn, 45 W 34. nom

Fort Washington av, 66-72, see 162d W, ss, 175 w Bway.

Lexington av, 1656 (6:1632), ws, 50.11 n 104th, 16.8x55; Mar30; Apr14'14; due Apr 13'17, 5½%; Mary E, Beatrice L, Jno A & Josephine C, his wife, Clarence A & Florence, his wife, & Grace Hartnedy, all of City N Y, & Helen G McDonald, of Baltimore, Md, to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 5,000

Madison av, 812 (5:1382), swc 68th, 100.5 x20.6; Apr7; Apr10'14; demand, 6%; Eric B Dahlgren at University Club, 5 av & 54th, to Bryan L Kennelly, 60 W 50. 275

Madison av, 1089, see Madison av, 1099.

Madison av, 1099 (5:1494), sec 83d (No 40), 109.4x85; also MADISON AV, 1089 (5:-1494), nec 82d (No 45), 95x85; consolidation & ext of mtgs for $109,000 to May1 '17, 6%; Apr10; Apr15'14; Allenel Constn Co, a corpn, with Wm M Brown, 304 East st, Newcastle, Pa. nom

Old Bloomingdale rd, see 95th, 209 W.

St Nicholas av, 1252-6 (8:2129), sec 173d (No 572), 53.2x100; ext of mtg for $20,000 to May1'15, 6%; pr mtg $62,500; Apr14; Apr 16'14; Louis Reichardt with Morris Vogel, 912 West End av. nom

Wadsworth av, 351-3 (8:2169), es, 50 s 191st, 83.11x100.2x77.3x100; pr mtg $65,000; Apr13; Apr14'14; due Sept1'16 or sooner, 6%; 191st St Constn Co, a corpn, to Henry Morgenthau Co, a corpn, 30 E 42. 25,000

Wadsworth av, 351-3; certf as to above mtg; Apr13; Apr14'14; same to same.

Wadsworth av, 351-3 (8:2169), es, 50 s 191st, 83.11x100.2x77.3x100; ext of mtg for $65,000 to Apr14'19; 5%; Apr13; Apr15'14; 191st St Constn Co, a corpn, 35 Nassau, with Wm J Quinlan, Jr, at Yonkers, NY & ano trstes Sidney Mason. nom

West End av, 389 (4:1186), ws, 85.4 n 78th, 16.10x83.2; Apr9; Apr10'14; 3y5%; Isaac M Haldeman to Presbyterian Home for Aged Women, a corpn, 49 E 73. 16,500

West End av (4:1186), swc 79th, —x— & asn of all RT&I in estate of Amanda M De Graaf (decd); Apr10; Apr16'14; due July10 '14, 6%; Leland De Graaf, of Ellerson, Va, to Amanda M Woodman, 56 W 56. 3,000

West End av, swc 79th, —x—, being asn of all RT&I (Miscl) in estate of Amanda M De Graaf, his grandmother, decd; also PROP at Yonkers, NY & elsewhere; Apr 10; Apr15'14; due July10'14; 6%; Leland De Graaf of Ellerson, Va to Amanda M Woodman, 56 W 56. 3,000

West End av, 877 (7:1890), ws, 20.11 s 103d, 20x79.3; ext of mtg for $12,000 to Dec1'16; 5%; Apr10; Apr15'14; Geo G Dewsnap with Emil W Klappert & Hy B Wesselman. nom

187 av, 2212 (6:1709), es, 25 n 115th, 25.5 x75; PM; Anr15; Apr16'14; 2y6%; Pietro Alvino, 319 E 17, to Antonio Marino, 271 E 154. 5,500

2D av, 806 (5:1336); ext of mtg for $20,000 to Apr18'17; 5%; Apr13; Apr15'14; Title Guar & Trust Co, a corpn, 176 Bway, with Wadsworth Building Co, a corpn, 165 Bway. nom

3D av, 1945 (6:1657), nec 107th (No 201), 25x100; ext of mtg for $9,500 to Apr2'17, 6%; Apr2; Apr13'14; Emma Senn, 80 Washington Sq E, with Mary A Grogan, 1066 Forest av. nom

5TH av, 2036 (6:1723), ws, 40.10 s 126th, 20x85; PM; Apr14'14; 5y5%; Ludwig Levitt, of Bronx, to Lawyers Title Ins & Trust Co, a corpn. 12,000

5TH av, 2036; PM; pr mtg $12,000; Apr 14'14; 3y6%; same to Henry Presser, 207 Graham av, Bklyn. 3,500

6TH av, 510-2 (3:832); ext of mtg for $90,000 to Apr9'19, 5%; Apr9; Apr14'14; Louisa Appell with Seamens Bank for Savgs, a corpn, 76 Wall. nom

6TH av, 510-2 (3:832), es, 63 s 31st, 41x 70; Apr9; Apr10'14; 5y5%; Louisa Appell to Seamen's Bank for Savings, 76 Wall. 45,000

6TH av, 782-6 (5:1260), es, 65.5 s 45th, runs s60.5xe125xn25.5xw5xn35xw120 to beg; building loan, a PM mtg to extent of 1st advance under bldg loan of $216,000; Apr 10'14; 1y6%; 784 6 Ave Inc, a corpn, to Union Mtg Co, a corpn, 100 Bway. 400,000

6TH av, 782-6, same prop; certf as to above mtg; Apr6; Apr10'14; same to same.

6TH av, 782-6; PM; pr mtg $400,000; Apr 9; Apr10'14; 3y or sooner, 6%; same to Lewis & Conger, a corpn, 790 6 av. 63,000

7TH av, 116 (3:766), swc 17th; sal Ls; Apr14; Apr16'14; demand, 6%; Jno Mullin to Geo Ehret, 1197 Park av. 3,000

8TH av, 59-63 (2:616); also 13TH ST, 300 W; ext of mtg for $11,000 to Apr14'19; 5%; Apr14; Apr15'14; Gustav Scholer with Emilie Mehlich. nom

8TH av, 219 (3:745); sal Ls; Apr11; Apr 13'14; demand, 6%; Thos & Patk Foody to Geo Ehret, 1197 Park av. 2,000

8TH av, 2748 (7:2031), sal Ls; Mar23; Apr16'14; demand, 6%; Edw J Coughlan to P Ballantine & Sons, 58 Freeman st, Newark, NJ. 4,650.96

8TH av, 2857 (7:2046), ws, 80 s 153d, 40x 100; ext of mtg for $28,000 to Apr14'19, 5%; Apr14'14; Hy B Schwab, at Merrick, LI, with Morris Lewkowitz, 562 W 164. nom

11TH av, 665 (4:1096); sal Ls; Apr10; Apr14'14; demand, 6%; Jno Reilly to Lion Brewery, a corpn. 2,380.75

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Asn of all RT&I (miscl) of all real & personal estate under will of Jno J Gillroy Sr, to secure note of $1,500; Sept29'13; Apr16'14; due & int as per note; Jno J Gillroy Jr, 348 E 69, to Harold L Coe, 681 Bway. nom

Consent (miscl) of stockholders to chattel mtg for $550; Apr14'14; Charles Albert Press, Inc, to Reuben Rothschild.

Long Beach, LI (miscl); certf as to mtg for $7,500; Apr2; Apr14'14; The Elhomar Co, a corpn, to Maud M Bush, 23 E 64, gdn for Francis D Beard.

Searsdale, NY (miscl); certf as to mtg for $9,000; Apr4; Apr13'14; The Jardin Co, Inc, a corpn, 489 5 av, to Wm H Sage & ano, trstes Geo L Ronalds.

Tuckahoe, N Y (Miscl); consent to mtg for $18,000; Apr3; Apr15'14; W & T Realty Corpn, 24 University pl to Lawyers Westchester Mtg & Title Co. nom

Vanderbilt av (Brooklyn), es, 134.10 n Gates av, 66x75; certf as to mtg for $6,000; Apr3; Apr10'14; Peru Realty Co, Inc, a corpn, to Weslyan University of Middletown, Conn.

MORTGAGES.

Borough of the Bronx.

Adams pl, see Crescent av, see Crescent av, see Adams pl.

Aldus st (10:2748), ns, 50 e Faile, 50x 100; ext of $34,000 mtg to Apr6'17 at 5%; Apr6; Apr13'14; Bernhard Lichtenstein with M J B Constn Co, 1029 E 163. nom

Aldus st (10:2748), ns, 100 e Faile, 50x 100; sobrn agmt; Apr13; Apr14'14; American Real Estate Co with City Mtg Co, 15 Wall. nom

Aldus st (10:2748), same prop; ext of $34,500 mtg to Apr13'17 at 5%; Apr13; Apr 14'14; City Mtg Co with M J B Constn Co, 1029 E 163. nom

Faile st (10:2761), ws, 100 s Seneca av, 25x125; Apr14'14; due July1'17; 6%; Wm Werthner, B of Q, NY, to Jacob Bieber, 1057 3 av. 2,000

Fairmont pl, nwc Southern blvd, see So blvd, nwc Fairmount pl.

Fox st (10:2723), es, at ws Simpson, runs n135xe84.1xe17.4 to ws Simpson xs157 to beg; sobrn agmt; Apr10; Apr14'14; Simpson-Fox Realty Corpn & Henry Morgenthau Co with Lawyers T I & T Co, 160 Bway. nom

Fox st (10:2723), es at ws Simpson, runs n135xe84.1 & 17.4 to Simpson xs157 to beg, gore; ext of $71,000 mtg to Apr13'19 at 5%; Apr13; Apr16'14; Lawyers T I & T Co with Simpson-Fox Realty Corpn. nom

Fulton st (*), ses, abt 173 n 238th, 40x 125; pr mtg $——; Apr14; Apr16'14; 1y6%; Martha P Frank to Anna Pekowsky, 1088 Bryant av. 300

Huguenot st (*), sws, at nws White Plains blvd, 100x25, except pt for blvd; PM; Apr9; Apr11'14; 5y6%; Edith H Seaison, 4817 White Plains rd, to Maurice Hebert, 359 S 7 av, Mt Vernon, NY. 4,750

Jennings st (11:2976-2977), sec Wilkins av, 100x50.5x96x50; agmt as to share ownership in mtg; Mar26; Apr16'14; Mathilda Muller with Lawyers Mtg Co, 59 Liberty. nom

Jennings st, see Wilkins pl, see Wilkins pl, see Jennings.

Jennings st, see Wilkins pl or av, see Wilkins pl or av, see Jennings.

Kelly st, 997-1005 (10:2704), ext of three mtgs for $38,000 ea until Apr8'19 at 5½%; Apr7; Apr10'14; Lawyers Mort Co with Jackson Constn Co at Camden, NY. nom

Lorillard pl, 2410 (11:3056), es, 115.3 n 187th, old line, 25x97.10; PM; pr mtg $1,000; Apr11; Apr13'14; 5y5½%; Francesco Dachille to Aug A Baur, 2412 Lorillard pl. 5,000

Simpson st, ws, at es Fox, see Fox, es, at ws Simpson.

Simpson st, ws, at es Fox, see Fox, es, at ws Simpson.

Tiffany st (10:2711), ws, 135 s 163d (late Dongan), 35x105; ext of $16,000 mtg to Mar 20'17, 5%; Apr3; Apr10'14; Utility Realty Co with Francis Schlosser, 1750 Topping av. nom

135TH st, 339 E (9:2298); ext of $3,000 mtg to Apr9'19 at 5½%; Apr9; Apr13'14; Lawyers Mtg Co with Wm J & Josephine Shields. nom

135TH st E (9:2298), ns, 81.6 e Alex av, 12.6x100; also 135TH ST E, ns, 94 e Alex av, 12.6x100; pr mtg $6,000; Apr9; Apr11 '14; 1y6%; Wm J & Josephine Shields to Flora E Solomon, 536 W 113. 500

135TH st E, ns, 94 e Alexander av, see 135th E, ns, 81.6 e Alexander av.

137TH st E (9:2281), ss, 150 e Willis av, 25x100; ext of $10,000 mtg to Jan2'19, at 5%; Jan6; Apr16'14; Conrad Rapp with Jos Rapp, 64½ Utica av, Bklyn. nom

142D st, E (9:2287), ns, 100 w Clifton av, now Brook av, 25x100; PM; Apr15; Apr16 '14; due, &c, as per bond; Evangelisch Lutherische Concordia Gemeinde to Mary A McArdle, 501 E 142. 5,800

162D st E, nec Melrose av, see Melrose av, nec 162d.

165TH st E (9:2462), ns, 50.4 w Carroll pl, 25.3x134.6, except pt for 165th & approach to concourse; Apr14; Apr15'14; due &c as per bond; Jas T Gaffney to Title G & T Co, 176 Bway. 3,500

167TH st E, swc Teller av, see Teller av, swc 167th.

167TH st W, nec land of N Y & P R R, see Ogden av, es, 450 n 170.

169TH st, 280 E (9:2439), ss, 63 w College av, 17x95; Apr15; Apr16'14; due, &c, as per bond; Augusta Detlefs, 280 E 169, to Thornton Bros Co, 1320 Clay av. 1,700

176TH st E, ns, 98.4 w Anthony av, see Anthony av, ws, 100 s Mt Hope pl.

178TH st E (11:3136), ns, 98.3 w Boston rd, 44.2x100; pr mtg $——; Apr13; Apr14 '14; due &c as per bond; Hull Bldg Co, Inc, to Manhattan Mtg Co, 200 Bway. 32,000

178TH st E (11:3136), same prop; certf as to above mtg; Apr13; Apr14'14; same to same.

178TH st E (11:3136), ns, 142.5 w Boston rd, 43.3x100; pr mtg $——; Apr13; Apr14'14; due &c as per bond; Hull Bldg Co, Inc, to Manhattan Mtg Co, 200 Bway. 32,000

178TH st E (11:3136); same prop; certf as to above mtg; Apr13; Apr14'14; same to same.

179TH st E, sec Monterey av, see Monterey av, sec 179th.

180TH st E (11:3123), ss, bet Mohegan & Honeywell avs, lot 55, blk 3123, tax map, transfer of tax lien for yrs 1902 to 1911, assessed to —— June23'13; Apr15'14; 3y 12%; City NY to Herman F Eppel, 2516 Grand av. 2,261.79

189TH st, 496 E (11:3058); ext of $29,000 mtg to Apr8'19 at 5½%; Apr2; Apr10'14; Lawyers Mort Co with Glengariff Constn Co, 991 E 167. nom

189TH st, 502 E (11:3058); ext of $29,000 mtg to Apr8'19 at 5½%; Apr2; Apr10 '14; Lawyers Mort Co with Glengariff Constn Co, 991 E 167. nom

190TH st E (11:3174), ss, old line, 118.6 e Morris av, 50x150, except pt for 190th; PM; Apr13; Apr14'14; due &c as per bond; Arthel Realty Co, 335 E 142, to Edith M Haskin, 34 W 86. 7,250

198TH st E, sec Bainbridge av, see Bainbridge av, sec 198th.

198TH st E, sec Bainbridge av, see Bainbridge av, sec 198th.

198TH st, E (12:3284), ns, 97.6 w Decatur av, 19.11x117.5x19.9x86.2; PM; pr mtg $5,500; Apr15; Apr16'14; installs, 6%; Herman J Schnittger to Antonie Hahn, 361 E 198. 4,000

218TH st E (*), ns, abt 305 e Bronxwood av, 75x114, Wakefield; pr mtg $1,800; Apr 16'14; 3y6%; Frank Mirando to Jno Meehan, 66 W 53. 1,200

223D st E (*), ss, abt 199 e Corsa la, lot 321 map Schieffelin Est, transfer of tax lien for yrs 1908 to 1911 assessed to ——; June9'11; Apr10'14; 3y3%; City of NY to David Pines, 41 Court, Bklyn (& assigned to Louis Pines, 44 Court, Brooklyn). 136.56

226TH st E (*), ns, abt 200 w Prospect ter, 100x114; Apr1; Apr15'14; 3y6%; Nonie E Wells to Geo Kilian, 4025 Barnes av. 500

252D st W (proposed) cl at es Fieldston rd see Fieldston rd, es, at cl (proposed) 252d.

256TH st W, nec Fieldston rd, see Fieldston rd, nec 256th.

Alexander av, 127 (9:2309); sal Ls; Apr6; Apr10'14; demand, 6%; Geo Vogelsanger to A Hupfel's Sons, a corpn, 842 St Ann's av. 2,000

Amundson av (*), ws, 100 s Randall av, 25x100; Apr15; Apr16'14; installs, 5%; Terkel G Christiansen to Railroad Co-Operative B & L Assn, 103 Park av. 500

Anthony av (11:2802), ws, 100 s Mt Hope pl, 70.4x98.6x81.10x97.8; also 176TH ST E (11:2802), ns, 98.4 w Anthony av, runs n 81.10xw0.10xn5xw49.2xs92.8 to st xe50.4 to beg; agmt apportioning mtg; Mar27; Apr 10'14; Cleland Realty Co with Dollar Savings Bank, 2808 3 av. nom

Bainbridge av (12:3287), es, 404.7 s 196th, 24.6x111.2x24.7x108.9; Apr15'14; installs; 6%; Annie E Delaney to Tremont Bldg & Loan Assn, 1931 Wash av. 7,000

Bainbridge av (12:3290), sec 198th, 130x 107.3x122.11x89.6; certf as to 3 mtgs for $5,000 ea; Apr11; Apr14'14; Mount Hope Bldg Co to Gustav P Helfrich.

Bainbridge av (12:3290), sec 198th, 43.5x 94.4x35.5x89.6; pr mtg $38,500; Apr7; Apr13

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'14; 2y6%; Mount Hope Bldg Co to Gustav P Helfrich, 976 Fox. 5,000

Balnbridge av (12:3290), es, 86.6 s 198th, 43.6x107.3x43.11x100.9; pr mtg $30,000; Apr 11; Apr13'14; due Oct11'16, 6%; Mount Hope Bldg Co to Gustav P Helfrich, 976 Fox. 5,000

Bnlnbridge av (12:3290), es, 43.6 s 198th, 43x100.9x43.6x94.4; pr mtg $29,000; Apr11; Apr13'14; due Oct11'16, 6%; Mount Hope Bldg Co to Gustav P Helfrich, 976 Fox. 5,000

Barnes av (*), ns, 175 e 239th, 150x114.5 x150x106.9; Apr14; Apr15'14; due &c as per bond; Nicholas Vogel, 1450 2 av, to Wm Miller, 3027 Cruger av. 2,500

Bassford pl, nwc Burnside av, see Burnside av, nwc Bassford pl.

Bnthgnte av, 1966 (11:3044), es, 73.6 n 178th, 18x80; pr mtg $5,000; Apr9; Apr11 '14; due &c as per bond; Jno E Griffiths, 304 E 140, to Mary E Shea, 593 E 180. 1,400

Bnthgate av, 1968 (11:3044), es, 91.6 n 178th, 17.5x80; pr mtg $5,000; Apr9; Apr11 '14; due &c as per bond; Jno E Griffiths, 304 E 140, to Richd P Shea, 593 E 180. 1,400

Bnthgnte av (11:2924), es, 60 s Tremont av or 177th, 26.2x80.4; Apr9; Apr10'14; 3y 5%; Louise M H Cannon to Mary E Becker, 352 E 140. 3,000

Bolton av (*), es, 175 s 152d, runs e42.11 xsw—xw abt 100 to av xn50 to beg; bldg loan; Apr10'14; 3y5½%; Eliz Dietrich, Hackensack, NJ, to Fridolin C Mehler, 3763 Olinville av. 2,200

Boston rd (10:2614), ws, 212.2 n 167th, 170.6x162.11x170.6x163.2; certf as to mtg for $175,000; Apr15; Apr16'14; Jno M Haffen Corpn to Columbia-Knickerbocker Trust Co, trstes.

Boston rd (10:2614), ws, 212.2 n 167th, 170.6x162.11x170.6x163.2; Apr15; Apr16'14; due Apr15'24, 6%; Jno M Haffen Corpn to Columbia-Knickerbocker Trust Co, 60 Bway. gold bonds 175,000

Burnside av (11:3149 & 3156), nwc Bassford pl, 123.4x26x106.4x31.1, except part for Ryer av; Apr1; Apr13'14; 1y6%; Julia V Schmitt to Geo L Vogel, 65 Greenwood av, East Orange, NJ. 2,000

Brynnt av, 1487 (11:2995), ws, 245 s 172d, 20x100; Apr10'14; due, &c, as per bond; Matilda Plundeke to Title G & T Co, 176 Bway. 6,000

Bryant av (10:2764), es, 150 n Lafayette av, 25x100; bldg loan; Apr15; Apr16'14; due May1'16, 6%; Albt Gerhards to Albt H Marckwald, Short Hills, NJ, & ano trstes Augustus V Marckwald. 2,500

Cauldwell av (10:2622), ws, 18 n 164th, 20x59.11; pr mtg $3,000; Mar26; Apr15'14; 3y5%; Mary E Doyle, 963 Cauldwell av to Margt Baker, 1207 Boynton av. 1,900

Clinton av, 1830 (11:2949), ext of $7,500 mtg to Apr13'19 at 5%; Apr13; Apr15'14; Lawyers Mtg Co with Morris Silverman, 1830 Clinton av. nom

Clinton av, 1832 (11:2949); ext of $7,500 mtg to Mar17'19 at 5%; Mar17; Apr11'14; Jacob Bloom with Bowery Savgs Bank, 128 Bowery. nom

Courtlnndt av, 639 (9:2412), sal Ls; Apr 14; Apr15'14; demand, 6%; Boleslav Bartosiewicz & Tomasz Sroka to Jacob Ruppert, a corpn, 1639 3 av. 4,000

Crescent av (11:3072), sec Adams pl, 128.6x124.6x100x43.9; ext of $27,000 mtg to Apr10'19 at 5½%; Apr9; Apr14'14; Lawyers Mtg Co with Casenzo Bldg Co, 705 E 187. nom

Crescent av (11:2560), ss, 66.5 e Adams pl, 62.1x124.6x48.4x85.7; Apr9; Apr10'14; due &c as per bond; Cosenzo Bldg Co to Lawyers Mort Co, 59 Liberty. 26,000

Crescent av (11:2560), same prop; certf as to above mtg; Apr9; Apr10'14; same to same.

Creston av (11:3168), es, 150.1 n 192d, 25 x109.5x25x109.2; PM; Nov21'04; Anr15'14; due Nov21'05; 5%; Jno P Dunn to Susan A Berrian, 126 Fordham rd E. 2,000

Creston av (11:3168), same prop; July19 '12; Apr15'14; 1y5%; same to same. 1,000

Crotona av (11:3102), es, 150 n 183d, 50x 100; pr mtg $41,500; Apr15; Apr16'14; due Sept1'14, 6%; Lord Robert Realty Co, Inc, to Estates Mort Securities Co, 160 Bway. 2,000

Eagle av, 897 (10:2620), ws, 62.6 n 161st, 18.9x100; Apr16'14; 5y5%; Katie H Hebron to Title Guar & Trust Co, 176 Bway. 6,500

Edenwald av (*), ns, 50 e Grace, 100x 100; PM; Apr1; Apr2'14; 3y6%; Silman Investors Inc to Kate S Bell, Scarsdale, NY. (Corrects error in last issue when address was omitted). 1,500

Fieldston rd (13:3421), es, at cl (proposed) 252d, runs e214.7xne8.8 & 93.3 & 35 & 11xnw 169.3xnw400 to rd xs324.3 to beg; PM; Anr1; Anr14'14; 5y4½%; Frances A wife Frank S Hackett, to Newton Land Assn, 55 Liberty. 75,000

Fieldston rd (13:3421), nec 256th, runs e 103.11xn31.4xw95.10 to rd xs80 to beg; Apr 9; Apr14'14; installs, 6%; Josie Cunningham to Fannie Catz, 258 E 138. 190

Fordham rd W (11:3235), ns, 49 e Harlem River Ter, 50x60; pr mtg $6,000; Apr8; Apr 10'14; demand, 6%; Jos Gruber to A Hupfel's Sons, a corpn, 842 St Ann's av. 3,000

Fordham rd W (11:3225), ss, 130 e Loring pl, 29.7x119.2x25x133.6; Apr14; Apr15 '14; demand; 6%; Terrace Constn Co to Fredk C Funk gdn Wilhelmina B Funk, 48 21st West NY, NJ 1,400

Fordham rd W (11:3225), ss, 70.9 e Loring pl, 25.7x119.2x25x104.10; Apr14; Apr15 '14; demand; 6%; Terrace Constn Co to Corporate Mtg Co, 27 Cedar. 1,600

Franklin av (10:2611), nws, 90.5 sw 168th, 17.2x90.7x16.9x94; Apr9; Apr10'14; 5 y5%; Jos V Ritchie to Thos Stokes, 2109 Bway. 1,250

Glebe av (*), sec Rowland av, 100x200 to Frisby av, except pt for Glebe, Rowland & Frisby avs; Apr14; Apr16'14; 3y6%; Julia A Collins to Dorothea Kunzig, 2030 Westchester av. 4,000

Grand av (11:3212), ws, 275.3 n 184th, 55.2 x118.5x55.8x122.1; ext of $40,000 mtg to June30'19 at 5½%; Apr10; Apr13'14; Chemical Realty Co with Metropolitan Life Ins Co, 1 Mad av. nom

Grand blvd & Concourse (11:3162), ws, 207.1 ne 181st, 26.5x61.5x25x70; PM; Apr9; Apr10'14; 3y5½%; Jos & Martha Mussgnug 4316 Park av, to Margt Reiner, 2171 Grand blvd & concourse. 1,050

Hoe av (10:2744), ws, 240 s 167th, 20.5x 100; Apr13; Apr14'14; 5y5%; Jno F, Emma, Danl J, Sarah B & Julia O'Connell & Eleanor F Caterson to Emigrant Indust Savgs Bank, 51 Chambers. 8,000

Independence av (13:3407), es, at ss land now or late Jas C Sidney, runs se298xsw 120.3xsw abt 98 to ns Palisade av xw— to ns Johnson av xnw, w & sw on curve — to ns Palisade av xw on curve to Independence av xn— to beg; also all title to PALISADE AV, ns, 80 w from pt formed by intersection of e line of land late of Mary M Kellogg & now of party 1st pt, with ns Palisade av, runs w along ns of an old rd formerly known as Independence av or Johnson av — to pt where ns of said old rd intersects ns Palisade av xe— to beg, being pt of said old rd lying n of present line of Palisade av; Apr6; Apr14'14; 5y5%; Mary J Scoville to Cary D Landis, at Deland, Volusia Co, Fla, & ano. 15,951.10

Intervale av, 1353 (11:2965); ext of $30,000 mtg to Apr10'17 at 5½%; Apr7; Apr 14'14; Lawyers Mtg Co with Jacob Streifler Co, 99 Nassau. nom

Intervnle av, 1353-7 (11:2965), 2 agmts as to share ownership in 2 mtgs; Apr1; Apr16'14; Nathan Friedman with Lawyers Mtg Co, 59 Liberty. nom

Intervale av, 1353 (11:2965), ws, 227.10 s Jennings, 42.6x110; pr mtg $30,000; Mar31; Apr13'14; due Dec27'16, 6%; Jacob Streifler Co to Abr Dorb, 180 Claremont av, & ano. 5,000

Intervnle av, 1353-7 (11:2965), ws, 185.4 s Jennings, 85x110; pr mtg $70,000; Mar31; Apr13'14; due as per bond, 6%; Jacob Streifler Co to Susie Golding, 101 W 141. 3,600

Intervnle av, 1353 (11:2965), ws, 227.10 s Jennings, 42.6x110; certf as to mtg for $5,000; Mar31; Apr13'14; The Jacob Streifler Co, a corpn, to Abr Dorb & Morris Rosenfield.

Intervnle av, 1353-7 (11:2965); sobrn of mechanics lien to asn of rents; Mar30; Apr15'14; Berent J Jacobsen with Susie Golding, 101 W 141. nom

Intervnle av, 1353-7 (11:2965); sobrn of judgment to asn of rents; Mar30; Apr15 '14; Colonial Bank with same. nom

Intervnle av, 1353-7 (11:2965); sobrn of mechanics lien to asn of rents; Mar30; Apr15'14; Francis X Kiel Co with same. nom

Intervnle av, 1353-7 (11:2965); sobrn of judgment to asn of rents; Mar30; Apr15 '14; Geo W Bancroft with same. nom

Intervnle av, 1353-7 (11:2965); sobrn of mechanics lien to asn of rents; Mar30; Apr15'14; Jos Maurice with same.fl nom

Intervnle av, 1353-7 (11:2965); sobrn of judgment to asn of rents; Mar30; Apr15 '14; North Sand Co with same. nom

Intervnle av, 1353-7 (11:2965); sobrn of mechanics lien to asn of rents; Mar30; Apr15'14; De Maria Co with same. nom

Intervnle av, 1353-7 (11:2965); sobrn of mechanics lien to asn of rents; Mar30; Apr15'14; Gus Schlaier Eagle Wrought Iron Works with same. nom

Intervnle av, 1353-7 (11:2965); sobrn of judgment to asn of rents; Mar30; Apr15 '14; Leon Meyer with same. nom

Intervnle av, 1353-7 (11:2965); sobrn of mechanics lien to asn of rents; Mar30; Apr15'14; Lewis E Landon with same. nom

Intervale av, 1353, see Intervale av, 1357.

Intervale av, 1357 (11:2965), ws, 185.4 s Jennings, 42.6x110; Mar31; Apr13'14; duc, &c, as per bond; Jacob Streifler Co to Lawyers Mort Co, 59 Liberty. 30,000

Intervnle av, 1357; pr mtg $30,000; Mar 31; Apr13'14; due Dec27'16, 6%; Jacob Streifler Co, 99 Nassau, to Max Moskowitz, 147 Grand & ano. 5,000

Intervnle av, 1357 (11:2965), ws, 185.4 s Jennings, 42.6x110; certf as to mtg for $30,000; Mar31; Apr13'14; The Jacob Streifler Co, a corpn, to Lawyers Mtg Co, a corpn, 59 Liberty.

Intervnle av, 1357; certf as to mtg for $5,000; Mar31; Apr13'14; same to Max Moskowitz & Harry Engelman.

Intervnle av, ws, 185.4 s Jennings, 85x 110; certf as to mtg for $3,600; Mar31; Apr 13'14; Jacob Streifler Co, a corpn, to Susie Golding.

Intervale av, 1357 (11:2965), ws, 185.4 s Jennings, 42.6x110; also INTERVALE AV, 1353 (11:2965), ws, 227.10 s Jennings, 42.6x 110; sobrn of mechanics lien to 4 mtgs; Mar31; Apr15'14; Gus Schlaier Eagle Wrought Iron Works with Lawyers Mtg Co, 59 Liberty et al. nom

Intervnle av, 1357 (11:2965); also INTERVALE AV, 1353 (11:2965); sobrn of mechanics lien to 4 mtgs; Mar31; Apr15'14; De Maria Co with same. nom

Intervale av, 1353 (11:7965); also INTERVALE AV, 1357; sobrn of mechanics lien to 4 mtgs; Mar31; Apr15'14; Berent J Jacobsen & ano with same. nom

Intervnle av, 1357 (11:2965); also INTERVALE AV, 1353; sobrn of mechanics lien to 4 mtgs; Mar31; Apr15'14; Jos Maurice with same. nom

Intervale av, 1357 (11:2965); also INTERVALE AV, 1353; sobrn of judgment to 4 mtgs; Mar31; Apr15'14; Colonial Bank with same. nom

Intervnle av, 1357 (11:2965); also INTERVALE AV, 1353; sobrn of mechanics lien to 4 mtgs; Mar31; Apr15'14; Lewis E Landon with same. nom

Intervale av, 1357 (11:2965); also INTERVALE AV, 1353; sobrn of mechanics lien to 4 mtgs; Mar31; Apr15'14; Francis X Kiel Co with same. nom

Intervnle av, 1357 (11:2965); also INTERVALE AV, 1353; sobrn of judgment to 4 mtgs; Mar31; Apr15'14; Leon Mayer with same. nom

Intervnle av, 1357 (11:2965); also INTERVALE AV, 1353; sobrn of judgment to 4 mtgs; Mar31; Apr15'14; Geo W Bancroft with same. nobm

Intervale av, 1357 (11:2965); also INTERVALE AV, 1353; sobrn of judgment to 4 mtgs; Mar31; Apr15'14; North Sand Co with same. nom

Jnckson av (10:2572), ws, 100 n 141st, 131.2x100; Apr13; Apr14'14; 3y6%; Robbins Constn Co to Edgar S Appleby, Glen Cove, LI, & ano. 10,000

Jackson av (10:2572); same prop; certf as to above mtg; Apr13; Apr14'14; same to same.

Johnson av, see Independence av, es, at ss land now or late Jas C Sidney.

Marmion av (11:3107), ws, 75 s 179th, 66.1x150.2; Apr16'14; 1y5½%; Jos Diamond Constn Co to Comity Mort Co, 40 Wall. 45,000

Marmion av (11:3107), same prop; certf as to above mtg; Apr16'14; same to same.

Melrose av (9:2384), nec 162d, 100x23.5x 100x21.3; Apr13'14; 5y5%; Mary E Tiemann or Eleanor Tiemann to Emigrant Industrial Savgs Bank, 51 Chambers. 15,000

Monterey av, 2031 (11:3061); ext of $5,000 mtg to Aug14'14 at 6%; Apr14; Apr16 '14; Gussie Morgenstern with Angel Constn Co, Inc, 1228 Hoe av. nom

Monterey av (11:3061), ws, 253.11 s 178th, 50.9x95.7x50.9x96.4; sobrn agmt; Apr14; Apr16'14; Andw Bregman with Lawyers Mtg Co. nom

Monterey av (11:3061), ws, 50.9 s 179th, 50.9x98.6x50.9x99.3; Apr14; Apr16'14; due &c as per bond; Angel Constn Co, Inc, to Lawyers Mtg Co, 59 Liberty. 28,500

Monterey av (11:3061); same prop; certf as to above mtg; Apr14; Apr16'14; same to same.

Monterey av (11:3061); same prop; pr mtg $28,500; Apr14; Apr16'14; 3y6%; same to Morris Morgenstern, 53 Lenox av. 6,000

Monterey av (11:3061); same prop; certf as to above mtg; Apr14; Apr16'14; same to same.

Monterey av (11:3061), ws, 101.7 s 179th, 50.9x97.10x50.9x98.6; Apr15; Apr16'14; due, &c as per bond; Angel Constn Co, Inc, to Lawyers Mtg Co, 59 Liberty. 28,500

Monterey av (11:3061); same prop; certf as to above mtg; Apr14; Apr16'14; same to same.

Monterey av (11:3061); same prop; pr mtg $28,500; Apr14; Apr16'14; 3y6%; same to Morris Morgenstern, 53 Lenox av. 6,000

Monterey av (11:3061); same prop; certf as to above mtg; Apr14; Apr16'14; same to same.

Monterey av (11:3061), ws, 152.4 s 179th, 50.9x97x50.9x97.10; Apr14; Apr16'14; due &c as per bond; Angel Constn Co, Inc, to Lawyers Mtg Co, 59 Liberty. 27,500

Monterey av(11:3061); same prop; certf as to above mtg; Apr14; Apr16'14; same to same.

Monterey av (11:3061), same prop; sobrn agmt; Apr14; Apr16'14; Benj Kaplan & Henry Simonoff with same. nom

Monterey av (11:3061), ws, 203.1 s 179th, 50.9x96.4x50.9x97; Apr14; Apr16'14; due &c as per bond; Angel Constn Co, Inc, to Lawyers Mtg Co, 59 Liberty. 27,500

Monterey av (11:3061); same prop; certf as to above mtg; Apr14; Apr16'14; same to same.

Monterey av (11:3061), sec 179th, 50.9x 100; sobrn agmt; Apr14; Apr16'14; Gussie Morgenstern with Lawyers Mtg Co. nom

Nereid av (*), ss, 48.10 w Bruner av, 97.8 x100; Apr14; Apr15'14; due &c as per bond; Nicholas Vogel, 1450 2 av, to Helen C Tomlinson, 345 W 57. 1,800

Ogden av (9:2522 & 2540); also 167TH ST W; also ALEY; same prop; certf as to above mtg; Apr10; Apr13'14; same to same.

Ogden av (9:2522 & 2540), es, 450 n 170th, 50x112.2x50x112.1; also 167TH ST W (9:2540), nec land NY & Putnam R R, 125 x160x124.11x164.10; also ALLEY 25 ft wide (9:2540), ws, 123.7 s Depot pl, 150x99.11; pr mtg $24,000; Apr11; Anr13'14; 2y6%; Merwin Realty Co to Thos H Reynolds, 982 Anderson av. 5,000

Ogden av (9:2522), es, 50 s 170th, runs e 108.10xs49.5xw99.2 to av xn34.9xn54 to beg; PM; pr mtg $58,000; Apr7; Apr14'14; 3y6%; Phyfe Bldg Co, Inc, to Robt A Wynne, 951 Woodycrest av. 13,000

Olmstead av (*), ws, 53.1 s Quimby av, 25x105, Unionport; Apr13; Apr14'14; 3y 5½%; Chas E Lawrence to Geo Zimmermann, 2165 2 av. 1,500

Palisade av, see Independence av, es, at ss land now or late Jas C Sidney.

Palmer av (*), ws, 350 s Kingsbridge rd, runs s20.1xsw34.11xw80.10xn150xe100 to beg; Apr3; Apr13'14; 3y6%; Gaetano Amigroni to Jno P Markham, 257 W 139 trste Benj Hutchinson. 725

Palmer av (*), same prop; Apr3; Apr13 '14; 3y6%; same to Eliz K Dooling, 179 E 80. 675

Park av (11:3034), es, 135 s 178th, 27x 150; PM; Apr15; Apr16'14; 3y5%; Arthur L & Lena Sturz, 4234 Park av, to Christoph Sturz, 325 S 6 av, Vt Vernon, NY. 1,500

Perry av, 3347 (12:3343), ext of $5,000 mtg to Oct3'17 at 6% as per bond; Mar21; Apr15'14; Jacob F Seyfarth with Mary A Cudlipp. nom

Riverdale av (13:3426), ws, 143 s land Thos Cuthhert, 50x100; Apr14; Apr15'14; 5y6%; Terrence Walsh to Caroline Wellner, 600 E 182. 4,000

Rowland av, see Glebe av, see Glebe av, sec Rowland av.

St Ann's av, 686 (10:2617), es, 450 s 156th 26x90; pr mtg $10,000; Mar5; Apr15'14; due

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&c as per bond; Jos W Rowan, Inc, a corpn, 3114 3 av to Robt J Illwitzer, 743 So Oak dr. 1,000

Southern blvd (11:3100 & 3113), ws, 110.5 n Kingsbridge rd, 25x88.5x31.11x72.1; Apr 15; Apr16'14; demand, 6%; Martha W Gibson to Saml Wacht, 790 Riverside dr. 1,000

Southern blvd (11:2960), nwc Fairmount pl, 54.11x105.10x50x128.6; PM; pr mtg $10,-250; Apr2; Apr16'14; due, &c, as per bond; P J Bldg Co Inc, 906 E 176, to Borough Estates, a corpn, 3219 3 av. 2,995.70

Southern blvd (11:3111), ws, 240.6 s 182d, 46.11x123.2x44x106.11; PM; Apr15; Apr16'14; due Oct15'15, 5½%; Jos G Bossmann to Mary S Croxson, 106 Pierrepont, Bklyn. 31,500

Teller av (9:2420 & 2434), swc 167th; ext of $30,000 mtg to Apr7'19 at 5%; Apr7; Apr 11'14; U S Savgs Bank with O J Schwarzler Co, 1100 Brook av. nom

Tinton av, 767 (10:2655), ws, 145.1 n Westchester av & 209.6 n 156th, 34.6x135; PM; Apr15'14; 1y5%; Jno G H Klemeyer to Ellen Mulhare, 404 E 141. 5,000

Trinity av (10:2557), es, 231.6 s 149th, 21.6x109; also LAND in N Y County; Apr 1; Apr10'14; 1y6%; Hans C Clausen, Morsemere, NJ, to Merchants Realization Co, Inc, 116 Nassau. 1,000

Union av, 1176 (10:2681), es, 155.3 s 168th, 19x100; PM; pr mtg $——; Apr15; Apr16'14; due Aug1'17, 6%; Oscar A Price to Madeline Spangenberg, 1176 Union av. 1,000

Westchester av (10:2624), ns, 25.6 e Eagle av, 25.6x87.1x25x93.4; pr mtg $10,-000; Apr15'14; due &c as per bond; Mary Schuholz to Saml Harris, 371 E 142. 1,200

White Plains blvd, nws, at sws Huguenot, see Huguenot, sws, at nws White Plains blvd.

Wilkins av (11:2976 & 2977), sec Jennings, 50x96x50.5x100; Mar26; Apr14'14; 5y 5½%; Jos A Richter to Lawyers Mtg Co, 59 Liberty. 45,000

Wilkins av (11:2976 & 2977), sec Jennings, 50x100; sobrn agmt; Mar31; Apr15 '14; Jos A Richter to Jno J Hattenbrun, Jr, with Lawyers Mtg Co, 59 Liberty. nom

Wilkens av (11:2976-2977), same prop; Apr4; Apr15'14; Jos A Richter & N & Hy W Schutt & Amelia Holm with same. nom

Wilkins av (11:2976 & 2977), same prop; sobrn agmt; Mar17; Apr15'14; Jos A Richter & Alex M Conger with same. nom

Wilkins av (11:2976-2977), same prop; sobrn agmt; Apr10; Apr15'14; Jos A Richter & Antonia Lang with same. nom

Wilkens av (11:2976 & 2977), sec Jennings, 50x96x50.5x100; pr mtg $——; Apr 13; Apr15'14; installs; 6%; Jos A Richter, 870 Jennings to Israel Moskowitz, 218 8th, Hoboken, NJ. 4,000

Wilkins av, sec Jennings, see Jennings, sec Wilkins av.

Woodycrest av (9:2508), es, 50 n 164th, 35x100; Apr9; Apr10'14; 3y5½%; Reinhardt Schneider, 1004 Woodycrest av to Louis Meyer, 200 W 145. 6,000

3D av, 3603-5 (11:2910), nws, 96.3 n 169th, 48.6x100; Apr9; Apr10'14; 5y5½%; Michl Nolan to Phebe Peters, 109 W 86. 12,500

3D av, 3603-5; sobrn agmt; Apr9; Apr10 '14; Same & Edw Knapp with same. nom

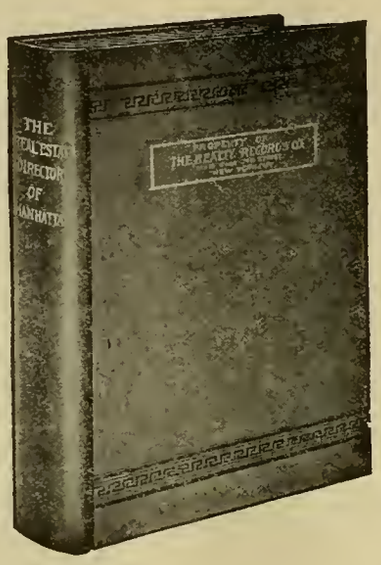
5TH av extension (*), ws, abt 523 s Williamsbridge rd, 25x100; pr mtg $——; Apr13; Apr14'14; 4y6%; Edw Trott, 361 9 av & Minnie V wife Jno Trott, 2039 Webster av to Jno Bussing, Jr, 205 E Lincoln av, Mt Vernon, NY. 400

5TH av Extension (*), nws, 523 se Kingsbridge rd, 50x100; agmt apportioning mtg; Apr10; Apr16'14; Jno Bussing Jr with Minnie V Trott, 2039 Webster av et al. nom

Bridge (*) crossing Eastchester Bay, ns; sal Ls; Mar30; Apr15'14; demand; 6%; Margt E & Andw Gack to Jacob Ruppert, a corpn, 1639 3 av. 2,000

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The Real Estate Directory of the Borough of Manhattan with Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2406 New York, April 25, 1914. (43) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

*Ann st, 89 (or Beekman 59).
Barrow st, 53-7.
Beekman st, 59.
Bleecker st, 102.
Cannon st, 61.
Catharine st, 53-5, on map 53.
Chambers st, 87-9.
Chrystie st, 211.
*Cliff st(33-45 (or Fulton, 55).
*Commerce st, 19-23 (or Barrow st, 53-7).
Fulton st, 55.
*Grand Circle 2 (or Bway 1787-9).
Great Jones st, 46.
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Houston st E, 348.
Houston st W, 185.
*New Chambers st, 46 (or Pearl, 412).
Pearl st, 412.
*Reade st, 71 (or Chambers, 89).
St. Marks pl, 54.
*Stanton st, 2 (or Bowery, 247).
Stanton st, 233.
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Warren st (pt of), 117.
Washington st, 297.
4th st, 307 E.
5th st, 536-8 E.
9th st, 23 E.
10th st, 284 E.
12th st, 330 E.
13th st, 327 W.
16th st, 15-17 E.
16th st, 445 W.
*21st st, 1-3 W (or 5th av, 160).
21st st, 427 W.
22d st, 229 E.
26th st, 238 E.
29th st, 224 W.
31st st, 31-7 & 208 E.
32d st, 132 W.
34th st, 413-5 E.
*36th st, 200 E (or Third av, 541).
36th st, 202 E.
40th st, 332 W.
*41st st, 261 W (or 8th av, 640).
41st st, 414 W.
43d st, 215 E.
44th st, 356 W.
*47th st, 242 E (or 2d av, 877).
49th st, 541-5 W.
51st st, 421 E.
56th st, 234 W.
57th st, 217 E.
58th st, 315-335 W.
*58th st W (nec 8th av), blk 1030-1.
59th st, 312-24 W.
62d st, 100-12 E.
*69th st, 2-10 W (or Central Pk W, 86).
69th st, 12 W.
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81st st, 227 E.
83d st E, ss blk 1494-67-8.
*85th st, 448-50 E (or Av A, 1607).
86th st, 124-6 E.
87th st, 500 E.
95th st, 209 W.
96th st, 52 W.
*97th st, 200 E (or 3d av, 1721-5).
97th st, 203 E.
97th st, 64 W.
99th st, 210 E.
*101st st, 133 E (or Lex av, 1590-4).
103d st, 218-20 E.
103d st, 79 W.
106th st, 57 E.
111th st, 162 E.
111th st, 212-4 W.
113th st, 202 E.
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115th st, 308 E.
115th st, 221 W.
116th st, 58-60 E.
117th st, 140 E.
*118th st, 1 W (or 5th av, 1460).
118th st, 14-16 & 73 W.
118th st, 111 & 418 W.
120th st, 162 W.
121st st, 110 & 419 W.
122d st, 165 W.
123d st, 124-8 E.
123d st, 422-3 E.
123d st, 439 W.
128th st, 54 W.
129th st, 148-50 E.
130th st, 29 & 141 W.
*130th st, 500 W or Amsterdam av, 1414).
131st st, 76 W.
133d st, 48, 63 & 131 W.
136th st, 226 W.
137th st, 102, on map 104 W.
137th st, 106 W.
139th st W, ns blk 1737-16-17.
145th st, 452 W.
*146th st, 200 W (or 7th av, 2516-8).
148th st, 521 W.
*149th st, 298 W (or 8th av, 2800-2).
*160th st W (nec Ft Wash av, 38), blk 2137-65.
162d st, 520-2 W.
163d st, 465 W.
*173d st W (sec Audubon av, 149-55), blk 2129-30.
*178th st, 501 W (or Amst av, 2380-6).
185th st W, ns blk 2156-65.
*185th st W (nec Audubon av), blk 2156-33.
*186th st W ((sec Audubon av), blk 2156-35.
*206th st W (nes 10th av), blk 2203-1.
Av A, 1607.
*Amsterdam av, 1020-6 (or Cathedral Pkway, 501-7).
Amsterdam av, 1414 & 2380-6.
Audubon av, 145-55.
Audubon av, es, blk 2156-33-5.
Bowery, 247-9.
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Broadway, 1787-9 & 2741-7.
Broadway, e s, blk 1113-29.
Cathedral Pkway, 501-7.
Central Pk W, 86.
Ft Washington av, 38.
Lenox av, 447.
Lexington av, 1590-4.
Old Broadway, e s, blk 1985-14.
*Park av (sec 62d st, 100-12 E), blk 1396-71.
Park av, w s, blk 1748-14-21.
West End av, 766.
*West End av, 920-8 (or Bway, 2741-7).
1st av, 117.
2d av, 877, 1836 & 2130.
2d av, 2206-2212.
3d av, 539-41 & 1721-5.
5th av, 160 & 1460.
7th av, 1858-60 & 2304-6.
7th av, 2516-8.
8th av, 640 & 2800-2.
*8th av, 990 (or Bway, 1787-9).
10th av (nes 206th st), blk 2203-1-4.

WILLS.

Fulton st, 149.
Orchard st, 148.
12th st, 161-5 W.
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28th st, 137-9 E.
29th st, 45-7 W.
*36th st E (nwc Madison av, 218), blk 866-16.
43d st, 525 W.
74th st, 10 E.
121st st, 58 E.
123d st, 45 E.
Amsterdam av (swc 140th st), blk 2071-33-36.
Madison av, 218.
3d av, 1587.
3d av, 1959-63 & 1975-7.
5th av, 27.
6th av, 661.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 3:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the aerial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
aan—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

APRIL 17, 18, 20, 21, 22 & 23.

Ann st, 89, see Beekman, 59.

Barrow st, 53-7 (2:587-46), ss, 100.2 e Bedford, runs s76.6 to ns Commerce (Nos 19-23), xe73.7xn40xw0.8xn37.5 to Barrow, x w72.11 to beg, with alley in rear of 19 Commerce, running through to Barrow, 6-sty bk tnt & strs; Chas Kaye to Teer Realty Co, Inc [Mrs Julia Bachrach, pres't], 18 E 60; B&S; Apr15; Apr22'14; A$40,000-95,-000. nom

Beekman st, 59 (1:93-35), ss, 23.9 w Gold, 23.9x109.7 to ns Ann (No 89) x23.2x103.9, 5-sty stn loft & str bldg; Lawrence Foot to Jno Wohner, J G Loeb & D M Perlinsky, all residents [of Canton], Madison County, Miss, as joint tenants; ⅓ pt; AL; Apr 13; Apr23'14; $45,000-65,000. nom

Bleecker st, 102 (2:523-10), ss, 49 e Greene, 23x130, 6-sty bk loft & str bldg; Philip Lewisohn et al, EXRS Moritz H Rosenstein, to Dora R Freudenheim, Marshall rd, Yonkers, NY [c/o Morris Freudenheim, 54 Maiden la]; ¼ pt; Mar25; Apr 17'14; A32,000-48,000. nom

Bleecker st, 102; same to Clara R Samuels, 362 Riverside dr; ¼ pt; Mar25; Apr 17'14. nom

Bleecker st, 102; same to Benj Rosenstein, 2015 Bway [48 E 91]; ¼ pt; Mar25; Apr17'14. nom

Bleecker st, 102; same to Rosa R Whitestone, at Bradford, Pa; ¼ pt; Mar25; Apr 17'14. nom

Bleecker st, 102 (2:523-10), ss, 49 e Greene, 23x130, 6-sty bk loft & str bldg; Rosa R Whitestone to Estate of Moritz H Rosenstein, Inc, a corpn, 48 E 9; QC; Mar 25; Apr17'14; A$32,000-48,000. nom

Bleecker st, 102; Benj Rosenstein to same; QC; Mar25; Apr17'14. nom

Bleecker st, 102; Dora R Freudenheim to same; QC; Mar25; Apr17'14. nom

Bleecker st, 102; Clara R Samuels to same; QC; Mar25; Apr17'14. nom

Cannon st, 61 (2:333-63), ws, abt 200 n Delancey, 27x100, 5-sty bk tnt & strs; Ignatz Leblang to Rebecca Fuchs [c/o Sam H Fuchs], 160 Tompkins av, Bklyn; 42/100 RT&I; mtg $28,000; Mar10; Apr21 '14; A$17,500-32,500. O C & 100

Cathedral Pkway, 501-7, see Ams av, 1020-6.

Catherine st, 53-5 on map 53 (1:276-57), es, 48.2 n Monroe, 27x105.1x27x104.2, 5-sty bk tnt & str; Harold P Coffin ref to Robt McGill at [406 Hudson] Hoboken, NJ; mtg $33,000 FORECLOSED & drawn Apr20; Apr21'14; A$20,000-35,000.

$5,000 over & above said mtg

Chambers st, 87 (1:149-7), ns, abt 175 e Church, 24.4x150 to ss Reade (No 69), 5-sty stn loft & str bldg; A$120,000-135,000; also CHAMBERS ST, 89 (1:149-8) ,ns, abt 150 e Church, 25x150 to Reade (No 71), 5-sty stn loft & str bldg; Interstate Land Holding Co, a corpn to H L Judd Co, a corpn, $7-9 Chambers; B&S; Apr17; Apr21 '14; A$120,000-135,000. O C & 100

Chambers st, 89, see Chambers, 87.

Chrystie st, 211 (2:427-41), ws, abt 85 n Stanton, runs w50xs25xe25xs3.6xe25 to st x n 25 to beg, 5-sty bk tnt & strs; Cannariato Real Estate Co, Inc, 234 E 75 to Paola Manta, 238 E 75; AL; Apr1; Apr22'14; A $14,000-19,000. O C & 100

Cliff st, 33-45, see Fulton, 55.

Commerce st, 19-23, see Barrow, 53-7.

Fulton st, 55 (1:94-4), nec Cliff (Nos 33-45), runs e81.11xnw80.3xw12.6xse59.10x w61.8 to es Fulton xs21.11 to beg, 2-5-sty stn loft & str bldgs; Chas Y Beach to Violet Beach, 3-5 pt, & Ella Beach, 1-5 pt, both [Main], Peekskill, NY, and Emma B Thayer of Monadnock, NH, 1-5 pt; mtg $70,000; Jan29'10; Apr21'14; A$65,000-88,-000. nom

Grand Circle, nwc Central Park W, see Broadway, es, bounded n by ss 61st, e by ws Central Park W, & s by Grand Circle.

Grand Circle, 2, see 8 av, 990.

Great Jones st, 46 (2:531-48), ns, 166 w Bowery, 23.1x90.4x23.3x87.11, 7-sty bk loft & str bldg; Etagloc Holding Co to Wm J Stich, 1842 Bryant av [57 William, r 55]; CaG; mtg $36,500; Apr20; Apr21'14; A$22,-000-45,000. nom

Great Jones st, 46; Wm J Stich to Etagloc Holding Co, a corpn, 59 Wm; CaG; mtg $36,500; Apr20; Apr21'14. nom

Hamilton st, 38 (1:253-43), ss, 164.6 w Market, 27x96.6x25.5x103.6, 5-sty bk tnt & strs & 4-sty bk rear tnt; Isaac M Peyser to Henrietta Rosen, 393 Grand, Bklyn; mtg $17,400; Jan13'13; Apr18'14; A$8,500-17,000. nom

Henry st, 189 (1:285-6), ns, abt 125 e Jefferson, 25x87.6, 6-sty bk tnt & strs; Harry Hirsh to Fanhar Realty Co, Inc, a corpn, 50 Church [r 1278]; mtg $29,500; Apr 21; Apr22'14; A$17,000-35,000. O C & 100

Houston st, 348 E (2:384-42), ns, 118 w Av C, 22x65.9x22x64.7, 5-sty bk tnt & strs; Nathan Herrman to Hannah J Herrman [c/o Nathan Herrman], 135 E 60; 1-18 pt; B&S; Apr20; Apr21'14; A$14,000-20,000. nom

Houston st, 185 W (2:520-32), ss, 63 w Congress, 21x75, 3-sty bk tnt & str; Frank Strohmeier to Raffaele Ardito, of 112 Washington av, Weehawken, NJ; mtg $10,000 & AL; Apr20; Apr23'14; A$10,000-13,500. O C & 100

New Chambers st, 46, see Pearl, 412.

Pearl st, 412 (1:115-pt lt 6), es, 136.7 n New Bowery, runs e57.5 to sws New Chambers (No 46) xnw33.1xw34.2 to Pearl xs24.9 to beg, pt 8-sty bk loft & str bldg; Julian H Barclay, individ et al, EXRS Clement B Barclay et al, to Hy J Weber, 62 W 56; [c/o C E Johnson & Co, 410 Pearl]; confirmation deed; Apr22; Apr23'14; A$—— $——. nom

Reade st, 69-71, see Chambers, 87.

St Marks pl, 54 (2:449-16), ss, 250 e 2 av, 25x97.6, 4-sty stn tnt; Jno H Jones, ref, to Emelius Stigeler, 72 Riverside dr; mtg $22,000; FORECLOS Feb16; Apr22'14; A$21,-000-26,000. 3,000

St Marks pl, 54; Alpheus H Favour to same; B&S; mtg $22,000; Apr6; Apr22'14. nom

Stanton st, 2-8, see Bowery, 247-9 on map 245½-9.

Stanton st, 233 (2:339-19), ss, 75 w Willett, 25x75, 5-sty bk tnt & strs; Jos Gold to Morris Bass, 1512 Eastern Pkway, Bklyn; B&S; ⅓ pt; Apr17; Apr23'14; A$17,-500-26,000. nom

Stuyvesant st el, see 12th, 330 E.

Sullivan st, 223 (2:539-8), es, 300 n Bleecker, 25x100, 5-sty stn tnt & strs; Emidio Andreiuolo to Teresa Andreiuolo, 223 Sullivan; mtg $26,000; Apr22; Apr23'14; A$16,000-26,000. O C & 100

Warren st, part of 117 (1:131), ss, 109.3 w Washington, a strip or gore, runs s 92.10xse3.1xn86.1 & 6.11 to beg; Jno Best to Phelps Stokes Estates, Inc, a corpn, 100 William; QC & correction deed; Apr 13; Apr17'14. 50

Washington st, 297 (1:139-8), ses, 27.1 s Reade, 27.5x48.1x24.6x56.7, 5-sty bk loft & str bldg; Seaman Lichtenstein, Jr & ano EXRS Seaman Lichtenstein, decd, to Jno K Everitt, 149 Belmont av, Jersey City, NJ [c/o Leigh & Everitt, 316 Washington]; Apr14; Apr21'14; A$21,000-24,000. 30,000

4TH st, 307 E (2:374-66), ns, 82.3 e Av C, 25x96, 4-sty bk tnt & strs & 2-sty bk rear loft bldg; Gussie Prager to Jacob B Prager, both at 309 E 4; QC; Feb10; Apr21'14; A$16,000-19,000. nom

5TH st, 536-8 E (2:400-24), ss, 183.10 w Av B, 40x96, 6-sty bk tnt & strs; Jacob Gang to Abr Landberg, 70 E 3 [c/o Clever Waist Co, 109 W 26]; AL; Apr18; Apr22'14; A$28,000-54,000. O C & 100

9TH st, 23 E (2:567-23), ns, 355 e 5 av, 22.6x92.3, 3-sty & b bk dwg; Philip Lewisohn et al EXRS Moritz H Rosenstein, to Dora R Freudenheim, — Marshall rd, Yonkers, NY [c/o Morris Freudenheim, 54 Maiden la]; ¼ pt; Mar25; Apr17'14; A $21,500-23,000. nom

9TH st, 23 E; same to Clara R Samuels, 362 Riverside dr; ¼ pt; Mar25; Apr17'14. nom

9TH st, 23 E; same to Benj Rosenstein, 2015 Bway [48 E 91]; ¼ pt; Mar25; Apr 17'14. nom

9TH st, 23 E; same to Rosa R Whitestone, at Bradford, Pa; ¼ pt; Mar25; Apr 17'14. nom

9TH st, 23 E; Rosa R Whitestone to Estate of Moritz H Rosenstein, Inc, a corpn, 48 E 9; QC; Mar25; Apr17'14. nom

9TH st, 23 E; Clara R Samuels to same; QC; Mar25; Apr17'14. nom

9TH st, 23 E; Benj Rosenstein to same; QC; Mar25; Apr17'14. nom

9TH st, 23 E; Dora R Freudenheim to same; QC; Mar25; Apr17'14. nom

10TH st, 284 E (2:437-23), ss, 138 w Av A, 25x92.3, 5-sty bk tnt & strs; Ferd Meyer, heir &c Peter or Frank Meyer, to Anton Meyer, 284 E 10; QC; re legacy, &c; Apr2; Apr20'14; A$16,000-25,000. 1,248.68

10TH st, 284 E; Jacob Krupp & ano, heirs &c of Peter or Frank Meyer, to same; AT; QC; Mar23; Apr20'14. 594.59

12TH st, 330 E (2:453-23), ss, 357.8 e 2 av, runs e25xs93.8 to cl former Stuyvesant xsw17.5xw10.5xn103.3 to beg, 6-sty bk tnt & strs; Cannariato Real Estate Co, Inc, to Paola Manta, 238 E 75; AL; Apr1; Apr20 '14; A$19,000-39,000. O C & 100

13TH st, 327 W (2:629-55), ns, 350 w 8 av, 25x103.1, 3-sty bk tnt & 2-sty bk rear stable; Chas Mulford to Church of St Bernard, a corpn, 328 W 14; Apr23'14; A$11,-500-13,500. O C & 100

16TH st, 15-17 E (3:844-11), ns, 200 w Union sq W, 50x92, 12-sty bk loft & str bldg; Hyman Hein et al to George Holding Co, Inc, a corpn [c/o H Hein, 2 W 88]; mtg $221,000 & AL; Oct10'13; Apr21'14; A$107,500-240,000. O C & 100

16TH st, 445 W (3:714-11), ns, 234.4 e 10 av, 26x92, 6-sty bk stable; Jas S Hannon, 330 W 15, to Jas S Hannon, Inc, a corpn [445 W 16]; AL; Apr18; Apr20'14; A $10,000-28,000. O C & 100

21ST st, 427 W (3:719-25), ns, 328 w 9 av, 22x104, 4-sty & b stn dwg; Clarence H Young, EXR Frances A Young, to National Florence Crittenton Mission, a corpn, 46 E 29; AL; Apr23'14; A$10,500-17,500. 18,000

22D st, 229 E (3:903-19), ns, 225 w 2 av, 25x98.9, 4-sty bk loft bldg, 1-sty ext; Edwin E Butler & ano EXRS &c Elias Butler to Wm J Leonard, 442 E 136; AL; Feb 26; Apr21'14; A$16,000-18,000. O C & 100

22D st, 229 E; Wm J Leonard to Mary A Thornton, 500 W 143; AL; Apr21'14. O C & 100

26TH st, 238 E (3:906-37), ss, 120 w 2 av, 20x98.9, 2-sty bk tnt & str; Gertrude O'Brien, EXTRX Wm S O'Brien, to Domenico & Generoso Jodice, 238 E 26; AL; Mar 27; Apr23'14; A$9,500-12,500. 9,600

29TH st, 224 W (3:778-53), ss, 317.1 w 7 av, 16.7x68.5x16.7x68.3, 3-sty bk tnt; Isaac & Mary Manheimer now Estate to Jacob Manheimer [now Estate c/o Manheimer Bros, 204 W 34], 264 W 115; Caroline, Miriam & Sol Manheimer, 210 W 114, & Henrietta, wife Louis Rosenfeld, 459 North Hampton st, Eastern Pa.; QC; June 27'12; Apr17'14; A$9,500-10,500. O C & 100

30TH st E (3:859), ss, 227.6 e 5 av, a strip 0.3x98.9; Ethel Zabriskie to Andw C Zabriskie at Barrytown, NY [52 Beaver]; ½ pt; Apr21; Apr22'14. nom

31ST st, 31-3 E (3:861-27-28), ns, 151.5 e Madison av, 42.10x98.9, 4-sty & b stn dwg, 2-sty ext, & 3-sty & b stn dwg; Thos Williams to 31 East 31st St Realty Co, Inc, a corpn [c/o Geo Backer, prest], 56 W 45; AL; Apr14; Apr22'14; A$99,000-116,000. O C & 100

31ST st, 35-7 E (3:861-29-30), ns, 194.3 e Madison av, 42.10x98.9, 2-3-sty & b stn dwgs; 117 East 24th St Co, a corpn, to 31 East 31st St Realty Co, Inc, a corpn [c/o Geo Backer, prest], 56 W 45; AL; Apr22 '14; A$99,000-112,500. nom

31ST st, 208 E (3:911-59), ss, 470 w 2 av, 20x98.9, 3-sty & b stn dwg; Jeannie A Skidmore to Theo T Lane, 25 Franklin pl, Flushing, LI [165 Bway]; mtg $14,500 & AL; Apr17'14; A$9,600-11,500. O C & 125

32D st, 132 W (3:807-59), ss, 346 w 6 av, 21x98.9, 4-sty bk tnt; Susan E wife Leonard H Wood to Theresa wife Richd Cooper [c/o Richd Cooper], 158 W 132; mtg $80,000 & AL; Apr21; Apr22'14; A$75,000-76,000. O C & 100

34TH st, 413-5 E, see 8 av, 640.

36TH st, 200-2 E, see 8 av, 640.

40TH st, 332 W (3:763-59), ss, 475 w 8 av, 25x98.9, 5-sty bk tnt & strs; Emily K Duschnes to Gustave S Duschnes [306 Owl Drug Bldg], San Diego, Cal; mtg $16,000; Apr16; Apr17'14; A$16,000-25,000. nom

41ST st, 261 W, see 8 av, 640.

41ST st, 414 W (4:1050-41), ss, 203.6 w 9 av, 21.6x98.9, 4-sty bk tnt & strs; Jacob J Tabolt to Youdonald Realty Corpn [c/o Wm Young Co], 550 W 41; mtg $6,000 & A L; Apr21; Apr22'14; A$9,500-11,500. O C & 100

43D st, 215 E (5:1317-10), ns, 230 e 3 av, 25x100.5, 5-sty bk tnt; Flora A Colt to Percival C Smith, 310 W 79 [46 Cedar]; CaG; AL; Nov26'13; Apr23'14; A$10,000-19,000. 16,500

44TH st, 356 W (4:1034-60), ss, 100 e 9 av, 25x100.4, 5-sty bk tnt & strs; Margaretha A Engelhardt to Adam Grein, 356 W 44; mtgs $14,000 & AL; Apr21'14; A $16,000-25,000. nom

47TH st, 242 E, see 8 av, 640.

49TH st, 541-5 W (4:1078-8), ns, 175 e 11 av, 75x100.5, 2-6-sty bk tnts & strs; Chas M Cauldwell et al EXRS &c Eliz M Cauldwell to Thos J McKeon, 332 E 25; ½ pt; mtg $50,000 & AL; Apr17; Apr21'14; A$29,000-84,000. 30,000

49TH st, 541-5 W; Caroline C Foote to same; ½ pt; B&S; mtg $50,000 & AL; Apr 17; Apr21'14. nom

49TH st, 541-5 W; Thos J McKeon to Wm Lustgarten & Co, Inc, a corpn, 68 Wm; mtg $50,000 & AL; Apr20; Apr21'14. nom

51ST st, 421 E (5:1363-9), ns, 202.4 e 1 av, 16.8x100.5, 3-sty & b stn tnt; Goldberg & Greenberg Inc, a corpn to Julius Friedman, $4 Chrystie; AL; Apr20; Apr21'14; A $5,500-8,000. O C & 100

56TH st, 234 W (4:1027-56), ss, 205 e 8 av, 20x100.5, 4-sty & b stn dwg; Francis De Jorio to Giuseppe De Jorio, 227 E 33; ½ pt; AT; mtg $32,000; Apr23'14; A$29,000-32,000. nom

57TH st, 217 E (5:1331-10), ns, 230 e 3 av, 20x100.5, 4-sty stn tnt; Patk Fitzpatrick to Chas J Fitzpatrick, 453 E 186; Mary Guiry, 149 E 55, & Gertrude I Leahy, 287 Jamaica av, Astoria, B of Q; AL; Apr 16; Apr17'14; A$11,000-16,000. O C & 100

58TH st W, nec 8 av, see 8 av, 990.

58TH st, 315-19 W (4:1049-20, 22 & 23), ns, 220.6 w 8 av, 104.6x100.5, 3-5-sty stn tnts, strs in 315; Wm R Hearst to Veronica Realty Corpn, 140 Nassau [r 1501]; B&S; AL; Apr20; Apr21'14; A$126,000-171,000. O C & 100

58TH st, 325 W (4:1049-19), ns, 325 w 8 av, 25x100.5, 4-sty stn tnt; Wm R Hearst to Veronica Realty Corpn, 140 Nassau [r 1501]; B&S; AL; Apr20; Apr21'14; A$29,-000-35,500. O C & 100

58TH st, 327 W (4:1049-18), ns, 350 w 8 av, 25x100.5, 4-sty stn tnt; Wm R Hearst to Veronica Realty Corpn, 140 Nassau [r 1501]; B&S; AL; Apr20; Apr21'14; A$29,-000-35,500. O C & 100

58TH st, 329 W (4:1049-17), ns, 375 w 8 av, 21.5x100.5, 4-sty stn tnt; Wm R Hearst to Veronica Realty Corpn, 140 Nassau [r 1501]; B & S; AL; Apr20; Apr21'14; A $21,000-26,500. O C & 100

58TH st, 331 W (4:1049-16), ns, 396.5 w 8 av, 21.5x100.5, 4-sty stn tnt & strs; A $21,000-26,500; also 59TH ST, 316-24 W (4:1049-46 to 49), ss, 375 e 9 av, 100x100.5, 2-5-sty stn tnts & strs & 3-3-sty fr tnts & strs; Wm R Hearst to Veronica Realty Corpn, 140 Nassau [r 1501]; B&S; AL; Apr 20; Apr21'14; A$134,500-152,500. O C & 100

58TH st, 333 W (4:1049-15), ns, 417.10 w 8 av, 21.5x100.5, 4-sty stn tnt; A$21,000-26,-500; also 58TH ST, 335 W (4:1049-14), ns, 439 w 8 av, 21.5x100.5, 4-sty stn tnt; Wm R Hearst to Veronica Realty Corpn, 140 Nassau [r 1501]; B&S; AL; Apr20; Apr21'14; A$21,000-26,500. O C & 100

58TH st, 335 W, see 58th, 333 W.

59TH st, 312-4 W (4:1049-44-45), ss, 475 e 9 av, 50x100.5, 2-5-sty stn tnts & strs; Wm R Hearst to Veronica Realty Corpn, 140 Nassau [r 1501]; AL; Apr20; Apr21 '14; A$75,000-90,000. O C & 100

59TH st, 316-24 W, see 58th, 331 W.

61ST st W, sec Bway, see Bway, es, bounded n by ss 61st, e by ws Central Pk W & s by Grand Circle.

61ST st W, swc Central Park W, see Bway, es, bounded n by ss 61st, e by ws Central Park W.

62D st, 100-12 E, see Park av, sec 62d.

69TH st, 2-12 W, see Central Park W, 86.

73D st, 219 E (5:1428-11), ns, 260 e 3 av, 25x102.2, 5-sty stn tnt & strs; Chas E Heydt, ref, to Frederic de P Foster at Tuxedo Park, NY [44 Wall], & Danl K De Beixedon at Amityville, LI [44 Wall], TRSTES Augusta L Jones, will Ambrose C Kingsland; FORECLOS Apr7; Apr21; Apr 22'14; A$11,000-22,000. 13,000

78TH st, 345 E (5:1453-18), ns, 200 w 1 av, 25x86x—x83, 5-sty bk tnt & strs; also INTERIOR LOT, begins 122.3 s 79th & 200 w 1 av, runs n20.1xw25xs15.7xse25.5 to beg, vacant; Caroline Hartel to Bertha Breitmeier, 345 E 78; mtg $10,000; Apr22; Apr23 '14; A$9,000-17,500. nom

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81ST st, 227 E (5:1527-13), ns, 305 e 3 av, 25.5x102.2, 5-sty bk tnt & strs; Florence Bailey to Bernard J Foss, 349 W 35 [495 9 av]; ⅜ pts; mtg $24,500; July23'13; Apr 23'14; A$11,000-25,000. O C & 100

83D st E (5:1494-67-68), ss, 110 e 5 av, runs e45xs102.2xw55xn50xe10xn52.2, vacant; Harris D Colt & ano TRSTES Richd Arnold for Caroline H Johnston to Wm Woodward, 9 E 56 [c/o Hanover National Bank, 11 Nassau]; AL; Mar25; Apr22'14; A $125,000-125,000. O C & 100

85TH st, 448-50 E, see Av A, 1607.

86TH st, 124-6 E (5:1514-59-60), ss, 286.8 e Park av, 51.1x102.2, 2-5-sty stn tnts, strs in 126; Bella Glaser to City Real Estate Co, a corpn, 176 Bway; mtg $28,000; Apr22; Apr23'14; A$43,000-69,000. O C & 100

87TH st, 500 E (5:1583-50½), ss, 81 e Av A, 18x63.5x18x63.8, 3-sty & b stn dwg; Philip Stiehl et al EXRS Adam Stiehl to Emma Stiehl, 500 E 87; AL; Apr21; Apr22 '14; A$5,000-8,000. **6,000**

95TH st, 209 W (4:1243-28), ns, at es old Bloomingdale rd at pt 167.10 w Ams av, 29.4 to cl old Bloomingdale rd x100.9x30.8x 100.9, 1-sty bk theatre; Carolina De Vito to Julian H Kean, at Ursino, Union Co, NJ; mtg $33,800; Apr1; Apr18'14; A$20,000-20,-000. nom

96TH st, 52 W (4:1209-54), ss, 260 e Col av, 20x100.8, 4-sty & b bk dwg; Amanda Bassford to Ida T Bassford, — Woodbine av, Larchmont, NY; mtg $18,000; Apr8; Apr17'14; A$14,000-23,000. nom

97TH st, 200 E, see 3 av, 1721-5.

97TH st, 203 E (6:1647-4½), ns, 90 e 3 av, 25x100.11, 5-sty bk tnt & strs; Jennie A, wife Fredk R Hasselman, to Anna Edgar Donald, 82 E 56; QC; Apr16; Apr17'14; A$9,000-15,500. nom

97TH st, 203 E; Anna Edgar Donald to Northcote Realty Co, a corpn, 505 5 av [r 1505]; CaG; Apr15; Apr17'14. nom

97TH st, 64 W (7:1832-57), ss, 182 e Col av, 19x100.11, 4-sty & b bk dwg; Anna E Donald to Northcote Realty Co, a corpn, 505 5 av [r 1505]; CaG; Apr15; Apr17'14; A$11,400-20,000. nom

99TH st, 210 E (6:1648-41), ss, 185 e 3 av, 25x100.11, 5-sty bk tnt; Morris Sturm to Jos Weiss, 246 E 87; ½ pt; AT; mtg $21,000; Mar16; Apr21'14; $9,000-19,000. nom

101ST st, 133 E, see Lexington av, 1590-4.

103D st, 218-20 E (6:1652-39-40), ss, 205 e 3 av, 50x100.9, 2-4-sty bk tnts & strs; Benj Feinberg to Annie Feinberg, 114 Madison; AL; Apr1; Apr22'14; A$18,000-28,000. nom

103D st, 79 W (7:1839-11), ns, 75 w Manhattan av, 30x100.11, 5-sty bk tnt; mtg $28,500; A$19,200-34,000; also 123D ST, 439 W (7:1964-8), ns, 175 e Ams av, 50x100.11, 6-sty bk tnt; mtg $62,000; Mabel L & Florence A Briner to Briner Realty & Constn Co, Inc, a corpn, 452 W 145; Apr20; Apr21 '14; A$31,000-85,000. nom

105TH st W, nec West End av, see West End av, 920-8.

106TH st, 57 E (6:1612-26), ns, 125 e Madison av, 25x100.11, 5-sty bk tnt & strs; Albt E Deutsch to Saml Deutsch, 312 W 126; ½ pt; AT; mtg $20,500; Apr18; Apr 20'14; A$12,000-21,500. O C & 100

111TH st, 162 E (6:1638-48), ss, 106.3 e Lex av, 18.9x100.11, 3-sty & b stn dwg; Emma Schlesinger et al to Katy Kohn, 111 W 118; QC; AL; Mar16; Apr22'14; A$8,000-9,500. O C & 100

111TH st, 212-4 W (7:1826-44), ss, 250 w 7 av, 50x100.11 to old cl of blk, 6-sty bk tnt; Herman Cohen to Belmart Realty Corpn, 36 Maiden la; mtg $68,500; Apr17 '14; A$33,000-67,000. nom

113TH st, 202 E (6:1662-46¾), ss, 69 e 3 av, 26x100.11, 4-sty bk tnt & strs; Jno Focarile to Hy Steindler, 772 St Nicholas av; QC; AL; Apr11; Apr21'14; A$8,500-15,-000. nom

113TH st, 202 E; Henry Steindler to Leybuck Co, a corpn, 141 Bway [r 1015]; mtg $14,400 & AL; Apr18; Apr21'14. nom

114TH st, 113 E (6:1642-6), ns, 98 e Park av, 16x100.10, 3-sty & b stn dwg; Max Canter to Moses Bloom, 10 E 130; mtg $6,500; Apr11; Apr17'14; A$7,000-8,000. nom

115TH st, 308 E (6:1686-48), ss, 100 e 2 av, 25x100.10, 4-sty bk tnt & strs; Cecilia Ferrari EXTRX Vito S Ferrari, to Pasquale Caruso, 304 E 113; AL; Apr16; Apr 17'14; A$9,000-13,500. **13,250**

115TH st, 221 W (7:1831-18), ns, 325 w 7 av, 18.9x100.11, 5-sty bk tnt; Wm L Bowman, ref. to Melville H Bearns, 95 Joralemon, Bklyn; FORECLOS Mar26; Mar 27; Apr17'14; A$10,500-16,000. **10,000**

116TH st, 58-60 E (6:1621-46-47), ss, 130 e Madison av, 40x100.11, 2-5-sty bk tnts; Ridgewood Estates, a corpn, to Philip I Hover of Wastena Park, Ridgewood, NJ [212 Bway]; AL; Apr22'14; A$26,000-40,000. nom

117TH st, 140 E (6:1644-57), ss, 24 w Lex av, 16.2x100.11, 3-sty & b bk dwg; Goldberg & Greenberg, Inc, a corpn to Julius Friedman, 84 Chrystie; AL; Apr20; Apr21'14; A$6,500-7,000. O C & 100

118TH st, 1 W, see 5 av, 1460.

118TH st, 14-6 W (6:1601-46), ss, 241 w 5 av, 44x100.11, 5-sty bk tnt; Lazarus Levy to Annie Hoffman, 13 W 114; mtg $44,500; Apr7; Apr23'14; A$24,500-50,000. O C & 100

118TH st, 73 W (6:1717-9), ns, 185 e Lenox av, 20.6x100.11, 5-sty bk tnt; Jos Corbett to Richd Plechner, 758 Beck; mtg $16,000; Apr15; Apr17'14; A$11,500-20,500. O C & 100

118TH st, 111 W (7:1903-24), ns, 185 w Lenox av, 20x100.11, 3-sty & b stn dwg; Emma Schlesinger et al to Katy Kohn, 111 W 118; QC; AL; Mar16; Apr22'14; A$11,200-22,000. O C & 100

118TH st, 418 W (7:1961-66), ss, 162.6 e Ams av, 62.6x100.10, 6-sty bk tnt; Chas Klingenbeck to Eleanore H Klingenbeck, his wife [c/o Chas Klingenbeck], 2438 Barker av; ⅛ pt; AT; B&S; AL; Apr10; Apr17'14; A$46,000-105,000. nom

120TH st, 162 W (7:1904-57½), ss, 141.8 e 7 av, 16.8x100.11, 4-sty & b bk dwg; Grace M Pruden to Cornelia H G Blaine [c/o Jas G Blaine], 156 W 121; mtg $15,-000; Apr21'14; A$9,300-16,000. omitted

121ST st, 110 W (7:1905-40), ss, 158 w Lenox av, 20x100.11, 3-sty & b stn dwg; Ensign Realty Co to Rae V Lesser, 1845 7 av; Apr17'14; A$11,200-19,000. O C & 100

121ST st, 419 W (7:1963-39), ns, 125 e Ams av, 37.6x100.10, 5-sty bk tnt; Janpole & Werner Holding Co, a corpn, to Sidney Stern, 541 W 144; B&S & CaG; mtg $50,000 & AL; Apr17; Apr22'14; A$26,000-47,000. nom

122D st E, nwc Park av, see Park av, ws, from ns 122d to ss 123d.

122D st, 411 E (6:1810-7½), ns, 171.4 e 1 av, 16.8x100.11, with all title to strip on w 0.1x100.11, 3-sty & b stn dwg; Hy H Glass to Dora Wiegand, 2011 Ams av; B&S; & CaG; Apr14; Apr17'14; A$4,000-6,000. nom

122D st, 165 W (7:1907-4½), ns, 75 e 7 av, 15.8x100.11, 4-sty & b bk dwg; Chas H Stanton to Margt D Hopper, [deed, c/o Thos T Hopper, EXR & TRSTE, 1326 Bway]; mtg $18,000; June15'08; Apr21'14; A $10,000-19,000. nom

123D st E, swc Park av, see Park av, ws, from ns 122d to ss 123d.

123D st, 124-8 E (6:1771-60-62), ss, 240 e Park av, 75x100.11, 3-5-sty stn tnts; Edw E McCall, ref. to Adolph Finkenberg, 95 W 119 [2279 3 av]; FORECLOS Mar23; Apr22 '14; A$31,000-63,000. **50,000**

123D st, 422 E (6:1810-36), ss, 312 e 1 av, 26x100.11, 4-sty bk tnt & strs; Pincus Lowenfeld et al to Mary Izzo, 416 E 123; mtg $8,000; Apr23'14; A$6,200-11,000. O C & 100

123D st, 423 E (6:1811-11), ns, 256.3 e 1 av, 18.3x100.11, 3-sty & b bk dwg; Jas J Golden ref to Chas Corn, 3631 3 av; FORECLOS Apr6; Apr21'14; A$4,500-5,500. **2,500**

123D st, 439 W, see 103d st, 79 W.

128TH st, 54 W (6:1725-61), ss, 257.6 e Lenox av, 20x99.11, 3-sty & b bk dwg; Thos Daly to Mt Vernon Mtg Co, a corpn, 2045 Ryer av; mtg $7,000; Apr15; Apr18'14; A$9,500-10,500. O C & 100

128TH st, 54 W; Thos Daly & Mt Vernon Mtg Co, a corpn, to Sara E Mead [c/o Jno C Mead, 2 Rector], 1425 46th, Bklyn; mtg $7,000; Apr17; Apr18'14. O C & 100

129TH st, 148-50 E (6:1777-48), ss, 285 w 3 av, 50x99.11, 5-sty bk loft & str bldg; Richd G Green to Helen A Green [c/o R Granville Green], 419 W 154; mtg $12,000; July2'06; Apr20'14; A$17,000-33,000. O C & 1,000

129TH st W (7:1914), ns, 224.11 w Lenox av, a strip 0.1x½ blk; Florence L Foise to Annie Miller, 50 Central Park W; QC; Apr8; Apr17'14. nom

130TH st, 29 W (6:1728-22), ns, 360 w 5 av, runs n8xe0.6xn46.2xw0.6xn45.8xw20xs 99.11 to st xe20 to beg, 4-sty & b stn dwg; Winter Russell, ref, to Anne D Thomson, 57 Av Kleber, Paris, France; FORECLOS Apr8; Apr17; Apr18'14; A$8,000-10,500. **8,000**

130TH st, 141 W (7:1915-13), ns, 456.6 w Lenox av, 18.6x99.11, 3-sty & b stn dwg; Arnold Rau, Jr to Wilhelmina Rau his wife [c/o Arnold Rau, Jr] 141 W 130; mtg $7,000; Apr21'14; A$7,100-10,500. nom

130TH st, 500 W, see Amsterdam av, 1414.

131ST st, 76 W (6:1728-68), ss, 85 e Lenox av, 16.8x99.11, 3-sty & b stn dwg; Millie Schwarz to Dora Freidus, 254 Pennington av, Passaic, NJ; mtg $7,500; Jan20; Apr 21'14; A$7,500-10,000. O C & 100

133D st, 48 W (6:1730-58), ss, 541.3 w 5 av, 18.9x99.11, 4-sty stn tnt; Annie Walton to Eliz Walton [c/o Wm Walton], 511 W 112; Apr17; Apr22'14; A$7,000-11,000. nom

133D st 63 W (6:1731-9), ns, 185 e Lenox av, 25x99.11, 5-sty stn tnt; Louis H Rose to Saml Corker, Jr, 52 W 99; AL; Apr17'14; A$9,000-19,000. O C & 100

133D st, 131 W (7:1918-16), ns, 366.6 w Lenox av, 33.3x99.11, 5-sty stn tnt; Annie B Kaplan to Queens House & Home Co, a corpn, sec Welcome pl & Park av, Ozone Park, B of Q; mtg $25,000; Apr6; Apr22'14; A$13,500-29,000. O C & 100

136TH st, 226 W (7:1941-46), ss, 302.6 w 7 av, 17.6x99.11, 3-sty & b bk dwg; Florence M Westcott to Louis M Bailey, 113 St Johns pl, Bklyn; B&S; Apr16; Apr21'14; A $7,000-10,500. nom

137TH st, 102, on map 104 W (7:1921-37), ss, 75 w Lenox av, 25x99.11, 6-sty bk tnt & strs; Hyman Straus to Bessie Zuowden, 327 Baldwin av, Jersey City, NJ; mtg $28,-250; Apr20; Apr21'14; A$12,000-31,000. O C & 100

137TH st, 102, on map 104 W; Bessie Zuowden to Sol Gunner, 2016 83d, Bklyn; mtg $26,500; Apr20; Apr21'14. O C & 100

137TH st, 106 W (7:1921-38), ss, 100 w Lenox av, 25x99.11, 5-sty bk tnt; Millie Schwarz to Morris Steinberg, 531 W 151 [3624 Bway] AL; Apr20;Apr21'14; A$11,-000-25,000. O C & 100

139TH st W (6:1737-16-17), ns, 375 e Lenox av, 50x99.11, vacant; Annie Walton to Wm Walton, 511 W 112; Apr17; Apr22 '14; A$16,000-16,000. nom

145TH st, 452 W (7:2059-52), ss, 110 w Convent av, 16x99.11, 3-sty & b stn dwg; Magdalena Briner to Briner Realty & Constn Co, Inc, a corpn, 452 W 145; mtg $8,000 & AL; Apr20; Apr21'14; A$8,300-14,000. nom

146TH st, 200 W, see 7 av, 2516-18.

148TH st, 521 W (7:2080-20½), ns, 276.6 w Ams av, 15.6x99.11, 3-sty & b bk dwg; Robt G Macbeth et al to Earle P Carmen, 225 Clearmont [Clermont] av, Bklyn; mtg $10,000; Apr15; Apr17'14; A$8,000-10,000. nom

149TH st, 298 W, see 8 av, 2800-2.

157TH st W (8:2134), lot begins at cl blk bet 157th & 158th sts at high water line on Randel map dated Apr10, 1819, runs w— to es of right of way of Hudson R R R Co xs— to cl of 157th, not opened, xe— to said high water line xn— to beg; City NY to Emma L Adams at Litchfield, Conn [c/o Chas Adams, 111 Bway]; AT; QC; Apr17; Apr22'14. **113.50**

160TH st W, nec Ft Washington av, see Ft Washington av, 38.

162D st, 520-2 W (8:2120-24), ss, 440 e Bway, 40x99.10, 5-sty bk tnt; Danl E Hanlon to Anna M Clausen, 619 Mad av; mtg $40,000; Apr6; Apr23'14; A$17,500-44,000. O C & 100

163D st, 465 W (8:2110-104), ns, 125 e Ams av, 25x112.6, 5-sty bk tnt; Thos W Fassman to Mary A Dempsey, 568 W 149; AL; Nov10'13; Apr17'14; A$9,000-24,500. nom

172D st W, nec Audubon av, see Audubon av, 145-55.

173D st W, sec Audubon av, see Audubon av, 145-55.

178TH st, 501 W, see Ams av, 2380-6.

185TH st W, nec Audubon av, see Audubon av, nec 185.

186TH st W, sec Audubon av, see Audubon av, nec 185.

206TH st W, nes, at ses 10 av, see 10 av, ses, at nes 206th.

Av A, 1607 (5:1564-29), swc 85th (Nos 448-50), 25.2x75, 5-sty bk tnt & strs & 1-sty bk str; Godfrey M Lahm to Daisy L Petersen, 200 W 89; mtg $22,000; Apr18; Apr20'14; A$13,500-29,000. nom

Av A, 1607, swc 85th (Nos 448-50); Daisy L Petersen to Godfrey M Lahm, 311 E 86, NY, & Eliz M Sayer, 27 Hubbard pl, Bklyn [215 Montague, Bklyn]; mtg $22,000; Apr 18; Apr20'14. nom

Amsterdam av, 1020-6 (7:1882-28), nwc Cathedral Pkway (Nos 501-7), 95.11x125, 10-sty bk tnt & strs; Newbold Morris to B W R Realties, Inc, a corpn, 61 Park row; B&S & CaG; mtg $480,000; Apr21; Apr23'14; A$140,000-550,000. nom

Amsterdam av, 1020-6, nwc Cathedral Pkway (Nos 501-7); Eva V C Hawkes to same; B&S & CaG; mtg $480,000; Apr22; Apr23'14. nom

Amsterdam av, 1414 (17:1984-37), swc 130th (No 500), runs nw100xsw51xe2.9xse 17.6xne6.1xe31.1 & 7 & 47 to av x—24.11 to beg, 1-3-sty & 1-4-sty bk tnts, strs on av & 1-sty fr str; Algernon S Norton ref to Adam S Sands, 605 W 131 & Eliz H Larkin, 540 E 187; PARTITION; Nov21'13; Apr13; Apr18'14; A$25,000-30,000. **26,275**

Amsterdam av, 2380-6 (8:2152-23), nwc 178th (No 501), 100x100, 6-sty bk tnt & strs; Ansonia Realty Co to Queens Park Realty Co, a corpn, 450 4 av; mtg $140,000; Apr22; Apr23'14; A$54,000-167,000. nom

Audubon av, 145-55 (8:2129-30 & 37), sec 173d, 194.6 to ns 172d x95, 2-6-sty bk tnts; Wm L O'Conor to Annie Brown, 2345 Bway; CaG; Apr23'14; A$94,000-318,000. nom

Audubon av (8:2156-33-35 & 65), nec 185th, runs e120xn53.10xw25xn160.11 to ss 186th xw95 to av xs214.10 to beg, vacant; Allenel Constn Co, a corpn, to Aspinwall Apartments, Inc, a corpn, 30 E 42; mtg $45,000; Apr17'14; A$72,000-72,000. O C & 100

Bowery, 247-9 on map 245½-9 (2:427-1-3 & 52 & 58-60), nec Stanton (Nos 2-8), runs n61.10xe48xs0.8xe18.1xn0.11xe9.8xn0.2½xe29 xs64.8 to st xw100 to beg, with rights to alley, 3-4-sty bk loft & str bldgs & 3-3-sty fr tnts & strs & 2-2-sty fr rear tnts; Florence, wife of & Alwyn A Alvord, to Henry Hollman [or Hollmann, 249 Bowery]; QC; May6'03; Apr20'14; A$63,000-82,500. nom

Bradhurst av, 28 (7:2044-4), es, 78.11 n 143d, 21x75.5x21.1x77.6, 2-sty & b fr dwg, 1-sty ext; Chas L Hoffman, ref, to Bessie K Fieger [49 S Walnut], East Orange, NJ; FORECLOS Mar31; Apr17; Apr20'14; A$8,-000-8,500. **5,000**

Broadway (4:1113-29), es, bounded n by ss 61st, e by ws Central Park W x s by Circle or Grand Circle, vacant; Wm R Hearst to Veronica Realty Corpn, 140 Nassau [r 1501]; B&S; AL; Apr20; Apr21'14; A $2,000,000-2 000,000. O C & 100

Broadway, sec 61st, see Bway, es, bounded n by ss 61st, e by ws Central Park W & s by Grand Circle.

Broadway, 1787-9, see 8 av, 990.

Broadway, 2741-7, see West End av, 920-8.

Central Park W, swc 61st, see Bway, es, bounded n by ss 61st, e by ws Central Park W & s by Grand Circle.

Central Park W 86 (4:1121-36 & 38), swc 69th (Nos 2-12), runs w150xs100.5xe50xs25 xe100 to st xn125.5 to beg, 12-sty bk tnt; Akron Bldg Co to Esthold Realty Co, a corpn [119 W 40]; mtg $750,000 & AL; Apr 21; Apr23'14; A$297,500-797,500. O C & 100

Fort Washington av, 38 (8:2137-65), nec 160th, 102.2x124.3x99.11x102.8, 6-sty bk tnt; Saranac Constn Co to L & D Realty Corpn, 3785 Bway; mtg $205,000 & AL; Apr20; Apr21'14; A$——$——. O C & 100

Lenox av, 447 (7:1917-31), ws, 49.11 n 132d, 16.8x74, 3-sty & b stn dwg; Annie Walton to Eliz Walton [c/o Wm Walton], 511 W 112; Apr17; Apr22'14; A$11,500-13,-000. nom

Lexington av, 1590-4 (6:1629-14), nwc 101st (No 133), 51.2x75, 6-sty bk tnt & strs; Keats Co, a corpn, to Theresa Lemmon, 319 W 94; mtg $59,000; Mar25; Apr22'14; A$25,-500-56,500. O C & 100

Lexington av, 1590-4, nwc 101st (No 131); Thesesa Lemmon to Keats Co, a corpn, 135 Bway [r 1302]; mtg $59,000 & AL; Apr21; Apr22'14. O C & 100

Old Bloomingdale rd, es, at ns 95th, see 95th, 209 W.

Old Broadway (7:1985-14), es, 50.5 n 130th, 50x100, vacant; Jno H Rogan, ref, to Wm T & Percival C Smith, 46 Cedar. TRSTES for Alice S Baldwin, will Thos T Smith [c/o Lyon & Smith, 46 Cedar]; FORECLOSED & drawn Apr8; Apr20'14; A $21,500-21,500. **12,000**

Park av (5:1396-71), sec 62d (Nos 100-12), runs e117.6xs100.5xw37.6xn20.5xw32xs 0.5xw48 to es Park av xn80.5 to beg, 12-sty bk tnt; Northcote Realty Co, a corpn, to Edinburgh Realty Corpn, 82 E 56; B&S & CaG; mtg $763,500; Apr16; Apr17'14; A $225,000-$—— O C & 100

Park av (6:1748-14-21), ws, from ns 122d to ss 123d, 201.10x80, vacant; Hunts Point Estates, a corpn, to Nathalie W, wife Geo F Adams [30 Church, r 513], 19 Forest av,

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Glen Ridge, NJ; B&S; Feb19; Apr17'14; A $9,000-$9,000. nom

West End av, 766 (7:1869-3), es, 55.11 n 97th, 18x89, 3-sty & b bk dwg; Henrictta J Erneman to T J McLaughlin's Sons, a corpn, 345 Ams av; mtg $22,000; Apr22'14; A$16,000-21,500. O C & 100

West End av, 920-8 (7:1877-1), nec 105th 100.11x150 to ws Bway (Nos 2741-7) x109.4 to 105th x192.3 to beg, 13-sty bk tnt & strs; West 82d St Realty Co, a corpn, to Lawrence C Phipps, 1154 E Colfax av, Denver, Colo; mtg $1,000,000; Apr20; Apr 21'14; A$265,000-$——. nom

1ST av, 117 (2:449-37), ws, 17.6 n 7th, 20x50, 4-sty bk tnt & str; Moses Koch et al, EXRS Isaac Koch, to Pauline Nussbaum & Hennie Koch [131 W 138]; Jan1 '95; re-recorded from Oct10'95; Apr17'14; A$11,000-15,000. **18,000**

2D av, 877, see 8 av, 640.

2D av, 1836 (5:1557-50), es, 26 s 95th, 24.11x75, 5-sty bk tnt & strs; Carrie Tencoorn to Henry Hof, 80 Argyle rd, Bklyn [with Jno B Harrison, 258 Bway]; mtg $14,000; Apr15; Apr22'14; A$11,000-18,500. O C & 100

2D av, 2130 (6:1681-52), es, 75.8 s 110th, 25.2x75, 4-sty bk tnt & strs; Abr Epner to Lewis Sherman, 221 E 113, & Harry Sherman, 1991 3 av; mtg $17,000; Apr14; Apr17'14; A$8,500-13,000. nom

2D av, 2206 (6:1685-3), es, 60.11 n 113th, 20x80, 4-sty stn tnt & str; Jno T Dooling, ref, to Biagio Pernetti, 1012 E 15, Bklyn; mtg $10,000; FORECLOS Oct28'13; Oct29 '13; Apr20'14; A$7,000-11,000.

3,560 over & above said mtg

2d av, 2208 (6:1685-4), es, 80.11 n 113th, 20x80, 4-sty stn tnt & str; Jno T Dooling, ref, to Biagio Pernetti, 1012 E 15, Bklyn; mtg $8,500; FORECLOS Oct28'13; Oct29'13; Apr20'14; A$7,000-10,500.

3,560 over & above said mtg

2D av, 2210-2 (6:1685-53½-54), es, 100.11 n 113th, 40x80; 2 4-sty stn tnts & strs; Arsenio Pernetti to Biagio Pernetti, 1012 E 15, Bklyn; mtg $19,500; Feb17; Apr20'14; A$14,000-21,000. O C & 100

3D av, 539-41, see 8 av, 640.

3D av, 1721-5 (6:1646-46), sec 97th (No 200), 62.11x51, 6-sty bk tnt & strs; Cherney Epstein to Mary Rubenstein, 1721 3 av; mtg $46,500; Mar30; Apr22'14; A$32,-500-61,500. O C & 100

5TH av, 160 (3:823-37), nwc 21st (Nos 1-3), runs w145xn98.9xe25xs35.3xe120 to ws 5 av xs63.6 to beg, 11-sty bk loft & str bldg; Hudson Realty Co, a corpn, to 21st St & 5th Av Corpn, 30 E 42 [r 922]; mtg $900,000; Mar4; Apr23'14; A$550,000-925,000. O C & 100

5TH av, 1460 (6:1717-33), nwc 118th (No 1), 25.11x100, 5-sty bk tnt & strs; Parke Madison Co to Jacob Selig, 240 Audubon av; B&S; mtg $57,000; Apr21; Apr22'14; A $30,000-48,000. O C & 100

7TH av, 1858-60 (7:1828-32), ws, 75.11 n 112th, 50x100, 7-sty bk tnt; Chas H Murray ref to Manhattan Savings Instn, 644 Bway; FORECLOSED & drawn Apr14; Apr21'14; A$44,000-95,000. **78,200**

7TH av, 2304-6 (7:1941-31-32), ws, 49.11 n 135th, 50x100, 2-5-sty bk tnts & strs; Saranac Constn Co to L & D Constn Co, a corpn, 3785 Bway; mtg $54,000; Apr14; Apr21'14; A$36,000-58,000. O C & 100

7TH av, 2516-18 (7:2031-37), swc 146th (No 200), 40x100, 6-sty bk tnt & strs; Chas M Rosenthal to Lombardy Realty Co, a corpn, 160 Bway [r 705]; mtg $60,000; Apr 7; Apr17'14; A$37,000-77,000. O C & 100

8TH av, 640 (4:1013-1), nec 41st (No 261), 24.8x100, 5-sty bk tnt & strs; A$75,000-95,-000; also 3D AV, 539-41 (3:916-60-62), sec 36th (Nos 200-2), 49.5x100, 2-3 & 1-4-sty bk tnts & strs; A$46,000-57,000; also 2D AV, 877 (5:1320-29), swc 47th (No 242), 25x73, 5-sty bk tnt & strs; A$22,000-30,000; also 34TH ST, 413-5 E (3:966-5-6), ns, 100 e 1 av, 49.6x98.9, 2-4-sty bk tnts & strs; trust deed; Isahella V Adams, 306 W 86, to Chas F Bauerdorf, 625 West End av [111 Bway] as TRSTE for life of party 1st pt; AT; B& S & confirmation deed, or for 10 yrs & for benefit Alhert J Adams et al, her children; AL; July24'11; Apr22'14; A$33,000-45,000. nom

8TH av, 990 (4:1030-1), nec 58th, runs e 97.6 to ws Bway (Nos 1787-9), xn75.8 to ss Grand Circle (No 2) & w on curve 75.3 to es, 8 av xs40.8 to beg, 7-sty bk office & str bldg; Wm R Hearst to Veronica Realty Corpn, 140 Nassau [r 1501]; B&S; AL; Apr 20; Apr21'14; A$595,000-625,000. O C & 100

8TH av, 2800-2 (7:2034-61), sec 149th (No 298), 37.5x100, 6-sty bk tnt & strs; Hattie Kessler to Chas Cohen, 304 W 72 [96 Vesey]; mtg $60,000 & AL; Sept24'13; Apr20'14; A$27,000-65,000. nom

10TH av (8:2203-1-4), ses, at nes 206th, 99.11x100, vacant; Michl J Dowd to New County Realty Corpn, 128 Bway [r 701]; mtg $36,000; Apr17; Apr20'14; A$34,000-34,-000. O C & 100

Plot (7:2050-nt lt 175), begins at nlof plot conveyed to Lenox Presbyterian Church by Fredk W Pender by deed in l 77, p 476 & 112.10 w St Nicholas av, runs w78xs25 xe78 to pt 99.11 n 141st xn25 to beg, vacant; City Real Estate Co, a corpn, to J Romaine Brown, 340 Convent av [299 Madison av]; B&S; Mar19; Apr17'14; A$1.-000-1,000. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Cathedral Pkway, 501-7, see Riverside dr, 404.

Eldridge st, 172 (2:415), es, 174.3 s Rivington, 25.3x87.6; asn rents; Isaac Lipschitz to The Royal Co of N Y, 93-5 Nassau; Apr 16; Apr17'14. 1,650

Front st, 2, see 34th, 46-8 W.

Greenwich st, 83-5, see 34th, 46-8 W.

Greenwich st, 791 (2:624); consent to 3d track; Wolcott G Lane et al, TRSTES &c for Caroline S Spencer & ano, will Lorillard Spencer, mortgagees, to Manhattan Railway Co, a corpn; mtg $16,000; Apr16; Apr23'14. nom

Orchard st, 196 (2:412), ses, 68.10 sw Houston, 24.10x87.10x24.9x87.10; asn rents; Morris Lipschitz, of Bklyn, to Royal Co of NY, 93-5 Nassau; Apr16; Apr17'14. 1,650

Stone st, 34, see 34th, 46-8 W.

Trinity pl, 46-8, see 34th, 46-8 W.

West st, 54, see 34th, 46-8 W.

Whitehall st, 47, see 34th, 46-8 W.

Whitehall st, 53 (1:4-12), valued at $45,-000; certf as to payment of transfer tax for $402.58; Edwin S Harris, Deputy Comptroller of State NY to Mabel S Way & ano [c/o Mrs R H Swayze, River rd, Bound Brook, NJ] EXRS Chas H Tucker; Apr21; Apr22'14; $49,000-52,000. ——

15TH st, 336 W (3:738-60), ss, 400 w 8 av, 18.8x81, 5-sty bk tnt; re mtg; Chas M Swezey to Thos Lynch, 54 King; Apr10; Apr17'14; A$7,000-20,000. nom

17TH st E, nec 1 av, see 1 av, 290.

34TH st, 46-8 W (3:835), ss, 150 e 6 av, 50x98.9; also BROADWAY, 1451-3 (4:994), nwc 41st (Nos 157-61), 40.9x130.3 to 7 av (Nos 583-5), x39.1x140.2; also BROADWAY, 1934 (4:1117), nes, abt 30 s 65th, 28.11x72.4x25x86.10; also 5TH AV, 123 (3:-848), es, 46.6 n 19th, 22.6x100; also GREENWICH ST, 83-5 (1:19), es, 45.7 s Rector, runs e82.1xn1.6xe24.11 to Trinity pl (Nos 46-8), xsw48.1xn9.6xw4.6xw91 to st xn39.5 to beg; also FRONT ST, 2 (1:8), ws, 32 n Whitehall, runs w70.4xn30.2xe29.2 xs2xe40.4 to st xs31.7 to beg; also STONE ST, 34 (1:29), ss, 48.10 w Coenties alley, 18.5x35.6x20x35.9; also 68TH ST, 151 W (4:1140), ns, 150 e Amsterdam av, runs n 75.5xe25xs25xw2xs50.5 to st xw2.3; also WEST ST, 54 (1:17), es, abt 55 s Rector, 25x89.3; also WHITEHALL ST, 47 (1:8), n s, 38 w Front, 24.3x29x25x31.4, being asn of R T & I (miscl) to Estate which Augusta F Bowen had on June28'13 in Estate of Eliz F Floyd or so much as may be necessary to pay off indebtedness of bond & mtg for $7,500; Cornelia Seymour, 2 E 56, to Emma G Wiswell, of Ellsworth, Maine; Apr14; Apr20'14. nom

38TH st E (3:969), ss, 233.11 e 1 av, pt of land bet a stone-faced embankment 25 s 38th & above x—; City NY to Mary E Jones, at Cold Spring Harbor, LI; AT; QC; Apr17'14. 113.60

41ST st, 133 W (4:994-20), ns, 230 e Bway, 25x98.9, 5-sty stn tnt & str, basement ext; re mtg; U S Life Ins Co of NY to Prestonia M Martin, 37 Howard av, Gryms Hill, B of R [c/o Jno Martin, 500 Park av]; Apr4; Apr21'14; A$70,000-75,000. nom

41ST st, 157-61 W, see 34th, 46-8 W.

42D st E (5:1276, 1280, 1296, 1297, 1315, 1316, 1334, 1335, 1353 & 1354), two track railway under 42d, abt 13.7 e from ws Park av, runs e under 42d to w bank of East River, thence under river to e bank of East River in B of Q, thence under private prop to pt near 4th st at or near West End av xe & ending at pt 24 w from es of Van Alst av, with rights of way & permanent & perpetual underground rights, easements, tunnels; also 42D ST, 156-8 E; perpetual easements, &c; also lands in B of Q, &c, being prop & franchises, &c, known as Steinway Tunnel Route, Interhorough Rapid Transit Co, a corpn, 165 Bway, to City NY; AL; Apr3; Apr20'14; as per agmts, &c, made bet parties 1st & 2d pts on Mar19'13. ——

46TH st E nwc 2 av, see 2 av, 963.

46TH st, 43 W (5:1262); agmt as to alterations to cost $10,300; $9,500 of same to be secured by bond & mtg of the owners; Morris Frank, 538 9 av, contractor, with Mary A & Eliz P Keena, 43 W 46, owners; mtg $50,000; Apr20; Apr22'14. O C & 100

49TH st, 322 W (4:1039), ss, 350 w 8 av, 25x100.5; asn rents to extent of $425; Barbara M Gillen to Bertha Goldberg, 346 Tompkins av, Bklyn; Apr21'14. nom

68TH st, 151 W, see 34th, 46-8 W.

82D st E, nec 2 av, see 2 av, 963.

82D st E, nec 2 av, see 2 av, 1584.

85TH st, 129 E (5:1514), ns, 37 w Lex av, —x—; asn rents to secure $ notes due Apr 11'16; 6%; Jno A Minaldi, 2173 Bway to Gustav Hoffmann, 2367 7 av; Apr11; Apr 13'14; (corrects error in last issue when street No was 37 E). 3,400

110TH st, 308-12 E (6:1681-45-46), ss, 125 e 2 av, 75x100.11, bk church & 2-sty & b hk rectory; re mtg; B Aymar Sands et al TRSTES Saml S Sands to The Church of Our Lady of Mt Carmel, 453 E 115; Apr15; Apr22'14; A exempt-exempt. 16,349.66

113TH st W, see Riverside dr, see Riverside dr, 404.

129TH st, 114 E (6:1777-64), ss, 200.2 e Park av, 19.11x99.11x20x99.11, 3-sty & b bk dwg; re dower; Johanna V, wife Jno T Mulhall, to N Y Life Ins & Trust Co, 52 Wall, as TRSTE will Saml Smith, for Cora Kennard (Cora, Countess of Strafford); AT; Apr13; Apr17'14; A$6,000-7,000. nom

179TH st W, nec Pinehurst av, see Pinehurst av, 41-7.

Amsterdam av, 1020-6, see Riverside dr, 404.

Broadway, 1451-3, see 34th, 46-8 W.

Clarmont av, 140 (7:1993-57), asn rents to secure mtg for $2,000; Tuscan Constn Co, a corpn, to Jos Joffe, 258 Bway; Apr 17; Apr18'14; A$70,000-165,000. nom

Pinehurst av, 41-7 (8:2177-156), nec 179th, "Kenilworth"; satisfaction of asn rents recorded Apr1'13; F R Wood, W H Dolson Co, a corpn, 2240 Bway, to Beatrice Brower, at Harriman, NY [c/o Ward Brower, 233 Bway]; Apr10; Apr20'14; A $40,000-165,000. nom

Pinehurst av, 41-7, nec 179th; same prop; also PROPERTY on Wheeler av, Bronx; satisfaction of asn rents recorded July18 '13; same to same; Apr6; Apr20'14. nom

Riverside dr 404 (7:1895), sec 113th, 104.4 x91.1x100.11x117.6; also AMSTERDAM AV, 1020-6 (7:1882), nwc Cathedral Pkway (Nos 501-7), 95.11x125; power of atty; Eva V C Hawkes to McDougall Hawkes [32 Nassau] or Wm W Hoppin [32 Nassau]; Dec 16'13; Apr23'14. ——

1ST av, 290 (3:949), nec 17th, 23x94; consent to 3d track; Chalmers Dale & ano, TRSTES Chalmers Dale (decd), mortgagees, to Manhattan Railway Co, a corpn; mtg $29,500; Mar26; Apr23'14. nom

1ST av, 290, nec 17th, 23x94; consent to 3d track; Sadie L Levy, mortgagees, to Manhattan Railway Co, a corpn; mtg $5,-000; Apr17; Apr23'14. nom

1ST av, 290 (3:949), nec 17th, 23x94; also 1ST AV, 298 (3:949), es, 95 n 17th, 24x94; consent to 3d track; Saml Glaser to Manhattan Railway Co, a corpn; mtg $50,000; Mar16; Apr23'14. 564

1ST av, 298, see 1 av, 290.

2D av, 577-9 (3:912), ws, 24.8 s 32d, 49.4 x100; consent to 3d track; Salomon Farian to Manhattan Railway Co, a corpn; mtg $56,000; Mar19; Apr17'14. 592.50

2D av, 577; consent to 3d track; Mt Sinai Hospital, mortgagee, to same; mtg $28,000; Apr8; Apr17'14. nom

2D av, 579; consent to 3d track; Mt Sinai Hospital, mortgagee, to same; mtg $28,000; Apr8; Apr17'14. nom

2D av, 963 (5:1320), nwc 46th, 25x73; also 2D AV, 1584 (5:1545), nec 82d, 26.2x 100; consent to 3d track; Andrew Davey to Manhattan Railway Co, a corpn; mtg $44,000; Mar30; Apr22'14. 614

2D av, 963 (5:1320); consent to 3d track; Wm H Steinkamp, EXR Christopher H Steinkamp, mortgagee, to Manhattan Railway Co, a corpn; mtg $24,000; Apr7; Apr 22'14. nom

2D av, 1584 (5:1545), nec 82d, 26.2x100; consent to 3d track; Bowery Savings Bank mortgagee to Manhattan Railway Co, a corpn; mtg $20,000; Apr10; Apr22'14. nom

2D av, 1584, see 2 av, 963.

3D av, 442-4 (3:886), ws, 49.4 s 31st, 49.4 x100; consent to 3d track; The Hermitage Co to Manhattan Railway Co, a corpn; mtg $80,000; Mar16; Apr22'14. 592.50

3D av, 442-4; consent to 3d track; Chas Hoffman, mortgagee, to same; mtg $17,000; Mar23; Apr22'14. nom

3D av, 442-4; consent to 3d track; Niagaga Fire Ins Co, mortgagee, to same; mtg $63,000; Mar25; Apr22'14. nom

5TH av, 123, see 34th, 46-8 W.

7TH av, 583-5, see 34th, 46-8 W.

All R, T & I (3:96 blocks; 4:7 blocks) of the 28th & 29th Sts Crosstown R R Co in & to all its property & franchises of every nature & description whatsoever, including equipment & personality & all lands, buildings & real estate in N Y & elsewhere, railroads, routes, rights &c, & particularly the following railroads & franchises: 42d st, near ferry landing, N R, runs to 11 av, to 34th st to 10 av to 30th st, to 9 av to 28th & 29th sts and on E & W 28th & 29th sts to 1 av, to E 24th to Av A, to 23d & to ferries at E 23d st at E R; also from E 28th st on 1 av to 34th & 33d sts & to ferry at E 34th st & E R; also from 9 av & W 29th to 10 av to W 28th to 11 av, to 24th to 13th av, to W 14th st & N R, with tracks, switches, equipment, stations, rolling stock, chattels, machinery, &c; Jno W Hamer at Beverly, NJ, et al, Bondholders' Reorganization Committee to Mid-Crosstown Railway Co, Inc, a corpn, 43 Exchange pl; mtg $1,500,000 & AL; Apr14; Apr21'14. stock 150,000

Judgment (miscl) and notice of entry & docket in office of County Clerk; Feb4'14; reversal & dismissal of complaint & registrar re-file papers removed, &c; Gertrude D Hawes, plff vs Jos F Snipes deft; Apr 20'14. Torrens system

Judgment (miscl) and notice of entry, &c, similar to above; same plff vs Saml J Clarke, deft; Apr20'14. Torrens system

Order of court (miscl) approving bond for $5,000 of Robt S Conklin, as TRSTE in matter of Stanley Golliek Co, bankrupt; Jno P Townsend, ref; Mar11; Apr17'14. ——

Power of atty (miscl); Eliz Wagner to Geo H Beiser, of Plainfield, NJ; July17'12; Apr17'14. ——

Power of atty (miscl); Wm M Bines, of Ridge Farm, Ill. to Henry J Meyer, 485 W 145; Apr16; Apr20'14. ——

WILLS.

Borough of Manhattan.

Ann st, 20, see Fulton, 149.

Fulton st, 149 (1:89-6), ns, 190 e Bway, 23x134.8 to Ann (No 20), 6-sty bk loft bldg & strs; A$150,000-170,000; also 121ST ST, 58 E (6:1747-29), ss, 138 e Mad av, 16x 100, 3-sty stn dwg; A$7,000-10,500; also AMSTERDAM AV, swc 140th (7:2071-33-6), 100x100, vacant; A$78,000-78,000; also MADISON AV, 218 (3:866-16), nwc 36th, 37.6x95, 4-sty bk dwg & 1-sty bk ext; A $221,000-240,000; also 5TH AV, 27 (2:567-4), es, 79 n 9th, 26x100, 3-sty bk dwg & 2-sty bk ext; A$58,000-62,000; also 6TH AV, 661 (3:814-37), ws, 60 n 38th, 19x60, 4-sty stn tnt & str; A$49,000-51,000; Jane E Oothout Est, Wm Oothout, EXR, Santa Barbara, Cal; attys, Strong & Cadwalader, 40 Wall. Will filed Dec3'13.

Orchard st, 148 (2:411-2), es, 100 n Rivington, 25x88, 4-sty bk tnt & strs; Bernard Kasner Estate, Pinkus Kasner & ano, ADMRS, 22 W 119; attv, Chas B Harris, 320 Bway; A$22,000-28,000. Letter filed Apr22'14.

12TH st, 161-5 W (2:608, 70, 71 & 72), ns, 179 e 7 av, 62x103, 2-3-sty & 1-4-sty & ext bk dwgs; Julia A Millar Est; Jno L Thomas, EXR, 161 W 36; A$42,000-51,500. Will filed Apr16'14.

20TH st, 329 W (3:744-22), ns, 387 w 8 av, 12x91, 4-sty stn dwg; Esther E McKenney Est, Paul Franklin, EXR, 502 John st, Belleville, NJ; attys, Phillips & Avery, 41 Park Row; A$6,000-9,000. Will filed Apr20 '14.

28TH st, 137-9 E, see 29th, 45-7 W.

29TH st, 45 & 47 W (3:831, 7 & 8), ns, 100 e 6 av, 50x98, 1-4-sty bk dwg & 3-sty

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extn & 1-3-sty bk dwg; A$150,000-159,000; also 28TH ST, 137-9 E (3:884, 27 & 28), ns, 80 e Lex av, 45x98, 2-3-sty bk tnts; A $40,500-46,000; Nellie M Noe Est, Jno C R Eckerson EXR, 35 W 30; atty, Geo M Burghard, 111 Bway. Will filed Apr16'14.

433D st, 525 W (4:1072-18), ns, 350 w 10 av, 25x100, 5-sty bk tnt & strs; Christof Brenner Est, Martha Brenner ADMTRX, 840 West End av; A$9,000-17,000. Letter filed in person Apr20'14.

74TH st, 10 E, see 3 av, 1959-63.

121ST st, 58 E, see Fulton, 149.

123D st, 45 E (6:1748-42), ns, 115 e Mad av, 17x100, 3-sty stn dwg; Esther Lewis Est, Henry J Lewis EXR, 45 E 123; attys, Barrows & Rayvid, 320 Bway; A$7,500-10,500. Will filed Apr16'14.

Amsterdam av, swc 140th, see Fulton, 149.

Madison av, 218, see Fulton, 149.

3D av, 1587 (5:1535-2), es, 25.8 n 89th, 25 x110, 6-sty bk loft & str; David Nussbaum Est; ½ int; Malgen Nussbaum, EXTRX, 230 E 87; atty, D C Evans, 31 Liberty; A $21,000-47,000. Will filed Apr21'14.

3D av, 1959-63 (6:1657, 46½, 47 & 48), es, 17 s 108th, 53x75, 3-4-sty bk tnt & strs; A$33,-000-45,000; also 3D AV, 1975-7 (6:1658-47 & 48), es, 50 s 109th, 50x82, 2-4-sty bk tnts & strs; A$30,000-42,000; also 74TH ST, 10 E (5:1388-64), ss, 194 e 5 av, 22x102, 4-sty bk dwg; A$68,000-75,000; Saml Mendel Est, ¼ int in above parcels; Leon S Mendel, EXR, 160 W 86; attys, Fleischman & Fox, 32 Liberty. Will filed Apr16'14.

3D av, 1959-63 (6:1657-46½, 47 & 48), es, 17 s 108th, 53x75, 3-4-sty bk tnts & strs; A $33,000-45,000; also 3D AV, 1975-7 (6:1658-47 & 48), es, 50 s 109th, 50x82, 2-4-sty bk tnts & strs; A$30,000-42,000; also 74TH ST, 10 E (5:1388-64), ss, 194 e 5 av, 22x102, 4-sty bk dwg; A$68,000-75,000; Herman Mendel Est, ¼ int in above parcels; Leopold Mendel, EXR, 10 E 74; attys, Fleischman & Fox, 32 Liberty. Will filed Apr14'14.

3D av, 1975-7, see 3 av, 1959-63.

5TH av, 28, see Fulton, 149.

6TH av, 661, see Fulton, 149.

CONVEYANCES.

Borough of the Bronx.

Chisholm st (11:2970), ws, 165.3 s Freeman, runs w120xs11.11xe45xs9.9xse73.8 to n ws Stebbins av xne29.1 to Chisholm xn47.3 to beg, vacant; Adavine Constn Corpn to Jos Sonsin Co, Inc, a corpn, 1344 Bristow; mtg $4,350; Apr20; Apr21'14. O C & 100

Chisholm st, 1291-3 on map 1293 (11:-2970, ws, 75 s Freeman, 25x100, 2-sty fr dwg; Wm G Doig to Hermann Liesmann, 1220 Simpson; Apr20'14. nom

Crotona Park E, 1744 (11:2940), es, 265 s Crotona Park E, 50x134, 2-sty fr dwg & 1-sty fr rear garage; Tillie Johnson to Matilda Kleban, 1116 Jackson av; mtg $12,000; Apr20; Apr22'14. O C & 100

Edgewater ter, es, 300 s Town Dock rd, see Edgewater ter, es, abt 575 s Town Dock rd.

Edgewater ter (*), es, abt 575 s Town Dock rd, 346.5x100 to L I Sound, ½ pt; also EDGEWATER TER (*), es, 300 s Town Dock rd, 225x98.3 to L I Sound x232 x135.11; ½ pt; also AT to Layton av or Town Dock rd (*), ss, extends from Edgewater ter to high water mark, L I Sound, —x—; Union Land Holding Co to Estates Development Co, 31 W 27; Apr1; Apr17'14. O C & 100

Garden st, 730 (11:3099), ss, 303.7 e Crotona av, 50x100, 5-sty bk tnt; Rockland Realty Co to 182d & Garden Sts Co, Inc, 784 E 179; Apr16; Apr17'14. **3,533.75**

Grote st, ns, 54 e Prospect av, see Grote, 769.

Grote st, 769, late Kingsbridge rd (11:-3113), ns, 59.1e Prospect av, runs n84.2xw 59 to Prospect av xn24xe113xs116.3 to st x nw16.3xw38.11 to beg; also GROTE ST (11:3113), ns, 54 e Prospect av, 54x— to st, 2-sty fr dwg & vacant; Thos F Dawson to Cath P Dawson, 769 Grote; 1-3 pt; B&S; Apr17; Apr18'14. O C & 100

Hoffman st, 2552, see Crotona av, 2481.

Kingsbridge Ter (12:3253), es, 200 s lands conveyed by Est N P Bailey, runs s75xe100 xn75xw100 to beg; Bertha S Brundage to Arlington Constn Co, Yonkers, NY; Apr15; Apr17'14. nom

Lorillard pl, 2446 (11:3058), es, 130 n 188th, 25x97.5, 2-sty fr dwg; Robt Hamburger to Angelina Pucci, 317 E 141, & Paolina Giacini, 422 E 117; mtg $5,500; Apr18; Apr20'14. O C & 100

Morris pl, now Morris av (9:2421), sec 162d, strip, runs w1 to es Morris av as legally opened xs115xe1 to es Morris pl xn115 to beg; Moses E Halsey to Arthur R Bell, 130 W 96; B&S & CaG; AT; Apr22'14. O C & 100

Purdy st, 1604 (*), es, abt 235.5 s Washington pl, 25x105.2; North Bronx Realty Co to Jno D McCarthy, 161 W 36; AT; mtg $5,-000; Apr20; Apr21'14. O C & 100

Seabury pl (11:2967), ws,, 142.9 s Boston rd, 57.1x15.8x50x43.2, vacant; Terrace Constn Co to Mary E Champoli, 116 W 190; mtg $——; Apr23'14. O C & 100

Simpson st, 1003-7 on map 1005-9 (10:-2724), ws, 287.8 s Westchester av, 82x105.11 x82x105.1, 2 5-sty bk tnts; also SIMPSON ST, 1017 (10:2724), ws, 163.8 s Westchester av, runs s42xw104.3xn20.6xne40xe70.4 to beg, 5-sty bk tnt & strs; Simpson Constn Co to Hudson Trust Co, 1411 Bway; mtg $105,000; Apr16; Apr17'14. O C & 100

Simpson st, 1017, see Simpson, 1003-7 on map 1005-9.

Simpson st, 1042-52 (10:2727,) nec Westchester av (Nos 1031-47), runs n 121.10xe 100xn80xe50xs98.2 to av xsw182.3 to beg, 1-sty bk strs & theatre; Utility Realty Co to Morgenthau Realty Co, 30 E 42; mtg $115,000; Apr17; Apr18'14. nom

Simpson st, 1058 (10:2727), es, 161.10 n Westchester av, 40x100, 5-sty bk tnt; Tully Constn Co to Jno Klinko, 1373 Wash av; mtg $32,500; Apr21; Apr22'14. nom

Wiegand pl (11:3216), ws, — n 180th, being lot 19 on map land of heirs of M P Chrystie; Jacob Steinbach to Jno H MacCracken, 15 E 83; Apr20; Apr20'14. O C & 100

133D st 341 E (9:2296), ns, 111.6 e Alex av, 40x100, 4-sty bk tnt & str; Horowitz Brothers & Margareten, a corpn, to Salamon Margareten, 292 E 7; Apr1; Apr10'14. (Corrects error in last isue when grantee's name read Maragarten.) nom

134TH st, 530-2 E (9:2261), ss, 250 w St Anns av, 50x100, 5-sty bk tnt; Edinburgh Realty Corpn to Northcote Realty Co, 505 5 av; Apr16; Apr17 14. nom

140TH st, 361 E (9:2303), ns, abt 295 e Alex av, 16.8x100, 3-sty & b fr dwg; Josephine S Gibney & ano, EXRS Maria E Gibney to Wm T & Cath J Piers, tenants by the entirety, 361 E 140; Apr15; Apr21 '14. **5,500**

147TH st, 546 E, see St Anns av, 475-7.

152D st, 255 E (9:2442), ns, 125 w Morris av, 25x100, 3-sty fr tnt & strs & 2-sty fr rear tnt; Filomena Fasulo to Carmela Martucci, 277 E 152; mtg $4,500; Apr15; Apr17'14. O C & 100

162D st E, sec Morris pl, now Morris av, see Morris pl, now Morris av, sec 162.

165TH st E, nwc Webster av, see Webster av, nwc 165.

167TH st, 815-9 E, see Union av, 1120-2.

170TH st, 671 E, see Crotona av, 1400-8.

174TH st E (11:2848), ns, 100 w Townsend av, runs ne165xnw24.10 to Cromwells Brook xs133.10xsw44.4xse45.5 to beg, vacant; E Louise Sheafer et al to J Romaine Brown, 340 Convent av; ¾ pt; Nov 24'13; Apr21'14. O C & 100

174TH st E (11:2848), same prop; Lesley G Sheafer & ano EXRS Wm Lesley Sheafer to same; ¼ pt; Nov24'13; Apr21'14. **937.50**

176TH st W, nwc University av, see University av, nwc 176.

179TH st E, nwc Belmont av, see Hughes av, 2014.

179TH st, 641 E, see Hughes av, 2014.

188TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 188th.

189TH st E, nwc Crotona av, see Crotona av, 2481.

193D st, 55 E (11:3177), ns, 45 e Morris av, 20x80, 3-sty bk dwg; Danl E Hanlon to Baldwin C & Eliz Hvass, 2646 Morris av; mtg $8,000; Apr20; Apr22'14. O C & 100

194TH st, 373 E, see Decatur av, nwc 194.

204TH st, 101-3 E, see Villa av, 3120.

221ST st E (*), ss, abt 180 e Carpenter av, 25x114; Milton Hart to Hannah Hart, 638 E 221; mtg $3,500; July3'11; Apr23'14. O C & 100

225TH st E (*), ns, 196.8 e Bronxwood av, 25x109; Jacob Goldstein to Bendheim Constn Co, 128 Bway; mtg $595; Apr17; Apr 21'14. O C & 100

225TH st E (*), ns, 300 w Paulding av, 25x109; also 225TH ST E (*), ns, 350 w Paulding av, 25x100; Royal Bronx Realty Co to Carl Kromberg, 480 Brook av; Apr 17; Apr20'14. O C & 100

225TH st E, ns, 350 w Paulding av, see 225th E, ns, 300 w Paulding av.

232D st W, swc Kingsbridge rd, see Kingsbridge rd, ws, at line bet lots 80 & 81, &c.

236TH st 242 E (12:3376), ss, 425 e Keppler av, 25x100, 2-sty fr dwg; Emma A Mayhew to Dora M Schrenkeisen, Mt Vernon, NY; AL; Apr20; Apr22'14. nom

236TH st E (12:3367), ns, 225 w Oneida av, runs w206.4xn92.11xe52.11xn48.2xe134x s150.11 to beg, 2-3-sty bk tnts & vacant; Sadie A Byrne & ano to Jno Wilkens, 1938 Webster av; mtg $22,500; Apr20; Apr23'14. O C & 100

237TH st, 327 E, see St Anns av, 475-7.

239TH st E (*), sec Carpenter av, 100x 100; Leodegar Siebert to Adelaide A Wabst, 3318 White Plains av; mtg $2,500; Jan9; Apr23'14. O C & 100

Arthur av (11:3070), es, 729.3 s Kingsbridge rd, now 182d, 16.8x100.6x16.8x100.4; all title to any gore or strip adj above on east, except part for Arthur av, 2-sty fr dwg; Sigmund Ernst et al to Jno J Byrnes, 166 E 93; mtg $3,000; Apr8; Apr21'14. O C & 100

Bailey av, 3061 (12:3266), ws., 84.4 s 231st, runs s45xw112.2xn35xe31.3xe96.7 to beg, 5-sty bk tnt; Bertelsen Realty Co, Inc, to Barbara M Havlik, Rockland Lake, NY; mtg $38,000; Apr22; Apr23'14. O C & 100

Bailey av, 3061; Barbara Havlik to Fifth Av Bond & Mtg Co, 334 5 av; mtg $38,000; Apr22; Apr23'14. nom

Barnes av, 1883 (*); plot begins 940 e White Plains rd at point 820 n along same from Morris Park av, runs n25xw100xs25xe 100 to beg, with right of way over strip to Morris Park av; Bertha Gennis to Annie Epstein, 422 Brook av; mtg $4,300; Apr20; Apr23'14. nom

Barnes av, 3610 (*), es, 80.6 s 214th, 26.5 x103.4x25x112, except pt for av; Francesco Bracco to Vincenza Martina, 3610 Barnes av, & Pasquale Mucci, 204 E 112; mtg $10,-000; Apr21; Apr22'14. nom

Barnes av (*), es, abt 79 s 214th, 26x112 x25x103.4, except part for av; State Savgs Bank of City NY to Francesco Bracco, 3610 Barnes av; B&S; Apr20; Apr21'14. **11,000**

Bathgate av, 1998 (11:3044), es, 100 s 179th, old line, 16.8x85.8x16.8x85.4, 3-sty fr tnt; Barbara M Havlik to Bertelsen Realty Co, Inc, 3061 Bailey av; mtg $5,000; Apr22; Apr23'14. nom

Bathgate av, 1998 (11:3044), es, 100 s 179th 16.8x85.8x16.8x85.4, 3-sty fr tnt; Fredk Braun to Barbara M Havlik, Rockland Lake, NY; mtg $5,000; Apr16; Apr17'14. nom

Baychester av (*), ws, 463.4 s Kingsbridge rd, runs s52.8xnw93.11xe79 to beg; Emmanucla Miano, widow, to Jos Caggiano & Carmela Miano, 322 E 158; mtg $535; Apr19; Apr21'14. nom

Beach av (*), ws, 150 n Randall av, 25 x100; Classon Realty Co to Academy Bldg Co, 2069 Westchester av; Apr6; Apr21'14. O C & 100

Bear Swamp rd, nes, at ns Sackett av, see Bear Swamp rd, nes, 115.1 nw Sackett av.

Bear Swamp rd (*), nes, 115.1 nw Sackett av, 26.7x181.9x19.7x161.7; also SACKETT AV (*), ns, at nes Bear Swamp rd, 71.3x75x161.7x115.1; Francis E Walkley to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $3,200; Apr18; Apr20'14. nom

Beaumont av (11:3090), ws, 100 n 187th, 50x63.6x60x95.8, vacant; Antonino Chiavaro to Farago Constn Co, Inc, 2407 Beaumont av; mtg $1,200; Apr15; Apr17'14. O C & 100

Belmont av, 2013, see Hughes av, 2014.

Belmont av, 2310-2 (11:3088), es, 150 n 183d, 50x100, 5-sty bk tnt; Jno C Giese to Jos Stumpf, 408 E 152; mtg $35,000; Apr18; Apr22'14. O C & 100

Bronxdale av, nec Morris Park av, see Morris Park av, nec Bronxdale av.

Bronx & Pelham Pkway, ss, 25 w Bogart av, see Southern blvd, es, 450 n Jennings.

Cambreling av, 2303 (11:3088), ws, 100.10 n 183d, 16.9x100, 2-sty fr dwg; Saml Kann to Alfred B Stone, Bronxville, NY; mtg $2,-500; Apr6; Apr23'14. nom

Carpenter av, sec 239th, see 239th E, sec Carpenter av.

Castle Hill av (*), ws, 475 s Green la, 25x105.2; Amanda Wilson to Harry C Bryan, 600 E 164; Apr22; Apr23'14. O C & 100

Castle Hill av (*), nec Houghton av, 58 x79.2x58x79.3; Andw Case to Bertha J Fox, 2069 Quimby av; QC; Aug3'13; Apr23 '14. O C & 100

College av (9:2439), ws, 245 s 169th, 25x 85, vacant; Jas Harris to Geo Bockhaus, 1277 College av; mtg $1,500; Apr18; Apr22 '14. O C & 100

Crotona av, 1394 (1014) (11:2937), es, 69.3 s 170th, runs e81.5xnw60.3xw25.11 to av xs 22.9 to beg, 2-sty bk dwg; Elsie Realty Co to Matilda Nolte, 335 E 88; Apr4; Apr17'14. O C & 100

Crotona av, 1400-8 (11:2937), nec 170th (No 671), 52.2x100.6x84.3x108.7, 2-sty & b fr dwg & vacant; Minnie Goldberg to Beatrice Scheinberg, 689 E 170; mtg $12,000; Aug14'13; Apr20'14. O C & 100

Crotona av, 2481 (11:3091), nwc 189th, 156 x91.8x138x90, except pt for Bway or Crotona av, 2-sty stn dwg & 2-sty bk rear stable; also HOFFMAN ST, 2552 (11:3273), es, 50 s 191st, 16.8x100, 2-sty bk dwg; Jos Tesoro to Gioseraldo Di Muro, 2116 Prospect av; mtg $22,000; Apr21; Apr23'14. O C & 100

Crotona av (11:3084), ws, 50.2 sw Garden, 50.2x162.5x50.4x152.3, vacant; Emily Schaeffler to Jos C Schaeffler, 151 W 91; ⅔ pt; Jan1; Apr17'14. nom

Decatur av (12:3282), nwc 194th (No 373) 64x27.6, 2&3-sty fr dwg; Giocomo Nasi to Louise Nasi; mtg $4,500; Dec23'05; Apr22 '14. nom

Decatur av (12:3349), ns, 120 w 205th, 50x100, vacant; Leonard J Langbein 1N-DIVID & as EXR Louise Langbein to Smada Realty Co, 391 E 149; mtg $2,500; Apr14; Apr17'14. exch

Doon av (*), es, 225 s Jefferson av, 50x 100; Albt Davis to Lizzie Fox, 443 E 178; Apr22; Apr23'14. nom

Ford ham rd E, nec Jerome av, see Jerome av, 2460-6.

Fordham rd, 1-17 E, see Jerome av, 2460-6.

Garrison av, swc Hunts Point av, see Hunts Point av, ws, 766 n Lafayette av.

Grace av (*), ws, $1.10 s Glebe av, runs s26xw90xnw12.7xn16.8xe90 to beg; Gertrude, wife Louis Dilberger to Magnus F Misch, 140 Minford pl; Apr16; Apr17'14. nom

Grand blvd & concourse (11:3153-3166), nec 188th, 107x—x106.8x13.1, vacant; Jno B Haskin Estates, Inc, a Maine corpn, to Jno B Haskin Estates, Inc, a NY corpn, 100 Bway; Oct29'12; Apr17'14. O C & 100

Grand blvd & concourse (11:3153 & 3166) same prop; Jno B Haskin Estates, Inc, to Narcorth Realty Co, 20 Nassau; Oct30'12; Apr17'14; (re-recorded from Nov21'12) O C & 100

Grand blvd & concourse (11:3153 & 3166), nec 188th, runs e73.1xn106.8xe81.8xn50xw 141.8 to Grand blvd & concourse xs157.3 to beg, vacant; Narcroth Realty Co to Yatty Kramer, 32 E 50; mtg $25,000; Apr25'13; Apr17'14. (Re-recorded from Apr26'13.) O C & 100

Grand blvd & concourse (11:3153 & 3166), nec 188th, 107x—x106.8x13.1, vacant; Arthur E Briggs to Narcorth Realty Co, 20 Nassau; QC; Oct30'12; Apr20'14; re-recorded from Nov21'12. nom

Houghton av, nec Castle Hill av, see Castle Hill av, nec Houghton av.

Hughes av, 2014 (11:3080), nec 179th (No 641), 66.5x95x80.9x96, 5-sty bk tnt; also BELMONT AV, 2013 (11:3080), nwc 179th, 81.7x11.9x80.9x1.8, 5-sty bk tnt; Orlando Miscione to Genevieve Bancker, Jersey City, NJ; AL; Apr15; Apr17'14. O C & 100

Hunts Point av, swc Garrison av, see Hunts Point av, ws, 766 n Lafayette av.

Hunts Point av (10:2740), ws, 766 n Lafayette av, runs w100xn158.8 to ss Garrison av xe & s306.5 to beg; vacant; Hunts Point Constn Co to Baronet Realty Co, Inc, 73 Nassau; B&S; Apr20'14. nom

Jackson av, 1112 (10:2651), es, 158.3 n 166th, 20x87.6, 3-sty bk dwg; Margt McLaughlin, otherwise known as Anna McLaughlin, or Anna Forde, to Victor Gerhards, 806 E 169; Mar25; Apr20'14. O C & 100

Jerome av (11:3185 & 3179), es, 252.4 n Burnside av, 75.8x100.11, vacant; Henry Boschen to Louis Schrag, 46 E 124; mtg $9,000; Apr2; Apr17'14. nom

Jerome av, 2460-6 (1:3189), nec Fordham rd (Nos 1-17) E, runs n91xe125xn87.11 xe33.4xe101.8 to ws Morris av xs6xw59.10 xs161.2 to rd xw200.7 to beg, 2-sty bk strs & 1-sty bk theatre; Henry U Singhi to

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Remlu Realty Corpn, 62 Cedar; B&S; Apr 18'14. nom

Kingsbridge av, swc 232d, see Kingsbridge av, ws, at line bet lots 80 & 81, etc.

Kingsbridge av (13:3403), ws, at line bet lots 80 & 81, runs w200xs75xe200xn75 to beg, part lot 81, map Mary C P Macomb; also KINGSBRIDGE AV (13:3403), ws, at line bet lots 80 & 81, runs w327xn86.6 to ss 232d xe327 to av xs86.6 to beg; part lot 80, same map; Mary McMahon to Convent of Jesus Mary, Inc, at 232d & Kingsbridge av; AL; Apr9; Apr18'14. nom

Lafontaine av, 2021 (11:3061), ws, 187.6 n 178th, 37.6x100, 5-sty bk tnt; Irving G Schreyer to Wm W Riggins, 10 N 8th av, Mt Vernon, NY; Apr3; Apr10'14. (Corrects error in last issue when address read 8th instead of 8 av.) O C & 100

Layton av or Town Dock rd, ss, extends from Edgewater ter to high water mark, L t Sound, see Edgewater ter, es, abt 575 s Town Dock rd.

Longfellow av (10:2761 & 2762), ws, 200 s Garrison av, 50x100, vacant; Celia Buchalter to Saml M Buchalter, 86 16 av, Newark, NJ; AL; Apr20; Apr22'14. nom

Morris av, 2304 (11:3172), es, 97 n 183d, 18.9x117.6, 3-sty bk dwg; Henry W Ruppert to Eliz Kroeger, 16 4th, Weehawken, NJ; QC; Apr14; Apr20'14. nom

Morris av, 2306 (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; Henry W Ruppert to Saml R Waldron, Rockville Centre, LI; QC; Apr14; Apr20'14. nom

Morris av, nwc Fordham rd, see Jerome av, 2460-6.

Morris Park av (*), nec Bronxdale av, 148x25x145x25.2; Morris Park Estates to Henry F Kroger, 480 Lenox av; Mar31; Apr21'14. nom

Morris av, 2646 (11:3177), es, 112.11 s Kingsbridge rd, 16.3x105, 3-sty bk dwg; Baldwin C Hvass to Lucy L Hanlon, 53 E 193; mtg $8,000; Apr21; Apr23'14. nom

Nelson av, 1671 (11:2876), ws, 50 s Brandt pl, 25x100, 3-sty bk dwg; Kemp-Jones Realty Co to Eliza J Clark, 523 W 158; mtg $7,500; Apr20'14. O C & 100

Olmstead av (*), es, 75 s Hermany av, 50x100, Unionport; Frank B Hill to Harry J Salzmann, 2333 Walton av; B&S; Apr13; Apr23'14. O C & 100

Powell av (*), ns, abt 171.6 e Havemeyer av, 33.6x108x25x108; Robt T Johnson to Frederic W Schneider, 2363 Lyon av; correction deed; Apr21; Apr22'14. O C & 100

Prospect av, es, nbt 99.10 n Grote, see Grote, 769.

Richardson av (*), ses, 363.1 sw 240th, 33x151.5, Washingtonville; Mathilda Liguori to Carrie Leonard, 4538 Richardson av; mtg $2,000; Apr20; Apr21'14. nom

St Anns av, 469 (9:2273), ws, 25 n 146th, 25x100, 4-sty bk tnt; Annie Beaman, individ & as TRSTE, et al, to Henrietta Grant, 11 Lincoln st, Rockaway Beach, LI; B&S & CaG; mtg $5,000; Apr15; Apr 20'14. nom

St Anns av, 471 (9:2273), ws, 50 n 146th, 25x100, 4-sty bk tnt; Annie Beaman, individ & as TRSTE, et al, to Mary E Bunt, 410 E 141; B&S & CaG; mtg $5,500; Apr15; Apr20'14. nom

St Anns av, 473 (9:2273), ws, 75 n 146th, 25x100, 4-sty bk tnt; Annie Beaman, individ & as TRSTE, et al, to Susie Ashland, 473 St Anns av; B&S & CaG; mtg $4,500; Apr15; Apr20'14. nom

St Anns av, 475-7 (9:2273), ws, 100 n 146th, 50x100, 3-sty fr dwg & 2-sty fr stable; also 147TH ST, 546 E (9:2273), ss, 100 w St Anns av, 25x100, 4-sty bk tnt & str; also 237TH ST, 327 E (12:3386), ns, 300 w Martha av, 25x100, 2-sty fr dwg; Mary E Bunt et al to Susan Ashland, 473 St Anns av; ⅓ pt; B&S & CaG; sub to life interest in a ⅓ pt in favor Annie Beaman, widow; Apr18; Apr20'14. nom

St Anns av, 475-7; also 147TH ST, 546 E; also 237TH ST, 327 E; Henrietta Grant et al to Mary E Bunt, 410 E 141; ⅓ pt; B&S & CaG; sub to life interest in a ⅓ pt in favor Annie Beaman, widow; Apr18; Apr 20'14. nom

St Anns av, 475-7; also 147TH ST, 546 E; also 237TH ST, 327 E; Mary E Bunt et al to Henrietta Grant, 12 Lincoln av, Rockaway Beach, LI; ⅓ pt; B&S & CaG; sub to life interest in a ⅓ pt in favor Annie Beaman, widow; Apr18; Apr20'14. nom

St Peters av, 1702 (*), nes, 25 nw Maclay av, 25x99.1x25x99.5, except part for av; Wilgus Realty Co to Sadie Docteroff, 1733 Unionport rd & Ida Cohen, 1616 Bathgate av; mtg $4,000; Apr15; Apr21'14. nom

Sackett av, ns, at nes Bear Swamp rd, see Bear Swamp rd, nes, 115.1 nw Sackett av.

Southern blvd (11:2981), es, 450 n Jennings, 50x100, vacant; also BRONX & PELHAM PKWAY (*), ss, 25 w Bogart av, runs s145.11xw75xs25xw25xn165.1 to Pkway xe 100.2 to beg; Hudson Trust Co to Simpson Constn Co, 1007 Simpson; Apr16; Apr17'14. O C & 100

Stebbins av, nws at ws Chisholm, see Chisholm, ws, 165.3 s Freeman.

Taylor av (*), ws, 325 s Morris Park av, except part for Taylor av; Metta M Messer to Emma B Engelken, 1729 Taylor av; Apr 22; Apr23'14. O C & 100

Tiebout av, 2494 (11:3023), es, 258.3 n 188th, 65x106.9, 2-sty fr dwg & vacant; Archibald Hamilton to No 2490 Tiebout Av Co, Inc, 114 E 28; Apr7; Apr23'14; re-recorded from Apr14'14. O C & 100

Trinity av, 1039 (10:2633), ws, 136.4 n 165th, 36.4x98.4x36.1x98.4, 5-sty hk tnt; Jno Wilkens to Sadie A Byrne, 63 E 236; mtg $20,000; Apr23'14. O C & 100

Undercliff av (11:2877), es, 736.7 n 176th, 150x167x151.6x145.3, vacant; Undercliff Realty Co to Globe Commercial Co, 299 Bway; mtg $11,500; Apr10; Apr20'14. nom

Union av, 1120-2 (10:2680), nec 167th (Nos 815-9), 40x100, 5-sty bk tnt & strs; Louis E Kleban Co, Inc, to Tillie Johnson, 1714 Crotona Park E; mtg $35,000; Apr20; Apr22'14. nom

University av (11:2878), nwc 176th, 36x100x103.6x120.7 to beg, vacant; Henry Cleland to Henry Cleland, Inc, a corpn, 1849 Anthony av; AL; Apr16; Apr17'14. O C & 100

Villa av, 3120 (12:3311), nec 204th (Nos 101-3), 82.6x50x82x50, 2-3-sty fr tnts & strs; also VILLA AV, 3133 (12:3322), ws, 25 s 205th, 25x100, 5-sty bk tnt & strs; Francesco Giugliano to Nicola Moccia, 3120 Villa av; mtg $——; Apr21; Apr23'14. O C & 100

Villa av, 3133, see Villa av, 3120.

Wales av, 528 (10:2581), es, 191.8 s 149th, 16.8x100, 2-sty & b fr dwg; Jane Smith to Jno A Smith, 528 Wales av; ½ pt; mtg ½ of $2,500; July31'08; Apr17'14. nom

Washington av, 1760 (11:2916), es, 209.10 n 174th, 55.10x109.6x51.6x109.7, 6-sty bk tnt & strs; Lena Scheinberg to Beatrice Scheinberg, 689 E 170; mtg $52,000; Apr 10; Apr20'14. OC & 100

Washington av (13:3411), ns, being plot begins at ss of land conveyed by deed by Lapham to Radley, recorded Feb21'06, where same intersects west end of a private rd as shown on map made to accompany partition deed bet Johnson, Cox & Cameron, runs nw86.10xw449.8 to es of a Private rd xse175 to ns Washington av xse 191.8xne117.3xse177.1xne177.8xse52.11xne 34 to w end of Private rd or way xn— to beg; Edwin C Colwell to Estate Isaac G Johnson, a corpn, at Spuyten Duyvil, NY; mtg $14,250; Feb10; Apr22'14. nom

Webster av (9:2425), nwc 165th, 100x 100, vacant; Rockledge Constn Co to Eliz A Diller, 912 Grand Blvd & Concourse; mtg $13,500; Apr21; Apr22'14. O C & 100

Webster av (late Mill Brook) (9:2425), cl at sec lot 150, runs ne80xnw— to cl Mill Brook xse— to beg, part lot 150 map Morrisania, except pt for Webster av; Merrill Brown to Rockledge Constn Co, 160 Bway; QC; AT; Mar4; Apr18'14. nom

Webster av (Mill Brook) (9:2425); same prop; Rosalie J Krum to same; QC; AT; Mar3; Apr18'14. nom

Webster av (late Mill Brook) (9:2425); same prop; Helen A Bates to same; QC; AT; Mar3; Apr18'14. nom

Webster av (late Mill Brook) (9:2425; same prop; Elisha J Brown to same; QC; AT; Mar2; Apr18'14. nom

Webster av (late Mill Brook) (9:2425); same prop; Florence D Schwartz to same; QC; AT; Mar3; Apr18'14. nom

Westchester av, 1031-47, see Simpson, 1042-52.

Whitlock av, 960 (10:2734), es, 349.4 s Hunts Point rd, 25x126.3x25x127.5, 3-sty bk dwg; Margt M & Jno F Bezold to Geo F Johnson, Hanover Township, NJ; mtg $11,000; Apr19; Apr22'14. O C & 100

Plot (*) begins 840 e White Plains rd at point 1100 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; also PLOT (*) begins 940 e White Plains rd at point 1125 n along same from Morris Park av, runs s1125 to Morris Park av xe50xn1125xw50 to beg, except pt for Morris Park av; Giovina Colletti to Vincenza & Appolonia Gallo, 1923 Barnes av; mtg $3,000; Apr18; Apr20 '14. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st (10:2748), ns, 100 e Faile, 50x 100; agmt as to re of above premises from mtg agmt recorded June27'13; City Mtg Co & M J B Constn Co with N Y Trust Co, 26 Broad; Apr13; Apr23'14. nom

Fox st (10:2684), ns, 122.11 e Prospect av, runs e5.2xn7.3xs8.11 to beg; re mtg; Public Bank of N Y to Edw N Roeser, 103 W 131; Feb14; Apr17'14. O C & 100

Kingsbridge ter (12:3253), es, 200 s lands conveyed by estate N P Bailey, runs s75xe 100xn75xw100 to beg; restriction agmt; Jas H Brundage with Oscar Heyman, New Rochelle, NY, et al; May31'12; Apr17'14. nom

St Paul's pl, nwc 3 av, see 3 av, 3739.

145TH st E, nwc 3 av, see 3 av, 2733-5.

168TH st E, nec 3 av, see 3 av, nec 168.

168TH st E, nwc Fulton av, see 3 av, nec 168.

176TH st E, nec Webster av, see Carter av, ws, 176.10 n Prospect pl.

218TH st E (*), ss, at es lot 38 map Laconia Park, runs e105xn87.3 to ns 218th xw 435.11xs30 to cl 218th xe30 to beg, being damage parcels 11 & 22 to 33 & 48 to 52 & part damage parcels 21 to open 218th st, from White Plains av to Oakley st, being land in bed of 218th; Carolyn Foster, Princesse Aymon de Fancigny Lucinge et al to City N Y; Aug18'13; Apr23'14. nom

Appleton av, n & nws, bet Balcom av & Westchester Creek, see Carter av, ws, 176.10 n Prospect pl.

Ash av (*), cl at ss 218th st or Fish av, runs nw115.10xw562.2xn87.3 to ns 218th xe 643.11xse9.1xsw10xse125 to cl Ash av xsw50 to beg, being parcels 53 to 55 & part 57 on damage map to open 218th st from White Plains av to Oakley st; also PAULDING AV (*), cl at ss 218th, runs n30 to cl 218th xe175xs30 to ss 218th xw175 to beg, being parcels 42 to 47 & part 41 & 21 on damage map to open 218th st from White Plains av to Oakley st, being land in bed of 218th; Carolyn Foster, Princesse Aymon de Fancigny Lucinge et al to City N Y; Aug18'13; Apr23'14. nom

Balcom av, sec Ft Schuyler rd, see Carter av, ws, 176.10 n Prospect pl.

Carter av (11:2892), ws, 176.10 n Prospect pl, 63.8x155.5x63x151.11; also LOTS 108 & 118, blk 2892, sec 11, tax map; also LOT 39, blk 2892, sec 11, tax map; also LOT 1, blk 2815, sec 11, tax map; also WEBSTER AV (11:2900), sec Tremont av, 46.6x80x46x73; also WEBSTER AV (11:2900), es, 73 s Tremont av, 23x100; also WEBSTER AV (11:2900), nec 176th, 23x 100; also FORDHAM RD (11:3154), ns, 129.10 e Valentine av, runs n153.11xse135.9 to rd xsw & w 129.7 to beg; also PLOT (*) bounded on n by Ft Schuyler Causeway or rd, on e by Balcom av & Appleton av, s by Appleton av & w by Westchester Creek, being lot 1, blk 5372, sec 18, on tax map; also ALL REAL PROP of which Jno S Bush was in his lifetime seized or possessed wheresoever the same may be situated; also AGMT to pay to party of 1st pt 1-3 of al lthe net rents & profits of all real property, lands &c of which Jno S Bush died seized; re dower; Mary S Bush widow to Wm B Bush, 1351 Ft Schuyler rd; Jno N Bush, 378 E Tremont av, & Marie N Balcom, 378 E Tremont av, heirs Jno S Bush; AT; Apr8; Apr17'14. nom

Courtlandt av, 568-72 (9:2328), all real estate now owned by party 2d pt or which he may hereafter acquire; re dower; Blanche Strebeigh to Harold Strebeigh, 402 Mad av; AT; Apr4; Apr18'14. nom

Fordham rd E, ns, 129.10 e Valentine av, see Carter av, ws, 176.10 n Prospect pl.

Ft Schuyler Causeway or rd, sec Balcom av, see Carter av, ws, 176.10 n Prospect pl.

Fulton av, nwc 168, see 3 av, nec 168.

Gleason av, nwc Pugsley av, see Pugsley av, nwc Gleason av.

Morris av, 2304 (11:3172), es, 97 n 183d, 18.9x117.6, 3-sty bk dwg; also MORRIS AV, 2306 (11:3172), es, 115.9 n 183d, 18.9x 117.6, 3-sty bk dwg; re judgt; Henry W Ruppert to A Warren Constn Co, 2311 Creston av; Apr14; Apr20'14. 550

Morris av, 2306, see Morris av, 2304.

Pugsley av (*), nwc Gleason av, 205x108 except part for avs; re mtg; Jennie M Farrington to J W Miller Co, Inc, a corpn, 55 Liberty; Apr21; Apr22'14. O C & 100

Road (*), from Williamsbridge to Westchester, es, abt 1,671 s Bronx & Pelham Pkway, runs e152.7xse150xse150xse450.5xse 114xse32.6xse332.6xnw95.7xnw100x n 340 x nw411.8xnw426.7xnw54xs w 634.1 to beg (owned by party 2d part); also ROAD (*), from Williamsbridge to Westchester, es, 1,671 s Bronx & Pelham Pkway, runs ne 634.1xnw324.11xne198.1 & 189.3 & 116.6 & 306.6 & 150 & 88.10 & 146.10 & 136 to Bronx & Pelham Pkway xw308xw1,764.5 to said rd xse164.9 & 62 & 221.8 & 412 & 512.10 & 150.2 & 147.5 to beg (owned by party 3d part); also ROAD (*), from Williamsbridge to Westchester, es, 53 s Bronx & Pelham Pkway, runs ne520.3xse22.2 & 582.4 xnw91 xsw140xsw84 & 116.3 & 81.3 & 39 to es said rd xnw210.7 xnw471.5 to beg (owned by party 1st part); also ROAD (*), from Williamsbridge to Westchester, ws, opposite land above described & known as the "Pearsall Homestead," contains 6 257-1,000 acres (owned by party 1st part); agmt as to re of covenants; Margt S Humphrey, Hotel Biltmore, NY; Nora E P Bergmann, 62 Riverside dr & D'Anjou Pearsall, 50 Blvd Pelham Heights, NY, parties 1st part; Creston Co, 440 Tremont av, party of 2d part; Sound Realty Co, 128 Bway, party 3d pt, & Sarah A Fay, 336 Mad av, & Esther E Outerbridge, 44 Hancock av, East Detroit, Mich, parties of 4th part, each with the other; Apr16; Apr22'14. nom

St Anns av, 475-7 (9:2273); also 147TH ST, 546 E; also 237TH ST, 327 E (12:3386), deed of dower; Mary E Bunt et al, heirs Wm Beaman, to Annie Beaman, widow, 477 St Anns av; ⅓ pt; B&S & CaG; Apr18; Apr 20'14. nom

Teller av, 1113 (9:2429 & 2434), ws, 116.8 n 166th, 38.4x100; agmt as to re of above premises from mtg agmt recorded May24 '13; City Mort Co & O J Schwarzler Co with N Y Trust Co, 26 Broad; Apr18; Apr21'14. nom

Tremont av, nec Webster av, see Carter av, ws, 176.10 n Prospect pl.

Webster av, nec, 176, see Carter av, ws, 176.10 n Prospect pl.

Webster av, nec Tremont av, see Carter av, ws, 176.10 n Prospect pl.

Webster av, es, 73 s Tremont av, see Carter av, ws, 176.10 n Prospect pl.

Westchester av, 514-18 (9:2276), ss, 29 e Brook av, 81x137.7x84.5x113.10; re all claim as to railroad, &c; Stephen D Pringle to City NY; Mar21; Apr18'14. nom

3D av, 2733-5 (9:2326), nwc 145th, 50x150; consent to 3d track; Andw Davey to Manhattan Railway Co; Mar30; Apr22'14. 250

3D av, 2733-5; consent of mortgagee to 3d track; Emigrant Industrial Savgs Bank to same; Apr9; Apr22'14. nom

3D av, 3739 (11:2911), nwc St Paul's pl, 26.5x100.9x26.5x95.11; consent to 3d track; Philippina Posner to Manhattan Railway Co, 165 Bway; Apr8; Apr22'14. 132

3D av (10:2610), nec 168th, runs e337 to Fulton av xn41.8xw111.1xn87xw60.10xn50x w180 to av xs176 to beg; consent to 3d track; Saml Schwartzman to Manhattan Railway Co, 165 Bway; Apr6; Apr18'14. 880

3D av, 3739; consent of mortgagee to 3d track; Albt Mamlock to same; Apr18; Apr 22'14. nom

Lots 1, 39, 108 & 118, sec 11, tax map, see Carter av, ws, 176.10 n Prospect pl.

Lots 6 & 7 (*) blk 14; LOTS 32 & 38 & 39, 40 & 41 blk 36; LOT 16 blk 70B; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; Dec12'13; Apr23'14. 3,000

Lot 1 (*) blk 27; LOTS 6 & 7, blk 23; LOTS 16 to 18, blk 60; LOTS 29 & 30, blk 69A; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; Apr21; Apr23'14. 3,000

Lots 13 & 14 (*) blk 3; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; Jan 7; Apr23'14. 600

Lots 21 & 22 (*) blk 26; LOT 39 blk 30; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; Jan9; Apr23'14. 700

Lots 51 & 52 (*) blk 13; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; Feb11; Apr23'14. 600

Lots 27 & 28 (*), blk 30; LOT 40 blk 42; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; Mar17; Apr23'14. 1,200

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Lots 32 & 38 to 41 (*) blk 36; LOTS 12 & 13 blk 7; LOT 16 blk 70B; LOT13 & 14 blk 3; LOTS 6 & 7 blk 14; LOTS 21 & 22 blk 26; LOT 39 blk 30; LOTS 51 & 52 blk 13; LOT 40 blk 42; LOTS 27 & 28 blk 30; LOTS 34 to 37 blk 68; LOT 1 blk 27; map Morris Park; re mtg; Lawyers Title Ins & Trust Co to Morris Park Estates, 25 Broad; Apr 22; Apr23'14. O C & 100

Order (miscl) approving TRSTES bond; Emery B Gibbs, ref, to Carl H Richardson, TRSTE, 605 Tremont bldg, Mass; Nov15 '13; Apr23'14.

Parcel (*) No 2EE on damage map to open 233d st from Bronx River to Hutchinson River; re mtg; Louise Clarke to City NY; Jan28; Apr18'14. O C & 100

Parcel (*) No 34M on damage map to open Blondell av from Barlow st to Westchester av; re mtg; Ralph F Baxter to City NY; Mar26; Apr18'14. nom

Parcel (*) No 34N on damage map to open same; Chas F Wille to City N Y; Mar26; Apr18'14. nom

Parcel (*) No 34O on damage map to open same; Ralph F Baxter to City NY; Mar26; Apr18'14. nom

Parcel (*) No 305 on damage map to open Bronx blvd from Old Boston Post rd to East 242d; re mtg; Mary A Mellows to City NY; Feb17'13; Apr18'14. nom

Parcel (*) Nos 2C & 2CC on damage map to open Theriot av from West Farms rd to Gleason av; re mtg; Ella Benker to City NY; Jan9; Apr18'14. nom

Parcel (*) No 2EE on damage map to open 233d st from Bronx River to Hutchinson River; re mtg; Albert Lefurgy to City NY; July5'07; Apr18'14. nom

Parcel (*) No 24 on damage map to open Pleasant av from Gun Hill rd to 219th; re mtg; Sarah A Ward to City NY; Jan31; Apr18'14. nom

Parcel (*) No 109 on damage map to open Glebe av from Westchestr av to Overing st &c; re mtg; Michl J Furst to City NY; Feb7; Apr18'14. nom

Parcels 48B & 49 (*) on damage map to open Blondell av from Barlow st to Westchester av; re mtg; Mary A Howell to City NY; Apr20'14. nom

LEASES.

Borough of Manhattan.

APRIL 17, 18, 20, 21, 22 & 23.

Canal st, 26 (1:283), 1st fl above str; Maier Breakstone to Harry Ratthaus, 110 Myrtle av, Bklyn; 3yf May1; Apr22'14. 444

Chrystie st, 195 (2:426), s str; Morris Rosenbaum & ano to Joseppe Rubino, 195 Chrystie & ano; 2yf Apr11; Apr22'14. 1,200

Duane st, 14, see New Chambers, 2.

Essex st, 80-2 (2:352), all; E W Realty Co to Annie Kirschenbaum, 82 or 22 Essex; ext Ls; 2yf Mar1; Apr21'14. 9,134

Essex st, 80-2 (2:352); asn Ls; Annie Kirschenbaum to Moses Kirschenbaum, both at 82 Essex; AT; Apr14; Apr21'14. nom

Essex st, sec Rivington, see Rivington, sec Essex.

Graud st, 391 (1:313), cor Suffolk; str; Rebecca I Goldsmith to Benj Kohl, of Union Hill, NJ; 5yf May1; Apr20'14. 2,800 & 2,900

Houston st E, nec Av D, see Av D, 2.

New Chambers, 2; also DUANE ST, 14 (1:121); asn Ls & bill of sale; Leon Lauterstein TRSTE in bankruptcy of the Berg Cafe & Hotel Co to Henry Liebmann, 170 W 86; AT & confirmation of following; Apr9; Apr21'14. 5,283.22

New Chambers, 2; also DUANE ST, 14; asn Ls; same as RECEIVER for & the same as bankrupt to same; AT; Feb3; Apr 21'14. nom

Pearl st, 294 (1:98), the 3 lofts; Bella Hirsch to J W Russell Co, a corpn, 294 Pearl; 3yf May1; Apr18'14. 1,300

Rivington st (2:353), sec Essex, all; Adolph Teitelbaum to Aaron & Barnet Silverman, 603 Morris av; 10yf May1; Apr 17'14. 3,500

Rutgers pl, 28 (1:257), str & b; Jno A Anger to Harry Sindler, 241 Clinton; 5yf May1; Apr21'14. 1,320

St Marks pl, 12 (2:463), all; Waiters Union Local No 1, lessees, to Abr Turteltaub, 133 Av C, & ano, sub tenants; 4 11-12 yr from May1; Apr20'14. O C & 3,700

Spring st, 170-2 (2:488), str; Mose Martino to Otto Schubkegel, 540 Manhattan av; 2yf Apr1; 5yren; Apr22'14. 900

Stanton st, 178 (2:350), str; Maria Neustaedter to Jacob Weber, 526 E 5; 3 3-12yf Feb1; Apr18'14. 1,200

Suffolk st, cor Grand, see Grand, 391.

West st, 334 (2:599), 2-sty bk bldg; all; Eliz A Shields & ano to Thos Russell, 10 St Luke's pl; 5yf May1; Apr18'14. 1,500

West st, 334 (2:599); asn Ls; Thos Russell to Thos Lynch, 463 Hudson; Apr16; Apr18'14. O C & 100

3D st, 99 E, see 1 av, nwc 3d.

6TH st, 756 E, see Av D, 75.

7TH st, 46 E (2:462), all; Cath E Miller to Bernard Cohen, 113 2 av; 21yf May1; Apr17'14. 1,500

8TH st, 57 E (2:560); asn Ls; Philip Lewisohn et al, EXRS &c Moritz H Rosenstein, to Benj Rosenstein, 2015 Bway, et al; Mar25; Apr17'14. nom

8TH st, 57 E; consent to asn Ls as above; TRSTES of Sailors Snug Harbor to same; Mar20; Apr17'14.

8TH st, 57 E; asn Ls; Benj Rosenstein et al to Estate of Moritz H Rosenstein, Inc, a corpn, 48 E 9; Mar25; Apr17'14. nom

8TH st, 57 E; consent to asn Ls as above; TRSTES of Sailors Snug Harbor to same; Mar20; Apr17'14.

9TH st, 46 E (2:560); asn Ls; Philip Lewisohn et al, EXRS &c Moritz H Rosenstein, to Benj Rosenstein, 2015 Bway, et al; Mar25; Apr17'14. nom

9TH st, 46 E; consent to asn Ls as above; TRSTES of Sailors Snug Harbor to same; Mar20; Apr17'14.

9TH st, 46 E; asn Ls; Benj Rosenstein et al to Estate of Moritz H Rosenstein, Inc, a corpn, 48 E 9; Mar25 Apr17'14. nom

9TH st, 46 E; consent to asn Ls as above; TRSTES of Sailors Snug Harbor to same; Mar20; Apr17'14.

9TH st, 300-8 E, see 2 av, 144.

10TH st, 78-80 E (2:555), sws, 220 nw 3 av; asn Ls; Jno H McGuffog, individ, EXR, &c Jessie McGuffog, to Wm McGuffog, 246 Brooklyn av, Bklyn; Apr22; Apr23'14. O C & 25

10TH st, 309 E (2:404), all; David Kohn to Nathan Bernstein, 212 E 7 et al; 3yf May 1; Apr22'14. 3,536

11TH st E, sec 4 av, see 4 av, sec 11th.

12TH st, 303 E (2:454), all; Chas J Smith to Amalie Rubow, 303 E 12; 3yf Apr1; Apr 23'14. 1,000

15TH st, 205 E (3:897); asn Ls; Harry Friedenthal to Saul Friedenthal, 227 E 11; mtg $——; Apr3; Apr17'14. nom

16TH st, 132-4 W (3:791), all; Estate of S Longstreet to Josephine Weir, 134 W 16; 5yf May1'15, with ren; Apr17'14. 2,400

27TH st, 13-5 W (3:829), str & b; Jno C Stratton & J C Stratton & Co, a corpn, to Beatrice Loeb, 15 W 27; 5yf Feb1; Apr17 '14. 8,000

29TH st, 510 W (3:700); asn Ls; Mary I Hearne, individ & ADMTRX Danl Hearne, to Aug Denck, 510 W 29; mtg $1,350; Apr 16; Apr20'14. nom

31ST st, 411-5 E (3:963); portion 2d fl; Cohocton Realty Co to Manhattan Box Co, a corpn, 410 E 32; 6 4-12yf Jan1'12; Apr23 '14. 1,100

36TH st, 154 E (3:891-49), all, with option to purchase for $12,000; Jas E Tolfree to Adolph Treidler at Hollis, LI; 10yf Apr 15; Apr22'14. taxes, &c, & 650

40TH st, 422 W (3:737), all; David M Van Praag & ano, EXRS Marcus Van Praag, to Jos Stern, 405 W 37; 10yf May1; 5y ren; Apr20'14. 1,325

40TH st, 422 W; agmt changing terms in above Ls to 21yf May1'14, & tenant to pay $3.13 monthly additional to above; same with same; Apr14; Apr20'14. nom

41ST st, 133 W (4:994), all; Prestonia M Martin to Edw Ferad, 133 W 41; 8yf Apr15; Apr20'14. 4,200 & 5,400

45TH st, 49 W (5:1261), top fl; Ferd J Fullaytar to Jno Benzur, 221 W 106; 3yf May1; Apr21'14. 1,000 to 1,400

48TH st, 19 E (5:1284), ns, 300 e 5 av, 25 x100.5, all; Alfd J O'Donovan to Hy B Simmons of Massapequa, LI; 21yf Oct1; Apr21'14. taxes, &c, & 8,000 & 8,500

48TH st, 301-3 W, see 8 av, 791-3.

50TH st, 10 E (5:1285), all; Eugenie von Chorus & ano to Leota Hebard, Inc, a corpn, 8 E 37; 10yf Oct1; Apr17'14. taxes &c & net 5,750 & 6,750

51ST st, 235 W (4:1023), front b; Eliz A Vian to Isaac Levine & Julius Shapera, 1069 7 av; 3yf Apr15; Apr18'14. 480

51ST st, 524 W (4:1079), str & b; Jessie David to Jas Quinu, 524 W 51; 5yf May1; Apr17'14. 600

58TH st, 363 W (4:1049), str & pt c; Clara R & Jno Gerken, TRSTES, to Frank X Schmieder, 363 W 58; 5yf May1; Apr23 '14. 3,000

59TH st, 214 E (5:1332); asn Ls; Dominisk Coyne to Patk Doble, 444 E 58 & ano; mtg $——; Apr16; Apr22'14. nom

59TH st, 320 E (5:1351), str fl & b; Schlesinger Realty Co to Geo Siegel, 1444 53d, Bklyn; 6yf Apr1; Apr20'14. 900 to 1,020

65TH st, 31-3 W (4:1118), all; Sarah K Hunter to Leopold Weiss, 2523 7 av; 5yf Apr1; Apr21'14. 6,500

90TH st, 2 W (4:1203), 25x100, 6-sty garage; all; Mary A Heydecker to Fred L Hayes, of — Jackson pl, Port Washington, LI; 5yf Aug1'13; Apr17'14. 4,200

97TH st, 60-2 E (6:1602), all; E 97th St Corpn to Leopold Weiss, 2523 7 av; 3yf Sept1'13; Apr20'14. 5,700

97TH st, 216 E (6:1646), str & b; Jerome P Corvan to Pasquale Mastrangelo, 229 E 97, & ano; 5yf Mar1; Apr20'14. 516

111TH st, 212-8 W (7:1826), two houses; Belmart Realty Corpn to Marcus Greenberg, 218 W 111; 3yf May1; Apr21'14. 13,000

111TH st, 220-6 W, see 111th, 230-8 W.

111TH st, 230-8 W (7:1826), three bldgs; also 111TH ST, 220-6 W, two bldgs; sur Ls; Louis Rosenblatt to Jos Shenk, 62 W 107; Apr14; Apr21'14. nom

112TH st, 522-4 W (7:1883); also 8TH AV, 2471-3 (7:1958); agmt as to conditions &c in Ls; Saml Raisler & Theo C Wood with Leopold Weiss, 2523 7 av; Aug5'13; Apr20'14. nom

123D st E, nec 1 av, see 1 av, 2404.

124TH st, 21 W (6:1722), all; Harriette P Thompson to U S Grand Lodge of Independent Order Free Sons of Israel, a corpn, 21 W 124; 5yf May1'12; Apr22'14. 2,500

137TH st, 106 W (7:1921), ss, 100 w Lenox av, 25x99.11; sobrn of Ls to mtg for $5,000; Millie Schwarz, 1044 Findlay av, owner, & Paul Friedland, 433 Lenox av, lessee, with Maurice Cohen, — Pennsylvania av, Crestwood, Yonkers, NY; Apr14; Apr20'14. nom

138TH st, 625-7 W (7:2087), all; Saml Raisler to Leopold Weiss, 2523 7 av; 3yf Oct1'13; Apr20'14. 5,400

142D st, 295 W, see 8 av, 2670.

149TH st, 544 W (7:2080), ss, 316.8 e Bway, 16.8x99.11; sobrn of Ls to mtg for $9,000; Minnie Vondrann, 544 W 149, with Mary Carroll, 327 E 58; Mar17; Apr23'14. nom

174TH st W, nec St Nicholas av, see St Nicholas av, 1280.

181ST st W (8:2153), ss, 25 e St Nicholas av, 75x119.6, with an ell running w 100 to St Nicholas av x19.6 on av; asn Ls; Isaac Cohn to Dumbla Realty Co, Inc, a corpn, 309 Bway; Oct31'13; Apr16'14. (Corrects error in last issue when asn Ls was omitted.) nom

Av D, 2 (2:357), nec Houston, str & b; Nomen Realty Co, a corpn, to Victor Cooper, 2 Av D; 5yf May1; Apr20'14. 1,320

Av D, 75 (2:375), str & front c; also 6TH ST, 756 E, str; Henry W Berg to Ebling Brewing Co, a corpn, 760 St Ann's av; 3yf May1; Apr21'14. 1,200

Amsterdam av, 1764 (7:2079), str, fl above pt c; Peter Sackman to Caroline S Barg, 530 W 136; 5yf May1; Apr21'14. 1,788 & 1,968

Amsterdam av, 1764; asn Ls; Caroline S Barg to Hermann Barg, 1764 Ams av; Apr 18; Apr21'14. nom

Amsterdam av, 1993-5 (8:2109), n str & b; Saml J Singer et al to Wilhelm & Ottilie Kleis, 1993 Ams av; 9yf May1; Apr22'14. 1,920 to 2,100

Amsterdam av, 2141 (8:2111), n str; Matilda H Deckler to Julius Kramer, 147 E 92; 3yf Sept1; 2y ren; Apr17'14. 480

Bowery, 325 (2:458); asn Ls; Jno J Crilly to Arthur J Coleman, at Belleville, NJ; Apr15; Apr17'14. nom

Broadway, 1845-7 (4:1113); consent to asn Ls for 18 yrs dated Mar7'14, by Chas M Mollon; Upright Co to Princess Restaurant, Inc, a corpn; Mar31; Apr20'14. nom

Broadway, 1849 (4:1113), rear ½ of b & 2d fl; Emil Voight & ano to Princess Restaurant, Inc, a corpn, 1845 Bway; from Apr1'14 to Sept12'16; Apr20'14. 2,500

Broadway, 3864 ½ (8:2115), str & b; Robert Fulton Co, a corpn to Mary Grace; 3yf May1; Apr22'14. 750

Broadway (8:2118), es, 6th str s from sec 160th; Morris Vogel to Alphonse De Winter, 160 W 46; 5 5-12yf May1; Apr17'14. 1,020 to 1,800

Columbus av, 740 (7:1851), cor str & b; Chas Greenberg to Jos Davidson, 926 So blvd; from Mar1 to Apr25'18; Apr21'14. per month 233.34

Fort Washington av, 15 & 21 (8:2136), the Rio Vista & Rio Grand, two houses, all; Sol L Pakas to Louis Schlechter, 217 W 110; 5yf Apr1; Apr21'14. 24,500

Lenox av, 538 (6:1735), n str fl & pt b; Chas Kaiser to Geo J Kalischer, 552 Lenox av; 5yf Dec1'10; Apr20'14. 1,140 to 1,200

Lenox av, 538; same to Esther Kalischer, 133 W 140; individ & ADMTRX Geo J Kalischer; ext Ls 3yf Dec1'15, with exts to Dec1'20 at $1,440 & $1,500; Apr20'14. 1,260 to 1,380

Lenox av, 538; asn above two leases; Esther Kalischer, individ & ADMTRX Geo J Kalischer to Harry Shein, 661 E 158; Apr7; Apr20'14. O C & 100

St Nicholas av, nec 174th, see St Nicholas av, 1280.

St Nicholas av, 1280 (8:2131), es, 100 s 175th, 89.8 to ns 174th x100, all, theatre, & c; L Bojenhardt Eskesen to Esalmo Amusement Co, Inc, a corpn, 5 Beekman; Mar1, between 21 & 22 yrs from completion of bldg; Apr21'14. taxes &c, & 6,500

1ST av (2:445), nwc 3d (No 99), all; Morris & Michl Freedman to Julius Kaplan, 65 E 4; 6yf May1; Apr21'14. 2,400

1ST av, 1380 (5:1468), s str fl & pt c; Jno Bain Jr to Anton Baborsky, 1380 1 av; 4yf May1; Apr17'14. 900

1ST av, 2201 (6:1684), n str; Aniello Manguso to Toromello Cologero & Gasparo Lo Curto, 31 Bedford; 2yf May1; Apr21'14. 564

1ST av, 2404 (6:1811), nec 123d, 26x75, all; Adolph G Austin et al individ & TRSTES Chas B Austin to Cornelius J Reilly, 397 Pleasant av; 6yf July1'18; Apr 21'14. 1,320

2D av, 144 (2:450), sec 9th (Nos 300-8), 26.10x125; asn Ls; Rosle Offenberger to Max & Sigmund Menschel, 61 St Marks pl; Apr22; Apr23'14. O C & 100

2D av, 1827 (5:1540); asn Ls; Eugene Vetter & ano to Jacob Klett, 309 E 93; Apr 21'14. nom

3D av, 1724 (6:1624), str & b; Cora De J Heine to Thos O'Connell, 152 E 94; 7yf May1; Apr17'14. 1,980

3D av, 1847 (6:1652), all; Isadore Cohen to Harry Levine, 427 Claremont Pkway, Bronx; 5 1-12yf Apr1; Apr21'14. 1,080

4TH av (2:556), sec 11th, stand or space in str 5x4; Jos Gilberg & ano to David Shleifer, 2027 Monterey av; 3yf Apr20; Apr 17'14. 480

6TH av, 659 (2:814), b & 2-sty ext; Geo Fox & Max Davis to Ester or Esther Glasser, 565 7 av; 4 11-12yf June1'11; Apr18'14. 480

7TH av, 2508-10 (7:2031), s double str & b; Abr Benedict to Mary Wenk, 2510 7 av; 5yf Apr1; Apr22'14. 600

8TH av, 791-3 (4:1039), nwc 48th (No 301-3), all; Patk J McGuinness to Patk F Kelleher, 701 9 av; 21yf Oct1; Apr20'14. taxes &c & net 9,000

8TH av, 2471-3, see 112th, 522-4 W.

8TH av, 2670; also 142D ST, 295 W (7:-2028); asn Ls & bill of sale of chattels, &c; Henry Magnusson to Jno F Stube, 456 Manhattan av; ½ pt; AT; mtg $9,290; Apr 20'14. 3,000

8TH av, 2916 (7:2040), str & pt b; Jacob Loewenthal to Victor Stachnik, 272 W 154; 2yf May1; Apr20'14. 900

9TH av, 34 (2:629); asn Ls; Wm Lubbert to Fredk Knippenberg, 441 W 13; mtg $5,-000; Apr16; Apr17'14. nom

11TH av, 665 (4:1096), cor str & b; F Wm Schwiers to Jno Reilly, 315 E 43; 5yf Mar1; Apr14'14; corrects error in last issue, when property appeared as 11th st, 665. 600

Pier 26, East River (1:240), begins at bulkhead line at ws said pier, runs e45 to es of pier xs497.3xw45xn497.3 with platforms e & w of said pier; City NY by Commr of Docks to D L & W R R Co, a corpn, 90 West st; Mar16; 1yf completion of improvements; 10y ren at $33,959.35; Apr 21'14. 30,781.23

Pier at foot E 35th st (3:967 & 966), all; City N Y by Commr of Docks to Central Delivery Co, Inc, a corpn, 322 E 47; 5yf May1; Apr21'14. 5,000

Pier foot of W 39th st (3:665), ss, 160 ft of space, 605 from outer end of pier & runs e160 with ice bridge, wharfage rights, etc; City NY by Commr of Docks to Michl J Sheehy, 409 W 145; 10yf Nov1; Apr21'14. 1,890

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Pier 43, NR (2:657), s pt on Barrow st, ss, 222 w bulkhead line, runs w 446, with wharfage, etc; City NY by Commr of Docks to Catskill & N Y Steamboat Co, a corpn, on premises; from Mar5 to Dec31'21; Apr 21'14. 7,333.33

LEASES.

Borough of the Bronx.

Freeman st (11:2965), ns, 60 e Stebbins av, east store; Freeman-Stebbins Co, Inc, to Jno Tarantino, 879 Freeman; 5yf completion of bldg; Apr21'14. 300

Freeman st, 978 (11:2993), str; Anna Ehlers to Joshua Beck, 334 E 50; 6yf June15; Apr23'14. 540 to 780

167TH st, 826 E (10:2680), all; Harry Klein & ano to Bernard Crausman, 856 E 172; 3yf Apr1; Apr17'14. 3,200

172D st, 856 E (11:2966), all; Sole Realty & Constn Co to Bernard Crausman, 856 E 172; 5yf Dec1'13; Apr17'14. 3,355

172D st, 860 E (11:2966), all; Sole Realty & Constn Co to Bernard Crausman, 856 E 172; 5yf Dec1'13; Apr17'14. 3,355

172D st, 864 E (11:2966), all; Sole Realty & Constn Co to Bernard Crausman, 856 E 172; 5yf Dec1'13; Apr17'14. 3,355

187TH st, 590 E (11:3073), sec Arthur av, cor str; Russo-Jodice Realty Co to Philip Bergman, 815 Morris av; 3yf May1; Apr17'14. 1,200

Arthur av, see 187th, see 187th, 590 E.

Boston rd, 2021 (11:3135), frame bldg; David L Phillips to Chas D'Angelo; 3yf Sept15'13; Apr21'14. 840 to 900

Claremont pkway, 493 (11:2913), double str; Herman Lakner to Rosedale Dairy Co, 1680 Park av; 3yf May1'14 (privilege 2 yr renewal); Apr22'14. 960 to 1,100

Forest av, 947 (10:2649), cor str; Fredk J Reihm & ano to Edw Gorodess; 3yf Jan 1; Apr17'14. 420 to 540

Southern blvd, 1563 (11:2977), str & c; Thos O'Brien to Herman Ravitz, 1563 So blvd; 3yf Mar15; Apr18'14. 300

Southern blvd (10:2725), ws, 240.8 n 163d (extended), runs w139.6xn152xe96xs140xe 35 to ws So blvd xs12 to beg; all; Kellwood Realty Co to Chas E Blaney, 1547 Bway, et al; 20yf Jan1'13; Apr23'14. taxes &c & 25,000 to 35,000

Southern blvd (10:2725); same prop; asn Ls; Chas E Blaney et al to Shubert Theatrical Co, 225 W 44; Jno Cort, 136 W 48, & Wm A Brady, 137 W 48; Apr22; Apr23'14. nom

Tremont av, 504 E (11:2924), str & c; Louise M H Cannon to Raymond E Elliott, 341 E 138; 5yf May1; Apr23'14. 1,900 & 2,000

Washington av, 987 (9:2386); bill of sale & asn Ls; Thos A Hanlon to Fred Schmidt, 1047 Nelson av; Apr13; Apr17'14. nom

Washington av, 987 (9:2386); bill of sale & asn Ls; Jacob H Mayer to Thos A Hanlon, Yonkers, NY; Mar24; Apr17'14. 100

Wilkins av, 1334 (11:2976), store; Minnie Badt to Theo Krainin, 960 Prospect av; 5y f May1; Apr21'14. 1,080

MORTGAGES.

Borough of Manhattan.

APRIL 17, 18, 20, 21, 22, 23.

Allen st, 5 (1:293), ws, abt 95 n Division, 25x87.6; pr mtg $26,000; Apr14; Apr23'14; 2y6%; Gershon Hausman & Ettl Schein to David & Hy L Reich, 95 Attorney. 2,800

Attorney st, 151-3 (2:350), ws, abt 105 n Stanton, 50x100; ¼ pt; Apr16; Apr20'14; 1y6%; Emma C, wife of & David W Alexander, to Jno G Butterfield, of Jersey City, NJ. 500

Baxter st, 142 (1:235); ext of mtg for $12,500 to Apr20'17; 5%; Apr20; Apr22'14; Title Guar & Trust Co, a corpn, with Magdalena Baumann, 228 E 52. nom

Bleecker st, 13 (2:529), ns, 165 w Bowery, 22.6x63.9x22.6x61.9; Mar21; Apr22'14; due & int as per bond; Blanche de Failly, 127 Rue de la Tour, Paris, France & Eva Playfair, 7 Upper Brook st, London, Eng. to Mutual Life Ins Co of N Y, 32 Nassau. 4,000

Broome st, 209 (2:351), sec Norfolk (No 66), 25x51.7; Apr15; Apr17'14; 5y5½%; Beni Asch to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 25,000

Broome st, 209; also NORFOLK ST, 66; sobrn of mtg for $21,000 to mtg for $25,000; Apr16; Apr17'14; D Solis Ritterband & Max S Meyer, exrs Marcus Brown, with same. nom

Broome st, 214½-16 (2:352); ext of mtg for $48,000 to June9'17; 5%; Apr8; Apr 22'14; Jacob Levy, 157 W 119 with An Assocn for Relief of Respectable Aged Indigent Females, a corpn, 891 Amsterdam av. nom

Charlton st, 136, see West, 319-21.

Clinton st, 20 (2:350); ext of mtg for $23,000 to Mar1'19; 5%; Mar7; Apr22'14; Astor Trust Co with Isaac Sickle & Saml Snow. nom

Dunne st, 49-51 (1:155), nwc Lafayette (No 10), 58.2x128.7x17x146.6; Feb5; Apr18 '14; due June9'15, 5%; New Yorker Staats-Zeitung, a corpn, to Farmers Loan & Trust Co, a corpn, 22 William. 20,000

Duane st, 49-51, nwc Lafayette (No 10); certf as to above mtg; Feb5; Apr18'14; same to same.

Elizabeth st, 95 (1:238); ext of mtg for $39,000 to Apr15'19, 5%; Apr15; Apr18'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Edw R Poerschke. nom

Essex st, 39 (1:310); ext of mtg for $25,000 to Apr19'17, 5%; Apr1; Apr20'14; Geo G Kip, of Morristown, NJ, with Lewis Harber, 425 Grand. nom

Frankfort st, 1-3, see Nassau, 166-70.

Grent Jones st, 46 (2:531), ns, 166 w Bowery, 23.1x90.4x23.3x87.11; pr mtg $27,000; Apr20; Apr21'14; 2y6%; Wm J Stich to Angie M Booth at Great Neck, LI. 9,500

Greenwich st, 90 (1:18), ws, 26.1 s Rector, 25.2x70.11x24.4x—; pr mtg $18,000; Apr 20'14; due Mar28'15, 6%; Hannah Mendelsohn, widow & devisee Emanuel Mendelsohn, to Mary Voorhees, — Shore rd, Lyme, Conn. 5,000

Henry st, 100, see Pike, 26.

Henry st, 169 (1:284), ns, abt 21.8x75; pr mtg $——; Apr15; Apr22'14; 4y6%; Congregation Lubovitz Winiesin, a corpn to Rebecca Goldstein, 161 Clinton. 3,000

Henry st, 169; certf of reduction of mtg to $14,000 by payment of $5,000, Apr15; Apr22'14; Geo de Braekeleer, 346 W 71, exr Jeannette M de Braekeleer to Congregation Lubavitz Venesin.

Hester st, 64 (1:298), ss, 44.2 e Orchard, 20.9x42x21.4x42; Apr21'14; due & int as per bond; Moses Mann to Title Guar & Trust Co, a corpn. 10,000

Lafayette st, 10, see Duane, 49-51.

Ludlow st, 75 (2:408), ws, 87.6 s Broome, 25x87.6; ext of mtg for $25,000 to Mar27 '16, 5%; Mar6; Apr17'14; Mathilda A Stier, 129 E 65, with Geo Hassler, 288 Webster av, Bklyn. nom

Ludlow st, 181 (2:412), ws, 100 s Houston, 24x87.10; ext of mtg for $27,000 to Feb16'17; 5%; Apr17; Apr20'14; Chas Lanier & Wm Jay exrs &c Frances A Lawrance with Louis Karp, 317 E 17. nom

Madison st, 102 (1:276); ext of mtg for $15,500 to June1'19, 5%; Apr10; Apr20'14; Saml Harris with Seymour Schussel, 37 W 74th, exr Alex Schussel. nom

Madison st, 150 (1:274); ext of mtg for $24,000 to Feb23'17, 5%; Dec17'13; Apr17'14; Rachel Harris, 118 W 112, with Jno A Brown Jr, at Newtown Township, Pa. nom

Monroe st, 126 (1:256), ext of mtg for $10,000 to Sept15'16; 5%; Mar12; Ar22'14; Yetta Wolfish, 126 Monroe et al with Frederic de P Foster at Tuxedo Park, NY, & ano trstes for Mary H Tompkins. nom

Nassau st, 166-70 (1:102), sec Frankfort (Nos 1-3), runs sw56.4xse33.1xsw37.7xse2.1 xsw10.9xse25.1xne111.9 to ss Frankfort xnw 58 to beg; Apr17; Apr23'14; due & int as per bond; Sun Printing & Publishing Assn, a corpn, to Mutual Life Ins Co of NY. 565,000

Nassau st, 166-70, sec Frankfort (Nos 1-3); certf as to above mtg; Apr17; Apr23 '14; same to same.

Norfolk st, 66, see Broome, 209.

Orchard st, 122-4 (2:410); ext of mtg for $13,000 to July8'19; 5%; Apr14; Apr21 '14; Jno H Schoonmaker of Ware, Mass, & ano trstes Emma C Brown et al with Sarah G Bloomberg, 472 West End av. nom

Pike st, 26 (1:275), swc Henry (No 100); ext of mtg for $30,000 to Mar31'17, 5%; Feb 6; Apr17'14; Israel Rotkowitz, 253 East Bway, & ano, with Jno A Brown Jr, at Newtown Township, Pa. nom

St Marks pl, 54 (2:449), ss, 250 e 2 av, 25 x89.6, with all title to strip 25x8 bet above & 8th st; Apr22'14; 5y5%; Emelius Stigeler to Bowery Savgs Bank, a corpn, 128 Bowery. 3,500

Spring st, 170-2 (2:488),; sal Ls; Apr7; Apr21'14; demand; 6%; Otto Schubkegel to Geo Ehret, 1197 Park av. 1,000

Washington pl, 83 (2:552), ns, 102.9 e 6 av, 22x97; Apr20'14; Aida C Barnes, of Durham, Conn, to Lawyers Title Ins & Trust Co, a corpn. 24,000

Washington st, 297 (1:139), ses, 27.1 s Reade, 27.5x48.1x24.6x56.7; PM; Apr20; Apr 21'14; due & int as per bond; Jno K Everitt of Jersey City, NJ to Title Guar & Trust Co, a corpn. 18,000

West st, 319-21; also CHARLTON ST, 136 (2:596); ext of mtg for $30,000 to May 31 '17; 5%; Apr7; Apr22'14; Geo A Douglass, 265 W 81 with Frederic de P Foster at Tuxedo, NY, & ano trstes for Geo L Kingsland et al. nom

West st, 334 (2:599), sal Ls; Apr16; Apr 18'14; demand, 6%; Thos Lynch to Jacob Ruppert, a corpn, 1639 3 av. 3,800

Wooster st, 14-16 (1:229); ext of mtg for $27,000 to Apr28'17; 5%; Mar17; Apr 22'14; Mary R Albee, 219 S Orange av, South Orange, NJ, with Frederic de P Foster at Tuxedo Park, NY, &- ano trstes for Mary H Tompkins. nom

3D st, 342 E, see Av D, 14.

4TH st, 39 W (2:546), ns, 50 w Greene, 25x96.5; Apr20'14; due & int as per bond; Carland Realty Co, Inc, a corpn, to Title Guar & Trust Co, a corpn. 16,000

4TH st, 39 W; certf as to above mtg; Apr 18; Apr20'14; same to same.

9TH st, 415 E (2:437), ns, 200 e 1 av, 25x 92; Apr22'14; due & int as per bond; Chas R Sommer to Title Guar & Trust Co, a corpn. 7,000

15TH st, 260 W (3:764); ext of mtg for $13,000 to Apr21'17; 5%; Feb4; Apr22'14; Ida Ries, 200 Amity st, Flushing, B of Q, with Annina F wife Giacomo Fara Forni at Milan, Italy. nom

17TH st, 18 W (3:818); ext of mtg for $40,000 to June 30'17; 5%; Apr9; Apr22'14; Emily M R Spencer at Lenox, Mass, with Frederic de P Foster at Tuxedo Park, NY, & ano, trstes for Albt A Kingsland. nom

21ST st, 427 W (3:719), ns, 328 w 9 av, 22 x104; PM; Apr23'14; 5y5%; The National Florence Crittenton Mission, a corpn, to Lawyers Title Ins & Trust Co, a corpn. 11,500

22D st, 201-3 E, see 3 av, 283-5.

22D st, 229 E (3:903), ns, 225 w 2d av, 25x98.9; PM; Apr21'14; 3y5%; Mary A Thornton to Church of the Holy Communion, a corpn, 326 6 av. 10,000

22D st, 329 E (3:928), ns, 225 w 1 av, 25x 62.10x irreg x98.9; ext of mtg for $11,500 to Mar27'17; 5½%; Apr8; Apr20'14; N Y Title Ins Co, a corpn, 135 Bway with Chas E Delage, 62 W 47. nom

23D st, 337 E (3:929), ns, 218.9 w 1 av, 18.9x98.9; Apr18; Apr20'14; 3y5%; Elvira Purdy, of White Plains, NY, to Geo H Corey, 256 W 136, et al, trstes Thos McMullen (decd). 3,000

23D st, 334 W (3:746), sws, abt 350 w 8 av, 25x98.9; Apr20'14; due & int as per bond; Luke Fitzgerald to Lawyers Mtg Co, a corpn. 20,000

25TH st, 350-2 W (3:748), ss, 200 e 9 av, 50x98.9; ext of mtg for $42,500 to Apr 15'17, 5%; Apr15; Apr—'14; Bowery Savings Bank, a corpn, 128 Bowery, with Nathan Coleman, 2170 Bway. nom

26TH st, 238 E (3:906), ss, 120 w 2 av, 20 x98.9; Apr6; Apr23'14; 5y 5 & 5½%; Domenico & Generosa Jodice to Church of the Holy Communion, a corpn, 326 6 av. 7,500

27TH st, 13-5 W (3:829), leasehold; all title; Apr2; Apr17'14; demand, 6%; Beatrice Loeb to Jos M Fishel & Morris Levy, 503 W Bway. 3,000

27TH st, 13-5 W; sal Ls; Apr2; Apr17 '14; demand, 6%; same to Beadleston & Woerz, a corpn, 291 W 10. 3,000

28TH st, 128 E (3:883), ss, 77 w Lex av, 23x98.9; Apr22; Apr23'14; due & int as per bond; Emil Feffercorn, 66 E 196, Bronx, to Anna A Schulz, 1410 Crotona Park E. 19,000

28TH st W (3:803), ss, 125 e 7 av, 50x 98.9; Apr21; Apr22'14; due Oct21'14; 6%; 28th St & 7th Av Realty Co to Sarah D Donovan, 275 Spring st, West Hoboken, NJ. 2,500

29TH st, 510 W (3:700); sal Ls; Apr16; Apr20'14; demand, 6%; Aug Denck to Central Brewing Co of N Y, a corpn. 1,350

30TH st, 530 W (3:701), ss, 450 w 10 av, 25x98.9; Apr20'14; due & int as per bond; Jas P Mack to Title Guar & Trust Co, a corpn, 176 Bway. 11,000

31ST st, 31-7 E (3:861), ns, 151.5 e Madison av, 85.8x98.9; bldg loan; Apr22'14; due Mar1'19; 6% until bldg is completed & 5½% thereafter; 31 East 31st St Realty Co, Inc, a corpn, 56 W 45 to Metropolitan Life Ins Co, a corpn, 1 Madison av. 350,000

31ST st, 31-7 E; certf as to mtg for $350,000; Apr22'14; same to same.

31ST st, 31-7 E; pr mtg $350,000; Apr22 '14; due Apr1'21 or sooner, 6%; same to Thos Williams-Bannister lane, Lawrence, LI. 95,000

31ST st, 31-7 E; certf as to mtg for $95,000; Apr22'14; same to same.

31ST st, 112 E (3:886), ss, 181 e 4 av, 19x98.9; Apr14; Apr18'14; 3y4½%; Hettie S Beaman, of Cornish, NH, to Lucius H Beers, at Westhampton Beach, LI, & ano, trstes Jas R Smith (decd). 14,000

33D st, 34 E (3:862), ss, 150 e Madison av, 16.8x98.9; Apr22'14; 3y4½%; Geo A Wheelock to Lincoln Trust Co, 208 5 av. 30,000

35TH st, 160-2 W (3:810), ss, 96 e 7 av, runs s61.7xe18.10xn—xe18.10xn50.6 to st xw 36 to beg; Apr20'14; 5y5%; Josephine & Rose Voelker, committee Louis Voelker, to Guaranty Trust Co of N Y, a corpn, 140 Bway. 37,000

36TH st, 131 E (3:892); ext of mtg for $20,000 to Apr9'19, 4½%; Apr6; Apr18'14; Bankers Trust Co, a corpn, 16 Wall, et al, trstes will Honora V Cabassud, for benefit Geo A Jobert, with Wm A Delano, 131 E 36. nom

37TH st, 163 E (3:893), ns, 80 w 3 av, runs n77.6xw10xw4.8xs80 to st xe14.8 to beg; Dec1'13; Apr22'14; due June1'14; 6%; Wm C Spaulding of Freeport, LI to Mary O, wife Horace Maxwell, 7 E 74. 4,480.50

37TH st, 167 E, see 3 av, 585.

41ST st, 133 W (4:994), ns, 230 e Bway, 25x98.9; Apr17; Apr20'14; 5y4½%; Prestonia M Martin, of B of R, to Hermann H Cammann, at Merrick, LI, & ano, exrs Eliza M Bailey. 40,000

43D st, 204-10 E (5:1316), ss, 105 e 3 av, 100x100.5; pr mtg $30,000; also 81ST ST, 104-6 E (5:1509), ss, 225 w Lex av, 83x 102.2; pr mtg $70,000; AT; Jan30'13; Apr22 '14; 3y6%; Chas J & Kath H O'Reilly to Thos Berry, 188 St Nicholas av. 2,492

43D st, 215 E (5:1317), ns, 230 e 3 av, 25x100.5; PM; Nov26'13; Apr23'14; 3y5%; Percival C Smith, 310 W 79, to Flora A Colt, 33 E 29. 12,000

44TH st, 356 W (4:1034), ss, 100 e 9 av, 25x100.4; Apr21'14; 3y5%; Margaretha A wife of & Louis Engelhardt of Bklyn to Franklin Savgs Bank, 656-8 8 av. 1,500

47TH st, 339 W (4:1038), ext of mtg for $9,500 to Mar26'17; 5%; Mar17; Apr 22'14; Mary R Albee, 219 So Orange av, South Orange, NJ, with Walter F Kingsland, 22 Ave du Bois de Boulogne, Paris, France. nom

48TH st, 163 W (4:1001),; ext of mtg for $36,000 to July7'16; 5%; June17'13; Apr 22'14; Edwin A Ely with Hy R Stern, 808 West End av. nom

48TH st, 117 W (4:1001), ns, 212.6 w 6 av, 18.9x100.5; pr mtg $19,000; Apr20; Apr 21'14; due & int as per bond; Kath F Reynard to Jos J Chamberlain, Jr, 1655 E 118, Cleveland, Ohio. 3,000

49TH st, 326 W (4:1039), ss, 400 w 8 av, 25x100.5; ext of mtg for $18,000 to June1 '17; 5%; Apr4; Apr21'14; Jno M Tienken, 324 W 49 & ano with Rosalie Hesslein, 126 W 75. nom

49TH st, 541-5 W (4:1078), ns, 175 e 11 av, 75x100.5; pr mtg $50,000; Apr20'14; 3y 5½%; Wm Lustgarten & Co, Inc, a corpn, to Benj Doblin, 796 Lex av. 10,000

49TH st, 541-5 W; certf as to above mtg; Apr14; Apr20'14; same to same.

49TH st, 541-5 W (4:1078); ext of mtg for $50,000 to Apr20'17; 5%; Apr20; Apr 22'14; Title Guar & Trust Co, a corpn with Thos J McKeon, 332 E 25. nom

53D st, 443 W (4:1063), ns, 200 e 10 av, 25x100.5; ext of mtg for $7,000 to May1'19; 5%; Apr20; Apr21'14; Martin Slor & ano with Fredk Baumgartner, 413 W 51. nom

54TH st, 236 W (4:1025); ext of mtg for $25,000 to Apr20'19, 5%; Apr20; Apr23'14; Bowery Savgs Bank, a corpn, with Francis X O'Connor. nom

54TH st, 236 W (4:1025), ss, 101.3 w Bway, 25x100.5; equal lien with mtg for $25,000; Apr20'14; 5y5%; Francis X O'Connor to Bowery Savgs Bank, a corpn, 128 Bowery. 6,000

58TH st, 5 W (5:1274), ns, 125 w 5 av plaza, 20x100.5; ⅔ pt; Apr17; Apr18'14; due & int as per bond; Wm F Donnelly to Sarah D Donovan, 275 Spring st, West Hoboken, NJ. 1,000

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67TH st, 130-4 E, see Lex av, sec 67.

69TH st, 231 W (4:1161), ns, 345 w Ams av, 40x100.5; Apr22; Apr23'14; due May1'17, 5%; Herman C Evarts, at Manhattan State Hospital, Wards Island, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. 45,000

69TH st, 231 W; sobrn of mtg for $9,500 to mtg for $45,000; Apr23'14; same & Elise T Underhill, 148 Turrell av, So Orange, NJ, with same. nom

77TH st, 314 E (5:1451), ss, 138.8 e 2 av, 18.4x102.2; Apr3; re recorded from Apr3 '14; Apr21'14; 5y5%; Leo or Leon Keschner to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 6,000

81ST st, 4 E (5:1492), ss, 120.8 e 5 av, 20.5x102.2; Apr17; Apr21'14; due & int as per bond; Caroline S Fellowes, 840 Park av to Bankers Trust Co, a corpn, 16 Wall, trste Wm C Bradley. 45,000

81ST st, 104-6 E, see 43d, 204-10 E.

82D st, 240 E (5:1527), ss, 127.1 w 2 av, 25.4x102.2; Apr20'14; 3y5%; Fredk E Durr to Emigrant Indust Savgs Bank, a corpn. 17,000

83D st, 118 W (4:1213); ext of mtg for $23,000 to Apr20'19, 5%; Apr20'14; Wm Rankin, 119 W 77, with Fredk Schlueter, at Park Ridge, NJ. nom

84TH st, 330 E (5:1546), ss, 300 w 1 av, 25x102.2; pr mtg $18,000; Apr18; Apr20'14; due May20'15, 6%; Godfrey M Lahm, 311 E 86, & Eliz M Sayer, 27 Hubbard pl, Bklyn, to Matilda Lahm, 57 E 15. 1,500

88TH st, 462 E, see 1 av, 1682.

89TH st, 65 W (4:1203), ns, 153.6 e Col av, 18x100.8; ext of mtg for $18,000 to Nov 12'13, 4½%; Dec8'08; Apr18'14; Jennie Steinmann with Marie Koehler. nom

89TH st W, nec West End av, see West End av, 600.

97TH st, 216 E (6:1646); sal Ls; Apr14; Apr20'14; demand, 6%; Pasquale Mastrangelo & Carmine Bifolco to Lion Brewery, a corpn, 104 W 108. 2,867

101ST st, 220 W, see Bway, 2658.

108TH st, 155 W (7:1863), ns, 150.4 e Ams av, 24.8x100.11; Apr16; Apr17'14; 5y 5%; Elsie W & Chester I Christie to Augusta L Jones, at Easthampton, LI. 15,000

109TH st, 157 E (6:1637); ext of mtg for $8,000 to Mar16'17; 5%; Mar17; Apr22'14; Chas Schaumburger, 105 E 109 with Frederic de P Foster at Tuxedo Park, NY & ano trstes for Ann A Sands et al. nom

110TH st, 308-12 E (6:1681), ss, 125 e 2 av, 75x100.11; Apr22'14; 3y5%; Church of Our Lady of Mt Carmel, a corpn, 447 E 115 to Emigrant Indust Savgs Bank, a corpn. 25,000

112TH st, 6 E (6:1617), ext of mtg for $20,000 to Dec17'16; 5¼%; Feb16; Apr22 '14; Nathan M Danziger, 4 E 112 et al with Frederic de P Foster at Tuxedo Park, NY & ano trstes for Jennie M Sewall et al. nom

112TH st, 621-5 W, see Riverside dr, 400.

113TH st, 322 W (7:1847), ss, 103.4 e Manhattan av, 16.8x100.11; Jan1; Apr21'14; 5y5½%; Michl Quinlivan, 322 W 113 to Patk Quinlivan, 2113 8 av. 3,000

114TH st, 113 E (6:1642); ext of mtg for $6,500 to Aug10'15, 5%; Apr1; Apr17'14; Isabel M Smith, 1 W 81, with Max Canter, 1 W 133. nom

114TH st, 202-6 E (6:1663); ext of mtg for $38,000 to Feb1'17, 5%; Apr21'14; Annie Golding, 101 W 115 with Jos L Buttenwieser, 300 Central Park W. nom

114TH st, 202-6 E; ext of mtg for $5,800 to Mar1'18, 6%; Apr21'14; same with same. nom

114TH st, 332 E (6:1685); ext of mtg for $19,000 to June13'17; 5½%; Apr18; Apr21 '14; Abr Leipzig, 50 W 77, with Antonio Gregorio, 409 E 115. nom

114TH st, 520 W (7:1885), ss, 250 w Ams av, runs s101xw50xn0.1¾xw25xn100.11 to st xe75 to beg; ext of mtg for $170,000 to Apr22'17; 5%; Apr9; Apr22'14; Brooklyn Savgs Bank, a corpn, 141 Pierrepont, Bklyn with Marie S P Campagna, 601 W 115. nom

116TH st, 6-8 W (6:1599), ext of mtg for $30,000 to June13'17; 5%; Mar5; Apr22'14; Rose A Kaufman, 226 W 113, with Frederic deP Foster at Tuxedo, NY. nom

117TH st, 140 E (6:1644), ss, 24 w Lex av, 16.2x100.11; pr mtg $——; Apr21; Apr 22'14; due Feb9'16; 6%; Julius Friedman to Stephen H Jackson, 148 W 119. 3,000

118TH st, 3 E (6:1745); ext of mtg for $13,000 to May1'17; 5%; Apr2; Apr22'14; Mollie Sitner, 3 E 118 with An Assocn for Relief of Respectable Aged Indigent Females, a corpn, 891 Amsterdam av. nom

118TH st, 3 E; ext of mtg for $2,000 to Nov1'15; 5%; Apr2; Apr22'14; same with An Assocn for Relief of Respectable Aged Indigent Females, a corpn, 891 Amsterdam av. nom

118TH st, 17 E (6:1745), ext of mtg for $21,500 to Mar22'17; 5%; Mar19; Apr22'14; Leopold Stiner, 301 W 114 with Frederic de P Foster at Tuxedo Park, NY, & ano, trstes for Albt A Kingsland. nom

118TH st, 5 W (6:1717), ns, 127.9 w 5 av, 27.3x100.11; pr mtg $20,000; Apr17'14; 3y 6%; Rosa H, wife Philip Goldstein, 1708 Lex av, to Carrie Frankenthaler, 201 W 120. 3,000

118TH st, 5 W; sobrn of mtg for $3,500 to mtg for $3,000; Apr11; Apr17'14; same & Wm H Conger, at Madalin, NY, with same. nom

118TH st, 5 W (6:1717); ext of mtg for $20,000 to Apr17'19, 5%; Apr17; Apr20'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Rosa H Goldstein, 1708 Lex av. nom

119TH st, 348-50 E (6:1795); ext of mtg for $28,000 to Apr20'17, 5%; Apr20'14; Francis H Kinnicutt, at Morristown, NJ, trste Saml D Bradford, with Saml Lipman, 960 Prospect av, Bronx, & ano. nom

119TH st, 481 W, see Morningside dr, 80.

120TH st, 50 W (6:1718); ext of mtg for $11,000 to Apr10'16, 5%; Apr10; Apr17'14; Jos W Lawrence, at Bahylon, LI, with Bernard Ratkowsky, 50 W 120. nom

120TH st, 400 W, see Morningside dr, 80.

121ST st, 110 W (7:1905), ss, 158 w Lenox av, 20x100.11; PM; Apr17'14; 5y5%; Rae V Lesser to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 10,000

121ST st, 523 & 527 W (7:1976); ext of two mtgs for $85,000 each to Jan5'19, 5½%; Apr7; Apr23'14; N Y Life Ins Co with The Wilkes-Barre Realty Co. nom

122D st, 411 E (6:1810), ns, 171.4 e 1 av, 16.8x100.11, with all title to strip on w 0.1 x100.11; PM; Apr14; Apr17'14; due July14'17, 5%; Dora Wiegand, 2011 Ams av, to Henry H Glass, 367 W 120. 5,350

122D st, 501 E, see Pleasant av, 420-4.

123D st, 124-8 E (6:1771), ss, 240 e Park av, 75x100.11; Apr22'14; due Apr1'17; 5%; Adolph Finkenberg to U S Trust Co of NY a corpn, 45 Wall. 45,000

126TH st, 265 W (7:1932); ext of mtg for $6,500 to Apr25'17, 5%; Apr11; Apr17'14; Society for Ethical Culture, 33 Central Park W, with Laura Muldoon, 286 Wadsworth av. nom

127TH st, 548-50 W (7:1981), ss, 200 e Bway, 50x99.11; Apr16; Apr18'14; 5y5%; Kunigunda Windolph, 531 W 29, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 11,000

129TH st, 130 E (6:1777), ss, 25 w Lex av, 20x99.11; Apr9; Apr21'14; 3y5%; Jacob Meurer, 266 Lincoln pl, Bklyn to Geo W Hindmarsh, 208 W 135. 5,000

130TH st, 7 E (6:1755), ns, 131.3 e 5 av, 18.9x99.11; pr mtg $3,000; Jan2'1895; Apr 21'14; 3y5%; Hy F, Frank A, Bessie A & Alfred W Kiddle exrs Hy Kiddle to Jane Kiddle wid of said Hy Kiddle, decd. 6,000

130TH st, 141 W (7:1915); ext of mtg for $7,000 to Apr21'17; 5%; Apr21'14; Jos W Lawrence trste for benefit Mary E Wagner will Bryan Lawrence with Arnold Rau, Jr, 141 W 130. nom

130TH st, 500 W, see Amsterdam av, 1414

132D st, 253 W (7:1938), ns, 317 e 8 av, 18x99.11; Apr16; Apr17'14; 5y5½%; Annie S Greacen to Morland Mtg Co, a corpn, 165 Bway. 5,000

137TH st, 102, on map 104 W (7:1921), ss, 75 w Lenox av, 25x99.11; ext of mtg for $2,500 to Apr20'17; 6%; Apr20; Apr21'14; Ida Straus, 940 Kelly with Bessie Zuowden, 327 Baldwin av, Jersey City, NJ. nom

137TH st, 106 W (7:1921), ss, 100 w Lenox av, 25x99.11; pr mtg $20,000; Apr 14; Apr20'14; 2y6%; Millie Schwarz, of Bronx, to Maurice Cohen, — Pennsylvania av, Crestwood, at Yonkers, NY. 5,000

147TH st W, swc 8 av, see 8 av, 2753-5.

149TH st, 544 W (7:2080), ss, 316.8 e Bway, 16.8x99.11; Apr7; Apr23'14; due Apr 14'17, 5%; Lillie Lowenstein, of Pearl River, NY, to Mary Carroll, 327 E 58. 9,000

150TH st, 499 W (7:2082), ns, 100 w Ams av, 15x99.11; Apr21; Apr22'14; 3y5½%; Jno H Moran, 499 W 150 to Edw Ritz, 468 W 166. 1,000

161ST st, 600 W, see Bway, swc 161st.

163D st, 465 W (8:2110), ns, 125 e Ams av, 25x112.6; pr mtg $——; Apr16; Apr17 '14; due Dec16'14, 6%; Mary A Dempsey to Anna Pekowsky, 450 Audubon av. 500

163D st, 465 W; sobrn of mtg for $2,000 to mtg for $500; Apr14; Apr17'14; Eliz T Cagney with same. nom

174TH st W, nec St Nicholas av, see St Nicholas av, 1280.

178TH st, 501 W, see Ams av, 2380-6.

185TH st W, nec Audubon av, see Audubon av, nec 185th.

186TH st W, nec Audubon av, see Audubon av, sec 186th.

206TH st W, nes, at ses 10 av, see 10 av, ses, at nes 206th.

Av B, 256 (3:973), ws, 26 n 15th, 22x95.6; Apr16; Apr20'14; due Apr20'19, 5%; Abe & Saml Miller to Samson Lachman, 313 W 106, trste Wm Demuth. 10,000

Av D, 14 (2:357), es, 18.2 s 3d, 19x70; also AV D, 16 (2:357), sec 3d (No 342), 18.2x70; pr mtg $28,000; Apr21; Apr22'14; 4y6%; Simon Silverman & Bessie, his wife, to Sarah Silverman, 783 Dawson. 6,000

Av D, 16, see Av D, 14.

Av D, 45-7 (2:374), ws, 41 n 4th, 44x80; ext of mtg for $12,000 to Nov20'16; 6%; pr mtg $40,000; Jan8; Apr20'14; Flora Levy 619 W 127 with Meyer London. nom

Amsterdam av, 1412 (7:1984), ws, 24.11 s 130th, runs w47xsw38.2xs6.1xe80 to av xn 25 to beg; Apr18; Apr20'14; due & int as per bond; Frank Wokoun to Caroline A Wheeler, 1824 Artnur av 13,000

Amsterdam av, 1414 (7:1984), swc 130th, 500 W, runs nw100xsw51xe2.9xse17.6xne6.1 xe31.1 & 7 & 47 to av x—24.11 to beg; PM; Apr13; Apr18'14; 5y5½%; Adam S Sands & Eliz H Larkin widow, to Excelsior Savgs Bank, a corpn, 79 W 23. 18,000

Amsterdam av, 1414, swc 130th (No 500); same prop; pr mtg $18,000; Mar31; Apr18 '14; 1y6%; same to Edw S Clinch, 133 W 121. 925

Amsterdam av, 1764 (7:2079), sal Ls; Apr 18; Apr21'14; demand; 6%; Hermann Barg to Geo Ehret, 1197 Park av. 2,000

Amsterdam av, 2380-6 (8:2152), nwc 178th (No 501), 100x100; ext of mtg for $140,000 to Apr13'17, 5%; Apr8; Apr23'14; Central Trust Co of N Y, a corpn, 54 Wall, with Ansonia Realty Co, a corpn, 30 E 42. nom

Audubon av (8:2156), nec 185th, 54.2x 100x53.10x120; bldg loan; Apr17'14; 1y6%, with agmt for 5 yrs ext at 5¼%; Aspinwall Apartments, Inc, a corpn, to Allenel Constn Co, a corpn, 30 E 42. 75,000

Audubon av, nec 185th; same prop; certf as to mtg for $75,000; Apr17'14; same to same.

Audubon av (8:2156), es, 107.7 s 186th, 53x95x53.3x95; bldg loan; Apr17'14; 1y6%, ext agmt as above; Asninwall Apartments, Inc, to Allenel Constn Co, a corpn, 30 E 42. 45,000

Audubon av; same prop; certf as to mtg for $45,000; Apr17'14; same to same.

Audubon av (8:2156), es, 54.7 s 186th, 53x95; bldg loan; Apr17'14; 1y6%, ext agmt as above; Aspinwall Apartments, Inc, a corpn, to Allenel Constn Co, a corpn, 30 E 42. 45,000

Audubon av; same prop; certf as to mtg for $45,000; Apr17'14; same to same.

Audubon av (8:2156), sec 186th, 54.7x95; bldg loan; Apr17'14; 1y6%, ext agmt as above; Aspinwall Apartments, Inc, a corpn, to Allenel Constn Co, a corpn, 30 E 42. 60,000

Audubon av, sec 186th; same prop; certf as to mtg for $60,000; Apr17'14; same to same.

Bowery, 325 (2:458), sal Ls; Apr15; Apr 17'14; demand, 6%; Arthur J Coleman to A Hupfel's Sons, a corpn, 842 St Anns av. 7,500

Broadway, 1489 (4:1014), ws, 20.5 s 43d, 20x60; pr mtg $100,000; Oct25'12; Apr20'14; due & int as per bond; Danl S McElroy to Mary A Bailey, at Somers, NY. 10,000

Broadway, 2658 (7:1872), sec 101st (No 220), sal Ls; Apr22; Apr23'14; demand, 6%; Patk Fleming to Jas Everard's Breweries, a corpn, 12 E 133. gold 7,000

Broadway (8:2137), swc 161st (No 600), 100x125; ext of mtg for $35,000 to Oct22'15, 6%; Apr11; Apr23'14; Franklin Pettit, 530 West End av with Herbt Dongan Constn Co, a corpn, 600 W 161. nom

Claremont av, 140 (7:1993), es, 300 n 122d, 75x115.3 to former cl of old Bloomingdale rd x75.3x121.2; pr mtg $145,000; Apr17; Apr18'14; 1y6%; Tuscan Constn Co, a corpn, 140 Claremont av, to Jos Joffe, 258 Bway. 2,000

Claremont av, 140; certf as to above mtg; Apr17; Apr18'14; same to same.

Fort Washington av, 15 & 21 (8:2136), The Rio Vista & Rio Grand secures performance of Ls, &c; pr mtg $212,000; Apr 9; Apr21'14; 5y4%; Sol L Pakas, 50 W 77, landlord, to Louis Schlechter, 217 W 110, deposit of 5,000

Lexington av (5:1401), sec 67th (Nos 130-4), 100.5x170; Apr21'14; 5y5%; East 67th St Apartment Bldg Corpn to Seamen's Bank for Savgs, 76 Wall. 450,000

Lexington av, sec 67th (Nos130-4); same prop; consent & certf of stockholders to mtg for $450,000; Apr21'14; same to same.

Lexington av, sec 67th (Nos 130-4; same prop; pr mtg $450,000; Apr21'14; due & int as per bond; same to Wm J Taylor, 828 Park av. 132,000

Lexington av, sec 67th (Nos 130-4), same prop; certf as to mtg for $132,000; Apr21 '14; same to same.

Madison av, 1844 (6:1746); ext of mtg for $16,000 to Sept29'17; 5%; Apr1; Apr 22'14; Saml Levy, 872 E 227 with An Assocn for Relief of Respectable Aged Indigent Females, a corpn, 891 Amsterdam av. nom

Morningside dr, 80 (7:1962), nwc 119th (No 401), runs w150xn161.10 to ss 120th (No 400) xe127.4 to ws of av xs163.5 to beg; ext of mtg for $15,000 & reloan of $5,000 to Apr3'15; 6%; Apr20; Apr21'14; Rotary Realty Co, a corpn, 209 Centre, with West Side Constn Co, a corpn, 322 W 100. 5,000

Morningside dr, 80, nwc 119th (No 401); certf as to above ext & reloan; Apr20; Apr 21'14; same to same.

Pleasant av, 420-4 (6:1819), nec 122d (No 501), 55.11x74; Apr20; Apr22'14; 3y5%; Jno B Dahlgren of Washington, DC to The Rector, &c, of the Church of the Heavenly Rest, 3 E 45. 10,000

Riverside dr, 400 (7:1895), nec 112th (Nos 621-5), 104.4x168.1x100.11xx141.7; ext of mtg for $300,000 to Apr21'17; 5%; Apr 21; Apr22'14; Brooklyn Savgs Bank, a corpn, 141 Pierrepont, Bklyn, with Philip Livingston, at Bar Harbor, Me. nom

St Nicholas av, 1280 (8:2131), nec 174th, 89.8x100; Apr15; Apr21'14; due Apr20'19; 5%; L Bojenhardt Eskesen of Perth Amboy, NJ to Title Guar & Trust Co, a corpn, 176 Bway. 52,500

St Nicholas av, 1280, nec 174th; sobrn of mtg for $6,500 to mtg for $52,500; Apr 15; Apr21'14; same & Esalmo Amusement Co Inc, a corpn, 5 Beekman, with same. nom

West End av, 327 (4:1185), ws, 65 n 75th, runs w100xn40xe25xs20xe75 to av xs20 to beg; Apr21'14; due & int as per bond; Jennie C Bradley to Title Guar & Trust Co, a corpn. 25,000

West End av, 600 (4:1237), nec 89th, 100.8 x100; pr mtg $——; Apr23'14; 2y6%; West End Constn Co, a corpn, 73 E 90, to Saml Borchardt, 349 W 86. 50,000

West End av, 600, nec 89th; same prop; certf as to above mtg; Apr20; Apr23'14; same to same.

West End av, 668 (4:1240), es, 81 n 92d, 19x80; ext of mtg for $16,000 to May1'17; 5%; Apr9; Apr21'14; Solomon A Fatman with Elvige M Campanari. nom

1ST av, 334 (3:951), es, 76.4 n 19th, —x—; ext of mtg for $11,000 to May3'17, 5%; Apr 21; Apr23'14; Jas R Candler, NY, with Seymour Schlussel, 37 W 74, exr Alex Schlussel. nom

1ST av, 334 (3:951), es, 76.4 n 19th, 26.8x 96; pr mtg $11,000; Apr22; Apr23'14; due May3'17, 6%; Jas R Candler to Lottie & Seymour Schlussel, 37 W 74, exrs Alex Schlussel. 1,000

1ST av, 1682 (5:1567); also 88TH ST, 402 E; sal Ls; Apr17; Apr 22'14; demand; 6%; Ignatz Adler, 331 E 69 & Leon Markus, 426 E 81 to Henry Elias Bwg Co, a corpn. 2,000

2D av, 1166 (5:1436), sal Ls; Apr18; Apr 21'14; demand; 6%; Hannah Daly to Geo Ehret, 1197 Park av. 1,000

2D av, 1827 (5:1540), sal Ls; Apr21'14; demand; 6%; Jacob Klett to Geo Ehret, 1197 Park av. 2,000

2D av, 1836, see 3 av, 585.

2D av, 2170 (6:1683), ext of mtg for $11,500 to July8'19; 5%; Apr8; Apr21'14; Ezra Solomon, 320 Linden av, Bklyn with Walter F Kingsland, 22 Av du Bois de Boulogne of Paris, France nom

2D av, 2191 (6:1662), ws, 92.6 s 113th, runs w100xs8.5xe20xs12.10xe80 to av xn 21.3 to beg; Apr17; Apr18'14; due & int as per bond; Franziska Illavac, 493 Fletcher

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pl, Bronx, to Title Guar & Trust Co, a corpn, 176 Bway. 8,000

2D av, 2193 (6:1662), ws, 71.3 s 113th, 21.3x100; Apr17; Apr18'14; due & int as per bond; Minna Coco (Duschatko), of Bronx, to Title Guar & Trust Co, a corpn, 176 Bway. 8,000

3D av, 283-5 (3:903), nec 22d (Nos 201-3) 42x75; Apr22'14; due & int as per bond; Julia G Walker & Richd S Chisolm to Manhattan Savgs Instn, 644 Bway. 37,500

3D av, 560, see 3 av, 585.

3D av, 585 (3:919), es, 55.9 n 38th, 16.7x 75x17.4x75; also 3D AV, 560 (3:893), nwc 37th (No 167), 27x80; also 2D AV, 1836 (5:-1557), es, 26 s 95th, 24.11x75; pr mtg $——; Apr22; Apr23'14; installs, $200 monthly, 6%; Henry Hof, of Brooklyn, to Jos A Muldoon, 1163 Park av. 2,700

3D av, 1724 (6:1624), ext of mtg for $23,-000 to Jan8'17; 5%; Feb20; Apr22'14; Cora de J Heine at Hotel Gotham, 5 av & 55th, with Frederic de P Foster at Tuxedo Park, NY, & ano, trstes for Augusta L Jones. nom

3D av, 1847 (6:1652), asn Ls by way of mtg as collateral for $898.80; Mar31; Apr 21'14; Harry Levine, 427 Claremont pkway to Ebling Bwg Co, 760 St Anns av. nom

3D av, 1862-8 (6:1630); ext of mtg for $70,000 to Mar1'17; 5%; Mar24; Apr22'14; Jno Schreiner, 490 West End av with Josephine B Marshall, 84 Rue Villejust, Paris France. nom

6TH av, 865 (4:1001); ext of mtg for $33,000 to June30'17; 5%; Apr10; Apr21'14; Paul E Tiemann at Portchester, NY, & ano with Wm H Wheeler, 66 W 51. nom

6TH av, 882 (5:1265), ext of mtg for $30,-000 to Mar30'17, 5%; Apr21; Apr23'14; U S Savgs Bank of N Y, a corpn, 606 Madison av, with Kate C Boyer, 54 Harrison st, East Orange, NJ. nom

8TH av, 2753-5 (7:2045), swc 147th; ext of mtg for $56,000 to Nov25'16, 5%; Dec 26'13; Apr17'14; Louis Eisenberg, 561 W 143, with Jno A Brown Jr, at Newtown Township, Pa. nom

9TH av, 34 (2:629), sal Ls; Apr16; Apr 17'14; demand, 6%; Fredk Knippenberg, 441 W 13, to Central Brewing Co of N Y, a corpn. 5,000

10TH av (8:2203), ses, at nes 206th, 99.11 x100; bldg loan; pr mtg $36,000; Apr18; Apr20'14; 1y6%; New County Realty Corpn to Max Marx, 419 Convent av. 44,000

10TH av (8:2203), ses, at nes 206th; same prop; certf as to above mtg; Apr18; Apr 20'14; same to same. ——

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Belle Harbor, Ll (miscl); certf as to mtg for $4,000; Apr13; Apr17'14; The Belle Harbor-Edgemere Realty Co, Inc, to Rosita M McEnroe, of East Orange, NJ. ——

All property & franchises (miscl); certf & consent to mtg for $20,000 due in one year, 6%; Apr2; Apr17'14; Interboro Sign Co, a corpn, to Cowperthwait & Sons. ——

Borough of Queens (Miscl); certf as to mtg for $12,650; Apr8; Apr22'14; Middle Village Bldg Co, a corpn, 464 Grand, NY, to Prudential Savgs Bank, Bway, Vernon & Stuyvesant avs, Bklyn. ——

Dunton Lodge, B of Q (Miscl); certf as to mtg for $3,250; Apr13; Apr22'14; Van Wyck Realty Co, a corpn, 949 Bway, NY, to Prudential Savgs Bank, Bway, Vernon & Stuyvesant avs, Bklyn. ——

Island of Cuba (miscl); certf as to mtg on all prop & franchises; Apr17; Apr18'14; Manati Sugar Co to Central Trust Co of N Y, as trste. ——

Certf (miscl) as to chattel mtg dated Apr22'14; Apr22; Apr23'14; Yorkville Record Co, Inc, a corpn, to Harold D Greenwald & E Ray Fooks. ——

MORTGAGES.

Borough of the Bronx.

Chestnut st (*), es, 200 s Cornell av, 150x 100; July24'12; Apr21'14; 1y6%; Etta G Dupont to Clifford C Moore, 263 W 81. 1,000

Chisholm st, 1291-3 (11:2970), ws, 75 s Freeman, runs w90xs25xw30xs25xe120 to st xn50 to beg; PM; Apr20; Apr21'14; 3y 5%; Hermann Liesmann to Wm G Doig, 321 Wash av, Bklyn. 9,000

Chisholm st (11:2970), ws, 165.3 s Freeman, runs w120xs11.11xe45xs9.9xse73.8 to n ws Stebbins av xne29.1 to ws Chisholm xn 47.3 to beg; PM; pr mtg $3,500; Apr20; Apr 21'14; due July20'14, 6%; Jos Sonsin Co, Inc, a corpn, to Adavine Constn Corpn, 73 Nassau. 850

Dawson st, swc Longwood av, see Longwood av, swc Dawson.

Faile st (10:2748), es, 48.8 s Bancroft, 20.8x100; pr mtg $10,500; July22'13; Apr17 '14; due Nov22'13, 6%; Emma Kempner to Howard Hunniston, 41 Sanaue ter, Grymes Hill, Stapleton, SI. 150

Fox st (10:2726), es, 656.11 n 165th, 20.5 x100; July8'10; Apr21'14; 5y5%; J C Gaffney Constn Co to Estelle Best; re-recorded from July9'10. 8,000

Garden st, 730 (11:3099), ss, 303.7 e Crotona av, 50x100; pr mtg $30,000; Apr17'14; due &c as per bond; 182d & Garden Sts Co, Inc, to Jno H Feldscher, 304 W 102. 5,000

Garden st, 730 (11:3099); certf as to above mtg; Apr16; Apr17'14; same to same. ——

Jennings st, see Wilkins av, see Wilkins av, sec Jennings.

Kelly st, 878-82 (10:2710), es, 68.11 s Intervale av, 76x100; pr mtg $54,000; Apr20; Apr21'14; due, &c, as per bond; Thos H Roff, 109 Imlay, Bklyn, to Cath Rohrssen, 8 Gouverneur pl. 2,500

Kingsbridge ter (12:3253), es, 200 s land conveyed by estate of N P Bailey, 75x100; PM; Apr15; Apr17'14; due &c as per bond; Arlington Constn Co, Yonkers, NY, to Bertha S Brundage, 100 Hillcrest av, Yonkers. 4,500

Kingsbridge ter (12:3253); same prop; certf as to above mtg; Apr15; Apr17'14; same to same. ——

Lincoln st (*), ws, 300 s Van Nest av, 11.4x102.5x33.8x100, except part for Holland av; Apr18; Apr20'14; 3y5½%; Jno H Rehm to Jennie C Merz, 809 Elsmere pl. 2,000

Lorillard pl, 2446 (11:3058), es, 130 n 188th, 25x97.5; PM; Apr18; Apr20'14; 3y6%; Angelina Pucci & Paolina Giacini to Ralph F Baxter, 620 E 163. 1,000

McDonald st (*), ns, 90 e Eastchester rd, 16.11x100; also EASTCHESTER RD (*), nec McDonald, 51.6x102.4x40x90; Apr8; Apr22 '14; due Feb17'15, 6%; Jno F Storey, of San Francisco, Cal, to Julius Kramer, of same place. note 300

McDonald st, nec Eastchester rd, see McDonald, ns, 90 e Eastchester rd.

Oakland pl (11:3094), ns, 100 w Prospect av, 24x107.3x24x106.7; Apr21; Apr22'14; due &c as per bond; Chas F Griffin to Mount St Vincent Co-Oper B & L Assn, 531-5 E Tremont av. 5000

Rogers pl (10:2698), ws, 217.1 n Westchester av, 66.8x73.4x66.8x74; pr mtg $——; Apr17; Apr22'14; due, &c, as per bond; 182d St Realty Co to Manhattan Mort Co, 200 Bway. 40,000

Rogers pl (10:2698), same prop; certf as to above mtg; Apr17; Apr22'14; same to same. ——

Simpson st (10:2723 & 2725), nec 163d, 100x110; 2 sobrn agmts; Apr21; Apr22'14; American Real Estate Co with City Mort Co, 15 Wall. nom

Simpson st (10:2723-2725), same prop; ext of $7,000 mtg to Apr21'15 at 6%; Apr21; Apr22'14; same with Podgur Realty Co, 931 So blvd. nom

Simpson st, nec 163d, see 163d E, nec Simpson.

Simpson st (10:2724), ws, 186.8 n 163d, runs s42xw104.3xn20.6xne40xe70.4 to beg; ext of $6,000 mtg to Apr1'17 at 6%; Apr15; Apr17'14; American Real Estate Co with Sarah Dreier, New Brunswick, NJ, et al. nom

Simpson st (10:2727), es, 121.10 n Westchester av, 2 lots, ea 40x100; 2 PM mtgs, ea $4,000; 2 pr mtgs $32,500 ea; Apr21; Apr 22'14; 3y6%; Jno Klinko to Emma J Messinger, 1198 Clay av. 8,000

Simpson st, nec Westchester av, see Westchester av, nec Simpson.

140TH st, 361 E (9:2303), ns, abt 295 e Alex av, 16.8x100; PM; Apr15; Apr21'14; 3 y5%; Wm T Piers to Josephine T Gibney, 994 Grant av & ano, exrs, &c, Marie E Gibney. 4,500

143D st E (9:2287), ss, 100 w Clifton av (now Brook av), 50x100; Apr20'14; due June1'17, 5%; Anna Schoettle to Dollar Savgs Bank, 2808 3 av. 2,000

151ST st, 334 E (9:2410), ss, 125 w Courtlandt av, 25x118.5; Apr17'14; due &c as per bond; Bernard H Joost to Title Guar & Trust Co, 176 Bway. 3,500

151ST st E, nwc Courtlandt av, see 3 av, ses, 28 ne 144th.

152D st E, nwc 3 av, see 3 av, nwc 152d.

154TH st E, nwc Morris av, see Morris av, 689.

156TH st, 962 E (10:2708), ss, 125 e Kelly, 25x100; Apr21'14; 5y5%; Maria W Alexander to Lawyers T I & T Co, 160 Bway. 7,500

163D st E (10:2723, 2725), nec Simpson, 110x100x110x103.11; ext of $130,000 mtg to Apr21'19 at 5%; Apr21; Apr23'14; Lawyers Title Ins & Trust Co with Podgur Realty Co. nom

163D st E, nec Simpson, see Simpson, nec 163.

164TH st W, swc Ogden av, see Ogden av, swc 164th.

167TH st E (10:2744), swc Hoe av, runs s140xw100xn50xe25xn90 to st xe75 to beg; also HOE AV (10:2744), ws, 140 s 167th, 25 x100; also HOE AV (10:2744), ws, 202.6 s 167th, 18.9x100; Mar24; Apr22'14; 3y5%; Roman Catholic Church of St John Chrysostom of City of NY to Emigrant Industrial Savgs Bank, 51 Chambers. 10,000

167TH st E (10:2680), ns, 180 w Prospect av, 40x125; ext of $26,000 mtg to Apr15'19 at 6%; Apr11; Apr20'14; Mutual Trust Co of Westchester Co with Flavius J Perry, 235 W 103. nom

167TH st E, sec Union av, see Union av, sec 167th.

176TH st E (11:2924), ns, bet Bathgate & 3 avs, lot 42, blk 2924, tax map; Apr15 '12; Apr17'14; 3y12%; City N Y to Simeon M Barber, 137 E 55. 1,245.02

176TH st W, nwc University av, see University av, nwc 176th.

179TH st, 1011 E (11:3137), ns, abt 75 e Bryant av, 40x115x40x116.3, except part for 179th; Apr21; Apr22'14; due, &c, as per bond; Lena K Paschke to Lawyers Mort Co, 59 Liberty. 3,500

183D st W, nec Grand av, see Grand av, nec 183d.

185TH st, 451-3 E (11:3039); sobrn agmt; Apr23'14; Clara H V Hartman with Lawyers Mtg Co, 59 Liberty. nom

191ST st E (12:3273), ns, 350 e Emmett, 25x157.10x25x157.9; Apr15; Apr22'14 ; 3y 5½%; Maximillian Kuehn to Laurence F Tallmadge, 68 W 89. 3,000

214TH st E (*), ns, 100 w Paulding av, 50x100; two transfer of tax liens for yrs 1902 to 1911, assessed to ——, ea $218.55; Nov17'13; Apr22'14; 3y12%; City N Y to Lillian W White, at White Plains, NY, 437.10

Arthur av (11:3070), es, 729.3 s Kingsbridge rd, now 182d, 16.8x100.6x16.8x100.4; all title to any gore or strip adj above on e, except part for Arthur av; PM; pr mtg $——; Apr20; Apr21'14; installs, 6%; Jno J Byrnes, 166 E 93, to Junius J Pittman, 2341 Andrews av & ano. 750

Bailey av (12:3266), ws, 84.4 s 231st, runs s45xw112.2xn35xe31.3xe96.7 to beg; pr mtg $——; Apr22; Apr23'14; due Mar10'17, 6%; Bertelsen Realty Co, Inc, 3061 Bailey av, to Edw J Krug Jr, 214 Alex av. 8,000

Bailey av (12:3266); same prop; certf as to above mtg; Apr22; Apr23'14; same to same. ——

Barnes av, 3610 (*), es, 80.6 s 214th, 26.5 x103.4x25x112, except pt for av; Apr20; Apr 21'14; due, &c, as per bond; Francesco Bracco to Antonio Capelli, 38 New Bowery, & ano. 8,000

Barnes av (*), same prop; pr mtg $8,000; Apr20; Apr21'14; due Oct20'16, 6%; same to State Savgs Bank of City N Y, 60 Bway. 2,000

Beach av (*), ws, 150 n Randall av, 25 x100; bldg loan; Apr21'14; 3y5½%; Academy Bldg Co to Wooster Beach, 2555 St Raymond av. 3,000

Beach av (*), same prop; certf as to above mtg; Apr21'14; same to same. ——

Castle Hill av (*), nec Westchester av, —x—; ext of $8,000 mtg to Apr21'19, at 6%; Apr21; Apr23'14; Caroline A Martin with American Real Estate Co, 527 5 av. nom

Clay av (11.2887), es, 1,047.6 n 169th, 136.5x98.2x130.2x98; bldg loan; Apr20; Apr 21'14; 1y6%; Sikora Realty Corpn to Rockland Realty Co, 509 Willis av. 84,000

Courtlandt av, nwc 151st, see 3 av, ses, 28 ne 144th.

Creston av (12:3318), ws, 99.8 s 198th, 25x100; deed recorded as mtg as per statement filed mtg tax $27.50; pr mtg $5,500; Mar25; Apr23'14; due as per statement; Paul J Exner Co to Hudson Trust Co, 1411 Bway. nom

Creston av (12:3318), ws, 149.9 s 198th, 25x100; deed recorded as mtg as per statement filed mtg tax $27.50; Mar25; Apr 23'14; due as per statement; Paul J Exner Co to Hudson Trust Co, 1411 Bway. nom

Daly av, 1980 (11:3126), es, 225.7 n 177th, 25x46.9x25x46.1; Apr20; Apr21'14; 3y5½%; Jno Quinn, 1980 Daly av, to Wm H Sage, 512 5 av & ano, trstes Geo L Ronalds. 3,500

Eastchester rd, nec McDonald, see McDonald, ns, 90 e Eastchester rd.

Edenwald av (*), ss, 25 e Murdock av, 25x100; Apr22; Apr23'14; due &c as per bond; Maria K Ehresmann, 2074 Edenwald av, to Margaretha Wolz, 403 E 55. 3,000

Fieldston rd (13:3421), es, at cl (proposed) 252d, runs e214.7xne8.8 & 93.3 & 35 & 11xnw169.3 & 210xsw400 to rd xs324.3 to beg; PM; Apr1; Apr14'14; 5y4½%; Frances A, wife Frank S Hackett, to Newton Land Assn, 55 Liberty; corrects error in last issue, when part description was omitted. 75 060

Fordham rd, nec Jerome av, see Jerome av, nec Fordham rd.

Garrison av, swc Hunts Point av, see Hunts Point av, ws, 888 n Lafayette av.

Gleason av, nwc Pugsley av, see Pugsley av, nwc Gleason av.

Grand av (11:3197), nec 183d, 100x50; ¼ pt; Apr22; Apr23'14; 1y6%; Michl Loschinger, heir Mary Loschinger, to Bronx Security &Brokerage Co, 258 E 138. 400

Grand av, 2524 (11:3204); ext of $8,000 mtg to Apr21'19 at 5%; Apr21'14; Jos Weil with Lena & Jos Miller. nom

Hill av (*), es, 350 s Randall av, 25x100, Edenwald; Apr21; Apr22'14; 3y6%; Joel G Nelsen, 3958 Hill av, to Eastchester Savgs Bank, 9 S 3d av, Mt Vernon, NY. 3,800

Hoe av, ws, 202.6 s 167th, see 167th E, swc Hoe av.

Hoe av, swc 167th, see 167th E, swc Hoe av.

Hoe av, ws, 140 s 167th, see 167th E, swc Hoe av.

Hoe av, 1145 (10:2745); ext of $6,500 mtg to Feb15'16 at 5½%; Apr13; Apr17'14; Carl H Rosenfeld with Louis Bernheimer, 1145 Hoe av. nom

Hunts Point av, swc Garrison av, see Hunts Point av, ws, 888 n Lafayette av.

Hunts Point av (10:2740), ws, 766 n Lafayette av, 2 lots, ea 61x100; 2 mtgs, ea $50,000; Apr20'14; demand, 6%; Baronet Realty Co, Inc, a corpn, to City Mtg Co, 15 Wall. 100,000

Hunts Point av (10:2740); same prop; 2 certfs as to above mtgs; Apr20'14; same to same. ——

Hunts Point av (10:2740), ws, 888 n Lafayette av, runs w100xn36.8 to ss Garrison av xe88.4x— on curve 30.11 to Hunts Point av xs65.1 to beg; Apr20'14; demand, 6%; Baronet Realty Co, Inc, a corpn, to City Mtg Co, 15 Wall. 70,000

Hunts Point av (10:2740); same prop; certf as to above mtg; Apr20'14; same to same. ——

Hunts Point av (10:2740), ws, 766 n Lafayette av, runs w100xn158.8 to Garrison av xe306.5 to beg; pr mtg $185,000; Apr 20'14; 1y6%; Baronet Realty Co, Inc, to Hunts Point Constn Co, 30 E 42. 50,000

Hunts Point av (10:2740); same prop; certf as to above mtg; Apr20'14; same to same. ——

Hunts Point av (10:2740); same prop; pr mtg $170,000; Apr20'14; 1y6%; same to same. 15,000

Hunts Point av (10:2740); same prop; certf as to above mtg; Apr20'14; same to same. ——

Hunts Point av (10:2740), ws, 766 n Lafayette av, 187.1 to Garrison av x119.3x 158.8x100, ss; agmt as to mtgs; Apr20'14; Baronet Realty Co with City Mtg Co, 15 Wall. nom

Jerome av, ws, see 3 av, ses, 28 ne 144th.

Jerome av (11:3189), nec Fordham rd, runs n91xe125xn87.11xe33.4xe101.8 to ws Morris av xs6xw59.10xs161.2 to rd xw200.7 to beg; pr mtg $——; Apr22; Apr23'14; 3y 6%; Remlu Realty Corpn to Tillie Wacht, 790 Riverside dr. 25,000

Jerome av (11:3189); same prop; certf as to above mtg; Apr2; Apr23'14; same to same. nom

Jerome av, es, abt 137 n 177th, see Walton av, ws, 100 n 177.

Longfellow av (10:2761-2762), ws, 250 s Garrison av, 100x100; bldg loan; Apr23'14; 3y5½%; Schlatter Embroidery Co, 79 E 130, to Mathias Haffen, 2979 Marion av. 8,500

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Longwood av (10:2695), swc Dawson, 50 x100; ext of $50,000 mtg to May1'17 at 5%; Mar18; Apr18'14; Edw Hirsh with Jno & Sophie Willenbrock. nom

Marion av, 2789 (12:3289), ws, 133.4 s 198th, runs s16.8xw66.11xn8.3xsw60.10xn 23.11xe124.8 to beg; PM; Apr6; Apr8'14; 4y 5%; Wm G Buhler to Christina H Young, 2558 Marion av; corrects error in April issue as to description. 3,000

Monterey av, 2011 (11:3061); ext of $27,-500 mtg to Apr15'19 at 5½%; Apr14; Apr 17'14; Lawyers Mtg Co with Angel Constn Co, 1228 Hoe av. nom

Monterey av, 2031 (11:3061); ext of $35,-000 mtg to Apr15'19 at 5½%; Apr14; Apr 17'14; Lawyers Mtg Co with Angel Constn Co. nom

Morris av, 302 (9:2321); ext of $4,000 mtg to Mar27'17 at 5%; Sept17'13; Apr22'14; Jas M Bruce & ano exrs Isabella R Bruce with Sarah J Strong. nom

Morris av, 689 (9:2442), nwc 154th; Apr 16; Apr17'14; demand, 6%; Angelo Cosimo Cavaluzzo to Geo Ehret, 1197 Park av. 3,000

Morris av (11:3177), es, 112.11 s Kingsbridge rd, 16.3x105; PM; pr mtg $6,500; Apr 20; Apr22'14; 3y6%; Lucy L Hanlon, 53 E 193, to Baldwin C Hvass, 2646 Morris av. 1,500

Muliner av (*), sec Neil av, 75.5x25.5x 63.8x51.8; Apr16; Apr18'14; 1y6%; Sol Berlinger, 760 St Anns av, to Annie Beringer, 1675 So blvd. 649.41

Neil av, see Muliner av, see Muliner av, sec Neil av.

Ogden av (9:2524), swc 164th, 55x90; ext of $55,000 mtg to Apr16'17 at 5%; Apr16; Apr17'14; Emigrant Indust Savgs Bank with Jno A Prigge. nom

Olmstead av (*), es, 75 s Hermany av, 50x100, Unionport; PM; Apr13; Apr23'14; due &c as per bond; Henry J Salzmann to Frank B Hill, 2387 Walton av. 1,000

Prospect av, 965-1007 (10:2678), ws, 473 s 165th, 338x156.10x—x145.10; certf as to mtg for $15,000; Apr2; Apr18'14; Zarland Realty Co to David Schwartz. ——

Pugsley av (*), nwc Gleason av, 205x108, except part for avs; Apr22'14; 3y6%; J W Miller Co, Inc, a corpn, to Bertha Hahnenfeld, 955 Trinity av, & ano exrs Herman Hahnenfeld. 5,000

Pugsley av (*), same prop; certf as to above mtg; Apr21; Apr22'14; same to same. ——

St Lawrence av, 1227 (*), ws, 275 n Gleason av, 25x100; equal lien with mtg for $2,000; Apr16; Apr17'14; 5y4%; Jno T Hannigan to Mary A Hannigan, 218 E 51. 2,000

St Lawrence av, 1227; equal lien with mtg for $2,000; Apr16; Apr17'14; 5y4%; same to Cath C Hannigan, 218 E 51. 2,000

St Peters av, 1702 (*), nes, 25 nw Maclay av, 25x99.1x25x99.5, except part for av; PM; pr mtg $4,000; Apr15; Apr21'14; due as per bond; Sadie Docteroff & Ida Cohen to Wilgus Realty Co, 120 Westchester sq. 475

Schofield av (*), ss, 361.8 w City Island av, runs w97xs81.7xs26.11xe96.1xn108.3 to beg; Apr21; Apr22'14; due Mar1'17, 5½%; Matilda Miller to Mary A C Riley, at Kent House, Greenwich, Conn. 4,000

Stebbins av, nws, at ws Chisholm, see Chisholm, ws, 165.3 s Freeman.

Teller av, 1113 (9:2429 & 2434); ext of $20,000 mtg to Apr20'19 at 5%; Apr20; Apr 22'14; Lawyers Mort Co with O J Schwarzler Co, 1100 Brook av. nom

Tiebout av (11:3023), es, 258.3 n 188th, 65 x106.9; pr mtg $——; Apr23'14; due &c as per bond; No 2490 Tiebout av Co, Inc, to Manhattan Mtg Co, 200 Bway. 50,000

Tiebout av (11:3023); same prop; certf as to above mtg; Apr23'14; same to same. ——

Town Dock rd (*), ss, 25 w Wilcox, 25x 100; bldg loan; Apr16; Apr21'14; 5y6%; Andrea De Maio & Rocco Scarpinato to Otavio Verrando, 353 W 29. 3,500

Union av (10:2680), sec 167th, 40x100, pr mtg $35,000; Apr1; Apr23'14; due &c as per bond; Tillie Johnson to Herman Beitz, 666 E 175. 1,000

Union av (10:2677), es, 171.1 n 161st, 37.6 x100; ext of $32,500 mtg to June20'18, at 5%; Apr2; Apr21'14; Jennie Jonap with N Y City Unit Ownership Realty Co, 74 Bway. nom

University av (11:2878), nwc 176th, 36x 100x103.6x120.7; Apr16; Apr17'14; demand, 6%; Henry Cleland, Inc, a corpn, to City Mtg Co, 15 Wall. 65,000

University av (11:2878); same prop; certf as to above mtg; Apr16; Apr17'14; same to same. ——

Valentine av, 2253 (11:3150), ext of $4,-500 mtg to Apr20'19 at 5%; Apr20; Apr22 '14; Lawyers Mort Co with Geo M Miller, 2253 Valentine av. nom

Valentine av, 2253 (11:3150), ws, 129.7 s 183d, 25x100; Apr20; Apr22'14; due July1 '17, 6%; Geo M Miller to Minnie Stoffregn, 126 4 av. 1,000

Van Nest av (*), ss, 250 e Garfield, 25x 100; pr mtg $6,000; Apr15; Apr17'14; Domenick Farago to Dominico Messuri, 312 E 104, & ano. 500

Van Nest av (*), ns, 25 e Lincoln, 25x 100, except part for sts; Jan30; Apr23'14; installs, 6%; Eliz wife Jno J Gereghty to Franklin Society for Home Bldg & Savgs, 38 Park Row. 4,800

Walton av (11:2853), ws, 100 n 177th, runs w77.2xn7.5xw100xne30xnw104.10 to es Jerome av xn50xse100.11xne43.8xse28.2 x s 69.11xe116.6 to av xs50 to beg; Apr21; Apr 22'14; 3y5%; Edel Realty Co to Eliz K Upham, 247 5 av. 6,000

Walton av (11:2853), same prop; certf as to above mtg; Apr21; Apr22'14; same to same. ——

Washington av, 987 (9:2386), sal Ls; Apr 13; Apr17'14; demand, 6%; Fred W Schmidt to A Hupfel's Sons, 842 St Anns av. 3,900

Washington av (11:3038), ws, — s 184th, & being plot begins at ws of lot 125 map heirs Thos Bassford at point distant 44.7 s from intersection of lots 123, 124, 125 & 126, runs s22.3xe— to Wash av xn—xw— to beg; Apr22; Apr23'14; due &c as per bond; Sophia Halpin, 2265 Wash av, to Otto Hund, 985 Summit av. 1,200

Washington av, 2330 (11:3053); ext of $32,000 mtg to May1'17 at 5%; Mar31; Apr 20'14; Anna C F Schwarz with Martin Tully, 810 E 173. nom

Westchester av, nec Castle Hill av, see Castle Hill av, nec Westchester av.

Westchester av (10:2727), nec Simpson, runs n201.10xe150xs98.2 to av xsw182.4; ext of $115,000 mtg to Apr1'19 at 5%; Apr 16; Apr18'14; Title Guar & Trust Co with Utility Realty Co, 30 E 42. nom

Wilkins av (11:2976 & 2977), sec Jennings; sobrn agmt; Apr13; Aprr17'14; Jos A Richter & Barry Bros with Lawyers Mtg Co, 59 Liberty. nom

Woodycrest av, es, abt 388 s Devoe, see 3 av, ses, 28 ne 144th.

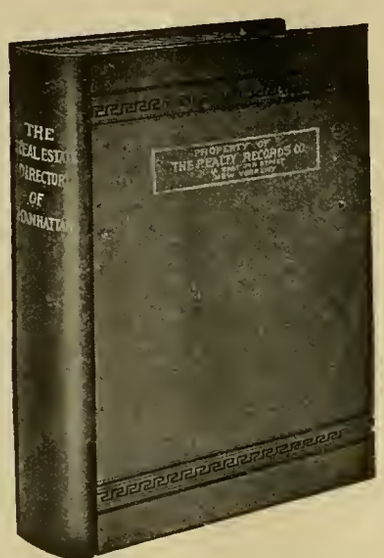
3D av (9:2306), ses, 28 ne 144th, 28x79.1 x25x91.9· also 151ST ST E (9:2411), nwc Courtlandt av, runs w150xn132.1xe50xs 81.11xe100 to av xs50 to beg; also WOODY CREST AV (9:2504), es, abt 388 s Devoe, 53x100; also BREMER AV (9:2505), es, 125 n Devoe, runs n97.2xe155.5xs73xw50.2 xs25xw125.11 to beg, except part conveyed to Wm Schlichton by deed recorded L 63 cp 150 N Y County; also JEROME AV, ws, at line bet lands formerly of Harriet A Anderson & Angelica S Ketchum, runs s248xnw100 & 199.2 xne229xse328.11 to beg, contains 1 73-100 acres; 1-6 part; all title of above parcels; also 1-30 part all title of the following; JEROME AV, ws, 496 s w from line bet lands formerly Harriet A Anderson & land Angelica S Ketchum, runs s110.9xs231.3xnw322 to cl Anderson av xne306.8xse329 to beg, contains 2 48-100 acres; also PLOT begins 100 e Bremer av & 6 n from swc lot 56 on map Highbridgeville, runs n53xe115xs53xw— to beg; also all title to any Est, real or personal of which Angelica S Ketchum & Kath S & Hasbrouck Du Bois, John S Anderson, Jas Anderson, or Harriet A Anderson or any of them died seized; Apr16; Apr23'14· due Jan1'15, 6%; Edgar Van Rensselear Ketchum to Marie E Jacobson, 86 Joralemon, Bklyn. 5,000

3D av (9:2374), nwc 152d, runs w106.11 xn100xe25xe92.2 to av xs78.5 to beg; ext of $70,000 mtg to Apr18'17 at 4½%; Mar31; Apr22'14; Helen S Ogilvie with Aug Kuhn. nom

3D av, 2945 (9:2374), ws, 78.9 n 152d, runs w92.3xn24xe100xs6.5 & 20.1; ext of $14,000 mtg to Nov1'14 at 5%; Sept12'13; Apr22'14; Mutual Life Ins Co of N Y with August Kuhn. nom

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The Real Estate Directory of the Borough of Manhattan with Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2407 New York, May 2, 1914. (44) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Allen st, 94 & 196.
Bank st, 121.
Broome st, 156 & 254.
Canal st, 81.
*Crosby st, 38 (or Bway, 474½-76).
East Broadway, 46.
Eldridge st, 211.
Elizabeth st, 13.
Grand st, 411-3.
Greenwich st, 791.
*Hester st, 145-9 (or Bowery, 95).
Houston st W, 32.
Ludlow st, 14.
Madison st, 284, 350 & 353.
Monroe st, 173.
Mott st, 34-8 & 161.
Orchard st, 162.
*Pell st, 33-5 (or Mott, 34-8).
South st, 242.
Warren st, 117.
Water st, 650.
9th st, 226 E.
12th st, 609 E.
13th st, 124 W.
14th st, 534 E.
18th st, 15 E.
*18th st, 17 E (or Bway, 873-9).
24th st, 332 E.
25th st, 250-2 W.
27th st, 45-7 W.
30th st, 8-14 & 358 W.
36th st, 325 E.
36th st, 15 W.
39th st, 419 W.
43d st, 204-10 E.
*46th st, 201 W (or Bway, 1551).
49th st, 251 & 325 E.
50th st, 235-41 E.
*51st st, 1 E (or 5th av, 641-3).
*53d st, W (sec 11th av, 752), blk 1081-61.
54th st, 100-8 E.
55th st, 327 W.
56th st, 156 E.
58th st, 229 W.
60th st, 17 E.
61st st, 8 & 119 E.
65th st, 433 E.
69th st, 105 & 231 W.
70th st, 234 E.
70th st, 325-7 W.
75th st, 440 E.
78th st, 258 E.
*79th st, 501 E (or Av A, 1498-1502).
81st st, 104-6, 129 & 335 E.
83d st, 427 E.
84th st, 14-24 W.
86th st, 68-70 & 348 E.
88th st, 25 W.
91st st, 316 W.
93d st, 181 E.
94th st, 204 W.
97th st, 256 W.
98th st, 322 E.
99th st, 114-6 W.
100th st, 66 E.
101st st, 50 E.
101st st, 72 W.
102d st, 311 W.
103d st, 163 & 331-3 E.
104th st, 157 E.
104th st, 244 W.
105th st, 252 W.
106th st, 127 E.
106th st, 158 W.
107th st, 61 & 315-7 E.
110th st, 336 E.
113th st, 120 E.
114th st, 606 W.
115th st, 38 W.
118th st, 14-6 W.
121st st, 334-6 E.
121st st, 271 W.
122d st, 51 E.
124th st, 23 W.
125th st, 331 E.
125th st, 16 & 543 W.
126th st, 502 W.
129th st, 617 W.
131st st, 204-6 W.
133d st, 61 E.
134th st, 102 & 217 W.
139th st, 27-9 W.
141st st, 552 W.
*143d st, 316 W (or Bradhurst av, 16).
*160th st W (swc Fort Wash av, 25-33), blk 2136-75.
164th st, 505 W.
187th st, 531 W.
*204th st W (sec Vermilyea av), blk 2226-1
213th st W, ns, blk 2210-26-28.
*213th st W (nwc 9 av), blk 2210-25.
Av A, 266 & 1498-1502.
Bowery, 95.
Bradhurst av, 16.
Broadway, 449 & 474½-76.
Broadway, 873-9 & 1551.
Central Park W, 292-3.
Convent av, 102-4.
Ft Washington av, 25-33.
Haven av, ws, blk 2139-234 & 236.
Madison av, 1493-5.
Park av, 389-95.
Vermilyea av, ss, blk 2226-1-3.
West End av, 626.
1st av, 1891.
2d av, 692-4 & 2073.
*5th av, 392 (or 36th st, 1 W).
5th av, 641-3 & 1325-7.
11th av, 617-21 & 746-52.
9th av (nwc 213th st), blk 2210-25.

WILLS.

King st, 34.
52d st, 61 W.
61st st, 108 W.
68th st, 54 W.
75th st, 37 W.
78th st, 345 E.
97th st, 164-6 W.
Bolton rd, es, blk 2255-141.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
aen—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

APRIL 24, 25, 27, 28, 29 & 30.

Allen st, 94 (2:414-33), es, 75 n Broome, 24.9x87.6, 5-sty bk tnt & strs; Hannah Lederer to Jacob Lederer ,215 W 137; mtg $12,000 & AL; Apr29'14; A$20,000-31,000. O C & 100

Allen st, 196 (2:417-44), ses, 229 ne Stanton, 22x88.1, 4-sty bk tnt & strs; Frieda M Young to Chas C Marsh, 63 E Park st, East Orange, NJ [42 Bway]; Apr23; Apr24'14; A$15,000-18,000. nom

Allen st, 196 (2:417-44), ses, 229 ne Stanton, 22x88.1, 4-sty bk tnt & strs; Chas C Marsh, TRSTE Rolph Marsh, to Chas C Marsh, 63 E Park st, East Orange, NJ [42 Bway]; Apr23; Apr24'14; A$15,000-18,000. nom

Bank st, 121, see Greenwich, 791.

Broome st, 156 (2:342-33), ns, abt 50 e Attorney, 25x100, 5-sty bk tnt & strs; Rosalie Rosenthal to Isaac Roggen, 80 St Nicholas av [c/o Oppenheim-Roggen Co, 84 5 av] AT; QC; Nov12'13; Apr27'14; A $21,000-36,000. nom

Broome st, 254 (2:409-33), ns, 30 e Orchard, 29.6x90.6, 6-sty bk tnt & strs; Lena Bachrach to Louis Bachrach, 24 W 113; [Bachrach Brokerage Co, 74 E 92]; AL; Apr29; Apr30'14; A$31,000-54,000. O C & 100

Canal st, S1 (1:300-33), ns, abt 88 w Allen, 28x50, 5-sty bk tnt & strs; Morris Williamson to Lena Williamson, his wife [c/o Morris Williamson], 4701 15 av, Bklyn; B&S; mtg $24,000; Apr23; Apr25'14; A$22,500-31,000. O C & 100

Cherry st, 306, see Highway leading from West to Eastchester, Bronx.

Crosby st, 38, see Bway, 474½-6.

East Broadway, 46 (1:281-21), ns, 379.6 e Cath, 24.11x69.2x24.11x69.4, 7-sty bk loft & str bldg; Morris Williamson to Lena Williamson, his wife [c/o Morris Williamson], 4701 15 av, Bklyn; ½ pt; B&S; mtg $40,000; Apr23; Apr25'14; A$23,000-46,000. O C & 100

Eldridge st, 211 (2:421-64), ws, 100 s Stanton, 25x100, 6-sty bk tnt & strs; Herman M Solomon & ano INDIVID & EXRS &c Marx Solomon, to Tillie Salvin, 50 W 77; ½ pt; AT;mtg $27,000; Feb20'12; re-recorded from Feb23'12; Apr30'14; A$22,-000-43,000. O C & 100

Elizabeth st, 13 (1:201-24), ws, abt 175 n Bayard, 25x94, 6-sty bk loft & str bldg; Mary B Weeks et al to Convent Park Constn Co, a corpn, 198 Bway [r 703]; mtg $15,000; Feb28; Apr28'14; A$17,000-28,000. O C & 100

Grand st, 411-3 (1:314-13-14), ss, 25 e Clinton, runs e50xs100xw25xn25xw25xn75 to beg, 2-5-sty bk tnts & strs; Max Goldberg et al to Crown Holding Co, a corpn, 5 Beekman [r 514]; AL; Mar2; Apr30'14; A $49,500-70,500. nom

Greenwich st, 791 (2:624-8), es, 93.10 s 12th, runs e66.5xn30xw11xn4.5xw55.5 to st xs34.6 to beg, 4-sty bk tnt; A$11,500-21,-000; also BANK ST, 121 (2:635-41), ns, 252.8 w Greenwich, runs w16.5xn95xe8.11xn 21.10xe7.8xs114.2 to beg, 5-sty bk tnt; A $7,000-13,000; Jno E Wellenkamp to Jno D Wellenkamp, 209 Hewes, Bklyn; AL; Apr 13; rerecorded from Apr15'14; Apr27'14. nom

Hester st, 145-9, see Bowery, 95.

Houston st, 32 W (2:523-28), ns, 60 e Greene, 20x83, 3-sty bk loft & str bldg, 1-sty ext; H C S Stimpson, ref, to Margt & Jane A Demarest, 2030 Bway; FORECLOS Apr23; Apr28'14; A$20,000-21,000. **15,000**

Ludlow st, 14 (1:297-4), es, 124.3 n Canal, 32.4x87.4x32.4x86.10, 5-sty bk tnt & strs & 5-sty bk rear tnt; Francis R Peixotto to Mary Katz, 14 Ludlow; CaG; mtg $51,000; Apr30'14; A$30,000-45,000. O C & 100

Madison st, 284 (1:269-21), ss, abt 95 w Montgomery, 23x108, except pt for st, 6-sty bk tnt & strs; Morris Williamson to Lena Williamson, his wife [c/o Morris Williamson], 4701 15 av, Bklyn; B&S; mtg $24,-000; Apr23; Apr25'14; A$15,500-30,000. O C & 100

Madison st, 350 (1:266-63), ss, 216.5 e Scammel, 23.6x95.1, 5-sty bk tnt & strs; Alex A Tausky, ref, to Eliza C Farnham, 165 W 58; FORECLOSED, drawn & recorded Apr29'14; A$14,000-20,000. **18,000**

Madison st, 353 (1:267-28), ns, 192 e Scammel, 24x96, 5-sty bk tnt & strs; Saml Marks, ref, to Adelaide K Thomas, 556 W 156 [cor Riverside dr & 156th]; FORECLOS Apr22; Apr29'14; A$14,000-21,000. **1,000**

Mercer st, 26, see Bway, 449.

Monroe st, 173 (1:269-12), ns, abt 115 w Montgomery, 23x100, 6-sty bk tnt & strs; Lipke Gottlieb to Ester Hellenbrand [c/o Saml Hellenbrand], 166 Orchard; mtg $29,-500; Apr25; Apr28'14; A$16,000-30,000. nom

Mott st, 34-8 (1:162-18), sec Pell (Nos 33-5), 56.9x56.11x29.6x63.3, 6-sty bk tnt & strs; Ann Naughton, individ et al, EXRS Jas Naughton, to Jno H McKay, 364 Lex av; [47 Cedar]; AL; Apr28; Apr30'14; A $32,000-52,000. O C & 100

Mott st, 161 (2:471-49), ws, 150 n Grand, 25x100, 5-sty bk tnt; Sophia Mayer to Bertha Kaufmann, 1496 Lex av; B&S; AL; Apr 23; Apr27'14; A$19,000-31,000. O C & 100

Mott st, 161; Bertha Kaufmann to Sophia Mayer, 41 E 72 [c/o Bernhard Mayer, 5 Beekman]; B&S; AL; Apr23; Apr27'14. O C & 100

Orchard st, 162 (2:411-9), es, abt 100 s Stanton, 25x87.6, 4-sty bk tnt & strs & 5-sty bk rear tnt; Rudolph Wallach Co to Wm Lustgarten & Co, Inc, a corpn, 68 Wm; AL; Apr10; Apr28'14; A$22,000-28,500. O C & 100

Pell st, 33-5, see Mott, 34-8.

South st, 242 (1:248-2), ns, 26 e Pike, 27x60x26.11x60, 5-sty bk loft & str bldg; Edw T Hiscox, ref, to Alfred W Kiddle, 314 W 98 [115 Bway], TRSTE Eljz G Dunham; FORECLOS Apr22; Apr24; Apr25'14; A$8,000-12,000. **18,000**

Warren st, 117 (1:131-35), ss, 109.3 w Washington, 25x92.9x25.7x92.9, 4-sty bk loft & str bldg; Phelps Stokes Estates, Inc, to Edw Moss [30 Dover st], Newark, NJ; Apr28'14; A$22,000-30,000. nom

Warren st, 117 (1:131-35), ss, 109.3 w Washington, 25x92.9x25.7x92.9, 4-sty bk loft & str bldg; Edw Moss to Phelps Stokes Estates, Inc, a corpn, 100 William; B&S; mtg $24,000; Apr28; Apr30'14; A$22,-000-30,000. nom

Water st, 650 (1:260-16), ns, 207.10 e Scammel, runs n42.7 & 40.9xe16.6xs84.1 to st xw15.9 to beg, 2-sty fr stable; Algernon S Norton, ref, to Jas S & Danl L Reardon, 153 Hewes, Bklyn [237 South]; PARTITION Mar31; Apr24; Apr25'14; A$3,000-3,-200. **4,500**

9TH st, 226 E (2:464-23), ss, 245 w 2 av, 21x75, 4-sty bk tnt & str; Louis A Cuvillier, ref, to Hermine Hinze [c/o Carl H Kappes], 146 W 123; FORECLOS Apr21; Apr29; Apr30'14; A$11,000-15,000. **15,000**

12TH st, 609 E (2:395-57), ns, 118 e Av B, 24.7x103.3, 5-sty bk tnt & strs & 3-sty bk rear tnt; Realty Realization Corpn to Sarah Barfeld, 101 Delancey; mtg $14,000; Apr27; Apr30'14; A$14,000-19,000. O C & 1,000

13TH st, 124 W (2:608-27), ss, 304.2 w 6 av, 20.10x103.3, 3-sty & b bk dwg; Mary B Hopson, widow, to Domenico Cella, 124 W 13 [c/o Cella Bros, 528 W Bway]; CaG; A L; Apr20; Apr27'14; A$14,000-16,500. O C & 100

14TH st, 534 E (2:407-25), ss, 170 w Av B, 25x103.3, 5-sty bk tnt & strs; Gene Bruder to Jacob Schlamp, 2161 67th, Bklyn; [with Amend & Amend, 119 Nassau]; B&S; mtg $20,000 & AL; Apr29; Apr30'14; A$15,000-21,000. O C & 100

18TH st, 15-17 E, see Bway, 873-9.

24TH st, 332 E (3:929-43), ss, 200 w 1 av, 25x75, 5-sty bk tnt & strs & 3-sty fr rear tnt; Saml Halpern to Morris Weiss, 920 Av St John [5 Beekman]; mtg $14,000; Apr21; Apr24'14; A$9,500-15,500. nom

25TH st, 250-2 W (3:774-67-68), ss, 300 e 8 av, 50x98.9, 2-3-sty & b bk dwgs; Henry Harburger et al to Jno P Noonan, 310 W 107 [with Geo A Bowman, 121 W 42]; AL; Apr22; Apr24'14; A$31,000-38,000. 400

27TH st, 45-7 W (3:829-11), ns, 200 e 6 av, 50x98.9, 12-sty bk loft & str bldg; Andw J Bastine to Florence G McKeever, both [57 Pintard av] New Rochelle, NY; mtg $284,000; Apr18; Apr24'14; A$155,000-340,000. O C & 100

30TH st, S-14 W (3:831-48), ss, 150 w 5 av, 100x98.9, 6-sty bk hotel; David M Heyman to Isaac A Hopper, Inc, 110 W 40; A L; Apr27'14; A$418,000-518,000. O C & 100

30TH st, 358 W (3:753-73), ss, 154.4 e 9 av, 18.4x98.9, 3-sty & b bk dwg; Susan Pogue to Matilda Morrison, 358 W 30; B&S; Nov21'13; Apr30'14; A$11,000-14,500. nom

36TH st, 325 E (3:942-16), ns, 285 e 2 av,25x98.9, 4-sty bk tnt; Saml F Barry to Harriet L Mohun of Warrenton, Virginia; Apr8; Apr28'14; A$12,500-16,000. nom

36TH st, 1 W, see 5 av, 392.

36TH st, 15 W (3:838-33), ns, 274 w 5 av, 24x98.9, 4-sty & b stn dwg; Annie R Wells to Jno I Downey, 43 E 57 [410 W 34]; mtg $70,000; Apr15; Apr28'14; A$96,-000-110,000. O C & 100

39TH st, 419 W (3:737-23), ns, 250 w 9 av, 25x98.9, 5-sty bk tnt & strs; Jno C Mead to Sara E Mead, his wife, 1425 46th, Bklyn [c/o Jno C Mead, 2 Rector]; AL; Apr25; Apr27'14; A$10,000-17,000. O C & 100

43D st, 204-10 E, see 81st, 104-6 E.

46TH st, 201¼ & 201½ on map 201 W, see Bway, 1551.

49TH st, 251 E (5:1323-21½), ns, 80 w 2 av, 18x100.5, 3-sty & b stn dwg; Sallie Leikens to Cath Hayes, 138 E 45; mtg $9,000 & AL; Apr29; Apr30'14; A$7,000-10,500. O C & 100

49TH st, 325 E (5:1342-11½), ns, 267.6 e 2 av, 18.9x100.5, 3-sty & b bk dwg; Salvatore Di Salvo to Jas N Dobbie, 219 E 40 [210 E 38]; mtg $5,500 & AL; Apr23; Apr 24'14; A$6,500-8,000. nom

50TH st, 235-41 E (5:1324-16 to 18½), ns, 174 w 2 av, 71x100.5, vacant; Harry M Goldberg to Louis J Marx, 600 W 157 [257 Bway]; mtg $26,000; Apr22; Apr25'14; A $28,400-28,400. O C & 100

51ST st, 1 E, see 5 av, 641-3.

53D st W, sec 11 av, see 11 av, 746-52.

54TH st, 100-8 E, see Park av, 389-95.

54TH st W (5:1270), ns, 174.11 w 5 av, a strip 0.1x100.5; Geo Sherman to M Allen Starr, 5 W 54; AL; Apr15; Apr30'14. O C & 100

55TH st, 327 W (4:1046-20), ns, 306.3 w 8 av, 18.9x100.5, 3-sty & b stn dwg; Arthur J Gormley to Mary J Potter, 240 W 51; mtg $14,000; Apr24'14; A$14,000-18,000. O C & 100

56TH st, 156 E (5:1310-43½), ss, 161.8 w 3 av, 16.8x100.5, 4-sty & b stn dwg; Chas F Bonn, devisee will Barbara J Bonn, to Josephine B, Clara C, Mary E & Matilda E Bonn, all at 156 E 56, as joint tenants; ⅛ pt; B&S; mtg $11,395; Apr14; Apr25'14; A $11,500-16,500. 559.36

58TH st, 229 W, see 81st, 104-6 E.

60TH st, 17 E (5:1375-12), ns, 275 e 5 av, 25x100.5, 5-sty bk dwg; A$85,000-115,-000; also 61ST ST, 8 E (5:1375-61), ss, 270 e 5 av, 30x100.5, 4-sty & b bk dwg, 2-sty ext; A$120,000-165,000; Henry C Eno to U S Trust Co of NY, a corpn, 45 Wall; Apr 13; Apr24'14. nom

60TH st, 41-3 W (4:1113-5-6), ns, 100 e Col av, 50x100.5, 2-5-sty stn tnts; Harvard Realty Constn Co to Albt D Kubie, 329 E 69; mtg $60,000; Apr24; Apr30'14; A$50,000-80,000. O C & 100

60TH st, 41-3 W; Albt D Kubie to Marclar Realty Corpn, 128 Bway [r 701]; mtg $60,000; Apr24; Apr30'14. O C & 100

61ST st, S E, see 60th, 17 E.

61ST st, 119 E (5:1396-8½), ns, 214 w Lex av, 19x100.5, 5-sty stn dwg; Louisa W Gray to E Hope Norton, 162 E 74 [25 Broad]; mtg $38,500; Apr28; Apr30'14; A $30,000-45,000. O C & 100

65TH st, 433 E (5:1460-17), ns, 175 w Av A, 37.7x100.5, 6-sty bk tnt; Albt P Massey, ref, to Christopher Pitkin Co, a corpn [c/o State Bank], 378 Grand; FORECLOS Apr 23; Apr27'14; A$12,000-40,000. **7,000**

69TH st, 105 W (4:1141-30), ns, 43 w Col av, 19x100.5, 4-sty & b stn dwg; Edw H Kelly to Martha T Kelly, 105 W 69 [c/o Edw H Kelly, 271 Bway]; AL; Apr27; Apr 28'14; A$14,000-24,000. O C & 100

69TH st, 231 W (4:1161-17), ns, 345 w Ams av, 40x100.5, 6-sty bk tnt; Herman C Evarts to Harvey I Underhill, 148 Turrell av, So Orange, NJ; mtg $54,500; Apr23; Apr27'14; A$18,000-70,000. O C & 100

70TH st, 234 E (5:1424-28½), ss, 80 w 2 av, 25x100.4, 4-sty stn tnt & strs; Harris Mandelbaum et al to Kate Blank, 1219 Union av; mtg $16,000; Apr24; Apr28'14; A $11,000-22,000. O C & 100

70TH st, 234 E; Kate Blank to Jacob Jasper, 742 Williams av, Bklyn; mtg $16,-000; Apr27; Apr28'14. O C & 100

70TH st, 325-7 W (4:1182-20½-21), ns, 280 w West End av, 30x100.5, 2-4-sty bk dwgs; Henry & Hyman Sonn to Annie M Thompson [c/o Walter E Thompson], 889 St Nicholas av; mtg $22,000; Apr27; Apr28 '14; A$16,000-26,000. O C & 100

75TH st, 440 E (5:1469-30), ss, 125 w Av A, 25x102.2, 6-sty bk tnt & strs; Sarah Friedman to Hellgate Realty Co, Inc, a corpn]c/o Friedman & Herskowitz[, 115 W 27; mtg $24,000; Apr14; Apr30'14; A $8,000-28,000. O C & 100

78TH st, 258 E (5:1432-30), ss, 130 w 2 av, runs s73.3xw0.4xs27.1xe0.4xs1.9xw25xn 102.2 to st xe25 to beg, 4-sty stn tnt; Jeanette Rogers to Chas Wanninger, 114 E 95 [150 Nassau]; mtg $16,000; Apr27; Apr28 '14, A$11,000-23,000. O C & 100

79TH st, 501 E, see Av A, 1498-1502.

81ST st, 104-6 E (5:1509-66 & 68), ss, 222 w Lex av, 83x102.2, 2-6-sty bk tnts; A$63,-000-151,000; also 43D ST, 204-10 E (5:1316-43), ss, 105 e 3 av, 100x100.5, 3 & 4-sty bk factory; A$44,000-68,000; also 5TH AV, 1325-7 (6:1617-3 & 4), es, 50.5 n 111th, 50.3 x100, 2-5-sty stn tnts; A$40,000-67,000; also 58TH ST, 229 W (4:1030-16), ns, 400 w 7 av, 25x100.5, 4-sty bk loft & str bldg; Edwin R O'Reilly to Edw D Freeman, 102 W 80 [165 Bway]; AT; B&S; Apr20; Apr29'14; A$38,000-48,000. nom

81ST st, 129 E (5:1510-14), ns, 55 w Lex av, 17x102.2, 3-sty & b stn dwg; Margt A Henry to Margt Henry, her daughter, both at 129 E 81; B&S; mtg $9,500; Mar1'13; Apr24'14; A$13,000-19,000. nom

81ST st, 335 E (5:1544-14), ns, 300 w 1 av, 25x102.2, 5-sty bk tnt; Julius Bacharach & Sophie, his wife, to Julius Bacharach & Sophie, his wife, as joint tenants, 352 W 117; mtg $8,000 & AL; Apr29; Apr30'14; A $9,000-18,000. nom

83D st, 427 E (5:1563-11), ns, 250 e 1 av, 25x102, 5-sty bk tnt; Rose Lutz to Emil Wettengel, 147 E 83; mtg $14,000; Apr24 '14; A$8,500-21,000. nom

83D st, 427 E (5:1563-11), ns, 250 e 1 av, 25x102, 5-sty bk tnt; Phillip Braender to Rose Lutz [c/o Chas Lutz], 328 E 85; QC & correction deed; AL; Apr22; Apr24 '14; A$8,500-21,000. nom

84TH st, 14-24 W (4:1197-41-45), ss, abt 200 w Central Park W, 125x ½ blk, 6-4-sty & b bk dwgs; also stocks, bonds, etc; trust deed; Isidor Wormser, Jr, to Farmers Loan & Trust Co, 22 Wm, ⅛ pt in trust for family of Maurice S Wormser; Jan30; Apr 28'14; A$99,000-159,000. nom

86TH st, 68-70 E (5:1497-44), ss, 107.9 w Park av, 63.10x102.2, 12-sty bk tnt; Putnam Constn Co, a corpn, to W Emlen Roosevelt, 804 5 av [c/o Roosevelt & Son, 30 Pine]; mtg $250,000 & AL; Mar26; Apr30'14; A $84,000-320,000. O C & 100

86TH st, 348 E (5:1548-31), ss, 100 w 1 av, 25x102.2, 4-sty stn tnt; Max J Kempter to Jos Rothenberg, 1645 1 av; mtg $16,000 & AL; Apr24; Apr25'14; A$10,000-17,000. nom

88TH st, 25 W (4:1202-22), ns, 250 w Central Park W, 20x100.8, 4-sty & b stn dwg; Emma B wife Wm T Fritts to Eliz H Brenneman, 25 W 88; AT; B&S; June21'10; Apr 28'14; A$15,000-30,000. nom

88TH st, 25 W; Chas S Brenneman & Mary B, his wife, to same; AT; B&S; Apr 1'10; Apr28'14. nom

91ST st, 316 W (4:1251-34), ss, 250 w West End av, 20x100.8, 4 & 5-sty & b bk dwg, 3-sty ext; Madeleine O'Neill Smith to Rosalie B Meany, at Convent, Morris Co, N J [wife Gen Edw P Meany, Madison av, Morristown, NJ]; mtg $28,000 & AL; Apr27'14; A$15,000-33,000. O C & 100

93D st, 181 E (5:1522-30), ns, 160.6 w 3 av, 30x100.8, 4-sty stn tnt; Louis Hein to Dorathea H Barnet [c/o Myer Barnet], 601 W 156; ½ R T & J; mtg $23,000; Feb18; Apr28'14; A$14,500-24,500. O C & 100

94TH st, 204 W (4:1241-38), ss, 100 w Ams av, runs s56xw— to cl Bloomingdale rd (closed) xn56 to st xe78.11 to beg, 6-sty bk tnt; Isidore H Kramer et al to 204 W 94th St Co, Inc, a corpn, 160 Bway [r 1012]; AL; Apr22; Aprr24'14; A$45,000-95,000. O C & 100

97TH st, 256 W (7:1868-59), ss, 100 e West End av, 50x100.11, 7-sty bk tnt; Geo V. Smith Co, a corpn, to Geo J Smith, of Kingston, NY; mtg $100,000 & AL; June 4'13; re-recorded from June4'13; A$39,000-110,000; Apr27'14. nom

97TH st, 256 W; Laura N Smith et al, EXR'S Geo J Smith, to Wilmore Realty Co, a corpn, 115 Bway [r 1217]; mtg $90,000; Apr13; Apr27'14. O C & 100

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98TH st, 322 E (6:1669-39), ss, 325 e 2 av, 25x100.9, 2-sty bk tnt; Empire City Savings Bank to Phillip Goldrich, 835 Beck, Bronx; Apr29'14; A$5,000-5,500. O C & 100

99TH st, 114-6 W (7:1853-41), ss, 207 w Col av, 42x100.11, 5-sty bk tnt; Sarab Weiss to Luciano Giuliani, 25 Bowne, Elmhurst, B of Q; B&S; mtg $44,000; Apr 20; Apr25'14; A$28,000-50,000. O C & 100

100TH st, 66 E (6:1605-43), ss, 148.3 w Park av, 25x100.11, 5-sty bk tnt; Clara Blumenthal to Morris Deutsch. 1192 Lex av [c/o Deutsch Bros, 1399 Av A]; ½ pt; AL; Nov19'13; Apr27'14; A$10,000-23,000. O C & 100

101ST st, 50 E (6:1606-49), ss, 75 e Madison av ,25x100.11, 5-sty bk tnt & str; David G McConnell, ref, to Conrad Stein, 24 W 76, & Hy A Uterhart, 200 W 56. EXRS Josephine Stein; FORECLOSED & drawn Apr 28; Apr29'14; A$10,000-20,000. **20,000**

101ST st, 72 W (7:1836-60), ss, 100 e Col av, 25x100.11, 5-sty bk tnt & strs; Mary A Thornton to Henry Reese, 126 E 109; mtg $21,000; Apr29; Apr30'14; A$15,000-25 000. O C & 100

102D st, 311 W (7:1890-10), ns, 160 w West End av, 20x100.11, 3-sty & b stn dwg; Adelaide R Hickey to Jos M O'Brien [c/o M O'Brien & Son, 213 Washington] & Loretto E Cosgrove, both at 252 W 72; mtg $20,500 & AL; Apr27; Apr28'14; A$17,000-24,000. omitted

103D st, 163 E (6:1631-30), ns, 150 w 3 av, 30x100.11, 4-sty bk tnt; Annie M Majewsky to Bessie Block, widow, Atlantic City, NJ; mtg $18,000 & AL; Apr24'14; A$12,000-19,500. O C & 100

103D st, 331-3 E (6:1675-19), ns, 150 w 1 av, 50x100.11, 2 & 3-sty bk stable; Saml Eckstein to Saml L Bruck, 1053 So Blvd; mtg $27,000; Apr24; Apr28'14; A$14,000-26,-000. nom

104TH st, 157 E (6:1632-24), ns, 95 e Lex av, 25x100.11, 4-sty bk tnt; Cream City Holding Co to Abr Sonken, 22 [172] E 103, & Benj Sonken, 339 E 105; mtg $10,000; Apr27; Apr28'14; A$10,000-15,000. O C & 100

104TH st, 244 W (7:1875-57), ss, 75.3 w Bway, 40x100.11, 6-sty bk tnt; final judgt & decree of registration & court order that the plff, the wife of Gilbert R Hawes, of 596 West End av, is owner of fee; Gertrude D Hawes, plff, vs U S Trust Co, Jno McCann & People of State NY, Jos F Snipes & Saml J Clarke et al, defts; Apr 24'14; A$32,000-75,000. Torrens System

105TH st, 252 W (7:1876-59), ss, 119.11 e West End av, 15x100.11, 4 & 5-sty & b stn dwg, 2-sty ext; Anna L French to Alfred M Rau, 50 Central Park W [505 5 av]; mtg $17,000; Apr21; Apr27'14; A$11,500-20,000. nom

106TH st, 127 E (6:1634-13½), ns, 91.8 w Lex av, 16.8x100.11, 3-sty & b stn dwg; Margt C Dowling to Port Jervis Land Impt Co, Inc, a corpn, 35 Nassau [r 1112]; mtg $8,000 & AL; Apr29; Apr30'14; A$8,-000-8,500. nom

106TH st, 158 W (7:1860-60), ss, 100 e Ams av, 35x100.11, 5-sty bk tnt; Lizzie Ford to Robt R Heywood, 498 West End av, & Francis MacD Sinclair, 310 W 104, [c/o Heywood, Strasser & Voigt, 26th st & 9 av], each ½pt; mtg $45,000 & AL; Apr 30'14; A$24,000-45,000. O C & 100

107TH st 61 E (6:1613-28), ns, 212 w Park av, 17x100.11, 3-sty & b bk dwg; Augustus H Skillen TRSTE Jas Harper to Hebrew Day Nursery of N Y, a corpn, 262 Henry; B&S; Apr27; Apr28'14; A$7,500-8,-500. **6,300**

107TH st, 315-7 E (6:1679-11), ns, 250 e 2 av, 50x76.10, 6-sty bk tnt & strs; Antanino Naro et al to Angelo Moglie, 2068 2 av; AL; Apr20; Apr25'14; A$11,000-36,000. O C & 100

107TH st, 315-7 E; Angelo Moglie to Antanino Naro, 341 E 107; Antonio Regalbuto, 136 W 62, & Alfio Bellito, 315 E 107; AL; Apr21; Apr25'14. O C & 100

110TH st, 336 E (6:1681-35), ss, 200 w 1 av, 25x100.11, 6-sty bk tnt & strs; Wm L Bowman, ref, to Niagara Life Ins Co, a corpn [Brisbane Bldg, Main & Clinton sts], Buffalo, NY; FORECLOS Apr22; Apr28'14; A$7,000-29,000. **15,000**

113TH st, 120 E (6:1640-62), ss, 235 e Park av, 19.7x100.11, 4-sty bk tnt & str; Philip Simon to Helen I Ledgerwood, 227 Riverside dr; AL; Apr17; Apr24'14; A$8,-500-12,500. O C & 100

114TH st, 666 W (7:1895-64), ss, 140 w Bway, 14x100.11, 4-sty & b bk dwg; Jno Purdon to Isabelle G Sinclair [c/o Mrs Mary A Lilly], 79 Manhattan av; mtg $11,-000; Nov28'13. (Corrects error in Dec6'13 issue when last line was incorrect. O C & 100

115TH st, 38 W (6:1598-54), ss, 415 e Lenox av, 18x100.11, 3-sty & b stn dwg; Florinda M Burke to Jno Wood, 55 Maple av, New Rochelle, NY; AL; Apr22; Apr28 '14; A$10,000-13,000. nom

115TH st, 44-6 W (6:1601-46), ss, 241 w 5 av, 44x100.11, 5-sty bk tnt; Annie Hoffman to Lazarus Levy, 18 W 115; mtg $44,-500; Apr29; Apr30'11; A$24,500-50,000. O C & 100

121ST st, 334 E (6:1797-41), ss, 275 w 1 av, 25x100.11, 6-sty bk tnt; A$8,000-25,000; also 121ST ST, 336 E (6:1797-40), ss, 250 w 1 av, 25x100.11, 6-sty bk tnt; Gene Bruder to Saml Bruder 37 Atlantic av, Bklyn; AL; Apr30'14; A$8,000-25,000. nom

121ST st, 336 E, see 121st, 334 E.

121ST st, 271 W (7:1927-5), ns, 100 e 8 av & 67.9 e St Nicholas av, 17x100.11, 3-sty & b stn dwg; Frank W Eagleton to Mary E Flannery, 545 W 111; mtg $8,000; Apr28; Apr29'14; A$9,500-11,000. O C & 100

122D st, 51 E (6:1748-5), ns, 280 w Park av, 25x100.11, 5-stv stn tnt; Stephen Madden to Bella Levy, 225 E 19 [c/o Leon Levy, of L Levy & Co, 379 3 av]; mtg $24,-000; Apr24; Apr25'14; A$11,000-23,500. O C & 100

124TH st, 23 W (6:1722-25), ns, 285 w 5 av, 25x100.11, 3-sty stn club house, 1-sty ext; Randolph F Debevoise to Jerome D Gedney [525 Main], East Orange, NJ; B& S; Apr23; Apr29'14; A$20,000-34,000. nom

125TH st, 331 E (6:1802-15), ns, 350 e 2 av, 23.1x99.11, 3-sty & b fr dwg; Harvard Realty Constn Co to Philip Jacobs, 301 W 108; mtg $5,500 & AL; Apr24; Apr30'14; A $11,000-11,000. O C & 100

125TH st, 331 E; Philip Jacohs to Marclar Realty Corpn, 128 Bway [r 701]; ⅔ pts; mtg $5,500 & AL; Apr24; Apr30'14. O C & 100

125TH st, 16 W (6:1722-44), ss, 185 w 5 av, 37.6x100.11, 5-sty bk tnt & strs; Alphonse G Koelble, ref, to Wm T Koch, 224 Lenox av [132 W 125]; Erdrein von der Horst Koch & Adolph Riesenberg, both at 1927 7 av; FORECLOS Apr2; Apr29; Apr 30'14; A$95,000-115,000. **105,000**

125TH st, 543 W (7:1980-9), ns, 175 e Bway, 25x99.11, 5-sty bk tnt & strs; Neilson Olcott, 2d, ref, to Sophia Goodman, 524 W 161; mtg $20,000; FORECLOS Apr21; Apr28; Apr29'14; A$14,000-24,000. **100 over & above mtg**

125TH st, 543 W; Sophia Goodman to Sarah Goodman, 524 W 161; B&S; mtg $20,-000; Apr29'14. O C & 100

126TH st, 502 W (7:1980-37), ss, 100 w Ams av, 25.1x99.11, 3-sty bk tnt & strs & 2-sty bk rear stable; Prosper Ronsse et al heirs &c Geo Ronsse to Kath M Ronsse, 502 W 126; B&S; mtg $23,300; Feb26; Apr 28'14; A$18,000-20,000. nom

129TH st, 617 W (7:1996-20), ns, 275 w Bway, 25x199.10 to ss 130th (No 622), 3 & 4-sty bk tnt & str & 2-sty bk tnt; Jno S Sheppard, Jr, ref, to Robt R Heywood, 498 West End av [c/o Heywood, Strasser & Voigt Litho Co, 26th & 9 av]; FORECLOS Apr8; Apr27; Apr28'14; A$18,000-25,000. **22,500**

130TH st, 622 W, see 129th, 617 W.

131ST st, 204-6 W (7:1936-37½-38), ss, 91.8 w 7 av, 33.4x99.11, 2-3-sty & b stn dwgs; Adams Realty Co, a corpn, to Geo E Marshall, 100 W 46; AL; Apr22; Apr24 '14; A$13,400-18,000. O C & 100

133D st, 61 E (6:1758-31), ns, 113 w Park av, 27x99.11; 5-sty bk tnt; Giovanni Deluchi & ano to Willy Ehrenhaus, 137 W 110 [with J Douglas Wetmore, 5 Beekman]; mtg $16,500; Apr27; Apr28'14; A$6,-500-16,000. nom

134TH st, 102 W (7:1918-38), ss, 100 w Lenox av, 25x99.11, 5-sty stn tnt & strs; Clifford S Bostwick, ref, to Gustavus Sidenberg, 48 W 56 [66 Bway]; Richd Sidenberg, 157 W 57, & Henry Sidenberg, 11 E 51, EXRS Henrietta Sidenberg; FORECLOS Apr21; Apr24'14; A$10,000-20,000. **12,000**

134TH st, 217 W (7:1940-24), ns, 183 w 7 av, 17x99.11, 3-sty bk dwg; David Sears to Herman Hananer, 247 E 58; B&S & CaG; Apr6; Apr28'14; A$6,100-8,500. O C & 100

134TH st, 217 W; Herman Hanauer to Right Realty & Security Co, 35 Nassau; mtg $4,000; Apr28'14. O C & 100

139TH st, 27-9 W (6:1737-23), ns, 525 e Lenox av, 50x99.11, 6-sty bk tnt; Jas E Garner to Arthur Abrams, 604 W 112; mtg $42,300; Apr20; Apr28'14; A$14,000-50,000. O C & 100

141ST st, 552 W (7:2072-55), ss, 170 e Bway, 55x99.11, 6-sty bk tnt; Jno Schreyer to Long Realty Co, a corpn, 68 Broad; [r 118]; B&S; mtg $65,000 & AL; Apr27; Apr30'14; A$27,000-80,000. nom

143D st, 316 W, see Bradhurst av, 16.

146TH st W (8:2136-75), swc Fort Washington av (Nos 25-33), 78.4x85.7x126.5 to av x131.11, 6-sty bk tnt; Phoenix Ingraham, ref, to Manhattan Savgs Instn, 644 Bway; FORECLOS Apr24; Apr28; Apr29'14; A$60,-000-172,000. **160,000**

164TH st, 505 W (8:2121-49)., ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; David Levine to B W R Realties, Inc, a corpn, 63 Park row; B&S; mtg $55,000; Apr27'14; A$21,000-61,000. O C & 100

187TH st, 531 W (8:2159-4), ns, 57 e Audubon av, 19x94.10, 3-sty & b bk dwg; Eliz B Graham to Hugh A Graham, both at 462 Convent av [531 W 187]; mtg $8,500 & AL; Apr11; Apr24'14; A$5,500-11,500. O C & 100

204TH st W, see Vermilyea av, see Vermilyea av, sec 204th.

213TH st W, nwc 9 av, see 9 av, nwc 213.

Av V, 266 (3:974-4), ses, 65.6 ne 16th, 24 x95.6, 5-sty bk tnt & strs; Arthur Abrams to Jas E Garner 387 Gates av, Bklyn [344 W 371]; mtg $18,000; Apr21; Apr28'14; A $12,000-19,500. O C & 100

Av V, 1498-1502 (5:1576-1), nec 79th (No 501), 76.8x98, 4-5-sty bk tnts, strs on av; Chas Marx to Louis Wolfsheim, 21 Claremont av [35 Maiden la], ¼ pt; mtg $50,-000; Apr29'14; A$35,000-72,000. O C & 100

Bloomingdale rd ct, see 94th, 204 W.

Bowery, 95 (1:304-1), nec Hester (Nos 145-9), 25x100, 3 & 5-sty bk tnt & strs; Addison M Nathans & ano, EXRS &c Phebe Carland, to Ann E Purdy [40 E 1261; AL; July18'07; Apr24'14; A$45,000-50,000. nom

Bowery, 95 (1:304), nec Hester (Nos 145-9); Elijah H Purdy Sr to Ann E Purdy [40 E 126]; QC; May23'07; Apr24'14. gift

Bradhurst av, 16 (7:2043-52), sec 143d (No 316), 25x70.8x24.11x67.11 5-sty bk tnt & strs; Chas Wanninger to Jeanette Rogers [c/o Alex Rogers], 258 E 78; mtg $14,-000; Apr14; Apr28'14; A$12,000-22,000. O C & 100

Broadway, 449 (1:231-36), ws, 175 n Howard, 25x200 to es Mercer (No 26), 5-sty stn loft & str bldg; Gray Realty & Development Co to Lydia B Gray, 572 Madison av [c/o Olm D Gray, 15 Laight]; mtg $160,000; Jan15; Apr30'14; A$102,000-125,-000. **90,000**

Broadway, 474½-6 (2:473-8), es, 120.11 s Broome, runs e124.7 & 65.4 to ws Crosby (No 38), xs25xw100xs24.9xw99.11 to Bway xn49.9 to beg, 11-sty bk loft & str bldg; Improved Property Holding Co of N Y to Adams Land & Bldg Co, a corpn, 71 Bway; [r 1016]; AT; mtg $350,000 & AL; Aug5'13; Apr30'14; A$165,000-370,000. order of court

Broadway, 573-9 (3:847-16), nwc 18th (No 17), runs n110.6xw101xs28.6xw3.6xs76.8 to ns 18th xe138.3 to beg; also 18TH ST, 15 E (3:847-14), ns, 138.3 w Bway, 23x77, 6 & 8-sty stn str; Irving E Raymond to 879 Broadway Corpn, 1178 Bway; B&S; mtg $1,000,000 & AL; Apr27; Apr29'14; A$160,-500-967,000. O C & 100

Broadway, 1551 (4:1018-26), nwc 46th (Nos 201¼-201½ on map 201), 23.10x94.7x 23.3x100.3, 3-sty bk str & restaurant; Jean M Mantel, TRSTE Jno B Mantel, to Rose L M Cholet, 5 rue Clodion, Paris, France, & Adele J Mantel & Louis J B Mantel, both at Villa des ombrages, Pessac, Gironde, France; Apr6; Apr24'14; A$250,000-265,000. O C & 100

Central Park W, 292 (4:1203-31), ws, 50.8 n 89th, 25x100; A$32,000-48,000; also CENTRAL PARK W, 293 (4:1203-32), ws, 75.8 n 89th, 25x100, 5-sty bk hospital; A$32 000-48,000; Wm H Knowles to Richd B Simpson, TRSTE in bankruptcy for Wm H Knowles, bankrupt, on Bay Shore, Pensacola, Florida; AT; QC; mtg $136,000 & AL; Apr20; Apr28'14. nom

Central Park W, 293, see Central Park W, 292.

Convent av, 102-4 (7:1970-55), ws, 122 s 133d, 71.6x100, 5-sty bk tnt; Convent Park Constn Co to Mary B Weeks, 235 W 75, & Bartow S Weeks, 240 W 73; mtg $85,000; Apr27; Apr28'14; A$——$——. O C & 100

Convent av, 427 (7:2063-17), es, 52 n 148th, 16x85, 3-sty & b stn dwg; Melvin G Palliser, ref, to Columbia S Hoblitzell, 984 Woodycrest av [c/o Dr Chas M Hoblitzell, 431 Convent av]; FORECLOS Mar25; Apr 24; Apr25'14; A$8,200-13,500. **8,950**

Fort Washington av, 25-33, see 160th st W, swc Fort Washington av.

Haven av (8:2139-234 & 236), ws 375 n from ss 170th, produced, runs w103.3xn 71.8xne9.11, 42.4, 13.10, 32.7 & 2.1 to av xs 86.8 to beg, vacant; Chas M Rosenthal to Filrose Constn Co, a corpn, 412 W 148; Apr 28; Apr29'14; A$16,000-16,000. O C & 100

Haven av (8:2139-234), ws, 375 n from s 170th st, produced, 50x103.3, vacant; Caspar Iba to Chas M Rosenthal, 241 Fort Washington av [160 Bway]; Apr28; Apr29 '14; A$10,500-10,500. nom

Madison av, 1493-5 (6:1608-21), es, 50.11 n 102d, 50x100, 6-sty bk tnt & strs; Bella Amsterdam to Rose Amsterdam, both at 2105 Bway; ⅛ pt; mtg $55,000 & AL; June 2'13; Apr25'14; A$37,000-73,000. O C & 100

Madison av, 1493-5; same to Selma Amsterdam, 2105 Bway; ⅛ pt; mtg $55,000 & AL; June2'13; Apr25'14. O C & 100

Madison av, 1493-5; same to Kate Kittleman, 308 W 93; ⅛ pt; mtg $55,000 & AL; June2'13; Apr25'14. O C & 100

Park av, 389-95 (5:1308-68-72), sec 54th (Nos 100-8), 100.5x115, 5-4-sty stn tnts & strs & 1-5-sty bk tnt; W Emlen Roosevelt to Horatio Realty Co, Inc, a corpn, 299 Madison av; AL; Apr29'14; A$162,000-211,-000. O C & 100

Vermilyea av (8:2226-1 & 3), sec 204th (Hawthorne), 100x100, 2-5-sty bk tnts; Inwood Constn Co, Inc, a corpn, to Purchase Holding Corpn, at Purchase, NY [63 Wall, r 1-5]; AL; Apr23; Apr24'14; A$——$——. O C & 100

West End av 626 (4:1238-4), es, 64 n 90th, 19x100, 3 & 4-sty & b stn dwg; Margt G Titus to Jas O'Connor, 322 W 82; mtg $15,000 & AL; Apr30'14; A$25,500-32,000. O C & 100

1ST av, 1891 (6:1669-28), ws, 50.6 s 98th, 25.6x100, 5-sty bk tnt & strs; Seal Realty Co, a corpn, to View Realty Co, a corpn [c/o I Bachrach], 74 E 92; AL; Apr28; Apr 30'14; A$10,000-13,500. O C & 100

2D av 692 (3:943-4), es, 74 n 37th, 24.8x 136.5x25x132.4, 5-sty bk tnt & strs & 4-sty bk rear tnt; A$17,000-29,500; also 2D AV, 694 (3:943-62), es, 98.9 n 37th, 24.8x139.7x25 x136.5, 5-sty bk tnt & strs & 4-sty bk rear tnt; A$17,000-27,000; Moritz Gruenstein to David Paley, 494 E 157; ⅛ pt; AT; AL; Apr24; Apr28'14. O C & 100

2D av, 694, see 2 av, 692.

2D av, 2073 (6:1656-26), ws, 50.11 s 107th, 25x75, 4-sty bk tnt & strs; Jos V Mitchell, ref, to Richd W Block, 34 Schermerhorn, Bklyn; FORECLOS Apr7; Apr23; Apr24'14; A$10,000-15,500. **12,000**

5TH av, 392 (3:838-42), nwc 36th (No 1), runs w124.10xn76.11xe24.10 xs 32.1 xe 7.10 xs 13.10xe17.2xn0.8xe9xs0.8xe66 to av xs31 to beg, with all title to strip 0.2x— on w, 11-sty bk loft & str bldg; Medford Realty Co, a corpn, to Michl Friedsam, 719 5 av [c/o B Altman & Co, 365 5 av]; mtg $800,000; Apr27; Apr30'14; A$632,500-$——.

5TH av, 641-3 (5:1287-1), nec 51st (No 1), runs n75.5xe100xn25xe60xs100.5 to 51st xw160 to beg, 3-4-5-6 & 7-sty & b stn club house (Union); Jno M Bowers & Kath E, his wife, to Jno M Bowers, 45 E 65; [46 Cedar]; Fredk N Lawrence, at Bayside blvd, Bayside, B of Q, & Wm R Stewart, 14 E 57, joint tenants; B&S; mtg $850,-000 & AL; Apr23; Apr24'14; A$1,200,000-1,475,000. nom

5TH av, 1325-7, see 81st, 104-6 E.

9TH av (8:2210-25-28), nwc 213th, 99.11x 100, vacant; Hale Realty Co, Inc, to Geo S Runk 10 W 77 [c/o Yorkville Bank, 1511 3 av]; B&S; mtg $16 000 & AL; Apr24; Apr 29'14; A$18 000-18,000. O C & 250

9TH av (8:2210), nwc 213th, same prop; Moritz L & Carl Ernst, firm M L & C Ernst, 25 Nassau to same; mtg $16,000 & AL; Apr 24; Apr29'14. O C & 100

11TH av 617-21 (4:1093-33), ws, 25.1 s 46th, 75.3x100, 2-sty bk factory; Arthur K Ware to Saranac Realty Co, a corpn, 149 Bway [r 2000]; mtg $55,000 & AL; Apr7; Apr28'14; A$28,000-45,000. O C & 100

11TH av, 746-52 (4:1081-4½ & 61-64), sec 53d, 109.9x50.7x117.8x50, 2-sty fr stable & vacant; Henry Volkening EXR, &c, Bertha Volkening to Frances W Emerson, 6 E 70 [wife Wm Emerson, 281 5 av]; AL; Apr 28'14; A$24,900-24,900. **35,000**

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Interior strip (4:1024), in block bounded by 7th & 8th avs, 52d & 53d sts, lying bet a line 306.3 e 8 av & w wall of 242 W 53d, —x—; Jacob Mattern to Ludin Realty Co, a corpn, 261 W 34; QC; Feb20; Apr29'14. nom

Interior strip (4:1024), in block bounded by 7th & 8th avs, 52d & 53d sts, lying bet a line 325 e 8 av & w wall of 240 W 53, —x—; Ludin Realty Co, a corpn, to Jacob Mattern, 6 W 91 [215 W 53]; QC; Feb20; Apr29'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Water st, 213 (1:96), receipt for s ½ or portion party wall &c; Wm A Thomson to Ruth Livingston, Hyde Park, NY; Apr17; Apr27'14. 800

15TH st, 228 W (3:764-54), ss, 372.4 w 7 av, 24.9x86.6, 3-sty & b bk dwg; re dower; Mary B Montgomery, widow, to Archibald Montgomery, 228 W 15; AT; QC; Apr23; Apr27'14; A$11,000-14,000. 845

18TH st, 15-17 E, see Bway, 873-9.

39TH st E, nec 2 av, see 2 av, 728.

41ST st, 307-11 E, see 11 av, 562.

53D st W, see 11 av, see 11 av, 746-52.

55TH st, 7 E (5:1291), owned by party 1st pt; also 55TH ST, 9 E, owned by party 3d pt; agmt as to use of fire escape extd from n wall of 55th (No 9); Walter F Chappell, 7 E 55, party 1st pt, with Mary G Duffy, 260 W 78, lessee of 9 E 55, & Richd A Canfield, at Providence, RI, real owner of 9 E 55, & Albt J Albert, of Hoboken, NJ, owner of record of 9 E 55; Apr 21; Apr27'14. nom

55TH st, 9 E, see 55th, 7 E.

71ST st, 300 W, see West End av, swc 71st.

79TH st, 301 E, see 2 av, 1522-6.

97TH st, 256 W (7:1868-59), ss, 100 e West End av, 50x100.11, 7-sty bk tnt; re dower; Laura N Smith, widow, to Wilmore Realty Co, a corpn, 115 Bway [1217]; AT; QC; Apr18; Apr27'14; A$39,000-110,000. nom

118TH st, 14-16 W (6:1601), ss, 241 w 5 av, 44x100.11; asn rents; Anie Hoffman, 13 W 114, to Lazarus Levy, 13 Catherine; mtg $——; Mar30; Apr27'14. 2,000

118TH st, 14-16 W (6:1601); asn rents & notes executed by Annie Hoffman & recorded Apr27'14; Lazarus Levy to Benj Cohen, 70 Lenox av; Apr29; Apr30'14. O C & 100

127TH st E, nec 2 av, see 2 av, 2480-98.

128TH st, 302 E, see 2 av, 2480-98.

Broadway, 873-9 (3:847); also 18TH ST, 15-17 E; declaration that $700,000 is true consideration received by EXRS from Jas I Raymond by deed dated Dec13'04 for ½ pt; Morris & Jas Loeb, Jacob H Schiff, Isaac N Seligman & Paul M Warburg as EXRS Sol Loeb to whom it may concern; Dec13'04; Apr29'14. ——

Central Park W, 292 (4:1203); also CENTRAL PARK W, 293 (4:1203); certified copy of order appointing TRSTE, approving bond, adjudication in bankruptcy, etc, in matter of Wm H Knowles, bankrupt; Wm H Knowles of Pensacola, Florida, as TRSTE, & Pattillo Campbell, as ref, also of Florida; Feb6; Apr28'14. ——

Central Park W, 293, see Central Park W, 292.

Convent av, 342 (7:2059-45), ws, 24.11 n 144th, 25x94.5, 3-sty & b bk dwg; re mtg; Chas M Swezey to E Benj Ramsdell, 342 Convent av [616 Madison av]; QC; Apr15; Apr25'14; A$13,500-18,500. nom

West End av (4:1182-36), swc 71st (No 300), 19.5x82.10, 5-sty bk dwg; re mtg; Chas M Swezey to Myrtle L Bickmore, 300 W 71 [c/o Albt H Bickmore, 111 Bway]; QC; Apr15; Apr25'14; A$19,000-35,000. nom

2D av, 728 (3:945), nec 39th, 21.6x73.11; consent to 3d track; Edw Ashforth & ano, EXRS &c Eliz S Jones & Harriet D Potter, to Manhattan Railway Co, a corpn; Mar4; Apr30'14. 258

2D av, 1466 (5:1451), es, 52.2 s 77th, 25x88.9x25x88.8; consent to 3d track; Jacob Kaplon to Manhattan Railway Co, a corpn; mtg $16,000; Apr10; Apr30'14. 300

2D av, 1466; consent to 3d track; Chas & Albt Gundlich, mortgagees, to same; mtg $16,000; Apr17; Apr30'14. nom

2D av, 1522-6 (5:1542), nec 79th (No 301), 76.7x70; consent to 3d track; Mary S Keveney to Manhattan Railway Co, a corpn; mtg $40,000; Apr13; Apr30'14. 919.50

2D av, 1522-6 nec 79th (No 301); consent to 3d track; U S Trust Co of N Y, mortgagee, to same; Apr28; Apr30'14. nom

2D av, 2480-98 (6:1804), nec 127th, 199.10 to ss 128th (No 302), x75; consent to new enlarged elevated structure, etc; Eliz P Ingraham to Manhattan Railway Co, a corpn; mtg $67,500; Apr18; Apr29'14. 10,000

2D av, 2480-98; consent as above; Jno A Brown Jr, mortgagee, to same; mtg $67,500; Apr23; Apr29'14. nom

11TH av, 562 (4:1071); also 41ST ST, 307 & 311 E (5:1334); asn rents to secure $600; Margt Knight, 311 E 41, to Hovhannes Moushekian, 444 W 164; Apr22; Apr29'14. nom

11TH av, 746-52 (4:1081-4½ & 61-64), sec 53d, 109.9x50.7x117.8x50, 2-sty fr stable & vacant; re judgt; Otto Volkening to Henry Volkening, 1261 Madison av, EXR, &c, Bertha Volkening; Apr24; Apr28'14. nom

Exemplified copy (misc) last will of Jas Sullivan, late of N Y; Dec9'10; Apr30'14. ——

General release (misc); David Stevenson Brewing Co to Cornelius Daly, 340 Ams av; Apr24; Apr28'14. 2,500

Power of atty (misc); Chas E Grubert to Johanna Grubert; Apr25; Apr27'14. ——

Power of atty (misc); Mary E Pinchot, of Washington, DC, to Amos R E Pinchot; Jan1'13; Apr30'14. ——

WILLS.

Borough of Manhattan.

King st, 34 (2:519-22), ss, 350 e Varick, 25x100, 3-sty bk dwg; Maddelina Cavagnaro Est, Adelina M Cavagnaro, EXTRX, 34 King; atty, Louis Campora, 93 Nassau; A$14,000-15,000. Will filed Apr22'14.

52D st, 61 W (5:1268-6½), ns, 135 e 6 av, 20x100, 4-sty stn dwg & 1-sty ext; Hannah A Dater Est, Hy Dater, EXR, 61 W 52; atty, Chas E Rushmore, 40 Wall; A$44,000-51,000. Will filed Apr28'14.

61ST st, 108 W (4:1132-39), ss, 150 w Col av, 40x100, 4-sty stn tnt; Annie P Corcoran Est, Patk Corcoran, EXR, 108 W 61; atty, Geo L Donnellan, 38 Park row; A$22,000-39,000. Will filed Apr23'14.

68TH st, 54 W (4:1120, 55), ss, 243 e Col av, 18x100, 4-sty stn dwg & extn; Eva R Anderson Est, Clarence E Anderson EXR, 54 W 68; atty, Chas P Loeser, 176 Bway; A$16,000-25,000. Will filed Apr24'14.

75TH st, 37 W (4:1128-13), ns, 303 e Col av, 22x102, 4-sty stn dwg; Chas F Zabriskie Est, Chas S Phillips EXR, 146 Central Park W; attys, Stitt & Phillips, 113 Fulton; A$22,000-42,000. Will filed Apr24'14.

78TH st, 345 E (5:1453-18), ns, 200 w 1 av, 25x102, 5-sty bk tnt & strs; Emma Breitmeier Est, Bertha Breitmeier, ADMTRX, 345 E 78; atty, Thos P Conlon, 19 Av A; A$9,000-17,500. Letter filed Apr28'14.

97TH st, 164-6 W (7:1851-56 & 56½), ss, 193 e Ams av, 34x100, 2-3-sty stn dwgs; A$20,000-24,000; also BOLTON RD (8:2255-141), es, abt 560 n Prescott av, 77x322x irreg; vacant; A$5,200-5,200; Robt W Thompson Est, Martha M Thompson, EXTRX, Morsemere, NJ; atty, Wm L Snyder, 5 Beekman. Will filed Apr25'14.

Bolton rd es, abt 560 n Prescott av, see 97th, 164-6 W.

CONVEYANCES.

Borough of the Bronx.

APRIL 24, 25, 27, 28, 29 & 30.

Bailey pl, late Bailey av (12:3262), ws, 599.4 n Bailey av, late Albany Post rd, 50x80x48.10x80.4, vacant; Marcia P Darby to Thos J Totten, 27 Tyndall av; Apr27; Apr28'14. O C & 100

Bailey pl, late Bailey av (12:3262), same prop; Thos J Totten to Philip J Barry, 3143 Sedgwick av; Apr27; Apr28'14. O C & 100

Coster st (10:2763), es, 250 n Spofford av, 131.9x9.8x147.7x76.4, vacant; Gaetano Ingiccio to Raffaele Ingiccio, 22 & 24 W 43; mtg $1,000; Apr25; Apr30'14. O C & 100

Crotona pl (11:2927), es, 175.11 s 171st, 100.1x46.9x100x41.11, vacant; Max Diamond to Saml Schneider, 756 Trinity av; mtg $2,000; Apr28; Apr29'14. nom

Garden st, 775 (11:3100 & 3113), ns, 315.2 w So blvd, 50x100, 5-sty bk tnt; Rea Ford Realty Co to Henry C Crofoot, Homer, NY; Mar1; Apr27'14. nom

Gates pl, see Gun Hill rd, see Knox pl, cl, 158.6 s Gun Hill rd.

German pl, 636 (9:2358), es, 150 s Rae, 25 x100, except part for av, 2-sty fr office; Amos Neary to Katie wife of & Geo Pope, 642 German pl; Apr22; Apr30'14. nom

Green la (*), ws 150 s Lyon av, 25x100; Bronx Savgs Bank to Jos McCue, 2340 University av; Apr27'14. O C & 100

Green la (*); same prop; Jos McCue to Harry Cahn, 2540 Grand av, & Junius J Pittman, 2341 Andrews av; mtg $3,800; Apr27'14. O C & 100

Hawkstone st, swc Grand blvd & concourse, see Grand blvd & concourse, swc Hawkstone.

Jennings st, 745 (11:2962), ns, 110 e Union av, runs n64.9xne26xse36xs44.6 to st xw46 to beg, 5-sty bk tnt; Chas H Friedrich, ref, to Henry Krauth, 412 Central av, Bklyn; mtg $20,000; FORECLOS Apr23; Apr24; Apr28'14. **2,500 over mtg**

Jennings st, 831 (11:2964), ns, 66.7 w Stebbins av, 16.8x100, 2-sty fr dwg; Rebecca R Harris to Saml Fertman, 44 Eldridge; mtg $——; Apr6; Apr29'14. O C & 100

Kingsbridge ter (late Boston rd) (12:3257) nwc private rd as on map of prop Est Benj Richardson, 25.8x97.4x25x99.1, vacant; Martha A Tompkins to Stephen B Tompkins, of White Plains, NY; QC & CaG; May8'13; Apr27'14. nom

Knox pl (12:3324), cl, 158.6 s Gun Hill rd, runs w130xn25xw122 to Gun Hill rd x ne312.9 to cl Knox pl xs158.6 to beg; Meyer-Gatling Investing Co to Oscar R Meyer, 863 7 av; mtg $10,000; Apr21; Apr 29'14. nom

Knox pl, swc Gun Hill rd, see Knox pl, cl, 158.6 s Gun Hill rd.

Lebanon st, swc Bronx Park av, see Bronx Park av, 433.

Lowerre pl, 4007 (*), ws, 75 n 226th, 25 x100; Maud E Wight to Jno Wight, E 17th, near Newkirk av, Bklyn; mtg $3,500; Apr 25; Apr29'14. O C & 100

Morris pl or av, sec 162d, see 162d E, sec Morris pl (now av).

Saw Mill la (*), ss, being blk "A" on map attached to deed recorded in L 21, cp 181, being 600 ft in length & 200 ft wide; Louise P Avery to Central Bldg, Impt & Investment Co, 149 Church; B&S & CaG; Apr29; Apr30'14. O C & 100

Saw Mill la, see Williamsbridge rd, see Williamsbridge rd, sec Saw Mill la.

Simpson st, 1138 (10:2728), es, 175 n 167th, 40x100, 5-sty bk tnt; Eliza T Wray to Sadie A Sibbald, 24 E 99; AL; Apr25; Apr30'14. O C & 100

Taylor av, swc Morris Park av, see Morris Park av, swc Taylor

Tiffany st, 1043 (10:2716), ws, 231.3 n 165th, 20x100, 3-sty fr tnt; Jos McCue to Value Realty Co, 170 Bway; Apr15; Apr 24'14. O C & 100

Washington st (*), es, 210.5 s Washington pl, 25x105.2; Mamie Levin to Francesca Morabito, 411 E 14; mtg $2,500; Apr 4; Apr25'14. nom

134TH st E (9:2296), ss, 171.6 w Willis av, runs e171.6 to ws Willis av xs200 to ns So blvd xw196.6xn100xe25xn100 to beg, 1-sty fr bldg & vacant; Leanora M Gray to Wm Brooks Co, 324 W 57; mtg $47,000; Apr1; Apr30'14. nom

136TH st, 365 E (9:2299), ns, 276.6 w Willis av, 20x100, 3-sty & b fr dwg; Payne Estate, a corpn, to City Real Estate Co, 176 Bway; Apr20; Apr24'14. O C & 100

141ST st E (10:2599), ns, 300 e Walnut av, 50x100, vacant; Mary A Davis et al, EXRS Mary A Kelly, to Albt Lehman, 220 W 98, & Mitchell Lehman, 10 Bond; Apr 24'14. **5,000**

146TH st, 452 E, see 146th, 456 E.

146TH st, 456 E (9:2290), ss, 248.4 w Brook av, 33.2x100; also 146TH ST, 452 E (9:2290), ss, 281.6 w Brook av, 33.6x100, 6-sty bk tnt & strs; Harvard Realty Constn Co to Philip Jacobs, 301 W 108; mtg $60,000; Apr24; Apr29'14. O C & 100

146TH st, 452 & 456 E; Philip Jacobs to Marclar Realty Corpn, 128 Bway; mtg $60,000; Apr24; Apr29'14. O C & 100

155TH st, 761-3 E (10:2654), ns, 160.2 w Tinton av, 39.10x68.9x40x85.4, 2-2-sty & b fr dwgs; Anna E Smith to Victor Gerhards, 806 E 169; mtg $——; Apr29; Apr30'14. O C & 100

162D st E (9:2421), sec Morris pl, (now known as Morris av), strip runs w1 to es Morris av as legally opened xs25xe1 to es Morris pl xn25 to beg; Arthur R Bell to Hermann C Wurm, 294 E 162; Apr24'14. 100

166TH st, 380 E, see Clay av, 1068.

169TH st, 878 E, see Stebbins av, 1251.

171ST st W, nwc Ogden av, see Ogden av, nwc 171.

176TH st 420 E, see Park av, 4149-51.

176TH st E (11:2959), nes 545.5 w Southern blvd, 100x150, vacant; Roht J Rooney to Smada Realty Co, 391 E 149; mtg $5,000; Apr8; Apr24'14. nom

179TH st E (*), ss, 125 w Bronx Park av, 25x114.1 to ns Walker av x26.10x104; Anna M Hartigan & ano to Michl D Howard, 920 Cortlandt av; mtg $4,500; Apr21; Apr24'14. nom

179TH st, 830 E, see Marmion av, swc 179th.

183D st, 111 E (11:3172), ns, 125 w Creston av, 25x100, 2-sty fr dwg; Robt Kenn to Cath R Kenn, 111 E 183; Apr21; Apr30'14. nom

202D st E (12:3308), ns, 464.3 w Williamsbridge rd (now Briggs av), 25x100, vacant; Frances O'Leary to Sarah Donovan, 490 E 141; Anr15; Apr24'14. O C & 100

210TH st E, cl at cl Steuben av, see Steuben av, cl at cl 210.

214TH st E (*), ss, 150 e Laconia av 50x100; Arthur J Mace & ano, EXRS Malinda G Mace, to Chas E Watson, 1868 Bathgate av; Dec29'13; Apr29'14. **1,061.02**

217TH st, 1009 E (*), ns, 80 e Paulding av, 20x95; Central Mort Co to Macon Land Corpn, 60 Wall; Apr28'14. O C & 100

219TH st E (*), ns, 200 w Bronxwood av 100x114; Henry Salant, ref, to North Bronx Realty Co, 2022 Boston rd; FORECLOS Mar24; Apr24'14. **3,150**

233D st E, ns, 380 w White Plains rd, see 235th E, ns, 430.6 w White Plains rd.

235TH st E (*), ns, 430.6 w White Plains rd, 25x114.6; also 235TH ST E (*), ns, 380 w White Plains rd, 25x114.6; Central Mtg Co to Macon Land Corpn, 60 Wall; Apr28; Apr29'14. O C & 100

235TH st E (*), ns, 430.3 w White Plains rd, 25x114.6; Henry M Goldfogle, ref, to Central Mtg Co, 60 Wall; FORECLOS Apr3; Apr14; Apr27'14. **4,100**

235TH st E (*), ns, 380 w White Plains rd, 25x114.6; Henry M Goldfogle, ref, to Central Mtg Co, 60 Wall; FORECLOS Apr 3; Apr14; Apr27'14. 4 100

237TH st, 220 E (12:3377), ss, 175 e Kenpler av, 45x100, 2-sty fr dwg; Edwin C Mulligan to Arthur R Walsh, committee Sarah Madden, 120 Convent av; B&S; Anr 21; Anr25'14. nom

238TH st E, swc Katonah av, see Katonah av 4325.

239TH st 328 E (12:3387), ss, 300 e Katonah av, 25x100, 2-sty fr dwg; Jno F Timmons to Louis Eickwort 29 Fletcher av Mt Vernon NY; mtg $3,000; Apr20; Apr 29'14. O C & 100

Allerton av, ss, 100 e Laconia av, see Williamsbridge rd, sec Saw Mill la.

Allerton av (*), ss, 100 e Laconia av, runs s600xe260xn150.9xe100 to ws Hering av xn75xw100xn374.2 to Allerton av xw 260 to beg; Central Bldg Impt & Investment Co to Louise P Avery on Saw Mill la; B&S & CaG; Apr29; Apr30'14 O C & 100

Arnow av (*), ns, 75 w Schuyler pl, 100x 100; Marie Benzur to Julius Sargavy 156 N 6 Bklyn; Apr11; Apr24'14. O C & 100

Bathgate av, 1634 (11:3020), es, 180.1 n 172d, 25x90.7, 4-sty bk tnt; Jas H Barnes to Rosalie Nelson, 226 56th, Bklyn; mtg $14,150; Apr11; Apr30'14. **7,500**

Bathgate av, 1634; Sophie M Woessner to Jas H Barnes, 1963 Daly av; mtg $14,150; Jan27; Apr30'14. O C & 100

Bathgate av, 1978 (11:3044), es, 276.11 s 179th, 18x82.7x18x81.11, 2-sty bk dwg; Willie B Pugh to Fannie B Pugh, 1978 Bathgate av; mtg $3,000; Apr29'14. nom

Bewart av (*), es, 325 n Morris Park av, 25x100; Conrad Eiermann to Morris Park Estates, 25 Broad; Apr23; Apr27'14. nom

Broadway (12:3267), es, being plot bounded n by land Wm Johnson, e by land now of Powers, s by land party of 2d pt, & w by Bway, 25x75, except pt for sts; Wm F Hummel to Eliz F Hummel & Margt A Hummel, 3063 Bailey av, & Mary L Maher, 3063 Bailey av; AT; Apr25; Apr27 '14. O C & 100

Bronx Park av, 433 (*), swc Lebanon 25x100; Rapaello Ceritto to River Realty Co, 1007 E 180; mtg $5,000; Mar28; Apr24 '14. O C & 100

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Bryant av, 910 (10:2761), es, 230 s Garrison av, 20x100, 3-sty bk dwg; Levi K Smedes to Richd Condon, 2636 Decatur av; mtg $7,500; Apr22; Apr27'14.
O C & 100

Bryant av, 1518 (11:3001), es, 80 n 172d, 20x100, 3-sty bk dwg; Mildred A Kaufman to Sara Cohn, 985 Fox; mtg $8,000; Apr27'14. omitted

Chatterton av (*), ss, 105 w Castle Hill av, 25x108, Unionport; Oliver E Davis to Christian Vorndran, 2118 Gleason av, & Frank L Bacon, 1 Oak st, Far Rockaway, NY; B&S; Apr1; Apr27'14. O C & 100

Clay av, 1068 (9:2425), sec 166th (No 380), 27.7x80x27.11x80, 4-sty bk tnt; Ernest Wenigmann to Sheffield Farms-Slawson-Decker Co, 524 W 57; mtg $23,000; Apr20; Apr25'14. O C & 100

Clinton av, 1972 (11:3093), es, 75 s 178th, 25x100, 2-sty fr dwg; Jno J Hynes, ref, to Wm Fink, 425 E 125; FORECLOS Mar20; Apr25; Apr28'14. **1,000**

College av, 1206 (11:2783-2785), es, 80 n 169th, 16x100, 2-sty fr dwg; Adolph Stahl to Wm Rollin, 1298 College av; mtg $3,000; Apr23; Apr24'14. O C & 100

Crotona av, 1979 (11:3079), ws, 191.8 s 179th, 16.8x90.6x17.6x95.6, 2-sty fr dwg; Martin C Ansorge, ref, to TRSTES of The Northern Dispensary of City N Y, 165 Waverly pl; FORECLOS Apr20; Apr24; Apr25'14. **3,500**

Cruger av (*), ws, 220 s Van Nest av, runs e25xs25xw30xn25xe5 to beg, land in bed of Cruger av; Frank Zeman to City N Y; Dec2'13; Apr28'14. nom

Decatur av, 3254 (12:3355), es, 135.4 n 207th, 23.6x100, 2-sty bk dwg; Verio Land Co to Macon Land Corpn, 60 Wall; Apr28'14. O C & 100

Eastchester rd, nec Mace av, see Highway leading from West to Eastchester.

Gifford av (*), ns, 355.8 e Balcom av, 25x100; Earnest R Eckley, ref, to Central Mtg Co, 60 Wall; FORECLOS Apr14; Apr25; Apr27'14. **3,500**

Gifford av (*), ns, 330.8 e Balcom av, 25x100; Earnest R Eckley, ref, to Central Mtg Co, 60 Wall; FORECLOS Apr14; 25; Apr27'14. **3,500**

Gifford av (*), ns, 380.8 e Balcom av, 25x100; Earnest R Eckley, ref, to Central Mtg Co, 60 Wall; FORECLOS Apr14; Apr 25; Apr27'14. **3,500**

Gifford av (*), ns, 330.8 e Balcom av, 75x100; Central Mtg Co to Macon Land Corpn, 60 Wall; Apr28; Apr29'14. O C & 100

Grant av, 958 (9:2446), es, 215.6 n 163d, 20x95, 3-sty bk dwg; Chas Dammeyer to Henry Bruckner, 958 Grant av; mtg $8,000; Apr14; Apr27'14. O C & 100

Grant av, 1056 (9:2448), es, 187.8 n 165th, 25x101.7x25x101.9, 3-sty bk dwg; Johanna R Ernst to Thos C Stephens, 285 Central Park W; AL; Apr22; Apr25'14. nom

Grand blvd & concourse (11:3157), es, 80 s 182d, 100x125, except pt for Grand blvd & concourse, vacant; Jos Rice to Luella Rice, 2191 Ryer av; mtg $——; AL; Apr16; Apr28'14. nom

Grand blvd & concourse (11:3153), es, 106.8 n 189th (now 188th), runs n46.1xs 46.1xw3.11 to beg, vacant; Jno B Huskin Estates, Inc, a Maine corpn, to Arthur E Briggs; Mar15'10; Apr24'14; re-recorded from Mar25'10. O C & 100

Grand blvd & concourse (11:2836), swc Hawkstone, runs s13.5xw77.9 to cl 5 av xn 25xe65.2 to st x—21.5 to beg, vacant; Grace Remington et al to Fredk W Nittke, 54 W 106; QC; Apr4; Apr27'14. nom

Grand blvd & concourse (11:2836), ws, 13.5 s Hawkstone, 26.11x67.10 to cl 5 av or Sherman av x25x77.9, vacant; Grace Remington et al to Jno T Nittke, 1130 Kelly; QC; Apr4; Apr27'14. nom

Gun Hill rd, sec Gates pl, see Knox pl, cl 158.6 s Gun Hill rd.

Gun Hill rd, swc Knox pl, see Knox pl, cl, 158.6 s Gun Hill rd.

Hering av, ws, see Allerton av, ss, 100 e Laconia av.

Hering av, ws, see Williamsbridge rd, sec Saw Mill la.

Highway (*), leading from West to Eastchester at swc of parcel hereby intended to be described, runs se 19 chs 80 lks & 16 chs to Griffin's Creek xne 5 chs 9 lks xne 2 chs 40 lks xnw 1 ch 93 lks xsw2 chs 69 lks xnw 1 ch 69 liks xnw2 chs 97 lks xnw 2 chs 43 lks xsw 30 lks xsw 2 chs 73 lks x ne— to land Robt Givan xse 21 chs 15 lks xse8 chs 73 lks to Griffin's Creek xsw— to beg, contains 35 09-100 acres, except MACE AV (*), nec Eastchester rd, runs e2,564.2 to cl Givans Creek xs4.4xsw92.3 to ss Mace av xw404.7xn40 to cl Mace av xw2,105.6 to Eastchester rd xn40 to beg; also except MACE AV (*), cl, 97.3 w Tiermann av, runs e747.3xs140xe130 to cl Wickham av x s75xe150 to cl Givan's Creek xsw76xnw 776.6xnw94.4xnw160.4 to beg; also SETON ST (*), nes, abt 260 nw Elliott av, runs n w98.9xne275.9xse65.3 xs 20 xse 50 xsw 248 to beg; also LAND in Manhattan described as follows: CHERRY ST, 306 (1:257-10), ns, 233.1 e Jefferson, 25x80, 5-sty bk tnt & strs; A$11,000-17,500; also LAND in Kings Co. NY; Presbyterian Hospital in City of NY & ano to Hahnenmann Hospital of City NY, 657 Park av; AT; Dec30'13; Apr30'14. nom

Hoe av, 1403 (11:2981), ws, 25 n Jennings, 50x100, 4-sty bk tnt; Otto Lippmann to Frank S Schwintek, 1979 3 av; mtg $31,000; Apr20; Apr29'14. O C & 100

Hoe av (10:2743), ws, 330 s 165th, 25x 150, vacant; Indelli & Conforti Co to Louis Smith Jr, 1157 Vyse av; Apr29; Apr30'14. nom

Hollers av (*), ns, 75 w Merritt av, 25x 100; Hudson P Rose Co to Vito Marchetta, 823 E 115; Apr22; Apr24'14. nom

Hone av (*), es, 90.1 s Esplanade, 25x 100; Wm Landgrebe to Frank L Ditscherlein, 1076 Jackson av; mtg $1,345; Apr28; Apr30'14. O C & 100

Hunt av (*), ws, 200 n Sagamore, 50x 100; Mary A Howley to Thos P Howley, 421 W 34; QC; Mar13; Apr29'14. O C & 100

Hunt av (*), same prop; Edw Mandel to same; QC; Mar30; Apr29'14. nom

Inwood av, 1323 (11:2864), ws, 376.10 n 169th, 27x127.6x57.2x77.2, 3-sty fr tnt; Jno J Tuite to Patk J Russell, 1323 Inwood av; Apr24; Apr29'14. 125

Inwood av (11:2859), es, 400 s Belmont, 100x130, vacant; Bertha C Luth to Luth & Peper Realty Co, 287 Fenimore, Bklyn; Apr 27; Apr30'14. O C & 100

Jackson av, 1110 (10:2651), es, 138.3 n 166th, 20x87.6, 3-sty bk dwg; Barnett Epstein to Gaylord J Pettit, New Rochelle, NY; Apr30'14. nom

Katonah av, 4319 (12:3378), ws, 75 s 238th, 25x85, 2-sty fr dwg; Central Mtg Co to Macon Land Corpn, 60 Wall; Apr 28; Apr29'14. O C & 100

Katonah av, 4325 (12:3378), swc 238th, 25x85, 2-sty fr dwg; Verio Land Co to Macon Land Corpn, 60 Wall; mtg $5,000; Apr 28'14. O C & 100

Lurting av (*), es, 300 n Morris Park av, 100x100; Geo F of to Morris Park Estates, 25 Broad; Apr27; Apr30'14. nom

Mace av, cl 97.3 w Tiermann av, see Highway leading from West to Eastchester.

Mace av, nec Eastchester rd, see Highway leading from West to Eastchester.

Mapes av, 2055 (11:3109), ws, 128.10 n 179th, 22x145.2, 2-sty fr dwg; Archibald E Baxter to Paul Gottheil, 148 W 75; FORECLOS Apr10; Apr23; Apr25'14. **4,000**

Marmion av (11:3107), swc 179th (No 830), 39x78.2x39.2x78.2, 4-sty bk tnt; Geo H Engelhard, ref, to Christian G Kuhner, 812 Faile; Mtg $——; FORECLOS Apr14; Apr28; Apr30'14. **$3,000 over mtg**

Morris Park av (*), swc Taylor, 25x100; Ida B wife Louis Baer to Simon T Hoven, 564 Morris Park av; Apr27'14. nom

Morris Park av (*), ns, 240 e White Plains rd, 25x95; Jos Gamache to Charlotte Doerr, 297 1 av; mtg $13,500; Apr 23; Apr29'14. nom

Mosholu av, 5612 (13:3421), es, 135.11 n 256th, 26.8x200, 2-sty fr dwg; Heinerich F Othmer to Leonard M Totten, Mosholu av, near 256th; Apr24; Apr25'14. O C & 100

Mosholu av (13:3421), es, 135.11 n 256th, strip 1.1x200; Heinerich F Othmer to Leonard M Totten, Mosholu av, nr 256th; QC; Apr24; Apr25'14. nom

Ogden av (9:2535 & 2536), nwc 171st, 50 x100, vacant; Edw Waters to Annie Waters, 2401 Walton av; Apr23; Apr30'14. nom

Park av, 4149-51 (11:2900), swc 176th (No 420), runs w130.1xs108xe50xn50xe80.1 to av xn57.11 to beg, 1-sty stn str & 1-sty fr bldg; Eliza L Fox to Wm C Bergen, 130 W 180, Bronx; mtg $6,000; May2; Apr30'14. O C & 100

Paulding av (*), sec Lydig av, 75x100; Morris Park Estates to Geo F of 2794 Morris av; Apr27; Apr30'14. nom

Popham av, ws, 152.3 s Palisade pl, see Popham av, 1771.

Popham av (11:2877), ws, 152.3 s Palisade pl, 50x100, vacant; Emile Utard to Edw Meckert, 1701 Nelson av; Apr24; Apr28'14. O C & 100

Popham av, 1771 (11:2877), ws, 31.3 s Palisade pl, 175x142.6x176.6x166.1, except from above Popham av, ws, 152.3 s Palisade pl, 50x100, 2-sty fr dwg & vacant; Emile Utard to D Roy Shafer, 445 W 21; Apr24; Apr28'14. O C & 100

Private rd, nwc Kingsbridge ter, see Kingsbridge ter, nwc Private rd.

Prospect av, 568-70 (10:2683), es, 61.6 s Fox, 46.1x131.5x37.6x104.8, 5-sty bk tnt & strs; Christian H Werner to Munderloh Realty Co, Inc, 3210 3 av; AL; Apr25; Apr 28'14. nom

Prospect av (*), ss, 900 e Throggs Neck rd, 25x118.6x25x117.9; Jas Walsh to Cornelius Colver, 328 W 48; Apr23; Apr24'14. O C & 100

Radcliff av (*), es, 125 n Van Nest av, 50x100; Morris Park Estates to Conrad Eiermann, 1201 Elder av; Apr23; Apr27 '14. nom

Road (13:3402), leading to Kingsbridge, ws, at cor lot now or late J C Sidney, runs s100xnw100xe100xs100 to beg; Jno Parsons to Peter Tarantino, 2551 Spuyten Duyvil rd; B&S; Apr24; Apr25'14. nom

Rosedale av (*), ws, 467 s Harlem River Branch N Y & N H R R Co, 50x68x50.2x 72.5, except part for Rosedale av; Marie Kugelmann to August Horn, 217 E 78; mtg $4,500; Apr25'14. O C & 100

St Anns av, 165 (9:2263), ws, 50 s 136th, 25x98, 5-sty bk tnt & strs; Jno Ulrich to Danl Hecht, 2308 7 av; Apr27'14. O C & 100

St Raymond av (*), ses, 197 sw St Peters av, 50x102.5x50x90.9; Annie Ruess to Sophie Weber, 262 St Raymond av; B&S; AL; Apr28'14. O C & 100

Seton av, nes, abt 260 nw Elliott av, see Highway leading from West to Eastchester.

Sherman av, es, abt 13 s Hawkstone, see Grand blvd & concourse, ws, 13.5 s Hawkstone.

Southern blvd or 183d st E (9:2261), ns, 75 e Brown pl, 25x100, vacant; Karl A H L Schock to Gustav Schock, 570 Park av; B&S; Apr28; Apr29'14. O C & 100

Southern blvd, 1106 (10:2744), es, 90 s 167th, 40x100, 5-sty bk tnt & strs; Saml Joseph ref to Chas Schneider, 1125 Tinton av; FORECLOS Apr27; Apr28; Apr29'14. 150

South Chestnut dr (*), ss, being lot 132 amended map Bronxwood Park, 40x98; Wilhelmina S Heartt to Clara S Dean, 11 Lawrence, Yonkers, NY; AL; Apr25; Apr 29'14. O C & 100

Stebbins av, 1237 (10:2694), ws, 160 s 169th, runs w100xn60xw9.5xsw67.11xs104.1 xne60.4 to av xn20.6 to beg, 1 & 2-sty fr stable; Jno J Hynes, ref, to Katharina Bonifer, ADMTRX Elizabetha Bonifer, 810 Macdonough, Bklyn; FORECLOS Mar31; Apr23; Apr27'14. **5,000**

Stebbins av, 1251 (10:2694), swc 169th (No 878), 80x19, 3-sty fr tnt & str; Ida Florio to Annie S Piquet, 133 Beaufort, Jamaica, LI; mtg $11,000; Apr28; Apr29'14. nom

Stebbins av, 1382 (11:2965), es, 44.3 n Jennings, runs e103.10xne25xw105 to av x s25 to beg, 2-sty fr dwg; Alois L Ernst to Benj Sacks, 821 Jennings; mtg $5,000; Apr25; Apr29'14. O C & 100

Steuben av (12:3337), cl, at cl 210th, runs e31xs23.8xs106.7xw38.2 to cl Steuben av xn 130 to beg, vacant; Meyer-Gatling Investing Co to Oscar R Meyer, 863 7 av; Apr 21; Apr29'14. 448

Steuben av (12:3337), cl, 130 s cl 210th, runs e38.2xs95.11xs47.5 to cl Steuben av xn 113.4 to beg, vacant; Meyer-Gatling Investing Co to Oscar R Meyer, 863 7 av; Apr 21; Apr29'14. 447

Story av (*), ns, 100 w Castle Hill av, 105x108; Oliver E Davis to Christian Vorndran, 2118 Gleason av; B&S; Apr17; Apr27 '14. O C & 100

Teller av, 1109-29 (9:2434-2429), ws, 78.4 n 166th, 230x100, 6-5-sty bk tnts; O J Schwarzler Co to Kate Ley, 1121 Teller av; mtg $144,000; Apr23; Apr24'14. O C & 100

Teller av, 1129 (9:2434), ws, 116.8 s 167th, 38.4x100, 5-sty bk tnt; Kate Ley to Barbara Pabst, 657 E 163; mtg $20,000; Apr30'14. nom

Union av (10:2582), ws, 64.3 n 147th, 39.3 x100, vacant; Peter Criscuolo to Criscuolo Realty Co, Inc, a corpn, 2396 Arthur av; AL; Apr24; Apr25'14. O C & 100

Unionport rd, 1713 (*), being lot 422, map Van Nest Park, probable error, according to map lot 422 would be on Garfield st, es, 275 s Morris Park av, 25x100; Saml Freedman to Jas F Waldron, 149 40th, North Corona, LI; ½ pt; mtg $10,000; Apr20; Apr25'14. nom

Unionport rd (*), swc Van Nest av, 52x 106.11x50x92.1; Estelle Sophian to Ferd C Bamman, 436 W 154; Mar2; Apr24'14. O C & 100

Valentine av, 2662 (12:3300), es, 104.6 n 194th, 40.6x71.7x40.2x67.5, 5-sty bk tnt; also VALENTINE AV, 2666 (12:3300), es, 145 n 194th, 40.4x75.9x40x71.7, 5-sty bk tnt; also VALENTINE AV, 2698 (12:3300), es, 312.2 s 196th, 46.10x100.8x28x97.10, 5-sty bk tnt; Jno J Tully Co to Chelwin Realty Co, Inc, 42 Bway; mtg $55,500; Apr27; Apr28'14. O C & 100

Valentine av, 2666, see Valentine av, 2662.

Valentine av, 2698, see Valentine av, 2662.

Valentine av, 2868 (12:3302), ses, 180.9 ne 198th, 25x99x25x99.1, 2-sty fr dwg; Ray Kaufman to Sara Cohn, 985 Beck; mtg $7,500; Apr27'14. nom

Valentine av, 2868 (12:3302), ses, 180.9 ne 198th, 25x99x25x99.1, 2-sty fr dwg; Alphonse G Koelble, ref, to Ray Kaufman, 938 Intervale av; FORECLOS May14'13; Apr27'14. **7,450**

Van Nest av (*), ns, 25 e Fillmore, 25x 100, except part for Van Nest av; Dominick Pellettieri to Maria wife Dominick Pellettieri, 511 E 149; ½ pt; Apr23; Apr24 '14. **1,500**

Van Nest av, swc Unionport rd, see Unionport rd, swc Van Nest av.

Vyse av, 1433-5 (11:2987), ws, 225 s Jennings, 50x100, 5-sty bk tnt; Theo H Friend, ref, to Morris Lederman, 17 Livingston pl; mtg $32,500; FORECLOS Apr 15; Apr18; Apr25'14. **6,000**

Vyse av, 1975 (11:3126), ws, 142.6 s 178th, 57.6x150.5x57.6x150.3, 2-sty fr dwg & 2-sty fr rear dwg & vacant; Jos Diamond to Jos Diamond Constn Co, 1139 Wyatt; mtg $4,000; Apr20; Apr25'14. O C & 100

Walker av, ns, 125 w Bronx Park av, see 179th E, ss, 125 w Bronx Park av.

Washington av, 1239 (9:2390), ws, 117.6 n 168th, 26.6x140.1x26.6x140.2, 3-sty fr dwg; Absar Realty Co to Gussie Dubin, 594 Prospect av; mtg $4,750; Apr22; Apr24'14. O C & 100

Westchester av (*), ns, 47.1 e Castle Hill av, 20x164.2x20x164.1; Chas H Roe Estate, a corpn, to Mabel E Toerner, 859 E 164; mtg $6,200; Apr23; Apr27'14. nom

Westchester av (*), ss, at nwc land conveyed to Jno J Brehm, runs s175xw27x n175.4 to av xe23.8 to beg; Jno J Brehm to Anna Morstatt, 2150 Westchester av; mtg $1,000; Apr29'14. O C & 100

Wickham av, cl, see Highway leading from West to Eastchester.

Williamsbridge rd (*), see Saw Mill la, runs se800.7xe2464.6xnw975 to la xw— to beg, contains 40 acres, except from above; ALLERTON AV (*), ss, 100 e Laconia av, runs s600xe260xn150.9xe100 to ws Hering av xn75xw100xn374.2 to Allerton av xw 260 to beg; also except PARCEL OF LAND conveyed by Ernest G Stedman to N Y, Westchester & Boston R R Co by deed recorded June30'05; Central Bldg Impt & Investment Co to Allerton Av Corpn, 128 Bway; Apr29; Apr30'14. O C & 100

3D av, 3673 (11:2910), ws, 78.10 s 170th, 79.6x116.4x79.6x119,3, vacant; Wm S Gray, ref, to West Side Constn Co, 322 W 100; FORECLOS Mar4; Apr23; Apr24'14. **10,000**

8TH av, ws, 300 s Walnut, sec 8 av, ws, 100 s Walnut.

8TH av (11:2837), ws, 100 s Walnut, 50x 100, vacant; also LOTS 30, 34, 35, 36 & 37, also 8TH AV, ws, 300 s Walnut, 100x200 to 7 av; also LOTS 427 & 428 map Mt Eden; Eleanora, wife Ferd Bickel, et al, to Anna A Byrne, 66 W 93; B&S & CaG; Mar25; Apr29'14. nom

8TH av (11:2837); also LOTS 427 & 428; same prop; Henry A Schoeppel to same; B&S & CaG; Mar21; Apr29'14. nom

Interior strip (11:2979), begins 105 e So blvd & 177.3 s Freeman, runs e—xs— to

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point 200 s Freeman xw— to point 105 e So blvd xn— to beg; Jno P Leo to Cornelius O'Keeffe; Nov19'09; Apr30'14.
O C & 100

Plot (10:2717), begins 53 n 165th & 25.6 e Tiffany, runs n45.5xe25xs43.8xw25 to beg, vacant; Peter Sinnott to Anna Sinnott, 967 E 165; mtg $5,000; Apr27; Apr28 '14. O C & 100

Plot (*), begins at ss lot 5, map property John Mapes, runs w80xs58.1xe88xn58 to beg; Jno A Bernard to Geo Hauser, 1462 St Lawrence av; 1-5 pt; Apr21; Apr28'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st (10:2748), nec Faile, 50x100; agmt as to re of above from mtg agmt recorded June27'13; City Mtg Co & M J B Constn Co with NY Trust Co, 26 Broad; Apr27; Apr29'14. nom

Faile st, nec Aldus, see Aldus, nec Faile.

150TH st, 356 E. see Courtlandt av, 568-72.

170TH st E, nwc 3 av, see 3 av, 3701-7.

182D st, 743 E (11:3099), ns, 321.4 e Crotona av, 50x100, 5-sty bk tnt; re mtg; Rockland Realty Co to 182d & Garden Sts Co, Inc, a corpn; Apr28; Apr29'14. 3,533.75

Crotona av (11:3104), es, 100 n 187th, 100x100, vacant; re mtg; Emma Dressner to Nista Constn Co, 655 E 189; Apr23; Apr 29'14. 1,000

Courtlandt av, 568-72 (9:2328), sec 150th (No 356), 2-3-sty fr tnts & strs; re dower; Blanche Strebeigh to Harold Strebeigh, 402 Madison av; Apr4; Apr25'14. nom

Road (*) from Williamsbridge to Westchester, es 1671 s Bronx & Pelham Pkway, runs s152 7xse150xse150 xse 450.5 xse 114xse 32.5xse332.5xne520.3xnw95.7xnw100xnw340x nw411.8xnw426.6xnw54xsw634 to beg, contains 19 acres; agmt as to restrictions; Harry F Pearsall et al with Margt S Humphreys, Hotel Biltmore, Mad av & 43d, et al; Apr18; Apr28'14. nom

Road (*); same prop; similar agmt; same with same; Apr18; Apr28'14. nom

Road (*), same prop; similar agmt; Denton Pearsall et al with same; Apr18; Apr 30'14. nom

Weeks av, 1650, see Weeks av, 1652.

Weeks av, 1652 (11:2792), owned by party 2d pt; also WEEKS AV, 1650, owned by party 1st pt; party wall agmt; Lizzie Rosenzweig with Morris S Breakstone, 1652 Weeks av; Apr23; Apr24'14. nom

3D av, 3701-7 (11:2911), nwc 170th, 57.10 x91.7x—x87.9; consent to 3d track; Maria S Bitondi to Manhattan Railway Co; Apr 17; Apr29'14. 289 20

3D av, 3701-7; consent by mortgagee to 3d track; Columbia Bank to same; Apr 22; Apr 29'14. nom

3D av, 3701-7; similar consent; Philip Rhinelander EXR to same; Apr21; Apr29 '14. nom

Lots 427 & 428 map Mt Eden, see 8 av, ws, 100 s Walnut.

Plot (13:3414), lying bet Tibbetts Brook, at 238th on the s & w; Bway on the e & w, 240th on n, contains 3 712-1,000 acres; agmt as to restriction; Interborough Rapid Transit Co with Louisa Dash; July 30'09; Apr27'14. nom

LEASES.

Borough of Manhattan.

APRIL 24, 25, 27, 28, 29 & 30.

Ann st, 35-7 (1:92), pt str fl & b; United Merchants Realty & Impt Co, Inc, to Simson D Trompeter, — Briggs av, Richmond Hill, LI; 5yf May1; 5y ren at $8,000; Apr 28'14. 6,000 to 7,800

Catharine st, 29 (1:277), str & b; Chas Remsen, TRSTE, to Jno Hunerberg, 29 Catharine; 3yf May1; Apr28'14. 1,350

Chatham sq, 11, see Chatham sq, 12.

Chatham sq, 11 & 12; asn Ls; Eugene Fleischer to Ethel Fleischer, 26 E Bway; Apr25'14. nom

Chatham sq, 12 (1:162), str fl; also CHATHAM SQ, 11, rear pt str fl; Louis Alterisi to Eugene Fleischer, 26 E Bway; 1yf May1; 3y ren; Apr25'14. 1,800

Cherry st, 45 (1:109), sec Roosevelt; asn Ls; Jos O'Shaughnessy to Patk Kiernan, 774 Columbus av, & ano; mtg $——; Apr29 '14. nom

Duane st, 12 (1:121); sur Ls; Michl Iorio to Sherman B Townsend, 327 W 77; AT; Mar24; Apr28'14. nom

Eldridge st, 193, see Rivington, 52.

Essex st, 35 (1:310), n str fl & b; Benj Keller to Chas & Yetta Cohen, 35 Essex; 5yf May1; Apr24'14. 840

Grand st, 32-4 (2:476), w str; Giuseppe Sabbatino to Carlo Pasqualino, 48 Grand; 10yf May1; Apr24'14. 204

Hamilton pl, 3-5 (7:1988), s str; Birchwood Realty Co to Giuseppe Pellerano, 508 W 136;Apr27'14 from completion of new str to Apr30'24; Apr28'14. 3,000

Hamilton pl (7:1988), nec 136th, —x—; consent to asn Ls by Patk J Healy; Helen M Allen to Jno McCann, 452 W 57, & ano; Feb3; Apr28'14. nom

Henry st, 45 (1:280); double str; David Garfield to Bessie Tomashoff, 108 Henry; 5yf May1; Apr27'14. 3,900

Henry st, 195 (1:285), all; Sarah Holzman to Sam Lakser, 216 E Houston; 3yf May1; Apr28'14. 2,350

New Bowery, 59-63; also OLIVER ST, 9 (1:279); all; Sarah T Gardiner to Microutsicos Bros Co, a corpn, 59 New Bowery; 10 1-12yf Apr1; Apr24'14. 5,700 & 6,000

New Bowery, 61-3 (1:279); asn & sur Ls dated Aug20'10; Elia Poulo to Sarah T Gardiner, 3 E 82; AT; Mar2; Apr24'14. nom

North Moore st, 28-30 (1:89), all; N Y Real Estate Assn to Burton & Davis Co, a corpn, 28 North Moore; 10yf May1; Apr30 '14. 5,000

Oliver st, 9, see New Bowery, 59-63.

Orchard st, 56 (1:309); all; Frank Solomon to Max Tanenbaum, 59 Mangin et al & assigned to Isaac Goldworm of 56 Orchard; 5yf May1; 2y ren; Apr29'14. 3,000

Rivington st, 52 (2:421), nwc Eldridge (No 193), str & b; Julius Martinson to Michl Sohn, 180 Rivington, & ano; 7yf May 1; Apr28'14. 2,100

Roosevelt st, see Cherry, see Cherry, 45.

Stanton st, 68-70 (2:417), str; Moritz Muldberg to Jos Zweig, 80-2 1st; 5yf May 1'13; Apr30'14. 1,260

West st, 425 (2:637), sec 11th, all; asn Ls; Cornelius G Dwyer to Stanley Tresouthic, 141 Boerum Heights, Jersey City, NJ; mtg $6,878.43; Apr29; Apr30'14. nom

7TH st E, see Av B, see Av B, 109.

10TH st E, see 4 av, see 4 av, sec 10th.

11TH st W, see West, see West, 425.

18TH st, 413 E (3:950); asn Ls; Bernard L Kurz & ano to Molly Hurwitz, 99 Av A; AL; Apr14; Apr30'14. nom

18TH st, 413 E; asn Ls; Molly Hurwitz to Hurwitz Contracting Co, Inc, 148 E 7; AL; Apr30'14. nom

21ST st, 336 W (3:744), ss, 275 e 9 av, 25x91.11, the land; Kath E Moore to Albt E Straker, 313 W 127; 21yf Aug1'13, option to renew; Apr30'14. taxes &c & 500 & 640

21ST st, 336 W; asn Ls dated June14'92, with consent by Kath E Moore; Fredk S Myers to same; July31'13; Apr30'14. nom

21ST st, 336 W; consent to asn Ls; Kath E Moore to same; July31; Apr30'14. ——

21ST st, 338½ W (3:744), ss, 250 e 9 av, 25x91.11, the land; Mary M Sherman to Albt E Straker, 313 W 127; 21yf Aug1'13, option to renew; Apr30'14. taxes &c & 500 to 640

21ST st, 338½; asn Ls dated June14'92, with consent by Mary M Sherman; Fredk S Myers to same; July31'13; Apr30'14. nom

21ST st, 338½; same prop; consent to asn Ls; Mary M Sherman to same; July31'13; Apr30'14. ——

22D st, 474 W (3:719), sws, 80 se 10 av, 20x74, the land; Eliza S Kernochan to Margt H Jones, 197 Ravine av, Yonkers, NY; 21yf May1; option of ren; Apr28'14. taxes &c & 350

23D st, 351-3 E; also 1ST AV, 393 (3:-929); asn Ls; Julius L Langert to Elyman Rosenson, 195 Av B; Apr29; Apr30'14. nom

23D st E, swc Av A, see Av A, 381.

23D st, 10 W, see 5 av, 186.

26TH st, 327 W (3:750); asn Ls; Fedele or Fidele Boitano to Luigi Merusi, 327 W 26; mtg $——; Mar30; Apr27'14. nom

34TH st, 134 W (3:809), 3 upper flrs; Jno B Manning to Morris Evans, 136 W 34; 10yf Mar16; Apr30'14. 1,850

35TH st, 28 W (3:836); asn Ls to secure mtg for $70,000; Ver Planck Estate, a corpn to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway; Apr28; Apr29'14. nom

35TH st, 552 W (3:706), all; Jan McKenzie et al to Ellen, wife Martin Downey, 552 W 35; 5yf May1; Apr30'14. 900

37TH st, 6 W (3:838), str & pt b; The Midville Realty Co to Wm Bernstein, a corpn, 54 W 31; 10yf Feb1; Apr29'14. 4,000 & 4,500

40TH st W, sec 11 av, see 11 av, 510.

42D st 20 (10) E (5:1276); agmt as to cancellation of Ls &c; N Y Real Estate Security Co, a corpn, 42 Bway, & Jas N Rosenberg, as recvr for same, — Coles la, at Far Rockaway, LI, with Agnes Daly, 542 W 148, & Caroline Cachard, of Paris, France; Jan26; Apr28'14. O C & 15,166.68

43D st, 305-9 E (5:1336), 2d & 3d lofts; Irene M Mulholland to Jacob Friedman, 2306 Prospect av & Sol Friedman, 465 E 167; 5yf May1; Apr29'14. 3,400 to 3,600

44TH st W, nwc 10 av, see 10 av, 615.

46TH st, 64 W (5:1261); sobrn of Ls to mtg for $2,500; Sidney P Henshaw to Jewish Theological Seminary of America, a corpn, 531 W 123; Apr21; Apr24'14. nom

46TH st, 64 W; sobrn of Ls to mtg for $2,500; Bertha Holland, of Bklyn, to same; ½ pt; Apr21; Apr24'14. nom

59TH st, 73 E, see Park av, 504-6.

66TH st, 200 E, see 3 av, 1009.

76TH st, 355 E (5:1451), w str & .b; Thos Logerffo to Nicolo Morisco, 420 E 76; 4 10-12yf May1; Apr25'14. 240

81ST st E, nwc 3 av, see 3 av, nwc 81.

97TH st, 64-6 E (6:1602), e & w strs & 6-room aptmt No 1; Morris Moore to Hyman Thurschwel, 62 E 97; 2 11-12yf Mar1; Apr 28'14. 1,296

101ST st, 203 E (6:1651), all; Janet von Zwierkowski & ano to Isidore J Friedman, 596 Linwood, Bklyn; 9 10-12yf Dec1 '13; Apr24'14. 900 & 1,000

101ST st, 411-13 E (6:1695), ns, 195 e 1 av, 50x100, the land; Richd H Handley to Albt Hautsch, 540 E 89; 21yf May1; Apr 27'14. taxes &c & 600

102D st, 208 E (6:1651), all; Tinie Gettinger to Morris Siegel, 346 E 67; 2yf Feb1; Apr24'14. 2,500

111TH st E, swc 3 av, see 3 av, 2012-18.

120TH st, 325-7 E (6:1797); all; Seelig Realty & Constn Corpn to Jennie Hauptschein, 325 E 120; 3yf May1; Apr27'14. 5,000

125TH st E, nec 3 av, see 3 av, 2305-7.

125TH st, 79 W (6:1723), str; Wm J Frey to Jos Kruh, 79 W 125; 5yf May1; Apr27 '14. 3,600 & 3,900

136TH st W, nec Hamilton pl, see Hamilton pl, nec 136th.

141ST st, 103-9 W (7:2010); all; Rental Mtg Securities Corpn to Anna Landesman, 117 W 141; 5yf May1; Apr27'14. 9,340

Av A, 479 (2:439); all; Danl J O'Conor EXR & Danl O'Conor to Louis Schlernitzauer, 179 Av A; 5yf May1; Apr29'14. 1,500

Av B, 219 (2:396), str fl & b; Jeanette Schmidt et al to Emanuel Wuchter, 219 Av B; 3yf May1; Apr24'14. 684

Av A, 381 (3:954), swc 23d; asn Ls; Jno M Purcell & ano to Chas F Myers, 381 Av A; AT; Apr28; Apr30'14. nom

Av B, 109 (2:389), sec 7th; str; Morris Singer to Fannie Goldstein, 109 Av B; 5yf May1; Apr28'14. 1,800

Av C, 30 (2:372), str & b; Edw Baumann to Saml Teicher, 24 Av C; 4yf May1; Apr 28'14. 570

Bowery, 245 (2:426); all; Eliza C Swainson & ano to Gottlob Simondet, 245 Bowery; 5yf May1; Apr27'14. 4,200

Broadway, 5199 & 5201 (13:3402), all of Marble Hill Hotel & lot adj on n; Fredk P Hummel to Adam J Hafner, 560 W 163; 6yf May1; Apr24'14. 2,400 to 3,000

Broadway, 5199 & 5201; asn Ls; Adam J Hafner to Ebling Brewing Co, 760 St Anns av; Apr.; Apr24'14. nom

Lenox av, 484 (6:1732), n str & b; Josephine Miller et al to David Horowitz & Saml Liebowitz, firm Horowitz & Liebowitz, on premises; 2 2-12yf Mar1'15; Apr 25'14. 1,080

Madison av, 1781 (6:1622), str & front b; Sampson H Weinhandler to Harry Brody, 1781 Madison av; 5yf May1'11; 2y ren at $2,000; Apr25'14. 1,650 & 1,800

Park av, 504-6; also 59TH ST, 73 E (5:-1374); all; Kath J Lalor to Jacob Magsamen, 73 E 59; 5yf Sept11; Apr28'14. 6,200

West Broadway, 186 (1:179); all; Martin L Meinschein to Meinschein & Graverman on premises; from Apr23'14 to Apr30'20; Apr27'14. 2,500

1ST av, 183 (2:453), str; Louis Stang to Fredk Panebianco & Orazia Vanton; from May1'15 to Sept29'17; Apr28'14. 1,680

1ST av, 393, see 23d, 351-3 E.

1ST av, 1042 (5:1368), str, b & 3d fl; Arna Petzall to Herman Schroeder, 1042 1 av; 3yf May1; Apr24'14. 1,152

2D av, 534 (3:935); all; Eliz J Smith to Barnet Dwork, 534 2 av 5yf May1; Apr 29'14. 1,200

3D av, 672 (5:1297), str & b; Kellner Realty Co to Beadleston & Woerz, a corpn, 291 W 10; 5yf May1'15; Apr24'14. 1,900

3D av, 897, see 3 av, 899.

3D av, 899 (5:1328), all; also 3D AV, 897, sub c; Mary Engel, GDN of Ida E & Geo E Winter, to Chas Merz, 899 3 av; 5yf May1; Apr30'14. 2,040

3D av, 1009 (5:1414), sec 60th (No 200), all; Frank T Day et al to Peter H Prange, on premises; 15yf May1; Apr24'14. 4,000 & 4,340

3D av, 1106 (5:1399), str & front b; Amelia M Michel to Julius Goetze, 872 Lex av; 6yf May1; Apr30'14. 1,140

3D av, 1390 (5:1508); str & b; Jacob Wertheim to Diedrich H Bolte, 1390 3 av; 5yf May1; Apr29'14. 2,100 to 2,500

3D av, 1439, see 3 av, 1441.

3D av, 1441 (5:1527), owned by party 1st pt; also 3D AV, 1439, in possession of party 2d pt; agmt as to exit in rear of 1441 from 1439 3d av for 5yf May1'14 at $100 per annum; Ferdinand Brackmann to Rainbow Amusement Co, a corpn, 1439 3 av; Apr21; Apr29'14. nom

3D av (5:1510), nwc 81st, double str & b; Harry C Hart to Isaac Harris, on premises; 3yf May1; 2y ren; Apr28'14. 5,000

3D av, 2012-18 (6:1638), swc 111th (No 186), —x—, leasehold; Edw H Kelly ref to Mary Wood at 259 Lenox av; FORECLOS Apr24; Apr28; Apr29'14. 1,000

3D av, 2129 (6:1666), n str; Luke McDermott to Max Weisel, 149 E 118; 5yf May 1'15; Apr24'14. 1,080

3D av, 2305-7 (6:1790), nec 125th, 49.10 x57; sobrn of Ls to mtg for $11,500; Jacob A Smith et al, owners, & Fredk Prax, 2894 Bailey av, lessee, with Harlem Savgs Bank, a corpn, 124 E 125; Apr14; Apr24'14. nom

4TH av (2:555), sec 10th, str & b; Morris Weinstein to Angelis Yankow, 81 E 10; 10yf May1; Apr28'14. 3,500 & 3,600

5TH av, 186 (3:824), swc 23d (No 10); cancellation of Ls; Max Rubel to Lebolt & Co, an Illinois corpn; Mar30; Apr28'14. nom

5TH av, 186 (3:824), swc 23d (No 10), 28.6x100; asn Ls with consent by Union Trust Co of N Y as TRSTE Margt A Peckham et al; Max Rubel, 450 West End av, to Lebolt & Co, a corpn, of Illinois, at 186 5 av & 10 W 23, N Y; Apr17; Apr29'14. nom

5TH av, 538-40 (5:1260); agmt amending Ls dated Dec6'11; Theo C Marceau, 258 5 av with Jaques Krakauer, 18 W 85; Mar 15; Apr29'14. nom

5TH av, 616 (5:1265), ws, 70.5 n 49th, 30x 125, the land; TRSTES of Columbia College to Julia L Butterfield; 21yf July1'08, with two rens of 21 yrs each; Apr30'14. taxes &c & 10,325

5TH av, 616; asn Ls; Jno R Yale & ano, ADMRS &c Julia L Butterfield (decd), to Edwin Goodman, 320 W 71; AL; Apr21; Apr 30'14. 70,000

6TH av, 637 (3:813); asn Ls; Jno J Costello to Jno F Boles, 238 E 50; mtg $——; Apr22; Apr27'14. nom

7TH av, 2365 (7:2007); str & pt b; Herman Harris & ano to Herman F Ahrens, 2365 7 av; 5yf Feb1'12; Jan22'12; Apr27'14. 1,260

7TH av, 2365; str & pt b; Ruhl Real Property Co to same; ext Ls; 2yf Feb1 '17; Mar10; Apr27'14. 1,260

8TH av, 2605-7 (7:2041), all; Harry Bachrach & ano, EXRS &c Abram Bachrach, to Isidore Zimmer, 436 E 138; 3yf Jan1; Apr24'14. 2,906

10TH av, 22-6 (2:645); all, except part taken in condemnation proceedings; also 10TH AV, 28, driveway on ss, 10x65; Peter D Strauch to Swift & Co, a corpn of Illinois at Union Stock Yards, Chicago, Ill; 5yf May1; 5y ren; Apr30'14. 7,500

10TH av, 28, see 10 av, 22-6.

10TH av, 28-30 (2:645), str & b, 40x75; Peter D Stauch to Geo-Hotchkiss & Co, Ltd, a corpn, 28 10 av; 5yf May1; 5y ren; Apr30'14. 3,000

10TH av, 615 (4:1073), nwc 44th, str; Isidore & Herman Hyman to Timothy Gannon; 10yf Aug1'10; Apr28'14. 1,500

11TH av, 319 (3:676); str, b & c; Jno H Feldscher to Louis Kotzenberg, 319 11 av; 3yf May1; Apr27'14. 1,500

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11TH av, 510 (3:711), sec 40th; asn Ls with consent by Jacob Ehmer; Henry Berliner to Jos Trunk, 510 11 av; AT; Apr27; Apr28'14. nom

LEASES.

Borough of the Bronx.

Barretto st, 923 (10:2722), cor str; Baronet Realty Co, Inc, to Wm Abrams, 923 Barretto; 5yf May1; Apr28'14. 900

133D st, 347-59 E (9:2296); also 134TH ST, 340-2 E; all; Margt E Weill to Harry Blau, 551 Claremont pkway; 5yf Jan1; Apr 29'14. 5,106

134TH st, 340-2 E, see 133d, 347-59 E.

165TH st, 800 E (10:2669), str; Pauline Geuthner et al EXTRX Caroline Geuthner to Josef Muller; 3yf May1; Apr27'14. 900

166TH st E, swe 3 av, see 3 av, swc 166th.

Bathgate av, 1740 (11:2922), b; Abe G Michaels to Ele M Kantrowitz, 517 E 174; 5yf Jan1'14; Apr25'14. 360 to 480

Intervale av, 984 (10:2704), es, 150 n Westchester av, 25x75, store &c; Chas H Roe Estate to Abram Adeland, 1358 Wilkens pl; 5yf May1; Apr27'14. 900 & 1,000

Intervale av, 984 (10:2704), sobrn of Ls to mtg; Abram Adeland with Jennie Currier, 5 W 81 & ano EXRS Geo C Currier; Apr22; Apr27'14. nom

Morris Park av, 686 (*), swc White Plains av; Geo Lahrmann to Henry Rechhard, 686 Moris Park av; 5yf May1; Apr 25'14. 1,140 & 1,200

Ogden av, 1076 (9:2514), all; Jno J Lee to Michl J Barry, 1076 Ogden av; 5yf Apr 1'14 (5y renewal); Apr27'14. 780

St Anns av, 221½ (9:2266), all; Louis Reichardt to Fredk Kuver, 221½ St Anns av; 5yf May1; Apr28'14. taxes &c & 1,320 & 1,500

Tremont av, 502 E (11:2924), str &c; Louise M H Cannon to Jno D Albers, 483 Tremont av; 10yf Apr30; Apr27'14. 1,400 to 1,800

Walker av, 1138 (*), all; Otto Kuhlmann to Fredk Goerlitzer, 1138 Walker av; 5yf Jan1'11; Apr29'14. 1,200 & 1,500

Walker av, 1138 (*); asn Ls; Chas F Bolz to Thos P White, 800 Jennings; Apr 27; Apr28'14. O C & 100

Washington av, 2043-5 (11:3036), asn Ls; Saml Bernstein to Sarah Bernstein, 124 E 107; Dec18'13; Apr29'14. nom

Westchester av, 949 (10:2704), e ½ of str; Philippina Zinsmeister to Jacob Baschang, 420 E 148; 3yf Oct15'12; Apr28'14. total rent 2,160

Westchester av, 949; asn Ls; Jacob Baschang to Nathan Blumenthal, 319 W 23; Apr21; Apr28'14. nom

White Plains av, swe Morris Park av, see Morris Park av, 686.

Willis av, 444 (9:2290), all; Eve E Weber to Eugene Ansel, 444 Willis av, & ano; 5yf Mar1; Apr28'14. 2,750

Willis av, 477 (9:2307); str &c; Emma L Mahoney to Herman Hugo, 477 Willis av & ano; 6yf May1; Apr29'14. 1,320

3D av, 2714 (9:2306), all; Bertha Levy to Chas S Levy, 1956 Crotona Pkway; 4yf May1; Apr25'14. 1,200

3D av, 2772 (9:2307); asn Ls; Mary E Heiser to Louis Koerper, 429 E 157; Apr 22; Apr25'14. nom

3D av (9:2270), swc 166th, cor str; Bernard Frank to Louis Weber, 478 Woodward av, Bklyn; 5yf May1; Apr24'14. 1,500 to 1,680

MORTGAGES.

Borough of Manhattan.

APRIL 24, 25, 27, 28, 29 & 30.

Attorney st, 119, see Rivington, 178.

Barclay st, 94 (89) (1:84), ss, 59.10 w Washington, 19x75x19.2x75; Apr29; Apr30 '14; 3y5%; Anderson Price & Isabel T, his wife & Helen D Price, to American Mtg Co, a corpn, 46 Cedar. 20,000

Cathedral pkway, 153, sec 7 av, 1801-5.

Cathedral Pkway, 509-65 (7:1882), ns, 125 & 233.4 w Ams av, 2 plots, ea 108.4x100; ext of two mtgs for $325,000 ea to May1'19, 5%; Apr29'14; Geo T Miller, of Bklyn, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

Clinton st, 147-9 (2:346), ws, 88.2 s Broome, 40x65.6; pr mtg $——; Apr27'14; 3y6¼% Bertha Boltan to Pauline Alp, 450 W 152. 7,000

Division st, 187 (1:285), ss, 78.8 e Jefferson, 26.1x54.5x26.1x54.11; ½ pt; pr mtg $——; Jan27; Apr27'14; due May15'17; 6%; Esther Newmark, 110 St Nicholas av to Jacob Wisansky, 848 Tinton av & ano. 2,000

Elizabeth st, 13 (1:201), ws, abt 175 n Bayard, 25x94; Apr27; Apr28'14; due & int as per bond; Convent Park Constn Co, a corpn, 198 Bway to Wm F Morgan, Jr, 40 E 40, exr &c Ellen R Morgan, Jr.

Elizabeth st, 13; certf as to mtg for $22,000; Apr27; Apr28'14; same to same.

Elizabeth st, 13; pr mtg $——; Apr27; Apr28'14; due May1'17; 6%; same to Walter Cohen, 49 W 113. 6,000

Elizabeth st, 13; certf as to mtg for $6,000; Apr27; Apr28'14; same to same.

Forsyth st, 79-81 (1:305); ext of mtg for $10,000 to Dec30'14, 6%; Dec30'13; Apr30 '14; Chas L Kellner, 2 Merrill rd, Far Rockaway, Ll, with Saml Friedman, 67 E 93, & ano. nom

Franklin st, 178-80, see North Moore, 56-62.

Fulton st, 114-6 (1:78); ext of mtg for $140,000 to June12'14, 5%; Feb14; Apr24'14; 114 & 116 Fulton St, a corpn, & Jefferson M Levy, 59 E 34, with Jno C Gray, 176 Beacon st, Boston, Mass, et al, trstes Augustus Hemenway (decd). nom

Grand st, 188 (2:471); ext of mtg for $25,000 to Apr27'17; 5%; Apr27; Apr28'14; Bank for Savgs in City NY with Francis R Stabile, 189 Grand. nom

Great Jones st, 2, see 12th, 10-14 E.

Greenwich st, 130 (1:54), ws, 50.6 s Cedar, 25.6x99; all title; Oct20'13; Apr24 '14; due 6 mos after death of Geo T Vingut, the father of party 1st pt; 6%; Geo F Vingut, at Setauket, LI, to Eliz K d'Este, at Rambouillet, France. 1,000

Greenwich st, 130; all title; Jan2; Apr 24'14; due Dec31'14, 6%; same to Wm Cruikshank's Sons, 31 Liberty. 1,000

Ludlow st, 14 (1:297), es, 124.3 n Canal, 32.4x87.4x32.4x86.10; PM; pr mtg $51,000; Apr30'14; installs $100, due July1'14, & thereafter $100 monthly, 6%; Mary, wife Meyer Katz, to Francis R Peixotto, 41 St Nicholas ter. 2,400

Mitchell pl, 14 or 49th st E (5:1361), ns, 234 e 1 av, 18x80.10; pr mtg $5,000; Apr27; Apr30'14; due & int as per bond; Tillie Fradkin to Israel Fradkin, 14 Mitchell pl. 1,000

Morton st, 14 (2:586); ext of mtg for $25,000 to June29'19; % as per bond; Apr 24; Apr27'14; Abr W & Ida C Lilienthal, 60 W 129 with Bernard Cohen, 116 W 86. nom

Mott st, 161 (2:471); ext of mtg for $22,000 to Apr23'19; 5%; Apr23; Apr27'14; Geo Freifeld trste Grace S Mankowski with Bertha Kaufmann, 1496 Lex av. nom

Murray st, 25 (1:134), ns, 50.9 e Church, 24.4x88.3; Apr24'14; due & int as per bond; Eliz A Underhill to Title Guar & Trust Co, a corpn, 176 Bway. 30,000

North Moore st, 56-62 (1:187), ss, 100.4 w Hudson, 100.7x87.11x100.2x87.11; also FRANKLIN ST, 178-80 (1:187), ns, 125.2 w Hudson, 32.11x88.1x32.4x88; Apr30'14; due & int as per bond; Rector &c of the Protestant Episcopal Church of St Marks, in the Bowery, to Mutual Life Ins Co of N Y, 32 Nassau. 90,000

Rivington st, 148 (2:349); parties 2d pt asn Ls by way of mtg to secure chattel mtg for $1,100; Apr6; Apr25'14; Jos Saul & Sam Silverman to Morris Rosenzweig, Saml Wurtzel & Isaac Feldman, all at 136 E 17. nom

Rivington st, 148; parties 1st pt asn Ls by way of mtg as above; Apr22; Apr25'14; Jos Saul & Sam Silverman to Herman Linder, 226 New Jersey av, Bklyn. nom

Rivington st, 178 (2:349), nwc Attorney, 119, 25x100; Apr27'14; 5y5%; Rose A Block individ & extrx Israel Block to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 38,000

St Marks pl, 12 (2:463), ss, abt 178 e 3 av; asn Ls by way of mtg as collateral for $2,000; Apr18; Apr27'14; Waiters Union Local No 1 to Ferdinand Munch Brewery, a corpn, 288 Vernon av, Bklyn. nom

St Marks pl, 54 (2:449); ext of mtg for $7,000 to Apr22'19; 5%; Apr22; Apr29'14; Emelius Stigeler with Bowery Savgs Bank, a corpn, 128 Bowery. nom

Warren st, 117 (1:131), ss, 109.6 w Washington, 24.9x92.9x25x92.9; Apr29; Apr30'14; due & int as per bond; Edw Moss [30 Dover st, Newark, NJ], of South Orange, NJ to Lawyers Mtg Co, a corpn. 24,000

Washington st, 75 (1:18), es, 233.6 s Rector, 20.1x71.10x20.3x72.3; Apr24'14; due May1'19, 5%; Faris Azvon to Mary Renville, 125 W 126. 15,000

West Washington pl, 83 (24) (2:552), ns, 102.8 e 6 av, 22x97; pr mtg $24,000; Apr 20; Apr28'14; due & int as per bond; Aida C Barnes at Durham, Conn to Aida C Barnes, Jr, at Durham, Conn. 3,000

West Washington pl, 108 (35) (2:592), sws, 101 nw 6 av, 21x75; pr mtg $7,000; Apr28'14; 1y6%; Wm Labatut heir of Mary E Runyon & Geo Labatut to Chas J McDermott, 295 Henry, Bklyn. 500

1ST st, 29 E, see 1 av, 16-18.

5TH st, 744 E (2:374), ss, 124 w Av D, 22x95; pr mtg $——; Apr27'14; due Oct 30'15; 6%; Sabina Price to Mari Szilagyi, 2768 Decatur av. 1,500

9TH st, 324-6 E (2:450); ext of mtg for $45,000 to July19'17; 5%; Mar12; Apr29'14; Ray N Heller with Julius Alexander. nom

12TH st, 10-14 E (2:569), ss, 225 e 5 av; 61x103.3; pr mtg $222,500; also BROADWAY 684 (2:531), nec Great Jones (No 2), 41.2x130 to ws of an alley, with all title to alley; pr mtg $450,000; also 22D ST, 28 E (3:850), ss, 310 w 4 av, 25x98.9; pr mtg $95,000; also 20TH ST, 36-8 E (3:848), ss, 200 w 4 av, 40x92; pr mtg $135 000; also all RT&I in trust fund created by will of Gustavus H Witthaus (decd), &c; Apr18; Apr 30'14; due & int as per bond; Guy Witthaus, 21 E 82, to Ewald Mommer, 54 E 91, et al, trstes &c Sarah H Witthaus (decd) & ano. 80,000

14TH st, 101-101½ W, see 6 av, 209.

14TH st, 342 W (2:629), ss, 250 e 9 av, 25x103.1; ext of mtg for $20,000 to Apr7'19; 5½%; Apr16; Apr28'14; Thos J Kenny, 296 W 5, Boston, Mass, with The Newton Bldg Co, 676 Hudson. nom

18TH st, 201-5 E, see 3 av, 205-11.

20TH st, 36-8 E, see 12th, 10-14 E.

20TH st, 356 W (3:743), ss, 116.8 e 9 av, 16.8x91.11; Apr2; Apr25'14; 1y6%; Mary L, wife of, & Saml W Whittemore, 7 Prospect st, East Orange, NJ, to Savgs Investment & Trust Co of East Orange, NJ, a corpn, 525 Main st, East Orange, NJ. 500

22D st, 28 E, see 12th, 10-14 E.

23D st, 345-7 W (3:747), ns, 250 e 9 av, 50x98.9; ½ pt; pr mtg $5,000; Apr21; Apr 27'14; due & int as per bond; Minna G Loewenstein to Jacob H Scheuer, 393 West End av trste Bernhard Mayer decd for Minna G Loewenstein. 24,000

29TH st, 207 W (3:779), ns, 83 w 7 av, runs n60xe19xn38.9xw38xs98.9 to st xe19 to beg; Apr29; Apr30'14; due & int as per bond; Minnie Miller to Title Guar & Trust Co, a corpn, 176 Bway. 10,000

29TH st W, see 8 av, see 8 av, 378.

30TH st, 15-9 E, see 31st, 20 E.

30TH st, 8-14 W (3:831), ss, 150 w 5 av, 100x98.9; PM to extent of $425 000 & bldg loan; Apr27'14; due Feb1'20; 5% on $425,000, 6% on $225,000 until final advance has been paid & thereafter 5%; Isaac A Hopper, Inc, a corpn, to David M Heyman, 320 W 87. 650,000

30TH st, 8-14 W; certf as to above mtg; Apr27'14; same to same.

31ST st, 20 E (3:860), ss, 120 w Madison av, runs w25xs93xw25xs104.6 to ns 30th (Nos 15-9) xe75xn98.9xw25xn98.9 to beg; Apr24'14; 3y4½%; His Eminence, Cardinal Jno M Farley, Roman Catholic Archbishop of NY, 452 Madison av, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 75,000

31ST st, 101-5 E, see 4 av, 461.3.

33D st, 29 E, see Madison av, 169-71.

34TH st, 123 E (3:890), ns, 111.3 w Lex av, 22.9x98.9; ¼ pt AT; pr mtg $5,000; Mar 23; Apr30'14; 1y5%; Saml B Dewsnap, 9 Campbell st, Newark, NJ, to Louise D Bergh, 109 W 75. 1,200

37TH st, 165-7 E, see 3 av, 560.

38TH st, 308 E (3:943), ss, 174.11 e 2 av, 21.2x92.8x18.6x92.8; Apr17; Apr28'14; due & int as per bond; The Rudolph Wallach Co, a corpn, 68 Wm to Jno A Dutton, 610 W 111 & ano, trstes Emma C Brown et al. 6,000

38TH st, 308 E; certf as to above mtg; Apr13; Apr28'14; same to same.

46TH st, 64 W (5:1261), ss, 153.4 e 6 av, 16.8x100.5; equal lien with mtg $35,000; Apr21; Apr24'14; 5y5%; Warren Leslie to Jewish Theological Seminary of America, a corpn, 531 W 123. 2,500

46TH st, 64 W; sobrn of mtg for $5,000 to mtg for $2,500; Apr21; Apr24'14; Theo Greentree with same. nom

46TH st, 201¼-201½ on map 201 W, see Bway, 1551.

46TH st, 451 W (4:1056), ns, 527.6 w 9 av, 24.2x100.4, all title; also 80TH ST (Bklyn), nes, 383.1 nw 5 av, 35x100; all title; Apr29; Apr30'14; 5y or sooner, 5½%; Magdalena, Eliz & Henry Bossong, widow & heirs Jos Bossong, all of Bklyn, to Eliz Rave, 153 S 11 av, Mt Vernon, NY. 3,500

48TH st, 122 W (4:1000), ss, 245 w 6 av, 20x100.5; Apr30'14; due & int as per bond; Chas L Moreau, of Lake Mohopac, NY, to Title Guar & Trust Co, a corpn, 176 Bway. 25,000

49TH st, 332 W (4:1039), ss, 475 w 8 av, 25x100.5; Apr30'14; due & int as per bond; Jno M Tienken & Jno H Wohltmann to Title Guar & Trust Co, a corpn. 14,000

51ST st, 234 E (5:1324), ss, 232.6 w 2 av, 16.3x100.5; Apr24'14; 5y5%; Edw Kirmss to German Savgs Bank of N Y, a corpn, 157 4 av. 4,000

53D st, 105-11 E (5:1308), ns, 90 e Park av, 90x100.5; agmt modifying & ext of mtg for $300,000 to May1'19; 5%; Apr27'14; Aeon Realty Co, a corpn, 60 Bway, with Union Dime Savgs Bank, a corpn, 701 6 av. nom

53D st, 105-11 E; certf as to ext of mtg for $300,000 as above; Apr27'14; same to same.

53D st, W, sec 11 av, see 11 av, 746-52.

54TH st, 100-8 E, see Park av, 389-95.

54TH st, 23 W (5:1270); ext of mtg for $25,000 to June12'17; 5%; Apr27; Apr28 '14; Mutual Benefit Life Ins Co of Newark, NJ, a corpn, with Wm H Walker, 23 W 54. nom

55TH st, 7 E (5:1291), owned by party 1st pt; also 55TH ST, 9 E, owned by party 3d pt; consent by US Trust Co of NY, 45 Wall & ano as mortgagees of No 9 E to agmt as to use of fire escape extending from n wall of No 9 E; Apr21; Apr27'14; Walter F Chappell, 7 E 55, party 1st pt with Mary G Duffy, 260 W 78 & lessee of No 9 E & Richd A Canfield at Providence, RI, real owner of No. 9 E & Albert J Albert of Hoboken, NJ, owner of record of No 9 E 55. nom

55TH st, 9 E, see 55th, 7 E.

58TH st, 201-3 E, see 3 av, 973-5.

61ST st, 119 E (5:1396), ns, 214 w Lex av, 19x100.5; PM; pr mtg $34,500; Apr30'14; 3y 5%; E Hope Norton to Louisa W Gray, 375 Beacon st, Boston, Mass. 2,500

61ST st, 349 E (5:1436); ext of mtg for $11,000 to Apr23'17; 5%; Apr23; Apr28'14; Title Guar & Trust Co, a corpn, with Sol Wittkin, 12 E 97. nom

62D st, 27-33 E (5:1377), ns, 68 e Mad av, 57x100.5; Apr27'14; 3y5%; Rivoli Realty Co, a corpn, 18 E 41st to Bklyn Savgs Bank a corpn, 141 Pierrepont, Bklyn. 200,000

62D st, 27-33 E; certf as to mtg for $200,000; Apr27'14; same to same.

62D st, 27-33 E; sobrn of two mtgs for $50,000 & $20,000 to mtg for $200,000; Apr 27'14; same & State Realty & Mtg Co, a corpn, 18 E 41 with same. nom

68TH st, 107-9 W (4:1140), ns, 100 w Col av, 40.6x100.5; pr mtg $44,000; Apr29 '14; 3y5%; Fannie Nugent of Bklyn to Peter L McDonnell, 310 W 72 et al exrs Peter McDonnell. 2,000

70TH st, 234 E (5:1424), ss, 80 w 2 av, 25x100.4; PM; Apr27; Apr28'14; 5y or sooner; 6%; Kate Blank of Bronx to Sadie Roth, 753 Jennings. 3,000

74TH st, 303-5 E (5:1449), ns, 80 e 2 av, 40x102.2; pr mtg $——; Apr28'14; 2y 6%; Thos Dalton, 305 E 74, to Abr Kornbluth, 200 W 111. 1,000

79TH st, 213 W (4:1227), ns, 183 w Ams av, 17x102.2; Apr30'14; due & int as per bond; Clara B Bauer to Theo L Bailey, 21 E 94. 18,000

84TH st, 107 W (4:1215); ext of mtg for $38,500 to Apr23'17, 5%; Apr23; Apr30'14; Chas Hess with Julius J Frank, as trste. nom

84TH st, 111 W (4:1215), ns, 224.8 w Col av, 40x102.2; equal lien with mtg $40,000; Apr29'14; due June1'17; 4½%; Ella G Moses to Kathleen L Stevenson at Glencow, Alberta, Can, et al trstes will Chas E Coddington, decd, et al. 2,000

86TH st, 348 E (5:1548), ss, 100 w 1 av, 25x102.2; PM; pr mtg $13,000; Apr24; Apr 25'14; due May1'19, 6%; Jos Rothenberg to Max J Kempter, 417 E 87. 3,000

87TH st, 333 W (4:1249), ns, 371 w West End av, 16x100.8; Apr25'14; due & int as

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per bond; Marie A Cowing to Title Guar & Trust Co, a corpn. 5,000

59TH st, 17-27 E, see Madison av, 1242.

92D st, 149 W (4:1223), ns, 279 e Ams av, 17x100.8; Apr30'14; 5y5%; Horatio N Flanagan, at Englewood, NJ, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 10,000

95TH st, 151 W (4:1226), ns, 276 e Ams av, 18x100; pr mtg $14,500; also HUNTS PT, nes, at sws Faile, 24x10.10x21.9, gore; also LONGFELLOW AV, ws, 25 n Randall av, runs n25.1 to sws Hunts pt av xnw22.5 xsw100 e 99.4 to beg; also FAILE ST, ws, 100 s Randall av, runs w39.11xsel06.9 to st xn99 to beg, gore; also RANDALL AV, sw eBryant av, 25x100; also LONGFELLOW AV, ws, 125 s Randall av, 100x100; also HUNTS PT AV, sws, 182.4 se Randall av, 100x100; also LONGFELLOW AV, es, at ne s Hunts Pt av, 50.4x100x50x98.5; also WHITTIER ST, es, 137.8 n Randall av, 62.4 x123.8x irreg; also BRYANT AV, es, 175 n Eastern blvd, 50x100; pr mtg $12,300 on Bronx prop; Apr23; Apr24'14; 1y6%; Jno P Magner, 151 W 95, to Isidore Halpert, 100 W 121. 3,000

97TH st, 42 W (7:1832), ss, 383 w Central Park W, 17.6x100.11; July9'06; Apr28 '14; due July1'09; 5%; Robt H McConnell to Mary E Hull both of NY. 15,000

98TH st, 322 E (6:1669), ss, 325 e 2 av, 25x100.9; PM; Apr29'14; 3y5%; Phillip Goldrich, 835 Beck to Empire City Savgs Bank, a corpn. 6,000

99TH st, 114-16 W (7:1853,)ss, 207 w Col av, 42x100.11; PM; pr mtg $——; Apr 20; Apr25'14; installs, $100 monthly, 6%; Luciano Giuliani, B of Q, to Sarah Weiss, 215 Audubon av. 4,000

101ST st, E, nwc Lexington av, see Lexington av, 1590-4.

101ST st, 20 W (7:1836), ss, 275 w Central Park W, 95 to es Manhattan av (Nos 10-6) x100.11; ext of mtg for $145,000 to July1'17, 5½%; Apr3; Apr24'14; Manhattan Life Ins Co, 66 Bway, with Theresa Lemmon, 319 W 94, & ano. nom

101ST st, 67 W (7:1837); ext of mtg for $18,000 to Apr29'17; 5%; Apr29'14; Abr I Pearlstein with Caspar Husslein. nom

105TH st, 252 W (7:1876), ss, 119.11 e West End av, 15x100.11; Apr17; Apr25'14; 3y5%; Anna L French, 252 W 105, to Hannah V C Bassett, 137 W 74. 14,500

105TH st, 252 W; sobrn of $3,500 to mtg for $14,500; Apr8; Apr25'14; same & Linda S Rau, 50 Central Park W, with same. nom

107TH st, 61 E (6:1613), ns, 212 w Park av, 17x100.11; PM; Apr27; Apr28'14; due May1'19; 5%; Hebrew Day Nursery of NY, a corpn to Augustus H Skillin, 68 Heywood av, Orange, NJ, trste Jas Harper. 5,300

112TH st, 155 E (6:1640), ns, 320 w 3d av, 25x100.11; pr mtg $18,000; Apr27; Apr28'14; due & int as per bond; Henry Henschel to Gdal Friedman, 1324 Lex av. 3,000

112TH st, 235 W (7:1828), ns, 482 e 8 av, 18x100.11; Apr24; Apr25'14; due Apr 10'19, 5%; Leo Schafran & Gustave Topper to Cornelia W Slade, 49 E 75. gold 8,000

112TH st, 235 W; pr mtg $8,000; Apr24; Apr25'14; 4y6%; same to Hyman Sokohl, 107 Montrose av, Bklyn. 1,500

113TH st, 109 W (7:1823); agmt as to ownership of bond & mtg for $22,000; Apr 21; Apr27'14; Albt L Blum, 170 W 73 with Henry Necarsulmer, 320 Central Park W & ano Trstes Sarah Heinemann.

114TH st, 62-4 E (6:1619); ext of two mtgs for $20,000 each to Apr8'19; 5%; Apr 17; Apr29'14; Emma Plaut, 71 Central Park W with Harry Sammet et al exrs &c Joel Sammet, decd, et al. nom

114TH st, 62-4 E; agmt as to ownership of two bonds & mtgs for $20,000 eaeh; Apr 17; Apr29'14; same with same. nom

121ST st, 271 W (7:1927); ext of mtg for $8,000 to Apr28'19; 5%; Apr28'14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers with Frank W Eagleton, 3 St Luke's pl. nom

122D st, 51 E (6:1748); ext of mtg for $19,500 to Apr29'17, 5%; Apr29; Apr30'14; Title Guar & Trust Co, a corpn, 176 Bway, with Bella Levy, 225 E 19. nom

122D st, 257 W (7:1928); ext of mtg for $18,000 to Sept21'16; 5½%; Mar26; Apr 27'14; Trstes of the Congregation Shearith Israel, a corpn, with Elsie or Elise Brandt. nom

122D st, 506-8 W (7:1976), ss, bet Ams av & Bway, assessed to Jos Rosenberg; transfer of tax lien for yrs 1909-12; Dec 18'13; Apr28'14; 3y4 9-10%; City NY to David Pines, care Theo 1 Schwartzman, 44 Court, Bklyn, & assigned to Louis Pines, 364 Hopkinson av, Bklyn on Jan 20'14. 7,013.73

125TH st E, nec 3 av, see 3 av, 2305-7.

127TH st, 301 E, see 2 av, 2480-98.

128TH st, 100 E, see Park av, 1875.

128TH st, 300 E, see 2 av, 2480-98.

129TH st, 617 W (7:1996), ns, 275 w Bway, 25x199.10 to ss 130th (No 622); PM; Apr27; Apr28'14; due & int as per bond; Robt R Heywood to Title Guar & Trust Co, a corpn. 15,000

130TH st, 622 W, see 129th, 617 W.

131ST st, 204-6 W (7:1936), ss, 91.8 w 7 av, 33.4x99.11; PM; Apr24'14; 3y5%; Geo E Marshall to American Mtg Co. a corpn, 46 Cedar. 9,000

134TH st, 217 W (7:1940), ns, 183 w 7 av, 17x99.11; PM; Apr28'14; 5y5%; Right Realty & Security Co to American Mfg Co, a corpn, 46 Cedar. 4,000

135TH st, 30 W (6:1732), ss, 457.6 e Lenox av, 27.6x99.11; Apr30'14 Israelson Realty Assn, Inc, to American Mtg Co, a corpn. 14,000

135TH st, 30 W; certf as to mtg for $14,-000; Apr29; Apr30'14; same to same.

135TH st, 32 W; certf as to mtg for $10,-000; Apr29; Apr30'14; same to same.

135TH st, 40-4 W (6:1732), ss, 285 e Lenox av, 76x99.11; p[illegible] Apr29, Apr30'14; 5y5%; Israelson Realty Assn, Inc, a corpn, 106 W 135, to Jos Dauoer, 557 New Jersey av, Bklyn, & ano. 10,000

135TH st, 40-4 W; certf as to above mtg; Apr29; Apr30'14; same to same.

142D st W, nec 7 av, see 7 av, 2441.

145D st, 316 W, see Bradhurst av, 16.

146TH st, 550-2 W (7:2067); agmt as to ownership of two bonds & mtgs for $40,-000 each; Apr24; Apr28'14; Atlantic Mtg Corpn, 20 Nassau with Lawyers Mtg Co, a corpn, 59 Liberty.

148TH st, 511 W (7:2000), ns, 243 w Ams av, 16x99.11; Apr28; Apr30'14; instals, $120.75 monthly, 5%; Kathleen or Kath Mullins to N Y Co-Operative B & L Assn, a corpn, 39 W 125. 11,000

151ST st, 544-8 W (8:2115), ss, 125 e Bway, 75x99.11; ext of mtg for $140,000 to Apr1'19, 5%; Apr28; Apr24'14; Cambride Realty Co, a corpn, 71 Bway, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

151ST st, 550-60 W, see Audubon av, 30-6.

154TH st W, see Wadsworth av, see Wadsworth av, sec 184.

164TH st, 600-6 W, see Sherman av, 176.

Av A, 149 (2:439); sal Ls; Apr28; Apr29 '14; demand; 6%; Louis Senlemitzauer to Beadleston & Woerz, a corpn, 291 W 10. 2,100

Av A, 381 (3:954); sal Ls; Apr29; Apr30 '14; demand, 6%; Chas F Myers to Jacob Ruppert, a corpn, 1639 3 av. 2,136.75

Audubon av, 30-6 (8:2124), swc 167th (Nos 500-00), 80x154.1 to es St Nicholas av (Nos 1132-8) x88.10 to 167thx179.2; pr mtg $80,000; Apr29; Apr30'14; 5y5%; Larimer A Cushman, Edw E Mackenzie & Chas T King to Title Guar & Trust Co, a corpn, 176 Bway. 15,000

Bennett av (8:2180), es, 654.8 n 187th, 37.5x100.8x37.2x100.3; pr mtg $3,000; Feb 4; Apr24'14; demand, int as per bond; Theo E Tomlinson to Standard Oil Co of N Y, a corpn, 26 Bway. 5,000

Bowery, 245 (2:426); asn Ls by way of mtg, as collateral for $5,000; Mar16; Apr 24'14; Gottlob Simondet to Consumers Bwg Co of NY, Lim, a corpn, 1011 Av A. nom

Bradhurst av, 16 (7:2043), sec 143d (No 316), 20x70.8x24.11x67.11; PM; pr mtg $14,-000; Apr15; Apr25'14; due & int as per bond; Jeanette Rogers, 208 E 78 to Chas Wanninger, 114 E 95. 5,000

Broadway, 654, see 12th, 10-4 E.

Broadway, 1551 (4:1015), nwc 46th (Nos 201½-201½ on map 201 W), 23.10x94.7x23.3 x100.3; Apr7; Apr24'14; due Apr1'17, 5%; Rose L M Cholet, at Paris, France, & Adele J & Louis J B Mantel, at Pessac, Gironde, France, to Mt Sinai Hospital, a corpn, 1 E 100. 5,000

Convent av, 102-4 (7:1970); ext of mtg for $15,000 to Feb28'19; 6%; Apr27; Apr 28'14; Abr L Kass & Elias A Cohen with Convent Park Constn Co, a corpn. nom

Convent av, 427 (7:2063), es, 92 n 148th, 16x80; PM; Apr24; Apr28'14; due & int as per bond; Columbia S Hoblitzell to Title Guar & Trust Co, a corpn, 176 Bway. 6,500

Convent av, 427; PM; pr mtg $6,500; Apr 24; Apr28'14; due & int as per bond; same to Jno Albert, 2366 University av. 2,000

Haven av (8:2139), ws, 375 n from ss 170th, produced, runs w103.3xn71.8xne9.11 & 42.4 & 13.10 & 32.7 & 2.1 to av xs86.8 to beg; bldg loan; Apr28; Apr29'14; due Apr 20 19; 6%; Firose Constn Co, a corpn, 412 W 148 to Chas M Rosenthal, 241 Ft Washington av. 85,000

Haven av, same prop; certf as to above mtg; Apr28; Apr29'14; same to same.

Lexington av, 1590-4 (6:1629), nwc 101st —x—; ext of mtg for $59,000 to Apr1'19; 5%; Apr21; Apr28'14; Fredk W Senff of Newburgh, NY with Theresa Lemmon, 319 W 94. nom

Madison av, 169-71 (3:863), nec 33d (No 29), 49.4x100; pr mtg $450,000; Apr24; Apr 25'14; due & int as per bond; Burrell Realty Corpn to Thos F Vietor, 787 5 av. 75,000

Madison av, 169-71, nec 33d (No 29); certf as to above mtg; Apr24; Apr25'14; same to same.

Madison av, 1242 (5:1501), nwc 89th (Nos 17-27), 100.8x164.5; equal lien with mtg $125,000; Apr24'14; 5y5%; Century Holding Co, a corpn, to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 90,000

Madison av, 1242, nwc 89th (Nos 17-27); certf as to above mtg; Apr22; Apr24'14; same to same.

Madison av, 1242 (5:1501), nwc 89th (Nos 17-27); consolidation & ext of two mtgs for $125,000 & $90,000 (aggregating $215,000), to Apr24'19, 5%; Apr24'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Century Holding Co, a corpn, 1182 Bway. nom

Madhattan av, 10-6, see 101st, 20 W.

Park av, 389-95 (5:1308), sec 54th (Nos 100-8), 100.5x115; bldg loan; Apr29'14; due Sept1'19; 6% until completion of bldg & 5½% thereafter; Horatio Realty Co, Inc, a corpn, to Metropolitan Life Ins Co, a corpn, 1 Madison av. 650,000

Park av, 389-95, sec 54th (Nos 100-8); certf as to above mtg; Apr29'14; same to same.

Park av, 1875 (6:1776); also 128TH ST, 100 E; sal Ls; Apr11; Apr24'14; demand, 6%; Jno Moore to Beadleston & Woerz a corpn, 291 W 10. 8,000

St Nicholas av, 1132-8, see Audubon av, 30-6.

Sherman av, 176 (8:2225), nwc 204th (Nos 600-6), 100x55; re from condltions in agmt affecting mtg for $51,000, recorded Aug1'13; Apr24; Apr27'14; City Mtg Co, a corpn, 15 Wall, & Vermilyea Realty Co, a corpn, 530 W 207, with NY Trust Co, a corpn, 26 Broad. nom

Sherman av, 176, nwc 204th (Nos 600-6), ext of mtg for $51,000 to Apr29 19; 6½% for 1st year & 5% thereafter; Apr29; Apr 24'14; Union Square Savgs Bank, a corpn, 20 Union sq, with Vermilyea Realty Co, a corpn, 530 W 207. nom

Wadsworth av (8:2165), sec 184th, 99.11 x100; ext of mtg for $60,000 to Mar14'19; 5%; Mar17; Apr27'14; NY Investors Corpn with Peter Alexander at Glen Spey, NY. nom

West Broadway, 137-9 (1:147), es, 75 s Thomas, 38.4x50; ½ pt; pr mtg $5,000; Apr21; Apr27'14; due & int as per bond; Minna G Loewenstein to Jacob H Scheuer, 395 West End av trste Bernhard Mayer, decd, for Minna G Loewenstein. 11,000

West End av, 626 (4:1200), es, 64 n 90th, 19x100; PM; pr mtg $10,000; Apr30'14; due & int as per bond; Jas O'Connor, 322 W 82, to Margt G Titus, 626 West End av. 11,000

2D av, 16-18 (2:442), sec 1st (No 29); 47.10x66.11x63.4x67.1; ext of mtg for $40,-000 to May26'19; 4½%; Apr10; Apr27'14; NY Protestant Episcopal Public School with Chie Weingarten, 229 W 151. nom

2D av, 1750 (6:1564), es, 26.2 n 91st, 25x80; pr mtg $——; Apr27'14; 3y5%; Brigdette Wagner to Edw Guntermann, 2769 Pond pl, Bronx. 2,000

2D av, 2073 (6:1656), ws, 50.11 s 104th, 25x75; PM; Apr23; Apr24'14; due & int as per bond; Riend W Block, of Bklyn, to Kath L Meuser, at Hoboken, NJ. 12,000

2D av, 2450-98 (6:1804), es, from ns 127th (No 301) to ss 128th (No 300), 199.10x75; certf as to payment of $2,000 on a/c of mtg recorded Aug24'09, & there still remains due $60,000; Apr23; Apr29'14; Jno A Brown Jr, of Newtown Township, Del Co, Pa, to Enz F Ingranam, 2109 5 av.

3D av, 205-11 (3:899), nec 18th (Nos 201-5), runs e100xn92xw40xs16xw60 to av xs 74 to beg, leasehold; Apr28; Apr29'14; 5y with agmt for 5y ext; 6%; Otto F Amend to Mary L Elmer, 190 Riverside Drive. 100,000

3D av, 560 (3:893), nwc 37th (Nos 169-7), —x—; also 3D Av, 585 (3:919), es, 50.9 n 38th, —x—; sobrn of mtg for $5,500 to mtg for $2,700; Apr15; Apr29'14; Fredk Hof of Bklyn with Jos A Muldoon, 1163 Park av. nom

3D av, 585, see 3 av, 560.

3D av, 973-5 (5:1332); also 58TH ST, 201-3 E; ext of mtg for $89,000 to May1'17; 5%; Apr28; Apr29'14; 3d Av & 58th St Co, Inc, a corpn, with Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. nom

3D av, 1009 (5:1414); sal Ls; Apr24'14; demand, 6%; Peter Prange, sec 3 av & 60th, to Peter Doelger Brewing Co, Inc, 407 E 55. 1,000

3D av, 2305-7 (6:1790), nec 125th, 49.10x 57; Apr14; Apr24'14; due & int as per bond; Jacob A Smith & Mary M Paulsen, N Y, & Jacob A Smith Jr, of Sauquoit, Oneida Co, NY, to Harlem Savgs Bank, a corpn, 124 E 125. 11,500

3D av, 2305-7, nec 125th; sobrn of mtg for $—— on Ls to mtg for $11,500; Apr14; Apr24'14; same & Jas Everards Breweries, a corpn, 12 E 133, with same. nom

4TH av, 461-3 (3:887), nec 31st (Nos 101-5), rune e100xn70xw20xs35xw80 to av xs35 to beg; pr mtg $210,000; Mar10; Apr 29'14; demand; 6%; 461 4th Av Co, a corpn, 461 4 av to The Mutual Bank, a corpn, 49 W 33. secures note 54,000

5TH av, 616 (5:1265), ws, 70.5 n 49th, 30x 125; PM; leasehold; Apr29; Apr30'14; 4y5%; Edwin Goodman to Florence M Haskin, 201 W 57. 20,000

5TH av, 1317 (6:1616), sec 111th (No 2), 50.11x100; ext of mtg for $77,000 to Feb 16'17, 5%; Apr28; Apr29'14; Frieda M Young, 257 W 86, with Franconia Realty Co, a corpn, 1400 5 av. nom

5TH av, 1325 (6:1617), es, 75.6 n 111th, 25.1x100; all title; pr mtg $22,000; Mar20; Apr28'14; demand; —%; Cath A Smyth, Wm F, Thos F & Mary E O'Reilly, Mary E Toumey, Margt A Claffy, all of NY, & Edwin R O'Reilly of Winnipeg, Can to Alice F Flynn, 106 E 81. 4,000

5TH av, 2064 (6:1725), ws, 49.11 n 127th, 24.11x100; ½ pt; AT; Apr23; Apr24'14; due & int as per bond; Fredk B Sewall, of Mt Vernon, NY, to Title Guar & Trust Co, a corpn, 176 Bway. 4,000

6TH av, 209 (3:790), nwc 14th (Nos 101-101½), 22x78; leasehold; pr mtg $15,000; Apr23; Apr24'14; demand, 6%; Bernard J Klyberg & Jos Freeny, to Beadleston & Woerz, a corpn, 291 W 10. 3,500

6TH av, 209 (3:790), nwc 14th (Nos 101-101½), 22x78; leasehold; pr mtg $18,500; Apr23; Apr24'14; demand, 6%; same to same. 388.15

7TH av, 1801-3 (7:1820), nec Cathedral pkway (No 153), 70.11x100; bldg loan; pr mtg $78,000; Apr27; Apr29'14; 1y6%; Olds Constn Co, Inc, a corpn, to Albt Jarmulowsky, 80 E 92 et al exrs &c of Sender Jarmulowsky. 65,000

7TH av, 1801-3, nec Cathedral pkway (No 153); certf as to above mtg; Apr27; Apr29'14; same to same.

7TH av, 2441 (7:2011), nec 142d, 99.11x 107; ext of mtg for $180,000 to Feb8'19; 5¼%; Apr11; Apr28'14; NY Life Ins Co with Margt E Kilduff. nom

8TH av, 378 (3:778), sec 29th; sal Ls; Apr29; Apr30'14; demand, 6%; Michl J Flanagan to Jacob Ruppert, a corpn, 1639 3 av. 4,500

8TH av, 2061 (7:1846), ws, 25.8 s 112th, 25x100; pr mtg $10,000; Apr27'14; 3y5%; Aug W Wehrman of Bronx to Irving Savings Instn, a corpn, 115 Chambers. 9,000

8TH av, 2061 (7:1846), ws, 25.8 s 112th, 25x100; ext of mtg for $10,000 to May1'17; 5%; Apr27'14; Irving Savgs Instn, a corpn, with Aug W Wehrman, 2061 8 av. nom

10TH av, 615 (4:1073); asn Ls by way of mtg as collateral for chattel mtg for $5,923.66; Apr27; Apr28'14; Timothy Gan-

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non to The Jacob Hoffmann Bwg Co, a corpn, 211-13 E 55. nom

11TH av, 746-52 (4:1081), sec 53d, 109.9 x50.7x117.8x50; PM; Apr28'14; 3y5%; Frances W Emerson to Helen M Kelly, 2 W 55, gdn Eugenia Kelly. 15,000

MISCELLANEOUS MORTGAGES.

Baldwin, LI (miscl); certf as to mtg for $22,000; Apr16; Apr30'14; Baldwin Harbor Realty Co, a corpn, to Title Guar & Trust Co, a corpn, 176 Bway.

Cedarhurst Park, Nassau Co, LI (Miscl) certf as to mtgs for $13,000; Apr18; Apr 28'14; Webb Constn Co, Inc, 1475 Bway to Wm H Talmage, 84 Cedar, Milburn, NJ.

Cedarhurst Park, LI (miscl); certf as to mtg for $18,000; Apr29; Apr30'14; Palatine Realty Co, a corpn, to Bernhard Lichtenstein.

Consent (miscl) of stockholders to mtg for $1,000; Apr29; Apr30'14; United Carpet Cleaning & Repairing Co to Geo D Scott.

Douglaston Park, L I (Miscl); certf as to mtg for $3,750; Apr14; Apr29'14; Douglaston Realty Co, a corpn, to Ferdindo D Crole, 860 60th, Bklyn.

Rocky Hill rd. B of Q (miscl), contains 74.9529 acres; certf as to mtg for $50,000; Apr29; Apr30'14; The Cortland Realty Co of N Y, a corpn, to "The Thrift."

South Greenfield, Kings Co (Miscl); certf as to mtg for $2,200; Apr27; Apr29'14; The Velez Land & Bldg Co of NY to Home Mtg Investment Co of NY, a corpn, 383 Jay, Bklyn.

South Arrochar, B of R (Miscl); certf as to mtg for $1,100; Apr21; Apr27'14; The Way Co, Inc, a corpn, to Beadleston & Woerz.

Yonkers, N Y (miscl); certf as to 6 mtgs aggregating $9,000; Mar16; Apr27'14; Landscape Realty Co, a corpn, to Katie Mesloh.

21ST & 22D avs (Bklyn); certf as to five mtgs for total of $16,250; Apr27; Apr 28'14; Alco Bldg Co to Lawyers Mtg Co, a corpn, 59 Liberty.

MORTGAGES.

Borough of the Bronx.

APRIL 24, 25, 27, 28, 29 & 30.

Aldus st (10:2748), nec Faile, 50x100; ext of $44,000 mtg to May1'19 at 5%; Apr 28; Apr29'14; Green Wood Cemetery with M J B Constn Co, 1029 E 163. nom

Aldus st (10:2748), nec Faile, 50x100; sobrn agmt; Apr28; Apr29'14; American Real Estate Co with City Mort Co, 15 Wall. nom

Faile st, nec Aldus, see Aldus, nec Faile.

Faile st, sws, at nes Hunts Pt av, see 95th st, 151 W, Manhattan Mtgs.

Faile st, ws, 140 s Randall av, see 95th st, 151 W, Manhattan Mtgs.

Fox st (10:2726), es, 273.2 n 165th, 50x100; pr mtg $——; Apr28; Apr29'14; due, &c, as per bond; Max Bldg Co, Inc to Manhattan Mort Co. 200 Bway. 36,000

Fox st (10:2726), same prop; certf as to above mtg; Apr28; Apr29'14; same to same.

Garden st (11:3099), ss, 300.7 e Crotona av, 50x100; ext of $30,000 mtg to Mar26'17 at 5½%; Mar26; Apr29'14; N Y Mtg & Security Co with 182d & Garden Sts Co, Inc, 44 Cedar. nom

Gray st (*), swc Wood av, 25.6x100x45.1x101.11; Apr29; Apr30'14; 3y6%; Emelie Ochsner, Bklyn, to Eliz K Dooling, 179 E 80. 1,100

Green la (*), ws, 125 s Glebe av, 50x100; Apr28; Apr29'14; 2y6%; Broschart & Braun, Inc, a corpn, to Barbara E Schaefer, 1560 Zerega av. 1,100

Green la (*), ws, 150 s Lyon av, 25x100; PM; Apr27'14; due, &c, as per bond; Jos McCue, 2340 University av, to Bronx Savings Bank, 429 Tremont av. 3,800

Hewitt pl, nwc 161st, see Westchester av, swc Hewitt pl.

Hewitt pl, swc Westchester av, see Westchester av, swc Hewitt pl.

Home st (10:2680), sws, at ws Prospect av, 66.6x85.11x60x57; pr mtg $——; Sept9 '13; Apr29'14; installs. 6%; Ittner Realty Co to Jos Corn. 260 Riverside dr. 4,847.91

Home st (10:2680), same prop; certf as to above mtg; Sept9'13; Apr29'14; same to same.

Jennings st, swc Vyse av, see Vyse av, swc Jennings.

Lowerre pl (*), ws, 178.6 n 226th, 24.10x100; Apr27; Apr28'14; 3v5½%; Oscar Wavle, 4017 Lowerre pl, to Emma A Brown, 653 Mt Prospect av, Newark, NJ. 2,500

Oak st, see Boston rd, see Boston rd, sec Oak.

Saw Mill la, sec Williamsbridge rd, see Williamsbridge rd. sec Saw Mill la.

Taylor st, swc Morris Park av, see Morris Park av, swc Taylor.

Whittier st, es, 137.8 n Randall av, see 95th st, 151 W, Manhattan Mtgs.

134TH st E (9:2296), ss, 171.6 w Willis av, runs e171.6 to ws Willis av xs200 to ns So blvd xw196.6xn100xe25xn100 to beg ;nr mtg $——; Apr1; Apr30'14; 2v6%; Wm Brooks Co to Geo Schlegel, 73d st, Bay Ridge, Bklyn, NY. 15,000

134TH st E (9:2296); same prop; pr mtg $——; Apr1; Apr30'14; 2y6%; same to same. 11,000

134TH st E (9:2296), ss, 171.6 w Willis av, runs e171.6 to ws Willis av x200 to ns So Blvd or 133d st xw196.6xn100xe25xn100 to beg; certf as to two mtgs for $15,000 & $11,000; Apr29; Apr30'14; Williams Brooks Co, a corpn, to Geo Schlegel.

138TH st E (9:2282), ss, 533.4 e Willis av, 16.8x100; Apr23; Apr30'14; 3y6%; Helene Trattner to Louis Guerr, 762 Dawson. 5,000

141ST st E, sec Alexander av, see Alexander av, sec 141.

143D st E (9:2305), ss, 431.6 e Alex av, 25x100; ext of $4,000 mtg to Jan1'16 at 5%; Dec17'13; Apr30'14; Payne Estate with Edw D Murphy, 788 Morris av. nom

150TH st E, nec Brook av, see Brook av, nec 150.

150TH st E, nec Brook av, see Brook av, 556.

159TH st, 428 E (9:2380), ss, 100 w Elton av, 50x98; certf as to mtg for $33,000; Apr 29; Apr30'14; Cedar Constn Co, Inc, a corpn, to Harlem Savgs Bank.

159TH st, 428 E (9:2386), ss, 100 w Elton av, 50x100, except pt for st; Apr29; Apr30 '14; due &c as per bond; Cedar Constn Co, Inc, to Harlem Savgs Bank. 33,000

159TH st, 428 E; sobrn agmt; Apr29; Apr 30'14; same & Fredk Lese with same. nom

161ST st E, nec Forest av, see Forest av, nec 161.

161ST st E, nwc Hewitt pl, see Westchester av, swc Hewitt pl.

161ST st E, nec Westchester av, see Westchester av, swc Hewitt pl.

161ST st, 700 E (10:2637); asn rents to secure notes for $500; Jan31; Apr24'14; Agnes M & Mabel A Pragnell to Smada Realty Co, 391 E 149. nom

165TH st E (10:2691), ns, 100 e Stebbins av, runs e 50x— on curve 13 11xn93.1xnw 77.2xs113.4 to beg; Apr30'14; 1y5½%; Angel Constn Co, Inc, a corpn, to Martense B Stary, 107 E 19, Bklyn, trste Isaac Orr. 23,500

165TH st E (10:2691); same prop; certf as to above mtg; Apr30'14; same to same.

165TH st E (10:2691); same prop; pr mtg $23,500; Apr30'14; 1y6%; same to Comity Mtg Co, 40 Wall. 31,500

165TH st E (10:2691); same prop; certf as to above; Apr30'14; same to same.

167TH st E (9:2430), ns, 93.10 e Teller av, runs n74.9xe89.10 to nws 167th xsw49 to curve, x—73.2 to beg; Apr24; Apr25'14; 1y5%; A J Schwarzler Co to Brevoort Real Estate Co, 15 Wall. 35,000

167TH st E (9:2430); same prop; certf as to above mtg; Apr24; Apr25'14; same to same.

167TH st, 942 E (10:2727); ext of $29,000 mtg to Oct1'14 at 5%; Mar27; Apr24'14; Mitchel Smoleroff with Jas Stokes, Ridgefield, Conn, & Mollie, wife Mitchel Smoleroff, 1029 Kelly. nom

174TH st E (11:2790), sec Topping av, 95x55; Apr28'14; 5y5¼%; Michl B Keane to Alice C Holden, 323 Riverside dr, gdn Frances Holden, Jr. 6,500

176TH st E, nec Daly av, see Daly av, n ec 176.

178TH st E, nec Prospect av, see Prospect av, nec 178th.

182D st E (11:3099), ns, 321.4 e Crotona av, 50x100; pr mtg $30,000; Apr28; Apr29 '14; due as per bond; The 182nd & Garden Sts Co Inc to John H Feldscher, 304 W 102. 5,000

182D st E (11:3099), same prop; certf as to above mtg; Apr28; Apr29'14; same to same.

182D st E (11:3099), ns, 221.4 e Crotona av, 100x100; ext of $30,000 mtg to Mar26 '17 at 5½%; Mar26; Apr29'14; N Y Mtg & Security Co with 182d & Garden Sts Co, Inc, 44 Cedar. nom

185TH st, 451-3 E (11:3039); ext of $33,000 mtg to Apr2'19, at 5½%; Apr23; Apr 27'14; Lawyers Mort Co with Wm H Kirchner, 3608 3 av. nom

185TH st E (11:3114), ss, 108.6 w So blvd, 37.6x130x37.6x—; Apr30'14; due July1'17; 5½%; Adam H Gareiss to Bertha Suther, 896 Tinton av, & ano. 2,500

187TH st, 743 E (11:3104), ns, 70 w Prospect av, 25x100; also 187TH ST, 745 E (11:3104), ns, 45 w Prospect av, 25x100; also 187TH ST, 747 E (11:3104), ns, 20 w Prospect av, 25x100; also PROSPECT AV (11:3104), nwc 187th (No 749), 100x20; collateral mtg; pr mtg $21,500; Apr20; Apr24'14; due &c as per bond; Kate I Reilly to Chas Wolf, 1541 Westchester av. 10,000

187TH st, 745-9 E, see 187th, 743 E.

188TH st E, nwc Belmont av, see Belmont av, nwc 188th.

197TH st E, swc Bainbridge av, see Bainbridge av, swc 197th.

214TH st E (*), ss, 150 e Laconia av, 2 lots, ea 25x100; 2 PM mtgs, ea $500; Jan1; Apr29'14; 3y5%; Chas E Watson to Frank C Mayhew, 3830 White Plains av, & ano, trstes Levi H Mace. 1,000

217TH st E (*), ns, 100 w Paulding av, 25x114.4; Apr27'14; 3y5¼%; Louis Berninger to Daisy Freutel, 533 Bergen av. 3,000

219TH st E (*), ns, 200 w Bronxwood av, 100x114; PM; Apr24'14; due &c as per bond; North Bronx Realty Co to Peter Duncan, 720 E 222. 2,000

224TH st E (*), ss, 100 e White Plains rd, 100x114; equal lien with mtg for $2,500; Apr21; Apr24'14; 3y5¼%; Jeannette Rogers to Christoph Helfrich, 1007 Union av. 2,500

224TH st E (*), same prop; ext of $2,500 mtg to Apr21'17 at 5¼%; Apr21; Apr24'14; Christoph Helfrich with Jeannette Rogers. nom

239TH st E (*), swc Carpenter av, 100x100; pr mtg $2,500; Apr21; Apr25'14; due July1'17; 6%; Adelaide A Wabst to Anna Wolf, Newark, NJ. 1,800

Alexander av (9:2303), sec 141st, runs s 80.6xe79.5xs90xe26.6xn100.5 to st xw105.10 to beg; Apr27'14; due June1'17, 5%; Alexander Avenue Bantist Church to Dollar Savings Bank, 2808 3 av. 5,000

Alexander av (9:2303), same prop; sobrn agmt; Dec27'13; Apr27'14; N Y City Baptist Mission Society with same. nom

Allerton av (*), ss, 100 e Laconia av, runs s600xe260xn150.9xe100 to ws Hering av, xn75xw100xn374.2 to Allerton av xw260 to beg; Apr29; Apr30'14; due &c as per bond; Louise P Avery to Allerton Av Corpn, 128 Bway. 21,000

Allerton av, ss, 100 e Laconia av, see Williamsbridge rd, sec Saw Mill la.

Anthony av (11:3157), es, 100 ne 181st, 50 x100; pr mtg $4,000; Oct1'13; Apr28'14; due Jan2'14, 6%; Wm L Phelan to Wentworth Mort Co, 1204 Tinton av. 3,000

Anthony av (11:2890), es, 162.6 s Prospect pl, 18.9x93.8x18.9x95; ext of $4,250 mtg to Aug1'17 at 5½%; Apr27; Apr28'14; Clara A Harper with Clinton Beasley, 1750 Anthony av. nom

Bainbridge av (12:3295), swc 197th, 48.9 x84.11 to ss old Williamsbridge rd x85.5x 15.1 to beg, given as collateral security for two bonds; pr mtg $7,000;; Apr17; Apr 24'14; due &c as per bond; Mathilde Bosselman to Natl Surety Co, 115 Bway. 4,000

Bathgate av, 1998 (11:3044), ext of $5,000 mtg to Oct15'18 at 5%; Oct15'13; Apr24'14; Augusta Segelke with Fredk Braun, 1998 Bathgate av. nom

Bathgate av (11:2922), es, 49.7 n 174th, 50x95.8, leasehold; Mar30; Apr25'14; due &c as per bond; Abe G Michaels to Herman Knepper Co, 4054 3 av. 500

Beaumont av (11:3103), ses, 200 ne 183d, 115x100; pr mtg $8,000; Apr28'14; 3y6%; Mary A Keenan to Flora L Root, 1763 E 13, Bklyn. 1,000

Beaumont av (11:3090), ws, 100 ne 187th, 50x63.5x60x95.7; Apr24; Apr25'14; demand; 6%; Farago Constn Co, Inc, a corpn to Jas G Wentz, 335 West End av. 21,000

Beaumont av (11:3090), same prop; certf as to above mtg; Apr24; Apr25'14; same to same.

Beaumont av (11:3105), es, 89.8 s 189th, 77x43.6x75x26; Apr24; Apr25'14; 1y6%; D'Andrea Constn Co to Chas H Baechler, 1762 Walker av. 3,000

Beaumont av, 2470, see Crotona av, 2469-2471.

Belmont av, 2121 (11:3081); ext of $40,000 mtg to Apr23'19 at 5½%; Apr2; Apr27 '14; Lawyers Mort Co with Safety Holding Co, 5 Beekman. nom

Belmont av, 2121 (11:3081); agmt as to share ownership in mtg; Apr23; Apr27'14; Abr J Dworsky with Lawyers Mort Co, 59 Liberty. nom

Belmont av (11:3076), nwc 188th, lot 67 blk 3076 tax map; transfer of tax lien for yrs 1902 to 1908, assessed to unknown; Nov27'11; Apr24'14; 3y12%; City of N Y to City N Y, & assigned to Sami H Kupferman, 216 W 100. 3,010

Bergen av, ns, abt 125 e 152d, see 3 av, ss, 125 e 152d.

Boston rd (*), sec Oak, —x—x50x90, except part for rd; Mar1; Apr29'14; 3y6%; Wm H McFall, B of Q, & David M McFall, New Canaan, Conn, to Margt A Winans, 114 Sherman st B of Queens, NY. 600

Brook av (9:2276), nec 150th, 25x100; Apr24; Apr25'14; due &c as per bond; Jos Rubinsky to Lawyers Mtg Co, 59 Liberty. 22,000

Brook av, 556 (9:2276), nec 150th, —x—; sobrn agmt; Apr22; Apr25'14; Hanna Haist with Lawyers Mtg Co, 59 Liberty. nom

Brook av (9:2364), swc 3 av, 36.6x3.1x 29.5x13.10; ext of $4,900 mtg to Apr23'19 at 6%; Apr23; Apr29'14; Universal Savgs Bank with Wm H Harden. nom

Bryant av (10:2764), es, 150 n Lafayette av, 25x100; bldg loan; pr mtg $2,500; Apr 24'14; due May1'15, 6%; Albt Gerhards, 832 Whittier, to Clara S Dean, 11 Lawrence, Yonkers, NY. 1,000

Bryant av, es, 175 n Eastern blvd, see 95th st, 151 W, Manhattan Mtgs.

Bryant av, es 80 n 172d, see Valentine av, ses, 180.9 ne 198th.

Bryant av, swc Randall av, see 95th st, 151 W, Manhattan Mtgs.

Carpenter av, swc 239th, see 239th E, swc Carpenter av.

Carpenter av (*), nws, 225 se 240th, 75x100; pr mtg $600; Apr29'14; 3y6%; Mary or Mary E Huether to Diedrich Wischhusen, 746 E 224. 1,000

Cedar st (*), ws, 171 n Boston rd, revised; Apr29; Apr30'14; 11y6%; Mount Vernon Builders Supply Co, 24 So 2d, Mt Vernon, NY, to Jno Bussing, Jr, 205 E Lincoln av, Mt Vernon NY. 3,000

College av, 1296 (11:2783-2785), es, 80 n 169th, 16x100; PM; Apr23; Apr24'14; 3y 5%; Wm Rollin, 1298 College av, to Adolph Stahl, 1296 College av. 3,000

College av (9:2436 & 2439), es, 200 from nec 168th, —x—; agmt that above premises shall be held as collateral security for payment of bond of $3,000; Apr20; Apr30'14; Conroy Brothers Inc to Casualty Co of America. nom

Crotona av (11:3104), es, 100 n 187th, 2 lots, ea 50x100; 2 mtgs, ea $32,000; 2 pr mtgs, ea $——; Apr24'14; due &c as per bond; Nista Constn Co to Manhattan Mtg Co, 200 Bway. 64,000

Crotona av (11:3104); same prop; 2 certfs as to above mtgs; Apr24'14; same to same.

Crotona av (11:3105), ws, 80 s 189th, 2 lots ea 37.6x95; 2 mtgs ea $3,000; Apr24; Apr25'14; 1y6%; D'Andrea Constn Co to Chas H Baechler, 1762 Walker av. 6,000

Crotona av, 2469-71 (11:3105), ws, 80 s 189th, runs w121 to es Beaumont av (No 2170) xs77xe138.6 to av xn75 to beg; certf as to 3 mtgs for $3,000 ea; Apr24; Apr25 '14; D'Andrea Constn Co to Chas H Baechler.

Daly av (11:2992), nec 176th, 91.10x19.11 x93.3x49.11; Apr10; Apr29'14; due &c, as per bond; Jno R Peterson to David Daly, 377 E 144. 6,400

Daly av (11:2992) es, 91.10 n 176th, 2 lots together in size 16.3x49.11; 2 mtgs, ea $1,800; Apr10; Apr29'14; due, &c, as per bond; Jno R Peterson to David Daly, 377 E 144. 3,600

Daly av (11:2992), es, 517.9 s 177th, —x—; ext of $27,000 mtg to Apr28'19 at 5½%; Apr23; Apr29'14; Lawyers Mtg Co with Hoffman Co Builders Inc, 1132 Clay av. nom

Daly av (11:2992), es, 555.7 s 177th 37.10 x150.11; ext of $27,000 mtg to Apr23'19 at 5½%; Apr23; Apr27'14; Lawyers Mort Co with Hoffmann Co Builders, Inc, 1132 Clay av. nom

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Daly av, 1886-8 (11:2992), es, 124.1 n 176th, 2 lots, ea 18.2x49.11; 2 mtgs ea $2,000; Apr10; Apr29'14; due, &c, as per bond; Jno R Peterson to David Daly, 377 E 144. 4,000

Daly av, 1900 (11:2992); sobrn agmt; Apr22; Apr29'14; Hoffmann Co Builders Inc & Pauline Frank & Dorothy Jaeger with Lawyers Mort Co, 89 Liberty. nom

Edison av (*), ws, 244.9 n Liberty, 25x100; pr mtg $750; Apr25'14; due Mar30'19; 6%; Christian Schwartz, 1927 Edison av to Cecelia Prodehl, 497 Valley rd, West Orange, NJ. 350

Forest av (10:2658), nec 161st, 21x98.6; ext of $10,000 mtg to June14'17 at 5%; Mar14; Apr24'14; Wm R Nevins with Maurice 1 Jacobs, 438 Kosciusko, Bklyn. nom

Ft Schuyler rd (*), ws, 239.1 s Balcom av, 50.1x107.6x50x112.4; Apr28; Apr30'14; 3 y5½%; Mary A Moynihan to Jas S Bolton Jr, 1601 Boston rd. 500

Grand blvd & concourse, 2397 (11:3165); ws, 514.11 s 188th (189th), 50x78.2x50x78.7; Apr24'14; due &c as per bond; Field Realty Co to Harlem Savgs Bank, 124 E 125. 23,000

Grand blvd & concourse, 2397 (11:3165); sobrn agmt; Apr24'14; same & Siegfried Landau with same. nom

Grand blvd & concourse, 2480 (11:3153); ext of $59,000 mtg to Apr21'19 at 5½%; Apr20; Apr24'14; Lawyers Mtg Co with Edmund Francis Realty Co, 20 Nassau. nom

Grand blvd & concourse, 2486 (11:3153); ext of $59,000 mtg to Apr21'19 at 5½%; Apr20; Apr24'14; Lawyers Mtg Co with Edmund Francis Realty Co, 20 Nassau. nom

Grand blvd & concourse, 2492 (11:3153); ext of $67,000 mtg to Apr21'19 at 5½%; Apr20; Apr24'14; Lawyers Mtg Co with Edmund Francis Realty Co, 20 Nassau. nom

Grand blvd & concourse, 3005 (12:3310), ws, 223.4 n Bedford Park blvd, 50x100; Apr 24'14; due &c as per bond; Jno Gordon to Lawyers Mtg Co, 59 Liberty. 7,000

Grand blvd & concourse (11:3165), ws, 514.11 s 188th (189th), 50x78.2x50x78.7; certf as to mtg for $23,000; Apr24'14; Field Realty Co, a corpn, to Harlem Savgs Bank.

Harrison av, 1820 (11:2869); ext of $4,500 mtg to Apr24'17 at 5½%; Apr24; Apr 27'14; Title Guar & Trust Co with Hugh F Ward, 445 W 44. nom

Harrison av (11:2869), es, at ns lot 42, map 71 lots Kingsland Est, runs e145.2xsw 43.3xw— to av xn35.11 with use of driveway 3.5 wide x100; on south; pr mtg $5,500; Apr24; Apr25'14; due &c as per bond; Hugh F Ward to Susan F Holland, 396 Audubon av. 2,000

Hering av, ws, see Allerton av, ss, 100 e Laconia av.

Hering av, ws, see Williamsbridge rd, sec Saw Mill la.

Hunts Pt av, nes, at sws Falle, see 95th st, 151 W, Manhattan Mtgs.

Hunts Pt av, nes, at es Longfellow av, see 95th st, 151 W, Manhattan Mtgs.

Hunts Pt av, sws, 182.4 se Randall av, see 95th st, 151 W, Manhattan Mtgs.

Hunt av (*), ws, 216.8 n Sagamore, 16.8x100; Apr28; Apr29'14; due May1'17, 6%; Thos P Howley to Mary H Marckwald, 136 Amity, Bklyn. 1,800

Hunt av (*), same prop; pr mtg $1,800; Apr28; Apr29'14; 3y6%; same to Chas F Halsted, 174 Prospect pl, Bklyn. 450

Hunt av (*), ws, 200 n Sagamore, 2 lots, ea 16.8x100; 2 mtgs, ea $2,250; Apr28; Apr 30'14; due &c as per bond; Thos P Howley to Marie S Walsh, West Burke, Vt. 4,500

Intervale av, 984-88 (10:2704), es, 150.1 n Westchester av, runs n50xe100xs25xw 0.8xs10.9xs25xw78.9 to beg; Apr23; Apr27 '14; 3y5½%; Chas H Roe Estate to Jennie Currier, 5 W 81, & ano, exrs Geo C Currier. 13,000

Intervale av, 984-8 (10:2704); certf as to above mtg; Apr21; Apr27'14; same to same.

Jackson av, 730 (10:2573), es, 100 n 141st, 20x100; Apr30'14; due &c as per bond; Chas A Cassidy to Title Guar & Trust Co, 176 Bway. 2,000

Jackson av (10:2578), es, 200 s 143d, 50 x100; Apr1; Apr24'14; 3y6%; Jas Henry, 325 E 123, to David Henry. 1,000

Jackson av, 1140 (10:2651), es, 138.3 n 166th, 20x87.6; PM; Apr30'14; 5y5%; Gaylord J Pettit, New Rochelle, NY, to Barnett Epstein, 1110 Jackson av. 10,000

Longfellow av (10:2761-2), ws, 250 s Garrison av, 100x100; certf as to mtg for $8,500; Apr23; Apr24'14; The Schlatter Embroidery Co, a corpn, to Mathias Haffen.

Longfellow av, es, at nes Hunts Pt av, see 95th st, 151 W, Manhattan Mtgs.

Longfellow av, ws, 25 n Randall av, see 95th st, 151 W, Manhattan Mtgs.

Longfellow av, ws, 125 s Randall av, see 95th st, 151 W, Manhattan Mtgs.

Lyon av (*), ss, 130 e Grace av, 25x100, except pt for Lyon av; pr mtg $4,000; Mar 10; Apr30'14; 2y6%; SamlB Steinmetz, 1416 Glover, to Carl Becker, at Little Ferry, NJ. 1,000

Lyon av (*), ss, 180 e Grace av, 25x100, except pt for Lyon av; pr mtg $4,000; Mar 10; Apr30'14; 2y6%; Saml B Steinmetz, 1416 Glover, to Carl Becker, at Little Ferry, NY. 1,000

Main line of property affected by said agreement and mortgages are as folllows: SECTION 9, blks 2276, 2339, 2341, 2342, 2343, 2348, 2353, 2354, 2357, 2365, 2360, 2391, 2420, 2421, 2443, 2497, 2539, 2540, 2541, 2542, 2276, 2339, 2341, 2342, 2343, 2348, 2384, 2353, 2354, 2357, 2364, 2365, 2360, 2359 2392, 2393, 2395, 2391, 2409, 2420, 2421, 2443, 2497, 2439, 2440, 2441, 2442; also SECTION 10 blks 2557, 2573, 2574, 2575, 2599, 2601, 2610; also SECTION 11, blks 2882, 2883, 2884, 3231, 3238, 3242, 3243, 3244, 2882, 2883, 2884, 2894, 2895, 2897, 2898, 2899, 2900, 3027 3028, 3029, 3030, 3031, 3032, 3033, 3042, 3043, 3044; also SECTION 12, blks 3264, 3266, 3267, 3268, 3269, 3270, 3271, 3401, 3264, 3266, 3267, 3268, 3269, 3270, 3271, 3273, 3274, 3325 3330, 3357, 3358, 3360, 3399; also SECTION 13, blks 3402, 3407, 3410, 3411, 3412, 3417, 3418, 3420, 3422, 3427 & 3428; also MAIN LINE, &c, railroad from terminus on ws of Borough of Manhattan, City of N Y, to City of Buffalo, N Y, 440 miles; also branches; also all REAL ESTATE in connection with its Grand Central Terminal sub to rights of N Y, N H & H R R Co; also N Y & Harlem R R, West Shore R R, etc; also MAIN LINE of R R from Mott Haven junction at or near 149th st to Spuyen Duyvil, 5.31 miles; also MAIN LINE of R R from 155th st, NY, to Putnam Junction, Putnam Co, NY, 53.73 miles, & branch lines from Van Cortlandt Park junction in Bronx to Getty Square, Yonkers, NY, 3.10 miles, & from Baldwin pl, Westchester Co, to Mahopac Falls, Putnam Co, 2.05 miles; also OTHER PROPERTY of the consolidated railroads of the N Y C & H R R R Co as follows: the Rome, Watertown & Ogdensburg R R Co; the Utica & Black River R R Co; the Oswego & Rome Railroad Co; the Carthage, Watertown & Sackets Harber R R Co; the Niagara Falls Branch R R Co, & the Little Falls & Dolgeville R R Co, & leasehold int in 10 other railroads with franchises, properties, leases, rights, bridges, rights of way, rolling stock, etc, on lines located in NY, NJ, Penn, Ohio, Michigan, Indiana & Illinois; agmt & supplemental indenture that party 1st pt assumes payment of principal & bonds under mtg or deed of trust dated June1'97, for $100,000,000 at 3½% gold bonds; Apr16'13; Apr30'14; New York Central & Hudson River R R Co with Central Trust Co of N Y as trste, 54 Wall. nom

Main line, etc, same prop; consolidation mtg or deed of trust on which a recording tax of $835,512 has been paid; prior mtgs $——; June20'13; Apr30'14; due Feb1, 1998, 4%; same to Bankers Trust Co, a corpn, 16 Wall, trste. gold bonds 167,102,400

Maine line, etc, same prop; refunding & improvement mtg of amt below, nothing has been advanced & nothing paid on mtg tax; pr mtg $——; Oct1'13; Apr30'14; due Oct1, 2013, int as may be determined upon hereafter; same to Guaranty Trust Co of NY, 140 Bway, trste. gold bonds 500,000,000

Morris Park av (*), swc Taylor, 25x100; PM; Apr27'14; due, &c, as per bond; Simon T Hoven, 564 Morris Park av, to Ida B Baer, Freeport, LI. 2,000

Morris av, 1974 (11:2807), es, 240 s 179th, 20x100; Apr25; Apr28'14; due, &c, as per bond; Wm Ellis to Title Guar & Trust Co, 176 Bway. 4,000

Mosholu av, 5612 (13:3421), es, 135.11 n 256th, 26.8x200; PM; Apr24; Apr25'14; 3y 5%; Leonard M Totten to Heinerich F Othmer at Mosholu av, nr 256th. 3,250

Ogden av, 1076 (9:2514), sal Ls; Apr6; Apr27'14; demand, 6%; Michl J Barry to Peter Doelger Brewing Co, Inc, 407 E 55. 500

Old rd (*), ss, 118 w Pugsley av, 75x86.8x 75x92.2; Apr23; Apr28'14; 3y6%; Agnes, wife of & Richd J L Murphy to Eliz K Dooling, 179 E 80. 2,100

Plimpton av, 1315 (9:2522), ws, 230.7 s 170th, 23x79.11x23.5x84.5; Apr28'14; 5y5%; Leo A Hudson to Emigrant Indus Savgs Bank, 51 Chambers. 5,000

Plimpton av, 1315; pr mtg $5,000; Apr28 '14; 5y6%; same to Jos Hudson, 202 W 103. 1,700

Popham av (11:2877), ws, 31.3 s Palisade pl, 50x100; Apr24; Apr28'14; 1y5%; D Roy Shafer to Emile Utard, 340 W 88. 1,000

Popham av, ws, 31.3 s Palisade pl, see Popham av, 1771.

Popham av, ws, 152.3 s Palisade pl, see Popham av, 1771.

Popham av, 1771 (11:2877), ws, 31.3 s Palisade pl, 175x142.6x176.6x166.1, except from above; also POPHAM AV, ws, 152.3 s Palisade pl, 50x100; also except POPHAM AV, ws, 31.3 s Palisade pl, 50x100; Apr24; Apr28'14; 5y5%; D Roy Shafer to Emile Utard, 340 W 88. 10,000

Prospect av (11:3106), nec 178th, 110.10x 150; Apr23; Apr24'14; 1y5%; David Gordon, 838 West End av, to Jas Wood, 68 West, So Norwalk, Conn, & ano, exrs David Wood. 3,000

Prospect av, 2062 (11:3109), es, 217.3 s 180th, 33x150.3; Apr20; Apr30'14; due &c as per bond; Giosue Galiani to Edw Perpeet, 680 Dawson. 4,000

Prospect av (11:3144), es, 70 s 187th, 50x 93; pr mtg $4,000; Apr21; Apr24'14; 1y6%; Johanna R Ernst, 501 E 165, to Bertha Buschatzke, 477 Steinway av, LI City. 1,500

Prospect av, nwe 187th, see 187th, 743 E.

Prospect av, ws, at sws Home, see Home, sws at ws Prospect av.

Radcliff av (*), es, 125 n Van Nest av, 50x100; PM; Apr23; Apr27'14; due July9'16, 5%; Conrad Eiermann to Morris Park Estates, 25 Broad. 1,130

Randall av, swc Bryant av, see 95th st, 151W, Manhattan Mtgs.

Road (*), from Wms Bridge to Westchester, es, 1,671 s Bronx & Pelham Pkway, runs s152.7xse150xse150xse450.5xse 114xse32.5xse332.5 xne520.3 xnw 95.7 xnw 100 xnw340xnw411.8xnw426.6 xnw 54 xsw 634 to beg, contains 19 acres; Apr27; Apr28'14; due Oct1'17, int as per bond; Creston Co, 440 E Tremont av, to Louis Wechsler, 895 West End av. 80,000

Road (*), same prop; certf as to above mtg; Apr22; Apr28'14; same to same. ——

St Ann's av, 165 (9:2263), ws, 50 s 136th, 25x98; PM; Apr27'14; 3y5%; Danl Hecht to Title Guar & Trust Co, 176 Bway. 14,000

Southern blvd (11:3115), ws, bet 187th & 189th, lot 38 blk 3115, tax man; transfer of tax lien for yrs 1901 to 1908, assessed to M A Campbell; May29'11; Apr24'14; 3y 7.54%; City N Y to Saml Goldsticker, 149 Bway. 1,705.18

Stebbins av, 1382 (11:2965), es, 44.3 n Jennings, 25x105x25x103.10; PM; pr mtg $5,000; Apr28; Apr29'14; installs, 6%; Nathan Sacks, 821 Jennings to Carl Ernst, 122 W 85. 625

Teller av, 1129 (9:2434-2429), ws, 116.8 s 167th, 38.4x100; pr mtg $——; Apr30'14; due Nov1'17, 6%; Barbara Pabst to Kate Ley, 1121 Teller av. 3,000

Teller av (9:2434 & 2429), ws, 78.4 n 166th, 100x191.8; PM; pr mtg $——; Apr 23; Apr24'14; 3y6%; Kate Ley, 1121 Teller av, to O J Schwarzler Co, 1100 Brook av. 24,000

Topping av, sec 174th, see 174th E, sec Topping av.

Valentine av, 2868 (12:3302), es, 180.9 n 198th, 25x99x25x99.1; Apr27'14; 3y5½%; Ray Kaufman, 2868 Valentine av, to Matilde A Bertrand, 1261 Bedford av, Bklyn. 7,500

Valentine av (11:3001), ses, 180.9 ne 198th, 25x99x25x99.1; also BRYANT AV (12:3302), es, 80 n 172d, 20x100; PM; pr mtg $——; Apr27; Apr30'14; 4 months, 6%; Sara Cohn to Abr Kaufman, 1518 Bryant av. notes 500

Van Nest av (*), ns, 180.6 w Bronxdale av, 25x100, except part for st or av; Apr28 '14; due, &c, as per bond; Jno Jung to Trustees of The Exempt Firemen's Benevolent Fund Assn of Twenty-Third Ward, 2801 3 av. 1,500

Vyse av (11:2987), swc Jennings, 36x 100; ext of $34,000 mtg to Oct27'17 at 5%; Apr1; Apr29'14; Philip Rhinelander, exr Cornelia B Kip, with Michl J McCarthy. nom

Vyse av, 1975 (11:3126), ws, 142.6 s 178th 57.6x150.5x57.6x150.3; bldg loan; Apr24; Apr 25'14; due Jan1'15; 6%; Jas Diamond Constn Co to Jas G Wentz, 335 West End av. 44,000

Vyse av, 1975 (11:3126), certf as to above mtg; Apr24; Apr25'14; same to same. ——

Walker av, 1138 (*); sal Ls; Apr27; Apr 28'14; demand, 6%; Thos P White to Jacob Ruppert, a corpn. 3,804.90

Washington av, 1239 (9:2390), ws, 117.6 n 168th, 26.6x140.1x26.6x140.2; PM; Apr22; Apr24'14; installs, 6%; Gussie Dubin to Absar Realty Co, 919 Fox. 240

Webster av (11:2888), ws, 50 s 173d, runs s165.11xw101.4xn40.5xw3.7xn99.9xe 34.3 x n 21.6xe83.11 to beg; Apr27; Apr28'14; 5y6%; Nan Realty Corpn to Edgar S Appleby, Glen Cove, LI, & ano. 13,000

Webster av (11:2888), same prop; certf as to above mtg; Apr24; Apr28'14; same to same.

Webster av (11:2888), same prop; two sobrn agmts; Apr24; Apr28'14; Paragon Mort Co with same. nom

Weeks av, 1652 (10:2792), es, 155 s 173d, 20x90; Apr23; Apr24'14; 5y5%; Morris S Breakstone, 1652 Weeks av, to North-Eastern Dispensary, 222 E 59. 4,500

Weeks av, 1652 (11:2792); pr mtg $4,500; Apr23; Apr24'14; due &c as per bond; same to Isaac Rosenzweig, 1650 Weeks av, & ano. 1,000

Westchester av (10:2689), swc Hewitt pl, runs s258.7 to ns 161st xw223 to Westchester av xn214.11 to beg; Apr27'14; due, &c, as per bond; Geo F Johnson, Township of Hanover, Morris Co, NY, to Irving Savings Instn, 115 Chambers. 110,000

Westchester av, nec 161st, see Westchester av, swc Hewitt pl.

White Plains rd (*), ws, 430.1 s Westchester av, 50x99.9, except part for sts; pr mtg $——; Feb27; Apr28'14; 1y6%; Mackenzie Wood Working Co Inc to Matilda Amsler, 1616 Crosby av. 1,000

White Plains rd (*), same prop; consent to above mtg; Feb27; Apr28'14; same to same.

White Plains rd (*), same prop; certf as to above mtg; Feb27; Apr28'14; same to same.

White Plains rd (*), same prop; resolution as to above mtg; Feb27; Apr28'14; same to same.

Williamsbridge rd (*), sec Saw Mill la, runs se800.7xe2464.6xnw75 to la xw— to beg, contains abt 40 acres, except ALLERTON AV (*), ss, 100 e Laconia av, runs s 600xe260xn150.9xe100 to ws Hering av xn 75xw100xn374.2 to Allerton av xw260 to beg; also except PARCEL conveyed by Ernest G Stedman to N Y, Westchester & Boston R R Co by deed recorded in L 44 cp 344; Apr29; Apr30'14; due &c as per bond; Allerton Av Corpn to Title Guar & Trust Co, 176 Bway. 100,000

Williamsbridge rd (*); same prop; certf as to above mtg; Apr29; Apr30'14; same to same. nom

Williamsbridge rd (*), sec Saw Mill la, runs se 2,464.6xn975to la xw— to beg; participation agmt; Feb1; Apr30'14; N Y Title Ins Co with Ernest G Stedman, 249 48th, Bklyn. nom

Willis av, swc 134th, see 134th E, ss, 171.6 w Willis av.

Wood av, swc Gray, see Gray, swc Wood av.

Wood av (*), ss, 101.11 w Gray, 25.5 x100x25x95.1; Apr29; Apr30'14; 3y6%; Emelie Ochsner, Bklyn, to Eliz K Dooling, 179 E 180. 500

3D av (9:2362), ss, 125 e 152d, 25x200 to ns Bergen av, except pt for 3 av; pr mtg $17,500; Apr30'14; due &c as per bond; Adalene Bachmann to Louise Kausen, 1 Layton av. 1 500

3D av, 3673 (11:2910), ws, 78.10 s 170th, 79.6x116.4x79.6x119.3; Apr23; Apr24'14; 3y 6%; West Side Constn Co, 322 W 100, to Edgar S Appleby, Glen Cove, LI, & ano. 12,000

3D av, 3673 (11:2910); certf as to above mtg; Apr23; Apr24'14; same to same. ——

3D av, swc Brook av, see Brook av, swc 3 av.

Lot 122 (13:3411), tax map; ext of $7,800 mtg to Apr22'16 at 5%; Apr14; Apr28'14; Along-The-Hudson Co with Lee de Forest, at Spuyten Duyvil, NY. nom

Lot 122 (13:3411), same prop; ext of $4,600 mtg to Nov1'15 at 6%; Apr14; Apr28 '14; same with same. nom

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The Real Estate Directory of the Borough of Manhattan with Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2408 New York, May 9, 1914. (45) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Academy st (swc Vermilyea av), blk 2224-21.
Academy st, ss, blk 2237-45-8.
Beekman st, 35-7 (or William, 171).
Birmingham st, 2-16.
Broome st, 16-8.
Cannon st, 96.
Carmine st, 7-9.
Catharine st, 64.
Cherry st, 362.
Columbia st, 80.
Delancey st, 40.
*Dover st, 37-9 (or Front, 261).
Elizabeth st, 9 & 92-6.
Essex st, 11.
Front st, 261.
Grand st, 560.
Henry st, 311 & 324.
Hudson st, 290.
Jane st, 55.
Jones la, 4-6.
Leroy st, 50.
Lewis st, 13.
*Lewis st, 100 (or Stanton st, 314).
Lewis st, 118.
Macdougal st, 126.
Madison st, 139-41.
Madison st, 397 & 410.
*Mangin st, 20 (or Broome st, 16-8).
Mulberry st, 245.
Pearl st, 410.
Perry st, 38.
St Lukes pl, 14.
South st, 228-9.
Stanton st, 304 & 314.
Sullivan st, 225-9.
Sutton pl, 38-40.
Vesey st, 96-8.
*Vesey st, 110 (or West st, 131-3).
Wall st, 114.
Warren st, 117.
Water st, 449-51.
West st, 131-3 (n e c Vesey st, 110).
Willett st, 8.
William st, 171.
3d st, 109 E.
3d st, 37 W.
8th st, 326 E.
9th st, 218 E.
10th st, 34-6 & 417 E.
12th st, 323-5 E.
13th st, 30 E (rear).
13th st, 511-3 E.
14th st, 534 E.
15th st, 514-6 E.
15th st E, ss, blk 572-pt 51 & 56.
16th st, 41 W.
17th st, 254-6 W.
*19th st, 280-4 W (or 8 av, 176).
21st st, 16 W.
22d st, 267 & 451-5 W.
23d st, 319-23 E.
24th st, 36-44 W.
24th st, 127-9 & 431 W.
26th st, 107-15 E.
*27th st, 100-12 E (or 4 av, 381-5).
34th st, 43-5 W.
39th st, 143-7 E.
*39th st, 70 W (or 6 av, 672).
42d st, 1 E.
43d st, 6-8 E.
43d st, 231-3 W.
47th st, 10-12 W.
*52d st E (nec 5 av, 657) blk 1288-1.
53d st, 430 W.
56th st, 247 E.
*59th st, 442 E (or Sutton pl, 38-40).
61st st, 240 W.
62d st, 43-5 E.
65th st, 335-7 E.
67th st, 218 E.
68th st, 306 W.
69th st, 9 E.
*74th st, 201 E (or 3 av, 1291).
78th st, 345 E.
81st st, 515 E.
81st st, 203-11 W.
82d st, 132 W.
83d st, 35 W.
84th st, 120 E.
84th st, 210 W.
*89th st, 179 W (or Ams av, 601).
90th st, 67 W.
*91st st E (nwc Mad av, 1274), blk 1503-14.
93d st, 340 E.
*97th st W (sec Riverside dr, 244), blk 1887-36).
98th st, 153 W.
99th st, 221 & 303-13 E.
99th st, 151-3 W.
100th st, 117 E.
*100th st, 302-4 E (or 2 av, 1936-8).
101st st, 327 E.
102d st, 15 & 311 W.
105th st, 62 E.
106th st, 56 W.
115th st, 11 E.
116th st, 218, 309 & 408-10 E.
117th st, 250 E.
117th st, 145 W.
*117th st, 300 W (or 8 av, 2169).
*118th st, 28 E (or Madison av, 1798-1808).
118th st, 353-9 W.
*120th st W (nec Lenox av, 200), blk 1720-1.
120th st W, ns, blk 1963-9.
63d st, 5-15 W.
*122d st, 254-6 E (or 2 av, 2375-9).
*124th st E (sec Madison av, 1929), blk 1748-74.
124th st, 510 W.
*124th st, 596 W (or sec Bway), blk 1978-61.
126th st, 28 E.
126th st, 129 W.
131st st, 205 W.
134th st, 217 W.
136th st, 155 & 159 W.
140th st, 151-9 W.
141st st, 462 W.
144th st, 472 W.
148th st, 622-30 W.
*151st st, 300 W (or 8th av, 2829-31).
161st st, 556 & 560-2 W.
163d st, 537-43 W.
164th st, 434-6 W.
168th st, 509 W.
170th st, 555 W.
178th st, 508 W.
*179th st, 700 W (or Bway, 4209-19).
182d st, 517-9 W.
183d st, 554 W.
185th st, 556-8 W.
*207th st, 610 W (or Bway, es blk), 2235-20
207th st, 623-31 W.
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Av C, 175.
Amsterdam Av, 601, 689, 843 & 1512-14.
Audubon av, 391.
Broadway (sec 124th, 546 W), blk 1978-61.
Broadway, 4209-19.
Broadway, e s, blk 2235-20.
Greenwich av, 49.
*Hillside av, ws, to Nagle av, es (blk 2173-29).
Lenox av, 200 & 365.
Lexington av, 1452.
Madison av, 1278-84 & 1493-5.
Madison av, 1590 & 1798-1808.
Madison av, 1929.
Nagle av, es, blk 2173-29.
Park av, 1862.
Riverside dr, 244.
Riverside dr (sec 148th, 622-30 W), blk 2094-45
*Vermilyea av (swc Academy), blk 2224-21
Wadsworth av, ws, blk 2167-67-71.
West End av, 226 & 323
1st av, 2060, 2109-11.
1st av, 45 & 1957-9.
2d av, 990, 1924-36 & 2375-9.
3d av, 1291.
4th av, 381-5.
5th av, 882.
6th av, 48 & 668-72.
7th av, 328-32.
8th av, 176, 2169 & 2825-31.
10th av, 367.

WILLS.

Columbia st, 32-4.
Goerck st, 139.
Ludlow st, 180.
2d st, 292 E.
12th st, 36 W.
60th st, 145 W.
65th st, 329 E.
94th st, 152 W.
*125th st, 1-9 E (or 5th av, 2023-9).
*126th st, 2 E (or 5th av, 2031-7).
Mt Morris Park W, 34.
3d av, 230.
5th av, 2023-37.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indivld—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—reference.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 1, 2, 4, 5, 6 & 7.

Academy st (8:2237-45-48), ws, 125 n Bway, 100x137.5x101.2x121.8, vacant; Lee Real Estate Co, a corpn, to Albt M Selikowitz, 1745 Union, Bklyn; B&S; Mar26; May 7'14; A$13,000-13,000. O C & 100

Academy st (8:2237-47-48), ws, 125 n Bway, 50x129.7x50.7x121.8, vacant; Albt M Selikowitz to Knapp & French, Inc, a corpn, 870 E 162; B&S; AL; Apr30; May7'14; A$6,300-6,300. nom

Academy st (8:2237-45-46), ws, 175 n Bway, 50x137.6x50.7x129.7, vacant; Albt M Selikowitz to Jarvis Realty Co, Inc, a corpn, 130 Pearl; B&S; AL; Apr30; May7 '14; A$6,700-6,700. nom

Academy st, swe Vermilyea av, see Vermilyea av, swc Academy.

Beekman st, 35-7, see William, 171.

Birmingham st, 2-16 (1:275-49-50-52 & 28), nec Madison st (Nos 139-139½-41), —x—, 7-sty bk loft & str bldg & 1-4-sty bk tnt & strs; Emsworth Constn Co, a corpn, to Jos B Cotier, 147 W 25 [147 E 125]; AL; May4 ;May5'14; A$60,000-116,000. O C & 100

Birmingham st, 2-16; also MADISON ST, 139-139½-41; Jos B Cotier to Rebelle Holding Co, Inc, 30 E 42 [r 327]; AL; May4; May 6'14. O C & 100

Broome st, 16-8 (2:322-60), nec Mangin (No 20), 50x75, 6-sty bk tnt & strs; Progress Holding Co, a corpn, to Arthur G Schaffner, 1307 Dean, Bklyn [658 Nostrand av]; mtg $37,000; Apr24; May6'14; A$21,500-53,000. nom

Cannon st, 96 (2:329-9), es, 109.4 s Stanton, 34.1x100, 6-sty bk tnt & strs; Annie Feldman & ano, heirs Rosie Beller, to Wolf Beller, 218 W 112 [37 W 26]; mtg $54,000 & AL; May6; May7'14; A$21,500-48,000. nom

Carmine st, 7-9 (2:589-45), nws, 118 ne Bleecker, runs nw70xsw0.10xnw30.3xsw38x se100 to st at pt 75 ne Bleecker xne43 to beg, 2-5-sty bk tnts & strs; Chas R Faruolo to Anthony F Scala, 656 E 176; mtg $41,000 & AL; May5; May6'14; A$28,000-46,000. O C & 100

Catharine st, 64 (1:278-39), sws, 50 nw Oak, 25.3x102x25.2x103.9, 2 & 3-sty bk & fr theatre; Jas O'Conor to Fredk Mazzio, 77 Oliver; mtg $13,000; Apr30; May1'14; A$17,-000-20,000. **21,000**

Cherry st, 362 (1:259-31), ns, 126.5 e Montgomery, 26x94.9x26.4x96, 5-sty bk tnt & strs & 4-sty bk rear tnt; Jacob Zlotnick to Hyman Levin, 1480 Madison av [151 W 26]; mtg $15,000; Apr30; May1'14; A$10,000-19,000. O C & 5,000

Columbia st, 80 (2:334-42), es, 70 n Rivington, 30x25, 5-sty bk loft & str bldg; Anna K Schuchmann to Otylle V Schuchmann, — Main st, Fort Lee, NJ; mtg $5,000; May5; May6'14; A$7,000-8,500. nom

Delancey st, 40 (2:420-77), ns, 50 e Forsyth, 25.2x100, 5-sty bk tnt; Florence V Bayles et al, heirs Jos R Rowland, to Saml Grosner, 1361 Madison av, & Rae I Goldfarb & Morris Simon, both at 532 W 111; QC; Mar9; May6'14; A$32,000-45,000. nom

Delancey st, 40; Royal W Howland, heir Jos R Howland, to same; QC; Mar9; May6 '14. nom

Dover st, 37-9, see Wall, 114.

Elizabeth st, 9 (1:201-26), ws, 125 n Bayard, 25x94.5, 3-sty bk loft bldg; Dora Gottesman, Bklyn, to Louis Gottesman, 397 Bradford, Bklyn [c/o Manhattan Spring Bed Co, 9 Elizabeth]; mtg $17,500; Apr30; May1'14; A$17,000-21,000. O C & 100

Elizabeth st, 92-6 (1:239-12-13), es, 55.3 s Grand, runs s75.1xe100xn75xw4.7 & 24.1 & 71.4 to beg, 2-4 & 1-5-sty bk bldgs; Florence C Bliss to Cecilia H Pohle, 1927 7 av [c o R M Pohl of Lang & Co, 380 11 av]; Danl D Brinckerhoff, 59 St Nicholas pl, & Thos S Ollive, 23 W 74; QC; May6; May7'14; A$49,000-68,000. 100

Essex st, 41 (1:297-24), ws, abt 175 s Hester, 25x87.6, 5-sty bk tnt & strs; Bertha Haimowitz to Julius Kaplan, 368 Grand; mtg $33,000 & AL; Apr30; May1'14; A$27,-000-42,000. nom

Front st, 264, see Wall, 114.

Grand st, 560 (2:326-61), ns, 20.1 e Lewis, 20x58.5x20x58.7, 3-sty fr bk ft tnt & strs; Jno S Robertson et al, sons Alex Robertson (decd), to Jessie H Kragh & Ada J Nichols, daughters Alex Robertson (decd), of Bklyn [c/o Chas H Kragh, 460A McDonough, Bklyn]; QC; Feb7'10; May5'14; A$8,000-9,000. nom

Grand st, 560; Josephine A Robertson, widow, to same; QC & all dower rights; Feb10'10; May5'14. nom

Henry st, 311 (1:288-27), ns, abt 285 e Scammel, 23.6x70.8x23.6x71.4, 5-sty stn tnt; Julius Aberman to Aberman Realty Co, Inc, a corpn, 150 Nassau [c/o J Aberman, 311 Henry]; mtg $19,000; May5'14; A$12,-000-20,000. O C & 100

Henry st, 324 (1:267-59), ss, 175.4 w Jackson, 25.3x95x25x94.10, 6-sty bk tnt & str; Isaac Greenman to Saml Werner, 603 Bedford av, Bklyn [c/o Neuville Bros, 168 Delancey]; mtg $24,500; Apr30; May1'14; A $15,500-27,000. O C & 200

Hudson st, 290 (2:579-5), es, 80.6 s Spring, 19.6x75x19.5x75, 3-sty bk tnt & strs; Helena Michels to Queen Mab Co, a corpn, 60 Wall [r 904]; May1'14; A$10,000-12,000. O C & 100

Jane st, 55 (2:626-56), ns, 59.10 e Hudson, runs n56xe20xs16 & 30 to st xw19.5 to beg, 3-sty & b bk dwg; Jas P Lennen, son & heir &c Jas & Johanna Lennen, to Agnes G Gallagher, 55 Jane; Margt Hartman, 58 Green, Middleton, Conn, & Regina V Healy, 427 W 16, daughters & heirs of Jas & Johanna Lennen [c/o Jas P Lennen]; B&S; May1; May5'14; A$5,500-6,500. O C & 100

Jones la, 4-6, see Wall, 114.

Leroy st, 50 (2:582-26), ss, 100 w Bedford, 25x90, except pt for 7 av extension, 5-sty bk tnt & strs; Vincent C Pepe to Michl E Pepe, 38 King [40 So Washington sq]; ½ pt; B&S & CaG; AL; Apr27; May2 '14; A$12,500-24,500. O C & 100

Lewis st, 13 (2:326-18), ws, abt 100 s Broome, 25x100, vacant; Chas F Keyes to Celia Messing, 24 Lewis [c/ N Messing, 14 Lewis]; mtg $7,000 & AL; Apr29; May7'14; A$11,000-11,000. O C & 100

Lewis st, 160, see Stanton, 304.

Lewis st, 188 (2:330-47), es, 125 s Houston, 25x100, 5-sty bk tnt & strs; Saml Lowenstein to Bernhard Lowenstein, 342 Rodney, Bklyn; AT; mtg $24,000; May1; May2'14; A$15,000-30,000. nom

Macdougal st, 126 (2:540-12), ses, 116 sw 3d, 25x100, 5-sty bk tnt & strs; Vincent C Pepe to Michl E Pepe, 38 King [40 So Washington sq]; ¼ pt; AL; Apr27; May 2'14; A$15,000-33,000. nom

Madison st, 139-41, see Birmingham, 2-16.

Madison st, 353 (1:267-28), ns, 192 e Scammel, 24x96, 5-sty bk tnt & strs; Saml Marks, ref, to Adelaide K Thomas, 559 W 156 [cor Riverside dr & 156th]; FORECLOS Apr22; Apr29'14; A$14,000-21,000; corrects error in last issue as to grantee's address. **1,000**

Madison st, 397 (1:265-59), ns, 100 e Jackson, 25x37.2x25x38.10, 5-sty bk tnt & strs; Edmund Bittiner to Jennie Geller, 417 Claremont Pkway; mtg $9,000; Apr29; May 1'14; A$8,000-11,500. exch & 100

Mangin st, 20, see Broome, 16-8.

Mulberry st, 245 (2:495-28), ws, 118.1 s Prince, 25x99.6x25.4x99, 5-sty bk tnt; Commercial Holding Co, a corpn, to Atlantic Macaroni Co, a corpn, 295 Vernon av, L I City; AL; May7'14; A$19,000-30,000. nom

New Chambers st, 48, see Pearl, 410.

Pearl st, 410 (1:115-pt lot 6), es, 111.5 n New Bowery, runs e80.3 to sws New Chambers (No 48) xnw32.6xw57.5 to Pearl xs25.1 to beg, pt 8-sty bk loft & str bldg; Wm A Butler, EXR Fredk K Agate, to Henry J Weber [pres Chas Eneu Johnson & Co, 410 Pearl], 62 W 56; QC & confirmation deed; May1; May4'14; A$——$——. nom

Perry st, 38 (2:612-12), ss, 208.4 w Waverly pl, 20.10x95, 3-sty & b bk dwg; Edw R Finch, TRSTE in bankruptcy of Hy W Richardson, bankrupt, to Coogan Co, Inc, 145 Christopher; AT; mtg $8,500 & AL; May 1; May7'14; A$9,500-12,500. 1,625

St Lukes pl, 14 or Leroy st (2:583-47), ns, 297.1 e Hudson, 21.8x100, 3-sty bk dwg; Mary A, wife & Wm A McAdam, to Wauhope Lynn, 67 W 9 [261 Bway]; mtg $8,000 & AL; Apr28; May2'14; A$11,000-13,500. nom

South st, 228-9 (1:249-9 & 10 & 35-36), ns, 166 e Market sl, 40x160 to ss Water (Nos 449-51), 4 & 5-sty bk loft & str bldg; Adelheid Welcke et al to Jas S & Danl L Reardon, both at 153 Hewes, Bklyn; AL; Apr27; May1'14; A$24,000-41,000. O C & 100

Stanton st, 304 (2:330-77), nec Lewis (No 100), 25x75, 6-sty bk tnt & strs; Mark Rosenthal et al, EXRS &c Barned Cohen, to Bernard Galewski, 26 W 120; 1st mtg $——; 2d mtg $4,500 & AL; May5; May6'14; A$21,-000-39,000. nom

Stanton st, 344 (2:330-73), ns, 76 w Goerck, 26.7x75, 5-sty bk tnt & strs; Annie Feldman & ano, heirs Rosie Beller, to Wolf Beller, 218 W 112 [37 W 26]; AL; May6; May7'14; A$15,000-23,000. O C & 100

Stuyvesant st, see Madison av, 1278-84.

Sullivan st, 225-9 (2:539-9, 10 & 11), es, 325 n Bleecker, 75x100, 3-5-sty stn tnts & strs; Commercial Holding Co, a corpn, to Atlantic Macaroni Co, a corpn, 295 Vernon av, L I City; AL; May7'14; A$48,000-78,000. nom

Vesey st, 96-8, see Wall, 114.

Vesey st, 110, see Wall, 114.

Wall st, 114 (1:37-4), ns, abt 80 w South, —x—, 3-sty bk office & str bldg; A$40,000-48,000; also JONES LA, 4-6 (1:35-19-20), ns, abt 75 w South, —x—, 2-5-sty bk loft & str bldgs; A$26,000-36,000; also FRONT ST, 261 (1:108-9), sec Dover (No 37-9), —x—, 4-sty bk loft & str bldg; A$15,000-20,-000; also VESEY ST, 96-8 (1:84-5 & 6), ns, abt 90 w Washington, —x—, 2-3-sty bk tnts & strs; A$47,000-50,000; also VESEY ST, 110 (1:84-12), nec West (Nos 131-3), —x—, 3-sty bk tnt & strs; A$40,000-45,000; also PIER 28 (27), E River, extndg from South into river, with wharfage, land under water & land under water in front of South st (Nos 162-3-4), which the late Joshua Jones was entitled to at time of his death; Frederic O Spedden to Union Trust Co of N Y, 80 Bway; all RT&I, which Bertram de N Cruger had on Apr22'04; CaG; AL; Jan20'11; May6'14. nom

Warren st, 117 (1:131-35), ss, 109.6 w Washington, 24.9x92.9x25x92.9, 4-sty bk loft & str bldg; Phelps Stokes Estates, Inc, to Abr Kornblum, 1567 Fulton av, Bronx, & Simon Kornblum, 1432 Pitkin av, Bklyn; mtg $24,000; May1; May4'14; A$22,-000-30,000. O C & 100

Water st 449-51, see South, 228-9.

West st, 131-3, see Wall, 114.

William st, 171 (1:92-1), swc Beekman (Nos 35-7), 22.6x54.8x31x51.7, 5-sty bk loft & str bldg; Louise E Monnot, a corpn, to City NY; Feb26; May4'14; A$50,000-58,000. O C & 100

Willet st, S (2:336-36), es, 125 n Grand, 25x100, 5-sty bk tnt & strs; Lena Aberman to Aberman Realty Co, Inc, a corpn, 150 Nassau [c/o J Aberman, 311 Henry]; mtg $26,800; May5; May7'14; A$16,000-32,-000. O C & 100

3D st, 109 E (2:431-50), ns, 474.6 w Av A, 21.4x96.2, 5-sty bk tnt & strs; Eva Kreisman to Jno Becker, 525 E 5; mtg $17,000; May4'14; A$15,000-21,000. O C & 100

3D st, 37 W (2:535-5), ns, 60 e Wooster, runs n152.8xe52.9xs50xw7.9xs102.8 to st xw 45 to beg, 7-sty bk loft & str bldg; 177th St & Pinehurst Av Realty Corpn to Frank E Lonas, 350 W 88; mtg $110,000; May4'14; A$56,000-115,000. O C & 100

5TH st, 326 E (2:390-21), ss, 412.3 e Av B, 21.9x97.6, 5-sty bk tnt & strs; Jacob Udkowitz to Sarah Ehrenreich, 1301 Fulton; av; AL; May1; May6'14; A$14,500-21,000. nom

9TH st, 218 E (2:464-19), ss, 329 w 2 av, 21x75, 4-sty bk tnt & strs; Sol Herwitz to Fannie Ungar, 150 Keap, Bklyn; mtg $16,-250; Apr28; May1'14; A$11,000-17,000. nom

10TH st, 34-6 E (2:561-12 & 13), ss, 222.3 e University pl, runs e51.6xs90.1xsw7.10xw 43.11xn92.3 to beg, 2-10-sty bk loft & str bldgs; Bonwit Realty Co, a corpn, to Braender Bldg & Constn Co, a corpn, 315 4 av; B&S; May1; May6'14; A$70,000-159,000 nom

10TH st, 417 E (2:380-27), ns, 258 e Av C, 25x94.9, 6-sty bk tnt & strs; Regina Kivovits to Leo Klein, 170 E 70; B&S; AL; Apr30; May5'14; A$10,500-28,000. nom

12TH st, 323-5 E (2:454-59), ns, 329.6 w 1 av, 40x103.3, 6-sty bk tnt & strs; Jno Grucnberg, ref, to Louis Milgrim, 1430 59th; Bklyn, & Frank Gens, 201 W 121, NY [c/o H Milgrim & Bros, 122 2 av]; mtg $40,000; FORECLOS Apr14; Apr29; May1'14; A$30,-000-65,000. **10,000 over mtg**

13TH st, in rear of 30 E (2:570-pt lot 20), near University pl, all that undivided ½ of land consisting of the burial ground & vault of Francis Arden & all RT&I to right of way to said lot, —x—; Ellen B Usher to Geo R, Edw C & Jno T Smith, all at 154 Greenwich; QC & confirmation deed; Apr24; May4'14; A$——$——. nom

13TH st, 511-3 E (2:407-54), ns, 158.6 e Av A, 37.6x103,3, 6-sty bk tnt & strs; Tommaso Rao to Diana Rao [c/o Thos Rao], 513 E 13; ⅓ pt; AT; AL; May4; May6'14; A$21,000-48,000. O C & 100

14TH st, 534 E (2:407-25), ss, 170 w Av B, 25x103.3, 5-sty bk tnt & strs; Jacob Schlamp to Etbert Realty Co, Inc, a corpn, 2161 67th, Bklyn; CaG; AL; Apr30; May1'14; A$15,000-21,000. O C & 100

15TH st, 514 E (3:972-55), ss, 227.6 e Av A, 30.6x103.3, 4-sty bk tnt & strs; Chas F Murphy et al, EXRS &c Wm H Kelly, to Mary J Beckett (Gaffney), heir &c Wm H Kelly, 124 Larch st, Providence, RI; Mar 19; May1'14; A$10,000-13,000. nom

15TH st, 516 E, see Madison av, 1278-84.

15TH st E, ss, 220.6 e Av A, see Madison av, 1278-84.

15TH st E, ss, 289 e Av A, see Madison av, 1278-84.

16TH st, 41 W (3:818-13), ns, 220 e 6 av, 21x92, 4-sty & b stn dwg; A$33,000-36,000; also GREENE AV (Bklyn), ns, 240 w Nostrand av, 20x100; Richd E Westlake to Hy B Henson, 1969 Bway, EXR & TRSTE Eliza A Westlake; QC; Mar3'13; May7'14. nom

17TH st, 254-6 W (3:766-75), ss, 152 e S av, 34.8x70.10x34.10x74.6, vacant; Aug Silz, of Lawrence, LI, to A Silz, Inc, a corpn, 416 W 14; mtg $11,000; Apr28; May 4'14; A$14,000-14,000. nom

19TH st, 280-4 W, see 8 av, 176.

21ST st, 16 W (3:822-51), ss, 295 w 5 av, 25x92, 4-sty & b stn dwg; Robt A B Dayton, EXR Frank J Ransom, to Peter H Newman, 530 W 159; AL; Apr27; May6'14; A$47,000-52,000. O C & 100

21ST st, 16 W; Peter H Newman to Lewis A Mitchell, 59 W 76 [c/o L Napoleon Levy, 128 Bway]; mtg $18,000; Apr27; May6'14. nom

22D st, 267 W (3:772-11), ns, 200 e 8 av, 25x98.9, 3-sty bk tnt & 3-sty bk rear tnt; Edw D Dowling, ref, to Wm Baruch, 1 Webster pl, Portchester, NY; mtg $10,500; FORECLOS Apr1; May1'14; A$15,000-18,500. **6,000 over mtgs**

22D st, 451 W (3:720-22), ns, 337.2 e 10 av, 12.6x98.8, 5-sty & b bk dwg; A$6,000-8,000; also 22D ST, 453 W (3:720-21), ns, 324.8 e 10 av, 12.6x98.8, 5-sty & b bk dwg; A$6,000-8,000; also 22D ST, 455 W (3:720-20), ns, 308.1 e 10 av, 16.10x98.9, 4-sty & b stn dwg; A$8,500-10,500; P Lewis Anderson, ref, to Marie A Dubar, 100 N 18, East Orange, NJ; mtg $3,000 & AL; PARTITION Mar26; Apr27; May5'14. **20,100**

22D st, 453-5 W, see 22d, 451 W.

23D st, 319-23 E (3:929-13-15), ns, 250 e 2 av, 50x98.9, 3-4-sty bk tnts & 2-sty bk rear bldg; Wm J Stephenson to Newburgh-Walden Realty Co, a corpn, 54 2d, Newburgh, NY; 1-11 pt; mtg $1,000; Apr29; May4'14; A$30,000-38,500. nom

24TH st, 36-44 W (3:825-71), ss, 184 e 6 av, 75x98.9, 10-sty bk loft & str bldg; Philip Goerlitz to City Real Estate Co, 176 Bway; mtg $285,000 & AL; May1'14; A $198,000-378,000. O C & 100

24TH st, 127-9 W (3:800-23), ns, 325 w 6 av, 50x114.4, 7-sty bk loft bldg; Albt F Hyde to Hyde Real Estate Corpn, 25 Madison av; B&S & CaG; AL; May4; May5'14; A $83,000-110,000. nom

24TH st, 431 W (3:722-20), ns, 375 w 9 av, 25x98.9, 5-sty stn tnt; Carrie F Behrens & ano to Alfred V Bisland, 222 9 av; mtg $20,000; Apr30; May5'14; A$10,000-26,-000. O C & 100

26TH st, 107-15 E (3:882-8-12), ns, 120.10 e 4 av, 103.10x98.9, 5-3-sty bk tnts & strs; A Fillmore Hyde to Hyde Real Estate Corpn, 25 Madison av; B&S & CaG; AL; May4; May5'14; A$177,000-191,500. nom

27TH st, 300-12 E, see 4 av, 381-5.

34TH st, 43-5 W (3:836-7), ns, 150 e 6 av, runs n98.9xe3xn98.9 to ss 35th (Nos 62-4) xe30xs98.9xe17xs98.9 to ss 34th xw50 to beg, 12-sty bk office & str bldg; Robt S Minturn & Bertha H, his wife, to Susanna S Minturn, 109 E 21; B&S; mtg $600,000; Aug14'08; May4'14; A$805,000-1,100,000. O C & 100

35TH st, 62-4 W, see 34th, 43-5 W.

39TH st, 143-7 E (3:895-35-37), ns, 190 w 3 av, 53.1x98.9, 3-4-sty bk dwgs; West Side Constn Co, a corpn, to Jno J Hearn, 515

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Park av [505 5 av]; mtg $74,000; May1; May2'14; A$52,800-61,000. nom

39TH st, 70 W, see 6 av, 668-72.

42D st, 1 E (5:1277-1), ns, 133 e 5 av, 22 x100.5, 5-sty bk office & str bldg; Geo F Canfield & ano, EXRS &c Margt T Schley, to Oceanic Investing Co, a corpn, 49 Wall [51 Wall, r 1522]; AL; May1'14; A$155,000-180,000. O C & 100

43D st, 6-8 E (5:1277-65-66), ss, 158 e 5 av, 41x100.5, 1-4 & 1-5-sty stn bldgs; Thos H Kelly to Jos Milbank, at Byram Shore, Greenwich, Conn [40 Wall]; B&S & CaG; AL; Apr10; May4'14; A$181,000-196,000. O C & 100

43D st, 231-9 W (4:1015-15-18), ns, 350 w 7 av, 100x100.4, 5-5-sty bk tnts; Albt F Hyde to Hyde Real Estate Corpn, 25 Madison av; B&S & CaG; AL; May4; May5'14; A$169,000-199,000. nom

47TH st, 10-2 W (5:1262-45-46), ss, 185.9 w 5 av, 42.10x100.5, 2-4-sty stn bldgs, str in 12; Eliz V S, wife Albt F Hyde, to Hyde Real Estate Corpn, 25 Madison av; B&S & CaG; AL; May4; May5'14; A$141,000-158,-000. nom

52D st E, nec 5 av, see 5 av, 657.

53D st, 430 W (4:1062-50), ss, 425 w 9 av, 25x100.5, 5-sty bk tnt; Benj F Poth to Jas Dick, 14 Av near 27th, at Whitestone, LI; mtg $15,000; May1; May5'14; A$11,000-21,500. O C & 100

56TH st, 247 E (5:1330-20½), ns, 75 w 2 av, 25x100.5, 4-sty bk tnt & strs, 1 & 3-sty ext; Chas L Hoffman, ref, to Francis Speir, 276 Ridgewood rd, So Orange, NJ, & Martin D Wylly, 81 Hilyer, East Orange, NJ, TRSTES Kath F Kip; FORECLOS Apr15; Apr24; May4'14; A$11,000-19,000. **15,500**

59TH st, 442 E, see Av A, 1089-91.

61ST st, 240 W (4:1152-55), ss, 225 e 11 av, 25x100.5, 5-sty bk tnt; Jacob M Weiss to Annie Zimmerman, 295 7th; AL; June18 '13; May6'14; A$6,000-15,600. nom

62D st, 43-5 E (5:1377-29 & 30), ns, 150 w Park av, 50x100.5, 2-2 & 3-sty bk stables; Emily A Sanford to Gertrude A Vanderbeck, 149 W 126; AL; Apr1; May7'14; A$80,-000-94,000. O C & 100

62D st, 43-5 E; Gertrude A Vanderbeck to Sixty-Second St Co, Inc, a corpn, 30 E 42; [128 Eway, r 1406]; AL; May7'14. O C & 100

63D st, 5-15 W (4:1116-22-27), ns, 125 w Central Park W, 150x100.5, 6-5-sty stn tnts; Sarah S Davidow to West 63d St Realty Co, Inc, a corpn, 1029 E 163, Bronx; mtg $270,000; May5; May6'14; A$210,000-252,000. O C & 100

65TH st, 335-7 E (5:1440-17), ns, 225 w 1 av, 33.4x100.5, 6-sty bk tnt & strs; Ray Weil to Harry Levy, -27 Church, New Haven, Conn; mtg $38,000; May4; May5'14; A$13,000-38,000. nom

67TH st, 218 E (5:1421-38), ss, 230 e 3 av, 40x100.5, 6-sty bk tnt & strs; Annie Frank to Manuel Oppenheim, 120 W 86; [c/o Hyman & Oppenheim, 105 E 16]; Rachel, Jos, Louis & Maurice Hyman, EXRS &c Gerson Hyman, at Jarvis la, Far Rockaway, LI, ¾ pts, & Theo Simon, 201 W 117, ¼ pt; mtg $38,000; May7'14; A$20,000-52,000. nom

68TH st, 306 W (4:1179-39), ss, 150 w West End av, 25x100.5, 5-sty bk tnt & strs; Ernst Kubler to Herman Kubler, 332 Bleecker; mtg $15,000; May5; May7'14; A $8,000-20,000. nom

69TH st, 9 E (5:1384-12), ns, 265 e 5 av, 28x100.5, 4-sty & b stn dwg; Martin Saxe, ref, to Bowery Savgs Bank, a corpn, 128 Bowery; FORECLOS Apr28; Apr29; May2 '14; A$113,000-145,000. **105,000**

73D st, 151 E, see Manhattan mtgs, 73d, 151 E.

74TH st, 201 E, see 3 av, 1291.

78TH st, 345 E (5:1453-18), ns, 200 w 1 av, 25x86x—S3, 5-sty bk tnt & strs; A$9,-000-17,500; also INTERIOR LOT, begins 122 3 s 79th & 200 w 1 av, runs n20.1xw25 xs15.7xse25.5 to beg, vacant; Caroline Hartel to Bertha Breitmeier, 345 E 78; QC; mtg $10,000; Apr22; Apr23'14; corrects error in issue Apr25, when QC was omitted. nom

81ST st, 515 E (5:1578-10), ns, 223 e Av A, 25x102.2, 5-sty bk tnt; Sophia Mayer to Sarah Weinstein, 249 Stanton; mtg $15,000; Apr28; May7'14; A$8,000-17,500. O C & 100

81ST st, 515 E; Sarah Weinstein to Sophia Mayer, 41 E 72 [c/o B Mayer, 5 Beekman]; mtg $14,500; May7'14. O C & 100

81ST st 203-11 W (4:1229-25), ns, 100 w Ams av, 112.5x102.2, 9-sty bk tnt; Archie E Baxter, ref, to Rockdale Land & Impt Co, Inc, a corpn, 63 Park row [r 1020]; FORECLOS Mar19; Apr29; May1'14; A$95,000-P 415,000.

39,000 over & above all encumbrances

82D st, 132 W (4:1212-46½), ss, 345 w Col av, 17x102.2, 4-sty & b bk dwg; Cath Hickey to Annie Buckley, 243 E 19; mtg $15,000; May2'14; A$10,000-20,000. O C & 100

83D st 35 W (4:1197-18), ns, 428.9 e Col av, 20x80, 3-sty & b bk dwg; Mortimer H Wildey to Harold L Naughton, 662 Madison st, Bklyn [c/o A W Venino, 59 Wall]; QC; Apr22; May7'14; A$13,500-17,500. nom

83D st, 35 W; Chas F Wildey Jr, individ, EXR, et al, as heirs &c Chas F Wildey, decd, to same; QC; Apr22; May7'14. nom

84TH st, 120 E (5:1512-62), ss, 143.10 w Lex av, 27x102.2 1 & 2-sty bk & fr garage; Chas Gulden to Edw M James, 97 Hamilton May6'14; A$17,000-18,000. O C & 100

84TH st, 120 E; Edw M James to Surrey Realty Co, Inc, 299 Madison av; mtg $30,-000 & AL; May6'14. O C & 100

84TH st E (5:1512), ss, 233.9¾ e Park av, a strip .03⅜x102.2; Mary A C Riley, widow & heir Thos F Riley to Chas Gulden, 318 W 102; QC; Jan29; May6'14. O C & 100

84TH st E (5:1512); same prop; Chas Gulden to Edw M James, 97 Hamilton pl; QC; May6'14. O C & 100

84TH st E (5:1512); same prop; Edw M James to Surrey Realty Co, Inc, 299 Madison av; QC; May6'14. O C & 100

84TH st E (5:1512); same prop; Morgan J O'Brien & U S Trust Co of NY, EXRS &c Herman Wronkow, to same; Feb11; May6 '14. **54.45**

84TH st, 210 W (4:1231-41), ss, 196 w Ams av, 26x102.2, 5-sty stn tnt; Lazarus Whitehead to Gertrude Kohlman, 808 West End av; mtg $29,000 & AL; Oct22'12; May7'14; A$18,000-30,000. nom

89TH st, 179 W, see Amsterdam av, 601.

90TH st, 67 W (4:1204-5), ns, 100 e Col av, 18.9x100.8, 3-sty & b stn dwg; Abr Sartorius to Thos J McKeon, 332 E 25; B&S; May5'14; A$14,000-20,000. nom

91ST st E, nwc Madison av, see Madison av, 1278-84.

93D st, 340 E (5:1555-30½), ss, 75 w 1 av, 25x75, 5-sty bk tnt; Fredk Plaut to Mary Roden, 54 Old Bway; AL; Apr27; May 5'14; A$7,000-14,000. O C & 100

97TH st W, see Riverside dr, see Riverside dr, 244.

98TH st, 153 W (7:1853-12), ns, 268.6 e Ams av, runs n33xnw14.11xn75.7xse42xs65.6 xsw22.1xs33.2 to st xw27 to beg, 5-sty bk tnt; Chas S Lamport to Nathan Lamport [17 Battery pl], 1391 Madison av; mtg $24,-000 & AL; Feb20; May4'14; A$20,000-31,000. O C & 100

98TH st, 172 W (7:1852-60½), ss, 74 e Ams av, 26x100.11, 5-sty stn tnt & strs; Marks Hurewitz to Nathan Lamport, 1391 Mad av [17 Battery pl]; Apr1; May4'14; A $15,500-22,000. O C & 100

99TH st, 221 E (6:1649-15), ns, 217.6 w 2 av, 37.6x100.11, 6-sty bk tnt & strs; Jas J Donovan et al to J F M Co, a corpn, 1029 E 163; AL; May1; May2'14; A$13,500-39,000. nom

99TH st, 303-13 E, see 2 av, 1924-38.

99TH st, 151-3 W (7:1854-11), ns, 235 e Ams av, 40x100.11, 6-sty bk tnt & strs; Caroline Hoffart to Chas Hoffart & Karoline, his wife, 417 W 121; mtg $40,000; May 2; May4'14; A$24,000-54,000. O C & 100

100TH st, 117 E (6:1628-9), ns, 176.6 w Lex av, 25.6x100.11, 5-sty bk tnt; Isreal D Shlachetski to David Paley, 494 E 157, Bronx; mtg $19,000; May4; May7'14; A$10,-000-21,000. O C & 100

100TH st, 302-4 E, see 2 av, 1924-38.

101ST st, 327 E (6:1673-17), ns, 228.6 w 1 av, 28.6x100.11, 6-sty bk tnt & strs; Benj J Weil to Annie Dehm [c/o Louis J Dehm], 807 E 170; B&S; AL; May5; May6'14; A$8,-000-27,500. O C & 100

102D st 15 W (7:1838-23), ns, 237.6 w Central Park W, 18.6x100.11, 5-sty stn tnt; Fair Deal Realty Co to Mary F Martin, 2626 Grand av; mtg $14,000 & AL; May1'14; A$10,700-20,000. O C & 100

102D st, 311 W (7:1890-10), ns, 160 w West End av, 20x100.11, 3-sty & b stn dwg; Adelaide R Hickey to Jos M O'Brien [213 Washington], & Loretta E Cosgrove, both at 252 W 72; mtg $2,500 & AL; Apr 27; re-recorded from Apr28; May7'14; A $17,000-24,000. O C & 100

103TH st, 62 E (6:1610-48), ss, 230 w Park av, 25x100.11, 5-sty stn tnt; Barbara Melchner et al to Sol Munz, 2601 [2619] 8 av; ½ pt; AT; B&S & CaG; AL; Apr13; May 7'14; A$11,000-21,000. nom

106TH st, 56 W (7:1841-55), ss, 225 e Col av, 25x100.11, 5-sty stn tnt; Geo W Findley & ano, EXRS &c Geo Findley, to Wm Born, 161 W 102; Apr14; May1'14; A$17,000-26,000. **27,200**

115TH st, 11 E (6:1621-9), ns, 200 e 5 av, 34.10x100.11, 5-sty stn tnt & strs; Leo Leventritt, ref, to Lena Baum, 1652 Washington av, Bronx; FORECLOS Mar19; May 5; May7'14; A$18,000-35,000. **25**

116TH st, 218 E (6:1665-43), ss, 225 e 3 av, runs w17xs48xe0.4xs16.2xe1.8xse9.6xs 30.2xe8xn100.10 to beg, 4-sty stn loft & str bldg; A$8,500-12,500; also 116TH ST, 309 E (6:1688-6½), ns, 140 e 2 av, 20x100.11, 3-sty & b stn dwg; A$8,000-11,000; Frank or Francis G Samarelli to Pasquale Caruso, 304 E 113; AL; June22'11; May5'14. O C & 100

116TH st 218 E (6:1665-43), ss, 225 e 3 av, runs w17xs48xe0.4xs16.2xe1.8xse9.6xs 30.2xe8xn100.10 to beg, 4-sty stn loft & str bldg; Pasquale Caruso to Pietro G Spinelli, 309 E 116 [352 E 115]; AL; May4; May 5'14; A$8,500-12,500. O C & 100

116TH st, 309 E (6:1688-6½), ns, 140 e 2 av, 20x100.11, 3-sty & b stn dwg; Pasquale Caruso to Pietro G Spinelli, 309 E 116 [352 E 115]; AL; May4; May5'14; A$8,-000-11,000. O C & 100

116TH st, 309 E, see 116th, 218 E.

116TH st, 408-10 E (6:1709-43), ss, 95 e 1 av, 37.3x100.10, 2 & 3-sty stn theatre; Raffaele Marrazzi to Chas Palumbo, 408 E 116; mtg $23,000; Apr30; May1'14; A$13,500-30,000. O C & 100

117TH st, 250 E (6:1666-27), ss, 50 w 2 av, 40x58.5, 6-sty bk tnt & strs; Sali Adler to Edwin H Kaufman, 257 Arlington av, Bklyn; QC; AL; Apr15; May1'14; A$11,000-25,000. nom

117TH st, 250 E; Edwin H Kaufman to Frank S Keyes, 262 Prospect pl, Bklyn; B&S; AL; Apr30; May1'14. nom

117TH st, 145 (143) W (7:1902-11), ns, 225 e 7 av, 25x100.11, 5-sty bk tnt; Wm Wohlgemuth et al to Mary A Thornton, 500 W 143; mtg $21,000 & AL; Apr20; May1'14; A $15,000-26,000. nom

117TH st, 300 W, see 8 av, 2169.

118TH st, 28 E, see Madison av, 1798-1808.

118TH st, 353-9 W (7:1945--7 & 9), ns, 100 w Manhattan av, 100x100.11, 2-7-sty bk tnts; Acme Realty Co, a corpn, to Marie Schwarz, 871 Tiffany, Bronx; mtg $146,000 & AL; Apr30; May6'14; A$58,000-190,000. O C & 100

120TH st W, nec Lenox av, see Lenox av, 200.

120TH st W (7:1963-9), ns, 200 e Ams av, 75x100.11, 5-sty bk tnt; Susan Devin to Institution of Mercy, a corpn, 1075 Madison av; Apr29; May4'14; A$60,000-P60,000. as per agmt

122D st, 254-6 E, see 2 av, 2375-9.

124TH st E, nec Madison av, see Madison av, 1929.

124TH st, 510 W (7:1978-41), ss, 200 w Ams av, 100x100.11, 7-sty bk tnt; Meyer Simon to The Moore-Simon Realty Holding Corpn, 949 Bway; mtg $123,000; Apr15; May 1'14; A$60,000-180,000. nom

124TH st, 546 W, see Bway, sec 124th.

126TH st, 28 E (6:1750-61), ss, 291.3 e 5 av, 18.9x99.11, 3-sty & b stn dwg; Eva B Dundon to Annie E Hickinbottom, 28 E 126; QC; Sept24'13; May1'14; A$10,500-14,500. nom

126TH st, 28 E; Jno G Horgan & Annie E Hickinbottom to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $11,000 & AL; Apr30; May1'14. nom

126TH st, 129 W (7:1911-19), ns, 300 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Susan Devin to M M Realty Co, a corpn, 128 Bway [r 715]; May4; May5'14; A$8,600-14,000. O C & 100

131ST st, 205 W (7:1937-26), ns, 125 w 7 av, 17.8x99.11, 3-sty & b bk dwg; Francis S McAvoy, ref, to Anna E Donald, 82 E 56; FORECLOS Apr21; May2; May4'14; A$7,-000-8,500. **7,000**

134TH st, 217 W (7:1940-24), ns, 183 w 7 av, 17x99.11, 3-sty bk dwg; Right Realty & Security Co to Saml A Singerman, 364 Manhattan av [35 Nassau]; mtg $4,000; Apr 28; May1'14; A$6,100-8,500. O C & 100

136TH st, 155 W (7:1921-10), ns, 212.6 e 7 av, 12.6x99.11, 4-sty bk dwg; Metropolitan Trust Co of N Y, GDN Cath M Sanders, to Cath M Sanders [now Mrs Shaefe, c Rose, 244 W Colfax av, Denver, Colo]; B&S; Oct6'02; May1'14; A$5,000-8,000. nom

136TH st, 159 W (7:1921-9), ns, 187.6 e 7 av, 12.6x99.11, 4-sty bk dwg; Metropolitan Trust Co of N Y, GDN Cath M Sanders, to Cath M Sanders [now Mrs Shaefe, c Rose, 244 W Colfax av, Denver, Colo]; B&S; Oct 6'02; May1'14; A$5,000-8,000. nom

140TH st, 151-9 W (7:2009-12), ns, 264 e 7 av, 136x99.11, 7-sty bk tnt; Meyer Simon to The Moore-Simon Realty Holding Corpn, a corpn, 949 Bway; mtg $182,500; Apr15; May1'14; A$59,000-175,000. nom

141ST st, 462 W (7:2057-50), ss, 189 w Convent av, 18x99.11, 4-sty bk dwg; Clara Schumacher, widow & individ & EXTRX Wm H Schumacher, decd, & Hans H Wolff, to The Norbert Wolff Co, a corpn, 40 Renwick; B&S; AL; May4; May7'14; A$8,600-16,000. nom

144TH st, 472 W (7:2059-29), ss, 47.6 e Ams av, 17.6x99.11, 4-sty & b bk dwg; Bertha Baum to Pauline Baum, 160 W 96; mtg $10,000; Oct19'12; May6'14; A$8,300-13,-500. nom

148TH st, 622-30 W, see Riverside dr, sec 148th.

151ST st, 300 W, see 8 av, 2829-31.

161ST st, 556 W (8:2119-20), ss, 300.6 e Bway, 16x99.11, 3-sty & b stn dwg; A$7,-000-11,500; also 161ST ST, 560 W (8:2119-19), ss, 268.6 e Bway, 16x99.11, 3-sty & b stn dwg; Henry Siebert Jr to Henry Siebert Jr Corpn, 562 W 161; AL; Apr15; May 7'14; A$7,000-11,500. O C & 100

161ST st, 560 W, see 161st, 556 W.

161ST st, 562 W (8:2119-18), ss, 252.6 e Bway, 16x99.11, 3-sty & b stn dwg; Henry Siebert Jr to Henry Siebert Jr Corpn, 562 W 161; AL; Apr15; May7'14; A$7,000-11,500. O C & 100

163D st, 537-43 W (8:2122-133), ns, 100 e Bway, 110x99.11, 6-sty bk tnt; Nathan Burkan, ref, to Morris W Levine, 40 W 17 [113 W 17]; FORECLOS Apr16; Apr24; May2 '14; A$50,000-160,000. **145,000**

164TH st, 434-6 W (8:2110-78), ss, 325 e Ams av, 50x112.4, 5-sty bk tnt; Pine-Moon Realty Co, a corpn, to Edw B Corey, nec Franklin & Meadows avs, Far Rockaway, B of Q [35 W 30]; mtg $45,000; Apr18; May 1'14; A$19,000-56,000. nom

168TH st, 509 W (8:2125-53), ns, 170 e Audubon av, 25x95, 2-sty & b fr dwg; Jno Slattery, 320 E 72, to Anne, wife of said Jno Slattery, 509 W 168; May1; May2'14; A$9,000-9,500. 500

170TH st, 555 W (8:2127-23), ns, 100 w Audubon av, 75x100, 6-sty bk tnt; Jno J Hearn Constn Co to West Side Constn Co, a corpn, 276 Riverside dr; mtg $100,000; May1'14; A$28,000-102,000. nom

178TH st, 508 W (8:2132-32), ss, 150 w Ams av, 75x91.2x75.1x96, 6-sty bk tnt; Jacob Rosenthal to B W R Realties, Inc, a corpn, 63 Park row; B&S; mtg $88,000; Apr 22; May1'14; A$29,000-97,000. O C & 100

178TH st, 508 W; B W R Realties, Inc, a corpn, to Edw McElhinny, 197 Adams; mtg $88,000; Apr22; May1'14. O C & 100

178TH st, 508 W; Edw McElhinny to Carl T R Schroeder & Marie, his wife, 1045 Bloomfield st, Hoboken, NJ, as tenants by entirety; mtg $88,000; Apr30; May1'14. O C & 100

179TH st, 700 W, see Bway, 4209-19.

182D st, 517-9 W (8:2155-61), ns, 200 w Ams av, 50x79, 5-sty bk tnt; Edw S Graham to Mechanics Bank, Bklyn, a corpn, 215 Montague, Bklyn; B&S; mtg $35,000; Apr30; May4'14; A$14,500-43,000. nom

182D st, 517-9 W (8:2155-61), ns, 200 w Ams av, 50x79.9, 5-sty bk tnt; Mechanics Bank of Bklyn to Edw S Graham, 275 Carlton av, Bklyn [c/o Mechanics Bank of Bklyn, 215 Montague, Bklyn]; B&S; mtg $30,000; Apr30; May1'14; A$14,500-42,000. nom

183D st, 554 W (8:2154-50½), ss, 287.6 e St Nicholas av, 18.9x104.11, 3-sty & b bk dwg; Gustave E Villaret to Harriet Blum, [c/o N B Blum], 515 W 187; mtg $12,000; May1; May7'14; A$6,700-13,000. O C & 100

185TH st, 556-8 W (8:2157-13), ss, 200 e St Nicholas av, 50x80, 5-sty bk tnt; Envira Realty Corpn to Rachel, Louis, Maurice & Jos Hyman, EXRS &c Gerson Hyman, all at Jarvis la, Far Rockaway, NY, ½ pt, & Manuel Oppenheim, 120 W 86 [c/o M Hyman, 135 Bway]; ½ pt; mtg $27,000; May7 '14; A$15,000-42,000. O C & 100

207TH st, 610 W, see Bway, swc 207th.

207TH st, 623-5 W (8:2242-65), es, 100 n Bway, 62.6x100 5-sty bk tnt; also 207TH ST, 627-31 W (8:2242-67), es, 162.6 n Bway, 62.6x100, 2-5-sty bk tnts; Marcus Nathan to Maze Realty Co of NY, 2650 Bway; QC; Mar25; May5'14; A$22,000-P22,000. nom

207TH st, 627-31 W, see 207th, 623-5 W.

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Av A, 184 (2:405-6), es, 51.9 s 12th, 25.9x 95.6, 4-sty bk tnt & strs & 4-sty bk rear tnt; Wm Goldfinger to David Davis, 1082 Longfellow av; mtg $23,250 & AL; Apr29; May5'14; A$20,000-23,000. O C & 100

Av A, 184; David Davis to Adavine Constn Corpn, 71 Nassau [r 604]; mtg $23,250 & AL; May4; May5'14. O C & 100

Av A, 266 (3:974-4), ses, 65.6 ne 16th, 24 x95.6, 5-sty bk tnt & strs; Wilhelmina K Gronholz to Jas E Garner, 387 Gates av, Bklyn [344 W 37]; B&S & correction deed; May1; May2'14; A$12,000-19,500. nom

Av A, 1089-91, or Sutton pl, 38-40 (5:-1370-27-28), swc 59th (No 442), 40.5x86.6, 2-4-sty bk tnts, str on cor; Emma Scheyer to Madison Av Methodist Episcopal Church, a corpn, nec 60th & Madison av; mtg $15,-750 & AL; May1'14; A$21,500-28,000. O C & 100

Av C, 175 (2:393-33), ws, 23.8 s 11th, 23.8x 65, 5-sty bk tnt & strs; Wm Lustgarten to Wm Lustgarten & Co, Inc, a corpn, 68 William; ½ pt; Mar30; May6'14; A$10,000-14,000. nom

Amsterdam av, 601 (4:1220-1), nec 89th (No 179), 25x80, 5-sty bk tnt & strs; Jas McClenahan to Bernard McGreevy, 159 W 83; mtg $25,000; May1'14; $28,000-41,000. O C & 100

Amsterdam av, 689 (4:1224-4), es, 95.9 n 93d, 18.2x74.1, 2-sty bk theatre; Jos R Truesdale, ref, to Walter S Cameron ["The Moorings"], Southampton, LI, GDN Rosalie de Goicouria Cameron; FORECLOS Apr3; May4'14; A$10,000-14,000. 13,367

Amsterdam av, 843 (7:1856-2), es, 25.11 n 101st, 25x100, 5-sty bk tnt & strs; Alvin Holding Corpn to Isaac Brandon & Bros, a co-partnership, at 17 Battery pl, consisting of Isaac Brandon, 300 Central Park W; Nathaniel Brandon, 122 W 75, & Vivian I Brandon, 250 W 88; mtg $29,500; Apr30; May1'14; A$21,000-29,000. O C & 100

Amsterdam av, 1512-4 (7:1988-34), ws, 39.11 s 135th, 39.11x100, 6-sty bk tnt & strs; Interborough Bldg Co to Lena Weingart, 236 W 138; mtg $45,000; Apr29; May1'14; A$28,000-60,000. nom

Audubon av, 391 (8:2156-6), es, 53.5 s 185th, 26.6x95, 5-sty bk tnt; Edw H Rogers to Arieanna M Kahn [c/o Baruch Kahn], 337 W 14; May4'14; A$9,500-28,000. O C & 100

Broadway (7:1978-61), sec 124th (No 546), 100.11x100, 6-sty bk tnt & strs; Geo L & Gertrude S Tighe to Alonzo Hutchinson, 546 W 124; ½ pt; AL; Dec11'13; May 5'14; A$110,000-200,000. 4,000

Broadway, 4269-19 (8:2176-58), swc 179th (No 700), 103x103.5x92.6x148.10, 10-sty bk tnt; Donald Robertson Co to 700 W 179th St Corpn, 15 E 40 [r 606]; mtg $350,000 & AL; Apr30; May6'14; A$84,000-$——. O C & 100

Broadway (8:2235-20), swc 207th (No 610), 100x101x100x100, 1 & 2-sty bk tnt & strs; TG Galardi & Co, a corpn, to Melville H Bearns, 95 Joralemon, Bklyn; mtg $63,-000 & AL; May6; May7'14; A$42,000-68,000. O C & 100

Greenwich av, 49 (2:612-60), ws, 63 s Perry, runs w77.4xs19xe10.8 & 71.5 to av xn 21 to beg, 4-sty bk tnt & strs; Edw Feeney & ano, EXRS &c Ellen A Corcoran, to Nathan Glassheim, 468 Riverside dr [44 Greenwich av]; mtg $8,000; May6; May7 '14; A$10,000-13,500. 15,800

Hillside av (8:2173-29), nws, at ss Nagle av, runs sw along Hillside av 239.4xn137.4 to Nagle av xe196 to beg; gore; 1-5 & 1-6-sty bk tnts & strs; Psaty Constn Co, a corpn, to Purchase Holding Corpn, at Purchase, NY [63 Wall, r 1-5]; AL; May1; May 4'14; A$35,000-180,000. O C & 100

Lenox av, 200 (6:1720), nec 120th, 21x80, 4-sty & b bk club house; Henry von Minden to Eraminda von Minden, 109 Park av, Orange, NJ [c/o Hy Von Minden, c/o United Wine & Trading Co, 321 W 13]; mtg $16,000 & AL; Apr23; May6'14; A$26,000-30,000. O C & 100

Lenox av, 365 (7:1913-31), ws, 49.11 n 128th, 25x75, 5-sty bk tnt & strs; Emily Pulvermacher, widow, to J Fred Wennberg, 669 E 224; May1; May5'14; A$20,000-28,000. nom

Lexington av, 1019-25, see Manhattan mtgs, 73d, 151 E.

Lexington av, 1452 (5:1523-15), ws, 19.8 n 94th, 18x80, 3-sty & b stn dwg; Royall Houghton & Helen, his wife, of Bklyn, to Sarah F Houghton [now Sarah F Houghton-Crosby Est, Geo C Hotaling, EXR, 59 Wall]; AL; B&S; AL; Oct18'05; May5'14; A $12,500-14,000. nom

Madison av, 1278-84 (5:1503-14-19½), nwc 91st, 100.8x36.8, 1-sty bk strs; mtg $65,000; A$84,000-88,000; also 15TH ST E (3:972-56), ss, 220.6 e Av A, runs e7xs103.3 xw7xn103.3, with rights to land in Stuyvesant (now closed), vacant; A$2,000-2,-000; also 15TH ST, 516 E (3:972-53), ss, 258 e Av A, 31x103.3, with rights to land in said Stuyvesant, in rear of above, 4-sty bk tnt; A$10,000-13,000; also 15TH ST E (3:972-pt lot 51), ss, 289 e Av A, runs e73.7xsw88.1xn48.3 to beg; gore, vacant; $——$——; Chas F Murphy et al EXRS &c Wm H Kelly, to Jno M Farley, 450 Madison av, devisee Wm H Kelly; Mar19; May4'14. nom

Madison av, 1493-5 (6:1608-21), es, 50.11 n 102d, 50x100, 6-sty bk tnt & strs; Bella Amsterdam to Freda Dann, 4142 Parkside av, Phila, Pa; ¼ pt; mtg $55,000 & AL; June2'13; May1'14; A$37,000-73,000. O C & 100

Madison av, 1590 (6:1612-57), ws, 50.11 s 107th, 25x100, 5-sty stn tnt & strs; Lena Holzwasser to Jacob Lishinsky, 110 Lenox av; mtg $23,000; May5'14; A$16,000-28,000. O C & 100

Madison av, 1798-1808 (6:1623-56), swc 118th (No 28) 100.11x33, 5-sty bk tnt & strs; Saml H Fink to Ruth V Stix, 2 W 89; mtg $55,000; Apr27; May5'14; A$38,500-62,-000. gift

Madison av, 1929 (6:1748-74), sec 124th, 20.6x80, 3-sty stn tnt & str; Jno Lotito, ref, to Rosetta Hart, 180 Broad, Charleston, SC; FORECLOS Apr28'14; May1; May 6'14; A$12,500-16,000. 12,000

Nagle av, ss, at aws Hillside av, see Hillside av, nws, at ss Nagle av.

Park av, 1862 (6:1752-33½), ws, 21 n 127th, 18x70, 3-sty bk tnt & str; Emilie Schulz to Clara Masemann, 1862 Park av; Apr17; May7'14; A$5,000-8,000. O C & 100

Riverside dr, 244 (7:1887-36), sec 97th, runs e71.11xs106.10xw58.11xn5.11xw50 to es of dr xn107.6 to beg, 6-sty bk tnt; Timothy A Leary, ref, to Mary Lyons [c/o Robt T Lyons], 244 Riverside dr; mtg $195,000; FORECLOS Apr2; Apr30; May2 '14; A$130,000-225,000. 220,000

Riverside dr (7:2094-45), sec 148th (Nos 622-30), 99.11x105, 10-sty bk tnt; Chas M Rosenthal to Mechanicville Associates, Inc, a corpn, 1 So Main st, Mechanicville, NY; mtg $340,000; May1; May2'14; A$105,000-$——. O C & 100

Vermilyea av (8:2224-21), swc Academy, 100x25, 1-sty bk str; Warren F Johnston to Dyckman Holding Co, Inc, a corpn, 9 Church; mtg $12,431.32; May1'14; A$6,000-$——. O C & 100

Wadsworth av (8:2167-71), ws, 60.2 n 185th, 50x115x49.2x115, 5-sty bk tnt; Vance Hewitt, ref, to Wadsworth-Washington Corpn, 69 W 125; mtg $——; FORECLOS Apr13; May1; May4'14; A$——$——. 26,000

Wadsworth av (8:2167-69), ws, 110.2 n 185th, 50x115, 5-sty bk tnt; Vance Hewitt, ref, to Wadsworth-Washington Corpn, 69 W 125; mtg $——; FORECLOS Apr13; May 1; May4'14; A$——$——. 25,000

Wadsworth av (8:2167-67), ws, 160.2 n 185th, 54.5x115, 5-sty bk tnt; Vance Hewitt, ref, to Wadsworth-Washington Corpn, 69 W 125; mtg $——; FORECLOS Apr13; May1; May4'14; A$——$——. 25,000

West End av, 226 (4:1162-3), es, 50 n 70th, 17x70, 3-sty & b bk dwg; Jno H Judge, EXR &c Clara C Thayer, to Agnes L Rodgers, 2025 Bway; mtg $13,000 & AL; Apr29; May4'14; A$11,500-16,000. 16,400

West End av, 226; Roy D Pearsall to Agnes L Rodgers, 2025 Bway; B&S; mtg $13,000; Apr29; May4'14. nom

West End av, 323 (4:1185-20), ws, 25 n 75th, 20x75, 3-sty & b bk dwg; Miriam H C Cannon to Jennie C Bradley [c/o Frank Bradley], 303 W 75; Apr28; May2'14; A$24,-000-30,000. O C & 100

1ST av, 45 (2:444-36), ws, 51 s 3d, 26x 100, 5-sty bk tnt & strs; Geo Stranger to Harry Levy, 112 1 av; mtg $14,000; Apr21; May4'14; A$21,000-28,000. O C & 100

1ST av, 1957-9 (6:1672-26), ws, 63.5 n 100th, 37.6x100, 6-sty bk tnt & strs; Timothy A Leary, ref, to Geo C Kobbe, 118 E 54 [44 Wall]; FORECLOSED & drawn Apr 22; May6'14; A$18,000-45,000. 35,000

1ST av, 2060 (6:1700-48), es, 80.11 s 107th, 20x93, 2-sty bk theatre; Rosina Laguidara to Pasqma Cannata, 232 E 106; mtg $11,-500; Nov30'12; May5'14; A$8,500-16,000. O C & 100

1ST av, 2109-11 (6:1680-25), ws, abt 50 n 108th, —x—, 6-sty bk tnt & strs; Emsworth Constn Co to Jos B Cotier, 147 W 125 [147 E 125]; AL; May4; May5'14; A$20,-000-65,000. O C & 100

1ST av, 2109-11; Jos B Cotier to Rebelle Holding Co, Inc, 30 E 42 [r 327]; AL; May4; May6'14. O C & 100

2D av, 990 (5:1345-3), es, 60 n 52d, 20x 71, 4-sty stn tnt & str; Emily K Duschnes to Fanny Kempner, 343 W 87 [c/o I H Kempner, 17 W 42]; mtg $12,000; Apr24; May5'14; A$9,500-14,000. O C & 100

2D av, 1924-38 (6:1671-3 & 49-52), sec 100th (Nos 302-4), 160.11x106, 4-6-sty bk tnts & strs; A$79,000-221,500; also 99TH ST, 303-13 E (6:1671-6-10), ns, 396 w 1 av, 148x100.11, 4-6-sty bk tnts & strs; Thos Graham to Emandess Holding Co, a corpn, 440 E 109; mtg $285,000; Feb16; May 4'14; A$30,000-134,000. O C & 100

2D av, 2375-9 (6:1786-28), swc 122d (Nos 254-6), 37.6x100, 6-sty bk tnt & strs; David J Daly to Bernard Goodman, 17 E 95 [261 Bway]; mtg $49,000 & AL; May1; May6'14; A$21,000-56,000. O C & 100

3D av, 1291 (5:1429-1), nec 74th (No 201), 22.2x71, 5-sty bk tnt & strs; Philip J Curry to Hugh P Skelly, 24 W 83 [650 1 av]; mtg $15,000 & AL; May5; May6'14; A $19,000-28,000. nom

4TH av, 381-5 (3:882-85), sec 27th (Nos 100-12), runs e 162.6xs98.8xw62.6xn22.4xw 39.8xn22.7xw60.4 to 4 av xn53.9 to beg, 16-sty bk loft & str bldg; Albt F Hyde to Hyde Real Estate Corpn, 25 Madison av; B&S & CaG; AL; May4; May5'14; A$365,-000-1,000 000. nom

5TH av, 657 (5:1288-1), nec 52d, 50x115, 8-sty stn office & str bldg; Oceanic Investing Co to Investors Estates Corpn, 38 Wall [165 Bway]; AL; May1'14; A$775,000-935,000. O C & 100

5TH av, 882 (5:1384-72), es, 66.11 s 70th, 30x175, vacant; Lawyers Realty Co, a corpn, to Mary B Jennings, at Fairfield, Conn [wife Oliver G Jennings, 49 Wall]; B&S; May5; May6'14; A$260,000-260,000. O C & 100

6TH av, 48 (2:552-6), es, 97.8 n 4th, 19x 74.3x19x72.10, 3-sty bk tnt & strs; Mutual Life Ins Co of N Y to Jos P Zurla, 157 E 33; AL; Apr15; May7'14; A$12,000-14,000. O C & 100

6TH av, 668-72 (3:840-87-89), sec 39th (No 70), 64.4x60, 3-5-sty stn tnts & strs; Francis C Welch & ano, EXRS Anna M Wright, to Chas E Johnson, 225 W 86; Apr 21; May1'14; A$172,000-189,000. O C & 100

7TH av, 328-32 (3:778-39-41), ws, 49.2 s 29th 74.7x99.3x74.7x100.7, 4-sty bk loft & str bldg; L Napoleon Levy et al to Elyton Realty Corpn, 32 Nassau [r 527]; B&S; AL; Apr29; May1'14; A$135,000-144,000. nom

8TH av, 170 (3:768-80), sec 19th (No 280-4), 23.5x90, 3-sty bk tnt & strs; Dennis P Dowd, Sr, & Daisy L, his wife, to Kath M Dowd, 14 Morningside av [c/o Dennis P Dowd, 169 W 18]; 1-5 pt; AT; party 1st pt retains life estate; AL; May6'14; A$24,-000-30,000. O C & 100

8TH av, 2169 (7:1943-36), swc 117th (No 300), 25.3x100, 5-sty bk tnt & strs; Edw M Winfield to Carl H Richardson, 306 Newburg st, Boston, Mass, as TRSTE in bankruptcy of Fredk P Forster; B&S; mtg $45,-000 & AL; Apr28; May7'14; A$35,000-52,000. nom

8TH av, 2825-7, see 8 av, 2829-31.

8TH av, 2829-31 (7:2046-15), swc 151st (No 300), 50x100, 6-sty bk tnt & strs; A $31,000-81,000; also 8TH AV, 2825-7 (7:-2046-12), ws, 50 s 151st, runs w100xs49.11 xe—xn0.1xe86.6 to av xn49.11 to beg, 6-sty bk tnt & strs; A$25,000-63,000; Ascher Osterman to Barwood Realty Co, a corpn, 100 Bway [r 1318]; AL; Jan14; May5'14. nom

10TH av, 307 (3:703-32), ws, 49.4 n 31st, 24.8x100, vacant; Mathilda B Lynch et al to N Y C & H R R R Co, a corpn, 575 Bway, Albany, NY; Apr24; May1'14; A$12,000-12,-000. O C & 100

Pier 28 (27), E R, see Wall, 114.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 155 (2:416), ws, 116.8 n Rivington, 20.10x88.4; consent to 3d track; Adolph Lucker, of Bklyn, to Manhattan Railway Co, a corpn; mtg $6,500; Apr28; May6'14. 458.33

Allen st, 155; consent to 3d track; Lawyers Mtg Co, a corpn, mortgagee, to same; mtg $6,500; May2; May6'14. nom

Broome st, 211 (2:351), swc Norfolk (Nos 63-5), 25x75; re asn rents recorded Aug14 '12; Packard & Co, 97 Nassau, to Jay A Gilman, 215 W 15; AT; Mar10; May6'14. 250

Greenwich st, 291 (1:137), es, 92.11 s Chambers, runs e79.3xn11.9xe17.9xs38xw97 to st xn26.3 to beg; consent to 3d track; Merchants Refrigerating Co, a corpn, to Manhattan Railway Co, a corpn; mtg $25,-000; Feb21; May2'14. 1,102.50

Greenwich st, 291 (1:137); consent to 3d track; Mutual Life Ins Co of N Y, 32 Nassau, mortgagee, to Manhattan Railway Co, a corpn; mtg $25,000; Apr9; May2'14. nom

Norfolk st, 63-5, see Broome, 211.

16TH st, 41 W (3:818-13), ns, 220 e 6 av, 21x92, 4-sty & b stn dwg; A$33,000-36,000; also GREENE AV (Bklyn), ns, 240 w Nostrand av, 20x100; re dower; Louise M, wife Hy Pease, to Henry Pease, 225 N High st, Mt Vernon, NY; AT; Mar21'13; May7'14. nom

16TH st, 41 W; also GREENE AV (Bklyn); same prop; re dower; Anna B, wife Lester Underhill, to Lester Underhill, 275 Madison av, Perth Amboy, NJ; Oct25 '13; May7'14. nom

31ST st, 339-49 E (3:937-23-26-29), ns, 100 w 1 av, 130x98.9, 3-6-sty bk tnts & strs; re mtg; Henry C Lytton to Victor Land & Impt Co, a corpn, 35 Nassau [r 717]; Apr29; May2'14; A$55,000-158,000. nom

31ST st, 339-41 E (3:937-23), ns, 190 w 1 av, 40x98.9, 6-sty bk tnt & strs; re mtg; Henry C Lytton to Victor Land & Impt Co, a corpn, 35 Nassau [r 717]; Apr29; May2 '14; A$17,000-49,000. nom

37TH st, 6 W, see 37th, 4 W.

37TH st, 4 W (3:838), ss, 141.6 w 5 av, 21.6x98.9; also 37TH ST, 6 W (3:838), ss, 163 w 5 av, 21.6x98.9; asn rents; Midville Realty Co, a corpn, 4-6 W 37, to Royal Co of NY, 93-5 Nassau; Mar3; May4'14. 5,500

43D st W, sec Bway, see Bway, sec 43d.

45TH st, 17 W (5:1261), ns, 233.6 w 5 av, 16.6x100.5; also 45TH ST, 19 W (5:1261), ns, 250 w 5 av, 25x100.5; asn rents; Midville Realty Co, a corpn, 17-9 W 45, to Royal Co of NY, 93-5 Nassau; Jan10; May 6'14. 8,800

45TH st, 17-9 W (5:1261); sobrn of asn rents recorded July31'12 & Jan15'13, July 2'13 & even date, to mtgs for $11,800 & $15,000; Royal Co of N Y to Abby S Marshall [wife Chas C Marshall, 34 Pine], at Millbrook, Dutchess Co, NY; Apr30; May6 '14. nom

45TH st, 19 W, see 45th, 17 W.

209TH st W (8:2190-15 & 35), ns, 175 e 9 av, runs n99.11xe75xn99.11 to ss 210th xe 150 to Harlem River xs, n & w along river to 209th xw40 to beg, with riparian rights, owned by party 1st pt; also LAND UNDER WATER in front of above, owned by City N Y; agmt fixing high water mark in front of & across prop of party 1st pt, to be 306.6 e 9 av & extdg from ns 209th to ss 210th; Jas McClenahan, of Portchester, NY, with Robt A C Smith, as Comr of Docks of City N Y; Dec9'13; May1'14; A $27,000-27,000. nom

210TH st W, ss, 250 w 9 av, see 209th W, ns, 175 e 9 av.

Broadway (4:995), sec 43d; power of atty to grant easement &c; Mary A Fitzgerald to Winthrop E Dwight [62 Cedar]; June6 '12; May6'14.

Park row, 114-8 (1:159), ns, 123.9 e Duane, 48.7x105.7x47.11x103.6; consent to two new tracks & enlarged structure; Jas J Phelan Co to Manhattan Railway Co, a corpn; mtg $60,000; Apr18; May2'14. 4,956.13

Park row, 114-8 (1:159); consent to tracks &c as above; Mutual Life Ins Co of N Y, 32 Nassau, mortgagees, to Manhattan Railway Co, a corpn; Apr30; May2'14. nom

St Nicholas av, 1497-1503 (8:2166), nwc 185th (No 601), 57.8x100x58.4x100, owned by party 2d pt; also ST NICHOLAS AV, ws, adj above on n, —x—, owned by party 1st pt; agmt cancelling restrictions recorded Oct7'13 & Nov28'13; Aldus Constn Co, Inc, a corpn, 950 Hoe av, Bronx, with Diedrich Brakmann, 202 Riverside dr; May6; May7 '14. nom

Wadsworth av (8:2167-67-69-71), ws, 60.2 n 185th, 154.5x115, 3-5-sty bk tnts; re mtg; Benj Blossom to Wadsworth-Washington Corpn, 69 W 125; Apr22; May2'14; A$——$——. O C & 100

1ST av, 101 (2:448); consent to 3d track; Greenwich Savgs Bank, mortgagee, to Manhattan Railway Co, a corpn; mtg $20,-000; Apr30; May4'14. nom

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1ST av, 101; consent to 3d track; Isidor Monheimer, mortgagee, to same; mtg $3,000; Apr27; May4'14. nom

1ST av, 101 (2:448), ws, 25.11 n 6th, 22.1x100; consent to 3d track; Michl Sussmann to Manhattan Railway Co, a corpn; mtg $23,000; Apr27; May4'14. 265.24

2D av, 1435 (5:1429), ws, 38.10 s 75th, 18.11x72; consent to 3d track; Emma A Porth, of Rutherford, NJ, to Manhattan Railway Co, a corpn; mtg $6,500; Apr23; May5'14. 227.00

2D av, 1435; consent to 3d track; Bank for Savgs, NY, mortgagee, to same; mtg $6,500; Apr23; May5'14. nom

Copy (miscl) of last will &c of Ann Jewell, late of Goshen, Orange Co, NY; Nov12'12; May6'14.

Court order (miscl) confirming report of A Gordon Murray as special master in matter of adjudication of bankruptcy & order be referred to Wm Allen, as ref in matter of Henry W Richardson, bankrupt; Dec24'13; May5'14.

Court order (miscl) approving bond for $5,000 of Edw R Finch, 32 Nassau, as TRSTE in matter of Hy W Richardson, bankrupt; Jan29; May5'14.

General re of dower (miscl); Dorothy B Fuller, at Eagle Rock, Cal, formerly wife of Edwin D Mooers, to said Edwin D Mooers, 1458 Alvarado ter, Los Angeles, Cal; AT; QC; May4; May5'14. 6,500

Power of atty (miscl); Willis S McCormick to Clarence K McCormick, both of NY; June10'12; May1'14. O C & 100

Power of atty (miscl); Susanna S Minturn to Robt S Minturn, 109 E 21, & Isaac N P Stokes, 118 E 22; Apr14; May4'14.

Power of atty (miscl) for all matters in connection of The 416 5th Av Co, a corpn; Hermann A Flurscheim to Franklin Simon; June12'11; May7'14.

Power of atty (miscl); Eunice C Dane, of Boston, Mass, to Richd M Hoe, of NY; Dec1'09; May7'14.

Trust deed (miscl) of all prop, assets, &c; Northern Assurance Co of London, Eng, to Edw King & Jno V B Thayer, both of NY, as TRSTES in trust; May17'06; May5'14.

Trust deed (miscl) of all prop, assets, &c; Northern Assurance Co, Ltd, of London, Eng, to Jno W Castles & Jno Van B Thayer, both of NY, as successor TRSTES in trust; Dec24'08; May5'14.

WILLS.

Borough of Manhattan.

Columbia st, 32-4 (2:332-42 & 43), sec Delancey, 50x100, 2-5-sty bk tnts; A$29,000-60,000; also GOERCK ST, 139 (2:330-62), w s, 150 se Houston, 25x100, 5-sty bk tnt & strs; A$12,000-26,000; Moritz Itzkovitz Est, Adolph Steinmetz, EXR, 1354 55th, Bklyn; atty, Nathan D Perlman, 160 Bway. Will filed May5'14.

Goerck st, 139, see Columbia, 32-4.

Ludlow st, 189 (2:412-48), es, 175 s Houston, 25x90, 2-4-sty bk tnts & ext & str; Fredk Bender Est, Jno G Bender, ADMR, Junction av, Corona, LI; attys, Appell & Taylor, 51 Chambers; A$20,000-24,000. Letter filed Apr28'14.

2D st, 292 E (2:372-54), ns, 233 w Av D, 25x105, 5-sty bk tnt & str; Pauline Lauterbach Est, Aaron Lauterbach, ADMR, 41 W 83; atty, Hy W Freeman, 42 Bway; A$16,000-22,500. Letters filed Apr21'14.

12TH st, 36 W (2:575-36), ss, 375.11 w 5 av, 20x103, 4-sty bk dwg; Marcia A Townsend Est, Arthur F Townsend, EXR, 36 W 12; atty, Chas C Brainerd, 18 Vesey; A $19,500-26,000. Will filed Apr25'14.

60TH st, 145 W (4:1132-10), ns, 225 e Ams av, 25x100, 5-sty stn tnt & strs; ½ int; Theo L Maxwell Est, Jno F Maxwell, ADMR, 144 E 47; attys, De Witt, Lockman & De Witt, 88 Nassau; A$12,000-24,000. Letter filed May2'14.

65TH st, 329 E (5:1440-14), ns, 335 e 2 av, 20x100, 3-sty bk dwg; Wm Gaskell Est; ½ int; Robt E Gaskell, EXR, 329 E 65; attys, De Witt, Lockman & De Witt, 88 Nassau; A$7,000-9,000. Will filed May5'14.

94TH st, 152 W (4:1223-52½), ss, 289 e Ams av, 18x100, 3-sty stn dwg; Edith S Berwin Est, Chas K Berwin, EXR, 152 W 94; attys, Engelhard & Pollak, 111 Bway; A$9,500-16,500. Will filed Apr29'14.

125TH st, 1 to 9 E, see Mt Morris Pk W, 34.

126TH st, 2 E, see Mt Morris Pk W, 34.

Mount Morris Pk W, 34 (6:1721-55), ws, 75 n 123d, 25x100, 4-sty stn dwg; A$20,000-30,000; also 5TH AV, 2023-37 (6:1750-1 & 69) ,nec 125th, 199x85, 3-sty bk office bldg; A$$285,000-355,000; Jesse W Powers Est, Mary E Powers, EXTRX, 34 Mt Morris Pk W; attys, Blandy, Mooney & Shipman, 37 Wall. Will filed Apr21'14.

3D av, 230 (3:875-42), ws, 46 n 19th, 23x100, 4-sty bk tnt & str & 2-sty bk bldg in rear; leasehold, land owned by Benj R Winthrop Est; Jno Betjman Est, Hy R Strauss, EXR, 1158 Stebbins av; attys, Wilder, Ewen & Patterson, 45 Cedar; A $23,000-30,000. Will filed Apr30'14.

5TH av, 2023-37, see Mt Morris Pk W, 34.

CONVEYANCES.

Borough of the Bronx.

Clifford pl, nec 174th, see Jerome av, es, 125 s Clifford pl.

Coster st, 628-30 (10:2769), es, 460 s Spofford av, 40x100, 2-2-sty bk dwgs; Winona C Schoefer to Albt Rosenbaum, 383 College av; mtg $12,870; May6; May7'14. O C & 100

Crotona pl (11:2927), es, 175.11 s 171st, 100.1x46.9x100x41.9, vacant; Max Diamond to Saml Schneider, 756 Trinity av; QC; correction deed; May1; May2'14. nom

Dawson st, 791 (10:2695), swc Longwood av (Nos 910-22), 100x200 to Hewitt pl (No 794), 4-6-sty bk tnts & strs; Wm H Siegman to Edw Hirsh, 53 E 60, & Edw Oppenheimer, 118 E 61; Apr27; May2'14. O C & 100

Deane pl (*), es, 75 s Pierce av, 25x100; also PIERCE AV (*), ss, 200 e Deane pl, 25x191.6x25x191.3; Raffaele Guglielmo to Frahk Guire, 58 Deane pl; AL; June14'13; May7'14. O C & 100

Edgewater ter, ws, 252 s Barker av, see Edgewater ter, ws, 75 n Barker av.

Edgewater ter (*), ws, 75 n Barkley av, 100x95.7x100x94.2; also EDGEWATER ter (*), ws, 252 s Barkley av, 25.6x83.8x25x88.8; Fremont Realty Co to Leopold Salamon, 1791 Lex av; mtg $3,038; Apr28; May6'14. O C & 100

Featherbed la (11:2876), ns, abt 558 w on curve from Macombs rd, 25x100, vacant; Annie T Morris to David Kaufman, 81 Av B; mtg $1,950; May6'14. O C & 100

Fort Independence st (12:3258), es, abt 880 s Oloff, 25x75.4x25x74.5, 3-sty bk dwg; Ellsworth L Mills to Everett Harrison, Montclair, NJ; mtg $5,500; Jan7; May6'14. nom

Fox st, 540-4 (10:2683), ss, 100 e Av St John, 80x100, 2-5-sty bk tnts; Henry Morgenthau to Mack Constn Co, Inc, 957 Hoe av; B&S; May6'14. nom

Fox st, 881 on map 875 (10:2711), ws, 173.5 n Intervale av, 72.5x100, 5-sty bk tnt; also FOX ST (10:2711), nws, at ws Tiffany (No 891 on map 830), runs ne140xn14.5xsw 110.11xse100 to beg, 5-sty bk tnt; Adavine Constn Co to David Davis, 1082 Longfellow av; May1; May5'14. O C & 100

Fox st, nws, at ws Tiffany, see Fox, 881 on map 875.

Freeman st, 848 (11:2970), ss, 48 w Chisholm, 24x75, 2-sty fr dwg; Chas E Moore, ref, to Otto Nauss, 2790 Creston av; FORECLOS Apr28; May6'14. 6,125

Herkimer pl, ws, 95 s 235th, see 235th E, swc Herkimer pl.

Herkimer pl, swc 235th, see 235th E, swc Herkimer pl.

Hewitt pl, 794, see Dawson, 791.

Hoffman st (11:3054), ws, 170.6 s 187th, 25x94.11, except pt for Hoffman, 5-sty bk tnt & strs; Saml Eckstein to Pietro B Nicotri & Giuseppe Cataldo, 2380 Arthur av; mtgs $12,000; Apr30; May1'14. O C & 100

Kelly st, 738 (10:2708), es, 200 n 156th, 25x100, 3-sty bk dwg; Jos Corn to Bessie Livingston, 738 Kelly; mtg $10,000; Apr30; May2'14. nom

Leland st (*), es, 275 n 152d, 50x100; Pietro Solazzo to Cristina Pagliaro, 304 E 151; AL; May1'14. O C & 100

Lyman pl, 1370 (11:2970), es, 145 s Freeman, runs e100xn20xe23.10xs52.2xw123.10 to pl xn32.2 to beg, 2-sty fr dwg & 2-sty fr rear stable; Francis C Leake to Johanna Schlosser, 31 W 82; mtg $4,500; Apr21; May4'14. O C & 100

Manida st, 819-21 (10:2740), ws, 143.8 n Lafayette av, 50x100, 2-2-sty bk dwgs; also MANIDA ST, 839-47, ws, 343.8 n Lafayette av, 100x100, 4-2-sty bk dwgs; also MANIDA ST, 851 ws, 468.8 n Lafayette av, 25x100, 2-sty bk dwg; Jas J Donovan et al to J F M Co, 1029 E 163; May1; Mar2'14. nom

Manida st, 839-47, see Manida, 819-21.

Manida st, 851, see Manida, 819-21.

Newman st (*), ws, 575 n 150th, 25x100; Margt A Haggerty to Molly E Hutchinson, Alpine, NJ; Apr25; May6'14. O C & 100

Review pl (12:3271), ws, 200 n 238th, 25x100, vacant; Leopold Segal et al to Gertrude Kretschmer, 631 W 207; mtg $1,260; Apr28; May1'14. O C & 100

Ritter pl, 810-2 (11:2968), ss, 96.10 e Union av, 40x—x40x85.4, 5-sty bk tnt; Crownhill Constn Co to Victor Gerhards, 806 E 169; mtg $33,700; Apr30; May1'14. O C & 100

Shell st (*), ss, 125 w Elwood pl, 50x100; Theresa Fuchs to Jos Fuchs, 2011 Lex av; mtgs $450; May4; May6'14. nom

Tiffany st, 891 on map 830, see Fox, 881 on map 875.

William st, nwc Dudley av, see Dudley av, nwc William.

135TH st, 221-3 E (9:2320), ns, 50 e Rider av, 50x70, 2-sty bk shop; Fredk M Billings to Milk Bottlers Federation, 214 E 54; mtg $12,000; May1; May5'14. nom

135TH st, 447 on map 449 E (9:2280), ns, 475 e Willis av, 25x100, 5-sty bk tnt; Fraser & Berau, Inc, to August Doering, 393 5th, Bklyn; mtg $14,500; May5; May6'14. O C & 100

137TH st, 240 E, see Rider av, 208.

138TH st, 424 E (9:2282), ss, 250 e Willis av, 25x100, 5-sty bk tnt & strs; Louis Wiebke to Peter Theobald, 1504 2 av; mtg $23,000; May4; May5'14. O C & 100

142D st E (10:2575), ns, 100 e Wales av, 25x72.11x29.5x85.9, vacant; Mary E B Frank to Bradbury- Hamilton Co, Inc, 287 Bway; QC; Apr22; May4'14. nom

142D st E (10:2575), ns, 50 e Wales av, 50x58.10x58.10x111.6, vacant; Mary E B Frank to Bradbury-Hamilton Co, Inc, 287 Bway; QC; Apr22; May4'14. nom

145TH st, 330-4 E (9:2325), ss, 150 w 3 av, 50x100, except pt for 145th, 2-3-sty & b fr dwgs; Louis G Friess et al, EXRS Kath S DuBois, to Thos H Roff, 109 Imlay, Bklyn; May1; May5'14. 10,000

145TH st, 330-4 E; Thos H Roff to Jacob Erdenbrecher, 2699 3 av; May5'14. O C & 100

146TH st E (9:2336), ns, — w Morris av; also at swc lot 199, map Mott Haven, runs n110xw25xs110 to st xe25 to beg, 2-sty fr dwg; Jacob Graff to Frank Mirando, 361 E 149; mtg $3,500; Apr30; May1'14. O C & 100

147TH st, 872-4 E (10:2600), ses, 375 e Prospect, also abt 80 w Austin pl, 50x100, 2-sty fr dwgs & 1 & 2-sty fr rear stable; Melvin G Palliser, ref, to Kahee Realty Co, 55 Liberty; FORECLOS Feb24; May4; May 6'14. 4,600

148TH st, 243 E (9:2337), ns, 250 w Morris av, 25x106.6, 3-sty bk loft & str bldg; Antonie Veselsky to Chas S Cerny, 85 Darvall, Corona, LI; mtg $——; Apr20; May5'14. nom

148TH st, 520 E (9:2274), ss, 166.8 e Brook av, 16.8x100, 2-sty & b fr dwg; Yetta Horowitz to Ester Horowitz, 520 E 148; mtg $4,000; Dec1'13; May7'14. nom

149TH st, 141-3 E, see Walton av, 548-50.

152D st, 271 E, see Morris av, 642-4.

156TH st, 429 E (9:2378), ns, 100.9 w Elton av, 49.9x98.8x49.9x98.6, 3-sty & b fr dwg & 1-sty fr rear stable; Jas Bain to Hermax Realty Co, 1836 Wallace av; QC; Apr27; May5'14. nom

156TH st, 430 E (9:2377), ss, 100 w Elton av, 22x100, 2-sty & b fr dwg; Edw B Terrill to Blanche D Taylor, Rosemont, NJ; mtg $4,500; Apr29; May7'14. nom

156TH st, 611 E, see Eagle av, 740.

156TH st, 1015 E (10:2720), ns, 45 e Fox, 40x100, 5-sty bk tnt; Jas F Meehan Co to Benenson Realty Co, 407 E 153d; mtg $25,000; May6; May7'14. nom

162D st, 868-72 E, see 162d E, ss, 211.7 e Prospect av.

162D st E (10:2690), ss, 211.7 e Prospect av (old line), runs s—xse—xn111.9 to st xw 5 to beg; also 162D ST, 872 E (10:2690), ss, 216.7 e Prospect av (old line), runs s111.9 xse20.10xe—xn— to st xw25 to beg, 5-sty bk tnt; also 162D ST, 868 E (10:2690), ss, 160 e Prospect av, runs s99.4xe10.8xse21.6xn 109.1 to st xw30 to beg, 5-sty bk tnt; Fred F French Co to Knapp & French, Inc, 870 E 162; mtg $61,000; Apr30; May7'14. nom

163D st, 325 E, see Teller av, 951.

164TH st, 292-8 E (9:2423), ss, 25 w College av, 75.2x106.7x100.11, 4 3-sty fr tnts; Eugene B Coler to Reloc Realty Co, Inc, 43 Cedar; mtg $22,000; Apr25; May1'14. nom

166TH st, 750-8 E, see Forest, 1084.

169TH st E, nwc Webster av, see Webster av, nwc 169th.

171ST st E, ws, 169.11 s Westchester av, see Virginia av, ws, 38.11 s Walter.

172D st, 457 E (11:2905), ns, 95.2 w Wash av, 45x105, 2-sty fr synagogue; Hyman Samuelson to Rosie Samuelson, 457 E 172; mtg $7,203.10; Apr30; May4'14. O C & 100

172D st, 856 E (11:2966), ws, 150 s Boston rd, 40x100, 5-sty bk tnt; Sole Realty & Constn Co to 856 Realty Corpn, 99 Nassau; mtg $30,000; May1; May2'14. 37,333.33

172D st, 860 E (11:2966), ws, 190 s Boston rd, 40x100, 5-sty bk tnt; Sole Realty & Constn Co to 860 Realty Corpn, 99 Nassau; mtg $30,000; May1; May2'14. 37,333.33

172D st, 864 E (11:2966), ws, 230 s Boston rd, 40x100, 5-sty bk tnt; Sole Realty & Constn Co to 864 Realty Corpn, 99 Nassau; mtg $30,000; May1; May2'14. 37,333.33

174TH st E, nec Clifford pl, see Jerome av, es, 125 s Clifford pl.

175TH st, 717 E (11:2949), ns, 88.4 w Clinton av, 30.8x90, 4-sty bk tnt; Adrian Graselly to Jos Reichwein, 1985 Prospect av; mtg $18,500; Apr29; May7'14. O C & 100

175TH st E (*), ws, 256.8 s Gleason av, 225x100; Annie M M Heil to Wm Simpson Constn Co, 844 Gerard av; Apr25; May1'14. nom

179TH st E (11:3136), ss, 99 e Bryant av, 46.8x130x45x130, vacant; Anna Reiss to Bryant Constn Co, Inc, 1509 Bryant av; Apr23; May1'14. O C & 100

179TH st, 640, see Hughes av, es, at sws 179th.

180TH st, 616 E (11:3069), ss, 125.6 w Hughes av, 21.1x28.2x20.10x25.1, 1-sty bk str; Pasquale D'Auria to D'Auria Constn Co, 670 E 180; Apr20; May1'14. O C & 100

180TH st E (11:3069), ss, 146.7 w Hughes av, runs s105xw34xn64.2xn38.3xn10.4 to ss 180th xe40.11 to beg, 5-sty bk tnt; Pasquale D'Auria to D'Auria Constn Co, 607 E 180; Apr28; May1'14. nom

183D st, 548 E, see 3 av, 4523-9.

186TH st, 633 E, see Belmont av, 2371-3.

187TH st, 653-5 E (11:3075), ns, 19.10 e Belmont av, runs n54.8xn15.3xe40.1xs45.8 xe0.11xs24.4 to 187th xw40.8 to beg, 4-sty bk tnt & strs; Jno D Lannon, ref, to Rosina Cavaliere, 2167 Belmont av; mtg $12,500; FORECLOS Apr27; Apr30; May4'14. 2,000 over mtg

187TH st, 707-9 E (11:3105), ns, 50 e Beaumont av, 50x100, 5-sty bk tnt; Maria Scalzo et al to Giovanni Lordi, 26 1 pl, Bklyn; mtg $35,000; May1; May4'14. O C & 100

187TH st, 764 E (11:3114), ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; Leslie B McClure et al to Mabel A Pragnell, 819 Ritter pl; AL; Apr28; May2'14. O C & 100

191ST st E (12:3273), ns, abt 354.5 w Arthur av, 50x157, vacant; Robt F Neumann to Chas G Neumann, 233 E 176; B&S; May2; May5'14. nom

204TH st E, nec Jerome av, see Jerome av, 3116-8.

221ST st E (*), ss, 200 e Barnes av, 100x114, Wakefield; Kate N Godfrey to Geo H Janss, 1057 Hoe av; May5; May6'14. O C & 100

221ST st E (*), same prop; Alice M Phipps, EXR Edw L'E Phipps, to Kate N Godfrey, 804 Lincoln pl, Bklyn; AT in transfer tax sale; Mar31; May6'14. 25

223D st E (*), ss, 239.6 w Laconia av, 25x127.7x30x144.5; Tripoli Realty Co to Elliott L Brown, 83 Fanshaw av, Yonkers, NY; mtg $700; Dec17'13; May4'14. nom

223D st E; same prop; Melrose Realty Co to Tripoli Realty Co; QC; Dec17'13; May 4'14. O C & 100

224TH st E, swc Carpenter av, see Carpenter av, swc 224th.

228TH st E (*), ns, abt 75 w Prospect ter, 25x114, Wakefield; Blanche C Brooks et al to Fredericke C S Heimstadt, 445 E 140; QC; Apr23; May5'14. nom

231ST st E (*), ss, 105 w Laconia av, 50x114.10; Monatiquot Real Estate Co to Thos Gilday, 480 E 141; Sept12'10; May6'14. O C & 1,300

233D st E (*), ss, 65.1 e Barnes av, 18.9x100; Geo B Hayes, ref, to City Real Estate Co, 176 Bway; FORECLOS Apr23; Apr30; May1'14. 3,500

235TH st E (12:3363), swc Herkimer pl, 25x95.5x25x95; also HERKIMER PL (12:3363), ws, 95 s 235th, 25x90, vacant; Julius J Frank, ref, to Hugo Lehman, Cranford, NJ; FORECLOS Apr1; Apr22; May4'14. 1,000

236TH st, 257-9 E (12:3377), ns, 300 w Katonah av, 50x100, 2-2-sty fr dwgs; Mary

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A O'Toole to Horace W Gates, Mt Vernon, NY; mtg $6,300; Apr24; May1'14. O C & 100

Arthur av, see Fordham rd, see Fordham rd, 600 E.

Bathgate av, 1636 (11:2920), es, 205 n 172D, 25x90.7, 4-sty bk tnt; Rosalie Nelson to Marianna Dowe, 1615 Boston rd; mtg $14,150; May1; May7'14. nom

Bathgate av, 1998 (11:3044), es, 100 s 179th, 16.8x85.8x16.8x85.4, 3-sty fr tnt; Bertelsen Realty Co, Inc, to Wm C Beaumet, 706 Courtlandt av; mtg $5,000; May7'14. O C & 100

Bainbridge av, 3030, see Mosholu Pkway, nec Bainbridge av.

Baychester av (*), ws, 107.11 n Boston rd, runs n 453.9xsw482.5xs627.8 to rd xe 280.7xn113.4xne100 to beg; Crawford Real Estate & Bldg Co to Geo M Wood, New Rochelle, NY; Apr30; May7'14. **50,000**

Baychester av (*); same prop; Geo M Wood to N Y Protestant Episcopal Public School, 147 W 91; Apr30; May7'14. **50,000**

Belmont av, swc 179th, see Hughes av, es, at sws 179th.

Belmont av, 2310-2 (11:3088), es, 150 n 183d, 50x100, 5-sty bk tnt; Jos Stumpf to Margt E Rich, 651 Clark, Westfield, NJ; mtg $29,000; Apr28; May2'14. O C & 100

Belmont av, 2371-3 (11:3074), nwc 186th (No 633), 50x87.6, 5-sty bk tnt & strs; Agency Realty & Mtg Co to Oscar Lustig, 2228 7 av; mtg $33,500; Apr30; May1'14. nom

Bland av (*), es, 275 n Nelson av, 50x100; Land Co "D" of Edenwald to Jas Bigley, 511 W 131; Sept29'13; May1'14. nom

Bogart av (*), es, 350 n Brady av, runs n50xe104.7 to Colden av xse abt 59 xw135.11 to beg; Morris Park Estate to Conrad Freystag, 991 Ams av; May1; May7'14. nom

Boston rd, 1233 (10:2615), ws, 237 n 168th, 43x167.5x43.10x167.5, 5-sty bk tnt; Henrietta Stein to Frances Mayer, 247 E 117; mtg $34,000; Mar5; May1'14. O C & 100

Briggs av, 2592 (12:3293), es, 335.10 s 194th, 19.8x77.9x19.7x76.3, 2-sty bk dwg; Michl Robin to Adelaide E McIntire, on Main st, Munsonville, NH; mtg $8,000; Apr 30; May4'14. nom

Brook av, 350 (9:2268), es, 50 s 142d, 25x 100, 4-sty fr tnt; Jno Schreyer to Jno F Schreyer; B&S; mtg $——; Aug2'07; May 6'14. nom

Brook av, 498 (9:2274), es, 24.11 n 147th, 24.11x100, 5-sty bk tnt & strs; Meyer Berman to Abr Levine, 1466 1 av; mtg $21,500; Apr23; May2'14. nom

Brook av, 1420 (11:2895), es, 46.8 s St Pauls pl, 31x100.8, 1-sty bk theatre; Lawrence Davis to North Bronx Bldg & Holding Co, Inc, 51 Chambers; mtg $6,000; Apr 17; May7'14. O C & 100

Cambreleng av, nwc Fordham rd, see Fordham rd, 663-9 E.

Carpenter av (*), ws, 224 n 234th, 90x 105; Maurice A Lynch, ref, to Isabella McKenzie, 4237 Carpenter av; FORECLOS Apr29; transfer of tax lien; May2; May5'14. **2,400**

Carpenter av (*); same prop; Isabella McKenzie to Fredk J McKenzie, 4237 Carpenter av; B&S & CaG; May2; May5'14. nom

Carpenter av (*); same prop; Fredk J McKenzie to Jas McKenzie, 4237 Carpenter av; B&S & CaG; May2; May5'14. nom

Carpenter av (*), swc 224th, 75x105, Wakefield; Sol H Eisler, ref, to Geo Lahrmann, 874 Morris Park av; mtg $5,000; FORECLOS Apr15; May6'14. **3,600**

Castle Hill av (*), ws, 705 n Starling av, 100x108, except pt for Castle Hill av; Louis Muller to Emma Hilbring, 581 Union av; mtg $2,200; May5'14. O C & 100

Claremont Pkway, 421 (11:2897), ns, 184.5 e Webster av, 37.6x83.7x37.6x83.5, 4-sty bk tnt; Home Guardian Co of NY to Sadie R Mass, 429 Claremont Pkway; mtg $18,000; May4; May5'14. nom

Claremont Pkway, 421 (11:2897), ns, 184.5 e Webster av, 37.6x83.7x37.6x83.5, 4-sty bk tnt; Daniel Augustus Realty Co, Inc, to Jos G Abramson, 920 Av St John; mtg $18,000; Aug20'13; May6'14; re-recorded from Aug 20'13. O C & 100

Colden av, ws, abt 350 n Brady av, see Bogart av, es, 350 n Brady av.

Commonwealth av (*), ws, 125 s Merrill, 25x100; Alice V Conkling to Wm P Hines, 279 W 127; mtg $4,500; Apr30; May1'14. O C & 100

Crescent av, 614-8, see Hughes av, ws, 200 n 183d.

Crescent av, 616-8, see Hughes av, ws, 200 n 183d.

Creston av (11:3165), es, 205.1 s 189th (now 188th), runs e86.3xs10xe8.8xs60xw95 to av xn70 to beg, 3-sty fr dwg; Henry F Keil to Jno Woods Corpn, 2526 Webster av; mtg $7,500; Apr30; May4'14. O C & 100

De Milt av or 242d st E, swc White Plains av, see Richardson av (late Fulton st), ses, 25 sw De Milt av (now 242d).

De Reimer av (*), ws, 477.10 n Boston rd 50x101.8; Louise Martzolf to Jules H Anthony Ray, 145 W 45; mtg $700; Jan21; May4'14. O C & 100

De Reimer av (*), ws, 527.10 n Boston rd, 50x101.8; Louise Martzolf to Jules H Ledoux, 404 W 46; mtg $700; Jan21; May4 '14. O C & 100

Dudley av (*), nwc William, 75x100; also TOWN DOCK RD (*), ns, 50 w Wilcox av, 25x100; Elise Bentz to Bentz Contracting Co, 2362 Westchester av; mtg $——; Apr 27; May1'14. O C & 100

Eagle av, 740 (10:2625), nec 156th (No 611), 94x112.6, 1-sty fr shed; Louis M Ebling to Ebling Brewing Co, 760 St Anns av; mtg $——; Jan3; May6'14. nom

Ellsworth av (*), es, 100 n Baisley av, 125x80; Geo Barthold to Rose L Taendler, 552 E 178; mtg $1,000; May6; May7'14. nom

Fordham rd, 1-17 E, see Jerome av, 2460-6.

Fordham rd, 600 E (11:3078), sec Arthur av, 16.5x98.5x15x95.1, except pt for Arthur av, 2-sty fr dwg & str; Pasquale J Lamberti to Gaetano Del Bello & Girolamo Di Menna, 2384 Hughes av, EXRS &c Angelo Di Ciocca; QC; Apr30; May5'14. nom

Fordham rd, 663-9 E (12:3273), nwc Cambreleng av, runs n172.9xw87.6xs50xe 12.6xs136.7 to av xe76.5 to beg, 3-2-sty fr dwgs & 1-sty fr bldg; Thos J Casey to Hans W Goetze, 320 E 144; mtg $13,000; May2; May4'14. O C & 100

Fordham rd, 663-9 E; Hans W Goetze to Thos J Casey, 635 Fordham rd; mtg $13,000; May2; May4'14. O C & 100

Forest av, 822 (10:2656), es, 217.6 n 158th, 18.7x110, 3-sty fr dwg; Thos Leat to Mary A Creighton, 822 Forest av; Aug 14'13; May2'14. nom

Forest av, 1078, see Forest av, 1084.

Forest av, 1084 (10:2660), sec 166th (Nos 750-8), 50x102.7, 5-sty bk tnt & strs; also FOREST AV, 1078 (10:2660), es, 50 s 166th, 50x102.7, 5-sty bk tnt; David Amolsky to Julia Moore, 1938 Webster; Apr29; May1'14. O C & 100

Fort Schuyler rd, see La Salle av, see La Salle av, sec Ft Schuyler rd.

Fowler av (*), ws, 100 n Rhinelander av, 25x100; Conrad Freystag to Morris Park Estates, 25 Broad; May1; May7'14. nom

Franklin av, 1240 (10:2615), es, 100.9 n 168th, 40.9x185.5, 5-sty bk tnt; Benj M Gruenstein to David Paley, 494 E 157; mtg $42,000; Feb10; May1'14. O C & 100

Gifford av (*), ss, 303.10 e Balcom av, 25x100; Jas A Clynes to Harold Olsen, 53 Gifford av; ½ pt; mtg $3,750; May2; May 5'14. nom

Gifford av (*); same prop; same to Jacob M Jacobsen, same address; ½ pt; mtg $3,750; May2; May5'14. nom

Gifford av (*); same prop; Jacob M Jacobsen et al to Jas A Clynes, 202 16th, Jersey City, NJ; mtg $3,750; May2; May5 '14. nom

Grace av (*), ws, 172.3 n N Y, Westchester & Boston R R, 25x95; Alfred Raffaeli to Calogero Mule, 965 2 av; mtg $300; Feb2; May6'14. **500**

Heath av, 2917 (12:3260), ws, 42.11 s 230th, 17.11x90, 2-sty fr dwg; Jno J O'Brien, ref, to Cordelia Nelson, 105 W 120; FORECLOS Apr29; May6'14. **4,600**

Heath av, 2917; Jas Griswold Wentz to same; QC; May2; May6'14. nom

Hoe av, 957 (10:2742), ws, 168 s Aldus, 42x150, 5-sty bk tnt; Mack Constn Co to Hamilton Securities Co, 165 Bway; $38,500; May1; May2'14. O C & 100

Hoe av, 1227 (11:2979), ws, 125 s Freeman, 75x74.10x75x71.2, 2-sty fr dwg & vacant; also INTERIOR LOT (11:2979), begins 105 e So blvd & 177.3 s Freeman, runs s— to pt 200 s Freeman xw— to pt 105 e So blvd xn— to beg, vacant; Cornelius O'Keeffe to Cora B Hildreth, 362 E 136; mtg $——; Apr29; May1'14. O C & 100

Hoe av (11:2981), ws, 200 n Jennings, 50x 100, vacant; Carmine Fillipone to Soraci Contracting Co, 170 Bway; mtg $5,200; May 1; May7'14. O C & 100

Hoe av (11:2981), ws, 250 n Jennings, 25 x100, 2-sty fr dwg; Bryant av Bldg Co to Soraci Contracting Co, 170 Bway; mtg $6,000; May1; May7'14. O C & 100

Holland av (*), es, 400 n Morris Park av, 25x100; Christian C Clausen to Geo Lahrmann, 890 Morris Park av; AL; May4; May5'14. O C & 100

Hughes av (11:3079), es, at sws 179th (No 640), 73.4x95 to Belmont av x59x96, 5-sty bk tnt; Alert Constn Co, Inc, to Rose Orently, 86 West 119; mtg $56,000; Apr1; May2'14. O C & 100

Hughes av (11:3072), ws, 200 n 183d, runs w100xn— to ses Crescent av (Nos 614-8), xne— to Hughes av xs— to beg, 3-4-sty bk tnts & strs, except CRESCENT AV, 616-8 (11:3072), ss, 36.8 w Hughes av, 42.5 x55.7x33x82.3, 4-sty bk tnt & strs; F Granville Munson, ref, to Theo Wentz, 328 W 77; FORECLOS Apr21; Apr30; May7'14. **31,000**

Hull av, 3306 (12:3352), es, 125 n 209th, 25x100, 2-sty fr dwg; Mary Winkler to Patk M Burke, 326 E 21; Apr29; May1'14. nom

Hull av 3308 (12:3352), es, 150 n 209th, 25x100, 2-sty fr dwg; Mary Winkler to Patk M Burke, 326 E 21; Apr29; May1'14. nom

Jerome av (11:2848), es, 125 s Clifford pl, runs s280 to 174th xe54.6xne38.11xn258xw 66.2 to beg, vacant; Wm Weidenburner to J Romaine Brown, 340 Convent av; mtg $15,840; Nov25'13; May1'14. O C & 100

Jerome av (11:2861), ws, 325 n 176th, 75x 100, vacant; Thos L Watt to Richd W Lawrence, 2519 Sedgwick av; mtg $9,000; Apr 29; May7'14. **2,250**

Jerome av (11:2861); same prop; Annie S Watt, individ & as GDN Grace L Watt & ano, to same; mtg $9,000; May5; May7'14. 2,250

Jerome av, 2460-6 (11:3189), nec Fordham rd (Nos 1-17), runs n91xe125xn87.11 xe33.4xe101.8xs6xw59.10xs161.2 to rd xw 200.7 to beg, 1 & 2-sty bk theatre & strs; Remlu Realty Co to Henry U Singhi, 121 Kingsbridge rd W; B&S; May1; May4'14. nom

Jerome av (11:3199), ws, 548.11 sw 190th, 27x90, 4-sty bk tnt & strs; Geo Barthold to Rose L Taendler, 552 E 178; mtg $21,000; May6; May7'14. nom

Jerome av (12:3320), es, 28.6 n 199th, 51.4 x138.5x45x113.9, vacant; Henry G Merkel & ano, EXRS Theo F Schuman, to Arborview Realty Co, 612 W 207; May4; May5'14; O C & 100

Jerome av, 3116-8 (12:3322), nec 204th, 50x100x48.1x100, 2-3-sty fr tnts & strs; Thos F Bligh to Leo J Lehman, 2160 Bway; mtg $18,000; Apr6; May1'14. nom

Lacombe av (*), ss, 50 e Beach ac, 25x 100; also LOTS 88 to 91, map 305 lots at Clason's Point; sub div of prop Wooster Beach et al; Henry A Stadler Jr to Tillie M Stadler, 437 Beach av; mtg $——; May1; May2'14. O C & 100

La Salle av (*), sec Ft Schuyler rd, 50x 122.6x49.11x124.6, except pt conveyed to Minnie P Gaffney by deed dated Dec8'13; Augusta F, wife Alex F Walsh, to Marie S Judge, 2259 Houghton av; mtg $15,500; May 1; May2'14. O C & 100

Longwood av, 910-22, see Dawson, 791.

Macombs rd, ws, 50 s 183d, see University av, 2236.

Marion av, 2787 (12:3289), ws, 150 s 198th, 25x70.8x25.3x66.11, 2-sty fr dwg; Kate B O'Donnell to Anita Streuli, 2806 Pond pl; mtg $6,500; Apr30; May1'14. O C & 100

Minneford av (*), es, 100 n Cross, 75x 266.1 to L I Sound x75x24.7, City Island; Thos B Watson to Mary E Lane, 560 Minneford av, City Island; May6; May7'14. nom

Monroe av (*), es, 275 s Rhinelander av, 25x100; Frank T Langley to Wm E Hennessy, 28 Storrie st, Amsterdam, NY; mtg $500; Apr10; May6'14. nom

Morris av, 642-4 (9:2412), nec 152d (No 271), 50x100.3, except pt for av, 3-sty fr tnt & strs & 1-sty fr str; Chas E Moore, ref, to Rosalie D Lockwood & Ludovica D Graham, **$7** Commonwealth av, Boston, Mass, & Chas L Dimon, Mt Vernon, NY, EXRS &c Susan M Dimon; FORECLOSED & drawn Apr3; May5'14; re-recorded from Apr6'14. **15,000**

Morris av, 1065 (9:2448), ws, 350.10 n 165th, 25x100.8x25x100.10, 2-sty & b bk dwg; also MORRIS AV, 1067 (9:2448), ws, 375.10 n 165th, 25x100.6, 2-sty & b bk dwg; Edw S Clinch & ano, EXRS Mary V Hill & ano, to Patk H J Daly, 939 President, Bklyn; Apr6; May5'14. **11,250**

Morris av, 1065-7; Patk H J Daly to Ida Rountree, 148 Rogers av, Bklyn; Apr15; May5'14. nom

Morris av, 1067, see Morris av, 1065.

Morris Park av (*), sec White Plains rd, 25.2x100x25x100; Jno Ringen to Anna Kopald, 680 Morris Park av; Apr30; May1'14. O C & 100

Mosholu Pkway (12:3334), nec Bainbridge av (No 3030), runs n42.8xe100xs20.10 xw93.10 to Pkway xnw10.9 to beg, vacant; Margt Watt to Agnes Peck, 2303 Bathgate av; May4; May7'14. O C & 100

Murdock av (*), es, 150 s Randall av, 50 x100; Land Co "C" of Edenwald to Geo A Tracy, 150 Brown pl; Apr29; May1'14. nom

Newbold av (*), ss, 230 e Olmstead av, 50x108, Unionport; Amelia K Angeloch to Henry Schmidt, 2128 Newbold av, & Reinhold Seidel, 541 8th, Bklyn, NY; May4; May 5'14. O C & 100

Olinville av (*), es, 52.8 n 235th, 26.4x 100; Henrietta Schubert to Lena E Hughes, 3430 Park av; mtg $1,000; Apr25; May2'14. O C & 100

Park av, 3814 (11:2905), es, 100 n Bathgate pl, 30x100, 4-sty bk tnt; Geo W Smith et al to Minnie A & Herman C Schrier, 3304 Decatur av; Apr22'12; May 4'14. nom

Park av E, 4440 (11:3037), es, 407 s 182d, 18.6x141, 2-sty fr dwg; Wm F Hogan to Teresa Gubitosi, 4529 Park av; mtg $2,500; Apr30; May2'14. O C & 100

Park av, 4585-9 (11:3031), ws, 437.8 s 187th, 100.2x93.3x100x98.3, 2-5-sty bk tnts; Number Forty-Nine Park av Co to Hamilton Securities Co, 165 Bway; mtg $92,087.26; Apr29; May4'14. O C & 100

Parker av (*), ns, 62.3 e Castle Hill av, 25x100, except pt for Parker st or av; Wm P Hines to Sidney B Hickox, 2246 Gleason av; Apr30; May1'14. O C & 100

Parker av (*), es, 25 n St Raymonds av, 25x100, except part for Parker st; Geo Barthold to Rose L Taendler, 552 E 178; May6; May7'14. nom

Pierce av, ss, 200 e Deane pl, see Deane pl, es, 75 s Pierce av.

Quimby av, 2158 (*), ss, 180.10 w Castle Hill av, 24.9x103.1; Christian Ehlers Jr to Margaretha Mink, 2163 Quimby; mtg $4,000; May5; May7'14. O C & 100

Quimby av (*), ss, 350 w Olmstead av, 75x103, Unionport; Chas H Muller to Wm Hamann, 2042 Quimby av; mtg $4,500; May4'14. O C & 100

Quimby av (*), ss, 305 e Olmstead av, 100x216 to Story av, except part for Quimby & Story avs; Benenson Realty Co to Emily Veit, 434 E 153; mtg $4,000; May6; May7'14. O C & 100

Richardson av (late Fulton st) (*), ses, 25 sw De Milt av (now 242d), 25x— to White Plains rd; also WHITE PLAINS RD (*), swc De Milt av (now 242d), —x—; Hy Blumenberg to Frieda Blumenberg, 222 S 9, Bklyn; 1-5 pt; Mar14; May6'14. nom

Rider av (9:2332), ws, 275 n 135th, 150x 100, 3-sty fr coal pocket; Mary A Robitzek & ano, EXRS &c Gustavus Robitzek, to Edw Robitzek, 1018 E 163; ½ pt; Apr30; May1'14. **25,000**

Rider av, 208 (9:2320), sec 137th (Nos 240-2), 3-sty bk stable; Mary A Robitzek & ano, EXRS &c Gustavus Robitzek, to Edw Robitzek, 1018 E 163; ½ pt; mtg $5,000; Apr30; May1'14. **25,000**

Rider av, 227-31 (9:2332), nws, 100 sw 138th, 75x100, 1 & 2-sty bk & fr coal pocket; Francis B Tinsley to Gertrude Tinsley, 159 E 116; ½ pt; Dec18'13; May5 '14. nom

Rider av, 229-33 (9:2332), nws, 75 sw 138th, 75x100, 2-sty bk & fr coal pockets; Walter W Tinsley to Mary C T Tinsley, 408 E 135; ½ pt; mtg $18,000; Apr30; May 5'14. nom

Southern blvd, 784 (10:2729), es, 150 s Longwood av, runs s50xe200 to ws Whitlock av xn25xw100xn25xw100 to beg, 1-sty bk garage & vacant; Herman D Ellerbrock to Dietrich Wendelken, 1420 Crotona av; mtg $19,387; Apr28; May5'14. O C & 100

Southern blvd, 961-9 (10:2725), ws, 802.11 s Westchester av, 158x139.10x158.1x133.11, 1 & 3-sty bk theatre; Kellwood Realty Co to Meyer Klein, 200 W 112; mtg $282,500; May 5; May6'14. O C & 100

Southern blvd, 1239, see So blvd, 1241.

Southern blvd, 1241 (11:2975), ws, 350 n Home, 25x100, 3-sty fr tnt; also SOUTHERN BLVD, 1239 (11:2975), ws, 325 n Home, 25x100, 3-sty fr tnt; Martha G

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Perna to Sabato Perna, 105 Union av, Jamaica, L1; mtg $12,500; May4; May5'14. nom

Southern blvd, 2145 (11:3111), ws, 287.5 s 182d, 45.10x135.10x44x123.2, 5-sty bk tnt; Walter L McCorkle, ref, to Church & Dwight Co, 27 Cedar; FORECLOS Apr15; May4; May6'14. **30,000**

Stebbins av, 1277 (11:2970), nws, 29.1 w Chisholm, runs ne73.8xn9.10xw30xs17.2xsw 91.9xne25 to beg, 1-sty fr str; Denis Feehen or Feehan to Jos Sonsin Co, Inc, 1344 Bristow; mtg $2,000; May4; May5'14. O C & 100

Stebbins av, ws, see plot begins at cl blk bet Hewitt pl, &c.

Story av, ns, 305 e Olmstead av, see Quimby av, ss, 305 e Olmstead av.

Teller av, 957 (9:2423), nwc 163d (No 325), 45x100, 5-sty bk tnt; Wm Simpson Constn Co to Hermann Heil, 325 E 163; mtg $40,000; May1'14. O C & 100

Teller av, 1117 (9:2429 & 2434), ws, 150 n 166th, 38.4x100, 5-sty bk tnt; Kate Ley to Sophie Pfeiffer, 1328 Clay av; mtg $20,000; May1; May4'14. nom

Town Dock rd, ns, 50 w Wilcox av, see Dudley av, nwc William.

Turnpike rd (*), leading from N Y to Boston, ses, at ncs of rd leading from said Turnpike rd to O'Dells or Town Landing, contains 6 acres! order of court as to final judgmt; Max Erlanger to Jos S Acker et al; Mar24; May6'14.

Undercliff av (11:2880), ws, 69.1 n Washington Bridge Park, 158x143.7x158x146.2, vacant; Hamilton Securities Co to Mack Constn Co, Inc, 957 Hoe av; mtg $5,400; Apr30; May2'14. nom

Union av, 581 (10:2664), ws, 45 n 150th, 20x100, 2-sty & b fr dwg; Jos Hilbering to Louis Muller, 1496 Hoe av, & Louisa Hauck, 385 E 162; mtg $3,000; May5'14. O C & 100

University av, 2236 (11:3211), es, 50 s 183d, 50x101.1 to ws Macombs Dam rd x50 x100.9, 2-sty fr dwg; Jno Albert to Milo M Wells, 54 W 94; mtg $12,000; Apr28; May 1'14. O C & 100

Valentine av (11:3151), ws, 1508.11 s East Fordham rd, 50x115, except pt for Valentine av; vacant; Henry Reubert to Geo F Reubert, 1956 Bathgate av; mtg $3,835; May1'14. nom

Virginia av (*), ws, 38.11 s Walter, 50.6x 101.3; also 171ST ST (*), ws, 169.11 s Westchester av, 50x112.4x50x108.11; Henrietta Shotten to Geo A Devine, 1241 Taylor av; ½ pt; May4; May6'14. nom

Vyse av, 1453 (11:2987), ws, 75 s Jennings, 25x100, 2-sty fr dwg; Pasquale Carrozza to Bryant Av Bldg Co, 1481 Hoe av; mtg $2,500; Apr25; May7'14. O C & 100

Walton av, 548-50 (9:2347), nec 149th (Nos 141-3), 79.11x57.8x87x45.10, 2-4-sty bk tnts & strs; Wm B Welling to Herbt A Sherman, Rye, NY; ½ pt; mtg $22,000; Mar 3; May5'14. nom

Washington av, 1178-80 (9:2372), es, 148.4 n 167th, 41.8x117.2, 6-sty bk tnt; Wm Sudbrink to Wm Ebling, 803 Eagle av; Nov28 '11; May7'14. O C & 100

Webster av (11:2887), nwc 169th, 97x 100, vacant; Alert Constn Co, Inc, to R & B Constn Co, Inc, 174 E 114; mtg $12,000; May1; May2'14. O C & 100

Webster av (11:2887), ws, 131.1 n land Wm H Morris, also — n 169th, runs w90xn 20xe90 to av xs20 to beg, 3-sty fr dwg; Jos Sporakowski to Wm Proppe, Fair Lawn, NJ; mtg $5,500; May1; May2'14. O C & 100

White Plains rd, swc De Milt av (now 242), see Richardson av (late Fulton st), ses, 25 sw De Milt av (now 242d).

MISCL BRONX CONS—May 6— —

White Plains rd, see Morris Park av, see Morris Park av, sec White Plains rd.

Whitlock av, ws, abt 170 s Longwood av, see So blvd, 784.

Wilder av (*), es, 250 n Jefferson av, 25x 100; Isaac Cohen to Frank J Bell, Scarsdale, NY; mtg $250; Apr30; May1'14. nom

Williamsbridge rd or Main st (*), ws, in range with fence on es Morris Park, runs sw207.6xsw344xse154xne523xnw378 to beg, contains 4 acres, except pt conveyed to N Y, N H & H R R Co; also WILLIAMSBRIDGE RD or MAIN ST (*), ws, at ss land N Y, N H & H R R Co, 35x200; Geo P Baisley to Schuylerine H Baisley, his wife, on Williamsbridge rd, near Pierce av; AL; July15'13; May5'14. nom

Williamsbridge rd or Main, ws, at ss land N Y, N H & H R R Co, see Williamsbridge rd or Main, ws, in range with fence on es Morris Park.

2D av (*), es, 450 n 216th, 25x99.10, Olinville; Jas F Seymour to Alva Durant, 3543 Willett av; B&S & CaG; Apr30; May1'14. O C & 100

3D av, 3063 (9:2378), ws, 300.6 s 158th, 25x100, except pt for 3 av, 3-sty fr bk ft tnt & strs; Chas Jantzen et al, devisees Otto Hellrung, to Saml Jonas, 3063 3 av; Apr28; May1'14. 500

3D av, 4523-9 (11:3051), swc 183d (No 548), 94x58, 5-sty bk tnt & strs; Wm Sudbrink to Ebling Brewing Co, 760 St Anns av; Nov10'13; May5'14. nom

3TH av (*), ws, 250 n Nelson av, 25x 100; Land Co "D" of Edenwald to Bridget Bigley, 511 W 131; June2'13; May1'14. nom

Interior lot, 105 e So blvd & 177 s Freeman, see Hoe av, 1227.

Lots 89-91 map 305 lots at Clason's Pt, see Lacombe av, ss, 50 e Beach av.

Lot 1 (*), blk 3991, sect 15, tax map; Geo Barthold to Rose L Taendler, 552 E 178; May6; May7'14. nom

Plot (*) begins 440 e White Plains rd at point 945 n along same from Morris Park Ave, runs w100xn24.6xne0.6xe99.9xs25 to beg, with right of way over strip to Morris Park av; Fannie Bornstein to Emanuel Bornstein, 1422 Mad av; AL; May1'14. nom

Plot (*) begins 840 e White Plains rd at point 1100 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Giovina Colletti to Vincenza Gallo, 1923 Barnes av; mtg $3,000; Apr18; May2'14; re-recorded from Apr20'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Charlotte st, 1501, see 170th, 881 E.

Cross st (*), ns, 100 e Minneford av, 148 x100; declaration of trust; Thos F Moessner et al, TRSTES, to whom it may concern; Mar6; May2'14. O C & 100

Fox st, 540-4 (10:2683), ss, 100 e Av St John, 80x110, 2-5-sty bk tnts; re mtg; Jas M Horton to Henry Morgenthau Co, 30 E 42; May1; May6'14. nom

Fox st, 540-4 (10:2683), ss, 100 e Av St John, 80x100, owned by party 1st pt; also FOX ST (10:2683), ss, adj above on e, owned by party 2d pt; party wall agmt; Henry Morgenthau Co with Mack Constn Co, 957 Hoe av; May6'14. nom

Freeman st, swc Hoe av, see Hoe av, 1237.

Ritter pl, 810-12 (11:2968), ss, 96.10 e Union av, 40x—x40x85.4, 5-sty bk tnt; re mtg; Marie R Winters to Crownhill Constn Co, 1540 Bryant av; Apr27; May1'14. O C & 100

Tiffany st, 944 (10:2712 & 2714), owned by party 1st pt; also TIFFANY ST, 948, owned by party 2d pt; agmt as to wall; Jacob Schultz with Tiffany Holding Co, Inc; Apr13; May4'14. nom

Tiffany st, 948, see Tiffany, 944.

137TH st, 240-2 E, see Rider av, 208.

170TH st, 881 E (11:2966), nwc Charlotte (No 1501), 100x37, 5-sty bk tnt; CONTRACT; Jno J Tully to Henry Hornstein, 784 Kelly; mtg $31,000; Apr18; May1'14. **34,200**

172D st, 856-64 E (11:2966), ws, 150 s Boston rd, 120x100, 3-5-sty bk tnts; re mtg; Saml Carucci et al, TRSTES, to Sole Realty & Constn Co, 641 E 183; May1; May 2'14. 22,000

179TH st E, swc Mohegna av, see So blvd, sec 179th.

179TH st E, sec So blvd, see So blvd, sec 179th.

190TH st W, swc Grand av, see Grand av, swc 190th.

260TH st W, swc Liebig av, see Liebig av, swc 260th.

Broadway (13:3423), ws, 57 n 261st, 584x 955 to Tyndall av x744x1085; 21 res of right of way over above premises; Fairfax Realty & Impt Co et al to American Real Estate Co, 527 5 av; Sept14'13; May1'14. nom

Broadway (12:3423), ws, 57 n 261st, 584 x955x744x1085; re right of way over above; Emigrant Indust Savgs Bank to American Real Estate Co, 527 5 av; May2; May4'14. nom

Fort Schuyler rd (*); asn of award; Augusta F Walsh to Marie S Judge, 2259 Houghton av; May1; May2'14. nom

Grand av (11:3213), swc 190th, 100x106x 100x106.6, vacant; re mtg; Alicia Realty Co to Annie Waters, 2401 Walton av; May 5'14. 12,500

Hoe av, 1237 (11:2979), swc Freeman, runs w100xs60.11xe36.11xn5.10xe63.9 to av xn50 to beg; asn rents; Saml Lyttle to Morris Lederman, 17 Livingston pl; Apr20; May2'14. nom

Jerome av, 1216 (9:2489), es, 68.6 n 167th, 20.7x83.8x18.8x92.5; re all land lying s of line 62.7 n from ns 167th, 2-sty & b fr dwg; re mtg; Geo W McAdam Jr to Gautio Alexander, 174 W 109; May2; May5'14. nom

Liebig av (13:3423), swc 260th, 100x45, 2-sty fr dwg; re mtg; Philip T Bell et al, EXRS &c Jas C Bell, to Jno J O'Keefe, 2085 Tiebout av, & Alice Fitzgerald, Yonkers, NY; Feb28; May7'14. 500

Morris Park av (*), sec White Plains rd, owned by party 1st pt; also MORRIS PARK AV (*), ss, adj above on e; party wall agmt; Anna Kopald with Louisa H John, 37 Willis av; Apr30; May1'14. nom

Mohegan av, 2021-3, see So blvd, sec 179th.

Rider av (9:2338), ws, 275 n 135th, 150x 100, 3-sty coal pocket; re dower; Mary A Robitzek to Edw Robetzek, 1018 E 163; Apr 30; May1'14. nom

Rider av, 208 (9:2320), sec 137th (Nos 240-2), 100x50, 3-sty bk stable; re dower; Mary A Robitzek to Edw Robitzek, 1018 E 163; Apr30; May1'14. nom

Southern blvd (11:3118), sec 179th E; also MOHEGAN AV, 2021-3, the blk; bill of sale & asn Ls; 1 & 3-sty fr hotel; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; Apr28; May1'14. O C & 100

Southern blvd (11:3118), 179TH ST & MOHEGAN AV; same prop; bill of sale & asn Ls; Thos A Hanlon to Chas Moore, 1883 Madison av; May1'14. nom

Southern blvd (10:2725), ws, 803 s Westchester av, 12.8x134.5x12.8x133.11, vacant; re mtg; American Real Estate Co to Kellwood Realty Co, 1029 E 163; Apr29; May6 '14. nom

Southern blvd (10:2725); same prop; re mtg; same to same; May5; May6'14. nom

Southern blvd (10:2725), ws, 802.11 s Westchester av, —x—; agmt as to strip to be used as open court; Kellwood Realty Co with Meyer Klein, 200 W 112, et al; May 5; May6'14. nom

Tyndall av, see Bway, ws, 57 n 261st.

Westchester av (9:2276), from 3 av to So blvd; re all claim as to railroad; Bella Kaufman to City NY; Mar21; May7'14. nom

White Plains rd, see Morris Park av, see Morris Park av, sec White Plains rd.

3D av, 4413 (11:3048), ws, 56.6 n 181st, 25x102.2; consent to 3d track; Sarah McClinchie to Manhattan Railway Co; Apr 24; May2'14. nom

3D av, 4413 (11:3048); consent of mortgagee to 3d track; Max Marx to Manhattan Railway Co; Apr28; May4'14. nom

Certified (Wills) copy last will & testament of Egbert Winkler; Feb24'09; May1 '14.

Land (*) on map showing sewer plans & "Y" locations on prop A W Cole at Pelham, permit to lay gas mains; Arthur W Cole to Westchester Lighting Co, 1st st & 1st av, Mt Vernon, NY; Apr9; May7'14.

Parcel 1F (*) on damage map to open Beach av from Gleason av to Bronx River av; re mtg; Lena Kroeck to City N Y; Aug 12'13; May7'14. nom

Plot (10:2689-2696), begins at cl blk bet Hewitt pl & Stebbins av, distant 450 s Westchester av, runs e100 to ws Stebbins av xs50xw100xn50 to beg, vacant; re mtg; Geo F Johnson to Foxvale Realty Co, 198 Bway; May4; May7'14. 7,500

Parcels 10 & 11 (9:2523) on damage map to open Sedgwick av from Jerome av to line bet 23d & 24th Wards, at 169th; re mtg; Empire City Savgs Bank to City N Y; Oct9'13; May7'14. nom

Parcel 7 (11:3174) on damage map to open 190th from Jerome av to Creston av; re mtg; Lawyers Mtg Co to City NY; Mar 22'13; May7'14. nom

Parcel 14 (*), on damage map to open Cruger av from Williamsbridge rd to So Oak dr; re mtg; Lucy R Comfort to City NY; Mar19; May7'14. nom

Parcels 17 & 18 (*) on damage map to open Lafayette av from line 150 ne Edgewater rd to Clasons Point rd; re mtg; Mary L Hall to City N Y; Jan26; May7'14. nom

Parcel 40E (*) on damage map to open Cruger av from Williamsbridge rd to So Oak dr; re mtg; Emily A Hall to City N Y; Dec12'13; May7'14. nom

Parcel 15S (*) on damage map to open Union av from Westchester av to West Farms rd; re mtg; Louis Hinrichs to City N Y; Feb19; May7'14. nom

Parcel 305 (*) on damage map to open Bronx blvd from Old Boston Post rd to E 242d; re mtg; Annie Brandon to City N Y; Feb11'13; May7'14. nom

Parcel 10 (*) on damage map to open Metcalf av from Bronx River av to 177th; re mtg; Michl Ganly to City N Y; Dec16'13; May7'14. nom

Parcel 6A (*) on damage map to open Theriot av from Gleason av to West Farms rd; re mtg; Marie S Walsh to City N Y; Jan19; May7'14. nom

Parcels 21 & 22 (*) on damage map to open 217th from White Plains rd to Oakley; re mtg; Kath O'Dea, GDN, to City N Y; Mar13; May7'14. nom

Parcel 38 (*) on damage map to open Olinville av from Gun Hill rd to E 219th; re mtg; Central Trust Co, TRSTES, to City N Y; Nov1'13; May7'14. nom

Parcel 38 (*), on damage map to open same; re mtg; Jno J Mortimer to City N Y; Oct23'13; May7'14. nom

Parcels 1F & 1FF (*) on damage map to open Beach av from Gleason av to Bronx River av; re mtg; Fannie Catz to City N Y; Oct3'13; May7'14. nom

Parcel 43G (*) on damage map to open 227th from Laconia av to Bronxwood av; consent to payment of award; Eliz Rippel to City N Y; Apr3; May7'14. nom

Parcel 43G (*), on damage map to open same; consent to payment of award; same to same; Apr8; May7'14. nom

LEASES.

Borough of Manhattan.

MAY 1, 2, 4, 5, 6 & 7.

Barrow st, 65, see Bedford, 80.

Bedford st, 80 (2:587), sec Barrow (No 65), all; Annie I & Chas H Knapp to Frank Daly, 71 Barrow, & Jas Spillane, 45 Barrow; 5yf May1; May7'14. 1,800

Beekman st, swc William, see William, 171.

Canal st, 107 (1:302), nwc Fersyth; str, loft above & b; Anna H F Kennedy & ano to Julius Mazo, 1446 Lincoln pl, Bklyn; 5yf May1; May6'14. 4,300

Canal st, 313 (1:230), asn Ls; Emil Zengin to Wm Klaiber, 627 Col av & ano; mtg $——; May2; May6'14. O C & 100

Canal st, 428-30 (1:221), cor Vestry, two houses, all; Eleanor T Smith & ano to Jno Murphy, 262 W 12; from May5 to Apr30'23; May1'14. 1,625

Cannon st, 54 (2:328); asn Ls; Philip Knobel to Morris Feuer, 54 Cannon; Apr 30; May1'14. nom

Cannon st, 54 (2:328), s str fl; Henry Brandt to Phillip Knobel, 54 Cannon; 3yf Oct1'13; May1'14. 600

Cherry st, 18 (1:112), str; Chas A Cassazza to Frank & Jos Rinaldi, 14 Cherry; 3yf Feb1; May7'14. 540

Christopher st, 143-7; also GREENWICH ST, 684 (2:630); two bldgs; all; Fannie E L Hommedieu to Jno J Coogan, 145 Christopher; 12yf May1; May6'14. Taxes after year 1921 &c 3,300 to 4,200

Clinton st, 188-90; also DIVISION ST, 218 (1:314); asn two Ls; Jennie Finkelstein to Hyman Grabsky, 187 Sutter av, Bklyn; mtg $3,330.60; Apr29; May7'14. nom

Delancey st, 4, see Bowery, 183.

Delancey st, nec Bowery, see Bowery, 183.

Division st, 218, see Clinton, 188-90.

Forsyth st, nwc Canal, see Canal, 107.

Greene st, 263 (2:548), ws, 114.11 s 8th, 25x87.6; consent to asn Ls; Trustees of Sailors Snug Harbor to Margt A Henry, 129 E 81; Apr24; May1'14.

Greene st, 263 (2:548), ws, 114.11 s 8th, 25x87.6; also 8TH ST, 42 E, swc Greene (No 265), 25x113.2x25x114.11; also 8TH ST, 40 E, ss, 25 w Greene, 25x111.6x25x113.2; asn 3 leases; Margt A Henry to Margt Henry, her daughter, both at 129 E 81; AL; Apr29; May1'14. nom

Greene st, 265, see 8th, 42 E.

Greene st, 265, see Greene, 263.

Greenwich st, 527-31 (2:597), sec Vandam, 64.1x98x64x99.2; leasehold; consent to 3d track; N Y Edison Co, a corpn to Manhattan Railway Co, a corpn, 165 Bway; mtg $36,000,000 on this & other prop; Mar 18; May6'14. 704.91

Greenwich st, 527-31, sec Vandam, leasehold; consent to 3d track; Central Trust Co as trste, mortgagee to same; mtg $21,000,000 on this & other prop; Apr14; May 6'14. nom

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Greenwich st, 684, see Christopher, 143-7.
Hester st, 194-6 (1:206), cor pt of str; Otto Lorence Co to Felice Maldari, 56 Elizaheth; 5½yf Nov1'13; May1'14. 960
Houston st, 253 E (2:355), str & c; also HOUSTON ST, 257-63 E, all except str in No 263; Max Schwartz to Houston Restaurant Co, Inc, a corpn, 255 E Houston; 10 yf May1; 10y ren at $10,500; May2'14.
1st two yrs 14,000 per annum & thereafter 10,000
Houston st, 257-63 E, see Houston, 255 E.
Madison st, 116 (1:276), str & b; Michele Corbo to Jacob Pomerantz, 77-9 Madison; 4½yf May1; May7'14. 672
Monroe st, 275 (1:265), str & b; Geo T Raab to Elisha Shamroy, 275 Monroe; 5yf May1; May7'14. 950
Norfolk st, 131; also RIVINGTON ST, 128-30 (2:354); all; Henry Biermann to Rivnorf Leasing Co, Inc, a corpn, 350 E 15; 2yf May1; May6'14. 8,500
Norfolk st, 135-7 (2:354); all; Henry Biermann to Rivnorf Leasing Co, Inc, a corpn, 350 E 15; 2yf May1; May6'14. 6,200
Orchard st, 3 (1:294), str; Rose A Block EXTRX Israel Block to Sarah Goldfarb, 3 Orchard; 5yf May1'12; May1'14. 816
Rivington st, 128-30, see Norfolk, 131.
Spring st, 18 (2:479), str & b; Francesco Monaco to Antonio Guerreri, on premises; 2 1-12yf Apr1, privilege of ren; May7'14. 900
Spring st, 25 (2:493), all; Kate M Slevin, EXTRX Jas J Slevin, to Lawrence C Naughton, 171 E 94; 5yf May1; May7'14. 3,000
University pl, 13-19, see 8th st, 32-4 E.
Vandam st, see Greenwich, see Greenwich, 527-31.
Vestry st, e Canal, see Canal, 428-30.
Warren st, nwc Broadway, see Bway, 261.
William st, 171 (1:92), swc Beekman; sur Ls; Thursford C Scarborough to Louise E Monnot, 190 Rue Bacon Courburnie, Seine, France; AT; May2; May4'14. nom
3D st, 16-8 W (2:533), str & b; Conreco Co, a corpn, to Morris Brown, 891 Fox et al; 5 8-12yf June1; May7'14. 2,000
4TH st, 330 E (2:373), all; Isidore Neustaedter & ano to Nathan Bernstein et al, 212-4 7 av; 3yf May1; May1'14. 2,800
7TH st, 164-6 E (2:402); all; Henry Biermann to Rivnorf Leasing Co, Inc, a corporation, 350 E 15; 2yf May1; May6'14. 2,300
7TH st E, nwc 1 av, see 1 av, 115.
8TH st, 32-4 E (2:548), sec University pl (Nos 13-19), runs s118.3xe76.6xn15.4xw 12.6xn108.2 to pl xw75.2 to beg; consent to asn Ls to University Place Realty Corpn, 47 Cedar; Trustees of Sailors Snug Harbor to Jacob & Saml Hirsh; Apr25; May1'14.

8TH st, 32-4 E (2:548), sec University pl (Nos 13-19); asn Ls; Jacob & Saml Hirsh to University Place Realty Corpn, 47 Cedar; Mar16; May1'14. 1,200
8TH st, 40 E (2:548), ss, 25 w Greene, 25 x111.6x25x113.2; consent to asn Ls; Trustees of Sailors Snug Harbor to Margt A Henry, 129 E 81; Apr24; May1'14.
8TH st, 42 E (2:548), swc Greene (No 265), 25x113.2x25x114.11; consent to asn Ls; Trustees of Sailors Snug Harbor to Margt A Henry, 129 E 81; Apr24; May1'14.
8th st, 40-2 E, see Greene, 263.
8TH st, 59 E (2:560), ns, 260.7 w Bway, 25x93.11; consent to asn Ls; Trustees of Sailors Snug Harbor to Margt A Henry, 129 E 81, INDIVID & EXTRX Fernando R Walker; Apr24; May1'14.
8TH st, 59 E (2:560), ns, 260.7 w Bway, 25x93.11; asn Ls; Margt A Henry INDIVID & EXTRX Fernando R Walker to Margt Henry, 129 E 81, her daughter; Apr29; May 1'14. nom
11TH st, 326 E (2:452); all; Raymond Guarini & ano to Francesco Spinella, 314-16 E 11; 3yf Apr1; May6'14. 3,180
11TH st, 420 E (2:438); all; Hulda Solomon to Salvatore Bordiniaro, 12 Stanton; 5yf May1; May6'14. 1,740
13TH st, 135 E, see 14th, 138 E.
14TH st, 138 E; all; also 13TH ST, 135 E (2:559); all; Surprise Vaudeville Co to Hanover Lunch, Inc, a corpn, 138 E 14; 12 11-12y & 25 days f May1'15; May6'14.
Taxes &c & net 9,600
20TH st, 26 W (3:821), str & rear b; Bertha K Bartlett to Simson D Trompeter, — Briggs av, Richmond Hills, B of Q; 5yf May1; May2'14. 1,400 to 1,800
22D st, 476 W (3:719), sws, 60 se 10 av, 20x74, the land; Eliza S Kernochan to Jas E Mitchell, 332 W 23; 21yf May1; option to renew; May 1'14. taxes, &c & 350
22D st, 478 W (3:719), sws, 40 se 10 av, 20x74, the land; Eliza S Kernochan to Wm H Archibald, 433 W 23; 21yf May1; option to renew; May1'14. taxes, &c, & 350
35TH st, 60 W (3:836); agmt by party 1st pt not to build on space above 5th story, begins at cl blk bet 34th & 35th sts, 183 e 6 av, runs e19.10xn30.11xw19.10xs30.11 to beg, & party 2d pt to pay $2,639.70 for expenses & rental as below & cash $25,000 within 10 yrs; Oppenheim Collins & Co, a corpn, with Susanna S Minturn; 36yf Apr 17'14; May4'14. 1,800
38TH st, 2 W, see 5 av, 420.
43D st W, see Bway, see Bway, sec 43.
46TH st, 64 W (5:1261); leasehold; agmt as to int in above, the division of profits, carrying charges, expenses, etc; Sidney P Henshaw, 4 W 53, with Bertha Holland, 412 Suydam, Bklyn; May1; May7'14. nom
53D st W, nwc 9 av, see 9 av, 801.
65TH st W, see Ams av, see Ams av, 115.
68TH st, 241 W (4:1160), 3-sty bldg, all; The Granby Corpn to Thomey Auto Service Co, Inc, 302 E 72; 5yf Oct1; May2'14. 2,100 to 2,400
72D st W, nwc Bway, see Bway, swc 72.
73D st, 239 E (5:1428), n str & b & 4 rooms, 2d fl w; Wm Wolff's Sons AGENT to Paul Nochta, 237 E 73 & ano; 3yf May1; May1'14. 480
88TH st E, nwc 2 av, see 2 av, 1701.
101ST st, 402-4 E (6:1694), 5-sty stable, all; David Dreyfuss to Chas Mohr, 103 W 137; 5yf May1; May2'14. 5,400
101ST st, 220 W, see Bway, 2658.
104TH st E, nec 3 av, see 3 av, 1883.
116TH st, 75-9 E (6:1622), all; leasehold; asn rents to secure 10 notes for $250 each; Christian Dages to Gerson M Krakower, 1884 7 av; May2'14. nom
116TH st W, swc Bway, see Bway, swc 116.
122D st, 225 E (6:1787), 5-sty bldg, all; Anchor Bohemian Real Estate Assn, a corpn, to Jan Pecha, 436 E 75; 3yf May1; May5'14. 1,740
135TH st, 510 W (7:1988), all; Curb Realty Co to Sam Hyman, 200 W 118 & ano; 5y 1 May1; May2'14. 4,900
172D st W, sec St Nicholas av, see St Nicholas av, 1230.
175TH st, 521 W (8:2132); all; Annie Bernstein to Jacob Wiegan, 206 W 148; 3yf May1; May6'14. 4,400
186TH st W, nec St Nicholas av, see St Nicholas av, nec 186.
Av A, 97 (2:434), str fl, b & 1st fl apt; The Allwin Realty Co & ano to Sam Gevirtzman, 93 1 av; 5yf May1; May4'14. 1,716
Av A, 97-9 (2:434); asn two leases; Otto J Haslinger to Frank Gens, 201 W 121; mtg $6,713.53; May2; May4'14. nom
Amsterdam av, 115 (4:1136), sec 65th, str & b; Jas McClenahan to Isaac Meyers, 450 W 57; 1yf May1; May7'14. 1,800
Bowery, 183 (2:425), nec Delancey; agmt as to asn Ls; Eliz C Dessecker & Frank Fagan with Benj Washinsky; June 21'11; May7'14. nom
Bowery, 183; asn Ls; Frank Fagan to Benj Washinsky; June21'11; May7'14. nom
Bowery, 183 (2:425), nec Delancey (No 4), str fl & pt b; Eliz C Dessecker to Frank Fagan; 3yf May1'09; 2y ren at $4,500; May7'14. 3,600
Broadway, 261 (1:135), nwc Warren, n str in Smith Gray Bldg & pt b; Estate of Millard F Smith to Truly Warner, 251 W 89; 4yf May1; May1'14. 8,500
Broadway, 1364 (3:812), str; Robt Hoe Estate Co, Inc, to Herman H Feingold, 643 6 av; 5yf May1; May7'14. 2,500
Broadway, 1446 (4:993); 1st fl & b; Henry Youngs et al TRSTE Maida Y Roe to Herman Gertner, 119 Henry; 10yf July 1; May6'14. 7,500 to 8,000
Broadway (4:995), sec 43d; pt basement for newstand; 1482 Broadway Corpn to Chas L Greenebaum, 218 W 112; 9½yf completion of alterations; Jan26; May6 '14. 800
Broadway (4:1164), nwc 72d, cor str; Morris Schinasi to D A Schulte Inc, a corpn, 59 Park Row; 8 4-12yf May1; May1'14. 3,000
Broadway, 2658 (7:1872), sec 101st (No 220); asn Ls; Geo W Prince to Patk Fleming, 81 W 103; Apr15; May2'14. nom
Broadway (7:1896), swc 116th, 2d str from cor 116th & store room; Paterno Bros, a corpn, to Isaac Schiller, 2957 Bway 10yf Oct1'12; May6'14. 2,850
Columbus av, 728 (4:1226), str fl & b; Patk J McSherry to Harry Freedman, 233 W 115; 4 11-12yf June1; May7'14. 2,100
Lexington av, 43 (3:880), all; Mary E McKesson to Henry Claassen, 43 Lex av; 5 yf May1; May1'14. 1,000
Lexington av, 43; cancellation of Ls recorded Mar20'13; same to same; Apr29; May1'14. nom
Manhattan av, 16 (7:1836), part b; Danl Lupo to Maria L Ferrone, 133 W 100; 3yf May1; 5y ren; May5'14.
1st y 200 & thereafter 144
St Nicholas av (8:2157), nec 186th, str & c; 180th St Co to Leopold Oppenheimer, 509 W 110; 6yf May1; May2'14. 600 to 1,200
St Nicholas av, 354 (7:1954), str & pt b; Jas McClenahan to Ernst Grube, 408 Lenox av; 5yf May1; May7'14.
900 to 1,380
St Nicholas av, 1230 (8:2128), sec 172d, 3d str from s; Paterno & Son Contracting Co to Chas L Gross, 2184 Ams av; 5yf May 1; May7'14. 540 to 1,020
1ST av, 115 (2:449), nwc 7th (No 87), all; Margt Koerner et al to Henry Robberts, 115 1 av; 3yf May1; May1'14. 1,700
1ST av, 2285 (6:1689), double windows str fl & pt b; Rachela Amoruso to Maria Grimaldi, 2285 1 av; 3yf May1; May7'14. 576
2D av, 316 (3:924), parlor fl & b; Rosa Gentzlinger, EXTRX Hy Gentzlinger, to Benj Metz, on premises; 2yf May1; May5'14. 900
2D av, 710 (3:944), part str & windows; Phillip Borak to Salvatore Santacruse, 691 2 av; 3yf Feb15; May4'14. 360
2D av, 1177 (5:1417), str & b; Patk McCauley to Danl G Clancy, 208 E 53; 10yf Apr1; May4'14. 1,200 to 1,800
2D av, 1701 (5:1534), nwc 88th, str & b; Hermann Brocker to Leopold Oppenheimer, 509 W 110; 5yf May1; 5y ren at $1,920; May2'14. 1,800
3D av, 779 (5:1322), all; Janet B H Haggerty & ano to Cornelius Lynch, 220 E 50; 10yf May1'09; May7'14. 3,000
3D av, 969 (5:1331), asn Ls; Bernard Conlon & ano to Waclaw Urbanski, 248 W 112 & ano; mtg $——; May4; May6'14. nom
3D av, 1856-60 (6:1630), 3 houses, all; Jno J Sullivan, TRSTE Jno J Worden, to Wm Salkin, 7 E 101; 5yf May1; 5y ren at $5,150; May5'14. 5,000
3D av, 1883 (6:1654), nec 104th, cor str & two easterly bs; Flow Realty Co to Geo W Dooling, 121 Post av; 8yf May1; May4'14.
1,500 to 2,100
4TH av, 329-31 (3:880), 1st loft; Polo Constn Co to Bert Kraus, 728 Quincy, Bklyn, et al, firm Henbert Silk Co; from July1'14 to Feb1'20; May5'14. 3,000
5TH av, 420 (3:839), all; also 38TH ST, 2 W; modification of Ls at increased rental, with privilege to rebuild or make alterations; Charlotte Weatherley to Hermann A Flurscheim, 131 W 77, & Franklin Simon, 95 Riverside dr, firm Franklin Simon & Co, 416 5 av; 26yf Mar31; May7'14. taxes &c & 28,500
6TH av, 636 (3:839), n str; cancellation of Ls; Sot May, 636 6 av, with Peter Livadas & ano; Apr25; May1'14. nom
6TH av, 991 (4:1008), 4-sty bldg, all; Herman Suesens & ano TRSTES Fredk Heimsoth to Fredk Uhlmann, 100 W 56; 5yf May 1'15; May4'14. 5,250 to 6,000
9TH av, 801 (4:1063), nwc 53d; asn Ls & all title to chattels; Harry Golding to Morris Zirker, 327 E 83; mtg $2,000; May 2; May7'14. nom
Pier New 13, E R (1:36), with ½ of bulkhead east thereof, also land under water for widening w s outer end of Pier 13; also BULKHEADS at ws Pier 13, running to es Pier 12, along ss of Marginal st; also CRIB BULKHEAD at es Pier 12; also PIER 14 E R, near foot Depeyster st with bulkhead &c; City of NY by Comr of Docks to NY & Cuba Mail Steamship Co, a corpn, Pier 14, ER; 10yf Dec1'13; two renewals of 10yrs each; May6'14. $64,191.50 to $71,891.50 besides 27½ cts per sq ft for lands under water &c
Pier at ss West 41st st (4:1107), begins 795 from outer end of pier & extends inshore 158 ft to east end of pier; City of N Y by Comr of Docks to Central R R of N J, 143 Liberty; 10yf Nov28; May6'14. 2,195.38

LEASES.

Borough of the Bronx.

Beck st, nec Prospect av, see Prospect av, nec Beck.
Cross st (*), ns, 100 e Minneford av, 148 x100, all; City Real Estate Co to City Island Yacht Club, 181 Cross; 10yf May1'13; May1 '14. 400
Cross st (*), same prop; asn Ls in trust for benefit of bondholders; City Island Yacht Club to Wm A Walters, 550 City Island av, et al; Mar6; May2'14. nom
134TH st E (10:2546), ss, 250 e St Ann's av, 50x70x50x75, all; Paul Quandt Inc, a corpn, to Jacob Latzer, 217 E 69; 8 3-12yf May1; May1'14. 2,100
136TH st E (9:2299), ns, 96.7 e Alex av, runs n50xw0.1xn50xe39.6xs100 to st xw39.4 to beg; all; Jno R Slattery to H M Weill Co, 264 W 34; 21yf May1; May5'14.
taxes &c & 100 to 147
149TH st, 426 E (9:2293), double str, &c; Gottlob Brenzinger to Sol Loewenheim, 458 E 138; 5yf May1; May2'14. 1,560 & 1,800
163D st, 792 E (10:2668), asn Ls; Bruno Raasch to Clara Raasch, 792 E 163; Mar2; May6'14. nom
171ST st, 504 E (11:2911), swc 3 av, cor str; Chas Meyer to Victor P Mangine, 58 Kenmare, et al; 3yf July1; May1'14. 1,200
172D st, 856-64 E (11:2966); sur Ls; Bernard Crausman to Sole Realty & Constn Co, 641 E 183; May1; May2'14. 750
173D st E, nec Anthony av, see Anthony av, nec 173d.
174TH st, 513 E (11:2922), all Abr Goldberg to Isidore Butler, 1493 Mad av; from May1'14 to June15'16; May7'14. 3,500
214TH st, 724 E (*); str; Caterina Salzano et al to Pasquale Mercurio, 724 E 214; 3 1-12yf Apr1; May6'14. 420
236TH st E (12:3376), swc Katonah av (No 4287), all; Romanus Eusner to Wm Bumiller, 4287 Katonah av; 3yf May1; May 4'14. 972 & 1,020
Anthony av (11:2899), nec 173d, 101.7x 69.1x101.2x58.6, all; Jno R Slattery to H M Weill Co, 264 W 34; 21yf May1; May5'14.
taxes &c & 200 to 293
Bathgate av, 1708-10 (11:2921), all; Bloom Realty Corpn to Sam & Yetta Feldman, 1775 Fulton av; 5yf May1; May1'14. 5,800
Brook av, 1420 (11:2895); North Bronx Bldg & Holding Co to Abr Ostrow, 1033 Cauldwell av; 10yf Apr1; May7'14. 2,400 to 2,900
Crimmins av, 317-19 (10:2556), all; Louis Zuckerkandel & ano to Louis Fleischer, 515 E 138; 3yf May1; May4'14. 2,850
Jackson av, 603 (10:2623); asn Ls; Curt Richter to August Noetel, 448 St Ann's av; Apr9; May2'14. nom
Jerome av, 1301-3 (11:2855); consent to extension of Ls; Saml F Keirn to Patk H Lennon; Dec7'12; May4'14. nom
Jerome av, 1301-3 (11:2855); asn Ls; Patk H Lennon to Wm J Hargrave, 1125 E 169; May2; May4'14. nom
Katonah av, 4287, see 236th st E, swc Katonah.
Prospect av, 606-8 (10:2685); consent to asn Ls; Benj Levy to Louis Romanoff, 608 Prospect av; Feb11; May7'14. O C & 100
Prospect av (10:2685), nec Beck, cor str; Louis Romanoff to Jacob Saltman, 332 Beekman av; from Feb14'14 to Apr30'18; May7'14. 1,320
Tinton av, 1249 (10:2663), str & c; Anna M Marks to Chas Reis, 1249 Tinton av; 8yf Apr1; May4'14. 720 to 1,020
Union av, 888-902 (10:2677), 5 bldgs; N Y City Unit Ownership Realty Co to David Cohen, 814 E 166; 5yf May1; May7'14. 15,833.33
Unionport rd, 1583 (*), asn Ls; Ida A Michels to Peter Hearty, 162 W 32; Apr28; May2'14. nom
Washington av, 1693 (11:2906), all; Trabline Realty Co to Pearlman & Goldsmith Co; 5yf May1; May2'14. 1,200
Westchester av, 852 (10:2689), str; Longchester Realty Co to Geo Plevretes, 920 Tiffany & ano; 2½yf Apr1; May2'14. 1,200
Westchester av, 2366 (*), all; Elise Bentz to Benj Packer, 1631 St Peters av; 6yf May 15; May1'14. 480 & 600
Willis av, 399 (9:2306), str & 6 rooms in rear; Lina Goetz to Philip Weintraub, 416 E 138; 5yf May1; May6'14.
1,080 to 1,320
3D av, 2714, all; Chas S Levy to Aaron Biltchek, 555 E 141; 4yf May1; May5'14. 1,800

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3D av, 2858 (9:2294), all; J & M Haffen Brewing Co to Hanover Lunch, Inc, 138 E 14; 10yf May1; May5'14. taxes &c & 6,500
3D av, 3594 (11:2925), str; Margaretha B Reinhardt to Bruno Schwentner, 3594 3 av; 3yf May1; May5'14. 1,800
3D av, 4064-70 (11:2930), all; Co-Free Realty Co to Jacob Monyak, 211 W 63; 5yf May1; May6'14. 5,600 & 5,720
3D av, swc 171st, see 171st, 504 E.

MORTGAGES.

Borough of Manhattan.

MAY 1, 2, 4, 5, 6 & 7.

Academy st (8:2237), ws, 125 n Bway, 50x 129.7x50.7x121.8; PM; Apr30; May7'14; due & int as per bond; Knapp & French, Inc, a corpn, 870 E 162, to Edw J Knapp, 870 E 162. 6,000
Attorney st, 96 (2:343), es, 150 s Rivington, 25x72; May4'14; 5y5%; Kalman Rosenbluth to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 17,000
Attorney, 96; pr mtg $17,000; May4'14; installs, 6%; Kalman Rosenbluth, 101 Attorney, to Jacob Marx, 170 W 74. 4,500
Broome st, 134 (2:342), nes, 75 se Ridge, 25x75; May2'14; due July1'18, 5%; Jno T Wilds to Bowery Savgs Bank, a corpn, 128 Bowery. 2,500
Canal st, 428-30 (1:221), cor Vestry, —x —, two houses; leasehold; Apr29; May1'14; demand, 6%; Jno Murphy to Beadleston & Woerz, a corpn, 291 W 10. 4,000
Canal st, 428-30 (1:221), cor Vestry, —x —, two houses; leasehold; pr mtg $4,000; Apr29; May1'14; demand, —%; Jno Murphy to Jno Leffler & Co, 181 Franklin. 1,000
Canal st, es, ns widened, see Bowery, 75.
Cannon st, 54 (2:328); sal Ls; Apr30; May 1'14; demand, 6%; Moses Feuer to Kips Bay Brewing & Malting Co, a corpn. 600
Carmine st, 34-6 (2:527); ext of mtg for $26,000 to Apr13'17, 5%; Apr13; May1'14; Fredk Nienberg, 55 Ocean av, Bklyn, with Philadelphia Trust, Safe Deposit & Ins Co, a corpn, 415 Chestnut st, Philadelphia, Pa, trste for Neilson Brown, will Alex Brown. nom
Catharine st, 64 (1:278), sws, 50 nw Oak, 25.3x102x25.2x103.9; PM; pr mtg $13,000; May1'14; 5y6%; Fredk Mazzio to Jas O'Conor, 361 Lex av. 6,000
Chrystie st, 94 (1:305), es, 125 s Grand, 25x100; ext of mtg for $25,000 to May6'17, 5%; May6; May7'14; Emigrant Indust Savgs Bank, a corpn, with Jacob Faust, 4518 Virginia av, St Louis, Mo, et al. nom
Chrystie st, 111 (2:423); ext of mtg for $25,000 to Apr30'19, 5%; Apr30; May1'14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, with H Nelson Flanagan, at Englewood, NJ. nom
Cliff st, 61-5, see Perry, 30.
Delancey st, 232 (2:338); ext of mtg for $25,000 to Jan7'17, 5%; Apr28; May2'14; Lena Baum admtrx Harris Baum decd et al, with Seymour Schlussel, 37 W 74, exr Alex Schlussel. nom
Division st, 113 (1:283); ext of mtg for $14,000 to Jan1'17, 5%; Feb2; May7'14; N Y Life Ins Co, a corpn, with Rachel Platt, 113 Division. nom
Elizabeth st, 13 (1:201), ws, abt 175 n Bayard, 25x94; Apr27; Apr28'14; due & int as per bond; Convent Park Constn Co, a corpn, 198 Bway, to Wm F Morgan Jr, 40 E 40, exr, &c, Ellen R Morgan; corrects error in last issue when amount of mortgage was omitted. 22,000
Elizabeth st, 13; certf as to mtg for $22,000; Apr27; Apr28'14. ——
Elizabeth st, 13; pr mtg $——; Apr27; Apr28'14; due May1'17, 6%; same to Walter Cohen, 49 W 113. 6,000
Elizabeth st, 13; certf as to mtg for $6,000; Apr27; Apr28'14. ——
Essex st, 115-7 (2:410); ext of mtg for $45,000 to Jan1'15, 5%; Dec17'13; May7'14; N Y Life Ins Co, a corpn, with Nathan Federgreen, 507 5th, Bklyn. nom
Henry st, 60 (1:277); ext of mtg for $15,000 to May15'17, 5%; May4; May5'14; Francesca Mandl with Bank for Savgs, NY, a corpn, 280 4 av. nom
Honston st, 198 E, see 1st, 92 E.
Houston st, 255-63 E (2:355); asn Ls by way of mtg as collateral for $6,000; May1; May2'14; Houston Restaurant Co, Inc, to Ferdinand Munch Brewery, 283 Vernon av, Bklyn. nom
Houston st, 32 W (2:523), ns, 60 e Greene, 20x83; Apr28; May4'14; due May1'17, 5%; Margt & Jane A Demarest, 2030 Bway, to Payne Estate, a corpn, 98 Park av. 4,500
Howard st, 28 (miscl); consent of stockholders to chattel mtg for $2,000; Apr30; May2'14; Damascus Tobacco Co, Inc, to Helen J Gaston. ——
Howard st, 28; certf as to above mtg; Apr30; May2'14; same to same. ——
Mott st, 34-8 (1:162), sec Pell (Nos 33-5), 56.9x56.11x29.6x63.3; May6'14; due May1'17; 5%; Jno H McKay to Union Trust Co of NY, a corpn, 80 Bway. 35,000
Mott st, 123-5 (1:237), ws, 49.10 n Hester, 50x62.8x49.9x62.8; pr mtg $——; May2; May 5'14; demand, 6%; Frank Teti to Consumers Brewing Co of NY, Ltd, a corpn, 1011 Av A. 5,500
Mulberry st, 167 (2:471); sal Ls; May2; May4'14; demand, 6%; Salvatore Careri to Jacob Ruppert, a corpn, 1639 3 av. 750
Pell st, 33-5, see Mott, 34-8.
Perry st, 30 (1:99), 9th & 10th floors; also CLIFF ST, 61-5, 9th fl; leasehold; re of chattels under deed of trust recorded July14'09; May7'14; Astor Trust Co, 389 5 av, to The W F Powers Co, 30 Ferry. nom
Perry st, 38 (2:612); ext of 3 mtgs for $7,500 aggregate to May6'17, 5%; May6; May7'14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, with Coogan Co, Inc, a corpn, 145 Christopher. nom
Reade st, 112 (1:146); sal Ls; May4; May 6'14; demand; 6%; Frank Vogric of Bklyn to Jacob Ruppert, a corpn, 1639 3 av. 2,100
South st, 228-9 (1:249), ns, 166 e Market sl, 40x160 to ss Water (Nos 449-51); PM; Apr27; May1'14; due May1'21, or sooner, 5%; Jas S & Danl L Reardon, 153 Hewes, Bklyn, to Adelheid Welcke, 265 Corona av, Pelham Heights, NY, et al. 31,500
Stanton st, 125 (2:354), ss, 50 e Essex, 25x75; pr mtg $28,750; May5'14; due May 1'15, 6%; Morris Mandelskorn to Bernard Kohn, 35 W 115. collateral for note 4,266
Thompson st, 231 (2:539); agmt as to ownership of bond & mtg for $4,000; Mar 5; May7'14; Francesco Lanza, 218 Chrystie, with Bernhard Mayer. ——
Thompson st, 231 (2:539); ext of mtg for $4,000 to Feb1'17, 6%; Mar5; May7'14; Bernhard Mayer with Carmelo Naso, 68 Goerck. nom
Vestry st, cor Canal, see Canal, 428-30.
Water st, 449-51, see South, 228-9.
West st, 186 (1:139), sal Ls; Feb16; May 4'14; demand, 6%; Jno C O'Brien to Jacob Ruppert, a corpn, 1639 3 av. 2,000
1ST st, 93 E (2:428), sws, 350 nw Av A, 25x83.6 to ns Houston (No 198) x25.2x80.4; pr mtg $25,000; Apr28; May1'14; 1y6%; Pauline Frieder to Courtland Fortenbach, 56 N 11, Newark, NJ. 1,000
6TH st, 342 E, see 1 av, 95.
7TH st, 198 E (2:389); ext of mtg for $24,000 to May5'19; 5%; May6'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Morris Jacoby, 41 Park Row. nom
12TH st, 323-5 E (2:454), ns, 329.6 w 1 av, 40x103.3; PM; pr mtg $40,000; Apr29; May 1'14, 3y6%; Louis Milgrim & Frank Gens to Maurice Hyman et al, exrs &c Gerson Hyman, all at Jarvis la, Far Rockaway, LI. 5,000
13TH st, 545 E (2:407), ns, 65 w Av B, 30x46; pr mtg $9,000; Apr27; May5'14; due & int as per bond; Eliz Schleich, 657 Eagle av, to Theo Baumeister, 532 W 150. 1,500
17TH st, 119 E (3:873), ns, 100 w Irving pl, 25x92; pr mtg $22,000; May5; May6'14; 1y6%; Leopold Eisemann to Hy I Ottmann, 321 W 55. 6,000
18TH st, 201-5 E, see 3 av, 205-11.
19TH st, 22 E, see Bway, 886-8.
19TH st, 130 E (3:874), ss, 247.3 w 3 av, runs s104.7xw44.1xn12.7xe26.7xn92 to st xe 17.5 to beg; Apr27; May5'14; 3y5%; Eliz C McCartin, individ & extrx Mary E McCartin, 274 Barrow st, Jersey City, NJ, to St Lukes Home for Aged Women, a corpn, 30 E 20. 14,000
19TH st, 280-4 W, see 8 av, 176.
19TH st, 343 W (3:743), ns, abt 300 e 9 av, 21.10x63.10; May7'14; due & int as per bond; Mary P Wade to Jas Quinlan, 331 Washington av, Bklyn, & ano, trstes. 4,000
20TH st, 446 E, see Av A, 323.
21ST st, 16 W (3:822), ss, 295 w 5 av, 25x92; PM; May5; May6'14; due May1'19 or sooner; 5%; Peter H Newman, 530 W 159 to Maiden Lane Savgs Bank, a corpn, 170 Bway. 18,000
21ST st, 161 W (3:797), ns, 140 e 7 av, 20x98.9; May1'14; 5y5%; Patk Harte to Seamen's Bank for Savgs, NY, 76 Wall. 15,000
22D st, 329 W (3:746), ns, 367.4 w 8 av, 22.4x98.9; ext of mtg for $9,000 to Apr30 '15 at 5%; May1; May7'14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, with Wm H Barron, 320 W 77, et al. nom
24TH st, 417-9 W (3:722), ns, 200 w 9 av, 50x98.9; ext of mtg for $16,000 to Apr1 '17, 5%; Apr16; May7'14; Anna R Spring of Scarsdale, NY, with Chas H McDougall, 457 Sanford av, Flushing, B of Q, et al. nom
24TH st, 429 W (3:722), ns, 350 w 9 av, 25 x98.9; Apr29; May5'14; due & int as per bond; Alfred V Bisland to Dry Dock Savgs Instn, 341 Bowery. 10,000
24TH st, 431 W (3:722), ns, 375 w 9 av, 25x98.9; PM; May5'14; due & int as per bond; Alfred V Bisland to Dry Dock Savgs Instn, 341 Bowery. 13,000
25TH st, 56 W (3:826); ext of mtg for $19,000 to Jan1'16, 5%; Dec1'13; N Y Life Ins Co, a corpn, with L Jennie Percy, 56 W 25. nom
27TH st, 206 W (3:776), ss, 117.1 w 7 av, 25x98.9x24.10x98.9; May1; May2'14; due & int as per bond; Geo Foster to Greenwich Savgs Bank, 246 6 av. 3,500
31ST st, 31-3 W (3:833); ext of mtg for $178,000 to Apr6'17, 4½%; Apr6; May4'14; N Y Life Ins & Trust Co, a corpn, 52 Wall, with Durham Realty Corpn, 200 5 av. nom
34TH st, 212 E (3:914), ss, 155 e 3 av, 25x 90.2; May1'14; due & int as per bond; Jacob L Bock, of Bronx, to Robt S Iremonger, 30 McDonough, Bklyn. 1,000
34TH st, 43-5 W (3:836), ns, 150 e 6 av, runs n98.9xe3xn98.9 to ss 35th (Nos 62-4), xe30xs98.9xe17xs98.9 to 34th & w 50 to beg; pr mtg $650,000; Apr25; May4'14; due & int as per bond; Susanna S Minturn to Oppenheim-Collins Realty Co, a corpn, 33 W 34. 25,000
34TH st, 43-5 W; also 35TH ST, 62-4 W; agmt as to above mtg for $25,000 given to secure performance of conditions in agmt; party 2d part not to build above 5th story of No 60 W 35th for period of 36 yrs (see leases); Apr17; May4'14; same with same. nom
35TH st, 62-4 W, see 34th, 43-5 W.
37TH st, 131 W (3:812), ss, 194.8 w Bway, 21x98.9; ext of mtg for $20,000 to May1'15; 6%; Apr29; May5'14; Leopold Feist, 235 W 40 with Alcourt Realty Co, a corpn, 48-54 W 25. nom
37TH st, 142 W (3:812); ext of mtg for $50,000 to Mar15'16, 5%; Mar12; May7'14; Marie S Whitlock et al, trstes Allan S Boyd, with Alcourt Realty Co, a corpn, 48 W 25. nom
37TH st, 456 W (3:734); ext of mtg for $17,500 to Apr30'17, 5%; Apr30; May5'14; Meyer Freeman with Baron de Hirsch Fund, a corpn. nom
39TH st, 70 W, see 6 av, 668-72.
41ST st, 308 W (4:1031); ext of mtg for $19,000 to May1'19, 5%; May1; May4'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Max Heller, 345 W 38. nom
41ST st W, sec Bway, see Bway, sec 41.
42D st, 548 W (4:1070); ext of mtg for $5,000 to June1'17; 5%; Apr30; May6'14; David Frank, 449 W 24 with Robt G Macdonald, 1 Le Roy pl, Red Bank, NJ. nom
43D st, 138-42 W (4:995), ss, 437.6 w 6 av, 20.10x100.5; Apr3; May7'14; 5y5%; Elijean S, Hy S & Anna Terbell, all of B of Q, to Bowery Savgs Bank, a corpn, 128 Bowery. 10,000
43D st, 533 W (4:1072), ns, 325 e 11 av, 25x100.5; pr mtg $10,000; Apr29; May4'14; 1 y6%; Frank Platzer, 2850 Coddington av, Bronx, to Anton P Sattler, 2144 Mapes av, Bronx. 5,000
45TH st, 17-19 W (5:1261), ns, 233.6 w 5 av, 41.6x100.5; pr mtg $300,000; Apr30; May6'14; due & int as per bond; Midville Realty Co, a corpn to Abby S Marshall at Millbrook, Dutchess Co, NY. 11,800
46TH st, 137 E (5:1301), ns, 100 e Lex av, 20x100.5; May4; May5'14; due & int as per bond; Mary E Kerr, 137 E 46, to Frances T Riker, at Middletown, NJ. 1,000
49TH st, 354 W (4:1039), ss, 175 e 9 av, 25x100.5; May7'14; due & int as per bond; Hy F Doscher, of Cliffside Park, NJ, to N Y Savgs Bank, a corpn, 81 8 av. 18,000
49TH st, 406 W (4:1058), ss, 100 w 9 av, 18.9x55.5x—x57; ext of mtg for $4,000 to May1'19, 5%; May4'14; Chas Pfister, 406 W 49, with Union Dime Savgs Bank, a corpn, 701 6 av. nom
50TH st, 236 W (4:1021), ss, 200 e 8 av, 25x100.5; pr mtg $10,000; May7'14; due May 1'15, 4½%; Lillian I Hallett to Fulton Trust Co of N Y, 149 Bway, committee Clara A Downey. 5,000
50TH st, 334 E (5:1342); ext of mtg for $6,000 to May1'19, 5%; Apr24; May5'14; Herbt F Schwarz, 255 W 108, with Isaac H Lubin, 334 E 50. nom
52D st E, nec 5 av, see 5 av, 657.
54TH st, 70 E (5:1289); ext of mtg for $22,000 to Jan1'17, 5%; Dec19'13; May7'14; N Y Life Ins Co, a corpn, with Lillian La Bau, Aymar, Buckingham Hotel, 5 av & 50th. nom
54TH st, 415 W (4:1064), nes, 225 nw 9 av, 25x121.2x25.2x118.1; pr mtg $6,000; Dec 31'13; May4'14; due & int as per bond; Ida G Rickard, 44 2d st, Weehawken, NJ, to Ella L Babcock, 63 Hamilton Ter & ano. 1,333.33
56TH st, 69 E (5:1292), ns, 162.6 w Park av, 22.6x100.5; May1'14; due & int as per bond; Florence S Bissell to Title Guar & Trust Co, a corpn, 176 Bway. 18,000
62D st, 228 E (5:1416), ss, 275 w 2 av, 20 x70; May1'14; 3y5%; Frances A Hallett to Title Guar & Trust Co, a corpn, 176 Bway. 9,250
63D st, 5-15 W (4:1116), ns, 125 w Central Park W, 150x100.5; pr mtg $——; May 5; May6'14; 1y or sooner; 6%; West 63d St Realty Co, Inc, a corpn, to American Real Estate Co, a corpn, 527 5 av. 6,500
63D st, 5-15 W; certf as to mtg for $6,500; May5; May6'14; same to same. ——
63D st, 5-15 W; mortgagee's estoppel certf as to payment of $40,000 on account of mtg and that $10,000 now remains; Apr 27; May6'14; Emma Pfizenmayer & ano exrs &c Anthony Reichhardt to Sarah S Davidow, 600 W 116. ——
72D st, 248 W (4:1163), ss, 164.11 w Bway, 19x102.2; May1'14; 3y4½%, with agmt for 2y ext; Helen M Warner & Mabel H Smith, both at Skaneateles, NY, & Ethel S Hazen, 66 W 56, to E Augusta Grinnell, at West Cranmore, Shepton Mallet, Eng. 21,000
73D st, 151 E (5:1408), nec Lex av (Nos 1019-25), 51x102.2; deed recorded as mtg; pr mtg $89,000; May5; May6'14; due & int as per statement filed & tax paid for $125; Frieda Hart, 59 W 119 to U S Fidelity & Guaranty Co, a corpn, 47 Cedar. nom
73D st, 316 E (5:1447); ext of mtg for $9,000 to June26'17, 5%; May5; May7'14; Barbara Wachtel to Adolph B Ansbacher, 135 Central Park W. nom
75TH st, 154 W (4:1146); ext of mtg for $20,000 to Apr1'17, 5%; Mar11; May7'14; N Y Life Ins Co, a corpn, with Flora G Hirschbach, 154 W 75. nom
76TH st, 106 W (4:1147); ext of mtg for $20,000 to Jan1'16, 5%; Jan2; May7'14; N Y Life Ins Co, a corpn, with Mary B Seibert, 106 W 76. nom
78TH st, 16 E (5:1392), ss, 241 e 5 av, 17x102.2; pr mtg $42,000; May5; May6'14; due Sept4'15; 6%; Wm A Prime to Nelson W Runnion, 509 W 110. Notes 21,816.97
78TH st, 139 W (4:1150); ext of mtg for $18,000 to May5'16, 5%; May5'14; Emigrant Indust Savgs Bank, a corpn, with Edna A Rothwell, 105 W 84. nom
80TH st, 512 E (5:1576), ss, 223 e Av A, 37.6x102.2; ext of mtg for $4,100 to Dec29 '18, 6%; Dec30'13; May1'14; Saml M Rechnitz, 62 Harrison av, Montclair, NJ, with Santa Rumore, 2089 2 av. nom
81ST st, 99 E, see Park av, 941-3.
81ST st, 203-13 W (4:1229), ns, 100 w Ams av, 112.5x102.2; PM; pr mtg $——; Apr 29; May1'14, 2y6%; Rockdale Land & Impt Co, Inc, a corpn, to Jos Corn, 260 Riverside dr. 35,000
81ST st, 203-13 W (4:1229), ns, 100 w Ams av, 112.5x102.2; PM; pr mtg $——; Apr30; May2'14; demand, 6%; Rockdale Land & Impt Co, Inc, a corpn, to Rebecca J Seidman, 551 Mansfield pl, Bklyn. 3,000
81ST st, 515 E (5:1578), ns, 223 e Av A, 25x102.2; ext of mtg for $14,500 to Feb1 '17, 5%; Apr30; May7'14; Wm H & Anna Schmidt, exrs, &c, Hy W Schmidt with Sarah Weinstein, 249 Stanton. nom
82D st, 132 W (4:1212), ss, 345 w Col av, 17x102.2; PM; pr mtg $15,000; May2'14; 2y or sooner, 6%; Annie Buckley to Cath Hickey, 111 W 11. 1,500
83D st, 427 E (5:1563); ext of mtg for $14,000 to Apr1'17, 5%; Feb21; May5'14; Eliz O Sieberl, of Washington, DC, with Rose Lutz, 328 E 85. nom
83D st, 526 E (5:1579), ss, 248 w Av B, 25x102.2; ext of mtg for $11,000 to Mar29

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'18, 5%; May2; May4'14; Conrad Heberer, of Bronx, with Morris Rotter, 1581 1 av. nom

83D st, 125-9 W (4:1214), ns, 232 w Col av, 51x102.2; ext of mtg for $27,000 to May 4'19, 4½%; Apr29; May4'14; Alphonse & Martha Freund with Hebrew Orphan Asylum, a corpn, 1560 Ams av. nom

84TH st, 120 E (5:1512), ss, 143.10 w Lex av, 27x102.2; PM; May6'14; due & int as per bond; Edw M James, 97 Hamilton pl to Chas Gulden, 318 W 102. 30,000

86TH st, 142 W (4:1216), ss, 428.4 w Col av, 21.8x106.10; pr mtg $10,000; Apr29; May 1'14; due Nov1'18, or sooner, 5%; Grace W Thomas to Equitable Life Assur Soc of U S, a corpn. 9,000

89TH st, 119-21 W (4:1220); ext of mtg for $25,000 to Mar31'17, 5%; Apr24; May6 '14; Charlotte L T Delanoue, of Paris, France, with Frederic de P Foster, at Tuxedo Park, NY. nom

89TH st, 179 W, see Amsterdam av, 601.

89TH st, 316-8 W (4:1250); ext of two mtgs for $21,000 & 20,000 to Apr30'17, 5%; Apr30; May1'14; Chalmers Wood, 948 Lex av, & ano, trstes for Meta R Sedgwick, will Jas Renwick, with Marie L Degener, 316 W 89. nom

95TH st, 151 W (4:1226), ns, 276 e Ams av, 18x100; pr mtg $14,500; also HUNTS PT AV, nes, at sws Faile, 24x10.10x21.9, gore; also LONGFELLOW AV, ws, 25 n Randall av, runs n25.1 to sws Hunts pt av xnw22.5 xsw100 e 99.4 to beg; also FAILE ST, ws, 100 s Randall av, runs w39.11xse106.9 to st xn99 to beg, gore; also RANDALL AV, sw c Bryant av, 25x100; also LONGFELLOW AV, ws, 125 s Randall av, 100x100; also HUNTS PT AV, sws, 182.4 se Randall av, 100x100; also LONGFELLOW AV, es, at n es Hunts Pt av, 50.4x100x50x98.5; also WHITTIER ST, es, 137.8 n Randall av, 62.4 x123.8x irreg; also BRYANT AV, es, 175 n Eastern blvd, 50x100; pr mtg $12,300 on Bronx prop; Apr23; May7'14; 1y6%; Jno P Magner, 151 W 95, to Isidore Halpert, 100 W 121. 3,000

96TH st, 111 W (7:1851), ns, 200 w Col av, 31.3x100.11; pr mtg $22,000; May7'14; 2y 6%; Moritz Arnstein, 792 Ams av, to Anton & Margt Larsen, 826 Ams av. 5,000

97TH st, 47 W (7:1833), ns, 480 w Central Park W, 20x100.11; Mar19; May6'14; due & int as per bond; Heloise T Wills to NY Savgs Bank, a corpn, 81 8 av. 2,000

97TH st, 56 W (7:1832), ss, 520 w Central Park W, 20x100; pr mtg $11,000; Apr28; May1'14; due & int as per bond; Emma L Stanly to Lillie G Phoenix, 3 E 66. 2,000

97TH st, 183 W, see Ams av, 761.

103D st, 300 W, see West End av, 879.

106TH st, 68 E (6:1611); ext of mtg for $16,000 to Jan1'19, 5%; Dec15'13; May7'14; N Y Life Ins Co, a corpn, with Louis & Margt Gattineau, 68 E 106. nom

106TH st, 56 W (7:1841), ss, 225 e Col av, 25x100.11; PM; Apr30; May1'14; due & int as per bond; Wm Born, 161 W 102, to Geo W Findley, 140 W 96, & ano, exrs &c Geo Findley (decd). 20,000

106TH st, 329 E (6:1678); ext of mtg for $11,000 to Dec28'16, 5%; May7'14; Martha N Lindenmeyr with Nicolo Reres, 94 Greenpoint av, Blissville, LI, & ano, individ & exrs Ignazio Maddi. nom

108TH st, 204-10 W (7:1879); ext of mtg for $10,000 to Nov2'15, 6%; May1; May4'14; Geo Finck with F F Freehold Estates, Inc, a corpn, 26 Liberty. nom

111TH st, 126-30 E (6:1638); ext of mtg for $40,000 to Dec7'18, 5½%; Apr8; May4 '14; N Y Life Ins Co with Jacob Greenberg. nom

112TH st, 53 W (6:1596); ext of mtg for $19,000 to May5'19, 5½%; Apr21; May5'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Morris J Werner, 2 Rector, & Louis A Propp. nom

114TH st, 628 W (7:1895); ext of mtg for $100,000 to Apr30'19, 5%; May1'14; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, with Maurice Klaber, 220 Cathedral Pkway. nom

115TH st, 247 W (7:1831), ns, 125 e 8 av, 25x100.11; May2'14; 3y or sooner, 6%; Lawrence Schlosser & Eliz Kerschoffer, of Mt Vernon, NY, to Geo Latour, 404 W 44. 1,000

116TH st, 75-9 E (6:1622), ns, 110 e Madison av, 50x100.11; leasehold; pr mtg $6,000; May2'14; 10 notes, due $250 monthly, —%; Christian Dages, 174 E 123, to Gerson M Krakower, 1884 7 av. 2,500

116TH st, 408-10 E (6:1709), ss, 95 e 1 av, 37.3x100.10; PM; pr mtg $20,000; Apr30; May1'14; due May8'17, 6%; Chas Palumbo, 408 E 116, to Raffaele Marrazzi, 940 E 173. 4,000

116TH st, 58 W (6:1599); ext of mtg for $45,000 to June29'17, 5%; Apr28; May5'14; Jacob London, 28 Beekman pl, with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes Kath A Kingsland, will Wm H Aspinwall. nom

116TH st, 134 W (7:1825); ext of mtg for $31,500 to May28'17, 5%; Apr23; May1'14; Mary Drucker, 3609 Bway, individ & extrx Ephraim Drucker, with Walter F Kingsland, 22 Ave du Bois de Boulogne, at Paris, France. nom

118TH st, 401 W, see Morningside dr, 80.

120TH st, 134 W (7:1904), ss, 350 w Lenox av, 18x100.11; May1'14; due Nov1'15, 5%; Lisette A Seitz, widow, to Hy C Needham, 89 Hancock, Bklyn. 1,000

124TH st, 352 W (7:1950), ss, 143.2 e Morningside av or Col av, 27.8x100.11; ext of mtg for $19,000 to May1'17, 5%; Apr22; May7'14; Ella L Murphy, 28 State av, Atlantic City, NJ, with Mary A Keyes, 101 W 91. nom

124TH st, 521 W (7:1979), ns, 441.6 e Bway, 27x100.11; pr mtg $24,000; Apr30; May1'14; 3y6%; Herman Behn, of Bronx, to Jno D Behn, 860 Liberty av, Bklyn. 3,000

126TH st, 129 W (7:1911), ns, 300 w Lenox av, 16.8x99.11; May4; May5'14; due & int as per bond; M M Realty Co, a corpn, 128 Bway, to Peter Alexander, at Glen Spey, NY. 8,000

126TH st, 129 W; certf as to mtg for $8,000; May4; May5'14; same to same. ——

129TH st, 102 W (7:1913); ext of mtg for $28,000 to May4'19, 5%; May4'14; Wm Rankin, 119 W 77, with Sarah G Crabb, 291 Riverside Dr. nom

134TH st, 267 W (7:1940-7½); transfer of tax lien for 1907-12 assessed to H H Newton; Dec18'13; May4'14; 3y2%; City of N Y to Tax Lien Co of NY, 68 Wm. 1,047.62

135TH st, 30 W (6:1732), ss, 457.6 e Lenox av, 27.6x99.11; Apr30'14; 5y5½%; Israelson Realty Assocn Inc to American Mtg Co, a corpn; corrects error in last issue when due & % was omitted. 14,000

135TH st, 30 W; certf as to mtg for $14,000; Apr29; Apr30'14; samre to same. ——

136TH st, 205 W (7:1942-26½), ns, 117 w 7 av, 17x99.11; pr mtg $8,000; Jan8; May 6'14; 3y6%; Maurice W Wolff, 205 W 136 to Oscar Wolff, 205 W 136. 4,000

138TH st, 67 W (6:1736), ns, 85 e Lenox av, 40x99.11; ext of mtg for $33,000 to July 12'17; 5½%; Apr20; May5'14; NY Life Ins Co a corpn & NY Mtg & Security Co, a corpn, 135 Bway with Hyman Grohman, 16 E 113. nom

145TH st, 483 W (7:2060), ext of mtg for $6,500 to Mar1'19; 4½%; May4; May 6'14; Isaac Frank, 109 W 68 with Josie L wife & Silas Swartz, 601 W 110. nom

148TH st, 622-30 W, see Riverside dr, sec 148th.

156TH st, 601 W (8:2134), ns, 450 e Riverside dr, runs n99.11xe133.9 to ws Bway (No 3761) xs105.11 to 156th xw168 to beg; PM; pr mtg $255,000; Feb23'09; re-recorded from Feb24'09; May1'14; due & int as per bond; Fleischmann Bros Co, a corpn, to Sound Realty Co. 57,000

159TH st, 517-9 W (8:2118), ns, 200 w Ams av, 50x99.11; pr mtg $45,000; May1; May2'14; due Mar1'16, 6%; F F Freehold Estates, Inc, a corpn, 26 Liberty, to Douglas Realty Co, a corpn, 49 Liberty. 6,000

161ST st, 359 W (8:2120); ext of mtg for $9,000 to June30'17, 5%; Mar18; May7'14; N Y Life Ins Co, a corpn, with Mary Jones, 559 W 161. nom

162D st W, nwc Bwny, see Bway, nwc 162.

162D st W, swc Ft Washington av, see Ft Washington av, swc 162d.

164TH st, 505 W (8:2121), ns, 100 w Ams av, 50x99.11; ext of mtg for $55,000 to June 15'15, 5%; Apr10; May5'14; N Y Trust Co, a corpn, trste Frank B Martin & ano, will Jno T Martin, with Standard Investment Co, a corpn, 11 Ames av, Rutherford, NJ. nom

168TH st, 509 W (8:2125), ns, 170 e Audubon av, 25x95; May1; May2'14; due & int as per bond; Anne Slattery, 509 W 168, to Arthur P Williams, 117 W 58, & ano, exrs Roswell C Williams. 3,000

173D st, 565 W, see 173d, 567 W.

173D st, 567 W (8:2130), ns, 137.6 e St Nicholas av, 37.6x100; also 173D ST, 565 W (8:2130), ns, 137.6 w Audubon av, 37.6x100; ext of 2 mtgs for $31,500 each to Apr30 '17; 5; May5'14; Ellen L Finlay at Corcoran Manor, Mt Vernon, NY, with Metropolitan Life Ins Co, 1 Madison av. nom

176TH st W, swc St Nicholas av, see St Nicholas av, swc 176.

179TH st, 700 W, see Bway, 4209-19.

182D st, 517-9 W (8:2155), ns, 200 w Ams av, 50x79.9; Apr30; May1'14; due & int as per bond; Edw S Graham, of Bklyn, to Lawyers Mtg Co, a corpn, 59 Liberty. 35,000

182D st, 517-9 W (8:2155), ns, 200 w Ams av, 50x79; agmt as to ownership of bond & mtg for $35,000; Apr30; May4'14; Terrain Realty Co, 95 Liberty, with Lawyers Mtg Co, a corpn, 59 Liberty. ——

183D st, 554 W (8:2154), ss, 287.6 e St Nicholas av, 18.9x104.11; ext of mtg for $5,000 to May1'16, 5½%; Apr7; May7'14; Marcellin F Dellac, 2144 Bway, with Gustave E Villaret, 100 Northern av. nom

207TH st, 623-5 W (8:2242), es, 100 n Bway, 2 lots, ea 62.6x100; 2 mtgs, ea $45,000; May5'14; due & int as per bond; Maze Realty Co of NY, a corpn, to Harlem Savgs Bank, a corpn, 124 E 125. 90,000

207TH st, 623-5 W; certfs as to above two mtgs; May5'14; same to same. ——

Av A, 63 (2:432), ws, 48.1 n 4th, 16x100; Dec16'13; May5'14; due & int as per notes; Milton Greenfield, of Poughkeepsie, NY, to Morris W Rouss, 11-3 Water, Newburgh, NY. 2,000

Av A, 266 (3:974), ses, 65.6 ne 16th, 24x 95.6; PM; correction mtg; July15'13; re-recorded from July16'13; May2'14; 5y5%; Arthur Abrams to Wilhelmina K Gronholz, 266 Av A. 18,000

Av A, 323 (3:951), swc 20th (No 446), 22.3 x65.10; May6; May7'14; due June1'17, 5%; Margt F Schwind, 132 W 130, to Fredk L Haug, 225 E 51, gdn Geo Haug. 7,000

Amsterdam av, 155 (4:1138); sal Ls; pr mtg $——; May2; May4'14; demand, 6%; Thos Kelly to Geo Ehret, 1197 Park av. 5,000

Amsterdam av, 310 (4:1166); sal Ls; Feb 27; May4'14; demand, 6%; Max Litwinoff to Jacob Ruppert, a corpn, 1639 3 av. 1,300

Amsterdam av, 601 (4:1220), nec 89th (No 179), 25x80; PM; pr mtg $25,000; May1'14; 1y5%; Bernard McGreevy to Geo Ehret, 1197 Park av. 32,500

Amsterdam av, 761 (7:1852), nec 97th (No 183), 25.9x74; pr mtg $——; May5; May 6'14; due & int as per bond; Jos & Hy Stern to Mutual Life Ins Co of NY. 7,000

Amsterdam av, 823 (7:1855); ext of mtg for $18,000 to Jan1'17, 5%; Dec17'13; May 7'14; N Y Life Ins Co, a corpn, with Crown Realty Co, 847 Col av. nom

Amsterdam av, 1512-4 (7:1988), ws, 39.11 s 135th, 39.11x100; ext of mtg for $45,000 to Feb15'17, 5%; Apr24; May7'14; Sigmund Reutlinger, 1851 7 av, with Saml Weingart, 236 W 138 et al. nom

Audubon av 391 (8:2156), es, 53.5 s 185th, 26.6x95; PM; May4'14; 5y5%; Arieanna M Kahn to Edw H Rogers, 518 W 150. 27,000

Bowery, 75 (1:303), es, 226.6 s Hester, runs e109.4xs24.11xw89.1 to es Canal, widened xn28.5 to Bowery xn4.9 to beg; ext of mtg for $20,000 to May5'17, 5%; May4; May6'14; N Y Mtg & Security Co, a corpn, 135 Bway, with Ralph Moody, 216 W 94. nom

Bowery, 334-6 (2:530), ws, 52.1 n Bond, 35.3x85.11x33.1x96.4; ext of mtg for $62,000 to Dec29'18, 5%; Nov17'13; May6'14; Nathaniel H Lyons, 288 Sterling pl, Bklyn, with A Wright Chapman et al. nom

Broadway, 350-2 (1:171); ext of mtg for $650,000 to May15'17; 4½%; Apr21; May6 '14; Frank N Hoffstot, NY & Louis M Jones, 30 W 81 & Thos W Jones, 21 W 88 with Seamen's Bank for Savgs, NY, 76 Wall. nom

Broadway, 886-8 (3:847), sec 19th (No 22), 45.8x108.9x33.10x123, 1-10 pt; AT; May 6'14; due & int as per bond; Frances B wife Hamilton Campbell, 269 W 72 to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. 5,000

Broadway (Miscl), sec 41st; certf as to chattel mtg for $25,000 on furniture, carpets, &c; Feb28; May6'14; The Louvre Hotel Co, Inc to Jos Goodman. ——

Broadway, 3153-55 (7:1993), ws, 161.8 s 127th, 2 lots, ea 41.7x100; 2 mtgs, ea $47,000; Apr15; May7'14; 5y5%; Cornelius S DeBevoise, of Bklyn; Helen M Downes, of Bklyn & Magdalene DeB Hinman, of London, Eng, to Emigrant Indust Savgs Bank, a corpn. 94,000

Broadway, 3153-5; sobrn of two mtgs for $4,000 each to two mtgs for $47,000 each; Mar11; May7'14; Mary S Boyce, B of Q, & Cornelius S DeBevoise et al, with Emigrant Indust Savgs Bank, a corpn. nom

Bway, 3761, see 156th, 601 W.

Broadway (8:2137), nwc 162d; sal Ls; Apr30; May4'14; demand, 6%; Jas F Collins to Jacob Ruppert, a corpn, 1639 3 av. 5,941.08

Broadway, 4209-19 (8:2176), swc 179th (No 700), 103x103.5x92.6x148.10; PM; pr mtg $350,000; Apr30; May6'14; due Oct 1'18, or sooner, 5 & 6%; 700 West 179th St Corpn, 15 E 40 to Donald Robertson Co a corpn, 700 W 179. 54,000

Broadway, 5199 (13:3402), ws, 151.10 n 225th, 86.11x100; May7'14; due & int as per bond; Fredk P Hummel to Bowery Savgs Bank, a corpn, 128 Bowery. 25,000

Fort Washington av (8:2136), swc 162d, 102.2x161.7x99.11x140; bldg loan; Apr30; May1'14; 1y or sooner, 6%; Friedman Constn Co, a corpn, to Montrose Realty Co, a corpn, 135 Bway. 200,000

Fort Washington av (8:2136), swc 162d; same prop; certf as to above mtg; Apr30; May1'14; same to same. ——

Fort Washington av (8:2136), swc 162d, 102.2x161.7x99.11x140; sobrn of mtg for $16,000 to mtg for $200,000; Apr30; May2 '14; Harris Mandelbaum, 12 W 87, with Montrose Realty Co, a corpn, 135 Bway. nom

Fort Washington av, swc 162d; same prop; sobrn of mtg for $7,500 to mtg for $200,000; Apr30; May2'14; same with same. nom

Lexington av, 190 (3:887), ws, 67.8 s 32d, 22x80; pr mtg $24,000; Apr22; May2'14; due Nov10'15, 6%; Wilmore Realty Co, a corpn, 115 Bway, to W Irving Glover, at Woodland av cor Mountain rd, Englewood, NJ. 3,000

Lexington av, 1019-25, see 73d, 151 E.

Lexington av, 1452 (5:1523), ws, 19.8 n 94th, 18x80; May6; May7'14; 3y or sooner, 5%; Geo P Hotaling, trste Sarah H Crosby, to Kate T Chatillon, 71 Central Park W. 7,500

Madison av, 602 (5:1293), ws, 50.5 s 58th, 25x70; May1'14; 3y5%; Kate G Finkler to St Luke's Hospital, a corpn, Ams av & 113th. 45,000

Madison av, 1511 (6:1609); ext of mtg for $25,000 to Feb21'17, 5%; May1; May5'14; Clara Schloss, 100 St Nicholas av, with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes Mary J Kingsland, will of Danl C Kingsland. nom

Madison av, 1592 (6:1612); ext of mtg for $20,000 to Oct5'19, 5%; Apr27; May5'14; Nathan Blum with Norman H Scholle, 11 E 76. nom

Manhattan av, 113 (7:1840); ext of mtg for $5,000 to Apr29'19, 5%; Apr29; May1'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Minnie Miller, 65 W 104. nom

Morningside dr, 80 (7:1962), nwc 118th (No 401), 100.11x90; pr mtg $150,000; May 6; May7'14; 2y6%; S Levy Realty Co, a corpn, to Rotary Realty Co, a corpn, 209 Centre. 15,000

Morningside dr, 80, nwc 118th (No 401; certf as to above mtg; May6; May7'14; same to same. ——

Park av, 941-3 (5:1510), nec 81st (No 99), 34.8x80; May2; May4'14; 1y4½%; Gisela Humphreys, widow, to U S Trust Co of N Y, a corpn, 45 Wall. 5,000

Riverside dr (7:2094), sec 148th (Nos 622-30), 99.11x105; PM; pr mtg $340,000; May1; May2'14; 4y with agmt to extend to Mar1 '21, 6%; Mechanicville Associates, Inc, a corpn, at Mechanicville, NY, to Chas M Rosenthal, 241 Ft Washington av. 45,000

St Nicholas av (8:2144), swc 176th; sal Ls; May5; May6'14; demand; 6%; Jno V Fitzpatrick & Walter Gibbons to Jacob Ruppert, a corpn, 1639 3 av. 3,750

Wadsworth av (8:2167), ws, 60.2 n 185th, 50x115x49.2x115; bldg loan; May1; May2 '14; demand, 6%; Wadsworth-Washington Corpn, 69 W 125, to Ver Planck Estate, a corpn, 331 Madison av. 52,000

Wadsworth av; same prop; certf as to above mtg; May1; May2'14; same to same. ——

Wadsworth av (8:2167), ws, 110.2 n 185th, 50x115; bldg loan; May1; May2'14; demand, 6%; Wadsworth-Washington Corpn, 69 W 125, to Ver Planck Estate, a corpn, 331 Madison av. 52,000

Wadsworth av; same prop; certf as to above mtg; May1; May2'14; same to same. ——

Wadsworth av (8:2167), ws, 160.2 n 185th, 54.5x115; bldg loan; May1; May2'14; de-

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mand, 6%; Wadsworth-Washington Corpn, a corpn, 69 W 125, to Ver Planck Estate, a corpn, 331 Madison av. 55,000

Wadsworth av; same prop; certf as to above mtg; May1; May2'14; same to same.

West End av, 323 (4:1185), ws, 25 n 75th, 20x75; PM; May1; May2'14; 3y or sooner, 4½%; Jennie C Bradley, 303 W 75, to Miriam H C Cannon, 323 West End av. 35,000

West End av, 879 (7:1890), swc 103d (No 300), 20.11x79.3; ext of mtg for $24,000 to Jan1'15, 5%; Dec17'13; May7'14; N Y Life Ins Co, a corpn, with Geo W Hubbell, 346 Bway. nom

1ST av, 45 (2:444), ws, 51 s 3d, 26x100; P M; pr mtg $14,000; May1; May4'14; 7y6%; Harry Levy to Geo Stranger, 1685 Topping av. 7,000

1ST av, 45; PM; pr mtg $21,000; May1; May4'14; 3y6%; same to Louis Rosenswaike, 788 Riverside dr. 3,000

1ST av, 95 (2:447), ws, 24.3 s 6th, 24.3x 100; also 1ST AV 97 (2:447), swc 6th (No 342), 24.3x100; ext of mtg for $25,000 to Sept5'21; 6%; Sept18'12; May5'14; Edw Steiner with Fodna Realty Co, a corpn, 309 Bway. nom

1ST av, 97, see 1 av, 95.

1ST av, 847 (5:1340), ws, 26.2 n 47th, 26.3 x60; ext of mtg for $13,000 to Apr1'19, 5%; Apr24; May1'14; Fredk Prime & Lawyers Title Ins & Trust Co, a corpn, 160 Bway, trstes Fredk Prime (decd), with Jacob Israelson, exr Jacob Hecht. nom

1ST av, 1191 (5:1439); sal Ls; Jan17; May 4'14; demand, 6%; Peter Hribar to Jacob Ruppert, a corpn, 1639 3 av. 900

1ST av, 2331 (6:1796), ws, 75.5 n 119th, 25.5x100; pr mtg $15,000; May1; May2'14; 2y6%; Angiola wife of & Antonio Anzalone, 2331 1 av, to Mary D'Avanzo, 2264 1 av. 2,000

1ST av, 2331; pr mtg $17,000; May1; May 2'14; 2y6%; same to Margarita Galotta, 2170 Belmont av. 1,000

2D av, 385 (3:903), ws, 48.10 n 22d, 25.2x 64; ext of mtg for $12,000 to May1'19, 5%; May1'14; East River Savgs Instn, 291 Bway, with Edw C Sommer. nom

2D av, 534 (3:935), es, 60 s 30th, 20x59; ext of mtg for $8,500 to May1'19, —%; Apr 28; May5'14; Eliz J Smith, 348 W 29, with Jas E Graybill, trstes Wm M Weil. nom

2D av, 990 (5:1345), es, 60 n 52d, 20x71; ext of mtg for $12,000 to Apr24'19, 5%; Apr 24; May5'14; Hy E Nicoud, of Phila, Pa, with Emily K Duschnes, NY. nom

2D av, 1177 (5:1417); sal Ls; May1; May 4'14; demand, 6%; Danl G Clancy to Jacob Ruppert, a corpn, 1639 3 av. 3,000

3D av, 205-11 (3:899), nec 18th (Nos 201-5), runs e100xn92xw40xs18xw60 to av xs74 to beg; leasehold; sobrn of two mtgs for $32,515 & $4,500 to mtg for $100,000; Apr 28; May2'14; Elenore Amend, 33 W 81, with Mary L Eimer, 190 Riverside dr. nom

3D av, 1852 (6:1630), ws, 49.2 n 102d, 21.5 x102.6; also STRIP in rear 5x49.2 to ns 102d; also 3D AV, 1856-60; leasehold; pr mtg ——; Apr27; May5'14; installs, $100 monthly after Feb1'15, 6%; Ida Salkin, NY, to Thos A Wilson, 271 Bowery. 3,000

3D av, 1856-60, see 3 av, 1852.

3D av, 2025 (6:1661); sal Ls; Feb27; May 4'14; demand, 6%; Stephen Stone to Jacob Ruppert, a corpn, 1639 3 av. 2,800

5TH av, 657 (5:1288), nec 52d, 50x115; PM; May1'14; 6y5%; Investors Estates Corpn to Oceanic Investing Co, a corpn, 49 Wall. $30,000

5TH av, 1367-9 (6:1619); ext of two mtgs for $25,000 each to May1'19, 5%; Apr30; May2'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Louis Siegman, 2 E 120. nom

5TH av, 2160 (6:1730), sal Ls; Jan27; May 4'14; demand, 6%; Gustav E Ruther of Yonkers to Jacob Ruppert, a corpn, 1639 3 av. 6,000

6TH av, 48 (2:552), es, 97.8 n 4th, 19x 74.3x19x72.10; PM; Apr15; May7'14; due & int as per bond; Jos P Zurla to Mutual Life Ins Co of N Y, 32 Nassau. 7,000

6TH av, 668-72 (3:840), sec 39th (No 70), 64.4x60; PM; Apr21; May1'14; due May1'19 or sooner, 5%; Chas E Johnson to Francis C Welch, 58 Deerfield st, Boston, Mass, & ano, exrs Anna M Wright. 190,000

8TH av, 176 (3:768), sec 19th (Nos 280-284), 23.5x90, 4-5 pts; AT; May6'14; due & int as per bond; Dennis Dowd Jr, Margt, Mary, Kath M & Dennis P Dowd, Sr, to Title Guar & Trust Co, a corpn, 176 Bway. 7,000

8TH av, 2111 (7:1848); sal Ls; Feb20; May 4'14; demand, 6%; Michl Qinlivan to Jacob Ruppert, a corpn, 1639 3 av. 7,800

8TH av, 2214 (7:1925); ext of mtg for $25,000 to Mar6'17, 5%; May1; May5'14; Andw Kane, 410 Riverside dr, with Augusta L Jones, at Easthampton, LI. nom

8TH av, 2526-34 (7:1940), sec 135th, 79.10 x100; May4; May5'14; 5y5%; Wm Hoegg, 2532 8 av, to Emigrant Indust Savgs Bank, a corpn. 60,000

8TH av, 2526-34; pr mtg $60,000; May4; May5'14; due & int as per bond; same to Chas Edelson, 695 St Nicholas av. 8,000

9TH av, 455 (3:733), ws, 49.5 n 35th, 24.8 x100; agmt as to ownership of bond & mtg for $28,000; May1; May2'14; Emanuel Reese, 16 S Main st, Wilkes-Barre, Pa, with Florette S Meyer, 139 W 86. nom

9TH av, 455; sobrn of mtg for $15,000 to mtg for $28,000; May1; May2'14; Anna V Moritz, 2214 University av, with same. nom

9TH av, 455 (3:733), ws, 49.5 n 35th, 24.8 x100; Apr30; May4'14; 2y6%; Max Reese, N Y, to Emanuel Reese, 16 S Main st, Wilkes-Barre, Pa. 2,400

MISCELLANEOUS MORTGAGES.

Borough of Manhatan.

Car agmt, contract, &c (misc1); Apr27; May2'14; due as per notes, 6%; Col Francis Ferari to Southern Iron & Equipment Co, 217 Grant Bldg, Atlanta, Ga. 6 notes, total 630

Certf (misc1) as to mtg dated Apr29'14; May1; May4'14; United Carpet Cleaning & Repairing Co, a corpn, to Geo D Scott.

Long Island City, B of Q (misc1); certf as to mtg for $6,500; Mar31; May2'14; The Grady Mfg Co to Title Guar & Trust Co, a corpn, 176 Bway.

Winthrop st (Brooklyn), ns, 1557.7 e Flatbush av, 23x106; certf as to mtg for $6,000; May1; May6'14; Marion Holding Co, a corpn, to Home Title Ins Co of NY, 383 Jay, Bklyn.

MORTGAGES.

Borough of the Bronx.

Crotona Park E (11:2940), swc Southern blvd, 100x50; May1; May4'14; due, &c, as per bond; Park Hill Constn Co, Inc, to Morris J Hirsch, 7 E 92. 58,000

Crotona Park E (11:2940), same prop; certf as to above mtg; May1; May4'14; same to same.

Dawson st (10:2702), es, 106 n Longwood av, 50x100; also 137TH ST, ss, 176.11 w Cypress av, 37.6x100; pr mtg $——; Apr30; May4'14; due as per bond, 6%; Max Reinitz, 820 ——, to Flora Siegel, 66 Ft Wash av. 2,700

Dean pl (*), es, 75 s Pierce av, 25x100; also PIERCE AV (*), ss, 200 e Deane pl, 25x191.6x25x191.3; Apr28; May7'14; 1y6%; Frank Guire to Bronx Security & Brokerage Co, 258 E 138. 400

Faile st, 1045 (10:2749), ws, 189.6 s Bancroft, 20x100; May4'14; 3y5%; Adam P Schmitt to Emigrant Industrial Savings Bank, 51 Chambers. 7,500

Fillmore st, nec Van Nest av, see Van Nest av, nec Fillmore.

Fox st, 540-4 (10:2683), ss, 100 e Av St John, 2 lots, ea 40x100; 2 mtgs, ea $30,000; May6'14; demand, 6%; Mack Constn Co, Inc, to City Mtg Co, 15 Wall. 60,000

Fox st, 540-4; certf as to above mtg; May6'14; same to same.

Fox st, 540-4; 2 mtgs, ea $5,000; 2 pr mtgs, ea $30,000; May6'14; 3y6%; same to Henry Morgenthau Co,, 30 E 42. 10,000

Fox st (10:2711), nws, at ws Tiffany (No 891 on map 830), runs ne140xn14.5xsw111.11 xse100 to beg; PM; pr mtg $114,000; May1; May5'14; 5y6%; David Davis to Adavine Constn Co, 73 Nassau. 5,000

Freeman st, 848 (11:2970), ss, 48 w Chisholm, 24x75; PM; May6'14; due July1 '17, 5%; Otto Nauss to Anna Weiler, 348 E 204. 5,000

Hoffman st (11:3054), ws, 170.6 s 187th, 25x94.11, except pt for Hoffman; PM; pr mtg $12,000; Apr30; May1'14; 4y6%; Pietro B Nicotri & Giuseppe Cataldo to Saml Eckstein, 2670 Marion av. 5,000

Home st, see Bryant av, see West Farms rd, nwc Home.

Home st, nwc West Farms rd, see West Farms rd, nwc Home.

Kelly st, 738 (10:2708), es, 200 n 156th, 25x100; PM; pr mtg $——; May1'14; 5y5%; Bessie Livingston to Jos Corn, 260 Riverside dr. 4,500

Tiffany st, 891 on map 830, see Fox, nws, at ws Tiffany.

135TH st, 221-3 E (9:2326), ns, 50 e Rider av, 50x70; pr mtg $12,000; May1; May5'14; due May1'15, 6%; Milk Bottlers Federation, a corpn, to Fredk M Billings, 19 Minerva pl. notes 3,000

137TH st, 285-7 E (9:2313), ns, 150 e Lincoln av, 50x100; ext of $27,000 mtg to June 30'17 at 5½%; Apr21; May7'14; Thos B Hidden, trste Henrietta A Webb, with Henry D Bahr, 314 E 137. nom

137TH st, 285-7 E; sobrn agmt; Apr22; May7'14; Henry D Bahr & Bridget C Sullivan with Thos B Hidden, at Sharon Station, NY, trstes Henrietta A Webb. nom

137TH st E, ss, 176.11 w Cypress av, see Dawson st, es, 106 n Longwood av.

143D st, 266 E (9:2334), sws, 20x100; Apr 29; May7'14; due &c as per bond; Margt Schreidle, widow, to Emanuel Rauch, 2011 Bronxdale av. 2,500

145TH st, 330-4 E (9:2325), ss, 150 w 3 av, 50x100, except pt for st; PM; May5; May6'14; due &c as per bond; Jacob Erdenbrecher to Lawyers Mtg Co, 59 Liberty. 11,000

146TH st E (9:2336), ns, 730 e Harlem R R, 25x100; PM; Apr30; May1'14; installs, 6%; Frank Mirando to Jacob Graff, Bayside, LI. 500

146TH st, 518 E (9:2272); ext of two mtgs for $10,000 each to May1'19 at 5%; Apr25; May1'14; Wm Riether with Chas Brunner, 424 E 87. nom

147TH st, 872-4 E (10:2600), ses, 375 e Prospect, also abt 80 w Austin pl, 50x100; May4; May6'14; due &c as per bond; Kabee Realty Co, 55 Liberty, to Geo F Moritz, Bayonne, NJ. 3,000

147TH st, 372-4 E; certf as to above mtg; May4; May6'14; same to same.

156TH st, 429 E (9:2378), ns, 100.9 w Elton av, 49.9x98.8x49.9x98.6; bldg loan; Apr 27; May5'14; 1y6%; Hermax Realty Co to Rockland Realty Co, 509 Willis av. 35,000

156TH st, 429 E; certf as to above mtg; Apr27; May5'14; same to same.

156TH st, 846 E (10:2675); ext of $3,000 mtg to Apr21'17 at 6%; Apr27; May2'14; Niels Molbeck with Pauline Muller, 2294 3 av. nom

162D st E, ss, 160 e Prospect av, see 162d E, ss, 2117 e Prospect av.

162D st E, ss, 216.7 e Prospect av, see 162d E, ss, 211.7 e Prospect av.

162D st E (10:2690), ss, 211.7 e Prospect av, old line, runs s—xse—xn111.9 to st xw 5 to beg; also 162D ST E (10:2690), ss, 216.7 e Prospect av, old line, runs s111.9xse20.10 xe—xn— to st xw25 to beg; also 162D ST E (10:2690), ss, 160 e Prospect av, runs s99.4xe10.8xse21.6xn109.2 to st xw30 to beg; PM; pr mtg $67,000; Apr30; May7'14; due &c as per bond; Knapp & French, Inc, to Fred F French Co, 870 E 162. 6,000

163D st, 789 E (10:2669), ns, 79.11 e Tinton av, 21x82.11, except part for 163d; pr mtg $4,000; Apr30; May1'14; due, &c, as per bond; Ellen L Keegan to Duo Co, 391 E 149. 1,300

165TH st E, see Washington av, see Washington av, sec 165th.

169TH st E (10:2719), nes, 60.2 se Fox, runs ne87.8xse15xe6.2xsw91.3 to st xnw20 to beg; May4; May5'14; 5y5%; Mary Plate to Lawyers Title Ins & Trust Co, 160 Bway. 5,000

169TH st E, nwc Webster av, see Webster av, nwc 169th.

171ST st E, ws, 169.11 s Westchester av, see Virginia av, ws, 38.11 s Walter.

172D st, 856 E (11:2966), ws, 150 s Boston rd, 40x100; PM; pr mtg $30,000; May1; May2'14; due Nov1'15, 6%; 856 Realty Corpn to Saml Carucci et al, 641 E 183, trstes. 3,000

172D st, 860 E (11:2966), ws, 190 s Boston rd, 40x100; pr mtg $30,000; May1; May 2'14; 1y6%; 860 Realty Corpn to Saml Carucci, 641 E 183, et al, trstes. 4,000

172D st, 864 E (11:2966), ws, 230 s Boston rd, 40x100; PM; pr mtg $30,000; May1; May2'14; due Aug1'15, 6%; 864 Realty Corpn to Saml Carucci, 641 E 183, et al, trstes. 4,000

175TH st E (*), ws, 206.8 n Larkin av, 50 x100; May5'14; 3y6%; Jacob Bate to Jas G Anderson, 117 Pine, Harrisburg, Pa. 1,000

175TH st E, ws, 780.3 s Westchester av, see Virginia av, ws, 38.11 s Walter.

179TH st, 640 E, see Hughes av, es, at sws, 179th.

179TH st E, swc Mohegan av, see So blvd, sec 179th.

179TH st E, sec So blvd, see So blvd, sec 179th.

180TH st, 610-12 E (11:3069); agmt as to share ownership in mort; Apr30; May4'14; Chas Wolf with Lawyers Mort Co, 59 Liberty. nom

180TH st E (11:3069), ss, 146.7 w Hughes av, runs s105xw34xn64.2xn38.3xn10.4 to 180thxe40.11 to beg; Apr28; May1'14; due &c as per bond; D'Auria Constn Co to Lawyers Mtg Co, 59 Liberty. 34,000

180TH st E (11:3069); same prop; certf as to above mtg; Apr27; May1'14; same to same.

180TH st E (11:3069), ss, 125.6 w Hughes av, 21.1x28.2x20.10x25; May1'14; due &c as per bond; D'Auria Constn Co to Jas G Wentz, 335 West End av. 1,700

180TH st E (11:3069); same prop; certf as to above mtg; Apr21; May1'14; same to same.

181ST st E, nec Hughes av, see Hughes av, nec 181st.

182D st E (11:3099), ns, 321.4 e Crotona av, 50x100; ext of $30,000 mtg to Mar26'17 at 5½%; Mar26; May2'14; N Y Mort & Security Co with 182d & Garden Sts Co, Inc. nom

183D st E, nwc Tiebout av, see Tiebout av, nwc 183d.

183D st E, nec Valentine av, see Tiebout av, nwc 183d.

187TH st E (11:3041), ns, 151 w Washington av, 50x112.6, except part for 187th; May1; May4'14; 1y6%; Mary Byrnes, widow, to Margt M Fennell, 2064 Bathgate av. 1,000

197TH st E, sec Decatur av, see Decatur av, sec 197.

209TH st E, nwc Decatur av, see Decatur av, nwc 209th.

221ST st E (*), ss, 200 e Barnes av, 100 x114, Wakefield; PM; May5; May6'14; 3y 6%; Geo H Janss to Kate N Godfrey, 804 Lincoln pl, Bklyn. 1,600

222D st E (*), ss, 350 e Carpenter av, 50x114, Wakefield; May5'14; due &c as per bond; Frances A, wife Geo W Hudson, B of R, NY, to Mary G Rauch, 2925 Bainbridge av. 3,500

223D st E (*), ss, abt 380 e Barnes av, 25x114; pr mtg $1,500; Apr29; May4'14; due July13'17, 6%; Kate, wife & Michl Laskiewicz, to Fredk W Trumpler, 681 E 221. 900

226TH st E (*), ns, 188 e Paulding av, 75x109.6; May2; May5'14; due &c as per bond; Andrea Russo to Gennaro Petecca, 1432 Blondell av. 700

228TH st E, nec Barnes av, see Barnes av, nec 228th.

228TH st E (*), ns, abt 75 w Prospect ter, 25x114, Wakefield; May4; May5'14; 3y 5½%; Fredericke C S Heimstadt to Herman F Epple, 2516 Grand av. 2,500

228TH st E (*); same prop; May4; May 5'14; 3y6%; same to Geo Kilian, 4025 Barnes av. 400

236TH st E (12:3377), ns, 325 w Katonah av, 25x100; Apr28; May1'14; 3y5%; Horace W Gates, Mt Vernon, NY, to Helen Weed, 117 W 121. 2,600

236TH st E (12:3377), ns, 300 w Katonah av, 25x100; Apr28; May1'14; 3y5%; Horace W Gates, Mt Vernon, NY, to Helen Weed, 117 W 121. 3,700

Arthur av, see Fordham rd, see Fordham rd, 600 E.

Anthony av (11:2890), es, 181.3 s Prospect pl, 18.9x92.4x18.9x93.8; ext of $4,250 mtg to Aug1'17 at 5½%; May1; May2'14; Diedrich W Holler with Ernst E Enge, 1748 Anthony av. nom

Anthony av (11:2890), es, 144 s Prospect pl, 18.5x95x18.6x96.3; ext of $4,250 mtg to Aug1'17 at 5½%; May1; May2'14; Emma J Messinger with Rose Rosenfield, 1752 Anthony av. nom

Bainbridge av, nec Mosholu Pkway, see Mosholu Pkway, nec Bainbridge av.

Barnes av (*), nec 228th, 49x100; May5; May6'14; due &c as per bond; Cath P Snyder, 1815 W 47, Los Angeles, Cal, to North Side Mtg Corpn, 391 E 149. 1,500

Bathgate av, 1634 (11:2920); ext of $10,000 mtg to Apr29'16 at 5%; May1; May7'14; Isabel C Phraner with Marjanna Dowe, 1615 Boston rd. nom

Bathgate av, late Cross st (11:3273), es, 75 s 191st, 25x100; pr mtg $4,000; May6; May7'14; 2y6%; Jas J McCluskey to Wm Sieling, 501 E 175. 1,500

Bathgate av, 1928 (11:3044), es, 100 s 179th, 16.8x85.8x16.8x85.4; PM; pr mtg $5,000; May7'14; 3y6%; Wm C Beaumet to

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Bertelsen Realty Co, Inc, 3061 Bailey av. 500

Belmont av, swc 179th, see Hughes av, es, at sws 179th.

Belmont av (11:3088), es, 150 n 183d, 50x100; PM; pr mtg $29,000; Apr28; May2'14; 3y6%; Margt E Rich, Westfield, NJ, to Jas Stumpf, 408 E 152. 6,000

Bergen av, 540 (9:2293), sal Ls; Feb24; May4'14; demand, 6%; Ora M Felsing to Jacob Ruppert, a corpn, 1639 3 av. 5,000

Brook av (11'2895), es, 46.8 s St Paul's pl, 31x100.8; PM; May6; May7'14; 3y5½%; North Bronx Bldg & Holding Co, Inc, to Wm R Wilder, Stratford, Conn, & ano, trstes Jno Baird. 10,000

Bryant av, see Home, see West Farms rd, nwc Home.

Bryant av, es, at nws West Farms rd, see West Farms rd, nws, 51.10 sw Home.

Carter av (11:2889), ws, 105.1 s 174th, 37.6 x85.4x37.6x89.2; ext of $21,500; mtg to May1 '19 at 5½%; Apr30; May1'14; Emily A Hurry with Jno J Tully Co. nom

Castle Hill av, 1011 (*), ws, 77 s Chatterton av, 25x105.4x25x105.3; May1; May6'14; due July1'17, 5½%; Christian Vorndran & Frank L Bacon to Jas R Strong, Short Hills, NJ. 5,000

Castle Hill av, 1011; sobrn agmt; May5; May6'14; Christian Vorndran with same. nom

Castle Hill av, 1013 (*), ws, 52 s Chatterton av, 25x105.3x25x105.3; May1; May6'14; due July1'17, 5½%; Christian Vorndran & Frank L Bacon to Jas R Strong, at Short Hills, NJ. 5,000

Castle Hill av, 1013; sobrn agmt; May 5; May6'14; Christian Vorndran with same. nom

Castle Hill av, 1015 (*), ws, 27 s Chatterton av, 25x105.3x25x105.3; May1; May6 '14; due July1'17, 5½%; Christian Vorndran & Frank L Bacon to Elvey K Johnston, 542 W 112. 5,000

Castle Hill av, 1015; sobrn agmt; May5; May6'14; Christian Vorndran with same. nom

Castle Hill av, 1017 (*), swc Chatterton av, 27x105.3; May1; May6'14; due July1'17, 5½%; Christian Vorndran & Frank L Bacon to Grace Hastings, 530 West End av. 5,000

Castle Hill av, 1017; sobrn agmt; May5; May6'14; Christian Vorndran with same. nom

Cauldwell av, 963 (10:2622); ext of $3,000 mtg to Apr13'17 at 5%; Mar30; May1'14; Hamilton B Tompkins with Mary E Doyle. nom

Chatterton av, swc Castle Hill av, see Castle Hill av, 1017.

Creston av (11:3165), es, 205.1 s 189th, now 188th, runs e86.3xs10xe8.8xs60xw95 to av xn70 to beg; PM; pr mtg $7,500; Apr30; May4'14; 2y6%; John Woods Corpn to Henry F Keil, 2525 Creston av. 3,250

Decatur av (12:3352), nwc 209th, 50x100; May5; May6'14; 3y5½%; Chas V Adee, Bklyn, NY, to Ellen G Madigan, 748 Fairmount pl. 2,000

Decatur av (miscl), sec 197th, 80.4x100; certf as to mtg for $54,000; Mar6; May4'14; Miltner Bros Inc to Rockland Realty Co, a corpn, 509 Willis av. ——

Fordham rd, 600 E (11:3078), sec Arthur av, 15x98.5x16.5x95.2, except pt for Arthur av; May4; May5'14; due &c as per bond; Gaetano Del Bello & Girolamo Di Menna, exrs &c Angelo di Ciocca, to North Side Savgs Bank, 3230 3 av. 2,400

Fordham rd E (11:3189), nec Jerome av, runs n91xe125xn87.11xe33.4xe101.8 to ws Morris av xs59.10xs161.2 to rdxw200.7 to beg; agmt amending terms of mtg; Apr 27; May2'14; Remlu Realty Corpn with Tillie Wacht. nom

Fordham rd E (11:3023), sec Tiebout av, 27.8x116.7x91.2x74.9, except pt for Fordham av; pr mtg $——; Apr24; May1'14; due upon payment of award, 6%; Jno J Holfelder, Bklyn, to Jno Heidelbach, 246 West End av. 1,000

Fordham rd E, nwc Morris av, see Fordham rd, nec Jerome av.

Forest av, 822 (10:2656), es, 217.6 n 158th, 18.7x110; May1; May2'14; 1y5%; Mary A Creighton to Mathias Haffen, 2979 Marion av. 1,500

Grant av (9:2448), es, 32 s 166th, 25x 100.8x25x100.6; pr mtg $7,500; May2; May 5'14; 2y6%; O'Rourke Eros Co to Helen McCabe, 341 W 46. 1,500

Harrison av (*), ws, 100 n Cornell av, 50x90, except pt for sts; Apr29; May2'14; 3y5%; Chas Hinklein to Mathias Haffen, 2979 Marion av. 4,000

Hillhouse av (12:3252), cl, 470.1 nw land taken for Jerome Park Reservoir, runs w 137.11xn150xe137.7 to cl Hillhouse av xs150 to beg; also HILLHOUSE AV (12:3252), cl, 20.1 nw from land for Jerome Park Reservoir, runs w139.3xs141.7xne185.1 to cl Hillhouse av xn20.1 to beg; also HILLHOUSE AV (12:3252), cl, at ns land Jerome Park Reservoir, runs n389.1xe140.8xs271.8xsw188 to beg; Oct12'13; May7'14; due as per bond; Elbert H Dickinson at Rindge, N H, to Susan H Lanman, 89 No Grove st, East Orange, NJ. 10,000

Hoe av (10:2743), ws, 330 s 165th, 25x 150; pr mtg $——; Apr30; May5'14; 1y6%; Louis Smith Jr to Indelli & Conforti Co, 837 Bryant av. 2,500

Hughes av (11:3099), es, at sws 179th (No 640), 73.4x95 to Belmont av x59x96; PM; pr mtg $——; Apr1; May2'14; due Oct 1'18, 6%; Rose Orently, 86 W 119, to Alert Constn Co, Inc, 1905 Marmion av. 5,000

Hughes av (11:3082), nec 181st, 36x90; Apr30; May6'14; 3y5½%; Felice, wife of, & Vincenzo Abbenante, to Eliz K Dooling, 179 E 80. 7,000

Hughes av (11:3082); same prop; sobrn agmt; Apr30; May6'14; Marion V Wilson with same. nom

Hull av (12:3352), es, 125 n 209th, 2 lots, ea 25x100; 2 mtgs, ea $5,700; Apr29; May1 '14; 3y5%; Patk M Burke to Mary Winkler, 165 E 95. 11,400

Jackson av, 770 (10:2646); sobrn agmt; May1'14; Celia Fomund & Mathias Goeren with Lawyers T I & Trust Co. nom

Jackson av, 770 (10:2646); ext of $5,000 mtg to May1'19 at 5½%; May1; May4'14; L T I & T Co with Celia Fomund. nom

Jerome av (9:2489), es, 25 n 167th, 41.6 x92.2x37.7x109.9; May2; May5'14; due &c as per bond; Gantio Alexander to Lawyers Mtg Co, 59 Liberty. 6,600

Jerome av (12:3320), es, 28.6 n 199th, 51.4x138.5x45x113.9; PM; May4; May5'14; 5y 5%; Arborview Realty Co, 612 W 207, to Henry G Merkel, 629 Park av, & ano, exrs Theo F Schumann. 5,120

Jerome av, nec Fordham rd, see Fordham rd, nec Jerome av.

Jerome av (12:3230), es, 85.7 s Southern blvd, runs sc93.5xsw25xse25xsw25xnw90.11 to av xn57 to beg; pr mtg $——; May5; May7'14; 2y6%; Isabel Weiner to Sampson H Schwarz trste Jos Alexander, 40 E 83. 2,500

Longwood av (10:2702), ns, 81 w Kelly, 38x106; Apr30; May1'14; due &c as per bond; Jas A Frame to Harlem Savgs Bank, 124 E 125. 28,000

Longwood av, 920 (10:2695); ext of $35,000 mtg to May1'19 at 5%; May1; May4'14; Lawyers T I & T Co with Henry Seekamp indiv & Henry Seekamp & ano exrs Antonia Seekamp. nom

Marion av (12:3287), ws, 246.5 s 196th, runs w155.4xs98.8xw19.11xs12.7xe178 to av xn23.8xn52.11 to beg; pr mtg $2,000; May 1; May2'14; due &c as per bond; Josiah H Briggs to Hamilton F Dean, 214 E 31. 3,000

Mohegan av, swc 179th, see So blvd, sec 179th.

Monterey av, 2015 (11:3061); estoppel certf; May1; May4'14; Minnie Cohen to Gussie Morgenstern, 53 Lenox av. ——

Morris av, 1065 (9:2448), ws, 350.10 n 165th, 25x100.8x25x100.10; PM; May4; May 5'14; due May1'17, 5%; Ida Rountree to Norman S Walker, Dongan Hills, SI, trste Georgie G Stewart & ano. 5,000

Morris av (9:2448), ws, 375.10 n 165th, 25x100.6x25x100.8; PM; May4; May5'14; 3y 5%; Ida Rountree to Norman S Walker, Dongan Hills, SI, trste Georgie G Stewart & ano. 5,000

Morris Park av (*), sec White Plains rd, 25.2x100x25x100; PM; Apr30; May1'14; due &c as per bond; Anna Kopald to Jno Ringen, 1742 White Plains rd. 10,000

Morris Park av (*), same prop; PM; pr mtg $10,000; Apr30; May1'14; due &c as per bond; same to same. 5,000

Morris av, nwc Fordham rd, see Fordham rd E, nec Jerome av.

Mosholu pkway (12:3334), nec Bainbridge av, runs w42.8xe100xs20.10xw93.10 to Parkway xnw10.9 to beg; May4; May7 '14; 3y6%; Agnes Peck to Margt Watt, 564 E 191. 2,000

Mulford av (*), ws, 175 n James, 50x100; May4; May5'14; 1y6%; Emaline Dayss to Kath H Loweth, 1,000 E 182. 750

Newbold av (*), ss, 230 e Olmstead av, 50x108, Unionport; May4; May5'14; due &c as per bond; Henry Schmidt & Reinhold Seidel to Amelia K Angeloch, 2128 Newbold av. 2,600

North Oak dr (*), ss, being part lot 51, amended map Bronxwood Park, 34.2x92.6x 36x99.10; May7'14; 3y5½%; Margt J T Cannon to Phebe & Mary G Rauch, 2925 Bainbridge av. 4,500

Olinville av (*), es, 52.8 n 235th, 26.4x 100; PM; Apr25; May2'14; due &c as per bond; Lena E Hughes, 3430 Park av, to Edmont Realty Co, 535 E 166. 1,000

Pelhamdale av, nwc Terrace av, see Terrace av, nwc Pelhamdale av.

Pierce av, ss, 200 e Deane pl, see Deane pl, es, 75 s Pierce av.

Prospect av, 730-2 (10:2687); ext of $35,000 mtg to Apr19'17 at 5%; Apr30; May5'14; U S Savgs Bank with Dora Lichtenstein, 882 Kelly. nom

Prospect av (11:3110), es, 96.1 n 181st, 16.1x100; May6; May7'14; due, &c, as per bond; Michelina S Cullo to Piero L Pisani, 630 W 141. 3,000

Quimby av (*), ss, 350 w Olmstead av, 75x103; Apr30; May4'14; due, &c, as per bond; Wm Hamann, 2042 Quimby av, to Chas H Miller, 687 E 137. 1,000

Rosedale av (*), ws, 617 n Harlem Branch N Y, N H & H R R Co, 50x59.5x50x 59; May4; May6'14; 3y5½%; River Realty Co to Katie Schunk, 464 7 av. 3,000

St Ann's av, 150 (10:2547), es, 80 s 135th, 20x80; Apr29; May4'14; installs, 6%; Micke Berg, 30 W 112, to Rose Wolkof, 173 Hewes, Bklyn. 1,500

Southern blvd, swc Crotona Park E, see Crotona Park E, swc Southern blvd.

Southern blvd (9:2261), ns, 100 w St Anns av, 25x100; ext of $11,000 mtg to June1'19 at 5%; Apr30; May5'14; Dollar Savgs Bank with Michl Schroder, 549 E 133. nom

Southern blvd (11:3118), sec 179th; also MOHEGAN AV, triangular plot; sal Ls; Apr28; May1'14; demand, 6%; Chas Moore to A Hupfel's Sons, 842 St Anns av. 2,754.10

Southern blvd, 961-9 (10:2725), ws, 802.11 s Westchester av, 158x139.10x158.1x133.11; ext of $42,500 mtg to May5'17 at 6%; May 5; May6'14; American Real Estate Co with Kellwood Realty Co, 1029 E 163. nom

Southern blvd, 961-9; ext of $175,000 mtg to May5'19 at 5½%; May5; May6'14; L T I & T Co with same. nom

Southern blvd, 961-9; sobrn agmt; May5; May6'14; American Real Estate Co with Lawyers T I & T Co. nom

Southern blvd, 961-9 (10:2725), ws, 802.11 s Westchester av, 158x139.10x158.1x133.11; additional mtg; May4; May6'14; demand, 6%; Kellwood Realty Co to City Mtg Co, 15 Wall. 225,000

Southern blvd, 961-9; certf as to above mtg; May4; May6'14; same to same. ——

Southern blvd, 961-9; pr mtg $——; May 5; May6'14; due Nov5'15, 6%; same to American Real Estate Co, 527 5 av. 15,000

Southern blvd, 961-9; certf as to above mtg; May5; May6'14; same to same. ——

Stebbins av, 1277 (11:2970), nws, 29.1 w Chisholm, runs ne73.8xn9.10xw30xs17.2xsw 91.9xne25 to beg; PM; pr mtg $2,000; May 4; May5'14; due Aug3'14, 6%; Jos Sonsin Co, Inc, to Denis Feehen or Feehan, 1277 Stebbins av. 1,600

Stebbins av (10:2689-2696), ws, 369.1 s Westchester av, 5 lots, ea 40x100; 5 bldg loan mtgs, ea $30,000; Apr29; May2'14; demand, 6%; Foxvale Realty Co to City Mtg Co, 15 Wall. 150,000

Stebbins av (10:2689-2696); same prop; 5 certfs as to above mtgs; Apr29; May2'14; same to same. ——

Stebbins av (10:2689 & 2696), ws, 369.1 s Westchester av, 200x100; agmt as to blanket mtg &c; Apr29; May2'14; Foxvale Realty Co with City Mtg Co, 15 Wall. nom

Stebbins av (10:2689-2696), ws, 369.1 s Westchester av, 200x100; sobrn agmt; Apr 28; May5'14; Foxvale Realty Co & Margt Knox with City Mtg Co, 15 Wall. nom

Teller av, 1117 (9:2429 & 2434), ws, 155 n 166th, 38.4x100; pr mtg $——; May1; May 5'14; 5y6%; Sophie Pfeiffer to Kate Ley, 1121 Teller av. 6,950

Terrace av (*), nwc Pelhamdale av, runs w183:6xn124.2xe163.7 to Pelhamdale av xs 50 to beg; sobrn agmt; Apr9; May7'14; Elise Boyd with Westchester Lighting Co at 1st st & 1st av, Mt Vernon, NY. nom

Tiebout av, sec Fordham rd, see Fordham rd, sec Tiebout av.

Tiebout av (11:3146), nwc 183d, 94x212.3 to es Valentine av x69.7 to st x199.7; Dec 19'11; May2'14; 3y5%; Jacob & Carolina Einsheimer individ & as exr &c Julius Flato, Louisa Flato, Bertha Herman, Isaac Flato, Philip Hauser & Ella, wife Isaac Flato to Wm R Rose, 309 W 81. 8,000

Union av (10:2582), ws, 64.3 n 147th, 39.3 x100; pr mtg $——; May5'14; due &c as per bond; Criscuolo Realty Co, Inc, to Manhattan Mtg Co, 200 Bway. 30,000

Union av (10:2582); same prop; certf as to above mtg; May5'14; same to same. ——

Union av, 581 (10:2664), ws, 45 n 150th, 20x100; PM; pr mtg $——; May5'14; 3y5%; Louis Muller to Emma Hilbring, 581 Union av. 800

Valentine av, nec 183d, see Tiebout av, nwc 183d.

Van Nest av (*), nec Fillmore, 25x100; Apr30; May1'14; 3y5½%; Saml Leiman & Louis Kaplan to Eliz K Dooling, 179 E 80. 4,000

Virginia av (*), ws, 38.11 s Walter, 50.6 x101.3, ½ pt; also 171ST ST E (*), ws, 169.11 s Westchester av, 50x112.4x50x108.11, ½ pt; also 175TH ST E (*), ws, 780.3 s Westchester av, 50x100, all; PM; May4; May6'14; installs, 6%; Geo A & Eliz Devine to Fannie Catz, 258 E 138. 1,000

Vyse av, 1222 (11:2993), lot 75, map sec A, Vyse Est; ext of $2,500 mtg to July17'17 at 5%; Apr18; May2'14; Wm F Tiemann with Leslie B McClure & ano, 1222 Vyse av. nom

Washington av (9:2369), sec 165th, 100.8 x100; certf as to mtg for $56,500; Feb2; May5'14; Academy Constn Co, Inc, to Peerless Holding Co, Inc. ——

Washington av (9:2369); same prop; sobrn agmt; May1; May5'14; same & Pincus Lowenfeld & Wm Prager with Dorothy Gutman, 600 W 157. nom

Washington av, 1093-5 (9:2388); ext of $30,000 mtg to July1'19 at 5%; Apr30; May 6'14; Andreas Reich with Sarah, wife Jos Isear, 790 Riverside dr. nom

Webster av (11:3030), es, 320.4 s 182d, 37.6x103.10x37.5x103.5; pr mtg $20,000; May 6; May7'14; 2y6%; Mathilde Bosselman to Wm Sieling, 504 E 175. 3,000

Webster av (11:2887), nwc 169th, 97x100; PM; pr mtg $——; May1; May2'14; 3y6%; R & B Constn Co, Inc, to Alert Constn Co, Inc, 1905 Marmion av. 3,000

West Farms rd, nec Bryant av, see West Farms rd, nwc Home.

West Farms rd (10:2753), nwc Home, runs w120.6 to Bryant av xs157.8 to rd xne 203.11 to beg; sobrn agmt; Apr30; May1'14; Absar Realty Co & Jos Kandall with Lawyers Title Ins & Trust Co, 160 Bway. nom

West Farms rd (10:2753), nws, 51.10 sw Home, runs w91.11 to es Bryant av xs117.5 to rd xn150.1 to beg; ext of $48,000 mtg to Apr30'19 at 5½%; Apr30; May2'14; Lawyers T I & T Co with Absar Realty Co. nom

White Plains rd, sec Morris Park av, see Morris Park av, sec White Plains rd.

3D av, 3063 (9:2378), ws, 300.6 s 158th, 25x100, except pt for av; PM; Apr30; May1 '14; 1y6%; Saml Jonas to Geo Ehret, 1197 Park av. 15,000

3D av, 3081 (9:2379), nws, 125 sw 158th, 25x100; May2; May4'14; due as per bond; Kath Higgins to Title G & T Co, 176 Bway. 9,000

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2409 New York, May 16, 1914. (46) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

*Batavia st (nwc James, 85), blk 111-56.
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Broome st, 65-9 & 368-70.
Burling sl, 11.
*Cannon st, 19 (or Broome, 65-9).
Catharine st, 38.
Cathedral Pkway, 214-20
Cathedral Pkway, ns, blk 1820-23-4.
Cherry st, 306.
Chrystie st, 184 & 219.
Clinton st, 133.
*Columbia st, 50-2 (or Delancey, 266).
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*Dutch st, 17 (or Fulton st, 112).
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East Broadway, 162 & 266.
*Ellwood st, nec (or Nagle av, nws), blk 217-103.
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*Gt Jones st, 2 (or Bway 684).
Harrison st, 32, on map 38.
Hester st, 53 & 57.
James st, 85.
*Kenmare st, 79 (or Mulberry, 196-204).
*Kenmare st (sec Mott st, 186), blk 479-3.
*Kenmare st (nec Mott st, 188-94), blk 479-5.
Kenmare st, ns, blk 480-8.
*Lafayette st, 93-5 on map 101-5 (or Walker st, 97-101).
Lispenard st, 58.
*Madison st, 139-39½ (or Birmingham st, 10-16).
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*Mercer st, 285 (or Waverly pl, 10).
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*Mott st, 174-8, 180-94 & 197-9.
Mulberry st, 196-204.
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*Rutgers st, 4 (or East Bway, 162).
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*Water st, 182 (or Burling sl).
Waverly pl, 10.
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Wooster st, 100.
*4th st, 139 E (or 1st av, 66).
5th st, 10-14 & 336 E.
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6th st, 709-11 E.
8th st, 55 W.
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20th st, 36-8 E.
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24th st, 121-3 E.
25th st, 41-3 & 441-57 W.
26th st, 448-62 W.
*28th st, 1 E (or 5th av, 251).
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30th st, 313 E.
30th st, 358 W.
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35th st, 206-8 E.
37th st, 411-3 E.
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44th st, 311 E.
45th st, 18 E.
*47th st, 301-23 E (or 2d av, 884-90).
47th st, 306-10 & 322-8 E
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49th st, 138 W.
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65th st, 20 & 30-2 W.
65th st, 246 W.
72d st, 539-41 E.
76th st, 34 & 174 W.
77th st, 317 W.
79th st, 214 W.
80th st, 337 E.
81st st, 104-6 E.
83d st, 415 E.
84th st, 102-8 E.
*90th st, 300 W (or West End av, 619).
93d st, 31 E.
94th st, 312-4 E.
95th st, 138 & 307 E.
*96th st, 310 E (or 1st av, 1855).
97th st, 106 E.
97th st, 30 W.
98th st, 210 E.
99th st, 209 E.
*108th st, 200 E (or 3d av, 1965).
*109th st E (nwc 3d av, 1984), blk 1637-33.
112th st, 158 E.
115th st, 81 E.
115th st, 221 W.
116th st, 2-4 W.
120th st, 427 E.
120th st, 305 W.
122d st, 66 E.
124th st, 129 E.
124th st, 157-9 W.
126th st, 365 W.
127th st, 150 & 234 W.
*127th st, 281-7 W (or 8th av, 2374).
128th st, 49 W.
131st st, 22 & 519 W.
132d st, 42-4 E.
132d st, 229 W.
136th st, 203 W.
140th st, 54-6 W.
148th st, 412-20 W.
174th st, W, ss, blk 2130-42-3.
Amsterdam av, 1422-4.
Bowery, 13 & 338.
Broadway, 684.
Convent av, 319.
Edgecomb av, 220 & 226.
Haven av, es, blk 2139-144.
Lexington av, 284 & 1727
Manhattan av, 456.
Nagle av, ws, blk 2174-103.
*Park av, 1626 (or 115th st, 81 E).
West End av, 619.
1st av, 66, 289 & 1855.
2d av, 884-90, 948 & 1234.
3d av, 895.
3d av, 1001, 1022-4, 1383-5, 1957, 1965.
3d av, 1984-8.
4th av, 329-31.
5th av, 251.
*5th av, 1416 (see 166th st, 2-4 W).
7th av, 912-20.
8th av, 2374.
9th av, 730.
10th av, 262-6.

WILLS.

13th st, 221 W.
29th st, 351 W.
53d st, 64 W.
107th st, 320 W.
112th st, 307 E.
115th st, 211 E.
124th st, 340 E.
Lexington av, 1729.
Madison av, 1620.
3d av, 2352.
4th av, 84.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed emitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432—10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—bleck.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con emitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloen.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stene.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 8, 9, 11, 12, 13 & 14.

Batavia st, nwc James, see Oak, 33-5.

Bedford st, 23-5 (2:528-39-40), ws, abt 45 s Downing, 39.6x75x39.10x75, 2-4-sty bk tnts & strs; A$16,000-20,500; also BEDFORD ST, 27 (2:528-38), ws, abt 25 s Downing, 19.9x75x19.11x75, 4-sty bk tnt & str; A$8,000-10,000; Wm Lustgarten to Wm Lustgarten & Co, Inc, a corpn, 68 Wm; ½ pt; AL; Mar30; May12'14. nom

Bedford st, 27, see Bedford, 23-5.

Birmingham st, 2-16 (1:275-49-50-53-28), nec Madison (Nos 139-41), —x—, 7-sty bk loft & str bldg & 4-sty bk tnt & strs; Emsworth Constn Co to Rebelle Holding Co, 30 E 42 [r 327]; QC & correction deed; May12; May13'14; A$60,000-116,000. nom

Broome st, 65-9 on map 65-7 (2:331-43), swc Cannon (No 19), 50.4x56, 4-sty bk tnt & strs; Wm Lustgarten to Wm Lustgarten & Co, Inc, a corpn, 68 Wm; ½ pt; Mar 30; May12'14; A$25,000-36,500. nom

Broome st, 368-70 (2:479-40), nec Mott (Nos 174-8), 50.1x117.10x49.9x109, 6-sty bk factory; Oscar Herrmann, son & heir of Henry Herrmann, & Rosa H Susswein (decd), to S & H Realties, Inc, a corpn, [c/o H Herrmann Furniture Co], 470 4 av; mtg $75,000; Mar2; May11'14; A $63,-000-105,000. O C & 100

Burling sl, 11 (1:75-7), nes, at nws Water (No 182), 19.6x56x19.10x54.10, 4-sty bk loft & str bldg; A$19,000-23,000; also CLINTON ST, 133 (2:347-29), ws, 49.11 n Broome, 24.9x100.4x24.11x100.5, 3-sty bk tnt & str & 3-sty bk rear tnt; A$26,500-29,000; also 3D AV, 1984-8 (6:1637-33-34-34½), nwc 109th, 60.10x95.2, 3-4-sty bk tnts & strs; A$53,500-69,500; Helen B Sutton, heir &c Walter Bowne, to Wm B Bowne, 262 W 83, & Edw R Bowne, at Garwood, NJ, as joint tenants; 1-15 pt; AT; B&S; Feb18; May11'14. nom

Burling sl, 11; also CLINTON ST, 133; also 3D AV, 1984-88; Frederic Bowne, heir &c Walter Bowne to same; 1-15 pt; AT; B&S; Feb18; May11'14. nom

Burling sl, 11; also CLINTON ST, 133; also 3D AV, 1984-8; Marion S B Hubbell, heir &c Walter Bowne, to same; 1-15 pt; AT; B&S; Mar12; May11'14. nom

Burling sl, 11; also CLINTON ST, 133; also 3D AV, 1984-8; Jas B Bowne, heir &c Walter Bowne, to same; 1-15 pt; AT; B&S; Feb18; May11'14. nom

Burling sl, 11; also CLINTON ST, 133; also 3D AV, 1984-8; Francis D Bowne, heir &c Walter Bowne, to same; 1-15 pt; AT; B&S; Feb18; May11'14. nom

Burling sl, 11; also CLINTON ST, 133; also 3D AV, 1984-8; Walter Bowne, son & heir Walter Bowne, to same; 1-15 pt; AT; B&S; Feb18; May11'14. nom

Burling sl, 11; also CLINTON ST, 133; also 3D AV, 1984-8; Walter Bowne 2d, son Robt S Bowne, an heir Walter Bowne (decd), to same; 1-15 pt; AT; B&S; Feb 18; May11'14. nom

Burling sl, 11: also CLINTON ST, 133; also 3D AV, 1984-8; Emma B Beebe, heir Walter Bowne, to same; 1-15 pt; AT; B&S; Feb18; May11'14. nom

Burling sl, 11: also CLINTON ST, 133; also 3D AV, 1984-8; Caroline B Carpenter, heir &c Walter Bowne, to same; 1-15 pt; AT; B&S; Feb18; May11'14. nom

Burling sl, 11; also CLINTON ST, 133; also 3D AV, 1984-8; Alice B Sutton, heir &c Walter Bowne, to same; 1-15 pt; AT; B&S; Feb18; May11'14. nom

Burling sl, 11; also CLINTON ST, 133; also 3D AV, 1984-8; Edw C Sperry to same; 2-15 pts; AT; B&S; Apr27; May11'14. nom

Burling sl, 11; also CLINTON ST, 133; also 3D AV, 1984-8; Eliz B Colt, heir &c Walter Bowne, to same; 1-15 pt; AT; B&S; Mar4; May11'14. nom

Burling sl, 11; also CLINTON ST, 133; also 3D AV, 1984-8; Walter B & Edw R Bowne, heirs Walter Bowne, to Edw C Sperry, 601 W 137; 2-15 pts; AT; B&S; Feb18; May11'14. nom

Burling sl, 11 (1:75-7), nes, at nws Water (No 182), 19.6x56x19.10x54.10, 4-sty bk loft & str bldg; Frances S Freeman, heir &c Walter Bowne, to Bernhard Lichtenstein, 777 West End av [117 Maiden la]; 1-15 pt; AT; B&S; May11'14; A$19,000-23,-000. nom

Burling sl, 11; Wm B & Edw R Bowne to same; 13-15 pts; AT; B&S; May11'14. nom

Burling sl, 11; Guaranty Trust Co of NY, TRSTES Emma E Bowne, now Beebe, to same; 1-15 pt; AT; B&S; May11'14. **1,110**

Burling sl, 11; Union Trust Co of Rochester, NY, to same; QC; May8; May11'14. nom

Cannon st, 19, see Broome, 65-9 on map 65-7.

Cathedral Pkway, 214-20 (7:1881-45 & 49), ss, 275 e Bway, 200x70.11, 2-12-sty bk tnts; Benj N Duke & ano to Paterno Investing Corpn, 214 Cathedral Pkway; mtg $560,000 & AL; May11'14, A$152,000-600,000. O C & 100

Cathedral pkway (7:1820-23 & 24), ns, 525 e 7 av, 50x100.11, except pt for 110th st, vacant; Whitney Warren to Lloyd Warren [1041 5 av]; QC; mtg $20,000; Feb24 '09; May13'14; A$32,000-32,000. nom

Catherine st, 38 (1:279-37), ws, 54.3 n Madison, 18.1x98.9x18.1x98.6 with rights to alley, 4x—, in rear, 3-sty bk tnt & str, 1-sty ext; Jno F Joyce, ref, to Frank Davin, 410 E 57; Jno W Grant, 441 Nuber av, Mt Vernon, NY, & Jno G Donnelly, 560 W 163, EXRS Patk Lilly; FORECLOS May7; May12'14; A$12,500-15,500. **10,000**

Cherry st, 306 (1:257-10), ns, 233.1 e Jefferson, 25x80, 5-sty bk tnt & strs; A$11,-000-17,500; also HIGHWAY (*), leading from West to Eastchester at swc of parcel hereby intended to be described, runs se 19 chs 80 lks & 16 chs to Griffin's Creek xne 5 chs 9 lks xne 2 chs 40 lks xnw 1 ch 93 lks xsw2 chs 69 lks xnw 1 ch 69 lks xnw2 chs 97 lks xnw 2 chs 43 lks xsw 30 lks xsw 2 chs 73 lks x ne— to land Robt Givan xse 21 chs 15 lks x se8 chs 73 lks to Griffin's Creek xsw— to beg, contains 35.09-100 acres, except MACE AV (*), nec Eastchester rd, runs e2,564.2 to cl Givans Creek xs4.4xsw92.3 to ss Mace av xw404.7xn40 to cl Mace av xw2,105.6 to Eastchester rd xn40 to beg; also except MACE AV (*), cl, 97.3 w Tiermann av, runs e747.3xs140xe130 to cl Wickham av x s75xe150 to cl Givan's Creek xsw76xnw 776.6xnw94.4xnw160.4 to beg; also SETON ST (*), nes, abt 260 nw Elliott av, runs n w98.9xne275.9xse65.3 xs 20xse 50 xsw 248 to beg; also LAND in Kings Co, NY; Presbyterian Hospital in City of NY & ano to Hahnemann Hospital of City NY, 657 Park av; AT; Dec30'13; May14'14; re-recorded in Bronx on Apr30'14. exch & 100

Chrystie st, 184 (2:421-2), es, abt 125 n Rivington, 25x100, 5-sty bk tnt & strs; Bernhard Mayer to Bertha Kahn, 421 E 92 [5 Beekman]; B&S; AL; May12'14; A $21,000-35,000. nom

Chrystie st, 184; Bertha Kahn to Bernhard Mayer, 41 E 72; B&S; AL; May12'14. nom

Chrystie st, 219 (2:427-37), ws, 150.6 n Stanton, 24.6x100, 5-sty bk tnt & strs; Sophia Mayer to Bertha Kaufmann, 1496 Lex av; B&S; AL; May8; May14'14; A $20,000-32,000. O C & 100

Chrystie st, 219; Bertha Kaufmann to Sophia Mayer, 41 E 72; B&S; AL; May12; May14'14. O C & 100

Clinton st, 133, see Burling sl, 11.

Columbia st, 50-2, see Delancey, 266.

Delancey st, 266 (2:333-77), nec Columbia (Nos 50-2), 25x100, 6-sty bk tnt & strs; Yetty Kracower to Annie Kastenbaum, 163 E 105; mtg $50,000 & AL; May12; May 13'14; A$27,000-50,000. O C & 100

Division st, 253-5, see East Bway, 266.

Dutch st, 17, see Fulton, 112.

Dyckman st (8:2150-56), es, at nws 10 av, runs ne along av, 142 to Sherman Creek & Harlem River, wharfage, etc, 2-& 52 to Dyckman st xse234.9 to beg, with rights to lands under water Sherman Creek & Harlem River, wharfage, etc, 2-sty fr hotel & stables; Alfd R Swann to Jas S Floyd [Vice Prest, Atlanta Natl Bank], Atlanta, Ga; ½ pt; Mar31; May8 '14; A$25,000-31,000. nom

East Broadway, 162, see 8 av, 2374.

East Broadway, 266 (1:287-28, 46 & 47), ns, 54 e Montgomery, runs n103.9 to ss Division (Nos 253-5) xe36xs42xw9xs61.5 to East Bway xw27 to beg, 2-2 & 1-3-sty bk dwgs; Realty Redemption Co of N Y to Wm Lustgarten & Co, Inc, 68 William; AL; May13; May14'14; A$30,000-34,500. O C & 100

Elwood st, nes at nws Nagle av, see Nagle av, nws at nes Elwood.

Essex st, 29 (1:310-31), ws, 75 n Hester, 25x44, 5-sty bk tnt & strs; Rudolph Wallach Co to Wm Lustgarten & Co, Inc, a corpn, 68 Wm; AL; Apr10; May12'14; A $14,000-18,000. O C & 100

Essex st, 126 (2:353-16), es, 52.6 s Rivington, 17.6x50, 3-sty bk tnt & str; Beckelman Co, Inc, to Louis Beckelman, 126 Essex; mtg $17,600; May13'14; A$11,500-13,-000. nom

Essex st, 142 (2:354-6), es, abt 175 n Rivington, 25x100, 5-sty stn tnt & strs & 2-sty bk rear bldg; Edw Feeney & ano, EXRS, &c, Ellen A Corcoran to Aaron Zwerdling, 403 So 5th, Bklyn; mtg $20,000; May8'14; A$25,000-34,000. **32,100**

Front st, 374 (1:243-73), ns, 166.10 w Jackson, 16.8x70, 1 & 2-sty bk factory; Jno Weldon to Theo T Sweeney, 467 17th, Bklyn; May5; May11'14; A$2,300-3,500. nom

Front st, 374; Theo T Sweeney to Jno Weldon, 104 1 pl, Bklyn [374 Front]; May 8; May11'14. nom

Fulton st, 112 (1:78-49), swc Dutch (No 17), 25.3x82.6x25..2x83.5, 5-sty bk loft & str bldg; Jno G Pheil, ref, to Mary G Davis, 2370 Bway [c/o Robt H, 3 E 44]; mtg $85,000; FORECLOS May6; May12; May14'14; A$115,000-125,000. **94,336.03**

Gt Jones st, 2, see Broadway, 684.

Harrison st, 32 on map 38 (1:183-1), ns, 59.11 e Washington, 23.11x75.5x24.3x75.6, 5-sty bk tnt & str, 2-sty ext; Peter F T Hansen to Albt Hansen [Frankfort st], Flagtown, NJ; mtg $14,000; Nov25'13; May 13'14; A$20,000-25,500. O C & 100

Hester st, 53 (1:310-35), ns, 42.10 w Essex, 22.10x106, 1-sty bk str; also all of lot 35 on tax map not contained in above description; Rudolph Wallach Co & ano to Wm Lustgarten & Co, Inc, a corpn, 68 William; B&S; May13; May14'14; A$23,-000-27,000. O C & 100

Hester st, 57 (1:310-37), ns, 63.6 e Ludlow, 24x75, 5-sty bk tnt & strs; Chas Schimmer to Equality Constn Co, Inc, a corpn, 10 Wall [r 617]; AL; Nov22'13; May 8'14; A$22,000-28,500 O C & 100

James st, 85, see Oak, 33-5.

Kenmare st, 42-52, see Mott, 180-6.

Kenmare st (2:480-8), ns, 21.4 e Mulberry, runs e78.10xn11xsw78.2 to beg, gore, being part of 194 Mulberry left after widening Delancey; vacant; Oscar Herrmann to S & H Realties, Inc, a corpn [c/o H Herrmann Furniture Co], 470 4 av; Mar 2; May11'14; A$3,800-3,800. O C & 100

Kenmare st, 79, see Mulberry, 196-204.

Lafayette st, 93-5 on map 101-5 (1:197-7), es, 62.8 s Walker, runs e81xn62.8 to ss Walker (Nos 97-101), xw76.3 to st xs62.8 to beg, except parts taken for st, 2-5-sty bk tnts & strs; A$72,000-90,000; also 3D AV, 1001 (5:1414-48), es, 100.4 n 59th, 18.9 x105, 3-sty bk tnt & str, 1-sty ext; A$20,-000-23,000; also 3D AV, 1022-4 (5:1395-38), ws, 43.5 s 61st, 32x85, 4-sty stn tnt & strs, 1-sty ext; A$38,000-46,000; also 3D AV, 1883-5 (5:1433-46½-47), es, 41.4 s 79th, 40.9x85, 2-5-sty bk tnts & strs; A$25,000-38,000; also 3D AV, 1957 (6:1657-48), es, 70.10 s 108th, 17.8x75, 4-sty bk tnt & str, 1-sty ext; A$11,000-15,000; also 3D AV, 1965 (6:1657-49) sec 108th (No 200), 17.10 x75, 4-sty bk tnt & strs; A$16,500-23,000; also 2D AV, 1234 (5:1439-51), es, 45 s 65th, runs s18.4xe48.2xs7.3xse16xn28.4xw64 to beg, 4-sty bk tnt & str; A$9,500-13,000; Warner M Van Norden to Isabel M Gunn, 184 Claremont av, Jersey City, NJ; 1-24 pt; AT; May14'14. O C & 100

Lispenard st, 58 (1:194-31), ss, 189.11 w Bway, 25.1x92.3x25.2x90.10, 3-sty bk loft & str bldg, 1-sty ext; Geo J Jetter to City Real Estate Co, a corpn, 176 Bway; mtg $26,000; Apr11; May9'14; A$23,000-25,000. nom

Madison st, 139-41, see Birmingham st, 2-16.

Mercer st, 285, see Waverly pl, 10.

Mitchell pl (49th st), 9 (5:1361-8), ns, 144 e 1 av, 18x80.10, 3-sty & b stn dwg; Jake Schlesinger to Hannah Schwartz, 9 Mitchell pl [c/o Jos Schwartz, 201 E 40]; AL; May11; May13'14; A$4,500-7,000. nom

Monroe st, 171 (1:269-11), ns, 139.8 w Montgomery, 22.10x100, 6-sty bk tnt & strs; Nettie Boehm to Monroe St Realty Co, Inc, a corpn, 116 Nassau [r 507]; QC; Mar27; May12'14; A$15,500-36,000. nom

Mott st, 174-8, see Broome, 368-70.

Mott st, 180-6 (2:479-1-3), es, 109.4 n Broome, 100 to Kenmare (Nos 42-52) x94; also STRIP on ss 0.4x50, except pt for Kenmare, 6-sty bk tnt & strs & 6-sty bk factory; Oscar Herrmann, son & heir of Henry Herrmann, & Rosa H Susswein (decd), to S & H Realties, Inc, a corpn [c/o H Herrmann Furniture Co], 470 4 av; mtg $101,000; Mar2; May11'14; A $84,000-148,000. O C & 100

Mott st, 188-94 (1:479-5), es, 209.4 n Broome, 100x94, except pt for Kenmare, 6-sty bk tnt & strs; Oscar Herrmann, son & heir of Henry Herrmann, & Rosa H Susswein (decd), to S & H Realties, Inc, a corpn [H Herrmann Furniture Co], 470 4 av; Mar2; May11'14; A$45,000-85,000. O C & 100

Mott st, 197 (2:480-27), ws, abt 50 n Kenmare, 25x100, 6-sty bk factory; A$19,-000-25,500; also MOTT ST, 199 (2:480-26), ws, abt 75 n Kenmare, 25x100, except small strip or gore on ns 0.8x32, 6-sty bk factory; A$18,500-24,000; Oscar Herrmann, son & heir of Henry Herrmann, & Rosa H Susswein, decd, to S & H Realties, Inc, a corpn [c/o Herrmann Furniture Co], 470 4 av; mtg $35,000; Mar2; May11'14. O C & 100

Mott st, 199, see Mott st, 197.

Mulberry st, 196-204 (2:480-9), nec Kenmare (No 79), 100x100, & interior lot, —x 21x50, except part taken for Kenmare st, 5 & 6-sty bk factory; Oscar Herrmann, son & heir Henry Herrmann & Rosa H Susswein, decd, to S & H Realties, Inc, a corpn [c/o Herrmann Furniture Co], 470 4 av; mtg $80,000; Mar2; May11'14; A$90,-000-90,000. O C & 100

Oak st, 33-5 (1:111-50), ss, abt 50 w James, —x—, 1-4 & 1-5-sty bk tnts & strs; A$20,000-31,000; also JAMES ST, 85 (1:-111-56), nwc Batavia, —x—, 5-sty bk tnt & strs; A$10,500-17,000; Peter Jensen to Edw J Flanagan, 326 President [o 44 Court], Bklyn; ⅓ of all RT&I; May9; May 12'14. nom

St Marks pl, 56 (2:449-17), ss, 275 e 2 av, 25x97.6, 4-sty stn tnt; Morris Janos et al to Hy G Marshall, 90 2 av [c/o Cohen & Lang, 707 Bway]; AL; May7; May9'14; A $21,000-26,000. nom

Sullivan st, 223 (2:539-8), es, 300 n Bleecker, 25x100, 5-sty stn tnt & strs; Emidio Andreiuolo & Rose, his wife, to Teresa Andreiuolo [c/o Emidio Andreiuolo], 223 Sullivan; mtg $26,000; Apr22; May 12'14; A$16,000-26,000. O C & 100

Susan st (old), see 37th, 411-3 E.

Walker st, 97-101, see Lafayette, 93-5, on map 101-5.

Washington st, 60-2, see West, 40.

Washington pl, 85 (2:552-71), ns, abt 80 e 6 av, —x—, 4-sty & b bk dwg; Geo P Garland & Anna, his wife, to Anna Garland, 510 W 143; B&S; AL; May12; May 14'14; A$16,000-18,500. nom

Washington st, 60-2, see West st, 34-40, on map 40.

Water st, 182, see Burling sl, 11.

Waverly pl, 10 (2:547-18), swc Mercer (No 285), 25x82.7x25x82.9, 10-sty bk loft & str bldg; Eliz Smith to Lizzie Goerlitz, at Catskill, NY [c/o Philip W. Bridge st, Catskill, NY]; ½ pt; mtg $80,000; Nov5 '13; May14'14; A$42,000-100,000. O C & 100

West st, 34-40, on map 40 (1:17-10), es, 236.5 n Morris, 42.8x181.6 to es Washington (Nos 60-2), x42.8x181.9, 5-sty bk loft & str bldg; Jno J Robinson to Trojan Realty Corpn, 55 Liberty [r 1908]; mtg $108,500; May11; May12'14; A$90,000-128,000. nom

West st, 40 (1:17-10), es, 236.5 n Morris, 42.8x181.6 to ws Washington (Nos 60-2) x42.8x181.9, 5-sty bk loft & str bldg; Cunard Realty Co, a corpn, to Jno J Robinson, of Centreport, LI [233 Bway]; mtg $108,500; Apr13; May11'14; A$90,000-128,-000. nom

Wooster st, 100 (2:500-1), es, 100 n Spring, runs e100xs3.6xe3.9xn28.6xw123.9 to st xs25 to beg, with rights to alley in rear to Greene st 5-sty bk loft & str bldg; Geo J Jetter to City Real Estate Co, a corpn, 176 Bway; mtg $45,500 & AL; Mar25; May 9'14; A$22,000-37,000. nom

4th st, 139 E, see 1 av, 66.

5Th st, 336 E (2:446-26), ss, 150 w 1 av, 25x96.2, 6-stv bk tnt & strs; Fanny Ungar to Julius J Hertz, 1215 Mad av; mtg $35,-000; May12'14; A$19,000-36,000. nom

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5TH st, 624 E (2:387-22), ss, abt 320 e Av B, 24.9x92.4, 3-sty bk dwg; Educational Alliance, a corpn, to Abr Landberg, 119 W 26 [c/o Clever Waist Co, 109 W 26]; B&S; mtg $12,000; May5; May14'14; A exempt-exempt. 15,000

6TH st, 709-11 E (2:376-58), ns, 150.4 e Av C, 44.11x90.10, 6-sty bk tnt & strs; Hyman A Brody to Saml Greenfield, 349 E 4; AL; Apr27; May11'14; A$27,000-58,000. OC & 100

8TH st, 55 W (2:572-71), ns, 152.7 e 6 av, runs n93.11xs93.11 to st xw24.11 to beg (probable error, e course missing), 6-sty bk loft & str bldg; Plainfield Plumbing Hardware & Paint Supply Co, a N J corpn, to Edna J Siess, 33 Hudson st, Hackensack, NJ; mtg $22,000 & AL; May 5; May14'14; A$22,000-42,000. nom

12TH st, 10-14 E (2:569-11), ss, 220 e 5 av, 61x103.3, 12-sty bk loft & str bldg; Guy Witthaus to Olga Witthaus, 21 E 82 [c/o Guy H Witthaus, 233 Bway]; B&S; May7; May12'14; A$70,000-280,000. nom

12TH st, 703 E (2:382-58), ns, 62.6 e Av C, 23.10x103.3, 5-sty bk tnt & strs; Pew Realty Corpn to Ef Jay Realty & Holding Co, Inc, 51 Chambers [r 905]; mtg $19,000; May6; May8'14; A$8,000-16,000. O C & 100

15TH st, 230 E (3:896-34), ss, 217.6 w 2 av, 25x103.3, 4-sty & b bk dwg; Oscar Herrmann, son & heir of Henry Herrmann, & Rosa H Susswein (decd), to S & H Realties, Inc, a corpn, 470 4 av; mtg $20,000 & AL; Mar2; May11'14; A$22,000-29,500. O C & 100

17TH st, 330 W (3:740-48), ss, 425 e 9 av, 25x92, 5-sty bk tnt; A$10,500-26,000; also 17TH ST, 334-40 W (3:740-50-53), ss, 300 e 9 av, 100x92, 4-5-sty bk tnts; A$42,-000-104,000; Esther Isenberg to Louise Fox, 520 Ocean av, Jersey City, NJ; five 1st mtgs $20,000 each & five 2d mtgs, each $——; May12; May13'14. 750

17TH st, 334-40 W, see 17th, 330 W.

18TH st, 323 E (3:924-16), ns, 360 w 1 av, 20x92, 3-sty & b bk dwg; Neilson Olcott 2d to Fredk R Kaldenberg, 323 E 18 [95 5 av]; PARTITION Apr8; May11'14; A $9,500-12,000. 14,800

19TH st, 40-2 E (3:847-50), ss, 231 e Bway, 42x92, 9-sty stn loft & str bldg; Ewald Mommer to Realty Mtg Co, a corpn, 30 E 42 [r 910]; mtg $135,000 & AL; May 14'14; A$96,500-182,000. O C & 100

19TH st, 40-2 E; Ewald Mommer et al, Directors of the 42 E 19th St Co. as TRSTES of said Co in liquidation to same; QC; May13; May14'14. nom

20TH st, 36-8 E (3:848-50), ss, 200 w 4 av, 40x92, 8-sty bk loft & str bldg; Guy Witthaus to Olga Witthaus, 21 E 82 [c/o Guy H Witthaus, 233 Bway] B&S; May7; May12'14; A$94,000-190,000. nom

22D st, 24 E (3:850-24), ss, 365 w 4 av, 25x98.9, 8-sty bk loft & str bldg; Oscar Herrmann to S & H Realties, Inc, a corpn [c/o Herrmann Furniture Co], 470 4 av; mtg $75,000 & AL; Mar2; May11'14; A$62,-000-110,000. O C & 100

22D st, 28 E (3:850-58), ss, 310 w 4 av, 25x98.9, 9-sty stn loft & str bldg; Guy Witthaus to Olga Witthaus, 21 E 82 [c/o Guy H Witthaus, 233 Bway]; B&S; May7; May12'14; A$62,000-130,000. nom

24TH st, 121 E (3:880-14), nes, 250 se 4 av, 25x98.9; also 24TH ST, 123 E (3:-880), nes, 275 se 4 av, 25x98.9, 12-sty bk loft & str bldg; Realty Mtg Co, a corpn, to Ewald Mommer, 54 E 91 [or 118 E 28]; mtg $190,000 & AL; May12; May14'14; A $85,000-230,000. O C & 100

24TH st, 123 E, see 24th, 121 E.

25TH st, 41-3 W (3:827-12), ns, 225 e 6 av, 50x98.9, 11-sty bk loft & str bldg; Gray Realty & Development Co to A R Keller, Inc, a corpn, 299 Madison av; mtg $245,000 & AL; May11; May12'14; A$138,000-254,000. O C & 100

25TH st, 441-57 W, see 26th, 448-62 W.

26TH st, 448-62 W (3:723-63 & 69 & 5 & 11-2), sws, 100 se 10 av, runs se175xsw197.6 to nes 25th (Nos 441-57), xnw175xne24.8x nw100 to ses 10 av (Nos 262-6), xne74xse 100xne98.9 to beg, 2-3-4-5 & 6-sty bk bldgs of brewery; A$189,000-364,000; also 47TH ST, 322-8 E (5:1339-36), ss, 225 w 1 av, runs w100xs130.5xe75xn30xe25xn100.5 to beg, 2-sty bk stable; A$42,000-50,000; also 47TH ST, 301-23 E (5:1340-1 & 44), ns, 350 e 2 av, runs w350 to es 2 av (Nos 884-90), xn 100.5xe100xn100.5 to ss 48th (Nos 306-16), xe125xs100.5xe125xs100.5 to beg, 2-3-4 & 5-sty bk bldgs of brewery; A$225,000-312,-000; also 47TH ST, 306-10 E (5:1339-45), s s, 125 e 2 av, 75x100.8, 4-sty bk loft bldg; A$30,000-50,000; Isaac Untermyer & Allen W Evarts to Isaac Untermyer, 15 E 60 [37 Wall] & Allen W Evarts, 124 E 29 [60 Wall], & Alvin Untermyer, 675 5 av [37 Wall] as joint tenants; AL; May7; May13 '14. nom

28TH st, 1 E, see 5 av, 251.

28TH st, 202 W (3:777-46), ss, 56.6 w 7 av, 20x60.4x19.5x60.4, 3-sty bk tnt & str; A$19,000-20,000; also 28TH ST, 204 W (3:-777-47), ss, 76.6 w 7 av, 20.4x61.4x19.7x60.4, 3-sty bk tnt; A$15,000-16,500; also 9TH AV, 730 (4:1040-4), es, 70.9 n 49th, 20.7x 100, 4-sty stn tnt & strs & 2-sty bk rear tnt; A$16,000-19,000; Peoples Trust Co of Bklyn, TRSTE Jane A McKenna, to Laura A Cregan, 29 E 29; May13'14 nom

28TH st, 202 W; also 28TH ST, 204 W; also 9TH AV, 730; Wm J Cregan & Helen M. his wife, to same; QC; May12; May13 '14. nom

28TH st, 204 W, see 28th, 202 W.

30TH st, 313 E (3:936-11), ns, 158.4 e 2 av, 19.5x98.9, 3-sty & b stn dwg; Francis H Schefers et al heirs, &c, Valentine Schefers to Louise Schefers, 313 E 30; AL; May 6; May9'14; A$7,800-11,000. nom

30TH st, 358 W (3:753-73), ss, 154 e 9 av, 18.4x98.9, 3-sty & b bk dwg; Wm J Warden et al heirs &c, Eliza Warden to Matilda Morrison, 358 W 30; B&S; Oct9'13; May8'14; A$11,000-14,500. nom

31ST st, 339-49 E (3:937-23-26-29), ns, 100 w 1 av, 130x98.9, 3-6-sty bk tnts & strs; Victor Land & Impt Co to Emzee Realty Co, Inc, a corpn [c/o N Messing], 14 Lewis; mtg $132,000 & AL; May11; May 13'14; A$55,000-158,000. O C & 100

35TH st, 206 E (3:915-58), ss, 100 e 3 av, 12.6x98.9, 3-sty & b stn dwg; Thos J Byrne to Amelia W Byrne, his wife, 206 E 35; May14'14; A$5,750-7,500. O C & 100

35TH st, 208 E (3:915-57), ss, 112.6 e 3 av, 12.6x98.9, 3-sty & b stn dwg; Cath McK & Agnes Betty to Amelia W Byrne, 206 E 35 [wife Thos J, 147 E 34]; mtg $2,500; May14'14; A$5,750-7,500. nom.

37TH st, 411-3 E (3:969-6-7), ns, 125 e 1 av, runs n95.10 to ns old Susan st & se 4.11xe72.4xsw95.2 to st xw74.6 to beg, 1-sty fr bldg; Wm A Kane to Kips Bay Brewing & Malting Co, a corpn, 646 1 av; May8; May13'14; A$18,500-19,500. nom

38TH st, 308 E (3:943-52), ss, 174.11 e 2 av, 21.2x92.8x18.6x92.8, 4-sty stn tnt; Rudolph Wallach Co to Wm Lustgarten & Co, Inc, a corpn, 68 Wm; B&S; AL; Apr28; May12'14; A$8,500-9,000. nom

38TH st, 329 E (3:944-17), ns, 225 w 1 av, 25x98.9, 1-sty fr stable; Kips Bay Brewing & Malting Co to Wm A Kane, 126 E 70 [417 E 46]; mtg $3,000; May6; May 13'14; A$10,500-11,000. nom

39TH st, 212 W (3:788-55), ss, 125.6 w 7 av, 20.6x98.9, 3-sty & b stn dwg; Amy U Boardman to Watson Vanderpoel, 115 Freeman, Bklyn; mtg $35,000 & AL; May1; May8'14; A$30,500-32,000. nom

40TH st, 4 W (3:841-53), ss, 110 w 5 av, 37.6x98.9, 5 & 6-sty stn office & str bldg; Sarah R Manice, individ & EXTRX Wm Manice, to Chas Remsen, of Remsenburg, LI, [55 William]; ½ pt; mtg $200,000 & A L; May14'14; A$225,000-270,000. nom

43D st, 204-10 E (5:1316-43), ss, 105 e 3 av, 100x100.5, 3 & 4-sty bk warehouse; mtg $30,000; A$44,000-68,000; also 81ST ST, 104-6 E (5:1509-66 & 68), ss, 225 w Lex av, 83x102.2 ,2-6-sty bk tnts; mtg $70,000; A $73,000-151,000; Chas J O'Reilly to Thos Berry, 188 St Nicholas av; 1-36 pt; May8 '14. nom

43D st, 204-10 E (5:1316-43), ss, 105 e 3 av, 100x100.5, 3 & 4-sty bk storage bldg; mtg $30,000; A$44,000-68,000; also 81ST ST, 104-6 E (5:1509-66-68), ss, 225 w Lex av, 83x102.2, 2-6-sty bk tnts; mtg $70,000; Kathryn A, wife E Howard Morton, to Thos Berry, 188 St Nicholas av; 1-36 pt; May13; May14'14; A$73,000-151,000. O C & 100

44TH st, 311 E (5:1337-8), ns, 169.8 e 2 av, 26.4x100.5, 4-sty bk tnt; Caroline A Barry, individ, widow & ADMTRX Danl E Barry to Edw Holland, 876 W 180; B&S; mtg $11,750; May4; May9'14; A$9,500-16,-000. 13,200

45TH st, 18 E (5:1279-61), ss, 113 w Madison av, 18x100.5, 4-sty & b stn dwg; Rose E Scognamillo to Thos B Hidden, at Sharon Station, NY; mtg $45,000; May12; May14'14; A$76,000-83,000. O C & 100

47TH st, 301-23 E, see 26th, 448-62 W.

47TH st, 306-10 E, see 26th, 448-62 W.

47TH st, 322-8 E, see 26th, 448-62 W.

47TH st, 353 W (4:1038-6), ns, 127 e 9 av, 27x100.5, 5-sty bk tnt & strs; Sol Loewensohn et al to Isidor Byk, 204 W 148; mtg $28,000; Apr23; May13'14; A$17,000-32,000. O C & 100

47TH st, 353 W; Isidor Byk to Sol Loewensohn at Pelham, NY; Selma Byk, 204 W 148, & Simon Loewensohn, West New Brighton, SI; mtg $28,000; Apr23; May13 '14. O C & 100

47TH st, 455 W (4:1057-8), ns, 205 e 10 av, 20x100.5, 3-sty & b stn dwg; Paul Z Hebert to Dora Legault, 455 W 47; mtg $7,500; May13; May14'14; A$9,500-12,000. O C & 100

48TH st, 238 E (5:1321-34), ss, 200.8 w 2 av, 18.8x100.5, 3-sty & b stn dwg; Grace H Dodge to Philip Reilly, 533 Lex av; May8; May12'14; $7,500-10,000. O C & 100

48TH st, 238 E (5:1321-34), ss, 200.8 w 2 av, 18.8x100.5, 3-sty & b stn dwg; Philip Reilly to Monongahela de Beaujeu, 236 E 48; mtg $8,000; May11; May12'14; A$7,500-10,000. O C & 100

48TH st, 306-10 E, see 26th, 448-62 W.

48TH st, 323 E (5:1341-13), ns, 300 e 2 av, 25x100.5, 5-sty bk tnt & strs; Jas C Gaffney to Edw H Piepenbring, 519 Lake, Bklyn; mtg $12,000 & AL; May12; May13 '14; A$9,000-22,000. nom

48TH st, 323 E; Edw H Piepenbring to Meta Piepenbring, his wife, 519 Lake, Bklyn; mtg $13,700; May13; May13'14. O C & 100

49TH st, 138 W (4:1001-53), ss, 274.6 e 7 av, runs s81.3xe0.6xs18.9xe25xn100 to st xw 25.6 to beg, 5-sty stn hotel; Chas G Braxmar to Minnie A Braxmar, 256 W 132; [c/o Chas G, 10 Maiden la]; ½ pt; mtg $31,000 & AL; May12; May14'14; A$37,000-45,000. nom

50TH st, 309 W (4:1041-27), ns, 137.6 w 8 av, 19.2x100.5, 3-sty & b stn dwg; Peoples Trust Co, a corpn, of Bklyn, TRSTE Jane A McKenna, to Wm J Cregan, 4711 Fulton st, Richmond Hill, B & Q; B&S & CaG; AL; May13; May14'14; A$12,500-14,-000. nom

50TH st, 309 W; Laura A Cregan to same; QC; May12; May14'14. nom

53D st, 128 W (4:1005-48), ss, 385.6 w 6 av, 18x100.5, 3-sty stn hospital; Harry K & Minnie A Miller to Thos A Eager, 89 Varick [32 Nassau]; QC; June12'13; May12 '14; $14,500-15,500. nom

54TH st, 200-8 E, see 3 av, 895.

56TH st, 213 E (5:1330-9), ns, 210 e 3 av, 25x100.4, 5-sty bk tnt; Oscar Herrmann to S & H Realties, Inc, a corpn [c/o Herrmann Furniture Co], 470 4 av; mtg $15,000; Mar2; May11'14; A$11,000-23,500 O C & 100

58TH st, 200 W, see 7 av, 912-20.

61ST st, 247 W (4:1156-10), ns, 225 e West End av, 25x100.5, 1-sty fr stable; Jno F O'Brien to Anne Erretl of Morgan Station at South Amboy, NJ; B&S & CaG; mtg $8,000; May5; May9'14; A$8,000-8,500. nom

65TH st, 326-8 E (5:1439-10), ss, 275 e 2 av, 37.6x100, 6-sty bk tnt & strs; Jno H Rogan, ref, to Julius Bachrach Co, a corpn, 149 Bway; FORECLOS Jan14; May6; May8 '14; A$15,000-43,000 33,000

65TH st, 20 & 30-2 W (4:1117-44-46), ss, 275 w Central Park W, 66.8x100.5, 3-5-sty stn tnts; 65th St Realty Co to Nathan Katzenberg, 104 W 114; AL; May9; May11 '14; A$57,000-81,000. O C & 100

65TH st, 246 W (4:1156-55), ss, 225 e West End av ,25x100.5, 5-sty bk garage; Jno F O'Brien to Anne Errett of Morgan Station at South Amboy, NJ; B&S & CaG; mtg $17,000; May5; May9'14; A$8,000-22,000. nom

72D st, 539 E (5:1484-24), ns, 598 e Av A, 25x64.4, 5-sty bk tnt; Anna Jiran to Anton Jiran, 1409 Av A; mtg $10,000 & AL; Oct13'10; May14'14; A$5,000-13,000. nom

72D st, 541 E (5:1484-25), ns, 623 e Av A, 15.10x64.7x21.7x64.4, 5-stv bk tnt & str; Anna Jiran to Anton Jiran, 1409 Av A; mtg $10,500 & AL; Oct13'10; May14'14; A$4,000-12,000. nom

76TH st, 34 W (4:1128-52), ss, 316 e Col av, 22x102.2, 4-sty & b stn dwg, 2-sty ext; Jno Aspell to Anna T Aspell [c/o Dr Jno Aspell], 139 W 77; AL; Mar31; May8'14; A $24,000-45,000. omitted

76TH st, 174 W (4:1147-61), ss, 80 e Ams av, 20x77.2, 4-sty & b stn dwg; Phoenix Ingraham, ref, to Jos B Weed, 554 E 87; FORECLOS Oct21'13; Mar8; May9'14; A $13,500-21,000. 1,350

77TH st, 317 W (4:1186-14), ns, 191 w West End av, 19x102.2, 4-sty & b stn dwg; Webb Floyd to Sarah L Floyd, both 317 W 77 [c/o Webb Floyd, Mutual Alliance Trust Co, 35 Wall]; mtg $22,000; May12; May13'14; A$17,000-29,000. O C & 100

79TH st, 214 W (4:1170-40½), ss, 171 w Ams av, 19x102.2, 3 & 4-sty & b stn dwg; Herman S Crossman to Caroline Stichler, 214 W 79; CaG; May8; May9'14; A$19,000-25,000. 30,000

79TH st, 214 W (4:1170-40½), ss, 171 w Ams av, 19x102.2, 3 & 4-sty & b bk dwg; Columbia-Knickerbocker Trust Co of NY EXR Geo W Crossman to Herman S Crossman, 214 W 79; AL; Apr1'13; May9'14; A $19,000-25,000. 30,000

80TH st, 337 E (5:1543-21), ns, 125 w 1 av, 25x102.2, 4-sty stn tnt; Helen C Engel to Max Loewenthal, 95 Rodney, Bklyn [c/o S Loewenthal & Sons, 417 Grand]; May12; May13'14; A$9,000-14,000. O C & 100

81ST st, 104-6 E, see 43d, 204-10 E.

83D st, 415 E (5:1563-7), ns, 150 e 1 av, 16.8x102.2, 3-sty & b stn dwg; Saml Bader & Tillie, his wife, to Tillie Bader [c/o Saml Bader], 415 E 83; mtg $4,500; May9; May13'14; A$5,500-7,000. nom

84TH st, 102 E (5:1512-69), ss, abt 105 e Park av, old line, 25.6x102.2, 3-sty & b bk dwg; A$21,500-23,000; also 84TH ST, 104 E (5:1512-68), ss, abt 130.6 e 4 av 25.6x102.2, 3-sty & b bk dwg; A$15,000-16,500; also 84TH ST, 106-8 E (5:1512-67 & 67½), ss, abt 156 e 4 av, 25.6x102.2, 2-3-sty & b stn dwgs; A$18,000-21,000; Francis J Breslin to Charter Constn Co, a corpn, 119 W 40; Apr30; May8'14. nom

84TH st, 104 E, see 84th, 102 E.

84TH st, 106-8 E, see 84th, 102 E.

90TH st, 300 W, see West End av, 619.

93D st, 31 E (5:1505-17), ns, 19.9 w Madison av, 17x68.8, 3-sty & b stn dwg; Lina Merkel & ano, heirs &c Louis J Merkel, to Josephine F Burghard, 1 E 93 [c/o Edw M Burghard, 111 Bway]; mtg $25,000 & AL; May6; May11'14; A$27,000-32,000. O C & 100

94TH st, 342-4 E (5:1556-43-44), ss, 200 e 2 av, 50x100.8, 2-5-sty bk tnts; Francis H Schefers et al, heirs, &c, Valentine Schefers to Louisa Schefers, 313 E 30; AL; May 6; May9'14; A$17,000-31,000. nom

95TH st, 138 E (5:1523-60), ss, 307 e Park av, 18x100.8, 3-sty & b bk dwg; Ivan Frank to Hilda Frank, 256 W 98 [c/o Ivan Frank, 783 Bway]; mtg $9,000; May 9'08; May11'14; A$10,000-14,000. nom

95TH st E, ns, 260 e 3 av, see 1 av, 66.

95TH st, 307 E (5:1558-7), ns, 137.6 e 2 av, 37.6x100.8, 6-sty bk tnt & strs; Jacob Mandel to Jennie Klein, 265 E 165; mtg $22,000; May1; May8'14; A$13,000-33,000. O C & 100

96TH st, 340 E, see 1 av, 1855.

97TH st, 106 E (6:1624-67), ss, 125 e Park av, 25x100.11, 5-sty stn tnt; Bela L Feierstein to Eva Yankowitz, 346 E 21; A L; May11; May12'14; A$11,000-23,500. nom

97TH st, 30 W (7:1832-44), ss, 275 w Central Park W, 18x100.11, 4-sty & b bk dwg; Mary H Sully to Kath Strebel, 320 Hudson st, Hoboken, NJ; mtg $24,210 & AL; May7; May14'14; A$11,000-17,500. nom

98TH st, 210 E (6:1647-41), ss, 185.8½ e 3 av, 24.3¼x100.5, with all RT&I to strip on e. —x ½ blk, & to strip on w .05¾x 100.11 & to strip bet above & cl of blk; 4-sty bk tnt & strs; New England Holding Co to Roxford Holding Co, Inc, a corpn, 906 Bway; mtg $12,800 & AL; May7; May 9'14; A$9,000-15,000. O C & 100

98TH st, 210 E (6:1647-41), ss, 185.8½ e 3 av, 24.3¼x100.5, with all RT&I to strip on e —x ½ blk, & to strip on w .05¾x 100.11 & to strip bet above & cl of blk; Roxford Holding Co, Inc, to Yetta Joachim [c/o Morris P Joachim], 382 3d, Bklyn; mtg $10,000; May8; May9'14; A$9,000-15,-000. nom

99TH st, 229 E (6:1649-7), ns, 142.6 e 3 av, 27.6x100.11, 6-sty bk tnt & strs; Saml H Golding to Transfer Holding Co, 135 Bway [r 1306]; AL; May5; May8'14; A $13,500-39,000. nom

100TH st, 200 E, see Lafayette, 93-5, on map 101-5.

100TH st E, nwc 3 av, see Burling sl, 11.

112TH st, 158 E (6:1639-47), ss, 125 e Lex av, 25x100.11, 4-sty bk tnt; Louise Asmussen to Isabella Bates [c/o Jas C Bates], 174 Covert, Bklyn; mtg $15,000 & AL; Mar16; May12'14; A$10,000-17,000. nom

115TH st, 81 E (6:1621-35), nwc Park av (No 1626), 26x76.5, 5-sty bk tnt & strs; Isaac Deutsch to Anna Deutsch [c/o Isaac Deutsch], 1339 5 av; mtg $22,750; May12; May13'14; A$15,500-24,500. O C & 100

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115TH st, 221 W (7:1831-18), ns, 325 w 7 av, 18x100.11, 5-sty bk tnt; Melville H Bearns to Mark Aaron, 223 W 115 [27 Cedar]; May7; May8'14; A$10,500-15,500. O C & 100

116TH st, 2-4 W, see 8 av, 2374.

120TH st, 427 E (6:1808-15), ns, 287.6 w Pleasant av, 18.9x100.10, 3-sty & b bk dwg; Janet Kirby to Johanna Livingston [12 McKinley av], Albany, NY; ⅓ pt; AT; May 7; May11'14; A$5,000-6,000. nom

120TH st, 305 W (7:1947-27), ns, 125 w 8 av, 25x100.11, 5-sty bk tnt; Max Falk to Henry & Max Falk, 862 6 av, EXRS Ludvigh Falk; mtg $20,400; May9; May13'14; A$14,000-24,000. nom

122D st, 66 E (6:1747-64), ss, 140 w Park av, 20x100.11, 5-sty stn tnt; Aaron Mendlowitz to Rose Harris, 66 E 122; AL; Nov 21'13; May12'14; A$9,000-17,000. O C & 100

124TH st, 129 E (6:1773-15), ns, 340 e Park av, 25x100.11, 3-sty bk loft bldg; Arthur L Chambers to National Gas Governor Co, 6 Church; QC; May9; May12'14; A $12,000-21,000. nom

124TH st, 157-9 W (7:1909-7), ns, 125 e 7 av, 50x100.11, 10-sty bk hotel Stein; Edw D Dowling, ref, to Marie M Addicks, 1339 University av; FORECLOS Apr14; May12 '14; A$46,000-185,000. **115,000**

124TH st, 157-9 W; Marie M Addicks to Richd J Lynch, 665 Evergreen av, Bklyn [c/o Jno Larkin, 44 Wall]; B&S; mtg $80,-000; May12'14. nom

126TH st, 365 W (7:1953-8), ns, 175 e Morningside av, 25x99.11, 5-sty bk tnt; Chas Henry et al to Geo J Puckhafer, 12 Bway; mtg $15,000 & AL; Apr27; May8 '14; A$12,000-20,000. nom

127TH st, 150 W (7:1911-55), ss, 212.6 e 7 av, 16x99.11, 3-sty & b stn dwg; Sarah R Besson et al, heirs &c Augusta Redfield, to Florence Worns [c/o Edw C, 287 W 127], 230 Springfield av, Rutherford, N J; mtg $6,000; Apr30; May14'14; A$7,000-8,000. O C & 100

127TH st, 234 W (7:1932-45½), ss, 474.10 e 8 av, 12.4x99.11, 3-sty & b stn dwg; Mary G Phillips, heir &c Eliza Phillips, to Lillian B Phillips, 234 W 127; ¼ pt; QC; May 11'14; A$5,500-7,000. O C & 100

127TH st, 281-7 W, see 8 av, 2374.

128TH st, 49 W (6:1726-17), ns, 385 e Lenox av,, 25x99.11, 3-sty & b stn dwg; East River Savgs Instn to Rosalina Frandsen, 126 W 109; May11'14; A$12,000-16,000. **8,000**

131ST st, 22 W (6:1728-48), ss, 295 w 5 av, 15x84.11, 3-sty & b stn dwg; Sara R Spencer to Bertha M Johnson, 87 Ave Henri Martin, Paris, France; mtg $6,500 & AL; May8; May12'14; A$5,500-9,000. O C & 100

131ST st, 519 W (7:1986-23), ns, 225 w Ams av, 25x99.11, 5-sty bk tnt; Ella L Slevin et al, heirs, &c, Jno J Slevin to Cath L Slevin, 50 Convent av, sister of Jno J Slevin; AT; QC; Jan23; May8'14; A$10,-000-18,000. O C & 100

132D st, 42-4 E (6:1756-47-48), ss, 96 e Madison av, 54x99.11, 2-5-sty bk tnts; David Iczkavits to Max Iczkavits, 745 E 6; ⅓ pt; AT; mtg $33,500; May11'14; A$11,-000-30,000. nom

132D st, 229 W (7:1938-21), ns, 260 w 7 av, 15x99.11, 3-sty & b stn dwg; Rosa Kahn to Wm A Brown, 571 Park av; AL; May14'14; A$5,400-6,500. O C & 100

136TH st, 203 W (7:1942-27), ns, 100 w 7 av, 17x99.11, 3-sty & b bk dwg; Saul J Dickheiser, ref, to Broadway Savgs Instn of N Y, a corpn, 5 & 7 Park pl; FORECLOS Apr30; May7; May9'14; A$6,800-8,000. **10,000**

140TH st, 54 W (6:1737-58), ss, 308.4 e Lenox av, 41.8x99.11, 6-sty bk tnt; Sol Brill to Morris Levy, 143 W 111, ½ pt, & Esther Schilt, 331 W 101 [462 Bway], ½ pt; AL; Apr28; May11'14; A$8,500-37,500. O C & 100

140TH st, 56 W (6:1737-60), ss, 266.8 e Lenox av, 41.8x99.11, 6-sty bk tnt; Morris Levy et al to Sol Brill, 207 W 110 [45 W 16]; AT; AL; Apr28; May11'14; A$8,500-37,500. O C & 100

148TH st, 442-20 W (7:2062-41),, ss, 75 e Convent av, 100x99.11, 6-sty bk tnt; Trojan Realty Corpn to Nellie E Peck, 5 Serpentine dr, New Rochelle, NY; mtg $165,000 & AL; May13; May14'14; A$50,000-153,000. O C & 100

174TH st W (8:2130-42-43), ss, 100 w Ams av, 50x100, vacant; Potomac Realty Co, Inc, a corpn, to J B C Building Co, Inc, a corpn, 30 E 42; mtg $11,500; May12'14; A $14,000-14,000. O C & 100

Amsterdam av, 1422-4 (7:1985-30), ws, 24.11 n 130th, 37.6x100, 6-sty bk tnt & strs; Chas Kaufmann to Louis Frankenthaler, 1215 Madison av; QC; May12; May 14'14; A$21,500-50,000. nom

Amsterdam av, 1422-4 (7:1985-30), ws, 24.11 n 130th, 37.6x100, 6-sty bk tnt & strs; Max Siff et al to Louis Frankenthaler, 1215 Mad av; CaG; Apr15; May12'14; A$21,-500-50,000. nom

Bowery, 13 (1:289-5), es, abt 115 n Division, 22x106.6x20.1x110.9, ss, 5 & 6-sty stn loft & str bldg; Arduina Del Genovese to Bernard & Jas Flynn, both at 73 6 av, Bklyn; May8; May9'14; A$23,000-35,000. nom

Bowery, 338 (2:530-37), ws, 87.3 n Bond, runs w85.11xs87.9xw25xn24.9xe105.8 to st x s17.8 to beg, 3-stv bk & fr loft & str bldg, 1-sty ext; Edw Friedman et al to Wm H Lyons, 464 Riverside dr, & Nath H Lyons, 288 Sterling pl, Bklyn; mtg $14,000 & AL; May8; May12'14; A$19,000-22,000. O C & 100

Broadway, 684 (2:531-1), nec Great Jones (No 2), 41.2x130 to ws of an alley, with rights to alley, 12-stv bk loft & str bldg; Guy Witthaus to Olga Witthaus, 21 E 82; B&S; May7; May12'14; A$220,000-450,-000. nom

Convent av, 349 (7:2050-23), es, 499.6 n 141st, 20x100; Burtus M Keeney to Hy H Smith [228 William st], New London, Conn; QC; May4; May13'14; A$11,000-17,-000. nom

Convent av, 349; Hy H Smith to Eliz P Keeney [c/o Burtus M Keeney] of Waterford, Conn; QC; May4; May13'14. nom

Edgecombe av, 220 (7:2051-120), es, 178.8 s 145th, 17.2x77.2x16.11x79.7, 3-sty & b bk dwg; A$5,700-8,100; also EDGECOMBE AV, 226 (7:2051-123), es, 121.2 s 145th, 19.2x 84.10x18.10x87.5, 3-sty & b bk dwg; A$6,-800?9,300; Burtus M Keeney to B Malcolm Keeney, both at Waterford, Conn; May4; May13'14. nom

Edgecombe av, 226, see Edgecombe av, 220.

Haven av (8:2139-144), es, 103.3 s 170th, 25.10x127.9x25x134.2, vacant; Ida A Decker to Ensign Realty Co, a corpn, 55 Liberty [r 1610]; mtg $1,000 & AL; Jan9; May 8'14; A$8,500-8,500. nom

Lexington av, 284 (3:892-20), ws, 98.5 s 37th, 24.6x100, 4-sty & b stn dwg; Fernando & Ellen E Wood to Susan J Conner [wife Dr Earle Conner], 246 Lex av; B&S & CaG; mtg $24,000; May7; May8'14; A $36,500-43,000. O C & 100

Lexington av, 1727 (6:1635-50½), es, 50.11 s 108th, 16.8x65, 4-sty stn tnt; Rudolph Wallach Co to Wm Lustgarten & Co, Inc, a corpn, 68 Wm; Mar30; May12'14; A$6,500-9,000. nom

Manhattan av, 456 (7:1946-47), es, 73.11 s 120th, 26.11x94.10, 5-sty bk tnt; Percival H Gregory, ref, to Patk J Molloy, 301 W 12 [842 Washington]; FORECLOS Apr14; May12'14; A$15,500-28,000. **27,100**

Nagle av (8:2174-103), nws, at nes Elwood, 50x100, vacant; Arthur C McIntyre to Chas McIntyre, both 149 E 81; 1-6 pt; B&S; May12; May13'14; A$11,000-11,000. nom

Park av, 1626, see 115th, 81 E.

West End av, 619 (4:1250-100), swc 90th (No 300), 24x90, 4-sty & o bk dwg; Emma W Mehler to Theresa Lemmon, 319 W 94; AL; May11'14; A$55,000-63,000. O C & 100

1ST av, 66 (2:432-1), nec 4th (No 139), 21x87.11, 3 & 5-sty bk tnt & strs; A$22,-000-33,000; also 95TH ST E (5:1541-pt lt 11½), ns, 260 e 3 av, a strip .02¾x100.8x 0.5x100.8; Louise Stolzenberg, formerly Louise Ohry, to Louise Closius, 1310 Clay av, Chas Ohry, 156 E 122; Jos & Edw Ohry, 1646 Av A; Elsie Bister, 414 E 89; B&S & CaG; May12; May13'14. O C & 100

1ST av, 289 (3:922-67), ws, 69 s 17th, 23 x100, 4-sty bk tnt & strs; Olma M Menken to Jno H H Menken, 1 Heitz ct, Hicksville, LI; AL; Jan27; May11'14; A$13,500-17,500. O C & 100

1ST av, 1855 (5:1558-30), swc 96th (No 340), 25.8x80, 5-sty bk tnt & strs; Jos Reichwein to Margt Simon at Butler, NJ; AL; May7; May8'14; A$14,000-19,000. nom

2D av, 884-90, see 26th, 448-62 W.

2D av, 948 (5:1343-2½), es, 40.5 n 50th, 20x70, 4-sty stn tnt & strs; Abr & Laura Seidmann to Moritz Hadel ,275 W 145; mtg $10,500; May8'14; A$10,000-14,000. nom

2D av, 1234, see Lafayette, 93-5, on map 101-5.

3D av, 895 (5:1327-45 & 44½), sec 54th (Nos 200-8), 25.5x110, 5-sty bk tnt & strs; Louise C O'Reilly to Alchemist Realty Corpn, 256 Bway [r 900]; B&S; mtg $30,-000; May11; May13'14; A$28,000-44,000. nom

3D av, 1001, see Lafayette, 93-5, on map 101-5.

3D av, 1022-4, see Lafayette, 93-5, on map 101-5.

3D av, 1383-5, see Lafayette, 93-5, on map 101-5.

3D av, 1957, see Lafayette, 93-5, on map 101-5.

3D av, 1965, see Lafayette, 93-5, on map 101-5.

3D av, 1984-8, see Burling sl, 11.

4TH av, 329-31 (3:880-4), es, 60 n 24th, 38.9x83, 12-sty bk loft & str bldg; Realty Holding Co to Polo Constn Co, a corpn, 151 W 30 [329 4 av]; mtg $100,000 & AL; Mar11'13; re-recorded from Mar12'13; May 14'14; A$123,000-P123,000. O C & 100

5TH av, 251 (3:858-1), nec 28th (No 1), runs n25xe100xn73.9xe25xs98.9 to 28th xw 125 to beg, 7-sty bk loft & str bldg; Harriet D C Glover to 251 Fifth Av Co, Inc, a corpn, 9 W 29; mtg $350,000; May12; May 14'14; A$420,000-502,000. nom

5TH av, 1416, see 8 av, 2374.

7TH av, 912-20, swc 58th (No 200); (No 200), 100.5x100, 12-sty bk tnt; Paterno Investing Corpn to Gertrude A Vanderbeck, 149 W 126 [200 5 av]; mtg $750,000; May11'14; A$375,000-925,000. O C & 100

7TH av, 912-20, swc 58th (No 200); Gertrude A Vanderbeck to Benj N Duke, 2 E 89; mtg $860,000; May11'14. O C & 100

8TH av, 2374 (7:1933-1), nec 127th (Nos 281-7), 25x100, 5-sty bk tnt & strs; A$30,-000-53,000; also EAST BROADWAY, 162 (1:283-72), nwc Rutgers (No 4), 25x45.7, 6-sty bk tnt & strs; A$33,000-43,000; also 116TH ST, 2-4 W (6:1599-40), swc 5 av (No 1416), 50x51, 5-stv bk tnt & strs; A$42,000-60,000; Frank J Goldsoll to Goldsoll Realties Inc, a corpn [c/o Goldsoll Diamond Co], 1345 Bway; mtg $140,000; May1; May 13'14. nom

9TH av, 730, see 28th, 202 W.

10TH av, 262-6, see 26th, 448-62 W.

10TH av, nws at es Dyckman, see Dyckman, es, at nws 10 av.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 115 (2:415), ws, 25 n Delancey, 25x87.6; consent to 3d track; K & W Holding Corpn to Manhattan Railway Co, a corpn; mtg $29,750; Apr15; May13'14. 550

Allen st, 115; consent to 3d track; Rose T Kirk mortgagee, to same; mtg $5,500; Apr28; May13'14. nom

Allen st, 115; consent to 3d track; Mary E Fitts, mortgagee, to same; mtg $24,250; May2; May13'14. nom

Broadway Ter (8:2170), from W 193d to Fair View av & for 193d, from Broadway to Broadway Ter; Wadsworth av, from 188th to Fair View av; Broadway Ter, from 193d to Fair View av; 188th st, from Wadsworth av to Wadsworth Ter; 190th st, from Wadsworth av to Wadsworth Ter; 193d st, from Broadway to Broadway Ter, on damage map No 1 for opening Broadway Ter & W 193d; re mtg; American Mtg Co, a corpn, 46 Cedar, to City NY; QC; May15'13; May8'14. nom

Burling sl, 11 (miscl); also CLINTON ST, 133; also 3D AV, 1986-8; power of atty; Fannie S Freeman to Guaranty Trust Co of N Y, a corpn, 140 Bway; Apr13; May11 '14.

Canal st, 107-9 (1:302-31 & 32); consent to award for $10,850; Citizens Savings Bank [58 Bowery] mortgagee to Gerald Fitzgibbon [109 Canal]; mtg $10,000; Feb 20; May8'14. nom

Canal st, 107-9 (1:302-31 & 32); consent to award for $10,850; Citizens Savings Bank [58 Bowery] mortgagee to Gerald Fitzgibbon [109 Canal]; mtg $15,000; Feb 20; May8'14. nom

Canal st, 111 (1:302-33); consent to award for $10,850; Citizens Savings Bank [58 Bowery] mortgagee to Gerald Fitzgibbon [109 Canal]; mtg $12,000; Feb20; May8'14. nom

Clinton st, 133, see Burling sl, 11.

Division st, 50-2 (miscl), the business; power of atty; Edw Graff, of Bklyn, to Isreal Drexler, 49 Lorimer, Bklyn; Apr1; May14'14.

Division st, 56 (1:289-49); consent to award; Fannie H Tobias mortgagee to Abram Shultz & Louis Winkler [both firm Winkler & Shultz, 54 Division]; mtg $6,-750; Jan29; May8'14. O C & 100

Division st, 56; consent to award; Harry S Goldstein mortgagee to same; mtg $30,-000; July30'13; May8'14. nom

Division st, 95 (1:282-72); consent to award for $3,600; Max A Wesendonck & ano mortgagees to Bernard Shlanowsky; mtg $20,000; Jan9; May8'14. nom

Ellwood st (8:2172), from Broadway to Hillside av; damage parcels 4a & 6 to open said st; re mtg; Edw P Lyon to City of N Y; Dec19'13; May8'14. nom

Essex st, 118 (2:353-11), es, 125 s Rivington, 16x60, 3-sty bk tnt & str; re dower; Fannie wife Morris P Kerner to Saul Liberman, 1514 56th, Bklyn [J Liberman Son & Co, 12 W 17]; AT; QC; May1; May8'14; A $11,500-13,000. nom

Essex st, 118; re dower; Becky, wife Louis Kerner, to same; AT; QC; May1; May8'14. nom

Ferry st, 30 (1:99-1); agmt as to re mtg on chattels & substitution of amended mtg under deed of trust; Astor Trust Co, 389 5 av, to W F Powers Co, 30 Ferry; Apr30; May12'14. nom

Greenwich st, 719-21 (2:632), es, 58.4 n Charles, 37.6x77.7x41.4x92; consent to 3d track; Arthur Williams, or Bklyn, to Manhattan Railway Co, a corpn; mtg $40,000; May7; May11'14. 825

Greenwich st, 719-21; consent to 3d track; Sylvain Reh, doing business as Continental Warehouse Co, lessee, to same; Apr29; May11'14. nom

Greenwich st, 719-21; consent to 3d track; Carlton R Mabley, TRSTE for Bernice M Post, mortgagee, to same; mtg $40,000; Mar19; May11'14. nom

Lispenard st, 58, see Wooster, 100.

Mercer st, 294-6, see 15th, 22-6 W.

Pearl st, 25, see 15th, 22-6 W.

Susan st (old), see 37th, 411-3 E.

Whitehall pl, 31-7, see 15th, 22-6 W.

Wooster st, 100 (2:500-1), es, 100 n Spring, runs e100xs3.6xe23.9xn28.6xw123.9 to st xs25 to beg, with rights to alley in rear to Greene; A$22,000-37,000; also LISPENARD ST, 58 (1:194-31), ss, 189.11 w Bway, 25.1x92.3x25.2x90.10; A$23,000-25,000; re judgt; Emma W Schaefer to Geo J Jetter, 7 E 88; Mar20; May9'14. nom

4TH st, 139 E, see 1 av, 66.

6TH st, 338 E (2:447-25), ss, 125 w 1 av, 25x97, 5-sty bk tnt & strs; re legacies; Blanche & Carl Siemon to Wm F Siemon, 209 11 av, Belmar, NJ; QC; May11'14; A $18,000-25,000. nom

7TH st, 121 (2:435-42), ns, 200 w Av A, 22x97.6, 2 & 3-sty bk church; CONTRACT; Hungarian Reformed Church, a corpn [121 E 7] with Platon Rozdestvensky, 15 E 97; mtg $29,000; Apr25; May9'14; A$4,000-P $5,000. **36,000**

15TH st, 22-6 W (3:816-55), ss, 325 w 5 av, 75x93.4x—x75.9; mtg $126,000; also PEARL ST, 25 (1:10), nec Whitehall (Nos 31-7), runs e27.10xn72.7 & n6.10xw23.4 to st xs81.11 to beg; mtg $85,000; also BROADWAY, 737 (2:548), ws, 108 ne Waverly pl, 39.7x200 to es Mercer (Nos 294-6) (246), ⅓ pt of this; mtg $160,000; appointment of TRSTE, resignation of Hy E Jones; Herman L R Edgar et al TRSTES to Herman L R Edgar at Dobbs Ferry, N Y, & Walter Van Rensselaer Berry, 1341 G st, NW, Washington, DC, as new TRUSTEES for Edith N Wharton, in trust; Mar 2; May13'14. nom

26TH st, 201-7 E, see 3 av, 359.

37TH st, 411-3 E (3:969-6 &7), ns, 125 e 1 av, runs n97.6 to ns Old Susan st & e 16.10x again e64xs95.3 to 37th, xw75 to beg, 1-sty fr bldg; re mtg; Mutual Life Ins Co of N Y to Wm A Kane, 126 E 70; Q C; May11; May13'14; A$18,500-19,500. 20,000

38TH st, 329 E (3:944-17), ns, 225 w 1 av, 25x98.9, 1-sty fr stable; re mtg; Jno Skelly & ano TRSTES or deed of trust to Kips Bay Brewing & Malting Co, a corpn, 646 7 av; QC; May4; May13'14; A $10,500-11,000. nom

49TH st, 302 E, see 2 av, 920-2.

95TH st, 215 E, see 1 av, 66.

99TH st, 230 W, see Bway, 992-6.

108TH st, 201 W, see Ams av, 992-6.

109TH st, 201 W, see Ams av, 992-6.

131ST st, 520 W (miscl); power of atty to assn mtg, &c; Emma Fricke to Franklin Brooks, 230 Riverside dr; Apr17; May 12'14.

Amsterdam av, 976-86, see Ams av, 992-6.

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Amsterdam av, 992-6 (7:1881-29), nwc 109th (No 201), 60.10x100, 6-sty bk tnt & strs; A$71,000-145,000; also BROADWAY (7:1870-43), sec 99th (No 230), 55x125, 7-sty bk tnt; A$115,000-200,000; also AMSTERDAM AV, 976-80 (7:1880-29), nwc 108th (No 201), 100.11x100, 6-sty bk tnt & strs; correction deed & agmt that in deeds recorded Mar5'13 the intent was to convey ½ pt instead of the whole; Max J Sulzberger, Hotel St Regis, 5 av & 55th, to Nathan Sulzberger, 816 1 av; Apr24; May14'14; A$110,000-240,000. nom

Broadway, sec 99th, see Ams av, 992-6.

Broadway, 737, see 15th, 22-6 W.

Sherman av (8:2225), ns, 100 w 204th, 100x150; re from agmt affecting mtgs recorded Aug1'13; City Mtg Co, a corpn, 15 Wall, & Vermilyea Realty Co, a corpn, 530 W 207, with N Y Trust Co, a corpn, 26 Broad; May8'14. nom

1ST av, 66 (2:432-1), nec 4th (No 139), 21x87.11, 3 & 5-sty bk tnt & strs; A$22,000-33,000; also 95TH ST, 215 E (5:1541-10), n s, 233 e 3 av, 27x100.8, 5-sty bk tnt & strs; A$9,500-21,500; also 95TH ST E (5:1541), ns, 260 e 3 av, a strip, .02¾x100.8x.05x 100.8; re dower; Louise Stolzenberg, formerly widow Chas Ohry, Jr, to Louise Closius, 1310 Clay av; Chas Ohry, 156 E 122; Jos & Edw Ohry, 1646 Av A; Elsie Bister, 414 E 89, heirs Chas Ohry Jr; AT; QC; May12; May13'14. 12,337.29

1ST av, 333 (3:925), ws, 45.8 n 19th, 23 x79.9; consent to 3d track; Helen M Armstrong to Manhattan Railway Co, a corpn; May2; May13'14. 276

2D av, 916 (5:1341), es, 50.3 s 49th, 25.1 x100; consent to 3d track; Conrad Muller, of West New York, NJ, to Manhattan Railway Co, a corpn; mtg $23,500; Mar31; May11'14. 301

2D av, 916; consent to 3d track; Jno L Cadwalader & ano, EXRS &c Hy S Fearing, mortgagee, to same; mtg $22,000; Apr 29; May11'14. nom

2D av, 916; Gustav R Lindenschmid, mortgagee, to same; mtg $3,500; Apr17; May11'14. nom

2D av, 920-2 (5:1341), sec 49th (No 302), 50.3x75; consent to 3d track; Chas Polifeme to Manhattan Railway Co, a corpn; mtg $35,000; Apr8; May13'14. 603

2D av, 920-2, sec 49th (No 302); consent to 3d track; Jno C Hart Realty Co to same; mtg $35,000; Apr28; May13'14. nom

2D av, 1568 (5:1544), es, 76.8 n 81st, 25.6 x100; consent to 3d track; Alice C Egbert individ, EXTRX, &c, & Alice E Howell, heir, &c, Wm W Egbert, to Manhattan Railway Co, a corpn, 165 Bway; AT; Mar 28; May8'14. 306.50

3D av, 359 (3:907), nec 26th (Nos 201-7), 24.8x110; consent to 3d track; L G Co, a corpn, to Manhattan Railway Co, a corpn; mtg $25,000; Apr14; May11'14. 296

3D av, 359 (3:907); consent to 3d track; Michl Brannelly, lessee, to Manhattan Railway Co, a corpn; Apr15; May11'14. nom

3D av, 359; Helen C & Virginia Butler, mortgagees, to same; mtg $25,000; Apr23; May11'14. nom

3D av, 1986-8, see Burling sl, 11.

Appointment (miscl) of TRSTE under will Adolph Bernheimer; Rosie Bernheimer & Wm J Walter, TRSTES under said will, to Howard L Goodhart, 88 Central Park W, as TRSTE; Apr14; May14 '14. ——

Appointment (miscl) of TRSTE under same will; Henry R Ickelheimer, as committee of Leopold A Bernheimer, to same, as TRSTE; May12; May14'14. ——

Appointment of Trste (miscl); Walter & Wm Bowne to Guaranty Trust Co of N Y, a corpn, 140 Bway, as TRSTE for Emma E Beebe et al; Apr26'11; May11'14. ——

Deed of appointment (miscl); Frederic de P Foster TRSTE will Mary J Van Doren to Frederic F de Rham at Bayside, LI, as TRSTE same will; May13'14. ——

Deed (miscl) appointing substituted TRSTE under will Eliza S Bibby (decd); Abby A Bibby to Guy Van Amringe, 3 Gramercy Park; May5; May11'14. ——

Deed of appointment (miscl); Northern Assurance Co, Lim, of London, Engr, to Chas D Dickey, 59 Wall as U S TRSTE; Nov4'09; May8'14. ——

Exemplified copy (miscl) last will Mary G Murphy; Jan16'86; May8'14. ——

General re of dower (miscl); Edith S M Drake of Flushing, B of O, wife Wm W Drake, to said Wm W Drake, of Warrenton, Vir; QC; Feb11; May9'14. nom

Power of atty (miscl); Helen L Phelps Stokes, widow, to Isaac N Phelps Stokes, her son; Apr27; May13'14. ——

Power of atty (miscl); Gifford Pinchot of Washington, DC, to Amos R E Pinchot, 60 Bway, NY; Aug30'02; May12'14. ——

Revocation of power of atty (miscl); Jno F O'Brien of Rome, NY, to Jos Oatman, 311 W 51; May5; May9'14. ——

WILLS.

Borough of Manhattan.

13TH st, 221 W (2:618-50), ns, 283 w 7 av, 20x75, 3-sty bk dwg; Herman F L Ziegel Est, Beatrice S B Ziegel, EXTRX, 8 W 86; atty, Herman S Ziegel, 160 Bway; A$9,500-12,000. Will filed May11'14.

29TH st, 351 W (3:753-10), ns, 188 e 9 av, 22x98, 4-sty bk tnt; Paul Ehrhart Est, Dora Ehrhart, EXTRX, 351 W 29; attys, McLaughlin, Russell, Coe & Sprague, 165 Bway; A$12,500-18,500. Will filed May12 '14.

53D st, 64 W (5:1268-71½), ss, 75 e 6 av, 20x100, 4-sty stn dwg & ext; Margaret B Sloane Est, Hannah Sloane, EXTRX, 64 W 53; attys, McLaughlin & Stern, 15 William; A$41,000-50,000. Will filed May11'14.

107TH st, 320 W (7:1892-28), ss, 102.6 e Riverside dr, 22x100, 5-sty bk dwg; Wm Lummis Est, Benj R Lummis, EXR, 324 W 103; attys, Bayard L Peck & Geller, Rolston & Horan, 22 Exch pl; A$19,500-39,000. Will filed Mar31'14. (Corrects error in issue Apr11'14.

112TH st, 307 E (6:1684-5), ½ int, ns, 100 e 2 av, 25x100, 3-sty bk stable; A$1,-600-8,500; also 115TH ST, 211 E (6:-1665-7), ns, 152 e 3 av, 18x100, 3-sty stn dwg; A$6,500-8,500; Guiseppe G Zibello Est, Guiseppe Zibello, EXR, 160 S 10 av, Mt Vernon, NY; attys, Menken, Bros, 87 Nassau. Will filed May11'14.

115TH st, 211 E, see 112th, 307 E.

124TH st, 340 E (6:1800-37), ss, 244 w 1 av, 18x100, 3-sty stn dwg; A$5,500-6,500; also 3D AV, 2352 (6:1776-36), ws, 74 n 127th, 25x110, 3-sty bk tnt & str; A$20,000-26,000; Chas Mann Est, Christian Mann, EXR, Louisa Mann, EXTRX, 340 E 124; attys, Stern, Barr & Tyler, 299 Bway. Will filed May6'14.

Lexington av, 1729 (6:1635-50), es, 34 s 108, 16x65, 4-sty stn tnt; A$6,500-9,000; also MADISON AV, 1620 (6:1614-15), ws, 25 n 108th, 25x87, 5-sty bk tnt; A$15,000-24,000; Max Alexander Est, Tiene Alexander, EXTRX, 146 W 117; atty, Leo Schafran, 51 Chambers. Will filed May11 '14.

Madison av, 1620, see Lexington av, 1729.

3D av, 2352, see 124th, 340 E.

4TH av, 84 (2:577-38), ws, 105 n 10th, 25x76, 3-sty bk tnt & str & 1-sty fr ext; Christian Dobler Est, Hy C Dobler, EXR, 222 E 15; attys, Wolf & Kohn, 203 Bway; A$35,000-36,000. Will filed May12'14.

CONVEYANCES.

Borough of the Bronx.

MAY 8, 9, 11, 12, 13 & 14.

Beck st (10:2711), es at sws Tiffany, runs s187.5xnw114.5 to Beck, xne148.6 to beg, gore, vacant; Adavine Constn Corpn to Kermit Realty Co, Inc, 1053 So blvd; mtg $23,500; May7; May8'14. O C & 100

Beck st (10:2711); same prop; Elmore Realty Co to same; B&S; May6; May8'14. O C & 100

Belmont st, 261 (11:2792), ns, 45 w Mt Hope av, 50x100, 5-sty bk tnt; Menaker Realty Corpn to Wm Scharff, 891 Fox; mtg $40,000; May9; May11'14. nom

Bristow st, nwc Jennings, see Jennings, 811.

Cedar st, ws, 400 s Kingston av, see Kingston av, nec Oak.

Cemetery la, sec City Island av, see City Island av, sec Cemetery la.

Crotona Park N (11:2952), ns, 177 e Prospect av, 50x97.6x50x98, vacant; Irene C Brown & ano to Ethel Entwistle, 634 Crotona Park S; May12; May14'14. O C & 100

Ditmars st, ns, 325 e King, see Ditmars ss, 125 e Lafayette av.

Ditmars st (*), ss, 125 e Lafayette av, 83.4 to L I Sound x—x93.5x104; also DITMARS ST (*), ns, 325 e King, 43 to L I Sound, —x—x108x100; Louise K Smith to Thos A Coltart, 230 E Ditmars; AT; AL; May7; May11'14. C & 100

Ditmars st (*); same prop; Mary H Coltart to Louise K Smith, 172 Fordham; AT & AL; May7; May11'14. O C & 100

German pl, 760 (9:2360), nec 157th (No 511), 25x78.11x25x77.9, 4-sty bk tnt & strs; Jno J Hynes, ref to Payne Estate, a corpn, 98 Park av; FORECLOS May5; May7; May9'14. 15,000

Guion pl (*), ss, 125 e St Lawrence av, 50x80; Saml J Wagstaff, ref, to Ferd H Rey, 3714 Av D, Bklyn, NY; FORECLOS Mar10; Apr7; May9'14. 700

Hancock st (*), es, 99.11 s Morris Park av, 25x100; Cornelius Sanderman to Duilia Triulzi, 558 Morris Park av; mtg $1,000; May9; May11'14. O C & 100

Jennings st, 745 (11:2962), ns, 110 e Union av, runs n64.9xne26xse36xs44.6 to st xw46 to beg, 5-sty bk tnt; Henry Krauth to Geo F Krauth, 679 Wales av; Peter & Eliz Krauth, 8th st, Bayside, LI, & Anna Wendler, 412 Central av, Bklyn; mtg $20,000; May6; May12'14. O C & 100

Jennings st, 759 (11:2962), ns, 293 e Union av, 40x134.4x42.6x119.11, 5-sty bk tnt; Peter J Everett, ref, to Bertha Tim, 16 W 74; FORECLOS Apr30; May9; May 14'14. 20,000

Jennings st, 811 (11:2963), nwc Bristow, 87.2x25, 1-sty bk str; Alois L Ernst to Value Realty Co, 170 Bway; mtg $5,000; May4; May9'14. O C & 100

Lafayette st (*), es, 75 s St Raymond av, 25x100; Anthony Perrone to Louis Mangone, 2210 St Raymond av; May8; May 11'14. O C & 100

Madison st, swc Van Nest av, see Van Nest av, swc Madison.

Main st (*), es, 100 s Halperin, 32.6x 102.10x17x100.11; Lawrence N Martin, ref, to Farmers Loan & Trust Co, 22 William, trstes Robt I Brown; FORECLOS May6; May8'14. 11,000

Marian st (*), es, 150 n 238th, 25x100.3; Irene C, wife Wm I Brown, & ano to Ethel Entwistle, 634 Crotona Park S; May 12; May14'14. O C & 100

Oak st, nec Kingston av, see Kingston av, nec Oak.

Oak Tree pl, 575, see Lafontaine av, 2162.

Reservoir pl, 286 (12:3343), ss, 67.6 e Reservoir Oval E, 22x100, 2-sty fr dwg; Alice McCaffrey to Jacob Cohen, 2147 Honeywell av; B&S; AL; Apr10; May9'14. nom

Ritter pl, 826-8 (11:2968), ss, 92.11 w Prospect av, 42x77.2x42x76.8, 2-2-sty fr dwgs; Moses Solomon to Annie Solomon, 826 Ritter pl; mtg $6,000; Aug17'13; May 12'14. O C & 100

Simpson st, 1102 (10:2728), es, 175 s 167th, 40x100, 5-sty bk tnt; Sadie A Sihbald to Max Borck, 1324 Mad av; AL; May 12; May13'14. O C & 100

Swinton st (*), es, 100 n Eastern blvd, 25x100; Louisa Doll to Benenson Realty Co, 407 E 153; mtg $2,750; Apr8; May9'14. O C & 100

Swinton st (*); same prop; Chas Doll to same; QC; May8; May9'14. nom

Swinton st (*); same prop; Benenson Realty Co to Chas Dammeyer, 440 E 156; mtg $2,750; May8; May9'14. O C & 100

Tiffany st, sws, at es Beck, see Beck, es, at sws Tiffany.

Tiffany st, see Whitlock av, see Whitlock av, sec Tiffany.

Trafalgar pl, 1820 (11:2958), es, 149 s 176th, 20x78, 2-sty fr dwg; Bernard J McDermott to Gertrud Brett, 1820 Trafalgar pl; mtg $4,500; May12; May13'14. O C & 100

Whitehall pl (*), ns, 200 e Byron, runs n125.11xe11.3xs abt 16 xs107.8xw25 to beg; Michl S Gleason to Nicola Guarino, 187 West End av; mtg $500; May7; May8'14. O C & 100

133D st E (10:2546), ss, 225 w Cypress av, runs s25xw75xs25xw50xn50 to 133d xe 125 to beg, vacant; Port Morris Land & Impt Co to Geo Doll, 6 W 77; B&S & CaG; May9; May11'14. O C & 100

134TH st, 692 E (10:2562), ss, 266.8 e Cypress av, 16.8x103.7, 2-sty fr dwg; Alice C Martin, heir Jas H Riley et al, to Geo Lorz, 601 Oak Tree pl, & Jno Lorz, 702 E 134; Mar12'14. 100

138TH st, 143-5 E, see Walton av, 251-9.

148th st, 367 E (9:2327), ns, 100 e Courtlandt av, 25x109.3, 6-sty bk tnt & strs; Leopold Menkes to Wilmore Realty Co, 115 Bway; mtg $27,000; Apr27; May9'14. O C & 100

153D st, 240 E, see Park av, 2956-8.

154TH st, 260 E, see Park av, 2990.

157TH st, 511 E, see German pl, 760.

160TH st, 692 E (10:2637), ss, 30.2 e Trinity av, runs e23.2xs75xw52.11 to es Trinity av xn25xe29.10xn50 to beg, 2-sty & b fr dwg; Mary T Rennard, DEVISEE Jno Townshend to Robt H Neville, 10 Lamartine Ter, Yonkers, NY; ½ pt; QC; May11; May14'14. nom

161ST st, 750-4 E, see Forest av, sec 161st.

165TH st, 862 E (10:2690), ss, 37 w Stebbins av, 18.5x91, 3-sty fr tnt; Geo Ryder to Ida Brantman, 794 Hewitt pl; mtg $5,000; May2; May8'14. nom

165TH st, 862 E; Ida Brantman to Adolph Harms, 860 E 162; mtg $1,000; May2; May8'14. nom

167TH st E (10:2716), ses, 94.1 sw Tiffany, 50x100, vacant; Monroe Goldwater, ref, to Cath A Burton, 158 Hewes, Bklyn; FORECLOS Dec23'13; May12; May13'14. 6,000

167TH st E (10:2716); same prop; Cath A Burton to Jos L B Mayer, 944 Park av, & Wm Korn, 875 Park av; May12; May13 '14. O C & 100

169TH st, 413 E (11:2893), ns, 27.6 w Brook av, 27x73.10, 4-sty bk tnt & strs; Michl Rosenzweig to Fannie, wife Michl Rosenzweig, 413 E 169; mtg $11,000; Feb 2'11; May8'14. O C & 100

169TH st, 622-4 E (10:2615), ws, 143 s Franklin av, 50x202x48.4x185.11, except pt for st, 5-sty bk tnt; Bessie Feinberg to Esther Feinberg, 583 Riverside dr; AL; Apr20; May12'14. O C & 100

169TH st, 866 E (10:2694), sws, 103 nw Stebbins av, runs sw106.7xsw36.3xne132.9 to st xse25 to beg, 3-sty bk tnt & strs; Marie Benjamin, widow & devisee to Hannah Blumenthal, 355 W 87; mtg $7,500; May4; May9'14. nom

170TH st E, nes, at ses College av, see College av, ses, at nes 170th.

173D st, 405-7 E (11:2898), ns, 100 w former Brook, also abt 170 w Park av, 50 x90.4x51x92.8, 5-sty bk tnt; Wilhelmina Spindler to Simplex Impt Corpn, 489 5 av; mtg $3,000; Jan10'07; May9'14. O C & 100

176TH st E, nec Mt Hope av, see Mt Hope av, es, 75 s Mt Hope pl.

178TH st E (11:3035), ns, 88.4 w Wash av, strip 16.8x1; Geo B Hayes ref to Adolph Reichman, 1962 Wash av; FORECLOS Apr7; transfer tax lien; May7; May 8'14. 100

178TH st E (11:3035), ns, 127.9 w Wash av, strip 16.8x1; Geo B Hayes, ref to Martha L Woodman, 457 E 178; FORECLOS Apr7; transfer tax lien; May7; May 8'14. 100

178TH st E, nwc Washington av, see Washington av, nwc 178.

186TH st, 460 E (11:3035), ss, 200 e Park av, 20x100, 4-sty bk tnt; also 186TH ST, 464 E (11:3039), ss, 240 e Park av, 20x 100, 4-sty bk tnt; Seymour Realty Co to Jacob A Stickney, 464 E 186; mtg $9,200; May11'14. O C & 100

186TH st, 464 E, see 186th, 460 E.

202D st E (12:3307), ss, 623 e Marion av, 25x100, 2-sty fr dwg; Marie D McCutcheon to Marie D & Harry McCutcheon, 36 N 15, Flushing, LI; mtg $5,000; May12; May14'14. nom

203D st E, nec Timpson av, see Timpson av, ws, 125 n 205th.

205TH st E, see Hull av, see Timpson av, ws, 125 n 205th.

215TH st E (*), ss, 325 e Maple, 25x 125; Jno J Hynes, ref, to Wm H Weygandt, 1050 Greene av Bklyn; FORECLOS Apr24; May12; May13'14: 3,000

216TH st E, see Barnes av, see Barnes av, sec 216th.

222D st E (*), ss, 305.9 e Barnes av, 89.9 x100; Saml B Rosenbaum et al to Sara Kahn, 823 Manida; May14'14. O C & 100

224TH st E (*), ss, abt 255 e Carpenter av, 50x114, Wakefield; Eliz Williams to Edw L E Phipps, 102 S 6 av, Mt Vernon, NY; mtg $1,900; May9; May12'14. O C & 100

226TH st E, nwc Barnes av, see Barnes av, nwc 226.

237TH st E, nec Oneida av, see Oneida av, nec 237th.

242D st E (*), nec White Plains rd, 129.10x100x127.3x100; Wm Sorley to Theresa Lemmon, 319 W 94; May7; May8'14. O C & 100

242D st E (*); same prop; Theresa Lemmon to Wm S Weiss, on Haven av,

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ws, bet 179th & 180th; mtg $17,000; May 8'14. O C & 100

Anthony av, 2089 (11:3156 & 3161), ws, 101.8 n 180th, 18.10x74.1x18.6x76.7, 2-sty bk dwg; Henrietta Littman to Isidor Littman, 2089 Anthony av; May13; May14'14. O C & 100

Barker av (*), ws, 150 n Elizabeth, 50x 125; Martin Geiszler to P Emile Delarbre, 621 Magenta; May11; May12'14. O C & 100

Barker av (*), ws, being part lot 80, map Olinville, 25x100; Lena Barbetta to R Halsey Jackson, Yonkers, NY; AL; Mar4; May14'14. nom

Barnes av (*), sec 216th, 24.8x81; also BARNES AV (*), es, 24.8 s 216th, 25.4x81; Jessie C Nolan to Jno C H Miller, 2 Park av, Englewood, NJ; mtg $14,500; May11; May12'14. O C & 100

Barnes av, es, 24.8 s 216th, see Barnes av, sec 216th.

Barnes av (*), nwc 226th, 39x105; Angela Giliberty to Ernst F Kaase, 4005 Barnes av; May7; May8'14. O C & 100

Bathgate av, 1662 (11:2920), es, 82.11 s 173d, 17x81.1, 3-sty bk dwg; Abr Salit to Sonia Nelson, 1662 Bathgate av; mtg $——; May6; May13'14. nom

Bathgate av, 1791 (11:2916), ws, 103.4 s 175th, 54x114.5, 2-sty fr dwg; Daily Realty Co, Inc, a corpn to Macy Constn Co, 872 Macy pl; mtg $10,000; May7; May 8'14. O C & 100

Bathgate av (11:3052), ses, 73 ne 183d, 25x100, except pt for av; vacant; Anna C Devlin, widow, to Mary G, wife Chas W Gehlen, 86 Neptune av, New Rochelle, NY; May5; May12'14. gift

Belmont av, 2338-40 (11:3088), sec Crescent av (No 658), 47.7x60x96x77.1, 4-sty bk tnt & strs; Chas Dammeyer to Daily Realty Co, 407 E 153; mtg $33,000; Apr21; May 11'14. O C & 100

Briggs av, see Old Boston rd —s at ss land now or late Strauss.

Brook av (11:2893), ws, 225 s Kinderman pl, 39.3x— to ws Mill Brook, x—x—, vacant; Union Land Holding Co to Taxpayers Realty Co, 1109 Forest av; May8; May9'14. O C & 100

Brook av, 1498 (11:2895), es, 75 s 171st, 25x100.9, 4-sty bk tnt & strs; Jacob Samuels to Oscar Lowinson, 5 W 91; mtg $10,500; Nov26'13; May9'14. O C & 100

Burdette av (*), ss, 175 w Ft Schuyler rd, 50x100; also BURDETTE AV (*), ss, 400 w Ft Schuyler rd, 25x100; also BURDETTE AV (*), ns, 259.4 w Ft Schuyler rd, 25x100; also LAMPORT AV (*), ss, 150 w Ft Schuyler rd, 50x100; also FORT SCHUYLER RD (*), ws, 101.8 n Lamport av, 26.1x115.5x25x122.11; Sarah Lamport to Zachary Heller, 515 W 189; Feb16; May 9'14. O C & 100

Burdette av, ns, 259.4 w Ft Schuyler rd, see Burdette av, ss, 175 w Ft Schuyler rd.

Burnside av (11:3221), ns, 100.3 e Loring pl, 27.4x77.3x26.5x96.6; Forbes J Hennessy et al, EXRS & TRSTES Ellen M Hennessy, to Louis Friedman, 76 W 113; May11'14. **2,650**

Burnside av (11:3221), ns, 50 e Loring pl, 50.3x96.6x50.9x104.10; Forbes J Hennessy et al, EXRS &c Ellen M Hennessy, to Louis Friedman, 76 W 113; May11'14. **5,300**

Bryant av, 1345 (11:2994), ws, 80 s Jennings, 20x100, 3-sty bk tnt; Abr Kantrowitz to Annie Kantrowitz, 1345 Bryant av; mtg $7,500; May4; May8'14. O C & 100

Cauldwell av (10:2626), ws, 197.9 n 158th, 50.3x130x50.2x130, vacant; Wove Realty Co to McEvoy & Koester Constn Co, 1817 Mohegan av; mtg $10,000; May6; May9'14. O C & 100

City Island av (*), sec Cemetery la, 100x100, except pt for av, City Island; Thos A Coltart to Louise K Smith, 172 Fordham; AL; May7; May11'14. O C & 100

City Island av (*): same prop; Louise K Smith to Thos A Coltart, 230 E Ditmars; AL; May7; May11'14. O C & 100

Clinton av, 1798 (11:2948), es, 57 s 175th, 27x84, 2-sty bk dwg; May Reich to Louis Leibowitz, 1933 Clinton av; May7; May 8'14. O C & 100

College av (11:2784-2786), ses, at nes 170th, 11216x50x114.11x50, vacant; Irene C Brown & ano to Ethel Entwistle, 634 Crotona Park S; May12; May14'14. O C & 100

Crescent av, 658, see Belmont av, 2338-40.

Creston av, 2261-9 (11:3171), ws, 93 s 183d, 100x120, 5-2-sty bk dwgs; Annie Dehm to B W R Realties, Inc, 63 Park row; mtg $32,500; May5; May11'14. O C & 100

Crotona av, 2259 (11:3101), ws, 119.11 s 183d, runsw1.6xn0.1xw67.10xs23.7xe65.4xs 0.1xe0.8 to av, xn24.2 to beg, 4-sty bk tnt; Benenson Realty Co to Chas Doll, 796 McLean av; mtg $11,500; May5; May9'14. nom

Daly av, 1884 (11:2992), es, 108 n 176th, 16.1x49.11, 2-sty fr dwg; Jno R Peterson to David Lundberg, 323 Beekman av; mtg $1,800; Apr10; May12'14. O C & 100

Decatur av (12:3277), es, 100 s 195th, 40.5x100, vacant; Irene C Brown to Mary L Brown, 2539 Grand av; May12; May14 '14. O C & 100

DeKalb av (12:3327), ws, 200 n 208th, 50x100, vacant; Morris P Joachim to Roxford Holding Co, Inc, 906 Bway; mtg $1,-358; May8; May9'14. nom

Elliott av (*), es, 100 s King, 33.6x31.11 to White Plains rd, 38.1x26.9; Eugene Lichtenberg to Elkwood Realty Co, Inc, 60 Wall; May8; May12'14. nom

Esplanade (*), swc Lurting av, 83.11x 102.9x75x140.4; Morris Park Estates to Jno C Tomlinson, 45 W 57; May7; May13'14. nom

Evergreen av (*), es, 224 n Westchester av, 40x100; David G Patton to Julia H Moody, 51 Hamilton pl; mtg $25,000; Apr 30; May9'14. O C & 100

Findlay av, 1262 (9:2431-2436), es, 223.4 s 169th, 16.8x100, 2-sty fr dwg; Jno A Johnson to Minnie A, wife Jno A Johnson, 1262 Findlay av; mtg $3,000; May13; May 14'14. O C & 100

Findlay av, 1264 (9:2436 & 2431), es, 206.8 s 169th, 16.8x100, 2-sty fr dwg; Rose M Kurr to Minnie A Johnson, 1262 Findlay av; mtg $3,000; May12; May13'14. nom

Forest av, 928 (10:2658), es, 17.9 s 163d, 18.4x95, 3-sty fr tnt & str; also FOREST AV (10:2658), es, 17.9 s 163d, as now laid out, runs w0.6xs18.4xe0.6 to es Forest av xn18.4 to beg; Maurice Gatzsch to Gerald A Grant, 135 Vista pl, Mt Vernon, NY; mtg $—; May8; May11'14. O C & 100

Forest av, 928; Gerald A Grant to Maurice & Nellie Gatzsch, tenants by the entirety, 928 Forest av; May9; May11'14. O C & 100

Forest av (10:2657), sec 161st (Nos 750-4), 51.2x100, 6-sty bk tnt & strs; Interne Constn Co to Saml Lowenstein, 1838 7 av; mtg $58,500; May11'14. O C & 100

Ft Schuyler rd, ws, 101.8 n Lamport av, see Burdette av, ss, 175 w Ft Schuyler rd.

Grant av, 1070 (9:2448), es, 32 s 166th, 25x100.8x25x100.6, 3-sty bk dwg; O'Rourke Brothers Co to Saml Wachter, 300 W 38; mtg $9,000; May4; May9'14. O C & 100

Hall av, sec 205th, see Timpson av, ws, 125 n 205th.

Havemeyer av (*), nec Haviland av, 33 x105; Marie Wieland to Gottlieb Wieland, 1130 Havemeyer av; mtg $——; May8; May12'14. O C & 100

Haviland av, nec Havemeyer av, see Havemeyer av, nec Haviland av.

Hermany av (*), ss, 150 e Olmstead, 50x 152.7x50x154.8; Freda E Kendahl to Aug Peterson, 2112 Hermany av; mtg $3,000; May6; May9'14. O C & 100

Jerome av (11:2854), es, 50 s 179th, 25x 100, vacant; Edmund Coffin to Ang Kuhn, 120 W 57; May9; May12'14. nom

Jerome av (11:2854), es, 75 s 179th, 50x 100, vacant; Euphemia S Coffin to Ang Kuhn, 120 W 57; May9; May12'14. nom

Kingston av (*), nec Oak, 100x100; also CEDAR ST (*), ws, 400 s Kingston av, 50x100; Julia Spitz to Henry D Westfehling, 653 Bryant av; mtg $425; May7; May 8'14. O C & 100

Lafontaine av, 2162 (11:3063), ws, 103.9 s Quarry rd, 47.4 to Oak Tree pl (No 575) x 96.3x56.2x66.1, 2-sty fr dwg & 5-sty bk tnt; Henry von Minden to Eraminda von Minden, Orange, NJ; Apr23'12; May9'14. O C & 100

Lamport av, ss, 150 w Ft Schuyler rd, see Burdette av, ss, 175 w Ft Schuyler rd.

Leland av (*), es, 275 n 152d, 25x100; Cristina Pagliaro to Vincenzo D'Alessandro, 872 E 147; May9; May11'14. O C & 100

Leland av (*), es, 300 n 152d, 25x100; Cristina Pagliaro to Pasquale Moccia, 254 E 152; May9; May11'14. O C & 100

Longfellow av (10:2762), ws, 350 n Lafayette av, 153x101.10x133.10x100, vacant; Geo B Hayes, ref to Albt J Leon, 2109 Bway; FORECLOS Apr23; May8'14. **9,500**

Lurting av (*), es, 350 n Morris Park av, 50x100; Morris Park Estates to Sebastian Ritz, 245 Bowers st, Jersey City Heights, NJ; May13; May14'14. nom

Lurting av (*), ws, 475 s Van Nest av, 25x100; Sebastian Ritz to Morris Park Estates, 25 Broad; May14'14. nom

Mohegan av, 2093 (11:3118), ws, 73 s 180th, 45x70, 5-sty bk tnt; Jas S Friedman to Annie Cohen, 1145 Boston rd; QC & correction deed; mtg $25,000; Apr24; May 8'14. O C & 100

Mohegan av, 2093; Isidor Block to Jas S Friedman, 572 E 166; QC & correction deed; AL; May14'13; May8'14. nom

Mohegan av, 2093; Hamilton Holt TRSTE in bankruptcy of Security Holding Co to Annie Cohen, 522 E 166; QC; AT; Sep3'13; May8'14. O C & 100

Morris av, 646 (9:2412), es, 50 n 152d, 25x70.3, 3-sty bk stable; Henry Pizzutiello to Donato Pizzutiello, 3370 Cruger av; mtg $10,000; May12; May13'14. O C & 100

Morris av, 1065 (9:2448), ws, 350.10 n 165th, 25x100.8x25x100.10, 2-sty & b bk dwg; also MORRIS AV, 1067 (9:2448), ws, 375.10 n 165th, 25x100.6x25x100.8, 2-sty & b bk dwg; Ida Rountree to Patk H J Daly, 939 President, Bklyn; mtg $10,000; May4; May9'14. nom

Morris av, 1067, see Morris av, 1065.

Morris Park av (*), ns, 95 e Barnes av, runs n245xe7.4xse108.9xse141.3 to avxw57.7 to beg; Regent Realty Co to Chas Gillis, 853 Morris Park av; May11; May13'14. nom

Mt Hope av (11:2802), es, 75 s Mt Hope pl, runs e100xs33.5xe—xs118.11 to 176th x w168 to Mt Hope av xn171.7 to beg; vacant; House of Calvary, a corpn, to Jno J Paulsen, 221 Echo pl; Wm C Bergen, 130 W 180, & Otto J Schwarzler, 212 E Tremont av, as TRSTES; mtg $16,000; Apr24; May12'14. O C & 100

Mt Hope av, nec 176th, see Mt Hope av, es, 75 s Mt Hope pl.

Nelson av, 1699 (11:2876), nws, 329 se Macombs rd, 25x100, 3-sty bk dwg; Chas Bachman to Thos Longstaff, 1699 Nelson av; ½ pt; May9; May11'14. O C & 100

Nelson av, 1701 (11:2876), nws, 304 se Macombs rd, 25x100, 3-sty bk dwg; Thos Longstaff to Chas Bachman, 1699 Nelson av; ½ pt; mtg $9,000; May9; May11'14. O C & 100

Nelson av (11:2876), nws, 154 se Macombs rd, 25x100, vacant; Thos Longstaff to Chas Bachman, 1699 Nelson av; ½ pt; May9; May11'14. O C & 100

Nelson av (11:2876), nws, 129 se Macombs rd, 25x100, vacant; Chas Bachman to Thos Longstaff, 1699 Nelson av; ½ pt; May9; May11'14. O C & 100

Newell av (*), es, 150 s Magenta, 50x 112.6; Fannie Schwartz to Bella Ahraham, 3350 Newell av; May4; May13'14. nom

Norman av (12:3252), ws, 452.2 s Van Cortlandt Park S, 50x100, vacant; Denis McKenna to Mary, wife Denis McKenna, 1814 3 av; mtg $1,300; May9; May11'14. O C & 100

Old Boston rd (*), —s, at ss land now or late Strauss, runs sw184xsw140 to Briggs av, xnw 243 xne519.8xse382.2 to beg, except part for rd; Chas C Marrin, ref, to Sound Realty Co, 128 Bway; mtg $9,-819; FORECLOS May1; May8; May9'14. **5,000**

Oneida av (12:3370), es, 50 n 235th, 50x 100, vacant; Arthur B Jennings to Emerson P Jennings Jr, of Lehighton, Pa; mtg $600; Nov9'12; May12'14. nom

Oneida av (12:3372), nec 237th, 100x125, vacant; Jno H Prince to Saml Garland, 122 E 238; CaG; mtg $4,000; May7; May14 '14. O C & 100

Park av, 2956-8 (9:2442), sec 153d (No 240), 54.7x109.7x50x87.8, 3-sty bk stable; Meyer Friedlander to Hulda, wife Meyer Friedlander, 311 E 156; AL; Apr30; May14 '14. nom

Park av, 2990 (9:2442), sec 154th (No 260), 52.4x89.10x46.11x66.8, 3-sty bk loft bldg; Galland Realty Co to Henry G Wenzel, Jr, 429 Putnam av, Bklyn; mtg $——; Dec9'13; May9'14. O C & 100

Prospect av, 782 (10:2688), es, 87.3 s Longwood av, 37.6x110.5x40x124.6, 5-sty bk tnt; Edw Osserman et al to Adavine Constn Corpn, 73 Nassau; mtg $33,000; May4; May8'14. O C & 100

Prospect av, 2425 (11:3104), ws, 237.6 n 187th, 18.9x75, 2-sty bk dwg; Max Pinkert to Carl Frey, 356 W 41; mtg $6,000; May 7; May13'14. O C & 100

Prospect av (*), ns, 1,129 e Throggs Neck rd, 25x129x25x129.1; Marie A Hoffman TRSTE for A Van Nest Hoffman to A Van Nest Hoffman, 2683 Creston av; May14'14. nom

Quimby av (*), ss, 180.10 w Castle Hill av, 24.6x103; Margaretha Mink to Bertha Bing, 301 W 138; May12; May13'14. O C & 100

Quimby av (*), ss, 305 w Havemeyer av, 25x216 to Story av, except pt for avs; Ernest Ehmann to Michl B McHugh, 1520 Overing; mtg $250; May14'14. nom

Roosevelt av (*), ss, 225 e Rosedale la, 25x100; Sarah Lamport to Zachary Heller, 515 W 187; Feb3; May9'14. O C & 100

St Anns av, 161 (9:2263), ws, 75 n 135th, 25x98, 5-sty bk tnt & strs; Henry Wendt to Henry W Fedden, 2262 Bathgate av; mtg $17,000; Mar16; May14'14. nom

St Ann's av, 686 (10:2617), es, 450 s 156th, 26x90, 4-sty bk tnt; Jas W Rowan, Inc, a corpn to J W R Realty Co, Inc, a corpn, 3114 3 av; mtg $11,000; Apr15; May 8'14. O C & 100

St Ann's av, 686 (10:2617); J W R Realty Co, Inc, a corpn to Alex L Kircheis, 601 W 135; mtg $12,500; May7; May8'14. O C & 100

St Marys av (*), ws, 150 n Central av, 50x100; Mary A Keenan to Edw F McDermott, 1226 Intervale av; May12; May 13'14. nom

St Peters av, 1627 (*), sws, 108.5 se 5th, 50x100, except part for St Peters av; Bernard H Arnold, ref, to Helen Le Roy Pearsall on White Plains rd, near Pelham Pkway; FORECLOS Apr15; May13; May14'14. 2,700

Seton av (*), es, 100 s Randall av, 50x 100; Augusta Nelson to Augusta Johnson, 4 E 73; mtg $850; Feb19; May8'14. O C & 100

Southern blvd, 1007 (10:2725), ws, 483 s Westchester av, 40x131.1x40x129.8, 5-sty bk tnt & str; Anna Kahrs & ano to Kabohl Holding Corpn, 1007 So blvd; AL; May7; May9'14. omitted

Southern blvd, 2153 (11:3111), ws, 193.4 s 182d, 47.1x106.11x44x90.2, 5-sty bk tnt; Mabel H Jackson to Everitt Jackson, 18 E 57; mtg $30,000; May6; May8'14. O C & 100

Stebbins av (10:2692), es, 62.6 n 167th, 40.6x17.1x34.6x27.2, vacant; Philip A Johann to Geo & Eliz Johann, 1147 Stebbins av; B&S; May8; May12'14. nom

Stebbins av (10:2692), es, 62.6 n 167th, 40.6x17.1x34.6x27.2, vacant; sheriff's sale of AT which Jas F Ledwith had on Dec14'04 in ⅓ part above; Jno S Shea, as sheriff, to Philip A Johann, 1147 Stebbins av; FORECLOS Aug25'10; May12'14. **280**

Stebbins av, 885-93 (10:2689-2696), ws, 169.1 s Westchester av, 120x100, 3-5-sty bk tnts; Lonise F Habisreitinger & ano to Mettalou Holding Corpn, 1007 So blvd; mtg $84,000; May7; May9'14. nom

Story av, ns, 305 w Havemeyer av, see Quimby av, ss, 305 w Havemeyer av.

Timpson av, nec 203d, see Timpson av, ws, 125 n 205th.

Timpson av (*), ws, 125 n 205th, 25x100; also HALL AV (*), sec 205th, 100x50; also POST AV (*), nwc 203d, 91.6x50; also TIMPSON AV (*), nec 203d, 25x91.6; Meta Piepenbring, EXTRX Geo A D Bartmer, to Jas C Gaffney, 1148 Tiffany; May12; May 13'14. **6,000**

Trinity av, es, abt 55 s 160th, see 160th, 692 E.

Union av, 678 (10:2675), es, 225 n 152d, 16.8x95, 2-sty & a bk dwg; Rosie Salomon to Wm H Caldwell Jr, 111 W 123; mtg $5,250; May7; May13'14. nom

Van Nest av (*), swc Madison, 45x95; Marks Wolff to Rudolf Proll, 1713 Van Buren; mtg $1,700; May9; May13'14. O C & 100

Vyse av, 1453 (11:2987), ws, 75 s Jennings, 25x100, 2-sty fr dwg; Bryant Av Bldg Co to Soraci Contracting Co, 170 Bway; mtg $2,500; May1; May9'14. O C & 100

Walton av, 251-9 (9:2344), nwc 138th (Nos 113-5), 102.2x28.1x100x49.1, 2 & 5-sty bk factory & office; Earnest R Eckley, ref, to Louis Merzbach, 90 Morningside av; FORECLOS May5; May8; May12'14. **11,500**

Walton av, 251-9, nwc 138th (Nos 113-5); Louis Merzbach to Jacob Bros Co, 539 W 39; B&S; AL; May8; May12'14. nom

Walton av (11:2884), es, 8.6 s 172d, 42.10 x—x25x60.10, vacant; Harry Bijur, ref, to Harold Swain, 1650 Grand blvd & concourse; FOCECLOS transfer tax lien; Apr 28; May9; May14'14. **250**

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Washington av, 1501-3 (11:2904), ws, old line, 210 s 172d, old line, 50x150, except part for av, two 2-sty fr dwgs and 1-3-sty fr dwg; Philip Krakouer to Congregation and Great House of Learning of Israel of The Bronx, 457 E 172; mtg $15,000; Apr30; May8'14. 17,000

Washington av (11:3035), nwc 178th, strip 1x88.4; Geo B Hayes, ref, to Adolph Reichmann, 1962 Wash av; FORECLOS Apr7; transfer tax lien May7; May8'14. 100

Westchester av, 853 (10:2690), nws, 182 ne Prospect av, 20x70.7x21.3x63.5, 3-sty fr tnt; Jennie Leavy to Katie Beaman, 853 Westchester av; mtg $6,000; May13'14. O C & 100

Whitlock av (10:2731), sec Tiffany, runs s100xe55xn58xn42.3xw50.3 to beg, vacant; Henry Morgenthau Co to Turek Realty Corpn, 961 Hoe av; B&S; May14'14. nom

White Plains rd, nee 242d, see 242d E, nec White Plains rd.

White Plains rd, ws, 100 s King, see Elliott av, es, 100 s King.

3D av, 3428 (10:2608), es, 150 n 166th, 25 x104.6x23.6x102.6, 1-2 & 3-sty fr tnt & str; Irene C Brown to Mary L Brown, 2539 Grand av; mtg $5,000; May12; May14'14. O C & 100

Plot (10:2680), begins 125 n 167th & 110 w Prospect av, runs n123xw5.6xs123xe5.6; Central Bldg Impt & Investment Co to 114th St & 7th Av Constn Co, 1884 7 av; B&S; May8; May9'14. O C & 100

Rattle Snake Brook (*), el, at ns land Geo Faile, runs n69xw150xs67 to land Faile xe158 to beg, with right of way 12 ft wide adj above on west; Alfonso Veltri to Felix Guastaferro, 314 E 29; mtg $2,350; Apr30; May12'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Gilbert pl, 1201 (10:2761), nec Hunts Point av (No 850), 108.4x100x131.11x102.9; agmt as to re of above premises from mtg agmt dated Apr24'13; City Mtg Co with Burnett-Weil Constn Co, 1010 E 163. nom

176TH st E, nec Mt Hope av, see Mt Hope av, es, 75 s Mt Hope pl.

204TH st, 371 E, see Webster av, nwc 204th.

224TH st E (*), ns, 350 w White Plains av, 50x114, Wakefield; re mtg; Peter Cleary to Jas F Moore, 4727 White Plains av; May7; May12'14. nom

Cedar av (*), ns, 51.2 e Elm, 25x100; re dower; Beckie Shatzkin to Wm G Wood, 62 Maple av, New Rochelle, NY, & Ronald K Brown, 2004 5 av, TRSTE Maria Wood; May6; May14'14. nom

Daly av, 1891-7 (11:2985), ws, 555.10 s 177th or Tremont av, runs w68.11xs110.5xe 93.7 to Daly av xn117.7 to beg, 5-sty bk tnt; re mtg; Atlantic Mtg Corpn to Norcorth Realty Co, 20 Nassau; May7; May 8'14. 77,500

Hunts Point av, 850, see Gilbert pl, 1201.

Mt Hope av (11:2802), es, 75 s Mt Hope pl, runs e100xs33.5xe— to pt 118.11 n 176th xs118.11 to st xw168 to av xn171.7 to beg, vacant; declaration of trust; Jno J Paulsen et al, as TRSTES, to Jno J Paulsen, Wm C Bergen, Otto J Schwarzler, Chas H Bull, Philip Pertgen, W S Vosburgh, Otto Kohnstamm, Theo Roehrs, H Huneke, W E Andrews, Geo B Ferguson, Robt S Ferguson, Philip Baum, Frank A Kramer, Tillie Winters, Geo Brodsky, J S Scott, David L Woodall & M Walter; May8; May13'14. nom

Mt Hope av, nee 176th, see Mt Hope av, es, 75 s Mt Hope pl.

Seymour av (*), ws, 101.2 from swc Mace & Seymour avs, runs e60.5 to es Seymour av xs647.2xw60.2 to ws Seymour av xn634.9 to beg; land in bed of Seymour av; deed of cession; Parkmont Realty Co to City NY; May11'14. nom

Teller av, 1117 (9:2429&2434), ws, 155 n 166th, 38.4x100, 5-sty bk tnt; re mtg; O J Schwarzler Co to Kate Ley, 1121 Teller av; May8'14. 4,800

Webster av (12:3353), nwc 204th (No 371), 75x100x44.3x104.7; sobrn of Ls to mtg; Ebling Co, Ebling Brewing Co & Jno J Hickey with Dollar Savings Bank of NY, 2808 3 av; May8'14. nom

3D av, 3464 (10:2609), es, 94 n 167th, 25 x112x26.2x112; also 3D AV, 3496-8, es, 103.9 s 168th, 46x110.10x46x117.3; consent to 3d track; Loeb Real Estate Co to Manhattan Railway Co, 165 Bway; Apr4; May 9'14. 355

3D av, 3464 (10:2609); consent of mortgagee to 3d track; Hannah Bachrach to Manhattan Railway Co, 165 Bway; May9 '14. nom

3D av, 3496-8 (10:2609); consent by mortgagee to 3d track; Sarah Dodworth to Manhattan Railway Co; Apr23; May9 '14. nom

3D av, 3496-8, see 3 av, 3464.

3d av, 3746-8 (11:2927), es, 47.3 n St Paul pl, 40x100; consent to 3d track; Adelheid Loub to Manhattan Railway Co, 165 Bway; Apr17; May9'14. 200.35

3D av, 3746-8; consent of mortgagee to 3d track; Milton S Guiterman to same; May5; May9'14. nom

LEASES.

Borough of Manhattan.

MAY 8, 9, 11, 12, 13 & 14.

Broome st, 123 (2:336), str & b; Jacob Cohen to Morris Gewirtz; 3yf May1'15; May13'14. 1,620

Broome st, 287-9 (2:413), sec Eldridge, str & b; Jos Kashowitz to Sol Marculescu, 621 2 av; 3yf May1; May8'14. 160 & 165 (?) probably meant for 1,920 & 1,980.

Carmine st, 2-4 (2:542), cor str fl & b; Jno A Sonntag to Antonio D Alfonso, 2 Carmine; 5yf May1; May11'14. 75 & 85

Cherry st, 383-9 (1:260), all; also SCAMMEL ST, 54-6, all; also WATER ST, 630-6, all; Pinons Lowenfeld & ano to Harris Kaufman, 350 Broome, & Annie Goldberg, 309 Vionna, Bklyn; 4 9-12yf Aug1'13; May 13'14. 5,000 & 5,300

Clinton st, 58-62 (2:349), es, 125 n Rivington, 75x100, all; Clinton St Theatre Co to Elias Mayer, 535 Willoughby av, Bklyn, & ano; 10yf Mar1; May13'14. 15,000 to 17,500

Clinton st, swc Rivington, see, Rivington, swc Clinton.

Clinton st, 66 (2:349), all; Sol & Michl Henig to Wolf Berger & Saml Zinn; 3yf May1'15; 2y ren; May9'14. 2,400

Congress st, swc Houston, see Houston, 179 W.

Downing st, 64, see Houston, 228 W.

Eldridge st, 105-7 (2:418), 1st fl & pt 2d fl; Moritz Tolk to Hyman Woen, of Bklyn; 2yf May1; 3y ren at $1,620; May14'14. 1,500

Eldridge st, sec Broome, see Broome, 287-9.

Forsyth st, 83-5 (1:305), 3 upper flrs; Saml Rothberg to Beckie Kurinsky, 253 Grand; 5yf May1; May12'14. 2,730

Frankfort st, see William, see William, 198.

Fulton st, 99 (1:93), str, b & sub b; Old Glory Realty Co to Jno P Suerken, 112 E 17, & ano; 10yf May1'15; May9'14. 5,000 & 6,000

Greenwich st, 227 (1:86), es 26.6x83.7 to ws West Bway (No 12) & 25.7x97.2 ns, the land; Protestant Episcopal Soc for Promoting Religion & Learning in State NY to Wm H Cowl, 2203 Sacramento st, San Francisco, Cal; 21yf May1, with ren; May 14'14. taxes &c & 3,000 & 3,250

Houston st, 179 W (2:520), swc Congress, all; Jno M Williams to Rocco Monica, 179 W Houston; 3yf May1; May13'14. 1,380

Houston st, 228 W (2:528), ns, 33.2 e Varick, widened, runs e25xn43.4xn again 41.4 to ss Downing (No 64), xw25xs34.11 & 36.4 to beg, the land; Chas A Bristed to Solon L Frank, 2170 Bway, individ et al EXRS Saml Frank; 20yf May1; 20y ren; May13'14. taxes, &c, & 850

Madison st, 330-6 (1:266), cor str; Graff Realty Co to Dora Brull, 330 Madison; 5 3-12yf Feb1; May14'14. 1,080

Mercer st, 302 (2:548), es, 187.3 n Waverly pl, 26x100; also BROADWAY, 743, ws, 161 s 8th, 26x100; sur Ls; Wilbert S Stilson & Geo MeK Brown to TRSTES of the Sailors Snug Harbor in City NY, a corpn, 61 Bway; AT; May12; May14'14. nom

Mott st, 238 (2:493), str & b; Frank Ferrante & ano to Guiseppe Danna, 238 Mott; 3yf May1; 3y ren; May14'14. 708

Mott st, 291 (2:509), str; asn Ls; Salvatore Isabella & ano to Giuseppe Napoli & Chas Comnal, both at 291 Mott; mtg $1,500; May5; May11'14. nom

Rector st, swc Trinity pl, see Trinity pl, 50.

Rivington st (2:348), swc Clinton, str & bs; Anna Goldstein to Jacob Miller, 71 Clinton; 6yf Dec1'13; May13'14. 3,000

Scammel st, 54-6, see Cherry, 383-9.

Sheriff st, 54 (2:333), all; The Beckelmann Co, Inc, to Max Cooper, 51 Lewis; 3 yf Mar1; May13'14. 2,019

South st, 6 & 7 (1:4), two bldgs, all; Gertrude T & Helen L Sackett to Caroline Roettger, 2625 Av F, Bklyn; 10yf May1; May8'14. 3,500 & 4,200

Spring st, 51 (2:495), str; Anna Nicolino to Louis Suckerman, 51 Spring; 4yf May1; May9'14. 300

Thompson st, 16 ((1:227), all; David Schwartz to Capitol Lunch, Inc, a corpn, 346 Bway; 10yf Sept1; May14'14. 2,100

Thompson st, 152-4 (2:516); sobrn of Ls to mtg for $57,000; Morris Solomonowitz to Lawyers Mtg Co, a corpn, 59 Liberty; May12'14. nom

Trinity pl, 50 (1:19), swc Rector, str fl & b, also 2d & 3d flrs; U S Express Co to Michl D Kaydonh, 8705 Ft Hamilton av; 9 5-12yf Dec1'13; May14'14. 11,500 & 12,000

Water st, 590 (1:245), 3-sty bldg, all; Kauffman & Lewenthal Realty Co to Jacob Smith, 262 E Bway; 10yf Aug1; May 8'14. 1,380

Water st, 630-6, see Cherry, 383-9.

William st, 198 (1:103), sec Frankfort; bill of sale, lease, &c; Jno Briemer to Wm L Kurtze; mtg $5,640 & AL; Sept7'09; May 13'14. 13,844

5TH st E, sec Av C, see Av C, 68.

6TH st, 805 E (2:363), 2-sty fr bldg, all; Hanford S Weed to Federal Mail & General Express Co, 805 E 6; 5yf Feb1; May 11'14. 810

9TH st, 729-31 E (2:379), all; Benj Moore et al to Sol Bisgaier, 316 Rivington; 1yf May1; 2y ren; May8'14. 3,508

14TH st, 145 W (3:790), all; Edw L Coster to Regina Eichel; 2yf June15; May 12'14. 1,600

17TH st W, nwc 7 av, see 7 av, 118.

19TH st, 401 W, see 9 av, 149-51.

20TH st, 307 W (3:744), ns, 25x91.11; asn Ls with consent by Laura M Moore, life tenant under will Clement C Moore; Saml J Lemon, individ & EXR Margt Lemon, decd, & ano, to Jos Mitchell, 332 W 24; June30'13; May9'14. 1,200

26TH st, 343-7 W (3:750), 4th & 5th lofts; Charlotte M Hamilton, indiv & GDN Cath E Hamilton & ano to Abram Kaback, 232 W 26; firm Artistic Lace Dyeing Co; 5yf May1; 5y ren at $3,500; May8'14. 3,000

31ST st, 116 E (3:886), all; Hamilton Trust Co, EXRS Jennie M C Pardee, to Mary E Aulick, on premises; 2y & 15 days f Apr15; May9'14. 1,500

33D st, 308-14 E (3:938), two bldgs, all; Sarah & David Haas, EXRS Leopold Haas, to Wolf Morgenrath, 172 Rivington; 1 8-12 yf May1; May11'14. 9,452.16

34TH st W (3:679), ss, 396.10 w 11 av, 55x100, the land; N Y State Realty & Terminal Co, a corpn, to P W Engs & Sons, a corpn, 632 W 34; 21yf May 1; May 12'14. taxes &c & 3,060

36TH st, 415 W (3:734), str & c; Sophia J Dalton & ano to Geo W Fischer, 415 W 36; 3yf May1; May11'14. 480

37TH st, 101 W (3:813), str; Jno F Burum to Frank Petrucci, 101 W 37; 4yf May 1'13; May14'14. 900

40TH st, 113-9 W (4:993); also 41ST ST, 114-8 W; 20th & 21st flrs in Lewisohn Bldg; West 40th & 41st Sts Realty Co to Manning, Maxwell & Moore, Inc, a N J corpn; 10yf May1; May12'14. 20,000

40TH st W, swc 9 av, see 9 av, swc 40.

41ST st, 114-8 W, see 40th, 113-9 W.

42D st, 236 E (5:1315), all; Emma L Stanly to Saml Goldberg, 402 Grand; 5yf June1; May13'14. 2,000 & 2,050

44TH st, 107 W (4:997), all; Jno T Du Pont to Keen's English Chop House, Inc, a corpn, 220 W 36; 10yf May1; 5y ren at $9,000; May14'14. 8,000

47TH st, 107 W (4:997), all; sur Ls recorded Sept12'11; Vaudeville Comedy Club to Jno T Du Pont, 190 Marlborough rd, Bklyn; AT; Mar31; May14'14. nom

48TH st, 165 W (4:1001), all; Marietta E Ubert, EXTRX Harvey J Ubert to Hy O Clauss, 237 W 43; 5 3-12yf July1; May13 '14. 1,300

50TH st W, nec Hwy, see Bway, nec 50th.

52D st, 208 E (5:1325), all; Amos W Wright et al, TRSTES Mary W Wright to Cornelius Lynch, 220 E 50; 5yf Jan1; May 8'14. 2,100

53D st W, nee Hway, see Bway, nec 53d.

58TH st, 32 E (5:1293), all; Madison Av Real Estate Co to Myer Gotlieb, 208 E 58; 21yf May1; May12'14. taxes &c & 5,000 to 5,500

58TH st, 32 E (5:1293), str fl & b; Madison Av Real Estate Co to Myer Gotleib & Frank W Rose; 5yf Sept1'11; May11'14. 4,000 & 4,200

59TH st, 214 E (5:1332); asn Ls; Patk Doble & ano to Cath Sullivan, 418 E 57; mtg $——; May11'14. nom

61ST st, 206 W (4:1152), str fl & pt c; Isaac N Elkin to Hyman Tamler, 1164 2 av; 3yf May1; 2y ren; May12'14. 600 & 660

63D st, 314-6 E (5:1437), all; asn Ls; Hy Ahnemann to Slovak Natl Home, Inc, a corpn, 324 E 71; AL; May11; May12'14. O C & 100

65TH st, 246 W (4:1156), 5-sty bldg, all; Jno F O'Brien to Thos P O'Hare, 100 W 69; 5yf Mar1; 5y ren at $4,000; May9'14. 3,500

65TH st, 246 W; asn Ls; same to Anne Errett of Morgan Station, South Amboy, NJ; AT; May5; May9'14. nom

72D st W, nwc Hway, see Bway, nwc 72d.

77TH st, 210 W (4:1168), all; Wm A Williams & ano to Dwyers New Amsterdam Vans & Storage Co, a corpn, 171 Col av; 10yf May1; May8'14. 2,500 to 3,000

107TH st, 14-20 W (7:1842), ss, 120x100, 2-6-sty bldgs, all; Allied Investors Realty Co to Owners Standard Realty Corpn, 299 Bway; 3yf May1; May8'14. 14,784

116TH st, 105 W (7:1901), coat room privilege, &e; Harlem Casino Restaurant Corpn to Harry Gladstone, 138 W 126; 1yf Dec1'13; 2y ren; May12'14. 600

118TH st W, nwc 8 av, see 8 av, 2187.

126TH st, 80-2 W (6:1723), coat rooms & privileges, &c; N Taubenfeld, Inc, a corpn, to Harry Gladstone, 138 W 126; 1yf Sept1; 1y ren; May12'14. 300

130TH st W, swc Amsterdam av, see Amsterdam av, 1414.

140TH st, 54 W (6:1737), all; Morris Levy & ano to Benj Ehrlich, 2238 5 av, 2 7-12yf May1; May8'14. 3,700

140TH st, 56 W (6:1737), all; Sol Brill to Benj Ehrlich, 2238 5 av; 2 7-12yf May1; May8'14. 3,700

174TH st W, nec St Nicholas av, see St Nicholas av, nec 174th.

177TH st W, nec Audubon av, see Audubon av, nec 177th.

Av A, 15, see Av A, 17.

Av A, 17 (2:429), ws, 66.6 s 2d, 19.3x64, all; also AV A, 15 (2:429), ws, equi-distant bet 1st & 2d, runs n19.9xw80xs19.9xe80 to beg; Walburger Horn, TRSTE Felix Horn, to Broome Clinton Co, a corpn, 447 E 9; 21yf May1, with ren; May14'14. taxes, &c, & 4,250

Av B, 165 (2:393), str, rooms & b; Rosie Rothstein to Julius Gelsin, on premises, & ano; 3yf May1; May12'14. 840

Av C, 68 (2:374), sec 5th, str & b; Moses B Wolowitz to H Koehler & Co, a corpn, 501 1 av; 3yf May1; 2y ren; May 14'14. 1,950

Amsterdam av, 1414 (7:1984), swc 130th, all; Adam S Sands & ano to Aubrey Springer, on premises; 5yf May1; May12 '14. 1,620 to 1,740

Amsterdam av, 1750 (7:2078), str & front c; Bertha Heinemann to T & H Rice, 620 Col av; 5yf May1; May9'14. 1,800

Amsterdam av (8:2123), ws, at ss Est Eliza B Jumel, 50x100, with 10 ft strip along rear; all; Andw T McKegney to C & R Amusement Co, a corpn, 1950 Washington av, Bronx, NY; 21 2-12yf May1; May12'14. 2,700 to 3,300

Audubon av (8:2132), nec 177th, str & b; Inter-City Land & Securities Co to Abr Settel, 247 Audubon av; 5yf May1'13; 5y ren at $1,200; May12'14. 1,020 to 1,200

Bowery, 106 (1:239), str & pt b; Peter P Cappel to Estelle Feller, 104 W 114; 5 3-12yf July1; May13'14. 1,700 & 1,750

Bowery, 169 (2:424), ground fl & b; also BOWERY, 165-7, Royal Theatre; sur Ls; Julius Broder et al with Estate Henry C Miner, Inc, a corpn, 1402 Bway; AT; Apr 23; May13'14. nom

Bowery, 231-3 (2:426), 5th fl; Comity Mtg Co, a corpn, to Bennet Sanberg, trading as N Y Brass Turning Co, 1049 Morris av; 3yf May1; May11'14. 3,865

Broadway (1:123), ws, bet Park pl & Barclay, pt 12th fl of Woolworth Bldg, contains 9,270 sq ft; Bway-Park Pl Co, a corpn, to U S of A, by Wm Henkel, U S

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Marshall, Southern District of NY; 5yf July 1, with ren to 1924; May12'14. 14,675

Broadway, 743 (2:548), sur Ls; Nathan Meyer, individ & ADMR Fanny Meyer, to Wm J Stitt, 156 W 93, & Chas Adler, 783 5 av, firm Jacob Adler & Co; AT; May12; May14'14. nom

Broadway, 743, see Mercer, 302.

Broadway, 827-9 (2:564), str & b; Alfred R Conkling et al, TRSTES Jacob Lorillard, to Louis Wolpin, 93 2 av; 7yf Feb1 '13; May9'14. 6,000 & 7,000

Broadway, 827-9; asn Ls; Louis Wolpin to Saml Buchalter, 60 W 117, et al; Apr11; May9'14. nom

Broadway, 1090-6 (4:1025); certf approving contract covering lease, &c, dated Dec31'13, made bet Lee A Agnew and Hophar Co; Broadway & 53d St Co to whom it may concern; Jan28; May13'14. ——

Broadway (4:1022), nec 50th; asn Ls; Michl L Walsh & ano to Pierce & Walsh, Inc, a corpn, on premises; mtg $5,000 & AL; May9; May12'14. nom

Broadway (4:1025), nec 53d, 101x112.3x 100.5x101.7; agmt that lease & stock be placed in escrow as security, &c; Lee A Agnew, 118 W 57, to Hophar Co, a corpn, 110 W 40; AL; Dec31'13; May12'14. nom

Broadway (4:1164), nwc 72d, 3 strs on nec 1st fl, 50x44; Morris Schinasi to N Y Telephone Co, a corpn, 15 Dey; 3 7-12yf Feb1; 5y ren at $15,000; May9'14. 13,500 to 14,500

Broadway, 3786 (8:2116-1), s pt str, 10x 58; Morris Levy to Jno A Schnapp, 551 W 170 or 179; 5 1-12yf Apr1; May11'14. 1,800 & 1,900

Lenox av, 45 (7:1822), str; Novel Holding Co to Jos Kavalier, 45 W 112; 5yf May 1; May13'14. 1,200

Park av, 1580-4 (6:1619), str; Abr Lipshitz to Benj & David Goldring Brothers; 1 11-12yf June1; May11'14. 420

St Nicholas av (8:2131), nec 174th, two n strs, each 16x78; Esalmo Amusement Co, a corpn, to Leopold Oppenheimer, 509 W 110; 6yf May1; May9'14. 1,200 to 2,400

West Broadway, 12, see Greenwich, 227.

1ST av, 24 (2:429), all; sur Ls; Mendel Baskind to Morres Yoffe, — Factory rd, Portchester, NY; AT; Jan15; May12'14. O C & 100

1ST av, 1380 (5:1468-47), n str & c; Jno Bain Jr to Albt Winternitz, 237 E 72, et al, EXRS Estate A Pechner; 2yf May1; May11'14. 720

1ST av, 1975-7 (6:1673), str fls & bs; also 1ST AV, 1979, front b with entrance on 102d; Katharina Kroger to the H Rosner Co, a corpn, 1975 1 av; 5yf May1; May 8'14. 2,520

1ST av, 1979, see 1 av, 1975-7.

2D av, 724 (3:944), str & pt c; Marketable Title Co to Domenico Cusumano, 724 2 av, & ano; 8yf May1; May8'14. 1,200 & 1,400

2D av, 1440 (5:1450), str fl & b; also 2D AV, 1440-2, small bldg on rear; Margt Murphy to Fredk Wachtel, 245 E 75; 5yf May1; May11'14. 1,680

2D av, 1440-2, see 2 av, 1440.

2D av, 2312 (6:1795); asn Ls; Rudolf Steiner to Saml Tuckerman, 63 Lenox av & ano; mtg $2,000; May8; May13'14. nom

3D av, 110-2 (2:559), ws, 50 n 13th, 50x 100; all; N Y Life Ins & Trust Co, TRSTE will Rutherfurd Stuyvesant, for Lewis R & Alan R Stuyvesant, to Variety Photo Plays Co, a corpn; 15yf May1; May12'14. 8,500 & 9,000

3D av, 398 (3:884), all; Emma L Stanly to Saml Goldberg, 402 Grand; 5yf June1; May13'14. 2,500 to 2,700

3D av, 1343 (5:1431), es, 45.3 s 77th, 18.6 x75; all; also 3D AV, 1345, es, 25.6 s 77th, 19.9x75, all; Louis Keller to Tiffany Operating Co, Inc, a corpn, 145 W 45; 21yf Oct1'13; May12'14. 5,000

3D av, 1345, see 3 av, 1343.

3D av, 1343-5 (5:1431); asn Ls; Tiffany Operating Co to Brunelli Amusement Co, Inc, a corpn; Apr30; May12'14. nom

5TH av, 1358 (6:1596), n str; Jos Stern to Leonard Diamond, 1348 5 av; 6yf May 1; May14'14. 1,560

6TH av, 622 (3:838), all; Jos J O'Donohue Jr & ano to Milton S Freeman, 622 6 av; 10yf May1; May11'14. taxes &c & 4,000 & 4,500

7TH av, 118 (3:767), nwc 17th, str; Bernard Courtney to Jno Faulkner, 191 Varick; 5yf May1; May13'14. 1,800

8TH av, 365 (3:752), ws, 18.3 n 28th, 18.3x60; asn Ls & consent by Marie M I de Courval; Mary E Corse to Eva Dobry, 192 Sumner av, Bklyn; mtg $6,500; Apr24; May12'14. nom

8TH av, 405 (3:754), str & b; Carine L Rose to Peter Donohue, 415 & 484 8 av; 5yf May1; 5yren at $1,140 to $1,500; May8' 14. 900 to 1,140

8TH av, 618 (3:789), b; Patk & Thos O'Hara to Andrea Costa, 227 E 33, & ano; 10yf May1; May14'14. 456 & 480

8TH av, 663 (4:1033), 2d fl; Wm Volk to Henry Green at Kew, LI; 5yf May1; May13 '14. 780

8TH av, 2187 (7:1945), nwc 118th, str & b; Josephine H Raser & ano, EXRS &c Danl Hennessy, to Thos J Feeney, 685 Summit av, Jersey City, NJ; 4 11-12y & 15 days from May17'13; May12'14. 2,800

9TH av, 149-51 (3:717); also 19TH ST, 401 W; asn Ls; Patk Keogh to Bridget Keogh, 149 9 av; AT; May1; May8'14. nom

9TH av, 539 (3:737), swc 40th, str & c; Mary A McGlynn to Jno McGonigle, 715 9 av; 6yf May1; May 8'14. 2,100

9TH av, 735 (4:1059), 4-sty bk bldg, all; Annie K Shedd to Louis Gruing, 735 9 av; 3yf May1; May9'14. 1,860

11TH av, 597 (4:1092), str, b & fl above str; Hy W Mehrtens to Hy Grieme, 597 11 av; 7yf May1; May12'14. 1,200

LEASES.

Borough of the Bronx.

Crotona Pkway, 1890 (11:2985); also DALY AV, 1891; asn Ls; Fannie Offerman to Jos Schwarz, 1890 Crotona Pkway; May 7; May8'14. nom

Freeman st, nec Intervale av, see Intervale av, 1304.

158TH st, 727 E (10:2647), all; Roy-Elmer Realty Co to Louis Tendler, 558 E 191; 1yf Apr1, privilege 2 yrs ren; May12 '14. 8,500

161ST st, 776 E (10:2657); asn Ls; Wm Heydorn to Chas W Reichenbacher,, 115 E 82; May11'14. nom

165TH st E, swe Morris av, see Morris av, swc 165th.

182D st, 643 E (11:3086), str; Louise Budelman to Julia Connell, 129 Ridge av, Lakewood, NJ; 5yf Mar1'13; May12'14. 336 to 360

Daly av, 1891, see Crotona pkway, 1890.

Intervale av, 1304, nec Freeman; cor str; Sophie V Reynolds to Leopold Oppenheimer, 509 W 110; 1yf May1; May9'14. 1,320

Jerome av, 2345 (11:3198), all; Mabel Goodwin & ano to Patk J O'Neill, 789 Elton av; 15yf May1; May14'14. 1,200 to 1,560

Melrose av, 869 (9:2407), str; Stephen Kraser to Fred G Beecaner, 869 Melrose av; from May1'13 to Feb1'14; May11'14. 300 & 360

Morris av, 1009 (9:2447). swc 165th, all; Checchina Carucci to Bernard Crausman, 856 E 172; 5yf Apr1; May12'14. 2,791.20

Walton av, 2409 (11:3188), 3-sty bldg; Permilla A Bunk to Andw R Savastano, 713 Union av; 1yf Nov1; May9'14.. 540

Wilkins av, 1344-6 (11:2976), s str; Max Lederer to Lena Jacobs, 862 Jennings; 5 4-12yf Jan1; May9'14. 1,140 to 1,500

Willis av, 249 (9:2301). cor str; Eva Rosenstock to Herman Seligman, 231 Willis av; 10yf May1; May14'14. 1,500 to 2,100

3D av, 2943 (9:2374), str & 1st floor over str; August Kuhn to Aaron Lubash, 291 Central av, Jersey City, NJ; 1yf May1; privilege 3y ren; May13'14. 2,100

3D av, 3400 to 3406 (10:2608), all; Emelie W Kerr & ano to Nicola Capobianco, 3400 3 av; 10yf May1'13; May11'14. 6,000 & 7,500

3D av, 4203 (11:2924), all; Mary Armstrong & ano, EXRS Jno Armstrong, to David Shapiro, 4187 3 av; 5yf Apr1'12; May14'14. 1,500

MORTGAGES.

Borough of Manhattan.

MAY 8, 9, 11, 12, 13 & 14.

Allen st, 71-3, see Grand 302-6.

Bedford st, 14-6 (2:527), es 58.10 s Downing, runs e75.1xs17.6xe24.1xs13.3xw99.8 to st xn38.11 to beg; pr mtg $31,000; May14 '14; due Feb1'17, 6%; Antonio Bagarozy, 218 W 48, to Wm Goodman, 121 E 80. 1,500

Bedford st, 14-6; sobrn of mtg for $4,-500 to mtg for $1,500; May13; May14'14; same & Antonio Ferrara, 195 Grand, with same. nom

Bedford st, 14-6; sobrn of mtg for $6,-000 to mtg for $1,500; May11; May14'14; same & Emanuel Libman with same. nom

Carmine st, 2-4 (2:542); sal Ls; May8; May11'14; demand, 6%; Antonio D Alfonso to Lion Brewery, a corpn, 104 W 108. 1,214.06

Carmine st, 7-9 (2:589); ext of mtg for $36,000 until May5'19, 5½%; May5; May8 '14; Lawyers Mtg Co, a corpn, 59 Liberty, with Anthony F Scala, 656 E 176. nom

Carmine st, 65 (2:582), ns, 150 w Bedford, 25x90; pr mtg $20,600; May11; May 12'14; 2y6%; Nicola Satriani to Gerardo Lemole, 54 Sullivan. 3,000

Carmine st, 76 (2:508); sal Ls; May9; May11'14; demand, 6%; Emil Blumenthal to Lion Brewery, a corpn, 104 W 108. nom

Cherry st, 144 (1:253), ns, abt 235 w Market, 27x147x26.9x149; pr mtg $21,000; Apr1; May14'14; 10y6%; Chas H & Libbie Shulman, Albt M Gilday & Maurice B Pearlstien, exrs Lazar Shulman, to Libbie Shulman, individ, 2400 7 av. 6,000

Christopher st, 61 (2:610), ns, 53.1 e 4th, runs e32.11xn25xw15.1 to ses 7 av as extended xsw30.3 to beg, except pt for 7 av; 1-5 pt; AT; Apr11; May12'14; due & int as per bond; Margt E Hedden, 230 W 105, to Chas F Kiefer, 15 Oakdeane av, Tea Neck, NJ. 1,000

Chrystie st, 184 (2:421), es, abt 125 n Rivington, 25x100; May12'14; 5y5%; Bertha Kahn to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 22,000

Chrystie st, 219 (2:427), ws, 150.6 n Stanton, 24.6x100; ext of mtg for $25,000 to June28'19, 5%; May8; May14'14; Abr Samuels, 254 Cumberland, Asheville, NC, with Bertha Kaufmann, 1496 Lex av. nom

Columbia st, 50-2, see Delancey, 266.

Congress st, swc Houston, see Houston, 179 W.

Delancey st, 266 (2:333), nec Columbia (Nos 50-2), 25x100; agmt as to re from liability on bond for $7,000; May12; May 14'14; Fischel Weintraub, 140 Rivington, with Isaac Kracower at Nome, Alaska. nom

Duane st, 2-10 (1:120), swc Rose (Nos 34-40), runs s85.6xw108xs20.7xw5.7xs26xw 121.2 to es William (Nos 226-42) xn191.6 to Duane xe189.7 to beg; May11'14; 5y 5% for 1st 2 yrs & thereafter 4½%; Rhinelander Real Estate Co, a corpn, to Bowery Savgs Bank, a corpn, 128 Bowery. 600,000

Duane st, 2-10; also ROSE ST, 34-40; also WILLIAM ST, 226-42; consent of stockholders to above; Mar18; May11'14; same to same. ——

Duane st, 2-10; also ROSE ST, 34-40; also WILLIAM ST, 226-42; certf as to above consent; Mar18; May11'14; same to same. ——

Duane st, 16, see New Chambers 4-6.

Duane st, 34-40, see Duane, 2-10.

Essex st, 88 (2:352), ses, 150 sw Delancey, 25x100; May8'14; 5y5%; Burt Realty Co, inc, to Emigrant Indust Savings Bank, a corpn, 51 Chambers. 20,000

Essex st, 88; certf as to mtg for $20,000; May8'14; same to same. ——

Essex st, 88; sobrn of mtg for $5,000 to mtg for $20,000; May4; May8'14; same & Alfred Steckler, 120 W 77, with same. nom

Essex st, 88; sobrn of mtg for $5,000 to mtg for $20,000; May8'14; same & Julius Zweig, 438 E 88, with same. nom

Ferry st, 30 (1:99), 9tn & 10th flrs; also CLIFF ST, 61-5, 9th fl leasehold; re of chattels under deed or trust recorded July14'09; May7'14; Astor Trust Co, 389 5 av, to The W F Powers Co, 30 Ferry; corrects error in last issue, when this appeared as Perry st, 30. nom

Frankfort st, 19, see William, 198.

Front st, 65, see Maiden la, 91.

Front st, 332 (1:243), nec Gouverneur sl (No 9), 140 to Water (Nos 629-37) x 150; also SOUTH ST, sec Gouverneur sl, the bulkhead, runs e along South st, 150x —; also e & of Pier 52, E R, connected with said bulkhead, with wharfage, etc; agmt by party 1st pt to manage estate, pay mtg, etc; Oct13'74; May14'14; Edwin B Brown as trste with Henry Bergh et al. ——

Goerck st, 139 (2:330), ws,, 150.1 s Houston, 24.11x100; pr mtg $21,000; May 13; May14'14; due Jan1'17, —%; Sallie Itzkovitz, 32 Columbia, to Congregation B'Nei Isaacher Dov, a corpn, 144 Goerck. 400

Gouverneur sl, 9, see Front, 332.

Grand st, 302-6 (2:413), nwc Allen (Nos. 71-3), 50x87.6; ½ pt; AT; May6; May 8'14; due & int as per bond; Florence C Horton, 98 Morningside av E, to Title Guar & Trust Co, a corpn. 8,250

Hester st, 57 (1:310), ns, 63.6 e Ludlow, 24x75; pr mtg $——; May6; May8'14; 5y5%; Equality Constn Co, Inc, a corpn, 10 Wall, to Chas Schimmer, 223 W 140. 4,000

Hester st, 57 (1:310); certf as to mtg for $4,000; May6; May8'14; Equality Constn Co, inc, to Chas Schimmer. ——

Horatio st, 67 (2:643), ns, 95.4 w Greenwich, 23x84.3; May11; May12'14; due May 15'17, 5%; Saml A Cutner to Wolcott G Lane, 15 E 74, trste will Lorillard Spencer for Eleanora L S Cenci. 7,200

Houston st, 179 W (2:520), swc Congress; sal Ls; May13'14; demand, 6%; Rocco Monico to Lion Brewery, a corpn, 104 W 108. 600

Lafayette st, 383-9 (2:531), sec 4th (No 22), 79x120x79.7x120; May11'14; due May 1'17, 5%; Chas Laue, of Bklyn, to Margt O Sage, 604 5 av. 144,000

Ludlow st, 116 (2:410), es, 175 n Delancey, 25x87.6; ext of mtg for $26,000 to May 25'19, 5%; May4; May12'14; Jed Frye, 2 E 45, with Hermina Rubin, 437 E 86. nom

Maiden la, 91 (1:69), nes, 27.10 se Gold, runs ne8.1xnw0.6xne57.7xse22.8xsw64.9 to st xnw21.6 to beg; pr mtg $33,000; also FRONT ST, 65 (1:34), ses, 94.9 sw Old sl, 20.6x86.10; pr mtg $19,000; May9; May12 '14; due & int as per bond; Preferred City Real Estate Co, a corpn, 100 William, to Wm D Howells, 130 W 57. 8,000

Maiden la, 91; also FRONT ST, 65; certf as to above mtg; May7; May12'14; same to same. ——

Monroe st, 264 (1:261), ss, bet Jackson & Scammel, assessed to Lowenfeld & Prager; transfer of tax lien for years 1907-12; Sept4'13; May8'14; 3y5 9-10%; City N Y to Municipal Liens Co, 820 Powers Bldg, Rochester, NY (assigned Oct16'13 to Raphael Prager, 129 E 74). 1,770.54

Mott st, 291 (2:509); leasehold; May7; May8'14; demand —%; Giuseppe Napoli & Chas Comnal to Saranac Realty Co, a corpn, 149 Bway. 1,300

New Chambers st, 4-6 (1:121), swc Duane (No 16), 41.3x50.6x28x19.3; pr mtg $——; May8'14; 3y4½%; Leopold Purcaro of Bklyn to Rebecca Stemmerman at Milburn, NJ, extrx Claus Stemmerman. 30,000

New Chambers st, 4-6; also Duane, 16; sobrn of mtg for $17,200 to mtg for $30,-000; May8'14; Saml Wacht et al with same. nom

New Chambers st, 4-6; also Duane, 16; ext of mtg for $17,200 to May8'16, 6%; May8'14; same with Leopold Purcaro, 1525 75th, Bklyn. nom

New Chambers st, 4-6; also Duane, 16; agmt as to ownership of bond & mtg for $30,000; May8'14; Gesina F Rose & Henrietta C E Westfall of Bklyn with Saml Wacht, 790 Riv Dr. ——

Rivington st, 78-84 (2:416); ext of mtg for $4,250 to Dec1'16, 6%; Apr21; May8'14; Saml Kadin, 1800 7 av, with Sigmund Schnee, 69 E 7. nom

Rivington st, 78-84; ext of mtg for $10,-000 to June1'19, 6%; Apr21; May8'14; same with same. nom

St Nicholas pl (7:2054), es, at cl 153d, if extended, runs s75xe100xn75 to said cl xw 100 to beg; bldg loan; pr mtg $18,000; May 8; May9'14; 1y6%; Dayton Building Co, a corpn, to Sadie Roth, 1413 Prospect av, Bronx. 35,000

St Nicholas pl (7:2054), same prop; certf as to above mtg; May8; May9'14; same to same. ——

South st, 6-7 (1:4); leasehold; May4; May8'14; demand 6%; Caroline Roettger of Bklyn to Peter Doelger Brewing Co, inc, 407 E 55. 5,000

South st, see Gouverneur st, see Front, 332.

University pl, 94 (2:569), swc 12th (No 32), 40.3x27.3x40.3x27.2; ext of mtg for $25,000 to June1'17, 5%; Apr27; May12'14; Ida Kempner with Seymour Schlussel, 37 W 74, exr Alex Schlussel. nom

Water st, 629-37, see Front, 332.

William st, 198 (1:103), sec Frankfort (No 19), 32x29; leasehold; pr mtg $5,500; May12; May13'14; installs, $100 monthly,

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6%; Wm L Kurtze of Bronx to Wm Dittenheimer, 1131 Forest av. notes, 1,500

William st, 226-42, see Duane, 2-10.

1ST st E, swc 2 av, see 2 av, swc 1st.

4TH st, 22 E, see Larayette, 383-9.

5TH st, 336 E (2:446), ss, 150 w 1 av, 25x96.2; pr mtg $——; May12'14; 2y6%; Fanny Ungar, 150 Keap, Bklyn, to Chas Schimmer, 223 W 140. 2,000

5TH st, 336 E (2:446); ext of mtg for $26,000 to May12'19, 5%; May12; May13'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Fanny Ungar. nom

5TH st, 624 E (2:387), ss, abt 320 e Av B, 24.9x92.4; PM; May5; May14'14; 3y5%; Abr Landberg to The Educational Alliance, 197 East Bway. 12,000

5TH st, 743-5 E (2:375), ns, 151 w Av D, 34.6x97; pr mtg $——; May11'14; 5y6%; Moritz Markowitz to Jacob Larchan, 212 W 140. 9,000

5TH st, 743-5 E (2:375); ext of mtg for $35,000 to Jan3'18, 4¾%; May11; May13 '14; Moritz Markowitz, 952 Kelly, with Mary G Richardson, 17 W 74. nom

6TH st, 338 E (2:447), ss, 125 w 1 av, 25 x97; May11'14; due & int as per bond; Wm F Siemon, of Belmar, NJ, to Lawyers Mtg Co, a corpn. 16,000

6TH st, 419 E (2:434); ext of mtg for $2,000 to May3'16, 6%; May3 ;May9'14; Sol Weinhandler, 548 W 113, with Barnet Klar, 1164 47th, Bklyn, et al. nom

9TH st, 300-8 E, see 2 av 144.

12TH st, 32 E, see University pl, 94.

13TH st, 509-11 E (2:407), ns, 121 e Av A, 37.6x103.3; pr mtg $40,000; May1; May 11'14; 3y6%; Giovanni Parisi to Jas B Russell, 601 W 184. 8,000

14TH st, 534 E (2:407), ss, 170 w Av B, 25x103.3; May5; May8'14; due Apr1'15, 6%; Etbert Realty Co, inc, to Jos Lahr, 456 W 20. 2,000

16TH st W, sec 8 av, see 8 av, sec 16.

18TH st, 323 E (3:924), ns, 360 w 1 av, 20x92; May11'14; due & int as per bond; Fredk R Kaldenberg to Title Guar & Trust Co, a corpn. 7,500

22D st, 12-16 E (3:850), ss, 468.10 w 4 av, 78.9x—; certf as to payment of $7,500 on a/c of mtg and there now remains $152,500; May7; May8'14; Brooklyn Savings Bank, 141 Pierrepont, Bklyn, to Chas A Munn, 62 E 65, individ & ano, trste Orson D Munn. ——

23D st, 1-21 W, see 5 av, 190-202.

23D st, 160-74 W (3:798); ext of mtg for $350,000 to Nov15'16, 5%; Mar3; May11'14; Virginia Stern et al, individ, exrs, &c Isaac Stern, with Seamens Bank for Savgs, NY, a corpn, 74 Wall. nom

24TH st, 121 E (3:880), nes, 250 se 4 av, 25x98.9; also 24TH ST, 123 E (3:880), nes, 275 se 4 av, 25x98.9; PM, pr mtg $190,000, May14'14; due Nov15'18, 6%; Ewald Mommer to Realty Mtg Co, a corpn, 30 E 42. 47,500

24TH st, 123 E, see 24th, 121 E.

24TH st, 2-4 W, see 5 av, 190-202.

24TH st, 148-50 W (3:799), ss, 175 e 7 av, 50x98.9; June26'11; May14'14; demand, 5%; Security Mtg Co, a corpn, of NJ, to Eliz R St John, 593 E 19. gold 8,000

24TH st, 417-9 W (3:722), ns, 200 w 9 av, 50x98.9; pr mtg $16,000; May11; May13'14; 2y6%; Chas H McDougall, 475 Sanford av, Flushing, LI; Laurance McDougall, 9 Boerum av, Flushing, LI; Sidney M McDougall, 127 Nesbit av, Weehawken Heights, N J, & Laura K McDougall, 166 Ridgewood av Bklyn, to Louise Runge, 154 Bowne av, Flushing, LI; pr mtg $16,000. 4,000

28TH st, 113 W (3:804), ns, 185.8 w 6 av, 21.5x98.9; ⅛ pt; pr mtg $——; May9; May11'14; 1y6%; Jno T Dunne, of New Brunswick, NJ, to Anna Pekowsky, 450 Audubon av. 625

35TH st, 206-8 E (3:915), ss, 100 e 3 av, 25x98.9; PM; May14'14; 5y5%; Amelia W, wife of & Thos J Byrne to Margt B Heyn, 146 Highland av, Orange, NJ. 12,000

35TH st, 206-8 E (3:915); sobrn of mtg for $1,000 to mtg for $12,000; May14'14; Henry Hughes with same. nom

36TH st, 415 W (3:734); sal Ls; May11 '14; demand, 6%; Geo W Fischer to Lion Brewery, a corpn, 104 W 108. 2,417.74

37TH st, 561 W (3:709); ext of mtg for $6,000 to May1'16, 5%; Apr16; May12'14; Geo H Dresler, 101 W 163, et al, with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes for Augusta L Jones, will Ambrose C Kingsland, the elder. nom

37TH st, 565 W (3:709), ext of mtg for $6,000 to May1'16, 5%; Apr16; May12'14; Geo H Dresler, 101 W 163, et al, with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes for Albt A Kingsland. nom

38TH st, 63-7 W (3:840), ns, 85 e 6 av, 61.9x98.9; also 39TH ST, 62-4 W (3:840), ss, 101 e 6 av, 46x98.9x irreg x84.6; sobrn of mtgs for $192,650 & $235,000 to mtg for $500,000; May11; May12'14; Colony Constn Co, a corpn, 37 W 39, & State Realty & Mtg Co, a cornn, 18 E 41, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

38TH st, 63-7 W (3:840), ns, 85 e 6 av, runs e61.9xn98.9xe.02xn98.9 to ss 39th (Nos 62-4) xw46xs84.6xe0.9xs14.2xw25xs98.9 to beg; May11'14; due, Mar1'19, 5½%; Colony Constn Co, a corpn, to Metropolitan Life Ins Co, a corpn, 1 Madison av. 500,000

38TH st, 63-7 W; also 39TH ST, 62-4 W; certf as to above mtg; May11'14; same to same. ——

39TH st, 107 E (3:895); ext of mtg for $30,000 to May15'17, 4½%; Apr7; May11 '14; Agnes H. wife Paul D Cravath, with Seamens Bank for Savgs, NY, a corpn, 76 Wall. nom

39TH st, 62-4 W, see 38th, 63-7 W.

40TH st W, swc 9 av, see 9 av, swc 40.

44TH st, 17 W (5:1260), ns, 200 w 5 av, 50x100.5; bldg loan; pr mtg $275,000; May 12; May14'14; due Mar1'15, 6%; 15 West 44th St Co, Inc, a corpn, to Viola M Flannery, 45 E 50. 125,000

44TH st, 17 W; certf as to above mtg; May12; May14'14; same to same. ——

45TH st, 18 E (5:1279), ss, 113 w Madison av, 18x100.5; PM; May12; May14'14; due May1'19, 5%; Thos B Hidden, of Sharon Station, NY, to U S Trust Co of NY, a corpn, 45 Wall. 65,000

45TH st, 17-9 W (5:1261), ns, 233.6 w 5 av, 41.6x100.5; given as additional security to mtg for $15,000 on Nos 7 & 6 W 37; pr mtg $311,800; Apr30; May8'14; due & int as per bond; Midville Realty Co, a corpn, to Abby S Marshall at Millbrook, N Y. 15,000

45TH st, 17-9 W; certf as to mtg on above for 11,800; Apr30; May8'14; same to same. ——

45TH st, 17-9 W; certf as to mtg for $15,000; Apr30; May8'14; same to same. ——

45TH st, 21 W (5:1261), ns, 275 w 5 av, 25x100.5; ext of mtg for $60,000 to Apr1 '17, 4½%; May6; May9'14; Wm P Draper at Bar Harbor, Maine, with Gifford Pinchot, 1615 Rhode Island av, Washington, D C. nom

46TH st, 203-17 W, see Bway, 1555.

48TH st, 238 E (5:1321), ss, 200.8 w 2 av, 18.8x100.5; PM; May11; May12'14; due & int as per bond; Philip Reilly to Grace H Dodge, 262 Madison av. 8,000

48TH st, 323 E (5:1341), ns, 300 e 2 av, 25x100.5; PM; pr mtg $12,000; May12; May 13'14; 1y6%; Edw H Piepenbring to Jas C Gaffney, 1148 Tiffany. 1,700

48TH st, 337 E (5:1341), ns, 150 w 1 av, 25x100.5; ext of mtg for $6,500 to May1 '19; May1; May14'14; N Y Title Ins Co, a corpn, 135 Bway, with Bertha Drucker at Sea Cliff, LI. nom

48TH st W, nec 8 av, see 8 av, 790.

49TH st, 219 E (5:1323), ns, 219.6 e 3 av, 19.6x74; May1; May12'14; 2y6%; Jeannette E Braden, at Highland Falls, NY, to Francis H Schaeffer, of Newburgh, NY. 500

50TH st, 355 W (4:1041), ns,, 578.4 w 8 av, 19.2x100.5; pr mtg $7,500; May12; May 13'14; due July1'18 or sooner, 6%; Edmund Leurquin, 89 N 15th, East Orange, NJ, to Cath Martin, 355 W 50. 6,300

54TH st, 16 E (5:1289), ss, 250 e 5 av, 22x100.5; ext of mtg for $64,000 to May 4'17, 4½%; Apr23; May11'14; Edw S Clark & ano, at Cooperstown, NY, trstes will Eliz S Potter, for Ellen S Wade, with Wm L Culbert, 16 E 54. nom

54TH st, 200-8 E, see 3 av, 895.

55TH st, 411-3 W (4:1065), ns, 150 w 9 av, 50x109.7x50.4x103.3; ext of mtg for $50,000 to May6'17, 5%; May6; May8'14; Title Guar & Trust Co, a corpn, with Patk McEntegart, 358 W 51. nom

56TH st, 231 E (5:1330), ns, 275 w 2 av, 25x100.5; ¼ pt; pr mtg $——; May7; May8'14; due Nov7'14, 6%; Ray Perelman, 1980 7 av, to Abr L Kass, 226 So 9, Bklyn. 2,500

58TH st, 32 E (5:1293), sec Madison av (Nos 607-11), 20x50.5; certf as to mtg for $60,000; Apr29; May11'14; Madison Av Real Estate Co, a corpn, to W Forbes Morgan Jr, 40 E 40, as trste.

58TH st, 32 E, see Madison av, 607-11.

58TH st, 150 W (4:1010), ss, 475 w 6 av, 20x100.5; ext of mtg for $20,000 to Apr24 '17, 4½%; Apr28; May13'14; Farmers Loan & Trust Co, trste Jno Watson, with Laura Carter, 150 W 58. nom

58TH st, 200 W, see 7 av, 912-20.

59TH st, 214 E (5:1332); sal Ls; May11 '14; demand, 6%; Cath Sullivan to Geo Ehret, 1197 Park av. 3,440

63TH st, 326-8 E (5:1439), ss, 275 e 2 av, 37.6x100; PM; May6; May8'14; due May 1'19, 5%; Julius Bachrach Co, a corpn, 149 Bway, to Walter S Gurnee at Bar Harbor, Maine, et al, trstes for Mary E Scott; will Walter S Gurnee. 32,000

63TH st, 326-8 E; pr mtg $32,000; May6; May8'14; 3y or sooner, 6%; same to Serenus L Newman, 263 Henry. 3,500

63TH st, 326-8 E; certf as to mtg for $3,500; May6; May8'14; same to same. ——

70TH st, 255 W (4:1162); ext of mtg for $12,000 to May6'19, 5%; May6; May8'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Valetta H Bissell. nom

74TH st, 144 E (5:1408); ext of two mtgs for $14,000 aggregate to May8,17, 5%; May8'14; Nellie S Manning, 144 E 74, with Emigrant Indust Savings Bank, a corpn, 51 Chambers. nom

74TH st, 144 E (5:1408); sobrn of mtg for $3,000 to mtg for $2,000; May8'14; Nellie S Manning, 144 E 74, individ & admtrx Ellen E Stoddard, with Emigrant Indust Savings Bank, a corpn, 51 Chambers. nom

74TH st, 144 E; see Lexington av, sec 74th.

76TH st, 348 E (5:1450), ss, 325 e 2 av, 25x102.2; May14'14; 3y5%; Anna Lux, of Hopewell, NJ, to Bank for Savgs, 280 4 av. 2,000

80TH st, 337 E (5:1543), ns, 125 w 1 av, 25x102.2; PM; May12; May13'14; due & int as per bond; Max Loewenthal, of Bklyn, to Title Guar & Trust Co, a corpn, 176 Bway. 8,000

80TH st, 522-4 E (5:1576), ss, 348 e Av A, 50x102.2, given as collateral for notes; pr mtg $——; May11; May12'14; due & int as per notes; Santa Rumore to Saml M Rechnitz, 62 Harrison av, Montclair, NJ. 1,000

81ST st, 433 E (5:1561), ns, 481.6 e 1 av, 25x102.2; pr mtg $12,000; Apr30; May9'14; 3y6%; Improved Tenements Co, a corpn, 80 Maiden la, to Adolf Konas, 525 E 72. 3,000

90TH st, 300 W, see West End av, 619.

98TH st, 210 E (6:1647), ss 185.8¼ e 3 av, 24.3¼x100.5; ext of mtg for $9,000 to May28'17, 5%; May6; May9'14; U S Trust Co of NY with New England Holding Co. nom

100TH st, 72 E (6:1605), ss 73.3 w Park av, 25x100.11; ext of mtg for $18,000 to May4'17, 5%; May4; May13'14; Warren W Foster, trste Chas S Looer, 435 E 57, with Wm & Rosie Newman, 1229 Park av. nom

104TH st, 76-8 E (6:1609); ext of mtg for $40,000 to Apr29'16, 5%; June27'13; May9 '14; Wm L Condit at Hoboken, NJ, with Frank Siegel, 20 E 97. nom

108TH st, 175 E (6:1636), ns, 153.9 w 3 av, 16.9x100.11; pr mtg $6,500; May14'14; 2y6%; Wendelin Spielmann & Andw Kieffner, to Johanna Gunther, 351 Halsey, Bklyn. 1,000

108TH st, 175 E; May14'14; 3y5%; same to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 6,500

108TH st, 182 E (6:1635); ext of mtg for $4,000 to May11'17, 5%; May11; May12'14; Title Guar & Trust Co, a corpn, 176 Bway, with Marie Gougelmann, 163 W 97. nom

114TH st, 536-8 W (7:1882); ext of mtg for $25,000 to May12'17, 6%; May12'14; Abel King, 148 E 65, & Isaac Schorsch, 38 W 97, with New Amsterdam Holding Co, a corpn, 507 5 av. nom

111TH st, 536-8 W; agmt as to ownership of bond & mtg for $30,000; Mar7; May12'14; Franklin M Haines, 536 W 111, with Ernest M Levy, exr Florence Levy (decd) & Minnie Levy. ——

113TH st, 107 W (7:1823); ext of mtg for $19,000 to May12'19, 5%; May12; May13'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Sigmund Aschermann, 66 E 108. nom

114TH st, 15 W (6:1598), ns, 245 w 5 av, 25x100.11; pr mtg $22,500; May9; May 12'14; 1y6%; Frank De Caro to Celestino Piva, 37 Washington sq W. 1,000

115TH st, 221 W (7:1831), ns, 325 w 7 av, 18.9x100.11; PM; May7; May8'14; 3y5%; Mark Aaron to the Church of the Holy Communion, a corpn, 326 6av. 10,500

117TH st, 421 E (6:1711), ns, 231.6 e 1 av, 18.9x100.10; pr mtg $6,500; May14'14; 3y6%; Francesca F Chiumento, 421 E 117, to Baldassarre Naclerio, 231 E 109. 1,000

118TH st, 353-9 W (7:1945), ns, 100 & 150 w Manhattan av, 2 plots, ea 50x100.11; ext of 2 mtgs for $72,000 ea to June1'19, 5½%; May12'14; Albany Savgs Bank with Marie Schwarz, 871 Tiffany. nom

120TH st, 304 W (7:1946), ss, 125 w 8 av, 25x100.11; May13'14; due & int as per bond; Rebecca Gilbert to Title Guar & Trust Co, a corpn. 12,000

121ST st, 268 W, see St Nicholas av, 208-18.

124TH st, 157-9 W (7:1909), ns, 125 e 7 av, 50x100.11; PM; May12'14; due & int as per bond; Marie M Addicks, 1339 University av, to Newburgh Savgs Bank, a corpn, at Newburgh, NY. 80,000

128TH st, 49 W (6:1726), ns,, 385 e Lenox av, 25x99.11; PM, May11'14; 5y5%; Rosalina, wife & Jno L Frandsen, 126 W 109, to East River Savgs Instn, 291 Bway. 6,000

129TH st, 204 W (7:1934), ss, 75 w 7 av, 18x99.11; May1; May9'14; due June30'17, 5%; Theo A Schnitzlcin at Altadene, Cal, & Wm G Schnitzlein, 200 W 129, NY, to Chas Elbogen, 504 W 134. 6,000

131ST st, 520 W (7:1985), ss, 150 w Ams av, 57.4x irreg; ext of mtg for $15,000 to Jan19'19, 5%; Nov6'13; May12'14; Juliana Dill, 1911 Wallace av, admtrx Otto Dill, with Florence Harris, 1058 13th, Bklyn, & ano. nom

133D st, 50 E (6:1757), ss, 215 w Park av, 25x99.11; pr mtg $19,000; May11; May 12'14; due June29'17, 6%; Fanny Henning to Bridget C Sullivan, 436 E 116. 2,000

133D st, 213-7 W, see 134th, 210-6 W.

134TH st, W (7:1939), ss, 137 w 7 av, 18x99.11; May11; May12'14; 3y5%; Rector &c of St Philips Church to Church of the Holy Communion, a corpn, 326 6 av. 9,000

134TH st, 210-6 W (7:1939), ss, 153 w 7 av, runs s99.11xw7xs99.11 to ns 133d (Nos 213-7) xw60.2xn99.11xw4.10xn99.11 to 134th xe72 to beg; ext of mtg for $38,000 to May11'17, 5%; May12'14; Rector &c of St Philips Church, a corpn, 215 W 133, with Church of the Holy Communion, a corpn, 326 6 av. nom

138TH st, 238 W (7:1879); ext of mtg for $14,000 to May11'19, 5%; May11; May12 '14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Lasette & Murphy, Inc, 238 W 108. nom

138TH st, 606 W (7:2086), ss, 133.4 w Bway, 16.8x99.11; May8; May9'14; 3y5%; Kate I Reilly to Susan R Kendall, 10 W 55, et al trstes will Isaac C Kendall. 6,500

142D st, 201 W, see 7 av, 2440.

148TH st, 412-20 W (7:2062), ss, 75 e Convent av, 100x99.11; PM; pr mtg $——; May13; May14'14; due & int as per bond; Nellie E Peck, 5 Serpentine dr, New Rochelle, NY, to Trojan Realty Corpn, 55 Liberty. 900

150TH st W (7:2097), ns, 300 w Bway, 96.10 to es Riverside dr (No 730), x103.9x 125x99.11; pr mtg $325,000; May8; May9 '14; due Sept1'14, 6%; Riverside Drive & 150th St Co, a corpn, to Chas Hoffman, 39 W 89. 25,000

150TH st W (7:2097), ns, 300 w Bway, same prop; certf as to above mtg; May8; May9'14; same to same. ——

150TH st W, nec Riverside dr, see Riverside dr, 730.

151ST st, 512-4 W (7:2082); ext of mtg for $60,000 to Apr15'17, 5%; Apr16; May 11'14; Collon Realty Co, a corpn, with Seamens Bank for Savgs, NY, a corpn, 76 Wall. nom

153D st W, el at es St Nicholas pl, see st Nicholas pl, es at cl 153d.

157TH st, 510 W (8:2115); ext of mtg for $6,500 to June1'17, 5%; May11; May12'14; Mary L Major, 47 E 63, with Ely P Gibson, 124 W 103. nom

160TH st, 556 W (8:2118), ss, 175 e Bway, 37.6x99.11; pr mtg $32,500; May4; May8'14; 2y6%; Ellen L, wife & Jno M Finlay at Mt Vernon, NY, to Chas H Newcomb, cor Roland rd & Washington av, Ardsley-on-Hudson, NY. 5,000

173D st, 526 W (8:2129), ss, 95 e Audubon av, 37.6x100; pr mtg $33,000; May4; May8'14; 2y6%; Ellen L, wife & Jno M Finlay at Mt Vernon, NY, to Chas H Newcomb, cor Roland rd & Washington av, at Ardsley-on-Hudson, NY. 5,000

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173D st, 565 W (8:2130), ns, 175 e St Nicholas av, 37.6x100; pr mtg $32,000; May4; May8'14; 2½%; Ellen L, wife & Jno M Finlay at Mt Vernon, NY,to Chas H Newcomb, cor Roland rd & Washington av, at Ardsley-on-Hudson, NY. 5,000

174TH st W (8:2130), ss, 100 w Ams av, 50x100; PM; pr mtg $40,000; May12'14; 3y 6%; J B C Bldg Co, Inc, a corpn, 30 E 42, to Potomac Realty Co, a corpn, 7 Beekman. 4,000

179TH st, 701-3 W, see Bway, 4221-9.

182D st, 524 W (8:2155), ns, 70 e Audubon av, 50x79.9; ext of mtg for $36,000 to May1'17, 5%; May8; May13'14; Jno P Herren with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

183TH st, 565 W (8:2157), ns, 100 e St Nicholas av, 50.6x56x50.6x56.4; May12'14; due & int as per bond; Mary M Marre to Title Guar & Trust Co, a corpn, 176 Bway. 7,000

190TH st, 607 W (8:2169), ns, 120 w St Nicholas av, 80x100; ext of mtg for $60,000 to Apr3'19, 5%; Mar21; May8'14; Weber-Turek Building Co, inc, a corpn, 1564 Bway, with Josephine E Carpenter, at Bar Harbor, Maine. nom

207TH st, 623 W (8:2242), es, 100 n Bway, 62.6x100; pr mtg $45,000; May14'14; 3y6%; The Maze Realty Co of NY, a corpn, 2650 Bway, to Abel King, 148 E 65, & ano. 9,000

207TH st, 623 W; certf as to above mtg; May14'14; same to same.

207TH st, 631 W (8:2242), es, 162.6 n Bway, 62.6x100; pr mtg $45,000; May12'14; 3y6%; The Maze Realty Co of NY, a corpn, 2650 Bway, to Chas Friedenberg, 312 Manhattan av. 8,000

207TH st, 631 W; certf as to above mtg; May2; May12'14; same to same.

Av B, 83-5 (2:388), es, 60.6 s 6th, 40.6x64; pr mtg $40,350; May8; May12'14; 1y 6%; Max Froomkin, 88 Av B, to Max Seligman, 493 Willoughby av, Bklyn. 1,500

Amsterdam av, 428 (4:1228), ws, 73.2 s 81st, 29x100; May7; May8'14; due & int as per bond; Edw DeNoyelles, 300 W 106, to the Woodlawn Cemetery, a corpn, 20 E 23. 29,000

Amsterdam av, 1989-91 (8:2108); ext of mtg for $10,000 to Feb1'15, 6%; pr mtg $45,000; Mar26; May8'14; Viola Hahn, 1242 Madison av, with Myer Singer, 697 West End av, et al. nom

Amsterdam av, 1989-91; agmt as to ownership of bond & mtg for $10,000; Mar30; May8'14; Blanche L Singer, 697 West End av, with Viola Hahn, 1242 Madison av.

Bowery, 13 (1:289), es, abt 115 n Division, 22x106.6x20.1x110.9; PM; May8; May9 '14; 5y or sooner, 5%; Bernard & Jas Flynn, 73 6 av, Bklyn, to Arduina Del Genovese, 2057 Ocean Pkway, Bklyn. 25,000

Bradhurst av (7:2046), es, 119.9 s 153d, 39.11x100; bldg loan; May8; May9'14; demand, 6%; Steinmetz Constn Co, a corpn, to City Mtg Co, a corpn, 15 Wall. 35,000

Bradhurst av (7:2046), same prop; certf as to above mtg; May8; May9'14; same to same.

Broadway, 1097-9, see 5 av, 190-202.

Broadway, 1446 (4:993-53), ses, 53.5 s 41st, 22.6x72.8x22x78.9; Apr1; May11'14; 5y6%; Henry, Edith & Amy B Youngs, all of Goshen, NY; Annie E Hawkins, of Binghamton, NY, Woodhull S Roe, of Hillburn, NY, as exr & trste Maida Y Roe, to Edith Youngs, of Goshen, NY. 6,000

Broadway, 1555 (4:1018), ws, 47.8 n 46th, runs w88.11xs46.7 to ns 46th (Nos 203-17) xw139xn100.5xe139xs36.6xe83.4 to Bway xs 23.10 to beg; pr mtg $655,000; May7; May 14'14; due & int as per bond; Dillingham Theatre Co, a corpn, 1555 Bway, to Howard Gould, at Port Washington, LI. 50,000

Broadway, 1555; also 46TH ST, 203-17 W; certf as to above mtg; May7; May14 '14; same to same.

Broadway, 4221-9 (8:2176), nwc 179th (Nos 7o1-3), 111.4x170.2x100x121.1; ext of mtg for $225,000 to May1'19, 5%; May6; May13'14; McDowell Constn Co, a corpn, with Union Dime Savgs Bank, a corpn, 701 6 av. nom

Lenox av, 555 (7:2007), ws, 25 n 138th, 24.11x75; pr mtg $——; June1'10; May12 '14; 3y6%; Jno Miller, NY, to Jacob Meyer, NY. 5,000

Lexington av, 246 (3:890); ext of mtg for $15,000 to Jan1'17, 5%; Apr23; May8'14; Gertrude H Ogden with Florence E Goodman, 969 Mad av. nom

Lexington av, 284 (3:892), ws, 98.5 s 37th, 24.6x100; PM; pr mtg $24,000; May7; May 8'14; due & int as per bond; Susan I Conner to Fernando Wood at Englewood, NJ. 3,500

Lexington av, 356 (5:1295), ws, 20.6 n 40th, 19.6x25; pr mtg $6,000; May8'14; due & int as per bond; Maria J Harris, 132 E 30, to Jno T Stanley, 448 W 23. 2,000

Lexington av (5:1408), sec 74th (No 144), 68.2x18.9; May8'14; 3y5%; Nellie S, wife Frank O Manning, to Emigrant Indust Savings Bank, a corpn. 2,000

Madison av, 607-11 (5:1293), sec 58th (No 32), 50.5x20; May5; May9'14; 5y5%; The Madison Ave Real Estate Co, a corpn, 99 Nassau, to F Forbes Morgan, Jr, 40 E 40, as trste, &c. 60,000

Madison av, 607-11 (5:1293), sec 58th (No 32); sobrn of mtg for $18,000 to mtg for $60,000; May5; May9'14; Chas Hoffman, NY, with same. nom

Madison av, 607-11, see 58th, 32 E.

Madison av, 1756 (6:1621), ws, 40.5 n 115th, 30x85; May7; May12'14; due May 11'19, 5%; Saml Lewis 15 Ft Washington av, to Hy Wollman, 1 W 70. 20,500

Madison av, 1756; sobrn of mtg for $4,000 to mtg for $20,500; May7; May12'14; Jno J Mahony, 51 W 94, with same. nom

Manhattan av, 456 (7:1946), es, 73.11 s 120th, 26.11x94.10; PM; May12'14; 3y5%; Patk J Molloy, 301 W 12, to Peoples Trust Co, a corpn, 181 Montague, Bklyn, trste Geo L Pease. 18,000

Morningside av, 145-7 (7:1952); sobrn agmt of mtg for $2,500 to mtg for $39,750; May11; May12'14; Julia Fitzpatrick, 601 W 140, et al, with American Savgs Bank, a corpn, 115 W 42. nom

Morningside av, 145-7 (7:1852), es, 75.5 n 125th, runs e20xs0.6xe80xn50xw100 to av xs49.6 to beg, with all title to strip on Morningside av, es, 74.11 n 125th, 0.6x20; May11; May12'14; 3y5%; Julia Fitzpatrick, 601 W 140, to American Savgs Bank, a corpn, 115 W 42. 26,500

Morningside av, 149 (7:1952), es, 124.11 n 125th, 25x100; May11; May12'14; 3y5%; Julia Fitzpatrick, 601 W 140, to The General Synod of the Reformed Church in America, a corpn, 25 E 22. 13,250

Riverside dr, 730 (7:2097), nec 150th, 103.9x96.10; ext of mtg for $325,000 to Sept1'19, 5½%; May8; May12'14; Riverside dr & 150th St Co, a corpn, 52 William, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

Riverside dr, 730, nec 150th; certf & consent of stockholders to ext of mtg as above; May8; May12'14; same to same.

Riverside dr, 730, see 150th W, ns, 300 w Bway.

St Nicholas av, 208-18 (7:1926), sec 121st (No 268), runs e68.10xs61xse17.7xe27.9xs25 xw43.8 to av xn118.5 to beg; Apr23; May 12'14; due & int as per bond; Cora B Rutherfurd to Title Guar & Trust Co, a corpn. 33,000

Sherman av (8:2225), ns, 100 & 150 w 204th, 2 lots, ea 50x150; 2 mtgs, ea $42,000; May8'14; 3y5%; Vermilyea Realty Co, a corpn, to Harlem Savings Bank, a corpn, 124 E 125. 84,000

Sherman av; same prop; certf as to above two mtgs; May8'14; same to same.

West End av, 619 (4:1250), swc 90th (No 300), 24x90; May11'14; 5y or sooner, 5%; Theresa Lemmon to Lawyers Title Ins & Trust Co, a corpn. 35,000

1ST av, 2132 (6:1703); ext of mtg for $24,000 to May1'17, 5%; Apr20; May14'14; Hy F Schwarz, of Greenwich, Conn. with Gaetano & Giuseppe Rossano, 451 E 114. nom

1ST av, 2333 (6:1796), ws, 75.8 s 120th, 25.3x100; pr mtg $14,000; May12'14; due May15'17, 6%; The Mita Realty Co, Inc, a corpn, 2333 1 av, to Katie Martoccia, 1178 43d, Bklyn. 2,000

2D av (2:456), swc 1st, str Ls; May11; May12'14; due Mar1'18, 4%; Second Av Amusement Co, Inc, a corpn, 15-7 2 av, to Harry Knapp, 1884 7 av, & ano. 4,000

2D av, 98 (2:447), es, 48.6 s 6th, 24.3x100; pr mtg $24,000; May4; May9'14; installs, $250.00 semi-annually, 6%; Saml Bergmann to Louis Borgenicht, 1475 52d, Bklyn, et al. 3,000

2D av, 144 (2:450), sec 9th (Nos 300-8), 26.10x125; leasehold; May1; May8'14; due & int as per bond; Max Menschel, 974 Aldus, Bronx & Sigmund Menschel, 61 St Marks pl, to Jno D Peabody, 224 Madison av. 10,000

3D av, 379 (3:908), es, 39.6 n 27th, 19.6x70; May12'14; 5y5%; Fannie Levy to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 6,000

3D av, 715-7 (5:1318), es, 25 s 45th, 37.7 x80; pr mtg $——; May13'14; 5 mos 6%; Terrence J Lynch, devisee Margt M Lynch, to Anna Pekowsky, 450 Audubon av. 1,000

3D av, 895 (5:1327), sec 54th (Nos 200-8), 25.5x110; PM; May11; May13'14; installs, $300 mo 6%; Alchemist Realty Coron to Louise C O'Reilly, at Garden City, LI. 6,000

5TH av, 190-202 (3:825), nwc 23d (Nos 1-21), runs w239.8xn98.9xw49.10xn98.9 to s s 24th (Nos 2-4), xe265.7 to ws Bway (Nos 1097-9), xs62.8 to ws 5 av xs140 to beg; ext of mtg for $6,475,000 to May1'17, 5%; May12; May14'14; Fifth Avenue Building Co, a corpn, 200 5 av, with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

7TH av, 823 (4:1006), es, 25.1 n 53d, 25x100; ext of mtg for $12,000 to May7'17, 6%; May7; May8'14; Lillie M Taussig, 777 West End av, with Alrose Realty Co, a corpn, 103 Park Row. nom

7TH av, 912-20 (4:1029), swc 58th (No 200), 100.5x100; PM; pr mtg $750,000; May 11'14; due Jan1'18, 6%; Gertrude A Vanderbeck, 149 W 126, to Paterno Investing Corpn, 200 W 58. 110,000

7TH av, 912-20, swc 58th (No 200); agmt modifying mtg recorded July18'12; May 11'14; Paterno Investing Corpn, 200 W 58, with Chas Paterno, 17 Northern av. nom

7TH av, 2440 (7:2028); also 142D ST, 201 W; ext of mtg for $32,000 to Apr29 '17, 5%; Apr28; May12'14; Wm J Rodenbach, 938 Ams av, with Sarah C Goodhue, at New Preston, Conn. nom

8TH av, 188-90 (3:769); ext of mtg for $32,000 to May12'19, 5%; May12; May13'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Meyer G Lowenthal, 769 10 av. nom

8TH av, 790 (4:1020), nec 48th; sal Ls; May13'14; demand, 6%; Farrell Reilly to Geo Ehret, 1197 Park av. 1,000

8TH av (3:765); sec 16th; sal Ls; May7; May8'14; demand 6%; Jno McManus, 116 8 av, to Peter Doelger Brewing Co, Inc, 407 E 55. 500

9TH av, 539 (3:737), swc 40th; sal Ls; May 6; May8'14; demand, 6%; Jno McGonigle, 715 9 av, to Peter Doelger Brewing Co, Inc, 407 E 55. 500

11TH av, 687-9 (4:1097), ws, 50 n 49th, 42x100x irreg x80; ext of mtg for $22,000 to Oct1'19, 5%; Apr14; May11'14; Albt Smith with S Ross MacClements, of Asbury Park, NJ. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Car Ls & RH equipment agmt, gen mtg &c (miscl; agmt amending & supplemental to Ls of Aug 1'12 & agmt of asn Ls of Aug2'12; Sept1'13; May11'14; Edw T Stotesbury, of Phila, Pa, lessor, & Commercial Trust Co, a corpn, of Pennsylvania, trste with Erie R R Co, a corpn, of StateNY. nom

Chattel mtg (miscl); resolution, consent & certf of stockholders to chattel mtg for $1,900 on demand, 6%; May4; May 13'14; P F von Hardenberg, Inc, a corpn, 206 Bway, to Appleton D Palmer.

Three consents of stockholders to chattel mtgs for $2,584.59 each (miscl); Apr20; May11'14; Public Service Express, Inc, a corpn, to Merchants Motors Sales Co, Inc.

MORTGAGES.

Borough of the Bronx.

MAY 8, 9, 11, 12, 13 & 14.

Beck st, 768 (10:2707); ext of $6,500 mtg to May6'17 at 5%; May6; May8'14; Title Guar & Trust Co with Ellen E Browne, 768 Beck. nom

Beck st (10:2711), es, at sws Tiffany, runs s187.5xnw114.5 to Beck xne148.6 to beg, gore; bldg loan; May7; May8'14; demand, 6%; Kermit Realty Co, Inc, to City Mort Co, 15 Wall. 80,000

Beck st (10:2711), same prop; certf as to above mtg; May7; May8'14; same to same. nom

Burnet pl, late 146th st E (10:2737), ns, 125 e Garrison, late Whitlock av, 25x100, except part for Burnett pl; May4; May8'14; due June4'16, 6%; Ellen M Marshall to Celia Weiss, 868 E 156. 250

Garfield st, 1649 (*), ws, 250 s Van Nest av, 25x100; Apr24; May11'14; due &c as per bond; Felix Aronson, 1649 Garfield, to Saml J Ashley, 747 St Nicholas av, & ano. 4,000

Gilbert pl, nec Hunts Point av, see Hunts Point av, nec Gilbert pl.

Grant Circle (*), ss, 95.8 w Tremont av, 75x109.3x133.9x142; pr mtg $15,000; May7; May8'14; 1y6%; Jno C Fisher, 752 St Nicholas av, to Northern Co, 150 Nassau. 3,000

Green la (*), ss, 679.9 e Castle Hill av, 25x97.5x31.10x103; Apr30; May12'14; 1y4%; Antonio DeMarchi to Maria Demarchi, his wife, 821 Union av. 375

Lyman pl, 1370 (11:2970), es, 145 s Freeman, runs e20xe23.10xs52.2xw123.10 to pl x n32.2 to beg; pr mtg $4,500; Apr30; May9 '14; due, &c, as per bond; Johanna Schlosser to Jacob Larns, 707 St Nicholas av. 1,000

Oliver pl, sec Decatur av, see Oliver pl, ss, 114.6 w Webster av.

Oliver pl (12:3279), ss, 114.6 w Webster av, runs w106.8 to es Decatur av xs115.9xe 102.7xn117.11 to beg; Apr30; May9'14; due, &c, as per bond; Webster Av Impt Co to Mary C Varian, Pelham Manor, NY. 7,500

Oliver pl (12:3279), same prop; certf as to above mtg; Apr30; May9'14; same to same.

Tiffany st, sws, nt es Beck, see Beck, es, at sws Tiffany.

Tiffany st (10:2731), sec Whitlock av, runs s100xe55xn58xn42.3 to st xw50.3 to beg; bldg loan; May14'14; demand, 6%; Turek Realty Corpn to City Mtg Co, 15 Wall. 43,000

Tiffany st (10:2731); same prop; certf as to above mtg; May14'14; same to same.

Tiffany st (10:2731); same prop; PM; pr mtg $43,000; May14'14; 3y6%; same to Henry Morgenthau Co, 30 E 42. 11,000

Whitehall pl (*), ns, 200 e Byron, runs n 125.11xe11.3xs abt 16xs107.8 to pl xw25 to beg; PM; May7; May8'14; 3y6%; Nicola Guarino to Michl S Gleason, 4339 Barnes av. 500

133D st E (10:2546), ss, 225 w Cypress av, runs s25xw75xs25xw50xn50 to st xe125 to beg; PM; May9; May11'14; 3y5%; Geo Doll to Port Morris Land & Impt Co, 18 E 41. 3,000

143D st, E, nec Willis av, see Willis av, nec 143.

156TH st E, sec Courtlandt av, 732.

159TH st, 314 E (9:2416), ss, 150 w Courtlandt av, 50x100; certf as to mtg for $29,000; Feb2; May11'14; Cedar Constn Co, Inc, a corpn, to Dollar Savgs Bank of City NY.

161ST st, 754 E (10:2657); agmt that upon a conveyance or re-conveyance of above premises mtg of $3,000 shall not become due May11'14; Saml Lowenstein with Isaac Sandler, 200 W 118. nom

161ST st, 776 E (10:2657); sal Ls; May 11'14; demand, 6%; Carl W Reichenbacher to Geo Ehret, 1197 Park av. nom

164TH st E (9:2369), ns, 259.11 w 3 av, 25x200; pr mtg $4,000; May13; May14'14; 2y6%; Jos C Hoffman to Chas A Hess, 343 E 156. 1,600

165TH st, 635 E (10:2633); ext of $5,000 mtg to May8'17, at 5½%; May6; May9'14; Morris Batt with Alphonse Brueckner, 653 E 165. nom

165TH st, 862 E (10:2690), ss, 37 w Stebbins av, 18.5x91; PM; pr mtg $5,000; May2; May8'14; 5y6%; Ida Brantman to Geo Ryder, Harrington Park, NJ. 1,000

166TH st E, nwc Forest av, see Forest av, nwc 166.

168TH st E, sec River av, see River av, sec 168th.

169TH st E, sec Stebbins av, see Stebbins av, sec 169.

173D st, 405-7 E (11:2898), ns, 100 w former Brook st, also abt 170 w Park av, 50x90.4x51x92.8; May8; May9'14; 2y6%; Simplex Impt Corpn, 489 5 av, to Wilhelmine Spindler, 325 W 29. 8,500

173D st, 405-7 E; certf as to mtg for $8,500; May8; May11'14; Simplex Impt Corpn to Wilhelmine Spindler.

176TH st E, nec Arthur av, see Arthur av, sec 176th.

176TH st E, nec Mt Hope av, see Mt Hope av, es, 75 s Mt Hope pl.

180TH st, 610-2 E (11:3069), ss, 146.7 w Hughes av, runs s105xw34xn64.2xn38.3xn 10.4 to st xe40.11 to beg; May9; May11'14;

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due Nov1'16, 6%; D'Auria Constn Co, 670 E 170, to Sol Roth, 257 Throop av, Bklyn. 3,500

180TH st, 610-2 E; certf os to above mtg; May8; May11'14; same to same.

186TH st, 460 E (11:3039), ss, 200 e Park av, 20x100; also 186TH ST, 464 E (11:-3039), ss, 240 e Park av, 20x100; pr mtg $9,200; May11'14; installs, 6%; Jacob A Stickney, 464 E 186, to Seymour Realty Co, 25 Broad. 800

186TH st, 464 E, see 186th, 460 E.

187TH st E (11:3115), ns,. 100 w So blvd, runs w32.8xn98.10xe25xs49.5xs50 to beg; May13'14; due Nov13'14, 6%; 187th St Constn Co, Inc, a corpn, to N Y Title Ins Co, 135 Bway. 8,000

187TH st E (11:3115); same prop; certf as to above mtg; May13'14; same to same.

197TH st E (12:3295), ns, bet Bainbridge av & Briggs av; transfer of tax lien for yrs 1895 to 1910, assessed to unknown; Sept15'13; May9'14; 3y12%; City of NY to Mathilde Bosselman. $47.60

198TH st E (12:3315), ss, 75 e Creston av, 25x98; pr mtg $——; Apr23; May14'14; 1y6%; Mary S Ryan to Anna Pekowsky, 450 Audubon av. 300

204TH st E, nwc Webster av, see Webster av, nwc 204.

217TH st E (*), ns, 80 e Paulding av, 20x95; May1; May13'14; due Apr1'16, 5½%; Macon Land Corpn to Central Mtg Co, 60 Wall. 4,000

221ST st E (*), ss, 380 w White Plains rd, 33.4x114; May9; May11'14; due &c as per bond; Laura Silvestro to Mary G Rauch, 2925 Bainbridge av. 3,000

224TH st E (*), ns, 155 w Bronxwood av, 25x114, Wakefield; pr mtg $1,800; May8; May14'14; 1y6%; Jno W Stevenson to Anna Pekowsky, 450 Audubon av. 300

224TH st E (*), ns, 350 w White Plains av, 50x114, Wakefield; May11; May12'14; 3y6%; Jas F Moore to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 2,000

232D st E (*), ss, 220 w Laconia av, 25 x114.10; bldg loan; Mar30; May13'14; installs, 6%; Jno J McGurk to North N Y Savgs & Loan Assn, 499 Willis av. 3,800

232D st E (*), ns, 165 w White Plains rd, 18x114; May12; May13'14; 3y5%; Nicholas Zito to Caroline I Satchell, 5 Ascott av, Ealing W, London, Eng. 500

234TH st E (*), ss, 153.3 w Catherine, 25.4x114.6; May14'14; 3y6%; Fannie Saqui, 119 W 114, to Sarah B Robertson, 119 W 114. 700

235TH st E (12:3375), ss, 210 w Katonah av, 25x100; ext of $4,000 mtg to May1'17, at 5½%; Apr29; May14'14; Central Mort Co with Delia Murphy. nom

235TH st E (*), ns, 430.3 w White Plains rd, 25x114.6; May1; May13'14; due Nov1'15, 5½%; Macon Land Corpn to Central Mtg Co, 60 Wall. 3,500

242D st E, nec White Plains av, see White Plains av, nec 242.

Arthur av (11:2945), sec 176th, 37.11x 96.8x37.8x98.3; May11; May14'14; due &c as per bond; Wm C Bergen to Bernard V Duffy, 2110 Anthony av. 5,000

Barker av (*), ws, 150 n Elizabeth, 25x 125; PM; May12'14; due &c as per bond; P Emile Delarbre to Martin Geiszler, 2922 Grand blvd & concourse. 1,000

Bathgate av, 1791 (11:2916), ws, 103.4 s 175th, 54x114.5; May7; May8'14; 1y6%; Macy Constn Co, 872 Macy pl, to Rockland Realty Co, 509 Willis av. 45,000

Bathgate av, 1791; certf as to above mtg; May7; May8'14; same to same.

Bathgate av ,1791; PM; pr mtg $10,000; May7; May8'14; 1y6%; same to Daily Realty Co, Inc, a corpn, 407 E 153. 1,500

Bathgate av (11:3052), ses, 75 ne 183d, 25x100, except pt for av; May7; May12'14; 1y5½%; Mary G Gehlen, 86 Neptune av, New Rochelle, NY, to Henry A Brann Jr, 103 Forster av, Mt Vernon, NY. 500

Boston rd, 1035-9 (10:2607); ext of 2 mtgs for $72,500 each to May1'19 at 5%; May1; May13'14; Lawyers Title Ins & Trust Co with Normal Constn Co. nom

Burnside av (11:3221), ns, 100.3 e Loring pl, 27.4x77.3x26.5x96.6; PM; May11'14; 5y 5%; Louis Friedman to Forbes J Hennessy, 38 W 70, et al, exrs Ellen M Hennessy. 1,855

Burnside av (11:3221), ns, 50 e Loring pl, 50.3x96.6x50.9x104.10; PM; May11'14; 5y 5%; Louis Friedman to Forbes J Hennessy, 38 W 70, et al, exrs Ellen M Hennessy. 3,710

Carter av (11:2889), ws, 105.1 s 174th, 37.6x85 3x37.6x102.1; pr mtg $——; May8; May9'14; 2y6%; Jno J Tully Co to Jennie Rudinsky, 1241 47th, Bklyn. 4,000

Carter av (11:2889), same prop; certf as to above mtg; May8; May9'14; same to same.

Carter av (11:2889), ws, 142.8 s 174th, 37.6x81.6x37.6x85.4; pr mtg $——; May8; May9'14; 2y6%; Jno J Tully Co to Jennie Rudinsky, 1241 47th, Bklyn. 4,000

Carter av (11:2889), same prop; certf as to above mtg; May8; May9'14; same to same.

Carter av (11:2889), ws, 142.8 s 174th, 37.6x81.6x37.6x85.4; ext of $21,000 mtg to Apr16'19 at 5½%; Apr16; May11'14; Jewish Theological Seminary of America with Jno J Tully Co, 391 E 149. nom

Cauldwell av (10:2626), ws, 197.9 n 158th, 50'3x130x50.2x130; PM; pr mtg $42,-000; May7; May9'14; 1y6%; McEvoy & Koester Constn Co to Wove Realty Co, 309 Bway. 1,500

Clinton av, 1798 (11:2948), es, 57 s 175th, 27x84; May7; May8'14; 5y5%; Louis Leibowitz to May Reich, 748 E 175. 6,000

Commonwealth av (*), ws, 125 s Merrill, 25x100, except part for Commonwealth av; May7; May9'14; 3y6%; Wm P Hines to Anna A Kimber, 876 Bronx Park South. 3,500

Commonwealth av (*), ws, 125 s Merrill, 25x100; sobrn agmt; May8; May13'14; Aug Funck with Anna A Kimber, 876 Bronx Park S. nom

Courtlandt av, 732 (9:2402), sec 156th; sal Ls; Feb24; May9'14; demand, 6%; Anton Basler to Jacob Ruppert, a corpn, 1639 3 av. 4,000

Crotona Pkway (11:2985), es, 603.10 s 177th, 114.6x143.1x110.5x88.5, ss; ext of $92,500 mtg to May7'19 at 5½%; May7; May11'14; Lawyers Mtg Co with Narcorth Realty Co, 20 Nassau. nom

Crotona Pkway (11:2985); same prop; agmt as to share ownership in mtg; May 7; May11'14; Atlantic Mtg Corpn with Lawyers Mtg Co, 59 Liberty. nom

Daly av, 1884 (11:2992), es, 108 n 176th, 16.1x49.11; PM; Apr10; May12'14; due &c as per bond; David Lundberg to Jno R Peterson, 1890 Daly av. 800

Daly av, 1891-7 (11:2985), ws, 555.10 s 177th or Tremont av, 117.7x93.7x110.5x 68.11; May7; May8'14; due, &c, as per bond; Narcorth Realty Co to Lawyers Mort Co, 59 Liberty. 58,000

Daly av, 1891-7; certf as to above mtg; May7; May8'14; same to same.

Decatur av (12:3355), es, 135.4 n 207th, 23.6x100; May1; May13'14; due Apr1'17, 5½%; Macon Land Corpn to Central Mtg Co, 60 Wall. 5,250

Decatur av, see Oliver pl, see Oliver pl, ss, 114.6 w Webster av.

Dudley av (*), ss, 75 e Mapes av, 25x 100; May11; May14'14; 3y5½%; Fritz Gaertner to Herman F Epple, 2516 Grand av. 4,200

Eastchester rd (*), es, 75 s Cornell av, 25x100; May6; May9'14; due Aug6'14, —%; Wm Giehl to Hugenot Trust Co, 32 North av, New Rochelle, NY. note 500

Elliott av (*), es, 100 s King, 33.6x31.11 to White Plains rd x38.1x26.9; PM; May 12'14; 5y5%; Elkwood Realty Co, Inc, 60 Wall, to Eugene Lichtenberg, at St Remy, NY. 1,300

Esplanade (*), swc Lurting av, 83.11x 102.9x75x140.4; PM; May7; May13'14; 3y 5%; Jno C Tomlinson to Morris Park Estates, 25 Broad. 5,600

Forest av (10:2651), nwc 166th; ext of $20,500 mtg to May5'17 at 5%; May5; May 8'14; Title Guar & Trust Co with Couch Realty & Impt Co, 218 E 20. nom

Gifford av (*), ns, 330.8 e Balcom av, 3 lots, ea 25x100; 3 mtgs, ea $3,500; May1; May13'14; 2y5½%; Macon Land Corpn to Central Mtg Co, 60 Wall. 10,500

Grand blvd & concourse (12:3319), ws, 190's 199th, 25x125; pr mtg $2,500; May9; May13'14; 2y6%; Victor Maeri to Nicholas Wapler, 670 Napier av, B of Q, NY. 1,000

Haviland av (*), ss, 305 e Olmstead av, 50x108, Unionport, except pt for Haviland av; May11; May12'14; 3y6%; Henry L Silbereisen to Aug & Minnie Funck, 2947 Bainbridge av. 2,500

Hermany av (*), ss, 150 e Olmstead av, 50x152.7x50x154.8, except part for Hermany av; PM; May6; May9'14; 1y6%; August Peterson to Freda Ekendahl, 2235 Powell av. 2,000

Hunts Point av (10:2761), es, 51.4 n Gilbert pl, 51.4x131.11x51x120.1; sobrn agmt; May6; May11'14; Burnett-Weil Constn Co & Henry Morgenthau Co with Lawyers Mtg Co, 59 Liberty. nom

Hunts Point av (10:2761), nec Gilbert pl, 51.4x120.1x50x108.4; sobrn agmt; May 6; May11'14; Burnett-Weil Constn Co & Henry Morgenthau Co with Lawyers Mtg Co. nom

Hunts Point av (10:2761), es, 51.4 n Gilbert pl, 51.4x131.11x50x120.1; ext of $40,-000 mtg to May8'19 at 5½%; May8; May 12'14; Lawyers Mtg Co with Burnett-Weil Constn Co, 30 E 42. nom

Hunts Point av (10:2761); same prop; agmt as to share ownership in mtg; May 8; May12'14; Rosalie S Elliman with Lawyers Mtg Co, 59 Liberty.

Hunts Point av (10:2761), nec Gilbert pl, 51.4x120.1x50x108.4; ext of $45,000 mtg to May8'14, at 5½%; May 8; May12'14; Lawyers Mtg Co with Burnett-Weil Constn Co, 30 E 42. nom

Hunts Point av (10:2761); same prop; agmt as to share ownership in mtg; May 8; May12'14; Rosalie S Elliman with Lawyers Mtg Co, 59 Liberty. nom

Jerome av (9:2503), es, 521.10 n 165th, runs n 105.10xe160xs40xs78.8xw 185.8 to beg; ext of $7,500 mtg to Nov22'16 at 6%; Mar2; May12'14; Julia R R Harmon with Jno Brown & ano. nom

Katonah av (12:3378), ws, 75 s 238th, 25x85; May1; May13'14; due Nov1'14, 5½%; Macon Land Corpn to Central Mtg Co, 60 Wall. 4,250

Lurting av, swc Esplanade, see Esplanade, swc Lurting av.

Main rd from Eastchester to Westchester, —s, being plot begins at a pt where the land intersects on n with land now or late Capt Watson & on w with land laid out as a park, distant abt 404 w from main rd leading from Eastchester to Westchester, runs sw217xe485 to said main rd xnw210.6 to land Capt Watson xw 300xnw104 to beg, contains 2 acres; May 11; May12'14; 3y6%; Thos B Watson to Frank Gass, 2248 Powell av. 4,000

Morris Park av (*), ns, 95 e Barnes av, runs n245xe7.4xse108.9xs141.3 to av xw 57.7 to beg; May11; May13'14; 2y5%; Chas Gillis, 853 Morris Park av, to Regent Realty Co, 33 W 42. 5,000

Morris Park av (*), ss, 75.2 e Fillmore, 25.3x99.9x25x101.11, except pt for Morris Park av; May9; May12'14; 3y5%; Marie C Ossmann to Clara Dellac, 2144 Bway, & ano, exrs &c Ludivine A Bertrand. 7,000

Mt Hope av, nec 176th, see Mt Hope av, es, 75 s Mt Hope pl.

Mt Hope av (11:2802), es, 75 s Mt Hope pl, runs e100xs33.5xe—xs118.11 to 176th x w168 to av xn171.7 to beg; PM; Apr27; May12'14; due &c as per bond; Jno J Paulsen, Wm C Bergen & Otto J Schwarzler, trstes, to House of Calvary, a corpn, 5 Perry. 14,000

Parker av (*), ns, 62.3 e Castle Hill av, 25x100, except pt for Parker av; May8; May9'14; 3y6%; Sidney B Hickox to Chas Funck, 2947 Bainbridge av. 800

Plimpton av, 1321 (9:2522), ws, 163.7 s 170th, 22x93.1x22.5x97.4; May9; May11'14; 5y5½%; Mary R Geer, 1321 Plimpton av, to Sara C Hadden, 137 Riverside dr. 7,000

Prospect av, 701 (10:2675), ws, 27 s 155th, 21x95x21x94.10; May5; May12'14; due &c as per bond; Isidor Rossberg, 701 Prospect av, to Aaron Wartels, 95 W 119. 1,500

Prospect av (10:2680), ws, 125 n 167th, 123x115.6; pr mtg $93,000; May8; May12 '14; due &c as per bond; 114th St & 7th Av Constn Co to Central Bldg Impt & Investment Co, 149 Church. 8,600

Prospect av (10:2680); same prop; certf as to above mtg; May8; May12'14; same to same.

Prospect av (10:2680), ws, 125 n 167th, 42.6x115.6; May8; May9'14; 5y5½%; 114th St & 7th Ave Constn Co to Lawyers Title Ins & Trust Co, 160 Bway. 32,000

Prospect av (10:2680), same prop; certf as to above mtg; May8; May9'14; same to same.

Prospect av (10:2680), ws, 205.6 n 167th, 42.6x115.6; May8; May9'14; 5y5½%; 114th St & 7th Ave Constn Co to Lawyers Title Ins & Trust Co, 160 Bway. 32,000

Prospect av (10:2680), same prop; certf as to above mtg; May8; May9'14; same to same.

Prospect av (10:2680), ws, 167.6 n 167th, 38x115.6; May8; May9'14; 5y5½%; 114th St & 7th Ave Constn Co to Lawyers Title Ins & Trust Co, 160 Bway. 29,000

Prospect av (10:2680), same prop; certf as to above mtg; May8; May9'14; same to same.

River av (9:2489), sec 168th, 100x105; pr mtg $12,000; May13'14; 1y6%; Warner Realty Co to Alice F Brown, Chestertown, NY. 2,000

River av (9:2489), same prop; certf as to above mtg; May13'14; same to same.

St Ann's av, 686 (10:2617); ext of $10,-000 mtg to May7'19 at 5%; May7; May8 '14; Lawyers Mort Co with J W R Realty Co, 3114 3 av. nom

St Ann's av, 686 (10:2617), es, 450 s 156th, 26x90; pr mtg $10,000; May7; May 8'14; due, &c, as per bond; Alex L Kircheis, 601 W 132, to J W R Realty Co, 3114 3 av. 2,500

Southern blvd, 589 (9:2296), ns, 131.6 e Alex av, 20x100; ext of $7,000 mtg to May 1'19 at 5%; May1; May14'14; Sol Margareten to Rose D Putzel. nom

Stebbins av (10:2694), sec 169th, 88.11x 39.10x86.5x42.6; May8'14; 1y5%; August Obrock, Pleasantville, NY, to Geo Ehret, 1197 Park av. 15,000

Story av (*), ns, 249 w Castle Hill av, 50x103; May11; May13'14; 3y6%; Jno Beck to Geo E Herold, 1675 So blvd. 500

Tinton av (10:2655), ws, 126.4 s 158th, 26.4x135; pr mtg $7,500; May13'14; installs, 6%; Lena Kravitz to Helen B Wilding, 609 W 127. 1,180

Tinton av, es, 81.3 n 160th, see Tintin av, 846.

Tinton av, 777 (10:2655), ws, 126.4 s 158th, 26.4x135; May9; May11'14; due &c as per bond; Lena Kravitz to Title Guar & Trust Co, 176 Bway. 5,000

Tinton av, 777; sobrn agmt; May9; May 11'14; Cath A Waters with Title Guar & Trust Co, 176 Bway. nom

Tinton av, 846 (10:2667), es, 61 n 160th, 20.3x92; also TINTON AV (10:2667), es, 81.3 n 160th, 20.3x92; pr mtg $8,500; May 4; May14'14; 2y6%; Saml Kutinsky to Wolf Kutisker, 205 E 10. 2,000

Tinton av, 1082 (10:2670), es, 41 s 166th, 19x80;, pr mtg $6,000; Apr25; May12'14; due Apr11'23, 5%; Jas Sullivan to Jas Weston, 1080 Tinton av. 2,000

Van Nest av (*), ns, 70 e Victor, 25x 100, except pt for st purposes; pr mtg $3,800; May7; May8'14; due &c as per bond; Otto Hassold to Dora Klay, 523 E 150. 1,000

Vyse av (11:2987), ws,. 100 s Jennings, 50x100; May1; May12'14; 3y5½%; Rosina, wife Giuseppe Baldo, to Eliz K Dooling, 179 E 80. 4,000

Walton av (11:2833-2837-2844), es, bet 171st & 172d, being lot 87 blk 2844 tax map; transfer of tax lien for yrs 1899 & 1906 to 1908, assessed to an unknown; June19'11; May12'14; 3y12%; City N Y to David Wallace, 442 Monroe, Bklyn (assigned to Anna R Crossin, 1476 E 5, Bklyn). 223.58

Washington av, 1591-3 (11:2904), ws, old line, 210 s 172d, old line, 50x150, except part for av; pr mtg $12,000; Apr30; May8 '14; due, &c, as per bond; Congregation & Great House of Learning of Israel of The Bronx to Philip Krakouer, 178 S 9, Bklyn. 3,000

Waterbury av (*), ss, 275 e Wilcox av, 25x77.11x45.8x79.10; May11; May12'14; 3y 6%; Phelan Bros Constn Co, 2047 Ryer av, to Chas F Halsted, 174 Prospect pl, Bklyn. 500

Waterbury av (*); same prop; certf as to above mtg; May11; May12'14; same to same.

Waterbury av (*), es, 100 n Layton av, 100x220 to Pelham Bay x100x210; May11 '14; 5y6%; Clara A Miller to Mary T Grace, 2550 Grand av. 7,000

Waterbury av (*), same prop; sobrn agmt; May11'14; Augustus C Miller with same. nom

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Webster av (12:3353), nwc 204th, 75x 100x44.3x104.7; May8'14; due June1'17, 5%; Ebling Co, a corpn, to Dollar Savgs Bank, 2808 3 av. 50,000

Webster av (12:3353), same prop; certf as to above mtg; May8'14; same to same.

White Plains av (*), nec 242d, 100x127.3 x100x129.10; PM; May7; May8'14; 5y5%; Theresa Lemmon to Wm Sorley, 306 W 77. 17,000

White Plains rd, ws, 100 s King, see Elliott av, es, 100 s King.

Whitlock av, sec Tiffany, see Tiffany, sec Whitlock av.

Willis av, 444 (9:2290); sal Ls; May4; May8'14; demand, 6%; Eugene Ansel & Jno Bollinger to Peter Doelger Brewing Co, Inc, 407 E 55. 1,000

Willis av (9:2288), nec 143d, 25x98.9; ext of $16,000 mtg to May1'19, at 5%; May1; May14'14; Betha Feldhusen with Union Dime Savgs Bank, 701 6 av. nom

3D av, 2908 (9:2362); ext of $20,000 mtg to Sept1'17 at 5%; May4; May11'14; Jos F Stier, 117 W 58, with Chas Schnabel, 2908 3 av. nom

3D av, 2908; ext of $29,000 mtg to Sept 1'17 at 5%; May8; May11'14; Chas Schnabel with Jos Lederer. nom

Rattle Snake Brook (*), cl at ns land Geo Faile, runs n69xw150xs67 to land Faile xe158 to beg, with right of way 12 ft wide adj above on w; pr mtg $1,750; May6; May12'14; installs, 6%; Felix Guastaferro to Model B & L Assn of Mott Haven, 2663 3 av. 2,250

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2410 New York, May 23, 1914. (47) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Attorney st, 33.
Bayard st, 9 & 51.
Bleecker st, 82-4.
Broome st, 42-4.
Chrystie st, 67.
Crosby st, 97
Dominick st, 9-13.
Elizabeth st, 9.
*Emerson st or W 207th st (nwc Bway), blk 2241-18.
Essex st, 9½.
Forsyth st, 82.
Front st, 106.
Goerck st, 59-65.
Greene st, 21.
Hamilton pl, es, blk 1988-155.
*Jackson st, 55-61 (or Water st, 684).
Jackson st, 87-91.
King st, 21½.
Madison st, 91.
Nichols pl, cs, blk 2255-41.
Perry st, 94.
St Nicholas pl, 38-42.
South st, 84-5.
*South st, 386-7 (or Jackson, 87-91).
Stanton st, 62.
Varick st, 128-30.
Water st, 684.
Wooster st, 179-83.
10th st, 417 E.
10th st, 60-2 W.
*13th st, 201 W (or 7 av, 42).
13th st, 203 W.
14th st, 418 E.
16th st, 410-6 & 447 W.
*17th st, 300-2 W (or S av, 139-41).
18th st, 315 E.
20th st, 310 W.
22d st, 301 W.
24th st, 411 E.
25th st, 44-6 E.
25th st, 516-24 W.
26th st, 206-8 E.
26th st, 336-42 W.
*26th st, 463-5 W (or 10 av, 280).
28th st, 208 W.
*30th st, 46-52 E (or 4 av, 434-40).
32d st, 31-3 E.
33d st, 217 W.
36th st, 63-5 & 239 W.
37th st, 134-42 & 438 W.
39th st, 212 W.
42d st, 251-7 & 308 W.
43d st, 264 W.
44th st, 405 W.
48th st, 546 W.
49th st, 107, 138 & 541-5 W.
51st st, 533 W.
54th st, 236-8 E.
56th st, 439 W.
57th st, 403 E.
*58th st, 32 E (or Madison av, 607-11).
64th st, 119 E.
69th st E, ns, blk 1481-9.
70th st, 316-8 E.
71st st, 22 & 332 W.
72d st, 55 & 151 E.
72d st, 118 & 164-8 W.
76th st, 116 E.
76th st, 154 & 318 W.
*78th st, 200 E (or 3 av, 1365).
78th st, 202-4 E.
*79th st, 201 E (or 3 av, 1391-7).
79th st, 203-5 E.
80th st, 337 E.
81st st, 155-9 E.
81st st, 263-5 & 304 W.
83d st, 35 W.
86th st, 304 E.
86th st, 501 E (or Av A, 1634).
87th st, 314-20 W.
88th st, 325 E.
90th st, 18 & 108 E.
90th st E, blk 1501-61-62
*90th st, 300 W (or West End av, 619).
92d st, 112 E.
93d st, 63 E.
93d st, 262 W.
94th st, 330 E.
95th st, 231 E.
97th st, 55 W.
98th st, 44 E.
*102d st, 101 W (or Columbus av, 860).
106th st, 227 E.
109th st, 304 W.
111th st, 115 & 119 W.
112th st, 68 E.
112th st, 230 & 540-2 W.
113th st, 20 E.
114th st, 334-8 E.
*116th st, 19-25 E (or Mad av, 1770).
116th st, 68 & 307 W.
*117th st, 368 W (or Morningside av, 28).
118th st, 70-2 W.
*119th st, 147-51 E (or nec Lex av), blk 1768-21.
120th st, 5 W.
123d st, 3 W.
124th st, 129 E.
*124th st, 359 E (or 1 av, 241-9).
124th st, 523 & 531-3 W.
125th st, 350 E.
*125th st, 352 E (or 1 av, 2437).
125th st, 446-8 & 551 W.
126th st, 237-9 E.
126th st, 237 W.
128th st, 12 & 45 W.
129th st, 126-30 & 617 W.
130th st, 232 W.
*130th st, 622 W (or 129th st, 617 W).
*131st st, 601 W (or Bway, 3261).
131st st W, ns, blk 1998-28.
132d st, 249 W.
132d st, 548 W.
*132d st, 600 W (or swc Bway), blk 1998-36.
132d st W, ss, blk 1998-37.
133d st, 61 E.
*133d st, 601 W (or Bway, 3301-3).
*134th st, 600 W (or Bway, 3317-21).
137th st, 117 W.
140th st, 542 W.
*141st st, 121 W (or Bway, 1981).
141st st, 123-7 W.
142d st W, ns, blk 2089-13-14.
147th st W, ns, blk 2094-19-22.
148th st, 403 W.
155th st W, blk 2134-pt 16.
156th st W, ss, blk 2134-41.
161st st, 556 W.
162d st W, ss, blk 2120-18.
163d st, 535-41 W.
164th st, 505 W.
*164th st, 601 W (or Bway, 3921-9).
*165th st, 600 W (or Bway, 3931-9).
170th st W, ns, blk 2127-58.
*174th st, 500 W (or Ams av, 2296-8).
*177th st W, (nec Audubon av, 247-51).
178th st, 703-5 W.
*183d st W (sec Bway), blk 2164-23.
184th st W, ns, blk 2167-26-7.
185th st, 633 W.
*204th st, 600-6 W (or Sherman av, 176).
213th st W, ns, 2194-42-45.
Av A, 1634-6 & 1641.
Av B, 165.
Av C, 149.
Amsterdam av, 710-2 & 2296-8.
Audubon av, 247-51.
Audubon av, es, blk 2127-29-32.
Bowery, 290-2.
Bradhurst av, 43.
Broadway, 1981-7 & 1991
Broadway, 2790-2, 3261 & 3301-21.
Broadway, 3921-39 & 5000-6.
Broadway, ws, blk 1998-30-36.
Broadway, es, blk 2164-20-23.
Broadway, ws, blk 2241-18-24.
Columbus av, 860.
Edgecombe av, 44.
Haven av, es, blk 2139-144.
Lenox av, 564-70.
Lexington av, 190 & 316.
Lexington av (nec 119th st, 147-51 E) blk 1768-21.
Madison av, 607-11, 1060, 1694 & 1770.
Morningside av, 28.
Northern av, es, blk 2179-pt 142.
Park av, 383-7, 1384 & 1807-13.
Prescott av, ws, blk 2255-95.
*Riverside dr, 700 (or nec 147th st), blk 2094-19.
St Nicholas av, 724.
St Nicholas av, ws, blk 2166-48.
Sherman av, 176.
West End av, 619 & 626.
1st av, 2419-37.
3d av, 1359-65 & 1391-7.
3d av, 1399-1401.
6th av, 15-7, 69 & 811.
7th av, 42-6, 1858-60 & 2195.
8th av, 139-41, 169 & 2451.
10th av, 280-2.

WILLS.

Charlton st, 122-4.
Henry st, 44.
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20th st, 456 W.
42d st, 523-7 W.
44th st, 428 W.
44th st, 444 W.
80th st, 447 E.
93d st, 327 E.
97th st, 177 W.
116th st, 145 E.
2d av, 1621.
6th av, 256.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 15, 16, 18, 19, 20 & 21.

Attorney st, 33 (2:346-58), ws, 125 n Grand, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Harris Schwartz to Eva Diamondston, 870 Kelly; B&S; May16; May 21'14; A$17,000-28,000. O C & 100

Bayard st, 9 (1:289-44), ss, 80.3 w Forsyth, runs w23.8xs38xe26.3xn31 to beg, 5-sty bk loft & str bldg; Betsie Rubin to Phillip & Louis Brenner, both at 60 Division; mtg $9,000 & AL; May20; May21 '14; A$11,000-14,500. nom

Bayard st, 51 (1:163-29), ss, 150 w Bowery, 25x85, 5-sty bk tnt & strs; Alice Hatton to Geo Lecron, 51 Bayard; ½ pt; AT; B&S & CaG; AL; May20'14; A$17,500-25,000. O C & 100

Bayard st, 51; Geo Lecron to Augusta Schuchardt, 51 Bayard; ½ pt; B&S; mtg $20,500; May20'14. nom

Bleecker st, 382-4 (2:621-15-17), swc Perry (No 94), 42.6x70, 2-4 & 1-3-sty bk tnts, strs in Bleecker; Max Lipman et al to Altavista Holding Co, a corpn [c/o Grassi Bros], 1170 Bway; mtg $27,000 & AL; May15; May18'14; A$23,500-30,000. O C & 100

Broome st, 42-4 (2:327-65), ns, 86.3 e Lewis, 38.9x75, 6-sty bk tnt & strs; Wm M Chadbourne, ref, to Geo W Dibble, 275 No Fulton av, Mt Vernon, NY; FORECLOS May11; May20; May21'14; A$18,000-38,000. **35,000**

Chrystie st, 67 (1:303-22), ws, 50.5 s Hester, 25.2x84.5x25.1x84.5, vacant; Martin J Keogh Jr, ref, to Sarah E Furnald, 34 W 72; FORECLOS May19; May21'14; A$18,000-18,000. **12,500**

Crosby st, 97 (2:496-10), es, abt 115 s Prince, 25.3x66, 7-sty bk loft & str bldg; Geo F Johnson to Geo F Johnson Co, a corpn, 15 Exch pl, Jersey City, NJ; B&S; Dec18'13; May20'14; A$15,500-34,000. O C & 100

Dominick st, 9-13 (2:491-54-56 & 32 & 33), ns, 125 w Clarke, runs w76.9xn50xw— to es Varick (No 128) as widened xn— to pt 79.3 s Spring xe15xs20.11xe126.8xs75 to beg, 1-2 & 1-3-sty fr tnts; Rector &c of Trinity Church to Wm S Coffin, 13 W 57; AL; May19; May21'14; A$——$——. **66,000**

Elizabeth st, 9 (1:201-26), ws, 125 n Bayard, 25x94.5, 3-sty bk loft bldg; Sam Adler to Sol Zimet, 120 Chrystie; ¼ pt; AL; May12; May18'14; A$17,000-21,000. nom

Elizabeth st, 9; Louis Gottesman to same; ¼ pt; AL; May12; May18'14. nom

Essex st, 9½ (1:297-25), ws, 200.6 s Hester, 20x87.6, 5-sty bk tnt & strs; Rachel Rosenberg to Edna 1 Rosenberg, 9½ Essex; mtg $19,250 & AL; May15; May16'14; A$21,500-27,000. 2,000

Forsyth st, 82 (1:306-11), es, 125.7 s Grand, 24.11x100x25.2x100, 3-sty bk tnt & strs & 3-sty bk rear loft bldg; Wm Mathis to Arthur F Mathis, 356 7th, Bklyn [82 Forsyth]; AT; mtg $18,000; May19; May 20'14; A$22,000-28,000. nom

Front st, 106 (1:33-27), ns, abt 105 w Wall, 20.8x72.9, 4-sty bk loft & str bldg; Wm H Sage & ano, TRSTES will Geo L Ronalds, to Wm H Douglas, 317 W 76; May21'14; A$18,000-23,000. **20,000**

Goerck st, 59-65 (2:328-60-62), ws, 150 n Delancey, 99.9x100, 4-sty bk loft bldg & 1 & 2-sty fr rear stable; Realty Redemption Co of N Y to Wm Lustgarten & Co, Inc, 68 William; AL; May19; May20'14; A $48,000-56,000. O C & 1,000

Greene st, 213 (2:534-29), ws, 125 s 3d, 27.6x100, 6-sty bk loft & str bldg; Jno B Murphy to Julius Martinson, 295 E 10; QC; July7'13; May18'14; A$24,000-41,000. nom

Greene st, 213; Julius Martinson to Jno J Tully, 1230 Tinton av; mtg $37,000; Apr 30; May18'14. nom

Hamilton pl (7:1988-155), es, 249.8 s 138th, 32.7x44.6x—x27.10, vacant; Gustavus A Rogers, ref, to Zengendal Realty Co, 135 Bway [r 507]; FORECLOS Jan22; Mar27; May16'14; A$8,000-8,000. **5,150**

Jackson st, 55-61, see Water, 684.

Jackson st, 83-91 on map 87-91, see South, 380-7.

King st, 21½ (2:520-43), ns, 84 w Congress, 16x75x16.2x75.2, 5-sty bk tnt; Oreste Mariani to Paolo Monacelli, 528 E 117; mtg $7,000; May3; May18'14; A$7,000-13,000. nom

Madison st, 91 (1:277-9), ns, abt 340 w Market, 25x100, 5-sty bk tnt; Wm J Mathis, heir &c Ernestine Mathis, to Arthur F Mathis, 356 7th, Bklyn [82 Forsyth]; AT; mtg $28,000; May19; May20'14; A$17,000-32,000. nom

Perry st, 94, see Bleecker, 382-4.

St Nicholas pl, 38-42 (7:2054-96), es, 174.1 s of cl 153d if extended, 75x100, 6-sty bk tnt; Bavarian Realty Co to Gamble-Brown Realty Co, a corpn [c/o Wm Gamble & Co], 292 Washington; mtg $90,000 & AL; May14; May16'14; A$40,000-118,000. O C & 100

South st, 83-4-5 (rear lots), see South, 84.

South st, 84 (1:72-27-this also includes South, 85, & rear lots South 83-84-85), ns, abt 60 w Burling sl, 17.9x74.5x18.1x74.7, nes; also SOUTH ST, 83-4-5 (lots in rear), 54.5x90x55.7x90; also SOUTH ST, 85 (1:72), ns, abt 48 w Burling sl, 17.9x74.7x18.1x74.9, nes, 8-sty bk storage bldg; Owners Bldg Co, a corpn, to Edw M James, 97 Hamilton pl; mtg $166,000 & AL; May15'14; A$70,000-160,000. O C & 100

South st, 85, see South, 84.

South st, 386-7 (1:243-24), nwc Jackson (Nos 83-91 on map 87-91), 50x104.4, 3-6-sty bk tnts & strs; Emery C Weller, ref, to Excelsior Savgs Bank, 79 W 23; FORECLOS May6; May13; May18'14; A$23,000-55,000. **40,000**

Stanton st, 62 (2:417-34), ns, 25.4 e Eldridge, 25.4x75, 5-sty bk tnt & strs; Harry Goldstein to Thos J Keane, 28 E 130 [c/o Geo A Feld Co, 164 E 129]; mtg $25,000; AT; May15'14; A$19,000-28,000. O C & 100

Variek st, 128, see Dominick, 9-13.

Water st, 684 (1:260-33), nwc Jackson (Nos 55-61), 25x100, 5-sty bk tnt & strs; Adolf Steinhart to Matilda Healy, 434 E 56; mtg $32,000; May4; May19'14; A$14,-000-34,000. O C & 100

Wooster st, 179-83 (2:524-18), ws, 100 s Bleecker, 74.8x100x74.5x100, 7-sty bk loft & str bldg; Chas J Leslie to New State Co, a corpn, 686 Bway; mtg $115,000 & AL; FORECLOS Apr10; May21'14; A$60,000-125,000. **-100**

8TH st, 35 W (2:572-71), ns, 152.7 e 6 av, 24.11x93.11, 6-sty bk loft & str bldg; Plainfield Plumbing, Hardware & Paint Supply Co, a N J corpn, to Edna J Siess, 33 Hudson st, Hackensack, NJ; correction deed; mtg $52,000 & AL; May15; May16'14; A$22,-000-42,000. nom

10TH st, 417 E (2:380-27), ns, 258 e Av C, 25x94.9, 6-sty bk tnt & strs; Leo Klein to Louis Kivovits, 243 E 13; B&S; AL; Apr30; May18'14; A$10,500-28,000. nom

10TH st, 60-2 W (2:573-11), ss, 150.8 e 6 av, 42.2x92.3, 7-sty bk tnt; Jos Koppel to Defiance Real Estate Corpn, 135 Bway [r 612]; mtg $117,500; Jan7; May15'14; A $40,000-105,000. nom

13TH st, 201 W, see 142d W,, ns, 425 w Bway.

13TH st, 203 W, see 142d W, ns, 245 w Bway.

14TH st, 418 E (2:441-16), sws, 244 se 1 av, 25x91, 5-sty bk tnt; Fannie B Goulden & ano, heirs Margt E Walsh, to Lena Fishgal, 33 Moore, Bklyn; mtg $15,500 & AL; May20'14; A$15,000-20,000. O C & 100

14TH st, 418 E; Lena Fishgal to Frank A Kleindienst, 447 W 50; mtg $15,500; May 20'14. O C & 100

16TH st, 410-6 W (3:713-40 & 41), ss, 125 w 9 av, 100x117.4x100.4x108.3, 6-sty bk factory; Seymour McCullagh to Andw T McCullagh, 418 Clark st, South Orange, NJ; Mary F Bradford, — Thorean st, Concord, Mass, & Anna F McCullagh, 210 Prospect st, East Orange, NJ; QC; Mar5; May21'14; A$35,500-107,000. nom

16TH st, 447 W (3:714-10), ns, 204.4 e 10 av, 30x92, 5-sty bk tnt & strs; Jno H Tietjen et al to Jas S Hannon, Inc, a corpn, 445 W 16; mtg $12,000 & AL; May15'14; A $11,000-16,000. O C & 100

17TH st, 300-2 W, see 8 av, 139-41.

18TH st, 315 E (3:924-12), ns, 440 w 1 av, 20x92, 3-sty & b bk dwg; Harry Crone, ref, to Wilhelmina K Gronholz, 213 S 9, Bklyn; FORECLOS May15; May20'14; A$9,500-11,500. **12,000**

20TH st, 310 W (3:743-52), ss, 175 w 8 av, 25x91.11, 3-sty bk tnt; Kath T Moore to Casimir de R Moore, 109 E 38; sub to 21y Ls from Feb1'08; May1; May15'14; A $12,000-19,000. O C & 100

22D st, 301 W (3:740-37), nes, 58 nw 8 av, 21x84.4, 3-sty & b bk dwg; Casimir de R Moore to Kath T Moore, at Scarborough, NY; sub to 21y Ls from Nov1'93; May1; May15'14; A$12,000-14,000. O C & 100

24TH st, 411 E (3:956-9), nes, abt 175 e 1 av, 25x98.9, 4-sty bk tnt & strs & 3-sty fr rear tnt; Frank A Kleindienst to Lena Fishgal, 33 Moore, Bklyn; mtg $8,000 & AL; May20'14; A$10,000-12,500. exch

25TH st, 44-6 E (3:854-33 & 34), ss, 200 w 4 av, 50x98.9, 2-3-sty & b stn dwgs; City Real Estate Co to Jno M Slattery Building & Constn Co, a corpn, 157 W 81; B&S & C aG; May15; May16'14; A$125,000-130,000. nom

25TH st, 516-24 W (3:696-49), ss, 200 w 10 av, 125x98.9, 4 & 5-sty bk loft bldg; Warner Realty Co, a corpn, to Edw J Mimne, 301 W 109; mtg $90,000 & AL; May 7; May15'14; A$49,500-71,000. nom

26TH st, 206 E, see 142d W, ns, 425 w Bway.

26TH st, 208 E, see 142d W, ns, 425 w Bway.

26TH st, 107 W (4:999-28), ns, 100 w 6 av, runs n100.5xw22xs32.11xsw3xs67.4 to st xe25 to beg, 4-sty stn office & str bldg, 2-sty ext; Wm Grossman to Beekman Holding Co, Inc, a corpn, 115 Bway [r 901]; B &S; mtg $30,000; Oct1'13; May16'14; A$38,-000-45,000. O C & 100

26TH st, 336-42 W (3:749-63 & 67), ss, 300 e 9 av, 100x98.9, 2-6-sty bk tnts; Gerdes Realty Co, a corpn, to International Real Estate Co, Inc, a corpn, 15 William; [r 1202]; mtg $104,000 & AL; May14; May 15'14; A$48,000-136,000. O C & 100

26TH st, 463-5 W, see 142d W, ns, 425 w Bway.

28TH st, 208 W (3:777-49), ss, 121.10 w 7 av, 25x98.9, 6-sty bk tnt & strs; Therese Weil & ano to Bertha Kahn, 421 E 82; B&S; AL; May21'14; A$15,500-35,000. O C & 100

30TH st, 46-52 E, see 4 av, 434-40.

32D st, 31-3 E (3:862-26), ns, 125 e Mad av, 50x98.9, 12-sty bk loft & str bldg; Bramko Constn Co, a corpn, to Meany Realty Corpn, 55 Liberty; mtg $230,000; May20'14; A$148,000-300,000. O C & 100

33D st, 217 W (3:783-30), ns, 180 w 7 av, 20x98.9, 3-sty & b bk dwg; Louisa Ward, devisee will Eliza McKibbin, to Edwina & L Anita Ward, 159 W 97; ⅛ pt; May20'14; A$24,000-25,500. nom

36TH st, 63-5 W (3:838-8-9), ns, 100 e 6 av, 50x98.9, 1-4 & 1-5-sty stn tnts, strs in 63; Clarence Payne to 385 Park Av Apartments, a corpn, 30 E 42; mtg $100,-000; May20'14; A$170,000-188,000. O C & 100

36TH st, 239 W (3:786-23), ns, 378.6 e 8 av, 18.6x98.9, 3-sty & b bk dwg; Mary L Whitehead to D H Jackson Co, 165 Bway [135 Bway]; mtg $12,500; May18; May20'14; A$24,000-25,500. nom

37TH st, 134-42 W (3:812-63 to 67), ss, 172 e 7 av, 93x98.9, 3-4-sty stn offices & str bldgs, 2-2-sty bk garages; Alcourt Realty Co to Alan Realty Co, a corpn, 309 Bway [r 1207]; AL; May12; May16'14; A $232,500-240,000. O C & 100

37TH st, 438 W (3:734-56), ss, 275 e 10 av, 25x98.9, 5-sty bk tnt & strs; Theo Yankauer to Elise T Underhill [c/o H I Underhill, 148 Turrell av], South Orange, NJ; AL; May13; May18'14; A$10,000-19,-000. nom

39TH st, 212 W (3:788-55), ss, 125.6 w 7 av, 20.6x98.9, 3-sty & b stn dwg; Watson Vanderpoel to Realty Holding Co, a corpn, 907 Bway; May8; May16'14; A$30,500-32,000. O C & 100

42D st, 251-7 W (4:1014-6-9 & 58), ns, 125 e 8 av, runs e93.9xn100xw18.9xn0.5xw 25xn100.5 to ss 43d (No 264) xw12.6xs100.5 xw37.6xs100.5 to beg, with all title to strip in rear of 251 W 42 & cl of blk, 6-sty stn tnt & strs & 4-sty & b stn dwg; Geo H Earle Jr to Inter-City Apartment House Co, Inc, 115 Bway; mtg $320,000 & AL; May 11; May20'14; A$329,000-360,000. O C & 100

42D st, 308 W (4:1032-39), ss, 150 w 8 av, 25x98.9, 5-sty bk tnt & strs; Jno E Ludin & ano, EXRS Ann Wiley, to Ludin Realty Co, a corpn, 261 W 34; mtg $30,000; May16; May18'14; A$30,000-42,000. **20,000**

43D st, 264 W, see 42d, 251-7 W.

44TH st, 405 W (4:1054-28), ns, 100 w 9 av, 25x100.4, 4-sty bk tnt & strs & 2-sty fr rear tnt; Ann Lindon to Kathryn Manton, 103 Columbia rd, Dorchester, Mass; May6; May18'14; A$13,000-16,000. nom

48TH st, 546 W (4:1076-56), ss, 200 e 11 av, 30x100.5, 3-sty bk tnt & str & 1 & 2-sty bk rear stable; Louis Stern to Christian Wollersen, 518 [514] W 46; mtg $7,-000; May15; May18'14; A11,000-12,000. nom

49TH st, 138 W (4:1001-53), ss, 274.6 e 7 av, runs s81.3xe0.6xs18.9xe25xn100 to st xw25.6 to beg, 5-sty stn hotel; Chas G Braxmar to Geo W White Jr, 77 W 89 [c/o 6-4 White, 15 Maiden la]; ½ pt; mtg $31,000; May11; May15'14; A$37,000-45,000. nom

49TH st, 541-5 W (4:1078-8), ns, 175 e 11 av, 75x100.5, 2-6-sty bk tnts & strs; Wm Lustgarten & Co, Inc, to Frederic C Leubuscher, 5 W 124 [258 Bway]; B&S; mtg $60,000 & AL; May19; May20'14; A$29,000-84,000. nom

51ST st, 533 W (4:1080-15), ns, 350 e 11 av, 25x100.5, 4-sty bk tnt; Mary E, wife Thos F McGourty, to Leonora M MacCabe, 320 W 96; mtg $15,000; May16; May 18,14; A$9,000-15,500. nom

53D st, 103 E, see Park av, 383-7.

54TH st, 236-8 E, see 142d W, ns, 425 w Bway.

56TH st, 439 W (4:1066-11), ns, 250 e 10 av, 25x100.5, 5-sty stn tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; May5; May15'14; A$10,000-20,000. O C & 100

56TH st, 439 W; Bertha Kaufman to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72 [both at 5 Beekman]; B&S; AL; May14; May15'14. O C & 100

57TH st, 403 E (5:1369-1¼), ns, 17.9 e 1 av, 17.9x57.3, 3-sty & b stn dwg; Thos B Watson to Konrad Sporrer, 403 E 57; mtg $6,500; May15; May16'14; A$5,000-7,500. O C & 100

58TH st, 32 E (5:1293-50), sec Madison av (Nos 607-11), 20x50.5, 5-sty bk loft & str bldg; Madison Avenue Real Estate Co to Myer Gotlieb, 208 E 58 [611 Madison av]; mtg $75,000 & AL; May15; May16'14; A$50,000-70,000. O C & 100

64TH st, 119 E (5:1399-7½), ns, 220 w Lex av, 20x100.5, 4-sty & b stn dwg; Jenny R Meeker to Hy E Meeker, 119 E 64 [143 Liberty; B&S; mtg $25,000 & AL; May11; May19'14; A$25,000-42,000. nom

67TH st, 121-7 W, see Bway, 3261.

69TH st E (5:1481-9), ns, 175 e Av A, 41x100.4, vacant; Jacob Morris to Nathan Kean & Co, a corpn, 503 E 69; B&S & CaG; AL; May5; May15'14; A$11,000-11,000. nom

69TH st E (5:1481), same prop; Nathan Kean & Co to Lenox Hill Settlement Assn, a corpn, 446 E 72; AL; May11; May15'14. nom

70TH st, 316-8 E (5:1444-40-41), ss, 256 e 2 av, 50x100.5, 2-5-sty bk tnts & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; Apr28; May19'14; A$18,000-40,000. O C & 100

71ST st, 22 W (4:1123-44), ss, 282 w Central Park W, 18x100.5, 4-sty & b stn dwg; Nellie J Sexton to Wm H P Phyfe, 621 5 av; mtg $19,000; May16; May18'14; A$16,000-32,000. O C & 100

71ST st, 332 W (4:1182-45½), ss, 311 w West End av, 18x100.5, 3-sty & b stn dwg; Randolph E Paul to Corinne Saint Jacques, 105 E 15 [332 W 71]; mtg $15,000 & AL; Jan21; May20'14; A$10,000-21,000. nom

72D st, 55 E (5:1387-32), ns, 280 e Madison av, runs n102.2xe20xs41.11xw0.4xs60.2 to st xw19.8 to beg, 4-sty & b stn dwg; Margt R Bradshaw to Louise F Henry, 50 E 58; CaG; mtg $21,000 & AL; May15'14; A$55,000-67,000. O C & 100

72D st, 151 E (5:1407-24), ns, 300 w 3 av, 18.9x102.2, 5-sty stn tnt, 2-sty ext; Hy C Beadleston to Wm E Miller, 186 Sunnyside av, Bklyn; mtg $18,000; May21'14; A $18,000-33,000. nom

72D st, 151 E; Wm E Miller to Hy C Beadleston & Alice L, his wife, 640 Mad av, as tenants by entirety; mtg $18,000; May21'14. nom

72D st, 118 W (4:1143-39), ss, 150 w Col av, 25x102.2, 4-sty & b stn dwg, 2-sty ext; Eda K Loeb et al, EXRS Morris Loeb, to Edw W Browning, 110 W 72; AL; May19; May21'14; A$45,000-60,000. **69,000**

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72D st, 164-8 W (4:1143-60), ss, 100 e Ams av, 59x102.2, 12-sty bk tnt; Michl F Loughman to Western Holding Co, Inc, a corpn, 507 5 av [r 502]; mtg $385,000 & AL; May15'14; A$175,000-410,000. O C & 100

76TH st, 116 E (5:1410-66), ss, 154 e Park av, 16x102.2, 3-sty & b stn dwg; Mathilde Wolff to Geo B Cabrera, 102 Convent av; AL; May19'14; A$12,000-15,000. O C & 100

76TH st, 318 W (4:1185-34), ss, 240 w West End av, 20x102.2, 3-sty & b bk dwg; Thos Thacher to Jno M Stoddard, 51 W 81 [128 Bway]; AL; May18'14; A$20,000-32,000. nom

78TH st, 200-2 E, see 142d W, ns, 425 w Bway.

78TH st, 204 E, see 142d W, ns, 425 w Bway.

79TH st, 201 E, see 142d W, ns, 425 w Bway.

79TH st, 203-5 E, see 142d W, ns, 425 w Bway.

80TH st, 337 E (5:1543-21), ns, 125 w 1 av, 25x102.2, 4-sty stn tnt; Max Loewenthal to Wm Morris, 1531 Union, Bklyn [47 Cedar]; ¼ pt; mtg $8,000; May12; May20'14; A$9,000-14,000. O C & 100

81ST st, 155-9 E (5:1510-27), ns, 199.9 w 3 av, 56.5x102.2, 9-sty bk tnt; Jno M Slattery Building & Constn Co, a corpn, to City Real Estate Co, a corpn, 176 Bway; mtg $150,000; May15; May16'14; A$35,000-160,000. O C & 100

81ST st, 263-5 W (4:1229-6), ns, 127.5 e West End av, 50x114, 9-sty bk tnt; Emile J Wittnauer to Wittnauer Realty Co, Inc, 30 W 36; AL; June30'13; May20'14; A$55,000-190,000. nom

81ST st, 304 W (4:1244-50½), ss, 80 w West End av, 20x68.2, 5-sty & b bk dwg; Mary T Feeney to Wilma Davis, 301 W 84 [c/o Edw Davis, 47 Worth]; mtg $28,000; May20'14; A$13,000-27,000. O C & 100

83D st, 35 W (4:1197-18), ns, 428.9 e Col av, 20x80, 3-sty & b bk dwg; Mildred Waring to Harold L Naughton, 662 Madison, Bklyn [with Albt W Venino, 59 Wall]; QC; Apr22; May15'14; A$13,500-17,500. nom

86TH st, 304 E (5:1548-48½), ss, 78 e 2 av, 22x108.2, 5-sty bk tnt & strs; Sophie Heins to Wm Bienn, 1594 Av A; AL; May8; May16'14; A$9,500-20,000. O C & 1,000

86TH st, 501 E, see Av A, 1634-6.

87TH st, 314-20 W (4:1248-41), ss, 200 w West End av, runs s100.8¼xw40xn.0½xw40xn100.8 to st xe80 to beg, 9-sty bk tnt; Lawyers Realty Co, a corpn, to Henrietta P Stromberg, at New Brunswick, NJ; B& S; May15; May18'14; A$67,000-275,000. nom

88TH st, 325 E (5:1551-15), ns, 275 w 1 av, 25x100.8, 5-sty bk tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; May18'14; A$9,000-19,000. O C & 100

88TH st, 325 E (5:1551-15), ns, 275 w 1 av, 25x100.8, 5-sty bk tnt & strs; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72 [both at 5 Beekman]; B&S; AL; May18; May19'14; A$9,000-19,000. O C & 100

90TH st, 18 E, see Bway, 3261.

90TH st, 108 E (5:1518-66), ss, 129.8 e Park av, 29.2x100.8, 4-sty stn tnt; Wm C F Paul to Manert Realty Co, a corpn, 220 Bway [r 23C]; mtg $20,000 & AL; May15; May16'14; A$17,500-26,000. O C & 100

90TH st E, ss, 255.6 e 5 av, see Bway, 3261.

90TH st, 300 W, see West End av, 619.

92D st, 112 E, see 142d W, ns, 425 w Bway.

93D st, 63 E (5:1505-28), ns, 190.6 w Park av, runs n55.5xw0.6xn45.3xw14xs45.3xw0.6xs55.5 to st xe15 to beg, 3-sty & b stn dwg; Patk McMorrow to Gertrude A Vanderbeck, 149 W 126 [c/o Maurice Mandelbaum, 135 Bway]; mtg $9,000; May18'14; A$12,000-15,000. nom

93D st, 63 E; Gertrude A Vanderbeck to Morris Epstein, 1340 Madison av [126 Liberty]; mtg $11,500; May18'14. O C & 100

93D st, 262 W (4:1240-59), ss, 119 e West End av, 17x100.8, 4 & 5-sty & b bk dwg; Mary E Reed to Richd H Johnston, 417 Riverside dr; mtg $17,000 & AL; May15'14; A$12,000-24,000. nom

94TH st, 330 E (5:1556-35), ss, 425 e 2 av, 25x100.8, 5-sty bk tnt; Margt & Rosemary McGranahan to Otto Beumer, 1515 3 av [1392 Lex av]; mtg $9,500; May18; May19'14; A$8,500-15,500. O C & 100

95TH st, 231 E (5:1541-18), ns, 150 w 2 av, 25x100.8, 5-sty bk tnt; Berent C Gerken to Marie I Bloomfield, 1404 Park av; mtg $11,000; May12; May15'14; A$9,000-18,000. O C & 100

97TH st, 55 W (7:1833-10), ns, 553 w Central Park W, 17x100.11, 3-sty & b bk dwg; Justina Buchsbaum to Rosa Eisnitz, 1219 Hoe av [c/o Saml Eisnitz, 766 Columbus av]; mtg $8,000; May18; May19'14; A$10,500-12,500. O C & 100

98TH st, 44 E (6:1603-48), ss, 120 e Madison av, 25x100.11, 5-sty bk tnt; Richd H Clarke, ref, to Society for the Relief of Destitute Children of Seamen, on Castleton av, New Brighton, SI; FORECLOS May 5; May20; May21'14; A$10,000-22,500. 24,000

102D st, 101 W, see Columbus av, 860.

106TH st, 227 E (6:1656-14), ns, 250 w 2 av, 25x100.11, 5-sty bk tnt & strs; Benj J Well to Bertha Kaufmann, 1496 Lex av; B&S; AL; May20; May21'14; A$10,000-19,000. O C & 100

109TH st, 304 W (7:1893-21½), ss, 119 w Bway, 19x100.11, 5-sty & b bk dwg; Andw F Murray to Jno Murray, both at 304 W 109; mtg $27,000; Dec27'13; May20'14; A $16,500-33,000. O C & 100

111TH st, 115 W, see 111th, 119 W.

111TH st, 119 W (7:1821-19), ns, 426 e 7 av, 14x100.11, 4 & 5-sty & b bk dwg; A $8,000-14,000; also 111TH ST, 115 W (7:-1821-20½), ns, 455 e 7 av, 15x100.11, 4 & 5-sty & b bk dwg; Rental Mtg. Securities Corpn to Helen M Dames, 532 Flatbush av, Bklyn; QC & AT to rents &c; May15'14; A$8,500-15,000. nom

111TH st, 119 W; also 111TH ST, 115 W; Land Map Realty Corpn to same; mtg $20,500 & AL; May15'14. O C & 300

112TH st, 68 E (6:1617-41), ss, 78.9 w Park av, 26.3x100.11, 5-sty stn tnt; Israel Winer to Abr Lipshitz & Raphel Tomshinsky, both at 19 W 112 [86 E 113]; mtg $13,000; May15; May16'14; A$11,500-18,500. O C & 100

112TH st, 230 W (7:1827-46), ss, 308 w 7 av, 17x100.11, 3-sty & b stn dwg; Henry Hornstein to Jessie A Luke, 43 W 47th, TRSTE Walter Luke; mtg $11,000 & AL; May12; May16'14; A$9,000-11,000. nom

112TH st, 540-2 W (7:1883-57), ss, 125 e Bway, 50x100.11, 6-sty bk tnt; Alpha Holding Co, Inc, to Wilmore Realty Co, a corpn, 115 Bway [r 1217]; mtg $84,400; May15'14; A$40,000-85,000. O C & 100

113TH st, 20 E (6:1618-61), ss, 281.3 e 5 av, 18.9x100.11, 5-sty bk tnt; Bernard Lichtenstein to Anna L Garrabrant, at Mt Hope, NY; mtg $16,000 & AL; May8; May 15'14; A$9,500-16,000. nom

114TH st, 334-8 on map 336-8 E (6:-1685-39), ss, 250 w 1 av, 49.11x100.11, 6-sty bk tnt & strs; Winston H Hagen, ref, to Robt Gray, 413 W 146; FORECLOS Apr14; May19'14; A$17,000-51,000. 43,150

116TH st, 19-25 E, see Madison av, 1770.

116TH st, 68 W (6:1599-69), ss, 45 e Lenox av, 30x100.11, 5-sty bk tnt & strs; S E & M E Bernheimer Co, a corpn, to Simax Realty Co, a corpn, 2566 Bway; mtg $32,000; May21'14; A$23,000-40,500. nom

116TH st, 307 W (7:1943-27), ns, 130 w 8 av, runs n100.11xw10xsw10.10xs96.8 to st xe20 to beg, 5-sty bk tnt; Jos P McGowan, ref, to Rector &c of the Church of the Incarnation of NY, 205 Mad av; FORECLOS May5; May15; May19'14; A$12,000-17,000. 17,800

117TH st, 368 W, see Morningside av, 28.

118TH st, 70 W (6:1601-66), ss, 128 e Lenox av, 27x100.11, 5-sty stn tnt; Isaac Stern & Carrie, his wife, to Jennie Stern, 1057 Faile, Bronx; ½ pt; AT; mtg $20,000; May20; May21'14; A$15,000-28,000. O C & 100

118TH st, 72 W (6:1601-67), ss, 100 e Lenox av, 28x100.11, 5-sty stn tnt; Jennie Stern to Isaac Stern, 72 W 118; ½ pt; AT; mtg $20,000; May20; May21'14; A$15,500-29,000. O C & 100

119TH st, 147-51 E, see Lexington av, nec 119th.

120TH st, 5 W (6:1720-13), ns, 105 w Mt Morris av, 20x100.11, 4-sty & b stn dwg; Danl B Freedman to Patk McMorrow, 120 W 123 [271 W 125]; mtg $14,000 & AL; May18; May19'14; A$13,000-21,000. O C & 100

123D st, 3 W (6:1721-51), ns, 281 e Lenox av, 19x100.11, 3-sty & b stn dwg; Robt S Streep to B W R Realties, Inc, 63 Park row; mtg $16,500 & AL; May20'14; A$12,500-17,500. O C & 100

124TH st, 120 E (6:1778-15), ns, 340 e Park av, 25x100.11, 3-sty bk loft bld; Laurence B Fletcher to National Gas Governor Co, 6 Church; QC; May18; May19'14; A$12,000-21,000. nom

124TH st, 359 W, see 142d W, ns, 425 w Bway.

124TH st, 523 W (7:1979-19), ns, 414.6 e Bway, 27x100.11, 5-sty bk tnt; Francesco Zombo to Maude Arnott, 625 W 135; mtg $22,000 & AL; May15; May16'14; A$15,100-27,000. O C & 100

124TH st, 531-3 W (7:1979-14), ns, 283 e Bway, 52x100.11, 7-sty bk tnt; Edw L Parris, ref, to Carl Stein, 562 West End av [150 Bway]; FORECLOS May14; May 18; May20'14; A$30,000-85,000. 69,750

125TH st, 350 E, see 142d W, ns, 425 w Bway.

125TH st, 352 E, see 142d W, ns, 425 w Bway.

125TH st, 446-8 W (7:1965-56-57), ss, 175 e Ams av, 50x100.11, 2-5-sty bk tnts & strs; Jno F Haase & Louis Sasse to Vermilyea Realty Co, a corpn, 530 W 207; mtg $37,000 & AL; May15; May18'14; A$28,000-50,000. O C & 100

125TH st, 551 W (7:1980-5), ns, 75 e Bway, 25x99.11, 5-sty bk tnt & strs; Saml H Hunter to Anna L Garrabrant, at Mt Hope, NY; mtg $27,000 & AL; May6; May 15'14; A$15,000-24,000. O C & 100

126TH st, 237-9 E (6:1791-16¼-17), ns 185 w 2 av, 33.4x99.11, 2-3-sty & b stn dwgs; Caroline Wall, widow, to Bertha Amlaw, 440 E 156; AL; May18'14; A$11,000-12,000 O C & 100

126TH st, 237 W (7:1932-19), ns, 300 w 7 av, 25x99.11, 4-sty stn tnt; Alfred L Rose, ref, to J Leland Wells [Main], Amityville, LI; FORECLOS May13; May15'14; A$13,000-17,500. 13,000

128TH st, 12 W (6:1725-42¼), ss, 150.6 w 5 av, 15x99.11, 3-sty & b stn dwg; Chas Hensle Realty Co to Frank G Banister, 86 Fisher av, White Plains, NY; 5 W 125]; mtg $4,000; May15; May18'14; A $7,000-9,000. O C & 100

128TH st, 45 W (6:1726-18½), ns, 422.6 e Lenox av, 12.6x99.11, 3-sty & b stn dwg; Fredk R Toombs, ref, to Chas A Sherman, 33 W 52 [74 Wall] & Chas G Moller, 290 Mad av; ENRS &c Peter Moller Jr; FORECLOS May13; May18; May20'14; A$5,500-6,500. 6,500

129TH st, 126-8 W (7:1913-44), ss, 250 w Lenox av, 50x99.11, 4-sty bk tnt; A$23,000-40,000; also 129TH ST, 130 W (7:1913-46), ss, 425 e 7 av, 25x99.11, 3-sty & b fr dwg; Fannie D Welch to German Savgs Bank of N Y, a corpn, 157 4 av; AL; May1; May 15'14; A$11,000-12,000. nom

129TH st, 130 W, see 129th 126-8 W.

129TH st, 617 W (7:1996-20), ns, 275 w Bway, 25x199.10 to ss 130th (No 622), 3 & 4-sty bk tnt & strs & 2-sty bk tnt in 130th; Robt R Heywood to Francis MacD Sinclair, 310 W 104 [605 W 129]; ½ pt; B&S & Cat; mtg $15,000; May18; May20'14; A$18,000-25,000. O C & 100

130TH st, 232 W (7:1935-48), ss, 410 e 8 av, 15x99.11, 3-sty & b stn dwg; Anna Van Axte to Eva C Young, 79 Christopher; May16; May18'14; A$6,000-9,000. nom

130TH st, 622 W, see 129th, 617 W.

131ST st, 601 W, see Bway 3261.

132D st, 249 W (7:1938-15), ns, 355 e 8 av, 19.6x99.11, 3-sty & b stn dwg; Harold W Kraussman & ano, heirs Edw A Kraussman, to Eliz S Kraussman, widow, 545 W 111; mtg $8,000; May15; May19'14; A$7,000-9,500. nom

132D st, 548 W (7:1986-43), ss, 250 w Ams av, 25x99.11, 5-sty bk tnt; Adele Conklin to Fitzgerald-Clark Corpn, 336 Fulton, Jamaica, B of Q; mtg $18,000; May 15' May18'14; A$9,000-22,000. O C & 100

132D st, 600 W, see Bway, 3261.

133D st, 61 E (6:1758-31), ns, 113 w Park av, 27x99.11, 5-sty bk tnt; Willy Ehrenhaus to Anna L Garrabrant, at Mt Hope, NY; mtg $16,500 & AL; May5; May15'14; A$5,500-15,000. nom

133D st, 601 W, see 142d W, ns, 425 w Bway.

134TH st, 600 W, see 142d W, ns, 425 w Bway.

137TH st, 117 W (7:2006-21½), ns, 250 w Lenox av, 25x99.11, 5-sty stn tnt; Bertha Goldstein to N Y City Unit Ownershlp Realty Co, a corpn, 74 Bway [r 1707]; mtg $19,000; May15; May16'14; A$8,000-20,000. O C & 100

140TH st, 542 W (7:2071-56), ss, 215.4 e Bway, 16.4x67.3; Jno P O'Brien, ref, to Delia A Holston, 10 E 38; mtg $7,000; FORECLOS Apr14; May14; May21'14; A$6,500-8,700. 1,000

142D st W (7:2089-13-14), ns, 425 w Bway, runs n— to es Riverside dr xsw91.4 to nec Riverside dr & 142d xe41.3 to be vacant; A$14,000-14,000; also 6TH AV, 69 (2:592-68), ws, 67.2 s Waverly pl, 21.2x 80, 4-sty bk tnt & strs; A$17,000-23,000; also 148TH ST, 403 W (7:2063-28), ns, 101 w St Nicholas av, 18.6x80, 3-sty & b stn dwg; A$8,800-15,500; also 54TH ST, 236-8 E (5:1327-30-31), ss, 125 w 2 av, 50x100.4, 2-5-sty stn tnts; A$22,000-37,000;; also 125TH ST, 350 E (6:1801-30A), ss, 75 w 1 av, 18.9x100.11, 4-sty stn tnt; A$7,500-10,000 ;also 3D AV, 1399-1401 (5:1525-48), es, 124.4 n 79th, runs e100xs22.2xw14.10xs17.10xw85.2 to av xn40 to beg, 6-stv bk tnt & strs; A$32,000-65,000; also 3D AV, 1391-7 (5:1525-1), nec 79th (No 201), 84.4x45, 6-sty bk tnt & strs; A$52,000-90,000; also 79TH ST, 203-5 E (5:1525-3), ns, 45 e 3 av, 40.2x84.4, 6-sty bk tnt & strs; A$20,000-48,000; also BROADWAY, 3921-39 (8:-2137-145 & 190), nwc 164th (No 601), 250 to ss 165th (No 600) x100.5x259.5 to 164th x100, 2-6-sty bk tnts & strs; A$230,000-530,000; also 10TH AV, 280-2 (3:724-1 & 3), nec 26th (Nos 463-5), 74x100, 2-6-sty bk tnts & strs; A$42,000-116,000; also 13TH ST, 203 W (2:618-pt lot 41), ns, 80 w 7 av, 20x45.6, 3-sty bk tnt; also 7TH AV, 42 (2:618-40), nwc 13th (No 201), 21x80, 4-sty bk tnt & strs; A$23,000-26,000; also 7TH AV, 44 (2:618-39), ws, 21 n 13th, 24.6x80, 4-sty bk tnt; A$17,000-21,000; also 7TH AV, 46 (2:618-38 & 41, lot 41, also includes 13th st, 203 W), ws, 45.6 n 13th, 22.6x100, 4-sty bk tnt; A$23,500-28,000; also 6TH AV, 811 (4:998-35½), ws, 20 s 46th, 20x80, 4-sty bk tnt & strs, 1-sty ext; A$42,000-47,000; also 3D AV, 1359-65 (5:1432-45-48), sec 78th (No 200), 102.2x69, 4-5-stv bk tnts & strs; A$66,500-101,000; also 78TH ST, 202 E (5:1432-45¼), ss, 69 e 3 av, 18x102.2, 4-sty bk tnt; A$7,500-13,000; also 78TH ST, 204 E (5:1432-45¼), ss, 87 e 3 av, 18x102.2, 4-sty bk tnt; A$7,500-13,000; also 92D ST, 112 E (5:1520-68), ss, 107 e Park av, 18x100.8, 3-sty & b stn dwg; A$10,500-14,500; also 26TH ST, 206 E (3:906-52), ss, 110 e 3 av, runs s 98.9xe50xn48.9xw18xn50 to st xw32 to beg, 5-sty bk tnt & strs & 4-sty bk rear tnt; A$16,000-26,500; also 26TH ST, 208 E (3:-906-pt lot 50), ss, 142 e 3 av, 18x50, 3-stv bk tnt; A$——$——; also 1ST av, 2419-31 (6:1801-23-27½), nwc 124th (No 359), 144.8 x75x140.8x75, 7-4-sty stn tnts & strs; A $60,000-96,000; also 1ST AV, 2433 (6:1801-28), ws, 41.2 s 125th, 20x74.9x20x74.8, 4-stv stn tnt & strs; A$8,000-13,000; also 1ST AV, 2437 (6:1801-30), swc 125th (No 359), 21.2x74.8, 4-sty bk tnt & strs; A$16,000-23,000; also 1ST AV, 2435 (6:1801-29), ws, 21.2 s 125th, 20x74.8, 4-sty stn tnt & str; A $8,000-13,000; also BROADWAY, 3301-21 (7:2000-29-36), swc 134th (No 600), runs s 199.10 to ns 133d (No 601) xw125xn99.11xe25xn99.11 to ss 134th xe100 to beg, 5-6-sty bk tnts & strs; A$156,500-337,000; Robt L Hoguet et al to J Pierre Hoguet, 40 E 83 [40 E 41]; 1-9 pt; AL; Mar17; May18'14. nom

142D st W, nec Bway, see 142d W, ns, 425 w Bway.

147TH st W, nec Riverside dr, see Riverside dr, 700.

148TH st, 403 W, see 142d W, ns, 425 w Bway.

155TH st W (3:2134-pt lot 16), ns, 375 w Bway, 50x63.11, vacant; Archer M Huntington to American Numismatic Soc, a corpn, at Bway & 155th; AL; Mar24; May 19'14; A$——$——. nom

156TH st W (8:2134-41), ss, 324.9 w Bway, 50x99.11, vacant, with an easement & right of way over strip bounded s by cl of blk bet 155th & 156th sts, n by line 35 n therefrom, e by ws Bway & w by line 125 w Bway; Archer M Huntington to American Geographical Soc, a corpn, 3755 Bway; AL; Apr2; May16'14; A$24,000-24,000. nom

161ST st, 556 W (8:2119-20), ss, 300.6 e Bway, 16x99.11, 3-sty & b stn dwg; Henry Siebert Jr Corpn to Wm H Snicer, 563 W 159; mtg $7,500; May14; May16'14; A$7,000-11,500. O C & 100

162D st W (8:2120-18), ss, 300 e Bway, runs s99.11xe74.6xn0.1xe25.6xn99.9 to st xw 100 to beg, vacant; Isidore Jackson et al to Edythe C Hanckel, 35 Ft Washington av; mtg $27,000 & AL; May18; May19'14; A$46,000-46,000. O C & 100

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163D st, 535-41 on map 525-35 W (8:2122-127), ns, 210 e Bway, 155x99.11, 2-5-sty bk tnts; Placid Realty Co to Berent C Gerken, 67 E 87 [c/o O'Reilly & Dahn, 1272 Lexington av]; mtg $142,000; May14; May15'14; A$76,000-180,000. O C & 100

164TH st, 505 W (8:2121-49), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; B W R Realties, Inc, to Robt S Streep, 3 W 123; mtg $55,000 & AL; May20'14; A$22,000-61,000. O C & 100

164TH st, 601 W, see 142d W, ns, 425 w Bway.

165TH st, 600 W, see 142 W, ns, 425 w Bway.

170TH st W, nec Audubon av, see Audubon av, nec 170th.

174TH st, 500 W, see Amsterdam av, 2296-8.

177TH st W, nec Audubon av, see Audubon av, 247-51.

178TH st, 703-5 W (8:2176-14), ns, 100 w Bway, 56.4x92.6, 6-sty bk tnt; Rosamond A wife Ernest M Welch, to Gottlob Sommer, 703-5 W 178; mtg $45,000 & AL; May18; May19'14; A$19,000-55,000. O C & 100

183D st W, nec Bway, see Bway, 3261.

184TH st W (8:2167-26-27), ns, 95 w Wadsworth av, 50x99.11, vacant; Ensign Realty Co to Aldus Constn Co, Inc, 950 Hoe av; AL; May20'14; A$10,000-10,000. O C & 100

185TH st, 633 W (8:2166-59½), ns, 19.6 e Wadsworth av, 15.3x59.5x15.3x59.6, 3-sty & b bk dwg; Esther Beard to Wm J Beard, 633 W 185; Nov11'13; May18'14; A $3,000-6,500. O C & 100

204TH st, 600-6 W (8:2225-24), nwc Sherman av (No 176), 55x100, 5-sty bk tnt & strs; Vermilyea Realty Co to Jno F Haase & Louis Sasse, both at 101 W 125 [101 E 125]; mtg $51,000; May16; May18'14; A$27,500-$——. O C & 100

207TH st W, nwc Bway, see Bway, nwc 207th.

212TH st W, nec Bway, see Bway, 5000-6.

212TH st W, nec Bway, see Bway, 5000-6.

213TH st W (8:2194-42-45), ns, 100 e 9 av, 100x99.11, vacant; Daisy D Moran to Wm Webber at New Rochelle, NY, & Richd Webber, 400 Riverside dr [both at 2191 3 av], firm of Richd Webber; B&S & CaG; mtg $6,000; Apr30; May16'14; A$12,000-12,-000. nom

Av A, 1634-6 (5:1583-1 & 1½), nec 86th (No 501), 40x75, 2-4-sty stn tnts & strs; Israel Hoffman to Fannie Cohen, W 35th & Surf av, Coney Island, Bklyn [wife Isaac Cohen, 280 Bway]; mtg $28,000; May 16; May19'14; A$20,000-33,500. O C & 100

Av A, 1641 (5:1566-26½), ws, 45 s 87th, 19.11x75x20.2x75, 5-sty bk tnt & strs; Christian Clauder to Christian N, Kath E & Jeanette C Clauder, children Christian Clauder, 1641 Av A; ½ pt; AT; B&S; mtg $10,000 on whole; May18'14; A$7,500-16,000. nom

Av B, 165 (2:393-4), es, 71 n 10th, 23.8x 93, 5-sty bk tnt & strs; Rosie Rothstein to Deborah Kaufman, 57 W 111; mtg $17,000; Apr20; May18'14; A$21,000-24,000. nom

Av C, 149 (2:392-36), ws, abt 45 n 9th, 23x93, 6-sty bk tnt & strs; Louis Falk to Meyer Falk, 149 Av C; mtg $24,000; Sept 11'11; May21'14; A$16,000-29,000. O C & 100

Amsterdam av, 710-2 (4:1242-33), ws, 80.8 n 94th, 40x100, 5-sty bk tnt & strs; Chas Blum to Adolphe Blum, 600 W 113 [301 W 91]; AT; AL; June12'13; May20'14: A$35,000-60,000. nom

Amsterdam av, 2296-8 (8:2130-44), swc 174th (No 500), 50x100, 6-sty bk tnt & strs; Henry Morgenthau Co to Delmar Realty Corpn, 135 Bway [r 711]; May11; May15'14; A$34,500-85,000. nom

Audubon av (8:2127-29-32 & 58), nec 170th, 100x120, vacant; Delmar Realty Corpn to Henry Morgenthau Co, a corpn, 30 E 42 [r 1507]; mtg $35,000; May14; May 15'14; A$54,500-54,500. nom

Audubon av (8:2127), nec 170th; same prop; Henry Morgenthau Co to F M & S Corpn [c/o Aaron Goodman], 117 W 119; B&S; May14; May15'14. nom

Audubon av, 247-51 (8:2132-21), nec 177th, 107.11x100x—x100, 6-sty bk tnt & strs; Jos F Tunney to B W R Realties, Inc, 63 Park row; B&S; Mar20; May21'14; A$62,000-190,000. O C & 100

Bowery, 166-66½ on map 166 (2:478-33), ws, abt 20 s Kenmare, 25x100, 3-sty bk tnt & strs; Chas O Tobias to Zinwill Co, a corpn, 115 Bway; AT; B&S & CaG; May9; May20'14; A$28,000-32,000. O C & 100

Bowery, 290 (2:521-87), ws, 44 n Houston, 22x78.4x21.11x79.6, 5-sty bk loft & str bldg; Frank Rosenstein to Wolf Sanft, 237 W 111 [290 Bowery], ⅛ pt; B&S; mtg $31,000; May15; May16'14; A$18,000-29,000. O C & 100

Bowery, 292 (2:521-86), ws, 65.11 n Houston, 22.6x78.1x15.1x78.11, 5-sty bk loft & str bldg; Frank Rosenstein to Wolf Sanft, 237 W 111 [290 Bway]; ⅛ pt; B&S; mtg $22,500; May15; May16'14; A$16,000-24,500. O C & 100

Bradhurst av, 43 (7:2051-139), ws, 173.2 s 145th, 18.2x—x18x80.3, 3-sty & b bk dwg; Maximilian J Jahelka to Chas W Lindsley, of Pompton Lakes, NJ [120 Liberty]; mtg $6,000; May8; May15'14; A$5,600-8,100. O C & 100

Broadway, 1981, see Bway, 3261.

Broadway, 1983-5, see Bway, 3261.

Broadway, 1989, see Bway, 3261.

Broadway, 2790-2 (7:1879-62), es, 26 s 108th, 51.9x93.9x50.6x105.4, 7-sty bk tnt & strs; Aaron Guedalia to Mesaba Realty Co, Inc; AL; May20; May21'14; A$80,000-130,000. O C & 100

Broadway, 3261 (7:1998-28-37), swc 132d (No 600), 199.10 to ns 131st (No 601) x100, 1-sty fr stable & vacant; A$131,000-131,-000; also 90TH ST E (5:1501-61-62), ss, 255.6 e 5 av, 51.1x100.8, 1-sty bk garage & vacant; A$100,000-100,000; also 90TH ST, 18 E (5:1501-60), ss, 306.8 e 5 av, 25.6x100.8, 2-sty & a fr dwg; A$50,000-50,500; also BROADWAY (8:2164-20-23), sec 183d, 105.10x103.7x104.11x118, vacant; A$45,000-45,000; also 1-6 int in following: BROADWAY, 1991 (4:1139-51), ws, 84.9s68th, 28.1 x130.2x25x117.4, 1 & 2-sty bk str; A$85,000-87,000; also BROADWAY, 1983-5 (4:1139), ws, 28.7 n 67th, 56.2x93x50x118.8, 2-4-sty bk tnts; also BROADWAY, 1981 (4:1139-14-16-this includes Bway, 1983-5, nwc 67th (Nos 121-7), 28.7x118.8x25.5x131.8, 4-sty bk tnt & str & 3-4-sty stn tnts in st; sub to life estate of Eliz J Arkenburgh; A$254,000-276,000; Robt J Hamershlag & ano, by Nathan Burkan, GDN, et al, to Moritz Falkenau, 48 W 86 [35 Nassau]; all RT&I; AL; May15; May 18'14. O C & 100

Broadway, 3301-21, see 142d W, ns, 425 w Bway.

Broadway, 3921-39, see 142d W, ns, 425 w Bway.

Broadway, nec 183, see Bway, 3261.

Broadway (8:2241-18 & 24), nwc 207th, 125x150, vacant; Hannah Freedman to Wm P Allen, at Rye, NY [10 Wall]; mtg $30,-000 & AL; May15'14; A$36,000-36,000. O C & 100

Broadway, 5000-6 (8:2230-1), nec 212th, 118.7x133.10x99.11x197.9, 6-sty bk tnt; Broad View Land Co to Richd A Keough, 32 Court st, White Plains, NY; mtg $220,-625; May21'14; A$50,000-245,000. O C & 100

Broadway, 5000-6, nec 212th; Richd A Keough to Jno Miles, Miles bldg, White Plains, NY; mtg $220,625; May21'14. O C & 100

Broadway, 5000-6 (8:2230-1), nec 212th, 118.7x133.10x99.11x197.9, 6-sty bk tnt; Hazel Real Estate Co to Broad View Land Co, a corpn, 15 Court st, White Plains, NY; mtg $220,625 & AL; May19; May20'14; A $50,000-245,000. O C & 100

Columbus av, 860 (7:1857-29), nwc 102d (No 101), 25.11x75, 5-sty bk tnt & str; Jno McNamara to Danl McNamara, 135 W 103 [860 Columbus av]; mtg $50,000; July 17'13; May18'14; A$30,000-42,000. nom

Edgecombe av, 44 (7:1960-64), es, 19.10 s 137th, 17.6x90, 3-sty bk dwg; Edw de P Lexington to Robt R L Clarkson, at Clermont, Columbia Co ["Midwood," Tivoli-on-Hudson], NY; CaG; 7-12 pts; May 18; May20'14; A$10,000-13,500. nom

Haven av (8:2139-144), es, 103.3 s 170th (produced), 25.10x127.9x25x134.2, vacant; Ensign Realty Co, a corpn, to Aldus Constn Co, Inc, 950 Hoe av; AL; May20'14; A$8,500-8,500. O C & 100

Lenox av, 564-6, see Lenox av, 568-70.

Lenox av, 568-70 (6:1736-71), es, 49.11 s 139th, 50x85, 6-sty bk tnt & strs; A$32,-000-65,000; also LENOX AV, 564-6 (6:-1736-3), es, 49.11 n 138th, 50x85, 6-sty bk tnt & strs; A$32,000-65,000; Aaron Coleman & Morris Manheimer to Manco Realty Co, a corpn, 204 W 34; mtg $105,000; May15; May18'14. O C & 100

Lexington av, 190 (3:887-79), ws, 67.8 s 32d, 22x80, 3-sty & b bk dwg; Wilmore Realty Co to Alpha Holding Co, Inc, a corpn, 165 Bway [r 1417]; mtg $27,000; May15'14; A$23,750-25,500. nom

Lexington av, 316 (3:894-18), ws, 22 n 38th, 19x75, 4 & 5-sty & b stn dwg; Jenny R Meeker to Hy E Meeker, 119 E 64 [143 Liberty]; B&S; mtg $21,000 & AL; May11; May19'14; A$24,500-33,500. nom

Lexington av (6:1768-21), nec 119th (Nos 147-51), runs e60xn78.4 & 29.5 to cl Old Harlem rd x—51.6 to av xs62.6 to beg, 3-sty bk stable; A$30,000-35,000; also PARK AV, 1807-13 (6:1773-4 & 72), es, 75.8 s 125th, 63x90, 2-5-sty bk tnts & strs; A $38,000-62,000; Wm D J McCarthy to Mary C McCarthy, 152 W 129 [wife D J McCarthy, 149 Bway]; 1-5 pt; B&S; May20'14. gift

Madison av, 607-11, see 58th, 32 E.

Madison av, 1060 (5:1492-15½), ws, 22.2 n 80th, 20x70, 4-sty & b bk dwg; Jas S Jenkins, EXR & TRSTE Jno J Jenkins, to Jacob Oshlag, 1622 Av A; May20'14; A $30,000-35,000. **28,875**

Madison av, 1694 (6:1618-17), ws, 25 n 112th, 25x100, 5-sty bk tnt & strs; Herman Cassel to Anna L Garrabrant, at Mt Hope, NY; AL; Apr28; May19'14; A$16,000-28,000. nom

Madison av, 1694; Anna L Garrabrant to Albt Freund, 42 W 120 [1772 Madison av]; AL; May18; May19'14. nom

Madison av, 1770 (6:1622-13), nwc 116th (Nos 19-25), 60x110, 7-sty bk tnt & strs; Morris D Solinger et al to Halesco Realty Co, Inc, a corpn, 71 E 59; mtg $130,000; May9; May18'14; A$65,000-155,000. O C & 100

Morningside av, 28 (7:1943-61), sec 117th (No 368), 27.7x100x27.5x100, 5-sty bk tnt; Albt L Blum to Susan E Blum [wife Albt L Blum], 170 W 73; mtg $31,000; May20'14; A$32,000-49,000. **25,000**

Northern av (8:2179-pt lot 142), es, 556.2 n 181st, 100x212.2x103.9x224.2, vacant; Broad View Land Co, a corpn, to Hazel Real Estate Co, a corpn, 612 W 207; AL; May 19; May20'14; A$——$——. O C & 100

Park av, 383-7 (5:1308-2), es, 25.4 n 53d, runs e70xs25.4 to ns 53d (No 103) xe20xn 100.5xw90 to av xs75.1 to beg, 12-sty bk tnt & b bk bldg in st; Montana Realty Co to Clarence Payne, at Menlo Park, Cal; mtg $360,000; May20'14; A$115,000-410,000 O C & 100

Park av, 1384 (6:1609-37), ws, 75 n 103d, 25.11x80, 5-sty bk tnt & strs; Eleanor Frank to Chas Bakal, 1762 3 av; mtg $14,-000 & AL; May15'14; A$7,000-14,000. O C & 100

Park av, 1807-13, see Lexington av, nec 119th.

Prescott av (8:2255-41 & 95), nws, 225.10 ne Bolton rd, 100x297.10 to Nichols pl x 104.7x293.8, vacant; Harold H Herts, ref, to Edw F Cole, 301 W 106; FORECLOS May12; May20; May21'14; A$8,000-8,000. **12,500**

Riverside dr, 700 (7:2094-19-22), nec 147, 99.11x80, vacant; Wm Gamble et al to Bavarian Realty Co, a corpn, 160 Bway [r 705]; May14; May16'14; A$73,500-73,500. O C & 100

Riverside dr, nec 142d, see 142 W, ns 425 w Bway.

Riverside dr (8:2178, 185 & 195), ws, at ss line land Wm Libbey & 6973.9 n from ss 155th & 3418.10 w from es 10 av, runs nw207.11 to land Hudson R R R Co xn—to point 150 n from ss land of Libbey xse — to dr xsw— to beg; vacant; Wm E Carnochan to Jonas M Libbey, at Union League Club, NY; B&S; July7'09; May18 '14; $44,000-44,000. nom

St Nicholas av, 724 (7:2053-69), es, 299.4 n 145th, 19.6x100, 3 & 4-sty & b stn dwg; Greystone Holding Co to Lizzie J Waugh, 210 Neptune av, Coney Island, NY; AL; May14; May15'14; A$11,000-14,500. O C & 100

St Nicholas av (8:2166-48), ws, 100 s 186th, 57.2x100x56.6x100, 5-sty bk tnt; Aldus Constn Co to Ensign Realty Co, a corpn, 55 Liberty; mtg $55,000 & AL; May 20; A$——$——. O C & 100

Sherman av, 176, see 204th, 600-6 W.

West End av, 619 (4:1250-100), swc 90th (No 300), 24x90, 4-sty & b bk dwg; Theresa Lemmon to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74 [149 Bway]; mtg $35,000; May11; May19'14; A$55,000-63,000. nom

West End av, 626 (4:1238-4), es, 64 n 90th, 19x100, 3 & 4-sty & b stn dwg; Jas O'Connor to Eliz O'Connor, his wife, 626 West End av; mtg $15,000; May18'14; A $30,000-33,000. O C & 100

1 av, 2419-31, see 142d W, ns, 425 w Bway.

1ST av, 2433-7, see 142d W, ns, 425 w Bway.

3D av, 1359-65, see 142d W, ns, 425 w Bway.

3D av, 1391-7, see 142d W, ns, 425 w Bway.

3D av, 1399-1401, see 142d W, ns, 425 w Bway.

3D av, 1422 (5:1509-38), ws, 54.4 s 81st, 25x100, 5-sty bk tnt & strs; all of this; A $21,000-37,000; also 8TH AV, 169 (3:742-38), ws, 92.2 n 18th, 22.4x100; ½ RT&I; 5-sty stn tnt & strs; Chas Wolinsky to Rachel Wolinsky [c/o Chas Wolinsky], 92 St Nicholas av; AL; Sept15'13; May15'14; A$15,000-30,000. nom

4TH av, 434-40 (3:859-48), swc 30th (Nos 46-52), runs s90xw60xs8.9xw40xn98.9 to 30th xe100 to beg, 16-sty bk loft, office & str bldg; 440 4th Av Co, a corpn, of NY, & Irving S Brown et al, directors of said corpn, to 440 4th Av Corpn, a corpn, of Mass, at 49 Wall [r 720]; mtg $750,000 & AL; May12; May15'14; A$425,000-880,000. O C & 100

6TH av, 15-7 (2:589-35-36), ws, 183 n Carmine, runs w100xs14.8xw4.4x again w 6.2xs20.9xe90.4 to av xn35.9 to beg, 2-4-sty bk tnts & strs; Benj Bevier, of Phila, Pa, to Livia Realty Co, Inc, 82 W 3; May 20; May21'14; A$22,000-28,500. O C & 100

6TH av, 15-7; Livia Realty Co, Inc, to Antonietta Avignone, 12 Carmine; mtg $17,000; May20; May21'14. O C & 100

6TH av, 69, see 142d W, ns, 425 w Bway.

6TH av, 811, see 142d W, ns, 425 w Bway.

7TH av, 42, see 142d W, ns, 425 w Bway.

7TH av, 44-6, see 142d W, ns, 425 w Bway.

7TH av, 1858-60 (7:1828-32), ws, 75.11 n 112th, 50x100, 7-sty bk tnt; Manhattan Savgs Instn to Royton Realty Co, Inc, 233 Bway; May14; May21'14; A$46,000-95,000. **79,000**

7TH av, 2195 (7:1914-62), es, 24.11 s 130th, 18.9x75, 5-sty bk tnt & strs; Richd J D Keating, ref, to Kutch Realty Co, a corpn, 24 W 58; FORECLOS May7; May19; May20'14; A$13,000-18,000. **14,000**

8TH av, 139-41 (3:740-37), swc 17th (Nos 300-2), 46x100x45.7x100, 7-sty bk tnt & strs; Theresa Lemmon to Meyer Vesell, 767 5 av [41 Division]; mtg $85,000; May 18; May19'14; A$40,000-95,000. nom

8TH av, 139-41, swc 17th (Nos 300-2); Meyer & Rosa Vesell to Theresa Lemmon, 319 W 94; mtg $85,000; May18; May19'14. nom

8TH av, 169, see 3 av, 1422.

8TH av, 2451 (7:1958-18), ws, 49.11 n 131st (closed), 24.9x100, 5-sty bk tnt & strs; Wm Allen, ref, to Dora Schiffer, 2 W 59 [Hotel Plaza]; FORECLOS May14; May16; May18'14; A$17,000-27,000. **20,000**

10TH av, 280-2, see 142d W, ns, 425 w Bway.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 164 (2:414), es, 129.5 s Delancey, 24.8x87.6; re asn rents; Royal Co of NY to Morris Lipschitz, 1499 Eastern Pkway, Rklyn; May13; May15'14. nom

Beach st, 66-8, see Greenwich, 390-2.

Dominick st (2:491), nec Varick. —x—, owned by party 1st pt; also DOMINICK ST, ns, adj above & extdg to Clark, owned by party 2d pt; also LAND of party 2d pt on n & extdg to Varick; agmt as to boundary lines; Rector &c of Trinity Church, 187 Fulton, with Charlotte Kruse, 15 Dominick; May14; May21'14. nom

Gansevoort st, 50, see Greenwich, 842-6.

Greenwich st, 331 (1:143), es, 75 n Duane, 25.6x100; consent to 3d track; Cath A Lawrence & Eleanor LeRoy to Manhattan Railway Co, a corpn; Apr29; May16'14. 561

Greenwich st, 390-2 (1:186), swc Beach (Nos 66-8), 56.4x90x56.3x89.9; consent to 3d track; Ellen King to Manhattan Railway Co, a corpn; May4; May21'14. 1,240.25

Greenwich st, 842-6 (2:643), swc Gansevoort (No 50), 69.4x90.2x68.3x92.9; consent to 3d track; Jessica T Van Beuren to

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Manhattan Railway Co, a corpn; mtg $36,000; May7; May21'14. 1,525.33

Greenwich st, 842-4; consent to 3d track; Andw Wilson, TRSTE Chas E Fleming, mortgagee, to Manhattan Railway Co, a corpn; mtg $20,000; May8; May 21'14. nom

Greenwich st, 846; consent to 3d track; Fredk T Van Beuren to Manhattan Railway Co, a corpn; mtg $16,000; May9; May 21'14. nom

Varick st, nec Dominick, see Dominick, nec Varick.

6TH st E, swc 1 av see 1 av, 95-7.

21ST st, 530-2 W (3:692), owned by party 2d pt; also 21ST ST, adj above on e, owned by party 1st pt, & party 3d pt is lessee of 2d parcel; agmt as to encroachment, etc, by party 2d pt; Jas S Herrman, 238 W 71, with Georgie O Lynch, 333 W 78, party 2d pt, & Eugene W Glaenzer, 560 5 av, party 3d pt; Apr16; May16'14. nom

21ST st, 538-40 W (3:692), owned by party 2d pt; also PROP adj on s, owned by party 1st pt; parties of 3d pt are tenants of party 2d pt; beam right agmt; Jas S Herrmann, 238 W 71, with Georgie O Lynch, 333 W 78, & Eugene W Glaenzer, 560 5 av, & ano; Apr16; May19'14. nom

22D st E, nwc Bway, see Bway, nwc 22d.

23D st E, sec 5 av, see 5 av, sec 23d.

29TH st, E, sec 3 av, see 3 av, 403-11.

29TH st W, sec Bway, see Bway, sec 29th.

36TH st E, sec 3 av, see 3 av, 539-41.

47TH st E, swc 2 av, see 2 av, 877.

76TH st, 154 W (4:1147-53), ss, 283.2 e Ams av, 20.6x102.2, 4-sty & b bk dwg; U S Mtg & Trust Co, a corpn, TRSTE Hugh Douglas, who resign to Hugh D Wise & Byrd D Wise, both 154 W 76, as co-TRSTES of Hugh Douglas, successors in trust; mtg $4,000; May19; May20'14; A$16,000-28,500. court order

82D st, 45 E, see Madison av, 1089.

94TH st, 330 E (5:1556-35), ss, 425 e 2 av, 25x100.8; asn rents; Estates Mtg Securities Co [160 Bway, r 803] to Rosemary & Margt McGranahan [330 E 94]; May16; May19'14; A$8,500-15,500. nom

Amsterdam av, 1422-4 (7:1985-30), ws, 24.11 n 130th, 37.6x100, 6-sty bk tnt & strs; re mtg; Chas Kaufmann to Louis Frankenthaler, 1215 Mad av; May12; May 15'14; A$21,500-50,000. nom

Amsterdam av, 1422-4; re mtg; Chas Kaufmann to same; May12; May15'14. nom

Broadway (3:851-1), nwc 22d, part Flatiron Bldg; consent to stairway in 22d to 23d st station; U S Realty & Impt Co to City NY; May14; May19'14. nom

Broadway (3:830-54), sec 29th, Breslin Hotel; consent to stairway to 28th st station; Hotel Operating Associates to City NY; May14; May19'14. nom

Madison av, 1089 (5:1494-23), nec 82d (No 45), 95x85, 11-sty bk tnt; re judgt; City Real Estate Co to Wm M Brown, 304 East st, New Castle, Pa; May8; May16'14; A$190,000-450,000. nom

St Nicholas av (8:2166-48), ws, 100 s 186th, 57.2x100x56.6x100; re mtg; 5-sty bk tnt; Lawyers Title Ins & Trust Co to Aldus Constn Co, Inc, 950 Hoe av; May 19; May20'14; A$——$——. nom

1ST av, 95-7 (2:447), swc 6th, 48.6x100; consent to 3d track; Fodna Realty Co to Manhattan Railway Co, a corpn; mtg $95,000; Apr18; May18'14. 582

1ST av, 95-7, swc 6th; consent to 3d track; Gustav Kimpel, mortgagee, to same; mtg $25,000; Apr27; May18'14. nom

1ST av, 95-7, swc 6th consent to 3d track; Excelsior Savgs Bank, mortgagee, to same; mtg $70,000; Apr22; May18'14. nom

1ST av, 307 (3:923), ws, 46 s 18th, 23x80; consent to 3d track; Emma Hatch to Manhattan Railway Co, a corpn; mtg $15,000; Apr24; May18'14. 276

1ST av, 307; consent to 3d track; Excelsior Savgs Bank to same; mtg $15,000; May5; May18'14. nom

2D av, 877 (5:1320), swc 47th, 25x73; consent to 3d track; Chas F Bauerdorf, TRSTE for & Isabella V Adams, to Manhattan Railway Co, a corpn; May6; May 18'14. 300

2D av, 877, swc 47th; consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $14,000; May11; May18'14. nom

2D av, 1078 (5:1349), es, 50.5 s 57th, 25x65; consent to 3d track; Theresa F Heidelbach to Manhattan Railway Co, a corpn; May7; May19'14. 2,300

3D av, 403-5 (3:909), es, 24.8 s 29th, 74x90; consent to 3d track; Michl A Volino, lessee, to Manhattan Railway Co, a corpn; Apr20; May18'14. nom

3D av, 403-11 (3:909), sec 29th, 98.9x90; consent to 3d track; David Lippmann to Manhattan Railway Co, a corpn; mtg $50,000; Apr20; May18'14. 1,185

3D av, 403-9½ (3:909); consent to 3d track; Central Trust Co of N Y, mortgagee, to Manhattan Railway Co, a corpn; mtg $30,000; Apr28; May18'14. nom

3D av, 411 (3:909); consent to 3d track; Jacob Kottek, EXR Newman Cowen, to Manhattan Railway Co, a corpn; mtg $20,000; Apr27; May18'14. nom

3D av, 539-41 (3:916), sec 36th, 49.5x100; consent to 3d track; Chas F Bauerdorf, TRSTE for & Isabella V Adams to Manhattan Railway Co, a corpn; May6; May18'14. 593

3D av, 539-41, sec 36th; consent to 3d track; Emigrant Indust Savgs Bank, a corpn, 51 Chambers, mortgagee, to same; mtg $85,000; May14; May18'14. nom

5TH av (3:851-1), sec 23d, part Flatiron Bldg; consent to stairway to 23d st station; U S Realty & Impt Co to City NY; May14; May19'14. nom

Agmt (mlscl) as to settlement &c as heirs of Est of Saml J Levy (decd); Willard J Sands et al with Jos C Levi & S Henry Phillips & Willard J Sands, as sub-TRSTES will Saul J Levy; Apr30; May20 '14. nom

Agmt (mlscl) as to statement & accounting, &c, under will Saul J Levy (decd); Jos C Levi et al, sub-TRSTES Saul J Levy, to Gordon S P Kleeberg et al, heirs &c under said will; Apr30; May 20'14. ——

Renunciation (mlscl) of appointment as TRSTE under will of Mary A Larkin (decd); Jas T Meehan, 206 E 62, to whom it may concern; Apr27; May18'14. ——

Wharfage rights &c (1:16), appurtenant to Piers Old Nos 8, 9, 10 & 11, N R, & adjacent bulkheads, &c; court order appointing M Linn Bruce, 347 Convent av, et al, as Commissioners of Estimate in matter of application of City N Y by Comrs of Docks, to acquire title to above; May15; May20'14. ——

Wharfage rights &c (1:241 & 242), appurtenant to Pier Old 49, E R, & certain adjacent bulkheads, &c; court order appointing Jno S Sheppard Jr, 696 Park av, et al, as Commissioners of Estimate in matter of application of City NY, by Comr of Docks, to acquire title to above; May 14; May20'14. ——

Power of atty (mlscl); Lucie R Davies & ano to Stephen O Lockwood, 17 E 57; Mar6; May18'14. ——

Power of atty (mlscl); Jessie C Bailey to Benj F Bailey; Dec19'12; May15'14. ——

Power of atty (mlscl); Alfred M Heinsheimer to Felix M Warburg; May5'09; May 20'14. ——

WILLS.

Borough of Manhattan.

Charlton st, 122-4 (2:596-69-70), ss, 38 e Washington, 38x51, 2-3-sty bk tnts; A$10,000-13,000; also 4TH ST, 329 W (2:615-59), es, 22 s Jane, 22x55, 3-sty bk & fr tnt; A $7,000-8,000; also 2D AV, 1621 (5:1530-22), ws, 27 n 84th, 25x81, 4-sty bk tnt; A$13,000-20,000; Rachel Edelmuth Est, Alfred Edelmuth, EXR, 1187 Lex av; attys, Lachman & Goldsmith, 35 Nassau. Will filed Apr24'14.

Henry st, 44 (1:277-36), ss, abt 320 w Market, 25x100, 6-sty bk tnt & strs; Harris Grossfield Est, Anna Grossfield, ADM-TRX, 36 Gouverneur; attys, Avery & Schlessinger, 20 Broad; A$18,000-35,500. Will filed May21'14.

4TH st, 329 W, see Charlton, 122-4.

20TH st, 456 W (3:717-72), ss, 125 e 10 av, 16x92, 4-sty bk dwg; ½ int; Jos Lahr Est, Lizetta Lahr, EXTRX, 456 W 20; attys, Amend & Amend, 119 Nassau; A$8,000-10,000. Will filed May14'14.

42D st, 523-7 W (4:1071-17-18-19), ns, 325 w 10 av, 75x100, 1-2-sty bk stable, 1 fr stable; A$42,000-43,000; also 44TH ST, 444 W (4:1053-53), ss, 270 e 10 av, 20x100, 3-sty bk tnt; ½ pt; A$10,000-12,000; also 44TH ST, 428 W (4:1053-47), ss, 360 w 9 av, 20x100, 3-sty bk tnt; A$10,000-12,000; Jno Rodenburg Est, Jno Rodenburg, EXR, 444 W 44; attys, Campbell, Moore & Amerman, 253 Bway. Will filed May16'14.

44TH st, 428 W, see 42d, 523-7 W.

44TH st, 444 W, see 42d, 523-7 W.

80TH st, 447 E (5:1560-29), ns, 106 w Av A, 24x102, 5-sty bk tnt; A$8,500-16,500; also 93D ST, 327 E (5:1556-16), ns, 250 w 1 av, 25x100, 5-sty bk tnt; A$8,500-19,000; Hy J Murphy Est, Jno H Murphy, EXR, 447 E 80; attys, Begg, Begg & Begg, 220 Bway. Will filed May13'14.

93D st, 327 E, see 80th, 447 E.

97TH st, 177 W (7:1852-6), ns, 118 e Ams av, 19x100, 3-sty bk dwg; Eva Metzger Est, Leo L Doblin, EXR, 112 W 72; atty, Lyman de F Brandon, 80 Wall; A$11,500-12,500. Will filed Feb26'14.

116TH st, 145 E (6:1644-20¾), nec Lex av, 18x80, 3-sty bk dwg; Marie F Ulrich Est, Jno Danenhauer, EXR, 62 W 69; atty, Wm L Danenhauer, 43 Cedar; A$15,000-18,000. Will filed May5'14.

Lexington av, nec 116th, see 116th, 145 E.

2D av, 1621, see Charlton, 122-4.

6TH av, 256 (3:818-4), es, 70.7 n 16th, 21 x65, 3-sty bk loft & str bldg; Geo W Millar Est, Jno L Thomas, EXR, 161 W 36; atty, I Fromme, 256 Bway; A$54,000-58,000. Will filed May18'14.

CONVEYANCES.

Borough of the Bronx.

Aldus st, 978 (10:2746), ss, 79 e Hoe av, 42x107, 5-sty bk tnt; Kovacs Constn Co to 173d Impt Co, Inc, a corpn, 111 Bway; mtg $35,000; May20; May21'14. O C & 100

Arnow pl, sec Jarrett pl, see Road leading from Westchester landing, etc.

Bartholdi st, 730-8 (*), ss, 75 w Pine av, 50x100; Talle Jungman to Jno E Griffiths, 340 E 140; mtg $5,250; May18; May20'14. nom

Burnett pl (10:2737), ns, at sws Tiffany, runs w75.4xw72.11 to st xse104.10 to beg, vacant; Morris Franklin to Walter F Randall, 314 Lenox av; mtg $——; May13; May 16'14. nom

Burnett pl (10:2737), ns ,at sws Tiffany, runs w75.4xn72.11 to Tiffany xse104.10 to beg, vacant; Walter F Randall to Chas L Moffett, Township of Clinton, Hunterdon Co, NJ; mtg $4,000; May13; May20'14. nom

Charlotte st, 1501-25 (11:2966), nwc 170th, runs n500xw100xs237.6xw100 to es Wilkins av (Nos 1458-62) xs112.6xe 100xs150 to st xe100 to beg, 16-5-sty bk tnts; Fleischmann Realty Co, Inc, a corpn, to Jno J Tully, 730 No Oak dr; mtg $396,000; May15; May18'14. O C & 100

Charlotte st, 1501 (11:2966), nwc 170th (No 881) 37.6x100, 5-sty bk tnt; Jno J Tully to Henry Hornstein, 784 Kelly; mtg $29,000; May15; May18'14. nom

Charlotte st, 1503, see Wilkins av, 1458.

Charlotte st, 1505 (11:2966), ws, 75 n 170th, 37.6x100, 5-sty bk tnt; Jno J Tully to Oakwood Constn Co, 391 E 149; mtg $23,000; May15; May18'14. nom

Charlotte st, 1505; Oakwood Constn Co to Louis Hubener, 88 Horten, & Martin Escher, 310 E 157; mtg $25,500; May15; May18'14. nom

Charlotte st, 1507 (11:2966), ws, 112.6 n 170th, 37.6x100, 5-sty bk tnt; also CHARLOTTE ST, 1509 (11:2966), ws, 150 n 170th, 37.6x100, 5-sty bk tnt; also CHARLOTTE ST, 1511 (11:2966), ws, 187.6 n 170th, 37.6x100, 5-sty bk tnt; also CHARLOTTE ST, 1513 (11:2966), ws, 225 n 170th, 37.6x100, 5-sty bk tnt; also CHARLOTTE ST, 1515 (11:2966), ws, 262.6 n 170th, 37.6 x100, 5-sty bk tnt; Jno J Tully to Colton Realty Co, 1861 3 av; mtg $119,000; May15; May18'14. nom

Charlotte st, 1509-15, see Charlotte, 1507.

Charlotte st, 1517 (11:2966), ws, 300 n 170th, runs n500xw100xs237.6xw100 to LOTTE ST, 1519 (11:2966), ws, 340 n 170th, 40x100, 5-sty bk tnt; also CHARLOTTE ST, 1521 (11:2966), ws, 380 n 170th, 40x100, 5-sty bk tnt; also CHARLOTTE ST, 1523 (11:2966), ws, 420 n 170th, 40x100, 5-sty bk tnt; also CHARLOTTE ST, 1525 (11:2966), ws, 460 n 170th, 40x100, 5-sty bk tnt; Jno J Tully to Julius Martinson, 295 E 10; mtg $124,000; May15; May18'14. nom

Charlotte st, 1519 (11:2966), ws, 340 n 170th, 40x100, 5-sty bk tnt; Williston Realty Co, Inc, to Fleischmann Realty Co, Inc, 30 E 42; mtg $24,000; May14; May18 '14. nom

Charlotte st, 1519-25, see Charlotte, 1517.

Charlotte st, swc Boston rd, see Boston rd, ss, whole front bet Wilkins av & Charlotte.

Chisholm st, 1291-3 (11:2970), ws, 75 s Freeman, runs w90xs25xw30xs25xe120 to st xn50 to beg, 2-2-sty fr dwgs; Herman Liesmann to Frida Liesmann, his wife, 1220 Simpson; mtg $10,000; Apr21; May 18'14. O C & 100

Commerce st, ns, 183.9 w Van Wyck, see Wood, es, 150.1 s Commerce.

Conner st, es, 370 s Light, see Rombouts av, ws, 370 s Light.

Crotona Park N (11:2944), nwc Crotona av (No 1801), 35x98.2x34.10x101.1, 5-sty bk tnt; Benenson Realty Co to Barnett Brodsky & Sol Gettenberg, 801 No Chestnut dr; mtg $30,000; May15; May18'14. omitted

Crotona Park N, 770 (11:2952), ns, 177 e Prospect av, 50x97.6x50x98, 3-sty bk dwg & vacant; Ethel Entwistle to Wm I & Irene C Brown, tenants by the entirety, 2789 Valentine av; May14; May15'14. O C & 100

Fnile st, 961 (10:2746), ws, 109 s Aldus, runs w79xn2xw21xs48xe100 to st xn46 to beg, 5-sty bk tnt; Kovacs Constn Co to Morris Weinstein, 333 Central Park W; mtg $35,000; May18; May19'14. O C & 100

Fox st, 1000 (10:2724), es, 150 s Westchester av, 43.9x105.6x43.9x105, 5-sty bk tnt; 182d Realty Co to Katie Beaman, 853 Westchester av; mtg $41,500; May14; May 15'14. nom

Fox st, 1074 (10:2726), es, 180.11 s 167th, 20.5x100, 3-sty bk tnt; Martha Perna to J C Gaffney Constn Co, 1148 Tiffany; mtg $8,000; May11; May20'14. nom

Freeman st, 903 (11:2976), ns, 27 e Intervale av, 27x103.6x23.8x107.11, 4-sty bk tnt & strs; also FREEMAN ST, 905 (11:2976), ns, 54 e Intervale av, 27x99.3x23.6x103.6, 4-sty bk tnt & strs; also FREEMAN ST, 907 (11:2976), ns, 81 e Intervale av, 27x95x23.10 x99.3, 4-sty bk tnt & strs; also FREEMAN ST, 909 (11:2976), ns, 108 e Intervale av, runs e27xne114.6xnw17.3xs24xnw8.4 x s w95 to beg, 4-sty bk tnt & strs; also FREEMAN ST, 911 (11:2976), ns, 135 e Intervale av, runs e27xne97.4xw19.7xn16.5xnw2.9xsw 114.6 to beg, 4-sty bk tnt & strs; also FREEMAN ST, 913 (11:2976), ns, 162 e Intervale av, runs e27xne49.9xe3.4xn47.11xw 20.4xs97.4 to beg, 4-sty bk tnt & strs; Emil Robitzek to Budin Investing Co, Inc, 911 Freeman; mtg $42,000; May14; May16'14. O C & 100

Freeman st, 905, 907, 909, 911 & 913, see Freeman, 903.

Fulton st (*), es, 120 n 237th, 50x115; Emilie Lebel to Martha M Lebel, 4368 Richardson av; ½ pt; mtg $4,000; May18; May19'14. O C & 100

Gates pl (12:3324), es, 588.6 n Mosholu Parkway N, runs n9.3xne47.1xe76.2xs50x w100 to beg, vacant; Meyer-Gatling Investing Co to Winifred W Gatling, 317 W 84; Ruth W Hall, 1 W 70, & Grace W Anthony, 375 West End av; Apr27; May15'14. nom

Jarrett pl, sec Arnow pl, see Road leading from Westchester landing, etc.

Lisbon pl (12:3311), swc Cadiz pl or Mosholu pkway S, —x100x50x100, except part for Mosholu Park S, vacant; Wm B Ogden, child & LEGATEE Jas W Ogden to Mary A Costello; QC; Oct17'08; May21 '14. 300

Marian st (*), es, 150 n 238th, 25x100.3; Ethel Entwistle to Wm I & Irene C Brown, tenants by the entirety, 2789 Valentine av; May14; May15'14. O C & 100

North st, sec Davidson av, see Davidson av, 2344.

Overing st (*), nes, 76.3 nw Maclay av, runs ne94.11xn12 to ss Walker av xnw88.2 xw24.9 to st xse65.6 to beg; W D Howell Co, Inc, a corpn, to Mary A Howell, 1541 Overing; mtg $38,000; May16; May18'14. O C & 100

Simpson st, 952 (10:2725), es, 100 n 163d, 40x107.6, 5-sty bk tnt; Horatio H Nelley to Mary B Hughes & Annie J Bouillon, 344 Convent av; AL; May19; May21'14. nom

Simpson st, 952; Mary B Hughes & ano to Horatio H Nelley, 114 St Marks av, Bklyn; AL; May18; May21'14. nom

Tiffany st, sws at ns Burnett pl, see Burnett pl, ns, at sws Tiffany.

Tiffany st, sws, at ns Burnett pl, see Burnett pl, ns, at sws Tiffany.

Wood st (*), es, 150.1 s Commerce, 50x 111.6; also WOOD ST (*), es, 125 s Commerce, 75x111.6; also COMMERCE ST (*),

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ns, 183.9 w Van Wyck, 110.3x150; also WHITE PLAINS RD (*), es, 150 n 151st, 50x— to Barrettos Creek; Helen L Starr to Porter Realty & Development Co, 76 William; mtg $——; Oct16'13; May18'14. O C & 100

134TH st, 383 E (9:2297), ns, 81.8 w Willis av, 24.9x100, 5-sty bk tnt; Saml Molostowsky to Jacob Abramowitz, 619-23 5th; Apr30; May19'14. O C & 100

135TH st, 371 E (9:2298), ns, 206.6 w Willis av, 25x100, 5-sty bk tnt & strs; Louis Sturm et al to Egidio Pelletteri, 46 Capen st, Hartford, Conn; mtg $21,500; Apr29; May16'14. nom

137TH st E, ns, abt 118 e Cypress av, see 138th st E, ss, 118.2 e Cypress av.

138TH st E (10:2566), ss, 118.2 e Cypress av, runs s— to pt 100 s 138th, xw— to pt 118 e Cypress av xs100 to ns 137th xe100xn 200 to 138th xw99.10 to beg, vacant; also 138TH ST E (10:2566), ss, 218 e Cypress av, runs s200 to ns 137th xw100xn100xe0.1 xn100 to 138th xe99.10 to beg, vacant; Saml Strasbourger et al to David L Weil, 365 W 118; ⅓ pt; Aug23'10; May15'14. nom

138TH st E, ss, 218 e Cypress av, see 138th st E, ss, 118.2 e Cypress av.

138TH st, 615-7 E (10:2552 & 2553), ns, 462.6 e St Ann's av, 37.6x100, 6-sty bk tnt & strs; Stephen H Jackson to Chas A Rosen, 29½ Willow av, Providence, RI; mtg $50,000; Apr25; May16'14. O C & 100

139TH st, 379 (637) E (9:2302), ns, 506.6 e Alex av, 16.6x50, 2-sty & b stn dwg; Herman Cyriaks to Garry Kelly, 245 Brook av; mtg $2,500; May18; May19'14. O C & 100

143D st, 496 E, see Brook av, 377.

147TH st, 546 E (9:2273), ss, 99.4 w St Ann's av, 25.8x100, 4-sty bk tnt & strs; also 237TH ST, 327 E (12:3386), ns, 300 w Martha av, 25x100, 2-sty fr dwg; Annie Beaman, widow, et al to Mary E Bunt, 410 E 141; B&S & CaG; May15; May19'14. O C & 100

152D st, 767 (951) E (10:2644), ns, 25 w Wales av, 25x86.11x28.11x101.5, 4-sty bk tnt; Wm D G McCarthy to Mary C, wife Wm D J McCarthy, 152 W 129; 1-5 pt; B&S; May20'14. nom

162D st, 417 E (9:2384), ns, 515 e Courtlandt av, 25x100, 3-sty fr dwg; Adam Rode to Dorothea Rode, his wife; B&S; Jan10'09; May18'14. nom

165TH st E, swc Grant av, see Grant av, swc 165.

165TH st E, sec Sherman av, see Grant av, swc 165.

165TH st, 120 W, see Nelson av, 1049.

169TH st, 366 E (9:2431), ss, 25 w Teller av, 20x90, 3-sty fr tnt; Malvina Greenberg et al to Maurice D Lynch, 342 Lenox av; mtg $5,000; May20; May21'14. O C & 100

170TH st, 881 E, see Charlotte, 1501.

170TH st E, nwc Charlotte, see Charlotte, 1501-25.

170TH st E, nes at ses College av, see College av, ses at nes 170th.

172D st E (11:2929), ss, 100 w Fulton av, 31.1x100.5x40.11x100, vacant; Marie Fudji to Raffaela Giordano, 864 E 180; mtg $——; Sept30'13; May18'14. O C & 100

173D st, 954 E, see Vyse av, swc 173d.

176TH st E (11:2959), nes, 445.5 w So blvd, 100x150, vacant; Smada Realty Co to J W R Realty Co, Inc, a corpn, 3114 3 av; mtg $10,000; May14; May15'14. O C & 100

177TH st E (*), es, 131.8 n Eastern blvd, 58.2x105.4x25.1x100; Eliz Dieytrich to Louis Alexy, 1209 1 av; correction deed; May1; May18'14. nom

181ST st, 660 E, see Belmont av, sec 181st.

184TH st, 17 W (11:3198), ns, 49.9 e Davidson av, 16.3x80, 3-sty bk dwg; Realty Realization Corpn to Wm H Meagher, 17 W 184; mtg $5,000; May1; May15'14. nom

211TH st E (*), ss, 100 e White Plains rd, 57.8x36.7x57.10x24.2; Francis S McAvoy, ref, to Richd J Doyle, committee Marian Strickland, 404 Sackett, Bklyn; FORECLOS Apr8; Apr18; May15'14. 3,000

217TH st E (*), ss, 255.4 e White Plains rd, 25x114.3; Hensle Constn Co to Chas Hensle, 91 Fletcher av, Mt Vernon, NY; May15; May18'14. 3,000

235TH st, 117 E (12:3370), ns, 175 e Oneida av, 25x100, 2-sty fr dwg; Chas V Halley, Jr, ref, to Adelaide R Kavanagh, 410 E 237; mtg $3,500; FORECLOSED & drawn May8; May15'14. omitted

236TH st E, cl, at ws Old Kingsbridge rd, see Old Kingsbridge rd, ws at cl 236th.

236TH st E, nwc Richardson av, see Richardson av, nwc 236th.

236TH st E (12:3398), ns, 194.7 e Verlo av, 25x149.4, 2-sty fr dwg; Betty Peterson to Ernst Durrast, 800 E 233; mtg $3,200; May18; May19'14. O C & 100

236TH st, 523 E (12:3398), ns, 219.7 e Verlo av, 25x149.4, 2-sty fr dwg; Betty, wife Ehrich Peterson, to Thos Flach, 779 E 161; mtg $3,200; May11; May19'14. O C & 100

237TH st, 327 E, see 147th, 546 E.

241ST st, 315 E (12:3390), ns, 427.4 w Martha av, 25x100, 2-sty fr dwg; Jno Reilly, ref, to Jos Hall, 59 E 75, EXR Thos H Hall; FORECLOS Apr22; May11; May16'14. 4,500

241ST st, 321 E (12:3390), ns, 377.4 w Martha av, 25x100, 2-sty fr dwg; Jno Reilly, ref, to Jos Hall, 59 E 75, EXR Thos H Hall; FORECLOS Apr22; May11; May16'14. 4,500

241ST st, 327 E (12:3390), ns, 327.4 w Martha av, 25x100, 2-sty fr dwg; Walter W Irwin, ref, to Jos Hall, 59 E 75, EXR, Thos H Hall; FORECLOS Apr22; May11; May16'14. 4,500

241ST st, 333 E (12:3390), ns, 252.4 w Martha av, 25x100, 2-sty fr dwg; Walter W Irwin, ref, to Jos Hall, 59 E 75, EXR Thos H Hall; FORECLOS Apr22; May11; May16'14. 4,500

Arthur av, 1836 (11:2945), es, 134.11 s 176th, 17.8x100, 3-sty fr tnt; Percival H Gregory, ref, to J Herbt Carpenter, at Ellis pl, Ossining, NY, & Wm Quinlan Jr, 229 Woodworth av, Yonkers, NY, EXRS &c Sidney Mason; FORECLOS Apr9; Apr29; May21'14. 8,500

Arthur av (11:3070), es, 94.3 n 180th, 50.1x92.6x50.2x93, vacant; Pincus Lowenfeld et al to Uwanta Constn Co, Inc, 846 Kelly; mtg $9,500; May18; May20'14. nom

Arthur av, 2126 (11:3070), es, 41.8 s 181st, 20.3x91, 2-sty fr dwg; Vunibald Smreka to Susan Williams, 2128 Arthur av; mtg $1,900; May16; May18'14. O C & 100

Bailey av (12:3266), ws, 84.3 n Albany rd, 50x81.9x55.4x58.1, except pt for Bailey av; Cath Maher, widow, to Mary & Bridget Maher, 3043 Bailey av; Apr24; May20'14. nom

Bathgate av, 1662 (11:2920), es, 82.11 s 173d, 17x81.1, 3-sty bk dwg; Sonia wife of & Herman Nelson to Louis M Greenberg, 443 Claremont Pkway; mtg $4,800; May15; May16'14. O C & 100

Bathgate av, 1704-6 (11:2921), es, 266.8 n 173d, 33.4x115.7, 2-2-sty fr dwgs; Adeline wife Richd W Mott to Sarah Barcham, 37½ St Marks pl; May18; May19'14. nom

Bathgate av (11:3055), nws, 100 ne 3 av, 50x194x71x145, vacant; also 3D AV (11:3055), es, abt 240 n Bathgate av, runs n61xe128xs50xw94 to beg, vacant; Bradley & Currier Co (Ltd), to Queen Mab Co, 60 Wall; May15; May19'14. nom

Beach av, ws, abt 127 s Merrill, see Boston rd, 2023-5.

Beach av (*), ws, 184.6 s Walker av, 25x100; Keran Claffey to Anna E Claffey, 1553 Beach av; May18; May21'14. nom

Bear Swamp rd, ws, abt 50 n 3d, see Madison av, es, 50 n 3d.

Belmont av (11:3081), sec 181st (No 660), 141.3x68.4x140.2x85.9, except pt for st & av, 5-sty bk tnt; Crownhill Constn Co to Edw E Miers, 3100 Bway; AL; May16; May18'14. O C & 100

Boston rd, 966 (10:2621), ses, 87 ne Teasdale pl, 20.6x65.8x19x73, 5-sty bk tnt & strs; Lizzie Stengele to Jno F Fetzer, 2012 Quarry rd; mtg $10,000; May14; May15'14. O C & 100

Boston rd, 966; Jno F Fetzer to Lizzie Stengele, 2012 Quarry rd; mtg $10,000; May12; May15'14. O C & 100

Boston rd, 2023-5 (11:3135), nws, abt 60 s 178th, & adj land Francis Barretto, runs nw107xne50xse97 to rd at pt 60.7 w Mechanic (now 178th) xsw46.5 to beg, 3-1-sty fr strs; also BEACH AV (*), ws, abt 127 s Merrill, 25.3x—x25x—; Robt J Hamershlag & ano, by GDN et al, to Moritz Falkenau, 48 W 86; AL; May15; May18'14. nom

Boston rd (11:2966), ss, whole ft bet Wilkens av & Charlotte, runs sw on curve 244.4 to Wilkens av xs31.9xe100xn25xe100 to Charlotte xn111.9, vacant; Ellsworth J Healy, ref, to Lawyers Title Ins & Trust Co; FORECLOS May13; May20'14. 48,000

Brook av, 377 (9:2287), swc 143d (No 496), 25x100, except pt for Brook av, 5-sty bk tnt & strs; D H Jackson Co to Mary L Whitehead, 322 W 140; mtg $17,000; May 20'14. nom

Brunner av (*), es, 90.11 s Bussing av, 50xf00; Agnes Agnew, widow, to Henry Seinfel, 1509 Eastern Pkway, Bklyn; May 12; May15'14. nom

Carpenter av, 4236 (*), es, 150 n 234th, 25x105.6; Pequannock Estates, a corpn, to Jas H Christopher, 821 W 178; mtg $5,500; Jan9; May16'14. nom

Cauldwell av, 721 (10:2624), ws, 150 s 156th, 25x115, 3-sty fr tnt; Louis Cooper to Kidders Morris, 1105 Springwood av, Asbury, NJ; mtg $10,000; Apr7; May19'14. nom

Cedar av (*), ns, 131.9 w Corsa av, 25x100; Tripoli Realty Co to Gordon Boyd, 515 W 110; mtg $600; May14; May15'14. nom

Cedar av (*), ns, 331.9 w Corsa av, 75x100; Tripoli Realty Co to Chas E Buckingham, 609 W 127; mtg $1,275; May14; May15'14. nom

Cedar av (*), ns, 50 e Elm, 25x100; Wm G Wood & ano TRSTES Maria Wood to Frank Greco, 3828 White Plains av; B&S; mtg $200; Apr27; May21'14. 300

Central av now Jerome av (11:2852), es, 51.5 n Mt Hope pl, runs w3.7 to es Jerome av xn0.10xe3.5 to beg; Edwin Blumenstiel et al EXRS Alex Blumenstiel to Chas W Lindsley, Pompton Lakes, NJ. 15

Central av, now Jerome av (11:2852), same prop; Chas W Lindsley to Edmund Coffin, 13 W 57; B&S; May12; May15'14. nom

College av (11:2784 & 2786), ses, at nes 170th, 112.6x50x114.11x50, vacant; Ethel Entwistle to Wm I & Irene C Brown, tenants by the entirety, 2789 Valentine av; May14; May15'14. O C & 100

Concord av (10:2580), es, 238 s 149th, 118.6x100, 2-sty fr dwg & vacant; Anthony McOwen to Wilmac Bldg Co, Inc, a corpn, 785 E 149; May12; May20'14. nom

Corsa av or la (*), ns, at cl Laconia av, runs se— to land Jno Givan xe— to cl Gunther av xnw— to cl Crawford av xsw— to cl Tieman av xnw— to cl Schieffelin av xw— to cl Laconia av xs— to beg, contains 43 928-1000 acres; Arthur W Sheafer to Laconia Land Corpn, 299 Mad av; ⅛ pt; CaG; Apr16; May15'14. nom

Corsa av or la (*); same prop; Jas A Medlar to same; 1-20 pt; CaG; Apr16; May 15'14. nom

Corsa av or la (*); same prop; Francis W Boyer to same; 1-20 pt; CaG; Apr16; May15'14. nom

Corsa av or la (*); same prop; E Louise Sheafer to same; ⅛ pt; CaG; Apr16; May 15'14. nom

Corsa av or la (*); same prop; Henry Sheafer to same; ⅛ pt; CaG; Apr16; May 15'14. nom

Corsa av or la (*); same prop; Paul Sheafer, ENR Walter S Sheafer, to same; 1-10 pt; CaG; Apr16; May15'14. nom

Corsa av or la (*); same prop; Lesley G Sheafer & ano, EXRS &c Wm L Sheafer, to same; ⅛ pt; Apr16; May15'14. nom

Corsa av or la (*); same prop; Robt N Quinn to same; 1-10 pt; CaG; Apr23; May 15'14. O C & 100

Corsa av or la (*); same prop; Alex P W Kinnan to same; 1-20 pt; CaG; Apr24; May15'14. nom

Corsa av or la (*); Max Marx to same; 1-10 pt; CaG; Apr22; May15'14. nom

Corsa av or la (*); same prop; J Romaine Brown to same; AT; Apr21; May15 '14. nom

Crawford av cl, see Corsa av or la, ns, at cl Laconia av.

Crescent av, 612-4 on map 614 (11:3072), ss, 79 w Hughes av, 49.6x24.6x38.6x55.7, 4-sty bk tnt & strs; Theo Wentz to Giuseppina Della Valle, 2234 1 av; May8; May19 '14. O C & 100

Crotona av, 1801, see Crotona Park N, nwc Crotona av.

Davidson av, 2344 (11:3197), sec North, 100x15, 5-sty bk tnt; Jos P Hennessy, ref, to May P C Gref, Park Hill, Yonkers, NY; FORECLOS May20'14. 10,000

Decatur av (12:3349), ns, 120 w 205th, 50x100, vacant; Smada Realty Co to Gifford Bldg Co, 2742 Gifford av; mtg $2,500; May20; May21'14. O C & 100

Decatur av, 3289 (12:3351), ws, 75 s 209th, 25x100, 2-sty fr dwg; Victor Gerhards to Chas A Benkiser, 1906 Marmion av; mtg $6,500; Oct31'12; May16'14. O C & 100

Edwards av (*), ws, 159.1 s Balcom av, 26.6x87.7x25x78.8; Gifford Bldg Co to Smada Realty Co, 391 E 149; mtg $3,750; May 20; May21'14. O C & 100

Fordham rd, 580 (11:3067), ses, 100 nw Arthur av, 50x108, 2-sty fr dwg; Kath P Williams et al to Cath Hanna, 580 East Fordham rd; QC; May14; May20'14. nom

Fordham rd (11:3225), ss, 116.11 w Loring pl, runs w66.10xs91xne112 to beg, vacant; Fleischmann Realty Co, Inc, to H Nelson McLernon, 2455 Grand av; mtg $1,-000; May15; May20'14. O C & 100

Goodridge av (13:3415), ws, 246.9 s 250th, 101.2x114.8x101.8x113.3, vacant; Delafield Estate, a corpn, to Geo A Wyeth, 254 W 82; May5; May16'14. O C & 100

Grant av, 991 (9:2447), ws, 60.3 n 164th, 45.2x80.8x45x84.3, 2-sty & b fr dwg; Edw D Bolton, ref, to Mosdyck Co, 42 Bway; FORECLOS Apr28; May14; May15'14. 3,000

Grant av (9:2447), swc 165th, 81.2x201 to Sherman av x56.4x202.5, vacant; Morris Weinstein to Kovacs Constn Co, 293 Alex av; mtg $10,000; May15; May19'14. O C & 100

Gunther av cl, see Corsa av or la, ns, at cl Laconia av.

Haight av, nwc Van Nest av, see Van Nest av, nwc Haight av.

Haight av, ws, 100 s Van Nest av, see Van Nest av, swc Haight av.

Hoe av, 1152 (10:2752), es, 200 n 167th, 25x100, 2-sty fr dwg; Cogswell-Taylor Impt Co to Oliver E Davis, 824 Morris av; mtg $2,000; May5; May18'14. O C & 100

Houghton av (*), ss, 305 e Havemeyer av, 100x216 to Quimby av, except part for Houghton & Quimby av; Maurice J McCarthy, ref, to Martin Friedlander, 550 W 157; FORECLOS May8; May20; May21'14. 7,000

Hunts Point av (10:2770), nec Randall av, 84x110.6x75x72.6, vacant; Philomena Dunn to Julia M Broderick, 2023 Jerome av; mtg $4,000; May19; May20'14. O C & 100

Intervale av (10:2705), es, 144.3 n 165th, 50x100, vacant; Pincus Lowenfeld et al to 182d St Realty Co, 111 Bway; mtg $5,500; May14; May15'14. nom

Jackson av (10:2639), ws, 188.7 n 163d, 25x75, vacant; Bertha Secular to Loyal Bldg Co, Inc, 391 E 149; mtg $3,500; June 1'12; May21'14. O C & 100

Jerome av, 1293 (11:2855), ws, 50 s Clarke pl, 50x200, 2-sty fr bldg & 1 & 2-sty fr rear stable; Geo W Archer to Abr Oppenheimer, 22 Clarke pl; May15'14. O C & 100

Jerome av (11:2852), es, 51.5 n Mt Hope pl, runs e109.3xn75xw91.1xw3.3 to av xs76.4 xe3.5 to beg, vacant; Chas W Lindsley to Edmund Coffin, 13 W 57; mtg $10,000; May 12; May15'14. O C & 100

Laconia av cl, at ns Corsa av or la, see Corsa av or la, ns, at cl Laconia av.

Longfellow av, 1475-9 (11:3000), ws, 300 s 172d, 75x100, 2-5-sty bk tnts; Jno O'Leary to O'Leary Realty & Constn Co, 991 E 167; mtg $50,000; May13; May15'14. O C & 100

Macombs rd (11:2866), es, 732.9 n Grand av, 50x67.9x54.4x46.3, vacant; Edw H Hopson to Margt B Coleman, 40 Morningside av; mtg $1,925; May20; May21'14. O C & 100

McDonald av (*), ss, 190.4 e Eastchester rd, 25x100; Manuel Rich to Mary Leonard, 1241 3 av; QC; May14; May20'14. nom

Madison av (*), es, 50 n 3d, 50x123.6 to Bear Swamp rd x50x129, except part for Walker av & Benson av; also PUBLIC RD (*), ss, 191 w road leading from Westchester landing to the Boston Post rd, 50x 171x50.4x167; Mary A Howell ,heir Susan T Mapes to Lambert G Mapes, 1550 Eastchester rd; ½ pt; AL; May16; May18'14. nom

Madison av, swc Road leading from Westchester landing to Bear Swamp, see Road leading from Westchester landing, etc.

Morris Park av (*), ss, 50 w Taylor, 25 x100, except part for Morris Park av; Martin J Klug to Michl Casey, 562 Morris Park av; QC; May16; May21'14. nom

Mosholu pkway S, swc Lisbon pl, see Lisbon pl, swc Cadiz pl or Mosholu pkway S.

Nelson av, 1049 (9:2512), swc 165th (No 120), 77.8x17.7x77.6x23.4, 3-sty fr tnt & str; E Osborne Smith to Harold H Harding, 1049 Nelson av; May8; May19'14. nom

North rd (*), ns, being plot begins 5 ft from n boundary line of land Country

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Club Land Assn, at pt 45 ne from nwc lot 36, runs sw230.9 to ns North rd xn236.1x nw132xnw133.9xse33.8xse135.10 xne 56.8 xne 113.8xne67.3 to beg, being w part lot 36 on map prop of Country Club Land Assn; Janet R C Hoyt to Franklin C Hoyt, of Westchester, NY; May13; May15'14.
O C & 100

Old Kingsbridge rd (*), ws, at cl 236th, runsn147.3 to es White Plains av xs139.5 to cl 236th xe46.11 to beg, except part for rd; Simon Shloss to Milton Hirschman, 63 New st, Far Rockaway, NY, & Walter Wurzburger, cor Haven av & 169th; May 1; May16'14. O C & 100

Olinville av (*), ws, 300 n Mace av, 50x 100; Anna Becker widow to Adelaide A Wabst, 3318 White Plains av; May20; May 21'14. O C & 100

Olinville av (*), ws, 50.2 n 235th, 75.3x 100; Charlotte A Roberts to Lewis F Hunter, 406 Euclid av, Elmira, NY; Apr30; May 21'14. nom

Park av, 3408-12 (9:2388), es, 174.3 n 166th, 50.10x200x49.11x212, 2-sty fr dwg, vacant; Gotham Mtg Co to Geo B Nichols, 406 W 57; mtg $9,500; May20; May21'14.
O C & 100

Pelham rd (*), ns, 51.6 w Pilgrim av, 51.6x108x50x95.6; Katharina Gass to Mary L Fennell, 769 E 169; mtg $3,000; Mar2; May20'14. O C & 100

Pleasant av (*), ws, 300 s 2d , 40x100; Veritas Realty Co to Jno & Bridget Tormey, joint tenants; mtg $2,000; May17'05; May15'14. O C & 100

Public rd, see Madison av, es, 50 n 3d.

Quarry rd, 2010 (11:3063), es, 201.5 s Oak Tree pl, 29.8x95.8x26.2x87.7, 2-sty fr dwg; Percival H Gregory, ref, to J Herbt Carpenter, Ellis pl, Ossining, NY, & Wm J Quinlan Jr, 229 Woodworth av, Yonkers, NY, EXRS Sidney Mason; FORECLOS Apr 9; Apr29; May21'14. **4,650**

Quimby av, 2152 (*), ss, 374 w Castle Hill av, 25x103, except pt for Quimby; Smada Realty Co to Mabel, wife Robt C Johnson, 2362 Lyon av; mtg $4,000; May 20; May21'14. O C & 100

Quimby av (*), ss, 274 w Castle Hill av, 25x103, Unionport; Oscar A Pedersen to Smada Realty Co, 391 E 149; mtg $4,150; Apr28; May21'14. O C & 100

Quimby av, ns, 305 e Havemeyer av, see Houghton av, ss, 305 e Havemeyer av.

Randall av, nec Hunts Pt av, see Hunts Pt av, nec Randall av.

Richardson av (*), nwc 236th, 21x100x 28.8x100.4; Jas W Hunt to Jno D MacIsaac, 4307 Richardson av; May20'14.
O C & 100

Road (*) leading from Westchester landing to Bear Swamp, swc Mad av, 116.4 x149x100x84, except part for Walker av, Benson av & Maclay av; also JARRET PL (*), sec Arnow pl, 25x95x26.7x95; Lambert G Mapes, heir Susan T Mapes to Mary A Howell, 1541 Overing; ½ pt; B&S; AL; May16; May18'14. nom

Road (*), leading from Westchester landing to Bear Swamp, swc Madison av, 116.4x149x100x84, except part for Walker, Benson & Maclay avs; Mary A Howell to W D Howell Co, Inc, 1541 Overing; AL; May16; May18'14. O C & 100

Road leading from Westchester to Eastchester, see Williamsbridge rd, es, at ns land H Olmstead.

Rombouts av (*), ws, 370 s Light, 33.11 to Conner x102.8x12.7x100.5; Truro Constn Co, Inc, a corpn, to Cath Doran, 474 13th, Bklyn; May18; May19'14. nom

St Raymonds av (*), ses, 182.7 ne St Peters av, 20x99.11x20x100; Philip Mayer to Michl B McHugh, 1520 Overing; mtg $——; Apr20; May20'14. O C & 100

Schieffelin av el, see Corsa av or la, ns, at cl Laconia av.

Sherman av (9:2455), ws, 207.6 n 163d, 90x100, vacant; 182d St Realty Co to 173d St Impt Co, Inc, 111 Bway; AL; June 10'13; May21'14. O C & 100

Sherman av, sec 165th, see Grant av, swc 165th.

Sherman av (9:2455); same prop; 173d St Impt Co, Inc, to Kovacs Constn Co, 293 Alex av; mtg $6,000; May19; May21'14.
O C & 100

Southern blvd, 962 (10:2742), es, 312.5 s Aldus, 40x150, 5-sty bk tnt & strs; Kate Steinberg to Flora M Sandomire, 514 W 207; mtg $52,000; May15; May18'14. nom

Southern blvd (11:2981), es, 200 s 172d, 75x100, vacant; Jas T Barry to Sherpe Bldg Co, 1558 Crotona Park E; mtg $10,800; May15'14. O C & 100

Southern blvd, 2427 (11:3115), ws, 262.6 n 187th, 18.9x89.9x18.9x92.6, 2-sty fr dwg; David J Hoskins to Josephine Mele, 1015 Grote; mtg $4,100; May19; May20'14.
O C & 100

Tieman av el, see Corsa av or la, ns, at cl Laconia av.

Tinton av, 811 (10:2656), ws, 75 n 158th, runs n50xw135xs25xe40xs25xe95 to beg, 6-sty bk tnt; Emanuel J Myers to Participators Holding Co, 100 Bway; AL; May19; May21'14. nom

Tratman av (*), ss, 99.7 e Zerega av, 167.1x110; No 2420 Tratman av Co, Inc, to J W R Realty Co, Inc, 3114 3 av; mtg $6,750; May15; May18'14. O C & 100

Union av, 718 (10:2675), es, 173.6 s 156th, 18.9x93.4x18.9x93.6, 2-sty & b bk dwg; Danl D Bailey to Robt F McKiever, 769 Tinton av; mtg $5,250; May11; May20'14.
6,750

Union av, 804 (10:2677), es, 171.1 n 161st, 37.6x100, 6-sty bk tnt; N Y City Unit Ownership Realty Co to Harry Goldstein, 117 W 187; mtg $32,500; May15; May16'14. nom

Van Nest av (*), ns, 25 w Fillmore, 50x 100; August Muller to Tinnie Pommer, 619 Van Nest av; mtg $1,500; May16; May18'14.
nom

Van Nest av (*), same prop; Tinnie Pommer et al to August Muller, 422 E 85; mtg $1,500; May16; May18'14. O C & 100

Van Nest av (*), swc Haight av, 25x100; also HAIGHT AV, ws, 100 s Van Nest av, 50x100; Adelina J Gronau to Friedrich W H Gronau, 2280 Bathgate av; mtg $1,855; May20'14. nom

Van Nest av (*), ss, 20 e Wallace av, strip 4x95; Simpson Constn Co to Philip Wellins, 9 E 95; CaG; May9; May18'14.
O C & 100

Vyse av (11:2989), swc 173d (No 954), 35x100, 5-sty bk tnt & strs; Sherpe Bldg Co to Jas T Barry, 1149 Boston rd; mtg $40,000; May14; May15'14. O C & 100

Vyse av, 1904 (11:3005),ses, 412 sw Locust av, now Tremont av, runs se92.6xsw 72xnw77 to av xne72 to beg, except part for av, 2-sty fr dwg; Dwyer & Carey Constn Co to H C Jackson Realty Co, Inc, a corpn, 1419 Wilkens av; mtg $95,000; May 21'14. nom

Walker av, ss, see Overing, nes, 76.3 nw Maclay av.

Walton av (11:3183), es, 97 n 183d, 50x 95, vacant; Wilmore Realty Co to Alpha Holding Co, Inc, 165 Bway; mtg $2,800; May15; May18'11. nom

Washington av, 1308 (11:2910), es, 123 n 169th, 76.10x104, vacant; Louis Valenstein et al to 111th St Constn Co, 132 Nassau; mtg $2,250; May12; May18'14. O C & 100

Webster av, 2346-54 (11:3030), es, 268 s 183d, 120.3x90x123.11x90, 3-5-sty bk tnts; Greystone Holding Co to Lizzie J Waugn, 210 Neptune av, Coney Island; May14; May 16'14. O C & 100

Webster av (11:3030), es, 124 s 183d, 72 x90, vacant; Jno E Griffiths to Talie Jungman, 340 W 71; mtg $7,500; Apr30; May 20'14. O C & 100

Webster av (12:3357), ses, 900 e 204th, 100x83.5x100x86.5, vacant; Bradley & Currier Co, Lim, to Queen Mab Co, 60 Wall; May5; May19'14. nom

Westchester av, 853 (10:2690), nws, 182 ne Prospect av, 20x70.7x21.3x63.5, 3-sty fr tnt; Jennie Leavy to Katie Beaman, 853 Westchester av; QC & correction deed; May14; May16'14. nom

Westchester av, 853; Katie Beaman to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $6,000; May14; May16'14.
O C & 100

Westchester av, 853; Pincus Lowenfeld et al to Desider Schoen, 881 Stebbins av; mtg $6,000; May14; May16'14. nom

White Plains rd (*), es, 296.5 s Guerlain, 25x110, except pt for rd; Eliz Mahon to Patk McGovern, 1540 White Plains av; mtg $600; May13; May20'14. nom

White Plains rd, es, 150 n 151st, see Wood, es, 150.1 s Commerce.

White Plains rd, es, at cl 236th, see Old Kingsbridge rd, ws, at cl 236th.

Wilkens av, 1458 (11:2966), es, 150 n 170th, 37.6x100, 5-sty bk tnt; also CHARLOTTE ST, 1503 (11:2966), ws, 37.6 n 170th, 37.6x100, 5-sty bk tnt; Jno J Tully to Jacob Lishinsky, 110 Lenox av; mtg $49,000; May15; May18'14. nom

Wilkens av, 1458-62, see Charlotte, 1501-25.

Wilkens av, sec Boston rd, see Boston rd, ss, whole front bet Wilkens av & Charlotte.

Williamsbridge rd (*), es, as ns land formerly Hiram Olmstead, runs n242 to Valentine xe 250xn140xe400xs—xw— to beg; also ROAD (*) leading from Village of Westchester to Village of Eastchester, ws, being lots 4 to 11 map land J W Robinson, 315.6x298.6x281x221, except from above Harlem & Portchester R R Co, ss, 287.9 sw Eastchester rd, runs e30xsw—x ne97 to beg; Hahnemann Hospital, of City NY, to Hospital Estates, Inc, 30 Broad; B&S; Jan12; May19'14. exch

Wood av, es, 125 s Commeree, see Wood, es, 150.1 s Commerce.

3D av, es, abt 240 n Bathgate av, see Bathgate av, nws, 100 ne 3 av.

3D av, 4093 (11:2922), ws, 102 s 175th, 108.2x111.10x108x109.9, 2-sty fr dwg & vacant; Protective Holding Co to Jas Reilly, 4093 3 av; May16'14. O C & 100

Rattle Snake Brook (*), cl adj ns land now or late Phebe L Willis, runs n68 to right of way 12 ft wide xw128xs66xe134 to beg, Eastchester; Sarah A, wife of, & Jacob Smith, to Ella B Mercer, of Town of Westchester, NY; B&S; AT; Apr4'92; May15'14. 150

Rattle Snake Brook (*); same prop; Ella B Mercer to Jno Mercer, 150 Mill la, Eastchester, NY; mtg $600; May9; May15 '14. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st, 978 (10:2746), ss, 79 e Hoe av, 42x107, 5-sty bk tnt; re mtg; American Real Estate Co to Kovacs Constn Co, 293 Alex av; May20; May21'14. nom

Charlotte st, 1501-25, see 170th, 881 E.

Conner st, nwc Rombouts av, see Rombouts av, nwc Conner.

Falle, 961 (10:2746), ws, 109 s Aldus, runs w79xn2xw21xs48xe100 to st xn46 to beg; re mtg; American Real Estate Co to Kovacs Constn Co, 293 Alex av; May18; May19'14. nom

Mt Hope pl, nec Jerome av, see Jerome av, sec 177th.

St Pauls pl, nec 3 av, see 3 av, 3738-42.

134TH st, 383 E (9:2297), ns, 81.8 w Willis av, 24.9x100, 5-sty bk tnt; re dower; Annie, wife Saml Molostowsky, to Saml Molostowsky, 914 E 167; Apr30; May19'14.
O C & 100

165TH st E, see Cauldwell av, see Cauldwell av, sec 165th.

170TH st, 881 E (11:2966), nwc Charlotte (Nos 1501-25), runs n500xw100xs 237.6xw100 to es Wilkens av (Nos 1458-62) xs112.6xe100xs150 to ns 170th xe100 to beg, 16-5-sty bk tnts; re judgt; Woodrow Investing Co, Inc, a corpn, to Fleischmann Realty Co, Inc, 30 E 42; May5; May18'14. nom

170TH st, 881 E, nwc Charlotte (Nos 1501-25) & Wilkens av (1458-62; re mtg; Fredk W Marks to same; May15; May18 '14. nom

170TH st, 881 E, nwc Charlotte (Nos 1501-25) & Wilkens av (1458-62; re mtg; Farmers Loan & Trust Co, TRSTES, to same; May2; May18'14. 7,467.18

170TH st, 881 E, nwc Charlotte (Nos 1501-25) & Wilkens av (Nos 1458-62); consent to re mtg; Gustave J Fleischmann et al to Fredk W Marks; Apr30; May18'14.

177TH st E, see Jerome av, see Jerome av, sec 177th.

183D st E, swc 3 av, see 3 av, swc 183.

Castle Hill av, nec Westchester av, see Westchester av, nec Castle Hill av.

Cauldwell av (10:2632), sec 165th, —x—; re restrictions; Eliz M Cochrane et al to Henry D Cochrane, individ & as EXR Henry P De Graaf; Nov20'13; May18'14.
O C & 100

Concord av (10:2580), es, 118.6 n 147th, 118.6x100, 2-sty fr stable & vacant; re mtg; Emigrant Indust Savgs Bank, a corpn, to Anthony McOwen, 515 Wales av; May13; May20'14. 2,033

Corsa av or la (*), ns, at cl Laconia av, runs s—xe— to cl Gunther av xnw— to cl Crawford av xsw— to cl Tieman av xnw— to cl Schieffelin av xw— to cl Laconia av xs— to beg; trust agmt; Wm L Sheafer with Est P W Sheafer et al; Nov4'08; May15; May20'14. nom

Corsa av or la (*); same prop; asn of all claims, rights &c under trust agmt; Arthur W Sheafer et al, EXRS Peter W Sheafer, to E Louise, Arthur W, Wm L & Henry Sheafer; July1'09; May15; May20 '14. 30,000

Crawford av el, see Corsa av or la, ns, at cl Laconia av.

Eastern blvd, nec Havemeyer av, see Havemeyer av, nec Eastern blvd.

Fordham rd (11:3225), ss, 116.11 w Loring pl, runs w66.10xs91xne112 to beg, vacant; re mtg; Fredk W Marks to Fleischmann Realty Co, Inc, 30 E 42; May15; May 20'14. 200

Fordham rd (11:3225); same prop; re mtg; Farmers Loan & Trust Co, TRSTES, to same; May19; May20'14. 350

Fordham rd (11:3225); same prop; re judgt; Woodrow Investing Co, Inc, to same; May15; May20'14. nom

Gunther av el, see Corsa av or la, ns, at cl Laconia av.

Havemeyer av (*), nec Eastern blvd, 50 x116; re dower; Ellen Egan to Mary E Egan, 2301 Ludlow av; May9; May15'14.
nom

Hoe av (contract), es, 75 s 173d, 50x100; CONTRACT; Harriett Canning to Bronx County Constn Co; mtg $5,000; Apr22; May 18'14. **7,000**

Jerome av (11:2852), sec 177th, 128.9x 88.7, owned by party 2d pt; also JEROME AV (11:2852), es, adj above on s, 77.2x—, owned by party 1st pt; also JEROME AV (11:2852), nec Mt Hope pl, owned by party 3d pt; re all right of way over strip lying bet ns Mt Hope pl & ss 177th; Chas W Lindsley, party 1st pt; Jos K Wells, party 2d pt, with Caroline I Wells et al, parties 3d pt; Apr24; May15'14. nom

Jerome av, nec Mt Hope pl, see Jerome av, sec 177th.

Laconia av el at ns Corsa av or la, see Corsa av or la, ns, at cl Laconia av.

Longfellow av, 1475 (11:3000), ws, 337.6 s 172d, 37.6x100, 5-sty bk tnt; re mtg; N Y Trust Co to O'Leary Realty & Constn Co, 991 E 167; May14; May15'14. nom

Rombouts av (*), nwc Conner, 33.11x 100.5x12.7x102.8; re mtg; Comity Mort Co to Truro Constn Co, Inc, at Light st & Dyre av; May18; May19'14. nom

Rombouts av (*), same prop; re mtg; Drye Av Realty Co to Truro Constn Co Inc at Light St & Dyre av; May16; May19'14.
nom

Schieffelin av el, see Corsa av or la, ns, at cl Laconia av.

Storey av (*), ns, 205 w Havemeyer av, 50x108; re dower; Minnie wife Dietrich Behrens to Ernestine, Margaretha & Caroline Behrens, 2555 Storey av; May13; May 19'14. O C & 100

Tieman av el, see Corsa av or la, ns, at cl Laconia av.

Van Nest av (*), ss, 20 e Wallace av, strip 4x95; re mtg; Mary J Haviland to Simpson Constn Co, 1007 Simpson; Apr 13; May18'14. 200

Westchester av (*), nec Castle Hill av, 21.2x164.9 (owned by party 1st part); also WESTCHESTER AV (*), ns, adj above on east (owned by party 3d pt); boundary line agmt; American Real Estate Co, 527 5 av, party 1st pt, & Robt J Rooney, 1245 Simpson, party 2d pt, with Philip Maker, 2211 Westchester av, party 3d pt, & Fredk A Southworth, as COMMITTEE Mary J Ludden, 410 Riverside dr, party 4th pt; Apr21; May16'14. nom

Wilkens av, 1458-62, see 170th, 881 E.

3D av, 3056 (9:2364), es, 169 n 156th, 25x 96; consent to 3d track; Christina Hinklein & ano to Manhattan Railway Co; Apr 30; May16'14. 250

3D av, 3056; consent to 3d track; Annie L Millington to same; May4; May16'14.
nom

3D av, 3056; consent to 3d track; Adam Kemer to same; May4; May16'14. nom

3D av, 3056; consent to 3d track; Annie C Schriefer to same; May4; May16'14. nom

3D av, 3056; consent to 3d track; same to same; May4; May16'14. nom

3D av (11:3051), swc 183d, 94x58; consent to 3d track; Ebling Brewing Co to Manhattan Railway Co; May6; May16'14.
1,020

3d av (11:3051), same prop; consent to 3d track; Louis M Ebling to same; May8; May 16'14. nom

3d av (11:3051), same prop; consent to 3d track; Emily M Wheeler to same; May12; May16'14. nom

3d av (11:3051), same prop; consent to 3d track; Ebling Brewing Co to same; May8; May16'14. nom

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3D av, 3475; consent to 3d track; Emigrant Industrial Savings Bank to Manhattan Railway Co; Apr16; May16'14. nom

3D av, 3475; consent to 3d track; same to same; Apr16; May16'14. nom

3D av, 3475, see 3 av, 3711.

3D av, 3711 (11:2911), ws, 85.7 n 170th, 27.8x91.9x—x92.9; also 3D AV, 3475 (9:-2372), ws, 223.5 n 167th, 25x123.4x—x125.1; consent to 3d track; Philip Koenig, individ & as EXR Geo Koenig et al to Manhattan Railway Co; May16'14. 263.55

3D av, 3711; consent to 3d track; same to same; Apr16; May16'14. nom

3D av, 3711; consent to 3d track; Emigrant Indus Savgs Bank to Manhattan Railway Co; Apr16; May16'14. nom

3D av, 3750 (11:2927), es, 87.4 n St Pauls pl, 40x100; consent to 3d track; Sarah L Taylor to Manhattan Railway Co, 165 Bway; May5; May18'14. 200

3D av, 3738-42 (11:2927), nec St Pauls pl, 47.4x100x26xI02.2; consent to 3d track; Frances V Melia to Manhattan Railway Co; Apr29; May16'14. 236.67

3D av, 3738-42; consent to 3d track; Empire City Savings Bank to same; May1; May16'14. nom

3D av, 3738-42; consent to 3d track; Lillian A Martin to same; May1; May16'14. nom

3D av, 3823 (11:2912), ws, 65.3 s Claremont pkway, 25x100; consent to 3d track; Wm Scherff to Manhattan Railway Co; Apr25; May16'14. 125

3D av, 3823; consent to 3d track; German Savings Bank to same; May4; May16'14. nom

Exemplified copy (13:3417) of last will & testament of Jas Harden; Dec17'07; May 21'14. —

Parcel (*), Nos 25, 25A & 12H on damage map to open Blondell av from Barlow st to Westchester av; re mtg; Annie R Daily to City NY; Mar28; May16'14. nom

Parcel (*), No 44 on damage map to open Lyvere st from Zerega av to West Farms rd; re mtg; Fanny Harris to City NY; June25'13; May16'14. nom

Parcel (*), No 1B on damage map to open 217th st, from White Plains rd to Oakley; re mtg; Kate A Brennan to City NY; Dec13'13; May16'14. nom

Parcel (*), No 83 on damage map to open Olinville av, from Gun Hill rd to 219th; re mtg; Bronx Savings Bank to City NY; Nov 21'13; May16'14. nom

Parcel (*), No 92 on damage map to open same; re mtg; Carl Hartman to City NY; Nov24'13; May16'14. nom

Parcel (*), No 37G on damage map to open 227th st, bet Laconia av & Bronxwood av; re mtg; Mary Dunn to City NY; Apr24; May16'14. nom

Parcel (*), Nos 43H & 43DD on damage map to open same; re mtg; Kath C Brennan & ano EXRS, &c, Edw Brennan to same; Apr25; May16'14. nom

Parcel (*), No 69 on damage map to open Glover st from Castle Hill av to Westchester av; re mtg; Eleanora Bash to City NY; Dec22'13; May16'14. nom

Parcel (*), No 69A on damage map to open same; re mtg; Anna C Wildey EXTRX Pierre W Wildey to same; Dec26'12; May16'14. nom

Parcel (*), Nos 49 & 49A on damage map to open Llebig av from Mosholu av to City Line; re mtg; Victor Cunard to City NY; Mar13; May16'14. nom

Parcel (*), Nos 7 to 11 & 12D on damage map to open Blondell av from Barlow st to Westchester av; re mtg; Thos C Arnow to City NY; Apr1; May16'14. nom

Parcel (*), No 3CC on damage map to open Theriot av, from Gleason av to West Farms rd; re mtg; Henry F Bolte & ano to City NY; Jan27; May16'14. nom

LEASES.

Borough of Manhattan.

MAY 15, 16, 18, 19, 20 & 21.

Canal st, 39 (1:298), nwc Ludlow, all; Saml Rouse to Saml Korganow, 40 Canal; 7yf May1'17. May21'14. 4,800

Canal st, 40 (1:294), ss, at nws Division (No 142), all; Saml Rouse to Saml Korganow, 40 Canal; 2yf May1'15; May21'14. 2,850

Canal st, 350 (1:211), str & b; Louis Surut to Louis Kaplan, 486 Leonard, Bklyn, firm National Show Case Co; from Apr1 to Feb1'17; May15'14. 900 & 1,000

Delancey st, 156-64 (2:348), w str & b; Stonemor Realty Co to Louis Hirsch, 153 Delancey; 10yf May1; May21'14. 1,500

Division st, 142, see Canal, 40.

Downing st, 62, see Houston, 226 W.

Elm st, nwc White, see White, nwc Elm.

Exterior st, swc 73d, see 73d E, swc Exterior.

Fulton st, 122 (1:78), str, b & sub c; L Napoleon Levy to Walter F Libby, 48 Watson av, East Orange, NJ; 10y & 16 days f Apr14; May19'14. 7,000

Greenwich st, 14 (1:14), all; Regina B Saportas to Stephan Knath, on premises; 5yf May1; May20'14. 1,380 to 1,500

Greenwich st, 203 (1:85), str & b; agmt as to month to month Ls until notes for $5,000 are paid, when asn of Ls will be given for remainder of term of 5yf May1 '14 at $2,800 per annum, &c; Herman Elsasser to Eric Forster, 277 W 11; May16; May19'14. nom

Greenwich st, 203 (1:85), str & b; Archibald A Forrest to Herman Elsasser, 2720 Kingsbridge ter; 5yf May1; May18'14. 2,800 to 3,000

Hamilton pl, 3-7 (7:1988); sur Ls; Rachel Lesser to Birchwood Realty Co, a corpn, 18 E 41; AT; May14; May15'14. O C & 100

Hamilton pl, 5 & 7 (7:1988), hall on ground fl; sur Ls; Louis Lesser to Birchwood Realty Co, a corpn, 18 E 41; AT; Apr 7; May15'14. O C & 100

Houston st, 169 W (2:520), all except basement & yard; Maria Moriggia to Giovanni Bertorello, 216 Thompson; 5y less 10 days f Apr10; May16'14. 1,020

Houston st, 226 W (2:528), ns, 58.2 e Varick, runs e20xn50.3x again n47.8 to ss Downing (No 62) xw20xs41.4 & 43.4 to beg; the land; Chas A Bristed to Maurice W Ostrander, 194 Clinton, Bklyn, & ano; 20yf May1; 20y ren; May19'14. taxes &c & 850

Houston st, 226 W; also DOWNING ST, 62; asn Ls; Maurice W Ostrander, ADMR Mary A Underhill, to same; ⅓ pt; AT; Apr 15; May19'14. nom

Houston st, 226 W; also DOWNING ST, 62; asn Ls; De Witt W Ostrander, EXR Emma J Judge, to Maurice W Ostrander, 194 Clinton, Bklyn; ⅔ pts; AT; Apr22; May19'14. nom

Ludlow st, nwc Canal, see Canal, 39.

Madison st, 204 (1:272), cor Rutgers (No 40), str & b; Rose A Block, individ & EXTRX Israel Block, to Chas Blatteberg, 204 Madison; 3yf May1'16; May18'14. 2,600

Mulberry st, 91 (1:199), all; Chas McManus to Saverio Foglia, on premises; 3yf May1; May20'14. 3,600

New Bowery, 13-15, see New Chambers, 51.

New Chambers st, 51 (1:115), 11.6 on New Chambers; also ROOSEVELT ST, 53-5, 27.8 on Roosevelt; also NEW BOWERY, 13 & 15, 27.9 on New Bowery & 41.3 in depth; asn Ls; Arthur Jost to Jas Everards Breweries, a corpn, 12 E 133; Sept6'12; May20'14. nom

Roosevelt st, 53-5, see New Chambers, 51.

Rutgers st, 40, see Madison, 204.

Sullivan st, 174 (2:526), str & c; Caterina Della Piana to Pietro Sciutti, on premises; 1yf May1; May20'14. 480

Thompson st, 139 (2:517), n str & c; Michele Scillitano & ano to Dominick Frascella, 131 Thompson; 5yf Apr1; May 21'14. 540

Varick st, 117 (2:578), s str & b; Chas H Bohde et al to Jno A Howard; 2 2-12yf Mar1; May18'14. 600

Washington st, 860 (2:646), str & b; Adolph F Nutzhorn to Wm Schwabe, 860 Washington; 5yf May1'15; May18'14. 2,500

White st, 94-6 (1:195), nwc Lafayette (No 92), 44.1x82.5x46.5x83.9, all; Rube R Fogal to Palacio Co, a corpn; 6yf May15; 5y ren; May21'14. 6,000

Willett st, 66 (2:338), all; Adolf D Lindemann to Elias Goldwag, 505 W 158; 3yf May1; May21'14. 3,000

1ST st, 65 & 63½ (2:442), all; Anna Schmidt to Sidney & Morris Otner, 65 1st; 3yf May1'11; Feb23'11; May15'14. 1,920 & 2,040

1ST st, 65 & 63½, all; asn Ls; Sidney & Morris Otner to Oscar Strasansky, 142 Seidel, Bklyn; AT; Oct3'12; May15'14. nom

1ST st, 65 & 63½, all; Anna Schmidt to Oscar Strasansky, 142 Seidel, Bklyn; 2yf May1; Oct3'12; May15'14. 2,160

5TH st, 705-7 E (2:375); sobrn of Ls to mtg for $2,500; Louis Deitsch et al with Saml Kadin, 1800 7 av; mtg $37,500; May 20'14. nom

10TH st, 201-3 E (miscl); leasehold; also 2D AV, 160; leasehold; power of atty; Bessie Saul, of Atlanta, Ga, to Moses Price, NY; May13'13; May15'14. O C & 100

10TH st, 150 W (2:610), str & b; Frank Wiener to Jas Curtin, 150 W 10; agmt as to ext Ls; 3yf May1; May19'14. 840

12TH st W, nec 6 av, see 6 av, 170.

16TH st, 652 E (3:983), front shop & rear bldgs on rear of 16th (Nos 650-2); Ada C Williams, EXTRX Estate M R Williams, to Philip Katz & Saml Steinberg, both at 454 Miller av, Bklyn; 5yf Junel; May18'14. 300

18TH st, 121 E (3:874), basement, str & sub b; David Guth to Jno A Lettino, 210 E 17; 6yf May1; May16'14. 1,800

23D st, 161 E (3:879), w pt of str, 13x—; Jno A Flynn to Danl Perillo, 316 E 22; 5y f July1; May16'14. 900 & 1,000

26TH st E, sec Lex av, see Lex av, 77.

30TH st, 212 E (3:910), all; Patk J Dillon, ADMR Honora Dillon, to Erna J G Worpitzky, 212 E 30; 5yf Oct15; May18'14. 900

34TH st, 17 W (3:836), ns, 375 w 5 av, 25x98.9, ll; Revillon Freres, a corpn, to London Leather Novelty Co, Inc, a corpn, 21 W 34; 13yf May1; May18'14; option of ren. taxes &c & 13,500 to 25,000

34TH st, 42 W (3:835), ss, 225 e 6 av, 25x98.9, all; Louise M Pollock to Edw T Kennard, 150 E 4, Plainfield, NJ, EXR Wm F Newkirk; 10yf May1; May15'14. taxes &c & 10,000

41ST st, 40 E (5:1275), suite No 509; Dr Hermann Grad to Dr Wm T Moynan, 11 E 68; 4 7-12yf Feb15, option of ren; May19'14. 720

41ST st W, swc Bway, see Bway, swc 41st.

45TH st, 135 W (4:998); agmt as to concellation of Ls; J Walter Rosenberg with Eva M & Jos H Joubert & Hattie French, all at 135 W 45; Apr22; May21'14. nom

45TH st, 158-60 E, see 3 av, 716.

48TH st W, swc Bway, see Bway, 1587-9.

51ST st, 300-300½ W (4:1041), w str; Jas Devanney to Carmine Peepia, 300½ W 51; 4yf May1'13; May20'14. 540

51ST st W, sec 9 av, see 9 av, 756.

56TH st E, sec Madison av, see Madison av, 563.

57TH st, 137-9 E (5:1312), 3 strs on Lex av side of bldg; Carrie Schwab to Chas J Schloss, 411 Park av; 5yf Aug1; May19'14. 1,800

73D st E (5:1484), swc Exterior st, 209x 140x196.7x140.10, the land for lumber yard, etc, with option to purchase within 10 yrs for $115,000; Godfrey Knoche to Geo H Storm, 311 W 85 et al, firm Geo H Storm & Co, 530 E 72; 21yf Junel; May20'14. taxes, &c, $4,500 to 6,000

88TH st, 101 W (4:1219), w str; Asher Simon Realty Co, a corpn, to Abr Kwartler, 591 Ams av; 5yf Sept1; May20'14. 540

96TH st, N R (4:1256), 340 ft of ss W 96th st pier at crib bulkhead, runs w340 xn25xe340 to bulkhead xs25 to beg, with space 15x20 inshore, with approach; City N Y, by Comr of Docks, to N Y Contracting & Trucking Co, a corpn, 1 Madison av; 10yf Jan1; 10y ren; May18'14. 3,655 to 5,716

102D st E, swc 1 av, see 1 av, 1975-9.

104TH st E, nec 3 av, see 3 av, 1883.

109TH st W, swc Columbus av, see Columbus av, 994.

113TH st, 322 E (6:1684), e str fl & b; Teresina Gianlorenzo to Rosa Lauro; 1yf May1; May21'14. 660

121ST st, 320 E (6:1797), all; Eva Glaubinger to Hyman Shapiro, 2949 3 av; 3yf Feb1; May15'14. 2,400

125TH st, 79 E (6:1750), str fl & front b; Jno F Haase & ano to Theo Fischer, 552 W 146 or 140, & ano; 3yf Oct1; 2y ren at $4,000; May15'14. 3,800

134TH st, 7-11 E, see 135th, 10-6 E.

135TH st, 10-6 E (6:1759), all the ice plant & rear parts of 134th (Nos 7-11) connected with said ice plant; Jas Everards Breweries to Martin Caflisch, 1439 Prospect av; 5yf May1; 2y ren; May18'14. 6,500

135TH st, 10-6 E; also 134TH ST, 7-11 E; asn Ls; Martin Caflisch to Helvetia Ice Mfg Co, Inc, 9 E 134; AL; May1I; May 18'14. nom

135TH st, 500 W, see Amsterdam av, 1518.

184TH st W, sec Audubon av, see Audubon av, 379.

185TH st W, sec Ams av, see Ams av, 2517-9.

Av A, 15 (2:429), 1st fl; Broome-Clinton Co, a corpn, to Morris Mestel, 15 Av A; 4yf May1; 6y ren; May21'14. 660

Av A, 90-2 (2:401), str fl; Jos Burger to Saml Hochman, 78 Av A, & ano; 3 4-12 yf Junel; May18'14. 3,000

Amsterdam av, 1518 (7:1988), cor 135th (No 500), str & b; Moses A Kuh et al to Leopold Oppenheimer, 509 W 110; 5yf May 1; May20'14. 1,700 & 1,800

Amsterdam av, 2222 (8:2127), n & s strs & s ½ of b; Holyoung Realty Co to Wm F Mosel, 500 W 171; 2yf Junel; 3y ren; May16'14. 900

Amsterdam av, 2517-9 (8:2149), sec 185th, str & b; Mabel R Sherman to Savoy N Cortese, on premises; 5yf Junel'13; May 18'14. 750 & 780

Audubon av, 379 (8:2155), sec 184th, str; Eliz J McDowell to Leo E & Morris Kantor, 522 W 152; 5yf May1'13; May20'14. 720 to 840

Bowery, 21 (1:289), 3 upper firs; Morris Jacoby to Frank A Campbell, 2784 Bainbridge av, Bklyn; 7yf May1; May19'14. 1,500

Broadway, 530 (2:497), 1st fl; Postal Life Ins Co to Corn Exchange Bank; 5yf Feb1 '16; May20'14. 4,750

Broadway (4:993), swc 41st, Broadway Theatre bldg, all; Bway & 41st St Co to Waybroad Co, Inc, a corpn, of Delaware; 5yf May1; May15'14. 75,000

Broadway, 1587-9 (4:1019), swc 48th, 1st & 2d lofts; Silk Realty Co to Geo F Slosson, 527 Cathedral Pkway; 10yf Mar1; May 21'14. 8,500 to 13,000

Columbus av, 994 (7:1863), swc 109th, cor str & b, & str adj on s; Chas D Donahue to Wm J Kevan, 12 Ams av, & ano; 5y f May1; May20'14. 2,500

Lexington av, 77 (3:881), sec 26th, all; Michl D Ryan to Arthur R Kertz, 949 6 av; 10yf Aug1; May21'14. 3,600 to 4,200

Lexington av, 1266 (5:1514), str & b; Arthur Bloch to Wilhelmina & Conrad E Bauer, 63 E 84; 5vf Mav1'13; May15'14. 900

Madison av, 64 (3:857), b; Jessie C Bailey to Robt A Beshlian, 532 Bergen, Bklyn; 5yf May1; May15'14. 1,200 to 1,600

Madison av, 563 (5:1291-51), sec 56th, 25 x60, all; Robt E Bonner to Helene W Seifert, 114 E 29; 7yf Aug1; May20'14. 5,000

Park row, 175 (1:118), all; Edw T Gates to Benj Taub, 117 E 82; 5yf May1'15; May 21'14. 2,750

Wadsworth av (8:2163), ws, 50 n 179th, 75x100; all; party 2d pt to erect bldg; Wm Hobson to Aldorf Constn Co, Inc, 3785 Bway; 20y & 3½ mos f May15; May18'14. taxes &c & 2,500 & 3,000

1ST av, 24 (2:429), 3½-sty bldg, all; Morres Yoffe to The Gordon Baths, Inc, 24 1 av; 5yf May1; May15'14. 3,600

1ST av, 1567 (5:1544), s ½ of str; Morris Schwartz to Louis Bofird, 896 Fulton, Bklyn; 3yf May1; May20'14. 600

1ST av, 1746 (5:1570), n str & b; asn Ls; Chas Keuerleber to Hy De Blau, 1746 1 av; May16; May21'14. nom

1ST av, 1975-9 (6:1673), swc 102d, three strs, cs & 1st loft; Katharina Kroger to Chas Morsch, 348 E 89; 4 11-12yf Junel; May21'14. 3,600

2D av, 964 (5:1344), all; Sol Beck & ano to Saml Siegel, 964 2 av; 2 11-12y & 29 days f May1; May19'14. 2,200

2D av, 2410-4 (6:1800), all; $833.33 due Feb1'19 in escrow; Irene Marx to Saml Feit, 322 E 122, & ano; 5yf Apr1; May15 '14. 5,000

3D av, 137 (3:896), all; Dora Klausner to Benj Walker, 137 3 av; 3yf May1; 2y ren at $2,400; May15'14. 2,400

3D av, 716 (5:1299), swc 45th (Nos 158-60), all; Geo Goetting to Harry F & Jas J Doyle, 137 E 45; agmt to ext Ls; 11yf Apr30'18; May19'14. taxes in excess of 500 & 4,500

3D av, 1443 (5:1527); sobrn of Ls to mtg for $14,000; Marie Engelbrecht to Lawyers Mtg Co, a corpn; May20; May21'14. nom

3D av, 1883 (6:1654), nec 104th, str & b; sobrn of Ls to mtgs; Geo W Dooling, 121 Post av, with Flow Realty Co, a corpn, 764 West End av; May19; May21'14. nom

6TH av, 179 (2:576), nec 12th; asn two leases; Danl J Mahoney to Stewart Clarke, — Forest av, Yonkers, NY; Feb14; May16 '14. nom

7TH av, 76 (3:764); asn Ls; Maggie Doyle to Jno Rollmann, 436 Central Park W; mtg $—— May20'14. nom

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8TH av, 369 (3:752), str & front b; Geo Gregorius to Louis F Gregorius, 369 8 av; 5yf May1; May18'14. 1,920

8TH av, 553 (3:761), all; Jas M More to Leopold Grossmann, 553 8 av; 5yf May1; 5y ren; May15'14. 2,200

8TH av, 2717 (7:2044), str fl & pt b; Hy B Lipner to Antonio Pellerano, 502 W 116; 5yf May1; May19'14. 1,800

9TH av, 756 (4:1041), sec 51st, all; Jacob Wenner to Christian Hinkelday, 86 Central av, Bayside, LI; 5yf May1; May20'14. 2,100

LEASES.

Borough of the Bronx.

Charlotte st, 1509-15 (11:2966), sur Ls; Jacob Goldstein to Fleischmann Realty Co, 30 E 42; May15; May19'14. 600

Charlotte st, 1517-25 (11:2966), sur Ls; Bertha Zahn & ano to Fleischmann Realty Co, Inc, 30 E 42; May4; May19'14. 1,406.87

Gilbert pl, nec Hunts Point av, see Hunts Point av, nec Gilbert pl.

135TH st, 256-8 E (9:2317), all; Raymond Guarini & ano to Savetsky Sheftman & Co, 256 E 135; 5yf May1; May15'14. 3,600

136TH st, 608-34 E (10:2548); asn Ls; Calogera Severo et al to Louis Cohen, 198 Brown pl, & ano; May13; May15'14. nom

170TH st, 417 E (11:2896), strs; Abr Brandstein & ano to Abr Sherman, 417 E 170; 3 1-12yf Apr1; May21'14. 600

184TH st E, sec 3 av, see 3 av, 4547.

Arthur av, 2422 (11:3077), str & c; Serafino Porcelli to Ettie Bleiweiss; 3yf June1; May18'14. 276

Bathgate av, 1596-8 (11:2919); asn Ls; Harry Walzer to Bronx Market Inc, 1596 Bathgate av; correction asn; May16; May 19'14. nom

Bathgate av, 1596-8 (11:2919); asn Ls; Morris Liebling to Jos Dauber, 587 New Jersey av, Bklyn; May15; May19'14. 6,000

Carpenter av, 3945 (*), all; Geo Lahrmann to Albt J Riss, 3724 Paulding av; 5yf May1; May18'14. 720 to 900

Hunts Point av (10:2761), nec Gilbert pl, cor str; Burnett-Weil Constn Co to Modern Grocery Co, 850 Hunts Point av; 5yf Oct1 '13; May20'14. 900 to 1,020

Melrose av, 622 (9:2374), all; Wm H Kruse to Peter Costa, 329 E 149; 23 mos f June1; May20'14. for term 805

Webster av, 2597 (12:3276), str; Mary Annan to Wm H Wilson, 2543 Decatur av; 35 mos from June1; May21'14. 240

3D av, 2716-20 (9:2306), es, 66 n 144th, —x—, all; Chas Purdy to Robt Loewy, 486 E 140; 21yf May1; May21'14. 2,000

3D av, 4547 (11:3052), sec 184th, s str; Jno F Russell & ano to Jacob Klarman, 2330 Wash av, & ano; 5yf May1; May19'14. 1,200

MORTGAGES.

Borough of Manhattan.

MAY 15, 16, 18, 19, 20 & 21.

Bank st, 56 (2:623), ss, 40 w 4th, 20x42; May4; May15'14; due May14'17, 5%; Ella M W Scarsi, of Oceanport, NJ, to Eleanor Walker, 258 W 74, et al, trstes Albt Green. 1,750

Bayard st, 51 (1:163), ss, 150 w Bowery, 25x85; May20'14; due & int as per bond; Geo Lecron to Title Guar & Trust Co, a corpn. 18,000

Bayard st, 51; pr mtg $18,000; May20'14; due & Int as per bond; same to Belle Hatton, 5 Pell. 2,500

Bethune st, 20-2 (2:640), ns, 107 w Greenwich, 39.10x80; May20; May21'14; 5y 5%; Fredericka A & Kath H Pinneo, both at Elizabeth, NJ, to Bowery Savgs Bank, a corpn, 128 Bowery. 2,000

Bleecker st, 285 (2:590), es, 50 n Jones, 25x75; ext of mtg for $17,500 to May15'19, 5%; May15; May18'14; Emigrant Indust Savgs Bank, a corpn, with Lorenzo Ciaffone, 205 Av W, Bklyn. nom

Bleecker st, 285 (2:590), es, 50 n Jones, 25x75; pr mtg $22,500; May15'14; due & int as per bond; Lorenzo Ciaffone, of Bklyn, to Jos Libonati, 376 West Bway. 2,000

Bleecker st, 382-4 (2:621), swc Perry (No 94), 42.6x70; bldg loan; pr mtg $27,000; May18'14; 1y6%; Altavista Holding Co, a corpn, to Max Lipman, 565 W 162, & ano. 20,000

Bleecker st, 382-4, swc Perry (No 94); certf as to above mtg; May18'14; same to same.

Coenties sl, 19, see Front, 37-9.

Essex st, 118 (2:353), es, 125 s Rivington, 16x60; May13; May15'14; due & int as per bond; Nettie & Mathilda Kerner, 8-10 Av B; Morris P Kerner, 945 Whitlow [perhaps means Whitlock] av, Bronx, & Louis Kerner, 964 Simpson, to Mathilda Sobol, 325 E 84. 12,000

Front st, 37-9 (1:5), swc Coenties sl (No 19), 45x30; pr mtg $26,000; also 19TH ST, 214-8 W (3:768), ss, 160.6 w 7 av, 45x92; pr mtg $63,750; also 19TH ST, 234 W (3:768), ss, 312.7 w 7 av, 15.5x92; pr mtg $10,500; also 19TH ST, 238-46 W (3:768), ss, 343.5 w 7 av, 77.1x92; pr mtg $52,625; also 19TH ST, 248-56 W (3:768), ss, 420.6 w 7 av, 77.1x92; pr mtg $52,625; Jan1'14; May20'14; 3y5%; Kings Farms Realty Co, a corpn, to Guaranty Trust Co of N Y, as trste. gold notes 21,600

Front st, 37-9; also 19TH ST, 214-8 W; also 19TH ST, 234 W; also 19TH ST, 238-56 W; certf as to above mtg; same to same.

Front st, 378 & 380 (1:243), ns, 114.2 w Jackson, 36x70; May19'14; 4y5%; Leonora H wife Jno H Wellbrock to Kate Wells, 218 2 av, & Chas S Phillips, 146 Central Park W, exrs Leni L Dietz. 8,000

Fulton st, 20-6 (1:76), swc Ryders alley, 68.11 to es Gold (Nos 48-50), 64.10x75.8; pr mtg $——; May20'14; due & int as per bond; Eliz A Davis, widow, to Mutual Life Ins Co of N Y. 5,000

Gold st, 48-50, see Fulton, 70-6.

Grand st, 89 (1:230); asn Ls by way of mtg as collateral; May16; May19'14; Simon Hesselson to North American Brewing Co, 1306 Greene av, Bklyn. 3,000

Grand st, 408-10 (2:346); agmt modifying balance due on mtg for $16,000; May 20'14; Wm C Hill, exr Adonijah H Brummell, with Regal Mtg & Security Co, 45 W 25. nom

Greenwich st, 686-92 (2:630), ws, 19 n Christopher, runs w88.8xn44.6xe21.10xne27 xn24.8xe82.5 to st xs97.5 to beg; ext of mtg for $45,000 to May14'19, 5%; May14; May16 '14; Emigrant Indust Savings Bank, a corpn, 51 Chambers, with Thos Farrell, 443 W 43. nom

Henry st, 111 (1:283); agmt changing int days &c in mtg for $20,000; May19; May20'14; Harry M Goldberg, 509 W 110, individ & committee Minnie Goldberg, with German Savgs Bank, a corpn, 157 4 av. nom

Houston st, 251 E (2:355), ss, 56.3 e Norfolk, 18.9x75; May18'14; 3y5%; Max Schwartz to Bowery Savgs Bank, a corpn, 128 Bowery. 4,000

Houston st, 267 E (2:355); ext of mtg for $10,000 to May1'17, 4½%; May15; May 16'14; Louis Frank, 318 W 22, with Hugh C Murray, 251 W 98, trste Wolf Kronethal. nom

McDougal st, 64-6 (2:518), es, 74.11 s Houston, 39.9x75x39.11x74.11; pr mtg $30,000; May20'14; due July 2'17, 6%; Giovanni Costa, of Keyport, NJ, & Tomaso Tassini, of Matawan, NJ, to Mary Zerbarini, 447 E 135. 5,000

Mulberry st, 32 (1:164), es, 25.5 n Park, 20x85; pr mtg $25,000; also 115TH ST, 315-7 E (6:1687), ns, 200 e 2 av, 50x100.11; pr mtg $——; May20'14; 1y6%; Luigi Petrano to Louis Oliva, 6 Baxter. 7,000

Norfolk st, 30 (34) (1:312), es, abt 175 n Hester, 25x100; pr mtg $23,000; May14; May15'14; 2y4½%; Chebra Schaare Tefilla Anschei Kobriner, a corpn, to Esther Stark, 30 Norfolk. 1,000

Perry st, 94, see Bleecker, 382-4.

Ryders alley, swc Fulton, see Fulton, 70-6.

Stanton st, 206 (2:345), ns, 47.5 e Ridge, 26x100; May15'14; due & int as per bond; Maier Klarman, 37½ Tompkins av, Bklyn, to Aug Ruff, 52 W 120. 5,000

Thompson st, 62, see Vesey, 41.

Vesey st, 41 (1:85), ss, abt 120 w Church, 32.6x80.6x32.6x80.10; also VESEY ST, 43 (1:85), ss, abt 150 w Church, 25x82; pr mtg $100,000; also THOMPSON ST, 62 (2:488), es, 150.1 n Broome, 24.5x93.11x24.6x94.1; pr mtg $20,000; also 11TH ST, 70 W (2:574), ss, 143.7 e 6 av, runs e35.3xs94.10x w57.8xn60.4xw4.1xne43.6 to beg; pr mtg $45,000; May13; May16'14; 2y6%; Ellen A & Jas J Callanan, 68 W 11, to Michl E O'Donovan, 471 Hudson. 25,000

Vesey st, 43, see Vesey, 41.

West Washington pl, 124 (2:592), sws, 100.4 se Barrow, 20x100.2 to nes 4th (No 181) x21.9x91.7; May14; May15'14; due & int as per bond; The Gerbereux Co, a corpn, to Title Guar & Trust Co, a corpn. 11,000

West Washington pl, 124; also 4TH ST, 181 W; certf as to above mtg; May14; May 15'14; same to same.

West Washington pl, 124; also 4TH ST, 181 W; sobrn of mtg for $5,000 to mtg for $11,000; May14; May15'14; Dennis F Gerbereux with same. nom

4TH st, 181 W, see West Washington pl, 124.

5TH st, 705-7 E (2:375), ns, 75.3 e Av C, runs n54.9 & 18xe19.9xn24.3xe22.7xs97 to st xw42.7 to beg; pr mtg $37,500; May 20'14; due Apr1'18, 6%; Louis Deitsch, on Paterson Plank rd, Seacaucus, NJ, to Saml Kadin, 1800 7 av. 2,500

5TH st, 705-7 E; sobrn of mtg for $1,000 to mtg for $2,500; May19; May20'14; same & Esther Laufer, 157 2 av, with same. nom

5TH st, 705-7 E; sobrn of mtg for $4,000 to mtg for $2,500; May20'14; same & Joshua Kantrowitz, 791 Lex av, & ano, with same. nom

6TH st, 238 E, see 2 av, 101.

8TH st, 327 E (2:391), ns, 238.6 w Av C, 24.9x93.11; ext of mtg for $7,000 to June1 '17, 6%; May15'14; Hy M Schiffer of Bronx with Lena Schilling, 1315 Av G, Bklyn. nom

10TH st, 204-8 E, see 2 av, 158.

10TH st, 417 E (2:380), ns, 258 e Av C, 25x94.9; pr mtg $20,000; May16; May18'14; due & int as per bond; Louis Kivovits or Kivovitz to Max Borck, 1324 Mad av. 2,000

11TH st, 70 W, see Vesey, 41.

13TH st, 6-10 E (2:570); ext of mtg for $78,000 to May1'17, 5%; May14; May18'14; Columbia-Knickerbocker Trust Co, a corpn, 60 Bway, with The Butterick Publishing Co, a corpn, 223 Spring. nom

14TH st, 304-12 W (2:629); certf as to mtg for $5,000; Dec5'13; May15'14; Chas I Weinstein Realty Co to Jacob Kottek.

16TH st, 447 W (3:714), ns, 204.4 e 10 av, 30x92; PM; pr mtg $16,000; May15'14; 2y6%; Jas S Hannon, Inc, a corpn, to Jno H Tietjen, 516 N 3d, East Newark, NJ, et al. 3,000

19TH st, 214-8 W, see Front, 37-9.

19TH st, 234 W, see Front, 37-9.

19TH st, 238-46 W, see Front, 37-9.

19TH st, 248-56 W, see Front, 37-9.

20TH st, 329-33 E (3:996), ns, 258.3 w 1 av, 45.11x92; May12; May18'14; 5y5% Hyman Cohn to Elsie K Powell, 130 E 70. 44,000

20TH st, 329-33 E; sobrn of $7,000 to mtg for $44,000; May18'14; Bertha Essman, 933 Tiffany, with same. nom

21ST st W, nec 11 av, see 11 av, 152.

25TH st, 44-6 E (3:854), ss, 200 w 4 av, 50x98.9; May15; May16'14; 3y or sooner, 5%; Jno M Slattery Building & Constn Co, a corpn, to Seamen's Bank for Savings, 76 Wall. % 80,000

25TH st, 44-6 E; consent & certf as to above mtg; May15; May16'14; same to same.

25TH st, 11 W (3:827), ns, 600 e 6 av, 25x98.9; pr mtg $195,000; May12; May20 '14; due & int as per bond; 11 West 25th St Co, a corpn, to Viola M Flannery, 45 E 50. 25,000

25TH st, 11 W; certf as to above mtg; May12; May20'14; same to same.

25TH st, 323-5 W (3:749), ns, 500 e 9 av, 50x98.9; leasehold; pr mtg $600; May 20'14; demand, 6%; Mary McManus, of Bklyn, to Hudson Mtg Co, a corpn, 135 Bway. 400

27TH st, 501-3 W, see 10 av, 295A.

30TH st, 1 W, see 5 av, 284.

31ST st, 109 E (3:887), ns, 122 e 4 av, 22 x98.9; equal lien, with mtg $30,000; May 13; May15'14; due May1'19, 4½%; Japan Paper Co, a corpn, 109 E 31, to Allan Marquand, at Princeton, NJ, et al, exrs &c Hy G Marquand. 6,000

31ST st, 109 E; certf as to two mtgs for $35,000; May15'14; same to same et al.

36TH st, 63-5 W (3:838), ns, 100 e 6 av, 50x98.9; PM; pr mtg $100,000; May20'14; due & int as per bond; 385 Park Av Apartments, a corpn, to Mira A Bowie, 1710 Walnut st, Phila, Pa. 13,000

36TH st, 63-5 W (3:838); certf as to mtg for $13,000; May20'14; 385 Park Av Apartments, a corpn, to Mira A Bowie.

42D st, 308 W (4:1032), ss, 150 w 8 av, 25.x98.9; pr mtg $30,000; May16; May18'14; due Mar1'16, 5%; Ludin Realty Co to Walter J M Donovan, 302 W 105. 20,000

42D st, 308 W; certf as to above mtg; May16; May18'14; same to same.

45TH st, 150 W (4:997), str lease; Apr7; May21'14; due & int as per notes; Jacob Alterman, 310 W 47, to Isaac Schulman, 966 Greene av, Bklyn. 1,860

48TH st W, swc Bway, see Bway, swc 48th.

48TH st, 546 W (4:1076), ss, 200 e 11 av, 30x100.5; PM; pr mtg $——; May15; May 18'14; 3y5%; Christian Wollersen, 518 W 46, to Louis Stern, 285 St Nicholas av. 2,000

51ST st W, sec 9 av, see 9 av, 756.

53D st, 103 E, see Park av, 383-7.

54TH st, 63 W (5:1270), ns, 95 e 6 av, 13x 100.5; May15'14; 3y5%; Jno A Parker to Helen M Kelly, 2 W 55, gdn Eugenia Kelly. 28,250

54TH st, 63 W; sobrn of mtg for $5,500 to mtg for $28,250; May13; May15'14; Robt S Smith, 32 W 92, with same. nom

54TH st, 410 W (4:1063), ss, 175 w 9 av, 25x100.5; May20'14; 3y4½%; Jacob Mertens, of New Rochelle, NY, to German Savgs Bank, a corpn, 157 4 av. 10,000

55TH st, 125 E (5:1310), ns, 127.6 w Lex av, 18.9x100.5; May18; May19'14; due & int as per bond; Hannah E Barnes, widow, 107 E 55, to Louis M Greer, 375 Park av. 23,000

56TH st, 439 W (4:1060), ns, 250 e 10 av, 25x100.5; ext of mtg for $15,000 to Mar11 '19, 5%; May8; May15'14; Lawyers Mtg Co, a corpn, 59 Liberty, with Bertha Kaufmann. nom

58TH st, 32 E (5:1293), sec Madison av (Nos 607-11), 20x50.5; agmt modifying mtg for $60,000 recorded May9'14; May15; May 19'14; W Forbes Morgan Jr, 40 E 40, as trste &c, with Myer Gotlieb, 208 E 58. nom

69TH st, 14 E (5:1383), ss, 270 e 5 av, 30x100.5; May14; May21'14; due & int as per bond; Royton Realty Co, Inc, to Manhattan Savgs Instn, 644 Bway. 75,000

69TH st, 14 E; certf as to above mtg; May14; May21'14; same to same.

69TH st, 503-5 E (5:1481), ns, 100 e Av A, 2 lots, ea 36.8x100.5; 2 mtgs, ea $20,000; May11; May18'14; 3y5%; Nathan, Kean & Co, a corpn, to Pinkus Nathan, 35 W 86. 40,000

69TH st, 503-5 E; certf as to above mtgs; May11; May18'14; same to same.

70TH st, 2 E, see 5 av, 884.

70TH st, 413-7 E (5:1465); ext of two mtgs for $5,000 each, in installs of $50 mo, 6%; May6; May15'14; Winston Holding Co, a corpn, 1200 Madison av, with Jacob Israelson, 99 Sea View av, Far Rockaway, B of Q. nom

70TH st, 504 E (5:1481), ss, 137.6 e Av A, 37.6x100.5; May11; May18'14; 3y5%; Nathan, Kean & Co, a corpn, to Pinkus Nathan, 35 W 86. 20,000

70TH st, 504 E; certf as to above mtg; May11; May18'14; same to same.

71ST st, 22 W (4:1123), ss, 282 w Central Park W, 18x100.5; PM; May16; May 18'14; due & int as per bond; Wm H P Phyfe, 621 5 av, to Nellie J Sexton, 22 W 71. 19,000

72D st, 55 E (5:1387), ns, 280 e Madison av, runs n102.2xe20xs41.11xw0.4xs60.2 to st xw19.8 to beg; May15'14; due & int as per bond; Louise F Henry, 50 E 58, to Bankers Trust Co, a corpn, 16 Wall, trstes Wm C Bradley. 25,000

72D st, 118 W (4:1143), ss, 160 w Col av, 25x102.2; PM; May20; May21'14; 3y5%; Edw W Browning to Eda K Loeh, 273 Madison av, et al, exrs Morris Loeb. 59,000

72D st, 164-8 W (4:1143), ss, 100 e Ams av, 59x102.2; PM; pr mtg $385,000; May15 '14; 10y6%; Western Holding Co, Inc, a corpn, 507 5 av, to Michl F Loughman, 225 W 86. 110,000

73D st, 114 E (5:1407), ss, 124 e Park av, 16.5x102.2; May18; May21'14; 3y5%; Jennie Schloss to Lawyers Title Ins & Trust Co. 24,000

75TH st, 60 W, see Col av, 309-15.

76TH st, 116 E (5:1410), ss, 154 e Park av, 16x102.2; PM; May19'14; due & int as per bond; Geo B Cabrera, 102 Convent av, to Mathilde Wolff, 431 Riv Dr. 15,000

76TH st, 318 W (4:1185), ss, 240 w West End av, 20x102.2; PM; May18'14; 5y int as per bond; Jno M Stoddard to Farmers

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Loan & Trust Co, a corpn, 22 William. 22,000

77TH st, 420 E (5:1471); ext of mtg for $12,000 to Apr10'17, 5%; Apr20; May16'14; Astor Trust Co with East Side Co-Operative House Owning & Investment Co. nom

81ST st, 115 E (5:1510), ns, 165 w Lex av, 20x102.2; ext of mtg for $17,000 to May 18'17, 5%; May18'14; Edw E Black, at Yonkers, NY, to Fredk W Longfellow, 235 West End av. nom

84TH st, 111 W (4:1215), ns, 224.8 w Col av, 40x102.2; agmt consolidating & ext of two mtgs for $42,000 aggregate to Junel '17, 4½%; Apr29; May16'14; Kathleen L Stevenson at Glenbow, Alberta, Can, et al trstes will Chas E Coddington, decd, et al with Ella G Moses, 111 W 84. nom

86TH st, 304 E (5:1548), ss, 78 e 2 av, 22 x108.2; PM; May15; May16'14; 1y5%; Wm Bienn to Geo Ehret, 1197 Park av. 26,500

87TH st, 162-72 W (4:1217), ss, 97.6 e Ams av, 108x100.8; pr mtg $325,000; May14; May15'14; due & int as per bond; West Side Constn Co, a corpn, to Benj Mordecai, 319 W 105. 30,000

87TH st, 162-72 W; certf as to mtg for $30,000; May14; May15'14; West Side Constn Co, a corpn, to Benj Mordecai. ——

87TH st, 201 W (4:1235), nwc Ams av (Nos 560-2), 100x39.11; pr mtg $65,000; due & int as per bond; May16; May18'14; Kath F Kinnier to J Raymond Smith, 802 W 181. 1,500

88TH st, 325 E (5:1551); ext of mtg for $14,000 to Apr29'17, 5%; May15; May19'14; N Y Title Ins Co, a corpn, with Bertha Kaufmann, 1496 Lex av. nom

93D st, 63 E (5:1505), ns, 190.6 w Park av, runs n55.5xw0.6xn45.3xw14xs45.3xw0.6x s55.5 to st xe15 to beg; PM; pr mtg $9,000; May18; May19'14; due & int as per bond; Gertrude A Vanderbeck to Patk McMorrow, 120 W 123. 2,500

93D st, 262 W (4:1240), ss, 119 e West End av, 17x100.8; PM; pr mtg $17,000; May 15'14; due Nov1'32 or sooner, 4½%; Richd H Johnston to Mary E Reed, 262 W 93. 17,000

94TH st, 330 E (5:1556); ext of mtg for $9,500 to May18'17, 5%; May16; May19'14; Margt & Rosemary McGranahan, 330 E 94, with Edw J King, 7 E 82. nom

94TH st W, nee West End av, see West End av, 700.

97TH st, 55 W (7:1833), ns, 553 w Central Park W, 17x100.11; PM; pr mtg $——; May18; May19'14; 5y or sooner, 5%; Rosa Eisnitz, 1219 Hoe av, to Justina Buchsbaum, 55 W 97. 8,000

104TH st, 133-5 W (7:1859), ns, 350 e Ams av, 50x100.11; ext of mtg for $85,000 to Junel'19, 5%; May16; May19'14; Jules & Marie Glorieux, 3811 Sedgwick av, with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

105TH st W, nee Amsterdam av, see Amsterdam av, 921.

106TH st, 77 E (6:1612), nwc Park av (No 1440), 25x75.11; ext of mtg for $24,000 to Junel'17, 5%; May15'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Saml Kaufman, 313 E 116. nom

106TH st, 210 E (6:1655); ext of mtg for $20,000 to Mar5'15, 5%; May11; May15'14; Robt H Oakley, trste Thos F Cook, at Montclair, NJ, with Isaac Singer, 48 Oak, & Marris Goodman, 338 E 15. nom

107TH st, 201 W, see Ams av, nwc 107th.

111TH st, 160 E (6:1638); ext of mtg for $7,000 to May20'19, 5%; May20'14; Lawyers Title Ins & Trust Co with Herrman Minzesheimer, 160 E 111. nom

112TH st, 68 E (6:1617), ss, 78.9 w Park av, 26.3x100.11; PM; pr mtg $13,000; May 15; May16'14; due & int as per bond; Abr Lipshitz & Raphel Tomshinsky to Israel Winer, 172 E 107. 2,000

114TH st, 334-8 on map 336-8 E (6:1685), ss, 250 w 1 av, 49.11x100.11; PM; May19'14; due Junel'19, 5%; Robt Gray to Equitable Life Assur Soc of U S, a corpn. 37,500

115TH st, 315-7 E, see Mulberry, 32.

116TH st, 201 E, see 3 av, 2125.

116TH st, 240 E (6:1666), ns, 70 w 2 av, 20x80.10; May19'14; 5y5%; Peter Eagan to Lawyers Title Ins & Trust Co, a corpn. 7,500

117TH st, 538-40 E (6:1715); agmt as to ownership of bond & mtg for $21,000; May 20; May21'14; Gibraltar Mtg Co, a corpn, 52 William, with Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. 21,000

117TH st, 538-40 E (6:1715), ss, 373 e Pleasant av, 50x100.11; May20'14; 3y5½%; Serena, wife of, & Albt Reitman, to Gibraltar Mtg Co, a corpn, 52 William. nom

118TH st, 53 E (6:1745), ns, 310 w Park av, 30x100; May16'14; 5y or sooner, 4½%; Mary E Lenahan & Annie Murtha, both of Bronx, to N Y Title Ins Co, a corpn, 135 Bway. 3,000

122D st, 242 W (7:1929), ss, 183.8 e 8 av, 33.8x100.11; pr mtg $31,000; May20'14; 2y or sooner, 6%; Lizzie Hadermann to Jos Weidenfeld, 4 E 107. 2,000

124TH st, 128 W (7:1908), ss, 281.3 w Lenox av, 18.9x100.11; pr mtg $11,175; May 15'14; 3y6%; Frank H Hines to Hy V Dexheimer, at Leonia, NJ. 1,000

124TH st, 128 W (7:1908); ext of mtg for $9,000 to May15'19, 5%; May15; May16'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Frank H Hines, 104 W 124. nom

127TH st, 245 E (6:1792), ns, 100 w 2 av, 29.11x99.11; pr mtg $——; May14; May15 '14; 3y5%; Eugene Driscoll to Consumers Brewing Co of NY, Ltd, a corpn, 1011 Av A. 5,000

130TH st, 232 W (7:1935), ss, 410 e 8 av, 15x99.11; PM; May16; May18'14; 1y5% Eva C Young, 79 Christopher, to Loulsa E Young, 79 Christopher. 2,000

132D st, 52-60 W (6:1729), ss, 297.6 e Lenox av, 87.6x99.11; pr mtg $35,000; May 18; May19'14; due Oct7'14, 6%; First Afrlcan M E Bethel Church of City N Y, a corpn, to Nathan Harrison Realties, a corpn, 63 Park Row. 3,700

134TH st, 61 W (6:1732), ns, 328.9 e Lenox av, 18.9x99.11; agmt correcting description & ext of mtg for $5,000 to Aug 1'19, 5½%, & asn of rents; May15; May 18'14; The Abyssinian Baptist Church of City N Y with Rutherfurd Realty Co. nom

138TH st, 131 W (7:2007), ns, 256 e 7 av, 26x99.11; ext of mtg for $17,000 to Apr 1'13, 5%; May6'10; May18'14; Julius Oppenheimer, 11 W 87, with Jos Koch & Pauline Nussbaum. nom

147TH st W, nee Riverside dr, see Riverside dr, 700.

157TH st, 550 W, see Bway, 3770-8.

159TH st, 508-10 W (8:2117), ss, 150 w Ams av, runs s66.7xe150 to ws Amsterdam av (No 1988), xs33.4xw183.4xn99.11 to 159th xe33.4 to beg; May4; May16'14; due & int as per bond; Richd F Stone, Sarah E Wilson, Lizzie C Higgins & Lydia F Ely to Title Guar & Trust Co, a corpn, 176 Bway. 15,000

161ST st, 556 W (8:2119), ss, 300.6 e Bway, 16x99.11; PM; pr mtg $7,500; May 14; May15'14; due & int as per bond; Wm H Spicer, 563 W 159, to Henry Siebert Jr Corpn, 562 W 161. 3,500

163D st, 535-41 on map 525-35 W (8:2122), ns, 210 & 287.6 e Bway, 2 plots, each 77.6x99.11; ext of two mtgs for $7,000 each to May15'19, 6%; two pr mtgs, $74,000 each; May14; May15'14; Abel King, 148 E 65, & Isaac Schorsch, 38 W 97, with Placid Realty Co, a corpn, 35 Nassau. nom

164TH st, 505 W (8:2121), ns, 100 w Ams av, 50x99.11; PM; pr mtg $55,000; May20'14; 1y 6%; Robt S Streep, 3 W 123, to B W R Realties, Inc, a corpn, 63 Park row. 1,000

170TH st, 567 W (8:2127), ns, 100 e St Nicholas av, 25x100; May19'14; due & int as per bond; Jas Rowan to N Y Savings Bank, a corpn, 81 8 av. 3,000

170TH st W, nee Audubon av, see Audubon av, nec 170th.

174TH st, 500 W, see Amsterdam av, 2296-8.

174TH st W (8:2130), ss, 100 w Ams av, 50x100; building loan; May18; May19'14; 5 y6% until completion of bldg & 5% thereafter; J B C Building Co, Inc, a corpn, to Lawyers Realty Co, a corpn, 160 Bway. 40,000

174TH st W (8:2130), same prop; certf as to above mtg; May18; May19'14; same to same. ——

183D st, 505-11 W (8:2155), ns, 100 w Ams av, 170x74.11; pr mtg $120,000; May 14; May15'14; 2y6%; Placid Realty Co, a corpn, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 7,000

183D st, 505-11 W (8:2155), ns, 100 w Ams av; certf as to mtg for $7,000; May 14; May15'14; Placid Realty Co, a corpn, with Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. nom

185TH st W, nec Amsterdam av, see Amsterdam av, 2517-9.

Av A, 90-2 (2:401), sal Ls; May15; May 18'14; demand, 6%; Saml Hochman & Stephen Zielinski to Lion Brewery, a corpn, 104 W 108. 1,500

Av A, 216 (2:407), es, 73.9 n 13th, 29.6x 96; pr mtg $15,000; Jan6; May18'14; 2y6%; Emilie Leukel, widow, 852 Freeman, to Christian Leukel, 852 Freeman. 3,600

Av D, 14-16 (2:357); ext of mtg for $28,000 to July1'18, 5%; May26'13; May19'14; Simon Silverman, 783 Dawson with Cath A Stevens, 17 W 74. nom

Amsterdam av, 450 (4:1229); ext of mtg for $15,000 to May18'19, 4½%; May18; May 20'14; Title Guar & Trust Co, a corpn, 176 Bway, with Jacob Michel, 246 W 35. nom

Amsterdam av, 452; ext of mtg for $9,000 to May18'19, 4½%; May18; May20'14. Title Guar & Trust Co, a corpn, 176 Bway, with Regina Michel, 246 W 35. nom

Amsterdam av, 560-2, see 87th, 201 W.

Amsterdam av, 921 (7:1860), nec 105th, 100.11x60; May18'14; due & int as per bond; West End Presbyterian Church, a corpn, to Title Guar & Trust Co, a corpn. 30,000

Amsterdam av, 951 (7:1861); ext of mtg for $20,000 to Junel'19, 4½%; May18'14; Chas Salomon, 114 E 71, with Leopold Saalberg, 269 W 89. nom

Amsterdam av (7:1879), nwc 107th (No 201), —x—; ext of mtg for $90,000 to Aug 13'16, 5%; May21'14; Cordelia E & Wm G Bibb, trstes Rolph Marsh, with Arthur Simons, 124 W 119. nom

Amsterdam av, 1988, see 159th, 508-10 W.

Amsterdam av, 2296-8 (8:2130), swc 174th (No 500), 50x100; certf as to mtg for $12,000; May14; May15'14; Delmar Realty Corpn to Martha B Mosher. ——

Amsterdam av, 2296-8 (8:2130), swc 174th (No 500), 50x100; pr mtg $60,000; May14; May15'14; due & int as per bond; Delmar Realty Corpn to Martha B Mosher, 1939 7 av. 12,000

Amsterdam av, 2517-9 (8:2149), sec 185th; sal Ls; May14; May18'14; demand, 6%; Saverio or Savov N Cortese to Lion Brewery, a corpn, 104 W 108. 1 030

Audubon av (8:2127), nec 170th, 100x120; PM; pr mtg $160,000; May14; May15'14; due Junel5'16 or sooner, 6%; F M & S Cornn to Henry Morgenthau Co, a corpn, 30 E 42. 20,000

Broadway (4:1019), swc 48th, Ls of 1st & 2d loffs; Apr6; May21'14; due as per bond, 6%; Geo F Slosson to Brunswick-Balke-Collender Co, of NY, a corpn, 29 W 32. 6,500

Broadway, 3770-8 (8:2115), sec 157th (No 550), 99.11x125; ext of mtg for $410,000 to Apr1'19, 5%; May15; May16'14; Utilities Realty Co, a corpn with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

Columbus av, 309-15 (4:1127), sec 75th (No 60), 102.2x100; ext of mtg for $170,000 to May15'19, 5%; May14; May19'14; Margaretta Card, widow, with Seamens Bank for Savgs, NY, 76 Wall. nom

Lenox av, 160 (6:1717); agmt changing interest days, &c, on mtg for $33,000; May 18'14; Sophie Bley with German Savgs Bank, a corpn, 157 4 av. nom

Madison av, 607-11, see 58th, 32 E.

Madison av, 1060 (5:1492), ws, 22.2 n 80th, 20x70; PM; May20'14; due & int as per bond; Jacob Oshlag to Title Guar & Trust Co, a corpn. 20,000

Madison av, 1560 (6:1611); sal Ls; May 15; May18'14; demand, 6%; Jno Herven to Henry Elias Brewing Co, a corpn. 4,000

Northern av (8:2179), es, 556.2 n 181st, 100x212.2x103.9x224.2; PM; May19; May20 '14; 3y or sooner, 6%; Hazel Real Estate Co, a corpn, 612 W 207, to The Broad View Land Co, a corpn, 15 Court st, White Plains, NY. 40,000

Park av, 383-7 (5:1308), es, 25.4 n 53d, runs e70xs25.4 to ns 53d (No 103) xe20xn 100.5xw90 to av xs75.1 to beg; PM; pr mtg $360,000; May20'14; due June6'19, 5½%; Clarence Payne to Montana Realty Co, a corpn, 30 E 42. 100,000

Park av, 1108 (5:1501), ws, 75.7 s 90th, 25.2x82.2; May19; May20'14; due & int as per bond; Jos McNamara to Francis J Breslin, 114 E 70. 20,000

Park av, 1384 (6:1609), ws, 75 n 103d, 25.11x80; PM; pr mtg $11,500; May15'14; 3y6%; Chas Bakal, 1762 3 av, to Simon Frank, 100 W 119. 2,500

Park av, 1440, see 106th, 77 E.

Riverside dr, 3 (4:1184), es, 103.5 s 73d, 37x97x21.6x95.3; May8; May19'14; 5y4½% Wm Guggenheim to Seamens Bank for Savings, NY, 76 Wall. 50,000

Riverside dr, 700 (7:2094), nec 147th, 99.11x80; PM; May15; May16'14; due & int as per bond; Bavarian Realty Co, a corpn, to Benj Mordecai, 319 W 105 et al trstes Allen L Mordecai. 37,500

Riverside dr, 700, nec 147th; certf as to mtg for $37,500; May14; May16'14; same to same. ——

Riverside dr, 700, nec 147th; PM; pr mtg $37,500; May15; May16'14; due & int as per bond; same to Benj Mordecai, 319 W 105. 11,000

Riverside dr, 700, nec 147th; certf as to mtg for $11,000; May14; May16'14; same to same. ——

St Nicholas av (8:2166), ws, 100 s 186th, 57.2x100x56.6x100; May19; May20'14; 5y 5%; The Aldus Constn Co, Inc, a corpn, to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 55,000

St Nicholas av (8:2166); same prop; certf as to above mtg; May19; May20'14; same to same. ——

Sherman av, 156-8 (8:2225), ns, 300 w 204th, 50x150; May18'14; due May1'19, int as per bond; Vermilyea Realty Co, a corpn, 530 W 207, to West Side Savgs Bank, a corpn, 110 6 av. 43,000

Sherman av, 156-8 (8:2225), ns, 300 w 204th, 50x150; certf as to mtg for $43,000; May18; May19'14; Vermilyea Realty Co, a corpn, 530 W 207, to West Side Savings Bank. ——

Sherman av, 156-8; re from agmt affecting mtg recorded Aug1'13; May18; May19 '14; City Mtg Co, a corpn, 15 Wall, & Vermilyea Realty Co, a corpn, 530 W 207, with N Y Trust Co, a corpn, 26 Broad. nom

Sherman av, 172 (8:2225), ns, 100 w 204th, 50x150; pr mtg $42,000; May15'14; 2y6%; Vermilyea Realty Co, 530 W 207, to Martin M Stone, 867 E 23, Bklyn, & ano. 8,000

Sherman av, 172; certf as to mtg for $8,000; May15'14; same to same. ——

Vermilyea av (8:2235), ns, 150 w 207th, 5 lots, ea 50x150; 5 mtgs, ea $7,000; May 18'14; due Jan1'20 or sooner, 5%; R Clarence Dorsett to Chas H Patrick, 101 W 85. 35,000

West End av, 253 (4:1183), ws, 87.4 s 72d, 17x100; May20'14; due Junel'17 or sooner, 5%; Viola P, wife of, & Chas S Eytinge, to Mary L Fraser, 103 Gates av, Bklyn. 22,500

West End av, 700 (4:1242), nec 94th, 42.2 x100x40.4x100; pr mtg $103,000; May14; May15'14; demand, 6%; Kath L Jockel to Caroline Betz, 921 E 179. 250

2D av, 101 (2:461), swc 6th (No 238), 24.3x105; pr mtg $——; May11; May16'14; due July1'17, 6%; Hugo Rosenthal exr Wm Rosenthal, decd, & Nettie Rosenthal to Saml Brand, 783 Beck, Bronx. 5,500

2D av, 158 (2:452), nec 10th (Nos 201-3), 25x105; leasehold; asn rents to secure loan of $1,500; pr mtg $18,500; Dec3'13; May 15'14; installs, $300 mo, —%; Bessie Saul, of Atlanta, Ga, to Esther Kaplan, 32 Pike. nom

2D av, 724 (3:944); sal Ls; May8; May 18'14; demand, 6%; Domenico Cusumano & Guiseppa Ciccotto, to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55. 500

2D av, 2410-14 (6:1800); secures performance of covenants in Ls; pr mtg $——; Apr1; May15'14; due Feb1'19, —%; Irene Marx, as landlord, to Saml Feit, 322 E 122, & ano, tenants. 833.33

3D av, 1443 (6:1527), es, 82 s 82d, 20.2x 70; May20; May21'14; due & int as per bond; Thos Connor, of Bronx, NY, to Lawyers Mtg Co, a corpn. 14,000

3D av, 2125 (6:1666), nec 116th (No 201), 22x65; May21'14; demand, 6%; Frida, wife of & Fredk Oehl, to Bernheimer & Schwartz Pilsener Brewing Co, a corpn, 460 W 128. 5,000

3D av, 2125, nec 116th (No 201); sobrn of mtg for $7,000 to mtg for $5,000; May 18; May21'14; Annie M Harrison, at New Rochelle, NY, with same. nom

4TH av, 329-31 (3:880), es, 60 n 24th, 38.9x83; May18'14; due Sept1'19, 5½%; Polo Constn Co, a corpn, 329 4 av, to Metropolitan Life Ins Co, a corpn, 1 Mad av. 200,000

4TH av, 329-31; certf as to above mtg; May18'14; same to same. ——

4TH av, 329-31; sobrn of mtg for $165,000 to mtg for $200,000; May18'14; same & Realty Holding Co, a corpn, 907 Bway, with same. nom

5TH av, 284 (3:832), nwc 30th (No 1), 40x125; agmt modifying & ext of mtg for

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$450,000 to Mar1'19, 5½%; May19'14; Jno J Gibbons, 494 Riv dr, with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

5TH av, 284, nwc 30th (No 1); certf as to reduction of mtg for $700,000 leaving a balance of $450,000 unpaid, etc; May19 '14; same with same. nom

5TH av, 284, nwc 30th (No 1); pr mtg $450,000; May19'14; 3y5%; Jno J Gibbons to Wm N Cromwell, 12 W 49 et al exrs Emily H Moir. 150,000

5TH av, 884 (5:1384), sec 70th (No 2), 33.5x175; mortgagees estoppel certf that $210,000 has been paid & $350,000 now remains due; May19'14; Wm P Dixon, exr &c Josiah M Fiske, to Philips Realty Co, a corpn, 24 Broad. ——

5TH av, 1493 (6:1746); ext of mtg for $45,000 to May18'19, 4½%; May11; May21 '14; N Y Protestant Episcopal Public School, a corpn, 63 Wall, with Paul Chopak, 250 W 137. nom

6TH av, 15-7 (2:589), ws, 183 n Carmine, runs w100xs14.8xw4.4x again w6.2xs20.9xe 90.4 to av xn35.9 to beg; PM; May20; May 21'14; due & int as per bond; Livia Realty Co, Inc, to Lawyers Mtg Co, a corpn, 59 Liberty. 17,000

6TH av, 15-7; pr mtg $17,000; May20; May21'14; installs, due & int as per bond; Antoinetta, wife Horatio Avignone, to Livia Realty Co, Inc, 82 W 3. 4,000

7TH av, 1858-60 (7:1828), ws, 75.11 n 112th, 50x100; PM; May14; May21'14; due & int as per bond; Royton Realty Co, Inc, a corpn, to Manhattan Savgs Instn, 644 Bway. 72,000

7TH av, 2480 (7:2030); sal Ls; May20'14; demand, 6%; Peter J McAuley to Jacob Ruppert, a corpn, 1639 3 av. 3,500

8TH av, 944 (4:1027); ext of mtg for $35,000 to May19'17, 5%; May19; May20'14; Alfred M Heinsheimer, at Far Rockaway, NY, with Jacob H Michaels, 170 W 74. nom

9TH av, 443 (3:732), ws, 49.5 s 35th, 24.8 x100; May18; May19'14; due & int as per bond; Christopher C Ellis to Title Guar & Trust Co, a corpn, 176 Bway. 15,000

9TH av, 756 (4:1041), sec 51st; sal Ls; May19; May20'14; demand, 6%; Christian Hinkelday, B of Q, to Lion Brewery, a corpn, 104 W 108. 4,000

10TH av, 295A (3:699), nwc 27th (Nos 501-3), 24.8x100; ext of mtg for $40,000 to Mar1'17, 5%; May18; May21'14; Jas Devlin, 251 W 89, with David Stevenson Brewing Co, a corpn, 521 10 av. nom

11TH av, 152 (3:693), nec 21st; sal Ls; May16; May18'14; demand, 6%; Peter McBreen to Geo Ehret, 1197 Park av. 2,000

11TH av, 506 (3:711), es, 123.5 n 39th, 24.8x100; collateral as additional security to mtg made by party 1st pt to Kath Maeder recorded in Sec 3, 1 218, p 86, & now held by party 2d pt; pt mtg $18,500; May 15; May19'14; due & int as per bond; Wm J Ludwig to Jno W Neher, 415 W 37. ——

MISCELLANEOUS MORTGAGES.

Borough of Manhatan.

Certf (miscl) of consent of stockholders to mtg to be dated July1'14, for gold bonds of $50,000,000, 25 yrs, 4%; May14; May15'14; Lake Shore & Michigan Southern Railway Co to Bankers Trust Co, as trste. ——

Rockaway Park, B of Q (miscl); certf as to mtg for $5,500; May15; May21'14; Vito Contessa Realty Co, a corpn, to Chas H Colby. ——

Subway conduits (miscl), ducts, etc, for telegraph & telephone, rights, franchises, etc; supplemental 1st mtg or deed of trust at an increase of $217,000; 21 pr supplemental mtgs $——; Jan1; May16'14; due & int as per bond; Empire City Subway Co, Lim, to Bankers Trust Co trste, a corpn, 16 Wall. nom

Subways, etc (miscl), same prop; certf as to above mtg; May11; May16'14; same to same. ——

1ST & 2D Wards, B of Q (miscl); certfs as to two mtgs for $3,500 & 7,500; May15; May19'14; Mutual Profit Realty Co, a corpn, to Eugene Foley, 103 W 127. ——

MORTGAGES.

Borough of the Bronx.

Aldus st (10:2746), ss, 79 e Hoe av, 42x 107; PM; pr mtg $——; May20; May21'14; 3y6%; 173d St Impt Co, Inc, to Kovacs Constn Co, 293 Alexander av. 5,000

Bristow st, 1392 (11:2964), es, 215 n Jennings, 20x100; May16; May18'14; due &c as per bond; Henry M A Meyer to Title Guar & Trust Co, 176 Bway. 2,500

Bronx pl (*), sec Vernon Pkway, 100x 25; May6; May18'14; 3y5%; Jas W Hunt, at Camelot, NY, to Martin Lynch, at Stoneco, NY. 550

Burnett pl (10:2737), ns, at sws Tiffany, runs w75.4xn72.11 to Tiffany xse104.10 to beg; PM; May13; May16'14; 3y6%; Walter F Randall to Louise J C Hanford, 1 Belden av, Norwalk, Conn. 3,000

Burnett pl (10:2737), same prop; PM; pr mtg $3,000; May13; May16'14; 3y6%; same to Wm T Farewell, Netherwood, NJ. 1,000

Casanova st (10:2767-2768-2774-2775), es 182 s Eastern blvd, 25x100; May19'14; due, &c, as per bond; Jos Lisanti to Rosa Lisanti, 291 W 142. 345

Charlotte st, 1503 (11:2966); ext of $23,-000 mtg to June11'16 at 5½%; June11; May18'14; Chas K Billings, trste for Jeannie F Seymour, with Fleischmann Realty Co, Inc, 30 E 42. nom

Charlotte st, 1505 (11:2966), ws, 75 n 170th, 37.6x100; PM; pr mtg $23,000; May 15; May18'14; 1y6%; Oakwood Constn Co to Jno J Tully, 1236 Tinton av. 2,500

Charlotte st, 1507 (11:2966), ws, 112.6 n 170th, 37.6x100; ext of $24,000 mtg to May 9'16 at 5%; May12; May18'14; Jos Hornthal with Jno J Tully, 1236 Tinton av. nom

Charlotte st, 1507-13 (11:2966), ws, 112.6 n 170th, 4 lots, ea 37.6x100; 4 PM mtgs, ea $2,000; 4 pr mtgs aggregating $95,000; May15; May18'14; 1y6%; Colton Realty Co to Jno J Tully, 1236 Tinton av. 8,000

Charlotte st, 1515 (11:2966), ws, 262.6 n 170th, 37.6x100; PM; pr mtg $24,000; May 15; May18'14; 1y6%; Colton Realty Co to Jno J Tully, 1236 Tinton av. 1,000

Charlotte st, 1517 (11:2966), ws, 300 n 170th, 40x100; pr mtg $25,000; May15; May 18'14; 2y6%; Julius Martinson to Jno J Tully, 1236 Tinton av. 2,250

Charlotte st, 1517 (11:2966), ws, 300 s 170th, 40x100; ext of $25,000 mtg to June 1'16, at 5½%; May1; May18'14; Martin D Fink with Jno J Tully, 1236 Tinton av. nom

Charlotte st, 1519 (11:2966), ws, 340 n 170th, 40x100; PM; pr mtg $24,000; May 15; May18'14; 2y6%; Julius Martinson to Jno J Tully, 1236 Tinton av. 3,000

Charlotte st, 1521; agmt as to share ownership in mtg; May2; May21'14; Isidor Eckert with Edw H Bailey, Beach 48th, Sea Gate, NY. nom

Charlotte st, 1521-5 (11:2966), ws, 380 n 170th, 3 lots, ea 40x100; 3 PM mtgs, ea $2,-250; 3 pr mtgs, ea $25,000; May15; May18 '14; 2y6%; Julius Martinson to Jno J Tully, 1236 Tinton av. 6,750

Charlotte st, 1525 (11:2966); ext of $25,-000 mtg to June1'16 at 5½%; May1; May 19'14; Edw H Bailey with Jno J Tully, 1236 Tinton av. nom

Conner st, es, 370 s Light, see Rombouts av, ws, 370 s Light.

Crotona Park N (11:2944), nwc Crotona av (No 1801), 35x98.2x34.10x101.1; pr mtg $30,000; May15; May18'14; due July1'17, 6%; Barnett Brodsky & Sol Gettenberg to Benenson Realty Co, 407 E 153. 7,500

Faile st, 961 (10:2746), ws,, 109 s Aldus, runs w79xn2xw21xs48xe100 to st xn46 to beg; PM; pr mtg $——; May18; May19'14; due Jan15'17, 6%; Morris Weinstein to Kovacs Constn Co, 293 Alex av. 2,500

Ft Independence st (12:3258), es, abt 874.6 s Oloff, 25x75.4x25x74.5; Apr23; May 15'14; 1y6%; Margt wife of & Hugo Koch to Everett Harrison, Montclair, NJ. 1,200

Green la (*), swc St Raymond av, 25x 101.1x25x101, except part for St Raymond av; May15; May16'14; installs, 6%; Mariatana C Cullo to Albt W Meisel on Laurel av, Sea Gate, NY. 510

Home st (10:2753), ss, 50.4 w Bryant av, 50.4x100.4; bldg loan; pr mtg $——; May 20; May21'14; due &c as per bond; Wm Sinnott Co to Manhattan Mtg Co. 36,000

Home st (10:2753); same prop; certf as to above mtg; May20; May21'14; same to same. ——

Home st, swc Bryant av, see Bryant av, swc Home.

Home st, nwc Union av, see Union av, n wc Home.

Rogers pl, swc 163d, see 163d E, swc Rogers pl.

Rogers pl, swc 163d, see 163d E, sec Stebbins av.

Rogers pl (10:2696), ws, 80 s 163d, 47x 115; bldg loan; May19; May20'14; demand, 6%; Grossman Bros & Rosenbaum, a corpn, to City Mort Co, 15 Wall. 40,000

Rogers pl (10:2696), same prop; certf as to above mtg; May19; May20'14; same to same. ——

St Raymond av, swc Green la, see Green la, swc St Raymond av.

Taylor st (*), ws, 350 s Van Nest av, 25x100; May14; May18'14; due, &c, as per bond; Carlo Montagna to Sadie B Clocke, 800 Riverside dr. 125

Tiffany st, sws, at ns Burnett pl, see Burnett pl, ns, at sws Tiffany.

Whittier st, nwc Seneca av, see Seneca av, nwc Whittier.

William st, nwc Dudley av, see Dudley av, nwc William.

136TH st E (9:2299), ns, 231.6 e Alex av, 50x100; May15'14; due &c as per bond; Alice H Quick, Bklyn, to Harlem Savgs Bank, 124 E 125. 3,500

138TH st E, nwc Rider av, see Rider av, nwc 138th.

144TH st, 634 E, see Willis av, 407.

147TH st, 546 E (9:2273), ss, 99.4 w St Ann's av, 25x99.9; May19'14; 5y5½%; Mary E Bunt to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 10,000

150TH st E (9:2331), ss, 120.3 e Morris av, 25x100; ext of $12,000 mtg to May14 '19 at 5%; May14; May16'14; Emigrant Industrial Savgs Bank with Louise E Apelles, 293 E 16, Flatbush, NY, et al. nom

153D st E, nec Morris av, see Morris av, nec 153.

159TH st E, nwc Courtlandt av, see Courtlandt av, 829-31.

163D st E (10:2696), swc Rogers pl, 76x 80; bldg loan; May19; May20'14; demand, 6%; Grossman Bros & Rosenbaum, a corpn, to City Mort Co, 15 Wall. 67,500

163D st E (10:2696), swc Rogers pl, same prop; certf as to above mtg; May19; May 20'14; same to same. ——

163D st E, swc Rogers pl, see 163d E, sc Stebbins av.

163D st E, sec Stebbins av, see Stebbins av, sec 163.

163D st E (10:2696), sec Stebbins av, — to Rogers pl, x127; sobrn agmt; May9; May 20'14; Grossman Bros & Rosenbaum, a corpn, & Geo F Johnson with City Mort Co, 15 Wall. nom

163D st E (10:2696), sec Stebbins av, same prop; agmt as to acceptance of five mtgs in place of blanket mtg; May19; May 20'14; Grossman Bros & Rosenbaum, a corpn, with same. nom

163D st E (10:2696), ss, 76 e Stebbins av, 78x80; bldg loan; May19; May20'14; demand, 6%; Grossman Bros & Rosenbaum, a corpn, to City Mtg Co, 15 Wall. 52,500

163D st E (10:2696), same prop; certf as to above mtg; May19; May20'14; same to same. ——

165TH st E, swc Grant av, see Grant av, swc 165.

165TH st E (10:2691), ns, 100 e Stebbins av, runs e50x— on curve, 13.11xn93.1xnw 77.2xs113.4 to beg; pr mtg $23,500; Apr30; May16'14; 1y6%; Angel Constn Co, Inc, a corpn to Comity Mort Co, 40 Wall (re-recorded from Apr30'14). 31,500

165TH st, sec Sherman av, see Grant av, swc 165.

165TH st, 946 E (10:2715); agmt as to share ownership in mtg; May1; May20'14; Leo Cohn with Lawyers Mort Co, 59 Liberty. nom

165TH st, 120 W, see Nelson, 1049.

166TH st E, swc Jackson av, see Jackson av, swc 166th.

166TH st E, nwc Prospect av, see Prospect av, nwc 166th.

167TH st E, swc Prospect av, see Prospect av, ws, 80 n 166th.

167TH st E, swc Prospect av, see Prospect av, nwc 166th.

170TH st, 881 E (11:2966); ext of $29,-000 mtg to Sept15'17 at 5%; May4; May 18'14; Emelie Mehlich with Jno J Tully. nom

176TH st, 229 E (11:2802), ns, 168 e Mt Hope av, 41x114.4x40.9x118.11; May18; May 20'14; 1y6%; Letitia M Schott, 229 E 176, to Tobia Durso, 491 E 156. 1,500

176TH st E (11:2959), nes, 445.5 w So blvd, 100x150; bldg loan; May14; May15 '14; 1y6%; J W R Realty Co Inc a corpn to Greenwich Mtg Co, 391 E 149. 40,000

176TH st E (11:2959), same prop; certf as to above mtg; May14; May15'14; same to same. ——

176TH st E (11:2959), same prop; May 14; May15'14; 1y6%; same to Smada Realty Co, 391 E 149. 16,000

177TH st E (*), es, 131.8 n Eastern blvd, 58.2x105.4x25.1x100; May13; May18'14; 3y 6%; Louis Alexy, 1539 Av A, to Marie Krohl, 221 E 85. 600

184TH st, 17 W (11:3198), ns, 49.9 e Davidson av, 16.3x80; PM; pr mtg $——; May1; May15'14; installs, 6%; Wm H Meagher, 17 W 184, to Realty Realization Corpn, 1400 5 av. 1,000

187TH st E, swc Tiebout av, see Valentine av, sec 187th.

187TH st E, nec Valentine av, see Valentine av, nec 187th.

187TH st E, sec Valentine av, see Valentine av, sec 187th.

197TH st E (11:3295), ns, bet Briggs & Bainbridge avs, being part lot 32½ blk 3295 tax map; transfer of tax lien for yrs 1895 to 1912, assessed to ——; Dec22'13, May21'14; City N Y to Mathilde Bosselman, 2783 Bainbridge av. 525.50

217TH st E (*), ss, 255.4 e White Plains rd, 25x114.3; May15; May18'14; installs, 6%; Chas Hensle, Mt Vernon, NY, to Home B & L Assn of Mt Vernon, 51 So 4 av, Mt Vernon, NY. 2,000

236TH st, 523 E (12:3398), ns, 219.7 e Verio av, 25x149.4; PM; pr mtg $3,200; May11; May19'14; 1y6%; Thos Flach to Betty Peterson, 2254 Ryer av. 1,000

Amundson av (*), ws, 350 s Nelson av, 25x100; May12; May18'14; 3y6%; Oscar Paulson to Theresa Tengstrom, 3938 Amundson av. 300

Arthur av ((11:3070), es, 94.3 n 180th, 50.1x92.6x50.2x93; bldg loan; pr mtg $——; May18; May20'14; 1y6%; Uwanta Constn Co, Inc, to Peerless Holding Co, Inc, a corpn, 46 Cedar. 23,000

Arthur av (11:3070), same prop; certf as to above mtg; May18; May20'14; same to same. ——

Arthur av (11:3070), same prop; PM; pr mtg $——; May18; May20'14; 1y6%; same to same. 5,500

Arthur av, 2126 (11:3070), es, 41.8 s 181st, 20.3x91; PM; pr mtg $1,900; May16; May 18'14; due &c as per bond; Susan Williams to Mary Smrcka, 2126 Arthur av. 600

Barnes av, 4010 (*), es, 75 n 226th, 78x 105; May19; May20'14; 3y6%; Edw Volz to Peter Kazban, 811 E 226. 1,000

Bathgate av, 1662 (11:2920), es, 83.4 s 173d, 17x81.1x16.11x81.1; ext of $2,750 mtg to Mar11'17 at 5½%; Apr11; May17'14; Sylvester Pope et al, trstes Josephine L Peyton, with Hyman Nelson, 1662 Bathgate av. nom

Bathgate av (11:2920), es, 82.11 s 173d, 17x81.1; ext of $2,050 mtg to Apr1'22, at 6%; May14; May17'14; Henry G Autenrieth with Sonia Nelson, 1662 Bathgate av. nom

Beaumont av, 2338-44 (11:3103), es, 170 s 187th, 2 lots, ea 50x100; 2 mtgs, ea $28,000; May14; May15'14; 3y5½%; Wm Slattery Constn Co to N Y Title Ins Co, 135 Bway. 56,000

Beaumont av, 2338-44; 2 certfs as to above mtgs; May14; May15'14; same to same. ——

Beaumont av, 2338-44; 2 mtgs, each $5,-000 2 pr mtgs, $28,000 each; May14; May 15'14; 3y6%; same to Abel King, 148 E 65, & ano. 10,000

Beaumont av, 2338-44; 2 certfs as to above mtgs; May14; May15'14; same to same. ——

Beaumont av, 2338-44; pr mtg $66,000; May14; May15'14; due &c as per bond; Wm Slattery Constn Co to Jule A Cahn, 921 Hamilton av, Yonkers, NY. 2,500

Beaumont av, 2338-44; certf as to above mtg; May14; May15'14; same to same. ——

Blackrock av (*), ns, 230 e Olmstead av, 25x108, Unionport; May15'14; 1y6%; Walter J White to Charlotte A Saunders, 938 Longwood av. 4,000

Bryant av (10:2753), swc Home, 100x55.3 x100.4x50.4; bldg loan; pr mtg $——; May 20; May21'14; due &c as per bond; Wm Sinnott Co to Manhattan Mtg Co, 200 Bway. 46,000

Bryant av (10:2753); same prop; certf as to above mtg; May20; May21'14; same to same. ——

Carpenter av, 3945 (*); sal Ls; May15; May18'14; demand, 6%; Albt J Riss to Jacob Ruppert, a corpn, 1639 3 av. 3,300

Cauldwell av (10:2629), es, 129.1 n 156th, 39.4x100; certf as to payment of $2,000 on a/c of mtg; Sept30'13; May15'14; Josephine

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E Carpenter to Harrisetta Holding Co, 236 5 av.

Cedar av (*), ns, 50 e Elm, 25x100; PM; Apr27; May21'14; 3y5% · Frank Greco to Wm G Wood, 62 Maple av, New Rochelle, NY, & ano, trstes Maria Wood. 200

Concord av (10:2580), es, 238 s 149th, 3 lots, ea 39.6x100; 3 bldg loan mtgs, ea $28,000; 3 pr mtgs, ea $——; May13; May20'14; due, &c, as per bond; Wilmac Bldg Co, Inc, to Manhattan Mort Co, 200 Bway. 84,000

Concord av (10:2580), same prop; 3 certfs as to above mtgs; May13; May20'14; same to same.

Concord av (10:2580), same prop; 3 mtgs aggregating $14,000; 3 pr mtgs $28,000 ea; May13; May20'14; 5y5½%; same to Anthony McOwen, 515 Wales av. 14,000

Courtlandt av, 829-31 (9:2419), nwc 159th, 50x100, except part for av; May6; May20'14; due, &c, as per bond; Geo A Brunjes & Christina M Tietjen, NY, & Anna F Brunjes, Isle La Motte, Vt, & Henry J Brunjes to Title Guar & Trust Co, a corpn, 176 Bway. 5,000

Crescent av, 612-14 on map 614 (11:3072), ss, 79 w Hughes av, 49.6x24.6x38.6x55.7; P M; May8; May19'14; due, &c, as per bond; Giuseppina Della Valle, 2234 1 av, to Theo Wentz, 328 W 77. 7,000

Crotona av, 1801, see Crotona Park N, nwc Crotona av.

Dean av, nec Layton av, see Layton av, nec Dean av.

Decatur av (12:3349), ns, 120 w 205th, 50x100; PM; pr mtg $——; May20; May21'14; 1y6%; Gifford Bldg Co to Smada Realty Co, 391 E 149. 490

Dudley av (*), nwc William, 25x100; May15; May20'14; 3y5½%; Bentz Contracting Co to Jno T Daily, 1525 Zerega av. 2,800

Eagle av, 893 (10:2620), ws, 25 n 161st, 18.9x100; ext of $2,000 mtg to Apr11'18 at 6%; Apr14; May18'14; Jacob Kohn with Anton Rodler, Canterbury, Conn. nom

Fox av (*), es, 125.2 s Kingsbridge rd, 50x100; May19; May20'14; 3y6%; Minnie wife Jno S Kerns to Adeline R T Paskett, 820 E 234. 2,000

Goodridge av (13:3415), ws, 246.9 s 250th, 101.2x114.8x101.8x113.3; PM; May15'14; due &c as per bond; Geo A Wyeth, 254 E 82, to Delafield Est, 27 Cedar. 4,000

Grant av, 991 (9:2447), ws, 60.3 n 164th, 45.2x80.8x45x84.3; PM; May14; May15'14; 3y5½%; Mosdyck Co to Ignatius Mueller, 731 Floyd st, Louisville, Kv. 5,000

Grant av (9:2447), swc 165th, 81.2x201, to Sherman av x56.4x202.5; PM; pr mtg $——; May15; May19'14; demand, 6%; Kovacs Constn Co to American Real Estate Co, 527 5 av. 10,000

Grant av (9:2447), same prop; certf as to above mtg; May15; May19'14; same to same.

Grant av (*), ns, 25 e Garfield, 25x100; May14; May15'14; 3y5½%; Geo Czwaczka to Jos V Jenik, 1828 Unionport rd. 1,300

Hoe av (10:2752), es, 100 n 167th, 100x100; Mar24; May16'14; 5y5%; Roman Catholic Church of St John Chrysostom of the City of NY to Emigrant Industrial Savgs Bank, 51 Chambers. 75,000

Hoe av (10:2752), same prop; sobrn agmt; Mar24; May16'14; same & Chas Murray with same. nom

Houghton av (*), ss, 305 e Havemeyer av, 100x216 to Quimby av, except part for Houghton & Quimby avs; PM; May20; May21'14; 1y6%; Martin Friedlander to Jeanne R Kalish, 1 W 85. 4,000

Hunts Point av (10:2770), nec Randall av, 84x110.6x75x72.6; PM; May19; May20'14; due Jan6'17, 6%; Julia M Broderick to Philomena Dunn, 620 2 av. 2,700

Jackson av (10:2640), swc 166th, 100x22; May21'14; 3y5%; Eda H Maas, 708 E 166, to Emigrant Indust Savgs Bank, a corpn. 6,000

Jackson av (10:2640); same prop; pr mtg $6,000; May21'14; due &c as per bond; same to Anna E Busher, 651 E 164. 500

Jerome av (11:2855), ws, 50 s Clarke pl, 50x100; PM; May15'14; due &c as per bond; Abr Oppenheimer to Title Guar & Trust Co, 176 Bway. 5,000

Lafontaine av, 2166 (11:3063); ext of $3,000 mtg to May15'19 at 5%; May15; May19'14; Lawyers T I & T Co with Mary Sutter. nom

Layton av (*), nec Dean av, 25x100; May16; May19'14; 3y6%; Francesco Santamarena to Rose Apt, 203 W 111. 2,500

Longfellow av (11:3000), ws, 337.6 s 172d, 37.6x100; bldg loan; May14; May15'14; demand, 6%; O'Leary Realty & Constn Co to N Y Trust Co, 26 Broad. 22,500

Longfellow av (11:3000); same prop; certf as to above mtg; May14; May15'14; same to same.

Longfellow av, 1475 (11:3000); ext of $22,500 mtg to Apr1'19 at 5½%; May15'14; Louis Wechsler with O'Leary Realty & Constn Co, 991 E 167. nom

Morris av, 673-5 (9:2442), store lease; May14; May19'14; due as per chattel mtg; 4%; Camillo Manfredi to Jos Pellettieri, 2395 Belmont av. 1,600

Morris av (9:2413), nec 153d, 25x70.3; May8; May19'14; due Dec1'16, 5%; Pasquale Iarossi, 672 Morris av, to Salvatore Di Simone, 288 E 153. 1,400

Morris Park av (*), ss, 75 e Garfield, 25 x100, except part for Morris Park av; pr mtg $7,500; May13; May15'14; 2y6%; Antonio Sconza & Minnie Schwartz to Jno J Buckley, Eastern blvd & Ferry la. 1,200

Morris Park av (*), ss, 50 w Taylor, 25x100, except part for Morris Park av; May1; May21'14; due, &c, as per bond; Michl Casey to North Side Mort Corpn, 391 E 149. 1,000

Nelson av, 1049 (9:2512), swc 165th (No 120), 77.8x17.7x77.6x23.4; May6; May19'14; 3y5%; Harold H Harding to Cath C Murray, gdn Leo Murray, 503 15th, Bklyn, & ano. 7,500

North Oak dr (*), ss, being lots 50 & 51, amended map Bronxwood Park, —x103 x100x92.5; May20; May21'14; installs, 6%; Margt J T Cannon to Bronx Security & Brokerage Co, 258 E 138. 300

Olinville av, 3649 (*), ws, 301.5 s 216th, 40x94.11; May15; May16'14; 3y5½%; Jno Tormey to Josephine Maher, Bay Shore, L I. 2,750

Pilmpton av, 1317 (9:2522), ws, 207.7 s 170th, 23x84.5x23.5x88.10; May18'14; 5y5%; Patk J Hickey to Emigrant Indust Savgs Bank, 51 Chambers. 4,500

Prospect av (10:2680), nwc 166th, 80x100; May15'14; 1y6%; Angel Constn Co, Inc, a corpn, to Comity Mtg Co, 40 Wall. 67,500

Prospect av (10:2680); same prop; certf as to above mtg; May15'14; same to same.

Prospect av (10:2680), ws, 80 n 166th, 120 to 167th x100; May15'14; 1y5½%; Angel Constn Co, Inc, a corpn, to Comity Mtg Co, 40 Wall. 97,500

Prospect av (10:2680); same prop; certf as to above mtg; May15'14; same to same.

Prospect av (10:2680), nwc 166th, 200 to 167th x100; sobrn agmt; May15'14; Angel Constn Co & Hudson Realty Co with same. nom

Prospect av, swc 167th, see Prospect av, nwc 166th.

Prospect av, swc 167th, see Prospect av, ws, 80 n 166th.

Prospect av (11:3093), ws, 62 s 178th, 29x100; ext of $1,750 mtg to May12'17 at 5%; May12; May21'14; Jas T Barry with Jos Reichwein, 1985 Prospect av. nom

Quimby av, ns, 305 e Havemeyer av, see Houghton av, ss, 305 e Havemeyer av.

Randall av, nec Hunts Pt rd, see Hunts Pt rd, nec Randall av.

Rider av (9:2340), nwc 138th; sal Ls; May19; May21'14; demand, 6%; Jno F Bruder & Wm Scharff to Jacob Ruppert, a corpn, 1639 3 av. 4,500

Rombouts av (*), ws, 370 s Light, 33.11 to Conner x102.8x12.7x100.5; PM; May18; May19'14; due, &c, as per bond; Cath Doran, 474 13th, Bklyn, to Truro Constn Co, Inc, a corpn, at Dyre av & Light. 4,100

Seneca av (10:2762), nwc Whittier, 25x100; also LAND in Kings Co, NY; May14; May20'14; due Nov1'14, 6%; Martin J Dolan, 321 W 94, to Max Herzig, 353 W 85. 1,000

Sherman av (9:2455), ws, 207.6 n 163d, 90x100; pr mtg $——; May20; May21'14; demand, 6%; Kovacs Constn Co to American Real Estate Co, 527 5 av. 4,000

Sherman av (9:2455); same prop; certf as to above mtg; May20; May21'14; same to same.

Sherman av, sec 165th, see Grant av, swc 165.

Stebbins av (10:2696), sec 163d, 80x76; bldg loan; May19; May20'14; demand, 6%; Grossman Bros & Rosenbaum, a corpn, to City Mort Co, 15 Wall. 70,000

Stebbins av (10:2696), sec 163d; same prop; certf as to above mtg; May19; May 20'14; same to same.

Stebbins av (10:2696), es, 80 s 163d, 47x115; bldg loan; May19; May20'14; demand, 6%; Grossman Bros & Rosenbaum, a corpn, to City Mtg Co, 15 Wall. 40,000

Stebbins av (10:2696); same prop; certf as to above mtg; May19; May20'14; same to same.

Stebbins av, sec 163d, see 163d E, sec Stebbins av.

Tiebout av, swc 187th, see Valentine av, sec 187th.

Tremont av E (11:3043), ns, 44.1 e Wash av, 23.3x86.4x23.9x93.5; pr mtg $——; May 14; May15'14; 4 mo 6%; Moses Lowenstein to Merchants Realization Co, Inc, 116 Nassau. 3,000

Union av, 894 (10:2677), es, 171.1 n 161st, 37.6x100; PM; pr mtg $32,500; May15; May 16'14; due June20'18, 6%; Harry Goldstein, 117 W 137, to Caroline Stern, 251 W 92. 3,500

Union av (9:2672), nwc Home, 30.5x100x 30.5x100, except part for st & av; May19 '14; due &c as per bond; Jas H Baker to Title G & T Co, 176 Bway. 5,000

Valentine av, 2110 (11:3144), es, 280.11 n 180th, 18.11x98.2x17.7x95.9; pr mtg $3,300; May18; May19'14; due, &c, as per bond; Harry Bierhoff, 301 W 109, to Frances Isenberg, 225 W 110. 1,500

Valentine av (11:3147), nec 187th, 100x 135; May14; May15'14; due &c as per bond; Theta Realty Co, Inc, a corpn, to Title Guar & Trust Co, 176 Bway. 10,000

Valentine av (11:3147), nec 187th; same prop; certf as to above mtg; May12; May 15'14; same to same.

Valentine av (11:3147), sec 187th, runs e235 to ws Tiebout av xs38.3xw150xn25xw 85 to es Valentine av xn13.3 to beg; May14; May15'14; due &c as per bond; Theta Realty Co, Inc, a corpn, to Eliz Dwyer, 597 Union av. 4,000

Valentine av (11:3147), sec 187th; same prop; certf as to above mtg; May12; May 15'14; same to same.

Valentine av (*), es, 100 s Fairmount av, 25x100; bldg loan; May16; May18'14; 3y 5½%; Celia wife Harry Levine, 565 E 178, to Henry Falk, 72 Westchester sq. 1,200

Vernon Pkway, sec Bronx pl, see Bronx pl, sec Vernon Pkway.

Vyse av (11:3005), ses, 412 sw Locust av, now Tremont av, runs se92.6xsw72xsw 77 to st xne72 to beg, except part for av; pr mtg $36,000; May21'14; due Aug21'17, 6%; H C Jackson Co, Inc, a corpn, to Dwyer & Carey Constn Co, 906 E 176. 3,700

Washington av (11:3040), ws, 50 n 186th, 50x91; May20'14; 3y int as per bond; Henrietta Bagg to Jos Bird, at Larchmont, NY, trstes for Helen W Whiteing. 7,000

Webster av (11:3030), es, 124 s 183d, 72 x90; PM; pr mtg $7,500; Apr30; May20'14; due Dec22'14, 6%; Talie Jungman to Jno E Griffiths, 340 E 140. 2,000

Westchester av, 853 (10:2690), nws, 182 ne Prospect av, 20x70.7x21.3x63.5; PM; pr mtg $——; May14; May16'14; due Nov15 '15, 6%; Desider Schoen to Pincus Lowenfeld, 106 E 64, & ano. 500

White Plains rd (*), ws, being s 39 ft of lot 780 & n 39 ft of lot 781, 78x80, except pt for rd; pr mtg $6,500; May20; May21 '14; due &c as per bond; Sophia Bolte, 665 E 225, to Veronica Egan, 639 Crotona Park N. 3,000

Willis av, 407 (9:2306), swc 144th (No 634), 25x84; pr mtg $——; Mar26; May20 '14; 3y6%; Ray Solomon to Isaac E Brown, 1800 7 av. 5,000

Rattle Snake Brook (*), cl at ns land Faile, runs n69xw150xs67 to Faile land xe 158 to beg; sobrn agmt; May6; May18'14; Alfonso Veltri with Model B & L Assn of Mott Haven, 2663 3 av. nom

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2411 New York, May 30, 1914. (48) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Cherry st, 104.
Chrystie st, 36.
Clinton st, 133.
Delancey st, 268.
Downing st, 24-8.
Eldridge st, 207.
*Elizabeth st (nwc Hester st, 161), blk 238-33
Grand ts, 59.
*Hester st, 145-9 (or Bowery, 95).
Hester st, 161.
Houston st E, 348.
Hudson st, 290.
King st, 21½.
Macombs pl, 75.
Monroe st, 171.
Mott st, 34-8.
*Pearl st, 154-8 (or Wall st, 78-80).
Pearl st, 160-2.
Rivington st, 189.
Spring st, 286-8.
Stanton st, 249 & 331-5.
Union sq, 29.
Wall st, 78-80.
Water st, 336-8.
White st, 39.
8th st, 55 W.
10th st, 417 E.
*12th st, 60 E (or Bway, 822-4).
16th st, 645 E.
16th st, 345 W.
17th st, 40-2 W.
19th st, 39-47 W.
22d st, 32 W.
24th st, 36-44 & 355 W.
*27th st, 559 W (or 11 av, 262-80).
*28th st, 556-60 W (or 11 av, 262-80).
31st st, 132-4, 366 & 406-26 W.
32d st, 112-6 E.
35th st, 345 W.
44th st, 311 E.
46th st, 24-6 E.
46th st, 57, 402 & 631-5 W.
48th st, 229 & 318-22 E.
50th st, 355 W.
51st st, 233 E.
52d st, 220-2 E.
52d st, 636 W.
53d st, 18 E.
54th st, 329 & 338 E.
58th st, 408-12 E.
69th st, 12 E.
72d st, 42 W.
73d st, 163 E.
74th st, 105 E.
74th st, 35 W.
76th st, 116 E.
79th st, 212 E.
86th st, 243 E.
92d st, 325 E.
95th st, 231 E.
96th st, 58-66 E.
96th st, 117 W.
97th st, 64 W.
102d st, 77 W.
104th st, 211-15 W.
106th st, 121 W.
107th st, 53-5 & 213 E.
108th st, 226-8 W.
111th st, 112-4 E.
111th st, 111 W.
113th st, 216-8 E.
113th st, 66 W.
113th st, 114 W (or St Nich av, 54).
116th st, 54 & 169-71 E.
117th st, 409, 536 & 539-41 E.
117th st, 109 W.
118th st E, ss (or 117th st, 541 E), blk 1716-19.
118th st, 58 W.
*119th st, 36-8 E (or Madison av, 1828-30).
*119th st, 79 E (or Park av, 1700).
119th st, 223-5 W.
120th st, 113-5 E.
122d st, 354 & 502-4 W.
123d st, 444 E.
*129th st, 170-2 E (or 3 av, 2380).
129th st, 409-11 & 419-21 W.
*129th st W (nec Convent av, 41-51), blk 1969-25.
130th st, 418-20 W.
*131st st, 41 E (or Madison av, 2081).
131st st, 35 & 48-50 W.
132d st, 58-60 E.
132d st, 63 & 268 W.
133d st, 56 E.
134th st, 519 W.
*135th st, 601 W (or Bway, 3341-7).
137th st, 263-5 W.
140th st, 217 W.
141st st, 351 W.
142d st, 229 W.
151st st, 502-4 W.
*154th st, 402 W (or St Nich av, 877).
169th st, 511-13 W.
170th st, 555 W.
*173d st W (sec Audubon av, 149-55), blk 2129-37.
*186th st W (nec Wadsworth av), blk 2166-33.
211th st W, ss, blk 2191-17.
Amsterdam av, 2106.
Audubon av, 145-55.
Bowery, 95.
Broadway, 822-4 & 3341-7.
Broadway, es, blk 2167-32.
Central Park W, 353-4.
Edgecombe av, 44 & 165-7.
Lexington av, 694-6.
Madison av, 1828-30 & 2081.
Park av, 1700.
St Nicholas av, 869-77.
Sherman av, 152-4.
Wadsworth av (s e c 186th st, blk 2166-33.
1st av, 541-7, 1122 & 1851-3.
2d av, 655 & 2186-90.
3d av, 1984-8 & 2380.
5th av, 74-6.
6th av, 413-5.
8th av, 507, 612-6 & 2440.
9th av, 633.
11th av, 262-80.

WILLS.

55th st, 540 W.
64th st, 118 E.
88th st, 168 E.
88th st, 42 W.
Lexington av, 779-81.
Madison av, 1181.
2d av, 1548.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus. 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Indox.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 22, 23, 25, 26, 27 & 28.

Cherry st, 104 (1:252-41), ns, 53.2 e Oliver, 25x100.1x24.5x99.10, 6-sty bk tnt & strs; Hyman Siegel to Esther Goldman, 508 W 172; ½ pt; mtg $26,250; May19; May 23'14; A$11,000-27,000. nom

Chrystie st, 86 (1:305-7), es, abt 150 n Hester st, 25x100, 6-sty bk tnt & strs & 5-sty bk rear tnt; Williamsburg Land Co, Inc, to Michl Santangelo, 55 Oak; mtg $29,400; May21; May22'14; A$22,000-31,000. O C & 100

Clinton st, 133 (2:347-29), ws, 49.11 n Broome, 24.9x100.4x24.11x100.5, 3-sty bk tnt & str & 3-sty bk rear tnt; Wm B & Edw R Bowne to Dorothy F wife Saml Sokolski, 16 E 7; 13-15 pts; AT; B&S; May 12; May27'14; A$26,500-29,000. nom

Clinton st, 133; Frances S Freeman to same; 1-15 pt; AT; May20; May27'14. **1,213.33**

Clinton st, 133; Guaranty Trust Co of N Y TRSTE Emma E Bowne to same; 1-15 pt; AT; B&S; May20; May27'14. **1,213.33**

Clinton st, 133; Walter Bowne, son of Simon R, & Ida S Bowne to same; QC; May 25; May27'14. nom

Clinton st, 133; Union Trust Co of Rochester, NY to same; QC; May12; May 27'14. nom

Delancey st, 268 (2:333-76), ns, 25 e Columbia, 25x100, 6-sty bk tnt & strs; David C Hirsch, ref, to Julia Bachrach, 18 E 60; mtg $20,000 & AL; FORECLOSED & drawn & recorded May25'14; A$18,000-35,000. **8,500**

Downing st, 24-8 (2:527-13 & 15), ss, 75 e Bedford, 60x75, 7-sty bk factory; Louis Hubener & Martin Escher to Oakwood Constn Co, a corpn, 391 E 149; B&S; mtg $60,000; May4; May25'14; A$21,500-66,000. exch

Eldridge st, 207 (2:421-67), ws, 150 s Stanton, 25x100, 6-sty bk tnt & strs; Herman M Solomon & ano, individ & EXRS &c Marx Solomon, to Hersam Realty Co, Inc, 119 Nassau; B&S; mtg $27,000; May 25'14; A$22,000-42,000. O C & 100

Elizabeth st, nwc Hester, see Hester, 161.

Grand st, 59 (1:228-25), ss, 64 e West Bway, 22x67, 4-sty bk tnt & strs; Chas D O'Connell, ref, to U S Trust Co of NY, a corpn, 45 Wall; FORECLOS May12; May27'14; A$15,000-18,000. **14,500**

Hester st, 145-9, see Bowery, 95.

Hester st, 161 (1:238-33), nwc Elizabeth, 24.1x59.9x24x59.9, 4-sty bk tnt & strs; Louis Massucci to Lumeno Masucci, 612 8 av; correction deed; AL; May18; May28'14; $20,000-23,000. nom

Houston st, 348 E (2:384-42), ns, 118 w Av C, 22x65.9x22x64.7, 5-sty bk tnt & strs; Moses Herrman to Hannah J Herrman [c/o Moses Herrman], 135 E 60; 1-9 pt; B&S; Apr1; May23'14; A$14,000-20,000. nom

Hudson st, 299 (2:579-5), es, 80.6 s Spring, 19.6x75x19.5x75, 3-sty bk tnt & str; Queen Mab Co, a corpn, to Chas Cory & Son, Inc, a corpn, 286 Spring; B&S; May 28'14; A$10,000-12,000. nom

King st, 21½ (2:520-43), ns, 84 w Congress, 16x75x16.2x75.2, 5-sty bk tnt; Paolo Monacelli to Oreste Mariani, 166 Thompson [506 West Bway] mtg $7,000 & AL; May3; May25'14; A$7,000-13,000. nom

McCombs pl, 75 (7:2038-51-52), ws, 28.3 sw 153d, 56.9x86.6x50x113.6, vacant; Hy B Singer, ref to Sarah H Corwith, 293 Riverside dr [c/o Hy N Corwith, 334 4 av]; FORECLOS May5; May22; May28'14; A $19,000-19,000. **15,000**

Monroe st, 171 (1:269-11), ns, 139.8 w Montgomery, 22.10x100, 6-sty bk tnt & strs; Nettie Boehm to The Monroe Street Realty Co, Inc, 116 Nassau; Mar27; re-recorded from May12'14; May27'14; A$15,500-36,000. nom

Monroe st, 171; Monroe St Realty Co, Inc, to Malvine Bode, 2 Banta st, Elmhurst, B of Q [o 1005 3 av]; mtg $30,000; May26; May27'14. O C & 100

Mott st, 34-8 (1:162-18), see Pell (Nos 33-5), 56.9x56.11x29.6x63.3, 2-6-sty bk tnts & strs; Jno H McKay to Ann Naughton, 611 Lex av, individ & EXTRX, & Jno H Naughton, 611 Lex av, & Lawrence C Naughton, 171 E 94 [37 Mott] EXRS Jas Naughton mtg $35,000; May25; May26'14; A$32,000-52,000. nom

Pearl st, 154-62, see Wall, 78-80.

Pell st, 33-5, see Mott, 34-8.

Rivington st, 189 (2:343-17), ss, 50.7 w Ridge, 25x102.11, 5-sty bk tnt & strs; A $22,000-37,000; also 116TH ST, 54 E (6:-1621-49), ss, 82.11 e Mad av, 27.1x101, 5-sty bk tnt & strs; A$17,000-28,000; also MADISON AV, 2081 (6:1756-24), nec 131st (No 41), 25x98, 5-sty bk tnt & strs; A $15,500-32,000; Hy Meckauer, of New Rochelle, NY, TRSTE in bankruptcy of Abr & Saml Solomon, individ & firm Abr Solomon & Bro, bankrunts, to Rebecca Kaufmann [c/o Louis Kaufmann], 895 West End av; AT; B&S; AL; Mar14; May25'14. **13,500**

Rivington st, 189; also 116TH ST, 54 E; also MADISON AV, 2081, nec 131st (No 41); Rebecca Kaufmann to David Steckler, 1885 7 av [135 Bway]; ½ pt of RT&I; B& S; Apr20; May25'14. nom

Spring st, 286-8 (2:579-10), ss, 75 e Hudson, runs s100xe25xn12.6xe3xn87.6 to st xw 28.2 to beg, 6-sty b loft & str bldg; Queen Mab Co, a corpn to Chas Cory & Son, Inc; [286 Spring]; QC; May28'14; A$18,000-42,-000. nom

Stanton st, 249 (2:339-56), ss, 75 w Sheriff, 25x75, 5-sty bk tnt & strs; Sophia Mayer to Bertha Kaufmann, 1496 Lex av; AL; May26; May28'14; A$17,500-28,000. O C & 100

Stanton st, 331 (2:324-16), ss, 80.10 e Goerck, 18.8x81.3, 5-sty bk tnt & str; A $9,000-14,000; also STANTON ST, 333 (2:-324-17), ss, 99.6 e Goerck, 19.6x55.4, 5-sty bk tnt & strs; $6,500-10,500; also STANTON ST, 335 (2:324-18), ss, 119 e Goerck, 20.2x55.4, 5-sty bk tnt & strs; A$6,500-10,500; Selara Holding Co to Anna L Garrabrant, at Mt Hope, NY; mtg $27,500 & AL; May22; May23'14. nom

Stanton st, 333-5, see Stanton, 331.

Union sq, 29 (3:843-29), swc 16th, 32.6x 141.10, 5-sty bk office & str bldg; N Y Trust Co, a corpn, to N Y Life Ins Co, a corpn, 346 Bway; B&S; May25; May26'14; A$250,000-300,000. nom

Wall st, 78-80 (1:39-4-6-7), nes, at ses Pearl (Nos 154-62), runs n76.1xne47xse 101.11xs22.10xw0.11xs17.9xw13.7xs1.2xw 22.8 xs 0.4xw0.10xs17.3xe6.8xs10.9xw20 xs 53.5 to ns Wall xw47.11 to beg, 12-sty bk office & str bldg & 2-5-sty bk loft & str bldgs; 162 Pearl St, a corpn, to 76 Fifth Av, Inc, 149 Bway; B&S; AL; Apr30; May23'14; A $355,000-573,000. O C & 100

Water st, 336, see Water st, 338.

Water st, 338 (1:110-38), ns, abt 85 e Roosevelt, 19x65.6x18x64 ws, 4-sty bk tnt & strs; A$6,000-8,000; also WATER ST, 336 (1:110-39), ns, abt 70 e Roosevelt, 18.9 x67.3x19.6x65.6 es, 4-sty bk tnt & strs; A$6,000-8,500; Archibald C M I Stewart to Chas E Page, 128 Beach av, Mamaroneck, NY; CaG; mtg $9,000; May27; May28'14. nom

White st, 39 (1:175-18), ss, 75 e Church, 24.4x100x24.8x100, 5-sty b kloft & str bldg; Agnes Silleock to Frederic J Agate, 65 Central Park W [49 Wall]; mtg $30,000; Mar31; May27'14; A$35,000-47,000. O C & 100

8th st, 55 W (2:572-71), ns, 152.7 e 6 av, 24.11x93.11, 6-sty bk loft & str bldg; Edna J Siess to Schumacher Realty Co, Inc, 440 Bway, Bklyn; mtg $52,000 & AL; May25'14; A$22,000-42,000. nom

10th st, 417 E (2:380-27), ns, 258 e Av C, 25x94.9, 6-sty bk tnt & strs; Louis Kivolits to Regina Kivolits, both at 243 E 13; AL; May20; May25'14; A$10,500-28,000. nom

12th st, 60 E, see Bway, 822-4.

13th st, 1 W, see 5 av, 74-6.

16th st, 645 E (3:984-22), ns, 488 e Av B, 25x92, 5-sty bk tnt & strs; Emanuel Eschwege to Rosa Meyer, 115 Hamilton ter; AL; May22; May25'14; A$7,000-13,000. nom

16th st E, swc Union sq, see Union sq, 26.

16th st, 345 W (3:740-11), ns, 250 e 9 av, 25x92, 5-sty bk tnt; Rachel Lippi to P T Realty Co, a corpn, 309 Bway; mtg $23,500; May22'14; A$10,500-25,000. O C & 100

17th st, 319 E, see 17th, 319 E, Manhattan mtgs.

17th st, 40-2 W (3:818-73), ss, 575 w 5 av, 50x92, 12-sty bk loft & str bldg; Morris W Levine to Co-Operative Land Co, of Long Island, a corpn, 347 5 av; mtg $210,-000 & AL; May26'14; A$84,000-207,000. O C & 100

19th st, 39-47 W (3:821-14), ns, 244.1 e 6 av, 105.10x92, 12-sty bk loft & str bldg; Municipal Mtg Co, a corpn, to 76 Fifth Av, Inc, 149 Bway; B&S; AL; Apr30; May23'14; A$219,000-479,000. O C & 100

22d st, 32 W (3:823-61), ss, 491.10 w 5 av, 32.8x98.9x31x98.9, 6-sty stn loft & str bldg; Jas W Hyde, ref, to Seamen's Bank for Savings, a corpn, 76 Wall; FORECLOS May21; May25; May26'14; A$71,500-104,500. **129,000**

24th st, 36-14 W (3:825-71), ss, 184 e 6 av, 75x98.9, 10-sty bk loft & str bldg; City Real Estate Co, a corpn, to 76 Fifth Av, Inc, 149 Bway; B&S; AL; Apr30; May23'14; A$198,000-368,000. O C & 100

24th st, 355 W (3:748-8).. ns, 171 e 9 av, 20.6x98.9, 3-sty & b bk dwg; Geo R Benda et al to Julia S Wallberg, 314 W 22d; mtg $2,000 & AL; May27; May28'14; A$9,500-12,000. nom

27th st, 559 W, see 11 av, 262-80.

28th st, 556-60 W, see 11 av, 262-80.

31st st, 132 W (3:806-60), ss, 375 w 6 av, 25x147.5x25.6x142.2, 4-sty bk stable; A$75,000-78,000; also 31ST ST, 134 W (3:-806-61), ss, 400 w 6 av, 25x152.10x25x148, 4-sty stn tnt & strs & 3-sty bk rear tnt; A$77,500-79,500; Realty Holding Co, a corpn, to Chas G Meier, at West Orange, NJ; B&S; Apr15; May23'14. O C & 100

31st st, 134 W, see 31st, 132 W.

31st st, 366 W (3:754-76), ss, 120 e 9 av, 20x98.9, 3-sty & b bk dwg; Louis Massucci to Lumeno Masucci, 612 8 av; correction deed; AL; May18; May26'14; A$16,-000-18,000. nom

31st st, 406-26 W (3:728-42-52), ss, abt 125 w 9 av, —x—, 5-3, 2-2 & 1-4-sty bk & 3-3-sty fr tnts & strs & 2 & 3-sty bk & fr rear tnts; Annie T Campbell, widow, to 406 West 31st St Co, Inc, 80 Maiden la; AL; May19; May22'14; A$69,500-84,000. O C & 100

32d st, 112-6 E (3:887-88-90), ss, 161.2 e 4 av, 78.5x98.9x78.2x98.9, 3-5-sty bk tnts; Jefferson M Levy to Amelia L Von Mayhoff [c/o Carl Von Mayhoff], 59 E 34; B& S; mtg $115,000; June16'09; May28'14; A $125,550-144,000. nom

37th st, 345 W (3:759-17), ns, 325 e 9 av, 25x98.9, 5-sty stn tnt & strs & 3-sty fr rear tnt; A$13,000-23,500; also 9TH AV, 633 (4:1054-33), ws, 75.5 s 45th, 25x100, 5-sty bk tnt & strs; A$20,000-28,000; Eliz M Gibson to Saml J Lemon, 520 W 140, & Matilda J Macculloch, 7 Barston Gardens, So Kensington, London, Eng; QC; Dec7'12; May25'14. nom

44th st, 311 E (5:1337-8), ns, 169.8 e 2 av, 26.4x100.5, 4-sty bk tnt; Edw Holland to Rosina Di Caprio, 302 E 44; AL; May21; May24'14; A$9,500-16,000. omitted

46th st, 24-6 E (5:1281-57), ss, 20 w Mad av, 40x100.5, 5-sty bk loft & str bldg; Ella F, wife, & Seth W Johnson, to Henry Phipps Estates, a corpn, 787 5 av; mtg $150,000; May22; May25'14; A$175,000-210,-000. nom

46th st, 57 W (5:1262-11½), ns, 260 e 6 av, 22x100.5, 4-sty & b stn dwg; Elsie C Rohmann to Wm H Cowen, 255 W 132; [3 E 44]; mtg $54,000; June3'13; May28'14; A$63,000-69,000. nom

46th st, 402 W (4:1055-36½), ss, 75 w 9 av, 25x100.5, 5-sty stn tnt & strs; Cath F Little to Mary J Murray, both at 1911 Crotona av, Bronx; ¼ pt; mtg $16,000; May25'14; A$11,000-27,000. O C & 100

46th st, 631 W (4:1094-16), ns, 400 w 11 av, 25x100.5, 4-sty bk rear bldg; A$8,000-8,-000; also 46TH ST, 633-5 W (4:1094-14), n s, 425 w 11 av, 50x100.5, 3-sty bk stable; A$17,000-20,500; Wm Reinhart to Michl Shea, 508 W 143 [50 Ann], & Eugene F McGirr, 33 Fife st, Forest Hills, B of Q, EXRS &c Bernard Campbell; B&S & CaG; May18; May27'14. nom

46th st, 631 W (4:1094-16), ns, 400 w 11 av, 25x100.5, 4-sty bk rear bldg; Dallas Flannagan, ref, to Michl Shea, 508 W 143 [50 Ann], & Eugene F McGirr, 33 Fife st, Forrest Hills, B of Q, EXRS &c Bernard Campbell; PARTITION Oct7'13; May23; May25'14; A$8,000-8,000. **9,100**

46th st, 633-5 W (4:1094-14), ns, 425 w 11 av, 50x100.5, 3-sty bk stable; Dallas Flannagan, ref, to Michl Shea, 508 W 143, & Eugene F McGirr, 33 Fife st, Forrest Hills, B of Q, EXRS &c Bernard Campbell; PARTITION Oct7'13; May23; May25'14; A $17,000-20,500. **29,100**

46th st, 633-5 W, see 46th, 631 W.

48th st, 229 E (5:1322-13½), ns, 300 w 2 av, 12.6x100.5, 3-sty & b stn dwg; Isabella Weill, individ & EXTRX Hanchen Strauss to Elias Strauss, 2046 Prospect av, Bronx; AT; May25; May27'14; A$5,000-7,-500. nom

48th st, 229 E; Elias Strauss to Jacob M Weil & Isabel, his wife, 1362 Pacific, Bklyn, as tenants by entirety; May26; May 27'14. nom

48th st, 318-22 E (5:1340-41-43), ss, 225 e 2 av, 75x100.5, 4-sty bk loft bldg & 2-sty bk factory; Jno B Schlesinger to Clara L Brandt [wife Dr Hy Brandt], 200 W 113; mtg $37,950 & AL; May22'14; A$28,000-50,-000. nom

50th st, 353 W (4:1041-9), ns, 578.4 w 8 av, 19.2x100.5, 3-sty & b stn dwg; Edmund Leurquin to Fillmore Holding Co, a corpn, 111 Bway; mtg $13,800 & AL; May12; May25'14; A$11,500-13,000. nom

50th st, 353 W; Cath Martin or Leurquin to same; QC; mtg $13,800 & AL; May 12; May25'14. nom

51st st, 238 E (5:1324-34), ss, 200 w 2 av, 16.3x100.5, 3-sty & b stn dwg; Mayer Zalka to Mary Zalka, his wife, 238 E 51 [c/o Mayer Zalka, 655 2 av]; mtg $8,000 & AL; May22; May25'14; A$6,000-8,000. O C & 100

52d st, 220-2 E (5:1344-41), ss, 237 e 2 av, 57x100.5, 2-5-sty bk tnts; Rachel Cohn to East 52d St Holding Co, Inc, 350 Bway; mtg $64,000; May22; May23'14; A $25,000-75,000. O C & 100

52d st, 636 W (4:1099-55), ss, 555 w 11 av, 20x100.5, 1 & 2-sty fr stable; Maria Stoops, heir &c Edwin Skidmore, to Ellen Hickey, 336 W 51 [c/o Martin J Hickey, [641 Washington]; 1-5 pt; AT; May9; May 22'14; A$7,500-7,500. O C & 100

53d st, 18 E (5:1288-59), ss, 67.6 w Madison av, 40x100.5, 5-sty stn dwg; Jas W Ellsworth to Cleveland Reserve Co, a corpn, 394 Du Pont Bldg, Wilmington, Del [18 E 53]; AL; Mar19; May27'14; A$155,-000-250,000. nom

54th st, 329 E (5:1347-14), ns, 323.4 e 2 av, 23.2x100.5, 5-sty bk tnt & strs; Warren C Fielding, ref, to German Savgs Bank, a corpn, 157 4 av; FORECLOS May 19; May25'14; A$9,000-18,000. **16,000**

54th st, 338 E (5:1346-36), ss, 225 w 1 av, 25x100.5, 5-sty bk tnt & strs; Emanuel Eschwege to Rosa Meyer, 115 Hamilton ter; AL; May22; May25'14; A$10,000-20,000. nom

58th st, 408-12 E (5:1369-42.43 & 43½), ss, 122.3 e 1 av, 59.2x100.5, 3-4-sty stn dwgs; Wm J O'Brien to Fredk & Wm Waldvogel, both of 402 E 58; mtg $21,-000; May26; May28'14; A$19,500-33,000. nom

69th st, 12 E (5:1383-63), ss, 230 e 5 av, 40x100.5, 4-sty & b stn dwg; Jas W Ellsworth to Cleveland Reserve Co, a corpn, 394 Du Pont Bldg, Wilmington, Del [18 E 53]; AL; Mar20; May27'14; A$160,000-200,000. nom

72d st, 42 W (4:1124-56), ss, 575 w Central Park W, 25x102.2, 4-sty & b bk dwg; Henrietta L Brown, individ, & Edw Earl & ano, TRSTES under deed of trust, to Edw W Browning, 110 W 72 [110 W 40]; mtg $55,000 & AL; May20; May22'14; A $48,000-70,000. **60,000**

73d st, 163 E (5:1408-25), ns, 265 w 3 av, 25x102.2, 2-sty bk stable; Jas McLean to Jay Gould, at Lakewood, NJ [165 Bway]; May15; May23'14; A$17,500-30,000. O C & 100

74th st, 105 E (5:1409-4), ns, 75 e Park av, 25x102.2, 2-sty bk garage; Dellora R Gates, individ & EXTRX Chas G Gates to Jno H Taylor, 709 W 170 [30 E 42]; May 20; May26'14; A$35,000-43,000 **37,000**

74th st, 105 E; Dellora R & Florence H Gates, heirs, &c, Chas G Gates to same; AT; QC; May13; May26'14. nom

74th st, 35 W (4:1127-14), ns, 340 e Col av, 20x102.2, 4-sty & b stn dwg; Milton Weil & ano EXRS Abr Weil to Jos H Wise, 159 W 85 [47 Worth]; AL; May 19; May28'14; A$19,000-42,000. **28,000**

76th st, 116 E (5:1410-66), ss, 154 e Park av, 16x102.2, 3-sty & b stn dwg; Geo B Cabrera to 75th St Co East, a corpn, 15 Wall; mtg $15,000; May19; May28'14; A$12,000-15,000. nom

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79TH st, 212 E (5;1433-42), ss, 165 e 3 av, 20x102.2, 3-sty & b stn dwg; Horowitz Bros & Margareten to Salamon Margareten, 212 E 79 [371 E 4]; AL; May19; May 22'14; A$10,000-14,000. nom

86TH st, 243 E (5:1532-18½), ns, 155.2 w 2 av, 15x100.8, 3-sty & b bk dwg; Lambert S Quackenbush to Amalie H L Millholland, 3 E 94; May25'14; A$8,000-10,000. gift

92D st, 325 E (5:1555-15), ns, 350 e 2 av, 25x98.9, 5-sty bk tnt & strs; Moritz Weiss to Edw A Weiss, 215 W 111 [55 Liberty]; mtg $17,000 & AL; Jan20'13; May25'14; A $8,500-20,000. nom

95TH st, 231 E (5:1541-18), ns, 150 w 2 av, 25x100.8, 5-sty bk tnt; Marie L Bloomfield to Jno A Schurer, 783 11 av; mtg $11,-000; May25'14; A$9,000-18,000. O C & 100

96TH st, 58-66 E (5:1507-45-48), ss, 100 e Mad av, 100x100.8, 5-5-sty bk tnts; Jas A Farley to Fredk Ayer, at Beverly Farms, Beverly, Mass; B&S; mtg $83,000; May25'14; A$80,000-100,000. O C & 100

96TH st, 117 W (7:1851-20), ns, 293.9 w Col av, 31.3x100.11, 5-sty bk tnt; Cath F Little to Mary J Murray, both at 1911 Crotona av; ¼ pt; mtg $23,500; May25'14; A $21,000-35,000. O C & 100

97TH st, 64 W (7:1832-57), ss, 182 e Col av, 19x100.11, 4-sty & b bk dwg; Northcote Realty Co to Mary C Hendrick, 64 W 97; B&S & CaG; AL; May21; May22'14; A$11,-500-19,000. O C & 100

102D st, 77 W (7:1838-5), ns, 100 e Col av, 19x100.11, 5-sty stn tnt; Mary A Dempsey to Francis J McElkenney, 564 W 160 [5 Van Corlear pl]; AL; Mar1'10; May23 '14; A$11,000-19,000. nom

104TH st, 211-5 W, see 116th, 169-71 E

106TH st, 121 W, see 116th, 169-71 E.

107TH st, 53 E, see 107th, 55 E.

107TH st, 55 E (6:1613-26), ns, 264 w Park av, 18x100.11, 3-sty & b bk dwg; A $8,000-9,000; also 107TH ST, 53 E (6:1613-25), ns, 282 w Park av, 18x100.11, 3-sty & b stn dwg; A$8,000-9,000; also 122D ST, 502-4 W (7:1976-37), ss, 100 w Ams av, 50 x95.11, 6-sty bk tnt; A$38,000-85,000; A Fred Silverstone, heir, &c, of Tobias & Hannah Silverstone to Henry Silverstone, 65 E 107 [283 Broome]; AT; B&S & CaG; AL; Feb20; May26'14. O C & 100

107TH st, 213 E (6:1657-10), ns, 360 w 2 av, 25x100.11, 4-sty bk tnt & strs; Rebecca Isear to Sacharize Isear, 21 E 117; mtg $13,000; Apr28; May28'14; A$8,000-15,-000. O C & 100

108TH st, 226-8 W (7:1879-49), ss, 400 w Ams av, 50x100.11, 6-sty bk tnt; mtg $55,-000; A$35,000-75,000; also 109TH ST, 223-5 W (7:1881-19) ns, 300 w Ams av, 44.4x100.11 6-sty bk tnt; mtg $52,000; Leopold Schulhof to Rosa Schulhof, 137 W 119; an undivided int; May15; May28'14; A$31,000-65,-000. 1,500

108TH st, 226-8 W; mtg $55,000; also 109TH ST, 223-5 W; mtg $52,000; Stanislau Schulhof to same, an undivided int, May15; May28'14. 1,500

109TH st, 223-5 W, see 108th st, 226-8 W.

109TH st E, nwc 3 av, see 3 av, 1984-8.

111TH st, 142-4 E (6:1638-67), ss, 105 e Park av, 33.4x100.11, 6-sty bk tnt; Jacob Bernardik to Meyer Schneider, 616 2 av; A T; mtg $34,000; May20; May26'14; A$14,-500-38,000. nom

111TH st, 111 W (7:1821-21½), ns, 485 e 7 av, 15x100.11, 4 & 5-sty & b bk dwg; Land Map Realty Corpn to Mary M H Dayton, at Bayview, Southold, LI; mtg $11,000; May27; May28'14; A$8,500-15,000. O C & 100

113TH st, 216-8 E (6:1662-42), ss, 185 e 3 av, 30x100.10, 6-sty bk tnt & strs; Jos P McDonough, ref to Jas H Aldrich at Sag Harbor, LI [150 W 59]; Spencer Aldrich at Bay Shore, LI [29 Bway], & J Nevette Steele [170 Irving av, So Orange, NJ], & Jacob B Underhill at East Hampton, L I [29 Bway],, & Thos U Dudley, Jr, at Middleburg, Loudoun Co, Vir, TRSTES Eliz W Aldrich, decd; FORECLOS Mar26; Mar30; May28'14; A$9,500-29,000. **30,000**

113TH st, 66 W (6:1596-62), ss, 230 e Lenox av, 20x100.11, 5-sty bk tnt; Sadie Bronstein to Jos Whitmore, 66 W 113 [42 Walker]; mtg $17,000; May22; May23'14; A$11,000-21,500. O C & 100

113TH st, 114 W, see St Nicholas av, 54.

116TH st, 54 E, see Rivington, 189.

116TH st, 169-71 E (6:1644-29 & 29½), n s, 173.6 w 3 av, runs w34.6xn100.11xse1xs 5xne5xse26.6xs100.11 to beg, 2-3-sty & b stn dwgs; A$21,000-25,500; also 104TH ST. 211 W (7:1876-27), ns, 125 w Ams av, 25x 100.11, 5-sty stn tnt; A$19,000-26,000; also 104TH ST. 215 W (7:1876-25), ns, 175 w Ams av, 25x100.11, 5-sty stn tnt: A$19,000-26,000; Jonathan Bulkley, TRSTE under declaration of trust dated Jan11'92 to David G Garabrant of Bloomfield, NJ, & Jonathan Bulkley, 600 Park av, NY, firm Bulkley, Dunton & Co, 75 Duane; Apr15; May27'14. nom

116TH st, 169-71 E; also 104TH ST, 211 & 215 W; Jonathan Bulkley et al, heirs, EXRS, &c, Moses Bulkley to same; O Apr21; May27'14. nom

116TH st, 169-71 E; also 104TH ST, 211 & 215 W; also 106TH ST ,121 W (7:1861-22), ns, 245 w Col av, 20x100.11, 4-sty & b stn dwg; A$13,000-15,000; Frank F Packard et al, heirs, &c, Jas S Packard to same; QC; Apr25; May27'14. nom

117TH st, 409 E (6:1711-6), ns, 127.4 e 1 av, 16.8x100.11, 4-sty bk tnt; Alfonso Sisca et al to Anna De Louis, 402 E 118; mtg $7,250; May18; May26'14; A$4,500-7,500 O C & 100

117TH st, 536 E (6:1715-37), ss, 354.11 e Pleasant av, 18.1x100.10, 3-sty & b bk dwg; Nicholas A Donnelly, ref, to Rutherfurd Morris, 12 W 53 [c/o Hy L Morris, 32 Liberty]; FORECLOS Apr21; May15; May22 '14; A$3,500-4,500. **3,500**

117TH st, 539 E (6:1716-18), ns, 423 e Pleasant av, 25x100.10, 5-sty bk loft bldg; A$5,000-12,000; also 117TH ST E (6:1716-19), ns, 448.3 e Pleasant av, runs e216 to original h w m of Harlem River, xs37 to cl 117th, xe241 to exterior bulkhead or pier line as in year 1867, xn264 to cl 118th, xw141 to said h w m of River, xs34 to ss 118th, xw258xs201.10 to beg, 1 & 5-sty bk factory; with all title to lands under water &c; J Earle Hayward & Jos Remick as TRSTES for creditors and stockholders of R H Wolff & Co, Ltd to Washburn Wire Co, a corpn, at East Providence, RI; May 14; May28'14; A$220,000-P380,000. O C & 100

117TH st E, ns, 448.3 e Pleasant av, see 117th, 539 E.

117TH st, 109 W (7:1902-26), ns, 135 w Lenox av, 20x100.11, 4-sty & b stn dwg; Jacob Levine to Etta Fine, 109 W 117 [262 Henry]; B&S; AL; May25'14; A$11,-200-18,000. nom

118TH st E, ss, 448.3 e Pleasant av, see 117th, 539 E.

118TH st, 58 W (6:1601-60), ss, 285 e Lenox av, 25x100.11, 5-sty bk tnt; Abr Goldberg to Martha Broder [c/o Jacques Broder], 68 Lenox av; mtg $22,500; May 25'14; A$14,000-26,000. O C & 100

119TH st, 36-8 E, see Madison av, 1828-30.

119TH st, 79 E, see Park av, 1700.

120TH st, 113-5 E (6:1769-8 & 9), ns, 165 e Park av, 40x100.11, 2-4-sty bk tnts; Jacob Jelot to Basonio Constn Co, a corpn [68 Nassau]; mtg $21,000 & AL; May22; May 25'14; A$17,000-22,000. O C & 100

122D st, 354 W (7:1948-58), ss, 186 w Manhattan av, 16x100.11, 3-sty & b stn dwg; Grace J Foote to Emma L Crawford, 404 Columbia; B of R; mtg $9,000 & AL; May22; May26'14; A$8,300-10,500. nom

122D st, 354 W; Emma L Crawford to Alice McGrew, 338 Mueller av, Crafton, Pa; mtg $9,000; May20; May26'14. nom

122D st, 502-4 W, see 107th, 55 E.

123D st, 444 E (6:1810-29), ss, 133.4 w Pleasant av, 33.4x100.11, 6-sty bk tnt & strs; Geo Hendrickson to Twinboro Corpn, 63 Bway, Flushing, B of Q; mtg $18,500; May7; May28'14; A$8,000-25,500. nom

129TH st, 170-2 E, see 3 av, 2380.

129TH st, 469-71 W (7:1969-34), ns, 143 w St Nicholas ter, 144.6x99.11, 6-sty bk tnt; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $135,000; Apr28; May25'14; A$55,000-170,000. O C & 100

129TH st, W, nec Convent av, see Convent av, 11-5.

129TH st, 419-21 W (7:1969-29), ns, 68.6 e Convent av, 144.5x99.11, 6-sty bk tnt; Central Building Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $135,000; Apr28; May26'14; A$55,000-170,-000. O C & 100

130TH st, 418-20 W (7:1969-55), ss, 152.8 e Convent av, 144.6x99.11, 6-sty bk tnt Central Building Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $140,000; Apr28; May27'14; A$60,000-175,-000. O C & 100

130TH st W, nec Convent av, see Convent av, 41-51.

131ST st, 41 E, see Rivington, 189.

131ST st, 35 W (6:1729-19), ns, 410 w 5 av, 50x99.11, 6-sty bk tnt; Jacob Moss to Herbt Fischer, 461 W 159 [35 Nassau]; mtg $55,000 & AL; Sept4'13; May22'14; A$22,-000-70,000. O C & 100

131ST st, 35 W; Herbt Fischer to Sadie Davis, 647 Cauldwell av, Bronx; mtg $55,-000 & AL; Oct10'13; May22'14. O C & 100

131ST st, 48-50 W (6:1728-61), ss, 235 e Lenox av, 37x99.11, 6-sty bk tnt; Raffael Luongo to Nandor Steinmetz, 238 E 143; B&S; mtg $42,527 & AL; May25; May28'14; A$15,000-51,000. nom

132D st, 58 E (6:1756-39), ss, 50 w Park av, 25x99.11, 5-sty bk tnt; Geo Carroll to Lulu Carrol, wife [Geo Carroll], 1098 Woodycrest av; B&S; AL; May25; May26; A$5,000-18,000. O C & 100

132D st, 60 E (6:1756-38), ss, 25 w Park av, 25x99.11, 5-stv bk tnt; Geo Carroll to Lulu Carroll, wife [Geo Carroll], 1098 Woodycrest av; B&S; AL; May25; May26 '14; A$5,000-18,000. O C & 100

132D st, 63 W (6:1730-13), ns, 285 e Lenox av, 25x99.11, 2-sty fr dwg; Margt C Sullivan to Marguerite C Sullivan, both at 63 W 132; Apr15; May28'14; A$7,000-7,500. nom

132D st, 268 W (7:1937-57½), ss, 166.8 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Jos McCue to Edw W Swentzel, 112 W 129; June26'13; May28'14; A$6,000-8,000. O C & 100

133D st, 56 E (6:1757-43) ss, 155 w Park av, 20x99.11, 3-stv & b stn dwg; Adelaide Pierce to Jesselyn E. wife Bertram N Carvalho, 33 Walbridge rd, Hartford, Conn; B&S; May12; May28'14; A$4,000-4,-500. O C & 100

134TH st, 549 W (7:1988-16), ns, 375 w Ams av, 48x99.11, 5-sty bk tnt; Rosenthal Constn Co to Frank Ipp, 214 E 82; mtg $49,000; May1; May27'14; A$22,000-53,000 O C & 100

135TH st, 601 W, see Bway, 3341-7.

137TH st, 263-5 W (7:2023-5), ns, 80 e 8 av, runs e45xn99.11 xw 22.6 xs 12.6xw22.6xs 87.5 to beg, 6-sty bk tnt; Henry Goetting to Schnell Realty Co, Inc, 16 Court, Bklyn; B&S; AL; May20; May23'14; A$23,000-58,-000. O C & 100

140TH st, 217 W (7:2026-19), ns, 296 w 7 av, 28x99.11, 5-sty bk tnt; Geo Carroll to Lulu Carroll, wife [Geo Carroll], 1098 Woodycrest av; B&S; AL; May25; May26 '14; A$13,000-29,000. nom

141ST st, 351 W (7:2051-4), ns, 535.2 w 8 av, 30.10 to cl old Kingsbridge rd, widened, 100x34.9x99.11, 3-sty & b fr dwg; Rollin M Morgan, ref, to Williams Building Corpn, 132 Nassau; FORECLOS Apr29; May 27'14; A$9,500-10,000. **6,05**

142D st, 229 W (7:2028-16), ns, 375 e 8 av, 25x99.11, 5-sty stn tnt; Geo Carroll to Lulu Carroll, wife [Geo Carroll], 1098 Woodycrest av; ½ pt; B&S; AL; May25; May26'14; A$11,500-24,000. nom

151ST st, 502-4 W (7:2082-36), ss, 100 w Ams av, 75x99.11, 6-sty bk tnt; Colton Realty Co, a corpn, to Jno J Tully, 1236 Tinton av [391 E 149]; mtg $105,000 & AL; May15; May22'14; A$41,000-114,000. O C & 100

152D st, 523-5 W (7:2084-18), ns, 325 w Ams av, 50x99.11, 5-sty bk tnt; Mary Deeley to Dionisio A Costa, 42 W 93; AL; May22; May23'14; A$27,000-60,000. O C & 100

154TH st, 402 W, see St Nicholas av, 871-7.

169TH st, 514-3 W (8:2126-51), ns, 150 w Ams av, 50x81.7, 6-sty bk tnt; Fair Deal Realty Co, a corpn to Edw B Corey, nec Franklin & Meadow avs, Far Rockaway, B of Q [35 W 30]; mtg $47,000; May28'14; A$15,000-46,000. O C & 100

170TH st, 555 W (8:2127-23), ns, 100 w Audubon av, 75x100, 6-sty bk tnt; West Side Constn Co, a corpn to Benj B Vallentine, 48 W 84; B&S; mtg $100,000; May27; May28'14; A$30,000-105,000. O C & 100

172D st W, nec Audubon av, see Audubon av, 145-55.

173D st W, nec Audubon av, see Aududon av, 145-55.

186TH st W, nec Wadsworth av, see Broadway, es, 214.6 n 185.

211TH st W (8:2191-17), ss, 275 e 9 av, 25x88.2x25x86.5, vacant; Hermann Frommel to K M Culver, 609 W 135; mtg $2,500 & AL; Mar18; May28'14; A$2,700-2,700. nom

Amsterdam av, 2106 (8:2121-41), ws, 87.11 s 165th, 30x100, 5-sty bk tnt & strs; Diedrich Hellmers to Anna Hellmers, 317 W 58 [c/o Diedrich Hellmers, 979 8 av]; B&S; AL; May22; Mar26'14; A$19,500-37,000. gift

Audubon av, nec 172d, see Audubon av, 145-55.

Audubon av, 145-55 (8:2129-30 & 37), sec 173d, 194.6 to ns 172d, x95, 2-6-sty bk tnts; Annie Brown to W J Rich Development Co, a corpn, at Hillsdale, NJ [149 Bway, N Y C]; mtg $270,000; May11; May26'14; A$96,-000,318,000. O C & 100

Bowery, 95 (1:304-1), nec Hester (No 145-9), 25x100, 3 & 5-sty bk tnts & strs; Nancy Purdy et al, heirs Elijah H Purdy to Ella P Van Pelt [c/o Jno N Van Pelt] & Lillie E Purdy, 151 E 62; AT; May3; May 27'14; A$48,000-56,000. nom

Bowery, 95, nec Hester (Nos 145-9); Harry W Purdy to same; AT; May22; May 27'14. nom

Broadway, 8222-4 (2:557-17), sec 12th (No 60), runs e124.8xs8.10 & 16xnw98.7 to es Bway xn43.4 to beg, unfinished bldg; Jno E Roeser, ref, to City Real Estate Co, a Corpn, 176 Bway; FORECLOS May19; May 22; May23'14; A$165,000-P165,000. **100,000**

Broadway, 3341-7 (7:2002-33), nwc 135th (No 601), 99.11x125, 6-sty bk tnt & strs; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $210,000; Apr16; May23'14; A$115,000-260,-000. O C & 100

Broadway (8:2167-32), es, 214.6 n 185th, runs s149.5xe191xn154.5xw35xn2.1xw 176.4 to beg, vacant; A$105,000-105,000; also WADSWORTH AV (8:2166-33), sec 186th, 155.2x200x156x200, vacant; A$67,000-67,000 Warren Leslie, ref, to Jno N Blair, 27 Washington sq N [128 Broadway]; mtg $50,000; FORECLOS May15; May27'14. **27,25**

Central Park W, 353 (4:1209-30), ws, 40.8 n 95th, 20x50, 4-sty & b bk dwg; Jas P Cahen to Jas W McDermott, 75 Macon, Bklyn; B&S; Apr30; May22'14; A$15,000-23,000. nom

Central Park W, 353; Jas W McDermott to Jas P Cahen & Eugenia, his wife, tenants by entirety, 353 Central Park W [372 Bway]; B&S; Apr30; May22'14. nom

Central Park W, 354 (4:1209-31), ws, 60.8 n 95th, 20x50, 4-sty & b bk dwg; Julius P Cahen to Jas W McDermott, 75 Macon, Bklyn; B&S; Apr29; May22'14; A$15,000-23,000. nom

Central Park W, 354; Jas W McDermott to Julius P Cahen & Hannah, his wife, 354 Central Park W, as tenants by entirety [372 Bway]; B&S; Apr29; May22'14, O C & 100

Convent av, 41-51 (7:1969-25), nec 129th, runs e68.6xn199.10 to ss 130th, xw152.8 to av xs216.10 to beg, 6-sty bk tnt & strs; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $240,000; Apr28; May26'14; A$90,000-290,000 O C & 100

Convent av, nec 130th, see Convent av, 41-51.

Edgecombe av, 44 (7:1960-64), es, 19.10 s 137th, 17.6x90, 3-sty bk dwg; Edw de P Livingston to Robt R L Clarkson, both at Clermont, [Tivoli on Hudson], Columbia Co, NY; 7-12 pts; CaG; May18; re-recorded from May20; May28'14; A$10,000-13,500. nom

Edgecombe av, 165-7 (7:2051-83), ws, 515 s 145th, 40x100, 5-sty bk tnt; Myron Sulzberger, ref to Abr Rice, 230 E 50; 1st mtg $——; FORECLOS May21; May27; May28 '14; A$17,500-42,000. **1,000 over & above**

Lexington av, 694-6 (5:1311-58), ws, 25.5 s 57th, 40x90, 4-sty bk stable; Lexington Ave Property Co, Inc, to Henry Morgenthau Co, a corpn, 30 E 42; mtg $45,000 & AL; May20; May25'14; A$45,000-54,000. nom

Madison av, 1828-30 (6:1745-58), swc 119th (Nos 36-8), 40.11x75, 6-sty bk tnt & strs; Phoenix Ingraham, ref to Leonhard Realty Co, a corpn, 130 E 110; mtg $50,000; FORECLOS Apr22; May6; May28'14; A$32,-000-60,000. **750**

Madison av, 2081, see Rivington, 189.

Park av, 1700 (6:1746-33), nwc 119th (No 79), 25.11x90, 5-sty bk tnt & strs; Jos Kalser to Amelia M Bohnert, 414 Hellman Bldg, Los Angeles, Cal; mtg $21,000; Apr 14; May28'14; A$15,000-28,000. nom

St Nicholas av, 54 (7:1822-42), swc 113th (No 114), 76.3x55.6x65x95.5, 5-sty bk tnt; Lena Friedlander, widow & devisee Isidor Friedlander, to Edw B Corey, nec Frank-

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lin & Meadow avs, Far Rockaway, B of Q [35 W 30]; mtg $60,000 & AL; May25'14; A$50,000-75,000. O C & 100

St Nicholas av, 869-877 (7:2068-24 to 28), swc 154th (No 402), runs w91.9xs99.11xe 103.10 to nws Croton Aqueduct, xne16.8 to ws St Nicholas av, xn68.3 to beg, 5-4-sty & b stn dwgs; Manhattan Life Ins Co to Oscar Hammerstein, 420 Riverside dr; May 28'14; A$58,300-101,000. **130,000**

Sherman av, 152-4 (8:2225-38), ns, 350 w 204th, 50x150, 5-sty bk tnt; Vermilyea Realty Co to Jas P Fiske [260 West], c/o Arthur S Hanse, 52 Bway, & Anna C Brown, 2350 Bway; mtg $51,000; May25; May26'14; A$——$——. O C & 100

Wadsworth av, sec 186th, see Bway, es, 214.6 n 185.

1ST av, 541-7 (3:937-32-35), ws, 41.1 n 31st, 82.3x100, 4-4-sty bk tnts & strs; Louis Massucci to Lumeno Masucci, 612 8 av; correction deed; AL; May18; May26'14; A $40,000-52,000. nom

1ST av, 1122 (5:1456-49), es, 100 n 61st, 29.3x97.9x14x95, 5-sty bk tnt & strs, 1-sty ext; Jacob Bernardik et al to Henry Yalower, 318 E 52; mtg $18,500; May22; May 26'14; A$10,500-21,000. nom

1ST av, 1851-3 (5:1558-28-29), ws, 25.8 s 96th, 50x80, 2-5-sty bk tnts & strs; Horowitz Bros & Margareten, 369 E 4, to Salamon Margareten, 292 E 7 [371 E 4]; AL; May19; May22'14; A$18,000-28,000. nom

2D av, 655 (3:916-35), nws, 49.4 sw 36th, 24.8x100, 1 & 2-sty bk theatre; Mayer Zalka to Mary Zalka his wife, 238 E 51; ½pt; AT; mtg $1+,000 & AL; May 8'14; A$17,300-22,000. O C & 100

2D av, 2186-90 (6:1684-4), es, 84.2 s 113th, 41.8x100, 6-sty bk tnts & strs, except gore as follows: Begins 100.10 s 113th & 100 e 2 av, runs s3.10xsw—xne— to beg; Basonio Constn Co to Morris Silver, 523 E 5; mtg $46,000; May22; May25'14; A$17,000-49,000. O C & 100

3D av, 1984-8 (6:1637-33-34½), nwc 109th, 60.10x95, 3-4-sty bk tnts & strs; Guaranty Trust Co of N Y, TRSTE Emma E Bowne, now Beebe, to Annabella L Armstrong, 155 W 121; 1-15 pt; B&S; May20; May22'14; A$53,500-69,500. **3,360**

3D av, 1984-8; Frances S or Fanny S Freeman to same; 1-15 pt; B&S; May20; May22'14. **3,360**

3D av, 1984-8; Wm B & Edw R Bowne to same; 13-15 pts; B&S; May12; May22'14. nom

3D av, 1984-8; Union Trust Co of Rochester, NY, to same; QC; May12; May22'14. nom

3D av, 2380 (6:1777-40), swc 129th (Nos 170-2), 24.11x100, 5-sty bk lodging house; Jno C Mullen et al, heirs, &c, Patk F Mullen to Alice E Mullen, 114 Franklin av, New Rochelle, NY; ¼ pt; AL; Apr9; May 26'14; A$29,000-43,000. O C & 100

5TH av, 74-6 (2:577-42), ws, 51.7 n 13th, runs n51.7xw125xs103.3 to ns 13th (No 1) xe25xn51.7xe100 to beg, 12-sty bk loft & str bldg; Municipal Mtg Co, a corpn, to 76 Fifth Ave, Inc, 149 Bway; B&S; AL; Apr 30; May23'14; A$210,000-440,000. O C & 100

6TH av, 413 (3:801-37), ws, 20 n 25th, 19.7x60, 4-sty bk tnt & str; Wm C Adams & Grace F, his wife to Sarah T Adams, 254 W 76; ⅓ pt; CaG; May28'14; A$60,000-65,-000. O C & 100

6TH av, 415 (3:801-38), nws, 39.7 ne 25th, 19.7x60, 4-sty bk tnt & str; Wm C Adams & Grace F, his wife to Sarah T Adams, 254 W 76; ⅓ pt; CaG; May28'14; A$54,000-59,000. O C & 100

8TH av, 507 (3:759-40), ws, 58.6 n 35th, 20.3x95, 4-sty stn tnt & str, 2-sty ext; Saml A Teets to Wm L Lynch, 79 Manhattan av; AL; Apr7; May22'14; A$38,000-45,000. nom

8TH av, 612-6 (3:789-79-81), es, 24.9 s 40th, 48.11x75, 3-8-sty bk tnts & strs; Louis Massucci to Lumeno Masucci, 612 8 av; correction deed; mtg $52,500 & AL; May 18; May26'14; A$66,000-72,000. nom

8TH av, 2440 (7:1936-63), es, 49.11 s 131st, 25x100, 5-sty bk tnt & strs; Theresa Lemmon to Chas Weill, 155 W 103; mtg $24,000; May18; May26'14; A$19,000-28,000. O C & 100

8TH av, 2440; Chas Weil to Theresa Lemmon, 319 W 94; mtg $25,000; May18; May26'14. O C & 100

9TH av, 633, see 35th, 345 W.

11TH av, 262-80 (3:699-1), nec 27th (No 559), 197.6 to 28th (Nos 556-60) x100, 3 & 4-sty bk stable; Pennsylvania R R Co to Terminal Warehouse Co, a corpn, 17 So William; May20; May25'14; A$188,000-188.-000. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 113 (2:415), nwc Delancey (Nos 64-8), 25x88.4; consent to 3d track; Margt Maloney et al to Manhattan Railway Co, a corpn; mtg $16,000; May5; May27'14. 550

Allen st, 113; consent to 3d track; Greenwich Savings Bank, mortgagee, to same; mtg $16,000; May7; May27'14. nom

Allen st, 170 (2:416), es, 101.6 s Stanton, 26.6x87.6; consent to 3d track; Morris Apfelbaum to Manhattan Railway Co, a corpn; mtg $24,500; Apr13; May22'14. 583

Allen st, 170; consent to 3d track; Walter F Kingsland, mortgagee, to same; mtg $23,000; May4; May22'14. nom

Bleecker st, 102 (2:523), fee; also 9TH ST, 23 E (2:567) ,fee; also 9TH ST, 46 E (2:560), leasehold; also 8TH ST, 57 E (2:-560), leasehold; agmt as to re of mtg upon sale of premises, &c; Dora R Freudenheim, of Yonkers, NY; Benj Rosenstein & Clara R Samuels, of N Y, & Rosa R Whitestone, of Bradford, Pa, with Estate of Moritz H Rosenstein, Inc; Mar25; May22 '14. nom

Broad st, 1-9, see Wall, 23-33.

Canal st, 30, see East Bway, 158.

Delancey st, 64-8, see Allen, 113.

East Broadway, 158 (1:283), ns, 50.4 w Rutgers, 25x106.9 to ss Canal (No 30) x 28.5x93.6; asn rents; The 103d St Realty Co, a corpn, 56 Forsyth, to The Royal Co of N Y, 93-5 Nassau; May25'14. 3,300

Essex st, 99 (miscl), the business; power of atty; Simon Schneider to Pincus Schneider , 99 Essex; May22; May25'14.

Greenwich st, 518-22 (2:596); consent to 3d track; Edw Wanty to Manhattan Railway Co, a corpn; Dec11'13; May22'14.

Wall st, 23-33 (1:26), sec Broad (Nos 1-9), 156.6x113.5; consent to two stairways to subway station; Morgan Building Corpn to City N Y & N Y Consolidated R R Co, 85 Clinton, Bklyn; May6; May26'14. nom

8TH st, 57 E, see Bleecker, 102.

9TH st, 23 E, see Bleecker, 102.

9TH st, 46 E, see Bleecker, 102.

16TH st, 346 E, see 1 av, 279.

40TH st, 343 W (4:1031), ns, 225 e 9 av, 25.6x98.9; asn rents to secure loan; Eliz Breuer et al to Rose A McEntee, 560 W 113; May9; May25'14. 1,650

70TH st, 226-8 W (4:1161-44½ & 45), ss, 291.8 w Ams av, 33.4x100.5, pt 9-sty bk tnt; re-mtg; Estate Chas F Hoffman to 230 W 70th St Co, Inc, 30 E 42; May27; May28'14; A$20,000-38,000. 37,222.34

90TH st, 360 E, see 2 av, 1730.

100TH st, 14-16 W (7:1835); satisfaction of asn rents; Chas Schimmer to Harriet & Sophie Cohen, 805 St Nicholas av & Emma Jacobs, — Emmons av, Sheepshead Bay, Bklyn; Aug18'13; May26'14. 400

100TH st, 14-6 W (7:1835), ss, 125 w Central Park W, 40x100.11; also 100TH ST, 22-4 W (7:1835), ss, 210 w Central Park W, 40x100.11; also PLEASANT AV, 315-7 (6:-1710), swc 117th (Nos 452-6), 35.8x94; asn rents; Harriet Cohen et al to Benj Cohen, 70 Lenox av [81 Delancey]; May25; May 26'14. 4,000

100TH st, 22-4 W, see 100th, 14-6 W.

114TH st, 21-3 E (6:1620-II-12), ns, 245 e 5 av, 50x100.11; asn rents; Lillie Lustig (Davidow) to Royal Co of N Y, 93-5 Nassau; May19; May22'14; A$26,000-26,000. 1,000

117TH st, 452-6 E, see 100th, 14-6 W.

121ST st, 537 W (7:1976); asn rents to extent of $1,833.76 monthly, given to secure notes; Fanny L Chapman to F R Wood, W H Dolson Co, a corpn, 2240 Bway; mtg $210,000; May25'14. 11,002.56

121ST st, 537 W (7:1976); re asn rents; F R Wood, W H Dolson Co to Fanny L Chapman, 537 W 121; May25; May28'14. nom

125TH st, 31 W (6:1723-22), ns, 370 w 5 av, 20x99.11, 5-sty bk office & str bldg & 2-sty ext; re-judgt; N Y Telephone Co to Cascade Realty & Constn Co, a corpn; Apr 9; May28'14; A$36,000-50,000. nom

125TH st, 31 W; re-judgt; Musical Leader & Concert Goer, a corpn to same; Apr 14; May28'14. nom

Park av, 929-31 (5:1509), es, 51.1 s 81st, 53.3x100; asn rents to secure int of $7,-285.09 due on mtg for $265,000, taxes, &c; 929 Park Av Co, a corpn, 271 Bway, to Metropolitan Life Ins Co, a corpn, 1 Madison av; May8; May23'14. nom

Park av, 929-31 (5:1509); asn rents; Bella Glaser & Julia Weiss to Nine Hundred & Twenty-Nine Park Av Co, a corpn, 271 Bway; May7; May23'14. nom

Pleasant av, 315-7, see 100th, 14-6 W.

1ST av, 279 (3:922), swc 16th (No 346), 23.3x80; consent to 3d track; Nicholas P Duffy et al to Manhattan Railway Co, a corpn; mtg $14,000; May4; May25'14. 110.75

1ST av, 279; consent to 3d track; Emigrant Indust Savgs Bank, a corpn, mortgagee, to same; mtg $14,000; May14; May 25'14. nom

2D av, 467 (3:907), ws, 49.4 n 26th, 24.8 x100; consent to 3d track; Jas H Rollins et al to Manhattan Railway Co, a corpn; mtg $16,000; Apr11; May27'14. 296.25

2D av, 467; consent to 3d track; Bowery Savings Bank mortgagee to same; Apr29; May27'14. nom

2D av, 467; consent to 3d track; Mabel F Roy, mortgagee, to same; mtg $6,000; Apr25; May27'14. nom

2D av, 1730 (5:1552), sec 90th (No 300), 25.8x75; consent to 3d track; Nathan & Lawrence N Morganstern to Manhattan Railway Co, a corpn; mtg $23,000; Apr17; May22'14. 308.50

2D av, 1730; consent to 3d track; Dry Dock Savgs Instn, mortgagee, to same; mtg $6,000; May20; May22'14. nom

2D av, 1730; consent to 3d track; same to same; mtg $17,000; May20; May22'14. nom

3D av, 39 (2:465), es, 92 n 9th, 23x70; consent to 3d track; Jno Brennan, LESSEE, to Manhattan Railway Co, a corpn; May22; May27'14. 525.50

3D av, 267-271 (3:902), es, 44.2 n 21st, 54.8x75; consent to 3d track; Grand Investing Co, a corpn to Manhattan Railway Co, a corpn; mtg $76,000; Apr7; May 28'14. 1,148

3D av, 267-71; consent to 3d track; Equitable Life Assur Soc of U S, a corpn, mortgagee to same; mtg $55,000; May27; May28'14. nom

3D av, 267-71; consent to 3d track; The State Bank, mortgagee to same; mtg $21,-000; May6; May28'14. nom

6TH av, 415 (3:801-38), nws, 39.7 ne 25th, 19.7x60, 4-sty bk tnt & str; re-mtg; Bowery Savgs Bank to Wm C Adams at Glen Cove, LI, Sarah T Adams, 254 W 76 & S F Adams Realty Co, a corpn, 949 Bway; May27; May28'14; A$54,000-59,000. 41,000

Revocation of power of atty (miscl); Olivia B Halsey to Chas B Halsey, herson; May23; May27'14.

Power of atty (miscl); Annie Landow to Sol Landow; May26; May27'14.

Power of atty (miscl); Annie Cohen to Isaac Cohen; May12; May27'14.

Power of atty (miscl); Jno A Brown Jr of Delaware Co, Pa to Girard Trust Co, a corpn, at Phila, Pa; Feb10; May26'14. O C & 100

All (miscl) R T & I in estate of Fredk W Jockel, decd, will dated Feb17'08; Fredk W Jockel to Kath L Jockel, 324 W 83; mtg $10,000; June12'13; May26'14. nom

Certf copy (Miscl); adjudication of bankruptcy in matter of N Y Real Estate Security Co, alleged bankrupt; and referred to Stanley W Dexter, ref; May22; May28'14.

Deed of appointment; Chas A Peabody & Hy L Morris, TRSTES of Lewis S Morris, 47 E 67, as TRSTE for Henry Astor in place of Alfred L White, decd; May28'14.

Deed appointing gdn (miscl); Lina Pfalz widow, to Elsa Pfalz, 474 W 145, as GDN of Ernst Pfalz; May22; May23'14.

Two Powers of atty (miscl); Stanislau & Leopold Schulhof to Fredk Schulhof, 206 E 61; Apr30; May28'14.

WILLS.

Borough of Manhattan.

55TH st, 540 W (4:1083-55), ss, 225 e 11 av, 25x100, 5-sty bk tnt & strs; ½ int; A $9,000-15,500; also MADISON AV, 1181 (5:-1498-53½), es, 84 s 87th, 16x62, 3-sty stn dwg; A$17,000-20,000; Leopold Mayer Est, Chas Mayer, EXR, 33 Holland av, Rockaway Beach, Queens Co, LI; attys, Kantrowitz & Esberg, 320 Bway. Will filed May 20'14.

64TH st, 118 E (5:1398-66), ss, 162 e Park av, 12.6x100.5, 3-sty stn dwg; Arthur J Ridley Est, Edw Ridley et al, EXRS, 118 E 64; attys, Uterhart & Graham, 27 Cedar; A$15,000-19,000. Will filed May21 '14.

88TH st, 168 E (5:1516-44½), ss, 213 e Lex av, 17x100, 4-sty stn dwg; A$9,000-12,000; also 2D AV, 1548 (5:1543-51½), es, 61.11 s 81st, 14x77, 2-sty bk tnt; A$8,000-9,500; Patk Reynolds Est, Frank Reynolds, EXR, 172 E 88; atty, Michl J Scanlan, 51 Chambers. Will filed May23'14.

88TH st, 42 W (4:1201-51), ss, 324 e Col av, 20x100, 4-sty bk dwg; Richd F Handy Est, Union Trust Co, EXR, et al, 80 Bway; attys, Miller, King, Lane & Trafford, 80 Bway; A$16,000-30,000. Will filed May21'14.

Lexington av, 779-81 (5:1395-50-50½), sec 61st, 40x80; Amelia G Cutter Est, Geo Ramsey, EXR, 900 Ocean av, Flatbush, NY; attys, Miller, King, Lane & Trafford, 80 Bway; A$50,000-58,000. Will filed May20'14.

Madison av, 1181, see 55th st, 540 W.

2D av, 1548, see 88th, 168 E.

CONVEYANCES.

Borough of the Bronx.

Adams st (*), es, 245 s Van Nest av, 25x 100; Giovanni Fortunati to Cecilia Fortunati, 351 E 62; July5'13; May25'14. nom

Birch st (*), ws, 100 s Chester av, 50x 100; Antonio Pagliaro to Julia C Pagliaro, 2126 2 av; mtg $1,000; May22; May23'14. O C & 100

Byron st, swc Kossuth av, see Kossuth av, swc Byron.

Carroll pl (*), ses, 250 ne Zerega av, 25 x100; Meyer M Friend, ref, to Francis S Phraner, EXR &c Caroline M Hitchcock, Summit, NJ; FORECLOS Apr28; May26; May27'14. **3,500**

Crotona Park N, 777 (11:2952), ns, 142 e Prospect av, 25x98.7x25x98.11, 3-sty & b bk dwg; Harris Ratner to Celia Cohen, 779 Crotona Park N; mtg $10,000; May27; May 28'14. O C & 100

Dawson st, 782 (10:2701), ses, 185 sw Longwood av, 25x100, 2-sty bk dwg; Cath E Kaufmann to Gussie Raynes, 16 E 105, & Yetta Herskowitz, 741 Kelly; mtg $7,500; May25; May26'14. O C & 100

Devoe ter (11:3219), swc 190th (No 120), 90x22.8x94.3x23.1, 2-sty fr dwg; Wm L Schall to Julia L Rackey, 120 W 190; May 23; May25'14. nom

Faile st, sec Randall av, see Randall av, sec Faile.

Fox st, 548-52 (10:2683), ss, 180 e Av St John, 80x100, 2-5-sty bk tnts; Henry Morgenthau Co to Mack Constn Co, Inc, 957 Hoe av; May6; May26'14. nom

Fox st, 907-15 (10:2712), ws, 220 s 163d, runs w109.4xs120xe110.7xn0.9xn119.4 to beg, 3-5-sty bk tnts; Utility Realty Co to Fox St Properties, Inc, 233 Bway; B&S; May22; May25'14. nom

Hancock st (*), ws, 497.6 n Van Nest av, 22.6x100; Martin Biavaschi to Margherita wife Martin Biavaschi, 1751 Melville; Apr 3; May26'14. O C & 100

Hennessy pl (11:3228), es, 150 s 179th, 25x85; also HENNESSY PL, es, 100 s 179th, 50x85, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Peter M McDonagh, 105 W 97; May26; May27'14. **2,550**

Hennessy pl (11:3228), es, 175 s 179th, 50x85, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to ePter M McDermott, 912 6 av; May26; May27'14. **1,600**

Hennessy pl (11:3228), ws, 200 s 179th, 100x85, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Geo Singer, 881 E 181; May26; May27'14. **3,400**

Hennessy pl (11:3228), ws, 100 s 179th, 50x85; also 179TH ST W, swc Hennessy pl, 91x100, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Ransom J Parker, 155 Lex av; May26; May27'14. **9,725**

Hennessy pl (11:3228), ws, 150 s 179th, 50x85, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Gustave Spitzer, 410 E 83; May26; May27'14. **1,800**

Hennessy pl (11:3228), ws, 165.10 n Burnside av, 25x85, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Albert F Mizerocki, Bway, Bayside, LI; May26; May27'14. **875**

Hennessy pl (11:3228), ws, 115.10 n Burnside av, 25x100, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Wm A Gaedeke, 295 E 162; May26; May27'14. **1,100**

Hennessy pl, swc 179th, see Hennessy pl, ws, 100 s 179.

Hennessy pl, es, 100 s 179th, see Hennessy pl, es, 150 s 179.

Hennessy pl, sec 179th, see 179th W, s ec Hennessy pl.

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Hennessy pl, ws, 140.10 n Burnside av, see 179th W, ss, 25 e Hennessy pl.

Hennessy pl (11:3228), es, 131.1 n Burnside av, 25x85, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Mary L Dorer, 608 W 204; May26; May27'14. **975**

Hennessy pl (11:3228), es, 181.1 n Burnside av, 50x85, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Chas W Bennett Jr, 616 W 179; May26; May27'14. **1,800**

Hennessy pl (11:3228), es, 106.1 n Burnside av, 25x85, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Marshall Hollister, Pleasant Valley, N Y; May 26; May27'14. **1,025**

Hennessy pl (11:3228), es, 156.1 n Burnside av, 25x85, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Jno Yunker, 424 Sandal, Glendale, LI; May26; May 27'14. **900**

Lisbon pl (12:3311), swc Cadiz pl or Mosholu Pkway S, 50x100, except part for Mosholu Pkway S, vacant; Mrs Harry J Duff to Mary A Costello, Mosholu Pkway S cor Lisbon pl; QC; AT; Nov10'13; May 28.14. nom

Loring pl (11:3221), es, 178.9 s 179th, 50 x119.5x50.8x127.8, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Saml Kaufman & Max Leifer, 379 E 8; May 26; May27'14. **4,100**

Loring pl (11:3228), ws, 100 s 179th, 25x 90, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Jas J Edmondson, 145 W 45; May26; May27'14. **1,600**

Loring pl (11:3228), ws, 225 s 179th, 100 x90; also LORING PL, ws, 130.11 n Burnside av, 75x90, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Ransom J Parker, 155 Lex av; May26; May27'14. **11,425**

Loring pl, swc 179th, see 179th W, swc Loring pl.

Loring pl, sec 179th, see Andrews av, w s, 97.11 s 179.

Loring pl, ws, 130.11 n Burnside av, see Loring pl, ws, 225 s 179.

Loring pl, es, 104.3 n Burnside av, see Andrews av, ws, 197.11 s 179.

Macy pl (10:2695-2688), nwc Hewitt pl (Nos 773-9), 25x100; Lawrence Davis to Utility Realty Co, 30 E 42; mtg $26,500; May1; May25'14. O C & 100

Magenta pl (*), es, 100 s Magenta av, 25x100; Donate Pizzutiello to Jos Ziccardi, 3360 Cruger av; mtg $3,300; May1; May22 '14. nom

Magenta pl (*), es, 100 s Magenta av, 25x100; Jas A Allen, ref, to Sidney B Hickox, 2246 Gleason av; mtg $3,500; FORECLOS May8; May25; May27'14. **100**

Morton pl, 137, see Harrison av, 1821.

Mount Hope pl, 18 (11:2851), ss, 215 w Walton av, 25x125, 3-sty bk dwg; Walter C Campbell to Erasmus D Garnsey, 273 W 132; AL; May15; May22'14. nom

Osborne pl (11:3228), es, 200.2 s 179th, 100.3x77.8x100x82.6, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Farber Contracting Co, 55 Liberty. **3,800**

Osborne pl (11:3228), es, 150.1 s 179th, 50.1x82.7x50x84.11; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Leo B Pullman, 1034 Hoe av, & Saml Lewis, 100 W 117; May26; May27'14. **2,000**

Osborne pl, sec 170th, see 179th W, sec Osborne pl.

Purdy st, nec Westchester av, see Westchester av, nec Purdy.

Rogers pl, 982-4 (10:2699), es, 612.4 n Westchester av, 60x78.11x45.11x82.4, 5-sty bk tnt; Valhalla Corpn to Jas T Barry, 1195 Boston rd; mtg $36,000; May20; May 22'14. O C & 100

Whittier st, swc Seneca av, see Seneca av, swc Whittier.

Whittier st, ws, 100 s Seneca av, see Seneca av, swc Whittier.

Whittier st, es, 100 s Seneca av, see Seneca av, swc Whittier.

Woodmansten pl, nec Bogart av, see Pierce av, nwc Bogart av.

133D st, 715 E (10:2562), ns, 450 e Cypress av, 16.8x103.6, 3-sty fr tnt; Jas A Foley, ref, to Harlem Savgs Bank, 124 E 125; FORECLOS May21; May23; May26'14. **3,500**

134TH st, 261 E (9:2317), ns, 100 w Lincoln av, runs w25xn175xw42.1 to 3 av (No 2456) xne26 to 135th (No 250) xe59.11xs22 to beg, 2-sty bk stable; Rocco Contino to Raymond Guarini, 1121 Av T, Bklyn, & Domenico Candela, 128 Clinton av, Bklyn; May6; May22'14. nom

134TH st, 539 E (9:2262), ns, 200 w St Anns av, 25x100, 6-sty bk tnt; Sarah Knepper to Sophie Knepper, 199 Belmont, Bronx; mtg $5,000; Feb14; May25'14. O C & 100

135TH st, 250 E, see 134th st, 261 E.

140TH st E (10:2598), ns, 100 e Walnut av, 100x100, vacant; F Harold Fercken to Mildred J wife F Harold Fercken on Mount Joy pl, New Rochelle, NY; May18; May26 '14. nom

142D st, 489 E (9:2287), ns, 190 w Brook av, 25x100, 4-sty bk tnt; Dora Dohrmann to Forrest C Hirleman, 2681 Marion av; mtg $11,000; May20; May28'14. nom

147TH st, 830-8 E (10:2600), ss, 48.2 e So blvd, 102x100, 2-2-sty fr dwgs & 2-3-sty fr tnts, str in 830 & 1-sty ext; Jas Ryan et al to Thos H Roff, 109 Imlay, Bklyn; mtg $6,000; May22; May23'14. O C & 100

147TH st, 872 E (10:2600), ses, 375 e Prospect av, 50x100, 2-sty fr dwg & 2-sty fr rear stable; Kabee Realty Co to Pasquale Adiletta, 872 E 147, & Giuseppe Odierno, 255 E 152; mtg $3,000; May22'14. nom

151ST st, 840 E, see Prospect av, 607-9.

153D st, 366 E (9:2399), ss, 100 e Courtlandt av, 50x100, 1-sty fr stable; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; AL; May4; May23'14. nom

154TH st, 305-7 E (9:2414), ns, 450 w Courtlandt av, 50x100, 2-sty & b fr dwg & 1-sty fr rear stable; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; AL; May4; May 23'14. nom

158TH st E, sec Gerard av, see Gerard av, 828.

158TH st E, swc Walton av, see Gerard av, 828.

161ST st, 728-32 E, see Forest av, 871.

163D st, 420-2 E (9:2384), sws, 175.6 e Melrose av, 50x98.10; also STR11' in rear 1.6 deep; 2-2-sty & b fr dwgs & 2-2-sty fr rear dwgs; Cath F Little to Mary J Murray, 1911 Crotona av; ¼ pt; May25'14. O C & 100

164TH st, 448 E (9:2385), ss, 175 w Wash av, 2ax100, 2-sty fr dwg; Sallie A O'Hara & ano to Chas J O'Brien, 265 Hooper, Bklyn; QC; May20; May22'14. nom

169TH st, 274 E (9:2439), ss, 45 e Morris av, 20x95, 2-sty & b fr dwg; Thornton Bros Co to Mulvina Greenberg, 366 E 169; mtg $4,200; May28'14. O C & 100

169TH st, 276 E (9:2439), ss, 65 e Morris av, 20x95, 2-sty & b fr dwg; Thornton Bros Co to Saml Greenberg & Lillian, wife Isie Greenberg, 366 E 169; mtg $4,200; May28 '14. O C & 100

174TH st, 510-2 E, see 3 av, 4021-9.

175TH st E, nec Walton av, see Walton av, 1750.

176TH st W, nwc Jerome av, see Jerome av, nwc 177th.

176TH st, 460 E (11:2908), ss, 76.3 w Wash av, 23.9x108, 2-sty fr dwg; Euretta L Clocke to Frank D Hanson, 460 E 176; Apr16; May26'14. O C & 100

177TH st W, swc Jerome av, see Jerome av, nwc 177th.

177TH st W, nwc Jerome av, see Jerome av, nwc 177th.

177TH (Tremont av) st, 405 E (11:3027), n s, 32.8 e Webster av, 24.7x100, 2-sty bk str; Creston Co to Clement H Smith, 1884 Mt Hope pl, & Geo Wohn, 1574 Crotona Park E; mtg $20,000; May22'14. O C & 100

177TH st, 451 E (11:3034), ns, 101 e Park av, 25x99.6x24.8x103.4, 3-sty fr tnt & strs, 1-sty bk ext; Clement H Smith to Geo Wohn, 1574 Crotona Park E; ½ pt; mtg $30,000; May15; May22'14. O C & 100

178TH st E, ss, 120.5 e Concourse, see 178th E, ss, 379.6 w Anthony av.

178TH st, 865-71 E, see Crotona pkway, es, at nes 178.

178TH st, 216 E (11:2810), ss, 379.6 w Anthony av, 23.6x100, 2 & 3-sty fr dwg; Herbt B Royce, as committee Margarete Kopetz, to Herman A Ohm, 519 W 160; May22; May28'14. **6,250**

178TH st E (11:2810), ss, 379.6 w Anthony av, 23x100 (owned by party 2d pt); also 178TH ST E (11:2810), ss, 120.5 e Grand Blvd & Concourse, 25x100; agmt as to use of alley bet above premises; Jos B Turk to Herman A Ohm, 519 W 160; Apr 7; May28'14. nom

179TH st W (11:3228), ss, 25 e Hennessy pl, 25x100; also HENNESSY PL, ws, 140.10 n Burnside av, 25x85, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Gabriel M Carabee & Angelo Volpicelli, 2276 7 av; May26; May27'14. **2,325**

179TH st W (11:3228), sec Hennessy pl, 25x100, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Riker R James, 19 Pinehurst av; May26; May27'14. **1,700**

179TH st W (11:3228), ss, 50 s Hennessy pl, 25x100; also 179TH ST W, ss, 75 w Loring pl, 25x100, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Philip Kaufman, 698 E 138; May26; May 27'14. **2,750**

179TH st W, swc Hennssy nl, see Hennessy pl, ws, 100 s 179th.

179TH st W, ss, 75 w Loring pl, see 179th st W, ss, 50 e Hennessy pl.

179TH st W, sec Loring pl, see Andrews av, ws, 97.11 s 179th.

179TH st W, ss, 25 e Loring pl, see Andrews av, ws, 97.11 s 179th.

179TH st W (11:3228), swc Loring pl, 25x100, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Jas J Edmondson, 145 W 45; May26; May27'14. **2,600**

179TH st W (11:3228), ss, 50 w Loring pl, 25x100, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Jas J Edmondson, 145 W 45; May26; May27'14. **1,700**

179TH st W (11:3228), ss, 25 w Loring pl, 25x100, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Jas J Edmondson, 145 W 45; May26; May27'14. **1,700**

179TH st W (11:3221), ss, 150 e Loring pl, 25x103.2x26.5x110.11, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Alex Stein, 18 E 116; May26; May27'14. **1,700**

179TH st W (11:3221), ss, 125 e Loring pl, 25x100.5x25.7x103.2, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Raymond L Garmont, 853 Jennings; May26; May27'14. **1,650**

179TH st, 777 E (11:3109), ns, 125.2 w Mapes av, 20x62.7x20x62.8, 2-sty fr dwg; Eliz Erbe to Caroline L Schmidt, 1829 Bathgate av; May23; May27'14. O C & 100

179TH st W (11:3228), sec Osborn pl, 26.8x100x33.4x100, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Robt L Odom, 482 Park av; May26; May 27'14. **3,125**

181ST st, 531-41 E, see Bathgate av, 2156.

181ST st, 543 E (11:3048), ns, 102.11 w 3 av, 35.7x131.6, 5-sty bk tnt; Hubbard Realty Co to Jno F Walsh, 543 E 141; mtg $33,000; Apr25; May28'14. nom

181ST st, 751 E, see Prospect av, 2127.

181ST st, 1-9 W, see Jerome av, 2375-2387½.

190TH st, 120 W, sec Devoe ter, swc 190th.

194TH st, 385 E, sec Decatur av, 2630.

196TH st E, nwc Grand blvd & concourse, sec Grand blvd & concourse, nwc 196th.

217TH st (*), ns, 200 e Barnes av, 100x 114, Wakefield; Edw A Schill to Louise Kausen, swc Wilcox & Layton av; mtg $2,500; May28'14. O C & 100

218TH st E (*), ss, 100 w Paulding av, 50x114; Wm J Boyd to Chas Bowman, 50 W 131; May19; May27'14. O C & 100

220TH st E (*), ns, 250 e Carpenter av, 50x114, Wakefield; Edw D Dowling, ref, to Michl Brennan, Inc, 3617 White Plains av; FORECLOS Jan31'12; Feb28'12; May 28'14. **4,300**

221ST st E (*), ss, abt 200 e Barnes av, 50x114, Wakefield; Geo H Janss to Church of St Valentine, 810 E 221; May25; May 26'14. O C & 100

225TH st E (*), ns, 371.8 e Bronxwood av, 25x109; Jno J Hynes, ref, to Fredk W Fuhrman, 231 Tremont av; FORECLOS Apr24; May13; May23'14. **2,025**

232D st E (*), ss, 295 w Laconia av, 50x 114.10; Builders of Modern Homes, Inc, to Francis O'Donnell, 1128 Park av; May26; May27'14. nom

235TH st, 242 E (12:3375), ss, 425 e Keppler av, 25x100, 2-sty fr dwg; Chas Bayer to Jno Donnell, 262 E 235; mtg $——; May26; May27'14. O C & 100

236TH st E (12:3398), ns, 219.7 e Vireo av, 25x149.4, 2-sty fr dwg; Thos Flach to Rudolph H Sander, 523 E 236; mtg $4,200; May25; May27'14. O C & 100

237TH st E (*), ss, 75 e Catharine, 50x 100; Otto Muller to Helene, wife Otto Muller, 630 E 237; May21; May22'14. O C & 100

Andrews av (11:3221-3216), ws, 197.11 s 179th, 200x131.9x202.8x98.10; also ANDREWS AV, ws, 397.11 s 179th, 75x98.10x 76x86.5; also LORING PL, es, 104.3 n Burnside av, 200x86.5x202.8x119.5, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy, to Wm C Oesting, 249 E Kingsbridge rd; May26; May27'14. **42,425**

Andrews av (11:3221-3216), ws, 97.11 s 179th, 50x100; also 179TH ST W, sec Loring pl, 25x103.9x25x103.1; also 179TH ST W, ss, 25 e Loring pl, 25x103.1x25x102.5, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Kate McConnell, 78 Jessup pl; May26; May27'14. **8,800**

Andrews av, ws, 397.11 s 179th, see Andrews av, ws, 197.11 s 179th.

Andrews av, nwc Burnside av, see Burnside av, nwc Andrews av.

Anthony av, 1854 (11:2803), es, 203 n 176th, 33x100, 3-sty fr tnt; Wm E Burkhardt to Smada Realty Co, 391 E 149; mtg $2,800; May22; May26'14. O C & 100

Arthur av (11:3070), es, n ½ lot 66 map Upper Morrisania, 25x103, except pt for av; Jas J Cannon to Herman Schrank, 2306 Arthur av; mtg $2,000; May28'14. nom

Arthur av (11:3066), ws, 27.7 n 187th, 50x113x50x113.9, vacant; Anna, wife Michl De Feo, to Pasqualina Sessa, 2268 1 av; mtg $4,000; May27; May28'14. O C & 100

Bainbridge av, 2698 (12:3287), es, 408.7 s 196th, 24.6x111.2x24.7x108.9, 2-sty fr dwg; Annie S Delaney to Addie S Foote, on Mendham Turnpike, Mendham, NJ; mtg $6,754.23; May23; May25'14. nom

Barker av (*), es, 250 s Julianna, 50x 125; Jno H Rogan to Consolata De Pasquale, 3249 Newell av; May23; May26'14. O C & 100

Barnes av, sec Brady av, see Sacket av, ns, 50.1 w Haight av.

Barnes av, es, 121.3 n Neil av, see Sacket av, ns, 50.1 w Haight av.

Bassett av (*), ws, 100 s Saratoga av, 25x100; Hudson P Rose Co to Louis H Rhuda, 1839 Cruger av; May20; May22'14. nom

Bathgate av, 2156 (11:3048), nec 181st (Nos 531-41), 26x100, 2-sty fr dwg & 1-sty fr str; Lucy C O'Brien to Carmela Arena, 119 E 106; mtg $9,000; May21; May23'14. O C & 100

Bay av (*), ss, 435 w City Island av, 50 x100; also FORDHAM AV EXTENSION (*), ns, 450 w City Island av, 100x100, City Island; Chas L Hoffman, ref, to Chas P Hallock, 2070 Honeywell av; FORECLOS May15; May27; May28'14. **6,005**

Beaumont av, 2343 (11:3089), ws, 245 s 187th, 25x100, 4-sty bk tnt; Lawrence Sweetman to Virginia Sinisi, 47A Rockaway av, Bklyn; mtg $16,020; May22; May 27'14. O C & 100

Beaumont av, 2343 (11:3089), ws, 245 s 187th, 25x100, 4-sty bk tnt; Lincoln Trust Co to Laurence Sweetman, 210 Division av, Bklyn; B&S; May21; May22'14. **15,500**

Bogart av, ws, 375 n Brady av, see Sacket av, ns, 50.1 w Haight av.

Bogart av, es, 325 n Morris Park av, see Sacket av, ns, 50.1 w Haight av.

Bogart av, ws, 100 s Morris Park av, see Sacket av, ns, 50.1 w Haight av.

Bogart av, nec Pierce av, see Sacket av, ns, 50.1 w Haight av.

Bogart av, nwc Pierce av, see Pierce av, nwc Bogart av.

Bogart av, es, 100 n Van Nest av, see Sacket av, ns, 50.1 w Haight av.

Bogart av, es, 100 s Woodmansten pl, see Sacket av, ns, 50.1 w Haight av.

Bogart av, es, 50 s Woodmansten pl, see Sacket av, ns, 50.1 w Haight av.

Bogart av, nec Woodmansten pl, see Pierce av, nwc Bogart av.

Brady av, sec Barnes av, see Sacket av, ns, 50.1 w Haight av.

Brady av, ns, 75 e Bogart av, see Sacket av ,ns, 50.1 w Haight av.

Brady av, ns, 75 w Radcliff av, see Sacket av, ns, 50.1 w Haight av.

Briggs av (*), nwc Bronxwood av, 30x 211.6x120x232; also JEFFERSON AV (*), nwc Monaghan av, 50x100; also JONES AV (*), ws, 100 n Jefferson av, 100x100; David Pitkowsky & ano, by GDN, to Annie Blankstein, 1184 43d, Bklyn; AT; May26; May28'14. 1,000

Bronx av (*), ws, 106.8 n Sheridan, 25x 148x25x149; Chas E Moore, ref, to Smith Williamson, White Plains, NY; FORECLOS May14; May19; May23'14. **370**

Bronxdale av (*), es, 28.5 n Rhinelander av, 28.5x102.6x25x116.1; Wm Klein, ref, to Wilhelmina E Hoffmann, 160 E 56; FORECLOS; May20; May25; May26'14. **900**

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Bronxdale av (*), nec Rhinelander av, 28.5x88.11x25x102.6; Wm Klein, ref, to Wilhelmina E Hoffmann, 160 E 56; FORECLOS May20; May25; May26'14. **900**

Bronxwood av, nwc Briggs av, see Briggs av, nwc Bronxwood av.

Bronx & Pelham Pkway (*), sws, 26.3 nw Hone av, 26.3x104.1x25x112.4; Nathan Spiegler to Gussie Spiegler, 2080 Ams av; mtg $2,500; May20; May27'14. nom

Brook av, 1251-3 (9:2396), ws, 238.1 n 168th, runs w56.11xs0.2xw33xn41.11xe90 to Brook av xs41.9 to beg, 5-sty bk tnt; Baruch H Hirschfeld to Jos Warner, 747 Blake av, Bklyn; mtg $——; May26; May 28'14. O C & 100

Burnside av (11:3221), nwc Andrews av, 78x45.9x77.3, gore, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to David Kaufman, 81 Av B; May26; May27 '14. **3,500**

Burnside av (11:3228), nes, 79.5 w Hennessy pl, 26.11x91.7x25x82.1, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Jno Haut, 60 W 162; May26; May 27'14. **1,750**

Burnside av, nec University av, see University av, necv Burnside av.

Cauldwell av, 786 (10:2629), es, 85 s 158th, 20x100, 2-sty & b bk dwg; Newman Grossman to Saml Grossman, 3117 3 av; mtg $7,500; May25'14. nom

Cauldwell av, 758-64 (10:2629), es, 168.8 n 156th, 78.8x100, 2-5-sty bk tnts; Eliz Smith to Lizzie Goerlitz, Catskill, NY; mtg $50,000; Nov5'13; May26'14. O C & 100

Cedar av (*), ns, 406.9 w Corsa la, 25x 100; Chas E Moore, ref, to Smith Williamson, White Plains, NY; FORECLOS May 14; May19; May23'14. **250**

Cedar av (*), ss, 509 w Corsa la, 25x 131.1x25.5x136.4; Chas E Moore, ref, to Smith Williamson, White Plains, NY; FORECLOS May14; May19; May23'14. **300**

Cedar av (*), ws, 200 n Kingston av, 100x100; Paul A Kirchner to Patk M Burke, 326 E 21; May25; May26'14. O C & 100

Central av (11:2852), es, 128.8 n Mt Hope pl, runs w3.3 to es Jerome av xn0.9xe3.2 to beg, gore; Chas W Lindsley to Eugene Vallens, 15 W 95; B&S; May12; May22'14. nom

Colden av, ws, 175 s Rhinelander av, see Sacket av, ns, 50.1 w Haight av.

Colden av, ws, 300 s Nell av, see Sacket av, ns, 50.1 w Haight av.

Colden av, nwc Morris Park av, see Sacket av, ns, 50.1 w Haight av.

Courtlandt av, 902 (9:2408), ses, 56 sw 162d, 28x102.6x25x90, 4-sty fr tnt & strs; Wm Schmidt to Mathilde Bosselman, 2783 Bainbridge av; mtg $8,000; Apr20; May25 '14. O C & 100

Crescent av, 660 (11:3088), ses, 77.1 e Belmont av, 51.5x128.4x40x96, 4-sty bk tnt; Daily Realty Co, Inc, to Raffaela Telesca, 23d near Voorhies av, Sheepshead Bay, NY; mtg $22,000; May21; May23'14. O C & 100

Crotona av, 1911 (11:2946), ws, 300.5 s 177th, 50x106, 2-sty fr dwg; Cath F Little to Mary J Murray, 1911 Crotona av; May 25'14. O C & 100

Crotona pkway (11:3123), es, at nes 178th (Nos 865-71), runs se 143.4xne36.4xnw145.2 to ses Mohegan av (No 2004) xsw32 to Crotona pkway xs4.6 to beg, 2-5-sty bk tnts; Henry Flaster to Malvina Friedman, 572 E 166; mtg $52,000; May11; May26'14. 1,000

Decatur av, 2630 (12:3277), nec 194th (No 385), 20x100, 3-sty fr tnt & 1-sty fr str; Alema Realty Exchange Co to Jno E Liederman, 127 S Jefferson av, Richmond Hill, NY; QC; Mar24; May26'14. nom

Decatur av, 2766 (12:3278), es, 135.2 s 198th, 37x100.7, 2-sty fr dwg; Wm A Roberts to Robina, wife Wm A Roberts, 2766 Decatur av; mtg $4,500; May27; May28'14. O C & 100

Eastern blvd (*), ns, 25 w Swinton, 50x 100; Casper Wolta to Wm P Moebus, 267 West, Bklyn; mtg $1,600; May20; May23'14. nom

Eastern blvd (*); same prop; Wm P Moebus to Henry Goetting, 1650 Ams av; mtg $2,350; May20; May23'14. nom

Ellis av (*), ss, 105 w Zerega av, 100x 108, map Unionport; Wm Avy to Timothy Avy Jr, 2304 Lyon av; Sept1'13; May22'14. O C & 100

Ellis av (*), ss, 105 w Zerega av, 50x 108, Unionport; Jane Horsley to Wm Avy, 2360 Ellis av; QC; AT; July31'12; May22 '14. nom

Ellis av (*), same prop; Mary L C Dow to same; QC; AT; Sept11'12; May22'14. nom

Ellis av (*), same prop; Annie E Irving to same; QC; AT; Aug5'12; May22'14. nom

Ellis av (*), same prop; Phoebe Horsley to same; QC; AT; Oct25'12; May22'14. nom

Ellis av (*), same prop; Geo H Cooley to same; QC; AT; July25'12; May22'14. nom

Ellis av (*), same prop; Messillia or Missillia J Evertsen to same; QC; AT; Sept17'12; May22'14. nom

Ellis av (*), same prop; Paul E Cooley to same; QC; AT; July31'12; May22'14. nom

Ellis av (*), same prop; Phoebe Horsley et al to same; QC; AT; Aug21'13; May22 '14. nom

Ellis av (*), same prop; Timothy Avy Jr to same; Sept1'09; May22'14. O C & 100

Ellis av (*), same prop; Edw Haight to same; QC; May5'13; May22'14. nom

Ellis av (*), ss, 155 w Zerega av, 50x 108, Unionport; Edw Haight & ano to Wm Avy, 2360 Ellis av; QC; AT; May5'13; May 22'14. nom

Ellis av (*), same prop; Geo H Cooley to same; QC; AT; Dec19'12; May22'14. nom

Ellis av (*), same prop; Paul E Cooley to same; QC; AT; Dec17'12; May22'14. nom

Ellis av (*), same prop; Mary L C Dow to same; QC; AT; Dec21'12; May22'14. nom

Ellis av (*), same prop; Annie E Irving to same; QC; AT; Dec13'12; May22'14. nom

Ellis av (*), same prop; Messillia or Missillia J Evertsen to same; QC; AT; Dec 16'12; May22'14. nom

Ellis av (*), same prop; Phoebe Horsley widow to same; QC; AT; Jan27'12; May22 '14. nom

Ellis av (*), same prop; Jane Horsley to same; QC; AT; Dec19'12; May22'14. nom

Ellis av (*), same prop; Timothy Avy Jr to same; Apr14; May22'14. O C & 100

Ellsworth av (*), ws, 200 s Baisley av, 25x100; Charlotte Heimler to Benj Bernstein, 617 W 141; May25; May26'14. nom

Elton av, 762 (9:2378), es, 50 s 157th, old line, 25x126.6x25x124.10, 5-sty bk tnt tnt; Anthony B Stock to Marie Stock, 762 Elton av; AL; Aug17'11; May22'14. O C & 100

Ely av (*), ws, 93.11 n 222d, runs n25xw 50xsw33.3 to 222d xne24.8xe41.5 to beg; Carlo Sparacio to Gaetana Sparacio, 626 E 14; May6; May22'14. nom

Evergreen av (*), nec Westchester av, 104x40x106.9x40.1; Mary J Mullis to Pew Realty Corpn, 1029 E 163; CaG; May18; May22'14. O C & 100

Evergreen av (*), nec Westchester av, 104x40x106.9x40.1; Pew Realty Corpn to Mary J Mullis, 296 Carroll, Bklyn; mtg $32,000; May22; May25'14. O C & 100

Fordham av Extension, ns, 450 w City Island av, see Bay av, ss, 435 w City Island av.

Forest av, 871 (10:2647), swc 161st (Nos 728-32), 25.4x100, 3-sty fr tnt & strs & 1 & 2-sty fr stable; Harry Robitzek to Anthony Cuneo, 871 Forest av; mtg $9,000; May9; May27'14. O C & 100

Forest av, 871 (10:2647); Anthony Cuneo to Vyse Estate Investing Co, Inc, 2808 3 av; mtg $9,000; May26; May27'14. O C & 100

Fordham rd, 580 E (11:3067), ss, 100 w Arthur, 50x108, 2-sty fr dwg; Jas B Nicholson to Cath Hanna, 580 Fordham rd E; QC; May14; May22'14. nom

Fowler av, es, 400 n Morris Park av, see Sacket av, ns, 50.1 w Haight av.

Fowler av, es, 225 s Rhinelander av, see Sacket av, ns, 50.1 w Haight av.

Fowler av, ws, 100 n Rhinelander av, see Sacket av, ns, 50.1 w Haight av.

Fowler av, es, 375 s Van Nest av, see Sacket av, ns, 50.1 w Haight av.

Fowler av, es, 100 s Van Nest av, see Sacket av, ns, 50.1 w Haight av.

Franklin av, 1168 (10:2614), es, 100 n 167th, 72x190, 2 & 3-sty fr academy; also well & land contiguous thereto in a parallelogram of 7 ft by 4 ft adj above on north; Agnes W Deady heir Henry T Ritter to Sisters of Charity of St Vincent de Paul, a corpn, at Riverdale av & W 261; QC; May19; May26'14. nom

Franklin av, 1168; Clarence J Ritter & ano heirs Washington Ritter to same; QC; May18; May26'14. nom

Franklin av, 1168; Hettie A Bernstein, heir Washington Ritter to same; QC; May 19; May26'14. nom

Gerard av, 828 (9:2474), sec 158th, 100x 180 to Walton av x100x181.6, 2-sty & a fr dwg & vacant; Frances Oakshott to Norman Freeman, 504 King, Portchester, NY; QC; May21; May23'14. nom

Grand blvd & concourse (12:3315), nwc 196th, runs n200xw125 xs 26.4 xnw 46.1 xse 177.4 to st xe169.2 to beg, vacant; Richd D Jewett to House of The Holy Comforter Free Church Home for the Incurables, 631 W 139; May25'14. O C & 100

Haight av, nec Pierce av, see Pierce av, nwc Bogart av.

Haight av, es, 2532 n Pierce av, see Sacket av, ns, 50.1 w Haight av.

Haight av, ws, 250 n Rhinelander av, see Sacket av, ns, 50.1 w Haight av.

Haight av, ws, 225 s Van Nest av, see Sacket av, ns, 50.1 w Haight av.

Harrison av, 1821 (11:2868), nwc Morton pl (No 137), 25x97.10x25x98, 4-sty bk tnt; Annie E Delaney to Addie S Foote, on Mendham Turnpike, Mendham, NJ; May 23; May25'14. nom

Hermany av (*), ss, 100 e Olmsted av, 50x154.8x50x156.9; Johanna L Barry to Geo A Hefter ,2164 Westchester av; mtg $2,000; Dec2'13; May22'14. O C & 100

Hoe av, 1151 (10:2745), ws, 225 n 167th, 25x100, 3-sty fr tnt; Wm Kirchhofer to Eliz R Kirchhofer, 1151 Hoe av; mtg $7,500; May18; May22'14. nom

Hone av, ws, 225 n Morris Park av, see Sacket av, ns, 50.1 w Haight av.

Hone av, es, 100 s Pierce av, see Sacket av, ns, 50.1 w Haight av.

Hone av, es, 100.2 n Pierce av, see Sacket av, ns, 50.1 w Haight av.

Hone av, es, 100 n Rhinelander av, see Sacket av, ns, 50.1 w Haight av.

Hone av, es, 200 n Rhinelander av, see Sacket av, ns, 50.1 w Haight av.

Honeywell av (11:3124), ws, 142.2 n 180th, 42x140.3, vacant; also HONEYWELL AV, 2115 (11:3124), nws, 199 ne 180th, 22 x150, excent pt for av, 2-sty fr dwg; also HONEYWELL AV, 2117 (11:3124), nwc, 221 n 180th, 22x150, 2-sty fr dwg; Ernesto De Blasi to Marie De Blasi, 2117 Honeywell av; mtg $14,390; May18; May23'14. O C & 100

Honeywell av, 2115-7, see Honeywell av, ws, 142.2 n 180th.

Jackson av, 648-50 (10:2643), ses, 41.10 s w 152d, 50x104, 6-sty bk tnt & strs; Wm L Bowman, ref, to Sol Hoffman, 1140 Mad av; FORECLOS May21; May25; May26'14. **49,750**

Jefferson av, nwc Monaghan av, see Briggs av, nwc Bronxwood av.

Jerome av, es, abt 128.8 n Mt Hope pl, see Central av, es, 128.8 n Mt Hope pl.

Jerome av, nwc 176th, see Jerome av, nwc 177th.

Jerome av (11:2862), nwc 177th, 221.11x —x—x105.4; also JEROME AV (11:2861), swc 177th, 137.8x100x104.8x105.3; also JEROME AV (11:2861), nwc 176th, 100x 100x—x103.3, vacant; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $59,000; Apr28; May25'14. O C & 100

Jerome av, swc 177th, see Jerome av, nwc 177th.

Jerome av, 2375-2387½ (11:3198-3199), nwc 184th (Nos 1-9), 150x100, 1-sty bk strs; Henry U Singhi to August Kuhn, 120 W 57; May27'14. O C & 100

Jones av, ws, 100 n Jefferson av, see Briggs av, nwc Bronxwood av.

Kossuth av (*), swc Byron, 50x100; Karl Ross to Stephen Urheil, 591 E 140, & Peter Seringer, 599 E 140; May22; May23'14. O C & 100

Layton av (*), nwc Wilcox av, 25x100; Bertha Nordheim to Minnie Kausen, 581 Teasdale pl; May26 May27'14. O C & 100

Longfellow av, swc Randall av, see Randall av, sec Faile.

Lurting av, ws, 140.4 s Esplanade, 50x 100; Morris Park Estates to Jno C Tomlinson, 45 W 57; May21; May28'14. nom

Lurting av, es, 159.2 n Lydig av, see Sacket av, ns, 50.1 w Haight av.

Lurting av, ws, 100 s Neil av, see Sacket av, ns, 50.1 w Haight av.

Lurting av, es, 325 n Morris Park av, see Sacket av, ns, 50.1 w Haight av.

Lurting av, es, 150 n Morris Park av, see Sacket av, ns, 50.1 w Haight av.

Lurting av, ws, 100 s Pierce av, see Sacket av, ns, 50.1 w Haight av.

Lurting av, ws, 100 n Rhinelander av, see Sacket av, ns, 50.1 w Haight av.

Lurting av, ws, 300 s Van Nest av, see Sacket av, ns, 50.1 w Haight av.

Lydig av, ns, 58.1 e Colden av, see Sacket av, ns, 50.1 w Haight av.

Macombs rd (11:2877-2878-2880-2882 & 2884), ws, at ss farm formerly of L G Morris, runs w365xw116xnw2340 to Harlem River xne30xne515xsel980 to beg, contains 22 579-1000 acres, except pt for sts; Wm R Montgomery to Edw D & Leita M White, 1717 Rhode Island av, Wash, DC, & Warwick E Montgomery, 1743 Rhode Island av, Wash, DC, TRSTES; AT; May21 '12; May27'14. nom

Marmion av, 1892 (11:2959), es, 26 s Fairmount pl, 35x106.10x34.10x103.4, 4-sty bk tnt; Jno M Stoddard to Chas G Meier, West Orange, NJ; mtg $20,000; May6; May 22'14. O C & 100

Matthews av, ws, 100 n Lydig av, see Sacket av, ns, 50.1 w Haight av.

Matthews av, ws, 275 n Lydig av, see Sacket av, ns, 50.1 w Haight av.

Matthews av, ws, 400 s Lydig av, see Sacket av, ns, 50.1 w Haight av.

Matthews av, es, 550 s Lydig av, see Sacket av, ns, 50.1 w Haight av.

Matthews av, es, 450 s Lydig av, see Sacket av, ns, 50.1 w Haight av.

Mohegan av, 2004, see Crotona pkway, es, at nes 178.

Monaghan av, nwc Jefferson av, see Briggs av, nwc Bronxwood av.

Monticello av (*), ws, 725 s Randall av, 98.7x50.1x94.11x50; Land Co "C" of Edenwald to Thos J Ford, 1664 3 av; May7; May 26'14. nom

Morris av, 684 (9:2413), es, 25 s 154th, 25x95.3, 1-sty bk factory; Anthony B Stock to Marie Stock, 762 Elton av; AL; Aug17'11; May22'14. O C & 100

Morris av, 695 (9:2442), ws, 100 s 155th, 25x99.6to Park av (No 3002), x28.8x85.7, 4-sty bk tnt & strs & 1-sty bk bldg; Anthony B Stock to Marie Stock, 762 Elton av; AL; Aug17'11; May22'14. O C & 100

Morris Park av, nwc Colden av, see Sacket av, ns, 50.1 w Haight av.

Morris Park av, ss, 50 e Colden av, see Sacket av, ns, 50.1 w Haight av.

Morris Park av, ns, 75 w Lurting av, see Sacket av, ns, 50.1 w Haight av.

Morris Park av, nwc Williamsbridge rd, see Sacket av, ns, 50.1 w Haight av.

Morris Park av, ss, 67.11 w Williamsbridge rd, see Sacket av, ns, 50.1 w Haight av.

Mosholu Pkway S, swc Lisbon pl, see Lisbon pl, swc Cadiz pl or Mosholu Pkway S.

Muliner as, ws, 100 n Brady av, see Sacket av, ns, 50.1 w Haight av.

Muliner av, nwc Neil av, see Neil av, nw c Muliner av.

Munroe av, es, 175 n Neil av, see Sacket av, ns, 50.1 w Haight av.

Munroe av, es, 550.2 n Pierce av, see Sacket av, ns, 50.1 w Haight av.

Munroe av, es, 125.2 n Pierce av, see Sacket av, ns, 50.1 w Haight av.

Munroe av, ws, 675.3 n Pierce av, see Sacket av, ns, 50.1 w Haight av.

Munroe av, nwc Rhinelander av, see Sacket av, ns, 50.1 w Haight av.

Munroe av, es, 100 s Rhinelander av, see Sacket av, ns, 50.1 w Haight av.

Nell av, ns, 25 e Lurting av, see Sacket av, ns, 50.1 w Haight av.

Neil av (*), nwc Muliner av, 26.1x108.4x 25x115.10; Wm Klein, ref, to Wilhelmina E Hoffmann, 160 E 56; FORECLOS May20; May25; May26'14. **900**

Neil av (*), ns, 26.1 w Muliner av, 26.1x 115.10x25x123.4; Wm Klein, ref, to Wilhelmina E Hoffmann, 160 E 56; FORECLOS May20; May25; May26'14. **900**

Neil av (*), ns, 52.2 w Muliner av, 26.1x 123.4x25x130.10; Wm Klein, ref, to Wilhelmina E Hoffmann, 160 E 56; FORECLOS May20; May25; May26'14. **900**

Neil av (*), ns, 78.3 w Muliner av, 26.1x 130.10x25x138.3; Wm Klein, ref, to Wilhelmina E Hoffmann, 160 E 56; FORECLOS May20; May25; May26'14. **900**

Park av, 3002, see Morris av, 695.

Pierce av, nec Bogart av, see Sacket av, ns, 50.1 w Haight av.

Pierce av, ns, 50.11 w Bogart av, see Sacket av, ns, 50.1 w Haight av.

Pierce av (*), nwc Bogart av, 25.6x90.9x 25.5x91.1; also PIERCE AV, nec Haight av, 25x100.2; also BOGART AV, nec Woodmansten pl, 25x100; Morris Park Estates to Mary J Bicak, 631 E 169; May25; May 27'14. nom

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Pierce av, nec Haight av, see Pierce av, nwc Bogart av.

Prospect av, 607-9 (10:2674), swc 151st (No 840), 37.6x100, 5-sty bk tnt & strs; Herman Cohen to Belmart Realty Corpn, 36 Maiden la; mtg $35,000; May23; May26 '14. nom

Prospect av, 2127 (11:3097), nwc 181st (No 751), 29x100.1, 5-sty bk tnt; Mary Ten Broeck to Percy Fridenberg, 60 E 58; July 31'13; May27'14. nom

Radcliff av, ws, 175 n Brady av, see Sacket av, ns, 50.1 w Haight av.

Randall av, swc Longfellow av, see Randall av, sec Faile.

Randall av (10:2769), sec Faile, 50x100; also RANDALL AV (10:2769), swc Longfellow av, 75x100, vacant; Philip A McQuade to Jno G Borgstede, — Hunts Point av; B&S; Mar3; May23'14. nom

Rhinelander av, nec Bronxdale av, see Bronxdale av, nec Rhinelander av.

Rhinelander av, nwc Munroe av, see Sacket av, ns, 50.1 w Haight av.

Romhouit av (*), ws, 99.10 s Boston rd, 25x119.5x27.9x107.5; Antonino Curasi to Pasquale Rosato on Mill la, Eastchester; AL; May27; May28'14. nom

Ryer av, es, 210.2 n 183d, see Valentine av, ws, 210.3 n 183.

St Lawrence av (*), es, 180.1 s West Farms rd, 25x100, except part for ay; Bertha H Buckingham to Georgiana O'Grady, 1477 Commonwealth av; mtg $2,500; May 21; May22'14. O C & 100

Sacket av, ns, 50.1 w Haight av, 25x 105.6x25x103.9; also HONE AV, es, 100 s Pierce av, 25x100; also LURTING AV, ws, 100 s Pierce av, 25x100; also FOWLER AV, es, 100 s Van Nest av, 25x100; also FOWLER AV, es, 375 s Van Nest av, 25x 100; also PIERCE AV, ns, 50.11 w Bogart av, 50.11x90.5x50.10x89.9; also PIERCE AV, nec Bogart av, runs e25xn37.7xs35.9 xw6.3xs7.6; also HONE AV, es, 100.2 n Pierce av, 75x100; also LURTING AV, ws, 300 s Van Nest av, 25x100; also HAIGHT AV, ws, 225 s Van Nest av, 75x100; also HAIGHT AV, es, 275.2 n Pierce av, 50x 100; also MUNROE AV, ws, 675.3 n Pierce av, 9.3x—x37.4x100; also MUNROE AV, es, 125.2 n Pierce av, 25x75; also MUNROE AV, es, 550.2 n Pierce av, 75x100; also MORRIS PARK AV, ss, 67.11 w Williamsbridge rd, 25x67.7x25x67.10; also MORRIS PARK AV, ss, 50 e Colden av, 50x100; also BOGART AV, es, 100 n Van Nest av, 25x 100; also BOGART AV, ws, 100 s Morris Park av, 25x100; also FOWLER AV, es, 400 n Morris Park av, 50x100; also FOWLER AV, es, 225 s Rhinelander av, 50x100; also BOGART AV, es, 325 n Morris Park av, 25x100; also COLDEN AV, ws, 175 s Rhinelander av, 25x100; also MORRIS PARK AV, nwc Colden av, 25x100; also HONE AV, ws, 225 n Morris Park av, 50x100; also MORRIS PARK AV, ns, 75 w Lurting av, 25x100; also LURTING AV, es, 150 n Morris Park av, 25x100; also LURTING AV, es, 325 n Morris Park av, 50x100; also MUNROE AV, es, 100 s Rhinelander av, 25x100; also WILLIAMSBRIDGE RD, ws, 250 n Morris Park av, 25x100; also WILLIAMSBRIDGE RD, nwc Morris Park av, 150x100; also WILLIAMSBRIDGE RD, ws, 350 n Morris Park av, 25x100; also RHINELANDER AV, nwc Munroe av, 50x100; also HAIGHT AV, ws, 250 n Rhinelander av, 50x100; also HONE AV, es, 100 n Rhinelander av, 25x100; also HONE AV, es, 200 n Rhinelander av, 25x100; also LURTING AV, ws, 100 s Neil av, 25x100; also LURTING AV, ws, 100 n Rhinelander av, 25x100; also COLDEN AV, ws, 300 s Neil av, 25x 100; also FOWLER AV, ws, 100 n Rhinelander av, 25x100; also BARNES AV, es, 121.3 n Neil av, 50x100; also BRADY AV, sec Barnes av, 25x100; also MATTHEWS AV, ws, 400 s Lydig av, 25x100; also MATTHEWS AV, es, 550 s Lydig av, 65.10 x88.4x58.11, gore; also MATTHEWS AV, es, 450 s Lydig av, 50x103.8x—x100; also MULINER AV, ws, 100 n Brady av, 50x 100; also BOGART AV, ws, 375 n Brady av, runs n73.2xsw98.2xe65.6 to beg, gore; also BRADY AV, ns, 75 e Bogart av, 25x100; also RADCLIFF AV, ws, 175 n Brady av, 25x100; also BRADY AV, ns, 75 w Radcliff av, 25x100; also NEIL AV, ns, 25 e Lurting av, 50x100; also MUNROE AV, es, 175 n Neil av, 50x100; also LURTING AV, es, 159.2 n Lydig av, 25x100; also BOGART AV, es, 100 s Woodmansten pl, 50x84.10x 67x129.7; also BOGART AV, es 50 s Woodmansten pl, 25x100; also LYDIG AV, ns, 58.1 e Colden av, 58.1x124x50.10x101.11; also MATTHEWS AV, ws, 275 n Lydig av, 25x100; also MATTHEWS AV, ws, 100 n Lydig av, 25x100; Morris Park Estates to Thos McC Peters, TRSTE, 33 W 49; May25 '14. nom

Sedgwick av (11:2880), es, 221.2 n 176th, 200x125.5x200x125.4, vacant; Chelsea Realty Co to Montrose Realty Co, 135 Bway; B&S & CaG; May22; May23'14. O C & 100

Seneca av (10:2762), swc Whittier, 50x 100; also WHITTIER ST (10:2762), ws, 100 s Seneca av, runs s167.2xw49.11xnw 132xe28.5xn50xe100 to beg; also WHITTIER ST (10:2762), es, 100 s Seneca av, 185.1x60.11x219.9x160.1, vacant; Hunts Point Realty Co to Prospect Holding Co, 784 E 156; B&S; May1; May25'14. nom

Southern blvd, 1150 (2232) (10:2745), es, 275 n 167th, 37.6x100, 2-sty fr dwg & 2-sty fr rear stable; Henry K Davis, ref, to Louise Ebling, 803 Eagle av; FORECLOSED & drawn; May19; May22'14. **2,500**

Tinton av (10:2658), ws, 240.5 n 161st, 27x135, vacant; Sam or Saml Cohen to Sara Constn Co, Inc, 314 E 164; mtg $3,800; May19; May25'14. O C & 100

Undercliff av (11:2877), es, 411.7 n 176th, 25x101.10x25x100, vacant; also UNDERCLIFF AV (11:2877), es, 436.7 n 176th, 25x 105.5x25.3x101.10, vacant; Edw J Watson to Allen T Walters, 242 E Tremont av, TRSTE Jno Martin; mtg $2,200; May23'11; May23 '14. **4,700**

Undercliff av (11:2877); same prop; Allen T Walters, TRSTE Jno Martin, to Annie A Martin, 2418 University av; B&S; Nov12'13; May25'14. O C & 100

Undercliff av (11:2877); same prop; Annie A Martin to Alice C Martin, 220 E Tremont av; B&S; mtg $2,200; May21; May 23'14. O C & 100

Undercliff av, es, 436.7 n 176th, see Undercliff av, es, 411.7 n 176th.

University av (11:3210), nec Burnside av, 67.11x83, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Nicholas J & Jas J Botsacos, 1365 St Nicholas av; May26; May27'14. **1,500**

Valentine av (11:3151), ws, 210.3 n 183d, 100x200 to Ryer av, vacant; Jas T Barry to Valhalla Corpn, 3153 3 av; mtg $11,000; May19; May22'14. O C & 100

Van Nest av (*), ns, 230.6 w Bronxdale av, 25x100, except part for Van Nest av; Louise Kausen to Fredericka Schill, 860 Van Nest av; mtg $4,000; May28'14. O C & 100

Vyse av, 1566 (11:2996), es, 75 s 173d, 50x100, 5-sty bk tnt; Mathilde Bosselman to Wm Schmidt, 903 Courtlandt av; mtg $34,000; Apr20; May25'14. nom

Walton av, swc 158th, see Gerard av, 828.

Walton av, 1750 (11:2825), nec 175th, 25x95, 2-sty fr dwg; Ada Greenwald to Mary A Nally, 431 W 21; mtg $6,000; May 28'14. O C & 100

Walton av, 1764 (11:2826 & 2825), es, 152 n 175th, 28.9x61.9x50.7x35.9, 2-sty fr dwg; Jno Drakard to Edw J Woodlock, 564 3 av; mtg $7,000; May22; May23'14. O C & 100

Walton av, 2409 (11:3188), ws, 470.11 s Fordham rd, 19.10x96.6, 3-sty bk dwg; Ellen Urann to Permilla A Bunt, 2403 Walton av; mtg $6,200; Mar19; May26'14. nom

Walton av, 2409; Jas T Bunt to Wm A Mitchell, cor Central av & Tappen rd, Norwood, NJ; mtg $6,200; May20; May26'14. O C & 100

Washington av, 1830 (11:2917), es, 162 n 175th, 46x110, 6-sty bk tnt & strs; Psaty Constn Co to Morris Garfinkel, 67 E 113; mtg $44,000; May25; May28'14. nom

Watson av (*), ss, 130 e Olmstead av, 25x108; Chas E Devermann to Madeline Landon, 268 W 131; mtg $5,000; May28'14. O C & 100

Westchester av (*), nec Purdy, 50x96, Chas F Buckley, heir Henry Buckley, to Anna Buckley, 264 W 115; QC; May22; May26'14. O C & 100

Westchester av, nec Evergreen av, see Evergreen av, nec Westchester av.

White Plains rd (*), ws, 89.n 219th, 50x 80; Chas E Staker to Thos & Hannah Skahen to Chas E Staker, 687 E 219; ⅓ 227; ⅓ pt; mtg $5,000; May16; May26'14. nom

White Plains rd (*), same prop; Thos Skahen to Chas E Staker, 687 E 219; ⅓ pt; mtg $5,000; May16; May26'14. nom

Wilcox av, nwc Layton av, see Layton av, nwc Wilcox av.

Williamsbridge rd, ws, 250 n Morris Park av, see Sacket av, ns, 50.1 w Haight av.

Williamsbridge rd, nwc Morris Park av, see Sacket av, ns, 50.1 w Haight av.

Williamsbridge rd, ws, 350 n Morris Park av, see Sacket av, ns, 50.1 w Haight av.

Williamsbridge rd (*), ws, 175 n Morris Park av, 50x100; Morris Park Estates to Mary W Douglass, 97 Hewes, Bklyn; May 12; May25'14. nom

Williamsbridge rd (*), ws, 350 n Morris Park av, 25x100; Mary W Douglass to Morris Park Estates, 25 Broad; May12; May25'14. nom

3D av, 4021-9 (11:2921), swc 174th (Nos 510-2), 100x125.2x100x121.1, 1-sty bk theatre, 3-sty fr tnt & str & 1-sty bk strs; Henry Berlin to W K G Co Inc, 366 Bway; mtg $55,000; May25 May26'14. O C & 100

3D av (11:3043), ws, 162.2 s Marble (now 178th), being strip —x— lying bet ws 3 av as legally opened & ws Fordham av as on map Upper Morrisania; Benj T Gilbert to Lewis S Morris, 47 E 67; B&S; May26; May28'14. nom

3D av (11:3043), same prop; J Wesley Bedell et al to Benj T Gilbert, New Hartford, NY; QC; Nov1'13; May28'14. 50

3D av, 4274 (11:3061), es, 105.2 n 178th, 50x102x49.11x100, 6-sty bk tnt & strs; also 3D AV, 4278 (11:3061), es, 155.2 n 178th, 50 x104x49.11x102, 6-sty bk tnt & strs; Ray Klein to Harry Klein, 22 Mt Morris Park W; AL; Apr21; May23'14. nom

3D av, 4278, see 3 av, 4274.

Lots (*) 5, 6, 7, 28, 34, 36 & 38, blk 1; 64, blk 2; 104, 105 & 116, blk 4; 170, blk 5; 185, 186, 189, 190, 193, 194, 200, 202 to 207, 216, 217 & 224, blk 6; 233, 249, 254 & 255, blk 7; 263 to 267, 271, 278, 283 to 286, blk 8; 299 & 300, blk 9; 322, 323, 335, 336, 341, 342, 345 & 346, blk 10; 365, 368, 369, 380 to 383, 390, 391, 396, blk 11; 397 to 405, 408 to 413 & 687, blk 12; 424, 428, 441, 450 & 457 blk 13; 696 to 698, 700, 701, 706 to 709, 713 to 717, 468 & 469, blk 14; 491, 492, 495, 501, 502, 512 & 513, blk 15; 532, 533, blk 16; 733, 733, 746, 753, & 754, blk 17; 566 to 569, 590, 591, 765, 766, 768 & 769, blk 18; 598, 599, 604, 605, 624, blk 19; also MIDDLETOWN RD, nwc Pier av, runs n175x sw150xs25xw40 to rd xe30 to beg; also lot 453, blk 13; 752 & 755, blk 17; lots 437 & 438, blk 13; lot 597, blk 19; lots 688 & 689, blk 14; lot 732, blk 17; lots 272 & 273, blk 8; lots 787 to 793, blk 20; lots 439, 440, 445, 446, 458, 459, 460 & 461, blk 13; lots 474, 475, 499, 500, blk 15; lots 524 & 525 & 526, blk 16; lot 415, blk 13 on map Tremont Terrace; Nathan Burkan as TRSTE in bankruptcy Bankers Realty & Security Co to Wellman Finance & Realty Co, 120 Westchester sq; AT; May27; May 28'14. **5,000**

Mill Brook av (9:2125), cl at sec lot 150 map Morrisania, runs nc80xnw— to cl Mill Brook xse— to beg, being part lot 150 same map, except part for Webster av; Crittenden Deen to Rockledge Constn Co, 160 Bway; QC; May11; May23'14. nom

Plot (*), begins 690 e White Plains rd at point 975 n along same from Morris Park av, runs w100xn25xe100xs25 to beg, with right of way over strip to Morris Park av, runs w100xn25xe100xs25 to beg, Meyer, 58 E 93; FORECLOS May7; May11; May28'14. **3,800**

Plot (*), begins 490 e White Plains rd at point 300 n along same from Morris Park av, runs e100xn25xw100xs25 to beg with right of way over strip to Morris Park av Peter M Simon, EXR Mary Sullivan to Ellen wife Adam Anderson, 1830 Holland av, & Helga wife Gustave Carlson, 1547 Commonwealth av; May18; May 26'14. **4,350**

Plot (13:3410), begins at pt formed by n line land conveyed to Isaac G Johnson & Co & s line of land described as parcel 1 in deed recorded in L 7 p 444, which pt is distant 50 from cl of original location of Spuyten Duyvil & Port Morris R R, runs w56.5xn96xse125 to beg; Est of Isaac G Johnson, a corpn, to Isaac G Johnson & Co; CaG; May18; May23'14. nom

Lot 141 (11:3236), blk 3236 map 272 lots Bailey Est; Herman Lehmuth to Clara W Foote, 26 Church, Tarrytown, NY; May 28'14. 400

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Crotona Park N, 777-9 (11:2952), ns, 142 e Prospect av, 50x98.11x50x98.7; agmt as to driveway 10 ft wide; Harris Ratner with Celia Cohen, 777 Crotona Park N; May27; May28'14. nom

Faile st, see Randall av, see Randall av, sec Faile.

Fox st, 548-52 (10:2683), ss, 180 e Av St John, 80x110, 2-5-sty bk tnts; re mtg; Jas M Horton to Henry Morgenthau Co, 30 E 42; May22; May26'14. 6,000

Fox st, 548-52 (10:2683), ss, 180 e Av St John, 80x100 (owned by party 2d pt); also FOX ST, ss, adj above on east (owned by party 1st pt); party wall agmt; Henry Morgenthau Co with Mack Constn Co, Inc, 957 Hoe av; May6; May26'14. nom

147TH st E (10:2600), ss, 48.2 e So blvd, 2x100; re mtg; Foster L Haviland, TRSTE Fisher F Valentine, to Jas Ryan, 834 E 147; Margt Mulholland, 834 E 147, & Madeline J Nack, 520 Wales av; Apr24; May 23'14. nom

156TH st, 857 E (10:2688-2695 (owned by party 1st pt; also 156TH ST, 859 E (owned by party 2d pt); certf as to claim to any right of way over premises of party 2d pt; Jessie F Stearns to Fredk A Bacon; May21; May22'14.

156TH st, 859 E, see 156th, 857.

165TH st, 254 E (10:2447), ss, 30 e Grant av, 36.9x67.10x36.9x80.9, 4-sty bk tnt; mtg $22,500; CONTRACT to exch for HOUGHTON AV, 2150, ss, 254.7 w Castle Hill av, 24.11x103.1; mtg $4,400; also CASTLE HILL AV, nwc Quimby av, 103x80.11; mtg $3,000; Mitchell-McDermott Constn Co with Wellman Finance & Realty Co, 120 Westchester sq; Mar12; May28'14. nom

194TH st E (12:3294), nec Briggs av, 25x100; asn rents; Moses Hodes to Max Gitlitz, 250 Rivington; May19; May26'14. nom

221ST st E (*), ss, abt 200 e Barnes av, 50x114, Wakefield; re mtg; Kate Godfrey to Geo H Janss, 1057 Hoe av; May25; May 26'14. 800

Bogart av, es, 350 n Brady av, see Pierce av, nwc Bogart av.

Bogart av, nwc Pierce av, see Pierce av, nwc Bogart av.

Bogart av, ws, 200 n Rhinelander av, see Pierce av, nwc Bogart av.

Briggs av, nec 194th, see 194th E, nec Briggs av.

Castle Hill av, nwc Quimby av, see 165th, 254 E.

Central av (11:2852), es, 128.8 n Mt Hope pl, runs w3.3 to es Jerome av xn0.9xe3.2 to beg; re mtg; Jennie L Thumm to Chas W Lindsley, Pompton Lakes, NJ; May12; May22'14. nom

Crescent av, 619-21, see Hughes av, es, 100 s William.

Esplanade, swc Lurting av, see Pierce av, nwc Bogart av.

Evergreen av (*), nec Westchester av, 104x40x106.9x40.1; re mtg; N Y Trust Co to Pew Realty Corpn, 1029 E 163; May18; May22'14. nom

Haight av, nec Pierce av, see Pierce av, nwc Bogart av.

Houghton av, ss, 254.7 w Castle Hill av, see 165th, 254 E.

Hughes av (11:3074), es, 100 s William, runs e87.6xs23.1 to nws Crescent av (Nos 619-21), xsw34.9xw65.6 to Hughes av, xn50 to beg; asn rents to extent of $1,120; Francesca Giallorenzi to Wenare Holding Co, 90 Lenox av; May21; May25'14. nom

Jerome av, es, 128.8 n Mt Hope pl, see Central av, es, 128.8 n Mt Hope pl.

Longfellow av, swc Randall av, see Randall av, sec Faile.

Lurting av, swc Esplanade, see Pierce av, nwc Bogart av.

Lurting av, es, 350 s Rhinelander av, see Pierce av, nwc Bogart av.

Lydig av, see Paulding av, see Pierce av, nwc Bogart av.

Macombs rd (11:2872), ws, abt 435 n Devoe, 25x142.5x25x144.2, vacant; re mtg; Mutual Life Ins Co of NY to Jno C Wait, 1520 Jesup av; May19; May22'14. 500

Macombs rd (11:2872), ws, 335 n Devoe, 125x142.5x125x138.8, vacant; re mtg; Mutual Life Ins Co of N Y to Jno C Wait, 1520 Jesup av; May19; May22'14. 2,000

Matthews av, ws, abt 155 n Brady av, see Pierce av, nwc Bogart av.

Matthews av, ws, 236.3 n Neil av, see Pierce av, nwc Bogart av.

Mulner av, es, 150 s Brady av, see Pierce av, nwc Bogart av.

Paulding av, see Lydig av, see Pierce av, nwc Bogart av.

Pierce av (*), nwc Bogart av, 25.6x90.9 x25.5x91.1; also PIERCE AV, nec Haight av, 25x100.2; also LURTING AV, es, 350 s Rhinelander av, 50x100; also BOGART AV,

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ws, 200 n Rhinelander av, 25x100; also MATTHEWS AV, ws, 236.3 n Neil av, 25x 100, 2-sty fr dwg; also MULINER AV, es, 150 s Brady av, 25x100, 2-sty fr dwg; also MATTHEWS AV, ws, abt 155 n Brady av, 25x100, 2-sty fr dwg; also BOGART AV, es, 350 n Brady av, 50x104.7x59x135.11; also PAULDING AV, sec Lydig av, 75x 100; also ESPLANADE, swc Lurting av, 83.11x102.9x75x140.4; also BRONX & PELHAM PKWAY, swc Hone av, 26.3x104.1x 148.6x25; also HONE AV, ws, 148.6 s Bronx & Pelham Pkway, 25x100; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; May13; May27'14. 7,800

Pierce av, nec Haight av, see Pierce av, nwc Bogart av.

Quimby av, nwc Castle Hill av, see 165th, 254 E.

Randall av, swc Longfellow av, see Randall av, sec Faile.

Randall av (10:2769), sec Faile, 50x100; also RANDALL AV (10:2769), swc Longfellow av, 75x100, vacant; re mtg; Henry A McQuade to Jno G Borgstede, — Hunts Point av; Apr10; May23'14. nom

Westchester av, nec Evergreen av, see Evergreen av, nec Westchester av.

Wheeler av (*), es, 270 n Westchester av, 40x100; re mtg N Y Trust Co to Kellwood Realty Co, 1029 E 163; May13; May 22'14. nom

3D av, 3218 (10:2620), es, 226.6 s 163d, 25.2x123x25x120.7; consent to 3d track; Anthony Cuneo to Manhattan Railway Co, a corpn; Apr28; May25'14. 302.04

3D av, 3218; consent to 3d track; Edw Robitzek to same; May9; May25'14. nom

3D av, 3218; consent to 3d track; Jacob Ruppert, a corpn, to same; May15; May 25'14. nom

3D av, 3218; consent to 3d track; N Y Life Ins & Trust Co to same; May12; May 25'14. nom

3D av, 3220-24 (10:2620), es, 167.10 s 163d, 58.9x120.1x58.9x113.3; consent to 3d track; Alpepiana Realty & Constn Co to Manhattan Railway Co, a corpn; May18; May25'14. 657.30

3D av, 3220-4; consent to 3d track; N Y Life Ins & Trust Co to same; May18; May 25'14. nom

3D av, 3220-4; consent to 3d track; Edw Robitzek to same; May22; May25'14. nom

3D av, 3220-4; consent to 3d track; same & ano, EXRS Gustavus Robitzek, to same; May22; May25'14. nom

3D av, 4009-19 (11:2921), ws, 100 s 174th, 100x125; consent to 3d track; Henalma Realty Co, Inc, to Manhattan Railway Co, a corpn; May25'14. 500

3D av, 4009-19 (11:2921; consent to 3d track; North River Savgs Bank to same; May12; May25'14. nom

3D av (10:2620), es, 226.6 s 163d, 25.2x 123x25x120.1; consent to 3d track; Bernard P Kiernan to Manhattan Railway Co, a corpn, 165 Bway; Apr29; May25'14. nom

3D av, 4417 (11:3048), ws, 106.6 n 181st, 25x102.11; consent to 3d track; Max Marx to Manhattan Railway Co, a corpn; Apr 24; May27'14. 125

Parcel (*) Nos 43, 43A, 44, 44A, 45 & 45A on damage map to open 217th; re mtg; Frank C Mayhew & ano TRSTE Levi H Mace to City NY; Jan5; May22'14. nom

Parcel (*) Nos 42 & 42A on damage map to open 217th st; re mtg; Frank C Mayhew & ano TRSTES Levi H Mace to City NY; Jan5; May22'14. nom

Parcel (*) Nos 58 & 59 on damage map to open Cruger av from Wmsbridge rd to to So Oak dr; re mtg; T Emory Clocke to Saverio Angelli, 281 E 151. nom

Parcel (*) No 43AA on damage map to open 227th st from Laconia av to Bronxwood av; re mtg; Kate M Barnes to City NY; Apr23; May22'14. nom

Parcel (*), No 43AA on damage map to open same; re mtg; same to same; Apr23; May22'14. nom

Parcel (*), No 1B on damage map to open 217th st, from White Plains rd to Oakley; re mtg; Mary Plunkett to City N Y; Dec31'13; May22'14. nom

Parcel (*) No 1AA on damage map to open St Lawrence av; re mtg; Mary S Stone to City NY; Mar7'13; May22'14. nom

Parcel (*) No 117 on damage map to open Castle Hill av from West Farms rd to Public pl at its southerly terminus; re mtg; Annie O'Brien to City NY; May1; May 28'14. nom

Parcel (*) No 134 on damage map to open same; re mtg; Jno Riegelman to same; May7; May28'14. nom

Parcel (*) No 3 on damage map to open same; re mtg; Dollar Savings Bank to same; May4; May28'14. nom

Parcel (*) No. 154 on damage map to open same; re mtg; Christian Biersack to City NY; Apr10; May28'14. nom

Parcel (*), No 83A on damage map to open Boston rd, from White Plains rd to n line City N Y; re mtg; Crawford R E & Bldg Co to City NY; Feb13; May28'14. nom

Parcel (*) Nos 57 & 57A on damage map to open 227th st, from Laconia to Bronxwood avs; re mtg; Max Salamon to City N Y; Apr29; May28'14. nom

Parcel (*) No 11C on damage map to open McGraw av; re mtg; Mary E Daily to City NY; Apr25; May28'14. nom

Parcel (*) Nos 1I & 1II on damage map to open Beach av from Gleason av to Bronx River; re mtg; Anna Kurzman to City NY; Nov10'13; May28'14. nom

Parcel (*) No 1P on damage map to open Theriot av from Gleason av to West Farms rd; re mtg; North N Y Co-Oper B & L Assn to City NY; Apr13; May28'14. nom

Parcel (*) No 154 on damage map to open Castle Hill av from West Farms rd to Public pl at the southern terminus; re mtg; Jos Frey to City NY; Apr10; May28 '14. nom

All real property (11:3185) of which Harry D Kramer may have been seized or possessed; re dower; Stella E Kramer to Harry D Kramer; Nov20'08; May28'14. nom

Appointment of Nathan Burkan as TRSTE in bankruptcy; Wm H Willis, ref, to Nathan H Burkan, 165 Bway; Nov15'11; May28'14.

Certified copy (*), power of atty; Philip Goettel to Clarence E Rice of Syracuse, N

Exemplified copy (wills) last will & testament of Jas Harden; Dec17'07; May28'14. nom

Certified copy (miscl) adjudication of bankruptcy & order of reference in matter of Bankers Realty & Security Co; May16 '11; May28'14.

Power of atty (P A); Sol Bernstein to Barnet Bernstein, 82 E 92; Apr6; May28'14.

Power of atty (PA); Kath Rainsford to Francis Speir; Dec9'13; May27'14.

LEASES.

Borough of Manhattan.

MAY 22, 23, 25, 26, 27 & 28.

Attorney st, 97, see Clinton, 80.

Bridge st, 31 (1:10); asn Ls; Morris Peltz to Meyer Bloom, 36 Delancey; Apr 25; May26'14. nom

Canal st, 39 (1:298); consent to asn Ls; Saml Rouse to Danl Jones, 247 East Bway, & Saml Korganow, 40 Canal; May18; May 22'14. nom

Cathedral pkway, swc Central Park W, see 109th W, nwc Central Park W.

Chatham sq, 22 (1:279); agmt modifying ls; Fannie Breakstone with Ebling Brewing Co, a corpn, 760 St Anns av; Jan 10; May27'14. nom

Chatham sq, 22; consent to asn Ls by Max Breakstone; same to same; Jan10; May27'14.

Chrystie st, swc Houston, see Houston E, swc Chrystie.

Clinton st, 80 (2:348), all; also CLINTON ST, 82, rear bldg; also ATTORNEY ST, 97, as exit from above; Martin J Grossman & ano TRSTES & AGENTS for Martin Grossman Estate to Blinderman & Cohen Amusement Co, Inc, 80 Clinton; 3yf Junel; May27'14. 5,820

Clinton st, 82, see Clinton, 80.

Clinton st, 97 (2:348), s str; Morris Mandelskorn to Ignatz & Hannah Hornick, on premises; 3yf May1'13; May26'14. 960

Columbus Circle, nwc 59th, see 59th, 301 W.

Division st, 17-17½ (1:281), all; Henry Phillips to Harris Levitt & Peter Anhalt, firm Levitt & Anhalt, 45 Division; 6yf Jan 1'15; May22'14. 3,600

Henry st, 45 (1:280), str; asn Ls; Bessie Tomashon to Julius Solomon, 131 Cherry; May4; May23'14. nom

Houston st E (2:427), swc Chrystie, theatre, etc; supplemental agmt amending Ls; Louis Minsky with Leon Epstein, 178 S 9, Bklyn, & ano; May13; May27'14. nom

Houston st E (2:427), swc Chrystie, theatre & lobby on ground fl; Louis Minsky to Leon Epstein, 178 S 9, Bklyn, & ano; 5yf May15; May26'14. 39,000

Mott st, 125 (1:237), s str & b; Frank Teti to Ernesto Di Lorenzo, 49 Prince; 5y & ½ mo f May12; May25'14. 1,080

Mott st, 309 (2:521), str & b; Thos Farese to Nunziata D'Agostino, 309 Mott; 5yf May1'13; 5y ren; May28'14. 840

Mott st, 309; asn Ls; Nunziata D'Agostino to Carmelo Lopinto, 307 Mott; May 13; May28'14. nom

Mulberry st, 91 (1:199), str; Saverio Foglia to Antonetta Iannarone, 91 Mulberry; 3yf May1; May26'14. 960

Norfolk st, 107 (2:353), all; Moses Heller to Jos S Chiffer, 178 Essex; 3yf May15; May22'14. 3,576

Orchard st, 146 (2:411); asn Ls; Isidor Schneider to Jacob Horowitz, 31 Orchard; mtg $——; May23; May27'14. nom

Pitt st, 13 (2:341); sobrn of Ls to mtg for $26,500; Jos & Sol Sperber with Wm Jay at Bedford, NY, TRSTE Isaac Bell, Jr; Apr30; May22'14. nom

Pitt st, 62 (2:338), all; Fannie Deutsch to Harry Deutsch, 465 Halsey, Bklyn; 9 8-12yf May1; May26'14. 3,300 & 3,600

Rivington st, 42-4 (2:421), e str & b; Rebecca Mandel to Sam Silverman, 42 Rivington; 5yf May1; May27'14. 1,080 to 1,200

3D st, 85 W (2:541), all; Jos L Buttenwieser to Angelo Bertolotti, 85 W 3; 3yf May1; May27'14. 1,300

7TH st, 209-11 E (2:390); all; Wm L Juhring to Frank Dworkin, 1332 Park av; 4 11-12yf Junel; May28'14. 4,900

13TH st, 513 E (2:407); asn Ls; Giuseppe Costa to Emanuele Alongi, 419 E 12; May 27'14. nom

14TH st E, swc 4 av, see 4 av, 156.

17TH st, 44 W (3:818), ss, 625 nw 5 av, runs nw16.5xw0.4xsw91.9xse16.8x—92 to beg; all; Columbia-Knickerbocker Trust Co, TRSTE will Sally W Oakey, to Jacob M Feldman, 355 Pennsylvania av, Bklyn; 7½yf Decl'13; May23'14. 1,800

17TH st, 44 W; asn Ls; Jacob M Feldman to Hannah Feldman, his wife, 355 Pennsylvania av, Bklyn; AT; Oct16'13; May23'14. nom

19TH st, 40-2 E (3:847); 2d loft; Ewald Mommer to Henry Scheuer et al, firm Scheuer Bros, 40 E 19; 3yf Feb1; May28'14. 1,500 & 1,600

20TH st E (3:900), sws, 264 se 3 av, 21x 92, the land; Nicholas Fish et al EXRS Hamilton Fish to Gertrude Gelb; 21yf Nov 1'98, with renewal; May27' 14. taxes, &c, & 475

20TH st E (3:900), sws, 264 se 3 av, 21x 92; asn Ls; Gertrude Gelb to Charlotte Geissler, 175 W 95; May26; May27'14. nom

23D st, 351-3 E (3:929); asn Ls; Hyman Rosenson to Morris Prudowsky, 336 Henry; May25; May26'14. nom

33D st, 22 E (3:862), ss, 98 w Madison av, runs s49.4xe3xs49.4xw25xn98.9 to st xe 22 to beg; sur Ls; Benj W Levitan & ano to Wm C Moore, 137 W 14, et al, TRSTES Wm H H Moore (decd) et al; May23; May 25'14. nom

38TH st, 26 W (3:839), str & b; Wm H Wheeler to Louis Spiro, 396 St Nicholas av; 10 4-12yf Oct1; May27'14. 4,000 to 5,250

41ST st, 22 E (5:1275), 3d story; Rivoli Realty Co to Abr Levin, 286 Hawthorne av, Yonkers, NY, firm N Levin & Co; 9y & 11½ mos fr Sept16; May26'14. 1,500 to 1,900

42D st E, sec 5 av, see 5 av, sec 42.

42D st, 455 W (4:1052), str & c; Henriette Weil to Kirkman & Son, a corpn, Bridge & Water, Bklyn; 2½yf Apr1; May 26'14. 1,000

43D st, 156 W (4:995); agmt by parties 1st pt to remove from space in Fitzgerald Bldg & occupy store No 154 W 43 & sur Ls, &c, for $2,500 & also agmt as to new Ls, &c; D'Angelo & Maisello or Masiello with 1482 Broadway Corpn; Jan13; May 28'14. nom

44TH st, 107 W (4:997), all; sur Ls recorded Sept12'11; Vaudeville Comedy Club to Jno T Du Pont, 190 Marlborough rd, Bklyn; AT; Mar31; May14'14; corrects error in issue of May16, when st appeared as 47th. nom

44TH st W, sec 9 av, see 9 av, 618-20.

46TH st, 20-2 E (5:1281), e str & b; Manhattan Center Co to Alice F Lazarus Inc, 295 5 av; 10yf Sept1'11; May26'14. 5,800 to 6,000

49TH st, 70-2 W (5:1264), all; Susie T Lyons to Mary E Sniffen, 70 W 49; 5yf Sept30; Mar26'14. (Corrects error in issue of Mar28 when st number was 70-7 W). taxes, &c, & 22,000

52D st, 155 E (5:1307), grade fl & ext in rear & ext b, also e b; also 52D ST, 157 E, w str & b; Jno H Block to J H Block Co, a corpn, 155-7 E 52; 2yf May1'15; May25 '14. 1,740

54TH st, 307-9 E (5:1347), all, tenant to alter at cost of $12,000; Eva Wortmann, 77 E 89, to Edw Freund, 546 W 147; 15yf Junel; 6y ren at $2,000; May25'14. taxes in excess of 453.90 & 1,800

54TH st, 549-57 W (4:1083), ns, 100 e 11 av, 125x—, all; Paul G Mehlin & Sons, a corpn, 27 Union Sq, to Henry Bosch Co, a corpn, 892 Bway; from Aug1'14 to Apr 30'22; May25'14. 8,500

54TH st, 549-57 W; agmt cancelling Ls recorded Mar12'12; same with L Marcotte & Co, a corpn, 17 E 36; May22; May25'14. nom

55TH st, 24 E (5:1290), str & b; Federal Estates Corpn to Larimore & Co, a corpn, 1 W 46; 15yf Oct1; May22'14. 3,600 to 4,500

55TH st W, nec 5 av, see 8 av, 930.

56TH st, 118-22 W (4:1008), all; Jno S Coleman et al to Wm A Larney, 103 E 92; 10yf May1; May28'14. 14,500 to 16,000

56TH st, 118-22 W; asn Ls; Wm A Larney to Lotos Garage Co, Inc, on premises; May15; May28'14. nom

59TH st, 301 W (4:1112), nwc Columbus Circle; asn three Ls recorded July16'03; Mar 7'13 & May26'13; Edw M Burghard to Geo Ehret, 1197 Park av; May25'14. nom

64TH st, 340 E (5:1438), ss, 50x½ blk, the land; Abr B Cox & ano to Hy C Fischer, 224 E 58; 10yf May1; May23'14. taxes &c & 700

65TH st, 29 W (4:1118), all; Benj W Mayer to Leopold Weiss, 620 Riverside dr; 5yf Junel; May23'14. 3,500

75TH st, 423 E (5:1470), str fl & pt c & 4 rooms 2d fl front w; Jos Stransky, 429 E 71, to Karl Orth, 534 E 83; 5yf May1; May26'14. 1,020

75TH st, 423 E; agmt as to cancellation of Ls recorded Feb25'14; same with Hermine Peter, 423 E 75; May6; May26'14. nom

75TH st, 423 E; asn Ls; Karl Orth to Ignatz Adler, 1487 1 av; AT; May6; May 26'14. nom

79TH st, 149 W (4:1210), front b; Esther Betman to Nathan Block & Sami Zaika, address not given; 2yf Junel; May23'14. 535

81ST st, 34 E (5:1492), all; Emilie Talbot to Hy A Uterhart; 3yf Oct1; May26 '14. 2,650

86TH st, 164-6 E (5:1514), 1st to 4th lofts; also 3D AV, 1524-6, top loft; Henry Spies, of Bklyn, et al, by Mary A Spies, GDN, to Gene-Vall Cigar Co, Inc, 801-3 3 av; 4 7-12yf Oct1; May23'14. 3,600

102D st, 310 W (7:1889), all; Jas B Nimmons to Geo C Tyler, 154 W 93; 5 1-12yf Sept1; May28'14. 2,000

109TH st W (7:1845), nwc Central Park W, 187x— to ss Cathedral pkway, all; asn Ls; Eureka Automobile Station, Inc, 235 St Nicholas av, to William Krauss Garage Corpn, 119 W 99; May22; May28'14. nom

112TH st, 324 E (6:1683), e str b & b; Jacob Klingenstein to Pietro Spadafaro, 322 E 12; 4 11-12yf Nov1'13; May25'14. 480 & 540

117TH st, 409 E (6:1711), all; Anna De Louis to Emiddio De Leonardo, 409 E 117; 2 11-12yf Junel; May26'14. 660

117TH st, 452 E (6:1710); agmt as to sobrn & guarantee to payment of $1,000 to party 2d pt as set forth in Ls dated Sept18'11; Harriet Cohen et al with Carmela Palermo or Madonna, 452 E 117; May 16; May28'14. nom

118TH st W, nwc 5 av, see 5 av, 1460.

181ST st W, ss, 42.6 w Audubon av, see Audubon av, ws, 43 s 181st.

181ST st W, nwc St Nicholas av, see St Nicholas av, 1423.

Av A, 19-21 (2:429), all; Broome Clinton Co, a corpn, to Louis Seiler, 135 Essex; 10 yf May1; May22'14. 4,500

Audubon av (8:2153), ws, 43 s 181st, 76.7 x100, all, with lobby or hallway on 181st, ss, 42.6 w Audubon av, 12x43; asn Ls; Edw S Keller, 520 W 139, & ano, to Empress Theatre, Inc, 544 W 181; AT; May19; May 23'14. in stock 5,000

Amsterdam av, 1456 (7:1986), str & pt c; Moses J Wolf to Abr Dampsey, 1456 Ams av; 5yf Junel; May25'14. 960

Broadway, 1935 (4:1136), str & rear b; Rellim Constn Co to Silver Lunch Co, a

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corpn; 5yf Aug1; 5y ren at about $6,000; May27'14. 4,500

Central Park W, nwc 109th, see 109th, n wc Central Park W.

Central Park W, swc Cathedral pkway, see 109th W, nwc Central Park W.

Madison av, 1563 (6:1611), str & b; Herman H Schroeder to Chas Ebel, 1563 Mad av; 5 mos from May15; May26'14. per annum 1,200

St Nicholas av, 1423 (8:2165), nwc 181st, str & b; Wm J Daniel to Corn Exchange Bank, on premises; 5yf Dec1'13; May27'14. 1,000

West End av, 54 (4:1153), str & pt c; agmt modifying & reducing rental from $1,389 & 1,740 to $1,200 per annum; Wildhart Realty Co, a corpn, with Jos L Waters, 185 W 63; May19; May27'14. nom

1ST av, 156 (2:437), all; Max Heller to Hyman Rubin, 431 E 5; 3yf July1; May 26'14. 3,780

1ST av, 385 (3:928), ground fl, c & two lofts above str fl; Jno Kreeb Jr et al to Geo Leopold, 135 4th, Union Course, LI, & Edw T Kircher, 57 W 113; 3yf May1; 2y ren at $2,000; May25'14. 1,500 & 1,800

2D av, 23-7 (2:457); asn agmts affecting Ls; Wm Rosenberg to Morris Spodek, 230 Grand; Jan16; May25'14. O C & 100

2D av, 115 (2:462), all; Margareth & Cath E Miller of Mt Vernon to Bernard Cohen, 113 2 av; agmt as to ext Ls for 6y f May 1'29; same terms as 21 year Ls dated Apr24'08; Apr16; May25'14. nom

2D av, 318 (3:924), parlor fl & b; Alex J Leimburg to Herman Friedel, 310 E 9; 5yf Aug1; May27'14. 1,260

3D av, 88 (2:558), all; Bernard Reich to Jacob & Anna Gernannt, 88 3 av; 5yf May 1; 5yren at $4,600; May27'14. 4,200

3D av, 923 (5:1329), str, b & sub b; U S Trust Co of N Y TRSTES to Emil Kuester, 931 3 av; 5yf May1; May28'14. 1,000

3D av, 923; asn Ls; Marie Kuester et al EXRS, &c, Emil Kuester to Herman Weller, 923 3 av; AT; Apr10; May28'14. nom

3D av, 975 (5:1332), str; 3d Av & 58th St Co, Inc, to Harry Capelianes, 225 E 58; from Nov1'14 to Apr30'19; May22'14. 1,320 & 1,500

3D av, 1091 (5:1419); asn Ls; Jno J Sullivan to Jas Sullivan, 1091 3 av & ano; May 12; May27'14. nom

3D av, 1524-6, see 86th, 164-6 E.

4TH av, 156 (2:556), swc 14th, all; Geo Ehret to Leo Greenbaum, 196 Mott av, Far Rockaway, B of Q; 5yf May1'16; May25'14. 12,000

5TH av (5:1276), sec 42d, 73.3x100; asn Ls; Oliverage Co, Inc, & ano to 501 Fifth Ave Co, Inc, at White Plains, NY; Apr14; May26'14. nom

5TH av, 1324 (6:1595), str fl & b; Henry Weiss to Jno Kormann, 1324 5 av; 5yf May1; May26'14. 1,620

5TH av, 1460 (6:1717), nwc 118th, str & b; Park Madison Co to Nedye E Loewy, 1460 5 av; 3yf Apr1; May27'14. 1,860

6TH av, 820 (5:1262), all; Isabella M Hayes & ano, EXRS &c Stephen Hayes, to Christian C Bohn, 445 W 43; 9 11-12y & 9 days f May1; May26'14. 3,000 & 3,500

8TH av, 847 (4:1041), all; Jullen T Davies TRSTE Chas Davies, decd, et al to Thos Fagan, 217 E 57; 6 11-12yf June1; May27'14. taxes, &c, & 3,400

8TH av, 930 (4:1027), nec 55th, all; Emily A Redmond to Walter von Erlenbell, 617 8 av; 10yf May1; May27'14. 5,500 & 6,000

8TH av, 2163-5 (7:1943), str & b of Nos 2163-67½; Carl H Richardson of Boston, Mass, TRSTE in bankruptcy of Fredk P Foster to Merton L Cushman, firm S Cushman & Sons; 3 4-12yf June1; May25'14. 7,020

9TH av, 213 (3:721), str & b; Jno Beckman & ano to Sperros Hios & Jno Chiotes, 315 W 25; 4yf Oct1; May25'14. 1,500

9TH av, 288 (3:750), all; J J Birmingham, ATTY, for Helen V V Maitland to Thos Kelly, 288 9 av; 5yf May1'11; May27 '14. 1,812

9TH av, 618-20 (4:1034), sec 44th, 40.2x 100; sobrn of Ls to Mtg for $38,000; Jones Woods Realty Corpn, OWNER, & Herman D Teschmacher, LESSEE, with Lawyers Title Ins & Trust Co, a corpn; May14; May 27'14. nom

LEASES.

Borough of the Bronx.

Charlotte st, 1507-15 (11:2966), all; Colton Realty Co to Abr Freden, 129 E 123, & ano; 5yf June1; May28'14. 11,250

Fox st, 1105-7 (10:2718); asn Ls; Wm Wendelken to Wm S Finberg, 74 Bay 34th, Blyn; Apr30; May27'14. nom

Fox st, 1105-7; asn Ls; Wm S Finberg to Simpson Garage Inc; May20; May27'14. nom

171ST st E, swc Washington av, see Washington av, swc 171.

188TH st, 463 E, see Park av, 4704.

Brook av, 519 (9:2292); asn Ls; Margt Delaney to Luke & Harry McSherry, 353 W 117; May18; May27'14. nom

Courtlandt av, 705-7 (9:2414), asn Ls; Robt Bucans to Deza Fuchs, 553 W 159; May6; May27'14 nom

Forest av, 1118, see Tinton av, 1117-21.

Park av, 4704 (11:3041), also 188TH ST, 463 E; all; Sol L Pakas to Edw J Adelson, 817 Faile; 5yf May1; May25'14. 5,800

Tinton av, 1117-21; also FOREST AV, 1118 (10:2681), 3 houses; Sol B Rains to Jos Jovans, 14 E 114; 3yf May1; May25'14. 10,000

Tremont av, 403 (11:3027), str, &c; Tremont-Webster Bldg Co to Julius Thurman & Hans Haslan, 403 Tremont av; 3yf May 1; May27'14. 1,140 & 1,200

Union av, 1009 (10:2669), str; Lorenz Pfeiffer to Jno O Rentler, 1007 Union av; 5yf May1'16; Mar17'14; reprinted from Mar 21 issue. 336

Washington av (11:2902), swc 171st, cor str; Jacob Mohr to Saml Scheln, 1355 Wash av; 4 11-12yf June1; May27'14. 1,080 & 1,320

Webster av, 1910 (11:3027), str No 3; Tremont-Webster Bldg Co to Gustav Sackwitz, 1912 Webster av; 3yf Oct1'13; May26'14. 540 & 600

Webster av, 1914 (11:3027), str No 4; Tremont-Webster Bldg Co to Jos Hoenich, 1914 Webster av; 3yf May1'13; May 26'14. 660 & 720

Williamsbridge rd, 1477-9 (*); asn two Ls; Fredk W Broschart to Belinda McDermott, 172 W 82; Apr9; May27'14. nom

Willis av, 480 (9:2291), str & c; Fredk W Hold et al to Leopold Oppenheimer, 509 W 110; 3yf May1; May26'14. 1,368

3D av, 2491 (9:2370), bill of sale; Henry Bierman to Harry Golding, 2 W 120; May 12; May27'14. nom

MORTGAGES.

Borough Manhattan.

MAY 22, 23, 25, 26, 27 & 28.

Bleecker st, 102 (2:523), ss, 49 e Greene, 23x130, fee; also 9TH ST, 23 E (2:567), ns, 355 e 5 av, 22.6x92.3, fee; also 8TH ST, 57 E (2:560), ns, 285.7 w Bway, 37.6x93.11; leasehold; also 9TH ST, 46 E (2:560), ss, 327.4 e University pl, 25x93.11; PM; Mar 25; May22'14; equal lien with 3 other mtgs $25,000 each; due May1'18, 6%; Estate of Moritz R Rosenstein, Inc, 48 E 9, to Benj Rosenstein, 2015 Bway. 25,000

Bleecker st, 102, fee; also 9TH ST, 23 E, fee; also 8TH ST, 57 E, leasehold; also 9TH ST, 46 E, leasehold; PM; equal lien with 3 other mtgs $25,000 each; Mar25; May22'14; due May1'18, 6%; same to Clara B Samuels, 362 Riv dr. 25,000

Bleecker st, 102, fee; also 9TH ST, 23 E, fee; also 8TH ST, 57 E, leasehold; also 9TH ST, 46 E, leasehold; PM; equal lien with 3 other mtgs $25,000 each; Mar25; May22'14; due May1'18, 6%; same to Rosa R Whitestone at Bradford, Pa. 25,000

Bleecker st, 102, fee; also 9TH ST, 23 E, fee; also 8TH ST, 57 E, leasehold; also 9TH ST, 46 E, leasehold; PM; equal lien with 3 other mtgs $25,000 each; Mar25; May22'14; due May1'18, 6%; same to Dora R Freudenheim, — Marshall rd, Yonkers, NY. 25,000

Bridge st, 31 (1:10), store lease; May25; May26'14; installs, $50 monthly, —%; Saml Feltz, 800 Fox, to Meyer Bloom, 36 Delancey. notes 1,900

Cannon st, 93-5, see Grand, 391.

Chatham sq, 22 (1:279); asn Ls by way of mtg as collateral for note $2,400; May 22; May27'14; Max Breakstone to Ebling Brewing Co, a corpn, 760 St Anns av. nom

Chrystie st, 86 (1:305); ext of mtg for $4,400 to July24'18, 6%; May21; May25'14; Mina Zwibel, 53 W 117, with Williamsburg Land Co, Inc, 64 Allen. nom

Clinton st, 133 (2:347), ws, 49.11 n Broome, 24.9x100.4x24.11x100.5; PM; May 25; May27'14; 5y or sooner, 5%; Dorothy F wife of & Saml Sokolski to Elsie P Ingraham, 262 W 83. 16,000

Coenties sl, 21 (1:5); ext of mtg for $15,000 to May22'15, % as per bond; May22'14; Donald A Manson of Bklyn, with Emigrant Indus Savings Bank, a corpn. nom

East Broadway, 101 (1:282); agmt as to ownership of bond & mtg for $30,000; May 23; May27'14; Saml Schack, 86 W 119, with Akiba Weinberg, 47 E 75 et al exrs, &c, Phillip Weinberg. ——

East Broadway, 101 (1:282); ext of mtg for $30,000 to May5'17, 5%; May23; May27 '14; Florence K Greenbaum, 151 E 71, with same. nom

Essex st, 52, see Grand, 357-9.

Fulton st, 70-6 (1:76), swc Ryders alley, 68.11 to es Gold (Nos 48-50) x71.5x64.10x 75.8; pr mtg $——; May20'14; due & int as per bond; Eliz A Davis, widow, to Mutual Life Ins Co of N Y; corrects error in last issue, when prop appeared Fulton, 20-6. 5,000

Gold st, 48-50, see Fulton, 70-6.

Grand st, 357-9 (1:311), sec Essex (No 52), 50x50.7x50x50.3; this mtg given as collateral to secure two mtgs recorded in sec 5 on June 29'06 & May25'14, covering 52d st, 318-22 E; May26; May27'14; due & int as per bond; Rachel Cohn to Tillie Wacht, 790 Riverside dr. 13,000

Grand st, 391 (1:313), sec Suffolk (No 32), 20.1x80.1; pr mtg $43,000; also CANNON ST, 93-5 (2:334), ws, 225 n Rivington, 50x100; pr mtg $58,000; May25; May 28'14; 1y6%; Rebecca I Goldsmith, of Newark, NJ, to Max Seligman, 57 Norfolk. 5,000

Grand st, 581-5 (1:265), ss, 23.4 w Corlears, runs s70xw41.8xn21xw20.10xn80.6 to Grand xse70 to beg; PM; Dec15'13; May26 '14; 3y6%; Range Realty Co, a corpn, to Philip Bachrach, 1239 Mad av. 6,500

Hamilton ter, 34 (7:2050); ext of mtg for $9,000 to Jan1'17, 5%; Dec18'13; May22 '14; N Y Life Ins Co, a corpn, with Julius Aderer, Inc, 101 W 42. nom

Houston st, 251 E (2:355); ext of mtg for $6,000 to May18'17, 4½%; May18; May 22'14; Max Schwartz with Bowery Savings Bank, a corpn, 128 Bowery. nom

Hudson st, 290 (2:579), es, 80.6 s Spring, 19.6x75x19.5x75; PM; May28'14; 9v1%; Chas Cory & Son, Inc, a corpn, to Queen Mab Co, a corpn, 60 Wall. 30,000

Liberty st, 19, see William, 79-83.

McDougal st, 04-6 (2:518), es, 74.11 s Houston, 39.9x75x39.11x74.11; ext of mtg for $30,000 to May20'19, 5%; May20; May 22'14; Emigrant Indust Savings Bank, a corpn, with Giovanni Costa at Keyport, N J, & Tomaso Tassini, 116 Main st, Matawan, NJ. nom

Monroe st, 171 (1:269), ns, 139.8 w Montgomery, 22.10x100; ext of mtg for $5,000 to June1'19, 6%; pr mtg $25,000; May26; May27'14; Malvine Rode, 2 Banta st, B of Q, with Miles Rosenbluth, 2126 82d, Bklyn. nom

Mott st, 125 (1:237); sal Ls; May21; May 25'14; demand, 6%; Ernesto Di Lorenzo to Lion Brewery, a corpn, 104 W 108. 500

Mott st, 309 (2:521); asn Ls by way of mtg; May14; May28'14; Carmelo Lo Pinto, 309 Mott, to Eastern Brewing Co, a corpn, 205 Bushwick av, Bklyn. nom

Mulberry st, 91 (1:199); sal Ls; May11; May26'14; demand, 6%; Antonetta Iannarone to Kips Bay Brewing & Malting Co, a corpn. 1,600

Mulberry st, 109 (1:206), ws, 125 n Walker, old line, 25.3x100.11x25x100.11; pr mtg $——; May20; May22'14; due & int as per bond; Frank Pennacchio, 75 Mulberry, to Michele Berardini, 7 Hope av, Ft Wadsworth, B of R. 2,000

Norfolk st, 142 (2:354), es, 175 n Rivington, 25x100; pr mtg $26,500; May21; May 26'14; 3y6%; Max & Pauline Jacobs to Geo A Steinmuller, 1957 Grand Blvd & Concourse. 1,500

Oak st, 30-2 (1:116), ns, 100 w James, 30.8x138.7x27.7x138.7; pr mtg $38,000; May 21; May22'14; 5y6%; Michl Santangelo to Jacob Siris, 178 S 9, Bklyn, & ano. 6,000

Oak st, 30-2 (1:116), sobrn of mtg for $9,470 to mtg for $6,000; Apr29; May22'14; Julius H Reiter trste, 9 E 97, & ano with Jacob Siris, 178 S 9, Bklyn, & ano. nom

Orchard st, 38 (1:298); ext of mtg for $30,000 to Oct27'17, 5%; May27; May28'14; Henry Stemme with Moses Feder, 31 Canal. nom

Orchard st, 164 (2:411); ext of mtg for $25,000 to Nov1'19, 5%; May20; May27'14; Lawyers Title Ins & Trust Co, a corpn, with Kate Livingston, 92 St Nicholas av. nom

Orchard st, 164 (2:411), es, 75 s Stanton, —x—; sobrn of mtg for $5,000 to mtg for $25,000; May20; May26'14; Kate Livingston, 92 St Nicholas av & Sarah M Bernstein, 1845 7 av, with Lawyers Title Ins & Trust Co, a corpn. nom

Pitt st, 13 (2:341); ext of mtg for $26,500 to May1'19, 5%; May21; May22'14; Wm Jay at Bedford, NY, trste Isaac Bell Jr with Jos Sperber, 15 Pitt. nom

Pitt st, 95-7 (2:344); ext of two mtgs for $22,500 each to May1'17, 5%; May23; May 27'14; Abr J Dworsky, 53 E 93, with Sarah C Goodhue at New Preston, Conn. nom

Prospect pl, 10-14 (5:1333), ws, 75 s 41st, 51.3x75; pr mtg $15,000; May22'14; 3y or sooner, 6%; Jacob F Oberle to Hy Bohmfalk, 128 E 45. 1,500

Prospect pl, 10-14 (5:1333), ws, 75 s 41st, 51.3x75; May22'14; 5y5%; Jacob F Oberle to Emigrant Indust Savings Bank, a corpn. 15,000

Rivington st, 189 (2:343), ss, 50.7 w Ridge, 25x102.11; also 116TH ST, 54 E (6:1621), ss, 82.11 e Mad av, 27.1x101; also 158TH ST E (10:2655), swc Tinton av, 45x 100; also MADISON AV, 2081 (6:1756), nec 131st (No 41), 25x98; all RT&I; pr mtg $——; Jan24; recorded in Bronx Feb25, & re-recorded in N Y Feb13; May25'14; due & int as per bond; Saml, Abr, Moses, Sadie & Benj Solomon, Mollie Slater & Katie Steckler, heirs &c Wm Solomon, to David Steckler, 1885 7 av, & Rebecca Kaufmann, 895 West End av. 5,000

Ryders alley, swc Fulton, see Fulton, 70-6.

Suffolk st, 32, see Grand, 391.

Thompson st, 216 (2:537), es, 200 n Bleecker, 25x100x24.8x100; May21; May22 '14; 3y, int as per bond; Alice J Shufelt (Peyton) to Farmers Loan & Trust Co, a corpn, 22 Wm. 7,500

Washington st, 60-2, see West, 34-40.

Washington st, 282 (1:138); ext of mtg for $25,000 to May21'19, 5%; May20; May 23'14; Lawyers Mtg Co, a corpn, with Ulrica Gargiulo, 2111 86th, Bklyn, admtrx Raffaele Gargiulo. nom

Water st, 336, see Water, 338.

Water st, 338 (1:110), ns, abt 85 e Roosevelt, 19x65.6x18x64, ws; also WATER ST, 336 (1:110), ns, abt 70 e Roosevelt, 18.9 x67.3x19.6x65.6, es; pr mtg $——; May27; May28'14; 2y6%; Chas E Page, 128 Beach av, Mamaroneck, NY, to Archibald C M I Stewart, 140 Barry av, Mamaroneck, NY. 4,000

Water st, 336-8; PM; May27; May28'14; 3y5%; same to Margt A Morris, 225 W 14. 9,000

West st, 34-40; also WASHINGTON ST, 60-2 (1:17); ext of mtg for $10,000 to May 15'18, 6%; pr mtg $85,000; May21; May 25'14; Wm F Armstrong, 347 Goldenhill st, Bridgeport, Conn, with Trojan Realty Corpn, 55 Liberty. nom

West st, 46-50 (1:17), es, 146.6 s Rector, 125x90.1x125x89.6; May27; May28'14; 3y6%; B Crystal & Son, a corpn, 47 West, to Max M Warburg, 75 Ferdinand Strasse, Hamburg, Germany. 225,000

West st, 46-50; certf as to above mtg; May27; May28'14; same to same. ——

West st, 46-50; sobrn of mtg for $60,000 to mtg for $225,000; May26; May28'14; State Realty & Mtg Co, a corpn, 18 E 41, with same. ——

William st, 79-83 (1:66), nwc Liberty (No 19), 36.7x34.8x38.8x44.2; ext of mtg for $100,000 to May15'17, 4½%; May14; May26 '14; T Gaillard Thomas & J Metcalfe Thomas, both of Southampton, LI, with Seamens Bank for Savings, a corpn, 76 Wall. nom

William st, 194 (1:103); sal Ls; May25 '14; demand, 6%; Thos Maloney to Jacob Ruppert, a corpn, 1639 3 av. 1,100

4TH st E, nwc Av B, see Av B, 56-8.

5TH st, 236-40 E (2:460), ss, 120 w 5 av, 63x96.2; May28'14; 5y5%; Harris Sokolski, 38 E 7, to Sam Bernard, 64 Neilsen av, Far Rockaway, LI. 87,000

8TH st, 57 E, see Bleecker, 102.

9TH st, 23 E, see Bleecker, 102.

9TH st, 40 E, see Bleecker, 102.

10TH st, 49 E (2:562), ns, 224.1 w Bway, 28x94.9; May25'14; 3y5%; Marie C Hartung, of Wyckoff, NJ, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. 20,000

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11TH st, 152 W (2:606), ss, 151 e Greenwich av, 18.9x43.3x19.9x37.1; May22'14; 5y or sooner, 5%; Jno Z Lowe Jr & Mignon A Lowe to Lawyers Title Ins & Trust Co, a corpn. 6,500

13TH st, 122 E (2:558), ss, 275 w 3 av, 25x103.3; May28'14; 3y5%; Margt Daub to Soc for the Relief of Poor Widows with Small Children, a corpn, 28 W 88. 20,000

15TH st, 505 E (3:973), ns, 95.6 e Av A, runs n127.3xe50xs24xw24.9xs103.3 to st xw 25.3 to beg; pr mtg $——; May23; May26 '14; installs, $200 monthly or sooner, 6%; Lena wife & Wm Klein to Chas J Hesse, 217 E 26. 5,430

16TH st, 600 E, see Av B, 271-3.

16TH st, 353 W (3:740); ext of mtg for $12,000 to May21'17, 5%; May21; May23'14; Title Guar & Trust Co, a corpn, with Chas Polifeme, 321 W 92. nom

17TH st, 319 E (3:923), nes, 412 nw 1 av, 26x106; Pietro Alvino, 319 E 17 to U S Fidelity & Guaranty Co, a corpn, 47 Cedar; deed given as collateral security under indemnity agmt as per statement filed & mtg tax of $40.00 paid; mtg $24,000; May 19; May22'14. nom

17TH st, 311 W (3:741), ns, 103 w 8 av, runs n25xe3xn67xw25xs92 to st xe 22 to beg; May25'14; 3y5%; Harriet F Howe to Annie G Atkins, 631 Willoughby av, Bklyn. 2,000

17TH st, 327 W (3:741); ext of mtg for $23,000 to Apr20'17, 5%; May13; May23'14; Arabella B Lewis with Wm C Ackermann, 8 Anderson av, Palisade, NJ. nom

21ST st, 114-6 W (3:796), ss, abt 180 w 6 av, 46x92; May25'14; due Apr1'19, 5%; Marie C Hartung, of Wyckoff, NJ, to German Savgs Bank, a corpn, 157 4 av. 30,000

24TH st, 236 E (3:904), ss, 122.8 w 2 av, 24.2x98.9x24x98.9; May18; May22'14; due July1'14, int as per bond; Pietrina Battaglini to Marion G Faraci, 110 E 106. 1,500

24TH st, 355 W (3:748), ns, 171 e 9 av, 20.6x98.9; PM; pr mtg $8,000; May28'14; due Mar28'19, 6%; Julia S Wallberg to Sallie A & Julia I O'Hara, 422 W 24. 2,000

24TH st, 355 W; May28'14; 5y5%; same to Lawyers Title Ins & Trust Co, a corpn. 8,000

27TH st, 559 W, see 11 av, 262-80.

28TH st, 145-7 W (3:804), ns, 176.1 e 7 av, 48.1x98.9; ext of mtg for $155,000 to May1'19, 5%; May22'14; Gross Realty Co Inc, 268 West st, with Union Dime Savgs Bank, a corpn, 701 6 av. nom

28TH st, 145-7 W; certf as to above mtg & ext for $155,000; May22'14; same to same. ——

28TH st, 556-60 W, see 11 av, 262-80.

29TH st, 362 W (3:752), ss, 150 e 9 av, 16.8x98.9; collateral for 8 notes of $50 each; pr mtg $——; Jan17; May26'14; due Dec15 '14, —%; Devonshire Realty Co, a corpn, 1038 5 av, to Annie Huss, 1461 Bryant av. 400

29TH st, 362 W; certf as to above mtg; Jan17; May26'14; same to same. ——

30TH st, 28 W (3:831), ss, 375 w 5 av, 25x98.9; May23; May25'14; due & int as per bond; Albt J Middlebrook of West Hartford, Conn, to Title Guar & Trust Co, a corpn. 45,000

31ST st, 208 E (3:911); ext of mtg for $6,000 to June1'17, 5%; May26; May27'14; Florence H Allen, N Y, with Theo T Lane, 25 Franklin pl, Flushing, B of Q. nom

36TH st, 158-64 W, see 7 av, 469-79.

36TH st, 222 W (3:785), ss, 542 e 8 av, 21x98.9; May20; May22'14; due & int as per bond; Wm H McWilliam to N Y Savings Bank, a corpn, 81 8 av. 3,000

38TH st, 21 W (3:840); ext of mtg for $50,000 to Apr1'19, 5%; May11; May25'14; Henrietta Bruhl, 524 5 av, with A B S Co, Inc, 238 William, & Arthur Brisbane, 53 W 9. nom

41ST st, 307 E (5:1334), ns, 100 e 2 av, 16.8x98.9; also 41ST ST, 311 E (5:1334), ns, 133.4 e 2 av, 16.8x98.9; pr mtg $——; May 20; May25'14; 3y5%; Margt I Knight, 307 E 41, to Lavina Norcross, 217 W 22. 1,500

41ST st, 311 E, see 41st, 307 E.

44TH st, 358 & 358A W, see 9 av, 618-20.

44TH st, 461-3 W (4:1054), ns, 25 e 10 av, 55x75.3; pr mtg $——; May23; May25 '14; due May1'15, int as per bond; Janes Methodist Epis Church, a corpn, 461-3 W 44, to West Side Savgs Bank, a corpn, 110 6 av. 2,000

45TH st, 411 W (4:1055), ns, 152 w 9 av, 24x100.4; pr mtg $20,000; May15; May26'14; due May26'16 or sooner, 6%; Jno A Hennion to Elise Schumacher, 689 6 av. 7,000

45TH st, 411 W (4:1055), ns, 152 w 9 av, 24x100.4; ext of mtg for $15,000 to Junel '16, 5%; May26; May28'14; Jno A Hennion, 256 W 46, with Franklin Savings Bank. nom

45TH st, 411 W; ext of mtg for $5,000 to Junel'16, 5%; May26; May28'14; Jno A Hennion, 256 W 46, with Franklin Savings Bank. nom

51ST st, 160-6 E, see Lex av, 571.

52D st, 318-20 E (5:1344), ss, 237 e 2 av, 57x100.5; pr mtg $57,000; May25'14; 5v6%; East 52d St Holding Co, Inc, 350 Bway, to Maurice M Cohn, 540 W 157. 9,000

52D st, 318-20 E; certf as to above mtg; May23; May25'14. ——

52D st, 318-22 E, see Grand, 357-9.

52D st, 636 W (4:1099), ss, 555 w 11 av, 20x100.5; AT; May9; May22'14; due May 15'17, 5%; Ellen Hickey, 336 W 51, heir Edwin Skidmore to Maria Stoops, 585 Jefferson av, Bklyn. 1,300

54TH st, 307-9 E (5:1347), given as deposit to secure performance of covenants in Ls; pr mtg $17,000; May23; May25'14 21y or sooner, 4%; Eva Wortmann, 77 E 89, landlord, to Edw Freund, 546 W 147, tenant. 900

55TH st W, nec 8 av, see 8 av, 930.

58TH st, 32 E (5:1293), sec Madison av (Nos 607-11), 20x50.5; ext of mtg for $15,000 to May5'17, 5%; pr mtg $60,000; May5; May28'14; Chas Hoffman with Madison Avenue Real Estate Co, a corpn, 99 Nassau. nom

58TH st, 408-10 E (5:1369), ss, 122.3 e 1 av, 59.2x100.5; PM; pr mtg $18,000; May 26; May28'14; due & Int as per bond; Wm & Fredk Waldvogel to Wm J O'Brien, 411 E 57. 3,000

69TH st, 111 E (5:1404), ns, 165 e Park av, 20x100.5; pr mtg $22,000; Apr11'08; May 25'14; installs, $1,600 per yr, due & int as per bond; Jno H & Wm H Poggenburg & Louis Reichert, exrs & trstes Hy F Poggenburg, to Doris M Cronemeyer, of Bronx, trste for Carl F Poggenburg or Carl F Bell. 40,000

72D st, 224 W (4:1163), ss, 450 e West End av, 20x102.2; May28'14; 3y5%; Walter J Clarke to Lawyers Title Ins & Trust Co, a corpn. 40,000

73D st, 163 E (5:1408), ns, 265 w 3 av, 25x102.2; May22; May23'14; 3y5%; Jay Gould, of Lakewood, NJ, to Morland Mtg Co, a corpn, 165 Bway. 21,000

74TH st, 105 E (5:1409), ns, 75 e Park av, 25x102.2; PM; pr mtg $——; May26'14; 3y or sooner, 5%; Jno H Taylor to Jos Stern, 401 E 154. 35,000

74TH st, 35 W (4:1127), ns, 340 e Col av, 20x102.2; PM; pr mtg $——; May28'14; 5y 5%; Jos H Wise, 159 W 85, to Fannie L Strouse, 9 W 96. 23,000

81ST st, 110 W (4:1211); ext of mtg for $22,000 to Jan1'16, 5%; Dec30'13; May26 '14; NY Life Ins Co, a corpn, to Geo H Curtis, 15 E 75. nom

86TH st, 243 E (5:1532), ns., 155.2 w 2 av, 14.11x100.8; May28'14; due Junel'17, 5%; Amalie H Q Millholland to Mary E Bailey, 113 St Johns pl, Bklyn. 5,000

87TH st E, sec Av A, see Av A, 1654.

87TH st, 312 W (4:1248); ext of mtg for $15,000 to May26'19, 5%; May26; May28'14; Alice H, wife of & Wm B Dillon, with Seamens Bank for Savgs, a corpn, 76 Wall. nom

89TH st, 7 E (5:1501); ext of mtg for $80,000 to Apr22'17, 5%; Mar19; May22'14; N Y Life Ins Co with Barney Estate Co, 135 Bway. nom

93D st, 158 W (4:1223), ss, 241.6 e Ams av, 15.6x100.8; May22; May27'14; due & int as per bond; Georgia wife of & Jno D Snelling to Geo E Moore, 177 W 126. 2,800

93D st, 306 W (4:1252); ext of mtg for $70,000 to Jan1'19, 5%; Dec3'13; May22'14; N Y Life Ins Co with Abr Goldschmidt, 22 W 21 et al. nom

96TH st, 202 E (5:1541), ss, 100 e 3 av, 27.3x100.8; May27'14; due & int as per bond; Marie E Dage to Title Guar & Trust Co, a corpn. 10,000

97TH st, 64 W (7:1832), ss, 182 e Col av, 19x100.11; May22'14; 3y5½%; Mary C Hendrick, 64 W 97, to Lina A Weber, 1 W 72. 16,000

98TH st, 212 E (6:1647), ss, 210 e 3 av, —x—; ext of mtg for $10,000 to Feb1'19, 5½%; Feb1; May25'14; Horace Porter et al, trstes Mary F Porter, with Harris Rosenblum, 212 E 98 nom

98TH st, 308 E (6:1669), ss, 150 e 2 av, 25x100.9; May22; May27'14; due & int as per bond; Thos Corkery to Mount St Vincent Co-Operative B & L Assocn, a corpn, 531 Tremont. 2,300

98TH st, 134 W (7:1852); ext of mtg for $7,500 to :Jan1'17, 5%; Dec27'13; May22'14; N Y Life Ins Co with Frances F De Ligarde, 134 W 98 et al. nom

102D st, 303 W (7:1890), ns, 80 w West End av, 20x80.11; this mtg for $1,500 & ano mtg for $2,500 bv agmt to be 2d mtg for $4,000; pr mtg $16,500; Apr29; May28 '14; due & int as per bond; Elmer D Coulter to Elmer D & Richd O Coulter, both at 261 W 44, as exrs of Martha J Coulter. 1,500

107TH st, 11 W (7:1843); ext of mtg for $18,000 to Jan1'17, 5%; Dec29'13; May26'14; N Y Life Ins Co with Chas D Donahue, 291 Lenox av. nom

107TH st, 316 W (7:1892); ext of mtg for $22,000 to Jan1'17, 5%; Dec30'13; May26 '14; N Y Life Ins Co with Edgar & Eva Swain, 316 W 107. nom

109TH st E, nwc 3 av, see 3 av, 1984.

112TH st, 324 E (6:1683); sal Ls; May5; May25'14; demand, 6%; Pietro Spadafora to Lion Brewery, a corpn, 104 W 108. 900

113TH st, 13 E (6:1619); ext of mtg for $18,000 to Nov5'17, 5%; May22; May23'14; Moses D Moss with Abr Goldsmith, 50 W 75, & ano, trstes will Saml Scholle. nom

113TH st, 142 W (7:1822), ss, 120.3 e 7 av, 20.3x100.11; pr mtg $18,000; May26; May28'14; 2v6%; Celia Schwortzreich to David R Gimbel, 226 W 111. 2,500

116TH st, 54 E, see Rivington, 189.

116TH st, 309 W (7:1943); ext of mtg for $20,000 to Anr1'17, 5%; Anr15; May25 '14; Edw H Mount et al, trstes Charlotte A Mount, with Ray Bernstein, NY. nom

118TH st, 1 W, see 5 av, 1460.

118TH st, 58 W (6:1601); ext of mtg for $19,000 to Apr27'17, 5%; May25; May28'14; Louise Benziger with Martha, wife Jacques Broder, 68 Lenox av. nom

121ST st, 537 W, see Bway, 3060-72.

124TH st, 48 E (6:1748), ss, 269 w Park av, 18x100.11; May28'14; 5v5¼%; Helen M Blasdell, B of Q, to Ernst F Sutterlin, 13 Russell pl, Bklyn. 2,000

127TH st, 74 W (6:1724), ss, 118.4 e Lenox av, 16.8x99.11; May26; May27'14; due & int as per bond; Lewis E Landon, 74 W 127, to Germania Fire Ins Co, a corpn, 62 William. 7,500

130TH st, 17 E (6:1755), ns, 214 e 5 av, 16 x99.11; May20; May22'14; installs, $50 monthly, 6%; Margt J T Cannon, heir Mary A Troy to Bronx Security & Brokerage Co, a corpn, 258 E 138. 300

131ST st, 41 E, see Rivington, 189.

138TH st, 131 W (7:2007); ext of mtg for $15,000, installs, about 6 yrs, 5%; May21 May22'14; Julius Oppenheim, 11 W 87, with Jos Koch, 316 2 av, & ano. nom

138TH st, 609 W (7:9087); ext of mtg for $6,500 to May25'19, 5%; May25; May26'14; Lawyers Mtg Co, a corpn, with Mary Cohen, 609 W 138. nom

141ST st, 351 W (7:2051), ns, 535.2 w 8 av, 30.10 to cl of old Kingsbridge rd x100 x34.9x99.11; building loan; May27'14; demand, 6%; Williams Building Corpn to City Mtg Co, a corpn, 15 Wall. 32,000

141ST st, 351 W; certf as to above mtg; May27'14; same to same. ——

146TH st, 420 W (7:2060); ext of two mtgs for $35,000 aggregate to Sept19'17, 5%; May28'14; Maria S Heiser with Eva Heymann, 420 W 146. nom

154TH st, 402 W, see St Nicholas av, 871-7.

159TH st, 547-9 W (8:2118), ns, 200 w Ams av, 50x99.11; certf as to mtg for $6,000; May1; May28'14; F F Freehold Estates, a corpn, to Douglas Realty Co, a corpn. ——

162D st W (8:2120), ss, 300 e Bway, runs s99.11xe74.6xn0.1xe25.6xn99.9 to st xw100 to beg; PM; May13; May22'14; due May18 '16 or sooner, 5%; Edythe C Hanckel, 35 Ft Washington av, to Isidore Jackson, 118 W 57, & ano. 16,000

164TH st W, sec Bway, see Bway, sec 164.

164TH st W, nwc St Nicholas av, see St Nicholas av, 1081-9.

170TH st, 555 W (8:2127), ns, 100 w Audubon av, 75x100; PM; pr mtg $100,000; May27; May28'14; installs, $166.66 mo 6%; Benj B Vallentine to West Side Constn Co, a corpn, 322 W 100. 2,000

170TH st, 555 W; PM & asn rents; pr mtg $——; May27; May28'14; due July27 '14, —%; same to Jacob Rosenthal, 1893 7 av. 2,200

172D st W, nec Audubon av, see Audubon av, 145.

173D st W, sec Audubon av, see Audubon av, 155.

179TH st, 509 W (8:2152), ns, 141.8 w Ams av, 41.8x100; ext of mtg for $31,000 to May12'17, 5%; Apr20; May22'14; Mary B Schwab, 118 E 39, with Robt Chapman, 371 E 207. nom

180TH st, 751 W, see Pinehurst av, 60-2.

181ST st W, nwc Amsterdam av, see Amsterdam av, 2440.

182D st W (8:2165), ns, 100 w St Nicholas av, 50x79.9; pr mtg $10,000; May26; May27'14; demand, 6%; Henry Sullivan to Wm J Brown, 600 W 136. 20,000

Av A, 1654 (5:1583), sec 87th, 16.8x81; May22; May23'14; 3y5%; Frances, May, Wm or Wm D & Mary Riley, widow Wm J Riley, to Jno Hasselberger & Edith E, his wife, 437 E 88. 10,000

Av B, 56-8 (2:400), nwc 4th, —x—; ext of mtg for $75,000 to May1'19, 5%; Apr6; May26'14; N Y Life Ins Co with Wolf Boroscheck. nom

Av B, 250 (3:972), ws, 20 s 15th, —x—; ext of mtg for $7,000 to May1'17, 5%; May 27; May28'14; Louis Joseph, 108 W 43, with Louisa E Patterson, 250 Av B. nom

Av B, 271-3 (3:983), sec 16th (No 600), 45.9x88; ext of mtg for $5,000 to Junel '16, 6%; pr mtg $30,000; May16; May26'14; Sophie Bank at Montseratt, Beverly, Mass, with Saml Adler, 104 W 115, & ano. nom

Amsterdam av, 2440 (8:2155), nwc 181st; sal Ls; May21; May26'14; demand, 6%; Frank Kantor & Wm M Tivoli to V Loewer's Gambrinus Brewery Co, a corpn, 528 W 42. 600

Audubon av, 145 (8:2129), nec 172d, 94.6 x95; PM; pr mtg $132,500; May25; May26 '14; due Oct1'16 or sooner, 6%; W J Rich Development Co, a corpn, at Hilldale, NJ, to Annie Brown, 2343 Bway. 7,500

Audubon av, 155 (8:2129), sec 173d, 100x 95; PM; pr mtg $137,500; May25; May26'14; due Oct1'16 or sooner, 6%; W J Rich Development Co, a corpn, at Hillsdale, NJ, to Annie Brown, 2343 Bway. 7,500

Broadway, 3060-72 (7:1976), nec 121st (No 537), 99.10x100; pr mtg $210,000; May 25'14; due & int as per notes; Fanny L & David B R Chapman to F R Wood, W H Dolson Co, a corpn, 2240 Bway. notes 11,002.56

Broadway (8:2122), sec 164th, 99.11x100; ext of mtg for $175,000 to Apr1'19, 5%; May26; May28'14; Gerald J Barry at Pelham, NY, et al exrs &c Eliz M Barry with Met Life Ins Co, a corpn, 1 Madison av. nom

Lenox av, 83 (7:1824), ws, 25.11 n 114th, 25x100; pr mtg $38,750; May13; May22'14; due May21'16, 6%; Lena wife Abr Jacobs, 1344 Wilkins av, to Salo Cohn, 981 Park av. 1,000

Lenox av, 83; sobrn of mtg for $3,000 to mtg for $1,000; May13; May22'14; same & David Feifer, 109 E 81, with same. nom

Lexington av, 571 (5:1305), es, 50.5 s 51st, runs e100xn50.5 to ss 51st (Nos 160-6) xe220xs100.5xw86.5xsw34.6xn8.3xw100 to av xn50 to beg; bldg loan; May28'14; due & int as per bond; Hammerstein Opera Co, a corpn, to Manhattan Life Ins Co, 66 Bway. 450 000

Lexington av, 571; also 51ST ST, 160-6 E; certf as to mtg for $450,000; May27; May28'14; same to same. ——

Lexington av, 1473 (5:1524), es, 25.8 n 95th, 25x84; May22'14; 3y5%; David Siegel of Arverne, B of Q, to N Y Title Ins Co, a corpn. 16,000

Madison av, 607-11, see 58th, 32 E.

Madison av, 1694 (6:1618); ext of mtg for $19,500 to May1'17, 5%; May21; May 27'14; Albert Freund, 42 W 120, with Minna G Goddard at Roslyn, LI. nom

Madison av, 2081, see Rivington, 189.

Manhattan av, 372 (7:1848), ext of mtg for $20,000 to Jan1'19, 5%; Jan2; May26'14; N Y Life Ins Co with Isidore Jufe, 372 Manhattan av. nom

Pinehurst av, 60-2 (8:2177), nwc 180th (No 751), 53.6x109.1x53.6x106.9; ext of mtg for $62,500 to Oct30'17, 5%; Anr29; May28 '14; Adeline S P McConihe of Jacksonville, Florida, with Solow Constn Co, a corpn, 507 W 113. nom

Pleasant av, 435 (6:1810); ext of mtg for $2,000 to May1'17, 5%; Apr30; May27 '14; Isabella G Torrens, 254 W 102, with An Association for the Relief of Respect-

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able Aged & Indigent Females in City of N Y, a corpn, 891 Ams av. nom

St Nicholas av, 871-7 (7:2068), swc 154th (No 402), runs w91.9xs99.11xe103.10 to nws Croton Aqueduct xne16.8 to ws of av xn 86.3 to beg; PM; May28'14; 5y int as per bond; Oscar Hammerstein to Manhattan Life Ins Co, 66 Bway. 90,000

St Nicholas av, 1081-9 (8:2122), nwc 164th, 133.5x171.5; ext of mtg for $265,000 for 3 yrs upon completion of bldg at 5% & sorbn of two mtgs for $10,000 & 40,000 thereto; May21; May26'14; One Sixty Four Building Co, a corpn, 30 E 42, with Montrose Realty Co, a corpn, 135 Bway et al. nom

2D av, 60-2 (2:445); ext of mtg for $74,000 to Jan1'19, 5%; Feb6; May26'14; NY Life Ins Co with Harry Fischel, 118 E 93. nom

2D av, 408 (3:929), es, 72.2 n 23d, 26.6x100; ext of mtg for $19,500 to Mar1'18, 5½%; May5; May27'14; Maurice Gross, 145 E 92, with Martha Seymour, 301 Huguenot st, New Rochelle, NY. nom

3D av, 1984 (6:1637), nwc 109th, 20.10x95; PM; May21; May22'14; 3y5%; Annabella L Armstrong to Wm B Bowne, 262 W 83, & gold 15,000
ano.

3D av, 1986 (6:1637), ws, 20.10 n 109th, 20x95; PM; May21; May22'14; 3y5%; Annabella L Armstrong to Wm B Bowne, 262 W 83, & ano. gold 10,000

3D av, 1988 (6:1637), ws, 40.10 n 109th, 20x95; PM; May21; May22'14; 3y5%; Annabella L Armstrong to Wm B Bowne, 262 W 83 & ano. gold 10,000

5TH av, 1460 (6:1717), nwc 118th (No 1); sal Ls; Apr18; May27'14; demand, 6%; Nedye E Loewy to Lion Brewery, a corpn, 104 W 108. 4,500

5TH av, 2210 (6:1732); ext of mtg for $16,000 to Jan1'17, 5%; Jan2; May26'14; N Y Life Ins Co with Seligman & Bessie Hanau, 251 W 87. nom

7TH av, 469-79 (3:811), sec 36th (Nos 158-64), 98.9x140; ext of three mtgs for $340,000 aggregate to Apr16'19, 5%; Mar 17; May26'14; N Y Life Ins Co with Theophile Kick, 142 W 92. nom

8TH av, 930 (4:1027), nec 55th, all; leasehold; May26; May27'14; demand, 6%; Walter von Erlenbeil, 617 8 av, to Jas Everards' Breweries, a corpn, 12 E 133. gold 5,000

8TH av, 2440 (7:1936); ext of mtg for $24,000 to Apr1'17, 5%; May18; May26'14; Sarah K Freedman, 222 Bishop st, New Haven, Conn, with Theresa Lemmon, 319 W 94. nom

8TH av, 2581 (7:2041); ext of mtg for $25,000 to Feb1'17, 5%; May8; May22'14; Julius Oppenheimer et al trstes Sol Rothfeld, with Jos S Tanner, 359 W 116. nom

9TH av, 618-20 (4:1034), sec 44th (Nos 358-358A), 40.2x100; May27'14; due June1 '19, 5%; Jones Woods Realty Corpn to Lawyers Title Ins & Trust Co, a corpn. 38,000

9TH av, 618-20, see 44th (Nos 358-358A); certf as to above mtg; May20; May27'14; same to same.

9TH av, 618-20, sec 44th (Nos 358-358A); sobrn of mtgs on Ls to mtg for $88,000; May14; May27'14; same et al with same. nom

11TH av, 262-80 (3:699), nec 27th (No 559), 197.6 to 28th (Nos 556-60) x100; PM; May20; May25'14; due May25'17, or sooner, 5%; Terminal Warehouse Co, a corpn, to Pennsylvania R R Co, a corpn, 85 Cedar. 120,000

An int or share in estate of Hy Moses (2:345 & 5:1395); Apr24'03; re-recorded from Sept25'07; May25'14; due, &c, upon distribution of estate Moses H Moses, heir, &c, Hy Moses to Mary Moses extrx Hy Moses. 2,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

An int or share in same estate: Mar2 '03; re-recorded Sept25'07; May25'14; installs, 4%; same to same. 25,000

Lynbrook, LI (miscl); certf as to mtg for $4,750; May20; May 23'14; Bonner Development Corpn to Title Guar & Trust Co, a corpn, 176 Bway.

MORTGAGES.

Borough of the Bronx.

Beck st, 718 (10:2707); ext of $5,500 mtg to May21'17 at 5%; May20; May23'14; Title Guar & Trust Co with Honor L Reilly, 718 Beck. nom

Byron st, swc Kossuth av, see Kossuth av, swc Byron.

Crotona Park N, 777 (11:2952), ns, 142 e Prospect av, 25x98.7x25x98.11; PM; May27; May28'14; installs, 6%; Celia Cohen to Harris Ratner, 779 Crotona Park N. 1,500

Dawson st, 782 (10:2701), ses, 185 sw Longwood av, 25x100; PM; pr mtg $——; May25; May26'14; due Feb6'17, 6%; Gussie Raynes & Yetta Herskowitz to Cath E Kauffmann, 782 Dawson. 2,500

Fox st, 548-52 (10:2683), ss, 180 e Av St John, 2 lots, ea 40x100; 2 bldg loan mtgs, ea $30,000; May26'14; demand, 6%; Mack Constn Co, Inc, to City Mtg Co, 15 Wall. 60,000

Fox st, 548-52; 2 certfs as to above mtgs; May26'14; same to same.

Fox st, 548-52; 2 PM mtgs, ea $5,000; 2 pr mtgs $30,000 ea; May6; May26'14; 3y 6%; same to Henry Morgenthau Co, 30 E 42. 10,000

Fox st (10:2712), ws, 300 s 163d, runs w 110.6xs40xe110.7 to Fox xn0.9xn39.1 to beg; PM; pr mtg $28,000; May22; May25'14; 1y 6%; Fox St Properties, Inc, to Henry Morgenthau Co, 30 E 42. 4,000

Fox st (10:2712), ws, 220 s 163d, 40x109.11x40x109.4; pr mtg $28,000; May22; May25'14; 1y6%; Fox Street Properties, Inc, to Henry Morgenthau Co, 30 E 42. 3,500

Fox st (10:2712), ws, 260 s 163d, 40x110.6x40x109.6; PM; pr mtg $28,000; May 22; May25'14; 1y6%; Fox Street Properties, Inc, to Henry Morgenthau Co, 30 E 42. 3,500

Fox st, 907-15 (10:2712), ws, 220 s 163d, runs w109.4xs120 xe 110.7 xn 0.9 xn 119.4 to beg; pr mtg $95,000; May22; May25'14; due &c as per bond; Fox Street Properties, Inc, to Edw De F Smith, Bayside, LI, & ano, exrs Emma L King. 27,000

Fox st (10:2712); same prop; certf as to above mtg; May22; May25'14; same to same.

Fox st, 915 (10:2712), ws, 220 s 163d, 40x109.4x40x109.11, ss; certf as to mtg for $3,500; May22; May25'14; Fox Street Properties, Inc, to Henry Morgenthau Co, 30 E 42.

Hennessy pl, sec 179th, see 179th W, sec Hennessy pl.

Hennessy pl, swc 179th, see 179th W, swc Hennessy pl.

Hennessy pl, es, 100 s 179th, see Hennessy pl, es, 150 s 179th.

Hennessy pl (11:3228), es, 150 s 179th, 25 x85; also HENNESSY PL, es, 100 s 179th, 50x85; PM; May26; May27'14; 5y5%; Jno J McDonagh to Forbes J Hennessy et al, exrs Ellen M Hennessy. 1,785

Hennessy pl (11:3228), ws, 150 s 179th, 50x85; PM; May26; May27'14; 5y5%; Gustave Spitzer to Forbes J Hennessy et al exrs Ellen M Hennessy. $00

Hennessy pl, ws, 140.10 n Burnside av, see 179th W, ss, 25 e Hennessy pl.

Hennessy pl (11:3228), es, 181.11 n Burnside av, 25x100; May26; May27'14; 5y5%; Chas W Bennett Jr to Forbes J Hennessy et al, exrs Ellen M Hennessy. 600

Hennessy pl (11:3228), ws, 115.10 n Burnside av, 25x100; PM; May26; May27 '14; 5y5%; Wm A Gaedeke to Forbes J Hennessy et al, exrs Ellen M Hennessy. 770

Hennessy pl (11:3228), es, 156.1 n Burnside av, 25x85; PM; May26; May27'14; 5y 5%; Jno Yunker, Glendale, LI, to Forbes J Hennessy, 38 W 78, et al, exrs Ellen M Hennessy. 500

Hennessy pl (11:3228), ws, 165.10 n Burnside av, 25 x85; PM; May26; May27 '14; 5y5%; Albt F Mizerocki, Bayside, LI, to Forbes J Hennessy, 38 W 78, et al, exrs Ellen M Hennessy. 500

Hennessy pl (11:3228), es, 206.1 n Burnside av, 25x85; PM; May26; May27'14; 5y 5%; Chas W Bennett Jr to Forbes J Hennessy et al, exrs Ellen M Hennessy. 500

Leggett pl (*), es, 150 n McGraw av, 25x184.6x26.1x177; PM; pr mtg $2,300; Mar 15'10; May28'14; 3y5%; Emilie Ebeling to Wm F Mattes. 1,200

Loring pl, swc 179th, see 179th W, swc Loring pl.

Loring pl (11:3228), ws, 100 s 179th, 25 x90; PM; May26; May27'14; 5y5%; Jas J Edmondson to Forbes J Hennessy et al, exrs Ellen M Hennessy. 1,120

Loring pl (11:3228), ws, 225 s 179th, 100 x90; also LORING PL, ws, 130.11 n Burnside av, 75x90; PM; May26; May27'14; 5y 5%; Ransom J Parker to Forbes J Hennessy et al, exrs Ellen M Hennessy. 7,997

Loring pl (11:3221), es, 178.9 s 179th, 50 x119.5x50.8x127.8; PM; May26; May27'14; 5y5%; Saml Kaufman & Max Leifer to Forbes J Hennessy et al, exrs Ellen M Hennessy. 2,870

Loring pl, sec 179th, see Andrews av, ws, 97.11 s 179th.

Loring pl, es, 164.3 n Burnside av, see Andrews av, ws, 197.11 s 179th.

Loring pl, ws, 130.11 n Burnside av, see Loring pl, ws, 225 s 179th.

Macy pl (10:2688-2695), ns, 25 w Hewitt pl, 25x100; ext of $26,500 mtg to Oct15'17 at 5%; May20; May25'14; Utility Realty Co with Noel P Sanborn, 47 Brevoort pl, Bkyln, et al, trstes I G Pearson. nom

Magenta pl (*), es, 100 s Magenta av, 2 lots, ea 25x100; 2 mtgs, ea $3,300; Apr 30; May22'14; 3y6%; Donato Pizzutiello to Frank C Mayhew, 3830 White Plains av, & ano, trstes Levi H Mace. 6,600

Osborne pl (11:3228), es, 200.2 s 179th, 100.3x77.8x100x82.6; PM; May26; May27'14; 5y5%; Farber Contracting Co to Forbes J Hennessy et al, exrs Ellen M Hennessy. 2,660

Osborne pl (11:3228), es, 150.1 s 179th, 50.1x82.7x50x84.11; PM; May26; May27'14; 5y5%; Leo B Pullman & Saml Lewis to Forbes J Hennessy, 38 W 78, et al, exrs Ellen M Hennessy. 1,400

Osborn pl, sec 179th, see 179th W, sec Osborn pl.

Whittier st, ws, 100 s Seneca av, see Seneca av, swc Whittier.

Whittier st, swc Seneca av, see Seneca av, swc Whittier.

Whittier st, es, 100 s Seneca av, see Seneca av, swc Whittier.

Woodmansten pl, nec Bogart av, see Pierce av, nwc Bogart av.

Wyatt st, 1475 (*), ns, 250 e Bronx Park av, 25x100; May23; May25'14; due &c as per bond; Chas E Watson to Title Guar & Trust Co, 176 Bway. 2,500

134TH st, 539 E (9:2962), ns, 200 w St Anns av, 25x100; pr mtg $21,500; Apr29; May25'14; due &c as per bond; Sophie Knepper to Stephen H Jackson, 134 W 131. 2,500

134TH st, 539 E; sobrn agmt; Apr29; May25'14; Sophie Knepper with same. nom

134TH st E (9:2979), ns, 95.4 w Brown pl, 16x85; estonnel certf; May20; May25 '14; Anthony McOwen to America Musucci.

134TH st E, ns, 125 e Willis av, see 134th E, ns, 100 e Willis av.

134TH st E (9:2979), ns, 95.4 w Brown pl, 16x85; pr mtg $——; May20; May23'14; 1y6%; Americo & Mary Mesucci to Jos Schanz at Pelham Heights, NY. 1,600

134TH st E (9:2979), ns, 100 e Willis av, 25x100; also 134TH ST E (9:2979), ns, 125 e Willis av, 50x100; pr mtg $——; May20; May23'14; due &c as per note; Douglas H Cooke, White Plains, NY, to Leopold Graham, 53 Neptune av, New Rochelle, NY. 7,000

137TH st, 444 E (9:2281); ext of $15,000 mtg to July1'17 at 5%; Apr23; May25'14; Anna L Buggeln with Cath Sutorius, 1888 Bathgate av. nom

138TH st, 466 E (9:2282); ext of $8,000 mtg to May23'19 at 5½%; May21; May26 '14; Lawyers Mtg Co with Jno W Cornish, 466 E 138. nom

147TH st E (10:2600), ss, 152.4 w Timpson pl, 61.1x100; May22; May23'14; 3y5½%; Thos H Roff, Bklyn, to Danl Burke, at Oxford, NY, & ano, trstes Abr Underhill. 6,000

147TH st, S32-4 E (10:2600), ss, 152.4 w Timpson pl, 61.1x100; pr mtg $6,000; May 23· May26'14; due &c as per bond; Thos H Roff, Bklyn, to Jos Fetyk, 973 Intervale av. 1,000

147TH st, 872 E (10:2600), ses, 375 e Prospect av, 50x100; PM; pr mtg $3,000; May22; May23'14; due &c as per bond; Pasquale Adiletta & Giuseppe Odierno to Kabee Realty Co, 55 Liberty. 1,200

147TH st E (10:2600), ss, 48.2 e So blvd, 40.11x100x40.1x100; PM; May22; May23'14; 3y5%; Thos H Roff, Bklyn, to Ronald K Brown, trste for Christina A Phillips. 4,500

147TH st E (10:2600), ss, 48.2 e So blvd, 40.11x100x40.1x100; pr mtg $4,500; May23; May25'14; due &c as per bond; Thos H Roff, 109 Imlay, Bklyn, to Cath Rohrssen, 8 Gouverneur pl. 2,000

151ST st E, swc Prospect av, see Prospect av, swc 151st.

156TH st, 859 E (10:2688 & 2695), ns, 125 e Prospect av, 25x164.11; May21; May22'14; due &c as per bond; Fredk A Bacon to Lawyers Mort Co, 59 Liberty. 9,000

158TH st E, swc Tinton av, see Rivington, 189, Manhattan mtgs.

161ST st E, swc Forest av, see Forest av, 871.

163D st E (10:2658), ss, 116.7 e Forest av, 18.4x100; also strip in front, —x—; May21; May22'14; installs, 6%; Ellen L Keegan to Bronx Security & Brokerage Co, 258 E 138. 250

169TH st, 276 E (9:2439), ss, 65 e Morris av, 20x95; PM; May28'14; installs, 6%; Saml & Lillian Greenberg to Thornton Bros Co, 1320 Clay av. 500

169TH st E (10:2719), nes, 40.2 se Fox, runs ne80.10xe12.1xs0.4xse10xsw87.8 to st xnw20 to beg; May26; May27'14; 3y5%; Ernst Schoppe to Henry Conrad, 1269 Mad av. 5,500

176TH st, 460 E (11:2908), ss, 76.3 w Wash av, 23.9x108; PM; May23; May26'14; due &c as per bond; Frank D Hanson, 460 E 176, to Euretta L Clocke, 914 Boston ct, Pasadena, Cal. 4,000

176TH st E (11:2949), ss, 100 w Clinton av, 49.10x158.1x49.10x158; May21; May25 '14; demand, 6%; Mitchell-McDermott Constn Co to City Mtg Co, 15 Wall. 38,000

176TH st E (11:2949); same prop; certf as to above mtg; May21; May25'14; same to same.

176TH st E (11:2900), ss, 80.1 w Par kay, 50x108; May26; May27'14; 3y6%; Wm C Bergen to Jas A Benedict, Katonah. 6,000

176TH st, 779 E (11:2951), ns, 140.4 e Prospect av, 50x100; pr mtg $——; Feb19 '13; May26'14; 1y6%; Geo J Lauten, 779 E 176, to Frank Herwig, 408 E 82. 450

177TH st, nr Tremont av, 405 E (11:3027), ns, 32.8 e Webster av, 24.7x100; PM; pr mtg $20,000; May22'14; due &c, as per bond; Clement H Smith & Geo Wohn to Creston Co, 440 Tremont av. 8,000

177TH st (Tremont av), 405 E; ext of $20,000 mtg to Feb4'17 at 5%; Feb1; May 22'14; Title G & T Co with Creston Co, 440 Tremont av. nom

179TH st W, sec Loring pl, see Andrews av, ws, 97.11 s 179th.

179TH st W (11:3228), sec Hennessy pl, 25x100; PM; May26; May27'14; 5y5 Riker R James to Forbes J Hennessy et al, exrs Ellen M Hennessy. 1,190

179TH st W (11:3228), ss, 25 e Hennessy pl, 25x100; also HENNESSY PL, ws, 140.10 n Burnside av, 25x85; PM; May26; May27 '14; 5y5%; Gabriele M Carabee to Forbes J Hennessy et al, exrs Ellen M Hennessy. 1,628

179TH st W (11:3228), ss, 50 e Hennessy pl, 25x100; also 179TH ST W, ss, 175 w Loring pl, 25x100; PM; May26; May27'14; 5y5%; Philip Kaufman to Forbes J Hennessy et al, exrs Ellen M Hennessy. 1,995

179TH st W (11:3228), swc Loring pl, 25x100; PM; May26; May27'14; 5y5%; Jas J Edmondson to Forbes J Hennessy et al, exrs Ellen M Hennessy. 1,800

179TH st W (11:3228), swc Hennessy pl, 91x100; PM; May26; May27'14; 5y5%; Ransom J Parker to Forbes J Hennessy et al, exrs Ellen M Hennessy. 6,807

179TH st W (11:3221), ss, 125 e Loring pl, 25x100,5x25.7x103.2; PM; May26; May27 '14; 5y5%; Raymond L Carmont to Forbes J Hennessy et al, exrs Ellen M Hennessy. 1,100

179TH st W (11:3228), ss, 25 w Loring pl, 25x100; PM; May26; May27'14; 5y5% Jas J Edmondson to Forbes J Hennessy et al, exrs Ellen M Hennessy. 1,190

179TH st W, ss, 75 w Loring pl, see 179th W, ss, 50 e Hennessy pl.

179TH st W (11:3228), swc Osborn pl 96.8x100x33.4x100; PM; May26; May27'14; 5y5%; Robt L Odom to Forbes J Hennessy et al, exrs Ellen M Hennessy. 2,187

179TH st W (11:3228), ss, 50 w Loring pl, 25x100; PM; May26; May27'14; 5y5%; Jas J Edmonson to Forbes J Hennessy et al, exrs Ellen M Hennessy. 1,190

179TH st W (11:3221), ss, 150 e Loring pl, 25x103.9x26.5x110.11; PM; May26; May 27'14; 5y5%; Alex Stein to Forbes J Hennessy et al, exrs Ellen M Hennessy. 1,

181ST st, 531-41 E, see Bathgate av, 2156.

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182D st E, nwc Bassford av, see Bassford av, nwc 182d.

182D st E, nec Ryer av, see Valentine av, nwc 182.

182D st E, nwc Valentine av, see Valentine av, nwc 182.

196TH st E, nwc Grand blvd & concourse, see Grand blvd & concourse, nwc 196th.

218TH st E (*), ss, 100 w Paulding av, 50x114; PM; May26; May28'14; due, &c, as per bond; Chas Bowman to Wm J Boyd at Ames, San Maguel Co, Col. 1,100

227TH st E (*), ns, 100 w Barnes av, 25 x114, Wakefield; May22; May23'14; due Mar30'17, 6%; Carmine Squillante to Eliz K Dooling, 179 E 80. 500

232D st E (*), ss, 50 e Carpenter av, 50 x114, Wakefield; May22; May28'14; 3y6%; Henry Fulle to Anna Koster, 45 Davis av, White Plains, NY. 1,500

233D st, 664-6 E (*), ss, 330 w White Plains av, 50x103; pr mtg $10,000; May20; May22'14; 3y6%; Jos E Sturner to Jacob Dillman, Summit av, Elmhurst, LI. 4,000

Andrews av (11:3221-3216), ws, 197.11 s 179th, 200x131.9x202.8x98.10; also ANDREWS AV, ws, 397.11 s 179th, 75x98.10x76x86.5; also LORING PL, es, 104.3 n Burnside av, 200x86.5x202.8x119.5; PM; May26; May27'14; 5y5%; Wm C Oesting to Forbes J Hennessy et al, exrs Ellen M Hennessy. 29,697

Andrews av (11:3221-3216), ws, 97.11s 179th, 50x100; also 179TH ST W, sec Loring pl, 50x103.9x50x102.5; PM; May26; May 27'14; 5y5%; Kate McConnell to Forbes J Hennessy et al, exrs Ellen M Hennessy. 6,230

Andrews av, ws, 397.11 s 179th, see Andrews av, ws, 197.11 s 179th.

Andrews av, nwc Burnside av, see Burnside av, nwc Andrews av.

Arthur av (11:3066), ws, 27.7 n 187th, 25x113.7x25x113.9; PM; May27; May28'14; 3y5½%; Pasqualina Sessa to Eliz K Dooling, 179 E 80. 5,000

Arthur av (11:3066), ws, 52.11 n 187th, 25x113.6; PM; May27; May28'14; 3y5½%; Pasqualina Sessa to Eliz K Dooling, 179 E 80. 5,000

Arthur av, 2464 (11:3077), es, 200 n 188th, 20.7x87.6; pr mtg $——; Apr20; May22'14; due May1'19, 5%; Stefano Romano to Anna Renzulli, 554 E 191. 500

Bassford av (11:3050), nwc 182d, 95.6x 26.8x94x9.7; Mar26; May28'14; due May2 '14, 6%; Mary, wife Jos Paldow, to Bronx Security & Brokerage Co, 258 E 138. 200

Bassett av (*), ws, 100 s Saratoga av, 25x100; PM; May20; May22'14; 3y5½%; Louis H Rhuda to Hudson P Rose Co, 7 W 45. 400

Bathgate av, 2156 (11:3048), nec 181st (No 531-41), 26x100; PM; pr mtg $9,000; May21; May23'14; due &c as per bond; Carmela Arena to Lucy C O'Brien, 2156 Bathgate av. 3,000

Beaumont av, 2343 (11:3089), ws, 245 s 187th, 25x100; PM; pr mtg $13,750; May22; May27'14; due &c as per bond; Virginia Sinisi, Bklyn, to Lawrence Sweetman, 210 Division av, Bklyn. 2,250

Beaumont av, 2343 (11:3089), ws, 245 s 187th, 25x100; May21; May22'14; 3y5%; Lawrence Sweetman, Bklyn, to Lincoln Trust Co, 204 5 av, gdn Chas A Baudouine. 13,750

Belmont av (11:2946), es, 199.11 n 176th, 50x100; May26; May27'14; 3y5%; Sarah J Mason, 341 E 152, to Mathias Haffen, 2979 Marion av. 8,000

Bogart av, nwc Pierce av, see Pierce av, nwc Bogart av.

Bogart av, nec Woodmansten pl, see Pierce av, nwc Bogart av.

Broadway (*), ws, 59.2 s Tremont av, 59x144.8x50x113.2; also MIDDLETOWN RD (*), nwc Williams av, runs w32.11xn168.6 xs168.5 to beg; May27; due, &c, as per bond; Wellman Finance & Realty Co to Emily Barbier, 1056 Wash av, Bronx. 2,500

Broadway (*), also MIDDLETOWN RD; certf as to above mtg; May27; May28'14; same to same. ——

Brook av (11:2896), ws, 75 s Claremont Pkway, 25x60x26.11x70.2; pr mtg $——; May27'14; 6y6%; Amelia R Muller to Eliz A Sniffen, 151 Keap, Bklyn. 1,000

Brown av (*), es, 50 n Sagamore, 25x 100; May21; May22'14; 3y5½%; Garvey Bros Co to Alfred Loweth, 1000 E 182. 3,000

Brown av (*), same prop; certf as to above mtg; May21; May22'14; same to same. ——

Brown av (*), es, 75 n Sagamore, 25x 100; May21; May22'14; 3y5½%; Garvey Bros Co to Ella F Bolton, 1777 Walker av. 2,500

Brown av (*); same prop; certf as to above mtg; May21; May22'14; same to same. ——

Brook av, 519 (9:2293); sal Ls; May18; May27'14; demand, 6%; Luke & Harry McSherry to A Hupfels Sons, a corpn, 842 St Anns av. 5,800

Bryant av (10:2764), es, 150 n Lafayette av, 25x100; pr mtg $3,500; May22; May25 '14; due June1'15, 6%; Albt Gerhards to Chas F Halsted, 174 Prospect pl. 700

Burnside av (11:3221), nwc Andrews av, 78x45.9x77.3, gore; PM; May26; May27'14; 5y5%; David Kaufman to Forbes J Hennessy et al, exrs Ellen M Hennessy. 2,450

Burnside av, nec University av, see University av, nec Burnside av.

Crescent av, 660 (11:3088), ses, 77.1 e Belmont av, 51.5x128.4x40x96; PM; pr mtg $22,000; May14; May23'14; 5y6%; Raffaela Telesca, Bklyn, to Daily Realty Co, 407 E 153. 7,500

Dudley av (*), ns, 25 w William, 2 lots, ea 25x100; 2 mtgs, ea $2,800; May15; May 27'14; 3y5½%; Bentz Contracting Co, Inc, a corpn, to Peter Corell, 252 E 115. 5,600

Eastern blvd (*), ns, 25 w Swinton, 50x 100; PM; pr mtg $2,100; May20; May23'14; due Nov20'15, 6%; Wm P Moebus, Bklyn, to Casper Wolta, 2905 Newkirk av. 750

Evergreen av (*), nec Westchester av, 104x40x106.9x40.1; bldg loan; May18; May 22'14; demand, 6%; Pew Realty Corpn to N Y Trust Co, 26 Broad. 32,000

Evergreen av (*), same prop; certf as to above mtg; May18; May22'14; same to same. ——

Evergreen av (*), same prop; sobrn agmt; May21; May22'14; American Real Estate Co with same. nom

Evergreen av (*), same prop; sobrn agmt; May21; May22'14; Estelle Moch with same. nom

Evergreen av (*), same prop; ext of $32,000 mtg to May21'17 at 5%; May21; May22'14; Stephen D Pringle with Pew Realty Co. nom

Forest av, 871 (10:2647), swc 161st, 25.4 x100; ext of $9,000 mtg to May26'19 at 5½%; May26; May27'14; Lawyers Mtg Co with Anthony Cuneo. nom

Grand blvd & concourse (12:3315), nwc 196th, runs n200 xw 125 xs 26.4 xnw 46.1xse 177.4 to st xe169.2 to beg; PM; May25'14; 3y4½%; House of The Holy Comforter Free Church Home for Incurables to Richd D Jewett, on Upper Bway, Nyack, NY. 20,000

Haight av, nec Pierce av, see Pierce av, nwc Bogart av.

Jerome av (11:3185), es, 225.6 s 181st, 114.8x104.5x84.6x100; pr mtg $13,000; May 27; May28'14; due &c as per bond; Sol C Bernstein & Harry D Kramer to Tillie Wacht, 790 Riverside dr. 3,000

Kossuth av (*), swc Byron, 50x100; PM; May22; May23'14; due &c as per bond; Stephan Ufheil & Peter Seringer to Karl Ross, 336 St Anns av. 1,500

Magenta av (*), ss, 75 e Magenta pl, 3 lots, ea 25x100; 3 mtgs, ea $3,300; Apr30; May22'14; 3y6%; Donato Pizzutiello to Frank C Mayhew, 3830 White Plains av. 9,900

Magenta av (*), ss, 50 w Pine av, 25x 100; Apr30; May22'14; 3y6%; Maria A Pizzutiello to Frank C Mayhew, 3830 White Plains av, & ano, trstes Levi H Mace. 3,300

Middletown rd, nwc Williams av, see Bway, ws 59.2 s Tremont av.

North Chestnut dr (*), ns, being lot 88 amended map Bronxwood Park; pr mtg $800; Aug9'12; May22'14; 2y6%; Alma M McCullough to Maria Urbansky, 29 Gunther pl, Bklyn. 800

Olinville av (*), ws, 300 n Mace av, 54.9 x100x57.1x100; May21; May22'14; due July 1'17, 6%; Adelaide A Wabst to Hugo Wabst, 3318 White Plains av. 2,000

Pierce av (*), nwc Bogart av, 25.6x90.9 x25.5x91.1; also PIERCE AV, nec Haight av, 25x100.2; also BOGART AV, nec Woodmansten pl, 25x100; PM; May25; May27'14; due July9'16, 5%; Mary J Bicak to Morris Park Estates, 25 Broad. 1,500

Pierce av, nec Haight av, see Pierce av, nwc Bogart av.

Prospect av (10:2674), swc 151st, 37.6x 100; pr mtg $35,000; May27; May28'14; 3y 6%; Belmart Realty Corpn to Albt Holzinger, 225 Riverside dr, et al. 7,500

Prospect av (10:2674); same prop; certf as to above mtg; May27; May28'14; same to same. ——

Prospect av, 633 (10:2674), ws, 50 n 151st, 25x100; May22'14; due &c, as per bond; Chas Oestreich to Title G & T Co, 176 Bway. 5,000

Randall av (10:2769), ss, 25 w Faile, runs w25xs75.5xse26.7xe14.11xn100 to beg; Apr25; May25'14; due Apr1'17, 6%; Stephen J Devoe, Laurel Hill, LI, to Jno J Lincks, 60 Mannheim, Elmhurst, LI. 500

Ryer av, nec 182d, see Valentine av, nw c 182d.

St Lawrence av (*), es, 180.1 s Walker av, 25x100, except part for av; May21; May 22'14; 3y6%; Georgiana O Grady to Bertha H Buckingham, 21 Toledo st, Elmhurst, L I. 700

Seneca av (10:2762), swc Whittier, 50x 100, vacant; also WHITTIER ST (10:2762), ws, 100 s Seneca av, runs s167.2xw 49.11xnw132xe28.5xn50xe100 to beg; also WHITTIER ST (10:2762), es, 100 s Seneca av, 185.1x60.11x219.9x160.1; PM; May1; May 25'14; 2y6%; Prospect Holding Co to Hunts Point Realty Co, 30 E 42. 3,500

Sedgwick av (11:3237), ws, 204.5 n Public pl or an unnamed st at intersection of Sedgwick & Bailey avs, runs w100xn37.7xe 100 to av xs37.7 to beg; May25'14; 3y5%; Thelma H Warner to Arthur F Fowler, at Peapeck, NJ. 10,000

Taylor av (*), nwc Wood av, 25x90, except pt for Taylor av; May20; May25'14; 5y6%; Robt E Morrison to Chas J McDermott, 295 Henry, Bklyn. 2,000

Theriot av, nec Westchester av, see Westchester av, nec Theriot av.

Tinton av, swc 158th, see Rivington, 189, Manhattan mtgs.

Townsend av (11:2847), es, 100 n Belmont, 150x100x143x93.10; May28'14; due &c as per bond; Chas Kaeppel to Title Guar & Trust Co. 4,000

University av (11:3210), es, 76 s Fordham pl, 25.4x104.9x25x100.6; May22; May 26'14; due &c as per bond; Thos B Bligh, 2306 7 av, to Thos P Howley, 421 W 34. 400

University av (11:3210), nec Burnside av, 67.11x53; PM; May26; May27'14; 5y5%; Nicholas J & Jas J Botsacos to Forbes J Hennessy et al, exrs Ellen M Hennessy. 910

Valentine av (11:3150), nwc 182d, 63.6x 200 to Ryer av x39.11x201.4; May21; May 22'14; 3y6%; County Estates Inc to Minnie Behringer, 324 E 197. 9,000

Valentine av (11:3150), same prop; certf as to above mtg; Apr21; May22'14; same to same. ——

Van Nest av (*), ss, 50 e Lincoln, 25x 100; May23; May28'14; 1y6%; Casimiro Mariconto & Edw Mollo to Henry Zirinsky, 67 Morrell, Bklyn. 375

Walton av, 1764 (11:2826 & 2825), es, 152 n 175th, 28.9x61.9x50.7x85.9; PM; pr mtg $7,000; May22; May23'14; installs, 6%; Edw J Woodlock to Jno Drakard, 1764 Walton av. 500

Washington av, 2047 (11:3036), ws, 360.10 s 180th, 25x142.6; May26; May27'14; 3y5%; Ada A Towner to Philippine Wallbott, 114 Morningside dr. 12,000

Webster av, 2091 (11:3143), ws, 95.6 n 180th, runs w80xn4.6xw20xn29.3xe100 to av xs33.9 to beg; pr mtg $20,000; May22; May 23'14; 1y6%; Michl Bunworth to Jos Abraham, 367 Pearl. 350

Webster av (11:3032), es, 66 sw 189th, 22 x90; May21; May22'14; installs, 6%; Eliz M Coughlan to Bronx Security & Brokerage Co, 258 E 138. 310.17

Westchester av, nec Evergreen av, see Evergreen av, nec Westchester av.

Westchester av (*), nec Theriot av, 50 x92.8x51.8x105.5, except pt for Westchester av; May22; May23'14; 3y6%; Wm J Conners to Wm H Steinkamp, 34 W 190. 3,000

White Plains rd (*), ws, 130.8 s 238th, 100.4x120.2x100x130.4; May25; May26'14; 3y 6%; Genco Realty Co, Inc, a corpn, to Marie Freese, 77 Eppirt, East Orange, NJ. 8,000

White Plains rd (*), ws, 130.8 s 238th, 100.6x120.2x100x130.4; certf as to mtg for $8,000; May25; May26'14; Genco Realty Co, Inc, to Marie Freese. ——

Wheeler av (*), es, 270 n Westchester av, 40x100; bldg loan; May13; May22'14; demand, 6%; Kellwood Realty Co to N Y Trust Co, 26 Broad. 20,000

Wheeler av (*), same prop; certf as to above mtg; May13; May22'14; same to same. ——

Wheeler av (*), same prop; sobrn agmt; May21; May22'14; American Real Estate Co with same. nom

Wheeler av (*), same prop; ext of $20,000 mtg to May20'19 at 5 %; May15; May 22'14; Elsie A Duncan with Kellwood Realty Co, 1029 E 163. nom

Williams av, nwc Middletown rd, see Bway, ws, 59.2 s Tremont av.

Williamsbridge rd (*), ws, 175 n Morris Park av, 50x100; PM; May12; May25'14; due July9'16, 5%; Mary W Douglass to Morris Park Estates, 25 Broad. 1,995

Wood av, nwc Taylor av, see Taylor av, nwc Wood av.

3D av, 2456, see 134th, 261 E.

1,345 mtgs aggregating $1,980,515, affecting land on map secs 1 to 4, Morris Park; additional & Collateral mtg; pr mtg $——; May25; May26'14; due Oct9'16, 6%; Morris Park Estates to Columbia-Knickerbocker Trust Co, 60 Bway, trste. gold bonds $325,000

MISCELLANEOUS MORTGAGES.

Borough of the Bronx.

Fairlawn ter, at Pelham Manor (miscl); certf as to mtg for $4,000; May21; May26 '14; Baum Realty Co, a corpn, to David W Lewis. ——

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2412 New York, June 6, 1914. (49) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Allen st, 97.
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Broome st, 260-4.
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Essex st, 100-2.
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Henry st, 189.
*Hester st, 145-9 (or Bowery, 95).
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*Mercer st, 265-7 (or 4th st, 15-9 W).
*Orchard st, 91 (or Broome st, 260).
Pine st, 38.
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Stanton st, 114.
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University pl, 1.
Waverly pl, 27-9.
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3d st, 348 E.
4th st, 25 & 162-4 E.
*4th st, 48 E (or Bowery, 361).
4th st, 15-9 W.
*12th st, 601-5 E (or Av B, 195-7).
13th st, 220-2 W.
*15th st, 1-3 E (or 5th av, 73).
*17th st, 206 W (or 7th av, 106-10).
20th st, 122 W.
22d st, 229 E.
26th st, 439 W.
29th st, 115-23 W.
31st st, 36-8 E.
33d st, 502-4 W.
34th st, 254 W.
35th st, 349 & 412 W.
36th st, 239 W.
37th st, 113 & 333 E.
38th st, 57-61 & 267 W.
40th st, 119 E.
42d st, 3 E.
43d st, 525 W.
43d st, 504 W.
44th st, 140 W.
46th st, 14 E.
*48th st, 201-3 E (or 3d av, 777).
49th st, 125, 240-2 & 609 W.
52d st, 562 W.
*54th st, 162 W (or 7th av, 831-9).
57th st, 110 E.
*58th st W (nec 11th av, 854-8), blk 1087-1.
60th st, 317 E.
60th st, 115-17 W.
61st st, 32-8 W.
*62d st, 51-3 E (or Park av, 560).
66th st, 205-11 E.
67th st, 7-9 W.
*67th st, 121-7 W (or Bway, 1981).
70th st, 44 W.
71st st, 171, 430 & 525-31 E.
*71st st E (sec Lex. av, 983), blk 1405-51.
71st st, 106 W.
72d st, 524-8 E.
*75th st, 100-2 W (or Col. av, 306-16).
*77th st W (swc Bway, 2173-7), blk 1168-56.
78th st, 300 W (or West End av, 371-9).
79th st, 346-50 E.
80th st, 140 E.
81st st, 167, 235 & 414 E.
81st st, 7 W.
*87th st, 356 E (or 1st av, 1667).
88th st, W ns blk 1250-5-9.
90th st, 18 E.
90th st E, ss, blk 1501-61-62.
90th st, 69-71 W.
91st st, 52 W.
93d st, 25 E.
93d st, 173 W.
97th st, 203 E.
*98th st, 300 E (or 2d av, 1894).
100th st, 222 & 226 E.
101st st, 114 W.
104th st, 244 E.
105th st, 208-10 E.
105th st, 166 & 321 W.
107th st, 68 W.
108th st, 235-9 W.
*111th st, 501 W (or Amst. av, 1040-4).
113th st, 227 W.
117th st, 21 E.
117th st, 57 W.
118th st, 435 E.
*118th st, 1 W (or 5th av, 1460).
118th st, 12½ W.
119th st, 71 W.
*119th st, 200 W (or 7th av, 1974).
120th st, 113-5 E.
120th st, 60 W.
121st st, 326-8 E.
122d st, 162 E.
122d st, 416-22 W.
124th st, 50 E.
124th st, 142 & 254 W.
125th st, 510 W.
130th st, 266 & 408-10 W.
*130th st, 400 W (or St. Nich. ter, 49-55).
*131st st, 601 W (or Bway, 3261).
131st st W, ns blk 1998-28.
*132d st, 600 W (or swc Bway), blk 1998-36.
132d st W, ss blk 1998-37.
133d st, 132-4 & 171 W.
*133d st, 601 W (or Bway, 3301-3).
134th st, 238 & 521 W.
*134th st, 600 W (or Bway, 3317-21).
140th st, 53 W.
143d st, 143 W.
163d st, 440 W.
*179th st, 622 W (or sec Wadsworth av), blk 2162-8.
*183d st W (sec Bway), blk 2164-23.
Av B, 195-203.
Amsterdam av, 1040-4 & 1050-4.
Bowery, 95 & 361.
Broadway, 832-4, 1489, 1981-91, 2173-7, 3261 & 3301-21.
Broadway, ws blk 1998-30-36.
Broadway, es blk 2164-20-23.
*Central Pk W, 200-2 (or 7th av, 936).
Columbus av, 306-16.
Edgecombe av, 58, 123 & 125.
Lenox av, 429-31.
Lexington av, 307, 983 & 1389.
Madison av, 302, 712 & 1875.
Park av, 409, 560-6 & 1505.
Post av, ns blk 2222-38.
Riverside Dr, 96, 160 & 865.
Riverside Dr, blk 1250-1-4.
St. Nicholas av, 1251-7.
*Vermilyea av (nec 207th st), blk 2236-27.
Wadsworth av (sec 179th st, 622 W), blk 2162-8.
West End av, 371-9 & 654.
1st av, 1506 & 1667.
2d av, 408 & 1894.
3d av, 777.
5th av, 73 & 1460.
5th av, 1317 (or 111th st, 2 E).
7th av, 106-10, 239, 936 & 1974.
9th av, 856.
11th av, 734 & 854-8.
Sunken Meadow

WILLS.

Cherry st, 50.
4th st, 320 E.
11th st, 108 E.
17th st, 329 E.
80th st, 48 E.
161st st, 570 W.
1st av, 1657-9.
2d av, 578.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
aasign—assignment.
asn—aasign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
it—lot.
is—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 29, JUNE 1, 2, 3 & 4.

Allen st, 97 (2:414-22), nws, abt 130 n Broome, 25x87.6, 5-sty bk tnt & strs; Isidor Solomon to Rosie Solomon [c/o Isidor], 584 Blvd, Rockaway, B of Q; AL; May25; June2'14; A$19,000-31,000.
O C & 100

Bleecker st, 305-7 (2:591-4-5), nes, 80.3 se Grove, 26.10x75, except pt for 7 av extension, 2-2-sty bk tnts & strs; Albt Trabert, by Anthony Trabert, his COMMITTEE, to Jas A Lowe, 109 W 11; AT; B&S: June1; June2'14; A$12,000-13,000.
O C & 125

Bleecker st, 305-7; Rudolph Trabert et al to same; all of; mtg $12,000; May29; June2'14. O C & 100

Broome st, 260-4 (2:414-59-61), nwc Orchard (No 91), 65.2x55.10x65.2x56.6, 3-6-sty bk tnts & strs; Hy A Friedman, ref, to Earl A Smith, 555 W 173 [206 Bway]; FORECLOS Apr2; May27; June1'14; A$52,-500-79,000. **65,400**

Cathedral Pkway, 509-15 (7:1882-20 & 24), ns, 125 w Ams av, 216.8x100, 2-12-sty bk tnts; Geo T Miller to St Albans & Dartmouth Inc, 55 Liberty; mtg $725,000 & AL; May29'14; A$200,000-880,000. nom

Catherine st, 76 on map 76-76½ (1:252-56), ws, 46.4 s Oak, 24.9x77.11x25.4x77.8, except so much as lies in an alley 4 ft wide extdg s along es Oak (No 53), but with rights to alley; 2-sty bk theatre; Minnie Garone to Angelo Braccio, 100 Park [30 Mulberry]; mtg $15,600; June1; June4'14; A$14,000-18,000. nom

Chrystie st, 155 (2:425-37), nws, 50.4 n Delancey, 25.5x69.7x25.9x69.9, 5-sty bk tnt & strs; Harry Harris, ref, to Ernst Plath, 39 7th; mtg & judgments $20,551.38 & AL; FORECLOS May25; May27; May29'14; A $19,000-25,000. **2,150**

Central Park S, 200-2, swc 7 av, see 7 av, 936.

Division st, 123 & 123½ (1:283-87), ss, 185 e Pike, 25x62, 5-sty bk tnt & strs; Edwin D Hays, ref, to Nathan Horwitz, 101 W 112 [117 Division]; mtg $16,000; FORECLOS Apr29; May29'14; A$16,000-21,000. **10,350**

Division st, 243 (1:286-63), ss, 46 w Montgomery, 23x48.6x23x48.7, 6-sty bk loft & str bldg; Philip C Samuels, ref, to Gautio Alexander & Henriette, his wife, 174 W 109, tenants by entirety, 74.09%, & Florence N Harris, 12 W 70, 25.91%; FORECLOS Apr13; Apr30; June3'14; A$11,000-17,000. **14,500**

East Broadway, 100 (1:282-57), ns, 185.2 w Pike, 25x65.5, 7-sty bk loft & str bldg; Leonard J Obermeier, TRSTE in bankruptcy of Emil Reibstein to Herman Feitelberg, 64 E 122 [41 Canal]; AT; QC; May29; June1'14; A$20,500-36,000. nom

Essex st, 100 (2:353-this & 102 lt 2), es, 70.2 n Delancey, 18.11x75.1; also ESSEX ST, 102 (2:353), es, 89.2 n Delancey, 18.10x75.1 x18.11x75.1, 5-sty stn office & str bldg; N Y & Bklyn Mercantile Co, a corpn, to Abr L Kass, 226 S 9, Bklyn [100 Essex, Manhattan]; May22; May29'14; A$35,000-95,000. nom

Essex st, 102, see Essex, 100.

Grand st, 137-9 (1:233-10), ss, 50 e Crosby, 35.11x80, 7-sty bk loft & str bldg; Michl Wielandt Jr to Michl Wielandt Sr, 887 E 176 [162 E 23]; AL; Aug30'13; May29'14; A $40,000-80,000. nom

Grand st, 137-9; Michl Wielandt to Edw Palmer, 160 Vroom st, Jersey City, NJ; mtg $61,500 & AL; May29'14. nom

Henry st, 189 (1:285-6), ns, abt 120 e Jefferson, 25x87.6, 6-sty bk tnt & strs; Fanhar Realty Co, Inc, to Harry Glickman, 27 Hester; mtg $29,500; June1; June 2'14; A$17,000-33,000. O C & 100

Hester st, 145-9, see Bowery, 95.

Madison st, 274 (1:269-27), ss, 219.1 e Clinton, 31x100, 6-sty bk tnt & strs; Gussie Berkman & ano to Louis Jacobs, 28 E 22; mtg $45,000 & AL; June3'14; A$21,000-46,-000. nom

Old st, 36, see South, 40.

Orchard st, 91, see Broome, 260-4.

Pine st, 38 (1:44-3), ns, abt 85 w William, 23.7x61.6x23.9x61.9, 5-sty stn office & str bldg; Caton Realty Corpn to Arles Realty Co, Inc, 16 Court st, Bklyn; B&S; mtg $178,000; May28; June1'14; A$160,000-190,-000. O C & 100

Pine st, 38 (1:44-3), ns, abt 85 w William, 23.7x61.6x23.9x61.9, 5-sty stn office & str bldg; Jno V B Thayer & ano TRSTES in U S of A of the Northern Assurance Co, Lim, of London, Eng, to Underwriters Building Co, a corpn, 51-7 John; May27; May29'14; A$160,000-190,000. **200,000**

Pine st, 38; Underwriters Building Co, a corpn, to Caton Realty Corpn, 55 John; B&S; mtg $135,000; May28; May29'14. O C & 100

St Nicholas ter, 49-55 (7:1969-48), swc 130th (No 400), 99.11x143, 6-sty bk tnt; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $160,000; Apr28; June3'14; A$80,000-215,000. O C & 100

South st, 40 (1:35-49), nwc Old st (No 36), 23x44.10, 4-sty bk tnt & strs; P Theo Davis, ref, to Chas Kohler, 40 South; mtg $25,000; FORECLOS May21; June4'14; A $21,000-26,000. **1,925**

Stanton st, 114 (2:412-75), ns, 44 w Essex, 22x80, 6-sty bk tnt & strs; Philip Jager to Susan Jager, his wife, 229 Eldridge; ½ pt; AT; ½ of AL; June1; June 2'14; A$17,000-27,000. O C & 100

Suffolk st, 47 (2:351-51), ws, 125.10 s Broome, 74.11x100.7x75.1x100.7, 1-sty bk theatre; Louis Lande, ref, to El Nido Holding Co, Inc, 45 Suffolk; mtg $79,000 & AL; FORECLOS Apr27; May14; June3'14; A$67,-000-90,000.

3,300 over & above all encumbrances

University pl, 1 (2:548-1 & 22 & 23), nec Waverly pl (Nos 27-9), runs n42.10xe74.6x n57.10xe67xs100.8 to ns Waverly pl xw141.6 to beg, 3-4-sty & b bk dwgs; Isidor Reis to Ernest F Griffith, 110 W 123; B&S; AL; May9; June3'14; A$140,000-157,000. nom

Waverly pl, 27-9, see University pl, 1.

White st, 39 (1:175-18), ss, 75 e Church, 24.4x100x24.8x100, 5-sty bk loft & str bldg; Frederic J Agate to Cronella Realty Corpn, 27 Wm; mtg $30,000 & AL; June2; June 3'14; A$35,000-47,000. O C & 100

3D st, 348 E (2:357-11), ss, 115 e Av D, 37x105.10, 6-sty bk tnt; Maurice Schwarz to Celia Schwarz wife [Maurice Schwarz], 73 E 90; mtg $15,000; May28; May29'14; A $22,000-49,000. C & 100

4TH st, 25 E (2:544-73), ns, 117.8 e Lafayette pl, 21x127.4x21x126.4, with all RT&I to strip on 4th, ns, 138.8 e Lafayette pl 0.6x62.10, 8-sty bk loft & str bldg; Tine Schattman to Manchat Realty Co, Inc, 412 W 148; AT; mtg $51,000; May29; June4'14; A$25,000-60,000. O C & 100

4TH st, 48 E, see Bowery, 361.

4TH st, 162-4 E (2:431-20), ss, 200.4 w Av A, 49.5x96.2, 6-sty bk tnt & strs; Emanuel L Spellman et al to Abr & Beckie Greenberg, 162-4 E 4; mtg $45,-000; May30; June2'14; A$39,000-71,000. O C & 100

4TH st, 15-9 W (2:546-23), nwc Mercer (Nos 265-7), 71.5x96.2, 8-sty bk loft & str bldg; Jno T McGovern, ref, to N Y Life Ins & Trust Co, a corpn, 52 Wall; FORECLOS May19; June1; June2'14; A$110,000-270,000. **175,000**

13TH st, 220-2 W (2:617-45), ss, 233.2 e Greenwich av, 40.1x89.6x42.2x76.4, 6-sty bk tnt & strs; Winmore Leasing Co, a corpn, to Greenwich Estates ,Inc, 51 W 14; mtg $50,500; May29; June2'14; A$17,-000-50,000. O C & 100

17TH st, 206 W, see 7 av, 106-10.

20TH st, 122 W (3:795-55), ss, 278.8 w 6 av, 25x92, 5-sty bk tnt & strs; Progressive Lunch, Inc, to Rebecca Levy [widow Isidor Levy], 561 W 163; AL; May29; June1'14; A$30,000-37,000. O C & 100

22D st, 229 E (3:903-19), ns, 225 w 2 av, 25x98.9, 4-sty bk stable, 1-sty ext; Mary A Thornton to Benj Rybakoff, 233 E 21 [231 E 22]; mtg $10,000 & AL; June1; June2'14; A$16,000-18,000. O C & 100

26TH st, 439 W (3:724-17), ns, 390.9 w 9 av, 27.1x98.9, 5-sty bk tnt & strs; Mary A Donnelly et al individ, EXRS, &c, Mayme G Schoenenberger to Wm Lustgarten & Co, Inc, 68 Wm; mtg $14,000; June1; June3 '14; A$11,000-16,500. **15,350**

29TH st, 115-23 W (3:805-39), ns, 191.8 w 6 av, 92x64.10x94.9x87.7, 12-sty bk loft & str bldg; Twentieth St Realty Co to Vulcan Realty Corpn, 360 7 av; mtg $315,-000 & AL; June1; June2'14; A$130,000-312,-000. O C & 100

31ST st, 36 E (3:860-54), ss, 195 e Mad av, 20x98.9, 4-sty & b stn dwg; Hy McBurney et al to Aeon Realty Co, a corpn, 247 W 55; B&S; mtg $40,000 & AL; Apr2; June 1'14; A$50,000-59,500. O C & 100

31ST st, 38 E (3:860-53), ss, 215 e Mad av, 20x98.9, 5-sty & b stn dwg; Hy McBurney & ano EXRS Chas McBurney to Aeon Realty Co, a corpn, 247 W 55; mtg $15,000 & AL; May22; June1'14; A$50,000-59,500. O C & 100

33D st, 502-4 W (3:704-41-42), ss, 55 w 10 av, runs s56.5xsw6.4xs10.6xw13.4xs—xw 17.6xn74 to st xe35 to beg, 2-3-sty bk tnts; Anonymous Co, a corpn, to N Y C & H R R R Co, a corpn, at Albany, NY; CaG; mtg $12,000; May29; June2'14; A $10,500-12,500. O C & 100

34TH st, 254 W (3:783-75), ss, 200 e 8 av, 32.1x98.9, 4-sty stn tnt & strs, 2-sty ext; Joshua Silverstein to Sylvania Impt Co, Inc, 55 Liberty; mtg $50,000; May26; May29 '14; A$67,000-P$72,000. C & 100

35TH st, 349 W (3:759-15), ns, 283.4 e 9 av, 16.8x98.9, 4-sty bk tnt; Ogden S Bradley to Bernard H Foss, 349 W 35 [495 9 av]; May18; June3'14; A$8,500-12,000. O C & 100

35TH st, 412 W (3:732-47), ss, 125 w 9 av, 25x98.9, 4-sty bk tnt & str, 2-sty fr rear tnt; S Stanwood Menken, ref, to Thos Hinton, 300 W 17; PARTITION Apr22; May 29'14; A$10,000-13,500. **11,700**

36TH st, 239 W (3:786-23), ns, 378.6 e 8 av, 18.6x98.9, 3-sty & b bk dwg; Henrietta Ingber to D H Jackson Co, a corpn, 35 Nassau [135 Bway]; mtg $12,500; June1; June4'14; A$24,000-25,500. nom

36TH st, 239 W (3:786-23), ns, 378.6 e 8 av, 18.6x98.9, 3-sty & b bk dwg; D H Jackson Co, a corpn, to Henrietta Ingber, 151 W 140; mtg $12,500; June1'14; A$24,000-25,500. nom

37TH st, 113 E (3:893-11), ns, 189 e Park av, 20x98.9, 4-stv & b stn dwg; Fredk K Trowbridge to Helen E Kremer, 34 Park av [c/o Wm N Kremer, 1 Liberty]; mtg $35,000; May13; June4'14; A$40,000-53,500 O C & 100

37TH st, 333 E (3:943-20), ns, 427 e 2 av, 20x97.6 to ss old Susan x20.3x100, 4-stv bk tnt; Nathan Heilmann to Sarah Bonnie [c/o Christopher P Bonnie], 329 E 37; mtg $7,000; May26; June2'14; A$8,-500-11,000. nom

38TH st, 57-61 W (3:840-9-11), ns, 146.9 e 6 av, 55.2x98.9, 3-4-sty stn loft & str bldgs; 59 West 38th St Corpn to Harvard Realty & Constn Co, a corpn, 128 Bway; mtg $170,000 & AL; June3'14; A$184,500-195,000. O C & 100

38TH st, 267 W (3:788-13), ns, 141 e 8 av, 20.6x98.9, 4-sty bk tnt & str; Louise E Albus to Margt T Albus, widow, 600 W 169; QC; May29'14; $30,500-32,000. nom

39TH st, 300 E, see 2 av, 722-4.

40TH st, 119 E (5:1295-12), ns, 255 e Park av, 25x98.9, 4-sty & b stn dwg; Annie L Beekman to Caroline C Foote [c/o Dr Edw M Foote], 135 W 48; B&S & CaG; mtg $30,000 & AL; May28; June1'14; A$45,000-59,000. O C & 100

42D st 3 E (5:1277-7), ns, 155 e 5 av, 18 x100.5, 4-sty stn str, 2-sty ext; Caroline O Tolfree to Oceanic Investing Co, a corpn, 49 Wall; AL; June1'14; A$144,000-157,000. O C & 100

43D st, 504 W, see 43d, 525 W.

43D st, 525 W (4:1072-18), ns, 350 w 10 av, 25x100.5, 5-sty bk tnt & strs; mtg $8,-000; A$9,000-16,000; also 43D ST, 504 W (4:1071-37), ss, 100 w 10 av, 25x100.5, 5-sty stn tnt; A$9,000-20,000; Edw C Brenner & Edith D, his wife, to Martha E Brenner [c/o Dr Edw C Brenner], 840 West End av; AT; May29; June1'14. nom

44TH st, 140 W (4:996-50), ss, 430 w 6 av, 15x100.4, 3-sty bk loft & str bldg; Jno Andre to Frederich Hildebrandt, 45 Central av, Tompkinsville, B of R [2 Wall]; AL; May29; June2'14; A$35,000-36,000. nom

46TH st, 14 E (5:1281-62), ss, 250 e 5 av, 25x100.5, 4-sty & b stn dwg; Eldred A & Sinclair Carley EXRS Wm Tousey to Ritz Realty Corpn, 80 Maiden la [35 Nassau]; May28; May29'14; A$110,000-118,000. **128,500**

48TH st, 201-3 E, see 3 av, 777.

49TH st, 125 W (4:1002-19), ns, 325 w 6 av, 25x100.4, 5-sty bk tnt & str; Percival H Gregory, ref, to Jere Kavanagh, 125 W 49 [724 8 av]; PARTITION May11; June 1; June2'14; A$37,000-41,000. **36,400**

49TH st, 240-2 W (4:1020-57), ss, 160 e 8 av, 40x100.5, 7-sty bk tnt; Vulcan Realty Corpn to Twentieth St Realty Co, a corpn, 110 W 34; mtg $75,000; June1; June3'14; A $54,000-110,000. O C & 100

49TH st, 609 W (4:1097-26), ns, 150 w 11 av, 25x93.5x25x93.3, 3-sty bk rear tnt; also all RT&I as follows: INTERIOR LOT at cl blk bet 49th & 50th & 150 w 11 av, runs s7.1xw25xn6.11xe25 to beg; Eliphalet L Davis to Jno C Forster, 343 W 47; mtg $6,500; June1; June2'14; A$8,500-9,000. O C & 100

52D st, 562 W (4:1080-61½), ss, 64 e 11 av, runs e36xs75.3xw25xn56xw11xn19.3 to beg, 5-sty bk tnt & str; Albt L Maas to Fredk W Maas, 3268 Decatur av, Bronx, ½ pt; AL; May19; June1'14; A$9,500-19,500. O C & 100

54TH st, 162 W, see 7 av, 831-9.

57TH st, 110 E (5:1311-66), ss, 234.6 w Lex av, 19.11x100.5, 4-sty & b stn dwg; also all RT&I to strip on w, 0.1x100.5; Warren E Dennis to Mary J Dennis, wife Warren E, 110 E 57 [165 Bway]; AL; May28; June 1'14; A$35,000-50,000. gift

58TH st W, nec 11 av, see 11 av, 854-8.

60TH st, 317-9 on map 317 E (5:1435-11), ns, 250 e 2 av, 25x98, 5-sty bk tnt & str; Union Realty Selling Corpn to Herman Weisberger, 189 2d; ½ pt; correction deed; AL; May25; June3'14; A$10,000-19,000. nom

60TH st, 115 W (4:1132-25), ns, 175 w Col av, 25x100.5, 5-sty stn tnt; Alfd J Talley, ref, to Annie E, wife Geo Wohlfrom, 504 Manhattan av; FORECLOS May15; May 27; May29'14; A$12,000-24,000. **5,000**

60TH st, 115 W; Annie E wife Geo Wohlfrom to Benj F Frey, 155 Euclid av, Hackensack, NJ [368 W 57]; CaG; mtg $20,000; May28; May29'14. O C & 100

60TH st, 117 W (4:1132-24), ns, 200 w Col av, 25x100.5, 5-sty stn tnt; Michl J Mulqueen, ref, to Annie E wife Geo Wohlfrom, 504 Manhattan av; FORECLOS May 15; May27; May29'14; A$12,000-24,000. **3,000**

60TH st, 117 W; Annie E wife Geo Wohlfrom to Benj F Frey, 155 Euclid av, Hackensack, NJ [368 W 57]; CaG; mtg $20,000; May28; May29'14. O C & 100

61ST st, 32-8 W (4:1113-58½-60½), ss, 89 e Col av, 74x100.5, 4-4-sty stn tnts; Farmers Loan & Trust Co, a corpn, EXRS Jno J Clancy to N Y Assoc for Improving the Condition of the Poor, a corpn, 105 E 22; May12; May29'14; A$72,000-104,000. nom

62D st, 51-3 E, see Park av, 560-6.

66TH st, 205-11 E (5:1421-5-7), ns, 100 e 3 av, 90x100.5, 2-6-stv bk tnts & strs; Yatty Kramer & ano to Michl Wielandt, 887 E 176 [162 E 23]; mtg $80,000; May27; June1 '14; A$42,000-112,000. O C & 100

67TH st, 7-9 W (4:1120-23-28), ns, 100 w Central Park W, 150x100.5, 1-stv fr shop & vacant; 67th St Co, a corpn, to Fullerton-Weaver Realty Co, a corpn, 1 Mad av; mtg $155,000; May29; June2'14; A$135,000-135,000. O C & 100

67TH st, 121-7 W, see Bway, 3261.

70TH st, 44 W (4:1122-53), ss, 283 e Col av, 22x100.5, 4-sty & b bk dwg; Julius Goldman to Edwin Blun, 44 W 70 [260 4 av]; AL; June1; June2'14; A$20,000-41,000 O C & 100

71ST st, 142-4½ E, see Lexington av, 983.

71ST st, 171 E (5:1406-28½), ns, 220 w 3 av, 15x102.2, 3-sty & b stn dwg; Wm S Post to Albt R Lamb, 146 E 74; mtg $15,-000 & AL; May23; June2'14; A$13,500-17,-500. O C & 100

71ST st, 430 E (5:1465-31), ss, 150 w Av A, 25x145.4, 5-sty bk tnt; Astor Trust Co, a corpn, EXR Eduard Leissner to Eduard Leissner, Jr, & Millie Lindblad both at Bronx Manor, Bronxville, NY; AL; May28; May29'14; A$9,500-24,500. O C & 100

71ST st, 525-31 E (5:1483-16-20 & 33 & 34), ns, 373 e Av A, 125x204.4 to ss 72d (Nos 524-8), several fr lumber sheds; Geo H Storm to Storm Holding Co, Inc, 527 E 71; AL; June1; June3'14; A$57,500-59,500. O C & 100

71ST st, 106 W (4:1142-36), ss, 61 w Col av, 19x100.5, 4-stv & b stn dwg; Fannie V Lyons to Caroline Lamar, 106 W 71; mtg $16,500 & AL; June4'14; A$15,500-26,000. nom

72D st, 524-8 E, see 71st, 525-31 E.

74TH st, 134 W (4:1145-47), ss, 340 w Col av, 20x102.2, 4-stv & b stn dwg; Josef Steiner to Wm C Schmidt, 1253 St Nicholas

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av; mtg $22,000 & AL; May15; June4'14; A$16,000-30,000. nom

77TH st W, swc Bway, see Bway, swc 77th.

78TH st, 300 W, see West End av, 371-9.

79TH st, 346 E (5:1453-32), ss, 127 w 1 av, 17x80, 3-sty & b stn dwg; Mary O'Connell et al, EXRS, heirs &c Jas O'Connell, to Mary E O'Connell, 350 E 79; AL; May30; June2'14; A$5,000-8,500. O C & 100

79TH st, 348 E (5:1453-31½), ss, 110 w 1 av, 17x80, 3-sty & b stn dwg; Mary O'Connell et al, EXRS, heirs &c Jas O'Connell, to Mary E O'Connell, 350 E 79; AL; May30; June2'14; A$5,000-8,500. O C & 100

79TH st, 350 E (5:1453-31), ss, 93 w 1 av, 17x102.2, 3-sty & b stn dwg; Mary O'Connell et al, EXRS, heirs &c Jas O'Connell, to Mary E O'Connell, 350 E 79; AL; May30; June2'14; A$6,000-9,500. O C & 100

80TH st, 140 E (5:1508-57½), ss, 19.2 w Lex av, 18.4x102.2, 3-sty & b stn dwg; Benton J Asiel et al to Addie Whitehead, 1350 Mad av [c/o Oscar Whitehead, 148 W 23]; CaG; May29'14; A$16,000-19,500. C & 100

81ST st, 167 E (5:1510-31½), ns, 113 w 3 av, 20x93.10x—x83.10, with all title to gore in rear to cl of blk, 3-sty & b bk dwg; Wilhelmina F Muller & ano, individ & EXRS &c Clemens Muller, to Arcade Realty Co, a corpn, 155 E 59; May27; June 2'14; A$10,000-12,500. O C & 100

81ST st, 235 E (5:1527-17), ns, 175 w 2 av, 24.11x102.2, 6-sty bk tnt & strs; Wave Impt & Constn Co to Jacob Gumpel, 215 Audubon av; mtg $30,000; June1; June2 '14; A$11,000-31,000. O C & 100

81ST st, 414 E (5:1560-42), ss, 156.6 e 1 av, 25x102.2, 5-sty bk tnt; Mary O'Connell et al, EXRS, heirs &c Jas O'Connell, to Mary E O'Connell, 350 E 79; ½ pt; AL; May30; June2'14; A$8,500-18,000. O C & 100

81ST st, 7 W (4:1195-26), ns, 148.9 w Central Park W, 26.3x104.4, 4-sty & b stn dwg; Maud B Barclay to Hamilton Holding Co, a corpn, 149 Bway; mtg $65,000; June3'14; A$39,000-75,000. O C & 100

87TH st, 356 E, see 1 av, 1667.

88TH st, 363 W, see Riverside dr, 160.

89TH st E, nwc Madison av, see Madison av, nwc 89th.

90TH st, 18 E, see Bway, 3261.

90TH st E, ss, 255.6 e 5 av, see Bway, 3261.

90TH st, 69-71 W (4:1204-4½), ns, 66 e Col av; deed reads COLUMBUS AV (4:-1204), nec 90th (Nos 69-71), runs e66.88xn 100.8xw33.4xs— to st xw33.4 to beg (probable error in description); 3-sty stn institue; Robt Spero et al to 69 W 90th St Corpn, 69 W 90; B&S; mtg $35,000; May16; June3'14; A$27,000-55,000. O C & 100

91ST st, 52 W (4:1204-51), ss, 464 w Central Park W, 18x100.8, 4-sty & b bk dwg; Chas Munter to Lillie Munter, his wife, 52 W 91 [c/o Prof Chas Munter, 141 W 36]; B&S; AL; May29'14; A$13,500-23,000. O C & 100

93D st, 25 (21) E (5:1505-14), ns, 70.9 w Mad av, 17x68.8, 3-sty & b stn dwg; Sadie C Mainthow to Jacob Mayers, 73 E 92 [203 Bway]; mtg $14,700; June1'14; A$27,000-32,-000. O C & 100

93D st, 173 W (4:1224-5), ns, 100 e Ams av, 17x90.10 to ss Apthorps la x17x91.8, with all title to Apthorps la, 3-sty & b stn dwg; Annie L Demorest to Michl J Quinn, 427 W 43; mtg $11,000 & AL; May 28; June1'14; A$10,000-18,000. O C & 100

95TH st, 2 W, see Central Park av, swc 95th.

97TH st, 203 E (6:1647-4½), ns, 90 e 3 av, 25x100.11, 5-sty bk tnt & strs; Theresa Lemmon to Isidor Lowenfeld, 432 Lafayette av, Bklyn; mtg $8,000; June2; June3 '14; A$9,000-15,000. nom

97TH st, 203 E (6:1647-4½), ns, 90 e 3 av, 25x100.11, 5-sty bk tnt & strs; Northcote Realty Co to Theresa Lemmon, 319 W 94; B&S & CaG; AL; May18; June2'14; A$9,000-15,000. O C & 100

98TH st, 300 E, see 2 av, 1894.

100TH st, 222 E (6:1649-34), ss, 230 w 2 av, 25x100.11, 5-sty bk tnt & strs; Union Realty Selling Corpn to Herman Weisberger, 189 2d; ½ pt; AL; May25; June3'14; A $9,000-20,000. nom

100TH st, 226 E (6:1649-32), ss, 180 w 2 av, 25x100.7, 5-sty bk tnt; Martha Windman to Mary Foley [321 S 4 av], Mt Vernon, NY; ½ pt; R&S; mtg $17,300 & AL; May28; May29'14; A$9,000-19,000. nom

101ST st, 114 W (7:1855-42), ss, 225 w Col av, 25x100.11, 5-sty stn tnt; Francis M Fuchs to Otto G Fuchs, 114 W 101; AT; mtg $14,000; May29'14; A$15,000-21,000. O C & 100

101TH st, 244 E (6:1653-38), ss, 125 w 2 av, 25x100.11, 5-sty bk tnt & strs; Union Realty Selling Corpn to Herman Weisberger, 189 2d; ½ pt; correction deed; AL; May25; June3'14; A$8,000-20,000. O C & 100

103TH st, 208-10 E (6:1654-42), ss, 128 e 3 av, 36x100.9, 6-sty bk tnt & strs; Abr L Lusthaus to Max Eigen, 16 E 105 [1555 Mad av]; 2-5 pts, intention being that party 2d pt becomes entire owner; AL; May28; May29'14; A$11,500-36,500. O C & 100

103TH st, 166 W (7:1859-59), ss, 126.2 e Ams av, 18.4x100.11, 3-sty & b stn dwg; West End Presbyterian Church to Chas C McMann, 157 W 105; June4'14; A exempt-exempt. **12,500**

103TH st, 321 W (7:1891-43), ns, 100 e Riverside dr, 23x100.11, 5-sty & b stn dwg; Chas B Barkley to Marion J Barkley, his wife, 7 E 58 [233 Bway]; mtg $30,000 & AL; June1; June2'14; A$20,000-38,000. nom

107TH st, 68 W (7:1842-59), ss, 100 e Col av, 48.9x100.11, 7-sty bk tnt; Jno A Anderson, ref, to H Frank Darrow, 2811 Clarendon rd, Bklyn [26 Barclay, Manhattan]; mtg $60,000 & AL; FORECLOS May12; May22; May29'14; A$30,000-66,000. **6,000**

108TH st, 235-9 W (7:1880-10), ns, 200 e Bway, 75x100.11, 6-sty bk tnt; Tilyou Realty Co to Harry Shwitzer, 1391 Mad av [309 Bway]; mtg $85,000 &AL; June2; June3'14; A$52,500-125,000. O C & 100

111TH st, 2 E, see 5 av, 1317.

113TH st, 227 W (7:1829-23½), ns, 200 w 7 av, 16.8x100.11, 3-sty & b bk dwg; Maurice Goodman, ref, to Mary S Maddock, at Fishkill-on-Hudson, NY; FORECLOS May26; May29; June2'14; A$9,000-12,500. **8,000**

117TH st, 21 E (6:1623-13), ns, 85 w Mad av, 25x100.11, 5-sty bk tnt; Rebecca Isear to Sacharize Isear, 21 E 117; AT; mtg $21,-000; Apr28; May29'14; A$14,000-25,500. O C & 100

117TH st, 57 W (6:1601-9), ns, 179 e Lenox av, 26x100.11, 5-sty bk tnt; Annie Lubliner et al to Saul Propper, 59 W 117 [128 Lenox av]; AL; May29; June3'14; A$14,-500-26,000. O C & 100

118TH st, 435 E (6:1806-15½), ns, 225.6 w Pleasant av, 18.9x100.11, 3-sty & b bk dwg; City Real Estate Co to Giovanni Costanzo, 295 Pleasant av; B&S; June1; June 4'14; A$5,000-6,000. O C & 100

118TH st, 1 W, see 5 av, 1460.

118TH st, 12½ W (6:1601-45), ss, 219 w 5 av, 22x100.11, 5-sty bk tnt & strs; Louis L Kahn to Chas Deutsch, 534 E 87; AL; May 25; June1'14; A$12,000-24,000. nom

119TH st, 71 W (6:1718-12½), ns, 265 e Lenox av, 18x100.11, 3-sty & b stn dwg; Isidore Cohen, ref, to Jennie Steinman, 4 W 72; FORECLOS May27; June3'14; A$10,-000-15,000. **14,000**

119TH st, 200 W, see 7 av, 1974.

120TH st, 113-5 E (6:1769-8-9), ns, 165 e Park av, 40x100.11, 2-4-sty bk tnts; Basonio Constn Co to Morris Silver, 99 Nassau; mtg $21,000; May21; June3'14; A$17,000-22,-000. O C & 100

120TH st, 60 W (6:1718-60), ss, 278.9 e Lenox av, 19x100.11, 3-sty & b stn dwg; Albt & Moses Hochster to Martha Cesner, 1645 Mad av; mtg $19,000 &AL; May28; May29'14; A$12,000-19,000. O C & 100

121ST st, 326-8 E, see 122d, 162 E.

122D st, 162 E (6:1770-48), ss, abt 125 e Lex av, —x— 2-sty & b bk dwg; A$5,500-6,500; also 121ST ST, 326-8 E (6:1797-44-45), ss, abt 260 e 2 av, —x—, 3-sty bk home; A$12,000-14,300; Henry Duchardt III, grandson of Henry Duchardt to Elias H Bartley, 65 So Portland av, Bklyn; AT; AL; June3'14. nom

122D st, 416-22 W (7:1963-56), ss, 100 e Ams av, runs s80.10xe100xn90.2 to ss Morningside Park W xw along same & 122d 100.1 to beg, 6-sty bk tnt; Krulewitch Realty Co to Zachary Heller, 521 W 149; B&S; AL; May29; June4'14; A$75,000-175,-000. nom

124TH st, 50 E (6:1748-70), ss, 136 e Mad av, 18x100.11, 3-sty & b stn dwg; Alfred Furst to Hermine Furst [wife Alfred Furst], 50 E 124; mtg $9,000; May28; May 29'14; A$8,500-10,500. nom

124TH st, 142 W (7:1908-51), ss, 300 e 7 av, 25x100.11, 5-sty bk tnt; Myron Sulzberger et al to Reneva Realty Co, Inc, 38 Park Row; AL; June2; June3'14; A$16,000-26,000. O C & 100

124TH st, 254 W (7:1929-57), ss, 174.6 e 8 av, 16.8x100.11, 4-sty bk tnt; Albertine M Melius et al, EXRS &c Henry Heuer, to Eliz Doyle, 105 Park av, Bklyn; B&S; mtg $10,000 & AL; June1; June2'14; A$10,600-13,000. O C & 100

125TH st, 510 W (7:1979-38), ss, 125 w Ams av, 25x100.11, 5-sty bk tnt; Geo L Lewis, ref, to Kate Blank, 1219 Union av; mtg $——; FORECLOS May22; June3'14; A $14,000-22,000.

100 over & above encumbrances

130TH st, 266 W (7:1935-59), ss, 118.6 e 8 av, 18.6x99.11, 3-sty & b bk dwg; Max Rubin to Jeanette Siegel, 148 W 118; ½ pt; mtg $10,500 & AL; May27; June3'14; A $8,000-10,500. O C & 100

130TH st, 400 W, see St Nicholas ter, 49-55.

130TH st, 408-10 W (7:1969-50), ss, 143 w St Nicholas ter, 144.6x99.11, 6-sty bk tnt; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $150,000; Apr28; June3'14; A$60,000-175,000. O C & 100

132D st, 600 W, see Bway, 3261.

133D st, 132-4 W (7:1917-45-46), ss, 275 w from es 7 av (error, should be Lenox av), 50x99.11, 2-5-sty bk tnts; Danl L Korn to 132-134 West 133d St Corpn; AL; June1; June2'14; A$20,000-42,000. nom

133D st, 171 W (7:1918-5), ns, 75 e 7 av, 25x99.11, 5-sty bk tnt & strs; Chas E Hughes Jr, ref, to Albt Schaefer, 611 W 110 [1451 Bway]; FORECLOS May19; June 1; June2'14; A$10,000-21,000. **10,000**

133D st, 604 W, see Bway, 3301-21.

134TH st, 238 W (7:1939-59), ss, 300 e 8 av, 25x99.11, 5-sty bk tnt; Geo W Clune, ref, to Gustavus Sidenberg, 48 W 56 [66 Bway]; FORECLOS May26; May29'14; A $10,000-23,000. **14,000**

134TH st, 521 W (7:1988-14), ns, 423 w Ams av, 48x99.11, 5-sty bk tnt; Rosenthal Constn Co, a corpn, to Rosa Samuels, 254 Cumberland av, Asheville, NC; mtg $52,-000 & AL; May26; June2'14; A$22,000-53,-000. O C & 100

134TH st, 600 W, see Bway, 3301-21.

140TH st, 53 W (6:1738-14), ns, 283.4 e Lenox av, 41.8x99.11, 6-sty bk tnt; Clara Bloomingdale to David Israel, 106 W 69; mtg $25,000; June2'14; A$8,000-37,000. O C & 100

143D st, 143 W (7:2012-15), ns, 387.6 w Lenox av, 37.6x99.11, 6-sty bk tnt; Gustav Walker et al to Reneva Realty Co, Inc, 38 Park Row; AL; June2; June3'14; A$15,000-42,000 O C & 100

157TH st W, nwc Amsterdam av, see Amsterdam av, nwc 157th.

163D st, 440 W (8:2110-15), ss, 225 e Ams av, 25x112.6, 5-sty bk tnt; Ada Meyer to Jacob Oppenheim, 759 Jennings; mtg $24,-800; May14; May29'14; A$9,000-24,000 O C & 100

183D st W, see Bway, see Bway, 3261.

207TH st W, nec Vermilyea av, see Vermilyea av, nec 207.

Av B, 195-203 (2:395-1-5), nec 12th (Nos 601-5), 129x93, 3-6-sty bk tnts & strs; Henry Waldman, ref, to Peerless Holding Co, Inc, 46 Cedar; FORECLOS Apr22; June 3; June4'14; A$96,000-192,000. **70,000**

Av B, 201-3 (2:395-5), es, 89 n 12th, 40x 93, 6-sty bk tnts & strs; Peerless Holding Co, Inc, to Maud L Barclay, 7 W 81; mtg $57,000; June1; June4'14; A$26,000-50,000. nom

Amsterdam av, 1040-4 (7:1883-30), nwc 111th (No 501), 62.6x84.9x64.10x67.6, 6-sty bk tnt & strs; Compact Realty Co, Inc, to Hugh P Skelly, 24 W 83 [650 1 av]; mtg $107,000 & AL; June1; June2'14; A$60,000-120,000. O C & 100

Amsterdam av, 1050-4 on map 1050-2 (7:-1883-31), ws, 40.6 s 112th, 46x99.5x47.8x 112.2, 6-sty bk tnt; May Scheer to Hugh P Skelly, 24 W 83; mtg $80,000; May29; June4'14; A$45,000-85,000. nom

Amsterdam av (7:1971), es, 75 n 133d, a strip, 0.6x100; Herrmann Realty Co to Mortimer Herrmann, 500 W 175; QC; May29; June1'14. nom

Bowery, 95 (1:304-1), nec Hester (Nos 145-9), 25x100, 3 & 5-sty bk tnt & strs; Jno N Van Pelt et al EXRS Ann E Purdy to Ella P Van Pelt & Lillie E Purdy, both at 151 E 62; May29; June3'14; A$48,000-56,000. nom

Bowery, 361 (2:459-9), sec 4th (No 48), runs es0.2xs12xw40.10x again w35 to Bowery xn23.4 to beg, 2 & 3-sty bk & fr tnt & strs; Albt H Mathews, EXR Leonora Polhemus to Benj A, Ellen A & Ramona L Polhemus [227 Clark st], Westfield, NJ, & Abram C Polhemus at Skaneateles, NY, all children of Abram Polhemus; mtg $21,000; June1'14; A$17,000-22,000. **11,000**

Broadway, 832-4 (2:564-37), es, 100.6 s 13th, 48x95.4x48x95.3, 10-sty bk loft & str bldg; Stability Realty Co to 832 Bway Corpn, 832 Bway; mtg $372,000; May21; June2'14; A$180,000-275,000. O C & 100

Broadway, 1489 (4:1014-35), ws, 20.5 s 43d, 20x60, 4-sty bk bldg & str; Danl S McElroy to Linda L McElroy, 102 Park av [Larch Villa, N Bway, Irvington-on-Hudson]; B&S; May19; June1'14; A$140,000-145,000. gift

Broadway, 1981, see Bway, 3261.

Broadway, 1983-5, see Bway, 3261.

Broadway, 1991, see Bway, 3261.

Broadway, 2173-7 (4:1168-56), swc 77th, 105.9x146x102.2x119.10, 10-sty bk Hotel Belleclaire; Albt Saxe to Morewood Realty Molding Co, a corpn, 71 Bway; B&S & CaG; mtg $625,000; May29; June2'14; A $335,000-750,000. O C & 100

Broadway, 3261 (7:1998-28-37), swc 132d (No 600), 199.10 to ns 131st (No 601), x100, 1-sty fr stable & vacant; A$131,000-131,000; also 90TH ST E (5:1501-61-62), ss, 255.6 e 5 av, 51.1x100.8, 1-sty bk garage & vacant; A$100,000-100,000; also 90TH ST, 18 E (5:-1501-60), ss, 306.8 e 5 av, 25.6x100.8, 2-sty & a fr dwg; A$50,000-50,500; also BROADWAY (8:2164-20-23), sec 183d, 105.10x103.7 x104.11x118, vacant; A$45,000-45,000; all of above & 1-6 pt of following: BROADWAY, 1991 (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x 25x117.4, 1 & 2-sty bk str; A$85,000-87,000; also BROADWAY, 1983-5 (4:1139), ws, 28.7 n 67th, 56.2x93x50x118.8, 2-4-sty bk tnts; also BROADWAY, 1981 (4:1139-14-16, these include Broadway, 1983-5), nwc 67th (Nos 121-7), 28.7x118.8x25.5x131.8, 4-sty bk tnt & str & 3-4-sty stn tnts in st; A$254,000-276,-000; sub to life estate of Eliza J Arkenburg in last three parcels; Moritz Falkenau to Falcon Realty Co, a corpn, 35 Nassau; B&S; AL; May20; May29'14. nom

Broadway, 3301-3321 (7:2000-29-36), swc 134th (No 600), runs s199.10 to ns 133d (No 601), xw125xn99.11xe25xn99.11 to ss 134th xe100 to beg, 5-6-sty bk tnts & strs; Robt L Hoguet et al to Oaklawn Corpn, 27 Wm; mtg $199,000 & AL; May23; May29'14; A $156,500-337,000. nom

Broadway, see 183d, see Bway, 3261.

Columbus av, 306-16 (4:1146-32), swc 75th (Nos 100-2), 127.8x100, 7-sty bk tnt & strs; Mimie Banner to S Morrill Banner, 10 W 74 [170 Bway]; ½ pt; CaG; May26; June2'14; A$185,000-325,000. nom

Edgecombe av, 58 (7:2041-31½), es, 92 n 137th, 15.10x100, 4-sty stn tnt; Henrietta Ingber to D H Jackson Co, a corpn, 35 Nassau [135 Bway]; mtg $11,000; June3; June4'14; A$7,300-12,500. nom

Edgecombe av, 58 (7:2041-31½), es, 92 n 137th, 15.10x100, 4-sty stn tnt; D H Jackson Co, a corpn, to Henrietta Ingber, 151 W 140; mtg $11,000; June1'14; A$7,300-12,-500. nom

Edgecombe av, 123 (7:2048-37), ws, 74.11 s 141st, 25x90, 5-sty bk tnt; J Gabriel Britt, ref, to Arnold & Geo A Thayer, both at Port Washington, LI [5 Beekman], & Hy H Hogins at Roslyn, LI; TBSTES will Geo A Thayer; FORECLOS May19; May29; June 1'14; A$10,500-21,500. **18,000**

Edgecombe av, 125 (7:2048-38), ws, 49.11 s 141st, 25x90, 5-sty bk tnt; Alfred D Lind, ref, to Arnold & Geo A Thayer, both at Port Washington, LI [5 Beekman], & Hy H Hogins at Roslyn, LI; TBSTES will Geo A Thayer; FORECLOS May19; May29; June 1'14; A$10,500-21,500. **18,000**

Lenox av, 429-31 (7:1916-31), ws, 49.11 n 131st, 49.11x75, 6-sty bk tnt & strs; Millie Schwarz to Martha Livingston [c/o Saml Ll. 570 W 156; mtg $60,500 & AL; Dec15'13; June3'14; A$37,000-65,000. O C & 100

Lexington av, 307 (3:893-66), es, 49.5 s 38th, 24.8x100, 4-sty & b stn dwg; Harriet H Spear, widow, to Helen Z, wife Jno C Tappin, 307 Lex av [66 Bway]; 4-5 pts; A T; B&S; May12; June1'14; A$36,500-45,500. nom

Lexington av, 983 (5:1405-51), sec 71st (Nos 142-44½), 20x69, 4-sty stn tnt & strs; Dina Beinhauer, EXTRX Fredk W Beinhauer, to Anna Spiegel, 1 W 119; AL; June 1; June2'14; A$25,000-38,000. O C & 100

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Lexington av, 983, sec 71st (Nos 142-44½); Anna Spiegel to Louis Roth, 1098 3 av [929 6 av]; mtg $32,000; Junel; June 2'14. O C & 100

Lexington av, 1389 (5:1520-20½), es, 67.4 n 91st, 16.8x70, 3-sty & b stn dwg; Jno A Henneberry to Mary R Henneberry, his wife, 1389 Lex av; mtg $13,000; May28; May 29'14; A$11,000-13,000. nom

Madison av, 302 (5:1276-15), ws, 27 n 41st, 22.4x74, 4-sty & b stn dwg; Elijah George TRSTE Wm M Bullard et al to Gustavia A Senff, — 7 av, Whitestone, B of Q [16 E 79], & Fredk W Senff at Newburgh, NY, EXRS Chas H Senff, late of Whitestone, B of Q, as joint tenants; mtg $50,000 & AL; Junel'14; A$93,000-105,000. **125,000**

Madison av, 712 (5:1378-14½), ws, 20 n 63d, 20x70, 4-sty stn tnt & strs; N Y & N J Real Estate Impt Co to Granby Corpn, 150 Bway; CaG; mtg $50,000 & AL; Junel; June4'14; A$40,000-48,000. nom

Madison av, 1875 (6:1747-75), es, 55 s 122d, 18x100, 3-sty & b stn dwg; Moses Aronson to Martha Aronson, [wife Dr Moses Aronson], 1875 Madison av; QC; May 28; May29'14; A$12,000-16,000. nom

Park av, 409 (5:1309-71), es, 50.5 s 55th, 25x90, 2-sty bk garage; Almy G Gallatin to Swan-Brown Co, Inc, 340 Mad av; Apr 6; Junel'14; A$33,000-37,000. O C & 100

Park av, 560-6 (5:1377-33-36), nwc 62d (Nos 51-3), 100.5x100, 3-5 & 1-5-sty bk & stn tnts & strs; M Orme Wilson et al, EXRS &c Rich T Wilson to Colony Club, a corpn, 122 Mad av; mtg $280,000; June 3'14; A$226,000-250,000. **400,000**

Park av, 1505 (6:1637-72), es, 75.8 s 110th, runs s25.2¾xe155xn25xw75xn.02¾xw80 to beg, 1 & 2-sty bk stable; Anna E Kraft to Dietrich W Kaatze, 103 Keap, Bklyn; AT; QC; Apr17'13; June4'14; A$11,-000-14,000. nom

Park av, 1505; Eduard A Wallach to Anna E Kraft, 103 Keap, Bklyn, & Martha Friedman, 158 Suffolk, NY; QC; May14; June4'14. nom

Park av, 1505; Dietrich W Kaatze to Anna E Kraft, 103 Keap, Bklyn; AT; QC; June4'14. nom

Park av, 1505; Fischel Friedman to Getsel Kotcher, 1 Watkins, Bklyn, & Aaron Rosner, 335 Saratoga av, Bklyn corrects deed dated Mar29'07; AL; June4'14. nom

Post av (8:2222-38), ns, 100 e 204th, 75x 150, vacant; Manuela R Parker & ano to Ada W Rasines, Hotel Rueger, 9th & Bank sts, Richmond, Vir; May12; May29'14; A $8,000-8,000. nom

Riverside dr, 96 (4:1244-93), es, 63.4 s 82d, 19.6x78.9x18.8x84.7, 4-sty & b stn dwg; Jas Richards to Frances Simon, 95 Riverside dr [c/o Franklin Simon, 414 5 av]; mtg $16,000 & AL; Junel'14; A$20,000-32,-000. O C & 100

Riverside dr, 160 (4:1250-1-9), nec 88th (No 363), 103.7x218.5x100.8x241.4, 2-sty fr dwg & vacant; Michl Friedsam et al EXRS Benj Altman to Riverside-88th St Corpn, 149 Bway; May14; May29'14; A$250,000-251,000. O C & 100

Riverside dr, 865 (8:2135-28), ws, 95 n of cl 159th if extended & measured on a line from pt 130.8 n of cl 159th along the curve, runs n on curve 24.9xw59.11xs20.5xe 70.3 to beg, 3-sty & b bk dwg; Matthew P Breen Jr, ref, to Otto R Hartmann, 1196 Warburton av, Yonkers, NY [56 Pine]; 1st mtg $——; FORECLOS Apr27; May28; May29'14; A$6,000-14,500. **5,500**

St Nicholas av, 1251-7 (8:2141-42), ws, 25 s 173d, 75x100, 6-sty bk tnt & strs; Wm C Schmidt to Chas M Rosenthal, Oxford & Ruby rd, Cedarhurst, LI [35 Nassau]; mtg $100,000 & AL; Junel; June4'14; A$42,000-115,000. O C & 100

Vermilyea av (8:2236-27-30), nec 207th, 100x100, vacant; Carvo Realty Co, a corpn, to Max Marx, 419 Convent av [128 Bway]; mtg $25,000; Junel; June3'14; $25,500-25,-500. nom

Wadsworth av (8:2162-8), sec 179th (No 622), 45x99.11, 5-sty bk tnt; Saml Harris to Fredk Horling & Eliz, his wife, 275 W 145, tenants by entirety; mtg $50,000 & AL; Junel; June2'14; A$26,500-66,000. O C & 100

West End av, 371-9 (4:1186-33), swc 78th (No 300), 102.2x75, 12-sty bk tnt; Cambridge Constn Co to Geo H Flinn, 5020 5 av, Pittsburgh, Pa; mtg $525,000; Junel; June3'14; A$205,000-565,000. O C & 100

West End av, 654 (4:1239-62½), es, 36.8 s 92d, 16x82, 4 & 5-sty & b bk dwg; Thos P McKenna to Mary E Pettit, 165 Bway; mtg $20,000; May23; Junel'14; A$24,000-29,000. O C & 100

1ST av, 1506 (5:1473-49), es, 60.6 s 79th, 16.8x94, 2-sty bk tnt & str; Mary O'Connell et al, EXRS, heirs &c Jas O'Connell, to Mary E O'Connell, 350 E 79; AL; May 30; June2'14; A$9,500-10,500. O C & 100

1ST av, 1667 (5:1549-31), swc 87th (No 356), 23.2x73, 4-sty bk tnt & strs; Otto G Fuchs to Francis M Fuchs, 349 E 52; AT; mtg $8,500; May29'14; A$16,500-25,500. O C & 100

2D av, 408 (3:929-4), es, 72.2 n 23d, 26.6x 100, 4-sty bk tnt & strs; Maurice Gross to Mathilde Schlemann, 697 Dawson, Bronx; mtg $23,000 &AL; Sept15'13; Junel'14; A $19,000-23,000. O C & 100

2D av, 1804 (6:1669-49), sec 98th (No 300), 25x100, 5-sty bk tnt & strs; Saml Kahn et al to Rudolf Pollak, 1892 2 av; mtg $16,000; May19; June2'14; A$14,000-22,000. O C & 100

3D av, 777 (5:1322-1), nec 48th (Nos 201-3), 25.5x95, 4-sty bk tnt & strs, 1-sty ext; Eliz Kenedy, EXTRX & TRSTE Patk J Kenedy, to Frank W Mosher, 152 E 50; [806 3 av]; mtg $20,000; June3; June4'14; A$27,500-35,000. O C & 100

5TH av, 73 (3:843-1), nec 15th (Nos 1-3), runs n38.6xe100xn61.6xe25xs100 to ns 15th xw125 to beg, 11-sty bk loft & str bldg; 73 5 av Co, a corpn, to 67th St Co, a corpn, 128 Bway [30 E 42]; mtg $440,000; June 1; June2'14; A$262,000-500,000. O C & 100

5TH av, 1317 (6:1616-69), sec 111th (No 2), 50.11x100, 6-sty bk tnt & strs; Franconia Realty Co to Realty Realization Corpn, 1400 5 av; AL; May27; May29'14; A$58,-000-100,000. nom

5TH av, 1460 (6:1717-33), nwc 118th (No 1), 25.11x100, 5-sty bk tnt & strs; Jacob Selig to Saml Schwartz & Fannie, his wife, 27 W 111, tenants by entirety; mtg $45,000 & AL; Junel; June3'14; A$32,000-48,000. O C & 100

7TH av, 106-10 (3:766-42), ws, 52.11 s 17th, runs w79xn52.11 to ss 17th (No 206), xw20xs104.11xe99 to av xn52 to beg, 12-sty bk loft & str bldg; Jno H Rogan, ref, to Oscar J Mayer, 2085 5 av [1934 Madison av]; mtg $190,000; FORECLOS May26; May29'14; A$49,500-250,000. **50,000**

7TH av, 239 (3:799-77), es, 39.6 s 24th, 19.9x80, 4-sty bk tnt & str, 1-sty fr ext; Coleman Constn Co, a corpn, to Mortgage Associates, Inc, 907 Bway; mtg $26,000 & AL; Junel; June3'14; A$32,000-35,000. O C & 100

7TH av, 831-9 (4:1006-63), sec 54th (No 162), 100.5x100, 12-sty bk tnt & strs; Chas E Hall to Oregon Apartments Co, a corpn, 45 E 42; AT; under Sheriff sale or certf; B&S; May25; June3'14; A$275,000-675,000. **155**

7TH av, 936 (4:1030-36), swc Central Park S (200-2), 59th, 25.5x100, 4-sty bk & fr hotel; Theo W Myers to Sol Bloom, 445 Riverside dr [366 5 av]; mtg $80,000; May 1; June2'14; A$140,000-145,000. O C & 100

7TH av, 1974 (7:1924-36), swc 119th (No 200), 26x100, 5-sty bk tnt & strs; David C Hirsch, ref, to Betty Rothfeld, 163 W 72; Jno Frankenheimer, 139 W 81; Hyman Sonn, 40 W 86; August Oppenheimer, 8 W 75; Robt R Rothfeld, 251 W 92, TRSTES Sigmund Rothfeld; FORECLOS May25; Junel'14; A$33,000-53,000. **44,000**

9TH av, 856 (4:1046-64), es, 74.8 s 56th, 25.9x70, 5-sty bk tnt & strs; Abr Nelson to Wm A Kaufman, 561 W 141, & Max Benjamin, 51 E 88; mtg $22,500; May29; June 1'14; A$15,000-25,000. O C & 100

11TH av, 734 (4:1080-62), es, 19.3 s 52d, 28 x75, 4-sty bk tnt & strs; Albert L Maas to Fredk W Maas, 3269 Decatur av, Bronx; ½ pt; AL; May19; Junel'14; A$9,000-14,500. O C & 100

11TH av, 854-8 (4:1087-1), nec 58th, 100.4 x100, 4-sty bk factory; Louis C Jandorf to U S Rubber Co, a corpn, 1790 Bway; mtg $30,000; May29'14; A$47,000-68,000. O C & 100

Sunken Meadow (6:1593-103¾), lying bet Great & Little Barn Islands at mouth of Little Hurl or Hell Gate at East River; Wm R Bryar of Bklyn to Jas Bryar, 194 Clinton, Bklyn; AT; QC; Sept3'71; May29 '14; A$38,000-38,000. 225

Sunken Meadow (6:1593), same prop; Mary B & Annie H Bryar to same; AT; Q C; Apr16'07; May29'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 108 (2:417), es, 122 s Houston, 25x87.6; consent to 3d track; Rachel Michaelson to Manhattan Railway Co, a corpn; mtg $16,000; Apr21; Junel'14. 550

Allen st, 198; consent to 3d track; Mary E Blodgett, mortgagee, to same; mtg $16,-000; May26;; Junel'14. nom

Charles st, 88 (2:620), ss, 112.6 e Bleecker, 25x100; re asn rents recorded Dec24'10, Aug28'11, Mar5'12, Jan20'13 & Nov21'13; 5 instruments; Royal Co of N Y to Ninth Ward Realty Co, a corpn, 720 Riverside dr; June2; June3'14. nom

Greenwich st, 524 (2:596), ws, 90 n Spring, 28.5x81; consent to 3d track; Wm F Willmann et al individ, EXRS, &c Hy C Willmann to Manhattan Railway Co, a corpn; 5-6 pts; Apr10; June3'14. **625.16**

Greenwich st, 278-84 (1:138), nwc Warren (Nos 98-100), 91.10x75.6x irreg x76; consent to 3d track; Chas H Mattlage & ano EXRS, &c Chas F Mattlage to Manhattan Railway Co, a corpn, 165 Bway; mtg $180,000; Mar14; June3'14. **2,938.66**

Greenwich st, 278-84; consent to 3d track; Abr Stern et al mortgagees to same; mtg $45,000; Apr3; June3'14. nom

Greenwich st, 278-84; consent to 3d track; Greenwich Savings Bank mortgagees to same; mtg $135,000; Mar30; June3 '14. nom

John st, 51-7 (1:78), Hilliard Bldg; agmt as to sale of 38 Pine st & agmt & guaranty that party 1st pt is indebted to party 2d pt for $63,783.34 & which shall be applied to rent, etc, & balance not so applied to be paid in cash, etc; Underwriters Building Co, a corpn, with Northern Assurance Co, Lim., 1 Moorgate st, London, Eng, a corpn [55 John] et al; May28; May 29'14. nom

Lewis st, 140 (2:356-1), es, 68 n Houston, 30.8x100, 6-sty bk tnt & strs; re mtg; Lena & Esther Holober to Esther Holober, 270 W 4 [c/o Geo Holober, 501 W 141; May29; Junel'14; A$18,500-39,500. O C & 100

Mangin st, 10 (2:321), es, 75 s Broome, 25x51.6; asn rents; Julius Myer to Royal Co of NY, 93-5 Nassau; May28; May29'14. 880

Pine st, 31-3 (1:43); also WALL ST, 34-6; agmt as to encroachments with consent & subrn by U S Trust Co mortgagee on 31-3 Pine st for $650,000; Equitable Trust Co of NY, 37 Wall, TRSTE Hv S Redmond et al, firm Redmond & Co, 31-3 Pine, with Helvetia Realty Co & Neptune Realty Co Corpns, 36 Wall; May4; June3'14. nom

Wall st, 34-6, see Pine, 31-3.

Warren st, 98-100, see Greenwich, 278-84.

12TH st, 600 E (2:395-57), ns, abt 125 e Av B, —x—, 5-sty bk tnt & strs & 3-sty bk rear tnt; gen re; Sarah Barfeld to Realty Realization Corpn & Dean Holding Co [both at 378 Grand]; May26; June2'14; A$14,000-17,000. nom

28TH st W, nec 7 av, see 7 av, nec 28.

53D st, 141-3 W (4:1006), ns, 300 e 7 av, 37.6x100.5; asn rents; J Emmet Flanagan et al EXRS, heirs &c Wm J Shields to Metropolitan Life Ins Co, a corpn, 1 Mad av; mtg $30,000; Junel'14. nom

61ST st, 106 W (4:1132); asn rents; Kath Gallaher, of Freeport, LI, to Royal Co of NY, 93-5 Nassau; May27; May29'14. 2,100

78TH st W, swc West End av, see West End av, swc 78.

80TH st, 144 W (miscl), ss, 290 e Ams av, 20x102.2; power of atty; Mildred R Hart to Benj Hart, her husband, 56 W 68; May19; May29'14. ——

87TH st, 247 E, see 2 av, 1681.

108TH st, 51 E, see Ams av, 1040-4.

111TH st, 501 W, see Ams av, 1040-4.

112TH st, 314-6 E (6:1683); asn rents as collateral to secure ext agmt; Barnet Weinberg to Jos L Feinberg, 250 Convent av; May29; Junel'14. nom

179TH st, 622 W, see Wadsworth av sec 179th.

Av A, 205 (2:440), ws, 51.9 s 13th, runs w100.9xe100 to av xn25.9 to beg, error, south course omitted; asn rents; Abram Salkin of Bklyn to Royal Co of N Y, 93-5 Nassau; May28; May29'14. 500

Amsterdam av, 1040-4 (7:1883-30), nwc 111th (No 501), 62.6x84.9x64.10x67.6, 6-sty bk tnt & strs; A$60,000-120,000; also AMSTERDAM AV, 1050-2 (7:1883-34), ws, 46.6 s 112th, 46x99.5x47.8x112.2, 6-sty bk tnt; A$45,000-85,000; re above from agmt affecting mtg; May Scheer, 323 W 108, to Compact Realty Co, Inc [1993 Lex av]; May29; June2'14. nom

Amsterdam av, 1040-4 (7:1883), cor 111th (No 501); also AMSTERDAM AV, 1050-2 (7:1883); also 108TH ST, 51 E (6:1614); cancellation of asn rents; Jacob W Solomon & Chas Berlin to Compact Realty Co, Inc, 1150 Bway as to 1040-4 Amsterdam av & 51 E 108th st property, & May Sheer, 323 W 108, as to property Nos 1050-2 Ams av; AT; Junel; June3'14. nom

Amsterdam av, 1050-2, see Ams av, 1040-4.

Amsterdam av, 1050-2, see Ams av, 1040-4.

Wadsworth av (8:2162-8), sec 179th (No 622), 45x99.11, 5-sty bk tnt; re mtg; Ernest M Levy to Saml Harris, 1325 53d, Bklyn; May28; June2'14; A$26,500-66,000. 4,500

West End av (4:1186), swc 78th; agmt & consent to conveyance by Cambridge Constn Co without requiring payment on a/c of mtg; Alex R Nicol TRSTE with Geo H Flinn, 5020 5 av, Pittsburg, Pa; May29; June3'14. nom

2D av, 722-4 (3:944), sec 39th (No 300), 40.4x44.1x58.11x40; consent to 3d track; Marketable Title Co, a corpn, to Manhattan Railway Co, a corpn; mtg $25,000; Apr 15; May29'14. 484

2D av, 722-4, sec 39th (No 300); consent to 3d track; Lawyers Mtg Co, a corpn, 59 Liberty, mortgagee, to same; mtg $20,000; May6; May29'14. nom

2D av, 722-4, sec 39th (No 300); consent to 3d track; Marie Koehler to same; mtg $5,000; Apr23; May29'14. nom

2D av, 926 (5:1342), es, 25 n 49th, 25.5x 100; consent to 3d track; Katharina Feser to Manhattan Railway Co, a corpn; mtg $35,000; May6; May29'14. 305

2D av, 926; consent to 3d track; Fredk W Senff TRSTE will Louise C Lee, mortgagee, to same; mtg $6,000; May19; May 29'14. nom

2D av, 926; consent to 3d track; Fredk W Senff mortgagee, to same; mtg $24,000; May19; May29'14. nom

2D av, 926; consent to 3d track; Hugo Cohn, EXR Simon Cohn, mortgagee, to same; mtg $5,000; May9; May29'14. nom

2D av, 1681 (5:1533), nwc 87th (No 247), 25.8x75; consent to 3d track; T J Oakley Rhinelander et al to Manhattan Railway Co, a corpn; mtg $66,500 on this & other prop; July2'13; June2'14. 308.50

2D av, 1681; consent to 3d track; Equitable Life Assur Soc of U S, a corpn, mortgagee, to same; mtg $66,500 on this & other prop; July8'13; June2'14. nom

7TH av (3:804-1), nec 28th; consent to subway stairway; Edw A Whitfield to City NY; Junel; June3'14. nom

7TH av, 2255, see 7 av, 2257.

7TH av, 2257 (7:1917), es, 25 s 133d, 25x 100; also 7TH AV, 2255 (7:1917), es, 50 s 133d, 24.11x100; asn rents to secure int on mtgs & taxes, &c; Paul A McGolrick, 271 W 140, to Metropolitan Life Ins Co, a corpn, 1 Madison av; mtg $50,000; May29; Junel'14. nom

Revocation of power of atty (miscl); May G Hart, at Paris, France, to H W Leonard; May15; June2'14. ——

Power of atty (miscl); Dorothy, wife Malcolm McBurney, to Jos W Burden; Nov 18'13; Junel'14. ——

Power of atty (miscl); Malcolm McBurney, heir, &c, Chas McBurney, to Jos W Burden; Nov18'13; Junel'14. ——

Power of atty (miscl); Georgianna Brower to Jno H Matthews, 205 W 57; Apr9'13; May29'14. ——

WILLS.

Borough of Manhattan.

Cherry st, 50 (1:111-13), ns, 37 e Roosevelt, 19x79, 3-sty bk tnt; Moses Lubelsky Est, Abner Lubelsky, EXR, 133 W 113; atty, Saml Markewich, 302 Bway; A$7,000-8,500. Will filed June3'14.

4TH st, 320 E (2:373-13), ss, 202 e Av C, 18x96, 3-sty bk tnt; ½ int; Arnold Mensch Est, Pauline Mensch, EXTRX, 320 E 4; atty, Jacob I Wiener, 261 Bway; A$11,000-13,000. Will filed May29'14.

11TH st, 108 E (2:556-12), ss, 119 e 4 av, 25x95, 3-sty bk tnt & 3-sty bk tnt in rear; A$15,000-17,000; also 17TH ST, 329 E (3:-923-19), ns, 312 e 2 av, 23x92, 3-sty stn tnt; A$13,000-16,000; Jno Hayes Est, Jno

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Hayes, EXR, 557 W 148; atty, Wm H Hayes, 15 Broad. Will filed May21'14.

177TH st, 329 E, see 11th, 108 E.

49TH st, 317 E (5:1342-8½), ns, 195 e 2 av, 17x100, 3-sty stn dwg; Lena Herst Est, Herman Herst, EXR, 200 Crescent av, Far Rockaway, LI; atty Ralph H Raphael, 220 Bway; A$6,000-7,500. Will filed Mar19'14.

80TH st, 48 E (5:1491-48), ss, 100 e Mad av, 23x102, 4-sty stn dwg & 2-sty bk ext; Sarah Frank Est, Milton L Frank, EXR, North st, Greenwich, Conn; attys, Duer, Strong & Whitehead, 43 Exch pl; A$33,000-47,000. Will filed May25'14.

161ST st, 570 W (8:2119-15½), ss, 188 e Bway, 16x99, 3-sty stn dwg; Mary D Van Norden Est, Michl V Rosenbloom, EXR, 603 W 140; atty, Nelson L Keach, 170 Bway; A$7,000-11,500. Will filed June3'14.

187 av, 1657-9 (5:1549-26 & 27), ws, 50 n 86th, 50x75, 2-4-sty bk tnts & strs; A$25,-000-39,000; also 2D AV, 578 (3:937-66), sec 32d, 22x72, 5-sty bk tnt; A$14,000-27,000; Sophia Robert Est, Saml Robert, EXR, 906 Park av; atty, Saml B Hamburger, 2 Rector. Will filed May22'14.

2D av, 578, see 1 av, 1657-9.

CONVEYANCES.

Borough of the Bronx.

Barretto st, 934 (10:2723), nec Simpson, 105x50, 5-sty bk tnt; Jacob Gumpel to Wave Impt & Constn Co, 150 Nassau; mtg $61,500; June1; June3'14. nom

Beck st, 695 (10:2685), ns, 407.5 e Av St John, 25x125, 4-sty bk tnt; Realty Operating Co to Josie Sloman, 2419 7 av; May 25; May29'14. nom

Beck st (10:2684), ss, 100 w Av St John, 100x125, 6-sty bk tnt; Ostro Constn Co to Aldebaran Co, 140 Nassau; mtg $——; Mar 30; June3'14. O C & 100

Commerce st (*), ns, 183.9 w Van Wyck, 73.6x150 to Barretts Creek; Porter Realty & Development Co to Marie T, wife Jos Mallado, 1018 E 163; May27; May29'13. O C & 100

Crotona Park N (11:2957), ns, 150 e Marmion av, 50x93.8x50x93.7, vacant; Annie B Guigues, by Washington Trust Co, as COMMITTEE, to Benenson Realty Co, 407 E 153; May29; June1'14. **10,500.**

Dean st, es, abt 150 s Barkley av, see Edgewater ter, ws, 150 s Barkley av.

Edgewater ter (*), ws, 150 s Barkley av, runs w171.8 to Dean xs125xe65xn25xe88.8 to ter xn101.8 to beg; also WATERBURY AV (*), nec Layton av, 100x210 to Pelham Bay x100x206; also EASTERN BLVD (*), ws, at es Willow la, runs s158.1xw107.2 to Willow la xnw2.3xne183.8 to beg; Franz Koempel & ano TRSTES to Jno A Koempel, 440 E 156; Robt A Koempel, 251 E 86; Hedwig Koempel, 251 E 86, & Rosa Kirchhein, 762 Melrose av; B&S; May29; June2 '14. nom

Fillmore st (*), ws, 100 n Van Nest av, 30x100; Anthony Munstermann to August Muller & Carl F Gruener, 1711 Fillmore; mtg $3,000; May29; June1'14. nom

Fillmore st (*), same prop; August Muller et al to Anthony Munstermann, 1714 Fillmore; mtg $3,000; May29; June1'14. nom

Fox st, 823-7 (10:2709), ws, 200 n Longwood av, 66.8x100, 2-4-sty bk tnts; Realty & Commercial Co to Chas C Volkle, 129 Grace, Jersey City, NJ; mtg $39,000; May 29; June4'14. O C & 100

Hennessy pl (11:3228), es, 225 s 179th, 25 x85, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Gustave Langenus, 477 W 140; May26; June1'14. **900**

Hennessy pl (11:3228), es, 250 s 179th, 25x85, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to J J Karbry O'Kennedy, 2330 Andrews av; May26; June 1'14. **900**

Hoffman st, 2406-8 (11:3066), es, 27.7 n 187th, 50x117.10x50x118.1, except part for st, 2-2-sty fr dwgs; Smith Williamson to Antonio Marino, 271 E 154; mtg $2,300; May29; June3'14. O C & 100

Kelly st, 890 (10:2716), sec 167th, runs e19.4xse80.10xs15xw46.5 to Kelly xn83.11 to beg, vacant; Hugh P Skelly to May Scheer, 323 W 108; June3; June4'14. nom

Kelly st, 912 (10:2711), es, 350 s 163d, 37.6x105.11x43.3x112, 4-sty bk tnt; Lawrence Davis to E Maud Bortell, 121 Morris, Yonkers, NY, & Rose Patton, 2694 Briggs av; mtg $21,000; May25; June2'14. O C & 100

Lafayette st (*), nec Starling av, 170x67x170x69, Unionport; Michl D Brennan to Jno D Lyons, 525 W 124; mtg $5,500; Aug 28'07; June4'14. O C & 100

Lafayette st (*), same prop; Jno D Lyons to Michl Brennan Inc, a corpn, 736 E 218; mtg $5,500; Dec18'13; June4'14. O C & 100

Loring pl (11:3221), es, 103.9 s 179th, 75x127.8x76x140, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Thos F Kane, 1402 Bway; May26; June1 '14. **6,000**

Loring pl (11:3228), ws, 125 s 179th, 50x 90, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Peter C Munn, 2098 Creston av; May26 June1'14. **3,000**

Manida st, 859 (10:2740), sws, 183.1 se Garrison av, 25x100, 2-sty bk dwg; Winter Russell, ref, to Fredk W Lorch, 783 E 168; FORECLOS May4; June1; June2'14. **8,000**

Mount Hope pl, 19 (11:2852), ns, 125.1 e Jerome av, 25x125, 2-sty bk dwg; Jacob Geissler to Lombardy Realty Co, 160 Bway; mtg $9,000; June1; June3'14. O C & 100

Newman st (*), ws, 55.7 s Commerce, 50x111.6; also NEWMAN ST (*), es, 277.6 s Commerce, 50x111.6; also WOOD ST (*), ws, 150.1 s Commerce, 50x111.6; also WOOD ST, es, abt 145 s Commerce, 75x111.6; Porter Realty & Development Co to Eliz, wife Philip Dietrich, 38 Poplar av, Hackensack, NJ; May26; May29'14. O C & 100

Newman st, es, 277.6 s Commerce, see Newman, ws, 55.7 s Commerce.

Newman st (*), es, 275 n 150th, 25x 111.6; Eliz wife Philipp Dietrich to Jas J Deasy, 225 W 37; June3; June4'14. O C & 100

Osborne pl (11:3228 & 3216), es, 300.5 s 179th, 25x76.5x77.8, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Wm S Sheehan, 38 W 70; May26; June1 '14. **975**

Osborn pl, nec Burnside av, see Burnside av, ns, 106.5 w Hennessy pl.

Palisade pl, 1815 (11:2877), nes, 125 nw Palisade pl or 212.3 nw on curve from Popham av, 50x102.3, 2-sty fr dwg; Fernando Wood to David L Woodall Jr, 119 E 177; May26; May29'14. nom

Reservoir Oval E, see Perry av, 3301-7.

Seabury pl (11:2967), ws, 142.9 s Boston rd, 57.1x15.8x50x15.8, vacant; Mary E Champoli to Terrace Constn Co, 116 W 190; AL; May25; May29'14. O C & 100

Simpson st, nec Barretto, see Barretto, 934.

Simpson st, 1011 (10:2724), ws, 246.8 s Westchester av, 41x105.1x41x104.8, 5-sty bk tnt; Lillie Bohm & ano to Otto Kuhlmann, 1445 Longfellow av; mtg $35,000; May29; June2'14. O C & 100

Simpson st, 1152 (10:2728), es, 290 n 167th, 50x100, 5-sty bk tnt; Louis Ruchti et al to Claus Bosch, 834 Trinity av; mtg $36,000; June2; June3'14. O C & 100

Thomas st (*), nwc road to Westchester Docks, 105.5x30.8x100x41.3; Fredk C Leubuscher, ref, to Eliz B Clement, Westchester, NY; FORECLOS Apr29; May18; May 29'14. **5,000**

Trafalgar pl (11:2958), es, 75 s 176th, 50 x78, vacant; Duo Co to Traf Bldg Co, Inc, 4029 Lowerre pl; mtg $3,200; June3; June 4'14. nom

Willow la, es, at ws Eastern blvd, see Edgewater ter, ws, 150 s Barkley av.

Wood st, es, abt 145 s Commerce, see Newman, ws, 55.7 s Commerce.

Wood st, ws, 150.1 s Commerce, see Newman, ws, 55.7 s Commerce.

133D st E (10:2546), ss, 350 w Cypress av, 50x50, vacant; Annie S Williams to Geo Doll, 6 W 77; CaG; May21; May29'14. O C & 100

134TH st, 530-2 E (9:2261), ss, 250 w St Anns av, 50x100, 5-sty bk tnt; Theresa Lemmon to Barbara Feiss, 472 W 141; mtg $25,000; June2; June4'14. nom

134TH st, 530-2 E (9:2261), ss, 250 w St Ann's av, 50x100, 5-sty bk tnt; Northcote Realty Co to Theresa Lemmon, 319 W 94; May15; June3'14. O C & 100

141ST st, 484 E (9:2285), ss, 784 e Willis av, 37.6x100, 5-sty bk tnt; Deer Realty Co to Herman Feld, 484 E 141; B&S; mtg $5,000; May28; May29'14. O C & 100

147TH st, 464 E (9:2291), ss, 115 w Brook av, 25x100, 5-sty bk tnt; Mary Eckert to Mary A Thornton, 500 W 143; mtg $17,875; June1; June4'14. O C & 100

148TH st, 369 E (9:2327), ns, 125 e Courtlandt av, 25x106.6, 5-sty bk tnt; Jno Friedrich to Herman L Kollmar, 369 E 148; mtg $18,000; May5; June2'14. O C & 100

148TH st, 512 E, see Brook av, 510.

148TH st, 520 E (9:2274), ss, 166.8 e Brook av, 16.8x100, 2-sty & b fr dwg; Ester Horowitz to Anna Ziegler, Bethel, NY; mtg $4,262.10; June3; June4'14. nom

148TH st, 523 E (9:2275), ns, 337 w St Ann's av, 37.6x84.8x37.6x84.9, 5-sty bk tnt; Henry Speitzel to Edw Michels, 33 Sutton pl; mtg $31,000; Aug20'12; June3'14. O C & 100

152D st, 271-7 E, see Morris av, 642-4.

152D st, 763 E (10:2644), ns, 50 w Wales av, 25x72.4x28.11x86.11, 3-sty bk tnt & strs; Jacob B Kaplan to Nalpak Realty Co, Inc, 299 Bway; mtg $11,000; June3; June4'14. nom

153D st, 342 E (9:2412), ss, 125 w Courtlandt av, 25x100, 3-sty fr dwg; Henry Schuler et al, heirs Jno Schuler, to Geo, Chas, Jacob, Jno & Wm Gebe, 649 Courtlandt av; mtg $5,200; June1; June2'14. O C & 100

155TH st, 433-9 E, see Elton av, 723.

163D st, 709 E (10:2669), ns, 183.11 e Tinton av, 21.1x82.11, 3-sty fr dwg; Jos Bicak to Frank J Bicak, 357 E 72; Jas F Bicak, 631 E 169, & Mary Schmidt, 799 E 163; May29; June1'14. nom

165TH st E, swc Intervale av, see Intervale av, 1015.

167TH st E, sec Kelly, see Kelly, 890.

167TH st, 818-22 E (10:2680), ss, 140 w Prospect av, 80x100, 2-5-sty bk tnts; also 167TH ST, 833 E (10:2680), nwc Prospect av (Nos 1131-5), 100x50, 6-sty bk tnt & strs; Modern Leasing Corpn to Anthony Deutsch, 619 E 5, & Adolph Deutsch, 322 E 4; mtg $158,000; May26; May29'14. nom

167TH st E (late Home st) (10:2672), ns, 200 w Union av, 50x125, except part for st, vacant; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; AL; May25; May29'14. nom

167TH st, 464 E (9:2388), ss, 50 w Wash av, 25x100, 3-sty fr dwg & 2-sty fr rear bldg; Caroline M Roll, widow, to Bertha, wife Wm Hannig, 1245 Mad av, heir Johann C Markle; QC; June1; June4'14. O C & 100

167TH st, 833 E, see 167th, 818-22 E.

169TH st E, swc Brook av, see Brook av, swc 169.

169TH st, 270 E, see Morris av, sec 169th.

169TH st, 272 E (9:2439), ss, 25 e Morris av, 20x95, 2-sty & b fr dwg; Thornton Brothers Co to Arthur G Welsh, 360 E 151; mtg $4,200; May28; May29'14. O C & 100

170TH st E (*), ns, 110.3 w Pugsley av, 50x150.11x50x149.1; Otto Kuhlmann to Lillie Bohm, 244 W 137, to Isabella Heine, 100 W 121; mtg $5,000; June1; June2'14. O C & 100

174TH st, 481-5 E, see Washington av, 1734-6.

179TH st W (11:3221), ss, 100 e Loring pl, 25x101.1x25x100.5, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Robt Randell, 57 Av B; May26; June1 '14. **1,800**

179TH st W (11:3221), ss, 50 e Loring pl, 50x102.5x50x101.1, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Amy Dearborn, 439 Manhattan av; May 26; June1'14. **3,600**

179TH st W, ss, 104.8 w Andrews av, see Andrews av, swc 179th.

179TH st W, swc Andrews av, see Andrews av, swc 179th.

179TH st, 985 on map 987 E (11:3132), n s, abt 65 w Bryant av, 52x125x54x121.6, except part for 179th, 5-sty bk tnt; Eliz D Pratt to Elsie Pratt, 985 E 179; mtg $43,000; May25; May29'14. nom

182D st, 540 E (11:3048), ss, 105 e Bathgate av, 15x80, 2-sty fr dwg; H Raymond Mitchell to Algernon G Newman, 861 Elsmere pl; mtg $4,200; May29; June1'14. O C & 100

183D st, 658 E, see Webster av, 2244-50.

185TH st E (11:3114), ns, 120.1 w So blvd, 80x130, vacant; Cioffi Co to Nicol Bldg Corpn, 1116 Intervale av; mtg $6,000; June 3; June4'14. O C & 100

194TH st, 385 E, see Decatur av, 2630.

215TH st E (*), ns, 150 e Tilden av, 25x 100; Caroline Page to Denis Knowles, 300 E 134; June2'14. O C & 100

216TH st E (*), ss, 200 w Tilden or Laconia av, 25x100; Workmens Sick & Death Benefit Fund of The U S of A to Gaetana Perrone & Matteo Ficarotta, 227 E 63, & Angelo Ficarotta, 413 W 41; July11'12; May29'14. **375**

222D st E (*), nwc Barnes av, 105x114; Wakefield, except pt for av; Lizzie Werner et al to Herman F & Jno C Bolte, 665 E 225; June3; June4'14. V C & 100

232D st E (*), nes, 105 se Paulding av, 25x89.10; T Edwards Clark to Roman Dombkowski, 789 Elton av; July16'13; June 2'14. nom

238TH st E, nec Bailey av, late Albany rd, see Bailey av, late Albany rd, nec 238.

238TH st, 120 E (12:3372), ss, 200 e Oneida av, 25x100, 2-sty fr dwg; Ernst Keller to David Polansky, Mt Vernon, NY; mtg $5,250; May28; May29'14. nom

239TH st, 336 E (12:3387), ss, 400 e Katonah av, 29.11x100, 2-sty fr dwg; Fairmount Realty Co to Wm J Du Bois, 336 E 239; mtg $4,000; May28; May29'14. nom

Alexander av, 134 (9:2296), es, 22 s 134th, 19.6x89.6, 4-sty bk tnt & strs; Selvin Realty Co Inc to Anna L Garrabrant, Mt Hope, NY; mtg $7,000; May29; June3'14. nom

Andrews av (11:3221-3216), swc 179th, 47.11x104.8x17x100; also ANDREWS AV ws, 47.11 s 179th, 50x100; also 179TH ST W, ss, 104.8 w Andrews av, 40.5x110.11x3x117, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to W Parsons Todd, 50 Hill, Morristown, NJ; May26; June1'14. **9,850**

Andrews av, ws, 47.11 s 179th, see Andrews av, swc 179th.

Anthony av, 1754 (11:2890), es, 125 s Prospect pl, 19x96.3x19.1x97.8, 2-sty fr dwg; Patk J Conlan to Anna M Crofton, 879 6 av; mtg $5,000; June1; June2'14. O C & 100

Bailey av (12:3266), ws, 129.4 s 231st, 80x80.2x86.2x112.3, vacant; Otto J Bertelsen to Bertelsen Realty Co, Inc, 3061 Bailey av; AL; May29'14. O C & 100

Bailey av, late Albany rd (12:3263), nec 238th, 63.7x90.9x70.7x71.7, vacant; Yatty Edelsman to Grand Blvd Holding Corpn, ¾ pt; Feb25; May29'14. nom

Barnes av, nwc 222d, see 222d E, nwc Barnes av.

Bassford av, 2250 (11:3050), es, 229.11 n 182d, 35x74.11x35x73.10, 4-sty bk tnt; Jno Drakard to Bromberg Realty Co, 133 E 34; mtg $19,500; May29'14. O C & 100

Bathgate av, 2381 (11:3055), ws, 181.11 n 3 av, 25x105.6x26.5x97, 3-sty bk tnt & str; Jno T McGovern, ref, to Herman Kappes, 169 W 130; FORECLOSED, drawn & recorded May29'14. **9,557.41**

Bathgate av, 2381; Herman Kappes to Jno M Susser, 547 E 183; May29'14. **9,557.41**

Bear Swamp rd (*), nes, at ns Sackett av, 141.8x181.9x94.6x74.3; Harold C Knoeppel, ref, to Dollar Savgs Bank, 2808 3 av; FORECLOS May28; June2'14. **1,000**

Beaumont av, 2416 (11:3105), es, 133.3 n 187th, 33.3x100, 4-sty bk tnt; Geo V Mullan, ref, to American Real Estate Co, 527 5 av; mtg $16,000; FORECLOS; May 22; May29; June1'14. **2,000**

Blackrock av (*), ns, 180 w Havemeyer av, 25x116; also NEWBOLD AV (*), ns, 455 e Havemeyer av, 50x108, Unionport; Margt Flannigan to Annie Egan, 2262 Tremont av; B&S; Aug21'13; June4'14. O C & 100

Bogart av (*), es, at nes Colden av, 42.4 x36.5x98.3x84.10; also HONE AV, ws, 100 n Morris Park av, 50x100; also RHINELANDER AV, ns, 50 e Lurting av, 25x100; also LURTING AV, es, 125 s Nell av, 25x 100; also HAIGHT AV, ws, 100 n Rhinelander av, 50x100, vacant; Oak Investment & Security Co, a New Jersey corpn, to Oak Investment & Security Co, a Delaware Corpn, 311 So State st, Dover, Del; Apr21; June1'14. nom

Boston rd, 1061 (10:2607), ws, 319.11 s 166th, 37.8x123.4x37x129, 5-sty bk tnt; Isaac S Gilbert to Saml E Jacobs, 27 W 85; mtg $32,000; May20; June1'14. nom

Bostan rd, 1323, see Clinton av, 1330-2.

Boston rd, 1442 (11:2963), ss, 94.6 e Prospect av, 25x90, 4-sty bk tnt & strs; Beatrice S Weil to Bertha Kaufmann, 1496 Lex av; B&S & AL; May29'14. O C & 100

Boston Turnpike rd (*), ns, being plot bounded n by land now or late Gco Falle, w by land now or late Gco Falle, & e by land formerly Thos Secord, except part for rd; Wm D Sawyer, ref, to Mark D Stiles, 39 Primrose av, Mt Vernon, NY; FORECLOS Apr22; May28; May29'14. **3,100**

Briggs av (12:3293), es, 212.6 s 194th, 91.1x89x90.10x86.11, vacant; Yatty Edelsman to Grand Blvd Holding Corpn, ¾ pt; Feb25; May29'14. nom

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Brook av (9:2396), swc 169th, 82x100, vacant; Jno C Heintz et al to Tremont-Webster Bldg Co, 1662 Boston rd; May29'14.
O C & 100

Brook av, 510 (9:2274), sec 148th (No 512), 25x95, 5-sty bk tnt & strs; Eliz, wife Fredk Horling, to Northern Holding Co, 119 Nassau; mtg $29,500; Junel; June2'14.
O C & 100

Brook av, 1510 (11:2895), es, 50 n 171st, 25x100.10, 4-sty bk tnt; Esther M Abrams to Jos Weinstein, 575 Ralph av, Bklyn; ½ pt; mtg $12,000; May28; May29'14.
O C & 100

Brnner av (*), ws, 250 s Nereid av, 50x97.6; Mary Munro to Annie M Keller, 413 E 153; B&s & CaG; May29'14. nom

Bryant av, 1530 (11:3001), es, 187.6 n 172d, 37.6x100, 5-sty bk tnt; Wauer Realty Corpn to Augusta J Fink, 2205 Av C, Bklyn; mtg $24,000; Junel; June2'14.
O C & 100

Burnside av (11:3228), ns, 106.5 w Hennessy pl, 27.9x107.1x25x95.5; also BURNSIDE AV, nec Osborne pl, 108x95.9x35.3, vacant; Forbes J Hennessy et al, as EXRS Ellen M Hennessy, to Francis R Core, 898 St Johns pl, Bklyn; May26; May29'14.
4,450

Burnside av, nec Osborn pl, see Burnside av, ns, 106.5 w Hennessy pl.

Cambreling av (11:3089), es, — n 183d, adj lot 68, runs e100xn25xw100xs25 to beg, part lot 67 map Belmont Village; Wm H Areson to Mary E Hermann, 563 So blvd; mtg $1,000; May29; Junel'14. O C & 100

Castle Hill av (*), es, 75 s Hermany av, 94.5x105.10x107.3x105, except pt for Castle Hill av; Josef Wagner to Mary, wife Josef Wagner, 2176 Westchester av; May21; June 1'14. nom

Cnaldwelt av, 645-59 (10:2624), ws, 74.9 n Westchester av, 225x115.2, 4-6-sty bk tnts; Jonas Weil to Bertha Kaufmann, 1496 Lex av; B&S & AL; May28; May29'14.
O C & 100

Clinton av, 1330-2 (11:2934), es, 295.3 n McKinley sq, 40.4x200.6 to Boston rd (No 1323), x41x186.11, 1-sty bk garage; Wm Steinberg to Beaumont Constn Co, 1323 Boston rd; QC; May28; May29'14.
O C & 100

Clinton av, 1330-2 & Boston rd, 1323; Beaumont Constn Co to Jas H Baker, 1159 Union av; mtg $30,000; May20; May29'14.
O C & 100

Clinton av, 1330-2 & Boston rd 1323; Jas H Baker to Rekab Holding Co, Inc, 1159 Union av; mtg $45,000; May28; May 29'14. O C & 100

Colden av, nes, at es Bogart av, see Bogart av, es, at nes Colden av.

Colden av (*), ws, 150 s Van Nest av, 50x100; Carolyn K Shotwell to Carolyn S Shotwell, 266 Washington, Bklyn; mtg $3,745; Junel; June4'14. nom

Commerce av (11:2882), es , 572.7 n Washington Bridge, 50x95, vacant; Robt B Tyndall to Jennie B wife Robt B Tyndall, 5 E 102; Junel; June4'14. nom

Courtlandt av, 864-6 (9:2407), es, 51.6 n 160th, 50x92, 3-sty fr tnt & strs & vacant; Jas Whealen et al to Erasmo De Paola, 864 Courtlandt av; mtg $8,000; Junel; June2'14. O C & 100

Creston av, 2519 (11:3175), ws, 114.2 n 190th, 71.8x146.6x73.10x149.1, 2-sty fr dwg & vacant; Caroline G Storey to Geo H McGuire, 339 E 142; mtg $10,000; Junel; June2'14. O C & 100

Cromwell av (11:2871), ws, 208 s 169th, runs n86.1 xw 57.1 xs 13.11 xs 20.8xse77.2 to beg; vacant; Wm B Aitken to Eliz A Bull & Lydia A Aitken, 702 Mad av; CaG; May 22; Junel'14. O C & 100

Daly av, 1882 (11:2992), es, 91.10 n 176th, 16.2x49.11, 2-sty fr dwg; Jno R Peterson to Martin Mahoney, 1882 Daly av; mtg $1,800; May28; June2'14.
O C & 100

Decatur av, 2630 (12:3277), nec 194th (No 385), 20x100, 3-sty fr tnt; Jno E Liederman to Liederman Realty Co, 38 Park Row; mtg $10,750; May14; May29'14. nom

De Kalb av (12:3327), cl, 99.5 s Gun Hill rd, runs sw150xse119.10xne50.3xe110.5 to cl Steuben av xn71.2xw30 to Steuben av xnw 154.2 to beg; vacant; Hess Realty Co to Jerome S Hess, 140 W 69; May15; May29 '14. nom

Eastern blvd, ws, at es Willow la, see Edgewater ter, ws, 150 s Barkley av.

Edenwald av (*), ss, 50 e Wilder av, 50x100; Frank A Bell to Silman Investors Inc, 2383 Myrtle av, Ridgewood, B of Q, NY; mtg $600; May19; May29'14. O C & 100

Elton av, 723 (9:2377), nwc 155th (Nos 433-9), 25x99.6, 4-sty bk tnt & strs; Claus Bosch to Louis Ruchti, 736 Home, & Anton Erdmann, 166 St Ann's av; mtg $21,000; June2; June3'14. O C & 100

Fowler av (*), ws, 125 n Morris Park av, 50x70x50x75; Malvina Freedman to Morris Park Estates, 25 Broad; Apr27; June4'14. O C & 100

Greene av (*), ns, 250 e Mapes av, 50x100; Sidney Harris, ref, to Westchester Co Brewing Co, 21 Prospect av, Mt Vernon, NY; FORECLOS Mar31; Apr15; May29'14.
1,500

Haight av, ws, 100 n Rhinelander av, see Bogart av, es, at nes Colden av.

Haviland av (*), ns, 205 e Pugsley av, 100x168, Unionport, except pt for Haviland av; Esther K Worms to Margaretha Mink, 2158 Quimby; mtg $1,600; May26; May29'14.
O C & 100

Heath av, 3458 (12:3257), es, 244.11 n Albany Crescent, 33.4x100.11, 3-sty fr tnt & strs; Achille, Sciubba to Calogero Sclafani & Giuseppe Guardino, 149 Elizabeth; mtg $3,500; May26; June2'14. nom

Hone av, ws, 95.11 s Bronx & Pelham Pkway, see Hone av, ws, 195.6 n Esplanade.

Hone av (*), ws, abt 195.6 n Esplanade, 25x100; also HONE AV, ws, 95.11 s Bronx & Pelham Pkway, 25x100; Morris Park Estates to Fannie Freedman, 106 Hester; Apr27; June4'14. nom

Hone av, ws, 100 n Morris Park av, see Bogart av, es, at nes Colden av.

Hougbton av (*), ns, 400 w Olmstead av, 100x103, Unionport; Townsend Morgan, ref, to Frank Rauch, 817 Faile; FORECLOS May12; June4'14. **3,300**

Intervale av, 1015 (10:2699), swc 165th, 111.2x84.9x126.11x40.3, except part for 165th st, 5-sty bk tnt & strs; Richd H Clarke, ref, to Jno Eggers, 2973 Perry av; mtg $54,000; FORECLOS May21; May26; May29'14. **8,000 over mtg**

Jackson av, 483-5 (10:2557), ws, 25 s 147th, 50x100, vacant; Edw D Bolton, ref, to Dollar Savings Bank, 2808 3 av; FORECLOS; May28; June3'14. **1,000**

Jackson av, 844 (10:2647), es, 172.7 s 161st, 25x75, 3-sty fr tnt & str & 1-sty fr rear bldg; Katharina Althoff to Value Realty Co, 170 Bway; mtg $3,500; May28; May29'14. O C & 100

Johnson av (*), ws, 431.5 s Kingsbridge rd, 60x85.10x60x86.2; also JOHNSON AV (*), ws, 731.5 s Kingsbridge rd, 30x— Maria Urbansky to Anna M McCullough, 227 Waverly pl; Dec8'13; May29'14. nom

Johnson av, ws, 731.5 s Kingsbridge rd, see Johnson av, ws, 431.5 s Kingsbridge rd.

Kingsbridge rd, 51, see Morris av, 2672.

Lafontaine av (11:3063), ws, 80.6 n 181st, runs w174 to Quarry rd xne89.1xe63.4xne 26.3xe55 to av xs100 to beg, vacant; Jas A Lynch, ref, to Frank A Russell, 103 Grove, Putnam, NY, ADMR Louisa H Dickinson; FORECLOS Mar24; Apr22; June2'14. **200**

Lafontaine av, 2021 (11:3061), ws, 187.6 n 178th, 37.6x100, 5-sty bk tnt; Wm W Riggins to Leopold Haideggar, 2840 Valentine av; AL; Apr3; June2'14.
O C & 100

Layton av, nec Waterbury av, see Edgewater ter, ws, 150 s Barkley av.

Longfellow av, 1427 (11:2999), ws, 275 n Freeman, 25x100, 2-sty fr dwg; Emma G Lake to Jno K Reynolds, 1423 Longfellow av; mtg $5,000; June3; June4'14. O C & 100

Lurting av, es, 125 s Neil av, see Bogart av, es, at nes Colden av.

Middletown rd, 2878 (*), ss, 250 e Mapes av, 50x105x50x107; Sidney Harris, ref, to Fred J Frasch, 21 Prospect av, Mt Vernon, NY; mtg $4,000; FORECLOS; May6; May 25; May29'14. **700**

Morris av, 375 (9:2334), ws, 83.9 nw 142d, 29.9x31.4x26.5x45, 2-sty fr dwg; Margt C Blakesley to Henry F Heithaus, 696 Eagle av; mtg $2,600; May29; Junel'14.
O C & 100

Morris av, 642-4 (9:2412), nec 152d (Nos 271-7), 50x100.3, except part for av, 3-sty & b fr dwg, 3-sty fr tnt & strs & 1-sty fr str; Rosalie D Lockwood et al EXRS &c, Susan M Dimon to Paul Rauminello, 645 Morris av, & Chas P Pace, 1947 Lex av; May21; June3'14. **14,750**

Morris av (9:2439), sec 169th (No 270), 95x25, 2-sty & b fr dwg; Thornton Bros Co to Jno Schelberg, 164 Morningside av; mtg $5,500; May28; June2'14. O C & 100

Morris av, 2022 (11:2807), es, 225 n 179th, 18.9x100, 2-sty bk dwg; Earnest R Eckley, ref, to Jos C Green, 413 Morris Park av; mtg $6,500; FORECLOS Apr28; May27; June2'14. **1,500**

Morris av, 2024 (11:2807), es, 243.9 n 179th, 18.9x100, 2-sty bk dwg; Earnest R Eckley, ref, to Jas C Green, 413 Morris Park av; mtg $6,500; FORECLOS Apr28; May27; June2'14. **1,500**

Morris av, 2672 (12:3316), nec Kingsbridge rd (No 51), 91.11x54.3x96.8x57.5, 5-sty bk tnt; also LAND in Bklyn; Wm T Brice to First National Bank of Amsterdam, NY; May22; June4'14. nom

Morris Park av (*), ss, 25 w Lurting av, 50x100; Carolyn K Shotwell to Frank N Bruning, 215 Rutland rd, Bklyn; mtg $3,750; Junel; June4'14. **1,000**

Muliner av (*), ws, 104.6 s Neil av, 25x 99.5x25x100.3; Fredk G Gude to Augusta A Hicks, 312 W 20; Jan31'11; Junel'14.
O C & 100

Nelson av, 1669 (11:2876), ws, 75 s Brandt pl, 37.6x100, 4-sty bk tnt; Anna M or Amma M Morell to Theo Reimers, 3 W 95; mtg $23,000; May29; Junel'14. nom

Nereid av (*), sec Wickham av, 24.2x 100, sec 1 Bathgate; Whitehall Realty Co to Lorenzo Capalbo, 616 E 187; May16; June3'14. nom

Newbold av, ns, 455 e Havemeyer av, see Blackrock av, ns, 180 w Havemeyer av.

North Chestnut dr (*), ns, being lot 88 amended map Bronxwood Park; Anna M McCullough to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $800; May27; Junel'14. exchange

Ogden av (9:2522), es, 550 n 170th, runs n23.1xne25.5xe62.11xs60.4 xsw 40.2xw84.8 to beg; also UNIVERSITY AV (9:2534), es, 150.6 n 170th, 50x79.4x27x81, vacant; Merwin Realty Co to Thos H Reynolds, 980 Anderson av; B&S & CaG; May29; June2 '14. nom

Perry av, 3301-7 (12:3343), ws, 635.1 s Old rd (now Reservoir pl), 75x100 to The Drive or Reservoir Oval E x75.10x 88.8, 2-sty fr dwg & vacant; Ellen L Dooley et al to Hannah V, Mary C & Julia A Curtin, 3307 Perry av; QC; May28; June 2'14. nom

Prospect av, 1131-5, see 167th, 818-22 E

Prospect av (*), ss, 1100 e Throggs Neck rd, 75x126.7x75x124.2; Vienna Pressed Yeast Co to The Fleischmann Co, an Ohio corpn; B&S; May15; June2'14. O C & 100

Quarry rd, es, abt 82.8 n 181st, see Lafontaine av, ws, 80.6 n 181st.

Rhinelander av, ns, 50 e Lurting av, see Bogart av, es, at nes Colden av.

Riverdale av (13:3426), ws, 150 n lands Abr Schermerhorn, 50x100; Jacob Hirsh to Addie M Kleitz, on Riverdale av, Riverdale, NY; B&S & CaG; June2; June4'14.
O C & 100

Road (*) to the dock, ss, being lots 3 to 5 map lands heirs Capt Cornell Ferris, 75 x106.1x68.9x102.8, except pt for Walker av; Paul C Wolff, ref, to Presbyterian Hospital, 41 E 70, & Hahnemann Hospital, 657 Park av; FORECLOS May5; May28; May 29'14. **10,000**

Road to Westchester Docks, nwc Thomas, see Thomas, nwc rd to Westchester Docks.

Sackett av, ns, at nes Bear Swamp rd, see Bear Swamp rd, nes, at ns Sackett av.

Southern blvd, 849-51 (10:2722), nws, 235 sw Tiffany, 50x100, 5-sty bk tnt; Wm H Caldwell Jr to Edw A Maass, 509 Bainbridge, Bklyn; mtg $38,000; Junel; June 2'14. nom

Southern blvd (11:3113), ws, 160.4 n Kingsbridge rd, 50x100, vacant; Wm Buhl to Michl N Delagi, 2283 So blvd; mtg $7,250; Junel; June2'14. O C & 100

Southern blvd (10:2728), ws, 92.11 s Home, 30x90, vacant; Johanna Fink to Wauer Realty Corpn, 1534 Bryant av; Junel; June2'14. nom

Spuyten Duyvil Pkway (13:3407), es, 200 s 227th, 25x100, 3-sty fr dwg; also ALL DOWER RIGHTS in parcel lying s & e of & adj above premises fronting 25 ft on parkway to depth of 180 ft & in rear of parcel conveyed 25 ft in width & 80 ft in depth; Carrie L Caraccioli to Eliz M Doyle, 165 Park av, Bklyn; Apr30; June2'14. nom

Starling av, nec Lafayette, see Lafayette, nec Starling av.

Stebbins av, 1270-8 (11:2973), ses, 100 ne 169th, 150x131.4x150.3x122.11, 3-5-sty bk tnts; Stebbins Av Co Inc to Anthony Deutsch, 619 E 5, & Adolph Deutsch, 322 E 4; mtg $141,000; May26; May29'14. nom

Stebbins av, 1342-6 (11:2965), es, 233.11 n Freeman, runs e125.4xn13xn12.4xn10.4xn 15.7xw114.10 to av xs50 to beg; 3-sty fr synagogue; Esther Cohen to Migdol Zion Congregation, 1342-6 Stebbins av; May27; May29'14. O C & 100

Steuben av, see De Kalb av, cl, 99.5 s Gun Hill rd.

Tiebout av, 2486 (11:3023), es, 227.3 n 189th (now 188th), 31x100, 4-sty bk tnt; Ora M Felsing to Claus Meyer, Mt Hope, NY; mtg $14,000; June2; June3'14. nom

Tremont av, 403, see Webster av, 1910-6.

Trinity av, 944-6 (10:2639), es, 49.8 n 163d, 34.4x100, 2-3-sty & b fr dwgs; Henry Cleland Inc to Clarke Holding Corpn, 154 Nassau; mtg $10,000; May26; May29'14. nom

Union av, 1095 (10:2671), ws, 89.6 n 166th, 21.2x90.9, 3-sty fr tnt; Mary A Thornton to Mary Eckert, 1342 Clinton av; mtg $5,750; Junel; June2'14.
O C & 100

Unionport rd, 1713 (*). ws, 124.5 n Van Nest av, 25.1x113.9x25x115.11; Saml Freedman to Jas F Waldron, 149 40th, Corona, LI; ½ pt; correction deed; mtg $10,000; May21; June4'14. nom

University av, es, 150.6 n 170th, see Ogden av, es, 550 n 170th.

Van Cortlandt av (12:3252), es, abt 125.8 n Bailey av, 57.6x139.6x50x111.6, vacant; Bromberg Realty Co to Jno Drakard, 1764 Walton av; mtg $2,737.50; May29'14. nom

Washington av, 1475, see Washington, 2043-5.

Washington av, 1734-6 (11:2916), nec 174th (Nos 481-5), 50x95, except pt for av; also WASHINGTON AV, nec 174th, strip 0.5x84.8x0.9x84.8, 6-sty bk tnt & strs; Rebecca Isear to Sacharize Isear, 21 E 117; mtg $53,500; Apr28; June3'14. O C & 100

Washington av, 2043-5 (11:3036), ws, 225 n 179th, 50x145; also WASHINGTON AV, 1475 (11:2902), ws, 127.6 s 171st, 37.6x140, 5-sty bk tnt; York Apartment Co, Inc, to Anthony Deutsch, 619 E 5, & Adolph Deutsch, 322 E 4; mtg $81,500; May26; May 29'14. nom

Waterbury av, nec Layton av, see Edgewater ter, ws, 150 s Barkley av.

Webster av, 1910-6 (11:3027), nec Tremont av (No 403), 100x32.8, 3-sty bk str; Tremont-Webster Bldg Co to Jno C Heintz, 2201 Bway, & Jacob Siegel, 1297 Fulton av; mtg $60,000; May28; May29'14.
O C & 100

Webster av, 2087 (11:3143), ws, 28 n 180th, 33.9x80, 4-sty bk tnt; also WEBSTER AV, 2093 (11:3143), ws, 129.3 n 180th, 33.10x80, 4-sty bk tnt; Emma L Kuhne to Eliz T Ringe, 130 W 109; mtg $17,000;. June3'14. O C & 100

Webster av, 2093, see Webster av, 2087.

Webster av, 2244-50 (11:3030), sec 183d (No 658), 72x90, 2-4 & 1-3-sty bk tnts & strs; Talie Jungman to Essie Eisenberg, 115 W 88; mtg $9,500; May20; May29'14. nom

Wickham av, see Nereid av, see Nereid av, sec Wickham av.

Wilder av (*), es, 250 s Edenwald av, 25 x100; Frank J Bell to Silman Investors Inc, 2383 Myrtle av, Ridgewood, B of Q, N Y; mtg $250; May19; May29'14. O C & 100

Woodycrest av (9:2507), es, 50 s 164th, 37.6x100, vacant; Isabel M Weeks to Mary A Levins, 984 Woodycrest av; May25; June 3'14. O C & 100

3D av (11:3061), es, 55.1 n 178th, 50x 120.2x50x117.1, vacant; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; AL; May 25; May29'14. nom

Interior strip, see Washington av, 1734-6.

Plot (*), begins at centre stone fence 50 n from nc Saml Nelson's lot, runs w 220xn25xe220xs25 to beg; Cath Moran et al, heirs Bridget Mulligan, to Cath O'Brien, 1138 Edison av; AT; CaG; May3; June4'14. nom

Plot (*); same prop; Mary A Nugent et al, heirs Jane Nugent, to same; AT; CaG; July29'13; June4'14. nom

Plot (*); same prop; Michl McCullough et al, heirs Mary McCullough, to same; AT; CaG; July22'13; June4'14. nom

Rear part of Lot 61 (11:2848 & 2849), map Townsend Poole Est, 100x40x100x32.8, ns; also REAR PART LOT 64 on same map, 100.5x64x100x56.2, ss; Jas H Hoffecker Jr to Douglas M Hoffecker, at Highland Court Hotel, Hartford, Conn; May27; June 2'14. nom

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MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Commerce st, ns, 183.9 w Van Wyck, see Newman, ws, 55.7 s Commerce.

Crotona Park N (11:2957), ns, 150 e Marmion av, 50x93.8x50x93.7, vacant; re mtg; J Frederic Kernochan & ano, TRSTES Stephen S Whitney, to Annie B Guigues, White Plains, NY; May29; June1'14. 5,000

Herschel st (*), ns, 176 e Westchester av, 25.3x101.3, land in bed of st in front of above deed of cession; Matthew J Gaskin to Cit yof N Y; Feb18; June4'14. nom

Herchel st (*), ns, 176 e Westchester av, 25.3x101.6; land in bed of st in front of above; re mtg; Sarah R Villepigue to City NY; Nov10'13; June4'14. nom

Kinderman pl, nwc Brook av, see Brook av, nwc Kinderman pl.

Lorillard pl, sec 3 av, see 3 av, 4434-6.

Newman st (*), ws, 55.7 s Commerce, 50 x111.6; also NEWMAN ST (*), es, 277.6 s Commerce, 40x111.6; also WOOD ST (*), w s, 150.1 s Commerce, 50x111.6; also WOOD ST (*), es, abt 145 s Commerce, 75x111.6; also COMMERCE ST (*), ns, 183.9 w Van Wyck, 73.6x150 to Barretts Creek; re mtg; Dollar Savings Bank to Porter Realty & Development Co, 76 Wm; May27; May29 14. O C & 100

Newman st ,ws, 277.6 s Commerce, see Newman, ws, 55.7 s Commerce.

Newman st (*), es, 275 n 150th, 25x 111.6; re mtg; Dollar Savings Bank to Eliz Dietrich, 38 Poplar av, Hackensack, NJ; June3; June4'14. 400

Parkside pl (12:3355), lot 50 blk 3355 tax map; consent to 3d track R R; Patk J Sullivan to Manhattan Railway Co, a corpn; Feb17; June4'14.

Parkside pl, 3219 (12:3354); consent to 3d track R R; Henry Seebeck to Manhattan Railway Co, a corpn; Feb16; June4'14.

Parkside pl (12:3354), lots 26 & 28 blk 3354 tax map; consent to 3d track R R; Henry O'Neil to Manhattan Railway Co, a corpn; Jan13; June4'14.

Wood st, ws, 150.1 s Commerce, see Newman, ws, 55.7 s Commerce.

Wood st, es, abt 145 s Commerce, see Newman, ws, 55.7 s Commerce.

169TH st, 279 E (11:2785), separation agmt; Belle Howitz with Jos F Howard & Wm L Howitz; Apr15; June2'14. nom

173D st E, nwc Southern blvd, see So blvd, nwc 173.

176TH st E (11:2949), ss, 100 w Clinton av, 49.10x158.1x49.10x158, vacant; re mtg; Ida L Lamb to Mitchell-McDermott Constn Co; May26; June2'14. 4,500

196TH st E, nes, at nws Grand blvd & Concourse, see Grand blvd & Concourse, n ws, at nes 196.

215TH st E, nec Paulding av, see Paulding av, nec 215.

Brook av (11:2893), nwc Kinderman pl, 142x90; agmt as to release of above premises from mtg agmt dated Jan28'14; City Mort Co with A J Schwarzler Co, 369 E 167; May29'14. nom

Cedar av (*), ns, 306.9 w Corsa av, 25x 100; re mtg; Nell Buckingham to Vito Lauletta, 100 W 67; Mar7; June1'14. 425

Cruger av (*), Eastchester rd, Bear Swamp rd, Unionport rd, White Plains rd, Hunt av, Givan av, Wickham av, Holler av, Steenwiek av, Dyre av & Sagamore st, being land in bed of above sts & avs; H Carroll Winchester to Millbrook Co, 37 Lawton, New Rochelle, NY; QC; Apr13; June3'14. nom

Eastchester rd (*), land in bed of rd; Peter J Shields to Millbrook Co, 37 Lawton, New Rochelle, NY; QC; AT; Mar31; June3'14. nom

Grand blvd & Concourse (12:3315), nws, at nes 196th, 200x100, vacant; re mtg; Emigrant Indust Savgs Bank, a corpn, to Richd D Jewett, Nyack, NY; May23; May 29'14. nom

Gun Hill rd (*), lot 25, blk 4628 tax map; consent to 3d track R R; Jno W Fincke, TRSTE, to Manhattan Railway Co, a corpn; Jan5; June4'14.

Paulding av (*), nec 215th, 50x100; re mtg; Workmens Sick & Death Benefit Fund of the U S of A to Rose & Alfonso Tessitore, 737 E 187; May22; May29'14. 500

Southern blvd (11:2978), nwc 173d, runs n155.5xw44.9xs85xnw17.10xs67.5x n 100 to beg; agmt as to re of above from mtg agmt dated June1l'13; City Mtg Co with Trask Bldg Co, 1662 Boston rd; June1; June4'14. nom

Webster av (12:3355), lots 144 & 145 blk 3355 tax map; consent to 3d track R R; Patk J Duffy to Manhattan Railway Co, a corpn; Jan10; June4'14.

Webster av, 12:3353); lot 61 blk 3353 tax map; consent to 3d track R R; Christopher N Comerford to Manhattan Railway Co, a corpn; Feb6; June4'14.

Webster av (12:3356), lot 175 blk 3356 tax map; consent to 3d track R R; Benj Bennison to Manhattan Railway Co, a corpn; Jan29; June4'14.

Webster av (12:3357), lot 33 blk 3357 tax map; consent to 3d track R R; Chas Picker to Manhattan Railway Co, a corpn; Jan 23; June4'14.

Webster av, 3112 (12:3357), lot 6 blk 3357 tax map; consent to 3d track; Thos C Carter to Manhattan Railway Co, a corpn; Mar19; June4'14.

Webster av (12:3274), lot 1 blk 3274 tax map; consent to 3d track R R; Jno J Brady to Manhattan Railway Co, a corpn; Jan2; June4'14.

Webster av (12:3357), lot 41 blk 3357 tax map; consent to 3d track R R; Peter Leckler to Manhattan Railway Co, a corpn; Jan19; June4'14.

Webster av (12:3357), lot 65 blk 3357 tax map; consent to 3d track R R; Thos F Graham to Manhattan Railway Co, a corpn; Feb3; June4'14.

Webster av (12:3357), lots 25, 26 & 27 blk 3357 tax map; consent to 3d track R R; Wm S Patton to Manhattan Railway Co, a corpn; Jan29; June4'14.

Webster av (12:3357), lot 12 blk 3357 tax map; consent to 3d track R R; Margt Jordan to Manhattan Railway Co, a corpn; Jan28; June4'14.

Webster av (12:3357), lots 35 & 36 blk 3357 tax map; consent to 3d track R R; Oswald Benedix to Manhattan Railway Co, a corpn; Jan27; June4'14.

Webster av (12:3357), lot 34 blk 3357 tax map; consent to 3d track R R; Chas Picker to Manhattan Railway Co, a corpn; Jan 23; June4'14.

Webster av (12:3358), lot 24, blk 3358, tax map; consent to 3d track R R; Sarah E Lee to Manhattan Railway Co, a corpn; Feb16; June4'14.

Webster av (12:3354), lots 43 & 44 blk 3354 tax map; consent to 3d track R R; Geo F Lyon to Manhattan Railway Co, a corpn; Jan8; June4'14.

Webster av (12:3280), lot 42, blk 3280, tax map; consent to 3d track R R; Carl R Eberth to Manhattan Railway Co, a corpn; Jan6; June4'14.

Webster av (12:3273), lot 122, blk 3273, tax map; consent to 3d track R R; Robt Benenson to Manhattan Railway Co, a corpn; Jan28; June4'14.

Webster av (12:3331), lot 60, blk 3331, tax map; consent to 3d track R R; Peter V Bussing to Manhattan Railway Co, a corpn; Jan26; June4'14.

Webster av (12:3330), lot 68, blk 3330, tax map; consent to 3d track R R; Peter Seery to Manhattan Railway Co, a corpn; Jan23; June4'14.

Webster av (12:3280), lot 45, blk 3280, tax map; consent to 3d track R R; David Virtue to Manhattan Railway Co, a corpn; Jan10; June4'14.

Webster av (12:3353), lot 54, blk 3353, tax map; consent to 3d track R R; Michl J Gilhuly to Manhattan Railway Co, a corpn; Jan10; June4'14.

Webster av (12:3353), lot 53, blk 3353, tax map; consent to 3d track R R; August Busch to Manhattan Railway Co, a corpn; Jan14; June4'14.

Webster av (12:3353), lot 51, blk 3353, tax map; consent to 3d track R R; August Busch to Manhattan Railway Co, a corpn; Jan14; June4'14.

Webster av (12:3353), lot 52 blk 3353, tax map; consent to 3d track R R; August Busch to Manhattan Railway Co, a corpn; Jan14; June4'14.

Webster av (12:3273), lot 114, blk 3273, tax map; consent to 3d track R R; Geo A Reinhardt to Manhattan Railway Co, a corpn; Jan6'13; June4'14.

Webster av (12:3280), lot 48, blk 3280, tax map; consent to 3d track R R; Mary A Harrison to Manhattan Railway Co, a corpn; Jan10; June4'14.

Webster av (12:3353), lot 50, blk 3353, tax map; consent to 3d track R R; Michl J Gilhuly to Manhattan Railway Co, a corpn; Feb3; June4'14.

Webster av (12:3281), lot 19, blk 3281, tax map; consent to 3d track R R; Mary E Moulton to Manhattan Railway Co, a corpn; June16; June4'14.

Webster av (12:3280), lot 58, blk 3280, tax map; consent to 3d track RR; Wm C Bergen to Manhattan Railway Co, a corpn; Jan12; June4'14.

3D av, 4434-6 (11:3054), sec Lorillard pl, 62.9x60.9x49x21.6; consent to 3d track; Raunn Mfg Co to Manhattan Railway Co, a corpn; May7; May29'14. 313.60

3D av, 4434-6; consent to 3d track; Wm E Gilhooley to same; May18; May29'14. nom

3D av, 4434-6; consent to 3d track; Fredk Elflein & ano, EXRS Fredk Elflein, Sr, to same; May20; May29'14. nom

Certified copy (miscl) adjudication of bankruptcy & order of reference in matter of N Y Real Estate & Security Co, bankrupt; May2; May29'14.

Land (*) in bed of all sts, rds, avs, highways & public places as lies within the right of way lines of N Y, Westchester & Boston Railway Co; Millbrook Co to N Y, Westchester & Boston Railway Co, at Morris Park av & 180th; QC; Apr21; June3'14. nom

Lot 55 (12:3353), blk 3353 tax map; consent to 3d track R R; Michl J Gilhuly to Manhattan Railway Co, a corpn; Jan10; June4'14.

Lots 41 & 42 (12:3354), blk 3354 tax map; consent to 3d track R R; Thos Mulligan to Manhattan Railway Co, a corpn; Feb13; June4'14.

Parcel 24 (13:3423) on damage map to open Liebig & Tyndall avs; re mtg; Cath McP Kelly to City NY; Jan30; June3'14. nom

Power of atty (PA); Eugene R Riedinger to Aug T Riedinger, 232 W 22; May8; June3'14.

LEASES.

Borough of Manhattan.

MAY 29, JUNE 1, 2, 3 & 4.

Bleecker st, 81 (2:532); asn Ls; Jos Barbaria to Giovanni Bruno, 1532 73d, Bklyn; May28; June4'14. 700

Broome st, 529-31 (2:476), all; Luigi Rapuzzi & ano to Giula Martini & ano, 170 Spring; 5 1-12yf Apr1; June3'14. 8,520

Catherine st, 76 (1:252), all; Minnie Garone to Fredk Garone, 74 Oliver, & ano; 10 2-12yf Mar1; June4'14. 1,800 & 2,100

Church st, cor Fulton, see Fulton, 191.

Clarkson st, 43-7, see Greenwich, 603-7.

Fulton st, 191 (1:85), cor Church, 3d loft; W P Andrews to Mrs L M Peterson & Co Inc, et al; 3yf June1; May29'14. 600

Greenwich st, 603-7 (2:601), nec Clarkson (Nos 43-7), 75.3x110.5x75x116.8; leasehold; consent to 3d track; Alfred L Brown, TRSTE Mary D Nesmith (decd) et al, individ, to Manhattan Railway Co, a corpn; Mar9; June4'14. 827.75

Heary st, 311 (1:288), all; Aberman Realty Co, Inc to Oscar F Rothman, 29 Willett, 11 mos f June1; June2'14. per year 1,800

Houston st, 506 E (2:356), ns, 180 e Goerck, 30 to ws of Mangin or East st x70; asn Ls; Morris Siegel & Saml Zuckerman to Mary Siegel, 492 E Houston, & Sarah Zuckerman, 488 E Houston; May29; June 1'14. nom

McDougal st, 40-2 (2:518), all; Remigio Sciarrillo & ano to Jno Marino; 3yf July 1; June2'14. 4,300

Mangin st, nwe Houston, see Houston, 506 E.

Mercer st, swc 4th, see 4th, 16 W.

Mulberry st, 183-5 (2:481); asn Ls; Andy Cacchia to Eastern Brewing Co, a corpn, 205 Bushwick av, Bklyn; May28; June2 '14. nom

New Howery, 13-15, see New Chambers, 51.

New Chambers st, 51 (1:115), 11.6 ft; also ROOSEVELT ST, 53-5, 27.8 ft; also NEW BOWERY, 13-15, 27.9 & 41.3 ft in depth, all; Bartholomew Mitchell to Ernest A Schweickhardt, 399 Pearl; 4yf May 1'18; June2'14. 1,800

Park pl, S-90, see West Bway, 28-30.

Pine st, 38 (1:44), ns, 23.7x61.6x23.9x61.9; cancellation of & declaration as to merger of Ls; Northern Assurance Co Lim of London, Eng, et al with Underwriters Building Co, 55 John; May29'14. nom

Roosevelt st, 53-5, see New Chambers, 51.

3D st, 383-5 E (2:358), all; Etta Fine to Ida Jacobs, 263 Av A; 3yf May1; June3'14. 5,300

4TH st, 16 W (2:535), swc Mercer, part str fl & c; Wm Simpson to Saml Krugman, 1357 45th, Bklyn; 4 9-12y & 8 days f Apr 22; May29'14. 2,000

7TH st, 238-40 E, see 17th, 349-51 E.

8TH st, 323 E (2:391), all; Joshua Seldin to Wolf Marotchnick, 323 E 8; 3yf Dec1 '12; May29'14. 4,000

8TH st, 325 E (2:391), all; Johanna Seldin to Wolf Marotchnick, 323 E 8; 3yf Dec 1'12; June4'14. 4,000

13TH st, 47-53 W, see 14th, 48-50 W.

13TH st, 456 W, see 10 av, 32-4.

14TH st, 119 E (3:870); asn Ls; Fannie Shapiro & ano to 14th St Hotel Co, Inc, 119 E 14; Feb9; June2'14. nom

14TH st, 48-60 W (2:577); agmt as to payment of rents under Ls & settlement of judgment, suits, etc; Robt S Smith, 32 W 92, with Max & Adolph Finkelstein, 255 W 90, firm Finkelstein Bros; May28; May29 '14. nom

14TH st, 48-50 W (2:577); also 13TH ST, 47-53 W; agmt modifying Ls & changing rental to $39,000 instead of $44,000, etc; Thos Morrissy with Max & Adolph Finkelstein; June1; June3'14. nom

17TH st, 349-51 E (3:923), all; also 7TH ST, 238-40 E (2:376), all; Hanie Porges to Sam Etlinger, 332 E 13; 3yf July1; June 2'14. 12,000

18TH st, 528 E (3:975), all; Saml & Jacob Kahn to Max Reizes, 528 E 18; 3yf June1; June3'14. 3,300

25TH st, 105 W, see 6 av, 423-7.

26TH st, 104-8 W, see 6 av, 423-7.

29TH st, 510 W (3:700), str & b; Hearne Realty Co to August Denck, 2347 1 av; 3yf Sept15'16; June3'14. 360

36TH st W, nwc 10 av, see 10 av, nwc 36.

42D st, 155-7 E (5:1297), e str & b; Mary H Solley, individ & ano TRSTES Robt F Westcott to Geo Belekas, 157 E 42; 5 2-12y f Mar1'13; June3'14. 3,000 & 3,500

46TH st, 511-3 W (4:1075); agmt amending Ls; Mathilde Bouthin with Morris Rose, Inc, a corpn, 511-3 W 46; Apr8; June 2'14. nom

54TH st, 549-51 W (4:1083), consent to sub-letting to Henry Bosch Co, a corpn; Ruth A Wallace to Paul G Mehlin & Sons; May19; June2'14. nom

64TH st, 203 W (4:1156), ns, 50 w Ams av, 50x100.5, all; Benj M Menke to Jno J O'Hare, 585 Ams av; 9 7-12yf Oct1'19; June4'14. 5,000

64TH st W, nwc Ams av, see Ams av, n wc 64.

77TH st W, swc Bway, see Bway, swc 77.

99TH st W (7:1854), ns, 250 w Col av, 100x100.11, the land, lessee to erect bldg to cost not less than $25,000; Louis W Morrison et al individ, EXRS, &c, Edw Morrison to William Krauss Garage Corpn; 21y f June1; 2 rens 21y each at $4,800; June3 '14. taxes, &c, & 3,600 & 4,800

100TH st, 325 E (6:1672), all; Annie Rosner to Jennie Levy, 336 Pearl; 5yf June1; June1'14. 1,800

101ST st, 304 E (6:1672), east str & hall in rear & b; Isador Wasserman to Nathan Brown, 201 E 104; 5yf May1; May29'14. 900

103D st, 246 W (7:1874), all; Georgianna Brower to Anna D Rogers, 3yf Oct1; May 29'14. 2,000

107TH st, 130 E (6:1634), 3-sty dwg, all; Sallie Schuster to Sladon Iron Works Co, Inc, 1481-7 Park av; 6 10-12yf July1; June 3'14. 600 & 660

110TH st, 87 E, see 111th, 96 E.

111TH st, 96 E (6:1616), swc Park av; also 110TH ST, 87 E, nwc Park av; Park Av Hotel, all; Annie Baar et al EXRS &c Fredk Baar to Claus Bohling, 286 Convent av et al; 5yf May1; June3'14. 11,500

118TH st, 21 E (6:1623), all; Abr Flashberg & ano to Abr Gold, 6 E 117; 3yf May 1; June3'14. 2,100

142D st, 70-2 W (6:1739); sur Ls; Jos Jovans to Leah Daniels, 408 Manhattan av, & ano; AT; June3; June4'14. 450

164TH st W, swc Ams av, see Ams av, 2098.

182D st, 574 W (8:2154), middle str & b; August Schierloh to Arnsenio D'Angelo, 204 Mott & ano; 5 1-12yf May15; May29'14. 1,500 & 1,560

Av A, 1393 (5:1469); asn Ls; Gramercy Wine & Liquor Co & ano to Ben Lewis, 193 Sackman, Bklyn, & ano; May28; May 29'14. nom

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Amsterdam av (4:1156), nwc 64th, 100.5x 100; all; lessee to erect 1-sty bldg to cost at least $20,000; Clara C Moore to Benj M Menke, 148 W 67; 21yf Feb1, with ren of 9 3-12yf June3'14. taxes, &c, & net 5,000

Amsterdam av, 1638 (7:2072), asn Ls; Owen McCaffery or McCaffrey to H Koehler & Co, a corpn, 501 1 av; Apr29'10; June 3'14. nom

Amsterdam av, 1638; asn Ls; H Koehler & Co to Sebastian Dorfmiller, 500 W 141; June2; June3'14. nom

Amsterdam av, 1754 (7:2078), str & b; Herman Suesens & ano TRSTES Fredk Heimsoth to Fredk W Sullau, 1754 Ams av; 5yf May1'15; June2'14. 3,120 to 3,240

Amsterdam av, 2098 (8:2121), swc 164th; asn Ls & bill of sale of sal fix, &c; Richd Davis to Evan Fisner, 355 W 11; AT; mtg $3,100; Jan29; June2'14. 750

Amsterdam av, 2098, swc 164th; asn Ls & all title to chattels, etc; Evan Fisher to Fredk Prax, 2894 Bailey av; mtg $3,100; May7; June2'14. nom

Broadway (4:1168), swc 77th, Hotel Belleclair; asn Ls; Albt Saxe to Morewood Realty Holding Co, a corpn, 71 Bway; AT; June1; June3'14. nom

Lenox av, 620-2 (6:1739), all; Aaron Goodman to Sarah Landesman, 73 W 118; 5 5-12yf May1; June4'14. 5,000

Lexington av, 141 (3:884), all; Eugenie J Smith to Adolph Buchwalder, 103 Lex av; 5 2-12yf July15; June2'14. 1,200 & 1,500

Madison av, 1574 (6:1611), str fl & b; Rae G Holzwasser & ano to Jacobson's Pharmacy, a corpn; 3yf Dec1'10; 3yren; June3'14. $40 to 900

Park av, 407 (5:1309), all; Park Av & 54th St Co, a corpn, to Frederic Gallatin, 2 E 55; 10yf Sept1; June1'14. 2,500

Park av, nwc 110th, see 111th, 96 E.

Park av, swc 111th, see 111th, 96 E.

Wadsworth av, 74-8 (8:2145), 75x—; asn Ls with consent by Sterling Bldg & Operating Co; Wm Daly & ano to Wadsworth Garage Inc; June2; June3'14. nom

West Broadway, 28-30; also PARK PL, 88-90 (1:127); sur Ls; Bernard Kreizer to Mitchell Woodbury Co, a corpn, 560 Atlantic av, Boston, Mass; AT; May28; June 1'14. nom

1ST av, 90 (2:433), str & b; Isaac Messer to Sigmund Kreuter, 71 St Marks pl; 5yf May1'15; 5yren; June2'14. 1,200

1ST av, 1299 (5:1444), str & pt c; Mary McCormick & ano to Harry & Maxwell Blasky, 1299 1 av; 5 11-12yf June1; June3 '14. 1,200

2D av, 1408 (5:1448), s str & b & 4 rooms on ns 2d story; David Rader to Gustav Schrot, 1408 2 av; 3yf May1; 3y ren; May 29'14. 744

2D av, 2191 (6:1662), str & bake shop; Franziska Hlavac to Kathie Mall, 2191 2 av; 3yf May1; June3'14. 900

3D av, 130 (3:870), all; Florence T Gayer & ano, TRSTES, to Otto Wallerstein, 110 E 91, & ano; 5 1-12yf Apr1; June 4'14. 2,500

3D av, 1081 (5:1418), es, 75.5 s 64th, 25x 130; sur Ls; David Lentin Realty Holding Co to Hamilton Holding Co, a corpn, 149 Bway; June1; June3'14. 500

5TH av, 471 (5:1275), es, 78.6 s 41st, 26.5x 98.4, all; Guardian Holding Co Inc to Schotz & Co Inc, a corpn, 471 5 av; 10yf May1; June3'14. taxes, &c, & 21,500

6TH av, 423-7; also 26TH ST, 104-8 W; also 25TH ST, 105 W (3:801); agmt modifying Ls & reducing rent to $15,000, taxes, &c; Albt W Scholle, 763 5 av et al TRSTES of Jacob & Wm Scholle to Wm F Hencken, 147 W 122, & Nicholas W Haaren, 452 Amity st, Flushing, B of Q; May25; June 1'14. nom

5TH av, 84 (3:764), str & b; Carl Ihrig & ano to Jacob Warshall & Louis Gross, 303 7 av; 3yf May1'15; May29'14. 1,680

5TH av, 847 (4:1041); asn all RT&I to any sum of money which may be paid after May1'19 by Julien T Davies as TRSTE, &c, under terms of Ls; Thos Fagan to Lion Brewery, a corpn, 104 W 108; May26; May29'14. nom

5TH av, 2378 (7:1933), all; Etta C Brill to Max Herzog, 2378 8 av; 5yf Mar1; June 2'14. 2,900

5TH av, 2853 (7:2046), s str fl & b; Annette L Johnson to Morris Neuman, 117 W 141; 5yf May1; June2'14. 792

10TH av, 32-4 (2:645), sec 13th (No 456), 2 lots; asn Ls; Swift & Co, a corpn of State N Y to Swift & Co, a corpn of State of Illinois at Union Stock Yards, Chicago, Ill; Dec31'13; June1'14. nom

10TH av (3:708), nwc 36th, w ½ of 11th fl; Hill Publishing Co to Geo W Saam Co; 10yf June1; May29'14. 5,000

LEASES.

Borough of the Bronx.

138TH st, 372 E (9:2300), w str; Edwin T Maynard to Christ Alexander, 431 E 138, & ano; 4yf May1; June4'14. 900 & 1,080

138TH st, 546 E (9:2265), west str; Henry Oehl to Sigmund Eller, 546 E 138; 7yf May 1; June1'14. 1,200

Prospect av, 915 (10:2677), n str; Jno E Schmults to Hannah K Blumenstein, on premises; 5yf May1'13; Apr16'14; corrects error in Apr18 issue, when number appeared as 1915. 1,140 to 1,200

MORTGAGES.

Borough of Manhattan.

MAY 29, JUNE 1, 2, 3 & 4.

Bedford st, 68-70, see 2 av, 1437.

Bleecker st, 305-7 (2:591); ext of mtg for $9,000 to Jan4'16, 5%; June1; June2 '14; Geo W Dibble with Jas A Lowe, 109 W 11. nom

Broome st, 260-4 (2:414), nwc Orchard (No 91), 65.2x55.10x65.2x56.6; PM; May27; June1'14; due May1'19, 5½%; Earl A Smith to Lawyers Mtg Co, a corpn. 56,000

Cannon st, swc Houston, see Houston, 439-43 E.

Central Park S, 200-2, see 7 av, 936.

Charles st, 88 (2:620), ss, 112.6 e Bleecker, 25x100; June2; June3'14; 5y5%; Ninth Ward Realty Co, a corpn, to Emigrant Indust Savgs Bank, a corpn. 21,500

Charles st, 88; certf as to above mtg; June2; June3'14; same to same. ——

Charles st, 88; subrn of mtg for $5,000 to mtg for $21,500; June2; June3'14; Bertha Picker, gdn Lawrence Jacobs, with same. nom

Chrystie st, 75 (1:304), nwc Hester (Nos 137-43), —x—; agmt as to ownership of bond & mtg for $105,000; Mar11; June3 '14; David Abelov, 463 Willoughby av, Bklyn, with N Y Life Ins Co, a corpn, 346 Bway. nom

Hester st, 137-43, see Chrystie, 75.

Hester st, 145-9, see Bowery, 95.

Houston st, 439-43 E (2:335), swc Cannon, —x—; ext of mtg for $40,000 to Aug 23'17, 5%; Apr30; May29'14; Clara H Gould of Santa Barbara, Cal, with Wm & Hanie Friedman, 42 W 120. nom

Leroy st, 22-4 (2:586); ext of mtg for $30,000 to Feb10'17, 5%; May1; June2'14; Domenico Peloso, 861 Fairmount pl, Bronx, et al, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

Madison st, 274 (1:269), ss, 219.1 e Clinton, 31x100; ext of mtg for $7,000 to July 1'15, 6%; pr mtg $38,000; May31'11; June 3'14; Yetta Frieuman, 212 E 72, with Barnet Berkman, 1355 East N Y av, Bklyn, & ano. nom

Mercer st, 265-7, see 4th, 15-9 W.

Orchard st, 91, see Broome, 260-4.

Pine st, 38 (1:44), ns, abt 85 w William, 23.7x61.6x23.9x61.9; PM; May27; May29'14; 10y or sooner, 4½% & 4%; Underwriters Building Co, a corpn, to Jno V B Thayer, 26 Monroe pl, Bklyn, & ano, trstes in U S of A of the Northern Assurance Co, Ltd, of London, England. 135,000

Pine st, 38; certf as to above mtg; May 28; May29'14; same to same. ——

Pine st, 38; PM; pr mtg $135,000; May 28; May29'14; due & int as per bond; Caton Realty Corpn to Underwriters Building Co, a corpn, 55 John. 43,000

Rivington st, 137 (2:353), ss, 75 e Norfolk, 25x100.4; pr mtg $——; June2'14; 1y 6%; Bernard Fortgang, 2 W 112, to Abr Leipzig, 50 W 77. 2,000

Washington st, 60-2, see West, 34-40.

West st, 34-40; also WASHINGTON ST, 60-2 (1:17); ext of mtg for $85,000 to Jan 1'19, 5%; May14; June4'14; N Y Life Ins Co, a corpn, with Trojan Realty Corpn, 55 Liberty. nom

White st, 39 (1:175), ss, 75 e Church, 24.4x100x24.8x100; PM; June2; June3'14; 3y 5%; Cronella Realty Corpn, 27 William, to Helen M Kelly, 2 W 55, gdn Eugenia Kelly. 28,500

White st, 39; PM; pr mtg $28,500; June 2; June3'14; 3y or sooner, 6%; same to Frederic J Agate, 65 Central Park W. 10,000

Wooster st, 219 (2:536), ws, 130.2 s 3d, runs w99.3xn11.5xe28xn21.9xe71.3 to st xs 33.2 to beg; also WEST BROADWAY, 553 (2:536), es, 118.9 s 3d, 21.11x100; also 2D AV, 471 (3:907), ws, 98.9 n 26th, 24.8x100; pr mtgs $32,000; Apr4; May29'14; 3y6%; Angela Warneken, at Strond, Eng; Harriet A Anderson, at Oxford, Eng, & Ellery O Anderson, at Garden City, LI, to Caroline S Fellowes, 840 Park av. 12,000

4TH st, 67 E (2:460); ext of mtg for $27,000 to May29'17, 5%; May29; June2'14; Title Guar & Trust Co, a corpn, with Morris Epstein, 417 Stratford rd, Bklyn. nom

4TH st, 162-4 E (2:431), ss, 200.4 w Av A, 49.5x96.2; PM; pr mtg $45,000; June2 '14; due Dec1'26, 6%; Abr & Beckie Greenberg, 163-4 E 4, to Emanuel L Spellman, 574 West End av, et al. 25,631.90

4TH st, 281 W (2:613), es, 48.7 s 11th, 17.2x50; pr mtg $5,000; June4'14; due Sept 4'15, 6%; Francis A Norris of Bklyn, to Patk McMullan, 563 E 7, Bklyn. 3,000

5TH st, 624 E (2:387), ss, abt 325 e Av B, 24.9x92.4; pr mtg $20,000; May29; June 2'14; due Nov1'18, 6%; Abr Landberg to Jacob Kerner, 31 1st, & ano. 17,500

11TH st, 525-7 E (2:405), ns, 320.6 w Av B, 50x103.3; June3'14; due June1'17, 5%; Louis J Pooler to U S Trust Co of N Y, a corpn, 45 Wall. 18,000

13TH st, 122 E (2:558), ss, 275 w 3 av, 25x103.3; subrn of mtg for $2,150 to mtg for $20,000; May25; May29'14; Margt Daub, 68 1 av, & Fredk Kalb, 1696 2 av, with Soc for the Relief of Poor widows with Small Children, a corpn, 28 W 88. nom

14TH st, 119 E (3:870); leasehold; May 29; June1'14; demand, 6%; 14th St Hotel Co, Inc, to Geo Ehret, 1197 Park av. 3,000

14TH st, 119 E; leasehold; certf as to above mtg; May29; June1'14; same to same. ——

14TH st, 234-40 E (2:469), ss, 139 w 2 av, 92.9x103.3; pr mtg $——; May29; June1'14; due as per bond or demand, 6%; Stpyvesant Constn Co, a corpn, to Minnie Nieberg, 5 W 111. 5,000

14TH st, 234-40 E; certf as to above mtg; May29; June1'14; same to same. ——

15TH st, 1-3 E, see 5 av, 73.

20TH st, 354 W (3:743), sws, 133.4 se 9 av, 16.8x91.11; pr mtg $8,500; Apr1; June 3'14; 3y6%; Abr Wolff, 156 E 79, to Geo Wildung, 436 E 141. 2,250

22D st, 229 E (3:903), ns, 225 w 2 av, 25 x98.9; PM; pr mtg $10,000; June1; June2 '14; 4y or sooner, 6%; Benj Rybakoff to Hyman Fish, 137 W 110. 4,750

25TH st, 208 E (3:905), ss, 146.4 e 3 av, 25x98.9; pr mtg $19,000; May27; May29'14; 3y6%; Fredk W Sherman, 93 Lex av, to Chas Dorn & Jacob Schnitzer, both at 361 3 av. 4,000

29TH st, 510 W (3:700); sal Ls; May26; June3'14; demand, 6%; Aug Denck, 2347 1 av, to Central Brewing Co of N Y, a corpn, 68th & E R. 1,350

31ST st, 36-46 E (3:860), ss, 115 w 4 av, 115x98.9; bldg loan; May29; June1'14; due June1'15 or sooner, 6%; Aeon Realty Co, a corpn, 60 Bway, to Montrose Realty Co, a corpn, 135 Bway. 500,000

31ST st, 36-46 E; certf as to mtg for $500,000; May29; June1'14; same to same. ——

31ST st, 36-46 E; PM; pr mtg $206,000 besides above bldg loan; May8; June1'14; due & int as per bond or 1y6%; same to Henry McBurney, 35 Lincoln av, Amherst, Mass, & ano, exrs Chas McBurney. 35,000

31ST st, 36-46 E; certf as to mtg for $35,000; May29; June1'14; same to same. ——

32D st, 19 E (3:862), ns, 95 w Mad av, 25x98.9; pr mtg $50,000; May28; May29'14; due & int as per bond; 19 East 32d St Co, a corpn, to Empire Mtg Co, a corpn, 62 Cedar. 5,000

32D st, 19 E; certf as to above mtg; May22; May29'14; same to same. ——

34TH st, 254 W (3:783), ss, 200 e 8 av, 32.1x98.9; PM; pr mtg $50,000; May26; May 29'14; due & int as per bond; Sylvania Impt Co, Inc, 55 Liberty, to Louis Silverstein, 140 W 121, et al. 40,000

35TH st, 349 W (3:759), ns, 283.4 e 9 av, 16.8x98.9; PM; June2; June3'14; 10y or sooner, 5%; Bernard H Foss to Ogden S Bradley, at Millwood, New Castle, NY. 13,000

35TH st, 412 W (3:732), ss, 125 w 9 av, 25x98.9; PM; May29'14; 3y5%; Thos Hinton to N Y Title Ins Co, a corpn. 9,000

37TH st, 113 E (3:893), ns, 189 e Park av, 20x98.9; PM; pr mtg $35,000; June3; June4'14; due & int as per bond; Helen E Kremer to Fredk K Trowbridge, 115 E 37. 5,000

37TH st, 333 E (3:943), ns, 427 e 2 av, 20x97.6 to old Susan x20.3x100; pr mtg $7,000; May26; June2'14; due & int as per bond; Sarah Bonnie to Nathan Heilmann, 414 E 50. 4,000

37TH st, 413-5 W (3:735), ns, 175 w 9 av, 50x98.9; June2'14; 5y5%; Daled Realty & Constn Co, a corpn, to Lawyers Title Ins & Trust Co, a corpn. 45,000

37TH st, 413-5 W; certf as to above mtg; June1; June2'14; same to same. ——

38TH st, 57-61 W (3:840), ns, 146.9 e 6 av, 55.2x98.9; PM; pr mtg $170,000; June3 '14; 5y or sooner, 5%; Harvard Realty & Constn Co, a corpn, to 59 West 38th St Corpn, 435 5 av. 45,000

40TH st, 455 W (4:1050), ns, 140 e 10 av, 20x98.9; June3'14; due & int as per bond; Albt L Fessler to Adam Muller, 44 E 87. 8,500

41ST st, 116-20 E (5:1295), ss, 255 e Park av, 44x98.9; June4'14; due & int as per bond; The Steuben Co, a corpn, to Union Dime Savgs Bank, a corpn, 701 6 av. 50,000

41ST st, 116-20 E; certf as to above mtg; June4'14; same to same. ——

41ST st, 221 W, see 42d, 218-26 W.

42D st, 218-26 W (4:1063), ss, 200 w 7 av, runs s98.9xw75xs98.9 to ns 41st (No 221) xw25xn98.9xw25xn98.9 to ss 42d xe 125 to beg; June2'14; 3y4½%; Asa G Candler of Atlanta, Ga, to Margt O Sage, 604 5 av. 1,000,000

44TH st, 27-31 W (5:1260), ns, 350 w 5 av, runs n200.10 to ss 45th (Nos 28-36) xw 110xs100.5xe35xs100.5 to ns 44th xe75 to beg; pr mtg $750,000; June1'14; 25y6% gold bonds; Harvard Club of N Y, a corpn, to Union Trust Co of N Y, a corpn. 500,000

45TH st, 28-36 W, see 44th, 27-31 W.

45TH st, 420 W (4:1054), ss, 275 w 9 av, 25x100.5; May29'14; due & int as per bond; Nellie F Johnston, of Neponsit, LI, to Lawyers Mtg Co, a corpn. 9,500

45TH st, 420 W (4:1054); subrn of mtg for $2,250 to mtg for $9,500; May28; May 29'14; Wm C Heinkel, 238 Union, Jersey City, NJ, with same. nom

46TH st, 14 E (5:1281), ss, 250 e 5 av, 25x100.5; PM to extent of $100,000 & bldg loan; May29'14; 3y6%; Ritz Realty Corpn to County Holding Co, a corpn, 100 Bway. 150,000

46TH st, 14 E; certf as to above mtg; May29'14; same to same. ——

46TH st, 43 W (5:1262), ns, 410 e 6 av, 20x100.5; pr mtg $50,000; June3; June4'14; due & int as per bond; Mary A & Eliz P Keena, 43 W 46, to Morris Frank, 538 9 av. 9,500

48TH st, 14 W (5:1263); ext of mtg for $70,000 to May18'18, 5%; May18; June1'14; Trstes of Columbia University, N Y, a corpn, with Reginald H Sayre, 14 W 48. nom

48TH st, 150 W (4:1000), ss, 262.6 e 7 av, 18.9x100.5; June3; June4'14; due & int as per bond; Margt C Magan, of New Rochelle, NY, to Lawyers Mtg Co, a corpn. 30,000

49TH st, 125 W (4:1002), ns, 325 w 6 av, 25x100.4; PM; June1; June2'14; 3y 5%; Jere Kavanagh to N Y Title Ins Co, a corpn. 26,000

49TH st, 125 W; pr mtg $26,000; June1; June2'14; due Dec1'16, or sooner, 6%; same to Flora E Solomon, 536 W 113. 2,500

49TH st, 240-2 W (4:1020), ss, 160 e 8 av, 40x100.5; pr mtg $75,000; June1; June3'14; 3y6%; Twentieth St Realty Co, a corpn, to Mortgage Associates, Inc, 907 Bway. 40,000

49TH st, 240-2 W; certf as to above mtg; June1; June3'14; same to same. ——

52D st, 11 E (5:1288), ns, 225 e 5 av, 25x 81.4; ext of mtg for $95,000 to May1'19, 5%; May16; May29'14; Harley T Proctor with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

55TH st, 136 W (4:1007); ext of mtg for $25,000 to May29'17, 5%; May27; June2'14; Title Guar & Trust Co, a corpn, with Benj Stern, 59 W 55. nom

62D st, 51-3 E, see Park av, 560-6.

64TH st, 201-3 W, see Ams av, 100-6.

66TH st, 205-7 E (5:1421); agmt as to ownership of bond & mtg for $9,750; May 29; June1'14; Yatty Kramer, 103 Alexander

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av, B of Q, & Martha Seligman, 307 Decatur, Bklyn, with Max J Kramer, 103 Alexander av, B of Q. nom

66TH st, 205-11 E (5:1421), ns, 100 e 3 av, 2 lots, ea 45x100.5; 2 PM mtgs, ea $9,750; pr mtg $——; May27; June1'14; installs, 6%; Michl Wielandt, 887 E 176, to Yatty Kramer, 103 Alex av, B of Q, & Martha Seligman, 307 Decatur, Bklyn. 19,500

66TH st, 209-11 E; agmt as to ownership of bond & mtg for $9,750; May29; June1'14; Yatty Kramer, 103 Alexander av, B of Q, & Martha Seligman, 307 Decatur st, Bklyn, with Max J Kramer, 103 Alexander av, B of Q. nom

70TH st, 318 E (5:1444); ext of mtg for $16,000 to Mar24'19, 5%; Apr28; June3'14; Lawyers Mtg Co, a corpn, with Bertha Kaufmann. nom

70TH st, 44 W (4:1122), ss, 283 e Col av, 22x100.5; PM; June1; June2'14; 3y 4½%; Edwin Blun to Julius Goldman, 132 E 70. 20,000

70TH st, 60 W (4:1122), ss, 106.10 e Col av, 18.2x100.5; ext of mtg for $17,000 to June1'17, 5%; June2; June4'14; N Y Title Ins Co, a corpn, with Ida M & Lillian I Hallett, 60 W 70. nom

71ST st, 142-4½ E, see Lex av, 983.

71ST st, 171 E (5:1406), ns, 220 w 3 av, 15x102.2; June1; June2'14; 5y or sooner, int as per bond; Albt R Lamb, 146 E 74, to The Woodlawn Cemetery, a corpn, 20 E 23. 15,000

71ST st, 171 E; PM; pr mtg $15,000; June1; June2'14; 5y6%; same to Wm S Post, at Bernardsville, NJ. 5,000

75TH st, 100-2 W, see Columbus av, 306-16.

76TH st, 174 W (4:1147), ss, 80 e Ams av, 20x77.2; June1'14; 3y5%; Jos B Weed to Emigrant Indust Savgs Bank, a corpn. 13,500

77TH st W, swc Bway, see Bway, 2173-7.

80TH st, 144 W (4:1210), ss, 290 e Ams av, 20x102.2; ext of mtg for $17,500 to June12'19, 5%; May29'14; Julia L Schulte, 345 W 85, with Mildred R Hart, 56 W 68. nom

83D st, 125 E (5:1512); also PROPERTY in Brooklyn; asn all RT&I in estate of Danl Rosendorf, decd, his father, as collateral; pr mtg $8,000; Dec20'13; June1'14; 6 mos, —%; Hugo D Rosendorf, 270 Riverside dr, to Amy Benesch, 2416 Eutaw pl, Baltimore, Md. 5,000

87TH st, 356 E, see 1 av, 1667.

87TH st, 437 E (5:1567); ext of mtg for $4,500 to May12'19, 4½%; May27; June3'14; Leopold Frank, 449 W 24, with Casper A Schweitzer, 3222 Hull av, & ano. nom

88TH st, 363 W (4:1250), ns, 122.11 e Riverside dr, 118.5x100.8; bldg loan; May 29'14; due June1'16, 6%; Riverside-88th St Corpn to Lawyers Realty Co, a corpn. 400,000

88TH st, 363 W; certf as to mtg for $400,000; May29'14; same to same. ——

88TH st W, nec Riverside dr, see Riverside dr, 160.

89TH st, 17-27 E, see Madison av, 1242.

91ST st, 108 W (4:1221), ss, 155 w Col av, 18x100.8; pr mtg $——; May28; June 2'14; due & int as per bond; Jno M Gardner to Mutual Life Ins Co of N Y. 3,500

93D st, 2 W, see Central Park W, 327.

93D st, 173 W (4:1224), ns, 100 e Ams av, 17x90.10 to ss Apthorps la, with all title to said Apthorps la; PM; pr mtg $11,000; June1'14; due & int as per bond; Michl J Quinn, 427 W 43, to Annie L Demorest, 173 W 93. 3,500

95TH st, 138 E (5:1523); ext of mtg for $8,500 to May1'17, 5%; Apr1; May29'14; Geo F Schwarz, 1470 Beacon st, Brookline, Mass, with Ivan Frank, 254 W 98. nom

95TH st 2 W, see Central Park W, 350.

97TH st, 203 E (6:1647), ns, 90 e 3 av, 25x100.11; PM; May28; June2'14; 3y5%; Theresa Lemmon to Mary Drisler, 23 E 63. 8,000

98TH st, 300 E, see 2 av, 1894.

99TH st, 230-4 E (6:1648); ext of two mtgs for $31,000 ea to June1'19, 5%; June 1; June3'14; Clergymen's Retiring Fund Soc of the P E Church, in the U S, with Rachael J Brown, 234 E 99. nom

100TH st, 210 E (6:1649); ext of mtg for $19,000 to June1'15, —%; June1; June3'14; Austin B Fletcher, trste Jackson S Schultz, with Jos Cohen, 19 2 av. nom

101ST st, 304 E (6:1672), sal Ls; May29 '14; demand, 6%; Anna Brown to Jacob Ruppert, a corpn, 1639 3 av. 1,200

103TH st, 153-5 W (7:1860), ns, 200.4 e Ams av, 48.8x100.11, with all title to strip on w 0.4x—; June1'14; 3y int as per bond; Chas C McMann to Greenwich Savgs Bank, 246 6 av. 10,000

109TH st E, nec Madison av, see Madison av, 1633-5.

111TH st, 501 W, see Amsterdam av, 1040-4.

111TH st, 501 W, see Ams av, 1042-4.

115TH st W, nec Manhattan av, see Manhattan av, 362-70.

118TH st, 435 E (6:1806), ns, 225.6 w Pleasant av, 18.9x100.11; PM; June3; June 4'14; due & int as per bond; Giovanni Costanzo to City Real Estate Co, a corpn. 176 Bway. 3,500

118TH st, 1 W, see 5 av, 1460.

120TH st, 72 E, see Park av, 1714.

123D st, 131 W (7:1908), ns, 345 w Lenox av, 15x100.11; June1; June3'14; 3y5½%; Sarah A Bishon, of Phila, Pa, to Lillian B Wechsler, 251 W 89. 6,500

125TH st, 253-9 W (7:1931), ns, 225 e 8 av, 50x199.10 to ss 126th (Nos 240-4); ext of mtg for $125,000 to May1'17, 5½%; May15; June1'14; Mutual Life Ins Co of N Y with Saml D Lit, at Meadowbrook, Pa, & ano. nom

125TH st, 253-9 W (7:1931); ext of mtg for $75,000 to May1'17, 6%; May20; June1 '14; The Finance Co of Pennsylvania with Saml D Lit, at Meadowbrook, Pa, & ano. nom

126TH st, 147 W (7:1911), ns, 283.2 e 7 av, 16.10x99.11; pr mtg $14,000; May14; May29'14; 1y6%; Mary T Haight, of Brookfield Centre, Conn, to Hy N Carrier, of Brevard, NC. 3,000

126TH st, 240-4 W, see 125th, 253-9 W.

127TH st, 56 E (6:1751); ext of mtg for $6,000 to May5'17, 5%; May5; June3'14; Title Guar & Trust Co, a corpn, with Patk H Conron, 175 W 81. nom

131ST st, 255 W (7:1937), ns, 217 e 8 av, 17x99.11; June3'14; 5y5%; Josephine C M Collins to Abby J Strickland, 120 Willow, Bklyn. 5,000

139TH st, 27 W (6:1737), ns, 525 e Lenox av, 50x99.11; pr mtg $40,000; May 29; June2'14; 3y6%; Arthur Abrams to Edith A Braxton, 816 Lafayette av, Bklyn. 5,000

140TH st, 53 W (6:1738), ns, 283.4 e Lenox av, 41.8x99.11; PM; June2'14; due Sept1'14, 5%; David Israel, 106 W 69, to Clara Bloomingdale, 572 Mad av. 25,000

157TH st, 501 W, see Ams av, 1960-8.

174TH st, 601 W, see St Nicholas av, 1281-9.

179TH st, 622 W, see Wadsworth av, sec 179th.

207TH st W, nec Vermilyea av, see Vermilyea av, nec 207th.

Av B, 201-3 (2:395), es, 89 n 12th, 40x 93; PM; pr mtg $42,000; June1; June3'14; 5y6%; Maud B Barclay to Peerless Holding Co, Inc, 46 Cedar. 15,000

Amsterdam av, 100-6 (4:1156), nwc 64th (Nos 201-3), 100.5x100; leasehold; June2; June3'14; 3y6%; Benj M Menke, 148 W 67, to Leopold Melchner, 134 W 67. 10,000

Amsterdam av, 307 (4:1146), es, 70.4 n 74th, 17x81; June1'14; due & int as per bond; Paul R Opp to Greenwich Savgs Bank, 246 6 av. 2,000

Amsterdam av, 307; sobrn of mtg for $10,000 to mtg for $2,000; May29; June1'14; Julius Haase, at Stratford, Conn, & ano, with same. nom

Amsterdam av, 1042-4 (7:1883), nwc 111th (No 501), 62.6x84.9x64.10x67.6; ext of mtg for $11,000 to Mar6'17, 6%; Mar6'12; June2'14; Hulda Wittner with Anna C S Hassey, 46 W 75. nom

Amsterdam av, 1042-4, nwc 111th (No 501); certf as to reduction of mtg recorded Mar14'07, leaving $9,000 due thereon; Mar6; June2'14; Anna C S Hassey to whom it may concern. ——

Amsterdam av, 1960-8 (8:2116), nwc 157th (No 501), 99.11x125; June2'14; due & int as per bond; Riverside Viaduct Realty Co, a corpn, to Lawyers Mtg Co, a corpn. 110,000

Amsterdam av, 1960-8, nwc 157th (No 501); certf as to above mtg; June2'14; same to same. ——

Amsterdam av, 1960-8, nwc 157th (No 501); sobrn of mtg for $35,000 to mtg for $110,000; June2'14; Hickory Realty Corpn with same. nom

Bowery, 93 (1:304), nec Hester (Nos 145-9), 25x100; June3'14; 5y5%; Ella P Van Pelt & Lillie E Purdy to Emigrant Indust Savgs Bank, a corpn. 36,000

Bowery, 95, nec Hester (Nos 145-9); pr mtg $36,000; June3'14; 5y6%; same to Hy A Smith, 225 West End av. 2,500

Broadway, 2173-7 (4:1168), swc 77th, 105.5x146x102.2x119.10; Hotel Belleclaire; ext of mtg for $50,000 to June1'16, or sooner, 6%; Apr21; June2'14; Albt Saxe, 525 West End av, with Albt D Oppenheim, 465 West End av. nom

Broadway, 2790-2 (7:1879), es, 26.3 s 108th, 51.9x93.9x50.6x105.4; pr mtg $100,000; May29'14; due & int as per bond; Mesaba Realty Co, Inc, to Ludwig Harburger, 40 W 89, & ano. 20,000

Broadway, 2790-2; certf as to above mtg; May29'14; same to same ——

Central Park W, 327 (4:1206), swc 93d (No 2), 75.8x125; ext of mtg for $200,000 to Feb15'17, 5%; Apr30; June4'14; Caroline Bookman et al exrs, &c, Jacob Bookman, with Bank for Savings, NY, 280 4 av. nom

Central Park W, 350 (4:1208), swc 95th (No 2), 25.2x100; ext of mtg for $20,000 to June1'17, 5%; May28; June1'14; Lazarus Nordlinger, 64 W 89, with Louis Steckler, 61 W 88. nom

Lenox av, 197 (7:1904), ws, 23 s 120th, 20x85; Apr1; June3'14; due Aug1'14, 6%; David Friedman, 808 West End av, to Bklyn Lumber Co, a corpn, at Bklyn, NY. note 5,000

Lexington av, 983 (5:1405), sec 71st (Nos 142-4½), 20x69; pr mtg $30,000; June1; June2'14; due & int as per bond; Anna Spiegel to Chas Schuler, 1116 Clay av. 2,000

Madison av, 1242 (5:1501), nwc 89th (Nos 17-27), 100.8x164.5; pr mtg $——; June1; June2'14; 3y6%; Century Holding Co, a corpn, to Wm F Armstrong, 347 Goldenhill st, Bridgeport, Conn. 50,000

Madison av, 1242, nwc 89th (Nos 17-27); certf as to above mtg; June1; June2'14; same to same. ——

Madison av, 1633-5 (6:1615), nec 109th, —x—; ext of mtg for $75,000 to July19'16, 5%; May26; May29'14; Wm G Bibb & ano, trste Rolph Marsh, with Lewis Samuels, 1 W 70. nom

Madison av, 1683 (6:1617); ext of mtg for $13,000 to June1'17, 4½%; June1'14; Clara Obalski with Chas M Prior, 571 W 139, & ano, exrs &c Cath Prior. nom

Madison av, 1774 (6:1620), ws, 50.11 s 115th, 25x75; ext of mtg for $7,500 to May 1'19, 5½%; May18; June4'14; Hy W Neumann with Morris Kahn, 51 W 113. nom

Manhattan av, 362-70 (7:1848), nec 115th, 100.11x125; pr mtg $180,000; May27; May 29'14; due May1'17, 6%; Gorham Constn Co, a corpn, to Premium Holding Corpn, 149 Church. 44,000

Manhattan av, 362-70, nec 115th; certf as to above mtg; May27; May29'14; same to same. ——

Manhattan av, 362-70 (7:1848), nec 115th, 100.11x125; ext of two mtgs for $180,000 aggregate to May1'17, 5½%; May27; May 29'14; Columbia-Knickerbocker Trust Co, a corpn, 60 Bway, with Gorham Constn Co, a corpn, 364 Manhattan av. nom

Manhattan av, 362-70, nec 115th; agmt as to ownership of above bonds & mtgs; May28; May29'14; same with New Netherland Bond & Mtg Co, a corpn, 49 Wall. nom

Park av, 409 (5:1309), es, 50.5 s 55th, 25 x90; PM; June1'14; 1y4½%; Swan-Brown Co, Inc, 340 Mad av, to Almy G Gallatin, 2 E 55. 45,000

Park av, 560-6 (5:1377), nwc 62d (Nos 51-3), 100.5x125; PM; June3; June4'14; 1y 4½%; Colony Club, a corpn, to M Orme Wilson, 3 E 64, et al, exrs &c Richd T Wilson. 280,000

Park av, 1714 (6:1746), swc 120th (No 72), runs s25xw30xs.02¾xw60xn25.2¾ to st xe90 to beg; pr mtg $22,000; May9; May 29'14; 3y6%; Elise F Klenke, of Bronx, to Berent C Gerken, 67 E 87. 3,000

Post av (8:2223), ns, 100 e 207th, 100x 160; May28; May29'14; 5y5%; Michl J Mahony to Emigrant Indust Savgs Bank, a corpn. 15,000

Riverside dr, 160 (4:1250), nec 88th, 103.7x100x100.8x122.11; PM & bldg loan; May14; May29'14; 5y or sooner, 5%; Riverside-88th St Corpn to Michl Friedsam, 719 5 av, et al, exrs Benj Altman. 150,000

Riverside dr, 160, nec 88th; certf & consent to above mtg for $150,000; May29'14; same to same. ——

Vermilyea av (8:2236), nec 207th, 100x 100; ext of mtg for $15,000 to May1'17, 5%; Apr22; June3'14; Mutual Life Ins Co of N Y with Carvo Realty Co, a corpn. nom

Vermilyea av (8:2236), nec 207th; same prop; ext of mtg for $10,000 to June2'16, or sooner, 5%; pr mtg $15,000; June1; June3 '14; Annie Harris with same. nom

St Nicholas av, 1281-9 (8:2143), nwc 174th (No 601), 124.8x100; ext of mtg for $160,000 to Oct1'19, 5%; June3'14; Saml Baumann with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

West Broadway, 553, see Wooster, 219.

1ST av, 1667 (5:1549), swc 87th (No 356), 23.2x73; PM; May29'14; due June1'19, 5%; Francis M Fuchs to Otto G Fuchs, 349 E 52. 8,500

2D av, 471, see Wooster, 219.

2D av, 1034 (5:1347), es, 80.5 s 55th, 20x 64; May29'14; 5y5%; Emma Muller to Lawyers Title Ins & Trust Co, a corpn. 9,500

2D av, 1437 (5:1429), ws, 19.11 s 75th, 18.11x72; pr mtg $9,825; also BEDFORD ST, 68-70 (2:587), es, 81.3 n Morton, 49.6x 126.5x33.4x125; pr mtg $16,000; May28; May29'14; due Dec1'17, or sooner, 6%; Wm F, Chester A, Jessie A & Walter E Messenger, all at Rutherford, NJ, heirs Henry Messenger, to Eleanor Messenger, 45 Woolsey st, Astoria, B of Q. 4,000

2D av, 1894 (6:1669), sec 98th (No 300), 25x100; PM; pr mtg $16,000; June1; June 2'14; due & int as per bond; Rudolf Pollak to Saml & Jacob Kahn, at Trenton, NJ. 6,000

5TH av, 1460 (6:1717), nwc 118th (No 1), 25.11x100; ext of mtg for $45,000 to Mar15'15, 5%; July22'12; June2'14; Bernhard Freund & ano, exrs &c Herman Freund, with Park-Madison Co, a corpn, 118-20 W 27. nom

5TH av, 1486 (6:1718), ws, 74.11 n 119th, runs w138.10xs8.10xse66.4xe75.10 to av xn 26.3 to beg; May29'14; due & int as per bond; Nikolaus C L Beversen to Title Guar & Trust Co, a corpn. 15,000

7TH av, 936 (4:1030), swc Central Park S (Nos 200-2) (59th), 25.5x100; PM; pr mtg $80,000; May1; June2'14; 10y or sooner, 4½%; Sol Bloom to Theo W Myers, 44 W 77. 165,000

9TH av, 629 (4:1054), ws, 60.3 n 44th, 20.1x80; June2'14; 5y5%; Henry M Greenberg, of Arverne, B of Q, to Franklin Savgs Bank, 656 8 av. 16,000

10TH av, 506 (3:736), es, 49.5 n 38th, 24.8 x100; pr mtg $18,000; June1'14; due Dec1 '15, 5½%; Jno Goebel to American Mtg Co, a corpn. 2,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Beechhurst, B of Q (miscl); certf as to mtg for $——; May27; June1'14; Shore Acres Realty Co, a corpn, to Nella F Haynes. ——

Certf of consent to two mtgs (miscl); Mar4; June2'14; Motor & Gear Impt Co to Jno T Pratt. ——

Certf (miscl) & consent to chattel mtg for $7,500 to secure note due Apr18'24, 6%; May26; June4'14; Moore Press Inc, a corpn, to Stuart H Moore, of Cutchogue, LI.

Interior lot at cl blk bet 49th & 50th, & 150 w 11 av, see 49th, 609 W.

Car & R R equipment (miscl); lease & conditional sale agmt, gen mtg, &c; Apr1; June4'14; 15y5%; Farmers Loan & Trust Co, a corpn, N Y, vendor, to N Y, N H & H R R R Co, a corpn, at New Haven, Conn. 3,002,399

Manor Heights, Pelham (miscl); certf as to mtg for $2,500; May22; June4'14; Sellwell Realty Co, a corpn, 30 E 42, to Westchester & Bronx Title & Mtg Guar Co.

MORTGAGES.

Borough of the Bronx.

MAY 29, JUNE 1, 2, 3 & 4.

Buchanan pl, 66 (11:3208), ss, 178.6 w Grand av, 25x100; May26; June3'14; due Jan26'15, 6%; Mary E & Emilie A Bader to Jno E Eustis, 1985 Sedgwick av. 500

Cedar st (*), ws, 200 n Kingston av, 100 x100; June1; June2'14; 3y6%; Patk M Burke to Mary Cloherty, 400 E 141. 2,500

Commerce st, ns, 257.3 w Van Wyck, see 151st E, ns, 100 e White Plains rd.

Crotona Park N (11:2957), ns, 150 e Marmion av, 50x93.8x50x93.7; PM; May 29; June1'14; due Nov29'15, 5%; Benenson

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Realty Co to Washington Trust Co, as committee Annie B Guigues, 253 Bway. 7,000

Crotona Park N (11:2957), ns, 150 e Marmion av, 50x93.8x50x93.7; agmt as to share ownership in mtg; May29; Junel'14; Washington Trust Co as committee Annie B Guigues with J Frederic Kernochan, 862 Park av & ano, trstes. nom

Elm pl (*), ws, abt 200 s on curve from Locust av, 27.4x101x—x100; pr mtg $——; May27; June2'14; 3y6%; Jno R Dunn, 713 Burke, to Jas O'Keeffe, 896 Trinity av. 2,200

Elm pl (*); same prop; pr mtg $2,200; May27; June2'14; 3y6%; same to Gustav Lifgren, Bovina Center, Delaware Co, NY. 800

Fox st, 811-19 (10:2709), ws, 100 n Longwood av, 100x100; also FOX ST, 839 (10:2710), ws, 333.4 n Longwood av, 33.4x100; also KELLY ST, 866 (10:2710), es, 542 n Longwood av, 74.8x100; pr mtg $111,250; Junel; June3'14; installs, 6%; David Greenfield, 870 Kelly, to Margt Knox, 478 Mott av. 10,000

Fox st (10:2724), es, 150 s Westchester av, 43.9x105.6x43.9x105; ext of $4,500 mtg to Nov27'17 at 6%; Junel; June2'14; Margherita Galotta with Katie Beaman, 853 Westchester av. nom

Fox st, 839, see Fox, 811-19.

Fox st, 1107-9 (10:2718), ws, —x—; leasehold; May20; Junel'14; due Dec20'15, 6%; Simpson Garage Inc to Wm S Finberg, 74 W 34, Bklyn. notes 2,800

Gerard st, nec Bergen av, see Westchester av, ss, at ses Bergen av.

Hennessy pl (11:3228), es, 225 s 179th, 25x85; PM; May26; Junel'14; 3y5%; Gustave Langenus to Forbes J Hennessy, 38 W 70 et al exrs Ellen M Hennessy. 630

Hennessy pl (11:3228), es, 250 s 179th, 25x85; PM; May26; Junel'14; 5y5%; J J Karbry O'Kennedy to Forbes J Hennessy, 38 W 70 et al, exrs Ellen M Hennessy. 630

Hoffman st, 2406 (11:3066), es, 27.7 n 187th, 50x117.10x50x118.1; PM; June3'14; due July1'16, 5%; Antonio Marino to Smith & Sarah A Williamson, joint tenants, White Plains, NY. 2,500

Julianna st, ns, 100 w Duncombe av, see Newell, swc Juliana.

Julianna st, swc Newell, see Newell, swc Juliana.

Kelly st, 866, see Fox, 811-19.

Kelly st, 912 (10:2711), es, 350 s 163d, 37.6x105.11x43.3x112; PM; pr mtg $21,000; Junel; June2'14; due Apr2'17, 6%; E Maud Bortell & Rose Patton, Yonkers, NY, to Lawrence Davis, 76 Green, Newark, NJ. 3,150

Kinderman pl, nwc Brook av, see Brook av, nwc Kinderman pl.

Loring pl (11:3221), es, 103.9 s 179th, 75 x127.8x76x140; PM; May26; Junel'14; 5y5%; Thos F Kane to Forbes J Hennessy, 38 W 70 et al exrs Ellen M Hennessy. 2,000

Loring pl (11:3228), ws, 125 s 179th, 50x 90; PM; May26; Junel'14; 5y5%; Peter C Munn to Forbes J Hennessy, 38 W 70 et al exrs Ellen M Hennessy. 2,200

Main st or Williamsbridge rd, see Walker av, sec land Wm Adee.

Manida st, 859 (10:2740), sws, 183.1 se Garrison av, 25x100; PM; Junel; June2'14; 3y5½%; Fredk W Lorch, 783 E 168, to Chas D Williams, Maplewood, NJ. 7,000

Newman st (*), ws, 55.7 s Commerce, 50 x111.6; also NEWMAN ST (*), es, 277.6 s Commerce, 50x111.6; also WOOD ST (*), ws, 150.1 s Commerce, 50x111.6; also WOOD ST (*), es, abt 145 s Commerce, 75x 111.6; PM; May26; May29'14; 3y6%; Eliz Dietrich, Hackensack, NJ, to Dollar Savings Bank, 2808 3 av. 2,000

Newman st, es, 277.6 s Commerce, see Newman, ws, 55.7 s Commerce.

Osborne pl (11:3228 & 3216), es, 300.5 s 179th, 25x76.5x25x77.8; PM; May26; Junel '14; 5y5%; Wm S Sheehan to Forbes J Hennessy, 38 W 70 et al exrs Ellen M Hennessy. 682

Palisade pl, 1815 (11:2877), nes, 125 nw Palisade pl or 212.3 nw on curve from Popham av, 2 lots, each 25x102.3; two mtgs ea $800; PM; May29'14; due &c as per bond; David L Woodall Jr to Fernando Wood, Kitchawan, NY. 1,600

Seabury pl (11:2967), ws, at es 172d, runs n135.11xw93.8xs122.4 to beg; pr mtg $——; Apr14; Junel'14; 2y6%; Emerald Constn Co, Inc, to Jos C Koenigsberg, 276 Delancey. 3,000

Seabury pl (11:2967); same prop; certf as to above mtg; Apr21; Junel'14; same to same.

Silver st, ns, 150 w Main, see Silver, ss, 116.2 sw rd from Westchester to Boston Post rd.

Silver st (*), ss, 116.2 sw rd from Westchester to Boston Post rd, runs s100xw50 xs42.11xw25.3xn139.2 to st xe75 to beg; also SILVER ST (*), ns, 150 w Main, 100x 108.8x99.9x102; pr mtg $11,750; June2; June 3'14; due &c as per bond; Thos B Watson to Dayton Hedges, Patchogue, LI. 3,000

Simpson st, 1011 (10:2724), ws, 246.8 s Westchester av, 41x105.1x41x104.8; pr mtg $35,000; Junel; June2'14; 3y6%; Otto Kuhlmann to Mathias Haffen, 2979 Marion av. 3,500

Simpson st, 1152 (10:2728), es, 290 n 167th, 50x100; PM; pr mtg $36,000; June2; June3'14; due Jan1'18, 6%; Claus Bosch to Louis Ruchti, 736 Home, & ano. 6,000

Trafalgar pl (11:2958), es, 75 s 176th, 50 x78; pr mtg $——; June3; June4'14; due &c as per bond; Traf Bldg Co, Inc, a corpn, to Manhattan Mtg Co, 200 Bway. 30,000

Trafalgar pl (11:2958); same prop; certf as to above mtg; June3; June4'14; same to same.

Trafalgar pl (11:2958); PM; pr mtg $30,000; June3; June4'14; due &c as per bond; same to Duo Co, 391 E 149. 2,100

Thomas st (*), nwc road to Westchester Docks, 105.5x30.8x100x41.3; PM; May29'14; 3y6%; Eliz B Clement to Eliz K Dooling, 179 E 80. 3,500

Wood st, ws, 150.1 s Commerce, see Newman, ws, 55.7 s Commerce.

Wood st, es, nbt 145 s Commerce, see Newman, ws, 55.7 s Commerce.

1ST st E, nec 220th, see 220th E, nec 1st.

133D st E (10:2546), ss, 350 w Cypress av, 50x50; PM; May28; May29'14; due Apr 28'17, 5%; Geo Doll, 6 W 77, to Annie S Williams, Hartsdale, NY. 1,500

134TH st, 530-2 E (9:2261), ss, 250 w St Anns av, 50x100; PM; Jan2; June3'14; 3y 5%; Theresa Lemmon to N Y Mtg & Security Co, 135 Bway. 25,000

148TH st E, sec Brook av, see Brook av, sec 148th.

148TH st E (9:2274), ss, 166.8 e Brook av, 16.8x100; ext of $4,000 mtg to Apr11 '17, interest as per bond; Apr11; June4'14, Yetta Horowitz with Henry B Schwanewede, 1266 Ams av. nom

148TH st, 369 E (9:2327), ns, 125 e Courtlandt av, 25x106.6; ½ pt; PM; pr mtg $18,000; May5; June3'14; installs, 6%; Herman L Kollmar to Jno Friedrich, 369 E 148. 3,000

148TH st, 523 E (9:2275), ns,, 337 w St Anns av, 37.6x84.8x37.6x84.9; ext of $22,000 mtg until Apr30'17 at 5%; May11; June3 '14; Edw J Luce & ano trstes Geo S Hamlin with Edw Michels, 33 Sutton pl. nom

151ST st E (*), ss, 100 e White Plains rd, 25x100; also 151ST ST (*), ss, 25 w White Plains rd, 25x100; also WHITE PLAINS RD (*), ws, 100 s 151st, 25x100; also WHITE PLAINS RD (*), es, abt 150 n 151st, 50x— to Barretts Creek; also COMMERCE ST (*), ns, 257.3 w Van Wyck; 36.9x150 to Barretts Creek; May29'14; 1y 6%; Porter Realty & Development Co to Wm Ulrich, 2778 Marion av. 650

151ST st (*), same prop; certf as to above mtg; May29'14; same to same. ——

151ST st E, ss, 25 w White Plains rd, see 151st E, ss, 100 e White Plains rd.

152D st, 271-7 E, see Morris av, 642-4.

162D st W, nec Woodycrest av, see Woodycrest av, sec 162.

169TH st, 272 E (9:2439), ss, 25 e Morris av, 20x95; pr mtg $——; May28; May29 '14; installs, 6%; Arthur G Welsh to Thornton Brothers Co, 1320 Clay av. 1,600

169TH st, 1155 E (10:2719), nes, 40.2 se Barretto, runs ne80.10xe12.1xs0.4xse10xsw 87.8 to st xnw20 to beg; pr mtg $5,500; May26; May29'14; due Feb1'16, 6%; Ernst Schoppe to Chas Lowy, 817 Hunts Point av. 1,000

170TH st E (*), ns, 110.3 w Pugsley av, 50x150.11x50x149.1; Junel; June2'14; 3y 6%; Otto Kuhlmann to Mathias Haffen, 2979 Marion av. 5,000

172D st E, es, at ws Seabury pl, see Seabury pl, ws, at es 172d.

173D st E, nwc So blvd, see So blvd, 1661.

178TH st E, nec 3 av, see 3 av, nec 178th.

179TH st W (11:3221), ss, 100 e Loring pl, 25x101.1x25x100.5; PM; May26; Junel '14; 5y5%; Robt Randell to Forbes J Hennessy, 38 W 70 et al exrs Ellen M Hennessy. 1,260

179TH st W, ss, 104.8 w Andrews av, see Andrews av, swc 179.

179TH st W, swc Andrews av, see Andrews av, swc 179.

180TH st W, swc Devoe av, see Devoe av, swc 180th.

182D st, 540 E (11:3048), ss, 105 e Bathgate av, 15x80; PM; May29; Junel'14; 5y 6%; Algernon G Newman to H Raymond Mitchell, 540 E 182. 2,000

188TH st E, swc Webster av, see Webster av, swc 188th.

198TH st, 391 E (12:3279); ext of $8,000 mtg to May28'19, at 5%; May28; Junel'14; Lawyers Mort Co with Isabel Hiler, 391 E 198, & Thos H Richardson, 391 E 198. nom

207TH st E, nec Decatur av, see Decatur av, nec 207th.

215TH st E (*), ns, 150 e Tilden av, 25x100; PM; June2'14; due &c as per bond; Denis Knowles to Caroline Page, 2064 Vyse av. 400

220TH st E (*), nec 1st, 50x100, Wms Bridge; May16; May29'14; 5y6%; Rosaria Gaspari & Alfonso Tessitore to Marie Gori, 2449 Hoffman. 1,000

222D st E (*), nwc Barnes av, 105x 114, Wakefield, except pt for av; PM; pr mtg $——; June3; June4'14; due Apr20'19, 5%; Herman F & Jno C Bolte to Lizzie Werner, 447 E 164, & ano. 5,000

226TH st, 650 E (*), ss, 455 w White Plains rd, 50x114; May29'14; due &c as per bond; Sophie Majewski to Stanislaw Golankie, 650 E 226. 7,000

239TH st, 336 E (12:3387), ss, 400 e Katonah av, 29.11x100; PM; pr mtg $4,000; May28; May29'14; due June1'26, 6%; Wm J DuBois to Fairmount Realty Co. 1,800

239TH st, 336 E (12:3387), ss, 400 e Katonah av, 29.1x100; May26; May29'14; installs, 6%; Wm J Du Bois to Railroad Cooper B & L Assn, 103 Park av. 4,000

Andrews av (11:3221-3216), swc 179th, 47.11x104.8x17x100; also ANDREWS AV, ws, 47.11 s 179th, 50x100; also 179TH ST W, ss, 104.8 w Andrews av, 40.5x110.11x3x 117; PM; May26; Junel'14; 5y5%; W Parsons Todd, Morristown, NJ, to Forbes J Hennessy, 38 W 70 et al exrs Ellen M Hennessy. 6,895

Andrews av, ws, 47.11 s 179th, see Andrews av, swc 179.

Anthony av (11:2889), ws, 244 n 173d, 51.3x95.2x46.7x84.2; June4'14; installs, 6%; Mellwin Realty & Constn Co to Fannie Catz, 450 E 139. 1,225

Arthur av (11:3073), es, 116 n Crescent av, 50x87.6, except part for avs; June3; June4'14; 3y5%; Margt Stonebridge, Garrison, NY, to Emigrant Indust Savgs Bank, a corpn. 5,000

Bailey av (12:3266), ws, 129.4 s 231st, 80 x80.2x86.2x112.3; May29'14; 1y6%; Bertelsen Realty Co, Inc, to Comlty Mtg Co, 40 Wall. 39,000

Bailey av (12:3266); same prop; certf as to above mtg; May29'14; same to same.

Barnes av, nwc 222d, see 222d E, nwc Barnes av.

Bathgate av, 2381 (11:3055), ws, 181.11 n 3 av, 25x105.6x26.5x97; PM; May29'14; 3y 5%; Jno M Susser, 547 E 183, to Herman Koppes, 169 W 130. 8,000

Bergen av, nec Gerard, see Westchester av, ss, at ses Bergen av.

Bergen av, ses, at ss Westchester av, see Westchester av, ss, at se Bergen av.

Blackrock av (*), ss, 179.10 e Castle Hill av, 25x103; Junel'14; 3y5½%; Jno J Gormlay to Dollar Savings Bank, 2808 3 av. 3,000

Boston rd, 1323, see Clinton av, 1330-2.

Boston rd, 1442 (11:2963); ext of $11,000 mtg to May29'19 at 5%; May27; May29'14; Bertha Kaufmann with Ada E Mote, 815 West End av. nom

Broadway, 5731 (13:3405), ws, abt 405 n 234th, 62x162; June2'14; due Apr18'15, 6%; Jno R Brady to Jno McClure, 233 East Kingsbridge rd. 1,000

Bronk av (11:2893), ws, 48 n Kinderman pl, 2 lots, ea 47x90; ext of 2 mtgs for $28,000 ea to Dec1'17 at 5%; May29'14; Dollar Savgs Bank with A J Schwarzler Co, 369 E 167. nom

Bronk av (11:2893), nwc Kinderman pl, 48x90; ext of $32,000 mtg to Dec1'17 at 5%; May29'14; Dollar Savgs Bank with A J Schwarzler Co, 369 E 167. nom

Bronk av (9:2274), sec 148th, 25x95; ext of $29,500 mtg to July5'17 at 5%; Oct27'11; June2'14; Eliz Betz with Eliz Horling. nom

Brook av, ws, 40 s 156th, see 3 av, 3026.

Bryant av, 1530 (11:3001), es, 187.6 n 172d, 37.6x100; PM; pr mtg $24,000; June 1; June2'14; 5y6%; Augusta J Fink, Bklyn, to Wauer Realty Corpn, 1534 Bryant av. 6,250

Cambreling av (11:3089), es, 200 n 183d, 25x100; PM; May29; Junel'14; due Mar10 '16 5%; Mary E Hermann to Bowery Savgs Bank, 128 Bowery. 800

Cauldwell av, 645-59 (10:2624), ws, 74.9 n Westchester av, 4 lots together, in size 225x115; 4 mtgs, ea $44,000; May28; May29 '14; 3y int as per bond; Bertha Kaufmann to Lawyers Title Ins & Trust Co, a corpn. 176,000

Clay av (11:2887), es, — n 169th, being lots 81 to 85 map Wm E Zborowski, 125x 90; May25; May29'14; 5y5%; Weiler Co to Emigrant Indust Savgs Bank, a corpn. 5,000

Clay av (11:2887); same prop; certf as to above mtg; May26; May29'14; same to same.

Clinton av, 1330-2 (11:2934), es, 295.3 n McKinley sq, 40.4x200.6 to Boston rd (No 1323) x41x186.11; PM; pr mtg $30,000; May 28; May29'14; due &c as per bond; Jas H Baker to Beaumont Constn Co, 1373 Boston rd. 15,000

Clinton av (11:2934), ses, abt 455.2 nw 169th, runs se116.5xne71.2xsw25xnw100 to av xsw30.4 to beg; May28; May29'14; due, &c, as per bond; Eliz wife of & Jno Reilly to Louise A Tenney, Montclair, NJ. 4,000

Clinton av (11:2950), ws, 200 s 177th, 25x100; June4'14; 5y5%; Jno P & Mary P Clark, joint tenants, to Lawyers Mtg Co, 59 Liberty. 3,000

Daly av, 1882 (11:2992), es, 91.10 n 176th, 16.2x49.11; PM; May28; June2'14; due &c as per bond; Martin Mahoney to Jno R Peterson, 1890 Daly av. 7,000

Decatur av (12:3355), nec 207th, 110.4 x50x102.4x50.8; pr mtg $3,500; May29; June 3'14; demand, 6%; Jno O'Rourke to Wm F Johnston, 764 Jackson av. 2,500

Devoe av (*), swc 180th, 463.3x161.4x 456.3x190.1; Junel; June4'14; due Junel'24, 6%; Bronx Consumers Ice Co to Columbia-Knickerbocker Trust Co, 60 Bway, trstes. gold bonds 125,000

Devoe av (*), same prop; certf as to above mtg; June2; June4'14; same to same.

Gainsborg av (*), nwc Madison av, 100x 50; May29'14; due &c as per bond; Henry Knutson, 130 68th, Bklyn, to Wm Miller Jr, 656 E 228. 1,000

Hone av, ws, 95.11 s Bronx & Pelham Pkway, see Hone av, ws, abt 195.6 n Esplanade.

Hone av (*), ws, abt 195.6 n Esplanade, 25x100; also HONE AV, ws, 95.11 s Bronx & Pelham Pkway, 25x100; PM; Anr27; June4'14; due July9'16, 5%; Fannie Freedman to Morris Park Estates, 25 Broad. 4,000

Johnson av (*), ws, 431.5 s Kingsbridge rd, 60x85.10x60x86.2; also JOHNSON AV (*), ws, 731.5 s Kingsbridge rd, 30x—; Dec 8'13; May29'14; 2y5½%; Anna M McCullough to Maria Urbansky, 29 Gunther pl, Bklyn. 1,500

Johnson av, ws, 731.5 s Kingsbridge rd, see Johnson av, ws, 431.5 s Kingsbridge rd.

Madison av nwc Gainsborg av see Gainsborg av nwc Madison av.

Morris av, 642-4 (9:2412), nec 152d (Nos 271-7), 50x100.3, except nt for av; PM; Junel; June3'14; due July1'19, 5½%; Paul Rauminello & Chas P Pace to Rosalie Dinon, Lockwood, Boxford, Mass, et al, exrs Susan M Dimon. 13,000

Nereid av (*), sec Wickham av, 24.2x 100, sec 1, Bathgate; May16; June3'14; 3y 6%; Lorenzo Capalbo to Whitehall Realty Co. 1,000

Newell av (*), swc Julianna, 100x206 to Bronx River x164x177; also JULIANNA ST (*), ns, 100 w Duncombe av, runs n193 to Bronx River xsw321.6xse & e291 to beg; Mar1; June3'14; 1y6%; Auguste T. Theo J G. Emile, Eugene B. Edw, Chas, Alht W, Alfred F & Louis Riedinger & Wm E Pringle, to Robt C Boeder, 3443 Duncombe av. 5,500

Parker av, 1658 (*), ns, 162.3 e Castle Hill av, 25x100, except pt for av; May29; Junel'14; due &c as per bond; Edwardo

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Merenda to Emanuel Rauch, 2011 Bronxdale av. 4,500

Prospect av (10:2676), ws, 225 n 156th, 20x100; given as collateral security for payment of mtg covering 1718 Wash av; pr mtg $——; Mar13; June2'14; due &c as per bond; Rebecca Goldberg to Lillian Lanzit, 516 W 169. 3,000

Prospect av (10:2691), es, 25 n 165th, 19.11x79.5x19.10x79.5; May29; June1'14; 5y 5%; Bertha Schonberger to Lawyers Title Ins & Trust Co, a corpn. 4,000

Riverdale av (13:3426), ws, 150 n from ns lands formerly of est Abr Schermerhorn, 50x100; PM; pr mtg $——; June2; June4'14; 3y4%; Addie M Kleitz to Jacob Hirsh, 25 W 87. 2,700

Road to Westchester Docks, nwc Thomas, see Thomas, nwc rd to Westchester Docks.

St Raymond av (*), ses, 197 sw St Peters av, 50x102.5x50x90.9, except part for St Raymond av; May29; June1'14; due &c as per bond; Sophie Weber to Emanuel Rauch 2011 Bronxdale av. 3,000

Sedgwick av (11:3234), ws, 209.11 s Fordham rd, 51.5x93.5x50x81.5; Mar29; June2'14; due &c as per bond; Willard G Bixby to Title Guar & Trust Co, 176 Bway. 5,000

Southern blvd, 1661 (11:2978), nwc 173d, 80.5x40; pr mtg $36,000; June3; June4'14; 3v6%; Trask Bldg Co to Sophia & Mathias Goeren, 1210 Clay av. 4,000

Southern blvd (11:3113), ws, 160.5 n Kingsbridge rd, 75x100; ext of $7,250 mtg to Jan30'17 at 5%; June1; June2'14; Chas V Ryer Jr with Michl N Delagi, 2283 So blvd. nom

Southern blvd, 849-51 (10:2722), nws, 235 sw Tiffany, 50x100; PM; pr mtg $38,000; June1; June2'14; 2y6%; Edw A Maass to Wm H Caldwell Jr, 111 W 123. 5,000

Spuyten Duyvil Pkway (13:3407), es, 200 s 227th, 25x100; PM; June1; June2'14; due &c as per bond; Eliz M Doyle, 165 Park av, Bklyn, to Catholic Women's Benevolent Legion, 153 E 44. 5,500

Stebbins av, 940 (10:2698), es, 199.4 n Westchester av, 18.8x80; Feb11; May29'14; due May28'17, 5½%; Albt E Jessurun, Chicago, Ill, to Lawyers Mtg Co, 59 Liberty. 3,500

Tinton av, 990 (10:2669); ext of $3,500 mtg to May15'17 at 5½%; May11; June4 '14; Lawyers Title Ins & Trust Co, a corpn, with Gerald J Barry & ano exrs Eliz M Barry. nom

Tremont av (11:3121), ns, 43.1 w Daly av, 86.6x143; June4'14; due &c as per bond; Geo E Poulson, Red Bank, NJ, to Title G & T Co, 176 Bway. 16,500

Union av (10:2675), es, 173.6 s 156th, 18.9 x93.4x18.9x93.6; May11; May29'14; 3y5%; Robt F McKiever to Danl D Bailey, 14 Midland av, White Plains, NY, trstes Ella Shepard. 5,250

Union av, 1095 (10:2671), ws, 89.6 n 166th, 21.2x90.9; pr mtg $5,750; June1; June 2'14; due &c as per bond; Mary Eckert to Mary A Thornton, 500 W 143. 650

Walker av (*), sec land Wm Adee, runs e45.1 to ses St Raymond av xe160.11 to old ws Main st or Williamshridge rd xs263.8 xw91.2 to av xw252.3 to beg; May22; May 29'14; due &c as per bond; Wm M Fleischman & Philip E & Clarence E Fleischmann & Beatrice M Morrison, to Harlem Savgs Bank, 124 E 125. 25,000

Washington av, 1718, see Prospect av, ws, 225 n 156th.

Webster av (11:3025), swc 188th, 60.5x 57.2x50.7x50.7; June1; June3'14; due &c as per bond; Mary E Dunn to Chas H Nugent, 84 Downing, Bklyn. 4,000

Westchester av (9:2294), ss, at ses Bergen av, runs e78xw24.3xnw6xw109.7xsw 8.11 to nes Gerard st xnw78.10 to Bergen av xne188.11 to beg; ext of $200,000 mtg to Oct1'19 at 5%; May13; May29'14; Wm T Keogh Amusement Co with Metropolitan Life Ins Co, 1 Mad av. nom

White Plains rd, ws, 100 s 151st, see 151st E, ss, 100 e White Plains rd.

White Plains rd, es, abt 150 n 151st, see 151st E, ss, 100 e White Plains av.

Wickham av, sec Nereid av, see Nereid av, sec Wickham av.

Woodycrest av (9:2504 & 2507), sec 162d, 100x116.10x100x109.8; May25; June1'14; 3y 5%; Theo A Schnitzlein at Altadena, Cal, to Thos F Brennan, 909 Summit av. 12,000

3D av, 2579-81 (9:2321); ext of $10,000 mtg to Apr5'17 at 5%; May27; June3'14; Lina Levi with Wm C Reeber, 2595 3 av. nom

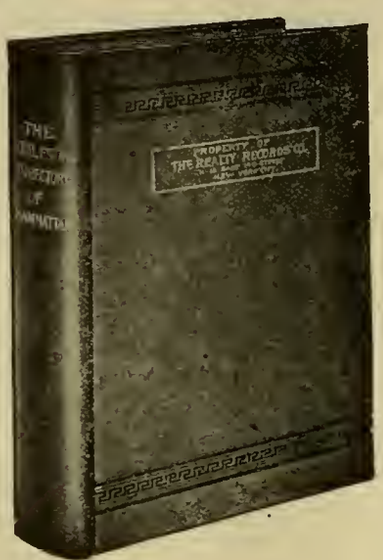
3D av, 3026 (9:2363), es, 454.7 n 153d, runs e228.9 to Brook avxn177.8xw107.11xs 144xw— to 3 av xs20.1 to beg; ext of $135,000 mtg to June1'17 at 6%; June1; June2'14; Max M Warburg with Acme Theatre Co, 1402 Bway. nom

3D av (11:3044), nec 178th; ext of $22,500 mtg to June2'19 at 5%; June2; June3 '14; Emigrant Indust Savgs Bank, a corpn, with Jas V Ganly, 1445 Doris. nom

3D av, 4057 (11:2922 & Decedents Estates & 57); asn all right, title, &c, in Estate Danl Rosendorf to secure loan of $5,000; May28; June2'14; Hugo D Rosendorf to Amy Benesch, 2416 Eutaw pl, Baltimore, Md. nom

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RECORDS SECTION

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REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2413 New York, June 13, 1914. (50) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

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14th st, 540 & 608 E.
14th st, 58 W.
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17th st, 114-8 W.
*17th st, 206 W (or 7th av, 106-10).
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*25th st, 301-3 E (or 2d av, 442-4).
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*27th st, 301-5 E (or 2d av, 484).
*30th st, 46-52 E (or 4th av, 434-40).
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*129th st, W ns (or Convent av, 40-2) blk 1969-12.
*130th st, W, ss (or Convent av, 40-2) blk 1969-12.
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*170th st, W (swc, Ft. Wash, av) blk 2139-152.
*179th st, W (nwc Ft. Wash. av, 435-41) blk 2177-152.
*180th st, 854-6 W (or Northern av, 55163).
*180th st, W (swc, Ft. Wash av, 435-41) blk 2177-152.
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EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JUNE 5, 6, 8, 9, 10 & 11.

Academy st (8:2237-43-44), ws, 225 n Bway, 50x145.5x50.7x137.6, vacant; Wesley Wait, EXR Annie K Wait, to Theresa Lemmon, 319 W 94; June2; June9'14; A$7,000-7,000. O C & 100

Academy st (8:2237); same prop; Theresa Lemmon to Jos E Marx, 790 Riverside dr [3609 Bway]; mtg $5,000; June9'14. nom

Baxter st, 17 (1:161-24), e s, 239.7 n Park Row, runs n25.7xe102.8xs24.7xw20.5 xs1.4xw82.3 to beg, 4-sty bk tnt & strs, 1-sty fr ext; Minnie Gordon to Nettie Morris, 57 W 111; B&S; AL; June5; June 6'14; A$19,000-21,000. O C & 100

Bedford st, 102 (2:588-42), es, abt 65 n Grove, 3-sty fr bk ft tnt, 22x50; Eugenio Lucarini to Paolina Lucarini, both at 102 Bedford; mtg $5,000; June4; June5'14; A $6,000-6,500. 500

Chrystie st, 215-7 (2:427-38), ws, 115.8 n Stanton, 34.10x100, 6-sty bk tnt & strs; Sophia Mayer to Bertha Kaufmann, 1496 Lex av; B&S; AL; May19; June8'14; A $29,000-52,000. O C & 100

Chrystie st, 215-7; Bertha Kaufmann to Sophia Mayer, 41 E 72 [c/o Bernhard, 5 Beekman]; B&S; AL; May20; June8'14. O C & 100

Forsyth st, 157 (2:420-21), ws, 75 s Rivington, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Jas G Wallace Jr, ref, to Bertha Kaufmann, 1496 Lex av; FORECLOS May28; June10; June11'14; A$23,000-32,000. **24,000**

Goerck st, 157-61, see 3d, 390-6 E.

Grand st, 273-5 (1:306-15 & 16), s s, 20 e Forsyth, runs e40xs75xw30xn13xw10xn 62 to beg; 6-sty bk loft & str bldg; re mtg as to following plot begins at sec of above, runs w30xn5xe30xs5 to beg; Lawyers Title Ins & Trust Co, a corpn, to Louis Norman, 200 W 111 [63 Orchard] & Morris Rose, 972 Fox; May22; June 5'14; A$58,000-$——. nom

Grand st, 448-52 (2:341-63), ns, 43.10 e Ridge, 49.8x100, 6-sty bk tnt & strs; Morris Berman to Pasedonia Realty Holding Corpn, 119-25 W 24; mtg $60,000; June10; June11'14; A$46,000-83,000. nom

Greenwich st, 744-6 (2:633-20-21), ws, 76 n Perry, runs w82.7xe3xn36xe48.5x again e 46.2 to st xs51.2 to beg, 2-5-sty bk tnts & strs; A$18,500-32,500; also 10TH ST, 237 W (2:620-37), ns, 140 e Hudson, 25x100, 5-sty bk tnt; A$12,000-19,000; also 9TH AV, 744 (4:1041-2), es, 25.5 n 50th, 25x100, 5-sty bk tnt & strs; A$20,000-35,000; also 9TH AV, 752 (4:1041-63), es, 50.5 s 51st, 25x100, 5-sty bk tnt & strs; A$20,000-35,000; also 337TH ST E (12:3371), ss, 200 w Kepler av, 50x100; vacant; Mary A M Schnepel to Chas A Schnepel, 353 W 117; 1-5 pt; AL; June5; June9'14. nom

Horatio st, 48 (2:626-29), ss, 46.10 e Hudson, 23.4x58.2x23.6x55.9, 1 & 3-sty bk stable; Adelaide B Garrie, widow, to Blanche A, wife Montgomery Kidd, 461 W 159; mtg $3,500 & AL; June10'14; A$7,000-7,500. nom

Houston st, 398-400 E (2:371-71), ns, abt 60 w Sheriff, 40x60.7 to ss 2d (Nos 289-91) x40.4x65.8, ws, 6-sty bk tnt & strs; Hugo H Ritterbusch, ref, to Fischel Weintraub, 140 Rivington; mtg $42,000; FORECLOS May19; May28; June8'14; A$27,000-53,000. **3,000**

Lafayette st, 54-60 (1:171-22), ws, 25 n Leonard, runs n100xw90xs25xw5xs19xe5xs 31xe43.6xs25xe45.8 to beg, 8-sty bk loft & str bldg; Surety Realty Co to Civic Centre Co, a corpn, 135 Bway; ¼ pt; B&S; sub ¼ of mtg $315,000; May28; June5'14; A$175,000-360,000. O C & 100

Lafayette st, 54-60; Civic Centre Co to Surety Realty Co, a corpn, 135 Bway; ¼ pt; B&S; sub to ¼ mtg $300,000; May28; June5'14. O C & 100

Lewis st, 102 (2:330-40), es, 75 n Stanton, 21x100, 6-sty bk loft & str bldg & 6-sty bk rear loft bldg; Isaac S Heller, ref, to J Frederic Kernochan, 862 Park av [44 Pine], & N Y Life Ins & Trust Co, 52 Wall, as committee estate of Marie Marshall; FORECLOSED, drawn & recorded June8'14; A$12,000-22,000. **20,000**

Mangin st, 29 (2:322-20), w s, 150 n Broome, 25x100, 7-sty bk loft & str bldg; Realty Realization Corpn to Graham Siegel Co, a corpn, 376-8 Grand; AL; June 4; June6'14; A$9,500-27,000. nom

Mercer st, 235 (209) (2:533-21), ws, abt 125 s 3d, 25x100, 6-sty bk loft & str bldg; W Russell Osborn to Marshall Chemical Co, Inc, 235 Mercer; B&S; AL; Feb25'13; June8'14; A$23,000-39,000. O C & 100

Mercer st, 235; Marshall Chemical Co, Inc, to Isidor Reis, 68 Lenox av [516 5 av]; mtg $40,000; June6; June8'14. O C & 100

Norfolk st, 145 (2:354-24), ws, 150 s Stanton, 25x100, 5-sty bk tnt & strs; Louis Levy et al to Rose Rosenthal, 15 Thompson pl, Coney Island; mtg $25,000; June2; June10'14; A$23,500-31,000. nom

Prince st, 177 (2:517-40), ns, 100 e Sullivan, 25x95.6, 6-sty bk loft & str bldg; Brown-Weiss Realties to J Lee Prell, 144 Schenectady av, Bklyn; mtg $25,000; Apr8; June11'14; A$17,000-25,000. nom

Spring st, 150 (132) (2:487-26), ss, abt 60 w Wooster, 20x80, 4-sty bk loft & str bldg; Eastern & Southern New York Realty Co, a corpn, to Good Realty Co, a corpn, 80 2 av; AL; June8; June10'14; A$16,500-24,000. O C & 100

Stanton st, 331-5, see 133d, 61 E.

2D st, 289-91 E, see Houston, 398-400 E.

3D st, 38 E (2:458-26), swc 2 av, —x—, 3-sty bk tnt; Clement Guion 2d to Julia C Guion, 523 E 77; AT; QC; May7; June9'14; A$13,000-16,000. nom

3D st, 390-6 E (2:356-12-15), swc Goerck (Nos 157-61), 100.10x90.1x100x77.4, 4-sty bk loft & stable; Osias Karp to O Karp & Sons, Inc, 95 James; mtg $62,000 & AL; Jan14; June9'14; A$39,000-57,000. O C & 100

4TH st, 281 W (2:613-8), es, 48.7 s 11th, 17.2x50, 3-sty & b bk dwg; Francis A Norris to Georgia A Cassidy, 1815 Beverly rd, Bklyn; mtg $8,000; June6; June9'14; A $8,000-6,500. nom

9TH st, 422 E (2:436-19), ss, 300.7 w Av A, 18.8x90.3, 5-sty bk tnt & strs; Helen E Stoiber & ano, heirs, &c, Gustavus H Stoiber, to Louis Stoiber, 723 De Graw av, Forest Hill, NJ; mtg $9,000; June10'14; A $11,500-16,000. nom

10TH st, 237 W, see Greenwich, 744-6.

13TH st, 65 W (2:577-75), ns, 100 e 6 av, 25x103.3, pt 5-sty bk str; Thos L King to Jno M Bowers, 45 E 65 [46 Cedar], & Geo E Chisolm, at Morristown, NJ, EXRS Mary A Chisolm; mtg $38,000; June5'14; A$40,000-65,000. O C & 100

13TH st, 107-9 W (2:609-49), ns, 105 w 6 av, 40x100, 6-sty bk loft bldg; Frank H Tyler to Thos Develon Jr, 170 W Lehigh av, Phila, Pa; B&S & CaG; mtg $50,000 & AL; June2; June5'14; A$28,000-70,000. nom

13TH st, 107-9 W (2:609-49), ns, 105 w 6 av, 40x100, 6-sty bk loft bldg; Payson Merrill, TRSTE in bankruptcy of estate of Sheppard Knapp & Co., bankrupt, to Frank H Tyler, 385 Franklin av [1183 Fulton], Bklyn; AT; B&S; mtg $75,000 & AL; May 21; June5'14; A$28,000-$70,000. 50

13TH st, 109 W (2:609-this & 107-lot 49), ns, 125 w 6 av, 20x100, pt 6-sty bk loft bldg; Geo W Olvany, ref, to Frank H Tyler 385 Franklin av [1183 Fulton], Bklyn; mtg $50,000 & AL; FORECLOS May19; June2; June5'14; A$28,000-70,000. **150**

13TH st, 161 W (2:609-76), ns, 100 e 7 av, 20x103.3, 3-sty & b bk dwg; Antonia A Rost et al to Jos L Buttenwieser, 300 Central Park W; mtg $12,000; May27; June 11'14; A$13,500-16,000. O C & 100

14TH st, 540 E (2:407-28), ss, 95 w Av B, 25x103.3, 5-sty bk tnt & strs; Herman I Zagor to Annie W & Buell Hollister & Saml T Peters as TRSTES Hy H Hollister, 55 Wall; B&S; June9; June10'14; A$15,000-18,000. 200

14TH st, 608 E (2:396-12), ss, 138 e Av B, 25x103.8, 5-sty bk tnt & strs & 4-sty bk rear tnt; Adolph Kagel to Louis Kagel, 1404 Claremont Pkway [22 W 32]; mtg $18,000; May21; June9'14; A$12,000-19,000. nom

14TH st, 58 W (2:577-11), s s, 125 e 6 av, 25x103.3, 5-sty bk str; Frances A. Cohen to Frances Steel Co, a corpn, 52 W 14, ⅔ pts; mtg $145,000 on whole; June5; June6'14; A$105,000-125,000. O C and 100

16TH st, 649-53 E, see 17th, 634-40 E.

17TH st, 634-40 E (3:984-35 & 37), ss, 88 w Av C, 100x92, 2 & 5-sty bk bakery; mtg $32,000; A$31,000-64,000; also 16TH ST, 649-53 E (3:984-24 & 26), ns, 88 w Av C, 50x92, 2 & 3-sty bk stable; mtg $15,500; A$15,500-26,000; Augustus Goodman to A Goodman & Sons, Inc, 638 E 17; June4; June5'14. O C & 100

17TH st, 114-8 W (3:792-46), ss, 225 w 6 av, 75x92, 6-sty bk loft & str bldg; Nonnie S Leeds & U S Trust Co. TRSTES Wm B Leeds, to Hugo S Radt, 244 W 49; QC; mtg $150,000; Apr3'13; June10'14; A$58,000-145,000. 250

17TH st, 114-8 W; Hugo S Radt to Jno A Stewart at Morristown, NJ; Edmund D Randolph at Mt St Vincent, NY, & Walter C Hubbard at Mamaroneck, NY, as TRSTES in N Y of the Liverpool & London & Globe Ins Co, Lim; QC; AL; Nov26'13; June10'14. nom

17TH st, 206 W, see 7 av, 106-10.

21ST st, 403 W (3:719-37), ns, 60 w 9 av, runs w27xn81.6xe22xs18.7xe5xs62.11 to beg, 5-stv stn tnt; Wm L Fawcett to Margt J Fisher, 515 W 182 [c/o Hy J Fisher, 815 Ams av]; CaG; mtg $17,000; Jan5; June8'14; A$11,000-22,000. nom

24TH st, 201-17 W, see 7 av, 244-60.

25TH st, 301-3 E, see 2 av, 442-4.

25TH st, 200-24 W, see 7 av, 244-60.

25TH st, 511-9 W (3:697-23-26), ns, 150 w 10 av, 100x98.9, vacant; Ocma Realty Co, a corpn, to Marginal Realty Corpn, 200 5 av; June8'14; A$36,000-36,000. O C & 100

27TH st, 301-5 E, see 2 av, 484.

30TH st, 46-52 E, see 4 av, 434-40.

31ST st, 254 W (3:780-71), s s, 125 e 8 av, 25x98.9, 4-sty bk tnt & strs; Twenty-Fifth Constn Co, a corpn, 1170 Bway, to Stewart Buchanan of Milford, Pa; B&S; June5; June6'14; A$25,000-27,000. nom

31ST st, 366 W (3:754-76), ss, 120 e 9 av, 20x98.9, 3-sty & b bk dwg; Lumeno Masucci to Andw Masucci, 612 8 av; AL; June8'14; A$16,000-18,000. nom

32D st, 248 E (3:912-40), ss 100 w 2 av, 25x98.9, 4-sty bk tnt; Wm H Harris, EXR Anna N Mathews, to Margt N Coldrick, 248 E 32; June5'14; A$12,000-16,000. **16,250**

33D st, 313 W (3:757-25), ns, 204.8 w 8 av, 22.8x98.9, 4-sty stn tnt; Geo Erff to Cath Erff, his wife, 352 W 46 [c/o Geo, 22 E 34]; June8; June9'14; A$23,000-28,000. O C & 100

34TH st, 11 W (3:836-25), ns, 300 w 5 av, 25x126.6, 6-sty stn loft & str bldg with all title to right of way or easement, 12 ft widex50x71 to ss35th, at pt 363 w 5 av; R S S Co, a corpn, to Mohenk Realty Corpn, 115 Bway; mtg $361,525 & AL; June5; June6'14; A$340,000-375,000. O C & 100

35TH st, W, ss, 363 w 5 av, see 34th, 11 W.

36TH st, 127 E (3:892-15), ns, 80 w Lex av, 20x74.7, 4-sty & b stn dwg; Saml Sloan & ano, EXRS &c Saml Sloan, decd, to Eliz S Dickinson, 66 W 12 [c/o Jno M, 60 Wall]; AL; June9'14; A$34,500-42,000. O C & 100

38TH st, 57-61 W (3:840-9-11), ns, 146.9 e 6 av, 55.2x98.9, 3-4-sty stn loft bldgs; Harvard Realty Constn Co to Albt D Kubie, 329 E 69; mtg $215,000 &AL; June8; June10'14; A$184,500-195,500. O C & 100

38TH st, 57-61 W; Albt D Kubie to Antler Realty Co, Inc, 128 Bway; mtg $215,000 & AL; June9; June10'14. O C & 100

39TH st, 36 W (3:840-68) ss, 410 e 6 av, 25x98.9, 4-sty & b stn office bldg, 1-sty ext; Phineas Lewinson, ref, to Anson B Moran, 133 E 64 [25 Broad]; mtg $75,000; FORECLOS May27; June6'14; A$95,000-103,000. **9,800**

39TH st, 242 W (3:788-70), ss, 363.1 e 8 av, 17.1x98.9, 4-sty bk tnt; Jos B McDonough, ref, to Louis Bernstein, 265 W 81 [115 Bway], & Ray Bernstein, 318 W 100, EXRS Jennie Bernstein; mtg $18,000; FORECLOS June3; June4; June5'14; A$25,500-27,000. **4,000**

43D st, 106 W (4:995-37), ss, 102.6 w 6 av, 22.6x100.5, 3-sty stn loft & str bldg; J Walter Rosenberg & ano to Geo Hancock, 729 N 20, Phila, Pa; mtg $65,000; May29; June8'14; A$62,000-64,000. O C & 100

43D st, 106 W; Geo Hancock to Emma J Speese, 331 E Chelten av, Phila, Pa, & Jno Speese, 2206 Locust st, Phila, Pa; mtg $92,500; May29; June8'14. O C & 100

45TH st, 528 W (4:1073-49), ss, 375 e 11 av, 25x100.5, 5-sty bk tnt; Julius Stuzin to Herman J Jacobs, at Johnston, Pa; AL; June4; June5'14; A$9,000-17,000. O C & 100

46TH st, 219-21 W (4:1018-18), ns, 425 e 8 av, 50x100.5, 2 & 3-sty bk office bldg, with all title to strip adj on e 1.3x—; Jno T Brook Co, a corpn, at Pelham, NY, to Leo Feist, 222 Loring av, Pelham, NY [235 W 40]; mtg $110,000; June4; June5'14; A$95,000-110,000. O C & 100

48TH st 155 E (5:1303-31), ns, 120 w 3 av, 25x100.5, 5-sty stn tnt; Mary Lyons to Hotel Braddock Co, Inc, 2350 8 av; mtg $15,000; May29; June8'14; A$16,000-26,000. O C & 100

50TH st, 150 E (5:1304-43), ss, 147.6 w 3 av, 27.6x100.5, 5-sty stn tnt; Mary Lyons to Hotel Braddock Co, Inc, 2350 8 av; mtg $22,000; May29; June8'14; A$18,000-31,000. O C & 100

51ST st, 33 W (5:1267-17), ns, 494 w 5 av, 42x100,5, 12-sty bk hotel; Jas A Lynch, ref, to Hosmer J Barrett, 718 5 av; FORECLOS May7; June5'14; A$125,000-P 125,500. **199,225**

51ST st, 33 W, 12-sty bk hotel; Hosmer J Barrett to Andon Corpn, 150 Bway; June 5'14. O C & 100

52D st, 318-20 E (5:1344-41), ss, 237 e 2 av, 57x100.5, 6-sty bk tnt & strs; East 52d St Holding Co, Inc, to Rachel Cohn, 130 W 122 [c/o Wolf Cohn, 359 Grand]; mtg $66,000 & AL; June5'14; A$25,000-75,000. O C & 100

52D st, 318-20 E (5:1344-41), ss, 237 e 2 av, 57x100.5, 6-sty bk tnt & strs; Rachel Cohn to East 52d St Holding Co, Inc, 350 Bway; mtg $64,000; May22; May23'14; A$25,000-75,000. (Corrects error in issue May 30 when st nos were 220-2 E.) O C & 100

52D st, 417 W (4:1062-23), ns, 225 w 9 av, 25x100.5, 5-sty stn tnt; Lawrence McKeon, heir Ellen Loughlin, to Thos E Loughlin, 501 W 55; AT; mtg $18,000; June8; June9'14; A$11,000-21,500. nom

53TH st, 317 W (4:1046-24), ns, 211 w 8 av, 18x100.5, 4-sty stn dwg; Jno J Cronin to Caroline W Cronin [c/o Dr Jno J], 317 W 55; mtg $12,000; Jan17'10; June5'14; A $13,500-19,500. O C & 100

61ST st 251 E (5:1416-20¼), ns, 85 w 2 av, 19.6x100.5 3-sty & b bk dwg; Wm J Shields to Emma J Shields, both at 251 E 61; QC; AL; June11'14; A$12,000-15,000. nom

65TH st, 304 E (5:1439-48A), ss, 82 e 2 av, 18x76.2x18.2x79, 3-sty & b bk dwg; Jas J O'Meara to Kate F O'Meara, 304 E 65; mtg $5,000 & AL; June5'14; A$5,500-8,000. nom

67TH st, 121-7 W, see Bway, 1991.

71ST st, 303-15 E (5:1446-4½-10), ns, 75 e 2 av, 175x102.2, 7-5-sty bk & stn tnts & strs; Bertha Kaufmann to Therese Weil, 21 E 82 [c/o Beni J. 5 Beekman], & Sophia Mayer, 41 E 72; B&S; AL; Jan16; June9'14; A$63,000-126,000. **O C & 100**

71ST st, 12 W (4:1123-40½), ss, 185 w Central Park W, 20x100.5, 4-sty & b stn dwg; Jane Shepard, EXTRX Mary A Wright, to Pauline Horowitz [c/o Louis], 313 E 4; mtg $25,000; May12; June9'14; A $18,000-34,000. O C & 100

71ST st, 12 W; Wm B Leonard to same; AT; QC; June2; June9'14. nom

72D st, 228 E (5:1426-36½), ss, 308 e 3 av, 17x102.2, 3-sty & b stn dwg; Amy Plaut Falk et al to Alois M Renner, 228 E 72; QC; June4; June8'14; A$8,500-14,000. nom

72D st, 48 W (4:1124-59), ss, 129 e Col av, 23x102.2, 4-sty & b stn dwg; Mary J Ball & ano, EXRS, &c, Thos R Ball, to Ancell H & T Arthur Ball, at Water Mill, LI, [both at 372 5 av]; AL; June10; June 11'14; A$42,000-64,000. 60,000

73D st, 120 W (4:1144-43), ss, 250 w Col av, 25x102.2, 3 & 4-sty & b bk dwg; Geo E Hoe et al, TRSTES Wm A Hoe, to Edw W Browning, 110 W 72 [110 W 40]; AL; June8'14; A$20,000-38,000. **40,000**

76TH st, 30 E, see Madison av, 962.

76TH st, 232 E (5:1430-31), ss, 155 w 2 av, 25x102.2, 5-sty bk tnt & strs; Henrietta Toplitz to Winthrop A Wilson, 1120 Ams av; B&S; AL; June10'14; A$11,000-33,000. nom

76TH st, 232 E (5:1430-31), ss, 155 w 2 av, 25x102.2, 5-sty bk tnt; A$11,000-33,000; also 81ST ST, 429 E (5:1561-18), ns, 156.6 w Av A, 25x102.2, 5-sty bk tnt; A$8,500-19,000; also AV A, 1319 (5:1465-24), ws, 95.4 s 71st, 25x100, 5-sty bk tnt & strs; A

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$8,000-20,000; Winthrop A Wilson to Jos Toplitz & Henrietta, his wife, 101 W 81 [122 5 av], tenants by entirety; B&S; A L; June10'14. nom

77TH st, 107 E (5:1412-7), ns, 150 e Park av, 25x102.2, 2-sty fr tnt & 2-sty fr rear tnt; Owen King, heir Patk King, to Ellen & Jos King, 107 E 77; ⅓ pt; June9; June 10'14; A$20,000-20,000. **10,000**

80TH st, 4 E (5:1491-67), ss, 125 e 5 av, 20x102.2, 4-sty & b stn dwg; Otto E Dryfoos to Chas E F McCann, 9 E 80 [233 Bway]; June9; June10'14; A$45,000-60,000. O C & 100

80TH st, 6 E (5:1491-66), ss, 145 e 5 av, 20x102.2, 4-sty & b stn dwg; Pauline Gutman to Chas E F McCann, 9 E 80 [233 Bway]; June9; June10'14; A$45,000-60,000. O C & 100

80TH st, 8 E (5:1491-65½), ss, 165 e 5 av, 20x102.2, 4-sty & b stn dwg; Amelia G Friedman to Chas E F McCann, 9 E 80 [233 Bway]; mtg $20,000; June9; June10 '14; A$45,000-60,000. O C & 100

80TH st, 10 E (5:1491-65), ss, 185 e 5 av, 20x102.2, 4-sty & b stn dwg; Terrain Realty Co, a corpn, to Amelia G Friedman [c/o Solomon F], 8 E 80; mtg $50,000; June9; June10'14; A$45,000-60,000. O C & 100

80TH st, 171 W (4:1211-4½), ns, 80 e Ams av, 19.6x102.2, 5-sty bk tnt; Archibald C M I Stewart to Jeanie A Stuart, 372 6 av, Bklyn; AT; QC; May2; June5'14; A$12,-500-22,000. nom

80TH st, 171 W; Jeanie A Stuart to Saml Harris, 243 W 98 [198 Bway]; mtg $18,000; June1; June5'14. O C & 100

81ST st, 429 E (5:1561-18), ns, 156.6 w Av A, 25x102.2, 5-sty bk tnt; A$8,500-19,-000; also AV A, 1319 (5:1465-24), ws, 95.4 s 71st, 25x100, 5-sty bk tnt & strs; A$8,-000-20,000; Jos Toplitz to Winthrop A Wilson, 1120 Ams av; B&S; AL; June10'14. nom

81ST st, 429 E, see 76th, 232 E.

83D st, 236 E (5:1528-32), ss, 180.6 w 2 av, 22.10x102.2, 3-sty & b fr dwg; Saml W Robb to Francis L Wandell [Saddle River rd], Saddle River, Bergen Co, NJ; mtg $7,000; June5; June6'14; A$9,500-10,-000. O C & 100

87TH st, 210 E (5:1532-43), ss, 150 e 3 av, 16.8x100.8, 3-sty bk tnt; Chas O'Sullivan, ref, to Edwin Henes, 1925 7 av; PARTITION May6; June8'14; A$7,000-11,000. **9,000**

87TH st, 212 E (5:1532-42½), ss, 166.8 e 3 av, 16.8x100.8, 3-sty bk tnt; Chas O'Sullivan, ref, to Edwin Henes, 1925 7 av; PARTITION May6; June8'14; A$7,000-11,-000. **9,000**

89TH st, 28 W (4:1202-43), ss, 260 w Central Park W, 20x100.8, 4-sty & b stn dwg; Jos L Graf to Jos M Levy, 1277 Mad av; mtg $25,000 & AL; June5; June6'14; A$16,000-29,000. O C & 100

89TH st, 118-20 W (4:1219-45 & 46), ss, 300 w Col av, 50x100.8, 2-5-sty bk tnts; Rachel Rosenblum to Lillie F Phillips, 62 E 94 [41 Convent av, apt 1H]; AL; May22; June9'14; A$25,000-53,000. nom

92D st, 325 E (5:1555-15), ns, 350 e 2 av, 25x100.8, 5-sty bk tnt & strs; Elisa Weiss, widow, to Edw A Weiss, — Delancey av, Mamaroneck, NY; QC; May25; June5'14; A$8,500-20,000. nom

95TH st E, see 1 av, see 1 av, sec 95th.

95TH st, 60 W (4:1208-57), ss, 173 e Col av, 18x100.8, 4-sty & b bk dwg; Sophia Gruenstein to David Paley, 494 E 157; mtg $18,000; June9; June11'14; A$12,000-18,-000. O C & 100

96TH st, 170 E (5:1524-43), ss, 160 w 3 av, 30x100.8, 4-sty stn tnt & strs; Benj J Weil to Bertha Kaufmann, 1496 Lex av; B&S; AL; June9'14; A$15,500-22,000. O C & 100

98TH st, 171-3 W, see 2 av, 442-8.

99TH st, 208 E (6:1648-42), ss, 159.10 e 3 av, 25.1x100.11, 5-sty bk tnt; Anna Knespal to Philip Kalisch, 842 Tinton av; mtg $18,500; June5; June11'14; A$9,000-19,500. nom

99TH st, 208 E (6:1648-42), ss, 159.10 e 3 av, 25.1x100.11, 5-sty bk tnt; Philip Kalisch to Anna Knespal, 842 Tinton av; mtg $18,500; June5; June9'14; A$9,000-19,500. nom

100TH st, 224 E (6:1649-33), ss, 205 w 2 av, 25x100.11, 5-sty bk tnt & strs; Marx Taylor to Bronx County Building Co, inc, 987 Union av; mtg $15,000; May25; June 6'14; A$9,000-20,000. O C & 100

100TH st, 224 E; Bronx County Building Co, inc, to Leo Feinberg, 66 W 9 & Herman Brenner, 186 Columbus av; mtg $15,000; June5; June6'14. O C & 100

100TH st, 229 E (6:1650-18), ns, 425 e 3 av, 25x100.8, 4-sty bk tnt; Abr Kaden & Bertha, his wife to Lena Kaden, 62 E 102; AL; Jan6; June10'14; A$9,000-14,000. nom

100TH st, 313-5 E (6:1672-10), ns, 220 e 2 av, 40x100.11, 6-sty bk tnt & strs; Morris Cukor, ref, to Lawyers Mtg Co, a corpn; FORECLOS May29; June4; June5'14; A$9,-500-37,000. **34,000**

100TH st, 403 E (6:1694-5), ns, 50 e 1 av, 50x63.5, 6-sty bk tnt & strs; Albt Ritchie, ref, to Anna C F Schwarz, at Blankenburz am Harz, Germany; FORECLOS June2; June11'14; A$8,000-30,000. **30,000**

100TH st, 187 W, see 2 av, 442-4.

103D st, 222 E (6:1652-38), ss, 255 e 3 av, 25x100.9, 4-sty bk tnt & strs; Isidor L Kessler to Wm Schwartz, 84 River st, Paterson, NJ; mtg $11,000; June4; June9'14; A$9,000-14,000. nom

106TH st, 160 E (6:1633-48), ss, 275 w 3 av, 25x100.11, 5-sty stn tnt & strs; Baruch Israeli to Jacob Starkman, 158 E 106; mtg $21,050; June4; June5'14; A$13,-000-22,500. nom

106TH st, 162 E (6:1633-47), ss, 250 w 3 av, 25x100.11, 5-sty stn tnt & strs; Baruch Israeli to Jacob Starkman, 158 E 106; mtg $21,050; June4; June5'14; A$13,-000-22,500. nom

109TH st, 244 W (7:1881-12), ns, 250 e Bway, 25x100.11, 5-sty bk tnt; Eva Heymann to Annie Tehan, 277 W 12; mtg $32,-500; June10'14; A$17,000-26,000. nom

112TH st, 158 E (6:1639-47), ss, 125 e Lex av, 25x100.11, 4-sty bk tnt; Isabella Bates to Mary Magerle [c/o Frank J], 816 Lincoln pl, Bklyn; mtg $15,000 & AL; June 1; June10'14; A$10,000-17,000. nom

112TH st, 201 W, see 7 av, nwc 112th.

113TH st, 548 W, see 2 av, 442-4.

115TH st, 215 W (7:1831-21), ns, 265 w 7 av, 20x100.11, 5-sty stn tnt; Benj H Gordon, 1919 7 av, to Max Cederbaum, 1287 Main st, Bridgeport, Conn; mtg $14,000; June11'14; A$11,000-16,000. nom

116TH st, 245 E (6:1666-19), ns, 110 w 2 av, 16.8x100.11, 3-sty & b bk academy; Louis J Castellano to Albina Miele, 214 Bay 14th, Bklyn; mtg $8,500; June8; June 10'14; A exempt-exempt. O C & 100

117TH st, 129 W (7:1902-18½), ns, 322 w Lenox av, 18x100.11, 5-sty & b bk dwg; Ostend Realty Co, a corpn, to Isidor Reis, 68 Lenox av [516 5 av]; mtg $16,000; June 4; June8'14; A$10,000-16,000. O C & 100

118TH st, 21 E, see 2 av, 442-8.

118TH st, 320 E (6:1689-41), ss, 275 e 2 av, 25x100.11, 5-sty stn tnt; Melvin H Dalberg, ref, to Wilson M Powell, 490 West End av [7 Wall], TRSTE Edmund P Rushmore, decd; FORECLOS June4; June5; June9'14; A$8,000-19,500. **16,000**

120TH st, 349-53 E (6:1797-22), ns, 84 w 1 av, runs w49.4xn100,11xe33.4xs50.6xe16x s50.5 to beg, 6-sty bk tnt & strs; Eastern & Southern N Y Realty Co, a corpn, to Birmington Realty Co, a corpn, 43 Park row; AL; June8; June11'14; A$16,000-48,-000. O C & 100

121ST st, 518 E (6:1817-21), ss, 208 e Pleasant av, 17x80, 3-sty & b bk dwg; Lillie Blumberg to Maria G Verlangieri, 500 E 119; mtg $3,500 & AL; Mar31; June 11'14; A$3,000-4,000. O C & 100

121ST st, 201 W, see 7 av 2022-4.

122D st, 506 W (7:1976-39), ss, 150 w Ams av, runs s95.11xw25xn5xw25xn90.11 to st xe50 to beg, 6-sty bk tnt; Wm S Bennet, ref, to N Y Life Ins & Trust Co, 52 Wall, TRSTE Lucy B Robinson (decd); FORECLOS June2; June5'14; A$37,500-84,-000. **56,000**

123D st, 238 E (6:1787-31), ss, 105 w 2 av, 25x100.11, 5-sty bk tnt; Aug Levi to Herman Gold, 3319 3 av, Bronx; mtg $20,-000 & AL; June8; June9'14; A$11,000-27,-000. nom

123D st, 512-8 W (7:1977-37), ss, 100 w Ams av, 100x100.11, 6-sty bk tnt; Central Building Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $137,500 & AL; May7; June6'14; A$58,000-160,000. O C & 100

125TH st, 268-70 W (7:1930-59-60), ss, 100 e 8 av, 50x100.11, 1 & 2-sty bk market; Hy G Silleck Jr to Frances E Silleck, his sister [c/o Dr W M], 19 W 122; ½ pt; AT; B&S; Mar14'05; June5'14; A$150,000-160,000. O C & 100

126TH st, 63 W (6:1724-10), ns, 213.7 e Lenox av, 17.10x99.11, 3-sty & b stn dwg; Phoenix Ingraham, ref, to Chas G Moller, 290 Mad av, & Jno Moller, 44 E 72 [both at 74 Wall], TRSTES Peter Moller; FORECLOS May13; June4; June5'14; A$8,500-11,-000. **12,000**

126TH st, 161 W (7:1911-8½), ns, 166.8 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Chas M Beattie, ref, to Chas A Sherman, 33 W 52 [72 Wall], EXR Christopher Moller; FORECLOS May27; June4; June5'14; A$8,-600--14,000. **11,000**

127TH st, W, nec Riverside dr; see 7 av 2022-4.

128TH st, 23 E (6:1753-13), ns, 90 w Madision av, 20x99.11, 3-sty & b stn dwg; Rosella Corn to Allesor Co, Inc, 107th & Bway [2772 Bway]; ⅓ pt; AT; AL; May29; June10'14; A$9,500-12,500. nom

129TH st W, nwc Convent av, see 130th W, ss, 250 w Ams av.

129TH st, 121 W (7:1914-22½), ns, 225 w Lenox av, 12.6x99.11, 3-sty & b stn dwg; Emma A Mayhew to Union Theological Seminary, a corpn, Bway & 120th; AL; June8; June10'14; A$5,000-7,000. nom

130TH st W (7:1969-12), ss, 250 e Ams av, runs sw198.7xs2.5 to ns 129th at pt 252.1 e Ams av xe250.11 to ws Convent av (Nos 40-2) xnw54.2xw125.10xn171.8 to 130th xw22.6 to beg, 2-sty bk garage; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; May7; June10'14; A$57,000-100,000. O C & 100

130TH st, 265 W (7:1935-59), ss, 118.6 e 8 av, 18.6x99.11, 3-sty & b bk dwg; Jeanette Siegel to Kate Frank, 42 W 114 [c/o Ralph Frank, 18 W 17]; mtg $10,500; June 6; June10'14; A$8,000-10,500. O C & 100

131ST st, 64 W (6:1728-64), ss, 185.4 e Lenox av, 16.8x99.11, 3-sty & b stn dwg; Jno T McGovern, ref, to Matthew McNamara, 1239 Franklin av; FORECLOSED, drawn & recorded June5'14; A$6,500-8,500. **8,500**

132D st, 161 W (7:1917-7), ns, 115 e 7 av, 20x99.11, 3-sty & b bk dwg; Jno F Meyer, heir Jno E Meyer, decd, to Jas A Murphy, 404 Riverside dr; mtg $5,000; June 10; June11'14; A$7,200-8,500. O C & 100

133D st, 61 E (6:1758-31), ns, 113 w Park av, 27x99.11, 5-sty bk tnt; A$5,500-15,000; also STANTON ST, 331 (2:324-16), ss, 80.10 e Goerck, 18.8x81.3, 5-sty bk tnt & strs; A$9,000-14,000; also STANTON ST, 333 (2:324-17), ss, 99.6 e Goerck, 19.6x55.4, 5-sty bk tnt & strs; $6,500-10,500; also STANTON ST, 335 (2:324-18), ss, 119 e Goerck, 20.2x55.4, 5-sty bk tnt & strs; A $6,500-10,500; Anna L Garrabrant to Paul A McGolrick, 271 W 140 [261 Bway]; AL; June1; June5'14. O C & 100

133D st, 163 W (7:1918-9), ns, 175 e 7 av, 25x99.11, 5-sty bk tnt; Ignaz Hermann to H & F Realty Co, a corpn, 2215 5 av; mtg $14,000; June1; June6'14; A$10,000-22,000. O C & 100

133D st, 235 W (7:1939-16), ns, 375.6 e 8 av, 19.6x99.11, 4-sty bk tnt; Gustav A Derschuch to Wittnauer Realty Co, Inc, 30 W 36; B&S & CaG; mtg $12,000 & AL; June1; June8'14; A$7,200-12,000. nom

134TH st, 519 W (7:1988-16), ns, 375 w Ams av, 48x99.11, 5-sty bk tnt; Rosenthal Constn Co to Frank Ipp, 214 E 82; mtg $49,000; May1; re-recorded from May27; June5'14; A$22,000-53,000. O C & 100

136TH st, 159 W (7:1921-9), ns, 187.6 e 7 av, 12.6x99.11, 4-sty bk dwg & 3-sty ext; Kath S Rose to Chas J Steber, 2495 8 av; AL; May11; June11'14; A$5,000-8,000. O C & 100

136TH st, 161 W (7:1921-9½), ns, 175 e 7 av, 12.6x99.11, 4-sty bk dwg & 3-sty ext; Kath S Rose to Ernestine M De Lyons, 35 W 139; AL; May11; June11'14; A$5,000-8,000. O C & 100

142D st, 38-48 W, see 145th W, ss, 325 e Lenox av.

143d st, 122-4 W (7:2011-47), ss, 308.4 w Lenox av, 41.8x99.11, 6-sty bk tnt; Ephraim L Ennis to Lizzie J Waugh, 210 Neptune av, Coney Island; mtg $35,000; June1; June6'14; A$16,500-45,000. nom

144TH st, 421 W (7:2050-55),, ns, 155 e Convent av, 20x99.11, 4-sty & b bk dwg; Isidor Niner, ref, to Germania Life Ins Co, 50 Union sq; FORECLOS June4; June 5'14; A$7,600-15,500. **17,000**

144TH st, 423 W (7:2050-55½), ns, 136 e Convent av, 19x99.11, 4-sty & b bk dwg; Isidor Niner, ref, to Germania Life Ins Co, 50 Union sq; FORECLOS June4; June5'14; A$8,000-16,000. **16,500**

144TH st, 453 W (7:2059-43), ns, 94.5 w Convent av, 21.5x99.11, 3-sty & b bk dwg; Kittie H Morse to Allan C Hoffman, at Engle st & Hudson av, Highwood, NJ; [361 Bway]; Albt B Hoffman, 126 McDougal av, Detroit, Mich, & Florence H Robinson, at Alandar, Berkshire Co, Mass; ½ pt; B&S & CaG; AL; June10; June11'14; A $10,300-16,000. nom

144TH st W, ns, 325 e Lenox av, see 145th W, ss, 325 e Lenox av.

145TH st W (6:1742-41-42 & 15-16), ss, 325 e Lenox av, 50x174.10 to ns 144th, 1-sty fr shop, vacant; A$11,000-11,000; also 142D ST, 38-48 W (6:1739-50-58 & 59½), ss, 345 w 5 av, runs s99.11xw250xn63.6xne56.4 to st xe 207 to beg, 1-sty fr bldgs & vacant; A$27,500-30,500; Chas E Littlefield, ADMR Mary G Pinkney, to Thompson Bros, a corpn, 42 W 142; AL; June1; June9'14. O C & 100

150TH st, 415 W (7:2065-22), ns, 250 w St; Nicholas pl, 25x99.11, 3-sty bk garage; final judgmt & decree of registration; Geo D Sherman, at Port Henry, NY, plff, vs Richd F Carman, Lucene Gunning, France, 1 Schamme, Irene A Sage & Dorman L Ormsby et al; AL; May32; June5 '14; A$10,000-16,500. Torrens system

151ST st, W, swc Convent av; see 7 av 2022-4.

152D st, 522 W (7:2083-45),, ss, 300 w Ams av, 45x99.11, 6-sty bk tnt; Central Bldg Impt & Investment Co to Chateau Holding Co, Inc, 149 Church; mtg $43,000; May12; June10'14; A$24,000-58,000. O C & 100

156TH st, 601 W, see Bway, 3761.

158TH st, 644 W (8:2134-150), ss, 768.10 w Bway, 18.8x100, 3-sty & b bk dwg; Roger Sherman, ref, to Edw C Osborn, 536 1st, Bklyn [111 Bway]; FORECLOS June9; June11'14; A$5,500-13,000. **3,300**

170TH st W, swc Ft Washington av, see Ft Washington av, swc 170.

179TH st W, nwc Ft Washington av, see Ft Washington av, 427-41.

180TH st, 854-6 W, see Northern av, 55-63.

180TH st W, swc Ft Washington av, see Ft Washington av, 427-41.

185TH st, 551 W, see Audubon av, 400.

186TH st, 501 W, see Ams av, swc 187.

187TH st, 500 W, see Ams av, swc 187.

Av A, 1239; see St Nicholas av 928-30.

Av A, 1319, see 76th, 232 E.

Av A, 1319, see 81st, 429 E.

Amsterdam av, 781, see 2 av, 442-4.

Amsterdam av, 813, see 2 av, 442-4.

Amsterdam av, 815, see 2 av, 442-4.

Amsterdam av (8:2156-83), swc 187th (No 500), 107.5x100, vacant; also AMSTERDAM AV, 2540 (8:2156, assessed with above), nwc 186th (No 501), 107.11x100, vacant; Orosant Constn Co, a corpn, to Augusta Sarner, 1326 Madison av [c/o Hyman Sarner, 1492 3 av]; B&S; mtg $70,000 & A L; June8; June10'14; A$55,500-85,500. nom

Amsterdam av, 2540, see Ams av, swc 187.

Audubon av, 400 (8:2157-56-59), nwc 185th (No 551), 54.8x100, vacant; Genco Realty Co, Inc, to Donald Robertson Co, a corpn, 700 W 179; mtg $6,475; June4; June8'14; A$25,000-25,000. O C & 100

Bradhurst av, 246 (7:2047-23), es, 50.11 n 154th, 51x109.8x50x99.7, 6-sty bk tnt; Central Building Impt & Investment Co to Chateau Holding Co, Inc, 149 Church; mtg $36,000; May6; June6'14; A$16,500-52,000. O C & 100

Broadway, 1984, see Bway, 1991.

Broadway, 1983-7, see Bway, 1991.

Broadway, 1991 (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1 & 2-sty bk str; A$85,000-87,000; also BROADWAY, 1983-7 (4:1139), ws, 28.7 n 67th, 56.2x93x50x118.8, 3-4-sty bk tnts; also BROADWAY, 1984 (4:1139-14-16, these include Bway, 1983-7), nwc 67th (Nos 121-7), 28.7x118.8x25.5x131.8, 4-sty bk tnt & str & 3-4-sty stn tnts in st; A$254,000-276,000; sub to life estate of Eliza J Arkenburgh, wldow; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; 1-6 pt; May6; June 10'14. O C & 100

Broadway, 3761 (8:2134-95), nwc 156th (No 601), 105.11x133.9x99.11x168, 6-sty bk tnt & strs; Woodrow Investing Co, Inc, to Jno H Behrens, 668 Prospect pl, Bklyn; [44 Wall]; mtg $310,000 & AL; June8'14; A$145,000-335,000. O C & 100

Convent av, 40-2, see 130th W, ss, 250 e Ams av.

Convent av, 315 (7:2050-21), es, 459.6 n 141st, 20x100, 3 & 4-sty & b bk dwg; Helen Vetter, Inc, to Carolina De Vito, at Port Reading, NJ [c/o D C De Vito,

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233 Bway]; mtg $15,000 & AL; June11'14; A$11,000-17,000. nom

Convent av, 470, see 7 av, 2022-4.

Fort Washington av (8:2139-150-155), swc 170th, 100x148.5x100x150, 2-sty fr dwg & 1-sty bk stable; Chas M Rosenthal to Montrose Realty Co, a corpn, 135 Bway; AL; June8; June11'14; A$64,500-64,500. O C & 100

Fort Washington av (8:2139), swc 170th; same prop; Montrose Realty Co to 114th St & 7th Av Constn Co, a corpn, 1884 7 av; AL; June9; June11'14. O C & 100

Fort Washington av, 427-41 (8:2177-150 & 152), swc 180th, runs w111.4xs200.5 to ns 179th xe115.4 to av xn200.2 to beg, 2-6-sty bk tnts; Picken Bldg Co to W J Rich Development Co, a corpn, at Hillsdale, NJ [149 Bway]; mtg $357,500 & AL; June1; June9'14; A$129,000-413,000. O C & 100

Lexington av, 962 (5:1405-15), ws, 30.5 n 70th, 20x80, 4-sty & b stn dwg; Jane A, wife Ebenezer Hurd, to West Side Bank, a corpn, 481 8 av; B&S; mtg $20,000; June 9; June11'14; A$17,500-28,000. nom

Madison av, 416 (5:1284-16), ws, 51 n 48th, 24.5x95, 4-sty stn bldg & str, 1 & 2-sty ext; Stephen B Quirk to Jas A Farley, 26 E 48; mtg $100,000 & AL; Apr15'12; June10'14; A$95,000-103,000. nom

Madison av, 416; Jas A Farley to Kensington Holding Corpn, at Great River, L I [82 E 56]; mtg $100,000 & AL; June10'14. nom

Madison av, 962 (5:1390-56), swc 76th (No 30), 102.2x20, 4-sty & b bk dwg; Equitable Trust Co of N Y, EXR &c Jno U Fraley, to Tailfer Co, a corpn, 225 5 av; June8; June9'14; A$85,000-100,000. O C & 100

Madison av, 1814, see 2 av, 442-4.

Marble Hill av, 15 (13:3402-524), nws, 131.11 ne 225th, runs nw120xne10xse20xne 25xse100 to av xsw35 to beg, 2-sty & b fr dwg; Henry Dreyer to Jos Stephens, 815 6 av; mtg $6,000; June10; June11'14; A $7,300-10,000. O C & 100

Northern av, 55-63 (8:2177-163), sec 180th (Nos 854-6), 100x100, 6-sty bk tnt; Central Bldg Impt & Investment Co, a corpn, to Chateau Holding Co, Inc, 149 Church; mtg $130,000 & AL; May6; June6 '14; A$36,000-160,000. O C & 100

Park av, 955 (5:1510-70), es, 25.2 s 82d, 25.8x100, 5-sty bk tnt & strs; Margt Calhoun to Akron Bldg Co, a corpn, 119 W 40; mtg $23,000; June9'14; A$51,000-55,000. nom

Park av, 1503 (6:1637-4), es, 74 n 109th, 26.11x80, 4-sty bk tnt; Otto C Meyer to Henry Fuller, 130 1 av [738 Bway]; AL; June4; June8'14; A$7,500-10,000. nom

Riverside dr, 550, see 7 av, 2022-4.

St Nicholas av, 928-30 (8:2107-14), es, 248.4n 155, 124.9x124 to ws old Croton Aqueductx120.3x90, 6-sty bk tnt; A$90,000-220,000; also AV A, 1239 (5:1461-26), ws, 40.5 s 67th, 40x100, 6-sty bk tnt; A$16,000-47,000; Mary Meade to Julia C. Jones, 76 Willow st, Bklyn [c/o Jno R Jones, 257 Bway]; AL; Sept15'13; June6'14. nom

Vermilyea av, 30-6 (8:2233-36), ns, 350 e Dyckman, runs e100xn168.3xw75xs19xw25x s150 to beg, 2-5-sty bk tnts; Organizers Investing Co to Conreco Co, a corpn, 157 W 42; correction deed; mtg $92,000 & AL; Oct6'13; June10'14; A$24,000-114,000. omitted

Vermilyea av, 30-6; Conreco Co, a corpn, to Allesor Co, Inc, 107th & Bway [2772 Bway]; mtg $92,000; May29; June10'14. nom

1ST av, 527 (3:936-37), ws, 24.7 s 31st, 24.7x75, 5-sty bk tnt & strs; Fredk A Mathias to Hannah Wallach [c/o Samson], 1361 Madison av; mtg $10,500; June4; June 5'14; A$11,500-16,000. O C & 100

1ST av, 991 (5:1347-25), ws, 61 n 54th, runs w68xs0.7xw12xn20xe12xn0.7xe68 to av xs20 to beg, 4-sty bk tnt & str; Philip Schaffer to Max Schwartz, 178 Chrystie; [44 Spring]; mtg $12,500 & AL; June10; June11'14; A$8,000-12,000. nom

1ST av (5:1574-9-11), sec 95th, ½ blk x 103, vacant; Danl Whitford et al, EXRS &c Sarah J Grant, to Wm F Cunningham, 131 E 91 [438 E 91]; 4-9 pts; June4; June 9'14; A$34,500-34,500. 8,000

1ST av (5:1574), sec 95th; same prop; Fred W Brooks to same; all of; B&S; June 2; June9'14. nom

2D av, swc 3d, see 3d, 38 E.

2D av, 442-4 (3:931-1), nec 25th (Nos 301-3), 49.5x100, 1-3, 1-4 & 5-sty bk tnts & strs; A$40,000-60,000; also 2D AV, 484 (3:-933-1), nec 27th (Nos 301-5), 24.8x100, 5-sty bk tnt; A$20,000-38,000; also MADISON AV, 1814 (6:1745-14), nwc 118th (No 21), 25.6x85, 5-stv bk tnt & strs; A$25,000-40,000; also AMSTERDAM AV, 781 (7:-1853-1), nec 98th (Nos 171-3), runs e100 xn75.2xw20xs50xw80 to avxs25.2 to beg, 1-3 & 1-5-sty bk tnts & strs; A$31,000-41,000; also AMSTERDAM AV, 815 (7:-1854-62), es, 26.3 s 100th, runs e58xs0.6xe 32xs26.6xw90 to av xn27 to beg, 5-sty bk tnt & strs; A$21,000-29,000; also AMSTERDAM AV, 813 (7:1854-63), es, 53.3 s 100th, 27.5x90, 5-stv bk tnt & strs; A$21,000-29,-000; also 100TH ST, 187 W (7:1855-4½), ns, 75 e Ams av, 25x100.11, 5-stv bk tnt & strs; A$15,000-23,000; also 113TH ST, 548 W (7:1884-54), ss, 233 e Bway, 17x 100.11, 4-stv & b bk dwg; A$12,000-20,000; also 6TH ST, 419 E (2:434-only a mtg on this on which there is now due $2,000); also PROPERTY at Tannersville, NY; trust deed; Sol Weinhandler, 548 W 113, et al, to Jos Bachrach, 154 W 123, & Fredk J Newman, 404 E 141, in trust for party 1st pt et al; B&S; AL; June10; June11'14. nom

2D av, 484, see 2 av, 442-4.

2D av, 1324 (5:1444-50), es, 25.5 s 70th, 25x74, 5-sty stn tnt & strs; Esther Rauch to Sophie Rueth, 1324 2 av; Antoinette Schubert, 449 E 80, & Frances Wavra, 506 E 81; AL; Apr30; June11'14; $12,000-22,-000. 300

2D av, 1467 (5:1431-23), ws, 51.6 n 76th, 26.4x100, 4-sty bk tnt & strs; A$15,000-23,-000; also 2D AV 1469 (5:1431-24), ws, 77.10 n 76th, 26.6x100, 4-sty bk tnt & strs; K O Realty Corpn to Mary Milleg, 516 E 83; mtg $30,000; June10; June11'14; A$16,500-25,000. O C & 100

2D av, 1469, see 2 av, 1467.

2D av, 2107 (6:1658-27), ws, 26.3 s 109th, 25x100, 5-sty bk tnt & strs; Jos Toplitz to Winthrop A Wilson, 1120 Ams av; B&S; AL; June10'14; A$10,000-21,000. nom

2D av, 2107; Winthrop A Wilson to Jos Toplitz & Henrietta, his wife, 101 W 81 [122 5 av], as tenants by entirety; B&S; A L; June10'14. nom

4TH av, 434-40 (3:859-48), swc 30th (Nos 46-52), runs s90xw60xs8.9xw40xn98.9 to st xe100 to beg, 16-sty bk loft, office & str bldg; 440 4th Av Co, a corpn, & Irving S Brown et al, directors of said corpn in dissolution, to 440 4th Av Corpn, 49 Wall; mtg $750,000 & AL; May12; re-recorded from May15; June8'14; A$425,000-880,000. O C & 100

7TH av, 106-10 (3:766-42), ws, 52.11 s 17th, runs w79xn52.11 to ss 17th (No 206), xw20xs104.11xe99 to av xn52 to beg, 12-sty bk loft & str bldg; Oscar J Mayer to Rosalynde de L Mayer, 2085 5 av; B&S; mtg $190,000 & AL; June6; June8'14; A $49,500-250,000. O C & 100

7TH av, 244-60 (3:774-27-43 & 47-54), nwc 24th (Nos 201-17), 197.6 to ss 25th (Nos 200-24) x250, 11-sty bk factory & vacant; National Cloak & Suit Co, a corpn, Inc 1903, 204 W 24, to National Cloak & Suit Co, a corpn, Inc 1914, at Central Valley, Woodbury, Orange Co, NY [207 W 24]; AL; June2; June8'14; A$497,500-1,059,500. O C & 100

7TH av (7:1828-29), nwc 112th (No 201), 25.11x100, 7-sty bk tnt; Henry Frank & ano, EXRS &c Jacob Fleischhauer, to Vassar Realty Co, a corpn, 74 Wall; ½ pt; AT; mtg $60,000 & AL; May29; June5'14; A$35,000-70,000. exch

7TH av, nwc 112th (No 201); Saml K Johnson to same; ½ pt; AT; mtg $60,000 & AL; June1; June5'14. exch

7TH av, nwc 112th (No 201); Eliza Fleischhauer et al, EXRS &c Julius Fleischhauer to same; ½ pt; AT; mtg $60,-000 & AL; May29; June5'14. exch

7TH av, 2022-4 (7:1927-29), nwc 121 (No 201), 50.11x95, 6-sty bk tnt; mtg $93,-500; A$53,000-115,000; also 7TH AV, 2026-S (7:1927-31), ws, 50.11 n 121, 50x95, 6-sty bk tnt; mtg $68,000; A$40,000-90,000; also RIVERSIDE DR, 550 (7:1995-1), nec 127, 86.6x146.3x146.11x100, 6-sty bk tnt; mtg $225,500; A$105,000-250,000; also CONVENT AV, 470 (7:2065-48), swc 151, 108.11 x43.5x99.11x86.10; 6-sty bk tnt; mtg $116,-000; A$55,000-135,000; Jas N Rosenberg, TRSTE in bankruptcy of the NY Real Estate Security Co, to Heathcote Holding Co, a corpn, 52 Bway; B&S; June4; June 6'14. nom

7TH av, 2022-4 (7:1927-29), nwc 121 (No 201), 50.11x95, 6-sty bk tnt; mtg $93,500; A$53,000-115,000; also 7TH AV, 2026-S (7:1927-31), ws, 50.11 n 121st, 50x95, 6-sty bk tnt; mtg $68,000; A$40,000-90,000; Heathcote Holding Co to Ephraim L Ennis, 65 W 104 [139 Liberty]; June1; June 6'14. O & C 100

7TH av, 2026-S, see 7 av, 2022-4.

9TH av, 744 & 752, see Greenwich, 744-6.

10TH av, 491 (3:709-36), ws, 123.5 s 38th, runs n20.6xw75xs0.6xw25xs20xe100 to beg, 4-sty bk tnt & str & 3-sty bk rear tnt; Jos Wenner to Karl Siebert, 491 10 av; mtg $6,000 & AL; June1; June10'14; A$11,-500-15,500. O C & 100

Land lying on ws (8:2257-30), of property of N Y C & H R R R Co & in front of property of Ursula Catlin Burns, bet 208th & 209th sts, being lot 30 on Thompsons map; Ursula C, wife of & Walter F Burns, at Ursuline Terrace, Inwood-on-Hudson, to Inwood Dock, Warehouse & Market Co, Inc, at Kerhonkson, NY; QC; mtg $20,000; Nov18'12; June10'14; A$200-200. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Fulton st, 226 see Greenwich 320.

Greenwich st, 188, see Greenwich, 320.

Greenwich st 326 (misc); also GREENWICH ST 188; also FULTON ST, 226; power of atty; Eliza C Fessenden to Clement H Fessenden 414 W 121; Apr11; June 10'14.

Greenwich st, 358 (1:183), ws, 50.6 s Franklin, 24.6x63; consent to 3d track; Abby A Philipp to Manhattan Railway Co, a corpn; May20; June5'14. 539

Greenwich st, 456 (1:224), ws, 25.2 n Desbrosses, 24.8x80; consent to 3d track; Solo Realty Co to Manhattan Railway Co, a corpn; mtg $10,000; Feb21; June8'14. 789.33

Greenwich st, 456; consent to 3d track; Greenwich Savgs Bank, mortgagee, to same; mtg $10,000; May20; June8'14. nom

Greenwich st, 511-3 (2:594), sec Spring (Nos 314-8), 40.6x75; consent to 3d track; Saml H Valentine to Manhattan Railway Co. a corpn; May22; June5'14. 891

Lafayette st, 54-60 (1:171); agmt & confirmation of re of mtg & declaration that asn rents is sorbn to mtg for $25,000; Michl H Eisman et al with Civic Centre Co, a corpn, 135 Bway; May16; June5'14. nom

Lafayette st, 54-60; gen re: Michl H & Milton M Eisman to Suretv Realty Co, a corpn, 135 Bway. & Saml H Stone, 237 W 74; May16; June5'14. O C & 100

New Bowery, 2-4 (1:115), ws, at es Pearl (Nos 394-6), runs n along Pearl 36 xe30.3 to ws New Bowery xs45.11 to beg; consent to 3d track, &c; Eliz M Collins, of Bklyn, to Manhattan Railway Co, a corpn; May29; June11'14. 2,846.83

Park pl, 5 & 7 (1:124), ns, abt 125 w Bway; all RT&I to land in bed of st in front of above; Chas E Osborn et al to Bway Savgs Instn of N Y, 5-7 Park pl; QC; May25; June5'14. 200

Pearl st, 394-6, see New Bowery, 2-4.

Spring st, 314-8, see Greenwich, 511-3.

21ST st, 218-20 W (3:770), ss, 235 w 7 av, 46.10x105.5x46.10x104.5; re asn rents; Estates Mtg & Securities Co, a corpn, 115 Bway, to Brookmire Realty Co, a corpn, 47 W 34; June10; June11'14. nom

37TH st, 113 E (3:893), ns, 189 e Park av, 20x98.9, owned by party 1st pt; also 37TH ST, ns, adj above on e, owned by party 2d pt; agmt as to encroachment &c; Helen E Kremer, 34 Park av, with Elvira K Trowbridge, 115 E 37; June3; June5'14. nom

71ST st E (5:1483-20), ns, 473 e Av A, 25x102.2, vacant; re mtg; Rosina J Silberhorn to Geo H Storm, 311 W 85; June5; June8'14; A$4,000-4,000. nom

72D st, 105 W (4:1144); asn rents to secure notes, etc; 105 West 72d St Co, 11 E 30, to Gertrude A Vanderbeck, 149 W 126; June9; June10'14. nom

73D st, 126 W (4:1144-43), ss, 250 w Col av, 25x102.2, 3 & 4-sty & b bk dwg; re legacy of $10,000 &c; Jas C Hoe to Edw W Browning, 110 E 72; AT; June8'14; A$20,-000-38,000. nom

76TH st, 30 E, see Madison av, 962.

78TH st E nwc 2 av, see 2 av, 1501-7.

101ST st W, nec Riverside dr, see Riverside dr, nec 101.

121ST st, 421 W (misc), appraised at $42,000; also PROPERTY at Bayshore & Patchogue, LI; certf as to payment of transfer tax; Jas A Wendell, Deputy Comptroller of State NY, to Maggie Van Slingerlandt, 421 W 121, as EXTRX of Gerrit J W Van Slingerlandt; June1; June 11'14.

174TH st W (8:2130-42-43), ss, 100 w Ams av, 50x100, vacant; re judgmt; Philip Weinberg to J B C Bldg Co, Inc, 30 E 42; May5; June11'14; A$14,000-14,000. nom

Madison av, 962 (5:1390-56), swc 76th (No 30), 102.2x20, 4-sty & b bk dwg & elsewhere; re dower; Laura V Fraley, widow of Jno U Fraley, to Equitable Trust Co of N Y, a corpn, 37 Wall, EXR &c Jno U Fraley; Feb26; June9'14; A$85,-000-100,000. nom

Riverside dr (7:1889-40-44 & 45), nec 101st, runs e142.10xn100.11xw20xs20.11xw 10xs53xw107.6 to dr xs27.7 to beg, vacant; A$189,500-258,000; agmt by parties 1st pt to convey QC & re above to party 2d pt, & party 2d pt agrees to lease to parties 1st pt the following: INTERIOR LOT at el blk bet 101st & 102d, & 300 w West End av, runs s63.11xw30xn43xe10xn 20.11xe20 to beg, for 20 yrs from May1'14 at $10 for the term, &c; Sarah G Crabb, 291 Riverside dr et al, with Douglas Realty Co, a corpn, 49 Liberty; Apr20; June5'14. nom

1ST av, 299-303 (3:923); consent to 3d track; Metropolitan Savgs Bank to Manhattan Railway Co, a corpn; mtg $21,000; May22; June5'14. nom

1ST av, 299-303 (3:923), ws, 23 n 17th, 69x80; consent to 3d track; Ella A Milligan & Jno H B Hedinger, both of Bklyn, Individ & EXRS &c Ellen Brady, to Manhattan Railway Co, a corpn; May19; June 5'14. 828

2D av, 948 (5:1343), es, 40.5 n 50th, 20x 70; asn rents for 1y from date; Abr Seidmann to Peter Ruge, 131 E Houston; Feb 14; June11'14. nom

2D av, 1501-7 (5:1433), nwc 78th, 82.2x 41.8; consent to 3d track; Max Neumann & Morris Levy to Manhattan Railway Co, a corpn; mtg $50,000; Jan22; June11'14. 986

2D av, 1501-7; consent to 3d track; Rector &c of Grace Church, mortgagee, to same; mtg $50,000; June4; June11'14. nom

2D av, 1710 (5:1551), es, 50.8 s 89, 25x 100, consent to 3d track; Louise Boettcher to Manhattan Railway Co, a corpn; mtg $18,000; May15; June6'14. 300

2D av, 1710, consent to 3d track; Bank for Savings, NY mtgagee, to same; mtg $17,000; May20; June6'14. nom

2D av, 1710, consent to 3d track; Katharina Vetter to same; mtg $1,000; May25; June6'14. nom

3D av, 566 (3:893), ws, 100.6 s 38th, 20x 69.9; consent to 3d track; Lizzie Monday to Manhattan Railway Co, a corpn; mtg $16,000; Apr7; June8'14. 240

3D av, 566; consent to 3d track; Lawyers Mtg Co, a corpn, 59 Liberty, mortgagee, to same; mtg $12,000; May16; June8'14. nom

3D av, 566; consent to 3d track; Saml Katz, mortgagee, to same; mtg $4,000; Apr 15; June8'14. nom

5TH av, 413 (3:867), es, 49.5 n 37th, 24.8 x125, owned by party 1st pt; also 5TH AV, 415 (3:867), es, 93.5 s 38th, 30x125x irreg x100, owned by party 2d pt; agmt abrogating wall rights bet 413 & 415 4 av; Cath T Moulton, 4 E 61, et al, indivld, EXRS, &c, Mary Lewis, with Eliz M Anderson, 80 W 40; May25; June11'14. nom

5TH av, 415, see 5 av, 413.

Interior plot in rear of Grand st, 273-5, see Grand st, 273-5, Manhattan conveyances.

Adjudication in bankruptcy of Fredk P Forster, bankrupt; July15'13; June5'14.

Appointment of truste (misc); Valeria L Harriss, heir &c will of Henry J Lamar, decd, to Jno A Harriss, her husband, 140 Riverside dr, TRSTE under said will; June 8; June9'14. O C & 100

Conv (misc) of last will &c of Jere W Dimick, late of Rifton, Ulster Co, NY; Nov30'12; June5'14.

Copy (misc) of last will of Wm H Mills, late of Mamaroneck, NY; May18'11; June 10'14.

Power of atty (misc); Margt Calhoun to Robt J Hearne, 12 Wooster; Feb12'08; June 10'14.

Power of atty (misc); Eliz B De Parrie, 38 Forest st, Montclair, NJ, to Otto J De Parrie, 166 13 av, NY; June4; June11 '14.

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Power of atty (miscl); Lewis Samuels to Leo H Samuels, both 1 W 70; June8; June11'14.

WILLS.

Borough of Manhattan.

East Broadway, 34, see 28th, 9-11 W.
Eldridge st, 57, see 28th, 9-11 W.
Eldridge st, 59-61, see 28th, 9-11 W.
Essex st, 155, see 28th, 9-11 W.
Grand st, 355, see 28th, 9-11 W.
Hester st, 96-100, see 28th, 9-11 W.
Mangin st, 98-104, see Mangin, 106.
Mangin st, 106 (2:324-51), sec Stanton (Nos 341-5), 1, 2 & 1 4-sty bk bldg; A$8,000-10,500; also TOMPKINS ST, 89 (2:324-52), swc Stanton, 347-9, 2-2-sty bk tnts; also MANGIN, 98-104 (2:324-48), es, 20 s Stanton, 80x200 to Tompkins, 2-2-sty bk stables & vacant; A$46,000-48,000; Jas Shewan Est, Ellen Shewan, EXTRX, 43 5 av; attys, Foley & Martin, 64 Wall. Will filed May16'14.
Mulberry st, 102-4 (1:205-2), pt int, es, abt 25 n Canal, 50x50, 4-sty bk loft bldg; A$20,000-37,000; also 13TH ST, 232 E (2:468.25), ss, 256 w 2 av, 21x103, 3-sty bk dwg; A$13,000-15,000; also 125TH ST, 542-4 W (7:1979-55-56), ss, 175 e Bway, 54x100, 2-5-sty bk tnts & strs; A$30,200-54,000; Bertha A Nonnenbacher Est, Jno Nonnenbacher, EXR, 96 Winthrop, Bklyn; attys, Reed & Pallister, 233 Bway. Will filed June8'14.
Stanton st, 341-5, see Mangin, 106.
Tompkins st, 89, see Mangin, 106.
Tompkins st, ws, blk 324-48, see Mangin, 106.
11TH st, 335 W (2:634-42), ns, 115 e Wash, 21x95, 4-sty bk tnt; Jos T Hackett Est, Eliz V Hackett, EXTRX, 335 W 11; A$9,000-11,000. Will filed in person Apr6 '14.
13TH st, 232 E, see Mulberry, 120-4.
28TH st, 9-11 W (3:830-32-33), ns, 174 w 5 av, 50x98, 2-3½-sty stn tnts & 2-sty ext; A$166,600-180,000; also EAST BROADWAY, 34 (1:281-15), pt int, ns, 230 e Catharine, 25x70, 4-sty bk tnt & strs; A$23,000-30,000; also ELDRIDGE ST, 57, pt int (1:301-22), ws, 72 s Hester, 27x75, 5-sty bk tnt & strs; A$19,000-27,000; also GRAND ST, 355, pt int (1:310-20), swc Essex (No 151), 23x50, 3-sty bk tnt & strs; A$33,000-36,000; also HESTER ST, 96-100, pt int (1:301-19-20), swc Eldridge (Nos 59-61), 1-5-sty & 1-4-sty bk tnt & strs; A$71,000-101,000; Sarah A Knight Est, Geo K Mackey, EXR, 906 W 2 st, Sedalia, Mo; atty, Harold Swain, 176 Bway. Will filed Oct24 '13.
58TH st, 14 W (4:1273-47), ss, 225 w 5 av, 25x100, 4-sty bk dwg & 2-sty bk ext; A$110,000-122,000; also 64TH ST, 111 E (5:-1399-4), ns, 83 e Park av, 20x100, 4-sty stn dwg; A$28,000-46,000; Henry Sampson Est, Henry Sampson Jr, EXR, Douglaston, LI; attys, Joline, Larkin & Rathbone, 54 Wall. Will filed June4'14.
61ST st, 124 E (5:1395-62½), ss, 160 w Lex av, 18x100, 3-sty stn dwg, 2-sty ext; Arthur W Swann Est, Susan R Swann, EXTRX, 124 E 61; attys, Evarts, Choate & Sherman, 60 Wall; A$27,000-36,000. Will filed June6'14.
64TH st, 111 E, see 58th, 14 W.
81ST st, 127 W (4:1212-23), ns, 225 w Col av, 20x102, 4-sty stn dwg; A$13,000-24,000; also 92D ST, 34 W (4:1205-45), ss, 297 w Central Park W, 17x100, 4-sty bk dwg; A $12,500-22,000; Hy Simmons Est, Hy E Simmons & ano EXRS, 34 W 92; attys, Coudert Bros, 2 Rector. Will filed June 4'14.
89TH st, 61 W (4:1203-9), ns, 189 e Col av, 18x100, 3-sty stn dwg & ext; Linda Roll Est, Geo J Roll, EXR, 9 Rockview ter, No Plainfield, NJ; attys, Deyo & Baur erdorf, 111 Bway; A$14,400-23,000. Will filed June10'14.
92D st, 34 W, see 81st, 127 W.
93D st, 24 E (5:1504-57), ss, 44 w Mad av, 20x100, 4-sty stn dwg; ½ int; Lillie K Greenwald Est, Sigmund D Greenwald, EXR, 24 E 93; atty, Clifford C Roberts, 27 Cedar; A$40,000-49,000. Will filed June4 '14.
125TH st, 542-4 W, see Mulberry, 102-4.

CONVEYANCES.

Borough of the Bronx.

Casanova st (10:2767), es, 175 s Randall av, 25x100, vacant; Francesco Lisanti to East Bay Land & Impt Co, 25 Pine; mtg $700; June5; June9'14. O C & 100
Charlotte st ,150f (11:2966), nwc 170th (No 881), 37.6x100, 5-sty bk tnt; Henry Hornstein to Michel Ticotzky, 34 W 116; mtg $31,000; June4; June10'14. O C & 100
Charlotte st, 150f; Michel Ticotzky to David Makerenko, 34 W 116; ½ pt; mtg $31,000; June9; June10'14. O C & 100
Crotona pl (11:2927), es, 175.11 s 171st, 100.1x46.9x100x41.11, vacant; Saml Schneider & ano to David Stein, 1553 Mad av; mtg $2,000; May28; June5'14. nom
Featherbed la, nwc Nelson av, see Nelson av, nwc Featherbed la.
Herschel st, 104 (*), sws, 278.5 se Halsey pl, 25.3x105.8x25x101.9; Lawrence McKeon, heir Ellen Loughlin to Thos E Loughlin, 501 W 55; June8; June10'14. nom
Kelly st, 952-64 (10:2713), es, 125 n 163d, 152x100, 4-4-sty bk tnts; Winnie Realty & Constn Co to Jno B Haskin Estates, Inc, 140 Nassau; mtg $100,000; May25; June10 '14. O C & 100
Lincoln st (*), es, 150 n White Plains av, 48x100; Tillie M Stadler to Bertha Valentine, 1129 Teller av; June8; June9'14. O C & 100
Loring pl, 2257 (11:3225), ws, 80.1 n 183d, 21x101.4x20.11x102.8, 3-sty bk dwg; Arthur Balthasar, ADMR Emma Wittmack to T Gilbert Pearson, 2257 Loring pl; mtg $8,500; June10'14. nom
Main st (*), ws, 226.2 s Cross, 100x100, except part for Main st; Irene M Keirns to Richd W Lawrence, 2519 Sedgwick av; June1; June5'14. O C & 100
Manida st, 725 (10:2768-2764), es, 206.8 s Spofford av, 20x70.10 to Old Hunts Point rd x20.2x67.11, 3-sty bk dwg; Annie M Majewsky to Gustave A Majewsky, 981 Union av; mtg $6,500; Apr25; June6'14. O C & 100
Manida st, 821 (10:2740), ws, 168.8 n Lafayette av, 25x100, 2-sty bk dwg; J F M Co to Anna Guttmann, 821 Manida; mtg $8,000; June5; June6'14. nom
Manida st (10:2768), ws, 200 s Randall av, 25x100, vacant; East Bay Land & Impt Co to Francesco Lisanti, 280 W 118; June 5; June6'14. O C & 100
Osborne pl (11:3228), es, 325.6 s 179th, 25x75.3x25x76.5; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Antonio Fiore, 306 E 32; May26; June8'14. **1,000**
Poe pl, see Briggs av, 2592.
Stevenson pl, sec Sedgwick av, see Albany rd, nws, 223.5 sw on curve from Van Cortlandt Park S.
Tiffany st, 965-9 (10:2713), ws, 245 n 163d, 80x100, 2-5-sty bk tnts; Winnie Co to Jno B Haskin Estates, Inc, 140 Nassau; mtg $24,200; May25; June10'14. O C & 100
Tiffany st, sec 163d, see 163d, 970-82 E.
Van Cortlandt Park S, ss, nbt 228.2 w from curve on Albany rd, see Albany rd, nws, 223.5 sw on curve from Van Cortlandt Park S.
135TH st, 337 E (9:2298), ns, 81.6 e Alex av, 12.6x100, 3-stv & b bk dwg; Emma J, wife of & Wm J Shields, to Josephine Shields, 251 E 61; QC; June11 '14. nom
135TH st, 339 E (9:2298), ns, 94 e Alex av, 12.6x100, 3-sty & b fr dwg; Emma J, wife of, & Wm J Shields, to Josephine Shields, 251 E 61; QC; June11'14. nom
135TH st E, swc Brook av, see Brook av, 153.
137TH st E, ns, 165.8 e So blvd, see 137th E, ns, 140.8 e So blvd.
137TH st E (10:2566), ns, 140.8 e So Blvd, 25x100, vacant; also 137TH ST E (10:2566), ns, 165.8 e So blvd, 25x100, vacant; Saml B Althause to Jas N Thompson, 175 W 88; mtg $4,300; June4; June 9'14. O C & 100
137TH st E (10:2566), same prop; Jas N Thompson to Winter & Co, 220 So blvd; mtg $10,000; June9'14. O C & 100
139TH st, 588 E (10:2551), ss, 290.3 e St Ann's av, 37.6x100, 5-sty bk tnt; Fredk E Techt to Sara E, wife Fredk E Techt, 588 E 139; June4; June8'14. O C & 100
147TH st, 806 E, see Tinton av, sec 147th.
147TH st E, sec Tinton av, see Tinton av, sec 147.
153TH st, 433-9 E, see Elton av, 723.
156TH st, 843 (1013) E (10:2676), ns, 94.3 w Prospect av, 40x130.5x40x128.10, vacant; Bernard S Deutsch, ref, to Jno J Brennan, 20 9 av, Rockaway Park, NY; mtg $4,000; FORECLOS May5; June5; June11'14. **8,300**
158TH st 774 E, see Tinton av, 781-5.
160TH st, 387 E (9:2407), ns, 319.6 e Cortlandt av, 22.6x100, 3-sty fr tnt & strs; Chas E Gleason et al to Gustave Schwarz, 302 E 158; mtg $3,500; May27; June5'14. O C & 100
160TH st E, nwc Melrose av, see Melrose av, nwc 160.
163D st, 970-82 (10:2712), sec Tiffany, 108.1x100, 6-sty bk tnt & strs; Rosella Corn to Allesor Co, Inc, Bway & 107th; mtg $145,000; May29; June10'14. nom
166TH st E, nec College av, see Findlay av, nwc 166th.
166TH st E, nwc Findlay av, see Findlay av, nwc 166th.
166TH st, 321 E, see Findlay av, 1098-1140.
166TH st E, sec Findlay av, see Findlay av, 1098-1140.
169TH st, 284 E (9:2439), ss, 25 w College av, 21x95, 2-sty & b fr dwg; Thornton Bros Co to Jacob Buttner, 307 E 55; mtg $4,200; May28; June11'14. O C & 100
170TH st, 881, see Charlotte, 1501.
171ST st, 408 E (11:2911), ss, 124 w 3 av, 16x100, 2-sty fr dwg; Fredk C Hunter, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS May22; June1; June5'14. **3,400**
173D st E (*), ws, 356.8 s Gleason av, 50x100; Annie M Majewsky to Marie Grunwald, 3750 Park av; mtg $3,700; May2; June6'14. O C & 100
174TH st W, ws, abt 135 n Nelson av, see Nelson av, es, 135 n 174.
175TH st, 717 E (11:2949), ns, 88.4 w Clinton av, 30.8x90, 4-sty bk tnt; Jos Reichwein to Madeline Fisher, 1065 Park av; mtg $18,500; June9; June10'14. O C & 100
176TH st E (11:2892), ss, 109 e Prospect av, runs s134xe128xn31.6xne196.6 to st x sw210 to beg, except pt for 176th, vacant; Danl G Griffin to Ambrose Realty Co, 46 Cedar; mtg $7,000; June5; June9'14. O C & 100
176TH st, 807 E (11:2954), ns, abt 170 w Marmion av, 75x144x75x142.6, 2-sty fr dwg; Edw B Corey to Fair Deal Realty Co, 117 W 119; mtg $13,000; May19; June10'14. nom
176TH st E (*), es, 100 s Eastern blvd, 100x100; Raymond Page to Jessie McDuff, 125 E 86; mtg $400; May2; June10'14. O C & 100
177TH st, 475 E (11:3043), ns, 44.1 e Wash av, 46.7x86.4x46.7x93.5, 3-sty fr tnt & strs, 1-sty bk ext; Moses Lowenstein to Henrietta Karsh, 702 E 176; mtg $25,000; Apr1; June8'14. nom
177TH st, 820-2 E (11:2956), ss, 50 w Marmion av, 50x100, 1-sty bk strs; Moses Lowenstein to Henrietta Karsh, 702 E 176; mtg $23,000; Apr1; June8'14. nom
181ST st, 650 E (11:3081), ss, 50 w Belmont av, 34.8x106.6x33.7x97.11, 5-sty bk tnt; S B Realty Co, Inc, to Minnie Clemens, 320 Division av, West Hoboken, NJ; mtg $29,850; June3; June5'14. O C & 100
181ST st, 700 E, see Crotona av, sec 181.
183D st, 355 E (11:3143), ns, 325 w Webster av, 25x100.9x25x99.9, 3-sty bk dwg; Augusta K Werrick to Jas Morrissey, 42 W 96; mtg $6,000; May15; June9'14. O C & 100
187TH st, 720 E, see Crotona av, sec 187th.
188TH st E (11:3152), ss, 168 w Valentine av, 68x93.4x68.2x93.4, vacant; Jno H Henshaw, individ & as TRSTE for Richd T Henshaw & ano, to Jno M Ireland, 2505 Creston av; June9; June11'14. **11,500**
194TH st, 340 E, see Marion av, sec 194.
198TH st E (12:3319), ns, 51.9 w Grand blvd & concourse (Anthony av), 51.9x116.8x50x103.6, vacant; Jacob S Ehrich to Simon G Katzen, 1117 Westchester av; June8; June9'14. O C & 100
211TH st E (*), ns, 1,378.8 e White Plains rd, 25x94.5x25x94.4, except part for st; Chas E Moore, ref, to Smith Williamson, White Plains, NY; FORECLOS May28; June1; June6'14. **300**
211TH st E (*), ns, 1,353.8 e White Plains rd, 25x94.5, except part for st; Chas E Moore, ref, to Smith Williamson, White Plains, NY; FORECLOS May28; June1; June6'14. **300**
211TH st E (*), ns, 1,328.8 e White Plains rd, 25x94.6x25x94.5, except part for st; Chas E Moore, ref, to Smith Williamson, White Plains, NY; FORECLOS May28; June 1; June6'14. **300**
211TH st E (*), ns, 1,298.8 e White Plains rd, 25x94.6; except part for st; Chas E Moore, ref, to Smith Williamson, White Plains, NY; FORECLOS May28; June1; June6'14. **300**
214TH st E (*), ns, 1,263.8 e White Plains rd, 25x94.7x25x94.6, except part for st; Chas E Moore, ref, to Smith Williamson at White Plains, NY; FORECLOS May28; June1; June6'14. **300**
214TH st E, swc Paulding av, see Paulding av, swc 214th.
215TH st E (*), ss, 325 e Maple, 25x125; Wm E Weygandt to Frank Gass, 2248 Powell av; May13; June8'14. O C & 100
217TH st E (*), ss, 525 e Paulding av, runs s109.5xe109xnw7 to st xw19.1 to beg, except part for 217th; Chas E Moore, ref, to Smith Williamson, White Plains, NY; FORECLOS May28; June1; June6'14. **300**
226TH st E (*), ns, 305 e White Plains rd, 25x114; Kingston Securities Co to Wm Rippey, 3734 White Plains rd; B&S; June 5; June6'14. O C & 100
234TH st E (12:3383), ns, 460 e Katonah av, 50x100, vacant; Robt F Wagner, ref, to Geo Brown & Co, 270 Passaic st, Newark, NJ; FORECLOS Apr17; June6; June 9'14. **350**
235TH st E (*), ns, 100 w White Plains av, 50x114, Wakefield; Wahlborg Johnson to Jno S Johnson, 685 E 235; mtg $3,500; Jan12; June10'14. nom
236TH st, 257-9 E (12:3377), ns, 300 w Katonah av, 50x100, 2-2-sty fr dwgs; Horace W Gates to Gussie D Gates, 141 W 5, Mt Vernon, NY; mtg $6,300; Apr25; June 9'14. nom
237TH st E, ss, 200 w Kepler av, see Greenwich, 744-6, Manhattan cons.
239TH st E (12:3379), ss, 160 w Katonah av, 60x100, vacant; also 241ST ST E (12:-3390), ns, 100 e Katonah av, 35x100, vacant; Jno H Prince to Warren E Sammis, Cliffside Park, NJ; B&S; AL; May8; June5 '14. nom
239TH st E (12:3387), ss, 325 e Katonah av, 75x100, vacant; Louis Eickwort et al to Dora M Schrenkeisen, 29 Fletcher av, Mt Vernon, NY; June2; June11'14. nom
240TH st E (12:3394), ns, 175 e Martha av, 50x172x82.8x106, vacant; Robt F Wagner, ref, to Geo Brown & Co, 270 Passaic st, Newark, NJ; FORECLOS Apr17; June6; June9'14. **400**
241ST st E, ns, 100 e Katonah av, see 239th E, ss, 160 w Katonah av.
244TH st W, nwc Cayuga av, see Cayuga av, nwc 244.
Albany rd (12:3271), nws, 223.5 sw on curve from Van Cortlandt Park S, runs n 118.5 to Van Cortlandt Park S xw58.1xs & se57.7xne50 to beg; also STEVENSON PL (12:3251), sec Sedgwick av, 151.6x100x150 x100, vacant; Johan Bohan to Sarah L Shanley, 32 Riverside dr; mtg $14,910; Aug 1'12; June9'14. O C & 100
Amsterdam av (*), ws, 100 s Madison av, 50x100; Wellman Finance & Realty Co to Moses H & Wm Kahn, 618 W 115; May28; June5'14. nom
Amsterdam av (*), ws, 150 n Tremont rd, 25x100; Wellman Finance & Realty Co to Arthur Nihlen, 4345 Martha av; May28; June5'14. nom
Arnow av, nwc Eastern blvd, see Eastern blvd, nwc Arnow av.
Arthur av, 2474 (11:3077), es, 300 n 188th, 25x87.6, except pt for av, 3-sty bk tnt & strs; Rosa Rescigno to Luigi Camardella, on Temple st, Harrison, NY; mtg $7,500; June30; June9'14. nom
Barnes av, nwc Briggs av, see Briggs av, nwc Barnes av.
Bathgate av (11:3052), ses, 50 ne 183d, 25x100, except part for av, vacant; Anna C, wife Frank Knaack, to Mary G Gehlen, 86 Neptune av, New Rochelle, NY; June5; June10'14. gift
Bathgate av (11:3052), ses, 75 ne 183d, 25x100, except part for av, vacant; Anna C, wife Frank Knaack, to Mary G Gehlen, 86 Neptune av, New Rochelle, NY; June5; June10'14. gift
Beach av (*), ws, 250 s Lacombe av, 50 x100; Tillie M Stadler to Jos E McGowan, 1214 Wheeler av; mtg $4,500; June8; June 9'14. O C & 100
Beach av (*), es, 375 n Randall av, 48.11 x49.4 to Clasons Point rd x52.2x74.2; Raymond Page to Jessie McDuff, 125 E 86; mtg $100; May2; June10'14. O C & 100
Beaumont av, 2284 (11:3101), es, 72.6 s 183d, 20.6x88x20.11x92.11, 2-sty fr dwg;

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Sarah Browning to Josephine Murphy, 2284 Beaumont av; mtg $4,250; June6; June 8'14. O C & 100

Beaumont av, 2345 (11:3089), ws, 220 s 187th, 25x100, 4-sty bk tnt; Edw E Miers to Filomena Salvatore, 3344 Decatur av; mtg $14,583.33; June4; June5'14. O C & 100

Beaumont av, 2414 (11:3105), es, 100 n 187th, 33.4x100, 4-sty bk tnt; Martin Tully Constn Co to Michl J Flynn, 3196 3 av; B&S & all liens; June9; June11'14. nom

Benedict av (*), ss, 21.6 e Pugsley av, 21.6x100.1x23.6x100; Raymond Page to Jessie McDuff, 125 E 86; mtg $770; May2; June10'14. O C & 100

Bogart av (*), ws, 225 n Brady av, 25x100; Saml C Adelman to Wm J J McClaverly, 1105 Park av; June4; June5'14. O C & 100

Boscobel av (9:2520), swc Shakespearo av, 116.1x79.10x95x13, vacant; Boscobel Bldg Co to Jno Smith, Plainfield, NJ; mtg $7,500; June6; June8'14. O C & 100

Boston Post rd (11:3135), ws, adj land Francis Barretto, 46.5x97x50x107; also CLASSON AV (*), ws, 125.10 s Merrill, 25.2 x94.2x25x99.9; Moritz Falkenau to Falcon Realty Co, 35 Nassau; B&S; May20; June6 '14. nom

Boston rd, 1442 (11:2963), ss, 94.5 e Prospect av, 25x90, 4-sty bk tnt & strs; Bertha Kaufmann to Beatrice Schwab Weil, 2 W 88; B&S & AL; May29; June10'14. O C & 100

Broadway (*), es, 350 n Tremont rd, 25 x100; Wellman Finance & Realty Co to Wm Ferrier, 366 Bronx Park av; May28; June5'14. nom

Briggs av, 2592 (12:3293), es, 335.10 s 194th, 19.8x77.9 to Poe pl x16.7x76.3, 2-sty bk dwg; Michl Robin to Adelaide E McIntire, Main st, Munsonville, NH; mtg $8,000; Apr30; June10'14; re-recorded from May4. nom

Briggs av, 2592; Adelaide E McIntire to Emma P Denniston, Delavan ter, Yonkers, NY; mtg $8,000; May29; June10'14. nom

Briggs av (*), nwc Barnes av, 115x110x 118x115; Clotilde Dunn to Francis W Pollock & Edw F Maloney, 3121 Kingsbridge av; mtg $3,000; Dec20'10; June6'14. O C & 100

Bronx blvd (*), nws, 100 se Becker av, 50x100, Washingtonville, except pt taken by City NY; J Homer Hildreth to Michl Brennan, Inc, 736 E 218th; FORECLOS May7; June1; June10'14. **3,400**

Bronx Park av (*), ws, 125 n 177th, 50x 100; Chas H Baechler to Royal Bronx Realty Co, Inc, 1126 Walker av; B&S; AL; May1; June10'14. O C & 100

Brook av, 153 (9:2262), swc 135th, 25x 90, 5-sty bk tnt & strs; Letitia Carney to Knockmore Realty Co, Inc, 153 Brook av; mtg $17,000; Apr24; June11'14. O C & 100

Brook av, 1461 (11:2896), ws, 27.5 n St Pauls pl, runs w83.11xn25xe54.7xn3.1xe27.11 to av xs28 to beg, 4-sty bk tnt; Harris Rofsky to Herman Turtletaub, East Brunswick, NJ; mtg $11,500; May25; June9'14. nom

Bryant av (10:2769), ws, 200 s Randall av, 25x100, vacant; Jacob Orange to Saml Orange, 843 Hunts Point av; Feb14; June 8'14. nom

Carter av, 1835 (11:2892), ws, 410 s 176th, 124.4x198x130x196, except part for Carter av, 2-sty fr dwg, 2-sty fr stable & vacant; Ernst Keller Constn Co to Jno Lyons, 415 E 153; mtg $10,000; June9; June10'14. nom

Cayuga av (13:3415), nwc 244th, runs s w on curve 210xn109.11xe164.1 to beg, vacant; Parkway Heights Co & ano to The Barnard School for Boys on Cayuga av, w s, abt 170 s 246th; June8; June11'14. O C & 100

City Island av (*), ws, abt 725 n Ditmars ,275x27 to Eastchester Bay —x129, except part for Main; Martin J Early to Sarah F Walther, South Amenia, NY; mtg $7,500; May20; June6'14. nom

Clasons Point rd (*), nes, 242.5 nw Harrison, runs nw25xne70.4xe68.4xs25xw61.7x sw64 to beg, except part for Clasons Pt rd; Maria D Pacella to Dominic A Trotta, 2159 Mapes av; mtg $450; June5; June9'14. O C & 100

Classon av, ws, 125.10 s Merrill, see Boston Post rd.

Clasons Point rd, ws, 375 n Randall av, see Beach av, es, 375 n Randall av.

Clason's Pt rd, nes, at ex Underhill av, see Underhill av, es, at nes Clason's Pt rd.

College av, nec 166th, see Findlay av, nwc 166th.

Creston av, 2261-67 (11:3171), ws, 113 s 183d, 80x120, 4-2-sty bk dwgs; B W R Realties, Inc, to Ida Fredericka Freitag, nec Main & Walnut sts, Dobbs Ferry, NY; mtg $26,000; June8; June11'14. nom

Creston av or 190th st (11:3167), nes, at nws Fordham rd, runs ne145.8 to ws Grand Blvd & Concourse xn306.4xw185.7 to Creston av xs344.10xse68.2 to beg, 2-sty fr dwg & 2-sty fr stable & vacant; Jno B Haskin Estates, Inc, to Winnie Realty & Constn Co, 939 Intervale av; mtg $80,000; May25; June10'14. O C & 100

Crotona av (11:3096), sec 181st (No 700), 65x102, vacant; Isaac Sandusky et al to Mungo Constn Co, 391 E 149; mtg $8,000; June4; June11'14. O C & 100

Crotona av (11:3102), sec 187th (No 720), 70x100, vacant; Adam W S Cochrane & ano TRSTES, to Cosenzo Bldg Co, 705 E 187; June5; June8'14. **14,000**

Decatur av, 3268-74 (12:3355), es, 310.4 n 207th, 100x100, 4-2-sty fr dwgs; Tommaso Giordano to Bozena T D Merriman, 1071 Mad av; mtg $11,000; June10'14. O C & 100

Eastburn av, 1752 (11:2796), es, 188.3 n 174th, 25x95, 2-sty bk dwg; Jno Gruenberg, ref, to Lucy E Wallace 441 West End av; FORECLOS Apr30; May29; June 11'14. **1,000**

Eastern blvd (*), nwc Arnow av, runs n—xe3xs— to blvd xsw3 to beg; also PLOT (*), begins in e line of lands now or formerly Baxter Est, distant 142 s from rd leading from Westchester to Pelham, runs s609.6 to ws Eastern blvd xn880 to ss rd from Westchester to Pelham xw215 xs142xw126 to beg, except PELHAM RD (*), swc Eastern blvd, 217x140x151.2x164.2; Saml Cohen to Jno B Gilbert, 4500 Regent, Phila, Pa; mtg $16,000; June8; June11'14. O C & 100

Edison av (*), es, 180.9 n Middletown rd, 50x100; Wellman Finance & Realty Co to Louis, Eva, Anna, Harry I, Geo S, Pauline & Ruth Gerber, 815 Elton av; May28; June8'14. nom

Edison av (*), ws, 350 n Tremont rd, 25x127.8x30.8x145.5; Wellman Finance & Realty Co to Max Pellar, 1351 Washington av; May28; June5'14. nom

Edison av (*), sec Tremont rd, 100x50; Wellman Finance & Realty Co to Julius & Rose Eliscu, 516 W 140; May28; June5'14. nom

Elton av, 723 (9:2377), nwc 155th (Nos 433-9), 25x99.6, 4-sty bk tnt & strs; Louis Ruchti et al to Amandus Richter, 1206 2 av; mtg $21,000; June2; June6'14. O C & 100

Findlay av (9:2434-2438), nwc 166th, runs w200.7 to es College av xn350xe100xs 50xe100.1 to Findlay av xs300 to beg, vacant; Star Holding Co to Tully Bldg Co, Inc, 391 E 149; B&S; June3; June9'14. nom

Findlay av (9:2434-2438); same prop; J C Lyons Bldg & Operating Co to Star Holding Co; Sept4'07; June9'14. O C & 100

Findlay av, 1098-1140 (9:2434), sec 167th, 425 to 166th (No 321) x100, 11-5-sty bk tnts with strs on both cors; Albt J Schwarzler to A J Schwarzler, 369 E 167; mtg $6,750; June1; June5'14. nom

Fordham rd, nws at nes Creston av or 190th, see Creston av or 190th, nes at nws Fordham rd.

Gainsborg av, nwc Tremont rd, see Tremont rd, nwc Gainsborg av.

Gainsborg av (*), ws, 275 s Tremont rd, 25x100; Wellman Finance & Realty Co to Geo W Reed, 1509 Eastchester rd; May28; June5'14. nom

Grand Blvd & Concourse, swc Fordham rd, see Creston av or 190th, nes at nws Fordham rd.

Hermany av (*), ns, 150 e Olmstead av, 75x103, Unionport; David L Gluck to Edw J Moherg, 1046 Kelly, & Alfd Ekendahl, 2235 Powell av; June8; June11'14. O C & 100

Hughes av, 2110 (11:3081), es, 122.2 n 180th, 25.1x81.6, 4-sty bk tnt; Pasquale D'Auria to Andrea Natarelli, 20 Hancock, & Michele Roberta, 339 E 113; mtg $12,000; June2; June9'14. O C & 100

Intervale av, 1155-7 (10:2692), nws, 655.7 ne 167th, 75x72.10, 2-4-sty bk tnts & strs; Leo Stein to Franz Waldschmitt, 363 4 av, & Wm Waldschmitt, 2400 Putnam av, Queens, NY; mtg $35,000; June1; June11'14. nom

Jerome av (11:2849), es, 100 n Clifford pl, 100x36.1x100.3x43.10, vacant; Ira H Parker to Mae E Powers, 128 W 165; mtg $4,000; May19; June9'14. nom

Kingsbridge rd, 314 (11:3154), ws, 88 n Fordham rd, 25x116, except pt taken by city, 3-sty fr tnt & strs; Theresa E Hampe to Fannie E Hampe, 314 Kingsbridge rd E; mtg $9,750; June8; June11'14. nom

Lacombe av, ss, 50 e Beach av, see Taylor av, es, 400 n Patterson av.

Laconia av (*), ses, 75 ne 232d, 25x100; Angel Caimi to Henry Lamperty, 4180 Laconia av; mtg $2,500; June15'12; June10'14. nom

Lafontaine av, 2017 (11:3061), ws, 150 n 178th, 37.6x100, 5-sty bk tnt; August Busch to Matilda Amsler, 1616 Crosby av; mtg $27,500; June10'14. O C & 100

Lafontaine av, 2024 (11:3068), es, 90.7 s 179th, 24x100, 2-sty fr dwg; Margt Turnbull to Johanna Schlosser, 3 W 82; mtg $4,382; June1; June6'14. O C & 100

La Fontaine av, 2025-9 (11:3061), ws, 97.6 s 179th, 75x100, 2-5-sty bk tnts; Edw E Brill to Argert Realty Corpn, 299 Bway; mtg $28,000; Mar31; June9'14. nom

Lyon av (*), ss, 25 e Glover, 25x100; Pauline T Wienecke to Madeline Landon, 268 W 131; mtg $3,500; June10'14. O C & 100

McDonald av (*), ns, 230 w Stillwell av, 50x100; Matthew T Halpin to Hudson P Rose Co, 7 W 45; June5; June10'14. nom

McGraw av, nec Saxe av, see Saxe av, nec McGraw av.

Macombs Dam rd, ws, 149.6 n 183d, see University av, 2268.

Madison av (*), ns, 50 w Gainsborg av, 50x100; Wellman Finance & Realty Co to Moses H & Wm Kahn, 618 W 115; May29; June5'14. nom

Madison av (*), ns, 200 w Robin av, 50x 100; Wellman Finance & Realty Co to Jno M Ericsson 7 Hudson, Yonkers, NY; May 28; June5'14. nom

Madison av (*), ss, 50 e Williams av, 25x 100; Wellman Finance & Realty Co to Geo H Smith, 34 Cross, Hempstead, LI; May28; June5'14. nom

Mapes av, 2107 (11:3110), ws, 94.8 n 180th, 22.4x97, 4-sty bk tnt; Tommaso Giordano to Bozena T D Merriman, 1071 Mad av; mtg $12,000; June10'14. O C & 100

Marion av (12:3276), sec 194th (No 340), 79.6x22.1x80 2x22.1, 4-sty bk tnt; Arena A, wife Wm H Wright, to Irene E Wright, 351 E 141; May29; June11'14. nom

Mayflower av (*), ws, 259.11 n Middletown rd, 25x100; Wellman Finance & Realty Co to Ignatz Klein, 719 E 6; May28; June5'14. nom

Melrose av (9:2407), nwc 160th, 101.3x 99, vacant; Belwood Realty Co to Cedar Constn Co, Inc, 35 Nassau; AL; Apr8; June 6'14. nom

Middletown rd (*), ss, 123.2 e road to Appleton av, 50.2x108.5x50x105.6; Louise D Burke to Jas Brownshield, 1860 Wallace av; QC; Apr6; June6'14. **1,900**

Middletown rd (*), same prop; Wm Henderson to same; QC; Apr13; June6'14. nom

Middletown rd (*), same prop; Henry C Henderson to same; QC; Apr9; June6'14. nom

Middletown rd (*), same prop; Jno Henderson to same; QC; Mar19; June6'14. **1,900**

Middletown rd (*), same prop; Jas Henderson to same; QC; Apr11; June6'14. nom

Middletown rd (*), same prop; Dora R Henderson et al to same; QC; May21; June 6'14. nom

Middletown rd (*), same prop; Mary C Turnbull to same; Mar30; June6'14. nom

Middletown rd (*), same prop; Jas Brownshield to Anne Schwartz, 984 Simpson; June5; June6'14. O C & 100

Morris av, 997 (9:2447), ws, 100 n 164th, 23x105, vacant; Chester Mayer, ref, to Anna C Wildey, 2 W 72; FORECLOS transfer tax lien; Apr29; June4; June5'14. **2,350**

Morris av, 999 (9:2447), ws, 123 n 164th, 23x105, vacant; Phoenix Ingraham, ref, to Anna C Wildey, 2 W 72; FORECLOS transfer tax lien May12; June4; June5'14. **1,675**

Morris av, 1001 (9:2447), ws, 146 n 164th, 23x105, vacant; Phelan Beale, ref, to Anna C Wildey, 2 W 72; FORECLOS transfer tax lien Apr30; June4; June5'14. **1,675**

Morris av, 1543 (11:2820), es, 300 s Walnpt, 100x100, 2-sty fr dwg; Wm Lemien to Simon G Katzen, 1117 Westchester av; June3; June10'14. O C & 100

Morris av, 1547 (11:2820), es, 100 s Walnut, 100x100, except part for av, 2-sty fr dwg; Wm Lemien to Simon G Katzen, 1117 Westchester av; June3; June9'14. O C & 100

Morris Pk av (*), nec Paulding av, 50x 100; also MORRIS PK AV, nws, 50 e Paulding av, 50x100; Morris Park Estates to Dave H Morris, 19 E 70; June5; June10'14. nom

Morris Park av, ns, 50 e Paulding av, see Morris Pk av, nec Paulding av.

Nelson av (11:2874), ws, 295 s Featherbed la, 150x96.7, vacant; Nathan P Waldman to Herman Waldman at Colonial Hotel, Arverne, LI; June4; June6'14. O C & 100

Nelson av (11:2876), nwc Featherbed la, runs sw on curve 121.3xn100xe34.7xse49.6 to beg, vacant; Jas Carney to Knockmore Realty Co, Inc, 153 ——; Apr24; June10'14. O C & 100

Nelson av (11:2876), es, 135 n 174th, runs n50xe58.1xe58.1 to ws 174th xs50xw 80.1 to beg, vacant; Theo Reimers to Geo Rosendale, Long Beach, LI, & Dwight P Dilworth, Hastings-on-Hudson, NY; mtg $3,850; May29; June9'14. exch

Newton av (13:3421), es, 96.9 n 256th, 50 x100, vacant; Delia A, wife Jno J Kennedy, to Eliz S, wife Jos T P Callahan, 5625 Newton av; June1; June5'14. nom

Park av, 3466 (9:2389), es, 102.2 ne 167th, 38.6x90, 2-sty fr dwg & 1 & 2-sty fr rear stable; Theo H Malcke et al to Malcke Bldg Corpn, 1493 West Farms rd; mtg $2,000; June 6; June10'14. O C & 100

Paulding av (*), swc 214th, 25x100; Henry Hilsenrad to Mark Sackler, 2 Av A; mtg $2,350; Jan2; June8'14. O C & 100

Paulding av (*), es, 59 s 226th, 50x106.7x 50x103; Delia L Conroy to Jennie T Dailey, 383 6 av; AL; Apr14; June5'14. O C & 100

Paulding av, nec Morris Park av, see Morris Pk av, nec Pauldiog av.

Pilgrim av (*), es, 300 s Tremont rd, 25x95; Wellman Finance & Realty Co to Benedetto Ragusa, 1630 Pilgrim av; May 28; June5'14. nom

Prospect av (10:2680), ws, 125 n 167th, 123x115.6, 3-5-sty bk tnts; 114th St & 7th Av Constn Co to Isidor Reis, 68 Lenox av; mtg $109,000; June1; June5'14. O C & 100

Prospect av (10:2680), ws, 125 n 167th, 123x115.6, 3-5-sty bk tnts; Isidor Reis to Ostend Realty Co, 165 Bway; mtg $114,000; June4; June5'14. O C & 100

Road (*) from Westchester to Eastchester, ws, adj line bet lands hereby conveyed & lands conveyed by Watson to Bliss by deed recorded May22'95, runs nw 1075.10xne298.4xne31.1xse961.7 to rd xsw 292.9 to beg, contains 6 858-1,000 acres; Sarah F Sullivan to Cath Marrone, 121 St Nicholas av; June9'14. nom

Rhinelander av (*), ss, 50 w Paulding av, 25x100; Annie T Shaughnessy to Mae Shaughnessy, 34 Sutton pl; May6; June5 '14. nom

Robin av (*), es, 250 s Madison av, 50x 100; Wellman Finance & Realty Co to Francis Ettinger, 74 Essex; June5; June8 '14. nom

Robin av (*), es, 200 s Madison av, 50x 100; Wellman Finance & Realty Co to Wm Shafer, 357 W 20; May28; June5'14. nom

Robin av (*), es, 125 n Tremont rd, 50x 100; Wellman Finance & Realty Co to Jas J Parell, 555 W 53; May28; June5'14. nom

Robin av (*), es, 200 n Tremont rd, 50x 100; Julia Tucker & ano to Mary A Tucker, 423 E 138; Oct15'13; June9'14. O C & 100

Rochambeau av (12:3328), es, 359.5 n Gun Hill rd, 25x103.7, vacant; Gustavus A Johnson to Andw G Nelson, Locust Valley, NY; mtg $800; May18; June9'14. nom

Saxe av (*), nec McGraw av, 100x25; Tillie M Stadler to Salvatore M De Pasquale, 2975 Marion av; mtg $2,500; June 8; June9'14. O C & 100

Saxe av (*), es, 150 n McGraw av, 50x 100; Tillie M Stadler to Emma A Valentine, 1116 Clay av; mtg $9,000; June8; June9'14. O C & 100

Sedgwick av, sec Stevenson pl, see Albany rd, nws, 223.5 sw on curve from Van Cortlandt Park S.

Shakespeare av, swc Boscobel av, see Boscobel av, swc Shakespeare av.

Southern blvd (11:3115), ws, 475 n 187th, 117.6x102.4x22.10x59.11, vacant; Chas L Cohn, ref, to Julius Figliuolo, 719 Union av; FORECLOS transfer tax lien; May20; June9'14. **3,550**

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Southern blvd, 1501-3 (11:2977), ws, 375 n Jennings, 37.6x100, 5-sty bk tnt & strs; J Philip Van Kirk, ref, to Anna M Jones, 421 E 157; mtg $31,000; FORECLOS June4; June5'14. 4,950

Taylor av (*), es, 400 n Patterson av, 25 x100x25.6x96.9; also LACOMBE AV, ss, 50 e Beach av, 25x100; Tillie M Stadler to Henry Ziegler, 2054 Bathgate av; mtg $8,000; June8; June9'14. O C & 100

Tinton av (10:2582), sec 147th (No 806), 50x100, vacant; Wm S Smith, ref, to Saml Solinsky, 948 Leggett av; FORECLOS May 7; June8'14. 6,000

Tinton av (10:2582), sec 147th, 50x100, vacant; Saml Solinsky to Normal Constn Co, 661 Tinton av; mtg $7,850; June11'14. O C & 100

Tinton av, 781-5 (10:2655), swc 158th (No 774), 100x45, 5-sty bk tnt & strs; Rebecca Kaufmann to David Steckler, 1885 7 av; ½ pt; AT; B&S; Apr20; June5'14. nom

Tinton av, 781-5 (10:2655), swc 158th (No 774), 100x45, 5-sty bk tnt & strs; Henry Meckauer, TRSTE in bankruptcy, Abr Solomon & ano, to Rebecca Kaufmann, 895 West End av; AT; Mar14; June5'14. 13,500

Tremont rd, see Edison av, see Edison av, sec Tremont rd.

Tremont rd (*), nwc Gainsborg av, 50x 100; Wellman Finance & Realty Co to Paul Shapero, 885 9 av; June4; June5'14. nom

Trinity av, 686 (10:2635), es, 500 s 156th, 25x73.5x25x74.5, 4-sty bk tnt; Filomena Salvatore, 3344 Decatur av; ½ pt; 2301 Belmont av; mtg $15,000; June4; June 5'14. O C & 100

Tyndall av (13:3423), ws, 200 n 261st, 36.1x81.3x33.11x95; also TYNDALL AV, es, 189.9 n 261st, 46.3x95, vacant; Chas Weisbecker to Jno F Morrissey, 1274 Ams av; mtg $2,000; June10; June11'14. O C & 100

Tyndall av, es, 189.9 n 261st, see Tyndall av, ws, 200 n 261.

Underhill av (*), es, abt 10.6 n Clasons Point rd, 25x100; Rosalia Petraglia to Filomena Salvatore, 3344 Decatur av; ½ pt; mtg $1,200; June1; June5'14. O C & 100

Underhill av (*), es, abt 10.6 n Clasons Point rd, 25x100; Filomena Salvatore to Evelyn Miers, 3100 Bway; mtg $1,200; June 4; June5'14. O C & 100

Underhill av (*), es, at nes Clasons Point rd, runs n10.6xe100xse25.10xw98.6 to rd xn16.6 to beg; Filomena Salvatore to Rosalia Petraglia, 60 Theriot av; ½ pt; mtg $1,200; June4; June5'14. O C & 100

Union av, 991 (10:2669), ws, 311.9 s 165th, 45.8x164.5, 5-sty bk tnt; Bronx Co Bldg Co, Inc, to Marx Taylor, 151 W 140; mtg $44,000; June5; June6'14. O C & 100

University av, 2268 (11:3212), es, 149.6 n 183d, 26.3x100 to ws Macombs Dam rd, 2-sty fr dwg; Laura V Woolley & ano to Hammond Robertson, 2270 University av; June2; June9'14. O C & 100

Walker av (*), ns, 161 w Bronx Park av, 26.10x122x25x112.4; Mary Eck to Anna M Hartigan, 1123 Walker av; AL; May4; June10'14. O C & 100

Watson av (*), ss, 180 e Olmstead av, 25x108, Unionport, except pt for Watson av; Chas E Deverman to Franz Stolz, 2118 Watson av; mtg $5,000; June8; June9'14. O C & 100

White Plains rd (*), es, 175 s O'Brien av, 25x111.6; Filomena Salvatore to Rosalia Petraglia, 60 Theriot av; ½ pt; June 4; June5'14. O C & 100

White Plains rd (*), es, 150 s O'Brien av, 25x111.6; Rosalia Petraglia to Filomena Salvatore, 3344 Decatur av; ½ pt; June4; June5'14. O C & 100

White Plains rd (*); same prop; Filomena Salvatore to Evelyn Miers, 3100 Bway; June4; June5'14. O C & 100

Wilder av (*), ws, 200 n Jefferson av, 25x100; Henry A Wolfson to Meyer Wolfson, 970 Home; Mar20; June11'14. nom

Williams av (*), es, 250 s Madison av, 50x100; Wellman Finance & Realty Co to Jos A Murray, 111 E 89; May28; June5'14. nom

Williams av (*), es, 196.7 n Middletown rd, 50x100; Wellman Finance & Realty Co to Jno Skinner, 15 E 48; May28; June5'14. nom

3D av, 2929-33 (9:2374), ws, 61.5 s 152d, 61.5x88.7x57x112.1, 3-sty bk & fr office & str bldg, 1-sty bk ext; David L Phillipps to 2929-2933 3d Av Co, Inc, 524 Willis av; CaG; mtg $42,000; May27; June11'14. O C & 100

3D av, 3431 (9:2371), ws, 50 s 167th, 25x 100, except pt for 3 av, 3-sty fr bk ft tnt & str; Jno Lorch to Roundout Realty Co, 3429 3 av; mtg $10,500; Apr18; June8'14. O C & 100

Plot (11:2945), begins at ss lot 43 distant 100 e Arthur av, runs s150.4xe123.6xn 150 to ss lot 43 xw132.7 to beg, being part lots 41 & 42, map Fairmount; Bazena T D Merriman to Tommaso Giordano, 864 E 180; June10'14. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Parkside pl (12:3355), lot 15, blk 3355, tax map; consent to 3 track R R; Sara E Ennis to Manhattan Railway Co, a corpn; Feb18; June10'14.

Parkside pl (12:3353), ws, 154.11 n 207th, —x—; consent to 3 track R R; Isabel D Peake to Manhattan Railway Co, a corpn; Jan6; June10'14.

Whittier st, swc Seneca av, see Seneca av, swc Whittier.

134TH st, 576 E (10:2546), ss, 96.8 e St Ann's av, 16.8x100, 2-sty & b bk dwg; re dower; Marian K Kuper & ano to Wm H Kuper, 37 Ocean av, Bklyn; May29; June 10'14. nom

167TH st, 320 E, see Findlay av, 1118-40.

244TH st W, nwc Cayuga av, see Cayuga av, nwc 244.

Amsterdam av (*), ws, 100 s Mad av, 100x100, Tremont ter; asn CONTRACT; A H Kahn's Sons to Wm & Moses Kahn, 618 W 115; AT; May28; June9'14. nom

Bathgate av (11:3052), ses, 50 ne 183d, 25x100, vacant; re dower; Emily D Hogan, widow, to Mary G Gehlen, 86 Neptune av, New Rochelle, NY; June10'14. O C & 100

Cayuga av (13:3415), nwc 244th, runs sw on curve, 140.8xn94.4xw92.7 to beg, vacant; re mtg; Chas E Jennings to Parkway Heights Co, 27 Cedar; May25; June11'14. nom

Cayuga av (13:3415), same prop; plot 17; re mtg; Violetta W Delafield to same; May12; June11'14. nom

Creston av or 190TH st (11:3167), nes at nws Fordham rd, runs ne145.8 to ws Grand Blvd & Concourse xn306.4xw185.7 to es Creston av xs344.10 to 190th xse68.3 to beg, 2-sty fr dwg, 2-sty fr stable & vacant; re mtg; Bowery Savings Bank to Winnie Realty & Constn Co, 939 Intervale av; June8; June10'14. 80,000

Creston av or 190TH st (11:3167), same prop; re mtg; N Y Mtg & Sec Co to Jno B Haskin Estates, Inc, 100 Bway; May19; June10'14. O C & 100

Creston av or 190TH st (11:3167), same prop; re asn of rents; Montrose Realty Co to same; May21; June10'14. nom

Findlay av, 1118-40 (9:2434), sec 167th (No 320), 233x100.1, 6-5-sty bk tnts, strs on cor; re mtg; Frederic A de Peyster et al to A J Schwarzler Co 369 E 167; May4; June5'14. 15,000

Fordham rd, nws at nes Creston av or 190th, see Creston av or 190th, nes at nws Fordham rd.

Grand blvd & Concourse, swc Fordham rd, see Creston av or 190th, nes at nws Fordham rd.

Gun Hill rd (*), lot 25 blk 4628, tax map; consent to 3 track R R; Geo B McTurck to Manhattan Railway Co, a corpn; Jan17; June10'14. O C & 100

Gun Hill rd (*), lot 1, blk 4643, tax map; consent to 3 track R R; Ida B McTurck to Manhattan Railway Co, a corpn; Jan5; June10'14.

Madison av (*), ns, 50 w Gainsborg av, 50x100, Tremont ter; asn CONTRACT; Wm Kahn to Moses H Kahn, 618 W 115; AT; May28; June9'14. nom

Morris av, 997-1001 (9:2447), ws, 100 n 164th, 69x105 vacant; re mtg; Geo A Steves to Anna C Wildey, 2 W 72. nom

Park av, swc 135th, runs s136.9 xne145 to ss 135th xe22.10 to beg; also PARK AV, swc 135th, runs s365.2xnw 78.6xne203xne123 to ss 135th xe52.10 to beg; also PARK AV, nwc 135th, runs n 74.2xnw3.2xne373.7xsw123.11xnw280.3xse2x sw33 to ns 135thxe36.11 to beg; also PARK AV, nwc 135th, runs n 69.6 x n w 66.6 xsw43 to ns 135th xe59.1 to beg; grant of easement; Harlem Railroad Co & ano to City N Y; Apr10; Jnune8'14. 12,600

Rahla av (*), es, 305 n Tremont rd, 50x 100; asn CONTRACT; Victor Ettinger to Frances Ettinger, 74 Essex; May28; June8'14. nom

Seneca av (10:2762), swc Whittier, 50x 100; re mtg; Hunts Point Realty Co to Prosnect Holding Co, 784 E 156; June4; June5'14. 1,200

Webster av, 2875-9 (12:3280); consent to 3d track R R; Felix Grimley to Manhattan Railway Co, a corpn; Feb3; June5'14.

Webster av, 3028 (12:3330); consent to 3d track R R; A Hupfel's Sons to Manhattan Railway Co, a corpn; Dec30'13; June 5'14.

Webster av, 3074 (12:3330); consent to 3d track R R; Bernard J Rush et al to Manhattan Railway Co, a corpn; Jan2; June5'14.

Webster av (12:3330); lot 52 blk 3330 tax map; consent to 3d track R R; Suburban Land Impt Co to Manhattan Railway Co, a corpn; Dec31'13; June5'14.

Webster av (12:3358), lot 23 blk 3358 tax map; consent to 3d track R R; Edwin P Sheak to Manhattan Railway Co, a corpn; Mar18; June5'14.

Webster av (12:3354), lot 94 blk 3354 tax map; consent to 3d track R R; Sophie Seitz to Manhattan Railway Co, a corpn, Mar12; June5'14.

Webster av, 3192 (12:3357); consent to 3d track R R; Kingston Securities Co to Manhattan Railway Co, a corpn; Dec30'13; June5'14.

Webster av (12:3357), lot 54 blk 3357 tax map; consent to 3d track R R; Morris Prowler to Manhattan Railway Co, a corpn; Jan13; June5'14.

Webster av (12:3357), lots 55 to 58 blk 3357 tax map; consent to 3d track R R; Bradley & Currier Co, Lim, to Manhattan Railway Co, a corpn; Jan8; June5'14.

Webster av, 3125 (12:3353), lot 12 blk 3353 tax map; consent to 3d track R R; Mary B Henze to Manhattan Railway Co, a corpn; Jan14; June5'14.

Webster av (12:3355), lot 84 blk 3355 tax map; consent to 3d track R R; Hubbard Realty Co to Manhattan Railway Co, a corpn; Dec29'13; June5'14.

Webster av (12:3354), lots 47 to 51 blk 3354 tax map; consent to 3d track R R; Elberon Realty Co to Manhattan Railway Co, a corpn; Jan8; June5'14.

Webster av (12:3273), lots 118, 124 & 126 blk 3273 tax map; consent to 3d track R R; Church E Gates to Manhattan Railway Co, a corpn; Jan22; June5'14.

Webster av, 2653 (12:3277); consent to 3d track R R; Annie M Savre to Manhattan Railway Co, a corpn; Feb6; June5'14.

Webster av (12:3331), lot 53 blk 3331 tax map; consent to 3d track R R; Nathan Sallinger to Manhattan Railway Co, a corpn; Jan10; June5'14.

Webster av, 3194 (12:3357); consent to 3d track R R; Kingston Securities Co to Manhattan Railway Co, a corpn; Dec30'13; June5'14.

Webster av (12:3353), lot 59 blk 3353 tax map; consent to 3d track R R; Martha W Zehder to Manhattan Railway Co, a corpn; Jan27; June5'14.

Webster av (12:3358), lot 10 blk 3358 tax map; consent to 3d track R R; Andw Bickhardt to Manhattan Railway Co, a corpn; Dec30'13; June5'14.

Webster av (12:3278); lot 81 blk 3278 tax map; consent to 3d track R R; Ebling Brewing Co to Manhattan Railway Co, a corpn; June8'14. nom

Webster av (12:3353), lot 1 blk 3353 tax map; consent to 3d track R R; Ebling Co to Manhattan Railway Co, a corpn; Mar9; June8'14. nom

Webster av (12:3278), lot 80 blk 3278 tax map; consent to 3d track R R; Ebling Co to Manhattan Railway Co, a corpn; Mar9; June8'14. nom

Webster av (12:3353, lots 36, 38 & 39, blk 3353, tax map; consent to 3 track R R; Lewis J Conlon & ano to Manhattan Railway Co, a corpn; Feb7; June10'14.

Webster av, 2868-72 (12:3273); consent to 3 track R R; A Hupfel's Sons to Manhattan Railway Co, a corpn; Dec30'13; June 10'14.

Webster av (12:3355), lot 118, blk 3355, tax map; consent to 3 track R R; Michl J Gilhuly to Manhattan Railway Co, a corpn, Dec31'13; June10'14.

Webster av (12:3355), lot 86, blk 3355, tax map; consent to 3 track R R; Mary D Newton to Manhattan Railway Co, a corpn; Dec29'13; June10'14.

Webster av (12:3355), lot 104, blk 3355, tax map; consent to 3 track R R; J E McMichael to Manhattan Railway Co, a corpn; Jan2; June10'14.

Webster av (12:3353), lots 42 & 43, blk 3353, tax map; consent to 3 track R R; Michl J Gilhuly to Manhattan Railway Co, a corpn; Dec31'13; June10'14.

Webster av, 3067 (12:3331), consent to 3 track R R; Wm Paulsen to Manhattan Railway Co, a corpn; Dec29'13; June10'14.

Webster av (12:3331), lot 64, blk 3331, tax map; consent to 3 track R R; Jno H Green to Manhattan Railway Co, a corpn; Dec29'13; June10'14.

Webster av (12:3354), lots 45, 35, 29, 46, 36, 30, blk 3354; consent to 3 track R R; Margt E Amabile to Manhattan Railway Co, a corpn; Jan6; June10'14.

Webster av (12:3357), lot 96, blk 3357, tax map; consent to 3 track R R; Mary A Bracken to Manhattan Railway Co, a corpn; Jan5; June10'14.

Webster av (12:3331), lot 57, blk 3331 tax map; consent to 3 track R R; Chas Forbach to Manhattan Railway Co, a corpn; Dec29'13; June10'14.

Webster av (12:3353), lots 48 & 49, blk 3353, tax map; consent to 3 track R R; Michl J Gilhuly to Manhattan Railway Co, a corpn; Dec31'13; June10'14.

Webster av, 2977 (12:3280); consent to 3 track R R; R N Quinn to Manhattan Railway Co, a corpn; Dec29'13; June10'14.

Webster av (12:3355), lot 82, blk 3355, tax map; consent to 3 track R R; Jno Ruhle to Manhattan Railway Co, a corpn; Dec29'13; June10'14.

Webster av (12:3274), lot 21, blk 3274, tax map; consent to 3 track R R; Jno Claflin to Manhattan Railway Co, a corpn; Jan15; June10'14. O C & 100

Webster av, 2955, 3942, 3280; consent to 3 track R R; R N Quinn to Manhattan Railway Co, a corpn; Dec29'13; June10'14.

Webster av (12:3357), lot 28, blk 3357, tax map; consent to 3 track R R; Henry Mahnken to Manhattan Railway Co, a corpn; Jan2; June10'14.

Webster av, 2782 (12:3273); consent to 3 track R R; J C Heintz & ano to Manhattan Railway Co, a corpn; Mar16; June 10'14.

Webster av, 2967-9 (12:3280); consent to 3 track R R; Bronx Investment Co to Manhattan Railway Co, a corpn; Dec31'13; June11'14.

Webster av (12:3357), lots 29 to 31, blk 3357, tax map; consent to 3 track R R; Henry R Knopf to Manhattan Railway Co, a corpn; Dec27'13; June11'14.

Webster av, 3343 (12:3355); consent to 3 track R R; Geo Hill to Manhattan Railway Co, a corpn; Dec30'13; June11'14.

Webster av, 3341 (12:3355); consent to 3 track R R; Annie E Burke to Manhattan Railway Co, a corpn; Dec30'13; June11'14.

Webster av (12:3279), lot 75, blk 3279, tax map; consent to 3 track R R; Peter S O'Hara & ano to Manhattan Railway Co, a corpn; Dec26'13; June11'14.

Webster av (12:3357), lot 111, blk 3357, tax map; consent to 3 track R R; Thirza E Happy to Manhattan Railway Co, a corpn; Jan9; June11'14.

Webster av (12:3274), lot 27, blk 3274, tax map; consent to 3 track R R; Susan R Kendall et al TRSTES Isaac C Kendall, to Manhattan Railway Co, a corpn; Jan6; June11'14.

Webster av (12:3357), lot 110, blk 3357, tax map; consent to 3 track R R; Henry R Knopf to Manhattan Railway Co, a corpn; Dec27'13; June11'14.

Webster av, 3155 (12:3357); consent to 3 track R R; Wm D Hyam to Manhattan Railway Co, a corpn; Dec30'13; June11'14.

Webster av, 2987 (12:3280); consent to 3 track R R; Frederic Allen to Manhattan Railway Co, a corpn; Dec27'13; June11'14.

Webster av (12:3353), lot 60, blk 3353, tax map; consent to 3 track R R; Martha W Zehder to Manhattan Railway Co, a corpn; Jan27; June11'14.

White Plains rd (*), lot 4 blk 4643 tax map; consent to 3d track R R; Chelsea

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Realty Co to Manhattan Railway Co, a corpn; Feb9; June5'14.

White Plains av, 3531-3 (*); consent to 3 track R R; Otto Mollenhauer to Manhattan Railway Co, a corpn; Dec29'13; June11'14.

3D av, 3629 (11:2910), ws, 377.2 n 169th, 25x106.4x25x104.9; consent to 3d track; Walter Stabler, EXR Cornelia Stabler, to Manhattan Railway Co, a corpn; May16; June6'14. 125.25

3D av, 3629; consent to 3d track; Jos Brustlein to same; May23; June6'14. nom

Certified (11:3037) copy adjudication of bankruptcy & order of reference in matter Saml Weiss, a bankrupt; Jan19; June 6'14.

Lots 700 & 701 (*), blk 14; also LOTS 765 to 769 blk 18, map Tremont ter; re mtg; Poughkeepsie Trust Co to Wellman Finance & Realty Co, 120 Westchester sq; June2; June9'14. omitted

Same prop; also LOTS 754 & 755, same map; re mtg; Poughkeepsie Trust Co to Wellman Finance & Realty Co, 120 Westchester sq; June2; June9'14. omitted

Lot 34, blk 1; also LOT 116 blk 4; also LOT 172 blk 5; also LOTS 193, 194, 206, 207, 224 blk 6; also LOTS 365 368, 369, 380, 381, 382 383 blk 41; also LOTS 424-428 blk 13; also LOTS 491, 492, 501 blk 15; also LOTS 532, 533 blk 16; also LOTS 566 to 569 blk 18; also LOTS 598, 599 blk 19, map Tremont ter; re mtg; Poughkeepsie Trust Co to Wellman Finance & Realty Co, 120 Westchester sq; June2; June9'14. omitted

Same prop; re mtg; same to same; June 2; June8'14. omitted

Lot 47 (*), blk 3272, tax map; consent to 3 track R R; Fordham Arcanum Bldg & Land Assn to Manhattan Railway Co, a corpn; Mar19; June11'14.

Parcel 65 (*) on damage map to open 227th from Laconia av to Bronxwood av & 228th from Chapin st to Laconia av; re mtg; Edw F Maloney to City N Y; Mar7; June8'14. nom

Parcel 50 (*), on damage map to open same; re mtg; Virginia Wood to City N Y; Apr14; June8'14. nom

Parcel 4K (*) on damage map to open Cruger av from Williamsbridge rd to So Oak dr; re mtg; Julia L Gerding to City N Y; May6'13; June8'14. nom

Parcel 7EE (*) on damage map to open Guerlain st from Beach av to Unionport rd; re mtg; Odell C Butler & ano, TRSTES, to City N Y; Apr3; June8'14. nom

Parcels 170 & 170A (*) on damage map to open Benson av from West Farms rd to Lane av; re mtg; Louis Logonia to City N Y; Jan12; June8'14. nom

Parcel 125 (*) on damage map to open Castle Hill av from West Farms rd to Public pl; re mtg; Leopold Vath to City N Y; May5; June8'14. nom

Parcels 1H & 1HH (*) on damage map to open Theriot av from West Farms rd to Gleason av; re mtg; Lillie Wilkens to City N Y; May8; June8'14. nom

Parcels 47 & 47A (*) on damage map to open Guerlain st from Beach av to Unionport rd; re mtg; Emily A Taber to City N Y; Apr9; June8'14. nom

Parcel 101H (*) on damage map to open St Lawrence av & Commonwealth av; re mtg; Florence M Brian, GDN, to City N Y; Feb6; June8'14. nom

Parcels 46 & 46A (*) on damage map to open Blondell av from Barlow st to Westchster av; re mtg; Jacob Ruppert et al, TRSTES, to City N Y; Apr14; June8'14. nom

Parcels 46 & 46A (*) on damage map to open same; re mtg; Mamie G Moffatt to City N Y; Apr9; June8'14. nom

Parcels 46 & 46A (*) on damage map to open same; re mtg; Jno C Heintz to City N Y; Apr7; June8'14. nom

Parcels 1 & 12A (*) on damage map to open same; re mtg; Margt Ferris, widow, to City N Y; Mar30; June8'14. nom

Parcel 81C (*) on damage map to open Boston rd from White Plains rd to n line of City N Y; re mtg; Magdalena Neuschelor to City N Y; Jan26; June8'14. nom

Parcel 81C (*) on damage map to open same; re mtg; Rudolph Vogt to City N Y; Jan26; June8'14.

Parcels 39, 39A, 40, 40A & 40B (*) on damage map to open Guerlain, Archer, Merrill & Beacon sts from Rosedale av to Beach av; re mtg; Sophia L Grieb to City NY; May18; June8'14. nom

Parcels 41, 41A & 41 B (*) on damage map to open same; re mtg; Fishkill Savgs Instn, a corpn, to City N Y; Apr27; June8 '14. nom

LEASES.

Borough of Manhattan.

JUNE 5, 6, 8, 9, 10 & 11.

Attorney st, 164, see Ridge, 155-61.

Bleecker st, 192-4 (2:526), all; Giovanni Maccarrone to Pasquale & Emilia Reale, 192 Bleecker; 5yf Aug1'11; June9'14. 8,200

Bleecker st, 281 (2:590), all; Dominick J Pioselli to Jos H Jones, 197 2 av; 10yf May1'13; June8'14. 2,100 & 2,400

Canal st, 115 (1:302), all; Emma Hoefling to Chas Schoeniger, 115 Canal; 5yf May1; June9'14. 2,400

Fulton st, 41 (1:95), nwc Pearl, b; S Sidney Smith to Fredk W Arndt, 41 Fulton; 3yf May1; June5'14. 900

Fulton st, 180 (1:80); asn Ls; Raudenbush Cafe, Inc, to Jno C H Miller, of Englewood, NJ; June8; June11'14. nom

Grand st, 278 (2:418), all; Guaranty Trust Co of N Y & ano, TRSTES Jno A McGaw, to Bernhard Kahn, 104 W 70; 5yf May1; June9'14. 2,550

Houston st, 158 E (2:442), basement, str & pt sub cellar; Danl Spitzer & ano to Sol Hechter, 158 E Houston; 5yf May1; June 8'14. 1,020

Houston st, 158 E; asn Ls; Sol Hechter to Baratz & Hechter, Inc, 160 E Houston; AT; June4; June8'14. nom

Houston st, 160 E (2:442), all; Aaron A Mendel to Sol Hechter, 76 2 av; 5yf May1; June8'14. 1,800 & 2,000

Houston st, 160 E; asn Ls; Sol Hechter to Baratz & Hechter, Inc, 160 E Houston; AT; June4; June8'14. nom

John st, 2 (1:65), sec Bway, str next to cor; M A Gunst & Co, Inc, to Burrows, Neely & Co, a corpn, 110 W 34; 5 4-12yf July1; June11'14. 3,500

Ludlow st, 121 (2:410); asn Ls; David & Hy L Reich to Hy L Reich, 95 Attorney; A T; Apr14; June9'14. nom

Mott st, 102 (1:204), str & b; Arthur D Weekes, EXR &c Jos Staffe, to Antonio D'Ambrosio, 104 Mott; 4 11-12yf June1'13; June5'14. 960

Murray st, 72 (1:127), ss, 100.2 w West Bway, 25x75, the land; TRSTES of Columbia College to Mary J Heuer; 21yf May1 '11; 21y ren; June9'14. taxes &c & 1,400

Orchard st, 176 (2:412), all; Moses Ryshpan to Chas Berkowitz, 176 Orchard; 4yf May1; June5'14. 2,330

Pearl st, nwc Fulton, see Fulton, 41.

Prince st, 161 (2:516), all; Angelo Gallo to Antonio Lerma, 172 Sullivan; 5yf May 1; June6'14. 3,600

Ridge st, 155-61; also ATTORNEY ST 164 (2:345); asn Ls; Benj Rabinowitz to Reuben Berkowitz, 155 Ridge; AT; June10; June11'14. nom

Roosevelt st, 48 (1:116), b; Leone Sottile to Gaetano Barile, 48 Roosevelt; 4yf May 1; June11'14. 144

Sullivan st, 104-6 (2:504); asn Ls; Annie Perrone et al to Raffaela Noto Gianninoto, 323 Bleecker; June6; June8'14. nom

Wooster st, 77-9, see West Bway, 391-3.

4TH st, 153 E (2:432); asn Ls; Morris Calender to Yetta Calender, 53 E 4; AT; mtg $2,000; June6'14. O C & 100

10TH st, 139 W (2:611), all; Almira Slaight, EXTRX Mary A Budd, to Collenuccio Renganeschi, 139 W 10; 10yf May 1; June5'14. 1,000

12TH st, 514 E (2:405), all; Moses Ryshpan to Chas Gerkowitz, 176 Orchard; 4yf May1; June5'14. 3,168

17TH st, 23-7 W, see 18th, 18-22 W.

18TH st, 18-22 W (3:819); also 17TH ST, 23-7 W; Susquehanna Silk Mills Corpn to Morris Bernhard Co, a corpn; 7th & 10th lofts for 1yf Feb1'15 at $10,000 & 9th & 10th lofts for 4yf Feb1'16 at $10,000 & 9th & 10th lofts for further term of 5yf Feb 1'20 at $11,000; June9'14.

18TH st, 18-22 W (3:819), 7th & 10th lofts; also 17TH ST, 23-7 W, 7th & 10th lofts; Susquehanna Silk Mills, a corpn, to Morris Bernhard Co, 18 W 18; 1yf Feb1'15, & 9 & 10th lofts from 4yf Feb1'16 at $10,000 & 5y ext at $11,000; June8'14. 10,000

21ST st, 218-20 W (3:770), all; Brookline Realty Co to Sol Rosen, 670 E 170; 3 3-12yf July1; June9'14. 8,100 to 8,300

22D st, 303 W (3:746), nes, 79 nw 8 av, 24x84.4; asn Ls; Chas J Ennis to Wm L Fawcett; ½ pt; Mar26'09; June8'14. nom

26TH st, nee 2 av, see 2 av, 462.

34TH st, 46-8 W (3:835); sur Ls; Jonas G Goldsmith to Geo F Vingut, at Setauket, LI, et al, individ & TRSTES &c Eliz F Floyd et al; June6; June11'14. nom

46TH st, 219-21 W (4:1018); declaration that Ls have not been extended nor has option to purchase been exercised, &c; Jerome H Remick & Co to J T Brook Co, a corpn, 116 W 42; Jan2; June5'14.

47TH st W, nwe Bway, see Bway, nwc 47.

49TH st, 342 E (5:1341), ss, 150 w 1 av, 25x100.5, all; Lena Kopp to Louis Grossman, 143 Av B; 3yf June1; June5'14. 1,500

57TH st, 320 E (5:1351); asn Ls with all title to chattels; Geo Siegel to Mary Rohkohl, 300 E 154; mtg $2,500; June4; June 8'14. nom

58TH st, 610-2 W (4:1105), ss, 200 w 11 av, 50x100.5, the land; Edgar S & Jno S Appleby to Wm D Magovern at Englewood, NJ; 5 8-12yf May1; June10'14. taxes, &c, & 800

58TH st W, swe 11 av, see 11 av, swc 58.

60TH st E, see 3 av, see 3 av, sec 60.

77TH st, 113 E (5:1412); asn Ls; Weiss & Krenenberg, Inc, to Harris Weinstein, 92 Chrystie; June4; June11'14. nom

78TH st, 205 W (4:1170), all; Austin La Monte to Josephine Julian, 203 W 78; 5yf Oct1, 2y ren; June5'14. 1,500

88TH st W, nec Ams av, see Ams av, 581.

98TH st E, swe Park av, see Park av, 1268.

110TH st E (6:1703), ss,, 345 e 1 av; consent to asn Ls; Richd H Handley to Josephine J Schnurmacher; June4; June6'14. nom

110TH st E (6:1703); same prop; asn Ls; Josephine J Schnurmacher to Rubin Laskin & Michl Belinky, both at 342 E 49; June5; June6'14. nom

114TH st, 30 W (6:1597), str & apt on 2d fl; Abr Gellis to Chas Moser, 30 W 114; 3½ yf Jan1; June11'14. 840

117TH st, 53 W (6:1601), all; Annie Lubliner et al to Abr Gold, 6 E 117; 3y & ½ mo fr May15; June11'14. 1,800

120TH st E, swe Park av, see Park av, swc 120th.

123D st E, nec 1 av, see 1 av, 2404.

123D st E, nec 2 av, see 2 av, nec 123.

124TH st E, swe Lex av, see Lex av, swc 124th.

125TH st, 219 W (7:1931), ns, 275 w 7 av, 25x99.11; asn Ls; Isaac A Hopper to Jno H Loos, 256 W 131; Aug1'11; June9'14. nom

125TH st, 219 W; asn Ls; Jno H Loos to Thos T Hopper, 254 W 98, & Mary C Hopper, 287 N 7, Newark, NJ, TRSTES Isaac A Hopper, decd; Feb11'13; June9'14. nom

161ST st W, nec Bway, see Bway, nec 161.

Amsterdam av, 581 (4:1219), nec 88th; asn Ls; Max R Schnabel to Margt Schnabel, 185 W 88; mtg $6,446.25; June5; June 6'14. nom

Amsterdam av, 861 (7:1857); asn Ls & agmt extending Ls, etc; Chas Dennis to Jno E Driscoll, 846 Ams av; mtg $——; June9; June10'14. nom

Bowery, 157 (2:424), 3-sty bldg, all; May A Brady to Henry Phillips, 157 Bowery, 5 yf May1'15; June8'14. 1,320

Broadway, sec John, see John, 2.

Broadway (4:1019), nwc 47th, 4th fl; Mitchell H Mark Realty Corpn to Amusement Restaurant Co, Inc; 10yf May1; June 9'14. 17,500 to 20,000

Broadway (8:2120), nec 161st (No 581), stp & b; Robt Fulton Realty Co to Chas Baumann, 552 W 163; 4yf May1; June9'14. 1,800

Columbus av, 494 (4:1214), s ½ of str & b; Michl Retzker to Wm Feinberg, 494 Col av; 5yf Jan1; June9'14. 1,260

Columbus av, 740 (7:1851), str & pt b; Annie Hunken to Chas Greenberg, 740 Col av; ext Ls; 3yf May1; June8'14. 2,500 & 2,800

Lexington av (6:1772), swc 124th, str & b; U S Trust Co of N Y & ano, TRSTES Andrews Soher, to Wm Lloyd, 1932 Lex av, & ano; 5yf May1; June5'14. 1,500 & 1,620

Lexington av, 1192 (5:1510), all; Abr Wolff to Max Jermiah, 38 8 av, B of Q, & ano; 5yf Aug1; June5'14. 2,250 to 2,400

Park av, 1268 (6:1603), swc 98th, str & b; Nathan Lamport to Chas P McGovern, 66 E 96; 5yf May1; June10'14. 840

Park av, 1574 (6:1618), str; Wm Mitchell, agent, to Sam Cuce Di Mento, 1574 Park av; 3yf May1; June5'14. 420

Park av (6:1746), swc 120th, 25x90; sobrn of Ls to mtg for $3,000; Wm Quinn to Abr J Rongy, 62 W 89; May9; June5'14. nom

Park Row, 105 (1:121); asn Ls; Wm Sauter to Aug Obrock, 22 Chestnut Hill av, White Plains, NY, & Henry Offerman, 539 9th, Bklyn; mtg $——; June9'14. nom

West Broadway, 391-3 (2:487), es, 55x 200 to ws Wooster, (Nos 77-9); asn Ls; Elias A Cohen to Minaco Realty Co, a corpn, — Essex; May27; June10'14. O C & 100

1ST av, 1573 (5:1544), s str & bakery; Saml D Wohlfeil to Herman Grossfeld, 337 E 82; 4yf May1; June5'14. 1,704

1ST av, 1605 (5:1546), n str fl & b & apt on 2d fl n; Valentine Brech to Frank Wassung, on premises; 3yf May1'15; June8'14. 960

1ST av, 1891 (6:1669), str & front b; Seal Realty Co to Alex McDonald, 172 E 117; 3½yf May1'15; June10'14. 720

1ST av, 2404 (6:1811), nec 123d, all; asn Ls; Cornelius J Reilly to Jno J Torpey, 453 E 138; June1; June5'14. nom

2D av, 462 (3:932), nec 26th, str & c; Henry Meyer to Max Fitzgerald, 223 E 39; 10yf May1; June5'14. 1,200 & 1,500

2D av, 1467-9 (5:1431), all; sur Ls; Harry Smolensky & ano to K O Realty Corpn, 350 Bway; AT; June10; June11'14. nom

2D av (6:1800-1), nec 123d, 40x100, the land; Helen L Morris to Herman Finck, 317 E 123; 20yf May1; 20y ren; June11'14. taxes &c & 900

2D av, 1824 (5:1557), str fl & b; Jno A Schappert to Patk Hanlon, 310 E 94; 2 11-12yf June1; June10'14. 1,200

2D av, 1850 (5:1558), all; Jas H Ottley, EXR Sarah W Gilbert, to Rubin Stensler, 5 E 114; 5yf Apr1; June5'14. 1,100

3D av, 134 (3:870), str; Mary E Jones to Jos Monte, 14 Irving pl; 5yf July1; June 6'14. 1,500

3D av (5:1414), sec 60th, 25.1x105, the land; Clarence Sackett et al to Frank T Day, 1 W 64; 21yf Feb1'15, two rens of 21y each; June9'14. taxes &c & 1,950

3D av, 2102 (6:1643), str & b; Julia Steindler, EXTRX Simon Fox, to Marx Hartman, 462 15th, Bklyn; 5yf May1; June 6'14. 2,400

5TH av, 136 (3:820), ws, 103.10 n 18th, runs n25xw160xs18.5xe51xs6.6xe109 to beg, all, with right of way through alley in rear 17 ft wide to 19th; Reginald H Sayre to Wm H Apfel, 102 E 74, & Hy B Sladon, 162 Vernon av, Bklyn; 3yf Apr30; June6 '14. taxes &c & 5,000 & 5,500

7TH av, 873 (4:1008); Hotel Wellington; sur Ls; J F Champlin Hotel Co to Welham Co, a corpn, 14 E 28; AL; May28; June5'14. nom

11TH av (4:1105), swc 58th, 8 lots; Edgar S & Jno S Appleby to Wm D Magovern at Englewood, NJ; 4 4-12yf Jan1'16, with ext of 5yf May1; June10'14. taxes, &c, & 3,200

Part Pier 18 E R (1:73), begins 65 from bulkhead line and 6 w from es said pier, runs s30xw20xn30xe20 to beg, being stands 39, 40 & 41, with right of way on pier; I W Robbins & Son to Cornelius & Diaz, 39-41 Fulton Market; 5yf June1; 5y ren at $2,172; June6'14. 2,100

Interior lot, at el blk bet 101st & 102d & 300 w West End av, see Riverside dr, n ec 101st, Manhattan conveyances.

LEASES.

Borough of the Bronx.

Barretto st, 922 (10:2723); asn Ls; Gerry Levitt to Sol Levitt, 888 Fox; June3; June 8'14. nom

Crotona Park E, 1432-6; all; Wolf Burland to Harry Blau, 551 Wendover av; 3yf June1; June10'14. 6,400

Jefferson pl, swe Crotona av, see Crotona av, 1381.

165TH st E, nwc College av, see College av, nwc 165th.

177TH st, 726 E (11:2950), swc Clinton av, all; Louise A Ramsteck to Julius Oehrlein, 1840 Bathgate av; 21 4-12yf June 1'13; June8'14. 1,620 to 2,800

177TH st, 726 E; asn Ls; Julius Oehrlein to Gustav Withus, 761 E 180; June1; June8'14. 1,500

183D st, 651 E, see Belmont av, 2301-3.

Belmont av, 2301-3; also 183D ST, 651 E (11:3087); Wolf Burland to Harry Blau, 551 Claremont Pkway; 3yf June1; June 10'14. 6,000

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Castle Hill av, nwc Haviland av, see Haviland av, 2181.

Claremont Pkway, 551 (11:2929), all; Wolf Burland to Harry Blau, on premises; 3yfJune1; June10'14. 3,600

Clinton av, swc Tremont av, see Tremont av, 726 E.

College av (9:2437), nwc 165th, cor str; Wm Dhonan to Abr Margulis, 264 E 165; 3yf May1; June11'14. 420 to 480

Crotona av, 1381 (11:2935), swc Jefferson pl, str; Hattie Seligsberger to Henry Schroeder, 853 Freeman; 5yf May1; June6 '14. 1,320 & 1,500

Eastchester rd (*), es, 75 n Chester av, 30.2x97.5x—x97.4; all; Jacob Lotter to Mary App, 3999 Barnes av; 5yf June1; June8'14. 510

Haviland av, 2181 (*), nwc Castle Hill av, all; Caroline Mussig to Andw Dalton, 1960 Daly av; 10yf May1; June11'14. 1,140 to 1,500

Melrose av, 668 (9:2375), str; Aug Zehder et al to Chas Von Oehsen, 668 Melrose av; 5yf May1'14; June5'14. 540

St Anns av, 653 (9:2358), str; Henry Carl to Constantin Kowalski & Jacob Freund, 1447 Vyse av; 5yf May1; June6'14. 600

Union av, 961 (10:2669); sur Ls; Nathan Lesser to Bronx Co Bldg Co, Inc, 987 Union av; June5; June6'14. O C & 100

Webster av, 1758-60 (11:2899), all; Michl Gleason to Arthur Hodgson, 524 W 184; 5yf June1; June5'14. 1,800

3D av, 3649 (9:2378); asn Ls; Jno Meyer to Geo Neher, 304 E 91; June2; June8'14. nom

MORTGAGES.

Borough Manhattan.

JUNE 5, 6, 8, 9, 10 & 11.

Academy st (8:2237), ws, 225 n Bway, 50x145.5x50.7x137.6; PM; June9'14; 3y5½%; Theresa Lemmon to Sallie B Lowinger, VII, Lindengasse 55, Vienna, Austria. 5,000

Arden st, 2-12, see Nagle av, 21-3.

Bedford st, 14-6 (2:527); ext of mtg for $28,500 to Feb10'17, 5%; May14; June11'14; Marietta, wife, & Antonio Bagarozy, 793 E 156, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

Bethune st, 20-2 (2:640); ext of mtg for $5,000 to May20'19, 4½%; May20; June11 '14; Fredericka A & Kath H Pinneo, both of Elizabeth, NJ, with Bowery Savgs Bank, a corpn, 128 Bowery. nom

Bleecker st, 192 (2:526); ext of mtg for $28,000 to June8'19, 5½%; June5; June11 '14; Lawyers Mtg Co, a corpn, with Giovanni Maccarrone, 367 Elizabeth. nom

Bleecker st, 192 (2:526), ss, 50 w MacDougal, 25x98; pr mtg $28,000; June4; June 8'14; 3y6%; Giovanni Maccarone to Isaac Greenman, 104 W 119. 3,000

Bleecker st, 192 (2:526), ss, 50 w MacDougal, 25x98; sobrn of mtg for $—— to mtg for $3,000; June4; June9'14; Bway Trust Co, a corpn, with Isaac Greenman, 104 W 119. nom

Bleecker st, 194 (2:526); ext of mtg for $28,000 to June8'19, 5½%; June5; June11 '14; Lawyers Mtg Co, a corpn, with Giovanni Maccarrone, 367 Elizabeth. nom

Bleecker st, 194 (2:526), ss, 75 w MacDougal, 25x98; pr mtg $28,000; June4; June 8'14; 3y6%; Giovanni Maccarone to Saml Schack, 86 W 119. 3,000

Bleecker st, 194 (2:526), ss, 75 w MacDougal, 25x98; sobrn of mtg for $—— to mtg for $3,000; June4; June9'14; Bway Trust Co, a corpn, with Saml Schack, 86 W 119. nom

Bleecker st, 281 (2:590), nec Jones (No 31), 25x75; pr mtg $25,000; June3; June9 '14; demand, 6%; Dominick J Pioselli, 2426 University av, to Jno L Fogliasso, at Fort Lee, NJ. 1,750

Broome st, 180, see Grand, 401.

Broome st, 190, see Grand, 401.

Cannon st, 88, see Grand, 401.

Chrystie st, 215-7 (2:427), ws, 115.8 n Stanton, 34.10x100; ext of mtg for $34,000 to Apr12'17, 5%; May19; June8'14; Bankers Trust Co, a corpn, 16 Wall, et al, trstes for Isabella K Brownson et al, with Bertha Kaufmann, 1496 Lex av. nom

Circle or Grand Circle, nec Bway, see 59th, 312-24 W.

Circle or Grand Circle, nwc Central Park W, see 59th, 312-24 W.

Clinton st, 147-9 (2:346); ext of mtg for $35,000 to Mar18'19, 5½%; May5; June9'14; Lawyers Mtg Co, a corpn, with Bertha Boltan. nom

Clinton st, 175 (1:313), ws, abt 150 s Grand, 25x100; June9'14; 5y5%; Amy Holder to Cath L Richardson, 17 W 74. 24,000

Delancey st, 30 (2:420); ext of mtg for $30,000 to June7'17, 5%; June5'14; Susannah Jarman with Fannie Alter. nom

Eldridge st, 207 (2:421), ws, 150 s Stanton, 25x100; pr mtg $27,000; May25; June 5'14; due June1'19, 6%; Hersam Realty Co, Inc, to Herman M & Saml Solomon, 501 W 110, exrs &c Marx Solomon. 8,500

Essex st, 62 (2:351); ext of mtg for $29,000 to May1'19, 5%; June1; June5'14; Alvin L Strashurger et al, trstes for Bertha M Bloch, with Hyman Sklamberg, 1809 7 av. nom

Forsyth st, 86-8 (1:306); ext of mtg for $28,000 to June5'17, 5%; June5; June 8'14; Lawyers Title Ins & Trust Co, a corpn, with Morris Rose, 972 Fox, & Louis Norman, 200 W 111. nom

Forsyth st, 139, see Grand, 401.

Forsyth st, 157 (2:420), ws, 75 s Rivington, 25x100; PM; June10; June11'14; 5y5%; Bertha Kaufmann, 1496 Lex av, to Elsie A Duncan, widow, 14 Willcocks st, Toronto, Can. 20,000

Grand st, 400, see Grand, 401.

Grand st, 401 (1:313-18); also LEWIS ST, 34 (2:327-39); also CANNON ST, 88 (2:329-5); also GRAND ST, 400 (2:346-32); also BROOME ST, 180 (2:347-33); also BROOME ST, 190 (2:347-34); also FORSYTH ST, 139 (2:420-30); 1-6 pt AT; May 27; June8'14; due June1'15, 6%; Jno H & Geo G Hallock, Jr, both of Bklyn, to Alfred V Leward, 180 Hancock, Bklyn. 8,250

Grand Circle, 2, see 59th, 312-24 W.

Houston st, 158 E, see Houston, 160 E.

Houston st, 160 E (2:442), all; also HOUSTON ST, 158 E, part of leasehold; June4; June8'14; demand, 6%; Baratz & Hechter, a corpn, to Lion Brewery, a corpn, 104 W 108. 600

Houston st, 158-60 E; certf as to above mtg; June4; June8'14; same to same. ——

Jones st, 31, see Bleecker, 281.

King st, 21½ (2:520), ns, 84 w Congress, 16x75x16.2x75.2; pr mtg $7,000; June8; June9'14; 3y6%; Oreste Mariani to Umberto Mariani, 56 King. 5,000

Lafayette st, 54-60 (1:171), ws, 25 n Leonard, runs n100xw90xs25xw5xs19xe5xs 31xe43.6xs25xe45.8 to beg; pr mtg $325,000; May16; June5'14; due Dec1'16, 6%; ¾ pt; Civic Center Co, a corpn, 135 Bway, to Surety Realty Co, 135 Bway, et al. 11,250

Lafayette st, 54-60; ext of mtg for $300,000 to June1'17, 5%; May28; June5'14; Albany Savgs Bank, of Albany, NY, with Civic Centre Co. nom

Lewis st, 34, see Grand, 401.

Maiden ln, 130-2, see Water, 152.

Manhattan st, 62-76, see 126th, 501 W.

Mott st, 102 (1:204); sal Ls; June16'13; June5'14; demand, 6%; Antonio D'Ambrosio to Clausen-Flanagan Brewery, a corpn, 441 W 25. 2,500

Pearl st, 278 (1:95); ext of mtg for $10,000 to July1'19, 5%; May29; June8'14; Helene G Benjamin, 215 W 98, with Marmaduke Wardlow, West Royd House, Manchester rd, Sheffield, England. nom

Suffolk st, 25 (1:312), ws, 128.7 s Grand, 28.2x100, given as collateral to secure bond dated Sept8'10 of $4,500 on 237 E 73; June8; June9'14; due & int as per bond; Morris Plapinger to Wm Stern, 5 Attorney. 4,500

Water st, 152 (1:39), swc Maiden la (Nos 130-2), 21.6x62x21.3x62; pr mtg $——; June5'14; 1y or sooner, 6%; Cronella Realty Corpn to Helen W Agate, 65 Central Park W. 5,000

Water st, 152, swc Maiden la (Nos 130-2); certf as to above mtg; June5'14; same to same. ——

William st, 194 (1:103), ses, 17.4x74.3x 17x76.7, nes; June5; June6'14; due & int as per bond; Elmer E Glanz & Laura H, his wife, Agatha Glanz, widow, Anna Bullwinkel, widow, & Wm J Gilroy to Title Guar & Trust Co, a corpn, 176 Bway. 12,000

William st, 194; sobrn of mtg for $2,500 to mtg for $12,000; June2; June6'14; Annie M Lins of Bklyn with same. nom

William st, 194; sobrn of mtg for $1,700 to mtg for $12,000; June2; June6'14; Matilda A Sanderson of Bklyn with same. nom

5TH st, 236-40 E (2:460), ss, 120 w 2 av, 63x96.2; May28'14; 5y5%; Harris Sokolski, 38 E 7, to Sam Bernard, 64 Neilsen av, Far Rockaway, LI; reprinted from issue May30, when location was incorrect. 87,000

7TH st, 225 E (2:390), ns, 83 w Av C, 25x97.6; ext of mtg or note for $5,000 to June4'17, 6%; June4; June6'14; Harris Sokolski, 38 E 7, with Wm Kerner, 38 E 7. nom

10TH st, 261-3 E (2:452), nec 2 av; asn all title to asn of rents; June11'14; Bluma Harris to Esther Kaplan, 32 Pike. nom

10TH st, 201-3 E, see 2 av, 158.

12TH st, 501 E, see Av A, 194.

13TH st, 508-10 E (2:406), ss, 133.6 e Av A, 37.6x103.3; ext of mtg for $35,000 to Feb15'19, 5%; June2; June5'14; Wm Jay, exr, &c, Mary E B Field with Polvick Realty Co, a corpn, 645 Warren st, Bklyn. nom

13TH st, 508-10 E (2:406), ss, 133.6 e Av A, 37.6x103.3; pr mtg $35,000; June2; June5 '14; installs, $100 monthly, 6%; Polvick Realty Co, a corpn, 645 Warren, Bklyn, to Abel King, 148 E 65. 4,000

14TH st, 58 W (2:577), ss, 125 e 6 av, 25 x103.3; agmt as to ownership of bond & mtg for $25,000; Feb20; June6'14; R S S Co, a corpn, 52 W 14, with Lillian B Vogel, 222 Riverside dr. nom

18TH st, 213 W (3:768), ns, 175 w 7 av, 25x92; June9'14; due & int as per bond; Lillie H Kempf to Lawyers Mtg Co, a corpn. 14,000

20TH st, 122 W (3:795), ss, 278.8 w 6 av, —x—; ext of mtg for $30,000 to May15 '19, 5%; June8; June9'14; Rebecca Levy with Seamen's Bank for Savgs, a corpn, 76 Wall. nom

21ST st, 218-20 W (3:770), ss, 235 w 7 av, 46.10x105.5; ext of mtg for $18,000 to Dec20'14, 6%; pr mtg $——; June6; June 8'14; Jos Schanz, 215 Loring av, Pelham, NY, with Brookmire Realty Co, a corpn, 47 W 34. nom

21ST st, 337 W (3:745), ns, 275 e 9 av, 25x98.9; also PROP at Saltaire, LI; pr mtg $——; June8; June9'14; 1y6%; Chas E Abbott, 275 W 22, to Geo A Zabriskie, 222 W 59, & ano. 21,000

23D st, 400-2 E, see 1 av, 392.

24TH st, 355 W (3:748), ns, 171 e 9 av, 20.6x98.9; PM; pr mtg $8,000; May28; rerecorded from May28; June8'14; 5y or sooner, 6%; Julia S Wallberg to Sallie A & Julia I O'Hara, 422 W 24. 2,000

25TH st, 56 W (3:826), ss, 80 e 6 av, 20x 98.9; June5'14; due Jan1'16, 5%; L Jennie Percy, 56 W 25, to N Y Life Ins Co, 346 Bway. gold 2,000

27TH st, 100-12 E, see 4 av, 381-5.

29TH st, 154 W (3:804); sobrn of mtg for $7,000 to mtg for $18,000; May29; June 5'14; Reginald H Sayre, 14 W 48, with N Y Mtg & Security Co, a corpn. nom

30TH st, 151 E (3:886), ns, 120 w 3 av, 20x98.9; June8'14; due & int as per bond; Margt M Grady to Title Guar & Trust Co, a corpn. 18,000

31ST st, 200 W, see 7 av, 370-8.

34TH st, 11 W (3:836), ns, 300 w 5 av, 25x126.6, with all RT&I to easement or right of way 12 ft wide extending from w line rear lot, runs w50xn71 to 35th, the east line being 363 w 5 av; PM; June5; June6'14; 5y6%; Mohonk Realty Corpn to R S S Company, a corpn, 52 W 14. 51,325

34TH st, 11 W; PM; pr mtg $351,325; June5; June6'14; due & int as per bond; same to same. 10,000

34TH st, 46-8 W (3:835), ss, 150 e 6 av, 50x98.9; June10; June11'14; due & int as per bond; Geo F & Hy K Vingut, trstes will Eliz F Floyd, decd, & Wm M Cruikshank & Augusta F Bowen, trstes Eliz K Vingut, to Title Guar & Trust Co, a corpn. 185,000

35TH st W, ss, 363 w 5 av, see 34th, 11 W.

36TH st, 127 E (3:892), ns, 80 w Lex av, 20x74.7; PM; June9'14; 2y or sooner, int as per bond; Eliz S Dickinson to Saml Sloan, at Garrison, NY, & ano, exrs &c Saml Sloan (decd). 18,000

37TH st, 113 E (3:983); ext of mtg for $35,000 to June2'17, 5%; June3; June5'14; Bank for Savgs, N Y, with Helen E Kremer, 34 Park av. nom

37TH st, 245-7 E, see 2 av, 685.

43D st, 106 W (4:995), ss, 102.6 w 6 av, 22.6x100.5; PM; pr mtg $65,000; May29; June8'14; 3y5½%; Geo Hancock, of Phila, Pa, to J Walter Rosenberg, 1843 N 17, Phila, Pa. 27,500

43D st, 231-9 W (4:1015), ns, 350 w 7 av, 100x100.4; ext of mtg for $100,000 to May20'17, 5%; June5'14; Robt S Clark, at Cooperstown, NY, with Hyde Real Estate Corpn, 25 Mad av. nom

43D st, 231-9 W (4:1015), ns, 350 w 7 av, 100x100.4; pr mtg $100,000; June5'14; due May20'17, 5%; Hyde Real Estate Corpn, 25 Madison av, to Robt S Clark, at Cooperstown, NY. 30,000

43D st, 231-9 W; certf as to above mtg; June5'14; same to same. ——

47TH st, 338-40 W (4:1037); ext of mtg for $30,000 to Feb1'17, 4½%; May25; June 8'14; Louis Frank, 318 W 22, with Hy A Metz, 92 Hamilton av, Yonkers, NY, & ano, trstes will Jacob Metz. nom

48TH st, 19 E (5:1284), ns, 300 e 5 av, 25x100.5; pr mtg $100,000; Sept20'13; June 6'14; demand, 6%; Alfd J O'Donovan at White Plains, NY, to Jno A Noble at South Orange, NJ. 14,000

48TH st, 155 E (5:1303), ns, 120 w 3 av, 25x100.5; also 50TH ST, 150 E (5:1304), ss, 147.6 w 3 av, 27.6x100.5; PM; May29; June 8'14; due & int as per bond; Hotel Braddock Co, Inc, 2350 8 av, to Mary Lyons, 244 Riverside dr. 6,000

50TH st, 150 E (5:1304), ss, 147.6 w 3 av, 27.6x100.5; June5'14; due & int as per bond; Mary Lyons, 244 Riverside dr, to Rebecca S Mills, at Smithtown, LI. 22,000

50TH st, 150 E, see 48th, 155 E.

51ST st, 33 W (5:1267), ns, 494 w 5 av, 42x100.5; bldg loan; pr mtg $325,000; June 5; June8'14; due Jan1'15, 6%; Andon Corpn, 150 Bway, to Hosmer J Barrett, 718 5 av. 119,500

51ST st, 33 W; certf as to above mtg; June5; June8'14; same to same. ——

51ST st, 33 W (5:1267), ns, 494 w 5 av, 42x100.5; PM; June5'14; due Jan1'15, 6%; Andon Corpn, 150 Bway, to Hosmer J Barrett, 718 5 av. 325,000

52D st, 318-22 E (5:1344), ss, 237 e 2 av, 57x100.5; ext of mtg for $53,000 to May 26'19, 5%; May26; June11'14; East 52d St Holding Co, Inc, 350 Bway, with Elsie K Powell nom

56TH st, 324 W (4:1046), ss, 313 w 8 av, 20.8x½ blk; ext of mtg for $11,500 to May 1'18, 4½%; June8; June9'14; Cynthia H B Clark, at Stratford, Conn, with Adeline R Robinson, 324 W 56. nom

58TH st, 315-35 W, see 59th, 312-24 W.

58TH st W nec S av, see 59th, 312-24 W.

59TH st, 406-8 E (5:1370), ss, 106.5 e 1 av, 50x100.4; June3; June5'14; due & int as per bond; Isabella Baird to Title Guar & Trust Co, a corpn. 25,000

59TH st, 312-24 W (4:1049), ss, 375 e 9 av 150x100.5; also 58TH ST, 315-35 W (4:1049), ns, 220.6 w 8 av, 240.2x100.5; pr mtg on above 2 parcels $486,200; also BROADWAY (4:1113), es, Circle or Grand Circle ns, Central Park W ws, & 61st ss, the blk; pr mtg $1,980,000; also 8TH AV, 990 (4:1030), nec 58th, runs e97.6 to ws Bway (Nos 1787-9) xn75.8 to ss Grand Circle (No 2) xw on curve 75.3 to es 8 av xs40.8 to beg; pr mtg $450,000, with agmt to deliver & deposit $220,000 1st mtg 6% gold bonds of International Magazine Co with collateral bond of W R Hearst, as further security for said mtg; May29, June10'14; due Dec1'19; 5½%; Veronica Realty Corpn, 238 William (Clarence J Shearn, vice-prcs), to Angie M Booth, at Great Neck, LI. 330,000

59TH st, 312-24 W; 58th st, 315-35 W; Broadway & 8th av, 990; same prop; certf as to above mtg; May29; June10'14; same to same. ——

61ST st W, nec Bway, see 59th, 312-24 W.

61ST st W, swc Central Park W, see 59th, 312-24 W.

64TH st W, nwc Central Park W, see Central Park W, 41.

72D st, 41 E (5:1387); ext of mtg for $40,000 to June1'19, 4½%; June4; June5'14; Albt W Scholle & ano, firm Scholle Bros, with Bernhard Mayer, 41 E 72. nom

73D st, 132 E (5:1407), ss, 110 w Lex av, 15x102.2; June5'14; due & int as per bond; Blanche P Taylor, 173 E 73, to Title Guar & Trust Co, a corpn. 12,000

73D st, 237 E, see Suffolk, 25.

73D st, 426 W (4:1144), ss, 250 w Col av, 25x102.2; PM; June8'14; 1y or sooner, 5%; Edw W Browning to Geo E Hoe, 122 W 74, et al, trstes Wm A Hoe (decd). 25,000

74TH st, 39 W (4:1127); ext of mtg for $20,000 to June1'19, 4½%; June4; June5 '14; Albt W Scholle et al, trstes will Jacob Scholle, with Flora W, wife, & Henry Bernhard, 39 W 74. nom

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76TH st, 30 E, see Madison av, 962.

76TH st, 153 W (4:1148), ns, 507 w Col av, 18x102.2; pr mtg $18,000; June11'14; 1y 6%; Elise Luckstone to Chas C Alexander, 1216 Evergreen av, Plainfield, NJ. 2,000

77TH st, 107 E (5:1412), ns, 150 e Park av, 25x102.2; June9; June10'14; 3y5%; Jos & Ellen King, heirs Patk King, to Lawyers Title Ins & Trust Co, a corpn. 11,000

78TH st, 300 W, see West End av, 371-9.

80TH st, 4 E (5:1491), ss, 125 e 5 av, 20x 102.2; PM; June10'14; 5y or sooner, 4½%; Chas E F McCann to Otto E Dryfoos, 783 5 av. 60,000

80TH st, 6 E (5:1491), ss, 145 e 5 av, 20 x102.2; PM; June10'14; due July1'19, or sooner, 5%; Chas E F McCann, 9 E 80, to Pauline Gutman, 6 E 80. 50,000

80TH st, 171 W (4:1211); ext of mtg for $18,000 to Nov1'16, 5%; Nov8'11; June5'14; Sarah E Furnald, 34 W 72 & ano, exrs &c Francis P Furnald with Cath & Matilda Jackson, both at 171 W 80. nom

86TH st, 218 E (5:1531); ext of mtg for $14,000 to May16'19, 5%; May29; June5'14; Alvin L Strasburger et al trstes for Aaron Strasburger, with Herman A Schmidt. nom

86TH st, 126 W (4:1216); ext of mtg for $18,000 to June11'19, 4½%; June11'14; Albt W Scholle et al, trstes Jacob Scholle, with Millard D & Clara B Mason, 126 W 86. nom

89TH st, 28 W (4:1202), ss, 260 w Central Park W, 20x100.8; PM; June5; June6 '14; 5y or sooner, 4½%; Jos M Levy, 1277 Madison av, to Jos L Graf, 28 W 89. 25,000

90TH st, 305 W (4:1251), ns, 64 w West End av, 18x83.5; ext of mtg for $23,000 to June8'19, 5%; June8'14; N Y Title Ins Co, a corpn, 135 Bway, with Sidney Blumenthal, 305 W 90. nom

91ST st, 74 E (5:1502), ss, 101.10 w Park av, 19x100.8; June5; June9'14; due & int as per bond; Louis Borgenicht, 1475 52d, Bklyn, to Title Guar & Trust Co, a Corpn. 23,000

91ST st, 74 E; sobrn of mtg for $4,000 to mtg for $23,000; May29; June9'14; same & Esther Jorkowski, 151 Central Park W, with same. nom

95TH st, 111 E (5:1524), ns, 90 e Park av, 18.6x100.8; May25; June11'14; 1y6%; Abr Schwab & Maurice B Blumenthal to Herman Katz, 607 W 137, et al. 2,000

95TH st E, sec 1 av, see 1 av, sec 95th.

102D st 188 W, see Ams av, 855.

106TH st, 115 W (7:1861); ext of mtg for $22,500 to June10'19, 5%; June10; June11 '14; Lawyers Title Ins & Trust Co with Morris I Ritterman, 790 Riverside dr. nom

109TH st, 122 W (7:1863), ss, 350 w Col av, 25x100.11; June4; June5'14; 5y5%; Geo Bader, of Weehawken NJ, to Emigrant Indust Savgs Bank, a corpn. 16,000

109TH st, 126 W (7:1863); ext of mtg for $19,000 to June4'18, 5%; June2; June 8'14; Eugenie A W Gage, 254 W 76, with Walter F Kingsland, 22 av du Bois de Boulogne, Paris, France. nom

110TH st, 426-32 E (6:1703), ss, 345 e 1 av, 100x100.10; leasehold; June5; June6'14; installs, 16y—%; Rubin Laskin & Michl Belinky, 342 E 49, to Josephine J Schnurmacher, 176 E 111. 4,500

112TH st, 245 E (6:1662), ns, 100 w 2 av, 25x100.11; pr mtg $——; June1; June 10'14; due Nov1'15, 6%; Clemente De Luisi to Danl Woodcock, 1130 Bergen, Bklyn. 1,000

113TH st, 172 E (6:1640), ss, 100 w 3 av, 20x100.11; June4; June5'14; due & int as per bond; C F Schaue Co, a corpn, to Conrad Steinmann, 69 E 123. 1,500

113TH st W, nwc 5 av, see 5 av, nwc 113.

113TH st, 69 W (6:1597); ext of mtg for $10,500 to Oct2'17, 5%; May28; June6'14; Fredk Schade, 535 W 112, with Waldemar Dorfman, 69 W 113. nom

115TH st, 17 W (6:1599), ns, 270 w 5 av, 28.6x100.11; pr mtg $——; June10; June 11'14; 1y6%; Mary E Schleiermacher, of Bklyn, to Louis Schramm, 362 W 19. 5,000

118TH st, 417 E (6:1806), ns, 194 e 1 av, 16.8x100.11; pr mtg $4,000; June4; June6 '14; due & int as per bond; Octavia Carfagno to Filomena Di Maio, 447 W 44. 1,500

121ST st, 201 W, see 7 av, 2022-4.

123D st, 111 E (6:1772), ns, 165 e Park av, 25x100.11; pr mtg $——; Apr27; June8 '14; due May23'17, 6%; Jno C Mayforth & Kate, his wife, to Anna Mayforth, 109 E 123. 2,500

126TH st, 211 W (7:1932); ext of mtg for $6,750 to June1'19, 5%; May15; June5'14; Louisa Holzinger, 543 W 146, & ano, with Ellison & Co, Inc, 211 W 126. nom

126TH st, 501 W (7:1981), ns, at ss Manhattan (Nos 62-76), runs w193.9xn89.5 to ss Manhattan (Nos 62-76) xse173.8 to beg; gore; pr mtg $90,000; June10; June11'14; due & int as per bond; Cath G Burke & Leo McCall, trstes Francis G Burke to Otto R Hartmann, 1196 Warburton av, Yonkers, NY. 3,000

127TH st, 361 W (7:1953-55), ss, 200 e Col av, 25x99.11; pr mtg $13,000; June5'14; due & int as per bond; Margt Hagan, 1137 Forst av (?), Bronx, to Kath E Smith, 154 W 100 3,000

136TH st, 159 W (7:1921), ns, 187.6 e 7 av, 12.6x99.11; PM; June1; June11'14; 10y 5%; Chas J Steber to Kath S Rose, 244 W Colfax av, Denver, Col. 6,000

136TH st, 161 W (7:1921), ns, 175 e 7 av, 12.6x99.11; PM; June1; June11'14; 10y5%; Ernestine M De Lyons to Kath S Rose, 244 W Colfax av, Denver, Colo. 6,000

137TH st, 174 W (7:1921); receipt of $5,000 on a/c of mtg & reduction of same to $30,000; Feb2; June5'14; N Y Savgs Bank, a corpn, to Isabella Runk, 10 W 77.

137TH st 230 W (7:2023), ns, 432 w 7 av, 19x99.11; June4; June9'14; due June8'17, 5%; Montgomery H Clark, at Roanes, Gloucester Co, Va, to Christin Ycre, 293 W 4. 6,000

142D st W (6:1739), ss, 345 & 395 w 5 av, 2 lots, ea 50x99.11; 2 PM mtgs, ea $5,-600; June1; June9'14; 5y5%; Thompson Bros, a corpn, 42 W 142, to Chas E Littlefield, 250 W 91, admr Mary G Pinkney. 11,200

142D st W (6:1739), ss, 445 w 5 av, runs s99.11xw150xn63.6xne56.4 to st xe107 to beg; PM; June1; June9'14; 5y5%; Thompson Bros, a corpn, 42 W 142, to Chas E Littlefield, 250 W 91, admr Mary G Pinkney (decd). 11,900

143D st, 122-4 W (7:2011), ss, 308.4 w Lenox av, 41.8x99.11; also ST NICHOLAS AV, 724 (7:2053), es, 299.4 n 145th, 19.6x 100; pr mtg $——; June5; June6'14; due Dec5'14, 6%; Lizzie J Waugh, 210 Neptune av, Coney Island, to Heathcote Holding Co, a corpn, 52 Bway. 10,000

144TH st, 453 W (7:2059), ns, 94.5 w Convent av, 21.5x99.11; June2; June11'14; due & int as per bond; Allan C & Albt B Hoffman & Florence H Robinson to Lawyers Mtg Co, a corpn. 8,000

144TH st W, ns, 325 e Lenox av, see 145th W, ss, 325 e Lenox av.

145TH st W (6:1742), ss, 325 e Lenox av, 50x174.10 to ns 144th; PM; June1; June9 '14; 5y5%; Thompson Bros, a corpn, 42 W 142, to Chas E Littlefield, 250 W 91, admr Mary G Pinkney (decd). 11,200

170TH st W, swc Ft Washington av, see Ft Washington av, swc 170.

173D st, 524 W (8:2129); ext of mtg for $33,000 to May1'15, 5%; Jan19'12; June 10'14; Ida T L Schwarz, 783 5 av, with Mary Barry, 524 W 173. nom

176TH st, 601 W, see St Nicholas av, 1321.

179TH st W, nwc Ft Washington av, see Ft Washington av, 427-41.

180TH st, 711-7 W (8:2176), ns, 229.5 & 279.5 e Ft Washington av, 2 lots, ea 50x —; ext of 2 mtgs for $46,500 ea to Apr6 '17, 5%; May20; June11'14; Natl Savgs Bank of Albany, NY, with Alice R Tompkins, 153 W 91. nom

180TH st W, swc Ft Washington av, see Ft Washington av, 427-41.

181ST st, 836 W, see Pinehurst av, 80-8.

185TH st, 551 W, see Audubon av, 400.

213TH st, 500 W (8:2230), sal Ls; June 9; June10'14; demand, 6%; Wm Schmidt, 500 W 213, to Henry Elias Brewing Co, a corpn. 4,600

Av A, 194 (2:406), nec 12th (No 501), 28.8x51.10; pr mtg $17,000; May29; June5 '14; due July5'19, or sooner, 3%; Annie Karp to Harris Mandelbaum, 12 W 87, & ano. 6,000

Av C, 149 (2:392); ext of mtg for $22,000 to June4'19, 5%; June4; June5'14; Lawyers Title Ins & Trust Co with Meyer Falk, 149 Av C. nom

Amsterdam av, 855 (7:1856), sec 102d (No 188), 25.11x79; June5'14; 5y5%; Louis F & Wm F Sommer, exrs &c Caroline W Sommer, to Chas H Gumb, 20 W 101, exr Adele Gumb. 35,000

Amsterdam av, 1483 (7:1971), es, 25 n 133d, 25x100; June9'14; 5y5%; Henry Offermann, of Bklyn, to Wm Sauter, 9 W 103. 20,000

Audubon av, 400 (8:2157), nwc 185th (No 551), 54.8x100; PM; June4; June5'14; 1y 6%; Donald Robertson Co, a corpn, to Genco Realty Co, Inc, 217 W 125. 11,525

Broadway, 1787-9, see 59th, 312-24 W.

Broadway, nec Circle, see 59th, 312-24 W.

Broadway, see 61st, see 59th, 312-24 W.

Broadway, 2532 (4:1242); ext of mtg for $30,000 to May29'19, 4½%; May29; June 10'14; Henry J Lange with Bowery Savgs Bank, a corpn, 128 Bway. nom

Central Park W, nwc Circle, see 59th, 312-24 W.

Central Park W, swc 61st, see 59th, 312-24 W.

Central Park W, 41 (4:1117), nwc 64th, 100.5x150; ext of mtg for $725,000 to Oct1 '24 or sooner, 5%; May25; June5'14; Harperley Hall Co, a corpn, with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

Central Park W, 265 (4:1200); asn all RT&I in estate Fredk W Jockel, decd, to secure note of $10,000; Jan13'13; re-recorded from Mar6; June9'14; Fredk W Jockel to Chas G Koss, 628 West End av. nom

Fort Washington av (8:2139), swc 170th, 100x148.5x100x150; bldg loan; June9; June 11'14; due July1'15, 6%; 114th St & 7th Av Constn Co, a coron, to Montrose Realty Co, a corpn, 135 Bway. 225,000

Fort Washington av (8:2139), swc 170th; same prop; certf as to above mtg; June9; June11'14; same to same.

Fort Washington av, 427-41 (8:2177), swc 180th, runs w111.4xs200.5 to ns 179th xe 115.4 to av xn200.2 to beg; PM; pr mtg $327,500; June1; June9'14; 3y or sooner, 6%; The W J Rich Development Co, a corpn, to Picken Bldg Co, a corpn, 435 Ft Washington av. 30,000

Lenox av, 60-8 (6:1597); agmt as to ownership of bond & mtg for $210,000; June8; June11'14; Veronica Realty Corpn with Lawyers Title Ins & Trust Co, a corpn. nom

Lenox av, 70-8 (6:1597); agmt as to ownership of bond & mtg for $210,000; June8; June11'14; Veronica Realty Corpn with Lawyers Title Ins & Trust Co, a corpn. nom

Lexington av, 521 (5:1303), es, 40.5 n 48th, 20x70; May28; June6'14; due & int as per bond; Patk McKeogh to Title Guar & Trust Co, a corpn, 176 Bway. 18,000

Madison av, 962 (5:1390), swc 76th (No 30), 102.9x20; PM; June8; June9'14; 1y5%; The Tailfer Co, a corpn, to Equitable Trust Co of NY, a corpn, 37 Wall, exr &c Jno U Fraley. 57,500

Manhattan av, 136 (7:1841), es, 51.3 s 106th, 17x70; ext of mtg for $1,900 to Nov 12'15, % as per bond; Nov1'13; June5'14; Ellen L McInery, 136 Manhattan av with Nora Driscoll, 123 W 106. nom

Marble Hill av, 15 (13:3402), nws, 131.11 ne 225th, runs nw120xne10xse20xne25xse 100 to av xsw35 to beg; PM; June10; June 11'14; due & int as per bond; Jos Stephens to Henry Dreyer, 15 Marble Hill av. 6,000

Nagle av, 21-3 (8:2174), nws, at sws Arden (Nos 2-12), 130x129.6; pr mtg $150,-000; May29; June10'14; due Nov17'14, 6%; Wm L O'Conor, 902 West End av, to Wm H Seibert, at Wellington rd, Garden City, NY, as trste for bondholders of Brown Bros, Inc, et al. 10,195

Nagle av, 59-61 & 65-7 (8:2171), ses, 100 & 150 sw Ellwood, 2 lots, ea 50x125; 2 mtgs, ea $41,000; June11'14; 3y5%; Halpin Bldg Corpn, 154 Nassau, to Italian Savgs Bank, a corpn, 64 Spring. $2,000

Nagle av, 65-7 (8:2171), ses, 100 sw Ellwood, 50x125; pr mtg $41,000; June11'14; 3y or sooner, 6%; Halpin Bldg Corpn to Max Marx, 419 Convent av. 3,000

Nagle av, 65-7; certf as to mtg for $3,-000; June11'14; same to same.

Park av, 1505 (6:1637), es, 75.8 s 110th, runs s25.2xe155xn25xw75xn0.2xw80 to beg; June4; June9'14; 5y5%; Anna E Kraft of Bklyn, & Martha Friedman, NY, to Emigrant Indust Savgs Bank, a corpn. 5,000

Park av, 1505; sobrn of mtg for $6,000 to mtg for $5,000; June4; June9'14; Dietrich W Kaatze, of Bklyn, with same. nom

Park av, 1505; sobrn of $2,100 to mtg for $5,000 & $6,000; June4; June9'14; Fischel Friedman, NY, with same & Dietrich W Kaatze, 103 Keap, Bklyn. nom

Pinehurst av, 80-8 (8:2177), swc 181st (No 836), 109.9x112.10x114.11x117.11; agmt modifying, consolidating & ext of two mtgs for $165,000 & $60,000 to Nov28'16 at 5½ & 6%; June8; June10'14; Utility Realty Co, a corpn, 30 E 42, with City Real Estate Co, a corpn, 176 Bway. nom

Post av, 22-8 (8:2220), ns, 250 & 300 w Academy, 2 lots, ea 50x150; ext 2 mtgs for $41,000 ea to June10'17, 5%; June 10'14; Italian Savgs Bank, 64 Spring, with Bendheim Constn Co, a corpn, 128 Bway. nom

St Nicholas av, 724, see 143d, 122-4 W.

St Nicholas av, 1251-7 (8:2141), ws, 25 s 173d, 75x100; ext of mtg for $100,000 to June1'17, 5%; June3; June8'14; Wm C Schmidt, 1253 St Nicholas av, with Fidelity Trust Co, a corpn, 1 Hudson, & ano. nom

St Nicholas av, 1321 (8:2144), nwc 176th (No 601), 99.11x115; June5'14; 3y5%; Westmoreland Constn Co, Inc, 802 W 181, to Franklin Savgs Bank, 656 8 av. 150,000

St Nicholas av, 1321, nwc 176th (No 601); certf & consent to above mtg; June5'14; same to same.

West End av, 371-9 (4:1186), swc 78th (No 300), 102.2x75; estoppel certf as to payment of $30,000 due on a/c of mtg & there is now due $100,000; June2; June6'14; Alex R Nicol, as trste, to Geo R Flinn 5020 5 av, Pittsburgh, Pa.

1ST av, 392 (3:954), sec 23d (Nos 400-2), runs s25.6xe63xs50xe25xn75.6 to ss 23d x w88 to beg; pr mtg $30,000; May 30; June 10'14; due & int as per bond; Archibald G Henderson & Fredk M Ryder, at West Haven, Conn, trstes Maria A Robinson, to Mary E Henderson, 71 Bway. 5,000

1ST av, 527 (3:936), ws, 24.7 s 31st, 24.7 x75; PM; pr mtg $——; June4; June5'14; due Dec1'14, 5%; Hannah Wallach, 1361 Mad av, to Fredk A Mathias, 527 1 av, & ano. 1,500

1ST av, 1891 (6:1669); sal Ls; Dec27'13; June10'14; demand, 6%; Alex McDonald to Geo Ehret, 1197 Park av. 750

1ST av (5:1574), sec 95th, 100.8x103; PM; June9'14; 5y5%; Wm F Cunningham to Margt L Loonie, 824 St Nicholas av. 8,500

1ST av, 2044 (6:1699), es, 75.11 s 106th, 25x84; pr mtg $17,000; June10; June11'14; installs, $100 mo 6%; Antonia Manfridi, 305 E 111, to Giuseppe D'Alessio, 308 E 109. 2,500

1ST av, 2404 (6:1811); sal Ls; June 1; June5'14; demand, 6%; Jno J Torpey, of Bronx, to Jacob Ruppert, a corpn, 1639 3 av. 5,000

2D av, 158 (2:452), nec 10th (Nos 201-3), 25x105, leasehold; asn rents to secure loan of $2,000; pr mtg $14,700; June10; June11 '14; Bessie Saul, of Atlanta, Ga, to Bluma Harris, 232 Madison. nom

2D av, nec 10th, see 10th, 201-3 E.

2D av, 462 (3:932), sal Ls; June1; June 5'14; demand, 6%; Thos Fitzgerald to Jacob Ruppert, a corpn, 1639 3 av. 2,000

2D av, 685 (3:918), nwc 37th (Nos 245-7), 24.9x80; ext of mtg for $7,000 to June5'19, 5%; June5; June9'14; Emigrant Indust Savgs Bank, a corpn, with Hannah C Hartzell, 141 W 78. nom

2D av, 685 (3:918), nwc 37th (Nos 245-7), 24.9x80; pr mtg $7,000; June5'14; 5y5%; Hannah C Hartzell to Emigrant Indust Savgs Bank, a corpn. 4,000

2D av, 847 (5:1319), ws, 50.5 n 45th, 25x 100; pr mtg $12,500; June11'14; due & int as per bond; Margt C Baldwin, 847 2 av, to The Henry Elias Brewing Co, a corpn. 403 E 54. 2,500

2D av, 1467 (5:1431), ws, 51.6 n 76th, 26.4x100; also 2D AV 1469 (5:1431), ws, 77.10 n 76th, 26.6x100; PM; pr mtg $30,-000; June10; June11'14; due & int as per bond; Mary Milleg, 516 E 83, to K O Realty Corpn, 350 Bway. 5,500

2D av, 1469, see 2 av, 1467.

2D av, 1590 (5:1545); ext of mtg for $25,-000 to July1'18, 5%; May20; June5'14; Isaac Hecht with Clara K, wife of, & Frank Eberhart. nom

2D av, 1824 (5:1557); sal Ls; June9; June 10'14; demand, 6%; Patk Hanlon to Jacob Ruppert, a corpn, 1639 3 av. 3,683.61

3D av, 272 (3:877), nws, 88 s 22d, 21.6x 75; June9'14; 5y5%; Louisa H Clausnitzer to American Mtg Co, a corpn, 46 Cedar. 20,000

3D av, 1382 (5:1413), ws 76.8 s 79th 25.6 x100; pr mtg $18,000; June5; June6'14; 2y 6%; Matthew A Kane 411 West End av, to Herman Roth, 217 E 71. 3,500

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3D av, 1799 (6:1649); sal Ls; June10'14; demand, 6%; Thos Fitzpatrick to Jacob Ruppert, a corpn, 1639 3 av. 5,779.30

3D av, 2102 (6:1643); sal Ls; June4; June 5'14; demand, 6%; Marx Hartman, of Bklyn, to Jacob Ruppert, a corpn, 1639 3 av. 4,302.96

4TH av, 329-31 (3:880), es, 60 n 24th, 38.9x83; pr mtg $——; June8; June11'14; due July1'16, or sooner, 6%; Polo Constn Co, a corpn, 331 4 av, to Chas Eberhart, 1462 1 av, & ano, trstes. 42,000

4TH av, 329-31; certf as to above mtg: June8; June11'14; same to same. ——

4TH av, 381-5 (3:882), sec 27th (Nos 100-12), 53.9x irreg x—x162.6; ext of two mtgs for $800,000 aggregate to Sept1'34, 5½% until Sept1'19, & 5% thereafter; June8; June9'14; Hyde Real Estate Corpn, 25 Madison av, with Metropolitan Life Ins Co, a cornn, 1 Madison av. nom

4TH av, 381-5, sec 27th (Nos 100-12); certf & consent to above ext of mtgs; June 8; June9'14; same to same. ——

5TH av, 136 (3:820); asn Ls by way of mtg to secure $2,794.25 or performance of contract; June1; June6'14; Wm H Apfel & Harry B Sladon to Pabst Brewing Co, a cornn, 606 W 49. nom

5TH av (6:1597), nwc 113th, —x—; sobrn of two mtgs for $5,062.50 & $7,000 to Ls; June9; June11'14; Ella A McCarthy with Jno McCarthy, 2½ W 113. nom

7TH av, 370-8 (3:780), swc 31st (No 200), 122.6x75; pr mtg $285,000; May7; June11'14; 3y3½%; Robt Kessler Realty Co, Inc, a corpn, to Fannie McDonald, 387 7 av. 7,889

7TH av, 2022-4 (7:1927), nwc 121st (No 201), 50.11x95; also 7TH AV, 2026-8 (7:-1927), ns, 50.11 n 121st, 50x95; PM; pr mtg $——; June1; June6'14; due & int as per bond; Ephraim L Ennis to Heathcote Holding Co, a corpn, 52 Bway. 5,000

7TH av, 2026-8, see 7 av, 2022-4.

8TH av, 935 (4:1046), ws, 50.5 n 55th, 25 x85; June8'14; 5y5%; Francis de R Wissmann, of Bronx, to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 25,000

8TH av, 990, see 59th, 312-24 W.

10TH av, 491 (3:709), ws, 123.5 s 38th, runs n20.6xw75xs0.6xw25xs20xe100 to beg; pr mtg $6,000; June1; June10'14; due & int as per bond; Karl Siebert, 491 10 av, to Jos Wenner, 312 W 37. 11,000

MISCELLANEOUS MORTGAGES.

Borough of Manhatan.

All property (miscl) real & personal; certf of consent to supplemental mtg or deed of trust to secure bonds under mtg dated Mar15'06; June4; June8'14; Embree Iron Co, a corpn, to Columbia-Knickerbocker Trust Co, a corpn, as trste. ——

Certf (miscl) of consent to mtg; June8; June9'14; Hellogravure Co, Inc, a corpn, to Willard J Sands. ——

County of Pinellas, Fla (miscl); consent to mtg for $8,500 to secure note; June10; June11'14; St George's Alexandrine Co to Mary C Brown. ——

Jamaica, B of Q (miscl); certf as to mtg for $61,750; May26; June9'14; Everett Realty & Constn Co to Title Guar & Trust Co, a corpn. ——

MORTGAGES.

Borough of the Bronx.

Beck st, 317 (10:2710), ws, 270 n Longwood av, 40x100; ext of $28,000 mtg to Sept3'17 at 5%; June3; June6'14; Mary A Robitzek & ano, exrs, with Adolph Kross, 841 Kelly, & Bertha Weyl, 897 Cauldwell av. nom

Bristow st, nwc Jennings, see Jennings, nwc Bristow.

Byron st (*), nec 235th, 25.8x100; June5; June8'14; due July1'17, 6%; Danl Curran to Gottfried F Laufenburger, 362 E 143. 500

Charlotte st, 1501 (11:2966), nwc 170th (No 881), 37.6x100; PM; pr mtg $——; June4; June10'14; installs, 6%; Michel Ticotzky to Henry Hornstein, 784 Kelly. 2,000

Fillmore st, 1746 (*), es, 154.3 s Morris Park av, 25x100; June3; June5'14; due &c as per bond; Lena Bronhelmer & Rika Mayer to Emma S Mason, Atlantic Highlands, N J. 3,000

Garfield st (*), nes, 225 se Morris Park av, 25x100; May23; June10'14; 1y6%; Pauline Goemann to Geo W Wager, 463 Clasaon av, Bklyn. 900

Glover st, 1517 (*), ss, 125 w Lyon av, 25x95; June3; June5'14; due &c as per bond; Louise Schultz to Jas R Ashley, 407 W 145. 3,500

Gluver st (*), ss, 125 w Lyon av, 25x95; sobrn agmt; June3; June5'14; Frieda Dicka with Jas I & Juliet B Ashley, 407 W 145. nom

Jennings st (11:2963), nwc Bristow, 87.2 x25; June9; June10'14; due &c as per bond; Value Realty Co to Edw Roesler, Great Neck, LI, & ano, trstes Aug Roesler. 9,000

Jennings st (11:2963); same prop; certf as to above mtg; June3; June10'14; same to same. ——

Kelly st, nwc Av St John, see Prospect av, nec Kelly.

Kelly st, nec Prospect av, see Prospect av, nec Kelly.

Kelly st, 952-64, see Tiffany, 965-9.

Kingsbridge ter (12:3253), es, 200 s land conveyed by Est N P Bailey to Fairchild, runs s75xe100xn75xw100 to beg; also LAND in Yonkers, NY; Apr30; June 10'14; due &c as per notes —%; Arlington Constn Co to Yonkers National Bank, at Yonkers, NY. notes 6,000

Kingsbridge ter (12:3253); same prop; certf as to above mtg; Apr30; June10'14; same to same. ——

Loring pl, 2257 (11:3225), ws, 80.1 n 183d, 21x101.4x20.11x102.8; PM; pr mtg $8,500; June10'14; 3y5%; T Gilbert Pearson to Arthur Balthasar, 468 Riverside dr, admr Emma Wittmack. 1,500

Loring pl, 2257 (11:3225); ext of $8,500 mtg to Mar5'17 at 5%; May27; June11'14; Eliz N Hall with Arthur Balthasar, admr Emma Wittmack. nom

Manida st (10:2768), ws, 200 s Randall av, 25x100; PM; June5; June6'14; 3y5½%; Francesco Lisanti to East Bay Land & Impt Co, 25 Pine. 475

Osborne pl (11:3228), es, 325.6 s 179th, 25x75.3x25x76.8; PM; May26; June8'14; 5y 5%; Antonio Fiore to Forbes J Hennessy, 38 W 70 et al exrs Ellen M Hennessy. 700

Seabury pl, ws, see 172d E, es, 122.3 n Seabury pl.

Tiffany st, 965-9 (10:2713), ws, 245 n 163d, 80x100; also KELLY ST, 952-64 (10:-2713), es, 125 n 163d, 152x100; collateral mtg; pr mtg $148,000; May25; June10'14; due Nov1'16, 5½%; Jno B Haskin Estates, Inc, to N Y Mtg & Security Co, 135 Bway. 120,000

Tiffany st, 965-9 (10:2713); also KELLY ST, 952-64; certf as to above mtg; May25; June10'14; same to same. ——

Whittier st, swc Seneca av, see Seneca av, swc Whittier.

William st, nwc Dudley av, see Dudley av, nwc William.

135TH st, 371 E (9:2298); ext of $16,500 mtg to June1'17 at 5%; June1; June10'14; Thos J Falls with Egidio Pellettieri, 371 E 135. nom

137TH st E (10:2566), ns, 140.8 e So blvd, 50x100; PM; pr mtg $4,300; June9'14; due Aug10'15, 6%; Winter & Co to Jas N Thompson, 175 W 88. 5,700

137TH st E (10:2566), ns, 140.8 e Southern blvd, 50x100; ext of $4,000 mtg to June 9'19 at 6%; June6; June11'14; Winter & Co with Julius Winter & Jane R Thompson. nom

141ST st, 439 E (9:2286); ext of $4,000 mtg to May1'17, at 5%; May12; June6'14; Henry H Hughes with Eliz L Materne, Monroe, NY. nom

147TH st E, sec Tinton av, see Tinton av, sec 147.

148TH st E (9:2275), ns, 100 e Brook av, 25x100; ext of $11,000 mtg to Aug15 '19 at 5%; Mar19; June5'14; Conrad Tisch with Sadie Rosen, 1469 Wash av. nom

155TH st, 433-9 E, see Elton av, 723.

164TH st E, nec Prospect av, see Prospect av, 980.

165TH st, 653 E (10:2633), ext of $5,-000 mtg to May8'17 at 5½%; May6; May 9'14; Morris Batt with Alphonse Brueckner, 653 E 165; corrects error in issue of May16 when st No was 635. nom

166TH st E, nec College av, see Findlay av, nwc 166.

166TH st E, nec College av, see College av, nec 166.

166TH st E, nwc Findlay av, see Findlay av, nwc 166.

167TH st E, sec Findlay av, see Findlay av, sec 167.

167TH st W (9:2528-2534), ns, 41.3 s Lind av, 25x79.3x27x89.7; June10; June11 '14; 3y6%; Jno Sohns to Ida S Lamb, 31 Clinton pl, Utica, NY. 2,250

167TH st, 901 E (10:2706), ns, 75.1 w Tiffany, 60x—; ext of $46,000 mtg to May 26'17 at 5%; May26; June5'14; David Paley with Jno R Yale & Wm H Berrigan, admrs Julia L Butterfield. nom

170TH st, 881 E, see Charlotte, 1501.

172D st E (11:2967), es, 122.3 n Seabury pl, 51.4x133 to Seabury pl x57x93.8; June 10'14; due Dec10'14, 6%; Terrace Constn Co to Montrose Realty Co, 135 Bway. 30,000

172D st E (11:2967); same prop; certf as to above mtg; June10'14; same to same.

172D st E (11:2905), ns, 95.2 w Wash av, 45x105; Apr30; June9'14; due &c as per bond; Rosie Samuelson to Bertha Lewy, 128 E 74. 1,000

173D st E (11:2978), ns, 40 w So blvd, runs n80.5xw33xs24xnw17.10xs67.5 to beg; ext of $30,000 mtg to June3'19 at 5%; June3; June8'14; Lawvers Mtg Co with Trask Bldg Co, 1662 Boston rd. nom

173D st E, nwc So blvd, see So blvd, nwc 173d.

173D st E (11:2897), ss, 190 e Webster av, 40x100; ext of $5,000 mtg to Apr30'19 at 5%; Mar23; June6'14; Mary E Abbott with Mary Goodfellow & Susie Goodfellow. nom

176TH st E (11:2892), ss, 109 e Anthony av, runs s134xe128xn31.6xne196.6 to st xsw 210 to beg, except pt for 176th; June8; June9'14; 5y6%; Ambrose Realty Co, 46 Cedar, to Morland Mtg Co, 165 Bway. 12,000

176TH st E (11:2892); same prop; certf as to above mtg; June8; June9'14; same to same.

176TH st E (11:2892); same prop; sobrn agmt; June6; June9'14; Margt S Ives with same. nom

176TH st E (11:2892); same prop; pr mtg $12,000; June8; June9'14; 5y6%; Ambrose Realty Co, 46 Cedar, to Christine I Johnson, 631 Eastern blvd, Bklyn. 1,000

176TH st E (11:2892); same prop; certf as to above mtg; June8; June9'14; same to same.

176TH st E (11:2892); same prop; sobrn agmt; June6; June9'14; Margt S Ives with same. nom

177TH st, 726 E (11:2950); sal Ls; June 5; June9'14; demand, 6%; Gustav Withus to Peter Doelger Brewing Co, Inc, 407 E 55. 8,500

178TH st, 865-71 E, see Crotona Pkway, es, at nes 178.

178TH st E (11:3027), ss, 139.4 e Webster av, 20x100; pr mtg $4,250; June1; June11'14; due &c as per bond; Gustave P & Geo A Dahlgren, Mary V Damaschky, Agnes C Dunn & Amanda V & Lillian F Holliday to Katharina Willersdorf, 1210 Clay av. 400

181ST st, 650 E (11:3081), ss, 50 w Belmont av, 34.8x106.6x33.7x97.11; PM; pr mtg $27,500; June3; June5'14; 2y6%; Minnie Clemens, West Hoboken, NJ, to S B Realty Co, 4521 3 av. 2,350

181ST st E, sec Crotonn av, see Crotona av, sec 181.

181ST st, 815-9 E (11:3111), ns, abt 145 e Mapes av, 47.1x66; pr mtg $19,500; May 28; June10'14; 3y6%; Ellen Realty & Constn Co to Ellen Mulhare, 404 E 141. 4,000

181ST st, 815-9 E; certf as to above mtg; May28; June10'14; same to same. ——

187TH st, E, swc Arthur av, see Arthur av, swc 187.

187TH st, 720 E, see Crotona av, sec 187th.

187TH st E (11:3065), ss, 90.1 e Hoffman, 29x66.11x29x67.6; pr mtg $——; June10; June11'14; 2y6%; Pietro Zappile, 580 E 187, to Nicholas J Melillo, 2333 Arthur av. 1,000

188TH st E, nec Park av, see Park av, nec 188.

188TH st E, nwc 3 av, see 3 av, nwc 188.

198TH st E (12:3319), ns, 51.9 w Grand blvd & concourse (Anthony av), 51.9x116.8 x50x103.6; PM; June8; June9'14; 3y5½%; Simon G Katzen to Jacob S Ehrich, Lynchburg, Va. 4,066.66

213TH st E nwc Paulding av, see Paulding av, nwc 213th.

215TH st E (*), ss, 325 e Maple, 25x125; May14; June8'14; 3y5½%; Frank Gass to Wm H Weygandt, 1046 Green av, Bklyn. 3,500

223D st E (*), ns, 425 w Laconia av, 165.2x102.1x165.2x109.6; June5'14; due Dec 1'15, 5%; Wm Callahan to Dollar Savgs Bank, 2808 3 av. 3,000

224TH st E (*), ns, 400 e Carpenter av, 50x114, Wakefield; May11; June5'14; 3y 6%; Jas F Moore to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY; re-recorded from May12'14. 2,000

226TH st E (*), ns, 305 e White Plains rd, 25x114; PM; June5; June6'14; 1y6%; Wm Rippey to Kingston Securities Co, 61 Bway. 800

228TH st E (*), ss, 255 e Carpenter av, 25x114; ext of $3,500 mtg to June7'17 at 5%; Apr30; June6'14; Mary J Averill with Henry Hellmers, 646 E 228. nom

235TH st E, nec Byron, see Byron, nec 235.

235TH st E (*), ns, 100 w White Plains av, 50x114; ext of $3,500 mtg to June9'14 at 5½%; June9; June11'14; Sarah E Buckhout to Jno S Johnson, 685 E 235. nom

236TH st E (12:3367), ns, 392.8 w Oneida av, 38.8x92.11x25.5x98.10; June4; June5'14; 3y5½%; Jno Wilkens to Mathias Haffen, 2979 Marion av. 8,500

244TH st W, nwc Cayuga av, see Cayuga av, nwc 244.

Av St John, nwc Kelly, see Prospect av, nec Kelly.

Anthony av (11:2889), ws, 244 n 173d, 51.3x95.2x46.7x84.2; consent to mtg for $1,225; June4; June8'14; Mellwin Realty & Constn Co to Fannie Catz.

Arthur av (11:3065), swc 187th, 39.7x 51.2x40.8x50.9; June9; June10'14; 5y5½%; Russo Iodice Realty Co to Edw A Ridley, Fanwood, NJ. 20,000

Arthur av (11:3065); same prop; certf as to above mtg; June8; June10'14; same to same.

Barker av (*), ws, 175 n Eliz, 25x125; June11'14; due &c as per bond; P Emile Delarbre to Marie Evrard, 621 Magenta. 4,000

Bathgate av (11:3052), ses, 50 ne 183d, 50x100, except pt for av; June10'14; 3y 5½%; Mary G Gehlen, New Rochelle, NY, to N Y Title Ins Co, 135 Bway. 3,500

Bronx blvd (*), nws, 100 se Becker av, 50x100, Washingtonville, except part taken by City N Y; PM; June1; June10'14; 3y5%; Michl Brennan, Inc, to Mary Rafferty, 327 So 6 av, Mt Vernon, NY. 3,000

Bronxdale av (*), ws, 50.6 n Van Nest av, 25.3x94.7x25x98.2; June3; June5'14; due &c as per bond; Edw A Schill to Saml J Ashley, 747 St Nicholas av, & ano. 5,000

Bronxdale av (*); same prop; June3; June5'14; due &c as per bond; Edw A Schill to Francis G Sigel, 2468 Devoe ter. 5,000

Brook av, ws, abt 454.7 n 153d, see 3 av, es, 454.7 n 153.

Cayuga av (13:3415), nwc 244th, runs s w on curve 210xn109.11xe164.1 to beg; P M; June8; June11'14; due, &c, as per bond; The Barnard School for Boys, a corpn, to Louisa Dash, on Waldo av, ws, sw 242d. 5,000

Cayuga av (13:3415), nwc 244th, runs s w on curve 140 xn94.4xe92.7; PM; June8; June11'14; due as per bond; The Barnard School for Boys, a corpn, to Parkway Heights Co, 27 Cedar. 4,000

College av, nec 166th, see Findlay av, nwc 166.

College av (9:2434-2438), nec 166th, 42x 100; bldg loan; June8; June9'14; demand, 6%; Tully Bldg Co, Inc, to City Mtg Co, 15 Wall. 35,000

College av (9:2434-2438); same prop; certf as to above mtg; June8; June9'14; same to same.

College av (9:2434-2438), es, 42 n 166th, 8 lots, ea 38.6x100; 8 bldg loan mtgs, ea $22,000; June8; June9'14; demand, 6%; Tully Bldg Co, Inc, to City Mtg Co, 15 Wall. 176,000

College av (9:2434-2438); same prop; 8 certfs as to above mtgs; June8; June9'14; same to same.

College av (9:2434-2438), nec 166th, 350 x100; agmt as to acceptance of 9 mtgs in lieu of blanket mtg; June8; June9'14; Tully Bldg Co, Inc, with City Mtg Co, 15 Wall. nom

Creston av or 190th (11:3167), nes, at nws Fordham rd, runs ne145.8 to ws Grand blvd & concourse xn306.4xw185.7 to es Creston av xs344.10 to nes 190th xse 68.3 to beg; June9; June10'14; due Nov

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1'16, 6%; Winnie Realty & Constn Co to Bowery Savgs Bank, 128 Bowery. $0,000

Creston av or 190th (11:3167), same prop; certf as to above mtg; June9; June 10'14; same to same. ——

Creston av or 190th (11:3167); same prop; pr mtg $80,000; May25; June10'14; 1y6%; same to American Real Estate Co, 527 5 av. 52,000

Creston av or 190th (11:3167); same prop; certf as to above mtg; May25; June10'14; same to same. ——

Crotona av (11:2935), ws, 64 n Jefferson pl, 25x100; pr mtg $4,800; Feb17; June 10'14; 3y5%; Wm Kurtzer to Chris D Rohm, 419 E 24, et al, trstes. 1,000

Crotona av (11:3096), sec 181st, 65x102; PM; pr mtg $8,000; June4; June11'14; due &c as per bond; Mungo Constn Co, 391 E 149, to Maurice Simmons, 1314 53d, Bklyn. 3,500

Crotona av (11:3101), es, 119.11 s 183d, 24.2x42x24x41.2; May28; June10'14; 3y6%; Margaretha Gleason & Wm B Murphy to Ellen Mulhare, 404 E 141. 2,000

Crotona av (11:3102), sec 187th (No 720), 70x100; bldg loan; June5; June8'14; demand, 6%; Cosenzo Bldg Co to Jas G Wentz, 335 West End av. 52,000

Crotona av (11:3102), sec 187th (No 720); certf as to above mtg; June5; June8'14; same to same. ——

Crotona Pkway (11:3123), nes, at nes 178th (Nos 865-71), runs se143.4xne36.4x nw145.2 to ses Mohegan av (No 2004) xsw 32 to Crotona Pkway xs4.6 to beg; pr mtg $52,000; May23; June10'14; installs, 6%; Malvina Friedman to Fannie Kluger, 755 Jennings. 3,180

Cruger av (*), ws, 225 s Morris Park av, 25x95; ext of $4,000 mtg to June11'17 at 5%; May1; June6'14; Duane S Everson with Barbara C Wygant, 1721 Cruger av. nom

Doris av (*), sws, 75 se Lyon av, 45.2x 101.11, except part for st; June5; June6'14; due, &s, as per bond; Margt Muh Roeth to Geo Muh, 2279 Lyon av. 500

Dudley av (*), nwc William, 75x100; May16; June5'14; 3y6%; Bentz Contracting Co, Inc, to Franz Stolz, 525 E 157. 900

Eagle av (10:2627), es, 100 n 161st, 100x 130; sobrn agmt; May29; June5'14; Chas T Streeter Constn Co & Harborn Realty Co, Inc, with Prospect Investing Co, Purchase, NY. nom

Eagle av (10:2627), es, 100 n 161st, 2 lots, ea 50x130; 2 bldg loan mtgs, ea $40,000; June4; June5'14; due May1'15, 6%; Chas T Streeter Constn Co to Prospect Investing Co, Purchase, NY. 80,000

Eagle av (10:2627); same prop; 2 certfs as to above mtgs; June4; June5'14; same to same. ——

Elton av, 723 (9:2377), nwc 155th (Nos 433-9), 25x99.6; pr mtg $21,000; June2; June6'14; 3y6%; Amandus & Elisabetha Richter to Louis Ruchti, 736 Home et al. 2,600

Ely av (*), es, 116.3 s Boston rd, 25x 95;June6'14; due June6'25, 6%; Fredk F Byron to Jno Bussing Jr, 205 East Lincoln av, Mt Vernon, NY. 3,000

Findlay av (9:2434-2438), nwc 166th, runs w200 to es College av xn350xe100xs 50xe100 to Findlay av xs300 to beg; PM; pr mtg $228,000; June3; June9'14; due &c as per bond; Tully Bldg Co, Inc, to Star Holding Co, 30 E 42. 25,000

Findlay av (9:2434-2438), nwc 166th, 300 x100; bldg loan; June8; June9'14; demand, 6%; Tully Bldg Co, Inc, to City Mtg Co, 15 Wall. 17,000

Findlay av (9:2434-2438); same prop; certf as to above mtg; June8; June9'14; same to same. ——

Findlay av (9:2434), sec 167th, 40x100.1; bldg loan; June3; June5'14; demand, 6%; A J Schwarzler Co to City Mtg Co, 15 Wall. 32,000

Findlay av (9:2434); same prop; certf as to above mtg; June3; June5'14; same to same. ——

Findlay av (9:2434), es, 40 s 167th, 38.4x 100.1; bldg loan; June3; June5'14; demand, 6%; A J Schwarzler Co to City Mtg Co, 15 Wall. 22,000

Findlay av (9:2434); same prop; certf as to above mtg; June3; June5'14; same to same. ——

Findlay av (9:2434), es, 78.4 s 167th, 4 lots, ea 38.4x100.1; 4 bldg loan mtgs, ea $21,000; June3; June5'14; demand, 6%; A J Schwarzler Co to City Mtg Co, 15 Wall. $4,000

Findlay av (9:2434); same prop; 4 certfs as to above mtgs; June3; June5'14; same to same. ——

Findlay av (9:2434), sec 167th, 231.8x 100; agmt as to blanket mtg; June3; June 5'14; A J Schwarzler Co with City Mtg Co, 15 Wall. nom

Fordham rd, nws at nes Creston av or 190th, see Creston av or 190th, nes, at nws Fordham rd.

Grace av (*), es, 25 n Rose pl, 25x100; June5; June8'14; installs, 6%; Acastos J Waldron to Bronx Security & Brokerage Co, 258 E 138. 100

Grand blvd & concourse, swc Fordham rd, see Creston av or 190th, nes, at nws Fordham rd.

Hermany av (*), ss, 100 e Olmstead av, 50x154.8x50x156.9, except pt for Hermany av; June10'14; 3y5½%; Geo A Hefter to Margaretha Olsson, 2233 Story av. 4,500

Hughes av, 2110 (11:3081), es, 122.2 n 180th, 25.1x81.6; PM; pr mtg $12,000; June 6; June9'14; due &c as per bond; Andrea Natarelli & Michele Roberti, to Pasquale D'Auria, 670 E 180. 1,450

Jackson av, nec Westchester av, see Westchester av, nec Jackson av.

Jerome av (11:2849), es, 100 n Clifford pl, 100x36.1x100.3x43.10; PM; pr mtg $4,000; June8; June9'14; due &c as per bond; Mae E Powers to Ira H Parker, 342 E 140. 2,200

Lafontaine av, 2017 (11:3061), ws, 150 n 178th, 37.6x100; pr mtg $——; June10'14; 3y6%; Matilda Amsler to Eliz Amsler, 3263 Hull av. 2,500

Lyon av, 2302 (*); ext of $3,500 mtg to Dec5'16 at 5½%; Nov24'13; June10'14; Title Guar & Trust Co with Pauline T Wienecke, 2302 Lyon av. nom

Madison av (*), ns, 50 w Gainsborg av, 50x100; PM; May28; June5'14; due &c as per bond; Moses H & Wm Kahn to Poughkeepsie Trust Co, at Poughkeepsie, NY. 870

Madison av (*), ns, 200 w Robin av, 50x 100; PM; May28; June5'14; due &c as per bond; Jno M Ericsson, Yonkers, NY, to Poughkeepsie Trust Co, at Poughkeepsie, NY. 800

Middletown rd (*), ss, 123.1 e Appleton av, 50.1x104.5x50x105.6; PM; June1; June6 '14; 3y6%; Anne Schwartz to Eliz K Dooling, 179 E 80. 1,200

Mohegan av, 2004, see Crotona Pkway, es, at nes 178.

Morris Park av (*), ss, 50 e Louise, 50x 100; June5; June6'14; 3y6%; Jno Schwaerzer to Jno H Kerkmann, 2552 8 av. 2,500

Newton av (13:3421), es, 96.9 n 256th, 50 x100; PM; pr mtg $1,155; June1; June5'14; installs, 6%; Eliz S, wife Jos T P Callahan, to Delia A, wife Jno J Kennedy, 5028 Mosholu av. 345

Ogden av (9:2522), es, 50 s 170th, runs e108.10xs49.5xw99.2 to av xn34.9xn54 to beg; bldg loan; demand, 6%; June10'14; Phyfe Bldg Co, Inc, to City Mtg Co, 15 Wall. 55,000

Ogden av (9:2522); same prop; certf as to above mtg; June10'14; same to same. ——

Ogden av (9:2522); sobrn agmt; June 10'14; same & Lawrence W Gallagher with same. nom

Park av (11:3041), nec 188th, runs e 165.10 to 3 av xn137.7xw81.10 to ws Park av xs35.4xs77.4 to beg; collateral mtg; June8; June11'14; demand, 6%; Reville-Siesel Co to City Mtg Co, 15 Wall. 77,000

Park av (11:3041); same prop; certf as to above mtg; June8; June11'14; same to same. ——

Park av (11:3041), nec 188th, 35.4x100x 42x100.2; bldg loan; June8; June11'14; demand, 6%; Reville-Siesel Co to City Mtg Co, 15 Wall. 35,000

Park av (11:3041); same prop; certf as to above mtg; June8; June11'14; same to same. ——

Park av (11:3041), es, 35.4 n 188th, 42x 100; bldg loan; June8; June11'14; demand, 6%; Reville-Siesel Co to City Mtg Co, 15 Wall. 30,000

Park av (11:3041), same prop; certf as to above mtg; June8; June11'14; same to same. ——

Paulding av (*), nwc 213th, 6 lots, ea 25 x100, Laconia Park; PM; June4; June5'14; 3y6%; Barbara McArdle, widow, East Portchester, Conn, to Aug Schramm, 449 E 84. 2,000

Prospect av (10:2686), nec Kelly, runs e 132.7 to ws Av St John xn185.6 to Prospect av xs282 to beg; June5; June6'14; due, &c, as per bond; North American Wall Paper Co to Tillie Wacht, 790 Riverside dr. 6,000

Prospect av, 980 (10:2690), nec 164th, 74.7x75; pr mtg $——; June5; June6'14; due Apr15'15, 6%; R G Corpn to Anna Scheer, 583 Riverside dr & ano. 10,000

Prospect av, 980; sobrn agmt; June2; June6'14; Meyer Jarmulowsky with same. nom

Prospect av, 980 (10:2690), nec 164th, 74.7x75; certf as to mtg for $——; June5; June8'14; R G Realty Corpn to Anna Scheer & ano. ——

Prospect av (10:2680), ws, 125 n 167th, 42.6x115.6; PM; pr mtg $32,000; June1; June5'14; 5y6%; Isidor Reis to 114th St & 7th Av Constn Co, 1884 7 av. 8,000

Prospect av (10:2680), ws, 205.6 n 167th, 42.6x115.6; PM; pr mtg $32,000; June1; June5'14; 5y6%; Isidor Reis to 114th St & 7th Av Constn Co, 1884 7 av. 8,000

Prospect av (10:2680), ws, 167.6 n 167th, 38x115.6; pr mtg $——; June1; June5'14; 5y6%; Isidor Reis to Belle Hazen Realty Co, Inc, 516 5 av. 5,000

Rochambeau av (12:3338), es, 75 n 208th, 25x100; June4; June5'14; 2y6%; Robt M Farrington, B of Q, to Kate Roth, 2321 Prospect av. 1,000

Rochambeau av (12:3336), es, 25 s 208th, 50x100; June6; June8'14; 3y6%; Dani & Margt Houlihan to Simeon C Bradley, Nyack, NY. 2,000

Seneca av (10:2762), swc Whittier, 50x 100; June5'14; 3y6%; Prospect Holding Co to Chas E Lansing, 32 W 95. 3,000

Seneca av (10:2762); same prop; certf as to above mtg; Jan5'14; same to same. ——

Southern blvd (11:2978), ws, 80.5 n 173d, runs w73xne60.11xn21xe44.9 to So blvd xs75 to beg; ext of $28,000 mtg to June3'19 at 5%; June3; June8'14; Lawyers Mtg Co with Trask Bldg Co, 1662 Boston rd. nom

Southern blvd (11:2978), nwc 173d, 80.5 x40; ext of $36,000 mtg to June3'19 at 5%; June3; June8'14; Lawyers Mtg Co with Trask Bldg Co, 1662 Boston rd. nom

Southern blvd (11:3113), ws, 160.5 n Kingsbridge rd, 50x100; ext of $7,250 mtg to Jan30'17 at 5%; June1; June2'14; Chas V Ryer Jr with Michl N Delagi, 2283 So blvd; corrects error in last issue as to size. nom

Tinton av (10:2582), sec 147th, 50x100; PM; pr mtg $4,000; June11'14; 2y6%; Normal Constn Co to Saml Solinsky, 948 Leggett av. 3,850

Tinton av (10:2582); same prop; June8; June11'14; 3y6%; Saml Solinsky to Eliz C Cornell, 602 W 147. 4,000

Turnbull av (*), ss, 263.7 e Havemeyer av, 63.5x53x63.11x44.4, except part for Turnbull av; pr mtg $1,000; June4; June6 '14; due, &c, as per bond; Fredk Schulz to Theo Stolze, 230 E 27. 500

Washington av, 1517-9 (11:2903); ext of $37,000 mtg to June10'19 at 5½%; June10; June11'14; Lawyers Title Ins & Trust Co with Integrity Realty Co, 242 E Tremont av. nom

West rd (*), cl, lots 25 to 28, map prop Country Club Land Ass'n, runs ne300xe 447.10xs196.4xsw357.6xn76.6xn80.3x s e293.4 to beg; June11'14; due, &c, as per bond; Emily A Scott to Title Guar & Trust Co, 176 Bway. 6,000

Westchester av (10:2645), nec Jackson av, runs e110xn12.4xnw79.11 to av xsw76.6 to beg; ext of $30,000 mtg to Dec1'16 at 5%; Nov25'13; June6'14; Irene Power with Atlas Investors Co. nom

West Farms rd (10:2754), ses, 271.8 sw Longfellow av, runs sw22.11xse70.8xe21.7x ne10.4x90.11 to beg; pr mtg $2,000; May15; June5'14; due &c as per bond; Cath A La Velle to Chas Mohr Jr, 1492 Rosedale av. 2,000

White Plains rd (*), es, 150 s O'Brien av, 25x111.6; June4; June5'14; 1y6%; Evelyn Miers to Carl Heinrich, 131 E 86. 1,100

3D av, 3026 (9:2363), es, 454.7 n 153d, runs e228.9 to Brook av xn177.8xw107.11 xs144xw100 to 3 av xs20.1 to beg; ext of $135,000 mtg to June1'17 at 6%; June 1; June2'14; Max M Warburg with Acme Theatre Co, 1402 Bway; corrects error in last issue, when last w course appeared as —. nom

3D av, 3049 (9:2378); sal Ls; June2; June 8'14; demand, 6%; Geo Neher to A Hupfel's Sons, 842 St Anns av. 2,500

3D av (11:3041), nwc 188th, runs w65.8 xn84xe15.8 to av xs101.6 to beg; bldg loan; June8; June11'14; demand, 6%; Reville-Siesel Co to City Mtg Co, 15 Wall. 12,000

3D av (11:3041); same prop; certf as to above mtg; June8; June11'14; same to same. ——

3D av, nwc 188th, see Park av, nec 188.

3D av, 3683 (11:2910); sal Ls; May20; June5'14; demand, 6%; Ralph Barone to Clausen-Flanagan Brewery, 441 W 25. 2,600

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIII No. 2414 New York, June 20, 1914. (51) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Canal st, 538-42 (or West st, 292-3).
*Catherine st, 46-50 (or Madison, 72).
Catharine st, 13-15.
Clinton st, 175.
Croton st (nec Audubon ave, 9) blk. 2123-26.
Delancey st, 292.
Duane st, 116.
Forsyth st, 157.
Front st, 249.
Grand st, 137-9.
Greenwich st, 310-6 & 822.
Hamilton ter, 51.
Houston st, 426-8 E.
Houston st, 90 W.
Jane st, 71-3.
Lewis st, 63.
Lispenard st, 13-15.
Madison st, 72 & 86.
Mulberry st, 2-4 (or Park Row, 188).
Murray st, 75 & 101.
*Reade st, 162-4 (or Greenwich st, 310).
St. Nicholas ter, 41-7.
Washington st, 691-3.
*Water st, 393-5 (or Cath. st, 13).
West st, 290-3.
*Worth st, 196 (or Park Row, 192).
4th st, 320 E.
7th st, 108, 121, 193 & 218 E.
9th st, 719-21 E.
11th st, 332 E.
12th st, 39-43, 44-8 & 47 W.
13th st, 708 E.
14th st, 209 E.
17th st, 425-7 W.
18th st, 217-9 W.
19th st, 237 E.
*20th st, 300 E. (or 2d av, 342).
20th st, 300½ E.
*21st st, 2-8 E (or 5th av, 147).
22d st, 306 W.
24th st, 332 E.
25th st, 342 E.
26th st, 141-3 W.
30th st, 106, 128-32 & 237 W.
32d st, 404-8 E.
34th st, 158 & 236 E.
37th st, 162 E.
39th st, 514 W.
46th st, 14 E.
46th st, 153 W.
48th st, 155 E.
50th st, 136, 150 & 401-3 E.
51st st, 37 & 145 E.
57th st, 25 W.
58th st, 56-62 W.
69th st, 33 E.
70th st, 316-8 E.
71st st, 205-7 & 432-4 E.
71st st, 12 W.
74th st, 101-3 & 484 E.
75th st, 238 W.
77th st, 6 W.
78th st, 310 W.
79th st, 22 E.
81st st, 507 E.
85th st, 519 E.
86th st, 230-40 E.
86th st, 50 W.
87th st, 171 W.
90th st, 305 E.
92d st, 57 E.
93d st, 131 E.
94th st, 338 E.
96th st, 109 E.
*96th st, 340 E (or 1st av, 1855).
97th st, 223 E.
99th st, 260 W.
100th st, 162 E.
101st st, 313 E.
103d st, 222 E.
104th st, 27 E.
106th st, 52 E.
107th st, 213 E.
109th st, 305 E.
*111th st, 95-7 E (or Park av, 1540-4).
112th st, 310-2 & 318-20 E.
114th st, 231 E.
114th st, 37, 538 & 604 W.
116th st, 245 E.
117th st, 21 E.
*117th st, 368 W (or Morningside av, 28).
118th st, 217 E.
118th st, 157 W.
*119th st, 36-8 E (or Mad. av, 1828-30).
119th st, 310-26.
120th st, 507 E.
120th st, 103-5 & 155 W.
123d st, 113 & 333-41 E.
123d st, 206 & 300-12 W.
125th st, 305-9 E.
125th st, 503 & 510 W.
*126th st, E (nwc, Mad. av, 1974) blk 1751-14.
128th st, 130-3 & 146 E.
129th st, 247 W.
*129th st, 401 W. (or St. Nich. ter, 41-7).
131st st, 64 & 207 W.
132d st, 277 W.
133d st, 9 W.
134th st, 121 & 525-7 W.
135th st, 209-13 W.
136th st, 120 W.
137th st, 236 & 263-5 W.
*139th st, W. (nwc, Edgecombe av) blk 2048-21.
*139th st, W. (nec, Edgcombe av, 100) blk 2042-1.
139th st, 52 W.
142d st, 131 W.
143d st, 508 W.
144th st, ns blk, 2091-16-21.
146th st, 540-2 W.
151st st, 502-4 W.
152d st, 511 W.
156th st, 601 W.
*157th st, 501 W (or Amst. av, 1960-8).
161st st, W, ns blk, 2136 pt 150.
*164th st, W (nec, Bway 3920-2) blk 2122-69.
*175th st, 651 W (or Bway, 4140-4).
*180th st, W (nec Audubon av)blk 2152-61.
180th st, W, ns blk 2152-93.
181st st, 700-4 W.
*214th st, W, nwc Amst. av (or 10th av) blk 2232-16.
225th st, W (nec Marble Hill av) blk 3402-534.
Av D, 29-31.
Amsterdam av, 1491 & 1960-8.
Amsterdam av (or 10th av) nwc 214th st, blk 2232-16.
*Audubon av, 9 (or nec Croton st) blk 2123-26.
Audubon av, es blk 2152-61-64.
Broadway, 449, 3920-2 & 4140-4.
*Broadway, 3761 (or 156th st, 601 W.).
*Broadway, 4249-59 (or 181st st, 700-4 W).
Broadway, es, blk 2170-98.
Edgecombe av, 58, 100 & 199.
*Edgecombe av, ws (or St. Nich. av, es) blk 2048-21.
Lenox av, 429-31 & 557.
Lexington av, 1389.
*Lexington av, 2116 (or 128th st, 132 E).
Madison av, 1012 & 1974.
*Madison av (swc 79th st, 22 E).
*Marble Hill av (ses, at nes 225th st) blk 3402-534.
Morningside av, 28.
Park av, 1540-4.
Park Row, 188-92.
Pleasant av, 307-9.
Riverside dr, es, blk 2136-16-18.
St. Nicholas av, 256 & 454.
*St. Nicholas av (sec 123d st, 312 W) blk 1949-38.
St. Nicholas av, es, blk 2048-21.
St. Nicholas av, es, blk 2051-35-38.
St. Nicholas av, ws, blk 2166-48.
Vermilyea av, 125.
*Wadsworth av, 40 (or Bway, 4140-4).
*1st av, 886-94 (or 50th st, 401-3 E).
1st av, 1849, 1855 & 2354.
2d av, 342, 2168 & 2387.
3d av, 1368-70.
5th av, 141-7, 400, 1386 & 2182-4.
7th av, 2469-71.
8th av, 2287-9.

WILLS.

57th st, 36 E.
88th st, 19 W.
121st st, 426-8 E.
142d st, 627 W.
East End av, 112.
West End av, 785.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
aasign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JUNE 12, 13, 15, 16, 17 & 18.

Catherine sl, 13 (1:250-35), sec Water (Nos 393-5), 18.2x51.6x19.2x53.9, 3-sty bk factory; A$6,500-7,000; also CATHERINE SL, 15 (1:250-36), es, 18.2 s Water ,17.8x49.7x17.11x51.6, 3-sty bk tnt & str; A$4,500-5,000; Leonard W Simmons to Graham Siegel Co, a corpn, 378 Grand; B&S; AL; June12; June13'14. nom

Catherine sl, 15, see Catherine sl, 13.

Catharine st, 46-50 (1:278-46), swc Madison (No 72), runs s70xw65xn40.7xe0.7xn 29.1 to ss Madison xe64.4 to beg, 1-sty bk church; Soc for Promoting the Gospel Among Seamen in the Port of N Y, a corpn, to Bernard F Golden, 26 Oliver [23 Duane]; B&S; mtg $25,000 & AL; June10; June15'14; A exempt-exempt. **45,000**

Clinton st, 175 (1:313-25), ws, abt 155 s Grand, 25x100, 5-sty bk tnt & strs; Amy Holder to Carrie W Solomon, 204 W 110; mtg $24,000; June12; June17'14; A$22,500-31,000. nom

Croton st, nwc Audubon av, see Audubon av, 9.

Delancey st, 292 (2:328-34), ns, 50 e Cannon, 25x100, 5-sty stn tnt & strs; Jos Seldin to Fannie Seldin, his wife, 1212 Surf av, Bklyn; mtg $21,000; June15; June16'14; A$15,500-27,000. nom

Duane st, 116, see Bway, es, abt 161 n 193.

Forsyth st, 157 (2:420-21), ws, 75 s Rivington, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; June10; June12'14; A$23,000-32,-000. O C & 100

Front st, 249 (1:107-21), ss, 97.7 w Dover, 19.2x62x18.8x61.6, 4-sty bk loft & str bldg; Woodbury G Langdon Co, Inc, to Ensign Realty Co, a corpn, 55 Liberty; June11; June16'14; A$7,000-10,000. exch

Grand st, 137-9 (1:233-10), ss, 50 e Crosby, 35.11x80, 7-sty bk loft & str bldg; Edw Palmer to Norman L Rowe, 586 Newark av [828 Grand], Jersey City, NJ; mtg $61,500 & AL; June11; June12'14; A$40,000-80,000. O C & 100

Greenwich st, 310 (1:139-52), nwc Reade (Nos 162-4), 16.6x64.9 to Reade x68, gore, 6-sty bk tnt & str; A$15,000-21,000; also GREENWICH ST, 312-6 (1:139-50), ws, 16.6 n Reade, 64.9x60.1x57.10x60.8, 4-sty bk hotel; A$46,000-50,000; L Napoleon Levy to Lewis A Mitchell, 59 W 76; B&S; AL; Apr 28; June12'14. nom

Greenwich st, 312-6, see Greenwich, 310.

Greenwich st, 822, see Jane, 71-3.

Hamilton ter, 51 (7:2050-112), es, 479.6 n 141st, 25x96.6x25.2x98.7, 3-sty & b bk dwg; Sarah Backer to Hamilton Holding Co, a corpn, 149 Bway; mtg $22,000 & AL; June 15; June16'14; A$10,000-26,000. O C & 100

Hoboken or Canal st, 538-42, see St Nicholas av, 256.

Houston st, 426-8 E (2:357-26), nec Av D (No 2), 44.9x70, 6-sty bk tnt & strs; A $36,000-70,000; also 9TH ST, 719-21 E (2:-379-54), ns, 233 e Av C, 50x92.3, 6-sty bk tnt & strs; A$31,000-68,000; Simon Steiner & Sarah, his wife, & Adolph Schwartz & Tini, his wife, to Nomen Realty Co, a corpn, 309 Bway; AL; Dec15'08; Dec18'08 (omitted in 1908 Record & Guide). nom

Houston st, 90 W (2:525-57), ns, 18.9 w West Bway, 18.9x98, 4-sty bk tnt & strs & 4-sty bk rear tnt; Eliza P Toole, by N Y Life Ins & Trust Co, as GDN & COMMITTEE to Geo J Kenny, 155 W 12 [80 E Houston]; mtg $12,500; June12'14; A$17,-500-19,000. O C & 100

Houston st, 90 W (2:525-57), ns, 18.9 w West Bway, 18.9x98, 4-sty bk tnt & str & 4-sty bk rear tnt; Geo J Kenny & ano to Jos Personeni, 41 Charlton; mtg $12,500; June15; June16'14; A$17,500-19,000. O C & 100

Jane st, 71-3 (2:642-63-64), ns, 90.10 w Greenwich, 41.4x87.5, 2-3-sty & b bk dwgs; A$15,000-18,500; also GREENWICH ST, 822 (2:642-59), ws, 68.2 n Jane, 21.1x93x21.1x 92, with AT to strip on n or ss, 0.6x93, 3-sty bk stable; A$8,500-13,000; also PROPERTY at Grafton, NY; Mary Selleck, heir Clarence E Dunham to Jno & Levi Dunham, Delila & Minnie Lamphere, Sarah Snyder & Aaron & Bradley Dunham at Grafton, NY; David Dunham at 68 Maple av, Troy, NY; Albert Dunham at Eagle Mills, NY; Dani F Dunham at Cropseyville, NY; Eliz H Corey, 31A Irving st, Worcester, Mass; Pearl Lamphere, at Grafton, N Y, & Agnes Hakes, 442 W 50, all heirs of Clarence E Dunham; QC; AL; May24; June 16'14. nom

Lewis st, 63 (2:328-21), ws, 100 s Rivington, 25x100, 5-sty bk tnt & strs; Albt R Lesinsky, ref, to Mildred Ehrman, 52 E 89; FORECLOS June4; June12'14; A$13,-000-29,000. **26,000**

Lewis st, 63: Mildred Ehrman to Benj Ehrman, 52 E 89; mtg $20,000; June12'14. O C & 100

Lispenard st, 13-5 (1:211-9), ns, 125.11 e West Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; Earle W Webb, ref, to Geo E Chisolm, at Morristown, NJ [19 Liberty], & Jno M Bowers, 45 E 65, EXRS Ann Chisolm; FORECLOS June8; June11; June12'14; A$45,000-68,000. **40,000**

Madison st, 72, see Catharine, 46-50.

Madison st, 86 (1:276-46), ss, 172.8 e Catharine, 25x100.8, 5-sty bk tnt & strs; Chas Gilinsky to Albt Koch, 715 Thompson, Phila, Pa; AL; June12; June15'14; A $17,000-32,000. nom

Mercer st, 26, see Bway, 449.

Mulberry st, 2-4, see Park row, 188-92.

Murray st, 75, see St Nicholas av, 256.

Murray st, 101 (1:131-23), ns, 83.11 w Wash, 30x92.5x30x92.6, 4-sty stn loft & str bldg; Robt A Powers to Saml E Hunter, 608 2d, Bklyn [101 Murray]; June15'14; A $28,500-35,000. nom

St Nicholas ter, 41-7 (7:1969-40), nwc 129th (No 401), 99.11x143, 6-sty bk tnt & strs; Nellie E Peck to Convent Heights Realty Co, Inc, 165 Bway; June18'14; A $80,000-215,000. nom

Washington st, 691 (2:632-4), es, abt 110 s Perry, 21x106.1x21.8x100.9, ns, 4-sty bk tnt; Jefferson E Thumm to Fleischmann Co, a corpn, 699 Washington; AL; June18 '14; A$9,000-10,500. O C & 500

Washington st, 693 (2:632-5), es, 88.7 s Perry, 21x101x21.7x95.7, 3-sty bk stable; Mary C Tuting & Tuting & Heins, Inc, to Fleischmann Co, a corpn, 699-701 Washington; mtg $11,000; June18'14; A$9,000-10,500. O C & 100

Water st, 393-5, see Catherine sl, 13.

West st, 290-1, see St Nicholas av, 256.

West st, 292-3, see St Nicholas av, 256.

Worth st, 196, see Park row, 188-92.

4TH st, 320 E (2:373-13), ss, 202.3 e Av C, 18.9x96, 3-sty bk tnt; Pauline Mensch to Julius S Heller, 704 6th; mtg $10,000; June 11; June13'14; A$11,000-13,000. O C & 100

7TH st, 108 E (2:434-18), ss, 262.11 e 1 av, 25x90.10, 5-sty bk tnt; Gebhard Zeller to Louisa Zeller, 116 1 av; mtg $23,000; June17'14; A$17,000-30,000. O C & 100

7TH st, 121 E (2:435-42), ns, 200 w Av A, 22x97.6, 3-sty bk church; Hungarian Reformed Church to Adam Philippovsky, 15 E 97; mtg $20,000; June10; June12'14; A$4,000-5,000 & exempt. nom

7TH st, 121 E (2:435-42), ns, 200 w Av A, 22x97.6, 3-sty bk church; Adam Philippovsky to Russian Orthodox St Nicholas Church in N Y, a corpn, 15 E 97; mtg $29,-000; June12; June13'14; A$4,000——5,000 & exempt. nom

7TH st, 193 E (2:390-59), ns, 193 se Av B, 20x65.3x20.5x57.5, 4-sty bk tnt & strs; Abr Lux to Dora Lux [c/o Abr], 193 7th; AL; June11; June12'14; A$8,500-12,500. O C & 100

7TH st, 218 E (2:389-27), ss, 158 w Av C, 25x90.10, 5-sty bk tnt & strs; Henrietta Stoll to Harry Feltman, 110 1st; AL; June 8; June16'14; A$17,000-28,000. O C & 100

9TH st, 719-21 E, see Houston, 426-8 E.

11TH st, 332 E (2:452-24), ss, 175 w 1 av, 25x94.10, 5-sty bk tnt & strs; Ciro Poggioriale & Maria C, his wife, to Anna Wechsler, 94 Grafton, Bklyn; B&S; mtg $30,000; June11; June12'14; A$17,000-29,-000. nom

11TH st, 332 E; Anna Wechsler to Maria C Poggioriale, 332 E 11; B&S; mtg $30,000; June11; June12'13. nom

12TH st, 39 W, see 5 av, 400.

12TH st, 41-3 W, see 5 av, 400.

12TH st, 44-8 W, see 5 av, 400.

12TH st, 47 W, see 5 av, 400.

13TH st, 708 E (2:382-12), ss, 134.1 e Av C, 23.10x103.3, 5-sty bk tnt; Jos Bruder to Etbert Realty Co, Inc, 2161 67th, Bklyn; B&S; AL; June10; June13'14; A$8,000-15,-000. nom

14TH st, 209 E (3:896-9), ns, 177 e 3 av, 29x103.3, 5-sty bk tnt & strs; Mary S Donnelly, TRSTE will Jno E Kaughran, for benefit Margt Donnelly, to Mary S, Jno E, Thos F & Margt K Donnelly, all at 412 W 149; mtg $33,000 & AL; June15'14; A$26,-000-40,000. nom

14TH st, 209 E; Mary S Donnelly et al to American Leasing & Renting Co, Inc, 111 E Houston; mtg $33,000; June15'14. O C & 100

17TH st, 425-7 W (3:715-19 & 20), ns, 300 w 9 av, 50x92, 2-4-sty bk tnts & strs; Jno W Cushman to Ross C Van Bokkelen; mtg $12,000 & AL; Mar18'03; June18'14; A$19,-000-20,000. O C & 100

18TH st, 217-9 W (3:768-25 & 26), ns, 225 w 7 av, 50x92; all title; 2-sty bk tnts & strs, 4-sty bk rear tnt & 2-sty bk stable; mtgs $23,500 & AL; A$23,000-31,000; also 51ST ST, 145 E (5:1306-23¼), ns, 67 e Lex av, 16.9x75; ¼ pt; AT; 3-sty & b stn dwg; mtg $5,000 & AL; A$9,000-12,000; Wilbur L Bedford to Frank L Herrschaft, 221 Keap, Bklyn [6 Gansevoort]; June5; June15'14. nom

19TH st, 237 E (3:900-23), ns, 149.6 w 2 av, 16.6x92, 4-sty bk dwg; Fanny Schiller to Nathaniel Choloney, 57 W 127; June15 '14; A$10,000-13,000. nom

20TH st, 300 E, see 2 av, 342.

20TH st, 300½ E, see 2 av, 342.

21ST st, 2-8 E, see 5 av, 141-7.

22D st, 306 W (3:745-42), ss, 100 w 8 av, 20x98.6, with all title to strip in rear, —x—, 3-sty bk tnt & str; Julia E wife & Paul Shotland to Laurence S Bolognino, 189 8 av; June15; June16'14; A$10,500-13,-500. **17,500**

24TH st, 332 E (3:929-43), ss, 200 w 1 av, 25x75, 5-sty bk tnt & strs & 3-sty fr rear tnt; Morris Weiss to Sampern Realty Corpn, 240 E 21; mtg $14,000; June8; June 15'14; A$9,500-15,500. nom

25TH st, 342 E (3:930-35), ss, 75 w 1 av, 25x49.5, 2 & 3-sty bk stable; Peter J McMahon to Mary Hearne, 208 E 39; June15; June16'14; A$7,500-9,500. nom

26TH st, 141-3 W (3:802-17), ns, 425 w 6 av, 33.4x98.9, 6-sty bk loft & str bldg; Geo B Leonard & Eliz D, his wife, to Anna E & Margt D & Geo A Leonard [c/o Geo B, 710 Lodi st], Syracuse, NY, each ¼ pt; Ca G; Nov1'08; June16'14; A$54,000-84,000. nom

30TH st, 106 W, see 5 av, 400.

30TH st, 128-32 W, see 5 av, 400.

36TH st, 237 W (3:780-19), ns, 400 e 8 av, 19.9x98.9, 3-sty bk tnt; Jackson H Becker to Jessie E Becker, 29 Pine Grove av, Summit, NJ; ¼ pt AT; mtg $2,000 & AL; Mar10; June18'14; A$16,000-18,000. O C & 100

32D st, 404-8 E (3:963-31), ss, 100 e 1 av, 75x98.9, 3-sty bk bakery; Fest Biscuit Co, Inc, to Aetna Baking Co, Inc, 404-8 E 32; mtg $55,000; June11; June12'14; A$26,000-53,000. nom

34TH st, 158 E (3:889-51), ss, 132.10 w 3 av, 23.8x98.9x9.11x99.7 to beg, 4-sty stn tnt & str; Nathan Burkan, ref, to Ludin Realty Co, a corpn, 261 W 34; mtg $27,000; FORECLOS June9; June11; June12'14; A $32,000-38,500. **5,000 over & above mtg**

34TH st, 236 E (3:914-42), ss, 170.3 w 2 av, 18.4x98.9, 3-sty bk tnt & str; Eliz Farnan, widow, to Mary J Farnan, her daughter, both at [Main st] Fort Lee, NJ; June10; June12'14; A$14,600-17,000. nom

37TH st, 162 E (3:892-48), ss, 80 w 3 av, 20x69.3, 4-sty & b stn dwg; Melvin H Dalberg, ref, to Guaranty Trust Co of NY, 140 Bway; FORECLOS June9; June10; June12 '14; A$16,500-20,500. **15,000**

39TH st, 514 W (3:710-43), ss, 225 nw 10 av, 25x98.9, 5-sty bk tnt; Margt Linder to Alma Fisher, 513 10 av; mtg $9,000; Sept 15'09; June15'14; A$9,000-14,000. nom

46TH st, 14 E (5:1281-62), ss, 250 e 5 av, 25x100.5, 4-sty & b stn dwg; Ritz Realty Corpn to Fannie M Gross, 221 W 57; mtg $150,000; June16; June17'14; A$110,000-118,-000. nom

46TH st, 153 W (4:999-9), ns, 200 e 7 av, 27x100.4, 5-sty stn tnt & strs; Frank O Haubner to Magdalena C Baettenhaussen, 421 W 154; B&S; AL; Dec29'13; June12'14; A$54,000-59,000. nom

48TH st, 155 E (5:1303-31), ns, 120 w 3 av, 25x100.5, 5-sty stn tnt; Hotel Braddock Co, Inc, to Mary Lyons, 244 Riv Dr; mtg $21,000; May29; June16'14; A$16,000-26,000. O C & 100

50TH st, 136 E (5:1304-49), ss, 300 w 3 av, 20x100.5, 3-sty & b bk dwg; Kathleen K Taylor to Wilbert W White, 541 Lex av; AL; Apr16; June12'14; A$13,000-16,000. O C & 100

50TH st, 136 E; Wilbert W White to Bible Teachers' Training School, a corpn, 541 Lex av; B&S; June10; June12'14. nom

50TH st, 150 E (5:1304-43), ss, 147.6 w 3 av, 27.6x100.5, 5-sty stn tnt; Hotel Braddock Co, Inc, to Mary Lyons, 244 Riv Dr; mtg $28,000; May29; June16'14; A$18,000-31,000. O C & 100

50TH st, 401-3 E (5:1362-1), nec 1 av (Nos 886-94), 39.1x80, 6-sty bk tnt & strs; Manhattan Holding Co to Delancey Properties Corpn, 233 Bway; mtg $50,000; June13; June17'14; A$20,000-52,000. nom

51ST st, 37 E (5:1287-25), ns, 100 e Madison av, 50x100.5, 2-3 & 5-sty bk dwg; Chas D Dickey to Louise W Dickey [c/o Chas D Dickey, 59 Wall]; AL; Dec14'03; June16 '14; A$105,000-180,000. gift

51ST st, 145 E, see 18th, 217-9 W.

57TH st, 25 W (5:1273-19), ns, 450 w 5 av, 25x100.5, 6-sty stn loft & str bldg, 3-sty ext; Jno W Simpson to Biltmore-Blenheim Co, a corpn, 128 Bway; mtg $100,000 & AL; June1; June16'14; A$102,000-155,000. O C & 100

58TH st, 56-62 W (5:1273-67 & 69), ss, 95 e 6 av, 100x100.5, 2-7-sty stn tnts; Biltmore-Blenheim Co, a corpn, to Jno W Simpson, 926 5 av; mtg $325,000 & AL; June15; June16'14; A$250,000-400,000. nom

69TH st, 33 E (5:1384-30), ns, 150 w Park av, 25x100.5, 4 & 5-sty & b stn dwg; Jas H Poor to City Real Estate Co, a corpn, 176 Bway; mtg $150,000 & AL; May18; June13 '14; A$65,000-165,000. O C & 100

70TH st, 316-8 E (5:1444-40-41), ss, 256 e 2 av, 50x100.5, 2-5-sty bk tnts & str; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; May 12; June16'14; A$18,000-40,000. O C & 100

71ST st, 205 E (5:1426-6), ns, 123.9 e 3 av, 18.9x102.2, 3-sty & b stn dwg; Isaac Sonn to Retreat for Ladies & for Homeless Girls, a corpn, 886 Madison av, Albany, NY; AL; June12; June15'14; A$7,500-11,500. O C & 100

71ST st, 207 E (5:1426-6½), ns, 147.6 e 3 av, 18.9x102.2, 3-sty & b stn dwg; Fredk Herrmann to Retreat for Ladies & for Homeless Girls, a corpn, 886 Madison av, Albany, NY; AL; June15'14; A$7,500-11,-500. O C & 100

71ST st, 432-4 E (5:1465-30), ss, 100 w Av A, 50x145.4, 7-sty bk loft bldg; Jno H Rogan, ref, to East River Savings Instn, a corpn, 291 Bway; FORECLOS June11; June13; June16'14; A$21,000-63,000. **44,500**

71ST st, 12 W (4:1123-40½), ss, 185 w Central Park W, 20x100.5, 4-sty & b stn dwg; Pauline Horowitz to Nesham Realty Co, Inc, 12 W 71; mtg $25,000; June13; June17'14; A$18,000-34,000. O C & 100

72D st, 212 E (4:1426-42), ss, abt 170 e 3 av, —x—, 3-sty & b stn dwg; asn all int in estate of Yetta & Theo Friedman, decd; Hattie Rosenthal, 61 E 73, to Louis Friedman, 112 W 72; June6; June17'14; A$9,000-13,000. **4,500**

74TH st, 101 E (5:1409-2), ns, 25 e Park av, 25x102.2, 2-sty bk dwg; Robt S Brewster to Jno H Taylor, 709 W 170; AL; June3; June18'14; A$40,000-48,000. O C & 100

74TH st, 103 E (5:1409-3), ns, 50 e Park av, 25x102.2, 2-sty bk stable; Mary B Jennings to Jno H Taylor, 709 W 170; June8; June18'14; A$35,000-43,000. O C & 100

74TH st, 484 E (5:1468-34), ss, 225 w Av A, 25x102.2, 5-sty bk tnt & strs; Benj J Weil to Bertha Kaufmann, 1496 Lex av; B&S; AL; June10; June12'14; A$8,000-19,-000. O C & 100

74TH st, 484 E; Bertha Kaufmann to Benj J Weil, 21 E 82; B&S; AL; June10; June12'14. O C & 100

75TH st, 238 W (4:1166-54½), ss, 240 e West End av, 20x102.2, 3-sty & b bk dwg; Oscar Kress to Susan E Blum [wife Albt R], 170 W 73; mtg $23,000; June13; June 15'14; A$19,000-24,000. nom

77TH st, 6 W (4:1129-39), ss, 150 w Central Park W, 25x102.2, 5 & 6-sty & b bk dwg; Otto Doll et al, EXRS &c Jacob Doll, to Estate of Jacob Doll, Inc, 98 So blvd; mtg $72,000 & AL; June18'14; A$40,-000-85,000. nom

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78TH st, 310 W (4:1186-37), ss, 150 w West End av, 16x102.2, 4 & 5-sty & b bk dwg; Henri A L Hoguet to Henrietta Mostert, 115 Washington, Mt Vernon, NY; mtg $21,000; June9; June15'14; A$12,500-25,000. O C & 1,000

79TH st, 22 E (5:1393-56), swc Madison av, 18x70.2, 5-sty & b bk dwg; A$62,000-80,000; also MADISON AV, 1020 (5:1393-18), ws, 70.2 s 79th, 32x59.11, 5-sty & b bk dwg; A$50,000-100,000; Lawyers Realty Co to Lawyers Title Ins & Trust Co, a corpn; B &S; AL; Mar1'13; June17'14. O C & 100

81ST st, 507 E (5:1578-6), ns, 123 e Av A, 25x102.2, 5-sty bk tnt & strs; Sophia Mayer to Sarah Weinstein, 249 Stanton; mtg $15,000; May28; June12'14; A$8,000-18,000. O C & 100

81ST st, 507 E (5:1578-6), ns, 123 e Av A, 25x102.2, 5-sty bk tnt & strs; Sarah Weinstein to Sophia Mayer, 41 E 72; mtg $15,000; June6; June12'14; A$8,000-18,000. O C & 100

85TH st, 519 E (5:1582-9), ns, 198 e Av A, 25x102.2, 5-sty bk tnt; Chas H Hellmann & Antoinette Hellmann, his wife, to Frances E Hellmann, 121 E 86; mtg $14,000 & AL; June17'14; A$8,000-17,500. O C & 100

85TH st, 519 E; Frances E Hellmann to Chas H Hellmann & Antoinette, his wife, 121 E 86, tenants by entirety; mtg $14,000 & AL; June17'14. O C & 100

86TH st, 230-40 E (5:1531-29-34), ss, 100 w 2 av, 160x102.2, 6-4-sty stn tnts & strs; Margt F Johnson to Geo F Johnson, at Hanover Township, Morris Co, NJ [165 Bway]; B&S; AL; June1; June17'14; A$90,-000-144,000. O C & 100

86TH st, 50 W (4:1199-60), ss, 100 e Col av, 25x102.2, 4-sty & b stn dwg, 1-sty ext; Sarah Harris to Lydia B Gray, 574 Madison av; mtg $48,000 & AL; June15; June16 '14; A$28,000-50,000. O C & 100

87TH st, 171 W (4:1218-9), ns, 195 e Ams av, 20x100.8, 3-sty & b stn dwg with household furniture, &c; Sophia Eckerson, 171 W 87, to Mary W E McMonegal, her grandchild, 171 W 87; AL; June12; June13'14; A $16,000-24,500. gift

90TH st, 305 E (5:1553-5), ns, 100 e 2 av, 25x100.8, 5-sty stn tnt; Jos Emanuel to Barbara, wife Saml Bloch, 782 President, Bklyn, & Dora, wife Jos Landauer, at Spring Valley, NY; AT; mtg $14,000; Feb27; June18'14; $9,000-21,000. nom

92D st, 57 E (5:1504-27), ns, 218 w Park av, 17.6x100.8, 4-sty & b stn dwg; Kath Van V Speyers to Jas B Speyers, both at 57 E 92; mtg $27,500; June15; June16'14: A $15,000-25,500. nom

93D st, 131 E (5:1522-14½), ns, 325 e Park av, 20x100.8, 3-sty & b bk dwg; Jennie L McCarthy to Chas E Popp at Dunlea, Newburgh, NY; mtg $7,000; June16'14; A $11,000-13,500. O C & 100

94TH st, 338 E (5:1556-31), ss, 100 w 1 av, 25x100.8, 5-sty bk tnt; Hy Kiefer to Sophia Sommer, 271 58th, Bklyn; mtg $14,-000; June17; June18'14; A$8,500-15,000. O C & 100

96TH st, 109 E (6:1624-4), ns, 75 e Park av, 25x101.10, 5-sty stn tnt; Katharina Schumann, widow, of Shrewsbury, NJ, to Robt W Schumann, 2066 Story av, Bronx; ¼ pt; AT; AL; June10; June12'14; A$15,-000-27,000. nom

96TH st, 340 E, see 1 av, 1855.

97TH st, 223 E (6:1647-14), ns, 249.6 w 2 av, 24.6x100.11, 5-sty bk tnt; Fannie Loomer to Jennie Paley, 696 Cauldwell av; AL; Jan6; June12'14; A$9,000-14,000. O C & 100

99TH st, 260 W (7:1870-60), ss, 100 e West End av, 25x100.11, 5-sty bk tnt; Oscar Kress to Susan E Blum [wife Albt L], 170 W 73; mtg $29,000; June13; June15'14; A$20,000-32,000. nom

100TH st, 162 E (6:1627-45), ss, 200 w 3 av, 25x100.11, 5-sty bk tnt; Douglas Halsted to Anna B Halsted, 1 W 72; CaG; AL; Mar11; June18'14; A$9,000-16,500. O C & 100

101ST st, 313 E (6:1673-9), ns, 200 e 2 av, 25x100.11, 5-sty bk tnt & strs; Alfred J Talley, ref, to Rector &c of the Church of the Incarnation, 205 Madison av; FORECLOS Apr8; June5; June12'14; A$7,000-15,-000. 15,250

103D st, 222 E (6:1652-38), ss, 255 e 3 av, 25x100.9, 4-stv bk tnt & strs; Wm Schwartz to Sarah Kessler, 150 Norfolk; AL; June15'14; A$9,000-14,000. nom

104TH st, 27 E (6:1610-12), ns, 275 e 5 av, 25x100.11, 5-sty bk tnt; Jos Salzman to Arthur G Muhlker, 1188 Park av; mtg $22,000 & AL; June11; June12'14; A$12,000-24,500. nom

106TH st, 52 E (6:1611-51), ss, 305 w Park av, 25x100.11, 5-sty bk tnt; Leon G Eckert to Rebecca Lowenthal, 400 W 150; AL; June12; June13'14; A$12,000-23,000. nom

107TH st, 213 E (6:1657-10), ns, 360 w 2 av, 25x100.11, 4-sty bk tnt & strs; Sacharize Isear to Jos Isear, 730 Riverside dr; mtg $13,000; June18'14; A$8,000-15,000. O C & 500

109TH st, 305 E (6:1681-5), ns, 100 e 2 av, 28.6x100.10, 6-sty bk tnt & strs; May Feins & ano to Janeway Realty Co, Inc, 51 Chambers; mtg $34,700; Apr15; June16'14; A$8,000-29,000. nom

111TH st, 95-7 E (6:1617-35), nwc Park av (Nos 1540-4), 33x100.11, 6-sty bk tnt & strs; Nathan Brody to Simon R Schultz, 39 E 7; ½ pt; mtg $55,000; June10; June13'14; A$21,500-50,000. O C & 100

112TH st, 310-2 E (6:1683-45), ss, 142.6 e 2 av, 42.6x100.11, 6-sty bk tnt & strs; Ciro Poggioriale & Maria C, his wife, to Anna Wechsler, 94 Grafton, Bklyn; B&S; mtg $43,000; June11; June12'14; A$14,500-43,500. nom

112TH st, 310-2 E; Anna Wechsler to Ciro Poggiorisle, 332 E 11; B&S; mtg $43,-000; June11; June12'14. nom

112TH st, 318 E (6:1683-43), ss, 225 e 2 av, 25x100.10, 6-stv bk tnt & strs; A$8,500-23,500; also 112TH ST, 320 E (6:1683-42), ss, 250 e 2 av, 25x100.10, 6-stv bk tnt; A $8,500-23,500; Clara Klingenstein to Louise Fox, 520 Ocean av, Jersey City, NJ; mtg $40,000; Apr17; June12'14. O C & 100

112TH st, 320 E, see 112th, 318 E.

114TH st, 231 E (6:1664-14), ns, 250 w 2 av, 25x100.11, 5-stv bk tnt; Antonio Marinello & Rose, his wife, to Beatrice Marinello, 231 E 114; AL; June8; June15'14; A $8,000-15,500. O C & 100

114TH st, 37 W (6:1598-17), ns, 495 w 5 av, 25x100.11, 5-sty bk tnt; Isaac Deutsch to Anna Deutsch, 996 Ams av; ½ pt; mtg $20,000; May1; June15'14; A$14,000-27,000. nom

114TH st, 538 W (7:1885-52), ss, 280 e Bway, 20x100.11, 4-sty & b bk dwg; Chas Otis to Leo Schloss, 109 W 113; mtg $20,-000 & AL; June9; June15'14; A$14,500-23,-000. nom

114TH st, 538 W; Leo Schloss to Omega Association, a corpn, 604 W 114; mtg $20,-000; June15'14. O C & 100

114TH st, 538 W (7:1885-52), ss, 280 e Bway, 20x100.11, 4-sty & b bk dwg; Annabel V, wife Chas Otis, to Chas Otis, NY; May24'09; June15'14; A$14,500-23,000. O C & 100

114TH st, 604 W (7:1895-63½), ss, 125 w Bway, 15x100.11, 4-sty & b bk dwg; Omega Assn, a corpn, to Chas Otis, 538 W 114; mtg $10,000; June10; June15'14; A $12,000-20,000. exch

116TH st, 245 E (6:1666-19), ns, 110 w 2 av, 16.8x100.11, 3-sty & b stn academy; Albina Miele to Sarah Ressler, 174 Canal; mtg $8,500 & AL; June9; June16'14; Aexempt-exempt. nom

117TH st, 21 E (6:1623-13), ns, 85 w Mad av, 25x100.11, 5-sty bk tnt; Sacharize Isear to Jos Isear, 790 Riverside dr; AT; QC; mtg $21,000; June18'14; A$14,000-22,500. O C & 100

117TH st, 368 W, see Morningside av 28.

118TH st, 217 E (6:1783-9½), ns, 212.6 e 3 av, 18.9x100.5, 4-sty stn tnt & str; Sebastiano Beninati to Christopher-Pitkin Co, a corpn, 378 Grand; mtg $10,812.50; A $6,500-12,000. O C & 100

118TH st, 157 W (7:1903-4), ns, 100 e 7 av, 18x100.11, 3 & 4-sty & b bk dwg; Woodbury G Langdon Co, Inc, to Ensign Realty Co, a corpn, 55 Liberty; June11; June16'14; A$9,300-18,000. exch

119TH st, 36-8 E, see Madison av, 1828-30.

119TH st, 310-2 E (6:1795-47 & 48), ss, 140 e 2 av, 40x100.11, 2-5-sty bk tnts; Otto Doll et al, EXRS &c Jacob Doll, to Estate of Jacob Doll, Inc, 98 So blvd; mtg $20,-000; June18'14; A$13,000-26,000. nom

120TH st, 103-5 W (7:1905-26), ns, 100 w Lenox av, 50x100.11, 6-sty bk tnt; Aaron Guedalia to Mesaba Realty Co, Inc, 2790 Bway; AL; June17; June18'14; A$34,000-85,000. O C & 100

120TH st, 507 E (6:1817-5), ns, 98 e Pleasant av, 25x100.10, vacant; Margt P Barker et al EXRS Stephen Barker to Viola Sutter, 800 McBride, Syracuse, N Y; Evalina Honsinger, 1330 So Salina st, Syracuse, NY; Paul M Vernon, 1610 E Genesee st, Syracuse, NY; Victor Vernon, 812 Ostrom av, Syracuse, NY, & Stephen B Vernon, 32 Elk st, Albany, NY; AL; June10; June18'14; A$6,000-6,500. 7,276.66

120TH st, 155 W (7:1905-6), ns, 100 e 7 av, 16x100.11, 3-sty & b stn dwg; Tillie Berger to Mary H Sully, 155 W 120; mtg $11,500; June12; June13'14; A$8,500-12,000. nom

123D st, 113 E (6:1772-9), ns, 190 e Park av, 25x100.11, 6-sty bk tnt; Josef Preiser to Burnett C MacIntyre, 137 W 78; AL; June13; June15'14; A$11,000-27,000. O C & 100

123D st, 333-41 E (6:1800-14-17), ns, 220.3 w 1 av, 103.9x100.11, 3-6-sty bk tnts & strs; Clara Klingenstein to Louise Fox, 520 Ocean av, Jersey City, NJ; mtg $84,000; Mar17; June12'14; A$34,000-106,000. O C & 100

123D st, 206 W (7:1928-38), ss, 112 w 7 av, 16x100.11, 3-sty & b stn dwg; Clotilde D Maxwell, as EXTRX Edmon Blankman, to Agnes E K Bartow, 233 Lincoln st, Flushing, LI [c/o Hy S, 139 Bway]; June 17; June18'14; A$8,300-10,000. nom

123D st, 206 W; same, as individ, to same; AL; June17; June18'14. nom

123D st, 300-12 W, see St Nicholas av, 256.

125TH st, 305-9 E (6:1802-4-6), ns, 75 e 2 av, 75x99.11, 3-5-sty stn tnts & strs; Ada L Westcott et al, EXRS &c Robt E Westcott, to Hannah McDonald, 195 Claremont av; mtg $30,000 & AL; May21; June15'14; A$30,000-51,000. exch

125TH st, 503 W (7:1980-28), ns, 100 w Ams av, 25x99.11, 5-sty bk tnt & strs; Louis Benedict to Hannah Benedict, his wife, 2460 7 av; AL; June12; June16'14; A $14,000-26,000. O C & 100

125TH st, 510 W (7:1979-38), ss, 125 w Ams av, 25x100.11, 5-sty bk tnt; Kate Blank to Isidor H Kempner, 343 W 87; mtg $18,500; June16'14; A$14,000-22,000. O C & 100

126TH st E, nwc Madison av, see Madison av, 1974.

128TH st, 130-2 E, see 128th, 131-3 E.

128TH st, 131-3 E (6:1777-15 & 16), ns, 25.6 w Lex av, 40x99.11, 2-3-sty & b stn dwgs; A$15,000-17,000; also 128TH ST, 130-2 E (6:1776-56½ & 57), swc Lex av (No 2116), 40x99.11, 3-3-sty & b bk dwgs; A $24,000-27,000; also 128TH ST, 146 E (6:-1776-51), ss, 372.6 w 3 av, 18.9x99.11, 3-sty & b stn dwg; A$6,500-7,500; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; AL; June 13; June16'14. nom

128TH st, 146 E, see 128th, 131-3 E.

129TH st, 247 W (7:1935-13), ns, 462.6 w 7 av, 18.9x99.11, 3-sty & b bk dwg; Wm T Quinn, ref, to Bowery Savgs Bank, a corpn, 128 Bowery; FORECLOS Junel1; June15 '14; A$7,500-11,000. 7,500

129TH st, 401 W, see St Nicholas ter, 41-7.

131ST st, 64 W (6:1728-64), ss, 185.4 e Lenox av, 16.8x99.11, 3-stv & b stn dwg; Matthew McNamara to Phebe E Smith, 64 W 131; June12; June13'14; A$6,500-8,500. O C & 100

131ST st, 207 W (7:1937-25½), ns, 142.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Francis S McAvoy, ref, to Anna E Donald, 6 E 92; FORECLOS May29; June12'14; A $6,600-8,500. 7,000

132D st, 277 W (7:1938-6), ns, 133.4 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Robt B Hincks, ref, to N Y Physicians Mutual Aid Association, a corpn, 17 W 43; FORECLOS May26; June12; June13'14; A$6,000-8,500. 8,500

133D st, 9 W (6:1731-30), ns, 160 w 5 av, 25x99.11, 5-sty bk tnt; Jos B Peck to Long Realty Co, 2004 Nostrand av, Bklyn [68 Broad]; AL; June8; June15'14; A$7,-000-15,000. nom

134TH st, 121 W (7:1919-18), ns, 325 w Lenox av, 25x99.11, 5-sty bk tnt; Woodbury G Langdon Co, Inc, to Morris Aron, 2101 Bway; June11; June16'14; A$10,000-19,000. O C & 100

134TH st, 525 W (7:1988-10), ns, 519 w Ams av, 48x99.11, 5-sty bk tnt; A$22,000-53,000; also 134TH ST, 527 W (7:1988-8), ns, 567 W Ams av, 48x99.11, 5-sty bk tnt; A$22,000-53,000; Rosenthal Constn Co to Ernestine Rosenthal [c/o Jos], 49 St Nicholas ter; mtg $106,000; June1; June15'14. O C & 100

134TH st, 527 W, see 134th, 525 W.

135TH st, 209 W (7:1941-24), ns, 175 w 7 av, 25x99.11, 5-sty bk tnt; Sheridan S Norton, ref, to Equitable Life Assur Soc of U S, a corpn; FORECLOS June8; June 12; June15'14; A$12,000-21,000. 18,000

135TH st, 211 W (7:1941-23), ns, 200 w 7 av, 25x99.11, 5-sty bk tnt; Sheridan S Norton, ref, to Equitable Life Assur Soc of U S, a corpn; FORECLOS June8; June 12; June15'14; A$12,000-23,000. 18,000

135TH st, 213 W (7:1941-22), ns, 225 w 7 av, 25x99.11, 5-sty bk tnt; Sheridan S Norton, ref, to Equitable Life Assur Soc of U S, a corpn; FORECLOS June8; June 12; June15'14; A$12,000-23,000. 18,000

136TH st, 120 W (7:1920-43), ss, 225.6 w Lenox av, 14.6x99.11, 3-sty & b stn dwg; Otillia Massce to Lewis B Twisby, 18 E 132; June17; June18'14; A$5,800-8,500. O C & 100

137TH st, 236 W (7:1942-49½), ss, 399 w 7 av, 18x99.11, 3-sty & b stn dwg; Oviedo M Bostwick to Florence C Bostwick, 236 W137; June16; June18'14; $7,200-12,500. nom

137TH st, 263-5 W (7:2023-5), ns, 80 e 8 av, runs e45xn99.11xw22.6xs12.6xw22.6xs 87.5 to beg, 6-sty bk tnt; Schnell Realty Co to Wm P Moebus, 231 West, Bklyn; mtg $50,000; June2; June15'14; A$23,000-58,000. nom

139TH st W, nwc Edgecombe av, see Edgecombe av, nwc 139.

139TH st W, ncc Edgecombe av, see Edgecombe av, 100.

139TH st W, nwc Edgecombe av, see Edgecombe av, nwc 139.

139TH st, 52 W (6:1736-60), ss, 250 e Lenox av, 50x99.11, 6-sty bk tnt; David Miller Co to Harriet R Wood, 322 W 139; mtg $43,500; June12; June16'14; A$12,000-49,000. omitted

139TH st W, nec St Nicholas av, see Edgecombe av, nwc 139.

139TH st W, nec St Nicholas av, see Edgecombe av, nwc 139.

142D st, 131 W (7:2011-20), ns, 270 w Lenox av, 40x99.11, 6-sty bk tnt; Edw Fisher to Margt E Weill, 634 W 138; B&S; AL; June13; June18'14; A$16,000-43,000. O C & 100

143D st, 508 W (7:2074-46), ss, 437.6 e Bway, 18.9x99.11, 3-sty bk dwg; Michl Shea to Mary R Shea, 508 W 143; mtg $8,000; June12; June16'14; A$10,500-11,500. 500

144TH st W (7:2091-16-21), ns, 250 w Bway, 128.8 to es Riverside dr x—x124.3x 99.11, vacant; Estelle Wohlgemuth to Theresa Lemmon, 319 W 94; mtg $82,500 & AL; June10; June16'14; A$88,000-88,000. nom

144TH st W (7:2091), same prop; Theresa Lemmon to Geo Backer, 51 Hamilton ter; mtg $102,500 &AL; June15; June16'14. O C & 100

144TH st W, nec Riverside dr, see 144th W, ns, 250 w Bway.

146TH st, 540-2 W (7:2077-50), ss, 450 w Ams av, 75x99.11, 6-sty bk tnt; Meyer A Bernheimer to Mab Realty Co, Inc, 233 Bway; AL; June12'14; A$47,000-120,000. nom

151ST st, 502-4 W (7:2082-36), ss, 100 w Ams av, 75x99.11, 6-sty bk tnt; Jno J Tully to Realty & Commercial Co, a corpn [30 Church]; mtg $105,000 & AL; June9; June 16'14; A$41,000-114,000. O C & 100

152D st, 511 W (7:2084-24½), ns, 197.9 w Ams av, 15x99.11, 3-sty & b stn dwg; Eliza M Fisher to Anna Carmer, 534 W 152; AL; June12'14; A$7,800-11,500. O C & 100

156TH st, 601 W, see Bway, 3761.

157TH st, 501 W, see Amsterdam av, 1960-8.

161ST st W (8:2136-pt lot 150), ns, 140 w Ft Washington av, 375x99.11, vacant; J Romaine Brown & ano, EXRS Loyal L Smith, to Maurice Mandelbaum, 12 W 87; AL; June5; June15'14; A$——$——. O C & 100

161ST st W (8:2136); same prop; Maurice Mandelbaum to Friedman Constn Co, a corpn, 171 Bway; AL; June15'14. O C & 100

164TH st W, nec Bway, see Bway, 3920-2.

175TH st, 651 W, see Bway, 4140-4.

180TH st W, nec Audubon av, see Audubon av, nec 180.

181ST st, 700-4 W, see Bway, 4249-59.

214th st W, nwc Amsterdam (10) av, sco Amsterdam (10) av, nwc 214.

225TH st W, nes at ses Marble Hill av, see Marble Hill av, ses at nes 225.

Av D, 2, see Houston, 426-8 E.

Av D, 29-31 (2:373-36), ws, 70.4 s 4th, runs s39.7xw100xn22xe19xn17.7xe81 to beg, 6-stv bk tnt & strs; Max Fine to Forsyth Holding Co, Inc, 402 Grand; mtg $48,000; June16; June17'14; A$23,500-50,000. O C & 100

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Amsterdam av, 1401 (7:1971-52), es, 125 n 133d, 24.6x100, 5-sty bk tnt & strs; Julius l Herrmann to D H Jackson Co, a corpn, 35 Nassau; mtg $25,000; June10; June13'14; A $16,000-24,000. O C & 100

Amsterdam av (7:1971), es, 124.6 n 133d, a strip 0.6x100; Julius I Herrmann to D H Jackson Co, a corpn, 35 Nassau; QC; June 11; June13'14. nom

Amsterdam av, 1960-8 (8:2116-37), nwc 157th (No 501), 99.11x125, 1-sty bk theatre & strs; Riverside Viaduct Realty Co to Martin B Fink, 600 West End av; mtg $110,000; June15'14; A$108,000-135,000. O C & 100

Amsterdam (10) av (8:2232-16), nwc 214th, 37.6x100, vacant; Lawyers Realty Co, a corpn, to Lawyers Title Ins & Trust Co, a corpn; B&S; mtg $14,000 & AL; Sept 2'13; June17'14; A$12,500-12,500. O C & 100

Audubon av, 9 (8:2123-26), nec Croton, 90x49.8x90.5x49.9, vacant; Isaac Weil to Amy Holder, 56 W 105; mtg $13,000; June 12'14; A$25,000-25,000. nom

Audubon av, 9 (8:2123-26), nec Croton, 90x49.8x90.5x49.9, vacant; Amy Holder to Isaac Weil, 204 W 110; mtg $10,000; June 13; June17'14; A$25,000-25,000. nom

Audubon av (8:2152-61-64 & 93), nec 180th, 100x120, vacant; Martin D Fink to Riverside Viaduct Realty Co, a corpn, 501 W 157; AL; June15'14; A$67,700-67,700. O C & 100

Broadway, 449 (1:231-36), ws, 175 n Howard, 25x200 to es Mercer (No 26), 5-sty stn loft & str bldg; Lydia B Gray to Sarah Harris, 50 W 86; mtg $160,000; June 11; June16'14; A$92,000-115,000. O C & 100

Broadway, 3761 (8:2134-95), nwc 156th (No 601), 105.11x133.9x99.11x168, 6-sty bk tnt & strs; Jno H Behrens to Hispania Holding Co, Inc, 99 Nassau; CaG; mtg $310,000; June15; June16'14; A$145,000-335,000. nom

Broadway, 3920-2 (8:2122-69), nec 164th, 100x100, 6-sty bk tnt; Jas O'Brien et al to J Romaine Brown, 340 Convent av; mtg $170,000; June17; June18'14; A$92,000-210,000. nom

Broadway, 4140-4 (8:2145-1), nec 175th (No 651), runs n71.1xe54xse3.1xe25.4xnw0.8xe64.1 to ws Wadsworth av (No 40) xs64.4 to ns 175th xw124.7 to beg, 2-sty fr dwg & 3-sty fr dwg & str; Hannah McDonald to Ada L Westcott, 787 5 av; Stephen C Millett, at Irvington-on-Hudson, NY, & Hy E Black, 36 Hamilton av, Yonkers, NY, as TRSTES, EXRS, &c Robt E Westcott; mtg $37,500 & AL; June15'14; A$50,000-51,000. O C & 100

Broadway, 4249-59 (8:2176-pt lot 128), s wc 181st (Nos 700-4), 133.2x80.4x125xI26.5, 1 & 2-sty bk strs, office & theatre; Alexander Grant Constn Co to Julius & August Kuhn, both at 120 W 57; mtg $150,000 & AL; June16'14; A$——$——. O C & 100

Broadway (8:2170-98), es, abt 161 n 193d, 50.3x160.6x50x155.3, vacant; A$13,000-13,000; also DUANE ST, 116 (1:150-19), ss, abt 105 e Church, —x—, 5-sty bk loft & str bldg; A$60,000-86,000, being all real property of which Lazarus Fried died seized, except 153 W 126th st; Emil Fried et al heirs, &c, of Lazarus Fried to Doris Youngerman, 854 Fox st, Bronx; QC; May 29'13; June16'14. nom

Broadway (8:2170-98; also DUANE ST, 116, same prop, except 153 W 126th st; Doris Youngerman to Emil Fried, 77 W 85; Leo Fried, 801 West End av; Harry Fried, 331 Central Park W, & Nathan Fried, 251 W 89 [all at 116 Duane]; QC; May29'13; June16'14. nom

Edgecombe av, 58 (7:2041-3½), es, 92 n 137th, 15.10x100, 4-sty stn tnt; D H Jackson Co, a corpn, to Julius I Herrmann, 605 W 142; mtg $11,000; June8; June13'14; A $7,300-12,500. nom

Edgecombe av (7:2048-pt lt 21), nwc 139th, 99.11x138.2 to es St Nicholas av, x 101.3x121.5, 6-sty bk tnt & strs; Esthold Realty Co, Inc, to Charter Constn Co, a corpn, 119 W 40; mtg $45,000; June16'14; A $——$——. O C & 100

Edgecombe av, 100 (7:2042-1), nec 139th, 18x80, 3-sty & b bk dwg; Cath C Crosby, EXTRX, &c, Wm H Crosby, to 210 West 56th St Co, a corpn, 135 Bway; mtg $2,000; June16'14; A$11,000-16,500. O C & 16,500

Edgecome av (7:2048-pt lt 21), nwc 139th, 99.11x138.2 to es St Nicholas av x101.3 to 139th x121.5 to beg, 6-sty bk tnt & strs; Charter Constn Co to Esthold Realty Co, Inc, 119 W 40; mtg $45,000; June10; June 12'14; A$——$——. O C & 100

Edgecombe av, 199 (7:2051-74), ws, 358.4 s 145th, 16.8x100, 3-sty & b bk dwg; Frank B Tallman to Millie B Tallman, 199 Edgecombe av; mtg $8,000; June11; June13'14; A$7,300-11,000. nom

Lenox av, 429-31 (7:1916-31), ws, 49.11 n 131st, 49.11x75, 6-sty bk tnt & strs; Martha Livingston to Matilda D Minck, 216 W 100; mtg $59,500; June15; June16'14; A$37,000-65,000. O C & 100

Lenox av, 537 (7:2007-31), ws, 49.11 n 138th, 25x75, 5-sty bk tnt & str; Ray Dressner to E Regensburg & Sons, a corpn, 47 W 34; mtg $25,000; June12; June 13'14; A$16,500-26,000. O C & 100

Lexington av, 1389 (5:1520-20¾), es, 67.4 n 91st, 16.8x70, 3-sty & b stn dwg; Mary R Henneberry to Kompesula Realty Co, a corpn, 761 6 av; mtg $10,000; June16; June 17'14; A$11,000-13,000. nom

Madison av, swc 79th, see 79th, 22 E.

Madison av, 1020, see 79th, 22 E.

Madison av, 1828-30 (6:1745-58), swc 119th (Nos 36-8), 40.11x75, 6-sty bk tnt & strs; Leonhard Realty Co, a corpn, to Florentine M Fuld, 130 E 110; B &S; June11; June17'14; A$32,000-60,000. 500

Madison av, 1971 (6:1751-4), nwc 126th, 19.11x85, 4-stv & b stn dwg; Mabel H Knowles to Realty & Brokerage Co, a corpn, 165 Bway; CaG; mtg $22,000; July9 '13; re-recorded from July12'12; June12'14; A$16,000-18,000. O C & 100

Marble Hill av (13:3402-534), ses at nes 225th, 117x85x99x86.11, with AT to strip 5 ft wide lying bet above & land of Wm A Roos, 6-sty bk tnt & strs; Yen Realty Corpn to Albt M Lilienthal, 57 W 58; mtg $133,000 &AL; June16'14; A$42,000-157,000. nom

Morningside av, 28 (7:1943-61), sec 117th (No 368), 27.7x100x27.5x100, 5-sty bk tnt; Susan E, wife Albt L Blum, to Marion Assets Corpn, 148 W 72; mtg $31,000 & AL; June15'14; A$32,000-49,000. O C & 100

Park av, 1540-4, see 111th, 95-7 E.

Park row, 188-92 (1:161-3-5), nec Mulberry (Nos 2-4), runs e70.6xn84.1 to ss Worth (No 196) xnw7.9xsw65.11 to es Mulberry xs72.2 to beg, 4-sty bk tnt & strs; Louis Silverstone, & Essie, his wife, to Essie Silverstone [c/o Louis], 509 W 110; QC; Apr18'12; June12'14; A$81,000-100,000. nom

Pleasant av, 307-9 (6:1710-26), ws, 86 n 116th, 40.1x94, 6-sty bk tnt & strs; Isaac Bernstein to Sarah Bernstein, his wife, 235 W 43; ⅝ pts; mtg ⅝ of $32,000; Mar25; June15'14; A$14,000-40,000. O C & 100

Riverside dr, nec 144th, see 144th W, ns, 250 w Bway.

Riverside dr (8:2136-16-18), nes, 342.2 n w 158th, runs n151.5xw100xs128.2 to nes of drive xe102.10 to beg, vacant; P & W Holding Co, Inc, to Podwil Realty Co, Inc, 1029 E 163; AL; June10; June17'14; A$49,000-49,000. nom

St Nicholas av, 256 (7:1949-39), es, 59.8 s 123d, runs e21xs34.5 to av xn40.3 to beg, gore, vacant; A$3,000-3,000; also WEST ST, 292-3 (2:595-10), sec Hoboken or Canal (Nos 538-42), 44x80, 4-5-sty bk tnts & strs; A$48,000-56,000; also WEST ST, 290-291 (2:595-8), es, 41 s Hoboken or Canal, runs s40xe100xn24vw20xn16xw80 to beg, 2-4-sty bk loft & strs bldgs; A$33,000-35,000; also MURRAY ST, 75 (1:132-6), ns, abt 125 w West Bway, 25x100, 5-sty bk loft & str bldg; A$30,000-50,000; also 8TH AV, 2287-9 (7:1949-35-38), swc 123d (Nos 300-12), 50.11x120 to es St Nicholas av x59.8x152.5 to beg, 5-sty bk tnt & 6-3-sty & b bk dwgs; A$30,000-42,000; Francis J Sullivan et al to Alice Phelan Sullivan Corpn, 526-8 Phelan Bldg at nwc Market & Bonell sts, San Francisco, Cal [Chas H Clark, 21 Liberty], ½ pt & AT; B&S; AL; confirmation deed; Aug30'13; June17'14. nom

St Nicholas av, see 123, see St Nicholas av, 256.

St Nicholas av, 454 (429) (7:1958-39), es, 26.4 s 133d, 37.6x81.7x36.11x87.11, 5-sty bk tnt; M A Josephine Kessler to Fredk Frenz, 515 3 av; mtg $28,500 & AL; May1; June15'14; $18,500-31,000. nom

St Nicholas av, nec 139th, see Edgecombe av, nwc 139.

St Nicholas av (7:2051-35 to 38), es, 408.9 s 145th, 100x100, vacant; J Romaine Brown to Jas O'Brien, 457 W 143; AL; June15; June18'14; $38,000-38,000. nom

St Nicholas av (8:2166-48), ws, 100 s 186th, 57.2x100x56.6x100, 5-sty bk tnt & strs; Ensign Realty Co to Woodbury G Langdon Co, Inc, 37 Liberty; mtg $55,000 & AL; June15; June16'14; A$——$——. O C & 100

St Nicholas av, nec 139th, see Edgecombe av, nwc 139.

Vermilyea av, 125 (8:2226-15), ss, 125 w 207th, 25x150, 5-sty bk tnt; Hensle Constn Co to 210 W 56th St Co, a corpn, 135 Bway; mtg $22,000; June16'14; A$6,000-29,000. O C & 100

Vermilyea av, 125; 210 West 56th St Co, a corpn, to Cath C Crosby, 841 Broad st, Elizabeth, NJ, EXTRX, &c, Wm H Crosby; mtg $24,750; June12; June16'14. O C & 100

1ST av, 880-94, see 50th, 401-3 E.

1ST av, 1849 (5:1558-27), ws, 75.8 s 96th, 25x80, 5-sty bk tnt & strs; Henrietta Goldstein to Salamon Margareten, 292 E 7; mtg $11,000 & AL; June15; June16'14; A$9,000-14,000. nom

1ST av, 1855 (5:1558-30), swc 96th (No 340), 25.8x80, 5-stv bk tnt & strs; Margt Simon to Otto R Woell at Weehawken, N J; mtg $14,500 & AL; May11; June16'14; A $14,000-19,000. nom

1ST av, 1855, swc 96th (No 340); Otto R Woell to Otto Petersen, 122 Montague, Bklyn; mtg $14,500 & AL; May12; June16'14. nom

1ST av, 2354 (6:1808-50), es, 40.11 s 121st, 19.9x80, with all title to strip on s, —x—, 4-sty bk tnt & strs, 1-sty ext; Jos D Kelly to Basilius Busch, at Hastings, NY; FORECLOS May15; June15'14; A$6,000-10,000. 8,770

2D av, 342 (3:925--67), sec 20th (No 300), 23.5x65x23.6x65, 5-sty stn tnt & str; A$18,500-29,500; also 20TH ST, 300½ E (3:925-66), ss, 65 e 2 av, 25x47.6x25x42.6, 5-sty bk tnt & strs; A$8,500-16,000; Nathan Brody to Simon R Schultz, 39 E 7; mtg $50,500; June10; June13'14. O C & 100

2D av, 2168 (6:1683-4), es, 75.11 n 111th, 25x75, 4-sty bk tnt & strs; Nicola Marinello to Lucy M Canazzi, 510 Front av, Buffalo, NY; AL; June9; June15'14; A$9,000-14,000. O C & 100

2D av, 2387 (6:1787-23), ws, 71.10 n 122d, runs w87.6xn29.1xe7.6xn0.11xe80 to av xs30 to beg, 4-sty bk tnt & strs; New England Holding Co to Harold M Greenbaum, 152 W 118; B&S; AL; June11; June16'14; A$11,000-19,500. nom

3D av, 1368-70 (5:1412-38 & 39), ws, 25.8 s 78th, 38.3x100, 2-4-sty bk tnts & strs; Jno H Rogan, EXR, &c, Jno McGlynn to Cath A & Benj H McGlynn, both at 278 Long Beach av, Freeport, LI; AL; June1; June17 '14; A$26,000-38,000. **35,000**

5TH av, 141-7 (3:849-75-76), sec 21st (Nos 2-8), 94x90, 12 & 13-sty bk loft & str bldg; McKeon Realty Co to 406 West 31st St Co, Inc, 80 Maiden la; AL; June11; June 12'14; A$532,000-852,000. O C & 100

5TH av, 400 (3:838-47), ws, abt 60 s 37th, —x—, 3 & 5-sty bk loft & str bldg; A$340,000-365,000, to Jno P H Rieper, 961 Gates av, Bklyn; also 30TH ST, 128-32 W (3:805-81), ss, abt 355 w 6 av, —x—, 3-3-sty bk tnts & strs; A$181,000-184,000, to Helen O Zurich, 136 W 111; also 30TH ST, 106 W (3:805-65), ss, abt 80 w 6 av, —x—, 2-sty bk garage; A$34,000-35,000, to Bertha R Fox, 24 W 8; also 12TH ST, 44-8 W (3:575-31 & 32), ss, 450 w 5 av, —x—, 2-4-sty & b brk dwgs; A$39,000-50,000, to Sadie Roth, 1413 Prospect av, Bronx; also 12TH ST, 47 W (2:576-65), ns, abt 495 w 5 av, —x—, 4-sty bk dwg; A$13,000-16,000, to Franklin S Keller, 1522 Bryant av, Bronx; also 12TH ST, 39 W (2:576-62), ns, abt 420 w 5 av, —x—, 4-sty bk tnt & 2-sty bk rear tnt; A$24,000-30,000, to Susan Van Praag, 506 W 111; also 12TH ST, 41-3 W (2:576-63), ns, abt 440 w 5 av, —x—, 2-4-sty bk tnts; A$15,000-21,000, to Dorotha S Warsawer, 390 4th, Bklyn; Harlin J Woodard at Las Vegas, Nev, to above grantees [c/o H Mandelbaum, 135 Bway]; QC; June1; June17'14. 150

5TH av, 1386 (6:1598-38), ws, 50.11 s 115th, 25x100, 5-sty bk tnt & strs; Louis Benedict to Hannah Benedict, 2460 7 av; ½ pt; AL; June12; June16'14; A$20,000-32,000. O C & 100

5TH av, 2182-4 (6:1731-35 & 36), ws, 49.11 n 133d, 50x110, 2-5-sty bk tnts & strs; Louis Benedict to Hannah Benedict, his wife, 2460 7 av; ½ pt; AL; June12; June 16'14; A$24,000-50,000. O C & 100

7TH av, 2469-71 (7:2012-64), es, 80.11 s 144th, 38x100, 5-sty bk tnt & strs; Ferd Levy to Philip L Fisher, 310 E 30; mtg $40,000 & AL; June9; June18'14; A$27,000-50,000. O C & 100

8TH av, 2287-9, see St Nicholas av, 256.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Christopher st, 139, see Greenwich, 679.

Front st, 130 (1:38), ws, 40.10 s Pine, 23.4 x72.1x22.10x73.6; re judgt; Liberty National Bank to Lester S Hohnes or Holmes, 49 W 56; AT; Jan19; June18'14. 125

Greenwich st, 405 (1:214), es, 75 n Beach, 25x100; consent to 3d track; Nicholas W Day & ano EXRS, &c, Jos Naylor, to Manhattan Railway Co, a corpn; May29; June 17'14. 550

Greenwich st, 679 (3:630), nec Christopher (No 139), 35x67x7.1x74.9; consent to 3d track; Eliz A Shields & Mae H Cassidy, at Grantwood, NJ, to Manhattan Railway Co, a corpn; mtg $22,700; May19; June12 '14. 1,470

Greenwich st, 679, nec Christopher; same prop; consent to 3d track; Central Brewing Co of NY, lessee, to same; May19; June 12'14. nom

Greenwich st, 679, nec Christopher; consent to 3d track; Eliz A Shields, mortgagee, to same; mtg $2,700; June10; June12 '14. nom

7TH st, 121 E (2:435-42), ns, 200 w Av A, 22x97.6; asn CONTRACT dated Apr25 '14; Platon Rozdestvensky to Adam Philippovsky, 15 E 97; AT; June2; June13'14; A$4,000-I'5,000 & exempt. nom

19TH st, 9-11 E, see Bway, 901.

20TH st, 10 E, see Bway, 901.

20TH st E, swc Bway, see Bway, 901.

34TH st, 401-3 W, see 9 av, 433-7.

36TH st, 343-5 W, see 8 av, 464.

38TH st, 312 E (3:943-50), ss, 217.4 e 2 av, 21.2x92.8x19x92.8, 4-sty stn tnt; re dower; Edith Turley, widow, to Felix & Robt J Turley, 312 E 38 [Robt J Turley, c/o Frederic W Frost, 60 Wall]; AT; QC; July22'02; June17'14; A$8,500-10,500. nom

72D st, 256-60 W (4:1163); general power of atty; Giovanna P Maresi, 146 Columbia Heights, Bklyn, to Pompeo M Maresi [52 Bway], & Hartsdale, NY; May6; June17'14.

81ST st, 167 E (5:1510-31½), ns, 113 w 3 av, 20x98.10x—x83.10, 3-sty & b bk dwg; re mtg; German Savings Bank, a corpn, to Wilhelmina F & Wilhelmina L Muller, both at 28 W 68, individ & EXTRXCES Clemens Muller; May28; June13'14; A$10,000-12,500. 8,000

85TH st, 129 E (5:1514), ns, 37 w Lex av, —x—; re asn rents recorded Mar29'13; Gustav Hoffmann to Jno A Minaldi, 2172 or 2173 Bway; Apr27; June18'14. nom

150TH st, 304-10 W (7:2045), ss, 100 w 8 av, 100x99.11; asn rents; Abr Gabriel to Royal Co, 93-5 Nassau; mtg $75,000; June 10; June12'14. 1,500

Broadway, 895-9, see Bway, 901.

Broadway, 901 (3:848),swc 20th, owned by party 1st pt; also BROADWAY, 895-99; also 20TH ST, 10 E; also 19TH ST, 9-11 E, adj 1st parcel on s & w & owned by party 2d pt; party wall agmt, etc; Edw H Mount, 131 Remsen, Bklyn, with Mary R Goelet & Robt Goelet, both at Ocre Court, Newport, RI, & Edw De Witt, 121 Chestnut st, Englewood, NJ; TRSTES will Ogden Goelet; June8; June13'14.

each to pay ½ of total cost of 4,938.50

Park Row, 143-5 (1:119), es, 281.7 n Duane, 30x64x—x64.6; consent to 3d track; Boernie Leerburger to Manhattan Railway Co, a corpn; mtg $30,000; Apr16; June 17'14. 2,760

2D av, 966 (5:1344), es, 25 n 51st, 20x58; consent to 3d track, &c; Jos P McCormack to Manhattan Railway Co, a corpn; mtg $6,000; June4; June18'14. 840

8TH av, 464 (3:783); also 36TH ST, 343-5 W (3:760); also out of town PROPERTY; general conveyance & trust agmt, parties of 2d pt to hold title to B&S, deeds dated Aug14'13, for purpose of paying creditors of the late Patk A Geoghegan, etc; Agnes C Geoghegan with Wm J Conners, 250 Main st, Buffalo, NY, & Christian F Tietjen, 485 8 av, NY; Aug14'13; June12'14.

9TH av, 433-7 (3:732), nwc 34th (Nos 401-3), 74.1x100; consent to 3d track; St Mary's Free Hospital for Children to Manhattan Railway Co, a corpn; May29; June 12'14. 1,975

9TH av, 433-9 (3:732), nwc 34th (Nos 401-3), 98.9x100; consent to 3d track; St Mary's Free Hospital for Children to Man-

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hattan Railway Co, a corpn; May29; June 12'14. 2,209.38

9TH av, 433 (3:732); consent to 3d track; Fulton Trust Co of N Y, mortgagee, to Manhattan Railway Co, a corpn; mtg $40,000; June11; June12'14. nom

Appointment of trstes; Wainwright Memorial Free Church of St John the Evangelist of N Y, 416 Lafayette, to Jno A Wade, Hy G Wisner & Edgar A Hamilton, TRSTES; June15; June18'14. ——

Power of atty (miscl); Geo Blumenthal to Paul Baerwald; Mar28'10; June8'14. ——

Power of atty (PA); Josef Preiser to Saml E Weiser, 109 W 114; May20; June 15'14. ——

Power of atty (miscl); Saml Seidman of London, Eng, to Jacob Pawel, of Oceanside, Nassau Co, LI; Nov4'13; June17'14. ——

Power of atty (miscl); Julia T H Millard of Paris, France, to Eliz F Harper, NY; June10'12; June17'14. ——

Power of atty (miscl); Albt V de Goicouria, 70 W 55, to Chas H Phelps, at Bretton Hall, Bway & 86th; Dec19'13; June 12'14. ——

Power of atty (miscl); Fredk Weiss to Margt Weiss, his wife; May28; June12'14. ——

WILLS.

Borough of Manhattan.

Madison st, 353 (1:267-28), ns, 192 e Scammel, 24x96, 5-sty bk tnt & strs; Adelaide K Thomas Est, Geo K Thomas, EXR, 559 W 156; attys, House, Grossman & Vorhaus, 115 Bway; A$14,000-21,000. Will filed June15'14.

Park pl, 132 (9G) (1:128-41), ss, 79 w Wash, 23x82, 5-sty bk loft & str bldg; A$21,000-28,000; also MANHATTAN AV, 73-5 (7:1839-12 & 13), nwc 103d, 34x75, 2-3-sty stn dwgs; A$23,000-31,000; Stephen H Davenport Est, Clara Lapham, EXTRX, 75 Manhattan av; atty, Frank G Wild, 277 Bway. Will filed June6'14.

57TH st, 36 E (5:1292-47), ss, 125 e Mad av, 24x100, 4-sty stn dwg; Emil Gruening Est, Ernest H Gruening, EXR, 36 E 57; attys, M S & I S Isaacs, 52 Wm; A$74,000-86,000. Will filed June10'14.

88TH st, 19 W (4:1202-25), ns, 193 w Central Park W, 19x100, 4-sty bk dwg & ext; Anna M Tooker Est, Harry S Houghton, EXR, 2011 Kalorama rd, Wash, DC; atty, Drew W Hageman, 34 Nassau; A$15,000-26,000. Will filed June8'14.

121ST st, 426-8 E (6:1808, 38½ & 39), ss, 288 e 1 av, 36x100, 2-4-sty stn tnts; A$7,400-18,000; also WEST END AV, 785 (7:1888-18), ws, 55 n 98th, 18x80, 3-sty stn dwg; A$15,000-21,000; Jos Dillon Est, Annie E Dillon, EXTRX, 785 West End av; atty, Abr Wielar, 261 Bway. Will filed June6'14.

131ST st, 217 W (7:1937-22), ns, 224 w 7 av, 16x99, 3-sty stn dwg; Benj F Haskell Est, Wm A Haskell, EXR, 217 W 131; atty, Theron L Carman, 50 Church; A$6,600-8,500. Will filed June15'14.

142D st, 627 W (7:2089-18½), ns, 320 w Bway, 15x99, 3-sty bk dwg; Chas W Rau Est, Valeska F Rau, EXTRX, 627 W 142; atty, Edw H Lockwood, 66 Bway; A$7,000-10,500. Will filed June6'14.

East End av, 112 (5:1581-28), ws, 51 s 85th, 16x82, 3-sty stn dwg; Martin Derx Est, Minna Neumer, EXTRX, 112 East End av; atty, O E Davis, 3210 3 av; A$6,500-9,500. Will filed June10'14.

Manhattan av, 73-5, see Park pl, 96, new No 132.

West End av, 785, see 121st, 426-8 E.

1ST av, 1456 (5:1470-48½), es, 42 s 76th, 20x78, 4-sty bk tnt & str; A$9,500-14,500; also 2D AV, 1490 (5:1452-52), es, 76 s 78th, 21x75.4, 4-sty bk tnt & str; A$11,000-14,500; Saml Ulmar Est, Hy Ulmar, EXR, 35 Greenwich av; atty, Bertram Levy, 52 Wall. Will filed Mar11'14.

2D av, 1490, see 1 av, 1456.

CONVEYANCES.

Borough of the Bronx.

Barretto st, 915 (10:2733), sec Southern blvd (No 890), 100x23.9, 4-sty bk tnt & strs; Diedrich Eggers to Cedar Constn Co, Inc, 35 Nassau; June15; June16'14. O C & 190

Clifford pl, nec Jerome av, see Jerome av, nec Clifford pl.

Dean st (*), ws, 200 s Barkley av, 25x100; Edith R Voorhis to Isaac S Voorhis, 33 Greystone Park, Yonkers, NY; June16; June18'14. nom

Fairmount pl (11:2959), ss, 76 nw Southern blvd, 75x124.8x75.1x129.5, vacant; HarryG Hecht to K & J Constn Co, Inc, 1419 Wilkins av; mtg $8,000; June3; June13'14. nom

Fillmore st (*), es, 100 n Van Nest av, 25x100; Wm A Steinbeck to Bertha M Wohbekind, 1710 Fillmore; mtg $3,500; June18'14. nom

Fox st, 985 (10:2714), ws, 445 n 163d, 40 x104.1x40x104.7, 5-sty bk tnt; American Real Estate Co to Egbert B Perry, 605 W 115; mtg $24,000; June15; June16'14. O C & 100

Fox st, 1008-16 (10:2724),es,at ses Westchester av (Nos 1000-18), runs s106.3xe104.7 xn55.7xne140xe70.4 to Simpson (Nos 1019-29), xn163.8 to av xsw245.8 to beg, 1-sty bk theatre & 1-sty bk strs; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $210,000; May 14; June12'14. O C & 100

Garfield st (*), es, 175 s Morris Park av, 25x100; Jno Petrila to Ernest Cizek, 164 E 102; mtg $4,675; June6; June13'14. O C & 100

Hancock st (*), es, 325 s Van Nest av, 25x100; Marie John to Jno W John, her husband, 952 Simpson; mtg $2,500; June17; June18'14. O C & 100

Hoffman st, 243S (11:3066), es, abt — n 187th, 25x120.2, except pt for st, 4-sty bk tnt; Antonia Cimillo to Henry Papen, 201 W 136; mtg $14,250; May23; June15'14. nom

Home st, 975 (11:2986), ns,40.7 e Hoe av, 45.3x99.6x45x104.8, 5-sty bk tnt; Chas C Marrin to Margt Knox, 478 Mott av; FORECLOS; June4; June10; June12'14.

500 over prior incumbrances

Home st, 975; Margt Knox to Wm H Caldwell Jr, 111 W 123; B&S & CaG; June 10; June12'14. nom

Home st, nec Hoe av, see Hoe av, 1202.

Home st, 870 (10:2692), ss, 77.11 e Stebbins av, runs s117.1xse11.2xne5xe14.8xn116.11 to Home xw25 to beg, 2-sty fr dwg; Mary L Ga Nun to Nicola Dauria, 1188 Simpson; June15'14. O C & 100

Lester pl, nec Barker av, see Barker av, nec Lester pl.

Loring pl, 2291 (11:3225), ws, 530 s Fordham rd, 25x100, 3-sty bk dwg; Mary O'Connell & ano, EXRS Jas O'Connell et al, to Mary E O'Connell, 350 E 79; AL; May30; June15'14. O C & 100

McDonald st (*), ss, 241.2 e Eastchester rd, 25x100; Julie Rich to Manuel Rich, 527 W 143; June11; June18'14. nom

Oak ter, 610 on map 608, see Beekman av, swc Oak ter.

Poplar st (*), nws, being lots C & D on map of Subdivision of plots 18 to 23, map land Andrew Arnow Est & ano, 50x 131.5x51.1x141.11; Thos H O'Neil to Richd N Arnow, Belden la & City Island av, City Island; AL; June12; June18'14. nom

Schieffelin's la, nwc Pratt av, see 233d E, ss, 200 w Seton av.

Seabury pl (11:2966), ws, 116.1 ne Charlotte, runs ne149 to 172d xn32.7xw100xs 143.2 to beg, vacant; Abr L Lazarus to Geo Kurzman, 1465 5 av; ½ pt; AL; Feb4; June12'14. nom

Seabury pl (11:2966); same prop; Geo Kurzman to Utility Realty Co, 30 E 42; mtg $10,500; June11; June12'14. nom

Simpson st, 1019-29, see Fox, 1008-16.

Tiffany st (10:2718), es, 287.1 n 167th, runs n (?) 113.2xs30xw113.3 to beg (probable error, course omitted), 2-sty fr dwg; Harry Gillman to Ethel Gillman, 1682 Anthony av; ½ pt; mtg $5,200; May1; June 15'14. O C & 100

Whittier st (10:2759), ws, 160 n Garrison av, 50x128.4x50.8x117.5, vacant; Chas P Hallock, ref, to Wm Landgrebe, 671 Morris Park av; FORECLOS June9; June 12; June13'14. 2,400

132D st E, nwc Cypress av, see Cypress av, nwc 132.

133D st E, swc Cypress av, see Cypress av, nwc 132.

133D st E, nwc Cypress av, see Cypress av, nwc 132.

134TH st E, swc Cypress av, see Cypress av, nwc 132.

134TH st, 350 E (9:2296), ss, 206.6 e Alex av, 16.8x100, 3-sty & b bk dwg; Wm Burns to Bridget Burns, 350 E 134; mtg $5,000; June6; June13'14. O C & 100

136TH st, 320 E, see Alex av, 187.

137TH st, 314 E (9:2312), ss, 91.10 w Alex av, 16.4x100, 2-sty & b bk dwg; Eva Van Dyne Pell to Henry D Bohr, 314 E 137; mtg $5,000; June9; June12'14. O C & 100

139TH st, 435 E (9:2284), ns, 366.8 e Willis av, old line, 16.8x100, 2-sty & b bk dwg; also 141ST ST, 441 E (9:2286), ns, 418.9 e Willis av, 18.9x100, 2-sty & b bk dwg; also 141ST ST, 479 E (9:2286), ns, 775.9 e Willis av, 18.9x100, 2-sty & b bk dwg; Minnie Pfeiffer, indivíd & as EXTRX Jos F O'Gorman to Tessie K Scharps, 340 W 86, & Agnes F May, 1215 Brook av; B&S & CaG; June15; June16'14. nom

141ST st, 374 E (9:2303), ss, 431.6 e Alex av, 25x100, 1 & 3-sty bk & fr chapel; also 141ST st E (9:2303), ss, being plot bounded n by ss 141st as legally opened, s by ss 141st on map of sect A & B of North N Y, w by line drawn in continuation to ws lot 31, blk 8 on said map, e by line drawn in continuation to es lot 31, blk 8 on said map; Frank Newman to Mary Fries, 374 E 141; ½ pt; mtg $5,500; June16'14. O C & 100

141ST st, 441 E, see 139th, 435 E.

141ST st, 479 E, see 139th, 435 E.

144TH st E (9:2335), ns, abt 869.5 w College av, 25x100, 2-sty fr dwg; Harry C Kent et al to Chas McConnell, 241 E 144; June12; June18'14. nom

149TH st E (9:2338), ns, 200 w Morris av, 25x80, vacant; also 149TH ST E (9:2337), ss, 107.6 e Park av, 33.4x106.6; Wm J Reed to Wm J Reed, as TRSTE Chas A Reed, Scarsdale, NY; mtg $5,000; June6; June15'14. nom

152D st, 401 E, see Melrose av, 644.

152D st, 401-3 E, see Melrose av, 644.

152D st, 403 E (9:2374), ns, 550 e Courtlandt av, 25x100, 2-sty & b fr dwg; Fredk Lese to Arthur D Cahn, 251 Lenox av; mtg $4,800; June12'14. nom

153TH st, 830 E, see Union av, 728-32.

159TH st, 428-30 E (9:2380), ss, 100 w Elton av, 50x100, except part for st, 5-sty bk tnt; Cedar Constn Co to Diedrich Eggers, 915 Barretto; mtg $42,000; June15; June16'14. O C & 100

160TH st, 320 E (9:2419), ss, 98 w Courtlandt av, 25x99, 4-sty bk tnt; Barbara Huff to Eliz Dover, 1488 Bushwick av, Bklyn; AL; Feb21; June18'14. nom

161ST st, 782 E (10:2667), ss, 21.2 e Tinton av, 21.2x76.2, 2-sty & h fr dwg; Jno H Delling to Geo Haas, 782 E 161; June10; June12'14. nom

161ST st, 782 E; Geo Haas to Jno H Delling, 35 Vanderveer av, Woodhaven, NY; June11; June12'14. nom

167TH st, 1013 E (10:2754), ns, 35 w Bryant av, 40x100, 5-sty bk tnt & strs; Saml Lyttle to Jas McConnell, 330 Arlington av, Jersey City, NJ; mtg $30,000; June17; June18'14. nom

167TH st, 1017 E, see Bryant av, 1121.

169TH st E, swc Brook av, see Brook av, swc 169.

169TH st, 360 E (9:2431-2436), ss, 80 w Teller av, 20x90, 3-sty fr tnt; Geo O Sauer to Geo W Mohr Realty Co, Inc, 360 E 169; AL; June16; June18'14. nom

173D st, 542 E (11:2929), ss, 50.6 w Fulton av, 29x87.5x29.1x89.10, 4-sty bk tnt; Aaron Baum to Anna Baum, 542 E 173; mtg $11,000; May11; June12'14. O C & 100

175TH st, 717 E (11:2949), ns, 88.4 w Clinton av, 30.8x90, 4-sty bk tnt; Madeline Fisher to Jos Reichwein, 1980 Prospect av; mtg $18,000; June10; June15'14. O C & 100

176TH st W (11:2877, 2878, 2880, 2882 & 2884), ss, extends from University av to exterior pier line of Harlem River, —x—, except land conveyed for Aqueduct, Railroad or st uses, vacant; Edw D White et al TRSTES to Preston J Gibson, 1114 Vermont av, Wash, DC; mtg $——; June2; June16'14. nom

177TH st, 475 E (11:3043), ns, 44.1 e Wash av, 46.7x86.4x46.7x93.5, 3-sty fr tnt & strs, 1-sty bk ext; Henrietta Karsh to Moses Lowenstein, 1782 Bathgate av; mtg $25,000; June10; June12'14. nom

177TH st, 820-2 E (11:2956), ss, 50 w Marmion av, 50x100, 1-sty bk str; Henrietta Karsh to Moses Lowenstein, 1782 Bathgate av; mtg $19,000; June10; June 12'14. nom

179TH st E, swc Daly av, see Daly av, swc 179th.

179TH st, 440 E, see Park av, 4296.

179TH st, 458 E (11:3035), ss, 92.8 w Wash av, 17.6x100, 2-sty fr dwg; Sophie Osterwald to Margt W de Greck, 458 E 179; AL; June9; June12'14. nom

180TH st, 880 E (11:3123), ss, 65.1 w Honeywell av, 25x118.2, 2-sty bk dwg; Jas F Donnelly, ref, to Herman F Epple, 2516 Grand av; June11; June16'14. 3,700

180TH st, 880 E; Herman F Epple to Harvey Deere, at Urlton, Greene Co, NY; June15; June16'14. O C & 100

223D st E (*), ns, 656.10 e White Plains rd, 25x100; Fannie Goldstein to Saml Belkind, 500 W 78; mtg $3,200; June12; June 16'14. O C & 100

225TH st E, ns, 182 e Paulding av, see 226th E, ss, 111.3 w Paulding av.

226TH st E (*), ss, 111.3 w Paulding av, 25x109; also 225TH ST E, ns, 182 e Paulding av, 50x109; Katharina Schumann to Robt W Schumann, 2066 Story av; mtg $1,100; June10; June12'14. nom

228TH st E (*), ss, 155 w Paulding av, 50x114, Wakefield; Vincenzina Milano to Ebling Brewing Co, 760 St Anns av; mtg $1,300; June16; June17'14. O C & 100

233D st E, sec Monaghan av, see 233d E, ss, 200 w Seton av.

233D st E (*), ss, 200 w Seton av, runs s50xe100xs25xe100 to ws Seton av xs1020.10 to ns Pratt av xsw439.11 to Schieffelin's la xnw187.3 & 148 & 127 & 245 & 224.11 & 64 & 159.11 & 194xne285.4 & 131.6 & 87.3xnw 38.8 & 20.6 & 79.2 & 207.10 to es Monaghan av xn166.10 to 233d xe1040 to beg; Seton Falls Realty Co, Inc, to City NY; June10; June18'14. $2,500

235TH st E (*), ns, 430.3 w White Plains rd, 25x114.6; also 235TH ST E (*), ns, 380 w White Plains rd, 25x114.6; Morris Steinbock to Macon Land Corpn, 60 Wall; QC; June8; June18'14. nom

235TH st E (*), ns, 380 w White Plains rd, 25x114.6; Macon Land Corpn to Mary E Goodsell, 750 E 216; May15; June18'14. O C & 100

235TH st E, ns, 380 w White Plains rd, see 235th E, ns, 430.3 w White Plains rd.

236TH st, 139 E (12:3371), ns, 125 w Keppler av, 25x100, 2-sty fr dwg; Mary Hughes to E Loewenthal & Son, Inc, 1347 Boston rd; mtg $4,500; June15; June16'14. O C & 100

236TH st, 281 E (12:3377), ns, 85 w Katonah av, 25x100, 2-sty fr dwg; Jno H Prince to Jno H Buckbee Jr, 2252 University av; B&S & CaG; AL; May11; June15 '14. nom

237TH st E (12:3371), ss, 200 w Kepler av, 50x100, vacant; Mary A M Schnepel to Chas A Schnepel, 353 W 117; 1-5 pt; June 6; June12'14. nom

238TH st, 238 E (12:3378), ss, 380 e Kepler av, 20x100, 2-sty fr dwg; Chas E Moore, ref, to Mary H Weight, 37 W 95; FORECLOS June9; June10; June12'14. 3,000

238TH st E (12:3378), ss, 400 e Kepler av, 20x100, vacant; Jno H Prince to Jno H Buckbee Jr, 2252 University av; B&S & CaG; AL; May19; June15'14. nom

Alexander av, 126-32 (9:2296), es, 41.8 s 134th, 78x89.6, 4-4-sty bk tnts & strs; Henry M Greenberg to Sheriff St Realty Co Corpn, 1545 Mad av; B&S; May4; June 18'14. O C & 100

Alexander av, 187 (9:2311), swc 136th (No 320), 16.8x100, 3-sty & b stn dwg; Geo F Knubel to Chas H Knubel, 203 California st, San Francisco, Cal; 1-6 pt; mtg $4,500; June9; June17'14. O C & 100

Alexander av, 187; same to Johanna F Clarke, 81 West Kingsbridge rd; 1-6 pt; mtg $4,500; June9; June17'14. O C & 100

Anderson av, 964 (9:2504), es,146 n Jerome av, 27x144.5x27.1x142.1, 4-sty bk tnt; Kemp-Jones Realty Co to Chas Bauer & ano, 962 Anderson av; mtg $16,500; June15; June16'14. O C & 100

Anthony av, 1682 (11:2889), es, 135.9 n 173d, 16.8x74.3 to ws Carter av x16.8x72.6, 2-sty fr dwg; Harry Gillman to Ethel Gillman, 1682 Anthony av; ½ pt; mtg $4,000; May1; June15'14. O C & 100

Barker av (*), nec Lester pl, 25x100; Mary McGarry to Geo Fleser, 3052 Barker av; mtg $500; June11; June12'14. nom

Bassett av (*), ws, 475 s Saratoga av, 50x100; Hudson P Rose Co to Pierre Dujany, 341 7 av; June15; June18'14. nom

Bay av (*), ss, 276.8 w Main, 33.4x100, City Island; Sylvia H Reynolds to Geo Rovan, 104 Bay, City Island; June5; June16 '14. O C & 100

Beekman av (10:2555), swc Oak ter (No 610 on map 608), 25x100, 5-sty bk tnt & strs; K & J Constn Co Inc to Fanny E

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Hecht, 408 W 130; mtg $28,500; June3; June 13'14. nom

Boston Post rd (*), ss, 100.8 e Delavelle av, 25.2x92.11x25x110.6, except pt for Boston Post rd; Hudson P Rose Co to Fedele Parlato, 649 Morris av; June12; June16'14. nom

Broadway (*), ws, 118 n Tremont rd, 59x125.2x50x156.7; Wellman Finance & Realty Co to Joachim Viebrock, 1829 So blvd; May28; June12'14. nom

Bronxdale av (*), ss, 152.4 e 187th, 25x 100x26x92.9; Sarah F Cahill & ano EXRS Edw J Cahill to Saml De Bear, 1827 Barnes av; mtg $4,000; June17; June18'14. **5,000**

Brook av (9:2396), swc 169th, 82x100, vacant; Tremont-Webster Bldg Co to Benenson Realty Co, 407 E 153; mtg $13,400; June16; June17'14. O C & 100

Bryant av, 1121 (10:2754), nwc 167th (No 1017), 100x35, 5-sty bk tnt & strs; Saml Lyttle to Jas McConnell, 330 Arlington av, Jersey City, NJ; mtg $35,000; June17; June18'14. nom

Bryant av, 1130 (10:2754), es, 92.8 n 167th, 33.4x100, 4-sty bk tnt; Saml Lyttle to Jas McConnell, 330 Arlington av, Jersey City, NJ; mtg $18,000; June17; June 18'14. nom

Bryant av, 1134 (10:2754), es, 126 n 167th, 33.4x100, 4-sty bk tnt; Saml Lyttle to Jas McConnell, 330 Arlington av, Jersey City, NJ· mtg $18,000; June17; June18'14. nom

Bryant av, 1138 (10:2754), es, 159.4 n 167th, 33.4x100, 4-sty bk ft tnt; Saml Lyttle to Jas McConnell, 330 Arlington av, Jersey City, NJ; mtg $18,000; June17; June 18'14. nom

Carter av, ws, 135.9 n 173d, see Anthony av, 1682.

College av (9:2423), ws, 95.6 n 163d, 16.6 x100, vacant; Jos Beihilf, ref, to Saml B Cooper, 628 Manhattan av, Bklyn; FORECLOS transfer tax lien; May29; June9; June13'14. **900**

College av, 1305 (11:2785), ws, 140.5 n 169th, 16.8x92.6, 2-sty fr dwg; Jno Finley to Eleanor A Borgen, 1305 College av; AL; Apr28; June17'14. gift

College av, 1305; Eleanor A Borgen to Harry V Borgen, 1305 College av; AL; Mar23; June17'14. O C & 100

College av (11:2784-2786), ses, 275 sw 171st, 25x125, vacant; Illinois Surety Co to Jos Liccione, Mt Vernon, NY; Apr1; June 17'14. nom

Cypress av (10:2546), nwc 132d, runs n 210 to 133d xw 225xs25xw75xs25xw125xs160 to 132d xe425 to beg, 2-sty bk garage, 1-sty bk bldg & vacant; mtg $24,000; also CYPRESS AV, 113-7 (10:2546), nwc 133d, runs n207.9 to 134th xw35.11 to ses So blvd (Nos 98-116) xsw222.9xs91.11 to 133d, xe225 to beg, 6-sty bk factory; mtg $105,000; Otto Doll et al, TRSTES Jacob Doll, to Estate Jacob Doll, Inc, 98 So blvd; June18'14. nom

Cypress av (10:2546); same prop; consent to above deed; Jacob Doll & Sons, Inc, to Otto Doll et al, TRSTES Jacob Doll; June18'14. ——

Cypress av, nwc 133, see Cypress av, nwc 132.

Cypress av, swc 134th, see Cypress av, nwc 132.

Cypress av, swc 133d, see Cypress av, nwc 132.

Daly av (11:3122), swc 179th, 32.9x110.4, except pt for av & st, vacant; Wentworth Mtg Co to Wm L Phelan, 2047 Ryer av; mtg $6,000; June9; June18'14. O C & 100

Daly av, 2008-10 (11:3127), es, 103.11 s 179th, 45x169.8x45.2x171.2, 5-sty bk tnt; Clara L Herbst to Herbst Realty Co, 985 E 179; mtg $5,000; June10; June13'14. O C & 100

Decatur av, 3061 (12:3332), ns, 250 e Mosholu Pkway, 25x110, 2-sty fr dwg; Richd A McCormick to Bridget E McCormick, 3061 Decatur av; mtg $8,300; Mar7 '11; June12'14. O C & 100

Edison av (*), es, 125 s Tremont rd, 25 x100; Wellman Finance & Realty Co to Marie Zenz, 798 E 170; May28; June12'14. nom

Edison av (*), es, 250 n Tremont rd, 25x 171.9x29.6x187.6; Wellman Finance & Realty Co to Reed C Scott, 272 E 163; June10; June12'11. nom

Edison av (*), es, 175 s Tremont rd, 25x 100; Wellman Finance & Realty Co to Margt Darby, 879 Freeman; May28; June 12'14. nom

Edison av (*), es, 150 s Tremont rd, 25 x100; Wellman Finance & Realty Co to Jno Calvert, 1442 Sand; May28; June12'14. nom

Fieldston rd (13:3406-3414), es, 500 s 238th, runs s50xw— to es Riverdale av xn—xe— to beg;land in bed of rd; Chas Petroll to City NY; May27; June18'14. nom

Fordham rd, ss, 76.10 w Webster av, see Kingsbridge rd, sec Marion av.

Forest av, 1129 (10:2651), ws, 190 s Home, 20x87.6, 3-sty bk dwg; Home Specialty Co, Inc, to Elisabeth A Koenemann, 450 E 161; mtg $9,250; June16; June17'14. O C & 100

Gainsborg av (*), ws, 250 s Tremont rd, 25x100; Wellman Finance & Realty Co to Abr Miller, GDN Monroe Miller, 199 W 10; May28; June12'14. nom

Green av (*), es, 125 s Halsey pl, 53x100 x50.5x100; Aaron Herzberg to Nora, wife Emanuel Kramer, 785 Lex av; June10; June18'14. nom

Hermany av (*), ss, 78.5 e Castle Hill av, 144x200x145x182.3; Jos Wagner to Mary, wife of Jos Wagner, 2172 Westchester av; mtg $——; June17'14. nom

Hoe av, 1152 (10:2752), es, 200 n 167th, 25x100, 2-sty fr dwg; Oliver E Davis to Cogswell Taylor Impt Co, 824 Morrid av; mtg $3,250; June16; June18'14. O C & 100

Hoe av, 1202 (11:2986), nec Home, 109.3x 40x104.8x40.3, 5-sty bk tnt; Chas C Marrin, ref to Margt Knox, 478 Mott av; FORECLOS June4; June10; June12'14. **500 over prior incumbrances**

Hoe av, 1202; Margt Knox to Wm H Caldwell Jr, 111 W 123; B&S & CaG; June 10; June12'14. nom

Jerome av (11:2849), nee Clifford pl, 100 x51.8x101x43.11, vacant; Ira H Parker to Simeon M Barber, 137 E 55; mtg $5,800; May19; June18'14. nom

Kingsbridge rd (11:3026), sec Marion av, runs s99.2xe125xn56.8xe19xn25.1xe18.6x n40xe19xe18.5xn118.6 to ss Fordham rd xw 254.6 to beg, vacant; Anne E Carroll et al, individ & as EXTRX Patk J Keary, to Adams Realty Co, 206 Bway; June16; June 17'14. O C & 100

King av (*), es, being lots 524 & 525 map Eliz R B King, 50x249 to L I Sound x—x259; Edw O Seiffert to Robt F Seiffert, 820 St Anns av; AL; Jan4'09; June15'14. nom

Lafontaine av (11:3069), es, 739 n 177th (Locust av), 50x100, vacant, except pt for 179th; Minnie L Davis to Wm N Penney, 1995 Wash av; June16; June18'14. O C & 100

Lafontaine av, 2014 (11:3068), es, 207.7 s 179th, 16.8x100, 2-sty fr dwg; Emma A Mayhew to Julia C Jones, 76 Willow, Bklyn; mtg $——; Mar27; June13'14. nom

Lind av, 1339 (9:2533), ns, 373.2 e 169th, 50x96.3x50x92.2, 5-sty bk tnt; Ernst Keller Constn Co to Geo Kammerer, 458 E 143; B&S; mtg $48,000; June11; June13'14. O C & 100

Lurting av, nwc Lydig av, see Lydig av, nwc Lurting av.

Lydig av (*), nwc Lurting av, 101.4x 95.3x100x113.11; trust deed; Jas J Conroy to Jas J Conroy TRSTE for benefit Martin Conroy et al at Grantwood, NJ; June9; June16'14. nom

McGraw av (*), ss, at line bet land Bridget McMonegal & land Eugene Nonnon, runs s137xw—xn— to McGraw av xe 37.6 to beg, except pt for av; Sidney B Hickox to Lucy W Hefter, 2164 Westchester av; June12; June15'14. O C & 100

McGraw av (*), ss, at line bet land Bridget McMonegal & land Henry Kortsehl, runs s137xw38.6xn137 to av xe33 to beg, except pt for McGraw av; Eugene Nonnon to Lucy W Hefter, 2164 Westchester av; June12; June15'14. O C & 100

Madison av (*), ss, 75 e Williams av, 25x100; Wellman Finance & Realty Co to Jacob Wolf, 21 E 69; May28; June12'14. nom

Marion av, see Kingsbridge rd, see Kingsbridge rd, sec Marion av.

Melrose av, 644 (9:2374), nec 152d (No 401), 100x20, 2-3-sty bk tnts & strs; Sidney D Harris, ref, to Arthur D Cahn, 251 Lenox av; mtg $8,000; FORECLOS May19; June 12'14. **10,000 over mtg**

Melrose av, 644 (9:2374), nec 152d (Nos 401-3), 100x45, 2-sty & b fr dwg & 2-3-sty fr tnts & strs; Arthur D Cahn to Jno D Connolly, 244 W 99, & Fredk Lese, 133 E 80; mtg $18,000; June12'14. nom

Middletown rd (*), ns, 52.1 w Bway, 25.1 x94.1x25x92.1; Wellman Finance & Realty Co to Salvatore Cozzubbo, 2108 8 av; May 28; June12'14. nom

Monaghan av, see 233d, see 233d E, ss, 200 w Seton av.

Nelson av (*), ss, 525 w 5 av, 50x94x50x 96.3; Land Co "D" of Edenwald to Ellen Clancy, 943 Van Duser av, Stapleton, SI; June10; June18'14. nom

Olmstead av (*), es, 28 n Hermany av, 25x100; also PELHAM RD (*), es, 125 s Arnow av, 50x119x51x115.1; also STORY AV (*), ss, 125 w Olmstead av, 25x103, Unionport; Wm Heinrich to Philip & Adolph Heinrich, 2066 Story av; mtg $1,000; June15; June16'14. O C & 100

Park av, 4296 (11:3035), sec 179th (No 440), 85x50, 5-sty bk tnt & strs; Godfrey W Rautenberg to Geo Solter, 689 Melrose av; mtg $35,000; June1; June17'14. O C & 100

Pelham rd, es, 125 s Arnow av, see Olmstead av, es, 28 n Hermany av.

Perry av, 3068 (12:3333), es, 125 s 204th, 25x110, 2-sty fr dwg; Edw Breslin to Rose & Jos A Breslin, both at St Josephs Seminary, Yonkers, NY; AL; June8; June17'14. nom

Pratt av, nwc Schlefflelns la, see 233d E, ss, 200 w Seton av.

Prospect av, 586-90 (10:2684), es, 80.6 ne Fox, 75x100, 2-5-sty bk tnts; Kent Holding Corpn to Delancey Properties Corpn, 233 Bway; mtg $48,000; June13; June18'14. nom

Radcliff av (*), ws, 325 n Morris Park av, 25x100; Morris Zand to Benj Plawsky, 104 Essex; ½ pt; mtg $595; June16; June 18'14. nom

Rosedale av (*), ws, 292 n Harlem River Branch N Y, N H & H R R, 50x84.5x50.2x 88; Michl Hoffmann Jr to Kath Hoffman; mtg $1,800; Feb21'07; June15'14. O C & 100

Ryer av, 2034 (11:3144), es, 184.4 n Burnside av, 23.8x95.4x18x95, 2-sty fr dwg; Annie C Heil to Rudolph Kanze, 288 East Burnside av; mtg $4,500; June15'14. omitted

St Anns av, 626 (10:2616), es, abt 84 s Westchester av, 25.4x70.7x25x74.3, 2-sty fr dwg; Mary Weiler to Herman Schnaittacher, 171 Edgecombe av; June12; June 15'14. nom

St Raymond av (47Th st) (*), ses, 182.7 ne St Peter's av, 20x100; Philip Mayer to Michl B McPugh, 1520 Overing; AL; June 11; June16'14. O C & 100

Sedgwick av (12:3255), ws, abt 325.1 se on curve from Giles pl, 73x109x88.1x90, vacant; Mary A Bewley to Maitland Bartlett, 226 E 15; mtg $11,000; June10; June12'14. nom

Seton av, ws, 100 s 233d, see 233d E, ss, 200 w Seton av.

Southern blvd, 906-116, see Cypress av, nwc 132.

Southern blvd, 890, see Barretto, 915.

Story av, ss, 125 w Olmstead av, see Olmstead av, es, 28 n Hermany av.

Teller av, 1065 (9:2428-2433), ws, 239.6 n 165th, 20x100, 3-sty bk dwg; Ida H Kraft to Boundry Realty Co, 30 Church; June5; June12'14. O C & 100

Teller av, 1109 (9:2429-2434), ws, 78.4 n 166th, 38.4x100.1, 5-sty bk tnt; Kate Ley to Chas Glock, 1316 Fulton av; mtg $20,000; June15; June18'14. nom

Tinton av, 842 (10:2667), es, 20.6 n 160th, 20x92, 2-sty & b fr dwg; Anna Knespal to Philip Kalisch, 842 Tinton av; June6; June 12'14. nom

Tinton av, 842; Philip Kalisch to Anna Knespal, 842 Tinton av; June6; June12'14. nom

Trinity av, 990 (10:2639), es 219.3 s 165th, 50x100, 2-sty & b fr dwg & 1-sty fr rear bldg; Osias Karp to O Karp & Son Inc, 95 James; mtg $——; Jan14; June12'14. O C & 100

Union av, 728-32 (10:2675), sec 156th (No 830), 91x25, 1 2 & 3-sty fr tnt & strs; Marie E Schober to Marie Sommer, 285 Alex av; mtg $14,000; June10; June16'14. nom

Union av, 1134 (10:2680), old es, 208.1 s Home, 18.8x100, except pt for av, 3-sty fr tnt; Nicholas Costa to Katie Costa, 329 E 149; mtg $5,500; Apr18; June15'14. O C & 100

Unionport rd (*), es, 118.7 s Van Nest av, 71.6x43.5 to ws White Plains rd x48.7x 66.9; Henrietta Spears to Bronx Development Co, 391 E 149; mtg $9,550; Dec9'13; June13'14. O C & 100

University av, swc 176th, see 176th W, ss, etc.

Wales av, 429 (10:2577), nws, 100 ne 144th, 50x100, 2-sty & b bk dwg & 1-sty fr rear bldg; Realty Redemption Co of N Y to Wm Lustgarten & Co, Inc, 68 Wm; May13; June12'14. O C & 100

Walton av (11:2833, 2837 & 2844), es, 51.4 s 172d, 32.7x19.1x—, gore, vacant; Clifford S Bostwick, ref, to Geo C Woolf, 1558 Grand blvd & concourse; FORECLOS transfer tax lien; May12; June12; June15'14. **825**

Washington av, 952 (9:2368), es, 142.10 n 163d, 25x80.9, 4-sty bk tnt; Lawyers Realty Co to Lawyers Title Ins & Trust Co, a corpn; QC; Nov14'05; June17'14. nom

Webster av, 1361 (11:2887), ws, 236.5 s 170th, 25x90, 4-sty bk tnt; Christian Becker to Louisa Haussmann, 1114 Intervale av; mtg $12,000; June15; June16'14. O C & 100

Westchester av, 1000-18, see Fox ,1008-16.

Westchester av (10:2758), nws, 102.5 s Home, 102.5x103.3x100x125.6; Egbert B Perry to American Real Estate Co, 527 5 av; mtg $15,000; June15; June16'14. O C & 100

Westchester av (10:2758), nws, 102.5 s Home, 102.5x103.3x100x125.6, vacant; National Bridge Supply Co to Egbert B Perry, Great Neck, NY; B&S & AL; Sept13'11; June16'14. nom

Whitlock av, 832-44 (10:2731), es, 431 s Tiffany, 156x90, 4-5-sty bk tnts; Irwin Kurtz, ref, to Frieda Uffman, 2741 N 19th, Phila, Pa; FORECLOS Apr21; June12; June 17'14. **10,100**

White Plains rd, ws, 118.7 s Van Nest av, see Unionport rd, es, 118.7 s Van Nest av.

Wilkins av, 1460 (11:2966), es, 187.6 n 170th, 37.6x100, 5-sty bk tnt; Jno J Tully to Harvie M Blair, 502 W 136; mtg $26,000; June17; June18'14. O C & 100

Wilkins av, 1460; Harvie M Blair to Emily L W Johns, Lawrence Park, NY; mtg $26,000; June18'14. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Esplanade, swc Lurting av, see Radcliff av, es, 125 n Van Nest av.

Parkside pl (12:3355), lot 43 blk 3355, tax map; consent to 3 track R R; Edwin C Dusenbury to Manhattan Railway Co, a corpn; Jan23; June18'14. nom

Woodmansten pl, nec Bogart av, see Radcliff av, es, 125 n Van Nest av.

135TH st E, swc Park av, see Park av, swc 135.

135TH st W, nwc Park av, see Park av, swc 135.

139TH st, 414 E (9:2283), ss, 118.9 e Willis av, 16.3x100, 2-sty & b bk dwg; also 139TH ST, 499 E (9:2284), ns, 900 e Willis av, 16.8x100; also 140TH ST, 446 E (9:2284), ss, 433 e Willis av, 16.8 x100, 2-sty & b bk dwg; also 140TH ST, 454 E (9:2284), ss, 500 e Willis av, 16.8x 100, 2-sty & b bk dwg; also 140TH ST, 466 E (9:2284), ss, 600 e Willis av, 16.8x100, 2-sty & b bk dwg; also 140TH ST, 490 E (9:2284), ss, 800 e Willis av, 16.8x100, 2-sty & b bk dwg; also 141ST ST, 417 E (9:2286), ns, 200 e Willis av, 16.8x100, 2-sty & b bk dwg; also 142D ST, 475 E (9:2286), ns, 619.5 e Willis av, 63.5 to Mill Brook x—x—x 88.7, 2-sty & b dwg; re dower; Nellie O'Gorman, widow, to Minnie Pfeiffer, individ & as EXTRX Jos F O'Gorman, 290 Lockwood, Astoria, LI, & Tessie K Scharps, 340 E 86; June15; June16'14. nom

139TH st, 499 E, see 139th, 414 E

140TH st, 454 E, see 139th, 414 E.

140TH st, 446 E, see 139th, 414 E.

140TH st, 466 E, see 139th, 414 E.

140TH st, 490 E, see 139th, 414 E.

141ST st, 417 E, see 139th, 414 E.

141ST st, 441 E, see 139th, 435 E.

141ST st, 479 E, see 139th, 435 E.

142D st, 475 E, see 139th, 414 E.

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165TH st E (9:2386), ss, 96.8 w Wash av, 73.9x—; party 1st pt holds mtg on above; also 165TH ST E (9:2386), ss, adj above on e, owned oy party 2d pt; agmt as to encroachment; German Savgs Bank with Marie Zimmermann, 446 E 165; June10; June15'14. nom

170TH st E, nec 3 av, see 3 av, 3700.

187TH st, 553 E (11:3056), ns, 48 e Lorillard pl, 50x92.11x50x91.2; re mtg; Morris M Sinske to Arthur Avenue Realty & Constn Co, 550 E 187; June15; June16'14. nom

187TH st, 553 E; re asn rents; Morris M Sinske to Arthur Av Realty & Constn Co; June15; June16'14. nom

Amsterdam av (*), es, 250 n Tremont rd; re mtg; Poughkeepsie Trust Co to Thos S Toranto, 1136 3d, Bklyn; June2; June12'14. nom

Amsterdam av (*); same prop; re mtg; same to same; June2; June12'14. nom

Bogart av, es, 350 n Brady av, see Radcliff av, es, 125 n Van Nest av.

Bogart av, nwc Pierce av, see Radcliff av, es, 125 n Van Nest av.

Bogart av, nec Woodmansten pl, see Radcliff av, es, 125 n Van Nest av.

Broadway, ws, 98 n Tremont rd, see Edison av, es, 125 s Tremont rd.

Broadway, ws, 295 n Tremont rd, see Edison av, es, 125 s Tremont rd.

Bronx & Pelham Pkway, swc Hone av, see Radcliff av, es, 125 n Van Nest av.

Central av (11:2852), es, at ns land conveyed by Squires to Selling; Apr10'69, runs w3.6 to es Jerome av xn0.9xe3.5 to beg; re mtg; Wm R Rose to Edmund Coffin, 13 W 57; May5; June12'14. nom

Edison av (*), es, 125 s Tremont rd, 75 x100; also BROADWAY (*), ws, 295 n Tremont rd, 29.6x171.9 to Edison av x25x187.6; also BROADWAY (*), ws, 98 n Tremont rd, 59x125.3x50x156.7; also MIDDLETOWN RD (*), ns, 52 w Bway, 25.1x94.1; also MADISON AV (*), ss, 75 e Williams av, 25x100; re mtg; Poughkeepsie Trust Co to Wellman Finance & Realty Co, 120 Westchester sq; June2; June12'14. O C & 100

Edison av (*), same prop; re mtg; same to same; June2; June12'14. O C & 100

Fieldston rd (13:3406-3414), es, 500 s 238th, runs s50xw— to es Riverdale av xn —xe— to beg; land in bed of rd; re mtg; T Hermann Schulze to Chas Petroll, 15 E 184; May27; June18'14. nom

Fordham rd, ss, 76.10 w Webster av, see Kingsbridge rd, sec Marion av.

Gainsborg av (*), ws, 300 s Tremont rd, 25x100; re mtg; Poughkeepsie Trust Co to Jos Coulter, 406 Division av, West Hoboken, NJ; June12'14. nom

Gainsborg av, ws, 250 s Tremont rd, see Middletown rd, nwc Williams av.

Haight av, nec Pierce av, see Radcliff av, es, 125 n Van Nest av.

Hone av, es, 95.11 s Bronx & Pelham Pkway, see Radcliff av, es, 125 n Van Nest av.

Hone av, swc Bronx & Pelham Pkway, see Radcliff av, es, 125 n Van Nest av.

Jerome av, es, at ns land conveyed by Squires, see Central av, es, at ns land conveyed by Squires.

Kingsbridge rd (11:3026), sec Marion av, runs s99.2xe125xn56.8xe19xn25.1xe18.6 xn40xe19xe18.5xn118.6 to Fordham rd xw 254.6 to beg, vacant; re mtg; Fredk Hoff to Anne E Carroll, 330 W 102; June16; June17'14. nom

Lurting av, ws, 140.4 s Esplanade, see Radcliff av, es, 125 n Van Nest av.

Lurting av, swc Esplanade, see Radcliff av, es, 125 n Van Nest av.

Lydig av, swc Paulding av, see Radcliff av, es, 125 n Van Nest av.

Madison av, ss, 75 e Williams av, see Edison av, es, 125 s Tremont rd.

Marion av, sec Kingsbridge rd, see Kingsbridge rd, sec Marion av.

Middletown rd, ns, 52 w Bway, see Edison av, es, 125 s Tremont rd.

Middletown rd (*), nwc Williams av, runs w32.11xne168.6xs168.5 to beg; also GAINSBORG AV (*), ws, 250 s Tremont rd, 25x100, map Tremont ter; re mtg; Poughkeepsie Trust Co to Wellman Finance & Realty Co, 120 Westchester sq; June2; June12'14. O C & 100

Morris Park av, nec Paulding av, see Radcliff av, es, 125 n Van Nest av.

Park av (9:2339), swc 135th, runs s136.9 xne145 to ss 135th xe22.10 to beg; also PARK AV (9:2339), swc 135th, runs s365.2x nw78.6xne203xne123 to ss 135th xe52.10 to beg; also PARK AV (9:2339), nwc 135th, runs n74.7xnw3.2xne373.7xsw123.11xnw280.3 xse2xsw33 to ns 135th xe36.11 to beg; also PARK AV (9:2339), nwc 135th, runs n69.6 xnw66.6xsw43 to st xe59.1 to beg; re easement as to construction of subway; Guaranty Trust Co of N Y as TRSTE to N Y C & H R R R Co, Albany, NY; May5; June12 '14. nom

Park av (9:2339), same prop; re easement as to construction of subway; Bankers Trust Co as TRSTE to same; May5; June12'14. nom

Park av (9:2339), same prop; re easement as to construction of subway; Central Trust Co as TRSTE to same; Feb14; June12'14. nom

Park av (9:2339), same prop; re easement as to construction of subway; Guaranty Trust Co as TRSTE to N Y & Harlem R R Co, 452 Lex av; Feb16; June12'14. nom

Park av, nwc 135th, see Park av, swc 135.

Paulding av, swc Lydig av, see Radcliff av, es, 125 n Van Nest av.

Paulding av, nec Morris Park av, see Radcliff av, es, 125 n Van Nest av.

Pierce av, nwc Bogart av, see Radcliff av, es, 125 n Van Nest av.

Pierce av, nec Haight av, see Radcliff av, es, 125 n Van Nest av.

Radcliff av, es, 125 n Van Nest av, 50x 100; also PAULDING AV, swc Lydig av, 75x100; also BOGART AV, es, 350 n Brady av, 50x135.11x58.11x104.7; also ESPLANADE, swc Lurting av, 83.11x102.9x75x140.4; also WILLIAMSBRIDGE RD, ws, 175 n Morris Pk av, 50x100; also PIERCE AV, n wc Bogart av, 25.6x91x25.5x90.9; also PIERCE AV, nec Haight av, 25x100; also BOGART AV, nec Woodmansten pl, 25x 100; also LURTING AV, ws, 140.4 s Esplanade, 50x100; also HONE AV, es, 95.11 s Bronx & Pelham Pkway, 25x100; also BRONX & PELHAM PKWAY, swc Hone av, 26.4x148.6x25x156.9; also MORRIS PK AV, nec Paulding av, 100x100; re mtg; Lawyers T I & T Co to Morris Park Estates; June15; June16'14. O C & 100

Teller av, 1169 (9:2429 & 2434), ws, 78.4 n 166th, 38.4x100.1, 5-sty bk tnt; re mtg; O J Schwarzler Co to Kate Ley, 1121 Teller av; June12; June18'14. 4,800

Webster av (12:3353), ws,, lots 40, 41, 44 to 47, blk 3353, tax map; consent to 3 track R R; Lewis J Conlan to Manhattan Railway Co, a corpn; Feb7; June12'14.

Webster av (12:3330), lot 48, blk 3330, tax map; consent to 3 track R R; Katie O'Donnell to Manhattan Railway Co, a corpn; June12'14. nom

Webster av (12:3358), lots 32 to 34 blk 3354 tax map; consent to 3 track R R; Bessie T Houghton to Manhattan Railway Co, a corpn; Jan2; June18'14. nom

Webster av (12:3330), lots 65 to 67, blk 3330, tax map; consent to 3 track R R; Georgie A McDonald to Manhattan Railway Co, a corpn; Feb27; June18'14. nom

Westchester av (*), ss, 149.9 w Castle Hill av, 35 on Westchester av, 37.1 in depth on ws & 37.2 in depth on es, owned by party 1st pt; also WESTCHESTER AV (*), ss, adj above on w, owned by party 2d pt; boundary line agmt; Margt J McNulty with Mary A McCormick, 834 E 152; May 21; June12'14. nom

Westchester av (*); same prop; boundary line agmt; Margt J McNulty & ano with Christine McGowan, 42 3d, New Haven, Conn, et al; May16; June12'14. nom

Williams av, nwc Middletown rd, see Middletown rd, nwc Williams av.

Williamsbridge rd, ws, 175 n Morris Pk av, see Radcliff av, es, 125 n Van Nest av.

3D av, 3700 (11:2926), nec 170th, 26.7x 99.11; consent to 3d track; August Oesting to Manhattan Railway Co, a corpn; May27; June16'14. 132.80

3D av, 3700; consent to 3d track; Harlem Savings Bank to Manhattan Railway Co, a corpn; June3; June16'14.

Lot 66, blk 3354, tax map; consent to 3 track R R; Rudolph Wallach Co to Manhattan Railway Co, a corpn; Apr1; June 12'14.

Order of court appointing Jas Harden trustee Wm F Coffler (11:2856); May15; June15'14. order of court

Parcel (*), No 46 on damage map to open Lyvere av from Parker av to West Farms rd; re mtg; Jos Wollmann to City NY; Aug18'13; June16'14. nom

Parcel (*) Nos 170 & 170A on damage map to open Benson av from West Farms rd to Lane av; re mtg; Frances Aronson to City NY; Mar3; June16'14. nom

Parcel (*) No 165 on damage map to open Castle Hill av from West Farms rd to Public pl; re mtg; Anna Olssen to City NY; May16; June16'14. nom

Parcel (*) Nos 80 & 80 A on damage map to open Olinville av from Gun Hill rd to E 219th; re mtg; Adolph Schimpf to City NY; Mar24; June16'14. nom

Parcel (*) No 91 on damage map to open same; Geo J Puckhafer to City NY; Apr 30; June16'14. nom

Parcel (13:3406) No 15F on damage map to open Kingsbridge av from W 230th to Bway; re mtg; Peter Alexander to City N Y; May1; June16'14. nom

Trstes bond in sum of $20,000 for faithful discharge of duties as trste (11:2856); Jas Harden et al to People of State NY; May22; June15'14.

LEASES.

Borough of Manhattan.

JUNE 12, 13, 15, 16, 17 & 18.

Barrow st, nwc Washington, see Washington, 634.

Baxter st, 2 & 2½ (1:160), strs & b; Alex & Abr Finelite to Dominick Ramponi, 2½ Baxter & ano; 5yf May1; June17'14. 1,200

Cherry st, 101 (1:251), str & pt b; Bartolomeo Gauzza et al to Anthony Iorio, 22 Covert, Bklyn; 5yf July 1; June18'14. 900

Downing st, 26-8 (2:527), 2d fl; Oakwood Constn Co to David S Gordon, 24 Downing, & ano; 1 9-12yf June1; 2y ren; June12'14. 720

Duane st, nec Greenwich, see Greenwich, 325-7.

Forsyth st, 213-5 (2:422), all; also MONROE ST, 58 (1:254), all; Preston Realty Co to Barnet Siegel, 522 E Houston; 3yf June1; June12'14. 7,430

Greenwich st, 325-7 (1:143), nec Duane, all; Fischer Realty Co to Armour & Co, a corpn of State of Illinois, 366 Greenwich, NY; 10yf May1; June15'14. 5,500

Howard st, 25 (1:209), str & b; David Greenebaum to Abr Greenebaum, 215 W 171, firm Commercial Paper Co; 5yf Jan1; 5y ren; June12'14. 1,680

Hudson st, 262 (2:578), str & front c; David Lowenbein EXR Estate of A Lowenbein to Jno Dwyer, 301 W 12; 4yf May 1; June17'14. 1,200

Irving pl, 30 (3:871), sec 16th, pt 8th fl; Chapin-Vossler Co to Hinds, Noble & Eldredge, a corpn, 31 W 15; 4 8-12yf June1; June12'14. 2,000

John st, 2 (1:65), ss, 41 e Bway, str, 9x 31; M A Gunst & Co, Inc, to Hans W Deutsch, 944 E 165; 10yf May1'13; June12 '14. 2,500 to 3,500

Madison st, 202-4 (1:271); asn Ls; Jacob Zlotnick to Harry Herrmann, 111 Rivington; June12; June13'14. nom

Monroe st, 58, see Forsyth, 213-5.

New Bowery, 66, see Park row, 229-31.

Pearl st, 208 (1:70), cor Fletcher, str & b; Estate of H V B Frankel inc to Harry or Henry Schneider, 1975 2 av; 5yf Dec1 '13; June17'14. 600

Pearl, 208; asn Ls; Harry Schneider to Louis Bermann, 92 Ralph av, Bklyn; June 11; June17'14. nom

Pearl st, 208; asn of AT to sum of $1,500 to become due on sur of Ls; Louis Bermann to Lion Brewery, 104 W 108; June11; June17'14. nom

Walker st, 119-25 (1:198), ss; sobrn of steam pipe agmt from ss to ns Walker st, etc to mtg for $225,000; Moses Levy, 54 E 82, with Columbia-Knickerbocker Trust Co, a corpn, 60 Bway; June11; June16'14. nom

Washington st, 634 (2:604), nwc Barrow, all; Leon Ottinger to Max Ornstein, 300 E 73; 3yf June15; June12'14. 1,200 to 1,500

7TH st, 73-5 E (2:449), all; Henrietta Studinski to Heiman Weisner; 3yf June1; June12'14. 7,568

10TH st, 466-72 E (2:366); asn Ls; David Rumper & Becky Stein, both at 466-72 E 10, to Pauline Machlowitz, 501 Main st, Montreal, Can; June1; June16'14. nom

10TH st, 466-72 E (2:366), leasehold; power of atty; Pauline Machlowitz, 501 Main st, Montreal, Can, to David Rumper & Becky Stein, both at 466 E 10; June2; June16'14.

12TH st, 340 E (2:453); agmt extdg present Ls on same terms as above; Israel Schlachetzky to Francesco Frasca, 340 E 12; 3yf May1; June15; June18'14. nom

12TH st, 340 E (2:453), all; Philip Schlachetzky to Francesco Frasca; 3yf May1'11; Apr27'11; June18'14. 1,320

12TH st, 530 E (2:405), all; Francesco Genovese to Frank Milano, 44 E 1; 5yf July1; June15'14. 2,280

14TH st, 252 W (2:618), basement str; Fred H Langdon to Fredk Strauss & Walter H Burram, on premises 3yf May1; June 16'14. 1,200

16TH st, 134 E (3:871), all; Gertrude E Kellogg to Wm L Owens, 221 E 17; 5 3-12 yf July1; June17'14. 2,000

16TH st E, sec Irving pl, see Irving pl, 30.

21ST st, 38 E (3:849), str & pt b; Boston Dairy Lunch Co to Morris Peltz, 891 Fox; 7½yf July1; June17'14. 2,400 to 3,000

25TH st, 41-3 W (3:827), ns, 225 e 6 av, 50x98.9; asn Ls; Jno J Mitchell to Augustus R Keller, 299 Mad av; AL; June16'14. nom

28TH st W, nec 9 av, see 9 av, nec 28.

28TH st W, nec 9 av, see 9 av, 314.

38TH st, 265-7 W (3:788), ns, 41x98.9; sur Ls; Alwold Realty Co to Margt Albus, 600 W 169, & ano TRSTES S Albus Estate; AT; June16; June17'14. O C & 100

40TH st, 147 W (4:993), ground fl & b; Mary M E Deane, individ & TRSTE Michl Deane, decd, et al, to Chas E Coogan & Geo G Smith, 161 W 34; 10yf Apr1; June 15'14. 3,600 to 4,600

41ST st, 300 E, see 2 av, 766.

48TH st, 204 E (5:1321); asn Ls; Jno J Flanagan to Margt Flanagan, 204 E 48; May25; June17'14. nom

48TH st W, nec Bway, see Bway, nec 48.

48TH st W, nwc 7 av, see Bway, nec 48.

59TH st, 430-2 E (5:1370), ground fl; Jos Hrouda & ano to The Greater Eagle Wet Wash Laundry Co, Inc, 430 E 59; 5yf Sept1'13, with ren for 4 3-12y at $1,300; June18'14. 1,200

73D st, 340-4 E, see 1 av, 1359.

78TH st E, swc 3 av, see 3 av, swc 78.

94TH st E, nwc 3 av, see 3 av, 1678.

100TH st, 117 E (6:1628), all; Israel D Shlachetzki to Victor Batkin, 337 E 101; 2 9-12yf Dec1'13; June16'14. 1,850 to 1,950

102D st, 182-4 W (7:1856), ss, 40x100, all; Prospect Realty Co to Levine Amusement Co, a corpn, 184 W 102; 12 1-12yf Sept1; June16'14. 4,700 & 5,000

124TH st W, swc 7 av, see 7 av, 2080.

125TH st, 58 E (6:1749), 2d fl & 2 front rooms on 3d fl; Schulte Realty Co, Inc, to Gutenberg Printing Co, Inc, 15 E 125; 3yf May1; 2y ren; June12'14. 480

135TH st, 306-8 W (7:1959), all; Howe Realty Co to Nathan Buchholtz, 199 Av B; 3yf June1; June12'14. 3,700

144TH st, 140-2 W (7:2012), all; Menco Stern & ano to Banit Schmukler, 1492 Ams av; 3yf July1; 3yren; July16'14. 4,000

144TH st, 306-8 W (7:2044), all; Martin Morse to Leo Stark, 227 W 128, et al, firm Stark, Spitzer & Co, 202 W 146; 3yf June1; June12'14. 4,700

Av A, 1442 (5:1488), n str & c; Jan Hus Realty Co to Jos Saxl, 1442 Av A; 3yf May 1; June17'14. 360 & 384

Amsterdam av, 2086 (8:2121); sobrn of Ls to mtg for $20,000; Arthur A Morris & ano, firm Morris & Gibb, with Franklin Savgs Bank, 656 8 av; June11; June12'14. nom

Broadway (4:1020), nec 48th, —x— to ws 7 av, space on 2d fl; Mecca Realty Co to Max Marx, a corpn; 7 7-12y & 16 days f July15; June18'14. 6,000 & 6,500

Broadway (7:1893), ws, bet 108th & 109th, str 12 & b in "Manhasset"; Realty Assets Co, a corpn, to Thos J O'Reilly, 503 W 121; 10yf Oct1'12; June18'14. 2,000 to 4,750

Broadway, 2848-50 (7:1882), es, 50 s 111th, 50x75; re asn Ls; Chelsea Exchange Bank to Broadway Central Bank, 2574 Bway; AT; AL; June12; June16'14. nom

Madison av, 1600-2 (6:1613), n str & rear b; Pincus Lowenfeld & ano to Max Neuman, 1600-2 Mad av; 5 7-12yf Oct1'11; June 17'14. 1,320 & 1,500

Madison av, 1600-2; asn Ls; Max Neuman to Chas Marks, 1600-2 Mad av; Jan3'13; June17'14. nom

Madison av, 1600-2; asn Ls; Chas Marks to Saml Buchfuhrer, 228 E 102; May1; June 17'14. nom

Park row, 229-31 (1:117); also New Bowery, 66, b & sub b; Nickitas P Economu to Yan Phou Lee, of Wood Ridge, NJ; 10yf May1; June15'14. 600 to 1,200

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Riverside dr, 440 (7:1990),, apt 62, on 6th fl; Durham Realty Corpn to Francis C McMillin, of Port Jefferson, LI; 1 8-12yf Feb1; 3y ren; June12'14. 1,500

1ST av, 1359 (5:1447); also 73D ST, 340-4 E; all; Frances Gluck to Bohemian Amusement Co, a corpn, 1359 1 av; 10yf Sept1; June15'14. 4,500

1ST av, 1556 (5:1560), all; Saml D Wohlfeil to Frank Valle, 358 E 81, et al; 4 11-12 yf June1; 5yren at $5,340; June17'14. 4,740

1ST av, 2241)6:1687), str; Vincenzo Manzione to Pasquale Eliseo & Son, on premises; 3yf Feb26; 3y ren; June18'14. 900 & 950

2D av, 561 (3:911), all; Chas J Kroehle & ano to Wm Webster & Mathew Shea, 133 Concord st, Bklyn; 5yf Apr1; June16'14. 1,800 & 2,100

2D av, 766 (5:1333), sec 41st (No 300), str & pt b & 1st fl over str; Fredk E Sondern et al, TRSTES Wm Ottmann, to Frank Hasenstab, 300 E 41; 5yf Dec1'15; June12'14. 1,380

2D av, 2687 (6:1657); asn Ls; Francesco Badolato to Caterina Cappellano, 213 E 107; May19; June17'14. O C & 100

3D av, 132 (3:870), all; Geo Ehret to Otto Wallerstein, 110 E 91, & ano; from Apr1'14 to May1'19; June16'14. 3,900

3D av, 881-3 (5:1327), all; Frances Bayers to Louis Katz, 115 E 126; 21yf July1; June15'14. taxes &c & 2,200

3D av (5:1412), swc 78th, 25.8x100; asn Ls; Jno H Rogan, EXR Jno McGlynn, to Cath A & Benj H McGlynn, both at 278 Long Beach av, Freeport, LI; AL; June1; June17'14. nom

3D av, 1678 (5:1523), nwc 94th, str & pt b; Wm D Faris to Jas Murphy, 604 W 191; 10yf July1; June12'14. 2,000

3D av, 2011 (6:1660), all; Oscar Krause to Michl J Murphy, 157 E 106, & ano; 4y & 11½ mos f May15; June18'14. 1,500 & 1,800

7TH av, 2080 (7:1929), swc 124th, str & pt c; Mary J Cunningham to Thos J Kennedy, 259 W 130; 5yf June15; June17'14. 2,700 & 2,800

7TH av, nwc 48, see Bway, nec 48.

8TH av, 369 (3:752); agmt modifying Ls; Marie M I De Courval, at Paris, France, with Geo Gregorius, 369 8 av; May 12; June12'14. nom

8TH st, 400-2 E (2:377), all; Sol Solovensky & ano to David Dibner; 3yf Jan1 '12; June16'14. 4,352

8TH av, 626 (4:1012), str & b; Jas Maloney to Abr Jacobson, 451 W 44; 5 9-12y & 20 days f June15; June16'14. 2,000 & 2,600

8TH av, 2223 (7:1946), s str; Thos Kelley to Geo Candiloro, on premises; 3yf May1; June15'14 600

9TH av, 314, nec 28th; asn Ls; Bertha Kaufmann to Jonas Weil, 21 E 82, & ano; June12'14. nom

9TH av, 314, nec 28th; asn Ls; Jonas Weil & ano to Bertha Kaufmann, 1496 Lex av; June12'14. nom

9TH av, 316 (3:752), es, 24.9 n 28th, 24.8 x91.2, the land; The Ray Estate Corpn to Bertha Kaufmann, 1496 Lex av; 21yf July 1, with rens; June12'14. taxes &c & 900

9TH av, 316; asn Ls; Bertha Kaufmann to Jonas Weil, 21 E 82, & ano; June12'14. nom

9TH av, 316; asn Ls recorded July28'93; Theresa Weil to Bertha Kaufmann, 1496 Lex av; June12'14. nom

9TH av, 318 (3:752), es, 49.5 n 28th, runs e91.2xn11.8xe0.6xn13xw91.8 to av xs24.8 to beg, the land; Ray Estate Corpn to Bertha Kaufmann, 1496 Lex av; 21yf July1, with rens; June12'14. taxes &c & 900

9TH av, 318; asn Ls; Bertha Kaufmann to Jonas Weil, 21 E 82, & ano; June12'14. nom

9TH av, 318; asn Ls; Jonas Weil & ano to Bertha Kaufmann, 1496 Lex av; June12 '14. nom

9TH av, 320 (3:752), es, 74.1 n 28th, 24.8 x91.8, the land; The Ray Estate Corpn to Bertha Kaufmann, 1496 Lex av; 21yf July 1, with renewals; June12'14. taxes &c & 900

9TH av, 320; asn Ls; Bertha Kaufmann to Jonas Weil, 21 E 82, & ano; June12'14. nom

9TH av, 320; asn Ls; Jonas Weil & ano to Bertha Kaufmann, 1496 Lex av; June 12'14. nom

9TH av (3:752), nec 28th, runs e91.8xn9 xw0.6xn15.9xw91.2 to av xs24.9 to beg, the land; Ray Estate Corpn to Bertha Kaufmann, 1496 Lex av; 21yf July1, with rens; June12'14. taxes &c & 1,300

East River (5:1574), at ss 95th st & bulkhead, runs s219.4xw21.6xn106.7xe4.1xn 113.2xe18.6 to beg, the dumping board, etc, with use of bulkhead bet ns 94th st & ss 95th; City of NY by Commr of Docks to Bouker Contracting Co, a corpn, 21 State; from May1 to Jan15'18; June17'14. 5,200

Interior lot at cl blk bet 101st & 102d sts, & 300 w West End av, see Riverside dr, nec 101, Manhattan cons.

Portion of pier at N R (4:1104), on ns 58th st at bulkhead line, runs w702.5 to pier head line xs40xe677.5xs6xe25 to bulkhead xn46 to beg, with wharfage rights, etc, on 12 av, ws, at ns 58th, runs w150 to bulkhead line xs46xe150xn46 to beg; City of NY by Commr of Docks to Interborough Rapid Transit Co, a corpn, 165 Bway; 10yf Oct1'13, with 3 rens of 10 yrs each at $18,150; June17'14. 16,500

LEASES.

Borough of the Bronx.

Barretto st, 915 (10:2733), sur Ls; Terence Conlan to Diedrich Eggers, 915 Barretto; June10; June16'14. nom

Dawson st, 811 (10:2696), str; Geo F Johnson to Saml Levitt, 888 Fox, & ano; 10yf July1; June15'14. 1,800 to 2,400

149TH st, 709 E (10:2623), all; Jno M Haffen to Henry Vathauer, 709 E 149; 5yf May1; June16'14. 960 to 1,200

160TH st, 735 E (10:2647), nwc Forest av, all; Max Cohen & ano to Saml Specter, 23 W 119; 3yf June15; June17'14. 4,800

161ST st, 359-61 E (9:2408); asn Ls; Louis Mondschein to Christian Georges, 15 Short, Yonkers, NY; Feb17; June16'14. nom

180TH st E, nec Boston rd, see Boston rd, sec 180.

181ST st E, swc Boston rd, see Boston rd, swc 181.

183D st, 355 E (11:3143), 2d flat or fl; Augusta K Werrick to Lewis Cherry, 355 E 183; 2yf May1; June16'14. 240

230TH st W, sec Bailey av, see Bailey av, 2896.

Bailey av, 2896 (12:3260), sec 230th, entire grade floor & part basement; Leo Fried et al to N Y Telephone Co, 15 Dey; 5yf Oct1'14; June16'14. 1,100

Boston rd (11:3140), sec 180th; bill of sale & asn Ls; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; June9; June15'14. nom

Boston rd (11:3138), swc 181st, —x—; sobrn of ls to mtg; Philip J Harvey to Land Realty Co, 1007 E 180; June11; June 16'14. nom

Forest av, nwc 160th, see 160th, 735 E.

Southern blvd (11:2976), nws, 122.4 n Wilkins av, runs w106 to Wilkins av xn 30.2xe126.5 to Southern blvd xs25 to beg; sur Ls; Shanske Co to Wm T Sullivan, 1182 West Farms rd; June16'14. nom

Tinton av, 1143 (10:2661); asn Ls; Otto Scheidegger to Emeline Scheidegger, 1143 Tinton av; June15; June16'14. nom

Tremont av, 785 (11:3106), all; Hannah Abraham to Chas H Hauessler, 785 Tremont av; 5yf Aug1'15; June12'14. 1,500

Westchester av, 940 (10:2703), bootblack stand; Jno J Burke to Frank Cangro, 320 E 113; 4yf Jan1; June13'14. 1,140

Wilkens av, es, abt 122.4 n Southern blvd, see Southern blvd, nws, 122.4 n Wilkins av.

3D av, 2861 (9:2328), all; Moise Geisman to Lynn S Hoe, 2861 3 av; 10yf Apr1'15; June16'14. 7,000 & 7,500

3D av, 3876-8 (11:2929); Louis D Livingston & ano to Jos Konovitch, 1662 Bathgate av, & ano; 3yf May1'13; June12'14. 3,600 & 3,700

3D av, 3876-8; asn Ls; Morris Nover to Jos Konovitch, 1662 Bathgate av; July30 '13; June12'14. nom

3D av, 3876-8; asn Ls; Jos Konovitch to David Silverstone, 457 E 174; June12'14. nom

3D av, 3885-7 (11:2919), str & c; Zarland Realty Co to Singer Sewing Machine Co, 149 Bway; 5yf Dec1'13; June12'14. 900 & 960

MORTGAGES.

Borough of Manhattan.

JUNE 12, 13, 15, 16, 17 & 18.

Attorney st, 145, see Stanton, 184-6.

Attorney st, 145-45½ (2:350), nwc Stanton (Nos 184-6); sobrn of mtg for $5,500 to mtg for $3,000; pr mtg $45,000; June3; June15'14; Frank R & Ida Auerhahn with Max Manne, 208 West. nom

Attorney st, 145-45½ (2:350), nwc Stanton (Nos 184-6); receipt of $3,000 on a/c of $48,000 & ext of mtg for $45,000 to Mar 2'17, 5%; June10; June15'14; Karolina Reis, 1165 Washington av, with The General Theological Seminary of the P E Church in the U S, a corpn, 175 9 av. nom

Baxter st, 106, see Centre, 152-6.

Beekman pl, 27 (5:1362); ext of mtg for $7,000 to June16'17, 5%; June16'14; Jno E Domschke Jr, 58 W 59, with Edw C Baumert, 27 Beekman pl. nom

Bleecker st, 192-4 (2:526), ss, 50 & 75 w MacDougal, 2 lots, ea 25x98; 2 mtgs, ea $1,000; June4; June17'14; installs on each mtg $50 mo, 6%; Giovanni Maccarrone to Ernest M Vickers, 1764 Bedford av, Bklyn. 2,000

Broad st, 105 (1:7), nec Water (No 26), 36.2x37.8x35.4x46.8; sal Ls; June13; June 15'14; demand, 6%; Fritz Lindinger's Cafe, a corpn, to Central Brewing Co of N Y, a corpn. 3,417.09

Broad st, 105, nec Water (No 26); certf as to above mtg; June13; June15'14; same to same.

Broome st, 245 (2:408); ext of mtg for $26,000 to Mar1'17, 5%; May15; June18'14; Lawyers Mtg Co, a corpn, with Ida Shlanowsky et al, individ & as trstes Bernard Shlanowsky, decd. nom

Canal st, 121-3 (1:302), nec Chrystie (Nos 46-8), runs n49.2xe99.6xs24.5xw56.9xs 24.5 to ns Canal xw43.1 to beg; June15'14; 3y5%; No 121 Canal St Co, Inc, 121 Canal, to N Y Trust Co, a corpn, 26 Broad. 105,000

Canal st, 121-3, nec Chrystie (Nos 46-8); certf as to above mtg; June15'14; same to same.

Canal st, 121-3, nec Chrystie (Nos 46-8); sobrn of mtg for $25,000 to mtg for $105,000; June15'14; same & Saml Wacht, 790 Riverside dr, with same. nom

Canal st, 224-38, see Centre, 152-6.

Centre st, 152-6 (1:198), nec Walker (Nos 112-24), runs n82.2 to ss Canal (Nos 224-38) xe187.2 to ws Baxter (No 106) xs 23.5 to ns Walker xw186.10 to beg, the blk; June11; June16'14; due June1'17, 5%; Moses Levy, 54 E 82, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. 225,000

Centre st, 152-6; also WALKER ST, 112-24; also CANAL ST, 224-38, & BAXTER ST, 106; sobrn of mtg for $75,000 to mtg for $225,000; June11; June16'14; same & Max D Steuer, 55 W 88, with same. nom

Centre st, 152-6; also WALKER ST, 112-24; also CANAL ST, 224-38, & BAXTER ST, 106; certf as to reduction of mtg for $75,000 to $27,500; June15; June16'14; Max D Steuer, 55 W 88, to Moses Levy, 54 E 82.

Cherry st, 101 (1:251); sal Ls; May29; June18'14; demand, 6%; Anthony Iorio, 22 Court, Bklyn, to P Ballantine & Sons, a corpn, 58 Freeman, Bklyn. notes 4,247.36

Chrystie st, 46-8, see Canal, 121-3.

Chrystie st, 176 (2:420), es, 81 s Rivington, 19x75; June16'14; due June1'19, 4½%; Julius Zweig, 438 E 88, to Harris D Colt, 515 Park av & ano trstes will Richd Arnold for Caroline H Johnston. 10,000

Christopher st, 177 (2:636), ns, abt 185 w Washington, 22x95.3; June12'14; 5y5%; Alban Spooner to Lawyers Title Ins & Trust Co, 160 Bway. 10,000

Croton st, nec Audubon av, see Audubon av, 9.

Eldridge st, 46 (1:300); ext of mtg for $19,000 to June10'17, 4½%; June10; June 12'14; Bankers Trust Co, a corpn, 16 Wall, trste Annie P Burgess, decd, for benefit Julia C Morton, with Julius Bachrach, 24 E 96, exr &c Sol Bachrach. nom

Essex st, 179-81 (2:412); agmt as to ownership of bond & mtg for $20,000; June12; June16'17; Jonah J Goldstein, 184 Eldridge with Lawyers Mtg Co, a corpn. nom

Essex st, 179-81 (2:412); ext of mtg for $20,000 to June12'19, 5%; June12; June16 '14; Lawyers Mtg Co, a corpn, with Abr Neuman, 179-81 Essex. nom

Fletcher st cor Pearl, see Pearl, 208

Greenwich st, 405 (1:214), es, 75 n Beach, 25x100; ½ pt; AT; June18'14; due & int as per bond; May E Ball, of Bronx, to Nicholas W Day, of East Orange, NJ., & ano, exrs &c Jos Naylor. 525

Hester st, 185-7, see Mott, 97.

Hudson st, 262 (2:578); sal Ls; June10; June17'14; demand, 6%; Jno Dwyer to Lion Brewery, a corpn, 104 W 108. 6,308.23

Lewis st, 63 (2:328), ws, 100 s Rivington, 25x100; PM; June12'14; 3y5%; Mildred Ehrman, 52 E 89, to Jos E Steckler, — Pt Breeze pl, Far Rockaway, LI. 20,000

Lewis st, 77 (2:329), ws, 125 n Rivington, 25x100; 1-5 pt; June3; June15'14; demand, 6%; Emma Knabe, of Bklyn, to Jacob & Ernstine Stern, at Inwood, Nassau Co, LI. 1,000

Madison st, 400 (1:265), ss, 225 e Jackson, 25x100; pr mtg $20,500; June12; June 15'14; 5y int as per bond; Hell Kashinetz, Louis Schmier & Fannie Secher to Fred Neugass, 219 W 136. 1,000

Manhattan st, 62-76, see 126th, 501 W.

Market st, 31-3 (1:277), ws, 50 n Madison, 50x88; pr mtg $——; June17'14; 1y6%; Jacob Cohen to Paul Hellinger, 67 E 90. 2,500

Moore st, 16 (1:8), ws, abt 50 n Front, 29x30; also 120TH ST, 138 W (7:1904), ss, 386 w Lenox av, 18x100.11; also 127TH ST, 226 W (7:1932), ss, 225 w 7 av, 16.8x99.11; also 123D ST, 237-9 W (7:1929), ns, 333.4 e 8 av, 33.4x100.8; pr mtg $——; June18'14; 1y6%; Wm P Mulry, at Lawrence, LI, to Mary M H Dayton, at Bayview, Suffolk Co, LI. 1,500

Mott st, 97 (1:237), nwc Hester (Nos 185-7), 49.10x62.8; June18'14; 5y6%; Nicolas Mangiere, of Bklyn, to Stephen Guardino, 8222 19 av, Bklyn. 5,000

Murray st, 101 (1:131), ns, 83.11 w Washington, 30x92.5x30x92.6; PM; June15'14; 3y or sooner, 4½% ;Saml E Hunter, of Bklyn, to Robt A Powers, 9 W 87. 25,000

Pearl st, 208 (1:70), cor Fletcher; sal Ls; June11; June17'14; demand, 6%; Louis Bermann to Lion Brewery, a corpn, 104 W 108. 850

Rivington st, 15 (2:425), ss, abt 25 w Chrystie, 25x100; ½ pt; June10; June16'14; 2y5½%; Harriet M Staffers, of Noroton Heights, Conn, to H F Gundrum Co, a corpn, 15 Rivington. 1,000

Rivington st, 137 (2:353), ss, 75 e Norfolk, 25x100.4; pr mtg $38,000; June16; June18'14; 3y or sooner, 6%; Bernard Fortgang, 2 W 112, to Jacob Rosenberg, 1890 7 av. 5,500

Rutgers st, 60-2 (1:255), ws, 84 n Cherry, —x—; two exts of mtg for $48,000 to May 17'19, 5%; June10; June18'14; Jno T C Zerega, 38 Bellevue av, Newport, RI, with Morris Harrison, 1464 Seabury pl, Bronx, & ano. nom

Rutgers st, 60-2; certf as to payment of $3,000, leaving $45,000 due; June15; June 18'14; same to same.

Stanton st, 184-6 (2:350), nwc Attorney (No 145), 34x65.6; pr mtg $45,000; June10; June15'14; due June1'17, 6%; Karolina Reis, of Bronx, to Max Manne, 208 West. 3,000

Stanton st, 184-6, see Attorney, 145-45½.

Suffolk st, 56 (2:346), es, 56.3 s Broome, 18.9x50; ext of mtg for $3,000 to Aug1'14, 6%; pr mtg $10,000; May22'11; June12'14; Horace I Kaplan, 225 S 1, Bklyn, with Kate Weidler. nom

Suffolk st, 56; ext of mtg for $3,000 to Aug1'16, 6%; pr mtg $10,000; June10; June 12'14; Kate Weidler with Horace I Kaplan, 225 S 1, Bklyn. nom

Walker st, 112-24, see Centre, 152-6.

Water st, 26, see Broad, 105.

1ST st, 69 (2:442), ss, 97.11 w 1 av, runs s38.6xw1.3xs23.9xw15.4xn63.3 to st xe16 to beg; June18'14; 5y5%; Katharina Roth, widow, B of R, to Citizens Savgs Bank, 56 Bowery. gold 3,000

4TH st, 320 E (2:373), ss, 202.3 e Av C, 18.9x96; pr mtg $10,000; June11; June13 '14; due & int as per bond; Julius S Heller, 704 6th to Pauline Mensch, 320 E 4. 1,000

6TH st, 419 E, see 2 av, 442-4, Manhattan conveyances.

7TH st, 121 E (2:435), ns, 200 w Av A, 22x97.6; PM; pr mtg $——; June10; June 12'14; due Dec1'14, without int; Adam Philippovsky to Hungarian Reformed Church, a corpn, 121 7th. 9,000

7TH st, 121 E (2:435), ns, 200 w Av A, 22x97.6; consolidation & ext of mtgs for $20,000 to Dec1'17, 5%; Apr28; June13'14; Hungarian Reformed Church with Magyar Altalanos Hitelbank of Budapest, Hungary. nom

8TH st, 318-20 E (2:390), ss, 308.4 e Av B, 39.8x97.6; pr mtg $——; June10; June13 '14; 14 mos, installs, 6%; Max I Rosenbaum to Frank Gens, 201 W 121. 14 notes, total 3,000

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10TH st, 108 E (2:465), sws, 131.4 se 3 av, runs sw48.2xs18.1xse12.1xne63.3 to st x nw22 to beg; pr mtg $——; Junel2; June 15'14; 1y6%; Andw Byrne, 877 E 24, Bklyn, to Benj Patterson, 251 W 93. 500

12TH st, 323-5 E (2:454), ns, 329.6 w 1 av, 40x103.3; ext of mtg for $40,000 to June 1'17, 5%; June8; Junel5'14; Louis Milgrim, 1430 59th, Bklyn, & Frank Gens, 201 W 121, with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

12TH st, 340 E (2:453); sal Ls; Junel5; Junel8'14; demand, 6%; Francesco Frasca to Lion Brewery, a corpn, 104 W 108. 1,670

12TH st, 45 W (2:576); ext of mtg for $5,000 to June22'19, 4½%; Junel2; June 16'14; Bernard Frank, 449 W 24, with Nell P, wife Allan Dawson, 45 W 12. nom

13TH st W, nec 7 av, see 7 av, 79-89.

17TH st, 363 W, see 9 av, 108.

17TH st, 425-7 W (3:715), ns, 300 w 9 av, 50x92; Junel3'14; due & int as per bond; Ross C Van Bokkelen to Union Dime Savgs Bank, a corpn, 701 6 av. 15,000

19TH st, 9-11 E, see Bway, 901.

19TH st, 100 E, see 4 av, 229-33.

19TH st, 405-7 E (3:951), ns, 96 e 1 av, 40x92; pr mtg $——; Junel2; Junel3'14; due Apr30'16, 6%; Chas A Bondy to Flora E Solomon, 536 W 113. 2,000

20TH st, 10 E, see Bway, 901.

20TH st E, nwc Bway, see Bway, 901.

21ST st E, sec 5 av, see 5 av, 141-7.

21ST st E, sec 5 av, see 31st, 406-26 W.

22D st, S E, see Bway, 932-8.

22D st, 306 W (3:745), ss, 100 w 8 av, 20x 98.6, with all title to strip in rear, —x—; Junel5; June16'14; 1y5%; Laurence S Bolognino, 189 8 av, to Herman Goldman, 50 E 86. 11,000

23D st E (misel) bet Hudson & East Rivers; also 28TH & 29TH STS, bet 1 & 2 avs, & ALL RIGHTS to construct a R R on 1 av from 28th to 34th, & on 2 av from 23d to 29th; also all RT&I under Ls of the Bleecker St & Fulton Ferry R R; also ALL RIGHTS under contracts & agmts with Central Park North & East River R R Co for use of tracts on 23d st, 1 av, Av A, & with Dry Dock, East Bway & Battery R R for use of tracks on 1 av, bet 30th & 34th, & 9th Av R R Co tracks on 9 av, bet 14th & 23, & 3d Av R R Co for track on Chatham st & Park row, & in Bowery & Chatham sq with 42d St & Grand St Ferry R R Co for tracks on 23d, bet 4 av & Bway, with 2d Av R R on 2 av, bet 23 to 29th, with Bway Surface R R Co for use of track on Bway bet Bleecker & Fulton, with Christopher & 10th St R R on 14th, 10 av, Little 12th, Washington, West & Christopher, various other roads for use of tracks on 13th & 14th, 23d bet 1 & 2 avs, New Bowery, Peary, Peck sl, South, Water & Fulton, Union sq, 14th, University pl & 7 av, Marginal, 14th, 22d, Canal; also following leaschold: 13th av or Exterior av, es, 23d, ns, & 11 av, ws x½ the blk; also PRIVILEGES, RIGHTS, FRANCHISES, BLDGS, TOOLS, CHATTELS, CARS, MACHINERY, &c; Janl'12; Junel5 '14; 50y5%; 23d St Railway Co, a corpn, to Bankers Trust Co, as trste, 16 Wall. gold bonds 1,500,000

23D st E; same prop; consent to above mtg; June3; Junel5'14; same to same. ——

23D st, 62 W (3:824), ss, 184 e 6 av, 25x 98.9; 4-9 pts; AT; Junel5'14; due & int as per bond; Albt Lowther, 31 No Arlington av, East Orange, NJ, to Thos J Sanson, 294 William, East Orange, NJ. 7,000

24TH st, 13-5 W (3:826), ns, 551.6 e 6 av, 52x98.9; pr mtg $——; June5; Junel7 '14; 1y6%; Sol Realty Co, Inc, to Robt P Zobel, 251 W 92. 500

24TH st, 13-5 W; certf as to above mtg; June5; Junel7'14; same to same. ——

25TH st, 267 W, see 8 av, 312-4.

26TH st, 260 W, see 8 av, 312-14.

29TH st, 362 W (3:752), ss, 150 e 9 av, 16.8x98.9; pr mtg $10,000; Junel1; Junel2 '14; due & int as per bond; Devonshire Realty Co, a corpn, to Jas P Reilly, 902 E Chelten av, Germantown, Phila, Pa. 4,000

29TH st, 362 W; certf as to above mtg; Junel1; Junel2'14; same to same. ——

30TH st, 204 W (3:779), ss, 75 w 7 av, runs s98.9xw23xn54.7xw0.2xn44.2 to st xe 23.2 to beg; pr mtg $6,000; Junel8'14; due June22'15, 5%; Josephine, Adam, Jno & Louisa Moll, widow, to Chas G Koss, 628 West End av. 1,000

31ST st, 142-56 E (3:886), ss, 100 w 3 av, 146x98.9; Junel2; Junel5'14; due Nov1'15, 5%; Wm H Seaich, of Larchmont, NY, to Bway Savgs Instn, 5-7 Park pl. 40,000

31ST st, 334 E (3:936), ss, 200 w 1 av, 25x98.9; pr mtg $12,000; June9; Junel5'14; demand, 6%; Moses H & Wm Kahn, 620 W 115, to Blanche Klein, 302 Convent av. 2,500

31ST st, 320 W (3:754); ext of mtg for $8,000 to Junel'17, 5%; Junel1; Junel2'14; Title Guar & Trust Co, a corpn, with Isabelle Realty Co, a corpn, 539 W 39. nom

31ST st, 406-26 W (3:728), ss, 425 e 10 av, 250x103.4x—x85.2; also 5TH AV, 141-7 (3:-849), sec 21st, 94x90; pr mtg $853,500; June 11; Junel2'14; due Sept11'14; 406 West 31st St Co, a corpn, 80 Maiden la, to Hosmer J Barrett, 718 5 av. 28,500

31ST st, 406-26 W; also 5TH AV, 141-7; certf as to above mtg; Junel1; Junel2'14; same to same. ——

31ST st, 425 W (3:729); ext of mtg for $17,500 to May29'17, 5%; Junel3; Junel7 '14; Margt Lawrence, at Palisades, NY, with Adolph H Urban, 1433 E 10, Bklyn. nom

32D st, 37 W (3:834), ns, 520 w 5 av, 25x 98.9; Junel1; Junel2'14; due & int as per bond; Harry J Luce to Jos Eastman, 4 E 70, trste Lucy P Eastman. 6,500

37TH st, 136-40 W (3:812); ext of mtg for $26,250 to Mar11'15, 6%; pr mtg $——; Apr29; Junel5'14; Julius Stein, 345 Convent av, with Alcourt Realty Co, a corpn, 48 W 25. nom

37TH st, 134-42 W (3:812); ext of mtg for $17,500 to Mar1'15, 6%; pr mtg $211,-250; Apr14; Junel5'14; Reuben Sadowsky with Alcourt Realty Co, a corpn, 148 W 25. nom

39TH st, 352-6 W, see 9 av, 516-22.

44TH st, 203-7 E (5:1318), ns, 80 e 3 av, 62.6x100.6; ½ pt; June8; Junel7'14; due Mar1'15, 6%; Lillian Hof, 80 Argyle rd, Bklyn, to Anna von Der Lieth, 203 E 44. 1,000

46TH st, 151 W, see 46th, 153 W.

46TH st, 153 W (4:999), ns, 200 e 7 av, 27x100.4; pr mtg $44,500; also 46TH ST, 151 W, ns, 227 e 7 av, 23x100.4; pr mtg $15,000; Junel1; Junel2'14; due Junel'15, 6%; Magdalena C Baettenhaussen to Wm H Heller, 400 West End av. 9,000

47TH st, 165 W (4:1000), ns, 140 e 7 av, 20x100.4, with all title to strip in rear 20x 0.1; secures criminal bond of Fredk Gondorf; Junel2; Junel5'14; due & int as per bond; Fredk G Pappa to National Surety Co, a corpn, 115 Bway; mtg tax 75.00. nom

49TH st, 609 W (4:1097), ns, 150 w 11 av, 25x93.5x25x93.3; also AT to interior lot at cl of blk bet 49th & 50th, 150 w 11 av, runs s7.1xw25xn6.11xe25 to beg; PM; Junel; Junel7'14; 1y or sooner, 6%; Jno C Forster, 343 W 47, to Eliphalet L Davis, 249 W 22. 1,000

50TH st, 136 E (5:1304), ss, 300 w 3 av, 20x100.5; Junel2'14; 3y or sooner, 5%; Bible Teachers Training School, a corpn, 541 Lex av, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. 14,000

53D st, 246 W (4:1024), ss, 268.9 e 8 av, 18.9x100.5; Junel7'14; 3y5%; Ludin Realty Co, a corpn, of Wilmington, Del, to Lincoln Trust Co, a corpn, 208 5 av, & ano, trstes Mary G Pinkney, decd, for Julia M C Lawrence. 8,500

53D st, 246 W; certf as to above mtg; Junel7'14; same to same. ——

57TH st W, nec Bway, see Bway, 1764-70.

57TH st, 23 W (5:1273), ns, 450 w 5 av, 25x100.5; PM; pr mtg $100,000; Junel5; Junel6'14; due & int as per bond; Biltmore-Blenheim Co, a corpn, to Jno W Simpson, 926 5 av. 20,800

58TH st, 56-62 W (5:1273); ext of mtg for $325,000 to June30'16, 5%; July14'11; Junel6'14; N Y Life Ins Co, a corpn, with Biltmore-Blenheim Co. nom

58TH st, 434 W (4:1067), ss, 300 w 9 av, 25x100.5; ext of mtg for $4,500 to July1 '17, 6%; pr mtg $14,000; June5; Junel6'14; Adolph Cohn, 459 W 42, with Henry Ohlmann, at Franklin Park, Middlesex Co, NJ. nom

62D st, 155 E (5:1397), ns, 237.6 w 3 av, 12.6x95x12.6x95.7; Junel2'14; 3y5%; Mary A Dempsey to Title Guar & Trust Co, a corpn. 12,000

69TH st, 335 E (5:1444); ext of mtg for $10,000 to Feb1'19, 5%; June3; Junel2'14; Jno Frankenheimer, exr Yertha Rosenbaum, with Chas Isaac, 203 W 122. nom

70TH st, 316 E (5:1444); ext of mtg for $16,000 to Mar24'19, 5%; Apr28; Junel6'14; Matilda Rich with Bertha Kaufmann. nom

71ST st, 205-7 E (5:1426), ns, 128.9 e 3 av, 37.6x102.2; PM; Junel5'14; 1y5%; Retreat for Ladies & for Homeless Girls, a corpn, 886 Madison av, Albany, NY, to Emigrant Indust Savgs Bank, a corpn. 22,000

71ST st, 205-7 E; PM; pr mtg $22,000; Junel5'14; due & int as per bond; same to Isaac Sonn, 205 E 71, & Fredk Herrman, 207 E 71. 8,000

71ST st, 205-7 E; agmt as to ownership of bond & mtg for $8,000; Junel5'14; Fredk Herrman, 207 E 71, with Isaac Sonn, 205 E 71. nom

71ST st, 12 W (4:1123), ss, 185 w Central Park W, 20x100.5; pr mtg $25,000; Junel5; Junel7'14; due as per bond, 6%; Nesham Realty Co, Inc, to Max Fleishfart, 1840 7 av. 5,700

71ST st, 12 W; certf as to above mtg; Junel3; Junel7'14; same to same. ——

72D st, 256-60 W (4:1163), ss, 100 e West End av, 70x112.2; pr mtg $375,000; Junel5 '14; due & int as per bond; Wellwyn Realty Co, a corpn, 2079 Bway, to Giovanna P Maresi, 146 Columbia Heights, Bklyn. 25,000

72D st, 256-60 W; certf as to above mtg; Junel5'14; same to same. ——

72D st, 256-60 W (4:1163), ss, 100 e West End av, 70x112.2; ext of mtg for $375,000 to May15'14, 6%; Oct21'13; Junel6'14; City Real Estate Co with Wellwyn Realty Co, a corpn, 2079 Bway. nom

72D st, 256-60 W; ext of mtg for $375,000 to Janl'15, 6%; Junel5; Junel6'14; same with same. nom

72D st, 256-60 W; sobrn of mtg for $30,-000 to mtg for $25,000; Junel5; Junel6'14; Kalmia Realty Co, a corpn, 52 Bway, with Giovanna P Maresi, 146 Columbia Heights, Bklyn. nom

74TH st, 101 E (5:1409), ns, 25 e Park av, 25x102.2; PM; Junel8'14; 3y or sooner, 5%; Jno H Taylor to Robt S Brewster, at Mt Kisco, NY. 44,000

74TH st, 101-3 E (5:1409), ns, 25 e Park av, 50x102.2; PM; pr mtg $84,000; Junel8 '14; 2y or sooner, 5%; Jno H Taylor to Jos Stern, 401 E 154. 30,000

74TH st, 103 E (5:1409), ns, 50 e Park av, 25x102.2; PM; Junel8'14; 3y or sooner, 5%; Jno H Taylor to Mary B Jennings, at Fairfield, Conn. 40,000

74TH st, 484 E (5:1468); ext of mtg for $17,000 to Junel8'19, 5%; Junel0; Junel2 '14; Chas E Heitman, 200 W 71, with Bertha Kaufmann, 1496 Lex av. nom

75TH st, 238 W (4:1166), ss, 240 e West End av, 20x102.2; PM; pr mtg $23,000; June 15'14; due Oct15'16, 6%; Susan E Blum, 170 W 73, to Marion Assets Corpn, 148 W 72. 2,000

76TH st, 348 E (5:1450), ss, 325 e 2 av, 25x102.2; ext of mtg for $5,000 to May14 '17, 5%; May14; Junel5'14; Anna Lux of Hopewell, NJ, with Bank for Savings, NY, a corpn, 280 4 av. nom

77TH st, 210 W (4:1168), ss, 165 w Ams av, 25x102.2; pr mtg $10,000; Junel2; June 15'14; 3y6%; Wm A Williams & Matilda M, his wife, & Kath M Williams, all at Sea Cliff, LI, heirs Wm Williams, to Alex Carmichel, 50 W 72. 2,500

81ST st, 507 E (5:1578); ext of mtg for $15,000 to July7'17, 5%; May29; Junel2'14; Fanny Ellinger with Sarah Weinstein, 249 Stanton. nom

82D st, 103-5 W (4:1213), ns, 50 w Col av, 50x25.8; Junel6'14; due & int as per bond; Mary E Muir to Edwin A Cruikshank, 438 Washington av, Bklyn. 10,000

84TH st, 149-51 E (5:1513), ns, 58 e Lex av, 42.6x102.2; pr mtg $44,250; Junel6'14; 1 y or sooner, 6%; Emma Oppenheimer & Hannah Kossmann to Wm Cane, 4 W 105. 2,000

86TH st, 17 W (4:1200), ns, 250 w Central Park W, 21.6x100.8; Junel6'14; due & int as per bond; Mary E Muir to Title Guar & Trust Co, a corpn. 25,000

86TH st, 138 W (4:1216); ext of mtg for $29,000 to June9'19, 5%; June9; Junel5'14; Title Guar & Trust Co, a corpn, with Lillian A Jarecky, 138 W 86. nom

90TH st, 129-31 W (4:1221), ns, 421 & 448 w Col av, 2 lots, ea 27x100.8; ext of two mtgs for $25,000 ea to May20'17, 5%; May20; Junel5'14; Jacob B Baum, 808 West End av, with Pauline Grosner, 306 W 100 et al exrs, &c Morris Grosner. nom

99TH st, 260 W (7:1870), ss, 100 e West End av, 25x100.11; pr mtg $29,000; Junel5 '14; due Oct15'16, 6%; Susan E Blum, 170 W 73, to Marion Assets Corpn, 148 W 72. 2,000

103D st, 84 W (7:1838), ss, 125 w Manhattan av, 25.4x100.11; ext of mtg for $21,000 to Aug2'19, 5%; Junel6; Junel8'14; Gesine A Laue with Fredk Brunje. nom

106TH st, 248 W (7:1877), ss, 79.8 e Bway, 25x100.11; Junel6'14; due & int as per bond; Mary E Muir to Title Guar & Trust Co, a corpn. 16,000

111TH st, 28 E, see 128th, 244 E.

111TH st, 33 E (6:1617), nwc Madison av (No 1672), 50x21; Junel6; Junel7'14; due as per bond, 5%; Goldesman Real Estate Corpn to Lawyers Mtg Co, a corpn. 13,500

111TH st, 33 E, nwc Madison av (No 1672); certf as to above mtg; Junel5; June 17'14; same to same. ——

111TH st, 33 E, nwc Madison av (No 1672); sobrn of mtg for $5,500 to mtg for $13,500; Junel6; Junel7'14; Saml Williams 71 W 113, & Saml Grodginsky, 60 E 93, with same. nom

112TH st, 138-42 E (6:1639); ext of mtg for $47,000 to Junel7'17, 5%; Junel5; June 17'14; Gibraltar Mtg Co, a corpn, with Jacob Moersfelder. nom

112TH st, 138-42 E (6:1639), ss, 25 w Lex av, 53.7x100.11; agmt as to ownership of bond & mtg for $47,000; Junel7; Junel8'14; Gibraltar Mtg Co, a corpn, 52 Wm, with N Y Trust Co, a corpn, 26 Broad. nom

112TH st, 245 E (6:1662); ext of mtg for $12,000 to Nov10'17, 5%; June9; Junel2'14; Herbt F Schwarz, 255 W 108, with Clemente De Luisi, 245 E 112. nom

114TH st, 538 W (7:1885), ss, 250 e Bway, 20x100.11; Junel5'14; due May27'24, 4½%; Leo Schloss to Chas Otis, 538 W 114. 20,000

114TH st, 604 W (7:1897), ss, 125 w Bway, 15x100.11; ext of mtg for $10,000 to May27'16, 4½%; June9; Junel5'14; Abram S Post at Quogue, LI, with Chas Otis, 538 W 114. nom

116TH st, 109-11 E (6:1644); certf & agmt that intention was to asn on May12 '09 the entire amt unpaid on mtg, to wit, $27,500; Junel6; Junel7'14; Louis Seidman, 1673 2 av, with Louis Schlesinger, 2243 Bway. nom

116TH st, 109-11 E (6:1644); ext of mtg for $10,000 to Junel6'17, 6%; Junel6; June 17'14; Louis Schlesinger, 2243 Bway, with Herman B Grossman, 109 E 116. nom

116TH st, 229 E (6:1666), ns, 270 w 2 av, 20x100.11; pr mtg $8,000; Junel1; Junel5 '14; 3y6%; Mary E Boyland to Frances Freston, — Atlantic av, Far Rockaway, B of Q. 1,500

120TH st, 138 W, see Moore, 16.

121ST st, 131 W (7:1906), ns, 360 w Lenox av, 20x100.11; Junel1; Junel2'14; due & int as per bond; Henrietta D Beaver to Title Guar & Trust Co, a corpn. 9,000

123D st, 49 E (6:1748), ns, 235.6 w Park av, 19.5x100.11; ext of two mtgs for $11,-000 aggregate to Apr5'19, 5%; Mar27; June 13'14; Sigmund Glauber with Saml Snow, 49 E 123. nom

123D st, 237-9 W, see Moore, 16.

124TH st, 309 E (6:1801), ns, 118.9 e 2 av, 18.9x100.11; pr mtg $5,000; Junel7; Junel8'14; due July1'17 or sooner, 6%; Morris E Greenberg to Arnold Lesser, 522 W 134. 1,500

124TH st W, swc 7 av, see 7 av, 2080.

126TH st, 501 W (7:1981), ns, at ss Manhattan (Nos 62-76), runs w193.9xn89.5 to ss Manhattan xse173.8 to beg, gore; ext of mtg for $90,000 to Junel0'19, 5½%; June 10; Junel3'14; Lawyers Mtg Co, a corpn, with Cath G Burke & Leo McCall, both at Englewood, NJ, trstes Francis P Burke. nom

127TH st, 226 W, see Moore, 16.

127TH st W, nec Riverside dr, see Riverside dr, 550.

128TH st, 241 E (6:1792), ss, 101 w 2 av, 26x99.11; also 111TH ST, 28 E (6:1616), ss, 75 w Madison av, 25.3x100.11; pr mtg $——; June5; Junel2'14; due Nov1'14, 6%; Sragow Realty Co, Inc, to Fannie Nathanson, 730 Oakland pl, Bronx, & ano. 1,500

128TH st, 241 E; also 111TH ST, 28 E; consent to above mtg; May11; Junel2'14; same to same. ——

131ST st, 64 W (6:1728), ss, 185.4 e Lenox av, 16.8x99.11; PM; Junel2; Junel3'14; due Junel'23, 4½%; Phebe E Smith to Mathew McNamara, 1239 Franklin av, Bronx. 7,100

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135TH st, 509 W (7:1988); ext of mtg for $5,000 to June28'17, 5½%; June11; June18 '14; Hannah Leuze, 49 De Koven ct, Bklyn, with Edw J Healy, NY. nom

136TH st, 120 W (7:1920), ss, 225.6 w Lenox av, 14.6x99.11; PM; June17; June18 '14; due July1'17, or sooner, 5½%; Lewis B Twisby to Rutherfurd Realty Co, a corpn, 34 Nassau. 4,500

136TH st, 120 W; PM; pr mtg $4,500; June17; June18'14; installs, 5½%; same to Otillia Massce, 120 W 136. 1,000

137TH st, 263-5 W (7:2023), ns, 80 e 8 av, runs e45xn99.11xw22.6xs12.6xw22.6xs 87.5 to beg; PM; pr mtg $——; June2; June 15'14; due Nov30'15, 6%; Wm P Moebus, of Bklyn, to Schnell Realty Co, a corpn, 16 Court, Bklyn. 12,500

138TH st, 626 W (7:2086), ss, 318 w Bway, 14x99.11; ext of mtg for $7,500 to Jan14'15, 5%; Jan6'12; June15'14; Ann E Clark of Williamsport, Pa, with Mary L McDermott, NY. nom

139TH st W, nec Edgecombe av, see Edgecombe av, 100.

139TH st W, nwc Edgecombe av, see Edgecombe av, nwc 139.

139TH st W, nwc Edgecombe av, see Edgecombe av, nwc 139.

139TH st, 52 W (6:1736), ss, 250 e Lenox av, 50x99.11; PM; pr mtg $43,500; June12; June16'14; due & int as per bond; Harriet R Wood to David Miller Co, a corpn, 315 E 103. 10,000

139TH st W, nec St Nicholas av, see Edgecombe av, nwc 139.

139TH st W, nec St Nicholas av, see Edgecombe av, nwc 139.

144TH st W (7:2091), ns, 250 w Bway, 128.8 to es Riverside dr x—x124.3x99.11; P M; pr mtg $——; June15; June16'14; due & int as per bond; Theresa Lemmon, 319 W 94, to Pincus Lowenfeld, 106 E 64 & ano. 20,000

152D st, 511 W (7:2084), ns, 197.9 w Ams av, 15x99.11; PM; June12'14; 3y or sooner, 5%; Anna Carmer to Eliza M Fisher, 511 W 152. 8,000

161ST st W (8:2136), ns, 140, 265 & 390 w Ft Washington av, 3 plots, ea 125x99.11; 3 mtgs, ea $52,500; June15'14; due & int as per bond; Friedman Constn Co, a corpn, to Maurice Mandelbaum, 12 W 87. 157,500

161ST st W (8:2136); same prop; certf as to above three mtgs; June15'14; same to same. ——

163D st W, nwc Amsterdam av, see Amsterdam av, 2086.

164TH st W, nec Bway, see Bway, 3920-2.

172D st, 504 W (8:2128), ss, 84.4 w Ams av, 40.8x95; June11; June12'14; due & int as per bond; The Gerbereux Co, a corpn, to Lawyers Mtg Co, a corpn. 30,000

172D st, 504 W; sobrn of mtg for $4,500 to mtg for $30,000; May25; June12'14; Jno A O'Brien, 185 Audubon av, et al, with same. nom

175TH st, 651 W, see Bway, 4140-4.

180TH st W, nec Audubon av, see Audubon av, nec 180th.

204TH st W, swc Seaman av, see Seaman av, swc 204.

213TH st W (8:2230), ss, 200 w Ams av, 100x99.11; ext of mtg for $9,750 to June1 '17, 6%; June2; June16'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Coburn-Gahren Constn Co, a corpn. nom

Av A, 28-30 (2:398), es, 88.6 s 3d, 44x 120; Sept16'12; June15'14; demand, 6%; Max & Morris Schwartz to Ray Schwartz, 362 Riverside dr. 20,000

Amsterdam av, 1052-4 (7:1883), ws, 40.6 s 112th, 46x99.5x47.8x112.2; certf as to reduction of mtg, leaving $8,000 now owing thereon; May26; June13'14; Herman Heidelburg to May Scheer, 323 W 108. ——

Amsterdam av, 2086 (8:2121); sobrn of chattel mtg for $5,000 to mtg for $20,000; June11; June12'14; Bernheimer & Schwartz Pilsener Brewing Co with Franklin Savgs Bank, 656 8 av. nom

Amsterdam av, 2086 (8:2121), nwc 163d, 20x182.5 to es St Nicholas av (No 1056) x21.4x175, except pt for 163d; June12'14; 1y 5%; Wm C Schmidt to Franklin Savgs Bank, 656 8 av. 20,000

Audubon av, 9 (8:2123), nec Croton, 90x 49.8x90.5x49.9; ext of mtg for $10,000 to June10'17, 6%; June12'14; Amy Holder, 56 W 105, with Archibald H MacDonald, Sinclair, Regents Park Barracks, London, NW, England. nom

Audubon av (8:2152), nec 180th, 100x 120; PM; June15'14; due & int as per bond; Riverside Viaduct Realty Co, a corpn, to Martin D Fink, 600 West End av. 40,000

Broadway, 895-9, see Bway, 901.

Broadway, 901 (3:848), swc 20th, owned by party 1st pt; also BROADWAY, 895-99; also 20TH ST, 10 E & 19TH ST, 9-11 E, adj 1st parcel on s & w, & owned by party 2d pt; agmt by party 1st pt to pay ½ cost of $4,938.50 for party wall alterations, etc; June8; June13'14; 3 mos, —%; Edw H Mount, 131 Remsen, Bklyn, with Marv R & Robt Goelet at Ocre Court, Newport, R I, & ano trstes will Ogden Goelet, 4,938.50

Broadway, 932-8 (3:850), sec 22d (No 8), 102.6x95x98.9x122.2; also PROP in Newark, NJ; also bonds & mtgs on 11TH ST, 517 E, 139TH ST, 27 W, MADISON ST, 977½-9, WEST BROADWAY, 228, NORTH MOORE ST, 8, 6TH ST, 202-4 E, EAST BROADWAY, 265; 1-6 pt; May11'14; due upon death of Fredk A Fane, —%; reversionary int under settlement of Aug28'67 to secure sum of £9,715 payable in reversion; Maud, wife of & Wm C Hammond, of St Augustine, East Molesey, England, to Equity & Law Life Assur Soc, Inc, 18 Lincolns Inn, Fields, London, Eng. £9,715 or $47,117.75

Broadway, 1764-70 (4:1028), sec 57th, 66 x92x61.3x116.5; ext of mtg for $400,000 to June10'19, 4½%; June10; June12'14; Dry Dock Savings Instn with Matoaka Realty Co, a corpn, 66 Liberty. nom

Broadway, 3920-2 (8:2122), nec 164th, 100x100; ext of mtg for $160,000 to June 26'19, 4½%; June18'14; Chas C Marsh at East Orange, NJ, with Jas O'Brien, 457 W 143, with Michl Caravatta, 101 W 91. nom

Broadway, 4140-4 (8:2145), nec 175th (No 691), runs e124.7 to ws Wadsworth av (No 40) xn63.4xw90.9xn1.1xw52.3 to es Bway xs67 to beg; ext of mtg for $37,500 to June15'16, 5½%; June12; June16'14; Wm Crawford with Hannah McDonald, 195 Claremont av. nom

Columbus av, 926 (7:1860), ext of mtg for $20,000 to June15'17, 5%; June15; June16 '14; U S Savgs Bank of N Y, a corpn, 606 Madison av, with Jos Hoffart, 1628 University av. nom

Columbus av, 926 (7:1860), ws, 75.11 n 105th, 25x75; pr mtg $20,000; June15'14; due July1'15, 5%; Jos Hoffart to Henrietta Frey, 115 W 80, & ano. 4,000

Edgecombe av (7:2048), nwc 139th, 99.11 x138.2 to es St Nicholas av x101.3x121.5; agmt as to ownership of bond & mtg for $175,000 recorded June12'14; June12; June 16'14; Gibraltar Mtg Co, a corpn, 52 Wm, with Max M Warburg, 75 Ferdinand Strasse, Ger. nom

Edgecombe av, 100 (7:2042), nec 139th, 18x89; PM; June16'14; due June1'17, 5%; 210 West 56th St Co, a corpn, 135 Bway, to Mary L Fraser, 103 Gates av, Bklyn. 10,000

Edgecombe av, 100; certf as to above mtg; June12; June16'14; same to same. ——

Edgecombe av (7:2048), nwc 139th, 99.11 x138.2 to es St Nicholas av x101.3x121.5; June10; June12'14; 5y5½%; Esthold Realty Co, Inc, to Gibraltar Mtg Co, a corpn, 52 William. 175,000

Edgecombe av, nwc 139th; certf as to above mtg; June11; June12'14; same to same. ——

Fort Washington av (8:2136), sws, 250.5 on curve nw Bway & — s 160th, 56.5x126.5 x84.3x153.5; leasehold; May26; June17'14; installs, $400 monthly on & after Oct1'14, 6%; Fort Washington Theatre Co, Inc, 23 Ft Washington av, to Acme Metal Ceiling Co, a corpn, 512 E 118. notes 8,000

Fort Washington av (8:2136); same prop; certf as to above mtg; May29; June 17'14; same to same. ——

Lexington av, 813 (5:1397), es, 94 s 63d, 18.4x120x14.5x120.1; ext of mtg for $12,000 to May21'17, 4½%; June5; June18'14; Henry Wiener, of Phila, Pa, with Fisher Lewine, NY. nom

Madison av, 1672, see 111th, 33 E.

Nagle av (8:2171), ss, 100 & 150 w Elwood, 2 lots, ea 50x100; certf as to mtg for $82,000; June11; June12'14; Halpin Building Corpn to Italian Savgs Bank of NY. ——

Riverside dr, 550 (7:1995), nec 127th, 86.6x146.3x146.11x100; ext of mtg for $210,000 to June2'17, 5%; May5; June12'14; N Y Life Ins Co, a corpn, 346 Bway, with Nellie K Rosenthal, 241 Ft Washington av. nom

Riverside dr, nec 144th, see 144th W, ns, 250 w Bway.

Riverside dr (8:2178), ws, 9,673.5 n from ss 155th ,161x250 to land Hudson River R R x150x207.11; ext of mtg for $15,000 to Apr12'17, 5%; June12'14; Wm Jay, EXR, &c, Mary E B Field with Jonas M Libbey, 1 E 39. nom

St Nicholas av, 742-4 (7:2053); ext of mtg for $62,500 to June12'19, 5%; June12 '14; Emigrant Indust Savgs Bank, a corpn, with Fredk Bardusch, 742 St Nicholas av. nom

St Nicholas av, 742-4 (7:2053); certf as to priority of mtg for $62,500 to mtg for $20,000; June12'14; Michl F Burns to same. ——

St Nicholas av, nec 139th, see Edgecombe av, nwc 139.

St Nicholas av, nec 139th, see Edgecombe av, nwc 139th.

St Nicholas av, 1056, see Amsterdam av, 2068.

Seaman av (8:2239), swc 204th, 200x100; June11; June12'14; due Sept1'17, or sooner, 6%; Jno P Kirwan, 118 W 88, to Metropolitan Life Ins Co, 1 Madison av. 20,000

Seaman av (8:2239), swc 204th; same prop; sobrn of mtg for $15,000 (now $10,000) to mtg for $20,000; June11; June12'14; same & Thos Thedford, 237 Elberon av, Allenhurst, NJ, with same. nom

Seaman av (8:2239), swc 204th; same prop; ext of mtg for $10,000 to June12'17, 6%; June11; June12'14; Jno P Kirwan, 118 W 88, with Thos Thedford, 237 Elberon av, Allenhurst, NJ. nom

Vermilyea av, 125 (8:2226), ss, 125 w 207th, 25x150; PM; pr mtg $22,000; June 16'14; due Dec15'16, 6%; 210 West 56th St Co, a corpn, to Hensle Constn Co, a corpn, 530 W 207. 2,750

Wadsworth av, 40, see Bway, 4140-4.

1ST av, 1376 (5:1468); ext of mtg for $21,500 to Nov7'17, 5%; June4; June15'14; Hy M & Moses Loewenstern with Nannette E Kaufman, 30 E 83. nom

1ST av, 2354 (6:1808), es, 40.11 s 121st, 19.9x80, with all title to strip on s —x—; PM; June15'14; due Sept30'15, 5%; Basilius Busch, of Hastings, NY, to N Y Mtg & Security Co, a corpn. 7,500

2D av, 559 (3:911), ws, 20 s 31st, 19.8x 77; pr mtg $9,000; June9; June15'14; demand, 6%; Moses H & Wm Kahn, 620 W 115, to Blanche Klein, 302 Convent av. 3,000

2D av, 962 (5:1343); ext of mtg for $14,000 to June10'17, 5%; June10; June12'14; Title Guar & Trust Co, a corpn, with Parker K Deane, at Cornwall Landing, NY, trste for Jean G Deane. nom

3D av, 2011 (6:1660); sal Ls; May26; June18'14; demand, 6%; Michl J Murphy & Thos J Clogher to Geo Ehret, 1197 Park av. 1,000

4TH av, 229-33 (3:874), sec 19th (No 100), 82x150; ext of mtg for $735,000 to May3'19, 5%; June8; June17'14; Pocono Co, a corpn, with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

5TH av, 141-7 (3:849), sec 21st, —x—; agmt as to re mtg for $300,000 recorded June17'12; Oct1'14; re-recorded in deed Oct7'13; June17; Farmers Loan & Trust Co, a corpn, trste under mtg or deed of trust dated Oct31'12, to Nathaniel L McCready, 4 E 75, & ano, individ & trstes for Nathaniel L McCready, under will of Nathaniel L McCready. ——

5TH av, 141-7, see 31st, 406-26 W.

5TH av, 683 (5:1289); ext of mtg for $200,000 to May15'17, 4½%; June10; June 15'14; Criterion Club of the Metropolis, a corpn, with Bank for Savgs, NY, a corpn, 280 4 av. nom

7TH av, 79-89 (3:791), nec 15th, runs n 129xe100xs25.9xe5xs103.3 to ns 15th xw105 to beg; pr mtg $125,000; June17; June18 '14; due Dec30'17, int as per bond; Ormond G & Geo C Smith &Cora AGould to Greenwich Savgs Bank, 246 6 av. 75,000

7TH av, 2080 (7:1929), swc 124th; sal Ls; June16; June17'14; demand, 6%; Thos J Kennedy to Lion Brewery, a corpn, 104 W 108. 4,000

8TH av, 312-4 (3:775); also 26TH ST, 260 W; also 25TH ST, 267 W; ext of mtg for $66,000 to Jan1'17, 5%; Dec12'13; Mar24'14; Equitable Life Assur Soc of U S, a corpn, 165 Bway, with Estate of Henry C Miner, Inc, 1402 Bway (corrects error in issue Mar28, when No on 26th st was 267, & 25th st, 267 W, was omitted). nom

9TH av, 108 (3:741), nec 17th (No 363), 26.4x100; June18'14; 5y5%; Danl Meehan, 35 W 88, to Franklin Savgs Bank, 656 8 av. 34,000

9TH av, 108, nec 17th (No 363); same prop; sobrn of mtg for $6,000 to mtg for $34,000; June18'14; Sadie A, wife Jno J Tobin, at Ocean av, Long Branch, NJ, with same. nom

9TH av, 516-22 (3:762), sec 39th (Nos 352-6), 74.1x100, with AT to strip on e .0½x47; ext of mtg for $60,000 to May20 '19, 4½%; June5; June16'14; New Amsterdam Realty Co, a corpn, with Saml Woolverton, at Scarsdale, NY, trste Ann E Cairns. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

75TH st (Bklyn), nes, 115 nw 17 av, 180 x100; certf as to mtg for $27,500; June11; June15'14; Doric Building Co, Inc, to Lawyers Mtg Co, a corpn. ——

Agmt of conditional sale & replacement of equipment which was destroyed; car Ls; gen mtg, etc, under series A, dated May1'12; May21; June16'14; Blair & Co, vendors & The Grand Trust Railway Co of Canada with Bankers Trust Co, as trste. ——

Agmt of conditional sale, &cunder series B, dated Nov1'12; certf similar to above; May21; June16'14. ——

Chattel mtg (miscl); certf as to mtg for $——; June15; June17'14; Modern Feather Dye Works, Inc, to Saml S Herman. ——

Chattel mtgs (miscl); certf as to two mtgs for $5,882.96; June15; June17'14; Central Steam Laundry, of Manhattan, a corpn, 1809 1 av, to Julian Rosenblatt. ——

Chattel mtg (miscl); consent of stockholders to mtg; June4; June15'14; United Beadwork Co to Wire Goods Co. ——

Long Island City, B of Q (miscl); certf as to mtg for $18,000; June11; June15'14; The Normal Realty Co of N Y to Title Guar & Trust Co, a corpn. ——

Stonelea Park, New Rochelle, NY (miscl); certf as to mtg for $1,100; June 10; June12'14; Allendorf Realty Co to Susie Livingston. ——

Yonkers, NY (miscl); certf as to mtg for $9,000; May28; June15'14; Landscape Realty Co to Katie Mesloh. ——

MORTGAGES.

Borough of the Bronx.

Barretto st, 915, see Southern blvd, sec Barretto.

Barretto st, 922, see Southern blvd, nwc Barretto.

Brown pl, swc So blvd. see So blvd, swc Brown pl.

Dawson st, 811, see Longwood av, 921.

Fairmount pl (11:2959), ss, 76 nw Southern blvd, 75x124.8x75.1x129.5; pr mtg $3,750; June1; June13'14; due June15'16, 6%; Harry G Hecht to Seymour Realty Co, 25 Broad. 4,250

Fairmount pl (11:2959), ss, 76 nw So blvd, 75x124.8x75.1x129.5; ext of $3,750 mtg to June1'17 at 5%; June1; June13'14; Ferd Kurzman & ano, exrs Jacob Bergman, with Harry G Hecht, 408 W 130. nom

Fox st, 985 (10:2714), ws, 445 n 163d, 40 x104.1x40x104.7; pr mtg $——; June15; June16'14; 5y6%; Egbert B Perry, 605 W 115, to American Real Estate Co, 527 5 av. 5,000

Fulton st (*), ses, 417.5 sw Kossuth av, 40x125, So Washingtonville; pr mtg $——; June15; June16'14; 1y6%; Martha P Frank to Anna Pekowsky, 450 Audubon av. 300

Hoffman st, sec 191, see 191st E, sec Hoffman.

Home st, 870 (10:2692), ss, 77.11 e Stebbins av, runs s117.1xse11.2xne5xe14.8xn 115.11 to Home xw25 to beg; June15'14; due &c as per bond; Nicola Dauria to Mary L Ga Nun, 870 Home. 5,300

Julianna st, swc Barker av, see Barker av, swc Julianna.

Julianna st, sec Bronx blvd, see Bronx blvd, sec Julianna.

Minerva pl (12:3319), swc Grand blvd & concourse, 100x75, except pt for pl; pr mtg $7,000; June16; June17'14; 2y6%; Sandrock Realty Co to Margt Nealis, 1808 Marmion av. 2,000

Minerva pl (12:3319); same prop; certf as to above mtg; June16; June17'14; same to same. ——

Oak ter (10:2555), swc Beekman av, 100 x25; ext of $3,500 mtg to Sept12'16 at 6%; June12; June13'14; K & J Constn Co Inc with Henry Pistchal, 12 W 47. nom

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Oak ter, swc Beekman av, see Beekman av, swc Oak ter.

Ritter pl, 811 (11:2969); agmt as to share ownership in mtg; June12; June16'14; Jonah J Goldstein with Lawyers Mort Co, 59 Liberty. nom

Ritter pl, 811; ext of $40,000 mtg to June12'19 at 5½%; June12; June16'14; Lawyers Mort Co with Lenore Voelker, 811 Ritter pl. nom

Ritter pl, 811 (11:2969); agmt as to share ownership in mtg; June12; June17 '14; Margt Knox with Jonah J Goldstein, 184 Eldridge. nom

Ritter pl (11:2969), ns, 96.4 e Union av, 50x102; ext of $7,000 mtg to June12'17 at 6%; June12; June13'14; Jonah J Goldstein with Leonore Voelker. nom

Whittier st (10:2759), ws, 135 n Garrison, 50x128.4x50x117.5; PM; June12; June 13'14; due &c as per bond; Wm Landgrebe to G De Witt Clocke, at Pasadena, Cal. 1,800

132D st E, nwc Brown pl, see Southern blvd, swc Brown pl.

134TH st, 702 E (10:2562), sal Ls; June 16'14; demand, 6%; Peter Becker to Geo Ehret, 1197 Park av. 1,000

135TH st, 436 E (11:2877); declaration as to amt due on mtg; May28; June12'14; Daisy H Bell to Harry T Cole, 436 E 135.

142D st, 475 E (9:2287), ns, 619.5 e Willis av, runs n88.7xe— to cl Mill Brook xs— to 142d xw63.5 to beg; June15; June16'14; due &c as per bond; Minnie Pfeiffer, Astoria, LI, & Tessie K Scharps, NY, to Nellie O'Gorman, 508 E 140. 1,293

152D st, 401-3 E, see Melrose av, 644.

153D st, 340 E (9:2412), ss, 150 w Courtlandt av, 25x100; June15; June16'14; 5y5%; Adele Giglio, 212 E 107, to Emmanuel Loperfido, 2016 2 av. 3,500

156TH st, 280 E (9:2415), ss, 97.2 e Park av, 25x98.5; June16; June17'14; 3y5%; Capitola F Wentworth, Orange, NJ, to Chas G Deltz, 387 E 153. 4,000

157TH st, 410-2 E (9:2378); ext of $34,000 mtg to June15'19 at 5%; June15; June17 14; Lawyers Title Ins & Trust Co, a corpn, with Benenson Realty Co. nom

158TH st E, swc Forest av, see Forest av, swc 158.

159TH st, 428 E (9:2380), ss, 100 w Elton av, 50x98; certf as to mtg for $9,000; June15; June16'14; Cedar Constn Co, Inc, to Fredk Lese.

159TH st, 428-30 E (9:2380), ss, 100 w Elton av, 50x100, except part for st; pr mtg $33,000; June15; June16'14; 3y6%; Cedar Constn Co, Inc, to Fredk Lese, 133 E 80. 9,000

160TH st E, sec Union av, see Westchester av, swc 160.

160TH st E, swc Westchester av, see Westchester av, swc 160.

161ST st, 782 E (10:2667), ss, 21.2 e Tinton av, 21.2x76.2; June11; June12'14; 10y6%; Geo Haas to German American Bldg & Loan Assn, 1 & 3 3 av. 2,500

161ST st, 782 E; pr mtg $2,500; June11; June12'14; 10y6%; same to same. 1,300

165TH st E, swc Morris av, see Morris av, nwc 165.

165TH st, 442-6 E (9:2386), ss, 214.4 w Wash av, 42.11x102; May27; June12'14; due May28'17, 5½%; Marie wife Chas Zimmerman to N Y Title Ins Co, 135 Bway. 7,500

169TH st E, swc Brook av, see Brook av, swc 169.

175TH st E (*), es, 556.8 s Gleason av, 25 x100; pr mtg $——; June9; June15'14; demand, 6%; Frank Negro to Hugo C Cooke, 2311 St Raymonds av. 1,700

177TH st, 726 E (11:2950), swc Clinton av; str Ls; June5; June16'14; due, &c, as per notes; Gustav Withus to Julius Oehlein, 1840 Bathgate av. notes 2,000

177TH st E, sec Jerome av, see Jerome av, sec 177.

179TH st E (11:3136), ss, 215.1 w Boston rd, 46.5x130x44.11x129.11; pr mtg $——; June16; June17'14; due &c as per bond; Bryant Constn Co, Inc, to Manhattan Mtg Co, 200 Bway. 36,000

179TH st E (11:3136); same prop; certf as to above mtg; June16; June17'14; same to same.

180TH st, 880 E (11:3123), ss, 65.1 w Honeywell av, 25x118.2; PM; June15; June 16'14; 3y5½%; Harvey Deere to Herman F Epple, 2516 Grand av. 4,000

181ST st E, swc Boston rd, see Boston rd, swc 181.

182D st E, sec Mapes av, see Mapes av, sec 182.

186TH st E, nec Park av, see Park av, nec 186.

187TH st, 553 E (11:3056), ns, 48 e Lorillard pl, 50x92.2x50x91.2; pr mtg $31,000; June15; June16'14; 3y6%; Arthur Av Realty & Constn Co to Jos Paterno, 435 Riverside dr. 3,000

191ST st E (12:3273), sec Hoffman, 100x 25; May15; June13'14; 3y5½%; Constantino Laudadio to Wm Saler, 740 E 175. 0,000

198TH st, 312 E (12:3290), ss, 51.6 w Pond pl, 25.9x111.11x25x105.8; June8; June 12'14; due, &c, as per bond; Jno W Stocker to Title G & T Co, 176 Bway. 4,250

206TH st E, ss, 117.9 e Grand Blvd & Concourse, see Intervale av, 1133.

206TH st E, ss, 240 w Mosholu Pkway, see Intervale av, 1133.

221ST st E (*), nec White Plains rd, lot 723 map Wakefield; transfer of tax lien for yrs 1903 & 1904, assessed to ——; June9'13; June16'14; 3y5%; City N Y to Bernhard Frankenfelder, 545 W 111, & ano. 6,070.14

224TH st (*), ss, 255 e Carpenter av; pr mtg $1,900; May9; June18'14; 3y6%; Edw L'Estrange Phipps, 102 S 6 av, Mt Vernon, to Francis H Phipps, 102 S 6 av, Mt Vernon. 500

224TH st, 846 E (*), ss, 300 w Bronxwood av, 50x114, map Wakefield; pr mtg $3,000; June12; June18'14; 2y6%; Geo Eccles, 846 E 224, to Peter Kozban, 811 E 226. 150

Anthony av, ws, 394.1 n Bedford Park blvd, see Grand blvd & Concourse, late Anthony av, ws, 393.11 n Bedford Park blvd.

Barker av (*), swc Julianna, 100x125, being lot 78 map 2, Olinville; transfer tax lien for yrs 1902 to 1911, assessed to ——; June23; June16'14; demand, 6%; City N Y to Constant J Sperco, 305 W 136 (& assigned to Bernhard Frankenfelder, 545 W 111, & ano). 1,674.87

Barker av (*), ws, 100 s Julianna, 100x 125, being lot 79 map 2, Olinville; transfer of tax lien for yrs 1902 to 1911, assessed to ——; June9'13; June16'14; 3y12%; City N Y to Bernhard Frankenfelder, 545 W 111, & ano. 1,162.19

Beekman av (10:2552), swc Oak ter, 25x 100; ext of $25,000 mtg to Dec15'16 at 5½%; Dec15'13; June15'14; due &c as per bond; Lawyers Mtg Co with K & J Constn Co, Inc, 1419 Wilkins av. nom

Beekman av, swc Oak ter, see Oak ter, swc Beekman av.

Belmont av, 2115-17 (11:3081), ws, 145.5 n 180th, 50.8x81.11x50.8x81.6; pr mtg $25,000; June11; June16'14; due Dec15'16, 6%; Pasquale D'Auria, 670 E 180, to Pauline Levy, 482 Tompkins av, Bklyn. 4,000

Belmont av, 2115-17 (11:3081), ext of $25,000 mtg to June2'17 at 5%; June12; June16'14; Edwin B Meeks trste Jos W Meeks with Pasquale D'Auria, 670 E 180. nom

Boston rd (11:3138), swc 181st, runs w $0.1xs38.4xe1xs8.6xe10xs20.10xe82.3 to ws Boston rd xn69.5 to beg; June16'14; due, &c, as per bond; Land Realty Co to Title G & T Co, 176 Bway. 30,000

Boston rd (11:3138), same prop; certf as to above mtg; June16'14; same to same.

Boston rd (11:3135), ns, 93.3 ne Tremont av, runs ne0.8xne49.4xnw70.11xnw71.11xsw 51.2xse120.6xse21.6 to beg; June6'11; June 13'14; 1y6%; Frank A Becker to Theo J Chabot, 1208 Washington av. 10,000

Boston Post rd (*), ss, 100.8 e Delavelle av, 25.2x92.11x25x110.6, except pt for Boston Post rd; PM; June12; June16'14; due Aug12'20, 5%; Fedele Parlato to Hudson P Rose Co, 7 W 45. 750

Briggs av (12:3295), es, 296.7 s 194th, 19.2x74.8x19.8x73.2; June17'14; installs, 6%; Linda C O'Brien to N Y & Suburban Co-op B & L Assn, 147 E 125. 5,400

Bronx blvd (*), es, 100 s Julianna, 100x 120, being lot 102 map 2, Olinville; transfer of tax lien for yrs 1902 to 1911, assessed to ——; June9'13; June16'14; 3y 12%; City N Y to Bernhard Frankenfelder, 545 W 111, & ano. 961.16

Bronx blvd (*), sec Julianna, 100x125, being lot 103 map 2, Olinville; transfer of tax lien for yrs 1902 to 1911, assessed to ——; June9'13; June16'14; 3y12%; City NY to Bernhard Frankenfelder, 545 W 111, & ano. 1,570.88

Brook av (9:2396), swc 169th, 82x100; PM; June16; June17'14; 1y6%; Benenson Realty Co, 407 E 153, to Tremont-Webster Bldg Co, 1662 Boston rd. 13,400

Brook av (11:2894), es, 122 s 170th, 24.4x 100; June9; June17'14; 5y5%; Jos Flaucher to Emigrant Indust Savgs Bank, a corpn. 9,000

Brook av (11:2894), es, 97.8 s 170th, 24.4 x100; June9; June17'14; 5y5%; Katharina Flaucher or Flausher to Emigrant Indust Savgs Bank, a corpn. 9,000

Bryant av (10:2754), es, 92.8 n 167th, 33.4 x100; ext of $18,000 mtg to June14'16 at 5%; Apr27; June18'14; Thos E Stephens with Saml Lyttle, 1224 Hoe av. nom

Bryant av (10:2754), es, 159.4 n 167th, 33.4x100; ext of $18,000 mtg to Apr4'16 at 5%; Apr27; June18'14; Anna C Stephens with Saml Lyttle, 1224 Hoe av. nom

Bryant av (10:2754), es, 126 n 167th, 33.4 x100; ext of $18,000 mtg to Apr14'16 at 5%; Apr27; June18'14; Anna C Stephens with Saml Lyttle, 1224 Hoe av. nom

Burke av, 777 (*), ns, 75 e Wallace, 25x 100; pr mtg $4,500; June3; June18'14; due Nov3'14, 6%; Robt F Miller, 37 Columbia Heights, NY, to Geo L Adams, 21 De Lap st, Jamaica, LI. 500

Clinton av, swc 177th, see 177th, 726 E.

Creston av (11:3171), ws, 133 s 183d, 20x120; ext of $6,500 mtg to July24'17 at 5½%; June3; June15'14; Kate L Nugent with B W R Realties, Inc, 63 Park row. nom

Creston av (11:3171), ws, 113 s 183d, 20x 120; ext of $6,500 mtg to July24'17 at 5½%; June3; June15'14; Kate L Nugent with B W R Realties, Inc, 63 Park row. nom

Crotona av (11:3098), es, 101 n 181st, 33.8 x110.1x33x103.8; ext of $17,000 mtg to Dec 1'17 at 5%; June11; June12'14; Dollar Savings Bank with Chas Ast, 2072 Belmont av. nom

Crotona av (11:3098), es, 67.4 n 181st, 33.8x116.7x33x110.1, ns; ext of $18,500 mtg to Dec1'17 at 5%; June11; June12'14; Dollar Savings Bank with Chas Ast, 2072 Belmont av. nom

Daly av, 2008-10 (11:3127), es, 103.11 s 179th, 45x169.8x45.2x171.2; June12; June13 '14; 2y5%; Herbst Realty Co to J Frederic Kernochan, 862 Park av & ano, committee Marie Marshall. 32,000

Daly av, 2008-10; certf as to above mtg; June10; June13'14; same to same.

Decatur av, 3061 (12:3332), ns, 250 e Mosholu Pkway, 25x110; June8; June12'14; due, &c, as per bond; Bridget E McCormick to Mt St Vincent Co-Oper Bldg & Loan Assn, 531 E Tremont av. 7,000

De Milt av (*), ns, 68.2 e Pell pl, 34.1x70 x33.4x—; June13'14; due, &c, as per bond; Wm T Mapes to Edw A Patterson, 805 E 156. 2,800

Eastchester rd, 3530 (*), sal Ls; June6; June15'14; demand, 6%; Maria & Benj App to Jacob Ruppert, a corpn, 1639 3 av. 1,450

W **Edison av (*),** es, 175 s Tremont rd, 25 x100; PM; May28; June12'14; due, &c, as per bond; Margt Darby to Poughkeepsie Trust Co at Poughkeepsie, NY. 300

Edison av (*), es, 125 s Tremont rd, 25 x100; June11; June12'14; due, &c, as per bond; Marie Zenz to Jno Calvert, 1442 Sands. 260

Fordham rd, ss, abt 76.10 w Webster av, see Kingsbridge rd, sec Marion av.

Forest av (10:2646), swc 158th, 20x100; June15'14; 5y5%; Jno Freiershausen to Emigrant Indust Savgs Bank, a corpn. 8,000

Grand blvd & Concourse, late Anthony av, ws, 494.5 n Bedford Pk blvd, see Grand blvd & Concourse, late Anthony av, ws, 393.11 n Bedford Pk blvd.

Grand blvd & Concourse, late Anthony av (12:3310), ws, 393.11 n Bedford Pk blvd, 100.6x94.11x100.1x100, except part for Concourse; also ANTHONY AV, ws, 394.1 n Bedford Pk blvd, runs n100.3xe10 to ws Grand blvd & Concourse xs100 to beg; also VILLA AV, es, 185.3 n Bedford Pk blvd, 50x100; also VILLA AV (12:3310), es, 235.3 n Bedford Pk blvd, 150x93.9x150.1x 100; also GRAND BLVD & CONCOURSE, late ANTHONY AV, ws, 494.5 n Bedford Pk blvd, runs e10xn25xw12.6 to av xs25.1 to beg; June15; June16'14; 3y5%; Roman Catholic Church of St Philip Neri to Emigrant Indust Savgs Bank, a corpn. 19,000

Grand blvd & concourse, swc Minerva pl, see Minerva pl, swc Grand blvd & concourse.

Intervale av, 1133 (10:2692), ses, 380.7 n e 167th, 25x123.9x26.4x122.5; also 206TH ST E (12:3312), ss, 240 w Mosholu Pkway, 50 x120; also 206TH ST E (12:3312), ss, 117.9 e Grand Blvd & Concourse, 26.3x100x25x 100; pr mtg $3,800; June11; June12'14; due &c as per bond; Rosina Graziadio to Jno J Sullivan, 111 E 118. 600

Jerome av (11:2852), sec 177th, —x—; consent of mortgagee to agmt releasing easements; Apr24; June12'14; National Savings Bank of City of Albany to Jos K Wells.

Kafonah av (12:3381), ws, bet 241st & 242d, lot 29 blk 3381 tax map; transfer of tax lien for yrs 1898 to 1908, assessed to H Scherdeberg; Dec11'11; June17'14; 3y 12%; City N Y to Edw Jacobs, 25 Broad (& assigned to Jennie Scheyer, 350 W 115). 707.57

Kingsbridge rd (11:3026), sec Marion av, runs s99.2xe125xn56.8xe19xn25.1xe18.6x n40xe19xe18.5xn118.6 to rd xw254.6 to beg; PM; June16; June17'14; due &c as per bond; Adams Realty Co to Anne E Carroll, 330 W 102, et al, individ & as trstes Patk J Keary & ano. 65,000

Longfellow av (11:3000), ws, 50 s 172d, 50x100; June15; June18'14; due &c as per bond; Geo C Goebel, 701 W 179, to Louisa Pleines, 690 10 av. 3,500

Longwood av, 921 (10:2696); also DAWSON ST, 811; sal Ls; June10; June15'14; demand, 6%; Saml Levitt et al to A Hupfel's Sons, 842 St Anns av. 3,500

Lurting av, nwc Lydig av, see Lydig av, nwc Lurting av.

Lydig av (*), nwc Lurting av, 101.4x95.3x 100x113.11; June9; June16'14; due May18 '17, 6%; Jas J Conroy to Mary J wife said Jas J Conroy, Grantwood, NJ. 600

Macombs rd (11:2857), ws, abt 944.6 n Clarke pl, 50x112.6; June11; June12'14; 3y 6%; Margt Reilly widow to Ada B Tremaine, near Rockland in County of Knox, Me. 5,000

Madison av (*), ss, 75 e Williams av, 25 x100; PM; May28; June12'14; due, &c as per bond; Jacob Wolf to Poughkeepsie Trust Co at Poughkeepsie, NY. 350

Mapes av (11:3111), sec 182d lot 55 blk 3111, tax map; transfer of tax lien for yrs 1909 to 1912, assessed to Jno Webber; Dec 22'13; June18'14; 3y5%; City N Y to Geo Daiker, Utica, NY. 3,106.76

Marion av, sec Kingsbridge rd, see Kingsbridge rd, sec Marion av.

Melrose av, 644 (9:2374), nec 152d (Nos 401-3), 100x45; June12'14; 5y interest as per bond; Arthur D Cahn to Lawyers Title Ins & Trust Co, a corpn. 18,000

Middletown rd (*), ns, 52.1 w Bway, 25.1 x94.1x25x93.1; PM; May28; June12'14; due, &c, as per bond; Salvatore Cozzubbo to Poughkeepsie Trust Co at Poughkeepsie, NY. 500

Morris av (9:2448), nwc 165th, 50.10x 102.8x40.6x103.4; ext of $35,000 mtg to June11'17 at 5½%; June3; June16'14; Lawyers Mtg Co with Florence B D Reynolds. nom

Park av (11:3040), nec 186th, 50x100; June18'14; due &c as per bond; Plough & Fox Co to Lawyers Mtg Co, 59 Liberty. 40,000

Park av (11:3040); same prop; certf as to above mtg; June18'14; same to same.

Prospect av, 965-1007 (10:2678), ws, 473 s 165th, runs w145.3xn120.10xw15.1xn135xe 2.11xn56.5xn25xe156.10 to av xs338 to beg; June12; June13'14; 5y5½%; Zarland Realty Co to Lawyers Mortgage Co, 59 Liberty. 230,000

Prospect av, 965-1007; pr mtg $230,000; June12; June13'14; 3y6%; same to David Schwartz, 107 6 av. 65,000

Ryer av, 2034 (11:3144), es, 184.4 n Burnside av, 23.8x95.4x18x95; PM; June15'14; 3y 6%; Rudolph Kanze to Annie C Hell, 2038 Ryer av. 3,000

Ryer av, 2031; PM; pr mtg $3,000; June 15'14; due &c as per bond; same to same. 1,500

St Marys av (*), es, 100 n Central av, 50x100; June16; June18'14; 3y6%; Mary A Keenan to Geo C Dawson, 660 E 157. 1,000

St Marys av (*), es, 50 n Central av, 50x 100; June16; June18'14; 3y6%; Mary L Keenan to Mary K Dawson, 660 E 157. 1,000

Seneca av (10:2761), ss, 123.6 e Hunts Point av, 50x100; agmt as to share own-

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ership in mtg; June12; June16'14; Jno T Haise with Lawyers Mtg Co, 59 Liberty. nom

Seneca av (10:2761); same prop; ext of $40,000 mtg to June12'19 at 5½%; June5; June16'14; Lawyers Mtg Co with Geo G Graham Constn Co, 6 Church. nom

Southern blvd (10:2733), sec Barretto (No 915), 23.9x100; pr mtg $25,000; June 15; June16'14; 3y6%; Diedrich Eggers, 915 Barretto to Fredk Meyer, 888 Southern blvd. 10,000

Southern blvd (10:2723), nwc Barretto (No 922), str Ls; Mar3; June15'14; demand; 6%; Saml & Gerry Levitt to Jacob Froehlich Cabinet Works, Inc, Whitlock & Leggett avs. notes 1,400

Southern blvd (9:2277), swc Brown pl, 145x200 to 132d; June16; June18'14; 5y6%; Jno E Johnson, of Ossining, NY, to N Y Title Ins Co, 135 Bway. 12,000

Southern blvd (11:2976), nws, 122.4 n Wilkins av, 25x126.5x30.2x106; May25; June16'14; due, &c, as per bond; Wm T Sullivan to Eliz K Dooling, 179 E 80. 13,000

Tinton av, 720 (10:2665), es, 174.4 s 156th, 24.7x155.8x24.2x160.5; June11; June12'14; due, &c, as per bond; Minnie Zimmerman to Title G & T Co, 176 Bway. 7,000

Union av (10:2682), es, 191.6 s 169th, 20x168; June17; June18'14; installs, 6%; Thos R Minnick, 1226 Union av, to Franklin Soc for Home Bldg & Savgs, 38 Park row. 2,000

Union av, sec 160th, see Westchester av, swc 160.

Villa av, es, 235.3 & 185.3 n Bedford Pk blvd, see Grand blvd & Concourse, late Anthony av, ws, 393.11 n Bedford Pk blvd.

Wallace av (*), ws, 1470.2 n Morris Park av, runs n25xw86xsw20.3xs6.10xe95 to beg; June16; June18'14; due &c as per bond; Jas Bracken & Andw J Flood to Florence C Sillcocks, 123 8 av. 2,500

Walton av (11:2833-2837 & 2844), es, 51.4 s 172d, 32.7x19.1x—, gore; transfer of tax lien for yrs 1899, 1906, 1907 & 1908, assessed to unknown; Nov27'11; June15'14; 3y12%; City of N Y to Simeon W Barber, 137 E 55. 85.58

Washington av (9:2386), ws, 175 s 165th, 25x100, except pt for av; May27; June12'14; 3y5½%; Marie, wife Chas Zimmerman, to N Y Title Ins Co, 135 Bway. 4,000

Washington av (*), ns, 360 w Main, 50x100; June16; June17'14; due &c as per bond; Sophie Gauss to Jas G Lock, 1937 Anthony av. 1,500

Webster av, 2090 (11:3029), es, 606.3 n 179th, 20.11x104.4x20.11x103.4; July1'05; June15'14; 1y5%; Rose S, wife Rudolph Hoffman, to Robt F Seiffert, 820 St Anns av. 500

Westchester av (10:2666), swc 160th, runs s246.8xw71.4xw89.2 to es Union av xn 109.10xe172.8xn39.5 to 160th xe125.5 to beg; pr mtg $206,000; June16; June17'14; 3y6%; Burkam Realty Co to Henry Raichlen, 756 Union av. 25,000

Westchester av (10:2666); same prop; certf as to above mtg; June10; June17'14; same to same.

Westchester av (*), ss, 184.9 w Castle Hill av, runs s37.1xe35xs49.9xs91.4xw53.8xn 176.2 to Westchester av xe34.7 to beg; June 10; June12'14; due, &c, as per bond; Mary A McCormick to North Side Savings Bank, 3230 3 av. 2,500

White Plains rd (*), ws, 273.8 s Kossuth av, 34.1x145.6x34.1x146.6; June12; June15'14; 5y5½%; Jacob H Bauer to Adelaide Schminke, 337 W 48. 5,000

White Plains rd, nec 221st, see 221st E, nec White Plains rd.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

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STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Allen st, 157-9.
Broome st, 16-18.
Cannon st, 12?.
*Cedar st, 66-8 (or Nassau st, 14-26).
Cherry st, 227 & 402-6.
Christopher st, 87.
Division st, 10-16.
East Broadway, 44.
*Exterior st (nwc 70th, 535-7 E), blk 1432-23.
*Ferry st, 53-7 (or Pearl, 313).
Goerck st, 75-77.
Greenwich st, 310-6 & 429-33.
*Laight st, 60-2 (or Greenwich st, 429-33).
Lewis st, 22.
*Mangin st, 20 (or Broome st, 16-18).
Mercer st, 79.
Monroe st, 237-9.
Nassau st, 14-26.
Pearl st, 313.
*Pine st, 18-20 (or Nassau st, 14-26).
Pine st, 22.
Prince st, 143-5 & 198.
*Reade st, 162-4 (or Greenwich st, 310).
Rivington st, 28.
St Marks pl, 18.
Water st, 601-5 & 660.
3d st, 317-9 E.
5th st, 222 E.
8th st, 327 E.
9th st, 337 E.
10th st, 124 E.
*11th st, 738 E (or Av D, 155-63).
17th st, 40-2 W.
20th st, 239 W.
22d st, 239 E.
23d st, 464 W.
25th st, 134-6 W.
27th st, 312-4 W.
31st st, 211 E.
31st st, 450-4 W.
34th st, 547-55 W.
*34th st, 561-73 W (or 11 av, 396-402).
36th st, 28-32 W.
39th st, 300 E (or 2 av, 724).
39th st, 416 W.
44th st, 140 W.
50th st, 227 W.
52d st, 38 E.
55th st, 29 E.
56th st, 16 W.
*57th st, 600 W (or 11 av, 837).
58th st, 552-6 W.
60th st, 243 E.
61st st, 7-9, 109 & 303 E.
63d st, 147 W.
70th st, 523-37 E.
71st st, 68 W.
72d st, 434-6 E.
74th st, 102-6 W.
77th st, 158 W.
78th st, 214 E.
79th st, 329 E.
80th st, 4-8 E.
82d st, 157 E.
84th st, 117 & 163-5 E.
86th st, 230-40 E.
88th st, 405 E.
92d st, 57 E.
96th st, 334 E.
97th st, 37 W.
100th st, 226 E.
101st st, 67 E.
103d st, 150 E.
106th st, 302 W.
107th st, 66 E.
108th st, 52 E.
108th st, 238 W.
110th st, 221 E.
114th st, 238-44 E.
114th st, 30 W.
117th st, 172 & 176 E.
118th st, 130 E.
*118th st E, sec Lex av, 1896), blk 1645-58¾.
*119th st, 95 W (or Lenox av, 180).
120th st, 313 E.
121st st, 151 E.
127th st, 219-21 E.
127th st, 243 W.
128th st, 213 W.
129th st, 222 W.
131st st, 33, 35 & 250 W.
133d st, 71 W.
134th st, 45 E.
135th st, 114 & 241 W.
*136th st W (sec Bway, 3350-60), blk 1988-134.
*139th st W (nec Edgecombe av, 100).
140th st, 322 W.
*141st st, 173 W (or 7 av, 2415-7).
*142d st, 200 W (or 7 av, 2436-8).
143d st, 147 W.
149th st W, ss, blk 2095-41-46.
*151st st W (sec Riverside dr), blk 2097-49.
*154th st W (nec Bradhurst av, 242), blk 2047-21.
165th st, 476-80 W.
170th st, 555 W.
177th st, 605 W.
*187th st W (nec St Nich av, 1540-6), blk 2158-1.
Av D, 155-63.
Amsterdam av, 786 & 82?
Bradhurst av, 242.
Broadway, 3350-60.
Edgecombe av, 100.
Lenox av, 180.
Lexington av, 284 & 1896
*Madison av, 554 (or 55th st, 29 E).
Madison av, 1702.
Old Broadway, es, blk 1985-14.
Riverside dr, sec 151st st, blk 2097--47.
St Nicholas av, 1540-6.
Sherman av, ss, blk 2220-9.
Wadsworth av, ws, blk 2170-281.
*West Broadway, 445-9 (or Prince st, 143-5).
West End av, 794.
1st av, 550, 1704-6 & 2159
2d av, 722-4.
5th av, 99-101 & 2107.
7th av, 2415-7 & 2432-8.
8th av, 2862.
9th av, 401-5.
11th av, 396-402 & 837.

WILLS.

64th st, 215-23 W.
79th st, 147 W.
85th st, 521b E.
86th st, 324-6 E.
87th st, 211 E.
*89th st, 172 E (or 3 av, 1582).
120th st, 82 W.
124th st, 313 E.
128th st, 126-34 W.
147th st, 533 W.
3d av, 1582.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JUNE 19, 20, 22, 23, 24 & 25.

Allen st, 157-9 (2:416-27), ws, 137.6 n Rivington, 37.6x87.11, 7-sty bk tnt & strs; Julius Meyer to Jesse Lobsenz, 104 Lexington av, Passaic, NJ; mtg $47,750 & AL; June19; June20'14; A$28,000-58,000. nom

Broome st, 16-18 (2:322-60), nec Mangin (No 20), 50x75, 6-sty bk tnt & strs; Arthur G Schaffner to Leonora Klinger, 445 1st, Bklyn; mtg $37,000; June15; June24 '14; A$21,500-53,000. nom

Cannon st ,128 (2:330-12), es, 125 s Houston, 25x100, 5-sty bk tnt & strs; Barnet Shapiro to Louise Fox, 520 Ocean av, Jersey City, NJ; mtg $36,000 & AL; June 18; June24'14; A$15,500-29,000. O C & 200

Cedar st, 66-8, see Nassau, 26.

Cherry st, 227 (1:248-86), ss, 180.9 e Pike st or sl, 24.5x99.6x23.11x99.6, 5-sty bk tnt; Lina Moskowitz & ano to Otto Struller, 970 E 179; AL; June22'14; A$10,000-23,-500. nom

Cherry st, 227 (1:248-86), ss, 180.9 e Pike st or sl, 24.5x99.6x23.11x99.6, 5-sty bk tnt; Otto Struller to Lina Moskowitz, 1678 Bathgate av, Bronx, & Norma Katz, 1530 55th, Bklyn; AL; June22; June23'14; A$10,-000-23,500. nom

Cherry st, 402-6 (1:261-15), ns, 203.9 e Scammel, 64.1x97.8, 3-4-sty fr bk ft tnts & strs & 5-sty bk rear tnt; Wm Goldstone to Alrose Realty Co, a corpn, 103 Park Row; mtg $20,000; June17; June19'14; A $20,500-26,000. O C & 100

Christopher st, 87 (2:619-82), ns, 66.11 e Bleecker, 24.10x91.6, 6-sty bk tnt & strs; Bernard J McCann to Annie M Adolphi, 217 2 av; B&S & CaG; mtg $20,850 & AL; June 3; June19'14; A$14,000-25,000. O C & 100

Division st, 10-6 (1:289-37), ns, 96.3 e Bowery, runs n50.10xne21xe46.9xs48.3 to st xw50.2 to beg, 2-5-sty bk loft & str bldgs; Marx & Moses Ottinger to Morris Friedland, 1075 Hoe av, & Isidor Feilene, 883 So blvd; AL; June19; June25'14; A$29,000-44,000. O C & 100

East Broadway, 44 (1:281-20), ns, abt 325 w Market, 25x69.7x25x69.6, ws, 4-sty bk loft & str bldg; Saml Wilder, ref, to Wilder Bros, a corpn, 83 Bowery; mtg $24,000; FORECLOS June2; June17; June25'14; A $23,000-27,000. nom

Exterior st, nwc 70th, see 70th, 523-37 E.

Ferry st, 53-7, see Pearl, 313.

Goerck st, 75 (2:328-57), ws, 82 s Rivington, 18x59, 3-sty bk tnt & str; A$5,000-5,500; also GOERCK ST, 77 (2:328-56), ws, 64 s Rivington, 18x59, 3-sty bk tnt & str; A$5,000-5,500; Lena Drexler to Benj Hart, 15 Liberty st, Washington Heights, Newburgh, NY; June22'14. O C & 100

Goerck st, 77, see Goerck, 75.

Greenwich st, 310 (1:139-52), nwc Reade (Nos 162-4), 16.6x64.9 to Reade x68, gore, 6-sty bk tnt & strs; A$15,000-21,000; also GREENWICH ST, 312-6 (1:139-50), ws, 16.6 n Reade, 64.9x60.1x57.10x60.8, 4-sty bk hotel; A$46,000-50,000; Lewis A Mitchell to L Napoleon Levy, 18 W 72; AL; Apr28; June22'14. nom

Greenwich st, 312-6, see Greenwich, 310.

Greenwich st, 429-33 (1:219-7), es, 100 s Vestry, runs s75 to ns Laight (Nos 60-2) xe125.6xn83xw—xs21.7xw100 to beg, 9-sty bk factory; Fredk Dietz et al to R E Dietz Co, a corpn, 60 Laight; June24; June 25'14; A$80,000-220,000. O C & 100

Laight st, 60-2, see Greenwich, 429-33.

Lewis st, 32 (2:327-38), es, 149.3 n Broome, 25x100; 6-sty bk tnt & strs; Frank L Froment to Eberhardt & Podgur, a corpn, 1029 E 163; mtg $26,000; June22; June23'14; A$11,000-27,000. O C & 100

Mangin st, 20, see Broome, 16-18.

Mercer st, 79 (2:485-29), ws, 201.4 n Broome, 24.10x—x24.9x100, 6-sty bk loft & str bldg; Maurice Rabinowitz to Convent Park Constn Co, a corpn, 198 Bway; ½ pt; AL; June10; June24'14; A$22,000-35,000. nom

Mercer st, 79; Convent Park Constn Co to Minaco Realty Co, Inc, 309 Bway; all; mtg $27,500 & AL; June23; June24'14. O C & 100

Monroe st, 237-9 (1:266-21 & 22), ns, 191.6 e Scammel, 48x95.1x48x95.5, 2-4-sty bk tnts & strs & 2-4-sty bk rear tnts; Jere T Mahoney, ref, to Sophia Mayer, 41 E 72; mtg $33,000; FORECLOS May29 June 18; June25'14; A$29,000-43,000.

$500 over & above said mtgs

Nassau st, 14, see Nassau, 26.

Nassau st, 26 (1:44), sec Cedar (Nos 66-8), 73.1x71.7x65.7x73.3; also NASSAU ST, 14 (1:44-this & above lot 8), nec Pine (Nos 18-20), 76.11x71.7x81.3x70.5, this & above 5-sty stn office & str bldg; A$2,600,000-2,-800,000; also PINE ST, 22 (1:44-7), nes, abt 75 e Nassau, 23.8x70.11x24.5x70.11, 5-sty bk office bldg; A$215,000-230,000; Fourth National Bank of City NY, a corpn, to Mechanics & Metals National Bank of City N Y, a corpn [50 Wall]; June22; June23'14. O C & 100

Nassau st, 26, sec Cedar (Nos 66-8); also NASSAU ST, 14, nec Pine (Nos 18-20); also PINE ST, 22; T Frank Manville & F de C Sullivan, a liquidating committee of the Fourth National Bank of the City N Y, to same; QC; June22; June23'14. nom

New Bowery, 23-5 (1:116), sec Madison (No 20), 42.9x47x31.1x16.10; consent to 3d track; Raymond Guarini et al to Manhattan Railway Co, a corpn; mtg $15,000; June3; June23'14. 3,719.25

New Bowery, 23-5, sec Madison (No 20); consent to 3d track; Edwin A Ely, mortgagee, to same; mtg $15,000; June13; June 23'14. nom

Pearl st, 313 (1:105-10), nwc Ferry (Nos 53-7), 24x100, 4-sty bk tnt & strs; Lillian J Hunerhoff et al to Richland Realty Co, a corpn, 41 Park Row; AT; June20; June24 '14; A$30,000-31,000. O C & 100

Pearl st, 313, nwc Ferry (Nos 53-7); Jno R H Eggers to same; AT; June23; June24'14. O C & 100

Prince st, 143-5, see West Bway, 445-9.

Prince st, 198 (2:504-21), ss, 80 w Sullivan, 20x77, 4-sty bk tnt & str; Antonio Calandrello to Maria D Calandrello, his wife, 198 Prince; AL; May3; June23'14; A $12,000-14,500. nom

Pine st, 22, see Nassau, 26.

Reade st, 162-4, see Greenwich, 310.

Rivington st, 28 (2:421-38), ns, 75 w Forsyth, 25x100, 4-sty bk stable; Ada L Simis to Frank X Mulry, 26 Oak pl, Far Rockaway, B of Q; mtg $17,820; June15; June23'14; A$22,000-31,000. nom

St Marks pl, 18 (8th st) (2:463-18), ss, 256 e 3 av, 26x119.10, 4-sty bk tnt & strs & 3-sty ext; Central Trust Co of N Y to Mary A Betts, 416 Vanderbilt av, Bklyn; AL; June24; June25'14; A$23,000-32,000. O C & 100

St Marks pl, 18 (8th st); Mary A Betts to Hy A Bade, 546 3d, Bklyn [84 Bowery]; mtg $20,000; June24; June25'14. nom

Wadsworth ter, es, 63.7 n 190th, see Wadsworth av, ws, 72.3 n 190.

Water st, 601 (1:244-38), ss, 32 e Montgomery, 25.8x70, 5-sty bk tnt & strs; mtg $6,500; A$5,000-10,500; also WATER ST, 603 (1:244-37), ss, 57.8 e Montgomery, 25.8x 70.4, 5-sty bk tnt & strs; mtg $7,000; A $5,000-10,500; also WATER ST, 605 (1:-244-36), ss, 83.4 e Montgomery, 23x70, 5-sty bk tnt & strs; mtg $6,000; A$4,500-9,000; also WATER ST, 660 (1:260-21), ns, 300.3 w Jackson, 25x87.8x25x88.11, 5-sty bk tnt; mtg $10,000; A$5,500-15,000; Albt Busch et al to Busch Realty Co, a corpn, 536 Water; June24; June25'14. 54,500

Water st, 603-5, see Water, 601.

Water st, 660, see Water, 601.

3D st, 317-9 E (2:373-46), ns, 160 w Av D, 48.6x96, 6-sty bk tnt & strs; Saml Horowitz to Forsyth Holding Co, Inc, 402 Grand; AL; June20; June23'14; A$29,000-65,000. nom

5TH st, 222 E (2:460-22), ss, 308.1 w 2 av, 20.9x92.4, 3-sty bk tnt & str; Mollie Simon to Rose Simon, 12 Cooper sq & Chas Breitbart, 169 Rivington; mtg $13,500; June17; June19'14; A$13,000-17,000. nom

8TH st, 327 E (2:391-46), ns, 238.6 w Av C, 24.9x93.11, 5-sty bk tnt & strs; Henry M Schiffer to Esther Schiffer, his wife, 970 Tinton av; mtg $32,000; June23; June24 '14; A$18,000-31,000. O C & 100

9TH st, 337 E (2:451-43), ns, 175 w 1 av, 25x92.3, 5-sty bk tnt & strs; Abr Goodman to Isaac Salmanowitz, 38 W 117; ½ pt; QC; Mar6'13; re-recorded from Mar10'12; June25'14; A$19,000-27,000. nom

10TH st, 124 E (2:465-19), ss, 283.4 e 3 av, 18x35, 5-sty bk tnt; Chas Delmenico to Delia Delmenico at Burlingham, Sullivan Co, NY; mtg $6,000 & AL; June17; June19 '14; A$6,500-9,000. O C &100

11TH st, 738 E, see Av D, 155-63.

17TH st, 40-2 W (3:818-73), ss, 575 w 5 av, 50x92, 12-sty bk loft & str bldg; Co-Operative Land Co of Long Island, a corpn, to The Oltrogge Corpn, 347 5 av; mtg $210,000 & AL; June16; June20'14; A$84,-000-207,000. nom

20TH st, 239 W (3:770-19), nes, abt 300 e 8 av, 26.8x73.7x26.8x74.3, ses, 6-sty bk tnt; Chas S Rosenthal to Benj Rosenthal, 301 Broome; AT; AL; May1; June22'14; A$11,-500-29,000. O C & 100

23D st, 464 W (3:720-79), ss, 68 e 10 av, 22x98.9, 4-sty & b stn dwg; Jno C Sheehan to Minnie Sheehan, both at New Rochelle, NY [c/o Jno C 253 Bway]; correction deed; B&S & CaG; AL; June24; June25'14; A $13,000-16,000. nom

25TH st, 134-6 W (3:800-59), ss, 375 w 6 av, 50x81.1, 7-sty bk loft & str bldg; Co-Operative Land Co of Long Island, a corpn, to Oltrogge Corpn, 347 5 av; mtg $80,-000; June16; June20'14; A$74,000-109,000. nom

27TH st, 312-4 W (3:750-49), ss, 137.6 w 8 av, 37.6x98.9, 5-sty stn tnl; Annie Stember to Fannie I Stember, both 229 W 111; ½ pt; mtg $55,500 & AL; June15; June22 '14; A$22,000-55,000. nom

31ST st, 211 E (3:912-8), ns, 153.9 e 3 av, 18.9x98.9, 3-stv & b bk dwg; Nellie Thornton to Chas H Duffy, 236 E 27; June 25'14; A$9,000-11,500. O C & 100

31ST st, 450-4 W (3:728-64-66), ss, 141.8 e 10 av, 50x104.3x50.2x108.8, 3-4-sty bk tnts; Herman Weiss, TRSTE in bankruptcy of the Amsterdam Wine Stores, Inc, to Pauline Nechols, 32 W 112; AT; QC; June20; June22'14; A$16,500-21,000. O C & 100

31ST st, 450-4 W; Pauline, wife Henry Nechols et al to Castle Realty Co, a corpn, 451 W 30; AT; mtg $24,500; May4; June22 '14. O C & 100

34TH st, 547-73 W, see 11 av, 396-402.

36TH st, 28-32 W (3:837-62), ss, 365 w 5 av, 50x98.9, 12-sty bk loft & str bldg; Fry Realty Co, a corpn, to Rivoli Realty Co, a corpn, 18 E 41; CaG; mtg $390,000; June5; June24'14; A$200,000-360,000. O C & 100

39TH st, 300 E, see 2 av, 722-4.

39TH st, 416 W (3:736-44), ss, 225 w 9 av, 25x98.9, 5-sty bk tnt & strs & 3-sty bk rear tnt; Hy Poschmann to Charlotte Haverstrom, widow, 337 W 17; mtg $17,000; June 15; June19'14; A$10,000-17,000. O C & 100

44TH st, 140 W (4:996-50), ss, 430 w 6 av, 15x100.4, 3-sty bk loft & str bldg; Fredk Hildebrandt to Alex Henderson, 305 W 21; AL; June4; June19'14; A$35,000-36,000. nom

50TH st, 227 W (4:1022-15), ns, 332 e 8 av, 23x100.5, 1 & 2-sty bk & fr bldg; Jno G Wendel to Mary E A Wendel, of Irvington, NY [c/o Jno S, 175 Bway]; AT; AL; June20; June25'14; A$33,000-34,000. nom

52D st, 38 E (5:1287-46), ss, 124.6 e Mad av, 25.6x100.5, 5-sty & b bk dwg; Rita H de Alba Lydig to Lee Kohns, 127 W 79; mtg $30,000 & AL; June25'14; A$52,000-105,000. O C & 100

55TH st, 29 E (5:1291-17), nwc Madison av (No 554), 25x68, 4-sty & b bk dwg, 3-sty ext; Jas Cremins to Kate A Brennan, 157 E 36; mtg $60,000; Dec30'13; June19'14; A$88,000-98,000. O C & 100

56TH st, 16 W (5:1271-49), ss, 275 w 5 av, 25x100, with AT to strip in rear 25x 0.5, 5-sty bk loft & str bldg; Jas Bishop to Kensington Holding Corpn, at Great River, LI [82 E 56]; mtg $50,000 & AL; June24; June25'14; A$75,000-85,000. O C & 100

57TH st, 600 W, see 11 av, 837.

58TH st, 552-6 W (4:1086-58), ss, 100 e 11 av, 75x100.5, 6-sty bk stable; Sarah A Brady, 251 W 81, to Sarah A Brady, Inc, 46 Cedar [554 W 58]; mtg $50,000; June 23; June24'14; A$29,000-74,000. nom

60TH st, 243 E (5:1415-20), ns, 115 w 2 av, 20x100.5, 3-sty & b stn dwg; Wm Allen ref to Dry Dock Savgs Instn, a corpn, 341 Bowery; FORECLOS June15; June19'14; A $12,000-16,000. **12,000**

61ST st, 7 E (5:1376-9), ns, 200 e 5 av, 25x 100.5, 3-sty & b stn dwg; Edw Tuck to Jno T Pratt, 11 E 61; June16; June19'14; A $96,000-104,000. nom

61ST st, 9 E (5:1376-10), ns, 225 e 5 av, 25 x100.5, 4-sty & b stn dwg; Jesse Rosenthal et al to Jno T Pratt, 11 E 61; May 22; June19'14; A$95,000-103,000. nom

61ST st, 109 E (5:1396-5), ns, 77 e Park av, 19x100.5, 4-sty & b stn dwg; Lizzie Van Boskerck to Kensington Holding Corpn, at Great River, LI [82 E 56]; B&S & CaG; June23'14; A$31,000-39,000. nom

61ST st, 303 E (5:1436-4½), ns, 75 e 2 av, 25x75, 5-sty bk tnt; Jno A Schnaible to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $15,700 & AL; June19; June22'14; A $7,500-18,000. nom

63D st, 147 W (4:1135-16), ns, 414.3 w Col av, 18.6x100.5, 4-sty & b bk dwg; Lawrence S Greenbaum ref to Granby Corpn, 150 Bway; FORECLOS June10; June17; June19'14; A$11,000-15,500. **1,000**

70TH st, 523-37 E (5:1482-16 & 23), ns, 373 e Av A, 215 to ws Exterior x100.9x224 x100.4, 1-sty bk stable & 2-sty bk storage; Wm Lowe to Central Feed Co, 435 E 70; June22; June23'14; A$55,000-82,000. nom

71ST st, 68 W (4:1123-61½), ss, 40 e Col av, 20x75.5, 3-sty & b stn dwg; L Napoleon Levy to Gertrude Kane, 454 W 151; B&S; AL; Mar27; June23'14; A$16,500-21,500. nom

72D st, 434-6 E (5:1466-29), ss, 100 w Av A, 50x102.2, 6-sty bk tnt & strs; Manhattan Holding Co to Delancey Properties Corpn, 233 Bway; mtg $40,000; June13; June19'14; A$19,000-55,000. nom

74TH st, 102 W (4:1145-34), ss, 25 w Col av, 19x102.2, 4-sty & b stn dwg; McKeon Realty Co to Abr E Magnus, 836 Jefferson av, Bklyn [27 Cedar]; AL; June22; June 24'14; A$16,000-36,000. O C & 100

74TH st, 106 W (4:1145-36), ss, 62 w Col av, 18x102.2, 4-sty & b stn dwg; Jno H Rogan, ref, to Arabella A Macfarland, 2315 Massachusetts av, Wash, DC; FORECLOS May19; June22; June24'14; A$14,500-25,000. **22,357**

77TH st, 158 W (4:1148-55½), ss, 220 e Ams av, 19x102.2, 4-sty & b stn dwg; Lillie L Hearne to Kath O'Connell Baum [c/o Albt JJ, 132 W 80; mtg $16,000; June25'14; A$15,500-26,500. O C & 100

78TH st, 214 E (5:1432-49), ss, 158.4 e 3 av, 13.4x102.2, 3-sty & b bk dwg; Marie Sulzer to Hermine Wahl [c/o Julius W], 212 E 78; mtg $5,000 & AL; June22; June 23'14; A$5,500-7,500. O C & 100

79TH st, 339 E (5:1542-22), ns, 100 w 1 av, 27.10x102.2, 4-sty stn tnt; Schlossman Realty Co to Morris Schlossman, both at 339 E 79; AL; June17; June19'14; A$11,-000-22,000. nom

80TH st, 4 E (5:1491-67), ss, 125 e 5 av, 20x102.2, 4-sty & b stn dwg; Chas E F McCann to Frank W Woolworth, 990 5 av; June22; June23'14; A$45,000-60,000. O C & 100

80TH st, 6 E (5:1491-66), ss, 145 e 5 av, 20x102.2, 4-sty & b stn dwg; Chas E F McCann to Frank W Woolworth, 990 5 av; June22; June23'14; A$45,000-60,000. O C & 100

80TH st, 8 E (5:1491-65½), ss, 165 e 5 av, 20x102.2, 4-sty & b stn dwg; Chas E F McCann to Frank W Woolworth, 990 5 av; June22; June23'14; A$45,000-60,000. O C & 100

82D st, 157 E (5:1511-26), ns, 145.3 e Lex av, 19.2x102.2, 3-sty & b stn dwg; Annie V, wife of & Robt T Brennan to Chas J Leslie, 565 W 161; 1-6 pt; mtg $9,600; June 23; June24'14; A$10,000-14,000. O C & 100

84TH st, 117 E (5:1513-9), ns, 184.5 e Park av, 25.6x102.2, 5-sty bk tnt; Thos Connor to Geo B McGinnis, 71 E 84; mtg $20,000; June24'14; A$16,000-29,000. O C & 100

84TH st, 163-5 E (5:1513-29), ns, 174 w 3 av, 48x102.2, 4-sty bk storage; Eliz C Galbraith to Francis J McEneany, 1508 Lex av; mtg $35,000; June24; June25'14; A$25,-000-34,000. O C & 100

84TH st, 163-5 E (5:1513-29), ns, 174 w 3 av, 48x102.2, 4-sty bk storage; Emilie J Murray to Eliz C Galbraith, 82 W 92; AL; June24'14; A$25,000-34,000. nom

86TH st, 230-40 E (5:1531-29-34), ss, 100 w 2 av, 160x102.2, 6-4-sty stn tnts & strs; Geo F Johnson to Tryus Realty Corpn, 160 Bway; B&S & CaG; mtg $108,000; June19; June20'14; A$90,000-144,000 O C & 100

88TH st, 405 E (5:1568-4B), ns, 86 e 1 av, 20x125.10, 5-sty bk tnt; Schlossman Realty Co to Morris Schlossman, both at 339 E 79; AL; June17; June19'14; A$7,500-21,000. nom

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92D st, 57 E (5:1504-27), ns, 218 w Park av, 17.6x100.8, 4-sty & b stn dwg; Kath Van Vechten Speyers to Jas B Speyers, 57 E 92; mtg $27,500; June23; June24'14 A $15,000-25,500. nom

96TH st, 334 E (5:1558-33), ss, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; Augustine R McMahon, ref, to Louis T Lehmeyer, 305 E 55; FORECLOS June23; June25'14; A$11,000-37,000. **27,000**

97TH st, 37 W (7:1833-17), ns, 385 w Central Park W, 17x100.11, 3-sty & b bk dwg; B W R Realties Inc to Strange & Slawson Co, a corpn, 17 Madison av; mtg $11,000 & AL; June15; June20'14; A$10,500-12,500. O C & 100

100TH st, 226 E (6:1649-32), ss, 180 w 2 av, 25x100.7, 5-sty bk tnt; Mary Foley to Katie G Brown, 743 Crotona Park N; mtg $17,300 & AL; June17; June19'14; A$9,000-19,000. O C &100

101ST st, 67 E (6:1607-30), ns, 125 w Park av, 25x100.11, 5-sty bk tnt; Sam Wesenfeld to Annie Wesenfeld, his wife, 67 E 101; mtg $15,500; June18; June20'14; A$10,000-19,000. O C & 100

103D st, 150 E (6:1630-52), ss, 29.6 e Lex av, 20x106.10, 5-sty bk tnt & strs; Hugh A McTernan to Gussie Morgenstern, 53 Lenox av; mtg $15,500; FORECLOS May22; June23; June24'14; A$8,000-16,500. **500**

103D st, 150 E (6:1630-52), ss, 29.6 e Lex av, 20x106.10, 5-sty bk tnt & strs; Gussie Morgenstern to S & H Holding Co, Inc, 976 E 9, Bklyn; B&S; mtg $16,500 & AL; June24'14; A$8,000-16,500. nom

106TH st, 302 W (7:1891-59), ss, 283 e Riverside dr, 17x100.11, 5-sty & b stn dwg; McKeon Realty Co to Abr E Magnus, 836 Jefferson av, Bklyn [27 Cedar]; AL; June 22; June24'14; A$15,500-31,000. O C & 100

107TH st, 66 E (6:1612-42), ss, 125 w Park av, 25x100.11, 5-sty bk tnt; Manhattan Holding Co, a corpn, to Delancey Properties Corpn, 233 Bway; mtg $16,000; June13; June22'14; A$11,000-22,000. nom

108TH st, 52 E (6:1613-48½), ss, 300 w Park av, 17x100.11, 3-sty & b stn dwg; Bernhard Mainzer to Florette Realty Corpn, 38 Park row; AL; June19; June25'14; A$7,000-8,000. nom

108TH st, 238 W (7:1879-55), ss, 549.8 w Ams av, 25.4x100.11, 2-sty bk garage; Anaconda Realty & Constn Co to Lasette & Murphy Inc, 238 W 108; correction deed; mtg: $14,000; June12; June24'14; A$17,000-18,500. O C & 100

110TH st, 221 E (6:1660-10), ns, 235 e 3 av, 25x100.11, 5-sty bk tnt & strs; Chas S Rosenthal to Benj Rosenthal, 301 Broome; AT; AL; May1; June22'14; A$8,-000-20,000. O C & 100

114TH st, 238-44 E (6:1663-33-36), ss, 121 w 2 av, 84x100.11, 4-4-sty stn tnts; Louis S Barnard et al to Nebo Realty Co, a corpn, 175 E 79; AL; June22; June23'14; A$26,000. 42,000. nom

114TH st, 30 W (6:1597-48), ss, 298 w 5 av, 18.10x100.11, 3-sty bk tnt & str; Abr Gellis to Leon Dauber, 12 E 111, & Kate Spunberg, 207 E 5; mtg $13,000 & AL; June15; June24'14; A$10,500-14,500. nom

117TH st, 172 E (6:1644-46), ss, 225 w 3 av, 17x100.11, 2-sty & b bk dwg; A$7,000-7,500; also 127TH ST, 151 E (6:1776-24), n s, 310 w 3 av, 18.9x99.11, 3-sty & b stn dwg; A$7,500-9,500; Leila M Lake, heir Columbus Ryan, to Reversionary Estates Co, a corpn, 1 So Bway, Nyack, NY [31 Liberty], 1-20 pt; June20'14. O C & 100

117TH st, 176 E (6:1644-44), ss, 175 w 3 av, 25x100.11, 5-sty bk tnt; Emilie A Nones to Jos L Andrews, 8 E 92; QC; June22; June23'14; A$11,000-19,000. nom

118TH st, 130 E, see Lexington av, 1896.

118TH st E. swc Lexington av, see Lexington av, 1896.

119TH st, 95 W, see Lenox av, 180.

120TH st, 313 E (6:1797-8), ns, 175 e 2 av, 14.6x100.10, 3-sty & b stn dwg; Emilie A Nones to Jos L Andrews, 8 E 92; QC; June22; June23'14; A$4,300-5,300. nom

127TH st, 151 E, see 117th st, 172 E.

127TH st, 219-21 E (6:1792-9 & 10), ns, 205 e 3 av, 50x99.11, 2-5-sty stn tnts; Edw T Mulligan to Eliz Weeks, of Danbury, Conn; mtg $12,000; June11; June22'14; A $14,000-36,000. nom

127TH st, 219 E (6:1792-9), ns, 205 e 3 av, 25x99.11, 5-sty stn tnt; Eliz Weeks to Frank C Fox, 406 E 176; mtg $6,000; June 11; June22'14; A$7,000-18,000. nom

127TH st, 221 E (6:1792-10), ns, 230 e 3 av, 25x 99.11, 5-sty stn tnt; Eliz Weeks to Hannah J McCreery, 74 W 97; mtg $6,000; June11; June22'14; A$7,000-18,000. nom

127TH st, 243 W (7:1933-17½), ns, 341.8 w 7 av, 16x99.11, 3-sty & b stn dwg; Mary D Welling to Florence I Todd, 100 W 124; mtg $10,000; June22'14; A$7,000-10,000. O C & 100

128TH st, 213 W (7:1934-24½), ns, 166.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Maurice Goldberg to Mary Brown, 2 E 127; B&S & CaG; mtg $10,000 & AL; June16; June22'14; A$6,600-10,000. O C & 100

129TH st, 222 W (7:1934-43), ss, 234 w 7 av, 17x99.11, 3-sty & b stn dwg; Rowland E Cocks to Guaranty Trust Co of NY, a corpn, 140 Bway; mtg $8,500; Sept16'13; June19'14; A$6,800-11,000. nom

131ST st, 33 W (6:1729-21½), ns, 385 w 5 av, 12.6x99.11, 3-sty & b stn dwg; Anna A Braxton to Jno W Patterson, 37 W 133; mtg $4,500; June20; June22'14; A$4,500-6,000. O C & 100

131ST st, 35 W (6:1729-19), ns, 410 w 5 av, 50x99.11, 5-sty bk tnt; Theo M Riehle, ref. to D A Cushman Realty Corpn, 172 9 av; FORECLOS May22; June22; June 23'14; A$22,000-70,000. **50,000**

131ST st, 250 W (7:1936-53), ss, 285 e 8 av, 20x99.11, 3-sty & b stn dwg; Gustave Levy et al to Herman Ratner, 1580 Park av; mtg $8,000; May25; June25'14; A$8,000-10,000. nom

133D st, 71 W (6:1731-5), ns, 84 e Lenox av, 26x99.11, 5-sty bk tnt; Bernhard Mainzer to Florette Realty Corpn, 38 Park Row; AL; June19; June20'14; A$7,500-19,000. nom

134TH st, 45 E (6:1759-22), ns(340 w Park av, 25x99.11, 5-sty bk tnt; Jos E Davidson, ref, to Chas T Dotter, 15 Tompkins pl, Bklyn; FORECLOS June9; June19; June20'14; A$5,000-12,000. **14,500**

135TH st, 114 W (7:1919-43), ss, 225 w Lenox av, 25x99.11, 5-sty bk tnt & strs; Robt B Potter & ano EXRS Abby A Potter to Frances T Breese [wife J Lawrence], 37 E 30; Robt B Potter at Smithtown, LI, & Austin Potter at Needham, Mass; June6; June19'14; A$12,000-24,000. nom

135TH st, 241 W (7:1941-8), ns, 175 e 8 av, 25x99.11, 5-sty bk tnt; Theresa Lemmon to Marie M Ehlers, 507 W 149; mtg $8,000; June18; June20'14; A$12,000-21,000. nom

136TH st W, see Bway, see Bway, 3350-60.

139TH st W, nec Edgecombe av, see Edgecombe av, nec 139.

140TH st, 322 W (7:2042-26), ss, 250 w 8 av, 15x99.11, 3-sty & b bk dwg; Central Trust Co of NY, a corpn, TRSTE Jno H Power, to Annie E, wife J Romaine Brown, 340 Convent av; AL; June8; June22'14; A $6,000-8,000. nom

141ST st, 173 W, see 7 av, 2415-7.

142D st, 200 W, see 7 av, 2432-8.

143D st, 147 W (7:2012-12), ns, 250 e 7 av, 37.6x99.11, 6-sty bk tnt; Joel D Marder to City Real Estate Co, a corpn; mtg $36,-000; June14; June25'14; A$15,000-42,000. O C & 100

149TH st W (7:2095-41-42), ss, 175 w Bway, 50x99.11, vacant; Chas A Briggs to West Side Constn Co, a corpn, 322 W 100; June24; June25'14; A$24,000-24,000. O C & 100

149TH st W (7:2095-43-46), ss, 225 w Bway, 98.6 to es Riverside dr x100.7x87x 99.11, vacant; David S Veitch to West Side Constn Co, a corpn, 322 W 100; June22; June25'14; A$170,000-170,000. O C & 100

151ST st W, see Riverside dr, see Riverside dr, sec 151.

154TH st W, nec Bradhurst av, see Bradhurst av, 242.

165TH st, 476-80 W (8:2111-11-13 & 41½ & 42½), ss, 120.6 e Amsterdam av, 59.11x 100, vacant; Salome Campbell to Sara Campbell, 46 Waller av, White Plains, N Y; mtg $2,000; Apr1; June20'14; A$21,600-21,600. gift & 100

170TH st, 555 W (8:2127-23), ns, 100 w Audubon av, 75x100, 6-sty bk tnt; Benj B Vallentine to Marguerite I Berg, 124 W 77; mtg $104,200; June19; June20'14; A$30,000-105,000. O C & 100

177TH st, 605 W (8:2144-25), ns, 100 w St Nicholas av, 50x90, 5-sty bk tnt; Strange & Slawson Co, a corpn to B W R Realties, Inc, 61 Park Row; mtg $56,000 & AL; June 5; June20'14; A$16,000-48,000. nom

187TH st W, nec St Nicholas av, see St Nicholas av, 1540-6.

Av D, 155-63 (2:2380-43), swc 11th (No 738), runs w125xs89.6xe25xs14xe100 to av xn103.6 to beg, 4-sty bk factory, with machinery, &c; Ammann Mfg & Constn Co to Frank Ammann, at North Hackensack, NJ; AL; June6; June23'14; A$50,000-80,000. nom

Av D, 155-63, swc 11th (No 738); Frank Ammann to Av D & 11th St Realty Corpn, 155-63 Av D; AL; June23'14. nom

Amsterdam av, 786 (7:1870-32), ws, 75.9 n 98th, 25x84.2, 5-sty bk tnt & strs; Sallie S Flammer, widow, INDIVID et al EXRS &c Caroline W Sommer to Christopher W Mitchell, 300 W 143; B&S & CaG; June12; June19'14; A$19,500-27,000. O C & 100

Amsterdam av, 786; Louis F Sommer et al heirs &c Caroline W Sommer to same; QC; June16; June19'14. nom

Amsterdam av, 825 (7:1855-3), es, 50.3 n 100th, 25.3x75, 5-sty bk tnt & strs; Sallie S Flammer widow, INDIVID et al EXRS &c Caroline W Sommer to Christopher W Mitchell, 300 W 143; B&S & CaG; June12; June19'14; A$18,000-27,000. O C & 100

Amsterdam av, 825; Louis F Sommer et al heirs &c Caroline W Sommer to same; QC; June16; June19'14. nom

Bradhurst av, 242 (7:2047-21), nec 154th, 50.11x99.7x49.11x89.6, 6-sty bk tnt & strs; Central Bldg, Imnt & Investment Co to Chateau Holding Co, Inc, 149 Church; mtg $39,000; May7; June23'14; A$21,500-62,000. O C & 100

Broadway, 3350-60 (7:1988-134), sec 136th, 99.11x105, 6-sty bk tnt & strs; Realty Mtg Co, a corpn, to Gertrude A Vanderbeck, 149 W 126; mtg $210,000; June19; June25'14; A$105,000-230,000. O C & 100

Edgecombe av, 100 (7:2042-1), nec 139th, 18x80, 3-sty & b bk dwg; 210 W 56th St Co, a corpn, to Edith E Moss, 46 High st, Glen Ridge, NJ; B&S; mtg $10,000; June 22'14; A$11,000-16,500. O C & 100

Lenox av, 180 (6:1718-1), nec 119th (No 95), 75.8x85, 7-sty bk tnt & strs; Enos S Booth, ref to Margaretha Eggers, 101 W 93; FORECLOS Apr29; May1; June25'14; A $80,000-165,000.

15,000 over & above 1st mtg for 125,000

Lenox av, 180, nec 119th (No 95); Margaretha Eggers to Marion E Ireland, 10 Manhattan; mtg $127,000 & AL; May8; June25'14. nom

Lexington av, 284 (3:892-20), ws 98.5 s 37th, 24.6x100, 4-sty & b stn dwg; Fernando Wood to Susan I Conner, 346 Lex av [246 Lex av]; B&S & CaG; mtg $24,000 & AL; May7; re-recorded from May8; June 25'14; A$36,500-43,000. O C & 100

Lexington av, 1806 (6:1645-58¾), swc 118th, 17.7x55x17.4x55, 3-sty & b stn dwg; A$10,500-12,000; also 118TH ST 130 E (6:-1645-58¾), ss, 330 e Park av, 20x100.11, 2-sty & b fr dwg; A$8,000-8,500; Isidor Rothschild & ano EXRS Arnold Wurtenberg to Wm Lustgarten & Co, Inc, 68 Wm; mtg $16,500; June12; June24'14. **17,750**

Madison av, 554, see 55th, 29 E.

Madison av, 1702 (6:1618-56), ws, 51.10 s 113th, 25x75, 5-sty bk tnt & strs; Bernhard Mainzer to Florette Realty Corpn, 38 Park Row; AL; June19; June24'14; A $14,000-23,000. nom

Old Broadway (7:1985-14), es, 49.5 n 130th, 53.11x99.4x53.11x100, vacant; Saml Strauss to Jos H Beall, nec Cassilis av & Howe pl, Yonkers, NY; mtg $16,000 & AL; Dec20'11; June23'14; A$21,500-21,500. O C & 100

Old Broadway (7:1985); same prop; Jos H Beall to Wm T Smith, 123 Pierrepont, Bklyn, & Percival T Smith, 310 W 79, as TRSTES for Alice S Baldwin, will Thos T Smith; B&S; June3; June23'14. O C & 100

Riverside dr, sec 149th, see 149th W, ss, 225 w Bway.

Riverside dr (7:2097-47), sec 151st, 103.9 x125x99.11x153.1, 6-sty bk tnt; West Side Constn Co, a corpn, to Annie Marder, 730 Riverside dr; mtg $232,500; June24; June 25'14; A$128,000-300,000. nom

St Nicholas av, 1540-6 (8:2158-1), nec 187th, 75x65, 5-sty bk tnt & strs; St Nicholas Ave Constn Co to Kate M Norton, 562 W 171; mtg $50,000; June24'14; A$33,000-77,000. O C & 100

Sherman av (8:2220-9), ss, 200 e Dyckman, 50x160, vacant; Michl A Hoffmann et al to Frances V Melia, 48 Charlton; June 20; June22'14; A$14,000-14,000. O C & 100

Wadsworth av (8:2170-281), ws, 72.3 n 190th, 27.9x182 to es Wadsworth ter, x36.5x 182.2, vacant; Monroe L Simon et al to Chelsea Exchange Bank, a corpn, 266 W 34; AL; May2; June19'14; A$11,300-11,300. nom

West Broadway, 445-9 (2:515-45), nec Prince (Nos 143-5), 71.3x40, 6-sty bk loft & str bldg; Comity Mtg Co, a corpn, to Atlantiv Dock Co, a corpn, Pier 1, foot Hamilton av, Bklyn; mtg $85,000 & AL; Dec 31'13; June22'14; A$37,000-70,000. nom

West End av, 794 (7:1870-64), es, 83 s 99th, 17.11x80, 3-sty & b stn dwg; Wm B Harned to Agnes Lefler, 794 West End av; mtg $21,000; June22'14; A$15,000-$20,000. O C & 100

1ST av, 550 (3:963-33), es, 19.9 s 32d, 26.6 x100, 5-sty bk tnt & strs; Anna M Sigrist to Robt F Sigrist, both at 452 Chestnut, Richmond Hill, B of Q; mtg $20,000; June 18; June19'14; A$11,000-22,000. O C & 100

1ST av, 1704-6 (5:1568-3), es, 39 n 88th, 36.6x86, 6-sty bk tnt & strs; Schlossman Realty Co to Morris Schlossman, both at 339 E 79; AL; June17; June19'14; A$16,-000-40,000. nom

1ST av, 2159 (6:1683-27), ws, 75.10 s 112th, 25x100, 6-sty bk tnt & strs; Fred Florio to Elvira Florio, 5906 New Utrecht av, Bklyn [c/o Fredk Florio, 49 Fulton]; ½ pt; AL; June23'14; A$13,000-30,000. nom

2D av, 722-4 (3:944-52 & 53), sec 39th (No 300), 40.4x44.1x58.11x40, 2-4-sty bk tnts & strs; Marketable Title Co, a corpn, to Chas Meyer, 383 Bainbridge, Bklyn; Ca G; June8; June24'14; A$17,500-27,500. nom

2D av, 1166-8 (5:1436-3 & 4), es, 50.5 n 61st, runs e75xn25xe25xn25xw100 to av xs 50 to beg, 2-5-sty bk tnts & strs; Zelda Berkowitz to Benj Goldberg, 1251 47th, Bklyn; mtg $43,000 & AL; June18; June22 '14; A$28,000-46,000. O C & 100

3TH av, 99-101 (3:846-2), es, 29.6 n 17th, 59x100, 11-sty bk loft & str bldg; Richd Sidenberg to City Real Estate Co, a corpn, 176 Bway; B&S & CaG; mtg $380,000 & AL; June22'14; A$225,000-400,000. nom

3TH av, 2107 (6:1754-3½), es, 112.8 s 130th, 18.6x110, 3-sty & b stn dwg; Reba E Cooper to Leybuck Co, a corpn, 141 Bway; CaG; mtg $10,000 & AL; June22; June23'14; A$10,000-11,000. nom

7TH av, 2415-7 (7:2010-1), nec 141st (No 173), 39.11x100, 6-sty bk tnt & strs; Annie Marder to City Real Estate Co, a corpn, 176 Bway; mtg $60,750; June24; June25'14; A$38,000-70,000. O C & 100

7TH av, 2432-8 (7:2027-34, 35 & 36), swc 142d (No 200), 74.10x75, 3-5-sty stn tnts & strs; Joel D Marder to City Real Estate Co, a corpn, 176 Bway; mtg $72,000; June24; June25'14; A$52,000-89,000. O C & 100

8TH av, 2862 (7:2038-63), es, 37.5 s 153d, 37.5x100, 6-sty bk tnt & strs; Benj J Weil to Mathilda Kassewitz, 55 N 5, Newark, NJ; B&S; AT; June19'14; A$18,000-47,000. O C & 100

9TH av, 401-5 (3:730-46-48), ws, 357.1 n 31st & 99.7 n 32d, closed, 51.7x64, vacant; McKeon Realty Co to Abr E Magnus, 836 Jefferson av, Bklyn [27 Cedar]; AL; June 22; June24'14; A$30,000-34,500. O C & 100

11TH av, 396-402 (3:706-1, 5 to 9), nec 34th (Nos 517-73), 98.9x225, 4-sty bk loft & str bldg, 1-sty bk & fr stable; Geo J Hoster to Hoster Realty Co, a corpn, 402 11 av; AL; June19; June25'14; A$134,000-208,500. O C & 100

11TH av, 837 (4:1104-36), swc 57th (No 600), 25.5x100; Kath Tyrrell Flahertv, 837 11 av, & Eliz Tyrrell Sauri of Ponce, Porto Rico, to Jno & Patk Mullen, both at 761 9 av; May21; June24'14; A$15,000-15,500. O C & 100

Interior lot (2:380), begins 89.6 s 11th & 125 w Av D, runs s4.9xe25xn4.9xw25 to beg; Ammann Mfg & Constn Co to Frank Ammann, at North Hackensack, NJ [155 Av D]; B&S; AL; June6; June23'14. nom

Interior lot (2:380); same prop; Frank Ammann to Av D & 11th St Realty Corpn, 155-63 Av D; AL; June23'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Division st (1:289), ns, 96.3 e Bowery, a strip —x50.10, being part tax lot 39; re of tax lien; Richd Mortimer, EXR &c Richd Mortimer, decd, to Marx Ottinger, 20 E 70, & Moses Ottinger, 23 W 75; AT; QC; June23; June25'14. nom

Essex st, 80 (2:352); re asn rents; E W Realty Co, a corpn, 320 Bway; Phineas Gordon et al, EXRS &c Saml Wiltchik, to Isaac Shiman, 614 Superior st, Cleveland, O; June6; June23'14. nom

Greenwich st, 228-30 (1:128), ws, 39.11 n Barclay, 41.9x42.3x42.5x40.7; consent to 3d

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track; Alice Davis to Manhattan Railway Co, a corpn; May4; June23'14. 918.50

Greenwich st, 487-9 (2:594), es, 86.6 n Canal, 44x90; consent to 3d track; Heatherton Realty Associates to Manhattan Railway Co, a corpn; mtg $63,000; May4; June23'14. 968

Greenwich st, 487-9; consent to 3d track; Jno A Stewart et al, TRSTES &c, mortgagees, to same; mtg $63,000; June3; June 23'14. nom

Greenwich st, 764 (2:634), ws, 64.4 s Bank, runs w34.6 & 29.6 xs16.3xe22.6 & 34 to st xn17.6 to beg; consent to 3d track; Jacob L Miller to Manhattan Railway Co, a corpn; mtg $3,000; May27; June19'14. 385

Greenwich st, 764; consent to 3d track; Emigrant Indust Savgs Bank, a corpn, mtgagee to same; mtg $3,000; June9; June 19'14; nom

Lawrence st, 19-23, see Madison av, 1983.

Madison st, 20, see New Bowery, 23-5.

117TH st, 544 E (power of atty) (miscl) to extend mtg for $15,000, etc, covering above; Sigmund W Barasch, 1190 Mad av, to Morris Barasch, 234 S 9, Bklyn; June 15; June24'14.

118T st E (5:1483-20), ns, 473 e Av A, 25x102.2; correction of re mtg recorded June 8'14; Rosina J Silberhorn to Geo H Storm, 311 W 85; June15; June19'14; A$4,000-4,000. nom

92D st, 160 E (5:1520-45), ss, 200 w 3 av, 24.11xs82.6x irreg x100.8, 3-sty fr dwg; CONTRACT; Hy Grenhart with Dorothy W Straight at Westbury, LI [22 E 67]; mtg $7,000; June10; June22'14; A$13,000-13,500. 15,000

92D st, 162 E (5:1520-44), ss, 175 w 3 av, 25x100.8, 3-sty & b fr dwg; CONTRACT; Hy Grenhart et al to Dorothy W Straight at Westbury, LI [22 E 67]; June 10; June22'14; A$13,000-14,000. 15,000

122D st, 269 W (7:1928-7), ns, 140 e 8 av, 20x100.11, 5-sty stn tnt & str; re mtg; Jacques C Nordeman to Margt Brennan, 271 W 122; June19; June22'14; A$10,400-17,000. 1,500

125TH st, 502-8 W, see Madison av, 1983.

126TH st, 301 E, see 2 av, 2472-8.

126TH st, 366-72 W, see Madison av, 1983.

127TH st, 300 E, see 2 av, 2472-8.

144TH st, 540-50 W (7:2075); two houses; asn rents to secure four notes; total, $7,500; New Haven & NY Realty Corpn, 902 Chapel st, New Haven, Conn to Louis Eisenberg, 561 W 143; June18; June 19'14; nom

172D st W, see Ft Washington av, see Ft Washington av, sec 172.

Fort Washington av (8:2142-89 & pt lot 50), sec 172d, 96.5x106.3x95x122.5, vacant; re mtg on land which lies s of line 98 n 171st; Columbia-Knickerbocker Trust Co to Tilman Constn Co, Inc, 961 St Nicholas av; June19'14; A$——$——. nom

Lexington av, 309 (3:893-65), es, 24.9 s 38th, 24.8x100, 4-sty & b stn dwg; CONTRACT; Frances B Bridge, 309 Lex av with Allerton 38th St Co, Inc, 240 W 23; mtg $35,000; May21; June19'14; A$36,500-45,500. 50,000

Madison av ,1983 (miscl); also LAWRENCE ST, 19-23; also 125TH ST, 502-8 W; also 126TH ST, 366-72 W; certf as to payment of transfer tax of $12,049.48; Jas A Wandell, Deputy Comptroller of State NY, to Isabella H Ballentine [now dead], EXTRX of Wm M Moran [c/o Wm M Moran Estate, 366 W 126]; June23; June 24'14.

Park row, 175 (1:118), ss, 75.1 e Pearl, 25x47x25x48; consent to 3d track; Edw T Gates to Manhattan Railway Co, a corpn; June2; June23'14. 2,300

1ST av, 183 (2:453), ws, 45.10 n 11th, 22.11x100; consent to 3d track; Lucy T Clark, of Richmond Hill, B of Q, to Manhattan Railway Co, a corpn; mtg $3,500; May22; June23'14. 275

1ST av, 183; consent to 3d track; Anna Heddendorf, mortgagee, to same; mtg $3,500; June12; June23'14. nom

2D av, 671 (3:917), ws, 67.11 n 36th, runs n18.6xw105xs12.4xe20xs6.2xe— to beg; consent to 3d track; Denis A McAuliffe, 50 Central Park W to Manhattan Railway Co, a corpn; May28; June19'14. 222

2D av, 673 (3:917), ws, 86.5 n 36th, 18.6x105; consent to 3d track; Carrie V McAuliffe to Manhattan Railway Co, a corpn; May28; June19'14. 222

2D av, 1053 (5:1329), ws, 80.4 n 55th, 20x66; consent to 3d track; Irene B Morgan to Manhattan Railway Co, a corpn; mtg $12,000; June3; June22'14. 1,240

2D av, 1053; consent to 3d track; Chas Guntzer, mortgagee, to same; mtg $12,000; June11; June22'14. nom

2D av, 1494 (5:1452), es, 26.2 s 78th, 25x80; consent to 3d track; Bertha Levy to Manhattan Railway Co, a corpn; mtg $19,000; May18; June22'14. 300

2D av, 1494; consent to 3d track; Hy M Sill & ano as TRSTES &c to same; mtg $16,500; May20; June22'14. nom

2D av, 1494; consent to 3d track; Sarah E Spencer, EXTRX Eliz Lane, to same; mtg $2,500; May22; June22'14. nom

2D av, 1553 (5:1526), ws, 57.10 s 81st, 18.9 x80; consent to 3d track; Mary E Werner, of White Plains, NY, to Manhattan Railway Co, a corpn; mtg $6,500; May22; June 23'14. 225.50

2D av, 1553; consent to 3d track; Robt W Cooper, mortgagee, to same; mtg $6,500; June9; June23'14. nom

2D av, 1623-5 (5:1530); consent to 3d track; Mary R Fitzpatrick, mortgagee, to Manhattan Railway Co, a corpn; mtg $8,000; June5; June23'14. nom

2D av, 1623-5 (5:1530), ws,, 52.2 n 84th, runs w81.8xn31xw20xn19xe101.8 to av xs50 to beg; consent to 3d track; Ada K Reid to Manhattan Railway Co, a corpn; mtg $8,000; May26; June22'14. 600

2D av, 2460-6, see 2 av, 2472-8.

2D av, 2460-78; consent to 3d track; Equitable Life Assur Soc of U S, a corpn, mortgagee, to same; mtg $120,000; June5; June22'14. nom

2D av, 2460-78; consent to 3d track; Hudson Trust Co, mortgagee, to same; mtg $65,000; June12; June22'14. nom

2D av, 2472-8 (6:1803), sec 127th (No 300), 100x100; also 2D AV, 2460-6 (6:1803), nec 126th (No 301), 100.11x100; consent to 3d track; Arthur Ingraham & ano to Manhattan Railway Co, a corpn; mtg $120,0000; May29; June22'14. 10,000

2D av, 2472-8 (6:1803), sec 127th (No 300), 100x100; also 2D AV, 2460-6 (6:1803), nec 126th (No 301), 100.11x100, leasehold; consent to 3d track; Harlem River Park Co, a corpn, to same; mtg $65,000; May29; June22'14. nom

Copy of (miscl) adjudication of bankruptcy in matter of Pierce Butler & Pierce Mfg Co, bankrupt; Geo W Crane, Kirtland-Wyckoff Co & The Chase Motor Truck Co, petitioners; May19; June25'14.

Order approving bond for $150,000 (miscl) of Jas P Hill, of Norwich, NY, as TRSTE in above matter; June19; June25 '14.

Power of atty (miscl); Chas Stanley to Thos V Farrell; June23; June25'14.

Power of atty (miscl); Rita H de Alba Lydig to Wm F Sheehan, 16 E 56; June12; June25'14.

Power of atty (miscl); Teresa M J O'Donohue to Jos J O'Donohue Jr, 334 5 av; Apr28'86; June26'14.

Power of atty (Miscl); Olive W Hall to Caroline E B Condit; June9; June19'14;

Power of atty (miscl); Kath Rainsford to Francis Speir; re-recorded from Bronx Co; May27'14; Dec9'13; June24'14.

Power of atty (miscl) to asn int in mtg; Harry Kern to Edw Moyse; June10; June 23'14. O C & 100

Power of atty (miscl); Christine K Griffin to Julian H Kean, of Union Township, Union Co, NJ; June11; June22'14.

Revocation of power of atty (miscl); Benj H Gordon, 1919 7 av, formerly at 215 W 115, to E J Gordon, 1919 7 av; June20; June22'14.

WILLS.

Borough of Manhattan.

64TH st, 245-23 W (4:1156-19 to 23), ns, 200 w Ams av, 150x100, 1-1-sty bk bldg, 1-2-sty stable & 3-sty bk garage; Herman Boymann Est, Gretchen Boymann, EXTRX, 215 W 64; atty, Wm C Relyea, 55 John; A $54,000-74,000. Will filed June16'14.

79TH st, 147 W (4:1210-14), ns, 322 e Ams av, 14x102, 5-sty bk dwg; Wm T Middleton Est, M J Middleton, EXR, 147 W 79; atty, Andw J Foulds, 28 Broad; A $12,500-22,000. Will filed June18'14.

85TH st, 521E E (5:1582-12), ns, 273 e Av A, 25x102, 5-sty bk tnt; Jacob Brechenser Est, Caroline Malone, EXTRX, 464 E 136; attys, Saxe, Powell & Silver, 51 Chambers; A$8,000-17,500. Will filed June 20'14.

86TH st, 324-6 E (5:1548-41-41½), ss, 225 w 1 av, 50x39x irreg, 2-1sty fr shops; A$10,000-14,000; also 87TH ST, 211 E (5:1533-6½), ns, 135 e 3 av, 19x100, 3-sty stn dwg; A$8,500-10,000; also 120TH ST, 82 W (6:1718-68), ss, 85 e Lenox av, 20x100, 3-sty stn dwg; A$13,000-18,000; also 128TH ST, 126-134 W (7:1912-45½ to 48), ss, 300 w Lenox av, 75x99, 5-3-sty stn dwgs; A $30,000-42,500; also 3 AV, 1582 (5:1517-40) or 89TH ST, 172 E, swc, 25x100, 5-sty bk tnt & strs; A$38,000-56,000; Hugo Gorsch Est, Helen Gorsch, EXTRX, 82 W 120; atty, H S J Flynn, 271 Bway. Will filed June 20'14.

87TH st, 211 E, see 86th, 324-6 E.

120TH st, 82 W, see 86th, 324-6 E.

124TH st, 313 E (6:1801-7), ns, 156 e 2 av, 18x100, 3-sty bk dwg; Mannassas Oppenheimer Est, David Oppenheimer, EXR, 313 E 124; atty, Isadore M Levy, 233 Bway; A $6,500-7,500. Will filed June16'14.

128TH st, 126-34 W, see 86th, 324-6 E.

147TH st, 533 W (7:2079-15), ns, 325 e Bway, 17x99, 3-sty bk dwg; Saml Warwick Est, Halstead H Frost Jr, EXR, 726 Nostrand av, Bklyn; atty, Harold S Schultz, 141 Bway; A$9,500-11,000. Will filed Aug 29'13.

3D av, 1582, see 86th, 324-6 E.

CONVEYANCES.

Borough of the Bronx.

Beacon st, swc Beach av, see Beach av, swc Beacon.

Daniel st, swc Bway, see Williams av, es, 100 s Tremont rd.

Daniel st, ss, 83.4 e Waldo pl, see Williams av, es, 150 s Tremont rd.

German pl (9:2360), es, 78.1 n 156th, 75 to 157th x100.4x75x96.9, vacant; Carl Ernst to Saml Y Hampton, 300 1 av, Asbury Park, NJ; QC & correction deed; June12; June23 '14. nom

German pl (9:2360); same prop; Max Marx to same; QC & correction deed; June 12; June23'14 nom

German pl (9:2360); same prop; Saml Y Hampton to Hubener-Escher Co, 748 Melrose av; mtg $6,500; June1; June23'14. O C & 100

German pl, sec 157th, see German pl, es, 78.1 n 156.

Hall pl (10:2700), ses, 77.1 sw 167th, runs s26xe48.8xe30.11 to ws Intervale av xn30x w26.8xw32.5, vacant; Emma Gutfleisch to I & H Constn Co, 170 Bway; mtg $3,000; June16; June19'14. O C & 100

Hoffman st, 2552 (12:3273), es, 50 s 191st, 16.8x100, 2-sty bk dwg; Giosualdo Di Muro to Chas P Galardi, 2439 Hoffman; mtg $3,000; June17; June22'14. O C & 100

Irvine st, 894 (10:2761), es, 132.5 s Garrison av, 25x100, 2-sty bk dwg; Goldie Cowen to Evelyn M G Sunshine, 894 Irvine; mtg $8,100; June22; June25'14. O C & 100

Lafayette pl, 450 (11:3041), ss, 91.7 w 8 av, 37.6x100, 5-sty bk tnt; Jno W O'Brien to Wm E Mason, 416 161; mtg $25,000; June22; June23'14. O C & 100

Loring pl, 2253 (11:3225), ws, 38.1 n 183d, 21x103.11x20.11x105.3, 3-sty bk dwg; Hedwig B White & ano to Carl A Baas, 1339 University av; ⅔ pt; AL; June17; June19'14. nom

Loring pl, 2296 (11:3225), es, 495.6 s Fordham rd, 37.6x101.6x37.7x103.11, 4-sty bk tnt; Onawin Constn Co to Philippine E Schofer, 819 E 163; mtg $26,000; June22; June23'14. nom

Minford pl, 1562-64 on map 1558-62 (11:2977 & 2978), es, 33 s 173d, 87.3x102.3x65.11x100, 2-5-sty bk tnts; Pincus Lowenfeld et al to Aimee Oppenheimer, 23 Morningside av; mtg $60,000; correction deed; June19; June23'14. O C & 100

Newell st, 3466 (Station pl) (12:3359), e s, 150 n 210th, 50x86, 3-sty bk dwg; Harry A Burke et al heirs Frank Burns to Mary F Burke; June16'10; June19'14. nom

Oakland pl, 750-2, see Prospect av, swc Oakland pl.

Poplar st (*), ss, 403 e Forest, 15x113x 29.2x118; also POPLAR ST (*), swc Roselle, 73.1x101.6x109.10x56.8; Richd N Arnow to Beldon Point Co, Inc, City Island av & Belden la, City Island; June20; June 22'14. O C & 100

Poplar st, swc Roselle, see Poplar, ss, 403 e Forest.

Roselle st, swc Poplar, see Poplar, ss, 403 e Forest.

St Pauls pl, 531, see 3 av, 3738-42.

Tiffany st, 1147 (10:2706), ws, 165.10 s Intervale av, runs s52xw86.1xn19.2xne10.11xe12.5xn7.4xne25xe48.2 to beg, 5-sty bk tnt; Eliz Willetts to Gustav Spergel, 1029 E 163; mtg $23,000; June18; June20'14. O C & 100

Van Cortlandt Park S (12:3271), ss, 75 e Putnam av E, 25x103.3x25.8x109.3, vacant; Mabel M Pfaff to Eliz A Whitmore, 418 W 124; mtg $2,000; June24'14. nom

Waldo pl (*), ws, 184.3 n Middletown rd, 25x100; Wellman Finance & Realty Co to Chas C Watkins, 417 E 122; June5; June19 '14. nom

Waldo pl, nwc Middletown rd, see Middletown rd, ns, 51.3 e Edison av.

Waldo pl, ws, 150 s Tremont rd, see Williams av, es, 150 s Tremont rd.

Walnut st, see Boston rd, see Boston rd, sec Walnut.

132D st E (10:2546), ss, 225 w Cypress av, runs s25xw75xs35xw50xs150 to 132d xw 75xn210 to 133d xe200 to beg, vacant; Geo Doll et al to Estate Jacob Doll, Inc, 98 So blvd; mtg $12,200; June19; June22'14. nom

136TH st, 304 E (9:2311), ss, 200 w Alex av, 25x100, 4-sty bk tnt; Johanna Klein to Margaretha Wiegand, 304 Av A; June 22; June24'14. nom

136TH st E (10:2549), ns, 189.5 w Cypress av, 62.6x100, vacant; Louis S Barnard et al to Nebo Realty Co, 175 E 79; AL; June22; June23'14. nom

137TH st E (9:2313), ns, 100 w Alex av, 150x100, vacant; also 137TH ST E (9:2312), ss, 125.3 w Alex av, 249.9x100, vacant; Louis Lese to Belwood Realty Co; AL; Mar 23; June20'14. nom

137TH st E, ss, 125.3 w Alex av, see 137th st E, ns, 100 w Alexander av.

138TH st, 549 E, see St Anns av, 277.

144TH st, 465-73 E, see 145th, 454-6 E.

145TH st, 454-6 E (9:2289), ss, 317.6 w Brook av, runs s100xe102.6xs100 to 144th (Nos 465-73) xw95xn89.5x— to es Mill Brook xn— to 145th xe28.6 to beg, 5-3-sty fr tnts; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; AL; June18; June20'14. nom

149TH st E (10:2600), sws, 116.4 se Timpson pl, 59.8x97.6x50x130.1, vacant; Simon Nachtigall to Wm F Kenny Co, 841 Bway; June4; June23'14. nom

149TH st, 721-7 E, see Jackson av, 548.

155TH st, 765 E (10:2654), ns, 140.2 w Tinton av, 20x85.4x20.1x93.8, 2-sty & b fr dwg; Arthur O Burger to Anna E Smith, Avon, NJ; mtg $4,500; June7; June19'14. O C & 100

157TH st E, sec German pl, see German pl, es, 78.1 n 156.

158TH st, 811 E, see Westchester av, 801-15.

159TH st, 439 E, see 159th, 461 E.

159TH st, 461 E (9:2381), ns, 150 w Washington av, 25x100, 2-sty fr dwg; also ELTON AV, 825 (9:2381), nwc 159th (No 439), 20x70, 3-sty fr tnt & strs; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; AL; June22; June23'14. nom

160TH st E (9:2381), ss, 150 e Elton av, runs s99xe23.8xn50xe87.10 to Wash av (Nos 841-5), xn49.2 to st xw110.10 to beg, 2-2-sty fr dwgs & 1-3-sty fr tnt & strs & vacant; Veronica G Cunningham to Cath T Cunningham, 3148 Perry av; June20; June 24'14. O C & 100

165TH st E, nec Sheridan av, see Sherman av, nwc 165.

165TH st E, nwc Sherman av, see Sherman av, nwc 165.

167TH st, 922 (10:2717), ss, 73.10 w Fox, runs s83.2xs0.2xw19.11xn83.9 to st xe20 to beg, 3-sty bk dwg; Mary Frawley to Bridget Cooke, 153 E 46; mtg $8,000; June19; June25'14. O C & 100

167TH st E, nec River av, see River av, nec 167.

168TH st, 762-8 E (10:2662), sws, 312.4 s e Boston rd, 75x125, 2-5-sty bk tnts; Moorehead Realty & Constn Co to East 180th St Bldg Coron, 435 E 149; mtg $56,000; June23; June24'14. O C & 100

169TH st, 776 E, see Tinton av, 1244.

171ST st E (*), ws, 431.8 s Gleason av, 25x180.9x25.11x187.10; Long Island Properties Co to Jos G Abramson, 920 Av St John; June19; June20'14. nom

171TH st E, 481-5 E, see Washington av, 1734-6.

174TH st E, nec Washington av, see Washington av, 1734-6.

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175TH st, 670 E (11:2914), swc Crotona av (No 1e02), 26.4x99.6, 3-sty bk tnt & strs; Ernst O Becher to Herman Goossen, 1609 Crotona av; mtg $26,000; Junes; June 20'14. O C & 100

176TH st E, swc Marmion av, see Marmion av, 1841.

180TH st, 820-6 E, see Southern blvd, 2081-5.

180TH st, 824-6 E, see Southern blvd, 2081-5.

181ST st E, see Clinton av, see Clinton av, sec 181.

181ST st, 900 E, see Honeywell av, sec 181.

181ST st E, see Clinton av, see Clinton av, es, 139.4 n 180.

184TH st, 490 E, see Bassford av, swc 184.

188TH st E, nwc Belmont av, see Belmont av, 2451.

227TH st, 894 E (*), ns, 180 e Barnes av, 25x114; Carl A Baas to Hedwig B White, 2310 Newkirk av, Bklyn, & Martha Pietzsch, 586 Westminster av, Elizabeth, NJ; ⅓ pt mtg $3,000; June10; June19'14. nom

235TH st E (*), ns, 455.3 w White Plains rd, 24.9x114.6; also 235TH ST E (*), ns, 405 w White Plains rd, 25.3x114.6; Morris Steinbock to Henry C Gerhards, 2663 Marion av; QC; Junes; June23'14. nom

235TH st E (*), ns, 405 w White Plains rd, 25.3x114.6; Henry M Goldfogle, ref, to Henry C Gerhards, 2663 Marion av; FORECLOS Apr3; Apr27; June23'14. **4,000**

235TH st E (*), ns, 455.3 w White Plains rd, 24.9x114.6; Henry M Goldfogle, ref, to Henry C Gerhards, 2663 Marion av; FORECLOS Apr3; Apr27; June23'14. **3,600**

235TH st E, ns, 405 w White Plains rd, see 235th E, ns, 455.3 w White Plains rd.

235TH st E, nwc Kepler av, see Kepler av, nwc 235.

239TH st E (*), nes, 100 nw Carpenter av, 50x100; Edgar C Molby to Pierce, Butler & Pierce Mfg Co, Syracuse, NY; B&S; mtg $800; Aug25'13; June24'14. nom

26301 st W, see Tyndall av, ws, 236.7 n 261.

Av St John, 1024, see Southern blvd, nw c Av St John.

Amsterdam av (*), ws, 225 n Tremont rd, 50x100; Wellman Finance & Realty Co to Theresa Schmidt, 507 E 179; May28; June19'14. nom

Amsterdam av, ws, 100 n Tremont rd, see Williams av, es, 150 s Tremont rd.

Amsterdam av, ws, 250 s Tremont av, see Williams av, es, 150 s Tremont rd.

Amsterdam av, ws, 100 s Tremont rd, see Williams av, es, 100 s Tremont rd.

Anderson av, ws, bet 165th & 166th, see Woodycrest av, 1020-4.

Anderson av, 1078-86, see Woodycrest av, 1020-24.

Bassford av (11:3053), swc 184th (No 490), 34.1x97.8x25.6x100, 5-sty bk tnt; Moorehead Realty & Constn Co to East 180th St Bldg Corpn, 435 E 149; mtg $23,-000; June23; June24'14. O C & 100

Beach av (*), swc Beacon, 25x102.4; Aaron P Garrabrantt, EXR Henry E Klugh, to Jos Schlaich Sr, 1466 Commonwealth av; June18; June22'14. **3,000**

Beach av (*), es, 150 s Lacombe av, 125x100; Tullogh Impt Co, Inc, to Peter Gorman, 40 Division st, Somerville, NJ; mtg $8,000; Aug22'13; June22'14. O C & 100

Beaumont av, 2286 (11:3101), es, 52 s 183d, 20.6x92.11x20.11x97.4, 2-sty fr dwg; Sarah Browning to Sarah J Schaefer, 784 E 170; mtg $4,000; June22; June23'14. O C & 100

Beech av (*), ns, 162.2 w Corsa av, 25x100; Chas J Byrnes to Wm M Hubbard, Hartsdale, NY; mtg $1,500; June12; June25'14. O C & 100

Belmont av, 2451 (11:3076), nwc 188th, 45x87.5, vacant; Chas L Cohen, ref, to Giuseppe Carozza, 2475 Belmont av; FORECLOS transfer of tax lien June1; June24'14. **5,150**

Boston rd (*), sec Walnut, 52.4x110x50x100, except pt for Boston rd & 222d; Walter W Taylor to Isaac Kaufman, 316 W 51; QC; June18; June23'14. nom

Boston rd (*), ss, 26.6 ne Walnut, runs s105xe25xn110 to rd xsw— to beg, except pt for Boston rd & 222d; Anthony Schepis to Isaac Kaufman, 316 W 51; June22; June 23'14. O C & 100

Broadway, swc Daniel, see Williams av, es, 100 s Tremont rd.

Broadway (12:3271), es, 150 n 238th, 25x100, vacant; Ida Karger to Mayer J Greenberg, 884 Eastern Pkway, Bklyn; mtg $4,-312.50; May20; June14'14. nom

Bronxdale av (*), ws, 235.9 n Morris Park av, 25x99.8; Jos Gamache to Luigi Uvaro, 593 Van Nest av; correction deed; mtg $4,000; Feb11; June24'14. O C & 100

Bronx blvd (*), ws, 100 n 226th, runs n 40xw140xs140 to 226th xe43xn100xe95 to beg; Bronx Borough Bank to Helen R Rohr, 1613 Overing; Apr28; June25'14. O C & 100

Bronx blvd (*), ses, 200 nw 241st, 50x100, except pt for Bronx blvd; Bliss Real Estate Co to Michl J Murphy, 810 Whittier; mtg $2,500; June11; June20'14. O C & 100

Bryant av, 1405 (11:2994), ws, 45 n Freeman, 20x100, 2-sty fr dwg; Julia H Tyler to Hulda C Anderson, 1405 Bryant av; ⅓ pt; June25'14. O C & 100

Bryant av, 1405; Edw M Tyler Jr to same; ⅔ pt; June25'14. 1,000

Bryant av, 1489 (11:2995), ws, 225 s 172d, 20x100, 3-sty bk dwg; Matthew P Doyle, ref, to Christina Gerstner, 17 Hamilton av, Weehawken, NJ, & Jno J Falabee, 120 Central Park W, EXRS Anton W Gerstner; FORECLOS June19; June22; June24'14. **8,000**

Cauldwell av, 721 (10:2624), ws, 150 s 156th, 25x115, 3-sty fr tnt; Kidders Morris to Louis Cooper, 721 Cauldwell av; mtg $10,000; June18; June22'14. nom

City Island av (*), es, 127.10 n Cemetery la, 26x—, except pt for st, City Island; Geo W Miller, ref, to Wm Webber, 406 Riverside dr; Richd Webber Jr, New Rochelle, NY; Hattie Ayer, Hartsdale, NY, & Lucy Webber Jordon, Freeport, LI, EXRS Richd Webber; FORECLOS May28'14; June 25'14. **1,000**

Clinton av (11:3096), es, 135.4 n 161st, runs n140 to 181st xe97xs140.2xw66xn.02 xw31 to beg, 2-sty fr dwg & vacant; Eliz Van Arst to Wm F Johnston, 764 Jackson av; B&S & CaG; AL; Nov18'13; June20'14. nom

Clinton av (11:3096), sec 181st, 140x97, 2-sty fr dwg & vacant; Wm F Johnston to Eliz Winetts, 448 Jelliffe av, Newark, NJ; mtg $14,000; June9; June20'14. O C & 100

College av (11:2784 & 2786), ses, 215 sw 171st, 25x125, vacant; Jos Liecione to Walter Worth, 470 16th, Bklyn, TRSTE; Feb7, June19'14. nom

Courtlandt av, 709-13 (9:2414), ws, 49.6 s 159th, 50x100, 2-3-sty fr tnts & strs; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; AL; June18; June20'14. nom

Crotona av, 1802, see 175th, 670 E.

Daly av, 2121, see Honeywell av, sec 181.

Edison av, es, 100 s Tremont rd, see Williams av, es, 100 s Tremont rd.

Elliott av (*), ws, 150 s Elizabeth, 50x125; Helen L Becker to Jno J McKenna, 403 Caton, Bklyn; June17; June19'14. nom

Elliott av (*), ws, 200 s Elizabeth, 50x125; Helen L Becker to Jno J McKenna, 403 Caton, Bklyn; June17; June19'14. nom

Ellison av (*), es, 375 s Latting, 25x100; Annie C Carlson to Chas F Hasted, 174 Prospect pl, Bklyn; mtg $5,500; June24; June25'14. nom

Elton av, 825, see 159th, 461 E.

Franklin av, 1417 (11:2931), nws, 134.5 nw 170th, 20x100, except pt for av, 3-sty fr tnt; Henry H Snedeker to Jennie Starr, 1387 Franklin av; June12; June22'14. nom

Franklin av, 1251-3 (10:2612), ws, 116.3 n 165th, runs n 76.6 x w 165.8 x s 60 x w 11.6 x s — x e 44.8 x n 46.2 x e 115.3 to beg, 2-2-sty fr dwgs & vacant; Edw F Moran, ref, to Duncan Pringle, at Villa Pringle, Biarritz, France; FORECLOS June19; June24; June25'14. **16,000**

Forest av, 1177 (10:2652), ws, 271.1 n Home, 19.3x87.7x19.9x87.7, 3-sty fr tnt; Friedrich Muller to Phelan Bros Constn Co, 2045 Ryer av; mtg $7,500; June25'14. O C & 100

Gainsborg av, ws, 125 s Madison av, see Williams av, es, 150 s Tremont rd.

Gainsborg av, swc Tremont rd, see Williams av, es, 150 s Tremont rd.

Grand blvd & concourse (deed reads Ryer av (11:3152), nes, abt 625 nw 184th, 79x134x96.6x139.8, except pt for Grand blvd & concourse & 188th, vacant; Wm Hodgson to Jno M Ireland, 2505 Creston av; June23; June24'14. nom

Gun Hill rd, nwc Webster av, see Webster av, 3493.

Heath av (11:3239), ws, 125 s Victor pl, 25x100, vacant; Kingsbridge Real Estate Co to Helen I Fountain, 2661 Heath av; June18; June23'14. O C & 100

Hill av (*), ws, 325 n Randall av, 25x100; Realty & Commercial Co to Jno Mongin, 108 E 8; June18; June22'14. **500**

Hoe av (11:2988), es, 100 s 172d, 50x100, 1-sty fr bldg & vacant; Frank G Coryell to Coryell Bldg Co, Inc, 1414 Vyse av; mtg $3,000; June19; June24'14. nom

Honeywell av (11:3125), sec 181st, (No 900), 83.6x180.3 to Daly av (No 2121) x 75.4x175.9, 2-sty fr dwg & 2-sty fr stable; Markus Eberhart to Trojan Bldg Corpn, 2803 3 av; June18; June20'14. nom

Hughes av, 2416 (11:3076), es, 146.2 s 188th, 24.10x87.6, 2-sty fr dwg; Timothy Keegan to Saverio D'Argenio, 67 E 187; mtg $4,000; June22; June25'14. O C & 100

Huxley av (13:3423), es, 25.7 n Forster pl, 76.9x74.7x75x91.4, vacant; Wm Gaul to Orville C Alling, 4506 Chestnut st, Phila, Pa; mtg $2,300; June16; June19'14. nom

Intervale av (10:2705), es, 194.3 n 165th, 75x100, vacant; Louis Bernstein to Enid Realty Co, 115 Bway; June18; June20'14. O C & 100

Intervale av (10:2700), ws, 266.11 s 167th, 75x88x75.9x77.4, vacant; Jno Sellitto & ano to Jacob O Pedersen, 2742 Gifford av; mtg $11,050; June19'14. nom

Intervale av, ws, 71.3 s 167th, see Hall pl, ses, 77.1 sw 167.

Jackson av, 548 (10:2641), nec 149th (Nos 721-7), 100x105, except part for st & av, 2-5-sty bk tnts, strs on cor; Moorehead Realty & Constn Co to East 180th St Bldg Corpn, 435 E 149; mtg $55,000; June23; June24'14. O C & 100

Jackson av, 648-50 (10:2643), ses, 41.10 s w 152d, 50x104, 6-sty bk tnt & strs; Sol Hoffman to Herman Menaker, 428 E 157; mtg $45,000; June23; June24'14. O C & 100

Jerome av, ws, abt 55 n 165th, see Woodycrest av, 1020-4.

Kepler av (12:2770), nwc 235th, 75x100, 2-2-sty fr dwgs; Willoughby B Dobbs, ref, to Andw C Jung, 673 Eagle av; FORECLOS June18; June23; June25'14. **2,000**

Kingsbridge rd, 51, see Morris av, 2572.

Leland av (*), nec Wood av, 25x100; Frank Gass to Wm H & Esther A Schwenk, 535 E 187, tenants by the entirety; June20; June25'14. O C & 100

Longwood av (145th st) E (10:2736-2765), ss, 175 e Barry (Leggett av), 50x215 to Leggetts Creek, 50x205, 2-sty fr dwg & str; Seitz Realty Co to Lorey Realty Co, Inc, 170 Bway; mtg $10,000; Sept9'13; June 22'14. O C & 100

Madison av, ss, 50 e Amsterdam av, see Williams av, es, 100 s Tremont rd.

Mapes av (11:3110), nws, 726 ne 180th, 61x150.5x75x150, except pt for av; Geo P Breckenridge, ref, to Purchase Holding Corpn, at Purchase, NY; FORECLOS June 15; June19; June22'14. **1,000**

Marmion av, 1841 (11:2953), swc 176th, 100x62, 5-sty bk tnt; Frank A Wahlig to Eberhart Bldg Co, Inc, 401 E 76; mtg $53,-000; June19; June22'14. O C & 100

Mayflower av, ws, 159.11 n Middletown rd, see Williams av, es, 100 s Tremont rd.

Middletown rd, ns, 51 w Edison av, see Williams av, es, 150 s Tremont rd.

Middletown rd, ns, 50.4 w Mayflower av, see Williams av, es, 100 s Tremont rd.

Middletown rd, nwc Waldo pl, see Middletown rd, ns, 51.3 e Edison av.

Middletown rd (*), ns, 51.3 e Edison av, 51.3x109x50x119.4; also WALDO PL (*), n wc Middletown rd, 109.3x50x121.9x51.8; Wellman Finance & Realty Co to Fredk J Schillinger, 340 E 69; June16; June19'14. O C & 100

Morris av (9:2421), es, 123 n 161st, strip, runs el to es Morris av as originally laid out xn21xw1 to es Morris av as now laid out xs21 to beg; Nina P G Cook et al, heirs Edw S Gilley to Thos J Lynskey, 884 Morris av; QC; May29; June24'14. nom

Morris av (9:2421), es, 123 n 161st, strip runs el to es Morris av, old line, xn21xw1 to av xs21 to beg; Wm W Heaton, EXR Franklin W Gilley, to Thos J Lynskey, 884 Morris av; May28; June23'14. 50

Morris av, 2572 (12:3316), nec Kingsbridge rd (No 51), 91.11x54.3x96.9x57.5, 5-sty bk tnt; also LAND in Kings Co, NY; Bertha H W, wife Wm T Brice, to First National Bank of Amsterdam, NY; QC; June11; June23'14. nom

Old Boston rd (*), ws, 200.5 s Julianna, 150.4x137x150x132.6, except pt for White Plains rd; Eliz A Diller et al, heirs Francis & Margt Crawford, to Max Marx, 419 Convent av; June17; June20'14. nom

Paulding av (*), ws, 350 n Neil av, 25x100, Morris Park Estates to Jno W Pettit, 452 Ft Wash av; June18; June24'14. nom

Prospect av (11:3094), swc Oakland pl (Nos 750-2), 25x100, 5-sty bk tnt & strs; Moorehead Realty & Constn Co to East 180th St Bldg Corpn, 435 E 149; mtg $20,-000; June23; June24'14. O C & 100

Prospect av, 1923-5 (11:2951), ws, 200 s 177th, 50x150, 2-3-sty fr tnts; also PROSPECT AV, 1919 (11:2951), nws, 100 ne Fairmount pl, 50x150, 2-sty fr dwg, 2-sty fr rear bldg; Augusta Barthold, widow, to Chas Forbach, 3086 Decatur av; mtg $15,-000; June23; June25'14. O C & 100

Prospect av, 2354 (11:3114), es, 562.6 n 183d, 18.9x93.4x18.9x93.9, 2-sty bk dwg; Edw F Moran, ref, to Beatrice S B Ziegel, 8 W 86; FORECLOSED & recorded June 24'14. **5,000**

Prospect av, 1919, see Prospect av, 1923-5.

Prospect av, 1320 (10:2694), es, 143.6 n Home, runs n37.6xe100xs16.3xw45.11xw59.5 to beg, 5-sty bk tnt; Leon Dauber et al to Abr Gellis, 30 W 114; mtg $27,500; June 8; June23'14. nom

Randall av (*), ss, 100 w Amundson av, 50x100; Allen B Marsh to Benito Rovira, 109 W 57; June22; June24'14. nom

Reservoir av, ws, see Sedgwick av, es, 934.10 s from cl monument 14.

River av (9:2489), nec 167th, 89.7x105, vacant; Isaac L Zinke et al to Thos B Walker, Long Lake, NY; mtg $12,000; June 19; June23'14. O C & 100

Road (*) leading from Westchester to Eastchester, ws, at sec land hereby conveyed, runs nw1,075.10xne298.4xne31.1xse 961.7 to rd xsw292.9 to beg; Cath Marrone to J Paul A Vaccarelli, 354 E 116; June23; June24'14. O C & 100

Rd leading from Turnpike rd to O'Dells Landing, see Turnpike rd, leading from New York to Boston.

Rd to O'Dells Landing, see Turnpike rd, from New York to Boston.

Robin av (*), es, 150 n Mad av, 50x100; Wellman Finance & Realty Co to Flora Hein, 202 Riverside dr; June17; June22'14. nom

Robin av, ws, 225 s Tremont rd, see Williams av, es, 100 s Tremont rd.

Ryer av, 2092 (11:3149), es, 125 n 180th, 18.9x104x18.9x104.5, 3-sty bk dwg; Rebecca F Levin to Simon Friedman, 12 Quincy st, Chicago, Ill; AL; June22; June23'14. nom

St Anns av, 277 (9:2267), nwc 139th (No 549), 25x100.11x25x101.7, 5-sty bk tnt & strs; Wm H Schwarz to Christopher N Steinkamp, 34 W 190; AL; June18; June22 '14. O C & 100

St Anns av, 277; Christopher H Steinkamp to Wm H Schwarz, 100 W 114; B&S & AL; June18; June22'14. O C & 100

Scofield av (*), ss, 59 w William, 50x100; Lulu T Ash to Chas P Fiore, 66 Main st, Bklyn; June18; June19'14. nom

Sedgwick av (12:3248), es, 262.3 s from cl of monument 14, runs ne524.3xse672xsw 510.11 to av xn201.6xnw471 to beg, contains 8 64-1,000 acres; Agnes Claflin et al to John Claflin; Jan14'02; June24'14. nom

Sedgwick av (12:3248), es, 934.10 s from cl monument 14, runs ne510.11xnw838.8xne 160.3xse898.5xnw142.3xsw205.6xse 290.10 to ws Reservoir av xsw663.4xsw162.1xsw56.2x nw190.4xsw152.2xnw119.3 & 96.9 & 62.9 & 155.3 & 117.4 & 57.2 & 163.4 xsw168.3 to Sedgwick av x—270.11x—120.6 to beg, contains 21 602-1,000 acres; Jno Claflin to Grange Realty Corpn, 83 State st, Albany, NY; June19; June24'14. nom

Sedgwick av (12:3248), es, 95.11 s from cl monument 14, runs ne524.3xse0.6xsw 524.3 to av xnw0.2 to beg; Jno Claflin to Grange Realty Corpn, 83 State, Albany, N Y; June19; June24'14. nom

Sheridan av, nec 165th, see Sherman av, nwc 165.

Sheridan av (9:2451-2456), es, 94 n 165th, 150x200 to Sherman av, vacant; Frederic A de Peyster et al to Isabella M Meeks, 371 E 173; Mar25; June20'14. O C & 100

Sheridan av (9:2451-2456), es, 244 n 165th, 103.11x200 to Sherman av, vacant; Frederic A de Peyster et al to Isabella M Meeks, 371 E 173; Apr27; June20'14. O C & 100

Sherman av (9:2456-2451), nwc 165th, 105.2x200 to Sheridan av x94x200.3, vacant; Frederic A de Peyster et al to Isabella M

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Meeks, 371 E 173; Feb3; June20'14; re-recorded from Feb14'14. O C & 100

Sherman av, ws, 94 n 165th, see Sheridan av, es, 94 n 165.

Sherman av, ws, 244 n 165th, see Sheridan av, es, 244 n 165th.

Southern blvd, 876 (10:2733), es, 150 n Tiffany, 33.4x100, 4-sty bk tnt; Hubener-Escher Co to Saml Y Hampton, 300 1 av, Asbury Park, NJ; mtg $16,000; June1; June 22'14. nom

Southern blvd, 961-9 (10:2725), ws, 961 s Westchester av, runs w139.10xn158.1xe 133.11 to So blvd xs158 to beg, 3-sty bk theatre; Meyer Klein to Lee & Jacob J Shubert, 225 W 44; mtg $232,500; May5; June23'14. O C & 100

Southern blvd, 992-4 (10:2742), es, 50 s Aldus, 42x105, 5-sty bk tnt & strs; Eberhardt & Podgur to Frank L Froment, 52 E 74; mtg $45,000; June22; June23'14. O C & 100

Southern blvd, 1208-10 (11:2979), es, 36.10 n Home, 50x100, 5-sty bk tnt & strs; Moorehead Realty & Constn Co to East 180th St Bldg Corpn, 435 E 149; mtg $36,000; June 23; June24'14. O C & 100

Southern blvd, 2081-5 (11:3108), swc 180th (Nos 820-6), runs s154.3xw149.6xn54.3 xe50xn100 to st xe99.9 to beg, 4-5-sty bk tnts, strs on blvd & 180th, except Southern blvd, swc 180th (Nos 824-6), 79.3x49.11 x79.3x50, 5-sty bk tnt & strs; Moorehead Realty & Constn Co to East 180th St Bldg Corpn, 435 E 149; mtg $80,000; June23; June24'14. O C & 100

Southern blvd, swc 180th, see Southern blvd, 2081-5.

Southern blvd (10:2683), nwc Av St John (No 1024), 100x50, 5-sty bk tnt & strs; McKeon Realty Co to Abr E Magnus, 836 Jefferson av, Bklyn; mtg $58,500; June22; June24'14. O C & 100

Sylvan av (13:3421), ws, 106.3 n 256th, 25x100, vacant; Geo Shapiro to Dora Shapiro, 850 Flatbush av, Bklyn; June24; June25'14. nom

Tinton av, 1244 (10:2673), sec 169th (No 776), 80.10x12.10x71x51.6, 3-sty bk tnt & strs; Walter G Walsh, EXR Mary A Walsh, to Walter J, & Eugene V Coggey, at Hammonton, NJ; June23; June24'14. O C & 100

Tinton av, 1244, sec 169th (No 776); Thos H Coggey to same; QC; June13; June24'14. nom

Tinton av, 1244, sec 169th (No 776); Walter G Walsh et al to same; B&S; June 12; June24'14. O C & 100

Tremont rd (*), ns, 125 e Edison av, 25x 100; Wellman Finance & Realty Co to Thos E Diamond, 712 8 av, Bklyn, NY; May28; June19'14. nom

Tremont rd, swc Gainsborg av, see Williams av, es, 150 s Tremont rd.

Tremont rd, ss, 50 w Robin av, see Williams av, es, 150 s Tremont rd.

Tyndall av (13:3423), ws, 236.7 n 261st, runs n469.4xn64.8 to ss 263d xne90.6 to Tyndall av xs567xw54.11x—5 to beg, land in bed Tyndall av; American Real Estate Co et al to City N Y; May21; June 23'14. nom

Turnpike rd (*), leading from N Y to Boston, ses, at nes rd leading from said Turnpike rd to O'Dells Landing, runs ne 396xse280xse248.3xsw335xnw414 to road to O'Dells Landing xnw514.7 to beg, contains 6 acres, except from above TURNPIKE RD (*), leading from N Y to Boston, ses at nes rd leading from said Turnpike rd to O'Dells Landing, runs ne395.8xse27.2 xsw391.2 to es road to O'Dells Landing xn w27 to beg; Fredk C Gladden, ref, to Elisa S Erlanger, 10 Rue Weber, Paris, France; FORECLOS May5; June19'14. **17,500**

Union av, 800-18, see Westchester av, 801-15.

Unionport rd, 1713 (*), ws, 124.5 n Van Nest av, 25.1x113.9x25x115.11; Saml Freedman & ano to Phelan Bros Constn Co, 2045 Ryer; mtg $10,000; June24; June25'14. O C & 100

Vyse av, 1477 (11:2988), ws, 225 n Jennings, 25x100, 2-sty fr dwg; Gunhild Tompson to Clara Kreuter, 996 Tinton av; mtg $3,750; June18; June19'14. nom

Vyse av, 2089 (11:3127), ws, 86.7 s 180th, 38.6x105.3x38.6x103.8, 5-sty bk tnt; Phelan Bros Constn Co to Friedrich Muller, 1179 Forest av; June25'14. O C & 100

Walton av (11:3183), es, 97 n 183d, 50x 95, vacant; Alpha Holding Co, Inc, to Maurice Friedman, 106 W 69; mtg $2,800; June20; June25'14. O C & 100

Washington av, 841-5, see 160th E, ss, 150 e Elton av.

Washington av, 1018 (9:2369), es, 275 n 164th, 25x105, 5-sty bk tnt; Wm H Schwenk to Lizzie B Hickox, 2246 Gleason av; mtg $14,000; June20; June25'14. O C & 100

Washington av, 1734-6 (11:2916), nec 174th (Nos 481-5) as on map Central Morrisania, 50x95, 6-sty bk tnt & strs; also WASHINGTON AV (11:2916), nec 174th, 0.5 x84.8x0.9x84.8; Sacharize Isear to Jos Isear, 790 Riverside dr; mtg $53,500; June18; June 19'14. O C & 100

Washington av, 1824 (11:2917), es, 102.9 n 175th, 27x120, 4-sty bk tnt; Carl A Baas to Martha Pietzsch, 586 Westminster av, Elizabeth, NJ, & Hedwig B White, 2316 Newkirk av, Bklyn; ⅓ pt; mtg $6,000; June10; June19'14. nom

Washington av, nec 174th, see Washington av, 1734-6.

Webster av, 1263, see Webster av, ws, 40 s 169.

Webster av, 1273 (9:2427), ws, 40 s 169th, 36x100, 5-sty bk tnt; also WEBSTER AV, 1263 (9:2427), ws, 112 s 169th, 36x100, 5-sty bk tnt; Eliz Nobis to Paul E Missall, 1267 Webster av; mtg $41,000; June 23; June24'14. O C & 100

Webster av, 1273 & 1263; Paul E Missall to Eliz Nobis, 1290 Webster av; mtg $41,000; June23; June24'14. O C & 100

Webster av, 3393 (12:3356), nwc Gun Hill rd, 78.1x22.9x76.9x9.2, vacant; Kate Joyce to Jno L O'Hara, 394 Bedford Park blvd; June23; June25'14. O C & 100

Westchester av, 801-15 (10:2666), ws, 246.9 s 160th, runs nw71.4xw89.2 to es Union av (Nos 800-18), xs201.4 to 158th (No 811), xe21.2 to Westchester av xn200 to beg, 3-s tybk bldg & str; Wolf Burland to Burland Bldg Corpn, 801 Cauldwell av; mtg $239,000; June12; June25'14. O C & 100

White Plains rd, 3320 (*), es, 200 n Locust av, 25x100x25x98.6, except pt for rd; Phelan Bros Constn Co to Saml Freedman, 287 Division av, Bklyn, & Jas F Waldron, 149 40th, No Corona, LI; mtg $7,500; June 24; June25'14. O C & 100

Williams av, es, 96.7 n Middletown rd, see Williams av, es, 150 s Tremont rd.

Williams av (*), es, 100 s Tremont rd, 50x100; also ROBIN AV (*), ws, 225 s Tremont rd, 50x100; also ROBIN AV (*), ws, 225 s Madison av, 50x100; also BROADWAY (*), swc Daniel, 100x100x100 x93.10; also AMSTERDAM AV (*), ws, 100 s Tremont rd, 50x100; also EDISON AV (*), es, 100 s Tremont rd, 25x100; also MIDDLETOWN RD (*), ns, 50.4 w Mayflower av, 25x119.1x25x116; also MAYFLOWER AV (*), ws, 159.11 n Middletown rd, 25x100; also MADISON AV (*), ss, 50 e Amsterdam av, 25x100; Wellman Finance & Realty Co to Fred M Weiss, 1358 Herschel; mtg $3,200; June16; June23 '14. O C & 100

Williams av (*), es, 150 s Tremont rd, 50x100; also WILLIAMS AV (*), es, 96.7 n Middletown rd, 50x100; also TREMONT RD (*), ss, 50 w Robin av, 50x100; also WALDO PL (*), ws, 150 s Tremont rd, 50x 100; also AMSTERDAM AV (*), ws, 250 s Tremont rd, 50x100; also AMSTERDAM AV (*), ws, 100 n Tremont rd, 25x100; also DANIEL ST (*), ss, 83.4 e Waldo pl, 25x100; also MIDDLETOWN RD (*), ns, 51 w Edison av, 45.3x109.11x45x104.5; also GAINSBORG AV (*), ws, 125 n Madison av, 25x100; also TREMONT RD (*), swc Gainsborg av, 25x100; Wellman Finance & Realty Co to Richd H Arnold, 1613 Plymouth; June16; June19'14. O C & 100

Willis av, 297 (9:2302), ws, 39.2 s 140th, 18x66, 2-sty bk tnt & str; H Wm Schroeder to Florence K Loewy, 486 E 140; June 18; June20'14. nom

Willis av, 297 (9:2302), ws, 39 s 140th, 18x66, 2-sty bk tnt & str; Emily A Scott et al to H Wm Schroeder, 586 E 170; QC; May28; June20'14. nom

Willis av, 478 (9:2291), es, 75 n 146th, 28x100, 3-sty fr tnt & strs; ½ pt; mtg $10,000; also WILLIS AV, 480 (9:2291), es, 103 n 146th, 22x100, 4-sty fr tnt & strs; ¼ pt; mtg $8,500; Fredk W Hold to Anna W Schwarz, 302 E 158; June15; June22'14. O C & 100

Willis av, 478 (9:2291), es, 75 n 146th, 28x100; 3-sty fr tnt & strs; 1-6 pt; mtg $10,000; also WILLIS AV, 480 (9:2291), es, 103 n 146th, 22x100, 4-sty fr tnt & str; ¼ pt; mtg $8,500; Richd A Roediger to Anna W Schwarz, 302 E 158; June15; June22'14. O C & 100

Willis av, 480, see Willis av, 478.

Wood av, nec Leland av, see Leland av, nec Wood av.

Woodycrest av, 1020-24 (9:2508), es, abt 245 s 165th, —x—, 2-3-sty & b bk dwgs; also ANDERSON AV, 1078, 1082 & 1086 (9:2505), es abt 55 n 165th, —x—, to Jerome av, —x—, 3-2-sty & b fr dwgs & vacant; also ANDERSON AV (9:2509), ws, bet 165th & 166th sss, lots 6½, 9 & 24, blk 2509; also LOT 112, blk 2504; also LOT 41, blk 2505, on land map; Edgar V R Ketchum to Alice M Ketchum, 1652 University av; B&S; Apr25; June19'14. nom

3D av, 2714 (9:2306), ses, 28 ne 144th, 28x79.1x25x91.9, 3-sty fr tnt & strs, 1-sty ext; Louis G Friess et al, EXRS Kath S Du Bois, to Benenson Realty Co, 407 E 153; June19; June22'14. **12,500**

3D av, 3396 (10:2608), es, 125 s 166th, old line, 25x144.8x27.5x133.3, 3-sty bk tnt & str; P J Dwyer Bldg Co to Tobias Realty Co, 2808 3 av; June16; June19'14. O C & 100

3D av, 3738-42 (11:2927), nec St Pauls pl (No 531), 47.4x100x26x102.2, 6-sty bk tnt & strs; Frances V Melia to Michl A Hoffmann, 321 Convent av; mtg $44,000; June 22'14. nom

Griffens Creek (*), —s, being plot bounded ne by Salt Meadow now or late Lavinia Jones, & on all other sides by Griffens Creek, contains 3 acres, 3 rods & 22 perches; Wm Laughlin to Edw T Mulligan, 1911 Arthur av; June11; June22'14. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Fox st (10:2724 & Contracts), es, 180.6 n 163d, 40x110.5x40x110.1; mtg $40,500; CONTRACT to exchange for property in Kings Co, described as follows: NEWKIRK AV, sws, at ws E 21st, $5.11x110.4x31.7x135; mtg $12,250; Podgur Realty Co with Morris Wolfinger, 1226 49th, Bklyn; Mar23; June19'14. nom

Waldo pl, nwc Middletown rd, see Middletown rd, ns, 51.4 e Edison av.

Woodmansten pl, nec Bogart av, see Lurting av, ws, 148.6 s Bronx & Pelham Pkway.

165TH st, 446 E, see 166th E, ss, 171.5 w Washington av.

165TH st E, see Cauldwell av, see Cauldwell av, sec 165.

165TH st E (9:2386), ss, 171.5 w Wash av; privilege to maintain wall of No 446 E 165th on above premises; Wm A Nelson to Marie Zimmermann, 442 E 165; Aug7'13; June19'14. nom

168TH st E, swc 3 av, see 3 av, 3489-97.

Amsterdam av, ws, 225 n Tremont rd, see Middletown rd, ns, 51.4 e Edison av.

Bogart av, nec Woodmansten pl, see Lurting av, ws, 148.6 s Bronx & Pelham Pkway.

Bronx blvd (*), ws, 100 n 226th, runs n 40xw140xs140 to 226th xe43xn100xe95 to beg; Asn CONTRACT; Sarah M Baldwin to Helen R Rohr, 2354 Lyon av; Jan21'13, June25'14. O C & 100

Cauldwell av (10:2632), sec 165th, 25x 100; re restrictions; Eliz M Cochrane et al to Jacob Indorf, 974 Cauldwell av; May6 '13; June23'14. nom

Cauldwell av (10:2632); same prop; re restrictions; Annetta I Leslie to same; Apr 2; June23'14. nom

Gun Hill rd (12:3359), lot 25, blk 3359, tax map; consent to 3 track R R; Haffen Realty Co to Manhattan Railway Co, a corpn; Jan26; June25'14.

Lurting av (*), ws, 148.6 s Bronx & Pelham Pkway; also BOGART AV, nec Woodmansten pl, 25x75; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; June2; June25'14. 1,200

Maple av (*), ws, 75 n 214th (Jerome), 50x100; order of court declaring null & void deed recorded June12'11 & cancelling same; Nicholas A Heymsfeld, as receiver of Maria Calcaterra, plff, vs Angelo Gallo et al, defts; June16; June22'14.

Middletown rd (*), ns, 51.4 e Edison av, 51.4x108x50x119.4; also MIDDLETOWN RD (*), nwc Waldo pl, 51.4x121.9x50x109.3; also TREMONT RD (*), ns, 125 e Edison av, 25x100; also AMSTERDAM AV (*), ws, 225 n Tremont rd, 50x100; also ROBIN AV (*), es, 150 n Madison av, 50x100; re mtg; Poughkeepsie Trust Co to Wellman Finance & Realty Co, 120 Westchester sq; June12; June19'14. O C & 100

Middletown rd (*); also TREMONT RD; also AMSTERDAM AV; also ROBIN AV; same prop; re mtg; same to same; June12; June19'14. O C & 100

Middletown rd, nwc Waldo pl, see Middletown rd, ns, 51.4 e Edison av.

Morris Park av (*), nec Paulding av, 100x100; also RHINELANDER AV, ns, 50 e Hone av, 25x100; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; June8; June25'14. 2,000

Rhinelander av, ns, 50 e Hone av, see Morris Pk av, nec Paulding av.

Robin av, es, 150 n Madison av, see Middletown rd, ns, 51.4 e Edison av.

Spuyten Duyvil Pkway (13:3411), ws, 115 n 231st, 123.11x156.11x122.1x147.4, pt 2-sty bk dwg; re mtg; Jno Ewen et al to Along The Hudson Co, 84 William; June19; June 24'14. 4,000

Tremont rd, ns, 125 e Edison av, see Middletown rd, ns, 51.4 e Edison av.

Washington av, 1877 (11:2909), ws, 108 n 176th, 25x100, owned by party 1st pt; also WASHINGTON AV (11:2909), ws, adj above on s, owned by party 2d pt; party wall agmt; Sarah E Lee with Clara G Schott, 1757 Topping av; June18; June22'14. nom

Webster av (12:3330), lot 14, blk 3330, tax map; consent to 3 track R R; Geo B Raymond & ano to Manhattan Railway Co, a corpn; Jan27; June25'14.

Webster av (12:3331), lot 73, blk 3331, tax map; consent to 3 track R R; Henry Seib to Manhattan Railway Co, a corpn; June25'14.

3D av, 3429 (9:2371), ws, 75 s 167th, 25 x100; consent to 3d track; Lena Frey to Manhattan Railway Co, a corpn; May5; June24'14. 125

3D av, 3429; consent to 3d track; Caroline Bishopberger to same; May11; June 24'14. nom

3D av (10:2609), es, 149 n 167th, 27x100; consent to 3d track; Frank B Hill to Manhattan Railway Co, a corpn; May11; June 24'14. 135

3D av, 3468; consent to 39d track; Karoline Wagner to Manhattan Railway Co, a corpn; June3; June24'14. nom

3D av, 3468; consent to 3d track; Wilhelmina Stein to Manhattan Railway Co, a corpn; May29; June24'14. 150

3D av, 3489-97 (9:2372), swc 168th, 181.1 x114.9x180.8x102.2; consent to 3d track; Wm A Kraus to Manhattan Railway Co, a corpn; May15; June24'14. nom

3D av, 3489-97; consent to 3d track; Wm & Richd Stahl to same; May14; June 24'14. 905.85

3D av, 3489-97; consent to 3d track; Bowery Savgs Bank to same; June6; June 24'14. nom

3D av, 3489-97; consent to 3d track; Bowery Savgs Bank to same; June6; June 24'14. nom

Ordered, notice of pendency of action filed in N Y County Register's office abt Aug7'13, be transferred to Bronx County; Cath Meighan, plff, vs Lillie E Rohe et al, defts; June18; June22'14. Torrents system

LEASES.

Borough of Manhattan.

JUNE 19, 20, 22, 23, 24 & 25.

Bleecker st, 358-64 (2:620), swc Charles, 4 houses, all; Gallant Realty Co to Josephine Cancilla, 145 Thompson, & ano; 2 10-12 yf July1; June25'14. 7,320

Charles st, swc Bleecker, see Bleecker, 358-64.

Church st, 14-6, see Cortlandt, 29.

Chrystie st, 155 (2:425); asn rents, due under Ls to secure $500; Max M Bernstein of Bklyn to Leo Rovere, 45 Perry av, Elmhurst, B of Q; June19'14. nom

Cortlandt st, 29 (1:60), swc Church (Nos 14-6), including gore on Church; all; Mulford Martin et al to Geo W Loft, 400 Broome; from Aug1'14 to Apr30'35; 21y ren; June20'14. taxes &c & net 15,000

Division st, 115 (1:280), w str, b & 6 living rooms on 2d fl; Sarah Werstein to Harris Pasenkoff; 5yf May1; June25'14. 1,800

Eldridge st, 225, see Stanton, 58.

Jay st, 16-8 (1:143), 1st loft; Fitch, Cornell & Co to Dorothea W & Chas J Sabrbeck, 762 Quincy, & 1117 E 10, Bklyn; 5yf May1; 3y ren; June22'14 1,500

Kenmare st, 9-11, see Bowery, 178-78½.

Ludlow st, 14 (1:97); str & b; Mary Katz to Meyer Katz, 14 Ludlow; 5yf July1; June 19'14. 1,200

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Peck sl, 40 (1:97), all; Mary M Deitsch to Carlton M Prankard, at Port Washington, LI, or 346 Bway, NY; 3yf May1; June 22'14. 1,320

Rivington st, 234 (2:337), w str; also WILLETT ST, 79, 1st str s of entrance; Lewis Kresner to Abr Krieger, 152 E 113; 5yf May1; June22'14. 1,260 & 1,320

South st, 61 (1:37), ns, 29.7 e Wall, runs e23.3xn50.2xw4.11xs8.4xw18.9xs39.8 to beg, all; Mary E Kelaher et al to Wm McCarthy, 167 E 107; 5yf May1; June20'14. 2,000

Spring st, 16 (2:479), str & b; Jno Palmieri to Gasparina Rubino, 196 Elizabeth & ano; 5yf July1; June22'14. 720

Stanton st, 58 (2:422), nwc Eldridge (No 225), str; Wolff Wallach to Moritz Bernstein, 56 Stanton; 5yf May1, with ren; June22'14. 1,500

Vesey st, 64 (1:86), all; N Y Railways Co, a corpn, to Peter Duryee & Co, a corpn, 66 Vesey; 21yf May1; 21y ren; June25'14. taxes &c & 3,500

Vesey st, 66 (1:86), nec West Bway, 18.5 x50.6x8.1x51.5, all; Ann D Badgley to Peter Duryee & Co, a corpn, 66 Vesey; 21yf May 1; June25'14. 2,800 to 3,400

Willett st, 79, see Rivington, 234.

2D st, 215 (2:384), str & b & 3 rooms on 1st fl above str; Aaron Zwerdling to Celia Schmertz, 215 2d; 5yf May1; June25'14. 1,320

4TH st, 165 E (2:432), str fl & pt c & 3 rooms 2d fl rear; Jos Horner to Jno & Jos Mittel, 165 E 4; from June18'14 to May1'19; June23'14. 984

10TH st, 219 E (3:452); asn Ls; Abr Silberglied to David Brown, 221 E 98, June 20; June22'14. O C & 100

24TH st E, nwc 2 av, see 2 av, nwc 24.

24TH st, 601-7 W, see 11 av, 201-15.

25TH st, 600-4 W, see 11 av, 201-15.

27TH st, 27 W (3:829), str & b; Eliz W Morgan et al to Herman Korschner, 2183 8 av & Jos Selinger, 496 E 164; 5yf Apr1; June23'14. 2,300 to 2,800

27TH st, 60 W (3:828); asn Ls; Chas Thomas &ano to Benj Rubin, 60 W 27; June 19'14; nom

28TH st, 1 E, see 5 av, 251.

31ST st E, nwc 1 av, see 1 av, 537.

34TH st, 409 E (3:966), str & b; asn Ls; Timothy M Moriarty to Ferd Beissel, 979 Aldus; June16; June23'14. O C & 100

35TH st, 29-33 W (3:837), str & b; Whiting Development Corpn to Capitol Lunch, Inc, 346 Bway; from June17'14 to Feb1'25; 5y ren at $7,750; June25'14. 6,720

37TH st, 313-5 W (3:761), all of; also 37TH ST, 317-21 W, part of; asn Ls & AT to chattels; Thos Murtha to Jacob Linden, 69 E 4; mtg $5,500; June16; June22'14. nom

37TH st, 317-21 W, see 37th, 313-5 W.

42D st, 226 W (4:1013), ss, 300 w 7 av, 25x98.9; consent & confirmation of Ls recorded Sept18'13; Lucy E, wife Asa G Candler, to 223, 229 West 41st St Corpn, 1467 Bway; June19; June23'14. nom

42D st, 356 W (4:1032), str; Maria Dunseith to Louis Group, 540 E 149; 5yf Aug 1; June24'14. 1,000

43D st, 241-7 W (4:1015), ns, 275 e 8 av, 75x—; all; Edw H Raynolds to Hy Claman, 860 E 161; 20 11-12yf June1; June19'14; taxes, &c, & 10,000

48TH st W, swc Bway, see Bway, 1587-9.

53D st, 551 W (4:1082), 2-sty fr bldg; all; Wm B Schuman to Jos Gaug, 563 W 55; 10yf Aug1; June24'14. 420 & 480

54TH st, 153-5 W (4:1007), ns, 125 e 7 av, runs n100.5 to ns 54th xw50 to beg, all; error, s & e courses omitted; Rose Reilly to Jno F Staiber, 43 W 48, & Harry B Stowell, 366 Lex av; 10yf Sept13; June 22'14. 10,000

56TH st, 16 W (5:1271), ss, 275 w 5 av, 25x100, all; Kensington Holding Corpn to Jno R MacMurray, 49 East st, Ft Edward, NY; 21yf Oct1; June25'14. taxes &c & 6,800 to 7,800

64TH st, 215 E (5:1419), all; Loretta N Disken to Isaac Diamond, 1332 Bristow & Leonard S Mack, 207 W 142; 5 9-12yf Aug 1; June24'14. 1,200

67TH st, 205-17 E (5:1422), ns, 100 e 3 av, 225x—, all; asn Ls; Max Verschleiser to Central Opera House Co, Inc; June22; June23'14. O C & 100

82D st, 310 E (5:1544), all; Wm Seitz Jr & ano to Jos Saz & Sons, all at 310 E 82; 10yf Mar1; June24'14. 1,500

90TH st W, swc Bway, see Bway, swc 90.

116TH st E, nec 5 av, see 5 av, nec 116.

125TH st, 354 W (7:1951), str & front b; G L Lawrence to Jno H Rademacher; 5yf Oct1; June22'14. 2,400

125TH st, 524 W (7:1979), asn Ls & all title to chattels; Michl J Waldron to Thos & Martin Lyons, both 517 W 129; mtg $2,015; June11; June22'14. nom

137TH st W, nwc, 5 av, see 5 av, nwc 137.

213TH st, 500 W (8:2230), cor str & b; Coburn-Gahren Constn Co to Wm Schmidt, 500 W 213; 5½yf Apr1; June19'14. 900

Amsterdam av, 1638 (7:2072), str & front c; Sebastian Dorfmuller to Isidor Nash, 315 W 115; 11yf June1; June22'14. 1,800 & 2,000

Bowery, 178-78½ (2:478); also KENMARE ST, 9-11; asn Ls; Thos J Carew et al to Saml Herrmann, 373 Vernon av, Bklyn; June27'13; June22'14. nom

Bowery, 178-78½; also KENMARE ST, 9-11; asn Ls & AT to chattels; Saml Herrmann to Harris Gordon, at Elmsford, NY; Jan16; June22'14. nom

Broadway, 1562 (4:999), es, 80.5 s 47th, 20x80, all alterations to be made by party 2d pt, to cost about $20,000; Geo B & Wm A Burnett to Wm Hepner, 1456 Bway; 21yf May1'15; 21y ren; June25'14. taxes &c & 9,000

Broadway, 1587-9 (4:1019), swc 48th, cor str, 17x65; Silk Realty Co, a corpn, to Hy Alexander, 215 W 98; 21yf July1; June24 '14. 7,500 to 17,500

Broadway, 2471 (4:1239), str; Wm F Armstrong to Adolph Lowenstein, 2471 Bway; 4 11-12yf June1; June23'14. 2,700

Broadway, (4:1237), swc 90th, theatre portions of bldg to be erected on plot; Robt Goelet to Jno Cort, 71 Central Park W; 10 8-12yf Sept1; June19'14. 30,000

Broadway, 2653-5 (7:1871), ws, 100.11 n 99th, 60.5x219x69.5x220.4; all; Quincy Amusement Co to Sirrah Amusement Corpn 19 4-12yf June1; June19'14. Int on mtg for $25,000, taxes, &c, & 18,000

West Broadway, nec Vesey, see Vescy, 66.

1ST av, 537 (3:937), nwc 31st; asn two leases; E G Higginbotham to Jno J Lucey, 537 1 av; June4; June19'14. nom

1ST av, 537, nwc 31st; asn two Ls; Jno J Lucey to Stuart N Clarke, Forest Park av, Yonkers, NY; June8; June19'14. nom

1ST av, 2457 (6:1683), str & b; Mary Marino to Giovanni Bizzaro, 2459 1 av; 5yf July1; June22'14. 840

2D av (3:905), nwc 24th; all; Wm N Schroeder, INDIVID et al, heirs &c Mathias Schroeder to Henry Guelman, 245 E 24; 10yf July1; June19'14. 1,980

2D av, 404 (3:929), str & pt b; P J Cuskley TRSTE Hy Hunt to Henry Gille, 404 2 av; 4 3-12yf Feb1; June23'14. 1,080

3D av, 249 (3:901), moving picture theatre; Noel Silberstein to Fannie Sezia, 2612 8 av; from June15'14 to May1'18; June23'14. 1,200

5TH av, 251 (3:858), also 28TH ST, 1 E, the small str west of 28th st entrance; Harriet D C Glover to Albt Perrin, 601 W 125, firm Perrin & Co; 5yf May1; June19'14. 1,400 & 1,500

5TH av, 418 (3:839), ws, 20 s 38th, 18x 83; asn Ls; M I Stewart & Co, Inc, to 418 Fifth Av Corpn, 418 5 av; June22'14. nom

5TH av (6:1735), nwc 137th; str & b; Elbing Bwg Co to Max Eysler, 427 7 av; 5yf Sept1; June19'14. 1,500 & 1,680

5TH av (6:1622), nec 116th, 100.11x110; sobrn of Ls to mtg for $140,000; Fifth Av Amusement Co with Max M Warburg, 75 Ferdinand Strasse, Hamburg, Germany; June18; June24'14. nom

5TH av (6:1622), nec 116th, 100.11x110; sobrn of Ls to mtg for $20,000; same with Max Kobre, 115 W 122; June18; June24'14. nom

8TH av, 624 (4:1012), str; Annie G Patterson to Harry Gold, 624 8 av; 5yf May 1; June22'14. 1,600 & 1,800

8TH av, 626 (4:1012), str & b; Louis Kempner et al TRSTES Nathan Kempner, to Jas Moloney, 856 8 av; 7yf Apr15'13; June23'14. 2,000

8TH av, 790 (4:1020), all; Julien T Davies, TRSTE will H E Davies et al, to Farrell Reilly, 330 W 51; 5yf May1; June20'14. 3,750

10TH av, 28-30 (2:645); asn Ls; Geo Hotchkiss & Co, Lim, a corpn, to Swift & Co, a corpn, at Union Stock Yards, Chicago, Ill; AT; May16; June19'14. nom

11TH av, 201-15 (3:670), nwc 24th (Nos 601-7), runs n199.6 to ss 25th (Nos 600-4), xw150 & s98.9xw25xs98.9 to ns 24th xe175 to beg; asn Ls; McKeon Realty Co, a corpn, to 25th St Garage Co, a corpn, 201 11 av; mtg $——; Sept2'13; June25'14. nom

LEASES.

Borough of the Bronx.

Home st, 921-5 (11:2974), all; Carmine Constn Co to David L Falig, 1409 Longfellow av; 5yf June1; June24'14. 5,650

137TH st, 448 E (9:2281), all; Edw McLaughlin to Martin Bohn, 587 E 136; 5yf Aug1'11; June22'14. 660

137TH st, 448 E; same to same; 3yf Aug 1; June22'14. 660

138TH st, 546 E (10:2265), e str; Henry Oehl to Abr Silber, 161 St Anns av; 4yf May 1; June19'14. 720 to 840

153D st E, sec Bergen av, see Bergen av, sec 153.

Bergen av (9:2361), sec 153d, str; J L Mead to Otto Vogt, 572 E 138; 3yf July1; June25'14. 300

Blackrock av (*), ss, 250 e Zerega av, — to Westchester Creek x— to Chatterton; all; Sarah E Topham to Jas Brownshield, 1664 Wallace; 2yf June19; June22 '14; yearly rent to be sum equal to amt of yearly taxes.

Blackrock av (*); same prop; Jas Brownshield to Pheon Contracting Co, 49 E 169; from June19'14 to June14'16; June 22'14. total rental 740

Boston rd, 2003 (11:3135), all; Mary A Langbein to Chas Klussmann, 1535 Westchester av, & ano; 10yf May1; June22'14. 3,000

Boston rd, 2003 (11:3135), all; Chas M Breidenbach to Chas Klussmann, 1535 Westchester av, & ano; 11yf May1'24; June 22'14. taxes &c & 2,560

Boston rd, 4295 (*), all; Estate of Pauline Kammerer to Frank Kahnert, 983 Jennings; 6yf June1; June20'14. 430 & 540

Boston rd, 4295 (*); asn Ls; Frank Kahnert to Rosa Schmedel, on premises; June 5; June20'14. O C & 100

Chatterton av, ns, 250 e Zerega av, see Blackrock av, ss, 250 e Zerega av.

St Anns av, 765 (9:2360); str; Louis Cohen to Edmund Pfeuffer, 765 St Anns av; 5yf May1; June19'14. 780

3D av, 3400-6 (10:2608); asn Ls; Nicola Capobianco to Giovanni Capobianco, 3400 3 av; June23; June24'14. nom

MORTGAGES.

Borough of Manhattan.

JUNE 19, 20, 22, 23, 24 & 25.

Broome st, 16-8 (2:322), nec Mangin (No 20), 50x75; PM; pr mtg $37,000; June 15; June24'14; due Apr1'17, 6%; Leonora Klinger, of Bklyn, to Aruhtr G Schaffner, 1311 Dean, Bklyn. 10,000

Broome st, 16-8 (2:322), nec Mangin (No 20); ext of mtg for $37,000 to Oct1'17, 5%; July7; June24'14; Chas Wendt, 231 Rich av, Mt Vernon, NY, with Anna W Hepp, 112 Edgecombe av, et al, exrs &c Herman Wendt. nom

Cherry st, 96 (105) (1:252), ns, abt 25 w Oliver, 19x100; June22'14; 3y5%; Margt Farrell to Emigrant Indust Savgs Bank, a corpn. 3,000

Cherry st, 227 (1:248), ss, 180.9 e Pike, 24.5xn99.6x23.11xn99.6; ext of mtg for $17,500 to June7'19, 5%; June20; June22'14; Otto Struller, 970 E 179, with Cecilia A Foshay, widow, 50 Scott pl, Elizabeth, NJ. nom

Division st, 10-6 (1:289), ns, 96.3 e Bowery, runs n50.10xne21xe46.9xs48.3 to st xw 50.2 to beg; pr mtg $35,000; June19; June 25'14; installs, 6%; Morris Friedland, 1075 Hoe av, & Isidor Feilene, 883 So blvd, to Marx Ottinger, 20 E 70, & Moses Ottinger, 23 W 75. 13,000

Division st, 10-6; PM; June19; June25'14; due July1'24, 5%; same to same. 35,000

Division st, 269 (1:287), ss, 211.6 e Montgomery, 21.10x42.5x22.2x42.6; pr mtg $7,500; June23; June24'14; due July1'18, 6%; Meyer Lemonik, 269 Division, to Annie Kowarsky, 14 Av D. 3,000

East Broadway, 44 (1:281), ns, abt 325 w Market, 25x69.7x25x69.6; pr mtg $24,000; June24; June25'14; 2y or sooner, 6%; Wilder Bros, a corpn, to Lewine & Kempner, inc, 135 Bway. 5,000

East Broadway, 44; certf as to above mtg; June24; June25'14; same to same.

Ellwood st, see Sherman av, see Sherman av, sec Ellwood.

Ferry st, 53-7, see Pearl, 313.

Grove st, 16 (2:585), ss, 20.3 w Bedford, 20.3x67.7; June25'14; due & int as per bond; Lotta Degraw, of Tea Neck, NJ, to Lawyers Mtg Co, a corpn. 2,000

Grove st, 36 (2:588), ss, 169.6 w Bleecker, 21x100; ext of mtg for $9,500 to Apr24'17, 5%; June15; June22'14; Helen I Hendricks, 10 E 44, with Michl E Pepe, 38 King. nom

Hester st, 177-9, see Mott, 121.

Laight st, 20-2, see Varick, 63.

Leonard st, 52 (1:176); ext of mtg for $30,000 to Dec6'16, 5%; Apr24; June19'14; Cath E Wills with Morris Weinstein, 333 Central Park W, et al, exrs, &c, Bally Cahen. nom

Mangin st, 20, see Broome, 16-8.

Mercer st, 79 (2:485), ws, 201.4 n Broome, 24.10x—x24.9x100; PM; pr mtg $24,000; June10; June24'14; 3y6%; Convent Park Constn Co, a corpn, 198 Bway, to Maurice Rabinowitz, 581 W 161. 3,500

Mott st, 121 (1:237), nwc Hester (Nos 177-9), 49.10x62.8; June18'14; 5y6%; Nicolas Mangiere, of Bklyn, to Stephen Guardino, 8222 19 av, Bklyn; corrects error in issue June20, when Mott st No was 97 & Hester st 185-7. 5,000

Orchard st, 140-2, see Rivington, 85.

Pearl st, 10-4, see State, 9-11 & 12.

Pearl st, 313 (1:105), nwc Ferry (Nos 53-7), 24x100; PM; June23; June24'14; due & int as per bond; Richland Realty Co, a corpn, 41 Park row, to Rosine Fassin, 108 Lex av. 16,000

Rivington st, 85 (2:410); also ORCHARD ST, 140-2; ext of mtg for $35,000 to May 24'17, 4¾%; June16; June22'14; Fredk W Senff, of Newburgh, NY, with Abr Collier, 51 E 96, & ano. nom

St Marks pl, 18 (2:463), ss, 256 e Cooper sq or 3 av, 26x119.10; PM; June24; June 25'14; due & int as per bond; Mary A Betts, of Bklyn, to Title Guar & Trust Co, a corpn, 176 Bway. 20,000

South st, 61 (1:37), leasehold; June4; June20'14; demand, 6%; Wm McCarthy to Clausen-Flanagan Brewery, a corpn, 441 W 25. 1,000

South st, 178-9 (1:110), ns, 62.9 e Roosevelt, runs e41.9xn74.11xw0.8xn76.4 to ss Water (Nos 337-337½-9), xw37.4xs151.2 to beg; June16; June19'14; 3y5%; Fannie E D Story, 237 West End av, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. 30,000

South st, 178-9; also WATER ST, 337-9; pr mtg $——; June18; June19'14; 1y6%; same to Moses Solomon, 118 E 101. 1,800

South st, 178-9; also WATER ST, 337-9; prior mtg $37,300; also property at Lawrence, LI; pr mtg $46,200; June18; June19 '14; installs, $100.00 monthly, 6%; same to Henry Hollerith Constn Co, a corpn, 1398 Bristow, Bronx. 5,816

South st, 178-9; also WATER ST, 337-9; sobrn of mtg for $5,500 to mtg for $30,000; June17; June19'14; Moses Solomon, 118 E 101, with Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. nom

State st, 9-11 & 12 (1:9), nes 30, bounded se by State (No 9½, formerly No 9), 64.4 ne in rear 26.6 & nw by State (No 11), 49.7 ft; also PEARL ST, ss, 19.6 e by land Jno Clark & Cary Ludlow, 91 ft s by land Jos Corre, 19.5, & w by land Jos Corre, $5.6; also STATE ST, at line bet lands of Jos Corre & land hereby described, runs s along State 55.3xne along land of Jas Watson, 60, & ne24.5xn52.7xw1.8xn49.11 to ss Pearl xw12.1 to land Jno Clark xs50.3 & 29.11xw17.11 to land Gardner Thomas xw 2.10xs8xse7.1xsw64 to beg, known as Nos 9, 11 & 12 State & 10 & 12½ or 14 Pearl; ⅛ pt; AT; June23; June24'14; due & int as per bond; Gertrude & Mary Dollard, of Far Rockaway, LI, to Title Guar & Trust Co, a corpn. 6,000

State st, 9-11 & 12; also PEARL ST, 10 & 12½ or 14; same prop; ⅛ pt; AT; June 23; June24'14; due & int as per bond; Kath & Mary Dollard, of Far Rockaway, LI, to Title Guar & Trust Co, a corpn. 6,000

Varick st, 63 (1:220), nwc Laight (Nos 20-2), 85x62.3; ext of mtg for $75,000 to June15'19, 5%; June15; June19'14; Anais C or Annie C Bliss, of Washington, DC, with Seamens Bank for Savgs, 76 Wall. nom

Walker st, 1-3, see West Bway, 253.

Water st, 337-9, see South, 178-9.

Water st, 601 (1:244), ss, 32 e Montgomery, 25.8x70; pr mtg $6,500; also WATER ST, 603 (1:244), ss, 57.8 e Montgomery, 25.8x70.4; pr mtg $7,000; also WATER ST, 605 (1:244), ss, 83.4 e Montgomery, 23x70; pr mtg $6,000; also WATER ST, 660 (1:260), ns, 300.3 w Jackson, 25x87.8x25x88.11; pr mtg $10,000; PM;

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June24; June25'14; 2y6%; Busch Realty Co, a corpn, 936 Water, to Albt Busch, 17 Livingston pl, & ano. 25,000

Water st 601-5; also WATER ST, 660; consent of stockholders to above mtgs; June24; June25'14; same to same.

Water st, 601-5; also WATER ST, 660; certf as to above; June24; June25'14; same to same.

Water st, 603-5, see Water, 601.

Water st, 660, see Water, 601.

Whitehall st, 15-25 (1:10), rooms 102 & 102A & cellar; all title; sal Ls, as collateral for chattel mtg; pr mtg $——; June 25'14; due & int as per bond; Ritz Cafe, Inc, 15 Whitehall, to Fredk H Schumm, 270 Sterling pl, Bklyn. 3,800

2D st E, sec Av B, see Av B, 15.

15TH st, 427 E (3:947), ext of mtg for $18,000 to July1'17, 5%; June19; June22'14; Guaranty Trust Co of N Y, trste Martin Schramm, with Hyman Hoptman. nom

15TH st, 336 W (3:738), ss, 400 w 8 av, 18.8x81; certf that $13,000 is now due on mtg; Dec29'13; June23'14; Metropolitan Life Ins Co, a corpn, 1 Mad av, to Emil Singer.

21ST st, 49-53 E (3:850), ns, 75 w 4 av, 74x98.9; pr mtg $285,000; June23; June25'14; 3y6%; Gibson Constn Co, a corpn, 49 E 21, to Chelsea Realty Co, a corpn, 135 Bway. 25,000

21ST st, 49-53 E; certf as to above mtg for $25,000; June23; June25'14; same to same.

21ST st, 49-53 E; agmt modifying & ext of mtg for $285,000 to Sept1'19, 5½%; June 23; June25'14; Gibson Constn Co, a corpn, 49 E 21, with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

21ST st, 49-53 E (3:850), ns, 75 w 4 av, 48x98.9; certf of reduction of mtg for $32,500 to $20,000; June24; June25'14; Mtg Associates, Inc, 907 Bway, to whom it may concern.

21ST st, 49-51 E (3:850); consolidation & ext of two mtgs for $25,000 & $45,000 respectively, or $70,000 total, to June23'17, 6%; pr mtg $310,000; June23, June25'14; Wm R Rose, 309 W 81, with Gibson Constn Co, a corpn, 49 E 21. nom

21ST st, 49-51 E; sobrn of mtg for $65,000 to mtg for $25,000; June23; June25'14; Mortgage Associates, Inc, 907 Bway, with Chelsea Realty Co, a corpn, 135 Bway. nom

21ST st, 49-51 E; sobrn of mtg for $32,500 to mtgs for $70,000; June23; June25'14; same with Wm R Rose, 309 W 81. nom

21ST st, 49-51 E; sobn of mtg for $65,000 to mtgs for $70,000; June23; June25'14; same with same. nom

21ST st, 49-53 E (3:850), ns, 74 or 75 w 4 av, 74x98.9; certf as to consent of stockholders to modification & ext of mtg for $285,000 to Sept1'19, 5½%; June23; June 24'14; Gibson Constn Co, a corpn, to Metropolitan Life Ins Co, a corpn, 1 Mad av.

21ST st, 49-53 E; certf that $285,000 is amt due on 1st mtg; June23; June24'14; same to same.

21ST st, 49-51 E; sobrn of four mtgs for $97,500, $32,500, $25,000 & $15,000 to mtg for $285,000; June23; June24'14; N Y Mtg & Security Co, a corpn, with Metropolitan Life Ins Co, a corpn, 1 Mad av.. nom

21ST st, 49-51 E; sobrn of four mtgs for $97,500, $32,500, $25,000 & $15,000 to mtg for $25,000; June23; June24'14; N Y Mtg & Security Co, a corpn, with Chelsea Realty Co, a corpn, 135 Bway. nom

28TH st, 113 W (3:804), ns, 185 w 6 av, 21.5x98.9; ½ pt; pr mtg $——; June19; June20'14; 1y6%; Edw B Dunne, 305 W 29, to Jno C L Daly, 377 Union av, Bklyn. 555

30TH st, 236 W (3:779); ext of mtg for $82,500 to July5'15, 6%; June16; June22'14; Eliz A McClelland, 49 E 73, with Annie V C Sherwood, 220 Marlborough rd, Bklyn. nom

31ST st, 211 E (3:912), ns, 153.9 e 3 av, 18.9x98.9; PM; June25'14; 3y5%; Chas H Duffy, 236 E 27, to Nellie Thornton, 356 W 145. 8,000

32D st, 201-7 E, see 3 av, 359.

32D st, 6-8 W (3:833), ss, 150 w 5 av, 50 x98.9; PM; pr mtg $375,000; June15; June 20'14; 3y or sooner, 6%; Bradkim Realty Co, a corpn, to Jos M Brody, 62 W 92, et al. 375,000

32D st, 6-8 W; certf as to above mtg; June15; June20'14; same to same.

34TH st, 409 E (3:966), sal Ls; Sept30'13; June23'14; demand, 6%; Timothy M Moriarty to Peter Doelger Brewing Co, Inc, 407 E 55. 500

34TH st W, nec 7 av, see 7 av, 441-3.

35TH st, 9 W (3:837), ns, 200 w 5 av, 18.9x98.9; June18; June19'14; 5y5%; Carnegie Constn Co, a corpn, to Chas A Munn at West Orange, NJ. 70,000

35TH st, 9 W; certf as to above mtg; June18; June19'14; same to same.

40TH st, 100-2 W, see 6 av, 697.

40TH st, 450 W (3:737), ss, 175 e 10 av, 25x98.9; June19; June22'14; due & int as per note; Patk J, Chas, Anna & Alice Costello & Margt Altschul, all heirs of Margareth Costello, to West Side Bank, a corpn, 481 8 av. note 5,150

41ST st, 223-9 W (4:1013), ns, 300 w 7 av, 100x98.9; June12; June23'14; due June22'19, 5%; 223, 229 West 41st St Corpn, 1467 Bway, to East River Savgs Instn, 291 Bway. 30,000

41ST st, 223-9 W; consolidation & ext of three mtgs for $225,000 aggregate to June 22'19, 5%; also see collateral mtg on 42d st; June12; June23'14; East River Savgs Instn, a corpn, 291 Bway, with 223, 229 West 41st St Corpn, 226 W 42. nom

41ST st, 223-9 W, fee; also 42D ST, 226 W (4:1013), ss, 300 w 7 av, 25x98.9, this leasehold; certf as to collateral & ext of mtgs for $225,000; June22; June23'14; 223, 229 West 41st St Corpn to East River Savgs Instn, a corpn.

41ST st, 404-6 W (4:1050), ss, 100 w 9 av, 41.8x98.9; June12; June24'14; 1y6%; Louis Pflugner, 453 W 43, to Warren W Erwin & Co, 26 Beaver. note 3,500

42D st, 226 W (4:1013), ss, 300 w 7 av, 25x98.9; leasehold; collateral to ext & consolidation of three mtgs; see 41st st; June 12; June23'14; due June22'19, 5%; 223, 229 West 41st St Corpn, 1467 Bway, to East River Savgs Instn, a corpn, 291 Bway. 225,000

42D st, 226 W, see 41st, 223-9 W.

46TH st, 17 W (5:1262), ns, 250 w 5 av, 12.6x100.5; PM; June25'14; 3y or sooner, 5%; Jno F Erdmann to Marie A Dench, 15 E 53. 35,000

46TH st, 49 W (5:1262), ns, 348 e 6 av, 22x100.5; pr mtg $——; June23; June25'14, due & int as per bond; Benj H Howell, of Ridgewood, NJ, to Mutual Life Ins Co, of N Y, 32 Nassau. 7,000

49TH st, 316 W (4:1039); ext of mtg for $15,000 to July6'17, 5%; June17; June25'14; Jno W Foster with Bowery Savgs Bank, a corpn, 128 Bowery. nom

51ST st E, nwc 3 av, see 3 av, 538.

51ST st, 405-10 W (4:1060), ss, 150 w 9 av, 50x100.5; agmt as to ownership of bond & mtg for $45,000; June19'14; Lawyers Title Ins & Trust Co, a corpn, with Ella Smith, 739 Sherman av, Plainfield, NJ. nom

54TH st, 12 E (5:1289); ext of mtg for $55,000 to June27'17, 4½%; June9; June 20'14; Charlotte E Smith & Neva Van Smith McGrath with Bowery Savgs Bank, a corpn, 128 Bowery. nom

56TH st, 320 W (4:1046), ss, 271.8 w 8 av, 20.8x100.5; June22'14; due & int as per bond; Mary E Manuel to Title Guar & Trust Co, a corpn 9,000

57TH st, 351 W (4:1048), ns, 175 e 9 av, 22x100.5; June22'14; 3y5%; Geo B & Hy G Frisbie to N Y Title Ins Co, a corpn. 22,000

57TH st, 600 W, see 11 av, 837.

59TH st, 344 W (4:1049), ss, 125 e 9 av, 25x100.5; ext of mtg for $25,000 to May1'17, 5½%; June17; June24'14; Cooper Realty Co, a corpn, 26 Exchange pl, with Jas S Roberts, 246 W 136, gdn Annie F & Mary C Roberts. nom

61ST st, 7 E (5:1376), ns, 200 e 5 av, 25x 100.5; PM; June18; June19'14; 3y or sooner, 5%; Jno T Pratt to Edw Tuck, 7 E 61. 75,000

61ST st, 9 E (5:1376), ns, 225 e 5 av, 25x 100.5; PM; June18; June19'14; 3y or sooner, 5%; Jno T Pratt to Jesse Rosenthal, 135 Central Park W et al. 75,000

61ST st, 109 E (5:1396), ns, 77 e Park av, 19x100.5; PM; June22; June23'14; 3y 5%; Kensington Holding Corpn to Lizzie Van Boskerck, 10 W 61. 28,000

68TH st, 57 W (4:1121), ns, 205 e Col av, 20x100.5; pr mtg $20,000; June19'14; due July1'15, 5%; Mathilde O Benjamin, 2030 Bway, to Seymour Realty Co, a corpn, 25 Broad. 3,000

68TH st, 57 W (4:1121), ns, 205 e Col av, 20x100.5; ext of mtg for $20,000 to June 19'17 5%; June19'14; N Y Title Ins Co, a corpn, with Mathilde O, wife of & Geo G Benjamin, 2030 Bway nom

71ST st, 525-31 E (5:1483), ns, 373 e Av A, 125x204.4 to ss 72d (Nos 524-8); building loan; June16; June19'14; due Jan1'20, 6% until final advance is made & thereafter 5½%; Storm Holding Co, Inc, to Title Guar & Trust Co, a corpn. 190,000

71ST st, 525-31 E, & 72D ST, 524-8 E; certf as to above mtg; June16; June19'14; same to same.

72D st E (5:1406), ss, 256.3 w Lex av, 18.9x102.2; June25'14; due & int as per bond; Lucrie F Speir to Mutual Life Ins Co of N Y, 32 Nassau. 20,000

72D st, 524-8 E, see 71st, 525-31 E.

73TH st, 234 E (5:1429), ss, 199.2 w 2 av, runs s102xw20.11xn102.2 to beg, error, e course omitted; ½ pt; AT; Apr1; June19 '14; due May1'16, 6%; Paolo Torregrossa, 203 E 78, to Salvatore Gerace, 28 Stanton. 1,000

77TH st, 158 W (4:1148), ss, 220 e Ams av, 19x102.2; PM; June25'14; due & int as per bond; Kath O'C Baum to Lillie L Hearne, 1 W 85. 16,000

78TH st, 214 E (5:1432), ss, 158.4 e 3 av, 13.4x102.2; PM; June22; June23'14; 1y6%; Hermine Wahl, 212 E 78, to Marie Sulzer, Mott & Sunnyside av, Far Rockaway, LI. 1,000

79TH st, 221 W (4:1227), ns, 251 w Ams av, 17x102.2; pr mtg $20,000; June24; June 25'14; due & int as per bond; Marion B Carroll to Bway Trust Co, a corpn, 233 Bway. 3,000

80TH st, 208 W (4:1227), ss, 175 w Ams av, 25x102.2; certf of reduction of mtg & that $2,000 is now due thereon; June16; June23'14; Meyer M Gantz, 676 Riverside dr, to E T Realty Co, a corpn, 76 William.

83D st, 37 E (5:1495), ns, 50 e Madison av, 18x102.2; pr mtg $25,000; Apr14'13; June24'14; demand, 6%; Sarah J Walker to Geo W Millar, 163 W 12. 2,000

84TH st, 65 E (5:1496), ns, 112.6 w Park av, 18.6x102.2; June23'14; 1y5%; Geo F Meehan, 168 E 79, to Emigrant Indust Savgs Bank, a corpn. 16,000

84TH st, 163-5 E (5:1513), ns, 174 w 3 av, 48x102.2; PM; June24'14; Due & int as per bond; Eliz C Galbraith to Emille J Murray, 221 W 130. 35,000

86TH st, 230-40 E (5:1531), ss, 100 w 2 av, 160x102.2, PM; pr mtg $108,000; June 19; June20'14; due May1'17 or sooner, without int if paid when due, otherwise 6%; Tryus Realty Corpn to Geo F Johnson, at Hanover Township, Morris Co, NJ. 1,530

86TH st, 230-40 E (5:1531), ss, 100 w 2 av, 6 lots, ea 26.8x102.2; ext of 6 mtgs for $18,000 ea to May1'17, 4½%; June9; June23'14; The Savgs Bank of Utica, a corpn, with Geo F Johnson. nom

89TH st E, nec Av A, see Av A, es, &c.

89TH st E, nwc East End av, see Av A, es, &c.

90TH st E, sec Av A, seo Av A, es, &c.

90TH st E, swc East End av, see Av A, es, &c.

92D st, 140 E, see Lex av, 1392-6.

97TH st, 261 W, see West End av, 760.

99TH st, 175-9 W, see Amsterdam av, 801.

100TH st, 307 W (7:1889), ns, 135 w West End av, 16x100.11; ext of mtg for $18,000 to Jan31'17, 4½%; May14; June19'14; Benj C Faulkner et al, trstes Thos S Faulkner, with Fanny Dryfoos, 307 W 100. nom

105TH st, 165 W (7:1860), ns, 60 e Ams av, 40x100.11; June4; June20'14; due & int as per bond; West End Presbyterian Church, a corpn, to The Church Extension Committee of the Presbytery of N Y, a corpn, 156 5 av. 35,000

107TH st, 68 E (6:1612), ss, 100 w Park av, 20x100.11; June22'14; 5y5%; Manhattan Holding Co, a corpn, to Jas H Ripley, at Hempstead, LI. 15,000

107TH st, 68 E; certf as to above mtg; June22'14; same to same.

112TH st, 144 E, see Lex av, 1796-1800.

113TH st, 26 W (6:1590), ss, 318.4 w 5 av, 33.4x100.11; pr mtg $——; June25'14; due July1'19, 4½%; Regina Kauder to Harris D Colt, 515 Park av, trste Marie L Cameron. 5,000

114TH st, 30 W (6:1597); ext of mtg for $13,000 to June1'17, 5%; June11; June22'14; Adele Rheinstein, 344 W 89, with Abr Gelns, 30 W 114. nom

114TH st, 216 W (7:1829), ss, 275 w 7 av, 25x100.11; ext of mtg for $3,900 to June29 '19, 5%; May7; June24'14; Ellen McDonough with Wm A Swinton, 421 W 115, at St Luke's Hospital. nom

116TH st, 1 E, see 5 av, 1421.

117TH st, 14 W (6:1600); ext of mtg for $25,000 to May26'17, 5%; May20; June2'14; Isaac Untermyer, 15 E 60, et al, trstes Florence Marshall, with Elisabeth S... inger, 14 W 117. nom

119TH st, 95 W, see Lenox av, 180.

122D st, 269 W (7:1928), ns, 140 e 8 av, 20x100.11; June20; June22'14; 3y5%; Margt, wife Lawrence Brennan, 271 W 122, to Margt A Howard, 1 W 74. 15,000

123D st, 268 W (7:1928), ss, 100 e 8 av, 25x100.11; ext of mtg for $15,000 to Aug 1'17, 5%; June12; June24'14; Bernhard Freund with Jacob & Anna D Spangenberg, 26 E Kingsbridge rd, Bronx, NY. nom

125TH st, 337 E (6:1802); ext of mtg for $18,000 to June1'17, 5%; June19; June22 '14; Wm Hughes, 79 W 124, with Annie Federman, 124 Fairmount av, Newark, NJ. nom

125TH st, 337 E; ext of mtg for $3,000 to June1'17, 6%; June19; June22'14; same with same. nom

125TH st, 339 E; ext of mtg for $18,000 to June1'17, 5%; June19; June22'14; Thos Carroll, 16 E 129, with Annie Federman, 124 Fairmount av, Newark, NJ. nom

125TH st, 339 E; ext of mtg for $3,000 to June1'17, 6%; June19; June22'14; Wm Hughes, 79 W 124, with same. nom

127TH st, 243 W (7:1933), ns, 341.8 w 7 av, 16x99.11; ext of mtg for $10,000 to Feb2'17, 5%; June22'14; Edw M Johnston, 89 St James pl, Bklyn, with Florence I Todd, 100 W 124. nom

131ST st, 33 W (6:1629), ns, 385 w 5 av, 12.6x99.11; PM; pr mtg $4,500; June20; June22'14; installs, $35 mo 6%; Jno W Patterson to Anna A Braxton, 258 W 131. 1,000

131ST st, 35 W (6:1729), ns, 410 w 5 av, 50x99.11; PM; June22; June23'14; 3y5%; D A Cushman Realty Corpn, 172 9 av, to Sylvester Pope, 424 Central Park W, et al, trstes will of Josephine L Peyton. 33,000

134TH st, 238 W (7:1939), ss, 300 e 8 av, 25x99.11; June24; June25'14; 5y5%; Gustavus Sidenberg to Wm Rankin, 119 W 77. 11,000

142D st W (7:2088), ss, 250 w Bway, 100 x99.11; bldg loan; June22; June25'14; demand, 6%; V S Bldg Corpn to City Mtg Co, a corpn, 15 Wall. 135,000

142D st W (7:2088); same prop; certf as to above mtg; June22; June25'14; same to same.

142D st, 72 W (6:1739); ext of mtg for $14,000 to May22'17, 5½%; June15; June 25'14; same with Henrietta B Lighte, 41 W 92. nom

142D st, 72 W (6:1739), ss, 75 e Lenox av, 25x99.11; pr mtg $19,250; June19; June25 '14; due May22'17, 6%; Leah, wife, & Cornelius Daniels & Antonia, wife of & Isidore Teitelbaum, to Saml K Johnson, at Whittier Inn, Neptune av, Sea Gate, N Y C. 1,000

145TH st, 101 W, see Lenox av, 701.

149TH st W (7:2095), ss, 175 w Bway, 148.6 to es Riverside dr x100.7x137x99.11; June24; June25'14; 1y or sooner, 6%; The West Side Constn Co, a corpn, to N Y Title Ins Co, a corpn. 75,000

149TH st W (7:2095); same prop; certf as to above mtg; June24; June25'14; same to same.

151ST st W (7:2097), ss, 150 w Bway, 150x99.11; bldg loan; pr mtg $58,000; June 24; June25'14; 1y6%; City Constn Co, a corpn, to Albt Jarmulowsky, 80 E 92, et al, exrs &c Sender Jarmulowsky. 102,000

151ST st W (7:2097); same prop; sobrn of mtg for $10,000 to mtg for $102,000; June10; June25'14; same & Bway, 150-151st St Co, a corpn, with same. nom

151ST st W (7:2097); same prop; certf as to above mtg; June24; June25'14; same to same.

165TH st, 476-80 W (8:2111), ss, 120.6 e Ams av, 59.11x100; June19; June20'14; due July1'17, 5%; Salome & Sara Campbell, at White Plains, NY, to Walter L Crow, 13 E 126. 6,000

170TH st, 555 W (8:2127), ns, 100 w Audubon av, 75x100; PM; pr mtg $——; June 19; June20'14; due June6'15, 6%; Marguerite I Berg to Benj B Vallentine, 48 W 84. 2,000

171ST st W, nec Ft Washington av, see Ft Washington av, nec 171.

Av A (5:1586), es, 201.5 ft; also AV B or EAST END AV, ws, 201.5 ft; also 90TH ST, ns, 600 ft; also 89TH ST, ns, 646 ft;

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the block, except pt for Marginal; June22; June24'14; 1y 4½%; House of the Good Shepherd, a corpn, to Emigrant Indust Savgs Bank, a corpn. 60,000

Av A, nec 89th, see Av A, es, &c.

Av A, sec 90th, see Av A, es, etc.

Av B, 15 (2:384), sec 2d, —x—; ext of mtg for $18,000 to Apr14'17, 4½%; June4; June25'14; Sol & Harry J Sprung, exrs &c Isaac Sprung, with Bowery Savgs Bank, a corpn, 128 Bowery. nom

Amsterdam av, 786 (7:1870), ws, 75.9 n 98th, 25x84.2; PM; June18; June19'14; 5y 5%; Christopher W Mitchell to Emigrant Indust Savgs Bank, a corpn. 19,000

Amsterdam av, 801 (7:1854), nec 99th (Nos 173-5), 25.2x100; ext of mtg for $27,000 to July28'17, 5%; June10; June20'14; North Side Savgs Bank, a corpn, 3230 3 av, with Charlotte W R Haas, at Muhlenberg College, Allentown, Pa. nom

Amsterdam av, 825 (7:1855), es, 50.3 n 100th, 25.3x75; PM; June18; June19'14; 5y 5%; Christopher W Mitchell to Emigrant Indus Savgs Bank, a coron. 19,000

Broadway, 2628-30 (7:1871), es, 100.11 n 99th, 54.2x87.8x50.1x87.7; June22'14; 5y 4¼%; Mignon E Loew to Grenville L Winthrop, at Lenox, Mass, & ano, exrs Robt Winthrop. gold 62,000

Broadway, 2633-5 (7:1871), ws, 100.11 n 99th, 60.3x219x69.5x220.4; leasehold, with furnishings; PM; May23; June22'14; installs $400 on Dec1'17 & $400 mo thereafter 6% Quincy Amusement Co, a corpn, 2632 Bway, to Sirrah Amusement Corpn, 507 5 av. 15,267

East End av, nwc 89th, see Av A, es, &c.

East End av, swc 90th, see Av A, es, &c.

Edgecombe av, 58 (7:2041), es, 92 s 138th, 15.10x100; ext of mtg for $11,000 to June1'17, 5%; June10; June22'14; Mary L Fraser, 103 Gates av, Bklyn, with D H Jackson Co, a corpn, 35 Nassau. nom

Fort Washiagton av (8:2142), nec 171st, 98.3x106.7x98x100; June18; June19'14; 1y or sooner, 6%; Tilman Constn Co, Inc, 961 St Nicholas av, to State Realty & Mtg Co, a corpn, 18 E 41. 37,500

Fort Washington av, nec 171st, same prop; certf as to above mtg; June18; June 19'14; same to same.

Fort Washington av, nec 171st, same prop; sobrn of mtg for $52,500 to mtg for $37,500; June18; June19'14; same with same. nom

Lenox av, 180 (6:1718), nec 119th (No 95), 75.8x85; PM; May29; June25'14; due Oct31'14, 6%; Marion E Ireland to Margaretha Eggers, 101 W 93. 13,000

Lenox av, 701 (7:2014), nwc 145th (No 101), 79.10x100; pr mtg $82,950; June10; June19'14; due June1'15, 6%; Wm T McAvoy to Patk H Dwyer, 450 W 152. 5,000

Lexington av, 1392-6 (5:1520), swc 92d (No 140), runs s78.8xw63.4xn22xe33.4xn56.8 to 92d xe30 to beg; June15; June24'14; due June1'19, 4½%; Harry C Hart to Union Trust Co of N Y, a corpn, 80 Bway. 50,000

Lexington av, 1796-1800 (6:1639), swc 112th (No 144), 100.11x25; agmt as to ownership of bond & mtg for $22,500; June9; June24'14; Hermann Reiners, 680 Willoughby av, Bklyn, & ano, with N Y Investors Corpn, 176 Bway. nom

Riverside dr, sec 149th, see 149th W, ss, 175 w Bway.

Riverside dr (8:2136), nes, 342.2 nw 158th, runs n151.5xw100xs128.2 to dr xe 102.10 to beg; bldg loan; June19; June20 '14; demand, 6%; Podwill Realty Co, Inc, to The City Mtg Co, a corpn, 15 Wall. 175,000

Riverside dr (8:2136); same prop; certf as to above mtg; June19; June20'14; same to same.

Sherman av (8:2174), sec Ellwood, 100.3 x250x100x245; ext of mtg for $20,000 to June22'17, 5¼%; June22; June23'14; Italian Savgs Bank of N Y, a corpn, 64 Spring, with Andw F Kennedy, 146 W 12. nom

West Broadway, 249, see West Bway, 253.

West Broadway, 251, see West Bway, 253.

West Broadway, 253 (1:191), sec Walker (Nos 1-3), 18.8x60; also WEST BROADWAY, 251 (1:191), es, 18.8 s Walker, 18.8x57; also WEST BROADWAY, 249 (1:191); es, 37 s Walker, 18.8x60, with rights to 3 ft alley in rear; pr mtg $——; Apr1; June 23'14; 1y6%; Chas H Keys, 50 E 58, to Sidney S Lenz, 514 W 122. 5,000

West End av, 760 (7:1869), nec 97th (No 261), 19.11x89; ext of mtg for $33,500 to June24'19, 5%; June24'14; Jno C Freund with Chas R Buckley, 112 Montague, Bklyn, et al, trstes Wm F Buckley, decd. nom

1ST av, 1501 (5:1453); ext of mtg for $12,000 to Aug1'17, 5%; June17; June24'14; Tillie S Cahn, 170 W 74, with Jacob Kraus, 1500 1 av, & ano. nom

2D av, 408 (3:929); ext of mtg for $3,500 to June15'16, 6%; Mar31'13; June19'14; Regina Schlesinger with Morris Stalewitz, 1393 Fulton av. nom

2D av, 452 (3:931), es, 59.2 s 26th, 19.7x 74; ext of mtg for $12,500 to May26'17, 5%; May29; June22'14; Thos E Hanson, 45 Heywood av, Orange, NJ, exr Hester Hanson, with Barnett Greenstone, 452 2 av. nom

3D av, 359 (3:907), nec 32d (Nos 201-7), 24.8x110; June22; June23'14; 5y5%; L G Company, a corpn, 15 Broad, to Annie A Dimond, 65 W 70. 32,000

3D av, 359, nec 32d (Nos 201-7); certf as to above mtg; June18; June23'14; same to same.

3D av, 359, nec 32d (Nos 201-7); sobrn of Ls to mtg for $32,000; June20; June23 '14; same owner & Michl Brannelly, 359 3 av, lessee, with same. nom

3D av, 743 (5:1320); ext of mtg for $19,000 to June17'19, 5%; June17; June19'14; Emigrant Indus Savgs Bank, a corpn, with Christopher A Schuber at Hartsdale, NY. nom

3D av, 838 (5:1306), nwc 51st; sal Ls; June19; June20'14; demand, 6%; Thos Hession to Geo Ehret, 1197 Park av. 2,000

3D av, 838; sal Ls, chattels, &c; pr mtg $5,562; June19; June20'14; 20 notes, mo installs without int; same to Edmond Bresnihan, — Plainfield av, East Rockaway, Ll, & ano. 2,000

5TH av, 1421 (6:1622), nec 116th (No 1), 100.11x110; consent by lessee to two mtgs for $140,000 & 20,000; June18; June24'14; Fifth Av Amusement Co to Ancient Order of Hibernians. nom

5TH av, 1421 (6:1622), nec 116th (No 1), 100.11x110; agmt as to ownership of bond & mtg for $140,000; June18; June24'14; Van Wyck Thorne, 120 E 64, with Max M Warburg, 75 Ferdinand Strasse, Hamburg, Germany.

5TH av, 1421 (6:1622), nec 116th (No 1), 100.11x110; June18; June23'14; 5y6%; Ancient Order of Hibernians, a corpn, 211 E 45, to Max M Warburg, 75 Ferdinand Strasse, Hamburg, Germany. 140,000

5TH av, 1421, nec 116th (No 1); pr mtg $140,000; June22; June23'14; due & int as per bond; same to Max Kobre, 115 W 122. 20,000

6TH av, 697 (3:815), swc 40th (Nos 100-2, 24.8x78; agmt changing interest days, etc, in mtg for $20,000; June25'14; Adelaide B Alfke with German Savings Bank, a corpn, 157 4 av. nom

7TH av, 441-3 (3:810), nec 34th; leasehold; May8; June24'14; demand, 6%; Patk Fleming, 81 W 103, to Jas Everards Breweries, a corpn, 12 E 133. gold 7,000

8TH av, 353 (3:751), ws, 74 s 28th, 24.8x 100; pr mtg $25,000; June8; June19'14; 2y 6%; Elisabeth A Demarest & Sylvanus V Reynolds to Ernest C Schultze, 44 E 41. 3,000

11TH av, 837 (4:1104), swc 57th (No 600), 25.5x100; PM; June23; June24'14; due & int as per bond; Jno & Patk Mullen, 761 9 av, Bklyn, to Kath T Flaherty, 513 W 57, & ano. 12,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Cedarhurst Park, Ll (miscl); certf as to mtg for $6,000; Mar9; June19'14; Webb Constn Co, Inc, to Home Mtg Investment Co of NY, 383 Jay st, Bklyn.

Chattel mtg (miscl); certf as to mtg for $3,000; June26'12; June23'14; Chas Meisezahl Mfg Co, a corpn, to Aug Venzke.

Chattel mtg (miscl); certf as to mtg for $——; June20; June23'14; Radio Telephone & Telegraph Co, a corpn, to Munsey Trust Co.

Miller av (Bklyn), nec Sutter av, 40x irreg x95; certf as to mtg for $19,000; June 10; June19'14; Harry Rubin Building Co to Title Guar & Trust Co, a corpn, 176 Bway.

Newkirk av (Bklyn), nec Ocean av, 89.11 x131.5x irreg; certf as to mtg for $65,000; June18; June19'14; Louisville Realty Co, Inc, to Lawyers Mtg Co, a corpn, 59 Liberty.

Morris Park, Ll (miscl); certf as to mtg for $1,600; June24; June25'14; Forest Parkview, Inc, to Saml H Sternberg.

Hempstead, Ll (miscl); certf as to mtg for $1,900; June24; June25'14; R E Cameron Realty Co, a corpn, to Geo M Hewlett.

B of Q (miscl); certf as to mtg for $45,000; June10; June25'14; Degnon Realty & Terminal Impt Co, a corpn, to Title Guar & Trust Co, a corpn.

Certf (miscl) as to mtg or deed of trust for payment of bonds for $135,000; Apr28; June19'14; B F Keith's New York Theatres Co, a corpn, to Title Guar & Trust Co, a corpn, 176 Bway, as trste.

MORTGAGES.

Borough of the Bronx.

Bleecker st, nwc Barker av, see Britton, swc Barker av.

Britton st (*), swc Barker av, 362 to Bleecker x400x364 to Britton x400; June 15; June22'14; 3y6%; Aug Moebus, New Rochelle, NY, to Frances A Cowles, 202 W 103. 3,000

Britton st (*), same prop; sobrn agmt; June15; June22'14; Twenty-third Ward Bank with Frances A Cowles, 202 W 103. nom

Chisholm st (11:2970), ws, 165.3 s Freeman, runs w120xs11.11xe15xs17.1xse91.9 to Stebbins av xn54.1 to Chisholm xn47.3 to beg; bldg loan; June23'14; 1y6%; Josenh Sonsin Co, Inc, to Rockland Realty Co, 509 Willis av. 50,000

Chisholm st (11:2970), same prop; certf as to above mtg; June23'14; same to same.

Fox st (10:2724), es, 180 n 163d, 40x110.5x 40x110.11; given to secure $575, amount of vendee's lien agt above premises; pr mtg $40,500; June11; June19'14; Podgur Realty Co to Morris Wolfinger, 1226 49th, Bklyn. 575

German pl (9:2360), es, 78.11 n 157th, 75x100.4x75x96.9; PM; pr mtg $——; June 1; June22'14; 1y6%; Hubener-Escher Co, 748 Melrose av, to Saml Y Hampton, 300 1 av. 1,700

German pl (9:2360); same prop; certf as to above mtg; June1; June22'14; same to same.

Loring pl, 2253 (11:3225), ws, 38.1 n 183d, 21x103.11x20.11x105.3; June17; June19'14; 3y6%; Carl A Baas to Emma W Wingate, 583 St Marks av, Bklyn. 2,750

Loring pl, 2253 (11:3225); June17; June19 '14; 3y6%; Carl A Baas to Mary R Schelshorn, trste Jonathan Saul, 698 Gates av, Bklyn. 2,250

Oak st (*), nec Kingston av, 500x100; deed recorded as a mtg statement filed with Register; pr mtg $8,500; Nov21'13; June25'14; Geo E Conley to Chas A Stewart, 34 Carlton av, Jersey City, NJ, trste. nom

Poplar st (*), ss, 403 e Forest, 15x113x 29.2x118; also POPLAR ST (*), swc Roselle, 73.1x101.6x109.10x56.8; certf as to mtg for $3,500; June20; June23'14; Beldon Point Co, Inc, to Phebe Rauch & ano.

Poplar st (*), swc Roselle, runs w 88.1 xs118xe29.2xn11.5xe109.10 to Roselle xn 56.8 to beg; June20; June22'14; 1y6%; Beldon Point Co, Inc, to Phebe Rauch, 2925 Bainbridge av, & ano. 3,500

Poplar st, swc Roselle, see Poplar, ss, 403 e Forest.

Roselle st, swc Poplar, see Poplar, swc Roselle.

Simpson st, 961 (10:2724), ws, 186.8 n 163d, 42x110.5; pr mtg $——; Apr15; June 22'14; due Oct1'16, 6%; Sarah Dreier, New Brunswick, NJ; Hannah Krone, 418 E 50, & Peter Krone, 12 Beekman pl, to Garret Dreier, 75 Church st, New Brunswick, NJ. 1,368.67

Tiffany st, 1147 (10:2706), ws, 165.10 s Intervale av, runs s52xw86.1xn19.2xne10.11 xe12.5xn7.4xne25xe48.2 to beg; pr mtg $23,000; June18; June20'14; due &c as per bond; Eliz Willetts to Frank Willetts, 1887 Vyse av. 6,000

Waldo pl, swc Middletown rd, see Middletown rd, nwc Waldo pl.

141ST st E (9:2303), ss, 431.6 e Alex av, 25x100; also 141ST ST E (9:2303), ss, being strip lying bet ss 141st, as legally opened & ss 141st, as on map sec A & B, North NY; pr mtg $5,500; June22; June23'14; 1y without int; Peter Fries, 374 E 141, to Morris Cohen, 863 DeKalb av, Bklyn. 2,000

141ST st E (10:2555), ns, 175.5 w Beekman av, 50.1x104.3x50x107.10; participation agmt; Apr15; June20'14; Stella S Cowen with Wm Cowen et al, exrs Abr W Cowen. nom

154TH st E (9:2414), ns, 400 w Courtlandt av, 25x100; June19; June22'14; installs, 6%; Bertha C, wife Francis J Dolan, Yonkers, NY, to Fannie Catz, 333 Willis av. 300

161ST st E, sec Tinton av, see Tinton av, sec 161.

167TH st W (9:2527), ss, 225 w Lind av, 25x100; June19; June22'14; installs, 6%; Cath Connelly to Fannie Catz, 333 Willis av. 400

167TH st E, nwc Fulton av, see Fulton av, nwc 167.

169TH st, 776 E, see Tinton av, 1244.

169TH st, 907 E (10:2719), nws, 193.6 nw Barretto, 20.7x—x22.5x75.7; pr mtg $——; June18; June19'14; due Sept18'15, 6%; Anna & Henry Feldman to Anna Pekowsky, 450 Audubon av. 300

169TH st E, nec Jerome av, see Jerome av, nec 169th.

175TH st E, swc Crotona av, see Crotona av, swc 175th.

175TH st E, swc Crotona av, see Crotona av, swc 175th.

181ST st E, nec Arthur av, see Arthur av, nec 181.

181ST st E, sec Clinton av, see Clinton av, sec 181.

181ST st E, swc Daly av, see Honeywell av, sec 181.

181ST st, 900 E, see Honeywell av, sec 181.

184TH st E, nwc Morris av, see Morris av, nwc 184.

184TH st E, nec Walton av, see Morris av, nwc 184.

187TH st, 553 E (11:3056), ns, 48 e Lorillard pl, 50x92.2x50x91.2; certf as to mtg for $3,000; June18; June22'14; Arthur Av Realty & Constn Co to Jos Paterno, 435 Riverside dr.

217TH st E (*), ns, 271.8 w Barnes av, 33.4x100 ,Wakefield; June22; June23'14; due &c as per bond; Congregation Ansha Amas, of Williamsbridge, to Otto Mollenhauer, Rosendale, NY, & ano. 2,000

235TH st E (*), ns, 455.3 w White Plains rd, 24.9x114.6; PM; June19; June23'14; 3y 5½%; Henry C Gerhards to Geo A Steinmuller, 1957 Grand blvd & concourse, & ano, exrs Jos Kleinschnittger. 3,000

235TH st E (*), ns, 405 w White Plains rd, 25.3x114.6; PM; June19; June23'14; 3y 5½%; Henry C Gerhards to Geo A Steinmuller, 1957 Grand blvd & concourse, & ano, trstes Jos Kleinschnittger. 3,000

Anthony av (11:2892), es, 89 s Morris av, 50x199x52x184.6; June22'14; installs, 6%; Jno Litter to Tremont Bldg & Loan Assn, 1931 Wash av. 4,000

Arthur av (11:3070), nec 181st, 46.8x90x 70x93; pr mtg $45,000; June22; June25'14; due &c as per bond; Angel Constn Co to Hyman Fish, 156 5 av. 4,000

Barker av, swc Britton, see Britton, swc Barker av.

Barnes av, 1865 (*), ws, 645 n Morris Park av, 25x100; June22; June24'14; due Jan22'15, 6%; Annie Kawasoye to Herman Parkus, 823 Fox. 600

Barnes av (*), ws, 100 s Van Nest av, 25x100; June22; June23'14; due &c as per bond; Geo Lodes to Grant Squires, 260 W 76, exr &c Theresa Foy. 900

Beech av (*), ns, 201.2 e Elm, 25x100; June19; June22'14; 3y5½%; Natale Geraci to Abr Jacobi, 19 E 47, & ano. 1,256

Broadway (12:3267), es, 149.6 n 231st, runs n49.7xe203.1xs48.11xw134.8xw60 to beg; June20; June23'14; 1y6%; Edw Q Payne, Stamford, Conn, to N Y Mtg & Security Co, 135 Bway. 8,000

Bronx blvd (*), ws, 100 n 226th, runs n 40xw140xs140 to 226th xe43xn100xe95 to beg; PM; June17; June25'14; due &c as per bond; Helen R Rohr, 1613 Overing, to Bronx Borough Bank, 440-4 Tremont av. 1,100

Bronx blvd (*), ses, 200 sw De Milt av, 30x100, except pt for Bronx blvd; June18; June19'14; 3y6%; Chas Hertsch to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 400

Brook av, 459 (9:2290), ws, 75 n 145th, 25x90; pr mtg $——; June15; June20'14; due Aor15'15, 6%; Herman Brand to Michl Friedwald, 1328 Webster av. notes 500

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Bryant av (11:2994), ws, 80 s Jennings, 20x100; June19; June20'14; installs, 6%; Annie Kantorowitz to Union Brass Bed Manufacturing Co, 1805 1 av. 765

Clay av (11:2782), nws, 814.2 ne 169th, 25x93.5x25x91.2; June24; June25'14; installs, 6%; Louis Reda & Louis Scalzo, 1371 Clay av, to Franklin Soc for Home Bldg & Savgs, 38 Park row. 5,300

Clay av (11:2782); same prop; PM; pr mtg $5,300; June24; June25'14; 1y6%; same to Jno L Kee, Vineland, Cumberland Co, NJ. 500

Clinton av (11:3096), sec 181st, 140x97; June9; June20'14; due &c as per bond; Wm F Johnston to Eliz Van Alst, New Rochelle, NY. 3,500

Crotona av, 1844 (11:2949); ext of $25,000 mtg to May25'18 at 5½%; May16; June 19'14; Fannie C Browning with Morris Wolfinger, 1226 49th, Bklyn, & ano. nom

Crotona av (11:2944), swc 175th, 99.5x 26.4; ext of $18,000 mtg to Nov3'17 at 5%; June17; June20'14; Title Guar & Trust Co with Ernst O Becher, 385 E 155. nom

Crotona av (11:2944), swc 175th, 99.6x 26.4; ext of $8,500 mtg to Nov1'19, at 6%; May21; June20'14; Ernst O Becher with Jno McNulty, 3058 Bainbridge av. nom

Daly av, 2121, see Honeywell av, sec 181.

Fulton av (10:2609), nwc 167th, 25x92.1x 25x90; June24; June25'14; 3y5%; Gerald J Barry & Percy J King, exrs &c Eliz M Barry, to Emigrant Indust Savgs Bank, a corpn. 15,000

Honeywell av (11:3125), sec 181st (No 900), 83.6x180.3 to ws Daly av (No 2121) x75.4x175.9; June19; June20'14; 3y6%; Trojan Bldg Corpn to Lawyers Title Ins & Trust Co, a corpn. 10,000

Honeywell av (11:3125), sec 181st (No 900); same prop; certf as to above mtg; June19; June20'14; same to same.

Hull av (12:3333), ws, 225 s 204th, 25x 110; pr mtg $——; June20; June22'14; 1y6%; Henry Weimar to Anna Pekowsky, 450 Audubon av. 500

Hughes av (11:3076), es, 146.2 s 188th, 24.10x87.6; ext of $4,000 mtg to July1'15 at 5½%; June13; June25'14; Rose McCoy with Timothy Keegan, 226 W 122. nom

Huxley av (13:3423), es, 25.7 n Forster pl, 76.9x74.3x75x91.4; June16; June19'14; 3y 6%; Orville C Alling, Phila, Pa., to Electa A Alling, 627 E Buchtel av, Akron, O. 600

Jackson av, 648-50 (10:2643), ses, 41.10 sw 152d, 50x104; PM; June23; June24'14; due &c as per bond; Herman Menaker, 428 E 157, to Sol Hoffman, 1140 Mad av. 45,000

Jackson av (10:2647), es, 125 n 158th, 57.11x75; June18; June19'14; 5y5%; Jas G Patton, New Rochelle, NY, to N Y Title Ins Co, 135 Bway. 6,500

Jackson av, 822 (10:2647), es, 182.11 n 158th, 20.1x87.6; June24'14; 5y5%; Jas G Patton to Mary S Crowell, Atlantic Highland, NJ. 2,300

Jerome av (11:2839), nec 169th; sal Ls; June5; June22'14; demand, 6%; Jas H Kavanagh to Clausen-Flanagan Brewery, 441 W 25. 5,000

Jerome av (11:2859), nws, 206 ne from line bet Village Mt Eden & lands Est Geo S Goble; ext of $15,000 mtg to May 1'17 at 5%; Apr11; June24'14; Lesley G Sheafer, exr &c Wm L Sheafer, with Andw J Connick, 328 W 72. nom

Kingston av, nec Oak, see Oak, nec Kingston av.

Livingston av (13:3415), ws, 508.1 s 246th, 81x175; June18; June20'14; due &c as per bond; Florence B Pegram to Violetta W Delafield, on 246th, ss, — w Riverdale av. 3,000

Marion av (12:3283), es, 75.11 s 198th, 75.11x85x75.6x88; June17; June19'14; due Nov17'14, 6%; Eugene H Hammond to Anna Pekowsky, 450 Audubon av. 600

Middletown rd (*), nwc Waldo pl, 51.7x 121.9x50x109.2; PM; June16; June19'14; due, &c, as per bond; Fredk J Schillinger to Poughkeepsie Trust Co, at Poughkeepsie, NY. 1,000

Middletown rd (*), ns, 51.3 e Edison av, 51.3x108x50x119.4; PM; June16; June19'14; due, &c, as per bond; Fredk J Schillinger to Poughkeepsie Trust Co at Poughkeepsie, NY. 1,000

Morris av (11:3184), nwc 184th, 70.2x195 to es Walton av x70.2x195.8; June19'14; due, &c, as per bond; Jno Fleming to Harlem Savgs Bank, 124 E 125. 15,000

New Drive, see Palisade av, ws, etc.

Old Boston rd (*), ws, 275.8 s Julianna, 50.1x132.6x50x132.6, except pt for White Plains rd; PM; June19; June20'14; due &c as per bond; Max Marx, 419 Convent av, to Bettie Barton, Camden, NJ. 5,000

Old Boston rd (*), ws, 325.9 s Julianna, 25.6x137x25x132.6, except pt for White Plains rd; PM; June19; June20'14; due &c as per bond; Max Marx, 419 Convent av, to Bettie Wise, Haddon Hall, Atlantic City, NJ. 2,500

Olinville av (*), ws, 600 n 216th, 25x100; June19'14; installs, 6%; Chas F Kalnin to N Y Edison Savgs & Loan Assn, 130 E 15. 5,600

Olinville av (*), same prop; sobrn agmt; Chas A Benkiser with same. nom

Olinville av (*), same prop; sobrn agmt; Emma Blass with same.

Parker av (*), ns, 112.3 e Castle Hill av, 50x100; pr mtg $4,600; June20; June 23'14; installs, 6%; Carmela Ianaro to Ebling Brewing Co, 760 St Anns av. 1,346

Palisade av (13:3411), ws, at s line premises late Peter O Strang now or formerly Along The Hudson Co, runs s93.8 to New dr xw100.8xw—xn116.6xe100 to beg; June 18; June19'14; installs, 6%; Nellie B Ball to Railroad Co-Oper B & L Assn, 103 Park av. 7,000

Paulding av (*), ws, 350 n Neil av, 25x 100; June18; June24'14; due July9'16, 5%; Jno W Pettitt to Morris Park Estates, 25 Broad. 725

Road (*), leading from Westchester to Eastchester, ws, at sec land hereby conveyed, runs nw1075.10xne298.4xne31.1xse 961.7 to rd xsw292.9 to beg; PM; June23; June24'14; 5y5%; F Paul A Vaccarelli to Cath Marrone, 121 St Nicholas av. 24,000

Robin av (*), es, 200 s Madison av, 50x 100; June2; June19'14; 1y6%; Wm Shafer to Paul C S Miller, 521 W 182. 500

Roselle st, swc Poplar, see Poplar, ss, 403 e Forest.

St Anns av, 682 (10:2617); ext of $9,000 mtg to May1'17 at 5%; June15; June25'14; Ida T L Schwarz with Helena Wigana, 682 St Anns av. nom

St Lawrence av (*), ws, 175 s Merrill, 25x100; ext of $2,500 mtg to Feb14'17, at 5%; June2; June24'14; Herman L Rieger with Amanda E Munch, widow, 511 Manhattan av. nom

Sheridan av (9:2456-2451), es, 94 n 165th, 2 lots, ea 75x100; 2 PM mtgs, ea $4,900; May15; June20'14; 5y5%; Isabella M Meeks to Frederic A de Peyster, 13 E 86, et al. 9,800

Sheridan av (9:2456-2451), es, 244 n 165th, 103.11x100; PM; June1; June20'14; 5y5%; Isabella M Meeks to Frederic A de Peyster, 13 E 86, et al. 6,750

Sherman av (9:2456-2451), ws, 105.2 n 165th, 2 lots, ea 75x100; 2 PM mtgs, ea $4,900; May15; June20'14; 5y5%; Isabella M Meeks to Frederic A de Peyster, 13 E 86. 9,800

Sherman av (9:2456-2451), ws, 255.2 n 165th, 103.11x100; PM; June1; June20'14; 5y5%; Isabella M Meeks to Frederic A de Peyster, 13 E 86, et al. 6,750

Southern blvd (10:2742), es, 50 s Aldus, 42x105; ext of $4,000 mtg to June22'16 at 6%; June22; June23'14; American Real Estate Co with Eberhardt & Podgur, 1029 E 163. nom

Spuyten Duyvil Pkway (13:3411), ws, 115 n 231st, 123.11x156.11x122.1x147.4; June23; June24'14; due July1'17, 5%; Along The Hudson Co, 84 William, to Fidelity Trust Co, 1 Hudson. 15,000

Spuyten Duyvil Pkway (13:3411), same prop; certf as to above mtg; June23; June 24'14; same to same.

Stebbins av, swc Chisholm, see Chisholm, ws, 165.3 s Freeman.

Tinton av (10:2667), sec 161st, 76.2x21.2; June6; June23'14; 2y5%; Elisa Bartoli to Eugenio Bartoli, 1071 3 av. 2,300

Tinton av, 1244 (10:2673), sec 169th (No 776), 80.10x12.10x71x51.6; June8; June24'14; 5y5%; Walter J & Eugene V Coggey, of Hammonton, NJ, to Laura S Heilner, 35 W 90, et al, exrs Emanuel Heilner. 13,000

Tremont av, 401, see Webster av, 1910.

Union av, nec 158th, see Westchester av, ws, 246.9 s 160th.

Vyse av (11:2987), nws, 500 sw Charlotte pl, 25x100; June22; June23'14; installs, 6%; Jno E McGill, 1413 Vyse av, to Teachers Co-oper B & L Assn, 170 E 60. 4,000

Vyse av (11:2988), ws, 75 n Jennings, 25 x100; June22; June23'14; 3y5%; Emma McManus, 1465 Vyse av, to Ethel H Knox, 2759 Bainbridge av. 3,500

Vyse av, 1477 (11:2988), ws, 225 n Jennings, 25x100; pr mtg $3,750; June18; June 19'14; installs, 6%; Clara Kreuter, 996 Tinton av, to Gunhild Tompson, 1477 Vyse av. 850

Vyse av, 2089 (11:3127); participation agmt; June25'14; Jacob Schmitt with Gussie Gardner, 1211 S av, Bklyn. nom

Vyse av, 2089 (11:3127); ext of $29,000 mtg to June15'17 at 5½%; June25'14; Jacob Schmitt with Friedrich Muller, 1179 Forest av. nom

Walton av (11:3183), es, 97 n 183d, 50x 95; PM; June20; June25'14; due &c as per bond; Maurice Friedman, 106 W 69, to Alpha Holding Co, Inc, 165 Bway. 1,600

Walton av, nec 184th, see Morris av, nw c 184.

Webster av, 1910 (11:3027); also TREMONT AV, 401; sal Ls; June24; June25'14; demand, 6%; Jno D Grotheer to Beadleston & Woerz, a corpn, 291 W 10. 3,000

Westchester av (10:2666), ws, 246.9 s 160th, runs w71.4xw89.2 to es Union av, xs201.4 to 158th xe21.2 to Westchester av x200 to beg; pr mtg $205,000; June24; June 25'14; 3y6%; Burland Bldg Corpn to David Schwartz, 107 6 av, Bklyn. 60,000

Westchester av (10:2666); same prop; certf as to above mtg; June24; June25'14; same to same.

Willis av, 207 (9:2302), ws, 39.2 s 140th, 18x66; June18; June20'14; due &c as per bond; Florence K Loewy, 486 E 140, to Henry W Schroeder, 586 E 170. 6,000

3D av, 2714 (9:2306), ses, 28 ne 144th, 28 x79.1x25x91.9; PM; June19; June22'14; 3y 5%; Benenson Realty Co to American Mtg Co, 46 Cedar. 10,000

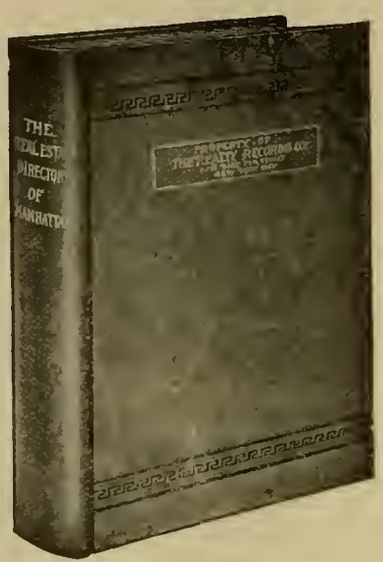
MISCELLANEOUS MORTGAGES.

Borough of the Bronx.

Consent (gen mtgs) to chattel mtg for $3,500; June19; June22'14; Jos F Panzer Inc to Jno Flanigan.

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TWO SECTIONS SECTION ONE

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VOL. XCIII
No. 1 (2390)

NEW YORK, JANUARY 3, 1914

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 3, 1914

REAL ESTATE REVIEW AND PROSPECT

Economic Causes For the Lessened Amount of Business in Most Departments During 1913—Trading Discouraged by Difficulty in Borrowing Money.

THE story of the real estate market for 1913 is soon told. It was a year of uninterrupted and almost unprecedented stagnation in the buying, trading, loaning and building departments of the real estate business. The preceding year had not been a particularly encouraging one for the owners and operators in real property, but it had been characterized by a continuation of the building movement of the previous years. No such consolation can be found in the recorded transactions of 1913. So far as Manhattan is concerned one would have to go back more than fifteen years in order to find a year in which so little business was transacted.

Take the case, for instance, of the Manhattan conveyances. During 1913 approximately 7,700 deeds, transferring Manhattan property, were recorded. The corresponding figure for the previous year had been about a thousand more. Even this figure was over a thousand less than the number of conveyances recorded during 1908; and the number recorded during 1908 was approximately the same as the corresponding number in 1900, which was considered to be a very bad year.

In the meantime, the total figure for the Manhattan conveyances had reached almost 22,000 in 1905. Of course, this figure was excessively large and was due to the wholly exceptional conditions resulting from the speculation in old tenements. But, on the other hand, the corresponding figures for the past year are excessively small and are due to equally abnormal conditions. The figures for Brooklyn and the Bronx tell not the same but a similar story. In the case of these boroughs, real estate has been extremely sluggish, and the total number of transactions recorded are only half as numerous as they were during the wave of activity during 1905 or 1906. But the totals of the two boroughs are larger than they were ten years ago, which is inevitable, considering the enormous increase in population during the intervening years.

Significant Figures.

The figures for Manhattan mortgages tell a kindred but still more significant story. During 1913 the number of mortgages on Manhattan property recorded was approximately 4,800, against over 6,000 for the preceding year, 8,678 for 1908, 20,300 for 1905 and 10,700 for 1900. Thus the number of mortgages placed on Manhattan real estate was about 4,000 fewer than in 1908 and only about half as many as during the very dull year of 1900.

The amount of money loaned suffered an analogous shrinkage. Only about $170,000,000 has been loaned on Manhattan real estate during 1913, against $285,000,000 during 1912, $271,000,000 during 1908, $380,000,000 during 1906 and $234,000,000 during 1900.

It would be necessary to go back to the lean years succeeding the panic of 1893 in order to find any corresponding stagnation in the business of lending money on Manhattan real estate. Neither were conditions very much more propitious in Brooklyn and the Bronx. This department of real estate activity was duller in those boroughs than it has been any year during the past decade.

Decreased Construction.

In some respects the building figures are even more surprising than those which indicate the amount of real estate activity. In other departments of the real estate business the year 1912 was characterized by stagnant conditions; but, in spite of an indisposition to lend money on New York real estate and to trade in it, building continued to be comparatively active. The plans for projected buildings to be erected in Manhattan during 1912 called for an expenditure of about $116,000,000, against a previous high record of $123,000,000 in 1905, and against $122,000,000 in 1909. The corresponding figure for 1913 was only about $70,000,000, which means that in one year the amount invested in new buildings was cut in half. The other boroughs did not suffer in this respect as severely as Manhattan; but they none the less made a comparatively poor showing.

Economic Reasons.

In all probability the declines which have been noted above are not, so far as Manhattan is concerned, wholly due to temporarily depressing conditions. There is not the same opportunity in Manhattan as there used to be either for real estate or building activity. During the past twelve years a large number of lots, which were in the past owned by different individuals, have been grouped together into one property; and these larger real estate units are much less frequently transferred than were their more numerous predecessors.

Another cause which contributes to the smaller Manhattan figures is, of course, the necessarily smaller amount of residential building in that borough. Population is being diverted more and more to the outlying districts because of high prices and lack of space in Manhattan; and the comparative lack of real estate trading and building expenditure must be traced in part to the smaller number of people for whom new homes have to be provided in the central borough.

After making every allowance, however, for any comparatively permanent reasons of a gradual decline in real estate and building activity in Manhattan, the figures for the past year still leave very much to be desired. They represent, on the whole, an acute period of temporary depression rather than the action of permanent causes; and it has taken a combination of adverse conditions in order to bring about so large and sudden a shrinkage. These adverse conditions can be grouped under three heads.

The Money Supply.

In the first place, real estate trading has been discouraged by the unusual difficulty of borrowing money on bond and mortgage. Loanable capital was scarce, partly because of foreign wars and the apprehensions prevailing in foreign markets, partly because of a deliberate and concerted decision of money-lending institutions to prevent the further expansion of credit, and partly because of the desire of local trust, title and insurance companies temporarily to shut down building.

The large amount of construction during 1912 had resulted in overbuilding and in many vacancies both in the residential, mercantile and financial districts. The condition was particularly bad in the mercantile district, because the newer parts of this section had been growing at the expense of the old, and as soon as an excess of construction appeared north of 23d street its effects were rendered more disturbing by the large number of vacancies south of 23d street. A diminution in the amount of money invested in loft buildings and in expensive apartments was necessary for an improvement in renting conditions, and consequently in the conditions which determined the amount of capital seeking investment in real estate. Finally, real estate in New York is suffering from an unprecedented increase in taxation which has diminished its investment value.

The burden of this increase has, under existing conditions, fallen almost entirely on the owner. It has been sufficient in the speculative districts to absorb any current increases in value, while in those districts where prices are stationary it has tended to deprive real estate of its former desirability as an investment.

Prospects for 1914.

It would be unwise to anticipate any considerable revival of activity during the coming year. The conditions will not justify it. Comparatively little new building will be undertaken during 1914 because there are still many vacancies in all the districts in which speculative building prevails. Neither will the general volume of business and the prevailing amount of confidence be sufficient to encourage the resumption of real estate speculation and investment. But the year 1914 will be a year of recuperation, if not of expansion. The diminished amount of building will enable the demand for additional space to overtake

REAL ESTATE DEEDS AND MORTGAGES FILED, 1900-1914.

MANHATTAN CONVEYANCES.

Year.	No.	Amount.
1900	9,947	$96,848,579
1901	10,371	143,249,517
1902	12,850	128,037,736
1903	14,005	101,713,606
1904	16,356	63,273,053
1905	21,744	78,574,235
1906	20,113	63,788,897
1907	12,054	46,957,390
1908	9,865	41,211,503
1909	10,679	46,729,942
1910	9,941	48,301,278
1911	9,092	45,007,144
1912	8,690	56,722,357
*1913	7,670	40,527,760

MANHATTAN MORTGAGES.

Year.	No.	Amount.
1900	10,699	$234,546,052
1901	10,870	265,471,153
1902	10,932	277,758,409
1903	11,983	255,764,997
1904	15,207	296,034,188
1905	20,318	473,204,658
1906	18,349	380,736,910
1907	11,765	310,266,876
1908	8,678	271,661,427
1909	9,273	308,250,903
1910	8,042	304,549,779
1911	7,166	295,748,432
1912	6,003	285,429,930
*1913	4,844	170,448,090

BRONX CONVEYANCES.

Year.	No.	Amount.
1900	4,634	$11,027,679
1901	4,216	10,808,748
1902	4,415	9,614,686
1903	4,644	7,361,989
1904	8,017	11,891,807
1905	12,873	12,605,637
1906	11,927	8,092,601
1907	8,864	7,017,783
1908	7,523	5,759,127
1909	7,304	4,469,421
1910	6,966	6,249,250
1911	7,111	5,028,200
1912	7,716	9,953,768
*1913	7,558	6,373,739

BRONX MORTGAGES.

Year.	No.	Amount.
1900	4,211	$36,582,744
1901	3,787	19,908,297
1902	3,396	17,394,254
1903	3,541	16,700,183
1904	6,118	35,689,171
1905	10,178	85,468,481
1906	9,276	65,233,404
1907	7,827	68,713,799
1908	7,074	43,019,639
1909	7,682	65,943,483
1910	6,712	61,317,429
1911	6,039	59,502,375
1912	5,894	52,840,291
*1913	5,559	38,993,497

KINGS CONVEYANCES.

Year.	No.	Amount.
1900	15,814	$25,101,230
1901	16,231	24,127,386
1902	18,440	26,543,419
1903	21,959	24,896,452
1904	30,830	26,992,910
1905	41,788	28,339,803
1906	46,218	26,615,524
1907	32,575	19,011,059
1908	27,043	17,191,412
1909	27,897	13,884,334
1910	26,815	13,078,528
1911	25,346	13,115,669
1912	24,651	13,412,754
*1913	23,668	13,357,404

KINGS MORTGAGES.

Year.	No.	Amount.
1900	12,534	$53,050,780
1901	12,343	67,889,940
1902	13,061	59,682,730
1903	16,334	70,565,822
1904	24,464	107,933,656
1905	36,457	192,565,393
1906	39,420	162,574,512
1907	33,034	139,683,056
1908	25,444	90,886,879
1909	29,949	106,881,086
1910	24,552	107,070,325
1911	22,088	96,213,669
1912	19,434	79,943,485
*1913	16,926	67,724,782

SEVEN YEARS OF CONSTRUCTION IN MANHATTAN AND THE BRONX.

MANHATTAN.

	No. of Bldgs.	Total Estimated cost.
1907.		
Total No. of Bldgs Proj...	931	$73,028,350
Lofts	132	11,297,200
Offices	61	21,116,500
Apart, Houses	309	27,081,500
1908.		
Total No. of Bldgs. Proj...	607	$79,209,826
Lofts	143	9,480,100
Offices	46	34,980,050
Apart. Houses	210	25,925,500
1909.		
Total No. of Eldgs. Proj...	940	$122,139,062
Lofts	220	30,086,450
Offices	34	12,656,750
Apart. Houses	459	70,041,000
1910.		
Total No. of Bldgs. Proj...	781	$92,925,369
Lofts	230	30,534,700
Offices	44	12,390,600
Apart. Houses	208	36,923,000
1911.		
Total No. of Bldgs. Proj..	840	$98,537,275
Lofts	175	20,943,100
Offices	51	19,591,800
Apart. Houses	194	29,178,000
1912.		
Total No. of Bldgs. Proj...	757	$116,325,135
Lofts	156	29,864,200
Offices	48	30,501,000
Apart. Houses	182	30,452,000
1913.		
Total No. of Bldg. Proj..	553	$70,074,585
Lofts	73	13,658000
Offices	20	19,790,000
Apart. Houses	158	22,267,200

BRONX.

	No. of Bldgs.	Total Estimated cost.
1907.		
Total No. of Bldgs. Proj...	1,923	$20,070,544
Lofts	63	814,700
Offices	4	39,500
Apart. Houses	373	8,663,700
1908.		
Total No. of Bldgs. Proj...	1,797	$20,015,555
Lofts	94	1,260,100
Offices	12	266,000
Apart. Houses	870	29,252,500
1909.		
Total No. of Bldgs. Proj..	2,241	$37,776,210
Lofts	55	235,700
Offices	4	12,100
Apart. Houses	437	10,642,706
1910.		
Total No. of Bldgs. Proj...	2,026	$44,034,405
Lofts	127	1,205,450
Offices	23	640,875
Apart. Houses	971	34,920,000
1911.		
Total No. of Bldgs. Proj...	1,357	$22,837,069
Lofts	93	971,375
Offices	28	710,000
Apart. Houses	372	14,500,000
1912.		
Total No. of Eldgs. Proj...	1,310	$34,644,400
Lofts	66	734,950
Offices	17	740,875
Apart. Houses	607	25,192,500
1913.		
Total No. of Bldgs. Proj	823	$20,057,689
Lofts	40	266,750
Offices	11	88,225
Apart. Houses	330	14,950,851

the supply. The filling up of the vacant spaces will make improved property more desirable as an investment. The restoration of more normal credit conditions will increase the amount of money available for investment in real estate, both on bond and mortgage and as a matter of ownership.

Finally, it is improbable that any further increase in taxation will take place in the near future. Thus the probability is that during 1914 all the causes which have contributed to the unprecedented stagnation of 1914 will be somewhat alleviated and that a steady process of recovery will take place. A small increase in general activity is to be expected, and a substantial increase in boroughs, like Queens and Brooklyn, which will feel the first effects of improved means of transit; but, on the whole, the great task to be accomplished during the year is one of preparation for the substantial revival which should follow. When the year is over the day on which the new subway system will begin to operate will be brought very much nearer, and during 1915 the approaching completion of that great work will begin to have its leavening effect on the whole real estate situation.

BUILDING RECORDS OF ALL THE BOROUGHS.

	No.	Cost.
1900.		
Manhattan	994	$48,752,260
Bronx	975	8,481,335
Brooklyn	2,982	16,274,189
1901.		
Manhattan	1,457	$109,691,520
Bronx	1,049	8,850,990
Brooklyn	3,272	17,992,075
1902.		
Manhattan	823	$81,264,325
Bronx	864	6,468,125
Brooklyn	3,041	17,382,725
1903.		
Manhattan	988	$74,070,400
Bronx	766	7,140,514
Brooklyn	3,914	23,538,837
1904.		
Manhattan	1,392	$74,624,960
Bronx	1,663	22,923,905
Brooklyn	5,771	39,486,818
1905.		
Manhattan	2,505	$123,310,710
Bronx	2,265	38,251,295
Brooklyn	8,417	66,884,699
1906.		
Manhattan	1,614	$108,960,415
Bronx	2,215	27,450,880
Brooklyn	8,405	63,159,176
1907.		
Manhattan	931	$73,028,350
Bronx	1,923	20,070,544
Brooklyn	8,079	61,864,763
Queens	3,929	15,944,259
Richmond	840	3,055,490
1908.		
Manhattan	607	$79,209,826
Bronx	1,797	20,015,555
Brooklyn	6,138	36,206,272
Queens	3,896	13,842,000
Richmond	763	2,644,221
1909.		
Manhattan	940	$122,139,062
Bronx	2,241	37,776,210
Brooklyn	9,844	54,572,042
Queens	4,758	19,407,921
Richmond	730	2,367,276
1910.		
Manhattan	781	$92,925,369
Bronx	2,026	44,034,405
Brooklyn	5,613	33,402,172
Queens	4,133	15,144,377
Richmond	841	2,975,190
1911.		
Manhattan	840	$98,537,275
Bronx	1,357	22,837,060
Brooklyn	5,288	32,595,240
Queens	5,374	22,212,255
Richmond	910	2,281,070
1912.		
Manhattan	757	$116,325,135
Bronx	1,310	34,644,400
Brooklyn	5,105	36,472,377
Queens	4,821	19,642,222
Richmond	1,008	3,153,255
1913.		
Manhattan	553	$70,074,585
Bronx	823	20,057,689
Brooklyn	3,712	31,556,611
Queens	4,602	17,293,810
Richmond	956	2,987,914

IRON WORKS ON THE HUDSON.

The report that the U. S. Steel Corporation thinks of building steel mills somewhere on the shores of New York Bay and the positive announcement by the Merchants' Association that at least three different projects are on foot for building blast furnaces here also, serve to recall the fact that many years ago the Hudson River was a great iron-manufacturing center.

The economic conditions existing before the Civil War made the Hudson River valley an advantageous location for iron works of all kinds. There were blast furnaces at Cold Spring, Poughkeepsie, Greenwood, Rondout, Hudson, Albany and Troy, iron mines in the mountains, and large foundries at Peekskill, Newburgh, Fishkill and other cities. The Washington Iron Works at Newburgh employed twelve hundred men and the West Point Foundry at Cold Spring as many more. Union gunboats were built and engined at Newburgh and armed at Cold Spring with Perrott smoothbores.

Only a few of these old works have survived. Nearly all the furnaces are in ruins, but the Washington Iron Works and the West Point Foundry are still engaged. The Forest of Dean Mines and the Sterling Mines have been worked since long before the Revolution. Under a new economic dispensation we might hope to see most of the old works rebuilt and revived. The authorities of the U. S. Geographical Survey have in recent years pointed ont the incomparable advantages which the Hudson River counties have for engaging in the foreign trade.

Only recently Frank S. Witherbee, who was president of the defunct Troy Steel and Iron Works, testified at Washington in the Government suit to dissolve the U. S. Steel Corporation, that pig iron could be produced cheaper at Troy than at Pittsburgh.

Indications are strong that the port of New York and the Hudson River Valley will see an industrial revival in the next decade based in a large degree on the export trade that is coming from South America and the Pacific coast of our own land through the Panama Canal, and on the new domestic trade that will come through the New York State Barge Canal.

CYCLES IN REAL ESTATE AND BUILDING

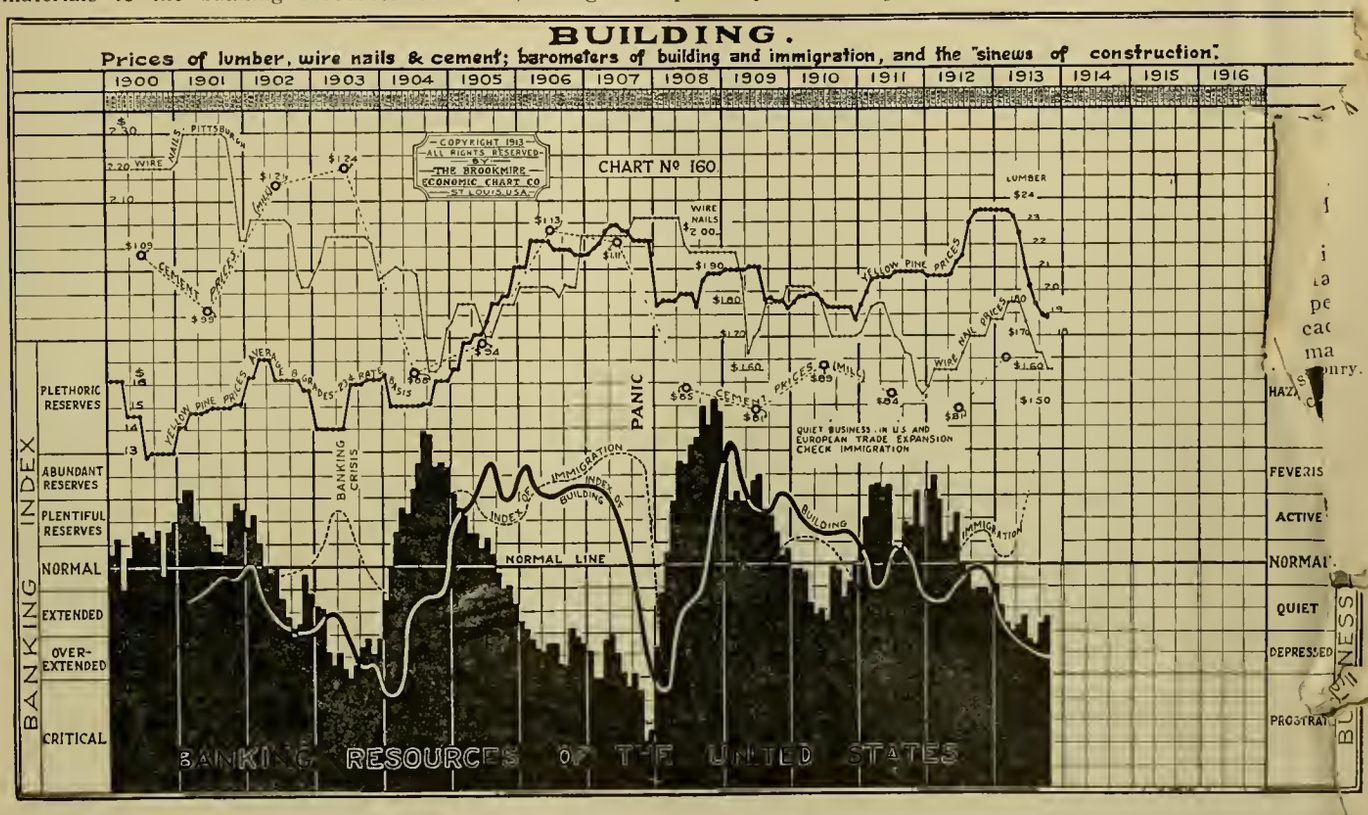
Relation Between the Banking Resources of the United States and the Prices of Building Materials—Periodic Ups and Downs—Easier Money Soon.

A CREDIT cycle may be defined as an interval during which there is a period of business expansion followed by a period of contraction, or an "up-and-down." All lines of business are subjected to alternate "ups and downs," or periods of prosperity and depression. The question is: Do these periods of prosperity transpire merely by chance, or is there some guide or barometer whereby we can fortell what the future has in store? The answer is that within reasonable limits these periodic oscillations in business can be foreseen and prepared for if we have an accurate index of banking conditions.

In showing the effects of credit cycles upon realty and commodity values, therefore, we present a chart showing the relation of the prices of building materials to the banking resources of the United States. In real estate, of course, there is no standard grade of property which may be charted as a representative index of the trend of real estate values; so that about the most a real estate dealer can do in anticipating the future is to watch the index of banking conditions and know that there is no danger of forced selling of real estate in years of abundant money, such as 1901, 1905, 1909 and 1911; but that there is always grave danger of forced liquidation in such years as 1907 and 1913, when banking resources became overextended, for the general real estate market becomes stagnant and reactionary whenever tight money causes a similar condition in the commodity and security markets.

In the building trade, however, we are favored with very accurate building "barometers." In the first place, the prices of building materials are good barometers in themselves, because their fluctuations do not depend upon weather conditions, as do the prices of grain and raw cotton; and we find that nearly all products of the mines and the forests move up and down together during a credit cycle. For instance, from 1904 to 1907 there was a general upward move in the prices of steel, cement and lumber. During this period of business expansion banking resources were reduced to the overextended area. After the panic of 1907 followed a period of business liquidation, and banking reserves piled high in 1908.

The chart shows that in addition to the periodic "ups and downs" in prices there seems to be a general downward drift to the prices of cement and wire nails, owing most probably to a cheapening in the processes of production although lumber prices show a general upward trend, probably due to the fact that the supply is relatively more limited than in the other lines. The growing importance of cement and steel in competition with lumber is indicated by the fact that the production of Portland cement in the United States was only about 8,000,000 barrels in 1900, as against the huge total of 85,000,000 barrels in 1913—an increase of over 1,000 per cent. in a little over a decade.



INTERPRETATION OF BUILDING CHART.—When the New York bankers have plenty of money they advise the directors of railroads and industrial corporations to go ahead with improvements and new construction. Immediately there is a big increase in steel orders and building permits as in 1902, 1905, 1909, and 1912. Then follows a general upward movement in steel, cement and lumber prices. When money gets tight, however, the bankers are compelled to curtail loans, and liquidation has got to come, as in 1903, 1907, and 1913.

Low Prices for Cement.

This marked increase in production is largely explained by the low prices, for now the range of Portland cement prices is below $1.00 per barrel at mill, except on the Pacific Coast, while twenty years ago the price seldom fell below $2.00 per barrel. The growing steel, too, is indicated by the fact that iron production now amounts to more than 25,000,000 tons a year, as against only 10,000,000 tons a year two decades ago. In studying the chart, however, we are not interested in these long range considerations, except incidentally, our first attention being directed to the periodic "ups and downs" in the building trade which occur every few years.

A very good barometer of these cycles is found in "building permits," or the expenditures permitted throughout the United States for new building enterprises. The chart shows that even during a period of depression, as in 1907 and 1908, building permits increase rapidly and much in advance of the prices of building materials; and the months before the building trade begin to think of lower prices, and just when prosperity is at its greatest height, building permits decline precipitously. In "building permits," therefore, we have a fairly good warning of what is going to happen in the building trade.

Permits as Trade Indicators.

A rise or fall in "building permits" is a reasonably good signal of expansion or contraction; but the question naturally arises: What causes these conspicuous advances in building prices and permits, and what causes them to decline so suddenly? The chart answers this question, we believe, most satisfactorily. It shows that when the banking resources of the country (represented by the heavy black mass at the bottom of the chart) are abundant, a period of expansion is in prospect.

Of course, in considering the outlook for prosperity at any time one is carefully to give due consideration to

RE... it is a fundamental proposi... Brookmire Economic Service, ...ancial statisticians, that the ...siness is determined main... three fundamental factors— ...ey and politics. The chart ...ever, that, regardless of the ...f crops or politics, whenever ...g resources become overex... in 1903, 1907 and 1913, liqui... ...he building trade is bound to come.

Year.	
1900	.....
1901	.....
1902	.....
1903	.....
1904	.....
1905	.....
1906	.....
1907	.....
1908	.....
1909	.....
1910	.....
1911	.....
1912	.....

Present Outlook.

The depletion of banking reserves in this country during 1913 was not due to overexpansion of business in the United States, but rather to the fact that, owing to the overexpansion of business in Europe and the hoarding of money during the Balkan War, the money markets abroad became well-nigh exhausted, and hence foreign banks borrowed heavily from New York whenever possible. At present, however, business in Europe is liquidating, gradually but surely, and money will be much easier by the middle of 1914; and this will facilitate preparations for an expansion in building operations.

No immediate boom is in prospect, for the crop shortage of 1913 warrants business conservatism and places the railroads in an unfavorable position; but mercantile conditions in the United States are sound, and if we have good crops next year it would seem reasonable to expect an increase in building permits, after which in due time would follow improvement in the markets for building materials. Moreover, the chart shows that immigration has been increasing rapidly during recent months, and this means cheaper unskilled construction labor this year. During the industrial recovery of 1914, therefore, the building trade will be favored with the combination of those factors which are conducive to expansion, namely, easy money, cheap materials, and an increased labor supply.

No improvement will be possible, however, until the index of banking resources rises well above the normal line. The recent passage of the currency bill should speed this consummation.

BOSTON'S FIGHT FOR WORLD COMMERCE

Port Improvements on a Large Scale — New Steamship Lines Attracted—New England Waking Up to Oversea Opportunities.

...ENGLAND is waking up to ...opportunities and Boston is al... ...izing them. They come from ...A. Within a year the port direc... ...f Boston have succeeded in induc... ...o less than six European steamship ...nies to begin a Boston service, the ... Line has doubled its coastwise ..., the United Fruit Company be... his week a service to the West ..., and Central and South America, ...orwegian-American line begins a ... some time this month, and the ...a, Pacific and Hawaiian American ...re only awaiting the Panama canal ...ig.

...e than this, the old established ...uch as the Cunard, Hamburg... ...an, North German Lloyd, the ...n, Italian and Fabre, are all in... ...g their Boston service, while the ...d American Line is building four ...of ten thousand tons with the same ...

...ton has 14 miles of waterfront, with ...ommunication to every pier or ..., and the port is two hundred miles ...earer Europe than is any other Atlan... ...c gateway. And Boston, with New ...ngland behind her understands that ... must henceforth fight for a larger ... the world's trade. Her people ...e that they are dependent on ...portation facilities to keep the mills ... factories going, by getting raw ma... ...ials in and finished products out. New ...gland is getting ready for all this by ...aking every endeavor to attract the cheapest and most efficient form of transportation known—the large freight and passenger boats—to the service of ...her home port, and to this end the State ...f Massachusetts is spending millions to ...evelop the port of Boston.

Various boards and commissions ...tudied the problem, and in December, ...911, a board called the Directors of the ...ort of Boston was constituted.

South Side Improvements.

The first act of the Port Directors ...as to effect an arrangement with the ...Mellen lines" whereby the latter sur...ndered the Commonwealth pier, now ...known as Commonwealth Pier 5. As ...soon as authority was granted, bids ...ere called for, Pier 5 was equipped with ...ree-story sheds of steel and concrete, ...nd railroad connection was established ...by means of six tracks, each capable of ...holding twenty-five freight cars; street ...connection for passenger business ...with the city was also arranged by overhead construction, and every requirement of commerce was met.

This pier has forty feet of water alongside at low tide and fifty at high water. Adjacent are seven million square feet of land, the property of the Commonwealth, on which can be located industrial plants all with frontage on the main ship channel. The last sale of this land was at the rate of $2 per foot, and with the improvements under way it is now estimated that it will be worth in three years at least $10, when the $6,500,000 now allotted will have been expended in the vicinity.

In the rear of the Commonwealth property a reserved channel will be deepened to 30 feet, the material taken out to reclaim thirty-five acres to be used in connection with the construction of a $3,000,000 drydock.

East of Pier 5 is Pier 6, the fish pier. This is 1,200 feet long and 300 feet wide constructed by the Port Directors at a cost of one million dollars and leased to the Boston Fish Market corporation, which has on its own account spent a million more for buildings, etc. This lease runs sixty years and at an initial rental of $35,000 dollars, the same to be adjusted every fifteen years. Boston is the second largest fishing port in the world (Grimsley, England, being first) and is by far the largest in North America. Beyond the Fish Pier are several more piers leased to local concerns.

A Great Drydock Building.

At the end of the Commonwealth domain is to be located the largest drydock on the Atlantic coast. This drydock will have a length of 1,200 feet and a width of 150 feet—ample for the Imperator with 300 feet to spare, should that mammoth ship at any time be in need of repair. Realizing the necessity of such a dock and assured as to its stability, the Cunard, Hamburg-American and International Mercantile Marine companies readily entered into contracts with the Port Directors whereby they are to pay the latter $50,000 annually for twenty years to insure the completion; these payments to be made by the steamship companies whether they use the drydock or not. The cost of this dock will be $3,000,000 and its completion is expected in three years. Contracts for more than $600,000 worth of preliminary work have been awarded and the great enterprise is already well under way.

It is to be remembered that all this expenditure of the public money is not to cost the taxpayer a dollar. From the revenue derived from the railroads, from steamship passengers and from local business, the Port Directors will be able to meet the entire expense of operation and maintenance and with the balance, to help pay the interest on the bonds and the bonds themselves as they become serially due.

North Side Improvements.

Up to this point the south side of the harbor has only been discussed. Equally great things are in progress on the north side. The Port Directors have taken by right of eminent domain the old Eastern Railroad pier, located on the main ship channel and having from 35 to 45 feet of water according to state of tide. This pier adjoins the Boston & Albany Railroad piers. A pier 1,000 feet long is to be built immediately at a cost, probably of $2,000,000, to be finished a year hence. This will create a union terminal on the north side of the harbor corresponding with that already established on the south side.

Regarding other property of the State at East Boston, the story is that in 1898 the Commonwealth purchased 100 acres of flats off Jeffries' point, not connected with the mainland and under water. This tract represents 43,560 of the 30,000,000 square feet extending eastward to Apple Island, also owned by the Commonwealth. Between these flats and the mainland lie 2,500,000 square feet of waterfront land and flats which have just been taken under executive approval.

One hundred and seventy acres, or about 7,500,000 square feet, will be bulkheaded and filled by removing Bird Island flats, which now lie between the proposed forty-foot channel, for which surveys are now being made by the United States engineers, and the upper harbor, and which are at the present time a menace to navigation. When filled, the land will provide sites for further pier construction. It is contemplated that when this is done a railroad yard will be located in the center of the property and connection will be made by spur tracks with the piers themselves. The land between the railroad yard and the waterfront itself will be utilized as sites for manufacturing establishments and will be leased for this purpose. The funds thus accruing are expected to much more than pay for all the port development projects.

LOWER SECOND AVENUE DEVELOPMENTS

Notable Improvements at Southerly End—A New Theatrical and Business Center—East Side Court House to be Erected There.

LOWER Second avenue is being renamed the great white way of the East Side, because of the improvements of late at its southerly end. Theatres are deserting the shabby Bowery for the more attractive and cleaner Second avenue. Originally a high-class residential section, Second avenue has survived numerous shifts of population until it has become the center of a curious combination of business and amusement districts. Old dwellings remodeled for business dot the avenue and remain as evidence of its early residential character.

To-day the cafes and eating houses of Second avenue are the mecca of the elite of the East Side—musicians, artists, chess experts and philosophers. The Cafe Boulevard has retained for many years a certain standing as a banquet hall. Marcus Loew tried in vain for a long time to get the site of the Cafe Boulevard for theatre purposes. He finally erected his theatre at the corner of Avenue B and 5th street.

The Cafe Boulevard figured in a lease last week which includes the sale of all chattels, wines, cigars, etc., and is for a term of ten years at an aggregate rental of $200,000. The name of the restaurant will be changed, and extensive alterations, including an open-air roof garden, will be completed for the early spring. The seating capacity will be enlarged to accommodate more than 2,500 persons. Novel decorative features are now under contract with European architects.

The northwest corner of Second avenue and Houston, at present occupied by four five-story buildings, on plot 118 by 91 feet, was sold last June to Charles A. Doelger, of Joseph Doelger's Sons. Upon expiration of present leases the new owner will make extensive alterations for a high-class cafe and restaurant.

Evening Traffic.

Traffic is unusually heavy on the well-lighted avenue in the evening. All the side streets then pour their crowds into Second avenue. Such places as the Stuyvesant Casino, Beethoven Hall, the Third Street Theatre, Arlington Hall, Manhattan Lyceum and numerous trade schools and business colleges attract each night great numbers of patrons, and naturally they promenade on the broadest, best lighted and most convenient thoroughfare.

Within the radius of two blocks are four up-to-date places of amusement. The National Theatre, on the site of the old Mace property at the southwest corner of Houston and Chrystie streets, seating 3,000, is under lease for ten years at a high rental. Confidence in its success may be judged from the fact that Jacob H. Schiff (representing the Warburgs of Germany) recently made a loan to the owners of $250,000. The Kessler Theatre, built two years ago on George F. Johnson's property on Second avenue and 2d street, seats 2,200. Two modern motion picture theatres are also found close together in the neighborhood, the Majestic, at 11 Second avenue, and the New Law, on Second avenue between 1st and 2d streets.

A New Amusement Center.

Second avenue has become the principal amusement center of the lower East Side and also a center of the high-class tailoring trade. Many big firms are located in the Fisher Building in Houston street, off Second avenue. Milgrim & Bros., one of the largest houses in its line, has been permanently established farther north. Few vacant stores are to be found in a canvass. It is noticeable that the higher class of trade places predominate. Weser Brothers, with a big piano trade, and Kiss Brothers, bankers, are types of business firms located and prospering on Second avenue.

The last of the old dwellings to go was the Keteltas mansion at the northwest corner of Second avenue and 8th street. It was recently remodeled for business. To this curious intermingling of amusement resorts and commercial centers was recently added another phase of development. Alfred Hopkins was selected a few weeks ago to draw plans for a court house and prison to be built at Second avenue and 2d street. The building is to take the place of the old Essex Market court and jail, the old municipal court in Madison street and the Ludlow street jail. The city has appropriated $350,000 for the building on a site measuring 100 by 100 feet. The big Florence Building at the corner of 1st street is filled with law offices. On numerous side streets the legal fraternity is established. With the erection of the new court house there will be a further clustering of law firms in its immediate vicinity. Two old buildings at 31 and 33 Second avenue, on plot 59.6 by 9 feet, south of 2d street, were sold last week to a builder, who proposes to improve the site with a twelve-story office and loft building.



SECOND AVENUE, NORTH FROM HOUSTON STREET.
Shows three theatres recently completed.

SECOND AVENUE, SOUTH FROM 2ND STREET.
New National Theatre at the foot of the avenue.

Subway Extension to Clason Point Possible.

At the request of a delegation from Clason Point, headed by James V Ganley, County Clerk-elect of Bronx County, the Public Service Commission for the First District has directed its chief engineer to prepare the map of a rapid transit route connecting the Westchester avenue branch of the Lexington avenue subway with Clason Point. The distance is a little more than two miles, and the only means of transportation now in use is a trolley line of the Union Railway Company which last year carried two and a half million passengers. When the map is prepared, the commission will consider the route for adoption as an extension of the Dual System of rapid transit.

—J. Clarence Davies says he looks forward to 1914 as the beginning of prosperous years in the future: "Not so much for the first few months as I do for the latter part of the year. After a fair full view of the situation I cannot help but say that investments in well-located districts of the Bronx, particularly in the business locations, will prove to be extremely profitable during the coming four or five years." Mr. Davies' opinion on real estate matters is rated very high, not only because he knows his subject but also because he is careful about what he says.

NEW ADMINISTRATION AT CITY HALL

Mayor John Purroy Mitchel Inaugurated—He Reappoints a Number of Department Heads—Three Superintendents of Buildings Continue.

JOHN PURROY MITCHEL was inaugurated Mayor at City Hall on New Year's Day and has entered upon what the real estate interests and taxpayment public hope will be an efficient and prosperous administration. Mayor Mitchel has made a number of appointments but has not yet completed his cabinet. He has appointed as his Chamberlain Prof. Henry Bruere, of the Bureau of Research, a civic scientist, [illegible] to the readers of the Record and [illegible] s the author of a recent series [illegible]e articles on municipal affairs. [illegible] Lawson Purdy of the Department [illegible] Taxes and Assessments has [illegible]ppointed, together with Charles [illegible]e of Brooklyn; and ex-Mayor [illegible]s been newly appointed a Tax [illegible]sioner. Commissioner John J. [illegible] has been reappointed to the [illegible] of the Tenement House De[illegible]ent, and R. A. C. Smith, Dock [illegible]missioner. Robert Adamson, secre[illegible]to the late Mayor Gaynor, will be [illegible] Commissioner; and Henry S. [illegible]mpson continues for a time as Com[illegible]ioner of the Department of Water [illegible]ly, Gas and Electricity.

Messrs. Rudolph P. Miller, P. J. Carlin and John W. Moore have been appointed Superintendents of Buildings in Manhattan, Brooklyn and Queens, respectively, by the Borough President of each borough. George W. Tillson remains Consulting Engineer in Brooklyn.



RUDOLPH P. MILLER.

Lewis Nixon is Acting Commissioner of Public Works in Richmond.

E. A. Polak, Bronx County Register, has filled the positions under him as follows: Deputy Register, Thos. A. Maher, $4,000; assistant deputy register, Henry Geiger, $3,000; chief clerk, Fred Hahn, $[illegible]00; cashier, Joseph Lyons, $2,500; secretary, T. A. Driscoll, $2,000; satisfaction clerk, John Corcoran, $2,000; cashier, mortgage and tax department, Alfred Conlon, $2,500.

Borough President Marcus M. Marks, of Manhattan, confirmed public expectations by reappointing Rudolph P. Miller as Superintendent of Buildings. Mr. Miller was first appointed four years ago by Borough President McAneny, and the nature of his administration may be inferred from the fact that the architects, engineers and builders of the city, acting through their several constituted societies, passed resolutions praying for the continuance of Mr. Miller at the head of this important department and based on reasons of public welfare.



P. J. CARLIN.

President Marks also reappointed E. V. Frothingham as Commissioner of Public Works and E. P. Goodrich as Consulting Engineer.

Borough President Pounds, of Brooklyn, has reappointed Patrick J. Carlin, Esq., as his Superintendent of Buildings. Mr. Carlin filled out the unexpired term of the late John Thatcher, who was killed in the discharge of duty, and has given such good value as a public officer that his reappointment was demanded.

Borough President Mathewson, of the Bronx, appointed as Superintendent of Buildings in that borough Robert J. Moorehead, Esq., and as Secretary of the Bureau of Buildings, Charles L. Halberstadt. Thomas W. Whittle is to be Commissioner of Public Works, and J. Stewart Wilson, Superintendent of Highways.

Mr. Moorehead is a vigorous man in the early prime of life. He was born and educated in the city of New York, passing two years as a student at the College of the City of New York and then two years more were spent by him in technical study adapted to his proposed business of building construction.

Originally an apprentice in the stone-setting business, he became a journeyman at that trade, and at the age of 23 started in business as an employing stone-setter.

In the course of that business he did work on such buildings as the addition to St. Patrick's Cathedral, St. Ignatius College, St. Andrew's College, the Vanderbilt residence at 50th street and Fifth avenue, the renovation of the J. Pierpont Morgan home at 36th street and Madison avenue, the Thorn and Sterling residences at 72d street and Fifth avenue, the Home Life Insurance Company Building in Cedar street, the Bellclaire Hotel and the Sterling mansion at Riverside Drive and 72d street.

About the year 1894 Mr. Moorehead began improving his holdings of vacant real estate in the Bronx and since that time has built and owned upward of one hundred apartment houses in that borough. In 1906 he retired from his stone-setting contracting business and since then has devoted his entire time to his own real estate and building interests. He has been a resident of the Bronx about twenty years. He is a member of the North Side Board of Trade and of the Builders' Protective Association of the Bronx, and resides at 415 East 140th street. He never before held public office.

Mr. Halberstadt, the secretary of the bureau, is a graduate of City College and was a factory inspector in the State Department of Labor for ten years. He was first appointed secretary of the Building Bureau February 1, 1910. He has prepared all the reports of the bureau.

William B. Selden, lately Second Deputy, County Clerk, New York, has been promoted to be First Deputy by County Clerk William F. Schneider, who was re-elected. Charles E. Gehring, First Deputy, declined reappointment. Herman W. Beyer, superintendent of indexing and recording, gets the place made vacant by Mr. Selden's promotion. Ex-Assemblyman Solomon Strauss succeeds Mr. Beyer. No further changes, it is stated, will be made for the present.



JOHN W. MOORE.

—Partial confirmation of some of the rumors affecting Sixth avenue department stores came this week with the appointment of receivers for the corporations conducting the Fourteenth Street Store and the Simpson-Crawford store in this city and the Henry Siegle store in Boston. It is stated, however, that neither the Simpson-Crawford Company nor the Fourteenth Street Store will be closed, and confidence is expressed that they will be reorganized and continued indefinitely. At any rate, there is no immediate cause of worry over untoward changes in the real estate.

PRINCIPAL BUILDINGS TO BE ERECTED IN 1914

The Total Appropriation for Construction Represented by the Buildings, the Costs of Which are Estimated in this List Is Nearly $61,300,000.

This list refers mainly to buildings in prospect. For a list of operations recently begun, representing in total estimated cost over $61,000,000, see issue of July 12, 1913, page 79.

Location.	Class.	Owners.	Architects.	Height.	Est. Cost.	Contractors.
Bway, 8th av, 57th & 58th sts.	Office	Pan-American States Asn.	Francis H. Kimball	51	$12,500,000	Not let.
Bway, Nassau, Pine & Cedar	Office	Equitable Life Soc	D. H. Burnham & Co	36	8,000,000	Thompson-Starrett Co., G. C.
Newtown Creek, L. I.	C Mkt Bldgs	City of New York	Not selected	—	4,000,000	Not let.
Trinity pl, 78-86	Office	American Bank Note	Howells & Stokes	35	3,500,000	Not let.
Lexington av, nwc 42d	Hotel	N. Y. C. & H. R. R. R. Co.	Warren & Wetmore	16	3,000,000	Not let.
5th & Mad avs, 34th & 35th sts.	Store	Benjamin Altman	Trowbridge & Livingston	12	2,500,000	Marc Eidlitz & Son, G. C.
46th st, ft W.	Pier	City of New York	Owner	—	2,400,000	Not let.
Kent av, ws, N 3d, Bklyn	Warehouse	Havemeyer Estate	Cass Gilbert	5	1,700,000	Turner Construction Co.
Bway, bet 150th & 151st sts.	(2) Apart's	Mulliken & Moeller	Mulliken & Moeller	10	1,000,000	Owner builds.
5th av, nec 91st st.	Dwelling	Otto H. Kahn	C. P. H. Gilbert	—	1,000,000	Not let.
33d st, near swc 5th av	Loft	32d & 33d St. Corpn	H. L. Meader	12	800,000	Chas. T. Wills, Inc., G. C.
Lexington av, sec 23d st.	College	City of New York	Not selected	—	700,000	Not let.
Whitehall st, 42-48	Office	So. Ferry Realty Co.	Starrett & Van Vleck	22	700,000	Not let.
Lexington av, swc 53d st.	Clubhouse	Y. W. C. A.	Not selected	—	600,000	Not let.
West End av, 740	Apartment	Harry Schiff	Schwartz & Gross	12	600,000	Owner builds.
Montague st, 176-182, Bklyn.	Office	Gibson Steingart Con. Co.	Schwartz & Gross	12	600,000	Owner builds.
Park av, 850	Apartment	850 Park Av. Corpn	Rouse & Goldstone	12	500,000	Owner builds.
Riverside dr, nec 155th st.	Apartment	Strathcona Constn. Co.	Geo. & Edw. Blum	10	500,000	Owner builds.
44th st, nwc Vanderbilt av.	Clubhouse	Yale Leasing Corpn	Jas. G. Rogers	20	500,000	Marc Eidlitz & Son.
86th st, 103-109 E.	Apartment	State Constn. Co.	Schwartz & Gross	12	500,000	John K. Turton, G. C.
Hanson pl, ft Green pl to Bkyn.	Clubhouse	Central Branch Y.M.C.A.	Trowbridge & Ackerman	12	500,000	Not let.
5th av, 481-485	Office	Rogers Peet Co	Townsend, Steinle&Haskell	12	500,000	Not let.
Edgecombe av, 137th-138th sts.	Apartment	Yale Realty Co	Harold L. Young	6	450,000	Owner builds.
70th st, 226-40 W.	(2) Apart's	230 W 70th St. Co.	Rouse & Goldstone	9	450,000	Owner builds.
160th-161st sts to Wash av.	Clubhouse	Y. W. C. A.	Louis E. Jallade	4	400,000	Not let.
Undecided	Hotel	Y. W. C. A.	Not selected	—	400,000	Not let.
184th st, ss, Creston to Morris avs	School	City of New York	C. B. J. Snyder	5	380,000	Not let.
84th st, 51-61 E.	School	Regis High School	Maginnis & Walsh	5	370,000	John T. Brady & Co., G. C.
DeKalb to Wall sts, Richmond.	Court House	City of New York	Carrere & Hastings	4	350,000	Not let.
Park av, 640	Apartment	Fullerton-Weaver Rlty Co.	J. E. R. Carpenter	12	350,000	Owner builds.
2d av, sec 2d st.	Courts	City of New York	Alfred Hopkins	12	350,000	Not let.
Crotona Pk E, sec Charlotte st.	Hospital	Bronx Hospital	Not selected	8	300,000	Not let.
79th st, 138-44 W.	Apartment	Brixton Rlty Corpn	Rouse & Goldstone	12	300,000	Owner builds.
Lenox av & Cathedral Pkway.	(2) Apart's	Winston Holding Co.	Gronenberg & Leuchtag	9	300,000	Owner builds.
79th st, 135-139 W.	Apartment	Bing & Bing	Robert T. Lyons	12	300,000	Not let.
177th st, Unionport	Bridge	City of New York	Private plans	—	280,000	Not let.
95th st, 158-166 W.	(2) Apart's	Julius Tishman & Sons.	Schwartz & Gross	9	260,000	Owner builds.
7th av, swc 55th st.	Hotel (add)	Hotel Woodward Co.	Not selected	12	250,000	Not let.
63d st, 116-122 E.	Apartment	Lenox Hill Rlty Co., Inc.	Schwartz & Gross	9	250,000	Owner builds.
Bway, Canal & Lispenard sts.	Office	Manhattan Co.	Jardine, Hill & Murdock	12	250,000	Plans being revised.
So Brooklyn	Factory	Bush Terminal Co.	Wm. Higginson	6	250,000	Not let.
86th st, 309-311 W.	Hotel	Waitt Investing Co.	Schwartz & Gross	12	250,000	Owner builds.
110th st, ns, 400 e Lenox av.	Clubhouse	Y. W. H. A.	Abrahamson & Jallade	10	250,000	J. A. Zimmermann, G. C.
St. Nich Ter cor 128th & 129th.	(2) Apart's	Manchester Con. Co.	Chas. B. Meyers	6	250,000	Owner builds.
City Hall pl & Pearl st.	Office	Rudolph Wallach Co.	Geo. A. & H. Boehm	17	250,000	Owner builds.
Bway & 246th st.	School	Horace Mann School	Josselyn, Howells & Stokes	—	200,000	Chas. T. Wills, Inc., G. C.
89th st, 311-17 W.	Apartment	Excelsior Holding Co.	Wallace & Goodwillie	8	200,000	Owner builds.
87th st, 302-308 W.	Apartment	Coast Constn. Co.	Ronse & Goldstone	9	200,000	Owner builds.
64th st, 430 E.	Apartment	City & Sub. Homes Co.	P. H. Ohm	6	200,000	Owner builds.
Thompson & Nott avs L. I. C.	Factory	American Ever Ready Co.	Maynicke & Franke	8	200,000	Not let.
Vermilyea av, 48	School	City of New York	C. B. J. Snyder	5	200,000	Not let.
Riverside dr	Apartment	P. & W. Holding Co.	Samuel Katz	6	200,000	Owner builds.
Blackwell's Island	Stores	City of New York	Chas. B. Meyers	3	200,000	Not let.
Church av, e Flatbush, Bklyn.	Theatre	Borough Operating Co.	R. T. Rasmussen	2	200,000	Simonelli Contracting Co., masonry.
Ams av, es, 136th to 138th sts.	Stadium	City of New York	Arnold W. Brunner	1	200,000	Jacob A. Zimmermann.
94th st, nec 5th av.	Dwelling	W. D. Straight	Delano & Aldrich	6	200,000	Not let.
170th st, nwc Wilkins av.	(2) Apart's	Louis E. Kleban	M. Zipkes	6	200,000	Owner builds.
85th st, ss, 100 e West End av.	Apartment	Woolsey Realty Corpn.	Schwartz & Gross	9	200,000	Owner builds.
Bklyn av, sec President st.	Hospital	House of St. Giles	Frank T. Fellner	3	150,000	Not let.
Douglas st, swc E NY av, Byn.	Theatre	Sterling Amuse. Co.	Cohn Bros.	3	150,000	Owner builds.
35th st, 56-58 W.	Loft	Oppenheim Collins & Co.	Buchman & Fox	11	150,000	Charles A. Cowen & Co., G. C.
4th av, swc 51st st Bklyn.	Theatre	John Dobbin	Thos. W. Lamb	2	150,000	Not let.
Ellis Island	Seawall	U. S. Government	A. B. Fry	—	150,000	Not let.
Delancey st, 81-83	Bank	Manhattan Holding Co.	Samuel Sass	6	150,000	Fleischmann Eros. Co., G. C.
56th st, bet 1st & 2d avs, Byn.	Factory	Amer. Mach. & Fdry Co.	Francisco & Jacobus	4	150,000	Not let.
29th st, 39-41 W.	Loft	M. J. O'Connor	F. C. Zobel	12	150,000	Victoria Bldg. & Contg. Co., G. C.
114th st & Amsterdam av.	Chapel	Cath. St. John Divine	Henry Vaughn	—	150,000	Marc Eidlitz & Son, G. C.
95th st, 9-11 E.	Dwelling	Mrs. Edith S. Fabbri	Grosvenor Atterbury	5	150,000	Not let.
175th st, 603-613 W.	(2) Apart's	175th St. Holding Co.	Sommerfeld & Steckler	5	150,000	Owner builds.
Not decided	Hospital	Wash. Heights Hospital	Not selected	—	150,000	Not let.
114th st & Amsterdam av.	Chapel	Cath. St. John Divine	Cram, Goodhue & Ferguson	1	150,000	Jacob & Youngs.
Bway, es, 134th to 135th sts.	Theatre	A. C. & H. M. Hall Co.	G. Ajello	2	150,000	Owner builds.
111th st, 46-50	Apartment	111th St. Constn Corpn.	Gronenberg & Leuchtag	5	150,000	Di Pace Const. Co., masonry.
186th st, swc St Nicholas av.	Apartment	The Aldus Constn. Co.	Samuel Sass	6	150,000	Owner builds.
160th st, 638-644 W.	Apartment	Podwie Realty Co.	Samuel Katz	6	150,000	Not let.
184th st & Laurel Hill rd.	Ice plant	Ice Mfg. Co.	Mortensen & Co.	4	135,000	Geo. H. McEntee, masonry.
Hoe av, es, 100 n 167th st.	School	St. John Chrysostom Ch.	M. J. Garvin	4	130,000	Not let.
N Y C RR, es, 360 s Dyckman.	Warehouse	Vermont Hygeia Ice Co.	Standard Conc. Steel Co.	3-4-6	125,000	Standard Concrete Steel Co., G. C.
6th av, 821	Theatre	Manhattan Fee Co.	Thos. W. Lamb	1	125,000	Bids Jan. 2.
110th st, 114-116 W.	Home	Women's Hosp. State N.Y.	Allen & Collens	7	125,000	Isaac S. Rossell, G. C.
Broadway, 2182-2186	Theatre	Eva J. Coe	Fred Robbin, Jr.	2	125,000	Not let.
Douglass st, swc E N Y av.	Theatre	Samuel Katz	Cohn Brns.	2	120,000	Not let.
Johnson av, nr Varick st, Bkn.	Factory	Ellanam Dress Form Co.	Eugene Schoen	6	120,000	Not let.
187th st, 509-515 W.	(2) Apart's	Jannole & Werner	Geo. F. Pelham	5	120,000	Owner builds.
Bedford av & Keap st, Bklyn.	Clubhouse	Y. W. C. A.	Jackson & Rosencrans	3	100,000	Geo. B. Wills, Inc., G. C.
Van Brunt st, Bklyn.	Factory	Adriance Machine Wks.	Not selected	—	100,000	Not let.
5th av, 805-7, cor 62d st.	Clubhouse	Knickerbocker Club	Delano & Aldrich	4	100,000	John Downey, G. C.
Bway, swc 90th st.	Theatre	Robert Goelet	Thos. W. Lamb	1	100,000	Not let.
207th, ns, Hull to Decatur avs.	School	City of New York	C. B. J. Snyder	3	100,000	Frymier & Hanna Co., G. C.
20th st, 238 E.	Hospital	Mission Sis. Sacred Heart.	Reliable Engineering Co.	10	100,000	Figure January 15.
39th st, 23 W.	Clubhouse	Engineers' Club	Beverly S. King	6½	100,000	Not let.
Macon st, ne Bway, Bklyn.	Clubhouse	T. A. Clarke Co.	Harde & Short	1	100,000	Owner builds.
Bway, 170th & 171st sts.	Apartment	Westcott Estate	R. S. Townsend	12	*500,000	Not let.
31st st, 32-4 E.	Apartment	Brody, Adler & Koch Co.	Not selected	12	*500,000	Not let.
Leonard, Lafayette & Baxter.	Court House	City of New York	Guy Lowell	—	*3,000,000	Not let.
St Nicholas pl, es 153d st.	Apartment	Harris, Maran & Son	Samuel Sass	—	*200,000	Not let.
Duffield st, Bklyn	Factory	Towns & James	Henry Otis Chapman	7	*100,000	Not let.
Not selected	Temple	Knights of Pythias	Not selected	7	*100,000	Not let.
Manhattan st, ss, to 126th st.	Library	N. Y. Public Library	Carrere & Hastings	—	*150,000	Not let.
130th st, 611 West	Factory	Sinclair & Valentine Co.	W. W. Timmis	8	*100,000	Bids about Feb. 1.
Not Selected	Church	Trinity Corporation	Not selected	—	*500,000	Not let.
West End av, nwc 97th st.	Apartment	Isaac Polstein	Not selected	12	*300,000	Not let.
Park av, sec 54th st.	Apartment	Putnam Constn. Co.	Not selected	12	*500,000	Owner builds.
146th st, sec College av.	School	Ch. of St. Rita of Cascia	A. F. Schmitt	3	*100,000	McDermott & Hanigan, G. C.
University pl, nec 9th st.	Office	Sailors' Snug Harbor	Maynicke & Franke	10	*300,000	Not let.
55th st, 13-17 W.	Apartment	Geo. Backer Constn Co.	Not selected	12	*300,000	Not let.
Park av & Ittner pl.	Factory	E. Pollman	Not selected	3	*100,000	Not let.
Newtown Creek & Commercial st (Bklyn)	Warehouses	West Side Imp. Co.	Cass Gilbert	—	*500,000	Not let.
Wythe av, swc 1st st (Bklyn).	Factory	Fulton Bag & Cot. Mills.	Rouse & Goldstone	20	*500,000	Not let.
Bway & 232d st.	Stable	McDermott Dairy Co.	F. A. Meuron	2	———	Not let.
Bway, 44-50	Office	Standard Oil Co. Interests.	W. C. Hazlett	38	*1,500,000	Not let.
Undecided	Factory	Precision Machine Co.	Not selected	1	———	Not let.
Meeker av & Van Dam st, Bkn.	Factory	Lignum Chemical Wks.	Not selected	3	———	Not let.
Bway, es, bet 44th & 45th sts.	Hotel	Century Holding Co.	Walker & Gillette	24	*1,500,000	Not let.
		Total of Estimated Costs Specified				$61,265,000

*Approximated.

BUILDING MANAGEMENT

THE INVESTMENT RETURN FROM OFFICE BUILDINGS. INSIDE INFORMATION AND COUNSEL FOR INVESTORS.

By CLARKE G. DAILEY, Vice-President Alliance Realty Co.

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

MORTGAGES on real property vary in rate and proportion to such a degree that in this article I shall treat all property as free and clear. Let us consider, first, what an office building should bring in to make it a desirable form of investment. This can only be arrived at by comparison with returns on other forms of investment, such as stocks, bonds and first mortages. First-class bonds, averaged over a number of years, bring in a shade over 4 per cent. per annum. First mortgages during a similar period have averaged about 4¾ per cent., while the leading railroad stocks, representing equities subject to large prior liens, averaged from 5½ to 6 per cent. on their market value.

What an Office Building Should Pay.

Careful comparison with these other forms of investment leads me to believe that an office building should pay 5½ per cent. free and clear after setting aside a proper reserve for depreciation. When paying at this rate it will compare favorably with other investments, as the possibly greater security of bonds and mortgages is offset by the lesser income, while the lack of liquidity of real estate is met by the probability of enhancement in value, as evidenced by the past history of New York City real estate.

Always Under the Owner's Control.

Careful consideration should of course be given to the location and value of the site, and to the planning and construction of the building. Where wisdom has been shown in these essentials an office building is a safe and desirable investment. It is always there for the owner to inspect and is under his control. What chance had an ordinary stockholder in the Boston & Maine or the New York, New Haven & Hartford in any degree to control, or even to get accurate knowledge concerning his investment? Office buildings, unlike securities, cannot be made with a printing press, nor can their value be dissipated by unsound finance, unless the owner is himself guilty of it.

True it is that many office buildings do not pay 5½ per cent.—no doubt a majority—but invariably their failure to do so is for reasons obvious to anyone with a knowledge of the subject. Many buildings have been erected which were either improperly planned, poorly located, or so inefficiently constructed that they never had a chance from the beginning. Many have been built on sites poorly adapted to the purpose, and often has too much been paid for the land. Too often has an architect drawn a beautiful elevation and fitted the interior to it. Too seldom has expert advice been called in at the start. The planning and construction of office buildings is becoming more of a science, with less of haphazard methods which so long prevailed. A good return can always be secured when real ability and expert knowledge have been utilized in the projection and handling of the enterprise.

These Pay Six Per Cent. or More.

I have carefully studied the income and expenses of nine office buildings of which I have had exact knowledge: The Everett, Whitehall, Battery Park, Chesebrough, Maritime, Broad-Exchange, Century, Harriman Bank and Park Avenue Terminal Buildings; and in not a single case has the interest return upon the entire cost thereof fallen below 6 per cent., after deducting a proper depreciation charge. Some of these pay much more.



CLARKE G. DAILEY.

Born in Kentucky, Mr. Dailey's boyhood after his third year was spent in Topeka, Kansas, where he worked his way through Washburn College by acting as secretary to its president. He came to New York City at the age of 22 to study music, expecting to become a concert singer, and meanwhile secured a position as stenographer to W. H. Chesebrough, who was at that time organizing the Century Realty Company. Mr. Dailey eventually decided on a business rather than a professional career, and was soon promoted to the position of assistant treasurer of the company. When the Century Realty Company was taken over by the U. S. Realty & Improvement Company in 1907, he was made assistant secretary of that company. About three years ago he was elected to his present position of vice-president of the Alliance Realty Company.

Take the original Whitehall Building on Battery Park, for example. Instead of 6 per cent., it paid 9½ per cent. on the entire value of the property. Investors in the equity received 18 per cent. annually on their money for a number of years, finally getting their investment back when the building was sold with 100 per cent. profit, in addition to the interest return mentioned. Yet there is a current impression that no office building pays well.

Result of Scientific Handling.

The buildings mentioned and other similarly successful buildings are distributed through the city. They represent no particular location or trade—simply the results of knowledge and scientific handling. What has been done with them can be done again with others, but never by paying a high price for land and erecting thereon an extravagantly built and poorly planned building.

Ability and a knowledge of the subject are requisite to success in this vocation, as in any other. If an office building is built in an assured or improving location, with good transit facilities, on land for which a moderate price has been paid, if the financing has been conservative and the building planned with exact knowledge of the needs of the tenants, and above all so arranged that practically every office has permanently protected light and air, then there is no difficulty in securing a net return of 5½ per cent. or more upon the total investment.

I want to say here that tall office buildings on interior plots are a mistake. They should not be built except on corner plots and then only when arrangements have been made to permanently protect the bulk of their light. Most of the space vacant to-day is that which is poorly lighted.

Importance of Good Light.

There are good and poor office buildings from an investment standpoint, just as there are good and poor stocks and bonds. As a class, office buildings are suffering in public estimation because of the lack of judgment and foresight so commonly displayed in their projection. If, as is to be hoped, the proposed action to limit the heights of buildings materializes, there will be less danger in the future of the depreciation in the value of buildings whose owners have not been sufficiently farsighted to protect their light.

At the present time there is a surplus of rentable space in some sections. Yet, the certain and steady progress of the newer buildings, as, for instance, the Woolworth, leads me to believe that with the coming revival of industrial activity throughout the country, coupled with the normal growth of business in this city, this surplus will be quickly absorbed.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

ULTRA-VIOLET RAYS.

A New Way to Filter Drinking Water—An Economical Sterilizer.

SCIENCE has given to the building manager a new and cheaper way to sterilize water for drinking and other purposes by harnessing the wonderful powers of the ultra-violet ray to a device that can serve a box-like office or an entire city. In order to understand the operation of the new sterilizer it is first necessary to give the reader a description of what the ultra-violet ray is.

Light From a Miniature Sun.

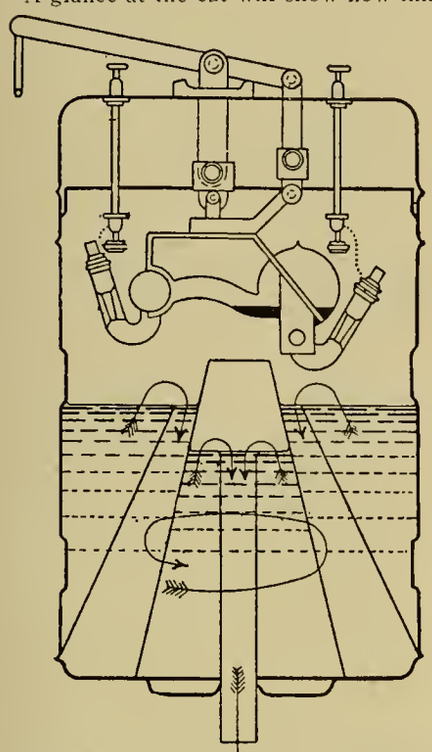
Briefly, it is a ray given off by the sun that in its unalloyed power will kill every known germ. It has been known for years that the sun is the greatest destroyer of germs known to man. This power, science has discovered, is due to the ultra violet ray given off by this illuminant. It was this power that purified, in time, polluted streams, and the lack of this power that caused affluent contained in conduits shut off from the sun to become even more poisonous.

To imitate nature it was found necessary to create a miniature sun which

would give off a maximum of ultra-violet light. Science applied itself to various light-producing agencies in the hope of obtaining a suitable light source that could be applied to a simple, economical and reliable sterilizer that would take up no more space than the ordinary spring-water bottle and stand generally found in offices.

After much experimentation they took as the prime factor of their apparatus the mercury vapor arc enclosed in a fused rock crystal lamp built by the Westinghouse-Cooper-Hewitt Company on the principle of the Cooper-Hewitt lamp. This rock crystal or quartz glass allows the ultra violet light to radiate freely, whereas common glass is opaque to the ultra violet rays.

A glance at the cut will show how this



little lamp is applied to the sterilizing outfit now being put upon the market by the R. U. V. Company, of 50 Broad street. The light emanating from the rock crystal mercury contained tube is directly above the intake flow of water. This water is permitted to rise until it comes in contact with the rim of the outflow pipe and as the water passes over the crest of the pipe the rays, being directed full upon the thin strip of water, positively kills every latent germ that the water contains, sending it out to the consumer chemically pure, that is, positively sterile.

No Care In Operation.

Any one can turn on the current and tilt the lamp. That is all that is required for successful operation. The operating principle of all types of apparatus is the same. By means of baffles the water is made to pass, not once, as described in the preceding paragraph, but several times in the same way near the source and under the influence of the ultra violet rays. Various degrees of temperature have no effect upon the action of this almost weird system of water purification, neither does the process change the temperature of the water. Even when ice-water is introduced the germs are as effectually killed as if boiling water were put through the filter. There is no change in taste. The only effect the rays have upon the water is the absolute annihilation of germs or bacteria in any form.

For Large Buildings and Cities.

This system of sterilization has been made elastic enough to meet the requirements of the smallest user up to the 200,000 gallons an hour that a community might consume. Where a series of units are employed the water supply of whole cities can be made as pure or purer than that rendered free from bacilli in the small office equipment.

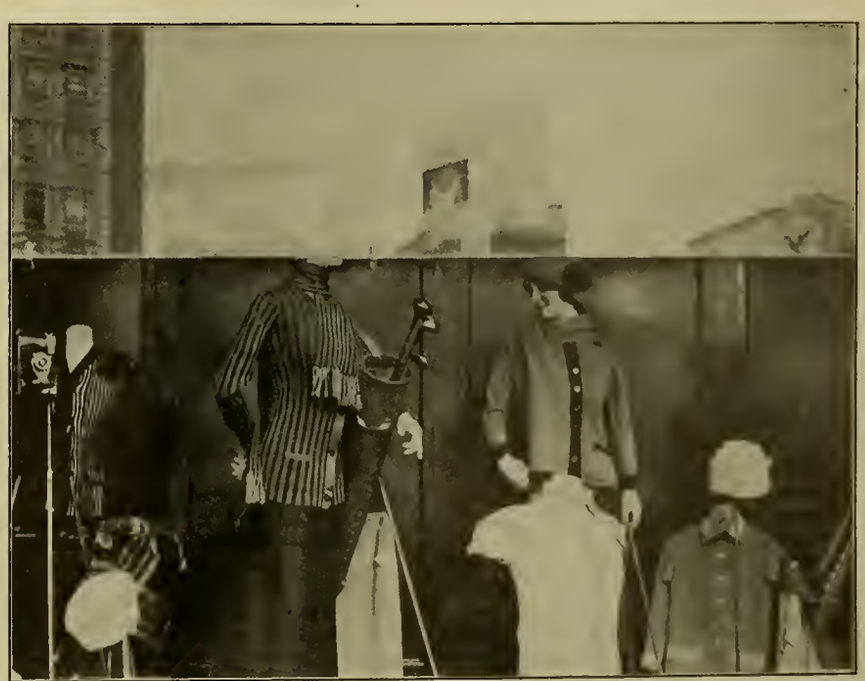
In the large office building or apartment equipments if allowed to operate day and night needs no attention. Unlike the usual filter of sand or porcelain it requires no cleansing. At the most all the attention required is to light the lamps or turn on or off the water if necessary. Otherwise it needs no consideration in its operation.

Shadow-Box Show Windows.

IN this window bent glass is used instead of flat plates. They are so set with relation to a light-absorbing (black) surface known as a "shadow box," that the rays of light that ordinarily reflect back into the eyes of the observer are deflected into the "shadow box" in such a manner that the goods on exhibition appear to the observer absolutely as they would appear if there were no glass. That is, there are no reflections of the sky, neighboring buildings, traffic or pedestrians as illustrated in the cut.

The glass absolutely disappears, so far as appearances are concerned, so that the display in the window looks as though it could be touched from the outside. One of these show-windows has been installed as a demonstration in the store of R. H. Macy & Co, on the Broadway side, where architects and builders can study the normal effects. Architects and managers of store buildings know that a great deal of expense is charged up by storekeepers to the maintenance of show-windows, which indicates their great value as a selling force. There has been, however, a great deal of difficulty experienced in combating the reflecting power of a flat pane which often nullifies the effect of the display arranged within.

In the shadow-box show window the darkest or most delicate colors will show at their true values, and the finest texture or pattern may be seen exactly as it would appear without glass. In furniture, piano or automobile display rooms where it is important to show the whole floor, the new window gives the same

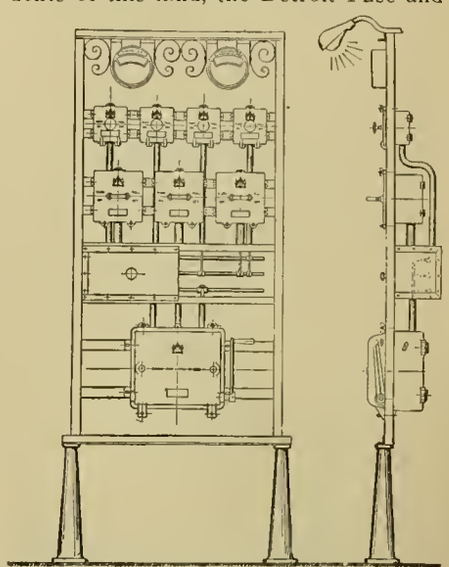


effect on looking into the window as that produced on looking out through the ordinary window. In addition, as the illustration from the outside is better and the confusion removed, the display shows perfectly several hours longer in the day without the aid of artificial illumination than is possible behind the flat glass window.

The photograph shows the Macy window in which form the low "vision section" only has been cleared by the installation of "shadow-box show window." This window is about 8 feet deep with a mahogany background, yet the texture and color of the display show perfectly. The reflections in the upper half would, in a flat glass window, extend downward over the display, although the reflections at the very bottom of the window are rarely so brilliant as the sky and tops of buildings. It is being demonstrated here by the Store Improvement Company, Inc., Longacre Building, Broadway and 42d street.

A Non-Hazardous Switchboard.

MANY accidents are caused by an electric switch half turned on when the workman has presumed he has opened the circuit entirely. With an eye to preventing, as much as possible, accidents of this kind, the Detroit Fuse and



Manufacturing Company, of 114 Liberty street, is introducing a system of positive open or shut units for electrical control. The illustration shows a switchboard thus equipped, in both front and side views.

The units are entirely enclosed in iron. Inside the contacts operate either tight shut or all open. There can be no half way, no hidden arcs to set fire to the building and no mistake about the life or harmlessness of a wire. The switch will not operate unless the box is fully open or positively closed.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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The municipal ferry to Stapleton, Staten Island, was discontinued on the first of the year by Dock Commissioner Smith and the ferry house was permanently closed. Another argument for constructing the proposed Staten Island tunnel.

A new county—the sixty-second—was added to the number in the State on New Year's, when the county government of the Bronx was inaugurated with due ceremony in the recently finished County Court House at Third avenue and 161st street.

The annual index to the rulings of the Board of Building Examiners, prepared by M. M. D. Clark, secretary of the board, will be published in the Record and Guide next week. The index covers the rulings for all the boroughs handed down during the last year.

The year-end payments were financed with less difficulty than had been expected. The money market was distinctly comfortable, and plenty of funds were available to commercial borrowers, according to the monthly letter of the Fourth National Bank, which also calls attention to the fact that large investments are already being made in commercial paper. Under the new banking system such paper will be in greatly increased demand for investment by national banks, a circumstance which must tend to stimulate an early revival of general business throughout the country. Furthermore, the distribution of between $200,000,000 and $250,000,000 in dividend and interest payments during the current month can not fail to react favorably on the market for securities, including mortgages.

The Mitchel Administration.

The new administration which assumed office on January first starts on its career under most encouraging conditions. With one or two exceptions all the members of the new Board of Estimate are gentlemen who will bring to their jobs the experience and the training acquired by many years of official service. These years of service have, moreover, covered a most significant period. During their passage a sincere and intelligent attempt has been made to reorganize the administrative and financial system of the city in the light of modern scientific methods and the highest standards of business efficiency. The attempt was not very successful, because the Board of Estimate was not united and because of the opposition of the Board of Aldermen. A sufficient preliminary study of the problem was, however, made to be of great assistance in any future effort to realize the same ideal under more favorable conditions; and these favorable conditions have now been brought into existence. The new administration is united. Its work cannot be hampered by an unfriendly Board of Aldermen. It has been elected on a platform which explicitly pledges it to more vigorous standards of economy and efficiency than any which have yet prevailed. It will be considered a success or a failure according to its ability to secure to the taxpayers of New York a larger return for the amount of money expended than they now receive.

So far as the Record and Guide knows, the Mitchel administration is the first one which has been elected in New York or any other city explicitly pledged to the introduction of modern scientific standards of administration. Of course many newly elected officials have been pledged to the economical conduct of the affairs of the city; but vague pledges of economy are a very different thing from the specific pledges which have been made by Mr. Mitchel and his colleagues. Their promises have included the application of a group of specific and more administrative ideas and methods. Of late years certain essential phases of administrative work have been reduced to a scientific basis. A system can be introduced into any public office, which to a certain extent automatically checks the work of each of the employees in the office, and indicates the percentage of efficiency which is being obtained. Such a system corresponds, of course, to the methods of cost accounting, which have become a recognized part of the auditing machinery of so many modern businesses. The method does not, of course, work with complete automatic certainty. It necessarily leaves a large measure of discretion and hence of possible evasion to the higher officials who are responsible for its operation. But it offers a much better chance of testing the efficiency of any particular governmental agency than have the methods used in the past. The effort to introduce it into official departments of the city will meet with stubborn opposition from the subordinate employees and is not likely to be an entire success; but even if the results are not commensurate with the expectations, the experiment will be most illuminating. It will give some indication of the extent to which modern standards of efficiency can be applied to public offices, and as a result of this experience the tentative methods which are now being used may well be very much improved.

Any program of this kind implies a much more efficient control by the Mayor and the Board of Estimate over the business of the city than that which they are now enabled to exercise. Nominally, of course, the power of the Mayor over the departmental chiefs is complete. He can dismiss them when he pleases and his power of appointment is not subject to any supervision. But actually, of course, the intelligent exercise of any such authority depends upon his ability to keep fully informed as to the actual management of the department. A proper auditing system will, of course, help him to learn how well the work of any department is being done; but no such automatic check can serve as anything more than an indication. The Mayor needs in addition a staff of inspectors, who will, merely as a matter of regular routine, scrutinize the work of the departments and keep him informed as to their several standards of efficiency and inefficiency and the causes thereof. In the past the Mayor could always order an investigation by the Commissioner of Accounts, but such an investigation was exceptional and implied that the department which was submitted to the discipline was under suspicion. Regular inspection would not imply any such specific doubts. It would mean merely that the Mayor as the responsible head of the administration must be fully informed as to the quality of the department work and the possibility of its improvement.

It is no less essential, of course, that the Board of Estimate should possess analogous means of information. The Board determines the financial and business policy of the city. It should possess consequently a group of subordinate officials, responsible to it, upon whom it could depend for any facts which it may need. It cannot, for instance, intelligently decide upon the amount of money needed by any one department unless it knows how well such a department is now performing its work. It should have access, consequently, to the reports made by the Mayor's inspectors and should have the power to order a special investigation—in case its members had any reason to believe that such an investigation was necessary. It should, furthermore, possess an adequate technical staff, which could place in its hands all the facts needed by the Board in order to pass intelligently upon any questions of public policy.

As a result of the attempt which will be made to reorganize the administrative system of the city, certain changes in the charter will most assuredly be found necessary, but it is very much to be hoped that no application will be made by the administration to the existing Legislature for legislation of this character. The nature of any proposed revision of the Charter which has the support of the administration should be a matter for very careful consideration and their drafting should be delayed until a vivacious effort has been made to see what could be accomplished under existing laws. The new charter should be result of the actual needs which the attempt to carry out the program of the administration will develop.

Single-Taxers and the Tenement House Law.

Editor of the RECORD AND GUIDE:

Tax Commissioner Wall made a slip in saying (as quoted in your current issue) that the Tenement House Law is burdensome to land-owners. The provisions of the Tenement House Law which prevent overcrowding make it necessary to use more space for buildings in order to house a given number of people and, to that extent, require the use of more land. The law checks the over-development of an ordinary sized lot and may therefore keep down the value of some lots most suitable for such over-developed building. But, on the other hand, the area covered by

buildings will be that much greater and, to this extent, land values will be increased over a larger area than without the law. And, in so far as such legislation does make living conditions more sanitary and attractive, thereby increasing both the productive power of the population and the desirability of this city as a place of residence, the aggregate land value is increased.

No one will deny that some tenement house law is necessary, or that the present one has some good points. We must remember then the familiar principle of economics, that "every improvement in the condition of the earth, whether agricultural, mechanical, educational, political, ethical, or even religious, must go eventually and mainly to the profit of the owners of the earth."

Mr. Wall's memory is at fault when he attributes the Tenement House Law to the efforts of single-taxers or thinks that they are supporting it as a roundabout method of getting back to the community some of the land values which are due to community effort. Henry George vigorously attacked tenement house legislation in a notable speech in Cooper Union wherein he pointed out that such laws were mere palliatives and that they make people tolerant of unjust conditions. Neither are single-taxers active in charitable work. They are trying to establish conditions that will make most charity unnecessary.

Single-taxers are also opposed to paternal and socialistic legislation, and, far from attacking those who have saved, they are among the most earnest defenders of legitimate property rights—even against our present unjust and confiscatory tax system, which take from those who produce for the benefit of non-producers. To quote Henry George, "This alone I contend for, that he who makes should have, that he who saves should enjoy. I ask on behalf of the poor nothing whatever that properly belongs to the rich."

BOLTON HALL.

New York, Dec. 29.

Heights of Buildings Restrictions.

Editor of the RECORD AND GUIDE:

The Committee of the Board of Estimate and Apportionment on Heights of Buildings consists of President McAneny of the Borough of Manhattan, President Pounds of the Borough of Brooklyn and President Miller of the Borough of the Bronx. This committee has had the benefit of the public spirited services and advice of an Advisory Commission, of which Edward M. Bassett, Esq., former Public Service Commissioner, is chairman. It is composed of twenty well-known citizens whose experience and ability make their advice valuable.

This commission, after extended conferences, has made certain recommendations to the committee, which in turn will report to the Board of Estimate and Apportionment on December 31, 1913. It urges two amendments to the Charter, giving the Board of Estimate and Apportionment power to regulate the heights of buildings in districts to be fixed by it, and to regulate the kinds of business to be allowed in the several districts. If such amendmends to the Charter become law, public hearings will be held to inform the Board of Estimate and Apportionment as to the fixing of the different districts and the heights of buildings and character of business to be allowed in them.

The limitations which interest some dwelling districts in the Bronx are as follows:

E Districts: One and one-half times the street width, and not over 90 feet. Set-back one foot horizontally for each one and one-half feet vertically.

F Districts: Once the street width and not over 80 feet. Set-back one foot horizontally for each one foot vertically.

G Districts: Not over 50 feet. Set-back same as F.

H Districts: Not over 36 feet. Set-back same as F.

It is to be seen that taller buildings are suggested for wider streets, thus allowing the lots on those streets to attain a higher value than the lots on narrow streets.

Lots in the Bronx cost from $1500 to $2500 to develop. To limit the buildings on such lots to two and three-family houses, which cannot be made to pay on such lots, is equivalent to confiscating the lots. To quote from a recently published discussion of building regulations in German cities:

> "Land values are stubborn facts and must be respected in Germany as well as here. * * *
>
> "Prussian administration, too, is at times not only vexatious and arbitrary, but unjust. Recently the ordinances for a part of Charlottenburg were changed so that instead of allowing five stories and the use of 75 per cent. of the lot as in Berlin proper, only two stories and a 30 per cent. use, as in the most remote suburbs, was permitted. It was undeveloped land, it is true, but the owners, some of them, went into bankruptcy."

I have advocated a minimum width of 60 feet for streets in the Bronx while I have been in office because I have foreseen not only that the present building laws do not permit the erection of buildings on narrow streets which will give an adequate return on the value to the lots as soon as the Bronx builds up and values begin to approximate somewhat those in Manhattan, and because I foresaw that any probable restriction of the height of buildings on narrow streets would prevent such buildings from paying a proper income on the cost of the lots.

If the proposed legislation giving the Board of Estimate and Apportionment power to regulate the heights of buildings is passed, the people of the Bronx must be prepared to present arguments which will result in the adoption of reasonable regulations which will not injure the value of the lots. I think there is no cause for alarm, as the subject is likely to receive full consideration before anything positive is done.

CYRUS C. MILLER,
President of the Borough of the Bronx.

December 30, 1913.

The Income From Modern Apartments.

To explain why such returns as twelve and twenty per cent. are possible upon an investment in a high-class apartment house, Douglas L. Elliman, president of the real estate firm of Douglas L. Elliman & Co., points out that it is largely due to the profit on borrowed money:

"Take, for example, a property unencumbered by a mortgage, as is rarely the case, returning 8 per cent. net. Assuming that it were valued at $1,000,000, and after all deductions for expenses, depreciation and the like except interest were deducted $80,000 net income remained, or 8 per cent. on the total investment. By placing a mortgage of $600,000 at 5 per cent. on the property you would have to pay out $30,000 in interest, but there would be still $50,000 income on the equity of $400,000, or 12½ per cent. The reason for this is that the borrowed money for which you pay 5 per cent. is really earning 8 per cent., and this 3 per cent. profit added to the normal interest on your equity makes the high return."

This is a phase of real estate investing not often enough emphasized in order that public interest in real estate shall not flag. The example given by Mr. Elliman is a conservative one. The thing of most importance to an investor is not how much the property is earning on the total valuation, but how much it is earning him on his equity, or on the actual amount of money invested by him. And perhaps the time has come when this brighter side of the shield can be and should be turned toward the public again. Having a promise that the rights of property will receive more consideration from lawmakers and budget makers hereafter, the real estate profession should encourage investors generally to turn again to real estate, as after all the most satisfactory of all sources of permanent income—as it has been in every generation.

London's Big Real Estate Deal.

The latest advices from London concerning the purchase by Mr. Mallaby-Deeley of the greater part of the Duke of Bedford's London estates shed no light on the question whether the transaction indicates anything beyond the fact that the Duke prefers money to land and Mr. Mallaby-Deeley prefers land to money. The Duke is reported to have been induced to carry out the transaction through his uncertainty as to the probable trend of legislation affecting land; but, if this indicates want of confidence in the future, there is a set-off in the confidence shown by the purchaser, so the situation resembles a drawn game. To the Duke's former tenants the transfer may or may not make a difference. It may be said "to Amurath Amurath succeeds," and naturally the purchaser will be bound by the covenants and leases in force, and no one can know whether the tenants will in future be better or worse off than they were under the benevolent sway of the Duke, who has always had the reputation of being among the best of the great landowners of England. It really only means a difference in the color of the map and the substitution of a new name for the ancestral one of one of the greatest of English families.

In a conversation with Mr. Mallaby-Deeley at his residence a representative of the Times (London) was informed that the purchase of the Covent Garden estate is entirely a private transaction between Mr. Mallaby-Deeley and the Duke of Bedford.

Mr. Mallaby-Deeley made it perfectly plain that he has not been backed by a syndicate, nor has he acted as the agent of others. Moreover, he has no intention of forming a syndicate hereafter. "There is," he said, "very little to say about the future. I have no intentions. I have bought the estate purely as a private investment, and the estate will be carried on just as it has been hitherto. It will certainly not be turned into a company; and there is no part of it that will be turned into a company. The Duke of Bedford has surrendered the whole of his interest in the estates."

What Has Happened to 23d Street.

On the south side of 23d street, between Fifth and Sixth avenues, many buildings are vacant or are about to be vacated by present tenants. The only occupant on that block whose stay is assured is Le Bolt, the jeweler. Buildings at Nos. 14, 16 and 18 are vacant. At No. 20 the Pierce-Rupard Company is going out of business, and at No. 22 the Guzy Freres is conducting a bankrupt sale; these two buildings will shortly be vacant. The Rheinhart Building at No. 24 is unoccupied. At No. 26 the Hudson Bay Company is holding a removal sale preliminary to going to their

Fifth avenue establishment. Nos. 28 to 46, the old Stern Brothers' store, is vacant; No. 48 to 52 is vacant. No. 60 is vacant, and the rest of the block running to Sixth avenue, the old McCreery store, is vacant. On the north side of the street, the big building at 43 West 23d, occupied by George C. Flint (furniture) will shortly be vacant. The adjoining premises of Shepard-Knapp & Co. will soon be empty, and on the same side, at Nos. 35 and 37, all the upper floors are vacant.

More Land for the Court House Site.

An authority close to the Court House Board having intimated that the city will be asked to buy additional land for the new court house site, the inference is being drawn in architectural circles that the board has now in mind an entirely new set of plans for the building, and that it will be a building with a larger area and of course a different contour from the one first designed. It is surmised that this is the basis on which the Court House Board and the Supreme Court Justices are "approaching the solution of the difficulty," but it implies that the city will be willing to expend a larger sum than was at first intended, which has not yet been made evident. In the event of the Board of Estimate's consent being obtained to the acquisition of more land for the building, further condemnation proceedings will be necessary.

New Subway Contracts.

The Public Service Commission awarded the contract this week for the construction of the section of the Interborough Seventh avenue subway south of 34th street station to a little north of the 42d street station to the Rapid Transit Subway Construction Company. This is a subsidiary of the Interborough. Its bid was about $2,292,000. Other contracts were awarded for different sections of new subways amounting to $11,106,038, as follows: Greater part of New Utrecht avenue elevated line to Post & McCord, Inc., $1,672,190; Southern Boulevard and Westchester avenue, from 147th street to Whitlock avenue, to Rodgers & Hagerty, $2,253,159.25; Jerome avenue elevated, from 157th to 182d street, to the Oscar Daniels Company, $1,077,978; Seventh avenue subway, Beach to Commerce street, to the Degnon Contracting Co., $2,185,063.50; Seventh avenue subway, 16th to 30th street, to the Canavan Brothers Co., $2,401,306.75; White Plains road extension, from Burke avenue to 241st street, to Alfred P. Roth, $958,484; Steinway tunnel extension from terminus of the tunnel in Queens to the Queensboro plaza, to the Degnon Contracting Company, $557,856.50.

An Active Section.

Ridgewood continues to be one of the most active sections in the city for building operations. A very large area has been covered with tenements within the past three years, as they have been erected in blocks of twenty or thirty or more at a time. The Ring-Gibson Company has made arrangements to build ninety four-story houses of good design and quality on Woodbine avenue, Madison street and Doubleday street east of Fresh Pond road, and has filed plans with the Building Bureau and commenced work on the first installment of thirty-eight, of which a number are already enclosed. The apartments will each comprise five or six rooms, and altogether there will be accommodations for 720 families. The buildings on Woodbine avenue will have stores on the first floor.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 Dec. 26 to 31	1912-1913 Dec. 27 to Jan. 2
Total No.	102	161
Assessed value	$7,345,000	$9,837,200
No. with consideration	6	18
Consideration	$272,250	$769,140
Assessed value	$267,000	$810,000
	Jan. 1 to Dec. 31	Jan 1 to 2
Total No.	7,670	37
Assessed value	$494,384,261	$2,213,000
No. with consideration	996	5
Consideration	$40,527,760	$105,790
Assessed value	$43,891,762	$138,000
	1913	1912
Total No. for year of	7,670	8,690
Total Amt. for year of	$40,527,760	$56,722,357

Mortgages.

	Dec. 26 to 31	Dec. 27 to Jan. 2
Total No.	70	101
Amount	$3,042,726	$2,839,327
To Banks & Ins. Cos.	21	26
Amount	$2,145,000	$1,408,000
No at 6%	37	45
Amount	$1,806,416	$926,827
No. at 5½%	2	6
Amount	$707,000	$246,500
No. at 5%	16	17
Amount	$362,000	$796,000
No. at 4½%	1	10
Amount	$2,000	$531,000
No. at 4%	1	.....
Amount	$30,000	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	13	23
Amount	$135,310	$339,000
	Jan. 1 to Dec. 31	Jan. 1 to 2
Total No.	4,844	29
Amount	$170,448,090	$900,196
To Banks & Ins. Cos.	1,115	5
Amount	$95,873,399	$453,000
	1913	1912
Total No. for year of	4,844	6,003
Total Amt. for year of	$170,448,090	$281,022,565

Mortgage Extensions.

	Dec. 26 to 31	Dec. 27 to Jan. 2
Total No.	53	27
Amount	$1,587,625	$905,850
To Banks & Ins. Cos.	25	9
Amount	$1,074,500	$574,000
	Jan. 1 to Dec. 31	Jan. 1 to 2
Total No.	1,922	15
Amount	$86,487,687	$510,350
To Banks & Ins. Cos.	625	2
Amount	$53,006,050	$251,000
	1913	1912
Total No. for year of	1,922	2,131
Total Amt. for year of	$86,487,687	$77,583,140

Building Permits.

	Dec. 27 to 31	Dec. 28 to Jan. 3
New buildings	3	4
Cost	$12,629,000	$540,150
Alterations	$99,125	$115,151
	Jan. 1 to Dec. 31	Jan 1 to 3
New buildings	553	1
Cost	$70,074,585	$20,000
Alterations	$11,553,299	$36,175
	1913	1912
Total No. for year of	553	558
Total Amt. for year of	$70,074,585	$107,829,240

BRONX.

Conveyances.

	Dec. 26 to 31	Dec. 27 to Jan. 2
Total No.	107	137
No. with consideration	8	46
Consideration	$51,475	$168,625
	Jan. 1 to Dec. 31	Jan. 1 to 2
Total No.	7,558	20
No. with consideration	710	1
Consideration	$6,373,739	$19,000
	1913	1912
Total No. for year of	7,558	7,716
Total Amt. for year of	$6,373,739	$9,913,768

Mortgages.

	Dec. 26 to 31	Dec. 27 to Jan. 2
Total No.	54	108
Amount	$487,432	$1,012,985
To Banks & Ins. Cos.	4	5
Amount	$95,500	$64,300
No. at 6%	26	35
Amount	$112,252	$613,995
No. at 5½%	8	7
Amount	$182,780	$98,700
No. at 5%	7	41
Amount	$127,500	$172,245
Unusual rates	1	3
Amount	$4,000	$10,200
Interest not given	12	22
Amount	$60,900	$117,815
	Jan. 1 to Dec. 31	Jan. 1 to 2
Total No.	5,559	17
Amount	$38,993,497	$82,585
To Banks & Ins. Cos.	370	2
Amount	$6,716,341	$37,500
	1913	1912
Total No. for year of	5,559	5,894
Total Amt. for year of	$38,993,497	$51,791,791

Mortgage Extensions.

	Dec. 26 to 31	Dec. 27 to Jan. 2
Total No.	21	7
Amount	$371,300	$132,500
To Banks & Ins. Cos.	3	4
Amount	$170,000	$94,500
	Jan. 1 to Dec. 31	Jan. 1 to 2
Total No.	647	.....
Amount	$13,666,510	.....
To Banks & Ins. Cos.	123	.....
Amount	$3,507,650	.....
	1913	1912
Total No. for year of	647	701
Total Amt. for year of	$13,666,510	$11,910,621

Building Permits.

	Dec. 26 to 31	Dec. 28 to Jan. 3
New buildings	8	18
Cost	$150,550	$504,050
Alterations	$5,000	$83,325
	Jan. 1 to Dec. 31	Jan. 1 to 3
New buildings	823	7
Cost	$20,057,689	$223,300
Alterations	$1,262,168	$69,100
	1913	1912
Total No. for year of	823	1,302
Total Amt. for year of	$20,057,689	$34,692,535

BROOKLYN.

Conveyances.

	1913 Dec. 24 to 30	1912 Dec. 26 to 31
Total No.	314	302
No. with consideration	50	29
Consideration	$241,851	$183,260
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	23,576	24,657
No. with consideration	2,327	1,556
Consideration	$13,275,092	$13,412,754
	1913	1912
Total No. for year of	23,668	24,657
Total Amt. for year of	$13,357,404	$13,412,754

Mortgages.

	Dec. 24 to 30	Dec. 26 to 31
Total No.	202	218
Amount	$1,172,095	$880,216
To Banks & Ins. Cos.	43	70
Amount	$523,750	$515,734
No. at 6%	123	137
Amount	$522,315	$325,830
No. at 5½%	35	14
Amount	$419,300	$42,100
No. at 5%	30	57
Amount	$173,084	$484,805
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	14	10
Amount	$57,396	$27,181
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	16,863	19,444
Amount	$67,376,382	$78,943,479
To Banks & Ins. Cos.	3,680	4,977
Amount	$25,047,056	$44,428,484
	1913	1912
Total No. for year of	16,926	19,444
Total Amount for year of	$67,724,782	$78,943,479

Building Permits.

	Dec. 26 to 31	Dec. 27 to Jan. 2
New buildings	52	70
Cost	$364,000	$542,100
Alterations	$123,150	$65,585
	Jan 1 to Dec. 31	Jan. 1 to 2
New buildings	3,712	19
Cost	$31,556,611	$124,200
Alterations	$4,155,607	$17,565
	1913	1912
Total No. for year of	3,712	5,329
Total Amt. for year of	$31,556,611	$38,883,529

QUEENS.

Building Permits.

	Dec. 26 to 31	Dec. 27 to Jan. 2
New buildings	61	37
Cost	$142,982	$124,335
Alterations	$10,329	$193,965
	Jan. 1 to Dec. 31	Jan. 1 to 2
New buildings	4,602	.....
Cost	$17,298,810	.....
Alterations	$1,295,563	.....
	1913	1912
Total No. for year of	4,602	4,705
Total Amt. for year of	$17,298,810	$19,133,995

RICHMOND.

Building Permits.

	Dec. 26 to 31	Dec. 27 to Jan. 2
New buildings	22	18
Cost	$779,050	$71,450
Alterations	$4,700	$2,485
	Jan. 1 to Dec. 31	Jan. 1 to 2
New buildings	956	.....
Cost	$2,987,914	.....
Alterations	$303,608	.....
	1913	1912
Total No. for year of	956	961
Total Amt. for year of	$2,987,914	$2,814,238

BUILDING MATERIALS AND SUPPLIES

WHY THE 1914 CONSTRUCTION YEAR IN THE METROPOLITAN DISTRICT LOOKS GOOD TO MANUFACTURERS AND DISTRIBUTORS

Milliken Bros. Start Anew with a Million in Hand—Equitable Front Brick Contract

IN an analysis of the building material market for the Metropolitan district for 1913 the relative fluctuation of temperament in the three preceding years should also be taken into account, so that a proper perspective of the rise and fall of supply, demand and prices may be obtained. To that end a chart has been prepared (and is presented herewith) which covers the wholesale building material market for New York and vicinity, designed to show not only the price movement but other conditions governing the consumption of building commodities, all of which have had a direct bearing upon the volume of building that has gone ahead in this vicinity this year.

When 1909 opened the biggest building movement in the history of the East was under way. In a sense it reflected the almost unexpected boom that, thanks to artificial stimulation, swept over the country. When it arrived it found building materials as a unit in this market in sharp contrast with the requirements of builders. Some commodities were high, others were easy, while others were low. Some were in a chaotic state, with competition eating the heart out of profits. It was a year marked by numerous interests seeking a foothold in this market regardless of cost.

In the following year there was a tendency to get together, but there remained a great deal of commercial distrust underlying almost all quotations. Another twelve months brought a narrower range of temperaments, and when 1912 arrived with its shimmery glimpses of a repetition of 1909's good building movement, better harmony prevailed in the leading departments, with a tendency to make the market hold to its good opening. In the fall, however, when business began to expect the unexpected as a result of the election, the comparatively even tenor of the market was disturbed, and while some commodities went lower, others remained steady and some, like steel, made a determined effort to get into something like a firm position.

This was partially successful so long as winter lasted. It was a mild winter and a moderate amount of building construction went on, which kept supply and demand in a healthy condition and, in consequence, prices held firm. But when the 1913 season opened the first intimation of a falling off in construction for the year was obtained, and some manufacturers who were carrying large stock, or were dependent upon railroads which had asked for a higher freight rate, either dropped their prices or began to curtail production. Demand about that time fell away, too, and despite the get-together movement that had been inaugurated several years before quotations began to show a wider range. This reflected the tendency to get business even if profits had to be sacrificed.

An Improved Sentiment.

But in the last month or two, especially within the last week, the improvement in sentiment in financial and real estate circles has had its reflection in building commodities. Sand and gravel are both stiffer. Plaster is expected to move up if higher freight rates are accorded the railroads, Hudson common brick is expected to move up at any time, crushed stone stiffened in October and structural steel closed the year with a little stiffening in tone. Lime has held a stiff position for the last four months and hardware has a much firmer inquiry than it had at this time last year, although actual orders are perhaps not as heavy, which is significant in view of the usually steady position of this commodity except when the metal market rises or falls.

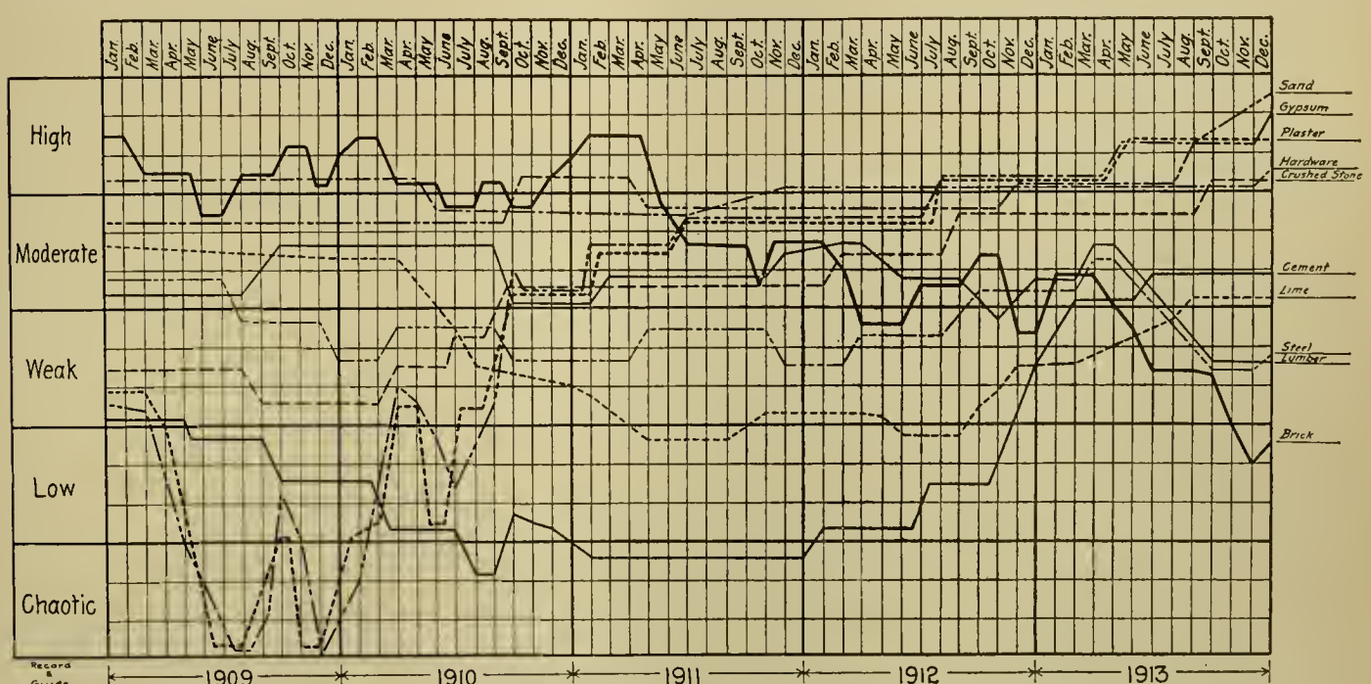
The chart heretofore referred to is strictly a temperament report, based upon building construction for the last four years not only for New York city, but for the metropolitan district including East New Jersey and Westchester counties. It shows better than mere comparative price quotations could the increased demand for certain commodities that in previous years have not figured as prominently as fireproof building commodities as certain other lines have, and at the same time it shows the position of these long established fireproofing materials with respect to demand and price as the year closes.

Lumber reflects the legislative restrictions placed upon it to some extent, but the comparatively gentle fluctuations for the last four years in that department are accounted for by the increasing use for certain kinds of lumber for concrete mold and subway shoring work, and also for the tremendous gain in demand for hardwoods, which bring up the index figure to a point which almost neutralizes the recent retraction in general building demand.

One of the best signs of better conditions in building construction is the fact that there is not a single department in the New York market to-day wherein chaos obtains, and neither is there any commodity that will enter 1914 in a high and stiff position. In other words, building materials are in a receptive mood. Prospective builders will not find prices abnormally high as the year opens, at least, and there is little reason to expect that prices will move up sharply for the first half of the year.

The state of supply is healthy, not too low, nor yet too high, which is a far better state, so far as the prospective builder is concerned, than the widely divergent condition of the various building commodities early in 1909. There is an improved tone to the money market, real estate is expected to move a little easier now that the holidays are over, and preparations get under way for the spring. Last year this time there was an estimated total of $56,000,000 involved in new building projects. This year the total value of projected buildings valued at $100,000 each or over reaches $61,300,000.

(Continued on page 29.)



A COMPOSITE TEMPERAMENT CHART OF THE BUILDING MATERIAL MARKET FOR THE LAST FOUR YEARS.

Curves Are Plotted on the Basis of an Index Figure Covering Each Commodity in Wholesale Quantities F. O. B. Along Side Dock, or on Siding, in the Metropolitan District, lighterage being Included for Manhatton Dock Deliveries. Note the Greater Stability of Commodities at the Close of 1913 as Compared with Former Years, Evidenced by the Ascendency from Chaotic and Low Prices to Comparatively Moderate and Easy High. Nearly all Departments Show Signs of Increasing Strength Today.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

General Trading was Light

The most important transaction of the week was reported on the last day of the year. It concerned a large plot on Park avenue which is to be improved with a high-class apartment house. Another big deal involved the resale of a 59th street office building which figured in last week's trading. The rest of the business was confined to unimportant and inconspicuous holdings.

Prominent among the leases reported was the one which affected the corner of Broadway and 89th street, leased for a long term at a large rental. Nothing occurred in the other boroughs which would indicate a revival of activity or an awakening of any particular interest.

The total number of sales in Manhattan this week was 15, against 18 for last week and 24 a year ago.

The number of sales south of 59th street was 6, compared with 4 last week and 6 a year ago.

The sales north of 59th street aggregated 9, compared with 14 last week and 18 a year ago.

From the Bronx 14 sales at private contract were reported, against 10 last week and 16 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $2,097,751, compared with $366,150 last week. The figure for the corresponding week last year was $718,177. The total for 1913 was $49,405,882 as compared to $48,283,423 for 1912. The total from Jan. 1 to date is $1,824,126.

PRIVATE REALTY SALES.

Monroe Building Sold.

Daniel Birdsall & Co., Inc., have sold for the Owners' Building Co. (Samuel A. Herzog, President) the Monroe Building, a 5-sty and basement structure, on plot 75x100, at 9-13 East 59th st, the transaction involving over $400,000. As this sale is the result of a recent transaction whereby the Owners' Building Co. disposed of a fine new apartment house, 271 Central Park West, at the northwest corner 87th st, and acquired the property 9-13 East 59th st, from Mr. Henry Sidenberg, the combined transactions represent a total of $1,400,000. In the latest sale of 9-13 East 59th st, by the Owners Building Company, this property was sold to William A. Parke who gave in part payment two fine parcels in the most exclusive residential section of Greenwich, Conn. One of the Greenwich properties is a highly cultivated parcel of 3¼ acres with improvements, consisting of large residence, garage and onthouse, green houses, etc.; the other is a vacant parcel of about the same size, immediately opposite.

Big Deal Ends the 1913 Realty Year.

Leon S. Altmayer has sold for Simon M. and Samuel Rosenblatt the three 3-sty buildings known as 987-989-991 Park av to Messrs. Bing & Bing. This property has not changed hands for over 42 years. By this deal Mr. Altmayer has united under one ownership the six buildings known as 987-989-991-993-995-997 Park av, and a combined plot is assembled of 102.2 ft on Park av by 56 ft in 84th st. Mr. Altmayer reports that this property will be immediately improved by Messrs. Bing & Bing with a 12 or 17-sty elevator apartment house of the highest type and tone of construction with one family on a floor, similar to the 17-sty apartment house just completed by Messrs. Bing & Bing on the northeast corner of 79th st and Park av, which land was also sold through the same broker to Messrs. Bing & Bing a short time ago. Plans for this new operation are being drawn by Mr. Robert T. Lyons and the apartments will consist of 14 rooms and 3 baths. There will be 3 elevators in the building, and it will be one of the finest of its kind ever erected on Park av. The land and the improvements involve a total cost of about $600,000.

Manhattan—South of 59th Street.

BLEECKER ST, 305-307, 2 and 3-sty building with stores, on plot 27x75, sold for the Trabet Estate to Ciro Maresca, by Pepe & Bro. The property is on the new 7th av extension and will have a 35-ft. frontage on that av.

LEWIS ST, 117, 8-sty loft building, on lot 25x100, between Stanton and Houston sts, sold for Spivack & Greenfeld to a client, by O'Reilly & Dahn. The buyer gave in part payment a country residence at Cranford, N. Y.

RIDGE ST, 80-2, 6-sty tenement, on plot 40.6x100, between Delancey and Rivington sts, sold by the Alva Realty Co. (D. & H. Lippmann) to Morris Spodk.

27TH ST, 154-6 West, 7-sty store and loft building, on plot 44.4x98.9, sold for R. E. Fichthorn to David Steiner by Arnold, Byrne & Banmann.

45TH ST, 434 West, 4-sty tenement, on lot 25x100, between 9th and 10th avs, sold for Henry Meyer to an investing client, by Martin & Schmonsees.

52D ST, 65 West, 4-sty and basement private dwelling, on lot 20x100.5, sold for Dr. George E. Brewer to Mary Margaret, by A. N. Gitterman. The purchaser states that she has bought this property with a view to holding it for investment. This house immediately adjoins the home of Judge Eugene Philbin on the west. It is reported that the owner has held this property at $56,000 and it is assessed for tax purposes at $49,000. Maurice Wertheim represented Dr. Brewer.

Manhattan—North of 59th Street.

68TH ST, 47 West, 4-sty residence, on lot 25x100, sold for the estate of Joseph J. Little to Mrs. Mabel G. Decker by Pease & Elliman and Thomas L. Reynolds. The house was built to order several years ago and occupied by the late Patrick Farrelly, one time president of the American News Co.

70TH ST, 322-324 East, two 4-sty tenements, with stores, each on lot 25x100, sold for Joseph F. A. O'Donnell to a client, by Axel A. Olsen. These houses are the last of a row purchased by Mr. O'Donnell from the Danziger estate about 6 months ago.

81ST ST, 3 West, 4-sty dwelling, on lot 22.6x102.2, sold for Alice B. Wuffenbach to a client by Horner & Co. and Samuel Colcord. The property has been held at $75,000 and was purchased for investment.

83D ST, 166 West, 5-sty flat, on lot 25x100, east of Amsterdam av, sold for Sarah C. Taylor to the Ensign Realty Co. (Ennis & Sinnott) by the Douglas Robinson, Charles S. Brown Co.

113TH ST, 525 West, 5-sty dwelling, on lot 20x100.11, resold by Julius Tishman & Sons to an investor, who will occupy.

182D ST, 620-622 West, 5-sty apartment house, on plot 50x70, adjoining the southeast corner of Wadsworth av, sold by the Nehring Co. and Max Blau. The property has been held at $60,000.

Bronx.

ELSMERE PL, s w c Southern Boulevard and Crotona Parkway, plot of 4 lots, 109x89x133.58, sold for the Tremont Av. Land Co. to John McNulty by Richard H. Scobie. The buyer, a builder, will improve the property with two high-class apartment houses. This completes the sale of the entire block by the same broker.

FOX ST, 200 ft. north of Westchester av, plot 50x100, sold by G. Graziado to a builder, who will improve with flat houses.

SIMPSON ST, 1011, 5-sty flat, on plot 41x105, sold for the Simpson Construction Co. to an investor for cash, by L. M. Mosauer & Co. This is one of five houses, at the Simpson st subway station, recently completed and fully rented.

161ST ST EAST, s s, block front between Park and Courtland avs, covered by a 3-sty business building, sold for John E. Griffiths to a client by John Kelly. The buyer gave in part payment a plot, 72x90, on the east side of Webster av, 124 ft. south of 183d st.

187TH ST, 751 East, 5-sty, new-law tenement, on plot 50x100, fronting on Prospect av, sold for Pierce Construction Co. to a client, by G. Tnoti & Co.

206TH ST, 180-84 East, three 3-family houses, sold by Max Cohen to an investor.

CROTONA AV, 2360, 3-sty, 3-family brick dwelling, on lot 20x100, near 187th st, sold for John Kasser to an investor, by McLernon Bros.

FOREST AV, w s, 480 ft. south of 165th st, 3-sty dwelling, on plot 25x100, sold for Michael Saracina, by G. Tuoti & Co.

MORRIS AV, 1064, 3-sty and basement, two-family house, on lot 20x95, between 165th and 166th sts, sold for the Westbury Park Co. to a client, by Daniel H. Renton & Co. The buyer gave in part payment lots in New Jersey and in Long Island.

PROSPECT AV, n e cor 164th st, 6-sty elevator apartment on plot 75x75 sold for the Realty & Commercial Co. to a client by Heller & Sussman. The buyer gave in part payment, a plot of 9 lots in the Hunts Point section.

WEBSTER AV, 2036, 5-sty new law apartment, on plot 50x127, sold for a client to M. Unger, by Heller & Sussman. The buyer gave in part payment the 5-sty single flat on East 118th st, adjoining the southeast corner of Madison av.

WEBSTER AV, e s, 220 ft. south of 183d st, plot 48x90, resold for Jennie Teichman to a client by John Kelly. The buyer gave in part payment 3327 Decatur av, a two-family dwelling, on plot 30x100.

3D AV, w s, 95 ft. south of 180th st, plot 80x100, sold for the J. F. M. Co. to Peter J. McCoy, by Arnold, Byrne & Banmann. The buyer owns the adjoining taxpayer at the southwest corner of 180th st and 3d av, plot 88x95.

Brooklyn.

DEAN ST, 1078, 3-sty and basement private dwelling, near Bedford av, sold for the Gerken Estate to a client for occupancy, by the Bulkley & Horton Co.

RUTLEDGE ST, ETC.—G. Lebett has sold 130 Rutledge st, a 3-sty and basement brick dwelling, on lot 25x100, for Charles Haggerty to a client for investment; a plot 120x100 on Alton pl for G. Girard to a client for improvement; the 4-sty brick flat at 843 Gates av for J. Rich to Thomas Jacobs, and the 3-sty flat at 1148 St. James pl for Thomas Mahon to J. Walsh.

EAST 35TH ST, 348, 350 and 354, three 2-family houses, on plot 60x100, near Tilden av, sold for Joseph B. Peck to Agnes W. Connolly, by Paul A. McGoldrick.

39TH ST, 721, 2-sty and cellar 4-family frame flat, on lot 20x100, sold for S. Henchel to an investor, by John F. Burke.

73D ST, 374, 2-sty, 2-family brick house, on plot 20x100, sold for the Shlikerman Realty & Impt. Co. to Charles B. Weston, the song-writer, by Samuel Galitzka.

81ST ST, s s, 80 ft west of 5th av, plot 160x100, sold for the John E. Sullivan Co. to Edie Edwards, by Samuel Galitzka Co. The buyer will improve with 8 one-family houses.

BUFFALO AV, ETC.—N. Ruhenstein reports the following sales: 213-15 Buffalo av, two 3-sty brick houses, 25x100 each, for the Williamsburgh Savings Bank to Daniel Sand. He immediately resold one of the houses to John Meffert, of 137 Rutledge st. He also reports the sale of the southwest corner of Newkirk av and East 21st st for Annie Lurie to a builder for immediate improvement with a high-grade apartment house.

PUTNAM AV, 399, 4-sty brick flat, sold by Leonard Vaughan and Charles Bartram & Co. to a client for Benjamin Schwarts.

UNDERHILL AV, 162, 2-sty and basement, limestone, two-family dwelling, sold for Mrs. Christina Cobb to a client, by Charles E. Rickerson.

3D AV, w s, 90 ft north of Bay Ridge av, lot 20x100, sold for R. P. Parker to a client, by Frank A. Seaver & Co., Inc. The buyer will erect a store building for his own use.

HYDE PARK.—Wood, Harmon & Co. report sales of lots here to John W. Wayland, Wm. H. Griffin, Mrs. A. Neal, J. B. Kendrick, R. B. Jarvis, W. K. Volmer, C. J. Mencke, B. A. Graddy, N. Shell, and Wm. F. Miller. The same company sold at Marlboro, lots to R. A. Knowlton, A. O. Dell, B. H. Coe, Frank N. Purdy, A. G. Pouod, S. H. Wood, H. R. Wood, R. A. Luton, H. H. Mallinson, H. O. Claywell, E. Thompson, A. W. Wessely, John L. Dupree, F. C. McKnight, F. B. Hatch, Mary C. Alderson, H. L. and G. Minsker; and at Kensington Park, lots to S. P. K. Brown, E. F. Brown, C. P. Peyton, James E. Bird, W. R. Gough, P. B. Pascal, J. J. Smith, C. B. Stilwell, Chas. E. Genger, R. H. Frank, S. S. Ellis, R. W. Ellis, M. J. Logan and Thos. F. Cook.

Queens.

LONG ISLAND CITY.—Judson A. Harrington has sold a plot, 150x100, on the west side of 5th av, 100 ft. north of Jamaica av, to a Mr. Partellow, who will erect 4-sty flats; also in conjunction with A. J. Gretschel a plot, 75x87, on the east side of the boulevard 200 ft. north of Paynter av, and a similar sized plot on the west side of Sherman st, 525 ft. south of Freeman av, for Mrs. Anna M. Stewart.

LONG ISLAND CITY.—Charles A. Willey, of C. A. Willey & Co., paint manufacturer at Nott and Vernon avs, purchased 4½ lots adjoining the company's present plant. The price paid was about $25,000. The property was sold by S. Feldberg through T. J. Burnett. Plans are being prepared for a large addition to the plant.

RIDGEWOOD.—Meruk & May bought from Phillipp Vollmoeller a 3-sty frame dwelling fronting 100 ft. on Forest av and 125 ft. on Madison st, and will build apartment houses. In part payment Mr. Vollmoeller takes the 4-sty flat southwest corner of Knickerbocker av and Eldert st, 25x100. The transaction involved about $35,000. Schrieber & Westhall were the brokers.

CORONA.—Judson A. Harrington has sold to a Mrs. Guidera and to M. Rennie the southeast corner of Fillmore av and 41st st, two lots, 40x100. Also for the Dietjen estate to a builder two lots, 40x100 on the south side of Fillmore av, 40 ft. west of 41st st. These properties are located near the terminns of the Corona elevated line now being built along Roosevelt av.

Nearby Cities.

JERSEY CITY, N. J.—The Factory Sites Corporation has bought from the estate of Mary E. Sisson a tract of 19 acres in Jersey City on the east side of Garfield av and extending from the Morris Canal north to the Lehigh Valley Railroad and easterly to Princeton av. The frontage on Garfield av is 800 ft. and the average depth about 700 ft. It is the intention of the company to subdivide the tract into factory sites. The purchasing corporation is controlled by George B. Gifford of the Standard Oil Co.; Pierre P. Garven, formerly prosecutor; Charles W. A. Haha, George B. Hennessy and Arthur S. Creighton, of Bayonne.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Mrs. John Poinier to Joseph Heller and Joseph Bell 3 lots, 75x100, located at 428 to 432 Avon av, upon which the new owners are erecting three 3-family houses. The same firm also sold for the estate of Nicholas Romaine the northeast corner of Washington and Delevan avs, 80x100. The new owner, J. H. Mayzel Company, will erect a 24-family brick and limestone elevator apartment, to cost about $65,000.

NEWARK, N. J.—Louis Schlesinger has sold for Edwin E. Cassell the Beaux Arts apartments at 362 Clinton av to George N. Thurber, who gave in part payment 559 Jackson av, corner Clinton av, Jersey City, known as Arcanum Hall, and also the 2 2-family dwellings at 117 and 121 Carteret av, Jersey City. The Beaux Arts is a modern structure containing accommodations for eight families. The deal involved about $100,000.

Rural and Suburban.

BREWSTER, N. Y.—Slawson & Hobbs have sold for the Brookdale Land Co., Rockdale Farm, to Daniel E. Freedman. The property comprises about 400 acres, with a fine dwelling and about 20 buildings and is situated on the road between Peach Lake and Big Branch reservoir. It was formerly owned by Edward Hatch, Jr.

BRONXVILLE, N. Y.—Burke Stone sold for the Residence Co. of Lawrence Park the stone and stucco residence known as Sunnyside located on Tanglewylde av, in Lawrence Park.

DOBBS FERRY, N. Y.—The property belonging to the Mackenzie School for Boys at Dobbs Ferry has been sold and the school has bought a large tract of land and 6 buildings at Monroe, near the Harriman estate. The Dobbs Ferry property was bought by the Sisters of the Sacred Heart, who conduct the Columbus Hospital in East 20th st. The price paid for the property at Monroe was $100,000.

FAIRHAVEN, N. J.—Derschuch & Co. have sold the country estate of the late Conrad Stein, on the North Shrewsbury River. The property consists of 12 acres, with 300 ft. of waterfront and riparian rights, a 20-room residence, gardener's house, garage, dock, boathouse and other buildings. It was held at $37,500. The purchaser is said to be a New York business man.

FLORAL PARK, L. I.—The Windsor Land and Improvement Co. sold to M. and A. Drummond a plot 40x103 on Floral Parkway; to C. A. Reinke a plot 120x100 on Tulip av. The same company sold at Hempstead to H. Jellinek a plot 40x100 on Homan Boulevard; to S. Kechane a plot 40x89 in Miller st; to Geo. A. Hay a plot 40x100 in Emery st; to J. L. Tackley a plot 62x110 on Oak av and Tomkins av; at Oceanside to H. F. Blohm a plot 100x101 on Anchor av; and at East Rockaway to A. Green a plot 60x100 on Hewlett Bay Boulevard West.

NEWTON, CONN.—The Batson Farm Agency has recently sold the following Connecticut farms to New Yorkers: At Newton, 27 acres to E. S. Halsey; at Westport, 18 acres to C. E. Ashland, and at Winsted, 55 acres to A. Wingeback, of Brooklyn.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman have sold for George A. Stevens his residence on Prospect st to Oliver B. Surpless.

RYE, N. Y.—The F. R. Wood, W. H. Dolson Co. has sold for Samuel Samuel his country home on Taylor lane. This was formerly the home of the late Alexander Taylor, Jr., and consists of about 6 acres with water frontage, a large house, which commands a fine view of the Sound; garage, conservatory and other outbuildings. The purchaser, Mrs. Olivia Hoe Slade, will occupy the property as an all year round home. The property was held at $70,000.

LEASES.

Manhattan.

DANIEL BIRDSALL & CO., INC., leased the 3d loft in 60 East 11th st to Neumann & Hadley, of 22 West 4th st; the 2d loft in 108 West 25th st to P. Paley, the third loft in 58 West 15th st to Gutman Novelty Co., of 181 Mercer st, half of the 7th loft in 27 East 21st st to the Perfection Belt Manufacturing Co., of 181 Mercer st, space in 2 West 47th st to Allied Shops, of 353 5th av, the 8th loft in 126 West 22d st to Rosenzweig & Shliveck, of 136 West 22d st, and the 2d loft in 21 East 17th st to the Progress Petticoat Co.

THE CROSS & BROWN CO., in conjunction with Nelson & Lee, leased for the Silk Realty Co. to George F. Slosson, of 1261 Broadway, the well-known billiardist, the 2d and 3d floors, containing approximately 12,000 sq. ft., in the building at the southwest corner of Broadway and 48th st. The lease is for a long term of years at an aggregate rental of about $150,000. The premises will be used by Mr. Slosson as an up-to-date billiard academy after extensive alterations are made to the building.

THE CROSS & BROWN CO. leased space in the new building at 18 and 20 East 41st st to Van Vlack Bros; L. G. Meyer, Inc.; W. E. Dodge, and in conjunction with Ewing, Bacon & Henry, space in the same building to R. B. Gentle, of 108 East 35th st.

THE DUROSS CO. leased the 4th loft in 106 and 108 6th av to the Abbott Coin Counter Co., of 107 William st; also the 6th loft in 4 West 16th st to Samuel Richman, of 4 West 16th st; also the 5-sty building at 450 Greenwich st for Arthur Bullowa to the Mutual Rice Co., Inc., of 448 Greenwich st.

M. FORMAN & CO. have leased for L. Mandel & Co. in 22-26 West 26th st to Shapiro, Strauss & Deren the 9th floor, containing about 5,000 sq. ft.; for A. Epstein & Brothers at 129-133 West 27th st to Joseph Wien, about 7,500 sq. ft.; for James McCutcheon the 5th floor to Jacob Rostenberg at 4 West 22d st, about 2,500 sq ft.; for the Rosedorf Co. the top floor at 43-47 West 24th st to E. Deiches, about 5,000 sq. ft., and for Arthur F. Du Crest & Co. the 7th floor at 146 to 150 West 25th st to Jacob Chapman, about 5,500 sq. ft.

FREDERICK FOX & CO. leased for O'Connor & Ellison, representing the Fifth Avenue and 12th Street Co., the 2d loft, containing about 18,000 sq. ft. of space, in the building at the northeast corner of 5th av and 12th st, for a term of years, to Reuben Isaacs & Co., large manufacturers of clothing.

GAINES & DRENNAN CO. leased for Geo. A. Plimpton in 70 5th av the 10th floor to the People's Institute, of 50 Madison av; also for David Spero in 16 to 20 West 19th st, the 7th floor to the Crescent Leather Goods Co., of 165 Spring st; also for Eugene Higgins in 137 5th av the 7th floor to Golinko & Marks.

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WE ARE entirely out of New York Edition of Record and Guide of March 9, May 11, December 4, December 21, 1912, March 22, and April 19, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of December 21, 1912, February 22, March 1, July 5, and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on January 6, 1914. Record and Guide Company, 119 West 40th St.

(Manhattan Leases—Continued)

GOODWIN & GOODWIN leased to a client from the Estate of Max Danziger, "The Kingdale," a 6-sty apartment house at 515 to 521 West 187th st. On behalf of this client Goodwin & Goodwin will assume full management.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Aberdeen Realty Co., the 6th loft in the Aberdeen Building at 150 to 156 Lafayette st for a long term of years to George I. Wilson & Sons, printers and lithographers, now at 82 Beekman st.

N. BRIGHAM HALL and Wm. D. Bloodgood, Inc., have leased for the Alwell Realty Co. the 4-sty dwelling at 160 East 37th st, to Dr. John J. Van Horn, for a term of years.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Klein and Jackson, for twenty years, at an aggregate net rental of $250,000, 2411 to 2415 Broadway, a 2-sty building on plot 40x90, to Casper C. Trepel, florist, who will extensively alter the premises and occupy the same for his own business. This entire corner, size 100x132, was sold last year by Klein and Jackson to the Oceanic Investing Co., the sellers taking back a long term net lease of the entire property. On the rear portion, with an entrance at 2409 Broadway, they are now building a large moving picture theatre, which has been leased for a long term to the Trio Amusement Co.

HEIL & STERN leased for the Morewood Realty Holding Co. the 3d loft in 826 and 828 Broadway to Zimmern & Levi, manufacturers of neckwear, of 756 Broadway.

M. & L. HESS leased the store and basement in 225 Greene st to H. Bernstein and Son; the 7th loft in 34 East 10th st to J. Resner & Co., and Room 505 in 49 East 21st st to Fisher-Rashkis, Inc.

M. & L. HESS leased to the Zenith Mills, of Philadelphia, Room 1708-C and to E. Hanhart, Room 1710 on the 17th floor of the Hess Building, 4th av and 26th st, and to M. W. Randall, of 432 4th av, Room 1109 on the 11th floor of 432 4th av.

A. W. JACKSON leased for the Walwood Co. the store and basement in 549 8th av to the Electric Photo Co., of 1476 Broadway; also store at 234 West 48th st for M. Donegan to L. I. Moore.

MISS LEWIS, an apartment leasing specialist, rented apartments in the Wyoming to Edward F. Albee, of Larchmont, N. Y.; at 7th av and 55th st to Mrs. Nelson Read Johnson, of Washington, D. C., and at 150 East 35th st to Mrs. William Reed, of Ridgefield, Conn.

THE HENRY MORGENTHAU CO. leased to the Odeon Theatre Co. a new theatre to be erected in the south side of 145th st, between 7th and 8th avs, adjoining the theatre now operated by the Odeon Co.; also leased to Julius Katz a store in 250 West 145th st.

NELSON & LEE leased for the Mitchel Marks Realty Co. and Pease & Elliman a Broadway store in the new building now being erected on the site of the old Brewster factory and warehouse. The lessee is Maurice Mendel, millinery and gowns, now at 1395 Broadway. The store is leased for a period of 10 years and at a price of about $13 per sq. ft. This is the first lease made in this new building and marks the continued northerly extension of the Great White Way.

THE CHARLES F. NOYES CO. leased a store in 289 Pearl st to Muir-Davidson Steel Co., of 44 Cliff st; space in 124 Front st to Fuller & del Valle; the 4th floor of 147 to 153 Waverly pl to the National Button Works, of 8 Howard st; the 3d loft of 113 and 115 Spring st to Laxer & Sandberg, and premises in 21 and 23 Ann st to Lippman & Alpert; also leased offices in the "Smith Gray Building," at 261 Broadway, to White & Associates, Inc.; a portion of the 6th floor to Schacht & Gottesman, and a large portion of the 8th floor of the "Hilliard Building" to the Zurich General Liability Insurance Co., of 55 John st; also leased the 2d floor of 69 West 23d st to Goldman & Feinberg; space on the 7th floor of 71 West 23d st to F. Barry; offices at 61 Beekman st to Herbert E. Rider; in 92 William st to Harry S. Wilson, and in 130 and 132 Pearl st to the Export Sanitary Mfg. Co., of the Woolworth Building.

OSGOOD PELL & CLARK T. CHAMBERS leased for ten years the building at 12 West Broadway, through to Greenwich st, to the F. O. Pierce Paint Co., of 12 West Broadway.

PEASE & ELLIMAN leased for a long term to George Crocker, Jr., for Mrs. John A. McArthur the 2-sty dwelling, 18 ft wide, at 169 East 78th st. The new tenant will make extensive alterations to the house, adding another story, and making many internal improvements; also leased for a term of years, for E. Louis Jacobs, to a client, the entire 2d floor in 184 Fulton st. The premises will be opened about February 1st, as a high-class lunch-room and restaurant for ladies.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mrs. Clarence H. Mackay the 3-sty dwelling at 129 East 70th st, furnished, to Robert C. Hill.

THE M. ROSENTHAL CO. leased the 11th floor in 31 and 33 East 28th st to the Pentacle Silk Garment Co., of 80 5th av.

THE M. ROSENTHAL CO. leased for the Times Square Improvement Co. a store in the new building being erected at the northeast corner of Broadway and 37th st, known as 1378 Broadway, to Aaron I. Binsky for a term of years at an aggregate rental of $85,000.

THE SECURITY BANK, R. Ross Appleton, president, leased quarters in the Cambridge Building, southwest corner of 5th av and 33d st, where a new branch is to be established. The lease, which is for a period of years and was negotiated by Frederick Southack & Alwyn Ball, Jr., involves the store and basement in West 33d st.

MORRIS E. STERNE leased to the Fishfield Furniture Co., located for many years at 45 West 14th st, from James J. Coogan, the building formerly occupied by John H. Little & Co. at 225 and 227 6th av for their new quarters. The lease has been taken for nine years.

TUCKER, SPEYERS & CO. leased for William H. Wheeler, the 2d floor in 26 West 38th st to the Georgette Hat Co., of 7 East 20th st, who will use this space as their uptown showroom.

WILLIAM A. WHITE & SONS have leased for St. Mark's Protestant Episcopal Church to M. Schlesinger the 3-sty and basement fireproof garage to be erected on the vacant plot, 100x87, at 56 to 62 North Moore st, between Hudson and Greenwich sts. The lease is for 21 years, with two renewals. For some time many of the large wholesale houses in the grocery district have felt the need of downtown storage facilities for their commercial trucks, which are now being stored uptown. Plans on the new building are being prepared by Architects Renwick, Aspinwall & Tucker, who report that the building will be ready for occupancy about June 1.

HENRY D. WINANS & MAY leased the 4-sty dwelling at 3 West 56th st to Mrs. Theresa Rainer, dealer in antique furniture; also leased for Joseph B. Bourne the 4-sty dwelling at 76 East 80th st, furnished, to Julian A. Ripley.

BERNARD WURTENBERG leased for Webster B. Mahie & Co. space in 112 and 114 East 19th st to Henry Tannebaum Co., Inc.; for Albert B. Ashforth store and basement in 106 East 19th st to Goldman Bros.; for F. and G. Pflomm a loft in 34 West 22d st to the Columbia Button Works, of 150 West 22d st; for Max Held a loft in 126 6th av to Naclerio & Frank; for the Realty Holding Co., M. and L. Hess, agents, a loft in 432 4th av to L. Hecht & Co. from Berlin; for Ewing, Bacon & Henry space in the Architects Building, at 101 Park av to Arthur Todhunter from London; for L. H. & N. W. Co. a loft in 130 and 132 West 25th st to Henry Rosenberg.

THE CROSS & BROWN CO. leased for James H. Cruikshank the store, basement and 3 lofts in the new 8-sty fireproof loft building at 345 to 349 West 40th st to the Ridley Candy Co., of 40 Renwick st, who have taken a 5-year lease at an aggregate rental of $32,500.

ALBERT B. ASHFORTH, INC., leased apartments in 33 West 67th st to William J. Reid and Harlan Victor Gause and an apartment in 39 West 67th st to Mrs. Elizabeth B. Halpin; also leased space on the 9th floor in 105 West 40th st to Eugene Geary.

DOUGLAS L. ELLIMAN & CO., in conjunction with Seton Henry and Douglas Gibbons, leased for Howard Greenley 167 East 74th st, a 5-sty English basement house, on a lot 20x100, to Geo. C. Clark, Jr., of Clark, Dodge & Co., the bankers.

THE CROSS & BROWN CO. leased the store in 1876 Broadway to the Heinze Electric Co.; the garage in the St. Nicholas Rink Building at 66th st and Columbus av to Rauch & Lang, of 1800 Broadway, and space in 243 West 68th st to E. A. Breck.

JOHN N. GOLDING leased for Henry Amerman and Mary A. Nicoll 9 East 49th st, 23x100, for 10 years from May 1 next to Charles Brown, who will make extensive alterations to the property for business purposes; also the 3-sty stable at 121 West 52d st to the J. Kent Warden Co. for 5 years; also space on the 4th floor of 44 and 46 Cedar st to Charles S. M. First, of 100 Broadway; also in the Fire Companies Building, 80 Maiden lane, space to Ernst & Ernst, of 5 Nassau st, the Monopole Champagne and Importation Co., P. C. Ralli & Co., of 123 William st, and Charles Recht, of 80 Maiden lane.

EDGAR A. MANNING and Pease & Elliman leased to the Life Extension Institute for its main offices for a term of years large space on the 10th floor of the Central Building at 25 West 45th st. The Institute was recently incorporated with ex-President Taft as chairman of its Board of Directors and Col. Gorgas as consultant in Sanitation and Hygiene. Among the directors are Harold A. Ley, Prof. Irving Fisher, Robert W. deForest, Frank A. Vanderlip and Thomas H. Sabin. The president of the Institute will be E. E. Rittenhouse, of the Equitable Life Assurance Society.

NELSON & LEE leased for the Fulton-Church Corporation, controlled by Samuel K. Jacobs, the loft at the southeast corner of Fulton and Church sts. The lessee will conduct a Venetian Garden and Tea Room in the premises. This completes the renting of the building, as last June the store and basement were leased by the same brokers to A. Schulte for a term of 21 years and at a rental of $23,000 per annum. The alterations have been completed and there is now an attractive 2-sty building on this corner in lieu of the 4-sty building which was demolished by order of the city.

PEASE & ELLIMAN leased for a client to Abraham Springer for a term of years the entire 8th floor in 434 to 438 Broadway; also for Albert Lorsch to a client a large space in the Lorsch Building at 35 Maiden lane; also leased to a client for Edward D. Harris, as receiver, the large corner store and basement in the Stewart Building at the northeast corner of Broadway and Chambers st; also leased apartments in 145 East 35th st to Mrs. Annie M. Ives and to Arthur Johns.

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PEASE & ELLIMAN leased offices in Aeolian Hall to Arthur F. Wiener, Ellen J. Elkin, George H. Wilson and George L. Derr, of 366 5th av; also leased a large apartment in the "Luxonia," at 305 West 72d st, to Mrs. M. A. Douglas for the A. Campagna Construction Co.; one in 128 West 72d st for Douglas B. Green to Nelson F. Griffin; and one in 130 West 57th st to Mrs. L. J. Inglis; also leased for the Century Holding Co. one-half of a loft in 25 West 45th st to the Century Furniture Co., of Grand Rapids; and in conjunction with Cross & Brown part of a loft in the same building to the Howard Hardy Co., of 42 White st; also leased an apartment in 104 East 40th st for Miss Irene Fenwick to M. T. Beekman; in 150 West 74th st to George R. Crumbie; and in conjunction with D. L. Elliman & Co. one in 40 East 62d st to W. E. Hall; also leased for Gilbert E. Jones, Jr., the 25-ft. 4-sty private residence at 222 Madison av to Harold Godwin, of Roslyn, L. I.; this house faces the residence of the late J. P. Morgan; and also leased for Paulding Fosdick 52 East 67th st, a modern 5-sty American basement dwelling to Mrs. Herbert McBride, of Cleveland, Ohio, for a term of years. This house is at present occupied by Sherwood Aldrich, who rented it this winter, furnished, through the same brokers.

Brooklyn.

CHARLES E. RICKERSON reports the rental of a loft in 245 4th av for W. J. Durfey to Frederick Steinbuhler; also a loft in 251 4th av to Harvey Webb.

Out of Town.

THE JOHN J. FLEMING CO., in conjunction with S. L. Nusbaum, of Norfolk, Va., leased to the Lorraine Corporation, C. E. Young and Fred J. Fuller, the Hotel Lorraine, Norfolk, Va., for a term of years. Mr. Young is the proprietor of the Hotel Earlington, Richfield Springs, N. Y. Mr. Fuller has been connected with hotels in the east and south. Both are well known in New York.

REAL ESTATE NOTES.

W. E. JACOBS has removed his office from 135 Broadway to the River View Theatre, Broadway and 100th st.

SAMUEL H. MARTIN has been appointed agent of the Shropshire apartments at 136-138 West 65th st.

VASA K. BRACHER has been appointed agent of the building at 238 West 60th st, owned by Mrs. Ellen Hickey.

OGDEN & CLARKSON have moved their offices from 17 West 30th st to 659 5th av, corner 52d st.

HEILNER & WOLF (Inc.) have removed their offices to 30 East 42d st. The Federal Estates Corporation and the Atlantic Estates Corporation will also share the new quarters.

WALTER H. BARRY, formerly with Geo. R. Read & Co., is now associated with the Fifth Avenue Bond & Mortgage Co. as manager of the real estate department.

DUFF & CONGER have ben appointed agents for the 5 houses at 1242 Madison av and 17-23 East 89th st, recently purchased by the Century Holding Co. (Lee & Fleischmann).

C. C. EDWARDS, for many years connected with the Title Guarantee & Trust Co., will be associated with the Lawyers Mortgage Co. after Jan. 1.

MARY R. AND ROBERT GOELET, as executors, etc., borrowed $550,000 from the Title Guarantee & Trust Co. for the improvement of the plot, 100.5x100, at the southwest corner of Park av and 55th st.

JOHN N. GOLDING was the broker in the sale for Frank P. Schimpf of 549 West 156th st, a 3-sty dwelling, on lot 20x100, between Broadway and Amsterdam av. The buyer, William M. Grinnell, owns the dwellings on either side.

SUPREME COURT JUSTICE FORD has signed an order permitting the Abyssinian Baptist Church to mortgage its church property at 240 to 244 West 40th st for $65,000. The New York Title Insurance Co. will make the loan.

WILLIAM B. MAY and Charles F. Burrill have formed a co-partnership for the transaction of a real estate business at 749 5th av, under the firm name of William B. May & Co. The corporation of Henry D. Winans & May will be dissolved by stockholders' consent.

THE UNITED REAL ESTATE OWNERS' Association has appointed a committee to take measures to prevent the increase in the rates of liability insurance. Charles W. Eidt is chairman of the committee.

JAMES C. CRAWFORD has acquired title to the plot 100x98.9 at 626 to 632 West 30th st, reported sold recently by Ames & Co., for Gertrude R. and Violet L. Hamilton. The sellers allowed $50,000 to remain on mortgage for 5 years at 5 per cent.

MOORE & WYCOFF state that the lease of 52 West 39th st, recently made through their office, is for 10 years, the rental for the first two years being $6,000 gross per year, for the next three years $6,500 gross per year, and for the last five years $7,000 gross per year, making an average of $6,650 a year gross, the owner paying taxes, etc.

THE M. MORGENTHAU, JR., CO. announces that John M. Thompson has been elected a director and vice-president of the company. Joseph Halberstadt, who has been associated with the company for many years as manager of the insurance department and assistant treasurer, has been elected a director and treasurer of the company.

SUPREME COURT JUSTICE GAVEGAN signed an order Monday directing James A. Donegan, referee in foreclosure proceedings brought by the City Real Estate Co., to sell the property at 433 East 51st st, owned by John Shrank, who tried to assassinate President Roosevelt in Milwaukee, and who is now in an

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Real Estate Notes—Continued.

insane asylum at Winnebago, Wis. Frederick L. Kane was appointed by the Court to appear in the proceedings for Shrank.

THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION has taken title from Cleveland H. Dodge to the former Keller school building, at 35 and 37 East 62d st, a plot 40x100.5, between Madison and Park avs. It was purchased at auction in June, 1911, by Lorillard Spencer for $147,000, and later he transferred it to Mr. Dodge. The building is now occupied by the Studio Club.

LIVINGSTON WETMORE and Elbert C. Atwood have formed a partnership under the name of Wetmore & Atwood, at 34 Pine st, where they will specialize in mortgage loans. Mr. Wetmore has been located at the same address for the last ten years, and Mr. Atwood has been in charge of the mortgage department of the M. Morgenthau, Jr., Co. for the last seven years.

DISTRICT ATTORNEY WHITMAN, who has been a frequent visitor at Newport, R. I., has purchased a choice residential property there. It comprises the estate of Edward Walter Histed, located at Price's Neck, and contains over 3 acres of land. There is a castle-like structure of stone on the premises, copied after the old English houses. The property was sold by DeBlois & Eldridge to Arthur Curtiss James, who, it is said, will turn it over to Mr. Whitman.

SUIT has been brought in the Supreme Court by the Equitable Life Assurance Society of the United States against Catherine H. B. Smith, Judson B. Wilds, trustee and executor of William Wheeler and others, to foreclose a mortgage for $300,000 on the property at the southwest corner of Wall and Pearl sts, 70.4x22.5xirregular, with the 7-sty Eagle Building on it. The mortgage was made on March 8, 1905, by William Wheeler Smith and Catherine H. B. Smith. Alexander & Green are the attorneys for the plaintiff.

WILLIAM H. SMITH will sell at auction on January 7 the Barker property at the southwest corner of Fulton st and Elm pl, Brooklyn. This is a 4-sty structure occupied on the ground floor by the Loft candy concern. The old Barker homestead stood at the corner of Livingston st and Deveboise pl, now Elm pl, for many years. The property extended to Fulton st. The building on Fulton st, which is to be sold at auction, was for a number of years occupied by Bridges, the jeweler. No. 462 Fulton st, also in the Barker sale, is occupied by Bedell.

AN ESTIMATE of the damage caused by the proposed change of grade on East 149th st, between Melrose av and the Harlem River, was prepared by Cyrus C. Miller, just before he retired from the Borough Presidency of the Bronx. The estimates are limited to the cost of changes necessary to enable the buildings along the street to meet the new grade. It is not beyond the bounds of belief that the property owners will consider these figures conservative. This change of grade also produces a damage in Morris av and Cortlandt av, between East 148th and East 151st sts; in Walton av and River av, between East 146th and East 150th sts; and in East 150th st, between Melrose av and Park av. These damages are estimated as follows:

East 149th st	$138,000
Cortlandt av	59,500
Morris av	60,800
Walton av	7,000
River av	3,000
East 150th st	14,300
Total	$282,600

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraiser, in transfer tax proceedings:

ESTATE OF PATRICK FLYNN—premises 318 West 37th st, 4-sty brick tenement, on lot 25x98.9, valued at $20,000.

THERESE SCHOPPERT—503 East 88th st, 3-sty dwelling, 25x141.5, $14,000; 1676 Av A, 4-sty tenement, 20x75, $11,000; 1678 Av A, 4-sty tenement, 20x75, $11,000; 518 East 89th st, 2-sty dwelling, 18.9x100.8, $7,500; 522 East 89th st, 2-sty dwelling, 18.9x88.9x irreg, $7,000; and 524 East 89th st, 2-sty dwelling, 18.9x76.4x irreg, $6,500.

NELLIE C. PLANT—25 West 54th st, 4½-sty dwelling, on plot 25x100.5, $135,000.

OBITUARY

RICHARD S. BARNES, managing director of the Barnes Real Estate Association, died suddenly at his home, 316 West 75th st, Thursday, Dec. 25, aged 59 years. He was treasurer of the Automatic Fire Alarm Company, and a member of the Metropolitan Club and the Down Town Association.

ROBERT DE LA HOYDE, SR., a prominent Brooklyn real estate dealer, died of apoplexy at his home, 352 Macon st, Brooklyn, Monday, Dec. 29, aged 72 years.

MRS. ELIZABETH COLES, 82 years old, a wealthy real estate owner of Hempstead, L. I., died at her home in Fulton av on Thursday. Death was due to pneumonia. Mrs. Coles was born in Baltimore, Md., and had lived in Hempstead for the last forty years.

The Auction Market.

There were 22 offerings at the Exchange Salesrooms this week. Out of this number, 4 were bought by outsiders, 2 were withdrawn or adjourned, and 16 went to parties in interest. The most important offering of the week, the Hotel Claridge (formerly Hotel Rector), went to the Title Guarantee & Trust Co., representing bondholders, for $1,705,506. It is subject to a mortgage of $1,600,000. The outside bidders who were successful were Lawrence Rogers, who bought the dwelling at 507 East 176th st, for $3,075; the Jay Kay Co., which obtained the 6-sty tenement at 117-119 East 113th st for $54,500, and E. M. Muller who secured the tenement at 2012 1st av for $19,110, and a similar building at 2014 1st av, for $19,135.

For the coming week, one of the largest recent auctions of vacant lots in the East Bronx is scheduled for January 8, when Herbert A. Sherman will offer in foreclosure 55 separate plots, the holdings of Agnes K. Murphy-Mulligan, in the Baychester section. The lots are located on Baychester, Edson, De Reimer, Stillwell, Palmer, Waring and Mace avs, at the new Baychester station, and are fully developed. The property is part of the large tract owned by Mrs. Mulligan, which was partly disposed of at auction in 1908. The Franklin Society for Home Building and Savings is the plaintiff and John P. Weninger appears as the defendant in the suit. Much interest is attached to the legal proceedings, in that it has taken more than four years to foreclose the mortgage. Another important proceeding involves the Bijou Theatre, on Broadway, near 30th st, which was built in 1876, when it was called the Brighton, which gave way to Ward's Theatre before it became known as the Bijou Opera House. Felix H. Warburg has sued to recover $437,675 on the old landmark of the "Rialto," and it will be offered by Joseph P. Day for the high bid on the same day in the Vesey Street salesroom.

Conspicuous among the number of miscellaneous properties offered during the first full week of the year, will be the number of tenements, 19 being scheduled for sale at auction.

Real Estate Papers Filed in 1913.

If the number of instruments recorded in the Register's office be any criterion of real estate activity, then the study of the figures for the year 1913 as compared with the preceding year, would indicate a noticeable declension. Altogether 48,074 deeds were placed on record last year, 3,920 less than the year 1912. The decrease affected every kind of instrument. There were 429 conveyances, leases, etc., less than for 1912; 3,547 less mortgages, assignments, etc., and 44 less powers of attorney, etc.

Altogether there were 21,962 conveyances, leases and miscellaneous conveyances recorded in 1913, as compared to 22,391 for 1912; 25,154 mortgages, extensions and assignments for 1913, as compared to 28,601 for 1912; and 958 powers of attorney, etc., as compared to 1,002 for 1912. The total number for 1913 was 48,074, as against 51,994 for the preceding year.

The Dyckman Section.

Lying north of Fort George in Manhattan is the Dyckman tract. This section to-day presents an opportunity for profit for real estate interests. It has lain dormant now for some time, but is showing activities which are promising. Nowhere on Manhattan can be found vacant lots at equally modest prices, commensurate with the advantages of location and rapid transit. The subway with four stations runs through the middle of this tract. The University Heights bridge crossing the Harlem River at 207th street and the new bridge across the Ship Canal connecting Broadway with Marble Hill furnish additional advantages, giving access to the stations of the New York and Hudson River Railroad and Putnam Division. The new trolley line running through Emerson street, 207th street and across the University Heights bridge reaches the stations of the New York, New Haven and Hartford and New York and Harlem railroads in a few minutes.

Broadway, 100 feet wide, runs through the tract. Sherman avenue, also 100 feet wide, and Vermilyea and Post avenues, each 80 feet wide, show evidence of better methods of road construction and are being improved with excellent modern designed apartment houses of the three, four and five-room type.

Nagle and Tenth avenues, along which runs the overhead structure of the subway, will be the Dyckman tract's principal business section. In the immediate neighborhood of the 207th street station a number of five-story flats with stores have been built and are occupied.

Of the crosstown streets, Dyckman street and Emerson street with its continuation through 207th street to the University Heights bridge, and 215th street are the most important and will be improved earlier than the others, as they lead to the subway stations.

The Dyckman tract to-day offers opportunity for the building of five and six-story apartment houses and tenements. All streets are ready for building, paved throughout with asphalt blocks. Sewers have been constructed and water, gas mains and electric light facilities are ready.

The development of this territory should prove profitable as there seems little doubt that well built houses erected near the subway stations of Dyckman and 207th streets will rent well. There is an increasing demand for well planned apartments at moderate rentals with plenty of light and air.—Real Estate Board's Bulletin.

Annual Dinner, Real Estate Board.

The Annual Dinner of the Real Estate Board of New York will take place on Saturday evening, February 7, 1914, at the Waldorf-Astoria, at 7 p. m. sharp. The demand for tables and seatings at this dinner is eclipsing all previous records. Tables seating eight persons cost $40; single seats, $5 each. Checks should be enclosed with applications, and assignments will be made accordingly. Prominent speakers have been arranged for and several innovations are promised at this dinner—the first of the Real Estate Board of New York, but nevertheless our Eighteenth Annual Dinner which will unquestionably be its largest and most successful.—Elisha Sniffin, Secretary.

New Board Certificates.

Every active, non-resident and associate member of the Real Estate Board of New York will receive before January 15th the new certificates designed by the Special Committee.

These certificates have been handsomely framed in mahogany, and it is the expectation of the committee that they will be hung in a prominent place in the business office of all the members receiving them. No acknowledgment of receipt is necessary.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 2, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Grand st, 260, ns, 100 w Forsyth, 49.8x75, 6-sty bk loft & str bldg; due, $23,473.50; T&c, $730.50; sub to pr mtg of $60,000; Morris Weinstein et al, def. $4,000

*Ritter pl, 822 (*), ss, 135 w Prospect av, 25x99.11, 2-sty fr dwg; due, $6,002.26; T&c, $136.85; Alex E Black. 2,000

*Rivington st, 237 (*), ss, 65 e Willett, 20 x70, 6-sty bk loft & str bldg; due, $30,355.07; T&c, $1,700; Mary J Quinn. 25,000

*54TH st, 263 W (*), ns, 43.9 e 8 av, 18.9x 62.11, 4-sty & b stn dwg; due, $3,793.16; mtg $20,000; Amy A C Montague. 23,875

*113TH st, 117-19 E, ns, 121.4 e Park av, 42.8x100.11, 6-sty bk tnt & strs; due, $13,912.57; T&c, $1,010.68; mtg $40,000; Jay Kay Co. 54,500

*120TH st, 23 W (*), ns, 100 e Lenox av, 20x100.11, 3-sty & b bk dwg; due, $18,050.06; T&c, $253.90; Jno Moller et al, trstes. 17,500

*121ST st, 24 W (*), ss, 80 e Lenox av, 20x100.11, 4-sty & b bk dwg; due, $17,615.04; T&c, $597.60; Williamsburgh City Fire Ins Co. 18,500

*127TH st, 72 E (*), ss, 140 w Park av, 25x99.11, 3-sty fr dwg & 1-sty fr rear garage; due, $10,713.97; T&c, $109; N Y Trust Co. 9,500

*176TH st, 503, on map 501 W (*), ns, 100 w Ams av, 42.6x99.11, 5-sty bk tnt; due, $3,136.65; T&c, $400; Fred G Kneer et al. 34,500

*Nelson av, 1411 (*), ws, 183.4 n Boscobel av, 16.8x95.6x18.6x87.7, 2-sty fr dwg; due, $632.71; T&c, $54.30; Wm J Broderick. 3,550

*Weeks av, 1685 (*), ws, 6 n 173d, 30x95, 2-sty frame dwg & str; due, $5,979.20; T&c, $296.67; North Side Savgs Bank. 5,500

*3D av, 397-99 (*), ws, 201.9 n 173d, 50.11 x131.7x50x131.3, 6-sty bk tnt & strs; due, $5,238.34; T&c, $1,013.60; sub to pr mtg of $50,000; David F Butcher. 53,000

HENRY BRADY.

*176TH st, 507 E, on map 509 E, ns, 97.6 w 3 av, 20x72, 2-sty fr dwg; due, $1,812.21; T&c, $421.11; Lawrence Rogers. 3,075

*183D st, 458 E (*), ss, 163.8 w Washington av, 16.3x100, 2-sty fr dwg; due, $3,995.67; T&c, $187; Mary E S Burdick, extrx. 4,000

JAMES L. WELLS.

*Stebbins av, 1267 (*), nws, 154.2 sw Chisholm, 24.9x46.1x20.2x66.11, 3-sty fr tnt & str; due, $6,443.43; T&c, $488.31; Jno Bussing Jr et al. 5,000

SAMUEL MARX.

*Fulton av, 1397 (*), ws, 48.1 s 170th, 36.7 x96.5x37.1x96.2, 3-sty bk & fr dwg; due, $7,569.62; T&c, $140.95; North Side Savings Bank. 5,000

GEORGE PRICE.

*Fulton av, 1717 (*), ws, 54.11 s 174th, 18 x85.5x18.1x86.2, 2-sty bk dwg; due, $2,197.50; T&c, $126.22; sub to mtg of $4,500; Anna J Weiss. 5,500

JACOB H. MAYERS.

*1ST av, 2012, es, 75.11 s 104th, 25x69, 4-sty bk tnt & strs; due, $1,557.95; T&c, $343.55; sub to mtg of $14,000; E M Muller. 19,110

*1ST av, 2014, es, 50.11 s 104th, 25x69, 4-sty bk tnt & strs; due, $1,557.95; T&c, $342.55; sub to pr mtg of $14,000; E M Muller. 19,135

BRYAN L. KENNELLY.

*44TH st, 160-6 W, see Bway, 1508-12.

*Broadway, 1508-12 (*), sec 44th, runs s 102.3xe97.8xnw2.1xe18.3xn100.5 to 44th (Nos 160-6) xw130.6 to beg, 15-sty bk Hotel Rector; due, $552,392.10; T&c, $77,947.90; sub to mtg $1,600,000; Title Guar & Trust Co. 1,705,506

Total	$2,097,751
Corresponding week 1913	718,177
Jan. 1, 1914 to date	1,824,126
Corresponding period 1913	592,295
Total for year 1913	49,405,882
Total for year 1912	48,283,423

Borough of Brooklyn.

The following are the sales that have taken place during the week ending Dec. 30, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

FULTON ST, swc Smith, 48.9x125.10; also CAMBRIDGE PL, es, 240 s Greene av, 20x100; adj Jan 14.

PACIFIC ST (*), ns, 100 e Brooklyn av, 70x 116; Benj Steinman et al. 44,000

E 3D ST (*), es, 31.6 n Neptune av, 92.9x40; Geo H Whittaker. 11,000

W 35TH ST, ws, bet Canal & Neptune avs, lot 28; Lafayette Trust Co. 780

71ST ST (*), nes, 440.1 sw 18 av, 18.6x100; Harry Vogel et al. 1,500

79TH ST (*), ns, 17 w 20 av, 16.10x100; Max Borck. 3,350

GATES AV, ss, 21.10 e Franklin av, 17.6x76; Lawyers Mtg Co. 5,200

OCEAN PKWAY, ws, bet Avs N & O, lot 36; Louis Schwartz. 3,500

ROGERS AV (*), ws, 260 n Clarendon rd, 20x100; Williamsburgh Savgs Bank. 3,000

ST. MARKS AV (*), sec Rogers av, 16.6x95; Charlotte E Findlay et al. 6,500

WYCKOFF AV (*), sws, 20 se Ralph av, 40 x104.2; Anna W Wlecke. 8,000

WM. P. RAE.

HARMAN ST (*), ns, 250 w St Nicholas av, 20x100; Chas Thoet. 3,100

PARK PL (*), swc Kingston av, 24x125; Kings & Westchester Land Co. 19,000

RUTLEDGE ST (*), nws, 60.8 sw Marcy av, 20x60; Wilhelmine Clauss. 3,900

E 23D ST, es, 424 n Voorhies av, 63.7x182.9; withdrawn.

MARCY AV (*), es, 160 s Monroe, 20x100; Edw Tannay. 6,500

NEW UTRECHT AV (*), ws, 40 s 49th, 20x 99.7; Lena Zevin. 8,850

TROY AV (*), nec Prospect pl, 27.6x117.4x irreg; Sarah M Seaton. 2,000

LOT 40, blk 6123, sec 18; Lionel Sutro. 900

LOT 45, blk 6123, sec 18; Lionel Sutro. 1,000

LOT 47, blk 6123, sec 18; Wm F Keegan. 1,025

JAS. L. BRUMLEY.

HERKIMER ST (*), nwc Troy av, 20x100; Louis Goodman. 8,800

75TH ST, ss, 116.6 e 6 av, 20x100; withdrawn.

CHAS. SHONGOOD.

CHESTNUT ST, es, 474 s Jamaica av, 21x 150; adj Jan 13.

HENRY ST, ns, 250 w Poplar, 50x125; S H Roberts. 7,000

HOPKINSON AV, ws, 100.2 s Livonia av, 300 x100; A H Simon. 500

THROOP AV (*), swc Kosciusko, 31x90; Merchants Co-operative Mortgage Co. 17,000

Total	$166,405
Corresponding week, 1913	$190,509

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

JAN. 3.

No Legal Sales advertised for this day.

JAN. 5.

MADISON ST, 350, ss, 216.5 e Scammel, 23.6x 95.1, 5-sty bk tnt & strs; Alex W Cahn—David Kotler et al; Rosenthal & Steckler (A), 155 Bway; Irving J Joseph (R); due, $6,417.23; T&c, $647.46; sub to 1st mtg of $17,500; Saml Goldsticker.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
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188 Montague St., Brooklyn
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STATE OF NEW YORK

4½ Per Cent Gold Bonds

EXEMPT FROM TAXATION

INCLUDING THE FEDERAL INCOME TAX

AMOUNTING TO

$51,000,000.00

Issued in Coupon or Registered Form

Will be sold Wednesday, January 21, 1914, at 12 o'clock noon

At the State Comptroller's Office, Albany, N. Y.

Bidders will be required to state clearly in the proposal the amount and price for each $100 bid.

$30,000,000.00 for the Improvement of the Erie, Champlain and Oswego canals, dated January 1, 1914, due January 1, 1964.

$21,000,000.00 for Improvement of Highways, dated September 1, 1913, due September 1, 1963.

As the bonds enumerated above are all 50-year bonds bearing 4½ per cent. interest, the Comptroller will reserve the right to allot to the successful bidder, bonds for either of the above improvements, notwithstanding the specific issue may be stated in the bid.

These bonds are Legal Investments for Trust Funds

No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York, payable to the order of the Comptroller of the State of New York, for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Improvement" and inclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

All bids will include accrued interest.

The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

WM. SOHMER, State Comptroller, Albany, N. Y.

Albany, December 27, 1913.

IMPORTANT

WE HAVE BEEN RETAINED to protect the interests of many of the most IMPORTANT PROPERTIES in the City against possible DAMAGE from SUBWAY CONSTRUCTION.

MAY WE REPRESENT YOU?

Construction contracts are about being made and work will begin very shortly in many places.

NOW IS THE TIME TO ACT

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Advertised Legal Sales, Manhattan and Bronx —(Continued.)

HALSEY PL, swc Washington av, sec Washington av, 1331.

1ST ST, 56 E, ns, 250 w 1 av, 20.8x100.4x25.3 x100, 6-sty bk tnt & str; State Bank—Hyman Berkowitz et al; Jerome A Kohn (A), 1400 5 av; Ernest E L Hammer (R); due, $10,195.70; T&c, $1,700; mtg recorded May13'07; Joseph P Day.

134TH ST, 728-30 E, ss, 303 w Willow av, 26x 106.11, two 3-sty fr tnts & strs; Theo F Holtort —Henry Brinckmann et al; Henry B Ketcham (A), 2 Rector; Walter A Hirsch (R); due, $2,-225.20; T&c, $327.94; Joseph P Day.

147TH ST, 729-831 E, ns, 80 e Jackson av, 37.6 x79, 4-sty bk tnt; Minnie Meyer—Twyford Realty Co et al; Rabe & Keller (A), 258 Bway; Jno J Hynes (R); due, $19,078.50; T&c, $300.11; mtg recorded Aug15'11; Joseph P Day.

WASHINGTON AV, 1331, swc Halsey pl, 25.4 x104.5x25x108.5, Westchester; E Colgate Jones—Frank A Bartnett et al; Jas F Donnelly (A), 41 Park Row; Jerome H Buck (R); due, $2,-178.91; T&c, $500; Henry Brady.

JAN. 6.

B ST, swc Dyckman, see B, whole front bet New and Dyckman.

B ST, ws, whole front bet New & Dyckman, 166.4x100.4x174.7x100, four 2-sty fr dwgs & vacant; Farmers Loan & Trust Co—Loretta W Tannert et al; Geller, Rolston & Horan (A), 22 Exchange pl; Jas C Madigan (R); due, $13,-381.80; T&c, $1,575.66; Henry Brady.

BEEKMAN PL, 4, ws, 132.10 s 50th, 19x108, 4-sty & b stn dwg; Rosa Wirth—Chas J Wirth et al; Action 1; Jno D Lyons (A), Monticello, N Y; Jacob C Brand (R); due, $2,250.24; T&c, $153; sub to 1st mtg of $8,000; Jacob C Brand, on premises, at 2 p. m.

CLINTON ST, 93, see Pitt, 25.

DYCKMAN ST, swc B, see B, ws, whole front bet New & Dyckman.

MACOMBS PL, 21-33, see S av, 2830-40.

NEW ST, nwc B, see B, ws, whole front bet New & Dyckman.

PITT ST, 25, ws, 100 n Broome, 25x100, 5-sty bk tnt & strs; also CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; Sheriff's sale of all right, title, &c, which Anna 1 Koran had on Nov11'13, or since; Julius Harburger, Sheriff; Henry Brady.

121ST ST, 159 W, ns, 92 e 7 av, 18x100.11, 3-sty & b stn dwg; City Real Estate Co—Thos F Scully et al; Harold Swain (A), 176 Bway; Jas M Donohue (R); due, $12,927.69; T&c, $456.15; Bryan L Kennelly.

151ST ST W, sec S av, see S av, 2830-40.

151ST ST W,, swc Macombs pl, see S av, 2830-40.

156TH ST, 537 W, ns, 378.6 w Ams av, 39.3x 99.11, 5-sty bk tnt; Paula Menn et al—Freda Realty Co et al; Action 1; Johnston & Johnston (A), 256 Bway; Phoenix Ingraham (R); due, $13,818.65; T&c, $805.46; D Phoenix Ingraham.

156TH ST, 539 W, ns, 417.9 w Ams av, 39.3x 99.11, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $13,203.65; T&c, $805.46; D Phoenix Ingraham.

175TH ST, 488 E, ss, 95.6 e Washington av, 19.6x104.6, 2-sty fr dwg; Guaranteed Mortgage Co of N Y—Mary Randrup et al; Carrington & Pierce (A), 200 Bway; Lyttleton Fox (R); due, $4,993.34; T&c, $96; mtg recorded July30'10; Joseph P Day.

BELMONT AV, es, abt 299.3 s 179th, see Hughes av, 1978.

HUGHES AV, 1978, es, 299.3 s 179th, 26x95, to Belmont av, x26x95, 2-sty fr dwg; Beatrice O'Connor—Anthony H Werneke et al; Eugene L Brisach (A), 391 E 149th; Geo B Hayes (R); due, $3,158.05; T&c, $23.83; Bryan L Kennelly.

TINTON AV, 731, see Westchester av, 756.

WESTCHESTER AV, 756, es, 44.5 s 156th, 25.2x72.6 to Tinton av (No 731), x29.11x100.3, 4-sty bk tnt & strs; Fannie M Gross—Chas Hauck et al; Morris S Hart (A), 27 Cedar; H C S Stimpson (R); due, $16,713.24; T&c, $389.15; Samuel Marx.

1ST AV, 129, ws, 27.6 s St Marks pl, 24.6x50, 5-sty bk tnt & strs; Rosa Wirth—Chas J Wirth; Action 2; Jno D Lyons (A); Jacob C Brand (R); due, $3,428.83; T&c, $480; sub to 3 pr mtgs aggregating $22,000; Jacob C Brand on premises at 1 p. m.

3D AV, 1713-15, es, 51.2 n 96th, 48.10x100, 6-sty bk tnt & strs Eliz 1 Howe—Mary McG Murray et al; Philip S Dean (A), 160 Bway; Louis F Doyle (R); due, $54,901.94; T&c, $1,652.72; Joseph P Day.

8TH AV, 2830-40, sec 151st, 179.1 to McCombs pl (Nos 21-33) x203.5 to 151st x96.7, three 6-sty bk tnts & strs on av; N Y County National Bank—Chas H Peckworth et al; Kellogg & Rose (A), 115 Bway; Jno F Conch (R); due, $32,-040.95; T&c, $3,274.70; sub to 5 mtgs aggregating $139,000; Joseph P. Day.

JAN. 7.

TIFFANY ST, 871, see So Boulevard, swc Tiffany.

16TH ST, 41 W, ns, 220 e 6 av, 21x92, 4-sty & b stn dwg; Julia U Van Hise—Richd A Underhill et al; Wm P Maloney (A), 41 Wall; Wm Klein (R); partition; Joseph P Day.

89TH ST, 216 E, ss, 160 e 3 av, 25x100.8, 5-sty stn tnt; Fannie De Keyser et al—Jennie L Schmidt et al; Louis Wertheimer (A), 302 Bway; Henry M Stevenson (R); due, $16,-877.68; T&c, $701.20; Joseph P Day.

116TH ST, 370 W, ss, 200 w Manhattan av, runs w50xs25.2xe25xs75.8xe25xn100.11, 5-sty bk tnt; Josephine E Carpenter—Jos N Campbell et al; W B & G F Chamberlin (A), 31 Nassau; Herman Joseph (R); due, $37,923.73; T&c, $2,-000; Samuel Goldsticker.

128TH ST, 49 W, ns, 485 w 5 av, 25x99.11, 3-sty & b stn dwg; East River Savgs Institution—Waters Bros, Inc et al; Omri F Hibbard (A), 74 Bway; Henry M Stevenson (R); due, $8,729.69; T&c, $300; mtg recorded May23'92; Joseph P Day.

230TH ST E, ss, 105.6 w Paulding av, 100.6x114.6; Sound Realty Co—Saml Rosenberger et al; Lewis S Marx (A), 128 Bway; Jno H Rogan (R); due, $2,814.12; T&c, $90.05; Joseph P Day.

RICHARDSON AV, es, 425 n Eaychester av, 50x95; Mt Vernon Trust Co—Chas J Reinhardt et al; Edwin L Ford (A); Jos Gallagher (R); due, $3,729.33; T&c, $1,200; Joseph P Day.

SO BOULEVARD, swc Tiffany (No 871), 35x100, 5-sty bk tnt & strs; Eberhardt & Podgur—Bronx & Yonkers Realty Co et al; Strauss & Singer (A), 27 Cedar; Wilbnr Larremore (R); due, $10,792.06; T&c, $977.84; sub to pr mtg of $38,000; D Phoenix Ingraham.

JAN. 8.

CHRYSTIE ST, 132, es, 125.7 n Broome, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Jefferson County Savgs Bank—Carrie Lntz et al; Cary & Carroll (A), 59 Wall; Cambridge Livingston (R); due, $27,535.22; T&c, $1,250.80; Henry Brady.

55TH ST, 327 W, ns, 306.3 w 8 av, 18.9x100.5, 3-sty & b stn dwg; Wm H Davis Free Industrial School for Crippled Children—Arthur J Gormley et al; Cary & Carroll (A), 59 Wall; Jos M Schenck (R); due, $15,092.99; T&c, $640.05; Henry Brady.

133D ST, 127 W, ns, 300 w Lenox av, 33.3x99.11, 5-sty stn tnt; Mary J Kingsland—Simon Hecht et al; W B & G F Chamberlin (A), 31 Nassau; Jno H Judge (R); due, $26,460.64; T&c, $524.90; Joseph P Day.

165TH ST, 328 E, see Teller av, 1037.

BAYCHESTER AV, sec Stillwell av, see Stillwell av, es, whole front bet Edson & Baychester avs.

BAYCHESTER AV, nec Mace av, see Stillwell av, es, whole front bet Edson & Baychester avs.

BAYCHESTER AV, sec Mace av, see Stillwell av, es, whole front bet Edson & Eaychester avs.

BROADWAY, 1237-9, ws, 64.8 n 30th, 40x234.5 to 6 av (Nos 502-4) x42.2x248.5, 5-sty bk theatre & two 4-sty bk tnts & strs; Felix M Warburg et al—Bijou Real Estate Co et al; Stroock & Stroock (A), 30 Broad; Oswald N Jacoby (R); due, $437,673.48; T&c, $43,321.39; Joseph P Day.

DE REIMER AV, ss, 25 e Stillwell av, see Stillwell av, es, whole front bet Edson & Baychester avs.

DE REIMER AV, nec Waring av, see Stillwell av, es, whole front bet Edson & Baychester avs.

DE REIMER AV, ns, 225 w Stillwell av, see Stillwell av, es, whole front bet Edson & Baychester avs.

DE REIMER AV, nwc Waring av, see Stillwell av, es, whole front bet Edson & Baychester avs.

EDSON AV, nec Stillwell av, see Stillwell av, es, whole front bet Edson & Baychester avs.

MACE AV, nec Baychester av, see Stillwell av, es, whole front bet Edson & Baychester avs.

MACE AV, sec Baychester av, see Stillwell av, es, whole front bet Edson & Baychester avs.

PALMER AV, ss, 100 w Waring av, see Stillwell av, es, whole front bet Edson & Baychester avs.

PROSPECT AV, 601, ws, 255 n 150th, 20x100, 4-sty bk tnt; Emma O Frank—Rose Russell et al; Chas A MacHenry (A), 115 Bway; Jas M Donohue (R); due, $11,126.85; T&c, $510.25; Bryan L Kennelly.

STILLWELL AV, es, whole front bet Edson & Baychester avs, 25x189; also BAYCHESTER AV, nec Mace av, —x80; also DE REIMER AV, ss, 25 e Stillwell av, 150x100; also BAYCHESTER AV, sec Mace av, 200x80; also STILLWELL AV, es, whole front bet Palmer & De Reimer avs, 200x225; also DE REIMER AV, nec Waring av, 225x100; also DE REIMER AV, ns, 225 w Stillwell av, 25x100; also DE REIMER AV, nwc Waring av, 75x100; also PALMER AV, ss, 100 w Waring av, 50x100; Franklin Society for Home Building & Savings—Jno P Wenninger et al; Ferriss & Storck (A), 165 Bway; Hyman Pouker (R); due, $19,635.31; T&c, $4,969.40; Herbert A Sherman.

STILLWELL AV, es, whole front bet Palmer & DeReimer avs, see Stillwell av, es, whole front bet Edson & Baychester avs.

TELLER AV, 1037, swc 165th (No 328), 108.11x18.1x104.4x43.2, 5-sty bk tnt & strs; Jacob Wicks, Jr—Hadden Realty Co et al; Jas B Mitchell (A), 38 Park Row; Henry M Stevenson (R); due, $33,959.62; T&c, $965; Joseph P Day.

6TH AV, 502-4, see Bway, 1237-9.

JAN. 9.

BANK ST, 40, ss, 145.2 e 4th, 20x90x19.5x90, 3-sty & b bk dwg; N Y County Natl Bank—Henry W Guernsey et al; Frank B Colton (A), 52 Wall; Chas A O'Neil (R); due, $4,388.88; T&c, $223.15; sub to pr mtg of $10,000; Joseph P Day.

VESEY ST, 53, ss, 275 w Church, 25x82, 5-sty bk loft & str bldg; Isabella Wilson—Harry L Tissot et al; Kantrowitz & Esberg (A), 320 Bway; Jno Z Lowe, Jr (R); due, $6,842.92; T&c, $506.80; sub to 1st mtg of $30,000; Joseph P Day.

4TH ST, 377-83 E, ns, 172.7 e Av D, 67.10x96, two 4-sty bk tnts & strs & two 4-sty bk rear tnts; Eliza Fleischhauer et al exrs—Max Verschleiser; Francis B Chedsey (A), 320 Bway; Chas L Hoffman (R); due, $52,574.37; T&c, $1,113.30; mtg recorded Feb2313; Henry Brady.

127TH ST, 160-2 E, ss, 204.7 w 3 av, 45.3x99.11, 3-sty & b fr dwg; Isaac N Hubbard—Wm E Barnes et al; Benj F Gerding (A), 1991 Bathgate av; Norbert Heinsheimer (R); due, $932.23; T&c, $—— ; Joseph P Day.

238TH ST E, nwc Katonah av, see Katonah av, 4331.

KATONAH AV, 4331, nwc 238th, 20x100, 2-sty fr dwg; Arvilla P Keeler—Jennie R Irving et al; Action 1; Saml Keeler (A), 132 Nassau; Robt F Wagner (R); due, $2,696.77; T&c, $275.88; Henry Brady.

KATONAH AV, 4333, ws, 20 n 238th, 20x100, 2-sty fr dwg; same—same; Action 2; same (A); same (R); due, $2,699.77; T&c, $220.66; Henry Brady.

KATONAH AV, 4335, ws, 40 n 238th, 20x100, 2-sty frame dwelling; same—same; action 3; same (A); same (R); due, $2,693.07; T&c, $220.66; Henry Brady.

KATONAH AV, 4337, ws, 60 n 238th, 20x100, 2-sty fr dwg; Same—same; action 4; same (A); same (R); due, $2,699.77; T&c, $54.30; Henry Brady.

KATONAH AV, 4339, ws, 80 n 238th, 20x100, 2-sty fr dwg; same—same; action 5; same (A); same (R); due, $2,727.17; T&c, $54.30; Henry Brady.

ST NICHOLAS AV, 767, ws, 81.9 s 149th, 20.4x118.5x19.11x114.1, 3 & 4-sty & b bk dwg; Germania Life Ins Co—Mary E Reisig et al; Dulon & Roe (A), 41 Park Row; Jno Reilly (R); due, $14,980.96; T&c, $197; mtg recorded July13'1894; Joseph P Day.

JAN. 10.

No Legal Sales advertised for this day.

JAN. 12.

BROOME ST, 497, ss, 20.10 e West Bway, 20.10x64.3x20.10x64.5, 4-sty bk loft & str bldg; Jas M Anderson et al trstes—Susan K Griffin et al; Hamilton Odell (A), 60 Wall; Martin J Keogh Jr (R); due, $19,781.40; T&c, $461.80; mtg recorded Nov2705; Bryan L Kennelly.

97TH ST, 235 E, see 2 av, 1881.

2D AV, 1881, nwc 97th (No 235), 24.11x100, 5-sty bk tnt & strs; Edw W C Arnold—Max Gluckman et al; Curtis, Mallet, Prevost & Colt (A), 30 Broad; Henry M Goldfogle (R); due, $28,947.13; T&c, $1,331.17; Saml Goldsticker.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JAN. 3.

No Legal Sales advertised for this day.

JAN. 5.

HERKIMER ST, ns, 82 e Buffalo av, 18x75; Chas F W Deutsch et al—Anna McMillan et al; Robt M Johnston (A), 375 Fulton; Leon R Jacobs (R); partition; Wm H Smith.

BLAKE AV, ss, 40 w Railroad av, 40x90; Lint, Butscher & Ross, Inc—Saml Siff et al; Jno L Bernstein (A), 5 Beekman, Manhattan; Milton M Brooke (R); Wm P Rae.

1ST AV, es, 75.2 n 57th, 25x100; Julia H Sherry—Fred P Huff et al; Walter Thorn (A), 371 Fulton; Duncan Campbell (R); Jas L Brumley.

JAN. 6.

BERKELEY PL, ss, 189 e 7 av, 20x95; Brooklyn Trust Co—Laura B Jackson et al; Harry L Thompson (A), 175 Remsen; Michl H Rose (R); Charles Shongood.

DECATUR ST, ss, 460 e Ralph av, 19x100; Grace McLaughlin—Chas S Reynolds et al; Henry H McKean (A); 189 Montague; James Grey (R); Wm P Rae.

HERKIMER ST, ns, 82 e Buffalo av, 18x75; Chas F W Deutsch et al—Anna McMillan et al; Robt M Johnston (A), 375 Fulton; Leon R. Jacobs (R); Wm P Rae.

STERLING ST, ns, 360 w Bedford av, 20x100; Morris Reizenstein—Aronson Realty Co et al; action 2; Feldblum, Reizenstein & Levison (A), 44 Court; Jos E Clark (R); Wm H Smith.

W. 10TH ST, w s, 154 n Av R, 180x100; Lawyers Title Ins & Trust Co—Otto Singer Development Co et al; Dean, Tracy & McBarron (A), 160 Broadway, Manhattan; Frank X McCaffry (R); Wm H Smith.

W. 32D ST, ws, 160 e Neptune av, 60x237.7 to W 33d, x40x118.10x20x118.10; Robt F. Mullins—John C Franz et al; John C Stemmermann (A), 44 Court; Wm A. Moore (R); Wm H Smith.

39TH ST, ns, 140 e 8 av, 220x100.2; Peoples Trust Co—David P Leahy Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

ALBANY AV, es, 75 n St Marks av, 47x100; Clarence B Smith—Harry D Thirkield et al; I N Sievwright (A), 304 Montague; Howard C Conrady (R); Wm H Smith.

BEDFORD AV, es, 257.9 n Myrtle av, 20x100; Frank J Morris—Catherine Summers et al; Saml C Herriman (A), 30 Broad; Robt H Wilson (R); Herbert A Sherman.

CLASSON AV, es, 217.7 s Old Wallabout Bridge rd, 25x98.8; Jessie C Whitney—Emma F Branack et al; Albert H T Banzhaf (A), 2 Rector; Fredk Cobb (R); Wm P Rae.

JEROME AV, ss, adj land of Stephen I Voorhies, runs e1,114.2xse—xsw1,36Sxnw1,013.9 to beg, 4-5 pt; also PARCEL of land at Hog Point adj land of party of the first part, runs se1,408.3 to Broad Creek by s, se&n—xnw—xw— to beg, containing 53.10 acres, lot 18, map of land at Gravesend belonging to Jno I Voorhies; also PARCEL of land beg at intersec land of Stepben Van Derveer & Stephen I Voorhies, runs s1,775 to Hog Point Creek xw— to Hog Point Sprout xe— to beg; also PARCEL of land beg on ns Hog Point Creek in the line dividing lands of Danl D Stilwell & C S & R D Stryker xw— to Hog Point Sprout xn—xw—xs—xe—xnw— to beg; also LAND bounded by land of Richd Stilwell & lands of Jno I, Stephen, Jacobus, Wm & Barnardus Voorhies & Henry Van Dyke s by land of Richd Stilwell e land of Jacob Voorhies being 1 chain 17½ links wide on es, 10 chains 40 links on ss, 1 chain 80 links on ns, 10 chains 39¼ links wide on ws; also LAND bounded n by land of Jacobus Voorhies e by land of Henry Van Dyke xs land of Bernardus Voorhies xw land of Wm Voorhies; also PARCEL of land beg at sec land of F Smith and a right of way runs sw70xse—xnc70xnw— to beg; also LOTS 6, 7 & 8, map of land of Alanson Tredwell & Jno H Wray; also PARCEL of land known as Plum Island bounded s by Sheepshead Bay & Coney Island Inlet & Atlantic Ocean, e by Dead Horse Creek, wx Hog Point Creek, except parts sold to U S Government, which comprises about 50 acres; except parts released; Mechanics Bank, Bklyn et al—Brighton Beach Racing Assn et al; Owens, Gray & Tomlin (A), 189 Montague; Frank H Cothren (R); Jas L Brumley.

PITKIN AV, nec Barbey, 25x100; Minna Hoffmann—Mary J Bornemann et al; Pickett & Miller (A), 215 Montague; Chas W Philipbar (R); Wm H Smith.

ST. MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savings & Loan Co—Susanna A LeRoy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R); Wm H Smith.

UNDERHILL AV, ws, 40.10 n Park av, 17.10x99.11; Maria Kraemer—Isaac J Lebr et al; J Hunter Lack (A), 44 Court; Chas A Clayton (R); Wm P Rae.

JAN. 7.

CLEVELAND ST, sec Belmont av, 78x24.8; Lucy P LeBrun—Greystone Building Co et al; Harry L Thompson (A), 175 Remsen; Danl L Donovan (R); Wm P Rae.

FLOYD ST, ns, 281 w Lewis av, 20x100; Bernbard Blumberg—Pauline Wolff et al; L & M Blumberg (A), 98 Graham av; Max Rosenblum (R); Charles Shongood.

FULTON ST, swc Elm pl, 20x72.7; also FULTON ST, sws, 100 nw Elm pl, 25x73.11; Chas V Barker—Frances E Barker et al; Hirsh & Newman (A), 391 Fulton; J Arthur Hilton (R); Wm H Smith.

LINCOLN PL, ns, 320 w Franklin av, 47x131; Title Guarantee & Trust Co—Andrew D Baird et al; action 1; Harry I Thompson (A), 175 Remsen; Jos J Speth (R); Wm P Rae.

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Advertised Legal Sales, Brooklyn (Continued).

LINCOLN PL, ns, 367 w Franklin av, 66x131; same—same; action 2; same (A), same (R); Wm P Rae.

LINCOLN PL, ns, 433 w Franklin av, 47x131; same—same; action 3; same (A); same (R); Wm P Rae.

PARK PL, ns, 308.4 w Bedford av, 19.4x131; Ella R Bemis—John Fermbach et al; Seley & Levine (A), 215 Montague; Louis Karisk (R); Wm H Smith.

STERLING ST, ns, 280 w Bedford av, 20x100; Benj Anchell et al—Aronson Realty Co et al; Feldblum, Riezenstein & Levison (A), 44 Court; Henry B Ketcham (R); James L Brumley.

BAY 19TH ST, nws, 143.1 sw Bay av, 130.1 x72.6; Frederick C Goppoldt—Haskell Realty & Constn Co et al; Clarence F Corner (A), Frederick A Drake (R); Wm H Smith.

AV N, ss, 80 e Utica av, 120x97.6; Susan J Spence—Kriner Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

AV O, nec Utica av, 97.6x200; Adelaide R Eaves—Kriner Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

FILLMORE AV, nec Utica av, 200x100; Louis Spach et al—Kriner Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

UTICA AV, es, 277.6 s Av N, 200x200; August F Warnecke et al—Kriner Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R) Wm H Smith.

UTICA AV, es, 100 s Av O, 160x200; Sarah C Patterson—Kriner Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

UTICA AV, es, 97.6 s Av N, 180x200; Wm S Fendelton—Kriner Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

UTICA AV, sec Av O, 200x100; Home Title Ins Co of N Y—Kriner Realty Co et al; action 1; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

UTICA AV, es, 260 s Av O, 160x200; same—same; action 2; same (A); same (R); Wm H Smith.

UTICA AV, es, 420 s Av O, 180x200; same—same; action 3; same (A); same (R); Wm H Smith.

LOTS 344 to 353, 384 to 417, 428, 457 to 466 map of Estate of Simon Rapalie, 26th Ward; Margareth Schwarz et al Louis P Reeder et al; Kramer, Cohn & Meyer (A), 898 Park av; Wm F Connell (R); Wm H Smith.

JAN. 8.

GRAND ST, ss, 118.9 w Wythe av, 20x100; Welz & Zerweck—Wm H Bauer et al; Harry E Lewis (A), 215 Montague; Jas T Williamson (R); Wm P Rae.

SPENCER PL, es, 22 s Hancock, 20x80; John F Saddington—Rebecca M Lavender et al; Geo F Alexander (A), 315 Washington; Edw R W Karutz (R); Wm H Smith.

STERLING ST, ns, 340 w Bedford av, 20x100; Morris Reizenstein—Aronson Realty Co et al; action 1; Feldblum, Reizenstein & Levison (A), 44 Court; Myron S Yochelson (R); Charles Shongood.

1ST ST, ns, 53.3 e Whitwell pl, 24.6x75; Wm F Schulz et al—Frank Pittelli et al; Reeves & Todd (A), 165 Broadway, Manhattan; John B Stephen (R); Charles Shongood.

1ST ST, ns, 53.3 e Whitwell pl, 24.6x75; Wm F Schulz—Frank Pittelli et al; Reeves & Todd (A), 165 Broadway, Manhattan; John B Stephens (R); Charles Shongood.

W. 10TH ST, ws, 154 n Av R, 182x100; Lawyers Title Ins & Trust Co—Otto Singer Development Co et al; Dean, Tracy & McBarron (A), 160 Broadway, Manhattan; Frank X McCaffry (R); Wm H Smith.

14TH ST, ns, 218 w 3 av, 24x100; Josephine Minor admtrx—Jno Minor et al; Jos F Conran (A), 16 Court; Meier Steinbrink (R); Wm H Smith.

85TH ST, swc 2 av, 140x125; Frank Leslie—Edith E Saitta et al; Henry J Davenport (A), 375 Pearl; Clarence F Corner (R); Wm H Smith.

GREENE AV, ns, 250 w Nostrand av, 20x100; Julia U Van Hise—Richd A Underbill et al; Wm P Maloney (A), 41 Wall, Manhattan; William Klein (R); Joseph P Day.

ST MARKS AV, ss, 229.11 e Utica av, 17x127.9; Peekskill Savings Bank—Maria A Lauer et al; Harry L Thompson (A), 175 Remsen; Jos J Speth (R); Wm H Smith.

JAN. 9.

DIAMOND ST, ss, 208.4 e Main, 75x159.9xirreg; Riverhead Savings Bank—First Methodist Episcopal Church of Flatbush et al; Timothy M Griffing (A), Riverhead, N. Y; Leone D Howell (R); James L Brumley.

15TH ST, ss, 202.10 e 10 av, 20x85; Mary J Phillins—Clara Alexander et al; Harold Swain (A), 176 Broadway, Manhattan; Jos F McGuire (R); Wm H Smith.

75TH ST, nes, 90 se 15 av, 18x100; Michl Shellens—John A Jones Building Co et al; Matthew W Wood (A), 233 Broadway, Manhattan; Jessee W Johnson (R); Wm P Rae.

HOPKINSON AV, ws, 92.11 s Pitkin av, 75x100; South Amboy Terra Cotta Co—Sam Howe Amusement Co et al; Phillins & Avery (A), 41 Park row, Manhattan; Fredk P Bellamy (R); Wm H Smith.

RODGERS AV, swc Av D, 25x100; George Silkworth—Rose Constn Co et al; Van Mater Stilwell (A), 26 Court; Warren Bigelow (R); Wm P Rae.

JAN. 10.

No Legal Sales advertised for this day.

JAN. 12.

WILLIAMS AV, ws, 100 n Dumont av, 100x100; Nathan Klugman—Victorious Land & Improvement Co et al; Jos J Schwartz (A) 361 Stone av; J Gardner Stevenson (R); Charles Shongood.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

DEC. 27.

WOOSTER ST, 179-83; Brooklyn Savgs Bank—Solomon Brooks et al; Schenck & Punnett (A).

81ST ST, ss, 137.6 w Amsterdam av, 37.6x102.2; Ellis Hyman—San Diego Realty Co, Inc; London & Davis (A.

96TH ST, ns, 240 w Central Park West, 20x100.11; Frederic De P Foster et al—Abbie S Ward et al; F F De Rahm (A).

125TH ST, 543 W; Tessie D Herman et al—Sarah D Lipfeld et al; amended; S H Herman (A).

128TH ST, ss, 153 w 2 av, 26x99.11; Valentine E Macy et al—Morris Landsberg et al; amended; Davison & Underhill (A).

BROOK AV, 553-5; two actions; Jonas Weil—Chas Seidenwerg et al; amended; M Sundheimer (A).

PROSPECT AV, ws, 115 s 181st, 20x66; Mary F Vandewater—Antonio Galiani et al; J A Lane (A).

2D AV, 534; Eliz J Smith—Emily Nuoffer et al; F B Begg (A).

DEC. 29.

29TH ST, sws, lot 400, 25x98.9; leasehold; Anna I Marsh—Helen J M Robinson et al; Alexander & Ash (A).

77TH ST, 337 E; Metropolitan Savgs Bank—Jos Loeb et al; A S & W Hutchins (A).

115TH ST, ss, 195 e 1 av, 25x100; Caroline A Lane—Mariano Bonagur et al; J A Lane (A).

116TH ST, 64 E; Ella L Murphy—Jas E Grape et al; E C McParlan (A).

118TH ST, ss, 120 w S av, 25x100.11; Anna A Gillies—T R Smith Realty & Constn Co Co et al; L & A U Zinke (A).

187TH ST, ns, 19.10 e Belmont av, 40.7x54.8x irreg; Rocina Cavalierre—Pietro Zapille et al; Fischer & Rosenbaum (A).

163D ST, ns, 200 e Washington av, 100x169.3; Jno C Dautel—Chas E McManus et al; R H Bergman (A).

OLD BROADWAY, es, 50.5 n 130th, 50x100; Wm T Smith et al—Jos H Beall et al; E P Lyon (A).

PROSPECT AV, es, 128 s 180th, 56.3x150.3; Bazena T D Merriman—Giosue Galiani et al; E F Moran (A).

STARLING AV, swc Glebe av, 112x100; except parts released; Jennie G Buckley et al; Colorado Realty Co et al; E Berry (A).

TRATMAN AV, ses, 99.7 e Zerega av, 167.10x110; Jno J Paulsen—Sarah Browning et al; Friend & Friend (A).

2D AV, ws, 48 n 8th, 49x120; Jacob Rosenthal—Saml Augenblick Co et al; Marks & Marks (A).

3D AV, es, 100.3 s 53d, 20x80; Bowery Savgs Bank—Christine C Huppert et al; Strong & Cadwalader (A).

LOTS 4 to 9, 55, 56 and 65, map of Adee Park, 24th Ward, Bronx; Wm C Trull—Warwick Realty & Constn Co et al; L E French (A).

DEC. 30.

BROOME ST, 318; Albt E Valentine—Rose Sonneberg et al; Cary & Carroll (A).

HOFFMAN ST, ws, 104.7 s 188th, 50x96.11; Dollar Savgs Bank of the City of N Y—Auletta & Co et al; Lexow, Mackellar & Walls (A).

HOME ST, ns, 160.10 w Prospect av, 44.5x110.6; Belle S Hahlo—Sol Fishbach et al; Kendall & Herzog (A).

WALL ST, swc Pearl, 70.4x22.5xirreg to Beaver x61.6xirreg; Equitable Life Assurance Society of the U S—Cath H B Smith et al; Alexander & Green (A).

26TH ST, ns, 287.6 e 6 av, 87x98.9; Isaac Josephson et al—Midwest Realty Co et al; L Lauterstein (A).

116TH ST, 207 E; Minna G Goddard—Beatrice S O'Connor et al; F De P Foster (A).

133D ST, ns, 325 e 7 av, 25x99.11; Jas L Barclay et al—Amalie Cohn et al; Dixon & Holmes (A)..

235TH ST, ns, 380 w White Plains rd, 100x114; four actions; Central Mtg Co—Jacob Streifler Co et al; Otis & Otis (A).

ARTHUR AV, ws, 27.7 n 179th, 100.3x190, to Lafontaine av xirreg; Frank F Russell, adm—Louise Thomas et al; Bassett, Thompson & Gilpatric (A).

BELMONT AV, 2142-44; Stephen H Jackson—Crotona Park Realty Co; S H Jackson (A).

BROOK AV, es, 50 s 150th, 25x100; Stephen D Pringle—Adelaide E McIntire et al; amended; C Wood (A).

GRAND BLVD, nwc 179th, 104.4x29.8xirreg; Jane M Dollinger—Ernest Wenigmann et al; J S Rosalsky (A).

DEC. 31.

CHERRY ST, 132; Rosa Rosenfeld—Gianavario Innella et al; B E Siegelstein (A).

10TH ST, swc 2 av, 105x75; Ebling Brewing Co—Albt Mielke et al; E Cohn (A).

93D ST, 19 W; Theodore Hansen, trste—Sarah F Williams et al; M S Borland (A).

123D ST, ns, 256.3 e 1 av, 18.3x100.11; Chas Corn et al—Chas Meyers et al; Eisman, Levy, Corn & Lewine (A).

146TH ST, sec 3 av, 28.5x73.7; Sarah Grossman—Alvina Mand et al; Gettner, Simon & Asher (A).

216TH ST, ns, 80 e Paulding av, 20x95; Central Mtg Co—Frederico Silvestri et al; Otis & Otis (A).

226TH ST, —s, lot 241, map of Village of Wakefield, Bronx; Oliver E Davis et al—Antonio Berdalamenti et al; Frankenthaler & Kaufmann (A).

BAINBRIDGE AV, es, 92.3 s 193d, 30.9x123.6; Myrtis H Freeman et al—Minnie Sternlicht et al; Hamilton, Gregory & Freeman (A).

BROOK AV, ws, 184.11 s Westchester av, 27.1 x82.7xirreg; American Baptist Home Mission Society—Kath P Kitchen et al; Perkins & Butler (A).

CAULDWELL AV, 691; Mary Ambrose—Mollie Malnik et al; T Hooker (A).

NEW BOSTON RD, nec Old Post rd, 124.10x87.2; also NEW BOSTON RD, ws, 38 ne above, 21x—; Saml Keeler—Jno Bogart et al; S Keeler (A).

WHITLOCK AV, es, 349.4 s Hunts Point rd, 25x126.4; Geo F Johnson—Jno F Bezold et al; Ferris & Storck (A).

2D AV, ws, 79.1 n 34th, 19.8x76; Naomi A Solomon—Henrietta Gossett et al; Baylis & Sanborn (A).

JAN. 2.

136TH ST, ss, 318.9 e Willis av, 18.9x100; Lawyers Mtg Co—Emil Franklin et al; Cary & Carroll (A).

MADISON AV, swc 97th, 100.11x81.1; Peerless Holding Co, Inc—Morris Behm et al; Lind & Pfeiffer (A).

PROSPECT AV, nws, 225.10 ne Bolton rd, 100x297.10; Edw F Cole—Sadie Rechnitzer et al; W F Wund (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

DEC. 26.

17TH ST, 50-4 W; Metropolitan Life Ins Co—Widbern Realty Co; Woodford, Bovee & Butcher (A); Jos H Fargis (R); due, $275,115.80.

DEC. 27.

No Judgments in Foreclosure Suits filed this day.

DEC. 29.

WATER ST, 153 and Maiden la, 135 & 137; Katherine L Meuser—Ahrend Schierenbeck; Thos J Farrell (A); Howard Hermiston (R); due, $18,445.33.

98TH ST, 145 W; Geo Lowther et al—Gustav M L Sacks; Chas H Dilley (A); Jos M Edelson (R); due, $23,413.92.

DEC. 30.

2D AV, 2005; Benj H Rosenstein—Mary Barnett et al; Jos C Levi (A); J Arthur Corbin (R); due, $14,269.50.

2D AV, 2003; Miriam Isaacs et al—Mary Barnett et al; Jos C Levi (A); Lafayette B Gleason (R); due, $13,500.

DEC. 31.

13TH ST, 626 & 628 E; Irving Smith—Thal Realty Co; Cary & Carroll (A), Albt P Masey (R); due, $32,500.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

DEC. 27.

MATILDA ST, nws, lot 211, map of Washingtonville, Bronx; Nicholas Volckman—Eliz Forst et al; action to remove cloud; J J Burke (A).

48TH ST, 220-8 W; Black & Boyd Mfg Co—Frazee Realty Co et al; foreclosure of mechanics lien; Feiner & Maass (A).

DEC. 29.

DELANCEY ST, 88; also LUDLOW ST, 87; Eva M Volk—Sarah Volk et al; partition; B Lewinson (A).

DEC. 30.

MATILDA ST, ses, lot 177, map of Washingtonville; Philip S Bolton—Wm H Farrington et al; action to declare deed void; C A Taussig (A).

SUFFOLK ST, 45-51; Saml Shanker—Sale Agid et al; action to foreclose mechanics lien; L & J Weinberger (A).

81ST ST, 202 W; M Edw Kelly et al—Anna K Daniel; action to recover property, &c; A K Daniel (A).

112TH ST, ss, 325 e 2 av, 75x100.10; Antonetta Fagelle—Frank Teti; action to compel conveyance; C S Warbasse (A).

164TH ST, 422-4 E; also 142D ST, 286 E; also 129TH ST, 152-6 E; also 149TH ST, 298 E; also 151ST ST, 251-3 E; Mary R Heather—Dominick Woodworth et al; action to establish rights as owner; Bloomberg & Bloomberg (A).

MORRIS AV, nec 158th, 51x101; Everett Harrison—Lillian B Rogers et al; action to cancel contract, &c; W E Butler (A).

WEBSTER AV, swc 207th, —x—; Rudolph Wallach Co—Herman M Biggs et al; foreclosure of transfer tax lien; A Weymann (A).

DEC. 31.

CHISHOLM ST, swc Intervale av, 184.10x50; also CHISHOLM ST, ss, 157.10 w Intervale av, 27x50; Joo Kulik——Carrie Kroutil; specific performance; C Becht (A).

JAN. 2.

102D ST, 109-11 W; Rosaria Pizzutiello—G P Sherwood & Co et al; action to compel reconveyance; Locker & Locker (A).

AMSTERDAM AV, 1930; Chas Olsen—Mary C Mulvany; action to foreclose mechanics lien; S Nordlinger (A).

Brooklyn.

DEC. 24.

CARROLL ST, ns, 240 w Bedford av, 20x98.11x25.3x114.5; Cath O'Brien—Ann Gill et al; to set aside deed; Washburn, Ruston & K (A).

CHESTER ST, ss, 40 n Dumont av, 20x75; Benj Marowitz—Solomon Garelik & ano; to set aside deed; A Sachs (A).

SCHWEICKERTS WALK, cl, 133.6 s Surf av, runs s—xe113xn—xnw61.6xs1.4xnw— to beg; also CORTLAND ST, es, 499.10 s Coney Island Plank rd, 27.4x100x21.5x100.1; Flora Fields—Solomon Pariser et al; S E Klein (A).

7TH ST, ns, bet 2 & 3 avs, —x—; Saml Goldsticker—Alice H Morgan et al; foreclosure of tax lien; E Jacobs (A).

E 14TH ST, es, 130 s Av O, 40x100; Louise G Ledeliey—Mattie Yorke et al; H L Thompson (A).

76TH ST, nes, 310 se 3 av, 20x107.2; Victor Koechl—Waldo Strayer et al; T F Redmond (A).

77TH ST, ns, 281.4 w 14 av, 22.6x100; Lillie F Weilbacher & ano—S Bklyn Homes Corpn et al; Cary & Carroll (A).

FT HAMILTON AV, nec Bay Ridge pkway, runs e328.6xn100xw60xn100xw232.2xs203.3 to beg; Collective Holding Co—Josephine Cocheu et al; S A Telsey (A).

GRAVESEND AV, ws, 75 n Av U, 45x75; Ada F Welwood—Sarah V Tremper et al; H L Thompson (A).

LEWIS AV, swc Pulaski, 30x75; also CHURCH AV, 2423; Anna Pekowsky—Manton Marks et al; M Monfried (A).

MERMAID AV, ss, 59.5 e W 33d, 59x100; also MERMAID AV, ss, 99.5 e W 33d, 19x100; Ethel Brilliant—Solomon Pariser et al; S E Klein (A).

ROGERS AV, es, 126.8 n Hawthorne, 40x103.9; Jno Haas—Chas Joos et al; C Oechler (A).

RUTLAND RD, ss, 365 e Bedford av, 20x100; Louis Rosenberg Realty Co—Jeanette L Holmes et al; W L Durack (A).

DEC. 26.

FULTON ST, swc Richmond, 115.9x130x93.5x132.2; Chauncey G Cozine—Alma P Hoffman et al; W L Durack (A).

HOYT ST, es, 80 n Bergen, 20x80.6; Lizzie C Merrill—Helena I Greene & ano; H L Thompson (A).

1ST ST, nes, 178.3 se 6 av, 18x100; Louis A Brown & ano—Mary M Simonson et al; partition; M E Finnigan (A).

70TH ST, wc 20 av, 60x100; Milton J Platt—Sylvestor Shields et al; Reynolds & Geis (A).

77TH ST, ns, 372 w 14 av, 22.8x100; Gertrude Keller—South Bklyn Homes Corpn et al; Cary & Carroll (A).

77TH ST, ns, 122.8 w 14 av, 22.8x100; Edw S Keller—South Bklyn Homes Corpn et al; Cary & Carroll (A).

HOPKINSON AV, ws, 100.3 s Livonia av, 100 x300; Hyman Selverstone—Enfield Constn Co et al; A Wolodarsky (A).

NEW UTRECHT AV, nwc 58th, runs n68xw 95.6xs18xe116 to beg; Thos Walsh—Chas Jacques; to set aside deed; J R Jones (A).

WAVERLY AV, es, 100 s Myrtle av, 35x100; Edwin A Archer—Maria Delgado et al; C A Clayton (A).

20TH AV, nws, 60 sw 70th, 40x100; Wm Siebert—Sylvestor Shields et al; Reynolds & Geis (A).

DEC. 27.

DENNETT PL, es, 109.1 s Luquer, 18.2x48.6; Riverhead Savgs Bank—Harris Nevin et al; T M Griffing (A).

DENNETT PL, es, 127.3 s Luquer, 18.2x48.6; same—same; same (A).

REMSEN ST, ss, 150 e Clinton 25x100; Adirondack Trust Co—Apartment Holding Co; E T Brackett (A).

ST JOHNS PL, ns, 275 e Douglass, 120x125; Felber Eng Works—Monok Co; T F Keogh (A).

BAY 11TH ST, ss, 265.6 ne Cropsey av, runs n116.7xnw—xsw— to beg; Arthur W Richman et al—Jno H Richman & ano (to impeach will); G B Van Wart (A).

CONEY ISLAND AV, es, 340 n Av I, 40x100; Harold D Watson—Mae F Greenbaum et al; F M Livingston (A).

GATES AV, ss, 200 w Tompkins av, 20x100; Susan E Collins—Rita Galewski; W R Davies (A).

PITKIN AV, ss, 50 w Barrett, 49.11x100; Long Distance Holding Co—Wolf Bomzon et al; M Rose (A).

DEC. 29.

WALLABOUT ST, nec Heyward, runs ne45x se25xw52.4 to beg; Oebermeyer & Liebmann—Katharina Von Der Lieth et al; H C Gollmar (A).

58TH ST, ns, 100 e 13 av, 60x100.2; Louis Schwartz—Wm F Grady et al; Schwartzmann & Schwartzmann (A).

59TH ST, nes, 460 se 17 av, 40x100.2; Albt Habermann—Mary Wolta et al; C Oechler (A).

61ST ST, sws, 285 se 3 av, 25x81.11; Wm Savage—Public Constn Co et al; B C Rihman (A).

77TH ST, ns, 168 w 14 av, 22.8x100; Bklyn Soc for Prevention of Cruelty to Children—So Bklyn Homes Corpn et al; Cary & Carroll (A).

BELMONT AV, sec Fountain av, —x—; also LOTS 1 to 8 on map of prop of Jane Gilfeather in 26th Ward; Mary Davies—Katherina F Mitchell; Smith, Doughty & W (A).

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Lis Pendens—Brooklyn—Continued.

ROGERS AV, ws, 101 n St Johns pl, 26.9x100; Florence I Moore—Lillie I Baker; partition; I Neustaedter (A).

PROPERTY begins 126.4 s from swc Hamilton av & Summit, runs w78.7xs21.3 on a line at right angles to Hamilton av x—74.5xn20.10 to beg; Mary A Harris—Cath Lutz et al; G J & S N Carr (A).

PROPERTY bet Wyckoff & Indian Creek and contains 3,649 acres, —x—; Jos J Swan—Minnie M Swan et al; partition; H Hetkin (A).

DEC. 30.

CANARSIE LA, ns, 60 e E 29th, 20x92.2; Adele Barad—Albt S Schiller et al; S Berg (A).

COLUMBIA HEIGHTS, 136; Josiah J White—Frederic H White; J J White (A).

GRAND ST, ss, 58 w Wythe av, 20x100; Helen Remmler et al—Kate Uihlein et al; H L Thompson (A).

LINWOOD ST, ws, 137.6 s Belmont av, 37.6x90; Mary E Kirk—Jos G Skidmore et al; partition; J M Wilson Jr (A).

E 7TH ST, es, 170 n Av P, 40x120.6; Sarah A L Berger—Ernest Keller Constn Co et al; H J Davenport (A).

W 19TH ST, ws, 270 n Mermaid av, 20x118.10; also W 19TH ST, ws, 290 n Mermaid av, 20x118.10; Cath Arnold—Filomena Le Donne et al; Reynolds & Geis (A).

54TH ST, nwc 6 av, 50x100; Dora de Waltoff—Harbor View Constn Co; M Lippman (A).

70TH ST, ss, 180 e 8 av, 20x100; Thos J Shea—Saml B Henderson et al; R E Ward, Jr (A).

77TH ST, ns, 326.8 w 14 av, 22.8x100; Kings Co Trust Co—So Bklyn Homes Corpn et al; Cary & Carroll (A).

AV U, ns, 40 e E 4th, 20x100; Home Title Ins Co—Henrietta Snell et al; H J Davenport (A).

6TH AV, ws, 50 n 54th, 50.2x100; Dora de Waltoff—Harbor View Constn Co; M Lippman (A).

LOTS 767-8 on map of 1197 lots in Town of Flatbush & New Utrecht, belonging to Wm Ziegler; Annie M Hull—Max Helman et al; Reeves & Todd (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

DEC. 27.

56TH ST, 118-22 W; Concordia Contracting Co—Standard Transit Co, Jno S, Danl J, Edw & Harry S Colman (420). $84.57

72D ST, 105-9 W; Twinvoulte Pump & Mfg Co—One Hundred & Five West Seventy-Second St Co & Electric Constn Co (418). 314.00

96TH ST, 200 W; Jos Shanske—Abr Goldberg & Jno H Scheier; renewal (419). 429.60

136TH ST, 42-4 W; Carlyle Enooch—Iron Masters Realty & Constn Co & S Heiman (424). 35.00

BROADWAY, 1391; Pothemont Bros—Hanan & Co, Amman Mfg & Constn Co & P J Duff & Sons, Inc (422). 190.00

RIVERSIDE DR, 222; Rothberg & Rosenblatt—New York Real Estate & Security Co & McVickar-Gaillard Realty Co (425). 68.00

VALENTINE AV, swc 181st, 140x54; Thos C Edmonds & Co—Tobruk Constn Co & Tobruk Constn Corpn (423). 403.00

7TH AV, 2420; J N Prudovsky, Inc—Marion S J Martin & Philip Ripatzsky (421). 150.00

DEC. 29.

MONROE ST, 171; City Cornice & Skylight Co—Miles Realty Co (435). 90.00

PEARL ST, 534; Wolf Peirez—Robt Jones, Carlo Bossotti & Jas De Fago (440). 727.00

8TH ST, 404-6 E; Barnet Siegel—Abr Nussbaum, rec'r, & Moses A G Horowitz (434). 76.00

10TH ST, 20 W; Katz & Poshinsky—R Foster Walton, Twenty West Tenth St Corpn & Richd S Elliott & S Fox (438). 863.75

13TH ST, 36-8 W; Grand Iron Works, Inc—Estate of Tim J Kieley & Bernard Johnson (430). 193.50

75TH ST, 314 W; Edwin H Oswald—R H D Siedenburg & Jas Higham (433). 234.00

81ST ST, 203-11 W; Gurney Elevator Co—S B Constn Co; renewal (427). 1,300.00

81ST ST, 203-11 W; Welsberg Baer Co—S B Constn Co; renewal (432). 5,123.50

101ST ST, 141 W; Harry Oblas—Emma Jacobs & Chas Mess (426). 38.25

166TH ST, 496 E; Harry Zudrok—Jacob Warschaw & Elias H Lang (431). 693.00

AUDUBON AV, sec 171st, 25x100; Jno Brown & Sons—Gustav Boehm & Chas Klepper Cut Stone Co, Inc (439). 80.80

CENTRAL PARK WEST, 447-8; Saml Tessler—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (429). 150.00

PARK AV, 929; White Enamel Refrigerator Co—Nine Twenty-Nine Park Av Co (442). 1,200.00

VALENTINE AV, swc 181st, 140x101; Thos C Edmonds & Co—Tobruk Constn Corpn & Tobruk Constn Co (436). 423.00

SAME PROP; J A McCarthy & Bros, Inc—Tobruk Constn Co & Tobruk Constn Corpn (437) 799.25

3D AV, 3754-6; Browning & Lorz, Inc—Nora Constn Co (441), 750.00

DEC. 30.

PARK ST, 103; Colwell Lead Co—Bertoloo Oauzza, Louis Mazzo & Louis Macousey; renewal (447). 226.29

1ST ST, 7; Saml Tauber—Maurice Black & Mary Simon (451). 28.00

37TH ST, 44-6 W; Salster & Weinsier—44-46 West 37th St, Inc, Philip Grossman & Grossman & Gavrin, Inc (444). 580.00

64TH ST, 205-7 E; Jno J Bowes—Black Garage Co & Blight & Overfield Co (450). 150.00

128TH ST, ns, whole front bet St Nicholas & Convent avs; G B Raymond & Co—Louis Golde, Chas W O'Shea & Walter McClennan; renewal (445). 105.70

182D ST, 546-50 E; Isidor Cerebrinsky et al—Corgil Realty Co, Inc & Fredk Robinson (443). 144.00

HUGHES AV, ws, 15.11 n Crescent av, 75x—; G B Raymond Co—European Constn Co & Angelo Di Benedetto; renewal (446). 118.00

INTERVALE AV, ws, 185 s Jennings, 85x100; De Maria & Co—Jacob Streifler Co (448). 470.00

WEBSTER AV, swc 173d, 50x100; Empire Roofing Co—Aug Nelson (452). 85.00

8TH AV, 613-5; Jno J Bowes—Isidore Jackson & Abr Stern, Jacob Valensi, Drury Lane Theatre, Inc, & Blight & Overfield Co, Inc (449). 358.45

DEC. 31.

BEEKMAN ST, nwc Water, 76.7x56.9xirreg; Jas F Egan—Volunteer Hospital (469). 10,882.00

37TH ST, 44-6 W; Hyman Schwartz—44-46 West 37th St, Inc, or Mary A Henshaw, Jno H Henshaw, Francis T Perry & Nicholas Cbiodo (458). 250.00

60TH ST, 128 E; Sandhop Contracting Co—One Hundred & Twenty-Eight East Sixtieth St Co (459). 173.25

82D ST, 26 E; Geo M Buttle—H S Realty Co (468). 591.00

105TH ST, 136-8 W; Elevator Repair & Supply Co—Mary A Loeffler, Louis Burghardt, Eagle Bldg & Constn Co (470). 370.00

113TH ST, 169 E; Geo Langer—Progress Holding Co & H D Jackson (455). 24.80

125TH ST, 245-59 W; also 126TH ST, 240-58 W; A C Horn Co—Arrowhead Realty Corpn, Chas J Stumpf, Henry J Langhoff et al & Zibelli & Son (461). 215.00

125TH ST, 149 W; also 126TH ST, 160 W; Jno Borkel & Co—Fredk Hollender (456). 2,600.00

142D ST, 605 W; David Hamburger—N Y Real Estate Security Co, Jas N Rosenberg, rec'r, & McVickar-Gaillard Realty Co (463). 1,411.25

141ST ST, 600 W; same—same (464). 716.75

140TH ST, 601 W; same—same (465). 1,171.75

235TH ST, 651-7 E; Wm Tongstrom—Jacob Streifler Co (460). 31.50

BERGEN AV, 643; also 3D AV, 2952; Metropolitan Heating & Engineering Co—Henry Maul, Chas Wilhelm & Starrett Constn Co (453). 374.75

BROADWAY, 1391; Tuttle & Bailey Mfg Co—Wendell Estates; P F Duff & Son, Inc (467). 70.74

VALENTINE AV, swc 181st, 139.9x54.2xirreg; W A Ross & Bro, Inc—Tobruk Constn Co (457). 58.76

WADSWORTH AV, ws, 60.2 n 185th, 154.5x115; La Sala & Castro & Comfort Realty Co (454). 3,000.00

WADSWORTH AV, 150; Theo C Wood—Comfort Realty Co & La Sala & Castro (466). 590.90

3D AV, swc 182d, 80x103.1; A C Horn Co—Corgil Realty Co, Inc (462). 75.00

JAN. 2.

NEW CHAMBERS ST, 2; also DUANE ST, 14; Arthur Johnstone—Saml Glantz, Cath Diver, extrx &c & Berg Cafe & Hotel Co (7). 910.01

5TH ST, 621 E; Ernest H Rambow—Jos & Herman Bauman & Tile Contracting Co & Jno Croci (5). 983.63

37TH ST, 44-6 W; Frank Hassin et al—Jno H Henshaw et al, trstes &c, Aaron Harris, Saml Strausberg & Frank Krefetz, Inc (6). 161.00

39TH ST, 14 E; Hyman Cohen—Lilla Thompson, Emil Fraad & The Fraad Contracting Co (1). 250.00

63D ST, 22-6 W; Morewood Standard Safety Exit Door Co, Inc—Peoples Pulpit Assn & United Metal Covered Sash & Door Co (3). 137.00

78TH ST, 158 E; Louis Levin, Inc—David Weinberg Estate & Wm E Levy Co, Inc (8). 355.00

SAME PROP; same—David Weinberg Estate & Abr Kommel (9). 133.00

141ST ST, 611 W; David Meyer—Minnie Van Raitz & Louis Frankfurter (4). 86.68

BROADWAY, 1871-3; Hyman Cohen—Firestone Tire & Rubber Co, Emil Fraad & The Fraad Contracting Co (2). 150.00

BROADWAY, nec 94th, 33.6x142.6; Lockwood Co—West 82d St Realty Co & Harry Schiff (10). 1,100.00

Brooklyn.

DEC. 24.

BARTLETT ST, 78; H P Read Lead Works—W E Williams Son Co & Julia M Rhodes. 89.08

CLARKSON ST, ss, 64.7 w Bedford av, 75x200; S Riskin & ano—Powell Garage Co & Hygeia Constn Co. 190.00

GOLD ST, nwc Marshall, 335.2x160xirreg; Ajax Lead Coating Co—Edison Elec Illuminating Co & Horace E Frick Co. 1,614.72

E 38TH ST, 996-1010; C McCormack—Annie S William Wingerath, 84.00

74TH ST, sws, 210 nw 17 av, 90x100; I Margolies—Jno A Jones Bldg Co. 85.00

BROOKLYN AV, es, 107.5 n Linden av, 80x100; H Perelman—Sunshine Constn Co. 120.00

NEWKIRK AV, 2604-10; Wood & Shepard Varnish Co—Marcus Bldg Co & Suskin Bros. 169.10

DEC. 26.

PARK PL, ns, 130 e Howard av, 270x127.9; M Epstein—Howard Park, Inc & Royal Painting & Decorating Co. 314.66

WARWICK ST, ws, 100 s Belmont av, 200x100; Cohn Cut Stone Co—Maur Constn Co. 1,150.00

KENT AV, ws, 556.5 s Willoughby av, 24.4x100; Chamberlin Metal Weather Strip Co—Julius Kayser & Co & Oswin W Shelly. 1,000.00

KENT AV, nwc Dekalb av, —x—; Anchor Port Iron Wks—Jos Kayser & Co & Oswin W Shelly. 180.00

NASSAU AV, ns, 64 e Kingsland av, 19x100; S Henken—Annie Baron & Moses Baron. 209.00

SNYDER AV, 3103-5; F Utzig—Edw O'Hare. 12.50

DEC. 27.

CLARKSON ST, ss, 64.7 w Bedford av, 75x200; Bklyn Builders' Supply Co—Powell Garage Co & Hygeia Constn Co. 720.01

PULASKI ST, 113A; H C Ibbatson—Pauline Goldberg. 140.00

REMSEN ST, 59-65; Sanitary Mechanics Specialty Co—Est of Louis Bossert & Wm Vail Inc. 1,050.00

BAY 50TH ST, ws, 49.2 e Harway av, —x—; A Cicconi—Carmine & Rosa Carrano. 1,650.00

HUDSON AV, 347; Sackman Constn Co—Ike Rosenbaum. 7,000.00

LOTS 49 & 50, blk 4688 on map of West Waverly; Cross, Austin & Ireland Lumber Co—Jessie & Jas O'Connor. 163.17

DEC. 29.

ARLINGTON PL, sec Macon, 20x65; Robt Griffin Co—Wm H Scott & Geo E Hardenburgh. 64.69

GREENE ST, nwc Provost, 200x175; A Ullrich—Jno C Wiarda & Co. 767.00

HICKS ST, nec Remsen, 200x78; American Plumbing Mfg Co—Louis Bossert, Philipine Bossert & Wm Vail, Inc. 173.77

E 12TH ST, es, 160 u Av X, 20x65; R Mega—Pasquale Liberto. 30.00

DE KALB AV, 915; H Zucker—Josephine, Jas A, Lillian, Florence, Morgan E & Wm Martin, David Freidman & Leon W Buck. 25.00

MANHATTAN AV, 1062-4; Richardson & Boynton Co—Louis Honig & Emilie J Mettetal. 125.00

NOSTRAND AV, 718-20; H Levin—Geo Miller, Geo La Pasta & Harry Silverman. 110.20

ST MARKS AV, ns, 325 e Rockaway av, 25x127.9; Hyman Mendelowitz—Minnie Levine & Louis Goldsmith. 2,215.02

DEC. 30.

RICHMOND ST, swc Fulton, 50x115; M Marceca—Concord Photo Play Co & Ferdiando Penna 165.00

BROOKLYN AV, ws, 107.5 n Linden av, 80x95; J Lieb—Sunshine Coustn Co. 51.38

BROOKLYN AV, ws, 107.5 n Linden av, 80x100; H Perlman—Sunshine Constn Co. 200.00

LIVONIA AV, ss, 60 e Hopkinsou av, 20x75; P Fassman—Sam Solomon & Ida Pollack. 99.00

ST MARKS AV, ns, 274.2 e Eastern pkway extension; S Kalter—Louis Goldsmith & Minnie. Levine & Hyman Mendelowitz. 150.00

VAN SINDEREN AV, 273-79; Automatic Sprinkler Co—Faunie & Jos Levine, Bertha Kronenberg & Levin Kronenberg & Co. 2,586.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

DEC. 27.

ORCHARD ST, 86; C W Klapperts Sons, Inc—Rudolph Wallach Co et al; Oct16'12. 120.00

ORCHARD ST, 86; Wm Rosenbaum & Bro—Wm Lustgarten et al; Aug30'12. 305.00

7TH ST, 76 E; Hyman Zobatinsby—H Weisberg et al; Dec9'13. 100.00

45TH ST, 129 W; Kahn Bros Inc—Evelyn C Manley et al; Oct8'13. 750.00

EDGECOMBE AV, ws, opp centre line of 153d; Hudson Wrecking & Lumber Co—Great Centres Realty Co et al; Nov7'13. 150.61

RIVERSIDE DR, es, 172.3 s 181st; Henry F Marktbaler—Ft Washington & Buena Vista Syndicates et al; May3'12. 826.33

DEC. 29.

MONROE ST, 171; Gowanus Wrecking Co—Miles Realty Co et al; Sept18'13. 613.41

SAME PROP; Jno H Symmers Co—Sol Hauben et al; July8'13. 143.00

SAME PROP; Naccarato Architectural Blue Stone & Granite Works—Miles Realty Co et al; July7'13. 130.00

SAME PROP; Globe Sash & Door Co—same; Dec15'13. 365.00

SAME PROP; Gelband Contracting Co—same; July2'13. 285.00

SAME PROP; Empire Fire Proof Door Co—same; Nov6'13. 235.00

SAME PROP; Hydraulic Press Brick Co—same; July3'13. 147.82

DEC. 30.

32D ST, 22 W; National Fireproofing Co—Midwest Realty Co et al; July1'13. 1,895.95

111TH ST, 165 E; Saml Luckes—Theresa A McGuire et al; Sept23'13. 242.00

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Satisfied Mechanics' Liens—Manhattan & Bronx —Continued.

DEC. 31.

111TH ST, 229 E; Jacob Plotkin et al—Guiseppe Denno et al; July20'10. 305.00

111TH ST, 229 E; Jacob Plotkin et al—Guiseppe Denno et al; Aug19'10. 150.85

3D AV, 2952; Hyman Heller—Chas Wilhelm et al; Nov15'13. 225.00

JAN. 2.

[1]32D ST, 22-6 W; Mungo Constn Co—Midwest Realty Co et al; Oct4'13. 953.25

3D AV, 650-2; Vincenzo Zimbardi—Wm Volk et al; Dec29'13. 814.87

[3]5TH AV, nec 106th; Standard Plumbing Supply Co—Geo H Earle et al; May8'13. 374.62

[3]SAME PROP; United Plumbers Supply Co—same; May8'13. 117.42

[3]SAME PROP; Sam S Glauber Inc—same; May8'13. 91.81

[3]SAME PROP; Dora Isseks—same; May8'13. 240.00

[3]SAME PROP; Jiffy Fire Hose Rack Co—same; May3'13. 174.55

Brooklyn.

DEC. 24.

DEAN ST, ss, 233.4 w 3 av, 50x100; Jacob Hecht—Hartman Constn Co; Dec15'13. 200.33

E 19TH ST, ws, about 60x100 on Ditmas av; Fred Portmann—Frank C Baker; Apr17'13. 34.75

E 29TH ST, ws, 100 s Av C, 25x100; Jos Levine—Jos Mandelbaum; Sept23'13. 17.00

DEC. 26.

PENN ST, 252; Siegel Constn Co—Esther & Jacob Goldfarb; Sept5'13. 550.50

38TH ST, nec S av, —x—; J P Olsen—Estate of Jno McSweeney; May29'13. 12.34

ALABAMA AV, ws, 100 n Hegeman av, 495.2x100; Burroughs Bldg Material Co—Georgia Bldg Co; Mar24'13. 3,813.00

GEORGIA AV, ws, 84.6 s New Lots av, 200x62; also WATKINS ST es, 150 s New Lots av, —x—; also NEW LOTS AV, ns, 211.10 from Hinsdale st to Williams av —x—; H L Herberg—Georgia Bldg Co; Mar21'13. 1,232.00

OCEAN AV, 1021; D Sachse—Warnock Constn Co; Dec10'13. 21,256.24

DEC. 27.

COWENHOVEN PL, 55; M Lipsbitz—Annie R Towne; Sept29'13. 55.00

OVERBAUGH PL, ss, 184.11 w from dividing line of sec 5 & 6 on Baldwin map, —x—; J Efron—Home Mtg Investment Co & Annie A Towne; Sept9'13. 201.50

SAME PROP; J V Volpe—same; Dec6'13. 96.00

OVERBAUGH PL, ses, 112 e E 41st, —x—; H Wilberg—Annie A Towne & G E Millspaugh; Sept25'13. 38.50

WATKINS ST, es, New Lots av ns & Stone av ws, —x—; M Gordon—Watkins Stone Bldg Co & Geo Gerzog; Mar24'13. 3,109.00

ALABAMA AV, nec Hegeman av, 441x100; G Rader Co—Georgia Bldg Co, Geo & Bernhard Gerzog, Paul Paulson & Leon Lemberg; Mar24'13. 668.30

NEW LOTS AV, swc Wyona, 200x100; S Gasner & Sons Co—Georgia Bldg Co & Midwood Plumbing Co; Mar24'13. 364.00

NEW LOTS AV, ns, from Williams av to Hinsdale; G Rader Co—Georgia Bldg Co, Geo & Bernhard Gerzog, Paul Paulson & Leon Lemberg; Mar21'13. 483.83

NEW LOTS AV, from Hinsdale to Williams av, —x—; G Singer—Georgia Bldg Co & Watkins Stone Bldg Co; Mar24'13. 573.08

NEW LOTS AV, ns, from Watkins to Stone av; G Rader Co—Watkins Stone Bldg Co, Geo & Bernhard Gerzog, Paul Paulson & Leon Lemberg; Mar24'13. 1,480.00

DEC. 29.

W 9TH ST, 112; W Fishkind—Vincenzo Metta & Vernon Mason Bldg Co; Nov19'13. 166.25

79TH ST, ns, 193.6 e 7 av, —x—; L Miller—Harriet Carpenter & Peter Duryea; May3'13. 90.41

DUMONT AV, nec Hinsdale, 100x100; Pirozzi & Son, Inc—Almont Holding Co & Title G & T Co; Dec22'13. 250.00

LIBERTY AV, 252; S Sohn—Louis Chaimowitz & Wolf Natbony; Sept16'13. 26.00

NEW LOTS AV, ss, from Wyona to Vermont, 200x100; G Rader Co—Georgia Bldg Co, Geo & Bernard Gerzog, Paul Paulson & Leon Lemberg; Mar24'13. 82.00

NEW LOTS AV, ss, from Snediker to Van Sinderen av, —x—; same—same; Mar24'13. 568.00

DEC. 30.

FULTON ST, 721; F Szemko—Wm Farrell; Edw Burwell, L Kern & Geo Schurman; Dec18'13. 131.00

ALABAMA AV, ws, 100 n Hegeman av, —x—; General Iron Wks—Gorgia Bldg Co; Mar24'13. 11,845.00

ALABAMA AV, ws, 200 s New Lots rd, 450x200; Hudson Wrecking & Lumber Co—same; Mar24'13. 588.05

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

DEC. 26.

Florida Citrus Exchange; F J MacRae; $689.94; H W Simpson.

DEC. 27.

No Attachments filed this day.

DEC. 29.

No Attachments filed this day.

DEC. 30.

Calhoun, Robt; Nannye S Calhoun; $2,100; Murray, Prentice & Howland.

DEC. 31.

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

JAN. 26, 27, 29, 30 & 31.

Auger (Jno A) & Auger Baking Co. 632-42 Greenwich..Skinner Engine Co. Boilers, &c. $12,600

Cevasco, Cavagnaro & Ambretti. 180 Centre.. Prentiss Tool & Suply Co. Machines. 2,515

Judelshan, Oscar J. 36 E 8th..Prentiss Tool & Supply Co. Engine. 468.75

Leibowitz, Jos. 128 Lenox av..Jos S Thorn. Fixtures. 1,000

McKeon Realty Co. 430 W 33d..Otis Elevator Co. Elevators. 820

"Ridleys." 345 W 40th..Natl Equipment Co. Machinery. 7,903.50

Brooklyn.

DEC. 24, 26, 27, 29 and 30.

Duelfer, Robt. W 35th st nr Neptune av.. Fredk F Harris. Portable Cottages. $2,000

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

DEC. 27.

No Building Loan Contracts filed this day.

DEC. 29.

PARK AV, swc 55th, 100.5x100; Title Guar & Trust Co loans Mary R & Robt Goelet, exrs, &c, to erect 12-sty apartment; — payments. 550,000

88TH ST, ns, 190 w West End av, 80x100; Albt, Meyer & Louis Jarmulowsky & Max Markel loan Excelsior Holding Co to erect a 9-sty apartment; 9 payments. 125,000

DEC. 30.

86TH ST, ns, 125 e Amsterdam av, 87.6x100.8; Metropolitan Life Ins Co loans Almore Realty Co to erect a 12-sty apartment; 11 payments. 375,000

86TH ST, ns, 212.6 e Amsterdam av, 75x100.8; same loans same to erect a 12-sty apartment; 11 payments. 325,000

DEC. 31.

CATHEDRAL PKWAY, nec Lenox av, 250x100; Albt, Meyer & Louis Jarmulowsky & Max Markel loan Juno Realty Corpn to erect two 6-sty apartments; 11 payments. 185,000

HILL AV, es, 475 s Randall av, 50x100; Geo W & Fanny F Smith loan Frank Oharek & Mary Oharek to erect a —-sty bldg; — payments. 1,400

MATILDA AV, es, 150 s 240th, 50x100; Home Building & Loan Ass'n loans Lars & Hilma A Olson to erect a —-sty bldg; — payments. 5,000

JAN. 2.

No Building Loan Contracts filed this day.

ORDERS.

Brooklyn.

DEC. 24.

NEW LOTS RD, swc Williams av, 100x120; Vermont Bldg Co on N Y Title Ins Co to pay Granite Associates. 100.00

DEC. 26, 27 & 30.

No Orders filed these days.

DEC. 29.

NEW LOTS RD, swc Williams av, 105x106; Vermont Bldg Co on N Y Title Ins Co to pay Simon Gasner & Sons Co. 120.00

Riverdale Avenue.

The Board of Estimate passed a resolution this week which apportions the cost and expense of acquiring title to Riverdale avenue, from Spuyten Duyvil road to the northerly boundary line of the city. Seventy-five per cent. of the cost of the improvement will be assessed upon a local area, and that of the remaining expense, less such portion of the cost of buildings as might be placed upon the city at large, two-thirds be placed upon the Borough of The Bronx and one-third upon the Borough of Manhattan.

It is understood that this proceeding is intended to supersede others which have been under consideration relating to lesser lengths of the street, one of which was laid over indefinitely on June 19, 1913, and the other of which was laid over for four weeks at the meeting held on October 23. Riverdale avenue has been given a width of 100 feet and under a proceeding confirmed in 1866 title was acquired to a width of 66 feet within the present street lines. It is recommended that the new proceeding be made to include all of the land within the present street lines north of the junction of Riverdale avenue with Spuyten Duyvil road, the proceeding being so limited on the south for the reason that an opening proceeding relating to the remaining length has been authorized and is now in progress. The street is macadamized for a portion of its width but the area traversed is almost entirely undeveloped. It is believed that there are buildings on the land needed for the widening.

INCOME TAX REGULATIONS.

Rule for the Use of Foreign Organizations and Partnerships.

Some time ago the Treasury Department gave instructions respecting the use of what was designated as "Form 1,000" of a certificate to be presented with coupons in interest orders stating whether or not exemption was claimed under Paragraph C, Section 2, of the income tax law. Another form known as "Form 1,001" was prescribed for the certificate to be furnished by organizations not subject to tax on interest at the source; also a form known as "Form 1,003" for the certificate to be filled out and signed by members of partnerships; and also a form known as "Form 1,004" for the certificate to be presented with coupons or interest orders detached from bonds or other obligations owned by those who are both citizens, or subjects, and residents of foreign countries.

The sixth of the new regulations issued is supplemental in character, and adapts these forms for use by fiduciary agents and for the use of foreign organizations and partnerships. Here is the new regulation:

"Supplemental instructions as to acceptance of certificate Form 1,000 as originally prescribed in regulation of October 25, 1913, and the original and amended Form 1,000 as it has been adapted to the use of fiduciary agents, and certificate Forms 1,001, 1003 and 1,004 as they have been adapted to the use of foreign organizations and partnerships.

"Certificate of ownership, Form 1,000, as originally prescribed in regulations of October 25, 1913, shall be accepted by debtors or withholding agents when properly filled in and signed by the owner of the bonds or his duly authorized agent until December 10, 1913, and after that date only the amended Form 1,000, as prescribed by regulations, shall be accepted.

"Form 1,000, original and amended, as it has been adapted to the use of guardians, trustees, executors, administrators, agents, receivers, conservators, and all persons, corporations, or associations acting in a fiduciary capacity, when properly filled in and signed and given the information required by the regulations, shall be accepted by debtors or withholding agents until regulations giving a prescribed form of certificates of ownership for fiduciary agents are issued, and for thirty days thereafter.

"Forms 1,001, 1,003 and 1,004, as they have been adapted to the use of foreign organzations and foreign partnerships, when properly filled in and signed, and giving the information required by regulations, shall be accepted by debtors or withholding agents until regulations giving a prescribed form of certificate of ownership for foreign organizations and foreign partnerships are issued, and for thirty days thereafter."

The City's Receipts.

The total receipts of New York City for the first nine months of the present year, according to a report made by Comptroller Prendergast, were $409,118,493. Of this sum, $137,933,274 came from taxes, assessments, water rates and miscellaneous revenues; $165,489,835 from the sale of revenue bonds, and $102,510,554 from the sale of bonds. During the same period corporate stock to the amount of $96,610,014 was redeemed.

Hotel Bossert Improvements.

Several new dining-rooms are provided by the annex to the Hotel Bossert on Brooklyn Heights now being completed. A total absence of pillars in these rooms is one of the features. The buffet formerly located on the subway floor has given way to a barber shop, and a new Flemish room and bar has been opened on the main floor. There is a street entrance and another from the rotunda.

The walls of this room are finished in a silvered oak effect that is quite attractive and in strict keeping with old Flemish decorations. Red tiles form the floor, and the ceiling is sufficiently low to carry out the impression of a genuine Dutch room. The bar is in the same style, and Manager Pflug states that business is very good.

Colonial Furniture.

In almost any American home of today Colonial furniture looks appropriate and a great many beautiful reproductions may be obtained at a moderate cost. Generally speaking, what we call Colonial furniture was made of mahogany, oak and walnut, although rosewood and some other woods were used. It is made in Flemish, Dutch, Chippendale, Hepplewhite, Sheraton and Empire designs, also in Spanish, copied, of course, from the furniture used by the Spaniards at St. Augustine and their other settlements. It offers many beautiful pieces, sideboards, buffets, dining room furniture, bedroom sets, "Windsor" chairs, desks, tea tables, chests of drawers, "highboys," "lowboys," sewing tables, settles and almost any kind of furniture which may be desired. It is for use in both the country houses and the residence in the city, and its quiet, refined beauty of outline and detail seems to make it at home wherever placed.

BUILDING MATERIALS.

(*Continued from page 15.*)

Builders will find material men in a receptive mood for early contracts, but with stocks low and the prospective demand good there is not a great deal of ground for believing that prices will remain low very far into the year 1914.

MILLIKEN BROS. REESTABLISHED.

Fabricating Concern Starts With $1,000,000 Working Capital.

MILLIKEN BROTHERS, the steel fabricating concern which has a plant at Milliken, Staten Island, and which has been under a severe financial strain for the last three months, has been reorganized and under a new company incorporated under the laws of Virginia for $5,000,000, has begun business life anew with at least a million dollars working capital.

William Salomon of William Salomon & Co. will act as president until his successor can be chosen, with Francis Dykes, the vice president, in charge of operation. George E. Barrett is secretary and A. A. Cannon, treasurer. The directors are Jules S. Bache, William Salomon, Edward P. Saunders, William B. Parsons, Thomas Denny, C. McK. Lewis, Fred. P. Corning, Cornelius B. Tyler, and Francis Dykes.

Fresh capital was raised partly by assessing bondholders and by selling to the Bethlehem Steel Corporation, for about $300,000, a portion of the rolling mill property of the company on Staten Island.

EQUITABLE FRONT BRICK ORDER.

Fredenburg, Lounsbury & Houghtaling, Inc., Get Contract for 2,500,000 Enamels.

ONE of the biggest front-brick contracts ever let in the east has been signed between the Thompson-Starrett Company, general contractors, and Fredenburg, Lounsbury & Houghtaling (Inc.), sole New York representatives of the Hydraulic Press Brick Company, for 2,500,000 light speckled enamel brick for the Equitable building. Deliveries probably will begin in March or the first part of the second quarter and will continue well into the end of the summer, according to the speed with which the building progresses.

The brick will be of a special shade and will be placed in the building on the facades from the sixth floor to the roof and the courts. While the contract was practically closed on December first the news of the award was not given out until just now, or until after the contracts had been formally closed. It promises to go down into brick history as one of the conspicuous brick orders, not only because of the great size, but because it will go into the largest building in the world.

MORE BRICK UNDER COVER.

Moderate Snow Storm Followed by Cold Would Shut Off Supply.

IN the face of a possible shut-off of supply of Hudson brick should even a moderate snow storm accompanied by a cold snap occur, the biggest covering movement of the winter took place this week when twenty barges went ont of the open market on the last day of the year. This brings the margin of safety even past that at the close of last year, when there were only 29 bargeloads covered, as against 36 this year. The demand was much better for covered brick last winter than this, however, and prices were stiffer at higher levels than they are at the present quotation —— to $6.75.

The character of the 1913 brick year is clearly shown in the official summary. The arrivals were 348 fewer than reported on December 31, 1912, and the sales were 294 bargeloads less. These figures do not really represent the gloom they appear to, however, because in the last year larger barges were put in service, listiog the number of brick carried bv each barge considerably above the average barge load of the year before. Prices were from two to three shillings a thousand below the average for 1912. The temperament of the brick market compared with recent years is shown in the chart, on page 15.

Official transactions for Hudson common brick covering this week ending Thursday, Jan. 1, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1913.
Left over, Dec. 26—84.

	Arrived.	Sold.	Covered.
Friday, Dec. 26	0	9	1
Saturday, Dec. 27	1	0	0
Monday, Dec. 29	22	10	1
Tuesday, Dec. 30	14	3	0
Wednesday, Dec. 31	5	1	20
Thursday, Jan. 1	6	0	0
Total	48	23	22

Reported enroute Friday A. M., Jan. 2—0.

Condition of market, dull. Prices. Hudsons, $5.75 to $6.25; covered, —— to $6.75; Raritans, —— to $6.50 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.75 (yard). Dull. Left over, Friday A. M., Jan. 2—87. Total No. covered barges, 36. Covered barges sold, 0.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

Dec. 19	857,500	Dec. 26	740,500
Dec. 20	858,500	Dec. 27	482,000
Dec. 22	921,500	Dec. 29	802,000
Dec. 23	631,500	Dec. 30	653,500
Dec. 24	633,000	Dec. 31	721,000
Dec. 25	Holiday	Jan. 1	Holiday
Total	3,902,000	Total	3,399,000

1912.
Left over, Friday A. M, Dec. 26—132.

	Arrived.	Sold.	Covered.
Friday, Dec. 27	2	2	0
Saturday, Dec. 28	2	1	0
Monday, Dec. 30	7	4	2
Tuesday, Dec. 31	0	1	0
Wednesday, Jan. 1	7	1	0
Thursday, Jan. 2	1	4	0
Total	19	13	2

Condition of market, dull. Prices: Hudsons, $6.50 to $7.00; covered, $7.25 to $7.50; Raritans, $6.75 to $7.00. Left over, Friday A. M., Jan. 2, 138. Total No. covered barges, 29; one sunk.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914	87
Total No. bargeloads, arrived, including left over bargeloads, Jan. 1 to Dec. 31, 1913	1,990
Total No. bargeloads sold Jan. 1 to Dec. 31, 1913	1,909
Total No. bargeloads left over Dec. 31, 1913	81
Total No. bargeloads left over Jan. 2, 1913	138
Total No. bargeloads arrived, including left overs, Jan. 1 to Dec. 31, 1912	2,338
Total No. bargeloads sold Jan. 1 to Dec. 31, 1912	2,203
Total No. bargeloads left over Dec. 31 1912	*135

*Two sunk.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN.

Named Streets.

Baxter st, 13—Joseph Coco Bros.....G
Beaver st, 82-92—Estate of Chas F Hoffman C-F-A-SS
Bleecker st, 65-9—Chas T Willis.....SS
Broome st, 495—Daniel Griffiths.....C
Cherry st, 171—Emily Buttenheim.....C
Cherry st, 171—Empire Tin Ware Co.....A-C
Clinton st, 80-82—Blinderman & Cohen Co....C
Duane st, 78—Henry O Heuer.....C
East Broadway, 123—Abraham Cohen..H-C-A-G
Eldridge st, 222—Louis Leavitt.....C
Fulton st, 191—Est of James Phyfe.....SS
Grand st, 281—Jacob H Schiff.....C
Hudson st, 105-9—Ida M Powell.....SS
Hudson st, 666—Chas L Walinder.....C
Hudson st, 666—Columbia Towel Supply & Steam Laundry Co.....C
Lafayette st, 382—Mrs Chas F Ostrander....SS
Lewis st, 179-83—B Strauss & J Schwartz... SS-C-B
Madison st, 29—Nicholas T Brown.....C
Mott st, 10—Morningstar Mission.....C
Ridge st, 89—Harry Spector C
Rose st, 39-41—Anton Shuppin.....G
Stanton st, 284—Dora Schoongert.....C
University pl, 45—George Sutherland et al....C

Numbered Streets.

3d st, 32 W—Geo H Schuman Estate.....SS
9th st, 46-50 W—Furniss Estate.....SS
12th st, 39-41 E—Frank A Seitz Realty Co. SS-C
14th st, 241 E—Dorit Construction Co.....G
18th st, 209 E—Otto P Amend.....SS
19th st, 22-8 W—Wm C Walker.....SS
19th st, 43-5 E—Pittsburgh Life & Trust Co. E-SS
21st st, 136-40 W—Queensboro Waist Co....H-G
22d st, 29-33 E—Selkirk Realty Co.....SS
23d st, 30 E—The 30 East 23d St Co.....SS
26th st, 515-19 W—Harris H Uris.....SS
29th st, 115-23 W—Twentieth St Realty Co.H-G
30th st, 445-51 W—Castle Realty Co.....SS
31st st, 25-9 W—Rutgers Realty Co.....SS
35th st, 42-44 W—Estate of Henry J Braker.SS
42d st, 117 W—Shanley Bros.....B-C-A-F
42d st, 219-27 E—American Express Co.....SS
45th st, 15 W—Guido Tomei.....G
45th st, 15 W—McKenna & Lappanna.....G
49th st, 335 W—Annie Widder.....C
52d st, 542 W—Hardman, Peck & Co.....DR
54th st, 203-7 W—Mrs B S Lindeman.....F-A
54th st, 203-7 W—Andrew J Kerwin...B-C-A-SS
58th st, 361 W—John Derken.....C
66th st & Central Park, Catskill Aqueduct Shaft 15—Grant, Smith & Co & Locher....D
70th st, 104 W—H B Kirk Estate...C-SS-G-A-F
91st st, 40 W—Catherine Mitchell.....C
100th st, 306-10 W—Princeton Const Co.....SS
125th st, 319 W—Joseph Sonneaberg.....C-F-A
163d st, 461 W—Ferdinand Kahn.....C
261st st & Riverdale av—Academy of Mt St Vincent. .....D

Named Avenues.

Av A, 97—Allwin Realty Co.....C-G
Av A, 99—Alwin Realty Co.....G
Av A, 1269-71—United Cigar Mfrs Co.....C-H
Broadway, 693-7—Phillip Braender.....SS
Broadway, 813—Wm G Weld.....SS
Lexington av, 46th to 47th sts—Merchants & Mfgrs Exchange of N Y.....G
Pleasant av, 375—Morris Weinstein.....C

Numbered Avenues.

3d av, 205-11—Otto P Amend.....SS
3d av, 348—James K Hall.....E-I-C-A
3d av, 482—Samuel Bergoffen.....C
3d av, 2794—Wooten Estate.....G
5th av, 217-31—Brunswick Site Co.....SS
6th av, 448—Townsend Underhill.....C
6th av, 511—Anna Price.....E
8th av, 192—Frederick Buck.....D

BRONX ORDERS SERVED.

Named Streets.

Hershell st, 1336—Ida Stillman.....G

Numbered Streets.

176th st, swc Clinton av—Samnelli Carucci...L

Named Avenues.

Tremont av, 796—Bushman Amus Co.....C
White Plains av, 3427—Jacob Wolssner...I-C-A
Williamsbridge rd, 1423—Eugene Ulrich...I-C-A

BROOKLYN ORDERS SERVED.

Butler st, 28—Edward McCabe.....C
Clifton pl, 220—Chas Mosher.....C-K
Floyd st, 241-3—Henry Ritting.....A-C-F
Fulton st, 3186—George Levy.....A
Madison st, 1287—Nostrand Knitting Mills.. G-C-A-H
Nevins st, 16—Herman Raub.....C-A-F
Siegel st, 16-18—Jacob Fishel.....G
Troutman st, 41—Michael Mayes.....C-G-A

Named Avenues.

Av C, 511 w—Arthur S Miller.....A-D-G-K
Broadway, 1216—K & D Amus Co.....A
Coney Island av, 530—Wm B Baker.....A
Driggs av, 782—M H Sheedy.....E
Dumont av, 368—Aaron Bermann.....G
Gates av, 324—Philip Mifsud.....G
Gravesend av, 784—Chas J Weber.....D-A-H
Gravesend av, 858—Leopold Biedermann..... K-C-L-A-H
Myrtle av, 1209—Henry Moehle.....G-C
Park av, 589—Argentina Venturini.....C-M

Numbered Streets.

4th st, 116 N—John Mazaiks.....C-E-A-F

Numbered Avenues.

3d av, 4826—Lewis May.....C
3d av, 5406—Elias Bernstein.....A

QUEENS ORDERS SERVED.

Named Streets.

Cottage st, 528 (Richmond Hill)—Catharine Martin C

Numbered Streets.

9th st, 72-76 (L I C)—Thibaut & Walker...C-D

Board of (Building) Examiners.

(Decisions.)

APPEAL 158 of 1913, Alterations 3156 of 1913, premises 2184 Third Avenue, Manhattan, Louis A. Sheinart, appellant.

Exits, one-story building. (Moving pictures.)

APPROVED ON CONDITION that the entrance door, from the open court into the adjoining exit-building, be increased to seven (7' 0") feet in width; that the adjoining exit-building be used for exit purposes only, except for the two toilets shown on the floor plan; that the seven (7) seats at the point marked "A" on the floor plan be omitted; and that the clear passage at the rear of the central body of seats be at least four feet (4' 0") wide.

APPEAL 159 of 1913, New Building 110 of 1913, premises 106 and 108 East 52d Street. (Women's University Club), Francis A. Nelson and Hubert Van Wagenen, appellants.

Roof garden and pent house.

APPROVED ON CONDITION (so far as the pergola and decorative work is concerned) that the structural part of the roof, over the section marked "A," be of fireproof construction.

APPEAL 160 of 1913, New Building 3407 of 1913, premises Jamaica Avenue and Elm Street, Richmond Hill, Queens, J. P. Powers Company, appellants.

Theatre and roof garden.

APPROVED ON CONDITION that (1) an additional exit at least five feet four inches (5' 4") wide be provided at the point marked "A" on the orchestra floor plan, and that an aisle be formed by omitting two rows of seats; (2) that separate and distinct lines of exterior stairs of legal width be provided on both sides of building from gallery and roof garden; and (3) that the doorway to enclosed staircase on balcony floor plan, be omitted and the opening bricked up, at the point marked "A" on balcony floor plan, (so that said stairway shall be used for roof garden only).

APPEAL 161 of 1913, Alteration 4084 of 1913, premises 216-232 West 44th Street, Manhattan, (Weber & Fields), Henry B. Herts, appellant.

Laid over.

APPEAL 162 of 1913, Alteration 4022 of 1913, premises 30-42 Trinity Place and 69-79 Greenwich Street, Manhattan, Francis H. Kimball, appellant.

Additional story; lot area.

APPROVED.

APPEAL 163 of 1913, Alteration 3907 of 1913, premises 25 West 8th Street, Manhattan, Messrs. George and Edward Blum, appellants.

Wall thickness.

APPROVED ON CONDITION that all columns and girders to be installed shall be fireproofed in accordance with law:

Complete to Dec, 30, 1913.

Milliken Brothers (Incorporated)

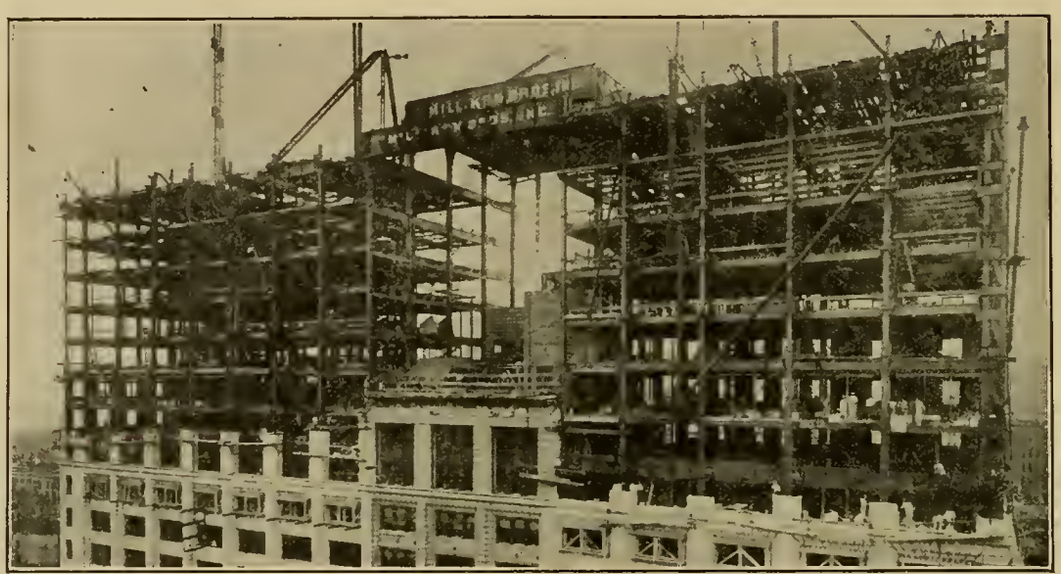
Structural Steel Business Established 1857

A new Corporation has been formed and is taking over the plants and business of the old Corporation of similar name.

Management—The Operating Management, which has been responsible for maintaining the Company's reputation for character of work and service, has been retained. This insures the continuance of the unexcelled quality of the Company's work, and prompt service to and courteous treatment of its customers.

Working Capital—The new Company will have approximately one million dollars of quick assets in addition to its real estate, buildings and fixtures. The Company's property is free of mortgage lien.

Increased Capacity—Provision has been made for such changes in plant and equipment as will greatly increase the capacity of the fabricating plant. The Company is developing both its domestic and export business.



Six Stories Suspended above the Twelve-Story Building of the Consolidated Gas Company, New York

The new company solicits invitations to bid for all kinds of structural steel work

Office Buildings
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Bridges and Docks
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Wireless Towers
Hydro Electric Transmission Towers

Steel for Ship Building
Telephone and Telegraph Poles
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PLANT located on Tidewater at MILLIKEN, STATEN ISLAND, CITY OF NEW YORK, occupies one hundred sixty-five acres.

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Edificio de la Mutua
Mexico City, Mexico

Bank Building, Kingsway
London, England

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Settlement House For Barrow Street.

The Co-operative Social Society, 52 William street, Herbert Parsons, president, contemplate the erection of a Settlement House at 27 to 31 Barrow street, brick and stone construction, probably six stories in height. It is expected that an architect will soon be selected. Dr. E. R. L. Gould is chairman of the building committee. Other members include Miss Clara Spence, William Demarest and Miss V. G. Sinkovitch.

Pan-American Plans Not Ready Yet.

Francis H. Kimball, 71 Broadway, architect for the new Pan-American States Association Building, to be erected on the block bounded by Broadway, Eighth avenue, 57th and 58th streets, informed the Record and Guide on Wednesday that plans will not be ready for figures among general contractors for several weeks yet, the filing of plans being only of a preliminary nature. As designed there will be fifty-one stories. The frontage will be 216.2 feet on Broadway, 201.2 feet in 57th street, 200.10 feet in Eighth avenue and 121.2 feet in 58th street, and the height 894.6 feet above the street level. The estimated cost has been placed at $12,500,000. There will be twelve elevators, six running to the seventeenth floor and the remaining six to the top story.

Plans For Rogers Peet Building.

Townsend, Steinle & Haskell, 47 West 34th street, have prepared tentative plans for the new store, loft and office building which the Rogers Peet Company, 258 Broadway, Frank R. Chambers president, Charles W. Halsey treasurer, is to erect at 481 to 485 Fifth avenue, 3 to 7 East 41st street, and 4 to 6 East 42d street, at a cost of at least $500,000. The building will front 49 feet on Fifth avenue, 166 feet in 41st street, 44 feet in 42d street, and will contain about 12,000 square feet. The construction contract has not been awarded.

THE YEAR'S BUILDING.

Statistics of Plans Filed in the Five Boroughs During the Year 1913.

The following tables show the number and estimated cost of new buildings for which plans were filed according to the revised figures of the Building Bureaus, after allowing for the plans withdrawn, rejected and revised.

Due probably to several causes, the building conditions in Manhattan have never been so poor since the Manhattan Bureau of Buildings was organized as a borough department in 1902, as during the past year. The new building operations for the year are 20 per cent. below those for 1907 (the poorest year since 1901), when they were about $75,000,000, as against $61,000,000 for this year.

This same statement may be made as to the number of building operations as well as to the total cost, although it should be remembered that the tendency in Manhattan is to a smaller number of new buildings annually. The total number of buildings proposed in Manhattan for 1913 was 577, the next lowest number during the period above noted being 607. Another tendency in building operations in Manhattan in recent years is the increase in the size of individual operations. For 1912, the average cost of the new building operations was $154,000; for 1913, however, it is only $107,000, not counting the estimated cost of the Pan-American Building, the lowest since the year 1907.

Manhattan

PLANS FILED FOR NEW BUILDINGS

January to December 31, Inclusive

	1912 No.	1912 Cost.	1913 No.	1913 Cost.
Dwellings, over $50,000	13	$1,265,000	15	$2,275,000
Betw'n $20,000 and $50,000	5	173,000	12	425,000
Under $20,000	10	94,000	5	61,000
Tenements	182	30,452,000	158	22,267,200
Hotels	12	7,185,000	10	1,385,000
Stores, lofts, etc. over $30,000	114	29,214,500	46	13,228,000
Betw'n $15,000 and $30,000	21	496,000	17	342,000
Under $15,000	21	153,700	10	88,000
Office buildings	48	30,501,000	20	19,790,000
Manufactories and Workshops	42	4,703,700	21	3,629,000
Schoolhouses	13	1,547,000	10	1,225,500
Churches	6	446,000	5	380,000
Public Build'gs Municipal	26	2,204,000	9	504,000
Places of Amusement, etc.	78	6,347,600	100	6,321,875
Stables and Garages	42	1,373,125	38	974,400
Other Structures	124	169,510	5	880,000
Railroad Stations	....	.....	96	194,710
Totals	757	$116 325,135	577	$73,970,685
	577	73,970,685		
Decrease, year, 1913	180	$42,354,450		

ALTERATIONS IN MANHATTAN

January to December 31, Inclusive

1912 No.	1912 Cost	1913 No.	1913 Cost
3.687	$11,144,357	4,746	$11,432,569

Bronx

PLANS FILED FOR NEW BUILDINGS

January to December 31, Inclusive

	1912 No.	1912 Cost.	1913 No.	1913 Cost.
Dwell'gs, brick Bet $50,000 and $20,000	1	$22,000	2	$40,000
Under $20,000	156	953,750	97	638,975
Tenem'ts, brick over $15,000	598	25,098 000	324	14,907,351
Under $15,000	8	86,500	5	36,500
Tenements frame	1	8,000	1	7,000
Hotels	1	10,000	..	.....
Stores over $30,000	5	205,000	..	.....
Stores, between $30,000 and $15,000	12	256,000	2	35,000
Under $15,000	49	273,950	38	231,750
Office Build'gs.	17	740,875	11	88,225
Manufactories and workshops	65	1,357,050	51	812,240
Schoolhouses	7	919,000	15	1,057,700
Churches	3	53,000	11	272,500
Public Build'gs —Municipal	9	445,500	8	314,323
Places of Amuse'nt, etc.	53	2,086,600	47	982,100
Stables and Garages	91	339,045	49	155,000
Dwell'gs, frame	187	779,200	129	478,800
Other Structures	47	10,970	56	15,025
Totals	1,310	$31,641,400	846	$20,072,489
	846	20,072,489		
Decrease, year, 1913	464	$14,571,911		

ALTERATIONS IN THE BRONX

January to December 31, Inclusive

1912 No.	1912 Cost.	1913 No.	1913 Cost.
2,529	$1,405,470	3,274	$1,628,964
		2,529	1,405,470
Increase, year, 1913		745	[$223,494

Brooklyn

NEW BUILDINGS

January to December 31, Inclusive

	1912 No.	1912 Cost.	1913 No.	1913 Cost.
Dwellings, 1 family, over $50,000	1	50,000	..	.....
Dwellings, 1 family, btwn. $20,000 and $50,000	7	205,000	..	.....
Dwellings, 1 family, under $20,000	967	3,730,600	535	$2,384,875
Dwellings, 2 family, under $20,000	749	3,186,675	536	2,259,650
Tenements, Bet. $20,000 and $50,000	346	10,670,500	296	10,183,500
Tenements under $20,000	342	3,217,000	162	1,704.000
Stores, over $30,000	1	40,000	....	....
Stores Bet. $15,000 and $30.000	1	20,000	2	33,000
Stores, under 15,000	31	105,100	35	144,050
Stores and two families	232	1.298.950	178	1,019,400
Office buildings	8	123,400	16	1.209,000
Factories and Workshops, brick	76	1.863,757	131	2,172,030
Manufactories and Workshops, frame	10	60,925	17	25,600
Schoolhouses	10	1,568,000	8	1,590,000
Churches	12	401,500	22	556,500
Public build'gs, Municipal	25	1,607,500	14	812,000
Places of Amusement, etc.	47	1,924,350	70	1,575,850
Stables	165	426,960	178	532,088
Warehouses	6	257,000	8	329,000
Brick sundries.	253	736,435	146	920,805
Dwell'gs. frame 1 & 2 family	1,267	4,117,590	823	2,447,770
Tenem'ts, "	75	487,900	75	462,000
Stores, frame, two family	13	48,700	12	39,050
Other frame structures	461	333,535	352	290,933
Totals	5,105	$36,472,377	3616	$30.719,101
	3.616	30,719,101		
Decrease, year, 1913	1,389	$5,753,276		

ALTERATIONS.

1912 No.	1912 Cost.	1913 No.	1913 Cost.
6,303	$4,065,407	7,346	$4,043,405

Queens

NEW BUILDINGS.

January to December 31, inclusive.

(The classifications have not been completed at this writing.

1912 No.	1912 Cost.	1913 No.	1913 Cost.
4,821	$19,642,222	4,653	$17,504,955
4,653	17,504,955		
Decrease year 1913 168	$2,137,267		

Richmond

NEW BUILDINGS

January to December 31, Inclusive

(The classifications have not been completed at this writing.)

1912 No.	1912 Cost.	1913 No.	1913 Cost.
1008	$3,153,255	1013	$3,377,109
		1008	3,153,225
Increase year 1913		5	$223,854

ALTERATIONS IN RICHMOND

January to December 31, Inclusive

1912 No.	1912 Cost.	1913 No.	1913 Cost.
512	$406,040	512	$312,607
512	312,607		
Decrease year 1913 000	$93,433		

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PERSONAL AND TRADE NOTES.

HENNEBIQUE CONSTRUCTION CO., 1170 Broadway, is sending New Year cards of greeting to its friends.

THE BEAVER CONSTRUCTION COMPANY, general contracting, 22 William st, announce that Wharton Green has been elected president of the company, and given general management of its business affairs.

W. W. EWING, formerly on the engineering staff of Westinghouse, Church, Kerr & Co., has recently associated himself with the Thompson-Starrett Co., general contractors, 51 Wall street.

AT A MEETING of the executive committee of the Lawyers Mortgage Co. held recently, $250,000 was added to the surplus, making the capital and surplus of this company at the present time $8,750,000.

RAY C. LILLIBRIDGE, INC., consulting engineers, 111 Broadway, contemplate opening a branch office in San Francisco, Cal., to care for the interests of their clients in work in connection with the Panama-Pacific Exposition.

THE STEEL CITY ELECTRIC COMPANY, of Pittsburgh, Pa., announces that the George A. Schardt Co., of the Empire Building, Pittsburgh, Pa., has been appointed sales representative in the territory of Pennsylvania, west of Altoona and the State of West Virginia.

J. F. LANDOLT, for many years associated with Berry Bros., varnish manufacturers, has recently become connected with the Moller & Shumann Company, Brooklyn, N. Y. He will make his headquarters in St. Louis, Mo., and look after the company's interests in that city and in southern Illinois.

H. MUELLER MANUFACTURING COMPANY, plumbers' brass goods, has moved its offices and warerooms from 254 Canal street to 145 West 30th street, where there will be better trucking facilities. The headquarters of the company are at Decatur, Ill.

GILMORE & COOK, civil engineers, Press Building, Binghamton, N. Y., dissolved partnership January 1, 1914. They will take larger offices in the same building after that date and act in the capacity of associate consulting engineers.

INTERNATIONAL CONGRESS.—The fourth International Congress of Building and Public Works will convene at Berne, Switzerland, Aug. 23-27, 1914, under the patronage of the Swiss Government. Opinions on the four subjects for discussion—collective work contracts, technical instructions, strikes, and scaffoldings—are being solicited by the General Direction, 20 Rue Neuve, Brussels.

BACH BROS., 419 West 42d st, have recently become engaged in the manufacture of hollow copper and bronze work. This work has the appearance of cast bronze and while it is as effective as the cast material, it has the advantage of being much cheaper. The firm has recently completed a contract for work on the new Rector's Restaurant. Their product is used mostly in banks, theatres, etc.

THE KNICKERBOCKER PORTLAND CEMENT COMPANY has moved their general sales office from 1 Madison av to 30 East 42d st. During the year 1913 the capacity of the company's plant at Hudson, N. Y., was enlarged and increased fifty per cent. They are now in a position to give prompt service both by rail and water on orders of any size.

THE AMERICAN ABRASIVE METALS CO., 50 Church st, N. Y. C., was awarded the gold medal and diploma for their "Feralun" safety treads at the First International Exposition of Safety and Sanitation recently held in the Grand Central Palace, New York City. These treads have extensive uses in providing anti-slip surfaces in places where there is a great amount of pedestrian traffic.

HARVEY WILEY CORBETT, architect, formerly the partner of F. Livingston Pell, under the firm name of Pell & Corbett, N. Y. C., is now associated with Frank J. Helmle, architect, 189 Montague street, Brooklyn. Mr. Corbett is a graduate of Columbia University, and of the Ecole Des Beaux Arts in Paris, and has drawn plans for many large buildings in New York, Baltimore, and other American cities. His most recent work was in connection with a group of municipal buildings for Springfield, Mass.

THE TRUSSED CONCRETE STEEL CO., of Detroit, Mich., is issuing its new edition of the Trus-Con Waterproofing Handbook which is the most comprehensive publication on waterproofing the company has ever issued. There is a great deal of new data in it that concerns recent achievement in engineering and science that cannot help but be of great service to architects and builders. It makes a sharp differentiation between dampproofing and waterproofing and goes into detail with ways and means of treating the several different kinds of materials that go into building construction.

CITY LIGHTING BIDS.—The task of awarding the contract for city lighting will fall upon the new Commissioner of the Department of Water, Gas and Electricity, as the present Commissioner, Henry S. Thompson, on opening the bids on Tuesday, said it would take two or three weeks to tabulate the bids. There were only two bidders—the Edison Electric Company and the Consolidated Gas Company. Whether the city can produce its own illumination cheaper than private corporations is being determined by the plant in the Hall of Records. "I am now awaiting the report of the engineers on the cost of production," said Commissioner Thompson. "If the city finds it can make light and heat cheaper than the price it pays to outsiders it is up to my successor to adopt that plan."

THE YEAR BOOK of the New York Society of Architects for 1914 is a book handsomely bound in black leather, flexible covers, with gilt edges, and contains 306 pages of matter. Among the interesting new matters is a complete list of architects, a checking list for specification writing; the Building Code reparagraphed, sub-divided and printed on pink paper so as to be readily found; the Tenement-House law with digest on yellow paper for quick reference; an article on indirect illumination, the new law governing the construction of factory buildings; various tables to architects for quick reference purposes, and a list of co-efficients for the construction of trusses. These contents give the Year Book a value by no means limited to a profession.

ALBRO AND LINDEBERG, architects, 2 West 47th st, N. Y. C., dissolved partnership by mutual consent, January 1, 1914. During the eight years of this partnership, the firm designed and superintended the erection of many of the handsomest country residences in the East. Louis Colt Albro, January 1st, became associated with Paul Phipps, architect, late of London, England. Mr. Phipps was a student of Luytens, the foremost British architect, and is a member of the British Institute of Architects. He is a grandson of the late Butler Duncan, and brother-in-law of Charles Dana Gibson, the artist. The new firm, under the name of Albro & Phipps, will occupy offices at 2 West 47th st, as heretofore, and Harrie T. Lindeberg will continue his profession individually at the same address.

THE WEMLINGER COMPANY, INC., 11 Broadway, New York City, who are associated with the Wemlinger Steel Piling Company at the same address, have just been appointed New York and New Jersey sales agents for the Waterloo Cement Machinery Corporation, Waterloo, Iowa, manufacturers of the well-known line of Polygon and Little Wonder concrete mixers. The Wemlinger Company will carry a complete line of these machines in all sizes, as well as a complete line of repair parts. Parker U. Cole, formerly New York sales manager for the Waterloo Cement Machinery Corporation, will act in the same capacity for the Wemlinger Company, Inc., and will handle in addition to the above line, the account of the Glide Road Machine Co., Minneapolis, Minn., manufacturers of the "Glide" light-weight road graders; account of the Lourie Manufacturing Company, Springfield, Ill., manufacturers of the Staley power tamping machine, and the account of the Archer Iron Works, Chicago, manufacturers of concrete towers and hoists.

OBITUARY

EDWARD S. WALTON, president of the National Builders' Supply Association, died of heart disease at his home in Youngstown, Ohio, Wednesday, Dec. 24, aged fifty-two years.

FRANK D'AMATO, banker and general contractor, 24 Clifton place, Jersey City, N. J., died of blood poisoning at the Roosevelt Hospital, N. Y. C., Friday, Dec. 26. He was fifty years old.

WILLIAM AHEARN, mason and plastering contractor, died at his home 522 Glenmore avenue, Brooklyn, Sunday, Dec. 28. He was born in Brooklyn forty years ago and had been in the building business for a number of years.

LAUREN MOODY, of the Bradley Construction Company, died at his home, 270 Webster avenue, Brooklyn, Saturday, Dec. 27, aged sixty-three years.

JAMES O'CONNOR, a retired general contractor, died at his home, 725 President street, Brooklyn, Friday, Dec. 26. He was born in Ireland seventy years ago and had lived in Brooklyn for nearly fifty years. He was a member of a number of civil and religious societies.

ARTHUR BARNES TREAT, of the firm of Sperry & Treat Company, general contractors, died suddenly of acute indigestion and heart disease, Friday, Dec. 26, at his home in New Haven, Conn. Mr. Treat was born in Orange, Conn., sixty years ago and had been closely identified with the building interests in New Haven for a long while. During his career his firm erected many of the buildings for Yale University.

CHARLES FRANCIS OSBORNE, Professor of the History of Architecture at the University of Pennsylvania, died at his home in Philadelphia, Wednesday, Dec. 24. He was born in Burlington, N. J., fifty-nine years ago and had been a member of the faculty of the University for over thirteen years. Prior to his work at Pennsylvania he was for fifteen years connected with Cornell University, Ithaca, N. Y. In 1909-10 he was editor of "The American Architect."

TRADE AND TECHNICAL SOCIETY EVENTS.

THE ARCHITECTURAL LEAGUE of New York will hold its annual exhibition in the American Fine Arts Building, 215 West 57th st, February 8 to 28.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20, 1914.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month. Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20, 1914.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

HEATING AND VENTILATING.—The annual meeting of the American Society of Heating and Ventilating Engineers will be held January 20, 21 and 22, 1914, at the Engineering Societies Building, 25 West 39th street.

METROPOLITAN HARDWARE ASSOCIATION will hold its annual dinner at the Hotel Astor Tuesday, Jan. 20, 1914. H. A. Cornell, 123 Court st, Brooklyn, is chairman of the dinner committee.

BUILDING TRADES EMPLOYERS.—The annual convention of the National Building Trades and Employers' Association will be held in Louisville, Ky., Jan. 21-23 next. Officers of the National Association are: President, Herbert J. West, West Construction Co., Baltimore, Md.; secretary, I. H. Scates, secretary of Baltimore Builders' Exchange.

QUEENS CHAMBER OF COMMERCE.—Arrangements are being made for the third annual dinner of the chamber to be held at the Waldorf-Astoria Hotel on the evening of Tuesday, Jan. 20, 1914. Prominent officials of the city will be present. The following committee has charge of the arrangements: Ellis Parker Butler, George C. Dickel, Jesse F. Ellsworth, W. W. Gillen, John N. Booth, John J. Kindred, chairman.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18 with headquarters at the Hotel La Salle, Chicago, Ill. The first afternoon of the convention will be left open for a general visit to the Cement Show, which will occur in the Coliseum at that time. If the plans of the Board of Directors meet with the success now expected small dealers will be an important factor in the coming convention. As the dues of the association have been reduced it is expected that this will be the means of bringing many dealers into the organization who heretofore have felt that they were not doing sufficient business to justify them in affiliating with the supply association.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—The sixty-first annual meeting of the American Society of Civil Engineers will be held Wednesday and Thursday, Jan. 21 and 22, 1914, at the society house in New York City. The business meeting will be called to order at 10 o'clock Wednesday morning. The annual reports will be read, officers for the coming year elected, reports of special committees presented for discussion and other business transacted. Three special meetings will be held on the two days following the annual meeeting. The topic for discussion will be "Road Construction and Maintenance."

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

RUTHERFORD, N. J.—The Board of Education of Rutherford, Frank Van Roden, president, is receiving competitive sketches for a 2-sty brick addition to the school here. No architect has been selected.

TARRYTOWN, N. Y.—The Village of Tarrytown, this place, contemplates the erection of a 2-sty brick fire house, 40x60 ft. for which no site or architect have been selected. Project will probably be voted on in the spring.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Samuel Opolinsky, 297 Washington st, N. Y. C., owner, is taking bids on subs for a 4-sty brick apartment house, 40x80 ft, to be erected in the south side of Hart st, 150 ft east of Marcy av, from plans by Shampan & Shampan, 772 Broadway, architects. Cost, about $40,000.

DWELLINGS.

SEA CLIFF, L. I.—S. J. Stammers, this place, architect, is taking bids for a 2½-sty hollow tile and stucco residence, 28x44 ft., to be erected on Central av for Harry North, this place, owner. Cost, about $9,000.

YONKERS, N. Y.—G. H. Chamberlin, 18 South Broadway, architect, is taking bids for a 2½-sty brick residence, 60x100 ft., to be erected at Alta and Undercliff avs, for Robert Boettger, 30 Belvedere dr, owner. J. R. Moore, 156 5th av, N. Y. C., is electrical engineer. Nygren, Tenney & Ohmes, 101 Park av, N. Y. C., are steam engineers. Cost, about $60,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, N. Y. C., owner, is taking bids for a 2½-sty brick residence, 46x35 ft., to be erected at the northwest corner of Greenway Terrace corner of Middleway Circle, to cost about $20,000.

HACKENSACK, N. J.—Foreman & Light, 63 William st, N. Y. C., architects, are taking bids for a terra cotta block and stucco residence for C. A. Brown, care of architects, owner.

PORT WASHINGTON, L. I.—Bids will close January 7 for the 2½-sty stucco residence for T. R. Emerson, 157 Duane st, N. Y. C., owner. Ralph M. Reutti, 55 Westminster rd, Brooklyn, is architect.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Lee & Hewitt, 1123 Broadway, N. Y. C., have completed revised plans for a 2-sty brick silk mill, 50x200 ft. to be erected on the N. Y. Central tracks for Ludwig Littauer, 109 Greene st, N. Y. C., owner. Cost, about $50,000. Bids will be called for by the architects at once.

HOSPITALS AND ASYLUMS.

MT. HOPE AV.—McDermott & Hanigan, Inc., 103 Park av, are figuring the general contract for the new hospital to be erected at Mt. Hope av and 176th st, the Bronx, for the House of Calvary, 5 Perry st.

MUNICIPAL WORK.

BUILDING, PLUMBING, STEAM HEATING.—Bids will be received by the Department of Public Charities until Monday, January 5, for labor and materials required for the erection and completion of the general contract and electric work. Completion of plumbing, gas fitting and steam heating work for additions and alterations to the storehouse at Blackwells Island.

ELECTRIC WIRING, GAS PIPING, FIXTURES.—Bids will be received by the Department of Public Charities until Monday, Jan. 5, for labor and materials required for electric wiring, gas piping and fixture work for training school for nurses, maternity ward, reception building and boiler house, City Hospital District Blackwell's Island.

TOILETS AND COAL BUNKERS.—Bids will be received by the President of the Borough of Manhattan, room 2034, 20th floor Municipal Building, until Friday, January 9, for labor and materials required for the construction of toilet and washrooms, boiler room and coal bunker in the municipal asphalt plant, 90th st and Av A, Manhattan.

HOT WATER SYSTEM.—Bids will be received by the President of the Borough of Manhattan, 20th floor, room 2034 Municipal Building, until Friday, January 9, for labor and materials required for the installation of a hot water system in the municipal asphalt plant, 90th st and Av A, Manhattan.

PIERS.—Bids will be received by the Commissioner of Docks, until Wednesday, January 21, for labor and materials required for constructing filled in portion of new pier at the foot of W. 46th st, North River, Manhattan, together with the concrete column foundations, pier and slip walls, cofferdam, rock excavation, etc.

LUMBER AND PILES.—Bids will be received by the Commissioner of Docks until Monday, January 12, for labor and materials required for furnishing and delivering lumber and piles.

INTERIOR FINISH.—Bids will be received by the President of the Borough of Manhattan until Wednesday, January 7, for labor and materials required for the construction and completion of interior finish in portions of the Children's Court Building located at 137 to 143 E. 22d st., Manhattan.

CLEANING GLASS.—Bids will be received by the President of the Borough of Manhattan, Municipal Building, until Wednesday, January 7, for labor and materials required for cleaning glass in all the windows, doors, domes and skylights in the various public buildings, courts and offices under the care of the president of the Borough of Manhattan, during the year 1914.

SEWER.—Bids will be received by the President of the Borough of Manhattan, Municipal Building, until Wednesday, January 7, for the sewer in 191st st, between Audubon and St. Nicholas avs.

RECEIVING BASIN.—Bids will be received by the President of the Borough of Manhattan, Municipal Building, until Wednesday, January 7, for receiving basins southeast corner of 43d

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Plans Figuring—Continued.

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LUMBER, PAINTS, OIL.—Bids will be received by the Department of Public Charities until Thursday, January 8, for furnishing and delivering lumber, paints, oil, highway and building material.

PUBLIC BUILDINGS.

ALBANY, N. Y.—Bids will close January 15 at 12 M. for the 4 and 6-sty county courthouse, 112x225 ft. to be erected at Eagle, Columbus, Steuben and Lodge sts, for the Board of Supervisors of Albany. Hezikiab Winne is chairman of building committee. Hoppin & Koen, 244 5th av., N. Y. C., are architects. Cost, about $700,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—William H. Meyer, 1861 Carter av, architect, is taking bids for a 1-sty brick store, 100x100 ft., to be erected at the northeast corner of Tremont and Prospect avs for Clement H. Smith, 460 Tremont av, owner. Cost, about $20,000.

THEATRES.

149TH ST.—Henry B. Herts, 35 West 31st st, architect, is ready for bids for the 1-sty brick and terra cotta theatre, 100x175 ft. to be erected at 149th st and Cortlandt av, for Samuel E. Jacobs, 30 East 42d st, owner. Cost, about $65,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

AMSTERDAM AV.—Alfred L. Kehoe & Co., 1 Beekman st, have completed plans for fire repairs to the store and flat building at 366 Amsterdam av, for Fred H. Hettling, 2114 Broadway, owner. Bids will be taken about January 12.

BAYARD ST.—Horenburger & Bardes, 122 Bowery, have completed plans for alterations to the 5-sty tenement at 49 Bayard st, for Max Weliusky, 89 Canal st, owner. Cost, about $5,500.

95TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 9-sty apartment house, 85x85.8 ft, to be erected in the south side of 95th st, 151 ft east of Amsterdam av, for Julius Tishman & Sons, Inc., 299 Broadway, owner. Cost, about $150,000.

110TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment house, 125x87 ft, to be erected in the north side of 110th st, 125 ft east of Lenox av, for the Juno Realty Corpn., northeast corner of 110th st and Lenox av, owner. Cost, about $150,000.

160TH ST.—Samuel Katz, 1 Madison av, has completed plans for the 6-sty apartment house, 100x87 ft, to be erected in the south side of 160th st, 178.37 ft west of Ft. Washington av, for The Podwil Realty Co., 1029 East 163d st, owner. Cost, about $150,000.

HOSPITALS AND ASYLUMS.

20TH ST.—The Reliable Engineering Co., 50 Church st, is revising plans and will not take bids before Jan. 15 for the 10-sty hospital which the Mission Sisters of Sacred Heart is to erect at 238 East 20th st at a cost of $100,000.

PUBLIC BUILDINGS.

MANHATTAN ST.—Carrere & Hastings, 225 5th av, architects, will take bids on general contract about the middle of January for the 2-sty brick and limestone library to be erected in the south side of Manhattan st to 126th st, for the New York Public Library, 5th av and 42d st.

STORES, OFFICES AND LOFTS.

5TH AV.—Pattison Bros., 1182 Broadway, have been appointed electrical engineers for Rogers Peet Company's new 12-sty building to be erected at 5th av, 41st and 42d sts. Townsend, Steinle & Haskell, Broadway and 34th st, are architects.

BROADWAY.—Jardine, Hill & Murdock, architects, are revising plans for the 12-sty office building which the Manhattan Company is to erect at Broadway, Canal and Lispenard sts, at a cost of about $250,000. Bids will probably be received late in January.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

EAGLE AV.—The Chas. Streeter Construction Co., 161st st and Elton av, contemplates the erection of two 5-sty apartment houses, 110x110 ft., to be erected on the east side of Eagle av, 100 ft. north of 161st st, from plans by the Tremont Architectural Co., 401 East Tremont av.

231ST ST.—J. I. Campbell, 163d st and Woodycrest av, is preparing plans for two 5-sty tenements, 100x75 ft., to be erected at the southeast corner of 231st st and Bailey av, for Joseph Zelli, 270 West 261st st, owner and builder.

UNION AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty store and tenement, 40x88 ft., to be erected on the west side of Union av, 64 ft. north of 147th st, for the Venice Construction Co., Peter Criscoula, president, 659 East 188th st, owner and builder. Cost, about $25,000.

158TH ST.—The Kreymborg Architectural Co., Hunts Point rd and 163d st, has completed plans for a 5-sty tenement with stores, 50x113 ft., to be erected at the northwest corner of 158th st and Union av, for the 173d St. Improvement Co., Aaron Muller, president, 148 West 122d st, owner and builder.

DWELLINGS.

246TH ST.—Harrie T. Lindeberg, 2 West 47th st, is preparing sketches for a brick and stone residence to be erected in the north side of West 246th st, 190 ft. east of Fieldstone av, for Prof. George D. Strayer, 525 West 120th st, owner.

THEATRES.

MELROSE AV.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for two stores and a moving picture theatre, 2-sty of brick construction, 80x121 ft. to be erected on the east side of Melrose av, south of 157th st, for the Beneoson Realty Co., Benj. Benenson, president, owner and builder.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CLIFTON ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty brick tenement, 25x89 ft., to be erected at 349 Clifton st, for Harris Loon, 957 Myrtle av, owner and builder. Cost, about $15,000.

ALBANY AV.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty brick apartment houses, 50x98 ft., to be erected at the southeast corner of Albany av and President st, for Percy I. and Milton Ansorge, 414 Broadway, N. Y. C., owners and builders. Cost, about $70,000.

CARROLL ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick tenement, 40x94 ft., to be erected in the south side of Carroll st, 100 ft. east of Nostrand av, for the Serota Bros. Realty & Construction Co., Chas. Serota, president. Cost, about $20,000.

15TH AV.—M. A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for five 4-sty brick tenements, 40x88 ft. each, to be erected on the east side of 15th av, from 38th to 39th sts, for the Sherman Holding Co., Oscar Sherman, president, 154 East 8th st, owner and builder. Total cost, about $120,000.

HENDRIX ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 3-sty brick tenements, 20x76 ft., to be erected in the east side of Hendrix st, 100 ft. south of Dumont av, for the Adrian Realty Co., Hyman Schiller, president, 680 Heudrix st, owner and builder. Cost, about $15,000.

SARATOGA AV.—Cohn Bros., 363 Stone av, are preparing plans for a 4-sty brick apartment house, 40x60 ft., to be erected at Saratoga av and Park pl, for David Isaacowitz, 316 Hopkinson av, owner and builder. Cost, about $30,000.

BATH BEACH.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for a 4-sty brick and limestone apartment house, 100x96 ft, to be erected at Bath Beach, northwest corner of Broadway, Parkway and Benson avs, for Samuel Brill, 126 Bay 31st, owner and builder. Cost, about $100,000.

POWELL ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for two 4-sty apartment houses, 50x89 ft to be erected in the east side of Powell st, 150 ft south of Livonia av, for the Powell River Co., Inc., S. Sherusky, president, 437 Sackman st, owner and builder. Cost, about $40,000.

BAY 13TH ST.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for five 2-sty tenement houses, 24x66 ft, to be erected in Bay 13th st, for the Framo Construction Co., 8617 Bay 12th st, Brooklyn, owner and builder. Cost, about $10,000 each.

GRAFTEN ST.—Chas. Infanger, 2634 Atlantic av, is preparing plans for two 4-sty brick tenements, 100x42 ft, to be erected in the west side of Grafton st, 250 ft. south of Pitkin av, for the Mornat Realty Co., 74 Broadway, Brooklyn, owner. Cost, about $52,000.

BRISTOL, ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick tenement, 50x88 ft. to be erected in the east side of Bristol st, 100 ft. north of Dumont av for The Lirock Inc., 1131 East New York av, owner. Cost, about $20,000.

DWELLINGS.

VANDEVEER PL.—C. Infanger, 2634 Atlantic av, is preparing plans for eleven 2-sty brick residences, 18x56 ft., to be erected at the southwest coroer of Vandeveer pl and 23d st, for the Chas. Goell Construction Co., 2586 Bedford av, owner and builder. Cost, about $44,000.

THEATRES.

CONEY ISLAND AV.—James A. Boyle, 367 Fulton st, is preparing plans for a 1-sty brick moving picture theatre, 34x92 ft., to be erected on the west side of Coney Island av, 140 ft. north of Av U, for Thomas J. Cox, 2025 East 16th st, owner and builder. Cost, about $10,000.

Queens.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Pattison Bros., 1182 Broadway, N. Y. C., have been appointed mechanical and electrical engineers for the American Ever Ready Co.'s 8-sty factory at Thompson and Nott avs, Long Island City. Maynicke & Franke, 25 East 26th st, N. Y. C., are architects.

HOTELS.

RIDGEWOOD, L. I.—Harry A. Koelble, 114 East 28th st, N. Y. C., are preparing plans for a 3-sty brick hotel, 25x63 ft, to be erected at the northeast corner of Fresh Pond rd and Hughes st, for the Excelsior Brewing Co., 254 Hart st, Brooklyn, owner. John Reisenweber, president. Cost, about $15,000.

FAR ROCKAWAY, L. I.—Henry Nordheim, 1087 Tremont av, N. Y. C., has completed plans for a 3-sty brick hotel, 125x47 ft. to be erected at the northwest corner of Wavecrest av and Watjean Court, for B. M. Eisenberg, 460 West 147th st, N. Y. C., owner. Cost, about $30,000.

Suffolk.

MUNICIPAL WORK.

BAYSHORE, L. I.—Chas. M. Hart, Main st, is preparing plans for a fire house to be erected here for the Board of Trustees of Bayshore.

Westchester.

HALLS AND CLUBS.

MAMARONECK, N. Y.—Chester A. Patterson, 222 Main st, New Rochelle, N. Y., is preparing plans for a 2-sty stucco yacht clubhouse and bathing pavilion to be erected at Shore Acres for Clifford B. Harmon & Co., 315 Madison av, N. Y. C., owner. Cost, about $15,000.

THEATRES.

MT. VERNON, N. Y.—Niels Hansen, 181st st and Audubon av, N. Y. C., will erect a 1-sty brick theatre, 42x100 ft., on Mt. Vernon av, near Bond st, to cost about $12,000. Moore & Landsiedel, 148th st and 3d av, N. Y. C., are architects.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

STAMFORD, CONN.—Nelson E. Emmons, 1 Bank st, has nearly completed plans for seven 4-sty brick stores and apartments, 136x81 ft., to be erected in Main st, for Abraham Spelke, care of architect, owner.

CHURCHES.

LOCKPORT, N. Y.—The English Lutheran Church, Walnut and Locust sts, Rev. H. Bickell, 278 Washburn st, contemplates the erection of a new church probably of stone construction, to cost about $30,000, but if it is possible the old church will be remodelled. No architect has been selected.

STORES, OFFICES AND LOFTS.

MINNEAPOLIS, MINN.—Pattison Bros, 1182 Broadway, N. Y. C., have been appointed electrical engineers for the First National Soo Line Building. R. W. Gibson, architect.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "snb."

APARTMENTS, FLATS AND TENEMENTS.

CHARLES ST.—The Dazie Construction Co., 103 Park av, has received the general contract to alter the 6-sty brick tenement at 28-32 Charles st, for Margaret M. Fritz, 419 West 44th st, owner. Chas. B. Meyers, 1 Union sq, is architect. Cost, about $8,000.

DWELLINGS.

GREAT NECK, L. I.—Miller & Martini, 534 River av, Pelham, N. Y., have received the general contract to erect a 2½-sty frame and stucco residence, 68x41, at Greenwolde for Horace Delisser, 1796 Broadway, N. Y. C., owner. William H. Orchard, 122 West 42d st, N. Y. C., is architect. Cost, about $40,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect the 9-sty warehouse, 120x100 ft., entirely of reinforced concrete, for the Great Atlantic & Pacific Tea Co. at Bay and Henderson sts, Jersey City. Howard Chapman, architect. Work will go ahead at once.

ROCHESTER, N. Y. (snb).—Contracts for the various kinds of work for the erection of the Rochester warehouse have been awarded as follows: Reinforced concrete work and iron and steel work, Gorsline & Swan Construction Co., 245 Powers Block; steam heating work and plumbing work, Howe & Bassett Co., 23-25 Stillson st; electrical work, Wheeler-Greene Electric Co., 29-33 St. Paul st; elevator work, Warsaw Elevator Co.; auxiliary fire apparatus, Wright & Alexander Co., 285 State st, all of Rochester, N. Y. Pattison Bros., 1182 Broadway, N. Y. C., are electrical engineers. Cost, about $250,000.

HALLS AND CLUBS.

GRAMERCY PARK.—R. H. Howes Construction Co., 105 West 40th st, N. Y. C., has received the general contract to alter and make extensions to the clubhouse at 17 Gramercy Park for the Technology Club of N. Y., on premises, owner, Benjamin Hurd, president. Oscar C. Hering and Douglass Fitch, 132 Madison av, are architects. Cost, about $20,000.

STORES, OFFICES AND LOFTS.

BOSTON, MASS.—The Knoburn Co., 365 14th st, Hoboken, N. J., has received the contract to install all kalamein work, including steel doors and trim in the new 26-sty interior tower building of the Boston Custom House. Norcross Bros., Worcester, Mass., general contractors; Peabody & Stearns, Boston, Mass., architects.

CANAL ST.—J. H. Taylor Construction Co., 30 East 42d st, has received the general contract to alter the residence at 133-135 Canal st for office purposes. Jacob J. Schinnkler, 131 Canal st, is owner. George Fred Pelham, 30 East 42d st, is architect. Cost, about $12,000.

181ST ST.—The Reid Palmer Construction Co, 30 East 42d st, has received the general contract to erect a 1-sty brick department store, 60x75 ft., at 617-625 West 191st st, for Chas. C. Marshall, 34 Pine st, owner. Buchman & Fox, 30 East 42d st, are architects. The Thos. Barwick Eng. Co., 21 Park row, electrical engineer. C. Matlock, 30 East 42d st, steam engineer.

THEATRES.

STAMFORD, CONN.—O. G. Fesseaden and E. N. Post, at site, have received the general contract to erect a 1-sty brick and stucco theatre

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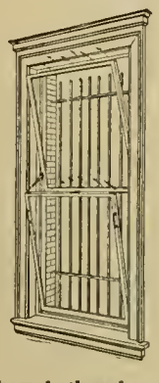
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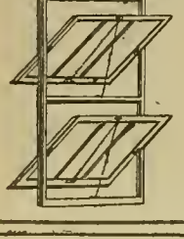
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Contracts Awarded (Continued.)

and office building at Atlantic and Willow sts, for the Hartley Operating Co., Mrs. E. Wakeman Hartley, Coscob, Conn. The Stamford Theatre Co., of this place, is lessee of theatre. James C. Green, 103 Park av, N. Y. C., is architect. C. E. Knox, 101 Park av, N. Y. C., is electrical engineer.

MISCELLANEOUS.

BROOKLYN (Snb.)—Among recent contracts awarded to the Raymond Concrete Pile Company of New York and Chicago, are the following: 1,500 concrete piles in foundation for the 16-sty reinforced concrete building for Robert Gair Company, Brooklyn, N. Y. Wm. Higginson, architect. Approximately 600 concrete piles for the foundation of new buildings for the F. W. Devoe & C. T. Raynolds Co., 9th and Smith sts, Brooklyn, N. Y. Ernest Greene, architect; also 2,400 concrete piles in foundation of new 19-sty building for the Hallenbeck-Hungerford Realty Corporation, Lafayette and White sts., N. Y. C., and Geo. A. Fuller Co., general contractors. Wm. E. Austin, architect, and concrete piling for the foundation of the new high school, Moline, Ill. Patton & Miller and Ecklund & Barmant, associated architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

NORTHERN AV, w s, 179th to 180th sts, four 5-sty brick tenements, 50x85; cost, $310,000; owners, Haven Constn. Co., Chas Flaum, Pres., 880 West 180th st; architect, Geo. Fred. Pelham, 30 East 42d st. Plan No. 1—1914.

FACTORIES AND WAREHOUSES.

ELIZABETH AND BROOME STS, n e cor, 5-sty brick ice plant, 112x90; cost, $120,000; owners, Ice Manufacturing Co., Thos Pettigrew, Pres., 1480 Broadway; architects, Mortensen & Co., 114-116 E. 28th st. Plan No. 508.

STABLES AND GARAGES.

38TH ST, 329 East, 3-sty brick garage, 25x98; cost, $9,000; owner, Hugh P. Skelly, 660 1st av; architects, Jno. B. Snooks Sons, 261 Broadway. Plan No. 505.

STORES, OFFICES AND LOFTS.

BROADWAY, W. 57th, 8th av and W. 58th sts, the block, 51-sty brick offices, 198x166; cost, $12,500,000; owners by contract, The Pan American States Assn, Hudson Maxim, Pres., 102 W. 32. st; architects, Kimball & Roosa, 71 Broadway. Plan No. 507.

Bronx.

DWELLINGS.

VALENTINE AV, e s, 175 s Baisley av, 1-sty frame dwelling, 20x28, shingle roof; cost, $2,500; owner, Ph, Sherdon, 1765 Southern Boulevard; architect, John Schwalbenberg, 2060 Westchester av. Plan No. 658.

FACTORIES AND WAREHOUSES.

138TH ST, s e cor Locust av, 1-sty brick factory, slag roof, 128.3x90; cost, $12,000; owners, De La Vergne Machine Co., on premises; architects, Production Engineering Co., 1716 Spring Garden st, Philadelphia, Pa. Plan No. 659.

HOSPITALS AND ASYLUMS.

176TH ST, n e cor Mt Hope av, 3-sty brick hospital, 102.4x61, slag roof; cost, $80,000; owners, House of Calvary, Cardinal John M. Farley, 452 Madison av, president; architect, Robt. J. Reiley, 481 5th av. Plan No. 660.

STORES AND TENEMENTS.

149TH ST, n s, 200 w Melrose av, 2-sty brick stores, 50x80, slag roof; cost, $15,000; owners, Edgewater Realty Co., E. D. Coulter, 524 Willis av, president; architects, Taylor & Levi, 105 West 40th st. Plan No. 656.

140TH ST, n s, 78 w So Boulevard, 1-sty brick store, gravel roof, 25.20x66.08; cost, $3,000; owner, Joseph Matala, 2000 Dean st, Brooklyn; architect, V. Bonagur, 789 Home st. Plan No. 661.

MELROSE AV, e s, 98.20 s 157th st, 1-sty brick stores and nicolette, slag roof, 72.11x121; cost, $18,000; owners, Benenson Realty Co., Benjamin Benenson, 407 East 153d st, president; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 662.

MISCELLANEOUS.

220TH ST, s s, 305 w Barnes av, 1-sty frame shed, 13x20; cost, $50; owners and architects, Florence & McHugh, on premises. Plan No. 657.

BERGEN AV, nec 149th st, 1-sty brick comfort station, plastic slate roof, 21x40.5; cost, $20,000; owner, City N. Y.; architect, Andrew J. Thomas, Fordham rd & Webster av. Plan No. 655.

Brooklyn.

DWELLINGS.

VANDEVEER PL, s w cor East 23d st, 2-sty brick dwelling, 20x51, tin roof, 1 family; cost, $4,000; owner, Chas. Goel, 2586 Bedford av; architect, C. Infanger, 2634 Atlantic av. Plan No. 6880.

VANDEVEER PL, s s, 20 w East 23d st, ten 2-sty brick dwellings, 18x32, tin roof, 1 family each; total cost, $35,000; owner, Chas. Goel, 2886 Bedford av; architect, C. Infanger, 2634 Atlantic av. Plan No. 6879.

EAST 5TH ST, e s, 180 s Beverly rd, two 2-sty frame dwellings, 18x42, shingle roof, 1 family each; total cost, $6,000; owner, August Wuest, 321 East 7th st; architect, B. F. Hudson, 319 9th st. Plan No. 6874.

WEST 21ST ST, n e cor Atlantic av, 2-sty frame dwelling and pavilion, 164x200, —— roof, 1 family; cost, $8,000; owners, Richman Holding Co., 161 Canal st, N. Y.; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 6870.

ATKINS AV, e s, 130 s Pitkin av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $5,000; owner, Max Stroher, 1423 St Marks av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6882.

CYPRESS AV, ns, 180 w Sea Gate av, 2-sty frame dwelling, 22x34, shingle roof, 1 family; cost, $3,500; owner, Dr. Roht. Buggs, 108 4th av; architect, B. F. Hudson, 319 9th st. Plan No. 6847.

5TH AV, ws, 21.5 n 76th st, four 3-sty brick dwellings, 21.5x53.4, gravel roof, 2 families each; total cost, $20,000; owner, Esor Realty Co., 208 Pulaski st; architect, F. W. Stork, 7416 3d av. Plan No. 6848.

5TH AV, n w cor 76th st, 3-sty brick store and dwelling, 21.5x66, gravel roof, 2 families; cost, $5,000; owner, Esor Realty Co., 208 Pulaski st; architect, F. W. Stork, 7416 3d av. Plan No. 6849.

APPOLO ST, w s, 339.11 n Meeker av, four 2-sty brick dwellings, 19x50, slag roof, 2 families each; total cost, $18,000; owner, D. E. Morris, Inc., 16 Bedford av; architect, P. Tillion & Son, 381 Fulton st. Plan No. 6900.

81ST ST, n s, 340 n 1st av, 2-sty frame dwelling, 30x32, shingle roof, 1 family; cost, $8,000; owner, C. C. Valentine, 340 Broadway; architects, Slee & Bryson, 154 Montague st. Plan No. 6902.

MERMAID AV, n s, 75 w Stillwell av, 1-sty frame dwelling, 48x12, gravel roof, 1 family; cost, $950; owner, Mr. Cayulier, 11 Mermaid av; architect, Geo. H. Suess, 2966 W. 29th st Plan 6915.

SHEPHERD AV, w s, 105 s Hegeman av, 1-sty frame dwelling, 20x49, gravel roof, 1 family; cost, $1,500; owner, Lina Lessner, 2628 Montgomery st; architect, M. Rothstein, 627 Sutter av. Plan No. 6907.

EAST 14TH ST, e s, 340 s Neck rd, two 2-sty frame dwelling, 17x30, shingle roof, 1 family each; total cost, $5,000; owner, E. T. Mauder, 563 East 8th st; architect, M. M. Foley, 2247 Homecrest av. Plan No. 6933.

81ST ST, n s, 226 w 1st av, 2-sty frame dwelling, 37x32.8, shingle roof, 1 family; cost, $8,000; owner, W. H. Bonyng, 170 Broadway, N. Y.; architects, Slee & Bryson, 154 Montague st. Plan No. 6935.

81ST ST, n s, 280 w 1st av, 2-sty frame dwelling, 37x32, shingle roof, 1 family; cost, $8,000; owner, W. H. Bonyng, 170 Broadway, N. Y.; architects, Slee & Bryson, 154 Montagne st. Plan No. 6936.

NEW LOTS RD, n s, 63.3 e Barbey st, 2-sty brick dwelling, 17x42, tin roof; cost, $3,000; owner, F. Beihl, 552 Halsey st; architect, Chas. Infanger Son, 2634 Atlantic av. Plan No. 6938.

FACTORIES AND WAREHOUSES.

PACIFIC ST, s s, 149.6 w Sackman st, 1-sty brick storage, 10x20, tin roof; cost, $400; owner, Antonio Salzano, 2370 Pacific st; architect, S. Feinberg, 423 Pennsylvania av. Plan No. 6908.

STABLES AND GARAGES.

73D ST, n s, 280 w 13th av, 1-sty brick garage, 15x15, shingle roof; cost, $300; owner, Arthur Raitans, on premises; architect, C. A. Olsen, 124 66th st. Plan No. 6877.

E. 8TH ST, e s, 100 s Av I, 1-sty frame garage, 12x18, shingle roof; cost, $250; owner, H. W. Buckley, 1445 E. 15th st; architect, B. F. Hudson, 319 9th st. Plan No. 6903.

ATLANTIC AV, s s, from Schenck av to Barbey st, 3-sty brick stable, 61x100, slag roof; cost, $120,000; owner, Empire State Dairy Co., 502 Broadway; architect, Otto Straub, 214 E. 3d st, N Y Plan No. 6913.

MORGAN AV, s w cor Maujer st, 2-sty brick office and stable, 95x183; slag roof; cost, $18,000; owner, S B Levy, Bushwick av and Scholes st; architect, W. Debus, 86 Cedar st. Plan No. 6896.

OCEAN PKWAY, e s, 100 s Ditmas av, 1-sty frame garage, 13x18, shingle roof; cost, $200; owner, A. G. Calder, Jr., 315 Ocean Pkway; architect, B. F. Hudson, 319 9th st. Plan No. 6906.

WEST 15TH ST, e s, 500 n Neptune av, 2-sty brick stable, 16x40, gravel roof; cost, $500; owner, Pasquale Balsano, 80 Neptune av; architect, Rocco Mega, 2857 West 5th st. Plan No. 6942.

EAST 95TH ST, w s, 100 s Conklin av, 1-sty brick garage, 18x22, shingle roof; cost, $400; owner, H. Abrahams, 133 Conklin av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 6944.

STORES AND TENEMENTS.

CARROLL ST, s s, 250 e Hoyt st, 1-sty brick store, 16x24, gravel roof; cost, $1,000; owner, Maria Cali, 334 Carroll st; architect, W. J. Conway, 400 Union St. Plan No. 6856.

55TH ST, s s, 360 e 5th av, 4-sty brick tenement, 40x87.8, gravel roof, 16 families; cost, $20,000; owner, W. R. S. Const. Co., 3822 9th av; architects, Cohn Bros., 361 Stone av. Plan No. 6850.

BRISTOL ST, e s, 100 n Dumont av, 4-sty brick tenement, 50x88, tin roof, 23 families; cost, $20,000; owner, The Llrock, Inc., 1131 East New York av; architects, Cohn Bros., 361 Stone av. Plan No. 6868.

STORES, OFFICES AND LOFTS.

FULTON ST, s e cor Elderts la, 3-sty brick office and dairy, 51x66.8, slag roof; cost, $25,000; owner, H. Rusch, 226 Stockholm st; architect, T. Engelhardt, 905 Broadway. Plan No. 6876.

THEATRES.

CONEY ISLAND AV, w s, 140.9 n Av N, 1-sty brick theatre, 34x92, —— roof; cost, $9,000; owner, Thos. J. Cox, 2025 East 16th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6858.

MISCELLANEOUS.

FLATBUSH AV, s e cor Eastern Parkway, 1-sty frame toolhouse, 21x16, shingle roof; cost, $2,000; owner, City of N. Y.; architect, I. M. de Vannee, 21 Park Row. Plan No. 6885.

SURF AV, s e cor West 21st st, five 1-sty frame stores, pavilions, 199x140, gravel roof; total cost, $8,000; owner, Richman Holding Co., 161 Canal st; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 6921.

Queens.

DWELLINGS.

ROCKAWAY BEACH.—Thetis av, e s, 205 s Boulevard, 13 1-sty frame bungalows, 13x27, shingle roof, 1 family; cost, $4,550, and UNDINE AV, w s, 196 s Boulevard, 13 1-sty frame bungalows, 13x—, shingle roof, 1 family; cost, $4,550; owners, T. A. O'Rourke Co., 138 Washington av, Rockaway Beach; architects, Colton Bros., Washington av, Rockaway Beach. Plan Nos. 3729 to 3752.

UNION COURSE.—Shaw av, w s, 25 n Syosset st, 2½-sty frame dwelling, 17x45, shingle roof, 1 family, steam heat; cost, $2,300; owner, Wm. Molitor, 163 3d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 3726.

BELLE HARBOR.—Henry av, w s, 140 n Bayside drive, 2-sty frame dwelling, 24x27, shingle roof, 1 family; cost, $3,250; owners, J. & Anna Fallesen, Richmond Hill; architects, Barnum & Farrell, Rockaway Park. Plan No. 3721.

WOODHAVEN.—Thrall av, w s, 280 n Fulton st, seven 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, $14,000; owner, Chas. Sohl, 2d st, Woodhaven; architect, Chas. W. Ross, 47 West 39th st, N. Y. C. Plan Nos. 3713 to 3719.

HOTELS.

FAR ROCKAWAY.—Wavecrest av, n w cor Watjean st, 3-sty brick hotel, 125x47, tin roof; cost, $30,000; owner, R. M. Eisenberg, 460 West 147th st, N. Y. C.; architect, Henry Nordheim, 1087 Tremont av, N. Y. C. Plan No. 3723.

STABLES AND GARAGES.

DOUGLASTON.—Willow st, n s, 183 e Main av, 1-sty concrete garage, 21x19, shingle roof; cost, $782; owner, Ira L. Hill, 463 5th av, N. Y. C.; architect, C. C. Grant, 37 East 28th st, N. Y. C. Plan No. 3722.

STORES AND DWELLINGS.

BROOKLYN HILLS.—Jamaica av, n s, 158 e Union pl, 2-sty frame store and dwelling, 26x62, tin roof, 2 families; cost, $3,500; owner and architect, John F. Reichard, 12 Oak st, Brooklyn Hills. Plan No. 3724.

L. I. CITY.—Potter av, n w cor Theodore st, 3-sty brick store and dwelling, tin roof, 2 families; cost, $5,600; owner, Angelo Capone, 274 Theodore st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 3725.

STORES, OFFICES AND LOFTS.

LAUREL HILL.—Laurel Hill rd, n e cor Dryer av, 1-sty brick office and shop, 20x125, gravel roof; cost, $9,500; owner, Dept. Water Supply, 21 Park Row, N. Y. C.; architect, owner. Plan No. 3712.

THEATRES.

COLLEGE POINT.—13th st, e s, 50 s 4th av, 1-sty brick picture theatre, 50x100, slag roof; cost, $10,000; owner, Paul Bessio, 191 Sandford av, Flushing; architect, Peter M. Coco, Sandford av, Flushing. Plan No. 3728.

MISCELLANEOUS.

MIDDLE VILLAGE.—Metropolitan av, 1695, 1-sty frame greenhouse, 14x30, tin roof; cost, $200; owner, A. Dlovghy, premises. Plan No. 3727.

ELMHURST.—Plank rd, near Caldwell av, 1-sty frame tool house, 12x25, paper roof; cost, $150; owner, M. D. Naller, 5 Plain st, Elmhurst. Plan No. 3720.

Richmond.

DWELLINGS.

ALLEN PL, e s, 143 s Park pl, New Brighton, five 2-sty frame dwellings, 20x33; total cost, $12,000; owner, Mary A. Phillips, New Brighton; architect and builder, J. J. McHenry, New Brighton. Plan No. 870.

HENRY ST, s s, 400 w Harrison av, Anadale, 2-sty frame dwelling, 24x26; cost, $1,500; owner Paul Chalamonsky, Anadale; architect and builder, Abel Causse, Anadale. Plan No. 877.

4TH ST, s s, 400 w Spruce st, New Dorp, 1½-sty brick dwelling, 20x36; cost, $1,200; owner and builder, Jas Dadswell, New Dorp; architect Jas E. Grunert, New Dorp. Plan No. 879.

AMBOY ROAD and Ridlidge st, s w cor Tottenville, 1½-sty frame dwelling, 28x38; cost, $2,500; owner, Mrs A. F. Flynn, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 881.

BURGHER AV, e s, 375 s Southfield Boulevard, Dongan Hills, 1½-sty frame bungalow, 24x24; cost, $500; owner, Henry Drowin, Dongan Hills; architect, Jas. E. Grunert, New Dorp; builder, V. E. Petite, Jr., Dongan Hills. Plan No. 872.

LOCUST AV, e s, 126 n Railroad, Richmond, 2-sty frame dwelling, 21x25; cost, $3,000; owners and builder, Sanjour Bros., Richmond; architects, Archibald & Bailey, Richmond. Plan No. 883.

LOCUST AV, e s, 175 s Richmond road, New Dorp, 1½-sty frame dwelling, 27x38; cost, $2,900; owner, Roberta Grunert, New Dorp; architect, James E. Grunert, New Dorp; builder, Chas. Lange, Stapleton. Plan No. 871.

MOUNTAINVIEW AV, w s, 265 s Turnpike, Castleton Corners, 2-sty frame dwelling, 23x32; cost, $3,650; owner, Kate Carson, West New Brighton; architect, W. H. Mersereau, West New Brighton; builder, D. T. Carson, West New Brighton. Plan No. 878.

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Plans Filed Richmond—Continued.

OAK AV, w s, 63 w 1st st, Midland Beach, 1-sty frame bungalow, 14x30; cost, $350; owner, Mrs. M. McGrath, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 875.

OAK AV, w s, 83 w 1st st, Midland Beach, 1-sty frame bungalow, 14x30; cost, $350; owner, Mrs. M. McGrath, Midland Beach; architect and builder, A. W. Mortenson, Midland Beach. Plan No. 876.

SPRAGUE AV, 1863, n Beach st, Tottenville, two 1½-sty frame bungalows, 16x24; total cost, $1,400; owner, Mattie Ritz, Tottenville; architect and builder, C. P. Peterson, Tottenville. Plan No. 882.

STABLES AND GARAGES.

ERASTINA PL, w s, 200 n Railroad, Mariners Harbor, 1-sty frame garage, 24x28; cost, $800; owner, J. D. Snyder, Mariners Harbor; architect, Wm D Bailey, Mariners Harbor; builder, Drake & Bush, Mariners Harbor. Plan No. 874.

AMBOY ROAD, n s, 100 e Murray st, Tottenville, 1-sty frame garage, 15x20; cost, $40; owner, architect and builder, Edw. S. Cave, Tottenville. Plan No. 880.

CEDAR AV, w s, 158 s Ward av, Stapleton, 1½-sty frame garage, 24x26; cost, $360; owner, J. B. Widemeyer, Stapleton; architect, John Davids, Tompkinsville; builder, Karlsson Bros, Tompkinsville. Plan No. 885.

STORES AND DWELLINGS.

JERSEY CITY, e s, 63 s 1st av, New Brighton, two 3-sty brick store and dwellings, 44x46; total cost, $15,000; owner, Block & Uslan, New Brighton; architect, H. F. Comtois, New Brighton. Plan No. 884.

PUBLIC BUILDING.

JAY ST, DeKalb st and Stuyvesant pl, New Brighton, 3-sty stone courthouse; 197x180; cost, $733,500; owner, City of N Y; architects, Carrere & Hastings, N. Y. C. Plan No. 873.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROAD ST, 109, roof tank to 8-sty brick office; cost, $300; owner and architect, Ernest Flagg, 109 Broad st. Plan No. 4293.

CLINTON ST, 90-96, remove posts to 5-sty brick stores and meeting rooms; cost, $15; owner, Johanna Kroder, 107 E. 17th st; architect, H. B. Reisler, 103 Clinton st. Plan No. 4270.

EAST BROADWAY, 153, sidewalk vault to 4-sty brick offices and dwelling; cost, $1,000; owner, Warheit Publishing Co., 153 East Broadway; architect, Samuel Sass, 32 Union sq. Plan No. 4248.

ESSEX ST, 41, new partitions to 5-sty brick tenement; cost, $150; owner, Chas. Rubinger, 1990 7th av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 4257.

FRANKLIN ST, 51-57, masonry and fireproofing to 8-sty brick Telephone Exchange; cost, $20,000; owners, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 4287.

HENRY ST, 174, new store front to 6-sty brick stores and tenement; cost, $1,000; owners, Manhattan Holding Co., on premises; architect, M Joseph Harrison, 232 Grand st. Plan No. 4230.

IRVING PL, 61-63, fireproofing to 6-sty brick telephone exchange; cost, $10,000; owner, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 4284.

IRVING PL, 65-67, new stairs to 12-sty brick lofts; cost, $150; owner, Chas. Hirschorn, 315 5th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 4250.

MANHATTAN ST, 13, new store fronts to 5-sty brick stores and tenement; cost, $200; owners, Lewine & Kempner, 17 W. 42d st; architects, J. G. H. Harlach, 790 E 180th st. Plan No. 4274.

PINE ST, 66, elevator shaft to 4-sty brick office; cost, $1,500; owner, Estate of David W. Bishop, 21 Liberty st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 4247.

SUFFOLK ST, 178, masonry to 6-sty brick stores and loft; cost, $150; owner, Margaret Folsen, 13 Astor pl; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4276.

WEST HOUSTON ST, 165-169, alterations to three 4-sty brick moving picture theatre, stores and offices; cost, $15,000; owner, Italian Hospital, 83d st and East River; architect, Paul B. LaVelle, 507 5th av. Plan No. 4269.

11TH ST, 100 East, new window and partitions to 3-sty brick store and lofts; cost, $150; owner, Robert R. Stuyvesant, 49 Wall st; architect, Chas. H. Richter, 68 Broad st. Plan No. 4244.

20TH ST, 120 W; new windows to 7-sty brick loft; cost, $600; owner, Chas Conner, 135 E. 43d st; architect, Robert E. Kelly, 219 E 39th st. Plan No. 4277.

21ST ST, 538-546 West, rear extension to 2-sty brick offices and printing; cost, $1,000; owners, Greenwich Lithographing Co., 538 West 28th st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 4266.

22D ST, 2 West, new partitions to 12-sty brick store and lofts; cost, $1,000; owner, Chas. H. Welling Co., 2 Wall st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 4246.

23D ST, 16 West, new store front to 5-sty brick stores and lofts; cost, $500; owner, Henry De Forest Weeks, 111 5th av; architect, Wm. G. Pigueron, 59 Pearl st. Plan No. 4258.

23D ST, 51-59 West, masonry to 3-sty brick amusement hall; cost, $175; owners, Eden Musee American Co., 51 West 23d st; architect, Wm. M. Leonard, 162 West 20th st. Plan No. 4262.

28TH ST, 3-5 E; new stairs to 12-sty brick loft; cost, $150; owner, Isaac M. Getskay, 86th st and Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 4272.

35TH ST, 464 W, new partitions to 5-sty brick store and tenement; cost, $500; owner, Mary E. Joyce, 338 W. 88th st; architect, Julius G. Kern, 424 E 92d st. Plan No. 4282.

38TH ST, 151 East, masonry and new partitions to 3-sty brick garage; cost, $7,000; owner, Henry R. C. Watson, 174 Fulton st; architect, Louis A. Sheinert, 194 Bowery. Plan No. 4259.

39TH ST, 6 E, marquise to 12-sty brick store and office; cost, $800; owner 6 E 39th St. Co., 6 E 39th st; architect, Paul B. LaVelle, 507 5th av. Plan No. 4288.

40TH ST, 113-119 West, alterations to 22-sty brick offices; cost, $3,000; owner, Philip Lewisohn, 115 West 40th st; architect, Paul B. LaVelle, 507 5th av. Plan No. 4256.

43D ST, 655 West, masonry to 4-sty brick lofts and storage; cost, $150; owners, New York Manufacturers Real Estate Co., 607 West 43d st; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 4264.

50TH ST, 101-167 W, steel to 3-sty brick machine shop and electrical substation; cost, $750; owners, New York Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 4[illegible].

57TH ST, 245 W, rear extension to 4-sty brick store and offices; cost, $500; owners, Columbus Circle Arcade Co., 1777 Broadway; architect, Frank H. Chute, 225 E 19th st. Plan No. 4289.

64TH ST, 1 West, alterations to 12-sty brick tenement; cost, $75; owners, Harperley Hall Co., 1 West 64th st; architect, Jos. N. Escobal, 1 West 64th st. Plan No. 4254.

64TH ST, 56 W, new plumbing, stores and stairs to 3-sty brick stores and lofts; cost, $1,500; owners, Midwest Realty Co., 22 W. 32d st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 4291.

100TH ST, 13 West, alterations to 5-sty brick tenement; cost, $200; owner, Dennis O'Neill, 13 West 100th st; architect, Harry Zuot, 230 Graud st. Plan No. 4255.

101ST ST, 100-102 West, new partition to 6-sty brick lofts; cost, $50; owner, Herman Markowitz, 41-43 West 23d st; architect, Harold Young, 1204 Broadway. Plan No. 4242.

107TH ST, 207-209 West, masonry to 5-sty brick tenement; cost, $100; owner, Adolph Voltter, 1800 7th av; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 8.

119TH ST, 179-181 East, new windows and air duct to 3-sty brick storerooms; cost, $250; owner, Charles Realty Co., 103 Gold st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 4245.

125TH ST, 101-105 E; masonry and steel to 12-sty brick stores and offices; cost, $7,000; owners, Pittsburgh Life & Trust Co., 1133 Bway; architects, Jardine, Hill & Murdock, 3 W. 29th st. Plan No. 4278.

135TH ST, 70 West, new store front to 1-sty brick store; cost, $200; owner, Alexander J. Bruens, 19 East 83d st; architect, Raffael J. Wolkenstein, 1876 Belmont av. Plan No. 4243.

158TH ST, 611 West, new windows to 9-sty brick tenement; cost, $300; owners, Assets Liquidation Co., 1 East 14th st; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 4263.

AV A, 1088, masonry and steel to 4 and 5-sty brick storage; cost, $1,000; owners, Burns Bros., 50 Church st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 4260.

AV A, 235, new plumbing and balcony to 2-sty brick moving picture theatre; cost, $1,500; owner, Sam L. Josephthal, 80 Maiden Lane; architect, Arthur Wesier, 271 West 125th st. Plan No. 4267.

BROADWAY, 335, new store front and maquise to 6-sty brick stores and offices; cost, $1,500; owners, Myra & Cara Moffat, 335 Broadway; architect, Henry H. Holly, 39 W. 27th st. Plan No. 4292.

BROADWAY, 52-56, new stores to 12-sty brick offices; cost, $2,500; owner, William Waldorf Astor, 21 W. 26th st; architect, J. Francis Burrowes, 410 W. 34th st. Plan No. 4279.

BROADWAY, 160-164, new fire-escapes to 16-sty brick offices; cost, $2,500; owner, Lawyers Title Ins. & Trust Co., 160 Broadway; architects, Clinton & Russell, 32 Nassau st. Plan No. 4253.

BROADWAY, 2871, reset stairs to 2-sty brick shop; cost, $50; owners, Slawson & Hobbs, 162 West 72d st; architect, Jocelyn L. Morales, 130 Post av. Plan No. 4249.

BROADWAY, 3234-3236, masonry and plumbing to 4-sty brick tenement; cost, $1,000; owners, Kohring Realty Co., 3230 Broadway; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 7.

BROADWAY, 1564-1566, alterations to 11-sty brick offices; cost, $2,500; owner, Palace Theatre & Realty Co., 1493 Broadway; architect, Jos. J. Gavigan, 1123 Broadway. Plan No. 4294.

BROADWAY, 546-548, new elevator and enclosure to 5-sty brick stores and lofts; cost, $6,000; owner, Vincent Astor, 23 West 26th st; architect, Louis C. Maurer, 6 Church st. Plan No. 1—1914.

BROADWAY, 594-596, sprinkler system to 12-sty brick store and lofts; cost, $4,500; owner, The Adams Land & Bldg Co., 71 Broadway; architects, The Rusling Co., 39 Cortlandt st. Plan No. 4241.

BROADWAY, 395-399; standpipe tank to 15-sty brick offices and lofts; cost, $500; owners, Equitable Life Assurance Society, 165 Broadway; architects, Maynicke & Franke, 25 Madison sq N. Plan No. 4275.

BROADWAY, 444; alterations to 5-sty brick stores and lofts; cost, $1,500; owner, Elizabeth Cheschrough, 33 Howard st; architect, J. W. Clark, 86 Roosevelt st. Plan No. 4268.

CATHEDRAL PKWAY, 5-6-7, alterations to 1-sty brick moving picture theatre; cost, $100; owner, Texas Realty Co., 5 Cathedral pkway; architect, S. F. Oppenheim, 1133 Bway. Plan No. 3.

PARK AV, 1890-98, grand stand to 3-sty brick stores and gymnasium; cost, $1,000; owner, Gustave A. Fried, 162 West 72d st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 4265.

PARK ROW, 3, masonry to 8-sty brick store and office; cost, $50; owner, Park Row Realty Co., 43 Exchange pl; architect, T. M. Robertson, 331 Madison av. Plan No. 4285.

PARK AV, 1617, new partition and plumbing to 5-sty brick store and tenement; cost, $500; owner, George Ehret, 235 E. 92d st; architect, Eli Benedict, 1947 Broadway. Plan No. 4286.

1ST AV, 2043, front extension to 2-sty brick offices and dwelling; cost, $2,000; owner, Cornelia Hellenberg, 611 W. 114th st; architect, John Ph. Voelker, 979 3d av. Plan No. 4283.

1ST AV, 874, new stairs and partitions to 5-sty brick store, office and tenement; cost, $500; owner, Nathan Adelsdorfer, 1887 7th av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 4.

2D AV, 2329, new partition, windows and plumbing to 3-sty brick cafe and dwelling; cost, $1,000; owner, Nathan Grabenheime, 409 E. 46th st; architect, Otto L. Spannhake, 233 E. 78th st. Plan No. 4273.

5TH AV, 500, masonry to 8-sty brick stores and offices; cost, $100; owner, Walter J. Salomon, 17 West, 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 4252.

6TH AV, 225-227, reset store front to 5-sty brick store and lofts; cost, $550; owners, James J. Coogan et al, 604 Broadway; architect, Albert C. Dutt, 827 Amsterdam av. Plan No. 4251.

6TH AV, 885, new store front to 5-sty brick store and tenement; cost, $275; owner, Livingston Pell, 122 East 25th st; architect, A. Pearson, 114 West 61st st. Plan No. 2.

7TH AV, 2187, partition wall to 5-sty brick tenement; cost, $60; owner, Annie Herman, 312 West 112th st; architect, Mr. Herman, 312 West 112th st. Plan No. 4261.

7TH AV, 291-3, new windows to 10-sty brick lofts; cost, $200; owner, Jacob Werner, 25 Broad st; architect, Morris Schwartz, 194 Bowery. Plan No. 6.

8TH AV, 2074, new store fronts to 5-sty brick store and tenement; cost, $500; owner, Natchem Seligman, 2074 8th av; architect, Geo. Hof, Jr., 371 E. 158th st. Plan No. 4281.

9TH AV, 252, new store front to 3-sty brick store and dwelling; cost, $185; owner, Aymar Van Buren, Newburgh, N. Y.; architect, Chas. Gens, 158 7th av. Plan No. 5.

Bronx.

ORCHARD ST, s e cor City Island av, new toilets, new partitions to six 2-sty frame stores and dwellings; cost, $500; owner, Henry Humicke, 1712 Crotona Park East; architect, Fred. Hammond, 391 E. 149th st. Plan No. 666.

POWELL AV, n s, 172 e Havemeyer av, 2-sty frame extension, 11x12, to 2-sty and attic frame dwelling; cost, $1,000; owner, Fred W. Schneider, 2363 Lyon av; architect, B. Ebeling, 135 Westchester sq. Plan No. 665.

BATHGATE AV, 2325, 1-sty frame extension, 15x6, new girders to 2-sty frame store and dwelling; cost, $500; owner, G. Graziano, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 664.

BEACH AV, 1252, new partitions to 2-sty frame dwelling; cost, $250; owner, E. Dahlin, on premises; architect, Anton Periur, 2069 Westchester av. Plan No. 668.

MOSHOLU AV, 5737, 1-sty frame extension, 21x9, new partitions,, etc., to 2-sty frame store and dwelling; cost, $1,000; owner, Annie Murphy, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 663.

PROSPECT AV, 1313, new show windows to 1-sty brick stores; cost, $750; owner, Jacob Leitner, 836 Westchester av; architects, Koppe & Moore, 830 Westchester av. Plan No. 662.

WILLETT AV, n w cor Gunhill road, move 2-story frame store and dwelling; cost, $1,000; owners, Earnest Lacoeq Est, Portchester, N. Y.; architect, Geo. P Crosier, 223d st and White Plains av. Plan No. 667.

Brooklyn.

COLUMBIA ST, e s, 350 n Degraw st, interior alteration to tenement; cost, $250; owner, Salvadore De Angelis, 157 Columbia st; architect, E. H. Scully, 527 Henry st. Plan No. 6947.

FULTON ST, n s, 245.11 e DeKalb av, new marquise to moving picture theatre; cost, $200; owner, Mary O'Flynn, 62 West 71st st. N. Y.; architect, M. E. Rountree, 3 East 44th st. N. Y. Plan No. 6853.

GRAND ST s s, 150 w Havemeyer st, exterior and interior alteration to dwelling; cost, $500; owner, J. H. Schneider, 296 Grand st; architect, H. J Messinger, 394 Graham av. Plan No 6901.

LEONARD ST, w s, 58 n Withers st, exterior and interior alteration to tenement; cost, $200; owner, Jos Disebro, 375 Leonard st; architect, F Tillion, 381 Fulton st. Plan No. 6916.

MOORE ST, n w cor Morrell st, exterior alteration to tenement; cost, $150; owner, Benj. Cohen, on premises; architect, T. Goldstone, 9 Graham av. Plan No. 6945.

OSBORNE ST, e s, 150 n Belmont av, exterior alterations to dwelling; cost, $300; owner, Rachel Bloch, 326 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6886.

SCOVILLES WALK, e s, 357 s Surf av, extension to bathhouse; cost, $1,200; owner, G. S. Scoville, on premises; architect, Jas. F. Brewster, 2936 W. 8th st. Plan No. 6909.

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WOODHULL ST, n s, 284 w Henry st, plumbing to tenement; cost, $300; owner, Dora Marks, 77 Woodhull st; architect, W. J. Conway, 400 Union st. Plan No. 6862.

10TH ST, n s, 105 e 2d av, exterior and interior alteration to four dwellings and tenements; cost, $3,000; owner, Thos. Paulson, 97 2d av; architects, Koch & Wagner, 26 Court st. Plan No. 6926.

14TH ST, s s, 325 w 7th av, plumbing to 2-sty dwelling; cost, $——; owner, Geo. Wagner, 358 14th st; architect, W. J. Royle, 1039 DeKalb av. Plan No. 6867.

37TH ST, n s, 100 w 3d av, interior alteration to factory; cost, $7,500; owner, Bush Terminal, on premises; architect, W. Higginson, 21 Park row, N. Y. Plan No. 6912.

69TH ST, n w cor 14th av, exterior alteration to theatre; cost, $2,000; owner, Chas. Gatnen, 55 West 95th st, N. Y.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6934.

ATLANTIC AV, s w cor Rochester av, interior alteration to boiler house; cost, $4,100; owner, Atlantic Hygenic Co., on premises; architect, Carl Wegeman & Co., 90 West st. Plan No. 6932.

ATLANTIC AV, s s, from Schenck av, to Barbey st, exterior alterations to stable; cost, $16,000; owner, Empire State Dairy Co, 502 Broadway; architect, Otto Straub, 214 E. 3d st, N. Y. Plan No. 6914.

BEDFORD AV, e s, 71 s South 4th st, extension to 3-sty store and dwelling; cost, $3,500; owner, Jos. Berger, 359 Bedford av; architect, C. Bauer, Jr., 651 Leonard st. Plan No. 6860.

BEDFORD AV, s e cor Broadway, interior alterations to shop; cost, $1,000; owners, Smith Gray Co., on premises; architect, W. Parker, 34 McDonough st. Plan No. 6872.

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BLAKE AV, n s, 48 w Linwood st, exterior and interior alterations to dwelling; cost, $100; owner, M. Bilder, 603 Warwick st; architect, E. Pernis, 241 Schenck av. Plan No. 6911.

BROADWAY, n e cor Park st, exterior and interior alteration to theatre-dwelling; cost, $700; owner, Whalen Bros., 225 Grand st; architect, E. O. Holmgren, 311 Fulton st. Plan No. 6939.

BUSHWICK AV, w s, 70 n Roebling st, extension to dwelling; cost, $500; owner, H. Entinger, 1450 Bushwick av; architect, same. Plan No. 6923.

DEKALB AV, s w cor Lewis av, extension to storage; cost, $12,000; owner, Borden Milk Co., on premises; architect, A. Ulrich, 371 Fulton st. Plan No. 6930.

EASTERN PARKWAY, s e cor Pitkin av, exterior and interior alteration to store and tenement; cost, $500; owner, Israel Wezkenitch, 110 Gafton st; architects, Brnok & Rosenberg, 350 Fulton st. Plan No. 6948.

GATES AV, s s, 73 e Reid av, exterior alterations to moving picture theatre; cost, $1,000; owner, Camphell Amusement Co., on premises; architect, W. B. Wills, 1181 Myrtle av. Plan No. 6866.

GRAHAM AV, s w cor Bayard st, interior alterations to dwelling; cost, $150; owner, Simon Steinfeld, 600 Broadway, N. Y.; architect, W. Richter, 4411 18th av. Plan No. 6875.

MARCY AV, w s, 75 s Ellery st, exterior alterations to store and tenement; cost, $250; owner, S. Goldinger, 492 Greene av; arcbitects, Bronk & Rosenberg, 350 Fulton st. Plan No. 6861.

MARCY AV, s w cor Metropolitan av, interior alteration to store and tenement; cost, $200; owner, C. Pariso, 6 Marcy av; architects, Laspia & Salvati, 525 Grand st. Plan No. 6943.

MORGAN AV, e s, 20 s Grand st, extension to stable; cost, $200; owners, Brooklyn Union Coal Co., 240 Morgan av; architect, E. Schoen, 25 West 42d st. Plan No. 6884.

NOSTRAND AV, w s, 232 s Flushing av, exterior and interior alterations to storage; cost, $30,000; owner, Arabol Mfg. Co., 44 Nostrand av; architect, E. H. James, 124 W. 45th st. Plan No. 6904.

SURF AV, n s, 116 e West 12th st, exterior alteration to store; cost, $450; owner, Luna Amusement Co., on premises; architect, Jas. A. Nelson, on premises. Plan No. 6931.

THROOP AV, w s, 75 s Floyd st, exterior and interior alteration to tenement; cost, $400; owner, L. Riesenberg, 712 Broadway; architect, W. B Wills, 1181 Myrtle av. Plan No. 6899.

WASHINGTON AV, e s, 144 n Lafayette av, extension to dwelling; cost, $2,500; owner, Emm H. Bitsch, 339 Washington av; architect, A. Korber, 56 Lafayette av. Plan No. 6878.

WATKINS ST, e s, 75 n Pitkin av, exterior and interior alterations to garage; cost, $300; owner, G. Tonkowogy, 111 Watkins st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6851.

NASSAU AV, n s, 50 s Diamond st, plumbing to 3-sty store and dwelling; cost, $200; owner, E. Anderson, 161 Nassau av; architect, W. E. Smith, 790 Manhattan av. Plan No. 6859.

NORTH PORTLAND AV, e s, 278.6 s Park av, plumbing to dwelling; cost, $300; owner, Rafael Pensaviechia, 122 Navy st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 6852.

3D AV, e s, 50 s 24th st, plumbing to storage; cost, $300; owners, Donegan & Nelson, 743 3d av; architect, Geo. Rabe, 435 E. 17th st, N. Y. Plan No. 6910.

4TH AV, w s, 75 n 22d st, extension to 3-sty store and dwelling; cost, $2,000; owner, John Romanella, 702 4th av; architect, W. J. Conway, 400 Union st. Plan No. 6854.

Queens.

ARVERNE.—Vernam av, s e cor Ocean av, erect new dormer window on dwelling; cost, $300; owner, R. H. Straus, 1180 Broadway, N. Y. C. Plan No. 2407.

FAR ROCKAWAY.—Edgewater la, n e cor Jamaica Bay, erect piazza on dwelling; cost, $50; owner, John Strotffler, premises. Plan No. 2400.

GLENDALE.—Wilton av, w s, 40 s Glasser st, interior alterations to dwelling; cost, $1,000; owner, Aug. J. Franz, 380 Sandol st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2402.

GLENDALE.—Deltz pl, e s, 100 s Myrtle av, erect new foundation to dwelling; cost, $300; owner, Conday Bly, on premises. Plan No. 2393.

JAMAICA.—Rockaway rd and Beaver st, general interior alterations to hotel to provide for two stores; cost, $2,700; owners, Brenner & Jacksonowitz, 120 Metropolitan av, Brooklyn; architect, I. M. Kirby, Jamaica. Plan No. 2404.

JAMAICA.—Jamaica Hempstead Plank rd, nr Queens boulevard, erect frame signboard 75x10; cost, $150; owners, Jamaica Adv. Co., Jamaica. Plan No. 2398.

L. I. CITY.—Jamaica av, s s, 25 e Hopkins av, cut new windows in dwelling; cost, $36; owner, J. Witknp, 112 Jamaica av, L. I. City. Plan No. 2411.

L. I. CITY.—4th st, n s, 300 e East av, install new plumbing in tenement; cost, $100; owners, Estate of Anna Moore, 342 East 58th st, N. Y. C. Plan No. 2403.

L. I. CITY.—Chestnut st, e s, 285 s Flushing av, install gas piping in dwelling; cost, $20; owner, Frank Palanto, 678 2d av, L. I. City. Plan No. 2396.

MIDDLE VILLAGT.—Furman av, w s, 280 s Juniper Swamp rd, install new plumbing in dwelling; cost, $50; owner, Meyer Kraut, premises. Plan No. 2399.

NEWTOWN.—Myrtle av, 1868, erect new electric sign on store; cost, $250; owner, Peter Bounkel, premises. Plan No. 2388.

RICHMOND HILL.—Jamaica av, n s, 154 e Greenwood av, install new plumbing in dwelling; cost, $75; owner, John Uhland, premises. Plan No. 2401.

RICHMOND HILL.—Jamaica av, n s, 110 w Chestnut st, install new plumbing in two dwellings; cost, $200; owner, J. W. Magee, Greenwood av, Richmond Hill. Plan Nos. 2408-9.

ROCKAWAY BEACH.—Walcott av, e s, 275 n Boulevard, 1-sty frame extension, 18x12, rear 2-sty frame dwelling, tin roof; cost, $250; owner, A. Rivera, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 2410.

WOODSIDE.—Greenpoint av, n s, 300 w 5th st, install new plumbing in dwelling; cost, $700; 2-sty frame extension to rear 2-sty frame dwelling, tin roof; owner, John Drape, 22 Greenpoint av, Woodside. Plan No. 2397.

WOODSIDE.—Jackson av, s s, 100 e 7th st, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, $200; owner, Phillip Kessler, on premises. Plan No. 2394.

RICHMOND HILL.—Jamaica av, n e cor Atlantic av, install new plumbing in dwelling; cost, $50; owner, E. Dunham, Chestnut st, Richmond Hill. Plan No. 2390.

RICHMOND HILL.—Jamaica av, n s, 25 w Chestnut st, install new plumbing in dwelling; cost, $50; owner, H. Henkle, on premises. Plan No. 2391.

RICHMOND HILL.—Jamaica av, n s, 50 e Bedford av; install new plumbing in dwelling; cost, $50; owner, Carl Theedle, on premises. Plan No. 2392.

RICHMOND HILL.—Briggs av, e s, 135 n Sutter av, install new plumbing in dwelling; cost, $25; owner, Walter Bleschmidt, on premises. Plan No. 2395.

Richmond.

EDDY ST and Richmond Turnpike, n e cor Tompkinsville, masonry to stone retaining wall; cost, $400; owner and builder; Frederick Rhode, Tompkinsville. Plan No. 505.

JAY ST, w s, 170 n DeKalb av, New Brighton, masonry and new extension to frame offices; cost, $1,000; owner and builder, J. C. Crabtree, New Brighton; architect, Jas. Whitford, New Brighton. Plan No. 502.

MAIN ST, e s, 120 n Arents av, Tottenville, masonry and new partitions to frame store and dwelling; cost, $800; owner, Thos. W. Hawkins, Tottenville; architect, P. S. Jensen, Tottenville; builders, Depuy & Jenson, Tottenville. Plan No. 499.

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BURGHER AV, e s, 75 s Henderson av, West New Brighton, new partition to frame dwelling; cost, $100; owner, Antoinette Bourcle, West New Brighton; builder, Philip Carlon, West New Brighton. Plan No. 501.

FRESH KILLS RD, n s, 700 e Gifford lane, Great Kills, 1-sty extension and partitions to frame dwelling; cost, $350; owner, Daniel H Hanckel, Great Kills; builder, Hugh C. Murphy, New Dorp. Plan No. 506.

LA FARGE AV, s s, 300 w Richmond av, 28 Port Richmond, masonry to frame dwelling; cost, $150; owner and builder, Henry Sunderf, Port Richmond; architect, John Davies, Tompkinsville. Plan No. 503.

NEW YORK AV, 1138, Rosebank; masonry and partitions to frame store; cost, $200; owner, J. F. & G. F. Ritchie, Rosebank; architect and builder, Donkersloat & Williams, Rosebank. Plan No. 507.

SEASIDE BOULEVARD, s s, South Beach; partitions to frame bathhouses; cost, $500; owner, P. Dillenberger, South Beach; architect and builder, J. W. Nastusi & Son, South Beach. Plan No. 500.

SERPENTINE RD, w s, Tompkinsville, new extension masonry partitions to frame dwelling; cost, $1,200; owner, Ward Estate, Tompkinsville; builder, H. W. Putnam. New Dorp. Plan No. 504.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Dec. 27. The location is given, but not the owner's address:

NEWARK.—Schweitzer Bros., n w cor South Orange av and South 12th st, 3-sty brick, $12,000; John Ellerman, 451-3 South 6Sth st, two 3-sty frame, $18,000; Berry Realty Corp., 10-12-14-16-18-20-22-24-26 and 28 Fountain pl, ten 3-sty frame, $50,000; Berry Realty Corp., 10-12-14-16-18-20-22-24-26-28-30-32-34-36 and 38 Kensington pl, thirteen 3-sty frame, $75,000; Berry Realty Corp., 11-13-15-17-19-21-23-25-27 and 29 Fountain pl, ten 3-sty frame, $50,000; Berry Realty Corp., 321-323-325-327-329-331 and 333 South 12th st, seven 3-sty frame, $35,000; Berry Realty Co., 9-11-13-15-17-19-21-23-25-27-29-35-37 and 39 Kensington pl, fourteen 3-sty frame, $70,000; Berry Realty Co., 33 Kensington pl, 3-sty frame, $9,000; Berry Realty Co., 40 Kensington pl, 3-sty frame, $9,000; Berry Realty Co., 319 South 12th st, 3-sty frame, $9,000; Berry Realty Co., 341 South 12th st, 3-sty frame, $9,000; Berry Realty Co., 335 South 12th st, 3-sty frame, $9,000; Samuel Philip, 507 16th av, 3-sty frame, $6,000; Union Building Co., n e cor South 10th st and Rose Terrace, 3-sty frame, $9,000; Abraham Steiner, 429 Springfield av, 3-sty frame alteration, $1,000; August Hiller, 611 South 20th st, 3-sty frame, $5,000; Jacob Prager, s e cor Hawthorne av and Dewey st, 3-sty frame, $9,000; Mathias Hiltgen, 85 19th av, 3-sty frame, $6,000; Emma Georgeus, n e cor 17th av and South 19th st, 3-sty frame, $7,000; Oraton Inv. Co., w s Frelinghuysen av, 19 ft. s Whittier pl, 3-sty frame, $6,000; Siebenson Bros., 742 South 12th st, 3-sty frame, $5,000; Mersfelder Cons. Co., 370-2-4 Avon av, three 3-sty frame, $15,000; Peter W. Smith, 737 South 11th st, 3-sty frame, $6,000; Anton Leinbacher, 530 South 11th st, 3-sty frame, $6,000; Metropolitan Realty Co., 418-20 13th av, two 3-sty frame, $11,000; Union Building Co., 710 and 714 South 10th st, two 3-sty frame, $11,000; Union Building Co., 16 Seymour av, 3-sty frame, $6,000; Morris Rachlin, 52-4 North 3d st, two 3-sty frame, $11,000; Union Building Co., s e cor South 10th st and Rose Terrace, 3-sty frame, $9,000; Union Building Co., 234-6-8 Avon av, three 3-sty frame, $17,000; Union Building Co., 705-7 South 10th st, two 3-sty frame, $11,000; Morris Rachlin, 229-31 South 10th st, two 3-sty frame, $11,000; Union Building Co., 724 South 10th st, 3-sty frame, $5,000; Morris Rachlin, 339 Bank st, 3-sty frame, $6,000; Maisel & Israel, 545 South 17th st, 3-sty frame, $6,000; Charles H. Waag, 570-2-4-6 South 19th st, four 3-sty frame, $22,000; Isaac Potash, 347 South 12th st, 3-sty frame, $6,000; Isaac Potash, 367 South 12th st, 3-sty frame, $6,000; Jacob & William Ring, 538-42 South 20th st, two 3-sty frame, $11,000; Isaac Potash, 580-2 South 13th st, 3-sty frame, $6,000; Clara Lauber and Rose Schmulowitz, 864 South 11th st, 3-sty frame, $6,000; Genaviva Desch, 468 South 18th st, 3-sty frame, $5,000; Julia Bilanovitz, 531 South 12th st, 3-sty frame, $6,000; Charles H. Waag, 304-6-8 16th av, three 3-sty frame, $17,000; L. C. & John Becker, 985-9 South Orange av, three 3-sty frame, $15,000; Rudolph Alexy, 786 South 17th st, 3-sty frame, $6,000; Minnie Maul, 535 South 10th st, 3-sty frame, $6,000; Frank Giacone, 630 South 19th st, 3-sty frame, $5,000; Samuel Nadel, 642-4-6-8 Springfield av, four 3-sty frame, $22,000; Union Building Co., s w cor Avon and Seymour avs, 3-sty frame, $9,000; Charles Zizzo, 469-71 South 17th st, two 3-sty frame, $11,000; Bertha R. Mendel, 534 South 11th st, 3-sty frame, $6,000; John Hayrich, n w cor Bergen st and Waverly av, 3-sty frame, $9,000; Herman Horn, 536-38-40-42 South 13th st, four 3-sty frame, $22,000; Louis Simons, 219-21-23-25 16th av, four 3-sty frame, $22,000.

JERSEY CITY.—Abram Gorlin, s w cor Jackson av and Weyman pl, 3-sty brick, $10,000; Frederick Goldberg, w s Summit av bet Hague st and Paterson av, 4-sty brick, $20,000; Philip Levy, 391 West Side av, 2-sty frame alteration, $1,000; Antonio Sogga, 108 Williams av, 3-sty frame alteration, $4,000; Louis Sherwood, 329 Communipaw av, 3-sty brick alteration, $6,000.

PASSAIC.—John Rizsak, 127 2d st, 4-sty frame alteration, $3,500.

TOWN OF UNION.—National Lumber & Mfg. Co., n s Jefferson st, 150 ft. w Park av, 3-sty brick, $9,000; Lena Scheurle, 205 Liberty st, 3-sty frame alteration, $500.

IRVINGTON.—Frederick Heinemeyer, 35 Sharon av, 3-sty frame, $5,000; William Heyeck, 527 South 21st st, 3-sty frame, $6,000.

HOBOKEN.—Charles Vezetti, 1204-6-8 Hudson st, three 5-sty brick, $60,000.

ATLANTIC CITY.—Gertrude Koetsier, w s Massachusetts av, near Oriental av, 3-sty brick, $9,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Alfred Peter, 238 Washington st, is preparing plans for a 3-sty frame and stucco flat, 28x83 ft., to be erected at the southeast corner of Avon and Badger avs, for Samuel Shor, 99 Avon av, owner. Cost, about $10,000.

NEWARK, N. J.—Edward V. Warren, 22 Clinton st, has been commissioned to prepare plans for a 4-sty apartment house to be erected at the northeast corner of Washington and Delevan avs, for the J. H. Mayzel Co., 294 Littleton av, owner. Cost, about $65,000.

CHURCHES.

PERTH AMBOY, N. J.—Dayton & Smith, 102 Market st, have been commissioned to prepare plans for a 1-sty addition, 40x60 ft, to the church in Cortlandt st, for the Church of Our Lady of Hungary, R. C., Rev. Francis Cross, 697 Cortlandt st, pastor. Cost, about $20,000.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Maynicke & Franke, 25 East 26th st, N. Y. C., are preparing plans for a 2-sty, 65x100 ft. and a 4-sty, 80x240 ft. brick and concrete factory to be erected at Park av, 16th st, Willow av and 15th st for the Elevator Supply & Repair Co., 561 West Monroe st, Chicago, Ill., and 105 West 40th st, N. Y. C., E. Y. Wylde, president. E. P. Decker, 561 West Monroe st, Chicago, Ill., is general contractor. Cost, about $250,000.

THEATRES.

JERSEY CITY, N. J.—Louis A. Sheinart, 194 Bowery, N. Y. C., is preparing plans for a 1-sty brick moving picture theatre, 50x100 ft., to be erected at 5 Corners, for R. L. Bulman, 512 East 118th st, N. Y. C., owner.

Other Cities.

SCHOOLS AND COLLEGES.

ONEONTA, N. Y.—The Board of Education of Oneonta, John R. Skinner, president, contemplates the erection of a brick ward school in the 5th ward, for which no architect has been selected. Cost, about $20,000.

160,000 Horse Power

is the capacity of our new generating station at 201st Street and the Harlem River. This is to insure the growth of New York in its outlying districts. Such equipment

Means Expansion

We are now prepared to supply an equivalent of 2,400,000 additional lamps. The Central Station helps to make the city. We are prepared to do our share. We are ready to supply your every need for electric service throughout the Borough of Manhattan.

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138 HAMILTON PLACE
Phone: 4000 Audubon

RECENT INCORPORATIONS.

AMERICAN ASPHALT PAINT CO. has been chartered with $10,000 capital stock to manufacture and sell paints, etc., and to acquire real estate with offices in Manhattan. The directors are Martin Hermann, Grover M. Hermann, both of Calicoon, N. Y., and Chas. Phelan, of Chicago, Ill. G. M. Hermann, 911 Marbridge Building, N. Y. C., is the attorney.

SINCLAIR-EIFERT-BLACKFORD INC. has been chartered with a $10,000 capitalization to do a real estate business and to deal in all metals with offices in Manhatan. The incorporators are Thomas G. Sinclair and Robert A. Eifert, both of 157 East 128th st, N. Y. C., and Lester A. Blackford, 131 Ogden av, Jersey City. Henry M. Carpenter, 165 Broadway, N. Y. C., is the attorney.

C. H. & R. C. PECKWORTH have filed incorporation papers with $10,000 capital stock to do a contracting business with offices in Manhattan. Chas. H. Peckworth and Ralph C. Peckworth, both of 529 Hudson st, and Edward Winters, 28 King st, are the directors. C. H. Peckworth, 529 Hudson st, N. Y. C., is the attorney.

AUTOMATIC DRILL CHUCK CORP. has been incorporated with $100,000 with offices in Manhattan to manufacture iron, copper, steel, etc., with William E. Bird, Jr., and Arthur H. Conran, both of 99 John st, and Fred H. Meikeman, Pier 14, East River, as directors. The attorney is Avery F. Cushman, 27 Cedar st, N. Y. C.

BARKER-BONNER has been incorporated with $50,000 capital stock to do a construction and contracting business with offices in Manhattan. The directors are Harold C. Barker, 246 West End av, N. Y. C., David Bonner, Jr., Stamford, Conn., and C. J. S. De Vere, West st, N. Y. C. William H. Blymyer, 49 Wall st, is the company's attorney.

AMERICAN MAGNESIA CEMENT CO., contractors, is a $10,000 corporation, chartered with offices in in Manhattan. The directors are Elihu N. Kleinbaum, 419 West 119th st, H. Cohen, 323 Grand st, and Matilda Landsman, 26 Lenox av. Bettner, Simon & Asher, 277 Broadway, are the attorneys.

SCARSDALE HOMES CORP. is a $175,000 corporation chartered to do a realty and construction business with offices in Manhattan. The directors are Albert C. Davis, Scarsdale, N. Y., Chas. Mc. I. Tunstall, Dickson Building, Norfolk, Va., and Stephen L. Angell, 507 5th av, N. Y. C. Shaw & Landon, 49 Broadway, are the attorneys.

THE STARLING CONSTRUCTION CO., realty, engineering, contracting and construction, has filed papers with $10,000 capital stock. The incorporators are Jos. F. Curtin, H. O. Coughlan and Clarence E. Eaton, all of 36 Nassau st. The offices of the company are in Manhattan. The attorney is the U. S. Cor. Co., 34 Nassau st.

SOUTH BROOKLYN TERMINAL CO. is a $100,000 corporation chartered to do a realty, construction, quarrying, deal in timber, machinery, etc., with offices in Brooklyn. The directors are Jacob Brenner, 252 Carroll st, William Kelly, 407 Hamilton av, Louis Beer, 134 Bainbridge st, and Irving Mead, 350 Fulton st, all of Brooklyn. Jacob Brenner, 26 Court st, Brooklyn, is the attorney.

NAMBIL REALTY CO. has been chartered with $10,000 capital stock with offices in Manhattan to do a realty and general contracting business. The papers were filed by Samuel Silvergold, 8 Morris st, Julius Bachrach, 149 Broadway, and Samuel Rubinton, 141 Broadway, as directors. Isaac Cohen, 141 Broadway, is the attorney.

T. & S. REALTY CO. has been chartered with offices in Manhattan to do a realty and construction business with a $10,000 capitalization. The directors are Harry M. Goldberg, 509 West 110th st, Samuel W. Altman, 473 West 158th st, and Henry E. Behrman, Water st. Harry M. Goldberg, 309 Broadway, is the attorney.

GEO. POOL & SON is a $25,000 corporation chartered to manufacture and deal in paints, oils, varnishes, etc., and to do a realty, contracting and construction business with offices in Brooklyn. The incorporators are George W. Pool, 249 78th st, Brooklyn, Frederick E. Pool, 7905 Ridge boulevard, and M. V. Ward, 52 Hill st. Jas. E. Bennet, 150 Nassau st, is the attorney.

NO. 323 WEST 74TH ST. CO. has been chartered with a $10,000 capitalization to do a realty and construction business with offices in Manhattan. The directors are Jos. M. Sullivan, F. R. Kennedy and F. D. Stoha, all of 37 Wall st. The Corporation Trust Co., 37 Wall st, is the company's attorney.

A. H. JETER & CO. have filed papers with $10,000 capital stock to do a contracting, engineering, construction and manufacturing business with offices in Long Island City. The directors are Allen H. Jeter, 1163 Clay av, and Chas. A. Taylor, 4348 Park av, both of The Bronx, and Louis Partzschefeld, 2409 8th av N. Y. C., The attorney is Samuel Silgiger, 375 Fulton st, Brooklyn.

CHANDLER & CO., with offices at White Plains, has filed papers at Albany and has begun business with $1,250,000 capital stock as stock and bond brokers, realty, contracting and construction. The directors are A. J. Leonard, 974 Sterling pl, Brooklyn, Ralph P. Smell, Bayview av, Bayside, N. Y., and Sidney V. Morris, 471 West 22d st, N. Y. C. George H. Graham, 42 Broadway, is the attorney for the company.

WILLIAM BAKER has filed papers with $20,000 capital stock to do a general contracting, electric light, heat and power plant business with offices in Manhattan. William Baker, 101 South st, Jersey City, N. J., Arthur Faust 1025 Lincoln pl, Brooklyn, and Frederick L. Hartigan, Short Hills, N. J., are the directors. Kafer & Wilds, 2 Rector st, are the attorneys for the company.

ARTHUR R. PIERSON & CO. is a $50,000 corporation chartered with offices in Manhattan to deal in cement, lime, etc. The papers were filed by Arthur N. Pierson and Lawrence A. Clark, both of Westfield, N. J., and Katherine V. Carroll, 431 East 153d street, N. Y. C., as directors. The attorney is Alfred R. Bunnell, 55 John street, N. Y. C.

WERECO REALTY CO., realty and construction, with $20,000 capital stock, has been chartered to do business with offices in Manhattan. The incorporators are Albert G. H. Perry, 413 New York avenue, Jersey City, N. J.; Homer I. Skehan, 811 East 19th st, Brooklyn, and Henry C. Maguire, 2315 East 13th st. A. M. Simon, 21 Park row, is the company's attorney.

HANNAH REALTY CO. has filed incorporation papers with a $100,000 capitalization with offices in Manhattan to do a realty and construction business. The directors are Henry I. Durlach, Milton I. Durlach and Edith Durlach, all of Hotel Majestic, 72d st, N. Y. C., and Minnie D. Nussbaum, 25 So. Main av, Albany, N. Y. Hyer Nussbaum, 51 Chambers st, N. Y. C., is the attorney.

PFALTZ & SAUER REALTY CO., has been chartered with $20,000 capital stock to do a realty and construction business with offices in Manhattan. Henry Pfaltz, 950 South 15th st, Newark, N. J.; Frank M. Sauer, West End av, Rockaway Park, N. Y., and Tom Exon Price, 91 Graham st, Jersey City, N. J., are the directors. L. W. Thompson, 100 William st, is the attorney.

MOUNT ISRAEL CEMETERY is the name of a $30,000 corporation with offices in Manhattan chartered to do a realty and construction business. The directors are Morris Berger, 486 East 141st st; Adolph Warshow, 1536 Minfort pl, and Bernard Fliashnick, 203 East 174th st. F. A. Bunn, 10 Wall st, is the attorney.

SUPERIOR CONTRACTING CO. has filed papers with a $10,000 capitalization to do a general contracting, construction and realty business, with offices in Manhattan. The directors are Jos. Sagovitz and Samuel Shapiro, bith of 148 West 142d st, and Harry Danzig, 1350 Stebbins av. A. Stephen Aaronstamm, 63 Park Row, is the company's attorney.

DUKESHIRE IRON WORKS is a $10,000 corporation chartered to do a general repairing, general contracting, general machine, iron and steel work, with offices in Brooklyn. The directors are Clara T. and Wm. F. Dukeshire, both of 421 10th st, Brooklyn, and Wm. S. Dukeshire, 474 East 7th st, Brooklyn. Peterson & Peterson, 27 Cedar st, are the attorneys.

KRAAL TERRACE REALTY CO. has filed papers with $12,500 capital stock with offices in the Bronx to do a realty and building business. The incorporators are Henry Greenfield, 1659 Washington av, Samuel Mirchin, 1655 Washington av and Samuel McKihel, 1879 Crotona av. The company's attorney is Philip Rusgo, 99 Nassau st.

NOTABLE AUCTIONS OF THE YEAR.

Taken in the aggregate, 1913 was a better real estate year than several of its predecessors, says Joseph P. Day. It was reported from all sides that the market was quiet, but in some manner the volume of business kept up very nicely, and some real estate sales were made that were large enough to go down in history, as having never before been equalled. Now these sucesses would have been impossible if the general public did not realize that real estate, after all, constitutes the best and safest investment known to man—something that is immovable and imperishable—that increases in value with the increase in population, and that forms a great portion of the tangible wealth of the community.

In some of the advertising of lot sales in the past year some figures were given that are interesting enough to repeat here. True, this relates to Bronx real estate, but the same thing is true in almost every direction of the compass in relative degrees.

The growth of population and the growth of real estate values was emphasized by the following figures given of the Bronx:

	Population	Assessed Valuation
1890	75,000	$44,000,000
1904	300,000	237,775,992
1913	600,000	616,521,378

"In the early part of 1913 one of the largest sales of tenement property was started by the marketing of the Cuoningham Estate. This comprised 17 parcels, and brought a total of $632,850 from a crowd that packed the Vesey street salesroom to the limit of its capacity.

"For a time, the market ran in the usual quiet channels, with the continuous selling of small properties, and the offerings of various estates. This continued until the first news of the Morris Park sale broke out in the news columns.

"This is one of those historic events that is not likely to be soon forgotten, mainly because of the number of new records it made. Three thousand and seventy-one lots was the Morris Park total—$3,779,900 worth of unimproved realty—an attendance throughout the sale of 47,500—1,737 individual buyers—12 days of continual selling—16,352 bids received.

"The average price per lot was $1,231, and this was accomplished in spite of all predictions that the condition of the market at the time would never stand any such amount of forcing, as this sale apparently involved.

"Among the small sales that followed this giant, the sale of 240 Little Farms at Rosedale, L. I., was notable for several reasons. This was the first auction sale of Little Farms ever held. It was the second night auction sale. And although only a portion of the property could be sold in a few hours between 7.30 and midnight, all of the desirable "Little Farms" left were sold at private sale within the few weeks that followed, to the overflow of buyers that were left after the conclusion of the auction sale.

"There was a comparatively small sale of holdings of the Schermerhorn and Astor estates comprised of properties they own jointly in Manhattan and Bronx boroughs. Judged by size alone, it would not attract much, if any, attention in a yearly review. It is worth mention, however, because of the fact that both of these estates seldom come into the auction selling market.

"Estates were prominently represented in sales all through the year. An attractive and important offering was that of the Moss estate tract, which made the next largest ripple on the surface of real estate activities during the year. This was the first large public offering of property in the Jerome avenue section of the West Bronx for a number of years. 340 lots were sold in the Vesey street salesroom, and one of the largest crowds that have ever been packed in the room attended the sale. $568,575 was realized for the entire offering, or an average of $1,648 per lot.

"If these successes were possible in the dullness of 1913, there is every reason to believe that 1914 will be a more successful, even if a less spectacular, year. The promise of the public and commercial world is a promise of better times, and this will undoubtedly have its effect on every phase of the real estate market."

LONG ISLAND ROADS.

How They Have Aided Real Estate Developments—Queens Building Operations.

Nowhere else in the vicinity of Manhattan has the construction of good roads and the improvement in transit facilities been more activ during the past year than in Long Island, sai Frank Crowell, Manager of the Rickert-Finlay Realty Company, yesterday. That this has been appreciated by the investing public has been shown by the exceptional activity of the various real estate developers of Long Island property.

Many of Long Island's advantages for suburban homes were discovered and appreciated by the more wealthy residents of New York City many years ago. They began to build homes on the island and soon had established the fine estates which are today counted among the show places of this country.

In the early days when boats and carriages were the nearest approach to rapid transit, Manhattanites had their homes along the easterly bank of the East River, in the vicinity of Long Island City. Soon, however, improvements and rapid transit facilities turned Long Island suburbanites in other directions, and as a result, the most available and in addition the most attractive stretches of open country, right at the door of Manhattan, were left until the last few years in their original state of farms, open country and woodlands.

Today, however, everything is changing and Long Island offers, especially Queens Borough, a greater variety of sites for houses, and homes already built, near the traffic centers, and with more real value for the money, than any other suburban section surrounding Manhattan. The growth has been wonderful, and by leaps and bounds the district in the past few years has become a very wealthy section desired by every one seeking an ideal environment for a home.

In October last John W. Moore, Superintendent of the Bureau of Buildings in Queens, issued a statement showing that within the last five years and nine months the estimated cost of new building operations had reached a total of $110,394,106.

During the period covered by the report of Commissioner Moore, 26,922 buildings have been erected in the borough. Single detached dwellings represent the largest number of units and include all classes of dwellings.

The totals for the period including alterations, follow:

Year.	Estimated Cost.
1908	$14,636,326
1909	20,188,855
1910	16,040,181
1911	23,084,708
1912	20,838,465
1913 (nine months)	15,605,571
Total	$110,394,106

This remarkable growth of Long Island, especially Queens, has been due entirely to the improved transit facilities, and by this I do not mean the electrification of the Long Island Railroad particularly, but the general construction of good roads, which has already made Long Island the paradise of automobilists. It is a common sight in the Spring and Summer to see many of the wealthiest business men motoring from their residences at Kensington, Great Neck, to their places of business in Manhattan.

Tenants and Landlords.

In the original draft of the Income Tax bill as it passed the House tenants were required to make deduction from rent paid, on behalf of landlords, who in most cases would naturally be the more responsible parties. This was amended in conference to provide that no deduction shall be made except where the rent paid was in excess of $3,000 a year, and is paid to individual landlords. In no case is any deduction to be made where the rent is paid to a corporation. By the Treasury regulations trustees have been placed on the same footing as corporations in this respect, so that no deduction need now be made from rent paid to a trustee. In a similar manner trustees have been placed on a footing with corporations in the receipt, also, of interest on bond coupons, and therefore no deduction need be made at the source in respect to any payments made to trustees. In many cases, however, the use of such permission would work to the disadvantage of the beneficial owner of a bond, for the reason that where the so-called "tax-free" covenants exist in the bonds, the corporation would be relieved from its obligation to assume the tax and the burden would fall on the wards of the trustee, unless the proper one of three possible forms provided be used.

Classified List of Advertisers

Alterations (Building)
Concordia Contracting Co., 44 Court st, Brooklyn.
The Gibbons Remodeling & Construction Co., 318 Columbia st, Brooklyn.

Auctioneers
Day, J. P., 31 Nassau st.

Boilers
H. B. Smith Co., 39 East Houston at.

Brick
Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Hay Walker Brick Co., 1133 Broadway.
Kreischer Brick Mfg. Co., 119 E. 23d at.
Pfotenhauer-Neabit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons)
Builders Brick and Supply Co., Inc., 172d at & West Farms rd.
Candee, Smith & Howland Co., foot E. 26th.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports
Dodge Co., F. W., 119 West 40th st.

Cabinet Work
Davin, D. W., 74 Irving pl.
The Nelson Co., 238-260 44th st., Bklyn.

Carpenters
Davin, D. W., 74 Irving pl.
Libman Contracting Co., 107 W 46th St.

Cement
Alsen's Am. Por. Cement Wks., 45 Bway.
Consolidated Rosendale Cement Co., 50 Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Lehigh Portland Cement Co., 261 Broadway.
Theile, E., 99 John at.
Vulcanite Port. Cement Co., 5th Ave. Bldg.

Cement Work
Harrison & Meyer, 1182 Broadway.
Taylor, Ronald, 520 East 20th at.

Concrete Construction (Reinforced)
Turner Construction Co., 11 Broadway.

Contractors' Bonds
Ritch-Hughes Co., 1123 Broadway.

Contractors (General)
Cauldwell-Wingate Co., 381 4th ave.
Fuller Co., G. A., 111 Broadway.
Libman Contracting Co., 107 West 46th st
Speedwell Construction Co., 505 5th Ave.
Steen Co., Thos, J., 30 Church st.
Whitney Co., The, 1 Liberty st.

Consulting Engineers
Knox, Charles E., 101 Park ave.
Real Estate Owners Engineering Co., Inc., 30 E. 42d at.

Cornice and Skylights
Hayes, Geo., 71 8th ave.

Directories for Office Buildings
The Tablet & Ticket Co., 381 Broadway.

Door and Sashes
Welaberg-Baer Co., Astoria, L. I. City.

Electrical Contractors
Bruasel, D. G., 39 W. 38th st.

Electrical Service
Edison Electric Illuminating Co. of Brooklyn, 360 Pearl st., Brooklyn.
N. Y. Edison Co., 55 Duane st.
The United Electric Light & Power Co., 1170 Broadway.

Elevators (Passenger and Freight)
Burwak Elevator Co., 216 Fulton st.
Otis Elevator Co., 26th st. and 11th ave.

Fireproofing
Maurer & Son, H., 420 East 23d st.
Oliver, Albert, 101 Park ave.
Rapp Construction Co., 30 East 42d st.

Flooring
Dreadnought Flooring Co., 30 East 42d st.

Glass
Werbelovsky, J. H., 86 Meserole st., Bklyn.

House Mover and Shorer
Vorndran's Sons, C., 412 E. 147th st.

Insurance
Ritch-Hughes Co., 1123 Broadway.

Interior Woodwork
Empire City-Gerard Co., 40 E. 22d. st.

Iron Grille Work
Bataille & Co., A., 587 Hudson at.

Iron Work (Arch. and Struc.)
Grand Central Iron Works, 212 E. 52d st.
Hecla-Winslow Co., Inc., 103 Park ave.
Perlman Iron Works, 1735 West Farms rd.
Schwenn, Wm., 822 Lexington ave., Bklyn.
Strebel & Sons, Chas. 1732 Myrtle ave., Brooklyn.
Wells Arch. Iron Co., River ave. & E. 151st.

Lath, Metal
Berger Mfg. Co., 11th av & 22d st.

Lime
Farnam Cheshire Lime Co., 39 Cortlandt st.
Palmer Lime & Cement Co., 103 Park av.

Lumber
Finch & Co., Chas. H., Coney Island ave. & Ave. H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. & East River, Bklyn.

Marble
Klaber & Son, A., 211 Vernon ave., L. I. City

Masons
Libman Contracting Co., 107 W. 46th St.

Metal Bars for Store Fronts
Werbelovsky, J. H., 86 Meserole at., Bklyn.

Metal Ceilings
Berger Mfg. Co., 11th ave. & 22d st.
Garry Iron & Steel Co., 521-523 W. 23d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.

Metal and Metal Covered Work
Knoburn Co., 359-365 14th st, Hoboken, N. J.
Leonard Sheet Metal Works, 1123 Broadway.
Manhattan Fireproof Door Co., Winfield, L.I.
Westergren, Inc., M. F., 213 East 144th at.

Mortgages
Buchanan, H. W., 49 Wall st.
Eagle Savings & Loan Co., 186 Remsen at., Brooklyn.
Lawyers' Mortgage Co., 59 Liberty at.
McMahon, J. T., 188 Montague at., Bklyn.
McVicker, Gaillard Realty Co., 42 Bway.

Office Building Directories
The Tablet & Ticket Co., 381 Broadway.

Paint
Lucas & Co., John, 521 Washington st.
Toch Bros., 320 5th ave.

Painting
Oliver, W. H., 57 Fifth ave.

Plaster
King & Co., J. B., 17 State at.

Plumbing Tests
Schnaier & Co., Milton, 345 Columbus av.

Pumps (Electric)
George & Co., E., 194 Front st.

Radiators
H. B. Smith Co., 39 East Houston st.

Real Estate (Manhattan and The Bronx)
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor 115th st.
Appell, J., 271 W. 23d st.
Armstrong, J., 1984 3d ave.
Bailey, F. S., 162 E 23d at.
Bechmann, A. G., 1053 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Brown Co., J. R., 299 Madison ave.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand at.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty at.
Cokeley, W. A., 1325 Fort Schuyler rd.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty at.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th at. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltearsa & Hull, 135 Broadway.
Dike, O. D. & H. V., 220 West 42d at.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. E., 45 William et.
Eckerson, J. C. R., 35 W. 30th st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau at.
Fischer, J. A., 690 6th ave.
Fox & Co., F., 14 W. 40th at.
Frost, Palmer & Co., 1133 Broadway.
Gillies, George M., 128 Broadway.
Golding, J. N., 9 Pine at.
Goodwin & Goodwin, Lenox ave. & 123d st.
Kennelly, B. L., 156 Broadway.
Kirwan & Sons, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Lesycraft & Co., J. E., 30 E. 42d at.
Lummis, B. R., 25 W. 33d st.
McLaughlin, T. F., 1238 3d ave.
McNally, G. V., 47 W. 34th st.
Manning, E. A., 489 5th ave.
Morgenthau, Jr., Co., M., 95 Liberty st.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 659 5th av.
O'Hara Bros., Webster ave. & 200th st
O'Reilly, Thos. J., Broadway & 109th st.
Palmer Realty & Financial Agency, The, 220 W. 42d st.
Payton, Jr., P. A., 67 W. 134th st.
Peaae & Elliman, 340 Madison ave.
Polizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th at.
Price, George, 138th st. and 3d ave.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th at.
Schrag, L., 142 W. 23d st.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Spear & Co., 713 Broadway.
Steinmetz, J. A., 1009 E. 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Weill Co., H. M., 264 West 34th at.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar at.
Whiting & Co., W. H., 41 Park Row.
Zittel & Sons, F., Broadway & 79th et.

(Brooklyn)
Bergen & Son, J. D. H., 63 Lafayette ave.
Brumley, James L., 189 Montague st.
Bulkley & Horton Co., Myrtle & Clinton av.
Cederstrom, Sig., 201 Montague at.
Chauncey Real Estate Co., 187 Montague st
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Davenport Real Estate Co., Fulton st., cor So Oxford.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Lewis, Harry M., 189 Montague at.
Morrisey, Wm. G., 189 Montague at.
Porter, David, 189 Montague st.
Pullman, John, 741 Union st.
Pyle Co., H. C., 201 Montague at.
Rae Co., Wm. P., 180 Montague at.
Realty Associates, 176 Remsen st.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague at.
Tyler, Frank H., 1183 Fulton st.
Vaughan, Leonard N., 909 Fulton st.
Welsch, S., 207 Montague st.

(Mount Vernon)
Anderson Realty Co., 22 East First St., Mt Vernon, N. Y.

(Queens)
Queensboro Corporation, The, Bridge Plaza, Long Island City.
Windsor Land & Impt. Co., Times Bldg., Bway. & 42d st.

Real Estate Operators
Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Cohen Elias A., 198 Broadway.
Lewins, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William at.

Reports (Building)
Dodge Co., F. W., 119 West 40th st.

Skylights
Superior Cornice & Skylight Works, 214 E. 127th st.

Slate
Johnson, E. J., 38 Park Row.

Stone Renovating
Fordham Stone Renovating Co., 413 E. 34th st.

Store Fixtures
The Nelson Co., 238-260 44th st., Bklyn.

Terra Cotta
New Jersey Terra Cotta Co., 149 Broadway.

Tests, Plumbing
Schnaier & Co., Milton, 345 Columbus av.

Title Insurance
Lawyers' Title Ins. & Trust Co., 160 Bway.
New York Title Insurance Co., 135 Broadway.
Title Guarantee & Trust Co., 176 Broadway.
United States Title Guaranty Co., 32 Court at., Brooklyn.

Vault Lights
Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monitor st. Brooklyn.

Wire-Work
Estey Wire Works Co., 59 Fulton st.

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 10, 1914

A MODERN RAILWAY TERMINAL HOTEL

The Biltmore Is a Marvel of Electrical and Other Mechanical Innovations—Sanitary Kitchens and a Lavish Abundance of Conveniences.



VANDERBILT AVENUE FRONT, SHOWING INTERESTING TREATMENT ADOPTED TO PREVENT DWARFING THE MAIN STATION.

THE Hotel Biltmore is part of the Grand Central Terminal, a circumstance which accounts for the more notable features observed in its architectural treatment, interior layout and service plant.

The Main Station of the terminal has an elevation equal to about six stories above the street. Across the narrow width of Vanderbilt avenue the Biltmore rises to a height of twenty-six stories. In order not to dwarf the monumental effect of the principal building, the Vanderbilt avenue facade of the Biltmore is recessed twenty-one feet above the sixth floor. Furthermore, above the sixth story the facade is broken by a light court seventy feet wide and 136 feet deep. The court is equal in width to an ordinary city street, and effectually divides the upper two-thirds of the Vanderbilt avenue front into twin tower-like wings.

By these interesting expedients in the matter of design, and by the absence of any imposing ornamental detail in the lower part of the facade, the commanding impression which a tall building covering a city square might easily have produced has been guarded against; and the emphasis of primary functional importance rests undisturbed with the Main Station.

The interior layout of the hotel has been greatly modified by the fact that the building stands, as it were, over the Incoming Station of the terminal. There was no room below the ground floor for such departments as are usually placed in subsurface stories. Much floor space that would ordinarily produce a direct income is therefore given over to a variety of uses other than the direct earning of rent. However, the resulting arrangement, imposed by necessity—though, following modern practice, it would no doubt have been partially adopted as a matter of choice—insures superior sanitation in the handling of food.

Interior Plan Unusual.

Thus, not only the main kitchen and the general refrigerator storage boxes, but also the special rooms where the rougher and more unsightly culinary work is done, are on the second floor, over the main dining-room and the men's cafe. The place given to the kitchen is advantageous even apart from sanitary considerations, for it means quicker service if the waiter is in a position to carry filled dishes downstairs, instead of upstairs; and in the Biltmore he is not asked to carry any load upstairs, for used dishes are taken from the dining-tables to an escalator, which deposits them on a counter in the dish-washing room on the same floor with the kitchen. Here the waste contents are raked off and pushed into a funnel running down to a refuse incinerator in the basement. Another escalator brings the cleaned dishes to the kitchen.

The limitation of subsurface space has assured direct light and ventilation for all processes connected with the preparation and serving of food. Of the many secondary kitchens, only one, which serves the grill room, is below the street level.

Finally, the service plant of the hotel is reduced to a minimum, as live steam, hot water for heating, electricity and compressed air are furnished from the service plant which supplies all the buildings within the terminal improvement zone. The only coal burned in the Biltmore is that used in kitchen ranges. The grime, odor and dust associated with the usual subsurface departments of hotels are absent; even garbage removal is eliminated.

Situation and Surroundings.

The Biltmore occupies the block bounded by Vanderbilt avenue, 43d street, Madison avenue and 44th street. The Main Station of the terminal, which was described in the Record and Guide of July 5, 1913, has an extension under Vanderbilt avenue and under the Biltmore. This extension comprises part of the subsurface space and of the ground floor of the hotel and is known as the Incoming Station. The Incoming Station is continuous with the Main Station on two underground levels. However, it separates the incoming from the outgoing traffic, and has its own independent station facilities, including waiting-room, train platforms, concourse, cab stand and ramps to the subway lines under 42d street. To prevent vibration the building columns have been kept distinct from the track floor steel work. All columns are in groups of three; the outer two take the girders of the track floor, while the middle one goes through the floor with clearance, and supports the frame of the building above.

The building stands on a plot 200 by 215 feet, and contains twenty-six floors above the street level. The facades are of granite, limestone, brick and terra cotta in a modern adaptation of the architecture of the Italian Renaissance, and the color harmonizes with that of the Main Station.

Good Effects in Terra Cotta.

Interesting use has been made of terra cotta, which is the largest constituent in the fronts of the hotel. The large panels inserted in the stonework at the fifth story are of this material, and illustrate a high class of artistic



HALL ON THE MAIN FLOOR, SHOWING THE ELEVATORS.



STAIRWAY TO MEZZANINE WRITING ROOM ON THE MAIN FLOOR.

modelling. Their color is an exact match for the limestone. Terra cotta window-sills have also been employed throughout the main shaft, and the crown is entirely of terra cotta, its commanding feature being a colonnade, which surrounds the building. Surmounting the columns is a series of terra cotta arches and spandrels, ornamented with a design of modelling in gray color, accentuated by a background of bluish gray. The cornice, in terra cotta is highly ornamented.

A notable feature is the roof garden, on the Vanderbilt avenue elevation, above the sixth floor. The balustrading, urns and caryatides of the pergola are all of terra cotta and of a very superior order of workmanship.

There are two subsurface floors in the space not occupied for railway purposes. The first contains the kitchen for the grill room, barber shops and public toilets. On the second are a Turkish bath, with a swimming pool forty feet long, said to be the largest in the country; laundries and the machine room.

Three Street Entrances.

Guests arriving by train may enter elevators from the station concourse and be carried to the lobby of the hotel. There are three street entrances, the main one being on 43d street and the others on Vanderbilt avenue. The south half of the house is given over to "commercial business." In the restaurants in this part of the main floor popular prices prevail and the menu is arranged for the business man, who may select a course luncheon if he chooses, but who, on the other hand, finds a comprehensive selection of dishes ready to be served.

The dining-rooms in the north half, which is the women's side, are operated on a more elaborate and formal scale. The north entrance on Vanderbilt avenue leads into the women's corridor, so that women may come and go without passing through the main lobby.

On the main floor are the hotel office, the palm or tea room, the men's cafe (40 by 80 feet), the main dining-room (40 by 120 feet), the grill room and two bars. There are mezzanines surrounding the men's and women's sides of this floor, on which are the men's writing room and the women's writing room, hair-dressing, reception and cloak rooms. The main dining-room and the men's cafe together occupy the Madison avenue frontage.

On the second floor are the main kitchen and a guests' library with alcove book cases. The third floor is a service floor, with a kitchen for the floor above.

The Presidential Suite.

The fourth contains a Presidential suite, composed of a private salon, a dining-room, reception rooms and bedrooms. The suite is connected with the station by a private elevator, which brings the guest directly into his own apartment. This in turn connects with a large public salon and reception rooms, which can be used on special occasions and which accommodate several hundred people comfortably. In this kind of arrangement a public man may live at the hotel, hold his receptions, and arrive and depart without being observed by the public. The rest of the fourth floor is devoted to private dining-rooms and a special suite for private entertainments.

The fifth floor, a service floor, contains servants' dormitories and other conveniences for the help. It is also the distributing center for the mechanical features, such as ventilating fans, plumbing and heating pipes.

On the sixth floor, extending over the terrace formed by the recess and over the light court in the Vanderbilt avenue front, is a roof garden with trees, flower beds and shrubbery.

The sixth to the twentieth floors, inclusive, are typical guest chamber floors.

On the eighteenth, nineteenth and twentieth floors, facing 43d street and Vanderbilt avenue, a number of apartments have been provided for long-term tenants. These apartments, which have southern and eastern exposure, have all the accessories of a private home, except kitchens, and their rooms have been laid out and decorated according to the tastes of the lessees, among whom are William H. Newman, Whitney Warren and other prominent business and professional men.

The banquet-hall and main ballroom in the south wing of the twenty-second floor is three stories high. Leading to it is a reception room two stories high. The suite has its own kitchen and bar. In summer the banquet-hall is converted into a "skyline" restaurant by the removal of the 25-foot windows on three of its sides.

In the north wing of this floor is a hospital, with nurses' rooms and suites for patients and their attendants. The elevator which serves this floor can carry a full-length cot.

Notable Rooms.

Among the show rooms of the hotel the main dining-room is, perhaps, the



THE LOBBY OF THE BANQUET HALL ON THE NINETEENTH FLOOR.



DETAIL FROM THE NINETEENTH FLOOR, SHOWING TREATMENT OF DOORS.



A CORNER OF THE MAIN DINING ROOM—THE CEILING IS WHITE AND GOLD, AND THE HANGINGS ARE OLD ROSE.

chief. Its carpet, upholstery and window draperies are in subdued red and the furniture in dark oak. The ceiling has classical figures in low relief of white against a background of gold. The walls are of marble in panel effect. The room is lighted by three large prismatic glass electroliers.

The general treatment of the grill room, the two bars, and the men's cafe is in the Elizabethan style, with panel walls and pilasters up to the ceilings and with marble and wood floors. All the wood is oak.

The women's room is treated in the Georgian style and the lobbies and palm room have marble walls with mural decorations in bronze. The main ballroom is in formal Louis XV style, with a general color scheme of blue and gold. Its broad expanse of floor space is unbroken by columns.

Mechanical Equipment.

The entire mechanical and electrical equipment of the Biltmore was designed by the Grand Central Station architects, Warren & Wetmore, and the work was executed and installed under the direct supervision of Clyde R. Place, mechanical and electrical engineer for the architects.

The building is heated and all power is supplied from the Service Plant of the Grand Central Terminal at Lexington avenue, 49th to 50th streets. No boiler of any type or description is installed in the building, electrical energy, compressed air, steam and hot water coming exclusively from the Grand Central Terminal Service Plant.

Novel Heating Arrangement.

The building is the highest in the world heated entirely by a hot water circulation system. This heating system is divided into three distinct parts. The hot water for heating is supplied to the building by three mains carrying different pressures to conform to the pipes supplied by each. The basement, sub-basement and first six stories are heated by the low pressure system. From the seventh to the seventeenth floor the building is heated by the intermediate pressure system and from the eighteenth to twenty-sixth floor the heating is by the high pressure system.

There are 25,000 radiators, with 104,000 square feet of direct radiation. Temperature coils supply 14,000 square feet of heating surface. All piping, valves and radiator coils, etc., are of extra heavy construction and tested to 250 lbs. water pressure.

The ventilating system consists of thirteen supply and exhaust fans, with a capacity of 856,200 cubic feet of air per minute with motor connected load of 593 horsepower.

Electric Lights Safeguarded.

The electrical energy enters the building by what is known as a loop system at two separate points by individual feeders. The current supplied by each feeder being sufficient at all times to supply all electric power necessary for lighting and service. This system is designed to insure a constant supply of electric energy, and should one feeder blow out or become short-circuited in any manner the load can instantly be transferred to the other feeder. The system is also reinforced by the maintenance of a storage battery of sufficient capacity to carry the entire load of light and power for a limited time, pending repairs to main feeder lines or apparatus at service plant. The storage battery floats on the feeder system.

The hotel is lighted by 15,360 tungsten lamps, ranging in size from 15 watts to 150 watts.

There are one thousand bedrooms, 950 with bath rooms attached. Each room is lighted by a semi-indirect ceiling light containing one 100-watt tungsten lamp. Two bracket or mirror lights, one portable desk light and two Somno reading lights over beds complete equipment of these rooms.

The bath room equipment consists of two wall light brackets. Each bath room is equipped with an electric curling iron heater. Softened water is used for the baths, as well as for drinking and other purposes.

The main ballroom is lighted by three crystal draped chandeliers, containing ninety-six tungsten lights in each and with three light wall brackets arranged symmetrically.

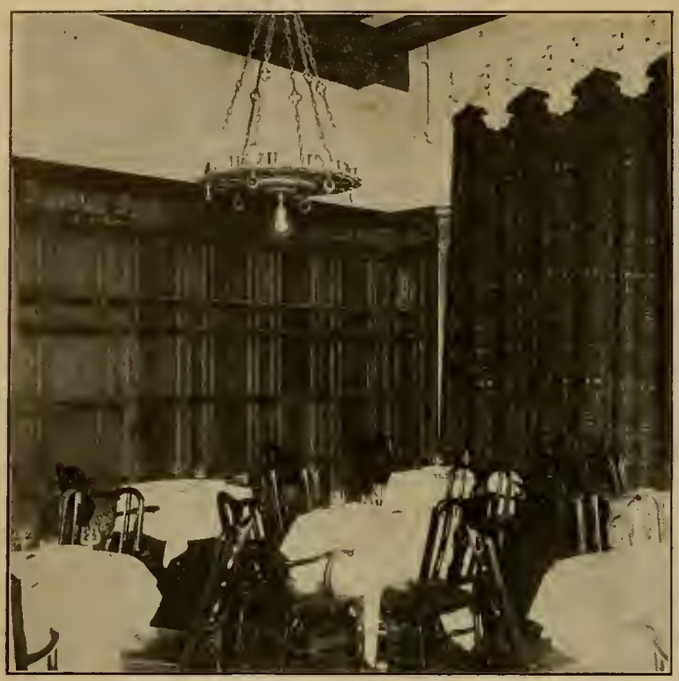
The main restaurant has for its main light three crystal draped chandeliers, with 100 tungsten lights in each and with the necessary wall brackets and receptacles for proper table lighting.

The corridors, exits and stairs, where lights are in continuous service, are hooked up to an emergency storage battery and lighting system, which is an independent system controlled from individual points and for the purpose of providing sufficient illumination to prevent panic or accidents in the event of the failure of the general lighting system.

The work of wiring the building for all branches of service required from



THE LIBRARY. A ROOM IN DULL PANELLING, WITH A PLASTER CEILING IN THE ENGLISH STYLE, AND JACOBEAN FURNITURE.



A CORNER OF ONE OF THE CAFES ON THE MAIN FLOOR, WHERE THE DECORATIVE TREATMENT SUGGESTS THE GOTHIC STLYE.



THE TREATMENT OF THE LADIES' RECEPTION ROOM IS VERY CHARACTERISTIC OF THE WORK OF WARREN & WETMORE.

500,000 to 600,000 feet of conduit and from three to four million feet of electric wire. This includes all mains, feeders, etc.

The home station for the pneumatic tube system is at the office of the hotel, and has branches extending to all principal departments, including restaurants, florist, barber shops, wine room, etc.

Fire Alarm Device.

The fire alarm system consists of four break-glass stations on each floor, with indicator stations at two points, viz.: the chief engineer's office and the manager's office. This is devised to call engineer and manager to point of alarm. The system is connected at all points to the city's fire alarm system.

The time of visit of the watchman to each floor is recorded on four stations to a floor.

Dictaphone System.

Dictaphones installed for the use of the management insure rapid communication with the various service departments of the hotel. The system is operated from two master stations and thirty-three subsidiary stations, thirty-five instruments in all being installed. This system, while comparatively new, is becoming quite popular for work of the character that is called for by hotel management. There are no mouth pieces to the instruments. A person using them can speak in an ordinary conversational tone from any point of the room to two or more parties simultaneously. The platinum contact points in the dictaphone instruments last three or four times as long as the copper points in the ordinary telephone instrument.

The Telautograph.

The telautograph system consists of sixty-five sending transmitters and 145 receiving stations, controlled from two telephone switchboards and, independently, by thirteen transmitters located in various parts of the building. The system is devised to obviate the necessity of having bell boys constantly running around corridors paging guests and for transmitting important messages simultaneously to all service departments.

Elevators.

The elevator equipment consists of the two main banks of four passenger elevators each of 1 to 1 traction type, operated by direct connected motors of 60 horsepower each. The elevators have a speed of 600 feet per minute. There is, in addition, one private passenger elevator of the traction type for the Presidential suite. The five service elevators are of special design, known as the geared traction type, operated by individual motors having a speed of 450 feet per minute. One beer lift and sixteen electrically-driven dumbwaiters complete the equipment in this line.

The dumbwaiters are operated and controlled automatically from the kitchen by push buttons, stopping only at the floor indicated, where the door opens and closes automatically. The system of control is devised particularly to prevent theft of silver. The dumbwaiters have a speed of 300 feet per minute.

Plumbing.

The plumbing system is the most up-to-date that has ever been installed, and complete in every respect. The water for all purposes is filtered and softened and pumped by automatic centrifugal electrically-driven pumps to the house tanks, two of which are located in the pent house on the top floor and two more on the fifth floor. The tank capacity is over 50,000 gallons of water.

The pumps are cross connected as are the tanks, so that the failure of any one unit can be taken care of by the by-passes and duplicate pumps installed for that purpose.

The house tanks on the roof supply all plumbing fixtures down to and including the fifth floor, and the intermediate tanks supply all fixtures below the fifth floor to the basement.

The water pressure is regulated by means of reducing valves, of which there are thousands located on the rising lines, regulating the pressure of water at all fixtures in various parts of the building.

Hot Water.

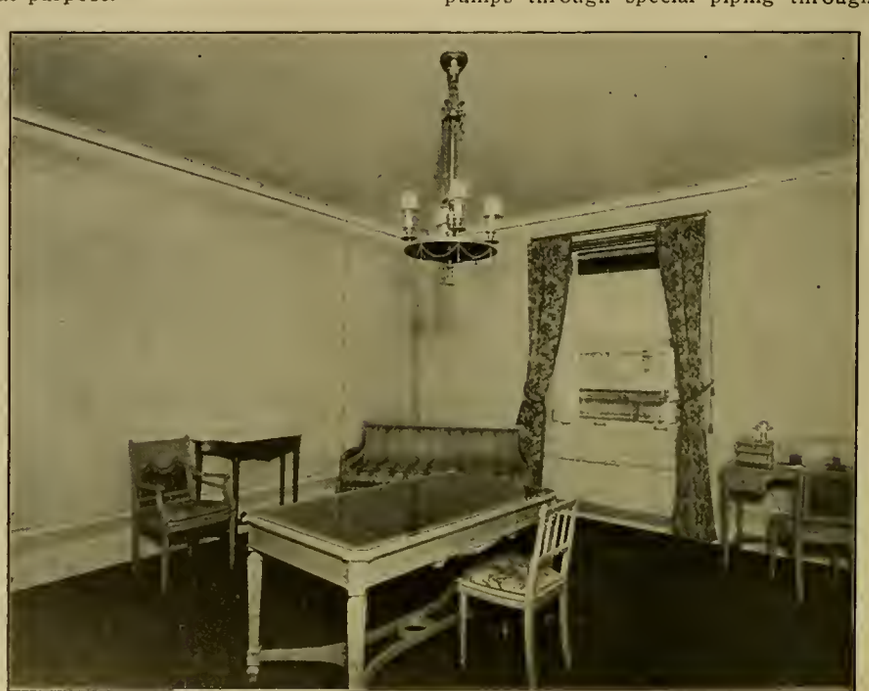
The hot water for plumbing fixtures is heated in generators located in the machine room of the Service Plant and is circulated by means of electrically-driven pumps throughout the building through lines which parallel the cold water circulation system. The hot water piping is by-passed and pumps duplicated the same as the cold water circulation system so as to insure a constant supply.

Plumbing Fixtures.

There are over 35,000 plumbing fixtures in the building.

Drinking Water System.

Drinking water is circulated throughout the building with faucets in each bath room. The water after being filtered is cooled by the refrigerating plant and circulated by means of electric pumps through special piping through-



A TYPICAL BEDROOM, WITH FURNITURE IN THE "ADAM STYLE."



DETAIL OF THE BALL-ROOM WINDOWS AS SEEN FROM THE COURT.



THE TEA-ROOM TERRACE, LEADING UP TO THE MAIN DINING-ROOM.

out the building. The pumps keep the water in constant circulation so as to maintain cooled water in all parts of the building at all times.

Refrigerating Plant.

There is a complete electrically-operated refrigerating plant installed in this building consisting of three 40-ton units. The ice is made on the roof of the building by a plant with a capacity of twelve tons per day. There are over ninety refrigerator boxes, a great many of them being as large as a room of ordinary size and all of which are cooled by brine circulation. The brine is cooled by means of shell coolers, located in the machinery room and is pumped by electrically-driven centrifugal pumps to the top of the building and from this point flows down through the hotel through the various pipes and back to the starting point. There is a separate set of refrigerating equipment for the exclusive use of ice cream making, operated in the same manner as the large plant.

Vacuum Cleaning System.

There has been installed a vacuum cleaning system of twelve-sweeper capacity, electrically operated. The standpipes for this system have outlets in various corridors and public spaces, to which the cleaning hose is attached.

Gas-piping.

The building is equipped throughout with gas facilities. The gas comes from the street, and is carried to the various kitchens and pantries where gas is required. All stairways have combination gas and electric fixtures to insure illumination should electric current fail for any reason.

Maids' Call System.

Means of communication within the building are further supplied by a remarkably complete telephone system and by a novel maids' call device. There is a telephone not only in every guest room, but at every table in the men's cafe; indeed, wherever a guest is likely to go for a few minutes in the hotel, he is almost sure to find a convenient telephone.

The maids' call system insures prompt service and perfect superintendence of the room help. Beside each door leading to a guest room is a panel with electric connection. Every maid carries a small lamp on a flexible cord and with a three-prong plug. As she is about to enter a room she inserts the plug in the panel. Two of the prongs light the lamp, which may be seen down the corridor; and the third prong causes an indicator to flash on the main telephone switchboard. The presence of the maid is consequently apparent at a glance, both to the floor superintendent and to the switchboard operator. The operator, if a call is registered, can telephone at once to the maid nearest the source of the call by ringing up the room telephone where the maid is working.

The switchboard, besides indicating the whereabouts of the maids also registers the individual button calls in every room for maids, bell boy and waiter, as well as room telephone calls.

The Fire-Protection System.

The latest devices for insuring protection against fire have of course been adopted. There are six continuous staircases leading from the main floor to the roof. Two of these are brick fire-towers built in connection with the elevator walls. The remarkably complete fire protection system includes an electric-driven Fire Underwriters' pump, street fire engine connections, stand pipes and hose throughout.

The fire pump, located in the basement, has a capacity of 1,000 gallons per minute against a head of 450 feet. A pressure is maintained on the fire lines at all times. On the high stand pipes reducing valves are placed with checks and by-passes, so as to lessen the pressure on the lower parts. The main portion of the building has four stand pipes, one going up near each stairway, with a fire hose in the stairways on each floor.

A total of four Siamese street connections are placed around the building. In the penthouse is a steel fire tank of 5,000 gallons capacity, which in case of fire is to act as a gravity water supply during the time prior to the pump's taking the load and the arrival of the fire engines. Two house tanks are also connected by stop and check valves into the fire line loop at the storage floor.

The House Crew.

The provision of quarters for the help is no small matter in a hotel of the first rank. The Biltmore, when running at full capacity, will have 200 waiters, 150 chefs and cooks, 100 bell boys, 100 chamber maids, fifty engineers and fifteen watchmen, besides managers, assistant managers, housekeepers, clerks, bookkeepers, pages, sewing girls and ladies' maids. The main switchboard of the hotel requires twenty-five operators.

The rooms for this help are so arranged that each group or class of employes has separate accommodations and its own bathrooms, libraries and dining-



BEDROOM IN A TYPICAL SUITE—MUCH OF THE BEDROOM FURNITURE IS IN THE "ADAM STYLE," AND BEAUTIFULLY MADE.

room. In order to make employes feel at home, parlors are provided, where they may assemble when off duty and meet their friends. This is a new feature calculated to instill the esprit de corps which is so essential to efficiency where the number of employes is large.

Owned by the New York Central.

The building is the property of the New York Central. It was leased from the plans for forty-two years to the Beau-Site Company, of which Gustave Baumann is president and John MacE. Bowman vice-president and treasurer. The rental during the term of the lease will aggregate the enormous total of nearly $20,000,000. The land is said to be valued at $3,000,000, the building at $5,500,000 and the furnishings at $1,500,000, making the total investment $10,000,000.

The hotel was designed by Warren & Wetmore, the architects in charge of the architectural work connected with the Grand Central Terminal. The general construction contract, held by the Geo. A. Fuller Company, was executed in a remarkably short time. The steel work was finished on August 15, 1913, and four months and a half later the hotel was opened, on New Year's.

A Combination of Experience.

In the planning, construction and equipment of the Biltmore an unusual combination of experience contributed toward the making of a notable modern hostelry. The architects had previously designed such leading hotels as the Belmont, the Vanderbilt and the Ritz-Carlton. The proprietors, particularly the veteran Mr. Baumann, had made a name for themselves in the old Holland House, and the general contractors had built the Plaza and Breslin in New York, the Copley Plaza in Boston, the Ritz in Montreal, the Chateau Laurier in Ottawa, the Fort Gary in Winnipeg, Manitoba, the Bellevue-Stratford in Philadelphia, the Blackstone and La Salle, Chicago, the Georgian Terrace, Atlanta, the Green Briar Hotel, in White Sulphur Springs, W. Va., and the New Willard in Washington.

Builders' Conferences.

From the time the George A. Fuller Company was awarded the contract, weekly meetings have been held to insure co-operation between the principals, Mr. Bowman representing the proprietors, Leonard Schultze representing the architects, and Walter H. Clough, Carl Brandt and D. L. Norris representing the Geo. A. Fuller Company.

An important share in the making of the hotel was taken by W. J. Sloane & Co., who assembled the carpets, hangings, furniture and bedding and other household goods.

The co-operation of so experienced a group of specialists has made the Biltmore a fitting member of the series of improvements which constitute the Grand Central Terminal. With that terminal, the hotel enjoys an unmatched situation, in the heart of the social and business life of the city and at the main focus of the local transportation system of Greater New York. Like the terminal, too, the hotel is a marvel of electrical innovations and improvements applied to multifarious uses, its electric motors numbering not fewer than 150, ranging in capacity from one-half to 150 horsepower. Finally, in all that pertains to service, conveniences have been provided in lavish abundance.

An Authentic List of the Contractors and Sub-Contractors Who Did the Work and the Manufacturers Whose Material Was Specified or Used on the Hotel Biltmore

Accessories, Bathroom:
Galard Co., Newark, N. J.
Air Pipes, Compressed:
Reading Iron Co., 28 Platt st.
Air Valves, Radiators:
Jenkins Bros., 80 White st.
Anchors, Stone:
Dickson & Turnbull, 421 West 54th st.
Arches, Driveway:
A. G. Pierce Co., 103 Park av.
Arches, Tile:
Comerma Co., 14 East 42d st.
Bar and Fixtures:
Sloane & Moller, Inc., 316 East 65th st.
Bathroom Accessories:
Galard & Co., Newark, N. J.
Beading, Corner:
National Metal Bead Co., 7th av. and 22d. st.
Beer Pumps:
H. D. Berner & Winterbauer, 4th av. and 12th st.
Bells, Call System:
J. Livingston & Co., 70 East 45th st.
Blowers, Fans:
American Blower Co., Detroit, Mich.
Blue Stone:
Martin P. Lodge, 532 West 44th st.
Boards, Panel and Switch:
Sprague Electric Co., 527 West 34th st.
Bolts, Window:
Morewood Standard Safety Devices Co., 253 Broadway.
Booths, Telephone:
Telephone Booth Renting & Sales Co., 335 Broadway.
Broken Stone:
Degnon Contracting Co., 60 Wall st.
Brokers, Fire Insurance:
Jas. Foster & Son, 55 John st.
Brick, Common:
John P. Kane Co., 103 Park av.
Brick, Face:
Fiske & Co., 40 West 32d st.
Bronze, Ornamental:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Bucks, Steel:
C. E. Halback & Co., 27 East 21st st.
Cabinet Work:
Sloane & Moller, Inc., 316 East 65th st.
Cabinet Work, Decorating:
W. & J. Sloane, 47th st. and 5th av.
Cable and Wire:
Standard Underground Cable Co., 50 Church st.
Caen Stone Cement, Imitation:
E. de Vigan & Co., 16 William st.
Call Bell System:
J. Livingston & Co., 70 East 45th st.
Carpenters:
Sloane & Moller, Inc., 316 East 65th st.
Carpets:
W. & J. Sloane, 47th st. and 5th av.
Cement:
Lawrence Cement Co., 1 Broadway.
Cement Floors:
Stanley Golliek Co., 50 Church st.
Cement, Imitation Caen Stone:
E. de Vigan & Co., 16 William st.
Cement, Non-Staining:
Atlas Portland Cement Co., 30 Broad st.
Clocks, Time Recording:
Eco Magneto Clock Co., 26 Cortlandt st.
Clocks, Watchman:
Pettes & Randall, 150 Nassau st.
Cold Storage Room:
White Enamel Refrigerator Co. of N. Y., 53 West 42d st.
Common Brick:
J. P. Kane Co., 103 Park av.
Compressed Air Pipe:
Reading Iron Co., 28 Platt st.
Concrete, Reinforced:
Stanley Golliek Co., 30 Church st.
Contractors, General:
Geo. A. Fuller Co., 111 Broadway.
Cork Composition Flooring:
Dreadnought Flooring Co., Madison av. and 42d st.
David E. Kennedy, Inc., 48 West 38th st.
Corner Beading:
National Metal Bead Co., 7th av. and 22d st.
Coverings, Pipe:
Ehret Magnesia Mfg. Co., 17 Battery Place.
Curtains:
W. & J. Sloane, 47th st. and 5th av.
Cut Stone:
Maine & N. H. Granite Corporation, 103 Park av.
Henry Hanlein & Son, 417 East 103d st.
Decorating and Furnishing, Interior:
W. & J. Sloane, 47th st. and 5th av.
Destructors, Garbage:
Morse Boulger Destructor Co., 39 Cortlandt st.
Dictaphone:
General Acoustic Co., 220 West 42d st.
Distribution Escalators:
Alvey-Ferguson Co., 50 Church st.
Doors and Sash, Fireproof:
Reliance Fireproof Door Co., 47 Milton st., Brooklyn.
Doors, Elevator:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Doors, Mahogany:
Sloane & Moller, Inc., 316 East 65th st.
Doors, Mahogany (Lumber):
I. T. Williams & Sons, 11th av. and 25th st.
Doors, Revolving:
VanKannel Revolving Door Co., Fuller Building.
Drain Valves:
Lunkenheimer Mfg. Co., 66 Fulton st.
Drinking Water Refrigeration:
DeLaVergne Machine Co., Locust av. and 138th st.
Driveway Arches:
A. G. Pierce Co., 103 Park av.
Dumbwaiters, Electric:
Burdett-Rowntree Mfg. Co., 50 Church st.
Ejectors, Sewage:
Sanitary Mechanical Specialty Co., 157 East 72d st.
Electric Dumbwaiters:
Burdett-Rowntree Mfg. Co., 50 Church st.
Electric Work:
J. Livingston & Co., 70 East 45th st.
Elevator Doors:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Elevator Signal System:
Elevator Supply & Repair Co., 105 West 40th st.
Elevators, Passenger and Freight:
Otis Elevator Co., 11th av. and 26th st.
Engineers, Steel:
Balcon & Darrow, 70 East 45th st.
Equipment, Kitchen:
W. J. Buzzini, Inc., 505 West 21st st.
Equipment, Laundry:
Troy Laundry Machine Co., 33 Warren st.
Erection of Mill Work:
Sloane & Moller, Inc., 316 East 65th st.
Erectors, Structural Steel:
Terry & Tench Co., 70 East 45th st.
Escalators, Distribution:
Alvey Ferguson Co., 50 Church st.
Excavating:
Grand Central Terminal Imp. Co., Grand Central Terminal.
Fabricators, Structural Steel:
American Bridge Co., 30 Church St.
Face Brick:
Fiske Co., 40 West 32d st.
Fans, Blowers:
American Blower Co., Detroit, Mich.
Faucets:
J. L. Mott Iron Works, 518 5th av.
Field Coat Steel Protective Paint:
Semet Solvay Co., 100 William st.
Finished Hardware:
Yale & Towne Mfg. Co., 9 East 40th st.
Finished Plaster:
U. S. Gypsum Co., 1170 Broadway.
Fire Alarm System:
DeVeau Telephone Mfg. Co., 472 18th st., Brooklyn.
Fire Insurance Brokers:
Jas. Foster & Son, 55 John st.
Fireproof Doors and Sash:
Reliance Fireproof Door Co., 47 Milton st., Brooklyn.
Fireproof, Hollow Tile:
National Fire Proofing Co., Fuller Bldg.
Fireproofing Woodwork:
Electric Fire Proofing Co., 327 Av. B.
Standard Wood Fire Proof Co., 220 5th av.
Fittings, Hot Water:
Baker, Smith & Co., 83 West Houston st.
Fittings, Pipe:
Crane Co., 490 Cherry st.
Fixtures, Bar:
Sloane & Moller, Inc., 316 East 65th st.
Fixtures, Kitchen:
W. J. Buzzini, Inc., 505 West 21st st.
Fixtures, Lighting:
Black & Boyd Mfg. Co., 23 East 22d st.
Edw. F. Caldwell & Co., 38 West 15th st.
Sterling Bronze Co., 16 East 40th st.
Fixtures, Plumbing:
J. L. Mott Iron Works, 518 5th av.
Flag Pole:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Flooring, Patent:
Dreadnought Flooring Co., Madison av. and 42d st.
David E. Kennedy, Inc., 48 West 38th st.
Floors, Cement:
Stanley Golliek Co., 30 Church st.
Floors, Parquet:
Hasbrouck Flooring Co., 501 East 70th st.
Freight Elevators:
Otis Elevator Co., 11th av. and 26th st.
Furnishings and Decorations, Interior:
W. & J. Sloane, 5th av. and 47th st.
Furniture:
W. & J. Sloane, 5th av. and 47th st.
Furring, Metal:
Carnegie Steel Co., 30 Church st.
Galvanized Wrought Iron Pipe:
A. M. Byers Co., 23 Sullivan st.
Garbage Destructors:
Morse Boulger Destructor Co., 39 Cortlandt st.
Gate Valves:
Monarch Valve Co., 39 Cortlandt st.
General Contractors:
Geo. A. Fuller Co., 111 Broadway.
Glass, Leaded, Plate, Sheet, Wire:
Pittsburgh Plate Glass Co., 60 Vandam st.
Granite:
Maine and N. H. Granite Corp'n, 103 Park av.
Grilles, Wire:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Hangers, Pipe:
Fee & Mason, 81 Beekman st.
Hardware, Finished:
Yale & Towne Mfg. Co., 9 East 40th st.

Heaters, Hot Water:
Alberger Pump & Condenser Co., 140 Cedar st.
Heating & Ventilating:
Baker, Smith & Co., 83 West Houston st.
High Pressure Pipe:
Reading Iron Co., 28 Platt st.
Hot Water Fittings:
Baker, Smith & Co., 83 West Houston st.
Hot Water Heaters:
Alberger Pump & Condenser Co., 140 Cedar st.
Hollow Steel Trim:
Hale & Kilburn Co., 30 Church st.
Hollow Tile Fireproofing:
National Fire Proofing Co., Fuller Bldg.
Ice Machinery:
Frick Co., 39 Cortlandt st.
Imitation Caen Stone Cement:
E. DeVigan & Co., 16 William st.
Insurance Brokers, Fire:
Jas. Foster & Son, 55 John st.
Interior Decorating and Furnishings:
W. & J. Sloane, 5th av. & 47th st.
Interior Marble & Tile:
J. H. Shipway & Bro., Locust av. & 136th st.
Iron, Ornamental:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Iron Pipe, Wrought, Galvanized:
A. M. Byers Co., 23 Sullivan st.
Kalamein Work:
Reliance Fireproof Door Co., 47 Milton st., Brooklyn.
Kitchen Equipment:
W. J. Bruzzini, Inc., 505 West 21st st.
Lath, Metal:
Expanded Metal Engineering Co., 101 Park av.
Garry Iron & Steel Co., 523 West 23d st.
Roebling Construction Co., 1 Madison av.
Laundry Equipment:
Troy Laundry Machine Co., 33 Warren st.
Leaded Glass:
Pittsburgh Plate Glass Co., 60 Vandam st.
Lighting Fixtures:
Black & Boyd Mfg. Co., 23 East 22d st.
Edw. F. Caldwell & Co., 38 West 15th st.
Sterling Bronze Co., 16 East 40th st.
Lifts, Sidewalk:
Otis Elevator Co., 11th av. and 26th st.
Lights, Vault:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Limestone:
Henry Hanlein & Sons, 417 East 103d st.
Linen:
B. Altman & Co., 34th st. and 5th av.
Lockers, Steel:
Durand Steel Locker Co., 132 Nassau st.
Low Pressure Pipe:
Reading Iron Co., 28 Platt st.
Lumber (Mahogany):
I. T. Williams & Sons, 25th st. and 11th av.
Machinery, Ice:
Frick Co., 39 Cortlandt st.
Mahogany Doors:
Sloane & Moller, Inc., 316 East 65th st.
Mahogany Doors (Lumber):
I. T. Willianms & Sons, 11th av. and 25th st.
Marble:
Batterson & Eisele, 101 Park av.
J. H. Shipway & Bro., Locust av. and 136th st.
Marquise:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Masons' Materials:
John P. Kane Co., 103 Park av.
Metal Covered Doors and Sash:
Reliance Fireproof Door Co., 47 Milton st., Brooklyn.
Metal Furring:
Carnegie Steel Co., 30 Church st.
Metal Lath:
Expanded Metal Engineering Co., 101 Park av.
Garry Iron and Steel Co., 523 West 23d st.
Roebling Construction Co., 1 Madison av.
Metal Trim:
Hale & Kilburn Co., 30 Church st.
Metal Work, Roofing and Sheet:
Central Sheet Metal Works, 260 East 78th st.
Mill Work, Erection:
Sloane & Moller, Inc., 316 East 65th st.
Mirrors:
Jacques Kahn, 533 West 37th st.
Motors, Pumps:
C. & C. Electric & Mfg. Co., Gardwood, N. J.
Non Staining Cement:
Atlas Portland Cement Co., 30 Broad st.
Office Safes:
Herring Hall Marvin Co., 30 Church st.
Ornamental Bronze:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Ornamental Iron:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Ornamental Plastering:
McNulty Bros., 549 West 52d st.
Ornamental Terra Cotta:
Federal Terra Cotta Co., 111 Broadway.
Paint, Steel Protective (Field Coat):
Semet-Solvay Co., 100 William st.
Paint, Steel Protective (Shop Coat):
C. M. Childs Co., 99 John st.
Painting:
Robert E. Mackay Co., 360 West 23d st.
Panel and Switch Boards:
Sprague Electric Co., 527 West 34th st.
Parquet Floors:
Hasbrouck Flooring Co., 501 East 20th st.
Passenger Elevators:
Otis Elevator Co., 11th av. and 26th st.
Patent Flooring:
Dreadnought Flooring Co., Madison av. and 42d st.
David E. Kennedy, Inc., 48 West 38th st.
Pipe Coverings:
Ehret Magnesia Mfg. Co., 17 Battery pl.
Pipe Fittings:
Crane Co., 490 Cherry st.
Pipe, Galvanized Wrought Iron:
A. M. Byers Co., 23 Sullivan st.
Pipe Hangers:
Fee & Mason, 81 Beekman st.
Pipe (H. P., L. P. and Compressed Air):
Reading Iron Co., 28 Platt st.
Plaster, Finished:
U. S. Gypsum Co., 1170 Broadway.
Plastering, Plain and Ornamental:
McNulty Bros., 549 West 52d st.
Plate Glass:
Pittsburgh Plate Glass Co., 60 Vandam st.
Plate Work:
Geo. E. Sealy Co., 39 Cortlandt st.
Plumbing:
J. S. Murphy, 353 East 78th st.
Plumbing Fixtures:
J. L. Mott Iron Works, 518 5th av.
Plumbing, Pipe Coverings:
Ehret Magnesia Mfg. Co., 17 Battery pl.
Pneumatic Tubes:
The Lamson Co., 15 Madison sq. North.
Portland Cement:
Lawrence Cement Co., 1 Broadway.
Pressure Reducing Valves:
Kieley & Mueller, 34 West 13th st.
Pressure Tanks, Steel:
Geo. E. Sealy Co., 39 Cortlandt st.
Protective Paint, Steel (Field Coat):
Semet-Solvay Co., 100 William st.
Protective Paint, Steel (Shop Coat):
C. M. Childs Co., 99 John st.
Pumps, Motor:
C. & C. Electric & Mfg. Co., Garwood, N. J.
Pumps, Beer:
H. D. Berner & Winterbauer Co., 4th av. and 12th st.
Pumps, Motors Attached:
Alberger Pump & Condenser Co., 140 Cedar st.
Radiator Valves (Air):
Jenkins Bros., 80 White st.
Radiators:
American Radiator Co., 104 West 42d st.
Receptacles and Switches:
Hart & Hegeman, Hartford, Conn.
Recording Thermometers:
Bristol Mfg. Co., 114 Liberty st.
Reducing Pressure Valves:
Kieley & Mueller, 34 West 13th st.
Refrigeration:
DeLaVergne Machine Co., Locust av. and 138th st.
Refrigerators:
White Enamel Refrigerator Co. of N. Y., 53 West 42d st.
Registers:
Best Register Co., 39 Cortlandt st.
Regulators, Temperature:
Powers Regulator Co., Park av. and 40th st.
Reinforced Concrete:
Stanley Golliek Co., 30 Church st.
Revolving Doors:
Van Kannel Revolving Door Co., Fuller Bldg.
Rigging:
Terry & Tench Co., Inc., 70 East 45th st.
Roofing, Slag:
Commonwealth Roofing Co., 535 East 19th st.
Roofing and Sheet Metal Work:
Central Sheet Metal Works, 260 East 78th st.
Rubber Covered Wire:
Habirshaw Wire Co., 1 Madison av.
Rugs:
W. & J. Sloane, 47th st. and 5th av.
Safes:
Herring Hall Marvin Co., 30 Church st.
Sand:
Degnon Contracting Co., 60 Wall st.
Sash and Doors, Fireproof:
Reliance Fireproof Door Co., 47 Milton st., Brooklyn.
Scaffolding:
Perfect Safety Scaffolding Co., 620 West 25th st.
Seats, Toilet:
Galard Co., Newark, N. J.
Sewage Ejectors:
Sanitary Mechanical Specialties Co., 157 East 72d st.
Shades:
W. & J. Sloane, 47th st. and 5th av.
Sheet Glass:
Pittsburgh Plate Glass Co., 60 Vandam st.
Sheet Metal Work:
Central Sheet Metal Works, 260 East 78th st.
Shop Coat, Protective Steel Paint:
C. M. Childs Co., 99 John st.
Sidewalk Lifts:
Otis Elevator Co., 11th av. and 26th st.
Signal System, Elevator:
Elevator Supply & Repair Co., 105 West 40th st.
Skylights:
Central Sheet Metal Works, 260 E. 78th st.
Slag Roofing:
Commonwealth Roofing Co., 535 East 19th st.
Steam Fitting:
Baker-Smith & Co., 83 West Houston st.
Steel Bucks:
C. E. Halback & Co., 27 East 21st st.
Steel Engineers:
Balcon & Darrow, 70 East 45th st.
Steel Erectors:
Terry & Tench Co., Inc., 70 East 45th st.
Steel Fabricators, Structural:
American Bridge Co., 30 Church st.
Steel Trim, Hollow:
Hale & Kilburn Co., 30 Church st.
Steel Lockers:
Durand Steel Locker Co., 132 Nassau st.
Steel Pressure Tanks:
Geo. E. Sealy Co., 39 Cortlandt st.
Steel Protective Paint (Field Coat):
Semet-Solvay Co., 100 William st.
Steel Protective Paint (Shop Coat):
C. M. Childs Co., 99 John st.
Stone, Anchors:
Dickson & Turnbull, 421 West 54th st.
Stone, Blue Stone:
Martin P. Lodge, 532 West 44th st.
Stone, Broken:
Degnon Contracting Co., 60 Wall st.
Stone, Granite:
Maine and N. H. Granite Corp'n, 103 Park av.
Stone, Limestone:
Henry Hanlein & Son, 417 East 103d st.
Storage Rooms, Cold:
White Enamel Refrigerator Co. of N. Y., 53 West 42d st.
Storage Tanks:
Geo. E. Sealy Co., 39 Cortlandt st.
Structural Steel Erectors:
Terry & Tench Co., 70 East 45th st.
Structural Steel Fabricators:
American Bridge Co., 30 Church st.
Switches and Receptacles:
Hart & Hegeman, Hartford, Conn.
Switchboard and Panel Boards:
Sprague Electric Co., 527 West 34th st.
System Call Bell:
J. Livingston & Co., 70 East 45th st.
Systems, Dictaphone:
General Acoustic Co., 220 West 42d st.
System, Elevator Signal:
Elevator Supply & Repair Co., 105 West 40th st.
System Fire Alarm:
DeVeau Telephone Mfg. Co., 472 18th st., Brooklyn.
System, Telautograph:
Gray National Telautograph Co., 75 Fulton st.
System, Vacuum Cleaning:
Vacuum Engineering Co., 25 Madison av.
System, Watchman's Clock:
Pettes & Randall, 150 Nassau st.
Tanks, Steel Pressure:
Geo. E. Sealy Co., 39 Cortlandt st.
Tapestry:
W. & J. Sloane, 47th st. and 5th av.
Telautograph System:
Gray National Telautograph Co., 75 Fulton st.
Telephone Booths:
Telephone Booth Renting and Sales Co., 335 Broadway.
Temperature Regulators:
Powers Regulator Co., Park av. and 40th st.
Terra Cotta, Ornamental:
Federal Terra Cotta Co., 111 Broadway.
Thermometers, Recording:
Bristol Mfg. Co., 114 Liberty st.
Tile Arches:
Comerma Co., 14 East 42d st.
Tile, Hollow:
National Fireproofing Co., Fuller Bldg.
Tile and Marble:
J. H. Shipway & Bro., Locust av. and 136th st.
Time Recording, Clocks:
Eco Magneto Clock Co., 26 Cortlandt st.
Toilet Seats:
Galard Co., Newark, N. J.
Trim, Hollow Steel:
Hale & Kilburn Co., 30 Church st.
Trim, Wood:
Sloane & Moller, Inc., 316 East 65th st.
Tubes, Pneumatic:
The Lamson Co., 15 Madison sq. North.
Vacuum Cleaning System:
Vacuum Engineering Co., 25 Madison av.
Valves, Air (Radiator):
Jenkins Bros., 80 White st.
Valves, Drain:
Lunkenheimer Mfg. Co., 66 Fulton st.
Valves, Gate:
Monarch Valve Co., 39 Cortlandt st.
Valves, Pressure Reducing:
Kieley & Mueller, 34 West 13th st.
Vault Lights:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Ventilating:
Baker-Smith & Co., 83 West Houston st.
Wall Hangings:
W. & J. Sloane, 47th st. and 5th av.
Watchman's Clock System:
Pettes & Randall Co., 150 Nassau st.
Water Fittings, Hot:
Baker, Smith & Co., 83 West Houston st.
Water Heaters, Hot:
Alberger Pump & Condenser Co., 140 Cedar st.
Waterproofing:
Tuttle Roofing Co., 522 East 20th st.
Water, Refrigeration Drinking:
DeLaVergne Machine Co., Locust av. and 138th st.
Water Softening Apparatus:
Permutit Co., 30 East 42d st.
Weather Strips:
Chamberlain Metal Weather Strip Co., 456 4th av.
Window Bolts:
Morewood Standard Safety Devices Co., 253 Broadway.
Wire Glass:
Pittsburgh Plate Glass Co., 60 Vandam st.
Wire Grilles:
Hecla Iron Works, 118 North 11th st., Brooklyn.
Wire, Rubber Covered:
Habirshaw Wire Co., 1 Madison av.
Wire and Cable:
Standard Underground Cable Co., 50 Church st.
Woodwork Fireproofing:
Electric Fireproofing Co., 327 Av. B.
Standard Wood Fireproof Co., 220 5th av.
Wood, Mahogany:
I. T. Williams & Sons, 11th av. and 25th st.
Wood, Parquet Floors:
Hasbrouck Flooring Co., 501 East 70th st.
Wood Trim:
Sloane & Moller, Inc., 316 East 65th st.
Wrecking:
Owners
Wrought Iron Pipe, Galvanized:
A. M. Byers Co., 23 Sullivan st.

Opportunities in Brooklyn.

Now is the time for money-makers to investigate and study real estate conditions, prices and prospects in the vicinity of stations along either Fourth avenue, New Utrecht avenue, 86th street, Gravesend avenue, Nostrand avenue, Eastern Parkway, Livonia avenue or the territory tapped by the Brighton Beach line. The market is quiet, with great general underlying strength but occasional weak spots.—William E. Harmon.

SAFE MORTGAGES AT ATTRACTIVE RATES

The Mortgage Loan Situation—Experiences of a Year of Tight Money—Upturn of Values Due—Investors Turning Again to Real Estate Mortgages.

By MURRAY OGDEN GILES (William A. White & Sons)

THE year 1913 will go down in history as the worst year in the mortgage loan business ever known in New York city; in fact, there has been no mortgage market. Owners whose mortgages matured during the year usually had their loans called, and found, upon trying to replace them, all kinds of difficulties. New appraisals of their property showed a decrease in value of about ten to fifteen per cent. Then, on top of the decrease in value, they found that, whereas in former years they could borrow two-thirds of the appraised value at five per cent. interest, this year sixty per cent. was the most that could be secured at that rate, and that they might possibly arrange a loan of two-thirds if they paid five-and-a-half per cent. interest. This was all very discouraging to the owner.

Take, for example, an apartment house with a mortgage of $50,000 at five per cent. Five years ago it was appraised at $75,000; this year the new appraisal would be about $65,000. This meant that the owner had to do one of three things. The best one of these was to secure a new loan of sixty per cent. of the appraised value, $39,000, at five per cent. interest, and pay off the balance of $11,000 in cash—that is, if he had the money to do it. If unable to pay $11,000, then to take a two-thirds loan of $43,000 at five-and-a-half per cent. interest, and pay off $7,000.

If unable to do either of these, the only thing left for him to do—and a majority of owners were forced to do this—was to secure a second mortgage for as much as he could get for one year, which probably cost him a very light fee, and apply this money toward reducing the first mortgage, thereby obtaining an extension of time in which to pay. Altogether, the owner of a piece of property whose mortgage came due this year was not to be envied.

Basic Causes of the Stringency.

Very naturally people ask why, this year, mortgage money has been so tight. Always before money could be obtained, even during the panic of 1907, provided they were willing to pay liberally enough for the accommodation. The reasons for this condition of affairs, in my opinion, are, as follows: The year opened with the Balkan war still in progress, which to some extent had a tendency to making money tight all over the world, as a great deal of it was hoarded for fear that a general European conflict might result. Then came the change of administration, which is always a disturbing factor to the financial market. Then the tariff changes, the menacing situation in Mexico, the income tax, and finally the new currency bill which has just become a law.

All of these things have tended to make investors nervous and apprehensive, so that a great many of them have felt that it was wiser to keep their money in a liquid state, even if it only brought them in a nominal return, say, of one-and-a-half or two per cent.

Another factor in causing the tight money market has been the attractive rates which could be obtained by buying short term notes, these rates running all the way from five per cent. to thirty per cent.

A Rise in Values Imminent.

Still another factor has been the feeling on the part of investors that, if properties have decreased in value during the last five years ten to fifteen per cent., they may continue to do so during the next five years. If one looks back over the real estate market, he will see that a repetition of this state of affairs is not likely to occur again, and is against all precedent. The last recession in values occurred during 1906 and 1907, and was immediately followed by an increase, which soon made up the loss, and then went on and reached a new high water mark in values. This will undoubtedly happen this time, and, in my opinion, we are due for a change in the tide the early part of the year.

Renting Situation Improving.

Building has practically stopped for the last year or two, so that the renting situation has improved to such an extent that the demand for space of all kinds is very gratifying. Owing to the number of committees formed to protect the property owners' interests, and the election of municipal officials pledged to economic principles, the likelihood of large increases in assessed valuations and taxes is reduced to a minimum.

In my opinion, the early part of the year will show that investors are tired of hoarding their money and receiving a meagre return of one-and-a-half and two per cent., and will be anxious to take advantage of the many excellent opportunities which are presented to-day to secure unquestionably safe mortgages at the attractive rates of five and five-and-a-half per cent. I believe that the new currency bill will help the money situation, and that, if the Interstate Commerce Commission will grant the railroads an increase in their freight rates, which they have asked for, the whole situation will be greatly improved.

Paid His Interest and Taxes in Advance.

I came across an old bill of a property owner, which was rendered to him in 1879, which I think will very likely be of interest to-day. It was for a loan of $50,000, the attorneys receiving one-and-a-half per cent. for searching the title, and one of the other items on the bill was this very interesting one: "Deposited in the Central Trust Company of New York to provide for three years' interest in advance on his mortgage and three years' taxes in advance on his property, $11,500." So that it can be seen by this that in those times money must have been very tight when they made a man deposit his interest and taxes for three years in advance. Just imagine, in these days, asking a man to do a thing of this kind, and how he would feel about it.

A summary of the whole situation is that we have been through a very bad time, but now hope we are practically at an end of it, and that the new year will soon show a great improvement in the mortgage market in every way, both in the quantity of money to loan and the rates of interest asked for it.

Solving the Market Problem.

The completion of the last portion of the Gillen Building shown above, emphasizes the development of the Chelsea section during the past year as the center of trade for wholesale market purposes. This building occupies a frontage of 250 feet on West 14th street, a wide thoroughfare in close proximity to West Washington Market, the New York Central R. R. tracks and the piers of the Chelsea extension, and is devoted to housing the wholesalers in food supplies for central Manhattan. The portion just completed will be occupied on January 15th by Henry Kelly & Sons, dealers in fruits and vegetables, now located at Washington and Vesey streets. They have been impressed by the facilities offered by the new location and have equipped their fireproof building with every modern improvement known to the market trade. Such developments go far toward solving the market problem that is now vexing the minds of the commissions appointed to consider the cost of handling food products and point toward this section of the city as the logical distributing point for central and lower Manhattan.

—Newark had the biggest building year in its history in 1913. This offers some explanation why work for a number of building trades in the metropolitan district continued fair to good so long as weather permitted. The change in the fire limits helped to make a heavy last-minute rush for permits.



Jas. S. Maher, Architect.

THE GILLEN BUILDING, FOR MARKET MEN, IN WEST 14TH STREET, NEAR WEST WASHINGON MARKET.

BING & BING'S PROJECT.

Is Expected to Start Big Building Movement on Columbia Heights.

The mere fact that one of the most active firms of merchant builders in the central section of the city has determined to make a try of the market for high-class apartment houses in the Columbia Heights section of Brooklyn is significant to real estate experts. If the experiment succeeds and they find prompt purchasers for their product, that will be more significant still.

Messrs. Bing & Bing have selected a house of the height of eight stories for their first operation. It will fit in well architecturally in the neighborhood where it is now to be placed. There will be two houses, one fronting on Livingston street and the other abutting on Schermerhorn street eighty feet from Clinton. This is almost classic ground, the Mars Hill of Brooklyn, with St. Ann's Church and Packer Institute on the opposite side of Livingston street and the private dwellings of Brooklyn's most conservative society everywhere else.

This particular operation is likely to be revolutionary, not for the reason that it means the first modern apartment house on the Heights—for there are a few new ones there and some that are old—but because the operation is certain to be repeated and improved upon if it proves to be a successful experiment. This is inferred from the career and ability of the operators, who are certain to be followed by others.

Columbia Heights society is old enough to have acquired a desire for a partial change from old-fashioned housekeeping. There must be many small families of means who are weary of watching their own furnaces, and of doing or having done a lot of work that the apartment house janitor's force does for tenants; or families that have a summer home in the country and merely need an apartment in town instead of a large house. Presuming that the houses will be readily tenanted, the principal question to be decided is, will the builders find investors as promptly?

The Realty Associates had held the plot for a considerable period to see if it would be needed as a site in part for the new court house which Kings County is to build, and only recently they commissioned Howard C. Pyle & Co. to dispose of the lots, which are vacant and partly excavated. The uncertainty about the court house has worked hardships and even money losses in the neighborhood because owners have been unable to give leases for any considerable tenure and tenants have lived in fear of being summarily ousted. The court house site is now looked upon as settled, the probable decision being to use the present site with additional land.

The builders and the Realty Associates have no doubt about the success of the building project and are of the opinion, as others are, that it will be followed by the most important real estate movement that the Heights section has ever seen.

Changes in Brooklyn's Hill Section.

It is the general opinion of men posted on realty conditions in the Hill section of Brooklyn that many of the old dwellings near the new Elks Clubhouse will eventually be razed to make way for large apartment structures. An old coal yard, which has been an eyesore to the neighborhood has been removed to make way for a modern moving-picture theater, which is now under way at the southeast corner of Greene avenue and Cumberland street.



SCHERMERHORN STREET, NEAR CLINTON, SHOWING VACANT SITE PURCHASED BY BING & BING.



LIVINGSTON STREET, OPPOSITE SITE PURCHASED BY BING & BING.

The plot being improved has been taken over by the Sheffield Construction Company on an exchange negotiated by the Allee Realty Company. The new owners have begun the erection of a theater on plans made by Architect William J. Dilthey of Manhattan. The architecture of the theater is a modern treatment of the Spanish mission style. The walls are to be of pearl-gray stucco with red tile covering the roof and canopies on the two street fronts.



NEW BROOKLYN THEATRE.

The theater has been leased through the realty company and William H. Allen for a long term to the Beacon Photoplay Corporation, an operating company, at an aggregate rental of about $84,000.

—Elmer Dean Coulter, representative of the Astor estates in the Bronx, expressed the opinion that the Bronx real estate market will show marked improvement this year.

Furthering Brooklyn Subway Work.

The Public Service Commission has taken another important step in the furtherance of the construction work in Brooklyn under the Dual System subway contracts. This was the conclusion of an agreement with the New York Municipal Railway Corporation for the acquisition of an easement by the city in the property of the South Brooklyn Railway Company in the right of way of that company along 38th street, Brooklyn, from Fourth avenue to Tenth avenue. This right of way is to be used by the city for the construction of a depressed railroad to connect the Fourth avenue subway with the proposed elevated lines to Coney Island, through New Utrecht and Gravesend avenues over the routes now known as the West End and Culver lines.

The city agrees to pay $1,000,000 for this easement, and to credit the New York Municipal Railway Corporation with that amount against its promised contribution of $13,500,000 toward the cost of construction of the new lines. At the same time the commission adopted the form of two agreements with the New York Municipal Railway Corporation modifying the Dual System operating contract, and these will be executed as soon as the deed for the easement is signed. The modifying agreements authorize the New York Municipal Railway Corporation to undertake and complete the construction of the depressed railroad through the 38th street cut and the reconstruction of the Centre street loop so as to fit it for permanent operation.

—Spear & Company, on Wednesday evening, celebrated the ninth anniversary of the organization of the firm with a theatre party, followed by a supper at the Cafe Boulevard. The president of the company, Mr. Aaron Rabinowitz, who acted as the host for the entire office force, was able to announce that the past year, in spite of the stagnant condition of the realty market, and the depression generally prevailing, was the most successful in the firm's existence. While the financial progress of the firm was gratifying, the president declared that what pleased him most was the fact that its opportunities for usefulness in the community were considerably extended; that the conception of the Real Estate calling had in the past few years risen from the level of a business to that of a profession; and he urged upon the men the duty of carrying on their work in such fashion as to dignify their chosen profession.

BUILDING MANAGEMENT

THE INFLUENCE OF ELEVATOR SERVICE IN OFFICE BUILDINGS UPON THE VALUE OF REAL ESTATE

By REGINALD PELHAM BOLTON, Author of "Elevator Service"

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

SO widely appreciated is the value of good elevator service, in high-class office buildings, that it is customary now to find the advantages of new buildings in this respect particularly advertised. It is fortunate that this is the case, both for the owners of the property and their tenants.

But while this intelligent appreciation of the value of elevators and of the need for adequacy in their number has been recognized in the higher class of buildings, there are many others in which the reverse has been the case. Crude rules still persist, even in the planning of high-class buildings, for the proportioning of the number of elevators to the size of the building by an apportionment of so many thousand square feet served, or of the area of the inside of the car, irrespective of the effects of greater or less height of travel, and regardless of the physical limitations fixed by the personal element of the passengers using the machine.

Even in this class of building, therefore, elevators are found to be inadequate in number, or their operation is hampered by the clumsy size of the cars. Recourse is still had to increased speed, on the assumption that increased traffic can be served thereby, and within the last year the Manhattan Bureau of Buildings was induced to permit an increase of the speed of express elevators from the limit of 600 feet per minute to 700 feet per minute.

Speed a Minor Function.

Elevator speed is only a minor function in the adequacy of elevator equipment. Speed as a remedy for shortage in capacity has always proved a failure, and its value is not commensurate with its additional cost. It is on a par in this respect with the class of excessive buildings to which it is appropriately applicable.

Then, too, the size of an elevator car in excess of a certain limited relation to the floors served, constitutes a loss in service and an expense to the property. The utilization of an elevator as an appliance does not consume more than half the total time consumed by the combination of the movements of the passengers, of the operator and of the machine. If the time of operation is unequally divided between the human and mechanical elements, something is out of balance and loss of efficiency results. The limitation of the traffic capacity of any elevator is definable, and it is determined more by the effects of the movements of its occupants and its operator than by its own mechanical capabilities.

It should be recognized that the apparatus must not be expected to do more than a certain amount in the carriage of passengers, and that its function of greatest importance consists in its capacity for getting the tenants out of a building under urgent circumstances. Safety is an asset of any building, to which good elevators are now a substantial contribution.

A Life-Saving Utility.

An over-crowded car which exceeds its downspeed and springs its safeties is out of service and can serve no purpose in an emergency. Thus a single car in a building may be crippled just when most needed, as was the case in one noted disaster. The elevator must be regarded as a life-saving device, in any building, a source of additional security to the occupants of offices, lofts, apartments and hotels; and as life is dependent upon its being ready and reliable, too much care cannot be exercised over its protective surroundings and in its maintenance.



REGINALD PELHAM BOLTON.

Limitations of the Machine.

In factory, loft and business buildings where large numbers of employes are located at distances above the ground, rendering egress by stairs and passages slow and tedious, there will always be a dependence upon the elevator. The natural impulse of occupants is to turn to their customary means of egress in any emergency, and a rush is always made to it in such circumstances. It is just under such conditions that a knowledge of the limitations of the machine is most necessary, and yet is least likely to be applied. The car is held while its interior is crowded and then dropped with risk of being stalled in the shaft, and again held back to allow the crowd to get out.

The operators of all elevators ought to be instructed as to the best way of handling such situations. Such instructions and exercise of the use of the car should be part of every fire drill. Many lives have been saved by elevators in which the operator has "kept his head," or has happened not to do something which would have put his machine out of commission. But others have been lost by mistakes and by failure to utilize the elevator to best advantage.

Operators as a rule are not taught the well-established principle that after the number of persons admitted to the car exceeds a certain proportion to the number of the floors served, the car slows up and delivers less traffic.

This suggestion might, with advantage, be hung in every elevator in a business building as a rough and ready guide.

> **OPERATORS:**
> **"After your car is half-filled the more passengers you admit per trip the less you carry per hour."**

It must be admitted that the elevators in loft buildings are generally inadequate to handling traffic under emergency conditions. From the point of view of security only, more are required and the additional value which ample elevator service will make to the property offsets its cost, just as sprinkler equipments pay through higher rentals secured, which are based on the lessened risk to the occupant.

In dealing with the subject of adequate elevator equipment, the reduction in available rentable area by the space occupied by the shaft or hoistway is often given too great weight or consideration.

A Fundamental Principle.

This point of view loses sight of the fundamental principle which should govern the design of buildings, but seems to be very seldom applied:

> "Construct the least possible amount of building, for the highest possible rate of revenue."

If an adequate elevator system will enhance the general character and convenience of the building, it will pay to reduce rentable area and devote all the space necessary to that purpose. It is not the amount of available floor area that makes a building a success, but the desirability of such space. And there is less value in having the floor space to rent than in keeping the tenants when they have rented it. Ample as well as ready access means as much to property as the conveniences available when the property is reached.

Rueful owners of unoccupied or partly occupied property would do well to look into this question very thoroughly before deciding that, in order to keep buildings filled, the only plan is to reduce rentals to the point that will induce tenants to put up with inconvenience or risk. The better course is to eliminate both as far as possible and afford value for better rates of rental. Nothing will contribute to this result more directly than good, up-to-date and reliable elevators.

Size of Unit-Rooms.

Persons experienced in dealing with the tenantry of tall office buildings agree that the size of the unit-room of upper floors should contain approximately 350 sq. ft. of rental area, their reason being that the number of persons willing to pay the five to eight hundred dollars—the sum demanded for rooms of this area in our larger cities—is greatly in excess of those willing to pay more. As the depth of such a room cannot exceed a maximum of 25 ft.—due to the lack of natural light at a greater distance from the window—our unit-room has a maximum depth of 25 ft. by a minimum width of 14 ft. The average size of this unit-room is 17½ ft. wide by 20 ft. deep. Experience has determined that 9 to 10 ft. is a satisfactory clear height, so that we find a unit-room of about 3,200 cu. ft. is ample for the five to six persons who may occupy it.—W. C. Hazlett in Engineering and Contracting.

USEFUL APPLIANCES

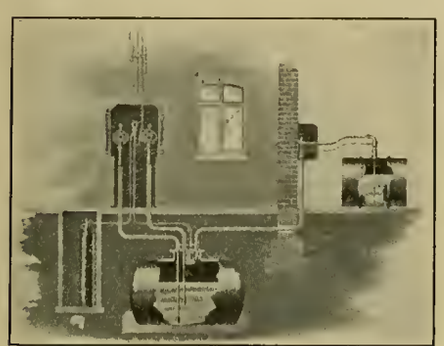
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Safety in Gasoline Storage.

THE enormous and fast increasing use of volatile, highly inflammable liquids, such as gasoline, naphtha, ether, alcohol, etc., calls for a method of storing and handling these materials in small or large quantities in such a way that they are absolutely protected from the dangers of fire or the explosion of their vapors, all of which forces to the attention of architects, builders and owners in this city and vicinity a system that has been tried abroad and which the Martina & Huneke Company, of the Woolworth building, are introducing here.

As a matter of fact the municipal authorities in Germany not only now permit the storage of any quantity of inflammable liquid in the cities of the country, providing this system is employed, and where it is used the insurance rates have been cut exactly in half.

The apparatus includes no complicated mechanism. It is automatic in its operation and independent of the workmen, it being impossible for them to interfere



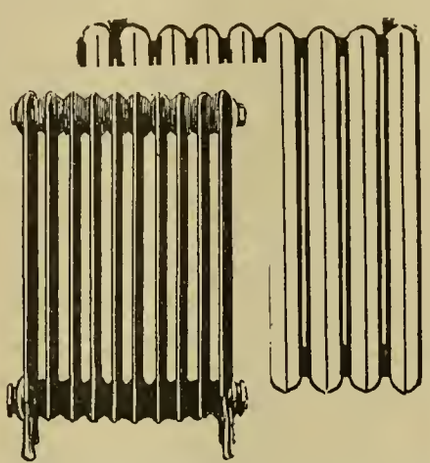
with its operation in any way maliciously or by carelessness. Briefly, the system rests upon the fact that throughout the apparatus in which liquid is stored or handled air is replaced by carbon dioxide or other inert gas. The dead gas serves as a protecting agent and its pressure determines the movement of the liquid. Furthermore, the gas fills the jackets of all the pipes and valves and acts in such a way that the liquid can circulate only when the system is absolutely free of leaks. For instance, if a leak occurs at any point in the system, the pressure of gas will disappear and the liquid will remain in the reservoir shown beneath the floor in the illustration. There can be no danger of explosion there since air is necessary to the formation of the explosive mixture and none exists in the tank. Therefore all danger from external fire or even from sparks within the tank is removed.

The system consists of a storage tank of heavy sheet metal buried in the ground, an inlet and inlet valves, a cylinder of compressed inert gas for protecting the liquid and forcing it through the piping system, and jacketed pipes connecting the different parts of the system. The system can be installed to serve a tailor shop, a printing establishment or a concern keeping in storage a million gallons of inflammable materials.

Pressed Radiators Perfected.

INVESTIGATION into the claims of a manufacturer of pressed steel radiators seems to indicate that a step in advance has been made in heating equipment. In brief, the advantages claimed for the pressed steel radiator over the cast iron appliance are that the thinner walls of the radiating segments permit quicker and easier radiation of heat to a greater volume of air between the sections: a saving of one-third of the weight and the occupancy of less space than the ordinary radiator requires. The difference in size for the same quantity of radiating surface between a cast iron radiator and a pressed steel one is shown in the inset cut.

Modern sanitation requires absolute cleanliness and this new type of radiator, with its smooth surface, wide air spaces and rounded joints and with every part accessible for easy cleaning may be kept as free from dust as a tile floor. But in addition to this, the manufacturers of this type of radiator have taken advantage of the lighter weight afforded in the use of pressed steel and have introduced what they call "suspended radiation," a system for hanging



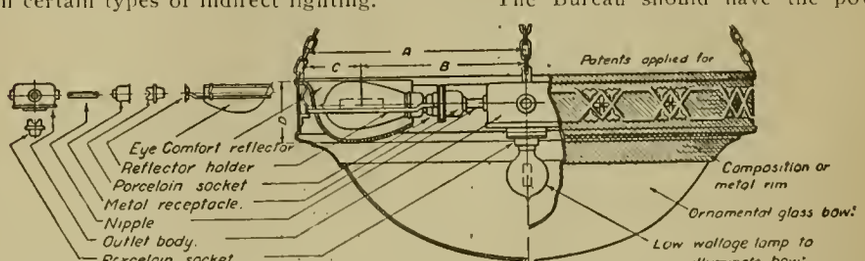
these radiators on the walls of rooms without necessarily increasing the strength of the studding.

The question of safety at once arises and when an officer of the Pressed Metal Radiator Company, of 101 Park avenue, was asked to explain how this was taken care of in manufacture, he said:

"These radiators are stamped out of flat sheets of ductile iron. Each section is made by uniting two shapes with a double seam. This is done under a pressure of 500 tons to the square inch which makes a joint that will not break under any pressure of steam or water used in heating systems. Even internal freezing will not start the seams. The inside as well as the outside is perfectly smooth. There is no core sand inside to work down into the valves and cause leakage by cutting out the valve seats."

Luminous Lighting Bowl.

THE drawing illustrates a novelty in indirect lighting, being introduced by the National X-ray Reflector Co., of 14 West 33d street. It is different from the so-called semi-indirect system of lighting in that it embodies what is claimed to be a remedy for eye strain in certain types of indirect lighting.

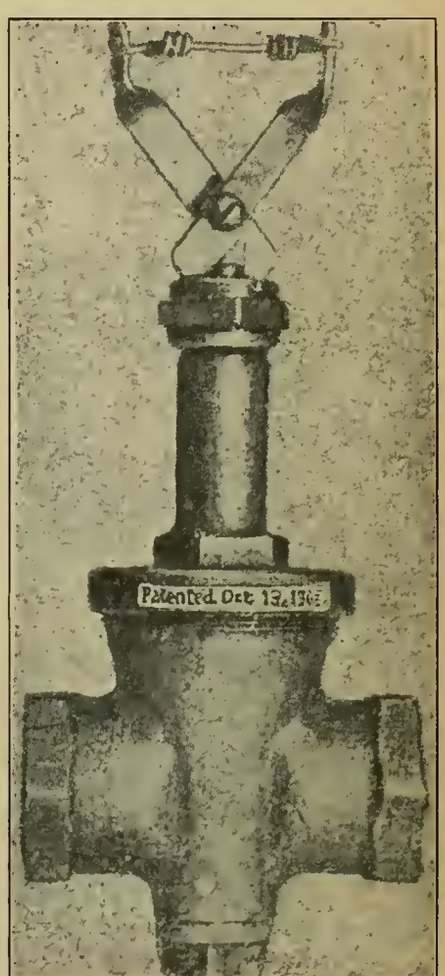


Just as in the opaque indirect fixtures of metal and compone, each lamp is equipped with an opaque reflector for the purpose of directing all the light rays against the ceiling at a correct angle. This is said to insure perfect indirect illumination. Provision, however, is made in this standard reflector equipment for a small lamp, the only function of which is to illuminate softly the glass bowl or panels in the fixture and make the bowl itself more of a decorative feature. The illuminated bowl idea is said to possess all the virtues of the indirect lighting effect and at the same time enhances the beauty of the fixture.

Fire Automatically Cuts Off Gas.

AT the recent Exposition of Safety and Sanitation a device was demonstrated that attracted more than casual attention from architects and insurance men. It was in the form of a fusible link that held apart two arms of a spring valve. When these links were melted with a match the arms flew apart and immediately the flow of gas into the meter was stopped.

The value of this device to multi-tenanted buildings is that in case of fire the supply of gas will be immediately shut off as soon as it reaches a point where it will be apt to melt the meter in the



basement or kitchen and cause an explosion. A former fire commissioner said in speaking of fire preventive measures:

"The Bureau should have the power to require necessary lights in cellars and hallways and the installation of automatic shut-offs for gas, water and electric currents."

The device is manufactured by its inventor August C. Schwager, of 125 West 65th street.

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Building Construction and Building Management
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A total of 1,332,200 passengers arrived in the Port of New York from foreign countries during the year ended Dec. 31. Of this number 952,834 came in the steerage and were distributed over the United States. The immigration was remarkably large in view of the industrial conditions which prevailed in America; on the other hand,, such conditions were worse in parts of Europe.

Gov. Glynn pointed out in his message to the Legislature that the per capita expenditures of the state have risen from $2.39 to $5.10 in the last twenty years. The exactions of local taxation are already so burdensome, he added, that an increased State tax must be avoided. It's brevity and specific recommendations for reducing expenses make this state paper a model document of its kind.

At a recent meeting of employes of the Park Department, it was decided to have a bill introduced at Albany to amend the City Charter so as to provide that the department be under a single commissioner for the entire city. The change may possibly be desirable, but it makes a bad impression to see department employes submitting bills to the Legislature over the heads of the Mayor and the Board of Estimate.

The eighteenth annual dinner of the Real Estate Board of New York will be held at the Waldorf-Astoria on Saturday evening, February 7. The board has recently been very active in obtaining associate members and in taking up new committee work. No doubt informal reports on the scope and progress of the work will be presented. A large attendance is assured and the gathering should prove interesting, both socially and professionally. Elisha Sniffin is chairman of the dinner committee.

The New Currency System

In discussing the real estate outlook for the current year a number of well-informed and experienced gentlemen have predicted that the new Currency law will in the course of time exercise a beneficial effect on the real estate market. This prophecy may very well be justified by the event. The old currency system, which has now been superseded, made it more difficult, under certain conditions, for all classes of business men who need to borrow money on time to have their wants satisfied. By providing an inelastic currency, which did not diminish during periods of depression, and which could not sufficiently increase during periods of expansion, and by a faulty distribution of the cash reserves, it discriminated against the business man and in favor of the speculator.

The business man did not get the full benefit of any period of abundant loanable capital, because under the reserve system a large part of the surplus had to be loaned on call, and be immediately available, at least in theory. The business man did, however, keenly feel the pressure of periods of tight money, which under the old system were found to take place just as soon as any considerable expansion of business took place. The real estate owner and builder was in this respect in even a worse situation than the ordinary business man. Borrowing as he does large sums and for comparatively long periods, he has frequently found it of late years impossible to obtain the money he needed save at a prohibitive price. Ever since the panic in the fall of 1907 credit conditions have been more or less disturbed.

The days when a certain proportion of the value of improved real estate can be borrowed at four per cent. seem to be very remote.

Doubtless the comparatively high rate of interest, which has to be paid on real estate mortgages is due for the most part to general conditions rather than to the influence of a bad currency system, but the bad currency system intensified the ill effect of the adverse general condition of credit. Ever since 1907 the bankers and money lending institutions of the country have been so apprehensive of a return of the crisis of that terrible fall that they have immediately checked any tendency to over-expansion. On several occasions credit has been deliberately contracted, not because of any existing excess of speculation but because of the danger of some future excess. On all of these occasions the local real estate market has been unfavorably affected by the restriction of its ability to borrow money. If this new currency system works as it is intended to work, these difficulties will be removed.

Provision is made for concentration of reserves, and for the expansion of currency to meet the needs of expanding business. At the same time the central reserve board will have abundant power to prevent inflation, whenever it believes inflation is threatened. But in any event the whole machinery will be very much more flexible. It will no longer encourage speculation in stocks by the accumulation of balances in New York, which will have to be loaned on call. The loanable capital of the country will be made much more accessible to the needs of legitimate business. With the fear of a repetition of 1907 removed, money-lending institutions will not have to withdraw so completely from the mortgage market as they have frequently been obliged to do of late. Of course there will be periods of comparatively easy and comparatively tight money, but these periods ought to be divided by longer distances and they should not be so acute.

All that needs to be done in order that the New York mortgage market may take full advantage of these better conditions is an improvement in the methods that now govern transactions of this kind, an improvement looking in the direction of quarterly interest payments, longer terms and a gradual reduction of principal.

New York the Real Financial Center of America.

Although the new currency system may very well improve the conditions under which money will be loaned on New York real estate, there is another respect in which it may not have such a favorable effect on New York City. It is probably the first of a series of attempts which will be made in Washington to deprive New York of its existing distinction of being the financial center of the country. No one could hear the debates on the currency bill in Congress without being impressed by the resentment which the representatives of Southern and Western States and districts showed toward New York. They apparently felt and believed that the old currency system had brought about an unwholesome and artificial concentration of credit in New York, which ought to be broken down in the interest of the free development of the rest of the country.

They declared that New York bankers would not finance projects demanding the investment of a large amount of capital except under conditions which imposed upon these projects unnecessarily heavy interest charges. They intimated that legislative power would be used to break down this concentration of credit. Just what the legislation may amount to is still only a matter of conjecture, but in all probability the influence of this state of mind will be felt in the administration of the new currency law. The size of any local reserve bank established in New York will be made as small as possible and the Federal Reserve Board is not likely to be very attentive to the counsel and solicitations of New York bankers. How much effect any such attempt to break down the financial supremacy of New York will have is very doubtful.

In certain respects the concentration of credit in New York has been artificial, and has been favored by an inadequate and clumsy banking system. It is possible that the existence of such favoritism in the past may result in a reaction hereafter which will result in a discrimination against New York rather than in its favor. Real estate owners who are thinking of adding to the number of skyscrapers in the financial district should bear in mind this possibility. Many conditions, both political and economic, are becoming adverse to that tendency to concentrate the business and financial direction of the country in New York, which prevailed from 1901 to 1907. As the Record and Guide has already said, no one can predict with any confidence just what effect these adverse conditions will have upon the amount of business which will be permanently transacted in the financial district. Even though the tendency to business centralization has not only been checked, but reversed, the centralization of finance seems to be a world-wide phenomenon. Every modern industrial country has developed only one financial center, to which the credit institutions of the smaller cities are more or less subsidiary. If a financial center proves to be necessary in the United States, it can hardly be situated in any city except New York.

New York not only furnishes an en-

ormous amount of banking capital and draws to itself loanable capital from every part of the United States, but it has European connections which will necessarily continue to enhance its financial power. In all probability the financial prestige of this city will not be undermined even by much more and drastic legislation than any which has yet been proposed, but New Yorkers should recognize that it may be somewhat mitigated, and New York real estate owners would do well not to increase the number of office buildings in the financial district until the effect of existing legislation and the scope of new legislation have been determined.

A New System of Taxation Proposed.

Editor of the RECORD AND GUIDE:

Much has been said and written recently about the hardships that real estate has suffered by reason of legislation and high taxation. When you are feeling weak in the knees, when your appetite is gone and your brain dull, you don't need a doctor to tell you that you are sick. You know it better than he, but you do want some one to tell you how to get well. And so my purpose here is, not to bewail existing conditions, nor to censure those at fault, but to propose a remedy for the evils that have come upon real estate in New York City.

Not in the least do I imagine that I have the only remedy, or that all real estate will be benefited by it. No doubt other remedies may be necessary later on, but a start must be made some time. Briefly, I propose the abolition of our antiquated and primitive method of assessment and taxation and adopting an entirely new and radically different system which shall provide as follows:

A—A full market value assessment on all land, and the rate of taxation to be uniform, but entirely independent and different from the rate of taxation on improvements.

B—A tax graduated similar to the Income Tax on all improvements and providing a tax exemption for the first $5,000 of the value of the improvements.

C—A differing rate of taxation for various classes of buildings according to the uses which they serve, these to be divided into four groups, namely:

1. Homesteads, or residences occupied by one family.
2. Tenant dwellings for two families or more.
3. Office buildings, warehouses, stores, factories and other business buildings.
4. Theatres, clubs, places of public assembly, all amusement buildings, also garages and livery stables.

The tax rate on homesteads to be the lowest, and that on theatres, etc., to be the highest.

D—A liberal system of rebates for fireproof construction, uncovered area and auxiliary fire apparatus, as sprinklers, etc.

E—A system of penalties for buildings exceeding a fixed height limit (the width of the street) and for covering an area in excess of 75 per cent. of the lot.

F—The abolition of all tax exemptions except upon city property and upon the first $5,000 of improvement.

I think the points here stated need no further explanation. To be sure, the tax bills will have to be worked out in a manner similar to a fire insurance rate schedule. But why not? If insurance companies deem it necessary to find out, in a painstaking and businesslike way what the proper "premium" (another name for tax) ought to be for each individual building, then our great city surely should in the same way find out which buildings cost it the most in fire, police and health service; and each property owner should pay in the proportion as his building requires such service by nature of its size, construction and occupancy.

But this will entail a lot of work and will cost the city a lot of money! Well, isn't it better to spend the money in perfecting a system of taxation that will encourage the poor man to build a home than to spend it on congestion commissions, hygienic congresses and vice investigations?

It is time the nodding citizens of New York realized that the present system with a flat rate on land and buildings is outworn and entirely too crude and primitive to be applied to our complex modern conditions. A flat rate, regardless of the character of the improvement, was all very good one hundred or even fifty years ago when buildings were generally very much alike in value and in use. The small private house was then the standard unit of building. There were then few factories, scarcely a half dozen theatres, some office buildings and no flats or apartments whatsoever.

The enormous difference between the value of one building and that of another, such as occurs today, was never dreamed of fifty years ago, nor the construction of skyscrapers, office buildings, 20-story factories, towering apartment houses, and hundreds of theatres and amusement places, large and small. It is the construction of these buildings, which has made necessary the rebuilding of sewers, the installation of high-pressure mains, costly fire apparatus, and even street widenings, not to mention such huge improvements as subways.

The nature of the occupancy of these buildings causes congestion, resulting in numerous accidents, impairment of health and the spread of vice, which make increasing demands upon the ambulances and hospital service of the city. All these burdens have been meekly borne by owners of the small buildings, which make no such demand upon the city service. Why not place the burden of taxation upon those who make the city government so expensive?

I have here tried to outline only briefly my suggestion for a remedy. The working out of the details of this proposition must be left to experts.

FREDERICK C. ZOBEL.

35 West 39th Street, January 3.

The Cleveland Foundation.

Editor of the RECORD AND GUIDE:

I enclose copy of a clipping. Why can't we get such a foundation as the Cleveland Foundation here? It would not only relieve real estate by saving the taxes paid for charity and education, and the assessments for public improvements, but would also attract population and increase in land values.

It's time we New York land owners waked up.

BOLTON HALL.

New York, January 3, 1913.

Cleveland, Jan. 3.—The Cleveland Foundation, which is to take charge of the wealth of rich men after they die and administer in the interest of the city's charitable, educational and social movements, starts out with $5,000,000 on hand. F. H. Goff, president of the Cleveland Trust Company, who originated the Foundation, said to-day that he had received a big donation from one of Cleveland's wealthy men and that many men of means had signified their intention of taking advantage of its opportunities to be of aid to their fellow-citizens.

Many public improvements which heretofore have not been available in the city because of the lack of funds will be obtained through the Foundation, Mr. Goff says. Men of millions, according to the plan, are to make the Foundation the administrator of their estates, leaving as much money as they wish to their relatives and the excess to be used by the Foundation in helping to make Cleveland a better city in which to live.

"The Foundation," said Mr. Goff, "will give respectability to great riches, as men can continue in the accumulation of wealth without people looking upon them as selfish mortals, because if the accumulations enter the Foundation they will realize that the benefits from the wealth will be returned again to the community. The Foundation will prevent the dissipation of large fortunes by legatees."

Easier Money Conditions.

Decidedly better conditions are prevailing in the open money market since the first of the year. It is becoming easier every day for merchants to obtain money, and investment funds are also increasing. Improved circumstances are also reported from abroad, the Bank of England discount rate having been lowered to 4½ per cent. with talk of the Bank of France following the lead. Under these new conditions real estate mortgage money should also be more available, and this is a very favorable hour for both lenders and investors. The technical position of improved real estate has been strengthened materially in the past two years, since the falling off in the rate of new construction, with the normal growth of population at the same time, has raised the percentage of occupancy to a high figure, especially for residential property. All the present financial signs tend to substantiate the predictions of real estate experts that the current year will be one of continued improvement, until there is a complete restoration of normal conditions in 1915.

Supt. Moorehead Expects Activity.

Supt. Moorehead of the Bronx Bureau of Buildings looks for a very active year in 1914. The letting of the new subway construction contracts is going to have a big effect on Bronx building operations, he says. When these lines are opened, and for a year prior thereto, the boom in Bronx building operations will be tremendous. Undoubtedly the first beginnings of this activity will be felt in 1914. Business is recovering from the suspense preceding the recent legislation of Congress and all conditions are now favorable to a great revival of trade and industry.

"The one trouble with Bronx people is that they do not stand by the officials who represent them when these officials are attacked from the outside. Brooklyn and Queens are laughing at us on this account and get away with what they want, while we are squabbling. When borough and county officials are getting things for those they represent, they should be supported and not subjected to an invidious cross fire."

Important Trolley Decision.

The Public Service Commission, by a vote of 3 to 2, has refused to order the New York and Queens County Railway Company to extend its trolley tracks on Astoria or Flushing avenue from Ehret avenue to Jackson avenue in Queens. Commissioner J. Sergeant Cram, who held the hearings to inquire into the situation, submitted an opinion recom-

mending that an order for the extension should be made, in accordance with the requirements of the company's franchise. On the vote the order was defeated, Chairman Edward E. McCall and Commissioners John E. Eustis and George V. S. Williams voting against it. Commissioner Milo R. Maltbie and Commissioner J. Sergeant Cram voted for the order.

The matter was brought to the attention of the commission on a petition from residents and property owners of the north side of Corona, East Elmhurst and Flushing. The petitioners, generally speaking, live in that section of Queens between Ehret avenue on the west and Flushing Bay on the east, and between North Beach on the north and Jackson avenue on the south. The New York and Queens County Railway Company operates a line of trolley cars through Jackson avenue, and another line from the Queensboro Bridge through Astoria or Flushing avenue, as far as Ehret avenue, where it turns north and continues to North Beach. Although the company's franchise calls for a continuance of the line easterly through Astoria or Flushing avenue to a junction with Jackson avenue near Flushing Bay, no tracks have been laid upon this portion of the route.

Commissioner Cram, in his opinion, held that the company's franchise covered this part of the route, and that the population on either side of it was sufficient to demand the construction and operation.

Two-Family House Passing.

The two-family house has out-lived its usefulness in Brooklyn, and but few of this type were erected in the last two years. The preference of the buyer and renter must be considered. Instead of considering first the economy in cost of construction or the economies that flow from the greatest utilization of space, builders must hereafter take into consideration more fully the comfort and health of the family, says Lewis H. Losee, vice-president of the Lawyers' Title Insurance and Trust Co.

"In apartment house construction there must be larger rooms, lighter rooms and larger airshafts. It is gratifying that the unit in construction has steadily increased during the last seven years, until now apartments are being built on plots 50 and 60 feet in width, thus furnishing the opportunity for better distribution of space.

"One of the best features in the Brooklyn situation is the approach of the time when better transit facilities will be an actuality. Already there is evidence that the real estate speculator is beginning to anticipate the reality of improved transit."

—The Board of Estimate is to have a standing committee on City Plan, of which President McAneny will be chairman. To this committee questions of big changes in the city map will be referred, as the West Side improvements, the selection of sites for court houses and the matter of the extension of Eastern Parkway.

—Another large apartment house is to be built by the Stracona Construction Company on Riverside Drive in the Audubon Park neighborhood. Audubon Park has become one of the most inviting centers on Washington Heights. The beautiful chapel of the Intercession, which has Trinity Cemetery for a background, and the Geographical Society's and the Hispano-American Society's buildings, have given a character to this center that can never be effaced. Andrew J. Robinson Company has the contract for the erection of a church for the Welch denomination in 155th street, opposite the cemetery. Otherwise the district is newly built up with apartment houses of quality.

—The eight-story addition which is being made to the Hotel St. George will make this one of the largest hotels in the Greater City. The Hotel Bossert, in the same section of the city, is also undergoing enlargement. In fine, the last few years have been so prosperous for hotels that there are few which have not made extensive improvements.

—The new currency law in times of financial stringency will liberate reserves of credit which have been heretofore unavailable. The fact that this credit may now be put to use when needed assures the country of an elastic currency and removes one of the chief obstacles to a general industrial revival.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Jan. 2 to 8	1913 Jan. 3 to 9
Total No.	159	174
Assessed value	$9,280,700	$9,230,700
No. with consideration	19	27
Consideration	$440,325	$859,998
Assessed value	$465,000	$873,000
	Jan. 1 to 8	Jan. 1 to 9
Total No.	159	211
Assessed value	$9,280,700	$11,443,700
No. with consideration	19	32
Consideration	$440,325	$965,788
Assessed value	$465,009	$1,011,000

Mortgages.

	Jan. 2 to 8	Jan. 3 to 9
Total No.	99	105
Amount	$1,642,767	$3,108,491
To Banks & Ins. Cos.	29	23
Amount	$813,000	$1,967,000
No at 6%	32	42
Amount	$163,587	$379,616
No. at 5½%	7	2
Amount	$68,000	$29,375
No. at 5%	32	25
Amount	$650,500	$678,500
No. at 4½%	.....	9
Amount	.....	$804,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	2
Amount	.....	$55,000
Interest not given	28	25
Amount	$760,680	$1,162,000
	Jan. 1 to 8	Jan. 1 to 9
Total No.	99	134
Amount	$1,642,767	$4,008,687
To Banks & Ins. Cos.	29	28
Amount	$813,000	$2,420,000

Mortgage Extensions.

	Jan. 2 to 8	Jan. 3 to 9
Total No.	43	43
Amount	$932,700	$1,877,685
To Banks & Ins. Cos.	12	11
Amount	$341,200	$481,000
	Jan. 1 to 8	Jan. 1 to 9
Total No.	43	58
Amount	$932,700	$2,388,035
To Banks & Ins. Cos.	12	13
Amount	$341,200	$732,000

Building Permits.

	Jan. 2 to 9	Jan. 4 to 10
New buildings	11	13
Cost	$1,563,000	$1,082,750
Alterations	$80,150	$237,300
	Jan. 1 to 9	Jan. 1 to 10
New buildings	11	14
Cost	$1,563,000	$1,102,750
Alterations	$80,150	$273,475

BRONX.

Conveyances.

	Jan 2 to 8	Jan. 3 to 9
Total No.	89	159
No. with consideration	12	25
Consideration	$86,250	$307,790
	Jan. 1 to 8	Jan. 1 to 9
Total No.	89	179
No. with consideration	12	26
Consideration	$86,250	$326,790

Mortgages.

	Jan. 2 to 8	Jan. 3 to 9
Total No.	90	117
Amount	$678,908	$1,086,062
To Banks & Ins. Cos.	14	14
Amount	$209,050	$150,700
No. at 6%	28	45
Amount	$113,843	$597,977
No. at 5½%	13	11
Amount	$103,850	$74,100
No. at 5%	10	31
Amount	$65,440	$295,590
Unusual rates	1	7
Amount	$700	$18,020
Interest not given	38	23
Amount	$395,075	$100,375
	Jan. 1 to 8	Jan. 1 to 9
Total No.	90	134
Amount	$678,908	$1,168,647
To Banks & Ins. Cos.	14	16
Amount	$209,050	$188,200

Mortgage Extensions.

	Jan. 2 to 8	Jan. 3 to 9
Total No.	29	20
Amount	$525,000	$230,500
To Banks & Ins. Cos.	4	2
Amount	$60,000	$65,000
	Jan. 1 to 8	Jan. 1 to 9
Total No.	29	20
Amount	$525,000	$230,500
To Banks & Ins. Cos.	4	2
Amount	$60,000	$65,000

Building Permits.

	Jan. 2 to 8	Jan. 4 to 10
New buildings	22	19
Cost	$541,850	$508,850
Alterations	$10,850	$15,135
	Jan. 1 to 8	Jan. 1 to 10
New buildings	22	26
Cost	$541,850	$732,150
Alterations	$10,850	$84,235

BROOKLYN.

Conveyances.

	1914 Jan. 2 to 7	1913 Jan. 2 to 8
Total No.	456	589
No. with consideration	45	49
Consideration	$277,430	$508,982
	Jan. 1 to 7	Jan. 1 to 8
Total No.	456	589
No. with consideration	45	49
Consideration	$277,430	$508,982

Mortgages.

	Jan. 2 to 7	Jan. 2 to 8
Total No.	348	399
Amount	$1,126,202	$1,259,308
To Banks & Ins. Cos.	57	83
Amount	$266,300	$426,550
No. at 6%	184	218
Amount	$422,717	$184,029
No. at 5½%	86	30
Amount	$415,010	$176,202
No. at 5%	62	119
Amount	$236,625	$501,976
Unusual rates	2	1
Amount	$700	$25,000
Interest not given	14	20
Amount	$51,150	$72,200
	Jan 1 to 7	Jan. 1 to 8
Total No.	348	399
Amount	$1,126,202	$1,259,308
To Banks & Ins. Cos.	57	83
Amount	$266,300	$426,550

Building Permits.

	Jan. 2 to 8	Jan. 3 to 9
New buildings	55	45
Cost	$626,550	$527,000
Alterations	$30,850	$61,133
	Jan. 1 to 8	Jan. 1 to 9
New buildings	55	64
Cost	$626,550	$651,200
Alterations	$30,850	$78,698

QUEENS.

Building Permits.

	Jan. 2 to 8	Jan. 3 to 9
New buildings	45	53
Cost	$190,675	$165,400
Alterations	$32,565	$7,100
	Jan. 1 to 8	Jan. 3 to 9
New buildings	45	53
Cost	$190,675	$165,400
Alterations	$32,565	$7,100

RICHMOND.

Building Permits.

	Jan. 2 to 8	Jan. 3 to 9
New buildings	1	7
Cost	$40	$8,800
Alterations	$700	$1,000
	Jan. 1 to 8	Jan. 1 to 9
New buildings	1	7
Cost	$40	$8,800
Alterations	$700	$1,000

BUILDING MATERIALS AND SUPPLIES

LAST HALF STEEL DELIVERIES BRING HIGHER PRICES—NEW SHINGLE COUNT IN THIS STATE EFFECTIVE FEBRUARY 1.

The Tariff and the Renting Outlook —
Barge Strike Does Not Affect Building

THE quality of demand for new building construction during the current year is a matter of conflicting opinion. Everybody seems to be optimistic, from the Wall street banker to the apple woman on the corner, but building material men demand something more tangible than sentiment before they transfer their money from the bank to speculative yard stocks.

As the first full week of the year closed conservative dealers became convinced that the signs of the times were brightening. When the city came into the steel market for 60,000 tons of structural material for elevated railway extensions, requiring second quarter delivery, there was some surprise that quotations were considerably stiffer than they are now ruling, especially since heretofore the steel companies appeared to be competing strenuously to get any and all business they could.

When $1.25 to $1.35, Pittsburgh mill, was quoted, it was the first intimation that there was something more substantial than mere sentiment behind the optimistic expressions made by captains of industry at the first of the year. True, first quarter and second quarter steel prices are still quoted low to encourage new business, but the fact that this differentiation is being made is interpreted as auguring well for the demand for building materials in general later in the year.

Following this development in tone came the announcement that ¾-in. trap rock that has been held stiffly at $1.10 per cubic yard in wholesale lots alongside dock, N. Y., had moved up to a range running from $1.15 to $1.30, and that a big contract was signed for this size stone on Wednesday at the topmost level. Bluestone in ¾-inch size has jumped five cents to $1.10.

The report that the strike of the harbor barge captains would interfere with deliveries of crushed stone, common brick and other commodities may have had something to do with the heavy demand reported in some departments. But the strike did not extend to the scowman, and so brick, sand, gravel and crushed stone continued to come in without delay. The stiffness in all departments except common brick is due to the feeling everywhere apparent that demand will continue to improve, and that, as prices have been abnormally low, they should immediately reflect any change for the better in demand.

As for the building outlook, the new tariff law may prove to be a factor indirectly governing the consumption of building material in this market for the next twelve months. If, as business men in many lines believe, foreign exporters are planning to gain a foothold in this country under the new import act, there will be an active demand for office, warehouse and showroom space which ought to help lower Manhattan absorb some of the large quantity of desirable modern office space that now is being used as an argument to prove that part of the city over-constructed.

This will hasten the day when there will be a better demand for new buildings.

CRUSHED STONE PRICES UP.

Big Jump in Trap Rock of ¾-in. Size—Still Stiffening.

ANOTHER good sign of improving conditions in the building material market was the announcement made this week that three-quarter inch trap rock has advanced from the $1.10 level ruling at the close of the year to the remarkable range of $1.15 to $1.30. As an indication that the demand was great and that prices were by no means weak at the top figure a large contract for this size stone was made on Wednesday at the new top price of $1.30 per cu. yd. alongside dock, N. Y.

The price of three-quarter inch trap rock is also higher. An advance of five cents was announced this week making the ruling quotation $1.10, as against $1.05 prevailing at the close of 1913. The improved demand for Portland cement is reflected in the higher price of crushed as practically all the crushed stone being bought now is going into concrete work of one kind or another. Sand is stiffening.

BIG SAND FIRM ABSORBED.

The Crescent Becomes Part of the Goodwin Gallagher Company.

ONE of the biggest and most important purchases made in building material market in some time was recorded this week when it became known that the Crescent Sand & Gravel Company of 17 Battery place has been acquired by the Goodwin-Gallagher Sand & Gravel Corporation of 71 Broadway. Hereafter the plant and retail department will be managed from the offices of the purchasers.

The Building Material Exchange heard rumors that the Broadway sand interests were practically obliged to take over the Crescent Company in order to take care of the tremendous demand that recently has developed in this market for sharp washed sand, partly due to subway and other large engineering operations and partly to the increasing demand for good sand for reinforced concrete for factories. The fact that the Buildings Bureaus are giving considerable attention to the character of the sand that is going into building construction of late has made it almost imperative that a larger quantity of high grade sand be made available for this market.

Even with this added supply at hand prices for high grade sand are stiff at the fifty-cent level still ruling on Thursday.

WIRE AND NAILS BLANK.

American Company Withdraws Quotations Expecting Rise.

THE American Steel & Wire Company withdrew all existing price quotations on wire and nails to merchants and the manufacturing trade this week owing to the improved condition of the market. The action was taken to eliminate any possibility of the manufacturers being caught low on a possible rising price movement. This action will not, however, affect wire concrete reinforcing, as prices are made on prompt delivery, according to job requirements.

SUMMER COAL NOT QUOTED.

Significant Move of Operators Reflects Change of Conditions.

COAL operatives are showing a conservative attitude in the matter of prices which further reflects the improved tone of the building material and supply market. While the demand for domestic and steam sizes continues to increase, there has been no change in quotations. Inquiries and contract negotiations are now under way for the spring and it is significant that many Pittsburgh operators are holding back from making quotations, pending the adjustment of wages. The miners are planning to make a stiff fight for an advance, and it is probable that no base price will be fixed until this matter has been adjusted.

STRONGER TONE IN STEEL.

Third Quarter Deliveries Call for Higher Prices.

INQUIRERS in the steel market this week discovered that the market fabricated for shapes calling for delivery after the first of July is much stronger than that for delivery over the first six months of the year. Options on steel tonnage run to $1.25 Pittsburgh, base, for plain material, while some of the independent companies are asking as high as $1.30 or higher, for such deliveries. Even for shipment over the second quarter the tone of the market is said to be stronger than at $1.20 base for bars, plates or shapes. Some interests are asking $1 a ton higher than that.

This fact was brought out forcibly when contractors and fabricating shops bid upon the construction of the elevated extensions for the New York Municipal Railways Co., calling for 13,500 tons of steel. Contracts have been signed for about 60,000 tons for fabricated structural steel for transportation consumption in this market, divided into 27,000 tons for the Coney Island extension, which went to Post & McCord; 16,800 tons for the Jerome avenue extension, awarded to Oscar Daniels & Co., and 15,1000 tons for the White Plains extension, awarded to Alfred T. Roth. In view of the fact that the American Bridge Company closes its year on January 3, these contracts will be included in the 1913 statistics, making the total contracts for fabricated steel placed with all interests last year at 1,095,000, a falling off of 29 per cent. as compared with 1912.

LUMBER PRICES STEADY.

Spruce Only Weak Department—The New Shingle Count Law.

IN the lumber market Eastern spruce is the only department that does not show signs of strengthening. In this case the ailment is over-competiton, rather than lack of demand. In hardwoods the orders are generally confined to mixed cars, showing that hand-to-mouth buying is the rule rather than the exception.

The new State regulation regarding the count of shingles which becomes effective on the first of February requires that shingles bundled other than twenty-five courses at each end of bundles be sold on a comparative basis thereto. That is, shingles bundled twenty-five courses at each end are to be computed as 250 shingles to a bundle and shingles bundled 23/24 courses are to be computed as 235 shingles to a bundle and such bundles must be stenciled "235" or a sales slip, ticket or tag shall accompany the bundle representing the count.

The argument has been presented by certain interests that the consumer was being defrauder by getting shingles 23/24 courses to bundle instead of 25/25s, but lumber men contend that the consumer is getting full value for the price he pays for the 23/24s shingles, and that if the same shingles were packed 25/25 courses the consumer would have to pay a proportionately higher price to offset addition material, labor and freight cost. Lumber wholesalers say there is not any deception in the sale of these short-count shingles, for they are sold on their merits in competition with other shingles.

The only question is the preference of the retail dealer in having the bundles marked with the figures "235" or in furnishing a ticket or tag with each lot of the shingles he sends out. Some manufacturers have also advised that after February first they shall sell short count shingles on the basis of price for four bundles instead of making price per thousand which will comply with the regulation.

AFTER THE SHOESTRINGS.

District Attorney Whitman's New Bureau Will Protect Material Men.

DISTRICT ATTORNEY WHITMAN'S Commercial Fraud Bureau, in charge of which is Arthur Train, the assistant District Attorney who needs no introduction to New York business men, was established in part, at least, through the agency of certain building and real estate interests operating in various parts of the city who have had unpleasant experiences with so-called Shoestring builders and material men in the past.

With the improving sentiment in the building business and the fact that the Shoestringers have had a lean year or two, some irresponsible concerns and individuals have been feeling the market to find that a number of building material distributors are showing a willingness to take a chance. To protect the legitimate business houses, the New York Credit Mens' Association, the Board of Trade and Transportation, and the Merchants' Protective Association laid the credit abuse evil before the District Attorney with the result that the new bureau has been established.

This committee, in its statement, proposed that when a case is submitted to the bureau those preferring the charge should agree affirmatively to aid its progress and final conclusion and that as an evidence of good faith those preferring the charge be required to bind themselves to make no settlement except with the consent of the District Attorney.

Anyone detecting fraudulent credit conditions may submit evidence leading to an investigation to the head of the Commercial Frauds Bureau of the District Attorney's office.

To the same end President Elwell, of the Consolidated Building Trades Credit Associations, opened the the first in a series of conferences designed to change the mechanics lien law. A State league will be formed with representatives of all material men's and employers' associations to secure passage of the bill drawn by J. Charles Wechsler, which passed the Assembly last year. The conference to be held at the headquarters of the Consolidated Building Trades Association next week will include the Masons Employers' Association and the credit branch of the Building Trades Association.

BRICK SUPPLY RESTRICTED.

Closing of Navigation Above Newburgh Puts Market on Reserve.

COMMON brick supply for this market has been narrowed down to what is on hand at the open docks, under cover here, and what can be brought to this market only by ice-breaking tugs from Haverstraw. This situation was brought about by the closing of navigation between Newburgh and Kingston this week, but strange as it may seem, it had no effect whatever upon strengthening the demand for brick here. In fact, prices weakened. Raritan brick also shows a slight recession on prices and Newark yard interests reported a shading of prices from $7.25 to $7.75 to $7 to $7.50. Hudson River brick here now brings between $5.50 and $6, with Raritans quoted at from $6 to $6.25.

The unloading figures for this week are lower than those of last week when the holiday shut out a whole day's transactions. Dealers have no stacks to speak of and are showing no inclination to load up. When the strengthening tone of other departments of the building material are shown in actual building operations and resultant call for brick, the dealers say they will be in the market for material, but just now their money in the bank looks better to them, as one man put it, than a speculative corner on the brick market, possibly could.

Official transactions for Hudson common brick

(Continued on page 88.)

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Big Leases Figured Prominently in the Business.

The sales market was practically at a standstill this week. The few properties which did change hands were of so commonplace a character as to have practically no significance. The apathy was not confined to any borough but effected all parts of the city. The weakness of the market was reflected in the Exchange Salesroom, where in two cases properties were knocked down to bidders for prices far below the assessed valuation.

The leasing branch, however, was productive of several large and interesting transactions. The Bronx contributed a 63-year lease of a large site opposite the new Bronx County court house and another "Loft" candy store deal which involved a building at the junction of Willis avenue and 149th street. Other important leases concerned a big corner store in Times Square, taken by a drug company, an 8-sty. building in Water street, and a 12-sty. loft building in West 19th street.

The total number of sales in Manhattan this week was 16, against 15 for last week and 26 a year ago.

The number of sales south of 59th street was 1, compared with 6 last week and 12 a year ago.

The sales north of 59th street aggregated 15, compared with 9 last week and 14 a year ago.

From the Bronx 2 sales at private contract were reported, against 14 last week and 14 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $1,087,509, compared with $2,097,751 last week, making a total since Jan. 1 of $2,936,635. The figure for the corresponding week last year was $1,247,194, making a total since Jan. 1, 1913, of $1,839,489.

PRIVATE REALTY SALES.

$500,000 Brooklyn Deal.

Howard C. Pyle & Co. have just closed one of the most important and significant real estate transactions of recent years, on the Heights, in effecting the sale of the vacant plot on the northerly side of Schermerhorn st., 80 ft. frontage, near Clinton st., running through to Livingston st., for the Realty Associates, to the firm of Bing & Bing, of 5th av., Manhattan, who will immediately begin the erection of two 8-sty elevator apartment houses of the highest type of construction. The one on Schermerhorn st. will comprise apartments of 10 rooms and 3 baths each and the Livingston st building will consist of apartments of 3 and 4 rooms and bath each, containing every conceivable modern convenience. Both of the buildings will be ready for occupancy on Sept. 1, 1914. Plans are being prepared by Architect Robert P. Lyons.

Interesting Sale at Port Richmond.

A sale of unusual importance and far-reaching effect has just been concluded in Port Richmond. The Reformed Dutch Church has sold through J. Sterling Drake to Martin M. Leo the parsonage property on the northwest corner of Richmond and Grove avs., 164x189 ft. This is the largest plot under one ownership in the heart of Port Richmond, except the church plot of the grantor, which, of course, is not for sale. This plot has been owned and occupied by the church as a parsonage consecutively since 1835.

It is in what, by common consent, has come to be known as "The hub of Port Richmond," where commercial life is intense, where are many of the finest stores in the whole borough, and where real estate values are booming.

Aside from the historical associations of this plot and the great reluctance of many of this large and influential congregation to sell it at all, will always be remembered the heroic stand of the church against the invasion by business of what was once Port Richmond's most aristocratic residential neighborhood. With this sale, business and commercial life have again asserted their supremacy and as usual herald the prosperity of the section wherein they flourish.

The purchaser, Mr. Leo, is a young business man of the most progressive type and has already made for himself an enviable reputation throughout the borough as owner and manager of the two principal theatres, viz., The Park, at Stapleton, and The Empire, at Port Richmond. Mr. Leo intends to surpass himself on his new purchase and build a theatre in size and magnificence that will compare favorably with the best in Manhattan. And on the balance of the land he intends to put up a commercial building, stores first floor and apartments above that will be far in advance of anything yet attempted in this borough.

Queens County Sales.

G. X. Mathews Co., in the Ridgewood section of Queens County, sold six more model 3-sty 6-family flat houses, each 27x100. Otto Riechardt bought 1824, 1826, 1828 Madison st, at $11,000 each; Peter Manthey, 1825 Cornelia st, $11,000; Paul Manthey, 1827 Cornelia st, $11,000; A. J. Iben, corner of Madison and Onderdonk sts, $20,000. The company's sales for 1913 established a new high mark at 62 houses. It built during the year 78 houses, all being completely rented.

Manhattan—South of 59th Street.

36TH ST, 332 West, 5-sty building, on lot 25x100, sold for the estate of Edward Brown to a client for investment by Senior & Stout.

Manhattan—North of 59th Street.

64TH ST, 114 East, 4-sty and basement dwelling, on lot 17.6x100.5, sold for the Directors Realty to a client who will rebuild for his own occupancy, by William B. May & Co. The house is in the restricted block between Park and Lexington avs.

73D ST, 275 West, 4-sty dwelling, on lot 20 x84, near West End av, sold for Albert Symington to a client for occupancy, by William B. May & Co.

77TH ST, 337 East, 4-sty tenement, on lot 25 x102.2, sold for Joseph B. Peck to Samuel S. Aronson, by Paul A. McGolrick.

95TH ST., 156 West, 3-sty dwelling on lot 17x100.8, sold by Celia Bloch to Julius Tishman & Sons, who now control a frontage of 102 ft. on 95th st, which will be used as a site for an apartment house.

119TH ST, 119 West, 3-sty private dwelling, on lot 20x100.11, reported sold by Maria Hillenbrand to Dr. Louis Bieber.

134TH ST, 74 West, 5-sty double flat, on lot 25x99.11, sold by the New York Trust Co. to Julius Elkan, for investment.

138TH ST, 640 West, 2-sty dwelling, on lot 15x99.11, sold by Pauline D. Kober to Winthrop Parker.

139TH ST, 205 West, 3-sty dwelling on lot 19.99.11, sold by Annie Levy to Somerville & Somerville, who gave in exchange 20 lots at Arverne, L. I., in Adah and Kate avs, between Seaview av and Jamaica Bay; also a dwelling in 49th st, Brooklyn.

140TH ST, 516 West, 3-sty and basement dwelling on lot 15x99.11, between Amsterdam av and Hamilton pl, sold by Daniel B. Freedman to Dr. E. R. Eliscu, the present tenant.

140TH ST, 518 West, 3-sty and basement private dwelling, on lot 15x100, sold by Daniel B. Freedman to D. E. Eliscu.

141ST ST, 469 West, 4-sty and basement dwelling on lot 18x99.11, between Convent and Amsterdam ave, sold for the Nagrom Realty Co. to B. Winters, by Arnold, Byrne & Baumann.

153D ST, 460 West, private dwelling, on lot 16.8x100, reported sold by Bradford K. Wiley to an investor.

171ST ST, 564 West, 2-sty frame building, on lot 25x100, near St. Nicholas av, sold for Alice Cromarty to Rosie Kraus, by the Nebring Co and May Blau. The property was given in part payment for the flat at 620-622 West 182d st, reported sold last week.

173D ST, 563 West, 5-sty building, on plot 37.6x100, adjoining the northwest corner of Audubon av, reported sold by Evelyn H. Roberts to an investor for $47,000. The immediate neighborhood has been highly improved with apartment houses during the last two years and it is a section of the city in which rentals have been very satisfactory.

BROADWAY, s e c 212th st, plot of 6 lots fronting 118.7 ft. on Broadway and 111.1 ft. in 212th st, resold for Gustavus L. Lawrence to Mrs. Raymond Du Puy, by Warren F Johnston. The seller acquired the plot recently from the Alliance Realty Co. through the same broker.

Bronx.

HOLLAND AV, 1731, two-family frame house, on lot 25x100, sold for Lina Anderson to a client, by George J. McCaffrey.

MORRIS AV, 2306, 3-sty brick dwelling, on lot 18.6x117, sold for the River Realty Co. to a client, by John A. Stelnmetz.

Brooklyn.

GARFIELD PL, 174, 3-sty and basement dwelling, on lot 20.8x100, sold for James W. Keogh to N. & H. Jensen, by the Jerome Property Corporation.

2D PL, 91, 3-sty dwelling, on lot 19.6x133, sold for M. Lanzaro to Hassach Bros. by the E. A. Polak Realty Co. The buyer gave in exchange a 35-acre farm at Morgansville, N. J.

7TH ST, 402, 3-sty and basement dwelling, on lot 22.9x82, between 6th and 7th avs, sold for a client by G. W. Snyder & Son.

LINDEN AV, ETC.—Henry Agar, in conjunction with Wright & Aston, sold the 4-sty apartment at 266 Linden av for Max B. Smith. In part payment Mr. Smith took the two 3-sty dwellings 984 and 986 Bedford av, and a corner plot in Maplewood, N. J. The same brokers resold the two Bedford av houses for Mr. Smith; also for Louis Grimes, the 3-sty dwelling 408 Putnam av.

PARKSIDE AV, 296, a brick dwelling on lot 17x100, sold for W. A. Brown to a client for occupancy by the Westwood Realty Co.

WASHINGTON AV, 265, 4-sty dwelling on plot 50x200, running through to Hall st, sold by Katrina Lentino to Joseph F. A. O'Donnell. Negotiations are under way for the resale. This property lies between Willoughby and DeKalb aves, and is located in a fine residential section.

WASHINGTON AV, ETC.—Henry Pierson & Co. (Inc) have sold 700 Washington av, a 2-sty building, for I. Gobis to a client for investment, and also sold the mansion at the corner of Park pl and Vanderbilt av, on plot 100x100, for Richard S. Hager to a client for investment.

WASHINGTON AV, 339, 3-sty and basement brownstone private dwelling, between Lafayette av and DeKalb av, sold for George P. Beebe to Emma Betsch, by the Bulkley & Horton Co.

16TH AV, 4519, 3-sty brick building, on lot 20x100, sold by William C. Kahn to E. Edelmuth.

ELDERT LANE, ETC.—The Rockmore Realty Co., Inc., Henry Rockmore president, has sold four 2-sty 1-family brick dwellings on Elderts lane, each on a lot 18.3x100 ft., to separate individuals. The house at 505 was bought by George J. Aman, 507 by Charles T. Kiefer, 509 by John Schuessler and 511 by Washington J. Box.

Queens.

BELLE HARBOR.—Lewis H. May Co. has sold for the Belle Harbor-Edgemere Realty Co. a plot of lots on the west side of Henley av to Mrs. Mary E. Hutchings, who owns adjoining property.

Richmond.

RICHMOND HILL.—Mrs. Lewis T. Baxter, of Nashville, Tenn., sold through Cornelius G. Kolff, to Mrs. Clara Sydney Taylor, a daughter of the late Bishop Potter, the historical old La Tourette homestead on Richmond Hill, overlooking the village of Richmond, Staten Island. This is one of the last remaining old Huguenot homesteads on Staten Island. The old Colonial mansion commands a magnificent view of the surrounding country. Across the Richmond Hill road on a bluff overlooking the Freshkill are still the old rifle pits which were placed there for the purpose of preventing the frequent raids made by the Continental troops, who were stationed on the Jersey shore. The property will be occupied by Mrs. Taylor as a private residence.

Nearby Cities.

NEWARK, N. J.—Henry L. Bauman, of New York, has sold to Littleton Kirkpatrick the property on the southeast corner of Mount Prospect av and Coryman st, known as 823 to 837 Mount Prospect av, occupied by eight 2-sty brick and stone stores and dwellings. The plot is 160 ft. on the av by 55 ft. in the st. Feist & Feist were the brokers. They have also sold for Mr. Bauman to Louis Kohn the two 2½-sty 2-family dwellings at 273 and 279 Woodside av, each on a plot 30x125.

Rural and Suburban.

GREAT NECK, L. I.—John B. Van Dervan has purchased through I. G. Wolf a plot of ground with over 31,900 sq. ft. on Arrandale av. The buyer will erect a $15,000 Colonial dwelling.

HARTSDALE, N. Y.—Scarsdale Estates has sold to Dr. Ralph B. Ryan a plot opposite the Country Tennis Club and Eugene J. Lang has been retained as architect to design a $10,000 residence. The Gedney Farm Company has sold at Gedney Farm, opposite the new hotel, two plots to George A. and John A. Thompson and a plot to Robert L. Stillson, Jr. On Ridgeway, near the Gedney Farm Country Club, a corner plot, one-third of an acre has been sold to Charles Long, of White Plains.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to M. E. Wolff a plot 40x100 on Henry st and Tompkins pl; to H. E. Rankin, a plot 40x100 on Henry st; to J. Dartley, a plot 40x100 on Homan boulevard, and at Rosedale to F. C. McMurray a plot 40x118 on Ocean av.

LAKE RONKONKOMA, L. I.—Maude Adams Kiskadden added 10¼ acres to her estate in Portion av by the purchase of the Norman Henry Jay property for $3,500.

MT. VERNON, N. Y.—William P. Rooney has sold for M. W. Robinson, the dwelling at 134 Rich av, Chester Hill, to a client, who will occupy it.

MONTCLAIR, N. J.—Hughes & Whitby have sold a 3-sty residence at 142 Gordonhurst av, on plot 60x160, for Edward C. O'Neill to W. R. Benton, for $10,000; also a large plot, 110 ft. on Cooper av x 165 ft. deep, to Edward C. O'Neill for $5,000.

PARK HILL, N. Y.—At Park Hill on the Hudson the American Real Estate Co. has sold to Mrs. A. Hamburg the recently completed dwelling at 6 Rockland av.

PATERSON, N. J.—David V. Proskey has sold the Ralph A. Ritchie estate, at Park av and Summer st to James T. Siminster, of Montclair, the price paid being $80,000. On the property are a homestead and barns.

RIDGEWOOD, N. J.—Frank R. Powley has sold his residence on Prospect street to Henry W. Baylis. S. S. Walstrum-Gordon & Forman

SUMMIT, N. J.—At Murray Hill Park, adjoining Summit, N. J., Dr. E. H. Vines, of Manhattan, has bought a site on Murray Hill Park boulevard, near Mountain av, on which will be erected a Dutch Colonial residence. F. E. Robertson, of Monhattan, bought a site on Union rd and will build a house.

LEASES.

Manhattan.

THE CITY OF NEW YORK leased the Fulton Ferry, Hamilton Avenue Ferry, with the ferry slips, ferry houses and the land they occupy, to the Union Ferry Co. for one year for 2 per cent. of the gross receipts.

THE AMERICAN CAN CO. has taken a 10 year lease on the building at 433 West 14th st. This is the second lease for this company in the new structure, known as the Gillen Building, at 413 to 435 West 14th st., No. 435 having previously been leased to this corporation for a term of years.

ALBERT B. ASHFORTH, INC., leased for I. O. Woodruff, for a term of years, the 7th floor in 257 and 259 William st to the Speed Controller Co., Inc.

ALBERT E. ASHFORTH, INC., leased in the Frances Bldg. at the southeast corner of 5th av and 53d st, space on the 6th floor to Frederick O. Schuller; also leased in the Tilden Bldg., at 105 to 111 West 40th st, space on the 11th floor to W. Ralph Squire, Inc., and to James B. Reynolds of 156 5th av, and space in the same building to Louis Dorith; also in 106 East 19th st, space on the 5th floor to the Rouden Co., of 106 East 19th st, and office space in the same building to Morris Suesskind.

WRIGHT BARCLAY, INC., leased the parlor floor store 22 East 30th st to Joseph Bayer and David Silverman.

WRIGHT BARCLAY, INC., leased at 461 and 463 4th av, in conjunction with L. Tanenbaum & Strauss, the 3d loft to Wolf Brothers & Co., of 949 Broadway; also in conjunction with Payson McL. Merrill the 9th loft to A. W. Shaw Co., and in conjunction with W. S. Furman the 6th loft to the National Publishing Co.; also the 3d loft at 147 West 24th st, to A. Weisman of 42 East 12th st, and the house at 231 East 31st st, to August Schmidt.

DANIELD BIRDSALL & CO., INC., leased the store and basement in 434 to 438 Broadway for a term of years at an aggregate rental of about $60,000 to T. W. & C. B. Sheridan Co., dealers in printers' and bookbinders' machinery, who for many years have been located at Duane and Elm sts. This move is in line with the recent removal of Bradstreet's printing department to Howard st; also of the Industrial Press and others to Howard and Lafayette sts, and of Studebaker's salesrooms to Broadway and Howard st. The projected Broadway and the Canal st subways will have an express station at this point.

BLEIMAN & CO. leased space in 27 and 29 West 4th st. to Michael Kramer; in 123 and 125 Bleecker to the Manhattan Bandeaux Co., Inc., of 3 Great Jones st, and in 54 and 56 Bleecker st to the Empire Hat Co., of 7 Great Jones st.

JOHN P. COHALAN, Surrogate, leased from Judge Samuel Greenbaum his residence at 706 St. Nicholas av, a 4-sty house situated just north of 145th st, James E. Barry & Co. negotiated the lease.

CYRILLE CARREAU rented the store in 150 West 45th st for 5 years to Jacob Alterman.

CARSTEIN & LINNEKIN leased in the American Woolen Building space on the 10th floor to C. J. Allers; part of the 7th loft in 102 and 104 West 38th st to Kornfeld & Schocker of 36 East 22d st; the 5th loft in 37 West 17th st to S. Scharf & Son, Inc., of 98 Greene st; the 4th loft in 5 West 31st st to Chas. S. Josephsohn & Co.; the top loft in 17 and 19 West 17th st to the Camp Fire Outfitting Co. of 11 East 30th st; 2,000 sq. ft. in 315 4th av to R. D. Whitmore; space in 456 to 460 4th av to the Drysdale Co. of 456 4th av; an office in 1161 to 1175 Broadway to Gold Bros. of 39 East 20th st; Max Rouse and Shapiro Bros. of 514 Broadway; office in 320 5th av to M. M. Golis; office in 341 to 347 5th av to Sterling Tobacco Co. of 347 5th av; Women's Domestic League of 347 5th av; L. H. Zins, of 1161 Broadway, and J. W. Brandt & Co., of 523 Broadway.

THE CROSS & BROWN CO. leased office space in the U. S. Rubber Co. Building at the southeast corner of Broadway and 58th st to Anton Strand, of 522 West 52d st, Electrical Experiment Co., of 8 South William st, H. C. Hendrickson and the Lock-Robe Rail Co.; also leased the store in 1860 Broadway to Derby & Townsend, and space in 25 West 45th st to H. Hardy & Co., of 42 White st, and an apartment in 200 West 58th st to Willis J. Abbot.

THE CROSS & BROWN CO. leased the 6th floor in 415 West 55th st to A. & H. Aalders, and in conjunction with Royal Scott Gulden, the 4th floor in 20 West 46th st to E. L. Murray, of 23 West 32d st.

THE CROSS & BROWN CO. leased for Klein & Jackson to Drouet & Page Co., Inc., of 1890 Broadway, the store in 1890 Broadway, and the 6th floor in 225 and 227 West 57th st to Casscells & Mano; the 3d floor in 123 West 52d st to Eisemann Magneto Co., of 225 West 57th st, and space in 1776 Broadway to Newton Holden & Co.; also leased the store in 100 West 32d st to Wm. Veilmann, and space in 396 Broadway to I. Steinberg & G. Rosenstein, Platt & Mascheck Co., J. Rosenblatt & Sons, of 396 Broadway, and Morris Anderson.

THE DUROSS CO. leased for Greenhut, Siegel-Cooper Co. the five vacant lofts at 126 to 136 West 19th st to Canavan Brothers, of 518 West 56th st.

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Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

WANTED by private owner, thoroughly experienced and reliable real estate man about 35 years old, to devote entire time to looking after properties (tenements, flats, etc.) Must be a good renter and be able to furnish surety bond. State age, references, experience, salary and where and when last employed. Box 232, Record and Guide.

WANTED, bookkeeper, familiar with the building trades; permanent position for the right man. Communicate in own handwriting, stating qualifications, references, etc. Box 231, Record and Guide.

EXPERIENCED real estate expert, employed as manager by large real estate firm, is open for engagement with estate to take entire charge; highest credentials. Box 234, Record and Guide.

REAL ESTATE broker and office manager, 24 years old, six years leading concern, will connect with estate, Real Estate Co., Trust Co., or corporation in capacity of manager or assistant in some department. Box 288, Record and Guide.

YOUNG MAN, 21, four years' practical experience in a large real estate office, as assistant manager and systemizer; also repairs and management. Executive ability. Box 235, Record and Guide.

WANTED by a well-established real estate office, a man for outside work in the mortgage branch of the business. This is a good chance for the right man. Box 233, Record and Guide.

FOR SALE—Three Hyde Atlases, Battery to 125th st. Up-to-date. Very good condition. Can be seen any time. Apply room 58, 542 5th av.

FOR SALE—Bound volumes of Record and Guide for 1881, 2, 3, 4, 5, 6, 7, 8 and 9; 1890, 1, 2, 3, 4, 5, 6, 7, 8 and 9; 1900, 1, 2, 3, 4, 5, 6, 7, at a bargain. $1. per volume. HENRY MALKAN, 42 Broadway.

YOUNG MAN, 21, high school graduate, wishes position with real estate or general brokerage firm. Best references. Box 230, Record and Guide.

Leases—Manhattan (Continued).

THE DUROSS CO. leased for the Eagle Tube Co., of Delaware, 626 and 628 West 24th st, to the Oliver Water Filters Co. for five years; also for John Graney, 98 10th av to Cornelius J. Sullivan, of 31 Nassau st, for 21 years at a net rental aggregating $30,000; also for Colonel Alexander S. Bacon the 5-sty front and rear buildings at 135 9th av to John De Marco; also for the Industrial Press, 49 to 55 Lafayette st, to the Reynolds Printing Co., of 169 William st, and for Arthur S. Wootton, 318 West 19th st, to Marie P. Nogues.

HENRY W. EATON has leased his residence at 150 West 74th st to a tenant, who will occupy.

THE J. C. EINSTEIN CO., INC., leased for J. & M. Cohn the 5th loft in 6 to 10 East 32d st, running through to 5 to 9 East 31st st, containing over 13,000 sq. ft., to J. & W. Goetz, importers and manufacturers of costumes and waists, of 318 6th av.

DOUGLAS L. ELLIMAN & CO. rented for Geo. R. Read & Co. the 4th loft in the new 6-sty store and loft building being erected at 22 East 54th st for a long term to Geo. P. Reinhard, a designer of classic iuteriors, located for the last 5 years at 25 East 45th st. This adds another well-known decorator to this rapidly growing art centre.

DOUGLAS L. ELLIMAN & CO., in conjunction with W. J. Roome & Co., leased for Mrs. James Cunningham 124 East 55th st, a new 5-sty American basement house on a lot 25x100, with electric elevator and other improvements, to J. Watson Webb, son of Dr. W. Seward Webb; also leased from the plans, an apartment of 9 rooms and 3 baths in the new building to be erected at 116 to 122 East 63d st by Samuel A. Herzog to Alfred H. Thorp for a long term of years. The foundation for this building has just been finished and the frame work has not yet been started. Also leased an apartment in 40 East 62d st to W. E. Hall; an apartment in 901 Lexington av to J. R. Truesdale; an apartment in 21 East 82d st for Charles G. Weir, to Col. G. F. Downey, and an apartment in 178 East 70th st to Foster Milliken, Jr.

J. B. ENGLISH leased for A. M. Lyon, of London, England, the 5-sty loft building at 101 and 103 Broad st, to the Aspell Co., Inc., wholesale grocers and ship chandlers, of 24 Water st, for a term of 10 years, and also leased for William Hoegg to L. Zuckerman, of 38 West 21st st the store in 168 West 48th st for a term of years.

J. ARTHUR FISCHER has leased for Giovanna P. Maresi to a client the two 5-sty buildings 691 and 693 6th av, between 39th and 40th sts, on plot 37x100, for a term of years. The tenant after making extensive alterations will utilize the same for his business; also for the Colony Construction Co. a booth in the Colony Arcade Building 63-67 West 38th st and 62-64 West 39th st for a term of years to Nicholas Ferrone for a shoe emporium; also for V. Bernardi the 3-sty building 240 East 34th st.

FOLSOM BROTHERS, INC., leased the store in 133 East 34th st, for 10 years to Dr. Charles M. Du Gay, druggist, of 508 3d av; also the parlor floor store in 133 East 34th st for 5 years to Dr. B. B. Bromberg, dentist, of 188 East 72d st; also the two stores in 140 East 34th st for 5 years to Herrmann's Seed store, of 140 East 34th st; also the 2d loft in 31 West 26th st to Denker & Porges, of 32 East 4th st; also the houses at 64 and 66 West 11th st for 5 years to Enrico & Paglieri, of 64 West 11th st.

M. FORMAN & CO. leased space in 36 to 44 West 24th st to M. Rosenfeld, the 1st loft in 683 and 685 Broadway to Bullock & Gross for 5 years, the store and basement in 22 West 21st st to Robinson Goltuber, the 10th loft in 31 and 33 East 28th st to H. & I. Ottenstein of 137 5th av, space in 49 to 53 East 21st st to Finestone & Co., the 11th floor in 119 West 27th st to Samuel Isenberg, the 7th floor in 36 to 44 West 24th st to Henry Cohen & Co., the 3d floor in 151 to 155 West 19th st to H. & I. Schaeffer Co.

GOODWIN & GOODWIN rented for the Realty Improvement Co. to A. Kosef the 1st loft in 262 Lenox av.

THE GRAY DRUG CO. leased for 10 years the corner-store space in the Fitzgerald Building, at the southwest corner of Broadway and 43d st. The space taken includes the immediate corner store and the two adjoining ones on Broadway, extending to the entrance to the Cohan Theatre, a total frontage of 50 ft. by 90 on the street. The lease was made with the 1482 Broadway Corporation, owners of the building, and the rental is $60,000 a year, making the aggregate for 10 years $600,000. The corner store was originally rented by the Baltimore & Ohio Railroad, but in the reorganization of the property's interests due to the financial difficulties of the original lessees who built the structure and its subsequent sale to one of the Stallo daughters, all of the old leases were canceled and the railroad did not renew under the new ownership. In addition to the store space the drug company also acquires about 5,000 sq. ft. of space in the basement. The present lease does not include the store occupied by the Disney Hats Corporation at 1486 Broadway.

N. BRIGHAM HALL & WM. D. BLOODGOOD rented space in 99 and 101 5th av to Julius Kornfeld; the Hand Embroidery Co., of 101 5th av; Langfeld Bros. & Co., of 101 5th av; Louis Sittner, of 101 5th av, and Blaskopf & Co., of 99 5th av.

M. M. HAYWARD & CO. leased the 5-sty dwelling at 10 East 49th st for a term of 21 years at an aggregate rental of $150,000 to H. O. Watson & Co., antique dealers, of 601 5th av.

M. & L. HESS, Inc., leased the 5th loft in 142 5th av to the Fair Carnival Trading Co.; the store and basement in 248 West 23d st to the American Soda Fountain Co., of 27 East 22d st; and room 603 in 49 to 53 East 21st st to the Trainor Mfg. Co., of 10 West 18th st.

M. & L. HESS, Inc., leased in conjunction with Louis Schrag, the 6th loft in 120 West 20th st to Adolph Mench, and Rooms 1609 and 1610 in the Hess Building, at 4th av and 26th st, to J. F. Campbell, and also leased a floor in 151 and 153 West 19th st to Selmer Hess, publisher, of 151 West 25th st for $22,000. This completes the renting of the entire structure by this brokerage firm.

W. J. HUSTON & SON leased for Thompson Brothers to the Hamilton Cream Co., of 42 West 142d st, the 3-sty building at 620 and 622 West 131st st for 10 years at an aggregate rental of $25,000.

CHAS. S. KOHLER has leased for a term of years for Henry M. Bendheim to Mary E. Kern the 4-sty and basement private dwelling at 79 West 104th st; also has leased for a term of years for Sheffield Farms, Slawson, Decker Co. to Louis Zaccardo the store at 911 Columbus av; also for John H. Diersen to John Malanga the store at 104 West 100th st, and also for Bernhard Gerdes to Tina Haynes the store at 705 Amsterdam av.

HARRY LEVY leased the moving picture theatre at 1430 3d av to Lester Feigenblatt, who has sub-leased to the Rainbow Amusement Co. for 10 years; also leased for W. L. Cahn a store at 314 East 34th st to the Cifer-Landrow Co., Inc.

EMIL LOEB has leased through Frederick Zittel & Sons his 4-sty residence at 140 West 78th st.

THE McVICKAR, GAILLARD REALTY CO. leased the store in 175 West 45th st to Bernstein & Cohen; space in 561 5th av to Natalie, milliner, and the building at 25 East 44th st to the Bureau of Social Requirements, of 15 East 43d st.

MILTON NATKINS leased a store in the Strand Theatre Building for Pease & Elliman, agents, to the Strand Confectionery Co. for a term of 10 years at an aggregate rental of $80,000.

THE CHARLES E. NOYES CO. leased the entire building at 292 Pearl st for James E. Pope to the Central Commercial Co., of 290 Pearl st, and in 71 Barclay st the store and basement to the Western Union Telegraph Co. Both leases are for a term of years.

THE CHARLES F. NOYES CO. leased subject to a 42-year term for Thomas Burt McGuire, who was represented by his attorney, William Beverly Winslow, the 8-sty fireproof building at 299 to 305 Water st, covering lot 50x72, and for James F. Cosgrove for a similar term the 3-sty building at 282 Front st, adjoining. The aggregate rental of the combined premises is about $300,000 and the lease is one of the most important negotiated in the East Side section near the Brooklyn Bridge for the past 10 years. The same brokers also negotiated a cancellation of the James F. Haslam lease for 282 Front st, and have leased to Mr. Haslam other premises on Front st. The lessee of the McGuire and Cosgrove property is the Fulton Market Refrigerating Co. Nearly $100,000 will be invested by the tenant for installing a modern up-to-date refrigerating plant for the freezing and storage of fish and sea foods. This company, which was recently incorporated, will be under the control and management of prominent wholesale fish dealers. George M. Prest, attorney, of Fuller & Prest, represented the lessee in all legal matters affecting the various leases and building contracts.

THE CHARLES F. NOYES CO. leased the 7th floor of the "Turnbull Building" at 161 to 165 Grand st to P. D. Collins & Co., of 159 Leonard st, for a long term; the basement store in 152 William st to A. Pinto; a portion of the 20th floor in 15 to 19 East 26th st to Saxe Bros. Co., of 7 East 20th st; and offices in the Market and Fulton Bank Building to Henri Bouchoux.

THE PAWNEE DEMOCRATIC CLUB leased from Dora A. Schwaneke the 2-sty dwelling in the west side of Jackson av, between 156th and 158th sts.

PEASE & ELLIMAN leased an apartment in the "Towers" at 1 West 94th st for C. E. Mabie to W. H. Tucker; one in the "Chatsworth" at 72d st and Riverside Drive for Ewing, Bacon and Henry, as agents, to Mrs. M. L. Metzler; one in 219 West 81st st for Klein & Jackson to Lucien D. Bloch; one in 490 Riverside Drive for the Imperial Property Co. to Miss L. E. Wilson; one in 167 West 72d st to Richard S. Darling; and one in 640 West End av for the Odell-Townsend Realty Co. to Jesse M. Smith.

PEASE & ELLIMAN leased for Mrs. J. Henry Alexandre to L. J. Francke the 5-sty American basement, on a lot 25x100, at 35 East 67th st; an apartment in 45 East 82d st for Francis L. Wellman to F. Lawrence Upjohn; for Mrs. Franklin M. Hoyt, the 4-sty house, 17x100, at 112 East 73d st to Frederick Trask; for the Estate of Dr. Charles McBurney, an apartment of 12 rooms and 4 baths at 520 Park av for a long term to Winthrop Ames, the director of the Little Theatre; also an apartment in 27 East 62d st to Leroy Millard; one at the same address to J. C. Calhoun, Jr.; one at 130 East 67th st to Chauncey McKeever; and one at 402 West 148th st to J. B. Corlies; also leased a store in the Strand Theatre Building at Broadway and 47th st, in conjunction with M. Natkins, for the Mitchel H. Mark Realty Co. to Willis R. Houton; and an apartment of 9 rooms and 3 baths at 929 Park av to J. S. Hoagland; and one of 5 rooms, a studio and bath, at 144 East 40th st to Mrs. Herbert Sanford.

THE M. ROSENTHAL CO. leased the 6th floor in 16 to 20 West 32d st to the Mutual Garment Co. (Cohen Bros.), of 628 Broadway, for a term of years.

THE M. ROSENTHAL CO. leased the 9th loft in 148 and 150 West 24th st to the Windsor Manufacturing Co. of 90 Prince st.

H. C. SENIOR & CO. leased for the Hennessey Realty Co., Isaac Polstein, president, the 4-sty dwelling 43 West 82d st to Victor Hesse for a term of years.

SPEAR & CO. rented for the Realty Assets Co. the 7th floor in 85 5th av to Fondeville & Van Iderstine, a china and glassware firm, of 37 Warren st.; for the Estate of Joseph Schultz, 2 lofts in 593 Broadway to Berg Bros. and Arthur Cohen; for Jacob Corday, the store and basement in 68 and 70 Wooster st to the United Corrugated Case Co., of 121 Greene st; for Jacob Emsheimer the 1st loft in 356 and 358 West Broadway to the New York Pad Co., of 204 Greene st; for J. Romaine Brown Co., the 4th loft in 200 Greene st to the Regent Hat Co., of 183 Mercer st; for the Manray Co., the 1st loft in 145 and 147 West 28th st to S. Meukin & Co., of 247 Centre st; for Johnson, Adams & Graccen, the 8th loft in 13 and 15 West 24th st to A. Masch & Co., of 15 West 24th st.

HENRY TRENKMANN leased a floor in 126 to 130 West 22d st to the National Petticoat Manufacturing Co., of 62 Grand st, and the store in 39 East 9th st to the Manhattan Display Fixture Co., of 2 Washington pl.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased a suite of offices in the Trinity Building, at 111 Broadway, to Dykman, Oeland & Kuhn, one of the oldest law firms in the Greater City, whose Brooklyn offices are at 177 Montague st. More than usual interest attaches to this lease, inasmuch as it signalizes the return of Judge Edgar M. Cullen to the practice of law after 33 years on the bench. In returning to the practice of law Judge Cullen re-enters into the firm which is the successor in an unbroken line of that which he entered when he was admitted to the bar in 1867. In adding Judge Cullen to its tenant roll the Trinity Building now has the distinction of housing the only two living former Chief Justices of the Court of Appeals, the other being Judge Alton B. Parker.

FRANK VOLZ leased to Benjamin Wigderowitz, butcher, the store at the southeast corner of Vermilyea av and Academy st, for 10 years at a total rental of $10,320.

THE L. WERTHEIMER DEPARTMENT STORES, INC., leased from Charles C. Marshall, through Leopold Weill, the structures to be erected at 617, 619 and 621 West 181st st, from plans by Buchman & Fox. The 181st st store will be the corporation's third and largest in this city.

F. R. WOOD-W. H. DOLSON CO. leased space in 1182 Broadway to the Wilson Manufacturing Co., of 28 West 20th st, a loft in 37 West 36th st to the Florence Ostrich Feather Co., of 10 West 22d st, and the 2d floor in 64 West 46th st to the Blue Bird Tea Room.

Bronx.

GEORGE W. LOFT, candy manufacturer, leased through P. H. J. Daly from the estate of Andrew Davies, represented by Mark E. Monash, the 2-sty building at the junction of 3d and Willis avs and 149th st. The lease is for a term of 20 years at an aggregate rental of $250,000. The building will be extensively altered and the store will be occupied by Mr. Loft, making the 12th store operated by him. At present he has 9 stores in Manhattan, 1 in Brooklyn and 1 in Newark.

RICHARD H. SCOBIE leased the store in 3351 3d av for 10 years to A. Otto.

LEON A. RAINS has negotiated a 63-year lease for the northwest corner 161st st and Brook av, with 158 ft. frontage on 161st st, between Dr. Nelson Smith, Jr., and William G. I. Roeder. The lease is upon a flat rental basis, and the aggregate rental for the 63 years is close to a quarter-million dollars. Mr. Roeder will improve this property with store and office building. He was the expert engineer to the advisory board of the building code revision committee of the Board of Aldermen. The offices are to be all light, and the building will be ready for occupancy about May 1. Construction will begin within two weeks, and Mr. Rains will be the agent.

CLEMENT H. SMITH leased for Mary A. Langbein 2003 Boston rd for 10 years to Charles Meyer and Charles Klussmann for about $30,000.

Brooklyn.

THE ALLEE REALTY CO. leased the theatre being erected at the southeast corner of Greene av and Cumberland st by the Sheffield Construction Co. to the Beacon Photoplay Co. for a term of years at an aggregate rental of about $84,000. The same brokers recently sold the site to the new owners. The theatre is from plans by William J. Dilthey and replaces a group of old frame buildings and is said to represent an outlay of about $100,000.

THE L. L. WALDORF CO. has made the following leases: For V. Neuberger, the third apartment east in 529 5th st to a Mr. Elmer; for a client, the first apartment west in 594 6th st to Jas. J. Ready; also in the same building, the third apartment east to Henry Maus; also for a client, the second apartment in 514 5th st to Jas. S. Henry, of Chicago.

THE BUSH TERMINAL CO. leased to the Stickley Bros. Co., a furniture concern of Grand Rapids, Mich., 10,000 sq. ft. of space in Building 19 in South Brooklyn; to the Norwich Nickel & Brass Co., 10,160 sq. ft. in Model Bush Building 20, and to the Procter & Gamble Distributing Co., 16,687 sq. ft. in Model Bush Building 19.

HENRY PIERSON & CO., INC., leased 127 7th av to Dr. Ambrose for the Realty Associates.

Suburban.

LOUIS SCHLESINGER leased for the Cowperthwait & Van Horn Co. to the Firestone Tire & Rubber Co. the 5-sty brick building at 91 Bank st, Newark, N. J. The Firestone Tire &

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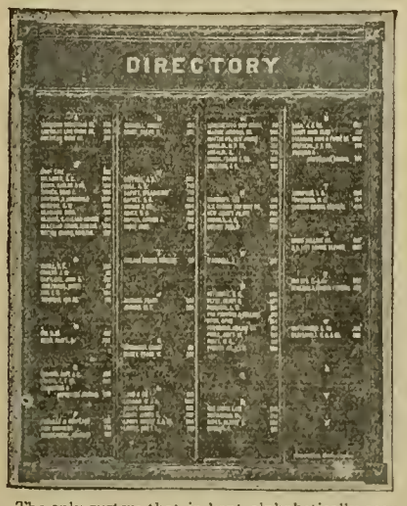
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Leases Suburban (Continued.)

Rubber Co. also leased through Mrs. Schlesinger, from the same owners, the store at 84 Bank st.

GEORGE KETCHUM leased for the Edie Realty Co. to Lunine & Tucker, for a long term, the double store in 12 North Broadway, Yonkers, N. Y.

KENNETH IVES & CO. leased for Prof. Henry Fairfield Osborn his cottage, "Wing and Wing," on the Osborn estate at Garrison-on-Hudson. The property includes the residence, stables, greenhouses, outbuildings and extensive grounds, comprising about 1,800 acres. It is one of the largest places in the Highlands of the Hudson.

E. C. GRIFFIN and P. H. Collins rented for Mr. E. A. Chatterton a cottage in Beach, Magnolia and Grove avs, Larchmont, N. Y., to John S. Turnbull; also Mrs. Cornelia E. Corowell's cottage, in Woodbine and Grove avs, to Lyman W. Byers.

O'CONNOR & McCANN rented for Maud A. Almquist 2 Thurston pl, New Rochelle, N. Y.; also for Emily P. Winans, 288 Van Guilder terrace, and for J. C. Gleason, 102 Sickles av.

WORTHINGTON WHITEHOUSE with William J. Roome & Co. leased for a term of years to Alexander W. Powell, vice-president of the Powell Chocolate Mills, for J. R. Hill, a house at Westbury, L. I., situated on the south side of the Jericho turnpike, opposite the country estate of John S. Phipps.

REAL ESTATE NOTES.

SPEAR & CO. have been appointed agents of 41-43 West 25th st and 237 Mercer st.

SAMUEL H. MARTIN has been appointed agent of the properties 107, 109, 111, 139 and 141 West 63d st.

CLARENCE HUBBARD, formerly with the McVickar, Gaillard Realty Co., is now connected with the office of Varick D. Martin.

J. B. ENGLISH has been appointed agent of premises 235-237 West 48th st and 61 West 69th st

CHARLES F. NOYES CO. has been appointed agent for 74 Pearl st, 2020-2 Washington av, 67-9 Greene st and 151-3 West 46th st.

JOHN V. S. ODDIE, for many years in the real estate business on upper 5th av, is now associated with the N. Brigham Hall and William D. Bloodgood, Inc.

THE EAST BRONX PROPERTY HOLDERS' Improvement Association will hold its annual dinner and meeting on Tuesday, Jan. 13, 1914, in the Community Building on Southern blvd.

WM. CARR, JR., for the past five years with the office of H. C. Senior & Co., is now associated with Chas. S. Kohler, 901 Columbus av., corner 104th st, in the Sales Dept.

G. TUOTI & CO. were the brokers in the recent sale of the 4-sty apartment house at 2146 Honeywell av, for Hatch & Co. to Mrs. J. E. Brolles.

FOLSOM BROTHERS, INC., have been appointed agents for the 5-sty store and loft building, 31 West 26th st, and also for the 5-sty apartment house, 104 West 83d st and 126 West 83d st.

J. EDGAR LEAYCRAFT & CO. have been appointed agents by the estates of B. C. Wandell and Townsend Wandell for the following properties: 153 and 157 East 83d st, 163 to 171 East 83d st, 1470 to 1478 3d av, and 239 Av A.

FOLSOM BROTHERS, INC., have been appointed agents for the two 6-sty elevator apartment houses known as "Cathedral Hall," 229-233 West 110th st, and "Park View," 235-237 West 110th st.

WETMORE & ATWOOD have placed two loans, aggregating $76,000, on the new 5-sty building just completed by the P. J. Dwyer Building Co., located on the west side of Southern Boulevard, 57 ft. north of 176th st.

ELECTUS T. BACKUS has been appointed agent for 1 to 7 West 101st st, 414 and 415 Central Park West, 221 and 223 West 123d st, and the northwest corner of 157th st and St. Ann's av, Bronx.

JOHN A. STEINMETZ sold for S. R. Waldron 3552 Holland av, 3-family house, on lot 50x100, to D. Israel, who gave two lots near 236 in part payment.

HENRY E. LONEY has been appointed manager of the Mortgage Loan Department of S. Osgood Pell & Co. Mr. Loney was for many years connected with the Lawyer's Title Insurance & Trust Co., in the Bureau of Investment, and more recently with the United States Title Guaranty Co. as real estate appraiser.

PEASE & ELLIMAN have been appointed by the receiver, John DeWitt Warner, agents of the 7-sty office building at the junction of Wall and Beaver sts, known as 71 Wall st. Mr. Warner was appointed receiver in the action of the Equitable Life Assurance Society to foreclose a mortgage on the building, against the heirs of William Wheeler Smith.

ARTHUR GRAEF paid $317,100 at auction Tuesday for the old Clinton office building at 20 to 26 Clinton st, Newark, N. J. The sale was conducted by Joseph P. Day at the Newark court house. The property consists of a 4-sty structure, occupying a plot 100x87x irregular, and is within a couple of blocks of the junction of Broad and Market sts.

CHAIRMEN were appointed by the West Side Taxpayers' Association for its 1914 committees, as follows: Law and Legislation, Joseph Wenner; Tenement House, Dr. George Wenner; Complaint, Dr. Philip G. Becker; Taxes and Assessments, Jacob J. Tabolt; Water Supply, Louis Schrag; Press, Bernard J. Foss; Rapid Transit, Peter P. Cappel; Docks, George J. Stege.

THE STATE OF NEW YORK has taken title to three parcels of land at Farmingdale, Long Island, which are to be the location of a new State College of Agriculture. According to the instruments filed with the County Clerk at Riverhead, the property conveyed totalled 284 acres, the aggregate amount paid being $87,028.88, divided as follows: To E. S. Mott, $50,100, for 167 acres; to Judson F. Ruland, $15,064.50, for 50¼ acres, and to Ezekiel R. Smith, $21,864.38, for 67¼ acres.

ONE of the leading transactions recorded in the Queens County Clerk's office during the past week was the conveyance by Daniel Lyden to the Pitkin-Ruby Co., of 141 lots lying partly in Woodhaven and partly in East New York. The tract is bounded on the north side by Liberty av, south by Conduit av, west by Forbell av and east by Center st. Pitkin and Glenmore avs run through the property in an easterly and westerly direction. The lots are said to be worth $150,000.

IT WAS RUMORED late yesterday afternoon that an option of purchase had been secured for the entire block front on the west side of Broadway, from 35th to 36th st, belonging to Charles E. Johnson. It was reported that a syndicate was to finance the undertaking which would result in the erection of a large structure on the plot, which is now occupied by the Herald Square Theatre and a number of store buildings. Nothing definite could be learned yesterday of the transaction, as no one interested could be reached.

THE METROPOLITAN UNION African M. E. Church has acquired title to the 4-sty dwelling, on a lot 18.9x99.11, at 109 West 131st st, from the City Real Estate Co. The property was sold in foreclosure last October and was knocked down to the plaintiffs in the action, Charles J. Goldsmith and others. Title was taken, however, by the selling company in the deal just closed. The church trustees recently sold the old edifice at 228 and 230 East 85th st, to Moses Kinzler, for $18,750, and it is understood that a new place of worship will be made of the 131st st property.

EDGAR T. KINGSLEY, in conjunction wi Frederick D. Mahoney, sold for Thomas J. Meeny the 4-sty dwelling, on a lot 22x92, at 233 East 19th st, to the Missionary Sisters of the Sacred Heart. The property adjoins the Columbus Hospital, and the parcels will be connected, making a combined frontage of 91 ft., together with a frontage of 157 ft. in 20th st. A portion of the 20th st plot will be improved with a 12-sty addition to the hospital. Mother Francis Xavier Cabrini, of Rome, founder of the order, recently came to America to attend to the building of the new hospital. Title to the 19th st house passed on Thursday.

THE HOLLYWOOD HOTEL and Cottage Co., a subsidiary of the Adams Express Co., purchased from L. M. & T. M. Jones the 10-sty Jones Building, on a plot 102.6x110.8x86.7x100, at the southeast corner of Duane and Elm sts. Henry M. Fitch and De Selding Brothers were the brokers. As part payment the purchasing company gave property at West End, N. J., including 31 parcels in the Hollywood Park section, and about 60 acres between Hollywood Park and Park av; also 4 cottages recently completed by the selling concern. The Jones Building, which was erected about 10 years ago, was held at $800,000, and the New Jersey parcels at about $300,000.

IN ANTICIPATION of the new subway opening, A. N. Gitterman, Eddy A. Weinstein, and Pierre M. Clear have formed the A. N. Gitterman Corporation and have opened offices in the Hunts Point Bldg., 163d st and Southern Blvd. It is at this point that the express station of the new Lexington av subway will be located. The present subway and the new Lexington av branch will practically form a junction at this point. A. N. Gitterman, President, has specialized in upper Manhattan realty, while Eddy A. Weinstein, the secretary, has devoted his energies to the Hunts Point section for the past six years. Treasurer Pierre M. Clear has been prominently identified with the midtown section of Manhattan. The corporation will concentrate its efforts on the development of the Hunts Point section.

RICHARD H. SCOBIE has sold for Susie E. Piser the two 3-sty brick houses, with stores, at 3394 and 3396 3d av, about 100 ft. south of 166th st "L" station, which has a frontage of 50 ft. on 3d av, 121 ft on south side, 141 ft. on north side and 54 ft. frontage on Franklin av. The same broker also sold for Susie E. Piser the 3-sty frame building at 1093 Franklin av, and the 2-sty brick building, with large store, at 3351 3d av, near 165th st. Size of same 25x68. Same broker leased store for 10 years to Mr. Otto, confectioner, who occupies the entire building. Mr. Scobie also sold for the P. J. Dwyer Building Co. the 5-sty 25-family apartment house at 1831 Marmion av, about 140 ft. south of 176th st, size 50x93x147. This house has just been completed and was all rented before finished. The P. J. Dwyer Building Co. have just secured a loan of $35,000 on same.

FRANK EBERHART, the new president of the House and Real Estate Owners' Association, says in a New Year greeting to members that "it must be apparent to every owner of rear estate that the time has come for him to wake up, get busy and organize, if real estate is again to be what it should be—a safe and sane investment. The best way to accomplish this is for him to become a member of the local taxpayers' associations, in the boroughs of Manhattan and the Bronx represented by the central body, The United Real Estate Owners' Association, for 'In Union there is Strength.' Many owners of real estate seem to be blind to their own interests. They have an idea that whatever benefits these associations procure also accrue to them, without expense on their part. While this to a great extent is so, it is unjust and not sound business judgment. With ten times our present membership we could accomplish proportionately as much more as has been accomplished. Where there is not enough opposition to oppose an unjust measure, it simply becomes a law and all are compelled to comply with its requirements."

OBITUARY

FRANCIS KOELSCH, real estate dealer, died at his home, 2732 Bedford av., Brooklyn, Friday, Jan. 2, after a brief illness. He was born in Brooklyn 46 years ago, and had resided for many years in the Eastern District.

JOHN C. RODDEN, real estate dealer, died Thursday, Jan. 1, at his home, 149 Rockaway av., Brooklyn. He was born in Ireland, and had lived in Brooklyn for 30 years.

COL. JOHN W. WOOD, a prominent Long Island real estate owner and dealer, whose home was at Rockaway Beach, was killed by a Long Island Railroad train at the Channel av. crossing, Edgemere, Monday evening, Jan. 6. He was connected with the West Rockaway Land Co., which owned the Edgemere Club Hotel. This building narrowly escaped destruction in the recent storm, and Col. Wood was returning to his home after looking over the damage to the hotel when he was struck by the train.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraiser, in transfer tax proceedings:

ESTATE OF ELLEN DUNNE—premises 113 West 28th 4-sty brick and store business building, on lot 21.5x98.9, estimated market value, $36,000. Similar building, at 111 West 28th, also valued at $36,000.

MARGARET COSTELLO—450 West 40th st, 4-sty brick stable, 25x98.9, $17,500.

MARGARET BOEHN—445 West 41st st, 4-sty tenement, 25x98.9, $14,000; 140 West 63d st, 5-sty tenement, 25x100.5, $23,250; 355 7th av sec 30th st, 3-sty tenement 46.1x38 and irreg., $55,000; 245 West 34th st, 5-sty dwelling, 22.10x98.9, $44,000 and 2150 Aqueduct av, Bronx, $19,000.

LUCY M. FRISBIE—351 West 57th st, 4-sty dwelling, 22x100, $29,500.

CHARLES OCHS—568 Amsterdam av, 5-sty apartment house, 27x100, $44,000.

PETER ROBERTS—29-37 Sullivan, three 5-sty buildings 101x20, $130,000; 276 West Broadway, 5-sty building, 20.9x54.10½, $14,000, and 30 Downing st, 3-sty dwelling, 21x40, $8,000.

RUDOLPHINE RUST—318 2d av, 4-sty building, 21.8x100, $19,000.

ELIZA VAN NAME—48 Stone st, 4-sty building, 21.3x73.2, $30,000; and 1/8th interest in 31-33 Vesey st, 5-sty building 50.2x64.2, $16,500.

The Auction Market.

A number of significant and interesting auction sales were held this week. The Bijou Theatre, on the west side of Broadway, just above 30th st, was sold, on Thursday, to the plaintiff, Felix M. Warburg, on a bid of $465,000, a price $274,000 below the assessed valuation of $739,000. The failure to secure a bid approaching in some degree the price obtained last February, when the theatre was offered at voluntary, caused considerable comment. In the previous sale the property had been knocked down for $845,000 to the Taylor-Sherman Co., representing the owners.

On Wednesday, the old dwelling at 41 West 16th st was also sold for a price considerably below the assessed valuation. The plot is 21x92 and the assessment is $33,000 on the land or, with the building, $36,000. Despite the utmost endeavors of the auctioneer, bidding was light and Lowenfield and Prager, realty operators, secured it for $20,000, a price that many called a bargain.

A buyer from California apeared at the auction sale conducted at the Bronx Salesroom, on Thursday, when Herbert A. Sherman offered 55 lots in the Baychester section of the Bronx. The buyer was Samuel Garfinkel, of Los Angeles, who purchased 8 parcels, situated on Waring, De Reimer, Palmer and Stillwell avs, at prices aggregating $4,800. Another purchaser was Joseph E. Marx, who took a plot, 175x100, on De Reimer av for $1,875. Mary A. Keenan paid $4,675 for a plot, 150x100, on De Reimer av, 25 ft. south of Stillwell av, the same buyer taking the plot 50x100, directly opposite on De Reimer av, which was the first plot sold. The sale was conducted by Supreme Coure Referee Alderman Hyman. Pouker, and was the result of foreclosure proceedings instituted by the Franklin Society for Home Builders vs. Agnes K. Murphy-Mulligan, as defendant, who also took part at various times in the bidding.

For the coming week the most important offering will be the entire square block bounded by Post av, Dyckman st, Academy st and Naegle av, which will be sold at public auction on Thursday, Jan. 15, 1914, at 14 Vesey st, by Joseph P. Day. The property has a frontage of 600 ft. on Post av, 310 ft. in Academy st, 600 ft. on Naegle av, and 310 ft. in Dyckman st. The sale is a result of foreclosure proceedings brought by the Empire Trust Co., plaintiff, against the Naegle Realty Co. et al, defendants, to secure the sum of, approximately, $268,000 and interest. The Supreme Court has appointed John T. Canavan referee, and William A Barber is the attorney for the plaintiff. Mr. Day will sell, among others, the vacant plot, 50x98.9, at 133-135 West 25th st, as a result of an action brought by the Metropolitan Life Insurance Co. against the New York-Chicago Realty Co. to recover $85,926 and also the valuable dwelling at 4 East 29th st, as a result of an action brought by the Seaman's Bank for Savings against Louise Brummell.

Bryan L. Kennelly will sell the 4-sty loft building at 497 Broome st on Monday. The other auctioneers will offer the usual miscellaneous assortment of properties.

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Bidders will be required to state clearly in the proposal the amount and price for each $100 bid.

$30,000,000.00 for the Improvement of the Erie, Champlain and Oswego canals, dated January 1, 1914, due January 1, 1964.

$21,000,000.00 for Improvement of Highways, dated September 1, 1913, due September 1, 1963.

As the bonds enumerated above are all 50-year bonds bearing 4½ per cent. interest, the Comptroller will reserve the right to allot to the successful bidder, bonds for either of the above improvements, notwithstanding the specific issue may be stated in the bid.

These bonds are Legal Investments for Trust Funds

No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York, payable to the order of the Comptroller of the State of New York, for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Improvement" and inclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

All bids will include accrued interest.

The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

WM. SOHMER, State Comptroller, Albany, N. Y.

Albany, December 27, 1913.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 9, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

*Hank st, 40 ss, 145.2 e 4th, 20x90x19.5x90. 3-sty & b bk dwg; due, $4,388.88; T&c, $223.15; sub to pr mtg of $9,000; Frank R Pentlarge. 13,184

*Vesey st, 53 (*), ss, 275 w Church, 25x82, 5-sty bk loft & str bldg; due, $6,842.92; T &c, $506.80; sub to 1st mtg of $30,000; Isabella Wilson. 39,105

*1ST st, 56 E, ns, 250 w 1 av, 20.8x100.4x 25.3x100, 6-sty bk tnt & str; due, $10,195.70; T&c, $1,700; Christopher Pitkin Co. 27,000

*16TH st, 41 W, ns, 220 e 6 av, 21x92, 4-sty & b stn dwg; partition; Lowenfeld & Prager. 20,000



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*89TH st, 216 E, ss, 160 e 3 av, 25x100.8, 5-sty stn tnt; due, $16,877.68; T&c, $701.20; Wm Engel. 20,000

*127TH st, 160-2 (*), ss, 204.7 w 3 av, 45.3 x99.11, 3-sty & b fr dwg; due, $932.23; T& c, &——; sub to pr mtg $11,700; all RT&l; Isaac N Hubbard. 100

*128TH st, 49 W (*), ns, 485 w 5 av, 25x 99.11, 3-sty & b stn dwg; due, $8,729.69; T&c, $300; East River Savgs Instn. 9,000

*133D st, 127 W (*), ns, 300 w Lenox av, 33.3x99.11, 5-sty stn tnt; due, $26,460.64; T&c, $524.90; Mary J Kingsland. 25,000

*Broadway, 1237-9 (*), ws, 64.8 n 30th, 40x234.5 to 6 av (Nos 502-4) x42.2x248.5, 5-sty bk theatre & two 4-sty bk tnts & strs; due, $437,673.48; T&c, $43,321.39; Felix M Warburg et al. 465,000

*St Nicholas av, 767 (*), ws, 81.9 s 149th, 20.4x118.5x19.11x114.1, 3 & 4-sty & b bk dwg; due, $14,989.96; T&c, $197; Mary E Reisig et al, def. 15,600

*3D av, 1713-15 (*), es, 51.2 n 96th, 48.10x 100, 6-sty bk tnt & strs; due, $54,901.94; T&c, $1,652.72; Eliz I Howe. 53,000

*6TH av, 502-4, see Bway, 1237-9.

HENRY BRADY.

*H st, ws, whole front bet New & Dyckman, 166.4x100.4x174.7x100, four 2-sty fr dwgs & vacant; due $13,381.80; T&c, $1,-575.66; Jas A Lynch. 15,400

*Chrystie st, 132 (*), es, 125.7 n Broome, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; due, $27,535.22; T&c, $1,250.80; Jefferson County Savgs Bank. 24,000

*Clinton st, 93, see Pitt, 25.

*Pitt st, 25, ws, 100 n Broome, 25x100, 5-sty bk tnt & strs; also CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; adj Jan20. ——

*4TH st, 377-83 E, ns, 172.7 e Av D, 67.10 x96, two 4-sty bk tnts & strs & two 4-sty bk rear tnts; due, $52,574.37; T&c, $1,-113.30; Simon Katz, party in int. 45,000

*55TH st, 327 W, ns, 306.3 w 8 av, 18.9x 100.5, 3-sty & b stn dwg; due, $15,092.99; T&c, $646.05; withdrawn. ——

BRYAN L. KENNELLY.

*121ST st, 159 W (*), ns, 92 e 7 av, 18x 100.11, 3-sty & b stn dwg; due, $12,927.69; T&c, $456.15; City Real Estate Co. 10,000

D. PHOENIX INGRAHAM.

*156TH st, 537 W (*), ns, 378.6 w Ams av, 39.3x99.11, 5-sty bk tnt; action 1; due, $13,818.65; T&c, $805.46; Paula Menn et al. 45,000

*156TH st, 539 W (*), ns, 417.9 w Ams av, 39.3x99.11, 5-sty bk tnt; Action 2; due, $13,203.65; T&c, $805.46; Paula Menn et al. 45,192

SAMUEL GOLDSTICKER.

*Madison st, 350 (*), ss, 216.5 e Scammel, 23.6x95.1, 5-sty bk tnt & strs; due, $6,-417.23; T&c, $647.46; sub to 1st mtg of $17,-500; Alex W Cahn. 18,357

*116TH st, 370 (*), ss, 200 w Manhattan av, runs w50xs25.2xe25xs75.8xe25xn100.11, 5-sty bk tnt; due, $37,923.73; T&c, $2,000; Josephine E Carpenter. 35,000

REFEREE'S SALE.

*Beekman pl, 4 (*), ws, 132.10 s 50th, 19x 108, 4-sty & b stn dwg; Action 1; due, $2,-250.24; T&c, $153; sub to 1st mtg of $8,000; Rosa Wirth. 9,500

*1ST av, 129 (*), ws, 27.6 s St Marks pl, 24.6x50, 5-sty bk tnt & strs; Action 2; due, $3,428.83; T&c, $480; sub to 3 pr mtgs aggregating $22,000; Rosa Wirth. 24,000

Total $905,349
Corresponding week, 1913....$1,036,694
Jan. 1, 1914, to date.....$2,752,475
Corresponding period, 1913.....$1,629,789

Bronx.

The following are the sales that have taken place during the week ending Jan. 9, 1914, at the Bronx salesrooms, 3208-10 3d av;

JOSEPH P. DAY.

*134TH st, 728-30 E (*), ss, 303 w Willow av, 26x106.11, two 3-sty fr tnts & strs; due, $2,225.20; T&c, $327.94; Theo F Holtorf. 6,500

*147TH st, 729-83t E, ns, 80 e Jackson av, 37.6x79, 4-sty bk tnt; due, $19,078.50; T&c, $300.11; Henry Klein. 18,000

*165TH st, 32S E, see Teller av, 1037.

*175TH st, 48S E (*), ss, 95.6 e Washington av, 19.6x104.6, 2-sty fr dwg; due, $4,993.34; T&c, $96; Guaranteed Mtg Co of N Y. 5,000

*230TH st E (*), ss, 105.6 w Paulding av, 100.6x114.6; due, $2,814.12; T&c, $90.05; Sound Realty Co. 2,500

*Richardson av (*), es, 425 n Baychester av, 50x95; due, $3,729.33; T&c, $1,200; Mt Vernon Trust Co. 300

*Teller av, 1037 (*), swc 165th (No 328), 108.11x18.1x104.4x43.2, 5-sty bk tnt & strs; due, $33,959.62; T&c, $965; Jacob Wicks Jr. 32,500

HENRY BRADY.

*Halsey pl, swc Washington av, see Washington av, 1331.

*238TH st E, nwc Katonah av, see Katonah av, 4331.

*Katonah av, 4331 (*), nwc 238th, 20x100, 2-sty fr dwg; action 1; due $2,696.77; T&c, $275.88; Arvilla P Keeler. 2,700

*Katonah av, 4332, (*), ws, 20 n 238th, 20 x100, 2-sty fr dwg; action 2; due, $2,699.77; T&c, $220.66; Arvilla P Keeler. 2,000

*Katonah av, 4335 (*), ws, 40 n 238th, 20x 100, 2-sty fr dwg; action 3; due, $2,694.07; T&c, $220.66; Arvilla P Keeler. 2,000

*Katonah av, 4337 (*), ws, 60 n 238th, 20x 100, 2-sty fr dwg; action 4; due, $2,699.77; T&c, $54.30; Arvilla P Keeler. 2,000

*Katonah av, 4339 (*), ws, 80 n 238th, 20x 100, 2-sty fr dwg; action 5; due, $2,727.17; T&c, $54.30; Arvilla P Keeler. 2,000

*Washington av, 1331, swc Halsey pl, 25.4x104.5x25x108.5, Westchester; due, $2,-178.91; T&c, $500; Abr S Gold. 3,300

BRYAN L. KENNELLY.

*Prospect av, 601 (*), ws, 255 n 150th, 20x100, 4-sty bk tnt; due, $11,126.85; T&c, $510.25; Emma O Frank. 11,500

SAMUEL MARX.

*Tinton av, 731, see Westchester av, 756.

*Westchester av, 756 (*), es, 44.5 s 156th, 25.2x72.6 to Tinton av (No 731) x29.11x 100.3, 4-sty bk tnt & strs; due, $16,713.24; T&c, $389.15; Fannie M Gross. 17,000

HERBERT A. SHERMAN.

*Baychester av, ns, 175 e Mace av, 25x80; Julia E Curran. 255

*Baychester av (*), sec Mace av, 25x80; Franklin Soc for Home Bldgs & Savgs. 250

*Baychester av, ss, 75 e Mace av, 50x90; May A Keenan. 1,125

*Baychester av, sec Stillwell av, 25x80; Sol Garfinkel. 600

*Baychester av (*), nec Mace av, 175x80; same. 1,775

*Baychester av (*), ss, 25 e Mace av, 50x 80; also BAYCHESTER AV, ss, 125 e Mace av, 75x90; Franklin Soc for Home Bldg & Savgs. 1,600

*De Reimer av (*), nwc Waring av, 75x 100; Franklin Soc for Home Bldg & Svgs. 600

*De Reimer av, ns, 275 e Waring av, 25x 100; Sol Garfinkel. 225

*De Reimer av, nec Waring av, 50x100; Sol Garfinkel. 850

*De Reimer av, ns, 175 e Stillwell av, 50x 100; Sol Garfinkel. 1,325

*De Reimer av, ss, 75 e Stillwell av, 100 x100; Sol Garfinkel. 2,375

*De Reimer av, ns, 50 e Waring av, 175x 100; Jos E Marx. 1,875

*De Reimer av, ns, 25 e Stillwell av, 150 x100; May A Keenan. 3,625

*De Reimer av, ss, 25 e Stillwell av, 50x 100; May A Keenan. 1,150

*Edson av, nec Stillwell av, 25x100; Saml Myer. 275

*Palmer av, ss, 100 w Waring av, 50x100; Julia E Curran. 355

*Palmer av (*), ss, 25 e Stillwell av, 50 x100; Franklin Soc for Home Bldgs & Savgs. 700

*Palmer av (*), ss, 75 e Stillwell av, 150 x100; Franklin Soc for Home Bldg & Savings. 2,900

Total $182,160
Corresponding week, 1913..... $210,500
Jan. 1, 1914, to date..... $184,150
Corresponding period, 1913..... $224,700

Borough of Brooklyn.

The following are the sales that have taken place during the week ending Jan. 7, 1914, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

CHESTER ST, es, 50 s Bway, 50x100; Willie Oster. 8,500

FULTON ST (*), swc Elm pl, 20x72.7; also FULTON ST, sws, 100 nw Elm pl, 25x73.11; Maud Barker, Ethel B Miller, Clifford J Barker & Chas V Barker. 387,500

FULTON ST, ns, 48.4 nw S Oxford, 20x57.5x irreg; David Michel. 10,000

PARK PL (*), ns, 308.4 w Bedford av, 19.4 x131; Ella R Bemis. 7,600

STERLING ST (*), ns, 360 w Bedford av, 20x 100; Morris Reizenstein. 6,125

BAY 19TH ST, nws, 143.1 sw Bay av, 130.1 x72.6; withdrawn. ——

W 32D ST (*), ws, 160 s Neptune av, 60x 237.7 to W 33d, 40x118.10x20x118.10; Robt F Mullins; all right, title & interest. 10

59TH ST, ns, 140 e 8 av, 220x100.2; adj Jan 20. ——

AV H, swc E 14th (*), 40x100; Archibald W J Pohl. 35,100

AV N, ss, 80 e Utica av, 120x97.6; withdrawn. ——

AV O, nec Utica av, 97.6x200; withdrawn. ——

ALBANY AV (*), es, 75 n St Marks av, 47x 100; Clarence B Smith. 4,000

EASTERN PARKWAY, ss, 406.3 e Buffalo av, —x—; withdrawn. ——

E NEW YORK AV, ses, intersec ws Ames, 210 x93.8x irreg to Douglass; Shetland Co. 76,000

FILLMORE AV, nec Utica av, 200x100; withdrawn. ——

PITKIN AV (*), nec Barbey, 25x100; Minna Hoffmann. 7,800

UTICA AV, es, 277.6 s Av N, 200x200; withdrawn. ——

UTICA AV, es, 100 s Av O, 160x200; withdrawn. ——

UTICA AV, es, 97.6 s Av N, 180x200; withdrawn. ——

UTICA AV, sec Av O, 200x100; withdrawn. ——

UTICA AV, es, 260 s Av O, 160x200; withdrawn. ——

UTICA AV, es, 420 s Av O, 180x200; withdrawn. ——



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WILLIAM P. RAE.

BUTLER ST (*), ss, 280 w Hoyt, 20x100; Frank M McQueeney. 5,000

CLEVELAND ST, sec Belmont av, 78x24.8; A B Roberts. 4,500

DECATUR ST, ss, 460 e Ralph av, 19x100; Deborah Lehman. 5,900

HERKIMER ST, ns, 82 e Buffalo av, 18x75; Peter McMillan. 4,627

LINCOLN PL, ns, 320 w Franklin av, 47x131; action 1, A. B. Roberts. 30,000

LINCOLN PL, ns, 367 w Franklin av, 66x131; action 2, A. B. Roberts 40,000

LINCOLN PL, ns, 433 w Franklin av, 47x131; action 3, A. B. Roberts. 30,000

PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6x100; action 1 adj Jan 21.

PACIFIC ST, ns, 227 w Hopkinson av, 25x100; Action 2; adj Jan 21.

BLAKE AV (*), ss, 40 w Railroad av, 40x90; Lint, Butscher & Ross, Inc. 150

CLASSON AV (*), es, 217.7 s Old Wallabout Bridge rd, 25x98.8; Jessie C Whitney. 1,500

SNYDER AV, ns, 40 e E 51st, 40x100; also E 43D ST, ws, 132.8 — E Bway, 40x100; withdrawn.

UNDERHILL AV (*), ws, 40.10 n Park av, 17.10x99.11; Maria Kraemer. 7,000

JAS. L. BRUMLEY.

STERLING ST (*), ns, 280 w Bedford av, 20x100; Benj Anchell et al. 6,000

54TH ST, ns, 275 w 3 av, 17.6x100.2; Lena S Coles. 3,475

NEW YORK AV, ws, 21.6 s Martense, 19.6x100; Eleanor Gillespie. 4,000

1ST AV, es, 75.2 n 57th, 25x100; withdrawn.

CHAS. SHONGOOD.

BERKELEY PL, ss, 189 e 7 av, 20x95; Fredk B Ryan. 9,680

FLOYD ST (*), ns, 281 w Lewis av, 20x100; Bernhard Blumberg. 4,000

43D ST (*), ss, 200 w 17 av, 80x100.2; Louis Schwartz. 550

DRIGGS AV, ws, 75 s N 8th, 25x100; Mary Fierro. 1,155

JOSEPH P. DAY.

GREENE AV, 471, ns 24 w Nostrand av, Marcus W Littell. 6,700

HERBERT A. SHERMAN.

BEDFORD AV, es, 257.9 n Myrtle av, 20x100; Jas Doyle. 4,500

Total $704,672
Corresponding week, 1913..... 213,140

VOLUNTARY AUCTION SALES.

Manhattan.

JAN. 14.

BRYAN L. KENNELLY.

118TH ST, 130 E, ss, 55 w Lex av, 20x100.11, 2-sty & b fr dwg (exr).

LEXINGTON AV, 1896, swc 118th, 17.7x55, 3-sty & b stn dwg (exr).

Bronx.

JAN. 14.

BRYAN L. KENNELLY.

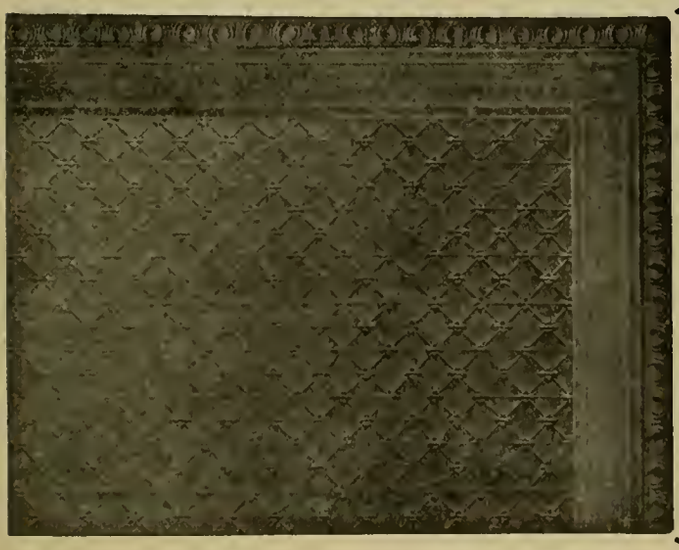
ALEXANDER AV, 34, es, 22 s 134th, 19.6x89.8, 4-sty bk tnt & strs (exr).

ALEXANDER AV, 126-8, es, 79.10 n Southern blvd, 39.7x89.11x—x91.10, 2-4-sty bk tnts & strs (exr).

WALTON AV, 623, ws, abt 132.8 s 151st, 16.10x92.7x16.10x92.9, 3-sty & b bk dwg (exr).

WASHINGTON AV, nwc 189th, 100x95, vacant (exr).

WEBSTER AV, 1476, sec 171st, 25x99.6x31x98.4, 5-sty bk tnt & strs (exr).



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ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 10.

No Legal Sales advertised for this day.

JAN. 12.

BROOME ST, 497, ss, 20.10 e West Bway, 20.10x64.3x20.10x64.5, 4-sty bk loft & str bldg; Jas M Anderson et al trstes—Susan K Griffin et al; Hamilton Odell (A), 60 Wall; Martin J Keogh Jr (R); due, $19,781.40; T&c, $461.80; mtg recorded Nov27'05; Bryan L Kennelly.

97TH ST, 235 E, see 2 av, 1881.

2D AV, 1881, nwc 97th (No 235), 24.11x100, 5-sty bk tnt & strs; Edw W C Arnold—Max Gluckman et al; Curtis, Mallet, Prevost & Colt (A), 30 Broad; Henry M Goldfogle (R); due, $28,947.13; T&c, $1,331.17; Saml Goldsticker.

JAN. 13.

125TH ST, 133-5 W, ns, 400 w 6 av, 50x98.9, vacant; Metropolitan Life Ins Co—N Y-Chicago Realty & Constn Co et al; Woodford, Bovee & Butcher (A), 1 Madison av; Jos P McDonough (R); due, $85,926.73; T&c, $2,452.50; Joseph P Day.

46TH ST, 422 W, ss, 325 w 9 av, 25x100.4, 4-sty bk tnt & 3-sty bk rear shop; Emigrant Indust Savgs Bank—Jas McCarthy et al; R & E J O'Gorman (A), 51 Chambers; Fredk C Gladden (R); due, $10,790.14; T&c, $776.41; Joseph P Day.

67TH ST, 300 W, see West End av, 153-9.

122D ST, 263 E, ns, 17.6 w 2 av, 14x71.8, 3-sty & b stn dwg; Metropolitan Savgs Bank—C. N. Shurman Investing Co et al; A S & W Hutchins (A), 84 William; Sidney Harris (R); due, $5,655.32; T&c, $126.70; Joseph P Day.

164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife, Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, $11,846.46; T&c, $115.07; Joseph P Day.

SEAMAN AV, ss, 150 e Academy, 50x100, vacant; Daisy D Moran—Frederic J Fuller et al; Francis S McAvoy (A), 51 Chambers; Jno P O'Brien (R); due, $6,942.91; T&c, $494.40; Henry Brady.

WEST END AV, 153-9, swc 67th (No 300), 80.5x100, two 6-sty bk tnts & strs; Celia Cohen—Isaac Oseroff et al; J A Seidman (A), 61 Park Row; Phoenix Ingraham (R); due, $47,-825.40; T&c, $1,000; mtg recorded June4'06; D Phoenix Ingraham.

JAN. 14.

LAFAYETTE ST, 204, ws, abt 136.4 n Broome, 21.3x100, 2 & 3-sty bk shop; Harris D Colt, trste—Christiana T Richter et al; Saml P Savage (A), 30 Broad; Wm S Kelley (R); due, $14,811.14; T&c, $1,156.18; Joseph P Day.

MACOMBS PL, 21-33, see 8 av, 2830-40.

151ST ST W, sec 8 av, see 8 av, 2830-40.

151ST ST W,, swc Macombs pl, see 8 av, 2830-40.

29TH ST, 4 E, ss, 120.6 e 5 av, 20x98.9, 4-sty & b bk dwg; Seamen's Bank for Savings in the City of N Y—Louise Brummell et al; Strong & Cadwalader (A), 40 Wall; Harland B Tibbetts (R); due, $52,717.77; T&c, $1,140.30; Joseph P Day.

65TH ST, 326-8 E, ss, 275 e 2 av, 37.6x100, 6-sty bk tnt & strs; Walter S Gurnee et al, trstes—Jno F Stodder et al; Sullivan & Cromwell (A), 49 Wall; Jno H Rogan (R); due, $34,-702.88; T&c, $535.15; Joseph P Day.

100TH ST, 206 E, ss, 130 e 3 av, 25x100.11, 6-sty bk tnt & strs; Austin B Fletcher et al, trstes—Louis Segelbohm et al; Action 1; Wm P S Melvin (A), 165 Bway; Frank J Ryan (R); due, $23,574.90; T&c, $1,000; Bryan L Kennelly.

100TH ST, 208 E, ss, 155 e 3 av, 25x100.11, 6-sty bk tnt & strs; Austin B Fletcher et al trstes—Louis Segelbohm et al; action 2; same (A); same (R); due, $23,574.90; T&c, $1,300; Bryan L Kennelly.

124TH ST, 19 W, ns, 241.3 w 5 av, 18.9x100.11, 4-sty & b stn dwg; Wentworth Mortgage Co—Anna Lacroix; Sproull, Harmer & Sproull (A), 1 Mad av; Chas E F McCann (R); due, $3,346.32; T&c, $416.30; sub to pr mtg of $14,-000; Joseph P Day.

138TH ST W, ss, 225 e Lenox av, 100x99.11, vacant; Ellis P Earle—Leo Kohn et al; Greene, Hurd & Stowell (A), 43 Exchange pl; Francis S McAvoy (R); due, $31,747.65; T&c, $2,113.36; mtg recorded Feb7'04; Joseph P Day.

8TH AV, 2830-40, sec 151st, 179.1 to McCombs pl (Nos 21-33) x203.5 to 151st x96.7, three 6-sty bk tnts & strs on av; N Y County National Bank—Chas H Peckworth et al; Kellogg & Rose (A), 115 Bway; Jno F Couch (R); due, $32,-040.95; T&c, $3,274.70; sub to 5 mtgs aggregating $139,000; Joseph P. Day.

JAN. 15.

ACADEMY ST, swc Post av, see Dyckman, es, Post av, ss, &c.

ACADEMY ST, nwc Naegle av, see Dyckman, es, Post av, ss, &c.

DYCKMAN ST, es, POST AV, ss, ACADEMY ST, ws, & NAEGEL AV, ns, block 310x600, vacant; Empire Trust Co—Naegle Realty Co et al; Wm A Barber (A), 165 Bway; Jno T Canavan (R); due, $268,271.98; T&c, $18,397.89; Joseph P Day.

19TH ST, 21 W, ns, 345 w 5 av, 25x92, 7-sty bk loft & str bldg; Manhattan Life Ins Co—Emblem Constn Co et al; Rapallo & Kennedy (A), 66 Bway; Manton M Wyvell (R); due, $62,877.62; T&c, $1,770; J H Mayers.

67TH ST, 52-4 W, ss, 200 e Col av, 50x100.5, 3-sty bk garage; Franklin Savings Bank in the City of N Y—Wm W Hubbell et al; Wilson M Powell (A), 7 Wall; Eugene G O'Connell (R); due, $51,779.53; T&c, $2,703.26; Joseph P Day.

AV A, 252, es, 77.6 s 16th, 25.9x95.5, 4-sty bk tnt & strs; Caroline Stern—Julius Lichtenstein et al; Herbert Cracauer (A), 271 Bway; Frank J Ryan (R); due, $18,538.20; T&c, $2,194.30; Joseph P Day.

NAEGLE AV, nec Dyckman, see Dyckman, es, Post av, ss, &c.

NAEGLE AV, nwc Academy, see Dyckman, es, Post av, ss, &c.

POST AV, sec Dyckman, see Dyckman, es, Post av, ss, &c.

POST AV, swc Academy, see Dyckman, es, Post av, ss, &c.

JAN. 16.

3D ST, 120 W, ss, 50 w McDougal, 25x100, 5-sty bk tnt; Miriam H C Cannon—Douglas G McCotter, Jr, et al; Cannon & Cannon (A), 135 Bway; Edw D Dowling (R); due, $6,341.18; T&c, $40; sub to pr mtg of $17,000; Bryan L Kennelly.

13TH ST, 123-7 E, see 14th, 126-30 E.

14TH ST, 126-30 E, ss, 262.6 w 3 av, 62.6x206.6 to 13th (Nos 123-7), 1 & 3-sty bk theatre & 2-3-sty bk dwgs in 13th; United States Marshall's sale of all right, title, &c, which Timothy D Sullivan et al had on July18'13, or since; Stuart G Gibboney (A), 30 Broad; Wm Henkel, Marshall; Wm Henkel at 12 o'clock noon, Room 56, 3d floor, General Post Office Building.

AUDUBON AV, 394, ws, 36 s 185th, 18x50, 2-sty & b bk dwg; Esther B Bauer—Wm McCarthy et al; Lawrence E French (A), 41 Park Row; Jacob Silverstein (R); due, $3,366.56; T&c, $1,208; Joseph P Day.

JAN. 17.

No Legal Sales advertised for this day.

JAN. 19.

MADISON ST, 412, ss, 375 e Jackson, 25x100, 5-sty bk tnt & strs; Jules S Bache—Belle H Willner et al; Wolf & Kohn (A); Jno J Kirby (R); due, $22,139.21; T&c, $243.50; sub to a judgment of $53.15; Joseph P Day.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated.

JAN. 10.

No Legal Sales advertised for this day.

JAN. 12.

TIFFANY ST, 871, see So Boulevard, swc Tiffany.

SO BOULEVARD, swc Tiffany (No 871), 35x100, 5-sty bk tnt & strs; Eberhardt & Podgur—Bronx & Yonkers Realty Co et al; Strauss & Singer (A), 27 Cedar; Wilbur Larremore (R); due, $10,792.06; T&c, $977.84; sub to pr mtg of $38,000; D Phoenix Ingraham.

JAN. 13.

173D ST, 158 E, see Eden av, sec 173.

187TH ST, 546 & 547 E, see Valentine av, 2426-36.

187TH ST, swc Tiebout av, see Valentine av, 2426-36.

EDEN AV, sec 173d (No 158), 46.7x95, 2-sty fr dwelling; Eliz J Childs, trste, &c—Marie Baron et al; Harold Swain (A), 176 Bway; Jos M Edelson (R); due, $4,383.32; T&c, $561.85; Henry Brady.

HUGHES AV, 1978, es, 299.3 s 179th, 26x95, to Belmont av, x26x95, 2-sty fr dwg; Beatrice O'Connor—Anthony H Werneke et al; Eugene L Brisach (A), 391 E 149th; Geo B Hayes (R); due, $3,158.05; T&c, $23.83; Bryan L Kennelly.

BELMONT AV, es, abt 299.3 s 179th, see Hughes av, 1978.

GLEASON AV, 2147, ns, 303.9 w Castle Hill av, 25x103.1; Frank Kunzig et al—Edw A Schill et al; Nicholas J O'Connell (A), 291 Bway; Albt R Lesinsky (R); due, $3,884.86; T&c, $400; Joseph P Day.

SO BOULEVARD, 849-51, ws, 235 s Tiffany, 50x100, 5-sty bk tnt; Wm H Caldwell, Jr—Levine & Atlas Co et al; Action 1; Arthur Knox (A), 198 Bway; Andw Byrne (R); due, $8,-906.35; T&c, $500; mtg recorded Dec4'12; Herbert A Sherman.

SO BOULEVARD, 853-5, ws, 185 s Tiffany, 50x100, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $8,908.90; T&c, $500; sub to 1st mtg $38,000 mtg recorded Dec 4'12; Herbert A Sherman.

TIEBOUT AV, swc 187th, see Valentine av, 2426-36.

VALENTINE AV, sec 187th, see Valentine av, 2426-36.

VALENTINE AV, 2426-36, nec 187th (No 547), 100x135, 2-sty fr dwg & vacant; also VALENTINE AV, sec 187th (No 546), runs s13.3xe85 xs25.1xe150 to Tiebout av xn38.3xw235 to beg, vacant; National Savgs Bank of the City of Albany—Marie J C Carey et al; Harold Swain (A), 176 Bway; Chas H Ayres (R); due, $16,-093.16; T&c, $452.50; Herbert A Sherman.

WALTON AV, es, 97.1 n 183d, 50x95, vacant; Simeon M Barber—Willmore Realty Co et al; Harold Swain (A), 176 Bway; Jno B B Fiske (R); due, $3,179.92; T&c, $262.57; Henry Brady.

JAN. 14.

HOLLAND AV, 3644, es, 100 s 215th, 25x95; Cath C Hill—Luciano Minutillo et al; Geo Hill (A), 41 Park Row; Wm C Arnold (R); due, $2,262.59; T&c, $489.49; Joseph P Day.

JAN. 15.

BRISTOW ST, 1339-41, ws, 95 s Jennings, 70x100, 5-sty bk tnt; German Savings Bank in the City of N Y—Bates & Oesting, Jr, Co et al; Amend & Amend (A), 119 Nassau; Wm S Grey (R); due, $36,804.03; T&c, $1,883.40; mtg recorded Oct22'08; Joseph P Day.

JAN. 16.

227TH ST, S19 E, ns, 180 e Barnes av, 25x114; vacant; Hedwig B White et al—Theresa Aquilino et al; Kurzman & Frankenheimer (A), 25 Broad Fredk C Gladden (R); due, $4,416.08; T&c, $347.06; Joseph P Day.

JAN. 17 & 19.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JAN. 10.

No Legal Sales advertised for this day.

JAN. 12.

WILLIAMS AV, ws, 100 n Dumont av, 100x100; Nathan Klugman—Victorious Land & Improvement Co et al; Jos J Schwartz (A) 361 Stone av; J Gardner Stevenson (R); Charles Shongood.

JAN. 13.

CHESTNUT ST, es, 474 s Jamaica av, 21x150; Wm P Gatehouse—Walter B Nourse et al; G Fred Middendorf, Jr (A), 2644 Atlantic av; Benj Ammerman (R); Chas Shongood.

HALSEY ST, ss, 95 w Lewis av, 80x100; Mary E Morris et al—Stuyvesant Heights Republican Club of Brooklyn et al; Alvah W Burlingame, Jr, (A), 391 Fulton; Jno C Stemmermann (R); Wm P Rae.

ROBINSON ST, ss, 76.3 w Nostrand av, 280x122; Bond & Mortgage Guarantee Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Harry Wishnow (R); Wm H Smith.

E 12TH ST, ws, 193.4 n Av Q, 26.8x100; Jno Kopke et al—Maria H Bass et al; Reynolds & Geis (A), 359 Fulton; Fred L Gross (R); Wm H Smith.

PARK AV, ss, 180 w Marcy av, 25x100; Williamsburgh Savgs Bank—Michl Seitz et al; S M & D E Meeker (A), 217 Havemeyer; Morris W Hart (R); Charles Shongood.

17TH AV, ws, 60.2 n 46th, 20x80; Cath Biehn —Eliza Tilly et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Geo C Buechner (R); Wm H Smith.

W. 10TH ST, w s, 154 n Av R, 180x100; Lawyers Title Ins & Trust Co—Otto Singer Development Co et al; Dean, Tracy & McBarron (A), 160 Broadway, Manhattan; Frank X McCaffry (R); Wm H Smith.

JEROME AV, ss, adj land of Stephen I Voorhies, runs e1,114.2xse—xsw1,36Sxnw1,013.9 to beg, 4-5 pt; also PARCEL of land at Hog Point adj land of party of the first part, runs se1,408.3 to Broad Creek by s, se&n—xnw—xw— to beg, containing 53.10 acres, lot 18, map of land at Gravesend belonging to Jno I Voorhies; also PARCEL of land beg at intersec land of Stephen Van Derveer & Stephen I Voorhies, runs s1,775 to Hog Point Creek xw— to Hog Point Sprout xe— to beg; also PARCEL of land beg on ns Hog Point Creek in the line dividing lands of Danl D Stilwell & C S & R D Stryker xw— to Hog Point Sprout xn—xw—xs—xe—xnw— to beg; also LAND bounded by land of Richd Stilwell & lands of Jno I, Stephen, Jacobus, Wm & Bernardus Voorhies & Henry Van Dyke s by land of Riehd Stilwell e land of Jacob Voorhies being 1 chain 17½ links wide on es, 10 chains 40 links on ss, 1 chain 80 links on ns, 10 chains 39¼ links wide on ws; also LAND bounded n by land of Jacobus Voorhies e by land of Henry Van Dyke xs land of Bernardus Voorhies xw land of Wm Voorhies; also PARCEL of land beg at sec land of F Smith and a right of way runs sw70xse—xne70xnw— to beg; also LOTS 6, 7 & 8, map of land of Alanson Tredwell & Jno H Wray; also PARCEL of land known as Plum Island bounded s by Sheepshead Bay & Coney Island Inlet & Atlantic Ocean, e by Dead Horse Creek, wx Hog Point Creek, except parts sold to U S Government, which comprises about 50 acres; excent parts released; Mechanics Bank, Bklyn et al—Brighton Beach Racing Assn et al; Owens, Gray & Tomlin (A), 189 Montague; Frank H Cothren (R); Jas L Brumley.

ST. MARKS AV, ns, 20 w Nostrand av, 20x160; Industrial Savings & Loan Co—Susanna A LeRoy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R); Wm H Smith.

JAN. 14.

CONGRESS ST, ss, 80 e Henry, 20x72.6; Franklin Trust Co—Edw H McKee et al; McKeen, Brewster & Morgan (A), 20 Exchange pl, Manhattan; Howard E Greene (R); Chas Shongood.

LOTS 344 to 353, 384 to 417, 428, 457 to 466 map of Estate of Simon Rapalje, 26th Ward; Margareth Schwartz et al—Louis P Reeder et al; Kramer, Cohn & Meyer (A), 898 Park av; Wm F Connell (R); Wm H Smith.

ESSEX ST, ws, 240 n Arlington av, 20x100; Eagle Savings & Loan Co—Marcilla G Crosby et al; James C McLeer (A), 189 Montague; Herbt B Brush (R); Wm H Smith.

FULTON ST, swc Smith, 48.9x125.10; also CAMERIDGE PL, es, 240 s Greene av, 20x100; Oran S Baldwin—Peoples Trust Co et al; Hedges, Elv & Frankel (A), 165 Bway; Alex McKinny (R); Wm H Smith.

ST EDWARDS PL, es, 45.8 s Tillary st, 22.10 x34.3x irreg; Grazia Cassano—Menotti Bonanno et al; Felix Reifschneider, Jr (A), 391 Fulton; Henry Weismann (R); Wm H Smith.

WEST ST, es, 116.7 s Kings Highway, 20x82.6; also W STH ST, es, 156.7 s Kings Highway, 40x82.6; also W STH ST, es, 216.7 s Kings Highway, 60x82.6; also W STH ST, es, 296.7 s Kings Highway, 20x82.6; Otto E Reimer —Saml J Parkhill et al; Sackett & Lang (A) 20 Nassau, Manhattan; Arthur L Hurley (R); Wm H Smith.

W STH ST, es, 174.10 s Av R, 19.4x82.6; Anne B Barnard, gdn—Neck Road Realty Co et al; Rambault & Wilson (A) 27 William, Manhattan; Wm S O'Connell (R); Wm H Smith.

36TH ST, nes, 80 se 14 av, 20x100.2; Ethel M Cowan—K Yorklan Realty Co et al; Harry L Thompson (A), 175 Remsen; Francis C Koehler (R); Wm P Rae.

86TH ST, sws, intersec nws 15 av, runs nw 169xsw110.8xnwS11.5xsw— to cl Bay 5th, xsw— to cl Benson av xse 1003.4 to 15 av xne740 to beg; also MACON ST, ns, 367 w Ralph av, 23x100; First National Bank of the City of Brooklyn—Margaretha G Singer et al; Coombs & Wilson (A), 1260 Bway; Bernard I Finkelstein (R); Wm H Smith.

46TH ST, sws, 520 nw 8 av, 20x100.2; Julius Behn—Acme Homes Co et al; Action 2; Jno C Stemmermann (A), 44 Court; Wm A Moore (R); Wm H Smith.

50TH ST, sws, 340 se 14 av, 60x100.2; Wm M Greve—Jas D Patterson et al; Jas Demarest (A), 140 Nassau, Manhattan; Thos Moore (R); Wm P Rae.

56TH ST, ss, 188.9 w Fort Hamilton av, 280 x100.2; Jno J Rush et al—Blanche C Armroyd et al; Jno D Mason (A), 22 William; Jos F Maguire (R); Wm H Smith.

68TH ST, nes, 362.10 nw 18 av, 140x122.11; Michl V Woods—Agnes I Maillie et al; York & York (A), 271 Bway; Frank Obernier (R); Wm H Smith.

74TH ST, nes, 442.4 nw 18 av, 20x100; Germain Dell'Era—Mary Cloccari et al; Jos A Kennedy (A), 189 Montague; Robt H Koehler (R); Wm H Smith.

NEW UTRECHT AV, es, 49.11 s 53d, 20x68.6; Jno J Connolly—Rostof Co et al; Myers & Schwersenski (A), 279 Bway, Manhattan; Jacob H Peyser (R); Chas Shongood.

12TH AV, nws, 90.2 ne 44th, 40x100; Riverhead Savings Bank—Andw J Murphy et al; Timothy M Griffing (A), Riverhead, N Y; Henry S Rasquin (R); Wm H Smith.

LOTS 567 to 590, 594 to 635, 829 to 844, map of property of Bensonhurst Land Co; Co-operative Building Bank—Milton S Kistler et al; Lexow, MacKellar & Wells (A), 43 Cedar; Arnon L Squiers (R); Wm P Rae.

JAN. 15.

HICKS ST, ws, 75 s Union, 25x75; Jos Martiniano—Gelsomina Valentine et al; Robt V Matthews (A), 20 Nassau, Manhattan; Robt H Koehler (R); Wm H Smith.

MELROSE ST, nws, 300 ne Knickerbocker av, 130.5x150; German Society of the City of N Y—Jos Wagner et al; Harry L Thompson (A), 175 Remsen; Chas H Luscomb (R); Wm H Smith.

ELMWOOD AV, sec E 3d, 200x175 to E 4th; C Mortimer Palmer—Realty Sales Co et al; Harry L Thompson (A) 175 Remsen; Fredk A Drake (R); Wm H Smith.

GRAVESEND AV, es, 220 n Av F, 20x125; Anna W F Jonas—Mary L Behrens et al; Henry J Davenport (A); Jas M Fawcett (R); Wm H Smith.

MYRTLE AV, swc Cedar, 66.4x55.3; David Schwartz—Jno H Brobst et al; Jacob Brenner (A), 26 Court; Alvah W Burlingame (R); Wm P Rae.

TOMPKINS AV, ws, 34.8 n Floyd, 40.4x100; Chas B Denny—Union Holding Co et al; Harry L Thompson (A), 175 Remsen; Jno B Stephens (R); Chas Shongood.

LOTS 1355, 1356 & 1357, block 7112, third addition to Homecrest; Arthur R Mackenzie—Andw Rorvig & Rapp Realty Co et al; Reed & Pallister (A), 233 Bway, Manhattan; Jay S Jones (R); Jas L Wells.

JAN. 16.

MANHATTAN AV, ws, 256.5 n Driggs av, 25x100; Fredk Trautwein, Jr—Elsie Heimken et al; Alphens H Favour (A), 43 Cedar; Alex S Bacon (R); Wm H Smith.

PARCEL of land beg at a point 100 e Bristol & 300 n Sackett, 10x39.9; Mamie Colish—Harry Silverstone et al; Gerson C Young (A), 302 Bway, Manhattan; Fredk A Drake (R); Wm H Smith.

JAN. 17.

No Legal Sales advertised for this day.

JAN. 19.

E 4TH ST, es, 139.10 s Gravesend Neck rd, 160x130.9; also EMMONS AV, nec E 16th, 35.7x 129.11; also NECK RD, swc E 4th, 160.1x139.1; also AV U, sec E 1st, 40x346.1x irreg; also PARCEL of land beg at a point 405.5 w rd leading to Sheepshead Bay, 70x302; Sheriff's sale of all right, title, &c, which Mary Cassidy had on Oct15'13, or since; Chas B Law, Sheriff; Wm P Rae.

RUTLAND RD, ss, 65 e Bedford av, 20x100; Wm J Reineking—Jno T Richards et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Chas M Hall (R); Wm H Smith.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 3.

TERRACE VIEW AV, ws, 143.3 n Kingsbridge av, 30x100; Augusta Wix—Louise Muller; Rabe & Keller (A).

JAN. 5.

71ST ST, ss, 100 w Av A, 50x145.4; East River Savgs Instn—Travelers Realty Corpn et al; O F Hibbard (A).

95TH ST, S W; Francis J Cox—Eleanor M Williams; J J O'Brien (A).

119TH ST, 26 W; Jas Madigan—Samuel Greenfield et al; P Condon (A).

122D ST, ns, 171.3 e I av, 16.8x100.11; Henry H Glass—Dora Wiegand et al; T Gilleran (A).

124TH ST, ns, 125 e 7 av, 50x100.11; Newburgh Savgs Bank—Jimal Realty Co et al; H Swain (A).

JAN. 6.

GRAND ST, 91; German Savgs Bank in City NY—Hyman Sonn et al; M Auerbach (A).

LEWIS ST, 50; Empire City Savgs Bank—Julius Weinberg et al; C W Dayton (A).

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Foreclosure Suits—Manhattan—Continued

LEWIS ST, 52-4; Empire City Savgs Bank—David Perlman et al; C E Dayton (A).

27TH ST, 163 W & 7TH AV, 301-5; Oceanic Investing Co—The 28th St & 7th Av Realty Co et al; H M Bellinger, Jr (A).

147TH ST, n s, 500 w 7 av, 25x99.11; Louisa Mander—Fleischmann Realty Co, Inc et al; J F Stier (A).

RIVERSIDE DR, sec 97th, 107.6x71.11; Mary Lyons—Monomoy Co et al; Alexander & Green (A).

JAN. 7.

22D ST, ss, 142 e 6 av, 23x98.9; Caroline R Brown et al—Jennie E Van Horn; J M Rider (A).

JAN. 8.

112TH ST, ns, 150 w 2 av, 17.6x100.11; Fannie W Phyfe—Jno B Furey et al; G H Corey (A).

JAN. 9.

CHARLES ST, 30-2; Myron Straus—Walter F Springsteen et al; M Monfried (A).

NEW CHAMBERS ST, 2; also DUANE ST, 14; Obermeyer & Liebmann—Berg Cafe & Hotel Co et al; M J Weinstein (A).

48TH ST, 128 W; Doretha S Wasawer—Grace G Smith et al; amended; Eisman, Levy, Corn & Lewine (A).

52D ST, 531 W; David Crawford et al—Martha A Trainer et al; Eisman, Levy, Corn & Lewine (A).

106TH ST, 52-4 E; two actions; Rachel H Pfeiffer—Emma H Mayhew et al; M Stern (A).

123D ST, 449-53 W; Edw A Kerbs—N Y Real Estate Security Co et al; Bandler & Haas (A).

COLUMBUS AV, swc 79th, 76.8x18.6; Josiah H Dewitt, trste—Leon Levy et al; amended; Kiddle & Margeson (A).

Bronx.

JAN. 2.

MARION AV, es, 250 s 197th, 33.4x131; Cath Shea extrx &c—Patk F Madigan; M J Sullivan (A).

VYSE AV, es, 34 n 179th, 42x102.1; Norma Realty Co—Philip Sugarman et al; O E Davis (A).

LOTS 16 to 19, map of Neill Estate; Eliz Dwyer—Maurice W Levy et al; M J Sullivan (A).

LOTS 121, 125, 126, 158, 159, 177, 178, 187, 188, 189, 210, 215, 235, 236, 255, 256 & 257 map of estate of Jos Husson, Classon's Point; Dollar Savgs Bank of the City of N Y—Porter Realty & Development Co et al; Lexow, Mackellar & Wells (A).

JAN. 3.

HOE AV, nec Home, 109.3x40.3; Margaret Knox—First Preferred Realty Corpn et al; A Knox (A).

HOME ST, 975; same—same; A Knox (A).

JAN. 5.

MORRIS AV, nec 158th, 51x101; Oliver E Davis—Everett Harrison et al; O E Davis (A).

SOUTHERN BLVD, es, 200 s Jennings, 25x100; Leonard J Langbein, exr—Martha Perna; H Meyer (A).

SOUTHERN BLVD, es, 225 s Jennings, 25x100; Leonard J Langbein, exr—Martha Perna; H Meyer (A).

JAN. 6.

219TH ST E, ss, 81 e White Plains av, 100x114; Wm C Arnold—Johanna Brisnihan et al; W C Arnold (A).

219TH ST E, ss, 181 e White Plains av, 50x100; Wm C Arnold—Johanna Brisnihan et al; W C Arnold (A).

SOUTHERN BLVD, es, 90 e 167th, 40x100; Chas Schneider—Marie Pettke et al; D Steckler (A).

**TRATMAN AV, ses, 99.7 e Zerega av, 167.1x110; Jno J Paulsen—Sarah Browning et al; Friend & Friend (A).

LOTS 123, 124 & 125, map of Undercliff ter, Morris Heights; Chas J Harvey—Olof Johanson et al; H G Smith (A).

JAN. 7.

FOX ST, 1165; Dora Jacobs as gdn—J Roberts et al; M A Chedsey (A).

BROOK AV, es, 25.11 n 139th, 37.8x103.7; Jonas Reutlinger—New York Real Estate Security Co et al; L & A U Zinke (A).

BROOK AV, es, 62.9 n 139th, 37.8x107.2; Sigmund Reutlinger—New York Real Estate Security Co et al; L & A U Zinke (A).

CLINTON AV, es, 75 s 178th, 25x100; Wm Fink—Rosa M Cody; J W Smith (A).

TRATMAN AV, ss, 99.7 e Zerega av, 167.10x110; Jno J Paulson—Sarah Browning et al; Friend & F (A).

BLOCK bounded by Jerome av, 165th st, Cromwell av and 164th st, 466.5xirreg; also JEROME AV, sec 164th, 201x133.6; Ranald H Macdonald et al—Edw F Robinson et al; A Sabine (A).

JAN. 8.

134TH ST, 447 E; Harry M Goldberg—Wm H Harden; J J O'Brien (A).

**Recorded in N Y County.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

DEC. 31.

No Judgments in Forecdosure Suits filed this day.

JAN. 2.

136TH ST, ns, 452 w 7 av, 17x99.11; Equitable Life Assurance Society of the U S—Solomon Block et al; Alex & Green (A); Clifford C Roberts (R); due, $10,354.81.

172D ST, 510 W; Albt H Hastorf—Madge I Hennen; Houael, Grossman & Vorahaus (A); Arthur K Kuhn (R); due, $4,529.07.

JAN. 3.

No Judgmennts in Foreclosure Suits filed this day.

JAN. 5.

24TH ST, ss, 131.6 e 1 av, 25x98.9; Wm Hennings—Frank P Vigna; Grenville B Winthrop (A); Arthur M Levy (R); due, $16,597.59.

JAN. 6.

MAIDEN LA, 135-7; Katherine L Meuser—Ahrend Schierenbeck et al; Thos J Farrell (A); Howard Hunniston (R); due, $20,488.68.

44TH ST, ns, 100 e 11 av, 25x100.11; Emigrant Indust Savgs Bank—Bernadina Corgers et al; R & E J O'Gorman (A); Chas L Hoffman (R); due, $6,247.58.

JAN. 7.

118TH ST, 83 W; Mary S White—Thos Howard et al; Cannon & Cannon (A); Benj R Buzzett (R); due, $13,745.69.

122D ST, 207 W; Edw Kent et al—Magdaline Walter; Henry H Whitman (A); W Herbert Adams (R); due, $13,521.72.

AMSTERDAM AV, sec 62d, 100.5x100; Wolcott G Lane—Charlton Greenwich Co; Miller, King, Lane & Trafford (A); Paul Jones (R); due, $77,081.25.

AUDUBON AV, nwc 183d, 74.11x25; Hudson Trust Co—Jno H Springer Realty Co; Holm Whitlock & Searff (A); Isaac S Heller (R); due, $12,708.65.

Bronx.

DEC. 31, JAN. 2, 3, 6 & 7.

No Judgments in Foreclosure Suits filed these days.

JAN. 5.

**SOUTHERN BLVD, es, 525 s Jennings, 25x100; Wm Allen—Danl Augustus Realty Co; N Henry W Schutt (A); Franklin Leonard, Jr (R); due, $6,685.86.

**COLLEGE AV, sec 165th, 77.3x27.1; also COLLEGE AV, es, 77.3 s 165th, 1x26; Julius Liebtenstein—Mountain Constn Co et al; Isadore M Levy (A); Alfd P W Seaman (R); due, $22,756.55.

**Recorded in N Y County.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 3.

IRVING PL, nec 15th, 43.4x80; Emily W Glenn et al—Walter Wolcott et al; action to set aside deeds, &c; Dowsey & Parsons (A).

JAN. 5.

No Lis Pendens filed this day.

JAN. 6.

14TH ST, 241 E; Max Blechner—Doric Construction Co Inc et al; action to foreclos mechanics lien; S B Pollak (A).

AMSTERDAM AV, nwc 124th, 100.11x50; Richd I Brewster—Wm H Hall; specific performance; H B Goodstein (A).

JAN. 7.

21ST ST, 510-14 W; Alfd J Moisant—Jeanette C Jaffe et al; action to impress trust; F E M Bullowa (A).

JAN. 8.

19TH ST, ns, 440 w 7 av, 15x62; Nathaniel E Conklin et al—Jno C Freemont Conkling et al; partition; Rendich & Gardner (A).

3D AV, 1520-6; Cath Lehmann—Henry Spies et al; partition; H V Morgan (A).

JAN. 9.

STANTON ST, 178; Congregation Bnai Jacob Anschel Brzezan—Mania Neustaedter; action to compel removal of encroachment; attys, M A Pompan.

111TH ST, 312-4 W; Harris Meltzer—Faultless Constn Co; action to set aside conveyance; attys, Morrison & Schiff.

120TH ST, 427 E, Swinehart Tire & Rubber Co of N Y—Fredk B Kirby et al; action to set aside deed; atty, I B Barrett.

Bronx.

JAN. 2.

BRIGGS AV, es, bet Kingsbridge rd & 194th; Rudolph Wallach Co—Jas C Smith et al; foreclosure of tax lien; A Weymann (A).

PARK AV, 2890; also 172D ST, 442 E; Morris Liebson—Ernest Kellar Constn Co; action to foreclose mechanics lien; B S Deutsch (A).

RANDALL AV, sec Kane, —x—; Rudolph Wallach Co—Leslie M Daniel et al; foreclosure of tax lien; A Weymann (A).

JAN. 3.

DAWSON ST, 876; Geo W Freehorn, trste—Woolf Rosenthal et al; action to set aside deed; G H Epstein (A).

JAN. 5.

LOT 78, blk 2889, sec 11, Bronx; Elway Co—Wm A Lawrence et al; foreclosure of tax lien; H Swain (A).

JAN. 6.

No Lis Pendens filed this day.

JAN. 7.

CLINTON AV, sec Oakland pl, 50x100; Edw Polak—Oakland Place Bldg Co; action to set aside conveyance; B S Deutsch (A).

SOUTHERN BLVD, 1304; Angelo Altieri & Co, Inc—Danl Ostrow et al; action to foreclose mechanics lien; M S Hoffman (A).

JAN. 8.

No Lis Pendens filed this day.

Brooklyn.

DEC. 31.

ESSEX ST, ws, 260 n Arlington av, 20x100; Jno A Brooks—Edwin W Brooks et al; partition; R L Haskell (A).

HERKIMER ST, sec Prescott pl, —x—; Simon J Harding—Augustus F Gardner et al; foreclosure of tax lien; G Elliott (A).

PACIFIC ST, ns, 302 w Hopkinson av, 24.6x100; Sara R Reid—Monaton Realty Corpn et al; D Drechsler (A).

SIDNEY PL, ws, 125 n State, runs w100xs23.9xe100xn21.1 to beg; Jennie V Laird—Mary L Van Slooten et al; Cary & Carroll (A).

STERLING PL, ns, 100 w Saratoga av, runs w175xn110.1xe—xs143.2 to beg; Isidore Silberberg—Commonwealth Impt Co et al; S Berg (A).

STERLING ST, ns, 200 w Bedford av, 20x100; Michl Tuch—Aronson Realty Co et al; E Cahn (A).

S 3D ST, ss, 50 w Hooper, 25x75; Paul Hellinger—Ida Canter et al; M L Arnstein (A).

17TH ST, ns, 205 e 6 av, 17.6x80; Jacob Mendel—Frances Hahn & ano; to set aside deed; Cook & Benjamin (A).

BAY 34TH ST, nws, 93.10 sw Bath av, 20x96.8; Nelson Banta—Annie Seider et al; W M Moore (A).

38TH ST, nes, 158.10 se New Utrecht rd, 20x90; Henry Hess—Silver Land Impt Co et al; C & T Perry (A).

43D ST, ns, 220 e 14 av, 20x100.2; Chas E Winant—J J Lack Constn Co et al; M S Feiler (A).

43D ST, ws, 440 w 15 av, 20x100.2; same—same; same (A).

E 48TH ST, es, 526 s Av L, 18x100; Stephen D Pyle—Jacob D Ranck et al; H O Dobson (A).

AV Q, nwc W 13th, 80x100; Harrison B Moore—Mary L Behrens et al; T F Redmond (A).

BROOKLYN AV, ws, 475 s Av F, 45x100; also E 17TH ST, ws, 305 s Albemarle rd, 45x100; Gustav Wolff—Louisville Realty Co; L Sacks (A).

GATES AV, 550-4; Katherina Mangold—Aug Todebush; E C Viemeister (A).

8TH AV, nws, 58.5 ne Prospect av, 13.1x84.10x13x83.6; Title G & T Co—Josie Bonny & ano; H L Thompson (A).

JAN. 2.

CLYMER ST, ss, 179.11 w Wythe av, 19.2x80; Walter Fritz—Chas Fritz et al; partition; C W Philiphar (A).

ELTON ST, es, 158.4 s Glenmore av, 19.5x90; Mary M Post—Dominick de Paola et al; A Dession (A).

PROSPECT PL, ns, 223 w Ralph av, 41x127.9; Montrose Realty Co—Frank D Cadmus et al; H M Bellinger, Jr (A).

AV K, ss, 60 e E 9th, 40x100; Gustave Selner—Christian Gaul et al; J M Peyser (A).

GRAND AV, es, 192.6 n Prospect pl, 16x55; Leland University—Marian L Lewis et al; H M Bellinger, Jr (A).

GRAND AV, es, 208.6 n Prospect pl, 16x55; same—same; same (A).

KENT AV, es, 100 n N 3d, runs e337xs—xw50xs5xw25xn5xw25xs5xw175xn5xw62xn5 to beg; Hersey Egginton—Louis H Zocher et al; A Conway (A).

ST MARKS AV, ns, 125 e Kingston av, 55.7x100; Title G & T Co—M & J Constn Co et al; H L Thompson (A).

STONE AV, ws, 200 s Belmont av, 25x100; Elisabeth Fensch—Rosa Pilzer et al; J Kapp (A).

SURF AV, nec W 24th, 37.6x102.7x38.6x94.4; Anna J Lockwood—Margt McDonald et al; E H Lockwood (A).

6TH AV, nwc 54th, 50x100; Dora De Waltoff—Harbor View Constn Co et al; M Lippman (A).

6TH AV, ws, 50 n 54th, 50x100; same—same; same (A).

17TH AV, es, 200 s 86th, 20x96.8; Alice R Sprague—Hugh Mitchell et al; Foley, Powell & B (A).

JAN. 3.

BEARD ST, nes, 70 se Van Brunt, 20x75; Ella A Rowse—Jas W Keeley, Jr, et al; Caldwell & Holmes (A).

MADISON ST, ses, 134 sw Knickerbocker av, 18x100; Louis J F Carnlaux—Clarence R Mohrmann et al; C Van Doren (A).

PRESIDENT ST, ss, 124.10 w Utica av, runs w4.6xs100.7xe24.8xn102.7 to beg; also PLOT begins 100 n Carroll & 129.4 w Utica av, runs n 40xe24.8xs40.9xw32.8 to beg; also PRESIDENT ST, swc Utica av, runs s100.7xw104xnw101xe 124.10 to beg; also PRESIDENT ST, ss, 249.4 w Utica av, runs s—xw9.2xnw307.4xe58 to beg; Harry Baer—Barm Realty Co et al; H Baer (A).

60TH ST, ss, 199.8 w 7 av, 20x100; Jas M Jaeger—Olaf T Thorsen et al; Watson & Kristeller (A).

FLATBUSH AV, sws, 160 se Glenwood rd, 20x100; also E 42D ST, ws, 177.6 s Av D, 60x100; Anna M Everit—Emma S Schmidt et al; G W Pearsall (A).

5TH AV, ne 41st, 40x100; Saml L Goldenberg—Harris Nevin et al; B S Wise (A).

5TH AV, nws, 40 ne 41st, runs nw100xne63.5xse103.2xsw38.2 to beg; same—same et al; same (A).

JAN. 5.

SHERMAN ST, ws, 195.3 n Greenwood av, 25x100; Kate Travis—Alfred L Sweeney & wife; partition; W L Durack (A).

20TH ST, ns, 125 e 10 av, 125x100.2; Edo E Mercelis, as trste &c Emily Blackwell—Remsen Holding Co et al; H J Davenport (A).

E 48TH ST, es, 490 s Av L, 18x100; Julia E Eldert—Jacob D Ranck et al; A D Fisher (A).

68TH ST, ns, 157.7 e Ft Hamilton Pkway, 40x100; Chas B Denny, as treasurer &c Rector, Church Wardens &c Christ Church—Jno E Sullivan Co & ano; H L Thompson (A).

72D ST, ns, 374.6 w 6 av, 20x117.4x20x117.3; Harriett A Hartman—Jno E Sullivan et al; H L Thompson (A).

BEDFORD AV, es, 182.3 s Park av, 25x100; Horace H Weeks—Jno Truslow et al; Van Alen & Dyckman (A).

5TH AV, es, 20.7 s 72d, 24x93.11x23.4x99.7; Farmers & Mechanics Savgs Bank, City Lockport—Jno E Sullivan Co et al; H L Thompson (A).

5TH AV, es, 89.2 s 72d, runs e93.5xs13.4xe20xs10xw107.9xn24 to beg; Bklyn Trust Co, as trste &c for Isabella F Taylor—Jno E Sullivan Co et al; H L Thompson (A).

PLOT begins where ws lot 36 on sec map 5 of Ft Hamilton property intersects es 4 av, runs s50.3xw50xn3.7xn68.4 to beg; Francis F Ripley—Mary A Graham et al; C S Taber (A).

JAN. 6.

HICKS ST, ws, 131.3 s Woodhull, 18.9x80; Raymond A De Forest—Jas Gray et al; Clark, Close & D (A).

E 35TH ST, sec Av I, 48x100; Joan C McFadden—Ivy Fern Rigenhard & ano; W R Murphy (A).

63D ST, nec 5 av, 40x100; David Adler Ludwig F Brauns et al; H O Patterson (A).

64TH ST, nec 4 av, 50x79.6; Lucille T Wardner—Jno E Sullivan Co et al; H L Thompson (A).

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones & ano—Hoxie Realty Co et al; Phillips & Avery (A).

79TH ST, ss, 151 e 2 av, runs e34.4xs67xw64xn64.1 to beg; Smith Students Aid Soc—Jno E Sullivan Co & ano; H L Thompson (A).

79TH ST, ss, 215.1 e 2 av, runs e33.2xs73.6xw—xn70.3 to beg; Levina M Loper—Jno E Sullivan Co et al; H L Thompson (A).

80TH ST, ss, 330 e 3 av, 40x109.4; Title G & T Co—Jno E Sullivan Co et al; H L Thompson (A).

FT HAMILTON AV, nwc 68th, runs n76.3xw75.3xn25xw100xs60xe75xs40xe85.9 to beg; Jno Kuesel—Mina Knoth et al; Furst & Furst (A).

MARCY AV, 484; Fredk Wagner & ano as exrs &c Martin F Lindhorn—Fredk Wills et al as exrs &c Fredk Oschmann; R E Moffett (A).

OCEAN PKWAY, ws, at line of division bet lands of Eliza Schoonmaker & Jno Emmons, runs sw659.1xse146.9xne660.7xnw146.9 to beg; Whitman W Kenyon—Grace A Browne et al; G V Brower (A).

5TH AV, es, 21.2 s 74th, runs e97.9xs20xw92.7xn20.8 to beg; Bank for Savgs at Ossining—Jno E Sullivan Co et al; H L Thompson (A).

5TH AV, es, 62 s 74th, 20.8x84.7x20x89.9; Ulster Co Savgs Instn of Kingston—Jno E Sullivan Co et al; H L Thompson (A).

13TH AV, es, 40.2 n 41st, 20x80.1; Kate B Belloni—Realty Sellers No Two et al; Reeves & Todd (A).

JAN. 7.

HENRY ST, ws, 66.10 n W 9th, 26.4x84; Wm Elkin—Lewis Mundheim et al; M Dammann (A).

HENRY ST, 714; Wm Elkin—Lewis Mundheim et al; M Dammann (A).

KOSCIUSKO ST, ns, 99 e Reid av, 26x100; Arthur Autler—Myra Autler; impress a trust; E A Isaacs (A).

MACKAY PL, ns, 195.10 e Narrows av, 9x100; Adele M Egan—Cath I Mackay et al; foreclose tax lien; J F Donovan (A).

WEST ST, ws, 82.4 n 40th, runs w77.9xnw25.1xn6.9xe95xs25 to beg; also WEST ST, ws, 107.4 n 40th, 25x95; also WEST ST, ws, 132.4 n 40th, 25x95.8; Jos B Thomason—Lawyers Title Ins & Trust Co; specific performance; J R Jones (A).

S 6TH ST, ss, 59.8 e 3d, runs sw36x—xs40 to S 7th xw24xn29.8xse2.4xne67.8xe17.6 to beg; Wm O Curtis et al—Jno S McKeon et al; Strong, Smith & Strong (A).

43D ST, nes, 100 nw 13 av, 37x100.2; Chandler Smith as trste, &c, for Alla & Halla Doughty—Cath A Murphy et al; Reeves & Todd (A).

67TH ST, swc Ft Hamilton pkway, runs s101.8xw78.11xn100 to 67th xe97.2 to beg; Anna T Turner—Jno E Sullivan Co et al; H L Thompson (A).

94TH ST, wc Marine av, runs nw598.2x— to ses Shore rd xsw80 to cl block bet 94th & Ridge blvd xse618.2xne100 to beg; Marion A Smith—Herald Constn Co; H A Ingraham (A).

CLASSON AV, es, 363.3 n Myrtle av, 25x92.10x25x92.8; Michl Greco—Luigi Cuoco et al; J C Danzilo (A).

FLUSHING AV, 922; Jos Schmierer & wife—Rosalia Rabuse; A Bernheim, Jr (A).

5TH AV, es, 41.10 s 74th, 20.2x87.6x19.6x92.7; Bank for Savgs of Ossining—Jno E Sullivan Co et al; H L Thompson (A).

LOTS 153, 154, 168 to 173, block 20 & Lots 395, block 24 and Lot 466, block 25, map 2 of 660 lots belonging to Effingham Nichols & Melvin Brown—Milton S Kistler et al; Hovell, McChesney & Clarkson (A).

PLOT bounded on n by line 224.1 s Crown xe land Susan Caton xs by line drawn from point es road from Flatbush to Bedford 63.4 n from int, es road from Flatbush to Bedford with nes road to the Poorhouse and drawn e from said to land formerly Susan Caton 31.2 n Montgomery st xw by road from Flatbush to Bedford; Barnard F Hogan—Danl McCarty et al; partition; G D Bergener (A).

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First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 3.

NEW CHAMBERS ST, 2; also DUANE ST, 14; Jno Kull—Cath Divver extrx Berg Cafe & Hotel Co, Inc, & Saml Glantz (14). 7,762.11

45TH ST, 7-11 W; W C Davis & Co, Inc—Forty-Fifth St Realty Co, P J Duff & Sons & Fleischman Bros Co (13). 195.00

53D ST, 123 E; Moris Wolfinger et al—118 E 54th St Co & L Kantor Co (11). 2,500.00

BROADWAY, 1845; Jos R Potter—Louis Martin, Inc (12). 382.94

JAN. 5.

MONROE ST, 153-155; Nathan J Feinberg—Alex Cohn & Isidore Lillian; Geo E Siegel (18). 250.00

37TH st, 44-6 W; Nicholas Chiodo—44-46 W 37th St Inc, Mary & Jno H Henshaw (19). 3,620.25

SAME PROP; Isidor Belkin—44-46 W 37th St Inc & Nicholas Chiodo (20). 275.00

BROADWAY, 1845-7; L Barth & Son—Upright Co & Louis Martin Inc (16). 8,476.67

BROADWAY, 1845-7; Thos P McLoughlin Inc—Upright Co, Geo B Rector, Jno B Mally & Louis Martin (17). 2,064.11

BROADWAY, 1849; L Barth & Sons—Ellen M Hennessy & Louis Martin (Inc (15). 688.50

JAN. 6.

46TH ST, 75 W; Louis Levin—Philip A. Fitzpatrick (22). 125.00

47TH ST, 222-6 W; Jno Hankin & Bro—B Brainard Ray et al & Seidenberg & Kostman (renewal) (25). 240.50

81ST ST, ns, 100 w Amsterdam av, 102.2x112.6; Keystone Constn Co—S B Constn Co (36). 8,046.00

114TH ST, 21-3 E; Stephen C Parker et al—Mrs L Lustig (28). 72.56

115TH ST, 11 E; Saml R Kantor—Elka Moskowitz, Morris Slachter & M & J Constn Co (23) 140.00

125TH ST, 117 E; Reliable Roofing Co—Andrews Soher Estate & Saml J Goldsmith (24). 75.00

129TH ST, 409 W; Gilbson & Ephraim—Central Bldg Improvement Co & M Stanislaw (26). 15.00

141ST ST, 101 W; Harlem Wall Paper Supply—Martin Marks & Frank & Serman (31). 84.66

142D ST, 100 W; Harlem Wall Paper Supply—Martin Marks & Frank & Serman (31). 84.06

146TH ST, 226 W; Harlem Wall Paper Supply—Bella Hillman & Frank & Serman (32). 37.38

BROADWAY, 1845-7; Lustig & Weil—Upright Co, Louis Martin & S L Waller Constn Co (27). 1,355.00

BROADWAY, 2508; Nelson Bros Co—Bonta Hotel Co & Jno T Wynne (37). 180.00

BROADWAY, 2508; American Iron Supply Co—Bonta Hotel Co & Selly Iron Works (29). 63.38

BROADWAY, 2508; Ike Levinson—Bonta Hotel Co & Jno T Wynne (34). 45.30

MADISON AV, 1549 & 1551; Harry Block—Mary Hitchcock, Wendell W Greenberg & Sarah Greenberg (21). 265.00

PARK AV, 929; White Steel Sanitary Furn Co—Nine Twenty-nine Park Av Co (35). 245.00

RIVERSIDE DR, nec 98th, 106.5x96.11; R A Schoenberg & Co—Chesterfield Realty Corpn & Barkin Constn Co (33). 62.72

JAN. 7.

ELM ST, nwc Pearl, 100x25; Jas De Fago—Chas E Quackenbush, Abr Quackenbush & Eliz A Holcombe, Il Progresso & Carlo Barsotti, Sr (47). 3,360.00

SAME PROP; Norfolk Lumber Co—Chas E Quackenbush, Abr Quackenbush, Eliz A Holcombe, Carlo Barsotti, Sr, Jas De Fago & Wolf Pirez (48). 314.00

PEARL ST, nwc Elm, 25x100; Damm House Moving Co—Quackenbush Estate & Jas De Fago (40). 50.00

26TH ST, 127-33 W; Joroff & Jaffe—M D H Co, Inc & Marguerite D Hellman (43). 522.00

50TH ST, 114 W; Leslie Bros Engineering Co—Chas C Bull, Rhinelander Estate & Donald Mitchell (41). 415.00

114TH ST, 105 W; Jos Bichthanser—Mary Goldman (42). 54.15

127TH ST, 145 W; Harlem Wall Paper Supply Co—Inter City Land & Securities Co & Frank & Serman (51). 70.53

135TH ST, 211 W; Most Bros—N Y Real Estate Security Co, Henry Newman & Jas N Rosenberg, rec'r (44). 65.13

141ST ST, 103 W; Harlem Wall Paper Supply Co—Inter City Land & Securities Co & Frank & Serman (49). 70.53

141ST ST, 239 W; same——same (50). 70.53

BROADWAY, 2508; City Iron Works—Bonta Hotel Co & Selby Iron Works (39). 50.00

COLUMBUS AV, nwc 178th, —x—; C Edw Reid—N Y Real Estate Security Co, Jas N Rosenberg, rec'r, & McVickar-Gaillard Realty Co (46). 125.00

POST AV, ns, 100 w Academy, 250x150; Arthur H Oesterheld—Bendheim Constn Co & Alphouse Lamy (45). 133.47

2D AV, 11-17; American Seating Co—Ernest Plath, Wm Minsky & Louis Minsky (54). 510.00

8TH AV, 613-5; Frank Maemone—Isidore Jackson, Abr Stern, Jacob Valensi & Blight, Overfield Co (38). 54.00

JAN. 8.

20TH ST, ss, 206.8 e 4 av, 26.8x114; Wm P Youngs—Matilda O Rhinelander & Jas F Fagan (62). 1,112.49

25TH ST, 29 W; Wolf Peirez—Millicent S Denton & Helty Rosen (79). 468.00

81ST ST, 105 E; Glenwood Sand & Gravel Co, Inc—Frank Ludlam & Joe B Acken (76). 30.38

81ST ST, 105 E; Max Siegel—Frank Ludlam & Joe B Acken (80). 868.50

81ST ST, 105 E; Chas E Reynolds—Frank Ludlam & Joe B Acken (72). 55.75

81ST ST, 105 E; Kalt Lumber Co—John B Acken (58). 580.07

81ST ST, 105 E; Jno A Philbrick & Bro—Frank Ludlam & Joe B Acken (55). 327.17

81ST ST, 105 E; Henry H Meise & Sons, Inc—Frank Ludlam & Joe B Acken (69). 190.00

82D ST, 26 E; Midtown Contracting Co—H S Realty Co (70). 637.34

AUDUBON AV, sec 171st, 20x95; Theo C Wood—Gustave F Boehme, Carl L Rieger & Max Scharf (82). 516.77

BROADWAY, 1845-7; American Wood Carpet Flooring Co—Upright Co, Louis Martin & S L Waller Constn Co (75). 314.78

BROADWAY, nec 53d, 101x101.7; Raisler Heating Co et al—Jno H Inman & Broadway & Fifty-Third St Co (78). 1,074.67

COLUMBUS AV, nwc 78th, —x—; S Edw Reid—N Y Real Estate Security Co, Jas N Rosenberg, rec'r, & McVickar-Gaillard Realty Co; correction (6). 125.00

PARK AV, 1024; Jacobson & Co—Ramsey Hoguet & Joe B Acken (63). 175.00

PARK AV, 1024; Chas E Reynolds—Christine Hoguet & Joe B Acken (73). 129.00

PARK AV, 1022; same—Louis J de Milhau & Joe B Acken (74). 129.00

PARK AV, 1022; Jno A Philbrick & Bro—Louis J de Milhau & Joe B Acken (56). 64.90

PARK AV, 1024; same—Christine Hoguet & Joe B Acken (57). 99.96

PARK AV, 1022; Kalt Lumber Co—Joe B Acken (59). 687.05

SAME PROP; Mark & Mohl, Inc—Louis J de Milhau & Joe B Acken (60). 501.00

PARK AV, 1024; same—Ramsay Hoguet & Joe B Acken (61). 304.56

PARK AV, 1022-4; Acme Wood Carpet Flooring Co—Louis J de Milhau, Ramsey Hoguet & Joe B Acken (64). 750.00

SAME PROP; Chas Katz, Inc—Louis J de Milhau, Christine Hoguet & Jos B Acken (65). 240.00

SAME PROP; Isidor Schwartz—Louis J de Milhau, Christine Hoguet & Jos B Acken (66). 85.18

PARK AV, 1022; Henry H Meise & Son, Inc—J de Milhau & Joe B Acken (67). 270.50

PARK AV, 1024; Same—Ramsey Hoguet & Joe B Acken (68). 190.50

PARK AV, 1022; Glenwood Sand & Gravel Co, Inc—Louis J de Milhau & Joe B Acken (77). 46.00

PARK AV, 1022-4; Hoffman Elias—Christine Hoguet, Louis J de Milhaus & Joe B Acken (83). 608.80

ST NICHOLAS AV, 884-8; Arthur Janes Co—Wm I Seaman & Louis Becker (81). 91.50

11TH AV, es, whole front bet 46th & 47th, 200x200; Stanley Gottlieb Co—A Leopold & Jos S Auerbach & Wm L Crow Constn Co (71). 14,286.83

JAN. 9.

CHISHOLM ST, 1326; Henry Abr's Sons Iron Works—Hannah Sweeney & Roth Constn Co (renewal) (109). 195.00

GRAMERCY PARK S, 12; Bayer Cotton Co—Matilda O Rhinelander & Jas F Egan (100). 942.18

LEROY ST, 19; Thos Galligan, Inc—Margarita Campiglia & Austachio Epifianio (101). 100.00

PEARL ST, nwc Elm, 25x100; Danl Darrow—Chas E Quackenbush, Abr Quackenbush & Eliz A Holcombe, Il Progresso, Carlo Passotte & Jas De Fago (103). 104.31

WATER ST, nwc Beekman, 76.7x56.9; Bayer Cotton Co—Volunteer Hospital & Jas F Egan (105). 452.75

19TH ST, ns, 225 w 4 av, 20x92; Acme Metal Ceiling Co—Montrose Realty Co & Jno H Scheier (106). 142.00

20TH ST, ss, 206.8 e 4 av, 26.8x114; Pittsburg Plate Glass Co—Matilda O Rhinelander & Jas E Egan (84). 468.80

81ST st, 105 E; Geo Seymour et al—Frank Landlam & Jos B Acken (90). 265.00

81ST ST, 105 E; Hull, Grippen & Co—Frank Ludlam & Joe B Acken (93). 38.15

81ST ST, 105 E; Albt Pardi—Frank Ludlam & Jos B Acken (96). 170.00

81ST ST, 105 E; Luigi Costabile—Frank Ludlam & Jos B Acken (102). 85.00

142D ST, 146 W; G Schaile & Son—Kramer Contracting Co & 146 W 142d St Co, Inc (91). 2,210.00

AMSTERDAM AV, swc 96th, 25.8x98.9; Acme Metal Ceiling Co—Abr Goldberg & Jno H Scheier (104). 100.50

LEXINGTON AV, 397 to 413; Fireproof Products Co, Inc—Wm H Reynolds, Lone Peach Estates & P W Host (110). 67.10

PARK AV, 1024; Sekler & Light—Ramsey Hoguet & Joe B Acken (85). 162.50

PARK AV, 1022; same—Louis J de Milhau & Joe B Acken (86). 262.50

PARK AV, 1022-4; Borgia Bros Co—Jno Doe & Joe B Acken (87). 543.26

PARK AV, 1022; Geo Seymour et al—Louis J de Milhau & Jos B Acken (88). 154.50

PARK AV, 1024; same—Ramsay Hoguet & Jos B Acken (89). 154.50

PARK AV, 1022; Hull, Grippen & Co—Louis J de Milhau & Joe B Acken (94). 30.84

PARK AV, 1022; Albt Pardi—Louis J de Milhau & Jos B Acken (97). 85.00

PARK AV, 1024; Otis Elevator Co—Christine or Ramsey Hoguet & Jos B Acken (98). 665.00

PARK AV, 1022; same—Louis J de Milhau & Jos B Acken (99). 900.00

PARK AV, 1022; Morris Levin & Sons—Louis J de Milhau & Joe B Acken (112). 76.66

PARK AV, 1024; same—Christine Hoguet & Joe B Acken (113). 49.34

VERMILYEA AV, swc Academy, 100x25; Starr Fireproof Door & Sash Co—Warren F Johnston & Picken Contracting Co (107). 205.00

WADSWORTH AV, ws, 60.2 n 185th, 154.5x115; Groenberg & Leuchtag—Comfort Realty Co, Inc (92). 300.00

5TH AV, 461; Chas Olsen—Slawson & Hobbs (108). 175.50

5TH AV, 461; Peter A Smith—Slawson & Hobbs, Jos B. Acken & Chas Olsen (111). 73.08

6TH AV, 187; Doky & Orr Co—Jno Doe, Chas Nehauer &Jas F Egan (95). 266.00

Bronx.

JAN. 2.

181ST ST, 266 E; Wyoming Cut Stone Co—Tobruk Constn Co (1). 400.00

187TH ST, 751 E; Pierce & Goldstein—Chas A Corby & Nicola Tedischi (3). 300.00

3D AV, 3706-10; Tony Carpentiere—S Glass & Frank P Lordi (2).

JAN. 3.

150TH ST, ss, whole front bet River av & Gerard av; Jno Simmons Co—Henry L Morris & P J Duff & Sons, Inc (11). 687.07

BAILEY AV, 3460-2; Luigi Castaldo—Filomena Ventarola & Francesco Ventarola (5). 450.00

DECATUR AV, 3325-7; Enell Chandelier Co, Inc—Edson Bldg Co (12). 150.00

TRINITY AV, 708; Cyril O Alberga—Patk McKenna & Frank A Clark (6). 8.40

TRINITY AV, 710; same—same (7). 8.25

TRINITY AV, 712; same—same (8). 8.45

TRINITY AV, 714; same—same (9). 760.00

TRINITY AV, 716; same—same (10). 9.60

TYNDALL AV, ws, 125 n 259th; Victor Zambetti & Bros—Anna Ryan & J Diehl Constn Co (4). 75.00

VALENTINE AV, swc 181st; Bronx Supply Co—Tobruck Constn Corpn & Jno Rendall Plumbing Corpn (14). 766.23

VALENTINE AV, swc 181st, 139.9x54.2; Lanigan Bros, Inc—Tobruck Constn Co (13). 229.39

JAN. 5.

BAILEY AV, 3460-2; Luigi Castaldo—Filomena Ventarola & Francesco Ventarola (15). 450.00

VALENTINE AV, swc 181st, 140x54; Lockwood Co—Tobruk Constn Corpn (16). 450.00

**WESTCHESTER AV, swc Bergen av; Wm Klein—J Clarence Davies et al; Mar16'11. 244.65

JAN. 6.

TINTON AV, 918; R J Helbing—Patk K & Sarah McCanley (18). 165.00

JAN. 7.

181ST ST, 12-4 W; Irving A Bogan—Herman Rothkirch (18). 40.45

181ST ST, sec Davidson av, 75x78; Hertsch Bros, Inc—Herman Rothkirk (19). 80.00

181ST ST, swc Valentine av, 51.8x100; Mugler Iron Works—J Altieri & Tobruk Constn Co (21). 837.00

186TH ST, ns, whole front, Belmont av to Crescent av, 25.3x74.6x96.4; Muglers Iron Works—Guiseppe Jamascia & Jamascia Realty Corpn (20). 454.60

**GRANT AV, sec 165th, 80.10x80.3; Valentine Zimmermann—Mitchell McDermott Constn Co & Furlong & Furlong; renewal (52). 495.00

**3D AV, 2857-9; Valentine Zimmermann—Clarence Davies, American Real Estate Co & Furlong & Furlong; renewal (53). 200.00

JAN. 8.

145TH ST, 521-3 E; Chas Charoawsky—Frank Solomon (24). 170.00

181ST ST, 12-14 W; Wm C Peters—H Rothkirch (21). 27.00

3D AV, 3854-60; Finkelstein Iron Works—Kaplan & Golden & Goldsmith (23). 185.00

3D AV, 4000-3; Finkelstein Iron Works—Kaplan & Golden & Goldsmith (22). 220.00

**Recorded in N Y County.

Brooklyn.

DEC. 31.

LINCOLN PL, 60; R T Humphrey—Jno E Hopke. 150.00

HOOPER ST, es, 58.3 n S 1st, —x—; J Simonelli—Benj A Becker & Jos Muratera. 77.50

46TH ST, ss, 110 w 16 av, 40x100; T Christ—Eliz A Gibney & Danl Waldron. 8.93

CONKLIN AV, ss, 200 e E 98th, 40x150; A Bucholz—Margt E McCook & Jno Bennett. 53.75

SAME PROP; C Ruhl—same. 51.75

MONTAUK AV, es, 90 s Belmont av, —x—; M Grotenstein—Emannel Lersen & G Mazzola. 400.00

JAN. 2.

BERGEN ST, 1268; T F Brown—Geo Meyer. 101.50

GRAND ST EXTENSION, swc Rodney, —x—; Pirozzi & Sons—Ridgewood Realty Associates & A M Barasch. 500.00

55TH ST, swc 7 av, —x—; Terminal Lumber & Trim Co—Mapes Realty Co, Nathan Drucker & Geo Schomer. 313.16

ATLANTIC AV, 1620; Manhattan Eng Co—United States Garages, Inc. 123.70

JAN. 3.

GRAND ST, ns, 50 w Humboldt, 50x100; Meserole Masons Material Co—Thrall Constn Co & Max Kessler. 2,289.18

NEVINS ST, 157-61; H Miller—Ellen Schneider. 25.00

ORMOND PL, ws, 80 s Putnam av, —x—; M Rosenberg—Esther Smith & C & C Auto Co. 50.00

QUINCY ST, ns, 300 e Nostrand av, 50x100; Meserole Mason & Material Co—Thrall Constn Co & Max Kessler. 40.51

JAN. 5.

ADELPHI ST, 250-2; Elias J Adler—Kaban Constn Co. 107.10

BERGEN ST, ns, 180 w New York av, 120x114.5; Bergen Constn Co—Bergen St Co (Inc). 900.00

CUMBERLAND ST, 258-62; Elias J Adler—Kahan Constn Co. 94.10

ESSEX ST, es, 101 s Atlantic av, 22x100; Jno P Kane Co—Chas E McDonnell & Borgia Contracting Co. 632.57

FULTON ST, swc Richmond, 132x115; Adam Bub—Concord Photo Play Co, Inc, & Ferdinando Penna. 535.31

E 26TH ST, ws, 362.6 n Av M, 37.6x100; Bklyn Builders Supply Co—Otto Nelson. 270.96

LAWRENCE AV, ss, 300 w 1st, 110x155; Eugene Twigg—St Rose of Lima Church & Jas McAleese & Henry F Booth Co. 60.75

SAME PROP; Victor J Booth—same. 195.60

SUTTER AV, nwc Barrett, 100x100; Abr Kraus & ano—Barrett Constn Co. 175.00

JAN. 6.

CHESTER ST, 130-6; Turner Constn & Impt Co—Sirola Bros Constn & Realty Co. 200.00

DEAN ST, ss, 200 w Saratoga av, 134x105; Anielle Di Luca—Saml Sassulsky (Inc) & A Ratner. 103.00

GLENADA PL, 15; Spencer Heating Co—Anthony M Clegg. 1,021.24

E 38TH ST, 996-1000; L Janovisky—Anna S Wingerath & Wm Wingerath. 83.00

60TH ST, ns, 100 w Ft Hamilton av, 50x100; Creste Volpe—Israel J Rosenstein. 707.50

KENT AV, ws, 117.4 n [illegible], 296x100; "R I W" Damp Resisting Co. & Co—Julius Kayser & Co & Oswin W Shelton. 231.00

JAN. 7.

ADELPHI ST, ws, 178.9 n DeKalb av, 47.6x100; Jno A Scollay, Inc—Kahn Constn Co. 710.00

HEWES ST, nwc Lee av, 125x125; Wm H Michels—Isaac Haft, Inc, & Nicholas Masen. 910.17

BAY 50TH ST, nws, 106 ne Harway av, 42x100; Coney Island Constn Supply Co—Carmine & Rosina Carrano & Nicola Cicconi. 194.75

BROOKLYN AV, ws, 107 n Linden av, 80x[illegible]; Standard Lime Co & [illegible] Constn Co, Inc, & H Rockmore. 155.74

EMMONS AV, ss, 143 e West End av, 20x40; Arnold Bros—Jas S Marley. 130.00

RAILROAD AV, 347, 349, 359, 363, 365, 377 to 387; Sam Cohen—Edw Taunay. 360.00

SCHENCK AV, 602; Meyer Hartman—Hillel Zeidenknop & Etta Zeidenknop. 57.00

6TH AV, 5818; Jos F Corcoran—Morris & Bridget Tollan. 140.70

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JAN. 3.

88TH ST, 2 W; Jas F Nuno—Louis Stern et al; Nov20'13. 189.60

[2]111TH ST, 536 W; Evans Bros, Inc—New Amsterdam Holding Co et al; Nov19'13. 106.44

148TH ST, 412 W; Richd E Thibaut, Inc—Cunard Realty Co et al; Feb21'13. 153.55

JAN. 5.

33D ST, 424-8 W; Louis D Compson—McKeon Realty Co et al; Sept11'13. 262.07

MADISON AV, 956; Murray Hill Iron Works—Selmar Hess et al; Sept8'13. 175.00

1ST AV, es, bet 42d & 43d; Title Guar & Trust Co—Chas Shongood et al; Nov1'13. 56.09

2 PARCELS, A & B, in blocks 2178 & 2245, sec 8 land map of City N Y; Godwin Constn Co—Vermont Hygeia Ice Co et al; July19'13. 5,149.95

JAN. 6.

WALKER ST, swc Centre; Standard Sand & Gravel Co—Excelsior Estates Co et al; Nov12'13. 341.30

BROADWAY, sec 18th; Otto W Kritz—Kate P Hawes et al; June23'13. 895.00

JAN. 7.

GRAMERCY PARK W, 6-7; Jos Elias & Co—N Y City Mission & Tract Society et al; Nov18'13. 434.25

GRAMERCY PARK W, 6-7; Empire Brick Supply Co—N Y City Mission & Tract Society et al; Nov18'13. 4,079.56

LEWIS ST, 185-7; Wm T Biffi—Directors Realty Holding Co et al; Dec16'13. 45.00

5TH AV, 362; Clifford L Miller & Co—Mary B Harrison et al; Nov18'13. 1,845.36

JAN. 8.

GRAMERCY PARK, nwc 20th; Wm F Clark Co—Christian Workers Home et al; Nov22'13. 1,336.50

GRAMERCY PARK W, 6-7; Adolph Grant & Co—N Y City Mission & Tract Society et al; Nov19'13. 690.00

SAME PROP; J I Hass, Inc—same; Nov17'13. 1,200.00

GRAMERCY PARK W, 6-7; Michl Power—N Y City Mission & Tract Society et al; Nov18'13. 1,428.17

56TH ST, 321-47 E; Jos J Kierle—Jefferson Bank et al; Dec10'13. 16.38

SAME PROP; same—Winston Realty Co et al; Dec23'13. 16.38

94TH ST, 216 W; Meyer Shobel—Bonta Hotel Co et al; Nov10'13. 64.00

[2]FT WASHINGTON AV, swc 163d; Star Fireproof Door & Sash Co—Riverside Viaduct Realty Co et al; Oct17'13. 150.00

5TH AV, 362; Geo H Storm & Co—Mary B Harrison et al; Nov17'13. 1,238.07

SAME PROP; McGowan & Conolly Co, Inc—same; Nov19'13. 3,207.05

SAME PROP; Benj Reisner Sheet Metal Works, Inc—same; Nov18'13. 690.08

SAME PROP; McGowan & Connolly Co, Inc—same; Nov18'13. 3,207.05

5TH AV, 362-4; Davis-Speyer Co—same Nov18'13. 379.50

SAME PROP; E & J Marrin Co—same; Nov19'13. 456.50

SAME PROP; Empire City Gerard Co—same; Nov18'13. 950.00

SAME PROP; Wm P Youngs & Bros—same; Nov19'13. 282.08

SAME PROP; Lidgerwood Mfg Co—same; Dec16'13. 237.36

JAN. 9.

LEXINGTON AV, 577; Albt L Adams—Mary Schieffer et al; Sept18'13. 200.00

Bronx.

JAN. 2, 3, 5 & 7.

No Satisfied Mechanics' Liens filed these days.

JAN. 6.

**BELMONT AV, sec 181st; Ignazio F Cavalluzzo—Crownhill Constn Co et al; Sept4'13. 3,943.35

JAN. 8.

**DALY AV, 1901-15; Hagadom Constn Co—Roman Catholic Church of St Thomas Aquinas et al; Sept26'13. 805.00

**3D AV, 4286; Schweibish Bros — Bertha Cline et al; Oct27'13. 87.50

JAN. 9.

WENDOVER AV, 540-44; Max E Jaffe—Conrad Realty Co et al; Oct20'13. 125.85

**Recorded in N Y County.

Brooklyn.

DEC. 31.

BERGEN ST, ns, bet N Y & Nostrand avs, 120x71; Byrnes Lumber & Mfg Corpn—Bergen St Co; Dec22'13. 310.00

KOSCIUSKO ST, ns, 375 w Throop av, 40x100; M Glass—Webster Devel Co, Benj Strauss & Suskin Bros; Dec17'13. 317.88

MONTAGUE ST, 62-8; Isidore Rossberg—Louis Black & Bro; Oct26'11. 600.00

58TH ST, ns, 260 w 9 av, —x—; Simonelli Co—Union Standard R E Co & Grognano Constn Co; Nov6'13. 125.00

RIVERDALE AV, sec Christopher av, 100x100; S Malafsky—Cris River Co; Nov14'13. 500.00

JAN. 2.

BERGEN ST, ns, 180 w New York av, 120x114.5; M G Williams & Co—Bergen St Co Inc; Nov6'13. 700.00

DEAN ST, ss, 200 w 3 av, 50x100; Saml Malofsky & ano—Hartman Bldg Co; Dec8'13. 500.00

DEAN ST, 280.2; J Hecht—Hartman Bldg Co; Dec15'13. 300.00

FT GREENE PL, 61-3; J Hecht—Hartman Bldg Co; Dec15'13. 200.00

GRAND ST, nwc Bushwick av, —x—; M D Walsh & Sons—H H Vought & Co; Dec23'13. 635.00

HINSDALE ST, ws, 100 s Newnort av, 80x100; J Tabarisky—Benj Linn & Abr Segalowitz; Dec3'13. 50.00

ST MARKS AV, ns, 125 e Kingston av, —x—; Turner Contracting & Impt Co—M & J Constn Co; Oct23'13. 1,587.59

JAN. 3.

No Satisfied Liens filed this day.

JAN. 5.

OVERBAUGH PL, ss, 112 e E 41st, —x—; Jno A Nelson—Annie R Towne; Sept19'13. 158.83

E 15TH ST, ws, 460 n Av N, 40x100; Hydraulic Press Brick Co—Herman Bayha & L A Brennan; Sept20'13. 57.50

BAY 50TH ST, ns, 106 e Harway av, 42x96; Jas J Lupton—Carmine Carrone & Wife & N Ciccone; Dec12'13. 95.00

NEW LOTS AV, sec Van Sinderen av, 212x134.2x irreg; also GEORGIA AV, ws, 84.6 s New Lots av, 200x62; also NEW LOTS AV, nec Hinsdale, 109.4x100x irreg; also NEW LOTS AV, nwc Williams av, 80x100x irreg; also ALABAMA AV, ws, 100 n Hegeman av, 518x100; also ALABAMA AV, es, 21 n Hegeman av, 420x100; also NEW LOTS AV sec Vermont, 200x99x irreg; also WATKINS ST, es, 150 s Lott av, 357x200x irreg; Standard Lime Co—Georgia Bldg Co; Mar24'13. 2,619.54

NEW LOTS AV, ns, from Watkins to Stone av, 20x357.2x irreg; also NEW LOTS AV, ns, from Hinsdale to Williams av, 200x100; Green & Hameroff (Inc)—Georgia Bldg Co & Watkins Stone Bldg Co; Mar24'13. 4,581.00 or 1,896.00

JAN. 6.

REMSEN ST, 57; Olson Bros—Eureka Painting Co & Homer Realty Co; Oct2'13. 69.42

[3]WARWICK ST, ws, 100 s Belmont av, 200x100; Cohn Cut Stone Co—Maur Contracting Co; Dec26'13. 1,150.00

S 5TH ST, 95-7; Isaac Packtman—Wyman Bros Mfg Co; Oct24'13. 38.00

BAY 50TH ST, nws, 149.2 e Harway av, 42.7 x irreg; Eloisa Ciccone—Carmine Carrano & Rosina Carrano; Dec27'13. 1,650.00

EASTERN PARKWAY, ss, 45 w Utica av, 58.3 x120.7x33.4x120.7; Henry Miles Sons—Saml Rottenberg & wife; Oct30'13. 262.10

EAST N Y AV, 1336-46; also SARATOGA AV, 480; Benj Werbelovsky et al—Morris Berry; Aug8'13. 125.00

ST MARKS AV, ns, 325 e Rockaway av, 25x127.9; Hyman Mendelowitz & ano—Nathan Rollnick & Jacob Zommick; July16'13. 460.00

JAN. 7.

FULTON ST, nec Ft Greene pl, —x—; Realty Supply Corpn—L Kern, Thos Farrell, Edw L Burwell & Geo Schuman; Dec17'13. 220.38

[3]S ELLIOTT PL, ws, 302 n Lafayette av, 63x100; Safferson Statuary & Art Co—Arm Realty Co; Oct6'13. 125.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

DEC. 31, JAN 5, 6 & 7.

No Aattachments filed these days.

JAN. 2.

Tillman, Max; Arenstein, Arthur Koppel Co; $3,301.46; Kaufman & Lindheim.

J & W Cahill Co; Penn Tunnell & Terminal R R Co; $2,880.52; Ohrein, Beardmand & Piart.

JAN. 3.

Held, Anna; Michl B Leavitte; $5,000; H L Roth.

Katz, Louis; Lizzie Katz; $16,000; I Tripoln.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Borough of Manhattan.

JAN. 2, 3, 5, 6, 7, & 8.

Berliner & Greenberg, Inc. 126th st, 512-22 W..Consolidated Chandelier Co. Fixtures. $485

Doges & Katz. Park av, 1691. Rotberg & Rosenbliett. Fixtures. 50

Hearn (J J) Constn Co, Inc. 46th st, 63-9 W ..Consolidated Chandelier Co. Fixtures. 350

Karg, Chas. Delancey st, sec Norfolk.. Consolidated Chandelier Co. Fixtures. 375

King (Jos) Constn Co. 187th st, ns, 100 w Ams av..Consolidated Chandelier Co. Fixtures. (R) 3,000

Kupfirschmitt Mfg Confectioners. 195 Chrystie..Consolidated Chandelier Co. Fixtures. 70

Levin, S. 27th st, 217 W..Fairbanks Co. Machinery. 275

Schisgall, Sol. John st, 17..Prentiss Tool & Supply Co. Machine. 275

Tarrytown Bldg Co. 28th st, 131-3 W..A B See Electric Elevator Co. Elevators. Renewal unpaid. 450

Vaccoru & Mazzone. Catherine st, 84..Cevasco, Cavagnarn & Ambrette. Machinery. 1,125

Bronx.

JAN. 2, 3, 5, 6, 7 & 8.

Polatscheh & Spencer Realty Co. Wales av nwc 151st..Colonial Mantel & Refrigerator Co. Refrigerators. $673

Streifler (Jacob) Co. 1353-57 Intervale av.. Leon Mayer & Co. Gas Fixtures. 797

Brooklyn.

DEC. 31, JAN. 2, 3, 5, 6, 7.

Bedford Garage & Machine Works, C & C Auto Co. 10 Ormond pl..E R Ciancimina. Elevators. 335

Diem, Jno V 1249 Myrtle av..Eva Columbo. Plumbing. 550

M D Constn Co. Nostrand av nr Tilden av.. Abr Weinstein. (R) 516

Mapes Realty Co. 7th av cor 55th st..South Bklyn Marble & Tile Co. Tiles &c. 240

Sylfred Constn Co. Union st nr Nostrand av.. Columbia Gas Fix Co. Gas Fix. 490

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

No Building Loan Contracts filed this week.

Bronx.

JAN. 3, 5, 8 & 9.

No Building Loan Contracts filed these days.

JAN. 6.

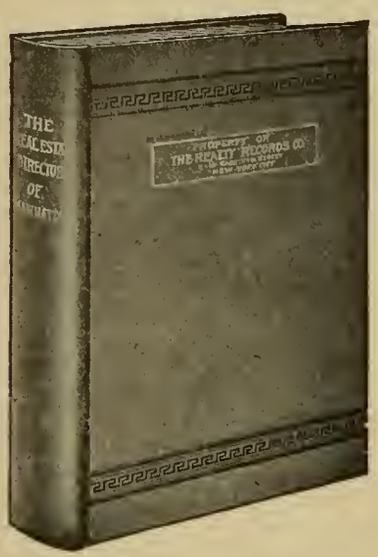
236TH ST, ns, 194.6 e Verio av, 50x149.5; Henry H Grote loans Betty Peterson to erect two 2-sty and attic fr dwg; — payments. 6,400

JAN. 7.

181ST ST, sec Belmont av, 40x100; Jos N Finkelstein loans Crownhill Constn Co to erect —sty bldg; — payments. 30,000

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The Realty Records Co.

115-119 W. 40th St. New York

ORDERS.

Brooklyn.

DEC. 31.

DOUGLASS ST, nwc Livonia av, 100x250.3; H M B Bldg Co on Lawyers Title Ins Co to pay Max Savedoff. 75.00

ST JOHNS PL, ns, 275 e Ralph av, 119x125; St Marks-Howard Co on Williamsburgh Savgs Bank to Pay Jno C Newton. 237.78

SAME PROP; same on same to pay same. 537.78

JAN. 2.

HINSDALE ST, nwc Dumont av, 100x100; Almont Holding Co on Title G & T Co to pay Realty Supply Corpn. 861.00

JAN. 3.

No Orders filed this day.

JAN. 5.

CATON AV, ss & es Stratford rd, 98x105x irregular; Plandome Constn Co, on Wood-Harmon Warranty Corpn to pay Hay Walker Brick Co. 146.00

JAN. 6.

STERLING PL, sec Rochester av, 100x120; Acme Homes Co on Spencer Aldrich to pay Terminal Lumber & Trim Co. 700.00

WILLIAMS AV, swc New Lots av, 100x80; Vermont Bldg Co on Title Ins Co of NY to pay Gowans & Arnott. 200.00

JAN. 7.

E 26TH ST, es, 287.6 s Av L, 75x100; Otto Nelson on U S Title Guar Co to pay Fredk W Starr. 109.21

BRICK MARKET.

(Continued from page 73.)

covering this week ending Thursday, Jan. 8, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1913.

Left over, Jan. 2—87.

	Arrived.	Sold.	Covered.
Friday, Jan. 2.....	0	0	0
Saturday, Jan. 3.....	2	0	0
Monday, Jan. 5.....	11	3	0
Tuesday, Jan. 6.....	0	2	1
Wednesday, Jan. 7....	5	7	0
Thursday, Jan. 8.....	0	1	0
Total	18	13	1

Reported enroute Friday A. M., Jan. 8—3.

Condition of market dull. Prices: Hudsons, $5.50 to $6; covered, $6.50 to $6.75; Raritaus, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to $7.50 (yard). Dull. Left over, Friday A. M., Jan. 8—92. Total number covered barges, 35. Covered barges sold, 2.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Dec. 26.....	740,500	Jan. 2.....	542,000
Dec. 27.....	482,000	Jan. 3.....	334,500
Dec. 29.....	802,000	Jan. 5.....	69,000
Dec. 30.....	653,500	Jan. 6.....	631,000
Dec. 31.....	721,000	Jan. 7.....	636,500
Jan. 1.....Holiday		Jan. 8.....	852,000
Total 3,399,000		Total 3,065,000	

1912.

Left over, Friday A. M., Jan. 3—116.

	Arrived.	Sold.	Covered.
Friday, Jan. 3.....	5	3	2
Saturday, Jan. 4.....	0	3	0
Monday, Jan. 6.....	13	7	5
Tuesday, Jan. 7.....	0	0	0
Wednesday, Jan. 8....	5	4	4
Thursday, Jan. 9.....	1	1	2
Total	24	18	13

Condition of market, dull. Prices: Hudsons, $6.75 to $7; covered, $7.25 to $7.50; Raritans, $6.75 to $7. Left over, Friday A. M., Jan. 10—122. Total number covered barges, 32. Total in market, 151.

OFFICIAL SUMMARY.

Left over, Jan.1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 8 1914	105
Total No. bargeloads sold Jan. 1 to Jan. 8, 1914	13
Total No. bargeloads left over Jan. 9, 1914	92
Total No. bargeloads left over Jan. 1, 1913	*113
Total No. bargeloads arrived, including left overs, Jan. 1 to Jan. 9, 1913.....	145
Total No. bargeloads sold Jan. 1 to Jan. 9, 1913	23
Total No. bargeloads left over Jan. 10, 1913	122

*Open barges.

Tree Planting.

New York City is far behind many smaller cities of the country in controlling the planting of trees in its streets and in the care of trees after planting. The landscape engineer of the State College of Forestry at Syracuse is making a very careful reconnaissance survey of street planting in New York in co-operation with the Tree Planting Association of the city for the purpose of securing material which may be used to stimulate interest in more and better street trees. It is believed that the interest aroused will result in the formation of a definite and unified system of tree planting under the direction of a tree planting bureau headed by or made up of trained foresters.

For several years Dr. Stephen Smith, the venerable and active president of the Tree Planting Association of New York City, has been working for better street planting in New York. Last spring he found that the State College of Forestry at Syracuse, which is obligated under its charter to do university extension work along forestry lines wherever it is needed in the State, would be ready to co-operate with the Tree Planting Association in a general campaign of education in New York City with the purpose of letting the people know of the very unsatisfactory conditions which exist to-day and of what might be accomplished by more systematic and thorough work. Following out its belief that a State institution should be helpful to all of the people of the State, the college was glad to send a trained man to New York in December for several weeks of investigative and publicity work. Mr. H. R. Francis, of the college, who is a graduate landscape engineer, is studying representative streets, taking pictures showing promiscuous and unsatisfactory planting, and this material will be used in the papers of the city to show the people what exceedingly unsatisfactory conditions exist to-day. The college is acting in an advisory capacity only and after it has aided in awakening the people of the city to the necessity for proper work, the college will withdraw and give its aid elsewhere in the State.

WATERPROOF CONCRETE.

What the University of Wisconson Has Been Doing in Perfecting This Material.

THE College of Engineering of the University of Wisconsin has been carrying on experiments to determine the permeability of undried concrete, and tests already made show that good results are obtained if the concrete remains in the mixture from two to three minutes when dried materials are employed. But if the sand, gravel or stone is damp, a much longer time is required.

The use of wet sand is not advised if watertight concrete is desired. The experiments showed that mixtures of 1 cement, 1½ Janesville sand, torpedo grade, and 3 Janesville gravel, when mixed to a wet consistency, are impervious to water when subjected to a pressure of 40 pounds per square inch. Mixtures as lean as 1 part cement to 6 parts of gravel (a graded mixture) have been made impervious at high pressures by using care in proportioning the amount of water and in mixing batch. The specimens used in these tests are cylindrical in form and so made that the faces of the cylinders, 13½ inches in length, are exposed to the predetermined water pressure. The thickness of the concrete through which the water must pass can be varied from 4 to 18 inches. A test is now being made to study the effect of varying the percentages of cement and water, the gradation of the sand and gravel, the proportioning of the mixture and the thoroughness of mixing, on the hardening of the specimens.

REAL ESTATE NOTES.

THE FIRM of Ernst & Cahn, Real Estate and Insurance, at 406 East 149th st, southeast corner 3d av, has been dissolved. Mr. Harry Cahn has formed a co-partnership with Mr. Junius J. Pittman, and will continue business at the above address under the firm name of Cahn & Pittman.

GOOD PRICES were obtained for 2 Brooklyn business parcels on Fulton st, Wednesday, in the auction sale of the Barber property held in the Brooklyn Exchange Salesrooms by William H. Smith. In both cases a sum well over the assessed valuation was obtained. One parcel was the 4-sty building at 462 Fulton st near Elm pl, occupied by a women's cloak house on a ten-year lease at $13,000 a year. It is assessed for $135,000 and was bought for $167,000 by E. M. Newman of Newman & Hirsch, representing parties in interest. The second parcel was the 4-sty building on the southwest corner of Fulton st and Elm pl, leased to Loft the candy merchant, on a 21-year term at $20,000 annually. It is assessed at $178,000, and was bought by Mr. Newman for the same interests for $190,000, subject to a mortgage of $30,000.

NEGOTIATIONS are pending for the sale of the 20-sty store and loft building at the northeast corner of 5th av and 31st st. The property is known as 303 5th av and has a frontage of 56.9 ft. on the av and 150 ft. in the st, the store and other space in the building being under lease to the F. A. O. Schwartz Co., importers of toys. The corner is owned by the bondholders of the Improved Property Holding Company, who acquired the property at auction, held on June 10, 1913, on a bid of $740 000, subject to mortgages aggregating $1,450,000. It was reported late in the week that the Philipse Manor Company is the prospective purchaser and that the suburban development located at North Tarrytown, N. Y., and known as Philipse Manor, will be given in exchange should the deal be consummated. It is one of the well-known substantially improved residence colonies of Westchester and has a considerable frontage on the Hudson just west of the estate of John D. Rockefeller. There have been a number of dwellings erected on plots of a quarter acre or more in size which have sold for from $10,000 to $25,000 each. The value of the 5th av property is placed at $2,200,000.

Kaiser Wilhelm Canal to be Opened in April.

The new Kaiser Wilhelm Canal, connecting the German naval ports in the North Sea with those in the Baltic, and thus eliminating the necessity for ships to pass around Denmark in getting from one sea to the other, will be opened in April in the presence of the Kaiser. This work has been designed to accommodate not only the present-day dreadnoughts, but also those of the future. The locks are 1,090 ft. long, 148 ft. wide and 46 ft. deep. The canal has cost $55,000,000 and has taken six years to construct.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 84—David Katz.....C-I
Allen st, 143—Anna M Haley.....G
Audubon pl & 158th st—Adolph Lewisohn..C-K
Audubon pl & 158th st—Earl D Wright...C-G
Canal st, 83-7—Goodman Davis.....C
Canal st, 83-7—Public Shirt Co.....C
Canal st, 83-7—Samuel Silberman.....C
Centre st, 247-9—Solomon Menkin.....G-L-H
Centre st, 247-9—Joseph W Muller.....G-A-H
Centre st, 247-9—Century Metal Spinning & Stamping Co .....A-G-H
Centre st, 247-9—P Levine & Co.....A-G-C-H
Centre st, 247-9—Wm H Snyder Co..H-F-G-C-E
Cherry st, 297-303—Michael Miller.....C
Cherry st, 297-303—Morris Kamer.....C
Cherry st, 297-303—Max Rosenberg.....I-C
Cherry st, 297-303—Morris & Isaac Plotkin...C
Chrystie st, 153—Jacobson & Lichtenstein..L-G
Crosby st, 10-12—Herman Baumgart.....G
Delancey st, 224-6—Sarah Fox.....C
Division st, 112——Morris Kaplan.....H
Division st, 205-7—Wolf Kaufman.....C
Division st, 205-7—Max Berger.....C
Division st, 205-7—Sam Shifrin.....C
East Houston st, 21-5—Berlin & Trosky.....G
East Houston st, 21-5—Eagle Knee Pants Co..G
East Houston st, 21-5—Wm Glickman & Co...G
East Broadway, 45—Cohen & Kaplan....C-A-G
East Houston st, 97-103—Robert C Fischer. DR-G
Eldridge st, 66—Friedman Bros & Oldeman. G-F-E
Eldridge st, 66—Jacob Richman.....C-B-G
Fulton st, 64-8—Fairfield Realty Co.....SS
Gold st, 46—Wall, Stich & Co.....C
Gold st, 46—Wm F Albers & Co.....C-H
Gold st, 46—Wm F Albers.....H-C
Grand st, 288—Barny Simon.....C
Greene st, 125—Colonial Cloak Works.....G
Greene st, 125—Robert & Chas Silver.....G
Greene st, 125—Harry & Samuel & Alsofron & Joseph Gottfreund. .....G
Greene st, 125—Julius Kline.....G
Greene st, 143—Arthur A Carey.....SS
Greene st, 145-51—John J Astor Est.....G-I
Greene st, 145-51—Henry Greenberg.....I
Greene st, 259—Sofferstone & Salb....G-C-A-H
Greene st, 259—Sailors Snug Harbor.....C
Greene st, 259—Blank & Schneider.....C-G-H
Greene st, 259—Stockman & Schwartz..C-A-G-H
Greene st, 259—Adams Express Co.....H
Hester st, 31—Blankman & Sandlers.....C
Hester st, 80—Harris Silverman.....C
Howard st, 50-2—Wm A Stokes.....A-G
Lafayette st, 415—Moses Samuel.....DR-D
Lafayette st, 415—Morris Gershowitzp.....D
Lafayette st, 415—Nathan Herman.....D-C
Pike st, 71-3—Jacob Shaffer.....C-G
Pike st, 71-3—Herman & Rosenblum.....C-G
Pike st, 71-3—Meyer Bernstein.....C-A-G
Pike st, 71-3—Jacob Bedell.....C-A
Rivington st, 118-20—Uneeda Amus Co....B-C
Spring st, 67-9—Edw St George.....DR
Spring st, 67-9—Wade Button Works.....DR
Spring st, 67-9—Aste Press.....DR
Spring st, 67-9—Abraham Gussow.....DR
Spring st, 67-9—John W Aitken.....DR
Spring st, 71-3—G Pisapia & Co.....DR
Spring st, 71-3—William Allen.....DR
Vestry st, 3—Helen C Juilliard.....C-SS
Water st, 548—Max Seidenkoff.....G-C
Water st, 548—Samuel Bilgree.....C
Water st, 548—Wolf Zahludosky.....C
Water st, 548—Sdalie Kalish.....C
Water st, 548—Morris Lutzky.....C
Water st, 548—Edw Zeishnerp.....C
Washington Mews, 62—Matilda F Gray....C-K
William st, 168—Wm Kopp.....A-C
William st, 168—Julius Garfinkle.....A-C
William st, 168—Paul Viane.....A
William st, 168—Ike N Masskoff.....A
William st, 168—Michael Guzzardo.....A
William st, 168—Penelope Darcey.....C
Wooster st, 201-3—Cohen & Blumenfeld.....G

Numbered Streets.

3d st, 33 W—Abraham Nemirowsky.....A
3d st, 33 W—Louis Hillowitz.....C-H-G
3d st, 33 W—Barnet Rosenberg.....C-A-G-H
4th st, 80 E—Bernard Falk.....L-H
4th st, 304-6 E—Herman Gold.....C
12th st, 8 E—J Tolchin & Co....G-A-F-E-H-DR
14th st, 118 E—Greater New York Film Rental Co. .....G
16th st, 55 W—Nathan Gimplowitz.....G
18th st, 15-17 W—Henry Peterson.....D
18th st, 15-17 W—Isidor & Jacob Groetzinger. H-A
18th st, 15-17 W—Morris Schachter.....D
20th st, 217 W—C Edward Reid.....G
21st st, 136-40 W—Wm & Nathan Fineman.H-G
21st st, 136-40 W—Thompson 'Kent Co.....H-G
21st st, 136-40 W—Isidore Milestein.....G
21st st, 136-40 W—Rose Frank Co.....H-G
21st st, 136-40 W—Smart Underwear Co....H-G
22d st, 10-12 W—Leo L Kline & Sam Jackson SS
22d st, 24 E—Oscar Hermann & Rosa H Susswein. .....SS
22d st, 140-44 W—William Morris.....H-G
22d st, 315-17 E—David & Philip Diamond....G
22d st, 315-17 E—Horn, Sentif & Co.....G
23d st, 148-56 W—The Haloid Co.....DR
23d st, 148-56 W—Herman Baer & Lilienthal DR
23d st, 148-56 W—Wm Fels.....DR
23d st, 148-56 W—Michaels & Bedach.....DR
23d st, 148-56 W—Lazeli Perfumer.....DR
23d st, 148-56 W—Hugo H Levy & Bro.....DR
23d st, 148-56 W—Max Monas & Blaser.....DR
23d st, 148-56 W—Highgrade Muff Bed Co..DR
23d st, 148-56 W—G Mendelson.....DR
23d st, 148-56 W—Whitehead & Asiel.....DR
23d st, 148-56 W—Horwitz & Horwitz.....DR
23d st, 148-56 W—Abraham Klotz Bros.....DR
23d st, 148-56 W—Chas Hirshhorn.....DR
24th st, 216 E—Augustus W Rabe.....A-G-H
25th st, 40-6 W—Durst & Rubin.....DR
25th st, 40-6 W—Cohen & Erdman.....DR
25th st, 40-6 W—Leavy & Friedberg.....DR
25th st, 40-6 W—Drourr Dretzin & Co.....DR
25th st, 40-6 W—H Jacoby & Co.....DR
25th st, 40-6 W—Imperial Dress Co.....DR
25th st, 40-6 W—Building Eng Co.....DR
25th st, 40-6 W—T Tiedeman Corp.....DR
25th st, 107-13 W—Martin J Pendergast.DR-H-F
25th st, 107-13 W—Trenham Dental Mfg Co. DR-F
25th st, 107-13 W—United Sponging Co..... H-DR-F-A-C-G
25th st, 107-13 W—Manhattan Furriers' Supply Co. .....DR-H-G-C
25th st, 107-13 W—Morris Dinitz...F-G-H-DR
25th st, 107-13 W—Morris Levine....DR-F-A-G
25th st, 107-13 W—Stein Steiger & Co.... F-C-E-DR
25th st, 107-13 W—The Applebaum Aaron Co. DR-H-F
25th st, 146-50 W—Isabel H Cohen.....A
26th st, 22-4 W—Harry & Morris Gordon...DR
26th st, 22-4 W—Brown, Siegler & Stahl....DR
26th st, 22-4 W—L Mandel & Co.....DR
26th st, 37-43 W—Mitchell, Block & Kronenbeg. .....DR
26th st, 37-43 W—Arthur Behal Co.....DR
26th st, 37-43 W—J Wise Co.....DR
26th st, 37-43 W—Cohen & Hirsch.....DR
26th st, 37-43 W—A Biliar & Co.....DR
28th st, 32 W—Joseph Barth.....A
29th st, 115-23 W—Brous Bros.....G
30th st, 300 E—Consolidated Gas Co.....C
31st st, 120 W—M Stein Cosmetto Co.....D
31st st, 610 E—Blue Sprocket Co.....K
31st st, 610 E—Blue Sprocket Garage.....G
31st st, 610 E—B Altman & Co.....C-K
34th st, 122 W—James Mack.....C-A
34th st, 122 W—Consolidated Gas Co.....C
36th st, 261-5 W—Tuller Meredith Co.....G
38th st, 247-53 W—City Real Estate Co.....C
40th st, 147 E—John F Baldwin.....H
43d st, 26 W—Walter J Solomon.....C
46th st, 24-26 E—Elizabeth Marbury.....F-A
46th st, 335 E—John Donnelly & Eliseo Ricci A-C-H
46th st, 511 W—The Best Laundry.....A-K-C
47th st, 315-17 W—Chas M McCausland....A-G
52d st, 115-7 W—Eugene T Steindler.....C-K
52d st, 115-7 W—Guillaume Palette.....A-D-G-L
53d st, 162 E—Louis Deutsch.....L
54th st, 126 E—Albert Stockel.....K
56th st, 155 W—Harmon Yount Co.....L
56th st, 155 W—Andrew Carnegie.....C-H
57th st, 149 E—Andrew W Rose.....G-K
66th st, 201 W—Jenney Beiler.....G
72d st, 511-19 E—Gottfried Knoche.....A
73d st, 232-4 E—Frederick Herman.....DR
73d st, 321-25 E—Bohemian Benevolent Literary Ass'n, B Suchy, sec.....B-C-I
79th st, 11 E—Virginia Danzinger.....C
84th st, 113-15 E—Mrs Mary Baab.....K-C
84th st, 113-15 E—Belmont Garage.....A
86th st, 335 E—August Kronsberg.....G
95th st, 103 W—Abraham Gordon.....D-A
106th st, 416 E—Nathan Mfg Co.....D-A-C
150th st, 457-9 W—Convent Garage, Inc....L-K
151st st 447-53 W—Lawrence Johansen....K-L
153d st, 407 W—John J Freedman.....C

Named Avenues.

Av A, 66—A Fiegenheimer & Bros.....C-G
Av A, 66—Geo Koenig.....E-E-C-A-F
Av B, 292-8—Welis & Newton.....C-G
Amsterdam av, 84—Nathan S Goldstein.....A-G
Amsterdam av, 1929—Consolidated Gas Co.....C
Bowery, 86-8—Robert & Arthur F Kerr.....C-E
Bowery, 110—Jacob Block.....G-C
Broadway, 51—Wells Fargo Exp Co.....B-C
Broadway, 52-6—Wm Waldorf Astor.....C
Broadway, 388—R & R Handkerchief Co....G-C
Broadway, 679—Hurwitz Bros.....H-G-C-A
Broadway, 679—Satir & Meyers.....G-A
Broadway, 679—L Diamond & Co.....G-A-H
Broadway, 679—I & A Zadeck.....G-H
Broadway, 679—Chas & Wm Laue.....C-A-G
Broadway, 679—W & G Bakery.....A-G
Broadway, 679—Mutual Gas Light Co.....C
Broadway, 1718—Tyee Realty Co.....C
Broadway, n e c 146th st—Isaac Peyser.....L
Gramercy Park, 24—The 24 Gramercy Park Corp. .....SS
Madison av, 1167—James Smith.....H-G-A
Madison av, 1567—Jacob Stone.....C
Madison av, 1569—Thos Conley.....C
Park Row, 223—Robert Kommel.....C-A
St Nicholas av, 1045—August W Kettner...C-H

Numbered Avenues.

1st av, 1161-7—Chesebro-Whitman Co....A-K-H
1st av, 2157—Bendetto Zuccaro.....C
3d av, 669—Chas M Randall.....L
3d av, 2274—Jacob Lumberg.....D
4th av, 65—Wm H Whiting.....SS
4th av, 113-19—Hamilton Fish.....SS
4th av, 440—General Film Co.....C-G
6th av, 850—Joseph Dillon & Sons.....G-A-H
10th av, 619—Lockhart & Co.....A-G-C

BRONX ORDERS SERVED.

Numbered Streets.

149th st, 368 E—Adolph Weiss.....C
165th st, 936 E—Rev Max Halpren.....F-A-L-E
165th st, 936 E—Isaac Feigenbun.....G
165th st, 936 E—James G Patton.....G-C-B-E
165th st, 936 E—Central Union Gas Co.....C
176th st, s w c Clinton av—Samelli Carucci...L

Named Avenues.

Bronxwood av, 3758—Francis X Wazeter.A-K-G
Morris av, 400—Bronx Tire Works.....G
St Ann's av, 156—Dutchen Bros.....H-G-A
So Boulevard, 841—Chas Rels.....C
Tremont av, 822—Samuel Litvin.....H-G-A-K
Union av, 604—Jacob & Yetter Weinberg..A-G
Westchester av, 2126—John C Braithwaite.H-G-A
Westchester av, n e c Prospect—Louis Fleishman .....C-A-B
White Plains av, 3725—Edward F Phelps.....K
Willis av, 508-14—Central Union Gas Co.....C
Willis av, 508-14—Fredrichea Loeffler..C-F-A-E

Numbered Avenues.

3d av, 3415—Gustav Strobel & Son.....C-L-A

BROOKLYN ORDERS SERVED.

Nomed Streets.

Bergen st, 623—John Wenstrom Sons....A-G-H
Essex st, 327-335—Montauk Metallic Bed Co. A-H
Fulton st, 745—Edward N Daly.....A-H
Fulton st, 2970—Thomas H Phillips.....A
Halsey st, 869-71—Esposito & Calucci.....A
Harman st, 361-65—Atlantic Comb Works. C-L-A-H
Mansfield pl, 666—John F O'Connor.....A-G-H
Midwood st, 218—Harry E Winpfheiner..A-G-H
Oshorne st, 192—Goldberg Bros.....K
Sterling pl, 109—Wm F Voll.....G-A-H
Winthrop st, 45—Robert M King.....G-C
Winthrop st, 62—Wm C Clarkson...D-G-A-C-H

Numbered Streets.

3d st, 113—Pure Oil Co.....A-G-H
5th st, 265 E—Louis E Bayha.....A-G-H
14th st, 815 E—Robert St John.....A-G-H
16th st, 515 E—Gutison Alderdice.....A-G-H
18th st, 685 E—Chas B Williams.....A-G-H
19th st, 251 E—Albert H Dollard.....G-C-K
19th st, 690 E—Herman D Best.....A-C-G-K
21st st, 780 E—Geo S Wilkinson.....A-G-H
23d st, 583 E—Henry Orange.....A-G-H
24th st, 505 E—Sanford Painter.....A-G-H
24th st, 543 E—Arthur L Fuller.....A-G-H
32d st, E, e s, s s Av H, nr Flatbush av—Ice Mfg Co.....K

Named Avenues.

Av H, 1423—Henry B Michaelson.....A-G-H
Av H, 1809—John B Creighton.....C-A-K-G
Av I, 1807—Frank M Van Houten.....A-G-H
Bedford av, 1148—Henry B Norris & J Lynton Thompson. .....C-K
Bedford av, 1148—Bernhard Lillja.....L-A
Bedford av, 1186—Martin Evans Co.....K
Broadway, 1591—Israel D Heller.....K
Caton av, 2105—Dr Geo F Lazarus...K-A-G-H
Coney Island av, 502—James Agnew....A-G-H
DeKalb av, 248—Herman Leon.....A-H
DeKalb av, 671—Abraham Gutnam.....A-G-H
Glenwood rd, 1404—John N Britton....A-G-H
Greene av, 1005-1011—Royal Garage & Machine Works. .....A-L
Hamburg av, 163—Martin Ragl.....A
Lawrence av, 255—Patrick McMullen.....A-H
Lenox rd, 185—Henry A Jewell.....A-G-H
Lenox rd, 348—Henry C Jacke.....A-G-H
Marcy av, 633—Chas Schirrmeister.....K
Myrtle av, 1039—O'Krent & Servinsky.....A
Ocean av, 1115—Geo C Strachan.....A-G-H
Ocean pkway, 570—Jacob Hurschberg....A-G-H
Pitkin av, 1703—Surprise Vaud Co.....A
Prospect Park W, 188—Rudolnh Sanders..A-F
Rockaway av, 1517—James B Garrison.....A
St Marks av, 466—Jewish Hospital.A-H-G-D-C-K
Schenck av, 90—Geo F Middendorf, Jr..A-G-H
Sheffield av, 288—Parker-Stearns Co.....A-H
Sheffield av, 300—Parker-Stearns Co..C-G-A-H
Stone av, 260—Samuel Savatsky.....H
Stone av, 260—Farer Chalif.....H
Sutter av, 568-578—H I Davis Rity Co...C-B-M
Tompkins av, 98—Henry Bock.....C-A-D-H

Numbered Avenues.

7th av, 5123—Stegemann & Wehnke.....A

QUEENS ORDERS SERVED.

Named Streets.

Remington & Oliver sts (Fergen Landing). Aqueduct—John F Reichbold.....G-F

Numbered Streets.

21st st (Whitestone)—Columbia Club.....A-C

Named Tvenues.

Boulevard, 497 (Hammels Station)—Fmpire Theatre Co.....A
Greenpoint av, 98—P J Peterno. .....A

RICHMOND ORDERS SERVED.

Named Streets.

New Dorp la, 129—Chas Friberg.....K

Named Avenues.

Broadway, 381 (Hugenot)—Frank Schmidt....K
Clove av, 1816—David Nuoanann.....K
Shore av (Princes Bay)—S S White Dental Mfg Co. L

—Joseph P. Day says the promise of the public and commercial world is a promise of better times, and this will undoubtedly have its effect on every phase of the real estate market.

BUREAU OF BUILDINGS.

How Applications Will Be Considered.

In order to acquaint architects and others having business with the Bureau of Buildings, Borough of Brooklyn, with the new system of receiving and considering applications for permits, of approving permits and of recording, the General Order No. 1, under date of January 2, issued by P. J. Carlin, Superintendent, with the approval of Lewis H. Pounds, President of the Borough of Brooklyn, are reported herewith. Until the system gets into working order it is possible that some confusion may result and a knowledge of the routine now in operation there will possibly save some misunderstanding. The order follows:

GENERAL ORDER NO. 1, JAN. 2, 1914.

With the view to simplifying and centralizing the chief function of this bureau, to the end that building permits shall issue as speedily as possible consistent with the time necessary for proper examination of plan, and with as little inconvenience as practicable to architects; and for the purpose of grouping in ready reference form all bureau information of interest to owners and architects of individual pieces of real property, a new system of receiving and considering applications for permits, of approving permits, and of recording, by means of a single card index, all Building Bureau connection with the various buildings under construction and reconstruction, which will go into effect to-day, will be conducted in detail, until further notice, without deviation, as follows:

New forms, greatly condensed, of applications for new buildings and alterations have been provided (none of the old forms for such propositions will be hereafter accepted), and the so-called "New Building Slip" and "Alteration Slip" application blanks have been eliminated, thereby reducing the number of forms for this class of construction and reconstruction work to new building, brick, new building, frame, and alteration blanks.

Amendments, as to filing, shall be treated as applications, taking application numbers, instead of, as heretofore, receiving a distinct series of numbers.

No application shall be accepted unless the property comprehended is described, in addition to its metes and bounds, by street number.

"No application shall go to an inspector for report, preparatory to examination, unless found necessary, and so directed, by examiners.

"No application shall be received unless the attached affidavit form is complete, *and no affidavit on application forms shall be taken by bureau employees.* (Affidavits of plumbers on permits will continue to be taken here.)

Every inspector's report shall describe the individual piece of property he refers to by street number, as well as by metes and bounds, and any report not so arranged shall not be accepted.

All tenement house plans and permits shall be accepted at the application desk by clerk one, with the assistance of clerk three, and filed in a special compartment, there to await the filing of the Bureau of Building's applications for the property they describe, when they shall be immediately attached to the latter papers and promptly forwarded through regular channels.

All applications shall be received, as heretofore, at the application desk, then numbere, as heretofore, sequentially, and entered in the application record by clerk one, who will hold them until four o'clock, P. M., while the bureau's closing hour is five o'clock P. M., and three o'clock, P. M., while the bureau's closing hour is four o'clock P. M., of the day of receipt, he will make the date of receipt of applications received after the time indicated, the following day), at which hour, as the case may be, he will, with the aid of clerks two and three and inspector one, convey them to clerk four, in the plan examiner's room, accompanied by a transfer sheet, showing applications by numbers and locations (printed forms provided) received that day.

(The other captioned columns on these transfer sheet forms will be ignored by clerk one.)

Clerk four will promptly check the receipt of each application thus delivered to him on the transfer sheet, and then, under the direction of the chief plan examiner he will distribute those applications among the various examiners, making proper notations in the appropriately captioned columns on the transfer sheet.

After applications have been examined, on notice from the examiners, clerk four will gather them together, note on the transfer sheet, under column captioned "mailed for correction," the date of mailing (if corrections are demanded), and at four o'clock each day transfer such applications to the chief clerk, who will have the notations relating to corrections typewritten on a form provided, in duplicate, and the chief clerk will return to clerk four such applications with original duplicate copies of statement of corrections the duplicate of which clerk four will mail to architects and the original of which he will paste in the applications on which they bear.

At three-thirty o'clock P. M., each day clerk five will have so arranged his regular work that he will report to clerk four to assist him in transferring to the chief clerk these applications and clerk five will dictate to a typewriter the architect's communications and promptly thereafter forward the applications so treated to clerks two and three and inspector one to file in alphabetically arranged compartments to await the call of architects.

Examiners will positively make a complete examination of all applications and plans, and not send such through for transfer on the first error they detect, to the end that the first notices to architects shall embody all corrections required.

Applications sent for correction more than three times to be disapproved.

At four o'clock, P. M., on the day that corrected applications have been returned, clerks two and three and inspector one will transfer them to clerk four who will note their return on the transfer sheet and distribute them to the respective examiners. This method will continue unremittingly as long as the applications are in process of correction, but no application shall be returned for correction more than three times, and if an application reaches clerk four for correction more than three times, he shall call it to the attention of the chief examiner, who will promptly disprove it, because of excessive correction, clerk four thereupon marking his transfer sheet under caption "permit number" with the stamp "disapproved, excessive correction.....19...."

As soon as applications shall have been approved, they shall be collected by clerk four, who will number them as permits, perfect his transfer sheet, and at four o'clock, P. M., on the day of approval, forward the original copies of permits and plans to the chief clerk, the duplicate copies of permit and plans to the assistant superintendent, for delivery to the applicant, and the inspectors' copies of permits to inspector two, for transfer to district inspectors, with separate memorandum of tenement house permits, that may be among the complement, by number and location, for notation in the tenement house certificate record, and also mail post card to architects notifying them of the approval of their application by application and permit number.

(Thence on, the original copies of permits will reach the bureau's files under the system heretofore in vogue.)

All applications to be finally disposed of every two months.

The new APPLICATION BOOK, which goes into operation to-day, is to be directly under the care of clerk six, who will see that it is kept complete up to within two months of date, to the end that it will show at the close of February, and thereafter at the close of every subsequent two months, the disposition of every application filed, indicating in the column provided for the purpose, one or another, as the papers demand, of these notations, rubber stamps for which have been provided.

1. Permit number.
   Number to be inserted.
2. Withdrawn.
   Date to be inserted.
3. Denied—Section.
   Date to be inserted.
4. Disapproved—Excessive correction.
   Date to be inserted.
5. Letter of Inquiry to Architect.
   Date to be inserted.
6. Denied—Inactivity.
   Date to be inserted.

All applications lying inactive in the bureau's files for two months from date of filing, shall be listed by daily process by clerk six, collected by him, assorted and bundled as to character, in numerical order, their application book lines marked with the fifth indicated stamp and deposited with the chief clerk, who will at once forward letters of inquiry as to the intended disposition of such applications to the respective architects, such letters clearly stating that no reply within one week of the communication's date will result in the applications mentioned being disapproved.

At the expiration of the week provided for architect's replies, clerk six will list, in classified form, all such applications with reference to which no expression of intention has been received, and those which the superintendent may determine should be disposed of, make into a single package (all copies and plans), and deliver to the chief clerk for disposition. The chief clerk will then arrange to have all such applications disapproved by the chief examiner, and, furnished with a copy of the list thereof, clerk six will mark with the disapproved stamp the appropriate column on the applications' entry line in the application book, without obliterating the stamp impression as to the letters to architects, and a similiar copy to clerk four will operate as the basis for like notation on transfer sheet. This action shall be final.

By written receipt only can an application once recorded be removed from the bureau's care.

No application shall be removed for observation, or consideration, or correction or for any other purpose, under any circumstances, for, or at the request of, other than bureau employees, from its files, without a written receipt therefor—nor by bureau employees without substituting a written memorandum therefore—and when such a receipt is received, it shall be deposited in the filing cabinet back of the application desk, in its alphabetical compartment, there to remain until the application for which it has been exchanged has been returned, when it will be given to the person returning such application.

Clerks two and three and inspector one will be held to a strict accountability for any missing applications that are awaiting corrections or final disposition in the files back of the application desk for which no written receipts can be found. A condition of this kind discovered at the end of each two months from date of filing will be reported by clerk six to the chief clerk.

NEW SINGLE CARD REFERENCE.

From this date single index cards, showing in ready reference form all relations of the bureau with the particular pieces of property they respectively describe, shall be kept by clerk seven (typewritten) and detailing the property as to:

Location (by street number).
Location (by metes and bounds).
Application No. (if any).
Permit No. (if any).
Report No. (if any).
Violation No. (if any).
Unsafe violation No. (if any).
Vio. removal (date of).
With Law Dept. (date).
Demolition permit (number, if any).
Ten. House permit (if any).
Correspondence No. (if any).
Letter subject No. (if any).

and any other notations that may be found advisable.

To this end each day at four o'clock, clerk six will deliver to clerk seven a complete transcript of the application record for that day, numerically arranged, and a complete list of book slip permits issued that day, and clerk seven, making sure that all application numbers are accounted for, shall prepare a card for each location on such lists, inserting thereon the application number as the beginning of the reference. The chief clerk at four o'clock each day will forward to clerk seven a complete list of permits issued that day for entry on this card, and clerk eight will furnish clerk six at like time, with a complete list of all violation notices issued each day. A complete list of reports filed each day, clerk nine will get from his own records. Clerk nine will follow this plan with reference to correspondence and will also, at four o'clock each day, report to clerk seven to assist him in perfecting this card index.

(Signed) P. J. CARLIN,
Superintendent of Buildings,
Borough of Brooklyn,
City of New York.

Approved:
(Signed) LEWIS H. POUNDS,
President, Borough of Brooklyn.

New forms are now ready for applicants at the Borough Hall, Brooklyn.—Ed.

BUREAU OF BUILDINGS (MANHATTAN).

Movable Gratings.

Bulletin No. 35.—The movable part of any covering that may be provided over an area where an engineer's ladder is required must be completely within eighteen (18) inches of the building line.

RUDOLPH P. MILLER,
Superintendent of Buildings.

TAXPAYERS' CALENDAR.

January 1—Regular water charges for the following twelve months become a lien on real estate and are due and payable.

January 1—Income tax. You must file your return of income with the collector of your district between January 1 and February 28, if your net income exceeds $3,000 per annum.

January 31—Last day for hearings before the Commissioners of Taxes and Assessments for revision of real estate and personal property assessments.

February 1—Last day for assessors to revise real estate assessments after hearing. (The assessment rolls are finally completed and fixed on this date, and determine the value of real estate and personal property on which this year's tax is based.)

February 28—Income tax. Last day to file return of income with Collector of Internal Revenue without penalty.

March 1—Income tax. Penalty of not less than $20 or more than $1,000 (individual) $2,000 (corporation), for failure to file return of income with Collector of Internal Revenue, under Income Tax law, who is also directed to add 50 per cent. to tax found due.

March 31—Last day to pay regular water charges without 5 per cent. penalty.

April 1—If your regular water charges for 1914 are not paid 5 per cent. penalty is added to-day.

May 1—First half of the real estate taxes of 1914 become a lien to-day and are due and payable.

No rebate for prompt payment, but tax may be paid at the face amount during the month of May. If first half has been paid, final half of the real estate taxes for 1914 may be paid from now until November 1, with a rebate at the rate of 4 per cent. per annum for the time intervening between date of payment and November 1. Personal taxes for the year 1914 are due and payable.

May 29—Last day on which first half of real estate taxes for 1914 can be paid without interest.

May 29—Last day in which personal taxes can be paid without interest.

June 1—Income tax. All assessments due this day shall be made and taxable persons notified. If you have not received notice write Collector of Internal Revenue.

June 1—Interest at the rate of 7 per cent. from May 1 added to unpaid personal taxes for 1914 and to the first half of the real estate taxes, if unpaid.

June 30—Last day upon which writ of certorari may be issued to review determination of tax commissioners for assessed valuation.

June 30—Last day to pay regular water charges without 10 per cent. additional penalty.

June 30—Income tax. If not paid Collector of Internal Revenue will serve ten-day notice and demand same.

July 1—An additional penalty of 10 per cent. is added to all unpaid regular water charges, making 15 per cent. in all.

July 10—Income tax. Last day to pay income tax without penalty. A penalty of 5 per cent. of the amount of tax, and interest at 1 per cent. per month from June 31, if not paid on or before this date.

October 1—Tax Day, the tax books are open, showing real estate values for 1915. Your residence and the amount and kind of personal property you own on this day fix your liability for personal taxation. Condition of premises on this day is a basis for assessed valuation for 1915 taxes.

November 1—Final half of taxes of 1914 are due and payable. Can be paid at face amount during this month only.

November 14—Last day to file claims for reduction of your real estate valuation for 1915.

November 30—Last day to correct your personal tax valuation for 1915.

November 30—Last day on which second half of real estate taxes for 1914 can be paid without interest.

December 1—Interest at 7 per cent. from November 1 added final half of 1914 taxes, if unpaid.

December 15—Prospect Park assessments are due and payable.

Taxes in Arrears—Taxes are not paid before March 1 of the year following the date of the levy must be paid to the Bureau for the Collection of Assessments and Arrears.

Description of Property—Before paying the tax you are requested to carefully examine tax bills, to ascertain whether there is any mistake in the description of section, block or lot numbers. Real estate is described and distinguished on the maps kept in the office of the Commissioners of Taxes and Assessments by separate section (or ward), block and lot numbers. Persons intending to pay taxes in real estate should be careful to compare their deeds with those maps and have the correct section (or ward number), block or lot numbers distinguished before making payment.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Statue of Joan of Arc.

The Societe De Femmes De France, care of Mr. George F. Kunz, of Tiffany & Company, Fifth avenue and 37th street, are looking for a site upon which they contemplate erecting a statue of Joan of Arc to cost at least $30,000. No architect or sculptor has yet been selected and it is undecided when work will start.

The Gaynor Memorial Arch.

The memorial arch which the citizens of New York City contemplate erecting in memory of the late Mayor William J. Gaynor it is estimated will cost about $20,000. A site at Delancey street near the Williamsburgh Bridge has been proposed. No architect has been selected. Robbins Gilman, of 184 Eldridge street, has the matter in charge.

Ice Cream Company to Build.

The Reid Ice Cream Company, 524 Waverly avenue, Brooklyn, Walter Comfort, president; William Weller, secretary and treasurer, is having plans prepared by Voss & Lauritzen, 65 De Kalb avenue, for a four-story reinforced concrete ice cream manufacturing plant and garage, 75x100 feet, to be erected at 529 to 533 Waverly avenue, Brooklyn. It is expected that estimates will be received some time in March.

New Twenty-Fourth Street Building.

The Brolux Corporation, L. F. Staar, president, 33 Midland avenue, Glen Ridge, New Jersey, is having plans prepared by George F. Pelham, 30 East 42d street, for a twelve-story store and loft building, 104x93 feet, to be erected at 149-157 West 24th street, at a cost of $300,000. It is undecided when work will start.

PERSONAL AND TRADE NOTES.

ROBERT W. GARDNER, architect, announces his removal from 122 West 29th st to 84 William st, corner of Maiden lane.

THE EAGLE PIPE SUPPLY CO., INC., is the name recently taken by the firm formerly known as the Eagle Metal and Supply Co., of New York City.

THE FIRM OF HEWITT, GRANGER & PAIST, architects, Philadelphia, Pa., dissolved partnership. Messrs. Hewitt & Granger have formed a new partnership for the practice of their profession.

W. S. WORRALL, architect, has moved his offices from 9 Twombly place, Jamaica, to the Queensboro Corporation Building, Bridge Plaza, Long Island City, N. Y.

JAMES A. GALVIN, architect, has moved his offices from 116 Remsen st. to newer and better equipped offices in 28 Van Derwerken st., Cohoes, New York.

DRUCKMILLER, STACKHOUSE & WILLIAMS, architects, Philadelphia, Pa., have dissolved partnership and reorganized under the firm name of Druckmiller & Williams, with offices in the Land Title Building, Philadelphia, Pa.

H. REX STACKHOUSE, formerly of the firm of Druckmiller, Staekhouse & Williams, architects, has recently formed a partnership with J. Fletcher Street for the practice of architecture. The new firm have offices in the Drexel Building, Philadelphia, Pa., under the name of Street & Stackhouse.

J. DIOGUARDI, architect, whose offices were formerly in the Corn Exchange Bank Building, Bridge Plaza, Long Island City, has moved to Larchmont, N. Y., where he will continue the practice of his profession.

ALFRED HOPKINS 101 Park ave., N. Y. C., the architect whose plans for the new East Side Court House were recently accepted by the city, sailed for Europe Saturday, Jan. 3, on the steamer "George Washington." Mr. Hopkins during his trip will visit England, Holland, Germany and France, for the purpose of making an exhaustive study of the systems and designs of court houses in those countries.

THE ANNUAL DINNER of the New York Credit Men's Association will take place at the Hotel Astor Jan. 15. The speakers will be Charles S. Hamlin, Assistant Secretary of the Treasury; William A. Prendergast, Comptroller of this city, and Robert H. Davis, editor of Munsey's Magazine.

LOUIS L. TRIBUS, M. Am. Soc. C. E., Consulting Engineer and Acting Commissioner of Public Works, Borough of Richmond, New York City, has resigned. Mr. Tribus is a member of the firm of Tribus & Massa, Civil and Hydraulic Engineers, New York City.

WILLIAM H. EDWARDS, recently Commissioner of Street Cleaning, New York City, has been appointed General Manager for Mr. Joseph Marrone, who has a contract for the refuse disposal of the city of Newark, N. J. Mr. Edwards is reported to have signed a contract with Mr. Marrone for two years at $10,000 per annum.

THE INDUSTRIAL BOARD of the New York State Department of Labor, accompanied by representative manufacturers and others interested in fire-prevention, the prevention of industrial accidents, and the improvement of factory conditions generally, leaves tomorrow morning for a special trip to the Underwriters' Laboratories at Chicago and the Wisconsin Industrial Commission at Madison, Wis.

THE FIRST BUILDING PLAN to be filed this year was put on record last Saturday, January 3, by George F. Pelham, who plans four 5-sty apartment houses for the west side of Northern av, from 179th to 180th st, to cost $310,000. The houses will be built by the Haven Construction Corporation, of which Charles Flaumm is president.

THE MUNICIPAL ENGINEERS OF THE CITY OF NEW YORK, in company with the Brooklyn Engineers' Club, inspected the city tunnel of the Catskill Aqueduct last Saturday afternoon. The trip included descending the 750-ft. shaft at Clinton and South sts, walking under the river and leaving by the 717-ft. shaft in Brooklyn.

H. H. TODD, for many years connected with the New Rochelle Coal & Lumber Company, has resigned as its president and will in the future confine his activities to his real estate interests. He will be succeeded in the office he vacated by Alonzo Guest, who resigned from the coal and lumber company some time ago to take the presidency of the North Avenue Bank. F. M. Carpenter, F. J. Sorries and F. B. Guest will continue their relations with the firm.

THE PROBLEMS OF THE CONTRACTOR, a paper read by L. C. Wason, before the Boston Society of Civil Engineers, has just been reprinted by the Aberthaw Construction Co., Boston, of which Mr. Wason is president. It deals with the relations, real and ideal, between the contractor and the one side, and the owner, engineer and inspector, on the other. Copies of this 40-page booklet may be obtained gratis from the Aberthaw Construction Co., 8 Beacon street, Boston, Mass.

THE CERESIT WATERPROOFING CO. of Chicago was the recipient of two important merit awards during the last year, both of which were made on the virtues of Ceresit waterproofing compound. One award was made at the World's Exposition at Ghent, Belgium, where this waterproofing compound carried off the grand prix. Within the last six weeks the International Exposition of Building Materials at Leipzig awarded the Ceresit product a gold medal.

ERNEST D. BEAN has been appointed chief engineer of the Palisades Interstate Park Commission. Mr. Bean is a graduate of the University of Maine, and has been for several years superintendent of construction for the firm of Barrally & Ingersoll, engineers and contractors, which has contracts for work on the western section of the New York State Barge Canal. Prior to his association with this firm he was connected with the engineering department of the New York State Barge Canal Commission, and with the State Highway Department.

KINGSLEY L. MARTIN, who has been vice-president of the Foundation Co. of New York since June, 1910, has resigned that office to become president of the Whiting Paper Co., Holyoke, Mass. He will make his home in Springfield, Mass. Mr. Martin was formerly Bridge Commissioner of New York City, after a long association in the Department of Bridges. He was assistant engineer of the Brooklyn Bridge in 1892, and assistant engineer during the erection of the Williamsburgh Bridge in 1900. During the Spanish-American War Mr. Martin served in the United States Navy. In 1908 he was Chief Engineer of the Department of Bridges.

CIVIL-SERVICE EXAMINATIONS will be held Jan. 17 at the usual places to secure eligibles for the position of assistant civil engineer, New York State service, at $5 to $6 per diem, and civil engineer and expert in building construction, at $3,500 per annum. Candidates for the position of assistant civil engineer must offer three years' practical experience in civil engineering, graduation from a reputable technical school counting as one year. Non-residents are eligible with the usual restrictions. Candidates for the position of civil engineer and expert in building construction must have had at least six years' experience and must be familiar with the common type of industrial building. Application should be made to the State Civil Service Commission, Albany, N. Y.

BUILDING CODE REVISION.—An echo of the attempt of the Board of Aldermen to adopt the revised Building Code during the administration of Mayor McClellan was heard here in the courts when a jury decided that the city will have to pay members of the Revision Committee of that period fees for their services, notwithstanding the fact that the code was vetoed by Mayor McClellan. The case in question was the suit of former Superintendent of Buildings Thomas J. Brady. He was awarded $8,000. There are other suits of a similar nature pending.

THE ELLER MANUFACTURING CO. (sheet-metal specialists), of Canton, Ohio, announces that it has taken possession of its new plant at Canton. The building is of fireproof construction, brick and steel, with metal window sashes, covers two acres and is conveniently located in respect to the business centre of the city. The company was started thirty years ago by J. H. Eller. About eight years ago Mr. Eller sold his interest and the Eller Manufacturing Co. was organized with J. F. O'Dea, president and treasurer; I. M. O'Dea, vice-president; H. V. Pay, secretary, and G. W. Hillbish, Chas. C. Bolus, I. M. O'Dea, H. V. Pay and J. F. O'Dea, directors.

MAYOR JOHN PURROY MITCHEL gave out his second batch of appointments yesterday. They are: Secretary to the Mayor, Arthur Woods, Progressive, $6,500; Tax Commissioner, Charles T. White, Republican, continued, $7,000; Tax Commissioner, Edward W. Tilen, of Brooklyn, Progressive, $7,000; Commissioner of Licenses, George Bell, Republican, $5,000; Secretary of the Board of Assessors, St. George B. Tucker, Republican, $5,000; First Deputy Fire Commissioner, W. Holden Weeks, Progressive, $5,000; First Deputy Commissioner of Charities, Henry C. Wright, Independent Democrat, $5,000; Assistant Secretary to the Mayor, Bertram Cruger, Independent Democrat, $3,100; temporary appointment.

OBITUARY

J. PHILIP DAUPHIN, carpenter and builder, died at his home, 629 Halsey st, Brooklyn, Tuesday, Jan. 6, aged 56 years.

JOHN BOWE, State Superintendent of Buildings, died at Albany, Tuesday, Jan. 6, at the age of 67 years. He had been in poor health for the past three years, and suffered from a breakdown caused by overwork. Mr. Bowe was a former Assemblyman and for years interested in local politics. Was appointed to the position of State Superintendent of Public Buildings by Governor Dix in 1911.

WALTER LONG, a retired carpenter and builder, well known in Brooklyn, died Wednesday, Dec. 31, at his home, 2116 85th st. He was born in Ireland 86 years ago, and had lived in Brooklyn for 69 years. Mr. Long was an inspector in the Brooklyn Building Department for a number of years.

EDWARD MARTIN WELCH, a retired architect, died after a short illness of pneumonia, at 34 Gramercy Park, Tuesday, Dec. 30. He was 50 years of age, and was born in Hartford, Conn., but had lived in New York City for a number of years. Mr. Welch was a member of the Players' Club, Architectural League and other social and educational organizations.

GEORGE W. KITTREDGE, editor, illustrator and civil engineer, died Friday, Jan. 2, at his home, 352 Lafayette av., Passaic, N. J., after a long illness. Mr. Kittredge was born in Dayton, Ohio, 64 years ago. He was one of the editors of the "Iron Age" for 25 years. Later he became part owner and editor of "The Sheet-Metal Worker," a trade paper devoted to the interests of the sheet-metal trade. He was the author of "Kittredge's Metal Workers' Pattern Book," and was considered an expert on sheet-metal designing for building purposes.

GEORGE HELM, founder of the firm of George Helm Company, interior decorators and general contractors, died Sunday, Jan. 5, at his home, 291 Garfield place, Brooklyn. Mr. Helm was born at Hanan, Germany, 93 years ago. He was graduated from the University of Frankfort, and came to America in 1848 and located in business in Manhattan.

JOHN WILLIAMS, president of John Williams, Inc., died at his home in Tanglewylde av, Bronxville, January 5. He had been ill of pneumonia for four weeks. Mr. Williams, who was 72 years old, was born in Ireland and came to New York when he was a boy. He began his business career in the employ of Tiffany's. In 1875 he went into business for himself. He was the pioneer in this country in artistic metal work, and he executed many important designs

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Obituary (Continued.)

in bronge, brass and wrought iron. The corporation's offices are at 556 West 27th street. Some examples of the metal work executed by Mr. Williams are the entrance doors of the Congressional Library, the Vanderbilt memorial doors of the H. H. Rogers Memorial Church at Fairhaven, Mass.; all the metal work in the Boston Public Library, including the doors, which were modeled by D. C. French, the sculptor; the Sigel statue on Riverside Drive, the John Dryden statue in Newark and the Cassatt statue in the Pennsylvania station.

TRADE AND TECHNICAL SOCIETY EVENTS.

ARCHITECTURAL LEAGUE.—The regular monthly meeting of the Architectural League and National Sculpture Society will be held Tuesday evening, Jan. 13, at 8.30 o'clock. The subject will be "The Victor Emmanuel Monument in Rome." This colossal work, now nearly completed, will at this meeting (for the first time either here or abroad) be set forth by the only set of complete scale and detail drawings extant, and by lantern slides of completed parts of the work. Mr. J. M. Berliner, who, with the permission of the Italian Government, has just devoted more than a year to measuring and drawing every part of the monument, will devote an hour to describing the work from its inception to completion, and the members of the league will have their first opportunity to judge its aesthetic value. The scale drawings are remarkable for their draughtsmanship and the Italian Government is negotiating for their purchase for the Museum of Natural Art at Rome. After exhibition here they will be shown in Paris and Berlin. Horace Moran is chairman of the Current Work Committee, Architectural League, and Stowe Phelps is secretary. Solon H. Borglum is chairman of the Current Work Committee, National Sculptural Society, and Isidore Konti is secretary.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18, with headquarters at the Hotel La Salle, Chicago, Ill. The first afternoon of the convention will be left open for a general visit to the Cement Show, which will occur in the Coliseum at that time. If the plans of the Board of Directors meet with the success now expected small dealers will be an important factor in the coming convention. As the dues of the association have been reduced it is expected that this will be the means of bringing many dealers into the organization who heretofore have felt that they were not doing sufficient business to justify them in affiliating with the supply association.

SECOND MIDWINTER CONVENTION will be held in the Engineering Societies Buildiug, at 29 West 39th st., New York City, Feb. 25-27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "electric power," and each of the sub-committees will present papers on the special branch under its jurisdiction. The subdivisions of the subject are: (1) power stations; (2) power generation; (3) protective apparatus; (4) transmission; (5) distribution; (6) economics, and (7) engineering data. A full list of the papers to be presented at this meeting is not available at this time, but a complete program of the convention will be published in the February issue of the "Preceedings."

AMERICAN SOCIETY OF CIVIL ENGINEERS.—The sixty-first annual meeting of the American Society of Civil Engineers will be held Wednesday and Thursday, Jan. 21 and 22, 1914, at the society house in New York City. The business meeting will be called to order at 10 o'clock Wednesday morning. The annual reports will be read, officers for the coming year elected, reports of special committees presented for discussion and other business transacted. Three special meetings will be held on the two days following the annual meeeting. The topic for discussion will be "Road Construction and Maintenance."

QUEENS DINNER.—Arrangements are rapidly being completed for the Third Annual Dinner of the Chamber of Commerce of the Borough of Queens, which will be held at the Waldorf-Astoria Hotel, on Tuesday evening, Jan. 20, 1914. This will be the largest gathering of big business men from Queens Borough of the year. Hon. John J. Kindred, chairman of the Dinner Committee, has announced that the following speakers have 2been invited: Governor Glynn, Hon. Edward E. McCall, Hon. George McAneny, Hon. Maurice E. Connolly, Hon. Martin W. Littleton, Dudley Field Malone, Collector of the Port of New York; Congressman Lathrop Brown, Congressman Denis O'Leary and George V. S. Williams, Public Service Commissioner.

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

BUILDING TRADES EMPLOYERS.—The annual convention of the National Building Trades and Employers' Association will be held in Louisville, Ky., Jan. 21-23 next. Officers of the National Association are: President, Herbert J. West, West Construction Co., Baltimore, Md.; secretary, I. H. Scates, secretary of Baltimore Builders' Exchange.

HEATING AND VENTILATING.—The annual meeting of the American Society of Heating and Ventilating Engineers will be held January 20, 21 and 22, 1914, at the Engineering Societies Building, 25 West 39th street.

METROPOLITAN HARDWARE ASSOCIATION will hold its annual dinner at the Hotel Astor Tuesday, Jan. 20, 1914. H. A. Cornell, 123 Court st, Brooklyn, is chairman of the dinner committee.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20, 1914.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20, 1914.

CORNELL SOCIETY OF CIVIL ENGINEERS will hold its annual banquet and reunion in New York City Jan. 23.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

LONG ISLAND CITY.—The Imperial Paint Co., A. Vogel in charge, 118 9th st, contemplates the erection of a 3-sty brick factory building, 50x100 ft., for which no architect has been selected. Two sites are being considered. Bids on construction will be called about March 1. Cost about $20,000.

OSWEGO, N. Y.—St. Mary's Roman Catholic Church, Rev. Father J. A. Hopkins, pastor, 81 West Cayuga st, is raising funds for the erection of a church here to cost about $20,000. No architect has been retained.

PATERSON, N. J.—Frank Bell, of the Citizens Trust Co., City Hall sq, contemplates rebuilding the opera house at 284-286 Main st, for which no architect has been selected.

MORRISTOWN, N. J.—The Morris County Traction Co., O. G. Schultz, in charge, 22 Park pl, Morristown, contemplates the erection of a power plant here, brick and steel, 2-stys, 90x140 ft., fireproof. No engineer or architect has been selected. Estimated cost about $300,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Maximilian Zipkes, architect, 220 5th av, is taking figures for alterations at the northwest corner Washington and Wendover avs to the 6-sty tenement for A. Siegel, owner.

MANHATTAN.—Maxmilian Zipkes, architect, 220 5th av, is taking figures for alterations to the 6-sty tenement at 341-343 East 119th st for the Centennial Securities Co., owner.

CHURCHES.

WHITINSVILLE, MASS.—Bids are being received by E. T. Chapin, architect, Worcester, for the erection of a church for the United Presbyterian Society. The estimated cost is $45,000.

JERSEY CITY, N. J.—George A. Flagg, 662 Newark av, has completed plans for the 1-sty brick and stone synagogue, 60x80 ft., to be erected at Bergen av and Oxford st for the Congregation Agudas Sholem, Israel Max, 480 Communipaw av, chairman of building committee. Cost about $50,000. Bids will be taken about Jan. 10.

DWELLINGS.

BROOKLYN.—E. H. Bishop & Son, President st and Nostrand av, owners, are taking bids on subs for ten 3-sty brick residences, 20x39 ft., to be erected on the north side of Parkside av, between Bedford and Flatbush avs, from plans by Axel Hedman, 367 Fulton st, architect. Thomas Drysdale, 26 Court st, has the mason work. Cost about $75,000.

SAUGERTIES, N. Y.—Henry Corse, Jr., 347 West 55th st, N. Y. C., architect, is taking bids for a 2½-sty brick residence, 46x92 ft., for Anna N. Steenken, to be erected here.

MANHATTAN.—Delano & Aldrich, 4 East 39th st, architects, are taking bids on masonry for the 4-sty brick and stone residence, 40x100 ft., to be erected at the northeast corner of 94th st and 5th av for Willard D. Straight, care of J. P. Morgan & Co., 15 Broad st, owner. R. D. Kimball Co., 15 West 38th st, is steam and electrical engineer. F. A. Burdett & Co., 16 East 33d st, are steel engineers. Cost about $200,000.

FACTORIES AND WAREHOUSES.

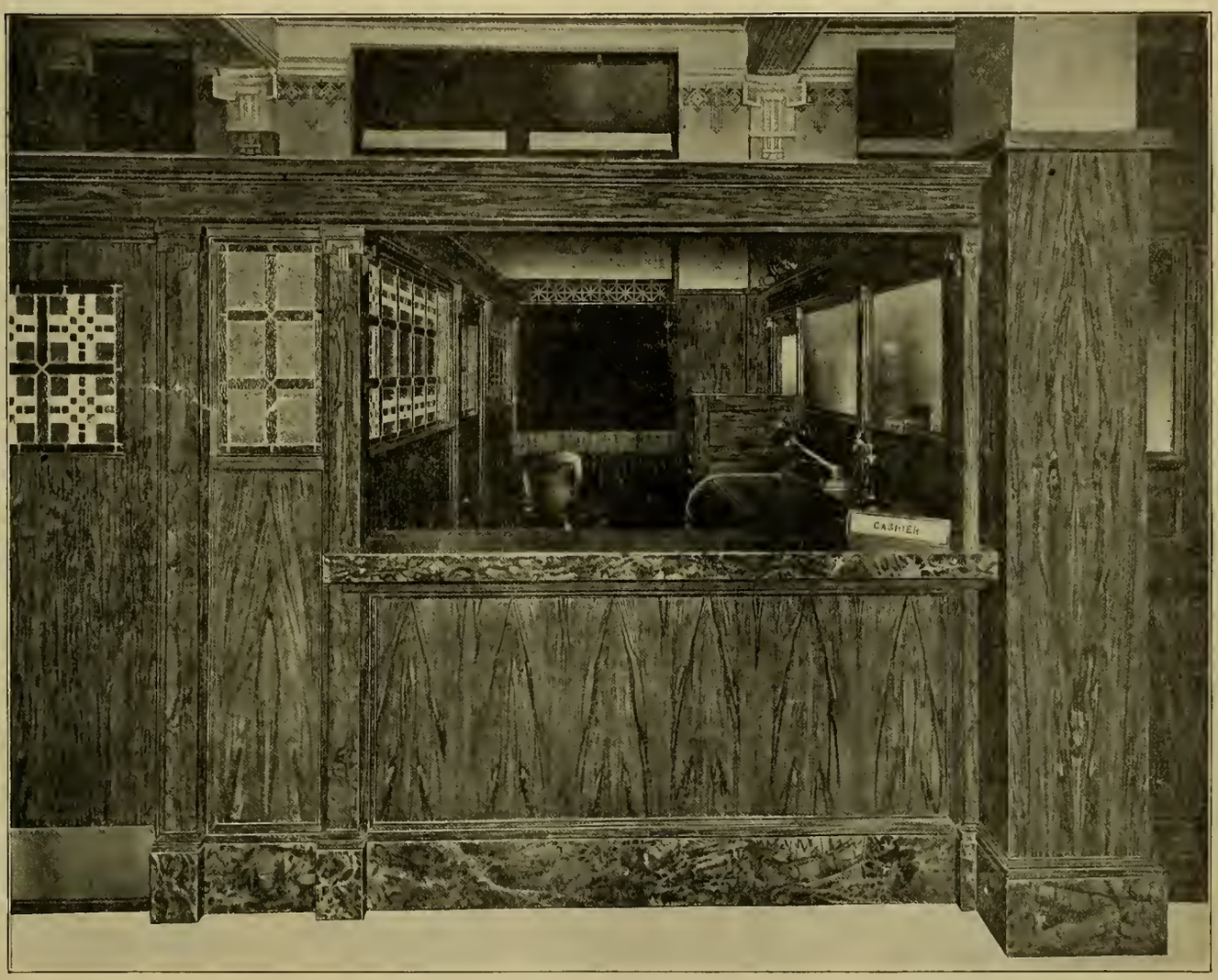
WHITESTONE, L. I.—E. Leo McCracken, Manhattan Court, College Point, L. I., has completed plans for a 2-sty brick factory, 95x95 ft., to be erected in the north side of 10th st, 235 ft. east of 8th av, for the Oscar Trilsch Co., 11th st, Whitestone, owner. Cost about $25,000. The architect is about to call for figures.

JERSEY CITY, N. J.—Francisco & Jacobus, 200 5th av, N. Y. C., have completed plans for the 3-sty factory, 40x125x150 ft., and power house to be erected on Baldwin av for the Dur-

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Plans Figuring (Continued).

ham Duplex Razor Co., 200 5th av, N. Y. C., owner, Benjamin N. Duke, president. Cost about $40,000. Bids are about to be called for.

MANHATTAN.—Frank H. Quinby, 99 Nassau st, architect, is taking bids for a 5-sty brick warehouse, 100x100 ft., to be erected at the southwest corner of East and Cherry sts for Edith M. K. Wetmore, New Willard, Washington, D. C., owner. Cost about $25,000.

HOSPITALS AND ASYLUMS.

BRONX.—Robert J. Reiley, 481 5th av, architect, is taking bids for a 3-sty brick and stone hospital, 61x100 ft., to be erected at the northeast corner of 176th st and Mt. Hope av, for the House of Calvary, Cardinal John M. Farley, president, 452 Madison av. Cost about $80,000.

MUNICIPAL WORK.

PIER AND EXCAVATION.—Bids are being received until Jan. 21, by the Commissioner of Docks and Ferries, Pier A, Manhattan, for the construction of the built-in portion of the pier at the foot of West 46th st. The contract will include rock excavation, cofferdam, etc. R. A. C. Smith is Commissioner.

CEMENT WALKS, STEPS, IRON FENCES, WINDOW SCREENS.—Bids are being received by the Department of Public Charities until Wednesday, January 14, for labor and materials required for the construction and completion of cement walks and steps, grading and seeding, iron fences and gates, door and window screens, and weather strips for Children's Hospital, Kings County Hospital, Brooklyn.

SEWERS.—Bids are being received by the President of the Borough of Manhattan, at the offices of the Commissioner of Public Works, Room 2034, 20th floor, Municipal Building, until Thursday, January 15. for labor and materials for the sewer in 191st st, between Audubon and St. Nicholas avs.

ELECTRIC LIGHTING FIXTURES.—Bids will be opened by the Commissioner of Docks, on Thursday, January 15, for labor and materials required for furnishing and installing electric lighting fixtures at the 39th st ferry terminal, Brooklyn.

LUMBER AND PILES.—Bids will be opened by the Commissioner of Docks, on Monday, January 12, for labor and materials required for furnishing and delivering lumber and piles.

RECEIVING BASINS.—Bids are being received by the President of the Borough of Manhattan, at the offices of the Commissioner of Public Works, Municipal Building, Room 2034 until Thursday, January 15, for receiving basins, southeast corner of 43d st and 3d av, southeast corner of 44th st and 3d av, northeast corner of 46th st and 3d av, northwest corner of 46th st and 3d av.

PUBLIC BUILDINGS.

ALBANY, N. Y.—Bids will close Jan. 29 at 12 m. for the general construction of the 4- and 6-sty county court house, 112x225 ft., at Eagle, Columbia Steuben and Lodge sts for the Board of Supervisors of Albany, Hezikiah Winne, chairman of building committee. Hopkin & Koen, 244 5th av, N. Y. C., architects. Cost about $700,000. Bids will also be received at the same time for the installation and completion of a heating, ventilating and vacuum cleaning system; for the installation and completion of the plumbing and drainage, and for the finish and completion of the special rooms.

SCHOOLS AND COLLEGES.

SOUTHBRIDGE, MASS.—Bids will be received until Feb. 1 for the erection of a 2-sty brick and stone high school at Main and Marshall sts. John T. Simpson, Newark, N. J., is the architect.

LODI, N. J.—Bids, including heating and ventilating, are being received by the Board of Education until 8.30 p. m. Jan. 14, for the erection of a 13-room school. Plans may be seen at the office of Anton L. Vegliante, architect, First National Bank Bldg., Garfield. Peter Dansen, Barney Witte and John Galanti compose the School Commissioners.

THEATRES.

BRONX.—Maximilian Zipkes, architect, 220 5th av, is taking figures for alterations at southeast corner Wendover and Park avs to the 1-sty store and moving picture building for Louis E. Kleban, owner.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

VERMILYEA AV.—Samuel Katz, 1 Madison av, is preparing plans for two 5-sty apartment houses to be erected on the west side of Vermilyea av, 100 ft. south of Academy st, for the Ensign Improvement Co., Joseph E. Damsey, president, 945 Hoe av, owner and builder, who will take bids on subs about January 15. Cost about $100,000.

PARK AV.—Robert T. Lyons, 505 5th av, is preparing plans for the 12 or 17-sty apartment house to be erected at 987-997 Park av by Bing & Bing, 505 5th av, owners.

AMSTERDAM AV.—Alfred L. Kehoe, 1 Beekman st, has prepared plans for $10,000 worth of changes to the 5-sty tenement, 366 Amsterdam av, for Fred H. Hettling, 2114 Broadway.

160TH ST.—Samuel Katz, 1 Madison av, is preparing plans for the 6-sty apartment house, 102x151 ft., to be erected in the south side of 160th st, 178 ft. west of Fort Washington av, for the Podgur Realty Co., Robert Podgur, president. Cost about $200,000.

BROADWAY.—S. E. Gage, 340 Madison av, has plans for $9,000 worth of changes to the 6-sty tenement 3750 Broadway, for Francis A. Carlson, 3750 Broadway.

NORTHERN AV.—George F. Pelham, 30 East 42d st, has completed plans for four 5-sty tenements to be erected at the northwest corner of Northern av and the southwest corner of 180th st for the Haven Construction Co., Inc., 880 West 180th st.

79TH ST.—Robert T. Lyons, 505 5th av, has plans ready for the 12-sty apartment house, 62 x84.2 ft., to be erected at 135-139 West 79th st, for the Akron Building Co., 505 5th av, to cost, $200,000.

FACTORIES AND WAREHOUSES.

HUDSON ST.—Work has been started on the 9-sty brick addition to the factory at 313-321 Hudson st for Henry Helde, 84 Vadam st, owner. Maynicke & Franke, 25 East 26th st, are architects. T. J. Brady, Jr., 1170 Broadway, has the general contract. David Miller, 314 East 103d st, the limestone work; M. P. Lodge, 532 West 44th st, bluestone, and the Bogert Carlough Co., 28 Peach st, Paterson, N. J., steel and iron work. Cost about $20,000.

HALLS AND CLUBS.

ST. MARKS PL.—Samuel Sass, 32 Union sq. is preparing plans for alterations to the dance hall on St. Marks pl for Louis A. Solomon, care of architect, owner. The building is 4-stys, brick, and 25x95 ft. Cost about $10,000.

STABLES AND GARAGES.

7TH ST.—Jacob Fisher, 25 Av A, is revising plans for the 1-sty brick garage, 57x75 ft., to be erected at 300 East 7th st for Jacob Klinger & Harry Bader, 811 East 5th st, owners, who will take bids on revised plans about Jan. 12. Cost about $8,000.

STORES, OFFICES AND LOFTS.

24TH ST.—George F. Pelham, 30 East 42d st, is preparing plans for a 12-sty store and loft building, 104x93 ft., to be erected at 149-157 West 24th st for the Brolux Corporation, L. F. Staar, president, 33 Midland av, Glen Ridge, N. J., owner. Cost about $300,000.

THEATRES.

WEST HOUSTON ST.—Paul B. La Velle, 507 5th av, has completed plans for alterations to the 4-sty brick moving picture theatre, 68x76 ft., at 165-169 West Houston st for the Italian Hospital, 63d st and East River, owner. Cost about $15,000. The contract will be awarded without competition.

BROADWAY.—G. Ajello, 1 West 34th st, has completed plans for the 2-sty theatre, dance hall and office building, 200x90 ft., to be erected on the east side of Broadway, 134th to 135th sts, for the Riverside Drive Realty Co., Arlington C. Hall, secretary. The owner will handle the general contract. Cost about $150,000.

EAST HOUSTON ST.—Louis A. Sheinart, 194 Bowery, has been commissioned to prepare plans for a 1-sty moving picture theatre to be erected at East Houston st and 1st av at a cost of about $10,000. The seating capacity will be 600.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

154TH ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 5-sty brick and limestone tenement to be erected in the south side of 154th st, 100 ft. east of Courtland av, for the Benenson Realty Co., 407 East 153d st, owner, Benj. Benenson, president. Owner will handle the general contract. Cost about $45,000.

WASHINGTON AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty apartments and stores to be erected on the east side of Washington av, 161 ft. north of 169th st, to cost $40,000 each. The Til Mil Realty Co., 132 Nassau st, is the owner.

CHURCHES.

137TH ST.—A. E. Davis, 258 East 138th st, is preparing plans and will take bids on the general contract for alterations to the church at 120 East 137th st for the Bethany Presbyterian Church, F. E. Marsten, pastor, on premises. Cost about $15,000.

FACTORIES AND WAREHOUSES.

LOCUST AV.—The Production Engineering Co., 1716 Spring Garden st, Philadelphia, Pa., has completed plans for a 1-sty brick foundry, 128x90 ft., to be erected at the southeast corner of Locust av and 138th st for De La Vergne Machine Co., D. Frazer, in charge, at site. Cost about $12,000. Bids will be called for on general contract about Feb. 15.

STORES, OFFICES AND LOFTS.

CROTONA AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 1-sty brick taxpayer, 24x42 ft., to be erected on the east side of Crotona av, 119 ft. south of 183d st, for William B. Jones, care of architect, owner and builder. Cost about $4,000.

BROOK AV.—William G. I. Roeder, engineer, of the Bronx, contemplates the erection of a store and office building at the northwest corner of Brook av and 161st st from his own plans.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

COURT ST.—Benjamin Driesler, 153 Remsen st, is preparing plans for a 2-sty brick apartment house, 25x85 ft., to be erected at the foot of Court st for Justus Roeder, owner. Cost about $20,000. Bids on general contract will be received by architect about January 15.

UNION ST.—Arne, Debil & Co., 108 Fulton st, N. Y. C., are preparing plans for two 4-sty brick apartment houses to be erected at Union at and

New York av for Mrs. Catherine McAllister, care of architect, owner. Bids will be called about January 15.

BOERUM PL.—Lorenz F. J. Welher, 271 West 125th st, N. Y. C., is preparing plans for a 4-sty tenement, with stores, 25x60 ft., to be erected at the northwest corner of Boerum pl and Bergen st for James O'Connor, 127 Baldwin pl, owner and builder. Cost about $20,000.

2D ST.—Samuel Sass, 32 Union sq, N. Y. C., has nearly completed plans for a 6-sty tenement, 57x82 ft., to be erected at 359-363 South 2d st, for the South 5th Construction Co., 686 Willoughby av, owner and builder. Cost about $50,000.

SUTTER AV.—Max Hirsch, 391 Fulton st, Brooklyn, is preparing plans for two 4-sty brick tenement houses, 50x83 ft., to be erected at the corner of Sutter av and Amboy st for Louis Jaffe, 1922 Prospect pl, owner and builder. Cost about $60,000.

22D AV.—Thomas Bennett, 52d st and 3d av, has completed plans for a 4-sty brick tenement, 43x76 ft., to be erected on the east side of 22d av, 50 ft. north of Cropsey av, for Mary S. Waldron, 720 Riverside drive, N. Y. C., owner. Cost about $23,000.

62D ST.—Thomas Bennett, 52d st and 3d av, Brooklyn, is preparing plans for two 3-sty brick tenements, 20x65 ft., to be erected in 62d st, between 2d and 3d avs, for the Boyd Realty Co., 44 Court st, Brooklyn, owner. Cost, $16,000.

SCHERMERHORN ST.—Robert T. Lyons, 505 5th av, N. Y. C., is preparing plans for two 6-sty apartment houses to be erected in the north side of Schermerhorn st, near Clinton st, through to Livingston st, for Bing & Bing, 505 5th av, N. Y. C., owners and builders. Cost about $200,000.

GREENE AV.—C. Infanger, 2634 Atlantic av, is preparing plans for two 4-sty brick flats, 50x95 ft., to be erected on the south side of Greene av, 100 ft. west of Patchen av, for Henry Meyer, Schenck and Arlington avs, owner and builder. Cost about $60,000.

PITKIN AV.—C. Infanger, 2634 Atlantic av, is preparing plans for a 4-sty brick tenement, 50x90 ft., to be erected at the southeast corner of Pitkin and Howard avs for Israel Halperin, 1414 Lincoln pl, owner and builder. Cost about $30,000.

CATON AV.—C. Infanger, 2634 Atlantic av, is preparing plans for a 4-sty brick apartment house, 50x84 ft., to be erected at the southeast corner of Caton av and East 21st st for the Gingshurg Moss Realty Co., 117 Pennsylvania av, owner and builder. Cost about $30,000.

SUTTER AV.—Max Kirsch, 391 Fulton st, is preparing plans for two 4-sty brick tenement houses, 50x83 ft., to be erected at the corner of Sutter av and Amboy st for Louis Jaffe, 1922 Prospect pl, owner and builder. Cost about $60,000.

KOSCIUSKO ST.—Shampan & Shampan, 772 Bradway, Brooklyn, have completed plans for two 4-sty flats, 40x89 ft., to be erected in the south side of Kosciusko st, 150 ft. east of Throop av, to cost $65,000. The Durland Co., A. N. Bernstein, 748 Flushing av, Brooklyn, president, is the owner.

DWELLINGS.

APOLLO ST.—P. Tillion & Son, 389 Fulton st, have completed plans for four 2-sty brick residences, 19x50 ft., to be erected in the west side of Apollo st, 340 ft. north of Meeker av, for David E. Morris, Inc., 16 Bedford av, owner and builder. Cost about $18,000.

LAVONIA AV.—C. Infanger, 2634 Atlantic av, is preparing plans for seven 2-sty brick residences, 20x52 ft., to be erected at the northeast corner of Lavonia av and Warwick st for the Ashwick Building Corp., Herman Luwish, president, 493 Ashford st, owner and builder. Cost about $28,000.

80TH ST.—S. Miliman & Son, 1780 Pitkin av, have completed plans for nine 2-sty brick residences, 17x40 ft., to be erected in the north side of 80th st, 100 ft. west of 13th av, for Wm. Shapiro, 302 Glenwood av, owner and builder. Cost about $31,500.

FACTORIES AND WAREHOUSES.

NOSTRAND AV.—E. H. Janes, 124 West 45th st, N. Y. C., has completed plans for alterations to the brick storage building on the west side of Nostrand av, 132 ft. south of Flushing av, for the Arabol Manufacturing Co., 44 Nostrand av, owner, Edward Weingartner, president. Cost about $30,000.

RICHARDSON ST.—C. P. Cannella, 60 Graham av, is preparing sketches for a 5-sty brick factory, 60x80 ft., to be erected at 102-104-106 Richardson st for the estate of S. Weinstein, 100 Richardson st, owner. Cost about $18,000.

WAVERLY AV.—The Reid Ice Cream Co., 524 Waverly av, Walter Comfort, president, contemplate the erection of a 4-sty reinforced concrete ice cream manufacturing plant and garage, 75x100 ft., at 529-533 Waverly av, from plans by Voss & Lauritzen, 65 DeKalb av, architects. W. J. Weller, 524 Waverly av, is in charge for owner.

THEATRES.

GATES AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for alterations and extensions to the 1-sty brick moving picture theatre, 50x127 ft., on the south side of Gates av, 75 ft. east of Reid av, for the Campbell Amusement Co., care of architect, owner. Cost about $12,000.

Queens.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—E. Leo McCracken, Manhattan Court, College Point, L. I., has nearly completed plans for a 5-sty brick and concrete factory, 52x75 ft., to be erected at the southeast corner of Webster and 6th avs for George W. Braunsdorf, 232 East 4th st, N. Y. C., owner. Bids on general contract will be received about Jan. 15. Cost about $25,000.

LONG ISLAND CITY.—John Graham, 3030 Woodward av, Highland Park, Mich., is preparing plans for an 8-sty addition to the brick warehouse and assembly plant here for the Ford Motor Co., Henry Ford, president, Detroit, Mich., and 1723 Broadway, N. Y. C., Gaston Plaintiff, N. Y. manager. T. L. Condron Co., 53 West Jackson Boulevard, Chicago, Ill., is structural engineer. Cost about $200,000. Bids will not be called for until next spring.

HOSPITALS AND ASYLUMS.

JAMAICA, L. I.—William E. Austin, 46 West 24th st, N. Y. C., has completed plans and will soon take bids for the hospital pavilion to be erected by the city on the east side of Flushing av, 400 ft. north of Lott lane, at a cost of $125,000.

Richmond.

STORES, OFFICES AND LOFTS.

NEW BRIGHTON, S. I.—James Whitford, S Richmond terrace, St. George, has completed plans for a 4-sty brick office building, 31x80 ft., for James C. Crabtree, 29 York terrace, New Brighton, to be erected in the west side of Jay st, 170 ft. north of DeKalb st, to cost $20,000.

Nassau.

DWELLINGS.

SYOSSET, L. I.—Richardson, Barott & Richardson, 31 State st, Boston, Mass., are preparing plans and will call for bids about Jan. 15 for alterations and additions to the residence to be erected here for Miss M. L. Whitney, this place, owner.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—H. S. Rapelye, 103 South 6th av, Mt. Vernon, is preparing plans for a 2-sty brick store and flat, 25x60 ft., to be erected on the east side of 3d av, south of 1st st, for William Brown, South 4th av, owner. Cost about $6,000.

DWELLINGS.

SCARSDALE, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., is preparing sketches for a residence to be erected here for Thomas E. Wing, 14 Wall st, N. Y. C., owner.

KATONAH, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., is preparing sketches for a residence to be erected here for Miss Frances S. Mead, Lake Waccabuc, N. Y., owner.

KATONAH, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., is preparing sketches for a residence to be erected here for Mrs. Horace Brightman, Lake Waccabuc, N. Y.

YONKERS, N. Y.—Joseph W. Armstrong, 64 Colgate av, has had plans prepared for two 2½-sty frame residences, 25x30 ft., to be erected at 78 Colgate av. Cost about $3,500.

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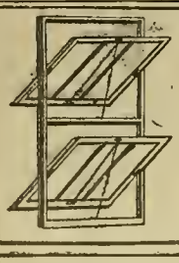
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CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

LENOX AV (Sub.).—Bunt & Son, 215 West 125th st, have received the mason contract for two 6-sty apartment houses to be erected at the northeast corner of Lenox av and Cathedral parkway for the Winston Holding Co., Abraham Weinstein, president, 18 East 108th st. Gronenberg & Leuchtag, 303 5th av, are architects. Cost about $300,000.

DWELLINGS.

ENGLEWOOD, N. J.—James L. Bried, 175 Tenafly road, Englewood, N. J., has received the general contract to erect the residence and garage, 2½-stys, 27x40 ft., here for Howard De L. McKinley, care Film Conduit Co., 102 Park av, N. Y. C. Estimated cost, $15,000. Beverly S. King, 103 Park av, N. Y. C., is architect.

HALLS AND CLUBS.

JACKSON ST.—W. L. Crow Construction Co., 103 Park av, N. Y. C., has received the general contract to erect the 3-sty brick settlement house, 35x100 ft., at the southwest corner of Jackson st and Manhattan av for the Brooklyn School Settlement Association, 148 Jackson st, May E. Marchwald, president. Beverly S. King, 103 Park av, N. Y. C., is architect. Cost about $20,000.

HOSPITALS AND ASYLUMS.

GUBNER ST.—Louis Johnson Building Co., 132 Tibbetts rd, Yonkers, N. Y., has received the general contract to erect a 2-sty brick children's home, 80x46 ft., in the east side of Gubner st, 276 ft. south of 86th st, for the Norwegian Children's Home Association, 946 52d st, Brooklyn, owner. Foster & Gade, 15 West 38th st, N. Y. C., are architects. Cost about $25,000.

MUNICIPAL WORK.

149TH ST.—James P. Rice, 149 West 35th st, has received the general contract to erect the 1-sty limestone comfort station, 22x42 ft., at the intersection of 149th st and Bergen av for the city. A. J. Thomas, Fordham rd and Webster av, is architect. Daniel Rice, 149 West 35th st, has the heating work and Patrick R. Tully, 1473 Longfellow av, plumbing. Cost about $25,000.

SCHOOLS AND COLLEGES.

HARTFORD, CONN.—A. Perlman Iron Works, Inc., 1735 West Farms rd, N. Y. City, has received the contract for the ornamental iron necessary for the new Hartford High School; Davis & Brooks, Hartford, architects; Norcross Bros., Worcester, Mass., general contractors.

LENOX AV.—A. Perlman Iron Works, Inc., 1735 West Farms rd, has received the contract for the ornamental iron necessary for the new addition to the Harlem Hospital, at Lenox av and 136th st; J. H. Friedlander, architect; L. J. Breuaen & Son, general contractors.

POUGHKEEPSIE, N. Y. (Sub.).—The Plymouth Seam Face Granite Co., 101 Park av, N. P. C., has received the contract for supplying the granite necessary for the new Art Building at Vassar College.

STORES, OFFICES AND LOFTS.

DEAN ST.—The Columbian Concrete Steel Bar Co., 110 West 40th st, N. Y. C., has received the general contract to erect a 6-sty reinforced concrete bakery, 88x90 ft., at 647-655 Dean st, Brooklyn, for the Ward Baking Co., Southern Boulevard and St. Mary's st, N. Y. C., Robert B. Ward, president. C. B. Comstock, 110 West 40th st, N. Y. C., is architect.

THEATRES.

NEWARK, N. J.—Fred G. Webber, 162 East 23d st, N. Y. C., has received the general contract to erect the office building, theatre and roof garden at 114-116 Market st, from plans by W. W. Johnson, 105 West 40th st, N. Y. C. Office building will measure 34x100 ft., theatre 80x153 ft., with a seating capacity of 4,500. F. F. Proctor, 88 Park pl, Newark, is owner.

MISCELLANEOUS.

BROOKLYN.—F. W. Burham, 30 East 42d st, N. Y. C., has received the general contract to erect section 2 of the railroad connections at Lutheran Cemetery and Myrtle av for the New York Municipal Railway Corporation, subsidiary of Brooklyn Rapid Transit R. R. Co., 85 Clinton st, T. S. Williams, president. Cost about $140,000.

MANHATTAN.—The Supreme Court having declined to order the Public Service Commissioner to allow the Thomas J. Buckley ngineering Co. to change the figures in its bid, the Commission on Tuesday awarded the contract for Section 2 of Routes 4 and 38, the 7th av subway in Manhattan, to the Degnon Contracting Co. for $3,059,532. This section lies in Greenwich st, West Broadway and Varick st, between Vesey and Beach sts.

CHICAGO, ILL. (Sub.).—The Rock Island Lines, C. A. Morse, chief engineer, Robert H. Ford, engineer of track elevation, has awarded contract to the Raymond Concrete Pile Co., of New York and Chicago, for approximately 200,000 lineal feet of piling for foundation of retaining walls, abutments, etc., in connection with their track elevation work in Chicago. The Spokane, Portland & Seattle Railway Co., Alex. M. Lupfer, chief engineer, has adopted Raymond Concrete Piles for foundations of abutments near Cooks, Wash.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

CHERRY ST, 505-511, 5-sty brick warehouse, 100x100; cost, $25,000; owner, Edith M. K. Wetmore, Washington, D. C.; architect, Frank H. Quinby, 99 Nassau st. Plan No. 103.

STORES, OFFICES AND LOFTS.

24TH ST, 149-157 West, 12-sty brick stores and lofts, 104x93; cost, $300,000; owners, Brolux Corpn., Louis F. Staar, president, 33 Midland av, Glen Ridge, N. J.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 5.

BROADWAY, 2148-2156, brick stores and showroom, 107x123; cost, $175,000; owner, Amos Pinchot, 60 Broadway; architect, Walter Haefeli, 245 West 55th st. Plan No. 4.

STORES AND TENEMENTS.

111TH ST, 40-44 West, two 5-sty brick tenements, 87x59; cost, $150,000; owner, 111th St. Const. Corp, 132 Nassau st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2.

RIVERSIDE DRIVE, 780, 10-sty brick apartment, 99x112; cost, $600,000; owners, Strathcona Construction Co., 48 St. Nicholas pl; architects, Geo. & Edward Blum, 505 5th av. Plan No. 7.

MISCELLANEOUS.

131ST ST, 620 West, 1-sty brick dairy, 24x99; cost, $3,000; owners, Thompson Bros., Inc., 42 West 142d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 6.

Bronx.

DWELLINGS.

HILL AV, e s, 350 s Randall av, 2½-sty frame dwelling, slate roof, 21x44; cost, $5,000; owner, Gottfried Nilson, 3938 Hill av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 9.

FACTORIES AND WAREHOUSES.

177TH ST, n e cor Davidson av, 1-sty brick storage, tin roof, 9.6x19; cost, $500; owner, John Massimino, 17 West 177th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 6.

HOFFMAN ST, e s, 300.10 n 184th st, 1-sty brick shop, tin roof, 20x45; cost, $1,500; owner, Dominick Carmazzarro, 2361 Hoffman st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 10.

178TH ST, s s, 80 w 3d av, 2-sty brick storage, slag roof, 25x100; cost, $8,000; owner, L. N. Levy, 128 Broadway; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 8.

BASSETT AV, w s, 346.7 n Saratoga av, 1-sty brick storage, rubber roof, 47x95; cost, $4,000; owner, Borea Contracting Co., Wm. Borea, 2875 Broadway, Pres.; architect, Jocelyn S. S. Morales, 130 Post av. Plan No. 14.

DAVIDSON AV, n e cor Fordham rd, 1-sty frame shop, 15x30; cost, $200; lessee and architect, G. H. Crozier, 2408 Creston av. Plan No. 13.

PARK AV, n w cor 189th st, 1-sty brick shop, 15x12; cost, $150; owner, Anthony F. Koeble, 788 Riverside drive; architect, Edmund F. Stratton, 4745 Park av. Plan No. 16.

STORES AND DWELLINGS.

INTERVALE AV, e s, 150.08 n Westchester av, 1-sty frame store and dwelling, slag roof, 50x75; cost, $12,000; owner, Chas. H. Deshler, 391 East 149th st; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 15.

STORES AND TENEMENTS.

BOSCOBEL AV, s w cor Shakespeare av, 5-sty brick tenement, tar and gravel roof, 116.1x73.10; cost, $45,000; owner, Boscobel Bldg Co., Henry Gundlach, 441 Tremont av, Pres.; architect, Frederick Jaeger, 441 Tremont av. Plan No. 2.

PROSPECT AV, w s, 20 s 179th st, 1-sty frame stores, tar and gravel roof, 60x42; cost, $3,000; owner, Felix Amabile, 202 West 128th st; architect, Edwin C. Georgi, Woodhaven, L. I. Plan No. 5.

PROSPECT AV, w s, from 166th to 167th st, five 6-sty brick tenements, tin roof, 40x87, 40x90; cost, $220,000; owner, Angel Const. Co., Carmine Cioffi, 1228 Hoe av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 3.

SOUTHERN BOULEVARD, e s, 25 s Jennings st, 2-sty brick stores and nicolette, slag roof, 42.8x100; cost, $80,000; owner, Mondschein & Co., E. Reich, 53 1st av, Pres.; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 4.

WEBSTER AV, w s, 1,670.6 n 168th st, three 6-sty brick tenements, slag roof, 41x66.8, 43x66.8; cost, $125,000; owner, Ludwig Sikora, 8 9th av; architect, John H. Friend, 148 Alexander av. Plan No. 1.

187TH ST, n s, 95 e Prospect av, 5-sty brick tenement, tin roof, 32.70x86.82; cost, $30,000; owner, Frank Stola, 1123 Broadway; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 11.

ARTHUR AV, w s, 39.83 s 187th st, 2-sty brick store, tin roof, 25x51.2; cost $6,000; owner, M. Iodice, 2389 Arthur av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 7.

CROTONA AV, e s, 119.11 s 183d st, 1-sty brick stores, tin roof, 24.10x42.02; cost, $1,500; owner, Wm. B. Jones, 817 East 187th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 12.

Brooklyn.

DWELLINGS.

PARK PL, s s, 132 e Utica av, nine 2-sty brick dwellings, 18x43, gravel roof, 1 family each; total cost, $22,500; owner, Simar Realty Co., 321 Williams av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5.

EAST 13TH ST, e s, 360 s Av U, 2-sty frame dwelling, 21x34, shingle roof, 1 family; cost, $2,800; owner, Michael Foley, 2247 Homecrest av; architect, same. Plan No. 12.

MERMAID AV, s s, 40 w W 25th st, 2-sty frame dwelling, 20x23, tar roof, 2 families; cost, $1,800; owner, Chas. Roddico, 517 St Marks av; architect, G. H. Suess, 2966 West 29th st. Plan No. 27.

LINWOOD ST, w s, 250 s Blake av, five 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $15,000; owner, Harry Druss, 504 Hendrix st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 38.

HENDRIX ST, e s, 140 s Dumont av, nine 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $49,500; owners, Hadrian Realty Co., 680 Hendrix st; architect, Jas. S. Millman, 1780 Pitkin av. Plan No. 52.

EAST 15TH ST, e s, 200 n Av I, two 2-sty frame dwellings, 18x55.2, gravel roof, 2 families each; total cost, $7,000; owner, Geo. Bauer, 2746 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 72.

80TH ST, n s, 100 w 13th av, nine 2-sty brick dwellings, 17.9x40, slag roof, 1 family each; total cost, $31,500; owner, Wm. Shapiro, 302 Glenmore av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 54.

FACTORIES AND WAREHOUSES.

BOERUM ST, s s, 124.7 w White st, 3-sty brick storage, 75x75, gravel roof; cost, $5,000; owner, Harry Gerofsky, 250 Boerum st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4.

WYTHE AV, n e cor North 11th st, 1-sty brick water storage, 37x33, concrete roof; cost, $3,800; owner, Hecla Iron Works, — North 11th st; architect, Wm. M. Forrance, 63 Sanford st, East Orange, N. J. Plan No. 87.

HOSPITALS AND ASYLUMS.

HENRY ST, s w cor Pacific st, 5-sty brick hospital, 36.10x208.8, tile roof; cost, $200,000; owner, Long Island College Hospital, on premises; architect, Wm. Higginson, 21 Park row. Plan No. 36.

STABLES AND GARAGES.

SOUTH ST, s w cor Hewes st, 1-sty brick garage, 20x32, gravel roof; cost, $700; owner, Isaac Rokeach & Sons, 420 South 4th st; architect, H. M. Entlich, 29 Montrose av. Plan No. 26.

47TH ST, n s, 100 w 3d av, 1-sty brick stable, 40x100, gravel roof; cost, $4,000; owner, Jas. Guacalone, 272 46th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 78.

STORES AND DWELLINGS.

SURF AV, n s, 57.7 w West 30th st, 1-sty frame store and dwelling, 20x60.9, gravel roof, 1 family; cost, $1,850; owner, Adolf Eisman, Surf av and West 25th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 64.

STORES AND TENEMENTS.

LIVONIA AV, n w cor Rockaway av, 4-sty brick store and tenement, 50x90, slag roof, 19 families; cost, $30,000; owner, Mandel Realty Co., 455 Sackman st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 11.

HAVEMEYER ST, e s, 50 s Hope st, 6-sty brick tenement, 50x87, gravel roof, 24 families; cost, $40,000; owner, Havemeyer Constn. Co., 1104 Broadway; architects, Farber & Markwitz, 189 Montague st. Plan No. 23.

HAVEMEYER ST, s e cor Hope st, 6-sty brick tenement, 50x89, gravel roof, 30 families; cost, $45,000; owner, Havemeyer Constn. Co., 1104 Broadway; architects, Farber & Markwitz, 189 Montague st. Plan No. 24.

WATKINS ST, s w cor Hegeman av, 3-sty brick store and dwelling, 20x52, 2 families; cost, $5,000; owner, Abe Kabakam, 251 Christopher av; architect, Morris Rothstein, 627 Sutter av. Plan No. 41.

MONROE ST, n s, 125 w Throop av, 4-sty brick tenement, 50x85, gravel roof, 16 families; cost, $25,000; owner, Lanoor Realty Co., 539 Greene av; architects, Cohn Bros., 361 Stone av. Plan No. 46.

POWELL ST, e s, 150 s Livonia av, two 4-sty brick tenements, 50x89, slag roof, 20 families each; total cost, $25,000; owners, Powell River Co., 437 Sackman st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 71.

PITKIN AV, s s, 50 w Junius st, 4-sty brick tenement, 50x89, slag roof, 21 families; cost, $25,000; owner, Morris Koppleman, 1142 Eastern Parkway; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 66.

BAY 25TH ST, w s, 220 s 86th st, 4-sty brick tenement, 60x75.8, slag roof, 16 families; cost, $40,000; owner, Sharon Const. Co., 8639 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 88.

BATH AV, n e cor Bay 7th st, 3-sty brick tenement, 19.4x84, slag roof, 6 families; cost, $10,000; owner, Asher Dann, 5210 12th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 89.

BUSHWICK AV, w s, 50 s Moore st, 1-sty brick store, 26x75, tar roof; cost, $4,000; owner, Jacob Zirinsky, 641 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 85.

THEATRES.

CHAUNCEY ST, n s, 132 w Broadway, 1-sty brick theatre, 133x32.10, concrete roof; cost, $30,000; owner, Julius Hilder, Hotel Astor; architect, John C. Wandell, 4-5 Court sq. Plan No. 37.

MISCELLANEOUS.

ST MARKS AV, n s, 175 e Underhill av, 4-sty brick tank, 12x27.1, rubberoid roof; cost, $2,100; owner, Sophie F. Davis, 315 St. Marks av; architects, The Rusling Co., 39 Cortlandt st, New York. Plan No. 69.

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Plans Filed (Continued).

Queens.

DWELLINGS.

ARVERNE.—Amstel boulevard, n s, 60 w Gaston av, four 2-sty frame dwellings, 20x59, shingle roof, 2 families; cost, $7,000; owner, Peter Tessler, Arverne; architect, E. F. Cojean, Arverne. Plan Nos. 3 and 4.

BAYSIDE.—Bismark av, e s, 40 s Warhurton av, 2½-sty frame dwelling, 23x28, shingle roof, 1 family, steam heat; cost, $3,500; owners, Wilson & Strongren, 143 East 45th st, N. Y. C.; architect, C. L. Varrone, Corona av, Corona. Plan No. 3769.

COLLEGE POINT.—Washington av, e s, 300 s Broadway, two 2-sty frame dwellings, 32x34, tin roof, 2 families; cost, $6,000; owner, John Franzese, College Point; architect, Wm. A. Finn, Jamaica. Plan No. 3767.

CORONA.—Flushing rd, s s, 40 w National av, 2½-sty frame dwelling, 20x48, shingle roof, 1 family, hot water heat; cost, $4,500; owner, Carrie O'Neill, Flushing rd, East Elmhurst; architect, Wm. E. Helm, 13½ W. Jackson av, Corona. Plan No. 3754.

ROCKAWAY BEACH.—Thetis av, e s, 386 s Boulevard, ten 1-sty frame dwellings, 14x27, shingle roof, 1 family; cost, $3,500; owner, Ed. J. Sullivan, 800 Broadway, Flushing; architect, John A. Lasher, 27 Beach 116th st, Rockaway Beach. Plan Nos. 3756 to 3765.

ROSEDALE.—Maple av, n w cor Florence av, 1½-sty brick dwelling, 20x40, slag roof; cost, $1,400; owner, B. Geurino, 16 West 15th st, N. Y. C.; architect, T. Verina, 168 New York av, Jamaica. Plan No. 2.

BAYSIDE.—Chambers st, w s, 65 n Warhurton av, 2½-sty frame dwelling, 22x33, shingle roof, 1 family; cost, $3,000; steam heat; owner, E. Guilfoy, 4 Shipley st, Woodhaven; architect, S. Guilfoy, 4 Shipley st, Woodhaven. Plan No. 12.

CORONA.—Benjamin st, e s, 225 n Shell rd, two 2-sty frame dwellings, 17x35, shingle roof, 1 family, steam heat; cost, $3,600; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 8.

GLENDALE.—Delta pl, w s, 375 s Myrtle av, 2-sty brick dwelling, 18x52, slag roof, 2 families; cost, $3,500; owner, Jacob Blank & Son, 1019 Bushwick av, Brooklyn; architect, Wm. Dehus, 86 Cedar st, Brooklyn. Plan No. 7.

WOODHAVEN.—Ferris st, n s, 90 e Manor av, 2½-sty frame dwelling, 22x40, shingle roof, 1 family, steam heat; cost, $7,000; owner and architect, H. Peterson, Richmond Hill. Plan No. 13.

ARVERNE.—Rockaway av, w s, 1,160 n Boulevard, five 1-sty frame bungalows, 14x35, shingle roof, 1 family; cost, $4,000; owner, Wm. A. Reinhardt, Inwood, L. I.; architect, A. D. Hough, Arverne. Plan Nos. 23 to 27.

CORONA.—McKinley av, w s, 50 s Rapelje av 2-sty frame dwellings, 32x20, tin roof, 2 families; cost, $1,500; owner, Anthony Lagriga, Rapelje av, Corona; architect, C. L. Verrone, Corona av, Corona. Plan No. 21.

FOREST HILLS.—Whitson av, n s, 245 from Ascan av, 2½-sty concrete dwelling, 83x39, tile roof, 1 family; cost, $22,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 28.

ROCKAWAY PARK.—Newport av, s s, 60 e 7th av, 2½-sty frame dwelling, 25x34, shingle roof, 1 family, steam heat; cost, $5,000; owner, Vita Contessa, 9 Newport av, Rockaway Park; architect, Wm. McKenzie, 70 West End av, Rockaway Park. Plan No. 18.

ARVERNE.—Rockaway av, w s, 1260 n Boulevard, five 1-sty frame bungalows, 14x35, shingle roof, 1 family; cost, $4,000; owners, Hough & Reinhart, Inwood, L. I.; architects, owners. Plan Nos. 31 to 35.

ELMHURST.—Corona av, s s, 57 w Toledo av, two 2-sty frame dwellings, 22x61, tin roof, 2 families; cost, $7,000; owner, Thomas Daly, 39th st, Corona; architect, Robert Johnson, 60 Grove st, Corona. Plan No. 36.

QUEENS.—Euclid av, e s, 300 s Hollis av, 2-sty frame dwelling, 25x27, shingle roof, 1 family; cost, $4,200; owner, May McKeoh, Hollis; architect, Thos. F. McKeon, Hollis. Plan No. 41.

WOODHAVEN.—Hopkington av, s w cor Grafton av, four 2-sty frame dwellings, 17x37, tin roof, 1 family; cost, $8,000; owner, Vitaline Lambert, 2296 Clinton av, Woodhaven; architect, Jos. Monda, 372 Broome st, N. Y. C. Plan Nos. 37 to 40.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Webster av, n e cor 6th av, 5-sty brick factory, 50x75, slag roof; cost, $25,000; owner, Geo. W. Braunsdorf, 232 East 43d st, N. Y. C.; architect, E. Leo McCracken, Manhattan court, College Point. Plan No. 3755.

RICHMOND HILL.—Vine st, w s, —, 1-sty brick factory, 25x52, paroid roof; cost, $1,200; owner, Kerner-Williams Stamping Co., Vine st, Richmond Hill; architects, Nelson & Bosewath, Richmond Hill. Plan No. 14.

L. I. CITY.—Pierce av, n w cor 8th av, 1-sty brick shop, 20x29, tin roof; cost, $1,100; owner, N. Y. Telephone Co., Cortlandt st, N. Y. C.; architect, J. F. Simpson, Essex Building, Newark, N. J. Plan No. 22.

STABLES AND GARAGES.

RICHMOND HILL.—Briggs av, e s, 180 n Ridgewood av, 1-sty frame garage, 14x18 shingle roof; cost, $125; owner, W. F. Sticklen, 679 Briggs av, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 15.

STORES AND DWELLINGS.

L. I. CITY.—Jamaica av, s e cor Hopkins av, 2-sty brick store and dwelling, 39x28, tar and gravel roof; cost, $3,500; owner, Elias Mitzherg, premises; architect, John Boese, Queens Plaza Court, Bridge Plaza, L. I. City. Plan No. 16.

L. I. CITY.—Pearsall st, s s, 100 e Starr av, two 3-sty brick store and dwellings, 25x88, tin roof, 12 families; cost, $20,000; owner, Louis Lahanowski, 65 Pearsall st, L. I. City; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 42.

L. I. CITY.—William st, w s, 125 s Wilbur av, 3-sty brick store and dwelling, 25x40, tar and gravel roof, 2 families, steam heat; cost, $5,000; owner, Elizabeth Costello, E 61st st nr 2d av, N. Y. C.; architect, Peter Connolly, Bayside. Plan No. 29.

STORES AND TENEMENTS.

L. I. CITY.—Steinway av, w s, 125 n Grand av, 2-sty brick tenement, 30x70, slag roof, 4 families; cost, $6,700; owner, Chas. Hilder, 447 10th av, L. I. City; architect, Val Schiller, 391 10th av, L. I. City. Plan No. 1.

L. I. CITY.—Jamaica av, n w cor Sherman st, 4-sty brick tenemeut, 45x90, slag roof, 19 families; cost, $30,000; owner, Hellemita Construction Co., Queens Plaza Court, Bridge Plaza, L. I. City; architect, Frank Chmelik, 796 3d av, L. I. City. Plan No. 6.

THEATRES.

CORONA.—Jackson av, s s, 40 e 49th st, 3-sty brick moving picture and dwelling, 30x50, slag roof, 2 families; cost, $13,000; owner, A. Duppler, Bay 2d st, East Elmhurst; architect, L. Wise, New Rochelle, N. Y. Plan No. 3768.

MISCELLANEOUS.

CORONA.—Corona av, s w cor Bakus st, 1-sty frame shed, 11x11, tin roof; cost, $75; owner, Mr. Glantz, 100 Corona av, Corona. Plan No. 3766.

FLUSHING.—Boerum av, 70, 1-sty frame shed, 22x12, gravel roof; cost, $25; owner, John Marchette, on premises. Plan No. 3753.

FOREST HILLS.—Metropolitan av, cor Union turnpike, 2-sty frame pavilion, 96x51, slag roof; cost, $25,000; owner, Wm. Ulmer Brewing Co., 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 11.

L. I. CITY.—Jackson av, n s, from 5th to 6th av, frame sign-board, 191x12; cost, $150; and Jackson av, n s, from 7th to 8th avs, frame sign-board, 238x12; cost, $175; owners, Disosway & Fisher, 1075 3d av, N. Y. C. Plan Nos. 9 & 10.

MASPETH.—Maurice av, n s, 480 e Astoria rd, 1-sty frame milk house 24x16, tin roof; cost, $900; owner, Morris Mintzer, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 5.

FLUSHING.—Colden av, 21, frame coop, 10x10, paper roof; cost, $75; owner, A. L. Thorn, on premises. Plan No. 19.

WOODSIDE.—Burroughs av, w s, 261 n Thompson av, 1-sty frame subway shelter, 10x16; cost, $100; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 17.

MIDDLE VILLAGE.—Fresh Pond Road, 1900 e Cemetery Line, 1-sty brick dispatcher's office, 35x69; slate roof; cost, $15,000; owner, Brooklyn City R. R. Co., 44 Court st, Brooklyn; architect, owner. Plan No. 30.

Richmond.

DWELLINGS.

HUDSON ST, w s, 150 n 1st av, New Brighton, 2-sty frame dwelling, 20x37; cost, $3,100; owner and builder, Jacob Cohen, New Brighton; architect, Henry F. Comtois, New Brighton. Plan No. 887.

ELM AV, e s, 100 n 3d st, Grant City, two 1-sty frame bungalows, 10x20; total cost, $300; owner, Blanche Lesourd, 377 E 157th st, N. Y. C.; builder, A. Alverson, Grant City. Plan No. 886.

HAMILTON AV, and LOW TERRACE, sec, New Brighton, 2-sty frame dwelling, 34x26; cost, $4,500; owner, F. P. Danzilio, New Brighton; architect and builder, John P. From, Port Richmond. Plan No. 889.

MANOR RD, w s, 300 s Tonteneo st, West New Brighton, two 2-sty frame dwellings, 20x30; total cost, $5,000; owner, architect and builder, Julius Di Roche, Great Kills. Plan No. 893.

WESTERVELT AV, w s, near Crescent av, New Brighton, 2-sty frame dwelling, 22x48; cost, $4,500; owner, V. Vinter, New Brighton; architect and builder, John P. From, Pt. Richmond. Plan No. 890.

STABLES AND GARAGES.

MURRAY ST, s w cor and Amboy rd, Tottenville, 1-sty frame garage, 12x20; cost, $125; owner, Fred Pito, Tottenville; builder, John Myer, Tottenville. Plan No. 888.

ST. MARY'S AV, s s, 175 e Fletcher st, Rosebank, 1-sty frame stable, 13x12; cost, $40; owner Nicholas Marone, Rosebank; builder, Louis Farina, Rosebank. Plan No. 1.

STORES, OFFICES AND LOFTS.

JAY ST, w s, 170 n DeKalb st, New Brighton, 4-sty brick offices, 31x80; cost, $20,000; owner and builder, Jas. C. Crahtree, New Brighton; architect, Jas. Whitford, New Brighton. Plan No. 892.

MISCELLANEOUS.

JEWITT AV, e s, 300 n Castleton av, West New Brighton, 1-sty brick ice plant, 25x100; cost, $2,000; owner, North Shore Ice Co., Inc., Pt. Richmond; architect, John Davies, Tompkinsville; builder, C. Kasharsky, New Brighton. Plan No. 891.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST, 18, new floors to 4-sty brick cafe; cost, $1,000; owners, Henry K. S. Williamse et al, 220 11th av; architect, Vincent S. Todaro, 5 West 31st st. Plan No. 31.

CATHERINE ST, 15, alterations to 5-sty brick tenement; cost, $500; owner, Frank D White, Larchmont, N. Y.; architects, Nast & Springsteen, 21 West 45th st. Plan No. 48.

EAST BROADWAY, 61, remove partition to 5-sty brick tenement; cost, $30; owner, Rebecca Samilson, 71 East 96th st; architect, Max Muller, 115 Nassau st. Plan No. 26.

GRAND ST, 274-276, masonry to 4-sty brick store and restaurant; cost, $500; owner, Adolph Lorber, 276 Grand st; architect, Emery Roth, 507 5th av. Plan No. 40.

HUDSON ST, 659-685, water tank to 5-sty brick offices, lofts and stores; cost, $135; owner, estate of Stephen Philbin, 155 West 14th st; architect, Chas. Sheres, 882 Kelly st. Plan No. 32.

NEW CHAMBERS ST, 7-11, new store fronts to 6-sty brick store and lofts; cost, $850; owner, Hattie G. Toomey, 261 Bway; architect, Cornelius S. Morrell, 59 Ann st. Plan No. 17.

NEW CHAMBERS ST, 16, reset store front to 4-sty brick factory; cost, $250; owner, Sarah Simpson, 2316 Creston av; architect, Pericles Xenakis, 48 New Bowery. Plan No. 46.

RIVINGTON ST, 148, alterations to 6-sty brick store and tenement; cost, $200; owner, Max Jacobs, 192 Houston st; architect, Jacob Fisher, 25 Av A. Plan No. 47.

ROSE ST, 53, rear extension to 5-sty brick store and lofts; cost, $2,000; owner, Thos. E. Greagen, 200 Broadway; architects, Dodge & Morrison, 135 Front st. Plan No. 44.

STANTON ST, 12, new doors and partition to 5-sty brick stores and tenement; cost, $200; owner, Salvatore Raineri, 316 Mott st; architect, Fuciaus Pisciotta, 391 East 149th st. Plan No. 55.

SUFFOLK ST, 45-51, extensions to 2-sty brick post office sub-station B; cost, $10,000; owner, Louis Montheim, 1310 Boston rd; architect, S. S. Sugar, 140 West 42d st. Plan No. 34.

WALL ST, 34-36, rear extension, 33x8, to 8-sty brick offices; cost, $4,000; owner, Neptune Realty Co., Adrian Iselin, Jr., Pres., 36 Wall st; architect, Fred H. Seeler, 1835 67th st, Brooklyn. Plan No. 64.

1ST ST, 49-51 East, new stores to 6-sty brick loft; cost, $350; owner, Chas. A. King, 339 Convent av; architect, Geo. L. Hawkins, 27 East 22d st. Plan No. 35.

10TH ST, 287 West, extension in height to 7-sty, brick brewery; cost, $5,000; owners Beadleston & Woertz, 287 West 10th st; architect, Samuel Katz, 1 Madison av. Plan No. 22.

18TH ST, 19-23 West, new partitions to 11-sty brick store, offices and lofts; cost, $1,500; owner, George Stugard, 299 Broadway; architect, Richard Robl, 128 Bible House. Plan No. 49.

18TH ST, 15-17 West, sprinkler tanks to 10-sty brick store and lofts; cost, $2,520; owners, Estate of John A. Pierce, 91 William st; architects, The Kusling Co., 39 Cortlandt st. Plan No. 53.

23D ST, 204-208 East, masonry and steel to 6-sty brick factory; cost, $1,500; owner, Frederick W. Seybel, 319 West 82d st; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 36.

32D ST, 29-35 West, new windows to 12-sty brick store, lofts and offices; cost, $400; owner, Emily B. Hopkins, 1 East 56th st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 28.

43D ST, 217-229 West, new partitions to 11-sty brick warehouse; cost, $1,000; owners, New York Times Bldg. Co., 217 West 43d st; architects, Buchman & Fox, 30 East 42d st. Plan No. 16.

45TH ST, 150 West, alterations to 4-sty brick stores and dwelling; cost, $300; owners Ess & Eff Realty Co., 122 East 25th st; architect, Morris Schwartz, 194 Bowery. Plan No. 38.

45TH ST, 119-21 West, alteration from garage to 3-sty brick cafe; cost, $10,000; owner, Frank N. Riley, 114 Nassau st; architect, Christian Bauer, Jr., 651 Leonard st, Brooklyn. Plan No. 56.

55TH ST, 405-409 East, new stairs and vault to 4-sty brick office, dwelling and storage; cost $1,000; owners, Peter Doelger Brewing Co., 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 15.

55TH ST, 242-244 East, new plumbing to 4-sty brick tenement; cost, $250; owner, Mary Ford, 171 3d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 11.

59TH ST, 338 East, garbage chute to 6-sty brick factory; cost, $100; owners, Estate of J. B. Bloomingdale, 78 5th av; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 21.

68TH ST, 78 West, masonry to 5-sty brick stores and tenement; cost, $25; owner, Anna T. E. Kirtland, care of A. D. Palmer, 100 Broadway; architect, Wm. E. Young, 1931 Broadway. Plan No. 50.

95TH ST, 53-55 East, brick wall to 6-sty brick apartments; cost, $500; owners, Harris Mandlebaum et al, 135 Broadway; architect, Raphael Prager, 129 East 74th st. Plan No. 9.

100TH ST, 219 West, new stores to 5-sty brick stores and tenement; cost $2,500; owner, Leopold Barzaghi, 130 West 77th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 57.

103D ST, 211-215 West, sky sign to 2-sty brick stores and offices; cost, $450; owner, Mayfield Const. Co., 50 Church st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 29.

116TH ST, 156 East, new store fronts to 3-sty brick stores and dwelling; cost, $3,000; owner, Donato M. Cefola, 2207 1st av; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 13.

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Plans Filed—Alterations—Manhattan (Contin'd)

121ST ST, 213 East, masonry and new partition to 4-sty brick stable and storage; cost, $225; owner, Edward Callan, 2211-2217 3d av; architect, Wm. Sommerville, 317 East 122d st. Plan No. 41.

126TH ST, 253 East, masonry and new partitions to 6-sty brick tenement; cost, $1,000; owner, Henry Jackson, 106 Lexington av; architect, Jacob Felson, 100 West 142d st. Plan No. 42.

131ST ST, 701 West, sky-sign to 7-sty brick storage and warehouse; cost, $200; owners, Conron Bros. Co., 131st st and 12th av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 20.

146TH ST, 554 West, new door and fire-escapes to 2-sty brick stores, offices and meeting rooms; cost, $200; owner, Mary J. Cunningham, 119 West 116th st; architect, Wm. A. Kenney, 420 West 259th st. Plan No. 69.

AMSTERDAM AV, 388-394, new store front to 7-sty brick stores and tenement; cost, $65; owner, Maurice Aron, 11 Clairmont av, Mt. Vernon; architect, Raffael J. Wolkenstein, 1876 Belmont av, Plan No. 62.

AMSTERDAM AV, 2128, masonry and new partition to 2-sty brick moving picture theatre; cost, $100; owner, Henry A. Brann, 2122 Amsterdam av; architect, Wm. Gray, 237 West 37th st. Plan No. 63.

BROADWAY, 1819-1821, new cellar to 2-sty brick store and loft; cost, $5,000; owner, Amos F. Eno, 13 South William st; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 10.

BROADWAY, 3560-3568, masonry and new partitions to 3-sty brick stores and offices and dance hall; cost, $500; owner, Bradhurst Amusement & Bldg Co., 47th st and Broadway; architect, Geo. Keister, 56 West 45th st. Plan No. 43.

BROADWAY, 573-5, 6,000-gallon tank to 6-sty brick store and lofts; cost, $400; owner, Wm. Waldorf Astor, 21 West 26th st; architect, Clarence L. Sefert, 110 West 40th st. Plan No. 59.

BROADWAY, 1368-1370, sky sign to 4-sty brick stores and offices; cost, $250; owner, Estate of Robt. Hoe, Fred. H. Crane, exr., 504 Grand st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 66.

BROADWAY, w s, opposite 216th st, rear extension, 34x60, to 1-sty brick garage; cost, $5,000; owner, Thomas Dwyer, 216th st and Broadway; architect, V. J. Clirehugh, 126 West 104th st. Plan No. 61.

COLUMBUS AV, 815, new partition to 5-sty brick store and tenement; cost, $500; owner, Minna Bogner, 815 Columbus av; architect, Geo. Dress, 1436 Lexington av. Plan No. 51.

MADISON AV, 1747, new store front to 5-sty brick stores and tenement; cost, $330; owner, Henry Michaelis, 615 Lexington av; architect, Chas. Gens, 158 7th av. Plan No. 19.

PARK AV, 103, extend smokestack to 12-sty brick offices; cost, $1,950; owners, The 103 Park Av. Co., 103 Park av; architect, Frank J. Wiesner, 601 West 26th st. Plan No. 58.

1ST AV, 2329-2331, side extension to 2, 4 and 5-sty brick stores and tenement; cost, $400; owner, Angelina Ansalone, 2264 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 23.

1ST AV, 765, new partition and plumbing fixtures to 5-sty brick store and tenement; cost, $500; owner, Peter Doelger Brewing Co., 401 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 68.

2D AV, 822, new partition and window to 4-sty brick tenement; cost, $1,000; owners, Theo. Obermeyer et al, Noll st, Brooklyn; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 65.

3D AV, 2126, remove partitions to 4-sty brick store and dwelling; cost, $400; owner, S. Chas. Welsh, 256 Broadway; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 14.

3D AV, 2126, remove partitions to 4-sty brick stores and dwelling; cost, $400; owner, S Chas. Welsh, 256 Broadway; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 39.

3D AV, 2050, alterations to 4-sty brick store and tenement; cost, $500; owner, Grace M. Fitzpatrick, 2050 3d av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 60.

5TH AV, 84-90, alterations to 11-sty brick lofts; cost, $80; owner, Leon Mailraison, 46 Wall st; architects, Borgenicht, Karnrelch & Co., 1475 52d st, Brooklyn. Plan No. 37.

5TH AV, 425-427, new store front and balcony to 5-sty brick store and offices; cost, $5,000; owner, Ella A. Siebrecht, New Rochelle, N. Y.; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 30.

6TH AV, 638, alterations to 3-sty brick offices; cost, $100; owner, Solomon May, 638 6th av; architect, Clinton V. McCraney, 755 7th av. Plan No. 27.

6TH AV, 683, new plumbing to 5-sty brick moving pictures and offices; cost, $200; owner, Robert Currie, 690 6th av; architect, Samuel Levingson, 39 West 38th st. Plan No. 18.

7TH AV, 291-293, new windows and metal sash to 10-sty brick stores and lofts; cost, $300; owner, Jacob Werner, 25 Broad st; architect, Frank F. Fellner, 413 Caton av, Brooklyn. Plan No. 24.

7TH AV, 1890-94, masonry and new partition to 6-sty brick stores and tenement; cost, $50; owner, Julius Weinstein, 1890 7th av; architect, Fred. S. Schlesinger, 560 East 158th st. Plan No. 54.

8TH AV, 490, new door to 2-sty brick moving picture theatre and loft; cost, $150; owner, Howard R Hanser, Produce Exchange Building; architect, Wm. Gray, 237 West 37th st. Plan No. 25.

8TH AV, 289, new partition to 3-sty brick lofts and moving picture house; cost, $100; owners, Irving S. Shaw et al, 2 Rector st; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 34.

8TH AV, 2355, new store front to 5-sty brick store and tenement; cost, $300; owners, Jno. C. Bremer et al, 797 8th av; architect, A. T. Fowler, 117 West 83d st. Plan No. 45.

8TH AV, 2148, iron stairway to 5-sty brick stores and tenement; cost, $800; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 67.

11TH AV, 425-435, 1-sty rear extension to 5-sty brick storage and offices; cost, $1,000; owners, N. Y. C. & H. R. R. R. Co., Grand Central Terminal; architect, Richard Rohl, 128 Bible House. Plan No. 12.

11TH AV, 854-60, fireproof room to 4-sty brick laboratory; cost, $500; owner, Louis C. Jandorf, 342 West 86th st; architect, E. L. Haynes, 501 5th av. Plan No. 52.

Bronx.

BRISTOW ST, n w cor Jennings st, new partitions, new toilets to 1-sty brick stores; cost, $500; owner, Aloes L. Ernst, 170 Broadway; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 6.

142D ST, s s, 9.04 w Morris av, new brick side wall to 1-sty frame stable; cost, $400; owner and architect, Jas. Dowds, Inc., 266 East 142d st. Plan No. 8.

145TH ST, 452 East, new girders, new posts, &c., to 2-sty frame dwelling; cost, $500; owner, Jas. S. Bryant, 391 East 149th st; architects, Arthur Arctander Co., 391 East 149th st. Plan No. 2.

165TH ST, 942 East, new story of brick built under and 1-sty frame extension, 12x22, to 2-sty frame store and dwelling; cost, $2,500; owner, Morris Flasterstein, 1078 So. Boulevard; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 1.

177TH ST, 15 West, 1-sty brick extension, 10x40, to 3-sty brick dwelling and storage; cost, $600; owner, John Massimino, 17 West 177th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 3.

CHATTERTON AV, s s, 165 e Olmstead av, new toilet, new partitions to 2-sty brick dwelling; cost, $250; owner, Albert Hoeppler, 2118 Chatterton av; architect, John Schwalbenberg, 2060 Westchester av. Plan No. 9.

FOREST AV, 727-729, new dumbwalter shaft to 4-sty brick tenement; cost, $250; owner, A. Hertel, 2999 Perry av; architects, Koppe & Moore, 830 Westchester av. Plan No. 7.

LONGWOOD AV, 860, new toilets to 1-sty frame store; cost, $400; owner, S. Winters, 357 West 118th st; architects, Koppe & Moore, 830 Westchester av. Plan No. 13.

MELROSE AV, s w cor 155th st, new balcony, new seats, new exit to 2-stv brick nicolette; cost, $3,000; owner, Value Realty Co., Alois L. Ernst, 170 Broadway. Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 10.

TRINITY AV, 968, new partitions to 3-sty frame dwg; cost, $250; owner, Geo. W. McDermitt, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 5.

WENDOVER AV, s e cor Park av, new girders, new show windows, new partitions to 1-sty brick stores; cost, $1,000; owner, Louis E. Klebau, 1116 Jackson av; architect, Maximillan Zipkes, 220 5th av. Plan No. 11.

WENDOVER AV, n w cor Washington av, new beams, new partitions to 6-sty brick tenement; cost, $1,000; owner, Abraham Seigel, 89 Maiden lane; architect, Maximilian Zipkes, 220 5th av. Plan No. 12.

3D AV, 4251, new show windows to 3-sty frame store and dwelling; cost, $100; owner, estate of Thos. D. Mason, 15 William st; architect, Frank Hausle, 81 East 125th st. Plan No. 15.

3D AV, 4249, new show window to 3-sty frame store and tenement; cost, $100; owner, estate of Thomas D. Mason, 15 William st; architect, Frank Hausle, 81 East 125th st. Plan No. 14.

Brooklyn.

BERGEN ST, 1682, plumbing to 2-sty tenement; cost, $125; owner, Rose Sullivan, 1681 Bergen st; architect, John Nigio, 1796 Atlantic av. Plan No. 80.

CONOVER ST, 181, interior alterations to 3-sty tenement; cost, $100; owner, Maria Fosterling, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 34.

ESSEX ST, e s, 150 n Liberty av, new elevator; cost, $1,150; owner, B. Davidson, 291 Essex st; architect, Wishert Mfg. Co., Stone av and McDougall st. Plan No. 35.

GRAND ST, 83, exterior and interior alterations to 3-sty bank; cost $10,000; owner, Max Kohrs, on premises; architect, Beni. M. Levitan, 20 West 13th st, N. Y. Plan No. 63.

HINSDALE ST, 133, exterior and interior alterations to 2-sty dwelling; cost, $1,000; owner, Cheva Allazer, of New York, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3.

KNICKERBOCKER AV, 7 to 11, construction plumbing to storage; cost, $150; owner, Theodora F. Jackson, 186 Montague st; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 91.

MANHATTAN AV, 644, extension to 2-sty store and studio; cost, $2,000; owner, Elizabeth Gilmartin, 81 Norman av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 86.

MILFORD ST, 263, exterior and interior alterations to 2-sty dwelling; cost, $150; owner, Harry Shulman, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 10.

NAVY ST, 121, interior alterations to store and tenement; cost, $150; owner, Rosina Monaco, 117 Navy st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 9.

RICHARDS ST, 17, plumbing to factory; cost, $800; owner, G. H. Williams & Co., on premises; architect, N. K. Vanderbeck, 22 Morse pl, Englewood, N. J. Plan No. 2.

42D ST, n e, 116 w Ft. Hamilton av, exterior and interior alterations to 2-sty dwelling; cost, $250; owner, H. Lyons, 1260 40th st; architect, M. Rosenberg, 350 Fulton st. Plan No. 25.

ATLANTIC AV, 2697, exterior and interior alterations to 2-sty store and dwelling; cost, $250; owner, Hy Hahn, 18 Hale av; architect, Louis Schillinger, 167 Van Siclen av. Plan No. 68.

BEDFORD AV, n e cor North 11th st, interior alterations to 3-sty brick stable and bakery; cost, $600; owner, F. L. Lamhurg, on premises; architect, J. W. Moore, 307 Kingsland av. Plan No. 13.

BEDFORD AV, 1523, extension to garage; cost, $7,000; owner, Jas Carmadella, on premises; architect, Geo. M. Miller. Plan No. 32.

BEDFORD AV, 1095-1097, partition to two 3-sty brick stores and dwellings; cost, $250; owner, John S. Klinger, 319 4th st; architect, Wm. Dehus, 86 Cedar st. Plan No. 48.

KNICKERBOCKER AV, 396, exterior and interior alterations to 3-sty tenement; cost, $1,000; owner, Hyman Levy, 392 Knickerbocker av; architect, M. Rosenberg, 350 Fulton st. Plan No. 30.

LAFAYETTE AV, 779, construction work to 3-sty tenement; cost, $400; owner, Goldie J. B. Sachs, 168 Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 70.

LINCOLN RD, 446, raising a 2-sty frame dwelling; cost, $500; owner, Cono De Zeo, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 42.

THATFORD AV, 78, interior alterations to 3-sty store and shop; cost, $175; owner, Myer Aronson, Glenmore and Snedeker avs; architect, S. Millman, 1780 Pitkin av. Plan No. 65.

3D AV, n e cor 65th st, exterior and interior alterations to 1-sty store; cost, $4,500; owner, H. B. Kuhls, 719 3d av; architect, E. C. Wagner, 422 54th st. Plan No. 20.

10TH AV, 1511, plumbing to dwelling; cost, $300; owner, Chas. Howard, on premises; architect, S. H. Peck, 391 1st st. Plan No. 1.

Queens.

AQUEDUCT.—Rambler av, s s, 325 e Depot st, 1-sty frame extension, 8x10, rear dwelling; cost, $90; owner, Anna M. Fitts, 169 7th av, Brooklyn. Plan No. 2415.

ARVERNE.—Grafton av, w s, 375 s Ocean av, install new plumbing in dwelling; cost, $300; owner, Ed. Greenbaum, on premises. Plan No. 4.

BROOKLYN MANOR.—Jamaica av, n s, 40 w Willard av, 1-sty brick extension, 17x96, side 1-sty theatre, interior alterations; cost, $6,000; owner, Cbas. L. Riis, 3402 Jamaica av, Richmond Hill; architect, J. P. Powers Co., Rockaway Beach. Plan No. 52.

COLLEGE POINT.—12th st, w s, 150 n 5th av, install gas piping in dwelling; cost, $20; owner, Fred Mathles, 211 12th st, College Point. Plan No. 16.

COLLEGE POINT.—13th st, e s, 15 n 4th av, install gas piping in dwelling; cost, $20; owner, Henry Jeurs, premises. Plan No. 17.

COLLEGE POINT.—4tb av, n s, 50 w 16th st, install gas piping in dwelling; cost, $20; owner, John Hoffmann, 4th av, College Point. Plan No. 18.

COLLEGE POINT.—11th st, e s, 450 s 5th av, install gas piping in dwelling; cost, $20; owner, A. Karzendorfer, College Point. Plan No. 19.

COLLEGE POINT.—5th av, s s, 100 e 18th st, new plumbing to factory; cost, $700; owner, I. B. Kleinert Rubber Co., on premises. Plan No. 41.

CORONA.—Grand av, e s, 166 s Linden st, erect new store front; cost, $225; owner, H. Schultz, on premises. Plan No. 33.

CORONA.—Sound View Terrace, e s, 140 s Manhattan Boulevard, 1-sty frame extension, 15 x6, rear 1-sty frame dwelling; cost, $150; owner, J. E. Corlin, premises. Plan No. 50.

EAST RIDGEWOOD.—Deyo st, s s, 220 w Ford av, 1-sty frame extension, 11x5, rear 2-sty dwelling, tin roof; cost, $50; owner, Jos. Walter, 20 Deyo st, East Ridgewood. Plan No. 39.

ELMHURST.—Broadway, e s, 49 n Court st, 1-sty frame extension rear 2 dwellings for water closet compartments, new plumbing; cost, $250; owner, John Laul, on premises. Plan Nos. 37-38.

EVERGREEN.—Smith av, n s, 1,045 e Cypress av, new plumbing in dwelling; cost, $70; owner, W. Degfield, on premises. Plan No. 40.

EVERGREEN.—Cypress av, n w cor Cooper av, install new plumbing in 2 dwellings; cost, $150; owner, Ernest Preig, on premises. Plan Nos. 27-28.

EVERGREEN.—Cypress av, 402, 1-sty frame extension, 8x12, rear 2-sty frame dwelling, tin roof; cost, $200; owner, Otto E. Franz, premises; architect, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 49.

FLUSHING.—Main st, 38, gas piping in dwelling; cost, $5; owner, S. Vandewater, premises. Plan No. 51.

FLUSHING.—Myrtle av, n s, 100 w Cypress av, new plumbing in dwelling; cost, $75; owner, W. Roveone, on premises. Plan No. 36.

FLUSHING.—Cypress av, n s, 200 w Murray st, install new plumbing in dwelling; cost, $60; owner, E. J. Chatin, premises. Plan No. 14.

FLUSHING.—Bradford av, 12, install new plumbing in dwelling; cost, $60; owner, M. Dooley, premises. Plan No. 15.

FLUSHING.—Franklin pl, n s, 114 e Bowne av, —-sty frame extension, 13x15, oo rear 5-sty dwelling, interior alterations; cost, $2,000; owner, Edw. Stapleton, 256 Jamaica av, Flushing; architect, owner. Plan No. 8.

FLUSHING.—Colden av, 118, install new plumbing in dwelling; cost, $40; owner, H. Davis, on premises. Plan No. 2425.

FLUSHING.—21st st, n s, 125 n Franconia av, interior alterations to dwelling; cost, $1,000; owner, D. J. McCarthy, 592 Sanford av, Flushing. Plan No. 2420.

FLUSHING.—Murray st, n e cor Elm st, install new plumbing in dwelling; cost, $55; owner, J. J. Shartett, on premises. Plan No. 2419.

FLUSHING—Ash st, n s, 125 w Murray st, install new plumbing in two dwellings; cost, $160; owner, M. J. Ryan, Barclay st, Flushing. Plan Nos. 2405-6.

FOREST HILLS.—Metropolitan av, n s, 80 s e Stratford st, 1-sty frame extension, 16x18, rear 2½-sty frame dwelling, tile roof, interior alterations; cost, $5,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 9.

GLENDALE.—Delta pl, e s, 100 s Myrtle av, 2-sty frame extension, 20x6, on rear 2-sty dwelling, new porch; cost, $300; owner, Conrad Bly, 15 Tesla pl, Glendale; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2424.

JAMAICA.—Church st, e s, 100 n Beaufort st, install new plumbing in dwelling; cost, $30; owner, E. H. Ward, on premises. Plan No. 7.

JAMAICA.—Dewey av, n w cor George st, install new plumbing in dwelling; cost, $25; owner, J. Myers, premises. Plan No. 21.

JAMAICA.—Sampson st, s w cor Merrick rd, erect roof over platform to store; cost, $50; owner, John Hammerling, premises. Plan No. 12.

JAMAICA.—Fulton st, 339, erect new electric sign on store; cost, $150; owner, Wm. P. Thompson, premises. Plan No. 10.

LAUREL HILL.—Fitting st, s e cor Queens boulevard, 1-sty frame extension, 20x95, on side hotel, tin roof; cost, $500; owner, Ida Clare, on premises; architect, J. Clare, on premises. Plan No. 6.

L. I. CITY.—Vernon av, 177, interior alterations to dwelling; cost, $150; owner, W. W. Hagen, 49 Wall st, N. Y. C. Plan No. 2.

L. I. CITY.—Jackson av, 393, erect new electric sign on store; cost, $400; owner, K. Langyahr, 181 Radde st, L. I. City. Plan No. 3.

L. I. CITY.—Goodrich st, erect new concrete retaining wall; cost, $40; owner, J. Orsi, on premises. Plan No. 2421.

L. I. CITY.—Steinway av, s e cor Pierce av, 2-sty brick extension, 52x49, on side 3-sty brick stable and milk depot, slag roof, interior alterations; cost, $8,000; owner, Bordens Condensed Milk Co., Hudson st, N. Y. C.; architect, G. Howard Chamberlain, 18 South Broadway, Yonkers, N. Y. Plan No. 20.

L. I. CITY.—Ridge st, n s, 150 w Van Alst av, interior alterations to dwelling; cost, $200; owner, V. Palezo, Ridge st, L. I. City. Plan No. 13.

L. I. CITY.—9th st, 56, install new elevator in factory; cost, $1,150; owners, Toch Bros. Co., on premises. Plan No. 34.

L. I. CITY.—Van Alst av, n e cor 3d st, new elevator in factory; cost, $1,500; owner, Columbia Paper Bag Co., on premises. Plan No. 35.

L. I. CITY.—Hancock st, w s, bet Webster and Washington avs, 1-sty frame extension, 6x14, on rear 1-sty dwelling, tin roof, new plumbing; cost, $250; owner, W. Welsh, 241 Boulevard, L. I. City; architect, owner. Plan No. 45.

MASPETH.—Jay av, s s, 210 w Columbus av, install gas fixtures in dwelling; cost, $25; owner, Mr. Koch, on premises. Plan No. 2412.

MASPETH.—Clinton av, 76, install gas piping in dwelling; cost, $10; owner, J. Gaebler, on premises. Plan No. 2413.

MASPETH.—Jay av, s s, 250 w Clermont av, install gas piping in dwelling; cost, $15; owner, Chas. Sternberg, on premises. Plan No. 2414.

MIDDLE VILLAGE.—Metropolitan av, n s, 520 w Juniper av, install new plumbing in dwelling; cost, $150; owner, Lutheran Cemetery. Plan No. 44.

OZONE PARK.—Jerome av, 75 w Oxford av, new plumbing in dwelling; cost, $50; owner, Gate of Heaven Church, on premises. Plan No. 42.

OZONE PARK.—Jerome av, n w cor Thrall pl, install gas piping in dwelling; cost, $10; owner, A. Hartman, on premises. Plan No. 43.

RICHMOND HILL.—Greenwood av, n e cor Jamaica av, install new plumbing in dwelling; cost, $50; owner, J. J. Henther, on premises. Plan No. 29.

RICHMOND HILL.—Jamaica av, n s, 60 e Greenwood av, install new plumbing in dwellings; cost, $100; owner, Wm. Wall, 235 Elm st, Richmod Hill. Plan No. 30.

RICHMOND HILL.—Jamaica av, s s, 50 e Walnut st, new plumbing in dwelling; cost, $50; owner, Frank H. Reddle, on premises. Plan No. 31.

RICHMOND HILL.—Walnut st, w s, 150 s Atlantic av, new plumbing in dwelling; cost, $50; owner, J. J. Desmond, on premises. Plan No. 32.

RICHMOND HILL.—Lefferts av, e s, 200 s Richmond av, erect new foundation to dwelling; cost, $500; owner, L. B. Sherman, premises. Plan No. 24.

RICHMOND HILL.—Grant av, e s, 300 n Broadway, enclose porch; cost, $100; owner, Chas. Spaht, premises. Plan No. 25.

RIDGEWOOD.—Cypress av, s e cor Center st, interior alterations to store and dwelling; cost, $100; owner, Chas. Reinhardt, 756 Flushing av, Brooklyn. Plan No. 22.

RIDGEWOOD.—George st, n s, 50 e Cypress av, 1-sty frame extension, 8x20, side 1-sty frame dance hall, tin roof; cost, $50; owner, Chas. Reinbardt, 756 Flushing av, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 23.

RIDGEWOOD.—Fresh Pond rd, s e cor Madison av, install gas in store; cost, $50; owner, Ring-Gibson Co., Ridgewood. Plan No. 2417.

RIDGEWOOD.—Wyckoff av, e s, — s Myrtle av, install new elevator in brewery; cost, $1,500; owners, Welz & Zerweck, on premises. Plan No. 2422.

RIDGEWOOD.—Covert av, s s, bet Center and George sts, interior alterations to school to provide for moving picture booth; cost, $500; owner, Board of Education, Park av and 59th st, N. Y. C. Plan No. 2426.

RIDGEWOOD.—Woodward av, 680, interior alterations to tenement; cost, $1,000; owner, Samuel Engel, premises. Plan No. 48.

RIDGEWOOD.—Woodward av, 682 and 684, general interior alterations to tenement; cost, $2,000; owner, Julius Stern, premises; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 46-47.

ROCKAWAY BEACH.—Neptune av, foot of, and Ocean, repair bath houses; cost, $150; owner, J. Steffen, Rockaway Beach. Plan No. 2423.

ROCKAWAY BEACH.—Dodge av, 28, install new plumbing in dwelling; cost, $125; owner, B. Colton, Rockaway Beach. Plan No. 5.

WOODSIDE.—5th st, w s, 125 n Percy st, erect new foundation to dwelling; cost, $400; owner, Wm. Heine, 22 Greenpoint av, Brooklyn. Plan No. 11.

WHITESTONE.—5th av, s s, 100 e 8th av, install new plumbing in dwelling; cost, $25; owner, M. Krohn, on premises. Plan No. 1.

WHITESTONE.—8th av, w s, 100 n 19th st, install gas piping in store; cost, $10; owner, W. Worms, on premises. Plan No. 2416.

WOODSIDE.—Greenpoint av, 25, install new plumbing in dwelling; cost, $25; owner, John Drape, on premises. Plan No. 26.

Richmond.

AMBOY RD, s s, cor Adrienne pl, Great Kills, new store fronts to frame dwelling; cost, $100; owner, Jos. E. Made, Dongan Hills; builder, Chas. Schultz, Dongan Hills. Plan No. 2.

CASTLETON AV, 8; 75 — Crescent av; Arrochar, 1-sty extension and concrete foundation to frame dwelling; cost, $100; owner and builder, G. De Santi, Arrochar. Plan No. 508.

RICHMOND RD, e s, 125 s DeKalb av, Concord, new stairs, pipe railing and excavating to frame store and dwelling; cost, $65; owner and builder, Fred. Dacey, Concord. Plan No. 509.

SEASIDE BOULEVARD, s e c Sand lane, South Beach, 200 new bathing houses and 200 new lockers to frame bath houses; cost, $600; owner, Mrs. Gartner, South Beach; architect and builder, J. W. Nastasi & Bro., Arrochar. Plan No. 1.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 3. The location is given, but not the owner's address:

NEWARK.—Louis Aikins, 227 16th av, 3-sty frame, $6,000; Louis Dohlinsky, 20 Seymour av, 3-sty frame, $6,000; Jenoviva Grohack, 642 South 20th st, 3-sty frame, $6,000; Victor Gromest, 90 19th av, 3-sty frame, $6,000; Guarantee Land & Imp. Co., 641 South 20th st, 3-sty frame, $8,000; Joseph Jayson, n e cor 16th av and South 13th st, 3-sty frame, $9,000; Milton M. Unger, 662-664-666-668-670-672-674-676-678-680--682-684-686-688 South 16th st, fourteen 3-sty frame, $56,000; M. K. Construction Co., 19 Bergen st, 3-sty frame, $6,000; Leonard Frusinski, 574 South 13th st, 3-sty frame, $6,000; Israel & Joseph Gurwitz, 474 South 13th st, 3-sty frame, $6,000; Leonard Frusinski, 572 South 13th st, 3-sty frame, $6,000; Leonard Frusinski, 560 South 13th st, 3-sty frame, $6,000; Jacob DreyTuss, 501 South 10th st, 3-sty frame, $5,000; R. A. Koether, 606 Bergen st, 3-sty frame, $6,000; Milton M. Unger, s e cor 18th av & South 16th st, 3-sty frame, $10,000; S. Alexevits, 806 South 14th st, 3-sty frame, $6,000; Samuel Baine, 331 South 19th st, 3-sty frame, $5,000; Guarantee Land & Imp. Co., 671-673-675 South 20th st, three 3-sty frame, $15,000; Joseph Jaysen, 513-514 South 13th st, two 3-sty frame, $11,000; Guarantee Land & Imp. Co., 645-647-651 South 20th st, three 3-sty frame, $24,000; Mrs. James Dorris, 100 Bergen st, 3-sty frame, $5,000; Milton M. Unger, 663-665-667 18th av, three 3-sty frame, $17,000; Guarantee Land & Imp. Co., 669 South 20th st, 3-sty frame, $10,000; Mathias Hiltgen, 87 19th av, 3-sty frame, $6,000; Charles H. Waag, 310 16th av, 3-sty frame, $10,000; Albert Mertz, 582-584-586 South 20th st, three 3-sty frame, $17,000; Joseph Jaysen, n w cor 16th av and South 13th st, 3-sty frame, $9,000; Henry Hertzfeld, west side South 15th st, 65 ft. north of Springfield av, 3-sty frame, $5,000; John H. Dunn & Son, 11 South 9th st, 3-sty brick, $35,000; Henry Hertzfield, 620 Springfield av, 3-sty frame, $10,000; Henry Hertzfield, 23 19th av, 3-sty frame,

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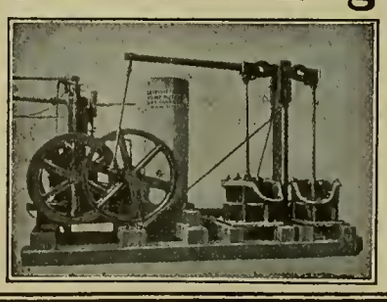
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IF IT'S MADE OF WIRE WE MAKE IT

New Jersey Building News (Continued).

$10,000; Metropolitan Realty Co., 422 13th av, 3-sty frame, $8,000; John Aley, 455 Avon av, 3-sty frame, $6,000; Louis Philip, 644 15th av, 3-sty frame, $5,000; Union Building Co., 696-698-702-704-706-708-710-714-716-718-720-722- 724-726-728 Mt. Prospect av, fifteen 3-sty frame, $90,000; Louis Gerber, 10 Badger av, 3-sty frame, $6,000; Henry Hueber, Sr., 577-579 South 12th st, two 3-sty frame, $10,000; Samuel Kozloff, 583-585 15th av, two 3-sty frame, $8,000; Samuel Kozloff, 579-581 15th av, two 3-sty frame, $8,000; N. Freund, 298 New York av, 3-sty frame, $5,000; Andrew Radel, 283 14th av, 3-sty frame, $9,000; Andrew Radel, 284 14th av, 3-sty frame, $9,000; Aetna Realty Co., 657-659-661-663-665 Frelinghuysen av, five 3-sty frame, $20,000; Michael Novak, 603 South 17th st, 3-sty frame, $6,000; Mathias Hiltgen, 18th av, 25 ft. west of South 20th st, 3-sty frame, $6,000; Miss Melvina Wyman, 586 South 18th st, 3-sty frame, $6,000; Stephen Mayernik, 742 South 12th st, 3-sty frame, $6,000; Nathan Saltzman, Bigelow st, 30 ft. southeast of Badger av, 3-sty frame, $8,000; Louis Kuskin & M. Tzeses, 234-236 South 11th st, 3-sty frame, $5,000; Nathan Berger, 515-517 South 11th st, 3-sty frame, $8,000; Albert Boezar, 562 South 12th st, 3-sty frame, $6,000; John S. Reid, 317-317A-319-321 Elizabeth av, four 3-sty frame, $32,000; Morris Weniger & H. Lasser, 760 South 17th st, 3-sty frame, $6,000; Philip Shill, 476 South 13th st, 3-sty frame, $6,000; Nathan Berger, 153 Ridge st, 3-sty frame, $6,000; Mathias Hiltgen, 107 19th av, 3-sty frame, $6,000; Samuel Sodowich, 445 South 18th st, 3-sty frame, $4,000; Bronislaw Donaczynk, 635 South 19th st, 3-sty frame, $5,000; Yoblick, Baronowitz & Lubetzky, 776-778 South 18th st, two 3-sty frame, $11,000; Alexander Milmoe, 84 Littleton av, 3-sty frame, $6,000; Harry Shor, 125 Avon av, 3-sty frame, $10,000; Huckman Dorosen Co., 414 South 17th st, 3-sty frame, $5,000; Oraton Investment Co., 278 Elm st, 3-sty frame, $11,000; Wm. H. F. Fielder, 560 15th av, 3-sty frame, $5,000; Alexander Milmoe, n e cor Bank st and Littleton av, 3-sty frame, $15,000; Oraton Investment Co., 393 Avon av, 3-sty frame, $11,000; Harry Shor, 5 Ridgewood av, 3-sty frame, $6,000; George Hoferer, 227-229 16th av, two 3-sty frame, $12,000; Harry Shor, 1 Ridgewood av, 3-sty frame, $9,000; Samuel Sodowich, s e cor 19th st and 18th av, 3-sty frame, $10,000; Mathias Hiltgen, 634 18th av, 3-sty frame, $6,000; Morris & J. Sharff, 789-791 Mt. Prospect av, two 3-sty frame, $19,000; M. Gaynor, 188 South 10th st, 3-sty frame, $6,000; Francesco Zafragola, 294-296 Chestnut st, 2-sty frame alteration, $500; W. C. Grosch, 403-405-407 South 6th st, three 3-sty frame, $17,000; Mrs. R. Gelb, 259 Livingston st, 3-sty frame, $6,000; Arthur Henwagen, 572 South 12th st, 3-sty frame, $6,000; Mrs. W. Heerwagen, 574-576 South 12th st, two 3-sty frame, $10,000; Mrs. R. Gelb, 225 Livingston st, 3-sty frame, $6,000; Harry Lowy, 423 and 427 Summer av, two 3-sty frame, $16,000; Progressive Investment Co., 747-749 South 13th st, two 3-sty frame, $16,000; Progressive Investment Co, 204-206 and 210 16th av, three 3-sty frame, $24,000; Progressive Investment Co, s e cor 16th av and South 13th st, 3-sty frame, $6,000; Richard E. Kohn, 529-531 South 19th st, two 3-sty frame, $14,000; Progressive Investment Co., 751 South 13th st, 3-sty frame, $6,000; Margaret Keating & Alice Gray, 104, 106, 105 and 113 Bergen st, four 3-sty frame, $20,000; Flora Jayson, 527 South 11th st, 3-sty frame, $6,000; George Schnibbe, 624-626 15th av, two 3-sty frame, $11,000; Herman & Co., 42-46 Washington av, two 3-sty frame, $16,000; Harry Lowy, 929 Summer av, 3-sty frame, $8,000; Mrs. Flora Jayson, 529 South 12th st, 3-sty frame, $6,000; M. S. Drake, Jr., 451 South 10th st, 3-sty frame, $6,000; J. S. & A. A. Bechler, 212 Elizabeth av, 3-sty frame, $8,000; Joseph M. Thetford, 118 South 15th st, 3-sty frame, $6,000; Axel Bros., 38 19th av, 3-sty frame, $7,000; Axel Bros., 32-34-36 19th av, three 3-sty frame, $15,000; Harry Kaplan & Jos. Lurie, 790-792 South 18th st, two 3-sty frame, $11,000; Abraham Clark, 526 South 13th st, 3-sty frame, $6,000; William J. Brohm, 719 South 17th st, 3-sty frame, $5,000; Mrs. Mary E. Gregory, 139 Johnson av, 3-sty frame, $6,000.

HOBOKEN.—Teresa Serizio, 206 Grand st, 5-sty frame alteration, $2,000; George Schiling, 411 14th st, 3-sty frame alteration, $500.

JERSEY CITY.—Frank Mylewicz, 32 Vroom st, 3-sty frame alteration, $500; Antonio Spada, 614 Palisade av, 3-sty frame alteration, $100.

IRVINGTON.—Samuel Israel, 128 South 21st st, 3-sty frame, $7,000; United Development Co., 730 Springfield av, 3-sty frame, $11,000; Levine Fishman, 414 Grove st, 3-sty frame, $9,000.

WEST NEW YORK.—Charles S. Goldberger, n w cor 10th st and Park av, 4-sty brick, $35,000.

APARTMENTS, FLATS AND TENEMENTS.

PALISADE PARK, N. J.—A. E. Dore, Bergenline av, West New York, N. J., is preparing plans for a 3-sty brick tenement, 37x100 ft., to be erected on Broadway for Steenland Brns., Grantwood, N. J., owner. Cost about $18,000.

PATERSON, N. J.—C. E. Sleight, Romaine Building, has nearly completed plans for two 4-sty brick and marble apartment houses, 33x174 ft., to be erected at 81-83 Fair st for David Stein, 175 Graham av, Paterson, and Harry Joelson, 152 Market st, Paterson, owners. Total cost about $25,000.

HARRISON, N. J.—J. B. Warren, Essex Building, Newark, is preparing plans for a 3-sty brick and limestone flat, 25x88 ft., to be erected at the corner of Warren and 7th sts for Alex Domorsky 172 6th st Harrison, owner and builder. Cost about $11,000.

NEWARK, N. J.—F. I. Pierson, Trust Co. Building, Bloomfield, N. J., has been commissioned to prepare plans for a 4-sty brick tenement house for Angelo Vasfarlo, 288 East Kinney st, owner. Cost about $45,000.

WEST NEW YORK, N. J.—F. J. Meystre, 841 Washington st, Hoboken, N. J., has completed plans for two 4-sty brick apartment houses, 38x45 and 34x52 ft., to be erected at the northwest corner of Broadway and 20th st for Joseph Derussi, 121 Edgecombe av, N. Y. C., owner. Cost about $30,000.

NEWARK, N. J.—R. Bottelli, Ordway Building, 207 Market st, has nearly completed plans for a 4-sty flat, 34x61 ft., to be erected on 15th av, near 12th st, for Ignatz Haber, 524 15th av, owner. Cost about $20,000.

CHURCHES.

ELIZABETH, N. J.—Robert J. Reiley, 481 5th av, N. Y. C., is revising plans for the 1-sty and basement frame church, 55x95 ft., to be erected at Grier av and South st for St. Vladimir Rutherian Greek Catholic Church, Rev. M. Lysiak, rector, 2 Stewart pl, owner. New bids will be called about January 20. Cost about $25,000.

FACTORIES AND WAREHOUSES.

TRENTON, N. J.—The Trenton Potteries Co., Trenton, will erect a 4-sty addition, 60x120 ft., to its factory in Prospect st. The estimated cost is $30,000.

PATERSON, N. J.—Franz C. Reinhardt, Paterson, manufacturer of silk braid, will erect a mill at Bond, State and Gray sts, to cost about $48,000.

HOSPITALS AND ASYLUMS.

PATERSON, N. J.—Fred W. Wentworth, 140 Market st, has been commissioned to prepare plans for the brick and stone Hebrew Hospital to be erected on the block bounded by Broadway, 13th av, 30th and 31st sts, by Nathan Barnert, 58 Railroad av, and donated to the city of Paterson. Cost about $100,000.

MUNICIPAL WORK.

NEW BRUNSWICK, N. J.—The Board of Chosen Freeholders of Middlesex County has approved plans, and ordered the erection of a reinforced concrete bridge over Ireland's Creek, East Brunswick Township.

MORRISTOWN, N. J.—The Board of Chosen Freeholders of Morris County has recommended an appropriation of $26,000 for repairs and one of $32,900 for the construction of new bridges during the coming year. It is said that the erection of a new bridge at Abbott av, Morristown, is necessary. Harry L. Prudden is a Freeholder.

HADDONFIELD, N. J.—Estimates of the cost of the installation of a municipal electric light plant have been submitted to the Borough Council.

POWER HOUSES.

BELVIDERE, N. J.—The Shohola Falls Hydro-Electric Co., Milford, Pa., has increased its capital to $4,500,000 for the purpose of building a hydro-electric plant on the Delaware River near Belvidere.

PUBLIC BUILDINGS.

ASBURY PARK, N. J.—George S. Drew, State House, Trenton, N. J., is preparing plans for a brick armory, 65x100 ft., to be erected here for the State of New Jersey, care of State Military Board, Adj. Gen. Wilbur Sadler, State House. Cost about $25,000. The owner will advertise for bids in the spring.

BAYONNE, N. J.—John H. & Wilson C. Ely, Firemen's Building, Newark, N. J., have been commissioned to prepare plans for the city hall to be erected on Broadway for the city of Bayonne, D. J. Murphy, 133 West 32d st, Bayonne, president City Hall Commission. Cost about $400,000.

SCHOOLS AND COLLEGES.

HASKELL, N. J.—J. Kelly, Post Office Building, Passaic, is preparing sketches for a 2-sty brick or concrete school, 85x60 ft., to be erected near Greenwood lane for the Board of Education of Haskell. Cost about $35,000.

MISCELLANEOUS.

MADISON, N. J.—The Lackawanna R. R. plans to erect a passenger station here in connection with its track elevations and improvements. The estimated cost is $50,000.

Other Cities.

DWELLINGS.

LAKE GEORGE, N. Y.—R. H. Rhinelander, 5 Berry st, Glen Falls, N. Y., will prepare plans for a 2½-sty frame residence, 50x50 ft., and garage, to be erected on the lake, two miles north of the railroad station, for T. Moultrie Mordecai, Ft. William Henry Hotel, Lake George, and Charleston, S. C., owner. Cost about $30,000.

FACTORIES AND WAREHOUSES.

SALEM, MASS.—The Lexiseur & Conway Co., Salem, manufacturer of leather, will erect an addition to its plant. The estimated cost is $10,000.

SALEM, MASS.—The Page W. Counter Co., Salem, has secured a site on Jefferson av and will erect a factory.

POWER HOUSES.

HORNELL, N. Y.—Plans are being prepared for the erection of a 1-sty power house, 50x60 ft., for the Hornell Electric Co. E. F. McCabe is engineer.

SCHOOLS AND COLLEGES.

ELMSFORD, N. Y.—Albert Adams, 217 East 5th st, N. Y. C., has completed revised plans for a 2-sty brick parochial school, 40x73 ft., to be erected here for the Church of Our Lady of Mt. Carmel, Rev. Arthur Kenny, rector, and will take bids about Jan. 12.

STORES, OFFICES AND LOFTS.

BRIDGEPORT, CONN.—The Bridgeport First National Bank is having plans prepared for the erection of a bank and office building at State and Main sts. C. G. Sanford is chairman building committee.

Government Work.

BELLAIRE, OHIO.—Sealed proposals will be opened Jan. 19 for the construction, complete (including mechanical equipment, interior lighting fixtures and approaches) of the U. S. post office at Bellaire, Ohio. One-story and basement and mezzanine building; ground area, 4,500 sq. ft.; fireproof construction; stone facing; tin roof. Drawings and specifications may be obtained from the custodian of site at Bellaire, Ohio, or at the office of the supervising architect, O. Wenderoth, Washington, D. C.

DENVER, COLO.—Sealed proposals will be opened Feb. 16 for the mechanical equipment (except roof drainage and elevators), of the U. S post office at Denver, Colo. Drawings and specifications may be obtained after Jan. 5 at the office of the architects, Tracy, Swartwout & Litchfield, 244 5th av, N. Y. C.

TOMPKINSVILLE, N. Y.—Sealed proposals will be received at the office of the light house inspector, Tompkinsville, N. Y., until 3 o'clock p. m. Jan. 14, for furnishing and delivering to the light house 1,500 gallons of venetian red paint. Blank proposals and particulars may be obtained by addressing the light house inspector, Tompkinsville, N. Y.

FORT HANCOCK, N. J.—Sealed proposals will be opened Jan. 14 for steam heating plant. Envelopes containing proposals should be indorsed "Proposals for Heating Plant" and addressed to Quartermaster.

GREAT NECK'S FINE HOMES.

Good Examples of Residential Architecture—A Waterside Park.

One of the oldest villages on Long Island is the village of Great Neck, situated in the center of the Great Neck peninsula on the North Shore of Long Island, one of the most picturesque localities within easy reach of the centre of business activity of Manhattan. It has been making rapid advancement in recent years, and is now the centre for many of the most notable estates on Long Island—the Gould-Brokaw, Eldridge, Bradley Martin, Cord Meyer, Grace, Gilbert and Vanderbilt being a few on the long list of which mention might be made.

The village is an interesting place, with its country stores, in which may be found goods and supplies to meet all the requirements of the average household. Great Neck peninsula projects into Long Island Sound to a length of four miles, with Manhasset Bay to the east and Little Neck Bay on the west, the distance across the peninsula being about two miles. The land is rolling, with a moderate elevation and well wooded with stately old trees.

This section of wooded hills and attractive waters is but fourteen miles from Manhattan, just beyond the city line, and is developing as a favorite home place for New Yorkers. The religious, educational and social advantages are of the best.

The harbor and waterfront park on the Kensington property is an innovation in high-class suburban real estate development. The park contains a casino, bath-house, bathing beach, swimming-pool and tennis court, and there is ten feet of water in the harbor to accommodate all motor boats and steam and sailing yachts except those of the largest size.

Great Neck is fast becoming the criterion for fine architecture in home construction. Among the houses already erected are some very good examples of Southern, New England, Dutch Colonial, Spanish and Italian Renaissance and English half-timber and Georgian architecture. These types of architecture have been especially applied to the Kensington property, developed by the Rickert-Finlay Realty Company, which property contains 135 acres and extends from Little Neck Road to the Shore Road at Manhasset Bay. Located on one of the highest hills in the Great Neck section, 140 feet above tide water, it affords views of Manhasset, Port Washington and the Wheatley Hills. About 40 acres are covered with forest trees and the drives are lined with old mapes, elms and lindens planted over fifty years ago. This property has been laid out into a private park, the object being to create ideal conditions for a colony of congenial people among refined surroundings.

Brooklyn Mortgage Market.

"The sale of mortgages in Brooklyn for the month of December has been more than satisfactory, both in amount, in variety of character and in number," says James H. McCormick, general manager of the Lawyers' Title Insurance & Trust Company. "We find that the demand for mortgage investments in certain parts of the borough are far in excess of our supply. It has been very apparent that the loans that have been sold this month have been sold with greater ease than for some time past, and, further, the sale of the guaranteed form of investment has exceeded our most sanguine expectations.

"The marketing of guaranteed mortgages is entirely a new departure for this company. It was not our intention to begin selling the guaranteed form until January 1, but circumstances compelled us to begin a month earlier, and the result has been that we have sold guaranteed mortgages in an amount exceeding $1,000,000 in Manhattan, Brooklyn and The Bronx."

The New Aqueduct.

The tunnel through which the waters from the Catskills will shortly flow varies from fifteen feet in diameter in its upper part to eleven feet at its extremity. Through it cars could be run and companies of soldiers march with ease from Yonkers to Brooklyn.

The last heading to be driven through is on the contract of the Pittsburgh Contracting Company, in the upper part of Manhattan, between shafts 8 and 9 and the final union will be made on St. Nicholas avenue, near 171st street.

—Lawson Purdy, president of the Tax Board, says that while the market is not active, there is no reason for those who own property outside of these small depressed sections for feeling any gloominess over the future.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 17, 1914

INDUSTRIAL DRIFT TO FAR WEST SIDE

A Remarkable Series of Huge Structures Rising There For Shippers and Manufacturers of Food Products—Old Chelsea's Appeal For Modern Houses.

A BUILDING movement is gathering momentum on the far West Side of the city that is unlike any that preceded it elsewhere in the city. West of Ninth avenue and north of 14th street to 59th lies a broad, colorless region about which little was said in real estate circles until a short while ago, and which seemed to have little to say for itself. Other parts of the great city were coming on the map and having their successive periods of rapid development and prosperity (with much publicity concerning their advantages from local boosting and protective associations), but for fifty years the Middle West Side merely stood pat and had nothing to say.

The building movement that has started there has been exclusively for business purposes so far, being particularly actuated by heavy shippers, manufacturers and jobbers—who, in many cases, have their principal offices and salesrooms in more central locations but are erecting great warehouses over there because space costs less and because here they are close to freight terminals—domestic and foreign.

They have in mind the time when American producers will take more account of world commerce; but, whatever the reasons may all be, there has been a marked inclination for a year or more on the part of big firms to create auxiliary accommodations over on the far West Side. Some observers have divided the movement into two parts, with 42d street as the line of division, thinking that they perceive in the new building activity north of 42d street a gathering together there of the largest distributors of food products and other household supplies, while south of 42d street the accessions are more varied. But to others it seems that anywhere in the territory west of Ninth avenue a great steel structure is likely to arise for almost any industrial purpose, and nearly always for the exclusive use of one firm.

The Pioneers.

The first corporation to whom credit must be given for foreseeing this movement in the section north of 42d street is the Sheffield Farms-Slawson-Decker Company, which some years ago established offices and a distributing plant in West 57th street, between Tenth and Eleventh avenues. The Mason-Seaman Transportation Company followed. A group of buildings in 57th street was built by G. Schoch between Tenth and Eleventh avenues. Park & Tilford put up an immense building in 42d street through to 43d street between Tenth and Eleventh avenues. The Auerbach candy factory is at 47th street and Eleventh avenue, and the Standard Mail Order Building, 225 feet front and twelve stories high, is in 55th street between Ninth and Tenth avenues.

Efficiency in Equipment.

Every building has been designed for a definite purpose and is fitted in the most scientific manner to perform its duty. Commercial architecture has become a fine science as well as a fine art. The new ten-story warehouse of W. & J. Sloane in 29th street, adjoining the corner of Eleventh avenue, has a most remarkable equipment, besides being organically fireproof. It has automatic fire-alarms and sprinklers, power vacuum cleaners, tungsten lights, restaurants for the employes, and forty-two electric motors to perform various functions in the sewing, pressing and handling of carpets and rugs. A remarkable feature of the ninth and tenth floors is that each consists of large pillarless rooms, 96x84 feet in dimensions.

Almost a Total Glass Exterior.

From far across the city can be seen the steel frame of a giant building rising at Tenth avenue and 36th street for John A. Hill, publisher of the Engineering News and other journals. The architects, Goldwin Starrett & Van Vleck, have provided the plans for a twelve-story skyscraper, in which seventy-eight per cent. of the walls will be of plate glass. All the floors will be rubber-tiled; the interior air will be cooled and washed, and vibration in the building will be eliminated. The power plant, will be the most complete of its kind in the city. The building alone will cost $650,000.

Buildings like these are being erected on the distant West Side where nobody is accustomed to go except on business. Their size and splendid construction is remarkable.

Isaac A. Hopper (Inc.), as owner and builder, finished in September a great twelve-story building, 200x112, with an extension 25x75 feet, at 423 to 439 West 55th street that cost $600,000 for the construction alone. The Standard Mail Order Company purchased and is now occupying this building. Not a bit of wood went into its construction except on the first floor, which is eighteen feet high. Not only is the structure fireproof, but it is provided with a fire-tower and a sprinkler system as well. Except in



THE CHELSEA SECTION—WEST 22D STREET.

WEST 23D STREET—WEST FROM NINTH AVENUE.

the facade, the windows are of wireglass in hollow metal frames. On the second floor is a special storeroom that is absolutely unburnable, even should the contents of the rest of the floor be swept by flames. Five lines of fireproof stairways and eight elevators represent the means of exit.

The National Biscuit Company has covered a whole block on Tenth avenue between 15th and 16th streets, and notable buildings have also been erected by the Moore estate, the Baker-Williams Corporation, Simon Zinn, Baltimore & Ohio Railroad Company, New York Central Railroad Company, Otis Elevator Company, H. H. Uris, Charles Hofferberth, Heywood, Strasser & Voigt, McKeon Realty Company, and St. John's Park Realty Company. The list could be considerably extended by including smaller structures.

The Moore estates, represented for three-quarters of a century by the firm of James N. Wells' Sons, agents, are the largest landowners in the Chelsea section, and are active in improving works. They have just completed the ten-story building at 521 and 523 West 23d street, and it is three-quarters rented already. The disposition of the Moore estates to respond to the needs of the business community contributes greatly to its growth.

A New Spirit.

In consequence of the many evidences of a new appreciation of the West Side for business purposes, a new spirit has taken hold of property owners there, and in the Chelsea neighborhood particularly an association has been formed with permanent offices at 1182 Broadway and an executive secretary (Arthur M. East) put in charge to encourage the erection of modern apartment houses and tenements and to obtain these other objects: better lighted and cleaner streets, more police protection, more parks and playgrounds, recreation piers, and increased neighborhood pride and loyalty.

Just at the time when Chelsea's commercial and manufacturing activities are increasing, the industrial population is moving away because they cannot find modern homes and tenements in the district. They would prefer to live within walking distance of their work but cannot put up with the antiquated dwellings that make up block after block of the section. In some of these houses water is supplied by a pump in the backyard. Many Chelsea blocks, on the other hand, are ideally situated for modern tenements for the industrial population. The Neighborhood Association is striving to interest capitalists to meet this demand and has also undertaken a social work that will make social centers of the schools organize leagues of boys and girls and put flower boxes in Chelsea's monotonous windows.

"We are organizing, as far as we can, on the block system," said Secretary East. "The residents of a block are organized into a unit, with a captain. If anything goes wrong in that block, the member reports it to his captain. It then comes direct to our general office, and the complaint is referred to the standing committee on its particular subject."

It is then up to that committee to do its best to relieve the situation. Block membership localizes the responsibility. A man is supposed to see that things are going right in his own block, and report when they are not going right.



423-437 West 55th Street. Von Beren & La Velle / Warren & Wetmore } Architects.

STANDARD MAIL ORDER BUILDING.

—Local agents predict that the northern part of Long Island City will be the scene of a great building movement before the year closes.

THE DARING OF PUEBLO.

Colorado City Begins Single Tax System—Victory Won by a Youth.

Pueblo, Colo.—This city has entered upon her first experience in that new and promising scheme of taxation known as the "single tax." By virtue of an expression of the people's will, made at the polls at the general election recently closed, one of the most progressive amendments ever formulated has been tacked to the city charter. This amendment provided that, after a certain period of time shall have elapsed, there shall be, in Pueblo, no more taxation of real estate improvements, personal property or bank deposits—with the exception of 1 per cent on the value of the first. The Commerce Club, backed by the real estate exchange, is already preparing literature to be sent to the four corners of the continent calling attention to Pueblo's daring.

Youth Did It.

To a mere youth, George J. Knapp, belongs the distinction of bringing Pueblo to the single tax—a thing old politicians held impossible. Knapp is only 26 and never saw the inside of a college, but he has read libraries of books on economics. He came to Pueblo five years ago for his health. Without funds and without friends—for nobody knew the wan-faced stranger—he started in to battle for health. When he had succeeded in completely routing the army of bacteria that was destroying him he started a new fight—the fight for the adoption of the single tax in the big City of Pueblo.

An "Angel."

It was Mrs. J. M. Gallup, wife of one of Pueblo's leading business men, who came to his rescue in the long run. When she learned of the struggle that Knapp was having to keep his head above water she opened her home to him.

Knapp discovered in the 20th amendment to the State constitution a clause that would allow Pueblo to affix an amendment of its own to the city charter. Immediately he wrote a petition, which he circulated to secure signatures to insure a place for the new amendment on the ballot at the next election. In the end 2,000 signatures were affixed to the petitions. At the ensuing election the single tax amendment carried by over 600 majority—a large one, considering that only something like 3,500 voters cast ballots that day.

Pastoriza Helped.

In the pre-election campaign Knapp was assisted greatly by Tax Commissioner J. J. Pastoriza of Houston, Texas. Pastoriza is an ardent single-taxer and came here at his own expense to help the cause. Since the results of the campaign are becoming known, letters are being received from all over the country asking for particulars and containing invitations to come and conduct similar campaigns. But Knapp announces that he will remain in Pueblo.

"I promised the people of Pueblo that certain improvements in the general prosperity of the city and her people would follow the adoption of the single tax," he said recently, "and it is up to me to make good. We have all got to make good, and we are going to make good, and Pueblo is going to become the manufacturing center of the West, as well as the financial metropolis of the West. I shall continue to fight for the true greatness of Pueblo."

—The local financial situation is sound and is likely to strengthen in the first few months of the new year. From a worldwide viewpoint the United States is in better financial and commercial condition than any country.

BUILDINGS WILL BE BETTER TENANTED

Under the New Occupancy Law, Which Limits the Number of Operatives in Factories—Most Manufacturers Will Need More Space.

A SECTION of the factory laws which did not go into effect last October will be enforcible after February 1 next. This is Section 79-e, limiting the number of occupants in factory buildings. In general, it limits the number of persons to fourteen for every twenty-two inches of stairway, in buildings hereafter erected, and to fourteen persons for every eighteen inches of stairway in buildings heretofore erected.

Allowances are made on account of extra height of ceiling, enclosed fireproof stairways and stairhalls, horizontal exits, firewalls and automatic sprinkler systems. Horizontal exits will in many cases be very easy to effect and will no doubt be much resorted to as a means of compliance with the law. Otherwise the enforcement of the law will cause many alterations and changes and not a few removals where existing leases will permit.

Just how extensive the readjustments will have to be cannot be gauged in advance, but judging from the moderation which has characterized the exercise of power by the State Industrial Board so far, real estate owners and building managers are inclined to the belief that the consequences to them will not be so severe as at first was feared.

Average Width of Stairways.

An investigation by the Manhattan Bureau of Buildings several years ago disclosed that the average width of stairs in loft buildings was three feet. The bureau then issued an order that the minimum width in buildings thereafter erected should be three feet four inches. The new factory law requires a minimum stairway width of forty-four inches. On the basis of fourteen persons to every eighteen inches of stairway width in existing buildings, only twenty-eight persons will ordinarily be allowed to be employed on a floor where there is but one line of stairs. The former (city) law, however, required two continuous lines of stairs remote from each other in buildings having an area exceeding two thousand five hundred feet and not exceeding five thousand feet; and one continuous line of stairs for each additional five thousand square feet of area.

Expand or Move.

As practically all the shops in the newer buildings are equipped with sprinkler systems, it is apparent that under ordinarily favorable conditions only 114 persons may be employed on a 100x100 ft. floor space, and the net result must be that many of the larger textile manufacturers will be obliged to do one of three things: (1) take more space in buildings where they are now doing business if obtainable, (2) move to larger quarters elsewhere, or (3) reduce the number of their employes. Almost certainly there is involved on the whole an increased demand for loft space, which is not a disagreeable outlook for real estate owners.

Will Restore a Normal Level.

Those concerns which have been crowding into the Fifth avenue section and occupying space far too small for their business will now be forced to move to less expensive neighborhoods and be succeeded by firms employing fewer people and perhaps in a different line of business. Buildings which were never intended for factories will be rented for offices and showrooms, and it follows that the congestion on the sidewalks will be very much lessened. Should many concerns employing labor from the lower East Side find it necessary to move back below 14th street, there would be no surprise in real estate circles. The restoration of a normal level of occupancy should not be adverse to the interests of property, if accompanied by a redistribution of tenants through both new and old districts.

Text of the Law.

79-E. Limitation of Number of Occupants.—The number of persons who may occupy any factory building or portion thereof above the ground floor shall be limited to such a number as can safely escape from such building by the means of exit provided in the building.

1. In buildings hereafter erected no more than fourteen persons shall be employed or permitted or suffered to work on any one floor for every full twenty-two inches in width of stairway conforming to the requirements for a required means of exit except as to extension to the roof, provided for such floor. No allowance shall be made for any excess in width of less than twenty-two inches.

2. In buildings heretofore erected no more than fourteen persons shall be employed or permitted or suffered to work on any one floor for every eighteen inches in width of stairway provided for such floor and conforming to the requirements for a required means of exit except as to extension to the roof, and for any excess in width of less than eighteen inches, a proportionate increase in the number of occupants shall be allowed. Where the industrial board shall find that the safety of the occupants of any such building will not be endangered thereby, it may allow an increase in the number of occupants of any floor in such building to a number not greater than at the rate of twenty persons for every eighteen inches in width of such stairway provided for such floor, with a proportionate increase in the number of occupants for an excess in width of less than eighteen inches.

3. In any building for every additional sixteen inches over ten feet in height between two floors, one additional person may be employed on the upper of such floors for every eighteen inches in width of stairway leading therefrom to the lower of such floors in buildings heretofore erected, and one for every twenty-two inches in width of such stairway in buildings hereafter erected, provided that such stairways conform to the requirements for required means of exit except as to extension to the roof.

Winding Stairs Penalized.

4. In any building, if any stairway has steps of the type known as "winders," a deduction of ten per centum shall be made in counting the capacity of such stairway.

5. In any building where the stairways and stairhalls are enclosed in fireproof partitions or where, at the time this act takes effect, the stairways and stairhalls are enclosed in partitions of brick, concrete, terra-cotta blocks or reinforced concrete constructed in a manner heretofore approved by the Superintendents of Buildings of the city of New York having jurisdiction if in such city, or elsewhere in the State, in a manner conforming to the rules and regulations to be adopted by the Industrial Board under the provisions of subdivision two of section seventy-nine-b, all openings in which enclosing partitions are or shall hereafter be provided with fireproof doors, in either of such cases so many additional persons may be employed on any floor as can occupy the enclosed stairhall or halls on that floor, allowing five square feet of unobstructed floor space per person.

Horizontal Exits.

6. In any building where a horizontal exit is provided on any floor such number of persons may be employed on such floor as can occupy the smaller of the two spaces on such floor on either side of the fireproof partitions or fire walls, or as can occupy the floor of an adjoining or near-by building which is connected floor in such adjoining or nearby the wall or walls between the buildings or by exterior balconies or bridges, in addition to the occupants of such connected floor in such adjoining or nearby building, allowing five square feet of unobstructed floor space per person, provided that the partitions or walls or balconies through which the horizontal exit is provided to such other portion of the same building or to such adjoining or nearby building shall have doorways of sufficient width to allow eighteen inches in width of opening for each fifty persons or fraction thereof so permitted to be employed on such floor, in the case of horizontal exits heretofore constructed, and twenty-two inches in the case of horizontal exits hereafter constructed.

Fire-Wall Allowances.

Section 7 provides that in buildings where there is a firewall such number of persons may be employed on each floor as can occupy the smaller of the two spaces on either side of the will, allowing five square feet of floor space for each person.

Section 8 makes an allowance of fifty per centum in favor of buildings having automatic sprinklers.

Section 9 limits the number of persons who may be employed on any one floor to thirty-six feet per person, if the building is not of fireproof construction, and to thirty-two feet of floor space per person if the building is of fireproof construction.

Section 10 gives the Industrial Board power to say how many persons may occupy a floor where there is more than one tenant on that floor.

Section 11 requires that notices shall be posted in factories stating the number of persons that may lawfully be employed on a floor.

—Spear & Co., building managers, are distributing privately bound copies of the first volume of their Bulletin.

AGAINST CONFISCATION BY TAXATION

Prof. Clark, of Columbia, and Prof. Johnson, of New York University, Point Out the Evils that Follow from Halving the Tax on Buildings.

THE Single Tax movement has obtained a strong start this year in its campaign of agitation in behalf of legislation favorable to its cause. Through platform and press the attention of the public is being persistently sought and it is announced that a banquet will be tendered to Governor Glynn and members of the Senate and Assembly at the Hotel Brevoort in this city on January 30, to which Mayor Mitchel, the Borough Presidents and other city officials have been invited by the Society to Reduce Taxation and Lower Rents.

In the real estate department of the Evening Globe the questions in controversy have been the subject of a discussion, notable contributions to which will appear in this evening's editions from Prof. Joseph Francis Johnson of New York University and Prof. J. B. Clark of Columbia University, eminent authorities on the subject of taxation, who will present arguments against the theories that the single-taxers have espoused and also advise strongly against the popular referendum which has been suggested. With the permission of the Globe we are able to present from the advance proofs a summary of the papers by Prof. Johnson and Prof. Clark which will appear in full in the Globe.

Prof. Johnson's Arraignment.

The most active supporters of the Sullivan-Shortt bill are well known advocates of the single-tax theory of Henry George, and this fact has been the basis for the most common, if not the weightiest, objection to it, its opponents stigmatizing it as the entering wedge of the single tax. This particular objection, of course, I need not discuss. Whether or not the measure savors of the single tax is of small consequence.

Many remarkable claims are made for this measure. In New York City and other large cities special emphasis is laid on the contention that it will lessen the congestion of population because of the stimulus it will give to construction and the consequent reduction of rent. It is contended further that it will release large sums of capital for use in building and general purposes; that it will reduce speculation in land; that it will cause vacant lots quite generally to be improved; that it will bring more and cheaper land into the market for business uses, so that cities adopting it will be specially attractive to manufacturers, and finally that the fact of its gradual introduction will give small holders time in which to make improvements and thus take advantage of the new law.

Beyond question, the reduction of the tax rate upon real estate improvements would tend toward a reduction of building rents, for the land owner would be called upon to bear a larger share of the tax burden, thus lessening the contribution which is forced from the tenants in the guise of rent. But there is no reason for believing that there would be less congestion of population in our large cities. The argument seems to lie all the other way, for a land owner would obviously be under inducement to erect the highest possible structure in order that he might secure a return from his building sufficient to make compensation for the increased tax upon the land. Ground rents would certainly not be reduced by the change.

Rents Would Not Fall.

On the contrary, there is a possibility that ground rents would be increased. And this certainly would be the case if the stimulus to building were sufficient to bring into demand much land that is now vacant. But the lessees of land, whether they pay the present or the higher ground rent, will be driven by competition to exploit the land to the full limit allowed by law. It seems inevitable, therefore, that the proposed reduction in the building tax would have the effect of making our large cities more compact and condensed than at present, with the poorer classes herded more closely than now in tenement houses in no respect better than those which they at present occupy. It is true, however, that the rent per square foot of all buildings would probably be somewhat less than under the present system, and that the rich as well as the poor would share in the benefit.

A False Hypothesis.

The contention that most of the vacant lots in our cities would be improved will not bear analysis. There will, of course, be no increase in population as a result of the change, and no increase in the amount of capital available for building construction. Builders may, indeed, at first be tempted to offer higher rates of interest, and thus they may draw capital away from other industries. But this will increase their costs and so lessen their ability to attract tenants by the offer of lower rents. Many of our large cities, notably New York City, are already overbuilt. This condition is almost a chronic one, so keen and unceasing is the competition among builders and land owners.

They are always discounting the growth of a city, and are erecting buildings this year in the hope that developments will furnish them with tenants next year, or with confidence that certain little changes in style or conveniences will attract tenants from older buildings. This is speculative building, to be sure, but it is always under way, and would be neither lessened nor increased by a shifting of a portion of the tax from the building to the land.

Vacant Lot Values.

Vacant lots in the most desirable locations, such as those nearest the residential or business centres, would doubtless be improved earlier than under the present system of taxation. But the lots less advantageously situated, especially the land on the outskirts of a city, where now houses with dooryards and gardens are possible, would be less attractive to a building company than at present, especially if it were planning homes for the poorer classes, for it would be necessary to crowd the houses and condense the dooryards and gardens so that the homes would be less saleable.

The advocates of the measure argue that the small holder of land during the five-year period of the introduction of the new tax system would have an opportunity to make improvements and at the end be in a position to reap all the advantages of a building owner. This argument, you will observe, assumes that there is an unlimited demand for building space, provided only that a certain reduction of rent can be secured. It also assumes that the small owner will be able to get the necessary capital. There is no warrant for either of these assumptions; since we know that many small owners of unimproved land are at present barely able to pay taxes and interest charges, it is morally certain that a change in the law such as is proposed would bring a foreclosure of many small mortgages and financial distress to the property owners.

Prof. Clark's Arguments.

The imposition of the tax in its full rigor would be the greatest measure of confiscation of which I have any knowledge in connection with modern history. It would fall chiefly on the lower middle class and on an elite portion of the working class, though a very considerable part of the upper middle class and a few of the very wealthy would also be involved.

It would take property which millions of people have paid for from the proceeds of labor. In my judgment that one fact is entirely sufficient to rule it out from consideration so long as the measure makes no provision for compensating its victims. Of the benefits which are supposed to flow from it, some are entirely illusory and, in so far as they are concerned, the measure, if introduced, would be a blank disappointment. The end in view as the result of a great robbery would not be realized.

A Colossal Robbery.

Of the twelve benefits which, in the lists submitted to me, and specified as the probable results of the measure, one-half are completely illusory. These benefits of a colossal robbery would certainly not be realized. The other half would either not be realized at all or not in any considerable degree. Whatever of benefit could reasonably be expected on any large scale would consist in the possibility of abolishing indirect taxes which affect the cost of living.

The present measure does not carry with it all the evils of the single tax, but is a partial application of that principle, and, as far as it goes, would entail a measure of the same evils. The worst feature of it, however, consists in what it foreshadows in the future. It is supported by single taxers, who undoubtedly wish to have the milder confiscation which this measure involves carried farther, till it shall become the sweeping and drastic measure advocated by the followers of Henry George. This great original advocate of the plan once made in public and in my hearing an answer to a question which throws light on this aspect of the subject. He was asked whether seizing the entire rent of land would be just to persons who had recently purchased it, and his reply was: "If any one is a great enough fool to buy a piece of land when the measure is imminent, he deserves no sympathy."

THE NEXT REGISTER OF NEW YORK

His Boyhood in Old Harlem—Hunted Rabbits in 125th Street—Old Ways of Local Travel—Achievements of an Engineer and Contractor.

John J. Hopper, who took office as the Register of New York County at the first of the year, comes of a very old New York family, the history of which is closely woven with that of the growth and development of Harlem.

As early as 1674 it is recorded that John Hopper settled at Flushing, L. I. Later there is mention of the Hopper home at Paramus, N. J., west of Hackensack. Mr. Hopper's maternal grandfather, Richard Tone, excavated the cellar for the present City Hall, and used the spoil to fill in the old canal in Canal street; he also leveled Madison Square, using the dirt to fill in the old pond at 24th street and Third avenue.

Old Playgrounds Built Over.

Mr. Hopper's early education was obtained at the public schools of Harlem, and not only has he lived to see the fields where he and his schoolmates played become solidly built over, but he in no small degree contributed to this development. Mr. Hopper's father and uncle used to shoot rabbits in 125th street on the site of the present Empire Bank. In talking about these early days, Mr. Hopper said:

"The site now occupied by the Convent of the Sacred Heart at 135th street and Convent avenue was the old Lorillard estate, on which both my grandfathers did work in the building and contracting line. When the estate was bought by the convent my grandfather and father helped in the construction of the convent building, when the old building burnt down my brother rebuilt the present building.

"In my time the estate used to come down to 126th street, where at Convent avenue there was a lodge-keeper's stone-house at the entrance gate, and the road up to the convent entered here and wound up the hill about where St. Nicholas Terrace now is.

The First Horse Cars.

"To show how Harlem has grown, even in my time: I remember that when the Eighth avenue horse cars first came up to 125th street (I then lived near Central Bridge) it was a gala day for us, for then we had only a mile and a half to walk to take a conveyance to get downtown.

"The only other means of going downtown then were the Hudson River Railroad, which went down as far as 30th street, and the old horse stages, which went down Broadway from Carmensville and Manhattanville to 30th street and Broadway. In winter there were four horse sleighs with straw in the bottom to keep our feet warm.

"The finest way to get downtown, however, and the one that the business men availed themselves of, was the line of steamers that sailed from 129th street and Third avenue to Peck's Slip. This was really a beautiful sail and took about an hour, and you could read your papers and talk with comfort no matter what the weather was. The steamers were called the Sylvan Stream, Sylvan Dell and Sylvan Grove. On Sundays and holidays these boats ran up to High Bridge to accommodate the picnickers.

"The fourth method of going downtown was the Third avenue cars. In winter each car had a little stove in the corner and straw in the bottom supposed to keep your feet warm but which was not always in the most sanitary condition.

"I attended the City College at 23d street and Lexington avenue, and in going to school I had to walk from the Central Bridge along the banks of the Harlem River (in the spring and fall it was a beautiful walk along the country lane lined with apple trees) and then take the Third avenue cars to 23d street, paying one cent more than the nickel for going below 65th street station.

"The other and last means of getting



JOHN J. HOPPER.
Register New York County.

downtown was the Harlem Railroad, which ran on the surface of the street down Park avenue to some place below 42d street.

Recollections of 125th Street.

"In the same time, during my boyhood days, 125th street was the only street that ran from river to river—that is, 125th street and Manhattan street; 125th street ran from Third avenue to Eighth avenue and was paved with cobble stones that made travelling anything but pleasant. Along 125th street, which was what they called 'built up,' I remember there were four houses to the block—large country square frame houses with about two hundred feet front and orchards surrounding them.

"At this time the fire engines were all manned by volunteers, and the Mount Morris tower bell rang to locate the fire. The bell rang from one to five times, each number designating either Yorkville, Harlem, Bloomingdale, Manhattanville or Carmensville.

"I remember that during the Civil War, when business was dead, my father rang the tower bell. It used to be a great treat for us children to be taken up to the tower in the night where we could look down on the fields and see the gas lamps in the few avenues that were cut through.

"At the base of Mount Morris to the west was the large open field where the celebrated Harlem Baseball Club used to play."

Mr. Hopper later went to Dartmouth College, from which he was graduated in 1877. In his younger days he taught in the same public schools which had been attended by his father and mother and in which his aunts also taught. His professional life was the direct result of a post-graduate course at the Thayer School of Civil Engineering, and soon after completing this course his first work was done as an assistant engineer in laying out the street and sewer system of the Bronx when that section of the city was in its infancy.

Rapid business progress followed, and at the beginning of the construction of the great Manhattan-Bronx subway system he was a contractor of standing. He obtained the contract for building the sections between Broadway and 103d street and Lenox avenue and 135th street. The difficulties of boring a deep tunnel under Central Park, with several sharp curves, were overcome by Mr. Hopper in person. He planned the work so accurately that when the two headings were brought together there was not the variation of an inch.

An Interesting Suburban Development

The Thomas J. Steen Company is making rapid progress with the erection of a group of seventeen houses upon the property of the Everett Realty & Construction Company in Jamaica. This property, which is directly adjacent to the new station at Jamaica, is being developed with brick residences of a high class, under the direction of Electus D. Litchfield, architect, of 477 Fifth avenue, New York. The houses are being built in a simple old-fashioned American Colonial style but have all of the modern improvements. As the Everett Realty & Construction Company is the owner of a large tract of land embracing many blocks, the section promises to be one of the most interesting residential districts on Long Island within the twenty-minute zone from Manhattan.

This is the second or third group of houses which Mr. Litchfield has planned at Jamaica. Each house stands on a city lot, 20x100 feet, and with four of the inside "corner houses" there is sold an additional 10 feet in width, making these plots 30x100 feet. Each house has at the front or side a terrace or covered porch, and in the rear there is an alley for service, and to afford access to a small garage.

Henry Ford's Opinion of Queens Real Estate.

When Henry Ford was in town last week he occupied a suite in the Hotel Belmont from which he could look out upon the East River. A friend who called upon him there found him deeply absorbed in the panorama. One gets a good view of Long Island City from that window, and Mr. Ford could plainly see his company's building looming up beyond the bridge plaza. He remarked to his caller that there is a wonderful future in store for that section, situated, as it is, so close to the heart of Manhattan.

This statement, coupled with the remark attributed to him about the wisdom of his employees investing in real estate in Queens, has given rise to the report that Mr. Ford is seriously contemplating adding extensively to his company's realty holdings in Long Island City. Mr. Ford is known in Detroit as a very shrewd judge of real estate values.

—Income statements must be filed with the U. S. Internal Revenue collector between January 1 and February 28, if your net income exceeds $3,000 per annum, or $4,000 if married.

PRECEDENTS IN BUILDING CONSTRUCTION

An Index of All Decisions of the Board of Examiners for 1913, on Appeals From All Boroughs—A Ready Reference for Builders.

By Mrs. M. M. D. CLARK, Secretary.

THE Record and Guide herewith publishes a complete index of all decisions (as well as appeals withdrawn) that have been handed down by the Board of (Building) Examiners of the City of New York during the year 1913. It is a ready reference for architects who may be desirous at any time of quickly ascertaining action on certain appeals for research purposes, or for precedents in building construction. The index gives the number of the appeal, the number designating the plan in the Bureau of Buildings and the year it was filed, the street address of the proposed building, the subject of appeal, the names of the appellants and the decision. The abbreviation, "O. C.," following the word, "Approved" means "On Condition" that certain qualifications fixed by the board will be met. The decisions are divided according to boroughs. The index for 1912 was published in the Record & Guide on page 1203, issue of June 7, 1913.

BOROUGH OF MANHATTAN.

Appeal No.	Bureau No.	Location.	Subject.	Appellants.	Decisions.
1	Alt 3206/12	235-245 6th av.	Wall removed; Sec. 32.	Buchman & Fox.	Disapproved.
2	NB 679/12	swc Cathedral pkway & Morningside av.	Elevator shaft ext. above roof; dwg.	Jacobs & Youngs.	Approved.
4	Alt 6/13	1152 2d av.	Theatre; picture.	Lorenz F. J. Weiher.	Approved O. C.
5	NB 163/12	158-162 W 27th st.	Pent house and skylight.	Browne & Almiroty.	Approved.
6	NB 191/12	swc 116th st & 7th av.	Theatre.	Thomas W. Lamb.	Approved O. C.
7	NB 364/12	547-557 W 146th st.	Theatre.	George Keister.	Disapproved.
8	NB 686/12	swc Cathedral pkway & Morningside av.	Elevator & shaft; dwelling.	Jacobs & Youngs.	Approved O. C.
9	NB 397/12	swc 97th st & Bway.	Theatre.	Thomas W. Lamb.	Dismissed.
10	NB 351/12	swc 7th av & 48th st.	Theatre; occupancy different pts bldg.	Shire & Kaufman.	Approved O. C.
13	NB 80/12	1564-66 Broadway.	Theatre (Palace).	Jas. J. F. Gavigan.	Approved.
14	Alt 6/13	1152 2d av.	Theatre; picture.	Lorenz F. J. Weiher.	Approved.
15	Alt 48/13	210 E Houston st.	Height ex. non-fp bldg.	Louis A. Sheinart.	Withdrawn.
16	NB 671/12	33 W 51st st.	Pent house, hotel.	J. Reily Gordon	Disapproved.
17	NB 18/13	nwc Howard & Lafayette sts.	Wall (curtain) construction.	McKenzie, Voorhees & G.	Approved.
18	NB 625/12	nwc Water & Beekman sts.	Walls, pent house (hospital bldg.).	Adolph Mertin.	Approved.
22	NB 397/12	swc 97th st & Broadway.	Theatre.	Thomas W. Lamb.	Withdrawn.
23	NB 58/13	11-13 W 116th st.	Theatre; rear courts.	V. Hugo Koehler.	Approved.
24	Alt 241/13	57-59 Cedar st.	Additional story.	Clinton & Russell.	Approved O. C.
25	NB 54/13	2-14 W 39th st, 424-434 5th av, & 1-11 W 38th st (Lord & Taylor's).	Pent house (recreation room).	Goldwin Starrett & V. V.	Approved.
26	NB 182/12	112-116 Madison av.	Pent house (lunch room).	Wm. H. Birkmire.	Approved O. C.
28	NB 52/13	468 Grand st.	Theatre; picture.	Ingalls & Hoffman.	Withdrawn.
29	Alt 352/13	1 W 54th st.	Sun-parlor; dwelling.	Duncan Candler.	Approved O. C.
30	NB 12/13	nwc 47th st & Broadway.	Theatre (Strand).	Thomas W. Lamb.	Disapproved.
31	NB 769/13	1472-1480 Broadway.	Additional story.	Clinton & Russell.	Disapproved.
32	NB 119/12	216-*222 W 18th st.	Omit fp. girder.	Geo. M. McCabe.	Disapproved.
33	Alt 149/13	55-59 Chrystie st	Theatre.	Cantor & Levingson.	Disapproved.
34	NB 18/13	nwc Howard & Lafayette sts.	Floors non-fp.	McKenzie, Voorhees & G.	Approved O. C.
35	NB 87/13	ws 207th st 125 ft n of Sherman av.	Theatre.	Von Beren & La Velle.	Disapproved.
36	NB 671/12	33 W 51st st.	Pent house; hotel.	J. Reily Gordon.	Disapproved.
38	NB 58/13	11-13 W 11th st.	Theatre; picture.	V. Hugo Koehler.	Approved O. C.
39	Alt 486/13	256 W 145th st.	Theatre.	Von Beren & La Velle.	Withdrawn.
40	NB 353/12	221-233 W 44th st.	Theatre; chases in wall.	Henry B. Herts.	Approved.
42	Alt 2829/10	es 1st av, 38-39th sts.	Omit fp. columns (power house).	Wm. Weissenberger, Jr.	Dismissed.
43	NB 116/13	sec 81st st & Broadway	Theatre.	Thomas W. Lamb.	Disapproved.
44	Alt 430/13	Broadway, 7th av & 50th st.	Theatre (Winter Garden).	W. Albert Swasey.	Approved O. C.
45	NB 87/13	ws 207th st, 125 ft n Sherman.	Theatre.	Von Beren & La Velle.	Withdrawn.
46	NB 343/12	126-132 W 46th st.	Pent house.	Nast & Springsteen.	Approved O. C.
47	NB 12/13	nwc 47th st & Broadway.	Theatre (Strand).	Thomas W. Lamb.	Withdrawn.
48	NB 520/11	216-232 W 44th st.	Theatre.	W. Albert Swasey.	Approved.
49	NB 72/13	586-590 7th av.	Theatre.	Wm. H. Hoffman.	Approved.
50	NB 460/12	87th st & 3d av.	Theatre.	Thomas W. Lamb.	Disapproved.
51	NB 141/13	es Lexington av, 51st st.	Theatre (Hammerstein's Opera).	Wm. H. McElfatrick.	Approved O. C.
52	NB 52/13	468 Grand st.	Theatre; picture.	H. C. Ingalls.	Withdrawn.
53	NB 54/13	424-434 5 av, 1-11 W 38th, 2-14 W 39th.	Floor areas; fire walls.	Starrett & Van Vleck.	Approved.
54	Alt 2829/10	es 1st av, 38-39th sts.	Omit fp. columns (power house).	Wm. Weisseuberger, Jr.	Approved.
56	NB 111/13	ws 10th av, 15th, 16th & Marginal sts.	Flooring non-fp.	Cauldwell-Wingate Co.	Approved O. C.
57	NB 169/13	ws 207th st 59 ft nw Sherman	Theatre.	Paul B. La Velle.	Approved.
58	NB 157/13	nec 37th st & Bway.	Theatre.	George Keister.	Disapproved.
59	NB 175/13	Madison, Vanderbilt avs, 43-44th sts.	Parquet flooring (Biltmore Hotel).	Warren & Wetmore.	Approved.
60	NB 152/13	swc 181st st & Audubon av	Theatre.	Theo. A. Meyer.	Approved O. C.
61	NB 181/13	751-757 Park av (72d st).	Basement entrance; Sec. 105.	Rouse & Goldstone.	Approved O. C.
62	Alt 408/13	188 Pearl st.	Dumbwaiter shaft; Sec. 97.	C. B. Meyers.	Approved O. C.
63	NB 137/13	334 Broadway.	Walls, enclosure; Sec. 27.	Chas. I. Berg.	Approved.
64	NB 671/13	33 W 51st st.	Pent house; hotel.	J. Reily Gordon.	Approved.
65	NB 104/13	swc Lafayette & White.	Walls, skeleton; Sec. 36.	Wm. E. Austin.	Approved.
66	NB 185/13	swc Bway, 181st st & Wadsworth av.	Theatre; picture.	Townsend, Steinle & H.	Approved O. C.
67	NB 165/13	nec 94th st & Broadway.	Pent house; hotel.	Schwartz & Gross-Marcus	Approved.
68	NB 460/13	166-180 E 87th st.	Theatre.	Thomas W. Lamb.	Withdrawn.
69	NB 190/13	822-824 Broadway, 58-60 E 12th et.	Walls, skeleton; Sec. 36.	Townsend, Steinle & H.	Approved.
70	NB 157/13	nec 37th st & Broadway.	Theatre.	George Keister.	Withdrawn.
71	NB 667/13	7-9-11 W 45th st.	Walls, skeleton, Secs. 36 & 39.	Schwartz & Gross.	Disapproved.
72	NB 116/13	sec 81st st & Broadway.	Theatre.	Thomas W. Lamb.	Approved O. C.
73	NB 564/13	2633 Broadway.	Theatre; picture.	Henry B. Herts.	Approved O. C.
74	NB 667/13	7-9-11 W 45th st.	Walls, skeleton, Secs. 36 & 39.	Schwartz & Gross.	Dismissed.
75	Alt 1028/13	616-620 W 181st st.	Theatre.	S. S. Sugar.	Disapproved.
76	NB 198/13	648-650 3d av.	Theatre.	Thomas W. Lamb.	Approved O. C.
77	NB 247/13	nec 37th st & Broadway.	Theatre.	George Keister.	Approved O. C.
78	NB 80/13	1564-1566 Broadway.	Theatre (Palace).	Jas. J. F. Gavigan.	Approved.
79	NB 667/13	7-9-11 W 45th st.	Walls, skeleton.	Schwartz & Gross.	Withdrawn.
83	NB 667/13	7-9-11 W 45th st.	Walls, skeleton.	Schwartz & Gross.	Dismissed.
84	NB 277/13	es Broadway n 94th st.	Theatre.	John C. Watson.	Disapproved.
85	NB 12/13	nwc 47th st & Broadway.	Theatre.	Thomas W. Lamb.	Approved O. C.
86	NB 277/13	es Broadway n 94th st.	Theatre.	John C. Watson.	Approved O. C.
87	Alt 1670/13	188-198 Madison av.	Area, walls, height (Altman's).	Trowbridge & Livingston.	Approved O. C.
88	NB 283/13	nwc 177th st & Amsterdam av.	Theatre; store front.	Louis A. Sheinart.	Approved.
89	Alt 1588/13	258 W 91st st.	Walls; Sec. 31.	Joseph Wolf.	Approved.
90	Alt 1655/13	301 Grand st.	Walls.	Charles B. Meyers.	Approved O. C.
91	NB 667/13	7-9-11 W 45th st.	Walls, skeleton.	Schwartz & Gross.	Approved.
92	NB 310/13	2766-2770 Broadway.	Theatre.	V. Hugo Koehler.	Withdrawn.
93	NB 305/13	1124 Broadway, 204 5th av.	Area lot, fp. bank (Lincoln Tr.).	Chas. P. H. Gilbert.	Approved.
94	Alt 1729/13	248 W 14th st.	Theatre; picture.	Charles B. Meyers.	Approved O. C.
95	NB 324/13	2527-9 Broadway.	Theatre.	Charles A. Platt.	Approved O. C.
96	Alt 2025/13	616-620 W 181st st.	Theatre.	S. S. Sugar.	Disapproved.
97	NB 310/13	2766-2770 Broadway.	Theatre.	V. Hugo Koehler.	Dismissed.
98	NB 320/13	680 5th av.	Walls, skeleton.	Wm. Welles Bosworth.	Approved.
99	NB 342/13	nwc 44th st & Vanderbilt av.	Area (Yale Club).	James Gamble Rogers.	Withdrawn.
100	NB 310/13	2766-2770 Broadway.	Theatre.	V. Hugo Koehler.	Approved O. C.
101	FP SC 3/13	450-452 6th av.	Fireproof shutters.	Samuel Sass.	Disapproved.
102	Alt 1298/13	1024 Park av.	Elevator shaft.	Fredk. S. Keeler.	Approved O. C.
103	Alt 1346/13	1022 Park av.	Elevator shaft.	Fredk. S. Keeler.	Approved O. C.
104	NB 183/13	50 E 58th st.	Pent house.	Robt. T. Lyons.	Approved.
105	NB 351/13	103-109 E 86th st.	Basement entrance; Sec. 105.	Schwartz & Gross.	Approved.
106	NB 368/13	640 Park av.	Basement entrance; Sec. 105.	Fullerton Weaver R. Co.	Approved.
107	NB 327/13	324-326 W 84th st.	Pent house.	Schwartz & Gross.	Apuroved O. C.
108	NB 196/13	466-470 Grand st.	Auditorium (Neighborhood Hall).	Ingalls & Hoffman.	Approved O. C.
109	Alt 2236/13	5th av, 58th-59th sts.	Non-fp. wood trim (Plaza Hotel).	H. J. Hardenbergh.	Approved.
112	NB 372/13	swc Park av & 55th st.	Basement entrance; Sec. 105.	Julius Harder.	Approved.
114	NB 12/13	nwc 47th st & Broadway.	Theatre (Straud).	Thomas W. Lamb.	Approved.
116	Alt 2492/13	74-76 5th av.	Tank house supports.	Royal J. Mansfield.	Withdrawn.
117	Alt 2490/13	39-47 W 19th st.	Tank house supports.	Royal J. Mansfield.	Withdrawn.
118	Alt 2344/13	40-44 E 41st st.	Pent house.	John A. Hamilton.	Approved.
119	Alt 2469/13	2058-64 Lex av & 132-4 E 125th st.	Walls; Sec. 27.	Henry Nordheim.	Approved.
122	NB 322/13	sec Lex av & 72d st.	Basement entrance.	Schwartz & Gross.	Withdrawn.
123	NB 390/13	es Broadway, 78th-79th sts.	Basement entrance.	Schwartz & Gross.	Disapproved.

Appeal No.	Bureau No.	Location.	Subject.	Appellants.	Decisions.
125	NB 389/13	309-311 W 86th st.	Basement entrance.	Schwartz & Gross.	Withdrawn.
126	NB 390/13	es Broadway, 78th-79th sts.	Basement entrance.	Schwartz & Gross.	Withdrawn.
127	Alt 286/13	517-521 E Houston st.	Elevator shaft; Sec. 96.	Edmund B. Wells.	Approved O. C.
128	NB 310/13	sec 107th st & Broadway.	Theatre.	V. Hugo Koehler.	Disapproved.
129	NB 390/13	es Broadway, 78th-79th sts.	Basement entrance.	Schwartz & Gross.	Approved.
130	NB 425/13	252-260 W 89th st.	Theatre.	Rouse & Goldstone.	Approved O. C.
131	Alt 3078/13	36 W 15th st.	Pent house.	Emery Roth.	Approved O. C.
132	NB 253/13	108-110 W 25th st.	Pent house.	Maxmilian Zipkes.	Disapproved.
136	NB 667/13	7-9-11 W 45th st.	Window frames & sash non-fp.	Schwartz & Gross.	Withdrawn.
138	Alt 3400/13	241-245 W 37th st.	Pent house.	Browne & Almiroty.	Withdrawn.
139	NB 441/13	nec 96th st & West End av.	Basement entrance.	Schwartz & Gross, Marcus	Approved.
141	NB 342/13	nwc 44th st & Vanderbilt av.	Walls, skeleton.	James Gamble Rogers.	Approved.
142	Alt 3400/13	241-245 W 37th st.	Pent house.	Browne & Almiroty.	Approved.
143	NB 456/13	305-9 E 80th st.	Pent house; omit fp.	John E. Kerby.	Approved O. C.
144	FSC 4/13	460-462 6th av.	Fireproof shutters.	Fredk. Jacobsen.	Approved O. C.
145	NB 322/13	sec 72d st & Lex av.	Basement entrance.	Schwartz & Gross.	Withdrawn.
147	Alt 3550/13	248 W 14th st.	Theatre, picture; bowling alley.	Charles B. Meyers.	Approved O. C.
148	Alt 3541/13	20 W 17th st.	Pent house.	Schwartz & Gross.	Disapproved.
149	NB 459/13	sec 207th st & Amsterdam av.	Exit; bowling alley.	Henry Nordheim.	Approved O. C.
151	NB 16/13	111-115 E 85th st.	Bridge Con'g Convent & School.	A. G. C. Fletcher.	Approved.
152	Alt 3780/13	205-7-9 W 19th st.	Pent house.	Walter Haefeli.	Approved.
153	NB 667/13	7-9-11 W 45th st.	Window frames & sash non-fp.	Schwartz & Gross.	Disapproved.
154	NB 349/13	ws 5th av, ss 27th st, es Bway.	Walls, thickness & height.	Schwartz & Gross.	Approved O. C.
155	Alt 3972/13	27-31 W 44th st, 26-36 W 45th st.	Walls, thick. & hgt. (Harvard Club)	McKim, Mead & White.	Approved O. C.
156	NB 169/13	ns 207th st, 59 ft nw Sherman.	Theatre; gradients.	Paul B. La Velle.	Approved O. C.
157	FSC 5/13	628 Water st.	Fireproof shutters.	Louis A. Sheinart.	Approved.
158	Alt 3156/13	2184 3d av.	Exits, 1-story bldg.	Louis A. Sheinart.	Approved O. C.
159	NB 110/13	106-108 E 52d st.	Roof garden & pent house	Nelson & Van Wagenen.	Approved O. C.
161	Alt 4084/13	216-232 W 44th st.	Roof garden.	Henry B. Herts.	Laid over.
162	Alt 4022/13	30-42 Trinity pl & 69-79 Greenwich st.	Additional story; area.	Francis H. Kimball.	Approved.
163	Alt 3907/13	25 W 8th st.	Wall thickness.	Geo. & Edw. Blum.	Approved O. C.
		*Opinion requested Corporation Counsel; pending.			
			BOROUGH OF THE BRONX.		
20	FSC 1/13	153d st & Park av.	Fireproof shutters.	M. Friedlander	Withdrawn.
41	FSC 2/13	Crotona pl & 171st st.	Fireproof shutters.	Gillespie & Carrel.	Approved.
81	NB 190/13	Beekman av & Oak Terrace.	Dumbwaiter shaft.	K. & J. Con. Co.	Dismissed.
111	NB 344/13	nwc 151st st & Wales av.	Vent ducts; omit lining.	John C. Watson.	Approved.
			BOROUGH OF QUEENS.		
3	NB 3927/12	Grove st & Woodward av.	Walls, frame construction.	Gross & Kleinberger.	Withdrawn.
12	NB 3927/12	Grove st & Woodward av.	Walls.	Gross & Kleinberger.	Approved.
19	NB 1132/12	Twombley pl & Twombley	Theatre.	Herbert R. Brewster.	Disapproved.
133	Alt 1851/13	251 Franklin av.	Theatre; picture.	Oliver S. Hardgrove.	Approved O. C.
137	Alt 1701/13	Flushing & Planet avs.	Theatre; picture.	Frank Chmelik.	Approved O. C.
160	NB 3407/13	Jamaica av & Elm st.	Theatre & roof garden.	J. P. Powers Co.	Approved O. C.
			BOROUGH OF BROOKLYN.		
11	NB 7558/12	ws Steuben st, 100 ft s Myrtle av.	Area; non-fp. bldg; Sec. 32.	Benj. Driesler.	Approved.
21	NB 4942/12	swc 50th st & 4th av.	Theatre.	Thomas W. Lamb.	Disapproved.
27	NB 826/13	ss 16th st, 100 ft w 5th av.	Theatre; picture.	Thomas Bennett.	Approved O. C.
37	NB 1155/12	ws Rogers av, 40 ft s Newkirk.	Theatre; picture.	Thomas Bennett.	Approved O. C.
55	NB 1726/13	ss 16th st, 100 ft w 5th av.	Theatre.	Thomas Bennett.	Approved O. C.
80	Alt 1388/13	11 Monroe st.	Classification.	Henry H. Holly.	Approved O. C.
82	Alt 2597/13	43 Buffalo av.	Extension frame dwg.	Chas. Infanger.	Approved.
110	Alt 4308/13	1703 Pitkin av.	Theatre; picture.	H. B. Polak.	Approved.
113	NB 4289/13	nwc Grand & Rodney.	Walls, thickness; Sec. 31.	Samuel Sass.	Disapproved.
115	NB 4240/13	ns Church st, e Flatbush av.	Theatre.	Robt. T. Rasmussen.	Approved O. C.
120	NB 4083/13	sec 4th av & 10th st.	Walls.	Shampan & Shampan.	Approved O. C.
121	NB 4089/13	ss 10th st, e 4th av.	Walls.	Shampan & Shampan.	Approved O. C.
124	NB 4892/13	ss 55th st, e 5th av.	Walls.	Benj. Cohn.	Approved O. C.
134	NB 5274/13	nec Sumner av & Quincy st.	Theatre.	Paul B. La Velle.	Withdrawn.
135	NB 5274/13	nec Sumner av & Quincy st.	Theatre.	Paul B. La Velle.	Approved.
140	Alt 5445/13	1634 Broadway.	Theatre; picture.	Franklin Hunt.	Laid over.
146	NB 5822/13	151 Joralemon st.	Classification; walls.	Slee & Bryson.	Disapproved.
150	NB 5987/13	ns Quincy st, e Nostrand av.	Walls.	S. Millman & Son.	Approved O. C.

A Market for High-Class Apartments in Brooklyn.

After looking over the real estate conditions of Greater New York, having some information as to conditions in the five boroughs, and after comparing the statistics that are readily at hand, Vice-President Greve, of the Realty Associates, believes that the situation in the Borough of Brooklyn is better than that in any other of the five boroughs:

"Taking into consideration the values of property in reference to location, in reference to transit facilities, and in reference to those transit facilities particularly that are already under construction or under contract, and considering the plans for the full use of the Manhattan and Williamsburgh bridges and the present-day values of properties located near these new transit developments, it can readily be seen that the possibilities of this borough are very large," said Mr. Greve.

"Many will say that this is an old story, but the story never before had the proper backing—which is, convenient, rapid and good transportation between this borough and the Borough of Manhattan.

"It has always been a burden, and, to say the least, disagreeable, to travel from the Borough of Manhattan to the Borough of Brooklyn, and vice versa. With the transit improvements under way the day is not far distant when this will not be the case. Even at the present time it takes no longer to get to Brooklyn Heights from 34th street, or its vicinity, than it does from 72d street, and land values are a great deal lower. Rents also are correspondingly lower for the same class of improvements. Besides the Heights, the Hill section, Clinton avenue, the St. Marks section (St. Marks avenue) and Park Slope (Prospect Park West) will all be brought in close proximity to the business and theatre districts of the Borough of Manhattan by the new rapid transit lines.

"There is a dearth of high-class apartments in the Borough of Brooklyn and there is a demand for such apartments in good locations. There are many good locations in the Borough of Brooklyn for such apartments, and I believe the financing of such operations will become easy as soon as the success of some of the early ones is attained. There is no doubt that Bing & Bing will be followed by other first-class builders, as I believe the success of their operation, which is about to start, is assured by the fact that all first-class apartments on the Brooklyn Heights are fully rented and that there is a demand for many more."

Agents' Quarterly Reports.

Goodwin & Goodwin, of 260 Lenox avenue, northeast corner of 123d street, have a system whereby they make quarterly reports to their principals showing the physical condition of the premises under their management. The firm believes that it is the paramount duty which real estate agents owe to the owners to safeguard the latters' interests at all times. This not only applies to the customary methods of securing responsible tenants, attending to collections, etc., but also to the general health, as it were, of the buildings themselves, the proper preservation of which being of vital importance.

To that end Messrs. Goodwin & Goodwin have introduced an entirely new, and what must be a most acceptable, innovation. This consists of an exhaustive blank form, which is designated "A Quarterly Report on Physical Conditions." It contains a list of everything in the building from the roof to the cellar, and also the various items belonging to the exterior from the roof to and including the sidewalk. As an example, under the heading of "Main Halls" appears Bells, Glass, Walls, Tiling, Carpets, Ceilings, Windows, Iron Grill, Chandeliers, and Letter Boxes. Other general divisions of the report are headed Roof, Main Entrance, Elevators and Pumps, Cellars, Vacant Apartments, Exterior.

The blank spaces in this report are filled in by the office force and mailed to each owner at regular intervals so that he may determine at a glance the condition of his property and be relieved of all anxiety regarding its upkeep.

Title Registration.

At a meeting of the Kings County Lawyers' Association held at the County Court House, Brooklyn, January 9, 1914, a resolution was adopted to the effect that it is the sense of this association that the commission appointed to revise the banking law of this State should prepare and oppose an amendment to the banking law whereby all State savings banks, trust companies and mortgage loan companies, as public service corporations, shall hereafter register under article 12 of the real property law the titles to all property on which they may make mortgage loans without prejudice to taking out policies of title insurance in addition thereto. A committee consisting of William Adams Robinson, John J. Clancy and Charles H. Falvert was appointed to wait upon the members of the State Commission and urge the adoption of this amendment.

BUILDING MANAGEMENT

WHY AND WHAT BUILDING MANAGERS BUY

By C. A. PATTERSON

Secretary National Association of Building Owners and Managers, and Editor Buildings and Building Management

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

THERE is a book published in New York giving the name of every operating engineer, the name of the plant he operates, and his home address. It is no particular secret that unscrupulous manufacturers put this book to a different use than that for which it was intended.

This is the way the matter works out. A salesman calls on the engineer; he is selling oil, boiler compound, or anything else for that matter. He asks the engineer to try a barrel. The engineer is satisfied with that he is using. The salesman drops in occasionally to get acquainted, saying little about selling oil.

The engineer is mildly surprised when a box of Perfectos arrives at his home on Christmas morning with the salesman's card enclosed. Stranger yet, when the engineer's wife has a birthday she receives a silk umbrella with the compliments of the oil salesman. The engineer makes $125 per month, he has a hard time making both ends meet. These little attentions given him by the salesman are really appreciated from the bottom of his honest heart. It touches him deeply to think that the fine well-groomed salesman has taken such a liking to him.

A Drama in the Engine Room.

A little later on the engineer begins thinking that possibly that oil he is using is not so good as it used to be, and he has a notion to try the kind the friendly salesman sells. Consequently, the next time this salesman calls the engineer gives him an order. The price is a little higher, but the salesman explains it is better oil and will last longer.

The engineer perhaps has never thought of the courtesies extended to him in the light of graft. He would have scorned a money bribe and yet the result was the same.

For like reasons, such as an occasional pair of theatre tickets, a Sunday taxi ride, etc., the oil continued to be used in this plant.

The engineer has long realized that this oil was really not equal to the kind he had been using, but the salesman investigated and found that it was a little too light for the engines, and exchanged it for other oil, which he assured the engineer was exactly right, as he had made a test himself and wanted to please his new "friend," the engineer. The second lot was no better than the first, but the engineer didn't have the heart to make another kick. He had told the manager of the building that he changed oils because the old oil didn't work right, and that this new oil would, for he had thoroughly tested it. This too made it almost impossible to go back to his first oil. This little drama, more or less modified, has been played so often that the building manager upstairs has long since been cognizant of the situation.

This is one of the reasons building managers do the purchasing.

There is no intention of implying that all engineers are grafters, for they are not. The point is, the principle of having a low-salaried man do the buying is wrong. Most engineers prefer not to have this responsibility, as a misunderstood reflection on their integrity



C. A. PATTERSON.

is naturally distasteful to the average man. The nearer the salesman goes to the head of the concern the less opportunity there is for selling on any other grounds than merit. Because of the fact that a building manager perhaps does not know oils like an engineer he does not buy on any other than a test basis. When it comes to new equipment he investigates everything there is, not from a standpoint of convenience to his engineer, but from a point of greater efficiency, less repairs and cheaper operation. A manager is primarily a business man, he is responsible to his directors to produce a maximum revenue from the property at a minimum operating cost. His record can only be made by cutting down the costs after his building is filled, for rents are usually pretty well estimated before hand. However, in doing this he must be careful not to lessen the service to the tenant.

A Man-Sized Job.

When one appreciates that the coal bill of one twenty-two story building last year was over $30,000, and the entire maintenance cost close to $100,000. it does not take much imagination to realize that buying for a building is a man-sized job. One manager, for instance, proved from actual test that toilet paper at $8.75 per case was cheaper than paper at $4 per case.

I question whether or not the average head janitor could not go on filling up toilet paper racks for the rest of his life without thinking an economy could be gained by a different type of rack that increased the cost per roll for paper from 4c. to 8¾c.

Another manager saved 60 per cent. on his feather duster bill by installing a stub handle type. This same manager eliminated cheese cloth at 3½c. a yard for dusting and bought mill end rags at 6c. per pound, saving over 50 per cent. in his dust-cloth bill and getting better results.

Cases of savings made in cleaning alone are so numerous that I refrain from going into them farther, because one might get the impression that a building manager is a sort of graduated head janitor. The average person has little or no conception of what a big problem managing buildings really is.

Items from the Ledger.

For instance, we take a typical office building costing $1,500,000, including the land. From this building a revenue of $150,000 is secured. On the other side of the ledger are some of the expenses the owner must meet: Taxes and insurance take $35,000. Twenty tons of coal are consumed a day, or 7,300 tons per year. One can readily appreciate what a thorough knowledge of scientific buying on a B. T. U. basis of coal alone will save. The next largest expense of course is labor, amounting to $30,000 per year.

To clean the building requires twenty women, six nights per week, each getting $28.00 per month, which amounts to $7,392 per year. Six or seven men help the women, which adds, at $40.000 per month each, $3,280. Added to this is a superintendent at $1,500.00 per year, to oversee the work. Thus for cleaning alone, excluding supplies, there was an item of $12,172.00.

Besides this there is a painter, whose supplies alone last year amounted to over $3,000.00. The house carpenter, whose supplies and labor amounted to $3,000.00 more, and the window cleaning, which requires six men at a cost of $2,880.00 for labor alone.

The elevators are a large and constant expense, and in this particular building labor and repairs amount to more than $5,000 annually.

A Tireless Dollar-Eater.

The engine-room is a never tiring "dollar eater," the labor alone costing $3,200 for a chief and an assistant, an electrician makes an additional outlay of $3,000.

This brief resume of operating costs has been given to show that there is little opportunity to reduce expense except through a careful analysis of the supplies these workmen use. In this particular building 26,000 lbs. of soap powder is used (in some buildings 200 lbs. are used every night), besides 10,000 bars of soap. Scrub brushes and pails are bought by the gross, dusting cloth by the bolt, dusters, brooms, mops, mop-wringers, sponges, squeegees, etc. are constantly consumed. Managers have found it economical to keep a full line of plumbing supplies on hand. Wash bowls, urinals, closets, seats, tanks, valves, cocks, etc., are purchased in quantities.

We have not touched upon the office expense nor the engineering supplies, but let me assure you they are not small items. Altogether the expense of this building will total up to $100,000, of which $45,000 at least goes for supplies and equipment.

Why the Building Manager is the Buyer.

The down-to-date building manager today purchases his supplies and equipment because the purchasing is done in large quantities and it is worth his while to see not only that he is getting value for this money but that the best material or equipment is being purchased for the particular duty it has to perform.

He can only ascertain this by careful study of the things used about the building and by applying his intelligence to them. Being the man responsible for the success of the building, he stands first to produce adequate returns to the owners; second, unless he renders the service to the tenants, they move out; and last but not least, to produce the revenue and to satisfy the tenants he must have an organization and give it proper tools with which to work. The building manager's compensation is based upon the record he makes.

In this short article it is impossible to do more than touch upon the purchasing end of a building manager's duties.

I could tell you the story of the loaded sponge (¾ of them are). I could tell of how one manager found his head janitor was getting a rebate of $11 on empty barrels, but the purpose of this article is not to muck rake, so I will not do it. I could show you how scientific research by intelligent building managers, as applied to fuel saving, has saved thousands of dollars for the owners of office buildings, and could continue by showing you how managers have proved that wall paint is more economical than kalsomine, but enough has been written to prove conclusively that the building manager is the logical buyer for a building.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Emphasizes Facade Texture.

MEETING the tendency of architects to bring out in sharp relief, as it were, the structural detail of facades in buildings of all sorts, there is now being used a new type of fireproof facing material that gives an artistic touch to any building to which it is applied. It is called Tex-Tile and is made by the National Fireproofing Company, with offices in the Fuller Building, this city.



It consists of a hollow tile adapted to afford a finished exterior surface, rich in color and cut so as to give the soft effects so much desired by owners putting up burned clay houses. The illustration exemplifies a facade unit twelve inches long by five inches high and four inches thick. The size of the ordinary common or front brick is 8x3½x2¼ inches. This gives a larger unit in working out artistic detail that is especially popular in the suburbs where the rich colorings of the soft faced tile make pleasing contrasts with the shrubbery and tree tones. (See Record and Guide, May 25, 1912.)

Graduates the Incandescent Light.

THE convenience of graduating the light of an ordinary incandescent electric bulb to almost any degree of illumination will appeal strongly to architects specifying electric lamps for apartment houses, hotels and similar buildings, and for that reason a lamp



being introduced by the Wirt Company of 97 Warren street is illustrated herewith.

This lamp, in general appearance, is similar to any other incandescent electric bulb, with the exception that it has two control cords, one positive and the other negative in operation. Different pulls on the diminishing cord give five different shades of light, while one pull on the positive or lighting cord restores the illumination to the full candlepower of the globe. It fits on any socket.

Fire Fighting With Sawdust.

THIS sounds like combating the demon Flame with oil. But seventeen experiments, recently made in a varnish factory where ordinary sawdust was employed to extinguish fire, speak for themselves.

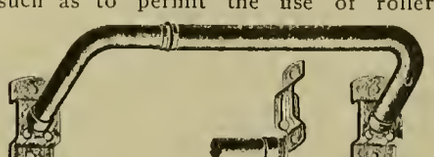
In a steel vessel containing ignited varnish 2 inches deep, the fire was extinguished in 25 seconds with 2½ shovelfuls of sawdust. In a vessel containing varnish 4 inches deep the fire was put out in ten seconds with a quarter of a shovelful of sawdust mixed with sodium bicarbonate. On a pine tray, 5 feet square, with sides 1 foot 8 inches high, containing nearly 3 gallons of varnish, the fire was extinguished in 53 seconds with 3 shovelfuls of soft-wood sawdust. In a steel vessel containing 3¾ inches of gasoline, the fire was quenched in 13 seconds with 2 shovelfuls of hardwood sawdust. In a steel vessel containing varnish, 3 inches deep, the fire required 9 shovelfuls of sand for extinction. In a steel vessel containing gasoline 2¾ inches deep the fire was not affected by 4 shovelfuls of sand and was afterward put out in 56 seconds by 8 shovelfuls of sawdust.

The efficiency of sawdust is attributable to the fact that it floats on the ignited liquid and protects it from the air, whereas sand sinks to the bottom.

A New Curtain Rod.

SOME renting agents prefer to supply curtain hangings for windows so as to avoid the damage that otherwise results from successive tenants driving different kinds of curtain rod supports into the upper window sashes. For that reason many of our readers will be interested in a new rod-hanging system that the John Kroder and Henry Reubel Company, of 108 Meeker avenue, Brooklyn, is introducing.

This new rod consists of a one-half inch one-piece polished tube that combines brackets, yet it can be attached and detached easily by the tenant when he hangs his curtains. The position of this rod as it hangs at the window is such as to permit the use of roller



shades underneath it without the curtain fabric becoming entangled in the shade mechanism. Its strength makes it especially adaptable for apartment houses and hotels.

Locks on Concrete Soffits.

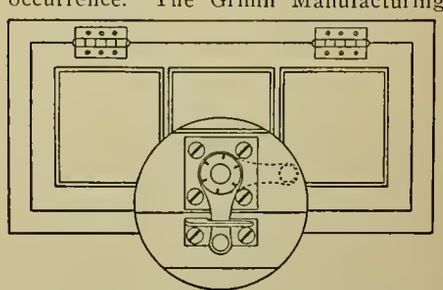
NOT long ago the papers told the story of an accident in a building under construction wherein a number of workmen had narrow escapes from being caught under a falling wall of concrete. As a matter of fact it was a concrete soffit that let go, and instead of maiming workmen it completely wrecked a large electric generator. Soffits of this character are likely to fall at any time, especially when a building is being put up under conditions requiring speed. In fact, the danger is present in all buildings where concrete and steel are used. With the



idea of eliminating this danger, the Mitchell-Tappen Co. of 149 Broadway, this city, is selling a standardized metal caging that locks on the soffit as shown in the illustration. It is a system of flexible wire caging that takes a firm hold upon the pillars and columns and not only gives security to the concrete, but insures perfect concrete fireproofing of the steel work.

An Improved Window Catch.

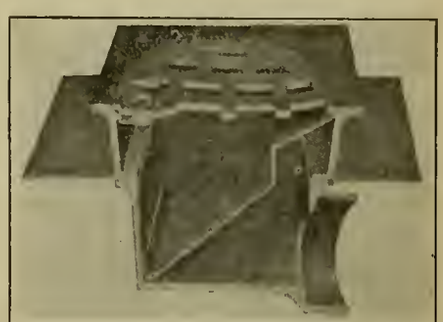
CELLAR windows very often receive too little consideration from the builder, with the result that burglaries and gas meter robberies are of frequent occurrence. The Griffin Manufacturing



Company, with offices at 37 Warren street, is putting on the market an improved cellar window set that is said to stay put and make the cellar windows as secure against forcible entry as the front parlor windows.

Keeps Sweepings Out of Drain.

ANOTHER way in which the building manager can cut down his cost of building operation is to employ drains that catch sweepings before they get into the pipes that lead to the sewers. Such a drain is manufactured by the "Jiffy" Fire Hose Rack Company, of 727 Seventh avenue, and has a



special virtue in that important respect.

The drain is equipped with a special dam that is readily accessible for the purpose of cleaning out the accumulated sediment. It is so constructed that water cannot leak through it to any point but the pipe.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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The fact that Congress is about to take up the matter of anti-trust legislation appears to have had little or no effect in checking the spread of business optimism. In real estate the prospect is that such legislation will create a better demand for the average run of industrial housing.

—Of course the men who have built up Manhattan are not necessarily limited in their operations to this borough. Brooklyn ought to be big enough now for costly apartment houses such as Bing & Bing will build in Schermerhorn street, near Clinton. The only question is, has Brooklyn an investors' market for such buildings?

Comptroller Prendergast in an address before the New York Credit Men's Association pointed out the folly of issuing long-term bonds for ordinary public improvements. A fifty-year 4½ per cent. bond issue of $50,000,000 requires a total outlay for interest and amortization charges of $134,663,750. The Legislature, he intimated, will be asked to authorize the use, where expedient, of ten-year notes, on which principal and interest will be payable in ten annual installments.

The United Real Estate Owners' Association, with a numerous and loyal membership, has done effective work in local matters. Its president, Henry Bloch, at a luncheon of the members this week at Mouquin's made suggestions that the time has come to follow matters of general interest, particularly bills and recommendations before the Legislature and the Board of Estimate. Is such vigilance worth the cost? Well, other associations are paying out large sums to advocate projects calling for increased taxes.

Clear Away the Reefs.

The plea which the Mayor made in Washington during the past week on behalf of a large governmental appropriation for harbor improvements, indicates that the new administration is fully alive to the importance of modernizing the machinery for handling freight in and around New York City. A comprehensive group of municipal improvements was outlined, including the appropriation by the city of the South Brooklyn waterfront, the construction of a railroad connecting the piers and the warehouses, the building of new piers in Manhattan and the reaching of some kind of an arrangement with the New York Central, which will result in the construction of an elevated freight railway on the west side of Manhattan. That the projects, indicated above, were not merely in contemplation, but are by way of being carried out very soon, is, of course, a matter of public knowledge. The part of Mr. Mitchel's speech, which was more interesting because more novel, was the reference he made to the possibilities of building freight tunnels under the Hudson River.

The Record and Guide was not aware that any such plan was still being considered. During Mayor Gaynor's administration a plan to that effect was drawn up by the Dock Department, but it was rejected by a committee of the Board of Estimate, of which the Mayor was the most prominent member. The Record and Guide welcomes the announcement that the project is not entirely dead. The problem of economically handling the freight shipped into and out of New York will certainly never be properly solved until the railroads now terminating on the waterfront of New Jersey can get their freight into and away from Manhattan without transshipment and without the large amount of cartage which is now necessary. If the administration can succeed in devising a practicable method of accomplishing such a result it will certainly deserve well of the city. One can hardly, however, be very sanguine of success.

The problem is intrinsically more difficult and complicated than that of making an analogous arrangement with the New York Central Railroad Company. Yet after ten years of disputation and negotiation no mutually satisfactory contract has been signed with that corporation.

In the case of the Jersey railroads the problem is complicated by the fact that the several railway corporations have always refused to consider the adoption of any such plan. All the proposals which have been made either to bridge or tunnel the Hudson River for the purpose of handling freight, have been killed by the firm refusal of these companies to have anything to do with them. The managements of the railroads have always assumed the position that the construction of such tunnels and the providing of the necessary terminals in Manhattan would involve an expense disproportionate to any economies which could be expected to result from their operation. If they persist in such an attitude the City of New York will be powerless to deal with this matter. It has no hold upon the Pennsylvania, Erie and Jersey Central Railroad Companies similar to that hold which it has on the New York Central. It has no credit resources which it could devote to the financing of such a system of Hudson River tunnels. If the work is to be done the duty of financing it will necessarily fall upon the railroad companies who are, as we have said, opposed to the spending of money on such a project. This part of Mayor Mitchel's comprehensive sketch of harbor improvements is not, consequently, likely to succeed, but we are glad, nevertheless, that it is going to be tried. The Mayor understands the whole problem both in its engineering and financial aspects extremely well, and he would not have dwelt so emphatically upon it in a public speech unless he believed that the chance of eventual success is sufficient to make the attempt worth while.

Confidence in the New Administration.

The opening decisions which have been made by Mayor Mitchel and his assistants have all been such as to confirm the public confidence, in the possession of which he assumed office. His appointments for the various heads of departments, so far as they have as yet been announced, have been excellent. He has given evidence of his earnest desire to redeem his pledges by authorizing a careful study of the existing situation in relation to salaried employees, with a view to the promotion of both economy and efficiency. When the Gaynor administration assumed office four years ago the newspapers were full, during the first three months, of savings which the new departmental heads immediately contrived to bring about. The Record and Guide has no intention of disparaging either the intentions of these former officials or the good work actually accomplished by them. But the preliminary piece-meal economies which they effected only touched the fringe of the real problem and were not of any substantial benefit to the taxpayers of New York.

They were not followed up by a comprehensive and searching investigation of the remuneration and grading of salaried employees, with a view to removing discrepancies and the establishment of uniform standards and methods. The ordering of such an investigation was the first work of Mayor Mitchel, and it is proof of the fact that he at heart knows how his problem ought to be approached. He has made another wise decision in refusing to present to the current Legislature any proposals for the radical modification of the existing charter. The instrument under the provisions of which New York City is governed has many grave imperfections, but it is a workable and useful piece of administrative machinery, and it should not be amended save after prolonged and exhaustive consideration. Any proposed amendments, that is, which emanate from the administration, should not involve tinkering with details, but should constitute an attempt to cure fundamental defects; they should be formed by a commission specially selected for the purpose, and they should be based not merely on local precedents, but upon the experience of other American cities.

No question connected with political organization has received so much scientific study and has become so much a matter of well established principles as has this question of municipal charters. It may be that public opinion in New York is not prepared at present to accept the results of this scientific study of that question. But assuredly a stubborn and well considered attempt should be made to get them to accept it, and one of the most important and potentially beneficent tasks which confronts this administration is that of framing such an instrument of government and securing its adoption. It is just because the matter is so important and needs to be done so well that it should be postponed until it can be properly handled. What New York City needs is a charter so wisely framed and so adequate that it will emancipate the city from any legislative tinkering in the future. In order to ac-

complish this result and to provide for genuine home rule it must carry with it all the weight that can be derived from the most careful consideration and from a strong report concurred in by a strong commission.

The Court House Site Complications.

There are rumors in the daily papers that the idea is being considered of abandoning the site for the new County Court House, which has been already purchased. It is very much to be hoped that these rumors will prove to be false. However difficult and expensive it may be to provide a permanent foundation for the new Court House on the site selected, there is nothing to be done now but to meet the difficulty and to stand the expense. The question of site cannot be reopened. The case is bad enough as it is. At best there will be considerable additional delay before new plans can be accepted and the work of construction begun. And if the question of site is to be reopened any idea of ever building the new Court House will have to be abandoned in despair. The Record and Guide was not in favor of the site that has been selected. It preferred a site farther up town. But any site is better than no site and if the present location is abandoned no one can tell what further delay will result. The Board of Estimate should certainly take up this matter of building the Court House vigorously, and refuse to consider any plans which will involve further procrastination.

Separation of City and State Urged.

Editor of the RECORD AND GUIDE:

As a firm believer in the stability of Manhattan real estate I feel that constant agitation of measures that will work for its betterment cannot be urged too strongly.

I was much impressed with the message of Governor Glynn to the Legislature, showing appropriations for the year 1914 to be $61,000,000, with revenues from indirect sources at $44,000,000, which simply forecasts the necessity of a direct levy to make up the deficiency, unless the sinking fund is drawn on for $17,000,000. This means an increased burden on Manhattan, which in a large measure supports the entire State. This deficiency is due to the desire to placate up-State politicians, by voting large sums for local improvements, the benefit of which seldom extends beyond the immediate locality favored. The institution of a direct tax means an additional burden on our already over-taxed city.

The time is ripe to agitate the divorce of city from the State. Physical, political and geographical conditions alike point to this as the only practical solution of an unjust and burdensome condition. The city is sufficiently populous, wealthy and powerful to enable it to be welded into a separate State. It is time for us to rebel against being penalized for the benefit of up-State improvements; and, although the political division of the State is of such a character as to make the success of this plan problematical, yet constant and intelligent agitation will bring about a feeling of revolt, which must eventually lead to satisfactory results, even though it only puts the "fear of God" into the hearts of our country cousins and makes them alive to the fact that we ought not to be made paymasters for the entire State.

What we need in our city is faith and confidence. Its growth is marvelous, when we consider that every year its added population equals that of some of the larger cities, like Jersey City, Paterson and others. This continuous increase creates a demand for new homes, especially when there has been a lull in building operations, as in the past year. As a result, rentals have improved, vacancies are few, and the inevitable result must be a rise in values, proportionate with rental improvements.

It must be obvious to the careful observer that the proper time to invest in real estate is when prices are low and not when speculation is ripe and competition keen.

The situation in the mortgage market has not been as appalling as many pessimists have asserted. I have found it possible, within a recent date, to place many mortgages, for both large and small amounts, at both 4½ per cent. and 5 per cent. I have always found little difficulty, even in times of so-called depression, to find ready money for all applications possessing merit, and attribute this to the fact that investors fully realize the safety and security of mortgage investments.

There are many suggestions which would lead to improved results:

1. A liberal recognition of the growth and advancement of our marvelous city must convince us that real estate in New York City is here to stay for all time and that no depression can affect its ultimate value. It is the Gibraltar of safety, and if not over-weighted with the burdens of oppressive laws and excessive taxation it will always prove a sane and conservative means for investment.

2. Unjust assessment is another evil calling for a cure. Of late we have had many instances of the injustice done to owners by excessive assessment. A few instances will suffice:

No. 320 Central Park West, southwest corner of 92d street, was sold October 25, 1913, for $465,000, but is assessed at $640,000.

No. 41 West 16th street was sold, within a few days, for $20,000, but is assessed at $36,000.

The Bijou Theatre was sold recently for $465,000, which is $274,000 below the assessed value of $739,000.

These sales indicate that either there is something wrong with those fixing the assessments, or that there is a lack of money or confidence on the part of buyers.

When we take into consideration that the owners of real estate, mortgagees, tenants, contractors, and material men are a mighty factor, and when combined can unmistakably control legislation, we are certain that if all vitally interested in real estate and the welfare of the city should unite and keep up a constant agitation, so that the Governor, the Mayor, and the Tax Commissioners may have it forcibly brought to their minds that real estate interests will not remain dormant, much can be accomplished. Spasmodic movements will accomplish little, but a continuous and intelligent publicity may in time bring the powers to a realization that they must look in other directions for the support of the city and State.

3. It would be well to agitate for a law for real estate in a manner similar to that enjoyed by Wall street potentates and corporations. There is no limit to the amount of compensation that can be exacted by these interests, and yet when an owner desires to obtain a second mortgage on his property he is confronted with a limited field of lenders, who are reluctant to hazard their money on an investment that may be subject to usurious defenses.

A second mortgage investment requires the exercise of considerable caution, and the investor must at all times be prepared to meet the demands of prior claimants, so that an extra charge, above regular interest rates, would not be unreasonable. If this were allowed by enactment of law it would open a field that would add to the buoyancy of real estate.

4. Another serious question to be considered is the abolition of the tax on recording of mortgages. This adds largely to the expense of the owner; moreover, it is concededly a double and unjust tax.

5. In order to beautify the city it would prove desirable to bring about a symmetrical arrangement of buildings. The height of buildings should be limited by law, based on the width of the street or avenue. This is essential for many reasons, aside from the question of fire protection. This matter requires no elaboration, as the proposition has received support from every direction.

Many of these reforms can be accomplished only by incessant agitation, and by a harmonious combination of all interests.

Persistent urging, luminous publicity and proper awakening of authorities will do much to bring about a condition that must necessarily lead to a rehabilitation of real estate interests and once more place real estate and real estate mortgages among the safest and sanest investments. JOHN FINCK.

198 Broadway, Jan. 13.

Dual Subway System Construction.

Anyone inclined to be disheartened over the real estate market should read on page 137 the list of contracts awarded for subway construction and consider what it means for the material development of the city. So far over ninety-four millions out of one hundred and sixty million dollars' worth of work has been awarded, covering thirty-eight construction sections. Pending the completion of the system as a whole, thousands of mechanics and laborers will have good employment, and real estate within the influence of the new subway lines will be steadily rising in value. Then will follow a series of construction movements such as Greater New York has never seen hitherto.

Another Building Code Ordinance.

The draft of a building code prepared by the Building Committee of the previous Board of Aldermen was revived and introduced again this week by Alderman James Hamilton, and was referred under the rules to the new Building Committee. The most striking change that has been made in the document so far is in Section 103, paragraph 4, relating to the use of wood. Under the Herbst code no combustible material could be used in buildings over 100 feet high, except in apartments and tenements, which could use wood trim up to a height of one hundred and fifty feet. In the latest ordinance the limit is 150 feet for all classes of buildings.

The Building Committee, of which Alderman Hamilton is chairman, will revise the ordinance again, but there will be no more boards of experts, and the intimation is given that not many changes of first importance will be made.

Alderman Curran, the majority leader, said the introduction anew of the Herbst code does not mean that it will be adopted with its faults. "I am told," he said, that it is a good code, and with a little trimming will be satisfactory. It contains all the provisions of former codes that have survived criticism."

It is promised that the code will be enacted into law before May 1, and it is understood that Mayor Mitchel and President McAneny are in sympathy with the plan. President McAneny, in his inaugural address to the board, said:

"The interests of real estate have suffered, and conditions that menace the safety both of life and property have been permitted to continue, because of these successive failures. Let us agree that this condition shall end at once, and that a proper code, based upon principles that are technically correct, and that

deals fairly with every interest at stake, shall be passed within the early months of the present year. A great deal of the preparatory work has been done, and a great deal of that is good. Little further time need be taken, in short, upon either draftsmanship or for scattering discussion. The adoption of a new building code should be the first assurance of the members of this Board that it proposes to meet its obligations to the people of the city."

The members of the new Building Committee are Messrs. Hamilton, Boschen, Brush, Carroll, Bartscherer, Dremer, Gaynor, Jesse D. Moore, Kochendorfer, Dryat and Cole.

Debate on the Single Tax.

Allan Robinson, president of the Allied Real Estate Interests, debated on Wednesday evening on the single tax question with Frederick C. Leubuscher, president of the Society to Lower Rents and Reduce Taxes on Homes, and August Weymann, of the Manhattan Single Tax Club. The debate was held at the rooms of the Taxpayers' Alliance of Bronx Borough, 4212 Third avenue, under the auspices of that association. The committee in charge consisted of Messrs. Max Just, James Donnelly and Coroner William J. Flynn.

The subject was "The Reduction of Taxes on Buildings and the Increase of the Same on Land," as provided for in the "Salant-Schaap Bill," introduced in the last Legislature, and which will in all probability be brought up again, as twenty-three Assemblymen are reported to be pledged to its support.

Mr. Leubuscher was the first speaker and was followed by Mr. Weymann, both in advocacy of the Salant-Schaap Bill, but Mr. Weymann speaking particularly in favor of a single tax. Mr. Robinson made an address which lasted for over an hour in opposition. Surrogate Geo. M. S. Schulz, president of the Taxpayers' Alliance, was chairman of the meeting. Cyrus C. Miller and Register Edward Polak, of the Bronx, were interested listeners. Others present were Senator Anthony J. Griffin, Assemblyman Henry D. Patton, Alderman Harry Robitzek, John A. Steinmetz, P. J. McKinley and William Lustgarten.

Board of Business Agents.

At the regular annual election of the United Board of Business Agents of the Building Trades of New York City the present officers were all re-elected: President, John T. Taggart; vice-president, Michael T. Neyland; secretary-treasurer, R. D. Tompkins; sergeant-at-arms, Edward Broderick; trustees, John Hanley, John F. Lalor, Thomas J. Curtis.

Credential Committee—Charles W. Ryan, Joseph McGrane, Wm. A. Brennan, Patrick Fallon, Leonard Klink.

Grievance Committee—Patrick Crowley, John P. Gilvey, Edward J. McCarty, Wm. J. Connell, James P. McGrane.

A Good Year Predicted.

Joseph A. Nash, vice-president of the Bush Terminal Company, which controls twenty blocks of waterfront, including a chain of ten loft buildings, in South Brooklyn, says there is every indication of a healthy growth of industrial life throughout the country and particularly the East, with the beginning of the new year. Mr. Nash bases his prediction partly upon reports he has received from the company's agents in other cities and partly upon the transactions of the New York leasing department.

"During the past few months we have made a careful study of the financial and real estate situation here and in other parts of the East, and as a result of favorable conclusions we have decided to erect another loft building as part of the chain of such structures now standing on our property in South Brooklyn."

There had been so many unwarranted rumors of alleged unsettled business conditions that Mr. Nash thought it necessary to make a more detailed investigation than was the case in former years.

"We are now certain," he said, "that a good many of the rumors alleging impending business troubles was spread by irresponsible parties or for political purposes, and I have no hesitation in saying that we consider the outlook for 1914 as very bright."

—The latest prognostication is that the Fourth avenue subway in Brooklyn can be made ready for operation as far as 25th street by July 1, 1914, and as far as 86th street by October 1, 1914.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Jan. 9 to 15	1913 Jan. 10 to 16
Total No.	129	134
Assessed value	$10,721,100	$8,032,000
No. with consideration	12	23
Consideration	$267,440	$1,354,971
Assessed value	$224,800	$1,339,000
	Jan. 1 to 15	Jan. 1 to 16
Total No.	288	345
Assessed value	$20,001,800	$19,475,700
No. with consideration	31	55
Consideration	$707,765	$2,320,759
Assessed value	$689,800	$2,350,000

Mortgages.

	Jan. 9 to 15	Jan. 10 to 16
Total No.	89	125
Amount	$7,652,309	$4,785,340
To Banks & Ins. Cos.	19	30
Amount	$7,051,600	$3,354,500
No at 6%	33	56
Amount	$5,236,712	$353,490
No. at 5½%	7	4
Amount	$985,000	$1,963,000
No at 5%	28	32
Amount	$1,207,100	$1,693,000
No. at 4½%	1	10
Amount	$525	$230,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	1
Amount	.....	$2,000
Interest not given	20	22
Amount	$222,972	$543,350
	Jan. 1 to 15	Jan. 1 to 16
Total No.	188	259
Amount	$9,295,076	$8,794,027
To Banks & Ins. Cos.	48	58
Amount	$7,864,600	$5,774,500

Mortgage Extensions.

	Jan. 9 to 15	Jan. 10 to 16
Total No	52	71
Amount	$1,910,500	$2,228,600
To Banks & Ins. Cos.	8	35
Amount	$989,000	$1,410,000
	Jan. 1 to 15	Jan. 1 to 16
Total No.	95	129
Amount	$2,843,200	$4,616 035
To Banks & Ins. Cos.	20	48
Amount	$1,330,200	$2,142,000

Building Permits.

	Jan. 10 to 16	Jan. 11 to 17
New buildings	7	9
Cost	$681,000	$632,000
Alterations	$189,665	$231,345
	Jan. 1 to 16	Jan. 1 to 17
New buildings	18	23
Cost	$2,244,000	$1,734,750
Alterations	$269,815	$504,820

BRONX.

Conveyances.

	Jan 9 to 15	Jan. 10 to 16
Total No.	118	132
No. with consideration	11	16
Consideration	$124,250	$166,325
	Jan. 1 to 15	Jan. 1 to 16
Total No.	207	311
No. with consideration	23	42
Consideration	$210,500	$493,115

Mortgages.

	Jan. 9 to 15	Jan. 10 to 16
Total No.	64	68
Amount	$479,773	$703,420
To Banks & Ins. Cos.	8	5
Amount	$81,500	$127,500
No. at 6%	21	23
Amount	$139,633	$115,830
No. at 5½%	9	7
Amount	$174,500	$149,300
No. at 5%	14	18
Amount	$93,440	$164,240
Unusual rates	1	3
Amount	$1,000	$81,500
Interest not given	19	17
Amount	$71,200	$192,550
	Jan. 1 to 15	Jan. 1 to 16
Total No.	154	202
Amount	$1,158,681	$1,872,067
To Banks & Ins. Cos.	22	21
Amount	$290,550	$315,700

Mortgage Extensions.

	Jan. 9 to 15	Jan. 10 to 16
Total No.	17	8
Amount	$284,500	$169,500
To Banks & Ins. Cos.	1	1
Amount	$30,000	$40,000
	Jan. 1 to 15	Jan. 1 to 16
Total No.	46	28
Amount	$809,500	$400,000
To Banks & Ins. Cos.	5	3
Amount	$90,000	$105,000

Building Permits.

	Jan. 9 to 15	Jan. 11 to 17
New buildings	5	8
Cost	$55,900	$155,276
Alterations	$10,675	$5,400
	Jan. 1 to 15	Jan. 1 to 17
New buildings	27	34
Cost	$597,750	$887,426
Alterations	$21,525	$89,635

BROOKLYN.

Conveyances.

	1914 Jan. 8 to 14	1913 Jan. 9 to 15
Total No.	450	436
No. with consideration	41	21
Consideration	$185,354	$124,265
	Jan. 1 to 14	Jan. 1 to 15
Total No.	906	1,025
No. with consideration	86	70
Consideration	$462,784	$633.247

Mortgages.

	Jan. 8 to 14	Jan. 9 to 15
Total No.	327	355
Amount	$1,292,372	$1,230,026
To Banks & Ins. Cos.	68	79
Amount	$323,400	$434,600
No. at 6%	158	170
Amount	$461,786	$337,711
No. at 5½%	86	57
Amount	$398,400	$240,830
No. at 5%	65	105
Amount	$354,976	$559,606
Unusual rates	.....	5
Amount	.....	$19,000
Interest not given	18	18
Amount	$77,210	$72,885
	Jan 1 to 14	Jan. 1 to 15
Total No.	675	754
Amount	$2,418,574	$2,489,334
To Banks & Ins. Cos.	125	162
Amount	$589,700	$861,150

Building Permits.

	Jan. 9 to 15	Jan. 10 to 16
New buildings	86	66
Cost	$1,715,225	$284,580
Alterations	$46,900	$45,600
	Jan. 1 to 15	Jan. 1 to 16
New buildings	141	130
Cost	$2,341,775	$935,780
Alterations	$77,750	$121,298

QUEENS.

Building Permits.

	Jan. 9 to 15	Jan. 10 to 16
New buildings	41	47
Cost	$119,900	$133,102
Alterations	$3,880	$11,390
	Jan. 1 to 15	Jan. 1 to 16
New buildings	86	100
Cost	$310,575	$298,502
Alterations	$36,445	$18,490

RICHMOND.

Building Permits.

	Jan. 8 to 14	Jan. 10 to 16
New buildings	11	4
Cost	$31,400	$12,000
Alterations	$6,850	$3,175
	Jan. 1 to 14	Jan. 1 to 16
New buildings	12	11
Cost	$31,440	$20,800
Alterations	$7,550	$4,175

BUILDING MATERIALS AND SUPPLIES

FIRE INSURANCE EXCHANGE MAKES NEW STANDARD FOR MILL CONSTRUCTION IN NEW YORK CITY—BETTER STEEL MARKET.

Danger of Brick Shortage Past.
National Building Totals for 1913.

CONFORMING with the general tendency to bring about better and safer building practice in New York, the new standard of mill construction as promulgated by the New York Fire Insurance Exchange this week is significant, in view of the present activity in factory extension in the metropolitan district.

While the new standard does not directly affect building materials, its influence in this regard is nevertheless important. Heretofore certain advantageous rates were allowed to occupants of factory buildings that at least met the requirements of the old standards. Allowances were made for certain conditions in a building such as, for example, a fireproof floor in a non-fireproof building. Under the new standard, printed in full elsewhere in this issue under "Departmental Rulings," all these so-called allowances are removed, and one standard is substituted. If the building conforms to these requirements the Class A rate is allowed, otherwise the tenant must pay for the additional risk.

Quotations on structural steel were still held at a stiff level on second half deliveries this week. There was no noticeable stiffening in quotations on current business covering second quarter shipments, but there was a little more activity, especially in small operations requiring a few hundred tons of steel.

The cold weather early in the week checked building operations to some extent, which accounts for the sluggish movement of materials. There was a stronger tone to inquiries, however, especially in wire and steel products. The base price for sand is still fifty cents.

Advices from the West to the effect that money was easier this week proved a contributing factor in making the situation here in New York better, although building money lenders are still inclined to act conservatively, and engagements are limited to well-located projects and some specialty buildings. The rebuilding of the New York surplus reserves with other influences helped to reassure the West, and in consequence commercial paper again assumed the proportions of a factor in that market, relieving the drain from this center and permitting a larger reserve for bond and mortgage business in this market.

The condition of the brick market here is not as encouraging as it might be. The demand is sluggish, and prices are ragged as compared with those prevailing last year at this time. The supply available for immediate riding, counting sold and unsold barges around the city compares with last year, but the difference lies in the fact that there is no stacking to speak of this year, and many new building projects planned late last year are awaiting actual construction work pending the further easing of the money market following the publication of the long-expected anti-trust message of the President. This is being looked upon by financial interests as the last straw either to make or break the revival of good business conditions. The general feeling of optimism, however, bids fair to discount to a large extent, at least, any moderate adverse characteristic the measure may contain.

BUILDING SUMMARY FOR 1913.

Total for 145 Cities Reaches $872,759,987, a Decrease of 6.3%.

BUILDING construction throughout the country last year was slightly below the level credited to 1912, or 6.3 per cent. New York's construction cost as compared with 119 cities for the last five years follows:

	New York City	119 other cities
1913	$155,700,817	$650,748,808
1912	218,309,847	660,784,461
1911	188,933,000	635,214,884
1910	202,788,000	644,203,622
1909	264,565,000	623,549,741

Analyzing these figures the statistical bureau of Bradstreet's puts the cause of this reaction up to money stringency, closer scrutiny of credits and past overbuilding, and adds:

"Of the large cities of the country showing gains in 1913 over 1912, conspicuous examples are Chicago, with an increase of 3.3 per cent.; Cleveland, 30.9 per cent.; Detroit, 16.9 per cent.; Newark, N. J., 39.1 per cent.; Philadelphia, 4.9 per cent.; Pittsburgh, 40 per cent.; and San Francisco, 24.8 per cent. In the list of notable decreases are New York with 29.5 per cent.; Boston, 22.7 per cent.; Buffalo, 7.6 per cent.; Kansas City, Mo., 12. 1per cent.; Los Angeles, one-tenth of 1 per cent.; Milwaukee, 11.4 per cent.; Minneapolis, 9.6 per cent.; Portland, Ore., 10.3 per cent.; and St. Louis, 36 per cent.

"The key to the large decrease in all building reported in 1913 and 1912 and preceding years is largely found in the volume of building of New York. In 1913 the total value of the building expenditure in Greater New York, Richmond Borough excepted, was $153,700,817, a decrease of 29.5 per cent. from 1912. This total was 17.5 per cent. of the entire expenditure at 145 cities, and the decrease at New York from 1912 was $65,000,000, whereas the entire decrease at all cities was $74,645,000. In other words, the decrease at New York accounted for 85 per cent. of the total decrease at all cities."

THE CEMENT OUTLOOK.

Price Increase Generally Looked for Early in the Season.

FURTHER indications of the improved temper of the building material market came this week from some of the leaders in the Portland cement industry. An official of a "Valley" company said:

"I look for a much better demand for Portland cement from now on. The mills are in good shape for taking care of the business that 1914 will bring out, and the fact that there is no over-supply that must be worked off at a sacrifice leads me to believe that prices will move up before they will go down. There is no money in the business with prices at the present mill basis."

W. P. Corbett, a director of the Alsen's American Portland Cemffent Works, said:

"Government reports prove that more than thirty cement companies—almost one-third of the total doing business in this country—have been forced into bankruptcy or shut down within the last five or six years because of the bitter antagonistic and absolutely blind competition which prevailed. Companies in different districts would endeavor by a bitter war of low prices to ruin some rival, and it is an established fact that Portland cement has been sold frequently below the cost of manufacture.

"This condition has resulted in preventing an increase in production at the former foolish ratio, and promoting schemes have been less numerous.

"Some of the existing mills need expensive plant overhauling, and it is not likely there will be any great increase in output this year, even if labor troubles do not retard manufacture as they did last year. The consumption, on the other hand, is almost sure to increase.

"Prices of cement seem to be holding about the same, namely, $1.30 including bags, F. O. B. valley mills (90 cents, base), and approximately ten cents more for the best New York state mills. The prices in the west showed a slight reaction, but are today higher in more cases than in the east. It is probable, from all indications, that there will not be much change, probably a five-cent advance or so as business becomes active in the spring, depending entirely upon conditions."

COAL AGAIN MOVING HERE.

Boatmen's Strike Ends—Fortnight Accumulations Freed.

THE fear that building managers have felt during the last fortnight regarding their supplies of coal owing to the strike of the boatmen have been quelled. The strike was ended this week and the accumulations have been freed. Embargoes incidental to the strike served to reduce receipts at tidewater up to the middle of this week and as a result pressure on the market has been relieved to some extent. There is still a quantity of unassigned coal at the docks, however, and as the week closed some of it was being offered at lower prices.

Some coal of fair quality standing at the piers under demurrage has been sacrificed at considerably below what the same grade is bringing for mine shipment. Some West Virginia product is still offering as low as $2.40 to $2.45 at Port Reading, and at South Amboy Pennsylvania coal is bringing from $2.25 up. Some Pennsylvania operators have been quoting $1 for mine shipment, but those with reasonably good coal are holding out for at least $1.10 or $1.15.

BETTER STEEL DEMAND.

Plates and Sheets Show More Activity—Subway Order Let.

A MARKED improvement in sheets and plate business was reported from the steel department this week. Incidentally the contract was signed between Oscar Daniels & Co. and the American Bridge Company for the 16,100 tons of steel required for the Jerome avenue extension of the subway.

Pittsburgh reported on Thursday that specifications for plates and structural material are increasing in a decisive manner. The larger plate companies show an increase of fifty per cent. in new business over that of the last ten months and mill schedules are about to be increased to take care of the business. Some additional contracts for plates and structural shapes are reported and the inquiry for bars is much better than it was.

It was unofficially stated that the United States Steel Corporation properties now have fifty-six per cent. of total capacity employed. Larger specifications for finished steel have permitted resumption of all plants averaging from 55 to 60 per cent. of total capacity.

There has been an end to the bargain sales of sheets, and prices have recovered to an absolute minimum of two cents Pittsburgh, with 2.90 cents for galvanized sheets. When some smaller mills went below this price they found no difficulty in getting rid of all the spare tonnage they cared to take on. The prediction is made that sheets will advance to somewhere near their normal price with the opening of spring. Tin plate business has been good. Some importations of tin plate have been reported by large buyers, but these have been placed because of the delivery requirements being better than American makers could guarantee.

GOVERNMENT TIMBER SALES.

Two Billion Board Feet, the Total of Sales in 1913.

THE annual report of Henry S. Graves, forester, just issued, calls attention to a substantial increase in the amount and value of timber cut from the national forests, and a still greater increase in the amount and value of timber sold, largely for future cutting. The gain in timber actually cut was 15 per cent. over the preceding fiscal year; in sale receipts, 27 per cent.; and in amount of timber sold, 167 per cent.

In 1913 the total sales amounted to more than two billion board feet with a stumpage value of nearly $4,500,000, as against less than 800,000,000 board feet with a stumpage value of $1,600,000 in 1912.

It has been urged that the government should, through low stumpage rates, force timber upon the market and thus reduce the price of manufactured lumber. The present policy, however, can not be changed without a change in the law. Apparently no such change is called for. Sacrifice prices, unwarranted by actual market conditions, would reduce the returns to the public and to the states, but they would not reduce the price of manufactured lumber to the consumer. In the United States 99¼ per cent. of the timber cut comes from private lands. Competition in production is exceedingly keen. The mill capacity of the country is considerably greater than its normal consumption of lumber. This creates a constant tendency to produce more lumber than the market will take.

During a period of depression actual overproduction appears. Stock on hand mounts up; price concessions to attract purchasers fail to bring the honed-for acceleration of sales, and as returns fall below the cost of production curtailment is forced. From 1909 to 1911 many sawmills operated at an actual loss because carrying charges on their indebtedness would not permit them to close down. One hundred and thirty mills in the two leading lumber-producing states were altogether idle in 1909.

So long as competitive conditions obtain among manufacturers the lowering of national forest stumpage rates would neither benefit the consumer nor appreciably affect the supply of lumber on the market. One-half of 1 per cent of the total cut is too small a fraction to have any influence on prices; and although this fraction might be made several times as great as it is by offering government timber at a merely nominal charge, the effect would be simply to throw money away to procure the cutting of public timber in place of private.

Local demands are invariably given preference in the disposition of timber, and on many forests the entire yield is reserved for such needs. Small operators are preferred and encouraged as far as they are able and equipped to cut and market the stumpage, the large sales being restricted to inaccessible areas which small operators can not exploit.

BRICK MOVEMENT LIGHT.

Danger of Brick Shortage This Winter Said to Be Passed.

ONE reason advanced for the sluggish condition of the common brick market when other building materials are showing unmistakable signs of strengthening is the fact that navigation up the Hudson is again open with towboat communication possible as far north as Poughkeepsie. This gives the dealers assurance that there is no danger of the brick supply getting low nor prices high, and for that reason they are content to buy brick as they need it.

Even though navigation should close on the Hudson River between now and spring, there would be no danger of a shortage of brick in this market, as the supply here at present is equal to any prospective demand that could arise within the next month and a half, during which the Hudson could freeze. Judging by the volume of sales on the wholesale market and the quantity ridden to job by the Greater New York Brick Company this week, there is no apparent indication of a prospective raid on the local supply.

(Continued on page 150.)

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Exchanges Comprised the Bulk of the Business.

While there was no general activity in the market and the situation remained, on the whole, unchanged, attention was arrested by big transactions reported late in the week.

The most conspicuous sale involved the tallest apartment house in the city, which was purchased from the builders by a woman investor who gave other properties in part payment. A large tract of land at Rockaway passed into the hands of a development company. Loft buildings on West 20th street and Broadway changed hands, as did a Washington Heights plot for improvements. The receiver of a big realty company also disposed of large holdings. Of lesser prominence were exchanges concerning a Riverside Drive apartment structure and a Connecticut estate, and an upper Broadway plot traded for a Maiden Lane business building. Brooklyn contributed an important water-front lease to a British syndicate, and The Bronx a sale which means a new department store in the 149th street section.

The total number of sales in Manhattan this week was 29, against 16 for last week and 34 a year ago.

The number of sales south of 59th street was 8, compared with 1 last week and 12 a year ago.

The sales north of 59th street aggregated 21, compared with 15 last week and 14 a year ago.

From the Bronx 14 sales at private contract were reported, against 2 last week and 20 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $1,002,751, compared with $1,087,509 last week, making a total since Jan. 1 of $3,939,356. The figure for the corresponding week last year was $849,854, making a total since Jan. 1, 1913, of $2,689,343.

PRIVATE REALTY SALES.

"Tallest" Apartment Sold.

The largest apartment house deal of the year and the most important since the purchase by Arthur Curtis James late last year of the big 12-sty 5th av house on the northeast corner of 81st st, was closed Wednesday in the purchase by Mrs. Morris K. Jesup of the tallest apartment structure in the city, the 17-sty building on the northeast corner of Park av and 79th st. The transaction involved a large element of trade in which Mrs. Jesup gave in part payment west side property. The Park av building was bought from the operators, Bing & Bing, who erected the building last season. It was ready for occupancy in October, and about fourteen of the suites, there being but one on a floor, are rented at from $12,000 to $15,000. Among the tenants are Dr. W. Seward Webb, Mrs. N. Bramhall Gilbert, John Hays Hammond, J. Benjamin Strong, Jr., Walter G. Oakman, Norman B. Ream and Mrs. George De Forest Lord. The building covers a plot 100 on the av by 85 in the st, and has been held at over $1,000,000. In part payment Mrs. Jesup gave to Bing & Bing two west side apartment houses, one being the 7-sty building known as the Saxony, on the southwest corner of Broadway and 82d st, 90.4 on Broadway by 102 in the st, and the adjoining 6-sty house known as the Dewitt, at 254 West 82d st, fronting 55x103 deep, thus giving a total street frontage for the two houses of 157 ft. These properties are at present assessed for $480,000. The aggregate value of the entire properties was in excess of $2,000,000. The transaction was closed through the brokerage firm of the Douglas Robinson, Charles S. Brown Co., which will also act as the agents for the properties involved in the trade.

$200,000 Heights Deal.

Washington Heights supplied a six-figured transaction, involving a vacant plot, 150x112.9, in the centre of the 175th st block, between Audubon and St. Nicholas avs. This was purchased by the Mose Goodman Corporation, Aaron Goodman, president, from the 175th St. Holding Company, David Zipkin, president, and is to be improved with three 6-sty apartment houses, the completion of which, with the cost of the land, will represent an investment of about $200,000. A loan for the erection of the building was advanced by the sellers of the land.

Realty Company Sells.

It was reported late yesterday afternoon that four big apartment houses on the upper west side, belonging to the New York Real Estate Security Co., which was forced into bankruptcy a few weeks ago, have been disposed of by James N. Rosenberg, as receiver for the company. The sale, which has to get the sanction of the United States Court, has already been approved by the bondholders' committee of the defunct concern. The sale involves the 6-sty Alabama apartments at Riverside drive and 127th st, 470 Convent av, corner of 151st st, and the 6-sty Desmond and Douglas apartments at the northwest corner of 7th av and 121st st. These properties have been sold by the F. R. Wood-W. H. Dolson Co. for Mr. Rosenberg to the newly formed Rossmore Holding Co., which has as its incorporators Matthew M. Edelman, Eugene Levy and Elizabeth J. Waugh. The Security Company has also contracted to sell to Joseph F. A. O'Donnell the 5-sty apartment house at 590 East 138th st, on plot 37.6x100, between St Ann's and Cypress avs.

Big Rockaway Transaction.

A realty transaction, which is said to have involved almost $3,000,000, has just been closed in the Rockaway section of Queens. The property comprises about 307 acres of upland and 58 acres of meadow land, extending in varying widths from Jamaica Bay to the Atlantic Ocean. Andrew K. Vandeventer sold the property to the Rockaway-Pacific Corporation, of Wilmington, Del. The tract has a length of about 2 miles and comprises the entire westerly end of the Rockaway peninsula from the land of the Neponsit Realty Co., and about 1,000 ft. from the tract acquired by the city about a year ago for park purposes. The property was originally a part of the holdings of the late Collis P. Huntington. Several years ago Arabella D. and Henry E. Huntington conveyed the property to Mr. Vandeventer.

Drive Apartments in Trade.

Dr. Samuel G. Gant sold to Charles E. Force, president of the Precious Metals Company, the Cliff Haven apartments at 417 Riverside Drive, at the south corner of 114th st. The property is improved with a 13-sty structure, has a frontage of 52 ft. on the drive, 135.6 ft. in the street, the other lines measuring 50.11 and 124.3 ft., respectively. The property has been held at $500,000 and has a reported rent roll of about $50,000 a year. In part payment Dr. Gant took a shore property located at Tokeneke, Conn.; also a co-operative apartment of eleven rooms, in the 14-sty Densmore-Compton Building at 471 Park av, southeast corner of 58th st, which he will occupy. Burton Thompson represented Dr. Gant in the transaction.

Lower Broadway Deal.

The old wholesale section along lower Broadway furnished an interesting transaction in the way of a resale by a builder of a big loft structure recently taken in exchange by him for a new mercantile building uptown. William A. White & Sons sold for the McKeon Realty Co. the 11-sty store and loft structure at 520 and 522 Broadway, adjoining the southeast corner of Spring st. It occupies a plot 50x100 and has been purchased by an out-of-town investor. The property is assessed at $285,000.

Downtown Lofts in Deal.

A quick resale of a big mercantile structure in the midtown section was consummated yesterday. The 11-sty store and loft building at 36 and 38 West 20th st, has been sold by the Salisbury Realty Co., Edgar A. Levey, president, to Minna M. Coester. The structure occupies a plot, 50x92, and is located between 5th and 6th avs. The city assesses it for taxation purposes at $240,000. The Salisbury company acquired the property last July from Julius Heimann and Moris C. Lichten in an exchange involving the Strafford apartments, at the southwest corner of West End av and 98th st, built by the selling company.

New Bronx Department Store.

Harry Weaver, proprietor of a department store at the corner of 3d av and 148th st, purchased on Tuesday, through Smith & Phelps from Florence Stolz 2962 and 2964 3d av, on plot 50x185, which he will improve with a large modern building for his own use. The site is

north of 152d st and extends through to Bergen av. It was also reported that department store people are negotiating for the property at 2929 to 2939 3d av.

Upper Broadway Sale.

William E. May & Co. have resold for the 4 West West 57th St. Co., composed of members of the Roosevelt family, the plot, 126.1x91.7x irreg, on the west side of Broadway 302.3 ft. north of 122d st, to the estate of Lewis Newgass, who will improve the site. The sellers acquired the property last month in a trade with the Commonwealth Realty Co., August Heckscher, for the dwellings at 1 West 57th st and 3 and 5 West 56th st. The buyers gave in exchange 131 Maiden lane, a 4-sty business building on lot 19.9x54.

Manhattan—South of 59th Street.

BLEECKER ST, 305 and 307, 2 & 3-sty bldg, on plot 27x75, resold for Ciro Maresca to James A. Lowe, of North Branch, N. J., by Pepe & Bro. The rear of this property faces the 7th av extension.

GRAND ST, 242-242½, 3-sty building, on plot 27x75, east of the Bowery, sold for Lewine & Kempner to Lillian Steinfeld, by Hiram Rinaldo.

MACDOUGAL ST, 114, 6-sty tenement on lot 25x100, sold for Michael Maresca to Isabella Malcavita, for investment, by Pepe & Bro.

27TH ST, 323 East, 3-sty brick dwelling, with 4-sty tenement in rear, on lot 25x98.9, between 1st and 2d avs, sold by John H. Lubbert to the Martha Building Corporation (Samuel Lipman, president), which gave in exchange the 3-sty dwellings, at 33 and 35 Bank st, on plot 50x95.

8TH AV, 854, 5-sty brownstone apartment house, with store, on lot 25x80, between 51st and 52d sts, sold for John L. Sauervein to James Maloney by Charles Van Oppen. The buyer recently purchased the adjoining property, 856, through the same broker, and now controls a plot fronting 50 ft. in the av, with substantial improvements. At the expiration of present leases, the buyer will make alterations and improvements, and occupy the premises for his own business.

Manhattan—North of 59th Street.

62D ST, 52 East, 3-sty stable, on lot 16.8x100, sold for Warner Van Norden to the American Real Estate Co., by Pease & Elliman. The buyer owns the adjoining stable on a similar sized plot at 50; another stable of equal size at 48 separates holding of the American Real Estate Co. from the 9-sty apartment house at 40 to 46 East 62d st, purchased by the same company over a year ago. The stable purchases have been made for light protection.

91ST ST, 124-126 East, 6-sty elevator apartment, "the Trent," on plot 41.8x100.8, between Park and Lexington avs, sold for Elizabeth A. Toon to Samuel Greenfeld, by O'Reilly & Dahn. The purchaser gave in part payment 117 Lewis st, an 8-sty loft building on lot 25x100. Both properties figured in the deal at $150,000. The seller was represented by H. E. Hayes and J. A. Robertson.

142D ST, West, s s, 250 ft. west of Broadway, plot 100x99.11, sold by the Jacobs Construction Co. Harry Jacobs president, to Vogel & Schwartz, for improvement with a high class apartment house. The property was at one time a portion of the Hoguet Estate holdings, which fronted on Riverside Drive, 141st and 142d sts. About two years ago the entire property was bought by Newmark & Davis, who erected two 12-sty structures in the drive frontage.

143D ST, 247 West, 6-sty tenement on lot 25x100, resold by Joseph F. A. O'Donnell to Stephen H. Jackson. This property Mr. O'Donnell purchased from Augustus E. & Wendell V. Biser a few months ago.

169TH ST, 507 West, 6-sty apartment house, on plot 50x81.7, west of Amsterdam av, sold for the Fair Deal Realty Co. (Aaron Goodman, president), to Ferdinand Schmitt, by the Nehring Co. The building was completed by the sellers last spring and has been held at $70,000.

170TH ST, 506 West, 5-sty flat, on plot 50x100, between Audubon and Amsterdam avs, sold by the Marknew Realty Co. to Herman Breiting, who gave in part payment 1755 Park av southeast corner of 122d st, a 4-sty dwelling, fronting 75.8 ft. on the av and 18 ft. in the st.

AV A, s w c 67th st, 6-sty new law tenement, with 6 stores, on plot 40.5x100, sold for the Lawyers' Mortgage Co. to an investor, by N. Rossetti.

PARK AV, 1384, 5-sty flat on lot 25.11x80, between 103d and 104th sts, sold by the Adolph Scheibel Estate to the Tilmil Realty Co. (Williams & Grodginsky).

Bronx.

192D ST, East, block front on the north side, between Aqueduct, plot 228x107x85, sold for George F. Johnson to Jenny Halpert, by Leo M. Mosauer & Co. In part payment, the buyer gave 1238-1240 Boston road, a 3-sty building, on plot 70x139xirreg.

EAST 243D ST, 687 East, 2-sty, 2-family house, sold for the estate of Amelia Scholerman to Mrs. H. App for occupancy, by F. William Eggert. It was a cash transaction.

BARNES AV, s e cor Whitehall pl, plot of 2 lots, sold for Samuel R. Waldron to the River Realty Co. by John A. Steinmetz. The buyer gave in exchange the 3-sty dwelling, on lot 18.6x117, at 2306 Morris av.

CLINTON AV, s w c 176th st, vacant plot, 157x150, sold by Samuel Carucci to a builder, who will erect on the site two 6-sty apartment houses.

CLINTON AV, n e cor 179th st, plot 50x100, sold by James T. Barry to the Herbst Realty Co., which will improve the site with a 5-sty flat.

FORDHAM RD, n s, 49 ft. east of Harlem River terrace, plot 50x80, sold by Amelia Moser to Joseph Gruber.

GARDEN ST, 702, 4-sty apartment house on plot 37.6x100, sold for Edward J. Byrne to a client, by Smith & Phelps.

MARMION AV, 1816, 5-sty flathouse, on plot 52x70, sold by the John W. Cornish Construction Co. to an investor for cash.

VALENTINE AV, 2676-2680, two 5-sty flats, on plot 80.8x94, north of 194th st, sold by the John J. Tully Co. to Charles Danewitz, who gave in part payment 3356 Decatur av, a 2-sty frame dwelling, on plot 50x100, south of Gun Hill rd.

Brooklyn.

LINCOLN PL, ETC.—The Henry Pierson Co. has sold the 2-sty private brownstone dwelling at 114 Lincoln pl for Edna and Jennie Burnett to purchaser for occupancy, and the apartment building at 609 Sterling pl for Meruk & May to an investor.

McDONOUGH ST, 51, 3-sty and basement brownstone private dwelling on lot 20x100, between Marcy and Tompkins avs, sold for Julia D. Amell to Margaret M. Conklin for occupancy, by the Bulkley & Horton Co.

MARLBORO, etc.—Wood, Harmon & Co. report the sales of lots here to W. W. Donnelly, E. W. Barton, J. W. Barnet, Dr. Ira Hurst, L. H. King, Robert L. Faust, L. J. Kaiser and J. Q. Dickinson. The same company sold at Hyde Park, lots to James S. Gordon and C. B. Roller; and at Flatbush Gardens, to George Spanos, L. C. Wright, S. H. Clarke, George S. Clarke, J. P. Fuller, Charles Phillips, A. L. McCarthy, R. L. Denmark, H. C. Olmstead, J. L. Farmer and D. F. Waldhauer.

RYERSON ST, 225, 3-sty and basement brick dwelling, between DeKalb and Willoughby avs, sold for the estate of Margaret Wilkins to J. H. Butler by the Bulkley & Horton Co.

STERLING PL, 374, 3-sty and basement dwelling, sold for Charles J. Stoll to a client, by Henry Pierson & Co.

SUYDAM ST, ETC.—Frank J. Magerle and William J. Wolf sold for the Cook Realty Co. to an investor the five 4-family tenements at 400, 408, 410, 412 and 414 Suydam st; also for Mrs. Isabella Bates the 6-family flat at 271 Bainbridge st, on a lot 25x100, and 324 Sumner av, a 2½-sty dwelling.

DE KALB AV, ETC.—Friday & Lehmann report the following recent transactions: 1233 DeKalb av, a 4-sty frame corner for a client to the Frajen Realty Corporation; 227 Howard av, a 3-sty double frame flat for Jennie V. Hart to a client; 169 Sumpter st, a 3-sty single flat, for a client to Charles W. Spear, and 984 Decatur st, a 3-sty single flat, for a client to Executive Realty Co.

ROCKAWAY AV, ETC.—Meyer Levenson has sold the tenements at 900, 902, 904, 906, 910 and 930 Rockaway av, each 20x100 ft.; 1330 to 1348 East New York av, a block front of six 4-sty tenement houses, and for Davis & Weiss 589 and 591 Park pl, a 4-sty brick apartment house, 40 x130 ft., and resold the latter to the Jennings-Daus Realty Co.

Queens.

JAMAICA SOUTH.—William H. Mills sold to Abraham L. Miller 25 acres at Jamaica South, on the meadows south of the Brooklyn conduit. It has a frontage of 107 ft. on the Rockaway Turnpike, a thoroughfare which is about to be widened and improved by the Queens administration.

LONG ISLAND CITY.—Francis J. Brennan has purchased from Patrick H and Andrew C. Feeney a plot on the East River, fronting on Sanford and Hughes sts, for a price said to be about $150,000. The Meurer Steel Barrel Co., now located at 575 Flushing av, Brooklyn, has purchased the plant of the Brooklyn Range and Boiler Works, on Hayward st and Borden av.

RIDGEWOOD.—Schrieber & Westhall have sold for Henry Schlacter the 2-sty and attic semi-detached 2-family frame dwelling at 1916 Putnam av, near Forest av, to Paillin Vollmoeller, who recently sold his residence at the corner of Madison and Forest avs.

Richmond.

HUGUENOT PARK.—Percival G. Ullman, Jr., resold the Goebel farm to an investor. The same broker sold this farm several months ago.

PRINCES BAY.—An important sale of property on the South Shore of Staten Island has just been consummated by J. Sterling Drake for the Trustees of the Estate of Walter T. Elliott to the Young Men's Christian Association of Brooklyn, Overlook Park. It consists of over 17 acres of upland, 8 acres of water front and land under water, with nearly 1,800 ft. frontage on Woodvail av and is one of the finest natural parks in the State. There are two groves of trees over a hundred years old, principally oaks, elms and beeches, towering 100 ft. One grove reached to the water edge and the shore line is 535 ft. long. The beach is fine, hard sand extending out several hundred feet affording the best possible facilities for bathing. From the dock there is an unobstructed view across the bay out to the Atlantic Ocean. The Y. M. C. A. intends to establish here a boys' summer camp where there will be all kinds of games and sports and facilities for swimming, boating and fishing. The situation is ideal for these purposes.

Rural and Suburban.

BROOKVILLE, L. I.—E. S. Willard & Co. have sold for Horan Bros. their farm, constituting about 90 acres on the North Hempstead turnpike between Brookville and East Norwich. The purchaser is Howard C. Brokaw, who recently bought through the same brokers Mrs. J. T. Atterbury's place adjoining. The properties are in the Pining Rock Club section and near the places of C. Oliver Iselin, T. A. Havemeyer and Julian Ripley.

EAST MORICHES, L. I.—The Windsor Realty Co., Harvey B. Newins, president, sold 18 acres close to the bay to a developer, who will erect a number of bungalows on the property.

GREEN'S FARMS, CONN.—Frederick T. Maxim has sold to Judge Josiah T. Marean a tract of 11 acres. The property adjoins the buyer's country estate, which now consists of about 53 acres. John Crawford negotiated the transaction.

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WE ARE entirely out of New York Edition of Record and Guide of May 11, 1912; May 17, June 14, July 12, and October 25, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of December 21, 1912; March 1, July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on January 20, 1914. Record and Guide Company, 119 West 40th St.

HARTSDALE, N. Y.—Dr. E. N. Holden, assistant medical director of the Metropolitan Life Insurance Co., has bought 1 6-10 acres adjoining his residence at Murray Hill.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to G. K. Gilhooly a plot, 66x100, on Greenwich av and a plot, 60x117, on Willow and Hilburn avs; to R. C. Donnatin, a plot, 40x120, on Homan boulevard; to S. Keokane, a plot, 40x100, on Tompkins av; to H. A. Bowe, a plot, 40x100, on Tompkins pl. The same company sold at Floral Park to A. Lembert, a plot, 60x100, on Carnation av; to B. A. Snyder, a plot, 80x136, on Spruce st; at Rockville Centre to V. Jarhoe, a plot, 40x100, on Rockville Centre Parkway; at Rosedale to B. Sheehan, a plot, 40x100, on Concord av, and at East Rockaway to M. J. Walker, a plot, 40x100, on Cooke st East.

MASSAPEQUA, L. I.—Former Senator Charles Cooper has sold to E. H. Cuthbert a tract of 150 lots. In exchange the buyer gave 300 lots in the North Chelsea section of Atlantic City. Maurice G. Straus and John E. Henry, Jr., negotiated the trade, which involved about $450,000.

MONTCLAIR, N. J.—Hughes & Whitney have sold for H. R. Cutting a 3-sty dwelling, on plot 55x165, to Charles Booth, son of Gen. Ballington Booth.

YONKERS, N. Y.—The River View Building Co., New York, has transferred to William L. Collyer the newly completed nine-room, one-family cottage at 24 Gilbert pl, North Yonkers Heights, on plot 50x150. The property is located in the River View Colony of one-family cottages at North Broadway, Gilbert pl and Morsemere pl, and has an excellent view of the Hudson River and Palisades. Mr. Collyer will occupy the cottage.

LEASES.

Brooklyn Waterfront Lease.

Negotiations have been closed whereby the New York Dock Co. leases to an unnamed syndicate for 21 years with several renewals a parcel of waterfront property in Brooklyn with a frontage of 325 ft. on the west side of Furman st south of Fulton st, almost under the Brooklyn Bridge. The buyers will establish on the property one of the largest cold storage plants in the city. They have taken an option on a plot with an additional frontage of 200 ft. adjoining the site already acquired. One of the buildings on the property is a new 8-sty concrete cold storage plant with an area of 124x110 ft. Other structures on the site are three 6-sty warehouses which will be altered. The lessee is a syndicate headed by Sir William Vestey, the head of a large importing company in England bearing his name.

Grocery District Lease.

CHARLES F. NOYES CO. has leased for the New York Real Estate Association (George P. Slade, treasurer, and Alfred R. Kirkus, secretary), to the Burton & Davis Co., the 7-sty and basement building 28-30 North Moore st with two elevators and all improvements for a term of 10 years at an aggregate rental of about $60,000. The lessee is one of the large grocery companies located for many years at the corner of Washington and Franklin sts. The new building will give the firm twice the space that it has at the present time.

Manhattan.

AMES & CO., INC., leased for Henry Morgenthau to Wittenberg & Reich the building at 505 6th av; also the store in 23 West 30th st for P. McL. Merrill to Morris Sheingarten, of 6 West 21st st; also the store in 125 West 26th st to J. Margolis, and the store in 45 7th av to N. Pappos.

ALBERT B. ASHFORTH leased to Page & Shaw for a term of years the store and basement in 362 5th av. This store is in the building owned by Francis Burton Harrison, Governor of the Philippines, recently occupied by the Aeolian Co., now in 42d st. The Page & Shaw Company intend to duplicate the store made famous by them at 9 West st, Boston, Mass. They now have a store at 553 5th av, 71 Broadway and in the Vanderbilt Hotel, which they propose to maintain. They also have branches in Chicago, Lynn, Salem and several cities in Canada.

DANIEL BIRDSALL & CO., INC., leased in 515 and 517 Broadway the 3d loft to the Crescent Garter Co., of 354 Broadway; in 109 and 111 Worth st, the 3d loft to H. D. Catty & Co., of 115 Worth st; in 107 and 109 Bleecker st, the 4th loft to the Peerless Smoking Jacket Co., of 107 Bleecker st; in 60 and 62 Lispenard st, the 1st loft to Samuel Knee, of 27 Walker st; in 84 and 86 Greene st, the 3d loft to J. Zimmerman & Sons; in 58 and 60 Leonard st, the 4th loft to William Friedman; in 72 and 74 Greene st, the 4th loft to Feldman & Schwartz, of 375 West st; in 52 Lispenard st, the 1st floor and basement to Frank Kupferberg, of 19 Lispenard st; in 21 Walker st, the 3d and 4th lofts to Benjamin Hallman, of 25 Howard st; in 73 Franklin st, the 2d loft to Moses J. Aronson, of 85 Leonard st; in 100 Chambers st, the 1st loft to the American General Selling Co., Inc., of 271 West 125th st; in 47 Walker st, the 3d loft to Henry Meyrowitz, and the 2d loft to the Exposition Garter Co., of 27 Walker st; in 290 Church st, the 1st loft to Meyer Barish, of 296 Church st; in 38 East 21st st, the 2d loft to the Thomas W. Houchin Co., of 359 Broadway; and in 137 5th av, the 4th loft to Abraham L. Nathan, of 1194 Lexington av.

BLEIMAN & CO. leased the store, basement and sub-basement in 812 Broadway to the Royal Display Fixture Co., of 722 Broadway; also the store and basement in 722 Broadway to Henry Wolburg, of 656 Broadway; also space in 718 and 720 Broadway to Ries & Lang and 604 to 608 Broadway to Friedlander Manufacturing Co., of 175 Wooster st, and offices in 656 Broadway to David Urbach, of 656 Broadway.

ROBERT BROWN leased to M. A. Price, of 15 West 45th st, the east half of the 7th floor in 7 to 11 West 45th st for a term of years; the 2d loft in 24 East 55th st to J. Catazella for a term of years; also the parlor floor in 25 West 51st st to J. Diamant and 19 East 48th st to Erik Lidval.

DAVID CHENKEN leased to A. Woolberg the 6-sty tenement at 1497 and 1499 Madison av for 5 years.

SYDNEY S. COHN leased the store in 243 West 125th st to McCarthy & Carey for a term of 10 years at an aggregate rental of $40,000; also the store in 245 West 125th st to J. H. Libman, the store in 247 West 125th st to Clarke & Banderhoefen and the store in 249 West 125th st to H. Ritter; also the rathskeller in the theatre building at 253 to 259 West 125th st to Milton Sokeson, and the top floor in the same building to the Prudential Outfitting Co., of 50 West 125th st; also offices in 245 to 251 West 125th st to B. Laskey, of 76 West 125th st; the Savoy Boot Shop, Dr. T. Benton Smith, of 245 West 125th st; the International Correspondence Schools, the Planet Electrical & Supply Co., of 215 West 125th st; the Draper Civil Service School and G. H. Ford, of 247 West 125th st.

FAUST BROS. leased for Dr. William Carr the 4-sty dwelling at 33 West 46th st for a term of years to the Proudman Realty Co., which will alter the premises for business use.

THE CROSS & BROWN CO. leased for Arthur Frankenstein, the 4th floor of the Bear Building at 22 and 24 West 38th st, to G. F. Wilhelm, furrier, who has been located at University place and 8th st for the past 20 years; also the 7th loft in 840 Bway to Miskoff & Ritt, of 401 Lafayette st, and in conjunction with Myer Bondy, the 4th loft in 830 Bway to David Richman & Co., of 580 Bway.

THE DUROSS CO. leased the 3-sty dwelling at 256 West 26th st for Patrick J. Molloy to Marie Mortimer; also 111 Bedford st to J. Olherici, 115 Bedford st to C. J. Osterhoudt and 91 Greenwich av for John Keller to James Blake.

THE DUROSS Co. leased for the Swann estate, through the United States Trust Co. and John R. Abney, as joint trustees, to Thomas Hill, the Speedway Inn, formerly Dorando's Hotel, at 25 Dyckman st.

THE J. C. EINSTEIN CO., INC., leased for Jacob Adler the top loft in 19 West 26th st to H. Mirenberg, of 1735 Madison av, and for Sterngold & Brill, 3,000 sq. ft. in 144 to 152 West 27th st to Mittenthal & Tanenbaum, of 15 West 24th st.

DOUGLAS L. ELLIMAN & CO. leased offices in the Forty-Second Street Building to the Thomas Crimmins Contracting Co., of 444 East 69th st.

DOUGLAS L. ELLIMAN & CO. in conjunction with Douglas Robinson, Charles S. Brown Co., leased the residence of the late M. C. D. Borden at 25 West 56th st, a 4-sty high stoop house on a lot 25x100, for a term of years to W. & G. Scardefield, dressmakers, now at 37 West 36th st.

J. B. ENGLISH leased a suite of offices in the Astor Theatre building, to the Sensational Events Co., for a term of years, and also leased an apartment in the George Elliott apartment to Leander Richardson.

FREDERICK FOX & CO. leased for the estates of Henry and Isaac Meinhard the 2d loft in 21 and 23 Waverly pl to the Lafayette Ostrich Feather Co., of 57 West Houston st; for the Building & Engineering Co., the 2d loft in 123 and 125 Bleecker st to the Greater New York Feather Co., of 49 West 3d st; for the estate of Henry I. Barbey, the 4th loft in 35 and 37 East 10th st to A. New & Co., of 737 Broadway; for Morris E. Sterne, the 1st loft in 781 Broadway to A. Sunn; for Louis Stern, the 2d loft in 3 and 5 West 18th st to the Fremont Thread Co., of 56 East 11th st; for the trustees of the Sailors Snug Harbor, the store and basement in 34 University pl to Nathan Strauss & Co., of 10 Washington pl; for Meyer Auerbach, the 3d and 4th lofts in 7 Great Jones st to Sobel Brothers, of 35 Orchard st, and Louis Mizl, of 722 Broadway; and for the estate of Stephen F. Shortland and the estate of Thomas S. Shortland the 3d loft in 28 and 30 West 4th st to Sidney Cohen.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for Inter-City Holding Co., 10,000 sq. ft. of space in 122 to 130 West 27th st to Ellis & Golterman, of 88 Leonard st, for a term of years.

WILLIAM F. GILLIES leased the store in 2549 Broadway to Leon Herzog. A. von Ostermann was the broker.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased the 8th loft in the Aberdeen Building, at 150 to 156 Lafayette st, for a term of 10 years at an aggregate rental of $45,000 to LeHuray & Co., lithographers, now at 232 William st. This makes 4 lofts that these brokers have leased within a short time in this building, which is not as yet completed.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased the 9th loft in the Aberdeen Building, at 150 to 156 Lafayette st, for a long term of years at an aggregate rental of about $45,000 to the Boucher Manufacturing Co., machinists and model makers, now at 20 Fulton st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC. leased for William Waldorf Astor the 5th floor in 569 and 571 Broadway to Edward W. Loftus, who has been located for more than 20 years in the embroidery business at 52 White st; also leased space on the 7th floor in 99 and 101 5th av to Fanny Schwartz, ruchings, now at 15 West 26th st, and also to Moritz Fuhs, buttons and laces, now at 12 West 18th st.

HEIL & STERN and Frederick Fox & Co. leased for a long term of years the 2d and 3d floors in the Bawo & Dotter Building at 20 to 28 West 33d st to Jacob Sterber as executive offices. The building was erected about two years ago by the Astor estate and leased for a long term to Bawo & Dotter, dealers in chinaware, who moved up from the old chinaware district in Barclay st.

SETON HENRY & DOUGLAS GIBBONS leased offices in 122 William st to Farjeon, Ballin & Co., of 34 Pine st; the Joseph Haynes

Automatic Sprinkler Co. of America, the Casualty Co. of America and the Nord-Deutsche Insurance Co., of 123 William st; also leased for Lawrence Benson the 4-sty dwelling at 61 East 64th st, furnished, to Mrs. A. C. Bates.

M. & L. HESS (INC.) leased the 10th loft in 118 and 120 West 27th st to Saul Bros. & Co., of 2894 3d av; the 2d loft in 10 West 18th st to the Chicago Bargain House.

M. & L. HESS (INC.) leased to Platt & Peck, publishers, of 354 4th av, Rooms 1821 to 1834, being the southerly part of the 18th floor in the Hess Building, at 4th av and 26th st.

M. & L. HESS (INC.) leased Rooms 1611 and 1612 on the 16th floor of the Hess Building at 4th av and 26th st, to the Baltimore Bargain House, of Baltimore, Md.; the 8th loft in 225 to 229 West 39th st, to Howard, Grey Co.

M. & L. HESS, INC., have leased the 2d loft in 37 West 3d st to New England Braid Co.; the store and basement in 92 Greene st to the Massachusetts Thread Co. (in conjunction with Wm. C. Walker), and space on the 7th floor in 7-11 West 45th st to the Venus Undergarment Co. (in conjunction with W. A. P. Phipps).

N. BRIGHAM HALL & WM. D. BLOODGOOD leased for Robert Lee Morrell and others the 8th floor in 470 4th av, containing about 10,000 sq. ft., to the North Star Woolen Mill Co. of Minneapolis for a long term of years. The firm of Albert B. Ashforth was associated as brokers in the lease.

GEORGE F. KERR, a Western theatrical man, leased for a short time the Metropolitan Skating Rink, the property of Amos F. Eno, at 1682 to 1686 Broadway, running through to 810 1682 to 1686 Bway, running through to 810 to 816 7th av. He will use the 1-sty building for amusement purposes, presumably a moving picture theatre, with stores along the Broadway frontage. It was said that he would reserve part of the building for dancing patterned after some of the dance palaces that have sprung up in that section of late. Mr. Eno has been holding the property at $24,000 a year. The rink is midway between 52d and 53d sts and measures 75 ft. on Broadway and has a similar frontage on 7th ave. It is 180 ft. deep. It was built as an armory for the Second Battery National Guard some years ago. For the past few years it has been used as a roller skating rink.

HARRIS & VAUGHAN leased a store in 1580 Bway to the Blue Peter Cigarette Co., of 74 Beaver st, also an apartment in 850 Park av to Paul L. Reinhardt.

M. & L. HESS (INC.) leased the 7th loft in 12 and 14 West 32d st to Levy & Newman, of 84 University pl; the 10th loft in 145 and 147 West 28th st to I. Lefkowitz, and the 2d loft in 8 and 10 West 13th st to the Albion Raincoat Co., Inc., of 13 East 16th st.

EDWARD J. HOGAN leased to the Union Central Life Insurance Co., Charles B. Knight, manager, of 1 Madison av, space in the Woolworth Building.

LE ROY W. JOHNSON leased the 6th floor in 553 5th av to Indig-Somborn, Inc., tailors, for a term of years.

JAMES KYLE & SON rented the 3-sty house at 131 East 56th st for the Thomas Edwards estate; also the parlor floor store in 740 Lexington av for Herman Born.

KUEHN & POSNER, jewellers and opticians, leased the store in 250 West 42d st for 5 years through A. A. Hageman. The lessees are now located on West 23d st.

HARRY LEVY leased the store in 314 East 34th st to the Ciffer-Landrow Co., Inc.; also a store in 322 East 34th st to the American Magnesia Cement Co.

ARTHUR LINDAU leased the store in 503 5th av, to be opened about Feb. 1, for millinery exclusively.

EDGAR A. MANNING leased the 3d loft in 6 and 8 West 18th st to the Princess Corset Co. of 78 5th av.

SAMUEL H. MARTIN leased for Henry L. Scheuerman the 3-sty dwelling at 27 West 60th st to M. E. Foster for 2 years.

MOOYER & MARSTON leased a large space on the 2d floor of the Fifth Avenue Arcade Building at the southwest corner of 5th and 57th st, for August Heckscher to John T. Kersey & Co., importers of rugs, antiques, etc., of 247 5th av; the 3d loft in 50 West 46th st to Murphy, May & Co., dressmakers, for a term of years, and 324 East 124th st, a 4-sty dwelling, for Percy B. and N. Moreau Carpenter to Bertram Bieber.

THE MEANY PRINTING CO. leased for 10 years lofts in the new Manhattan Building, at 216 to 220 West 18th st, and will remove its plant there next week. The company had been located for twenty years in the old Greenwich village landmark, that peculiar wedge shaped building at the head of the Rhinelander block, opposite the old Grapevine corner, at West 11th st and 6th av, a building that has the unique distinction of touching in four streets, 6th av, 11th st, Patchen pl and Milligan pl. The building for many years was the home of the Cosmopolitan Magazine.

THE M. MORGENTHAU, JR., CO. subleased for Christian Luckey to John Curley & Bros., of 318 Broadway, the 1st loft in 306 Broadway. The lessor recently leased the entire structure from the Tower Manufacturing & Novelty Co., through the same brokerage firm, which has been appointed agent for the building.

VAN NORDEN & WILSON leased for Mrs. Henry S. Redmond the 4-sty house at 11 East 55th st for a long term of years to Miss Alice M. Swift, the well known decorator, at present occupying the building at 13 East 36th st. The tenant will make extensive alterations and occupy the premises as soon as the alterations are completed. This is another indication of the movement of tenants of this type to the section east of 5th av and north of 42d st.

THE CHARLES F. NOYES CO. leased for the 318-24 East 32d Street Co., F. J. Agate, presi-

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(*Leases—Continued from page* 125.)

dent, 5 floors and the basement of the 12-sty building at 318 to 324 East 32d st to the Fuller-Purr Co., of 418 West Broadway, for a term of 5 years at an aggregate rental of about $80,000. About 60,000 sq. ft. of space is involved. The same brokers reported the lease a short time ago of 6 floors in the building to Frankel Bros., clothing manufacturers. The building shows a rent-roll of $35,000 and negotiations are pending for a lease of the last remaining loft in the building. The quick renting of the building shows that space in the neighborhood is in demand.

THE CHARLES F. NOYES CO. leased for William J. Robertson to Arnold, Dorr & Co., of 85 Front st, the entire building at 93 Front st for 10 years from May 1 at an aggregate rental of about $45,000. Extensive improvements will be made to the building from plans of Frederick Putnam Platt. The rental shows an increase of 20 per cent. over the rental formerly paid. The Noyes Co. sold the present building to Mr. Robertson, who is an investor, about two years ago. This is one of the sections in New York City where there has been practically no recession in property values during the past 5 years.

THE PAYSON McL. MERRILL CO. leased the store at 23 West 30th st to Silberman Bros., silk importers and jobbers, of 27 East 22d st.

PEASE & ELLIMAN leased an apartment in 56 West 11th st to William Traub; one in 733 Saint Nicholas av to John Deacon; one in 66 West 37th st to Marie S. Ramsey; one in 510 Park av to F. A. Wilson; one in 146 East 49th st to C. T. Moloney; one in 24 West 59th st to A. A. Ryan; and one in 59 West 76th st to C. Laughlin; also leased for J. Hopkins Smith the 6-sty American basement dwelling, on a lot 25.3x100, at 17 East 47th st, to J. H. Weaver, of Philadelphia, one of the large coal dealers in America; also leased a large apartment in 11 East 68th st to Mrs. A. McAlpin Pyle; also leased an apartment of 7 rooms and 3 baths in the apartment house now being constructed at the southwest corner of Park av and 77th st to S. T. Calloway, son of the late president of the New York Central Railroad; also leased space in the Liberty Tower at the northwest corner of Liberty and Nassau sts, to Asbdown, Fedde & Co., of 31 Nassau st; Koch & Bergen; Westall & Moore; John Fairfax, of 256 Church st; and Fox & Beebe. Also leased for Frederick C. Hicks to B. Y. Frost, the 4-sty dwelling, 33 ft. wide, at 303 West 88th st; also leased for John H. Duncan the 3-sty residence, on a lot 25x100, at 327 West 82d st, to Mrs. Gracie H. Gough.

S. OSGOOD PELL & CO. have leased a store in Carlton Chambers, Madison av and 47th st, to the New York State Association Opposed to Woman Suffrage.

GEO. P. READ & CO. leased the 4th floor in 9 West 35th st to Ira S. Mendel, of 49 West 19th st, for a term of years.

GEO. R. READ & CO. leased for Theodore Hofstadter & Co. the 6th floor in the new building at 668 5th av to Steven Bourgeois for 10 years from Feb. 1, at an aggregate rental of $50,000.

THE REAL ESTATE MANAGEMENT CO. (Remco) leased for a term of 5 years the store in the Olympia Theatre building, Broadway and 107th st, to the Misses Wals and Lonergan for the Aetna Amusement Co.

THE M. ROSENTHAL CO. leased a loft in 30 and 32 West 21st st to Kassar Bros., of 63 West 14th st.

WILLIAM J. ROOME & CO., INC., leased for the estate of Nicholas Wernert the property at the northeast corner of 23d st and 7th av for a long term of years on a net rental basis. The station for the new Seventh avenue subway will be at this corner. The property consists of a 4-sty store and flat building on lot 24.9x60.

SCHINDLER & LIEBLER leased for Joel Kraus the double store and basement in 1301 3d av to a client for a term of years.

JACOB SPIRO leased from the Fleischmann Brothers Co. the two 6-sty apartment houses, each on a plot 50x100.11, at 213 to 219 West 111th st, for 3 years, from Jan. 1, at an annual rental of $12,800.

LOUIS SCHRAG leased for Vincent Astor the 5-sty dwelling at 55 West 25th st to Lelia B. Wall for a term of years.

CHRIS. SCHIERLOH leased store and basement in 2306 8th av for a term of years to a Mr. Camparo; also store and basement at the southeast corner of 40th st and 8th av for a term of years to a Mr. O'Haro; also store and basement at the southeast corner of 28th st and 7th av for the Schoenenberger Estate, for a term of years, to Smith & Genee; also the entire building at 551 West 53d st, for William Schuman to the Bear A. Club, who is making extensive alterations.

ROYAL SCOTT GULDEN has leased for the J. J. Hearn Construction Co. a loft in 69 West 46th st to Adolph Bernard, ladies' tailor, and for Cross & Brown, agents, a loft in 20 West 46th st to E. L. Murray, dressmaker.

H. C. SENIOR leased for James J. Martin the 3-sty dwelling at 166 West 64th st to Elizabeth Donaldson.

SPEAR & CO. leased for a long term of years the store, basement and 1st loft in 20 to 26 West 22d st to G. Robinson & Son, yarn merchants, of 163 Mercer st, for the estate of John H. Taylor; also for the estate of Morton H. Meinhard, the 4th and 5th lofts in 21 Waverly pl to Lamchick Bros., of 9 Washington pl.

LEO STARK leased from Charles I. Weinstein 2449 and 2451 7th av, two 4-sty apartment houses, each on a plot 50x100; also 152 West 143d st, a similar structure, abutting. The lease is for three years and four months from Jan. 1, the annual rental being $19,500. Each house has five apartments on a floor, ranging in size from three to six rooms and bath.

TUCKER, SPEYERS & CO. leased space in 29 and 33 West 38th st to Hill & Tryon, advertising agents, of 234 5th av.

VAN VLIET & PLACE leased 7,000 sq. ft. of space in 129 to 135 Charlton st for a term of years to S. S. Stafford, ink manufacturer, of 609 Washington st.

LUDWIG C. TRAUBE leased the south store in 1352 5th av to Samuel Lazarowitz.

E. A. TURNER leased for Mortimer J. Gross the dwelling at 346 West 24th st to Mary Gallo.

J. G. WHITE & CO. leased to the Hanover Lunch the store at 215 West 42d st; also a loft in 71 and 73 West Broadway to George F. Hawkins, of 102 West Broadway; also space in 32 and 38 West 18th st to H. Greenberg Co., of 32 West 18th st, and space in 148 and 152 Duane st to the 35 per cent. Automobile Supply Co., of 97 Chambers st.

Brooklyn.

HENRY PIERSON & CO., INC., leased the Bronder mansion corner Park pl and Vanderbilt av to Wm. Pitt Rivers, the dancing master, to be used for dancing and studios. This property was sold through the same brokers a few weeks ago.

HENRY PIERSON & CO. leased the Plaza Theatre at Flatbush and 7th avs for the Durfey Estate for a term of years.

E. Y. ELTONHEAD leased the new moving picture theatre on 26th st, Bath Beach, for Ida Novick to E. T. Tine for a term of 5 years. The structure, which seats 500 people, has been named the Montauk.

Suburban.

LOUIS SCHLESINGER, INC., leased to Henry D. Axelby the store in 29 Cedar st, northeast corner Halsey st, Newark, N. J.

A. HENRY & WALTER ROSENBERG leased to the Glenwood Amusement Co., John J. Nolan, president, the Savoy Theatre, in South 4th av, Mount Vernon, N. Y., for five years at a total rental of about $25,000. The theatre will be used for motion pictures and products booked by Klaw & Erlanger and the Shuberts.

Out of Town Leases.

A. N. GITTERMAN has rented for Mrs. M. Schwartz, the 2-sty factory at the southeast corner of Sussex av and Norfolk st, Newark, N. J., containing about 15,000 sq. ft. of available space, to the Formacone Co. (Gerhart Mennen, president) for a term of years. The tenant was represented by E. J. Maier, of Newark.

REAL ESTATE NOTES.

L. J. PHILLIPS & CO. have been appointed agents of the following apartment houses: Kendal Court, 517 to 523 West 111th st; Yorktown Court, 615 West 162d st, northwest corner of Fort Washington av; the Blennerhasset, 507 to 511 West 111th st; the Springfield, 180 Claremont av, corner of 125th st, the Norman and Sunderland Courts, 522 to 530 West 136th st; the Montana, Mount Morris Park West, corner of 124th st; the Parkmere, 136 and 138 West 111th st; Halcyon Hall, 408 and 410 West 150th st; the Stadium View, 445 Riverside Drive, and the Shore View, 448 Riverside Drive.

ROBERT H. JONES is now located at 150 Broadway and 75 Liberty st.

THE M. MORGENTHAU, JR., CO. has placed for a Mrs. Ettinger a first mortgage loan of $34,000 on the 5-sty apartment house, with store, at 506 West 172d st, and for Parker Mann a first mortgage loan of $22,000 on the 4-sty store and apartment house at 288 8th av.

J. B. BAUST & CO., real estate and insurance brokers, of Daly and Tremont avs, have opened a branch office at 1879 Southern Boulevard, near 176th st. The company has been appointed agent for the new apartment houses now being completed at 1879-1885 Southern Boulevard by the P. J. Dwyer Building Co.

THE UNITED REAL ESTATE OWNERS' ASSOCIATION, Henry Bloch, president, will hold its annual entertainment and ball at Terrace Garden on the evening of the anniversary of Lincoln's Birthday, Feb. 12. An auction sale of boxes will be held at the regular meeting of the association scheduled for Jan. 13.

GOODALE, PERRY & DWIGHT were the brokers in the recent sale of the 6-sty loft building at 799 to 801 Washington st. George Alexander Macdonald was the seller. He took in part payment from Robert Weber three dwellings at 124, 130 and 132 East 92d st, between Park and Lexington avs. The Washington st property was held at $110,000. It is leased until 1926 to the Mutual Warehouse Co.

FRANK J. McLAUGHLIN, formerly manager of the Washington Heights office of Frederick Zittel & Sons, is now associated with Du Bois & Taylor.

REAL ESTATE OWNERS' Protective Association will hold a mass meeting Monday evening at its rooms in the Riverside Theatre building, Bway and 96th st, to which all taxpayers are invited. Prominent real estate men will address the metting on the danger of the passage of a bill at the present session of the Legislature, says Joseph S. Schwab, president, involving the principle of halving the tax on buildings and correspondingly doubling the tax on land—"a measure of confiscation that would tend to upset the theory of taxation and create the utmost confusion and chaos in real estate values."

REGISTER POLAK of Bronx County announced Thursday that already the volume of realty business transacted in the new county had reached the mark of 50 per cent. of that of Manhattan. He said it was originally predicted that the Bronx County Register's office would hardly have 30 per cent. of the Manhattan volume of transactions. This applies to the number of transactions, not the value, which of course is far behind.

The total amount of mortgages received at the Mortgage Tax Bureau of the Register's office in Bronx County up to and including Jan. 14, 1914, is $1,066,181.35.

GUS R. SCHLUSING, formerly of the brokerage department of H. C. Senior & Co., is now connected with Pease & Ellimau's 72d st office.

SAMUEL H. MARTIN has been appointed agent of 108, 110, 118, 120, 159, 161, 163, 165, 167 and 168 West 64th st and for 124 to 130 West 65th st, 136 to 138 and 146 to 148 West 65th st.

THE COMMONWEALTH SECURITY & Mortgage Corporation has been incorporated with a capital of $1,000,000 to operate in New York real estate. Leslie R. Palmer is the president and the directors are George Carleton Comstock, Peter Gilsey, B. L. Allen, of the Columbia-Knickerbocker Trust Co.; Irviog Smith and James A Hart. The company will make a specialty of owuing and managing apartmeut houses. Besides the lease of the Astor property, 2 to 18 West 33d st, and various houses iu which Mr. Palmer was interested, it has taken over the 7-sty apartment house at the southwest corner of Hamilton place aud 142d st.

SHAW & CO. have been appointed agents of the following properties: 608-10 West 150th st, 521-3 West 156th st, 251 Lenox av, 510 East 119th st, 316 West 120th st, 412 West 124th st, 255 East 125th st, 426-28-30-32 West 125th st, 82 West 127th st, 201 West 130th st, 305 West 130th st.

WASHINGTON.—The Shoreham Hotel has been sold by former Vice-President Levi P. Morton, of New York, to a company composed of J. Maury Dove, J. Maury Dove, Jr., and Robert C. Dove. The sale price is said to have beeu about $1,000,000. The assessed value of the land and improvements is $1,068,487. The Shoreham occupies the northwest corner of 15th and H sts, one of the most desirable sites iu Washington. It was built by Mr. Morton as an investment, aud named after the Vermont town in which he was born. President Wilsou aud his family stopped at the Shoreham when they came to Washington for Mr. Wilson's inauguration. The Vice-President and Mrs. Marshall and Attorney Geueral McReynolds reside there. J. Maury Dove is the head of a coal company in Washington aud is president of the Lauston Monotype Company, with offices iu Philadelphia.

BROOKLYN Board of Real Estate Brokers will hold its eighth annual dinner at the Brooklyn Club, Pierrepont and Clinton sts, on Saturday evening, Jau. 24, at 7 p. m. The speakers will include Borough President Lewis H. Pounds, Tax Commissioner Ardolph L. Kline, Colonel Timothy S. Williams, president of the Brooklyn Rapid Transit Company, Rev. S. Edward Young, rector of the Bedford Presbyterian Church, Allan Robinson, and oue of the Public Service Commissioners. Christopher C. Mollenhauer, president of the Board, will act as toastmaster. The Dinner Committee consists of F. B. Snow, chairmau, W. J. T. Lynch, A. H. Waterman, Charles L. Gilbert, E. J. Grant and George H. Gray.

BALCH, PRICE & CO., furriers, have purchased the Baldwin Building, located at 380 and 382 Fulton st, at the southwest coruer of Smith st, Brooklyn, for $280,000. The buyers occu v the adjoiniug structure, at 378 Fulton st. The property was sold by William H. Smith, auctioneer, in the Brooklyn salesroom, in a partition action under the direction of Alexauder McKinney, referee. The structure fronts 48.9 ft. in Fulton st and 125 ft. in Smith st. At present it is occupied by the Hilton Co., clothiers, on a lease which expires Aug. 15, 1915.

EUGENE S. BENJAMIN, of Alfred Benjamin & Co., has taken title from the Bruce Brown Land Co. aud the Estates Development Co. to 32 lots at Throgs Neck Gardens, located one block from Long Island Sound, in the eastern section of The Bronx. Mr. Benjamin bought these lots for investment.

J. B. ENGLISH has been appointed agent for the 5-sty bachelor apartment 163 West 48th st, recently renovated, and known as the George Elliott apartment.

AN ADDITIONAL MORTGAGE of $5,000,000 has been obtaiued by the Equitable Office Building Corporation on the block bounded by Broadway, Nassau, Pine, and Cedar sts. The loan has been obtained for the new building from the Title Guarantee & Trust Co. The previous mortgage is $20,500,000.

THE BOARD OF TRADE has approved the war on high buildings which George McAneny, President of the Board of Aldermen, has undertaken, and recommended that buildings on streets 60 ft. wide be limited to 12 stories and that on streets 80 ft. wide and wider they be limited to 16 stories. This plan, it was thought, would relieve the traffic aud sewage questions to which the skyscrapers are giving rise.

A COMMITTEE of the United Real Estate Owners' Association is arrangiug a gathering of prominent owners of property to discuss matters of vital importance to real estate interests. Increasing taxation and the new burdens constantly imposed upon owners make it necessary for those whose interests are at stake to formulate some plan for their mutual protection.

THE WESTCHESTER COUNTY Chamber of Commerce held its anuual meetiug on Thursday eveniug in the Murray Hill Hotel.

JULIUS SCOTT denies that he has sold the 3-sty aud basement dwelling at 165 East 82d st, on lot 19.2x82, between Lexington and 3d avs.

A. S. KIRBY, formerly manager of J. Romaine Brown's Yonkers office, is now associated with A. A. Hageman.

GEORGE A. BOWMAN has been elected a director of the Broadway, Great Neck, Realty Co.

THE HARLEM BRANCH of the Young Men's Christian Association has purchased the three 3-sty dwellings 6, 8 and 10 West 126th st, from George and Antoiuette B. Taylor. The structures occupy a plot 57.6 by 99.11 by irregular, located 192.6 ft. west of 5th av. The Association owns the adjoining houses, 12 and 14, and also the abutting property at 3 to 15 West 125th st, where the Harlem Branch is located. These structures will probably be used as dormitories.

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Brooklyn Edison Service in 1913

The lamps, motors and other electrical appliances now connected to Brooklyn Edison service mains require for their complete operation electrical energy sufficient to light 10,000,000 incandescent lamps of 20-candle power each.

These figures have been reached after a year of the greatest growth in the history of the company. The Power Department shows an increase of 20,000 horsepower — the result of the discontinuance of a number of isolated power plants. In the Lighting Division the feature of note has been the fact that Brooklyn storekeepers are using more outdoor illumination than ever before. In one month alone, orders were received for 537 — 500 Watt Tungsten lamps.

Other records were broken in the sale of electrical household cooking and heating appliances, and in the number of old-time Brooklyn homes made modern by the installation of electric service.

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THE M. MORGENTHAU, Jr., Co. announces that it has purchased the membership held by John N. Golding in the Real Estate Auctioneers' Association, and Mr. Morgenthau has been elected to the membership. The firm is planning an energetic campaign in the auction field. John M. Thompson, vice-president of the company, will be one of the auctioneers. He will be assisted by Ira A. Lurie, who will be manager of the department. The company has also been appointed rental agents for the 6th Av 23d St Corporation, the owners of the premises on the westerly side of 6th av, running from 22d st to 23d st, formerly occupied by Kesner's and Ehrich Brothers' department stores. These premises are now being completely altered into stores on the ground floor and lofts above. The two uppermost lofts have already been leased for a term of years, the top loft to the Ocean Bathing Suit Company, formerly of West Houston st, and the third loft to M. D. Mirsky & Co., formerly located in Bleecker st.

NEW YORK TITLE INSURANCE CO.—At the annual meeting of the New York Title Insurance Co. held Jan. 13, 1913, at 135 Broadway, the following directors were elected: Benjamin L. Allen, Charles G. Balmanno, Cyril H. Burdett, Albert B. Boardman, Edward M. Burghard, William H. Chesebrough, William F. Clare, Frank L. Cooke, John D. Crimmins, James A. Deering, Lawrence B. Elliman, William E. Harmon, Clinton R. James, John F. James, Charles . Obermayer, Morgan J. O'Brien, Walter T. Rosen, William R. Willcox, George Zabriskie. The directors elected: Clinton R. James, Chas. J. Obermayer, Morgan J. O'Brien, president; George Zabriskie, vice-president; Cyril H. Burdett, general manager and counsel; Frank L. Cooke, secretary; Gerhard Keuhne, treasurer. Vice-President Mr. Charles J. Obermayer (president of the Greater New York Savings Bank of Brooklyn) was placed in charge of the Brooklyn office.

EDWARD POLAK, who has just taken office as the first Register of Bronx County, has entered the lists for appointment to the Public Service Commission to succeed Commissioner John E. Eustis, whose term expires on Feb. 1. A delegation, headed by George Price, called on him and asked that he become a candidate, so that the place might go to a resident of The Bronx. Commissioner Eustis lives in that borough.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings:

ESTATE OF MARY A. McGUIRE—premises at 516 East 86th st, 5-sty brick tenement, on lot 25x102.2, estimated market value $18,000.

ANN M. IRWIN—365 West 119th st, 3-sty dwelling, 19x100.11, $13,000.

CHARLES BOYCE—331-333 East 133d st, $28,750.

APOLNIA BUCKHOLTZ—829 Amsterdam av, 5-sty tenement, on lot 25x75, $30,000.

MARY CASTLE—336 East 56th st, 4-sty brick tenement, 18x100.5, $11,000.

ADELAIDE S. BROWNING—546 5th av and 1-7 West 45th st, 6-sty brick office and loft building, 25.5x155x100, $902,500 (this building is under lease to one tenant until 1927 at a net annual rental of $50,450); 552 5th av, 8-sty loft and store building, 25x100, ————; 554 5th av, 5-sty altered dwelling, 25x100, $341,500; 24 West 46th st, 4-sty altered dwelling, 18.9x100, $65,000, and 16 West 57th st, 4-sty dwelling, 25x100.5, $150,000.

REBECCA S. BLUMENTHAL—776 1st av, 1½-sty brick abattoir, 30x150, $23,913.

HENRIETTA FEIST—437 West 46th st, 5-sty tenement, 26.4x100, $23,000; 444 West 52d st, 4-sty tenement, 25x100.5, $15,000, and 107 West 134th st, 5-sty tenement, with store, 25x99.11, $20,000.

HATTIE LEVISON—123 West 45th st, 5-sty dwelling, 19.2x82, $43,000.

CORNELIUS J. RYAN—140 West 42d st, 10-sty store and office building, 25.6x98.9, $250,000; 556 7th av, 2-sty building, 24.8x100, $80 000; 318 West 72d st, 5-sty dwelling, 25x102.2, $70,000, and 712 St. Nicholas av, 4-sty dwelling, 21x100, $18,000.

JOHANNA WIERSCH—165 East 96th st, 5-sty tenement, 25x100.11, $24,000.

ANN BRENNAN—316 East 125th st, 3-sty dwelling, 18.9x100, $8,000.

EDWARD BRENNAN—230 East 127th st, 5-sty stable, 25x99.11, $18,000; and 507 East 164th st, $7,000.

MICHAEL DWYER—209 East 135th st, $13,000.

CATHERINE M. McGEE—224-226 East 24th st, 4-sty brick stable, 48.9x98.9, $34,000.

OBITUARY

CARY W. MOORE, senior member of the real estate firm of Moore, Schutte & Co., died suddenly at his home, 770 St. Nicholas av, on Monday, Jan. 5, after ten days' illness of Bright's disease. Mr. Moore had been interested in upper West Side real estate for many years, and was an authority on matters pertaining to it. The funeral services were held at his late home on Thursday, Jan. 8.

The Auction Market.

Altogether there were 40 offerings at the Manhattan and Bronx Exchange Salesrooms this week. Of this number, 24 were bought in by parties in interest, 11 were adjourned or withdrawn, and 5 went to outside bidders. These were James Welton, who bought the shop at 422 West 46th st for $12,300; Folsom Brothers who secured a similar building at 204 Lafayette st for a client for $16,200; Henry M. Greenberg who obtained two tenements on Alexander av for $14,415; the Selvin Realty Co., which put in a bid of $7,175 for the tenement at 34 Alexander av, and Joseph B. Curran, who paid $6,000 for a 3-sty dwelling at 623 Walton av.

The Empire Trust Company, the plaintiff in the foreclosure sale of the Dyckman tract block bounded by Dyckman and Academy sts, Post and Nagel avs, was the buyer of the property at auction sale conducted by Joseph P. Day in the Vesey Street Salesroom on Thursday. The price paid was $291,500, which was just over the indebtedness, the mortgage judgment being $268,271, while unpaid taxes, etc., represented $18,397.

The most important offering for the coming week will be the Hotel Avon, at 161-163 Lexington avenue, which will be sold by Joseph P. Day on Wednesday as the result of an action brought by Stephen H. Jackson against Michele Beaincasa. Henry Brady will sell for the Sheriff on Tuesday all the right, title and interest which Pierre G. Carroll had on Dec. 3, 1913, or since, in the 5-sty loft and store building at 63 Nassau st. On the same day Herbert A. Sherman will offer the 5-sty brick tenement at 433 East 51st st, in a foreclosure suit brought by the City Real Estate Co. against John Schrank, who tried to kill Theodore Roosevelt some years ago in Milwaukee and who is now confined in a Western asylum. A number of vacant parcels will be offered in the Bronx by the various auctioneers.

The M. Morgenthau, Jr., Co. entered the auction field this week by the purchase of John N. Golding's membership in the Auctioneers' Association. The M. Morgenthau, Jr., Co. will have the advantage of entering the field with a well-established plant, developed by Mr. Morgenthau during his fifteen years of activity in the real estate business here in New York. Mr. Morgenthau started in business over 15 years ago in the office of J. Clarence Davies; he afterwards was associated with the firm of Frederick Southack & Alwyn Hall, Jr., and with the Hudson Realty Co., of which his father is now president. The business was incorporated about 5 years ago.

In addition to the advantage of having a well-organized real estate plant with well-developed departments devoted to the sale, exchange and management of real estate, the negotiation of mortgage loans, and the handling of insurance matters, Mr. Morgenthau has already had experience in the auction field through his association with his father, Maximilian Morgenthau, and his uncle, Ambassador Henry Morgenthau. Mr. Henry Morgenthau has disposed of several large estates in Washington Heights and in the Bronx at auction. Mr. Maximilian Morgenthau has, during recent years, developed and disposed of thousands of lots at auction on the Rockaway coast at Edgemere, Far Rockaway and Woodmere.

Mortgages Recorded in Queens.

The second issue of the Monthly Bulletin published by the Chamber of Commerce of the Borough of Queens is out and gives some interesting facts concerning the tremendous growth of this great borough. According to the bulletin there were $332,936,782 in mortgages recorded in Queens Borough for the year ending July 1, 1913. Of this amount, however, $309,168,000 represent trust mortgages, leaving a balance of over $23,000,000 in mortgages for building loans.

The following is a statement of the mortgages recorded in Queens for the year ending July 1, 1913:

Title Guarantee & Trust Co.....	$3,458,575.00
U. S. Title Guaranty Co.....	932,400.00
Queens County Mortgage Co.....	757,550.00
First Mortgage Guarantee Co....	689,500.00
Nassau-Suffolk Bond & Mtg. Co..	676,600.00
Home Title Ins. Co. (& Mtg. Co.)	533,390.00
Long Island Bond & Mortgage Co.	364,000.00
The Thrift	194,250.00
Lawyers Title Ins. & Trust Co...	15,000.00
Title Ins. Co. of New York.....	14,250.00
Realty Construction & Invest. Cos.	722,860.00
Bond & Mortgage & Surety Cos..	117,325.00
Life Ins. Cos.....	112,000.00
All Banks, Trust Cos. & Building Loan Ass'ns (except Title Cos.)	4,741,391.79
Miscellaneous Cos.....	722,005.93
Trust Mortgages	309,168,592.00
All others	9,716,892.00
Total	$332,936,782.60

Realty Company Had Good Year.

Statement of the Alliance Realty Company for the year ending December 31, 1913, issued this week, shows surplus and undivided profits of $1,082,557.81, after deducting $160,000 for dividends payable during 1914, and marking off $56,222 for depreciation on securities and real estate. The net earnings for the year over and above deductions for depreciation, fixed charges, and expenses are $201,517.05, or slightly more than 10 per cent. upon the outstanding capital stock of $2,000,0000. During the year the company sold eleven parcels of real estate, and the investment in real estate, exclusive of the company's ownership in the Broad Exchange building, is now reduced to $266,624.

The company has continuously paid quarterly dividends since 1902; the next quarterly dividend of 2 per cent., payable on January 15, to stockholders of record on January 5, will be the forty-seventh consecutive dividend. From July, 1902, to January 15, 1914, dividends paid by the Alliance Realty Company aggregate 92½ per cent. on its outstanding capital stock.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 16, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

*Academy st, swc Post av, see Dyckman, es, Post av, ss, &c.

*Academy st, nwc Nagle av, see Dyckman, es, Post av, ss, &c.

*Dyckman st (*), es, POST AV, ss, ACADEMY ST, ws, & NAEGEL AV, ns, block 310 x600, vacant; due, $268,271.98; T&c, $18,-397.89; Empire Trust Co. 291,500

*Lafayette st, 204, ws, abt 136.4 n Broome, 21.3x100, 2 & 3-sty bk shop; due, $14,811.14; T&c, $1,156.18; Folsom Bros, Inc. 16,200

*Macombs pl, 21-33, see 8 av, 2830-40.

*25TH st, 133-5 W (*), ns, 400 w 6 av, 50 x98.9, vacant; due, $85,926.73; T&c, $2,-452.50; Metropolitan Life Ins Co. 89,300

*29TH st, 4 E (*), ss, 120.6 e 5 av, 20x98.9, 4-sty & b bk dwg; due, $52,717.77; T&c, $1 140.30; Seaman's Bank for Savings in the City of N Y. 52,900

*46TH st, 422 W, ss, 325 w 9 av, 25x100.4, 4-sty bk tnt & 3-sty bk rear shop; due, $10:790.14; T&c, $776.41; Jas Welton. 12,300

*65TH st, 326-8 E (*), ss, 275 e 2 av, 37.6 x100 6-sty bk tnt & strs; due, $34,702.88; T &c, $535.15; Walter S Gurnee et al trstes. 33,000

*67TH st, 52-4 W (*), ss, 200 e Col av, 50 x100.5, 3-sty bk garage; due, $51,779.53; T &c, $2,703.26; Franklin Savgs Bank in the City N Y. 50,000

*122D st, 263 E (*), ns, 17.6 w 2 av, 14x 71.8, 3-sty & b stn dwg; due, $5,655.32; T &c, $126.70; Metropolitan Savgs Bank. 5,500

*124TH st, 19 W (*), ns, 241.3 w 5 av, 18.9 x100.11, 4-sty & b stn dwg; due, $3,346.32; T&c, $416.30; sub to pr mtg of $14,000; Wentworth Mtg Co. 17,500

*135TH st W (*), ss, 225 e Lenox av, 100x 99.11, vacant; due, $31,747.65; T&c, $2,-113.36; Ellis P Earle. 14 000

*151ST st, W, sec S av, see 8 av, 2830-40.

*151ST st W, swc Macombs pl, see 8 av, 2830-40.

*Av A, 252, es, 77.6 s 16th, 25.9x95.5, 4-sty bk tnt & strs; due, $18,538.20; T&c, $2,-194.30; Julius Lichtenstein et al, defs. 20,194

*Audubon av, 394 (*), ws, 36 s 185th, 18 x50, 2-sty & b bk dwg; due, $3,366.56; T &c, $1,208; Esther B Bauer. 5,000

*Nagle av, nec Dyckman, see Dyckman, es, Post av, ss, &c.

*Nagle av, nwc Academy, see Dyckman, es, Post av, ss, &c.

*Post av, sec Dyckman, see Dyckman, es, Post av, ss, &c.

*Post av, swc Academy, see Dyckman, es, Post av, ss, &c.

*STH av, 2830-40, sec 151st, 179.1 to McCombs pl (Nos 21-23), x203.5 to 151st x96.7, 3 6-sty bk tnts & strs on av; adj Jan28.

BRYAN L. KENNELLY.

*Broome st, 497 (*), ss, 20.10 e West Bway 20.10x64.3x20.10x64.5, 4-sty bk loft & str bldg; due, $19,781.40; T&c, $461.80; Jas M Anderson et al trstes. 12,000

*3D st, 120 W, ss, 50 w MacDougal, 25x 100, 5-sty bk tnt; due, $6,341.18; T&c, $49; sub to pr mtg $17,000; Douglas G McCotter, Jr, et al, defs. 23,500

*100TH st, 206 E (*), ss, 130 e 3 av, 25x 100.11, 6-sty bk tnt & strs; action 1; due, $23,574.90; T&c, $1,900; Austin B Fletcher et al trstes. 17,000

*100TH st, 208 E (*), ss, 155 e 3 av, 25x 100.11, 6-sty bk tnt & strs; action 2; due, $23,574.90; T&c, $1,300; Austin B Fletcher et al trstes. 20,000

*Lexington av, 1896, swc 118th, 17.7x55, 3-sty & b stn dwg; also 118TH ST, 130 E, ss, 55 w Lex av, 20x100.11, 2-sty & b fr dwg (exr); Max Tischlar. 18,350

D. PHOENIX INGRAHAM.

*67TH st, 300 W, see West End av, 153-9.

*West End av, 153-9 (*), swc 67th (No 300), 80.5x100, 2 6-sty bk tnts & strs; due, $47,825.40; T&c, $1,000; Celia Cohen. 75,000

J. H. MAYERS.

*19TH st, 21 W (*), ns, 345 w 5 av, 25x92, 7-sty bk loft & str bldg; due, $62,877.62; T &c, $1,770; Manhattan Life Ins Co. 50,000

U. S. MARSHALL'S SALE.

*13TH st, 123-7 E, see 14th, 126-30 E.

*14TH st, 126-30 E, ss, 262.6 w 3 av, 62.6x 206.6 to 13th (Nos 123-7), 1 & 3-sty bk theatre & 2-3-sty bk dwgs in 13th; withdrawn.

Total	$794,774
Corresponding week, 1913	798,554
Jan. 1, 1914, to date	3,547,219
Corresponding period, 1913	2,428,343

Bronx.

The following are the sales that have taken place during the week ending Jan. 16, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

*Bristow st, 1339-41, ws 95 s Jennings, 70 x100, 5-sty bk tnt; withdrawn.

*227TH st, 819 E (*), ns, 180 e Barnes av, 25x114, vacant; due, $4,416.08; T&c, $347.06; Hedwig B White et al. 4,900

*Gleason av, 2147 (*), ns, 303.9 w Castle Hill av, 25x103.1; due, $3,884.86; T&c, $400; Frank Kunzig et al. 3,000

HERBERT A. SHERMAN.

*Southern blvd, 849-51 (*), ws, 235 s Tiffany, 50x100, 5-sty bk tnt; action 1; due, $8,906.35; T&c, $500; Wm H Caldwell Jr. 43,000

*Southern blvd, 853-5 (*), ws, 185 s Tiffany, 50x100, 5-sty bk tnt; action 2; due, $8,908.90; T&c, $500; sub to 1st mtg $38,000; Wm H Caldwell Jr. 43,000

D. PHOENIX INGRAHAM.

*Tiffany st, 871, see Southern blvd, swc Tiffany.

*Southern blvd (*), swc Tiffany (No 871), 35x100, 5-sty bk tnt & strs; due, $10,792.06; T&c, $977.84; sub to pr mtg of $38,000; Eberhardt & Podgur. 40,477

BRYAN L. KENNELLY.

*Alexander av, 34, es, 22 s 134th, 19.6x89.8, 4-sty bk tnt & strs (exr); Selvin Realty Co. 7,175

*Alexander av, 126-8, es, 79.10 n Southern blvd, 39.7x89.1x—x91.10, 2-4-sty bk tnts & strs (exr); Henry M Greenberg. 14,475

*Belmont av, es, abt 299.3 s 179th, see Hughes av, 1978.

*Walton av, 623, ws, abt 132.8 s 151st, 16.10x92.7x16.10x92.9, 3-sty & b bk dwg (exr); Jos B Curran. 5,000

*Washington av, nwc 189th, 100x95, vacant (exr); Max Tischlar. 14,950

*Webster av, 1476, sec 171st, 25x99.6x31x 98.4, 5-sty bk tnt & strs (exr); J E Douglas. 32,000

Total	$207,977
Corresponding week, 1913	51,300
Jan. 1, 1914, to date	392,137
Corresponding period, 1913	276,000

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 14, 1914, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

CAMBRIDGE PL, es, 240 s Greene av, 20x 100; People's Trust Co, 3-4 pt, and Kate C Walden, 1-4 pt. 6,500

ESSEX ST (*), ws, 240 n Arlington av, 20x 100; Eagle Savings & Loan Co. 3,000

FULTON ST, swc Smith, 48.9x125.10; Balch, Price & Co. 280,000

ROBINSON ST, ss, 76.3 w Nostrand av, 280x 122; adj Jan 27.

ST EDWARDS PL, es, 45.8 s Tillary, 22.10x 34.3xirreg; Saml A Dunn. 4,250

SPENCER PL, es, 22 s Hancock, 20x80; Eliz L Sievers. 7,950

W 8TH ST, es, 116.7 s Kings Highway, 20x 82.6; also W 8TH ST, es, 156.7 s Kings Highway, 40x82.6; also W 8TH ST, es, 216.7 s Kings Highway, 60x82.6; also W 8TH ST, es, 296.7 s Kings Highway, 20x82.6; Henry Bertsch. 6,200

W 8TH ST (*), es, 174.10 s Av R, 19.4x82.6; Anna B Barnard, gdn. 250

W 10TH ST, ws, 154 n Av R, 180x100; Danl W Moore. 14,525

E 12TH ST, ws, 193.4 n Av Q, 26.8x100; Christina Hess. 3,750

14TH ST, ns, 218 w 3 av, 24x100; Antonio Gallo. 1,100

15TH ST (*), ss, 202.10 e 10 av, 20x85; Mary J Phillips. 4,200

56TH ST (*), sws, 520 nw 8 av, 20x100.2; Julius Behn. 3,750

56TH ST (*), ss, 188.9 w Fort Hamilton av, 280x100.2; Jno J Rush et al. 5,000

The Queensboro Corporation

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Queens Borough Real Estate

STATE OF NEW YORK

4½ Per Cent Gold Bonds

EXEMPT FROM TAXATION

INCLUDING THE FEDERAL INCOME TAX

AMOUNTING TO

$51,000,000.00

Issued in Coupon or Registered Form

Will be sold Wednesday, January 21, 1914, at 12 o'clock noon

At the State Comptroller's Office, Albany, N. Y.

Bidders will be required to state clearly in the proposal the amount and price for each $100 bid.

$30,000,000.00 for the Improvement of the Erie, Champlain and Oswego canals, dated January 1, 1914, due January 1, 1964.

$21,000,000.00 for Improvement of Highways, dated September 1, 1913, due September 1, 1963.

As the bonds enumerated above are all 50-year bonds bearing 4½ per cent. interest, the Comptroller will reserve the right to allot to the successful bidder, bonds for either of the above improvements, notwithstanding the specific issue may be stated in the bid.

These bonds are Legal Investments for Trust Funds

No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York, payable to the order of the Comptroller of the State of New York, for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Improvement" and inclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

All bids will include accrued interest.

The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

WM. SOHMER, State Comptroller, Albany, N. Y.

Albany, December 27, 1913.

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Auction Sales, Brooklyn—Continued.

65TH ST (*), nes, 362.10 nw 18 av, 140x122.11; Michl V Woods. 4,000

74TH ST (*), nes, 442.4 nw 18 av, 20x100; Germain Dell'Era. 1,800

85TH ST, swc 2 av, 140x125; withdrawn. ——

86TH ST, sws, intersec nws 15 av, runs nw 169xsw110.8xnw811.5xsw— to cl Bay 5th, xsw— to cl Benson av xse1,003.4 to 15 av xne740 to beg; also MACON ST, ns, 367 w Ralph av, 23x100; withdrawn. ——

HOPKINSON AV, ws, 92.11 s Pitkin av, 75x100; Anthony Hartmann. 30,847

NEPTUNE AV, nec Warehouse av, 237.7 to W 21 x62.7x244.5x162; withdrawn. ——

ST MARKS AV, ns, 20 w Nostrand av, 20x100; adj Feb 10. ——

ST MARKS AV, ss, 229.11 e Utica av, 17x127.9; Roy F Stahlberg. 2,700

12TH AV (*), nws, 90.2 ne 44th, 40x100; Riverhead Savgs Bank. 3,000

17TH AV (*), ws, 60.2 n 46th, 20x80; Cath Biehn. 1,500

WM. P. RAE.

GRAND ST (*), ss, 118.9 w Wythe av, 20x100; Welz & Zerweck. 1,000

36TH ST, nes, 80 se 14 av, 20x100.2; A B Roberts. 3,500

50TH ST (*), sws, 340 se 14 av, 60x100.2; Wm M Greve. 6,712

75TH ST, nes, 90 se 15 av, 18x100; P L Geran. 3,450

ROGERS AV (*), swc Av D, 25x100; Geo Silkworth. 15,000

LOTS 567 to 590, 594 to 635, 829 to 844, map of property of Bensonhurst Land Co; Mary Thomas. 29,039

CHAS. SHONGOOD.

CHESTNUT ST (*), es, 474 s Jamaica av, 21x150; Wm P Gatehouse. 500

CONGRESS ST, ss, 80 e Henry, 20x72.6; adj Feb 10. ——

STERLING ST (*), ns, 340 w Bedford av, 20x100; Morris Reizenstein. 4,675

1ST ST (*), ns, 53.3 e Whitwell pl, 24.6x75; Wm F Schulz. 3,500

NEW UTRECHT AV (*), es, 49.11 s 53d, 20x68.6; Jno J Connolly. 6,000

PARK AV, ss, 180 w Marcy av, 25x100; Chas C Johnston. 5,250

WILLIAMS AV, ws, 100 n Dumont av, 100x100; Jacob N Flowmann. 63,375

JAMES L. BRUMLEY.

DIAMOND ST (*), ss, 208.4 e Main, 75x159.9xirreg; Riverhead Savgs Bank. 1,000

Total $26,732
Corresponding week 1913..... 121,029

VOLUNTARY AUCTION SALES.

Brooklyn.

JAN. 21.

WILLIAM H. SMITH.

E 38TH ST, 1192-4, ws, 100 n Av K, 40x100, 2-2-sty bk dwgs.

RIDGEWOOD AV, 245, ns, 22.2 e Norwood av, 20.2x101.11x20x104.6, 3-sty bk tnt.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 17.

No Legal Sales advertised for this day.

JAN. 19.

MADISON ST, 412, ss, 375 e Jackson, 25x100, 5-sty bk tnt & strs; Jules S Bache—Belle H Willner et al; Wolf & Kohn (A); Jno J Kirby (R); due, $22,139.21; T&c, $243.50; sub to a judgment of $53.15; Joseph P Day.

97TH ST, 235 E, see 2 av, 1881.

2D AV, 1881, nwc 97th (No 235), 24.11x100, 5-sty bk tnt & strs; Edw W C Arnold—Max Gluckman et al; Curtis, Mallet, Prevost & Colt (A), 30 Broad; Henry M Goldfogle (R); due, $28,947.13; T&c, $1,331.17; Saml Goldsticker.

JAN. 20.

CLINTON ST, 93, see Pitt st, 25.

NASSAU ST, 63, ws, 75.6 n Maiden la, 22.6x47.6, 5-sty bk loft & str bldg; Sheriff's sale of all right, title, &c, which Pierre G Carroll had on Dec3'13, or since; Julius Harburger, Sheriff; Henry Brady.

PITT ST, 25, ws, 100 n Broome, 25x100, 5-sty bk tnt & strs; also CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; Sheriff's sale of all right, title, &c, which Anna 1 Koran had on Nov11'13, or since; Julius Harburger, Sheriff; Henry Brady.

81ST ST, 433 E, ns, 106.6 w Av A, 25x102.2, 5-sty bk tnt; City Real Estate Co—Jno Schrank et al; Harold Swain (A), 176 Bway; Jas A Donegan (R); due, $14,539.03; T&c, $613.40; Herbert A Sherman.

93D ST, 66 W, ss, 80.10 e Col av, 19.2x100.8, 5-sty stn tnt; Gustave R Tuska et al, exrs Thos Bergin et al; Crawford & Tuska (A), 20 Nassau; Jno G Dyer (R); due, $16,420.28; T&c, $866.77; Henry Brady.

117TH ST, 211 W, see St. Nicholas av, 141.

124TH ST, 513-15 W, ns, 199.6 w Ams av, runs n25xw.06xn75.11xw52.6xs100.11xe53 to beg, 6-sty bk tnt; Fredk Correll—Conservative Realty Co et al; James, Schell & Elkus (A), 170 Bway; Wm E Murphy (R); due, $13,120.31; T&c, $3,400; Henry Brady.

164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife, Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, $11,846.46; T&c, $715.07; Joseph P Day.

MADISON AV, 1181, es, 84 s 87th, 16.8x62.2, 3-sty & b stn dwg; Leopold Mayer—Miriam King et al; Myers & Schwersenski (A), 299 Bway; Chas C Peters (R); due, $4,360.90; T&c, $181; J H Mayers.

ST NICHOLAS AV, 141, nwc 117th (No 211), 29.7x107.11x25.2x92.5, 5-sty bk tnt & strs; Kath F McClure et al, exrs—Barnard Realty Co et al; Ezra P Prentice (A), 22 William; N Taylor Phillips (R); due, $42,273.21; T&c, $906.43; Henry Brady.

JAN. 21.

CATHEDRAL PKWAY, 145-51 W, ns, 100 e 7 av, 100x70, 1-sty bk garage; Autocar Co—Saml Simon et al; Jerome, Rand & Kresel (A), 37 Wall; Maurice B Blumenthal (R); due, $38,253.84; T&c, $——; Joseph P Day.

30TH ST E, nec Lex av, see Lex av,, 161-3.

69TH ST, 20 W, ss, 225 w Ceutral Park W, 25x100.5, 4-sty & b bk dwg; Herman H Cammann et al exrs & trstes—Annie B Mackay et al; Henry L Morris (A), 32 Liberty; Harry Bijur (R); due, $42,270.45; T&c, $2,080.03; J H Mayers.

96TH ST, 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, $43,438.67; T&c, $883.50; Joseph P Day.

213TH ST W, ns, 75 w 14 av, see 214th W, ns, 75 w 14 av.

214TH ST W, ss, 75 w 14 av, 382.3x259.11 to 213th st, x389.5x259.10, vacant; Arthur J Baldwin—Frank M Van Wagonen et al; Griggs, Baldwin & Baldwin (A), 27 Pine; Edw H Kelly (R); due, $11,588.99; T&c, $541.31; Bryan L Kennelly.

LEXINGTON AV, 161-3, nec 30th, 43.10x100, 12-sty bk hotel Avon; Stephen H Jackson—Michele Benincasa et al; Menken Bros (A), 87 Nassau; Henry M Stevenson (R); due, $38,-824.53; T&c, $14,756.59; Joseph P Day.

JAN. 22.

HAMILTON PL, es, 249.8 s 138th, 32.7x44.6x—x27.10, vacant; David Lippmann—Albt Meldon et al; Deering & Deering (A), 135 Bway; Gustavus A Rogers (R); due, $3,907.23; T&c, $828.75; Joseph P Day.

120TH ST, 345 E, ns, 150 w 1 av, 37.6x100.11, 6-sty bk tnt; Mary A H Glasson—Rosie Apsel et al; Wilson M Powell (A), 7 Wall; Wm G Brown (R); due, $37,536.39; T&c, $470.44; mtg recorded Mar13'03; Joseph P Day.

134TH ST, 30 W, ss, 438 w 5 av, 22x99.11, 5-sty stn tnt; Julius Wolford—Harrison M Stewart et al; Arthur L Davis (A), 291 Bway; Robt S Conklin (R); due, $6,455; T&c, $——; sub to 1st mtg $15,750; mtg recorded Feb1'11; Herbert A Sherman.

JAN. 23.

13TH ST, 626-8 E, ss, 299 w Av C, 39x103.3, 6-sty bk tnt & strs; Irving Smith—Thal Realty Co et al; Cary & Carroll (A), 59 Wall; Albt P Massey (R); due, $35,236.58; T&c, $2,123.30; Joseph P Day.

61ST ST, 413 E, ns, 200 e 1 av, 20x92x20.2x96.6, 5-sty bk tnt; David Keppel et al, exrs—Jas E J Martin et al; Crane, Woodward & Shonk (A), 2 Rector; Robt F Wagner (R); due, $14,363.45; T&c, $617.12; Henry Brady.

SEAMAN AV, ss, 150 e Academy, 50x100, vacant; Daisy D Moran—Frederic J Fuller et al; Francis S McAvoy (A), 51 Chambers; Jno P O'Brien (R); due, $6,942.91; T&c, $494.40; Henry Brady.

JAN. 24.

No Legal Sales advertised for this day.

JAN. 26.

98TH ST, 145 W, ns, 352.6 e Ams av, 27x116.10x42x118.8, 5-sty bk tnt; Geo Lowther, Jr, et al, trstes—Gustav M L Sacks et al; Chas H Dilley (A), 56 Wall; Jos M Edelson (R); due, $23,819.10; T&c, $1,463.73; mtg recorded Apr 25'04; Joseph P Day.

122D ST, 8 W, ss, 145 w Mt Morris Park W, 21x100.11, 3-sty & b stn dwg; Martha A Fechtman—Wm J Dailey et al; Alexander & Ash (A), 92 William; Earle W Webb (R); due, $2,830.57; T&c, $381.43; L J Phillips & Co.

2D AV, 2005, ws, 50.5 n 103d, 25.3x75, 4-sty bk tnt & strs; Benj H Rosenstein et al trstes—Mary Barnett et al; Jos C Levi (A); J Arthur Corbin (R); due, $14,812.70; T&c, $267.46; mtg recorded June15'08; Herbert A Sherman.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated.

JAN. 17 & 19.

No Legal Sales advertised for these days.

JAN. 20.

173D ST, 158 East, sec Eden av, 95x46.7, 1-sty fr bldg & vacant; Eliz J Childs, trste—Marie Baron et al; Harold Swain (A), 176 Bway; Jos M Edelson (R); due, $4,383.32; T&c, $561.85; Heury Brady.

187TH ST, 547 E, see Valentine av, 2426-36.

187TH ST E, sec Valentine av, see Valentine av, 2426-36.

187TH ST E, swc Tiebout av, sec Valentine av, 2426-36.

EDEN AV, sec 173d, see 173d, 158 E.

HUGHES AV, 1978, es, 299.3 s 179th, 26x95, to Belmont av, x26x95, 2-sty fr dwg; Beatrice O'Connor—Anthony H Werneke et al; Eugene L Brisach (A), 391 E 149th; Geo B Hayes (R); due, $3,158.05; T&c, $23.83; Bryan L Kennelly.

TIEBOUT AV, swc 187th, see Valentine av, 2426-36.

VALENTINE AV, sec 187th, see Valentine av, 2426-36.

VALENTINE AV, 2426-36, nec 187th (No 547), 100x135, 2-sty fr dwg & vacant; also 187TH ST, ss, whole front between Valentine & Tiebout avs, runs s13.3xe85xs25.1xe150 to Tiebout av xn 38.3xw235 to beg, vacant; National Savgs Bank of the City of Albany—Marie J C Carey et al; Harold Swain (A), 176 Bway; Chas H Ayres (R); due, $16,093.16; T&c, $452.50; Herbert A Sherman.

WALTON AV, es, 97.1 n 183d, 50x95, vacant; Simeon M Barber—Wilmore Realty Co et al; Harold Swain (A), 176 Bway; Jno B B Fiske (R); due, $3,179.82; T&c, $262.57; Henry Brady.

JAN. 21.

ARTHUR AV, ws, 112.4 s 179th, 100.3x90, vacant; Tax Lien Co of N Y—Dennis W Moran et al; Aug Weymann (A), 68 William; Roy M Robinson (R); due, $10,300.73; T&c, $1,345.78; Joseph P Day.

HUGHES AV, 2500, es, 187.10 s Fordham rd, 25x87.6, 2-sty bk dwg; Jno Bussing, Jr, et al—Rosa Nuovo et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, $4,-904.38; T&c, $390.73; Joseph P Day.

MORRIS AV, ns, abt 140 e Parkview ter, 129.4x95.4x117.3x131.4, vacant; Tax Lien Co of N Y—Michl J Burke et al; Wm Lustgarten (A), 68 William; Wm S Grey (R); due, $1,-904.38; T&c, $390.73; Joseph P Day.

JAN. 22.

TREMONT AV, 79, ws, 50.1 s lands of Ludlow Estate, 50.1x146.11x50x144.1; Emigrant Industrial Savgs Bank—Esther V Farley O'Brien et al; R & E J O'Gorman (A), 51 Chambers; Edw D Dowling (R); due, $10,099.65; T&c, $390.32; Bryan L Kennelly.

JAN. 23.

173D ST, 158 E, sec Eden av, sec 173.

182D ST E, nwc Belmont av (No 2203), 128.7 x60x88.11, 5-sty bk tnt; Morris Lederman—Albor Realty Co et al; Jno L Bernstein (A), 5 Beekman; Walter W Irwin (R); due, $10,-965.15; T&c, $200; Joseph P Day.

BELMONT AV, 2203, see 182d E, nwc Belmont av.

EDEN AV, sec 173d (No 158), 46.7x95, 2-sty fr dwelling; Eliz J Childs, trste, &c—Marie Baron et al; Harold Swain (A), 176 Bway; Jos M Edelson (R); due, $4,383.32; T&c, $561.85; Henry Brady.

WALTON AV, es, 97.1 n 183d, 50x95, vacant; Simeon M Barber—Willmore Realty Co et al; Harold Swain (A), 176 Bway; Jno B B Fiske (R); due, $3,179.92; T&c, $262.57; Henry Brady.

JAN. 24.

No Legal Sales advertised for this day.

JAN. 26.

HOLLAND AV, 3644, es, 100 s 215th, 25x95; Cath C Hill—Luciano Minutillo et al; Geo Hill (A), 41 Park Row; Wm C Arnold (R); due, $2,262.59; T&c, $489.49; Joseph P Day.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JAN. 17.

No Legal Sales advertised for this day.

JAN. 19.

E 4TH ST, es, 139.10 s Gravesend Neck rd, 160x130.9; also EMMONS AV, nec E 16th, 35.7x 129.11; also NECK RD, swc E 4th, 160.1x139.1; also AV U, sec E 1st, 40x346.1x irreg; also PARCEL of land beg at a point 405.5 w rd leading to Sheepshead Bay, 70x302; Sheriff's sale of all right, title, &c, which Mary Cassidy had on Oct15'13, or since; Chas B Law, Sheriff; Wm P Rae.

RUTLAND RD, ss, 65 e Bedford av, 20x100; Wm J Reineking—Jno T Richards et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Chas M Hall (R); Wm H Smith.

JAN. 20.

KOSCIUSKO ST, nec Stuyvesant av, 100x20; Henry Sahlfeld—Wm H Stolt et al; Action 2; Chas Reinhardt (A), 756 Flushing av; Adolph Herzog (R); Wm H Smith.

LINWOOD ST, es, 400 n Liberty av, 25x100; Christine Heidenreich—Mollie Leist et al; Jno Kapp (A), 106 Van Siclen; Sidney F Strongin (R); Chas Shongood.

SACKMAN ST, es, 20 n Newport av, 20x80; Fredk Marquardt—Albt Halpern et al; Robt E Moffett (A), 894 Bway; Howard O Wood (R); Wm H Smith.

SACKMAN ST, es, 40 n Newport av, 20x80; same—same; Action 2; same (A); Edwin L Garvin (R); Wm H Smith.

43D ST & 16TH AV, —s, lot 1, block 1, map 1015; Victor Steinfeld—Edgar S Knapp et al; Louis M Picker (A), 116 Nassau, Manhattan; Wm C Rodgers (R); Chas Shongood.

59TH ST, ns, 140 e S av, 220x100.2; Peoples Trust Co—David P Leahy Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

61ST ST, ns, 140 w 14 av, 20x100; Herman Schomaker—Nicholas Tipaldi et al; Louis C Wills (A), 84 Bway; Fred L Gross (R); Wm H Smith.

96TH ST, nwc Stewart av, 592.6x21.3; U S Title Guarantee Co—Wm N Kenyon et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

JEROME AV, ss, adj land of Stephen I Voorhies, runs e1,114.2xse—xsw1,368xnw1,013.9 to beg, 4-5 pt; also PARCEL of land at Hog Point adj land of party of the first part, runs se1,408.3 to Broad Creek by s, se&n—xnw—xw— to beg, containing 53.10 acres, lot 18, map of land at Gravesend belonging to Jno I Voorhies; also PARCEL of land beg at intersec land of Stephen Van Derveer & Stephen I Voorhies, runs s1,775 to Hog Point Creek xw— to Hog Point Sprout xe— to beg; also PARCEL of land beg on ns Hog Point Creek in the line dividing lands of Danl D Stilwell & C S & R D Stryker xw— to Hog Point Sprout xn—xw—xs—xe—xnw— to beg; also LAND bounded by land of Richd Stilwell & lands of Jno I, Stephen, Jacobus, Wm & Bernardus Voorhies & Henry Van Dyke s by land of Richd Stilwell e land of Jacob Voorhies being 1 chain 17½ links wide on es, 10 chains 40 links on ss, 1 chain 80 links on ns, 10 chains 39¼ links wide on ws; also LAND bounded n by land of Jacobus Voorhies e by land of Henry Van Dyke xs land of Bernardus Voorhies xw land of Wm Voorhies; also PARCEL of land beg at sec land of F Smith and a right of way runs sw70xse—xne70xnw— to beg; also LOTS 6, 7 & 8, map of land of Alanson Tredwell & Jno H Wray; also PARCEL of land known as Plum Island bounded s by Sheepshead Bay & Coney Island Inlet & Atlantic Ocean, e by Dead Horse Creek, wx Hog Point Creek, except parts sold to U S Government, which comprises about 50 acres; except parts released; Mechanics Bank, Bklyn et al—Brighton Beach Racing Assn et al; Owens, Gray & Tomlin (A), 189 Montague; Frank H Cothren (R); Jas L Brumley.

VIENNA AV, nws, 60 ne Louisiana av, 60x95; Wm M Gibson—Jos Gurski et al; Manning & Buechner (A), 350 Fulton; Albt Tamelling (R); Wm H Smith.

JAN. 21.

DIAMOND ST, ss, 1,298.4 e Main rd in Village of Flatbush, 25x168.4; Merchants Co-operative Mfg Co—Grant R Pittblado et al; M Hertz (A), 391 Fulton; Sidney F Strongin (R); Chas Shongood.

GRAND ST, ns, 256.3 e Keap, 18.9x95; Marie C C Olifiers et al—Jno H Bronwer et al; Benj T Hock (A), 26 Court; Jas M Fawcett (R); Chas Shongood.

PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6 x100; Wood Harmon Warranty Corpn—Monaton Realty Investing Corpn et al; Action 1; Isaac Roth (A), 261 Bway; Louis Karasik (R); Wm P Rae.

PACIFIC ST, ns, 227 w Hopkinson av, 25x100; same—same; Action 2; same (A); J V Carabba (R); Wm P Rae.

PACIFIC ST, ns, 252 w Hopkinson av, 25x100; Wood Harmon Warranty Corpn—Monaton Realty Investing Corpn et al; Action 3; Isaac Roth (A), 261 Bway, Manhattan; Paul Jones (R); Wm H Smith.

PACIFIC ST, ns, 277 w Hopkinson av, 25x 100; same—same; Action 4; same (A); Sidney H Weinberg (R); Chas Shongood.

VAN SICLEN ST, es, 22.5 n Av S, 43.10x 100.3; Fnndy Co—Mayhew Constn Co et al; Jonas, Lazansky & Neuburger (A), 115 Bway, Manhattan; Robinson Leech (R); Chas Shongood.

58TH ST, ns, 220 e 4 av, 20x100.2; South Brooklyn Savgs & Loan Ass'n—Wm A Doyle et al; Wm J Bolger (A), 149 Bway, Manhattan; Howard B Hart (R); Wm H Smith.

97TH ST, nec Ft Hamilton av, 60x36; South Brooklyn Savgs & Loan Ass'n—Francis P Kelly et al; Wm J Bolger (A), 149 Bway, Manhatton; Edw Q Carr (R); Wm H Smith.

BEDFORD AV, es, 35 s Winthrop, 25x100; Chas Seibel et al—Wm A A Brown et al; Milton Hertz (A), 391 Fulton; Julius Schwartz (R); Chas Shongood.

LOTS 344 to 353, 384 to 417, 428, 457 to 466 map of Estate of Simon Rapalje, 26th Ward; Margareth Schwartz et al—Louis P Reeder et al; Kramer, Cohn & Meyer (A), 898 Park av; Wm F Connell (R); Wm H Smith.

LOTS 152 & 153, block 7184B, map of Parkway Realty Co; Mary Tnohey—Virginia Phillips; Robt M Johnston (A), 375 Fulton; Jno C L Daley (R); Wm H Smith.

JAN. 22.

DEAN ST, sec Rogers av, 115x120; Dime Savgs Bank of Brooklyn—Union League Clnb of Brooklyn et al; Dykman, Oeland & Kuhn (A), 177 Montague; Stephen C Baldwin (R); Thos Hovendon.

E 28TH ST, 160 s Av I, 240x100; Flatbush Association—Gabrielle Constn Co et al; Walter T Lindsay (A), 261 Bway, Manhattan; Clarence F Corner (R); Wm H Smith.

37TH ST, nes, 80 nw 15 av, 20x100.2; also CHURCH AV, swc 35th, 58x—; also WEST ST, nwc 35th, 77.6x—; Sheriff's sale of all right title, &c, which Yorklan Realty Co had on Nov 22, 1912, or since; Chas B Law, Sheriff; Wm P Rae.

82D ST, sws, 100 se 12 av, 60x100; Marcelina L Buckley—Palma C Barba et al; Cary & Carroll (A), 59 Wall, Manhattan; Thos H Troy (R); Jas L Brumley.

AV C, swc E 2d, 20x100; Wm C Edwards et al—Blanche A Hughes et al; Wm C McGann (A), 1367 Bway; Chas Y Van Doren (R); Wm H Smith.

GRAVESEND AV, es, 240 n Av F, 20x125; Wm H Burger—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Jas M Fawcett (R); Wm H Smith.

GRAVESEND AV, es, 260 n Av F, 20x125; Georgiana Nostrand—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Jas M Fawcett (R); Wm H Smith.

GRAHAM AV, ws, 202.9 s Driggs av, 24x100; Sheriff's sale of all right, title, &c, which Magnus Sacks et al had on Feb 19, 1913, or since; Chas B Law, Sheriff; Wm P Rae.

JAN. 23.

ATLANTIC AV, ns, 41.6 e 3 av, 19.6x80; Dime Savgs Bank of Brooklyn—May A Hanley et al; Dykman, Oeland & Kuhn (A), 177 Montague st; Elmer G Sammis (R); Jas L Brumley.

JAN. 24.

No Legal Sales advertised for this day.

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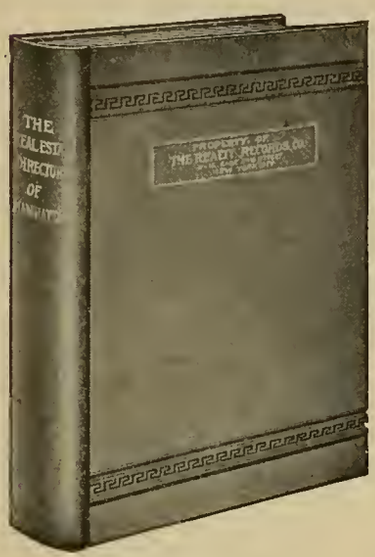
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Advertised Legal Sales, Brooklyn (Continued).

JAN. 26.

LOGAN ST, ws, 130 n Blake av, 20x100; Isaac Goldowitz—Isaac Major et al; Henry I Kowalsky (A), 115 Bway, Manhattan; Alex McClinchie (R); Chas Shongood.

STRONG PL, es, 200 s Harrison, 25x122; Wm J Boesch—Minnie Beringer et al; Jacob M Peyser (A), 26 Court; Meier Steinbrink (R); Chas Shongood.

W 27TH ST, ws, 220 n Surf av, 1.11x118.10; Sheriff's sale of all right, title, &c, which Ignatz Kronengold had on Jan 10, 1910, or since; Chas B Law, Sheriff; Wm P Rae.

62D ST, swc 17 av, 80x20; Lida W Edwards—Florence A Redfield et al; J Harry Snook (A), 154 Nassau, Manhattan; Herman W Schmitz (R); Jas L Brumley.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 10.

ST LUKES PL, 3; Washington F Wood—Loretta C Eagleton et al; Sproull, Harmer & Sproull (A).

45TH ST, ns, 275 w 5 av, 25x100.5; Marwood Realty Co—Gifford Pinchot et al; T C Neiley (A).

105TH ST, 345 E; Alonzo Kimball—Adolph Schlesinger et al; amended; A A Silberberg (A).

131ST ST, ns, 125 w 7 av, 17.8x99.11; Anna E Donald—Hester Bates et al; J C Meyers (A).

131ST ST, ns, 152.8 w 7 av, 16.8x99.11; Anna E Donald—Annie Pause et al; J C Meyers (A).

136TH ST, ss, 331.3 w Bway, 43.9x99.11; Dora Schiffer—Annie Koplik et al; Wolf & Kohn (A).

2D AV, 61; Adolph Pohl—Meyer Wolff et al; O T S Carroll (A).

JAN. 12.

ST MARKS PL, 68; Wilhelmina K Gronholz—Sol Goldenkranz et al; A Waxenbaum (A).

116TH ST, 106 E; Metropolitan Savgs Bank—Robt Thedford 2d et al; A S & W Hutchins A).

8TH AV, es, 49.11 n 137th, 25x80; Dora Schiffer—Minnie Helmsky et al; Wolf & Kohn (A).

JAN. 13.

27TH ST, 516-8 W; Annie A Coulson—Edw S Farman et al; J H Banton (A.

AUDUBON AV, nwc 187th, 189.9x75; Peerless Holding Co Inc—Audubon Block Front Co et al; Lind & Pfeiffer (A).

JAN. 14.

76TH ST, ns, 100 e Columbus av, 20.11x102.2; also SOUTHERN BLVD, es, 125 n 167th, 25x100; Union Bank of Brooklyn—Ellen Tompkins et al; L Goldstein (A).

101ST ST, 50 E; Josephine Stein—Mary Sturman et al; J F Stier (A).

119TH ST, ss, 300 w 1 av, 18.9x100.10; Sarah L McC Marsh—Josephine Norcum et al; Cary & Carroll (A).

128TH ST, 71-3 E; two actions; Wm R Appleby—Thos J McLaughlin et al; Cannon & Cannon (A).

7TH AV, 2530; also AMSTERDAM AV, 1495 & 1489; three actions; Metropolitan Savgs Bank—Herrmann Realty Co; A S & W Hutchins (A).

JAN. 15.

21ST ST, ns, 85 w 6 av, 20x98.9; Max Hirsch—Harrison A Pell et al; A Knox (A).

99TH ST, 51 E; Metropolitan Savgs Bank—Value Realty Co et al; A S & W Hutchins (A).

119TH ST, 26 W; Jas Madigan—Saml Greenfield et al; amended; P Condon (A).

WEST END AV, swc 90th, 24x90; Emma W Mehler—Chas A MacPherson et al; Hoadley, Lauterbach & Johnson (A).

JAN. 16.

HOUSTON ST, ss, 40 e Goerck, 20x75; Eliza C Farnham—Rose Messer et al; W R Adams (A).

74TH ST, ss, 62 w 9 av, 18x102.2; Arabella A Macfarland—Henry M Black et al; amended; Coudert Bros (A).

7TH AV, ws, 75.11 n 112th, 50x100; Manhattan Savgs Institution—Andw F Murray et al; Rapollo & Kennedy (A).

Bronx.

JAN. 9.

**CRESTON AV, sec 197th, 90.10x95; Wm & Annie Saler—Concourse Bldg Co; C B Plante (A).

JAN. 10.

No Foreclosure Suits filed this day.

JAN. 12.

KINGSBRIDGE TER, ws, 161.3 s Boston av, 20x119.11x irreg; Louise C Denis—Edson Bldg Co et al; C M Coddington (A).

145TH ST, ss, 50 e Whitlock av, 25x100; Jacob Ott—Mary C Gorgoglione et al; Williamson & B (A).

GRANT AV, 991; Ignatius Mueller—Moses Solomon et al; Dean, T & McB (A).

MARMION AV, es, 61 s Fairmount pl, 35.2x 106.10x irreg; Chas R Bietsch—Inter City Land & Securities Co et al; J D Rogers (A).

STEBBINGS AV, 1273; Wm E Rabell—Eliza Haley et al; B E Rabell (A).

JAN. 13.

**MARMION AV, ws, 39.1 s 179th, 36x78.2; Margaretha Altman—Chas L Keil et al; amended; T P Conlon (A).

JAN. 14.

SOUTHERN BLVD, es, 125 n 167th, 25x100; also 76TH ST, ns, 100 ne Columbus av, 20.11x 102; Union Bank of Bklyn—Elen Tompkins et al; L Goldstein (A).

152D ST, ns, 300 e Courtland av, 25x100; Kath Ungermach—Chas G Adolp Hohle; C H Luscomb (A).

226TH ST, lot 240, map of Village of Wakefield; Oliver E Davis & G & S Realty Co—Badalamente et al; A Frankenthaler (A).

237TH ST, ss, 137.8 e Martha av, 37.8x99.11 Otto G Hupfel—Wesley Constn Co et al; Harry Robitzek (A).

WHEELER AV, ws, 270 n Westchester av, 40 x100; Mary J Mullis—Bernard Badanes et al; J C Meyers (A).

JAN. 15.

150TH ST, ss, 151.5 w Mott av, 18.5x150x irreg; Jno Toner—Stephen McCormack et al; T J Bannon (A).

JACKSON AV, 1112; Jacob Fritz—Edmund Forde et al; R Loewenthal (A).

MARMION AV, ws, 39.1 s 179th, 36x78.2 Margaretha Altman—Chas L Keil et al; T P Conlon (A).

LOTS 23, 24, 28, 29, 31, map prop heirs of Jos Thwaites, decd; Lawyers Realty Co—Jno Perry et al; Dean, T & McB (A).

** Recorded in N Y County

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 8.

HOUSTON ST, ss, 60 w Mangin, 20x75; Sarah A Delacy—Sadie Frankel et al; Lewis S Goebel (A); Sanford S Gowdey (R); due, $1,672.00.

JAN. 9 & 10.

No Judgments in Foreclosure Suits filed this day.

JAN. 12.

30TH ST, 237 E; Emigrant Industrial Savg Bank—Cath V Corduke; R & E J O'Gorman (A); Henry A Foster (R); due $9,238.75.

JAN. 13.

92D ST, 18 E; Frances C Alexander—Sarah Friedman; Alexander & Keenan (A); Ernest H Wells (R); due, $36,817.12.

JAN. 14.

No Judgments in Foreclosure Suits filed this day.

Bronx.

JAN. 8.

No Judgments in Foreclosure Suits filed this day.

JAN. 9.

**PROSPECT AV, 594-8 Morris Podolsky—H A F Holding Co; Herman Greenberg (A); Edw R Finch (R); due, $16,506.66.

JAN. 10.

No Judgments in Foreclosure Suits filed this day.

JAN. 12.

**ANTHONY AV, ws, 135.7 n 174th, 100.2x 88.11; Wm H Steinkamp—Frank W Hard et al; A O Salter (A); Mortimer S Brown (R); due, $5,773.05.

**POPHAM AV, ws, 246.4 n 176th, 25x100; Obadiah Newcomb et al—Emil Johnson; Edwin C Dusenbury (A); Harvey T Andrews (R); due, $7,775.00.

JAN. 13.

No Judgments in Foreclosure Suits filed this day.

JAN. 14.

**MARMION AV, es, 61 s Fairmount pl, 35.2x 106.10; Chas R Bietsch—Inter City Land & Securities Co et al; J Dwight Rogers (A); Wm W Pellet (R); due, $3,119.50.

**Recorded in N Y County.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 10.

120TH ST, ss, 239 e Mad av, 26x100.11; also 18TH ST, nes, 418 nw 2 av, 23x92, leasehold; Charlotte Geissler—Ida F Fleischhauer; action to compel reassignment of lease, &c; L Schafran (A).

JAN. 12.

2D AV, 1465; Kassell Oshinsky—Max Reiss et al; action to declare deed void; A A Feinberg (A).

JAN. 13.

AMSTERDAM AV, 2009-11; Jno E Gerlach Co—Placid Realty Co; action to declare lien; R & E J O'Gorman (A).

LOT 1, block 739, sec 3, Manhattan; Title Guarantee & Trust Co—Anastasio C M Azoy et al; foreclosure of tax lien; H Swain (A).

LOT 3, block 739, sec 3, Manhattan; David Lippmann—Anastasio C M Azoy et al; foreclosure of tax lien; H Swain (A).

JAN. 14.

25TH ST, 413 W; Jno A McDonnell et al—Ellen Reynolds et al; partition; W L Tierney (A).

119TH ST, 355 W; Frances M Cavanaugh—Josephine A Murphy et al; action to declare lien; T M Rowlette (A).

JAN. 15.

No Lis Pendens filed this day.

JAN. 16.

MONTGOMERY ST, es, 49.9 s Madison, 40x75 x irreg; Hay Walker Brick Co—Empire City Lumber Co et al; counter claim; Phillips & Avery (A).

12TH ST, ns, 425 w 5 av, 25x103.3; Susan Van Pragg—Jacob Hirsh et al; amended partition; Elsman, Levy, Corn & Lewine (A).

55TH ST, ss, 155 e Av A, —x104.8; David Lippmann—Wm Hoffmanu, pres, &c, et al; foreclos of tax lien; Jonas, Lazansky & Neuburger (A).

Bronx.

JAN. 9.

WEBSTER AV, 2039-43; Cawston Constn Co—Prospect Investing Co et al; action to compel reconveyance; Locker & L (A).

WESTCHESTER AV, ns, 269.5 e Zerega av, 1.10x214x irreg; Jno J Paulson—Francis P MacNichol et al; action to recover possession; Friend & F (A).

LOT 53, section 11, block 2845; same—same; action to foreclose transfer of tax lien; H Swain (A).

LOT 7, section 11, block 2836; David Wallace—J A Woolf et al; action to foreclose transfer of tax liens; B G Bain (A).

LOT 78, section 11, block 2889; Elway Co—W A Lawrence et al; action to foreclose transfer of tax lien; H Swain (A).

LOT 7, section 11, block 2837; David Wall—J A Woolf; action to foreclose transfer of tax lien; B G Bain (A).

LOT 44, section 11, block 2844; Anna R Crossin—J A Woolf et al; action to foreclose transfer of tax lien; H Swain (A).

JAN. 10.

206TH ST, 180-4 E; Edw Polak—Davis & Son, Inc, et al; action to set aside fraudulent conveyance; B S Deutsch (A).

237TH ST, ss, 137.8 e Martha av, 37.6 90.11; Central Mortgage Co—Wesley Constn Co et al; Otis & O (A).

JAN. 12.

No Lis Pendens filed this day.

JAN. 13.

CASTLE HILL AV, nwc Gleason av, 75x105; 105; Ottilie Englert—Amanda P Kendall et al; Ottilie Englert—Amanda P Kendall et al; par-

CASTLE HILL AV, ws, 75 n Gleason av, 33x 105; Ottilie Englert—Amanda P Kendall et al; action to determine claim; L N Martin (A).

JAN. 14.

197TH ST, ss, bet Concourse & Creston av, lot 17, Bronx; Tax Lien Co of N Y—Anna Livingston et al; amended foreclosure of tax lien; A Weymann (A).

ANDREWS AV, es, 487.8 s 183d, 58x100; Nellie L Vought—Jessamine C Bliss; action to enforce covenants; T R Mead (A).

JAN. 15.

No Lis Pendens filed this day.

Brooklyn.

JAN. 8.

BERGEN ST, s s, 484.6 w Rockaway av, runs s110.11xnw125.2xe58.1 to beg; Frances Kadans—Abr Silverman et al; foreclosure of tax lien; W E Smith (A).

BRADFORD ST, nwc Belmont av, 40x100; Bradford Holding Co—M & J Constn Co et al; I Solomon (A).

FULTON ST, ns, 50 e Nichols av, —x—; also FULTON ST, ss, 60 e Nichols av, —x—; also ELDERTS LA, —s, 170 s Fulton; in the matter of Alex G Dunning, an alleged incompetent person, to appoint a committee; A S Jameson (A).

21ST ST, nes, 300 nw 5 av, 50x100.2; Title G & T Co—Maria G Esposito et al; T F Redmond (A).

65TH ST, wc New Utrecht av, 66.10x96x60x 66.7; Title Guar & Trust Co—Geo Reubel et al; T F Redmond (A).

70TH ST, sec 12 av, 200x600; also 71ST ST, sec 12 av, runs e100xs100xe120xn100xe360xs200 xw580xe200 to beg; also 71ST ST, ss, 580 e 12 av, runs e20xs—xsw—xw—xn200 to beg; also 72D ST, sec 11 av, 200x700; also BAY RIDGE AV, ns, 400 e 12 av, runs n130.8xe300xs134.4xw 300 to beg; Percy G Williams—Wm K Dickerson et al; H L Thompson (A).

DUMONT AV, sec Douglass, 200x500; Geo W Travers—Max J Shapiro et al; M Lippman (A).

SUTTER AV, nwc Barrett, 99.11x100; Mae M Bertges—Barrett Constn Co et al; Chilton & Levin (A).

4TH AV, ec 22d, 20x80; Jacques Ballin—Adolph Rehbein et al; T F Redmond (A).

JAN. 9.

GRAFTON ST, es, 160.5 n Sutter av, 20x100; Murray Hurwitz—Louis Berman et al; Schwartzman & Schwartzman (A).

HAWTHORNE ST, ns, 520.6 e Nostrand av, 20x164.4x20x164.1; Bertha Rivere—Kate Reilly et al; M A Lesser (A).

HAWTHORNE ST, ns, 540.6 e Nostrand av, 20x164.4; same—same; same (A).

STATE ST, ns, 120 e Furman, runs n61xe10 xn9xe6xs12xe4xs58xw20 to beg; Jacob Sackett—Bernhardt Corneliarsen et al; to set aside deed; E E Rosenblume (A).

TAYLOR ST, ss, 100 w Wythe av, 14.8x100; Fannie Johnston—Julius Grobe et al; H J Davenport (A).

W 5TH ST, es, 242.1 n Sheepshead Bay rd, 20x121.3x20x120.7; Albt B Davenport—Anna M Sabatelli et al; C F Corner (A).

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Lis Pendens—Brooklyn—Continued.

E 8TH ST, ws, 32.6 n Montgomery, 15x100; Edwin H Blume & ano—Jessie M Ritzheimer et al; H L Thompson (A).

E 14TH ST, es, 100 s Av K, 17x100; also E 14TH ST, es, 168 s Av K, 34x100; also E 14TH ST, es, 219 s Av K, 100x153; also E 14th ST, ws, 134 s Av K, 34x100; also E 14TH ST, ws, 185 s Av K, 17x100; also E 14TH ST, ws, 253 s Av K, 34x100; Chapman Soloman, Jr—Aplo Constn Co et al; Manning & Buechner (A).

BLAKE AV, ss, 75.6 e Jerome, 24.6x100; Oscar S Blinn—Ida Kostakowsky et al; H L Thompson (A).

CATON AV, ns, 45 w Ocean av, runs n84.9xw67xse105xw60 to beg; Susand Gorden & ano—Ethel G Hawkins et al; D E Lynch (A).

CLERMONT AV, ws, 345.5 s Fulton, 50x100; A Gertrude Lowden—Esther A Lowden et al; Davison & Underbill (A).

NOSTRAND AV, ws, 72 s Clarkson, 28x89.7; Alfred L Staab—Clara Dettmann et al; H L Thompson (A).

RIDGEWOOD AV, ns, at int of a line drawn parallel with and distant 90 w of Logan, runs n79.9xw20xs82.4xe20 to beg; Title G & T Co—Edw I Cohen et al; H L Thompson (A).

TILDEN AV, nwc Bedford av, 25x100, So Bklyn Savgs Inst—Pennington Whitehead et al; Coombs & Whitney (A).

5TH AV, es, 68.7 n 73d, 23.4x110.1x24x115.9; American Surety Co—Jno E Sullivan Co et al; H L Thompson (A).

LOT 73 (½ pt) map of Linden Ter on the Flatbush side of Prospect Pk; Louis Krakovsky—Geo M Dunaif et al; H Rivkin (A).

JAN. 10.

VAN BUREN ST, nec Stuyvesant av, 20x70x20x79; Anna C Kaiser—Wm Buermann et al; Foster & Cunningham (A).

E 10TH ST, ws, 404.8 s Foster av, 30x100; Jno Vanderveer—Flatbush-Knickerbocker Co et al; J Z Lott (A).

SUTTER AV, nwc Saratoga av, 50x92.11; Annie Weinstein—Bristol Constn Co et al; F Weinstein (A).

LOT 12, block 4955, sec 15 on tax map; Tillie Karasik—Jno H Schmaling et al; foreclosure tax lien; L Karasik (A).

JAN. 12.

COOK ST, ss, 125 e Evergreen av, 24.11x69.3x25x66.5; Eliza J Smith—Fannie Silverstein et al; H L Thompson (A).

HINSDALE ST, nec Dumont av, 100x100; Morris Rosenblitt—Almont Holding Co; foreclosure of lien; W Small (A).

PROSPECT PL, ns, 100 e Howard av, 60x100; Empire City Lumber Co—Quin-Borough Realty Associates et al; to set aside deed; L Sacks (A).

TAYLOR ST, ss, 144.8 w Wythe av, 15x100; Fredk Prehn—Geo Miller et al; partition; Moore, Williams & U (A).

WEST ST, ws, 63.3 s Tehama, 20x105.6x21.1x98.10; Wade C Rollins—Eva Hopcratt et al; set aside deed; J C Thomas, Jr (A).

74TH ST, ss, 228 w 17 av, 72x100; Wm E Ronk—Jno A Jones Bldg Co et al; Taylor, Knowles & H (A).

BAY RIDGE PKWAY, ns, 440 w 10 av, runs n100xw60xn100xw232.1xs101.8xe190.3xs100 xe 120 to beg; American Church Bldg Fund Commission—Maud E Townsend et al; H L Thompson (A).

FLATBUSH AV, es, 400 s Morton av, —x—; also MORTON AV, cl 200 e Flatbush av, —x—; also FLATBUSH AV, —c Morton av, runs se 200xne200xnw—xsw— to beg; Penn Bond & Mtg Co—Samuel Realty Co et al; Wingate & Cullen (A).

PLOT begins Coney Island av, Bridge Companies turnpike rd, adj land of Maria Lott, runs e 242.8xn286xw400xs250 to beg; also PLOT begins Guisbert's Island near Shore rd, runs s—xe—xw—xirreg; M E Hospital—Sarah V Tremper et al; H L Thompson (A).

JAN. 13.

ADELPHI ST, ws, 209.9 s DeKalb av, 21.5x100; Dimes Savgs Bank—Carrie B Guyon & ano; Dykman, Oeland & K (A).

HINSDALE ST, ws, 200 s Dumont av, 75x100; Bessie Warbattig—Franklin R Nash et al; to set aside judgment; A A Kotzen (A).

HOYT ST, es, 60 ne Carroll, 20x90; Dimes Savgs Bank—Margt Dolan & ano; Dykman, Oeland & K (A).

PRESIDENT ST, sws, 200 nw 3 av, 25x100; Eliz M Coddington—Maria A Piccirillo et al; C M Coddington (A).

W 8TH ST, es, 120 s Av U, 20x82.6; Danl London—Rachel Feinberg et al; J Gans (A).

E 9TH ST, sec Av C, 20x95; Title Guar & Trust Co—Wm B Donaldson et al; H L Thompson (A).

GREENE AV, ss, 62 w Throop av, 19x100; Maurice Goldberg—Wm H Harvey; S M Tuckman (A).

MYRTLE AV, ns, 150 w Sumner av, 41.6x100; Freda W Fraenkel—Benj Loberbaum et al; Wolf & Kohn (A).

SHORE RD, nec 1 av, runs e275xw273.4xs52 to beg; Title Guar & Trust Co—Joanna F Carlin et al; H L Thompson (A).

LOT 26, block 328 on 18th Ward Assessment map; Lipman Lipsitz—American Steel Barrel Co et al; D Zirinsky (A).

JAN. 14.

COOK ST, ss, 125 e Evergreen av, 24.11x69.3x25x66.5; Eliza J Smith—Fannie Silverstein et al; H L Thompson (A).

HANCOCK ST, ses, 303 ne Bway, 18x100; also WEIRFIELD ST, nws, 310 ne Knickerbocker av, 20x100; Louise Hohner—Jos Malone; to set aside deed; O Richter (A).

McDOUGAL ST, ss, 300 e Saratoga av, 25x100; Alex Goepferich—Matilda Sussman et al; H Feldman (A).

PACIFIC ST, ss, 412 w Nostrand av, 33.4x114; East Bklyn Savgs & Loan Assn—Mary Boehm; W L Durack (A).

TILLARY ST, ns, 124.9 w Hudson av, 25.2x109.2x20x93.11; Dimes Savgs Bank—Aug Feldman et al; Dykman, Oeland & K (A).

W 9TH ST, es, 394 n Av R, 17x100; Herman H Doehler—Otto Singer et al; H E Lewis (A).

W 9TH ST, es, 547 n Av R, 17x100; same—same; same (A).

W 9TH ST, es, 496 n Av R, 17x100; same—same; same (A).

E 31ST ST, es, 355.8 s Tilden av, runs s83.2x s4.11xe16.7xs7.1xe3.2xs7xw103.1xn19 to beg; Francis J McManamy et al—Roger L Grogan et al; H E Heistad (A).

W 36TH ST, es, bet Canal & Neptune avs, 118.10x100; Saml Goldsticker—Jos A Cooney et al; foreclosure of tax lien; E Jacobs (A).

42D ST, ns, 300 e 13 av, 20x100.2; Dimes Savgs Bank—Resident Constn Co et al; Dykman, Oeland & K (A).

42D ST, ns, 400 e 13 av, 20x100.2; same—same; same (A).

42D ST, ns, 420 e 13 av, 20x100.2; same—same; same (A).

42D ST, ns, 440 e 13 av, 20x100.2; same—same; same (A).

42D ST, ns, 460 e 13 av, 20x100.2; same—same; same (A).

44TH ST, ns, 80 e 13 av, 20x100.2; Dimes Savgs Bank—Chas S Conklin et al; Dykman, Oeland & K (A).

44TH ST, ns, 120 e 13 av, 20x100.2; same—same; same (A).

44TH ST, ns, 140 e 13 av, 20x100.2; same—same; same (A).

44TH ST, ns, 160 e 13 av, 20x100.2; same—same; same (A).

44TH ST, ns, 180 e 13 av, 20x100.2; same—same; same (A).

93D ST, nec 2 av, 100x100; Mary E Cunningham—Frank S Bosworth et al; A L Marilley (A).

82D ST, ns, 80 e 5 av, 100x—x100.3x142.10; Pond & Mtg Guar Co—Jno E Sullivan Co et al; H L Thompson (A).

FLUSHING AV, ss, 58 e St Edward's pl, 18x97x18x96.2; Fruit Auction Co—Catarina Lo Dolce et al; McEheny, Bennett & S (A).

LIVONIA AV, sec Chester, 100x100; Title Guar & Trust Co—Saml Rosendorf et al; H L Thompson (A).

NARROWS AV, es, 35.7 s 17th, 80x93.4x80.4x100.2; Marguerite M Lozans—Marie Rogers et al; M F McGoldrick (A).

OCEAN AV, es, 264.11 n Av A, 72.1x240; Marquette County Savgs Bank—Grant R Pitbladdo et al; Steele & Otis (A).

PENNSYLVANIA AV, es, 125 n Belmont av, 75x110; Dimes Savgs Bank—Rachel Lowenstein et al; Dykman, Oeland & K (A).

SCHENCK AV, ws, 150 s Belmont av, 50x100; Saml W Schwartz——Nathan Cooper et al; C E Black (A).

4TH AV, ws, 50.2 s 48th, 100x100; Dimes Savgs Bank—Agnes I Cunningham et al; Dykman, Oeland & K.

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 10.

GRAMERCY PARK S, 12; Conduit Wiring Co—Matilda O Rhinelander & Jas F Egan (114). 461.15

PEARL ST, nwc Elm, 25x100; Rubinstein Bros—Chas E Quackenbush, Abr Quackenbush, Elizabeth A Holcombe, Carlo Barsotti & Il Progresso & Jas De Fago (133). 82.10

15TH ST, 316 E; Wenz & Glasson—Salvation Army & P J Duff & Sons, Inc (122). 55.00

40TH ST, 231-35 W; Wenz & Glasson—Leopold Feist & P J Duff & Sons, Inc (123). 41.16

78TH ST, 158 E; Modern Tile & Marble Co—Eliza Weinberg & Millie Arnstein, exrs & Louis Levin, Inc (129). 200.00

81ST ST, 105 E; MacKenzie Wood Working Co, Inc—Frank Ludlam & Joe B Acken (118). 443.30

81ST ST, 105 E; Artistic Sheet Metal Works—Frank Ludlam & Joe B Acken (132). 97.00

120TH ST, 108 E; M Lordi & De Respiris Constn Co—Robt L Brown, Levine & Levine Contracting Co (130). 454.10

165TH ST, 501 W; Bartelstone Bros—Braun & McKegney (131). 48.00

BROADWAY, 1391; Wenz & Glasson—Jno D Wendel & P J Duff & Sons, Inc (125). 84.76

BROADWAY, 710; Jas F Kelly—H & J Meinhardt & Hemeke Engineering Co (124). 72.00

LEXINGTON AV, nec 42d, 200.10x87.2; Wotherspoon Plaster Mills, Inc—Long Beach Estates & Patk W Host (119). 280.28

PARK AV, 1022; MacKenzie Wood Working Co, Inc—J De Milhau, Ramsey Hoguet & Joe B Acken (120). 143.00

PARK AV, 1024; same—same (121). 171.00

PARK AV, 1022; Holm Building Corpn—Louis J De Milhau & Joe B Acken (115). 688.06

SAME PROP; American Hardware Corpn—same (116). 237.04

SAME PROP; Albt Blechner's Sons, Inc—same (117). 196.50

PARK AV, 1024; American Hardware Corpn—Christine Hoguet & J B Acken (126). 187.00

SAME PROP; Albt Blechner's Sons, Inc—Ramsey Hoguet & Joe B Acken (127). 178.50

SAME PROP; Holm Bldg Corpn—Ramsey Hoguet & Joe B Acken (128). 688.06

JAN. 12.

NEW CHAMBERS ST, 2; also DUANE ST, 14; L Barth & Son—Cath Divver et al, Berg Cafe & Hotel Co, Inc, & Saml Glantz (150). 1,570.47

PINE ST, 28-30; Empire City Iron Works—Kean-Van Cortlandt Estate & Jas F Egan (136). 528.50

20TH ST, ss, 206.8 w 4 av, 26.8x114; Jas McBride Co—Mathilda O Rhinelander & Jas F Egan (141). 1,040.42

37TH ST, 44-6 W; Halpern & Westel, Inc—44-6 W 37th St, Inc, & Nicholas Cbiodo (140). 90.00

81ST ST, 105 E; Jno J Slavin Co—Frank Ludlam & Joe B Acken (143). 604.00

81ST ST, 156-60 W; Ferdinand W Geiler—Wesley Realty Co & Isaac Osserman (145). 699.62

109TH ST, 173-5 E; Morris Goldberg—Mary Roseman, Ida Epstein & Isaac Rubin (147). 172.25

113TH ST, AMSTERDAM AV, 114TH ST & MORNINGSIDE AV, block, &c; Reliance Ball Bearing Door Hanger Co—St Luke's Hospital & Browe & Tindale (148). 223.00

125TH ST, 243-59 W; also 126TH ST, 240-60 W; Jos Cooper—Chas J Stumpf, Henry J Langhoff, Stumpf & Langhoff Co, Arrowhead Realty Co, D Bravin Tile & Marble Co & Melrose Marble & Slate Works (144). 613.00

BROADWAY, ws, whole front bet 51st & 52d, 201xirreg; Lawrence L Strauss—Girard Trust Co & Albany Constn Corpn (135). 74.02

LEXINGTON AV, es, whole front bet 42d & 43d, 200.10x167.2xirregx205; Patent Scaffolding Co—Cooper Union for the Advancement of Science & Art, Wm H Reynolds, First Constn Co, Title Guarantee & Trust Co & W Host (134). 140.00

PARK AV, 1022; Albt Anderson—Louis J De Milhau & Joe B Acken (138). 25.00

PARK AV, 1024; same—Christine or Ramsey Hoguet & Joe B Acken (139). 25.00

WADSWORTH AV, es, whole front bet 174th & 175th, 190x100; Tony F Carfagno—West Park Presbyterian Church & Jno Laimbeer, Jr; renewal (142). 9,517.75

2D AV, 2403; Morris Goldberg—Mary & Levi Roseman, Ida Epstein & Isaac Rubin (146). 35.75

3D AV, 1164; Arthur Brounet—Isaac Griggs, Chas L & Kath B O'Reilly (149). 500.00

JAN. 13.

MERCER ST, 113-5; Annie Brill—Aaron Weiss & Brown Weiss Realties Inc (153). 328.00

81ST ST, 156-60 W; F W Geiler Inc—Wesley Realty Co & Isaac Osserman (155). 140.81

81ST ST, 105 E; General Kompolite Co—Frank Ludlam & Joe B Acken (151). 204.23

LENOX AV, 247; Louis Bergman—Wm P Collins (152). 115.00

PINEHURST AV, swc 181st, 110x118; A Pardi Tile Co—Comfort Realty Co (154). 820.00

JAN. 14.

DOWNING ST, 47; Bleecker Lumber Co Inc Jno Doe & A Pollini (156). 106.82

13TH ST, 36-8 W; Louis Zwerdling—Henry Spingler & Bernard Johnson (157). 104.00

58TH ST, 48-50 E; Edelmyer & Morgan Hod Elevator Co—Speedwell Constn Co & Pirtowski & Kanop (162). 324.70

81ST ST, 105 E; Isidor Aronsohn et al—Frank Ludlam & Joe B Acken (163). 107.00

81ST ST, 105 E; L Greenblatt & Son—Frank Ludlam & Joe B Acken (159). 575.00

116TH ST, 156 E; Anthony M De Rose et al—Donato M Cefola (158). 40.00

137TH ST, 13STH ST, ST NICHOLAS AV & EDGECOMBE AV, block, &c; Title Guar & Trust Co—Yale Realty Co (160). 16.20

PARK AV, 1022-4; Troy Metal Lath Co—Louis J De Milhau, Ramsey Hoguet & Joe B Acken (161). 198.56

JAN. 15.

4TH ST, 305 W; Abr Stern—Frances S Braisted & W A Fraser (172). 55.00

129TH ST, ss, 125 e Riverside dr, 50x85x irreg; N Conforti Co—London Constn Co (renewal). (170). 6,332.50

125TH st, 245-59 W; also 126TH ST, 240-58 W; Andw Newell, Jr—Arrowhead Realty Corpn, Chas J Stumpf et al & Zibelli & Son (164). 22.63

141ST ST, 609-11 W; Benj Silverman—Minnie Van Raitz (169). 51.52

142D ST, 130-46 W; Claremont Iron Works—146 W 142d St Corpn & Kramer Contracting Co (165). 1,150.00

144TH ST, 550 W; Isidor Greenberg—New Haven & New York Realty Corpn & Allen C Alderman (174). 487.25

144TH ST, 540 W; same—same (175). 459.00

CENTRAL PARK W, 265-7; Klenert & Rosenbluth, Inc—Fredk W Jockel (167). 279.79

SAME PROP; Richd Schimek—same (168). 282.06

LEXINGTON AV, 571; Dickson & Turnbull—Oscar Hammerstein (171). 129.00

LENOX AV, swc 116th, 60.11x85; Kaslow Iron Works—Howard E Crall, Mabel Macdonald, Morris D Jenis, Maria M Coffind, David M Coffind, Earney Levy & Max Rosenbaum (166). 250.00

5TH AV, 461; Wolf Schiffman—Geo F Slawson, Fredk G Hart & Joe B Acken (173). 91.00

JAN. 16.

37TH ST, 44-6 W; Wright Lumber Co—Jno H & Mary A Henshaw, trstes, Neva H Sadlier, Jno McK Heker & Frank Krefetz Inc (185). 152.10

55TH ST, 231-41 W; Jno P Kane Co—Times Square Automobile Co & J & F Wennemer Inc (181). 2,271.31

92D ST, 401 E; same—same (184). 90.00

111TH ST, 99-101 E; Harry Lefrak—Flora & Rebecca Bachrach & Louis Strauss (177). 18.75

123D ST, 304 E; Oscar F Peterson—E F Jay Realty & Holding Co & Frank Locker (182). 25.00

BROADWAY, nec 94th, 33.6x143.6; Jno P Kane Co—West 82d St Realty Co, J Clarence Davies, rec'r, J & F Wennemer Inc (179). 8,250.04

LEXINGTON AV, 561-71; also 51ST ST, 160-66 E; Jno Simmons Co—Hammerstein Opera Co (186). 3,226.00

LEXINGTON AV, 567-9; also 51ST ST, 140-60 E; Albt Oliver—Hammerstein Opera Co (187). 1,300.49

WEST END AV, 924; Macbeth Evans Glass Co West 85th St Realty Co, J Clarence Davies, rec'r, & Harry Schiff (178). 289.65

1ST AV, 1782; Oscar F Peterson—Cath A Newbold & Frank Locker (183). 48.00

6TH AV, 510-2; Jno P Kane Co—Louis Appell & J & F Wennemer Inc (180). 2,472.09

Bronx.

JAN. 9.

No Mechanics liens filed this day.

JAN. 10.

182D ST, 546-50 E; also 3D AV, 4455-63; Aug Kampfuer—Corgil Realty Co (26). 12.00

3D AV, swc 182d, 75x125; Aug Kampfuer—Corgil Realty Co (27). 75.00

JAN. 12.

CHISHOLM ST, 1326; H E Astheimer Co Inc—Hannah Sweeney & Roth Constn Co (renewal) (133) 75.00

174TH ST, ns, 84.7 e Washington av, 25x100; Wiener & Kriendel—Taxpayers' Realty Co (30). 3,072.50

NORTH CHESTNUT DRIVE, ss, 460 e Barnes av, 40x100; Aug Diedrich—Vito M D'Amore & Frank D'Amore (29). 90.00

TRINITY AV, ws, 121.1 n 158th, 25.07x148; Wiener & Kriendel—Taxpayers Realty Co (31). 2,342.50

JAN. 13.

SOUTHERN BLVD, es, 550 s Jennings, 25x100; Chestnut Ridge White Brick Co—Danl Ostrow & Geo Brown (32). 63.00

VILLA AV, es, 171.6 s Van Cortland av, 50x160; Sanitary Tile Co—Monaco Constn Co et al (33). 168.00

JAN. 14.

No Mechanics Lien filed this day.

JAN. 15.

178TH ST, ss, whole front, Prospect av to Mapes av, 295 on st x 47.1 on av; Geo Calo & Co—Middlebronx Realty & Constn Co (35). 10,499.00

BAINBRIDGE AV, 3203; Stumpf & Jacoby Co—Rosina Primavera, Ceasar Romagnoli & Nicola Promavera (34). 59.00

JAN. 16.

**KINGSBRIDGE AV, swc 231st, —x—; Thorp Iron Co—The Church of the Mediator (renewal) (176). 600.00

**Recorded in N Y County

Brooklyn.

JAN. 8.

MADISON ST, ss, 150 e Bedford av, 50x105; M J Saltser—Madison Constn Co & Grossman & Garvin. 100.00

ST JOHNS PL, ns, 250 w Howard av, 120x125; Audley-Clarke Co—St Marks-Howard Co & Abr Koepple. 3,326.46

VAN BUREN ST, 15; M J Saltser—Grossman & Garvin, Inc & Herman Krancer. 550.00

W 17TH ST, ws, 220 n Neptune av, 40x100; Carden Realty & Constn Co—Jos Koppel. 425.00

E 34TH ST, 211-13; M Epstein—Nat J & Henrietta Jacoby. 9.00

39TH ST, ns, 80.2 w 13 av, —x—; O Margolin—Max Krunsky & Harry Kavshansky. 385.00

FRANKLIN AV, 245; H M Connelly—Plainfield Realty & Constn Co & Henrietta Johnson. 200.00

MARCY AV, 434-40; M Epstein—Nat J & Henrietta Jacoby. 73.75

PUTNAM AV, nwc Downing, —x—; L Bayarsky—Absol Constn Co. 566.00

13TH AV, ws, 59.2 n 39th, 35.10x80; O Margolin—Max Krimsky & Harry Karshansky. 120.00

JAN. 9.

PROSPECT PK W, swc 14th, 40x100; Audley-Clarke Co—Abr Levy, Jos Horowitz, Liberty Holding Co & Harry Saunders. 183.14

ST JOHNS PL, ns, 275 e Ralph av, 125x100; Estate S Weinstein—St Marks-Howard Co. 3,000.00

UNION ST, ns, 100 w New York av, 32x63.9; Atlas Steel Column Mfg Co—Perfect Bldg Constn Co, Gustave Kellner & General Iron Wks. 275.00

W 3D ST, es, 100 n Sea Breeze av; Colonial Mantel & Refrigerator Co—Rachel Rosenberg & West & Edwards. 600.00

BAY 50TH ST, ns, 106 e Harway av, 42.7x96.8; S Canton—Carmine Carrano & Elreza Ciccone. 38.00

CORTELYOU RD, swc Ocean av, —x—; Atlas Steel Column Mfg Co—Cortelyou Investing Co & General Iron Wks. 265.00

LAFAYETTE AV, 821; S Madorsky—Mark J Kalasben & Saml Cohen. 188.00

TRIANGULAR PLOT formed by Bedford, Rogers & St Marks avs, —x—; C Koster—Est Geo M Eddy & Carl Weishiet. 1.25

JAN. 10.

FULTON ST, ss, 52 e Hale av, 50x113.6; Wm Tilly—Edw Butt, Henry Freise & Fredk Grozinger. 445.00

UNION ST, ss, 150 e Nostrand av, 50x127.9; General Gas Appliance Co—Sylfred Constn Co, Chester A Haff & R Sylvester Baker. 218.50

BAY 17TH ST, sec Bath av, 39.10x171x irreg; Terker Iron Wks (Inc)—Antonio Di Candia & Savario Ursetti. 350.00

ST MARKS AV, 615; Chas Koster—Carl Weisheit & Est Geo M Eddy. 821.25

JAN. 12.

CROWN ST, ss, 140 w Bedford av, 25x100; S Weltman—Martin Zimmerman & Harry Bernstein. 195.00

FULTON ST, ss, 20 e New York av, 60x80; J O'Connor—Ridgewood Realty Associates & Abr Barasch. 235.00

RODNEY ST, nws, 100 ne S 3d, —x—; M Gershenoff—Ridgewood Realty Assn. 275.00

AV P, sec E 13th, 100x100; H Cohen—Provident Associates, Nathan Tilin & Philip Skolnik 77.00

SAME PROP; M Kirson—same. 77.00

LIVONIA AV, ns, 60 e Hopkinson av, 20x100; L Friedrich Abr Nathanson & Anna Lokashofsky. 320.00

MANHATTAN AV, ws, 50 n Johnson av, 25x100; J Jooss—Lefstein & Rosenfeld Inc & Hyman Berlinsky. 115.00

JAN. 13.

5TH ST, 565; M Gartenberg Co—Wm P Scully. 45.00

W 17TH ST, ws, 200 n Neptune av, 40x100; Abr Wohl—Jos Koppel. 70.00

E 26TH ST, es, 287.6 s Av L, 75x100; H S Korofoe—Otto Nelson. 152.75

BEDFORD AV, es, 107 n Linden av, 80x100; H S Korofoe—Sunshine Constn Co. 55.00

13TH AV, swc 75th, 100x100; J P Duffy Co—Chadwick Constn Co & Saml Chodosh. 27.50

JAN. 14.

FULTON ST, swc Richmond, 50x115; S Catapano—Concord Photo Play Co & Ferdinando Penna. 540.00

HARRISON ST, 121; W J Minn—Michl & Assunta Auletta. 72.28

MAUJER ST, nwc Humboldt, 50x75; A Rothenberg—Max Pastor & Morris Maltinsky. 210.00

E 15TH ST, 1082; J Dames—Laura Engelk. 39.00

W 17TH ST, ws, 220 n Neptune av, 40x100; L Solomon—Jos Koppel. 550.00

E 38TH ST, ws, 337.6 n Av L; W Schinmeister—Anna S & Wm Wingerath. 27.70

BAY 50TH ST, nws, 149.2 e Harway av, —x—; E Dobrow—Carmine & Rosa Carrano & Elvira Cicconi. 45.00

FLATBUSH AV, 1304; J Dames—Danl J Prendergast & wife. 5.80

ROCKAWAY AV, 612; F J Tyler—Jno G Hains & Andw Gray. 25.50

ROCKAWAY AV, 610; F J Tyler—Jno G Hains & Sarah E Hunter. 25.50

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JAN. 10.

75TH ST, 314 W; Edwin H Oswald—R H D Siedenberg et al; Dec29'13. 234.00

JAN. 12.

BAYARD ST, 47; Osborn Sash & Door Co—A Marcus et al; Nov7'13. 255.00

LEXINGTON AV, nec 25th; Liberty Sheet Metal Works—Hotel Belmore et al; Oct22'13. 671.00

SAME PROP; Porsth Electric Co—Bernard Reich et al; Nov3'13. 300.00

SAME PROP; Voska Foelsch & Sidlo, Inc—same; Oct23'13. 476.08

SAME PROP; Standard Iron Works—same; Oct21'13. 2,188.84

SAME PROP; Nathan Picket—same; Oct21'13. 1,029.00

[5]5TH AV, 1250; Ronalds & Johnson Co—Geo H Earle, Jr, et al; May7'13. 217.75

[5]SAME PROP; McMann & Taylor Co—same; May7'13. 637.34

JAN. 13.

121ST ST, 342 E; Fagan Iron Works—Guiseppe DeMaria et al; Dec1'13. 135.00

[2]11TH AV, es, whole front bet 46th & 47th; Stanley Gollick Co—Jos S Auerbach et al; Jan 8'14. 14,286.83

JAN. 14.

25TH ST, 36-8 W; B Masor & Co Inc—Irvel Realty Co et al; Apr3'13. 2,082.10

JAN. 15.

3D AV, 1800; Benj Glasser—Leon M Hirsch et al; Nov21'13. 25.00

JAN. 16.

LITTLE WEST 12TH ST, 53; E E Dey & Sons Co—Robt P Lawless et al; Oct27'13. 44.57

21ST ST, 531-9 W; Mechanical Equipment Co—Clement C Moore et al; Aug7'13. 2,012.00

SAME PROP; Isaac S Rossell—same; Dec 20,12. 11,193.00

Bronx.

JAN. 9.

No Satisfied Mechanics Liens filed this day.

JAN. 10.

**187TH ST, 751 E; Abr Pierce et al—F & P Constn Co et al; Apr14'13. 1,193.52

**HONEYWELL AV, swc 182d, Jno H Symonds Co—Jacob Cohen Constn Co et al; Dec 18'13. 1,000.00

**HUNTS POINT AV, sec Seneca av; Hav Walker Brick Co—Geo G Graham Constn Co et al; June13'13. 2,112.00

**WEBSTER AV, nwc 197th, I Cristaldi—Evelyn Building Co et al; Aug12'13. 325.00

JAN. 12.

**174TH ST, ss, bet Clay & Anthony avs; Sol Weinstein—Corner Constn Co et al; Aug 7'13. 630.00

**WASHINGTON AV, 665; Louis Ferber—Moses Krekowski et al; Oct9'13. 233.00

**3D AV, 2952; Wm T Hookey & Sons Co—Starrett Constn Co et al; Oct27'13. 362.20

JAN. 13.

**HOE AV, es, 307 s Aldus; Louis Siegelbaum—Jad Constn Co et al; Dec8'13. 1,075.00

JAN. 14.

**BARRETTO ST, nec Simpson; Milton N Williams et al—Simbar Realty Corpn et al; Aug22'12. 1,117.85

**187TH ST, 751 E; Bronx Metal Works—P & F Constn Co et al; Mar14'13. 230.00

**SOUTHERN BLVD, sec Aldus; Milton N Williams—Eberhardt & Podgur et al; Aug22'12. 1,026.45

**SOUTHERN BLVD, 931; E I Du Pont D Nemours Powder Co—Eberhart & Podger et al; May15'12. 191.70

WALES AV, 520; M Buellesbach—Reedy Constn Co et al; Sept25'12. 126.67

JAN. 15.

No Satisfied Mechanics Liens filed this day.

JAN. 16.

**236TH ST, ns, 475 e Kepler av; Vincent Valenti Co—Clemens Constn Co et al; Dec27'12. 175.00

**SAME PROP; Sanitary Tile Co—same; Dec 27'12. 175.00

**MORRIS AV, nwc 179th; Rudolf Sens—Aug Jacob Constn Co et al; Dec15'13. 6,000.00

**SAME PROP; Chas Schneider Co—same; Dec15'13. 5,600.00

**SAME PROP; Wm Hauptmann—same; Dec15'13. 5,530.00

**SAME PROP; Murray & Hill Co—same; Dec15'13. 10,135.02

**SAME PROP; Dominick Pelaso—same; Dec15'13. 1,201.26

**SAME PROP; Jos W Rowan, Inc—same; Dec15'13. 8,159.77

**SAME PROP; Cross, Austin & Ireland Lumber Co—same; Sept15'13. 5,534.60

**SAME PROP; Wm Buess, Inc—same; Dec 15'13. 1,100.00

**SAME PROP; Thos C Edmonds & Co—same; Dec15'13. 735.00

**SAME PROP; G Schaile & Son—same; Dec15'13. 2,299.00

**SAME PROP; Leopold Schwarz et al—same; Dec16'13. 2,400.00

**SAME PROP; Miebl O'Rorke—same; Dec 16'13. 4,345.00

**SAME PROP; Richd E Thibaut, Inc—same; Dec17'13. 823.23

**SAME PROP; Fredk G Ast et al—same; Dec18'13. 2,700.00

**SAME PROP; Thos S Evans et al—same; Dec18'13. 661.75

**Recorded in N Y County

Brooklyn.

JAN. 8.

ADELPHI ST, 250-2; Jno A Scollay (Inc)—Kahan Constn Co; Jan7'14. 710.00

[1]ADELPHI ST, 250-2; Elias J Adler—Kahan Constn Co; Jan5'14. 107.20

[2]COLUMBIA ST, es, 24 n Garnet, 21.6x75; Geo A Costello—Eugene Madigan; Sept16'13. 225.00

DECATUR ST, nec Stuyvesant av, 103x125; Frank L Smith—Lawrence Realty Co & Gus A Troeck & Gus A Troeck Co; July30'13. 134.00

WEST ST, es, 251 n Av C, 18x100; also WEST ST, es, 287 n Av C, 54x100; Wm Levy—Bristol Bldg Co; Nov17'13. 299.20

2D PL, 138; Henry Edwards—Jos McGninn & Miebl Hart; June24'13. 29.50

WILLIAMS AV, ws, 20 n Sutter av, —x—; Levin Kronenberg & Co—Habena Constn Co & Kurlandzik & Alpert; Dec11'13. 1,213.97

JAN. 9.

[1]HEWES ST, nwc Lee av, 125x125; Wm H Michels—Nicholas Masem & ano; Jan7'14. 910.17

BEDFORD AV, nec Erasmus, —x—; Wm M Young—M M Higgins & J L Brasington; Nov 11'13. 101.17

JAN. 10.

[2]LAWRENCE AV, ss, 200 w 1st, 200x200 to Washington av; Richd Mannion Co—St Rose of Lima Catholic School & Henry F Booth Co (Inc); Oct15'13. 4,233.00

[2]SAME PROP; W R Adams & Co—same, Rev Jas McAleese & Henry F Booth; Oct14'13. 1,737.38

[2]SAME PROP; Jos Grangrosso—St Rose of Lima Church, J McAleese & Henry F Booth Co; Oct21'13. 50.00

[2]LAWRENCE AV, ss, 200 w 1st, 200x200 to Washington av; Isaac Hoffman—St Rose of Lima Church et al; Oct20'13. 1,600.00

[2]SAME PROP; Geo Kalb & Co—same; Oct 29'13. 1,550.00

[2]SAME PROP; J P Duffy Co (Inc)—same; Oct15'13. 621.51

[2]SAME PROP; Brooklyn Fireproof Sash & Door Co St Rose of Lima Church, Henry F Booth Co & Jas N McAleese; Oct24'13. 414.45

[2]LAWRENCE AV, ss, 200 w 1st, 200x200 to Washington av; Audley-Clarke Co—St Rose of Lima R C Church, Henry F Booth Co & Henry F Booth; Oct16'13. 808.34

[2]SAME PROP; E Irving Lyons—St Rose of Lima R C Church & Henry F Booth Co; Oct 18'13. 6,728.00

[2]SAME PROP; E R Bennett Co—St Rose of Lima R C Church & R Mannion; Oct23'13. 108.00

[2]SAME PROP; J P Duffy Co—St Rose of Lima R C Church, Jas McAleese & Henry F Booth Co; Oct15'13. 63.75

[2]SAME PROP; Fiske & Co—St Rose of Lima R C Church & Henry F Booth Co; Oct20'13. 218.20

[2]SAME PROP; same—St Rose of Lima R C Church, Chas E McDonnell & Henry F Booth Co; Oct17'13. 218.20

Satisfied Mechanics' Liens, B'klyn (Continued)

[2]SAME PROP; E R Bennett Co—St Rose of Lima R C Church & H F Booth Co; Oct23'13. 82.50

[2]SAME PROP; Richd Mannlon Co—St Rose of Lima Catholic School & Francis A Norris; Oct15'13. 791.15

WILLIAMS AV, ws, 220 s Sutter av, 80x100; Borough Park Lumber Co (Inc)—Habena (Inc) & Max Wallerstein; Dec23'13. 128.05

JAN. 12.

BAY 49TH ST, nws, 556 ne Harway av, 20x100; Louis Solomon—Garden Realty & Constn Co; Nov12'13. 64.00

BAY 49TH ST, ses, 638 ne Harway av, 20x100; same—same; Nov12'13. 64.00

JAN. 13.

DUMONT AV, nec Hinsdale, —x—; Realty Supply Corpn—Almont Holding Co; Jan2'14. 861.00

SNEDIKER AV, ws, 60 s Blake av, 100x100; Sam Davoshkiss & ano—Snediker Constn Co; Aug11'13. 188.00

JAN. 14.

WATKINS ST, es, 100 n New Lots av, 240x100; also NEW LOTS AV, ns, bet Watkins & Stone avs, 200x100; also STONE AV, ws, 100 n New Lots av, 220x100; Donin Plumbing Contracting Co—Watkins Stone Bldg Co & Geo Gerzog; Mar24'13. 15,650.00

55TH ST, 607; also 6TH AV, 5419; Geo Rasmussen—Tessie Konheim, Latest Constn Co & West End Impt Co; Aug26'13. 485.00

ALABAMA AV, ws, 120 s New Lots av, 500x100; also ALABAMA AV, es, 280 s New Lots av, 441x100; Donin Plumbing Contracting Co—Georgia Bldg Co; Mar24'13. 465.00

GEORGIA AV, ws, 100 s New Lots rd, 200x60; Donin Plumbing Contracting Co—Georgia Bldg Co; Mar24'13. 555.00

NEW LOTS AV, ss, bet Van Sinderen av & Snediker av, 215x100; Donin Plumbing Contracting Co—Georgia Bldg Co; Mar24'13. 3,800.00

NEW LOTS AV, ns, bet Williams av & Hinsdale, 211.10x100; same—same; Mar24'13. 3,100.00

TOMPKINS AV, 59; Jos Petrusa—Albt Haberman & Bernard Krackov & S Glicksman; Oct 15'13. 41.50

BLOCK bounded by Bowne, Imlay, Verona & Commercial Wharf; Lincoln Architectural Iron Co—N Y Dock Co & Milliken Bros, Inc; Feb13'13. 344.25

BLOCK bounded by Commerce, Verona, Commercial Wharf & Imlay; Sydney J Freidin & ano—N Y Dock Co & Milliken Bros; Feb19'13. 3,221.30

COMMERCIAL WHARF, at int Commerce, runs e460 to Bowne xs180 to Imlay xw460xn180 to beg; also COMMERCIAL WHARF, at int Commerce, runs w460 to Verona xs180 to Imlay xe460xn180 to beg; Jos Elias—N Y Dock Co & Milliken Bros; Feb17'13. 270.00

PLOT bounded by Imlay, Bowne, Commercial Wharf & Commerce; also PLOT bounded by Imlay, Verona, Commercial Wharf & Commerce; Alvin A Winkler & ano—N Y Dock Co & Milliken Bros, Inc; Mar12'13. 90.00

PLOT bounded by Bowne, Verona, Imlay & Commercial Wharf; Wm O Chapman—N Y Dock Co & Milliken Bros., Inc.; Feb19'13. 1,326.40

PLOT on ss Bowne & ns Verona, being two blocks bet Commercial Wharf, Bowne, Imlay & Verona; Peele Co—N Y Dock Co & Milliken Bros; Mar14'13. 4,945.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

JAN. 8, 9, 10 & 12.

No Attachments filed these days.

JAN. 13.

Guise, Wm V; Emilie Anne Guise; $3,160; N Danforth.

La Rocca, Pasquale et al; Enrico Casabianca; $740.54; G M Moscowitz.

Robertson, Sarah L; H Content & Co; $83,504.33; Hirsch, Scheuerman & Limburg.

JAN. 14.

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JAN. 9, 10, 12, 13, 14 & 15.

Bloch, Gross & Goodman. 152-6 W 25th..H G Vogel & Co. Sprinklers. $5,036

Elkins, J G. 244 W 49th..Prentiss Tool & Supply Co. Drills, &c. 112

Gardam (Wm) & Son, Inc. 114 Park pl.. Prentiss Tool & Supply Co. Machine. 300

Hoffman, W. H. 586-90 7th av..Consolidated Chandelier Co. Fixtures. 450

Schenkel, Maxwell M. 254 Broome..Prentiss Tool & Supply Co. Machine. 400

Wollenschlager, Geo. 184-6 E 64th..Prentiss Tool & Supply Co. Machine. 240

Bronx.

JAN. 9, 10, 12, 13, 14 & 15.

Kovacs Constn Co. Aldus st, swc Faile, —x—..Anton Larsen & Son. Refrigerators. 522

Kovacs Constn Co. Aldus st, swc Faile, —x—..same. Dumbwaiters. 300

Brooklyn.

JAN. 8, 9, 10, 12, 13 & 14.

Absol Constn Co. Downing st bet Putnam & Gates avs..Hudson Mantel & Mirror Co (Inc). Refrigerators. $360

Barrett Constn Co. Sutter av cor Barrett st.. M Stern. Shades. 75

Gicakis, Geo & wife. 3 9th..Geo Travas. Ranges, &c. 565

Lirock (Inc). Rockaway av nr Livonia av.. Globe Mantel & Mirror Co. Mantels. 322

St Marks-Howard Co. St Johns pl nr Howard av..Isaac A Sheppard & Co. Ranges. 1,012

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

No Building Loan Contracts filed this week.

Bronx.

JAN. 8, 9, 10, 12, & 13,

No Building Loan Contracts filed these days.

JAN. 14.

BEACH AV, wa, 300 n Randall av, 25x100; Henry Reiss loans Academy Bldg Co Inc to erect 2½-sty frame dwelling; 3 payments. 3,000

BEACH AV, ws, 200 n Randall av, 25x100; Henry H Grote loans same to erect 2½-sty frame dwelling; 3 payments. 2,750

BEACH AV, ws, 250 n Randall av, 25x100; Magdalena Erzer & Madeline Lindner loans same to erect 2½-sty frame dwelling; 3 payments. 3,000

ORDERS.

Brooklyn.

JAN. 8, 10 & 13.

No Orders filed these days.

JAN. 9.

ST JOHNS PL, ns, 125 e Ralph av, —x—; St Marks-Howard Co on Williamsburgh Savgs Bank to pay Est S Weinstein. 1,000.00

JAN. 12.

RICHMOND ST, swc Fulton, —x—; Ferdinando Penna on Concord Photo Play Co to pay Realty Supply Co. 1,446.88

JAN. 14.

NEW GRAND ST, swc Rodney, 73.6x40; Ridgewood Realty Associates on Jonas Lazansky & Neuberger to pay Realty Supply Corpn. 438.93

E 49TH ST, es, 260 s Linden av, 40x100; Owen McCormack on Title Guar & Trust Co to pay Wm Hessler, Jr. 400.00

Queens Chamber of Commerce.

A very valuable rapid transit map of New York City has been prepared by the Chamber of Commerce of the Borough of Queens, which will be given out at the Third Annual Dinner of the Chamber to be held Tuesday evening, January 20th, at the Waldorf-Astoria Hotel. This map, which is 17x28 inches in size, shows in colors all the elevated and subway lines included in the Dual Subway System adopted by the City last Spring. It is undoubtedly the most important map of this kind that has been published. The Interboro Subway System is shown with red lines, and its elevated system by purple lines, while both the subway and elevated lines of the Brooklyn Rapid Transit System in all three Boroughs are shown with green lines. The map shows very clearly how Queens Borough will have the benefit of all three systems of rapid transit, which neither Brooklyn nor the Bronx will enjoy as the Brooklyn Rapid Transit System does not extend north of 59th street, Manhattan, and the Interboro elevated lines do not reach Brooklyn.

The demand for tickets for the dinner of the Chamber will tax to the limit the Astor Gallery. The Dinner Committee, of which former Congressman John J. Kindred, is Chairman, has prepared a list of speakers and guests that will sparkle with oratorical gems. Among those who have accepted to date are the following: Edward E. McCall, chairman Public Service Commission; Maurice E. Connolly, President Borough of Queens; Martin W. Littleton, former Congressman; George V. S. Williams, Public Service Commissioner; Denis O'Leary, Congressman from Queens Borough; Lathrop Brown, Congressman from Queens Borough; Bernard M. Patten, State Senator; Travis H. Whitney, Secretary Public Service Commission; F. J. H. Kracke, Bridge Commissioner; Robert Adamson, Fire Commissioner; G. J. MacCormack, President Borough of Richmond; Cyrus C. Miller, former President of The Bronx.

New School for Dyckman Tract.

The Board of Estimate and Apportionment has confirmed the appropriation of $235,000 for the erection of a new public school at Vermilyea avenue and Academy street. The new structure will accommodate about one thousand children. The only public school in the Dyckman district at present is a small building in Broadway, put up in 1852, to accommodate a few hundred. Bids for the construction work will soon be opened.

A Policy of Decentralization.

Another important factor in the business situation is the spirit of conciliation which now controls the movements of both the Government and the managers of big corporations in regard to enforcement of the anti-trust law. The Government has modified its attitude of hostility and severity, and is willing to give our great corporations the time necessary for adjustment to new requirements. At the same time, the leaders of big business have bowed to public opinion, and are sincerely endeavoring to place the great organizations which they control within the law. The vital fact is that we have changed from the policy of centralization created largely under the Harriman regime to a policy of decentralization.—Henry Clews.

LOCAL BOARD CALENDAR.

FOR TUESDAY, JANUARY 20, 11 A. M.

WASHINGTON HEIGHTS DISTRICT.

Sewers in 218th street, from Park Terrace West to the Ship Canal; in Seaman avenue, from West 218th street to West 215th street; in Indian Road, from West 218th street to West 215th street, and in West 215th street, from Indian Road to Seaman avenue. (Petition of property owners.)

RIVERSIDE DISTRICT.

Receiving basin on the southwest corner of Claremont avenue and 120th street.

Recommendation from the Chief Engineer of Sewers.

Receiving basin at the northwest corner of 97th street and West End avenue.

Recommendation from the Chief Engineer of Sewers.

MURRAY HILL DISTRICT.

Alteration and improvement to sewer in 35th street, between Fifth and Sixth avenues.

Alteration and improvement to sewer in 24th street, between Sixth and Seventh avenues.

Alteration and improvement to sewer in 32d street, betwen Broadway and Fifth avnue.

Alteration and improvement to sewer in 44th street, between Seventh and Eighth avenues.

HARLEM DISTRICT.

Reconstruction of sewer in 93d street, from about 60 feet east of Third avenue to Lexington avenue.

Reconstruction of sewer in 111th street, from Third avenue to the summit west.

Building Trades Wages, 1914.

This schedule was issued this week by the United Board of Business Agents of the Building Trades of Manhattan and vicinity, with headquarters at 154 East 54th street. It gives what the board holds to be the prevailing rate of wages, based on 8 hours' work per day, from 8 a. m. to 5 p. m., except on Saturday, when work in the building trades ceases at noon. Compensation for a practical foreman ranges from fifty cents to one dollar per day over and above schedule as shown. Any person desiring the services of a union mechanic, helper or laborer connected with the Building Trades can engage the same through the above office upon application. (Phones, 3349-6261 Plaza.)

Asbestos workers, boiler felters, pipe coverers, insulators	$4.75
Asbestos workers' helpers	3.00
Blue stone cutters, flaggers, bridge and curb setters	4.50
Blue stone cutters' helpers	3.00
Boiler makers and iron shipbuilders	5.00
Boiler makers' helpers	3.50
Bricklayers	6.00
Bricklayers' helpers	3.00
Carpenters and framers	5.00
Cabinet makers	5.00
Cement and concrete masons	5.00
Cement, concrete and asphalt laborers	3.00
Derrickmen and riggers	4.00
Decorators and gilders	4.50
Decorative art glass workers	5.00
Elevator constructors	5.28
Elevator constructors' helpers	3.40
Electrical workers	4.80
Electricians' helpers	2.20
Electrical fixture workers	4.80
Engineers, stationary	4.50
Engineers, portable hoisting, etc., $30.25 weekly	by the day 6.00
Engineers on boilers, pumps or pile-driving machines	$30.00 weekly
Framers	5.00
Granite cutters, $5 yard	Bridge 5.50
House shorers, movers and sheath-pilers	3.75
House shorers' helpers	2.65
Housesmiths and bridgemen	5.00
Ironworkers	5.00
Ironworkers' helpers	3.50
Ironworkers' apprentices	3.00
Metallic lathers	5.00
Marble cutters and setters	5.50
Marble carvers	6.00
Marble polishers	4.40
Marble sawyers	4.65
Marble bed-rubbers	4.90
Marble cutters' helpers, $3.25..Rigging and crane operators	3.75
Mosaic workers	4.50
Mosaic workers' helpers	3.00
Machine stone workers	4.00
Machinists of all descriptions	5.00
Paper hangers	Price list
Plate and sheet glass glaziers	3.50
Plasterers, plain and ornamental	5.50
Plaster modelers	$30 to $100 weekly
Plasterers' laborers	3.25
Plumbers and gas fitters	5.50
Painters	4.00
Painter-decorator, painter-striper, painter-gilder	4.50
Painter-letterer, painter-grainer, painter-varnisher	4.50
Riggers on machinery, dynamos, boilers etc.	4.00
Roofers, tar, felt, composition, damp and waterproofers	4.25
Rockmen	2.50
Rock drillers and tool sharpeners, open work, $3.68; tunnel	3.75
Sheet metal workers, coppersmiths, tinsmiths, metal roofers	5.00
Slate and tile roofers	5.00
Steam, hot-water and general pipe fitters	5.50
Steam fitters' helpers	3.00
Tilelayers	5.50
Tilelayers' helpers	3.25
Tunnel and subway constructors	3.75
Upholsterers of all descriptions	4.50
Varnishers	4.00
Wood lathers on new work, $3.50 per M.; overhauling jobs	5.00

DUAL SYSTEM CONSTRUCTION

A Complete List of Construction Contracts Awarded to Date.

For Operation By New York Municipal Railway Corporation.

BROADWAY-FIFTY-NINTH STREET SUBWAY—ROUTE NO. 5 (IN MANHATTAN):

Sec.	Length in ft.	Limits.	Contractor.	Contract Executed.	Amount of Contract.
1	2,014	Morris to Dey st.	F. L. Cranford	Sep. 27, 1912..	$1,222,269
1-A	1,030	Dey st to Park pl.	F. L. Cranford	Sep. 27, 1912..	982,740
2	2,800	Park pl to Walker st.	Degnon Con. Co.	Feb. 6, 1912..	2,355,828
2-A	530	Walker to Howard st.	O'Rourke Eng. Const. Co.	July 17, 1912..	912,351
3	2,611	Howard to Bleecker st.	Underpinning & Foundat'n Co.	Jan. 19, 1912..	2,295,086
4	3,917	Bleecker st to Union sq.	Dock Contractor Co.	Aug. 19, 1913..	2,578,078
		ROUTES NOS. 4 AND 36:			
1	3,100	Union sq to 26th st.	E E. Smith Con. Co.	Aug. 1, 1913..	2,056,702
			Total		$12,403,057

FOURTH AVENUE SUBWAY—(IN BROOKLYN):

Six sections, extending from Manhattan Bridge through Flathush Avenue Extension, Fulton street, Ashland place and Fourth avenue to 43d street. Contracts let in May, 1908; approved by Board of Estimate and Apportionment in October, 1909, work begun in November, 1909. $16,014,388

FOURTH AVENUE EXTENSION SUBWAY—ROUTE NO. 11-B (IN BROOKLYN).

Sec.	Length in ft.	Limits.	Contractor.	Contract Executed.	Amount of Contract.
1	5,771	43d to 61st st.	Degnon Con. Co.	Oct. 4, 1912..	$1,930,258
2	7,939	61st to 89th st.	Degnon Con. Co.	Oct. 4, 1912..	1,904,171
			Total		$3,834,429
			Total—Fourth Avenue Line and Extension		$19,848,818

BROOKLYN LOOP LINE (CENTRE STREET)—ROUTE NO. 9-0 (IN MANHATTAN):

Extending from the Manhattan terminus of the Brooklyn Bridge under Centre Street and Delancey Street Extension to Williamsburg Bridge, with spur at Canal Street to the Manhattan Bridge (including real estate, but not engineering, etc.). $12,767,732

NEW UTRECHT AVENUE LINE—ROUTE NO. 39 (IN BROOKLYN):

2	23,465	39th st to Coney Island.	Post & McCord, Inc.	Not yet ex.	$1,672,190

Total amount of contracts on lines for operation by Brooklyn company (to date) $46,691,797

For Operation By Interborough Rapid Transit Company.

7TH AVE.-LEX. AVE. SUBWAY—ROUTES NOS. 5, 19, & 22, 43, 16, 4 & 38, 9 & 48.

LEXINGTON AVENUE BRANCH—ROUTES 5, 43, 16, 19 & 22 (IN MANHATTAN).

*6	3,496	26th to 40th st.	Bradley Con. Co.	July 21, 1911..	....

Sec.	Length in ft.	Limits.	Contractor.	Contract Executed.	Amount of Contract.
8	3,692	53d to 67th st.	Bradley Con. Co.	July 21, 1911..	$3,369,484
9	3,097	67th to 79th st.	P. McGovern & Co.	Feb. 13, 1912..	1,961,997
10	3,761	79th to 93d st.	Bradley Con. Co.	July 21, 1911..	3,253,072
11	3,442	93d to 106th st.	Bradley Con. Co.	July 21, 1911..	3,132,195
12	3,155	106th to 118th st.	Oscar Daniels Co.	Sep. 3, 1911..	2,825,740
13	2,914	118th to 129th st. (Assigned to McMullen, Snare & Triest, Incorporated.)	Bradley Con. Co.	Nov. 17, 1911..	4,071,416
14	3,176	129th to 135th st.	Arthur McMullen & O. Hoff.	July 23, 1912..	3,889,775
15	8,733	135th to 157th st. (Assigned to Rodgers & Hagerty.)	Haggerty Drummond Co.	Nov. 17, 1911..	3,820,129
			Total		$26,323,811

*Contract let for $3,634,213.50, but work stopped on April 26, 1912, on account of change in routing of this branch.

SOUTHERN BOULEVARD BRANCH—ROUTES NOS. 19 & 22 (IN THE BRONX):

*1	7,127	138th to 147th st.	J. F. Stevens Con. Co.	Oct. 22, 1912..	$2,253,281
1-A	7,461	147th to Bancroft st.	Rodgers & Hagerty	Not yet ex.	2,253,159
			Total		$4,506,441

*Assigned October 23, 1913, to Richard Carvel Company, Inc.

JEROME AVENUE BRANCH—ROUTE NO. 16 (IN THE BRONX):

1	3,414	157th to 182d st.	Oscar Daniels Co.	Not yet ex.	$1,077,978

SEVENTH AVENUE BRANCH—ROUTES NOS. 4 & 38 (IN MANHATTAN).

Sec.	Length in ft.	Limits.	Contractor.	Contract Executed.	Amount of Contract.
2	....	Vesey to Beach st.	Degnon Con. Co.	....	$3,059,522
3	4,334	Beach to Commerce st.	Degnon Con. Co.	....	2,185,063
5	3,568	16th to 30th st.	Canavan Bros. Co.	....	2,401,306
6	....	30th to 43d st.	Rapid Transit Con. Co.	....	2,292,943
			Total		$9,938,836

WHITE PLAINS ROAD LINE—ROUTE NO. 18 (IN THE BRONX).

2	12,579	Burke av to 241st st.	Alfred P. Roth	....	958,484

*WOODSIDE, ASTORIA AND CORONA LINE—ROUTES NOS. 36 & 37 (In QUEENS):

1	13,351	Queensboro Bridge Plaza.	Snare & Triest	Oct. 7, 1913..	$884,850
2	10,585	Astoria Line	Cooper & Evans	Mar. 11, 1913..	860,743
3	20,650	Corona Line.	E. E. Smith Con Co.	Mar. 11, 1913..	2,063,588
			Total		$3,809,190

*Trackage rights also to New York Municipal Railway Corporation.

Total amount of contracts let on lines for operation by both companies (to date) $93,864,494

STEINWAY TUNNEL EXTENSION—ROUTE NO. 50 (IN QUEENS):

	4,818	Van Alst av to Q'sboro Br.	Degnon Con. Co.	....	$557,856

Subway Work at Long Island City.

The Degnon Contracting Company is losing no time in getting its contract for the construction of the Ely avenue extension of the Steinway Tunnel under way.

A steam shovel was installed in the cut at the portal of the tubes on 4th street, Long Island City, last week, and now it is gnawing out big hunks of frozen terra firma on its way toward the Long Island Railroad freight yard on the other side of Hunterspoint avenue.

Bids are being advertised for on the reconstruction of the Steinway Tunnel. This means that the contract will be let about February 1.

Every effort has been made by the engineers of the Public Service Commission to hasten the plans for this reconstruction work, which, it is expected, will be completed within six months' time.

Among the things that will have to be done to the tunnel to put it into condition for service are the installation of an escalator at the 42d street shaft, near Third avenue; the lengthening of the station platforms at 4th street and Jackson avenue, and the laying of third rails to supplant the overhead rails that were originally put in the tubes.

One Year's Electrical Advance.

Perhaps the most important new development during the past year in the electrical field was the half-watt nitrogen-filled tungsten lamp brought out by the General Electric Co., as a result of several years' work by Dr. Irving Langmuir. There has been little change in generators and motors except in the size of the former to keep pace with the increasing capacity of steam turbines. The largest alternating-current generator installed during 1913 was a 25,000-kw. machine at the Commonwealth Edison Co., of Chicago, although still larger ones have been ordered, and the largest direct-current machine, having a capacity of 3,750 kw., was installed at the Canal Road plant of the Cleveland Electric Illuminating Co. For alternating-current transmission, 150,000 volts still remain the upper limit, work on the Big Creek Development in California, at which this is employed, having progressed steadily during the past year. In direct-current transmission, however, a bold step was taken in the decision to employ the Thury system at 90,000 volts to transmit 20,000 kw. from the Trollhattan Falls in Sweden to Copenhagen, Denmark.—Power.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 48—J K Vogel & M Fuerstein..A-C-H
Beekman st, 55—William Wickham....D-E-C
Bond st, 26—Morris L Hymes.....C
Broome st, 279-81—Harry Lipow.....C
Canal st, 86-96—Max Willinsky.....C-G
Canal st, 86-96—Adolph Friedman.....G-C
Centre st, 66-68—Joseph W Kay, Jr.....C-G
Centre st, 218—Max Baranowitz.....C
Centre st, 218—Vincent Lollo.....C
Centre st, 247-9—T Martin & J Sheridan.....G
Centre st, 247-9—William H Flavin.....C-G-A
Centre st, 247-9—Louis Bertsch.....H-A-G
Chambers st, 11—William Bridge.....C
Cherry st, 297-303—William Brain.....C
Cherry st, 297-303—Max Rappaport.....C
Cherry st, 297-303—Louis Gordon & Benj Krau.C
Cherry st, 297-303—Louis Fiefer.....C
Cherry st, 297-303—Nathan Gordon & Sami Fifer.....C
Chrystie st, 209—Joseph Kaplan.....C
Crosby st, 10-12—Elizabeth Chesebrough.C-H-SS
East Broadway, 20—Samuel J Silverman.....C
East Houston st, 21-5—The Lourie Feather Co.....G
East Houston st, 97-103—Mt Etna Rity Co. SS-E-C-B
East Houston st, 97-103—Gerson & Marks DR-F-A-G-E
East Houston st, 97-103—Consolidated Gas Co.C
East Houston st, 97-103—International Tailoring Co.....F-A-G-C-E-DR
East Houston st, 97-103—Alvaro Garcia & Jose Vega.....C-F-A-G-D-R
East Houston st, 180—Michael Quinn.....C
Elizabeth st, 15-17—Elektra Novelty Co....G-C
Front st, 5—Consolidated Gas Co.....C
Front st, 5—Henry D McCord & Son, Inc. G-F-C-E-H
Front st, 5—Samuel Lewis.....H-G-L-C
Fulton st, 25—Joseph Barre.....G-A-H
Fulton st, 212-14—Bruen Ritchey & Co.. L-A-C-F-G-H
Goerck st, 34—Beresh Blueher.....G-A
Grand st, 176-80—Verihest Steam Laundry..H-G
Great Jones st, 25—Vito Scocozza.....G
Greene st, 259—Iven P Nelson.....C
Greenwich st, 2——Rudolph Speigle.....C
Greenwich st, 63—Henry H Morton.....B-C
Greenwich st, 220—Henry Klein & Co....F-C-E
Greenwich st, 409—A W Harris Co.....L
Hudson st, 118—Hudson Paper & Woodenware Co.....L
Jay st, 31—Whithall-Tatum Co.....G-H
Jones la, 7—Alpha Chemical Co.....G
Liberty st, 19—J Metcalf Thomas.....SS
Lispenard st, 13-15—William A A Brown.G-C-L
Maiden la, 41-3—Leo M Kirsch.....L
Maiden la, 115—Geo A Erkenbach Co.....F
Maiden la, 130-2—Leo Gottsegen.....H-C
Maiden la, 130-2—Miguel Arrne.....I-C-H
Mercer st, 233—Morris Schulman.....H-G
Mercer st, 233—Abr & Morris Solomon....H-G
New Chambers st, 72—American News Co. K-L-A-C
Pike st, 47-51—Isidor Rabstein..DR-C-G-A-E-H
Pike st, 47-51—Harris Cohen....H-G-DR-C-A-E
Pike st, 47-51—Max Goldstein...C-H-G-A-E-DR
Pike st, 47-51—Ruhoser & Rutkopf. DR-H-G-C-A-E
Pike st, 47-51—David Weiss.....H-G-C-A-E-DR
Pike st, 47-51—Morris Levey.DR-G-B-E-F-SS-C
Pike st, 47-51—H Siegel & L Goodman. G-C-A-E-DR-H
Pike st, 47-51—Samuel Goodman.A-C-E-H-G-DR
Pike st, 47-51—Hyman Sachs G..-C-A-E-DR-H
Pike st, 47-51—Consolidated Gas Co.....C
Pike st, 47-51—Rubin Enstein.....H-G-A-DR
Pike st, 47-51—Naden Schwernosky. DR-A-G-H-C-E
Pike st, 47-51—Morris Gallaway et al.....C
Pike st, 47-51—Hyman Blachinsky.H-C-A-E-DR
Pike st, 47-51—Levinson & Zavin.G-A-C-E-H-DR
Pike st, 47-51—Gallaway & Cohen. G-C-A-E-H-DR
Pike st, 47-51—Bernard Grosman..DR-A-G-E-H
Pike st, 47-51—Chas Merken...DR-H-G-C-A-E
Pike st, 47-51—Philip Janover..DR-G-C-A-E-H
Pike st, 47-51—Abraham Zilinsky.H-G-C-A-E-DR
Pike st, 71-3—Louis Bernstein.....H-C-A-G
Pike st, 71-3—Hyman Schaffer & Trugman. G-C-A
Pike st, 71-3—Israel Battelsky.....C

Pike st, 71-3—Louis Conte.....C-A-G
Pike st, 71-3—Levinson & Goldstein.....C-A-G
Pike st, 71-3—Israel Cohen & Son.....A-G
Pike st, 71-3—Abraham Brown.....C-G
Rutgers slip, 79-81—A Roseff & S Volks.....G
Rutgers slip, 82-6—Rems & Baibe.....C-G-A
Spring st, 169—Sol Oichman Trunk Co...A-G-C
Vestry st, 3—Consolidated Gas Co.....C
West Houston st, 182 Geo & Gregory Dulgarian.....G
White st, 3-7—Davenport Leatherware Co....G
White st, 3-7—David Rosenzweig.....G

Numbered Streets.

4th st, 425 E—Hencken & Willenbrock.....E
5th st, 606-8—Adolph Rent.....C
9th st, 220 E Willcox & Gibbs Sewing Machine Co.....A-G
11th st, 11 E—Harry Weiser.....K-L-A
12th st, 10-14 E—Yorkshire Mfg Co, Inc....H-A
12th st, 39-41 E—Chas Cohen & Saul Byrnes.....C-L
14th st, 23 E—Evelyn Demorest Rey.....C-SS
14th st, 42 E—Improved Feature Film Co.....K
14th st, 601 E—Peter McGlynn.....K
15th st, 220 E—German Masonic Temple....SS
15th st, 639 E—Vincenzo Di Gabriele.....K
16th st, 5 W—Max Kruzrok.....SS
16th st, 114-16 E—Sixteenth St Realty Co....SS
17th st, 18 E—Edw H Faulkner.....SS
17th st, 34 W—Samuel Bergman.....SS
18th st, 15-17 W—Cohen & Fisher.....G-C-A-H
18th st, 437-41 W—Consolidated Gas Co...K-C
20th st, 238 E—Imperial Garage.....L
20th st, 238 E—Mary O'Beirne.....C
21st st, 31-33 W—Brunberg & Margolis.....DR
21st st, 136-40 W—Abr Wolf & Co.....G
21st st, 136-40 W—Benj Shapiro.....G
21st st, 136-40 W—Isiah Lidz.....H-G
22d st, 24 E—Empire Notion Co.....H
22d st, 24 E—Oscar Hermann et al.....H
22d st, 24 E—Chas Baez.....H
22d st, 140-44 W—John Volz.....H-G
25th st, 107-13 W—Hoffman Bros..DR-H-A-G-F
25th st, 122 W—Wm N Reed & Keller.....H-A-G-L-A
25th st, 147-9 W—J S Hanson Fur Co...H-F-DR
25th st, 147-9 W—Herman Goldsmith..F-H-DR
25th st, 147-9 W—Irving Finkelstein...DR-F-H
25th st, 147-9 W—Max Frankel.....DR-F-C-G
25th st, 147-9 W—Simon Wulg & Co.....DR
25th st, 147-9 W—Alexander M Schneider.....F-C-G-DR
25th st, 147-9 W—Sarah Rakusin.....DR-F-G
25th st, 147-9 W—Besthoff Sonn & Co..F-G-DR
25th st, 147-9 W—Max Ingerman.....DR-F
25th st, 147-9 W—Phineas Wallach.H-F-C-G-DR
25th st, 147-9 W—Samuel Glassman..DR-C-G-F
25th st, 147-9 W—Simon Wolf & Co.....F-C
26th st, 22-4 W—Wulfsohn Gauss Fur Co..DR
27th st, 154-6 W—Lohr & Co.....G
27th st, 240 W—Henry Fachs.....A-G-C-H
29th st, 327-33 E—Model Button Works.....H
30th st, 15-19 E—Carnegie Hill Livery & Motor Co.....D-A-G
33d st, 416 W—Louis K Liggett & Co....D-L-A
34th st, 300 E—Louis Camarinos.....C
34th st, 317-23 E—The Precision Machine Co.....A-H
36th st, 53-7 W—Newtown Creek Dock Properties.....SS
38th st, 39 W—Robert B Steele.....A
42d st, 348 W—Electric Fountain Co.....L-H
42d st, 551 W—Borine Mfg Co.....H-A-C-K
43d st, 544 W—Joseph M Knopp.....A-K
46th st, 223 W—Equitable Trust Co.....C
46th st, 511-13 W—Best Laundry Co.....L
49th st, 127 W—Thomas Callahan.....K-A-G-L
49th st, 127 W—Thomas Callahan.....H
49th st, 127 W—Weil & Mayers.....C-K
51st st, 210 E—Miles Bronson.....D-H
51st st, 639-41 W—Knox Automobile Co.....K
51st st, 639-41 W—Alexander List.....C
52d st, 128 W—Columbia Knickerbocker Trust Co.....C
52d st, 136-46 W—Willard Storage Battery Co.L
52d st, 351-5 W—The John P Sjoberg Co...A-G
52d st, 428-42 E—Ice Mfg Co.....G
53d st, 537-47 W—Geo W Koch & Son.....A-C
55th st, 42 W—Mrs Benj Brewster.....C
55th st, 42 W—Geo S Brewster.....K
57th st, 149 E—Chas W Morse.....H
57th st, 631-49 W—The White Co.....C-A
59th st, 434 E—Mrs Sarah Bermond.....C-G
66th st, 201 W—Jenny Beiler.....G-D
68th st, 220 W—Clark Estate.....K
72d st, 255 E Nathilde E Sutro.....C
73d st, 177-9 E—Automobile Realty Co.....L
74th st, 22 E—Consolidated Oil Supply Co.....L
77th st, 200 W—Dakota Stable Co.....L
84th st, 327-9 E—Yorkville Auto Garage Co.....K-C-A
105th st, 402 E—Henry Hanlein & Son.....C-K-H-A-G
107th st, 241 W—Samuel S Hartogensis....K-L
107th st, 241 W—James R Roosevelt.....C-K
120th st, 509 E—Department of Education.....J
111th st, 62 E—Samuel Gordon.....C
125th st, 132-40 W—H C F Koch & Co.....F
125th st, 132-40 W—Fred W Matthiessen.....C-SS-G-E-B
125th st, 538 W—David Braun & Co.....L
129th st, 67-9 E—Edward H Speitze.....L
132d st, 249 W—Mrs Edw A Kraussman.....C
145l st, 462-8 W—Parish of Our Lady of Lourdes.....C-SS-F-G
150th st, 419 W—John C Rodgers.....G
151st st, 447 W—Dorman L Ormsby.....K

Named Avenues.

Av A, 66—Edison Electric Light Co.....C
Av A, 320-2—Levy Dairy Co.....H-A
Av B, 292-8—Sam. Frank & Co.....G
Av C, 215—Max Graff.....C
Amsterdam av, 1929—John C Rodgers.....C-G
Amsterdam av, 1929—Chas H Holland....C-A-G
Bowery, 24 Chas Storich.....K
Broadway, 51 Consolidated Gas Co.....C
Broadway, 203—Est Elliott F Shepperd.....SS
Broadway, 667-77—Dan C Webb.....G-F-A-E
Broadway, 667-77—Elias S Higgins Est.D-C-SS-B
Broadway, 667-77—Consolidated Gas Co.....C
Broadway, 667-77—Libby & Riker, Inc.G-C-A-L
Broadway, 667-77—J Bloomfield Co.....A-G
Broadway, 667-77—Zadek Bros.....A-G
Broadway, 667-77—Herman Gertner.....A
Broadway, 689—Joseph J Tower.....SS
Broadway, 2306—Leopold Bergfield.....B-C-A-F
Broadway, 2463—Adolph J Menjou.....C-A-F
Broadway, 3535—Henry Berger.....A-L-K-C-SS
Columbus av, 594—David Werthein.....G
Columbus av, 594—Harry Roeder.....K
Columbus av, 596—Israel Ratner.....G-A
Park av, 481-3—Francis T Sanford.....L-A-G
Park av, 862—Hon J Fred'k Kernochan..A-G-H

Numbered Avenues.

1st av, 479-85—Myles Realty Co.....SS
2d av, 408—Paul Gross.....G-C
6th av, 891½—Herman Lowenstein.....K
7th av, 322—Frank H Graf Mfg Co.....L
7th av, 364—Benj Rosengarten.....A-G-H
10th av, 441—J Kaplon & Son.....G-A

BRONX ORDERS SERVED.

Named Streets.

Banta pl & King av—Adeline Levines.....J

Numbered Streets.

133d st, 447-51 E—Wm L Byrnes....C-G-D-A-L
143d st, 347 E—Sarah Flynn.....C

Named Avenues.

Bronxwood av, 3758—Leon F Wazater.....K
Brook av, 464—Albert Renz.....A-C
Bronk av, 995—Harry S Tuthill, Jr.....A-G-H
Nelson av, 1401—Herbert N Chute.....A-G-H
Prospect av, 1427—Henry Culc.....A-C
So Boulevard, 914-20—Rotterdam Holding Co..A
Sycamore av, 250 s W 254th st—Wm M Harris.....C-G-D-K
White Plains av, 3445-9—Geo W Benj..K-C-A-L

Numbered Avenues.

3d av, 2863-5—Chas J Mechling.....G-A-C
3d av, 2863-5—Philander Webb.....A-I
3d av, 2863-5—Aaron M Kaplan.....C
3d av, 2863-5—Rale & Webber.....L-A
3d av, 2863-5—Siegel & Salinger.....L-A-G
3d av, 2863-5—Lawson Piano Co.....A-L
3d av, 3873—Kaney Amus Co.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Bristol st, 26—David Kronenberg.....A-G-H
Cornelia st, 101—Frederick Gerdes.....K
Junius st, 276-8—Joseph Saltzman.....A-H
Osborn st, 235—Jacob Schwartzman.....A-H

Named Avenues.

Rockaway av, 580—Nathan Tabachnick.D-C-A-H
Sheffield av, 245—Joseph Dunitz.....A-H
Stone av, 482—Dr Bennett Kaufman....A-G-H
Sutter av, 301—Samuel Shapiro.....A-C-H

Numbered Avenues.

5th av, 385—Max Greenfield.....D-M-A-H

QUEENS ORDERS SERVED.

Named Streets.

Bodine st, s w c Hancock st— A C Horn Co..A
Church st, 1005—Chas Boos.....C-K-G-A
Fulton st, 452—Birdsall & Co.....D-M-A
Front st, ft of, nr Flushing st (L I C)—Hunters Pt Dry Docks.....A-G
Radde st, 100 n Bridge Plaza—First Mortgage Guarantee Co.....C-K-G-A-H

Numbered Streets.

9th st, 50-52 (L I C)—Mfgrs Oxygen Co....L-K
9th st, 52-56 (L I C)—Toch Bros.....G-C

Named Avenues.

Church av, s w c Metropolitan (Richmond Hill)—Chas E Covert.....K
Greenwood av, 356—Wm Wolf.....A-D-C-G
Jackson av, 420 (L I C)—Frederic E Wright.L
Jackson av, 620—Amer Locomotive Co.....L
Jackson & Honeywell avs (L I C)—Ford Motor Co.....L
Jay av, 15 (Laurel Hill)—Christian Weiland.....C-G-A-H
Steinway av, 284—Meyer Shapiro.....D-K
Vernon av, 55 (L I C)—Morris Tulchinsky.....D-A-H
Vernon av, 110—Benj Jarashow.....M-D
West av, 162-180—Geo L Fenner.....L

New York Fire Insurance Exchange.

(Mill Construction.)

The Rate Committee of the New York Fire Insurance Exchange has approved and ordered promulgation of the following standards for mill construction:

WALLS.—Brick or reinforced concrete built in accordance with the requirements of the Building Department of the City of New York.

ROOF.—To be not less than 2-inch plank, splined and grooved on single stick roof timbers not less than 6 inches on the smallest dimension.

FLOORS.—To be not less than 3 inches splined and grooved with 1-inch tongued and grooved finish flooring on single stick beams not less than 8 inches on smallest dimensions. Bays to be not less than 4 feet on center of beams nor more than 11 feet from center to center of beams. Floors to be ingined and scuppered to the outside of the buildings and to be made waterproof by placing between the two layers of flooring a single thickness of waterproof paper, same to be flashed 4 inches around posts and at sides and joints of paper to overlap 6 inches and to be swabbed with tar. If ordinary building paper is used two layers must be used and the entire surface between the two layers be swabbed with tar.

JOISTS, BEAMS AND GIRDERS.—Where centering walls to be made self-releasing.

COLUMNS.—To be not less than 8 inches by 8 inches on the highest floor and increasing 2 inches on a single dimension each floor in descent. If metal columns, beams and girders are used the same to be insulated with not less than 2 inches of approved insulating material.

FLOOR OPENINGS.—All floor opening shafts to be of standard construction and not less than 6 inches in thickness, of hollow terra cotta or reinforced concrete or 8-inch brick, and to be independent of floor construction. Openings to lofts to be protected in a standard manner. This includes stairways, elevators, vent shafts, power shafts, light wells, chutes, dumbwaiters, etc., etc.

In connection with the foregoing the rate committee has promulgated the following rules:

In unspringlered buildings or buildings containing sprinkler equipments grading below 40 per cent. no allowance will be made because of slow burning or mill construction unless the foregoing standards are fully complied with.

In buildings containing sprinkler equipments grading 40 per cent. or over the following modification of or departure from standard requirements may occur without affecting allowance for superior construction, viz.: Floor opening protection may be reduced from 6 inches to 4 inches in thickness when of hollow terra cotta, reinforced concrete or brick about stairways, elevators, vent shafts, power shafts and light shafts and 2 inches about chutes and dumbwaiters; the latter may be of expanded metal and cement.

In rating both sprinklered and unsprinklered risks conforming to the respective requirements set forth above an allowance of 25 per cent. from the gross contents rate will be made in computing net contents rate. Building rate shall be taken at 50 per cent. of net contents rate when the building is rated from any other than a starred, or high susceptibility, basis, but when rated from a starred, or high susceptibility, basis building rate is to be figured as per regular rule governing risks rated from such a basis (see Bulletin 4491), and gross building rate so figured shall be reduced 45 per cent. for superior construction.

The rate committee further rules that the foregoing standards and methods of rating shall be forthwith applied to all buildings of the classes eligible, and all superior construction allowances withdrawn from buildings not eligible. New cards computed in accordance with these rulings have been put in the cabinets of members.

UNITED REALTY OWNERS.

Co-operation — The Key Note of Speeches at Luncheon of United Real Estate Owners' Associations.

The United Real Estate Owners' Association, which has since 1902 consistently fought the battles of property owners on the upper East Side of the city, held a luncheon at Mouquin's, on Thursday, at which the chairman and other speakers urged co-operation. The general expression of opinion was that a critical time had arrived which necessitated a union of all realty owners for the purpose of mutual protection.

Henry Bloch, president of the association, said:

"There is a feeling gradually growing among men that co-operation is fast taking the place of competition. The old doctrines of 'the survival of the fittest,' and 'each for himself and the devil help the hindmost,' have been supplanted by the new thought of co-operation. The great industrial combinations and the labor unions have shown what can be accomplished by joint effort and co-operation. It remains for the owners of property to say whether they will follow the example and join forces for their mutual protection."

L. Victor Weil urged that the realty owners join the United Real Estate Owners' Associations, as associate members. "The record of the associations speak for itself," said Mr. Weil. "The organization was incorporated in 1902. Since that time it has represented the owners of property in many legislative matters affecting their interests. It has instituted test suits in the courts and has carried them to the United States Supreme Court. The organization is a federation of all of the large local taxpayers' associations of the city, comprising a membership of thousands of owners of property. The members of each local association elect one delegate for every twenty-five members to the United Associations. An associate member has practically the same privileges as a delegate sent from a local association."

Dr. Henry W. Berg, of the 10th, 11th and 17th Wards Taxpayers' Association, clearly pointed out the unfortunate condition of affairs which would follow the enactment of the so-called Salant-Schaap Bill.

Mr. Lawrence B. Elliman and Mr. Adolph Bloch addressed the gathering on the need of a central organization for taxpayers.

Among the invited guests were: James F. Meehan, Lawrence B. Elliman, Frank Eberhart, President of 12th and 19th Wards Taxpayers' Associations; Clark Dailey, Adolph Bloch, J. Clarence Davies, George Herberner, Moses Ottinger, Gerhard Kuehne, Jacob Gordon, John Volz, Stewart Browne, Thomas Krekeler, President of 10th, 11th and 17th Wards Taxpayers' Association; Alec Cahn, Edgar Levy, Tax Commissioner Joseph S. Schwab, President of the 18th and 21st Wards Taxpayers' Association, and Robert E. Dowling.

The Public Auction Method.

Hundreds of capitalists of both small and large calibre, like the public auction method of trading. They find the auction market so broad and receptive that it appeals to them as a measure of protection for their operations. They are ready to use it on a large scale for both buying and selling. Their participation, in itself, will add breadth and solidity to salesrooms transactions.

We know the progress of rapid transit construction and just how fast is approaching the time when population centres will be transformed by the new dual subway lines, when, in fact, the wonderful service for Queens Borough, especially in Long Island City, will make that great section the most rapidly developing part of the great city of New York.

Those who are the best informed seem to think the country has passed through the worst of its vicissitudes and that events are moving "for better" rather than "for worse." At any rate, there must be the usual "big recovery" some day.—Bryan L. Kennelly.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Activity in East 188th Street.

John O'Leary, builder, 991 East 167th street, is having plans prepared by John P. Boyland, Jr., Fordham road and Webster avenue, for seven five-story tenements to be erected in the north side of 188th street, 102 feet east of Washington avenue, the Bronx. Bids will be taken on all materials and sub-contracts about March 1. The work will cost at least $250,000.

Row of Ten Tenements For Brooklyn.

The Boyd Realty Company, 44 Court street, Brooklyn, will soon start the erection of ten three-story brick tenements, 20x65 feet, to accommodate six families each, in the north side of 62d street, 80 feet west of 3d avenue, Brooklyn. Plans will be prepared by Thomas Bennett, of 52d street and 3d avenue, Brooklyn.

To Improve Water Street Warehouse.

The Refrigerating Warehouse at 299 to 305 Water street through to 282 Front street, leased and operated by the Fulton Market Refrigerating Company, will be extensively improved at a cost of $100,000. The Starr Engineering Company, 90 West street, is making the plans.

Sketches For Madison Avenue Building.

The Grant estate of 11 Wall street, is completing arrangements for the improvement of the southeast corner of Madison avenue and 33d street with an eight-story loft and office building. Details will soon be announced. Thomas W. Lamb, of 644 8th avenue, has prepared sketches. The cost is estimated at about $300,000.

PERSONAL AND TRADE NOTES.

WILDER & WHITE, architects, formerly of 156 Church street, have removed to 50 Church street.

WALLIS & GOODWILLIE, architects, 346 4th avenue, will move their offices about February 1st to 56 West 45th street.

THE SEMET SOLVAY CO., protective paints, has moved its New York City office from 100 William street to 30 East 42d street.

NEW YORK LUMBER TRADE'S annual banquet will be held at the Hotel Biltmore, Madison and Lexington avenues at 44th street on Tuesday evening, Feb. 10.

COLTON & HINMAN, architects, have opened offices for the practice of their profession in the Kirk Building, Syracuse, N. Y.

C. T. WILLS (INC.), 286 5th avenue, general contractor, has opened a branch office in the Trust Company's Building at New Rochelle, N. Y.

SUN FIREPROOF SASH & DOOR CO., INC., has moved from 65th street, near Fort Hamilton avenue, to 370 Jefferson street, near Irving avenue, Brooklyn. Telephone 3912 Stagg.

E. M. CHADWICK, formerly connected with the Fairbanks Co., has been appointed manager of the Buffalo branch of Manning, Maxwell & Moore, railroad machinists' tools and supplies.

M. P. FILLINGHAM, 50 Church street, has been appointed New York repreaentative of the Falk Co., Milwaukee, Wis., makers of helical gears. His territory will include all of New York, New Jersey and Philadelphia.

ERNEST J. KUMP, architect, who formerly had offices in San Francisco, Cal., has opened new offices in the Rowell Building, Fresno, Cal., where he will continue the practice of his profession.

MINWAX COMPANY announces that it has moved to new and larger offices at 18 East 41st street and that its telephone number is now Murray Hill 2747. This is another notable removal to the new building material district.

MISS IDA FINGERHUT, who was secretary to Prof. Bruere while he was a director of the Bureau of Municipal Research, has been appointed to be his secretary in his new work as City Chamberlain.

THOMAS TOWNE, formerly manager of sales in the Union Drawn Steel Co., has been elected second vice-president of the Gurney Elevator Co., 62 West 45th street. He will have charge of all sales and branches outside of Greater New York.

BRICE HAYDEN LONG, architect, formerly of the Coal Exchange Building, Wilkes-Barre, Pa., has removed to the Miners' Bank Building, where he will continue to practice his profession under the firm name of Brice Hayden Long Company.

SUPERINTENDENT MILLER of the Manhattan Bureau of Buildings, in company with members of the New York State Industrial Board, is this week visiting the National Underwriters' laboratories at Chicago and the State Labor Bureau at Madison, Wis.

ALBERT J. ROMER, formerly engineer in the escalator engineering department of the Otis Elevator Co., has resigned his position in order to enter into the manufacture of cyclecars. Mr. Romer was formerly mechanical engineer with the U. S. Motor Company.

ALBERT B. BAUMANN, successor to Baumann Bros., architects, 715 Henson Building, Knoxville, Tenn., has purchased the entire interest in the firm of Baumann Bros. and will continue the business at the present location, seventh floor of the Henson Building.

HAPP & SHELVERTON is the name of the partnership recently formed for the practice of architecture in and around Macon, Ga. The new firm will have offices in the Fourth National Bank Bldg., Macon, Ga., and will be pleased to receive catalogues and samples.

THE MERCHANTS' ASSOCIATION favors the Record and Guide with an analysis of the new Workmen's Compensation Law by William H. Hotchkiss, former Superintendent of Insurance of New York State, which has been printed in pamphlet form for the use of the members of the association.

WILLIAM S. SLOAN and JAMES A. KILGOUR, architects, have formed a partnership for the practice of their profession, under the name of Sloan & Kilgour. They have opened offices at 1182 Broadway and would be pleased to receive samples and catalogues from concerns interested in the building trades.

E. E. WAITE, general contractor at White Plains, N. Y., who has built many of the principal buildings in that town and is well known throughout Westchester County, has been elected Building Inspector of the Town of White Plains, and has his office in Orawampum street. Mr. Waite succeeds Martin O'Rourke, who has held the position for some time past.

CATHEDRAL PLANS.—Bishop Greer has announced that there is no intention on the part of the trustees of St. John's Cathedral to submit the plans to a vote of church members. In his opinion such a move would only complicate the already delicate situation and increase the widely varying opinions as to what form the architecture should take.

THE HOPHAR CO. is the name of the concern recently incorporated with a capital of $10,000 to do a realty and general construction business on its own property. The company is a subsidiary company of the Isaac A. Hopper Co., with offices at 110 West 40th street. Walter F. Hopper is president, Geo. B. Hopper, vice-president and Maurice P. Altman, secretary.

YALE & TOWNE'S new building at 9 East 40th street was opened on Thursday at which time architects, builders and real estate men in large numbers inspected the great hardware firm's new headquarters. The building stands on the site of the former home of the late Henry B. Hyde, founder of the Equitable Life Assurance Society from whose widow the property was purchased.

JAMES M. LYNCH, Commissioner of the State Department of Labor, has issued in pamphlet form copies of the Workmen's Compensation Law which was passed at the extraordinary session of the Legislature in December. Copies can be had at the office of the Bureau of Statistics and Information, Fourth avenue and 28th street. An analysis of the law was printed in the Record and Guide December 20, 1913.

OWNERS' NAMES.—The Board of Aldermen will be asked by the Committee of Fourteen to take up again the ordinance requiring owners of buildings to affix plates at the principal entrances bearing their names and addresses. The original ordinance, which the aldermanic committee thought was too drastic, has been amended, and as presented by Alderman Folks will come up soon for action. The committee also announces that it will push its campaign with the Legislature for more excise agents.

FOSTER CROWELL has been reappointed consulting engineer for the borough of Queens, New York City. Other appointments for the borough are as follows: James A. Dayton, commissioner of public works, formerly assistant district attorney, and John Higgins, assistant commissioner of public works. G. H. Leavitt, Daniel Entholt and F. X. Duer were reappointed superintendents reapectively of highways, street cleaning and public buildings and offices.

M. J. DRUMMOND, after serving four years aa Commissioner of Charities of the City of New York, has resumed his active interest in the cast iron pipe trade with his firm, M. J. Drummond & Co., 51 Chambers street, New York. In recognition of his aervices in the cause of the ill and destitute while Commissioner of Charities of this city a banquet will be tendered to him on January 27th at the Waldorf-Astoria by a number of prominent citizens, who are interested in the public welfare of philanthropic work.

ARBITRATION.—The Bureau of Labor Statistics, U. S. Department of Labor, has issued a pamphlet entitled Conciliation and Arbitration in the Building Trades of New York," by Charles H. Winslow. The Record and Guide is indebted to Secretary Tompkins, of the New York Building Trades Council, for a copy. The bulletin relates in detail the history of the General Arbitration Board that was organized in 1903 and dissolved five years later in 1908. There have been conciliation and arbitration treaties between employers' associations and the unions in the building industry of New York City for more than 28 years, beginning with the agreements issued by the National Building Association and the bricklayers' unions and the Amalgamated German unions under date of April 24, 1885.

EAST RIVER IMPROVEMENTS.—A delegation of representative citizens of Manhattan and Brooklyn, accompanied by Mayor Mitchel and Dock Commissioner R. A. C. Smith and other city officials, appeared before a Congressional committee in support of Congressman Goulden's bill appropriating $500,000 for the improvement of the East River, including the removal of dangerous ledges and shoals. The bill also empowers the Secretary of War to make continuing contracts for the deepening of the channels in New York Harbor at a cost not to exceed $13,400,000. Mayor Mitchel based his appeal on the increase of the draft in ocean-going steamers and upon the demand for further accommodation with an anticipated growth of commerce when the Panama Canal opens. His proposal for improvements included the opening of a 35-foot channel through the East River to permit the passage of ocean-going vessels, and the removal of Diamond Shoals, Coenties Reef and reefs in the East River channel south of Blackwell's Island and near Hell Gate. He insisted that safety and growth demand these changes.

TRADE AND TECHNICAL SOCIETY EVENTS.

HENRY BRUERE, City Chamberlain, was the principal speaker at the annual dinner of the Society of Municipal Engineers at the Savoy Hotel. He told the engineers that they would be expected to work and not talk about what they are doing. Mr. Bruere's talk was principally a defence of the Bureau of Municipal Research, of which he was director until he became City Chamberlain. He declared that two engineers who told the truth while the bureau was conducting an investigation of the Department of Public Works made Mr. Mitchel Mayor, because they gave him the opportunity to prove his worth while he was Commissioner of Accounts. The other speakers were Marcus M. Marks, Borough President of Manhattan; Comptroller William A. Prendergast and Alfred D. Flinn, president of the society, who was toastmaster. Among the others at the speakers' table were Lewis H. Pounds, Borough President of Brooklyn, and Douglas Mathewson, Borough President of the Bronx.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18, with headquarters at the Hotel La Salle, Chicago, Ill. The first afternoon of the convention will be left open for a general visit to the Cement Show, which will occur in the Coliseum at that time. If the plans of the Board of Directors meet with the success now expected small dealers will be an important factor in the coming convention. As the dues of the association have been reduced it is expected that this will be the means of bringing many dealers into the organization who heretofore have felt that they were not doing sufficient business to justify them in affiliating with the supply association.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—The sixty-first annual meeting of the American Society of Civil Engineers will be held Wednesday and Thursday, Jan. 21 and 22, at the society house in New York City. The business meeting will be called to order at 10 o'clock Wednesday morning. The annual reports will be read, officers for the coming year elected, reports of special committees presented for discusaion and other business tranaacted. Three special meetings will be held on the two days following the annual meeting. The topic for discussion will be "Road Construction and Maintenance."

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in

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Trade and Technical Society Events (Continued)

the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

STATE ARCHITECTS.—The second annual convention of the New York State Association of the American Institute of Architects was held in Albany January 9. It was attended by delegates from the various Chapters of the American Insitute of Architects in the State. Gov. Martin H. Glynn tendered the members a reception at the Executive Mansion and received their assurance of co-operation with him and the State Architect in obtaining legislation to promote economy and efficiency in the State Architect's office. The following officers were elected: President, Albert L. Brockway of Syracuse; vice-president, Electus D. Litchfield of New York; secretary and treasurer, D. R. Collin of Brooklyn.

SECOND MIDWINTER CONVENTION will be held in the Engineering Societies Building at 29 West 39th st, New York City, Feb. 25-27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "electric power," and each of the sub-committees will present papers on the special branch under its jurisdiction. The subdivisions of the subjects are: (1) power stations; (2) power generation; (3) protective apparatus; (4) transmission; (5) distribution; (6) economics, and (7) engineering data. A full list of the papers to be presented at this meeting is not available at this time, but a complete program of the convention will be published in the February issue of the "Proceedings."

BUILDING TRADES EMPLOYERS.—The annual convention of the National Building Trades and Employers' Association will be held in Louisville, Ky., Jan. 21-23. Officers of the National Association are: President, Herbert J. West, West Construction Co., Baltimore, Md.; secretary, I. H. Scates, secretary of Baltimore Builders' Exchange.

BUILDING TRADES EMPLOYERS' ASSOCIATION will have for its guests at its annual banquet to be held in the Waldorf Astoria on next Wednesday evening Francis N. Howland, Robert J. Moorehead, Rudolph P. Miller, P. J. Carlin, John J. Murphy, Robert D. Kohn, Richard Deeves, Cass Gilbert, Constantine Schubert and John W. Moore. The dinner committee consist of Fred G. Webber, chairman; Max Baumann, James Gillies, N. J. T. Getty, N. J. Sloane, Ronald Taylor and Fred B. Tuttle.

HEATING AND VENTILATING.—The annual meeting of the American Society of Heating and Ventilating Engineers will be held January 20, 21 and 22 at the Engineering Societies Building, 25 West 39th street.

METROPOLITAN HARDWARE ASSOCIATION will hold its annual dinner at the Hotel Astor Tuesday, Jan. 20. H. A. Cornell, 123 Court st, Brooklyn, is chairman of the dinner committee.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20.

CORNELL SOCIETY OF CIVIL ENGINEERS will hold its annual banquet and reunion in New York City, Jan. 23.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

OBITUARY

OREN FINCH, a prominent architect, of Schenectady, N. Y., died Sunday, Jan. 4, after a short illness. Mr. Finch designed many of the best public and private buildings in and around Schenectady.

ALEXANDER F. W. LESLIE, an architect, died at his home, 415 Washington avenue. Mr. Leslie for a number of years was in partnership with Clarence R. Van Buskirk. A suit has been instituted by Mr. Leslie against Clarence R. Van Buskirk for a share of certain funds that Van Buskirk is said to have received from Charles Ebbetts, the owner of Ebbetts' ball grounds. Mr. Leslie was 58 years of age, and was born in Milton, Mass. He came to Brooklyn with his parents while still a young boy, and after his graduation from the Massachusetts Institute of Technology served for a few years on the United States Coast Survey, under Admiral Silsbee. He began his newspaper career on the New York Recorder, of which he was part owner for a number of years. From the Recorder he went to the World, and for ten years managed the engraving department of that paper. Eight years ago he retired from newspaper work and formed a partnership with Clarence R. Van Buskirk. This partnership was continued up to a year ago, when Mr. Leslie went into business for himself at 180 Montague street.

WM. D. MARKS, formerly the Whitney Professor of the Dynamic Engineering University of Pennsylvania, died in the Champlain Valley Hospital, Plattsburgh, N. Y., Wednesday, Jan. 7. Prof. Marks was 65 years old and was a member of the American Philosophical Society and the American Institute of Electric Engineers. He has been consulting engineer of gas and electricity in New York City, Worcester, Mass., Buffalo, Minneapolis, Cleveland, Providence, Omaha and other cities. Mr. Marks had offices in New York, but for some time past had been spending most of his time at his home in Westport, N. Y.

RECENT INCORPORATIONS.

J. LEOPOLD & CO. have filed incorporation papers with $50,000 capital stock to do general contracting and dealing in granite blocks and pavements with offices in Manhattan. The directors are Jos. Leopold, 1864 7th av, Elwood VanSise, 131 Highland Boulevard, Brooklyn, and Max L. Schallek, West End av, N. Y. C. Strasbourgerm, Eschwege & Schaller, 74 Broadway, are the attorneys for the company.

HANFORD REALTY CORP. is a $10,000 corporation, chartered to do a realty and construction business with offices in Manhattan. The papers were filed by Fanny Lockwood, Hotel Ansonia, Wm. F. H. Lockwood, Hotel Ansonia, N. Y. C., and Robert Connor, 316 6th av, Brooklyn, as directors. The attorney for the company is the Corporation Trust Co., 15 Exchange pl, Jersey City, N. J.

THE VENDOME REALTY CORP. is a $10,000 corporation chartered to do a realty, construction and brokerage business with offices in Manhattan. The incorporators are Harry T. Bernhard, 50 Palisade av, West Hoboken, N. J., Harry S. Lafond, 390 West 174th st, and Reginald P. Bolton, 638 West 158th st, N. Y. C. Dana & Clarkson, 44 Court st, Brooklyn, are the attorneys.

AVENUE A HOLDING CO., realty and construction, has been incorporated with a $10,000 capitalization with offices in Manhattan. The directors are Samuel M. Freedman and Moses A. Lewis, both of 55 Liberty st, and Harry Klein, 67 St. Nicholas av. Samuel N. Freedman, 55 Liberty st, is the attorney for the company.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

DOVER, N. J.—The Board of Education of Dover, William Otis, clerk, contemplates the erection of a brick school here, for which no site or architect has been selected.

DUNKIRK, N. Y.—The Dunkirk Electric Manufacturing Co., this place, H. T. Litchfield, secretary, contemplates the erection of a power plant for which no engineer has been selected. Owner will probably take bids about Feb. 1.

DUNKIRK, N. Y.—C. F. Brooks & Co., 3d st, Dunkirk, contemplates the erection of a 1-sty brick and steel theatre, 50x100 ft., in 3d st, for which no architect has been selected.

JERSEY CITY, N. J.—L. O. Koven & Bro., boiler makers, Paterson Plank rd, contemplate alterating the hall at the corner of Ogden av and Ferry st into an office building. No architect has been retained.

MOUNT VERNON, N. Y.—The First Methodist Church, Otto F. Bartholnw, pastor and in charge, 8th av, Mt. Vernon, contemplates the erection of a 2-sty brick addition to the chapel at the southwest corner of 8th av and 2d st. No architect has been selected. Cost, about $10,000.

ALLEGHANY, N. Y.—The School Trustees of Alleghany, G. A. Farwell, Hinsdale, N. Y., contemplates the erection of a 2-sty brick school to be erected in District 2, for which no architect has been selected.

UTICA, N. Y.—The Utica Waste Co., 4 Burchard st, Utica, J. H. Paynter, president, contemplates the erection of a warehouse and factory in Geneva st, for which no architect has been selected.

ROME, N. Y.—J. H. Carroll, 116 East Dominick st, contemplates the erection of a 2 or 3-sty brick office and store building at the northwest corner of James and Liberty sts, for which no architect has been selected.

SILVER CREEK, N. Y.—Lodge F. & A. M., of this place, George S. Babcock, 54½ West Dunkirk st, master and chairman of building committee, is receiving competitive sketches for a 3-sty brick and stone masonic temple, 56x105 ft., to be erected at Dunkirk and Howard sts to cost about $30,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Maximilian Zipkes, 220 5th av, architect, is taking figures on terra cotta for the 6-sty apartment house to be erected at the northwest corner of 170th st and Wilkins av for Louis E. Kleban, 1116 Jackson av.

DWELLINGS.

HARTSDALE, N. Y.—E. J. Lang, 481 5th av, N. Y. C., architect, is taking bids for a 2½-sty brick and tile residence, 30x40 ft., to be erected at Greenacres av and Colvin pl for H. L. Smith, 14 West 60th st, N. Y. C., owner. Cost about $15,000.

PELHAM MANOR, N. Y.—A. W. Johnson, 105 West 40th st, N. Y. C., owner and architect, is taking bids for a 2½-sty terra cotta block and stucco residence to be erected at Cliff and Colonial avs, to cost about $20,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—McDermott & Hanigan, 103 Park av N. Y. C., are estimating on the factory building to be erected at Ely and Wilbur avs for the Brady Mfg. Co. Henry Holder, Brooklyn, is architect.

MUNICIPAL WORK.

PLUMBING, GAS FITTING, STEAM HEATING.—Bids will be received by the Board of Health until Tuesday, Jan. 20, for labor and materials necessary to erect and complete (A) the general contract, (B) the plumbing and gas fitting, (C) the steam heating for a pavilion on the grounds of the Department of Health, Flushing av, near Jamaica, Borough of Queens.

GENERAL CONSTRUCTION, PLUMBING.—Bids will be received by the Superintendent of School Buildings until Monday, Jan. 26, for Item 1, general construction; also Item 2, plumbing and drainage of new Public School 50, on the southeasterly corner of Driggs av and South 3d st, Brooklyn.

NARROWS SIPHON.—Bids will be received by the Board of Water Supply at its offices, 22d floor, Municipal Building, until Tuesday, Jan. 27, for the construction of the Narrows siphon, about 9,800 ft. long, in New York Harbor extending from 79th st and Shore rd, Bay Ridge, Brooklyn, to the junction of Arrietta st and Stuyvesant pl, Tompkinsville, Staten Island.

SUPPLIES.—Bids will be received by the Supplies Committee of the Board of Managers of the Brooklyn Disciplinary Training School for Boys until Wednesday, Jan. 21, for furnishing hardware, leather, lumber, engineer's supplies, paints, oil, etc.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general construction of P. S. 52 to be located on the west side of Academy st, between Broadway and Vermilyea av, from plans by C. B. J. Snyder, architect.

GLEN COVE, L. I.—Frank Helmle, 190 Montague st, Brooklyn, architect, is taking bids for a 2½-sty limestone and granite school and convent for St. Patrick's R. C. Church, Rev. Father Bernard O'Reilly, pastor.

STORES, OFFICES AND LOFTS.

43D ST.—Francis H. Kimball, 71 Broadway, has completed plans for alterations to the 12-sty store and office building, 104x71 ft., at 144-156 West 43d st, for Mary Fitzgerald, Litchfield, Conn., owner. Edmund K. Stallo, 60 Broadway, is lessee of offices, and the Gray Drug Co., C. L. Gray, president, room 302, at site, is taking bids on subs. Cost, about $55,000.

MISCELLANEOUS.

QUEENS.—The Libman Contracting Co., 107 West 46th st, is figuring the general construction for a pavilion on the grounds of the Board of Health, Flushing av, near Jamaica, from plans by William E. Austin, and desires bids from all sub-contractors prior to January 19.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

79TH ST.—Robert T. Lyons, 505 5th av, has completed plans for the 12-sty apartment house, 62x84 ft., to be erected at 135-139 West 79th st for the Akron Building Co., 505 5th av, owner, Alex. M. and Leo S. Bing. Cost about $200,000. Owner builds and will soon take bids on all subs.

HAMILTON ST.—C. P. Cannella, 60 Graham av, Brooklyn, is preparing plans for a 6-sty brick tenement, 32x50 ft., to be erected at 21-23 Hamilton st, for L. Torregrossa, 18 Monroe st, owner. Cost, about $26,000.

ST. NICHOLAS PL.—Samuel Sass, 32 Union sq, is preparing plans for a 5-sty apartment house, 75x88 ft, to be erected on the east side of St. Nicholas pl, opposite 153d st, for the Dayton Realty Co., 132 Nassau st. Cost, about $75,000. The owner builds and will receive bids on excavating, structural iron, marble and tile, mantels, lighting fixtures, sheet metal work, dumbwaiters, slag roof, steam heat, etc.

FACTORIES AND WAREHOUSES.

WATER ST.—The Starr Engineering Co., 90 West st, is preparing plans for alterations to the brick and stone refrigerating warehouse at 299-305 Water st, through to 282 Front st, for the Fulton Market Refrigerating Co., N. S. Gates in charge, 3 Fulton st, lessee. Cost about $100,000.

24TH ST.—The Hussey Cooper Co., of Pittsburgh, owing to the development of its business in N. Y. C., has decided to build its own warehouse at 504-6 West 24th st on a plot 50x100 ft. The John O. Devlin Construction Co. has the general contract.

HALLS AND CLUBS.

BARROW ST.—Delano & Aldrich, 4 East 39th st, have been commissioned to prepare plans for a 6-sty brick and stone settlement house to be erected at 27-31 Barrow st, for the Co-operative Social Society, 52 William st, Herbert Parsons, president.

126TH ST.—The Young Men's Christian Association, Henry M. Orne, 215 West 23d st, general secretary, does not contemplate any immediate improvement of the property 6 to 10 West 126th st, in the rear of its Harlem Branch, which was recently purchased to provide for future extension.

STORES, OFFICES AND LOFTS.

39TH ST.—Beverly S. King, 103 Park av, will soon call for bids on general contract for the 6-sty addition to the Engineers' Club at 23 West 39th st, for the Engineers' Club, 32 West 40th st. owner, Stephenson Taylor, president, Henry G. Morse, 101 Park av, is consulting architect. Cost about $100,000.

THOMPSON ST.—R. I. Dodge, Woolworth Building, 233 Broadway, has completed plans for a 3-sty brick and stone loft and bakery building, 22x80 ft., to be erected at 16 Thompson st, for David and Chas. Schwartz, 16 Bible House, owners. Cost, about $10,000.

7TH AV.—I. E. Ditmars, 111 5th av, is preparing plans for two 16-sty loft buildings, one 199x78 ft. and the other 97x125 ft., and an addition of 5-stys to the 11-sty building on the west side of 7th av, 24th to 25th sts, and south side of 25th st, for the National Cloak & Suit Co., 207 West 24th st, owner, S. G. Rosenbaum, president. Martin C. Schwab, 5 South Wabash av, Chicago, Ill., is engineer for power plant. Cost, about $2,000,000.

56TH ST.—G. A. & H. Boehm, 7 West 42d st, have been commissioned to prepare plans for alterations to the residence at 22 West 56th st for business purposes. Robert Fridenberg, 16 East 42d st, is owner.

MADISON AV.—Thomas W. Lamb, 644 8th av, is preparing sketches for an 8-sty loft and office building, 25x100 ft., to be erected at the southeast corner of Madison av and 33d st, for The Grant Estate, 11 Wall st, owner. Cost, about $300,000.

THOMPSON ST.—R. I. Dodge, Woolworth Building, 233 Broadway, has completed plans for a 3-sty brick and stone bakery and loft building, 22x80 ft., to be erected at 16 Thompson st for David & Chas. Schwartz, 16 Bible House, owners. The Capitol Lunch, Inc., 346 Broadway, John O. Phillips, N. Y. Manager, is lessee. Cost, about $10,000.

THEATRES.

DELANCEY ST.—Moore & Landsiedel, 148th st and 3d av, will soon complete plans for a 2-sty brick theatre, 34x76 ft., to be erected at 6-8 Delancey st for Earnest Plath, care of architects, owner. Cost, about $10,000.

90TH ST.—Thomas W. Lamb, 644 8th av, will soon take bids on general contract for the 1-sty brick and limestone theatre, 101x162 ft., to be erected at the southwest corner of 90th st and Broadway for Robert Goelet, 9 West 17th st, owner. Cost, about $100,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

170TH ST.—Excavating is under way for two 6-sty apartments, 107x144 ft., at the northwest corner of 170th st and Wilkins av for Louis E. Kleban, 1116 Jackson av, owner. M. Zipkes, 220 5th av, is architect. Cost about $200,000. Owner builds and will take bids about Feb. 1 on subs.

188TH ST.—John P. Boyland, Jr. Fordham rd and Webster av, is preparing plans for seven 5-sty brick tenements to be erected in

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Contemplated Construction Bronx (Continued).

the north side of 188th st, 102 ft. east of Washington av, for John O'Leary, 991 East 167th st, owner. Cost, about $250,000.

160TH ST.—Samuel Katz, 1 Madison av, is completing plans for a 6-sty apartment house, 100x87 ft., to be erected in the south side of 160th st, 178 ft. west of Fort Washington av, for the Podgur Realty Co., Robert Podgur, president. Cost, about $150,000. Owner builds and will take bids on subs and materials about Jan. 20.

CLINTON AV.—The Tremont Architectural Co., 401 Tremont av, is preparing sketches for a 5-sty apartment house, 50x90 ft., to be erected at the northeast corner of Clinton av and 179th st, for the Herbst Realty Co., 985 East 179th st, owner. Cost, about $45,000.

TINTON AV.—Plans are being prepared by Moore & Landsiedel, 148th st and 3d av, for two 5-sty brick apartment houses to be erected on the east side of Tinton av, 52 ft. north of 166th st, for the Adolphus Realty Corp., 1118 Tinton av, owner.

QUARRY RD.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment house, 25x70 ft., to be erected on the east side of Quarry rd, south of 182d st, for Carl & Rosie Schaab, care of architects, owners. Cost, about $20,000.

BRONX.—Samuel Katz, 1 Madison av, has completed plans for two 5-sty tenement houses, 50x106 ft., to be erected on the west side of Vermilyea av, 100 ft. west of Academy st, for The Sands Construction Co., 1029 East 163d st, owner, Nathan Wilson, president, who is taking bids on subs and materials. Cost, about $120,000.

VERMILYEA AV.—Samuel Katz, 1 Madison av, has completed plans for two 5-sty apartment houses, 50x106 ft, to be erected at 33-9 Vermilyea av, for the Sands Construction Co., 1029 East 163d st, owner. Cost, about $120,000.

CHURCHES.

MORRIS AV.—Robert La Velle, 197th st and Valentine av, has nearly completed plans for a 3-sty brick and stone synagogue, 33x100 ft., to be erected at the northwest corner of Morris av and 166th st, for the Temple Juda Holheim. Mr. Buyer, president, 1048 Morris av. Cost about $30,000.

STORES, OFFICES AND LOFTS.

FORDHAM RD.—A. J. Thomas, Fordham rd and Westchester av, is preparing plans for a 1-sty brick taxpayer, 102x160 ft., to be erected at the southeast corner of Fordham rd and Jerome av for the Rollins estate, care of architect, owner.

149TH ST.—Taylor & Levi, 105 West 40th st, have completed plans for a 2-sty brick store, 50x80 ft., to be erected in the north side of 149th st, 200 ft. west of Melrose av, for the Edgewater Realty Co., E. D. Coulter, president, 524 Willis av, owner. Cost about $15,000. The architect will soon take bids on general contract.

MORRIS AV.—William E. Diller, 267 East 164th st, has no immediate plans for improving the property at the southwest corner of Morris av and 167th st, 100x100 ft. The purchase was for speculation.

Brooklyn.

BANKS.

GRAND ST.—Benj. M. Levitan, 20 West 13th st, N. Y. C., is preparing plans for alterations to the 3-sty brick store, 20x68 ft., for banking purposes, for Max Kobre, 41 Canal st, N. Y. C., owner. Cost about $10,000.

CHURCHES.

DEKALB AV.—Paul B. LaVelle, 507 5th av, N. Y. C., is preparing plans for a 1½-sty brick and stucco synagogue, 25x100 ft., to be erected at 928 DeKalb av, for the Jacob Joseph Congregation, B. Gabriel Joseph, pastor, Lewis st. The Dazie Construction Co., 103 Park av, N. Y. C., has the general contract. Cost, about $10,000.

DWELLINGS.

37TH ST.—C. P. Cannella, 60 Graham av, is preparing plans for two 2-sty frame residences, 17x41 ft., to be erected in the east side of East 37th st, 147 ft. north of Church av, for William Herod, Jr., 1209 Sterling pl, owner and builder. Cost about $10,000.

SHERMAN ST.—Benj. F. Hudson, 319 9th st, Brooklyn, is preparing plans for five 2-sty brick residences, 17x40 ft., to be erected in the north side of Sherman st, 18 ft. east of Terrace pl, for Wm. M. Calder, Inc., 1648 11th av, owner and builder. Cost, about $25,000.

SHERMAN ST.—Benj. F. Hudson, 319 9th st, is preparing plans for three 2-sty brick residences to be erected at the nortbeast corner of Sherman st and Terrace pl, for Wm. M. Calder, 1648 11th av, owner and builder. Cost, about $18,000.

THEATRES.

SURF AV.—James A. McDonald, 2329 Surf av, has completed plans for a client for a 1-sty brick and concrete moving picture theatre and bathing pavilion, 52x170 ft., to be erected on Surf av, West 25th st and the ocean.

CONEY ISLAND AV.—James A. Boyle, 367 Fulton st, has completed plans for a 1-sty brick moving picture theatre, 34x92 ft., to be erected on the west side of Coney Island av, 140 ft. north of Av N, for Thomas J. Cox, 2025 East 16th st, owner and builder. Cost, about $9,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, Astoria, L. I., has completed plans for a 4-sty brick tenement, 25x80 ft., to be erected on the south side of Jamaica av, 70 ft. east of Ely av, for Thomas Borgia, 628 6th av, Astoria, L. I., owner and builder. Cost about $12,000.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, Astoria, L. I., has completed plans for a 4-sty tenement, fifth stores, 45x90 ft., to be erected at the corner of Jamaica av and Sherman st for the Hellenita Construction Co., Bridge Plaza, L. I., owner and builder.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, has completed plans for a 4-sty brick tenement, 50x89 ft., to be erected on the east side of Steinway av, north of Pierce av, for Jere F. Ryan, Corn Exchange Building, Bridge Plaza, owner and builder.

LONG ISLAND CITY.—Frank J. Schefcik, 4168 Park av, the Bronx, is preparing plans for a 5-sty brick and limestone tenement, 37x88 ft., to be erected on the west side of 3d av, 639.9 ft. north of Jamaica av, for Frank Zvanovec, 70 Wilson av, Astoria, owner. Cost, about $25,000.

LONG ISLAND CITY.—Gronenberg & Leuchtag, architects, 303 5th av, N. Y. City, have prepared designs for two 5-sty tenements, to be erected at the southeast corner of Van Alst av and 12th st, Long Island City, for the Van Alst Construction Co.

Nassau.

DWELLINGS.

OYSTER BAY, L. I.—Henry P. Kirby and John J. Petit, 103 Park av, N. Y. C., are preparing plans for a 2½-sty brick veneer residence, 38x146 ft., to be erected here for Frank M. Doubleday, of Doubleday, Page & Co., 11 West 32d st, N. Y. C., owner. L. E. Tucker, in care of the architects, will build by day's work

Suffolk.

DWELLINGS.

BAYPORT, L. I.—I. H. Green, Sayville, L. I., has been commissioned to prepare plans for alterations to the residence here for Mrs. J. C. Carroll, 4615 4th av, Brooklyn, owner.

MUNICIPAL WORK.

BAYSHORE, L. I.—C. M. Hart, Main st, is preparing plans for a 2-sty brick and stone fire house, 40x65 ft., to be erected here for the Bayshore Fire Department, Chief Louis Holtje, this place, owner. Cost about $15,000.

SCHOOLS AND COLLEGES.

BAYSHORE, L. I.—C. M. Hart, Main st, is preparing sketches for a high school to be erected here at a cost of about $50,000 for the Board of Education, Eugene R. Smith, chairman, Main st, Islip, L. I.

Westchester.

DWELLINGS.

MOUNT VERNON, N. Y.—George M. Bartlett, 103 Park av, N. Y. C., has been commissioned to prepare plans for a 2-sty brick and tile parsonage to be erected at the southwest corner of 1st av and 2d st, for the First Baptist Church, South 2d av, corner of East 2d st, Mark D. Stiles, 39 Primrose av, chairman. Cost, about $15,000.

HARTSDALE, N. Y.—E. J. Lang, 481 5th av, N. Y. C., is preparing plans for a 2½-sty frame and stucco residence, 35x38 ft., to be erected at Greenacres for Dr. Ralph R. Ryan, New York Post rd, Scaradale, owner; cost, about $10,000. Bids will be received on general contract about Jan. 26.

SCHOOLS AND COLLEGES.

SCARSDALE N. Y.—A special election will be held in Scarsdale, Westchester County, on February 9, to place before the taxpayers for approval the proposed expenditure of $115,000 for new school improvements.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Plans are being figured for a 2 and 3-sty brick and hollow tile department store, 67x2[illegible] ft., to be erected in the south side of Main st, between Centre av and Bank st, for the Howard R. Ware Corp., Beechmont st, owner. Townsend, Steinle & Haskell, Broadway and 34th st, N. Y. C., architects.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

WASHINGTON AV (sub).—Chas Schneider Co., 492 East 163d st, has received the heating contract for the 5-sty apartment house, 60x88 ft., on the east side of Washington av, 258 ft. south of 170th st, for J. & P. Fox, 3623 3d av, owners and builders. Chas Schaefer, Jr., 401 East Tremont av, is architect. Browning & Lorz, at site, have the mason work and Silbermann & Lansette, carpentry. Cost, about $60,000. Work is up to the first tier.

DWELLINGS.

SOUTHAMPTON, L. I. (Sub.).—Donnelly & Corrigan, Windmill lane, this place, have received the foundation contract for a 2½-sty terra cotta blocks and stucco residence, 50x180 ft., to be erected for H. H. Rogers, care of the Standard Oil Co., 26 Broadway, owner. Walker & Gillette, 128 East 37th st, N. Y. C., are architects.

SCHOOLS AND COLLEGES.

OZONE PARK, L. I.—John J. Beatty, 1469 Dean st, Brooklyn, has received the general contract to erect a 3-sty brick convent school, 30x125 ft., for the Convent of the Daughters of Wisdom, Convent av, owner. York & Sawyer, 50 East 41st st, N. Y. C., are architects.

STORES, OFFICES AND LOFTS.

GREENE ST.—Thomas J. Steen Co., 30 Church st, has received the general contract for alterations to the business building at 33-35 Greene st for C. Lawrence and Henry S. Swords, care of Clinton & Russell, 32 Nassau st, architects. Cost, about $20,000.

THEATRES.

BUFFALO, N. Y. (sub).—Superior Cornice & Skylight Works, Inc., 214-16 East 127th st, N. Y. C., is furnishing its automatic theatre ventilators for the Shea Hippodromes in Toronto and Buffalo. Leon H. Lempert, Jr., is architect.

DETROIT, MICH. (sub).—Superior Cornice & Skylight Works, Inc., 214-16 East 127th st, N. Y. C., is furnishing its automatic ventilators for the Liberty Theatre in Detroit for Paul C. Bertling & Son., C. Howard Crane is architect.

MISCELLANEOUS.

LONG BEACH., L. I.—The Salmond Bros. Co., 526 Elm st, Arlington, N. J., has received the general contract to rebuild the 4-sty brick and reinforced concrete bathing pavilion here for the National Bathing Co., Walter Randa, 30 Broad st, N. Y. C., owner. Dodge & Morrison, 135 Front st, N. Y. C., are architects. Cost, about $100,000.

FORT LAFAYETTE, N. Y.—The contract for dredging at the naval magazine, Fort Lafayette, N. Y., bids for which were opened Dec. 13, has been awarded to William Beard, 21 State st, N. Y. C., at $15,000.

BOSTON, MASS.—The bid of the Bergen Point Iron Works, foot of West 5th st, Bayonne, N. J., has been accepted for making coaling tower alterations and improvements to the coaling plant at the navy yard, Boston, Mass. The contract price amounted to $39,842.

FORT WOOD, N. Y.—The contract for remodeling old and installing new heating plant in quartermaster and signal storehouse, Fort Wood, N. Y., has been awarded to Teran-Mahoney & Monroe, 601 1st av, N. Y. C.

WASHINGTON, D. C.—The contract for the construction of a bridge across Rock Creek, connecting Q st. has been awarded to A. L. Guidone, 131 East 23d st, N. Y. C., at $158,484.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

STORES, OFFICES AND LOFTS.

MADISON AV, 2197, 1-sty brick office, 16x32; cost, $1,000; owner, Estate of Henry A. Cram, J. Sergent Cram, trustees, 47 Cedar st. Plan No. 12.

STORES AND TENEMENTS.

110TH ST, 45-53 West, 6-sty brick tenement, 125x90; cost, $175,000; owner, June Construction Co., 1200 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 8.

110TH ST, 55-63 West, 6-sty brick tenement, 125x90; cost, $175,000; owner, June Construction Co., 1200 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 9.

VERMILYEA AV, s s, 100 w Academy st, two 5-sty brick tenements, 50x106; cost, $120,000; owner, The Sand Construction Co., Nathan Wilson, president, 1029 East 163d st; architect, Samuel Katz, 1 Madison av. Plan No. 10.

89TH ST, 311-317 West, 8-sty brick tenement, 80x84; cost, $200,000; owner, Excelsior Holding Co., Samuel Levy, president, 600 West End av; architects, Wallis & Goodwillie, 346 4th av. Plan No. 11.

THEATRES.

DELANCEY ST, 6-8, 2-sty brick theatre, 32x75; cost, $10,000; owner, Ernest Platt, 148th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 13.

Bronx.

DWELLINGS.

226TH ST, n s, 188.1 e Paulding av, 2-sty frame dwelling, 19x41.6, tin roof; cost, $5,000; owner, A. Russo, 348 East 62d st; architect, Wm. Anaguost, 2164 Bathgate av. Plan No. 18.

ROBIN AV, e s, 200 s Tremont rd, 2-sty brick dwelling, shingle roof, 21x51; cost, $3,000; owner and architect, Julian Bally, 300 Summit av, West Hoboken, N. J. Plan No. 21.

STORES, OFFICES AND LOFTS.

HALPERIN AV, n s, 97.4 e Williamsbridge rd, 1-sty frame office, 19x30; cost, $500; owner, Lambert G. Mapes, 1469 Williamsbridge rd; architect, Anton Pirner, 2069 Westchester av. Plan No. 17.

144TH ST, s e cor Southern Boulevard, 1-sty frame office, 12x24; cost, $100; owner and architect, Herman Droge, 866 East 149th st. Plan No. 20.

STORES AND TENEMENTS.

157TH ST, s s, 71 e Melrose av, 5-sty brick tenement, plastic slate roof, 50x86.2; cost, $50,000; owner, Benenson Realty Co., Benj. Benenson, 407 East 153d st, Pres; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 19.

Brooklyn.

DWELLINGS.

56TH ST, s s, 300 w 15th av, 2-sty frame dwelling, 20x38, shingle roof, 1 family; cost, $400; owner, Floyd M. Hunter, 1550 55th st; architect, Thos. Bennett, 3d av & 52d st. Plan No. 106.

84TH ST, s s, 235 w Ridge blvd, 1-sty frame dwelling, 24x39.8, shingle roof, 1 family; cost, $8,000; owner, Edw. Sloggatt, 169 83d st; architects, Slee & Bryson, 154 Montague st. Plan No. 98.

COURT ST, w s, 220 s Bryant st, 2-sty brick cafe and dwelling, 25x85, gravel roof, 1 family; cost, $10,000; owner, Justus Roeder, 267 Hamilton av; architect, Benj. Driesler, 153 Remsen st. Plan No. 126.

LIVONIA AV, n s, 20 e Warwick st, six 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $24,000; owner, Ashwick

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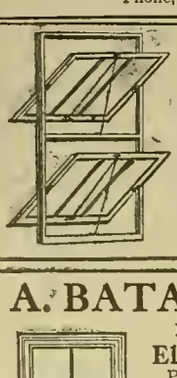
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Plans Filed, New Buildings, Brooklyn (Cont.)

Building Corporation, 493 Ashford st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 183.

EAST 34TH ST, e s, 80 n Beverly rd, five 2-sty frame dwellings, 17x41, gravel roof, 1 family each; total cost, $15,000; owner, Wm. Herod, 222 East 31st st; architects, Chas. Infanger & Sons, 2634 Atlantic av. Plan No. 130.

BROOKLYN AV, w s, 475 s Av F, two 2-sty frame dwellings, 19.6x47, tin roof, 1 family each; total cost, $8,000; owner, Louisville Realty Co., 1402 44th st; architect, W. T. McCarthy, 16 Court st. Plan No. 121.

SURF AV, s s, 100 w West 35th st, three 2-sty frame dwellings, 15x29.6, shingle roof, 2 families each; total cost, $5,000; owner, Wm. N. Stevenson, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 132.

36TH ST, n s, 29 w Minna st, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, $5,000; owner, Vito De Fino, 991 38th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 149.

EAST 19TH ST, w s, 260 n Av I, 2-sty frame dwelling, 18x55, gravel roof, 1 family; cost, $3,500; owner, Geo. Baur, 2746 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 182.

47TH ST, n s, 200 w 14 av, two 2-sty frame dwellings, 24x54, shingle roof, 2 families each; total cost, $12,000; owner, Morris Kornblum, 1341 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 176.

BEAUMONT ST, e s, 520 n Hampton av, 1-sty frame dwelling, 30x37, slate roof, 1 family; cost, $5,000; owner, J. S. McWhister, 3609 Broadway, N. Y.; architect, Thos. F. Dunne, 953 Homecrest av. Plan No. 207.

LINWOOD st, e s, 20 s Dumont av, three 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $11,400; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 198.

EAST 15TH ST, w s, 280 n Av I, two 2-sty frame dwellings, 18x55, gravel roof, 2 families each; total cost, $7,000; owner, Geo. Bauer, 2746 Bedford av; architect, Benj Dreisler, 153 Remsen st. Plan No. 201.

EAST 37TH ST, e s, 147 n Church av, two 2-sty frame dwellings, 17x41.6, slag roof, 1 family each; total cost, $7,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architects, Canella & Gallo, 60 Graham av. Plan No. 215.

FACTORIES AND WAREHOUSES.

KENT AV, n w cor North 3d st, 5-sty brick warehouse, 178.8x440, composition roof; cost, $850,000; owners, Havemeyer & Elder, 129 Front st, N. Y.; architect, Cass Gilbert, 11 East 24th st, N. Y. Plan No. 122.

ROEBLING ST, e s, 80 s South 2d st, 1-sty brick storage, 20x30, tin roof; cost, $500; owner, Zacharias Dershowitz, 219 Roebling st; architect, C. M. Straub, 147 4th av, N. Y. Plan No. 177.

STABLES AND GARAGES.

CLINTON ST, s w cor Carroll st, 1-sty brick garage, 20x20, gravel roof; cost, $300; owner, Peter A. Reque, on premises; architect, Axel S. Hedman, 871 Fulton st. Plan No. 162.

BOERUM PL, 132, 1-sty brick garage, 25x59.9, slag roof; cost, $5,000; owner, Jas. O'Connell, 127 Boerum pl; architect, Lorenz F. J. Weiher, 271 West 125th st, N. Y. Plan No. 211.

THATFORD AV, n e cor Lott av, 2-sty frame stable, 20x20, gravel roof; cost, $1,200; owner, Abraham Makransky, 477 Thatford av; architect, Ernest Dennis, 241 Schenck av. Plan No. 214.

STORES AND DWELLINGS.

KENT AV, w s, 116.4 n Myrtle av, 3-sty brick store and dwelling, 25x36, gravel roof, 2 families; cost, $3,000; owner, Nicola Citta, 876 Kent av; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 148.

64TH ST, n s, 160 e 14th av, 3-sty brick store and dwelling, 20x50, tin roof, 2 families; cost, $4,000; owner, Luigi Minetti, 1414 64th st; architect, Angello H. Martire, 6003 14th av. Plan No. 185.

LIVONIA AV, n e cor Warwick st, 2-sty brick store and dwelling, 20x52, gravel roof, 2 families; cost, $5,000; owner, Ashwick Building Corporation, 493 Ashford st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 184.

LINWOOD ST, s e cor Dumont av, 3-sty brick store and dwelling, 20x52, gravel roof, 3 families; cost, $5,000; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 199.

CHURCH AV, n w cor St. Paul's pl, 3-sty brick store and dwelling, 19x60, gravel roof, 2 families; cost, $6,000; owner, Kraslow Const. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 216.

CHURCH AV, n e cor East 18th st, 3-sty brick store and dwelling, 25.7x62.6, gravel roof, 2 families; cost, $6,500; owner, Kraslow Const. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 217.

CHURCH AV, n s, 19 w St. Paul's pl, eight 3-sty brick stores aand dwellings, 19x52, gravel roof, 2 families each; total cost, $40,000; owner, Kraslow Const. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 218.

DUMONT AV, s w cor Williams av, 4-sty brick store and dwelling, 50x90, slag roof, 2 families; cost, $28,000; owner, Crispit, Inc., 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 232.

STORES AND TENEMENTS.

ST JOHNS PL, s s, 300 e Kingston av, two 4-sty brick tenements, 50x101, gravel roof, 20 families each; total cost, $60,000; owner, Hyman Aaron, 1205 Eastern Pkway; architects, Cohn Bros., 361 Stone av. Plan No. 107.

44TH ST, n s, 200 w 15th av, five 3-sty brick teenments, 24x70, slag roof, 6 families each; total cost, $27,500; owners, Dias Building Co., 838 Grafton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 110.

SOUTH 2D ST, n s, 198 e Keap st, 6-sty brick tenement, 55.7x82, slate roof, — families; cost, $50,000; owner, South 5th Construction Co., 686 Willoughby av; architect, Samuel Sass, 32 Union Sq, N. Y. Plan No. 128.

OCEAN AV, s w cor Caton av, 4-sty brick tenement, 78x98, gravel roof, 17 families; cost, $58,000; owners, Arundel Realty Co., 781 Ocean av; architect, J. Wm. Mengel, 781 Ocean av. Plan No. 161.

SHEPERD AV, e s, 175 n Liberty av, 4-sty brick tenement, 40x86, gravel roof, 16 families; cost, $18,000; owner, Emile Reineking, 386 Crescent st; architect, Laurence J. Frank, Jr., 206 Crescent st. Plan No. 154.

CARROLL ST, s s, 200 w Hoyt st, 1-sty brick store, 20x43, gravel roof; cost, $1,800; owner, Maria Cali, on premises; architect, W. J. Conway, 400 Union st. Plan No. 168.

41ST ST, s s, 100 w 4th av, 4-sty brick tenement, 40x89, gravel roof, 16 families; cost, $35,000; owner, Wayforth Construction Co., 139 Montague st; architect, S. Millman, 1780 Pitkin av. Plan No. 174.

CATON AV, s s, 118.10 w Ocean av, 4-sty brick tenement, 40x100, gravel roof, 13 families; cost, $50,000; owner, Geo. R. Powell, 1333 North 15th st, Philadelphia; architect, J. W. Mangel, 781 Ocean av. Plan No. 170.

OCEAN AV, w s, 78.3 s Caton av, 4-sty brick tenement, 74x105, gravel roof, 17 families; cost, $65,000; owner, Geo. R. Powell, 1333 North 15th street, Philadelphia; architect, J. W. Mangel, 781 Ocean av. Plan No. 171.

4TH AV, s w cor 41st st, 4-sty brick tenement, 60x90, gravel roof, 20 families; cost, $48,000; owner, Wayforth Construction Co., 139 Montague st; architect, S. Millman, 1780 Pitkin av. Plan No. 173.

15TH AV, e s, 352 s 38th st, three 4-sty brick tenements, 40x88, gravel roof, 16 families each; total cost, $75,000; owner, Sherman Holding Co., 154 East 8th st; architect, Maxwell A. Canton, 39 West 38th st, N. Y. Plan No. 172.

BOERUM ST, n w cor Bergen st, 4-sty brick store and tenemeot, 25x53.9, slag roof, 6 families; cost, $20,000; owner, Jas. O'Connell, 127 Boerum pl; architect, Lorenz F. J. Weiher, 271 West 125th st, N. Y. Plan No. 212.

38TH ST, s e cor 15th av, 4-sty brick tenement, 35x90, slag roof, 16 families; cost, $25,000; owner, Sherman Holding Co., 154 East 38th st; architect, Maxwell A. Cantor, 39 West 38th st, N. Y. Plan No. 210.

62D ST, n s, 125 w 3d av, six 3-sty brick tenements, 20x65, gravel roof, 6 families each; total cost, $45,000; owner, Boyd Realty Co., 434 Senator st; architect, Thomas Bennett, 52d st and 13th av. Plan No. 194.

CHRISTOPHER AV, w s, 50 s Riverdale av, 4-sty brick tenement, 50x88, gravel roof, 24 families; cost, $25,000; owner, Powell Imp. Co., 397 Snediker av; architects, Cohn Bros., 361 Stone av. Plan No. 190.

SURF AV, s s, 118.6 e West 21st st, four 1-sty frame stores, 20x60, gravel roof; cost, $3,000; owner, Richman Holding Co, 161 Canal st, N. Y.; architect, Abram D. Hinsdale, 96 Coney Island av. Plan No. 213.

THEATRES.

FULTON ST, s w cor Richmond st, 1-sty brick moving picture theatre, 80.4x93.5, concreta roof; cost, $300 (open air); owner, Concord Photo Play Co., 3200 Fulton st; architect, Jas. Maresca, 67 President st. Plan No. 96.

MISCELLANEOUS.

WATKINS ST, e s, 210 s Riverdale av, 1-sty open shed, 20x38, gravel roof; cost, $125; owner, Seida Farbstehal, 481 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 146.

JAMAICA AV, n s, 140 e Vermont st, 1-sty brick wagon shed, 1-sty brick office and storage and 1-sty brick storage shed, 18x74, gravel roof; cost, $25,000; owner, City of New York; architect, I. M. De Verona, 805 St Nicholas av. Plan No. 164.

VIENNA AV, s e cor Hinsdale st, 1-sty brick dairy, 100x76, gravel roof; cost, $8,000; owner, Henry Sacks, 426 Hegeman av; architect, Morris Rothstein, 627 Sutter av. Plan No. 200.

Queens.

CHURCHES.

RICHMOND HILL.—Greenwood av, e s, 400 n Lexington st, 1-sty brick church, 29x53, shingle roof, steam heat; cost, $7,000; owners, First Church Christian Scientists, Richmond Hill; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 49.

FLUSHING.—Central av, cor Ash st, 1-sty frame church, 27x55, shingle roof, steam heat; cost, $8,000; owner, First Unitarian Church, 87 Battery pl, N. Y. C.; architects, Bates & How, 542 5th av, N. Y. C. Plan No. 43.

DWELLINGS.

DUNTON.—Remington av, n s, 75 s Otto pl, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $2,500; owner, H. S. O'Neil, 2 Remington av, Dunton; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 45-47. (Two houses cost $5,000.)

MASPETH.—Jay av, n s, 325 w Clermont av, 2-sty frame dwelling, 25x25, tin roof, 2 families; cost, $1,800; owner, Geo. Zatorga, 27 Jay av, Maspeth; architect, G. T. Mader, Clinton av, Maspeth. Plan No. 51.

WOODHAVEN.—Casco st, n s, 200 w Ferry st, 2½-sty frame dwelling, 18x30, shingle roof, 1 family, steam heat; cost, $3,000; owners, Eiermann Bros., 432 Jamaica av, Brooklyn; architects, Chas. Infanger & Son, 926 Broadway, Brooklyn. Plan No. 44.

COLLEGE POINT.—Av C, n s, 24 w 15th st, 2-sty frame dwelling, 20x36, tin roof, 2 families; cost, $2,500; owner, Thomas Murphy, Slichers ct, College Point; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 54.

EDGEMERE.—Beach 41st st, w s, 23 s Boulevard, 1-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $800; owner, S. & L. Construction Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 55.

EDGEMERE.—Hudson av, w s, 140 n Edgemere av, 2-sty frame dwelling, 28x57, shingle roof, 1 family; cost, $4,500; owner, Ralph O'Rourke, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 57.

JAMAICA.—Lewis av, n s, 140 s Morningside av, 2½-sty frame dwelling, 18x37, shingle roof, steam heat, 1 family; cost, $3,500; owner, Anthony Brezowski, 532 Cottage av, Jamaica; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 53.

SOUTH OZONE PARK.—Lincoln av, n w cor Jockers av, 2-sty frame dwelling, 25x29, shingle roof, 1 family; cost, $2,200; owner, John Horscuft, Lincoln av, South Ozone Park; architect, Chas. Meyer, Helen av, South Ozone Park. Plan No. 52.

BELLE HARBOR.—Park av, w s, 334 n Washington av, 2½-sty frame dwelling, 27x37, shingle roof, 1 family, hot water heat; cost, $6,000; owners, Matilda and Louise Bautle, 220 Bannister av, Rockaway Beach; architects, W. T. Kennedy Co., Rockaway Beach. Plan No. 63.

FOREST HILLS.—Tennis pl, s s, 75 e Exeter st, 2½-sty brick dwelling, 40x25, tile roof, 1 family, steam heat; cost, $8,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 62.

JAMAICA.—Park pl, n s, 109 e Canal st, 2-sty frame dwelling, 25x68, shingle roof, 2 families and store; cost, $4,000; owner, Hyman Weinstein, 216 North 6th st, Brooklyn; architect, W. Taylor, 19 Bergen av, Jamaica. Plan No. 65.

ROCKAWAY BEACH.—Washington av, n e cor Pier av, 2½-sty frame dwelling, 22x41, shingle roof, 1 family; cost, $4,000; owner, Mrs. Mary Wuheimer, adjoining premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 61.

ROCKAWAY BEACH.—Undine av, e s, 302 s Boulevard, ten 1-sty frame dwellings, 14x27, shingle roof, 1 family; cost, $3,500; owner, Matilda Carlsing, 960 Madison st, Brooklyn; architect, John A. Lasher, Washington av, Rockaway Beach. Plan Nos. 74 to 83.

ROCKAWAY BEACH.—Thetis av, e s, 306 s Boulevard, five 1-sty frame dwellings, 14x27, shingle roof, 1 family; cost, $1,750; owner, Wm. E. Sullivan, 800 Broadway, Flushing; architect, John A. Lasher, Washington av, Rockaway Beach. Plan Nos. 69 to 73.

ROCKAWAY BEACH.—Beach 113th st, s w cor Boulevard, 2½-sty frame dwelling, 38x32, shingle roof, 1 family; steam heat; cost, $4,500; owner, May Sierer, Pier av, Rockaway Beach; architect, John A. Lasher, Rockaway Beach. Plan No. 67.

WOODHAVEN.—Shipley st, s s, 140 e Forest parkway, 2-sty frame dwelling, 25x34, shingle roof, 1 family, steam heat; cost, $6,000; owner, Mrs. E. Smith, 8 Shipley st, Woodhaven; architect, Samuel Guilfoy, Shipley st, Woodhaven. Plan No. 68.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Ely av, e s, 100 n Wilbur av, 2-sty brick factory, 48x75, tin roof, steam heat; cost, $12,000; owner, Grady Mfg. Co., 509 West 30th st, N. Y. C.; architect, Henry Holder, Jr., 242 Franklin st, Brooklyn. Plan No. 50.

L. I. CITY.—Skillman av, s s, between Honeywell and Moore sts, 1-sty brick factory, 217x129, slag roof; cost, $7,500; owners, Akron Tire Co., 49th st and Broadway, N. Y. C.; architect, A. H. Stines, 3d st and Jackson av, L. I. City. Plan No. 58.

L. I. CITY.—9th av south, 60 s Riker av, 1-sty frame storage shed, 70x75, slag roof; cost, $2,500; owner, Astoria Veneer Mills Co., premises; architect, C. F. Koch, 187 Purdy st, L. I. City. Plan No. 59.

STABLES AND GARAGES.

JAMAICA.—Rockaway rd, n e cor Fleming pl, 1-sty frame garage, 30x25, shingle roof, 1 family; cost, $150; owner, H. A. O'Brien, Jamaica. Plan No. 46.

FLUSHING.—Ash st, s s, 250 w Central av, 1-sty frame garage, 14x20, shingle roof; cost, $200; owner, W. R. Orr, premises. Plan No. 60.

STORES AND DWELLINGS.

ROCKAWAY BEACH.—Boulevard, s s, 75 w Neptune av, 2-sty frame store and dwelling, 21x43, shingle roof, 1 family; cost, $3,000; owner, W. Cooper, care of architects, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 48.

STORES AND TENEMENTS.

RIDGEWOOD.—Stephen st, s s, 100 w Forest av, two 3-sty brick tenements, 29x78, slag roof, 6 families; cost, $16,000; owner, Jacob Erbach, 970 Forest av, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 84.

THEATRES.

CORONA.—Polk av, n s, 50 e Junction av, 1-sty brick moving picture, 38x99, tin roof; cost, $5,000; owner, Henry J. Goette, 8th st, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 64.

Richmond.

DWELLINGS.

ALLEN PL, w s, 300 s Park pl, New Brighton, two 1½-sty frame dwellings, 22x28; total cost, $8,000; owner and builder, Thos. W. Hutton, New Brighton; architect, H. H. Hutton, New Brighton. Plan No. 3.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.—Sealed proposals for extension to Vacuum Heating System at the Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, New York, until 2:00 p. m., Monday, January 26, 1914, when they will be opened and read publicly. Proposals shall be accompanied by a certified check in the sum of 5 per cent. of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50 per cent. of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specification No. 1800. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Kings Park State Hospital, at the office of the State Hospital Commission, No. 1 Madison Avenue, New York, and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., January 5, 1914.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

NOTICE TO CONTRACTORS.—Sealed proposals for Fire Alarm System at Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:00 p. m., Monday, Feb. 2, 1914, when they will be opened and read publicly. Proposals shall be accompanied by a certified check in the sum of 5 per cent. of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50 per cent. of the amount of contract within ten days after official notice of award of contract and in accordance with terms of Specification No. 1799. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y., at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., January 8th, 1914.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

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Plans Filed, New Buildings, Richmond (Cont.).

BEMENT AV, w s, 37 s Henderson av, West Brighton, 2-sty frame dwelling, 28x24; cost, $3,500; owner, architect and builder, Peter Larsen, Pt. Richmond. Plan No. 7.

CLINTON AV, n s, 181 e Richmond av, Pt. Richmond, 2-sty frame dwelling, 27x30; cost, $5,200; owner, Nellie H. Foggin, Pt. Richmond; architect and builder, O. H. Lee, Pt. Richmond. Plan No. 9.

POST AV, s s, 200 w Heherton av, Pt. Richmond, 2½-sty frame dwelling, 20x48; cost, $4,000; owner, Garret Velzer, New Brighton; architect, Arthur Houseman, New Brighton; builder, John Larsen, Pt. Richmond. Plan No. 8.

TYSON AV, w s, 61 s Southfield blvd, Grasmere, 2½-sty brick dwelling, 28x34; cost, $3,000; owner, Philip De Croceo, 78 Prince st, N. Y. C.; architect, Jas. E. Grunert, New Dorp; builder, Jos. De Pasqualle, Dongan Hills. Plan No. 5.

WIMAN AV, n s, 100 e Bayview av, Great Kills, 1-sty frame bungalow, 15x30; cost, $600; owner, John Dwyer, 405 East 81st st, N. Y. C.; builder, Thos. O'Brien, 500 East 163d st, N. Y. C. Plan No. 4.

4TH AV, s s, 400 w Bismarck av, New Brighton, three 2½-sty frame dwellings, 21x44; total cost, $6,000; owner and builder, I. Cooper, New Brighton; architect, John Davies, Tompkinsville. Plan No. 2.

STABLES AND GARAGES.

JERSEY ST, w s, 151 s Richmond turnpike, New Brighton, 2-sty brick stable, 16x31; cost, $500; owner, Sam Dun, New Brighton; architect, H. F. Comtois, New Brighton. Plan No. 6.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAYARD ST, 98-100, alterations to 3-sty brick tenement; cost, $350; owner, John Lordi, 62 Mulberry st; architect, Frederick Musty, 1800 East 2d st, Brooklyn. Plan No. 79.

BROOME ST, 316, alterations to 3-sty brick stores and dwelling; cost, $6,500; owner, Excelsior Brewing Co., 254 Hart st, Brooklyn; architect, Max Muller, 115 Nassau st. Plan No. 140.

CHRISTOPHER ST, 164-6, rear extension, 20 x35, to 3-sty brick store and dwelling; cost, $3,000; owner, New York Railways Co., 165 Broadway; architects, Gross & Kleinherger, Bible House, Astor pl. Plan No. 152.

CHURCH ST, 12-18, alterations to 5-sty brick store and offices; cost, $450; owners, Sarah A. Hadley et al, 57 West 73d st; architect, Wm. P. Carl, 514 1st av. Plan No. 128.

EAST BROADWAY, 224, remove partition to 5-sty brick stores and tenement; cost, $1,000; owner, Chas. A. Silver, 125 Greene st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 97.

FULTON ST, 81, new windows to 10-sty brick offices; cost, $100; owner, Market & Fulton National Bank, 81 Fulton st; architect, Wm. B. Tubby, 81 Fulton st. Plan No. 146.

FULTON ST, 138, masonry and steel to 5-sty brick stores and lofts; cost, $2,000; owner, George Powers, 389 Washington av, Brooklyn; architect, Oscar Lowinson, 5 West 31st st. Plan No. 151.

GRAND ST, 274-276, alterations to 2, 4 and 5-sty brick stores and tenement; cost, $500; owner, Adolph Lorher, 276 Grand st; architect, Emery Roth, 507 5th av. Plan No. 134.

HOUSTON ST, 144, new dumbwaiter to 5-sty brick store and tenement; cost, $100; owner, Samuel Kauffman, 47 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 76.

IRVING PL, 67-69, new dumb waiter and stairs to 12-sty brick lofts; cost, $150; owner, Chas. Hirschorn, 315 5th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 123.

IRVING PL, 67, alterations to 11-sty brick lofts; cost, $180; owner, Chas. Hirschorn, 507 5 av; architect, Harry G. Healey, El Mora, N. J. Plan No. 141.

IRVING PL, 36-50, masonry to 8-sty brick school; cost, $75; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 159.

MERCER ST, 45, alterations to 5-sty brick store and lofts; cost, $300; owner, Albert H. Aheel, 347 5th av; architect, Frank T. Fellner, 413 Caton av, Brooklyn. Plan No. 107.

MULBERRY ST, 271, 3,000-gal. wood tank to 6-sty brick factory; cost, $1,500; owners, Hawley & Hoop, 271 Mulberry st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 99.

MULBERRY ST, 166-170, alterations to 4 and 5-sty brick stores and tenement; cost, $700; owner, Giovanni Lordi, 62 Mulberry st; architect, John A. Rofrano, 28 Oliver st. Plan No. 129.

NASSAU ST, 79, new store fronts to 4-sty brick store and offices; cost, $500; owner, Herman L. Edgar, 81 Nassau st; architect, Chas. Volz, 2 West 45th st. Plan No. 157.

PEARL ST, 338-340, 8,000-gallon gravity tank to 7-sty brick offices and lofts; cost, $600; owner, Richard K. Fox, 338-340 Pearl st; architect, Royal J. Mansfield, 135 William st. Plan No. 158.

RIVINGTON ST, 176, new store fronts to 5-sty brick stores and tenement; cost, $600; owner, Meyer Padive, 297 4th st, Jersey City; architect, Otto Reissmann, 30 1st st. Plan No. 113.

ST MARKS PL, 57, alterations to 4-sty brick apartment and assembly; cost, $4,500; owner, Isaac Weil, 41 Park Row; architect, Samuel Sass, 32 Union sq. Plan No. 119.

SOUTH ST, 176, alterations to 5-sty brick warehouse; cost, $200; owners, Bertha A. Swezey, et al, 22 Produce Exchange; architect, Oscar Lowinson, 5 West 31st st. Plan No. 109.

VARICK ST, 54-56, reset elevator and boilers to 6-sty brick factory; cost, $35,000; owner, A. D. Juilliard, 70 Worth st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 93.

WORTH ST, 79-81, carpentry to 5-sty brick store and office; cost, $150; owners, Grant Co., 114 Sansome st, San Francisco, Cal; architect, Wm. Bardsley, 151 Baxter st. Plan No. 121.

4TH ST, 153 East, alterations to 5-sty brick stores and tenement; cost, $600; owner, Morris Calender, 53 East 4th st; architect, Morris Schwartz, 194 Bowery. Plan No. 124.

5TH ST, 219 East, new partition to 5-sty brick tenement; cost, $600; owner, Ernst. A. Lohrmann, 219 East 5th st; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 98.

9TH ST, 612 East, extension to three 4-sty brick office and dwellings; cost, $600; owners, Wm. Standinger & Jacob Reisberg, 612 East 9th st; architect, Henry Regelmann, 133 7th st. Plan No. 116.

9TH ST, 51 East, alterations to 4-sty brick store and lofts; cost, $2,200; owners, Sailors' Snug Harbor, 31 Nassau st; architect, Henry A. Hasenstein, 192 Bowery. Plan No. 118.

9TH ST, 701, alterations to 5-sty brick stores and tenement; cost, $250; owner, Max Fabricant, 131 Essex st; architect, Otto Reissmann, 30 1st st. Plan No. 130.

9TH ST, 317 East, alterations to 2-sty brick tenement; cost, $500; owner, Carry Buckenholz, 154 2d av; architect, Otto Reissmann, 30 1st st. Plan No. 131.

14TH ST, 50 East, alterations to 8-sty brick stores and lofts; cost, $25,000; owner, Broadway Improvement Co., 30 Pine st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 138.

17TH ST, 440-446 West, alterations to 4-sty brick ice plant; cost, $1,000; owners, Elder & Wells, 440 West 17th st; architect, Edward M. Friedmann, 90 West st. Plan No. 155.

19TH ST, 143-149 West, fireproofing to 7-sty brick store and factory; cost, $3,500; owner, New York Button Works, 143 West 19th st; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 74.

23D ST, 110 East, masonry to 10-sty brick store and offices; cost, $100; owner, Oswald Oelschlager, 110 East 23d st; architect, Maximilian Zipkes, 220 5th av. Plan No. 84.

28TH ST, 112 West, new partition to 3-sty brick loft and store; cost, $100; owner, Henrietta Obst Estate, Moses Solinger, exr., 107 West 16th st; architect, Jacob Fisher, 25 Av A. Plan No. 72.

32D ST, 410-416 East, dumbwaiter to 9-sty brick lofts and factories; cost, $200; owner, Cohocton Realty Co., G. B. Waite, Pres., 415 East 31st st; architect, Guy B. Waite, 415 East 31st st. Plan No. 94.

32D ST, 104-110 East, new stairway to 6-sty brick offices and storage; cost, $60; owner, Serena Rhinelander, 31 Nassau st; architect, Wm. Weissenherger, Jr., 55 Duane st. Plan No. 81.

33D ST, 424-438 West, new partitions to 13-sty brick lofts; cost, $100; owner, McKeon Realty Co., 80 Maiden la; architect, Washington B. Reed, 312 West 43d st. Plan No. 120.

38TH ST, 301 East, masonry, new plumbing and partitions to 4-sty brick stores and tenement; cost, $1,000; owners, Henry Wendt et al, 99 Nassau st; architect, William H. Meyer, 1861 Carter av. Plan No. 147.

42D ST, 107 West, rear extension, 6x6, to 5-sty brick offices and stores; cost, $1,000; owners, Michael J. & Dominick J. Gilhuly, 107 West 42d st; architect, S. Walter Katz, 505 5th av. Plan No. 101.

42D ST, 304-6 West, moving picture theatre to 3 and 5-sty brick showrooms and office; cost, $6,000; owner, Hyman Vogel, 300 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 114.

43D ST, 144-156 West, new stairs, elevators and partitions to 12-sty brick offices; cost, $20,000; owner, Mary A. Fitzgerald, Litchfield, Conn.; architect, Francis H. Kimball, 71 Broadway. Plan No. 77.

44TH ST, 111-121 West, electric sign to 5-sty brick theatre; cost, $450; owner, Stuyvesant Theatre Co., 115 West 44th st; architect, Geo. Keister, 56 West 45th st. Plan No. 90.

44TH ST, 111-121 West, electric sign to 5-sty brick theatre; cost, $400; owner, Stuyvesant Theatre Co., 115 West 44th st; architect, Geo. Keister, 56 West 45th st. Plan No. 91.

44TH ST, 111-121 West, electric sign to 5-sty brick theatre; cost, $450; owner, Stuyvesant Theatre Co., 115 West 45th st; architect, Geo. Keister, 56 West 45th st. Plan No. 92.

44TH ST, 159 West, masonry and new store fronts to 4-sty brick stores and dwelling; cost, $1,000; owners, Abraham Levy & Max Blumenthal, 380 Riverside drive; architect, Jacob Fisher, 25 Av A. Plan No. 73.

45TH ST, 25 West, fireproof alterations to 16-sty brick stores and offices; cost, $495; owner, Century Holding Co., 1182 Broadway; architect, Aron H. Jacobson, 139 West 24th st. Plan No. 156.

46TH ST, 254 West, new partitions, skylight and plumbing to 3-sty brick dwelling; cost, $1,000; owner, Henry Astor, 21 West 26th st; architect, John H. Knubel, 305 West 43d st. Plan No. 86.

46TH ST, 126-132 West, new partitions to 12-sty brick store and loft; cost, $1,000; owner, Leavitt Realty Co., 126 West 40th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 150.

54TH ST, 16 West, alterations to 5-sty brick office and bachelor apartments; cost, $15,000; owner, John D. Rockefeller, Jr., 110 West 54th st; architect, Duncan Candler, 10 East 33d st. Plan No. 125.

58TH ST, 222 West, alterations to 4-sty brick store and dwelling; cost, $2,500; owner, Wm. J. Sloane, 137 Riverside Drive; architect, John M. Ludin, 316 East 65th st. Plan No. 106.

65TH ST, 118 East, alterations to 5-sty brick dwelling; cost, $7,000; owner, John W. Wood, 31 5th av; architects, Cross & Cross 10 East 47th st. Plan No. 153.

82D ST, 422 East, new stores to 4-sty brick stores and dwelling; cost, $200; owner, Tobias Greenebaum, 156 East 82d st; architect, Jas. S. Maher, 431 West 14th st. Plan No. 70.

85TH ST, 141 West, alterations to 3½-sty brick dwelling; cost, $3,000; owner, Arthur C. Brown, 225 5th av; architect, Harry A. Jacobs, 320 5th av. Plan No. 80.

85TH ST, 238 East, alterations to 1-sty frame shop; cost, $2,500; owner, Wm. Drosihn, 235 East 85th st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 108.

103D ST, 172-176 East, new partitions to 5-sty brick stores and tenement; cost, $400; owner, John Schreiner, Hotel Marie Antoinette, Broadway and 66th st; architect, Samuel Cohen, 500 West 176th st. Plan No. 105.

110TH ST & 5TH AV, n w c, operator's booth to 2-sty brick moving picture theatre; cost, $250; owner, Edward Friedman, 19 East 24th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 87.

114TH ST, 631 West, new dumbwaiter to 12-sty brick tenement; cost, $200; owner, Estate of Rebecca Mayer, Julian T. Mayer, executor, 417 West 28th st; architect, Frank J. Scheflik, 416S Park av. Plan No. 144.

116TH ST, 125-129 East, alterations to 2-sty brick moving picture theatre and dwelling; cost, $1,000; owners, Arnold Amusement Co., Times Building; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 117.

118TH ST, 72 East, steel, new windows and partitions to 4-sty brick stores and tenement; cost, $5,000; owner, Leopold Brand, 28 West 120th; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 149.

125TH ST, 133 West, new window and partitions to 4-sty brick store and tenement; cost, $125; owner, Annie E. Palmer, 9 West 122d st; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 95.

126TH ST, 108 West, masonry and new windows to 4-sty brick lodging house; cost, $1,200; owner, L. Georgianna Crab, 291 Riverside Drive; architect, Joseph J Eberle, 489 5th av. Plan No. 145.

136TH ST, 600-608 West, alterations to 6-sty brick stores and tenement; cost, $350; owner, Wm. Brown, 600 West 136th st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 132.

149TH ST, new partitions to 6-sty brick tenement; cost, $1,000; owner, Max Marx, 128 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 142.

163D ST, 504-506 West, masonry to 2-sty brick offices and stores; cost, $300; owner, Estate of H. E. Westcott, A. G. Black, trustee, 54 William st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 78.

171ST ST, 568 West, new store front and marquise to 5-sty brick store and tenement; cost, $1,500; owner, Mary O'Shea, 100 West 143d st; architect, Geo. Dress, 1436 Lexington av. Plan No. 162.

AV A, 89, new partition to 4-sty brick stores and dwelling; cost, $500; owner, Louis M. Rosenthal, 89 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 112.

BROADWAY, 434-38, new doors to 9-sty brick store, offices and lofts; cost, $200; owner, Metropolitan Life Ins. Co., 1 Madison av; architect, John H. Knubel, 305 West 43d st. Plan No. 82.

BROADWAY, 2726, metal sign to 1-sty brick store; cost, $600; owner, John McCormack, 270 Columbus av; architect, John E. Kleist, 515 7th av. Plan No. 71.

BROADWAY, 654, new stairs to 6-sty brick store and lofts; cost, $250; owners, Estate of Clement H. Hazel, Daniel Birdsall, executor, 317 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 122.

BROADWAY, 311, alterations to 5-sty brick factory; cost, $300; owner, Wm. W. Astor, 311 Broadway; architect, Jean Jeaume, 37 Sullivan st. Plan No. 127.

BROADWAY, 182, alterations to 6-sty brick stores and offices; cost, $4,000; owner, Estate of Wm. Chesebrough, 33 Howard st; architect, Elias A. Cohen, 198 Broadway. Plan No. 139.

BROADWAY, 4250-4258, new store fronts and partitiosn to 2-sty brick stores and offices; cost, $500; owner, Estate of Robt. Westcott, 52 William st; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 161.

BROADWAY, 1446, new partitions to 4-sty brick moving picture theatre; cost, $90; owner, Henry Youngs, 377 Broadway; architect, Geo. McCabe, 96 5th av. Plan No. 148.

LENOX AV, 436, alterations to 3-sty brick store and dwelling; cost, $100; owner, Jeremiah N. Martin, 265 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 136.

LEXINGTON AV, 71, masonry to 5-sty brick tenement; cost, $100; owner, Anne E. Chase, 24 Park st, Newark, N. J.; architect, Frank Hausle, 81 East 125th st. Plan No. 88.

LEXINGTON AV, 465, new skylight to 4-sty brick hospital; cost, $100; owner, Fannie I. Helmuth, 302 Central Park West; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 85.

PARK ROW, 30-31, new floors, reset seats to 5-sty brick moving pictures, store and offices; cost, $500; owner, Gould estate, 165 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 75.

2D AV, 741, new partition and window to 4-sty brick store and tenement; cost, $100; owner, Louise L. Wilson, Stamford, Conn.; architect, Jno. J. Delehanty, 696 2d av. Plan No. 160.

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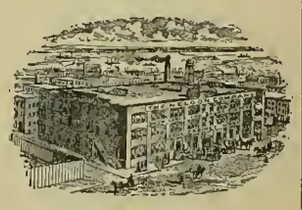
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Plans Filed, Alterations, Manhattan (Contd).

2D AV, 57-59, reset store fronts to 9-sty brick stores and tenement; cost, $100; owner, Estate of Callman Rouse, 1207 Park av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 143.

3D AV, 56, new partition to 2-sty brick dwelling; cost, $400; owner, Luder Reinken, 124 East 62d st; architect, Fred. Liebich, 771 Lexington av. Plan No. 83.

3D AV, 606, new store front to 3-sty brick store and dwelling; cost, $75; owner, Mary J. Odell, 48 West 33d st; architect, John Renehan, 249 Lexington av. Plan No. 100.

3D AV, 2048, new store front and partitions to 5-sty brick tenement; cost, $1,100; owner, Mrs. Lizzie L. Ball, 267 West 89th st; architect, Nathan Langer, 81 East 125th st. Plan No. 96.

2d av, 310, masonry to 4-sty brick dwelling; cost, $25; owner, Joseph Moorhead, 101 Manhattan av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 110.

3D AV, 1846, new windows, plumbing and store front to 4-sty brick tenement; cost, $1,000; owner, Joseph Stern, 96 Broadway; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 115.

5TH AV, 126-128, alterations to 15-sty brick offices and stores; cost, $125; owner, Chas. A. Gould, 126 5th av; architect, Wm. N. Leonard, 162 West 20th st. Plan No. 154.

5TH AV, 373, alterations to 8-sty brick stores and offices; cost, $600; owner, Joseph Fahy's & Co., Inc., 54 Maiden Lane; architect, George H. Griebel, 16 East 42d st. Plan No. 133.

6TH AV, 418, alterations to 3-sty brick store and dwelling; cost, $250; owner, Vincent Astor, 23 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 137.

6TH AV, 885, masonry to 5-sty brick store and tenement; cost, $275; owner, Livingston Pell, 122 East 25th st; architect, Albin Pearson, 114 West 61st st. Plan No. 103.

6TH AV, 626-628, rear extension to 4-sty brick stores and offices; cost, $10,000; owner, George Cantrell, Ridgewood, N. J.; architect, Adolph Mertin, 34 West 28th st. Plan No. 104.

8TH AV, 2697, new partitions to 5-sty brick stores and tenement; cost, $150; owner, Marie Eisler, 212 Edgecomb av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 102.

8TH AV, 147, new store front to 4-aty brick store and tenement; cost, $100; owner, Euphemia I. Martin, 106 West 84th st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 89.

8TH AV, 605, reset store front to 5-sty brick store and dwelling; cost, $200; owner, Herman Weave, 607 8th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 111.

8TH AV, 779, alterations to 5-sty brick stores and tenement; cost, $280; owner, Benj. C. Faulkner, 43 6th av; architect, Jean Jeaume, 37 Sullivan st. Plan No. 126.

9TH AV, 215, alterations to 4-sty brick store and tenement; cost, $60; owner, Estate of C. W. Vorweck, 53 Bond st; architect, Harry Hurwitz, 1055 Tiffany st. Plan No. 135.

Bronx.

151ST ST, 237, new store front, new partitions to 5-sty brick store and tenement; cost, $500; owner, John Di Iorio, on premises; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 17.

GRANT AV, 1060, 1-sty frame extension, 12.8 x14, 3-sty brick tenement; cost, $250; owner, Carrie Lustig on premises; architects, Cohen & Felson, 329 4th av. Plan No. 21.

HUGHES AV, e s, 100 s 187th st, 1-sty brick extension, 25x21.6, to 3-sty brick stores and tenement; cost, $500; owner, Antonio Ciampola, 2360 Hughes av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 19.

OLINVILLE AV, w s, 100 n Magenta st, new windows, stairs, etc., to 3-sty brick school; cost, $3,500; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 22.

TREMONT AV, n s, 100 e Concourse, 1-sty frame extension, 8x5.6, to 1-sty frame store; cost, $125; owner, Jas. Nolan, 211 Tremont av; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 18.

WEBSTER AV, e s, 26.2 s St. Paul's pl, new stairs, new beams, new toilet, &c., to 2-sty brick synagogue; cost, $5,000; owner, The Congregation Ezras of the Bronx, Samuel Rosenberg, 1260 Findlay av, Pres.; architect, Alfred Auslander, 1369 Clay av. Plan No. 16.

WENDOVER AV, 425, new toilets, new partitions to 4-sty brick stores and tenement; cost, $800; owner, Bernard Rauch, 1341 Brook av; architect, M. Jos. Harrison, 230 Grand st. Plan No. 20.

Brooklyn.

BERGEN ST, 1204, interior alterations and plumbing to 3-sty dance hall and saloon; cost, $250; owner, Joe Brenner, 1019 Herkimer st; architects, Faber & Markwitz, 189 Montague st. Plan No. 95.

BERGEN ST, 1472, interior alterations to engine house; cost, $1,000; owner, City N. Y.; architect, Jas P. Rechill, Fire Headquarters, Jay st. Plan No. 204.

BUTLER ST, 355, exterior alterations to 1-sty shed; cost, $400; owner, John Hietman, 31 De Koven ct; architect, W. J. Conway, 400 Union st. Plan No. 167.

FULTON ST, 653, exterior alterations to 4-sty saloon; cost, $550; owner, Geo. H. Nicolia, 651 Fulton st; architect, Benj. Bialek, 53 West 125th st, N. Y. Plan No. 105.

GRAND ST, 302, bay window to store and dwelling; cost, $200; owner, Mollie Kahn, 166 Keap st; architect, Max Cohn, 280 Bedford av. Plan No. 150.

HERKIMER ST, 979 interior alterations to engine house; cost, $1,000; owner, City of N. Y.; architect, Jas. P. Rechill, Fire Headquarters, Jay st. Plan No. 202.

JAY ST, 25, plumbing to 5-sty warehouse; cost, $1,000; owners, Arbuckle Bros., 20 Jay st; architect, Wm. O. Dunsieth, 109 Guion pl, Richmond Hill. Plan No. 93.

LORIMER ST, 1010, exterior and interior alterations to 2-sty dwelling; cost, $1,200; owner, Wm. Curtis, 830 Manhattan av; architect, Gustave Erda, 826 Manhattan av. Plan No. 169.

MADISON ST, 1171, interior alterations to engine house; cost, $1,000; owner, City of N. Y.; architect, Jas. P. Rechill, Fire Headquarters, Jay st. Plan No. 206.

MIDDAGH ST, 1, plumbing to 3-sty dwelling; cost, $200; owner, Robert J. Wilkin, on premises; architect, Thos. A. Crowley, 201 Atlantic av. Plan No. 125.

NEWELL ST, 39, exterior and interior alterations to 3-sty tenement; cost, $300; owner, Stanislaws Byczfinsk, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 147.

PACIFIC ST, 648, interior alterations to engine house; cost, $1,000; owner, City of N. Y.; architect, Jas. P. Rechill, Fire Headquarters, Jay st. Plan No. 203.

PACIFIC ST, 604-8, interior alterations to 3-sty milk depot; cost, $150; owners, McDermott Dairy Co., 127 West 42d st, N. Y.; architects, Franklin Engineering Co., 346 Broadway, N. Y. Plan No. 144.

PARK PL, 1715, interior alterations to 2-sty store and dwelling; cost, $300; owner, Max Pullman, 1411 St Marks av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 224.

PEARL ST, 89, interior alterations to engine house; cost, $1,000; owner City of N Y.; architect, Jas. P. Rechill, Fire Headquarters, Jay st. Plan No. 205.

RODNEY ST, 345, plumbing to 3-sty dwelling; cost, $200; owner, Ciro De Filippos, on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 118.

SACKETT ST, 704, interior alterations and plumbing to 4-sty store and dwelling; cost, $300; owner, Michael Campagnello, on premises; architect, W. J. Conway, 400 Union st. Plan No. 187.

SUYDAM ST, 161, interior alterations to 3-sty store and tenement; cost, $100; owner, Frank Locurti, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 117.

UNION ST, 72, exterior and interior alterations to 3-sty tenement; cost, $800; owner, Harry Picone, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 138.

WEST 1ST ST 259, interior alterations to four 3-sty dwellings; cost, $600; owner, Patk. S. Kelly Estate, 641 1st av, N. Y.; architect, Louis A. Sheinart, 194 Bowery, N. Y. Plan No. 209.

SOUTH 2D ST, 261, interior alterations and move building, 4-sty tenement; cost, $5,000; owner, Jos. Bernstein, 159 Havemeyer at; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 175.

AV J, 1317, extension to 2-sty theatre; cost, $5,000; owner, John C. Wasserbach, 1058 East 14th st; architects, Dodge & Morrison, 135 Front st, N. Y. Plan No. 119.

BEDFORD AV, 235, exterior and interior alterations to store and dwelling; cost, $500; owner, Morris Zimmerman; architect, Max Cohen, 280 Bedford av. Plan No. 120.

BEDFORD AV, 138, interior alterations to 6-sty store; cost, $1,000; owners, Smith, Gray & Co., on premises; architect, Willard Parker, 34 McDonough st. Plan No. 153.

FLATBUSH AV, 104, new store front to 5-aty stores and loft; cost, $150; owner, Elizabeth R. Parker, Los Angeles, Cal.; architect, R. J. Walkenstein, 1876 Belmont av. Plan No. 97.

GREENE AV, 836, plumbing to 3-sty tenement; cost, $300; owner, Jos. Steveiman, 117 Debevoise st; architect, Isador Fried, 704 Willoughby av. Plan No. 155.

KENT AV, 721, extension to 3-sty factory; cost, $1,200; owners, Wm. H. McMillan & Son, 36 Penn st; architect, Ignatiua Crawford, 1095 Lorimer st. Plan No. 135.

KENT AV, 293, extension to factory; cost, $16,000; owner, American Sugar Refining Co, 117 Wall st, N. Y.; architect, Godfrey Engel, 126 Winthrop st. Plan No. 226.

KNICKERBOCKER AV, 348, interior alterations to 3-sty store and tenement; cost, $800; owner, Jos. Ress, 364 Knickerbocker av; architect, L. Allmendinger, 926 Broadway. Plan No. 113.

MARCY AV, 497, exterior alterations to 1-sty store; cost, $300; owner, A. Juster, on premises; architect, Morris Peristein, Middle Village, L. I. Plan No. 108.

MARCY AV, 409, foundation to three 2-sty tenements; cost, $2,000; owner, Amalie Sunoquast, 712 Broadway; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 228.

MORGAN AV, 95, interior alterations to 3-sty tenement; cost, $500; owner, Ernst Distler, 400 Warwick st; architect, L. Allmendinger, 926 Broadway. Plan No. 114.

MYRTLE AV, 1353, exterior alterations to 3-sty store and dwelling; cost, $2,000; owner, Louis Dankner, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 230.

MYRTLE AV, 112, interior alterations and plumbing to 3-sty store and dwelling; cost, $100; owner, Jannet W. V. Farley, 293 Adams st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 102.

SUTTER AV, 1411, move dwelling; cost, $300; owner, W. Campbell, on premises; architect, L. J. Frank, 256 Creecent st. Plan No. 158.

VANDERBILT AV, 43, interior alterations to 3-sty tenement; cost, $200; owner, Mary Cummings, 16 North Portland av; architect, C. P. Cannella, 60 Graham av. Plan No. 104.

Queens.

COLLEGE POINT.—18th st & 5th av, install new elevator in factory; no cost given; owner, I. B. Kleinert Rubber Co., premises. Plan No. 73.

CORONA.—51st st, w s, 120 n Jackson av, new plumbing in dwelling; cost, $200; owner, H. G. Block, 95 51st st, Corona. Plan No. 72.

ELMHURST.—Bayshore ter, e a, ft. of Manhattan blvd, new plumbing in club house; cost, $120; owner, East Elmhurst Club, premises. Plan No. 76.

ELMHURST.—Broadway, 119, erect new electric sign; cost, $100; owner, Mary E. Crist, premises. Plan No. 52.

EVERGREEN.—Cypress av, w s, 275 n Lafayette av, new plumbing in dwelling; cost, $60; owner, J. Nichols, 149 East 81st st, N. Y. C. Plan No. 64.

FAR ROCKAWAY.—Mott av, n w cor Jamaica & Far Rockaway Trolley Line, 1-sty frame extension, 5x7, on rear stand, tin roof; cost, $10; owner, S. Cosazza, premises. Plan No. 74.

FLUSHING.—Broadway, 80, 1-sty frame extension, 12x13, rear dwelling, tin roof; cost, $400; owner, S. W. Lott, premises. Plan No. 65.

FLUSHING.—Delavan st, 80, new plumbing in dwelling; cost, $50; owner, Mrs. A. Von Phillips, premises. Plan No. 70.

FLUSHING.—Delavan st, 84, new plumbing in dwelling; cost, $50; owner, J. Whitaker, premises. Plan No. 71.

FLUSHING.—Elm st, n s, 325 e Central av, new plumbing in dwelling; cost, $50; owner, J. C. Sample, 74 Elm st. Plan No. 69.

FLUSHING.—Smart av, 48, interior alterations to dwelling; cost, $50; owner, F. Russo, premises. Plan No. 68.

FLUSHING.—Main st, n e cor Washington st, install new plumbing in dwelling; cost, $30; owner, J. Hoebile, premises. Plan No. 63.

JAMAICA.—Noist st, n e cor Orchard st, 1-sty frame extension, 20x40, aide 2½-sty dwelling, tar and gravel roof; cost, $600; owner, J. W. Muller, premises; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 67.

RICHMOND HILL.—Jamaica av, s s, 25 e Greenwood av, new plumbing in dwelling; cost, $50; owner, H. Segal, premises. Plan No. 66.

RICHMOND HILL.—Jamaica av, n e cor Chestnut st, erect new store front; cost, $300; owner, Eber Dunning, Richmond Hill. Plan No. 62.

ROCKAWAY BEACH.—Pleasant av, w s, 183 s Boulevard, 2-sty frame extension, 12x3, rear 2-sty frame dwelling, interior alterations, tin roof; cost, $1,500; owner, D. Schultz, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 75.

ROCKAWAY BEACH.—Pleasant av, e s, 400 n Boulevard, 1-sty frame extension, 24x17, rear 1-sty shed, gravel roof; cost, $125; owner, Jacob Moehn, premises. Plan No. 58.

L. I. CITY.—1st av, 222, install gas piping in dwelling; cost, $10; owner, C. Albert, 202 Main st, L. I. City. Plan No. 56.

QUEENS.—Hillside av, s s, 200 w Hudson av, frame billboard, 100x10; cost, $100; owners, Jamaica Poster Adv. Co., Jamaica. Plan No. 54.

RICHMOND HILL.—Johnson av, e s, 150 n Chichester av, new plumbing in dwelling; cost, $75; owner, Geo. Tuck, Franklin av, Brooklyn. Plan No. 59.

Richmond.

BAY and DOCK STS, s e cor, Stapleton, new store fronts, metal ceilings, masonry, etc., to brick office and tenement; cost, $5,000; owner, Kate Hanley, Stapleton; architect, Jas. Whitford, New Brighton; builder, Thos. Cummings, Stapleton. Plan No. 5.

CHERRY LANE and JEWETT AV, s e cor, Pt. Richmond, masonry and repair porches to frame dwelling; cost, $750; owner, Geo. Mathius, Pt. Richmond; builder, Thos. Cummings, Stapleton. Plan No. 7.

WRIGHT ST, e s, 175 n Van Duzer st, Stapleton, 2-sty addition, masonry, etc., to frame dwelling; cost, $150; owner, William Tong, Stapleton; builder, Gus Pitsche, Stapleton. Plan No. 6.

3D and PINE STS, n e cor, New Dorp, 1½-sty ext and new partitions to frame dwelling; cost, $500; owner, Mary Whitby, New Dorp; architect and builder, C. Dowshook, New Dorp Manor. Plan No. 4.

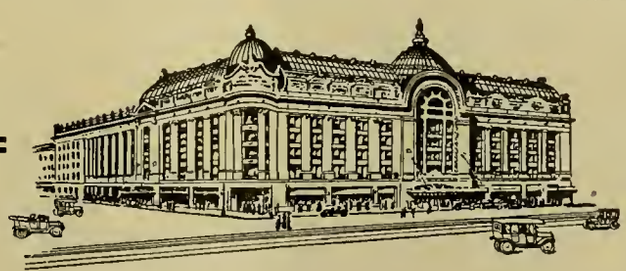
HOLLAND AV, 70, Mariners Harbor, 1-sty addition, masonry, partitions, etc., to frame store and dwelling; cost, $200; owner and builder, Barbara Vukek, Mariners Harbor. Plan No. 8.

SAND LANE, e s, cor Cedar av, Arrochar, new porch and studding to frame hotel; cost, $250; owner, A. Azzara, Arrachar; builder, N. Roberti, Arrachar. Plan No. 3.

Other Cities.

DWELLINGS.

ROCHESTER, N. Y.—W. R. Van De Mark, 736 Powers Block, contemplates the erection of a 2½-sty frame residence to be erected at Highland Heights to cost about $10,000. No architect has been selected.



The New Strand Theatre Will Use United Service

This new theatre, at 47th Street and Broadway, with the largest seating capacity of any theatre in the world, will use United Service.

The installation consists of eleven thousand fifty-watt lamps and eighty-three horsepower in motors.

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Branch Office and Showroom
138 HAMILTON PLACE
Phone: 4000 Audubon

Other Cities—Continued.

MUNICIPAL WORK.

ROCHESTER, N. Y.—The City of Rochester, Department of Public Works, H. R. Pierce, City Hall, contemplates the erection of a fire house and police station here, for which no site has been selected. The architect's name is for the present withheld.

SCHOOLS AND COLLEGES.

BEACON, N. Y.—W. T. Towner, 320 5th av, N. Y. C., has been commissioned to prepare plans for a high school here for the Board of Education of Beacon, Ernst McComber, president. No site has yet been selected. Cost about $80,000.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 10. The location is given, but not the owner's address:

CLIFTON.—Gertrude Scheel, 693 Main av, 2-sty brick, $7,000.

JERSEY CITY.—Michael Maresca, 161 Hancock av, 3-sty frame alteration, $500; August Wuest, 37 Logan av, 3-sty frame, $4,000.

RVINGTON.—Baczyi Slobodinah, 585 Grove st, 3-sty frame, $8,000.

NEWARK.—Kaplan Bros., 239-41 South Orange av, 4-sty brick, $30,000; Gustav A. Schwedes, 316-18 Bergen st, two 4-sty brick, $35,000; David R. Seglin, 618-20-22 South Orange av, three 3-sty brick, $30,000.

EAST ORANGE.—Caroline E. Hampson, 13 William st, 3-sty frame, $6,000; Lubetsky, Yabliek & Baranobich, 21-25-29-31 & 35 Princeton st, five 2-sty frame, $30,000; Irvington Realty Co., 182 Amherst st, 3-sty brick, $7,000; Fairchild-Baldwin Co., n s Park av, 275 ft w of Prospect st, four 3-sty brick, $72,000.

CARLSTADT.—Benowitz & Rosalsky, 307-9 Hackensack st, 3-sty frame alteration, $4,500.

BELLEVILLE.—Giovanni Filippone, 48 Heckel st, 3-sty brick alteration, $700.

WEST NEW YORK.—Joseph DeRussi, n w cor Broadway and 20th st, two 4-sty brick, $22,000.

HARRISON.—Simon Levin, 212 Harrison av, 3-sty brick alteration, $2,500; Alexander Domorsky, n w cor Warren and 7th sts, 3-sty brick, $9,000.

GUTTENBERG.—Interborough Land & Imp. Co., 301 27th st, 4-sty brick alteration, $500.

WEST HOBOKEN.—Pasquale Cona, 79-81 Clinton av, 4-sty brick, $30,000.

BAYONNE.—Julius Waldstein, 440 Broadway, 3-sty brick alteration, $2,000.

RARITAN.—Pasquale Torlucci, n s Anderson st opp. 1st st, 2-sty frame, $5,000.

BANKS.

DOVER, N. J.—Mowbray & Uffinger, 56 Liberty st, N. Y. C., are preparing sketches for a 1-sty white marble or white granite bank building, 30x65 ft., to be erected at the northeast corner of Blackwell and Warren sts, for the Dover Trust Co., E. E. Rosveer, cashier. Cost, about $40,000.

MUNICIPAL WORK.

TENAFLY, N. J.—Watson G. Clark, engineer, 30 Church st, N. Y. C., is preparing plans for a sewerage system and sewage disposal plant for the Borough of Tenafly, Morris Lindsay, Town Clerk. Cost, about $100,000. The borough council will call for bids about Feb. 15.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, is preparing preliminary plans for a 7-sty brick and terra cotta loft building, 68x200x25 ft., to be erected in the west side of Plane st, through to Arlington st, near Market st, for the Plan Realty Co.

THEATRES.

JERSEY CITY, N. J.—George W. Von Arx, 75 Montgomery st, is preparing plans for a 1-sty brick moving picture theatre, 46x120 ft., to be erected on Danforth av, and will call for bids about Jan. 26. Cost, between $15,000 and $18,000.

REALTY LEAGUE MERGED

With the Real Estate Board—League's Work to Be Continued.

The Real Estate Board of New York, of 115 Broadway, is to absorb the Realty League of 68 William street. At an executive meeting of the former organization on Tuesday afternoon it was decided to elect all the members of the Realty League individually, and at the same time to adopt the general policy and aims of the league.

The membership of the league totals about a hundred and fifty men, and they will become associate members of the Board.

Those who are qualified will be placed upon the waiting list for active members, with all the privileges of the Board except that of voting. As vacancies occur they will be elected.

The working force of the Realty League will be taken over by the Board, and all its work continued along the lines laid down in the past. Special attention will be given to bills introduced in the Legislature relative to loft buildings; also actions taken by the various municipal departments. General legislation as applied to real estate also will be watched closely.

This amalgamation is in line with the recent revival of activity on the part of the Real Estate Board. It has been endeavoring to unite under its leadership all the real estate interests of the city so as to present a united front against attempts on the part of the municipal authorities to interfere with what it considers the justifiable demands of real estate owners and brokers, and to carry on an active campaign against the undue increase of taxation.

The Realty League has as president William C. Demorest, and Arthur C. Bastine is its secretary. A. H. Mathews is treasurer, and Carlisle Norwood counsel. As among its members were real estate owners, architects and builders, as well as real estate brokers, it is expected that its union with the Board will be of great benefit to both bodies.

They will be able to speak for the realty interests of the city with a great deal of authority, and any proposal, whether of the State or the city, will be considered by the enlarged board with the aid of some of the leading experts in the city.

The officers of the Real Estate Board of New York for the current year are: Lawrence M. D. McGuire, president; W. J. Van Pelt, vice-president; Elisha Sniffin, secretary; Frederick D. Kalley, treasurer; John P. Kirwan, Lawrence B. Elliman, Albert N. Ashforth, E. A. Tredwell, and Warren Cruikshank, governors.

New Members of the Realty Board.

Seventy new members were added by election to the Real Estate Board at a meeting of the Board of Governors on Tuesday, January 13, as follows:

George H. Abbott, attorney, 60 Wall st; Edward A. Alexander, attorney, 165 Broadway; A. K. Alford, president Morris Park Estates, 25 Broad st; J. S. Ansorge (Ansorge & Co.), investments, 36 Wall st; Charles H. Ayres, attorney, 27 William st; William R. Adams, attorney, 25 Broad st; S. Morrill Banner, attorney, 170 Broadway; Alfred Barth, merchant, 158½ Bowery; Louis M. Bailey, 165 Broadway; Joseph F. Becker, sales mgr. United Elec. Lt. & Pr. Co., 1170 Broadway; August Belmont, banker, 43 Exchange place; Henry Bermant (Skinner & Bermant), attorneys, 41 Park Row; Adolph Bloch, attorney, 99 Nassau st; William C. Breed (Breed, Abbott & Morgan), attorney, 32 Liberty st; Alfred Lockwood Brown, attorney, 128 Broadway; Edwin H. Brown, real estate owner, 141 Broadway; Ronald K. Brown, attorney, 320 Broadway; Edward W. Browning, real estate owner, 110-112 West 40th st; E. W. Boyce, Incandescent Lamp Co., 134 West 14th st; John A. Eckert, vice-pres. Underwriters Bld. Co., 55 John st; George E. Fabys, vice-pres. Joseph Fahys & Co., 54 Maiden lane; James Frank, attorney, 50 East 42d st; William Halls, Jr., banker, 2 Beekman rd, Summit; Edward J. Hancy (Strong & Cadwalder), attorney, 40 Wall st; Tracy H. Harris, attorney, 68 William st; C. A. S. Hatfield, advertising agent, 160 Broadway; Gilbert Ray Hawes, attorney, 2 Rector st; William M. V. Hoffman (Hoffman estate), 258 Broadway; Louis H. Hyman, merchant, 51-53 East 42d st; Paul L Kiernan, attorney, 141 Broadway; I. S. & M. S. Korn, attorneys, 31 Nassau st; August Kuhn, attorney, 141 Broadway; Warren Leslie, attorney, 165 Broadway; Abraham H. Levy, real estate operator, 378 Grand st; Edgar A. Levy, attorney and builder, 505 Fifth av; Harry Lippmann, real estate operator, 192 Broadway; M. F. Loughman, real estate operator, 406 West 34th st; P. C. Meehan, merchant (estate of C. F. Fagen), 96 Front st; Merrill & Rogers, attorneys, 100 Broadway; Robert M. Miles, attorney, 111 Broadway; Stanley Holcomb Molleson, attorney, 42 Broadway; M. L. Morgenthau, merchant, 431-433 Hudson st; Jacob Neadle, real estate operator, 59 William st; Geo C. Oeters, president Property Operating Co., 66 Broadway; Henry Woodruff Polhemus, Evening Post, 20 Vesey st; Louis J. Pooler, real estate owner, W. Lake rd, Tuxedo Park; S. L. Pakas, real estate operator, 35 Nassau st; Harry Rosenbaum, Standard Iron Works, 540-50 West 58th st; Joseph T. Ryan, attorney, 149 Broadway; Hyman Sonn, real estate operator, 149 Church st; William H. Steinkamp, attorney, 140 Nassau st; W. W. Strasser (Home Circle Realty Corporation), 29 Ninth av; Lionel Sutro, banker, 19 Cedar st; Wilson E. Tipple (Tipple & Plitt), attorneys, 150 Nassau st; W. A. Todd (Zabriskie, Murray, Sage & Kerr), attorneys, 49 Wall st; Keith P. Walker, architect, 101 Park av; A. W. Warner, real estate mgr. Interborough R. R., 165 Broadway; Henry D. Wesselman, attorney, 55 Liberty st; E. H. White, stock broker, 66 Beaver st; Arthur Williams, president Electric Show Co., 55 Duane st; George A. Williams (Berger Mfg. Co.), fireproof mat, 154 11th av.

NEW APPLICATIONS.

The following is a list of applications now on file to be acted upon by the Board of Governors at their next meeting:

Stephen L. Angell (Angell & Co.), real estate operators, 507 Fifth av; Henry D. Babcock, 32 Liberty st; William F. Baeck, gen'l mgr. Lawyers Title Ins. Co., 160 Broadway; Francis S. Bangs, attorney, 44 Wall st; James A. Beha, attorney, 29 Broadway; Frank J. Bell, Chief Deputy Tax Commissioner, Hall of Records; Edwin H. Bigelow, secretary, 30 Broad st; Dr. Samuel Bookman, chemist, 9 East 62d st; Philip Braender, builder and real estate owner, 315-321 Fourth av; Charles Buek (Chas. Buek Cons. Co.), architects, 7 East 42d st; K. E. Bunnell, advertising agent, 154 Nassau st; J. Wray Cleveland, secretary Title Guar. & Trust Co., 176 Broadway; Henry Clews, banker, 15 Broad st; Henry Ives Cobb, architect, 527 Fifth av; William A. Cokeley (right-of-way agent N. Y. W. & B. R R., and real estate appraiser), 180th st and Morris av and 1325 Ft. Schuyler rd; George Carlton Comstock, attorney, 68 William st; John W. Cooney, J. W. Cooney Co., 30 Church st; John F. Couch, attorney, 271 Broadway; Elmer Dean Coulter, attorney (Astor estate), 23 West 26th st; Clarence P. Crimmins, real estate and insurance, 624 Madison av; T. W. G. Davidson, civil engineer, 135 Broadway; Maurice Deiches, attorney, 271 Broadway; Sarsfield Doyle, Assets Realization Co., 25 Broad st; Thomas F. Flynn, attorney, 55 John st; Charles D. Folsom, attorney, 165 Broadway; Wright D. Goss, president Empire Brick & Supply Co., 103 Park av; William E. Harmon, William E. Harmon & Co., 261 Broadway; Albert E. Hartcorn, attorney, 20 Nassau st; Alfred L. Kehoe, architect, 1 Beekman st; Gerhard Kuehne, treasurer N. Y. Title Ins. Co., 135 Broadway; Frederick G. Lee, president Broadway Trust Co., Woolworth Building; Francis L. Leland, banker, president N. Y. County Nat'l Bank, 79 Eighth av; Peter Joseph McKeon, consulting engineer, 13-21 Park Row; Samuel McMillian, 210 West 42d st; Edward W. Murphy, attorney, 277 Broadway; Charles Newmark, builder, 3470 Broadway; Charles J. Obermayer, president Greater N. Y. Savings Bank, 498 Fifth av, Brooklyn; Austin E. Pressinger, attorney, 60 Wall st; Alfred M. Rau, real estate operator, 505 Fifth av; William H. Rooney, real estate owner, 103 East 126th st; Julius H. Seymour, attorney, 233 Broadway; William Shields, Mutual Life Ins. Co., 32 Nassau st; Frederick A. Snow, attorney, 15 Wall st; Milton F. Steindler, vice-president J. J. Steindler Co., 8 West 38th st; Eugene VanSchaick, attorney, 30 East 42d st; Charles T. Wills, vice-president Garfield Safe Dep. Co., 288 Fifth av.

BUILDING MATERIALS.

(Continued from page 121.)

In extenuation of this condition it might be said that an improvement in building construction is immediately reflected in steel and kindred lines because it has to be specified some time ahead, whereas brick is bought and delivered practically as it is needed on the job, except in times when the building movement is brisk and there is a rising price market in brick, when dealers find it profitable to stack.

Front brick, on the other hand, is a better barometer of the immediate future building movement because this is a commodity that frequently has to be specified considerably in advance of delivery. It is, therefore, significant that most front brick distributors are reporting a slight change for the better in this regard, that is, inquiry has been more brisk for New York and metropolitan district operations.

Official transactions for Hudson common brick covering this week ending Thursday, Jan. 15, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Jan. 9—92.

	Arrived	Sold	Covered.
Friday, Jan. 9.....	3	1	0
Saturday, Jan. 10....	2	1	5
Monday, Jan. 12.....	4	1	0
Tuesday, Jan. 13....	0	2	0
Wednesday, Jan. 14..	0	1	0
Thursday, Jan. 15...	0	0	0
Total	9	6	5

Reported enroute Friday A. M., Jan. 16—1.

Condition of market weak. Prices, Hudsons, $5.50 to $6; covered, $6.50 to $6.75; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to $7.50 (yard). Dull. Left over, Friday A. M., Jan. 16—95. Total number covered barges, 35. Covered barges sold, 5. Total number in market, 130.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Jan. 2.....	542,000	Jan. 9.....	674,000
Jan. 3.....	334,500	Jan. 10.....	399,500
Jan. 5.....	69,000	Jan. 12.....	607,000
Jan. 6.....	631,000	Jan. 13.....	133,000
Jan. 7.....	636,500	Jan. 14.....	198,000
Jan. 8.....	852,000	Jan. 15.....	322,500
Total 3,065,000		Total 2,333,500	

1913.

Left over, Friday A. M., Jan. 9—122.

	Arrived.	Sold.	Covered.
Friday, Jan. 10.....	19	3	13
Saturday, Jan. 11....	0	1	0
Monday, Jan. 13....	12	4	1
Tuesday, Jan. 14....	0	2	0
Wednesday, Jan 15..	16	12	3
Thursday, Jan 16...	0	1	2
Total	47	23	19

Condition of market, dull. Prices: Hudsons, $6.75 to $7; covered, $7.25; Raritans, $6.75. Left over, Friday A. M., Jan 15—146. Total number covered barges, 51. Total in market, 197.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 15, 1914	114
Total No. bargeloads sold Jan. 1 to Jan. 15, 1914.	19
Total No. bargeloads left over Jan. 16, 1914.	95
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left overs, Jan. 1 to Jan. 16, 1913.....	192
Total No. bargeloads sold Jan. 1 to Jan. 16, 1913	46
Total No. bargeloads left over Jan. 17, 1913.	146

—Chairman McCall of the Public Service Commission says the real estate outlook is more promising than it has been for many years. This he says in view of the transit improvements which the city is now making and which should be felt during the year 1914.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 24, 1914

BUILDING TRADES FORESEE BETTER TIMES

A Keynote Speech by President Crawford at the Annual Banquet—Says Builders Should Not Be Burdened with Unfair Legislation.

A CHANCE to brace up is the country's greatest need, according to President Crawford of the Building Trades Employers' Association. At the annual banquet of that body at the Waldorf-Astoria on Wednesday night he delivered the only speech of the occasion, but it was one of such a nature and importance as to have the effect of a message from the entire building trade of the first city of the land to the governmental powers, whether at City Hall Albany or Washington—a message of good-will, but also a message of appeal, that no more unfair burdens be heaped upon the building industry.

A Brilliant Scene.

The great banquet hall was crowded by the sixty tables filled with the principal building contractors of the metropolitan district. The special guests were seated with the President and other officers of the association at a long table down the south side. We noticed there Richard Deeves, the dean of the building trades; Cass Gilbert, of worldwide fame as the architect of the tallest building; Francis N. Howland, president of the Mechanics and Traders' Exchange; Robert D. Kohn, president of New York Chapter of the American Institute of Architects, and also president of the National Fire Prevention Association; the five Superintendents of Buildings, Messrs. Miller, Carlin, Moorehead, Moore and Seaton; the Commissioner of the Tenement House Department, Mr. John J. Murphy; Mr. Constantine Schubert, and Vice-Presidents Fred G. Webber, Edwin Outwater, Treasurer A. N. Chambers, and Charles J. Kelly, chairman of the board of governors.

Viewed as a whole, it was a very representative gathering which President Crawford arose to address—a gathering representative of a mechanical industry which has performed some of the greatest feats of construction in the world's history. It was their annual get-together, just for the sake of being all together, and not for the sake of listening to profuse oratorical efforts. The vaudeville that followed the remarks of the President was a pleasant change from the long established order of things. About five hundred men were in attendance. After extending a greeting to all, Mr. Crawford said:

President Crawford's Speech.

"We should all be particularly happy to-night, for under prevailing business conditions it is very gratifying to look about and observe the smiling faces and the spirit of thorough enjoyment which is apparent at each and every table. It shows the character of our organization, for the recent hard times have applied the acid test to each and every one of us, and the large attendance here to-night



PRESIDENT WILLIAM CRAWFORD.

demonstrates the stability of our membership.

"In recent days it seems to have been thought necessary to get after the large interests, and the activity in that direction created conditions that brought about a general stagnation of business; but the big interests are coming out of their cyclone cellars, and there seems to be a growing disposition on their part to conform to the spirit of the times and give present-day methods a chance to be tried out. I believe that if the growth of this feeling can be continued, and if methods free from animosity and antagonism are employed on one side, and a more friendly and co-operative spirit extended from the other, that the unrest which prevails will soon be over.

Needs a Chance to Brace Up.

"What our country needs is a chance to brace up, and if our law-makers will only put the brakes on a little and go more slowly round the turns, not losing sight of the fact that there is such a thing as business, and that most people make their living by business, then I am sure that in the very near future we shall enter upon an era of good times, that a wave of prosperity will come to our shores, and that our industries will soon be humming again.

"I believe that we have seen the worst of the hard times and I feel confident that the dawn of brighter days is visible. Our country is so great, its resources so unlimited, that its onward march of prosperity cannot be held in abeyance for any great period of time. Let us hope that these prophecies will prove true and that the year nineteen hundred and fourteen has ushered in an era of prosperity to our country, to our city and to ourselves.

Compensation Bill Unsatisfactory.

"After repeated attempts on the part of our legislators a workman's compulsory compensation law has finally been passed and placed upon our statute books. Since the earliest consideration of this intricate subject no industry has been more active and more generally favorable to the great change from employer's liability to workmen's compensation, than has been the Building Trades Employers' Association. An analysis of the present law proves that the bill was passed too hurriedly; and while we are unanimous in the belief that there was need of a compensation measure, the new law will have to be greatly amended or modified before it can meet with general approval and be fair to both sides.

"Our legislators should not burden us with unfair legislation, their motto should be "Justice, and Only Justice." Our industries should not be saddled with legislation that tends to drive business out of our city and State and which prevents new enterprises and investments from coming in.

A New Building Every Fifty Minutes.

"When conditions are normal in this great city of ours, statistics show that we have a new building every fifty minutes during working hours. Our city's average disbursements are $1,000,000 each day, and upon the shoulders of the new officials who were chosen at our last election rests the duty of managing for the next four years the vast and complicated affairs of our great city. Upon their wisdom, prudence and fidelity to their trust, the city's progress will largely depend; and although the Building Trades Employers' Association is not a political organization, yet it is deeply interested in the efficient, economical and wise administration of the city's government and desires to make known its assurance of interest and support in the difficult and responsible work to be performed, and to extend its best wishes for a successful administration.

"In closing I want once again to pay tribute to the members of the Building Trades Employers' Association and tender them most sincere congratulations; for any organization that can boast of as substantial a body of men as those composing our membership have shown themselves to be during the period of business depression through which we have passed, ranks high and compares favorably with any organization or body of men engaged in any industry of the present day. Gentlemen, I wish you all a very happy and prosperous New Year."

The Attendance.

The list of those in attendance was substantially as follows:

Charles P. Albee, Wm. F. Angus, James Angus, David Angus, Charles C. Alexander, F. H. Alcott, Charles J. Andrews, J. Santa Maria Abeel, W. D. Agnew.

Fred H. Ball, Alexander M. Bing, H. Berman, F. S. Bellevue, Davis Brown, T. G. Barr, A. H. Burgess, G. A. Beyers, E. J. Bayer, Alfred Baruth, Edward E. Buhler, William Babor, William Bayer, E. J. Beinecke, John W. Braid, Max Baumann, Thos. Bruce Boyd, H. E. Baer, Carl Bryant, Jerome M. Bell, Rufus H Brown, Clover Beardsley, Walter J. Buzzini, Frank Bradley, John O. Berg, Owen Brainard, A. C. Buensod, Frank C. Buckhout, A. H. Bieler, Mr. Burdett, Chas. Burkleman, John B. Bissell, Electus T. Backus, Theodore Berean, E. S. Barlow, C. J. Burdick, Arnold W. Brunner, John Barba, William L. Bolton, Thomas Addison Bruno, Ernest Brooks, C. Belfi.

Earoest F. Child, Ralph L. Crow, T. R. Cutler, Robert Christie, P. G. Carter, A. M. Conneen, Jr., Chas. P. Crieg, R. H. Casey, C. E. Cheney, William C. Connelly, W. H. Clough, F. B. Cook, Mr. Condax, J. A. Clarke, Orrie P. Cummings, Wm. H. Curtin, James J. Conroy, Martin J. Conroy, John T. Connolly, L. K. Comstock, Wm. J. Colihan, E. O. H. Cillis, E. S. Coy, G. W. Culgin, W. A. S. Clarke, Lovell H. Carr, M. S. Chappelle, W. A. Campbell, F. A. Colby, A. S. Coffin, W. D. Cairns, George Crawford, Harry J. Crawford, William M. Cruikshank, Eugene Cotter, John P. Curry, J. E. R. Carpenter, Thomas F. Cahill, S. M. Cauldwell, James F. Connell, Christopher Campbell, Chas. H. Cowen.

J. W. Davis, Jr., George S. Daso, A. L. Dixon, L. G. Daniels, L. Dean, Charles Dehring, M. Davis, L. C. Dilks, P. DeRespiris, P. V. Dooley, Otto Demmitt, J. Henry Deeves, Charles Doe, M. J. Deagan, Sam. B. Donnelly, Norman G. Degnan, J. Henry Decker, Alfred G. Diederich, G. H. Doggett, W. H. Dole, Harkness B De Voe.

J. L. Ennis, R. B. Emmons, H. W. Evans, H. Edelstein, G. Edward Escher, James W. Escher, Edward Ehlers, R. F. Easton, Edgar Ellinger, L. W. Eisenger, Otto M. Eidlitz, Robert J. Eidlitz, Ernest F. Eidlitz, Chas. L. Eidlitz, A. H. Erickson.

R. M. Falkenau, B. M. Fellows, Richard Foelsch, G. K. Fullagar, F. G. Frost, E. L. Feek, W. W. Ferguson, Wm. H. Frame, Ben J. Field, W. Frank, E. H. Faile, Alfred E. Foster, H. H. Fox, Leon Fleischmann, W. S. Faddis, Clarence Freeman.

Jas. G. Godfrey, G. W. Gilmore, Hugh Getty, W. J. T. Getty, J. F. Gayler, H. F. Gurney, A. N. Ganson, E. S. Galagher, Wm. A. Garrigues, L. L. Gadd, Monroe S. Goldberg, James Gillies, W. D. Graham, C. Grieshaber, A. C. Goddard, Wharton Green, E. B. Goede, Jr., Wright D. Goss, Robert A. Geckie, Ralph A. Gushee, Chas. Griswold, Joseph G. Geoghegan, Charles A. Geoghegan, Chris. Georges, Jr., A. P. Green, A. F. Gilbert, William Grossman.

L. W. Harrington, W. L. Harrington, L. C. Holden, John Hankin, Richard Hankin, Chas. S. Hoffman, W. G. Hoffman, William J. Hoe, Arthur J. Henchey, J. Lewis Hay, Walter Haefeli, F. Hill, William Haskell, F. J. Helmle, Lewis Harding, P. H. Hart, L. L. Hayman, Fred. A. Havens, James Hopkins, Charles Hawley, Mr. Hart, H. T. Hendrickson, Chas. Herche, Charles R. Hedden, John C. Hegeman, Louis Henes, John C. Hanson, W. D. Holmes, F. C. Holsten, Franklin B. Hammond, Frederick P. Hill, H. W. Hodge, F. S. Howell, Mr. Hanold, E. J. Humphreys.

John E. Jeffery, C. A. Jackson, J. R. Jackson, Jr., C. D. Jackson, Max A. Jameson, Sullivan Jones, Bassett Jones, Festus A. Johnson, L. E. Jallade

Fred Kelly, James P. Knight, John L. Knight, Francis H. Kimball, A. C. Koster, D. B. Kinch, R. C. King, Chas. A. Kehoe, H. A. Kapp, W. S. Kionear, Norman Ker, Chas, Knox, Mont. Kidd, Charles F. Kistinger, W. W. Krider, J. S. Kelly, H. W. Kalt, Harry E Kenvin, Harvey Lee King, N. Kretchmar, Robert Mandel Kern, Henry P. Kirby, J. P. Kane, August Kiel, Jr., Geo. W. Kibitz, William F. Kimber, J. M. Kraffit, H. B. Knox.

John Little, L. Lincoln, John H. Luth, D. Lordi, E. K. Little, A. LeForte, S. A. Lund, Edward Lehlbach, John J. Leddy, A. L. Libman, Simon Lieberman, Thomas F. Laheney, W. D. Lewis, A. Lincoln Levin, D. J. Lavery, Joseph W. Lantry, W. Lydecker, William C. Lieber, A. LePoidevin, Charles Libman, Herman F. Lippe, Sedgwick Levy, Mr. Lincoln.

George H. Morris, Augustus Meyers, Herbert Mitler, William S. Miller, Henry A. Maurer, Clifford M. Maurer, Foster Milliken, H. H. Murdock, Richard Moller, Albert Moyer, A. J. Menten, Geo. Magowan, Robt. E. Mackay, H. A. Mugler, Geo. H. Malcolm, Selah B. Masten, Henry Meyerholz, Geo. N. Mahoney, H. C. Meyer, Jr., B. S. Mills, I. Moritz, George McKay, F. H. Maurel, Benj. Morris, A. T. Moore, G. D. Morrow, E. J. Moore, Harry W. Mott, B. M. Mackintosh, H. W. Martin, Charles Murphy, Montrose W. Morris, G. Muzzuchi, H. W. Miller, Henry C. Meyn, H. H. Morris. Walter McDougall, Robert A. McCord, Herbert McCord, John McCord, Frank B. McCord, C. E. McCarthy, Wm. H. McKlever, James C. McGuire, John F. McGowan, G. D. McNoughton, E. J. McGratty, D. A. McLeod, J. R. McAfee, Samuel McMillan, L. E. McCoy, P. H. McNulty, F. L. McGarrett, Clay M. McClure, A. Martin, F. A. Matier, Mr. Moran, M. J. Mulligan, George V. McNally.

A. M. Napier, L. C. Newhall, John E. Nicholson, C. G. Norman, Lawrence I. Neale, Francis H. Nobbe, D. L. Norris, Archibald Neshitt, Charles Newmark, John J. Nutt.

Charles J. O'Brien, W. H. Oliver, T. A. O'Rourke, J. C. O'Rourke, T. C. Osborne, Edmund G. Outwater, H. G. Outwater, T. J. O'Reilly, M. J. O'Meara, W. L. O'Connell.

E. E. Paul, Joseph Fenny, G. E. J. Pistor, R. T. Pryor, A. C. Post, R. C. Post, W. H. Powell, A. N. Petersen, A. E. Pelham, Frank Pattison, John H. Parker, F. D. Perkins, George C. Palmer, C. B. Parsons, W. C. Peet, J. P. H. Perry, Henry C. Pelton, Clyde Place, William N. Prague, Lincoln Peirce, C. L. Pierson, Harry Quay.

George E. Roche, Vincent Roberts, T. Eckford Rhoades, Jacob Reich, Jacob A. Rappaport, John J. Roberts, Hugh S. Roberts, James W. Redmond, J. P. Ryan, Stephen C. Reville, Donald Ross, David Rothschild, Ritch-Hughes Co., A. S. Richey, Frank Ring, Benjamin Riesner, Walter Roberts, Gustav Rees.

Alonzo B. See, Norman W. Sherow, Goldwin Starrett, Charles Steinle, George M. Scott, Millard Schroeder, Bohumil W. Sidlo, H. Stevenson, W. P. Seaver, F. W. Smith, W. J. Sloane, R. H. Shreve, F. J. T. Stewart, Lorne A. Scott, George Steele, Paul Starrett, W. T. Smith, Wilmot M. Smith, Wm. H. Spencer, Arthur G. Stone, Francis Seamen, Chas. F. Sanford, Benjamin Smith, Edward I. Smith, Thomas J. Steen, H. W. Soutar, B. W. Smith, C. A. Sanford, Walter Seabright, A. W. Stark, G. E. Stewart, James R. Strong, E. H. Shepard, W. A. Starrett, Lucian E. Smith, Leland S. Sudlow, Percival H. Seward, T. A. Smith, Edward Slosson, Frank Smith Lorenzo Smull, W. L. Stoddard, W. A. Sanders, Frank Stont, J. Schmidt, Egbert B. Seamon, Jr., Harry M. Stevens, William Schickel.

Fred B. Tuttle, Alexander B. Trowbrioge, Thos. R. Towne, Samuel Thomason, Wm. F. Thoman, James Thomson, E. F. Town, Dwight W. Taylor, Ronald Taylor, William C. Tucker, R. S. Townsend, Benj. D. Traitel, David S. Traitel, H. C. Turner, Thomas D. Tompkins, F. E. Townsend.

Fred R. Usher, John Clark Udall, H. T. Underwood, Emanuel V. Voska, Ernest VanVleck, Frank Vernon, Harold C. Vause, J. V. Vandever, S. J. Vickers, Erskine Van Houten, Richard A. Van Houten, Percy S. Vermilya.

Chas. G. Witherspoon, M. F. Westergren, S. Fullerton Weaver, A. R. Whitney, Jr., John Wanderman, Hosea Webster, G. H. Woolston, Wm. S. Wilcox, Axel B. Wallin, James G. Wallace, A. Weymouth, R. C. Whiting, Fred G. Webber, Chas. K. Wyatt, S. S. Whitehurst, Col. J. Hollis Wells, R. I. Whitesell, Wm. Wade, J. C. Westervelt, J. L. Ward, Jr., F. M. Weeks, Joseph Weis, A. E. Wells, W. B. Woodruff, D. Everett Waid, W. W. Westfall, Ira H. Woolson, Marshall Whitlatch, Nathaniel Webb, Butler Whiting, Jacob A. Zimmermann, G. Albert Zimmermann, W. F. Zimmermann.

The dinner committee was composed of Messrs. Fred G. Webber, James Gillies, W. J. T. Getty, W. J. Sloane, Ronald Taylor and Fred B. Tuthill.

Chairman Edward E. McCall, of the Public Service Commission, made an announcement which was greeted with great applause.

"The commission expects," he said, "to ratify the form of contract, on Wednesday, for the reconstruction of the Steinway Tunnel and order the insertion of advertisements for bidders. At to-day's meeting of the commission we had the final proofs of the contract for reconstruction before us and were about to act upon it when one of the counsel stated that he was not entirely satisfied with certain clauses in the contract and asked for time to go over the printed form.

"'You take that contract with you and lock yourself in to-night and study it,' I told the objector, 'because we are going to act on it to-morrow. We will not adjourn until Friday, but will meet to-morrow, remember.

"'Get ready to-night what amendments you wish to suggest; we are going to ratify that form of contract to-morrow and ask for bids.'"



NORTH SIDE OF MADISON AVENUE.

Of the two tall buildings the one on the left is the Flemish Building, purchased this week by Mrs. R. P. Huntington and Miss Madeline Dinsmore.

QUEENS MEN DINE.

Chamber of Commerce Banquet, with a Number of Representative Speakers, a Success.

The members of the Chamber of Commerce of the Borough of Queens held their third annual dinner, on Tuesday evening, at the Waldorf-Astoria. The function, which was attended by a number of prominent city officials, was adjudged a success from every viewpoint. The dinner committee evidently took great pains to give local color, for the spacious banquet hall was generously decorated with Queens Borough flags, and over the speakers' table blazed in big electric lights, "Go to Queens."

Borough President Connolly scored when he declared that Queens Borough ought to have a representative on the Public Service Commission.

The speaker also referred to the importance of the Jamaica Bay improvement and the proposed canal to connect Flushing and Jamaica Bays.

Former Borough President Cyrus C. Miller of the Bronx made a short address in which he spoke of the natural advantages which Long Island City possesses as a location for one of the municipal markets which it is proposed to establish throughout the city.

Other speakers were County Judge Burt Jay Humphrey, Martin W. Littleton, William B. Ellison and Rev. Andrew Magill of the First Presbyterian Church, of Jamaica.

The officers of the Chamber of Commerce are Robert W. Higbie, president; John H. Prall and C. G. M. Thomas, vice-presidents; William J. Hamilton, treasurer, and Walter I. Willis, secretary. The chairman of the dinner committee was John J. Kindred.

DOES RESTRICTION IMPLY COMPENSATION?

Hon. Cyrus C. Miller Thinks Owners Should Have an Opportunity to Prove Their Losses, if Any Result, From Limiting the Height of Buildings.

THE Committee on Heights of Buildings in transmitting the report of its advisory commission to the Board of Estimate recommended that the report be referred to the Board of Aldermen for its consideration, and, further, that the two boards, acting under the charter, take steps to enact an ordinance regulating the heights of buildings in all parts of the city, in accordance with the rule more fully stated in Chapter VI of the report.

The Committee's Recommendations.

The committee also recommended that more stringent requirements be applied to particular parts of the city for the purpose of stabilizing to a reasonable extent both values and uses. Eight types of districts were suggested. It is not proposed that the fixing of these districts shall be done under the present charter provision, but that legislation shall be obtained, giving power to the Board of Estimate to create districts after a specified preliminary routine. The draft of a charter amendment for this purpose is included in the report, and also an amendment empowering the Board of Estimate, under certain checks, to exclude factories and other new land uses from certain districts. The committee recommends that these charter amendments, after consideration by the Board of Estimate, be placed before the Legislature.

In making these recommendations, the committee regards two requirements as imperative: First, that all such regulations should be designed to stabilize or increase locality values; and, second, that lot owners should be protected in the enjoyment of light, air and street use proportionate to the size of their holdings. It is not recommended that Fifth avenue be placed in a district by itself, but in a class that would include many other parts of the Borough of Manhattan and which, both by reasons of height limitation and factory exclusion, would prevent further injury to this avenue as a high-class retail street.

The report of the committee is signed by George McAneny, Lewis H. Pounds and Cyrus C. Miller.

President Miller's Personal Views.

In a separate communication to the Board of Estimate Borough President Cyrus C. Miller says that several propositions in the report of the advisory commission strike him unfavorably:

1. To limit the height of buildings on private property without making compensation for any loss to the owner of the property.

2. A flat limitation of height for all buildings without regard to the area of the plots on which the buildings are erected.

3. No provision made for changing the limitations in a district to meet the changes in trade conditions.

"Any interference with the unrestricted use of private property is to that extent a taking of private property," says Mr. Miller. "The State may take private property for public use in two ways only:

The So Called Police Power.

"1. By the power of eminent domain, in which case just compensation is given, and—

"2. By the exercise of the police power, when there is no compensation.

"Primarily the police power has the right of the State to prescribe rules for the health, safety and morals of the community. In recent cases this doctrine has been extended to include public convenience and general welfare. But even this power must be exercised with some regard to constitutional limitations. The mere statement that the limitation of the heights of buildings is a proper exercise of the police power is not sufficient without supporting facts. Justice McKenna, in Eubank vs. City of Richmond, 33 Supreme Court, Reports 76, decided December 2, 1912, states:

> "'Whether it is a valid exercise of the police power is a question in the case, and that power we have defined as far as it is capable of being defined by general words, a number of times. It is not susceptible of circumstantial precision. It extends, we have said, not only to regulations which promote the public health, morals and safety, but to those which promote the public convenience or the general prosperity. But necessarily it has its limits and must stop when it encounters the prohibitions of the Constitution.'

Private Rights and Business Profits.

"When interference with private rights in a district is of such a character that profit will come to some owners and loss to others, and compensation can be made for the injury to the property owner, the right of eminent domain with compensation should be exercised, and not the police power. It must not be forgotten that one of the reasons for this movement was the desire of the owners along Fifth avenue to preserve the present character and volume of the business done on that thoroughfare. While the wish to preserve that dignified and noble street is commendable, it should not blind us to the private rights of owners on that street and other streets of the city.

"While aesthetic considerations are part of the underlying motive of the plan, the main object of it is the preservation of profitable business and not the health, morals or safety of the community. If loss to private owners should result, the business should help pay for it. In other words, I think an owner should have the opportunity to prove his loss, if any, to be paid for by assessment in whole or in part on the area benefited."

For a Stated Period Only.

Mr. Miller inclines to the conviction that if any restrictions are imposed they should be for a definite period, and with power in the Board of Estimate to change the restrictions if altering conditions demand it. He voted for the report as a whole because it recommends amendments to the Charter giving the Board of Estimate power to regulate the heights of buildings in districts to be fixed by it, and also to regulate trades in such districts. The difficulty will come when the Board of Estimate is to act.

The Amended Building Code.

The building code which was introduced in the Board of Aldermen Tuesday, July 13, and referred to the Building Committee to examine and report, has been submitted to the Superintendent of Buildings of the five boroughs for criticism and recommendations. Chairman Hamilton has called a meeting of the committee for January 30, at which time it is expected the reports of the superintendents will all have been received. Public hearings will be called later.

—The real estate interests are much encouraged by the growing ease of money at all financial centers. Local bank reserves are rising. Funds are returning from the interior. Commercial paper has been much more active, and monetary conditions generally are promising. This change in the financial situation will have far-reaching effects, which in due time will get around to the real estate market.



A BUNGALOW SECTION AT BRIGHTWATERS, L. I.

REAL CAUSES OF THE REALTY DECLENSION

The Over-Regulation of Buildings By City Departments—An Era of Foolish Speculation—A Report By Trustees of Title Guarantee Company

THE report of the trustees of the Title Guarantee & Trust Company to the stockholders at the annual meeting this week, a copy of which report the Record and Guide has been permitted to read, contains matters of such interest to real estate and financial circles in general that extracts from it are given to show what was the real cause of the inactivity in the real estate market last year, not to mention those previous years also.

It is commonly understood that 1913 was a poor real estate year. It was in Manhattan and The Bronx, but notwithstanding this the Title Guarantee and Trust Company added $236,000 to its surplus, paid its regular dividends, retained its organization practically intact and paid nearly $25,000 to officers and employees under a profit-sharing plan they have in that big corporation. But it had to charge down by nearly $250,000 the book value of its securities in order to carry them in the assets at their market value.

The causes of the bad real estate year have been much discussed any many reasons offered for it. The trustees of this company in their report say that the trouble may lie partly in the very place least expected, viz., the extreme desirability of New York City real estate from the standpoint of a mortgage investment. There never has been a better investment nor is there now any investment so good as a proper first mortgage on a piece of well situated property in New York City. The fame of this investment went abroad and as a result everyone wanted mortgage investments in New York City. People did not stop to find out whether the particular mortgage investment offered to them was a good one or a poor one. The safety valve was tied down and during a period when there was some timidity about investment in other things, all sorts of investors rushed their money into New York real estate mortgages. Building was overdone and soon there was more space than tenants. The new buildings in one part of town emptied the old buildings elsewhere and the very mortgagees who put their money into apartments and loft buildings farther up town found that they had weakened the security for the money they had invested earlier in mortgages in other parts of the city.

"Naturally, the life of the real estate owner has been a burden. When the larger mortgages that were made in the enthusiasm of a few years ago fell due, it was impossible for the borrowers, if called upon to pay, to replace them for the same amount. Tenants having their choice of much vacant space were very insistent in their demands for lower terms and more accommodations. It was hard for even the most enthusiastic broker to figure out profit in a piece of real estate that he had for sale. As a result he could not sell it and this is reflected in the falling off in the recorded instruments in the various county offices. For Greater New York they number 105,794 as compared with 113,165 for 1912—the lowest number for many years. In 1906, for instance, they numbered 188,152. There is no county that shows a gain.

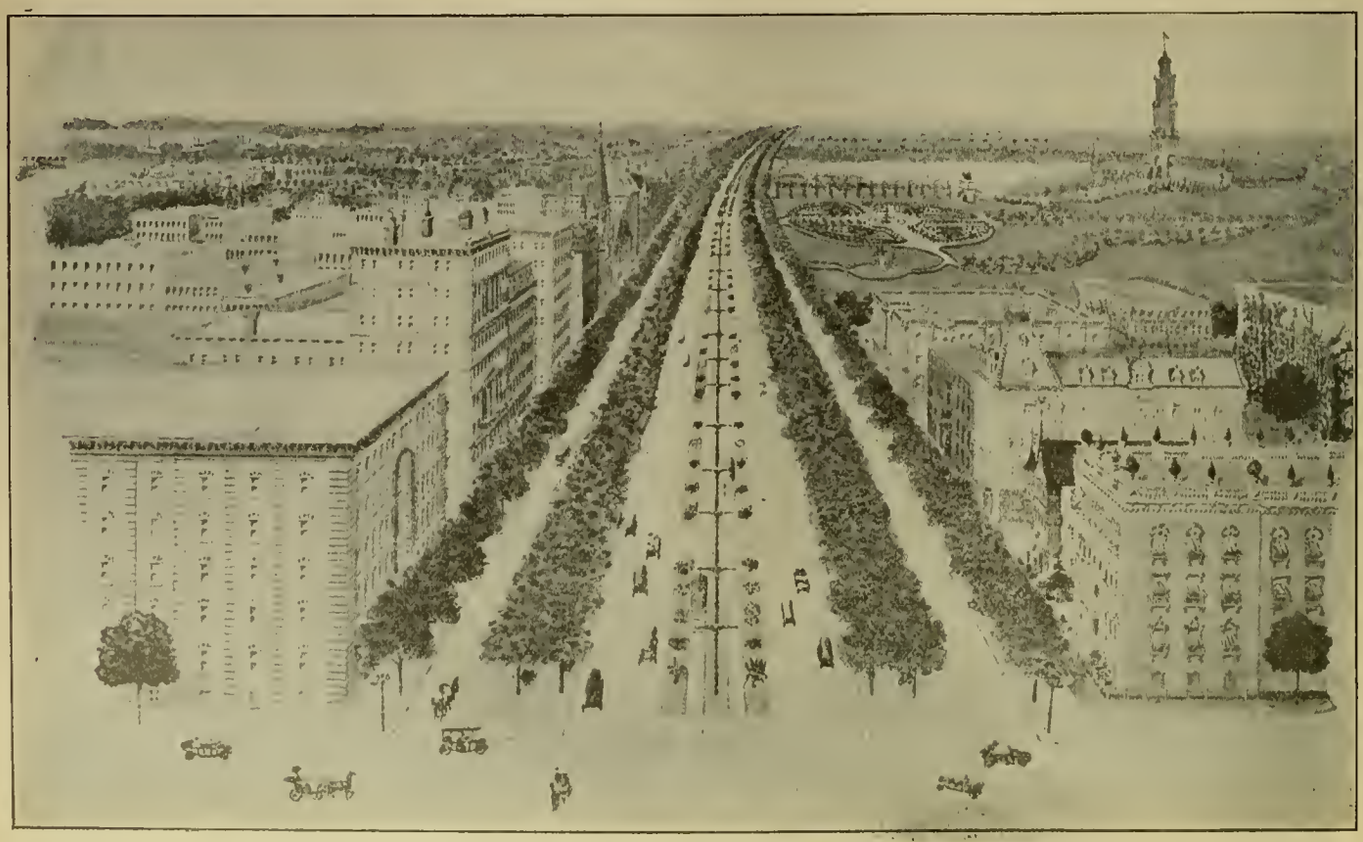
"In addition to this fact, the various departments of the city government have selected these discouraging times as a proper period to pay particular attention to the physical comfort and safety of our renting citizens. There never was in all the history of New York such a wholesale regulation of real estate as there has been during the past four or five years. New codes, new regulations, new interpretations of old regulations, unexpected enforcement of regulations previously disregarded, all have tended to make the owner of real estate feel that such ownership was considered a crime.

"We do not wish to post as objecting to improvement in the conditions of occupancy of New York City real estate. Many, if not all of the changes, have been for the general betterment, that is, if it is for the better to try to force a $5 tenant into a $10 room. Be that as it may, the changes have proved to be a great burden in times already hard and it seems a little unfair.

"The bottom is not knocked out of New York real estate, but some of the froth has been blown off the top. There are five million people and more in Greater New York and the old impression that every one of them is in some way dependent for his existence on the real estate under his feet is just as true to-day as it ever was. In this climate everyone must have a roof over his head for at least six months out of the year, and that means that real estate cannot become an acutal superfluity.

"Fortunately, that era of foolish investment, when the corporations with vast sums to invest were willing to lend it to the merest novice in building, has gone by. These corporations appreciate that if their investments in one part of New York are to be protected, careful scrutiny must be made of the necessity of further real estate accommodations in other parts of the town. 'Is such a building necessary?' is the first question that is asked to-day by the intelligent lender when a man wants to borrow money for building purposes.

(Continued on page 166.)



THE PROPOSED QUEENS BOULEVARD, TO RUN EASTWARD FROM QUEENSBORO

MANHATTAN BRIDGE PLAZA IN BROOKLYN

Importance of the Improvement—Abutting Sites Offer Unusual Advantages for Business—Likely to Develop into a Manufacturing Center.

ON Oct. 20, 1905, the Board of Estimate and Apportionment appointed a committee of three engineers, Messrs. Nelson P. Lewis, George S. Rice and O. F. Nichols, to prepare plans for the Manhattan Bridge Plaza in Brooklyn. Their report (No. 3375) with plans was made November 8, 1905. In it they made provision for all necessary traffic, including a terminal for Manhattan trolley cars and a subway station, all within the area bounded by Sands and Nassau streets and Jay and Bridge streets. These plans have been altered and changed so that they have now no semblance to the original.

It was found impractical to locate a subway station nearer the Plaza than at Myrtle avenue, and that the trolley terminal also would be best located at Fulton street or at the Long Island Depot on Atlantic avenue. It was also learned that under the revised plans the trolley roads would very likely interfere with vehicular traffic near where the subway enters the Plaza, unless more land should be acquired; consequently, the city determined to condemn and take two small pieces of property adjoining the east and west sides of Flatbush avenue extension between Concord and Nassau streets, thereby enlarging the entrance to the Bridge Plaza so as to prevent congestion of traffic. Through this new avenue the Fourth avenue subway has been constructed and emerges on the Plaza just north of Nassau street, to connect with the Manhattan Bridge.

In Manhattan, the improvement starts practically from the North River, by way of Canal street, cutting at right angles all the principal thoroughfares running north and south. Then crossing the Manhattan Bridge, it pursues a nearly straight course by way of the Flatbush avenue extension, through to Jamaica. As a result, this new thoroughfare will offer something novel to Brooklyn—an important shipping point at each end.

Real Estate Still Inactive.

Sales at the Brooklyn end of the Manhattan Bridge have been few and far between, and no real "boom" or particular activity has been experienced. People familiar with the situation are of the opinion that the present condition of the streets is the principal reason for it.

The property acquired by the city for Flatbush avenue extension on March 1, 1907, has remained in a torn up, chaotic state from that date until the present time. The paving of this new avenue from Fulton street to Concord street was completed in December, 1913, nearly seven years after property was taken by the city, and the block between Concord and Nassau streets is not yet paved.

The section on the Flatbush avenue extension between Bridge and Fulton streets, would however, be particularly well adapted for loft buildings, light manufacturing establishments and showrooms, on account of its close proximity to the Bridge. The shipping facilities along the extension are unsurpassed, having at the foot of Bridge street the Jay street terminal, where all steam roads are served. The New York Dry Dock Co. is only a short distance away and but a few blocks farther on Flatbush avenue is the Long Island Railroad. It has a direct connection with the North River steamship lines, by way of Canal street, into the very heart of Manhattan.

The traffic of all descriptions passing ceaselessly back and forth over the bridge must use the extension of Flatbush avenue from Fulton street, because it is practically the only approach.

William Clinton Burling, of the Burling Realty Co., established for many years in Bridge street, near the Manhattan Bridge, expressed an opinion that the section would develop into a commercial center. He said:

"We have had, already, inquiries from Manhattan manufacturers who have discovered the advantages of a location here and are seeking sites for their businesses. Flatbush avenue as extended has great advertising advantages on account of the unusually heavy traffic which frequents it. One large Manhattan firm dealing in automobile sundries has been for some time seeking a plot for the erection of a building for showrooms. The heavy automobile traffic has created a demand for good service garages in the neighborhood.

"The section is ripe for improvement as a manufacturing center. The Cary Manufacturing Co., large producers of box strappings, has been established for some time in their own structure directly on the Plaza, and other firms are already housed there."

What an Investigation Showed.

An investigation of 78 typical factories out of 600 in the Fifth avenue district which was made under the direction of the Fifth Avenue Association by a special squad of New York University students disclosed that only twelve per cent. have met the requirements of the new occupancy law. The results of the investigation were given out by President Robert Greer Cooke substantially as follows:

Investigated 78 factories; number of people employed in them, 8,969.

Eight shops, employing 718 people, won't be disturbed.

Three shops, employing 318 people, have made arrangements to move.



THE CARY MFG. CO.'S BUILDING FACING ON THE PLAZA.



VIEW SHOWING PRESENT CONDITION OF PROPOSED PLAZA.

Fifty-four shops, employing 6,842 people, will have to reduce this number to 3,741 in their present quarters or take additional floors, or move.

Thirteen factories, employing 1,091 people, will be compelled to vacate the lofts, the buildings not having the minimum of two stairways which the law demands above the second floor.

Governor Glynn Will Speak at Real Estate Dinner.

Governor Glynn will be the principal speaker at the eighteenth annual dinner of the Real Estate Board of New York, to be held at the Waldorf-Astoria on Feb. 7. The full list of speakers will be announced next week. All available seats have been sold and the banquet promises to be the most interesting and successful in the history of the board.

—President Wilson having gotten rid of the tariff and currency problems is now taking hold of the trust question in earnest, and he evidently believes that its true solution lies somewhere in the neighborhood of the golden rule.

SECURED DEBT LAW ATTACKED AT SYRACUSE

State Tax Commissioner Byrnes Charges That It Favors the Rich—Other Tax Laws Criticised—Important Proceedings at the State Tax Conference.

Syracuse.—"The so-called 'secured debts' law which has been proposed is taxation in no sense of the word, but a measure advocated by rich men and large corporations interested in obtaining as much exemption from taxes as possible."

This denunciation was hurled at the New York Tax Reform Association at the Onondaga by State Tax Commissioner Thomas F. Byrnes in his address at the first session of the fourth annual state tax conference.

Mr. Byrnes characterized the proposed legislation as an attempt to add to "the present hodge-podge of special taxes, which must be done away with before the State can get down to a sound basic system of taxation."

"It is a misnomer to label the 'secured debts law" taxation. It is simply exemption, bred and fostered by the New York Tax Reform Association because it is in furtherance of their plan and object to do away with all personal property taxes in the state.

Corporations Represented.

"The present Board of Tax Commissioners antagonizes no one interested in the subject of taxation, but it is not remiss to say that the New York Tax Reform Association is not a philanthropic institution, but represents rich men and large corporations, to whose interest it is to obtain the largest possible degree of exemption on personal property. You will find no ordinary farmers or home-owners on its list.

Credit Taken by Association.

"The Tax Reform Association takes credit for the large revenue from the present inheritance tax law, but fails to bring out the fact that for the fiscal year ended 1912 of the total amount collected, $12,153,188, there was received from seventy-one estates the sum of $7,676,407, or more than 63 per cent. of the whole amount collected.

"So far from there being due great credit to this Association, advantage is taken of the fact that a number of rich men died in that particular year and the increment from their estates made a good showing.

"The object of these conferences is to afford an opportunity to state and local officials and representatives of each class of property interests jointly to consider and discuss the problems of taxation and existing assessment difficulties, as well as to promote co-operation in the effort to bring about a more equitable distribution of the tax burden."

At the conclusion of his address, Commissioner Byrnes introduced Mayor Louis Will, who welcomed the delegates to the city and expressed the opinion that there was need for radical reforms in the method of collecting taxes on farm and village property.

Urges Larger Commission.

H. D. Brewster of Syracuse, member of the State Board of Assessors during the administrations of Governors Flower and Hill, twenty years ago, advocated increasing the present State Tax Commission from three to five members.

Dr. Abraham Korn, New York City, bitterly attacked the New York Tax Reform Association. Two delegates attempted to reply, but the meeting was adjourned at this crisis.

The recommendation of the Committee of Arrangements that Commissioner Byrnes be elected permanent chairman and Charles J. Tobin, secretary, was adopted.

Chairman Byrnes announced that Governor Martin H. Glynn would address the closing session of the conference on Friday, and requested the delegates to remain over for that meeting.

Local Option.

Benjamin Clarke Marsh, executive secretary, New York Congestion Committee, announced that he would present a resolution to the effect that the conference place itself on record as favoring local option in taxation by cities or counties where they contain more than one city or village, and also a referendum on rates and objects of taxation in such cities or counties.

Tax Officials Present.

Nearly 200 city, town, county and state officials and laymen directly or indirectly interested in the problem of taxation arrived in this city for the conference on state and local taxation.

Boards of trade, chambers of commerce, state officers, members of the Legislature, commissioners of education, conservation commissioners, boards of supervisors county attorneys, county and city treasurers, assessors in cities, towns and villages, as well as other county, town and village officers, had been invited to join in the conference.

Among the delegates were: Commissioner Lawson Purdy, of the New York City Tax Department; Secretary Pleydell, of the New York Tax Reform Association; Henry Bloch; Alderman Henry Pouker; Harold Phillips and Dr. Korn, of the United Real Estate Owners' Associations of New York; Thomas F. Byrnes, Albany, chairman of the State Tax Commission; William H. Sullivan, Norwich, state tax commissioner; Michael J. Walsh, Yonkers, deputy state comptroller and former mayor of Yonkers; Robert H. Neville, Yonkers, chairman of the Board of Assessors; Joseph B. Cunningham, secretary of the State Tax Commission; Charles J. Tobin, assistant secretary State Tax Commission; Daniel W. Carroll, member of Yonkers Board of Assessors; E. D. Spencer, confidential mortgage tax examiner, State Tax Commission.

Tax Laws Farcical.

State Tax Commissioner William H. Sullivan, at the Thursday morning session, declared that New York State has not kept pace with the progress made by other States in assessment of real property of statewide companies.

He characterized as "wrong and ridiculous" the present method of making local assessments on properties of steam railroad companies, etc.

Foreign corporations, he said, do not pay their commensurate share of local taxes or State.

The taxation locally of real and personal property of corporations he frankly called a farce.

Companies operating chains of stores in different cities pay comparatively no local tax, but receive the same protection as local merchants who are assessed on their stock of goods and who have to compete with them.

Purdy on Local Assessment.

Lawson Purdy, of New York, spoke on "The Powers and Duties of the State Board in Relation to Efficiency in Making Local Assessments."

In discussing papers read at the Seventh Annual conference of the National Tax association, "New York's Needs," by E. E. Woodbury, was commented upon by Frank L. Young, Ossining, N. Y., and William H. Vary, master of the New York State Grange. "Corporate Tax Problems by Randall J. LeBoeuff," was discussed by Ralph Mortan, tax attorney, New York railways, and Francis J. Whitney, tax attorney, Western Union Telegraph company, opened the general discussion which closed the session.

It was announced that 200 men, representing thirty-five counties, had registered.

Increasing Long Island Traffic.

The continually increasing all-year traffic on the Long Island Railroad is justifying the wisdom of the management in building an immense union station at Jamaica and elevating the tracks from Richmond Hill to Hillside. This traffic, however, is bringing new problems in its wake, important among which is the elimination of fast through express trains from the tracks of the Montauk division between Jamaica and Babylon. The growth of villages on the western end of this division and the consequent increased commutation business is what necessitated the continuing of the summer time table through the winter.

Real estate men point out, and the railroad company has considered the advisability of rehabilitating the old Stewart or central branch of the road and operating through express trains over it from Floral Park to Babylon, at which latter point it joins the Montauk division. Babylon is the first stop for heavy expresses bound for the Hamptons and Montauk Point. The central branch was an independent line built by A. T. Stewart and subsequently absorbed into the Long Island system. An occasional freight train is run over it in order to protect the franchise right. The part of the central branch that extended from Creedmoor to Long Island City, through Flushing, was long ago abandoned and it is sought, also, to have the road rebuilt through Flushing.

Not only would the use of the central branch east of Floral Park relieve the Montauk division from heavy traffic, but local service over it would build up the territory adjacent to Floral Park and Hempstead, while the trolley roads of southern Nassau County would be traffic feeders of the line.

There has been no class distinction in the suburban home movement. The north shore of Nassau County has been built up with the most costly homes, while the central and southern parts are the theatres of moderate priced construction. Another decade will find few vacant tracts in Nassau.

NEW FIRE PREVENTION MOVE.

National Fire Prevention Association Says a New Society Is Not Needed.

The American Society for Fire Prevention has been incorporated under the laws of the State of New York and has opened offices at 51 Chambers street. Ex-Alderman A. W. Herbst, lately chairman of the Building Committee of the Board of Aldermen, is the main instrumentality in founding this new society, whose object is to plan, investigate, revise and put into effect methods to safeguard life and property through the construction of buildings that will be fireproof and safe. The society will urge the enactment and adoption of laws, codes, regulations and rulings by Legislatures and other public bodies and officials in order to provide proper safeguards in every State and city. It will also compile and furnish detailed information concerning fireproof materials and the best method of construction and equipment.

President Kahn Declines.

On his return from the West this week Robert D. Kohn, president of the National Protection Association. found upon his desk an invitation to join the new society and a second invitation to accept nomination to the Board of Directors or as a member of the advisory board of the American Society. In a letter of declination which Mr. Kahn has sent to ex-Alderman Herbst, he says that he cannot see that there is any need for the new organization or any additional association working towards the same end. President Kohn further says in the letter:

"It appears to me likely that you and your associates have for some reason remained ignorant of the monumental character of the investigations and the establishment of standards of fire protection resulting from the work of the National Fire Protection Association in the past. This organization is composed of more than a hundred active members. Active members are, according to the by-laws, limited to national associations interested in fire prevention work, either directly or indirectly. Such national organizations already a part of our membership include organizations, as you will see, representative of most of the professions and of all the great industries. We have the American Institute of Architects, with several thousand members; the American Institute of Consulting Engineers, the Institute of Electrical Engineers, etc., etc. It will probably be no exaggeration to say that the one hundred organizations represented in our active membership include in all twenty-five or thirty thousand members, who are reached by our literature, represented in our committees and participating in the active work of this association in one form or another. In addition to this we have between two and three thousand associate members. These are individuals who have personally joined the membership irrespective of their representation through national organizations forming part of our active membership.

Propaganda Work.

"Through co-operation with the Underwriters' Laboratories in Chicago, we have from time to time published pamphlets descriptive of standards of fire protection in almost every field of the work. During the present month we are publishing a standard small building code for small towns and villages, which will probably be distributed throughout the country to five or ten thousand interested persons, among whom two or three thousand are architects. I cite this merely as one item of our national work.

"Our field secretary, Franklin H. Wentworth, of Boston, has for four or five years traveled from one end of the country to the other, spreading our information and doing propaganda work through addresses to Chambers of Commerce, credit associations and architectural societies. In order to reach more immediately any local situation requiring authoritative opinions on fire protection matters we have within the last year organized a national committee on public information, with representatives in almost every large city in the country. This committee has been actively at work and has organized the membership of the National Association in a number of cities into local chapters, with local chairmen.

"In New York city the local membership was organized about two months ago under the chairmanship of Rudolph P. Miller. The membership in New York city alone is very large. During a visit to Chicago last week I attended a meeting of the local chapter there and found they had 290 members organized and actively at work under the chairmanship of Frank D. Chase, an architect of prominence. As more and more of these local groups of the national membership of this association are formed the local demand for information will be filled to an even greater extent than heretofore in all fire protection matters that come up in the various communities.

"I have gone thus into detail on this subject so that you may be familiar with the situation. It seems to me that the National Fire Protection Association is well qualified to continue the propaganda work that it has during more than seventeen years so splendidly pushed in this country. The labors of all these years is only now beginning to be recognized.

"As many inquiries have been addressed to me in the last few days with regard to our attitude towards your proposed organization I am going to make this letter public so that I may answer all my correspondents at the same time. I recognize that the need of propaganda work in this field is great, but I do not recognize that any new medium for such propaganda is required."

Too Many Burdens on Property.

Patrick J. Carlin, who has been reappointed as Superintendent of Buildings in Brooklyn, is not one who believes that old things are always the best; but he is convinced in his own mind that a return to old city of Brooklyn conditions in building affairs, with provision for enforcing the real prerogatives of the building bureaus (such as have been given to the Tenement House Department and the Fire Prevention Bureau) would help wonderfully. He says:

"Had the same power of enforcement been conferred upon the building bureaus that is now given to the departments indicated, the bureaus of buildings would have accomplished the same results at no extra cost to the taxpayers and without the manifold difficulties that these departments place in the way of speedy construction. I have held, and I yet maintain, that if the Tenement House Department and the building bureaus were consolidated, and the jurisdiction of the Fire Prevention Bureau confined to methods of fire prevention alone, and not charged with control of matters entirely within the province of the building bureaus, a saving to the city of nearly $1,000,000 per annum and to the owners of property of a very much larger sum would result. Both the Tenement House Department and the Fire Prevention Bureau, and the Labor Bureau, too, impose unnecessary and burdensome requirements on property owners.

"Home rule has been the cry of the city of New York for years. The Legislature has recognized it, and yet those entrusted with the care of the city have been continually running to Albany for special municipal laws, practically indicating that we are not capable of governing ourselves. The result has been that the State has thrust upon us a Labor Department, a Tenement House Department and a Bureau of Fire Prevention, the duties of which were long and satisfactorily performed by the building bureaus.

1913 Was Nearly Normal.

"Do you know that the present building operations of the borough, notwithstanding all that has been said and is being said about inactivity and depression, are pretty nearly normal? Such is the case. There was an average decrease of only about one per cent. in the value of building permits issued in the first eleven months of 1913, as compared with the first eleven months of 1908, 1909, 1910, 1911 and 1912. This, too, in face of the fact that the first eleven months of 1909—which was the banner year for building permits—showed an increase of 50 per cent. over the same period of 1908, and an almost corresponding decrease was shown in the first eleven months of 1910 under the same period of 1909."

Dual System Progress.

Bids for two more sections of the new rapid transit railroads in The Bronx are being advertised for by the Public Service Commission. One of the sections is on the White Plains road extension of the existing subway, and the other on the Jerome avenue branch of the Lexington avenue subway.

The White Plains road section, known as Section No. 1 of Route No. 18, extends from the present terminus of the Lenox avenue branch of the existing subway through private property and White Plains road to Burke avenue, where it joins Section No. 2, covering the remainder of the White Plains road line to 241st street, the contract for which is already awarded. Bids for this section will be opened on February 9 at 12:15 o'clock.

The section on the Jerome avenue branch of the Lexington avenue line is known as Section No. 2 of Route No. 16, and extends from about 182d street to Woodlawn road, the terminus of the line. Bids for this section will be opened on February 10 at 12:15 o'clock. The railroad in both sections will be a three-track elevated line.

In preparation for the temporary operation of the Fourth avenue subway in Brooklyn, the Public Service Commission for the First District has prepared a form of contract for track materials, etc., to be used in equipping the subway. Heretofore it has been the practice of the city to let a contract for the equipment of subways and allow the contractor to purchase the materials. With the dual system, however, there is so much of this work to be done that the commission has decided to go into the market itself and purchase rails, ballast, spikes and other articles necessary for placing the subways in shape for operation. Public hearings on this contract have been held, and the commission will soon advertise under it for proposals to supply the quantities of such materials estimated as necessary for the equipment of the Fourth avenue subway between Manhattan Bridge and 86th street station. The engineers estimate that 3,399 tons of No. 1 open hearth rails, 200 tons of No. 2 open hearth rails, 260 tons of manganese rails, 45,850 cubic yards of ballast, 6,820 cubic yards of concrete and 1,765,000 feet of ties will be used in the equipment of this subway.

BUILDING MANAGEMENT

HOW A BIG NEWSPAPER BUILDING IS BEING REHABILITATED TO MEET COMPETITION FROM NEW SKYSCRAPERS.

An Interview with
GLENN S. WILLIAMSON,
Efficiency Engineer of the Pullitzer Building.

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

SUPPOSE you had every inch of your subcellar space occupied, with your sidewalk easement in the hands of the city, and you were confronted with the problem of relinquishing out of that space a right-of-way for a double-track subway line inside of ninety days. Wouldn't it give you a headache?

But I have been asked to tell what the motive was that prompted us to clean the face of the famous building, one of the first skyscrapers in the city, and to regild the dome with pure gold leaf at a cost of many thousands of dollars.

I am almost compelled to consider the matter of rehabilitating the World Building as a side issue compared with this other problem confronting me. We have got to move the main electrical station of the building by February 1. In this station $100,000 worth of electrical current is received from the street mains and distributed every year. The quantity of gas that is brought into the station from the gigantic street mains is so large that it costs more than a thousand dollars a week. All the steam, water and gas pipes, all the electrical, compressed-air, hot-water and refrigeration conduits and all the pneumatic tubes in the building radiate from this station. Here also are all the pumping, refrigerating and filtering machinery and most of the ventilating equipment, not to mention the great roller casting department of the newspaper.

Every inch of the subcellar space not taken up with printing machinery is required for the boiler-room, the machine-shop, the paper-store and handling-rooms. And all of this in addition to the equipment that now stands in the way of the Nassau street subway station extension, none of which can economically be placed anywhere else but in the sub-cellars of the building, must be moved somewhere.

Down Near to Water Level.

Another sub-cellar cannot be dug, because the lowest floor is within three feet of tidewater, and the building stands on a floating foundation over quicksand, which under no circumstances can be moved. Yet we try to look happy.

In the course of my travels about the building one day, I looked out at the four heroic figures that architecturally hold up the roof of the World and I found that during the quarter of a century in which they have been standing there the weather had rotted the wooden plugs that held the bolts which held the figures in position, and that all four of the ten-ton "Katydids," as I call them, were about to tumble into the river of humanity that hourly passes the building to and from the bridge.

Warning Signals Heeded.

I also found that great slabs of sandstone from the ornamental parts of the building had been loosened by years of alternate freezing and thawing and were about ready to hurtle after the four Samsons. Further scrutiny showed that the face of the building where the front brick is laid was sorely in need of repointing.



THE WORLD BUILDING PARTLY CLEANED.

Looking across City Hall Park, I saw the new Woolworth Building making a towering bid for new tenants, and on the other side I saw the new Municipal Building gathering under its wings the many departments of the city government. This means vacancies somewhere. On down Park Row I saw the Western Union Building rising like a spectre above the surrounding ones, and a plume of steam showed me where the giant Equitable Building would soon be bidding for new tenants also. Then I looked at the World Building.

A quarter of a century old! For most New York buildings such an age represents a date in their economic history when they must either pass into oblivion as live building factors or they must be rehabilitated. We have spent a million in building a modern addition and then we spent considerably more in making the old part of the building conform to the up-to-dateness of the new.

Sandblasting the Front.

Then I called in various engineers and contractors to consult with on the practicability of cleaning the face of the old building to make it match in color the exterior of the new. We tried acid, soap and water and everything in the way of cleaning compounds that the market afforded, and finally we decided to try a light sandblast. I consulted with S. G. Mullen, the engineer, and after we had experimented I engaged him to superintend the blasting, although we did the work ourselves with our own compressed-air equipment. We tried different pressures, but finally we fixed upon a twenty-five pound nozzle pressure, and we are getting splendid results, even on the architectural terra cotta work.

We are going to "fill" the whole front of the building with a water-proofing compound and then we're going to apply a coat of wax. I have fixed the masculine caryatids back to the walls of the World Building by the neck and feet by means of a stout band of bronze lugged firmly into the brick and stone work without the aid of wood plugs.

Now as to the why of it all. Mr. Ralph Pulitzer, Don C. Seitz, Mr. Pulitzer's business manager; T. A. Pratt, the superintendent of the building, and myself were agreed that, aside from the business end of the gigantic proposition, there was a civic end, and an important one. Right here around us is to be located the city's great civic center. Towering architectural masterpieces of the world surround us and it was plainly a question as to whether we wanted to be classed as the old World Building, with its corresponding retrogression in income producing power, or did we wish to be designated in the public mind as the World Building—as modern, despite its quarter century of life, as any new building. Mr. Pulitzer emphatically preferred the latter designation. And the work began.

How the Building Is Run.

I am a great believer in keeping up-to-date. In the management of the World Building we do everything ourselves. We employ a staff of a dozen carpenters, nine machinists, a dozen painters and decorators and our own elevator expert. All repairs are taken care of by our own salaried men. Our own electricians, our own pump experts, our own ventilating staff, our own roller casters will shift our own departments, provided, of course, we find a place to put them.

We have proved that we save money by doing our own work, but there is a greater consideration. Each man knows what the World Building workmanship standard is. We pay good wages, but we expect good work. And we get it. Each employee is charged with the duty of reporting to his superior anything that is loose, anything that needs repair, and it is immediately attended to.

It is the way we keep our building filled. If a complaint comes in it is immediately attended to. We do not wait to quibble. Our own staff does it, and does it well. That policy pleases tenants and it keeps our building filled even though it is a quarter of a century young.

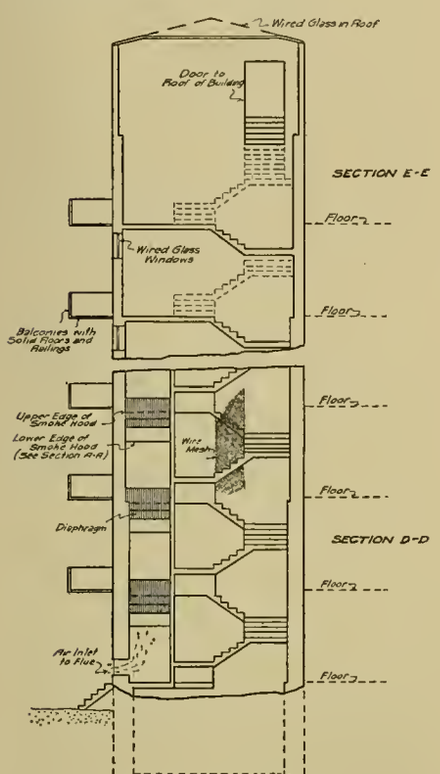
—Among the larger building operations started in 1913, all of which are estimated at $1,000,000 or more, may be mentioned the Lord & Taylor Building at Fifth avenue and 38th street; the Hallenbeck Building at Lafayette and White streets, to replace their old building which is to be removed for the new court house site; the Morgan Building at Broad and Wall streets; the National Biscuit Company's new building at Tenth avenue and 15th street, and the American Bank Note Company's building in Greenwich street. The highest of the new buildings proposed during last year was the Pan-American.

USEFUL APPLIANCES

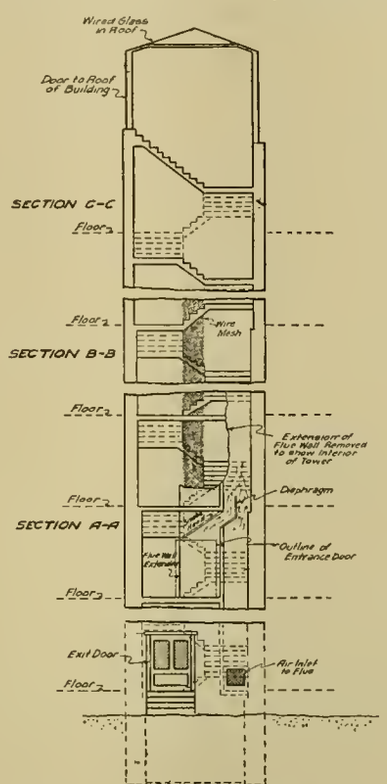
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Smoke-Proof Fire Tower.

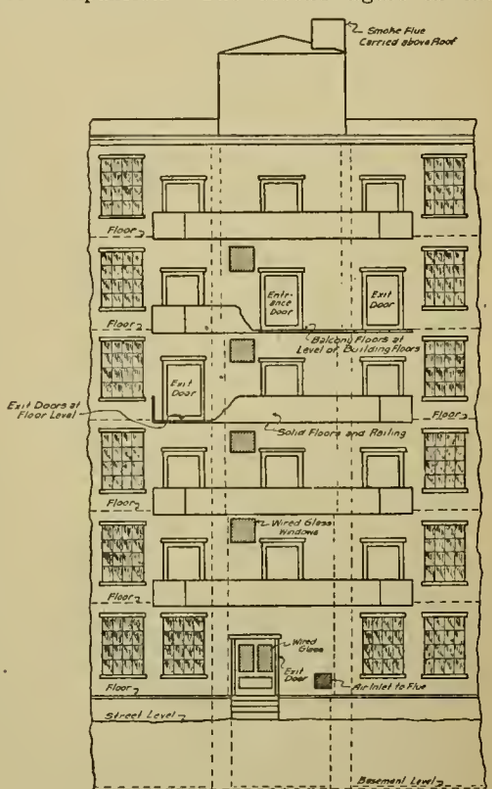
A FIRE exit of any type is put to its supreme service test during the first few moments directly following an alarm of fire. This is a test of its utility as embodied in its simplicity and durability. As with the flow of water in pipes, the volume of discharge is affected by interior obstructions. So in passing to safety a stream of excitable humanity it is essential to employ a means of exit conducive to easy and uniform movement. It goes without saying that its resistance to fire, smoke and water is the gauge of its durability.



LONGITUDINAL SECTIONS



TRANSVERSE SECTIONS



FRONT ELEVATION

The emptying of a building of its occupants may be considered as made up of two periods: The period directly following the alarm of fire and during which the occupants are under the guidance of a "captain" or "drill leader;" and that period during which they make a hurried escape from the building after having been conducted to the exit.

Safety Always Apparent.

In the minds of persons fleeing from fire in a building, absolute safety exists at street level only. Therefore, the more a fire exit of any form tends to minimize the time elapsing between the first alarm of fire and the time safety is reached, the better such exit serves its purpose. In a tower exit so constructed that its interior cannot be reached by smoke and flame, the remaining source of danger is from clogging. While this source cannot be completely removed it may be materially lessened by proper structural arrangement.

All of the above cited mental distortion may be greatly diminished, if not entirely avoided by the reassurance arising from the knowledge that there exists at each floor and within easy access, a safe and ample means of escape. This feeling may be further encouraged by frequent use of such exit either in fire drills or ordinary stairway usage. Familiarity with the structure dispels the feelings of apprehension which may result from descending into strange surroundings.

Working upon the theory advanced in the foregoing survey of fire panic conditions J. R. Taft, an associate member of the American Society of Civil Engineers and of the firm of Emory & Eisenbrey, civil, chemical and industrial engineers, co-operating with Clifford F. Pember, architect, has perfected a type of smoke-proof fire tower more graphically shown in the illustration. Its chief feature consists of the novel method employed to take care of the smoke that may happen to get into the tower.

The tower itself is constructed of fireproof material throughout with no openings into the interior of the building, after the standard type. Entrance to the tower may be effected from balconies only, through doors of a suitable type, of ample and sufficient width, and properly arranged to swing with traffic. Balconies and vestibule landings are at level of and continuous with floors of building. There are no obstructions in the nature of sills, etc., upon which to stumble or impede progress. Balconies are of solid construction throughout and of a width not less than that of door openings.

Smoke Hoods in Vestibules.

A smoke flue is located in one corner near the entrance door and carried above the roof of tower. Hoods are inserted in vestibules over entrance doors to intercept, and with the aid of diaphragms, conduct into the flue any smoke which may be blown through the doors. The bottom edge of the hood is placed as low as possible and gives sufficient clearance for passage into the vestibule. A fresh air inlet near the bottom of the flue furnishes a natural draft to carry off smoke. One side wall of the tower is extended to form a recess in which the entrance door may swing, and at the same time it serves as a regulator to prevent an inrush of persons from being thrown directly upon the stairs, or fouling traffic descending from floors above.

Inside of Tower Lighted.

The inside of the tower is lighted naturally through wired glass windows at each floor, together with windows in the roof of the tower. Artificial light is also provided at proper points within the tower, the current for which may be drawn from a source outside the building. The central area is protected by strong wire mesh. This interior protected area may be utilized for lighting conduits, etc.

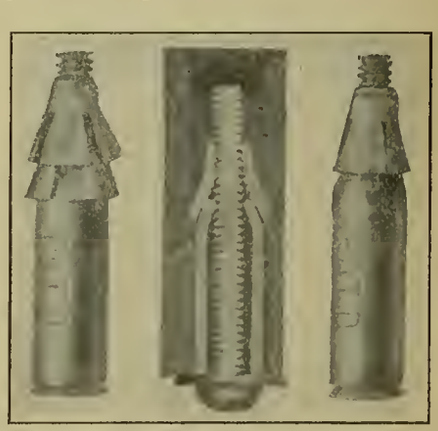
The tower may be located either within or outside a building, depending upon local requirements. In any case the inside of tower is accessible by way of balconies only. In the case of fireproof structures, one tower wall may be made a part of and continuous with wall of building. In non or semi-fireproof structures the tower wall should be entirely independent from the wall of the building.

While the accompanying diagrams show its application to a loft or factory building, with appropriate architectural treatment it may be applied to buildings of different types.

An Expansion Shell.

HERE is a type of expansion that has met with an unusual reception among builders in the Central West.

The first picture shows the normal sheave, cup and screw, assembled before expansion. The second figure in the cut shows the shell expanded in the material, with one cup, and demonstrates the action of the sheave as the nut is screwed taut. The tapered sheave expands the cup into the walls of the hole,



taking a firmer hold into the wall the harder the pressure directed against it. This sheave forms a truss, with a grip fully equal to the strength of the screw used. The third figure on the cut shows the shell slightly expanded with two cups to give additional expansion in case of a large hole or soft material. By this system it is claimed that the bolt cannot split or injure marble or tile walls. It is manufactured by the Paine Company, of 1316 Corn Exchange Bank Building, Chicago, Ill.

REAL ESTATE RECORD AND GUIDE BUILDERS

Devoted to Real Estate
Building Construction and Building Management
In the Metropolitan District

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The annual entertainment and reception of the United Real Estate Owners' Associations will be held at Terrace Garden on Lincoln's Birthday, February 12, at 8:15 P. M. A democratic affair by democratic people of the right sort is promised.

A committee appointed by the Real Estate Board of New York to investigate the advisability of listing and selling securities of real estate corporations has handed in a favorable report, which makes rigid investigation of listings a condition requisite to the adoption of the plan. There can be no doubt that if the board goes into this project in the manner suggested by the committee it will be performing a valuable service both to the real estate market and to the investing public.

A very marked improvement in the financial situation and in the general industrial prospect was reflected in many different quarters during the week—reductions in bank rates in London, Berlin and other European money centers; the purchase and prompt resale of the $51,000,000 State bond issue; a remarkable increase of savings bank deposits; advancing prices on a broadening stock market; optimistic addresses by leading business men at various annual conventions. Typical of the new optimism was, for example, the speech by John V. Farwell, second vice-president of the National Wholesale Dry Goods Association, who gave unstinted praise to the tariff and currency legislation now placed upon the statute books. With the growing relaxation of money throughout the world, and with our own politico-industrial uncertainties pretty well cleared away, there should be no further obstacle to a general, though perhaps gradual, revival of business prosperity.

The Technical Position of Real Estate.

APERCEPTIBLY better feeling has come to prevail during the past week in the world of business. The stock market has registered this feeling in the most decisive manner. Something like activity and a steady advance in prices have taken place in Wall Street for the first time in many months. A certain revival is also noticeable in other lines of business. The movement has not spread to the real estate market as yet; but there can be no doubt that if the present ease of money continues there will be throughout the year a gradual increase of real estate business. People who understand conditions do not expect any sudden revival of activity, but they do anticipate a gradual recovery. In order that such a recovery may take place, it is necessary that the existing embargo on speculative building in Manhattan should be continued throughout the year.

It is necessary that the large proportion of vacancies in all the speculative business and residential districts should be reduced and that the owners of these properties should be placed in a somewhat stronger position in their negotiations with possible tenants. Unless such a change takes place, it will be impossible to remove from the market the large amount of unsold improved property. There will not, consequently, be any considerable revival of speculative building activity during 1914, but a gradually increasing investment demand should emerge. It is an extraordinary fact that in spite of the great difficulty of selling real estate during the past year, and in spite of the many discouraging factors in the local real estate and building outlook, very little property is being offered at figures which look like bargains to possible purchasers. Real property all over the city is still strongly held, and that is one reason why so little business is being done. There would be more activity in case there was more weakness. But bargains are still hard to find, and inasmuch as possible sellers will not reduce their prices in order to tempt buyers activity must wait upon a return of confidence and an increasing disposition to anticipate future rises in value.

A Taxation Commission Needed.

In the existing condition of the market nothing would more effectively discourage any recovery than a decision on the part of the Legislature to change the incidence of taxation on New York real estate. It is an open secret that during the present session of the Legislature the single-taxers will urge very strongly a bill which will submit to the electorate next fall a proposal to shift a certain proportion of the taxes from the improvements to ground values. The object of such a change in the system of taxation is, of course, to encourage building by giving the owners of unimproved property an additional reason to erect new buildings. Its advocates expect in the long run by these means to enable the city to appropriate a larger share of the increase in ground values in the form of taxation. But it is safe to say that if this plan is put through there will not be any increase in ground values, and that the position of the New York real estate property owner will be gravely compromised.

During the past ten years or more a steady increase in valuation has taken place, and during the last five years the increase in taxation has been quite sufficient to take away from the owner of real estate the whole increase in ground value. There have been a few speculative districts in which prices have continued to advance; there have been just as many districts in which prices have actually declined, but throughout the greater part of the city prices have not varied very much. Any tendency to improvement has been checked by the menacing large proportion of the rents which were paid to the city as taxation. In spite of the fact that the owners of these properties have been disappointed in their expectations of profits, they have held on firmly, because they still hope for an increase of value in the future. If this expectation is taken away from them an extremely serious situation will be created. The prices at which they have been holding their property have been determined in some measure by this expectation of future profits. They have put up with the many inconveniences which the owner of real property has to bear as compared with the owner of personal property, because they have anticipated a reward for their bother and troubles. As soon as it is finally settled that no such reward will be forthcoming a general scaling down of values will necessarily follow. If any such result should take place, a decrease in the assessed valuation of real estate would necessarily follow, the tax rate would go up, and the credit of the city would be placed in jeopardy. There might be some plausible excuse for such experiments in the incidence in taxation in a city whose increase in real estate values was sufficient to take care of the increase in taxation, but in a city like New York, where taxation has of late years been growing faster than real estate values, it is suicidal still further to disappoint expectations and undermine confidence. What the advocates of the proposed change in the incidence of local taxation should do is to cease arguing in terms of abstract theories and to study the actual conditions now prevailing in New York City.

Of course The Record and Guide does not mean by the foregoing argument that the theoretical reasons which can be urged in favor of the proposed increase in the land value tax are conclusive. On the contrary, the widest differences of opinion exist among expert economists, not only in respect to the justifiability of the increased land tax, but in respect to its probable effect. In the hope of clearing up these ambiguities, the Legislature ought, before it takes any decisive action on the premises, to order a careful and comprehensive investigation. No legislative body is justified in radically destroying the economic position of a certain class of property without the completest possible examination of the probable effects of its action. No such examination has yet been made.

The utmost that the present Legislature should do is to provide for a commission to be apointed by the Mayor, which could give hearings to the advocates and opponents of the change and present a report to the next Legislature. Even if such a commission could not reach a unanimous agreement, it could assuredly bring to light many valuable facts and throw a certain amount of needed light on the economic effects of the proposed change.

Significant for Seventh Avenue.

It is an interesting and significant fact that the first large building item published in 1914 concerns Seventh avenue. The National Suit and Cloak Company proposed to cover the whole block front on the west side of the avenue between 24th and 25th streets with a sixteen-story building. They also intend to erect an annex of the same height to the west of their existing factory and to add five stories to that structure. After the work is finished the company will possess an edifice containing about 40,000 square feet on each of sixteen stories, which will make it one of the largest buildings

in New York. The National Suit and Cloak Company is a mail order house and its building will be used largely for manufacturing and administrative purposes; but in all probability the stores on Seventh avenue may be employed for a semi-retail purpose. While the company, like other similar companies, may refuse to sell over its own counters to retail purchasers, it will need a showroom, to which it can invite its customers to visit when they happen to be in New York.

A mail order clothing house is in a different situation from a mail order house which deals in a large variety of goods. It really needs a convenient place in which its models can be exhibited for the inspection of possible customers. It looks, consequently, as if the new building might become something more than a factory and in its erection may have the effect of promoting the coming of some retail trade to the neighborhood. The mere fact that so large a concern was attracting its customers to Seventh avenue would tend to make other blocks in the vicinity available for similar purposes. There can be little doubt that when the revival of business does come Seventh avenue will receive its share of the benefit. It is available for improvement, because values on the avenue still remain moderate, in spite of the fact that it is available for improvement with the highest class of mercantile building.

The Over-Regulation of Real Estate.

Editor of the RECORD AND GUIDE:

In reading the statement in your paper by a certain Tax Commissioner that the Tenement House Department has added eight hundred millions to the cost of real estate in the last ten or twelve years, the idea struck me that if the people could once be made to realize that everybody paid an equal share of this cost, and that the eight hundred millions were simply added to the cost of living in New York city, they would take a very different attitude towards our legislators at Albany, who seem at present so very anxious to help them by placing additional burdens around their necks.

Our new Fire Prevention Bureau is calling for the expenditure of thousands of dollars a week, which simply goes on to the cost of real estate in New York city, and is eventually transmitted to the merchandise itself, increasing the price of everything manufactured in New York and tending to drive people and business out of the city. If it is carried on in the next ten years to the extent that it has been in the past, it does not take such a very wild flight of the imagination to realize that New York will be practically a desert, with the different bureaus for regulating real estate in full charge, and the population removing to neighborhoods where they will be less burdened.

Sometimes you have to exaggerate these things a little bit in order to make people realize just what they are doing. Of course, the owner of real estate suffers because he has less tenants, the merchant suffers because his merchandise costs him more to manufacture, and his workmen suffer because what he manufactures is sold for a higher price.

WM. H. BROWNING.

16 Cooper Square, Jan. 16.

A Suggestion for Reducing Assessed Valuations.

Editor of the RECORD AND GUIDE:

Statistics prove that on realty from the year 1909 to 1913 inclusive there has been an increase in tax bills of some 25 per cent., represented by 15 per cent. larger assessed valuations and 10 per cent. higher tax rate, the latter to meet the heavier budget demand.

Has the city not been a little too eager for the fullest figures on which to establish its legal borrowing capacity? Might not a horizontal lowering of assessed valuations possibly prove salutary?

This prompts the further question, on what basis is the computation for assessed valuation made, whether on the all-cash (meaning price at which property is sold if unencumbered) or whether on a basis in which the transfer is noted, when sold on part mortgage, the major part being sold upon "terms," and a consequently higher figure obtained. The city only is in a position to find out the real cash value. Is not this perhaps one of the contributing causes to a possible misapprehension of the taxable quantity? If this quantity could be adjusted to a stationary tax rate, another great stride could be made by adopting that method also.

It is fairly presumable, and confirmable, if the question were put to any member of the Real Estate Auctioneers' Association, or to Mr. J. Clarence Davies, who has exploited sales such as the Morris Park, Van Cortlandt estate, etc., that these sales could not have established the same valuation, or the offerings have found a market at all, if the terms had not been made attractive; namely, 30 per cent. only in cash.

Trust some of your readers may help to discuss this matter. In conclusion, I feel that a reduction of assessed valuations would in no way impair the credit of the city, but might simply prove a means of checking extravagance and consuming the money needed for city development and for the direct benefit to be obtained—and perceptibly obtained—and still avoiding any penny wise pound foolish conservatism.

LEWIS PHILLIPS.

January 21, 1914.

Good Service From Bronx Register's Office.

The Register's Office of the new Bronx County is evidently handling official business with dispatch. Register Polak is in receipt of a congratulatory letter saying that a law firm which had filed a mortgage at the new office had received the original paper back within ten days. "Those not actively interested in law and real estate," said the firm, "can hardly appreciate the importance of the service when work of this character is promptly attended to and the original paper returned without delay. If you continue the work as you have begun you certainly will win the appreciation of the members of the bar as well as all those interested in real estate in the great county of the Bronx."

The number of mortgages recorded in the Register's office up to January 2 was 220; the amount of tax collected, $7,603.50; fees from other sources, $2,312.58; amount of mortgage indebtedness, $1,553,573.83.

The seal of the office depicts Father Bronx writing a record in a huge book with an old time quill pen by the light of an antique candle. Underneath is the motto, "Verbatim et Literatim," which is translated "word for word and letter for letter." The seal was designed by the Register's wife. Mrs. Polak is a graduate of the New York University Law School. In the last few years she has specialized in real estate law, with offices in the Areco Building, at 149th street and Third avenue.

The Register's Office is comfortably housed in the large Bergen Building, on the east side of the park, opposite Borough Hall, at Tremont. This is regarded as a fireproof structure, and several other county offices are in the same building. Records are to be transferred from the old county to the new as soon as may be under a state law recently enacted.

Will Find Brooklyn a Good Market.

Regarding the coming of Messrs. Bing & Bing of Manhattan to build in Brooklyn, Howard C. Pyle, of Howard C. Pyle & Co., of 201 Montague street, says it is the best thing that has happened for Brooklyn real estate in many years; in fact, he considers it second only in importance to the solution of the dual transit system. Mr. Pyle expects that Messrs. Bing & Bing will continue operations in Brooklyn after completing the apartment houses they have arranged to build in Schermerhorn and Livingston streets, and that this will mean that other builders of the same character will look to Brooklyn as a more prolific field than Manhattan. There will be a good market for the character of buildings that they will produce, both from a sale and rental standpoint, Mr. Pyle believes, though it required considerable persuasion to get the Manhattan builders to make this move. Mr. Pyle's firm were the brokers in the transaction for the site.

Construction Progress of the Catskill Aqueduct.

The impounding of water in Ashokan Reservoir was commenced on September 9. The Catskill Aqueduct is 99 per cent. completed from this reservoir to Croton Lake, which supplies the Croton aqueducts; hence, it would now be possible to make Catskill water partially available at any time, if an emergency should demand it, although the whole aqueduct and its reservoirs will not be fully completed for a few years. Between Croton watershed and Hill View Reservoir, just north of the city line, but three short gaps in the aqueduct line, about 2,000 feet in total length, remain uncompleted. From Hill View Reservoir to the terminal shafts, in Brooklyn, the city tunnel is 75 per cent. completed, according to a refort from the Board of Water Supply.

The value of work completed and now in progress under contracts aggregates $98,000,000, of which $78,000,000 has been done to date, and work amounting to nearly $14,000,000 was done during 1913. There remain to be awarded, in order to complete the first development of the Catskill supply sufficiently to deliver 250,000,000 gallons of water daily to the five boroughs, contracts to the value of about $7,000,000, nearly all of which will be begun and prosecuted during the year 1914.

Progress at Hill View Reservoir is still exceeding contract rebuirements, the reservoir as a whole being 80 per cent. completed. Excavation and the construction of embankments are about 93 per cent. completed, representing the handling of 2,700,000 cubic yards of material. Of the concrete lining on slopes and bottom, 57 per cent. of the former and 45 per cent. of the latter, an aggregate of 1,500,000 square feet, are laid. The dividing wall, containing the by-pass aqueduct, is completed except for an opening to allow work trains to pass.

The lining of the Hudson River tunnel and its shafts on either side of the river was completed last year, except for bolting on the cover of the east shaft, thus closing the last gap in the aqueduct between Ashokan Reservoir and Croton Lake.

City Tunnel and Pipe Lines.—Of the total work to be done within the city limits, 94 per cent. is under contract (including Silver Lake Reservoir), 69 per cent. is completed, and a large proportion (30 per cent.) was performed during the year. In the city tunnel, extending from Yonkers to Brooklyn, the rock excavation is practically finished, 37 per cent. of the concrete lining is done, and four out of the twenty-four

shafts are nearing completion. Over three miles of 66-inch steel pipe and over seven miles of 48-inch cast-iron pipe (a portion of the conduits extending from the ends of the city tunnel in Brooklyn) were finished during the year and turned over to the Department of Water Supply, Gas and Electricity for operation in connection with the existing distribution system.

Silver Lake Reservoir, the terminal reservoir of the Catskill water system, with a capacity of 400,000,000 gallons, will also serve as a distributing reservoir for Staten Island, and lies about two miles southwest of St. George. The contract for the construction of this reservoir was awarded August 19, and work was promptly commenced.

REAL CAUSE OF REALTY DECLENSION.

(Continued from page 158.)

"There is nothing permanently the matter with New York real estate. The trouble results from the fact that its return in the past has been so munificent that we have supposed that it always would be so. The impracticable and careless handling is largely to blame for our present troubles. There is a good future to it.

"The mortgage business for the year has been discouraging not so much through a lack of money for investment in mortgages as from the fact that good applications could not be secured. Our mortgage business dropped from $53,467,079 in 1912 to $34,573,567 in 1913, while the amount of mortgages recorded in Greater New York has dropped from $460,199,042 in 1912 to $312,732,895 in 1913. Our Banking Department shows net earnings for the year of $208,564. The actual earnings were much larger, but the depreciation in the market value of securities of almost $250,000 had to be charged against the bank earnings."

The Confiscation Creed.

W. Fred Silleck, president of the Erie Basin Board of Trade, sends The Record and Guide a copy of Henry George's "confiscation creed," as found in "Progress and Poverty," which it is well to keep in mind, if it really is the intention of the present tax reformers to lead the city and State by stages to the adoption of the creed of Mr. George as the basis of their system of taxation:—

"The truth is, and from this truth there can be no escape, that there is and can be no just title to an exclusive possession of the soil and that private property in land is a bold, bare and enormous wrong, like that of chattel slavery.

"We must make land common property.

"I do not propose either to purchase or to confiscate private property in land. The first would be unjust, the second, needless. Let the individuals who now hold it still retain, if they want to, possession of what they are pleased to call their land. Let them continue to call it their land. Let them buy and sell, and bequeath and devise it. We may safely leave them the shell, if we take the kernel. It is not necessary to confiscate land. It is only necessary to confiscate rent."

Closing Prospect Park West in Brooklyn.

The Local Board of the Bay Ridge District has adopted a resolution recommending the closing of Prospect Park West, but the map which has been prepared also proposes to close and discontinue a portion of 21st street, 22d street, 23d street and Tenth avenue, all of which latter fall within the limits of Greenwood Cemetery and are used for cemetery purposes.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Jan. 16 to 22	1913 Jan. 17 to 23
Total No.	161	147
Assessed value	$8,591,650	$13,400,500
No. with consideration	18	20
Consideration	$1,153,450	$608,500
Assessed value	$1,399,300	$565,500
	Jan. 1 to 22	Jan. 1 to 23
Total No.	449	492
Assessed value	$28,593,450	$32,876,200
No. with consideration	49	75
Consideration	$1,861,215	$2,929,259
Assessed value	$2,089,100	$2,915,500

Mortgages.

	Jan. 16 to 22	Jan. 17 to 23
Total No.	75	90
Amount	$1,449,579	$5,019,082
To Banks & Ins. Cos.	21	28
Amount	$810,500	$1,902,000
No at 6%	34	24
Amount	$188,668	$636,875
No. at 5½%	6	.....
Amount	$181,279	.....
No. at 5%	15	33
Amount	$339,500	$3,079,057
No. at 4½%	4	5
Amount	$162,500	$595,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	3	.....
Amount	$186,109	.....
Interest not given	13	28
Amount	$361,523	$708,150
	Jan. 1 to 22	Jan. 1 to 23
Total No.	263	349
Amount	$10,744,655	$13,813,109
To Banks & Ins. Cos.	69	86
Amount	$8,675,100	$7,676,500

Mortgage Extensions.

	Jan. 16 to 22	Jan. 17 to 23
Total No.	45	39
Amount	$1,703,750	$1,261,000
To Banks & Ins. Cos.	10	14
Amount	$1,090,000	$417,500
	Jan. 1 to 22	Jan. 1 to 23
Total No.	140	168
Amount	$4,546,950	$5,877,035
To Banks & Ins. Cos.	30	62
Amount	$2,420,200	$2,559,500

Building Permits.

	Jan. 17 to 23	Jan. 18 to 24
New buildings	8	11
Cost	$860,100	$1,339,200
Alterations	$236,760	$240,200
	Jan. 1 to 23	Jan. 1 to 24
New buildings	26	31
Cost	$3,104,100	$3,073,950
Alterations	$506,575	$745,020

BRONX.

Conveyances.

	Jan. 16 to 22	Jan. 17 to 23
Total No.	111	143
No. with consideration	12	16
Consideration	$142,200	$114,880
	Jan. 1 to 22	Jan. 1 to 23
Total No.	318	454
No. with consideration	35	58
Consideration	$352,700	$607,995

Mortgages.

	Jan. 16 to 22	Jan. 17 to 23
Total No.	72	101
Amount	$430,776	$1,256,519
To Banks & Ins. Cos.	9	10
Amount	$143,800	$175,000
No. at 6%	34	45
Amount	$79,765	$675,719
No. at 5½%	9	7
Amount	$75,500	$101,000
No. at 5%	9	19
Amount	$140,740	$277,600
Unusual rates	1	.....
Amount	$14,000	.....
Interest not given	19	30
Amount	$120,771	$202,200
	Jan. 1 to 22	Jan. 1 to 23
Total No.	226	303
Amount	$1,589,457	$3,128,586
To Banks & Ins. Cos.	31	31
Amount	$434,350	$490,700

Mortgage Extensions.

	Jan. 16 to 22	Jan. 17 to 23
Total No.	23	16
Amount	$442,000	$243,000
To Banks & Ins. Cos.	4	.....
Amount	$79,500	.....
	Jan. 1 to 22	Jan. 1 to 23
Total No.	69	44
Amount	$1,251,500	$643,000
To Banks & Ins. Cos.	9	3
Amount	$169,500	$105,000

Building Permits.

	Jan. 16 to 22	Jan. 18 to 24
New buildings	10	11
Cost	$351,850	$373,800
Alterations	$22,300	$24,325
	Jan. 1 to 22	Jan. 1 to 24
New buildings	37	45
Cost	$949,600	$1,261,226
Alterations	$43,825	$113,960

BROOKLYN.

Conveyances.

	1914 Jan. 15 to 21	1913 Jan. 16 to 22
Total No.	517	478
No. with consideration	67	38
Consideration	$392,410	$371,660
	Jan. 1 to 21	Jan. 1 to 22
Total No.	1423	1,503
No. with consideration	153	108
Consideration	$855,194	$1,004,907

Mortgages.

	Jan. 15 to 21	Jan. 16 to 22
Total No.	286	365
Amount	$1,027,905	$1,258,904
To Banks & Ins. Cos.	50	94
Amount	$427,350	$588,375
No. at 6%	143	206
Amount	$331,845	$569,153
No. at 5½%	85	47
Amount	$372,720	$228,470
No. at 5%	40	87
Amount	$296,900	$400,360
Unusual rates	2	3
Amount	$1,250	$15,519
Interest not given	16	22
Amount	$25,190	$45,402
	Jan. 1 to 21	Jan. 1 to 22
Total No.	961	1,119
Amount	$3,446,479	$3,748,238
To Banks & Ins. Cos.	175	256
Amount	$1,017,050	$1,449,525

Building Permits.

	Jan. 16 to 22	Jan. 17 to 23
New buildings	59	50
Cost	$581,750	$544,080
Alterations	$33,175	$54,814
	Jan. 1 to 22	Jan. 1 to 23
New buildings	200	180
Cost	$2,923,525	$1,479,860
Alterations	$110,925	$179,112

QUEENS.

Building Permits.

	Jan. 16 to 22	Jan. 17 to 23
New buildings	67	59
Cost	$311,340	$179,760
Alterations	$16,815	$17,040
	Jan. 1 to 22	Jan. 1 to 23
New buildings	153	159
Cost	$621,915	$478,262
Alterations	$53,260	$35,530

RICHMOND.

Building Permits.

	Jan. 16 to 22	Jan. 17 to 23
New buildings	4	7
Cost	$6,575	$21,375
Alterations	.....	$600
	Jan. 1 to 22	Jan. 1 to 23
New buildings	16	18
Cost	$38,015	$42,175
Alterations	$7,550	$4,775

—It is disappointing to hear that the new $15,000,000 Municipal Building is not satisfactory to some of the city departments that have been assigned space in it. Surely the departments have had opportunity to examine the layouts of the quarters intended for them and to suggest such modifications as they might desire. If they haven't had the opportunity, why has not the proper city authorities thought of providing it? No private owner would have neglected to consider the wishes of tenants for whom he was putting up a building. As for the alleged waste of space in corridors, do not the private corridors make for efficiency in a building where at times the public corridors are bound to be crowded by thousands of people?

—Joseph P. Day will present on his next Special Sales Day, January 29, a varied assortment of desirably located properties. He will offer a Tuckahoe block front and valuable Bath Beach lots, in addition to high-class Manhattan properties.

BUILDING MATERIALS AND SUPPLIES

PRESIDENT'S MESSAGE ON BIG BUSINESS GIVES MONEY EASIER TONE AND REFLECTS ON MATERIAL DEMAND.—BRICK HIGHER.

Plans Filed This Year Show Gain over Value for Corresponding Period Last Year.

BUILDERS, apparently encouraged by the effect the President's message on the management of big business has had upon the money market, and the fact that the State highway bonds were so tremendously oversubscribed, this week, showed more inclination to come into the material market on inquiry, Thursday and Friday. Money, while not yet easy, is not so tight as it was during the close of last year. Engagements for moderate building operations outside of title and insurance companies were more numerous during the last ten days than they were at this time last year.

Up to the fifteenth of this month 198 buildings were projected in the four boroughs, costing $5,234,965, as against an even number covering the same period in 1913, involving a total cost, however, of only $3,578,756.

The greatest gain was made in Brooklyn, where the difference in cost figured up to a gain of $1,405,995 in favor of this year. In Manhattan there was a gain in the first fifteen days of 1914 over the corresponding period last year of $509,250. The first half of January, 1913, shows a gain of about $300,000 over the volume represented in construction in the Bronx. Tendencies toward a building revival in Queens is shown in the slight gain in volume and value in favor of this year.

Building statistics for the first half of January in the metropolitan district aggregate $2,005,000, as against $1,973,000 in the corresponding period last year, indicating that construction work has started the new year in better tone than was the case a year ago. Manhattan, Bronx and Brooklyn commercial operations show little change for the better, but there is a steady improvement in the number of projects for industrial and housing construction. This accounts for the active movements in moderate-price building materisl.

The Portland cement market was firmer. Dyckerhoff German dropped to $2.10 a barrel in wholesale quantities alongside dock, which puts it on a price parity with Alsen's German. Both these cements were quoted at $2.35 to $2.50 prior to the passage of the new tariff law.

Wire reinforcement has improved on demand so far that mill capacity has been exceeded, and prices show an upward tendency. Crushed stone is still in good demand, even though prices are high. Timber distributors are gradually withdrawing concessions and price shadings from the New York Lumber Trade Association's list. Gravel and sand are both strong. Linseed oil is also firm.

The coal situation is one that has an alarming influence upon the supply market. The wholesale market reflects some nervousness, with an increasing demand, owing to the prospects of struggle at the mines in April over the wage schedule. Far-sighted building managers and dealers are trying to load up pending a possible prolonged cessation of production.

Hudson common brick advanced fifty cents per M on open and covered barges. Raritan common made no change, however, and metropolitan district dealers forebore raising prices, pending a further strengthening of the market.

BRICK PRICES ADVANCED.

Fifty Cents Added to Former Hudsou Quotations.

HUDSON common brick prices were advanced this week fifty cents. The current quotations now are $6.00 to $6.50. A week ago $5.50 to $6.00 ruled in a sluggish market, but there has been a slight improvement in unloading as shown by the subjoined table. Raritan common stands pat at $6.00 to $6.25 in an easy market. Newark and Westchester dealers made no change in their quotations on the ground that the wholesale movement in New York was not yet strong enough to warrant sustentation of any advance, no matter how slight, they might make. Newark yard prices continue at $7.25 to $7.50.

The unloading of brick showed a slight gain this week of 761,500 over that moved a week ago by the Greater New York Brick Company and there was a much better inquiry for future deliveries especially since contractors are not being forced to use other materials because of the fear that they might not be able to get brick when they wanted it.

The gain in value of building plans filed as shown in the statistics given in the editorial review column of this department over those reported in the first half of January a year ago may account, in some measure, at least, for a stronger inquiry for common brick. There are now 117 bargeloads or approximately 41,000,000 brick available for immediate riding in market. This is ample to take care of all the brick requirements of New York and the metropolitan district even though the river should freeze up for a week.

Official transactions for Hudson common brick covering this week ending Thursday, Jan. 22, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.
Left over, Jan. 15, 89.

	Arrived.	Sold.	Covered.
Friday, Jan. 16....	1	0	0
Saturday, Jan. 17..	0	1	0
Monday, Jan. 19..	0	2	1
Tuesday, Jan. 20..	0	0	0
Wednesday, Jan. 21	0	2	0
Thursday, Jan. 22..	0	1	0
Total	1	6	1

Reported enroute Friday A. M., Jan. 23, 0.

Condition of market weak. Prices. Hudsons, $6.00 to $6.50; covered, $7.00 to $7.25; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to $7.50 (yard). Dull. Left over, Friday A. M., Jan. 23, 83. Total number covered barges, 34. Covered barges sold, 1. Total number in market, 117.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

Jan. 9.....	674.000	Jan. 16.....	579,000
Jan. 10.....	399,500	Jan. 17.....	237,000
Jan. 12.....	607,000	Jan. 19.....	668,000
Jan. 13.....	133,000.	Jan. 20.....	516,500
Jan. 14.....	198,000	Jan. 21.....	616,500
Jan. 15.....	322,500	Jan. 22.....	458,000
Total.....2,333,500		Total 3,095,000	

1913.
Left over, Friday A. M., Jan. 9—122.

	Arrived.	Sold.	Covered.
Friday, Jan. 17.....	0	5	0
Saturday, Jan. 18....	0	0	0
Monday, Jan. 20.....	13	6	2
Tuesday, Jan. 21....	0	3	0
Wednesday, Jan. 22.	10	5	0
Thursday, Jan. 23...	0	3	0
Total	23	22	2

Condition of market, dull. Prices: Hudsons, $6.75 to $7; covered, $7.25; Raritans, $6.75. Left over, Friday A. M., Jan. 24, 147. Total number covered barges, —. Total in market, 195.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 22, 1914.*109	
Total No. bargeloads sold Jan. 1 to Jan. 22, 1914.....	26
Total No. bargeloads left over Jan. 23, 1914.	83
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left overs, Jan. 1, to Jan. 23, 1914.....	215
Total No. bargeloads sold Jan. 1 to Jan. 23, 1913	68
Total No. bargeloads left over Jan. 24, 1913...	47

*Corrects error.

SLATE PRICES UNCHANGED.

Expected Shift in Vermont Roofing Postponed.

ADVICES from Vermont slate quarries this week were to the effect that the expected advance in the price of Vermont roofing slates had been postponed. This action probably was due to the strengthening tone for building materials in the New York market, indicating a heavier demand in the near future that would take care of the extra cost of production and carrying.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, Jan. 23, 1914.

BRICK—
Hudson common .....$6.00@ 6.50
Hudson covered ..... 7.00@ 7.25
Raritan common ..... 6.00@ ——
2d hand common ..... 2.75@ 3.00
2d hand com. (truck load of 1,500) 4.50@ ——
Front or face.....18.00@$2.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland .....$1.58@ ——
Cons. Rosendale Nat..... .90@ ——
Alsen's German ..... 2.10@ 2.15
Dyckerhoff German ..... 2.10@ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in..... $1.10
Trap rock, ¾ in..... 1.20
Bluestone, 1½ in 1.05
Bluestone, ¾ in .....1.15@ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
1½ in..... $0.90
¾ in. 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. Perth Amboy, N. J.):
Exterior—
4x12x12 in..... $0.06
6x12x12 in..... .084
8x12x12 in..... .102
10x12x12 in..... .12
12x12x12 in..... .15
Interior—
2x12x12 in..... $0.048
3x12x12 in..... .052
4x12x12 in..... .052
6x12x12 in..... .072
8x12x12 in..... .096

LIME (Standard 300 lb. bbls. wholesale, select finishing):
Farnham Cheshire .....$1.55@ ——

LINSEED OIL—
American Seed City Raw.....$....0.52@$0.53
American Seed City Boiled..... .53@ .54

LUBRICANTS (Mineral):
Black, refined ..... 13 @13½
Black, reduced, 27 gravity, 35@30 c. t. ..... 13½@14
Black, reduced, 30 gravity, 15 cold test ..... 14½@15
Cylinder, light, filtered..... 21½@23
Dark, steam, refined..... 15½@25
Paraffin, high, viscosity..... 19 @26
23½@24 gravity ..... 15 @15½
28 gravity ..... 13 @13½
Wax, crude .....per lb. 3½@ 3¾
Refined, 120 m. p.....per lb. 4½@—
Refined, 125 m. p.....per lb. 4¾@—
Refined, 130 m. p.....per. lb. 5¼@—

LUMBER (Wholesale prices, New York City):
Yellow pine (merchantable 1905, f. o. b. N. Y.)
8 to 12 in .....$23.00@$28.00
14 to 16 in..... 31.00@ 34.50
Heart face siding 4-4 & 5-4.. 30.00@ 31.50
Flooring, 13-16x2½ & 3 ins... 15.50@ 28.00
Hemlock, Pa., f. o. b. N. Y. base price per M ..... 23.00@ 24.50
Hemlock, W. Va., base price per M. ——@ 24.50
Hemlock, Eastern mixed cargoes.. 19.50@ 22.50
(To mixed cargo price add freight, $1.50.)
Spruce (W. Va., f. o. b. N. Y., lighterage limits)
2x4, 18 and 20 ft..... $29.50
2x6, 10 and 14 ft..... 24.00
2x8, 12 and 14 ft..... 25.00
2x10, 3x10, 10 to 16 ft..... 29.00
8x8 and under, 16 ft and under..... 26.00
9 in, 16 ft and under..... 31.00
4x10 to 10x10, 16 ft and under..... 31.00
2x10 and 3x12, 16 ft and under..... 31.00
12 in. 18 and 20 ft 33.00
Add $1.00 per M. for each inch over 12 ins.
Add $1.00 per M. for every 2 ft over 20 ft in length.
1x2 shingling lath, rough or dressed one side $28.00
4-4x6 in merchantable quality 28.00
4-4x8 in merchantable 26.00
4-4x10 in merchantable 29.00
4-4x12 in merchantable quality..... 32.50

LATHS (Eastern spruce f. o. b. N. Y.):
1½-in. round wood ..... ——@$3.90
1½- in slab .....$4.00@$4.10

PLASTER—(Wholesale dealer prices, alongside, Manhattan.):
Masons finishing in 100-lb. bags, per ton..$10.50

BLOCKS:
2 in. (solid) per sq. ft..... .06
3 in. (hollow) ..... .06½
4 in. (hollow) ..... .07¼
Boards ⅝ in. thick, per sq. yd..... .16

SAND:
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale..... $0.50

SLATE (Per Square, N. Y.).
Penn. Bangor ribbon.....$4.10@$4.75
Munson, Maine No. 1..... 5.50@ 7.75
Munson, Maine No. 2..... 4.50@ 6.75
No. 1 red.....10.00@12.00
Unfading green ..... 4.00@ 6.00
Genuine Bangor ..... 4.75@ 6.75
Pen Argyle ..... 4.00@ 6.00
Vermont, sea green..... 3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot.
Beams and channels up to 14 in. 1.31½@ 1.36½
Beams and channels over 14 in.. 1.31½@1.36½
Angles 3x2 up to 6x8..... 1.31½@ 1.36½
Zees and tees..... 1.31½@ 1.36½
Steel bars, half extras..... 1.31½@ 1.36½
Steel bars, half extras..... 1.31½@ 1.36½
Universal & sheared 34 in & und 1.41½@ 1.46½

WHITE LEAD: Per lb.
American, dry, car lots.....$0.07
In oil, in 100, 250 and 500-lb. kegs..... .08½
On lots of 500 pounds or more a discount of ½c per pound is allowed.
Red Lead and Litherage—
In 100-lb. kegs.....$0.08
On lots of 500 pounds or more a discount of ½c per pound is allowed.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Conditions Are Somewhat Improved.

The long-looked-for improvement in the real estate market seems to be under way. While the week's business was not remarkable for increased activity, it was encouraging from many viewpoints. There was the usual "million dollar" deal which has been the chief characteristic of the trading for some weeks in the past. This particular one involved the exchange of a high class 26th street loft structure for a Fifth avenue corner ripe for improvement. Upper West Side apartment houses also figured prominently. There was a demand for residential property in various parts of the city, one Madison avenue building being sold twice during the week.

In the Bronx, one of the most important transactions of the year concerned the old Haffen Brewery property. In Richmond a large manufacturing company acquired additional lands, adjoining its large plant, to provide for future needs.

The total number of sales in Manhattan this week was 20, against 29 for last week and 31 a year ago.

The number of sales south of 59th street was 8, compared with 8 last week and 11 a year ago.

The sales north of 59th street aggregated 12, compared with 21 last week and 20 a year ago.

From the Bronx 15 sales at private contract were reported, against 14 last week and 17 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $809,335, compared with $1,002,751 last week, making a total since Jan. 1 of $4.748,691. The figure for the corresponding week last year was $1,102,791, making a total since Jan. 1, 1913, of $3,792,134.

PRIVATE REALTY SALES.

Haffen Brewery Sold.

Colonel Jacob Ruppert has added to his brewing plants and real estate holdings in New York by the purchase of the Haffen Brewery, in the Bronx, which is the largest plant of its kind in the Bronx, of the entire frontage in the west side of Melrose av from 151st to 152d st, a site about 230x150 ft. It has been operated by the J. & M. Haffen Brewing Co., a New York State corporation, capitalized at $200,000. The president of the company, Mathias H. Haffen, and the secretary, John M. Haffen, are sons of the original founder, and they are brothers of Louis F. Haffen, ex-President of the Borough of the Bronx. John M. Haffen will continue the name of the J. & M. Haffen Brewing Co., but the organization will be devoted entirely to real estate investments and caring for the extensive realty holdings of the Haffen family. Mr. Ruppert's purchase carrying with it the good-will of the brewing company in addition to the realty. Besides the brewery property, the transaction concerns the plot, 50x100, with a 1-sty building on the north side of 152d st, 50 ft. west of Melrose av. The entire plot is in close proximity to subway and elevated railroad stations at the intersection of Third av and 149th st, regarded as the hub of the borough, and for this reason it has become too valuable for present purposes.

$2,500,000 Realty in Trade.

Tucker, Speyers & Co. have sold for the Flemish Realty Co. (Goldberg & Cramer), the "Flemish Building," a new 21-sty mercantile structure at 11-13 East 26th st and 6-8 East 27th st, on a plot 58.6x200. This building was completed last spring, and immediately abuts to the east the "Brunswick Building," facing Madison Square Park. The buyers are Mrs. Robert P. Huntington and Miss Madeline I. Dinsmore, of Staatsburgh, N. Y., who gave in exchange the northwest corner of 5th av and 31st st, size 29.4x100, with an "L" 25x98.9 on 31st st. The buildings on this property were built for the exclusive occupancy of Duveen Brothers, and occupied by them until recently, when they moved to their new building on upper 5th av. This transaction is one of the purely investment character, the total transaction involving $2,250,000. Goldberg & Cramer have no definite plans for the improvement of the Dinsmore property, which was originally purchased by the late Mr. Dinsmore, who was president of the Adams Express Co.

Big Richmond Sale.

The largest sale in a monetary sense in Richmond Borough this year and also one of great commercial importance generally, showing the trend of big business, is the purchase by the Proctor and Gamble Manufacturing Co. of the Dooley property through J. Sterling Drake. This property adjoins the Proctor and Gamble Manufacturing Co.'s original property on the west and is the northwestern corner of Staten Island and adds to their holdings 1241 ft. on Newark Bay and Staten Island Sound and an area of nearly 19 acres. All shore front beyond this is outside of the free lighterage limits of the City of New York. The Proctor and Gamble Manufacturing Co. now have nearly 1,900 ft. of water front and about 100 acres of land. They are using now about 300 ft. of water front and have 75 acres open for future construction. Their present purchase is in no sense a speculation, but believing the present a favorable time to buy, they have simply provided for all possible future requirements.

New Bronx Police Station.

The City of New York has bought through Nicholas F. Walsh the southwest corner of Brook av and 141st st, plot 75x90, as a site for a new station house for the policing of the 61st precinct, which at present is done from Alexander av and 138th st. It was bought from the Julius Stursberg Realty Co. Former Commissioner Waldo approved the site for the new station, which is the last of the new police quarters he planned some time ago to replace old stations throughout the city. The city will take title to the corner in a few days, and before spring it is expected the construction of the building will be started.

Shoe District Sale.

Morse & Rogers, one of the largest wholesale shoe dealers in the city, have purchased the two 5-sty buildings at 118 and 120 Duane, on plot 50x116, from the Lorillard Estate, for investment. This property is adjoined by two other similar buildings owned by the Lorillard Estate, which comprise the southeast corner of Church and Duane sts. Morse & Rogers occupy large space in the 12-sty commercial building, built a few years ago at 21 to 29 Hudson st, southwest corner of Duane st, by Sonn Brothers, who leased it upon completion, to Morse & Rogers for a long period.

"Mauretania" in Deal.

Wm. A. White & Sons have sold for the Seamen's Bank for Savings the 6-sty elevator apartment house at 402 to 410 West 148th st, "The Mauretania," on plot 100x100. The buyers are the McKeon Realty Co. The house was built by Emanuel Krulewitch and afterwards sold to Edward Hanlon, the baseball magnate. It was acquired by the Seamen's Bank for Savings under foreclosure in December, 1912.

Axton Court In Trade.

The West Side Construction Co., Jacob Axelrod, president, has sold the 8-sty fireproof apartment house known as Axton Court, at 620 West 141st st, on plot 100x99.1, adjoining the southeast corner of Riverside Drive, to the Murray Hill Realty Company, which gave in part payment the three 4-sty and basement dwellings at 143, 145 and 147 East 35th st, on plot 53.2 x98.9. The transaction involved nearly $500,000.

Manhattan—South of 59th Street.

BETHUNE ST, 27, 3-sty and basement dwelling, on lot 22x84.5xirreg., sold for L. L. Goodrich to John G. Parr, by Gustave Britt. The buyer owns the houses at 21 and 23 on the same block.

WASHINGTON ST, 578-582, s w c Clarkson st (62-4), plot 75x150xirreg., containing about 12,500 sq. ft., sold for Silas H. Pomeroy to John J. Bradley, the truckman, by Wm. H. Whiting & Co. The buyer will improve at once. The seller acquired the plot in October, 1911, through the same brokerage firm.

49TH ST, 325 East, 3-sty and basement dwelling, on lot 18.6x100.5, sold for Christopher H. Unlandhern to a client, by Smith & Phelps.

MADISON AV, 529, 4-sty high stoop dwelling, on lot 20x80, adjoining the southeast corner of 54th st, sold for Anne L. Pultz to the Swan Brown Co. for investment, by Douglas L. Elliman & Co. The property was re-sold later in the week through the same brokers to an investor.

Manhattan—North of 59th Street.

ARDEN ST, 20, 5-sty apartment house, on plot 40x100, sold by Brown Brothers to a buyer who gave out-of-town property in part payment. The apartment house figured in the deal at $75,000.

60TH ST, 249 West, 4-sty tenement on lot 25 x100.5, sold by Irene Schlossbach to a client of Henry K. Goldenbock. Since September, 1912, this property has changed hands six times.

74TH ST, 44 East, 5-sty American basement dwelling, on lot 20x102.2, sold by Irving I. Kempner to Junius Parker, counsel to the American Tobacco Co.

95TH ST, 149 West, 3-sty dwelling, on lot 18x 100, sold by Augustus K. Sloan to Joseph F. A. O'Donnell.

117TH ST, 338 East, 5-sty tenement, on lot 25x100, sold by C. Napolitano to M. Anselone.

117TH ST, 422 East, 3-sty tenement, on lot 16.8x100, sold by S. Ciacine to Francesco Divoni.

180TH ST, WEST, s s, 100 ft. east of St. Nicholas av, plot 75x100, sold for Mesick estate to Alexander McDowell by the Knap & Wasson Co. and Arnold, Byrne & Baumannn. The buyer will improve with apartments from plans by Schwartz & Gross.

1ST AV, 1622, 3-sty building, on lot 20.5x100, between 84th and 85th sts, sold by Francis B. Scott to Emil Ornstein, who owns adjoining property.

Bronx.

FOX ST, 1141, 5-sty flat, on plot 50x89, adjoining the southwest corner of Home st, sold by Lowenfeld & Prager to John Oehler, who gave in part payment a plot 74.6x100, on the west side of 3d av, 67 ft. north of 182d st.

137TH ST, 639 East, 6-sty new law tenement, on plot 37.6x100, sold by the D. H. Jackson Co. to William H. Peck, who gave in part payment 58 Edgecombe av, a 4-sty limestone front American basement dwelling, on lot 16x100.

233D ST, East, Pepe & Bro., have sold for John Traina two lots 50x100 on East 233d st, Bronx, lots number 21 and 22 on the Thompson Estate, 177 ft. east of White Plains rd. The new owner will improve with a 3-sty buildiug.

HOE AV, 1485, 5-sty flat, on plot 50x100, sold for the Oakland Construction Co. by Alexander Selkin, David Wentz and A. Wantenband. The same brokers also sold for Louis Epstein, the 4-sty flat at 2345 Beaumont av on lot 25x100, and for Annie Epstein, the 2-sty frame dwelling, on lots 25x110, at 3076 Hull av.

INTERVALE AV, 1106-1108 and 873 East 163d st, two 5-sty flats, on plot 85x90, sold for Maria O'Connor to a client, by Ames & Co. The buyer gave in exchange free and clear farm at Belle Mead, N. J., consistiog of about 160 acres of land, with a house fully furnished. The transaction involved about $125,000.

MORRIS PARK AV, s e c White Plains rd, 3-sty building on lot 25x100, sold for John Ringer to a Mr. Goldberg, a Van Nest druggist, by Schano & Co.

PELHAM RD, 1809, 2½-sty frame dwelling, on plot 50x100, near Westchester av, sold for Mrs. Frank Gass to Marie L. Farrell, by A. A. Krueger.

TREMONT AV, 776, 5-sty flat, on plot 40x100, near Prosnect av, sold by Friedman & Feinberg to S. D. Heine.

VYSE AV, 1461-1463, 5-sty flat, on plot 50x 100, between Jennings and 172d sts, sold by Mrs. Adele Harrington to Samuel Carucci, who gave in exchange the plot, 157x150, at the southwest corner of Clinton av and 176th st, reported sold recently.

3D AV, 4171, 4-sty double flat, on plot 26x97, sold by Louis Reiss and J. Clarence Davies to Peter Stumpf.

Brooklyn.

UNION ST, 598, 4-sty double brick flat, sold for Joseph Mantegazza to a client, by Joseph C. Bonadonna.

EAST 17TH ST, 292, detached dwelling on plot 75x100, sold for John H. Love, Jr., to a client for occupancy, by J. D. H. Bergen & Son.

49TH ST, 1242, 3-sty cottage, on plot 40x100, sold by Max Wilner to H. Weckstein.

74TH ST, 540, 2-sty and cellar two-family house, on lot 20x150, sold for Louise Burkland to Henry J. O'Leary, by the Samuel Galitzka Co.

ATLANTIC AV.—Bulkley & Horton sold for William A. Mosscroft and Rufus T. Griggs to the Central Hygienic Artificial Ice Co. a plot in the south side of Atlantic av, between Grand and Classon avs, 80x200 ft., running through to Pacific st. The buyers intend to erect a plant for the manufacture of artificial ice.

ST MARKS AV, 680, 3-sty and basement limestone dwelling, sold for Mrs. Harriet Colyer to Ralph H. Tiebout, by the Bulkley & Horton Co.

SUMNER AV, n w c Van Buren st, two 4-sty apartment houses, sold for the Sumner Development Co. to S. H. Moore, by M. C. O'Brien. The buyer gave in exchange his residence at 43 McDonough st, on plot 100x140. The deal involves about $180,000.

TROY AV, ETC.—M. C. O'Brien has sold for James S. Gold the two family dwelling, at 215 Troy av; also for S. Schwartz a plot 40x100, at the southwest corner of Eastern Parkway and Kingston av, to a builder; also for G. Collins a plot 100x114 at the northwest corner of President st, and Albany av to a builder; also for Robert Betty a plot 124x100 on the east side of Schenectady av, 20 ft. north of Montgomery st, and a lot, 20x135, on the south side of Crown st, 179 ft. east of Schenectady av.

1ST AV, 424, 2-sty and basement dwelling, between 6th and 7th avs, sold for Mrs. R. Russell to a client, by the Jerome Property Corporation.

3D AV, 7515, 3-sty brick store and flat building sold for Caspar Iba to an investor, by Frank A. Seaver & Co.

5TH AV, 5624, 4-sty double brick store and dwelling, on plot 25.8x81, sold for Wm. J. Martin and another to a client, by Tutino & Cerny.

5TH ST; 264; one-family frame building, on lot 20x75, sold for Eliz Kennedy to a client for improvement, by the McInerney-Klinck Realty Co.

16TH AV, 4519, 3-sty building, sold by William C. Cohn to Theresa Edelmuth, who took in part payment the plot 60x100 at the southwest corner of 50th st and 17th av.

MARLBORO.—Wood-Harmon & Co. report the sales of lots here to D. C. Mofit, Louis Selfert, O. E. Cushman, J. R. Anderson, Edgar Dobb and Charles Chevers, and at Kensington Park, to R. G. Ellis, H. H. Howatt, S. E. Curry, John G. Anderson, A. M. Glover, F. H. Vincent, George B. McNab, E. M. Morgan, M. L. Eargle, W. H. Burkhalter and E. F. Bockter.

Queens.

BAYSIDE.—One of the most important realty deals in Queens last week was the sale by Samuel K. Jacobs to the Oakland Club Co. of an irregular plot bounded by Chatsworth pl, Lancaster pl and Oakland Golf Club property, and containing 37 plots of varying widths, from 50 ft. to 70 ft. and depths from 119 ft. to 231 ft. A purchase money mortgage of $13,452 was given to Mr. Jacobs and a mortgage of $10,000 to Margaret S. Manson. The entire property has an area of 11 acres and $27,500 was paid for the tract. It is a part of the Taylor estate. The club has built a shooting house on the property and is to establish a regular shooting ground for clay pigeon contests.

FLUSHING.—For the purpose of further increasing its plant, the New York and Queens-County Electric Light and Power Co. has purchased two lots in Lawrence st, between Broadway and Pine st, 146x300 ft., from John McAuliff, William McIntosh and Giovanni Boccia. This is the third tract recently purchased by the company to enlarge its plant.

HOLLIS.—Henry Ohland has sold the north west corner of Fulton st and Carpenter av, for Anna Koster to a client for improvement.

Nearby Cities.

JERSEY CITY, N. J.—The Lignot estate has sold to Stephen Hoff as a site for a $40,000 moving picture theatre the two lots at 178 and 180 Ocean av, in the Greenville section. It will be three stories in height, of fireproof construction, having a frontage of 57 ft. and a depth of 105 ft. The price secured for the lots was $6,600. County Prosecutor Robert S. Hudspeth acted for the Lignot estate in the transaction, while N. George & Son acted for the buyer. Ground will be broken for the new playhouse at once.

NEWARK, N. J.—Louis Schlesinger has sold for Lisseta Wirz 237 to 241 Halsey st, three brick stores and loft buildings with machine shop and garage in rear, on plot 71x123, with an alley leading to William st. The buyer is William A. McManus, who is said to have paid $90,000 for the property.

NEWARK, N. J.—Feist & Feist have sold for John C. Eisele and Nathaniel King to Emilie and Abraham Garfunkle the southeast corner of New Jersey Railroad av and Green st, a 4-sty and basement factory, on plot 60x100, with an outlet to 95 Bruen st, which measures 25x100, and has a 2-sty building thereon. The new owners will be known as the Specialty Handle Works, and will manufacture handles and corners for trunks and bags. Extensive alterations and improvements will be made to the present buildings and about 200 hands will be employed.

Rural and Suburban.

BAYONNE, N. J.—Star of the Sea Council, Knights of Columbus, of Bayonne, bought for a clubhouse the residence of Julius G. Hocke, former president of the Bayonne City Bank, at Av C and 30th st for $20,000.

BROOKVILLE, L. I.—L'Ecluse, Washburn & Co. have sold the residence formerly occupied by W. Burling Cocks to Mr. Samuel W. Andrews, who will occupy it as his country residence.

BROOKVILLE, L. I.—S. A. Warner Baltazzi sold to a client for improvement the John and Daniel Horan farm, of 78 acres, together with the Thomas A. Howell farm, of 112 acres, adjoining. The property is in the centre of the Meadow Brook country, and among the larger estates in the immediate vicinity are those of Julian Ripley, C. I. Hudson, David Dows, Lloyd Griscom, Howard Brokaw, Ralph N. Ellis and Joseph E. Davis.

HEMPSTEAD, L. I., ETC.—The Windsor Land and Improvement Co. sold to F. Perfetti and H. Goldsmith each a plot 40x95 on Milburne av; to G. Dorst and J. Rufolow each a plot 40x100 on Kennedy av; to H Goldsmith a plot 40x95 on Grand av; to T. W. Dalton a plot 60x120, on Henry st; to M. K. Duffy a plot 40x100 on Miller st, and Kennedy av; to M. A. Bowe a plot 62x102 on Kennedy av and Tompkins pl; at Oceanside to L. M. A. Lenthe two plots 20x102 one on Merrifield and Lawson avs, and another on Lawson av; at Rockville Centre to F. K. Konf, a plot 40x100, on Allen st, and to M. F. Fallon a plot 40x157 on Brooklyn av; and at Lynbrook to C. H. Thomas a plot 40x157 on Brooklyn av.

LONG BRANCH, N. J. — Calder, Nassoit & Lanning have sold for Samuel Raisler his country estate in Norwood Park to a client, who gave in exchange the 3-sty dwelling on lot 20x100 at 1889 Madison av, and also the 5-sty tenement on lot 25x99.11 at 9 East 131st st. The Realization and Administrative Co. acquired title to the two latter parcels last week.

MT. VERNON, N. Y.—The Ward Motor Vehicle Co., manufacturers of electric trucks, have purchased a large tract in South Fulton av, and will shortly commence the construction of a modern factory to take the place of the one now in use in the Bronx. Two hundred people are to be employed at the new plant, which will have a siding from the New York, Westchester and Boston Railway, and docks in East Chester Creek. Charles A. Ward, head of the company, is a son of Robert B. Ward, president of the Ward Bread Co.

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WE ARE entirely out of New York Edition of Record and Guide of June 14, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on January 27, 1914. Record and Guide Company, 119 West 40th St.

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NORWOOD, L. I., ETC.—The Rickert-Finlay Realty Co. has sold the following properties: at Kensington, block 16, plot 7, comprising 10,000 sq. ft., to Olive Callingham; at Norwood, block 1, lots 36 and 37 inclusive, to Walter C. McMillan; at Westmoreland, block 12, lots 17 and 18, to Mary Farmer; block 11, lots 26 and 27, to Mary Conroy; block 12, lots 36 and 37, to Agnes Brady; block 13, lots 25 to 28 inclusive, to Ellen Pederson; block 15, lots 81 to 86 inclusive, to Edward H. Harris; block 12, lots 38 and 39, to Mathilda Julien; and block 15, lots 32 and 33, to H. Reidy. Tentative contracts have been drawn for the sale of 122,292 sq. ft. of Kensington-Great Neck, at a price of $30,000. The purchaser intends improving plot with a large Colonial residence. In addition to these plot sales, there are a number of houses in the course of erection on large plots of ground that are being built on contract for H. P. Ellis, G. M. Gales, C. A. Holmes, F. A. Noyes, all of Manhattan. This activity is considered by the Rickert-Finlay Co. to be the forerunner of a most successful spring business. The effect of the third rail electric service over the North Shore section of Long Island has apparently been the medium of increased realty activity.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman have sold for the Ridgewood Park Co. a plot 100x230 on West End av, Kathawood Park, to Thomas McLelland, who will build a residence.

ROCKY POINT, L. I.—The Fifth Avenue Bond and Mortgage Co. has sold 390 acres of land at Rocky Point, L. I., to H. B. Baker and others. An experimental farm will be started there and every encouragement given the small farmer. A plan is to be provided whereby the farm can be paid for out of the products of the farm. The purchasers also have an option on about 500 additional acres of land near the property. Buyers will experiment with selling their products direct to consumers.

SOUTH YONKERS, N. Y.—The American Real Estate Co. has sold in the recently opened Lawrence tract about six lots to Frederick A. Bergane of Manhattan, who will erect a two-family houses.

TUXEDO PARK, N. Y.—William B. May & Co. have sold for the estate of George Lorillard Ronalds "Turtle Point." The property consists of one of the finest lake sites in the Park, improved with a magnificent stone dwelling which the purchaser will occupy.

WEST KEANSBURG BEACH, N. J.—At West Keansburg Beach, F. Bradley Cox has sold to Dr. Gall, of Mattawan, N. J., two lots; to Martin C. Hilderbrant, of Kearny, N. J., two lots; to Edna Belle Bentley, of Keansburg, three lots on Newman st, and to Judge J. E. Foster, of Atlantic Highlands, N. J., five lots on the corner of 1st st and Park av.

WOODBURY, L. I.—Rawdon W. Kellogg of Jamaica has purchased from Ely O. Piquet a farm of thirty acres, which was held at $30,000. In exchange Mr. Kellogg gave twelve houses and eighteen lots in Jamaica, Richmond Hill and Queens. Piquet & Piquet of Jamaica acted as the brokers.

YORKTOWN, N. Y.—The Briarcliff Realty Co. sold for Belle J. Erhardt her property in the Town of Yorktown, Westchester County, consisting of 110 acres, with a large modern residence and outbuildings. The property was held at $35,000.

LEASES.

Manhattan.

Success of the Leavitt Building.

Societe Francaise des Films et Cenematographes Eclair, who are represented in New York by the Eclair Film Co., have taken a lease of the entire fourth floor of the Leavitt Building, 126-132 West 46th St., and will immediately occupy the premises with all their Executive and Rental Offices. This lease practically completes the renting of the Leavitt Building, and there are at the present but a store and basement, two full lofts and one-half loft still unrented, out of this 12-sty building, which occupies a plot 80x100.

The other tenants now occupying the premises and the various lines of business are as follows:—

Fifth floor, Box Office Attraction Film Rental Co., manufacturer of films; sixth floor, William Fox Amusement Co., theatrical enterprises; sixth floor, Edward Kealey, theatrical enterprises; seventh floor, Greater New York Film Rental Company, manufacturer of films; eighth floor, Warners Features, Inc., manufacturer of films; ninth floor, Brettner & Goodman, manufacturer of jewelry; ninth floor, Baruch & Co., costumes; ninth floor, William L. Sherry Feature Film Co., manufacturer of films; tenth floor, William Laidlaw, Jr., automobile cloths; eleventh floor, Byron Co., mercantile photographers; twelfth floor, Davidson & Schwab, manufacturer of jewelry. When erected this building was considered a pioneer in the neighborhood, but the rentals have justified the undertaking and strongly reflect the trend of mercantile business to the section north of 42d street and east of Broadway. Several leases are under consideration for the remaining parts of the building. The agents are Spear & Co.

U. S. Government Leases.

In order to provide greater mail facilities at the Grand Central Terminal and to take care of the increased business due to the parcel post, the United States Government has just leased 12,350 square feet of additional space there from the New York Central and New Haven roads, owning the terminal. It has also taken under consideration a proposal that it lease in addition a small room in the Concourse adjacent to the telephone-room, to be used as a sub-station for the convenience of travellers.

The space which the Post Office Department has already leased is intended to expedite the handling of the parcel post. It consists of 6,100 square feet at the south end of the east baggage-room on the lower level and 6,250 square feet on the street level of the station adjacent to the east baggage-room. The rental is at the rate of $10,566.60 until July 1, 1914, and $13,402.92 a year thereafter during the term of the contract.

Important Times Square Lease.

An important lease in the Times Square district, reported Tuesday, involved the Criterion Theatre, occupying the northeast corner of Broadway and 44th st., adjoining the larger New York Theatre. Klaw & Erlanger own both theatres and they have leased the Criterion to the American Vitagraph Co. for one year, beginning Feb. 5. The new lessees will use the house for photo-play productions. During the last two or three years many negotiations have been in progress by various syndicates for acquiring the entire block front, which is opposite the Hotel Astor, for improvement with a big hotel, and a few months ago it was announced that the deal was practically closed. The present lease was closed by David Gerber, as attorney for the principals.

High Store Rental.

George R. Read & Co. have leased for the firm of "Mary Elizabeth," the small store at 1 West 36th st, adjoining its new store at 392 5th av, northwest corner of 36th st. The lessee is the Ivy Corset Shop of Worcester, Mass., and the lease is for 5 years from Feb. 1, at $9,500 per annum. The store just leased has a frontage of 9 ft. and at its deepest end runs back 27 ft. The rental represents over $40 per sq. ft., said to be a record for inside stores along that section of the avenue.

AMES & CO., INC., leased the 2nd loft in 6 West 29th st. for S. W. Peck to Jacob Ely, represented by H. S. Ely & Co.; also the 3rd loft in 11 East 22nd st. for R. S. Minturn to the Rodgers Co. of 506 Broadway, represented by the Fifth Avenue Bond and Mortgage Co.; also the store in 15 West 31st st, for R. Smith to S. Katel, represented by J. Friend Lewi & Co.

AMES & CO., Inc., leased for Marmac Construction Co. the 3d loft in 241 to 247 West 37th st to G. Schrimer, of 3 East 43d st, for a term of years; also the 3d loft in 130 West 28th st for Wm. Abramson to Workman & Silver, of 22 East 8th st, and the 5th loft to Silberfarb & Halprin; also the 1st loft in 285 8th av to C. Junker to Matthew O'Connell; also the 2d loft in 23 West 32d st for the 23 West 32d Street Co. to H. Schneider, of 23 West 32d st.

THE ESTATE OF FRANZ BECK leased from the New York Life Insurance and Trust Co. the 6-sty building at the southwest corner of 7th av and 29th st. Plans have been filed for the alteration of the structure into showrooms for hotel supplies at a cost of $15,000. Thomas H. Styles is the architect.

BLEIMAN & CO. leased the 2d loft in 40 East 19th st to Scheuer Bros., of 447 Broadway; also offices in 11 West 25th st to Albert Cohen & Co., and 4,000 sq. ft. of space in the building at the southwest corner of 4th av and 32d st to S. Solomon.

DEMETRIOS BASTISTATOS and others leased from Jane E. Britton the 4-sty building, on a lot 20x75, at 476 6th av, 43.5 ft. south of 29th st, for ten years from Feb. 1, at an annual rental of $5,400.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Sidney P. Henshaw for a term of years the store in 64 West 46th st to Mmes. Josie Werner of 55 West 45th st and Estelle Lippman, of 1523 3d av, millinery and dressmaking.

GUSTAVE BRITT leased the 3-sty dwelling at 410 West 19th st, for the Hereford Realty Co., to Elizabeth Swanson.

MRS. JOSEPHINE A. COALE has leased her 3½-sty residence at 662 West End av. The 5-sty dwelling at 676 was also leased by Meyer D. Rothschild.

THE CROSS & BROWN CO. leased the 5th floor in 415 West 55th st to Adolph Berkowitz; the 16th floor in 58 West 45th st to Robt. D. Kohn, of 170 5th av, and the 6th floor in 8 and 10 West 45th st to G. W. T. Dowling, of 398 5th av.

GAINES & DRENNAN CO., INC., leased for the Fifth Avenue Building Co. the 1st loft in 23 West 23d st, to the Stewart Glass Co. of 68 West Broadway; also for J. Romaine Brown Co. the 5th loft in 23 East 20th st, to A. Barna of 56 3d av.

GAINES & DRENNAN CO., INC., leased an apartment in 1 Lexington av to G. V. Rogers; also an apartment in 24 Gramercy Park to Geo. B. Lester.

THE DUROSS CO. leased 134 and 136 West 18th st, two 2-sty buildings, for the Providence Land and Improvement Co. of Providence, R. I., to the Union Transfer Co., of 121 East 22d st, for a term of years.

THE DUROSS CO. leased the 1st loft in 135 West Broadway to Meyer W. Singer, at No. 331 7th av, a store to Flachmar & Weinstein and at the southeast corner of Washington and Horatio st, a store to Rosa E. Feldmann.

DOUGLAS L. ELLIMAN & CO. leased another apartment from the plans in the new building in course of construction at 116 East 63d st, for Samuel A. Herzog to Lansing P. Reed; also a large duplex apartment in 969 Park av, to Mrs. Joseph Willets; and an apartment in 840 Park av to Miss Madeleine Gelshenen.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment in 418 Madison av for Clarence S. Day to John R. Rebarer; also an apartment in Marquand House at 11 East 68th st for Pease & Elliman to William L. McKenna; and also an apartment in 75 East 54th st for Mrs. Thomas C. Smith to Walter B. Devereux, Jr.

FOLSOM BROS. leased the parlor floor store in 54 West 30th st to Dean & Pinetti for a term of years..

FREDERICK FOX & CO. leased, in conjunction with Frederick Southack & Alwyn Ball, Jr., the 1st, 2d and 3d lofts in 499 Broadway to the Sanitary Clothing Co., of 269 Canal st; also for Rosa Von Zimmermann the 6th and 7th floors in 6 and 8 West 18th st to Schneiderman Bros., of 6 West 18th st; for the Building & Engineering Co. the 2d loft in 123 and 125 Bleecker st for a term of years to the Greater New York Feather Co., of 49 West 3d st; and for Louis S. Stroock the 4th and 5th lofts in 42 East 12th st to Kaplan & Silverman and Goldberg & Glatman.

FREDERICK FOX & CO. leased for the Randall Underwear Co. the 6th loft at the northeast corner 12th st and 4th av for a long term of years to Jerome Rosenberg; for the Selkirk Realty Co. the 7th loft in 29 and 31 East 22d st to Kurtz & Maurer, of 65 4th av; and for the estate of Mary A. Chisholm the 5th and 11th lofts in 56 and 58 West 22d st to Morris Bernstein and Feinstein & Morowitz.

FREDERICK FOX & CO. leased the 10th loft in 141 to 145 West 36th st to Kohn Bros.; the 6th loft in 19 and 21 West 36th st to Rosenfeld & Weingarten; the 3d loft in 31 and 33 East 28th st to Hochner Bros.; the 4th loft east in 25 to 29 West 45th st to the Century Furniture Co., of Grand Rapids, and large space in 35 and 37 West 39th st to the Film Exchange, of 61 West 14th st.

THE GREELEY SQUARE LEASING & IMPROVEMENT CO. leased to K. Meehan the store and basement in 106 and 108 West 32d st for 5 years from Jan. 1 at an annual rental of $10,000.

HEIL & STERN leased for Marmac Construction Co., the 10th loft in 158 to 164 West 27th st to I. Arbus & Son, of 10 Bleecker st; for Durst & Rubin, 3d loft in 40 to 46 West 25th st to A. E. Lefcourt & Co., of 48 West 25th st; for Jacob Neadle 3d loft in 6 and 8 West 20th st to the Norbert Mfg. Co., of 83 White st; for Florence Coleman 6th loft in 116 and 118 West 29th st to the Solomon Shapiro Mfg. Co., of 450 6th av; for the estate of David W. Dazian store and basement in 248 Lafayette st to Flohr & Harris, of 141 Grand st.

HEIL & STERN leased for the Rexton Realty Co. the 6th loft in 37 and 39 West 28th st. to Back, Newman & Scheller; for the Madison Holding Co., the 6th loft in 72 and 74 Madison av, to A. Lewis & Co., of 34 West 17th st; for S. L. Silver & Co., the 7th loft in 15 and 17 East 32d st. to Max Schwartz; and for the Bradkin Realty Co. the 2d loft in 6 and 8 West 32d st, to G. S. G. Waist & Dress Co.

HEIL & STERN leased for the 130 West 29th St. Co. (Everett and I. Randolph Jacobs) the store and basement in the new building at 130 and 132 West 29th st to Leo Uhfelder Co., importers of bronze powders, of 185 6th av. The lease is for a long term of years. The same brokers sold the land to the Messrs. Jacobs and have completely rented the entire 12-sty building. They have also been appointed agents for same.

M. & L. HESS (INC.) leased the 6th loft in 30 and 32 West 15th st to Jones, Brundage & Co., the 2d loft in 37 West 3d st to the New England Braid Co., of 42 Bond st; the 5th loft in 25 West 15th st to the Monarch Cloak Co; the 6th loft in 37 and 39 East 21st st to David Kisch; the 6th loft in 11 West 17th st to the Eagle Petticoat Co., of 17 East 12th st, and the 10th loft in 241 to 245 West 37th st to the F. C. Afferton Co of 482 Pearl st.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased the store in 409 4th av to the K. & L. Lunch Room for a term of years.

THE McVICKAR, GAILLARD REALTY CO. and Louis Kempner and Son leased for "Frederic's" the store and basement in 1 West 34th st, for a term of 7 years. The tenant, Madam Jaeger, will occupy the premises for the millinery business. "Frederic's" obliged to give up the 5th av store at the corner of 41st st. which is part of the new Rogers Peet Building will combine both businesses in one building on 5th av, the location of which has not yet been announced.

THE MONTANA CONSTRUCTION CO. leased apartments in 375 Park av to Matthew Hinman, George H. Taylor, Ralph H. Thomas, Herbert S. Collins, Stephen H. Olin and Harold C. Richards.

WILLIAM R. MOORE leased for a long term of years the two remodeled 6-sty buildings at 146 and 148 West 45th st, for Charles Furst at an aggregate rental of about $127,000; also rented to Charles Bader for a term of years the ground store in 75 West 46th st. and the 3d floor for business purposes in 148 West 45th st.

THE PAYSON McL. MERRILL CO. and Cammann, Voorhees & Floyd leased the dwelling at 138 East 37th st to Mrs. Joseph A. Blake.

PEASE & ELLIMAN leased an apartment in 383 Park av for Mrs. Elizabeth Coudert to Mrs. E. K. Fraser; one in 167 West 72d st to Miss Vivian L. Macdonnell one in 202 West 81st st to Mrs. C. Mather; also leased an apartment in the "Southfield," at 145 East 35th st. to Dr. Katherine B. Davis, the new Commissioner of Correction. The "Southfield" houses friends of President Wilson, with whom he always stops when he is in New York. Also leased a large apartment in 11 East 68th st, the new house which is being opened for occupancy on the site of the famous residence of the late Henry G. Marquand, to W. T. Moynan; also leased for the Century Holding Co., Lee & Fleischman, at 25 West 5th st their new 16-sty building to the Frymier & Hanna Co., of 25 West 42d st; also leased an apartment at 152 East 35th st for F. Wright Brown to Ernest G. H. Schenck, and one in 850 Park av to Mrs. R. B. Crouch.

PEPE & BRO. leased for W. P. Meyers, 19 East 12th st. known as the Twelfth Street Garage, a 3-sty garage to Clerice & Bambi of 62 Washington Mnse for a term of 5 years at the rental of $3,600 per year. The premises will be continued as a garage in the future.

WILLIAM J. ROOME & CO. leased for the estate of John B. Scott the 3-sty dwelling at 258 West 24th st, to Alfred Eynard.

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Manhattan Leases—(Continued.)

WILLIAM J. ROOME & CO. leased 258 West 24th st to Alfred Eynard.

RICHARD H. SCOBIE leased for Edward Margolies to the King Motor Car Co., of Detroit, Mich., the entire 3d floor, covering a apace of 12,500 sq. ft., in the Marfields Building, at the corner of 47th st and 11th av. The broker leased the large store at the southeast corner of Broadway and 52d st to the same people a short time ago, which they use for a showroom.

ROYAL SCOTT GULDEN leased the residence of William Hull Wickham at 10 East 56th st to Haas Bros., ladies' tailors and dressmakers, of 5 West 46th st, for a term of years. The building has an elevator and all modern improvements of a private house. It will be altered extensively for business. The rental was on a gross basis.

TUCKER, SPEYERS & CO. leased for Burton S. Castles to Mildred DeHaan Livingston and Mary B. Rouse the 7th loft east in 39 and 41 West 38th st for a term of years.

TUCKER SPEYERS & CO. leased for B. S. Castles the 8th loft east in 39 an 41 West 38th st to Henry Gorman, of 37 West 21st st.

TUCKER, SPEYERS & CO. leased for Captain William H. Wheeler to Otto Kohn, of 29 West 38th st, the 5th floor in 26 West 38th st.

E. A. TURNER leased for Charles Schweinler the dwelling at 104 Lexington av to Shiryetian & Samourkashian for a term of years as a restaurant.

E. A. TURNER leased the 3-sty rear building and the store at 205 East 44th st for five years at $3,000 a year to Emil Feffercorn, of 126 East 28th st, and Karl J. Freund, of 3 East 47th st.

UNGER & WATSON, INC., leased the 2-sty private dwelling at 224 East 52d st, on plot 20x100, to Ernst and Margaret Grohs for a term of years.

VAN NORDEN & WILSON have closed a long term lease for the Rogers Estate Property at 39 South st. The lessee, Harry Parker, of 30 East 42d st, will obtain possession May 1 and will make extensive alterations, occupying the property for his own business.

FRANK VOLZ leased a store in 45 Vermilyea av to Nathan Goden for 5 years at an aggregate rental of $2,400.

VAN NORDEN & WILSON leased for the Volunteers of America the 5th floor in 34 West 28th st, to William Stern, furrier, of 48 West 27th st, for a term of years; also for the Bancroft Realty Co., space in 3 to 9 West 29th st, to H. Westerman of 10 West 29th st; also space in the same building to I. D. Magnes, of 31 Union sq; also space in 10 West 29th st, to Abraham Frankel.

VAN NORDEN & WILSON leased the entire Beaver st store and basement in the new building just being finished by Brody, Adler & Koch, known as the New & Beaver Arcade. This building extends around the corner of New and Beaver sts, having a frontage of 49.5 on Beaver st and 65.2 on New st. The tenant is the Beaver Street Restaurant Co., Inc., and has taken a lease for 20 years. Both the atore and basement will be extensively altered, the store floor being used for tables and the basement for buffet lunch. The restaurant will be opened about the 15th of March.

SIDNEY L. WARSAWER leased for a term of years the loft building at 402 West 40th st, to the Schwarz Bros. Co. manifacturers of jewelry boxes, of 1370 Broadway.

LOUISE WERNERT leased to Peter and Michael McEntee the 4-sty building, on a lot 16.8x50, at 207 7th av, for 5 years, from May 1, 1914, at an annual rental of $3,300.

WORTHINGTON WHITEHOUSE leased for Emery L. Ferris the 5-sty American basement dwelling 96 Park av for a term of years to Dr. I. Seth Hirsch.

WORTHINGTON WHITEHOUSE leased for a term of years for Pease & Elliman, as agents, the 9th floor west apartment, in 103 East 75th st, to Jorge Andre, who was recently married to Miss Laura Webb; also leased for Mrs. J. C. Anderson her 5-sty dwelling at 53 East 51st st for the season furnished to J. H. Alexandre, Jr.

Bronx.

MRS. COLLIS P. HUNTINGTON leased her Belden's Point estate at City Island to Richard N. Arnow, an attorney, who resides at City Island. It comprises 5½ acres of shore front, and belonged originally to William Belden. It is said that Mr. Arnow will erect a hotel.

Brooklyn.

THE CROSS & BROWN CO. leased the old Clermont Rink at Clermont and Vanderbilt avs, to be used as a dancing academy. Outside of Madison Square Garden, this is the largest hall in the city and the lessees will operate an academy of very high order, charging a small fee for each dance.

Queens.

MRS. FRANCESCA MAYER leased for a long term the MacGuire cottages fronting the entire easterly side of Sea View av, from Cornaga to Clark av, Far Rockaway. The leaee was consummated by the H. Frankfort Agency.

WILLIAM A. MORRIS and others leased to Emil and Theodore Witzel the tract known as Tallman's Island, near College Point, L. I., for 5 years, the annual rental for the first 3 years being $4,000 and $4,500 each for the two remaining years. The property contains 25 acres, together with buildings and pavilions.

Suburban.

WORTHINGTON WHITEHOUSE leased for Mrs. John F. Scott her dwelling in the Westchester Country Club Grounds to Mrs. A. G. Moffat.

REAL ESTATE NOTES.

WALTER GEER has sold the residence at 332 West 71st st to Randolph E. Paul, who took title on Thursday.

THE BERLIN RENTING AGENCY has been appointed agent for the Wadsworth dwellings, on Wadsworth av, from 185th to 186th st.

GEORGE W. BRETTEL and James Henry negotiated the recent sale of the flat 242 East 128th st to John McKee.

DOUGLAS L. ELLIMAN & CO. gave their third annual dinner to the brokers in the office on Thursday night, Jan. 15, at the Madison Arthur, 5 East 45th st.

WILLIAM F. ARMSTRONG, of Bridgeport, Conn., is the buyer of the two 7-sty apartment houses at 2465 to 2471 Broadway, sold recently by Philip Livingston.

SAMUEL H. MARTIN has been appointed agent of the property 123-125 West 67th st, 1981-1987 Broadway, 9-11 West 64th st and 233 West 66th st.

VAN WYCK FERRIS, formerly with Van Norden & Wilson, New York, has opened a real estate office in the First National Bank Building, Mineola, L. I.

F. WILLIAM EGGERT was the broker in the recently recorded sale of 685 East 243d st, a 2-family dwelling, for the Ruminiski estate, to Fred Trede.

DUFF & BROWN have been appointed agents of the following apartment houses: 18 West 118th st, 309 East 32d st, 406 West 26th st and 3692 Broadway.

LEON S. ALTMAYER has negotiated a first mortgage of $20,000 on 206 West End av, a 5-sty and basement apartment house, with stores, and also a first mortgage of $15,000 on 893 3d av, a 5-sty apartment house, with store.

GOODALE, PERRY & DWIGHT have been appointed agents of the following properties: 400 and 402 6th av, 203 Greenwich st, 242 West 56th st, 495 Canal st, 574-576 11th av, and 308 East 135th st and 601 Prospect av, Bronx.

MORTIMER L. SCHIFF has taken title to the Bijou Theatre property on Broadway just north of 30th st, extending through to 6th av. Mr. Schiff is a brother-in-law of Felix M. Warburg, who bought the property on Jan. 8, as plaintiff in a foreclosure action, for $465,000.

CONTROLLER SOHMER has designated George J. Gillespie of 20 Vesey st. as his special counsel to appraise the estate of the late J. Pierpont Morgan for transfer tax purposes. Mr. Gillespie was Tax Commissioner under Mayor Low and was appointed to the Board of Education by Mayor McClellan.

AGAINST THE SINGLE TAX.—A meeting under the auspices of the Real Estate Owners' Protective Association in the Riverside Theatre Building at Broadway and 96th st, last Monday night, was addressed by Allan Robinson, Henry Bloch, Ira J. Ettinger and others in opposition to the enactment of the Salant-Schaap tax bill.

THE McKEON REALTY COMPANY is rumored to have resold the plot, 100x100, at the southwest corner of Convent avenue and 141st street. The company recently acquired the site from Joseph Guinet in an exchange for the loft buildings at 424 to 438 West 33d street.

GEORGE C. EDWARDS, of Bridgeport, Conn., is the buyer of the 11-sty loft building at 520 and 522 Broadway, reported sold recently by William A. White & Sons for the McKeon Realty Co. The buyer gave in part payment a hotel property at Lake St. Catherine, Vermont, consisting of a structure accommodating 100 people, together with about 32 acres of land.

FRED OPPENHEIMER has placed a first mortgage loan of $30,500 at 5 per cent. for three years on the 50-ft. new law apartment house on the west side of Forest av, 327 ft. south of East 157th st, for the Benenson Realty Co. and for the same company a similar mortgage of $26,000 on the new law apartment house on the southerly side of 156th st, 125 ft. east of Courtlandt av.

JUDGE MAYER, of the United States District Court, has granted the application of Weschler & Kuhn, attorneys for James N. Rosenberg, receiver of the New York Real Estate Security Co. to issue receiver's certificates to the extent of $200,000. The money is for use in making necessary payments on the properties of the bankrupt company to prevent it from going into foreclosure.

JAMES G. CANNON, President of the Fourth National Bank, will take title this week to the old Horton farm at Golden's Bridge, Westchester County, which he purchased a short time ago through the brokerage firm of Lounsbery & Thorp. The farm contains about 160 acres, and is one of the best-located estates in that locality. It is understood that Mr. Cannon will improve the property with a fine residence in the near future.

THE AFRICAN ZION METHODIST Episcopal Church has bought the Church of the Redeemer property at 152 West 136th st from Mildred Helm of Yonkers, who bought it early in the week from the white congregation. She paid $19,000 for the property, which is mortgaged for $17,000. The church is 50x100.9, near Seventh avenue. The colored congregation has a church at 127 West 89th st, which is valued at $160,000.

MILTON M. SILVERMAN bought from Solomon L. Pakas the plot of four lots, 100x99.11, in the south side of 153d st, 150 ft. west of Broadway and facing Trinity Cemetery. Title passed on Thursday. In part payment was given the Colonial Hall, at Elmsford, Westchester County, N. Y., which has been held at $60,000. The property has a frontage of about 475 ft. in the White Plains road and consists of 35 acres of land and a group of 2 and 4-sty buildings.

ABRAHAM L. ERLANGER, the theatrical manager, has begun an action against Patrick

H. Sullivan, Lawrence Mulligan, and the other executors of the estate of "Big Tim" Sullivan to foreclose a mortgage of $75,000 held by Mr. Erlanger upon several properties of the estate. The realty consists of 123-127 East 13th st, 126-130 East 14th st, 112 West 34th st, and 109 and 111 West 33d st. A lis pendens in the action was filed Wednesday in the County Clerk's office.

UNITED STATES MORTGAGE & TRUST COMPANY of New York has just issued a volume attractively bound and printed entitled "Trust Companies of the United States, 1913, Edition," This volume gives the statement of condition, June 30, 1913; names of the officera and directors; stock quotations, dividend rates and other statistics relating to other trust companies in the United States; also a digest of State regulations affecting trust companies.

TITLE GUARANTEE CO.—The annual meeting of the stockholdere of the Title Guarantee and Trust Company was held at the office of the company, 176 Broadway, January 20. The following trustees, who constitute one-third of the board, were re-elected: Robert Goelet, Clarence H. Kelsey, Edgar L. Marston, Charles Matlack, William A. Nash, Henry Roth, Archibald D. Russell, James Speyer, Sanford H. Steele. John H. McClement was elected to the board to fill the vacancy caused by the death of Mr. Louis Windmuller last October.

THE REALTY ASSOCIATES bought on Tuesday in the Real Estate Exchange, in Montague st, Brooklyn, the Sheepshead Bay and Plum Island property of the Brighton Beach Racing Association for $27,000 over and above the mortgages, taxes, interest and other encumhrances on the realty amounting to $132,-000. This parcel has been sold with the rest of the race track property at the forecloaure sale last October to a buyer, who bid in at a total of $250,000, who refused to take the parcel until certain questions involved in the sale were settled. He was one of the plaintiffs in interest in the foreclosure sale, and secured an order to have the property readvertised and resold.

A LARGE IRON and steel corporation is negotiating for the purchase of a tract of water front property at South Brooklyn, upon whtch it is proposed to erect a large plant. The concern, it is said, will need about a square block of land, and its plant would necessarily have to face on the water front, where steamships could land at their piers; also, that the firm is willing to invest between $1,000,000 and $2,000,000 in Brooklyn, and that it will probably hring 20,000 or more people with it—workmen and their families. The company is said to be at present located in West Virginia, on the hanks of the Ohio River.

A SYNDICATE composed of New York, Philadelphia and Atlantic City investors has purchased the stretch of land lying between Atlantic City inlet and the Brigatine inlet and including the city of Brigantine. It is planned to develop tbe property, the entire operation involving upward of $5,000,000. The Heald estate, of Brooklyn, is the seller of most of the property, the deal having been closed through the firm of Parsons, Clossan & McIlvane. H. R. Young was the broker. It is proposed to construct a bridge over the inlet and annex the section to the resort known as East Atlantic City. At the present time thera are four or five cottages and a hotel at Brigantine.

A NUMBER of prominent men in public life, including Governor Glynn, Register Hopper and City Chamberlain Bruere, are expected to attend the dinner to be given at the Hotel Brevoort on Jan. 30 by the Society to Lower Rents and Reduce Taxes on Homes, the New York Congestion Committee and the Business Men's Association to Untax Industry. Other speakers will include Walter L. Durack, president of the Metropolitan League of Savings and Loan Associations; Abraham Gruher; Frederick C. Leubuscher, president of the Society to Lower Rents and Reduce Taxes on Homes; Arnold B. MacStay; John J. Murphy, Tenement House Commissioner; Amos Pinchot, vice-president of the Business Men's Association to Untax Industry; Charles T. Root, a vice-president of the same organization; Mrs. Vladimir G. Simkhovitch, of the New York Congestion Committee, and Clarence J. Shearn.

MRS. ELIZABETH BISSELL TOWLE, of California, as guardtan of John Henry Towle, has sold a fiftb interest in three parcels of real estate in Manhattan. The largest parcel involved, which is valued at $600,000, forms part of the site of the R. H. Macy & Co. store and covers 1319 and 1321 Broadway, 11 West 34th st, 119 to 123 West 34th st, and 122 to 126 West 35th st. The fifth interest in this property was

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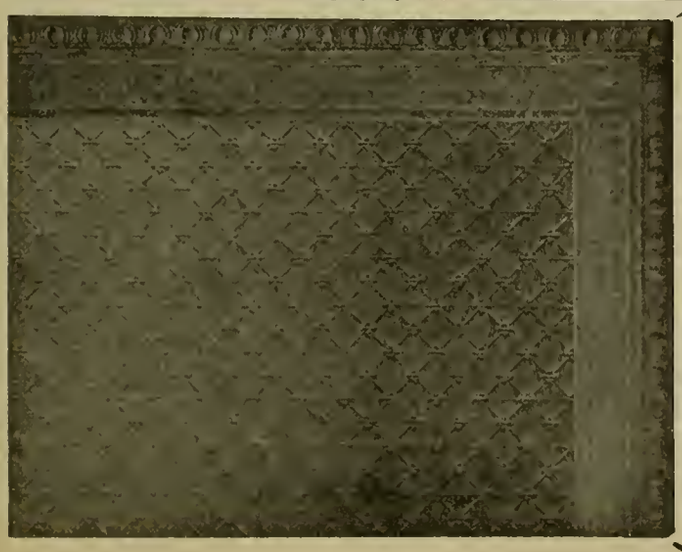
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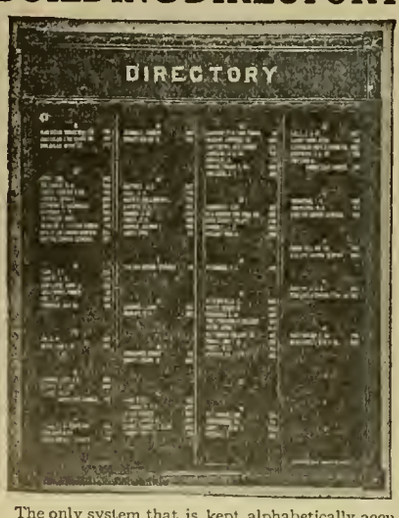
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held at $107,500. Another parcel is 105 Broad st, valued at $30,000, in which the fifth interest was valued at $4,500, and the third parcel is a dwelling at 129 and 131 West 33d st, valued at $180,000, the price asked for the fifth interest having been $30,000. The other owners of the property are Gerard C. Hegeman, Katherine H. Lillibridge, Lucy M. Hegeman, Stella Hegeman and B. Arthur Aycrigg. Attorneys representing Mrs. Towle refused to tell the name of the buyer.

THE EIGHTH ANNUAL DINNER of the Brooklyn Board of Real Estate Brokers will be held to-night at the Brooklyn Club, Pierrepont and Clinton sts. The speakers, as announced in last week's Record and Guide, will include Hon. Lewis H. Pounds, Hon. Adolph L. Kline, Hon. George V. S. Williams, Allan Robinson, Col. T. S. Williams, Rev. S. Edward Young, and Christopher C. Mollenhauer, president of the board and toastmaster. The entertainment committee, consisting of F. B. Snow, chairman, W. J. T. Lynch, A. B. Gritman, Charles L. Gilbert, A. H. Waterman, E. J. Grant and George H. Gray, has spared no work to make this the finest affair the board has ever held, and has been compelled to limit the number of tickets to be sold to 200. From present indications the dinner will be served to full capacity. The dinner will be held in the large dining room of the Brooklyn Club under the personal supervision of George Schmidt, the club's steward, who promises a dinner ala Brooklyn Club.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedents. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF THOMAS EDWARDS—premises 137 East 52d st, a 3-sty dwelling, on lot 15x84.1, valued at $15,000; and 131 East 56th st, 3-sty dwelling, on lot 12.6x100.5, valued at $22,500.

FLORENCE HOY—133 5th av, 9-sty office and loft building, 25x100, $246,000.

WILLIAM HENRY BURR—25 Bowery, 5-sty building, 34.4x94.6, $55,000; 291-293 Grand st, 4-sty store and loft building, 36.2x75, $85,000; and 295 Grand st, 2-sty building, 17.3x75, $25,000.

KATHERINE HECK—249 East 10th st, 5-sty tenement, 25x94.8, $28,000; 422 East 6th st, 5-sty tenement, 27.10x50.8, $10,000, and 327 East 38th st, 5-sty tenement, 25x98.9, $20,000.

MEYER JAROSLAWSKY—354 Front st, 2-sty stable, 16.8x70, $4,200, and 356 Front st, 2½-sty building, 24.4x70, $7,500.

WALTER HALLAHAN—2470 3d av, Bronx, $5,200, and a house and three lots at 1718 St. Peter's av, $8,000.

WALTER S. LAWRENCE—362 6th av, 4-sty building, on lot 22.4x62, $100,000.

THOMAS OVERINGTON—128 East 129th st, 4-sty flat, 20x99.11, $11,000.

CORNELIA W. ROBERTS—43 East 72d st, 4-sty dwelling, 25x102.2, $65,000.

MARY M. CUNNINGHAM—109 East 36th st, 4-sty dwelling, 25x98.9, $66,825.

FREDERICKA DIETZ—543 East 169th st, $8,700.

SAMUEL ROSENTHAL—26-32 Clinton st, four 5-sty tenements, 100x75, $150,000, and 182-186 Clinton st, 6-sty tenement, 54x100, $80,000.

THERESE ENGEL—608 West 114th st, 4-sty dwelling, 14x100.11, $19,000.

OBITUARY

GEORGE HARVEY CROOK, for years associated in business with the late F. Osgood Pell, on Fifth avenue, Manhattan, died Jan. 14 and was buried from the family residence, 1216 Pacific street, Brooklyn, on Friday of last week. Mr. Crook erected the Vendome apartment, on Gates avenue, as an investment, and it was the first elevator apartment building in that section of the borough. Mr. Crook was for forty years a resident of the Twenty-fourth Ward of Brooklyn and many years ago was active in Republican affairs there during the leadership of Major Hobbs. He was long active in the work of the Central Congregational Church and during Dr. Scudder's time was the superintendent of the Sunday School and connected as well with the library of the church. He was an early member of the Lincoln Club and also belonged to the Hardware Club of Manhattan. Mr. Crook was born in New York City, Sept. 9, sixty-five years ago, and was the son of George and Mary J. Bloomer Crook. He was as a young man associated in the real estate business with his maternal grandfather, Elisha Bloomer.

JAMES SUTHERLAND, a wealthy real estate owner and operator at Parkville, Brooklyn, which section he developed, and where he was the oldest resident, died this week at his home, 4318 18th av, aged eighty-four years. He was superintendent of the Parkville Congregational Church for twenty-five years, a charter member of Kings County Lodge F. and A. M. and a trustee of the old town of Flathush. His home, which was the old Wyckoff mansion remodelled and rebuilt, was one of Brooklyn's show places.

ALEXANDER WILSON, who was engaged in the real estate business at 489 Fifth avenue for many years, died Thursday morning, Jan. 15, at his home, 324 West 51st street. He was born in Scotland fifty-nine years ago, and for the past thirty-four years was a resident of this city. Mr. Wilson was a member of the New York Scottish Society. His widow and a daughter survive him.

ISIDOR BAER, a retired real estate broker, died Thursday, Jan. 15, at his home, 469 Fourth st, Brooklyn, aged sixty-four years.

ADOLPH M. BENDHEIM, a realty operator with offices at 128 Broadway, died yesterday at his home, 88 Central Park West. Mr. Bendheim was born sixty-five years ago in Germany. A widow, Henrietta, two sons, Julius and Edwin Bendheim, and two daughters, Gertrude and Jennie Bendheim, survive.

MAY LIST STOCKS.

Real Estate Board Considering Feasibility of Providing a Market Place for Satisfactory Realty Securities.

The Stock List Committee of the Real Estate Board of New York has submitted a report of the possibility and desirability of instituting the listing and sale of real estate stocks by methods similar to those employed by the New York Stock Exchange were considered.

The report of the committee, which consists of E. A. Tredwell, chairman; Gerald R. Brown and Douglas B. Elliman, says:

"After discussion it was considered it might be feasible and also desirable to institute the listing and sale of real estate stocks, providing same is done under guarded restrictions in relation to each stock offered equal to or superior to the conditions exacted by the New York Stock Exchange in the listing of corporation securities sold by its members. * * *

"To gain the confidence both of the Board and the investing public your committee feels the first principle to be suggested is to provide a market place for approved securities; second, to rigidly exclude any security in real estate which in any way can be termed debatable. * * *

"It is felt in the absence today of a proper market and of listing requirements, many questionable securities, with an alleged basis of real estate values, have been able to find a market to the detriment of the general real estate business. The possible effect of Board listing may be to compel these inferior securities either to reform on a proper basis or to go out of business and thus insensibly benefit all real estate.

"In no way should the Board assume any responsibility. It's only province should be to provide a meeting place or market for its members and to insist that no stocks shall be sold therein that are not regularly listed.

"For the reason mentioned, your committee recommends that five real estate corporations be selected by the governors for preliminary investigation by a special committee or by the Stock List Committee, who shall report back to the Board of Governors in detail what the necesary requirements may be to properly list such securities on the Board. * * *

"The rate of commission to be charged for the sale of any listed securities shall be the regular commission of the Real Estate Board; viz., one per cent. commission on the gross amount of all sales, &c. The Board shall keep a permanent record of all listed securities, which shall be revised at periodical intervals.

"The crux of the situation and its success necessarily lie in the exactness and severity of the rules to be formulated and observed regarding listing, and the positive understanding by all that the Board, as such, assumes no responsibility as to securities, except to permit trading by its members in such securities only as shall give to the Board, through its Governors, satisfactory evidence of their worth."

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 23, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

*Cathedral pkwy, 145-51 W (*), ns, 100 e 7 av, 100x70, 1-sty bk garage; due, $38,253.84; T&c, $——; Auto Car Co. 5,000

*Hamilton pl, es, 249.8 s 138th, 32.7x 44.6x—x27.10, vacant; due, $3,907.23; T&c, $828.75; Bernard A Ottenberg. $5,150

*Madison st, 412, ss, 375 e Jackson, 25x 100, 5-sty bk tnt & strs; due, $22,139.21; T&c, $243.50; sub to a judgment of $53.15; Abr Wasch. 72,700

*13TH st, 626-8 E (*), ss, 299 w Av C, 39x 103.3, 6-sty bk tnt & strs; due, $35,236.58; T&c, $2,123.30; Irving Smith. 35,000

*30TH st E, nec Lex av, see Lex av, 161-3.

*96TH st, 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; adj to Feb 4. ——

*120TH st, 345 E, ns, 150 w 1 av, 37.6x 100.11, 6-sty bk tnt; due, $37,536.39; T&c, $470.44; Abr S Jackson. 35,000

*Lexington av, 161-3 (*), nec 30th, 43.10 x100, 12-sty bk hotel Avon; due, $38,824.53; T&c, $14,756.59; Stephen H Jackson. 396,000

HENRY BRADY.

*61ST st, 413 E (*), ns, 200 e 1 av, 20x92x 20.2x96.6, 5-sty bk tnt; due, $14,363.45; T &c, $617,12; David Keppel et al exrs. 11,900

*93D st, 66 W, ss, 80.10 e Col av, 19.2x 100.8, 5-sty stn tnt; due, $16,420.28; T&c, $866.77; withdrawn to be re-advertised. ——

*117TH st, 211 W, see St Nicholas av, 141.

*124TH st, 513-15 W (*), ns, 199.6 w Ams av, runs n25xw.06xn75.11xw52.6xs100.11xe 53 to beg, 6-sty bk tnt; due, $13,120.31; T &c, $3,400; Fredk Correll. 67,750

*St Nicholas av, 141 (*), nwc 117th (No 211), 29.7x107.11x25.2x92.5, 5-sty bk tnt & strs; due, $42,273.21; T&c, $906.43; Kath F McClure et al exrs. 43,000

*Seaman av, ss, 150 e Academy, 50x100, vacant; due, $6,942.91; T&c, $494.40; withdrawn. ——

HERBERT A. SHERMAN.

*81ST st, 433 E (*), ns, 106.6 w Av A, 25x102.2, 5-sty bk tnt; due, $14,539.03; T &c, $613.40; City Real Estate Co. 10,000

*134TH st, 30 W (*), ss, 438 w 5 av, 22x 99.11, 5-sty stn tnt; due, $6,455; T&c, $——; sub to 1st mtg $15,750; Julius Wolford. 16,150

J. H. MAYERS.

*69TH st, 20 W, ss, 225 w Central Park W, 25x100.5, 4-sty & b bk dwg; withdrawn. ——

*Madison av, 1181 (*), es, 84 s 87th, 16.8 x62.2, 3-sty & b stn dwg; due, $4,360.90; T&c, $181; Leopold Mayer. 19,980

BRYAN L. KENNELLY.

*213TH st W, ns, 75 w 14 av, see 214th W, ns, 75 w 14 av.

*214TH st W, ss, 75 w 14 av, 382.3x259.11 to 213th, x389.5x259.10, vacant; withdrawn. ——

SAMUEL GOLDSTICKER.

*97TH st, 235 E, see 2 av, 1881.

*2D av, 1881 (*), nwc 97th (No 235), 24.11 x100, 5-sty bk tnt & strs; due, $28,947.13; T&c, $1,331.17; Edw W C Arnold. 30,775

DANIEL GREENWALD.

*Clinton st, 93, see Pitt st, 25.

*Nassau st, 63, ws, 75.6 n Maiden la, 22.6x 47.6, 5-sty bk loft & str bldg; all R, T & I. Geo W Bradicich. 5

*Pitt st, 25, ws, 100 n Broome, 25x100, 5-sty bk tnt & strs; also CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; adj to Feb10. ——

Total	$717,655
Corresponding week 1913	978,741
Jan. 1, 1914 to date	4,264,854
Corresponding period 1913	3,407,084

Bronx.

The following are the sales that have taken place during the week ending Jan. 23, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

*182D st E (*), nwc Belmont av (No 2203), 128.7x60x88.11, 5-sty bk tnt; due, $10,965.15; T&c, $200; Morris Lederman. 53,000

*Arthur av (*), ws, 112.4 s 179th, 100.3x 90, vacant; due, $10,309.73; T&c, $1,345.78; Tax Lien Co of N Y. $12,000

*Belmont av, 2203, see 182d E, nwc Belmont av.

*Morris av, ns, abt 140 e Parkview ter, 129.4x95.4x117.3x131.4, vacant; due, $1,904.38; T&c, $390.73; Peter S O'Hara. 2,450

HENRY BRADY.

*173D st, 158 E (*), sec Eden av, 95x46.7, 1-sty fr bldg & vacant; due, $4,383.32; T &c, $561.85; Eliz J Childs trste. 5,200

*Walton av, es, 97.1 n 183d, 50x95, vacant; due, $3,179.82; T&c, $262.57; Wilmore Realty Co et al defs. 3,825

BRYAN L. KENNELLY.

*Hughes av, 197S, es, 299.3 s 179th, 26x 95, to Belmont av, x26x95, 2-sty fr dwg; adj sine die. ——

*Tremont av, 79 (*), ws, 50.1 s lands of Ludlow Estate, 50.1x146.11x50x144.1; due, $10,099.65; T&c, $390.32; Emigrant Industrial Savgs Bank. 10,000

HERBERT A. SHERMAN.

*187TH st, 547 E, see Valentine av, 2426-36.

*187TH st E, sec Valentine av, see Valentine av, 2426-36.

*187TH st E, swc Tiebout av, see Valentine av, 2426-36.

*Tiebout av, swc 187th, see Valentine av, 2426-36.

*Valentine av, sec 187th, see Valentine av, 2426-36.

*Valentine av, 2426-36, nec 187th (No 547) 100x135, 2-sty fr dwg & vacant; also 187TH ST, ss, whole front bet Valentine & Tiebout avs, runs s13.3xe85xs25.1xe150 to Tiebout av xn38.3xw235 to beg, vacant; adj to Feb19. ——

JAMES L. WELLS.

*Hughes av, 2500, es, 187.10 s Fordham rd, 25x87.6, 2-sty bk dwg; due, $4,904.38; T&c, $390.73; Carmen Louise Gerardi. 5,225

Total	$91,700
Corresponding week 1913	124,050
Jan. 1, 1914 to date	483,837
Corresponding period 1913	400,050

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 21, 1914, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

HICKS ST, ws, 75 s Union, 25x75; withdrawn. ——

KOSCIUSKO ST, nec Stuyvesant av, 100x20; George F Stolting & Wm H Stolting. 10,513

MELROSE ST, nws, 300 ne Knickerbocker av, 130.5x150; Hopkins Security Co. 6,420

E 38TH ST, 1194, ws, 100 n Av K, 20x100, 2-sty bk dwg; Estate Aug J Feldman; voluntary. 3,575

E 38TH ST, 1192, ws, 120 n Av K, 20x100, 2-sty bk dwg; Thos H Doring (voluntary). 3,550

58TH ST (*), ns, 220 e 4 av, 20x100.2; South Bklyn Savgs & Loan Assn. 6,000

59TH ST, ns, 140 e 8 av, 220x100.2; adj to Feb3. ——

61ST ST (*), ns, 140 w 14 av, 20x100; Herman Schomaker. 1,500

96TH ST (*), nwc Stewart av, 592.6x21.3; U S Title Guarantee Co. 20,000

97TH ST (*), nec Ft Hamilton av, 60x36; South Bklyn Savgs & Loan Assn. 1,500

ELMWOOD AV, sec E 3d, 200x175 to E 4th; A B Roberts. 12,000

GRAVESEND AV, es, 220 n Av F, 20x125; Jay Holding Corpn. 4,500

LANCASTER AV (*), ss, 140 e E 7th, 40x 100; Mary Tuohey. 800

MANHATTAN AV (*), ws, 256.5 n Driggs av, 25x100; Fredk Trautwein, Jr. 9,900

RIDGEWOOD AV, 245, ns, 22.2 e Norwood av, 20.2x101.11x20x104.6, 3-sty bk tnt (vol); Estate Aug J Feldman. 5,700

RUTLAND RD (*), ss, 65 e Bedford av, 20 x100; Wm J Reineking. 6,500

VIENNA AV (*), nws, 60 ne Louisiana av, 60x95; Wm M Gibson. 2,500

PARCEL (*) of land beg at a point 100 e Bristol & 300 n Sackett, 10x39.9; Mamie Colish. 100

CHAS. SHONGOOD.

DIAMOND ST, ss, 1,298.4 e Main rd in Village of Flatbush, 25x168.4; withdrawn. ——

GRAND ST, ns, 256.3 e Keap, 18.9x95; Marie Brouwer. 6,620

LINWOOD ST (*), es, 400 n Liberty av, 25x 100; Christine Heidenreich. 1,600

VAN SICLEN ST (*), es, 22.5 n Av S, 43.10x 100.3; Fundy Co. 4,000

43D ST & 16TH AV, —s, lot 1, blk 1, map 1015; Jos J Lack. 2,550

WILLIAM P. RAE.

HALSEY ST, ss, 95 w Lewis av, 80x100; Harry H Wiggins. 6,570

E 4TH ST, es, 139.10 s Gravesend Neck rd, 160x130.9; also EMMONS AV, nec E 16th, 35.7x 129.11; also NECK RD, swc E 4th, 160.1x139.1; also AV U, sec E 1st, 40x346.1x irreg; also PARCEL of land beg at a point 405.5 w rd leading to Sheepshead Bay, 70x302; withdrawn. ——

MYRTLE AV (*), swc Cedar, 66.4x55.3; David Schwartz. 6,800

JAMES L. BRUMLEY.

JEROME AV, ss, adj land of Stephen I Voorhies, runs e1,114.2xse—xsw1,368xnw1,013.9 to beg, 4-5 pt; also PARCEL of land at Hog Point adj land of party of the first part, runs se1,408.3 to Broad Creek by s, se&n—xnw—xw— to beg, containing 53.10 acres, lot 18, map of land at Gravesend belonging to Jno I Voorhies; also PARCEL of land beg at intersec land of Stephen Van Derveer & Stephen I Voorhies, runs s1,775 to Hog Point Creek xw— to Hog Point Sprout xe— to beg; also PARCEL of land beg on ns Hog Point Creek in the line dividing lands of Danl D Stilwell & C S & R D Stryker xw— to Hog Point Sprout xn—xw—xs—xe—xnw— to beg; also LAND bounded by land of Richd Stilwell & lands of Jno I, Stephen, Jacobus, Wm & Bernardus Voorhies & Henry Van Dyke s by land of Richd Stilwell e land of Jacob Voorhies being 1 chain 17½ links wide on es, 10 chains 40 links on ss, 1 chain 80 links on ns, 10 chains 39¼ links wide on ws; also LAND bounded n by land of Jacobus Voorhies e by land of Henry Van Dyke xs land of Bernardus Voorhies xw land of Wm Voorhies; also PARCEL of land beg at sec land of F Smith and a right of way runs sw70xse—xne70xnw— to beg; also LOTS 6, 7 & 8, map of land of Alanson Tredwell & Jno H Wray; also PARCEL of land known as Plum Island bounded s by Sheepshead Bay & Coney Island Inlet & Atlantic Ocean, e by Dead Horse Creek, wx Hog Point Creek, except parts sold to U S Government, which comprises about 50 acres; except parts released; Kath F Murphy. $27,000 over mtgs

LOTS 1355, 1356 & 1357, blk 7112, third addition to Homecrest; withdrawn. ——

Total	$123,198
Corresponding week, 1913	$250,225

VOLUNTARY AUCTION SALES.

Manhattan.

JAN. 29.

JOSEPH P. DAY.

13TH ST, 18 E, ss, 242 e 5 av, 22x78.8x22.8x 83.11, 3-sty bk tnt & str (exrs).

26TH ST, 110-12 W, ss, 129.11 w 6 av, 41.6x 98.9, 7-sty bk loft & str bldg (exr).

106TH ST E, ns, 93 w East River, 285x100.11, several 1 & 2-sty bk & fr bldgs (vol).

107TH ST, E, ss, 363 e 1 av, 3-sty bk bldg & stable (vol).

120TH ST, 51 E, ns, 83 e Madison av, 17x 100.11, 3-sty & b stn dwg (vol).

Brooklyn.

JAN. 29.

JOSEPH P. DAY.

CROPSEY AV, 1865-7, ns, 62.8 w 19 av, 31.8x 111.9, 3-sty & b bk dwg (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 24.

No Legal Sales advertised for this day.

JAN. 26.

98TH ST, 145 W, ns, 352.6 e Ams av, 27x 116.10x42x118.8, 5-sty bk tnt; Geo Lowther, Jr, et al, trstes—Gustav M L Sacks et al; Chas H Dilley (A), 56 Wall; Jos M Edelson (R); due, $23,819.10; T&c, $1,463.73; mtg recorded Apr 25'04; Joseph P Day.

122D ST, S W, ss, 145 w Mt Morris Park W, 21x100.11, 3-sty & b stn dwg; Martha A Fechtman—Wm J Dailey et al; Alexander & Ash (A), 92 William; Earle W Webb (R); due, $2,830.57; T&c, $381.43; L J Phillips & Co.

2D AV, 2005, ws, 50.5 n 103d, 25.3x75, 4-sty bk tnt & strs; Benj H Rosenstein et al trstes—Mary Barnett et al; Jos C Levi (A); J Arthur Corbin (R); due, $14,812.70; T&c, $267.46; mtg recorded June15'08; Herbert A Sherman.

JAN. 27.

116TH ST, 151 E, ns, 52 e Lex av, 17x80, 3-sty & b stn dwg; A Gertrude Cutter—Edw T Rosenheimer et al; Frank M Tichenor (A), 38 Park row; Saul Bernstein (R); due, $11,832.25; T&c, $614; Joseph P Day.

119TH ST, 21 E, see Madison av, 1832.

164TH ST, 503-5 W, ns, 100 w Ams av, 50x 99.11, 6-sty bk tnt; Edw D Fife, Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, $11,846.46; T&c, $715.07; Joseph P Day.

MADISON AV, 1832, nwc 119th (No 21), 25.10x100, 5-sty bk tnt & strs; Richd M Bent—Sol Goldenkranz et al; Alfred E Ommen (A), 45 Bway; Ferdinand I Haber (R)! due, $44,273.20; T&c, $1,021.69; Joseph P Day.

2D AV, 2003, ws, 25.5 n 103d, 25x75, 4-sty bk tnt & strs; Miriam Isaacs et sl—Mary Barnett et al; Jos C Levi (A); Lafayette B Gleason (R); due, $14,815.20; T&c, $307.06; mtg recorded June18'08; L J Phillips & Co.

JAN. 28.

HOUSTON ST, 436 E, ns, 111 e Av D, 20.6x 105.10, 5-sty bk tnt & str & 4-sty bk rear loft bldg; German Savgs Bank in the City NY—Isidor Berger et al; Meyer Auerbach (A), 42 Bway; Frank K Hoffman (R); due, $16,129.98; T&c, $1,229.78; Joseph P Day.

MACOMBS PL, 21-33, see 8 av, 2830-40.

129TH ST, 114 E, ss, 200.2 e Park av, 19.11 x99.11, 3-sty & b bk dwg; N Y Life Ins & Trust Co trste—Wm G Rock et al; Emmet & Parish (A), 52 Wall; Harold E Lippincott (R); due, $5,435.27; T&c, $600; Joseph P Day.

151ST ST, W, sec 8 av, see 8 av, 2830-40.

151ST ST W, swc Macombs pl, sec 8 av, 2830-40.

8TH AV, 366, es, 54.9 n 28th, 22x78, 4-sty bk stable; Amelie Lambert—Camille O A Perceval et al; Robt P Beyer (A), 220 Bway; Warren Leslie (R); partition; Joseph P Day.

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Advertised Legal Sales, Manhattan—Contd.

8TH AV, 2S30-40, sec 151st, 179.1 to McCombs pl (Nos 21-33) x203.5 to 151st x96.7, three 6-sty bk tnts & strs on av; N Y County National Bank—Chas H Peckworth et al; Kellogg & Rose (A), 115 Bway; Jno F Couch (R); due, $32,-040.95; T&c, $3,274.70; sub to 5 mtgs aggregating $139,000; Joseph P. Day.

JAN. 29.

24TH ST, 406 E, ss, 131.6 e 1 av, 25x98.9, 5-sty bk tnt; Wm Heunings exr—Frank P Vigna et al; Grenville B Winturop (A), 6 Wall; Arthur M Levy (R); due, $16,954.17; T&c, $429.10; mtg recorded Aug25'10; J H Mayers.

129TH ST, 217 W, ns, 200 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Jno W Sterling—Edw M Kirkpatrick et al; Jno A Garver (A), 55 Wall; Lyttleton Fox (R); due, $8,514.50; T&c, $190.05; Joseph P Day.

139TH ST, 259 W, ns, 99.1 e 8 av, 19x99.11, 4-sty & b bk dwg; Equitable Life Assur Soc of U S—Henry D Gobber et al; Alexander & Green (A), 165 Bway; T Louis A Britt (R); due, $10,S60.85; T&c, $349.78; Henry Brady.

172D ST, 510 W, ss, 100 e Audubon av, 48.4x 95, 5-sty bk tnt; Albt H Hastorf—Madge I Hennen et al; House, Grossman & Vorhaus (A), 115 Bway; Arthur K Kuhn (R); due, $4,821.77; T&c, $1,250; sub to a first mtg of $40,000; mtg recorded Sept24'09; Herbert A Sherman.

JAN. 30.

LISPENARD ST, 13-15, ns, 125.11 e W Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; Geo E Chisholm et al exrs—Henry W Ellison et al; Middleton S Borland (A), 46 Cedar; Earle W Webb (R); due, $41,390.25; T&c, $1,233.30; Joseph P Day.

44TH ST, 557 W, ns, 100 e 11 av, 25x100.4, 4-sty bk tnt & 2-sty bk rear tnt; Emigrant Industrial Savgs Bank—Bernandina Gorges et al; R & E J O'Gorman (A), 51 Chambers; Chas L Hoffman (R); due, $6,598.01; T&c, $1,-167.02; mtg recorded Jan29'01; Bryan L Kennelly.

113TH ST, 16 E, ss, 243.9 e 5 av, 18.9x100.11, 5-sty bk tnt; French Evangelical Church in City NY—Julia Friedman et al; Jacques L Boisse (A), 18 E 41; Jno A O'Rourke (R); due, $14,734.60; T&c, $542.94; Joseph P Day.

116TH ST, 28 W, ss, 312 w 5 av, 21x100.11, 5-sty bk tnt & strs; Sigmund Wechsler—Anna E Jones et al; Ralph V Wechsler (A), 233 Bway; Jas S McDonough (R); due, $6,018.88; T&c, $562.22; J H Mayers.

118TH ST, 83 W, ns, 85 e Lenox av, 20x 100.11, 3-sty & b stn dwg; Mary S White—Thos Howard et al; Cannon & Cannon (A), 135 Bway; Benj R Buffett (R); due, $14,235.89; T&c, $283.88; mtg recorded Apr30'10; Joseph P Day.

128TH ST, 246 E, ss, 75 w 2 av, 26x99.11, 5-sty bk tnt; American Mtg Co—South Jersey Land Co et al; Bowers & Sands (A), 46 Cedar; Jno R. McMullen (R); due, $13,899.30; Joseph P Day.

JAN. 31.

No Legal Sales advertised for this day.

FEB. 2.

122D ST, 207 W, ns, 116 w 7 av, 18x100.11, 3-sty & b bk dwg; Edw Kent et al trstes Magdalene Walter et al; Henry H Whitman (A), 154 Nassau; W Herbert Adams (R); due, $13,-846.92; T&c, $767.91; mtg recorded Sept17'04; Saml Goldsticker.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated.

JAN. 24.

No Legal Sales advertised for this day.

JAN. 26.

HOLLAND AV, 3644, es, 100 s 215th, 25x95; Cath C Hill—Luciano Minutillo et al; Geo Hill (A), 41 Park Row; Wm C Arnold (R); due, $2,262.59; T&c, $489.49; Joseph P Day.

JAN. 27.

BARTHOLDI ST, ss, 200 w Holland av, 15.9x 126.11x3.11x126.11; Nettie B W Doolittle admtrx—Anthony Maccarone et al; Lillian H Andrews (A), 201 W 106th; Michl J Horan (R); due, $1,627.79; T&c, $1,104.34; Bryan L Kennelly.

ARTHUR AV, sec Fordham rd, see Fordham rd, 600.

FORDHAM RD, 600, sec Arthur av, 15x98.5 x16.5x95.2, 2-sty fr dwg & str; Gaetano Del Bello et al exrs & trstes—Domenico Bastone et al; Gerding & Price (A), 1901 Bathgate av; Sol Simmons (R); due, $10,879.71; T&c, $653; Joseph P Day.

JAN. 28.

BATHGATE AV, sec Fordham rd (No 528), 100.5x82.5x100.7x82.5, 2-sty fr dwg & vacant; Chas F Brown—Nannie S McLaughlin et al; Dudley S Harde (A), 25 Broad; Abr G Mayer (R); due, $13,092.11; T&c, $610.88; L J Phillips & Co.

FORDHAHM RD, 528, see Bathgate av, sec Fordham rd

JAN. 29.

No Legal Sales advertised for this day.

JAN. 30.

HOFFMAN ST, ws, 170.6 s 187th, 25x94.11, 5-sty bk tnt & str; Chas B Sias—Esposito Realty Co, Inc, et al; Hamilton C Rickaby (A), 176 Bway; Jas A Allen (R); due, $1,-717.44; T&c, $43.68; Henry Brady.

KELLY ST, S39 on map 837, ws, 266 n Longwood av, 40x100, 5-sty bk tnt; Max Schloss —Selara Holding Co et al; Strasbourger, Eschwege & Schallek (A), 74 Bway; Manton M Wyvell (R); due, $8,279.75; T&c, $312.22; sub to a 1st mtg of $25,000; Geo Price.

134TH ST, 531 E; ns, 150 e Brook av, 28.4x 100, 5-sty bk tnt; Chas Adler—Stephen McCormick et al; Morris S Schector (A), 34 Pine; Saml Strasbourger (R); due, $2,290.89; T&c, $171.95; sub to mtg of $15,000; Geo Price.

BOSTON RD, ws, abt 282.7 s Jefferson pl, see Clinton av, es, 308.7 s Jefferson pl.

CLINTON AV, cs, 308.7 s Jefferson pl, runs e111.9xn26xe112 to Boston rd xs79xw200.6xn 52.10 to beg, vacant; Eliz Ditchett et al—Loretta Cobham et al; Harold Swain (A), 176 Bway; Jno H Rogan (R); due, $9,764.64; T&c, $——; Henry Brady.

JAN. 31 & FEB. 2.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JAN. 24.

No Legal Sales advertised for this day.

JAN. 26.

LOGAN ST, ws, 130 n Blake av, 20x100; Isaac Goldowitz—Isaac Major et al; Henry I Kowalsky (A), 115 Bway, Manhattan; Alex McClinchie (R); Chas Shongood.

STRONG PL, es, 200 s Harrison, 25x122; Wm J Boesch—Minnie Beringer et al; Jacob M Peyser (A), 26 Court; Meier Steinbrink (R); Chas Shongood.

W 27TH ST, ws, 220 n Surf av, 1.11x118.10; Sheriff's sale of all right, title, &c, which Ignatz Kronengold had on Jan 10, 1910, or since; Chas B Law, Sheriff; Wm P Rae.

62D ST, swc 17 av, 80x20; Lida W Edwards—Florence A Redfield et al; J Harry Snook (A), 154 Nassau, Manhattan; Herman W Schmitz (R); Jas L Brumley.

JAN. 27.

CARROLL ST, ns, 16.8 w Hoyt, 16x65; Anthony F Tuozzo—Mary Mulqueen et al; Anthony F Tuozzo (A), 44 Court; Chas J Masone (R); Wm H Smith.

ROBINSON ST, ss, 76.3 w Nostrand av, 280x 122; Bond & Mortgage Guarantee Co—Wm A A Brown et al; Harry L Thompson (A), 176 Remsen; Harry Wishnew (R); Wm H Smith.

WINTHROP ST, ss, 1,614.5 e Main Plank rd, 26x122.6; Mary T Reilly—Geo Cook et al; Gustave J Goldberg (A), 320 Bway, Manhattan; Sidney H Weinberg (R); Chas Shongood.

E 2D ST, es, 368 s Av J, 17x60.1; Louisa Ziegler et al—Park Lawn Building & Realty Co et al; Sohmer & Sonnenthal (A), 277 Bway, Manhattan; Fredk I Pearsall (R); Wm H Smith.

CONEY ISLAND AV, ws, 280 n Av C, 20.1x 56.2; Marie D Ahlers—Mary Mulqueen et al; Anthony F Tuozzo (A), 44 Court; Chas J Masone (R); Wm H Smith.

RYDER AV, ns, 42.6 w E 10th, 20.9x74.1; Rachel M Pendelton et al—Frandel Realty Co et al; Henry J Davenport (A), 375 Pearl; Wm C Rodger (R); Wm H Smith.

12TH AV, ses, 130.4 ne 38th, 20x100; Eagle Savgs & Loan Co—Yetta Berkowitz et al; Jas C McLeer (A), 189 Montague; Henry S Rasquin (R); Wm H Smith.

18TH AV, nws, intersec nes 65th, 134.1x88.9; also 18TH AV, nws, 174.1 ne 65th, 25.10x86.3; Geo de Braekeler—Monaton Realty Co et al; Jno F Frees (A), 3029 3 av, Bronx; Geo Eckstein (R); Wm H Smith.

JAN. 28.

PACIFIC ST, nwc Utica av, 83.4x50; Roy M Hart—Ray Kaufman et al; Saml H Coombs (A), 260 Bway; Earl J Bennett (R); Wm H Smith.

PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6 x100; Wood Harmon Warranty Corpn—Monaton Realty Investing Corpn et al; Action 1; Isaac Roth (A), 261 Bway; Louis Karasik (R); Wm P Rae.

PACIFIC ST, ns, 227 w Hopkinson av, 25x100; same—same; Action 2; same (A); J V Carabba (R); Wm P Rae.

PACIFIC ST, ns, 252 w Hopkinson av, 25x100; Wood Harmon Warranty Corpn—Monaton Realty Investing Corpn et al; Action 3; Isaac Roth (A), 261 Bway, Manhattan; Paul Jones (R); Wm H Smith.

PACIFIC ST, ns, 277 w Hopkinson av, 25x 100; same—same; Action 4; sama (A); Sidney H Weinberg (R); Chas Shongood.

12TH ST, ss, 402.9 e 8 av, 20x100; Catskill Savgs Bank—Ellen Clyne et al; Harry L Thompson (A), 175 Remsen; Jno T Walsh (R); Wm P Rae.

46TH ST, ss, bet 5 & 6 avs, lot 28; Tax Lien Co of N Y—Eliz Stahl et al; Eliz S Pope (A), 68 William, Manhattan; Jesse W Johnson (R); Jas L Brumley.

62D ST, swc 17 av, 80x20; Lida W Edwards —Florence A Redfield et al; J Harry Snook (A), 154 Nassau, Manhattan; Herman W Schmitz (R); Jaa L Brumley.

BEDFORD AV, es, 35 s Winthrop, 25x100; Chas Seibel et al—Wm A A Brown et al; Milton Hertz (A), 391 Fulton; Julius Schwartz (R); Chas Shongood.

HAMILTON AV, nes, 127.6 s Centre, 16x38.1x irreg; Henry R Brevoort—Christiana Svenson et al; De Witt V D Reiley (A), 160 Bway, Manhattan; Jos J Speth (R); Wm P Rae.

ST MARKS AV, ns, 125 e Kingston av, 100x 155.7; Collective Holding Co, Inc—M & J Constn Co; action 2; Saml A Telsey (A), 44 Court; Edw H Davis (R); Wm P Rae.

LOTS 344 to 353, 384 to 417, 428, 457 to 466 map of Estate of Simon Rapalje, 26th Ward; Margareth Schwartz et al—Louis P Reeder et al; Kramer, Cohn & Meyer (A), 898 Park av; Wm F Connell (R); Wm H Smith.

JAN. 29.

No Legal Sales advertised for this day.

JAN. 30

DEAN ST, ss, 200 w Kingston av, 20x100; Emilie Cyriax—Edw S Lucas et al; Henry J Davenport (A), 375 Pearl; Chas R Coulter (R); Wm H Smith.

LINWOOD ST, es, 400 n Liberty av, 25x100; Christine Heidenreich—Mollie Leist et al; Jno Kapp (A), 106 Van Siclen av; Sidney F Strongin (R); Chas Shongood.

58TH ST, ss, 400 w 16 av, 20x100; Anna W Irvin—Jas Hartnett et al; Alvah W Burlingame (A), 391 Fulton; Edw R W Karutz (R); Wm P Rae.

OCEAN PKWAY, ws, bet Av N & O, lot 36; Mary E Roberts—Michl Moore et al; Merchant, Olena & Merchant (A), 149 Bway; Wm A Moore (R); Chas Shongood.

JAN. 31 & FEB. 2.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 17.

SOUTH ST, ns, 26 e Pike, 27x60; Alfrd W Kiddle—Jesse Price et al; amended; Kiddle & Margeson (A).

15TH ST, 433 E; Harry Mack—Thos C Martin et al; M S & I S Isaacs (A).

JAN. 19.

11TH ST, 515 E; Annie Kaplon—Max Sulken et al; I Cohn (A).

103D ST, ss, 287.6 e 2 av, 37.6x100.11; Equitable Trust Co of N Y—Fleischmann Realty Co Inc et al; Cary & Carroll (A).

115TH ST, 125-7 W; Jacob G Schnaper—Geo Tomes et al; E Herrmann (A).

134TH ST, ss, 100 w Lenox av, 25x99.11; Gustavus Sidenberg et al—Edwin J Pettet et al; Lachman & Goldsmith (A).

AMSTERDAM AV, ws, 24.11 n 130th, 37.6x100; Haskell A Josephson—Simon Shapiro et al; Marks & Marks (A).

CONVENT AV, nec 144th, 99.11x19; Germania Life Ins Co—Hugh J O'Donnell et al; Dulon & Roe (A).

JAN. 20.

HOUSTON ST, ss, 80 e Goerck, 20x75; Henry Bruere, City Chamberlain—Otto Lorence et al; A R Watson (A).

HOUSTON ST, 97 W; Caroline Weinlandt—Domenico Spina et al; H Swain (A).

PITT ST, 55; Louis Rosenthal—Chas L Singer et al; I Cohn (A).

107TH ST, 68 W; H Frank Darrow—Jno F Stodder et al; Sparks, Fuller & Stricker (A).

LEXINGTON AV, ws, 20.11 s 108th, 40x75; also LEXINGTON AV, swc 108th, 20.11x75; Chas M Cohen et al—Chas A Winter et al; amended; S C Steinhardt (A).

JAN. 21.

DIVISION ST, 243; Florence N Harris et al—Fredk C Callen et al; J C Levi (A).

HOUSTON ST, 477 E; Metropolitan Savgs Bank—David Levine et al; A S & W Hutchins (A).

13TH ST, 123-7 E; also 14TH ST, 126-30 E; also 34TH ST, 112 W; also 33D ST, 109-11 W; Abr L Erlanger—Patk H Sullivan et al; M Fishel (A).

14TH ST, 612 E; Metropolitan Savgs Bank—Kath A Healy et al; A S & W Hutchins (A).

47TH ST, 338 E; Wm M Purdy—Paul Diederich et al; Jones & Carleton (A).

68TH ST, 241 W; Seamen's Bank for Savgs in the City of N Y—Chas Pfizer, Jr, et al; Cadwalader, Wickersham & Taft (A).

95TH ST, ns, 110 w 1 av, 30x100.8; Harriet B Morse et al; Robt Smolka et al; Martin, Fraser & Speir (A).

124TH ST, ss, 150 e Lenox av, 75x100.11; two actions; Irving Savgs Institution—New York Real Estate Security Co et al; Deyo & Bauerdorf (A).

BROADWAY, 3134; Walter S Gurnee et al—N Y Real Estate Security Co et al; Sullivan & Cromwell (A).

BROADWAY, 3132; Wm A Leonard et al—Walter H De Nike et al; Sullivan & Cromwell (A).

JAN. 22.

GREENWICH ST, ws, 49.9 s Park pl, 42.7x x76.3; Ida E Bliss—Laura V Rhinelander et al; Bowers & Sands (A).

4TH ST, nwc Mercer, 71.5x96.2; NY Life Ins & Trust Co—Guy Witthaus et al; Emmet & Parish (A).

69TH ST, ns, 265 e 5 av, 28x100.5; Bowery Savgs Bank—Henry Dalley et al; Cadwalader, Wickersham & Taft (A).

121ST ST, 227 W; Frank J Davidson—Hannah Jacobs et al; Eppstein & Rosenberg (A).

EDGECOMBE AV, nwc 137th, 232.11x34; Charter Constn Co—Yale Realty Co et al; Stoddard & Mark (A).

9TH AV, 268; Henry Goldstone—Jno A Moore et al; Eisman, Levy, Corn & Lewine (A).

JAN. 23.

FORSYTH ST, 157; Jno M Parker et al—Philip Lien et al; C Wood (A).

LEROY ST, 47; Florence A Troughton—Giovanni Arcabasso et al; G Y Bauchle (A).

STANTON ST, 329; Metropolitan Savgs Bank—Elias Gelowaks et al; A S & W Hutchins (A).

99TH ST, ns, 275 w 4 av, 25x100.4; Jacob Marx—Philip Wattenberg et al; A O Ernst (A).

124TH ST, ns, 107.6 w Park av, 17.6x100.11; Margaretha Reinken—Cath M Schwenk et al; L B Hasbrouck (A).

AMSTERDAM AV, 1930; Metropolitan Savgs Bank—Margt R Mulvanny et al; A S & W Hutchins (A).

Bronx.

JAN. 16.

DE VOE TER, nws, 375.8 s 190th, 18.4x70; Christian G Euler et al, exrs—Fordham Realty Co; Carrington & P (A).

LISBON PL, nec 205th, through to Mosholu pkway S, ws, 93.3x111.9x93.11; Estelle E Lyons et al—Mosholu Realty Co et al; J C Levi (A).

138TH ST, nwc Walton av, 49.11x102.2; Louis Merzbach—Chas B Lawson as trste; Hillquit & L (A).

BRIGGS AV, ws, 100 n 196th, 20x91.3; Marian H Erbacher et al—Nannie S McLaughlin et al; M B McHugh (A).

SOUTHERN BLVD, nec 3 av, 41.4x26; Harriet S Scott et al as exrs—Harry Mayer as exr; P M Goodrich (A).

WILLIS AV, es, 25 n Southern blvd, 25x80; Sandrock Realty Co—Alfd G Cronhardt et al; F W Hottenroth (A).

JAN. 17.

171ST ST, ss, 140 w 3 av, 16x100; Morris Cooper—A S Realty Co; A O Ernst (A).

JAN. 19.

165TH ST, nec Fox, 26x98.2; Dora Frank—Lena Hoffman et al; I Levison (A).

186TH ST, whole front Cambreling to Crescent av, 25x100x128.4; Henry Elias Brewing Co—Jamasica Realty Corpn et al; L W Osterweis (A).

DECATUR AV, ws, 51 s 201st, 39x110; Caroline Fredricksen—Emilie von der Linden; J J O'Brien (A).

GIFFORD AV, ns, 155.8 e Balcom av, 25x100; Alice L Thatcher—Rudolf Hall et al; C P Hallock (A).

GIFFORD AV, ns, 180.8 e Balcom av, 25x100; Alfd Lowith—Rudolf Hall et al; C P Hallock (A).

LYON AV, ss, 80 ne Grace av, 25x100; Wappinger Savgs Bank—Rosa Nathan et al; G Worrell (A).

JAN. 20.

CHARLOTTE ST, 1503; Chas K Billings trste—Fleischmann Realty & Constn Co et al; J H Seymour (A).

**217TH ST, ns, 80 e Paulding av, 20x95; Central Mtg Co—Frederico Silvestri et al; amended; Otis & Otis (A).

**BROADWAY, — cor 256th, Lots 207 & 225, Bronx; Stuard Realty Co—Stroefer Realty Co et al; Gilbert & Gilbert (A).

WALTON AV, 2405-7; Anna J Fulton—Anna E Jones et al; O E Davis (A).

JAN. 21.

CHARLOTTE ST, 1515; Esther L Smith—Fleischmann Realty Co, Inc, et al; C A Levy (A).

TIFFANY ST, sec Fox, 50x85; Jacob Bluesrein—Anna Heyman et al; Cohen Bros (A).

BEAR SWAMP RD, nec Sackett av, 141.7x74.3; Dollar Savgs Bank of City of N Y—Francis E Walkley et al; Lexow, M & W (A).

CAMBRELING AV, ws, 196.7 s Fordham rd, 50x100; Louis Gottschalk—Lillian B Koepke et al; C E Lydecker (A).

DECATUR AV, ws, 51 s 201st, 39x110; Saml L Feldman—Emilie Von Der Linden et al; A O Ernst (A).

UNION AV, lot 5, map land of Jacob V Hutchler; Helen R Pearsall—Salvatore Pristera et al; C P Hallock (A).

JAN. 22.

MAIN ST, es, Lot 5, blk D; Matson S Arnow Estate map 969; Faarmers Loan & Trust Co as trstes—Geo Costar et al; Wingate & C (A).

156TH ST, 1013; Jno J Brennan—Jonas Weinberger et al; Gallert & H (A).

**WOODYCREST AV, es, 324 n Lot 56, map of Highbridgeville, West Farms, Bronx; Wm Totten et al—E Van Rensselaer Ketchum et al; amended; S Riker, Jr (A).

3D AV, 2422; Gustav A Brandt—Mary E Kelly et al; H Swain (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 15.

124TH ST, 325 E; Alht Jarmulowsky—Harriet L Russell; Theo K McCarthy (A); Philip J McCook (R); due, $6,141.33.

JAN. 16 & 17.

No Judgments in Foreclosure Suits filed this day.

JAN. 19.

LEWIS ST, swc Stanton, 50x99.8; Ernestine Trick—Louis Cohen et al; Chas Brandt, Jr (A); Wm A Boyd (R); due, $6,216.67.

128TH ST, ss, 172.6 e Lenox av, 37.6x99.11; Valentine E Macy et al—Longvale Constn Co; Davison & Underhill (A); Jno Z Lowe, Jr (R); due, $41,555.55.

BROADWAY, 3860-66; also 161ST ST, 581 W; Moe A Isaacs et al—Frances Mendham; Jos S Rosalsky (A); Saml H Wandell (R); due, $43,-175.86.

JAN. 20 & 21.

No Judgments in Foreclosure Suits filed these days.

Bronx.

JAN. 15.

No Judgments in Foreclosure Suits filed this day.

JAN. 16.

**UNION AV, es, 173.6 s 156th, 18.9x93.5; Danl D Bailey—Katie E Russell; Herman W Booth (A); Jos R Trusedale (R); due, $16,-341.04.

JAN. 17, 19, 20 & 21.

No Judgments in Foreclosure Suits filed these days.

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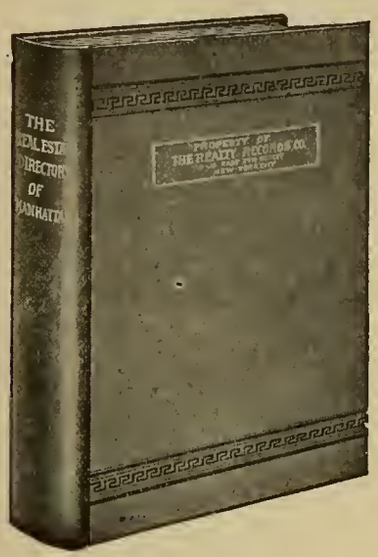
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LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 17.

No Lis Pendens filed this day.

JAN. 19.

FORSYTH ST, 98; Israel Freiman et al—Max Green et al; action to foreclose mechanics lien; H S Fried (A).

28TH ST, 202-4 W; also 50TH ST, 300 W; also 9TH AV, 730, and other property in Kings Co; Wm J Cregan et al—Laura A Cregan; partition; M F McGoldrick (A).

JAN. 20.

42D ST, ss, 325 w 7 av, 75x98.9; Bernhard Voss—Dunmore Realty Co et al; action to foreclose mechanics lien; Pressinger & Newcombe (A).

JAN. 21.

WEST ST, es, 236.5 n Morris, 42.8x181.9; Corkemaz Realty Co—Cunard Realty Co; action to set aside conveyance; H B Singer (A).

12TH ST, 47 W; Franklin S Keller—Jacob Hirsh et al; amended partition; Eisman, Levy, Corn & Lewine (A).

30TH ST, 106 W; Bertha R Fox—Jacob Hirch et al; amended partition; Eisman, Levy, Corn & Lewine (A).

5TH AV, 400; P H Rieper—Marx Ottinger et al; amended partition; Eisman, Levy, Corn & Lewine (A).

JAN. 22.

HESTER ST, 13-15; also SUFFOLK ST, 8-10; also 118TH ST, ns, 160 e 5 av, 25x100; also WEST END AV, nws, intersec sws 88th, 100.8 x100; also MADISON ST, sec Jefferson, 22.6x 80; also BROOME ST, nwc Forsyth, 17x50; also MONTGOMERY ST, 73-5; Annie M Huner—Meta G H Malchow et al; partition; Bailey & Sullivan (A).

21ST ST, 459 W; David Baum—Esther S Snyder et al; Aronson & Salant (A).

JAN. 23.

No Lis Pendens filed this day.

Bronx.

JAN. 16.

FOREST AV, ws, 1,054.2 s 165th, 36.3x300; Leopold Guttag—Henry Guttag et al; partition suit; W C Rosenberg (A).

JAN. 17.

No Lis Pendens filed this day.

JAN. 19.

152D ST, ns, 300 e Cortland av, 25x100; Edna L Grover—Everett Harrison; action warrant of attachment; W W Bryant (A).

JAN. 20.

ST PAUL'S PL, sec Park av, 151.1x149.1; also ST PAULS PL, swc Washington av, 100x 70.7; City N Y—Nich Ruser et al; action to acquire title; A R Watson (A).

TINTON AV, ws, 2.7 n Westchester av, 27x 117.6; Alessandro Guastalla—Jos Dondero et al; action to foreclose mechanics lien; C Kraft (A).

WEBSTER AV, ws, 225.3 n 179th, 75x100; Causton Constn Co—Prospect Investing Co et al; action to compel re-conveyance; Locker & L (A).

WILLIS AV, es, 25 n Southern blvd, 25x80; Edna L Grover—Everett Harrison; warrant of attachment; W W Bryant (A).

JAN. 21.

**KELLY ST, 997-1005; North American Wall Paper Co—Jackson Constn Co, Inc, et al; action to foreclose mechanics lien; Pressinger & Newcombe (A).

187TH ST, ns, bet Bathgate & 3 avs, —x—; Rudolph Wallach Co—Eliz T Maloney et al; foreclosure of tax lien; A Weyman (A).

JAN. 22.

No Lis Pendens filed this day.

Brooklyn.

JAN. 15.

NELSON ST, ns, 70 e Clinton, 20x100; Carrie A Coe—Fannie Grossman et al; A P Bachman (A).

PACIFIC ST, sec 3 av, 25x61.3; Isidore Wolf —Harry Siegel; specific performance; J D Mussbaum (A).

STERLING PL, ns, 100 w Howard av, 125x 127.9; Max Chorost—Stombel Co et al; D P Boldstein (A).

W 9TH ST, es, 400 n Av T, —x—; Eva Manton—Bklyn & Flatbush Realty Co & ano; W L Morehouse (A).

E 29TH ST, ws, 90 n Av D, 20x100; Louis Selner—Jeremiah Kelliher et al; J M Peyser (A).

92D ST, sec Ft Hamilton av, 75.1x134.8; Barbara H Hayman—Albt A Smith et al; S Seiderman (A).

HAMINTON AV, nwc Huntington, 16.11x57.7x 28.3x53; Frances E Flint—Cyrus V Washburn et al; H L Thompson (A).

5TH AV, es, 62 s 74th, 20x89.9x20.8x84.7; Jno H Schiernbeck—Jno E Sullivan Co et al; J F Moroney (A).

5TH AV, es, 68.7 s 72d, 20x98.3x20.7x93.5; Henry F Mally & wife—Jno E Sullivan Co et al; J J Bakerman (A).

5TH AV, es, 44.7 s 72d, 20.3x93.11x24x88.3; Michl T Reilly—same; same (A).

JAN. 16.

AMES ST, ws, 322.11 n Sutter av, 20x100; Fredk Trau—Morris Rothstein et al; Weinberg Bros (A).

ETNA ST, ss, 79.8 e Crescent, 19.11x70.7x19.11 x71.2; Harold D Watson—Eliz Lugt et al; R S Kristeller (A).

FULTON ST, sec Saratoga av, 20.4x64; Dime Savgs Bank—Richd Montgomery Realty & Constn Co et al; Dykman, Oeland & K (A).

FULTON ST, ss, 20.4 e Saratoga av, 20x64; Dime Savgs Bank—Richd Montgomery Realty & Constn Co et al; Dykman, Oeland & K (A).

HERKIMER ST, ss, 23 w Havens pl, runs s94 xe23xs50xw92xn144xe69 to beg; also SNEDIKER AV, es, 200 n Liberty av, 150x100; also FOSTER AV, wc, E 93d, runs nw100xsw306.2xse100xne 303.6 to beg; Herbert C Smith—Donato Briganti et al; Smith, Doughty & W (A).

VANDERBILT ST, nwc Prospect av, runs n 100xw64.5xs10xw84xs90xe169 to beg; Holder Stern & ano—Acme Homes Co et al; foreclosure of lien; L & J Weinberger (A).

W 10TH ST, ws, 280 n Av S, runs n220xw100 xn60xe100xn51.8xnw201.7xw81.11xs350xe100xs120x e100 to beg; also W 12TH ST, ws, 500 n Av S, 60x100; Hannah K Van Vranken—Abram F Bucher et al; H J Davenport (A).

19TH ST, nes, 280.4 nw 10 av, 20x100; Edw A Everit—Thos Lorenzen et al; G W Pearsall (A).

E 19TH ST, ws, 240 n Beverly rd, 85x100; Dime Savgs Bank—Virginia L Egbert et al; Dykman, Oeland & K. (A).

E 27TH ST, es, 585.11 n Emmons av, runs e 150.4xn31.2xw133xs25 to beg; Blanche Farmer & ano—Fredk Miller et al; to secure dower rights; C I Engel (A).

E 49TH ST, es, 153.4 s Av L, 26.8x100; Benoit Wasserman—Homesborough Realty Co et al; S D Matthews (A).

AV R, sec W 4th, 100x120; Charlotte A Cox— Milton S Kistler et al; H J Davenport (A).

ATLANTIC AV, ns, 42.8 w Jerome, 47.8x90; Esther Lewis—Promised Land Corpn; I Solomon (A).

BEDFORD AV, es, 210 s Clarendon rd, 20x 100; Jos T Shute—Asbury Impt Co et al; M Miller (A).

CLARKSON AV, ns, 210.10 e Flatbush turnpike, 20x125.5; Realty Associates—Richd A Cary et al; H L Thompson (A).

VESTA AV, es, 140 s Dumont av, 100x120; Richd Brandt—Ida Kurlandzik et al; Williams, Folsom & S (A).

WESTMINSTER RD, ws, 109.1 s Ditmas av, runs w109.1xs276.4xe109.7xn275.2; Dime Savgs Bank—Virginia L Egbert et al; Dykman, Oeland & K (A).

LOT 278 on map of prop of heirs of Jno Emmer in Gravesend; Blanche Farmer—Fredk Miller et al; C I Engel (A).

PLOT begins at point 250 s of sec Av X & E 14th, 25x100; also at a point on E 14th, 25x 100; Blanche Farmer & ano—Fredk Miller; to secure dower rights; C I Engel (A).

JAN. 17.

CLEVELAND ST, ws, 205 n Stanley av, 40x 100; Kath L Alvenus—Grace Vail et al; I Siegelman (A).

E 10TH ST, es, 680 n Av O, 40x100; Henry Fritzen—Jas R Stafford et al; Reynolds & Geis (A).

E 14TH ST, es, 375 s Av X, 25x100; Cord Meyer—Wm Jackson et al; Watson & Kristeller (A).

E 19TH ST, ws, 340 s Av K, 40x100; Geo W Davison—Jeanette E Dickinson; Davison & Underhill (A).

66TH ST, sws, 260 nw 14 av, 20x100; Annie G Tibbals—Angelo Funaro et al; M B Campbell (A).

75TH ST, ss, 250 w 15 av, 40x100; Alex G Calder—Jane Clarke et al; T H Nekton (A).

BAY AV, sec Bennett av, 20x90; Margt Dolan —Harry Freifeld et al; J E Daly (A).

BELMONT AV, sec Christopher av, runs e200 xs46.2xw100xs3.10xw100xn50 to beg; Jos Zimit —Hannah Berger et al; S A Telsey (A).

PROSPECT AV, sws, 20 se 10 av, 20x100; Mary Rafferty—Mary F Tarpey et al; H L Thompson (A).

PLOT begins 168 w of nwc 4th pl & Clinton 18.3x133.5; Genevia Wall—Walter A Lane et al; partition; A C Mayo (A).

JAN. 19.

NEVINS ST, es, 60 n Baltic, 20x75; City Savgs Bank—Bridget Duffy et al; Woodford Bovee & B (A).

W 5TH ST, ws, 144 n Av T, 18x100; Geo Zechiel—Elsie L Brennan et al; H J Davenport (A).

17TH ST, ss, 200 w 9 av, 100x100; Forrest Co —Edinboro Constn Co et al; Washburn, Ruston & K (A).

W 35TH ST, ws, 220 n Canal av, 40x118.10; Harry B Kruger—Julius Levy et al; W J Pape (A).

40TH ST, ns, 116.8 w 6 av, 16.8x100; Mary A Fuller—Jno E Sullivan Co et al; H Herdling (A).

72D ST, ss, 105.10 w 6 av, 20x100; Jeremiah J Andreas—Lafayette Kilam et al; J H Mann (A).

72D ST, ns, 394.6 w 6 av 20x117.4x20x 117.5; College Board of Presby Church—Bridget Rice et al; H L Thompson (A).

AV U, ns, 40 e Homecrest av, 40x105; Blanche E Watson—Thos A Hagan et al; Watson, Daniel & H (A).

BEVERLY RD, sec E 2d, 35x100; Wm Hawkins—Frances S E Jones et al; H J Davenport (A).

LAFAYETTE AV, 645, 652-4; also CLASSON AV, 197; also COURT ST, 243; also MYRTLE AV, 657, 667, 761; Wm J Cregan & ano—Laura A Cregan et al; partition; M F McGoldrick (A).

LINWOOD AV, 101; Jos W Acker—Jennie Acker; W J McCormick (A).

REID AV, ws, 60 n Lexington av, 20x100; Elmira Palmer—Jno F Graham et al; E R Vollmer (A).

RIDGEWOOD AV, ns, 90 w Logan, runs n 79.9xw20xsS2.4xe20 to beg; Title Guar & Trust Co—Edw 1 Cohen et al; H L Thompson (A).

5TH AV, es, 44.7 n 73d, 23.4x104.5x24x110.1; Isaac W Heidelberg—Jno E Sullivan Co et al; H L Thompson (A).

5TH AV, nec 73d, 20x93.10x20.7x98.8; American Surety Co—same; same (A).

5TH AV, es, 82.8 s 74th, 20x92.4x20.8x87.2; Michl Shellens—Jno E Sullivan Co et al; M W Wood (A).

5TH AV, es, 20.7 n 73d, runs e98.8xn23.4xw 104.5xs24 to beg; Wm H Greene—same; H L Thompson (A).

5TH AV, sec 81st, runs s214.4xeS0xn100xw40 xn100xw117.1 to beg; Francis J Bumiller—same; same (A).

5TH AV, sec 72d 20x104.6x20.7x97.7; M Bell Hazen—same; same (A).

JAN. 20.

BERGEN ST, sec Troy av, 46.9x127.9; David Pines—Nich McEnany et al; M S Cohen (A).

CHESTER ST, es, 225.3 n Livonia av, 25x 100; Hyman Selverstone—Pauline Constn Co et al; A Wolodarsky (A).

CLYMER ST, 133; Harry Lippmann—Chas M Sanford et al; foreclosure of tax lien; Jonas, Lazansky & N (A).

CONSELYEA ST, nec Manhattan av, 25x75; Edw Baruch—Rosa Losasso et al; E Baruch (A).

OAKLAND ST, sec Kent, 95x125; Citizens Trust Co—Jno Gillies Co et al; Jonas Lazansky & N (A).

PACIFIC ST, ns, 262 e Albany av, 18x100; Amalia Tausig—Lilly Kessel et al; L H Pink (A).

SANFORD ST, ws, 407.3 s Park av, 25x100; Martha J Smith—Mary B Higgins et al; partition; J L Danzilo (A).

VERMONT ST, es, 183.1 n Glenmore av, 19.7 x100; Dime Savgs Bank—Jas Grogan Constn Co et al; Dykman, Oeland & K (A).

16TH ST, nec 8 av, 20x88; South Bklyn Savgs Instn—Irma Sessler et al; Coombs & Whitney (A).

E 19TH ST, ws, 100 s Av L, 40xI00; East Bklyn Savgs Bank—Helene H Bennett et al; Phillips & Avery (A).

60TH ST, sec Cowenhoven's la, 33.8x100; Jno A Voorhees—Providenza Terrando et al; R O'Byrne (A).

72D ST, sws, 145.10 nw 6 av, 20xI00; Bank for Savgs in City NY—Bridget Rice et al; H L Thompson (A).

74TH ST, ss, 496.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co & ano; H L Thompson (A).

74TH ST, ss, 363.8 e 6 av, 20x100; Herman Meyer—Jno E Sullivan Co; J J Bakerman (A).

BEDFORD AV, ws, 72 s S 2d, 24x103.6; Jos Gluck—Harry I Klauber et al; D Weiss (A).

BEDFORD AV, 2501; Bolstein-Epstein Co—Eliz D Baylis et al; foreclosure of lien; J A Whitehorn (A).

BELMONT AV, sec Bradford, 17x100; Jalcomo Belello—Lavina S Duey et al; R W Kathan (A).

LIVONIA AV, nwc Hopkinson av, 100x100; Charlton Realty Co—Sadie D Rieser et al; S E Klein (A).

STONE AV, ws, 100 s Dumont av, 25x100; Barnet Karchevsky—Fanny Litwak & ano; to set aside deed; Herzfeld & Sweedler (A).

SUTTER AV, ns, 20 e Warwick, 20x90; Dime Savgs Bank—Louis Horowitz et al; Dykman, Oeland & K (A).

5TH AV, cs, 130.8 s 74th, runs se110.4xsw21.4 xnw104.10xn21.9 to beg; Farmers & Merchants Savgs Bank—Jno E Sullivan Co et al; H L Thompson (A).

5TH AV, es, 102.9 s 74th, runs se97.3xsw.06x se20xsw26.6xnw110.4xn27 to beg; Emma F Kelly—Jno E Sullivan Co et al; H L Thompson (A).

JAN. 21.

HIMROD ST, ws, 130 sw St Nicholas av, 25x 100; Ahr Klein—Isaac Klein et al; B Rich (A).

KOSCIUSKO ST, ns, 116.8 e Spencer ct, 33.4x 174.6x33.4x175.6; Cath T Halstead—Christian Doenecks et al; Watson, Daniel & H (A).

MAPLE ST, ss, 195 e Rogers av, 30x100; Frank Drechsel—Annie L Cary et al; L Freiman (A).

PACIFIC ST, ns, 383.4 w Stone av, 16.8x100; Francesca Bruno—Edw W Grigg et al; M O Rine (A).

UNION ST, ss, 240 e Nostrand av, 20x127.9; Adele L Friedberg—Herman Reichig et al; foreclosure of lien; M Friedberg (A).

60TH ST, 1449; Sarah Kester—Sadie Hirshberg; partition; J D Edelson (A).

72D ST, ns, 434.6 w 5 av, 20x100; N Y Investors' Corpn—Jno E Sullivan Co et al; H L Thompson (A).

75TH ST, ss, 106.6 w 5 av, 20x100; Geo L Moore—Jno E Sullivan Co et al; H L Thompson (A).

75TH ST, 466; Emily A Crampton—same; same (A).

GELSTON AV, sc Atlantic av, 100x116.3; Henry Pape—Chas M Anderson et al; Joline, Larkin & R (A).

LAFAYETTE AV, ns, 80 w Nostrand av, 20x 80; E Bklyn Savgs Bank—Albt E Lawes et al; Phillips & Avery (A).

PUTNAM AV, ss, 316.8 w Sumner av, 18.4x 100; Wm F Taylor—Jno Herberger et al; J Siegelman (A).

ST MARKS AV, ns, 137.10 w Howard av, 19.11x100; Maurice Goldberg—J Leslie Momand et al; specific performance; J Kurzman (A).

4TH AV, ws, 40 s 86th, 60x100; Hermine W Wehrum—Dollar Realty Syndicate & ano; Joline, Larkin & R (A).

4TH AV, sec 54th, runs s21xe60xs19.2xe20xn 40.2xw80 to beg; Harry Phillips—Jno E Sullivan Co et al; H L Thompson (A).

4TH AV, es, 21 s 54th, 19.2x60; Adellade H Scudder—same; same (A).

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MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 17.

BANK ST, sec Bleecker, 50x100; A Pardi Tile Co—Jno Doe & Fredk J Kuck; renewal (188). 215.00

47TH ST, 222-6 W; S B Miller Inc—Estate of Mary Ray & Martin Beck, Jacob M Seidenberg, Jacob Kostman & Frolic Restaurant Co; renewal (192). 125.00

55TH ST, 231-41 W; J P Duffy Co—Times Square Automobile Co & J & F Wennemer (195). 771.11

BROADWAY, nec 94th, 33.6x143.6; J P Duffy Co—W 82d St Realty Co, J Clarence Davies, rec'r, & J & F Wennemer (194). 1,095.78

LEXINGTON AV, 567-9; also 51ST ST, 150-66 E; E & J Marrin Co—Hammerstein Opera Co & Oscar Hammerstein (191). 2,062.61

RIVERSIDE DRIVE, 244; Nathan Pillot—Monomoy Co, Robt T Lyons & Howard F Keller (190). 972.45

6TH AV, 510-12; J P Duffy Co—Louise Appell & J & F Wennemer (196). 850.16

9TH AV, 9-19; Leon Schmidt—Vincent Astor & Atlantic Express Co (189). 166.00

JAN. 19.

46TH ST, 126-32 W; Philip Winekar et al—Leavitt Realty Co & Philip H Gelman (201). 250.00

81ST ST, 212 E; Wander & Felgenbaum Inc—Carrie Franklin & Jno Sullivan (202). 110.00

143D ST, 134-42 W; Aaron Scheps—Johanna Cohn & Nathan J Cohn (207). 335.75

AUDUBON AV, sec 171st, 20x85; Jno Charles—Gustav Boehme, Carl L Rieger & Max Scharf (199). 69.00

BROADWAY, 3240; Candee, Smith & Howland Co—Jas Pringle & Stampfer & Teracino (198). 566.00

BROADWAY, sec 94th, 150x100; Vito Silvester—Bonta Hotel Co & A Wynne (200). 237.35

CENTRAL PARK W, 265-7; Wm Williams & Co—Estate of F W Jockel & Fredk W Jockel (206). 60.00

LENOX AV, 247; Louis Bergman—Maud E Pardell, Sarah E Collins & Wm P Collins (205). 115.00

WADSWORTH AV, 248-256; Lenox Sand & Gravel Co—Comfort Realty Co, La Sala & Castro, Stefano La Sala & P. Castro (203). 177.89

WEST END AV, 924; Macbeth Evens Glass Co—W 82d St Realty Co & Harry Schiff (204). 289.65

6TH AV, 510-12; Colonial Sand & Stone Co—Louisa Appell & J & F Wennemer Inc (197). 540.50

JAN. 20.

PEARL ST, 534; Urban & Suburban Contracting Co—Chas E & Abr Quackenbush, Eliz A Holcombe, Il Progresso & Carlo Barsotti (210). 5,300.00

121ST ST, 201 W; Otto Gordon—N Y Real Estate Security Co, Jas N Rosenberg, recvr & McVickar-Gaillard Realty Co (209). 199.00

7TH AV, 2026; Otto Gordon—N Y Real Estate Security Co, Jas N Rosenberg, recvr & McVickar-Gaillard Realty Co (208). 379.00

JAN. 21.

PINE ST, 30; Revolving Door & Fixture Co—Kean Van Cortlandt Realty Co & Jas F Egan Co (218). 720.00

19TH ST, 37 E; Wm Dunker—Montrose Realty Co—Jno H Scheier; renewal; (212). 555.00

19TH ST, ns, 225 w 4 av, 20x92; Barker Electric Co—Montrose Realty Co & Jno H Scheler; renewal (215). 263.00

122D ST, 242 W; Jacob Meyer—Lizzie Hederman (213). 58.45

124TH ST, 178-80 E; Edw J Evans—Sophia R E Gentles & L C Sorensen; renewal (219). 69.90

125TH ST, 253-9 W; also 126TH ST, 240-58 W; Sulin Constn Co—Stumpf & Langhoff Co (221). 1,110.75

SAME PROP; Jos Fried—Stumpf & Langhoff Co—Sulin Constn Co (222). 150.00

LEXINGTON AV, es, whole front bet 42d & 43d, 200.11x200; Pelham Operating Co—Cooper Union for the Advancement of Science and Art, Wm H Reynolds & First Constn Co & P W Host (211). 83.50

PINEHURST AV, swc 181st, 114x112; National Fireproof Sash & Door Co—Comfort Realty Co (216). 349.50

ST NICHOLAS AV, nwc 190th, 97x120; Geo H Storm & Co—190th St Holding Co Inc (214). 2,674.07

WADSWORTH AV, 248-56; National Fireproof Sash & Door Co—Comfort Realty Co (217). 520.00

JAN. 22.

GRAMERCY PARK S, 12; M J Callahan Co—Matilda O Rhinelander & Jas F Egan (226). 1,550.00

SAME PROP; Duffy Bros Inc—same. (227). 608.00

GRAMERCY PARK S, 12; Candee, Smith & Howland Co—Matilda Rhinelander & Jas F Egan (224). 223.13

GRAMERCY PARK S, 12; Nich Fehlinger—Matilda D Rhinelander & Jas F Egan (232). 1,011.58

PEARL ST, 534; also ELM ST, 38-42; Benj Helberg—Chas E & Abr Quackenbush, Eliz A Holcombe, Il Progresso, Carlo Barbotti, Sr—Jas De Fago (225). 50.00

VESEY ST, 53; Fritschy Bros—H L Tissot (renewal) (238). 160.00

WATER ST, 220-2; Candee, Smith & Howland Co—Volunteer Hospital & Jas F Egan (223). 1,541.55

104TH ST, 111-17 W; Consolidated Roofing Co, Inc—Fanny Rosenthal, Fanny Freedman & Jos Freedman (234). 130.00

BOWERY 2; Nich Fehlinger—Suffern Tailor Estate, Tuxedo Chinese Restaurant & Jno Glassbrenner (229). 43.88

LEXINGTON AV, 567-69; also 51ST ST, 150-66; Leonard Sheet Metal Works—Hammerstein Opera Co & Oscar Hammerstein (228). 330.00

PINEHURST AV, swc 181st, 114x112; Realty Marble Tile Co—Comfort Realty Co (231). 922.10

WEST END AV, nwc 82d, 100x100; Nich Fehlinger—Jno Doe & Jas F Egan (230). 308.15

WEST END AV, 461-9 W; Candee, Smith & Howland Co—Helena L Gillender Asinari & Jas F Egan (237). 170.13

2D AV, 2186-8; Abr Feidel—Basonio Constn Co & L Berner (renewal) (233). 15.90

6TH AV, 187; Candee, Smith & Howland Co—Eliza Hawthorne, Chas Nebauer & Jas F Egan (236). 225.63

JAN. 23.

FRAMERCY PARK S, 12; David Daisley & Sons—Matilda O Rhinelander & Jas F Agan (239). 746.71

GRAMERCY PARK S, 12; Jas B Adamson—Matilda O Rhinelander & Jas F Egan (241). 766.53

GRAMERCY PARK S, 12; Jos Schwab—Mathilda O Rhinelander & Jas F Egan (253). 610.88

SAME PROP; J L Keating & Co—same (254). 308.50

GRAMERCY PARK S, 12; Jacob Ried et al—Matilda O Rhinelander & Jas F Egan (256). 217.00

SAME PROP; Empire Fire Proof Door Co—same (257). 170.00

STANTON ST, 267; A F Galligan & Co—Solomon Becker & H Galef (245). 40.00

THOMPSON ST, 154; Davis Foundry Co—Citizens Investing Co & Schwartz & Steiner Iron Works (243). 125.60

THOMPSON ST, 92; same—same (244). 277.50

WATER ST, 220-22; J L Keating & Co—Volunteer Hospital, Inc, & Jas F Egan (247). 210.29

SAME PROP; Husch & Sibbert—same (248). 250.53

19TH ST, 37 E; Henry H Meise & Son, Inc—Montrose Realty Co & J H Schein; renewal (260). 256.30

44TH ST, ns; also 45TH ST, ss, 327.5 w Bway, 142.6x200.10; Otto H Bauer—Wm W Astor & Central Theatres Leasing & Constn Co (263). 1,482.00

44TH ST, 203-7 E; Frank Nahodyl—Henry Hof, Lillian Hof, Marshall Runk & Thos T Mannion (255). 180.00

50TH ST, 114 W; Leslie Bros Engineering Co—T J Ooakley Rhinelander & Philip Rhinelander & Donald Mitchell (251). 415.00

124TH ST, 178-80 E; B Schacht Iron Works—Sophia R E Gentles & L C Sorenson; renewal (242). 1,124.85

201ST ST, ss, 220 e Academy, 550x202; Jno Simmons Co—United Electric Light & Power Co, N Y Edison Co & Best Mfg Co (258). 2,621.39

AMSTERDAM AV, nwc 177th, —x—; Lexington Sheet Metal Works—Jos M Rosenthal & Brettholz-Krumholz Constn Co (262). 300.00

AMSTERDAM AV, nwc 177th, 85x100; Abr Laber—Brettholz-Krumbalz Constn Co (250). 350.00

AMSTERDAM AV, nwc 177th, 84.4x100; Raisler Heating Co—Chas M Rosenthal, Florence B Friedlander & Brettholz-Krumholz Constn Co (259). 510.75

BROADWAY, 1845; Canton Steel Celling Co—Upright Co & L S Waller Constn Co (252). 320.00

MADISON AV, 310-14; also 41ST ST, 19-21 E; also 42D ST, 18-26 E; Aymar Embury 2d—42d St & Madison Av Co, Wm F Cox & Commercial Corpn of America (261). 676.50

WADSWORTH AV, es, whole front bet 174th & 175th, 190x100; Tony F Carfagno—West Park Presbyterian Church, Jno Laimbeer, Jr. & Jas P McAtee; renewal (142); reprinted from last issue when Jas P McAtee's name was omitted. 9,517.75

WEST END AV, 465; David Daisley & Sons—Helena A Gillender Asinari & Jas F Egan (249). 695.70

WEST END AV, 461-9; Husch & Sibbert—Helena L G Asinari & Jas F Egan (249). 553.59

6TH AV, 187; J L Keating & Co—Eliz Hawthorne, Chas Nlebauer & Jas F Egan (246). 90.87

Bronx.

JAN. 16.

INTERVALE AV, 1553-5; Jos Maurice—Jacob Streifler Co (36). 1,454.00

JAN. 17.

No Mechanics Liens filed this day.

JAN. 19.

156TH ST, ns, whole front, St Anns av to Eagle av, 189.4x75xirreg; Candee, Smith & Howland Co—Ebling Brewing Co & Stampfer & Teracino (41). 625.00

N CHESTNUT DR, ss, 460 e Barnes av, 40x100; Antony Polzella—Vita M D'Amore & Frank D'Amore (40). 215.00

PROSPECT AV, 1320; Oscar F Peterson—Jasco Realty & Holding Co & Frank Socker, (39). 56.00

JAN. 20.

3D AV, swc 182d, 80x102.11; Muglers Iron Works—Corgill Realty Co (42). 1,526.84

JAN. 21.

182D ST, 546-50 E; Raffaele Colasnonno—Corgil Realty Co (44). -

**224TH ST, 642 E; Robt A Nolan—Mary A O'Neill; renewal (220). 57.50

JAN. 22.

226TH ST, 824-6 E; Raffaele Garagro—C Guidane, Inc, C C Guidane & C Guidane, Inc (45). 145

3D AV, 2952; Geo W Bancroft—Chas Wilhelm, Henry Maul, Levenson Wrecking Co & Ascher Wonderland Co (46). 285.00

Brooklyn.

JAN. 15.

COURT ST, 222-4; Friedberk & Son—Geo Denham & I Cohen. 75.00

FULTON ST, swc Richmond, 116x133; Realty Supply Corpn—Concord Photo Play Co, Johanna Hoffman, Jos Auditore & Ferdinando Penna. 1,446.88

E 8TH ST, es, 100 n Av T, 324x100; A Weiss & Co—Nathaniel Realty Co, Sheffield Constn Co, R & M Constn Co, Thos R Kennedy, Carrie M Newton, Nellie S Minnifie, Austin Knox, Mary Grim, Ada H Kaufman, Harry D Manus, Dal Ivlin & Burland Constn Co. 265.00

W 17TH ST, ws, 220 n Neptune av, 40x100; J Mullin—Jos Koppel. 1,425.00

JAN. 16.

OSBORN ST, ws, 175 n Riverdale av, 100x100; M. Blumberg—S & Q Realty Co. 985.00

VANDERBILT ST, nwc Prospect av, —x—; H Schwartz—Acme Homes Co & Jas V Cunningham. 190.00

KENT AV, sec S 3d, —x—; Zebro Cont Co—American Sugar Refining Co, Eliz Sulinski, Anna Czechatowski, Sulin Constn Co & Jos Balban Co. 1,200.00

RUTLAND RD, 398; R Maio—Michele De Vita & Pasquale Accetta. 195.00

WASHINGTON AV, 360; L Marcus—Noble Realty Co. 2,500.00

JAN. 17.

FULTON ST, 1652; H Ungar—Margarita Story & Edna S Watkins. 161.00

E 40TH ST, ws, 140 n Av K, 40x100; S Kuslansky—Weiss Constn Co. 147.00

CLINTON AV, ws, 261.10 s Park av, 20x100; P Polesuk—Ida Finestone. 75.00

VAN SINDEREN AV, 273-97; W Sumner Belting Co—Levin-Kronenberg & Harry B Singer. 78.51

JAN. 19.

15TH ST, 141-3; also 4TH AV, 546; J Yeselson—Dorothy Fritsch & Jos Fritsch. 270.00

E 26TH ST, es, 286.6 s Av L, 75x100; W J Bloeth—Otto Nelson. 324.90

E 26TH ST, es, 362.6 n Av M, 37.6x100; same—same. 260.00

CLARKSON AV, ss, 65 w Bedford av, 75.6x160; C Bennett—Powell Garage Co & Hygeia Constn Co. 427.94

LIVONIA AV, 184-6; H Meltzer—Jos & Meyer W Oselman & Isaac Postilnick. 770.70

STRATFORD RD, 141; B Fishman—Caroline Brietenbecker & Abr C Winfield. 120.00

SUTTER AV, nwc Barrett, 100x99.11; V Erraute—Barrett Constn Co. 200.00

VAN SINDEREN AV, 273-9; Tippett-Wood—Fanny & Jos Levin, Bertha Kronenberg & Levin & Kronenberg Co. 1,125.00

JAN. 20.

CHESTER ST, ws, 75 s Livonia av, —x—; F Katz—Annie & Michl Getzoff. 200.00

DEAN ST, ns, 475 w Franklin av, 25x100; F W Randall—Chas Hartmann Co. 248.00

E 49TH ST, es, 260 s Linden av, 40x100; P Witt—Owen McCormack. 20.00

NEW YORK AV, 248-54; J Ryan—Alfred Muller. 942.61

JAN. 21.

DEAN ST, ss, 200 w Saratoga av, 134x105; G Pignatelli—Saml Sassulsky & Abr Ratner. 63.00

BAY 50TH ST, nws, 149.2 e Harway av, —x—; C Galluzzi—Carmine Carrano & Jno Avezzano. 21.75

CLERMONT AV, ws, 100 n Atlantic av; G Schroeder—Wm J Reid & Mary Holland. 76.01

SAME PROP; P Humbert, Jr—same. 228.28

DRIGGS AV, ss, 165 w Humboldt, 85x99; W P McGarry Co—Church of St Stanislaus Kostka. 8,585.06

DUMONT AV, ns, 60 e Douglass, 40x80; M Grotenstein—Bernstein Bldg Co. 500.00

GRAND AV, es, 150 n Park av, 25x100; L Kurlandzek—August Cuneo, Nicholas Barbagelato & Jas Simonelli. 80.00

LINDEN AV, 277; M Sholtz—Mary E Pearsall. 93.10

LIVONIA AV, 190; M Yaches—Sam Edison. 208.50

LIVONIA AV, 182; same—Lazarus Goldstein. 154.30

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JAN. 17.

58TH ST, 48-50 E; Edelmeyer & Morgan Hod Elevator—Speedwell Constn Co et al; Jan14'14. 324.70

BROADWAY, 2695; Jere Daly—Morewood Realty Holding Co et al; Dec2'13. 1,816.00

JAN. 19.

PEARL ST, 453-5; Abr Kaplan—Michele Bacci et al; Nov25'13. 351.30

46TH ST, 41 W; Jno H Boynton—Miss Josephine Sharkey et al; Oct12'13. 153.00

75TH ST, 302 E; Harry Lesser—Hyman Rosen et al; Oct7'13. 152.00

73D ST, 330 E; Harry Lesser—same; Oct7'13. 153.75

JAN. 20.

228TH ST, nwc Marble Hill av; North American Wall Paper Co—Crosant Constn Co et al; Jan17'14. 224.97

5TH AV, 670; Chas Dandignac—Dreicer Realty Co et al; Sept10'13. 225.00

JAN. 21.

[3]66TH ST, 155 W; Nathan S Goldstein—Gotham Mtg Co et al; Mar14'13. 62.50

116TH ST, 60-2 W; Chas Hohl—Royal Postum Co et al; Oct23'13. 865.00

JAN. 22.

38TH ST, 201 W; Benj Lewin et al—L Napoleon Levy et al; Mar18'13. 150.00

SAME PROP; Feinberg & Feinberg Inc—same; Mar14'13. 198.00

SAME PROP; Chas Dunker—same; Mar14'13. 90.00

SAME PROP; Chas Dunker—same; Mar14'13. 90.00

SAME PROP; Orlain Grunblatt—same; Mar17'13. 118.00

SAME PROP; Wm Dunker—same; Mar14'13. 425.00

SAME PROP; Crane & Clark—same; Mar22'13. 56.91

SAME PROP; Wm A Thomas Co—same; Mar14'13. 153.55

BROADWAY, 1985; Harry Glassover—Jacob Hirsh et al; Dec15'13. 100.00

147TH ST, 547-53 W; Marcus Painting & Decorating Co—Estate of Bertha Heidelberger et al; Oct10'13. 185.00

177TH ST, 601 W; Marcus Painting & Decorating Co—Estate of Bertha Heidelberger et al; Oct10'13. 185.00

JAN. 23.

LUDLOW ST, 121; Simon Dorf—Chebra Kadische Anshei Sochocow, Inc et al; Nov1'13. 40.00

SPRING ST, 138-40; Candee, Smith & Howland Co—N Y Telephone Co et al; Jan22'14. 78.00

147TH ST, 547-53 W; Jno Poland—H Heidelberger et al; Oct8'13. 800.00

177TH ST, 601 W; Jno Poland—H Heidelberger et al; Oct8'13. 800.00

AMSTERDAM AV, 1405; Aronowitz & Morris—Jane Linderman et al; Oct31'13. 23.58

Bronx.

JAN. 17.

**WEBSTER AV, ns, 32.2 ne 205th; Jno Lyons—Simon Hess et al; Aug5'13. 309.75

JAN. 20.

**HOME ST, 936; Muglers Iron Works—Klibert Constn Co et al; Dec2'13. 1,300.00

JAN. 22.

**FOREST AV, es, 200 n 156th; Jno A McCarthy & Bro—Oscar L Lyons et al; Aug31'12. 1,150.30

3D AV, 4063; Frank Goldberg—Leopold Guttag et al; Jan17'14. 65.00

Brooklyn.

JAN. 15.

[1]FENIMORE ST, ns, 70 w Bedford av, 60x100; Henry Von Well—Jno W Egan; Oct29'13. 60.50

[1]PARK PL, ss, 168 e Ralph av, 42.3x100; G H Barnett—G Hall & ano & Abr Coplandor; Aug5'13. 6.23

STERLING PL, swc Rochester av, 100x120; S Cannella—Jas V Cunningham, Acme Homes Co & Spencer Aldrich; Nov19'13. 520.00

YORK ST, nwc Gold, —x—; Jno A Murray & Co—Bklyn City Mission & Tract Soc & Jno Holtje; Nov19'13. 225.14

SAME PROP; J D Johnson Co—same & Bklyn Church Soc of M E Church; Nov20'13. 294.31

JAN. 16.

[1]DEAN ST, ss, 200 w Saratoga av, 134x105; Amiello Di Luca—A Ratner & Saml Sassulsky Inc; Jan6'14. 103.00

HENDRIX ST, es, 100 n Sutter av, —x—; Jacob Seidman—Rebecca L Fried & Philip Fried, agent; May29'13. 185.00

[1]PRESIDENT ST, ss, 100 w Brooklyn av, 50x100; Benj G Hitchings Inc—Parshelsky Bros & Jno Dumproff; Sept 3'13. 486.96

ST MARKS AV, ns, 325 e Rockaway av, 25x127.9; Klein Material Co—Minnie Levine, Nathan Rolmick, Jacob Zommer; July16'13. 136.50

JAN. 17.

No Satisfied Mechanics Liens filed this day.

JAN. 19.

[2]DOWNING ST, 90; Louis Bayarsky—Absol Constn Co; Jan8'14. 566.00

[1]STERLING PL, ns, 100 w Howard av, —x—; Jno W Kresling—Chucky Constn Corpn; Dec9'13. 29.00

[2]STERLING PL, ns, 100 w Howard av, 125x127.9; Carmelo Mozzary—Annie Oxfeld & Chucky Bldg Corpn; Sept27'13. 630.00

[2]SAME PROP; Henry Welsfield et al—same; Nov17'13. 75.00

[2]SAME PROP; same—same; Oct29'13. 75.00

[2]SAME PROP; Isidor Jacobs—Chucky Bldg Corpn; Sept15'13. 251.10

JAN. 20.

WARWICK ST, ws, 100 s Belmont av, 200x100; Cohn Cut Stone Co—Maur Contracting Co; Dec26'13. 1,150.00

GEORGIA AV, sws, 100 s New Lots av, 200x100; also HEGEMAN AV, nwc Georgia av, 100x100; Gustave Rader Co—Georgia Bldg Co, Geo Gerzog, Bernard G Gerzog, Paul Paulson & Leon Lemberg; Mar24'13. 329.23

JAN. 21.

[1]ORMOND PL, ws, 80 s Putnam av, 20x86; Michl Rosenberg—C & C Auto Co & Esther Smith; Jan3'14. 50.00

REMSEN ST, 159-61; M Talsky & Co—Isaac P Conklin & Van Wagner Constn Co; Apr23'13. 925.00

SAME PROP; J Farbstein & Co—Ellen W O'Connell & Van Wagner Constn Co; Apr25'13. 113.00

[2]REMSEN ST, 159-61; Saml Kaplan—Ellen A O'Connell & Van Wagner Constn Co; Apr21'13. 164.00

[2]SAME PROP; N Ryan Co—same; Apr22'13. 245.75

[2]SAME PROP; Rubin Goldfein & ano—same; Apr22'13. 125.00

[2]SAME PROP; Edw K Anderton—same; Apr 22'13. 165.00

[2]SAME PROP; Albro J Newton Co—same; Apr24'13. 335.00

[2]SAME PROP; Chas J Miller—Joseph F & Ellen A O'Connell & Van Wagner Constn Co; Apr25'13. 75 or 275

[2]SAME PROP; Bergen Constn Co—Ellen A O'Connell & Van Wagner Constn Co; Apr28'13. 768.00

[2]SAME PROP; Isaac P Conklin—same; Apr 29'13. 4,623.00

[2]SAME PROP; Max Blumberg—Ellen A & Jos A O'Connell & Van Wagner Constn Co; May16'13. 95.13

[2]SAME PROP; Isadore Fader & ano—Ellen A O'Connell & Van Wagner Constn Co; May17'13. 450.00

49TH ST, ns, 350 w 17 av, —x—; Chas P Cannella—Luisa Ciavolino; July26'12. 450.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Borough of Manhattan.

JAN. 15.

Brackett, Ernest R; Isaac B Hosford; $10,000; Jno E Foster & Son.

JAN. 16.

No Attachments filed this day.

JAN. 17.

Mahaffey, Blanche B; Friedman & Adler; $1,000; A Kalisky.

JAN. 19.

Schuessler, Maria; Alexander S Bacon; $413.35; M Stein

JAN. 20.

Kauper, Marie; Jeremiah S Perkins; $665; J G Lamison.

JAN. 21.

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JAN. 16, 17, 19, 20, 21 & 22.

Beth Hamedrosh Hagodol Synagogue. 60-4 Norfolk..Raisler Heating Co. Heating Apparatus. $1,300

Hammerstein, Oscar. 571 Lexington av..Consolidated Chandelier Co. Fixtures. 4,200

Kovacs Constn Co. 982 Aldus swc Faile, 961-69..Consolidated Chandelier Co. Fixtures. 2,100

190th St Holding Co., Inc. 190th nwc St Nicholas av..Colonial Mantel & Refrigerator Co. Refrigerators. 441

Sayer, Robt A. 172 E 123d; also 228 E 125th ..Great Eastern Laundry Co. Horses, etc. (R) 2,000

Same....Max Oscher. Horses, &c. (R) 2,083.81

Bronx.

JAN. 16, 17, 19, 20, 21 & 22.

Angel Constn Co. 2011-31 Monterey av..Metropolitan Chandelier Co. Gas Fixtures. 1,850

Frankenstein, Nat. 880 E 170th..Consolidated Chandelier Co. Gas Fixtures. 156.50

Non Realty Co. Webster av, swc 173d, —x—.. Colonial Mantel & Refrigerator Co. Refrigerators. 192.50

Brooklyn.

JAN. 15, 16, 17, 19, 20 & 21.

Brandl, Maria. E 38th bet Avs I & J..Colonial Mantel & Refrigerator Co. Consols. 98

Cunningham (J V) Reality & Constn Co. 56th near 7 av..Columbia Gas Fixture Co. Gas Fixtures, &c. 560

Provident Associates. Av P cor E 13th..Popkin Gas Fix Co. Gas Fix. 215

Safe Realty Co. S 37th at int Flatbush av.. Wm Kerby Realty Co. (R) 330

Standish Arms Realty Co. 167-71 Columbia Heights..Realty Associates. (R) 22,000

Vermont Bldg Co. Vermont st cor Hedeman av ..O C Horton. Ranges. 400

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JAN. 20.

153D ST, ns, 240 e Amsterdam av, 60x99.11; City Real Estate Co loans Alexander Grant Constn Co tr erect a —-sty bldg; — payments. 65,000

JAN. 22.

29TH ST, 39-41 W; Title Guar & Trust Co loans Jno W, Michl J & Jno O'Connor to erect a 12-sty loft; 9 payments. 130,000

Bronx.

JAN. 20.

LOT 3, blk 11, map of Fieldston, Map 1470; Frank M McMurry loans Geo D Strayer to erect —- sty bldg; 2 payments. 18,000

JAN. 21.

AUGUSTRA PL, es, 163.2 n Eastern blvd, 25x100; Bertha Meitzel loans Louis & Theresia Bousha to erect —-sty bldg; 2 payments. 1,000

ORDERS.

Brooklyn.

JAN. 16.

STERLING PL, sec Rochester av, 120x100; J V Cunningham on Geo Potts & ano to pay Patk T McDermott. 1,200.00

STERLING PL, ns, 100 w Saratoga av, —x—; Commonwealth Impt Co on N Y Title Ins Co to pay Florence Marble Co. 300.00

SAME PROP; same on same to pay same. 200.00

JAN. 20.

E 12TH ST, es, 160 n Av X, 20x60; Pasquale Alibeste on Eagle Savgs & Loan Co to pay Louis Solomon. 113.00

JAN. 21.

E 26TH ST, ws, 362 n Av M, 37.6x100; Otto Nelson on U S Title Co to pay Fredk W Starr. 871.00

UNITED OWNERS' RECEPTION.—The final preparations have been made for the annual entertainment and reception of the United Real Estate Owners' Association, which is to be held on Lincoln's Birthday, Feb. 12, at Terrace Garden. The special committee under the chairmanship of Charles H. Schnelle, subdivided itself into several smaller committees, giving close attention to all details of the affair. The vaudeville show will be under the management of Isaac Hyman. Special arrangements are being made to secure high class vaudeville acts, and every effort will be made to make this the most entertaining feature of the evening. The Annual Year Book, which is being published in connection with this affair, will be under the supervision of Harry Bierhoff. This book will contain a review of the work done by the society in the past year, also special articles on the city's affairs contributed by officials of the city. It is assured that this will be a very interesting book to all real estate owners. The dancing arrangements will be under the supervision of Mr. H. Mehlich, who has arranged some special features. The president of the association, Mr. Bloch, has issued invitations to all the members of the Board of Estimate and Apportionment, the City Commissioners and the State officials, a number of whom have promised to attend.

At the auction sale of boxes held recently the interest in this affair was shown by the receipts, which doubled those of last year. All Local Associations of Manhattan and the Bronx have been invited to attend the affair and it is expected that representatives will be present from all Real Estate Owners' Associations in Manhattan and the Bronx and many from Brooklyn. Every effort is being made to make this a special Real Estate Owners' night, by bringing together in a social way the real estate owners and the public officials of the city and State.

LAW DEPARTMENT

Land Abutting on Street.

The Lincoln Safe Deposit Co., the owner of land abutting on 42d street, in the City of New York, under a permit granted by the city, erected vaults under the adjacent part of the street, and erected therein a heating plant. When the construction of the subway was about to be commenced notice was given to the plaintiff to remove its plant from the street. The plaintiff failed to comply with this notice, and six months later a subcontractor of the defendant McDonald, who had contracted for the construction of the subway, entered upon the part of the street occupied by the plaintiff, broke down the vaults and constructed there the subway. Thereupon the safe deposit company sued the city, McDonald and the subcontractor for trespass. If the plaintiff was entitled to maintain and occupy the vaults as against public authority all the parties would be liable, for both the contract of McDonald with the subcontractor and that of the city with McDonald necessarily required the invasion of the vaults. At the trial the complaint was dismissed as to the defendants, the city and McDonald.

The Court of Appeals, under date of December 16, 1913, has handed down an opinion on this case upholding the city's right to revoke the

license granted to the safe deposit company to maintain the vault. Judge Cullen, who wrote the opinion, says:

"We are of opinion that the case was properly decided by the courts below. The allegations of the complaint and the deed by which the plaintiff acquired title excluded it from any ownership of the street, even apart from the fact that under its charter the fee of the streets in the old City of New York is vested in the city. The plaintiff's rights as owner of the adjoining land are therefore merely those of an abutter, which include the easements of light, air and access, and under a recent decision of this court in Matter of Rapid Transit R. R. Comm'rs (197 N. Y., 81), lateral support except as to excavations made for street purposes. None of these easements in this case have been invaded. The learned counsel for the appellant insists that an abutter's rights are greater and extend to the inhibition of the use of the street for other than street purposes, which the construction of the subway was not, though doubtless a public use. The law in this State is settled to the contrary of that claim."

Ownership of Apartment House Ranges.

When is a gas range actually a part of a building? This question has just been answered by the Court of Appeals, by deciding how a gas range does not become a part of a building. The decision was rendered as a result of an action brought by the Central Union Gas Company, of this city, against Edward W. Browning.

The decision of the last court was written by Judge Werner. In this the Court of Appeals said:

"The action is for the alleged conversion of 100 gas ranges which the plaintiff installed in certain housekeeping apartments in 137th street, New York City, under a contract between the plaintiff, which furnished the ranges, and the Ignatz Florio Company, owner of the premises, which acquired the same for the use of its tenants. There is some discussion in the briefs as to the nature of this contract, but we are satisfied that it is more than a mere lease with an option for purchase, as contended by appellant, and that it is a contract for a conditional sale. One or two excerpts from the contract will suffice to indicate the reason for this view

"According to our view of the evidence these ranges were not so 'attached' to the building that, as a matter of law, they became part of it. They were connected with the building by the usual service gas pipe and stovepipe flue. The one could be severed by simply unscrewing a coupling and the other by lifting it out of the aperture made for it. This is not such an attachment to the building as would give a mortgagee any right of ownership as against his mortgagor, and we do not see how a purchaser at a foreclosure sale could acquire any greater right. We think that these ranges, situated as they were, lost none of their characteristics as personal property."

Country Life Exposition.

On the third floor of the main building of the Grand Central Station there is a permanent exhibition of country life. No exhibition ever seen in New York has had so handsome a setting. The walls are covered with landscape paintings. Illustrated lectures on important and interesting subjects are given each week day morning and afternoon. This week the lectures were on subjects like these: Modern kitchen appliances, a trip up the Hudson, Flowering plants for the garden, the vacuum system of house cleaning, how Oriental rugs are made, the children and country life.

Among the exhibits are garden statuary and cement modeling, model houses, ornamental brick, furnaces and heating, modern bath room equipment, imported wall paper and decorations, steel ceiling patterns, lighting fixture specialties, sportsman's supplies, 1914 model auto, motorcycle and bicycle; model camp, white enamel refrigerators, vacuum cleaners, paints and varnishes, plants for landscape effects, model greenhouse, seeds and bulbs, rustic tea garden, electric rainbow fountain, portable garage, pets for country homes, rustic furniture, electric washing machine, modern kitchen necessities, metal weather strips, composition floors, Indian splint furniture, ornamental gates and fences, interior decorating and furnishings, parquet flooring, Isle of Pines products and information, model of Gedney Farm Hotel, engineering and construction, hammered brass and copper goods, oriental rug weaving, willow furniture, rustic architecture, country life publications, Japan gardens, electric vibrators, lava heating, Simplex projecting machine, radium gold fibre screen, model nursery equipment, photography and camera supplies, model of President's yacht "Mayflower," panoramic oil paintings of Westchester County, from the Hudson to the Sound, including scenes of country life recreation and sports; original fur press used by John Jacob Astor 1st, information, Westchester, Putnam and New England farms, mortgage loans, Westchester County real estate; models of the Hendrick Hudson and Clermont steamships, topographical map of Westchester County, safes and vaults for the home.

The Swiss Chalet Book.

A new book by William S. B. Dana, containing 150 pages and 250 illustrations and figures, tells the story of the chalet in Switzerland, its history, evolution and construction. The book is replete with illustrations and numerous diagrams, sections and plans, and is picturesque as well as instructive.

The reader can get an idea of the value of the book from the titles in the tables of contents: Switzerland visited; Swiss architects and builders; construction details; granary construction; examples of modern and older chalets; the chalet skeleton; basis of ornament; small chalets; balcony and gable construction; doors, windows; some classic and modern chalets; the chalet facade; window disposition; plans and elevations; the chalet facade; system of ornamentation; the chalet interior; planning, plans and elevations; the chalet interior; interior decoration; furniture; adaptation of the Swiss chalet in other countries; American adaptations. Bibliography. (William T. Comstock Company, of 23 Warren st, New York; $2.50 net.)

Tests of Reinforced Concrete Columns.

The institute has undertaken through its committee on reinforced concrete and building laws an investigation of reinforced concrete columns of large size. In the execution of this program the institute has been favored with the co-operation of the United States Bureau of Standards in the use of the ten million pound compression testing machine at Pittsburgh, Pa., and of the engineering experiment station of the University of Illinois in furnishing observers in conducting the tests. The tests were made possible through the active co-operation of those who donated the funds and materials for making and molding the columns. The columns were cast in New York on November 19, 22 and 26, 1913, and will be tested beginning February 15, 1914, at which time the concrete will be approximately 90 days old.

American Concrete Institute.

The tenth annual conference of the American Concrete Institute will convene at the Auditorium Hotel, Chicago, Feb. 16-20. Amendments to the by-laws and a revision of the standard specifications for Portland cement stucco will be considered. There will be meetings of the sectional committees and of the board of directors on Monday, Feb. 16, and opening exercises for the public in the evening. The rest of the program follows:

TUESDAY, FEBRUARY 17.

9.00 A. M.—Sectional Meeting on Concrete Roads and Pavements and Highway Bridges and Culverts.

10.00 A. M.—Methods and Costs of Concrete Road Construction in Milwaukee County. H. J. Kuelling, County Highway Commissioner, Milwaukee, Wis. Report of Committee on Concrete Roads and Pavements Presenting Revised Specifications, C. W. Boynton, chairman. Report of Committee on Reinforced Concrete Highway Bridges and Culverts, Willis Whited, chairman.

8.00 P. M.—Annual Address by President Richard L. Humphrey, Consulting Engineer, Philadelphia, Pa. Progress and Development of Concrete Work on the Delaware, Lackawanna and Western Railroad, A. B. Cohen, Concrete Engineer, Hoboken, N. J. Concrete, as Employed in the Construction of Wharves, Quay Walls and Dry Docks at the Brooklyn Navy Yard, F. R. Harris, Civil Engineer, U. S. Navy, Brooklyn, N. Y.

WEDNESDAY, FEBRUARY 18.

9.00 A. M.—Sectional Meeting on Concrete Products, Blocks, Tile, Pipe, Fence, Posts, etc.

10.00 A. M.—Report of Committee on Building Blocks and Concrete Products, Presenting Specifications for Fence Posts, Blocks, etc. Standard Specifications for Drain Tile. A. Marsten, Director, Iowa Engineering Experiment Station, Ames, Iowa. Result of Tests on Plain and Reinforced Concrete Tile, George P. Dieckmann, Chief Chemist, Northwestern States Portland Cement Company, Mason City, Iowa. Reinforced Concrete Fence Posts. Session on Concrete Fence Posts. Report of Committee on Form of Specifications. Business Session. Report of Board of Direction. Election of Officers. Revision of By-Laws.

8.00 P. M.—Modern Concrete Roof Without Forms, J. E. Payne, Engineer, General Fireproofing Company, Youngstown, Ohio. Steel Forms in Concrete Construction, C. D. McArthur, Chief Engineer, Blaw Steel Construction Company, Pittsburgh, Pa. Layout of Concrete Products Plants, E. S. Hanson, Chicago, Ill.

THURSDAY, FEBRUARY 19.

9.00 A. M.—Sectional Meeting on Reinforced Concrete and Nomenclature, Frank C. Wight.

10.00 A. M.—Report of Committee on Reinforced Concrete and Building Laws, Alfred E. Lindau, Chairman. Report of Committee on Nomenclature, F. C. Wight, Chairman. Full Sized Tests and Their Value in Concrete Construction, Burtis S. Brown, Consulting Engineer, Boston, Mass. Test of a Reinforced Concrete Flat Slab Floor, W. A. Slater, Engineering Experiment Station, University of Illinois, Urbana, Ill.

7.00 P. M.—Banquet.

FRIDAY, FEBRUARY 20.

9.00 A. M.—Sectional Meeting on Concrete Materials and Surface Treatment.

10.00 A. M.—Report of Committee on Specifications and Methods of Tests for Concrete Materials, Sanford E. Thompson, Chairman. Some Comparative Corrosion Tests of Plastered Metal Lath—A Progress Report. J. C. Pearson, Bureau of Standards, Washington, D. C. Data on Lime Putty and Cream of Lime, Cloyd M. Chapman, Engineer of Tests, Westinghouse, Church, Kerr & Company, New York, N. Y. Report of Committee on Treatment of Concrete Surface, Presenting Revised Specifications for Stucco, Leonard C. Wason, Chairman.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 48 (rear and front)—Samuel Waxman C
Allen st, 48 (rear and front)—Israel & Louis Roikowitz C
Baxter st, 13—Sharp & Sons .....G
Bedford st, 62—Pelhamdale Land Co C
Bedford st, 62—Antonio Magro C
Beekman st, 84-90—Consolidated Gas Co C
Centre st, 247-9—Brand & Herman .....G-H
Cherry st, 169—Jacob Bloom C
Cherry st, 169—Wolf Honig C
Cherry st, 169—Market St Realty Co C
Cherry st, 169—Henry Label .....C-H-G
Cherry st, 169—Burstein & Rosenberg ..C-G-H
Cherry st, 169—Baker Bros.....C-G
Cherry st, 169—Lazer Seltzer .....C-G-H
Cherry st, 169—Wellig & Weinberg ..A-C-G-H
Cherry st, 169—Michael Kaslinsky.....C-G-H
Cherry st, 169—Sam Kline .....C-G
Cherry st, 169—Samuel Silverman.....C-A-G
Cherry st, 169—Kaplan Bros .....C-G
Cherry st, 169—Bernard Greenberg ....A-C-G
Cherry st, 169—Bernstein & Molinsky.....G-C
Cooper sq, 38—Eliza A Wilks .....SS
Delancey st, 224-6—Herman Richter C
East Broadway, 27—Ginsberg & Adelson....C-G
East Broadway, 35-7—Joseph H Cohen ....G-H
East Broadway, 35-7—Rubin & Levy .....G
East Broadway, 35-7—Isaac Rettig....H-C-A-G
East Broadway, 35-7—Hyman Flaster..H-C-A-G
East Broadway, 35-7—Gross Weiner & Hartmant .....G-C
East Broadway, 53—Max Aronson ....C-A-G-H
East Broadway, 53—Goldfarb & Brotman..A-G
East Broadway, 155—Max Blumberg.....G-C-A
East Broadway, 155—Meyer Wolf.. .. ..C-A-G
East Broadway, 155—Theodore Krainin ....C-A
East Houston st, 97-103—Rosenthal Mfg. Co.. F-C-DR-G-E
Elizabeth st, 15-17—David Cohen .....SS-C
Fulton st, 212-14—The Hudson Companies..D-SS
Fulton st, 212-14—Bruen, Ritchey & Co.....D
Greene st, 162-6—Moses Hauptman .....G
Greenwich st, 2-4—Consolidated Gas Co.....C
Greenwich st, 312-16—Consolidated Gas Co....C
Howard st, 50-2—Adam W Spies Estate....C
University pl, 126—Trustees Margaret H Ward C-G-DR
University pl, 126—Rosenbeck & Kukor.... H-G-A-DR
University pl, 126—Rubin Insel ....DR-H-G-A
Washington pl, 13-15—Samuel Levy .....DR
Washington pl, 13-15—Jacob Davids .....DR
Washington sq, 100—Geo Alexander .....DR
Washington sq, 100—Harry T Ambrose ....DR
Washington st, 471—Timothy Sullivan C
Washington st, 471—Paul O'Neil .. ..G-C
Water st, 161-3—Nelson Z Graves..G-C-F-A-E-B
Water st, 161-3—Consolidated Gas Co C
Water st, 449-51—Morris & Henry Berman....C
Water st, 449-51—Adelherd Wilcke C
West Houston st, 44-8—Walter Walcott..DR-D
West Houston st, 44-8—Robert H Comey....D
West Houston st, 44-8—Joseph Morowitz.... DR-C-D
West Houston st, 44-8—Abraham Nissman.. DR-D
Willett st, 49—Jacob Rubin C

Numbered Streets.

3d st, 12-14 W—Isabella C May .....SS
4th st, 28-30 W—Shortland Estate .....SS
4th st, 304-6 E—John J O'Grady C
8th st, 4 W—Mrs Frances J Mali .....G
8th st, 8 W—Mrs H Payne Whitney C
12th st, 8 E—Goldberg Bros..H-DR-G-A-C-F-E
12th st, 8 E—Bernstein & Aronson .....H-DR
12th st, 8 E—Lakin & Cooper..G-A-C-F-H-DR
12th st, 8 E—Harry & Herman Safchik.... DR-H-G-A-F-E
12th st, 8 E—Herman N Freedman..... DR-A-G-F-C
12th st, 8 E—Perfect Clothing Co..F-A-G-H-DR
12th st, 8 E—No 8 East 12th St Co..... C-B-SS-DR-H
12th st, 8 E—The Lichtman Waist Co..... F-C-A-DR-H
14th st, 147 E—Duncan Pfeiffer C
20th st, 234 W—W C Davis & Co .....A-C-H
21st st, 136-40 W—Unique Cloak & Suit Co.. H-G
22d st, 12-16 E—Brunswick Realty Co.....C
22d st, 12-16 E—Cohen, Welner & Co .....G

22d st, 12-16 E—Rosenstock & Cohen .....G
22d st, 12-16 E—Zitenfeld Cloak Co .....G
23d st, 134 W—New York Novelty Co .....G
25th st, 107-13 W—Meteor Blouse Co.....
A-F-G-C-DR
27th st, 132-8 W—Thomas Grady .....G
29th st, 115-23 W—Peppercorn Burges & Lewis
G
29th st, 115-23 W—Louis Jacobs .....G
29th st, 115-23 W—Philip Schuland .....G
29th st, 115-23 W—Craus & Shane .. ..G
29th st, 115-23 W—Louis A & Herman Bours.G
30th st, 15-19 E—Daniel Harnett Est C
31st st, 4 E—E Rinehart & Son .....K
31st st, 131 W—The Sweetser Co .....A
32d st, 6-10 E—American Real Estate Co..DR
32d st, 6-10 E—F A O Schwarz .....DR
32d st, 6-10 E—Haas Bros .....DR
32d st, 6-10 E—Ames & Rau.....DR
32d st, 6-10 E—J & M Cohn.....DR
32d st, 6-10 E—S L Silver & Co .....DR
32d st, 6-10 E—Kupfer Bros Import Co....DR
32d st, 6-10 E—Leventhal & Vogel .....DR
32d st, 6-10 E—Jacob Goldberg .....DR
33d st, 10 E—Mrs Alice C Moynan C
34th st, 122 W—Matthew Micolino et al ....G-C
36th st, 35-9 W—George Green ....A-G-H-DR
36th st, 35-9 W—Hoyt Ohrig & Griger Co ....
H-G-A-DR
36th st, 35-9 W—David Melman Bros .....
C-G-H-DR
36th st, 35-9 W—Goldman & Littleman....
DR-G-H
36th st, 35-9 W—Henry J Myers....A-G-H-DR
36th st, 35-9 W—Morris J Frank & Co.....
H-G-A-DR
36th st, 35-9 W—Leo Gudeman & Co..H-G-A-DR
36th st, 35-9 W—David R Praskie & Co.....
H-G-DR
36th st, 35-9 W—Walter G Scardefield..H-G-DR
36th st, 35-9 W—Adolph Beslauer ..C-A-G-DR
36th st, 35-9 W—Gannigny Brush Co....G-H-DR
36th st, 35-9 W—Bloch, Cathers & Bloch Co..
DR-H-G
36th st, 35-9 W—Rite Specialty Co..DR-A-G-H
36th st, 35-9 W—Samuel Casolet & Bros.....
H-G-DR
36th st, 35-9 W—Adelaide Dickinson ....A-DR
36th st, 35-9 W—Julius Myers.....H-G-A-DR
36th st, 35-9 W—Andrew T Nord .....A
36th st, 35-9 W—E O'Donovan & Co..H-G-A-DR
36th st, 35-9 W—37 West 36th St Co..G-DR-SS
36th st, 35-9 W—D A Skinnell Co..A-G-C-H-DR
40th st, 143-5 W—Standard Engraving Co..
A-C-H
41st st, 415 W—Catherine Bolheimer .....G
43d st, 616-28 W.—Continental Can Co, Inc..
G-A-H
44th st, 49-51 W—Rodger Baldwin .....SS
46th st, 10 E—A Ackerman & Son, Inc....C-G
46th st, 10 E—Nellie Flaven .....C-G
46th st, 10 E—Julia Bacon & Co.....C-G
46th st, 10 E—Bertha May, Inc .....C-G
46th st, 10 E—Samuel K Gordon .....C-G
46th st, 10 E—Minnie A Lewis .....C-G
54th st, 150 W—Cornelius Vanderbilt ....H-A-G
54th st, 157 W—Crown Welding Co L
57th st, 200-10 W—Mary A Chisolm .....SS
62d st, 19 W—R M Owen & Co .....H
63d st, 18-20 W—Orteig & Loveday .....A
68th st, 220 W—Clark Estate C
82d st, 211-13 W—Louis Burghardt Mills Co
K-L
85th st, 436 E—The State Bank .....C-E
98th st, 305-9 W—Edward Freidman.....SS
116th st, 105 W—Harlem Casino Rest. Co..F-A
119th st, 508 E—Edward Goldschmidt C
143d st, 308 W—Isidor Appel I
148th st, 232-40 W—Mutual Milk & Cream Co..L

Named Avenues.

Av A, 103—Morris Wind I
Amsterdam av, 609—Levy & Davidoff.....L
Amsterdam av, 909—William Van Blarcom..L
Bowery, 70-2—Malvina Astor C
Broadway, 455-7—J Augustus Hamilton Est..
DR-B-C
Broadway, 455-7—Union Star Co....H-DR-C-G
Broadway, 455-7—Ballin Bros .....DR-G-H
Broadway, 455-7—Sol R Gruhn Co....H-G-DR
Broadway, 584-6—P Enstein & D Levy.....DR
Broadway, 684—Guy Witthaus .....SS
Broadway, 830—Chas A Gould .. ..SS
Broadway, 1777—Puritan Soap Co.....H-A
Columbus av, 464—Max Greenwald L
Columbus av, 568—Max Grodin.....L
Columbus av, 591—Frank Malatzky.....L

Numbered Avenues.

1st av, 624—Vacuum Specialty Co .....A-G
2d av, 315—Mrs Rosie Ginslinger C
2d av, 1248—Samuel Rosenberg .. ..K

BRONX ORDERS SERVED.

Numbered Streets.

138th st, 314 E—N & P Amus Co I
165th st, 936 E—Abraham Mooney .....G
180th st, 747 E—Suckow Bros .....C-G

Named Avenues.

Boston rd, 1351—Baurenfreund & Straus.....I

Numbered Avenues.

3d av, 2863-5—Andrew M Davis.....G-C-E
3d av, 2863-5—William Selzer .. ..A
3d av, 2863-5—Standard Gas Light Co.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Berriman st, 127-129—Brooklyn Union Gas
Co..... .....A
Boerum pl, 27—Joseph Finkand .. ..D
Bond and 1st st—Standard Oil Co of N Y..A-H
Bridge st, 153—Rosa Dillon .....A
Bush st, 245—David P Simmon .. ..A-H
Clinton st, 32-36—John C Fry .....C-M
Clymer st, 171—Henry Buttenheim C
Clymer st, 171—Max Berle & Co .....A
College pl, 28—William Uester .....G-C
Conway st, 37—Francis G Van Mater .....A-H
Court st, 213—Max Shiek .. ..A-H
Court st, 384—Dr Philip J Genthorer .....A-G
Degraw st, 196—Decorated Metal Mfg Co ..A-D
Ferris st, 29-33—Standard Charcoal Co..A-C-H
Freeman st, 135—Frank Schneider .....A-H
Freeman st, 137—Geller Florist Supply Co..
G-A-H
Fulton st, 204—Henry Roley .....D
Fulton st, 1130—Sarnot Rousseas.....C-M-G
Gillen pl, sec Bushwick av—Frederick A Sieg-
man ....G-L-A-H
Grand st, 374—Max Katz .....A-G
Henry st, 18-20—White Star Motor & Eng Co.K
Henry st, 39—Jas C Retallack & G Cook..A-G
Henry st, 39—Madeline Litchfield C
Jay st, 348—Samuel Rosenberg.. .. ..G
Jefferson st, 370—Samuel Ratzkin ....H-C-A
Keap st, 33-35—"Sanitas" Disinfecting Co..A-H
Keap st, 350—Aaron Goldberg .. ..A-C
Kosciusko st, 654—Geo F Klein .....D-G-C-H
Lawrence st, 20-24—Chas E McDonnell....C-M
Leonard st, 330—Rova Yovina.....G
Liberty st, 79—Cyrus Rheims .....A-H
Little st, 40—Alexander Benzie .....G
Lorimer st, 172—Independent Die Co.....H
Love la, 48—Beverly D Benson .....C-K
Mansfield pl, 621—Philip C Boerum..A-G-D-H
Montague st, 124—Virgil F Parker.D-C-G-K-H
Moore st, 84—Brooklyn Union Gas Co .....A
Moore st, 84—Samuel Lehrman .....A-H
Moore st, 134—Brooklyn Union Gas Co.....A
Moore st, 134 (rear)—Morris Werner ....G-H
Moore st, 134 (rear)—Joseph D Walhaum..H-C
Moore st, 134 (rear)—Morris Werner ....C-A-G
Moore st, 134 (rear)—Joseph Cohen ....G-C-A
Morrell st, 73—Brooklyn Union Gas Co.....A
Morrell st, 73 (rear)—Jacob Berlowitz ..A-C-F
Nassau st, 126—Spencer C Cary .....H
Palmetto st, 381—Samuel Forks .....G-A
Palmetto st, 381—Ernest G Newmann....A-C-H
Powers st, 14-16—Adolph Schmidt .....C-B
Powers st, 14-16—Brooklyn Union Gas Co....A
Powers st, 14-16—William Wisser.....C-A-H
President st, 1301—Julius Strauss.....A-G-H
Quincy st, 121—Realty Associates .....G-C-M
Ross st, 36-38—Nat Aniline & Chemical Co....C
Rutledge st, 96-98—Rutledge Garage.....L-H
Rutledge st, 96-98—Probst & Schumacher ....K
Sidney pl, 51—Louis Grant Baldwin..A-G-H
Smith st, 140—Morris Bruh.. .. ..C-G
State st, 201—Henry Willis .. ..K
Suydam st, 101 (rear)—Eugene Yohalem..
G-H-A-C
Suydam st, 101 (rear)—Emma Neunendoff.
H-C-G-A
Suydam st, 101 (rear)—Brooklyn Union Gas Co
A
Tiffany pl, 20—Henry Hopkins .....H-A
Union st, 42-44—Giuseppe Esposito .....D
Union st, 42-44—Girardo Lorio .....D
Union st, 42-44—Giuseppo Travato .....D
Union st, 837-39—Timothy M McCarthy ....C-K
Water st, 255—Angilo Candeloro.....H-A-C
Wierfield st, 340—Robert H Bartsch....A-G-H

Numbered Streets.

1st st, 107-109 N—Joseph Blumenthal .....A
2d st, 394 S—Israel Lorberbaum .....H-A-G
3d st, 109—Pure Oil Co .....A-H
4th st, 159 S—Mrs Sala Zukind .....G
4th st, 327—Samuel Osborn.. .....A-G-H
5th st, ss, & 4th av—Empire State Dairy Co..A
6th st, 76 N—Michael Pyra .....C-D
8th st, 104 S—Wyman Bros Mfg Co.....C
10th st, 256 N—Behrend & Rothschild..L-A-G
18th st, 454—The Fraser Tablet Co .....G
19th st, 194—Geo Ihnken ....C-A-H
19th st, ft of—Raymond Concrete Pile Co....
L-A-H
19th st, 450-58—Electro Chem Engrav Co..L-H
35th st, 33—N Y & N J Lubricant Co..A-K-H
35th st, 33-67—The McClure Newspaper Syn-
dicate ....G-H
39th st, 116-24—Edward Dannemiller.....C
39th st, 116-24—Marcellus Ward Co..G-C-D-H
51st st, 225—James P Duffy .....A-H
51st st, 671—Louis Vannato.. .. ..D

Named Avenues.

Av G, 2301—Chas H Hoag.....A-G-H
Atlantic av, 2840-48—Empire State Dairy Co.
A-D-H
Atlantic av, 2840-48—Brooklyn Union Gas Co.A
Beverly rd, 624—Denslow D Hamlin..K-A-G-H
Broadway, 1584—Geo Grogan.....C-D
Broadway, 1645-7—Williams Cloak & Suit
Co. .....G-H-A
Bushwick av, 31-7—Frederick Unzer.....D
Bushwick av, 795—Oscar A Bost.....C
Central av, 283—John Kosthner.....G-C
Central av, 323—Sam Migden.....D-A-H
Central av, 510A—Robert Kinnier.....D
Cortelyou rd, 1416—Abraham Traube.....C
Eastern pkway, 75 ft w Underhill av—Chas E
Hanson .....A-L-H
Flushing av, 854-856—John G Schultz.....K
Franklin av, 927—Julius Strauss.....K
Graham av, 198—Isaac D Richter.....C-A-H
Greene av, 1056—Fenwick B Small.....D
Greene av, 1056—Brooklyn Union Gas Co.....A
Greenpoint av, 289—American Show Case Co..H
Hamburg av, 99 (rear)—Peter Rehberger.
G-H-A-C
Hamburg av, 99 (rear)—Catherine Hilfich....A
Hamburg av, 99 (rear)—George Brust.....C
Hudson av, 242—Samuel Levy Est.....E
Hudson av, 242—Isaac Lefkowitz & Morris
Silverman .....A
Johnson av, 26—Est of Jacob Werbelovsky.G-C
Johnson av, 121—Henrych Levine.....H
Johnson av, 186—Jasper Santora.....D
Kent av, 600—S Tuttle Son & Co.
H-C-G-M-A-D-K
Lafayette av, 56—Albert Korber.....A-C-G
Lafayette av, 56—Brooklyn Union Gas Co....A
Manhattan av, 857-61—Brooklyn Union Gas Co.A
Manhattan av, 1098—Jacob Rosenbaum.....K
Marcy av, 406—Pasquale Guagliordi.....A
Marcy av, 489—Chas Vasoll.....A
Marcy av, 633—Frank P Arenwald.....L-D
Myrtle av, 814—Morris Gold.....D
New York av, 57-59—Geo R Rodemann.
L-A-G-K
Ocean pkway, 25—Thomas C Adams.....C-K
Ocean pkway, 374—Dr Harrison Willis...A-D-F
Ocean pkway, 374—Brooklyn Union Gas Co...A
Park av, 145—Paul Barbieri.....G
Park av, 612—Brooklyn Union Gas Co.....A
Rogers av, 145—Sterling Pl Garage.....G
Rogers av, 416—Seftel Stern.....D
Rogers av, 1091—Joseph Montag.....D-A-H
Schenectady av, 41—Joshua Horrocks, Inc.....L
Schenectady av, 203-5—Alfred Moore.....C-A-H
Throop av, 492-4—Brooklyn Union Gas Co....A
Union av, 6-8—Eureka Glass Works, Inc.....G
Vanderbilt av, 269—Eugene Donnelly.C-G-L-A-H
Varick av, 65-69—Kings County Dye Works C-K
Varick av, w s, & Ten Eyck st—Pure Oil Co.
L-A-H
Wallabout Market, 46—Andrew Storms.....A
Waverly av, 239—Sarah E Palmer.....A-H
Waverly av, 521-27—Tho Reid Ice Cream Co.
G-C-A-H
West av, 158 (Wallabout Market)—Philip Ne-
villes Son .....A-H

Numbered Avenues.

4th av, 247-9—Nicolas D'Daddario.....G-A
4th av, s e c 5th st—Empire State Dairy Co.
A-E-H
7th av, 110—Adolf Schnap.....C
9th av & 38th st—Emil Peterson.....A-G-H

QUEENS ORDERS SERVED.

Named Streets.

Canal st, 11 (Jamaica)—Jamaica Gas Co.....A
Creek st, n e c Hunters Pt av—Degnon Con-
tracting Co.....K-G
Creek st, s e c Meadow st—Mark Cross Co.G-H
Park st, 319—Martin A Meyer, Jr, Co.....D
Thompson st, s e c Van Dam st—Packard Mo-
tor Car Co, N Y.....L

Numbered Streets.

15th st, 30 N—John S Campbell.....C-G-K-H

Named Avenues.

Borden av, 311—Bklyn Range Boiler Co..K-L-A
Broadway, 51-53 (Flushing)—Arnold Tisch..A-H
Madison av, 80-82—James H Connell.....A
Sanford av, 213 (Flushing)—John A Walker.C
Vernon & Pierce avs—Radley Steel Con-
struction Co. .....K-H-A
Wave Crest (Far Rockaway)—Esther F Kirk-
man .....H-K-A-G

Numbered Avenues.

3d av, n e c 10th st (College Point)—U S
Metal Products Co.....L
7th av, nr 18th st (Whitestone)—Joseph L
Daly L
11th av, 44 So (Whitestone)—John A O'Fee..C
14th av, 44 So (Whitestone)—Whitestone Ga-
rage, Inc. .....L-A
12th av, ft (Whitestone Landing)—McWilli-
ams Bros. .....A-H

LONG ISLAND COMMUTERS.

Increasing in Number Steadily.

That there has been a great increase in the all year population of suburban Long Island and in the list of commuters on the Long Island Railroad, is illustrated by the fact that the railroad company has continued its time table of last summer on its important divisions through the winter. Never before has traffic warranted such railroad action in the territory. This summer service is carried on primarily for the benefit of commuters and there is no other railroad coming into New York City that has found it necessary to do what has been found to be imperative on the Long Island system.

This service not only spells growth of population during the year recently begun, but it means to every property owner in Nassau County and western Suffolk County an enhancement of property values. Greater accessibility to and from any territory always helps the value of real estate. Vacant property also feels the impetus because there is a stronger demand for home sites.

The southern and central parts of Nassau County especially are favored by the railroad company's retention of last summer's train service because two important branches of the road are respectively operated there, the Montauk division and the main line. Numerous new and modern station buildings have been built along these lines on account of increased permanent traffic. A new station in any community always adds to its growth and to its property values by making the place more attractive.

Throughout the southern and central parts of Nassau County are the most largely populated communities on Long Island, and the smaller communities there are becoming larger through contact with the larger towns and easy accessibility to the city. Quick communication between towns by trolley roads is also impelling growth and structural improvements.

Prominent among the towns that are attracting many all year commuters are Hempstead, Floral Park, Rockville Centre, Oceanside and East Rockaway. A distinct feature of the property movement in Nassau County is the increasing popularity of property near the southern coast line for all year residence purposes. On the mainland and back of Long Beach is a territory that is being rapidly transformed from an aggregation of ancient hamlets into a great modern home area. The electrification of the Long Beach division of the railroad, which passes through this territory, has had much to do with the improvements that are under way.

Building and Loan Associations.

One who purchases stock in a building and loan association, for which he agrees to pay in installments, and then borrows money from the association upon his note and mortgage, pledging the stock as additional security, is held in Groover v. Pacific Coast Sav. Soc. (Cal.) 43 L.R.A.(N.S.) 874, not to be, where there is no provision for canceling the indebtedness with the stock, entitled, in case the corporation becomes insolvent, to have the payments and credits on his stock credited on the note and mortgage, although the mortgage gives the association the option to claim such credits in case default in his contract requires foreclosure of the mortgage. A note to this case reviews the authorities on the question of the basis of settlement between building and loan association and borrowing member before maturity of stock.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Bing & Bing Take $2,000,000 Contract.

Bing & Bing, 505 Fifth avenue, received the general contract on Monday to erect the new loft building on the west side of Seventh avenue, from 24th to 25th streets, and the south side of 25th street, for the National Cloak and Suit Company, of 207 West 24th street, S. G. Rosenbaum, president; William Rosenbaum, secretary, and Theodore F. Merseler, director. The operation consists of two sixteen-story buildings, one 199x 78 feet and the other 97x125 feet, and an addition of five stories to the present eleven-story building now occupied by the company in 25th street. Plans have been prepared by I. E. Ditmars, 111 Fifth avenue, who estimates the cost at $2,000,000. Cartin C. Schwab, of 5 South Wabash avenue, Chicago, is engineer for the power plant.

Architect for Ice Plant.

Arthur Koch, 26 Court street, Brooklyn, has been commissioned to prepare plans for a two-story brick and concrete artificial ice plant, 180x100 feet, to be erected on the south side of Atlantic avenue, between Grand and Classon avenues, Brooklyn, for the Central Hygienic Artificial Ice Company, Joseph Cook president, 543 Madison street, Brooklyn, to cost about $150,000. Bids will not be taken before April.

J. I. Blair to Build $400,000 Residence.

Carrere & Hastings, 225 Fifth avenue, Manhattan, are preparing plans for a $400,000 country residence for J. I. Blair, of 24 Broad street, to be erected at Tuxedo Park, New York. The building will measure 200x34x55 feet, and will be constructed of local stone. Estimates will be taken about June 1.

Contract for Sea Breeze Hospital.

M. Reid & Company (Inc.), 114 West 39th street, Manhattan, have signed the general contract to erect the four-story hospital, 1,400x30 feet in dimension, at Sea Breeze Hospital, Rockaway Point, Long Island, for the Society of Improving Conditions of the Poor, 105 East 22d street. McKim, Mead & White, 101 Park avenue, are the architects. Estimated cost about $250,000.

For New Queens Post Office.

Representative Dale, of New York, introduced a bill at Washington, D. C., this week, to appropriate $3,500,000 for the purchase of ground and the erection of a new post office at the Long Island end of the Williamsburg Bridge, contiguous to the Williamsburg Plaza.

PERSONAL AND TRADE NOTES.

THE FOUNDATION COMPANY will remove its general offices on February 1 to the Woolworth Building, 233 Broadway.

WILLIAM CARVER, architect, has opened offices in Phoenix, Ariz., and will be pleased to receive catalogues and samples from manufacturers.

FLAVIO B. GROSSO, architect, Paterson, N. J., sailed Tuesday, Jan. 20, for Europe. He will be abroad about two months and will visit France, Germany and Italy during his trip.

THE WARD LUMBER COMPANY, of Lynchburg, Va., manufacturers and wholesalers in yellow pine and hardwoods, has opened a sales office in the Metropolitan Building, 1 Madison av, in charge of J. C. Peace.

A FOREST PRODUCTS EXCHANGE, which will be held here in the Grand Central Palace next May, will give the public a visual demonstration of the importance of the lumber industry. George S. Wood, Otis Building, Chicago, is the manager.

SAMUEL COHEN, formerly connected with Bernstein & Bernstein, architects, and Jac. M. Felson, who was formerly with Neville & Bagge, architects, have formed a partnership under the firm name of Cohen & Felson, for the general practice of architecture. The new firm have taken offices at 329 Fourth av, N. Y. C.

CLARENCE R. VAN BUSKIRK and Charles B. White, architects, formerly associated with Alex F. W. Leslie, who recently died, have formed a partnership for the general practice of architecture. The new firm is known as Van Buskirk & White, and have offices in the Eagle Building, 307 Washington st, Brooklyn, N. Y.

JOHN F. HAMMOND, M. Am. Soc. C. E., has completed his work in Oswego, N. Y., as Resident Consulting Engineer on sewerage and sewage-disposal works, and has resumed his practice as consulting engineer at 123 Oak st, Richmond Hill, Queens county, N. Y.

GUSTAV LINDENTHAL, M. Am. Soc. C. E., Consulting Engineer, New York City, was honored with a gold medal at the International Exhibition at Leipzig, Germany, for the design and plans of the Hell Gate steel arch bridge of the New York Connecting R. R.

THE WEISBERG-BAER CO., manufacturers of sash, doors and trim of Astoria, L. I., has completed the installation of additional boilers with a capacity of 400 H.P. and a Watts Campbell engine with a capacity of 500 H.P. This, with the complete Sturtevant blower system, which is being installed, will enable the firm to dry 220,000 feet of lumber every ten days.

NATIONAL PLUMBING SUPPLY COMPANY.—Schedules of the National Plumbing Supply Company, of No. 3921 Third avenue, show liabilities of $23,995, of which $12,000 is secured; assets, $29,397, consisting of stock, $3,500; machinery and fixtures, $287; accounts, $10,235, and real estate, $15,250 at Nos. 313 and 315 Avenue C, Bayonne, mortgaged for $12,000.

GOODYEAR RUBBER TIRE COMPANY expect to move into their new building at Jackson avenue and Honeywell street, Long Island City, on its completion, which will be about Feb. 15. Their new home is a 5-story fireproof structure of reinforced concrete faced with brick; the upper four floors will be used for manufacturing and storage purposes, exclusively, and the first floor, will be artistically decorated, as a sales and show room.

R. V. GIBSON has withdrawn from the Newark, N. J., wholesale house of Stone, Hershey & Gibson, but will continue in the wholesale business on his own account, with offices in the Essex Building, Newark. He will make a specialty of Idaho white pine, handling the output of the Blackwell Lumber Co. and the Pan Handle Lumber Co., of Idaho. He will also handle a general line of spruce and hemlock.

EDMUND B. PARKE, of Paterson, N. J., has been chosen president of Collins, Lavery & Co., retailers and planing mill operators in Jersey City, filling the office vacated by Frederick W. Cole, who has been obliged to retire from active business on account of ill health. Mr. Parke was for twenty-five years associated with the Dodge & Bliss Co., lumber dealers and box makers at Jersey City.

THE BRECHE VIOLET marble front of the new Adams Express Building on lower Broadway is being treated with the Caffall process for waterproofing for the purpose of preserving this very delicate stone against disintegration from the weather. This is said to be the most beautiful marble front in the world and extends from the street up four stories. Such marble as this is ordinarily used only for interior decoration; but as it is now becoming known among marble importers and dealers that it can be used for exteriors when treated, it is evident that it will have a very much larger field. The work is being done by the Obelisk Waterproofing Co., of 1 Madison avenue, and is under the personal supervision of Edward M. Caffall, who treated the Obelisk in 1885.

W. B. SHAFER & CO. (INC.), general construction, engineering and contracting, with offices at 105 West 40th street, city, were organized within the past week. W. B. Shafer, Jr., president of the new company, needs no introduction to the building trade in New York. His experience of over twelve years in the business, especially during the past eight years, as first vice-president of the Alfred E. Norton Co., has made him well known as a practical man in the steel fabricating and erecting trades. R. W. Tietjen, son of Christian F. Tietjen, president of the West Side Bank, 34th street and 8th avenue, has been made treasurer of the new company. E. T. MacIntyre, formerly contracting engineer for Mulcahy & Gibson (Inc.), is secretary of the company. The new firm carry with them the goodwill of the Alfred E. Norton Co., now in process of voluntary liquidation, and we believe they will meet with a large success in the field.

OBITUARY

ERNEST M. HOEN, of the firm of Seadler & Hoen, architects, Sacramento, Cal., died Thursday, Jan. 8, at his home, after a short illness from pneumonia. He was 43 years old and had been the architect of a number of important buildings in his city and vicinity.

GEORGE C. BISHOP, a well known building contractor of Long Island, died Friday, Jan. 16, at the home of his daughter, 129 Foxall st., Brooklyn, aged 70 years.

FERDINAND PLATNER, a plumbing contractor, died at his home, 153 Ainslie st., Brooklyn, Friday, Jan. 16. He was 61 years of age and had been for many years engaged in the plumbing business in the Eastern District of Brooklyn.

HARRY GORDON, carpenter and builder, died at his home, 778 Monroe st., Brooklyn, Saturday, Jan. 17, aged 38 years.

JOSEPH BAUER, heating and plumbing contractor, died at his home, 388 Wallabout st, Brooklyn, Sunday, Jan. 18. He was born in Brooklyn 43 years ago.

ADOLPH LISSNER, plumbing contractor, died at his home, 680 Lexington avenue, Brooklyn, Tuesday, January 20, age 84 years.

LUCAS PETER, a pioneer building contractor in Essex County, N. J., died Wednesday, January 14, at his home 57 Darcy street, Newark. His death was due to an attack of pneumonia and he was only seriously ill for one week. Mr. Peter was born in Alsace, Germany, October 16, 1841. Came to New York in October, 1866. Was very active in the building industry in and around Newark for the past twenty-five years, erecting a number of large and representative buildings.

RICHARD O'SHEA, for over forty years an active building contractor in Brooklyn, died at his home, 232 Clinton st, Tuesday, Jan. 20. He was born in Ireland, seventy-seven years ago, and has lived in Brooklyn for sixty years.

MICHAEL MULLADY, retired contractor and builder and prominent in Democratic politics in Brooklyn, died Wednesday at his home, 185 Park av, Brooklyn. He is survived by two sons, Capt. Thomas Mullady of the Street Cleaning Department, and Joseph Mullady, who succeeded his father in business, and four daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20.

THE NEW YORK LUMBER TRADE ASSOCIATION will hold its annual dinner at the Biltmore Hotel, N. Y. C., Feb. 19.

THE RETAIL LUMBER DEALERS' ASSOCIATION of the State of New York will meet at the Hotel Ten Eyck, Albany, N. Y., Jan. 30-31. Secretary K. C. Evarts, Rochester, N. Y.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18, with headquarters at the Hotel La Salle, Chicago, Ill.

THE BUILDERS' & TRADERS' EXCHANGE, of Newark, N. J., held its annual meeting at the association rooms, 45 Clinton st, Newark, Thursday, Jan. 15. The following were elected as officials for 1914: President, John F. Dey; Vice-President, Hugh Kinnard; Secretary, Chas. M. Grover; Treasurer, L. H. Rusling.

THE BUILDING MATERIAL MEN'S ASSOCIATION, of Westchester County, N. Y., will hold its eleventh annual dinner at the Hotel Manhattan, N. Y. C., Tuesday, Jan. 27. Tracy

Cowan, White Plains, N. Y., is secretary of the association, and all applications for reservations at table should be made through him.

MUNICIPAL ENGINEERS OF THE CITY OF NEW YORK.—The annual meeting will be held in the Engineering Societies Building at 8.15 p. m. on Jan. 28. The programme includes the reading of the annual report, the president's address, and a lecture by John W. Lieb on "Leonardo da Vinci, Engineer." Ladies are invited to be present. The secretary is George A. Taber, 29 West 39th street.

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

PETER COOPER'S birthday anniversary will be marked by imposing memorial exercises conducted under the auspices of the Cooper Union Alumni Association. The exercises will be held in the large hall of Cooper Union on the afternoon of Feb. 12, and the program will include some excellent musical numbers and addresses by prominent speakers. The annual dinner of the association will be held in the evening at the Hotel Manhattan. Alfred Hilbert is secretary of the Committee of Arrangements.

MERCHANTS' ASSOCIATION.—The board of directors of the Merchants's Association has re-elected these officers for 1914: President W. A. Marble; vice-president R. & G. Corset Company; first vice-president, Daniel P. Morse, president Morse & Rogers; second vice-president, Albert Plaut, of Lehn & Fink; third vice-president, Waldo H. Marshall, president American Locomotive Company; treasurer, William Fellowes Morgan, president Brooklyn Bridge Freezing and Cold Storage Company; secretary, S. C. Mead.

THE MECHANICS & TRADERS' EXCHANGE OF BROOKLYN held a special meeting at the association rooms Wednesday, January 21, for the purpose of arriving at a decision regarding the annual dinner. Their president, Rufus H. Brown, was in the chair and the meeting was well attended. The vote to hold a dinner this year was unanimous and a special committee was formed consisting of Rufus H. Brown, Chas. H. May, M. M. Canda, Edward Newman and Simpson Shepard to perfect the plans. Further details will be announced in a later issue.

EDWIN J. FORT, president of the Brooklyn Engineers' Club, announced his standing and special committees for 1914 as follows: Library—E. M. Van Norden, J. C. Riedel, C. J. McGronan, House—E. M. French, A. E. Steers, Jr., W. E. Parfitt. Membership—H. L. Oestreich, W. H. Roberts, F. W. Koop. Entertainment—Carleton A. Graves, Carlos Lobo, W. T. Chevalier. Excursion—W. J. Shea, W. J. Conway, L. S. Stiles. Committee on award of the Alfred T. White Prize—L. V. Morris, H. R. Cobleigh, F. W. Skinner. Publication—C. A. Summer, N. C. Rockwood, Percy C. Barney, J. C. Huseman and Joseph Strachan.

BROOKLYN ENGINEERS.—The entertainment committee of the Brooklyn Engineers' Club aonounces the following programme for their regular Thursday night "Talks": On Jan. 29, "The Mexican Situation," by Carlos Lobo; Feb. 5, "Sub-surface Structures in New York City," C. N. Green; Feb. 12, regular monthly paper, by Henry L. Oestreich, on "Subway Construction." "The Bush Terminal Company" will be the subject for Feb. 19; Feb. 26, E. C. Church will discuss "Revising of Organizations." March 5 will be ladies' night, when an "Illustrated Talk on Holland" will be given. "The Drainage of Coney Island" will be the subject of the paper to be read by Frank J. Conlon, March 12. On March 19, "Developments in Electric Lamps" will be discussed. March 26, "Publicity" will be the subject discussed by Maurice S. Seelman, Jr., of the Brooklyn Edison Company.

ENGINEERING CONTRACTORS.—The annual meeting of the American Society of Engineering Contractors, held in New York, on Jan. 16, had only a small number in attendance, but the report of the secretary showed that this was not due to a falling off in membership. The number of members of all grades is 639. The afternoon session was devoted to committee reports and general business. The Committee on Harbor Improvments recommended that in constructing rubble-mound breakwaters, the stone used should be paid for (by the party of the first part) by the 2000-lb. ton, rather than by the cubic yard. This point was given especial emphasis in the case where the stone is transported by lighters, as the weight can be quickly and accurately determined by the load dislacement. Concrete breakwater superstructures should be paid for on the cubic-yard basis.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—The sixty-first annual meeting of the American Society of Civil Engineers was held on Wednesday, Thursday, Friday and to-day at the Society house, 220 West 57th street. The annual reports wer read and the election of officers for the ensuing year resulted as follows: Hunter McDonald, president; Chas. F. Loweth, vice-president; Gardner S. Williams, vice-president; and John S. Wallace, treasurer. Directors elected were George W. Fuller, Arthur S. Tuttle, Chas. H. Keefer, Mortimer E. Cooley, Eugene E. Haskell and Richard Montfort. Following the annual meeting three special meetings were held. The subject of discussion being "Road Construction and Maintenance," "State Highway Engineering Organization" and "Municipal Highway Organization." On Friday afternoon the subject was "Factors Eliminating the Selection of Materials and Methods in Highway Construction." The third topic to be taken up this morning is the "Equipment and Method for Maintaining Bituminous Surface and Bituminous Pavement."

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—A client of William B. May, 749 5th av, has purchased property on the west side of Broadway, south of 125th st, known as 3101-3109 Broadway, and contemplates the erection of a music hall or tenement with stores. No architect has been selected.

MANHATTAN.—The Church of St. Vincent Ferrer, on premises, Father F. C. Fitzgerald, pastor, 869 Lexington av, contemplates the erection of a stone church at the corner of Lexington av and 66th st, for which no architect has been retained.

BRONX.—Harry Weaver, 2817 3d av, contemplates the erection of a department store of brick and stone construction at 2962-2964 3d av, for which no architect has been selected.

HORNELL, N. J.—The Sherwood Hotel, E. M. Case, proprietor, at site, contemplates the erection of an addition to the 3-sty brick hotel at Cass and Canisteo sts, for which no architect has been selected.

WEST HOBOKEN, N. J.—The Board of Education of West Hoboken, Morris Eichmann, 414 Spring st., chairman, is receiving competitive sketches for a brick school No. 1 to be erected at Clinton and Union avs.

GOUVERNEUR, N. Y.—The Village of Gouverneur, L. D. Murray, clerk, contemplates the erection of a village jail or remodeling the present building. A meeting will be held March 17. No architect has been selected.

PITTSFORD, N. Y.—Chas. L. Pierson, Champeney terrace and Pine st, Rochester, N. Y., contemplates the erection of a 2½-sty frame residence on Clover rd, for which no architect has been selected. William Pitkin, Jr., 512 Cutler Building, Rochester, N. Y., is landscape architect. Cost about $12,000.

CORTLAND, N. Y.—The Board of Supervisors of Cortland County, C. E. Thompson, chairman, contemplate the erection of a county court house and have appointed a committee to select a site. No architect has been selected. The committee includes: Fred. Cooper, 20 Van Hoesen st, Cortland; L. M. Austin, Galleys Block, Homer, N. Y., and I. Kernan, of Cortland.

WATERFORD, N. Y.—The town of Waterford, Harry Davidson, town clerk, contemplates rebuilding the town hall recently destroyed by fire. No architect has been selected.

LOWVILLE, N. Y.—The Board of Supervisors of Lewis County, Loren J. Benton, chairman, A. A. Copeley, chairman of building committee, contemplates the erection of a $12,000 tuberculosis hospital two miles west of State road, for which no architect has been selected.

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(No Architects Selected—Continued.)

BINGHAMTON, N. Y.—F. & A. M. Masonic Lodge, Henry L. Smith, Potentate, contemplates the erection of a brick, steel and stone Masonic temple at Washington and Ferry sts, for which no architect has been selected.

GREAT NECK ESTATES, L. I.—Ross F. Tucker, this place, contemplates the erection of a concrete block and stucco residence here for which no architect has been selected.

THOUSAND ISLAND PARK, N. Y.—The Thousand Island Park Association, R. E. Grant, president, Clayton, N. Y., contemplates rebuilding the 2-sty concrete block, brick and stone Columbian Hotel at Alexandria Bay to cost about $300,000. Sketches are being made, but no architect will be retained until a lessee is obtained.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The Coast Construction Co., Samuel G. Hess, president, 149 Broadway, owner, is taking bids on structural steel for the 9-sty apartment house, 67x85 ft., to be erected at 302-308 West 87th st. Rouse & Goldstone, 38 West 32d st, are architects. Cost about $200,000.

CHURCHES.

MASPETH, L. I.—McDermott & Hanigan, 103 Park av, are figuring the 2-sty church, 143x67 ft. to be erected here for the Church of St. Stanislaus, Rev. Joseph A. Bennett, pastor. G. E. Steinback, 481 5th av, N. Y. C., is architect.

DWELLINGS.

FOREST HILLS, L. I.—J. C. Kuhn, 7 Greenwood Terrace, Forest Hills, L. I., owner, is takings bids for a 2½-sty brick and stone residence, 42x29 ft., to be erected at the northwest corner of Greenway Terrace and Middleway Circle, from plans by G. Atterbury, 20 West 43d st, N. Y. C., architect. Cost about $25,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract to erect P. S. 50 at the northeast corner of Driggs av and South 3d st, from plans by C. B. J. Snyder, 500 Park av.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Townsend, Steinle & Haskell, Broadway and 34th st, N. Y. C., architects, are taking bids for the 2 and 3-sty brick and hollow tile department store, 67x248 ft., to be erected in the south side of Main st, between Centre av and Bank st, for the Howard R. Ware Corp., Beechmont st, owner. Weiskopf & Burroughs, 68 William st, N. Y. C. steel engineers.

THEATRES.

BRONX.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the theatre building to be erected at 149th st and Courtlandt av, from plans by Henry B. Herts, architect, and desires bids on all subcontracts prior to Jan. 28.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

175TH ST.—Sommerfeld & Steckler, 31 Union sq, have been commissioned to prepare plans for three 6-sty apartment houses to be erected in the north side of 175th st, between Audubon and St. Nicholas avs, for the N. Goodman Construction Co., David Zipkin, president, 180 Broadway.

RIVERSIDE DR.—Vogel & Schwartz, 979 East 163d st, contemplate the erection of a 6-sty brick apartment house, 100x99 ft, at Riverside dr, 141st and 142d sts, from plans by Chas. B. Meyers, 1 Union sq W., architect.

CHARLES ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 6-sty apartment house, 65x82 ft., to be erected at 39-41 Charles st, for Samuel Lipman, 520 West 124th st. Cost about $50,000.

ST. NICHOLAS PL.—Samuel Sass, 32 Union sq, is preparing plans for a 5-sty apartment house, 75x88 ft., to be erected on the east side of St. Nicholas pl, opposite 153d st, for Harris Maran & Son, 132 Nassau st, owners and builders. Cost about $75,000.

153D ST.—Schwartz & Gross, 347 5th av, will complete plans about Feb. 1 for the 5-sty apartment house to be erected in the north side of 153d st, 240 ft. east of Amsterdam av, for the Alexander Grant Const. Co., 701 West 178th st.

176TH ST.—Neville & Bagge, 217 West 125th st, have completed plans for a 6-sty apartment, 99.11x105 ft., to be erected at the northwest corner of 176th st and St. Nicholas av for Stephen J. Egan, 502 West 181st st, owner. Cost about $125,000.

16TH ST.—Jacob Fisher, 25 Av A, has completed plans for alterations to two 4 and 5-sty tenements at 405 East 16th st for Chas. McManus, 99 Nassau st, owner.

MONROE ST.—Alfred L. Kehoe, 1 Beekman st, has completed plans for alterations to the 5-sty tenement 96 Monroe st, corner of Pelham st, for Julius Solomon, 1235 51st st, Brooklyn, N. Y., owner.

FACTORIES AND WAREHOUSES.

WATER ST.—The Starr Engineering Co., 90 West st, is completing plans for alterations to the 3 and 8-sty brick and stone refrigerating warehouse at 299-305 Water st, through to 282 Front st, for the Fulton Market Refrigerating Co., lessee, N. S. Gates, 3 Fulton st, president. Cost about $100,000.

PUBLIC BUILDINGS.

MANHATTAN ST.—Carrere & Hastings, 225 5th av, have completed plans and will soon take bids for the 2-sty brick and limestone library, 50x100 ft., to be erected in the south side of Manhattan st to 126th st, for the New York Public Library, 5th av and 42d st. J. S. Billings, director, 425 Lafayette st.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened Jan. 19 by the Board of Education for completing and finishing item 1, removal of old P. S. 38, Nos. 8 and 14 Clark st, and forming a playground on the site in accordance with the original plans and specifications of contract awarded to Louis Fink, which has been declared abandoned. All bids were laid over.

MANHATTAN.—The Board of Education opened bids Jan. 19 for the general construction of P. S. 52, H. C. Stowe Construction Co., low bidder at $200,431; for plumbing and drainage in same school, Wells & Newton Co., of N. Y., at $14,469.

MANHATTAN.—Bids were opened by the Board of Education Jan. 19 for installing heating and ventilating apparatus, P. S. 115, Daniel J. Rice, low bidder at $54,873; for installing temperature regulation, National Regulator Co., at $4,300.

STORES, OFFICES AND LOFTS.

62D ST.—The American Real Estate Co. owner and architect, 527 5th av, Edward P. Boynton, president, is preparing plans for a 5 or 6-sty brick and stone building (probably a studio building) to be erected at 50-52 East 62d st.

48TH ST.—William K. Gompert, 17 Madison av, has completed plans for a 14-sty loft building, 66x100 ft., to be erected at 121-123-125 West 48th st for the Alt Realty Co., 13-15 West 45th st, owner, E. N. Steindler, 200 5th av, secretary. Architect will soon call for bids on general contract.

FRONT ST.—Frederick P. Platt, 1123 Broadway, has been commissioned to prepare plans for extensive alterations to the business building at 93 Front st, which has been leased by Arnold, Dorr & Co., 83 Front st. Bids will be called for about Feb. 22.

45TH ST.—Changes are about to be made to the Home Club building at 11 to 15 East 45th st, a 9-sty building erected about ten years ago by Pliny Fisk as a co-operative apartment house. Mr. Fisk has had plans prepared by Freeman & Tismay for installing stores on the two lower floors and converting the upper floors into bachelor apartments. The cost is placed at $8,000.

THEATRES.

116TH ST.—Gross & Kleinberger, 75 Biblo House, are preparing plans for a 1-sty brick and stone moving picture theatre, 33x100 ft., to be erected at 322-324 East 116th st., for Nicholas Comforti, 394 East 150th st, owner. Cost about $8,000. Bids will be received about February 15.

BROADWAY.—W. H. McElfatrick, 701 7th av, has been commissioned to prepare plans for alterations to the theatre at 1237 Broadway, through to 502-504 6th av, for Felix M. Warburg, 1109 5th av, owner. Walter and Jerome Rosenberg, on premises, are lessees. Cost, about $25,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

198TH ST.—P. J. Dwyer, 906 East 176th st contemplates the erection of a brick tenement and taxpayer in 198th st, from plans by the Kreymborg Architectural Co., 1029 East 163d st, architect.

EAGLE AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two erected on the east side of Eagle av, 100 ft. north of 161st st, for the Chas. Streeter Construction Co., 161st st and Elton av, owner; Chas. T. Streeter, president. Bids will be taken on subs about February 1. Cost about $110,000.

BERGEN AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing sketches for a 5-sty brick tenement to be erected at the southwest corner of Bergen av and 157th st, for the Benenson Realty Co., Benjamin Benenson, president, 407 East 153d st. Cost about $50,000.

JACKSON AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for four 5-sty apartment houses, 53x100 ft. each, to be erected on the east side of Jackson av to Forest av, south of 163d st, for Ignaz Roth and Max Klein, 35 Nassau st, owners and builders. Cost about $250,000. Bids will be taken about March 1.

174TH ST.—Maximilian Zipkes, 220 Fifth av, has completed plans for two 6-sty apartment houses to be erected at the northeast corner of 174th st and Park av, to cost $100,000. The Co-Free Realty Co., 567 East 169th st, is the owner.

167TH ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing sketches for three 5 and 6-sty brick and limestone flats, 125 x125 ft. to be erected at the southwest corner of 167th st and Clay av, for the Albert Schwarzler Co., 1340 Brook av, owner and builder.

HOTELS.

CITY ISLAND.—Richard N. Arnow, a resident of City Island, has purchased from Mrs. Collis P. Huntington her estate at Belden's Point, City Island, comprising 5½ acres and a large shore frontage. Plans for building a hotel on the property are being considered.

SCHOOLS AND COLLEGES.

ST. PAUL'S PL.—The city of New York contemplates the erection of a public school at St. Paul's pl and Washington av. C. B. J. Snyder is school architect.

WASHINGTON AV.—Thomas J. Duff, 407 West 14th st, has plans in progress and will probably take bids on the general contract about March 1 for a 2-sty brick school, 65x100 ft., for the Church of Our Saviour, Rev. Father Francis P. Duffy, pastor, to be erected at the northwest corner of Washington av and 183d st, the Bronx, at a cost of $60,000.

PUBLIC BUILDINGS.

BROOK AV.—The City of New York has purchased as a site for a police station in the Bronx the plot 75x80 ft., at the southwest corner of Brook av and 141st st.

MISCELLANEOUS.

WOODLAWN CEMETERY, N. Y.—Henry Otis Chapman, 334 5th av, is preparing plans for a marble or granite mausoleum, 21x24 ft., for Jacob and Michael Dreicer, of 560 5th av. Bids will be taken by the architect.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

91ST ST.—Francis W. Stork, 7416 3d av, Bay Ridge, is preparing plans for five 4-sty flat houses to be erected in the south side of 91st st, west of 3d av, Bay Ridge.

PRESIDENT ST.—Shampan & Shampan, 772 Broadway, are preparing plans for two high class apartment houses to be erected on a plot of 100x114 ft. at the northwest corner of President st and Albany av for the Aldent Corporation, owner. The cost will be about $100,000.

STONE AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty brick tenements, 50x80 ft., to be erected at the northwest corner of Stone and Riverdale avs, for B. Baltowsky, 528 Chester st, owner, and builder. Cost, about $54,000.

ST. MARKS AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick tenement, 40x72 ft., to be erected at the northwest corner of St. Marks and Howard avs for David Isaacowitz, Inc., 316 Hopkinson av, owner and builder. Cost, about $25,000.

HINSDALE ST.—C. Infanger, 2634 Atlantic av, is preparing plans for four 4-sty brick tenements, 50x88 ft. to be erected in the west side of Hinsdale st, 100 ft. south of Blake av, for the Halperin Realty Co., Simon Halperin, president, 1410 Lincoln pl, owner. Cost, about $100,000.

STONE AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick tenement. 62x88 ft., to be erected on the west side of Stone av, 100 ft. south of Livonia av, for Rachel Melnich, 320 Wyona st, owner and builder. Cost, about $35,000.

SNEDIKER AV.—Cohn Bros., 361 Stone av, have plans for four 3-sty tenements. 25x66 ft., to be erected on the east side of Snediker av, 100 ft. south of Livonia av, to cost $56,000. Louis & Simon Halperin, 1414 Lincoln pl, Brooklyn, are the owners.

DWELLINGS.

65TH ST.—Van Buskirk & White, 307 Washington st, are preparing plans for twenty 2-sty brick residences, 20x36 ft., to be erected in the north side of 65th st, 100 ft. east of 18th av, for David Hyman, 1970 61st st, owner and builder. Cost, about $3,500 each.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—The Central Hygienic Artificial Ice Co. is having plans prepared for a large plant to be located on the south side of Atlantic av between Grand and Classon avs, 80 ft front on Atlantic av, running through 200 ft on Pacific st, with a frontage of 136 ft. Joseph Cook is president of the company.

HALLS AND CLUBS.

CROPSEY AV.—W. L. Bolton and T. A. Bruno, 225 5th av, N. Y. C, are preparing plans for a 2-sty frame annex, 50x100 ft., to the yacht club at Van Nostrand Homestead, Cropsey av, between Bay 24th and 25th sts, for the Bensonhurst Yacht Club, on premises, lessee. C. C. Clayton, 2 Cliff st, N. Y. C., secretary. Cost about $16,000.

HOSPITALS AND ASYLUMS.

KINGSTON AV.—William E. Austin, 46 West 24th st, N. Y. C., is preparing plans for a 2½-sty steel and concrete diphtheria pavilion, 30x175 ft., to be erected at the Kingston Av Hospital for the Department of Health, Centre and Walker sts, Ernst J. Lederle, Ph.D., commissioner. Cost about $100,000.

STORES AND DWELLINGS.

5TH AV.—Francis W. Stork, 7416 3d av, Bay Ridge, has prepared plans for five 3-sty stores and dwellings to be erected at northwest corner 5th av and 76th st, Bay Ridge. Work will be commenced at once.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 4-sty brick tenement, 25x77 ft., to be erected on 5th av for Adam Kohler. Cost about $12,000. The architect will take bids on subs.

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Contemplated Construction, Queens (Continued).

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for two 3-sty brick tenements, 30x65 ft., to be erected in the south side of Stephen st, 100 and 120 ft. west of Forest av, for Jacob Erhach, 970 Forest av, owner and builder. Cost about $8,000 each.

LONG ISLAND CITY.—Louis Berger & Co., 1652 Myrtle av, Brooklyn, have completed plans for two 3-sty brick tenements, 20x55 ft., to be eretced in the south side of Pearsall st, 100 ft. east of Star av, for Louis Labanowski, 65 Pearsall st, L. I. City, owner and builder. Cost about $8,000 each.

LONG ISLAND CITY.—Walter Jenkins, 1547 Broadway, N. Y. C., has completed plans for a 5-sty brick tenement, 40x80 ft., to be erected on the north side of Jackson av, 4 ft. north of Albert st, for the John J. Hearn Construction Co., 505 5th av, owner, John J. Hearn, president. Cost about $30,000.

DWELLINGS.

WOODHAVEN, L.I.—A. White Pierce, 59 Court st, Brooklyn, is preparing plans for four 2-sty brick residences, 17x43 ft., to be erected in the north side of Fulton st, 80 ft. west of Thrall av, for Eugene File Construction Co., 4 Court st, Brooklyn, owner. Cost about $16,000. The owner will take bids on all subs.

RIDGEWOOD, L. I.—William Debus, 86 Ceda st, Brooklyn, is preparing plans for the 3-sty brick residences, 20x55 ft., to be erected at the northeast corner of Forest av and Madison st, for Chas. Tritschler, 308 Patchen av, Brooklyn, owner and builder. Cost about $25,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids Jan. 19 for contract 1, item 1, for installing heating and ventilating apparatus, the Raisler Heating Co. low bidder at $14,856, and for contract 1, item 2, installing regulation in Flushing High School, the National Regulator Co., low bidder, at $4,800.

Nassau.

DWELLINGS.

SEA CLIFF, L. I.—Walter Williams, 245 West 34th st, N. Y. C., has completed plans for a 2½-sty frame and brick veneer residence, 30x40 ft., to be erected at Thompson Park for Thomas Truesdale, Thompson Park, Sea Cliff, owner.

Westchester.

DWELLINGS.

SCARSDALE, N. Y.—George H. Wells, 11 East 24th st., N. Y. C., is preparing sketches for a 2½-sty frame residence, 25x45 ft., to be erected here for E. L. Montgomery, 731 3d av, N. Y. C., owner.

NEW ROCHELLE, N. Y.—Lawrence L. Barnard, 46-48 Lawton st, is preparing plans for a 2½-sty brick residence, to be erected at Beechmont, for John W. R. Crawford, 26 Broadway, N. Y. C., owner.

YONKERS, N. Y.—H. Fritz, 237 Main av, Passaic, N. J., has completed plans for two 2½-sty frame and stucco residence, 35x35 ft., to be erected at Van Courtlandt Terrace for Rollins Bros., 545 South Broadway, owners. J. A. Cosgrove, Palmer av, is general contractor. Cost about $7,000 each.

GOLDEN'S BRIDGE.—James G. Cannon, president of the Fourth National Bank, 14 Nassau st, N. Y. C., informed the Record & Guide on Wednesday that he has no intention of erecting a residence on the Horton farm property at Golden's Bridge, which was reported in the newspapers on Wednesday.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 1123 Broadway, N. Y. C., is preparing plans for a 2½-sty brick and stone residence, 35x145 ft. to be erected on South Broadway, for David L. Luke, 358 West 8th st, Tarrytown, owner, and will probably call for bids on general contract about February 20.

FACTORIES AND WAREHOUSES.

MOUNT VERNON.—It was announced Thursday by Mayor Edward W. Fiske of Mount Vernon that the Ward Motor Vehicle Co., manufacturers of electric motor trucks at Concord av and 144th st, in the Bronx, has purchased a large tract on South Fulton av, Mount Vernon, and will shortly commence the construction of a modern factory to take the place of the one in the Bronx. Two hundred hands are to be employed in the new plant, which will have a siding from the New York, Westchester & Boston Railroad and docks on East Chester Creek.

Suffolk.

DWELLINGS.

COLD SPRING HARBOR.—Murphy & Dana, 331 Madison av, N. Y. C., will be ready for bids on the general contract about Feb. 1 for a 2½-sty brick residence and garage for Donald Scott, of 9 East 9th st, N. Y. C., to cost about $125,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

AMSTERDAM AV.—Jacob Froehlich, Leggett and Whitlock avs, has received the general contract to erect a 3-sty brick and stone store and flat at the southeast corner of Amsterdam av and 207th st, for T. J. Brady, 125 Manhattan st. Henry Nordheim, 1087 Tremont av, architect.

79TH ST (Sub.).—M. Arnstein, 792 Amsterdam av, has received the contract for the exterior glazed sash required for the 12-sty elevator apartment house in course of construction in the south side of 79th st, west of Columbus av, for the Brixton Construction Co. Rouse & Goldstone are architects.

RIVERSIDE DRIVE (Sub.).—The Hedden Iron Construction Co., 30 Church st, has received the structural steel work for the 10-sty apartment house, 99x112 ft., to be erected 780 Riverside drive for the Strathcona Construction Co., Harry Falk, president, 153d st and St. Nicholas pl. Chas. Mayer, 42d st and Madison av, is steel engineer. Cost about $600,000.

DWELLINGS.

BRONXVILLE, N. Y.—Joseph Mulholland, 18 Burling la, New Rochelle, N. Y., has received the general contract to erect a 2½-sty frame residence, 34x48 ft., on Woodside av, for Harry Leslie Walker, architect and owner, 103 Park av, N. Y. C. Cost about $10,000.

HARTSDALE, N. Y.—J. J. Thompson, 110 Fisher av, White Plains, N. Y., has received the general contract to erect a 2½-sty tapestry brick veneer residence, 30x45 ft., here for Chas. R. Wycoff, this place, owner. Beverly S. King, 103 Park av, N. Y. C., is architect. Cost about $12,000.

KENSINGTON, L. I.—The Roberts Nash Co., 93 Amity st, Flushing, L. I., has received the general contract and wants bids on all subs at once for a 2½-sty metal lath and stucco residence, 33x45 ft. for Kenneth M. Good, care of Vogue, 443 4th av, N. Y. C., owner. Aymar Embury, 132 Madison av, N. Y. C., is architect. Cost, about $18,000.

FACTORIES AND WAREHOUSES.

SCHENECTADY, N. Y.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect a 4-sty building, 200x60 ft. with an L 100x60 ft., at the plant of the Mica Insulator Co. W. L. Stoddart, 30 West 38th st, N. Y. C., is architect. Work will go ahead about March 1.

HOSPITALS AND ASYLUMS.

ROCKAWAY POINT, L. I.—M. Reid & Co., Inc., 114 West 39th st., N. Y. C., have received the general contract to erect the 4-sty brick and stone hospital, 1,400x30 ft., at Sea Breeze Hospital, for the Society of Improving Conditions of the Poor, 105 East 22d st., N. Y. C., Mr. Hutchins in charge. McKim, Mead & White, 101 Park av, N. Y. C., architects. Cost about $250,000.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—Edwin Outwater, 208 5th av, N. Y. C., has received the general contract to erect a 4-sty brick and marble dormitory, 40x165 ft., for Rutgers College, Dr. Demarest, president Board of Trustees, College pl, New Brunswick. Cram, Goodhue & Ferguson, 2 West 47th st, N. Y. C., are architects. Cost about $75,000.

ACADEMY ST.—H. C. Stowe Construction Co., 221 Greenpoint av, Brooklyn, has received the general contract to erect the 5-sty brick P. S. 52, 160x103 ft. on the west side of Academy st, between Broadway and Vermilyea av, for the Board of Education, 500 Park av, owner. C. B. J. Snyder, 500 Park av, is architect. Wells & Newton Co., Av B and 17th st, have the plumbing and drainage work. Cost, about $200,000.

HOE AV.—William E. Walsh, 1123 Broadway, has received the general contract to erect the 4-sty parochial school, 100x100 ft., on the south side of Hoe av, 100 ft. north of 167th st, for the Church of St. John Chrysostem, Rev. Father B. F. Brady, pastor, Hoe av and 169th st. Michael J. Garvin, 3307 3d av, is architect. Cost, about $130,000.

STORES, OFFICES AND LOFTS.

CANAL ST.—Rosenberg & Aronson, 89 Delancey st, have received the general contract and desire estimates from sub-contractors, for the erection of a 5-sty store and loft building in the northeast side of Canal st, 99 ft. southeast of Bowery, for Himowich & Hoppenfeld. Chas. M. Straub, 147 4th av, architect.

CANAL ST.—Rosenberg & Aronson, 89-91 Delancey st, have received the general contract for altering, extending and finishing the building at 55-57 Canal st and 13 Orchard st for Merschen & Skurman, owners. Max Muller, 115 Nassau st, is architect. Contractors are taking bids on subs.

GREENE ST (Sub.).—Mark & Mohl, Inc., 273-277 Russell st, Brooklyn, have received the iron work for alterations to the business building at 33-35 Greene st, southwest corner of Grand st, for C. Lawrence and Henry B. Swords, care of architects, Clinton & Russell, 32 Nassau st. Thomas J. Steen Co., 30 Church st, has the general contract. Cost about $20,000.

BALTIMORE, MD. (sub.).—The Raymond Concrete Pile Co., New York and Chicago, has received from Arthur Tufts, engineer for the Coca Cola Company, Atlanta, Ga., the contract for approximately 2,700 concrete piles for the foundation of the 12-sty addition to the Coca Cola Building at Pratt and Concord sts, Baltimore.

NEWARK, N. J.—W. M. Duncan, 852 Washington st, Newark, has received the general contract to erect the 2-sty brick packing house, 50x200 ft. (mill construction), at 780 Frelinghuysen av for August Fink & Son, 129 Belmont av, to cost $25,000. The Packers Architectural & Engineering Co., 431 South Dearborn st, Chicago, Ill., is architect.

MISCELLANEOUS.

WHITE PLAINS, N. Y.—Fred T. Ley & Co., Inc., 30 East 42d st., N. Y. C., have received the general contract to erect the passenger station here for the N. Y. Central R. R. Co., 70 East 45th st, N. Y. C. Warren & Wetmore, 70 East 45th st, N. Y. C., architects. C. W. Kittredge, care of owners, chief engineer. Balcom & Darrows, 70 East 45th st, N. Y. C., steel engineers. Cost about $100,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

79TH ST, 135-139 West, 12-sty brick apartments, 62x83; cost, $150,000; owner, Akron Bldg. Co., Leo S. Bing, Pres., 505 5th av; architect, Robt. T. Lyons, 505 5th av. Plan No. 21.

FACTORIES AND WAREHOUSES.

49TH TO 50TH ST, PARK & LEXINGTON AVS, 1-sty brick storage, 16x65; cost, $600; owner, New York Central & Hudson River R. R. Co., 70 East 45th st; architect, P. H. Spear, Hastings, N. Y. Plan No. 14.

THOMPSON ST, 16, 3-sty brick bakery ovens and storage, 22x89; cost, $5,000; owners, David & Chas. Schwartz, 16 Bible House; architect, R. Irving Dodge, 233 Broadway. Plan No. 19.

WEST ST, 344-346, 1-sty brick storage, 31x113; cost, $6,500; owner, N. Y. Life Ins. & Trust Co., trustee for Marion L. Carroll et al, 52 Wall st; architect, Mason R. Strong, 7 Wall st. Plan No. 20.

STABLES AND GARAGES.

NORTH MOORE ST, 56-62, 3-sty brick public garage, 100x87; cost, $60,000; owner, St. Marks Protestant Episcopal Church; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 17.

STORES, OFFICES AND LOFTS.

33D ST, 2-16 West, 12-sty brick stores and offices, 200x98; cost, $500,000; owner, Wm. Vincent Astor, 23 West 26th st; architect, Herman L. Meader, 178 5th av. Plan No. 15.

48TH ST, 121-125 West, 14-sty brick lofts and offices; cost, $135,000; owner, Alt Realty Co., 15 West 45th st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 16.

MISCELLANEOUS.

131ST ST, 620-622 West, 1-sty brick dairy, 24x99; cost, $3,000; owners, Thompson Bros., Inc., 42 West 142d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 18.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

154TH ST, s s, 100 e Courtlandt av, 5-sty brick tenement, plastic slate roof, 50x87.6; cost, $50,000; owner, Benenson Realty Co., Benj. Benenson, 407 East 153d st, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 29.

BAILEY AV, e s, 303 n Boston av, 5-sty brick tenement, slag roof, 100x59.1; cost, $55,000; owner, Jos Zilli, 270 West 261st st; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 30.

DWELLINGS.

223D ST, s s, 235 e Barnes av, 2-sty brick dwelling, tin roof, 22x51.6; cost, $4,000; owner, David Schine, 760 East 213th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 28.

HALLS AND CLUBS.

SOUTHERN BOULEVARD, w s, 63.7¾ n Westchester av, 2-sty brick nicolette, dance hall and stores, slag roof, 94x100; cost, $30,000; owner, Jos. E. Ismay, 42 Broadway; architects, Cohen & Felson, 329 4th av. Plan No. 22.

STABLES AND GARAGES.

AUGUSTA PL, e s, 163.3 n Eastern boulevard, 1-sty brick dwelling and garage, tin roof, 22x54; cost, $2,500; owner, Louis Bonsha, Quincy st; architect, Anton Pirner, 2069 Westchester av. Plan No. 27.

STORES AND TENEMENTS.

VYSE AV, w s, 93.3 n 177th st, 5-sty brick tenement, felt and gravel roof, 57.6x121.4; cost, $70,000; owner, Jos. Diamond Const. Co., Jos. Diamond, 1139 Wyatt st, Pres.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 23.

UNION AV, w s, 64.3 n 147th st, 6-sty brick tenement, tin roof, 39.29x88; cost, $40,000; owner, Cuscuolo Realty Co, Peter Cuscuolo, 2396 Arthur av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 25.

WASHINGTON AV, e s, 123 n 169th st, two 5-sty brick stores and tenements, plastic slate roof, 38.4x92; cost, $100,000; owner, Til Mill Realty Co., S. Williams, 132 Nassau st, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 26.

STORES, OFFICES AND LOFTS.

MAYFLOWER AV, w s, 350 n Morris Park av, 1-sty frame office, 16x24; cost, $350; owner, Agnes Quinto, Appleton av; architect, Chas. R. Baxter, 3099 Middletown rd. Plan No. 24.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ST. MARKS AV, n s, 100 e Nostrand av, two 4-sty brick tenements, 50x111, gravel roof, 20 families each; total cost, $90,000; owner, Benj. May, 1095 Bergen st; architect, F. J. Dassau, 1373 Broadway. Plan No. 369.

22D AV, e s, 50 w Cropsey av, 4-sty brick tenement, 43.6x75.8, gravel roof, 12 families; cost, $25,000; owner, Mary S. Waldron, 720 Riverside Drive, N. Y.; architect, Thos. Bennett, 3d av and 52d st. Plan No. 355.

DWELLINGS.

WARWICK ST, w s, 100 s Blake av, two 2-sty brick dwellings, 20x52, slate roof, 2 families each; total cost, $6,500; owner, Saml. Fidler, 529 Union av; architect; Jas J. Millman, 1780 Pitkin av. Plan No. 290.

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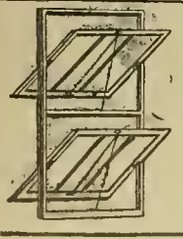
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Plans Filed, New Buildings, Brooklyn (Cont.)

LINWOOD ST, e s, 245 s New Lots av, 2-sty brick dwelling, 20x28, tin roof, 2 families; cost, $2,100; owner, Angela Benedetto, 32 Skillman av; architect, Ernest Dennis, 241 Schenck av. Plan No. 257.

WEST 30TH ST, e s, 240 s Mermaid av, three 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $13,500; owner, Gaydan Carjalia, 11 Mermaid av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 237.

PITKIN AV, s e cor Howard av, 4-sty brick store and dwelling, 53x90, gravel roof, 2 families; cost, $35,000; owner, Israel Halperin, 1410 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 250.

SURF AV, n s, 59.5 w W 25th st, two 2-sty frame dwellings, 20x14, slag roof, 1 family each; total cost, $2,200; owner, Mrs Francis Mercy, 2807 Surf av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 236.

WEST 35TH ST, w s, 220 n Neptune av, ten 1-sty frame dwellings, 8x19, —— roof, 1 family each; total cost, $2,500; owner, Robert Dulfer, Surf av and West 22d st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 267.

E 5TH ST, es, 100 n Av E, 2 2-sty frame dwellings, 22.6x46.6, shingle roof, 1 family each; total cost, $14,000; owner, Frederick Leihowitz, 52 Dey st, N Y; architect, Dietrich Wortmann, 114 E 28th st, N Y. Plan No. 324.

W 17TH ST, es, 60 s Bay 50th st, 2-sty frame dwelling, 19.10x40, slag roof, 2 families; cost, $3,000; owner, Giocchino Mirabile, 148 Bay 50th st; architects, Cannella & Gallo, 60 Graham av. Plan No 321.

E 92D ST, nec Av F, 2-sty frame dwelling, 16x35, shingle roof; cost, $1,000; owner, Geo A Morris, 38 Laurel rd, Ridgewood, N J; architect, same. Plan 334.

AV N, s e cor E 12th st, 2 2-sty frame dwellings, 20x39, shingle roof, 1 family each; total cost, $6,000; owner, Glen Frost, 849 E 12th st; architect, C G Wessel, 1563 E 46th st. Plan 339.

EAST 17TH ST, e s, 420 s Av N, 2-sty frame dwelling, 20x35.6, shingle roof, 1 family; cost, $4,000; owner, Malborne Lucas, 2022 Av N; architect, Benj. F. Hudson, 319 9th st. Plan No. 360.

EAST 19TH ST, e s, 100 s Av O, 2-sty frame dwelling, 20x35.6, shingle roof, 1 family; cost, $4,000; owner, Malborne Lucas, 2022 Av N; architect, Benj. F. Hudson, 319 9th st. Plan No. 381.

FACTORIES AND WAREHOUSES.

CONEY ISLAND AV, w s, 240.8 s Av C, 1-sty brick storage, 14x8; gravel roof; cost, $300; owner, Saml Levy, 1866 Bath av; architect, B. F. Hudson, 319 9th st. Plan No. 253.

STARR ST, s s, 100 w Central av, 1-sty brick shop, 25x66, gravel roof; cost, $2,500; owner, Frank Lamberta, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 357.

BLAKE AV, s e cor Thatford av, 1-sty frame shop, 16x25, tar paper roof; cost, $500; owner, Morris Cohen, 285 Osborne st; architect, C. Infanger, 2634 Atlantic av. Plan No. 348.

STABLES AND GARAGES.

SEDGWICK ST, ss, 300 w Columbia st, 2-sty brick stable, 25x100, slag roof; cost, $8,000; owner, Eugenio Fortemo, on premises; architect, Chas Gallo, 60 Graham av. Plan 317.

RUTLEDGE ST, n e cor Marcy av, 1-sty brick garage, 9.6x21.4; gravel roof; cost, $350; owner, Zelik Schulman, on premises; architect, Henry M. Entlich, 29 Montrose av. Plan No. 353.

51ST ST, n s, 180 w 13th av, 1-sty frame garage, 13x17, shingle roof; cost, $300; owner, Harry Brinberg, on premises; architect, S. Gardstein, 1168 45th st. Plan No. 350.

STORES AND DWELLINGS.

BUSHWICK AV, s w cor Varet st, 3-sty brick store and dwelling, 28x39.5, gravel roof, 3 families; cost, $2,000; owner, Lipman Lipschitz, 67 Morrell st; architect, Tobias Goldstone, 49 Graham av. Plan No. 286.

STORES AND TENEMENTS.

KOSCIUSKO ST, s s, 186 e Throop av, 4-sty brick tenement, 44x38.6, slag roof, 20 families; cost, $35,000; owner, Abraham N. Bernstein, 748 Flushing av; architects, Shampan & Shampan, 772 Broadway. Plan No. 280.

KOSCIUSKO ST, s s, 150 e Throop av, 4-sty brick tenement, 36x89, slag roof, 16 families; cost, $30,000; owner, Abraham N. Bernstein, 748 Flushing av; architects, Shampan & Shampan, 772 Broadway. Plan No. 281.

LINCOLN PL, s w cor Franklin av, 4-sty brick store and tenement, 90x59, gravel roof, 21 families; cost, $35,000; owner, Julius Strauss, 153 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 276.

BUSHWICK AV, w s, 28 s Varet st, 3-sty brick store and tenement, 28x56, gravel roof, 3 families; cost, $2,000; owner, Lipman Lipschitz, 67 Morrell st; architect, Tobias Goldstone, 49 Graham av. Plan No. 287.

EASTERN PARKWAY, n w cor Franklin av, 4-sty brick store and tenement, 57x103, gravel roof, 15 families; cost, $35,000; owner, Julius Strauss, 153 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 277.

ROSS ST, s s, 100 w Marcy av, 4-sty brick tenement, 47x84, slag roof, 24 families; cost, $55,000; owner, Jacob Suis, 178 South 9th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 294.

WILLOUGHBY AV, n s, 94 e Wyckoff av, twelve 3-sty brick tenements, 20x75, gravel roof, 6 families each; total cost, $66,000; owner, R. H. Barranger, 1019 East 38th st; architect, Robert T. Schaefer, 1526 Flatbush av. Plan No. 301.

GRAND ST, sec Rodney st, 6-sty brick store and tenement, 32.7x68.6, slag roof, 34 families; cost, $42,000; owner, Havemeyer Constn Co, 1104 Bway; architects, Farber & Markowitz, 189 Montagne st. Plan No. 339.

39TH ST, nec 15th av, 4-sty brick tenement, 33x90, slag roof, 16 families; cost, $25,000; Shuman Holding Co, 154 E 8th st; architect, Maxwell Cantor, 39 W 38th st, N Y. Plan No. 315.

62D ST, n s, 275 w 3d av, two 3-sty brick tenements, 20x65, slag roof, 6 families each; total cost, $15,000; owner, Boyd Realty Co., 434 Senator st; architect, Thos. Bennett, 3d av and 52 st. Plan No. 354.

THEATRES.

FLATBUSH AV, e s, 156.9 East 28th st, 2-sty brick theatre, 46.6x97.2, slag roof; cost, $10,000; owner, Max Huncke, 114 72d st; architect, Frederick H. Monsees, 456A McDonough st. Plan No. 352.

MISCELLANEOUS.

WEST 29TH ST, n e cor Railroad av, 3-sty frame hoarding house, 30x80, gravel roof; cost, $9,000; owner, Mathilda Jeltrup, 2329 Surf av; architect, Jas. A. MacDonald, Surf av and West 24th st. Plan No. 299.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Jamaica av, s s, 75 e Ely av, 4-sty brick tenement, 25x80, slag roof, 8 families; cost, $12,000; owner, Thomas Borgia, 628 6th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 133.

L. I. CITY.—Washington av, n w cor Albert st, four 5 -sty brick tenements, 45x78, slag roof, 26 families; cost, $137,500; owner, J. J. Hearn Const. Co., 515 Park av, N. Y. C.; architect, Walter Jenkins, 1547 Broadway, N. Y. C. Plan Nos. 140-41-42.

L. I. CITY.—Steinway av, e s, 132 e Jackson av, two 5-sty brick tenements, 40x88, slag roof, 21 families; cost, $65,000; owner, J. J. Hearn Const. Co., 515 Park av, N. Y. C.; architect, Walter Jenkins, 1547 Broadway, N. Y. C. Plan No. 143.

DWELLINGS.

COLLEGE POINT.—11th st, e s, 75 s 4th av, 2-sty frame dwelling, 20x36, tin roof, 2 families; cost, $2,500; owner, Simon L. Mount, 254 11th st, College Point; architect, Peter Schreiner, Causeway, College Point. Plan No. 101.

COLLEGE POINT.—13th st, w s, 225 n 6th av, 2½-sty frame dwelling, 21x32, shingle roof, 1 family; cost, $3,000; owner, Robert Koehl, 618 10th st, College Point; architect, Peter Schreiner, Causeway, College Point. Plan No. 102.

UNION COURSE.—Rector st, w s, 150 n Syosset st, two 2-sty frame dwellings, 16x45, shingle roof, 2 families; cost, $6,000; owner, Henry Molenhauer, Jr., 1044 Jamaica av, Richmond Hill; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 107.

ROCKAWAY BEACH.—Neptune av, w s, 192 s Boulevard, ten 1-sty frame bungalows, 13x19, shingle roof, 1 family; cost, $3,500; owner, Jas. Dalton, 104 West 13th st, N. Y. C.; architect, John A. Lasher, Rockaway Beach. Plan Nos. 85 to 94.

ROSEDALE.—Danneworth pl, s s, 300 e Clifford av, 2-sty frame dwelling, 21x26, shingle roof, 1 family; cost, $2,000; owner and architect, Luther Russell, Rosedale. Plan No. 95.

FAR ROCKAWAY.—Seaview av, ss, 50 e Willow av, 2½-sty frame dwelling, 32x21, shingle roof, 1 family, steam heat; cost, $5,000; owner, Geo. T. Soper, Cedarhurst; architect, A. T. Ketcham, Lawrence, L. I. Plan No. 109.

ROCKAWAY BEACH.—Neptune av, es, 311 s Boulevard, ten 1-sty frame bungalows, 14x27, shingle roof, 1 family; cost, $3,500; owner, Wm. H. Sullivan, 800 Bway, Flushing; architect, John A. Lasher, Rockaway Beach. Plans No 110 to 120.

ROCKAWAY BEACH.—Neptune av, es, 271 s Boulevard, eleven 1-sty frame dwellings, 14x27, shingle roof, 1 family; cost, $3,850; owner, Lanria E. Homan, Lawrence, L. I.; architect, John A. Lasher, Rockaway Beach. Plan Nos 121 to 131.

ROCKAWAY BEACH.—Essex av, e s, 60 s Newport av, 2½-sty frame dwelling, 26x26, shingle roof, 1 family; cost, $4,500; owner, Eliz. T. Skelly, Chester av, Belle Harbor; architect, Wm. A. Hogan, 17 No. 5th av, Rockaway Park. Plan No. 145.

CORONA.—Clinton st, e s, 100 s Smith av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, $2,600; owner, E. M. Faint, 61 39th st, Corona; architect, H. Faint, same address. Plan No. 144.

EVERGREEN.—Washington av, w s, 105 n Wyckoff av, three 2-sty brick dwellings, 21x61, tin roof, 2 families; cost, $12,000; owner, Ang. J. Gleissner, 1224 Halsey st, Brooklyn; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan Nos. 146-47-48.

FAR ROCKAWAY.—Prospect st, w s, 100 n Cedar av, 2-sty frame dwelling, 22x48, shingle roof, 1 family; cost, $4,000; owner, Frank McKenna, Far Rockaway; architect, T. O. Kane, Jr., Far Rockaway. Plan No. 150.

LONG ISLAND CITY.—Boulevard, n s, 291 n Franklin st, 2-sty brick dwelling, 22x40, tar and gravel roof, 1 family; cost, $3,000; owner, Maria Tricoma, 310 East 90th st, N. Y. C.; architect, Frank Braun, 585 9th av, L. I. C. Plan No. 132.

EDGEMERE.—Frank av, e s, 128 n Boulevard, two 1-sty frame dwellings, 16x35, shingle roof, 1 family; cost, $3,200; owner, Luttilla Sickmann, 66 Hollywood av, Rockaway Beach; architect, J. Sickmann, same address. Plan Nos. 134-35.

ROCKAWAY BEACH.—Beach 96th st, w s, 370 s Boulevard, two 2½-sty frame dwellings, shingle roof, 1 family; cost, $8,400; owner, B. Furdwin, 40 Judson av, Rockaway Beach; architect, C. F. Lyon, 22 Beach 90th st, Rockaway Beach. Plan No. 136-37.

MIDDLE VILLAGE.—Hinman st, e s, 328 s Pulasky st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $2,500; owner, Mrs. Rose Sherman, 2105 3d av, N. Y. C.; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 138.

BAYSIDE.—5th st, w s, 160 n Montauk av, 2½-sty frame dwelling, 32x31, shingle roof, 1 family, hot water heat; cost, $6,000; owner,

John Dayton, Inc., Bell av, Bayside; architect, C. W. Ross, 47 West 34th st, N. Y. C. Plan No. 139.

FACTORIES AND WAREHOUSES.

CORONA.—38th st, e s, 100 n Smith av, 1-sty frame shop, 9x12, paper roof; cost, $40; owner, F. Milello, 68 Henry st, Corona. Plan No. 100.

JAMAICA.—Sylvester av, s w cor Wyckoff av, 1-sty frame shop, 11x14, shingle roof; cost, $150; owner, Thos. Gerus, on premises; architect, R. Kurz, Fulton st, Jamaica. Plan No. 99.

STABLES AND GARAGES.

FLUSHING.—Flushing Creek and Amity st, 2-sty frame stable, 43x15, paroid roof; cost, $1,500; owner, C. W. Copp, 302 Bayside av, Flushing; architect, H. F. Smith, 16 Prospect av, Flushing. Plan No. 97.

WINFIELD.—Woodside av, s s, 175 w Grove st, 1-sty brick stable, 22x20, slag roof; cost, $300; owner, M. Cuba, on premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 96.

STORES AND DWELLINGS.

RIDGEWOOD.—Seneca av, s e cor Catalpa av, four 3-sty brick stores and dwellings, 22x55, tin roof, 2 families; cost, $17,000; owner, Cornelius Werbering, 102 Catalpa av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 104-5-6.

STORES, OFFICES AND LOFTS.

L. I. CITY.—Division st, s s, 200 e West av, 1-sty brick office, 20x12, tin roof; cost, $800; owner, Aztec Asphalt Co., 90 West st, N. Y. C. Plan No. 149.

MISCELLANEOUS.

FLUSHING.—Flushing Creek and Amity st, 2-sty frame coal house, 18x12, paroid roof; cost, $1,500; owner, C. W. Copp, 302 Bayside av, Flushing; architect, H. F. Smith, 16 Prospect st, Flushing. Plan No. 98.

Richmond.

DWELLINGS.

CLARK AV, n e cor McKinley av, Richmond, 1-sty frame dwelling, 24x27; cost, $1,800; owner, architect and builder, John Schroll, Richmond. Plan No. 12.

VANDERBILT AV, e s, 100 s Marine way, New Dorp, 3-sty brick dwelling, 24x36; cost, $4,000; owner, Guiseppe Sabatino, 190 Spring st, N. Y. C.; architect, Jos De Rose, 100 Randolph av, Passaic, N. J.; builder, P. Colletti, care architect. Plan No. 11.

WIMAN AV, n s, 100 e Bay View av, Great Kills, 1-sty frame dwelling, 15x30; cost, $600; owner and architect, John J. Dwyer, 405 East 81st st; builder, P. O'Brien, 681 Elton av, Bronx. Plan No. 13.

MISCELLANEOUS.

CLINTON AV, s s, 200 e Lafayette av, Pt. Richmond, 1-sty frame barn, 14x14; cost, $175; owner, architect and builder, Wm. F. Behler, Pt. Richmond. Plan No. 10.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 117-119, new windows and door to 5-sty brick lofts; cost, $250; owner, T. J. O. Rhinelander, 27 William st; architect, Geo. E. Law, Maplewood, N. J. Plan No. 175.

BEDFORD ST, 86, alterations to 2-sty brick stable; cost, $50; owner, Antonio Musante, 86 Bedford st; architect, Anthony V. Bourke, 220 Broadway. Plan No. 169.

BEEKMAN ST, 50, extension of balcony to 4-sty brick stores; cost, $200; owners and architect, William M. & Anna M. Jackson, 215 East 15th st. Plan No. 184.

CANNON ST, 49, alterations to 5-sty brick store and lofts; cost, $200; owner, Estate of Jacob Richard, 776A Quincy st, Brooklyn; architect, Morris Schwartz, 194 Bowery. Plan No. 193.

EAST HOUSTON ST, 120, 1-sty rear extension to 5-sty brick stores and tenement; cost, $1,000; owner, Geo. Ehret, 235 East 92d st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 200.

ELDRIDGE ST, 135-137, new doors to 6-sty brick stores and tenement; cost, $100; owner, Hebrew Realty Co., 42 St. Marks pl; architect, Otto Reissmann, 30 1st st. Plan No. 237.

GRAND ST, 351, alterations to 3-sty brick store and dwelling; cost, $600; owners, Morris & Michael Freidman, 351 Grand st; architect, Jacob Fisber, 25 Av A. Plan No. 220.

GREENWICH ST, 160, new store fronts, bake oven and plumbing to 5-sty brick store, loft and tenement; cost, $1,000; owners, Lillian & Henry Bartels, 42 Cortlandt st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 180.

LIBERTY ST, 143, 4,000-gal. roof tank to 11-sty brick offices; cost, $2,000; owner, the Central R. R. of New Jersey, 143 Liberty st; architect, Chas. T. Wills, Inc., 286 5th av. Plan No. 206.

MULBERRY ST, 109, enlarge cash booth to 3-sty brick moving picture theatre; cost, $50; owner, Rose Pennacchio, 75 Mulberry st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 177.

ORCHARD ST, 70, new partitions and vent shaft to 5-sty brick tenement and stores; cost, $5,000; owner, Est. of Wolf Sheinker, Minnie Sheinker, executrix, 170 Rodney st, Brooklyn; architect, Oscar Lowinson, 5 West 31st st. Plan No. 203.

RIDGE ST, 150, new store front to 5-sty brick stores and tenement; cost, $150; owner, Nathan Englehart, 125 Canal st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 211.

SPRING ST, 138-142, new plumbing and partitions to 6-sty brick offices; cost, $4,500; owner, New York Telephone Co., 15 Dey st; architect, Jno. K. Wright, 15 Dey st. Plan No. 202.

WASHINGTON ST, 194-204, new floors, drainage and water supply system to 1-sty brick market; cost, $35,000; owner, City of New York, Boro. of Manhattan, Municipal Bldg.; architect, Chas. H. Higgins, 95 Liberty st. Plan No. 192.

WATER ST, 192, alterations to 4-sty brick store and dwelling; cost, $75; owner, Ermine Mezzardri, 65 Park st; architect, Jno A. Rafrano, 28 Oliver st. Plan No. 170.

WEST ST, 173, alterations to 4-sty brick warehouse; cost, $3,000; owner, Sarah E. Ray, 95 Liberty st; architect, Milton Zisler, 433 East 74th st. Plan No. 168.

WILLIAM ST, 120, sprinkler tanks, 7,500 gal. pressure and 10,000 gal. gravity, to 8-sty brick store and loft; cost, $2,500; owners, Joseph & Albert Plaut, 120 William st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 186.

2D ST, 274-280 East, extension to 1-sty brick synagogue and asylum; cost, $25,000; owner, Austrian Heb. Free Burial & Orphan Asylum Ass'n, 274 2d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 199.

7TH ST, 57 East, new windows, doors and partition to 4-sty brick boys' club; cost, $5,000; owner, Federation of Bassarabian Organization, 80 East 2d st; architect, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 201.

10TH ST, 160-168 West, fireproof stairs and partitions to 4-sty brick stables; cost, $1,500; owners, Wendell & Evans, 120 West Houston st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 179.

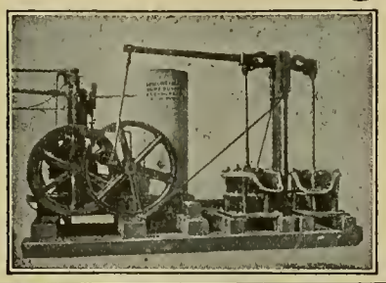
13TH ST, 216-218 West, 1-sty extension, 22x53, to 1-sty brick school No. 16; cost, $3,500; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 167.

14TH ST, 105 East, sky sign to 5-sty brick store and offices; cost, $300; owner, United Stores Realty Co., 44 West 18th st; architect, Jno. E. Kleist, 515 7th av. Plan No. 174.

19TH ST, 220-230 West, 10,000-gal. gravity tank to 12-sty brick loft; cost, $2,300; owner, G. B. W. Const. Co., Sumner Gerard, Pres., 60 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 215.

19TH ST, 404-408 East, new chimney to 2-sty brick church; cost, $300; owner, The Ev. Lutheran Church of Christ, 319 East 19th st; architect, Henry Regelmann, 133 7th st. Plan No. 229.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.—Sealed proposals for extension to Vacuum Heating System at the Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, New York, until 2:00 p. m., Monday, January 26, 1914, when they will be opened and read publicly. Proposals shall be accompanied by a certified check in the sum of 5 per cent. of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50 per cent. of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specification No. 1800. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Kings Park State Hospital, at the office of the State Hospital Commission, No. 1 Madison Avenue, New York, and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., January 5, 1914.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

NOTICE TO CONTRACTORS.—Sealed proposals for Fire Alarm System at Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:00 p. m., Monday, Feb. 2, 1914, when they will be opened and read publicly. Proposals shall be accompanied by a certified check in the sum of 5 per cent. of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50 per cent. of the amount of contract within ten days after official notice of award of contract and in accordance with terms of Specification No. 1799. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y., at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., January 8th, 1914.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

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Plans Filed—Alterations—Manhattan (Contin'd)

20TH ST, 2 West, new skylight and elevator bulkhead to 8-sty brick stores and offices; cost, $1,500; owner, Methodist Book Concern, Inc., 150 5th av; architect, Harry N. Paradies, 231 West 18th st. Plan No. 238.

27TH ST, n s, 127 w 11th av, new partitions to 7-sty brick warehouse; cost, $400; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 230.

27TH ST, West, n s, 356 w 11th av, steel marquise to 7-sty brick warehouse; cost, $200; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 189.

27TH ST, West, n s, 127 w 11th av, steel marquise to 7-sty brick warehouse; cost, $400; owner, Terminal Warehouse Co., 17 South William st; architect, M. Beck, 1326 55th st, Brooklyn. Plan No. 188.

28TH ST, 37-39 West, steel for gravity tank to 12-sty brick stores and lofts; cost, $2,200; owner, Elias Kempner, 37 Liberty st; architect, Royal J. Mansfield, 135 William st. Plan No. 214.

28TH ST, West, s s, 253 w 11th av, steel marquise to 7-sty brick warehouse; cost, $200; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 187.

32D ST, 9 East, alterations to 4-sty brick office and store; cost, $200; owner, Albert Herter, 130 East 67th st; architect, Jacob Fisher, 25 Av A. Plan No. 194.

37TH ST, 340 West, new windows to 5-sty brick tenement; cost, $50; owner, Philip Liberman, 1458 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 197.

38TH ST, 339 West, new windows to 5-sty brick tenement; cost, $50; owner, Philip Liberman, 1458 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 196.

45TH ST, 17 East, new stores and elevator to 5-sty brick stores and bachelor apartments; cost, $2,200; owner, Arthur B. Westervelt, 62 Cedar st; architect, Geo. A. Freeman, 311 Madison av. Plan No. 183.

45TH ST, 11-15 East, general alterations to 9-sty brick hotel; cost, $8,000; owner, The Home Club Co., 11-15 East 45th st; architect, Geo. A. Freeman, 311 Madison av. Plan No. 182.

46TH ST, 252 West, new partitions, skylight and plumbing to 3-sty brick dwelling; cost, $1,000; owner, Trustees of Henry Astor, Chas. A. Peabody, trustee, 21 West 26th st; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 176.

46TH ST, 49 West, new front, elevator stairs to 5-sty brick loft; cost, $16,000; owner, Estate of Katherine Van Liew Howell, Benj. H. Howell, exr., Ridgewood, N. J.; architect, Wm. H. Orchard, 120 West 42d st. Plan No. 224.

48TH ST, 106-110 West, alterations to 5 and 4-sty brick club; cost, $50,000; owner, The Friars, 107 West 45th st; architect, Harry A. Jacobs, 320 5th av. Plan No. 195.

49TH ST, 9 East, 2-sty front extension to 4-sty brick store and bachelor apartments; cost, $5,000; owners, Henry Amerman et al, Richmond Hill, L. I.; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 181.

68TH ST, 41 East, wire mesh enclosure to 6-sty brick residence; cost, $300; owner, Estate of Edward W. Sparrow, 41 East 68th st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 210.

80TH ST, 202-204 West, alterations to two 5-sty brick tenements; cost, $3,500; owner, Fred. A. Stoddard, 457 1st av, L. I. C.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 218.

82D ST, 430 East, masonry and steel to 2-sty brick store and dwelling; cost, $750; owner, Estate of Abraham Bachrach, 19 East 116th st; architect, Jacob Fisher, 25 Av A. Plan No. 198.

88TH ST, 69-71 West, masonry to 5-sty brick tenement; cost, $50; owner, Estate of T. E. Roessle, 542 5th av; architect, A. J. Raisman, 73 West 88th st. Plan No. 164.

105TH ST, 204-206 East, masonry and new floors to two 3-sty brick dwellings; cost, $100; owner, Wm. A. McLeod, 206 East 105th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 222.

111TH ST, 113 East, alterations to 3-sty brick store and dwelling; cost, $50; owner, Samuel Williams, 132 Nassau st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 231.

120TH ST, 509 East, alterations to 2, 3 & 1-sty brick factory and storeroom; cost, $6,000; owners, Hedwig M. Geyer et al, 1962 Anthony av; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 232.

121ST ST, 170 East, alterations to 4-sty brick court house; cost, $800; owner, The City of New York, Bureau of Public Bldgs. and Offices; architect, Julian B. Beaty, Municipal Bldg. Plan No. 233.

121ST ST, 247-249 East, board partition to 3-sty brick store and dwellings; cost, $70; owner and architect, Jacob Holtzer, 247-249 East 121st st. Plan No. 201.

135TH ST, 46 West, masonry to 2-sty brick printing office; cost, $500; owner, Christian D. Meyers, 151 East 23d st; architect, Henry Davidson, 218 West 69th st. Plan No. 226.

AV A, 56, alterations to 4-sty brick store and tenement; cost, $750; owner, Madeline T. Astor, 23 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 219.

AV B, 240-244, fireproof partitions to 3-sty brick car barn; cost, $1,800; owner, Dry Dock, East Broadway and Battery R. R. Co., 2306 3d av; architect, Edward H. Schirmer, 842 East 228th st. Plan No. 171.

BOWERY, 84, girders and columns to 6-sty brick stable and lofts; cost, $1,000; owner, Henry Bade, 84 Bowery; architects, Eisenla & Carlson, 16 Court st, Brooklyn. Plan No. 225.

BROADWAY, 2708, rear exteusion to 5-sty brick tenement; cost, $16,000; owner, Henry Lowenthal, 2708 Broadway; architect, Jno. P. Boyland, 2526 Webster av. Plan No. 227.

BROADWAY, 2262-2268, ventilation flue to 12-sty brick stores and tenement; cost, $150; owner, Brogan Bldg. Co., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 166.

BROADWAY, 860, masonry, new windows and doors to 6-sty brick stores and lofts; cost, $2,000; owner, Estate of Henry Parish, care Horace S. Ely & Co., 21 Liberty st; architect, David Scott, 119 West 33d st. Plan No. 173.

BROADWAY, 1560, flight of stairs to 4-sty brick store and loft; cost, $100; owners, Edward & Goodhue Livingston, 247 West 46th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 205.

BROADWAY, 1379, new store front to 2-sty brick store and loft; cost, $100; owner, Mary Fitzgerald, 14 Wall st; architect, Lee Samenfeld, 141 McDonough st, Brooklyn. Plan No. 213.

BROADWAY, 1578-1586, new store front to 2-sty brick stores and loft; cost, $200; owner, Felix Isman, 299 Madison av; architects, Tandy & Foster, 1931 Broadway. Plan No. 216.

BROADWAY, 645, new partitions and lavatory to 5-sty brick store and lofts; cost, $1,200; owner, Estate of Jas. I. Roosevelt, W. Emlen Roosevelt, trustee, 804 5th av; architect, Jas. J. Gavigan, 1123 Broadway. Plan No. 234.

LENOX AV, 285-287, alterations to 2, 3 and 4-sty brick stores and tenements; cost, $300; owner, Geo. Ehret, 235 East 92d st; architect, Jobst Hoffman, 318 West 121st st. Plan No. 208.

MADISON AV, 1501-1503, reset store fronts to 6-sty brick stores and tenement; cost, $50; owner, Nathan Lampert, 266 Grand st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 217.

PARK ROW, 23-25, new partition to 5 and 6½-sty brick stores, lofts and offices; cost, $500; owner, Wm. W. Astor, 21 West 26th st; architect, John C. Westervelt, 36 West 34th st. Plan No. 165.

1ST AV, 693, new toilets to 5-sty brick tenement; cost, $400; owners, Niule & Lopez, 693 1st av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 163.

3D AV, 344, new store front to 5-sty brick store and tenement; cost, $25; owner, Aaron Cohn, 247 East 68th st; architect, Roht. Cohn, 247 East 68th st. Plan No. 207.

3D AV, 852, new store front to 3-sty brick market and storage; cost, $100; owner, Fred. B. Jennings, 15 Broad st; architects, A. C. Wicke, Mfg. Co., 406 East 102d st. Plan No. 239.

3D AV, 1430, new store front to 6-sty brick store and tenement; cost, $500; owner, Harry C. Hart, 133 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 209.

3D AV, 1693, enlarge windows to 4-sty brick stores and flats; cost, $75; owner, Helene V. Engel, 545 West 111th st; architect, Helene V. Engel, 545 West 111th st. Plan No. 190.

3D AV, 1847, new partitions to 3-sty brick store and club rooms; cost, $150; owner, Isadore Cohen, 2842 Broadway; architect, Frank Straub, 25 West 42d st. Plan No. 178.

3D AV, 942, new skylights and partitions to 5-sty brick store and tenement; cost, $400; owner, Paul Scheel, 942 3d av; architect, Chas. Geus, 158 7th av. Plan No. 235.

4TH AV, 470, new partition to 12-sty brick loft; cost, $400; owner, Robt. L. Morrell, 542 5th av; architect, John H. Friend, 148 Alexander av. Plan No. 223.

5TH AV, 328-334, steel vault, 9x16, to 6-sty brick stores and offices; cost, $1,500; owner, The Graham Co., 5th av and 36th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 236.

7TH AV, 334-336, new elevator stairs, heating and plumbing to 6-sty brick stores; cost, $15,000; owner, N. Y. Life Ins. & Trust Co., 52 Wall st; architect, Thos. H. Styles, 1451 Broadway. Plan No. 185.

7TH AV, 228, new window and partition to 4-sty brick store and tenement; cost, $250; owner, Lena Rothchild, 53 Morningside av; architect, David Bleier, 545 East 139th st. Plan No. 228.

8TH AV, 259, new store front to 5-sty brick store and dwelling; cost, $15; owner, Margaret McNutt, 191 9th av; architect, Julius G. Kern, 424 East 92d st. Plan No. 221.

8TH AV, 2902-2904, new store front to 6-sty brick stores and tenement; cost, $150; owner, Estate of Abraham Walter, Joseph Metzger, 22 West 21st st; architect, Nathan Langer, 81 East 125th st. Plan No. 191.

8TH AV, 2379, reset store fronts to 5-sty brick stores and tenement; cost, $250; owner, Max Bernstein, 2379 8th av; architect, Otto Reissmann, 30 1st st. Plan No. 172.

11TH AV, 559, new partition to 4-sty brick store and tenement; cost, $300; owner, Hugh C. Murray, 27 Cedar st; architect, Henry Nordheim, 1087 Tremout av. Plan No. 212.

Bronx.

ITTNER PL, n s, 90 w Park av, new toilets to 2-sty brick factory; cost, $600; owner, Jacob Leitner, 836 Westchester av; architects, Koppe & Moore, 830 Westchester av. Plan No. 23.

KINDERMANN PL, s w cor Brook av, 4-sty brick extension, 50x13.6, to 4-sty brick stable & storage; cost, $2,000; owners, Kindermann & Bros., on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 25.

137TH ST, n s, 225 e Willis av, build 1-sty of brick built upon 1-sty brick school; cost, $10,000; owner, The Presbytery of New York, 67 West 55th st; architect, Albert E. Davis, 258 East 138th st. Plan No. 26.

158TH ST, n s, 82 e River av, 2-sty brick extension, 24x13, to 3-sty brick dwelling; cost, $450; owner, Mrs. M. R. Reid, 87 East 158th st; architect, W. C. Reid, 1023 Summit av. Plan No. 31.

163D ST, s s, from Southern boulevard to Simpson st, new partitions, new elevator shaft, new fire-escapes to 6-sty brick tenement; cost,

$4,000; owner, Henry Morgenthau Co., Robt. E. Simon, 42d st and Madison av, Pres.; architects, Kreymborg Archtl. Co., 163d st, No. 1029 East. Plan No. 28.

BATHGATE AV, 1579, new stairs, new beams, new partitions to 2-sty brick market; cost, $1,000; owner, Hannah McGrath, 229 East 176th st; architect, Louis C. Maurer, 6 Church st. Plan No. 27.

BATHGATE AV, 1602, 1-sty frame extension, 5.8x8, to 2-sty frame store and dwelling; cost, $50; owner, Sarah Ruth, on premises; architect, Ike Ruth, on premises. Plan No. 24.

PARK AV, s w cor Wendover av, new partitions to 2-sty brick studio and garage; cost, $200; owner, Crystal Film Co., on premises; architects, Tremont Archtl Co., 401 Tremont av. Plan No. 29.

3D AV, w s, 55 s 180th st, 1-sty brick extension, 17x83.8, to 1-sty brick nicolette; cost, $4,000; owner, Ethelia Realty Co., Peter J. McCoy, 160 Broadway, Pres.; architects, Kreymborg Archtl Co., 1029 East 163d st. Plan No. 30.

Brooklyn.

BERGEN ST, 1486, exterior alterations to 2-sty dwelling; cost, $400; owner, Michael Marro, 1483 Bergen st; architect, Jos. Monda, 372 Broome st, N. Y. Plan No. 300.

BERRIMAN ST, 125, extension to 2-sty dwelling; cost, $200; owner, Solomon Koplofsky, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 245.

DRESDEN ST, 118, extension to dwelling; cost, $400; owner, Peter Dehler, 118 Dresden st; architect, Wm. C. Winter, 106 Van Siclen av. Plan No. 297.

ELLERY ST, 236, interior alterations to 3-sty store and tenement; cost, $350; owner, J. L. Baseek, 421½ Tompkins av; architect, Tobias Goldstone, 49 Graham av. Plan No. 288.

FULTON ST, 398, interior alterations to 4-sty department store; cost, $450; owner, A. D. Matbews Sons, on premises; architect, C. C. Wagner, 422 54th st. Plan No. 270.

GRAND ST, No. 109, plumbing to 4-sty store and tenement; cost, $250; owner, Edw K Widness, 99 Grand st; architect, Hopkins & McEntee, 37 E 28th st, N Y. Plan No. 331.

KRAND ST, 267, exterior and interior alterations to 4-sty store; cost, $5,000; owner, John D. H. Schultz, 157 Remsen st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 344.

JAVA ST, 243, extension to 1-sty lumber storage; cost, $300; owner, Louis Warady, on premises; architect, Jas. McKillop, Jr., 154 India st. Plan No. 362.

LITTLE NASSAU ST, 32, interior alterations to 1-sty shed; cost, $125; owner, David Schacter, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 368.

PROSPECT PARK WEST, 297, interior alterations to store and tenement; cost, $150; owner, Guseppino Delisio, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 306.

ST. JOHNS PL, 850, extension to 2-sty dwelling; cost, $3,000; owner, Elwood Townsend, 215 Montague st; architects, Laspia & Salvati, 525 Grand st. Plan No. 260.

SANDS ST, 209, exterior alterations to 4-sty store and tenement; cost, $500; owner, Anna M. Bopp, Greene and Waverly avs; architect, Geo. M. Miller, 186 Remsen st. Plan No. 265.

STARR ST, 12, extension to 2-sty dwelling; cost, $200; owner, Frank Lamberta, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 358.

TAFFE PL, 103, raise building, 4-sty tenement; cost, $2,000; owner, Raffaile Zeo, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 356.

TRUXTON ST, 108, interior alterations to 3 dwellings; cost, $1,800; owner, Mrs. J. B. Hanselman, 643 Boyd av, Woodhaven; architect, Philip Schmidt, 515 Kosciusko st. Plan No. 305.

VARET ST, No, 146, interior alteration to 3-sty store and tenement; cost, $300; owner, Sarah Shine, 463 Myrtle av; architect, T Goldstone, 49 Graham av. Plan No. 329.

SO 2D ST, No. 103, exterior alteration to dwelling; cost, $1,000; owner, Abraham M Brandstein, 103 So 2d st; architects, Shampan & Shampan, 772 Bway. Plan No. 323.

W 30TH ST, No 2957, foundation to 2 dwellings; cost, $500; owner, Thos. Cullen, 30 Rockwell pl; architect, Jas A McDonald, Surf av and W 27th st. Plan No. 320.

12TH ST, 332, extension to 2-sty dwelling; cost, $200; owner, Peter Smith, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 246.

AV Q, n s, 100 w Coney Island av, extension to garage; cost, $1,000; owner, Irving J. Smith, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 271.

BLAKE AV, 300, extension to 2-sty dwelling; cost, $1,500; owner, Morris Cohen, 285 Osborne st; architect, C. Infanger, 2634 Atlantic av. Plan No. 349.

BOWERY WALK, 1217, exterior alterations to dwelling; cost, $500; owner, Lind Sutherland, 215 Bay 31st st; architects, Nast & Springsteen, 21 West 45th st, N. Y. Plan No. 259.

CLINTON AV, 328, interior alterations to 4-sty dwelling; cost, $900; owner, Jennette Gildes, on premises; architect, Albert Korber, 103 Lincoln pl. Plan No. 278.

DE KALB AV, 340, exterior and interior alterations to 3-sty store and dwelling; cost, $800; owner, Miss Anna Kaplan, 340 De Kalb av; architect, Lew Koen, 9 Debevoise st. Plan No. 304.

DRIGGS AV, 282, interior and exterior alterations to 2-sty dwelling; cost, $500; owner, Wm. Kertscher, 259 Ainslie st; architects, Gilcroft & Gilcroft, 34 Graham av. Plan No. 242.

FLATBUSH AV, 104, exterior alterations to 5-sty store and lofts; cost, $250; owner, Elizabeth Parker, Los Angeles, Cal.; architect, R. J. Wolkenstein, 1856 Belmont av. Plan No. 262.

FLATBUSH AV, 85, exterior and interior alterations to 3-sty store and dwelling; cost, $350; owner, Alex. Campbell, 802 Fulton st; architect, J. E. Hopkins, 37 East 28th st, N. Y. Plan No. 366.

FT. HAMILTON AV, No. 6524, extension to garage; cost, $2,000; owner, Robt A Hill, 6518 Ft Hamilton av; architect, F W Eisenla, 16 Court st. Plan No. 312.

GATES AV, 123, exterior and interior alterations to 3-sty dwelling; cost, $3,500; owner, Miss. Kath. Kennedy, 278 Clinton av; architect, J. S. Kennedy, 157 Remsen st. Plan No. 343.

JAMAICA AV, 231, interior alterations to 2-sty club; cost, $800; owner, Thos. Abucy, 141 Hendrix st; architect, Wm. C. Winter, 106 Van Siclen av. Plan No. 295.

KENT AV, No 565, plumbing to two 3-sty tenements; cost, $250; owner, Michael J. Lavelle, 400 Madison av, N Y; architect, I A Crawford, 1095 Lorimer st. Plan No. 322.

KNICKERBOCKER AV, 389, exterior and interior alterations to 4-sty tenement; cost, $500; owner, Joseph Greenfield, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 261.

MANHATTAN AV, 82, exterior alterations to 4-sty factory; cost, $50; owner, Jacob Caminez, 695 Willoughby st; architect, Louis F. Wallant, 212 Ten Eyck st. Plan No. 266.

MEEKER AV, 283, interior alterations to 2-sty tenement; cost, $350; owner, John Draper, on premises; architect, J. Bogdauonis, 369 Oakland st. Plan No. 342.

SARATOGA AV, 597, interior alterations to 2-sty dwelling; cost, $225; owner, Michael Schneider, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 231.

SCHENCK AV, 543, interior and exterior alterations to 3-sty dwelling; cost, $650; owner, David Miesleman, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 233.

THATFORD AV, 78, interior alterations to 3-sty shop; cost, $175; owner, Myer Aronson, Glenmore and Snediker avs; architect, S. Millman, 1780 Pitkin av. Plan No. 367.

THROOP AV, 37, exterior alterations to 2-sty dwelling; cost, $150; owner, Joel Aronson, 606 Broadway; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 252.

VERNON AV, No 168, interior alterations to 3-sty dwelling; cost, $500; owner, Morris Nestor, 108 McKibbin st; architect T Goldtsone, 49 Graham av. Plan No. 314.

WAVERLY AV, 28, interior alterations to 4-sty bakery; cost, $800; owner, Empire Biscuit Co., on premises; architects, Dodge & Morrison, 35 Front st, N. Y. Plan No. 244.

7TH AV, 530, plumbing and interior alterations to two 3-sty tenements; cost, $300; owner, Louis Donadio, on premises; architect, David A. Lucas, 98 3d st. Plan No. 247.

Queens.

CORONA.—Corona av, n e cor Home st, 1-sty frame extension, 8x16, side 2-sty dwelling, tin roof; cost, $400; owner, Herman Eisenladt, 237 Corona av, Corona; architect, A. H. Bruns, 83 Corona av, Corona. Plan No. 91.

RIDGEWOOD.—Grandview av, 552, 1-sty frame extension, 24x37, rear 2-sty frame dwelling, interior alterations; cost, $1,000; owner, John Sorg, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 90.

WOODSIDE.—Greenpoint av, 26, gas piping in dwelling; cost, $15; owner, John Drape, on premises. Plan No. 89.

COLLEGE POINT.—16th st, e s, 100 n 4th av, gas piping in dwelling; cost, $20; owner, Phil. Lebkenchen, on premises. Pan No. 84.

COLLEGE POINT.—4th av, n s, 100 w 16th st, install new gas piping in dwelling; cost, $15; owner, John Hoffmann, on premises. Plan No. 60.

COLLEGE POINT.—13th st, n e cor 3d av, 1-sty frame extension, 65x49, front 1-sty moving picture, tin roof, interior alterations; cost, $2,000; owner, Jos. Hefner, on premises; architect, H. T. Morris, 321 13th st, College Point. Plan No. 93.

CORONA.—Roosevelt av, n s, 50 e Sycamore av, erect new brick foundation to dwelling; cost, $300; owner, Edw. Schultz, on premises. Plan No. 86.

DOUGLASTON.—Pine st, n w cor Orienta av, new plumbing in dwelling; cost, $275; owner, Mrs. D. G. Demlin, on premises. Plan No. 87.

FAR ROCKAWAY.—Ocean av, n s, 400 e Meadow av, new plumbing in dwelling; cost, $50; owner, H. Blum, on premises. Plan No. 77.

FAR ROCKAWAY.—Central and Mott avs, erect new electric sign on office; cost, $260; owner, Queens Boro. Gas & Electric Co., Far Rockaway. Plan No. 83.

FAR ROCKAWAY.—Cornaga av, s e cor Franklin av, 1-sty frame extension, 16x8, rear 2½-sty dwelling, shingle roof; cost, $700; owner, J. F. Marsden, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 100.

FLUSHING.—Flushing Creek and Amity st, erect frame trestle connecting coal pockets; cost, $500; owner, C. W. Copp, 302 Bayside av, Flushing. Plan No. 88.

L. I. CITY.—Crescent st, w s, 50 n Payntar av, new plumbing in dwelling; cost, $150; owner, H. Hock, 482 3d av, L. I. C. Plan No. 79.

RIDGEWOOD.—Webster av, e s, 196 n Cooper av, interior alterations to dwelling; cost, $200; owner, H. Hollevworth, 148 DeKalb av, Brooklyn. Plan No. 55.

RIDGEWOOD.—Woodward av, 560, interior alterations to dwelling; cost, $500; owner, G. Meyer, on premises. Plan No. 82.

WHITESTONE.—21st st, n s, 75 e 5th av, 1-sty frame extension, 14x14, rear 2-sty dwelling; tin roof; cost, $125; owner, Leo Will, 98 West 21st st, Whitestone. Plan No. 57.

WOODHAVEN.—Ferry st, e s, 130 s Syosset st, 1-sty frame extension, 12x16, rear 2-sty dwelling, tin roof; cost, $400; owner, M. M. Henry, on premises. Plan No. 81.

WOODSIDE.—Greenpoint av, n s, 239 w Betts av, interior alterations to dwelling, tin roof; cost, $500; owner, B. Stediers, on premises. Plan No. 85.

GLENDALE.—Olmstead pl, e s, 275 n Cooper av, gas piping in dwelling; cost, $15; owner, G. Maller, on premises. Plan No. 101.

JAMAICA.—Rockaway rd, s w cor Bandman av, repair dwelling after fire damage; cost, $900; owner, Jas MacBeth, 375 Fulton st, Jamaica. Plan No. 99.

L. I. CITY.—Elm st, n s, 300 w Van Alst av, 1-sty brick extension, 19x16, rear 3-sty brick tenement, gravel roof; cost, $300; owner, Jos. Drovak, 1308 10th av, N. Y. C.; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 94.

L. I. CITY.—4th av, n w cor Webster av, install new elevators in factory; cost, $8,000; owner, Consolidated Card Co., on premises. Plan No. 96.

L. I. CITY.—Broadway, s s, 50 e 9th av, gas piping in dwelling; cost, $5; owner, A. Graff, on premises. Plan No. 98.

RICHMOND HILL.—Hillside av, 495, erect cesspool; cost, $30; owner, Julius Popp, on premises. Plan No. 92.

WHITESTONE.—19th st, n s, 125 w 11th av, new plumbing in hotel; cost, $125; owner, C. Knab, on premises. Plan No. 97.

WOODHAVEN.—Water st, 7-9, new gas piping in dwellings; cost, $30; owner, Jos. Viscord, 9 Water st, Woodhaven. Plan No. 95.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 17. The location is given, but not the owner's addresss

WEST HOBOKEN.—Joseph Manzo, 419 Hill st, 4-sty brick, $24,000.

NEWARK.—William Crooks, north side Sussex av, 30 ft e of 3d st, 3-sty brick, $6,000; Filomena Giordano, 178 8th av, 3-sty brick, alteration, $500; Michael Gelband, 200 Spruce st, 3-sty frame, alteration, $400; William Ballard, 267 Runyon st, 3-sty frame, $6,000; Penne Stein, 179 Barclay st, 3-sty frame alteration, $500; Bany Needell, 57 Bedford st, 4-sty brick, alteration, $500.

JERSEY CITY.—Mollie Wisenfeld, 321 Railroad av, 3-sty frame, alteration, $100; Michael Sulzer, 517-519 Summit av, 4-sty brick, $16,000; Michael Sulzer, 133-135-137 Magnolia av, two 4-sty brick, $36,000.

IRVINGTON.—Harry & Meyer Robinovitch, east side Grove st, 40 ft s of 17th av, 3-sty frame, $7,000; Ellis Himber, s w c Ellis and Clinton avs, 3-sty frame, $10,000.

KEARNY.—Charles Mole, 27 Davis av, 2-sty frame, $4,000.

WEHAWKEN.—Achille Ermeti, 486-88 Park av, 5-sty brick, $20,000.

PATERSON.—Pasqnale Santori, 14 Spruce st, 3-sty brick, $9,000.

EAST ORANGE.—Saentz & Slochovsky, 11-19 Linden av, five 3-sty frame, $20,000.

APARTMENTS, FLATS AND TENEMENTS.

RAHWAY, N. J.—Vito Coenzza, Irving st, has bad plans prepared privately for 4-sty brick stores and apartments, to be erected in Irving st, near Elizabeth av, to cost about $15,000. Owner will build.

EAST ORANGE, N. J.—Nathan Welitoff, 222 Washington st, Newark, is preparing plans for a 3-sty frame and stucco flat, 39x56 ft., for the Schwartz Co., 222 Washington st, Newark, owner. Cost about $10,000.

EAST ORANGE, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for six 3-sty frame flats, 22x48 ft., to be erected at 11 Linden av, for Harry Zaentz & Max Slochovsky, 146 Somerset st, Newark, owners and builders. Cost about $5,000 each.

NEWARK, N. J.—R. Bottelli, Ordway Building, has completed plans for a 4-sty tenement, 30x53 ft., to be erected at 51 Hays st, for Antoni Ceratto, 14th av and Prospect pl, owner and builder. Cost about $9,000.

WEST NEW YORK, N. J.—Josepb Turek, 770 Bergenline av, is preparing plans for a 3-sty brick apartment house, 40x67 ft., to be erected at the southwest corner of Adams and 16th sts for Alexander De Sautis, Adams st, near 16th st, owner. Cost about $14,000.

WEST NEW YORK, N. J.—C. H. A. Muller, 322 15th st, is preparing plans for a 4-sty brick and bluestone apartment house, 50x95 ft., to be erected at the northeast corner of Jackson av and 15th st to cost about $30,000.

UNION HILL, N. J.—N. Solwedel, 491 Bergenline av, is preparing plans for a 3-sty brick apartment house, 25x55 ft., to be erected at Cleveland and Bergenline avs for Mr. Huser, care of architect, owner. Cost, $8,000.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, is preparing plans for a 4-sty brick flat, 40x68 ft. to be erected at the southwest corner of Marshall and Oliver sts, for Jacob Gold, 2 Marshall st, owner. Cost, about $[illegible].

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., is preparing plans for a 3-sty brick flat, 33x9[illegible] ft. to be erected at the northwest corner of Jackson av and Wegman pl, for Abe Gorlin, 613 Garfield av, owner and builder. Cost, about $15,000.

DWELLINGS.

TUXEDO, N. Y.—Carrere & Hastings, 5th av and 26th st, are preparings plans for a 2½-sty local stone residence, 200x34x55 ft., to be erect-

New Jersey News (Continued).

ed at Tuxedo Park, for J. I. Blair, of 24 Broad st. Cost about $400,000. Estimates will be called for about June 1.

WEST NEW YORK, N. J.—Cicarelli & Marangelo, 2d National Bank Building, Hoboken, N. J., are preparing plans for a 2-sty store and residence, 25x64 ft., to be erected at 691 Hudson av, for Victorio Bizazzi, 702½ Hudson av, owner. Cost, about $7,000.

FACTORIES AND WAREROUSES.

GARFIELD, N. J.—E. W. Stern, 101 Park av., N. Y. C., architect and engineer, is preparing plans and will soon call for bids on the general contract for a 4-sty reinforced concrete factory, 100x142 ft., to be erected in Passaic st, near Cambridge st., for the American Cigar Co., 111 5th av, N. Y. C., owner; Allie L. Sylvester, president. Cost about $50,000.

HALLS AND CLUBS.

IRVINGTON, N. J.—The Franklin Lodge, F. and A. M., Worshipful Master J. Wesley Thompson, contemplates the erection of a 2-sty brick lodge building with stores on Clinton av, to cost about $20,000. No architect has been selected.

PUBLIC BUILDINGS.

ENGLEWOOD, N. J.—E. L. Tilton, 32 Broadway, N. Y. C., is preparing preliminary plans for a 1-sty brick and stone Carnegie library building, 40x70 ft., for the Town of Englewood, Vernon Monroe, mayor. Cost about $25,000.

STORES, OFFICES AND LOFTS.

BAYONNE, N. J.—W. L. Clarkson, 424 Av E, has nearly completed plans for a 2-sty brick store, apartments and office building, 52x108 ft., to be erected at Broadway and 20th st, Bayonne, from plans by W. L. Clarkson, 424 Av E. Cost about $20,000. Bids will be called for about February 1.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

STAMFORD, CONN.—James S. Jenkins, Shippan Point, contemplates the erection of a 3-sty frame apartment house in Sellig st, from private plans.

PUBLIC BUILDINGS.

AUSABLE FORKS, N. Y.—The Village of Ausable Forks, W. J. Adams, contemplates the erection of a brick village jail here to cost about $2,000. No architect has been selected.

RECENT INCORPORATIONS.

JEHN CONSTRUCTION CO. has been incorporated with $30,000 capital stock to do a realty, construction and building material business, with offices at Jamaica, L. I. The directors are Gertrude R. Erxlehen, 430 Cornelia st, Brooklyn; Jacob J. Alexander, 147 West 111th st, and Robert C. Lipman, 790 Riverside dr. McLear & McLear, 115 Broadway, N. Y. C., are the attorneys for the company.

ABERDEEN BY THE SEA, INC., is the name of a $500,000 company chartered to do a realty, contracting, construction, quarrying, general manufacturing business, with offices in Manhattan. Moses Morris, Jos. G. Eichenbaum, William Schaumberg and four others, all of 150 Nassau st, are the incorporators. Moses Morris, 150 Nassau st, is the attorney.

W. & T. REALTY CORPORATION has been chartered with a capitalization of $50,000 to do a realty, construction, contracting and manufacturing business, with offices in Manhattan. The directors are Louis H. Hans, 587 Riverside dr, N. Y. C.; Aba Decker, 2031 Colyer st, Brooklyn, and Paul Schramm, 1364 Crotona Park E. The attorney is Theo. Prince, 20 Broad st.

LEYTON CO. has been chartered with $10,000 capital stock, with offices in Manhattan, to do a realty and construction business, with Benj. H. Bern, 283 Grand st; Paul C. Bern, 26 West 27th st, and George F. Lahey, Jr., 586 Newark av, Jersey City, N. J., as directors. Philip S. Seligman, 35 Nassau st, is the attorney for the company.

SMITH CONCRETE CONSTRUCTION CO. has filed incorporation papers with $25,000 capital stock to do a realty, contracting, dealing in supplies and machinery business, with offices in Manhattan. The directors are Edward I. Smith, Benjamin S. Igelheimer and Maurice Smith, 858 Eastern Parkway, Brooklyn. Adolph H. Rosenfeld, 76 William st, is the attorney for the company.

EGBERT REALTY & IMPROVEMENT CO. is a $25,000 corporation chartered, with offices in Brooklyn, to do a realty, construction, contracting, quarrying, timbering, dealing in engines, machinery supplies business. The incorporators are Max Rosoff, 36 Graham av; Louis Klein, 752 Putnam av; Harry Wishner, 406 Pulaski st; Adolph Benchin, Bushwick av, and Barnet Schwartz, 717 Eastern Parkway, all of Brooklyn. Emil P. Korkus, 924 Broadway, N. Y. C., is the attorney.

WITHBURN CORPORATION, realty, construction, general contracting, light, heat, power, general mose., has been chartered to do business, with offices in Manhattan, with a capitalization of $50,000. The directors are Henry M. Haviland, 97 Water st; Chas. A. Lewis, 51 Broad st, and Henry B. Stillman, 52 Broadway. Davis, Auerbach & Cornell, 34 Nassau st, are the attorneys.

JAYSON REALTY CORPORATION has been incorporated with $24,000 capital stock, with offices in Queens, to do a realty and construction business. The directors are Jos. Bernstein and Samuel Bernstein, St. Albans pl, Jamaica, L. I., and Harry Rappaport, 30 North Washington st, Jamaica. Towers & Stiles, 375 Fulton st, Jamaica, are the company's attorneys.

STONE AVENUE CONSTRUCTION CO. has been chartered with $10,000 capital stock, to do a realty, contracting, construction and decorating business, with offices in Brooklyn. The directors are Elias M., Rose and Henry Pilzer, all of 483 Stone av, Brooklyn. The attorney is Reuben Brown, 170 Broadway, N. Y. C.

EIDLITZ & ROSS have filed incorporation papers, with a $20,000 capitalization, with offices in Manhattan, to do a realty, contracting, construction, engineering and consulting engineering business. The directors are Leopold Eidlitz, Donald Ross and David Ross, all of 110 West 40th st. David Ross, 12 East 33d st, is the attorney for the company.

JAMES McCULLAGH has been chartered to do a plumbers' supplies, contracting, construction and realty business, with offices in Manhattan. The directors are Jas. McCullagh, Christian Winner and Robert L. Corlies, all of 218 West 36th st. Eidlitz & Hulse, 31 Nassau st, are the company's attorneys.

HOPPE COMPANY is a $10,000 corporation chartered, with offices in Manhattan, to do a realty and construction business, with Walter F. Hopper, George B. Hopper and Morris P. Altman, 110 West 40th st, as directors. Isaac Josephson, 5 Beekman st, is the attorney.

MARTIN HERMANN CO. has been chartered with $40,000 capital stock, with offices in Manhattan, to deal in lumber, roofing materials, sheathing paper, realty, etc. Grover M. Hermann, Martin Hermann and Frederick H. Starck, all of Calicoon, N. Y., are the incorporators. The attorney is C. M. Hermann, 911 Marbridge Building, N. Y. C.

NORTHERN ADIRONDACK DEVELOPMENT CO. is a $100,000 corporation, chartered, with offices in Manhattan, to do a realty, general contracting, construction business and to deal in timber, logs, wood pulp, etc. The directors are William J. Reid, 327 Sterling pl, Brooklyn; Chas. P. Sands, 492 East 164th st, and Walter M. Pratt, 342 West 85th st, N. Y. C. Douglas, Armitage & McCann, 233 Broadway, N. Y. C., are the company's attorneys.

CHRISTOPHER CAMPBELL has filed incorporation papers at Albany, with $10,000 capital stock, to do a realty, general contracting and construction business, with offices in Manhattan. The directors are David C. Goodman, 157 East 73d st; Ludwig Marum, 317 West 83d st, and Edwin Knenig, 1190 Madison av. Albert W. Vening, 59 Wall st, is the company's attorney.

A STANDARD BUILDING.

The General Particulars to Which It Should Conform.

The Committee on Fireproof Construction of the National Fire Prevention Association in a report defined a "standard building" as one in which the lives of the occupants are properly safeguarded against fire and panic; one so designed and equipped that damage resulting from exposure to fire from either from within or without shall be reduced to a minimum, and one capable of sustaining a complete burn-out of its contents without serious injury to its structural members.'

The specifications for the construction of a standard building are given in the report, the principal ones being these:

Height.—The height from grade to roof-line, irrespective of its occupancy, shall not exceed 70 feet, unless the building be fully equipped with automatic sprinklers, in which case the height shall not exceed 125 feet; nor shall any Standard Building exceed a height of two and one-half times the width of the widest street upon which it is located.

Area.—The area within inclosing or fire walls shall not exceed 7,500 square feet, with no dimension greater than 125 feet for a building without automatic sprinklers; or 20,000 square feet, unrestricted as to linear dimensions, for a building fully equipped with automatic sprinklers.

Exits.—Wherever the word "Exit" is used in these specifications it shall be one of the two following forms:

(1) Stair Exit. That consists of the direct connection of any floor area to an approved stairway built in conformity with the specifications hereafter detailed, either as (a) an enclosed interior stairway, or (b) a smokeproof tower. (2) Horizontal Exit: The connection of any floor area through a fire exit partition, fire wall, or an open air balcony or vestibule to another floor area in the same or an adjoining building having its own independent stair exits; the other area shall be of sufficient size to contain temporarily the joint occupancy of the two areas thus joined, allowing not less than 5 square feet of unobstructed floor space per person.

Number of Exits Required.—Every floor area, except the ground floor, shall have at least one stair exit directly connected thereto. Every such floor area shall have at least one additional exit when it exceeds 2,500 square feet in area, or when the building has a total occupancy greater than 75 people above the ground floor. Every ground floor area of more than 4,000 square feet, or having an occupancy of more than 75, shall have at least two means of exit. Where more than one exit is required to any floor area they shall be remote from each other. In all buildings, every room having an occupancy greater than 75 shall have at least two doorways leading to exits.

No part of any floor area shall be more than 100 feet distant from the entrance to an exit. Whenever any building is more than four stories high, and has an occupancy greater than twenty-five people above the fourth floor, then each floor area of such building shall be connected, either directly to a smokeproof tower, or indirectly through a horizontal exit to such smokeproof tower. Wherever any floor area exceeds 5,000 square feet, at least one additional means of exit shall be provided for each additional 5,000 square feet or part thereof.

Heating and Ventilating Engineers.

The annual meeting of the American Society of Heating and Ventilating Engineers was held this week at the Engineering Societies' Building, in West 39th st., President John F. Hale, of Camden, N. J., presiding; Edwin A. Scott, of New York, Secretary; James A. Donnelly, New York, Treasurer; Albert B. Franklin, of Boston, and Edmund F. Capron, of Chicago, Vice-Presidents.

The first business and professional session was held at 2 o'clock Tuesday afternoon, Jan. 20. The President, Secretary, Treasurer and Counsel submitted their annual reports. There were also reports from the Illinois, New York and Massachusetts Chapters, as well as from the standing and special committees, including. Report of Committee on Standards: (a) Standardization of the Use of Pitot Tube; (b) Code for Testing House Heating Boilers; (c) Standard Outside Minimum Temperatures. Report of the Committee on Schoolroom Ventilation. Report of the Committee on Heating Guarantees. Report of the Committee on Tests: (a) Heating coils under fan blast conditions; (b) Tests to determine pipe sizes in one pipe gravity systems; (c) House-heating boilers. Report of Special Committees: (1) To confer with the National District Heating Association; (2) To National Conservation Congress; (3) To International Congress on School Hygiene; (4) To review proceedings of National Fire Protection Association with reference to fire hazard in blower systems.

At the Tuesday evening session, at 8 o'clock, a report on the work of the Ventilation Division of the Chicago Health Department was made by Dr. E. Vernon Hill, of Chicago. At this session the Committee on Compulsory Legislation presented its draft of a Model Ventilation Law. This was one of the most important reports of the meeting. In connection with this were reports of the New York State Ventilation Commission and the Chicago Ventilation Commission. This session terminated with a moving picture lecture on the manufacture of steel pipe, from the mining of the ore to the finished product.

At the Wednesday afternoon session, at 2 o'clock, papers were read on "The Flow of Steam in Pipes," by W. F. Verner; "Cooling Two Rooms in a Country Residence," by A. M. Feldman; "A Ward-Cooling Plant in a Hospital," by A. M. Feldman; "Coefficient of Heat Transmission in a Pressed Steel Radiator," by Prof. John R. Allen.

The papers which were heard on Thursday, forenoon and afternoon, included the following: "The Life of Building Power Plants," by C. M. Ripley; "The Time Element in Radiation," by Prof. John R. Allen; "Model Ventilation in School Rooms," by Douglas Sprague; "Heating Practice in France," by Gustave Dehesson; "Heating Practice in Sweden," by H. G. T. Theorell; "Heating Practice in Germany," by H. W. E. Muellenbach.

Topics of discussion were introduced at the several sessions, among which were the following: Humidification of Air in Residence Heating, Temperature Regulation in Residence Heating, Experience in Heating Concrete Construction, Standard Pitch for Steam and Return Mains, Standard Specifications for Cast Iron Radiators, Emciency of Radiators Enclosed Beneath Seats or Behind Grills, Reserve and Research Funds, Proper Heating or Ventilation of Store Windows, Horizontal Versus Vertical Loops in Wall Radiation, Coefficient Values for Heat Transmission Through Walls of Different Building Construction, Experience with Fractional Valves.

Tea was served to the ladies from 4 to 6 o'clock on Tuesday and Wednesday afternoons. A "get acquainted" reception was held from 7 to 8 o'clock on Tuesday evening in the Engineering Societies' Building. On Wednesday there was an automobile trip for the ladies early in the afternoon. The annual banquet, followed by a dance, was held at the Martinique Hotel on Wednesday evening.

The Hollow-Tile House.

A book by Frederick Squires, architect, containing 210 pages, with 215 illustrations and figures, which deals with the construction of the fireproof home, the most modern development of wall construction in "Texture-Tile," and the most recently devised systems of fireproof floor construction and architectural concrete work. The illustrations of the book are extensive and have been prepared from a beautiful series of photographs. The foreign examples were selected from the collection of thousands of views in the possession of the author, showing the best country-house work abroad. In America the work of our best home designers has been drawn upon and every illustration is an artistic masterpiece. The following list of the table of contents will give to the reader an idea of the value of the book. Chapter I., Tile Making. Chapter II., Old World Stucco. Chanter III., About Construction. Chapter IV., Counting the Cost. Chapter V., The History of the Use of Hollow-Tile for Houses. Chapter VI., Architects' Tile Houses. Chapter VII., Building the Other Man's House. Chapter VIII., Floor Building, Sand Moulds, the T-Beam, the Beveled Block, the Plaster Block. Chapter IX., Tile in Stucco Surfaces. Chapter X., Tricks of the Trade. Chapter XI., Tile and Concrete, Partners. Chapter XII., Texture and Scale. Chanter XIII., The Flat-Roofed House. Chapter XIV., An Interesting Experiment. Chapter XV., The House of Three Inventions. (William T. Comstock Company, of 23 Warren st, New York; $2.50 net.)

Plan for Big Show Now.

Preparations for the Forest Products Exposition to be held next spring in Chicago and New York are taking more definite shape every day. Reports from headquarters are to the effect that success far beyond original expectations is assured. Lumber associations and machinery men are on the job now arranging for their exhibits and making preparations to insure the undertaking being a success.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 31, 1914

THE SINGLE-TAX THEORY DISSECTED

The Right of Private Ownership in Land as a Product of Labor—Land in the City Not a Natural Product—Land Values Would Shrink.

By CYRUS C. MILLER

THE Salant-Schaap bill (named after its last sponsors) is, we are told, about to be submitted again to the Legislature of the State of New York. It is expected to contain the same provisions as its predecessor, the Sullivan-Shortt bill, which was defeated in 1911. These bills are known as the "half-tax" bills because they aim to divide the tax on buildings and other improvements into two parts, one to be levied on the improvements and the other to be added to the present tax on land. This will result in a "half tax" on buildings and an extra tax on land.

The bill sets forth that ten per cent. of the tax on buildings shall be taken off each year for five years and added to the land tax. It should be understood that the plan is a half way station to the Henry George single tax, by which all taxes (instead of half) are to be taken from buildings and placed on land. The principles applying to both half tax and single tax are the same. The single-tax theory is that land and air and water are natural products and belong to mankind in general, so no individual should have exclusive ownership of them; while buildings and other improvements are the products of labor and should be the exclusive property of the persons who create them. To carry out this theory the single-taxers propose to leave the land in the possession of its owners but to levy upon it a tax equal to its producing power, so that the possessors of the land cannot have its income, which will be divided among the community to meet the burdens of government. I believe this to be a fair statement of their plans.

A Henry George Theory.

Perhaps some quotations from "The Condition of Labor," by Henry George, will not be amiss:

"Being created individuals with individual wants and powers, men are individually entitled (subject of course to the moral obligations that arise from such relations as that of the family) to the use of their own powers, and the enjoyment of the results. There thus arises, anterior to human law, and deriving its validity from the law of God, a right of private ownership in things produced by labor, a right that the possessor may transfer, but of which to deprive him of without his will is theft. This right of property originating in the right of the individual to himself, is the only full and complete right of property. It attaches to things produced by labor, but cannot attach to things created by God. * * * We propose leaving land in the private possession of individuals, with full liberty on their part to give, sell or bequeath it, simply to levy on it for public use a tax that shall equal the annual value of the land itself, irrespective of the use made of it or the improvements on it."



HON. CYRUS C. MILLER.

Land As a Labor Product.

It is to be seen that the whole theory is based upon the idea that land is not the product of labor. If it be shown that in a civilized community land is a product of labor, the theory falls to the ground.

Let us examine this idea in detail. No one will question that land, air and water in a new community are natural products common to everyone, but like every other natural product, they are converted easily into products of labor. My friend the fruit grower buys compressed air in cylinders from a concern which takes this natural product and compresses it. He uses it as a motive power to spray his trees. In my office we use bottled water which we buy from some one who collects this natural product, bottles it and sells it to us. Miners take gold and precious stones, and coal, and oil out of the earth, and after they have treated them by various forms of human labor either in manufacture or transportation, exchange them for other products of human labor.

When our forefathers stepped upon Plymouth Rock they found before them an unbroken forest, a natural product. It had no selling value. They chopped down the trees, pulled the stumps, blasted or picked off the rocks and stones, filled the ravines, built roads and converted the land into a product of human labor. Anyone could do it who would. Now it is proposed to lay a tax on that land which shall be equal to its producing power, because they say the community is entitled to the income and not the individual who expended his labor on it, or his successor. Perhaps it will be said that land in the cities is not farming land and the same reasoning will not apply.

In the beginning of the city, land was free to all. Some men worked on the land and converted it into farms, others invested their capital in merchandise, all helped to build up the city. The man who made bricks which were the product of his labor, sold some and bought land with his profits. He wanted the land, others wanted his bricks. Out of his savings he paid taxes on the land to carry on the government and assessments to build streets and sewers and lay pavements and prepare the land for the time it would be needed for buildings. The bricks were the primary product of his labor, but the land no less represented his labor, and was the product of it in the wider sense. While he held the land he had to go without interest on his original capital, the taxes, and the assessments.

Land as a Savings Bank.

All of these items went into the land as they would into a savings bank, some day to be returned, he hoped. Finally, a demand came for his land, as it had for his bricks, and he sold it, sometimes with a profit, sometimes without. The community encouraged him to put his savings into land. What can be said of an attempt to take them away? It may be said again that it is not the intention to take away the land from his possession. This is true, but it is also true that the plan is to take away its selling value by taxing away its income or its potential power to produce an income.

A lot is worth a sum upon which it will produce a fair return after the taxes have been paid. A fair return is, let us say, 5 per cent. It is worth $1,000 if it will produce $50 (5 per cent. income) and the taxes say, 2 per cent., or $20, which is $70 in all. If the taxes are raised to 3 per cent. the income will be reduced to $40 and the lot will be worth only $800 to sell. If the taxes are increased to 4 per cent. the income will be $30, and the selling value $600; and finally, if the tax is increased to 7 per cent. the entire income will be taken and the lot will have no selling value at all.

Who will pay $1,000 for a lot if he cannot sell it again for the same amount, or if he cannot gain an income from it on that sum? If the income is taken away the selling value of the lot is lost. This means that thousands and thousands of small owners who now have their savings in a home or tenement upon which there is a mortgage, and whose equity only equals the selling

value of the land, will see their investments wiped out and the mortgagee get the property.

Falsity of the Cheap Rent Theory.

It is thought that taking away the selling value of land will make it possible for men to build homes on it and have cheap rents, and escape the congestion of the cities. Let us examine that theory. Undoubtedly the first effect would be to make vacant land cheap in localities where the local improvements, such as regulating and grading, sewering and paving, have been paid for, because these investments as well as the original capital invested in the land would be lost; but as soon as these lands were occupied, who would invest in other lands years before they were needed for dwellings, and pay the taxes and assessments necessary to convert these lands into building lots suitable for a city?

Now they are made ready to relieve any congestion in the city long before there is any demand for them. On what would the assessments be levied if the lands had no selling value? Who would advance the money for these improvements Again, if the tax on the building is only half that on the land,the tendency would be to build upon as much of the land as possible and have most of the investment in the building. It is to be seen that a worse congestion would occur than any we now have and rents would rise as the demand increased. In a few years they would be higher than they are now.

It is hard to understand the argument that buildings and improvements should be exempted from taxes. The object of taxes is to support the government in the discharge of its functions, such as the operation of the Fire Department, the Police Department, and the Courts, and all its other activities. What are these for more than for the preservation of buildings and other improvements? Vacant property does not need the Fire Department, or the Police Department, or the Courts; yet it is proposed to relieve buildings and improvements which are the direct beneficiaries of the tax, and place the burden on land, which gets little or no direct benefit from it.

The larger the ratio which the value of a building bears to the whole investment, the greater the need of the governmental functions supported by the tax; but the single tax would exempt the building and charge the land.

Another fact which appears to be forgotten is that the building is bound to wear out and the only chance the owner has to offset the diminishing value of his building lies in the increase in the value of his land. If he is denied the increase in the value of his land, he must charge higher rents so as to provide a sinking fund for his building. This necessary consequence explodes the lower rent theory.

Practical Difficulties.

Let me call attention to the practical difficulty of levying the single tax. To quote again from "The Condition of Labor":

> "The value we propose to tax, the value of land irrespective of improvements, does not come from any exertion of labor or investment of capital on it or in it; the value produced in this way being values of improvements which we would exempt."

If the capital invested in a piece of land is to be exempted from taxation, we shall find that many lots which now are not worth the capital invested in them, plus interest, will have no tax levied upon them. Suppose we exempt the natural value of land and tax the so-called "social value." How can we determine what part of the present value we tax? If, on the other hand, we exempt the capital invested and interest we find that the sum invested will be far greater than the present value.

History tells us that Peter Minuit, the first director-general of the Dutch East India Company, paid to the Indians in 1626 the sum of 60 guilders or about $24, for the land on Manhattan Island. In 1913 the assessed value of this land was $3,155,389,410, but when we figure that this same $24, if put out at the prevailing rates of interest since 1826, would amount now to $12,884,901,824, in round numbers, we conclude that the unearned increment or social value was not so much after all.

Capital Joined With Labor.

In a settled community where capital has been invested in land it is practically impossible to find out what part of the land represents capital and what part labor. When was there a time when both capital and labor were not spent on it? In a new community when everyone starts off on an even basis and it is agreed that land shall have no selling value, the single tax may be as good as any other, but not so where all the land values in the community are based on investments from the proceeds of labor. In fact, in such cases as the New England farms before mentioned, their entire value is the result of labor. In the case of unimproved city lots, although the original capital invested was small, the taxes, interest and investment, assessments and interest on them sometimes exceeds by a large sum the present selling value of the lots. Only a few days ago an article in a newspaper called attention to a lot in Tremont avenue, Bronx, which the owner bought in 1872 for $5,000. In 1912 it was sold and now it is worth $30,000. On the face of it the owner made a large profit, but upon analysis it appeared that his original investment of $5,000, with interest for the 40 years, amounted to $35,200. He paid out taxes and assessments of $14,000. His investment amounted to $49,200, while his property was worth only $30,000. What part of this should be taxed? Will the city repay to him the sum he has spent for investments, taxes, assessments and interest over the selling value of the property?

It may be seen, therefore, that land in the city is not a natural product, but a product of labor. In this it differs in no respect from merchandise in whose exclusive ownership the investor is entitled to all the protection of the laws, and that a tax designed to take away the selling value of his property is only a means of confiscation under the form of law.

The Unearned Increment.

Much is said of the unearned increment of land caused by the increase in population and consequent increased demand for it. The hope of this increase is what induces persons to invest the proceeds of their labor in the development of vacant property long before it is needed for building or in the improvement of property. After such investment, if the population moves away, does the community pay the owner for his loss? Assuredly not. Why should it have the increase? The increased tax on increased values pays to the community a share of the increase.

I need not go into the question of the effect which the shrinkage of land values due to the single tax would have on New York City securities sold to people all over the world. A community which would confiscate the property of its own citizens would not be very considerate of the owners of its securities.



Mowbray & Uffinger, Architects.

NEW BUILDING FOR THE SECURITY BUILDING COMPANY, LYNN, MASS.

New York Builders at Lynn.

John H. Parker Co., of 315 Fourth avenue, New York City, has within the past two weeks taken contracts for two important operations, one in Lynn, Mass., and the other in Toronto, Canada. The Lynn contract is for an eight-story bank and office building to be erected for the Security Building Corporation, at a cost of $300,000. The building will be fireproof throughout, of granite, limestone, brick and terra cotta. The ground floor will be occupied on completion by the Security Trust Company. The structural steel for this work has been awarded to Levering & Garrigues Co., of New York City. The plans for this building were prepared by Mowbray & Uffinger, 56 Liberty street, New York City, who are specialists in bank buildings and office buildings of this type.

The Toronto operation will be handled from the local office of the John H. Parker Canadian, Ltd., at 8 Colburne street, Toronto Canada. This building is to be erected for the Methodist Book & Publishing Co., of Toronto, at a cost of $1,000,000. The building is to be of fireproof construction, with a facade of granite and terra cotta; dimensions are approximately 135x221x203 feet. The building will contain six elevators, and separate power plant. The plans for this building were prepared by Burke, Horwood & White, of 28 Toronto street, Toronto, Canada.

—Subway extension into Mount Vernon is being talked of very generally in that city just now. Wishing our neighbor nothing but success, nevertheless, we have our doubts about it.—Yonkers Herald.

PROFESSOR JOHNSON AGAINST SINGLE TAX

Dean of N. Y. University School of Commerce Points Out Its Fallacies before the Real Estate Board — President McGuire Urges Cooperation Among Owners.

PROFESSOR Joseph French Johnson, dean of the New York University School of Commerce, Finance and Accounts, addressed the members and guests of the Real Estate Board of New York, on Thursday, at the second of the monthly luncheons which the board has inaugurated. Dr. Johnson spoke on the single tax, discussing the various phases of it and then pointed out its fallacies.

Lawrence M. D. McGuire, president of the Real Estate Board, in his introductory remarks, urged systematic opposition to the proposed referendum which the single taxers are trying to get through the Legislature.

Professor Johnson said in part:

"A propaganda has been urged with great vigor, persistence, and fallacious argument in favor of the reduction of the tax on buildings until it is one-half the rate on land, on the assumption that the people in the buildings, who occupy the buildings, don't own any land, are a favored set of people; God put them here not to pay taxes, but to be here and enjoy the advantages of civilization in New York without paying their share for the privileges they enjoy. I have not discovered a single argument in the propaganda which will bear analysis. I mean the propaganda for a reduction of the tax rate on buildings.

Ways of Paying Taxes.

"I know no reason why I should not pay taxes for the support of the government of the City of New York, although I own no real estate in New York. I think I do pay taxes. I pay taxes whenever I eat lunch—if I pay for the lunch. I pay a tax whenever I am in the subway, on the street cars, when I buy a hat, when I pay for the bed in which I sleep, or when I pay rent. I am contributing my share in proportion to my income toward the support of the city government. Now that tax, of course, is disguised.

"When Mayor Gaynor's commission got together two or three years ago to consider means of finding new sources of revenue for the city, we began first of all to consider whether it would be possible to learn something from other cities and other countries.

"Well now, we had to come back then to consider a single tax on the land in New York. The single taxers claim that there is attaching to land something that attaches to no other kind of property, and they call it the unearned increment, and that the value of land is created not by the land owner, but by the growth of society, and the increase of population. Now we will agree that that tax on land could not be shifted, and if we did increase the taxes which the land owner should pay he could not do what the building owner does and make the tenant and the occupier pay the taxes; he himself would have to pay them. Well then, the committee considered briefly what this word unearned means, and we found no answer and nobody has really been able to define earned.

"When do you earn a thing? The economists say that you earn it when it is a product of sacrifice and effort on your part. Then it would not have come into being but for the sacrifice and the effort that you made and endured. Well, did Mr. Pierpont Morgan earn the $2,000,000—I don't know how many—which his firm was paid for bringing into existence the Steel Trust? It is pretty hard to answer that question. Did General Grant capture Fort Donelson, or did his soldiers? Did Admiral Dewey capture Manila, or did the men under him? Unconsciously the American people have answered both these questions, and a lot of others of the same sort. They say Dewey did it, and that Grant did it, without reasoning about it at all. If you do begin to reason about it and try to find out who has earned, who has produced a thing, was it Carnegie who produced his millions or the men who worked for him with their hands? You have got to consider what the men would have done without Carnegie—without the brains.

The Unearned Increment.

"If we are going into the theory of it and say that because the land is not man-made then we should tax the increment in its value, tax it until nothing is left except a bare living for the owner of the land, you can't tax it beyond that, then we had better go further to be logical and tax men like Morgan and Jacob Schiff, and you can name a lot of others, on the special ability which God gave them, for that is a privilege, a monopoly which they have not earned, and leave them, of course, enough to live on so they can go on operating their special abilities.

"The unearned increment attaches to all forms of monopolies or things which can be increased in number, and we tax the buildings because the buildings may be increased in number and may increase in rents. The street railways, too, for we only have one in a street, so the unearned increment attaches to street railways, to the railroads, to the telephone companies, to the telegraph companies, and to all of our public service utilities, which are semi-monopolies for the reason that public opinion will not tolerate a duplication, or the law in many States won't. So if we are going to absorb the unearned increment we must not stop with land.

"If you are going to buy some railroad stock, you will buy because you think it is going up. That is the unearned increment. You won't do a thing to make it go up.

"Now, one of the crying objections to the Sullivan-Shortt bill, and it is unanswerable, is the fact that it would fall with equal weight upon those who are fortunate in their investments and those who are unfortunate in their investments. As you all know, the development of transit facilities in New York City in recent years has caused a most remarkable shifting of values. It has increased values in certain parts of the city, especially in the suburbs, which caused a decline of values downtown. The doubling of the taxes on the land, or the halving of the rate on buildings until it is half that of the rate on land, would make the tax burden bear heavier and heavier on land, and larger and larger on land, and you know that the selling price of land is determined in some measure by the taxes; for if we assume 5 per cent. rate of interest as being a current rate in a community and that the tax rate is 2 per cent., with a piece of property yielding $7,000, it yields to the owner $5,000, leaving out of account strictly any other consideration, and would be worth in the market, $100,000; if the tax rate is increased on that land 3 per cent., the owner gets a net income of only $4,000 and the market value, the price of the land, would fall to something like $80,000.

"So the increasing of the tax rate upon real estate or upon any property is a very serious matter for the owner of that property. It is a disguised form of confiscation, and there is no answer, no argument in favor of it."

Professor Johnson closed by further enlarging on the benefits of an unearned increment tax.

A Call to Arms.

Mr. McGuire, before the adjournment, again urged co-operation among the real estate interests. He said:

"The time is here when all interested in real estate—the owner and the professional real estate man—must get together and combine, and their organization fight these things at their inception. Only last night I attended a meeting where there was discussed the effect of the recent Factory Laws through the Labor Department, and it was discovered by two of the gentlemen who were at this conference—I think perhaps they had charge of two hundred buildings that will be affected by this law—they woke up to find that the Labor Law in its operation treats the 4 and 5 and 6 story buildings in practically the same way that it does the 12 or 20 story fireproof building, and a gentleman who is an expert and a former commissioner of the State, turned to these real estate men and said: 'I was on this commission when this law was being made up and I often wonder where the real estate men were when this thing was being put over.' Now we awaken in relation to the Labor Law to find that we are in a very serious predicament—far worse than a great many real estate men are willing to admit and another lot don't realize. Now, if you permit this reduction of rent movement to get the same momentum as did the Factory Law, I say that the real estate interests are entitled to no sympathy."

There were about 300 present, including real estate brokers, lawyers and business men.

—Builders have begun to respond to the appeal from Long Island City for residential construction. The J. J. Hearn Construction Company is to build six five-story brick tenements to cost $200,000, in Long Island City, four on Albert street, a short distance north of Jackson avenue, and two on the south side of Steinway avenue, 115 feet east of Jackson avenue.

—The most cheering advices come from Washington, President Wilson having evidently determined that it is time to redeem his pledge for "building up business" on constructive lines.

FIFTH AVENUE BUILDING RESTRICTIONS

Those Proposed by the Commission Acceptable to the Association—The Commission's Conclusions Analyzed—A New Epoch for the City.

By BRUCE M. FALCONER, Counsel to the Fifth Avenue Association.

IF ten years ago a real estate man, a builder, a large property owner, an architect, a city official, and a prophet, let us say, should have been together, and the prophet should have told the group that in ten years time a city commission composed of practical and experienced men, representing many different types of activity, would hand in a report urging most earnestly a limitation on the height of buildings in New York City and a segregation of buildings according to their use and character of occupancy, the group might well have exclaimed as one man: "Such a thing is impossible!" Then the familiar arguments would probably have been urged about the shape and size of Manhattan Island, and that due to this feature of the case New York was "sui generis"; and therefore, aside from any other argument, the continued erection of skyscrapers was an economic and a physiographical necessity. But "continual dropping weareth away a stone," and the constant agitation of this subject on the part of a small minority, of which the Fifth Avenue Association has been, as far as we are aware, the most active leader, has produced a remarkable change in sentiment, or possibly, it may be more truthful to say has uncovered and brought to light the real sentiment of the community.

The Zone System.

The commission in its report doubts the power of the Board of Estimate, under the present charter, to put into effect the zone system. It urges, however, for immediate adoption over the whole city, a rule limiting the height of buildings at the street line to twice the width of the street, with a further provision that in no case shall the height limit be fixed at less than 100 feet or more than 300 feet. After reaching the proposed limit buildings may be erected to a greater height by setting back the street walls above the point thus fixed one foot for every four feet of increased height. After the first story 10 per cent. of every interior lot must be left vacant, such 10 per cent. being at the rear in the case of any lot facing only on one street. Further loss of area is required, progressing in accordance with increased height; towers not exceeding 25 per cent. of the lot area are provided for and other rules regarding bulk, court space, etc., are proposed.

The commission states that these restrictions proposed for immediate adoption were devised with reference to the needs of the downtown office and financial district, and "are so liberal as to be of practically no force in controlling actual building development except in very limited areas throughout the entire city." We have little doubt that the exhaustive investigation made by the commission and its staff, and the great amount of expert advice obtained from men representing different types of interests looking at the problem from many varying angles and points of view, has led the commission to formulate rules which are opposite to the district in question, will tend to check unreasonable height, provide in so far as possible for the access of sunshine and light and at the same time are not an undue interference with property rights in a district of this extraordinary character. As the commission itself states, however, since the city is naturally divided into different types of building districts, all these "districts must be recognized in any complete and generally effective system of building restriction." Therefore, the zone system is advocated for eventual adoption, and an amendment to the charter is recommended giving the Board of Estimate power to put it into effect.

The Only Possible Solution.

Doubtless all who have thought about this problem realize sooner or later that the zone system is the only possible solution of the question for New York City in its entirety. The needs of one section are not the needs of another. A rule, for example, liberal enough to be reasonable in the downtown office district, would not be strict enough for, say, Fifth avenue or Park avenue. Conversely a restriction low enough to protect Fifth avenue would no doubt be confiscatory and legally unenforceable if applied to the skyscraper district, in fact could probably never be enacted into law. This condition of affairs in itself constitutes a silent but overwhelming argument that if any height limitations at all are to be imposed throughout the entire city the zone system is the only practical method that can be applied.

The commission recommends the adoption of the zone system not only for the purpose of limiting height, but as well for the purpose of regulating the location of industries and of buildings destined for special uses. In other words, there is a recognition of the fact that in the future development of the city some lines of segregation must be drawn, in so far as that is practicable, as to the character of buildings and the nature of their occupancy. In any system of this kind as applied to New York City two of the basic distinctions to be recognized would undoubtedly be, first, that between residential and industrial districts and, second, that between high class mercantile districts and purely industrial or factory districts. The system of segregation into industrial and residential districts has already been adopted in a number of American cities, in Vienna and in many of the greatest cities of Germany.

Fifth Avenue's Special Needs.

In accordance with the instructions contained in the resolution providing for the appointment of the commission special attention has been given in its report to the Fifth avenue district. It lays stress on the "decline in business and property values in lower Fifth avenue owing to the failure to protect the avenue from encroachment by factories," and recognizes the fact that the welfare of Fifth avenue is not the concern of that avenue alone, but of the rest of the city as excluded from the neighborhood of upper Fifth avenue. The preservation of that thoroughfare as a high class shopping center is essential to the business prosperity of the entire city."

As to height limitation the commission recommends that Fifth avenue and adjacent territory, as a part of the zone scheme, be placed in one of those zones in which the height of buildings at the street line is limited to 1½ times the width of the street, but not over 125 feet, with a provision permitting further height if the street wall is set back one foot horizontally for each 1½ feet of vertical increase. Since Fifth avenue is 100 feet wide the height limitation on the avenue at the street line would thus be fixed at 125 feet, while on the 60 foot cross streets the limitation would be fixed at 90 feet. As the Fifth Avenue Association, through its executive committee, has long since recorded itself as being in favor of a restriction of 125 feet on buildings on the avenue and within 300 feet east and west, with two additional mansard roof stories, it will thus be seen that, at least as for as the height at the street line is concerned, its demands have been more than recognized. The rules recommended for the Fifth avenue district in regard to additional height for setbacks and towers do not appear to be so liberal as to occasion fear of immoderate height, large plots being the only ones on which substantial increase of height would seem to be practicable.

Take a Chance on Its Constitutionality.

Fifth avenue may feel perhaps a little natural disappointment that no recommendation is made for its imediate protection, since it seems to us that under present charter powers the Boards of Estimate and Aldermen might well have passed a law applying to that section alone, in advance of the zone system. We should have been willing to take a chance on its constitutionality, could anyone have been found so hardy as to fight such a law, backed overwhelmingly as it would undoubtedly be by the sentiment of the Fifth avenue district. However, there comes to mind in the nature of consolation at this time, one of the wise and oft-repeated sayings of the late Mayor Gaynor: "All good growth is slow growth." Looked at from the point of view not alone of Fifth avenue, but of the whole city, we cannot but hope that the report of the Heights of Buildings Commission marks the beginning of a new epoch in the development of the city.

The Harlem Tubes.

The third section of the four-track steel tunnel being built under the Harlem River for the Lexington avenue subway has been successfully laid in the bed of the river. The contractors are Arthur McMullen and Olaf Hoff, and the method of building the tunnel is the same as that used by Mr. Hoff in the construction of the Michigan Central tunnel under the Detroit River. This method involves the construction of the steel tubes on dry land, floating them on the surface of the river to the point desired, and then sinking them into a prepared trench in the bed of the river and encasing them in concrete.

VAN CORTLANDT SECTION IN NEED OF SUBWAY

Real Estate Development Retarded—Unjust Treatment Alleged by Local Owners—A Compromise Suggested—Expressions of Opinion.

BROADWAY, in the Bronx, with the territory to the west of it is waiting for builders and building loans, and for the city to develop further the inside streets and avenues. Beyond the narrow and inadequate bridge across the ship canal Broadway becomes one of the five principal arteries of the Bronx. Here it is a beautifully paved highway, with sewer, water, gas, electricity and rapid transit part way, but almost wholly vacant except for a few brick and frame buildings at the lower end and a few old cottages along the way.

The Broadway subway line, ending at 242d street, leaves without accommodation a considerable city territory lying beyond that latitude, as it is a mile and a half to the city line. A double toll is consequently exacted from those who do not reside within walking distance of the terminal. The difference in money between a single toll and a double is only a nickel, but the difference in real estate values, marketability and material development represented by the nickel is sometimes beyond calculation.

Palsied Enterprise.

It has in the case of Van Cortlandt section deterred new population and palsied real estate enterprise, because Van Cortlandt is to some extent suited for small homes, rather than for such costly mansions and grounds as abound in the Riverdale section proper. Hundreds of city families own plots or lots near Broadway in this zone that have not been utilized because of the dormant state of the realty market, owing to that extra fare. It is economically impossible to build, lease or sell under present conditions. The local taxpayers have assured the municipal transit authorities that the extension of the subway a reasonable distance farther northward, if not quite to the city line, would mean the beginning of a real estate movement that would produce the finest suburb New York City has yet seen.

The Riverdale district, of which both Van Cortlandt and Spuyten Duyvil sections are component parts, is a natural garden city. Portions of it, particularly the one served by the New York Central Railroad, have been partly developed as such. Many lovely homes are set on the serpentine drives and picturesque slopes. Further indicating the refined character of the region is the presence of a surprising number of educational institutions. As in the Record and Guide of November 22d last, there appeared a most informing descriptive article on Riverside by Edward C Delafield, it is unnecessary here to go over the same ground again.

Good growth is slow growth, and Riverdale, take it as a whole, has grown slowly, counting since the building of the New York Central Railroad; but from the Spuyten Duyvil creek all the way northward to the city line it has been thoroughly mapped and laid out with streets by the topographical departments of the borough and city, and no more beautifully designed "city" is imaginable. Mosholu avenue, being the one crosstown thoroughfare, the only one crossing Van Cortlandt Park and running to Riverdale Station, has been proposed as the logical terminal point for the desired subway extension, should the authorities positively declare against going all the way to the Yonkers line.

The argument against extending the subway to the Yonkers line is less valid by far than before the Yonkers trolley lines were brought down to the present subway terminal. Yonkers commuters to the city pay a double fare and would continue to do so should the subway be extended to the city line; and according to local testimony there remains no great desire in Yonkers for a subway extension.

Official Activity.

"It is about time for the Public Service Commission, the Interborough and the Board of Estimate and Apportionment to wake up to the imperative need of extending the existing Broadway subway beyond 242nd street." Said Col. John F. Doyle, Jr. of 45 William street. "This has been urged by the property owners of the upper Riverdale section by petition and otherwise, for years past, without results. If for the reason of an existing agreement with the Park Department it cannot be extended up Broadway, then surely Newton avenue to 161st street would facilitate transit quite as well, and relieve the Park side from an elevated structure, if this be the cause.

"It is well to reflect that the lot owners of the Riverdale section were old taxpayers of the original city (then called the 24th Ward) and therefore entitled to preference in transit facilities, whereas they are being brushed aside and millions are being spent in the new boroughs for new subway improvements in Brooklyn, and especially in Queens, where the cry is now 'on to Little Neck.' It has repeatedly been said that the wealthy residential large land-owners of Riverdale have by political or private influence, or otherwise, been able to prevent the much-needed subway extension beyond 242nd street, primarily from a selfish motive to keep the section exclusive for their residential purposes, and have exercised their advantage so far as to have been able to prevent streets being cut through their properties, which improvements should have taken place, in the natural course of events, years ago. The investor, when making his purchase, looked ahead for the regular city improvements to be made when they should have been done; and consequently through this official inactivity he suffers a great loss, when you consider that in the meantime assessed valuations are steadily increasing, heavy assessments for street openings being levied, and all this now in the overburdened section where the investor would build but cannot while waiting for the subway extension.

"The wealthy residents of Riverdale should become aware that it will be expensive to establish private parks in Greater New York, and it cannot be done to the detriment of the rights of others who have bought property to improve, for a fair return. A glance at the city map covering this section will prove the truth of this assertion that for this reason successive streets have not been cut through west of Broadway. Inquiry at the Bronx Tax Office will bear this out, and officials there and real estate men conversant with the locality will give the consensus of opinion that Riverdale has been ripe for this neglected extension for several years past.

"Had this locality been treated without 'fear or favor' it would long ago have been built up and not be, as it is, ten years behind the times, but up-to-date, well populated and beautified with public and private improvements which would have greatly enhanced its value. Secret 'whys and wherefores' have not only prevented this, but have robbed the investor of the natural increase in profit which should have been his, by improvement, had nothing been done to prevent it."

"Riverdale section," said Elliott L. Brown, at the Yonkers branch of the J. Romaine Brown Company, and he thus explained the situation:



BROADWAY, IN THE VAN CORTLANDT SECTION. BROADWAY, AT YONKERS.

"The ownership of the lands is in the hands of two classes of people of widely divergent interests. First, a comparatively few owners of large estates and, second, an immense number of owners of single lots and small plots. These latter bought at the two or three large auctions, often putting the savings of years into a patch of sloping hillside fronting on a street marked out in whitewash. If these lot owners, outnumbering by hundreds to one the owners of the large estates, would incorporate 'taxpayers' associations' or 'citizens' committees,' and appoint active, intelligent representatives to appear for them before the various city departments, they could have the street system, now admirably shown on the maps, actually built and finished. If these streets were built and the final grades established this inside property would be built up very quickly; and this would help the stores which must inevitably come on Broadway.

"Broadway will be built up with six and nine-story apartments, many could be rented to-day at good rents, and it is to be hoped that some will be started soon to meet the present demand. University Heights in the Bronx improved in spite of its lack of transit facilities, and all the new subway can do there is to cause Jerome avenue to build up more rapidly.

"Irrespective of any further improvement in the transit facilities in this western section it is bound to become in a few years, aided as it is by the educational institutions now there or coming there, the most desirable residential part of the Bronx. It is an ideal place of residence now, and all that is needed is co-operation."

BUILDING POLICY IN THE BRONX

Borough President Will Order Encroachments Removed Block By Block in Congested Sections.

Hon. Douglas Mathewson, President of the Borough of the Bronx, stated in definite terms to a committee of builders who called on him what his policy will be in regard to building encroachments:

"First, I want to express the interest I feel in the builders and property owners of the Bronx. My own practice of the law has been largely in representing those interests. I practiced law for several years and had some connection with real estate and construction interests. I want to help those in this business all I can, and at the same time I want them to help me, and expect they are going to help me, because I am sure that they feel that the interests of the Bronx are their interests; if the Bronx progresses, they progress.

"Now definitely, as to this subject of encroachments. I am perfectly free to confess that had the question of Washington avenue and Third avenue encroachments come to me as an original proposition, I should not have adopted the policy of removing the encroachments throughout the entire length of each avenue, but that is not the question now. I brought that particular suggestion to President Miller's attention myself. It was a question of judgment. He was the one to exercise the judgment, not I, and he exercised it.

"On the first of January I found the order issued for the removal of encroachments on Third avenue, on Washington avenue, on 149th street and on Tremont avenue. On Tremont avenue I think the order had been substantially complied with before that time. Some work had been done on Washington avenue, some on Third, and practically none, I think, on 149th street. As to 149th street, there seems to be little, if any, opposition to a removal of the encroachments. I think the property owners there, including even those who primarily were opposed to it, have come to recognize that the removal of the encroachments on that street is a benefit to the locality.

Congested Sections.

"The situation on Washington avenue and on Third avenue is very different from what it was on Tremont avenue and on 149th street. There are blocks on both avenues where, as I have intimated, in my opinion, it was not necessary to order the removal of encroachments. I am not prepared to agree with some of the speakers, however, that that state of affairs was true on most of the blocks on those avenues. I occasionally take a walk on Washington avenue, particularly, and I find, especially in the summer time, that Washington avenue on a very great many of the blocks is pretty much congested. And it isn't limited to the property opposite the school. You will find practically from Tremont avenue down to 169th street, if not 168th street, that you haven't much room to walk on the sidewalks on summer evenings, between the baby carriages, the children and the mothers out getting fresh air—they do not get much of it in their rooms. The street is pretty well crowded. I think the removal of encroachments in these localities is entirely justified.

Equable Treatment.

"And so with a great many places on Third avenue. There are blocks on Third avenue north of here, where there is no congestion. The judgment in issuing the order to remove encroachments there wasn't mine; it was exercised by the then President, and here and there all along the line certain property owners have made the alterations. When I came into office and found that situation I realized that a great deal was involved, and it was one of the first matters that I took up. My conclusion was this, that because, on the strength of that order a property owner here and there and yon, had spent his money and made the improvement, I could not but continue to enforce the order and could not, as a matter of general policy, rescind the order, but I did decide that the order should be enforced with the least possible hardship.

"Any property owner who wanted time because of expense involved or because of intended alterations to be made within a few months, which would involve the removal of encroachments, or because the alteration at the present time would expose a store or an apartment to the inclement winter weather—in all these cases I think it is fair and that I would receive public support in extending the time. In other words, I wanted to carry out that order, as I propose to carry it out, in a reasonable manner, with the least possible amount of friction and with the least possible amount of irritation, and with the most convenience for those who have to carry it out.

"I have made up my mind that that is to be my policy and I am not prepared to alter it unless I am shown that I am entirely in the wrong in carrying it out. If I am convinced that I am in the wrong, no one will reverse himself quicker than I.

Block-By-Block.

"As to the general proposition of encroachments I want to assure you that during my administration I propose to take up the subject so as to cause neither general discomfort nor general expense. My plan will be to take it up on what I may term the block by block principle. If I find that a certain block is congested or a certain number of blocks, I shall give notice prior to taking any action, and wish to hear the opinions of the property owners, but I only propose to take up blocks were there is congestion, where it is to the benefit of the property owners, I think, in the long run, as well as of the public, to remove these encroachments.

"I do not agree with Mr. Weil that the removal of these encroachments is going to in the end reduce earning capacity. My experience in real estate matters indicates that the rental of a store is based upon the carrying capacity of the street. Widening a street increases by so much the rental value of a store and if you increase sidewalk capacity one-third, I think your store rents are going to go up enough to compensate you for the loss of basement stores.

Basement Stores a Business Mistake.

"I want to state right here that I don't think you builders ought to build basement stores. They are a decided detriment to a neighborhood. They tend to bring a class of people into a neighborhood who will reduce your rents faster than anything else. I don't think you are going to lose much by having basement stores wiped out. In the end the increased rental of the other stores will make up for that.

"Now I realize that real estate is your vocation. It isn't even my avocation at the present time, although it was once. You undoubtedly know actual conditions better than I do. Still I do want to have you consider this question again and I think you will come to the conclusion that there isn't a rental loss. Produce a wider street and you are certainly bettering the general conditions of the neighborhood, and it ought to bring better tenants in. I think I have expressed my views generally."

Jurisdiction of the Fire Commissioner.

The Appellate Division of the Supreme Court, First Department, is now considering the appeal of Charles Kaye from the judgment of the Court of Special Sessions convicting him of a misdemeanor for failing to obey a fire-prevention order, requiring him to install automatic sprinklers in his loft building, 30-34 West 26th street. The case was argued on the 23d inst. by Carlisle Norwood in behalf of Kaye, and by Assistant Corporation Counsel MacNulty for the prosecution. A decision will probably be rendered by the Court early next month, which, it is hoped, will substantially determine the rights and liabilities of owners and lessees of factory buildings under the local fire prevention laws. The factory laws enacted by the Legislature of 1913 are not involved in this controversy and will not be affected by its determination.

BROOKLYN BROKERS OPTIMISTIC

Good Cheer Reigns at Their Annual Dinner—Borough President Pounds Discusses Important Public Improvements.

Members of the Brooklyn Board of Real Estate Brokers held their eighth annual dinner in the cosy banquet hall of the Brooklyn Club, on Saturday evening, January 24, and it was unquestionably a success. From the moment that President Mollenhauer clinked his glass to indicate the beginning of the repast until the last guest filed out of the hall, everyone present radiated optimism and good cheer. Borough President Pounds, Commissioner G. V. S. Williams and Allan Robinson were the speakers.

President Christopher C. Mollenhauer in his opening remarks declared that the two great requisites for a real estate broker were brains and honesty. He deplored the injury which was being done to trained real estate men of the town by the influx of men who, having failed in other business, were turning to the real estate profession for their livelihood. Urging the maintenance of high ideals and the safeguarding of the integrity of the board, he struck a high note by advising his fellow members to work toward the enactment of a law requiring the licensing of brokers and the further tightening upon requirements for membership in the board.

George V. S. Williams, Public Service Commissioner, was the first speaker. He deprecated the general cry of hard times which has been heard so frequently of late, and answered the charge that had been made of delay and unfulfilled promises on his part, with reference to the subway construction. He said in part:

Subway Progress.

"I have become quite accustomed to be criticised for subway delays and I do not mind it now, for I know that you, as serious-minded real estate men, know that your borough has not been discriminated against and that such a statement is false. As a matter of fact, matters have not been delayed, for within the past year we have completed the Center street loop, accommodating 67,000 people, two lines at the Manhattan Bridge, the Sea Beach and Utrecht avenue lines and new lines in the Eastern District." He heartily praised the efficiency of the engineers who saved for the city $1,000,000 on one contract, and whose careful and painstaking labors were for the best interests of the city. Commissioner Williams also paid a compliment to Mr. Cederstrom, recently appointed real estate expert to the Public Service Commission, saying that Mr. Cederstrom had already since his appointment earned his salary three times over.

The Commissioner was followed by Allan Robinson, President of the Allied Real Estate Interests, who attacked the so-called Salant-Schaap bill and the Single Tax movement. He pleaded for concerted action on the part of all real estate men against this measure.

"The abolition of private ownership in land is what these men, led by Fels, are after. They are dotting the State with single-tax clubs, and spending $150,000 this year, alone, for the spreading of the propaganda. The Salant-Schaap bill itself would reduce New York City's borrowing capacity by at least $40,000,000, and there are those, like Mr. Walter Lindner, solicitor of the Title Guarantee and Trust Company, who hold that the bill would also result in half the assessed building valuations being discarded in the computation of the debt limit.

"If this position is sound, this would mean the cutting out of $150,000,000 more from the borrowing capacity.

"But granting that the land values alone will be affected, are we prepared to lower our borrowing capacity by $40,000,000 just at the time when great public improvements like the subway are imperatively needed?"

Borough Affairs.

Borough President Lewis H. Pounds was the last speaker. He was received with prolonged and enthusiastic applause. In his characteristic, blunt way of speaking, he outlined the great improvements recently completed and to the benefit of Brooklyn, saying:

"These improvements are of significance because they stabilize real estate values and consequently enhance them. As a member of the old transit committee of the Board of Estimate and as a member of the present committee, I have been intensely interested in transit conditions. I can say without contradiction, that Brooklyn is getting more consideration and benefit than any other borough. The borough has one of the finest street systems in the world, as regards general physical condition of the streets, buildings, etc. The great drainage outlets have been completed and are ready for lateral connections. Another important improvement which may be called the most far-reaching of all, which will help the downtown section, is the improvement of the Terminal Railway.

"Brooklyn has been fortunate in the matter of waterfront apropriations, too, for out of $15,000,000 voted for dock improvements, we have been allowed from nine to eleven millions of dollars. The building of these waterfront facilities will bring into the borough considerable industry and wealth, and the greatest string of industrial hives that have ever come to any other city. As real estate men, you realize that such freight traffic is more important than passenger traffic. These improvements are secondary in importance only to the transit question."

In closing, Mr. Pounds forecasted a rise in values as a natural result of these improvements. At the close of his address, there was an informal discussion on the single tax, various questions being hurled at Mr. Robinson.

The entertainment committee, which managed the dinner, consisted of F. B. Snow, chairman; A. B. Gritman, W. J. L. Lynch, Charles H. Gilbert, A. H. Waterman, E. J. Grant, and George H. Gray.

—Subscriptions from $500 upwards are invited by a syndicate now forming in Rome, N. Y., to take over an option on a parcel of 25 lots in Queens Borough, New York City, along the line of the new Dual System of Rapid Transit. according to an advertisement in the Rome Sentinel.

HARLEM'S PROBLEM.

An Improvement Corporation to Deal with the Negro Invasion.

The auditorium of the Y. M. C. A. at 5 West 125th street was packed to the doors on Tuesday evening in response to a call from the committee of thirty to formulate a practical plan for the conservation of real estate values in that section of the city. Ransom E. Wilcox of Wilcox & Shelton, presided, and other speakers were Charles Blandy of Blandy, Mooney & Shipman; Frank A. Shaw, Meyer Jarmulowsky, Edward J. Dowling and Harry Goodstein. It was the third meeting, the movement having been inaugurated early in December in the rooms of the Harlem Board of Commerce, when the committee of thirty was authorized to organize a corporation to be known as the "Property Owners' Improvement Corporation," for the purpose of improving and advancing the interests of property owners and their tenants in the territory bounded by 110th street on the south, the Harlem River on the north, Park avenue on the east, and Morningside, St. Nicholas and Bradhurst avenues on the west. The capital stock will be $500,000, to be issued in shares of a par value of $5 each, the company to be incorporated when $100,000 has been subscribed. The proposition has the support of a great number of property owners and mortgagees in the affected area and by many downtown institutions.

The corporation, managed by a board of directors chosen from the stockholders, will undertake an equitable and non-partisan solution of the negro tenancy question. The gradual growth of this class of occupancy has caused a corresponding deterioration of real estate values which has proved well nigh ruinous. The corporation will, with the co-operation of the colored leaders, make an effort to readjust the situation, and re-establish confidence in Harlem real estate. The proposed plan is as follows:

First, To arrange with the property owners to rent their properties to white tenants. This could be done section by section, thereby not causing an over supply of vacant apartments and houses at any one time. The united energetic efforts of all will facilitate the procuring of new tenants.

Second, To assist owners who are unable financially to do the necessary renovating to their properties on a proper business basis by (a) making a mortgage loan for the purpose, or (b) by taking a lease of the property.

Third, The corporation to lend its assistance in arranging new and the extension of old mortgages for owners who will co-operate.

Fourth, To co-operate in organizing a movement for the improvement of the social conditions of the negroes with the following objects, viz: (a) To create a proper environment in the vicinity of 135th street and Lenox avenue, for the purpose of making the section attractive. (b) To prevent lawlessness and vice. (c) To stimulate the construction of modern buildings that will be best suited for their requirements. (d) To aid in promoting the welfare of the colored people generally.

The committee of thirty includes Ransom E. Wilcox, chairman; George W. Short, John A. Goodwin, William A. Shelton and Henry D. Cochrane. Frank A. Shaw of 1 West 125th street is chairman of the subscription committee. Over $10,000 has already been subscribed, thirty additional members having enlisted at the close of the meeting.

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There is plenty of opportunity for valuable service by such a body as the Permanent Unemployed Commission which the Mayor was asked this week to appoint. It would be a substantial benefit to the city in more ways than one, if it could direct the needy unemployed where to get work instead of offering them charity.

The Massachusetts Institute of Technology has undertaken to make a study of the delivery service of R. H. Macy & Co., with a view to determining the general economic laws underlying the distribution of goods by large department stores. The saving of a fraction of a cent on each delivery by a store with the volume of business of Macy's would make a large annual aggregate. The study, which is supported financially by R. H. Macy & Co., was suggested by one which the Institute recently completed in Boston on the initiative of President Edgar of the Edison Electric Illuminating Company of that city.

Senator Simpson has introduced a bill at Albany requiring the Sinking Fund Commissioners to sell all real estate acquired by the city for school or other public purposes within two years after its acquisition, unless put to use within that time. The Commissioners at present are authorized to sell or lease such property, with certain exceptions, and there seems to be no good reason for changing the existing law. Under the proposed measure the Commissioners might be forced to sell in a stagnant market property bought in a period of high prices. If the Sinking Fund Commissioners cannot be trusted to exercise judgment in a matter of this kind, they ought not to be allowed to retain the more important powers of discretion which they possess and which the Senator does not apparently wish to deprive them of.

Necessity of a United Policy For Real Estate Interests.

The present political situation, both in New York City and in Albany, makes it more than ever necessary for the real estate interests of the Greater City to form some effective organization. At Albany it is becoming apparent that a more strenuous effort than ever will be made to pass some bill which will seek to increase the land tax. In New York City an administration has been installed which represents a high standard of expert skill and which is unusually free from embarrassing political affiliations, but which is committed to an adventurous and expensive social policy. It does not follow that the real estate property owners need necessarily oppose this social policy; but they should be prepared to watch it very closely; and they should be much better organized than they are at present to oppose either administrative action in New York or legislative action in Albany, in case such action is injurious to the interests of real estate.

It looked, during the recent campaign, as if a strong real estate organization had been formed. The City Economy League was the most numerous and most representative association of property owners which had ever been gathered together in New York City. It adopted a vigorous and aggressive policy, and it seemed probable that real property owners would be aroused to understand the full importance of their joint interests and the necessity of organizing to promote these interests. Such expectations, however, were disapointed. The league supported a mixed ticket and thus placed itself on record as believing that an administration divided against itself and utterly without harmony of persons or policy could really give to the city an efficient and economical government. The candidate which the league opposed, was elected by a plurality of about 125,000. The candidates for the Board of Estimate whom the league supported were elected by over 50,000 fewer votes. The league was consequently tolerably well discredited as a political organization. No association which was supposed to have 30,000 members could be of much political importance, when one candidate whom it favored was defeated by a much larger plurality than the plurality obtained by the successful candidates whom it endorsed.

But if the City Economy League was somewhat discredited as a practical political organization, there is no reason why it should not be revived as an association, which represents the economic interests of real property. Such an association cannot exercise direct political influence in a successful manner, because it has not enough cohesion to keep together in the midst of the counter attractions and loyalties of a heated political campaign, but it should have enough cohesion to unite the real estate owners of New York upon a policy which is wisely formulated for the purpose of promoting their common interests. Such an association has become more of a practical necessity than ever, and if it is not organized or re-organized the interests of billions of dollars' worth of property, which will be profoundly affected by the legislative and administrative action of the next few years, will be left without effective protection.

The City Economy League had the advantage of being constituted of the right material. It did not arise out of an attempt to federate the many existing local associations which are scattered throughout New York City. These associations are formed primarily for the purpose of promoting local real estate interests, and in the case of any conflict between the public interest and local interests, they undoubtedly prefer the latter. The main body of the membership of any effective metropolitan real estate organization should consist of individuals who place the joint real estate interests of all property owners above local interests, and who would not favor local improvements which the city could not afford to undertake. After a membership of this kind was obtained it might be possible and desirable to affiliate with the metropolitan associations certain local associations, and in any event it would be necessary to the efficiency of the association that its membership be organized into local groups, corresponding to the local improvement districts of the city, for the purpose of watching local improvements and exercising some influence upon them. But it should be on the whole essentially a centralized, rather than a localized or a federated association, whose functions it would be to promote real estate interests in their broadest aspects, the interests which are affected by administrative extravagance, violent alterations in the system of taxation, and experimental and costly programs of social reform.

The great necessity of such a centralized association is a permanent mechanism for collecting facts about the operations of the city government, and suggesting improvements therein. Its complaints or recommendations must have the weight behind them—not merely of a numerous and united body of property owners, but of complete and accurate information, and patient and exhaustive consideration. The day is passed when the policy of an administration can be criticised on general grounds or merely because it adversely affects private interests. The policy of the existing administration will be the result of careful investigation, made by skillful and experienced administrators. The Board of Estimate may well make many mistakes, but if it does do so the mistakes will not be easily exposed. The successful critic must have made as careful investigation into the question as have the public officials. He must be prepared to show in detail the reason why the policy is mistaken, and his position will be very much strengthened, in case he can suggest for it a wise substitute. In short, any real estate organization which is to play its part properly requires a research bureau, which should be properly equipped with staff and funds and which will make a business of watching the work of the city departments and the policy of the Board of Estimate. The creation of such a bureau is all the more necessary because the present Bureau of Municipal Research can no longer effectively play its part as investigator and critic of the city administration. The head of that bureau occupies an important official position and is the Mayor's most influential advisor. He has been entrusted by the Mayor with the preparation of a plan for the re-organization of the city departments. Mr. Bruere is excellently qualified to do this work, but now that he has been absorbed into the administration, he cannot be asked to remain an effective critic of himself and of his colleagues. A new bureau should consequently be organized to conduct researches into the official work of the former head of the research bureau, and the people who are in most need of the services of such expert assistance are the owners of real estate in New York.

One more important phase of this matter demands some attention before we close. The Real Estate Board has recently been adding considerably both to its membership and to the value of its

services. Under its present vigorous and successful management it has become a much more useful agency for the promotion of real estate interests than it has been in the past. It is apparently seeking to be the especial organized representative of the real estate interests of New York—as the old Real Estate Exchange was in the eighties and nineties. This ambition is laudable, but there are good reasons why a trade organization like the Real Estate Board should not attempt to become representative of the whole real estate interest. The brokers have interests of their own, which do not always coincide with the interests of property owners and it is always difficult to secure the sufficient cordial support of property owners for such a trade organization. The trade organization is necessary, but it does not constitute any sufficient substitute for a property owners' association. The membership of the City Economy League should form the best foundation for the association of real estate property owners, which New York really needs. If only a small proportion of its former membership could be induced to return to its support, to re-organize and begin work along the right line—the line, that is, of building up a body of votes to support the contention of the owners of real estate that they are being systematically and unnecessarily injured by the excessive burden of taxation and regulation.

Sales Without Contracts.

Occasionally a piece of property changes hands by private sale without the signing of a contract in advance. Brokers have recently reported several cases where the circumstances and conditions of sale were so plain and the business rectitude of the parties to the transaction so high that a simple oral agreement to pass title at a certain time and place was considered sufficient.

"After all, a contract is quite unnecessary in ordinary cases," said a broker. "Of course, it is a protection to a broker, as it insures the payment of his just commission, and it makes a fee for the lawyers; but really the mere word of an honest man is enough. He will be at the appointed place with the money, and the title company's policy will protect him against any imperfection in the deed.

"The practice of signing contracts of sale is not so prevalent in other cities as it is here in New York. In the smaller towns contracts are rarely mentioned between friends and acquaintances, and most business men in small towns know each other. The agent brings the offer to the owner, and time and place are orally agreed upon for passing the deed, on which occasion the agent acts as conveyancer and receives his modest fee. Usually there is a title search at the county clerk's office, and this is done by a lawyer.

"That was the good old way, when men had confidence in each other's integrity, when neighbors endorsed each other's notes without question, when a merchant known to be honorable and able to show that he had ten thousand dollars of equity in his business could get credit for forty thousand dollars' worth of merchandise, with a year's time to pay for it. It was much easier to get ahead then than now, since it has become the custom to suspect every body and everything, and apply the acid test to every business transaction.

"It is refreshing to hear of these real estate sales being made without preliminary written contracts; it is one of the signs of the times, and one of the indications that there is a general awakening to the fact that without probity and honor between business men there can be little progress for the people as a whole.

"Laws, regulations and red tape hamper business transactions instead of facilitating them. There is too much regulation; business has been organized, systematized, fined down and interlocked so completely that a comparatively small number of rich bankers and financiers have been able to largely control it. If it be true that events turn with the world in cycles, then let us hope that we have rounded the perihilion of those things that have made for public distrust and suspicion."

LEGISLATIVE MEASURES.

Affecting Real Property Interests—The Griffen Tax Bills Reappear.

Senator Griffen has introduced in the State Legislature again this year his familiar bill for halving the tax rate on buildings, in New York City only (Int. No. 71). It is the same as his bill of last year, and amends Sections 947 and 980 of the New York Charter by reducing the amount of the assessment that may be levied against property for the benefit of local improvements from half the value of the property to half the value of land without improvements.

Senator Griffen has also introduced his bill (S. 72) amending the Tax Law (new subdivision 21 of section 4) by exempting dwelling houses from taxation to the extent of $3,000 of the value of such houses. Same as his bill of last year (S. Int. 818, Print 909). To Taxation and Retrenchment Committee.

Senator Griffen has also introduced his bill (S. 73) amending the Tax Law (subdivision 5 of section 4) by providing that real property, owned by an honorably discharged soldier, sailor or marine of the United States Army or Navy, or by his wife or widow, shall be exempt from taxation to the extent of $1,000. Such property is also to be assessed, taxed and exempted as though it were purchased in part with pension moneys. Same as Senator Griffen's bill of last year (S. Int. 1376, Print 1645). To Taxation and Retrenchment Committee.

Other bills introduced are:

Senate.

Int. No. 96. Frawley. Inserting in the Greater New York Charter a new section (544-a) giving the commissioner of street cleaning, with the approval of the Board of Estimate, full power to contract for not exceeding fifteen years for the final disposition of refuse collected in the boroughs of Manhattan, Bronx and Kings. Same as S. Int. 1224, Pr. 1414, of 1912 by Frawley. To Cities Committee.

Int. No. 153. Torborg. Amending the New York City Rapid Transit Act (subdivision 2 of section 30) by providing that the Public Service Commission may enter into contracts for the installation, maintenance and operation of telephones for public use in rapid transit railroad stations. The present law prohibits the conduct of any business except the sale of newspapers and periodicals in rapid transit stations. To Cities Committee.

Int. No. 167. Ramsperger. Inserting in the Insurance Law a new section (91-a) providing that no person or corporation transacting the business of health or accident insurance within the State, may pay commissions to any person except to duly licensed brokers, without first obtaining from the superintendent of insurance an agent's certificate of authority. Such certificates must be renewed annually. To Insurance Committee.

Int. No. 185. Blauvelt. Repealing Section 235 of the Lien Law which makes a chattel mortgage invalid against creditors, purchasers in good faith, after one year from its first filing, unless copy of the mortgage and its endorsements is re-filed or a statement is filed describing it and showing the mortgagee's interest. The amendment provides that every mortgage duly filed shall be valid against the creditors and subsequent purchasers or mortgagees in good faith as long as the debt which the mortgage secures is enforceable, and is to have priority over all other claims not existing at the time of its filing. This is the present law in the case of mortgages upon canal boats and other craft navigating canals. To Judiciary Committee.

Int. No. 191. Duhamel. Amending the Greater New York Charter (section 1019-a) empowering the collector of assessments to divide into twenty installments the unpaid assessments for local improvements confirmed after January 1, 1908, the amount of which exceeds 2 per cent. of the valuation of the property, exclusive of improvements. The present law provides for the division into 10 installments of such assessments, where the amount exceeds 3 per cent. of the valuation of the property, including improvements. The bill strikes out the provision that when an award for damages, in condemnation proceedings, shall accrue to the same person who is or was at the time the assessment was confirmed, liable for the assessment for benefit on the abutting property in the same proceeding, only the portion of the assessment in excess of such award may be considered in levying installments. To Cities Committee.

Int. No. 192. Duhamel. Amending the Greater New York Charter (section 1019-a) by empowering the collector of assessments to divide into ten annual installments the unpaid assessments for local improvements confirmed after January 1, 1908, the amounts of which exceed 3 per cent. of the valuation of the property, exclusive of improvements. The present law provides for the division into installments of such assessments, where the amount exceeds 3 per cent. of the valuation of the property, including improvements. To Cities Committee.

Assembly.

Int. No. 68. Crane. Amending the Act of 1889 (Chap. 349) which provided for the recording and indexing of instruments affecting New York City land according to city blocks. It strikes out the provision making the center line of the Harlem River and Spuyten Duyvil improvement channel the boundaries of the sections fronting thereon and provides that the board of taxes and assessments shall include in section 8 of the land map all the territory in Manhattan north of the center line of the Harlem ship canal, and regulating the renumbering of blocks in the territory affected.

Int. No. 102. Phillips. Amending the Public Health Law (Section 2-b) by making inapplicable to all cities of the first class the provisions of the sanitary code. At present, such provisions are applicable to every city except the City of New York.

Int. No. 103. A. E. Smith. Inserting in the Greater New York Charter a new section (244-a) empowering the Board of Estimate to include in its annual budget such sum as it may deem proper, not exceeding $50,000, for the keeping, preservation and exhibition of safety devices and means and methods of safety and sanitation in the building now or hereafter occupied by the American Museum of Safety.

Int. No. 125. Knight. Enacting an injunction and abatement law. It declares a nuisance any house, building, or property in or upon which any lewdness assignation or prostitution, or other immoral act, is practiced or permitted. Apparently the same as Senator Herrick's bill amending the Public Health Law (S. Int. 67, of 1914).

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

West Side Apartment Houses Comprised the Bulk of Business.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Jan. 23 to 29	1913 Jan. 24 to 30
Total No.	138	154
Assessed value	$6,458,000	$8,348,700
No. with consideration	15	27
Consideration	$411,400	$996,702
Assessed value	$492,500	$1,025,500
	Jan. 1 to 22	Jan. 1 to 30
Total No.	587	646
Assessed value	$35,051,450	$41,224,900
No. with consideration	64	102
Consideration	$2,272,615	$3,925,961
Assessed value	$2,581,600	$3,941,000

Mortgages.

	Jan. 23 to 29	Jan. 24 to 30
Total No	109	91
Amount	$2,804,637	$2,316,976
To Banks & Ins. Cos.	23	33
Amount	$1,289,400	$1,539,300
No at 6%	48	30
Amount	$536,229	$668,801
No. at 5½%	7	5
Amount	$470,842	$537,500
No. at 5%	26	28
Amount	$989,650	$477,050
No. at 4½%	.....	5
Amount	.....	$55,000
No. at 4%	.....	1
Amount	.....	$3,500
Unusual rates	1	1
Amount	$759	$30,000
Interest not given	27	21
Amouot	$807,157	$545,125
	Jan. 1 to 29	Jan. 1 to 30
Total No.	372	440
Amount	$13,549,292	$16,130,085
To Banks & Ins. Cos	92	119
Amount	$9,964,500	$9,215,800

Mortgage Extensions.

	Jan. 23 to 29	Jan. 24 to 30
Total No.	57	43
Amount	$2,187,610	$1,286,750
To Banks & Ins. Cos.	12	11
Amount	$833,250	$328,000
	Jan. 1 to 29	Jan. 1 to 30
Total No.	197	211
Amount	$6,734,560	$7,163,785
To Banks & Ins. Cos.	52	73
Amount	$3,253,450	$2,887,500

Building Permits.

	Jan. 24 to 30	Jan. 25 to 31
New buildings	7	4
Cost	$397,000	$341,500
Alterations	$364,658	$177,540
	Jan. 1 to 30	Jan. 1 to 31
New buildings	33	38
Cost	$3,501,100	$3,415 450
Alterations	$871,233	$922,560

BRONX.

Conveyances.

	Jan 23 to 29	Jan. 21 to 30
Total No.	93	153
No. with consideration	12	14
Consideration	$238,275	$263,835
	Jan. 1 to 29	Jan. 1 to 30
Total No.	411	607
No. with consideration	47	72
Consideration	$590,975	$871,830

Mortgages.

	Jan. 16 to 22	Jan. 24 to 30
Total No.	63	110
Amount	$503,843	$1,388,670
To Banks & Ins. Cos.	13	15
Amount	$198,401	$601,000
No. at 6%	26	44
Amount	$126,123	$526,565
No. at 5½%	4	5
Amouot	$85,000	$15,000
No. at 5%	13	21
Amount	$52,300	$530,000
Unusual rates	1	9
Amount	$620	$11,305
Interest not given	19	31
Amount	$239,800	$305,800
	Jan. 1 to 29	Jan. 1 to 30
Total No.	289	413
Amount	$2,093,300	$4,517,256
To Banks & Ins. Cos.	44	46
Amount	$632,751	$1,091,700

Mortgage Extensions.

	Jan. 23 to 29	Jan. 24 to 30
Total No.	15	15
Amount	$282,650	$292,000
To Banks & Ins. Cos.	4	2
Amount	$136,500	$69,000
	Jan. 1 to 29	Jan. 1 to 30
Total No.	84	59
Amount	$1,534,150	$935,000
To Banks & Ins. Cos.	13	5
Amount	$306,000	$174,000

Building Permits.

	Jan. 23 to 29	Jan. 25 to 31
New buildings	11	6
Cost	$414,550	$256,200
Alterations	$23,825	$8,375
	Jan. 1 to 29	Jan. 1 to 31
New buildings	48	51
Cost	$1,364,150	$1,517,426
Alterations	$67,650	$122,335

BROOKLYN.

Conveyances.

	1914 Jan. 22 to 28	1913 Jan. 23 to 29
Total No.	433	403
No. with consideration	56	21
Consideration	$1,231,526	$118,788
	Jan. 1 to 28	Jan. 1 to 29
Total No.	1856	1,906
No. with consideration	209	129
Consideratioo	$2,086,720	$1,123,695

Mortgages.

	Jan. 32 to 28	Jan. 23 to 29
Total No.	286	315
Amount	$920,160	$908,926
To Banks & Ins. Cos.	50	73
Amount	$307,350	$297,150
No. at 6%	157	190
Amount	$124,549	$430,608
No. at 5½%	71	43
Amount	$300,455	$193,700
No. at 5%	43	60
Amount	$167,000	$243,660
Unusual rates	1	1
Amount	$2,000	$300
Interest not given	14	21
Amount	$26,156	$40,658
	Jan. 1 to 28	Jan. 1 to 29
Total No.	1247	1,434
Amount	$4,366,639	$4,657,164
To Banks & Ins. Cos.	225	329
Amount	$1,324,400	$1,746,675

Building Permits.

	Jan. 23 to 29	Jan. 24 to 30
New buildings	50	58
Cost	$677,300	$351,600
Alterations	$44,325	$35,460
	Jan. 1 to 29	Jan. 1 to 30
New buildings	250	238
Cost	$3,600,825	$1,831,460
Alterations	$155,250	$214,572

QUEENS.

Building Permits.

	Jan. 23 to 29	Jan. 24 to 30
New buildings	32	91
Cost	$286,802	$365,510
Alterations	$11,780	$54,940
	Jan. 1 to 29	Jan. 1 to 30
New buildings	185	250
Cost	$908,717	$843,772
Alterations	$65,040	$90,470

RICHMOND.

Building Permits.

	Jan. 23 to 29	Jan. 24 to 30
New buildings	21	8
Cost	$16,685	$11,990
Alterations	$1,925	$1,750
	Jan 1 to 29	Jan. 1 to 30
New buildings	37	26
Cost	$54,700	$54,165
Alterations	$9,475	$6,525

The most important development of the week was a moderate increase of buying by investors. With Jacob Ruppert, particularly, conspicuous by several purchases, such buyers obtained a number of high class apartment houses on the upper West Side. Besides deals actually consummated and reported the week was rife with rumors of pending transactions. The situation is brightening and there is a more general feeling

of optimism becoming apparent among the brokers. Other interesting sales involved a Marble Hill apartment house, a Henry street landmark, and a Brooklyn block front.

Taken all in all, the week's business reflected a growing interest among the buying public, in well placed investment properties, and the significance of such a development is not to be denied.

The total number of sales in Manhattan this week was 27, against 20 for last week and 37 a year ago.

The number of sales south of 59th street was 6, compared with 8 last week and 14 a year ago.

The sales north of 59th street aggregated 21, compared with 12 last week and 23 a year ago.

From the Bronx 15 sales at private contract were reported, against 15 last week and 21 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $554,530, compared with $809,335 last week, making a total since Jan. 1 of $5,303,221. The figure for the corresponding week last year was $638,108, making a total since Jan. 1, 1913, of $4,430,242.

PRIVATE REALTY SALES.

Chateau D'Armes Sold.

An investor has purchased the 6-sty Chateau d'Armes elevator apartment house on Washington Heights. It was sold by the Friedmann & Feinberg Construction Co., the builders. It occupies a plot 100x118x irregular at the north east corner of Fort Washington av and 161st st, and was completed last October, is valued at $300,000, and was erected from plans by Harold L. Young. The house contains 35 rooms to a floor, accommodating seven families on each floor, and is now fully occupied. The buyer is Joseph Shenk. The lower Fort Washington section was only opened up a couple of years ago through the decision of the executors of the Loyal L. Smith estate to dispose of its holdings at that point. Harris and Maurice Mandelbaum bought several large plots from the estate and resold them to builders. The entire block front on the east side of Fort Washington av, between 161st and 162d sts, was sold by them to the Friedman Construction Co., which put up two houses.

Builders Buy in Bronx.

Builders have secured a valuable building site on the Grand Boulevard and Concourse for an apartment house operation. The K. & R. Construction Co. (Max J. Klein and Ignatz Roth) purchased the plot of 4 lots at the northeast corner of the Concourse and Bush st, located one short block from Burnside av. The property, which had not changed hands for about 25 years, has a frontage of 103.4 ft. on the Concourse and 94 ft. in Bush st, the easterly and northerly lines measuring 102 and 43 ft. respectively. The company will erect high class apartments on the property which will be among the first put up in that vicinity along the Concourse. The company also owns the southeast corner of Vyse av and 179th st, 115x254.

Marble Hill-Jersey Trade.

The A. N. Gitterman Corporation has sold for the Yen Realty Co., M. M. Nye, president, the Marble Hill apartment house, a 6-sty elevator structure, on plot 85x117x irregular, at the northeast corner of 225th st and Marble Hill av. The house contains 41 apartments and four stores and was bought by an out-of-town investor, who gave in part payment the Brukker farm of 38 acres at Whitehouse, N. J., which is considered the third largest poultry raising farm in the State. The apartment house was held at $175,000. The sellers acquired the Marble Hill property last September from Alice M. Lilienthal, through the same broker.

Col. Ruppert Buys.

The new 5-sty apartment house on the southwest corner of St. Nicholas av and 176th st was sold by the Nehring Co., as brokers, for the T. & J. Smith Holding Co. to Col. Jacob Ruppert. The plot is 56.9x100, and the property has been held at $140,000. An interesting feature of the sale is that the apartment is one of the first fireproof non-elevator houses erected in that locality, Thomas Smith, president of the company, having been a pioneer in constructing this type of house in that rapidly growing apartment house centre. The sale of the house so soon after completion demonstrates the faith of the builders in that style of construction for investment buying. The house has stores on the ground floor.

Synagogue Buys Landmark.

The old private dwelling at 136 Henry st, considered one of the landmarks of the section, has been sold by Mrs. Edward Leverich to a Jewish congregation of which H. Cohen is president. The property consists of a 4-sty building, covering a lot 23.10x100, about 132 ft. west of Rutgers st, and was part of the Hendrick Rutgers farm, which ran from Division st to the East River, now one of most populated districts of the city. This property is one of the last remaining in the ownership of the heirs of original owners, and the pending transfer is the first outside of the family in more than 200 years. It was held at $22,000. Extensive alterations will be made to the structure.

Hospital Buys Plot.

The Mount Sinai Hospital has added to its extensive holdings on upper 5th av by the purchase from Charles C. Worthington of 7 lots on the northeast corner of 5th av and 99th st, a plot 100x175. The hospital, in the near future, plans to improve the 5th av front lately acquired with additional buildings for its work. It already owns the upper half of the block, so that with this purchase it controls the entire 5th av frontage between 99th and 100th sts, immediately below and opposite the main hospital buildings covering the entire block between 100th and 101st sts, 5th av and Madison av.

To Improve Brooklyn Block.

About 70 1-family dwellings and several business buildings will be erected on the square block bounded by 10th av, Fort Hamilton av, 51st and 52d sts, which William G. Morrisey, Jr., in conjunction with William Smith, sold for the Bedford Estates, Samuel H. Coombs, president. The property was sold to J. S. Gold, of the Gold & Taylor Cut Stone Co. The sale was a cash transaction, and was induced by the plans for subway transit in this locality. Mr. Morrisey is of the opinion that the plot will be improved in the near future by the new owners.

Fort Washington Deal.

The Saranac Construction Co., Davis & Liebeskind, sold the 6-sty apartment house, known as the Plymouth, at the northeast corner of Fort Washington av and 160th st. The house fronts 101 ft. in each thoroughfare and measures 125 and 100 ft. respectively on its north and east lines. The purchaser is the Alapri Realty Company, John Lovell, president, which gave in exchange property in Yonkers, including a residence on Fairfield rd and vacant parcels on Morningside av, Tower pl and Orchard st. The apartment house figured in the deal at a valuation of $280,000.

Seventh Avenue Deal.

The Oak Construction Co., Julius Weinstein president, has sold the 6-sty elevator apartment house at the southwest corner of 7th av and 115th st. The structure fronts 100 ft. on each thoroughfare and adjoins the Wadleigh High School. The house is one of two similar structures erected last year on the block front between 114th and 115th sts. The 114th st corner was sold several months ago to Mary I. Hoyt. The buyer in the present deal is represented by Isidor Reis and is said to be identified with the same interests which bought the 114th st house.

Arrowhead Court Sold.

The 177th St. and Pinehurst Ave. Co. sold to an investor Arrowhead Court, 6-sty elevator apartment house at 2 and 4 Pinehurst Ave., northwest corner of 177th St., having a frontage of 125 ft. on the avenue and 92.8 ft. in the street. The selling company took the property over last August as plaintiff at a foreclosure sale for $183,580.

Manhattan—South of 59th Street.

PEARL ST, 177, 5-sty building, on lot 18.7x90, between Pine and Cedar sts, sold for Lillian Casper to a client, by the Ruland & Whiting Co.

PERRY ST, 156, a 3-sty dwelling, on lot 20x79, sold for Mrs. Thurston Ward to a client, by the Duross Co. See 162 Perry st.

PERRY ST, 162, a 3-sty dwelling, on lot 20x81.9, sold for Mrs. Thurston Dick to the Georgia Pine Turpentine Co. by the Duross Co. This house has been in the Thurston family since 1853, and with 156, above mentioned, have been sold for cash.

17TH ST, 127-133 West, 6-sty store and loft building, on plot 90x92, between 6th and 7th avs, reported sold by Oscar Willgerodt. David Price formerly owned an interest in the property, but sold out a few years ago to Mr. W. Willgerodt.

10TH AV, n w cor 51st st, vacant lot, 25.5x100, resold by H. & M. Mandelbaum to the Kramer Construction Co. (Max J. Kramer, president), who will erect a 5-sty loft building. The sellers acquired the lot last month from the Dooley estate

Manhattan—North of 59th Street.

PITT ST, 7, 5-sty tenement, with stores, on plot 26x100, sold for Frank J. Dupegrac to a client, by David Vogel.

44TH ST, 347-349 West, two 5-sty flats, on plot 54.6x100.5, near 9th av, sold for the estate of Bertha Heidelberger to a client, by H. V. Mead & Co.

67TH ST, 54-6 West, 3-sty garage on plot 50x100.5, sold by the Franklin Savings Bank to William W. Hubbell. The property abuts the St. Nicholas rink property, and was purchased by the bank in foreclosure on January 15 for $50,000.

76TH ST, 34 West, 4-sty brownstone residence, on lot 22x102, between Central Park West and Columbus av, sold for Mrs. Joel Fisher to Dr. John Aspell for occupancy, by Pease & Elliman.

83D ST, 41 East, 4-sty and basement dwelling, on lot 15x102.2, resold for the Harvard Realty Construction Co (Goldberg & Cramer) to a client, by John J. Kavanagh. The sellers recently acquired the property in trade with Edith S. McVickar, for the apartment houses at 966 and 968 St. Nicholas av.

92D ST, 71 West, 3-sty and basement dwelling, on lot 20x100.8½, sold for the Brodie Realty Co. to Dr. Richard Scofield for occupancy by the F. R. Wood-W. H. Dolson Co.

95TH ST, 151 West, 3-sty and basement, on lot 18x100.8½, contracts for the sale have been made by John P. Magner to Ignatz Erber for $34,500. The furnishings of the house are in-

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cluded in the sale. The building is auhject to a mortgage of $14,500.

104TH ST, 313 West, 3-sty and basement brownstone front dwelling, on lot 17x100.11, between West End av and Riverside Drive, sold for Georgiana Brown to a client, by Slawson & Hobbs.

120TH ST, 345 Eaat, 6-sty tenement, on plot 37.6x100.11, resold for A. S. Jackson to a client, by David Chenken. The seller acquired the property recently at auction for $35,000.

138TH ST, 621 West, 3-sty dwelling, on lot 15x100, sold by A. P. Whitehouse, as trustee, to a woman investor for occupancy.

MADISON AV, 1694, 5-sty flat, on lot 25x 100.11, adjoining the northwest corner of 112th st, resold by Louis Block to a resident of Albany, Ga. Mr. Block acquired the building recently from A. J. Dieck.

PARK AV, 1384, 5-sty flat, on lot 25.11x100, resold by the Tilmil Realty Co. (Williams & Grodginsky) to an investing client of Samuel Fine.

ST. NICHOLAS AV, 844, 5-sty brick and limestone private dwelling, on lot 21.5½x67.7x irreg., sold for the Lawyers Mortgage Co. to a client for occupancy, by J. H. Siebert. The sellers acquired the property at a foreclosure sale last November.

SHERMAN AV, n e c Academy st, vacant plot of four lots, 100x100, sold for Max Marx to Col. Jacob Ruppert, by Max Just. The buyer will immediately improve. It was a cash transaction.

Bronx.

175TH ST, EAST, e s, 25 ft. north of Nelson av, plot 50x100, and Featherhed lane, n s, 233 ft. east of Nelson av, plot 50x100, sold hy James T. Barry to the Cleland Realty Co. (Henry Cleland, president), which will erect a 5-sty flat.

188TH ST, 218 and 220 East, two 4-sty dwellings, on plot 50x90, between the Boulevard and Valentine av, sold by A. Schoen to Ackerman & Schaibles.

191ST ST, 558-560 East, 5-sty apartment house, on plot 50x85, near Bathgate av, reported sold by Israel Wolf.

HOE AV, 1300 and 1302, 5-sty flat, on plot 50x 100, reported sold by the O'Rourke Brothers Co. The same firm also sold 767 East 179th st, northeast corner of Prospect av, a 5-sty flat, on plot 29.6x110.

LYON AV, 2306, 2-family dwelling, on lot 25x 100, sold by the estate of Marcus Nathan to an investor.

MT. HOPE AV, n e cor 175th st, 5-sty new law apartment house, on plot 39x70, sold for the Phelan Construction Co. to the Eberhart Building Co. hy Frederick Fox & Co. and L. H. Lewinstein. In exchange was given the southwest corner of Daly av and 179th st, a vacant plot, 32x78x110, and the 5-sty new-law apartment at 2089 Vyse av, on plot 38.6x102.

PROSPECT AV, e s, 190 ft. north of Tremont av, plot 50x150, sold by Martin Kelly to Morris Berkowitz, who will erect a 5-sty apartment house for which plans are being prepared.

SOUTHERN BOULEVARD, 853, 5-sty modern apartment, on plot 50x100, sold by William H. Coldwell to a buyer who gave in part payment 1370 Brook av, a 4-sty flat, on lot 25x100.

VALENTINE AV, e s, 320 ft. north of 194th st, 5-sty apartment house, sold for the John J. Tully Construction Co. to a client, by A. J. Madden.

VYSE AV, 1217, 3-sty, two-family brick house, on lot 18.9x100, sold for the Hensol-Powell Realty Co. to Dr. Henry Wollner by Charles Kuntze.

WHITE PLAINS ROAD, n w c 219th st, plot 38x79, bought by Jacob Ruppert. The plot is on the line of the subway extension and near the proposed station at 219th st.

Brooklyn.

ORMOND PL, 10, 3-sty garage corner of Putnam av, sold for Esther Smith to the C & C. Auto Co. by DePoix & Von Glahn. The buyers will make extensive improvements and occupy.

PROSPECT PLACE, s s, 41 ft. west of Classon av, irregular plot and gore, sold for Isaac R. Robinson to the Brody Construction Co., by the Bulkley & Horton Co.

QUINCY ST, 285-287, 5-sty apartment houae, on plot 58x200, running through to Lexington av, sold by the Hatwill Realty Corporation to the Schnell Realty Co., which gave as part payment a plot 110x165 ft. at the junction of Dalny rd and Edgerton boulevard, Jamaica Estates. The deal involved $75,000.

SOUTH 2D ST, ETC.—The Realty Associates report the following sales. 386 and 388 South 2d st, plot 50x120, sold to Armor Construction Co., for the erection of a 6-sty modern tenement; 302, 304, 306 South 2d st, plot 75 ft., running through to Grand st extension, sold to the Havemeyer Construction Co.; they will build a 6-sty tenement, with stores on first floor, which will have entrances on Grand st extension as well as on South 2d st; 42 and 46 Brooklyn av, two 5-sty tenements sold to the S. & H. Holding Co. for investment; plot 63x95 on Livingston st, adjoining plot 80x94 in rear on Schermerhorn st, sold to Bing & Bing, large Manhattan operators, who will erect two 8-sty elevator apartments; plot Broadway, Marcy av and South 9th st, leased to Nathan Groherg for a term of 10 years, who has erected a modern motion picture theatre seating 600 people; and plot southwest corner Dumont av and Cleveland st, 280x90, sold to the Rosehorn Realty Co., who will erect on the corner a modern motion picture theatre and improve the halance of the property with modern 2-family brick houses.

8TH ST, 262, one-family frame building, on lot 20x75, sold for George O'Neil to a client for improvement, by the McInerney-Klinck Realty Co. The consideration was $4,000.

BEDFORD AV, 649, a 3-sty building on lot 20x80, sold for James Grogan to a client, by Meyer Levenson.

KINGSTON AV, 181, two-family house sold by E. Gunther to A. Feucht, who gave in exchange 15 lots at Valley Stream, L. I. The deal, which involved about $14,000, was negotiated by Otto Weiler, of the Bedford Exchange.

LENOX ROAD, 980, 982 and 984, three 3-sty dwellings, on plot 60x100, sold by the Ullerton Realty Co. to a client of Goldfein & Weltfisch.

VANDERBILT AV, 680, 2-sty building on lot 22x86x104, sold for R. S. Hager to a client, who will alter for store, by Henry Pierson & Co. The same brokers sold the 3-sty and basement and dwelling at 374 Sterling pl for Meruk & May.

5TH AV, 5219, 4-sty double brick stores and apartments, on plot 26x100, sold for Barbara Meyer and another to a client for investment, by Tutino & Cerny.

FLATBUSH, ETC.—Four detached frame cottages, each on a lot 30x100, on the north side of Av L, near Ocean parkway, were sold for Gustave Gerard to a client of Maurice G. Straus for a total consideration of $30,000. The same broker sold for a client to Richard J. Kent four 4-sty double brick apartments on the south side of 50th st, between 2d and 3d avs, each on a lot 25x100, for $55,000; also for D. H. Garrett a plot 60x100 on the west side of Nostrand av, 340 ft. south of Av K, to a client, and with William G. Morrisey 574 East 4th st, a 2-family detached brick residence on lot 22x100 for Peter S. Cleary to a client.

Queens.

COLLEGE POINT.—Paul E. Besio has bought a plot, 50x100, on 13th st for about $8,500. Sayers Bros., as attorneys, represented the buyer. A moving picture theatre to seat about 600 will be erected on the site.

JAMAICA.—The Jayson Realty Co., recently organized, has taken over one of the most valuable husiuess sites in the Borough of Queens with a frontage of 50 ft. in the north side of Fulton St., 184 ft. west of Washington St. The reported purchase price is $85,000. The sellers were Morris Rappaport, Morris Bernstein and Samuel Miller. The property is now occupied by a number of frame dwellings that have survived the business invasion. They are to he replaced with a modern office building.

Richmond.

ROSEBANK.—W. F. Banks has sold for Catherine M. Hage the old Hage homestead on Bayview av, to a Mr. Fornan, of Philadelphia.

Rural and Suburban.

BELLROSE, L. I.—Mrs. Jane E. Parsons purchased a residence in Massachusetts boulevard. J. Victor Lane has taken title from the United Holding Co. to 3 plots in Pennsylvania boulevard. Mary E. Ryerson purchased a 50 ft. plot in Ontario road.

FREEPORT, L. I.—Cadman H. Frederick has sold a house to William Kramer, a house to M. J. Horstman, and a house to Isaac B. Owens.

HARRISON, N. Y.—Kenneth Ives & Co. have sold to Oscar Straus, for occupancy, the country estate of Harry S. Black at Purchase. The property consists of about 40 acres with extensive improvements, and is in the immediate neighborhood of the estates of William A. Read, Louis B. Ralston, Whitelaw Reid, Oliver Harriman, Herbert H. Lehman and Donn O. Barber. Mr. Black held the property at $125,000.

HUNTINGTON, L. I.—Ward & Ward sold for W. M. Bucheit, Jr., 102 acres on West Neck, with about 8,000 ft. shore frontage in Lloyd's Harbor, Huntington Bay and Huntington Harbor. The property had been held at $4,000 an acre.

MONTCLAIR, N. J.—F. A. Sawyer has purchased a tract of land on the west aide of Undercliff rd, adjoining the new Essex County Park entrance. The plot has a frontage of 250 ft., with a depth of 500 ft., and commands an extensive view of New York City. F. M. Crawley & Bros., of Montclair, were the brokers.

NEW ROCHELLE, N. Y.—O'Connor & McCann have sold for Justice Martin J. Keogh to a client 3 acres of land with an old house and several outbuildings on Mount Tom rd. The purchaser intends improving with a fine residence. The property was held at $18,000.

NEW ROCHELLE, N. Y.—J. P. Hayden has sold to Ada Jones for occupancy a 2-sty stucco private dwelling on Chauncey Ave., Huguenot Park. The building occupies a plot 50x100 ft.

NORTH PLAINFIELD, N. J.—The David Randolph estate has sold a tract of 17 acres, with dwelling, in the Green Brook road section to Wenzel Krohe. In the same section August Hutt purchased 6 acres and a dwelling from the Weisbecker estate.

ROSEDALE, L. I., ETC.—The Windsor Land and Improvement Co. sold at Rosedale to T. Lambe a plot 40x102 on Ocean av; the same company sold at Valley Stream to E. for H. R. Williams a plot 40x100 on Cromwell st; the same company sold at Lynbrook to P. H. Thomas a plot 40x100 on Charles st; the same company sold at Oceanside to V. Mattioli a plot 40x100 on Merrifield av; to F. Ohem a plot 60x 100 on Ebert av and Yost parkway; to M. V. McDonnel a plot 40x100 on Ebert av; the same company sold at Rockville Centre to M. for F. Fallon a plot 20x80 on Brooklyn av; the same company sold at Hempstead to J. Essalon a plot 20x96 on Milmurne av; to M. Carroll a plot 40x135 on Tompkins pl.

SADDLE RIVER, N. J.—Frederick A. Tetor and S. S. Walstrum, Gordon & Forman have sold for Mrs. Helen Elswald, of New York, her farm of 67 acres. Ezra F. Conklin, of Hohokus, N. J., is the purchaser.

WHITE PLAINS, N. Y.—E. Nelson Ehrhart sold for A. Cayron his residence in New York Ave., on a plot 100x230, to H. F. Haines.

WOODBURY, L. I.—L'Ecluse, Washburn & Co. have sold in the Piping Rock section to Mr. Arthur Page, of Doubleday, Page & Co., the publishers, 34 acres of the Griffen farm. This property is in the immediate vicinity of the recent large purchase of Mr. O. S. Kahn, and also the large holdings of Mr. Robert W. DeForest, and the country residence of Mr. Henry L. Stimson, former Secretary of War. Mr. Page is remodeling the old farmhouse and will build a residence next year.

LEASES.

Longacre Square Transaction.

Sol Bloom leased from George B. Burnett the 4-sty building at 1562 Broadway, on lot 20x80, adjoining the new Palace Theatre and 100 ft. north of 46th st, for 21 years, from May 1, 1915, with the privilege of a renewal. The aggregate rental for the first term is $210,000. The lessee purposes to improve the site with a 12-sty building. Mr. Bloom pays nearly $1,000 a year more for the property than the owners paid for it about 50 years ago. The price paid for the little plot by the Burnett family nearly half a century ago was $9,000. For many years the old house was used as a family residence.

Bronx Flats Leased.

An important lease in the Hunt's Point section of the Bronx was announced Monday by George F. Johnson, who leased to the Laykenach Realty Co. the twelve 5-sty apartment houses, 818 to 862 Hewitt pl. The lease is for a period of five years at a gross rental of about $200,000. The structures, which are well rented, were completed about seven years ago by the owner. Ferriss & Storck represented George F. Johnson and Abraham Felt, the Laykenach Company. Jacob Leitner was the broker.

C. P. W. Taxpayer Leased.

F. & G. Pflomm leased for Thomas Morgan and others the 2-sty taxpayer, now in course of construction, on the plot 100.5x100, at the south corner of Central Park West and 62dt st, to Green's Purchasing Agency for 5 years at an aggregate rental of $100,000. The property is opposite the Century Theatre, and abuts the old 7-sty Tichenor-Grand Building, which was leased to Sol Bloom last November for 21 years, with two renewal privileges.

Warehouse Leased.

THE DUROSS CO. leased 341 to 347 Spring st and 500 Washington st, between Washington and West sts, a 7-sty model warehouse on plot 72x80 on Spring with an "L" 20x60 ft. on West st. The building contains about 55,000 sq. ft. The building was leased for the Crane Realty Co., James M. Fisk, attorney, to the Duval Co. for a term of 15 years at an aggregate rental of $250,000. Duval Co. is now located at 131 to 137 Franklin st.

Manhattan.

AMES & CO., INC., leased for the Samneck Realty Co. to Sultzbach Clothing Co., of 42 West 34th st, the stores in 130 and 132 West 34th st; also the entire building at 252 West 28th st for C. Gachot to John Berterello; also the store in 153 West 34th st for W. Gillies to L. Markus for a term of years; also the 1st loft in 11 East 22d st for R. S. Minturn to E. Schuberth & Co., of 11 East 22d st. and the 7th loft to Geo. Tonlitz, of 11 East 22d st; also the building at 203 West 41st st for A. C. Rhoades to D. V. Anthony.

AMES & CO., INC., leased for the Broadway and 97th St. Co., William Fox, president, the 2d loft in the Riviera Theatre Building at the corner of Broadway and 97th st to John B. Halliday for a billiard parlor; also for Life Publishing Co. space in 17 West 31st st to the Murray Hill Art Galleries, of 17 West 31st st; also the 2d loft in 130 West 28th st for William Abramson to Lichtman & Zimring; also the 2d loft in 11 East 22d st to Silk & Ullman, of 11 East 22d st.

MAX ANSFRESSER leased from Joseph D. Goldstein the 5-sty tenement, on a lot 25x100, at 79 Norfolk st for 5 years from Feb. 1 at an annual rental of $4,130.

WILLIAM S. ANDERSON & CO. leased for Richard H. Morrison to Dr. Hardy the dwelling at 154 East 81st st.

MYER BONDY leased the top loft in 85 to 89 Bleecker st to M. Stern for the Douglas Robinson, Charles S. Brown Co.; also the 3d loft in 100 and 102 Greene st to Nathan Livert, of 183 Mercer st, for the J. Romaine Brown Co.; also the 3d loft in 131 and 133 Bleecker st to W. Sol. Newman for William A. White & Sons; also the 8th loft in 699 Broadway to Irving Levy, of 699 Broadway, and Louis Wechsler; also the top loft in 124 West 19th st to Doctor & Allmento; also the 1st loft in 559 and 561 Broadway to the Art Photo & Postal Card Co.; also the 4th loft in 830 Broadway to David Richman for Cross & Brown; also the 3d loft in 29 West 17th st to Hyman Povereny and space in 501 5th av to Hyman Silverman, of 43 East 8th st.

HENRY BRADY leased the 3d and 4th lofts in 624 West 24th St. to the Physioc Studios, Inc., for the manufacture of the scenic effects for the Panama Exposition at San Francisco in 1915.

HENRY BRADY leased to Eagle Badge Co. a loft in 131 Bowery and to Victor Cassele the store at 337 8th av.

THE FIRM OF LEONARD J. CARPENTER leased a store at the northeast corner of Broadway and 112th st to Charles R. Rainesa.

CLEMENT, hair dresser of 541 5th av, leased for three years the store in 17 East 35th st.

THE CROSS & BROWN CO. leased the entire 10th floor of the new building at 18 and 20 East 41st st to the Magazine & Book Co., of 1255 Broadway, for a period of years.

THE CROSS & BROWN CO. leased space in the new building at 18 East 41st St. to Dr. Edward H. Jones, of 155 West 58th st; A. B. Har-

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Isn't it true that ofttimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of housekeeping.

We have other ideas along these same lines. Drop us a line and we will talk them over with you.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN
360 Pearl Street
Telephone, 8000 Main (Connecting all Branches)

rison, of 1123 Bway; Barker-Bonner, Inc.; Jacques Boisse, of 2 Rector st; Dr. Stanley W. Eakin, of 331 Madison av, and George Metzger, of 95 Madison av.

JOSEPH P. DAY leased for Edgar S. Appleby and John S. Appleby, as trustees of the estate of Charles E. Appleby, 306 West 59th st, formerly the Princess moving picture theatre, to the Milwaukee Lunch Co., of 975 8th av, for a term of years.

THE DUROSS CO. leased 328 West 20th st, a 3-sty dwelling, to Ida Daniels; also leased in 124 West 18th st, the 1st loft to the Brown-Ruff Co., of 124 West 18th st; in 131 West 14th st, a store, to Elizabeth McLoughlin; in 126 University pl, a store, to S. B. Davega, of 831 Broadway; in 445 West 13th st, a store, to the Western Union Telegraph Co., of 195 Broadway; in 58 West 15th st, the 1st loft, to Fox & Frankel, of 61 East 9th st, and in 775 Washington st, a store, to the Pollock Fumigating Co.; also leased in 48 and 50 West 21st st the 11th loft to Philip Stromberg, of 48 West 21st st; the 2d loft to the Style Suit Co., of 23 East 21st st; in 124 West 18th st, the 5th loft to David Bendersky, of 46 West 21st st, and in 61 West 14th st, the 2d loft to Max Dauer.

THE DUROSS CO. leased to the Textile Art Painting and Embroidery Co. the 8th loft in 58 West 15th st for a term of years.

THE DUROSS CO. leased the 3-sty building at 216 West 30th st to Joseph Cerina; the top loft in 124 West 18th st to Samuel Seiff, of 156 East 95th st, and the 2d loft to Marks L. Harris; also the store at the northwest corner of 146th st and 8th av to Henry A. Cowherd and August Gradt.

THE DUROSS CO. leased for Philip Rhinelander a store at 48 and 50 West 21st st to L. Koch & Co., of 48 West 21st st; also a store in 304 West 14th st to Arthur Woods Co., of 252 West 14th st; for the estate of John Kean the 3-sty dwelling at 182 Waverley pl to Anna Louise Smith; in 138 to 142 West 14th st, the 1st loft to the White Milk Chocolate Co.; in 11 West 20th st, the 7th loft to A. Herman & Co.; also the southwest corner of Watts and Thompson sts, a vacant plot, 33x70, to Raffelo Citro for a term of years.

CALEB C. DULA, who recently took title to 3 West 81st st, a 4-sty dwelling, has leased it to Mrs. Ermine Carruthers, who recently sold her residence at 139 West 79th st.

DOUGLAS L. ELLIMAN & CO. leased for Robert J. Collier to J. P. Power, of Tuxedo, the dwelling at 752 Park av, a 6-sty English basement house.

DOUGLAS L. ELLIMAN & CO. leased a store in 364 Madison av to John R. Blair & Co., of 54 Lexington av.

CARDINAL JOHN FARLEY, as trustee of the estate of James Lenehan, leased through Gillespie & O'Connor a plot, 24x60 ft., at 137 Canal st to J. Schmuckler for 25 years at an aggregate rental of about $100,000. The property has been subleased for 24 years and 11 months to Barnard Cohen, an east side builder, who will erect a tall business building. The property faces the new Manhattan Bridge Plaza.

J. ARTHUR FISCHER has leased for P. A. Condeelis, for a term of years, the store and basement at 693 6th av to Louis Bernstein, womans' wear; for the Winegrowers Association the 1st loft at 663 6th av to E. Rothschild, employment agency, aand also the 1st loft at 689 6th av to N. Catanos for a restaurant.

J. ARTHUR FISCHER leased 624 6th av, on lot 21x100, for Louise B. O'Donohue and Alvina V. McAleenan to David Mandel and Harry Ilkowitz for a term of years at an aggregate net rental of about $50,000. The tenants after exteosive alterations will utilize the premises as a first-class cafe and grill; also leased the 3-sty building at 240 East 34th st to Freiberg & Ressler.

M. FORMAN rented space in 135 and 137 West 27th st to Berkman, Bass & Co., of 17 East Broadway; also in 8 West 29th st space to Calutin & Rossin and H. Reichman & Son, of 113 West 27th st; and in 53 West 24th st to Jacob Deutch.

M. FORMAN & CO. leased the top loft in 118 West 31st st to Ludwig Landau, of 112 West 18th st; also the 4th loft in 37 to 49 West 28th st to Hittler Brothers, of 53 East 10th st.

FREDERICK FOX & CO. leased for the Bradkin Realty Co., the 3d loft in 6 and 8 West 32d st, to Harry Dangler, of 11 West 17th st; also in conjunction with Frost, Palmer & Co., the top loft in 109 and 111 West 27th st, for the Advance Waist Co. to S. Berchansky & Co.; also leased for Henry R. Drowne, the 6th loft in 126 and 130 West 22d st to Strauss, Fast Co.; for the Selkirk Realty Co., the 1st loft in 29 and 31 East 22d st to Saltzman, Stahl & Berman, of 486 Broadway; for the estate of Mary A. Chisholm the 5th loft in 56 and 58 West 22d st to Feinstein & Morowitz, and for Elizabeth L. Goodnow, the 6th loft in 60 University pl to Pincus Morgenstern.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the John Jacob Astor Estate, store No. 5 in the Astor Court Building in 34th st, opposite the Waldorf-Astoria, to J. W. Schermerhorn & Co., of 18 West 45th st, for a term of years.

N. BRIGHAM HALL and WM. D. BLOODGOOD, INC., leased the entire 7th floor in the Heywood, Strasser and Voight Building at the southwest corner of 9th av and 26th st for a long term of years at an aggregate rental of about $50,000 to the Metro-Lithograph Co., now at 416 West 33d st.

H. H. HAZELTON and C. R. Levy leased apartments at the northeast corner of 120th st and Amsterdam av to Isidor Helliger, Misses Sara and Josephine Loeb, Hernan Conly, William M. Patton, Caleb G. Gibson, a Mrs. Howard, Miss Erva Werner, William W. Russell, Miss E. Clay Dillon, Dr. Charles Walsh, F. B. Farrand, Leon S. Meyers, Mrs. Rose Hill Cole and John Sanborn.

M. & L. HESS leased for the Realty Holding Co. the entire 4th floor in the new 16-sty building at 424 to 432 4th av to the Taylor-Friedsam Co., of 432 4th av, aa a showroom and salesroom for the sale of silks, the lease being for a term of years.

M. & L. HESS leased space in the Hess Building, at the southwest corner of 4th av and 26th st, to the Social Reform Press, of 131 East 23d st, and Grant G. Kelly; also space in the building at the northwest corner of 4th av and 29th st to the Freeman-Summer Co., of 45 East 17th st.

GEORGE KETCHUM leased for William Cruikshank's Sons, as agents, the parlor floor store in 48 West 34th st, adjoining the Hotel McAlpin, to Clark & Fleisch.

THE KODAK THEATRE, INC., Manford Barber president and E. Y. Eltonhead treasurer, leased from Bessie T. Houghton, of South Orange, N. J., 206 and 208 Amsterdam av, 40x65, in the Sherman Square section, for 21 years, on a net rental basis. The leasing company will improve the site with a 1-sty photo play house, with a seating capacity of about 400. William Tyson Gooch, architect, is preparing the designs.

JAMES KYLE & SONS leased the 5-sty building at 723 Lexington av to A. Paul, of 717 Lexington av; also the 3-sty building at 717 Lexington av to M. Feinman, of 252 East 52d st; also the store and basement in 698 Lexington av to Warner M. Van Norden, of 698 Lexington av, and the store in 132 East 57th st to Alvan Perry.

JAMES KYLE & SON leased to Lotos Tea Concern the store at 132 East 57th st, which will be connected with its present establishment at the adjoining corner of Lexington av.

J. EDGAR LEAYCRAFT & CO. have leased for a client the entire 3-sty building, with store, at 241 3d av to Otto Frohn for a term of years. The lessee will conduct a restaurant on the premises.

CHARLES LIBMAN, now in charge of the Leavitt Building, closed a lease with the Cosmos Feature Film Corporation, manufacturers of motion picture films, for a portion of the 11th floor of the Leavitt Building at 126 to 132 West 46th st, which now contains considerable motion picture fraternities.

THE LONGACRE LAND CO. leased space in the building at the northeast corner of Broadway and 42d st to the United States Stamp Distributing & Sales Co., the Longacre Motion Picture Co., John W. Fox, W. A. Gilbey, Ltd., of 949 Broadway, the Windsor Land & Improvement Co., and the Longacre Glass Co.

WEBSTER B. MABIE & CO. leased floors in 19 and 21 West 24th st to Cowan & Schultz, Marcus & Milestein, William Schulesel, of 39 West 21st st, and Safran & Kreeger, of 64 East 11th st.

WEBSTER B. MABIE & CO. leased space in 34 East 12th st to Goldberg Bros., S. Kapner, of 2250 2d av, Rosenberg Bros. and the Colonial Cloak & Suit Co., of 125 Greene st.

SAMUEL H. MARTIN leased to Michael Gerrity the store and basement in 768 9th av.

MOORE, SCHUTTE & CO. leased for Mrs. S. D. Howe, 530 West 150th st, a 3-sty private dwelling to a client.

MORRIS MOORE leased for the Emandess Holding Co. the five tenements at 231 East 67th st, 235 East 124th st, 237 East 124th st, 26 East 105th st, and 64 East 97th st, for a term of years, at an aggregate rental of $60,000; also leased to clients the tenements at 38 and 40 West 137th st, 51 East 134th st and 143 West 143d st for a term of years.

THE CHARLES F. NOYES CO leased the 3d floor of the "Golden Hill Building" at 111 to 121 William st and 59 to 63 John st, to the New Amsterdam Casualty Co., of 1 Liberty st, for a term of years at an aggregate rental of about $60,000. The floor contains about 9,000 sq. ft. and will be occupied exclusively by the leasing company now occupying quarters in the "German-American Building." The "Golden Hill Building" is entirely rented and is the only office building in the insurance district where the tenants are entirely insurance companies.

S. OSGOOD PELL & CO. leased the parlor floor in 603 5th av to Arthur, of London, dealers in antiques and silverware; also additional offices in the Ritz Chambers to Drs. Dunlop and Kelly; also apartments in the Carlton Chambers to G. Lawrence Perkins, S. Fritz Nave and a Miss Deshon.

THE PAYSON McL. MERRILL CO., INC., rented an apartment in 140 West 57th st to Dr. William B. Dunning, and in 257 West 86th st to Edgar A. Dayton.

PEASE & ELLIMAN leased for the Century Holding Co., Lee & Fleischman, in 25 West 45th st space to Mulhens & Knopff; also leased for Alexander Smith Cochran in 24 West 59th st apartments to J. A. Kinney and Rudolph Block; also rented furnished for Robert Sterling the 4-sty dwelling on a lot 16.8x100 at 19 East 77th st to Edward C. Delafield; also, in conjunction with Mooyer & Marston, leased a loft in 50 West 46th st to Murphy, May & Co.; also leased an apartment in 116 East 58th st to Eugene O'Brien; also leased an apartment in 68th st and Madison av, known as 11 East 68th st, to Graham Scott; also leased for the estate of Frederick A. O. Schwartz the 4-sty dwelling, on lot 25x100, to John Russell Pope, the architect, of 527 5th av; also leased for Samuel A. Herzog an apartment of 8 rooms and 3 baths in 116 East 63d st to Mrs. J. W. Clark; also leased for the Columbia-Knickerbocker Trust Co. to William O'Brien, for use as a lunch room, the store in 66 West 37th st; and leased for Alexander Smith Cochran one of the stores in 24 West 59th st to Alexander W. Saab, a dealer in laces.

L. J. PHILLIPS & CO. leased the store at the northeast corner of Broadway and 158th st for a term of years at an aggregate rental of about $40,000 to the Schoenberg Co., which will occupy the premises as a salesroom for electrical fixtures and supplies.

GEO. R. READ & CO. leased the store and basement in 619 5th av, 24x60 ft., in the Buck-

Ingham Hotel, for a term of years to Siebrecht & Son, florists, who recently sub-leased their place at 427 5th av to Landay Bros.; also leased for a term of years from May 1 the large corner store and basement, 45x125, in the Knickerbocker apartment house, in 5th av, southeast corner of 28th st, to Charles U. Miller, doing business as the Louis XIV. Antique Shop. This is the third 5th av store leased by the same brokers within a week.

GEO. R. READ & CO. leased to William C. Schumacher the studios in 138 West 55th st.

GEO. R. READ & CO. leased the 5th floor in 9 West 35th st for a term of years to Louis Cantor, of 263 Greene st.

THE M. ROSENTHAL CO. leased the store in 110 to 120 Hamilton pl corner of 142d st, to the Washington Heights Grocery Co.

THE M. ROSENTHAL CO. leased space in 48 West 22d st to Morris Karp; also leased for a long term of years, the northwest corner of 30th st and 6th av, adjoining the Greely Square Theatre, for the Greely Square Amusement Co., to Madam "Nannette" of Paris, at an aggregate rental of $60,000.

WILLIAM J. ROOME & CO., INC., leased for Mrs. Louise Wernert the entire building at the southeast corner of 22d st and 7th av to McEntee Bros. The same brokers last week leased the northeast corner of 23d st and 7th av to John Bergin.

ALLAN A. RYAN, son of Thomas F. Ryan, leased through O'Connor & Ellison a large suite of offices in the National City Bank Building on Wall st for a term of years.

SCHINDLER & LIEBLER leased to Ernest Klein the 3-sty dwelling at 110 East 92d st for a term of years.

LOUIS SCHRAG leased for the District Realty Co. the building at 140 West 24th st to the Boyertown Burial Casket Co., of 109 West 24th st, for a term of 10 years.

LOUIS SCHRAG leased for H. L. R. Edgar the 1st loft in 78 Reade st to M. B. Martine, Inc., of 247 West 36th st, for a term of years; for Charles Connor, the 2d loft in 120 West 20th st to the Regina Novelty Co.; for the Estate of Geo. V. N. Baldwin, the 5th loft in 110 and 112 West 26th st to Louis Bloom.

JOSEPH SHENK leased to Joseph Sheinsioger the four 6-sty apartment houses, having a frontage of 205 ft. and a depth of 99.11 ft., at 239 to 253 West 145th st, for four years and ten months from February 1 at an annual rental of $24,000.

SPEAR & CO. leased for the Astor estate the store and basement in 93 and 95 Prince st to Eugene A. Steinfeld, of 248 Lafayette st; for George P. Lies the store and basement in 7 and 9 Waverly pl to Sam Phillipson & Co., of 199 Greene st; for Louise C. O'Reilly 4 lofts in 43 to 47 West 16th st to the Aetna Pearl Button Works, H. Passman & Son, of 116 4th av, Wilfred Callahan & Co., and Brauer Button Works, of 507 Broome st, and have been appointed agents for the building.

VAN NORDEN & WILSON leased for the Hallet & Davis Piano Co. the 3d floor in their new building at 18 East 42d st to Jerome J. Wilson, manager for the Equitable Life Assurance Society. This building was erected by the Piano Co. on ground leased by I. S. and M. S. Korn, and adjoins the plot leased by the same owners to Rogers, Peet & Co. Negotiations are under way to lease an additional floor in the same building to another well known insurance company.

THE F. R. WOODS-W. H. DOLSON CO. leased for the Greycourt Realty Co., Joseph Polstein, president, the 4-sty dwelling at 47 West 82d st to Lola Yberri.

WORTHINGTON WHITEHOUSE has renewed the lease on the stable at 216 West 57th st for James H. Hyde to Alfred G. Vanderbilt; also leased for Henry Clews the 4th loft in 630 5th av Lemaitre & Mack, dressmakers, of 23 West 45th st; also the basement store in 5 East 47th st for Frank Kines to the Florentine Arts Marble Co., Inc., of 350 Madison av.

OFFICES HAVE BEEN LEASED in the St. James Building, Broadway and 26th st to the following: Jacob Cohen & Sons; A. Bell; Spanish Lace & Embroidery Co.; H. Meltsner & Sons; Anna Kay; American Embroidery Manufacturing Corporation; Geller, Levy & Baer; Princess Dress Co.; Benjamin H. Rubin; Forbes-Murray Art Co.; Stanley Gerson; the Dannenberg Co., of 41 Union sq.; Marvin Manufacturing Co.; Eugene Hess; New York Silk Garment Co.; Robert N. Engel, of 1133 Broadway; John F. Clark; Leitzell & Bauman; M. Lichtman; William M. Poz; W. Fisher & Co.; C. W. H. Moulton & Co.; A. Weiss & Sons; the E. T. Burrowes Co., of 200 5th av; Brooklyn Novelty Co., Inc., of 30 East 23d st, and Charles D. Land & Co.

Bronx.

THE BOROUGH CLUB of the Bronx leased the dwelling at 373 Willis av for a term of years.

THE M. MORGENTHAU, JR., CO., as rental agents for Gimbel Brothers, sub-leased to Joseph R. Heidemark the 1-sty garage and station building at 4508 Park av, on plot 50x100, for a term of years. This building was occupied until recently by Gimbel Brothers for their Bronx delivery station and was vacated by them when their growing business in the Bronx required their removal to larger quarters.

Brooklyn.

THE NEW YORK DOCK CO. leased the old Hecker-Jones-Jewell Milling property at Fulton Ferry to the Public Service Commission for use in connection with the construction of the East River tunnels for the Brooklyn Rapid Transit between Whitehall and Montague sts, and the Interborough tube between Old Slip and Clark st. The property contains about 30,000 sq. ft., fronting in Furman and Fulton sts and the East River. The lease is for 3½ years at $7,200 per annum, and was negotiated by Sigmund Cederstrom.

HOWARD C. PYLE & CO. closed a long lease on the ground floor office in the O'Connell build-

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
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188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica

Cut Heating Costs by Using Bituminous Coal!!

You owners of buildings can cut your heating costs 17 per cent, and more, by using Bituminous Coal instead of Anthracite. And that saving is being made, right now, in some of the best apartment buildings in New York City.

A pound of good Bituminous Coal contains about 14,000 heat units per pound and costs about $3.50 per ton. Anthracite Coal (Buckwheat, steam grade) costs the same but contains only about 12,000 heat units per pound. So buying Bituminous Coal gives you 17 per cent more heat for the same money.

And in addition to the saving you make in buying coal here is another bigger saving you can make.

KEWANEE
Smokeless Firebox Boilers

Brickset and Portable Types for Steam and Water Heating



S. E. Corner Park Ave. and 66th St., New York. Fullerton & Weaver Realty Co., Owners. Kewanee Smokeless Firebox Boilers and Kewanee Water Heating Garbage Burner Installed.

will take from Bituminous Coal, and use for making steam, 22 per cent *more* of the heat units in that coal than the ordinary boiler can get from Anthracite.

So a KEWANEE Smokeless Firebox Boiler saves you 17 per cent, at least, by allowing you to burn Bituminous Coal—*and then 22 per cent more because it is a more efficient boiler.*

These are facts which have been proven.

Ask Our New York Office for the Names of Buildings Where KEWANEE Smokeless Firebox Boilers Have Cut Coal Costs

KEWANEE BOILER COMPANY
Kewanee, Illinois
Steel Power and Heating Boilers, Radiators, Tanks and Garbage Burners
New York City, 47 W. 42nd Street

ing at 159 Remsen st to Edward H. Mount, now at 144 Montague st; and also to the Irvin Underwriting Co., now at 179 Remsen st. Both of these concerns are in the insurance business and that adds two more large concerns to the rapidly growing insurance district on Remsen st, between Court and Clinton sts.

HENRY TRENKMANN leased the building at 71 Washington av to the Adams & Elting Co.

Queens.

WILLIAM L. BOWMAN leased at Far Rockaway the Helen A. Moore house, in Merall rd, to David Feifer; also the Thomas A. McWinney house, in Rand's la, Lawrence, L. I., to Otto A. Shuloff.

Suburban.

THE W. B. TIBBITTS CO. leased for Patrick Conlon to S. B. Howell 2 Osborne st, White Plains, N. Y., and for John O'Rourke to Mrs. R. C. Fisher the dwelling at the corner of Hamilton av and Cottage pl.

ANGELL & CO. rented the Henry Frank property in the Tuckahoe rd, near Greenville, Scarsdale, to Christian N. Fries.

FEIST & FEIST leased for the Progressive Investment Co. to Ryan Brothers, manufacturers of leather, the 1-sty brick building, 75x200 ft., at 893 and 895 Frelinghuysen av, Newark. It will be used at a branch factory. The same brokers have also leased for Mrs. Annie E. Dodd the office building and part of the Van Name coal yard at the southeast corner of New Jersey Railroad av and East Kinney st to David Jatman, manufacturer of children's dresses.

THADDEUS CRANE rented the summer home of Louis G. Smith, at Ridgefield, Conn., to Miss Anne S. Richardson, of Bridgeport.

SAMEL H. MARTIN leased for a term of years to James A. Haverstock the Johnston residence at 4648 Hudson County Boulevard, Union Hill, N. J.

REAL ESTATE NOTES.

J. ARTHUR FISCHER has been appointed agent for 355 2d av, near 21st st.

SCHARSMITH & NOLAN have removed to the Post Office Building, 523 West 146th street, near Broadway.

WORTHINGTON WHITEHOUSE has been appointed agent for the following properties: 53 West 48th st, 40 East 40th st and 96 Park av.

GEORGE NEIMAN announces that beginning Feb. 2, his office will be consolidated with that of the Julius Friend-E. M. Lewi Co.

JACOB H. MAYERS has been appointed receiver of the rents of 71-73 East 128th street, two 5-sty apartment houses.

SMITH & PHELPS have negotiated a first mortgage loan of $40,000 on the store property at the southwest corner of Boston rd and Union av, with a frontage of 67 ft. on Boston rd and 88 ft. on Union av.

WM. A. WHITE & SONS have been appointed agents for the 11-sty and basement fireproof mercantile building at 520 and 522 Broadway, which was sold by them last week to an out-of-town investor.

GEORGE F. LADUE, for the past eight years associated with Pease & Elliman as director and manager of their bond and mortgage department, has tendered his resignation to take effect February 13 next.

THE WEST END ASSOCIATION will hold its regular monthly meeting at the Hotel St. Andrew, Broadway and 72d street, on Monday evening, Feb. 2, at 8.30 p. m. The proposed revision of the constitution and by-laws will be submitted for consideration.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

DO YOU NEED the services of experienced man (German-American) to take charge of your property? General supervision, renting, collections, hiring of help, repair and upkeep. If you need honest, sober and industrious man who has had charge of a number of elevator buildings for years, who has the best city references, address, if interested, Box 242, Record and Guide.

WANTED—Brumley's latest map of Manhattan in one volume. State condition and price. Address Carpenter, room 212, 26 Cortlandt St.

REAL ESTATE broker and office manager, 24 years old, six years leading concern, will connect with estate, Real Estate Co., Trust Co., or corporation in capacity of manager or assistant in some department. Box 288, Record and Guide.

FOR SALE—Real estate records, bound book form—Borough of Manhattan; also Atlasses, typewriter's desk, letter press and stand with drawers. Apply Owner, 203 Broadway, room 708. Call afternoons.

WE ARE entirely out of New York Edition of Record and Guide of March 1 and July 12, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on February 3, 1914. Record and Guide Company, 119 West 40th St.

DR. L. DUNCAN BULKLEY is the buyer of the dwelling at 529 Madison av, reported sold recently by Douglas L. Elliman & Co. for the Swan-Brown Co., who previously acquired it from Annie L. Pultz through the same brokers. Dr. Bulkley owns the adjoining dwelling at 531 Madison av, southeast corner of 54th st.

MORRIS PARK TAXPAYERS' ASSOCIATION, composed of lot-buyers in the old race course property, met at Hunts Point Palace last Saturday evening to discuss improvements, transit facilities and the incorporation of a building and loan association for the financing of improvements. Frederick L. Hahn presided.

HYLAND PENNINGTON RICE and Oliver B. Hill, for a number of years connected with the McVickar, Gaillard Realty Co., have opened an office in the Columbia Bank Building, 507 5th av, for the transaction of a real estate brokerage and management business, under the firm name of Rice and Hill.

IRA A. LURIE.—At a meeting of the board of directors of the M. Morgenthau Jr., Company, Ira A. Lurie was elected assistant secretary of the company and A. Brunswick assistant treasurer. Mr. Lurie is manager of the newly formed auction department. Mr. Morgenthau, Jr., president of the company, has been elected a director of the East River National Bank.

THE COLONY CLUB, at its annual meeting held on Thursday, decided not to take the old Chapin property, upon which the club had an option until Feb. 1. No decision was made upon another locality, as the club has several near Park av in mind. The old Chapin property is between 3d and Lexington avs, 66th and 67th sts, and has an area of 30,000 sq. ft. It has a 150 ft. frontage on 66th st and is 200 ft. deep.

THE EAST Tremont Taxpayers' Association will hold its annual banquet at the Bronx Park Boathouse, Boston road and 182d street, on Feb. 19. The speakers who are expected to be present include Borough President Mathewson, District-Attorney Martin, Judge Schulz and Register Polak. The banquet committee, consisting of Messrs. Charles A. Schrag, John A. Steinmetz and Henry Boschen, are sparing no pains to make the dinner the most successful of the association's functions. F. J. Muhlfeld, chairman of the association, will preside.

ESTEY BROS., ornamental bronze, brass and iron workers, whose plant was wiped out in the $75,000 fire that completely destroyed the Whale Creek Iron Works on Moultrie street, Greenpoint, last Tuesday, have bought the John Perl plant on Union av, Williamsburgh. The foundry is 75x100 and is situated on a plot fronting 200 ft. on Union av and running back 100 ft. on both Frost and Withers streets. A separate building, 40 ft. square, used for offices, is situated at the corner of Union avenue and Withers street.

TIMOTHY F. PADDELL is entitled to exercise an option of purchase at $60,000 on the pronerty at 208 West 42d street, in a lengthy decision handed down by Justice Davis in the Supreme Court. The opinion formed part of an agreement with the late James M. Jones by Mr. Paddell in 1901, to lease the property for 21 years at a graduating rental of from $2,400 to $3,200 per annum, with the privilege of buying the property at any time after May 1, 1911, for $60,000. The property consists of a 4-sty business building on lot 20x49.5, which is assessed for purposes of taxation at $74,000.

THE CITIZENS' EAST SIDE IMPROVEMENT ASSOCIATION, Montgomery Maze, president, at its last meeting voted to affiliate itself with the United Real Estate Owners' Association. This is in line with the work of the association to obtain for its membership all the taxpayers' organizations in the city. The Citizens East Side Improvement Association is composed of property owners whose holdings lie in the neighborhood of the Grand Central Station. Negotiations are under way with a number of other local organizations with a view of having them also become affiliated with the United Real Estate Owners' Association.

PICKEN COURT, at the southeast corner of Riverside Drive at 148th st, has been transferred by the George F. Picken Construction Co. to Charles M. Rosenthal. Picken Court is a 10-sty apartment house 99.11 ft. on the drive and 105 ft. on the street. It was sold by the company for $525,000, of which $440,000 is mortgage. The house was built by the sellers a few years ago from plans by Emory Roth, who estimated the cost of construction at $350,000. In part payment for the apartment Rosenthal gave seventeen stucco finished detached dwellings in Manleton Park, Brooklyn, which he valued at $110,500, in the trade. The Mapleton houses are 1813, 1817, 1821, 1861, 1865 and 1869 63d st, 1814, 1822, 1826, 1834, 1836, 1840, 1844, 1848 and 1862 62d st, and 6210 and 6214 19th av. They are each 30 and 31 ft. wide by 100 ft. deep. The houses are detached and are valued at $6,500 each.

REAL ESTATE BOARD.—The eighteenth annual dinner of the Real Estate Board of New York, to be held next Saturday evening, at the Waldorf-Astoria, promises to be the most successful function in the history of the Board. The sale of seats has been unprecedented, about 925 having already been disposed of. Among the invited guests are Hon. Martin H. Glynn, Governor of the State; Mayor John Purroy Mitchel, Hon. Marcus M. Marks, Hon. Lewis H. Pounds, Hon. Douglas Mathewson, Hon. Charles J. McCormack, Eldridge Gerry Snow, George C. Boldt, Robert E. Dowling, Frederick C. Ecker, Franklin Pettit, Frederick T. Murphy, Charles H. Strong, Abram I. Elkus, Richard M. Hurd, Arthur Brisbane, George V. S. Williams, Lawson Purdy, and the deans of the real estate profession, J. Romaine Brown, George R. Read and E. A. Cruikshank.

SOCIETY TO LOWER RENTS and to Reduce Taxes on Homes, the New York Congestion Committee and the Business Men's Association to Untax Industry, held a dinner at the Hotel Brevoort last night, which was well attended. Register John J. Hopper acted as toastmaster. The speakers and guests of honor included Henry Bruere; Walter L. Durack, president of the Metropolitan League of Savings and Loan Associations; Abraham Gruber, Frederick C. Leubuscher, president of the Society to Lower Rents and Reduce Taxes on Homes; John J. Murphy, Tenement House Commissioner; Amos Pinchot, vice-president of the Business Men's Association to Untax Industry; Charles T. Root, a vice-president of the same organization; Mrs. Vladimir G. Simkhovitch, of the New York Congestion Committee, and Clarence J. Shearn. Governor Glynn was unable to attend, but sent a letter of regret. A number of assemblymen pledged to vote for the so-called Salant-Schaap Bill, were present, however.

WILLIAM B. MAY & COMPANY, real estate, of 749 5th av, are petitioning the Board of Aldermen, at the suggestion of several 5th av owners, to consider the passage of an ordinance which will prevent trucking, also the use of the avenue north of 42d st and south of 110th st for business and delivery wagons of every character. Messrs. Henry C. Frick, J. Horace Harding, E. J. Berwind, W. Emlen Roosevelt, Thomas F. Ryan, B. N. Duke and John W. Simpson have authorized them to use their names to further the efforts in this matter, and other owners of properties representing high values and signing the petition. The opinion of many is that the prohibition of all trucking would safeguard the lives of the citizens and add materially to the prestige all are so anxious to maintain regarding our most prominent avenue.

THE STEWART BUILDING, which occupies the block front on the east side of Broadway, between Chambers and Reade sts, will shortly change ownership by private contract. The property, which consists of a 7-sty building, was sold by the estate of Judge Henry Hilton about six years ago to Felix Isman, who gave the estate a mortgage for $4,000,000. Of that amount $3,666,666 remained unpaid in June, 1912, and the estate started foreclosure proceedings. Edward D. Harris, executor and trustee of the estate, was made receiver of the rents, and in his accounting, filed Wednesday, in the Surrogate's Court, tells of his administration of the affairs of the estate. He began an action in the Supreme Court in 1912 to foreclose the Isman mortgage, on which there was due the principal of $3,666,666. Judgment was taken, but the property has not been put up for sale. The reason for delay in selling the property, Mr. Harris says, is that the best advice obtainable indicated that the estate would have to buy in the property to prevent "a very great sacrifice."

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedents. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ESTATE OF EMELIE GEBHARD—premises 81 7th st, 4-sty tenement, on lot 25x97.6, valued at $21,500.

MARY E. KERR—125 West 119th st, 3-sty dwelling, 17x100.11, $18,000; 149-151 East 40th st, 3 and 4-sty dwellings, 50x98.9, $68,000; and 455-457 2d av, 2 and 3-sty dwellings, 36x60, $24,000.

OWEN DUNNE—320 East 24th st, 5-sty tenement, 25x98.9, $25,000.

MARGARET M. LYNCH—715-717 3d av, two 4-sty tenements, 37.7x80, $35,000; 133 East 47th st, 3-sty dwelling, 17.6x100, $19,500; and 350 East 42d st, 5-sty tenement, 28x98.9, $30,000.

OBITUARY

STEPHEN D. PYLE, a real estate dealer, died of general debility on Monday at his home, 2109 85th st, Brooklyn. Mr. Pyle was sixty-five years old and was one of the incorporators of the Samaritan Hospital. He leaves a widow and two sons.

MAX BERGER, real estate operator, and organizer of the Brooklyn Hebrew Home for the Aged, died in the Jewish Hospital on Wednesday. He was forty-two years old and lived at 543 4th st, Brooklyn.

THE AUCTION MARKET

There were 35 offerings at the Manhattan and Bronx Exchange Salesrooms this week and 22 were bought by parties in interest, 9 were withdrawn or adjourned and 4 went to outside bidders. These were Philip Sugarman, who paid $26,500 for the tenement at 145 West 98th st; George Gregorius, the tenant at 363 8th av, who bid $10,000 for the leasehold stable there; Elizabeth Goodman, who secured the 3-sty dwelling at 51 East 120th st, offered at voluntary sale, for $6,800; and Samuel Epstein, who bought a 5-sty tenement on Hoffman st for $15,930.

For the coming week, a new auction firm will make its debut, when the M. Morgenthau, Jr., Co., which bought out John N. Golding's membership in the Auctioneers' Association, will offer at the Bronx Exchange Salesroom a dwelling at 496 East 171st st, a tenement on Marmion av and a dwelling on Popham av. The most important sale scheduled for the week concerns the 12-sty loft building at 50 West 17th st, which will be offered by Joseph P. Day on Feb. 3, as a result of an action brought by the Metropolitan Life Insurance Co. against the Widbern Realty Co. Mr. Day will also sell the 1-sty brick theatre at 45-51 Suffolk st, tenements at 622 West 136th st and 594-598 Prospect av and a plot in Guion pl, Bronx. Henry Brady will sell a dwelling on West 131st st, a tenement on East 9th st and a Bronx stable at 1449 Vyse av, in an action in which Samuel Goldsticker is plaintiff. Herbert A. Sherman offers a dwelling at 141 East 127th st and a vacant Bronx plot. The other auctioneers will offer various properties in different sections of the city.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 30, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

[a]Houston st, 436 E (*), ns, 111 e Av D, 20.6x105.10, 5-sty bk tnt & str & 4-sty bk rear loft bldg; due, $16,129.98; T&c, $1,229.78; German Savgs Bank in the City N Y. 17,750

[a]Lispenard st, 13-15, ns, 125.11 e W Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; due, $41,390.25; T&c, $1,233.30; withdrawn.

[a]Macombs pl, 21-33, see 8 av, 2830-40.

[a]13TH st, 18 E, ss, 242 e 5 av, 22x78.8x22.8x83.11, 3-sty bk tnt & str (exrs); bid in at $16,000.

[a]26TH st, 110-12 W, ss, 129.11 w 6 av, 41.6 x98.9, 7-sty bk loft & str bldg (exr): withdrawn.

[a]98TH st, 145 W, ns, 352.6 e Ams av, 27x116.10x42x118.8, 5-sty bk tnt; due, $23,819.10; T&c, $1,463.73; Philip Sugarman. 26,500

[a]106TH st E, ns, 93 w East River, 285x100.11, several 1 & 2-sty bk & fr bldgs; also 107TH ST E, ss, 363 e 1 av, 3-sty bk bldg & stable (vol); Conrad H Brown. 50,000

[a]113TH st, 16 E (*), ss, 243.9 e 5 av, 18.9x100.11, 5-sty bk tnt; due, $14,734.60; T&c, $542.94; French Evangelical Church in City NY. 12,000

[a]116TH st, 151 E (*), ns, 52 e Lex av, 17x80, 3-sty & b stn dwg; due, $11,832.25; T &c, $614; A Gertrude Cutter. 10,000

[a]118TH st, 83 W (*), ns, 85 e Lenox av, 20x100.11, 3-sty & b stn dwg; due, $14,235.89; T&c, $283.88; Mary S White. 14,500

[a]119TH st, 21 E, see Madison av, 1832.

[a]120TH st, 51 E, ns, 83 e Madison av, 17x100.11, 3-sty & b stn dwg (vol); Eliz Goodman. 6,800

[a]128TH st, 246 E, ss, 75 w 2 av, 26x99.11, 5-sty bk tnt; due, $13,899.30; Estates Mtg Security Co, party in int. 12,000

[a]129TH st, 217 W, ns, 200 w 7 av, 16.8 x99.11, 3-sty & b stn dwg; due, $8,514.50; T&c, $190.05; Arthur Blue. 5,500

[a]129TH st, 114 E (*), ss, 200.2 e Park av, 19.11x99.11, 3-sty & b bk dwg; due, $5,435.27; T&c, $600; N Y Life Ins & Trust Co trste. 5,500

[a]151ST st W, swc Macombs pl, see 8 av, 2830-40.

[a]151ST st W, sec 8 av, see 8 av, 2830-40.

[a]Madison av, 1832 (*), nwc 119th (No 21), 25.10x100, 5-sty bk tnt & strs; due, $44,273.20; T&c, $1,021.69; Richd M Bent. 42,000

[a]8TH av, 2830-40 (*), sec 151st, 179.1 to McCombs pl (Nos 21-33), x203.5 to 151st x96.7, three 6-sty bk tnts & strs on av; due, $32,040.95; T&c, $3,274.70; sub to 5 mtgs aggregating $139,000; N Y County National Bank. 139,500

[a]8TH av, 366, es, 54.9 n 28th, 22x78, 4-sty bk stable; partition; Geo Gregorious, leasehold. 10,000

HERBERT A. SHERMAN.

[a]172D st, 510 W (*), ss, 100 a Audubon av, 48.4x95, 5-sty bk tnt; due, $4,821.77; T&c, $1,250; sub to a first mtg of $40,000; Albt H Hastorf. 41,000

[a]2D av, 2005 (*), ws, 50.5 n 103d, 25.3x75, 4-sty bk tnt & strs; due, $14,812.70; T&c, $267.46; Benj H Rosenstein et al trstes. 14,600

L. J. PHILLIPS & CO.

[a]122D st, S W (*), ss, 145 w Mt Morris Park W, 21x100.11, 3-sty & b stn dwg; due, $2,830.57; T&c, $381.43; Martha A Fechtman. 750

[a]2D av, 2003 (*), ws, 25.5 n 103d, 25x75, 4-sty bk tnt & strs; due, $14,815.20; T&c, $307.06; Miriam Isaacs et al. 14,650

HENRY BRADY.

[a]139TH st, 259 W, ns, 99.1 e 8 av, 19x99.11, 4-sty & b bk dwg; adj sine die.

JACOB H. MAYERS.

[a]24TH st, 406 E (*), ss, 131.6 e 1 av, 25x98.9, 5-sty bk tnt; due, $16,954.17; T&c, $429.10; Wm Hennin-- exrs. 16,000

[a]116TH st, 28 W (*), ss, 312 w 5 av, 21x100.11, 5-sty bk tnt & strs; due, $6,018.88; T&c, $562.22; sub to mtg $23,000; Sigmund Wechsler. 28,900

BRYAN L. KENNELLY.

[a]44TH st, 557 W, ns, 100 e 11 av, 25x100.4, 4-sty bk tnt & 2-sty bk rear tnt; due, $6,598.01; T&c, $1,167.02; Bernandina Gorges et al, def. 11,150

Total	$482,100
Corresponding week 1913	542,233
Jan. 1, 1914, to date	4,746,954
Corresponding period 1913	3,949,317

Bronx.

The following are the sales that have taken place during the week ending Jan. 30, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

[a]Arthur av, sec Fordham rd, see Fordham rd, 600.

TWENTY-SIXTH ANNUAL STATEMENT
OF THE
American Real Estate Company
FOUNDED 1888
General Offices, 527 Fifth Avenue, New York City

Condensed Balance Sheet at close of business,
December 31st, 1913

ASSETS

Real Estate—Land and Buildings		$26,009,010.74
Less: Total Mortgages Thereon		11,326,710.00
Net Valuation of Real Estate Owned		$14,682,300.74
Mortgages Owned	$1,436,919.05	
Securities of Other Companies	131,510.00	
Leasehold Property in New York City	20,000.00	1,588,429.05
Cash in Banks and Offices		768,267.31
Accounts and Bills Receivable and Interest Receivable, due and accrued		206,063.51
All other Assets, Accruals, etc.		96,233.58
Total		$17,341,294.19

LIABILITIES

6% Coupon Bonds and Certificates—Fully Paid		$8,841,658.04
6% Accumulative Bonds and Certificates—Installments paid in and Interest accrued thereon		4,819,242.20
Accounts Payable and Reserves for final payments on Building Contracts		29,579.42
Interest on Mortgages—Accrued but not due		143,505.24
Interest on fully paid Bonds, etc., Accrued but not due		203,049.26
All other Liabilities—Accruals, etc.		56,470.90
		$14,093,505.06
Capital Stock—7% Preferred Stock	$1,000,000.00	
Common Stock	100,000.00	
Surplus	2,147,789.13	3,247,789.13
Total		$17,341,294.19

Detailed Statement certified to by Appraisers and Public Accountants will be mailed upon request.

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WILLIAM B. HINCKLEY, Vice-President — FRANCIS H. SISSON, Secretary
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Auction Sales—Bronx—(Continued).

[a]**Fordham rd, 600 (*),** sec Arthur av, 15x 98.5x16.5x95.2, 2-sty fr dwg & str; due, $10,879.71; T&c, $653; Gaetano Del Bello et al exrs & trstes. 8,000
[a]**Holland av, 3644,** es, 100 s 215th, 25x95; due, $2,262.59; T&c, $489.49; withdrawn to be re-advertised.

BRYAN L. KENNELLY.

[a]**Bartholdi st (*),** ss, 200 w Holland av, 15.9x126.11x3.11x126.11; due, $1,627.79; T&c, $1,104.34; Nettie B W Doolittle admtrx. 250

L. J. PHILLIPS & CO.

[a]**Bathgate av,** sec Fordham rd (No 528), 100.5x82.5x100.7x82.5, 2-sty fr dwg & vacant; due, $13,092.11; T&c, $610.88; adj Feb11.
[a]**Fordham rd, 528,** see Bathgate av, sec Fordham rd.

HENRY BRADY.

[a]**Hoffman st (*),** ws, 170.6 s 187th, 25x 94.11, 5-sty bk tnt & str; due, $1,717.44; T &c, $43.68; sub to mtg $14,000; Saml Epstein. 15,930
[a]**Boston rd, ws, abt 282.7 s Jefferson pl,** see Clinton av, es, 308.7 s Jefferson pl.
[a]**Clinton av (*),** es, 308.7 s Jefferson pl, runs e111.9xn26xe112 to Boston rd xs79xw 200.6xn52.10 to beg, vacant; due, $9,764.64; T&c, $——; Eliz Ditchett et al. 1,000

GEORGE PRICE.

[a]**Kelly st, 839** on map 837 (*), ws, 266 n Longwood av, 40x100, 5-sty bk tnt; due, $8,279.75; T&c, $312.22; sub to a 1st mtg of $25,000; Max Schloss. 30,000
[a]**134TH st, 531 E (*),** ns, 150 e Brook av, 28.4x100, 5-sty bk tnt; due, $2,290.89; T&c, $171.95; sub to mtg of $15,000; Chas Adler. 17,250

Total	$72,430
Corresponding week 1913	95,875
Jan. 1, 1914 to date	556,267
Corresponding period 1913	579,712

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 28, 1914, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

CARROLL ST, ns, 16.8 w Hoyt, 16x65; Arnold J Ajello. 5,000
PACIFIC ST (*), nwc Utica av, 83.4x50; Roy M Hart. 8,050
PACIFIC ST, ns, 252 w Hopkinson av, 25x 100; adj sine die.
ROBINSON ST, ss, 76.3 w Nostrand av, 280x 122; adj Feb 17.
SACKMAN ST (*), es, 20 n Newport av, 20x 80; Fredk Marquardt. 2,000
SACKMAN ST (*), es, 40 n Newport av, 20x 80; Fredk Marquardt. 3,000
E 2D ST (*), es, 368 s Av J, 17x60.1; Louisa Ziegler et al. 1,500
E 28TH ST, 160 s Av I, 240x100; adj Feb. 11.
SUTTER AV, ns, 76.9 w Essex, 20.3x60; Sarah Goldowitz. 2,250
AV C (*), swc E 2d, 20x100; Wm C Edwards et al. 4,450
CONEY ISLAND AV, ws, 280 n Av C, 20.1x 56.2; Arnold D Ajello. 4,800
GRAVESEND AV, es, 240 n Av F, 20x125; withdrawn.
GRAVESEND AV, es, 260 n Av F, 20x125; withdrawn.
RYDER AV, ns, 42.6 w E 10th, 20.9x74.1; Jay Holding Co. 1,000
12TH AV (*), ses, 130.4 ne 38th, 20x100; Eagle Savgs & Loan Co. 2,500
LOTS (*) 344 to 353, 384 to 417, 428, 457 to 466 map of Estate of Simon Rapalje, 26th Ward; Margareth Schwartz et al. 5,000

WILLIAM P. RAE.

PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6 x100; adj sine die.
PACIFIC ST, ns, 227 w Hopkinson av, 25x 100; adj sine die.
12TH ST, ss, 402.9 e 8 av, 20x100; Annie McGuire. 7,000
W 27TH ST, ws, 220 n Surf av, 1.11x118.10; Sheriff's sale of all right, title, &c; Chas Crane. 40
37TH ST, nes, 80 nw 15 av, 20x100.2; also CHURCH AV, swc 35th, 58x—; also WEST ST, nwc 35th, 77.6x—; adj Feb 23.
GRAHAM AV, ws, 202.9 s Driggs av, 24x100; adj Feb 24.
HAMILTON AV (*), nes, 127.6 s Centre, 16x 38.1x irreg; Henry R Brevoort. 5,000

JAMES L. BRUMLEY.

46TH ST (*), ss, bet 5 & 6 avs, lot 28; Tax Lien Co of N Y. 800
62D ST (*), swc 17 av, 80x20; Lida W Edwards. 3,400
82D ST, sws, 100 se 12 av, 60x100; Lawyers Mtg Co. 5,000
ATLANTIC AV (*), ns, 41.6 e 3 av, 19.6x80; Dime Savgs Bank of Brooklyn. 5,200

CHAS. SHONGOOD.

LOGAN ST, ws, 130 n Blake av, 20x100; S Goldowitz. 3,050
PACIFIC ST, ns, 277 w Hopkinson av, 25x 100; Action 4; adj sine die.
STRONG PL (*), es, 200 s Harrison, 25x122; Wm J Boesch. 6,000
WINTHROP ST, ss, 1,614.5 e Main Plank rd, 26x122.6; Chas H Appel. 6,000
BEDFORD AV, es, 35 s Winthrop, 25x100; adj sine die.
TOMPKINS AV, ws, 34.8 n Floyd, 40.4x100; withdrawn.

Total	$81,040
Corresponding week, 1913	251,189

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 31.

No Legal Sales advertised for this day.

FEB. 2.

122D ST, 207 W, ns, 116 w 7 av, 18x100.11, 3-sty & b bk dwg; Edw Kent et al trstes Magdalene Walter et al; Henry H Whitman (A), 154 Nassau; W Herbert Adams (R); due, $13,-846.92; T&c, $767.91; mtg recorded Sept17'04; Saml Goldsticker.

FEB. 3.

17TH ST, 50-4 W, ss, 179 e 6 av, 66x92, 12-sty bk loft & str bldg; Metropolitan Life Ins Co —Widbern Realty Co et al; Woodford, Bovee & Butcher (A), 1 Madison av; Jos H Fargis (R); due, $275,597.95; T&c, $11,824.29; mtg recorded Oct27'10; Joseph P Day.
127TH ST, 141 E, ns, 20 e Lex av, runs n 63.11xw20 to Lex av (Nos 2113-15) xn36xe35xs 99.11xw15 to beg, three 3-sty bk & stn dwgs; N Y Trust Co—Maurice Gross et al; Merrill & Rogers (A), 100 Bway; Wm G Brown (R); due, $17,977.76; T&c, $368.75; Herbt A Sherman.
131ST ST, 130 W, ss, 390 e 7 av, 20x99.11, 3-sty & b stn dwg; Emigrant Indus Savgs Bank —Rose K Benaim et al; R & E J O'Gorman (A), 51 Chambers; J Arthur Corbin (R); due, $10,556.11; T&c, $226.26; Henry Brady.
164TH ST, 503-5 W, ns, 100 w Ams av, 50x 99.11, 6-sty bk tnt; Edw D Fife Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, $11,846.46; T&c, $715.07; Joseph P Day.
LEXINGTON AV, 2113-15, see 127th, 141 E.

FEB. 4.

96TH ST, 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, $43,438.67; T&c, $883.50; Joseph P Day.

FEB. 5.

136TH ST, 622 W, ss, 287.6 w Bway, 43.9x 99.11, 5-sty bk tnt; Stephen O Lockwood trste—Annie Koplik et al; Crane & Lockwood (A), 55 Wall; Jno H Rogan (R); due, $43,066.49; T&c, $2,714.97; Joseph P Day.

FEB. 6.

SUFFOLK ST, 45-51, ws, 125.10 s Broome, 74.11x100.7x75.1x100.7, 1-sty bk theatre; David Frankel—Sale Agid et al; Sohmer & Sonnenthal (A), 227 Bway; Louis Lande (R); due, $8,-485.05; T&c, $1,802.60; sub to a mtg of $79,000; fire ins premiums, &c, $2,041.92; Joseph P Day.
9TH ST, 433 E, ns, 188 w Av A, 25x92.3, 5-sty bk tnt & strs; Warwick Savgs Bank—Blanche Realty Co et al; Cary & Carroll (A), 59 Wall; Harry N French (R); due, $21,410.52; T&c, $931.80; Henry Brady.
96TH ST, 320 W, ss, 225 w West End av, 41.8x100.8, 6-sty bk tnt; Simson Wolf et al exrs —Sause Realty Co et al; Sol Kohn (A), 203 Bway; Safford A Crummey (R); due, $46,-723.45; T&c, $760.50; L J Phillips & Co.

FEB. 7 & 9.

No Legal Sales advertised for these days.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated.

JAN. 31 & FEB. 2.

No Legal Sales advertised for these days.

FEB. 3.

GUION PL, ss, 125 e St Lawrence av, 50x80; Mutual Benefit Soc of the Members of the Eastern German Conference of Methodist Episcopal Church—Margt Sullivan et al; Jerome Eisner (A), 41 Park Row; Saml J Wagstaff (R); due, $1,415.92; T&c, $21.72; Joseph P Day.
LAWRENCE AV, ns, and SEDGWICK AV, ss, lots 29 to 31; Sarah T Umpleby—Wm Z Partello et al; Francis W Pollock (A), 309 Bway; Herman Joseph (R); due, $5,587.15; T&c, $1,-026.26; Saml Goldsticker.
SEDGWICK AV, ss, see Lawrence av, ns, etc.

FEB. 4.

BRONX BOULEVARD, nes, 238 w 222d, 180x 80; also BRONX BLVD, ss, 663 w 222d, 112x 84x73, gore; Geo McCauslan—Bronx Borough Bank et al; Lawrence E French (A), 41 Park Row; Lewis A Abrams (R); due $5,727.06; T&c, $750; Geo Price.
BRONX BOULEVARD, ss, 663 w 222d, see Bronx blvd, nes, 238 w 222d.

FEB. 5.

POPHAM AV, 1727, ws, 246.4 n 176th, 25x100, 2-sty fr dwg; Obadiah Newcomb et al——Emil Johnson et al; Edwin C Dusenbury (A), 2 Rector; Harvey T Andrews (R); due, $8,305.07; T&c, $225; mtg recorded Oct19'10; M Morgenthau, Jr, Co.
PROSPECT AV, 594-8, es, 155.6 n Fox, 81.10x 100, two 5-sty bk tnts & strs; Morris Podolsky—Israel Weinberg et al; Herman Greenberg (A), 170 Bway; Edw R Finch (R); due, $16,420.74; T&c, $250; sub to two mtgs aggregating $65,750; mtg recorded Dec9'12; Joseph P Day.

FEB. 6.

237TH ST, 412 E, ss, 137.7 e Martha av, 37.8x 99.11, 2-sty fr dwg; Otto C Hupfel—Wealey Constn Co et al; Action 2; Harry Robitzek (A), 160 Bway; Andw R Shiland (R); due, $949.51; T&c, $46.58; sub to pr mtg of $4,500; Jacob H Mayers.
HARRINGTON AV, ns, 155.4 e Ft Schuyler av, 100x100; Ray Batt—Victoria Bohm et al; House, Grossman & Vorhaus (A), 115 Bway; Robt W Bonynge (R); due, $5,598.21; T&c, $800; Herbert A Sherman.

MARMION AV, 1888, es, 61 s Fairmount pl, 35.2x106.10, 4-sty bk tnt; Chas R Bietsch—Inter-City Land & Securities Co et al; J Dwight Rogers (A), 20 Nassau; Wm W Pellet (R); due, $3,329.82; T&c, $550; sub to 1st mtg of $20,000; mtg recorded Oct11'12; M Morgenthau, Jr, Co.

VYSE AV, 1449-51, ws, 100 s Jennings, 50x100, 3-sty fr stable; Saml Goldsticker—Letitia L Mc Gaskill et al; Edw Jacobs (A), 25 Broad; Henry M Goldfogle (R); due, $2,874.36; T&c, $861.36; Henry Brady.

FEB. 7 & 9.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JAN. 31 & FEB. 2.

No Legal Sales advertised for these days.

FEB. 3.

COLUMBIA ST, ws, 18 n Irving, 30.9x80; Leila P Cowhill—Giuseppina Rapisarda et al; Alvah W Burlingame, Jr (A), 391 Fulton; **Fredk I Pearsall (R); Wm H Smith.**

LORIMER ST, nec Boerum, 100x25x irreg; Brevoort Savgs Bank of Bklyn—Nathan Levy et al; Wray & Pilsbury (A), 50 Park pl, Manhattan; Abr Feinstein (R); Wm H Smith.

PINE ST, sec New Lots rd, 93x123; Louis Reinhardt—Jos Wagner et al; Chas Reinhardt (A), 756 Flushing av; H B Hoffman (R); Wm H Smith.

RUTLEDGE ST, nws, 215 sw Bedford av, 15x100; Mary Shea—Jno H Dogin et al; Jno M Rider (A), 44 Cedar, Manhattan; Henry S Rasquin (R); Wm H Smith.

SACKMAN ST, ws, 17.9 n Dean, 18.1x80; Wm M Allison—Saml E Reynolds et al; Bonynge & Bonynge (A), 26 Exchange pl; Isadore Kallet (R); Wm H Smith.

TILLARY ST, ss, 58.4 w Franklin av, 50x100; Wm Meyer—Ellen T Cassidy et al; Van Alen & Dyckman (A), 215 Montague; Louis Karasik (R); Wm H Smith.

E 2D ST, ws, 285 s Av I, 26x110; Wm H Talmage—Carrie L Jones et al; Clarence S Woodman (A), 20 Nassau, Manhattan; Herman W Schmitz (R); Jas L Brumley.

BAY 19TH ST, ws, 143.1 sw Bath av, 130.1x72.6x irreg; Fredk C Goppoldt—The Haskell Realty & Constn Co et al; Clarence F Corner (A), 375 Pearl; Fredk A Drake (R); Wm H Smith.

53D ST, ss, 100 w 11 av, 20x100.2; Louise L Ostrander—L W Beveridge, Inc, et al; Louis F Hollenbach (A), 367 Fulton; Abr Feinstein (R); Wm H Smith.

59TH ST, ns, 140 e 8 av, 220x100.2; Peoples Trust Co—David P Leahy Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

E 59TH ST, es, cl intersec ss rd from Flatbush to Canarsie, runs s557.10xe100xn130xs20xe150 to cl Ralph av, xn409.1xw227.1xw96.11 to beg, also ROAD from Flatbush to Canarsie ss, intersec cl Av E, runs sw 699.7xse40xsw400xnw140 to cl Av E xsw241.10xs174.8 to cl E 81st xse99.1xne650xse20xne930 to cl E 87th, xnw59.1xw278.11 to beg; also ROAD from Flatbush to Canarsie ss, intersec cl Av E, runs w277.10xsw979.11 to cl E 82d xse260 to cl E 81st xse37.5xe183.3 to cl Av E xne241.10xse140xne400xnw140 to cl Av F x 699.7 to beg; also ROAD from Flatbush to Canarsie, ss, 180 nw Av E, runsw404.1xsw863.1xse100xsw358.5xe364.10 to cl E 81st xnw37.5xne260 to cl E 82d xnw 20xne979.11 to beg; also ROAD from Flatbush to Canarsie, ss, 200 se Av D, runs sw834.11xse80.3xe204.8xne446.10xnw140xne463.4xne358.5xnw100xne863.1 to beg; also ROAD from Flatbush to Canarsie, ss, intersec ses right of way of N Y & Manhattan Beach R R Co, runssw834.11xse80.3xe204.8xne446.10 xnw140 xne350xw180.8 to beg; also ROAD from Flatbush to Canarsie, ss, intersec nws lands of N Y & Manhattan Beach R R Co, runs sw797.1xnw920.7xe241.3 to cl E 59th xs557.10xe130xs20xe150 to cl Ralph av xn409.1xe194.7xe166.1 to beg; also PARCEL OF LAND bounded s x present rd fram Flatbush to Canarsie, nx cl of an old rd wxws Wyckoff Farm, containing 45 one-thousandths of an acre; Title Guar & Trust Co—Kouwenhoven Realty & Improvement Co et al; Harry L Thompson (A), 175 Remsen; Fred M Mathews (R); Wm H Smith.

70TH ST, ss, 220 e 8 av, 20x100; Mary May—Saml B Henderson et al; Hovell, McChesney & Clarkson (A), 177 Montague; Walter M Effross (R); Wm P Rae Co.

NEW LOTS RD, ss, 21.2 w Williams av, 84.9x81.9x irreg; Fredk M Knowles et al—Vermont Building Co et al; Geo B Davenport (A), 203 Montague; C Grant Esterbrook (R); Wm P Rae.

OCEAN PARKWAY, ws, 180 s Av D, 40x150; Laura E Ray—Susan E Stewart et al; Hurd & Grim (A), 215 Montague; Lewis C Grover (R); Wm H Smith.

SHEFFIELD AV, ws, 103.6 s New Lots av, 100x100; also SHEFFIELD AV, ws, 150 n Hegeman av, runs w100xs610xw130 to cl Georgia av xn13.11xw520 to cl Malta st, xs— to cl Fairfield av, xw— to cl Louisiana av, xw74.11xs3.1xw166 xn—xn296xe120xn95 to Stanley, xe56.4xne—xn230.6xe100xs360xe260xn675xe100 to beg; Abram J Hazeltine—Empire Keystone Improvement Co et al; Paine & Harrison (A), 2 Rector; Wm D Niner (R); Wm P Rae.

18TH AV, nws, intersec nes 65th, 134.1x88.9; also 18TH AV, nws 174.1 ne 65th, 25.10x86.3; Geo de Braekeler—Monaton Realty Co et al; Jno F Frees (A), 3029 3 av, Bronx; Geo Eckstein (R); Wm H Smith.

LOT 25, block 3606, Sec 12; Michl Rogers—Cyrus F Agnew et al; Litchfield F Moynahan (A), 233 Bway, Manhattan; Chas C Suffren (R); Wm H Smith.

LOT 11, block 3606, Sec 12; same—same; same (A); same (R); Wm H Smith.

LOT 40, Block 6123, Sec 18; Jennie M Hamilton—Wm Keegan et al; Litchfield F Moynahan (A), 233 Bway; Harry S Lucia (R); Wm P Rae.

FEB. 4.

ST MARKS AV, ns, 125 e Kingston av, 100x155.7; Collective Holding Co, Inc—M & J Constn Co; Action 2; Saml A Teisey (A), 44 Court; Edw H Davis (R); Wm P Rae.

BAINBRIDGE ST, ns, 461.3 e Ralph av, 17.9x100; Mortgage Securities Co—Minnie G Sanborn et al; Henry J Davenport (A), 375 Pearl; Jacob Brenner (R); Wm P Rae.

LINDEN ST, ss, 207.2 e Wyckoff av, 40x100; also GRAHAM ST, ws, 70 s Myrtle av, 25x108; also WILLOUGHBY AV, nwc Claremont av, 84x6x irreg; Sylvester G Nash—Thos Nash et al; Wm W Butcher (A), 215 Montague; Warren I Lee (R); Wm H Smith.

W 10TH ST, ws, 336 n Av R, 182x100; also W 10TH ST, es, 336 n Av R, 150x100; Otto E Reimer—Otto Singer Development Co et al; Sackett & Lang (A), 99 Nassau, Manhattan; Almet R Latson (R); Wm H Smith.

17TH ST, sws, 225 nw 5 av, 17.1x100.2; David Lippmann—Herman Dincin et al; Martin H Latner (A), 350 Fulton; Maurice F Miller (R); Chas Shongood.

BAY 35TH ST, ses, 260 sw Benson av, 40x96.8; Title Guar & Trust Co—Pauline Brown et al; Harry L Thompson (A), 175 Remsen; Henry J Davenport (R); Wm P Rae.

55TH ST, sec 2 av, 20x102.2; Christine A Biele—Jos A Bill et al; Snedeker & Snedeker (A), 164 Montague; Frank C Baker (R); Jas L Brumley.

BATH AV, ns, 38.8 e Bay 17th, 19.4x100; Title Guar & Trust Co—Mary L Bandeli et al; Harry L Thompson (A), 175 Remsen; Leon R Jacobs (R); Wm P Rae.

CHURCH AV, swc E 34th, 20x80; Edw C Hulst—Boyd Constn Co et al; Henry J Davenport (A), 375 Pearl; Wm R Dorman (R); Wm P Rae.

FLATLANDS NECK RD, nws, intersec cl E 48th, runs n1,048.3xe490.8 to Utica av, xs410.9 xsw783.7 to beg; also UTICA AV, es, intersec nws Flatlands Neck rd, runs n252.7xe170.3xs19.2 xsw299.6 to beg, except parts released; Jno Ditmars—J Banks Kurtz et al; Davison & Underhill (A), 26 Court; Burt L Rich (R); Wm H Smith.

LINDEN AV, ss, 226.2 e Nostrand av, 20x140; Edw B Parsons—Mary A Mulhane et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Thos C Whitlock (R); Wm H Smith.

PARKSIDE AV, nwc Parkside ct, 41.7x95.5; Louis McCarty—Parkside Court Realty Co et al; H S & C G Bachrach (A), 926 Bway; Morton Rosenthal (R); Wm H Smith.

WYTHE AV, sws, 74 nw Kean, 18.4x62; Hattie C Borden—Jos Hess et al; Action 1; Abr H Kesselman (A), 215 Montague; Jno McCormick (R); Chas Shongood.

WYTHE AV, sws, 92.4 nw Keap, 19x62; same—same; Action 2; same (A); same (R); Chas Shongood.

FEB. 5.

HART ST, ns, 185 w Throop av, 20x100; Chas H Smith—Israel Goldklang et al; Robt H Koehler (A), 51 Chambers, Manhattan; Ferdinand V S Parr (R); Wm H Smith.

MILFORD ST, es, 590 n Hegeman av, 20x100; Edw K Mills et al—Annie M Foote et al; McLean & Hayward (A), 27 Cedar, Manhattan; Wm A Alcock (R); Wm H Smith.

E 55TH ST, es, 97.6 s Av C, 100x100; Wm Geyer—Philip Schmitt et al; Hugh F Kenna (A), 44 Court; Geo R Holahan, Jr (R); Wm H Smith.

42D ST, sws, 230.8 nw Ft Hamilton av, 75x100.2; Richd M Hoe et al—Mary A Church et al; Harry L Thompson (A), 175 Remsen; Abr Rockmore (R); Wm H Smith.

E 107TH ST, nes, 360 nw Av F, 20x100; Louise Morlot—Saml Krandal et al; Beni T Hock (A), 26 Court; Henry Wilke (R); Chas Shongood.

SCHENECTADY AV, es, 99.3 s St Marks av, 19x90; Chas Richardson—Frank C Montero et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm H Smith.

15TH AV, ses, 20 ne 75th, 40x90; Phoebe L Geran—Anne M Lennon et al; Action 1; Hubbard & Rushmore (A), 26 Court; Henry P Burr (R); Wm H Smith.

15TH AV, ses, 60 ne 75th, 20x90; same—same; Action 2; same (A); same (R); Wm H Smith.

15TH AV, ses, 80 nw 75th, 20x90; same—same; Action 3; same (A); same (R); Wm H Smith.

FEB. 6.

BRADFORD ST, nwc Belmont av, 40x100; also EAST NEW YORK AV, sec Sackman, 49.1x132.1; Louis N Feidman—M & J Constn Co et al; Jacob Glasser (A), 194 Powell; P W Ostrander (R); Jas L Brumley.

13TH ST, sws, 364.6 nw 7 av, 16.8x100; South Brooklyn Savgs & Loan Ass'n—Dani J Ryan et al; Wm J Boiger (A), 149 Bway, Manhattan; Chas L Livingston (R); Wm P Rae.

FRANKLIN AV, es, 40.6 s Union, 30.2x100; Rosa Wasserman—Justus Doenecke et al; Action 1; Bennet E Siegelstein (A), 99 Nassau, Manhattan; Stephen Van Wyck (R); Chas Shongood.

FRANKLIN AV, es, 70.8 s Union, 30.2x100; same—same; Action 2; same (A); same (R); Chas Shongood.

13TH AV, es, 80 s 75th, 20x80; Henry Kettelhodt—Wolf Stambler et al; Jno J Bakerman (A), 5014 5th av; Howard O Patterson (R); Chas Shongood.

FEB. 7.

No Legal Sales advertised for this day.

FEB. 9.

CHESTER AV, sec Tehama, 200x100x irreg; Geo D Gilmore—Mary L Behrens et al; Wm E Buckley (A), 391 Fulton; Chas C Lockwood (R); Wm H Smith.

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FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 24.

No Foreclosure Suits filed this day.

JAN. 26.

27TH ST, 519 W; Fredk Reifel—Wm P McCarthy et al; J J Pheelan (A).

43D ST, ss, 289.3 w 6 av, 21.5x100.5; Frank Curtis, exr—Sadie H Jacobs et al; J H Work (A).

62D ST, ss, 160 e Lex av, 20x100.5; Geo W Wickersham et al—Rosalie Joel et al; Cadwalader, Wickersham & Taft (A).

63D ST, ns, 81.5 e 1 av, 25x100.5; Frank Davin et al—Meyer Lefkowitz et al; W B Hoppin (A).

95TH ST, 234 E; Greenwich Savgs Bank—Fritz Gerspacher et al; B A Sands (A).

LOTS 16 to 19, map of easterly portion of property of N Y Institution for the Instruction of the Deaf & Dumb, Twelfth Ward; also ST NICHOLAS AV, nwc 164th, 153.5x172.5; Hudson Mortgage Co—Chas Buek Constn Co et al; F A Gill (A).

JAN. 27.

113TH ST, ss, 235 e Park av, 19.7x100.11; Jno M Bowers—Philip Simon et al; M S Borland (A).

126TH ST, ns, 166.8 e 7 av, 16.8x99.11; Chas A Sherman—Jule A De Ryther et al; Bowers & Sands (A).

LENOX AV, es, 75.8 n 119th, 18x85; Mary W Scheper—Emily N R McLean et al; Wing & Russell (A).

JAN. 28.

ST MARKS PL, 115; Rosina Alkier—Meyer H Wolf et al; Feltenstein & Rosenstein (A).

ST MARKS PL, 119; Chas H Bohland—Meyer H Wolf et al; Feltenstein & Rosenstein (A).

27TH ST, 519 W; Fredk Reifel—Wm P McCarthy et al; amended; J J Pheelan (A).

114TH ST, 334-8 E; Equitable Life Assurance Society of the U S—Alice Lederer et al; Alexander & Green (A).

127TH ST, 126 W; Mildred Schwartz—Emma Barnett et al; S E Neuman (A).

134TH ST, 45 E; Lena Michaels—Sarah McCormick; J O Foote (A).

WADSWORTH AV, ws, 60.2 n 185th, 50x115; Ver Planck Estate—Comfort Realty Co et al; Bowers & Sands (A).

WADSWORTH AV, ws, 110.2 n 185th, 50x115; Ver Planck Estate—N Y Real Estate Security Co et al; Bowers & Sands (A).

WADSWORTH AV, ws, 160.2 n 185th, 54.5x115; Ver Planck Estate—Jas N Rosenberg rec'r et al; Bowers & Sands (A).

2D AV, ws, 48 n St Marks pl, 48x120; Aaron Wartels—Saml Augenblick Co et al; Marks & Marks (A).

JAN. 29.

ST MARKS PL, 115; Rosina Alkier—Meyer H Wolf et al; amended; Feltenstein & Rosenstein (A).

118TH ST, ns, 150 e 8 av, 25x100.11; Myron Straus—Rose Reilly; M Monfried (A).

WADSWORTH AV, ws, 60.2 n 185th, 154.5x115; also BROADWAY, es, 214.6 n 185th, 149.5x154.5x irreg; also WADSWORTH AV, sec 186th, 155.2x200x irreg; Benj Blossom—N Y Real Estate Security Co et al; Fletcher, McCutchen & Brown (A).

7TH AV, nwc 42d, 100.4x131; Oscar Hammerstein—Hammerstein Amusement Co; House, Grossman & Vorhaus (A).

JAN. 30.

WEST ST, es, 236.5 n Morris, 42.8x181.9x irreg; NY Life Ins Co—Cunard Realty Co et al; G W Hubbell. (A).

118TH ST, 14-16 W; Wolf Mellis—Esther Levin et al; S N Freedman (A).

8TH AV, 2451; Dora Schiffer—Max A Herzog et al; Wolf & Kohn (A).

Bronx.

JAN. 23.

233D ST, ss, 65.1 e 4 av, 18.9x100; Title Guar & Trust Co—Deindicihus Bldg Co et al; H Swain (A).

MARION AV, ses, 22 ne 184th, 25x127; Dora Frank—Ridgefield Constn Co; I Levison (A).

WOODYCREST AV, es, 324 n from swc lot 56, map of Highbridgeville, 20.4x115; Wm Totten—E Van Rensselaer Ketchum et al; S Riker, Jr (A).

JAN. 24.

No Bronx Foreclosure Suits filed this day.

JAN. 26.

170TH ST, 392 E; Eliz A Reid as extrx—Tremont Iron Works et al; M Clute (A).

CARPENTER AV, ws, part of Lot 1137, map of Village of Wakefield, 34.6x105; Marie S Walsh—Louis Ringelstein et al; G Squires (A).

PROSPECT AV, 2354; Beatrice S B Siegel—Anthony Reale et al—Wechsler (A).

JAN. 27.

**CHARLOTTE ST, 1521; Edw H Bailey—Fleischmann Realty Co et al; amended; Roelker, Bailey & Stiger (A).

HANCOCK ST, ws, 456.3 n Columbus av, 18.9x100; Chas Spieller— ——Richter; G Frey (A).

7TH ST, swc Av B, 205x108, lot 148, map of Unionport; Eliz K Dooling—Colorado Realty Co et al; Knox & D (A).

169TH ST, ss, 64.5 w Fox, 30x67.1x irreg; Jno Collins as gdn—Jno McGowan et al; A R Bunnell (A).

BOSTON RD, 50x217; also 178TH ST, nes, 134 nw Boston rd, 16x50x irreg; also 178TH ST, nes, 150 nw Boston rd, 37.6x80x irreg; also 178TH ST, ns, 100 nw Boston rd, 34x46x irreg; Alfred Loweth—Geo F Johnson, Jr et al; C P Hallock (A).

JAN. 28.

CHARLOTTE ST, 1503; Chas K Billings as sub trste—Fleischmann Realty & Constn Co; J H Seymour (A).

147TH ST, sec Tinton av, 100x50; Eliz C Cornell—Henry Fox et al; G M Boynton (A).

**TURNPIKE RD, leading from N Y to Boston, ses, intersec nes Turnpike rd, leading from O'Dell's Landing, containing about 6 acres; Max Erlanger—Jos S Acker et al; amended; Beekman, Menken & Griscom (A).

LOTS 23, 24, 28, 29, 31, map of prop heirs of Jos Thwaites, decd; Lawyers Realty Co—Jno Perry et al; Dean, T & McB (A).

JAN. 29.

BRONX PL, ns, Lots 79 & 80, map No 1, South Vernon Park, 50x100; Jno R Wheaton et al—Geo P Langdon et al; D O Williams (A).

164TH ST, 688 E; Asa A Spear et al—C R Manning exr; H W Baird (A).

178TH ST, ss, 379.6 w Anthony av, 25x100; The German Savgs Bank in the City N Y—Alfred Kopetz et al; Amend & Amend (A).

BRONX & PELHAM PKWAY, ns, where same is intersected by land conveyed by the party of 2d pt, 902.2x216.2x irreg; Jno T McChesney—Colorado Realty Co et al; E L Scofield (A).

JAN. 30.

**CHARLOTTE ST, 1517; Martin D Fink—Fleischmann Realty Co, Inc, et al; amended Roelker, Bailey & Stiger (A).

** Recorded in N Y County.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 22, 23 & 24.

No Judgments in Foreclosure Suits filed these days.

JAN. 26.

131ST ST, 132 W; Columbia Knickerbocker Trust Co—Max Blanck; Cary & Carroll (A); Nathan Burkan (R); due, $12,175.63.

132D ST, ss, 185 e 5 av, 25x99.11; Harry Isaacson—Louis Segelbohn; Wm F Clare (A); Wm T Quinn (R); due, $6,489.

JAN. 28.

No Judgments in Foreclosure Suits filed this day.

JAN. 29.

88TH ST, 173 W; Ella R Andrews—Sarah Friedman et al; Benj F Edsall (A); Jas A Farrell (R); due, $15,727.09.

120TH ST, ss, 225 e 7 av, 14.8x81.6; Mary A Kaufman—Jas M Scofield; Sigmund Wechsler (A); Wm S Grey (R); due, $2,343.17.

CONVENT AV, es, 51.11 n 148th, 16x83; Mary E Garrison—Annie C Doyle et al; Carter, Ledyard & Milburn (A); Jas H Laird (R); due, $19,927.09.

Bronx.

JAN. 22.

**237TH ST, ns, 300 w Martha av, 25x100; Wm Beaman—Olivia Gilber; Jno C Stein (A); Howard Humiston (R); due, $2,697.06

**UNION AV, es, 45 n 167th, 40x100; Gerard B Lambert—R & W Realty Co; Saml T Carter (A); Henry A Friedman (R); due, $26,223.89.

JAN. 23 TO 29

No Judgments in Foreclosure Suits filed these days.

** Recorded in N Y County.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 24.

133D ST, 206 W; Jas C Brown—Edwin S Alton et al; Lord, Day & Lord (A).

LENOX AV, nec 119th, 85x75.8; Margaretha Eggers—Jno F Stodder et al; G E Miner (A).

PINEHURST AV, nec 179th, 100.3x100; Chas M Rosenthal—Matilda W Brower et al; E A Landauer (A).

5TH AV, 1489; Jas R Roosevelt et al—Inter City Land & Securities Co et al; Cary & Carroll (A).

JAN. 26.

CATHERINE ST, 80; David L Katz—Jacob Morrison et al; partition; Zuckerman & Spies (A).

PERRY ST, ns, 68.8 e Washington, 21.6x40; Hadvid Lippmann—Eliz Breuer et al; amended foreclosure of tax lien; Miller & Bretzfelder (A).

258TH ST, 202-4 W; also 50TH ST, 309 W; also 9TH AV, 730; also PROP in Kings County; Laura A Cregan—Wm J Cregan et al; partition; Wood & Wood (A).

39TH ST, 305-7 E; Flora L Root—Josef Lustig et al; action to declare deeds void, &c; Amend & Amend (A).

158TH ST, ss, 125 w Amsterdam av, 125x99.11; Theresa Berinstein et al—Meyer H Friedman et al; specific performance; Strasbourger, Eschwege & Schallek (A).

10TH AV, 861-5; also 57TH ST, 500-2 W; Jos Miller—N Y Opthalmic & Aural Institute et al; action to foreclose mechanics lien; F A Spencer, Jr (A).

JAN. 27.

PINE ST, ns, 151.10 e Nassau, 57.9x72.3x irreg; Empire City Iron Works—Jas F Egan et al; action to foreclose mechanics lien; Lewkowitz & Schaap (A).

115TH ST, 70-2 E; Louis Stenzler—Elias Schlomowitz et al; action to declare lien; J L Diamond (A).

LOT 50, blk 1208, sec 4; David Baum—Norman L Hohart et al; foreclosure of tax lien; Aronson & Salant (A).

LOT 82, blk 730, sec 3; David Baum—Mary E Hutchinson et al; foreclosure of tax lien; Aronson & Salant (A).

JAN. 28.

COLUMBIA ST, 119; also 16TH ST, 415 W; also 121ST ST, ss, 175 e 3 av, 25x100; Gene Bruder—Jacob L Isaacs et al; action to set aside conveyance, &c; M S Hyman (A).

STH ST, 55 W; Morris A Hulett et al—Arlington Estates Inc et al; action to set aside deed; J G Roe (A).

3D AV, 867; Robt Johnson Inc—Christine C Huppert; action to foreclose mechanics lien; F L Cramer (A).

JAN. 29.

110TH ST, 228 E; Domenico Martorana—Providenza Sorci Martorana et al; action to declare deed void; C Novello (A).

141ST ST, 307 W; David Baum—Elmer E Smathers et al; foreclosure of tax lien; Aronson & Salant (A).

JAN. 30.

12STH ST, ss, 130 e 5 av, 20x99.11; Alfd C Garcia—Eliza E Knights; notice of levy; S M Fleischman (A).

Bronx.

JAN. 23.

162D ST, S6S-70 E; Bernard Bernstein—Fred F French Co (action to foreclose mechanics lien); J. D. Tobias (A).

LOT 661, map Lohbauer Park; Jos Weiss—Jno A Lindsay et al (action to foreclose tax lien); J L Adler (A).

JAN. 24.

KELLY ST, 997-1005; Peter Sinnott—North American Wall Paper Co et al; counter claim; Pressinger & N (A).

JAN. 26.

**BROOK AV, es, — n 166th; also LOTS 61 & 62; two actions; Bessie Ronginsky—Jacob Blum et al; two amended actions to foreclose tax lien; J Haberman (A).

MORRIS AV, 1980; also LOTS 625-6-7, map of Estate of E R B King, City Island; Lena Stein—Minnie Ludwig et al; partition suit; J C Stein (A).

WEBSTER AV, es, part of lot 35, map of Norwood, 12x—; Salvino Belotti—Andw Bickhardt et al; action to recover possession; C P Hallock (A).

JAN. 27.

PART OF LOT 150, Village of Morrisania; Rockledge Constn Co—Crittendon Deen et al; partition; H Swain (A).

JAN. 28.

166TH ST, ss, 136.7 e Washington av, 25x101.3; Harry Zudek—Jacob Warschaw et al; action to foreclose mechanics liens; Rosansky & G (A).

CLAY AV, 1300; Allen Stone—Maxim S Globe et al; action to set aside deeds; M Sheinart (A).

**3D AV, 2952; also BERGEN AV, 693; Anton Prokopowicz—Ignatz Schwartz et al; counter claim; Philips & Avery (A).

JAN. 29.

N CHESTNUT DR, ss, 460 e Barnes av, 40x100; Anthony Polzella—Vita Maria D'Amore et al; action to foreclose mechanics lien; C Weishaupt (A).

**Recorded in N Y County.

Brooklyn.

JAN. 22.

BOERUM ST, ns, 125 e Graham av, 25x100; Jno Lieberth—Jacob Heillraun et al; L S Goebel (A).

BUTLER ST, ns, 275 w Classon av, 75x131; Geo Williamson—Danl Quinn et al; Davison & Underhill (A).

CLINTON ST, swc Halleck, 223x490; also CLINTON ST, nec Bryant, runs e415xn100xw320 xn100xw95xs200 to beg; also BRYANT ST, swc Little Court, 125x220; Mervin W Bricker—Wm B Leonard et al; Leventritt, Cook & N (A).

CLINTON ST, ws, 34.5 s Fulton, runs w222.6 xn25xe100xn24.11xe35xs17.11xe44.6xne—xs16.4x — to beg; Jerome Realty Co—Bklyn Bank & ano; foreclosure of lien; Jonas, Lazansky & N (A).

FLOYD ST, ss, 400 e Throop av, 25x100; Title Guar & Trust Co—Jacob Solomon et al; H L Thompson (A).

KOSSUTH PL, ss, 405 e Bway, 20x100; David Engel—Margt Collins et al; R E Moffett (A).

E 4TH ST, ws, 573 s Av D, 34x100; Jas D Cramsey, Jr—Carrie Gillaspie et al; Cary & Carroll (A).

E 18TH ST, es, 105 n Av U, 40x100; Martin H Schriefer—Henry E Hanlon et al; T W Baker (A).

20TH ST, swc 6 av, 24.9x60; Jno Connor—Katie Glazik et al; O'Brien, Malevinsky & D (A).

51ST ST, nes, 180 nw 13 av, 40x100.2; Cecelia R Meehan—Harry Brinberg & ano; J Manheimer (A).

58TH ST, nes, 170 se 16 av, 40x100.2; Theresa M Bang—Elenor J Gillam & ano; C A Hitchcock (A).

59TH ST, nes, 300 se 3 av, 20x100.2; Oscar J Maigne—Eugenie Widenhorn et al; Cary & Carroll (A).

66TH ST, nes, 85 nw 20 av, 17x100; Michl J Duffey—So Bklyn Homes Corpn et al; Cary & Carroll (A).

66TH ST, nes, 102 nw 20 av, 17x100; same—same; same (A).

66TH ST, nes, 119 nw 20 av, 17x100; same—same; same (A).

66TH ST, nes, 136 nw 20 av, 17x100; same—same; same (A).

PUBLIC RD leading to Canarsie Landing, nes 100 se Av E, runs ne299.6xse20xsw40xne20xsw 158.7xnw40 to beg; Herbt C Smith—Maria Torre et al; Smith, Doughty & N (A).

5TH AV, es, 68.7 n 73d, 23.4x110.1x24x115.9; Fredk Bischoff & ano—Jno E Sullivan Co, et al; J J Bakerman (A).

17TH AV, ws, 50 s 85th, 50x80; Mary R Lee—Merle I St John et al; Wood, Cooke & S (A).

17TH AV, 8624; Aniello Scarparti—Stefano Cognata et al; R K Jacobs (A).

JAN. 23.

PENN ST, ses, 388 sw Bedford av, 20x100; Eliz Donnelly—Annie Deitchman et al; D Selgelman (A).

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Lis Pendens—Brooklyn—Continued.

POWELL ST, swc Livonia av, 20x80; Julius Lehrenkrauss & ano; Carl Welnberg et al; Mann, Buxbaum & S (A).
ST JOHNS PL, ns, 275 e Ralph av, 120x125; Simon Shapiro—St Marks-Howard Co et al; Kugel & Saxe (A).
WINTHROP ST, ns, 230.7 e Main rd, 20x106; Dime Savgs Bank—Mary B Cusick & ano; Dykman, Oeland & K (A).
4TH ST, es, 80 n S 2d, 20x80.6; Chas Zekind—Isaac Kampel et al; H L Kunstler (A).
N 8TH ST, ss, 277.8 e Havemeyer, 25.8x100; Nellie A Lowndes—Maria Franzese et al; W S Miller (A).
W 9TH ST, es, 156 n Av R, 17x100; Herman H Doehler—Otto Singer et al; H E Lewis (A).
E 23D ST, es, 300 n Clarendon rd, 20x100; Herht J Carr & ano—Jose B Gallegos et al; Rose & Paskus (A).
41ST ST, nes, 240 se 13 av, 20x100.2; Dime Savgs Bank—Saml Teplitz et al; Dykman, Oeland & K (A).
45TH ST, ns, 264.2 e 2 av, 20x100.2; Fredk Weidner—Anna M Timmermann et al; E R W Karutz (A).
60TH ST, sws, 100 se 1/ av, 40x100; Preston B Bailey—Edgar L Jones et al; W B Hopping (A).
GREENE AV, nwc Sumner av, 20x80; Jno Nolty—Mary E Graham et al; H A Ingraham (A).
HAMBURG AV, wc Moffat, 25x100; Alht F Seeker & ano—Lilly Greenthal et al; C Reinhardt (A).
LINDEN AV, swc E 34th, 35x116; Henry G Leherthon—Eliz E Babhitt et al; H L Thompson (A).
NASSAU AV, ns, 45 e Kingsland av, 19x100; Addie L Morine—Annie Baron et al; W S Miller (A).
SHERIDAN AV, es, 80 s Glenmore av, 28x100; Cath Stoothoff—Margt Lafreniere et al; Sackett & Lang (A).

JAN. 24.

SMITH ST, nec Baltic, 20x75; Arthur H Waterman—Margt Kelly et al; B R Duncan (A).
61ST ST, sws, 115 se 15 av, 20x100; Letitia F Gates—Anna Steinfeld & ano; H J Davenport (A).
61ST ST, sws, 135 se 15 av, 20x100; Harriet E Tunison—same; same (A).
DUMONT AV, sec Douglass, 200x500; Geo W Travers—Max J Shapiro et al; M Lippman (A).
GRAHAM AV, es, 25 n Debevoise, 25x60x25x70; Chas H Kotlowitz—Jas J Hanselman (to correct lease); Schugerman (A).

JAN. 26.

BOERUM ST, ss, 474.9 e Bushwick av, 25x87.6; Eliz Lang—Tomasso Adamo et al; N Dietz (A).
CRYSTAL ST, es, 250 s Pitkin av, 25x100; Frank C Lang—Tillie Held & ano; Sackett & Lang (A).
HENDRIX ST, es, 24 s Sunnyside av, 21.1x100.3x20x98.7; Frank Richards—Geo Bernard et al; foreclosure of lien; J A Sheehan (A).
MONROE ST, ns, 166.8 e Patchen av, 16.8x100; American Church Bldg Fund Commission—Jno G Lutz et al; H L Thompson (A).
S ELLIOTT PL, es, 570.10 s DeKalb av, 16x100; Jane E Williamson—Joanna F Carlin et al; G B Smith (A).
5TH ST, ns, 257.10 e 8 av, 20x100; Jno Gohring—Annie C Clinton & ano; P E Lahm (A).
E 8TH ST, es, 20 s Turner pl, 20x100; Isidor Heiliger as exr—Eleanor A Capstick et al; P Heiliger (A).
47TH ST, 533; Sigmund Levine—Jno E Sullivan Co et al; R Stone (A).
47TH ST, 535; same—same; same (A).
47TH ST, 541; same—same; same (A).
47TH ST, nes, 380 se 16 av, 40x100; also 50TH ST, sc 16 av, 20x100; Ralph W Long—Thos J Coffey et al; L B Cohen (A).
49TH ST, ns, 200 w 6 av, 25x100.2; J Fred Lohman—Abr D Wallace & ano; Van Alen & Dyckman (A).
49TH ST, ns, 175 w 6 av, 25x100.2; same—same et al; same (A).
70TH ST, sws, 191.6 se 18 av, 20x100; Kings Co Trust Co as trste—Jacob Kaiser Impt Co et al; G V Brower (A).
70TH ST, sws, 211.5 se 18 av, 20x100; same—same; same (A).
70TH ST, sws, 231.5 se 18 av, 20x100; same—same; same (A).
70TH ST, sws, 251.5 se 18 av, 20x100; same—same; same (A).
70TH ST, sws, 271.6 se 18 av, 20x100; same—same; same (A).
70TH ST, sws, 171.6 se 18 av, 20x100; Robertine W Brown—same; same (A).
87TH ST, sws, 175 se Narrows av, 100x100; Chas L Feltman—Claire Ford et al; H L Thompson (A).
ATLANTIC AV, ns, 41.6 e 3 av, 19x80; Elisha M Shute—May A Hanley; breach of contract; E H Miller (A).
CLASSON AV, es, 388.3 n Myrtle av, 25x92.8x25x92.6; Louis Etter & ano—Luigi Cuoco et al; E K Van Beuren (A).
PENNSYLVANIA AV, ws, 150 s Sutter av, 50x100; Margt D Dickhaut—Dunaif Bldg Co et al; W R Davies (A).

JAN. 27.

MONTGOMERY PL, sws, 278.10 se 8 av, 16.9x100; Bklyn Trust Co—Grace W Duryea et al; H L Thompson (A).
PACIFIC ST, 1790; Oscar Frommel—Alht E Francis et al; Klendl & Sons (A).
STOCKTON ST, 107; Aaron Arm—Morris Grumet; Ehrman & Streusand (A).
17TH ST, ss, 200 w 9 av, 100x100; Forrest Co—Edinboro Constn Co et al; Washburn, Ruston & K (A).
37TH ST, nec Ft Hamilton av, 40x118.1x40.8x110.10; Title G & T Co—Eva Olsen et al; H L Thompson (A).
66TH ST, nes, 187 nw 20 av, 17x100; Mary E Lanz——So Bklyn Homes Corpn et al; Cary & Carroll (A).
66TH ST, nes, 204 nw 20 av, 17x100; T Henry Dewey—same; same (A).
ATLANTIC AV, ss, 150 w Saratoga av, 100x100; Audley-Clarke Co—The Mancorn, Inc; Owens, Gray & T (A).
LAFAYETTE AV, 652-4; also CLASSON AV, 197; also COURT ST, 243; also MYRTLE AV, 761, 667, 657; also LAFAYETTE AV, 645; Laura A Gregan—Wm J Gregan et al; partition; Wood & Wood (A).
MYRTLE AV, 1023; Frieda Feit—Benj Lorberhaum et al; to set aside deed; Schleider & Schleider (A).
MYRTLE AV, 1203; same—same; to set aside deed; same (A).
LOTS 541, 452, 444, 409 to 417, 404 to 408, 472, 103 to 107 & 166, on map of Sea View Terrace, prop of Alht P Schnader; John W B Bausman—Chas F Hager et al; Campbell & Carleton (A).

JAN. 28.

BERGEN ST, sec Troy av, 46.9x127.9; David Pines—Ellen McCrystal et al; M S Cohen (A).
SAME PROP; same—same; same (A).
SAME PROP; also TROY AV, ws, 100 s Bergen, 27.9x100; same—Nicholas McEneany et al; same (A).
HANCOCK ST, ns, 30 w Lewis av, 18x100; Mary E Danvers—Frances M Stern et al; E Byk (A).
LINCOLN PL, swc Rochester av, 24.7x18.2x23.6x31.5; Morris Goldberg—Schuyler Miller et al; partition; Seley Levine (A).
MIDDAGH ST, bet Columbia heights & Willow,'—x—; Rudolph Wallace Co—Lucy M Sears et al; foreclosure of tax lien; Eliz S Pope (A).
MONTAGUE ST, ss, 100 e Clinton, 50x100; also MONTAGUE ST, ss, 150 e Clinton, 50x100; N Y Life Ins Co—Horace Nichols et al; G W Hubbell (A).
TROUTMAN ST, ses, 91.3 ne Irving av, runs se43.9xne8.9xse56.3xne91.3xnw100xsw100 to beg; Bathaser Klee—Mary J Rothenhach et al; R E Moffett (A).
S 5TH ST, ns, 61.6 e Rodney, 22.6x101.7x22.6x101.4; Sarah Kaplan—Annie Deitchman et al; I L Rosenson (A).
54TH ST, sws, 100 se 13 av, 60x100; Chas F Plummer—Carrie L Hadley et al; Dixon & Holmes (A).
66TH ST, nes, 153 nw 20 av, 17x100; Emilie S Howe—S Brooklyn Homes Corpn et al; Cary & Carroll (A).
76TH ST, ns, 304 w 14 av, 22.8x100; Edgar Phillips—S Brooklyn Homes Corpn et al; Cary & Carroll (A).
76TH ST, ns, 326.8 w 14 av, 22.8x100; same—same; same (A).
76TH ST, ns, 349.4 w 14 av, 22.6x100; same—same; same (A).
76TH ST, ns, 371.10 w 14 av, 22.10x100; same—same; same (A).
76TH ST, ns, 394.8 w 14 av, 22.5x100; same—same; same (A).
76TH ST, ns, 417.1 w 14 av, 22.11x100; same—same; same (A).
76TH ST, ns, 145.4 w 14 av, 22.8x100; Edgar J Phillips—S Brooklyn Homes Corpn; Cary & Carroll (A).
76TH ST, ns, 168 w 14 av, 22.8x100; same—same; same (A).
76TH ST, ns, 100 w 14 av, 22.8x100; same—same; same (A).
76TH ST, ns, 190.8 w 14 av, 22.8x100; same—same; same (A).
76TH ST, ns, 122.8 w 4 av, 22.8x100; same—same; same (A).
76TH ST, ns, 213.4 w 14 av, 22.8x100; same—same; same (A).
76TH ST, ns, 236 w 14 av, 22.8x100; same—same; same (A).
76TH ST, ns, 250.8 w 14 av, 22.8x100; same—same; same (A).
76TH ST, ns, 281.4 w 14 av, 22.8x100; same—same; same (A).
E NEW YORK AV, ss, 48 e Tapscott, runs s 120xw48xw14xs54.10xe102.8xs50 xw102.8xs50 xe 102.8xs125xw102xs50xe102xs150xw102xs50 xe101.6 xs25xw101.6xs152.5xne207.6xn864.9xw156 to beg; Home Life Ins Co—Bensonhurst Co et al; H L Thompson (A).
OCEAN AV, es, 264.11 n Av A, 72x240; Marquette Co Savgs Bank—Grant R Pithladdo et al; Steele & Otis (A).
10TH AV, ec 40th, 20x95.2; Danl Sand—Louis Flaxman et al; Walzer & Rosenblume (A).
19TH AV, swc 60th, 100x487.3x100x488.8; Chas A Rippmau—Brill Constn Co et al; C F Corner (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 24.

CHRYSTIE ST, 191-3; Cooper & Pollack Structural Iron Works—Harris & Esther L Weller; Gittle & Esther Weller (265). 459.66
AMSTERDAM AV, nwc 177th, 100x84.4; T H Simonson & Son Co—Chas M Rosenthal & Florence B Friedlander & Brettholz-Krumholz Constn Co (268). 1,022.96
PARK AV, nwc 66th, 80x110x irreg; Eastern Steel Co—Fullerton Weaver Realty Co & Radley Steel Constn Co (264). 8,640.08
2D AV, 77-9; Noah Fells—Saml N Samuels & Isaac Weinstein & I Brotman (267). 15.94
3D AV, 249; Reliable Contracting Co—Noel Silverstein (266). 1,094.00

JAN. 26.

37TH ST, 236-8 E; Jno Glasbrenner—Estate of Wm R H Martin & Chas Griffith, Inc, & Chas Griffith (284). 3,500.00
46TH ST, 56 W; Fraad Contracting Co—Emil Fraad, Jno W & Louise R Weed (277). 8,603.29
76TH ST, 133 W; Milton Schnaler & Co—Jas W Good, Jr, Carolyn G Leonard, Annie M Good & Arthur L Meyer (279). 215.15
AMSTERDAM AV, nwc 177th, 84.4x100; S B Miller, Inc—Chas M Rosenthal & Brettholz-Krumholz Constn Co (282). 257.00
LEXINGTON AV, 567-9; also 51ST ST, 140-60 E; Alht Oliver—Hammerstein Opera Co & Oscar Hammerstein (271). 1,300.49
PARK AV, 640; Bethlehem Steel Co—Fullerton Weaver Realty Co & Radley Steel Constn Co (272). 5,161.43
PARK AV, 640; Braunfels Browning & Co—Fullerton Weaver Realty Co & Radley Steel Constn Co (273). 166.05
PARK AV, 640; Atlas Paint Co—Fullerton Weaver Realty Co & Radley Steel Constn Co (278). 295.85
VERMILYEA AV, swc Academy, 100x25; Hydraulic Press Brick Co—Warren F Johnston, Picken Constn Co & Picken Contracting Co (275). 217.00
10TH AV, 100-2; Otto & Zang—Michl McGuire & Long & Hagen (281). 375.00
10TH AV, 100-2; Peter Gillings—Michl McGuire & Long & Hagen (269). 249.00
SAME PROP; F Otto Walter—Michl McGuire & Long & Hagen (270). 240.00
10TH AV, 102; Globe Fireproof Door & Sash Co, Inc—Michl McGuire & Long & Hagen (283). 200.00
10TH AV, 100-2; Star Fireproof Door & Sash Co—Jno McGuire & Long & Hagen (285). 162.50

JAN. 27.

14TH ST, 413-19 W; Manhattan Sand Co—Jno J Gillen, Inc, Henry Kelly, Jr, Henry Kelly & Sons, Wm W Astor & Long & Hagen (294). 261.70
14TH ST, 413-19 W; Gelbaud Contracting Co, Inc—Estate of Jno J Astor & Long & Hagen (292). 148.51
55TH ST, 124-6 W; Pelham Operating Co—Geo Backer Constn Co & Radley Steel Constn Co (300). 159.00
57TH ST, 105-7 W; Pelham Operating Co—Freundschaft Society & Radley Steel Constn Co (299). 104.00
69TH ST, 14 W; Winthrop L Jenison—Estate of Eleanor B Locke & Chas E Locke (301). 169.25
87TH ST, 162-72 W; Pelham Operating Co—West Side Construction Co & Radley Steel Construction Co (298). 112.00
169TH st, 709 W; Benj Silverman—Solomon L Pakas & Louis Blicker (295). 61.94
FT WASHINGTON AV, 15-21; Benj Silverman—Sol L Pakas & Louis Blicker (297). 61.15
PARK AV, 640; Luken Iron & Steel Co—Fullerton Weaver Realty Co & Radley Steel Construction Co (302). 1,135.85
VERMILYEA AV, swc Academy, 100x25; Thos C Edmonds & Co—Warren F Johnston, Benj Wigderowitz & Picken Contracting Co (291). 166.00
10TH AV, 100-2; Hudson Coating Co—Michl McGuire & Long & Hagen (296). 100.00
10TH AV, 100-2; Manhattan Sand Co—Michl McGuire, Estate of Rofflequora, & Long & Hagen (293). 267.75
10TH AV, es, 46.6 n 16th, 39.8x100; Church E Gates & Co, Inc—Michl McGuire & Long & Hagen (286). 803.77
10TH AV, 100-2; M F Westergren, Inc—Michl McGuire & Long & Hagen (288). 450.00
SAME PROP; New Jersey Terra Cotta Co—same (289). 385.00
SAME PROP; Albt Blechner's Sons Inc—same (290). 749.90

JAN. 28.

GRAMERCY PARK S, 12; P Aguado Co—Matilda O Rhinelander & Jas F Egan (310). 90.00
NEW CHAMBERS ST, 2; also DUANE ST, 14; Wm J Olvany—Cath Divver, extrx & Berg Cafe & Hotel Inc (307). 105.63
13TH ST, 241-3 W; Raisler Heating Co—Louis H Harris (305). 1,335.00
87TH ST, 162-72 W; Braunfels, Browning & Co—W Side Constn Co & Radley Steel Constn Co (308). 64.24
115TH ST, 12 W; Herman First—Saml Cohen (312). 37.69
AMSTERDAM AV, nwc 177th st, 84.4x160; National Fireproof Sash & Door Co—Chas M Rosenthal & Brettholz Krumholz Constn Co (304). 100.00
5TH AV, sec 110th, 50x100; Jos Kaufman—Plaza Garden Theatre (306). 70.00
5TH AV, 448; Geo H Shuman—Wm V Brady, Alex Stern, A Stern & Co & A Stern & Co Inc (311). 78.10
10TH AV, 100-2; Wm Klein—Michl McGuire & Long & Hagan (302). 500.00

JAN. 29.

BEEKMAN ST, swc Water, 76.8x56.9; S H Pomeroy Co—Volunteer Hospital & Jas F Egan (317). 266.25
DIVISION ST, 199; Morris Eddis—Wm H Crosby & Jno Chenkin (318). 35.00
DOWNING ST, 39-41; Gelband Contracting Co, Inc—Lillian B Koetke & R Tassi (321). 330.00
BROADWAY, 1457-61; Jos R Potter—Cafe de Paris, Inc—Henry Phipps Estate (319). 101.96
BROADWAY, sec 81st, 102.2x220.8; Harris Silvers Baker Co—Wm I Walter, Rosalie Bernheimer, Lehman Bernheimer, Fulton Bldg Co, Inc, & Fleischmann Bros Co (322). 18,500.00
10TH AV, 100-2; Vermont Marble Co—Michl McGuire & Long & Hagen (316). 200.00

JAN. 30.

22D ST, 129-31 W; Communipaw Steel Co—Paterno Bros, Inc, & Felber Engineering Works (323). 304.00
MONTGOMERY ST, 35-7; Elias M Pilzer—Hebrew Kindergarten & Day Nursery & Philip Repatzky (326). 1,100.00
22D ST, 129 W; Frank J Schmidlein—Paterno Bros, Inc, & Felber Engineering Works (327). 145.00
BROADWAY, 2248-58; Hydraulic Press Brick Co—Wm I Walter, Rosie Bernheimer, Lehman Bernheimer, trstes, Fulton Bldg Co, Inc, & Fleischman Bros Co (325). 804.00

WEST END AV, 782; Atlas Window Shade Co—L & M Holding Co (329). 243.50
6TH AV, swc 45th, —x—; C C Bohm Electric Co—Susie E Fitchett, Emily E Burns, Annie E DeCamp & Burns Restaurant & Hotel Co; renewal (328). 410.00

Bronx.

JAN. 23.

GRAND BLVD, ws, 348.4 n Bedford Park blvd, through to Villa av, es, 75x150x200x irreg; Wenz & Glarson—Roman Catholic Church of St Philip Neri & P J Duff & Sons, Inc (47). 46.00
3D AV, 3701-7; Louis Katz—Geo A Gauthier & Fitzpatrick Contr Co (48). 60.00

JAN. 24.

181ST ST, swc Valentine av, 51.8x100; Morris Shatz—Jos Altieri & Tohurk Constn Co (52). 98.00
CLAY AV, 1702; also ANTHONY AV, 1705; Remer & Shatz—Barnett Greenthal & Axelrad & Schulsberg (51). 93.35
JACKSON AV, 757-63; Dominick P Conforti—Cieri Constn Co, Anna M Klemann, Cieri Constn Co, Anna M Kleman & Francis Schnugg (49). 10,800.00
LAFONTAINE AV, 2025-9; Harry Black—Jno Doe, Jos L Barry & Jno Furrier (50). 133.00

JAN. 26.

136TH ST, ns, 100 w Southern blvd, 100x100; H E Astheimer Co—Buellesbach Constn Co (54). 503.75
179TH ST, nec Belmont av, 66.6x98; Isaac Rubin—Orlando Miscione (55). 1,790.00
**180TH ST, 786 E; Eller Mfg Co—Mary E Lynch & Robt Feinstein (renewal) (273). 69.00
3D AV, 3701-7; Wendover Iron Works—Geo A Gauthier & Fitzpatrick Contracting Co (56). 61.00

JAN. 27.

150TH ST, ss, whole front River av to Gerard av, —x—x—; Braunfels, Browning & Co—Henry L Morris, Willys-Overland Co, Radley Steel Constn Co & Jno McKeefrey (58). 135.43
159TH ST, 314 E; Columbia Metal Box Co—Cedar Constn Co (60). 81.25
166TH ST, swc Webster av, 194x100; Pelham Operating Co—Sheffield Farms, Slawson, Decker Co & Radley Steel Constn Co (63). 188.34
179TH ST, ns, whole front Hughes av to Belmont av, 97.9x66.5x81.7; Michele Moccio—Orlando Miscione (59). 90.00
SAME PROP; Luigi Moccio—same (59½). 95.00
181ST ST, 266 E; Varx & Mau Inc—Tobruk Constn Co (62). 500.00
EAGLE AV, nec 156th, 357x113; Jno Giannattasio—The Ebling Bwg Co & Felber Engineering Works (61). 3,453.32
FRISBIE AV, ss, 175.1 e Benson, 20x100; Albt Oliver—Bronx Gas & Electric Co & J Corideo & Co (64). 55.27
3D AV, 4430; Peter Guthy, Inc—Abr & Marcus Berliner (65). 1,156.60
3D AV, 3310; Richd E Sause—Max Alpert (57). 856.00

JAN. 28.

150TH ST, ss, whole front Gerard av to River av, 150x200; Pelham Operating Co—Henry L Morris & Radley Steel Constn Co (67). 79.00
179TH ST, ns, whole front of Hughes av to Belmont av, 97.9x66.5x81.7; Chas Shapiro—Orlando Miscieno (70). 46.40
**230TH ST, es, 255 e Barnes av, 50x114; Standard Plumbing Supply Co—Francesco Cerbone; renewal (309). 37.69
CRESCENT AV, 636; Cornelius J Gleason—Julius Rossick (72). 52.25
EAGLE AV, es, 50 n 156th, 25x72.9; The A E Koltz Fireproofing Co—Ebling Brewing Co & Felber Engineering Works (68). 415.00
OLD BOSTON RD, es, 552.11 n Bailey av, 52.4x63.1x irreg · Attanasio Carralla Co—Nicola Parrinelli, Filomena Ventrola, Filomena & Francesco Ventrola (66). 277.00
TAYLOR AV, sec Van Nest av, 100x20; Christian Vonndran's Sons—Jacob Cohen (69). 350.00
WEBSTER AV, 2246-50; Chas Shapiro—Greystone Holding Co, Harry B Davis & P Markowitz (71). 16.00

JAN. 29.

BECK ST, ss, 100 w Av St Johns, 50x100; The Empire Fireproof Door Co—Ostro Constn Co (74). 270.00
150TH ST, ss, whole front Gerard av to River av, 200.4x148.8x100; Vulcan Rail & Constn Co—Henry L Morris & Radley Steel Constn Co. (77). 60.00
166TH ST, swc Webster av, 100x194; Bklyn Foundry Co—Sheffield Farms, Slawson-Decker Co & Radley Steel Constn Co (76). 187.00
179TH ST, nec Belmont av, 66.6x98; Isaac Ruhin—Orlando Miscione (78). 1,970.00
FRISBY AV, es, 63.4 s Walker av, 25x94.1; Carl H Klappert—Bronx Gas & Electric Co, J Covideo Co & Alexander List's Sons (73). 82.50
FRISBY AV ss, 175.2 e Benson av, 20x100; Mallet Contracting & Supply Co, Inc—Bronx Gas & Electric Co, Jas Coriveo & Alex List's Sons (75). 282.45
**SOUTHERN BLVD, ws, 50 s Crotona Park E, 50x100; McConnell & Moore—Chas S Simpson & Long & Hagen (320). 350.50
VAN NEST AV, ss; also MATTHEWS AV, es; also BEAR SWAMP RD, ws; also WALKER AV, ns, whole block; McDougall & Potter Co—N Y, N H & H R R Co & Felber Engineering Works (79). 755.28

**Recorded in N Y County.

Brooklyn.

JAN. 22.

CLARKSON ST, ss, 64.7 w Bedford av, 75x200; Leslie C McGuire—Powell Garage Co & Hygeia Constn Co. 628.50
FULTON ST, 1838; L Rockmore—Danl D Fennell & Jas Millman. 125.00

MAPLE ST, ss, 160 e Nostrand av, runs e100 xw60xs100xn200xn200xw140 to beg; also MIDWOOD ST, ss, 100 e Nostrand av, 100x200; Midwood Constn Co—Homewood Holding Co, Henrietta & Jos P Hamblin, Jr. 841.40
STERLING PL, ns, 100 w Saratoga av, 175x100; A Tashoff—Commonwealth Impt Co. 85.00
STERLING PL, sec Rochester av, 120x100; S Marceca—Acme Home Co & Jas V Cunningham. 273.00
E 10TH ST, 1660; Liss & Diamond, Inc—Arnold Steinhardt & Henry Heutchel. 45.00
CLERMONT AV, 466-8; P Lucks—Jno R & Lavinna S Sanford, F N Lebaron & Leonard N Vaughan. 145.00

JAN. 23.

HERKIMER ST, 528; A Segal—Jno C Closs. 88.00
VANDERBILT ST, nwc Prospect av, 60x100; A Rizzo—Acme Homes Co & Jas V Cunningham. 120.00
E 40TH ST, ws, 140 n Av K, 40x100; S Kuslansky—Weiss Constn Co, Clara Weiss & Nathan Sulsky. 147.00
E 49TH ST, es, 260 s Linden av, 40x100; F D Creamer & Co—Owen McCormack. 320.50
CHRISTOPHER AV, ws, 50 s Riverdale av, 50x100; M Rosenblitt—Powell Impt Co & Morris Turner. 315.00
WILLIAMS AV, ws, 220 s Sutter av, 80x100; G Singer—Habaena, Inc. 19.71

JAN. 24.

GRAND ST EXT, swc Rodney, —x—; J Friedman—Ridgewood Realty Associates & Abram Barasch. 565.00
59TH ST, 337 & 341; A Roseman—Fred Widenhorn. 57.00
CATON AV, nwc Ocean av, —x—; Curry & Co—Ethel G, Newton D & Glenwood Hawkins. 311.50
DE KALB AV, 248; M Perlman—Henrietta D Meyer & Jno D Evans. 85.00

JAN. 26.

HINSDALE ST, ws, 100 s Newport av, 80x100; G R Browne—Abr Sagalowitz & Abr Kabakow. 500.00
MIDWOOD ST, ss, 350 e Nostrand av, 50x100; E J O'Connell—Aug Williams. 1,500.00
PULASKI ST, ss, 237.6 e Nostrand av, 18.9x90.10; S Friedman—Jake Racher & Jos Perlitch. 3.00
ROSS ST, 164; M Gottlieb—Rose Berkowitz, J & E J Epstein. 19.00
W 17TH ST, ws, 220 n Neptune av, 40x100; J F Wade—Jos Koppel. 98.34
DUMONT AV, swc Junius, 20x70; J Friedman—Mary & Isidore Gurewitch. 64.50
LIVONIA AV, 164-6; P Shech—Jos & Meyer Wieschman & Isaac Postilnick. 335.00
WASHINGTON AV, 158-60; J Singer—Wm B Houston. 60.00

JAN. 27.

HENRY ST, swc Pineapple, 75x100; Pelham Operating Co—Wm Turnbridge, Turnbridge Realty Co & Radley Steel Constn Co. 146.30
PACIFIC ST, 314; H Orowitz—Sadie H Karfunkle. 300.00
W 9TH ST, ns, 192 e Henry, 25x100; S Weinstein—Vincenzo Metta, Vernon Mason Bldg Co & Mueller Bros. 63.00
E 22D ST, ws, 109.9 s Dltmas av, 64.7x100; Edw B Chestresmurt—Henry V Terhass. 15.00
ATLANTIC AV, 217; M Schick—Saleem R Sakal. 35.00
GRAND AV, es, 148.9 n Park av, 25.9x100; J Simonelli—Aug Cuneo & Jennie Capestra. 2,049.83
VAN SINDEREN AV, 279-87; Automatic Sprinkler Co—Levin-Kronenberg & Co. 2,586.00
SAME PROP; Tippett & Wood—same. 1,125.00
TRIANGULAR PLOT at int of Grand st ext & Rodney, 40x61.11x—; Curtis Bros Lumber Co—Ridge Realty Associates. 520.01

JAN. 28.

AINSLIE ST, nec Lorimer, 25x60; G W Koerner—Mary C Schields & Wm Keegan. 98.00
AV N, sec E 19th, 90x100; H Rockefeller—Manor Realty Co, Louis H Pounds & Francis M Bryson. 389.40
BELMONT AV, nec Vesta av, —x—; F A Godfrey—Levin-Kronenberg Co. 1,225.00
NEW LOTS RD, swc Williams av, 110.7x115.11; Rubin Mersicant, Inc—Vermont Bldg Co. 140.00
PROP at int of Grand st ext & Rodney, 40x61.11x—; J F Poppke—Ridgewood Realty Associates & Abram & Sarah Barash. 490.45

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JAN. 24.

190TH ST, 602 W; Globe Fireproof Door & Sash Co—190th St Realty Co et al; Dec12'13. 485.00

JAN. 26.

[3]108TH ST, 416 E; Benj Leff—Jas Rudden et al; Dec9'13. 1,540.00

JAN. 27.

LEXINGTON AV, 1862; Harry Glassover—Jeanette Forsheim et al; Dec15'13. 80.00
POST AV, ns, 100 w Academy; A M Oesterheld & Son—Bendheim Constn Co et al; Jan7'14. 133.47
SHERMAN AV, swc Arden; Geo J Schnatz—Gibraltar Realty Co et al; Jan26'14. 1,577.00

JAN. 28.

[2]126TH ST, 240-60 W; Jos Cooper—Isidoro Cristaldi et al; Jan12'14. 613.00
[1]157TH ST, 540 W; Sussman & Gladstone—Wm N Carpenter et al; Aug7'13. 238.00
—41st St Realty Co et al; Aug13'13. 228.90
3D AV, 325; Isidor Kramer—Harry Sandler et al; June20'13. 81.00
SAME PROP; David Meyer—same; July24'13. 48.75
3D AV, 329; Isidor Kramer—same; June20'13. 23.75
SAME PROP; David Meyer—same; July24'13. 111.50

JAN. 29.

MONTGOMERY ST, 35; Atlantic Terra Cotta Co—Hebrew Kindergarten & Day Nursery et al; Oct24'13. 425.00
ST NICHOLAS PL, es, 575.6 n 150th; Jos Falk—Strathcona Constn Co et al; Aug7'13. 100.00
87TH ST, 162 W; Braunfels Browning & Co—Princeton Constn Co et al; Jan27'14. 64.24
201ST ST, ss, 220 e Academy; Jno Simmons Co—United Electric Light & Power Co et al; Jan23'14. 2,621.39
3D AV, es, 235 s 171st; Jno Bell Co—Nora Constn Co et al; Dec15'13. 66.60

JAN. 30.

[3]5TH ST, 621 E; Ernest H Rambow—Herman Bauman et al; Jan2'14. 983.63
[2]EDGECOMBE AV, swc 153d; Abr Rosen—Great Centres Realty Co et al; Jan26'14. 703.00
AMSTERDAM AV, es, bet 110th & 111th; McDougall & Potter Co—Cathedral St John the Devine; Jan29'14. 34.45
PARK AV, ws, bet 32d & 33d; McDougall & Potter Co—Max E Butler et al; Jan29'14. 29.75
1ST AV, 646-52; McDougall & Potter Co—Kips Bay Bwg Co et al; Jan29'14. 75.00

Bronx.

JAN. 24.

226TH ST, ss, 200 e Barnes av, 50x114; Raffaele Gargare—C Guldone et al; Jan22'14. 145.00

JAN. 27.

**STEBBINS AV, 877, 881, 885, 889 & 893; Ilsey & Held Co—Foxvale Realty Co et al; Dec19'13. 392.47

JAN. 28.

**163D ST, 1609-19 E; Empire Floor Tile Co—Podgur Realty Co et al; Dec3'13. 884.32
BROADWAY, 1448-50; Manhattan Sand Co
**BROOK AV, swc 141st; Shepard La Spina—Consolidated Improvement Co et al; Nov25'13. 137.00

JAN. 29.

**[2]BERGEN AV, 643; also 3D AV, 2952; Metropolitan Heating & Engineering Co—Chas Wilhelm et al; Dec31'13. 375.74

JAN. 30

**REED'S MILL LA, es, 115 n Tillottson av; Martinelli & Salzano—Alfonso Veltri et al; Dec 17'13. 250.00
**STEBBINS AV, 877-93; Chicago Varnish Co—Foxvale Realty Co et al; Dec10'13. 225.33
SAME PROP; same—same; Dec15'13. 220.20

**Recorded in N Y County.

Brooklyn.

JAN. 22.

UNION ST, 1317-21; Atlas Steel Column Mfg Co—Perfect Bldg Constn Co, Gustave Kellner, as pres, & General Iron Wks (Inc); Jan9'14. 275.00
WEST ST, 253-67; Thos F Fyons—Bristol Bldg Co; Nov18'13. 76.00

JAN. 23.

E 46TH ST, ws, 300 s Linden av, —x—; R L Williams—I Sulsky; Dec13'13. 25.00
55TH ST, swc 7 av, —x—; Terminal Lumber & Trim Co (Inc)—Mapes Realty Co, Nathan Drucker & Geo Schomer; Jan2'14. 313.16
71ST ST, ss, 160 e 10 av, 180x100; Herman Anderson—Chas V & Olga G Isaacson, Jno G Nilsen, Malletta Nilsen, Jno J Martin, Johnson Constn Co, Jno W Isaacson, Ingeborg S Nilsen, Mary C Martin & Jno Johnson; Mar28'13. 125.00
71ST ST, swc 10 av; same—Johnson Constn Co & Jno Johnson; Mar28'13. 70.00
METROPOLITAN AV, 173; estate of Weinstein—Geo M Harden & Wm J Moran & Louis Salzino; Oct2'13. 152.98
SAME PROP; Luigi Salzano—Geo M Harden & Jno J Moran; Oct7'13. 243.00

JAN. 24.

No Satisfied Mechanics' Liens filed this day.

JAN. 26.

REMSEN ST, 59-65; Sanitary Mechanical Specialty Co—Estate of Louis Bossert & Wm Vail, Inc; Dec27'13. 1,050.00
REMSEN ST, nec Hicks, 78x100; J M Sanderson—Louis Bossert Estate; Nov20'13. 303.60
SAME PROP; American Plumbing Mfg Co—same & Wm Vail, Inc; Dec29'13. 173.77
VANDERBILT ST, ns, bet 18th & Prospect av, 170x100; E E Peirson Co—Acme Homes Co; Sept29'13. 130.00
GRAND AV, es, 150 n Park av, —x—; Louis Kurlaudzik—Aug Cuneo, Nich Barhagelato & Jas Simonelli; Jan21'14. 80.00

JAN. 27.

MIDWOOD ST, ss, 300 e Nostrand av, 300x100; Realty Supply Corpn—Aug Willlams & Geo W Felter; Sept29'13. 396.32
39TH ST, ns, 80.2 w 13 av, 39.10x95.2; Akiba Margolin et al—Harry Kavshansky & Max Krimsky; Jan8'14. 385.00
[2]BLAKE AV, nec Grafton, 300.5x100; Douglass Bldg Co—Tecoma Realty Co; Oct30'13. 865.00
LIBERTY AV, nwc Sheridan av, —x—; Brislin Co—Louis Cutola & David Zilly; Aug 13'13. 3,000.00
SUTTER AV, swc Milford, 90x60; Simon Gasner Sons & Co—Joe Cohen & Chas Brein Plumbing Co, Inc; Nov21'13. 60.00
13TH AV, ws, 59.2 n 39th, 35.10x80; Akiba Margolin et al—Harry Kavshansky & Max Krimsky; Jan8'14. 120.00

JAN. 28.

OVERBAUGH PL, 51; Jno H Wyle—Michl J Bradley; Oct20'13. 277.42

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Borough of Manhattan.

JAN. 22.

Hyde, B T Babbitt; Voss & Stern; $1,402.35; J G Moses.
Kjekstad, Johannes; T Barth; $923.40; J F O'Nell.

JAN. 23.

Jacquith, Katie C; Julius Cahn; $676.70; A V Kaldenberg.
Century Tire Co; Keystone Tire & Rubber Co; $50,000; P Hellinger.
Kilbuck Coal Co; Clarence B Sturges; $2,429.32; W L Bowman.

JAN. 24.

Jones, Sidney St C & Harrison; Whitney & Kammerer; $1,000; L H Rowe.
Whitman-Warren Film Co; Wm G Dooley; $12,171.07; J C Higgins.

JAN. 26 & 27

No Attachments filed these days.

JAN. 28.

Pomeroy, Eugene C; Plympton, Gardiner & Co; $9,614.61; O'Gorman, Battle & Marshall.
Wightman & Hough Co; Aisenstein & Schiller; $2,671.16; Olcott, Gruber, Bonynge & McManus.

JAN. 29.

No attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JAN. 23, 24, 26, 27, 28, 29.

Knopperhum, Max. 19th st, 205-9 W..Fairbanks Co., Machinery. 400.00
Kuehn & Metz. Broadway, 1926..Prentiss Tool & Supply Co. Engine, Lathe, &c. 202.50
Kupferschmitt Mfg Confectioners. 195 Christie st..Consolidated Gas Co. Stoves. Corrects error in issue of Jan. 10. 119
Silverman, Arthur E. 96th st, ns, 100 e Madison av..A B See Electric Elevator Co. Elevator. (R) 1,968.75
Wengraf, Fredk. 79th st, 406-8 E..Fairbanks Co. Machinery. 190.00

Bronx.

JAN. 23, 24, 26, 27, 28, 29.

Blaney-Spooner Amusement Co. 963 Southern blvd.,Kellwood Realty Co. Chattels, &c. Collateral security. 100.00
Braner, Wm W. 423 Westchester av..Ridgway Refrigerator Co. Store Fixtures. 1,168.00
Edson Bldg Co. Decatur av, ws, 250 n 209th, —x—..Hudson Mantel & Mirror Co. Mirrors. 96.00
Hunts Point Amusement Co. 951-3 Southern blvd..Kellwood Realty Co. Chattels, &c. Collateral security. 100.00
Riggio, Vincent & Berta Rabas. Tremont av, ns, 95 w Anthony av, —x—..Hudson Mantel & Mirror Co. Ice Boxes. 100.00
Streifler (Jacob) Co. Intervale av, ws, bet Jennings & Freeman..Colonial Mantel & Refrigerator Co. Refrigerators. 320.00
same. Same prop..same. Mirrors. 640.00
Trezza, Ernesto. 2014 Boston av..Ermino Esposito. Barber Fixtures. 305.00

Brooklyn.

JAN. 22, 23, 24, 26, 27 & 28.

Abramson, Simon. Sutter av cor Chester st., Isaac Barrow. Plumbing Supplies. 260
Acme Homes Co. Vanderbilt bet Prospect & 18th..Oliver B Taylor, Inc. Ranges. 554
Camardella, Louis. 1519-21 Bedford av.. Pittsburgh Plate Glass Co. Glass, &c. 250
Colonial Works. 225-237 Norman av..Otis Elev Co. Elevators. 1,010
Habaena, Inc. Williams av nr Sutter av.. Simon Gasner & Sons Co. Ranges. 573
Heller & Zooh. Warwick nr Liberty av.. Isaac A Sheppard & Co. (R) 575
Lashinsky, Sol. Dean nr Troy av..Isaac A Sheppard & Co. (R) 1,000
Lyn Realty Co. Union nr Nostrand av.. Union Stove Wks. (R) 273
Lyn Realty Co. Union nr Nostrand av.. Union Stove Wks. (R) 14
Schnitman, Geo & Max Silverstein. Chester nr Sutter av..Isaac A Sheppard & Co. (R) 175
Sylfred Constn Co. Union nr Nostrand av.. A Entenman, Inc. Doors, &c. 200
Vermont Bldg Co. Williams av nr New Lots av..Isaac A Sheppard & Co. Ranges. 225

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JAN. 29.

160TH ST, ss, 475 w Bway, 100x100; Lincoln Mtg Co loans Podwill Realty Co Inc to erect a — sty bldg; — payments. 105,000

JAN. 30.

79TH ST, ss, 372 w Columbus av, 78x102.2; Metropolitan Life Ins Co loans Brixton Realty Corpn to erect a 12 or 13-sty apartment; 14 payments. 320,000

Bronx.

JAN. 23.

3D AV, ws, 200 s 171st, 180.6x159.9; Cyril Crimmins loans Allsworth Realty Co, Inc, to erect a —sty bldg; 4 payments. 20,000

JAN. 27.

149TH ST, swc Tinton av, 100x40; Manhattan Mtg Co loans Tinton Bldg Corpn to erect a 5-sty apartment; 16 payments. 48,000
TINTON AV, ws, 40 s 149th, 42.6x100; same loans same to erect a 5-sty apartment; 16 payments. 32,000
TINTON AV, ws, 82.6 s 149th, 42.6x100; same loans same to erect a 5-sty apartment; 16 payments. 32,000

ORDERS.

Brooklyn.

JAN. 23.

AV P, nwc E 13th, 100x100; Provident Associates on Edwin N Kaufman to pay Max Savedoff. 70.00

JAN. 26.

E 46TH ST, ws, 300 s Linden av, 40x100; Jacob S Sulsky on Lawyers Title Ins & Trust Co to pay Midwood Frame & Trim Constn Co. 310
ROCHESTER AV, es, 95 s Sterling pl, 25x100; J V Cunningham, Inc on Spencer Aldrich to pay Realty Supply Corpn. 1,000
ROCHESTER AV, sec Sterling pl, 45x100; same on same to pay same. 2,250
SAME PROP; same on same to pay M J Shevlin. 100

JAN. 27.

SNEDIKER AV, ws, 90 s Hegeman av, 40x100; Esther Wallin on L Whitney Searle to pay David Weiss. 300.00

The American Real Estate Company.

The twenty-sixth annual statement of the American Real Estate Company reflects the steady growth and progress of a conservatively managed business enterprise covering more than a quarter century and exhibits a sound condition of the company's affairs of particular significance in a period of general business readjustment.

In comparison with its statement of a year ago, the company shows a reduction in its mortgage obligations and a substantial increase in its capital and surplus, no overdue current obligations and a large cash balance. The balance sheet shows total assets of $28,668,004.19, of which $26,009,010.74 is in real estate. Deducting the mortgages thereon leaves the net assets of the company $17,341,294.19, with capital and surplus of $3,247,789.13. The form in which the statement is rendered shows more clearly than ever the strength and standing of the company and the soundness of its obligations.

The appraisers who certify that the valuations of the company's real estate are substantially in excess of the amount at which it is carried by the company include Joseph P. Day, Lawrence B. Elliman, of Pease & Elliman, Edward L. King, of Edward L. King & Co., Charles Griffith Moses, of J. Romaine Brown Company, J. Clarence Davies, H. Osborne Smith and Harry G. Bryan, of Williamson & Bryan. The balance sheet bears the certificate of Patterson, Teele & Dennis, public accountants.

All taxes, assessments and interest due on mortgages payable are paid to date and with a wide margin of cash above all current liabilities the company's financial condition is strong. It is apparent that the development of the company's business during the past year has been intensive rather than extensive and that it has wisely conserved its resources during a period of dullness in the real estate market.

In addition to its rental properties located both in midtown and uptown the company has large holdings along existing and proposed rapid transit lines which are certain of increased values in the growth of the city. The American Real Estate Company is the oldest real estate corporation engaged in real estate operation in this city.

Williamsbridge Celebrations.

The Celebration Committee of the Williamsbridge, Wakefield and Edenwald Rapid Transit Committee are actively at work in their preparation for a fitting reminder and realization of the seven years' wait for rapid transit for a 5 cent fare in either direction without transfer to Brooklyn. Ex-Alderman John H. Behrman, who is chairman of the Celebration Committee and of the Finance Committee, is confident that the contributions to the fund will for exceed the expectations of the committee and make the event a more pronounced success.

Mr. William S. Germain, as treasurer of the Finance Committee, says the contributions have come in from outside sources far in excess of those from local people, but as soon as the subscription lists are out, which will be on next Monday, every one will be afforded an opportunity to contribute to an affair that will be long remembered.

Real estate men have already been interviewed by prospective investors for the best points to work, with a view to buying for building purposes.

Builders who have held their holdings for several years past have begun to alter their original plans, having decided to build a different kind of house to meet the requirements of a growing section.

A meeting of the Celebration Committee has been called for Monday evening, Feb. 3, in the parlors of George Sundermann's Hotel, 233d street and White Plains avenue, at which time the other committees, such as Plan and Scope, Music, Decorations and Fireworks, etc., will be appointed and the most active and necessary work begun.

Another meeting of the whole committee will be called within a week or ten days thereafter.

Judge William W. Penfield, as chairman of the Press Committee, is busily engaged preparing the necessary literature, pamphlets, folders and other matter which will be distributed by mail and hand broadcast throughout the several boroughs and Westchester County.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Baxter st, 13—Zimmerman & Co.....G
Beekman st, 84-90—John E Linde....C-G-A-L-H
Beekman st, 84-90—Chas A Scheiren.....C
Broome st, 37½—Louis & Frank Strohing..G-E
Broome st, 37½—Elizabeth W Stevens et al.. A-G-DR-SS-C-E-B
Broome st, 37½—Abraham Rosenberg....G-F-H
Broome st, 37½—Louis & Frank Strohling.H-DR
Broome st, 37½—Joseph Seagle....C-G-F-H-DR
Broome st, 37½—Harry Milbauer....H-G-F-DR
Broome st, 37½—Abraham Klein....DR-G-F-H
Broome st, 37½—Elias Randell.....G-F-H-DR
Broome st, 37½—Sperber & Shimmel....G-F-H
Broome st, 37½—Traum & Turim....H-DR-G-F
Broome st, 37½—Morris Kaplin.....H-DR-G-F
Broome st, 37½—The Puritan Underwear Co. DR-H-G-F
Broome st, 37½—Mutual Hair Goods Co..H-G-F
Broome st, 37½-47—Frederic Buch.H-C-G-F-DR
Broome st, 37½-47—Benj Kahn & Max Ringle C-F-H-DR
Broome st, 37½-47—J Senter & M Garlick.C-DR
Broome st, 37½-47—Gottlieb Filler.H-C-G-F-DR
Broome st, 37½-47—Abraham Baskowitz.C-F-H
Broome st, 37½-47—Solomon Rein...H-DR-G-F
Broome st, 37½-47—Abraham Rosenberg....DR
Broome st, 37½-47—Abraham Baskowitz....DR
Broome st, 37½-47—Sperber & Morris Shimmel .....DR
Broome st, 37½-47—Dalaxa Shirt Co. DR-H-C-G-F
Broome st, 37½-47—Louis Rosenfeld & Co. H-DR-C-F
Broome st, 37½-47—Man Chemical Co.G-F-H-DR
Broome st, 37½—Hyman Finkenstein. DR-H-G-F
Broome st, 37½-47—Jacob Goldberg..H-G-F-DR
Broome st, 37½-47—H Schainman & S Goldberg .....H-DR-G-F
Centre st, 247-9—William H Flavin.....H
Centre st, 247-9—Martin & Sheridan.....H
Cherry st, 246-8—Harris Shapiro.....C-A
Cherry st, 246-8—Henry Hoffman.....G
Cherry st, 484—Max Greenberg.....L
Cliff st, 108—George F Hills Co.....H-C
E Broadway, 53—Wolf Helman.....H-G-C
E Broadway, 53—Smith & Kossoff.....C-A-G-H
E Broadway, 53—Robert R Crosby Est.....C
E Broadway, 155—Cohen Bros.....C-A-G-H
Front st, 5—Abby Story Marshal & Alice Story Rowland .....B-C-E-G
Fulton Market—Hon. Geo. McAneny.....G-C
Greenwich st, 2-4—John Booras.....E-F-C-A-G
Greenwich st, 2-4—Edw F Searles.....B-E-D
Greenwich st, 2-4—Rudolph Spiegel....A-F-E-G
Greenwich st, 4—Louis G Wulwich.....A-C
Greenwich st, 12—Julia A Doyle.....B-D
Greenwich st, 312-16—Jacob Hopper....G-D-F-A
Greenwich st, 312-16—Carl Dattory.....G
Greenwich st, 312-16—Harry Atlas.....G
Greenwich st, 312-16—International Milk Prod Co L
Greenwich st, 312-16—Jefferson Levy...D-C-B-E
Liberty st, 33-5—Maiden Lane Art Co.....G
Maiden la, 130-2—Cosic Cigar Co.....C-H
Maiden la, 130-2—Leo N Pettit.....C
Maiden la, 130-2—Bernard Goldstein.....C
Mercer st, 233—Chas F Hitchings Est.....G-C
No Washington sq, 15—John Claflin.....G
Old Slip, 23—North American Chemical & Engineering Co.....K
Park Row, 31—N Y Novelty Amuse Co.....C
Pearl st, 289—Ella B Emmett.....SS
Spring st, 188—John Arnold.....G
Union sq, 50—Germania Life Ins Co.....SS
University pl, 126—Farer & Kaplan.DR-A-G-H
Washington pl, 13-15—Benjamin Gellar.....DR
Water st, 153—John Carle Sons....M-L-G-A-H
White st, 3-7—David Rosenweig.....G
Wooster st, 62—William Morton Garden.....SS

Numbered Streets.

10th st, 29 E—William Colgate.....SS-A
11th st, 11 E—James B Tailer.....C-K
12th st, 8 E—Bernstein & Aronson.....G-A-F
14th st, 64 E—Palmer Estate.....C
18th st, 15-17 W—Missionary Education Move. A-H.
19th st, 119-21 E—National Arts Club Bldg...SS
20th st, 48 W—Mrs Marie Burnham.....E
22d st, 140-44 W—Samuel & Jos Reich.....H-G

24th st & 5th av (Catskill Aqueduct Shaft No. 18)—Smith Houser & Co.....D
25th st, 107-13 W—The Rothschild-Kune Button Works.....DR-F-C-A
25th st, 147-9 W—Mary W Garden..SS-G-C-DR
28th st, 236 W—The New York Transfer Co..A
29th st, 143-5 W—Preferential Waist Co.....DR
42d st, 523 W—M McHugh & Son.....H-A-G
50th st, 235 W—Oscar T Mackay.....C-K
56th st, 455 W—Jeremiah Cronan.....C
56th st, 509-15 W—Golde-Patent Mfg Co.....L
60th st, 149-55 W—Grace Institute..E-C-F-A-D
62d st, 19 W—The C & D Co.....K
63d st, 146 W—Universal Motor Truck Co.....K
63d st, 229 E—Benj Kutner et al.....C
66th st, 219 E—Herman Schnitzer Estate..C-G
68th st, 208 W—James Butler.....C-K
68th st, 208 W—Service Motor Truck Co..L-A-K
69th st, 252 W—Abraham L Erlanger....G-A-C
70th st, 342 W—Fannie F Lewis.....C
74th st, 236 E—John Mohl.....C
76th st, 401 E—Frank Eberhart.....A-G
80th st, 251 W—Parish House Church of All Angels.....SS
93d st, 37-43 W—Peter J Shields.....A-SS
104th st, 421 E—Frank De Rosa.....C
116th st, 125 E—Nathan E Posner.....B-C-A-G
116th st, 236 W—Oceanic Theatre Co.....I-C
120th st, 165-71 E—Strathman Automobile Co. H-K-G
120th st, 165-71 E—John Kerr.....C-K
124th st, 154-66 W—Utown Realty Co.....C-K
124th st, 557 W—Columbia Knickerbocker Trust Co.....L
125th st, 253-9 W—Arrowhead Realty Co.....B
128th st, 157-9 E—Standard Rubber Co.....L
145th st, 516 W—Abraham Greenfeld.....G
190th-191st sts—Isabella Heimath Home..SS-A

Named Avenues.

Amsterdam av, 614—Michael Urdang.....K
Amsterdam av, 2128—Aaron Levine.....I-C
Bowery, 141—Morris Bergman.....G-C-A
Bowery, 141—Michael T N Burke.....G-C
Bowery, 141—Man Enamelled Ware Co...G-A-C
Broadway, 203—Est of E F Sheppard.....SS
Broadway, 707-9—Est of Mary M Ward.....SS
Broadway, 1789—The Auto Supply Co.....G-H
Broadway, 3536—John J Healy.....B-E-F-A
Columbus av, 467—Simon Strauss.....L
Columbus av, 494—David Kreisberg.....L
Madison av, 95—T Addis Emmett Realty Co.SS
Madison av, 1717—H Semlein.....C
Riverside dr, 420—Rebecca Mayer.....G-C
St Nicholas av & 139th st—College of City of N Y.....SS

Numbered Avenues.

1st av, 479-85—Myles Realty Co.....SS
2d av, 2106—Solomon Ferber.....K-A-G
3d av, 482—Samuel Bergoffen.....C-A-G
4th av, 147—German Savings Bank.....SS

BRONX ORDERS SERVED.

Numbered Streets.

139th st, 588 E—Frederick E Tech.....C
181st st, 881 E—George Singer.....K

Named Avenues.

Daly av, 1882-84-86-88—John R Peterson.....C
Morris av, 589—May Connelly.....C
Westchester av, 450—Westchester Paper Co.. A-G-H
Westchester av, 1045—George Gerechter...I-A-D
Willett av, 3622—Daniel P Gillespie.....K

BROOKLYN ORDERS SERVED.

Named Streets.

Bergen st, 294—Sanford Simons.....C-G
Berriman st, 127-29—Solomon Kotkofsky & Sons.....C-D-G-H
Bryant & Clinton sts—The Texas Co.....L
Bush st, 249-51—F G Lasher & Co.....A-H
Canal st, 11 (rear), Jamaica—Henry D Langling.....H-C-A
Concord st, 245—Brooklyn Union Gas Co.....A
Cook st, 141 (rear)—Brooklyn Union Gas Co..A
Court st, 69—Samuel Ertrachter.....A-H
Court st, 80—Chas Dondera, Inc.....A
Crescent st, 388—William G Bornscheur....A-H
Cumberland st, 430—David W Lewis.....A-D-H
Elmore pl, 753—James N Allen.....A-G-H
Fulton st, 163-167—Vasa Realty Co....E-B-C-D
Fulton st, 350-4—National City Bank.....C-A
Fulton st, 350-4—Brooklyn Union Gas Co.....A
Fulton st, 391-93—Williamsburgh Trust Co. B-C-F-A
Fulton st, 532-4-6—F W Woolworth & Co....D
Fulton st, 1865—Philip Wetchler.....D
Fulton st, 2624—Mrs Pauline M Sachs.....C
Grand st, 319—Brooklyn Union Gas Co.....A
Gunther pl, 19—Joseph Hauge.....A-G-H
Hart st, 564—Edward F Gissle.....A-H
Hart st, 637-9—Julius G Markowsky.....K-A-H
Junius st, 286—Brooklyn Union Gas Co.....A
Pacific st, 2258—Salvatore Locario.....A-H
Pearl st, 302—Brooklyn Wire Forming Co.A-G-H
Siegel st, 151-53 (rear)—Brooklyn Union Gas Co.....A
Suydam st, 96—Brooklyn Union Gas Co.....A
Suydam st, 116—Brooklyn Union Gas Co.....A
Troutman st, 10—Robert T Davidson..D-G-A-H
Varet st, 127-9—Brooklyn Union Gas Co.....A
Verandah pl, 30—Katharine H Notman...C-A-H
Wallabout st, 112-114—Louis Meyer Co..A-G-H

Numbered Streets.

13th st & 8th av (P S 107)—Board of Education.....D
15th st, E, nec Locust av—The Vitagraph Co of America.....K-A
15th st, 2262 E—Richard Van Cleave.....D
17th st, 803 E—Stephen Noonan.....G
26th st, 2771 E—Henry G Gleistein.....C-G-A-H
28th st, 2984 W—Otto Bruns.....C-G
28th st, 2984—Boris M Ballard.....F-A
28th st, 2984—Brooklyn Borough Gas Co.....A
39th st, 1201—Harry Nathan.....D-A-H
41st st, nwc 2d av—Cohen, Goldman & Co...A-G
50th st, 1440—Peter Cedar.....A-H
56th st, 324—Bernhard J Christensen.....K
60th st, 1633—Edward V O'Connell....K-A-G-H
62d st, 602-18—Joseph Michael Huber.....H
73d st, 1567—Alphonse H Wagner.....K-A-G
74th st, 260—Frank Cooper.....A-G-H
74th st, 272—William P James.....K-A-H
74th st, 1269—Wilfred B Coady.....A-G
74th st, 1530—Frederick S Haviland.....A-H
85th st, 2109—Stephen D Pyle.....A-H
99th st, sec Shore rd—Max Kurozrok..G-C-A-H

Named Avenues.

Av H, 1415—John H Jube, Jr.....A-H
Arlington av, 50-2—Helmus & Wittenberg.G-L-K
Arlington av, 269—Vincent Barber..G-C-K-A-H
Atlantic av, 397—Abraham Gans.....D-A
Atlantic av, 1404—Frank S Jonea.....D-G-K
Atlantic av, 1620—Atlantic Garagé Co, Inc. L-G-C
Atlantic av, 1752—James A Bostwick L-M-A-D-C-H
Atlantic av, 2832—Schaefer & Laux.....D-M
Bedford av, 1160—Aurata Grata Assn.....B
Blake av, 375—Annie Astrich.....H
Bowery, nwc Kensington Walk—William G Ferris.....D-F-C-A
Bowery, nwc Kensington Walk—Brooklyn Borough Gas Co.....A
Broadway, 666—Sussman Bros.....D
Broadway, 857—Brooklyn Union Gas Co.....A
Broadway, 889—Brooklyn Union Gas Co.....A
Broadway, 908—Brooklyn Union Gas Co.....A
Church av, 3305—Leon Pashoow.....D-M-A-H
Covert av, 209—Gotthard Schlumpf.....D-A-H
DeKalb av, 1002—Jacob Weltzman.....D-A-H
DeKalb av, 1070½—Rice Bros.....M-G-D
DeKalb av, 1097—Brooklyn Union Gas Co.....A
DeKalb av, 1465—Max Byron.....D-A-H
Ditmas av, 402—Carl E Johnson.....A-G-H
Dumont av, 980—Morris Sussman.....H-G-A
Eastern pkway, 1160—Dr Louis Eliasberg.....D
East N Y av, 1640—Local Taxi Co.....A-G-H
Flatbush av, 342-4—Gibbs Estate.....C-K
Flushing av, 477—Patrick Flynn.....H
Flushing av, 660—Max Pachenker.....A-C-G-H
Franklin av, 245—Franklin Amuse Co.....A
Franklin av, 927—Maclin Laundry Co. A-G-D-C-K
Graham av, 121—Louis Tanenbaum.....A-G
Graham av, 196-98—Isaac D Richter...C-A-G-H
Grand av, 448—James M Cremer, Jr.....D
Hamburg av, 366—Morris Tashman & Sons. D-A-G-H
Hamilton av, 103—Jacob Goldman.....G
Jamaica av, 31—Moses Drucker.....D-G
Jamaica av, 696-710—George S Rice.....K-G
Kent av, 239-47—Brooklyn Union Gas Co.....A
Louisiana av, 88—Thomas Hagan.....G
Manhattan av, 857-61—Frank W Woolworth..C
Manhattan av & Calyer st—B F Keith.....G
Mermaid av, 1521—Metropolitan Tobacco Co..K
Metropolitan av, 1105—A Busch & Son.....D-A
Myrtle av, 851—Ike Sholemson.....A
New Lots rd, nr Snediker av—Estate Solomon Wolf.....G-C
Nostrand av, 829—Brooklyn Rapid Transit Co. SS-A
Ocean av, 2688—Richard E Watkins.....A-G-H
Ocean av, 3041—Dr Frank L Lyne.....A-G-H
Ocean pkway, 330—Chas Bambridge.....K
Park av, 612—Isaac Smilowitz.....C
Park av, 612—Jacob Lebowitz.....C-G-H
Park av, 804—Jacob F Link.....L-C-A
Pitkin av, 2013—Peter Lauro.....C-H
Pitkin av, 2216—Morris Maten.....D-A-H
Prospect Park W, 221—John H Schell.....H-G
Shore rd & 92d st—William Faul....C-G-A-D-H
Snediker av, 118—Shapiro & Aronson....D-C-H
South Portland av, 190—Geo Baker....G-L-A-H
Stone av, 388—Abraham Fish.....K-G
Surf av, nwc W 5th st—Brooklyn Union Gas Co.....A
Throop av, 492-4—Kunkel & Buckley.....G-A
Tilden av, 2110—Flathush Feed Co.....A
Troy av, 92—George C Bennett.....C
Van Sicklen av, 388—Sidney Beck.....C-D
Van Sinderen av, 54—Louis Struthwof.....D
West av, 220 (Coney Island)—Alexander Campbell.....A
Williams av, 14—Alex Campbell Milk Co.A-E-H
Williams av, 318—Morris Walenstein.....D
Wyckoff av, 134—Anna C Becker.....C-A

Numbered Avenues.

1st av, w s, bet 40th & 41st sts—The Roessler & Hasslacher Chemical Co.....L-A-H
3d av, 532—Israel Peshkowitz.....A-H
3d av, 677—Isaac Fries.....G-C
3d av, 979—South Brooklyn Paper & Rag Co. A-C-H
3d av, 5418-5420—Frederick Roff.....G
5th av, 382—Brooklyn Union Gas Co.....A
5th av, 7505—Gordon Bros.....G
7th av, 5802—William T Kelly.....D-A-H
7th av & 79th st (P S 127)—Board of Education.....D
8th av, 314—Joseph Schwartz.....C
8th av, 1812 (rear)—Carmen Mammi.....M-C
8th av, 1902—Emilie T Palmenberg.....G-C
11th av, 4512—Frank Panuccio.....A
18th av, 8605—David Prussin.....D-A-H
22d av, 8007—Henry P Sheed.....A-K-H
22d av, 8504—Robert T Ives, M.D.....K-G-A-H

QUEENS ORDERS SERVED.

Named Streets.

Cherry st, 100 ft w Union pl—Dillman Baking Co.....C-G-A
Degraw st, n s, bet Kaplin av & Victoria pl—Ottilie Orphan Asylum Soc.....C-A-B
Grand st & Newtown Creek—Valvoline Oil Co. C-A-G-H
Rue de St Felix st & Ocean (Far Rockaway)—Abraham Gussow.....B-C-D
Rue de St Felix st & Ocean (Far Rockaway)—Queens Bor Gas & Elec Co.....A

Named Avenues.

Bigelow av, 6 (Woodhaven)—Fred Harries & H Youke.....L-G-C-K
Dickerson av, w s & Ocean (Edgemere)—Simon Schnurmacker.....C-A
East Jackson av, 19—Saverese Bros Painting Co.....D-A
Flushing av, 117 (Astoria)—Louis Groehnert A-F-C-G
Flushing rd nr Hall st (Corona)—Albert Kunze.....A-C-K-L-G-H
Jackson av & 45th st (Corona)—Julius Stiegler.....A-G
Metropolitan av, 1444—August Merz.....D
Myrtle av, 2342—Isidore Waxgister.....D
Onderdonk av, 560—Daniel M Ebert.....M-D
Polk av, 73 (Corona)—Mrs Chas F Hindle..A-G
Wave Crest (Far Rockaway)—Louis Auerbach.....C-G-A-H

RICHMOND ORDERS SERVED.

Named Streets.

Canal st, 219 (Stapleton)—Herman Stoff.....G
Columbia st, 320—Gilbert S Hall.....K
Eddy st, 60—Norman Bentley Gardiner.....K

Named Avenues.

Castleton av, 1173—Kuschman & Lelling.C-G-A
Cebra av, 168 (Stapleton)—Frederick Seeman.K
Central av, 93—William O Sprigg.....K
Richmond av, 223—Anning G Prall.....K
Thompkins av, 463 (Tompkinsville)—Edward J Greene.....I-C-A

NEW TAX LAWS URGED.

State Board of Commissioners Will Submit Suggestions to Legislature.

Suggestions for radical changes in the tax laws of the State will be submitted to the Legislature by the State Board of Tax Commissioners as a result of the three-day conference in Syracuse. Most important of all is the resolutions for giving to the State Board increased powers of jurisdiction in the matter of the collection of local taxes.

The resolutions formulated by the Committee on Resolutions appointed at the opening of the conference were unanimously adopted by the convention.

Tangible Property Tax.

Resolved, That it is the sense of this conference that the law of the State be, if possible, changed so as to provide for the taxation of tangible personal property in the tax district in which it is permanently located or invested in business instead of the place of residence of the owner.

Resolved, That it is the sense of this conference that the laws of this State should provide a unification of assessment and collection of taxes in towns, including school, village and other special taxing districts with a view of having in each town one assessment roll and one collection of taxes, and that legislation should be prepared for introduction in the Legislature to carry into effect such purpose, and that William H. Sullivan, Frank B. Gilbert, Henry J. Cookingham, Alfred E. Holcomb and Frank Young be designated as a committee to prepare such legislation, and if it is deemed advisable after consultation with State and local officials affected thereby cause the same to be introduced in the present Legislature.

Resolved, (a) That the laws should be so changed as to empower the State Board of Tax Commissioners or experts employed by them to assess the real property and other taxable assets of railroads and of large public service corporations operating in more than one tax district; (b) that it is the sense of this conference that the laws should be revised so that each special class of corporations should be taxed only by some simple and uniform rule.

Resolved, That the collection of arrears of real estate taxes should be made by advertisement and sale of the delinquent property only after judgment by a court of competent jurisdiction ordering such sale.

Resolved, That the following additional powers should be given to the State Board of Tax Commissioners.

First—To make rules for the guidance of local assessors.

Second—Power to enforce compliance by local assessors with the directions of the State Board of Tax Commissioners.

Third—The power to order a reassessment in any tax district.

Form of Roll.

Resolved, That section 21 of the tax law should be so amended as to empower the State Board of Tax Commissioners to prescribe the from of assessment roll, subject to the provisions of section 21-a of the tax law and the provisions of city charters and subject to the provision that real estate and personal property should be entered in separate parts of the roll.

In closing the conference Chairman Byrnes declared that the conference had been the most successful, both in point of numbers attending and the great good resulting, than any previous meeting. He announced that the Committee on Revisions had decided to take no action regarding the laws of New York City as they considered the city well governed in this respect by its own Tax Board. The committee, he said, would devote its entire time to the outlying sections of the State, especially Suffolk, Westchester and Erie counties.

South Side Boulevard, Richmond.

Borough President McCormack, of Richmond, is working with the property owners and citizens of Rosebank and Grasmere, who will be affected by the extension of South Side Boulevard, and whose properties will be taken by the city from Rosebank avenue to a point about 1,050 feet south of Parkinson avenue.

He has had the Board of Estimate and Apportionment refer the proceedings back to him for further investigation and report. All action by the condemnation commissioners is thus stayed until his report and investigation is completed.

The President will have time to investigate and fix the alinement of Reynolds street, and decide whether this is the most practicable plan that can be prepared, and whether in his judgment, and that of the citizens and taxpayers vitally interested a better plan cannot be devised.

Mr. McCormack suggests that the making of the South Side Boulevard a public parkway, and placing it under the jurisdiction of the Department of Parks, would be a solution of the matter.

It would relieve and save the taxpayers in the section covered by the improvement from heavy and unnecessary burdens that they will be subjected to if they have to pay for this so-called improvement by assessments on their properties. The parkway would be a magnificent addition to a superb system of roadways.

BUILDING MANAGEMENT

SOFT COAL FOR HEATING IS ECONOMICAL, EFFICIENT AND PRACTICABLE WITH SMOKELESS BOILERS.

By J. F. MUSSELMAN, M. E.
Consulting Engineer.

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

WHEN consideration is given to the fact that for every one thousand cubic feet of contents of the average New York office building, loft or apartment house, somewhere between $1 and $2.50 is spent per year for the coal burned in the heating apparatus, it is easy to realize what a large per cent. in the operating cost of any enterprise goes to the coal bill. With this in mind, it is difficult to understand why, in designing the heating systems of buildings, so little attention is given to the selection of the boilers and the determination of the character of coal to be used. This is especially remarkable in view of the fact that it can be demonstrated that this item of coal cost is subject to a variation of at least 40 per cent., which variation can be traced directly to correct or faulty boiler selection or to the use of right or wrong kind of coal.

A mistake of this kind, once made, is rarely corrected, for few owners know what their coal cost really is, and even fewer can make an accurate estimate of what it should be. Then this question of coal cost is apt to come up in midwinter, which is the worst possible time to think seriously about a change in the boiler plant. But a boiler that will save 40 per cent. of the coal cost will pay for itself in from two and one-half to three years.

Wide Variation in Coal and Its Cost.

So little attention has been given to the selection of boilers in many of the present-day buildings that the matter has generally resolved itself into a condition by which the boiler of the best salesman or the cheapest manufacturer is used. This again has brought about the widest possible variation in the kind and size of coal used, until it is not uncommon to see the best grade of stove or egg coal, which costs on an average $6.25 per ton, used in one building, while an adjoining building of the same kind is using No. 1 buckwheat at $3.50 per ton.

The cheapest anthracite coal that can be used readily under the natural draught conditions which obtain in the usual building are pea size, costing in the New York market an average of about $4.75 per ton, and No. 1 buckwheat, costing about $3.50. The former has a heat value of about 12,000 British thermal units per pound, while the latter runs in the neighborhood of 11,500 British thermal units per pound. These two sizes are the ones in most general use.

Merits of Soft Coal.

According to the reports of the U. S Bureau of Mines, there is to be found in the coal fields of Pennsylvania, Maryland and West Virginia bituminous and semi-bituminous coal in almost unlimited quantities. This coal is usually mined, I am told, on a royalty basis of ten cents per ton, and the freight is sufficiently low to allow it to sell in the New York market at $3.75 per ton or less. These soft coals of the Eastern fields have very high heating values per pound and are correspondingly low in ash. Their average heating value of "run-of-mine" size is about 14,100 British thermal units per pound, and, inasmuch as they are coking, very little fuel is lost through the grate.

The primary objection to soft coal is of course, the fact that it smokes, and we often hear the statement that the smoke ordinances of New York will not permit its use. But this statement is not correct, and we must consider that a great many cities which have smoke ordinances fully as strict as those of New York have no hard coal available at prices not prohibitive.

The importance of abatement of the smoke nuisance is so manifest and the economy which could be effected by the use of this extensive supply of soft coal so apparent that the U. S. Geological Survey has authorized an exhaustive investigation and test on plants of various kinds in which soft coal is used. A report of these tests by Messrs. D. T. Randall and H. W. Weeks is issued by the Department of Mines, Bulletin No. 40. The plants which were tested were equipped with different kinds of stokers, dutch ovens, down-draft furnaces and ordinary flat grates. A brief summary of the conclusions reached states that smoke prevention is both possible and economical, and that there are many types of furnaces and stokers that will burn soft coal economically without smoke.

For an ordinary low-pressure heating plant which is not in conjunction with a power plant, a mechanical stoker is too complicated and too expensive to be generally used. As it is the purpose of this article to deal with the conditions of less expensive and smaller buildings where isolated plants are not warranted, the relative merits of mechanical stokers will not be taken up.

A successful boiler for this kind of building must be inexpensive, economical, smokeless and simple to operate. It should have a large firebox in order that a considerable quantity of fuel can be fired at one time, for it is often inconvenient, especially in the smaller installations, to attend the fire oftener than once every two hours. It is most important, too, that such a boiler should have a large steam space and should be constructed in such a way as to eliminate as nearly as possible the chance of unexpected breakdown, which might make the whole system inoperative.

Burns Soft Coal with Almost No Smoke.

This last heating season has introduced into New York a type of boiler that accomplishes all of these requirements admirably. It consumes the soft coal so perfectly that almost no smoke is visible at the chimney, and at the same time shows a boiler efficiency averaging about 20 per cent. higher than the usual type of heating boiler. The boiler referred to consists of an adaptation of the well-known Hawley down-draft furnace principle to a firebox or portable steel boiler. It consists of an upper grate made of heavy steel water tubes, built into the furnace and extending from the inside head-sheet to a cross header running from one side-sheet to the other. Below this is a lower grate of the usual rocking pattern that burns only such half-consumed fuel as falls through from the upper grate.

In the operation of this type of boiler all of the green coal is charged on the water grate, and through this upper fire-door the greater part of the air is admitted, forming a draught down through the green coal and carrying its smoke through the live fire and into the large combustion chamber where it is entirely consumed by the heat of the lower fire which is fed by the coked live coals which fall between the wide openings of the water grate. The combustion chamber back of upper grate is large and high, giving the smoke a low veloc-

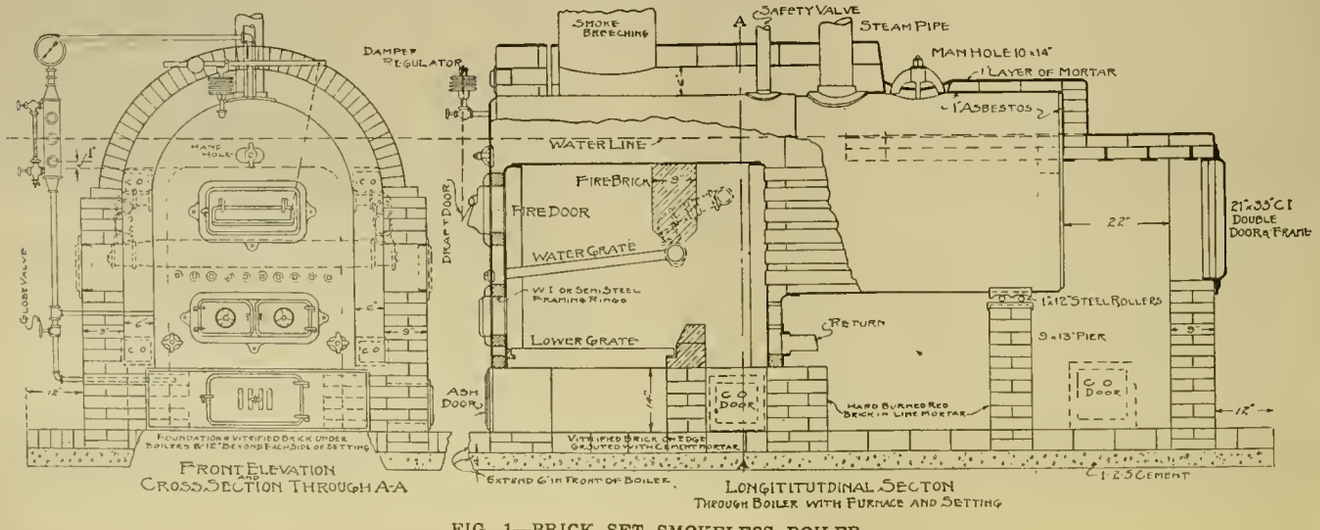


FIG. 1—BRICK SET SMOKELESS BOILER.

ity and ample time for perfect ignition before coming in contact with the cooler boiler plate.

Probably the first to appreciate the real merits of this type of construction was Mr. Nelson S. Thompson, chief mechanical and electrical engineer of the Supervising Architect's office of the U. S. Treasury Department. His office has tested them extensively in actual operation, and a great many boilers of this type have been used in small custom houses and post offices, especially throughout the soft-coal districts. Figure 1 is a typical setting detail, taken from "Miscellaneous Drawing No. 304," issued by the Supervising Architect's office.

Practically the same type of furnace is used in the portable type boiler and has some advantages ver the brick-set type. It gives longer effective travel of heated gases, occupies less space, and avoids the tendency to leak air on account of cracks in the setting. Such an arrangement is shown in Fig. 2.

The Financial Saving.

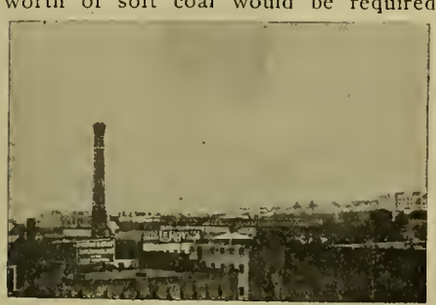
A series of tests made by Robert W. Hunt & Co., engineers, with smokeless and ordinary type of heating boilers, using several different kinds of soft coal, shows that an average fuel saving of 19½ per cent. can be effected by the use of the smokeless construction, and this with a freedom from smoke that will meet the requirements of the smoke ordinances of any city.

With this increase in efficiency and the increased heating value of the soft coal a smokeless boiler of this type compares with the usual type of boiler burning buckwheat, pea or stove coal, as follows:

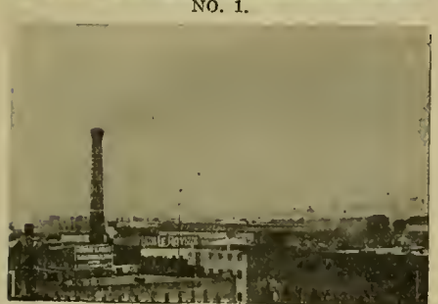
Bituminous coal with 14,100 B. T. U. per pound, at $3.75 per ton delivered.

Anthracite coal (buckwheat) with 11,500 B. T. U. per pound, at $3.50 per ton delivered.

To compare their heating values, one pound of buckwheat coal is equivalent to 11,500/14,100 pounds of soft coal, or .815 pound; and, if the smokeless boiler will effect a fuel saving of 19½ per cent., the actual amount of soft coal which would be equivalent to one pound of buckwheat would be .656 pound, or for each dollar of buckwheat coal 70⅓ cents' worth of soft coal would be required.



NO. 1.



NO. 2.



NO. 3.

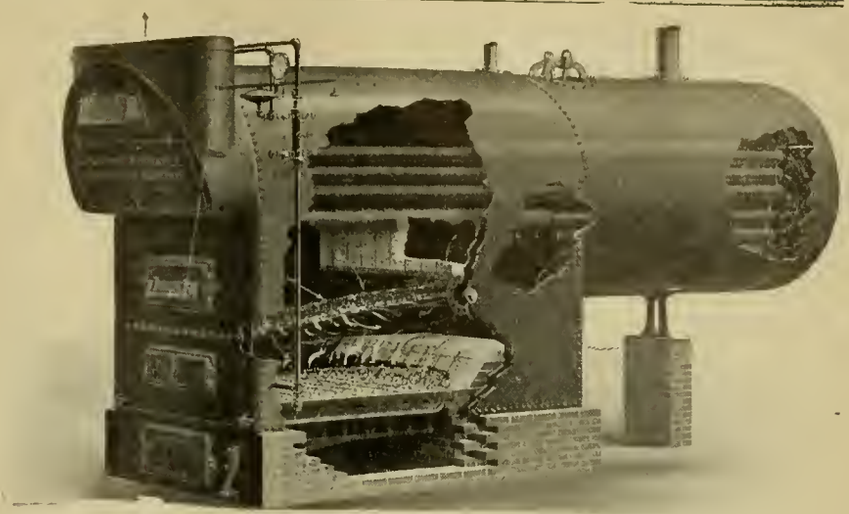


FIG. 2.—PORTABLE SMOKELESS BOILER.

To compare it with pea coal having 12,000 B. T. U. per pound at $4.75 per ton delivered, we find one pound of pea coal is equivalent to 12,000/14,100 pounds of soft coal, or .851 pound; and, if the smokeless boiler will again effect a fuel saving of 19½ per cent., then the soft coal equivalent of one pound of pea coal would be .685 pound, or for each dollar's worth of pea coal only 54.1 cents' worth of soft coal would be required.

The comparison with egg coal, having 13,500 B. T. U. per pound, and costing $6.25 per ton delivered, shows even more advantage on the side of soft coal. Figuring in the same way, we arrive at the conclusion that for each dollar invested in this kind of coal 46.2 cents' worth of soft coal would give the same results.

But the real test of a heating boiler is its performance under operating conditions. In order to establish a comparison of the results under usual duty conditions, I have made a study of the coal consumption per square foot of radiation in a number of approximately similar apartment houses in which different kinds of boilers and different kinds of coal were used. These observations extended over a period of several weeks of this present heating season.

A Comparative Test.

The average of the results of the three buildings which were equipped with brick set smokeless boilers, as compared with other buildings having hard coal boilers, was even better than the theoretical figures given above. These three buildings used an average of 55 cents' worth of coal per 1,000 square feet of direct radiation per day while the buildings in which pea coal was used consumed an average of $1.03 worth per day per 1,000 square feet of direct radiation. The operation of the smokeless boilers, from a point of view of smokelessness, has been excellent.

Under usual conditions of operation, no smoke was visible, except that immediately after charging fresh coal, for periods of from five to ten minutes, a slight haze would be seen at the top of the chimney. This was never more dense than No. 4 smoke, as given by the chart of the New York Smoke Prevention Bureau, but ordinarily was not of a density equal to that of No. 3. An examination of the roofs of the buildings near the chimneys where the smokeless boilers were used disclosed no trace of soot or ashes even in the most sheltered places. The tops of the chimneys were not appreciably discolored.

Assuming that the average of this performance holds good throughout the heating season, the average saving in an ordinary large apartment house of, say 1,300,000 cubic feet volume amounts to about $1,100 per year; or, if the building costs 35 cents per cubic foot, it represents a saving of about one-fourth of one per cent. of its cost each year.

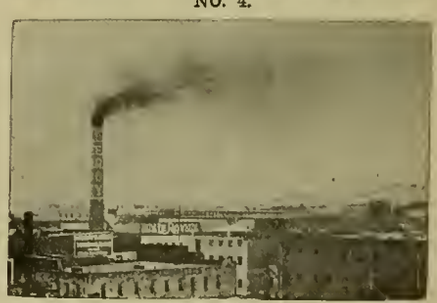
The first cost of this smokeless type of boiler is, in average sizes, about $15 per horsepower, erected and covered, as against $12.50 per horsepower for ordinary hard coal portable units. But according to my experience, more than three times this difference of cost would be saved each heating season.

The operation of this type of boiler requires some care, and it is important that an inexperienced fireman be properly instructed in its use; but the saving is well worth the trouble and there is nothing about it that the average fireman cannot readily understand. It is not necessary that the fire be given constant attention, for considerable fuel can be charged at one time without materially affecting the results. I have observed that the average periods of firing in the smokeless boilers referred to above is from one and a half to two hours, during the average heating weather, while with the hard coal boilers it was necessary to charge the fires approximately every half hour, but this, of course, varies with the size of firebox and grate.

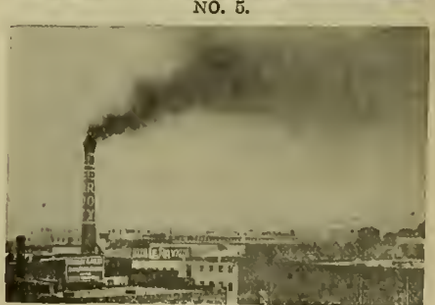
I consider it most important in either type of boiler that both the heating surface and grate area be correctly proportioned to the load, for it is to misfit boilers that the waste of coal can nearly always be traced.



NO. 4.



NO. 5.



NO. 6.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Greater Lighting Power Per Lamp.

WORKING on the theory that a carbon placed upright in an incandescent lamp does not radiate as much light upon a flat surface beneath it as the same lamp would if the filaments are stretched out in a flattened conical form parallel, as it were, with the desk or floor beneath it, the Laco-Philips Co.,



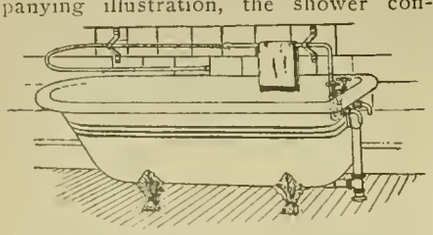
of 130 Hudson street, has introduced a projector lamp that is said to give four times as much effective light as the ordinary metal-filament lamps of quick rating. The base of this claim centers in the fact that the light rays are projected in a natural state upon the surface to be illuminated. The cut shows the form of the globe and also the position of the filaments inside.

High Efficiency Carbons.

SO much attention is being paid to light efficiency in this day that a new type of carbons introduced by Hugo Reisenger, of 11 Broadway, is holding attention from building managers. They produce what is said to be a steadier and more brilliant light. A peculiarity of one type of carbon made by this house is a patented metal vein that reduces resistance to a minimum, with the result that higher candle power is said to be obtained for the same amount of electricity consumed. It is claimed for them that they do not flicker. Another type of carbon manufactured by this house is said to possess the virtue of producing no dust and they give a steady and uniform light.

A New Type of Shower Bath.

LETTERS patent have just been issued to Charles S. C. Rock, of 204 West 140th street, for a new type of shower bath. As shown in the accompanying illustration, the shower con-



sists of a relatively stationary pipe, having a horizontal portion above the bathtub. It has a nozzle in longitudinal alignment with the horizontal portion of the pipe and it has a moveable joint connecting the adjacent nuts of the pipe so that the spray is directed toward the interior of the tub.

A Threadless Conduit Fitting.

THIS is a device being introduced by the Adapti Manufacturing Co., formerly the Bonnell Manufacturing Co., of Winter and Leonard streets, Cleveland, Ohio. The virtue of this system of conduit boxing is that it requires no threading of ends, and the use of bushings and lock nuts becomes unnecessary. The pipe is inserted in a threadless lug which forms



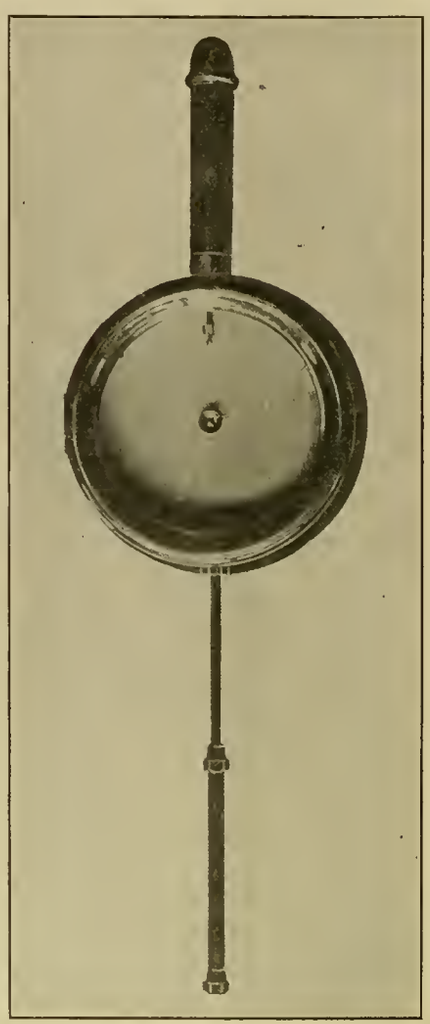
a part of an assembled box and the screw, shown in the illustration, is tightened. The head of the screw is of the filister type, and bears upon the conduit, with the result that a pull upon it tends to strengthen the screw and to bury the head deeper in the conduit. This makes a joint that is said to possess a better conductivity than is possible to obtain by the use of threaded couplings.

Fire-Detecting Wire Inquiries.

READERS interested in the description of the fire-detecting wire in the issue of December 27 may address inquiries to William H. Garrison, president of the Fire-Detecting Wire Company, Inc., 2006 Caton avenue, Brooklyn.

An Improved Vacuum Recorder.

A VACUUM recorder embracing new features is being introduced by the Uehling Instrument Co., of Passaic, N. J. This device has a particular use for recording actual vacuum conditions. The illustration shows the face of the recorder, but it is in the interior that the



chief interest centers. As a matter of fact it is a system that the Uehling Company has perfected. The causes that make spring gauges liable to err, are said to be entirely removed in this type of recorder.

The mechanism of this instrument consists essentially of a steel U tube, one leg of which is of sufficient size to contain a float and is fastened to a case containing a clockwork, which rotates a recording dial in the usual way. The smaller leg, made of drawn steel tubing, extends above the top of the case to which it is fastened and connects with the source of vacuum to be recorded. The pen is actuated by a steel float resting on the mercury column in the large leg. The cross-sectional areas of the two legs are so chosen that the movement of the pen covers the chart when the vacuum has caused the mercury to rise to the maximum height in the steel tube.

A Novelty in Concrete Sockets.

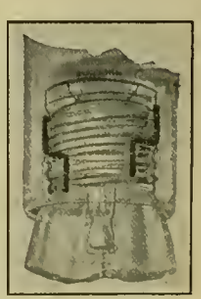
ILLUSTRATED herewith is a novelty in concrete sockets that provides for constant holding efficiency. It is in the form of a socket embedded in concrete into which a nut can be inserted and



set into a receptacle to take a bolt. The virtue of this device lies in the fact that should the threads of the nut become stripped a new nut can be inserted and the efficiency of the socket is maintained. Further advantage rests in the fact that no threaded parts need be placed until the concrete work is completed. The holding power is absolutely rigid and there can be no slipping or failure, as the shape of the socket resting in the concrete gives it an anchorage that makes pulling out well nigh impossible.

A New Lamp Lock.

THE Benjamin Electric Manufacturing Co., of 114 Liberty street, New York, is putting on the market a device which is said to prevent danger and loss from falling lamps. It seems that there is a heavy loss in factories and other types of buildings due to incandescent lamps working loose in their sockets from vibration, resulting in breakage. In a socket being introduced by this company there



is a patented spring grip which holds the lamp tightly and eliminates at least one source of breakage and adds but little to the upkeep expense. The illustration shows the spring in place in incandescent lamp socket.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Bridge and Tunnel Over Hudson.

The New Jersey Inter-State Bridge & Tunnel Commission announced on Monday it had completed the draft of a bill to be presented to the present Legislature which authorizes the construction of either a bridge or a tunnel across the Hudson between New York and New Jersey and across the Delaware at Camden and Philadelphia. The commission states the problems presented are not engineering difficulties, but those of finances. The commission estimates the cost of a tunnel or two tubes between Jersey City and lower New York City would cost $11,000,000, and that a bridge from across about 57th street to the opposite New Jersey shore would cost approximately $42,000,000. The bill is not mandatory and the expense is upon those counties directly affected by the construction of a bridge or tunnel.

Albany Court House Bids.

Bids were opened this week by the Board of Supervisors for the new County Court House to be erected at Eagle, Columbia, Steuben and Lodge streets, Albany. The two lowest bids received were from the William L. Crow Construction Company, 103 Park avenue, Manhattan, and William Dall, Marin Building, Cleveland, Ohio. The lowest bid for heating was from James Hunter, 207 Broadway, Albany, and for plumbing, L. D. Hosford, 1133 Broadway, Manhattan, and Thomas A. O'Malley, 105 Hudson avenue, Albany. In all probability announcement of the actual awards will be made early next week. The building will be four and six-stories in height, 112 by 225 feet in size, with facades of white marble or granite and limestone. Hoppin & Koen, 244 Fifth avenue, Manhattan, are the architects.

Best & Co. Take $500,000 Contract.

H. D. Best & Company, 320 Fifth avenue, Manhattan, have received the general contract to erect a new manufacturing plant for the Standard Oil Company, at its Bayonne works, to cost half a million dollars. E. A. Ellis, of 26 Broadway, Manhattan, is architect.

Settlement House For 74th Street.

Ludlow & Peabody, 101 Park avenue, are preparing plans for a five-story settlement house to be erected in connection with the John Hus House at 347 East 74th street.

PERSONAL AND TRADE NOTES.

CAPT. JOHN F. WILD, Supervisor of Anchorages in New York Harbor, has moved his office to the new barge office at the Battery.

SCHENCK & MEAD, a new firm, have opened offices for the practice of architecture at 105 West 40th st, where they will be pleased to receive catalogues on building construction.

JOHN R. SHEEHAN COMPANY, general contractors, have moved their offices from 1170 Broadway to the Depew Building, 491 5th av.

THEODORE C. VISCHER, architect, has moved his offices from 425 5th av to 299 Madison av.

MILTON SEE & SON, architects, have moved their offices from 6 West 22d st to 15 West 40th st, N. Y. C.

CADY & GREGORY, architects, have moved their offices from 6 West 22d st to 40 East 32d st, N. Y. C.

FREDERICK G. WEBER, general contractor, has moved his offices from 162 East 23d st to 29 West 34th st.

FRYMIER & HANNA, general contractors, have moved their offices from 25 West 42d st to 25 West 45th st, N. Y. C.

TULLIS & BLANCHARD, general contractors, formerly at 39 West 32d st, have moved to new offices in the Marbridge Building, 1328 Broadway.

FULLER BROS. & CO., 139 Greenwich st, have taken the agency for the New York District, for the products of the Parkersburg Iron & Steel Co., Parkersburg, West Virginia.

COMMISSIONER ANDERSON appointed Joseph O. Hammitt as head of the Bureau of Fire Prevention. Mr. Hammitt was, until recently, secretary of the Citizens' Union.

JULIUS FRANKE, of Maynicke & Franke, architects, has written to ex-Alderman Herbst, founder of the new American Society of Fire Prevention, declining membership in the society.

ERICH JOSEPH, formerly manager of the New York City office of Orenstein-Arthur Koppel Co., Koppel, Pa., has been made general manager of the company, succeeding A. Reiche, who resigned recently to accept a position in Germany.

ALFRED E. NORTON announces the incorporation of A. E. Norton, Inc., for the purpose of finishing uncompleted contracts of the Alfred E. Norton Company, now in course of liquidation. The company's address is 105 West 40th street, telephone, Bryant, 1137.

INVITATIONS have been sent out for the wedding of Maurice H. Frumberg, associated with the Liberty Sheet Metal Works, to Miss Clara Gordon. The ceremony will take place at the "Vienna," 131-3 East 58th st, N. Y. C., Sunday, February 5th. The bride-to-be is the daughter of Mr. and Mrs. David Gordon.

ROBERT E. DOWLING, president of the City Investing Co., will be appointed chairman of the Compensation Commission, according to Albany advices. The place, one of the most important the Governor has to fill, pays $10,000 a year. The Governor also will name John Mitchell, former president of the United Mine Workers, a compensation commissioner. This pays $7,500.

THE MASTER BUILDERS COMPANY, of 103 Park avenue, announces that its 1914 "Standard Applications" is ready for distribution to those applying for a copy. These specifications are the result of years of scientific investigation and experiment coupled with broad and practical experience. They cover the proper laying of concrete floors and it is claimed that these specifications will produce a wear-proof, dust-proof and waterproof floor.

RETURNS AS TO IDLENESS received by the State Department of Labor from practically all trade unions in the State, representing over 600,000 wage earners, show a large increase in the proportion of members idle on the last working day in September of 1913 as compared with last. In fact, the percentage of idle members on September 30 was higher than in any other year since 1896 with the single exception of 1908.

THE LAWRENCE PORTLAND CEMENT CO., of 1 Broadway, of which Ernest R. Ackerman is president, entertained a large number of cement users on Wednesday by a special train junket to their extensive plant at Siegfried, Pa. The train pulled out of the Jersey Central Union Station at Communipaw at about 9 o'clock and the guests returned well fed and impressed with the size and importance of the Lawrence Portland Cement Co. at about 8 o'clock. E. F. Sheppard was the personal conductor of the trip and looked after the comfort and convenience of the company's guests.

SHIPPING EFFICIENCY.—Arrangements have been completed by the Bush Terminal Company for an exhibit to be shown at the First National Efficiency Exposition, which is being planned by the conference of the Efficiency Society at the Grand Central Palace, from April 4-11 next. The Bush exhibit will mark a new departure in the Bush Company's campaign for the inauguration of economic and speedy shipping methods which President Irving T. Bush has brought to practical demonstration at his Brooklyn plant. It will consist of a series of lantern slides, photographs and charts, showing the method of handling freight employed at Bush Terminal by the company itself and by its 200 odd tenants in the Model Bush loft buildings.

UNITED ELECTRIC LIGHT & POWER COMPANY will formally open its new generating station, recently completed, on the west bank of the Harlem River at 201st st, this (Saturday) afternoon. There will be a reception and inspection to which Mayor John Purroy Mitchel and other public officials and prominent bankers and business men have been invited. The station covers an area 330x200, having a total superficial floor area of 200,000 sq ft. The building is seven stories in height, and above the roof four smoke stacks, measuring 22 ft in diameter, rise to a height of 325 ft. The plant has many features of interest to engineers and laymen.

OBITUARY

JAMES M'KENNA, a retired general contractor, died Friday, January 23, at his home, 167 Schenectady avenue, Brooklyn. He was born in Ireland eighty-three years ago and had lived in Brooklyn many years where, up to the time of his retirement, he had been actively engaged in the building business.

WILLIAM M. AUMACK, carpenter and builder, died at his home, Bay 35th street and Bath avenue, Brooklyn, Friday, January 23, after a short illness.

JOHN A. CONKLIN, a general contractor, died Saturday, January 24, at his home, 989 Nostrand avenue, Brooklyn. He was thirty-four years of age and was well known in the Flatbush section of Brooklyn.

JOHN SIMKEN, general contractor, well known to the trade in Queens Borough, died at his home, 51 East Grand avenue, Corona, L. I., Monday, January 26, aged fifty-nine years.

PATRICK HARVEY, plastering contractor, died at his home, 5518 6th avenue, Brooklyn, Wednesday, January 28. He was fifty-eight years of age and had been in the plastering business for thirty years.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20.

(Continued on page 237.)

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

ROCHESTER, N. Y.—St. Andrews R. C. Church, Rev. Father Joseph A. Miller, care of Rev. Father J. Straub, 634 Hudson av, contemplates the erection of a school and church on Portland av to cost about $40,000. No architect has been selected.

STAMFORD, CONN.—A. O. Southwick, care of George W. Southwick Co., 35 Warren st, N. Y. C., is receiving competitive sketches for a 2½-sty frame residence to be erected here to cost about $10,000.

SYRACUSE, N. Y.—The University Club, Learned Building, John Van Duyn, 466 James st, contemplates the erection of a brick, steel and stone clubhouse here for which no site or architect have been selected. A meeting will be held February 7.

FLUSHING, L. I.—The New York & Queens Electric Light & Power Co., C. S. Banghart in charge, 444 Jackson av, L. I. City, L. I., contemplates the erection of a 1-sty brick and steel addition, 100x150 ft., to the substation in Lawrence st, between Broadway and Pine st, to cost about $100,000. No architect has been selected.

SIDNEY, N. Y.—The village of Sidney, William Thorp, clerk, is receiving competitive sketches for the erection of a sewage disposal plant.

BUFFALO, N. Y.—The Westminster Presbyterian Church, 726 Delaware av, Rev. Dr. Holmes, pastor, contemplates the erection of a parish house on Delaware av, near Summer st, for which no architect has been selected.

ELMIRA, N. Y.—The Merchants' National Bank, C. C. Swan, president, E. M. Fay, cashier, 109 West Water st, contemplates the erection of a bank building here for which no architect has been selected.

MOUNT VERNON, N. Y.—The Ward Motor Vehicle Co., Concord av and 143d st, Robert B. Ward, president, contemplates erecting an electric auto truck factory on South Fulton av, for which an architect and engineer have not been selected.

ONEONTA, N. Y.—The Board of Education of Oneonta, N. Y., John R. Skinner, 22 Watkins st, is receiving competitive sketches for a 4 classroom ward school in Lower Chestnut st, 5th Ward, for which no architect has been selected. Cost, about $20,000.

BINGHAMTON, N. Y.—Harris Player Piano Co., Louis H. Harris, president, this place, contemplates the erection of a brick factory here at a cost of about $100,000. No site or architect has been selected.

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PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—The Sylfred Construction Co., owner and builder, C. A. Haff, president, 26 Court st. Brooklyn, is about ready to file plans for a 16-family apartment house, 38x105 ft., 4-stys, gravel roof, all improvements, and desire estimates on all kinds of construction work at once.

CHURCHES.

JERSEY CITY.—George A. Flagg, 662 Newark av, will soon take bids on the general contract for the 1-sty brick and stone synagogue, 60x80 ft., which the Congregation Agudas Shelom, Israel Max, 480 Communipaw av, president and chairman building committee, is to erect at Bergen av and Oxford st, to cost $50,000.

DWELLINGS.

WAUMPAGE SHORES, L. I.—George E. Matthews, 27 Pine st, N. Y. C., architect, is taking bids for a 2½-sty brick and frame residence, 50x110 ft., to be erected here for Dr. H. T. Galpin, care of architect, owner. Cost, about $30,000.

MUNICIPAL WORK.

TIMBER.—Bids will be received by the Department of Parks until Thursday, Feb. 5, for furnishing and delivering timber for Department of Parks, The Bronx.

PAINTERS' SUPPLIES.—Bids will be received by the Department of Parks until Thursday, Feb. 5, for furnishing and delivering painters' supplies for 1914 for Department of Parks, The Bronx.

HARDWARE.—Bids will be received by the Department of Parks until Thursday, Feb. 5, for furnishing and delivering hardware for 1914 for parks, The Bronx.

SEWERS.—Bids will be received by the President of the Borough of Brooklyn until Wednesday, Feb. 4, No. 1, for labor and material required for constructing a sewer in Tapscott st, East Broadway, from Blake av southerly about 200 ft.; sewer in Howard av, west roadway, from Blake av northerly about 220 ft.; sewer basins on Tapscott st., northeast corner of Dumont av, and northerly and easterly corners of East 98th st, and extensions of the house connection drains in Howard av, from Sutter av to Blake av, and in Tapscott st, from Blake av to East 98th st. No. 2, for labor and material required for constructing a sewer in East 16th st, from the summit about 252 ft. south of Av J to Av K.

STABLES AND GARAGES.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the contract for the 3-sty brick garage, 25x98 ft., to be erected at 329 East 38th st for Hugh P. Skelly, 650 1st av, owner. J. B. Sneeks Sons, 261 Broadway, are architects. Cost about $9,000.

MANHATTAN.—John J. Bradley, 68 Hudson st, is taking estimates for a 2-sty stable, 150x100 ft., to be erected at the southwest corner of Washington and Clarkson sts, for which Horenburger & Bardes, 122 Bewery, are the architects. Cost, about $30,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—Samuel Kleinhaus, 100 Newark av, owner, will call for estimates on general contract about March 1 for the 3-sty left building, 25x100 ft., at Mergan and 1st sts, to cost about $8,000. E. M. Pattersen, 1 Montgomery st, is architect.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the contract for alterations to the building at 83 White st for the U. T. Hungerford Brass & Copper Co., 497 Pearl st, owner. F. P. Platt, 1123 Broadway, is architect.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

197TH ST.—John P. Beyland, Jr., Fordham rd and Webster av, is preparing plans for two 5-sty apartment houses, 84x100 ft, to be erected at the corner of 197th st and Decatur av, for Miltner Bros., Decatur av and 195th st, owners and builders. Cost, about $90,000.

MONROE ST.—Julius Solomon, 1235 5th st, Brooklyn, will soon take bids for $10,000 werth of fire repairs to 96 Monroe st, from plans by A. L. Kehoe, 5 Beekman st.

118TH ST.—Mitchell Bernstein, 131 East 23d st, has completed plans for alterations to the 4-sty brick tenement at 72 East 118th st for Leopold Brand, 28 West 120th st, owner. Cost about $5,000.

181ST ST.—Schwartz & Gross, 347 5th av, have been commissioned to prepare plans for a 5-sty apartment house to be erected in the south side of 181st st, 100 ft. east of St. Nicholas av, for Alexander McDowell, 65 Morningside av, owner.

174TH ST.—Emery Roth, 507 5th av, has completed plans for a 5-sty tenement, 45x82 ft., to be erected at 513-15 West 174th st, for the Casa Dora Realty Co., 311 East 119th st, owner. Cost, about $45,000.

FACTORIES AND WAREHOUSES.

1ST AV.—John P. Voelker, 979 3d av, is preparing plans for alterations to the brewery at the southeast corner of 1st av and 38th st, for the Kips Bay Brewing & Malting Co., on premises, owner, Hugh P. Skelly, president, and will take bids on general contract about Feb. 2.

130TH ST.—W. W. Timmis, 1328 Broadway, architect and engineer, is preparing plans for a 6 or 8-sty reinforced concrete or brick and steel factory, 60x125 ft., to be erected at 611 West 130th st for the Sinclair & Valentine Co., 611 West 129th st, owner. Cost about $60,000. Bids will be taken about March 1.

150TH ST.—The Rock Plaster Manufacturing Co., 381 4th av, Dr. Lagnel Haigh, president, contemplates rebuilding the plaster mill at 150th st and East River. Plans will be prepared by owner's engineer.

HOSPITALS AND ASYLUMS.

BROAD ST.—The U. S. Government, Treasury Department, Washington, D. C., contemplates making repairs to the N. Y. Marine Hospital, 111 Broad st, from plans by Oscar Wenderoth, Washington, D. C. Congress has been asked for $67,000 appropriation, which includes an incinerator, electric dumbwaiter, vacuum cleaner, electric passenger elevator, interior telephone service, etc., costing $16,000; refrigerating plant, $2,500; addition to rear wing of building, $5,000; roofing steel framing and copper, $1,500; sand blasting and repointing building, $2,000; alteratiosn to toilet and bath rooms, $1,600; concrete work, etc., $1,135; lighting fixtures, $4,000; roadways, sidewalks, walls, etc., $5,000; new board fences, $1,200; new laundry building, $5,000; new building (medical officer, $12,000, new pavement on Bay st, $2,000; electric dumbwaiter, $1,500, miscellaneous repairs, painting, etc., $7,435).

PUBLIC BUILDINGS.

MANHATTAN.—An appropriation of $200,000 has been asked of Congress for alterations, rearrangements and fittings, miscellaneous repairs, painting, changes in mechanical equipment, lighting fixtures, etc., in the post office building and court house.

STORES, OFFICES AND LOFTS.

CANAL ST.—George F. Pelham, 30 East 42d st, is preparing sketches for a 3-sty brick and limestone store and business building to be erected at 137 Canal st, for Barnard Cohen, 113 2d av.

10TH AV.—The Kramer Construction Co., Max J. Kramer, president, 35 Nassau st, will erect a 5-sty loft building at the northwest corner of 10th av and 51st st, on a plot 25.5x100 ft.

46TH ST.—William H. Orchard, 120 West 42d st, has completed plans for alterations to the 5-sty brick residence, 21x100 ft., at 49 West 46th st, for loft purpeses. The estate of Katherine Van Lew Howell, care of Benj. J. Hewell, 98 Murray av, Ridgewood, N. J., is owner. Cost about $16,000.

46TH ST.—Robert B. Bowler, 101 Park av, has completed plans for changing the 5-sty brick factory building at 34-36 West 46th st for Robert P. Bowler, 2 Recter st. for store, offices and studios. Cost about $25,000.

28TH ST.—Chas. B. Meyers, 1 Union sq, is preparing plans for a 12-sty loft and store building, 65x78 ft., to be erected in the south side of 28th st, 85 ft. west of 4th av, for Boehm & Boehm, 99 Nassau st, owners, who will take bids on separate contracts. Cost, about $200,000.

16TH ST.—Chas. B. Meyers, 1 Union sq, is preparing plans for a 12-sty store and loft building, 50x100 ft., to be erected at 105 East 16th st, for Hyman & Oppenheim, on premises, owners, who will take bids on separate contracts. Cost, about $200,000.

THEATRES.

AMSTERDAM AV.—William Tysen Geech, 263 Ridgewood rd, South Orange, N. J., is preparing plans for a 1-sty brick and stone moving picture theatre to be erected at Amsterdam av near 70th st, for E. Y Eltonhead, 1472 Broadway, owner.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FOREST AV.—The Trement Architectural Co. 401 East Trement av, is completing plans for four 5-sty tenement houses, 53x78 ft, to be erected on the west side of Forest av, 67 ft south of 163d st, threugh to Jackson av, for the Alde Construction Co., Ignaz Roth, secretary, 35 Nassau st, owner and builder.

WEBSTER AV.—Andrew J. Thomas, 2526 Webster av, is preparing sketches for a 6-sty apartment house for 100 families to be erected at Webster av and Fordham rd for Francis Kiel, Melrose av and 163d st, owner.

SCHOOLS.

WASHINGTON AV.—Thomas J. Duff, 407 West 14th st, will call for bids on general contract about March 1 for the 2-sty brick school, 65x100 ft., to be erected at the northwest corner of Washington av and 183d st for the Church of Our Saviour. Rev. Father Francis P. Duffy, D. D., pastor. Estimated cost about $60,000.

STORES, OFFICES AND LOFTS.

3D AV.—Moore & Landsiedel, 148th st and 3d av, are preparing preliminary plans for a brick department store to be erected at 2962-2964 3d av, for Harry Weaver, 2817 3d av, owner. Work will probably be started about March 1st.

THEATRES.

WEBSTER AV.—The Yorktown Realty Co. will improve the vacant plot, 100x100 ft., on the west side of Webster av, between 168th and 169th sts, with a moving-picture theatre, having a seating capacity of 600, from the plans by Gross & Kleinberger, Bible House. The building will be 43x100 ft., and 1-sty high, with the roof designed for perfect ventilation. On the remainder of the plot, an open-air moving picture garden will be arranged with a seating capacity of about 800. The facade of tapestry brick will extend the entire width of the front. The estimated cost is $15,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SUTTER AV.—Excavating is under way for two 4-sty brick tenements, 50x83 ft., at the corner of Sutter av and Amboy st for Louis Jaffe, 1922 Prospect pl, owner and builder. Max Kirsch, 391 Fulton st, is architect. Cost about $60,000.

ALBANY AV.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty brick apartment houses, 50x98 ft., to be erected at the southeast corner of Albany av and President st for Aldent Corporation, P. I. Ansorge, president, 414 Broadway. Cost about $70,000.

GRAND ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment house to be erected on a plot 50x119.6 ft., at the northwest corner of Grand and Rodney sts for the Keap Construction Co. Cost about $50,000.

EASTERN PARKWAY.—F. L. Hine, 189 Montague st, is preparing plans for two 4-sty brick apartment houses, 50x93 ft., to be erected on the Eastern Parkway, between Bedford and Franklin avs, for Wilson & Bramin, 1914 Av J, owners and builders. Cost, about $70,000.

CHURCHES.

YORK ST.—Bids are all in for the church and rectory, 2-stys, brick and stone, 50x100 ft., which St. George's R. C. Church, Rev. Father Anthony Kodis, pastor, 225 High st, is to erect in the north side of York st, east of Gold st, Brooklyn, from plans by Robert J. Reiley, 481 5th av. Estimated cost, $40,000.

DWELLINGS.

10TH AV.—J. S. Gold, of the Gold & Taylor Cut Stone Company, contemplates the erection of small dwellings on the block bounded by 10th av and Fort Hamilton av, 51st and 52d sts, the Borough Park district.

78TH ST.—C. A. Olsen, 1221 66th st, has completed plans for four 2-sty frame and stucco residences, 17x52 ft., to be erected in the north side of 78th st, 180 ft. west of 13th av, for Mrs. Hilda Nelson, 6911 19th av, owner and builder. Cost about $10,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education Jan. 26 for the general construction of P. S. 50, Mitchell Construction Co., was low bidder at $234,987, and for the plumbing and drainage of same school, Jas. Harley Plumbing Co. was low bidder at $17,953.

Nassau.

DWELLINGS.

OYSTER BAY, L. I.—Work is about to start on the 2½-sty brick veneer residence, 38x146 ft., for Frank M. Doubleday, of Doubleday, Page & Co., publishers, 11 West 32d st, N. Y. C. Kirby & Petit, 103 Park av, are architects. Edgar Jenkins, Kellog st, Oyster Bay, L. I., has the general contract.

HALLS AND CLUBS.

PORT WASHINGTON, L. I.—H. Van Buren Magonigle, 101 Park av, N. Y. C., has completed plans for a 2½-sty terra cotta block and stucco lodge and golf club building for Isaac Guggenheim, Sands Point, L. I., owner. The contract will be awarded without competition. Cost, about $15,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—Herbert Lane, 93 Vista pl, Mount Vernon, has completed plans for a 4-sty brick apartment house, 26x60 ft., to be erected at 37-39 Pearl st for L. Louise Borgwald, 31 Pearl st, Mt. Vernon, owner and builder. Fred Borgwald, 31 Pearl st, has the mason work. Cost, about $18,000.

DWELLINGS.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 25th st and Broadway, N. Y. C., is preparing plans for a 2½-sty brick and stone residence, 35x145 ft, to be erected on South Broadway, for David L. Luke, 353 West 87th st, N. Y. C., owner, and will be ready for bids on general contract about February 16.

STORES, OFFICES AND LOFTS.

MOUNT VERNON, N. Y.—John F. Fairchild, engineer, 34 East 1st st, contemplates the erection of a business building at Lincoln Manor, for which plans will be prepared privately.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BATH BEACH.—Reinhold Realty & Const. Co., 1655 42d st, Brooklyn, has received the general contract to erect a 4-sty apartment house at Bath Beach, northwest corner of Broadway and Benson avs, to cost $100,000. Samuel Brill, 126 Bay 31st st, Brooklyn, is owner. Wortmann & Braun, 114 East 28th st, N. Y. C., architects.

BRIDGE.

WASHINGTON, D. C.—A. L. Guidone & Co., Inc., 131 East 23d st, N. Y. C., have received the contract to erect the reinforced concrete bridge with cut stone trimmings on Q st over Rock Creek, Washington, D. C. Cost, $225,000.

DWELLINGS.

STAMFORD, CONN.—Alex List & Sons, 105 West 40th st, N. Y. C., have received the general contract to erect a 2-sty hollow tile and stucco residence, 100x30 ft., at Shippan Point, Stamford, Conn., for Henry Schwarzwalder, 24 West 76th st, for Chester A. Patterson, Main st, New Rochelle, N. Y. Estimated cost, $50,000.

BROOKLYN.—A. G. Stone, 44 Court st, has received the general contract to erect a 3-sty brick residence, 52x52 ft, at the northwest corner of Albermarle and Rugby Roads for C. D. Jones of Scranton, N. Y. Russell T. Walker, 210 Berkeley pl, Brooklyn, is architect.

HARTSDALE, N. Y.—John J. Kennedy, Mosholu av and Broadway, N. Y., has the general contract to erect the 2½-sty residence, 30x45 ft., at Hartsdale for Charles R. Wyckoff, from plans by Beverly S. King, 103 Park av, N. Y. C. Estimated cost is $12,000. The name of the contractor in issue of January 24, being incorrect.

FACTORIES AND WAREHOUSES.

CHERRY ST (Sub.).—The Marcus Contracting Co., Inc., 310 Front st, has received the contract for excavating the plot 100x100 ft. at the southwest corner of Cherry and East sts for a warehouse for Edith M. K. Wetmore. Frank J. Quinby, 99 Nassau st, is architect. Frymier & Hanna Co., 25 West 45th st, has the general contract.

LONG ISLAND CITY.—Chatterton, Warwick & Collins, 108 South 8th st, Brooklyn, have received the general contract to erect a 2-sty brick factory on the east side of Ely av, 100 ft. north of Wilbur av, for the Grady Manufacturing Co., 509 West 30th st, N. Y. C., owner. Henry Holder, Jr., 242 Franklyn av, is architect. Cost about $18,000.

BAYONNE, N. J.—H. D. Best & Co., 320 5th av, N. Y. C., have received the general contract to erect a manufacturing plant here for the Standard Oil Co. of New York, 26 Broadway, N. Y. C. E. A. Ellis, care of owner, 26 Broadway, is architect. Cost about $500,000.

HALLS AND CLUBS.

48TH ST.—The contract for the erection of the Friars club house at 106-110 West 48th st has been tentatively awarded to the Libman Contracting Co., 107 West 46th st, and subject to minor changes will cost about $75,000. It is the intention to remodel the present buildings in accordance with plans by Harry Allan Jacobs, architect, and in addition thereto a new ball room, gymnasium and card rooms are to be located in an extension erected in the present yards of the said premises. The main floors of the present buildings will contain the pool room and cafe, billiard parlors, library, lounging room, reception room, writing room, and on the upper floors there will be either twenty-four or thirty rooms for the accommodation of the Friars and their guests. Work will probably start before the end of the month.

HOTELS.

ATLANTA, GA.—The Southern Ferro-Concrete Co., this place, has received the contract

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Year	Percentage of New, Large Buildings Adopting Full Edison Service
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1912	97.1
1911	96.8
1910	97.2
1909	96.8

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Contracts Awarded (Continued).

to erect the hotel for the Columbus Georgia Hotel Co. The building will be 9 stories high. Ludlow & Peabody, 101 Park av, are the architects.

MUNICIPAL WORK.

46TH ST.—The contract for building the sea wall and removing the rock below low water mark preparatory to building the city's long pier at the foot of West 46th st, has been awarded to the Holbrook-Cabot-Rollins Corporation on a bid of $488,000. This foundation work, it is stated, will entail the construction of the largest cofferdam ever built in this vicinity. On completion the contract for the pier will then be let.

PUBLIC BUILDINGS.

22D ST (sub).—George W. Cobb, Jr., 47 Liberty st, has received the contract for the interior finish of the Children's court building at 137-143 East 22d st, for the City of New York, Court of Special Sessions. Crow, Lewis & Wickenhoefer, 200 5th av, are architects. Clark, MacMullen & Riley, 101 Park av, are steam and electrical engineers. Thompson & Kelsey, 704 Lafayette av, Brooklyn, are general contractors. Cost, about $235,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

174TH ST, 513-15 West, 5-sty brick tenement, 45x82; cost, $45,000; owner, Casa Dora Realty Co., 311 East 119th st; architect, Emery Roth, 507 5th av. Plan No. 23.

STABLES AND GARAGES.

WASHINGTON ST, 578-582, 2-sty brick stable, 75x150; cost, $25,000; owner, John J. Bradley, 2 Worth st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 25.

STORES, OFFICES AND LOFTS.

44TH ST, 15-17 West, 12-sty brick stores and lofts, 50x100; cost, $190,000; owner, 15 West 44th St. Co., Inc., 68 William st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 22.

GRAND ST, 76, 1-sty brick store, 25x25; cost, $2,000; owner, Adelaide Betts, 111 State st, Brooklyn; architect, Jno E. Kleist, 515 7th av. Plan No. 27.

19TH ST, 9-11 East, 10-sty brick store and lofts, 45x80; cost, $100,000; owner, Estate of Ogden Goelet, Edward DeWitt, trustee, 88 Nassau st; architect, Jno. H. Duncan, 208 5th av. Plan No. 28.

THEATRES.

116TH ST, 104-6 West, 2-sty brick theatre and roof garden, 32x100; cost, $20,000; owner, Mayer L. Auerbach, 30 East 42d st; architect, Sol. S. Sugar, 140 West 42d st. Plan No. 26.

1ST AV, 5-9, 1-sty brick moving picture theatre and store, 43x100; cost, $15,000; owners, E. Sherman Gould Estate, Susan L. Warren, extrx., 30 Church st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 24.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

158TH ST, n w cor Union av, 5-sty brick tenement, slag roof, 50x103.11; cost, $60,000; owner, 173d St. Imp Co., Aaron Muller, 148 West 142d st. Pres.; architects, Kreymborg Archtl Co., 1029 East 163d st. Plan No. 41.

LYMAN PL, w s, 102.8 n 169th st, 5-sty brick tenement, 75x59.6, slag roof; cost, $50,000; owner, Gifford Building Co., Oscar Pedersen, Gifford av, Westchester, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 35.

TINTON AV, e s, 52 n 166th st, two 5-sty brick tenements, 48.10½x87, plastic slate roof; cost, $100,000; owners, Adolphus Realty Corporation, C. Hoffman Von Waffenstein, 1118 Tinton av, president; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 40.

QUARRY RD, e s, 89.1 s 182d st, 5-sty brick tenement, 29.8½x64.1½, plastic slate roof; cost, $20,000; owners, Karl & Rosie Schaub, 2164 Quarry rd; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 39.

DWELLINGS.

PILGRIM AV, e s, 371.9 n Middletown rd, 2-sty brick dwelling, shingle roof, 20.6x45; cost, $6,500; owner, Paolo Girolamo, 1242 Intervale av; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 31.

BOLTON AV, e s, 175 s Lacomb av, 2-sty frame dwelling, 20x30, tin roof; cost, $3,000; owner, Philip Dietrich, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 38.

FACTORIES AND WAREHOUSES.

TRINITY AV, e s, 100 n 149th st, 1-sty brick factory, 80x103, tar and gravel roof; cost, $5,000; owners, Stoller & Cook Co., 580 Jackson av, Wm. J. Cook, 580 Jackson av, secretary and architect. Plan No. 37.

SCHOOLS AND COLLEGES.

146TH ST, s e cor College av, 4-sty brick school, slag roof, 69.4x100.3; cost, $70,000; owner, St. Rita's Church, Rev. Jas. P. O'Brien, 448 College av, rector; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 32.

STORES AND DWELLINGS.

169TH ST, s s, 63.6 w Fox st, 2-sty brick store and dwelling, 30x40, tin roof; cost, $10,000; owner, Norman Construction Co., John Brown, 661 Tinton av, president; architect, Chas. B. Meyers, 1 Union sq, West. Plan No. 34.

THEATRES.

COURTLANDT AV, e s, 27.3 n 148th st, 2-sty brick theatre and store, 132x88, plastic slate roof; cost, $90,000; owner, Samuel E. Jacobs, 30 East 42d st; architect, Henry B. Herts, 35 West 31st st. Plan No. 36.

MISCELLANEOUS.

PARK AV, e s, 189 s 178th st, 1-sty frame shed, 20x10; cost, $50; owner, John Tozkooski, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 33.

Brooklyn.

CHURCHES.

DE KALB AV, s s, 350 e Sumner av, 3-sty brick synagogue, 25x95, slate roof; cost, $10,000; owner, Jacob Joseph, on premises; architect, Paul B. La Velle, 507 5th av, N. Y. Plan No. 436.

DWELLINGS.

SHERMAN ST, n w cor Terrace pl, 2-sty brick dwelling, 18.6x39, gravel roof, 2 families; cost, $6,500; owner, Wm. M. Calder, 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 384.

SHERMAN ST, n s, 103 w Terrace pl, 2-sty brick dwelling, 17x52, gravel roof, 1 family; cost, $4,000; owner, Wm. M. Calder, 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 383.

SHERMAN ST, n s, 27.3 w Terrace pl, four 2-sty brick dwellings, 17x58, gravel roof, 1 family each; total cost, $16,000; owner, Wm. M. Calder, 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 382.

TERRACE PL, w s, 60.8 n Sherman st, 2-sty brick dwelling, 26x52.2, gravel roof; cost, $6,000; owner, Wm. M. Calder, 11th av and Sherman st; architect, B. F. Hudson, 319 9th st. Plan No. 385.

TERRACE PL, w s, 60.8 n Sherman st, 2-sty brick dwelling, 20x62.8, gravel roof, 2 families; cost $4,800; owner, Wm. M. Calder, 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 386.

67TH ST, n s, 420 e 12th av, 2-sty frame dwelling, 20x45, —— roof, 2 families; cost, $3,500; owner, Angelina Mollols, 1547 67th st; architect, Mathew Del Gaudio, 401 East Tremont av, Bronx. Plan No. 388.

ALBEMARLE RD, n w cor Rugby rd, 3-sty brick dwelling, 52.6x52, slate roof, 1 family; cost, $15,000; owner, C. D. Jones, Scranton, N. Y.; architect, Russell T. Walker, 210 Berkley pl. Plan No. 397.

SCHENECTADY AV, w s, 180 s Linden av, 1-sty frame dwelling, 11x9.6, asbestos roof, 2 family; cost, $200; owner, Henry Green, on premises; architect, W. H. Senior, 415 East 46th st. Plan No. 406.

78TH ST, n s, 180 w 13th av, four 2-sty frame dwellings, 17x52, gravel roof, 2 families each; total cost, $10,000; owner, Mrs. Hilda Nelson, 6911 19th av; architect, Chas. A. Olsen, 1221 66th st. Plan No. 428.

FOUNTAIN AV, w s, 88 n Vienna av, 2-sty frame dwelling, 20x53, tin roof, 2 families; cost, $3,200; owner, V. K. Keawvick, 552 Fountain av; architect, Ernest Dennis, 241 Schenck av. Plan No. 433.

MANHATTAN AV, n w s, 410 s w Highland av, 3-sty frame dwelling, 24x43, shingle roof, 1 family; cost, $6,000; owner, Emile Geisler, West 36th st and Railroad av; architect, Geo. H. Suess, 2960 West 29th st. Plan No. 426.

MAPLE AV, n s, 440 e Highland av, 2-sty frame dwelling, 21.10x21.10, shingle roof, 1 family; cost, $4,000; owner, Marion G. Lemon, 69 South Elliott pl; architect, R. Irving Dodge, 233 Broadway, N. Y. Plan No. 427.

WEST 3D ST, w s, 40 n Roberge pl, two 1-sty frame dwellings, 23x52, gravel roof, 2 families each; total cost, $2,000; owner, Jos. Sylvester, 2938 West 3d st; architect, Olaf B. Almgren, 2329 Surf av. Plan No. 472.

WEST 24TH ST, e s, 180 s Neptune av, two 1-sty frame dwellings, 16x67.8, shingle roof, 1 family each; total cost, $3,000; owner, Margt. C. Daley, 2313 Surf av; architect, Geo. A. Elliott, Jamaica, L. I. Plan No. 449.

20TH AV, e s, 108 s Benson av, four 3-sty dwellings, 18x30.8, gravel roof, 1 family each; total cost, $11,600; owner, Walter E. Parfitt, 26 Court st; architect, Wm. A. Parfitt, 26 Court st. Plan No. 473.

FACTORIES AND WAREHOUSES.

ATLANTIC AV, s s, 100 e New York av, 1-sty brick shop, 52x100, gravel roof; cost, $10,000; owner, Geo. Roderman, 65 New York av; architect, Thos. W. Biddle, Jr., 70 Woodmere pl, Richmond Hill. Plan No. 404.

BAYARD ST, n s, 132.6 w Graham av, 1-sty brick storage, 67.6x95, slag roof; cost, $3,000; owner, Peter Schwartz, 59 Meeker av; architect, Wm. Richter, 4411 18th av. Plan No. 454.

SCHOOLS AND COLLEGES.

VAN SICLEN ST, n e cor Neck rd, 4-sty brick school, 160x112, slag roof; cost, $170,000; owner, City of N. Y.; architect, F. A. Green, 253 West 10th st. Plan No. 392.

STABLES AND GARAGES.

82D ST, n s, 270 e 1st av, 1-sty frame garage, 12x19, shingle roof; cost, $500; owner, John Plate, on premises; architect, Harry Rocker, 371 Fulton st. Plan No. 443.

GATES AV, n s, 350 e Patchen av, 1-sty brick stable, 25x16, gravel roof; cost, $200; owner, Thomas Norris, on premises; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 455.

STORES AND DWELLINGS.

COURT ST, w s, 245 n Bryant st, 2-sty frame store and dwelling, 25x65, gravel roof, 1 family; cost, $5,500; owner, Justus G. Roeder, 586 Court st; architect, John Gibbons, 504 Court st. Plan No. 401.

NEW LOTS AV, n w cor Hinsdale st, 1-sty frame store and dwelling, 34.4x71.6, gravel roof, 2 families; cost, $1,200; owner, Abbott Realty Co., 670 Georgia av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 431.

NEW LOTS AV, n s, 34.4 w Hinsdale st, 1-sty frame store and dwelling, 34.4x83, gravel roof, 2 families; cost, $1,200; owner, Abbott Realty Co., 670 Georgia av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 430.

STORES AND TENEMENTS.

UNION ST, s w cor Troy av, 4-sty brick tenement, 50x85.6, slag roof, 16 families; cost, $40,000; owner, G. & W. Bldg Co., 1664 Broadway; architect, W. T. McCarthy, 16 Court st. Plan No. 395.

UNION ST, s s, 50 w Troy av, 4-sty brick tenement, 50x82.6, slag roof, 16 families; cost, $35,000; owner, G. & W. Bldg. Co., 1664 Broadway; architect, W. T. McCarthy, 16 Court st. Plan No. 396.

DITMAS AV, s w cor East 14th st, 2-sty frame store, 32.2x55.7, shingle roof; cost, $7,000; owner, Grace E. Rupp, 490 East 16th st; architect, Theo. E. Rupp, 490 East 16th st. Plan No. 389.

DUMONT AV, s s, 50 w Williams av, 4-sty brick tenement, 50x80, slag roof, 23 families; cost, $26,000; owner, The Crispit, Inc., 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 391.

CHAUNCEY ST, s s, 334 w Ralph av, 1-sty brick store, 15x40, slag roof; cost, $1,100; owner, Gilbert Holmes, 238 Chauncey st; architect, Robert D. Kay, Jr., 201 Montauk av. Plan No. 409.

LINCOLN PL, n s, 190.3 e Rochester av, two 4-sty brick tenements, 50x102, gravel roof, 24 families each; total cost, $60,000; owner, The Burland Co., 1351 Eastern pkway; architect, Harry Dorf, 614 Kosciusko st. Plan No. 407.

CHESTER ST, s w cor Blake av, 4-sty brick tenement, 44.6x90, gravel roof, 21 families; cost, $25,000; owner, Ike Cooper, 37 Chester st; architects, Cohn Bros., 361 Stone av. Plan No. 469.

LIVONIA AV, n s, 53 w Powell st, 4-sty brick tenement, 47x88.6, gravel roof, 20 families; cost, $25,000; owner, Rachel Melnick, 320 Wyona st; architects, Cohn Bros., 361 Stone av. Plan No. 466.

LIVONIA AV, n w cor Powell st, 4-sty brick tenement, 53x90, gravel roof, 23 families; cost, $30,000; owner, Rachel Melnick, 320 Wyona st; architects, Cohn Bros., 361 Stone av. Plan No. 467.

SARATOGA AV, s w cor Atlantic av 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, $30,000; owner, A. Voletsky, Inc., 80 Amboy st; architects, Cohn Bros., 361 Stone av. Plan No. 470.

SARATOGA AV, e s, 392.11 s Pitkin av, four 4-sty brick tenements, 50x88, gravel roof, 24 families each; total cost, $100,000; owner, Abraham Kaplan, 1462 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 483.

MISCELLANEOUS.

LINDEN AV, s w cor Brooklyn av, 1-sty frame shed, 80x20, iron roof; cost, $800; owner, Wm. F. Reagen, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 420.

Queens.

DWELLINGS.

ROCKAWAY BEACH.—Beach 125th st, w s, 260 n Newport av, 2¼-sty frame dwelling, 24x43, shingle roof, 1 family, steam heat; cost, $4,500; owner, Lizzie Kuhlmann, 167 Clinton av, Brooklyn; architect, A. D. Hough, Beach 44th st, Edgemere. Plan No. 151.

ARVERNE.—Gaston av, w s, 420 n Amstel boulevard, 2½-sty frame dwelling, 24x34, shingle roof, 1 family; cost, $3,800; owner, M. J. McManus, 37 Lincoln av, Rockaway Beach; architect, John E. Moore, 225 Remington av, Rockaway Beach. Plan No. 160.

EAST ELMHURST.—Columbus av, w s, 40 n Bay 4th st, 2¼-sty frame dwelling, 22x34, shingle roof, 1 family, steam heat; cost, $3,000; owner, John DeBlasi, 29 West Jackson av, Corona; architect, A. DeBlasi, 94 East Jackson av, Corona. Plan No. 159.

ELMHURST.—Toledo av, e s, 25 s Summit av, two 2¼-sty frame dwellings, 22x44, tin roof, 2 families; cost, $5,600; owner and architect, John Simpkin, 51 East Grand av, Corona. Plan Nos. 165-66.

ELMHURST.—Ivy st, s s, 250 w Chicago av, two 2-sty frame dwellings, 20x44, shingle roof, 1 family, steam heat; cost, $5,600; owner and architect, J. Simpkin, 51 East Grand av, Corona. Plan Nos. 162-63.

FLUSHING.—Burling av, w s, 325 s Forest av, 2-sty frame dwelling, 21x44, tin roof, 2 families; cost, $3,800; owner and architect, John Simpkin, 51 East Grand av, Corona. Plan No. 164.

ROCKAWAY BEACH.—Lincoln av, e s, 300 n Boulevard, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $1,600; owner, M. J. McManus, 37 Lincoln av, Rockaway Beach; architect, John E. Moore, 225 Remington av, Rockaway Beach. Plan No. 161.

WOODHAVEN.—Jamaica av, s s, 525 e Shaw av, 2-sty brick dwelling, 25x60, tar and gravel roof, 2 families; cost, $4,500; owner, John Mollenille, 323 University pl, Woodhaven; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan No. 156.

ARVERNE.—Vernam av, s s, 100 n Amstel boulevard, 2½-sty frame dwelling, 22x44, shingle roof, 1 family, steam heat; cost, $5,000; owner, Hyman Lippman, Boulevard, Rockaway Beach; architects, Sprung & Wertheimer, Rockaway Beach. Plan No. 168.

ARVERNE.—Amstel Boulevard, s w cor Vernam av, 2½-sty frame dwelling, 24x40, shingle roof, 1 family; cost, $5,000; owner, Robert Freidman, Boulevard, Rockaway Beach; architects, Sprung & Wertheimer, Boulevard, Rockaway Beach. Plan No. 169.

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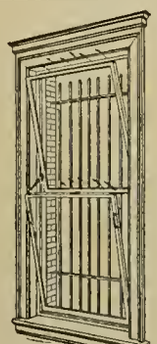
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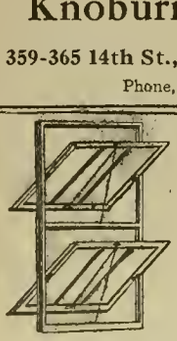
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Plans Filed, New Buildings, Queens (Cont.).

MORRIS PARK.—Ward st, e s, 410 s Mill st, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, $3,000; owner, J. S. Schmidt, 24 Cooper st, Brooklyn; architect, C. Hildebrandt, 1517 Curtis av, Morris Park. Plan No. 172.

ROCKAWAY BEACH.—Suffolk av, w s, 180 n Bayview av, 2½-sty frame dwelling, 24x32, shingle roof, 1 family; cost, $3,000; owner, Thomas McCook, 156 Barbey st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 173.

ROCKAWAY BEACH.—Suffolk av, w s, 140 n Bayview av, 2½-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, $3,000; owners, McKeogh & Mulligan, 234 Dresden st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 174.

JAMAICA.—5th st, n s, 100 w Adelaide av, two 1-sty frame dwellings, 20x26, shingle roof, 1 family, hot air heat; cost, $4,000; owner and architect, P. Vincguerra, Rockaway rd, South Jamaica. Plan Nos. 175-76.

RICHMOND HILL.—Walnut st, w s, 95 n Sutter av, two 2-sty frame dwellings, 22x28, shingle roof, 1 family, steam heat; cost, $7,400; owner, Jos. L. Burton, 1160 85th st, Brooklyn; architect, C. Whittley Mullin, 189 Montague st, Brooklyn. Plan Nos. 177-78.

RICHMOND HILL.—Sutter av, s s, 40 e Hamilton st, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, $3,700; owner, Jos. L. Burton, 1160 85th st, Brooklyn; architect, C. Whittley Mullin, 189 Montague st, Brooklyn. Plan No. 179.

ROSEDALE.—Clinton av, s s, 150 e Rosedale av, 2-sty frame dwelling, 22x26, shingle roof, 1 family, steam heat; cost, $2,700; owner, Jos. L. Burton, 1160 85th st, Brooklyn; architect, C. Whittley Mullin, 189 Montague st, Brooklyn. Plan No. 180.

STABLES AND GARAGES.

FLUSHING.—19th st, w s, 460 n State st, 1-sty frame garage, 12x18, shingle roof; cost, $262; owner, J. C. Miller, 120 North 19th st, Flushing. Plan No. 154.

FLUSHING.—State st, n s, 290 e Parsons av, 1¼-sty frame garage, 16x18, shingle roof; cost, $250; owner, Jos. Bourgugan, on premises. Plan No. 170.

ELMHURST.—Baxter av, w s, 800 n Broadway, 1-sty frame garage, 14x19, shingle roof; cost, $100; owner, Joseph Bourgugnan, Sr., on premises. Plan No. 171.

SCHOOLS AND COLLEGES.

GLENDALE.—Central av, s s, from Fosdick to Folsom avs, 5-sty brick school, 164x82, tile roof; cost, $200,000; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan No. 153.

JAMAICA.—Brenton av, n e cor South st, 1-sty brick store, 14x25, slag roof; cost, $450; owner, D. Fievi, 57 Willow st, Jamaica. Plan No. 155.

STORES AND DWELLINGS.

LONG ISLAND CITY.—11th av, n e cor Jamaica av, three 3-sty frame stores and dwellings, 25x95, tar and gravel roof, 2 families; cost, $7,500; owner and architect, P. Vecharella, 91 Graham av, L. I. City. Plan No. 152.

STORES AND TENEMENTS.

MORRIS PARK.—Atlantic av, s s, 42 n Jefferson av, 3-sty brick tenement, 30x65, slag roof, 6 families; cost, $9,000; owner, L. Schwab, 110 Fulton st, Jamaica; architect, Frederick Wormberger, 30 Snediker av, Woodhaven. Plan No. 158.

MISCELLANEOUS.

CORONA.—Kingsland av, 222, 1-sty frame shop, 12x20, paper roof; cost, $20; owner, John Clark, premises. Plan No. 157.

FLUSHING.—Boerum av, 74, frame coop, 30x8, paper roof; cost, $20; owner, C. V. Garrison, on premises. Plan No. 167.

Richmond.

DWELLINGS.

CATHERINE ST, s s, 260 w Decker av, Port Richmond, 2-sty frame dwelling, 23x28; cost, $2,700; owner, Ida Ericson, Port Richmond; architect, O. H. Lee, Port Richmond; builder, Gris Ericson, Port Richmond. Plan No. 15.

CENTRE ST, n w cor and Willard av, Port Richmond, 1½-sty frame dwelling, 26x26; cost, $2,200; owner, Mrs. C. Hoverkamp, Port Richmond; architect, George Hoverkamp, Port Richmond; builders, G. H. Hoverkamp & Son, Port Richmond. Plan No. 30.

COLUMBIA ST, e s, 75 n Prospect st, West New Brighton, 2-sty frame dwelling, 20x29; cost, $2,000; owners, Tony and Josephine Groen, West New Brighton; architect and builder, T. Bensen, West New Brighton. Plan No. 32.

ETZEL PL, s s, 23 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, $350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 19.

ETZEL PL, s e cor 4th st, Midland Beach, 1-sty frame bungalow, 16x33; cost, $350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 18.

ETZEL PL, n s, 43 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, $350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 26.

ETZEL PL, n s, 63 e East 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, $250; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 27.

ETZEL PL, n s, 83 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, $350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 28.

ETZEL PL, n s, 103 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, $350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 29.

ETZEL PL, 43 e 4th st, Midland Beach,, 1-sty frame bungalow, 14x33; cost, $350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 20.

ETZEL PL, s s, 63 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, $350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 21.

ETZEL PL, 83 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, $350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 22.

ETZEL PL, s s, 103 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, $350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 23.

ETZEL PL, s s, 123 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, $350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 24.

ETZEL PL and 4th st, n e cor, Midland Beach, 1-sty frame bungalow, 16x26; cost, $350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 25.

7TH ST, w s, 81 s w Midland av, Beach Park, 1-sty frame bungalow, 16x16; cost, $375; owner, Mrs. J. S. Clark, 116 Merser st, Jersey City; architect and builder, Otto Kalsson, Midland Beach. Plan No. 16.

8TH ST, w s, 223 n Midland av, Beach Park, 1-sty frame bungalow, 14x35; cost, $400; owner, Mrs. Mary Shea, 145 Leynare st, Brooklyn; architect and builder, Otto Kalsson, Midland Beach. Plan No. 17.

MERRELL AV, s s, 253 e Hughes av, Bloomfield, 2-sty frame dwelling, 20x26; cost, $1,600; owner, B. Braestall, Bloomfield; architect and builder, John O. Johnson, Port Richmond. Plan No. 14.

TYSON AV, s w cor, and Southfield boulevard, Dongan Hills, 2½-sty brick dwelling, 24x30; cost, $2,750; owner, Grazia Al B. De Pasquale, Dongan Hills; architect, Jas. E. Grunert, New Dorp; builder, Jos De Pasquale, Dongan Hills. Plan No. 31.

MISCELLANEOUS.

NEWBERRY AV, e s, 300 s Richmond rd, Dongan Hills, 1-sty frame workshop, 12x19; cost, $50; owner and builder, Adam Hemmes, Dongan Hills. Plan No. 34.

SOUTHFIELD BOULEVARD and Burgher av, s e cor, Dongan Hills, 1-sty frame storehouse, 18x60; cost, $400; owner, Lloyd Mfg. Co., Dongan Hills; architect and builder, S. Rispoli, Rosebank. Plan No. 33.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAYARD ST, 49, new partitions, stairs and store fronts to 5-sty brick tenement; cost, $5,500; owner, Max Welinsky, 89 Canal st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 263.

BEDFORD ST, 60-2, new stores, extension and fireproofing to 6-sty brick stores and tenement; cost, $10,000; owner, Pelhamdale Land Co., Wm. L. Findlay, president, 67 Wall st; architect, Wm. P. Bannister, 109 Cambridge pl, Brooklyn. Plan No. 280.

BLEECKER ST, 242, new store front to 3-sty brick store; cost, $50; owner, Henry D. Norris, 15 West 74th st; architect, Henry C. Knudson, 116 West st. Plan No. 264.

CANAL ST, 78, new plumbing, vault lights and stairs to 5-sty brick stores and tenement; cost, $750; owner, Louis Rubenstein, 215 4th av; architect, Samuel Sass, 32 Union sq. Plan No. 300.

GRAND ST, 231, masonry to 3-sty brick restaurant; cost, $25; owner, Philip Zeitlen, 231 Grand st; architect, Chas. M. Straub, 147 4th av. Plan No. 289.

HESTER ST, 61-3, cellar stairs and fireproof doors to 6-sty brick store and tenement; cost, $150; owner, Morris Marans, 712 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 294.

LEONARD ST, 52, masonry and new elevator machinery to 6-sty brick lofts; cost, $100; owner, Morris Weinstein, 116 Nassau st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 278.

ORCHARD ST, 20, masonry, steel and new partitions to 4-sty brick store and dwelling; cost, $1,000; owner, Abraham Postman, 20 Orchard st; architect, Otto Reissmann, 30 1st st. Plan No. 275.

READE ST, 34, alterations to 5-sty brick store and loft; cost, $150; owner, Estate of Robt. G. Dunn, 290 Broadway; architect, Oliver A. Cook, 127 West 40th st. Plan No. 247.

RIVINGTON ST, 150, masonry, steel and extension to 6-sty brick stores and tenement; cost, $750; owner, Isaac Bodenstein, 114 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 261.

STANTON ST, 200, alterations to 6-sty brick stores and tenement; cost, $500; owner, Beckie Daniels, 1774 Madison av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 248.

STONE ST, 47, new front, stairs and radiators to 5-sty brick offices and lofts; cost, $2,000; owner, Dawler Bldg., Inc., 60 Wall st; architect, Edward L. Tilton, 32 Broadway. Plan No. 299.

STONE ST, 33-35, 3,500-gallon gravity tank to 8-sty brick offices; cost, $900; owner, Adams Land & Building Co., 71 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 284.

WASHINGTON ST, 384, fireproof marquise to 5-sty brick salesroom and warehouse; cost, $100; owners, Oliver H. P. & Geo. D. Archer, 95 Liberty st; architect, Milton Zeisler, 433 East 74th st. Plan No. 305.

WILLIAM ST, 216-18, alterations to 15-sty brick loft; cost, $3,500; owner, The Metropolitan Realty Co., 41 Park Row; architect, Royal J. Mansfield, 135 William st. Plan No. 281.

4TH ST, 85 East, balcony to 4-sty brick dance hall and meeting rooms; cost, $500; owner, Marie Kremer, 112 East 57th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 291.

6TH ST, 217 East, extension to 4-sty brick club and dwelling; cost, $1,000; owners, Ruthenian Greek Catholic Church of St. John, 22 East 7th st; architect, Robt. J. Reiley, 481 5th av. Plan No. 306.

9TH ST, 30 East, new stairway to 4½-sty brick loft; cost, $175; owner, Sailors' Snug Harbor, 31 Nassau st; architect, Leopold Ceva, 456 West Broadway. Plan No. 254.

10TH ST, 32 West, new bath rooms to 5-sty brick dwelling; cost, $300; owner, John W. Goddard, 92-96 Bleecker st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 312.

14TH ST, 44 East, gravity tank to 6-sty brick loft; cost, $1,900; owner, Vincent Astor, 23 West 26th st; architect, Royal J. Mansfield, 135 William st. Plan No. 285.

20TH ST, 540 East, extension on roof to 2-sty brick garage; cost, $500; owners, Jno. U. Crookman Estate, Aug. N. Hand, Executor, 49 Wall st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 260.

21ST ST, 228 East, rear extension, 3x4, to 3-sty brick home; cost, $400; owner, Chas. Murphy, 222 East 18th st; architect, Alfred H. Noon, Westbury, L. I. Plan No. 286.

21ST ST, 53-55 West, alterations to 6-sty brick store and lofts; cost, $5,000; owner, Arthur S. Higgins, 9 East 37th st; architects, Jno. B. Snook Sons, 216 Broadway. Plan No. 250.

21ST ST, 22 East, 3,500-gal. gravity tank to 8-sty brick loft; cost, $280; owner, Henry P. Litchfield, 44 Wall st; architect, Maxwell Engineering Co., Inc., 30 Church st. Plan No. 255.

22D ST, 160 East, alterations to 1-sty frame garage; cost, $50; owner, Adolph Rauch, 1 East 115th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 269.

24TH ST, 239 West, remove partition to 5-sty brick tenement; cost, $25; owners, Martha J. & Mary E. Cameron, 266 West 23d st; architect, Patrick F. Brogan, 119 East 23d st. Plan No. 244.

25TH ST, 158-162 West, new partitions, store fronts and plumbing; cost, $4,000; owner, Adolph Altman, 790 Riverside drive; architect, Max Muller, 115 Nassau st. Plan No. 256.

26TH ST, 37-43 West, new partitions to 12-sty brick loft; cost, $500; owner, The West 26th St. Co., Emanuel Pilpel, secretary, 37 West 26th st; architect, Herbert M. Baer, 665 5th av. Plan No. 290.

38TH ST, 4 West, new marquise to 12-sty brick store and lofts; cost, $500; owner, 416 5th Av. Co., Herman A. Flurscheim, president, 416 5th av; arcbitects, Edward Necarsulmer, 1111 Madison av. Plan No. 257.

28TH ST, 2 West, alterations to 6-sty brick offices and lofts; cost, $2,500; owner, Philip Liberman, 1458 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 307.

34TH ST, 33-39 West, 11-sty brick extension, 62x95, to 11-sty brick store and loft; cost, $160,000; owners, Messrs. Oppenheim, Collins & Co., Isaac D. Levy, president, 35 West 34th st; architects, Buchman & Fox, 35 West 34th st. Plan No. 277.

35TH ST, 511-15 West, alteration from stable to 1-sty brick garage; cost, $4,500; owners, Louis A. Jones & Aaron Naumburg, 7 Washington sq; architect, Wm. G. Clark, 438 West 40th st. Plan No. 272.

36TH ST, 148 West, alterations to 1-sty brick offices; cost, $200; owner, Edgar Sidman, 299 Madison avenue; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 270.

39TH ST, 25-33 West, masonry and steel to 15-sty brick storage of light pamphlets; cost, $6,000; owners, United Engineering Socleties,

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Gano Dunn, president, 117 West 58th st; architect, Henry G. Morse, 101 Park av. Plan No. 273.

40TH ST, 139 East, new partitions to 4-sty brick dwelling; cost, $150; owner, Mrs. Kellwood Hendricks, 139 East 40th st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 265.

40TH ST, 141 East, masonry and fireproof doors to 5-sty brick tenement; cost, $300; owner and architect, Wm. L. Miller, 141 East 40th st. Plan No. 266.

40TH ST, 140 West, alterations to 4-sty brick store; cost, $1,500; owner, Estate of Michael Deane, 540 West 142d st; architect, Geo. H. Griebel, 16 East 42d st. Plan No. 249.

44TH ST & BROADWAY, n e c, operator's booth to 3-sty brick theatre; cost, $200; owner, New York Theatre Co., 43 Cedar st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 315.

46TH ST, 34-36 West, new front, extension and general alterations to 5-sty brick stores, offices and studios; cost, $25,000; owner, Robert P. Bowler, 2 Rector st; architect, Robt. B. Bowler, 101 Park av. Plan No. 267.

48TH ST, 200-2 West, new lobby, stairs and plumbing to 2-sty brick stores and dance hall; cost, $10,000; owners, The Broadway & 7th Av. Co., Samuel Zucker, president, 719 Broadway; architects, Shire & Kaufman, 373 4th av. Plan No. 302.

49TH ST, 3-7 East, new partition and store front to 8-sty brick stores and hotel; cost, $150; owner, Geo. Kemp Real Estate Co., 613 5th av; architect, Theo. C. Vischer, 299 Madison av. Plan No. 298.

56TH ST, 16 West, front and rear extension to 5-sty brick lofts and studios; cost, $15,000; owner, Dr. James Bishop, 82 East 56th st; architect, Geo. J. Cavalieri, 3 East 44th st. Plan No. 276.

60TH ST, 248 West, alterations to 1-sty brick garage; cost, $50; owner, Jane E. Taitonte, 304 West 54th st; architect, John F. Cleary, 130 Greenwich av. Plan No. 283.

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64TH ST, 319 East, alterations to 5-sty brick factory; cost, $700; owners, Sloane & Moller, Inc., 316 East 65th st; architect, Henry Placek, 316 East 65th st. Plan No. 310.

68TH ST, 513-515 East, fireproof flooring to 3-sty brick bottling plant; cost, $6,000; owner, Central Brewing Co., 68th st and East River; architect, G. E. J. Pistor, 15 East 26th st. Plan No. 253.

72D ST, 178 East, new partitions to 4-sty brick dwelling; cost, $50; owner, Peter A. Peterson, 63 Smith st, Perth Amboy, N. J.; architect, Sol. J. Harris, 1043 Lexington av. Plan No. 252.

77TH ST, 210 West, new stairs and fireproofing to 5-sty brick garage; cost, $15,000; owners, Wm. A. & Katharine Williams, 210 West 77th st; architect, Otto H. Taub, 107 West 46th st. Plan No. 271.

81ST ST, 356 East, new store front to 2-sty brick store and dwelling; cost, $150; owner, Pauline Lachan, 319 East 57th st; architect, Abraham S. Sacks, 1482 2d av. Plan No. 242.

82D ST, 22 East, new partition to 4-sty brick dwelling; cost, $300; owner, Sarah K. Weed, 49 East 80th st; architect, Geo. B. De Gersdorff, 103 Park av. Plan No. 262.

90TH ST, 23 West, roof extension to 6-sty brick residence; cost, $500; owner, Dr. Stephen S. Wise, 23 West 90th st; architect, Ben. C. Bloch, 500 5th av. Plan No. 314.

102D ST, 117 East, reset partitions to 5-sty brick stores and tenement; cost, $500; owner, Leonora Baum, 203 West 54th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 318.

119TH ST, 341-3 East, new partitions to 6-sty brick tenement; cost, $350; owner, Centennial Securities Co., 309 Broadway; architect, Max Zipkes, 220 5th av. Plan No. 258.

123D ST, 247 West, new cellar stairs to 3-sty brick dwelling; cost, $25; owner, John Jacobsohn, 247 West 123d st; architect, Frank H. Hines, 104 West 124th st. Plan No. 293.

147TH ST, 601 West, new store front and partitions to 1-sty brick stores; cost, $800; owner, 147-148th St. Corp., 28 East 86th st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 259.

AMSTERDAM AV, 366, fireproofing and plumbing fixtures to 5-sty brick store and tenement; cost, $10,000; owner, F. H. Hettling, 2114 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 295.

BOWERY, 120, masonry, steel and new stairs to 4-sty brick stores and storage; cost, $1,500; owners, The Cheseborough Estate, 33 Howard st; architect, Chas. M. Straub, 147 4th av. Plan No. 288.

BROADWAY, 1105-1203, alterations to 4-sty brick stores and tenement; cost, $250; owners, Henry & Margaret Gilsey, 23 East 26th st; architect, Herman L. Meader, 178 5th av. Plan No. 297.

BROADWAY, 1194-98, electric roof sign to 11-sty brick hotel; cost, $1,000; owners, Hotel Operating Associates, 111 Broadway; architect, W. Bloor, 111 Broadway. Plan No. 274.

BROADWAY, 550, alterations to 5-sty brick stores and lofts; cost, $200; owner, Vincent Astor, 23 West 26th st; architect, S. Edson Gage, 340 Madison av. Plan No. 282.

BROADWAY, 783-785, new stairs to 6-sty brick stores and lofts; cost, $500; owner, Captain Henry Metcalfe, 147 4th av; architect, Richard Berger, 309 Broadway. Plan No. 241.

BROADWAY, 1255-1261, alterations to 11-sty brick store and lofts; cost, $330; owner, W. R. H. Martin, trustee, 47 West 34th st; architect, Frank J. Wiesner, 601 West 26th st. Plan No. 308.

BROADWAY, 895-899, new front, stairs and elevators to 5-sty brick store and lofts; cost, $50,000; owner, Estate of Ogden Goelet, Edward DeWitt, trustee, 88 Nassau st; architect, John H. Duncan, 208 5th av. Plan No. 316.

COLUMBUS AV, 773, new store front to 5-sty brick stores and tenement; cost, $300; owners, Chas. Meyer & Wm. Peter, 2194 Broadway; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 303.

EDGECOMBE AV, 38, new partitions and plumbing in 3-sty brick residence; cost, $1,000; owner, Jno. C. Schoeneaberger, 66 Edgecombe av; architect, Chas. G. Jones, 280 Broadway. Plan No. 246.

LENOX AV, 423, masonry and new partition to 5-sty brick stores and tenement; cost, $300; owner, Bauman Mark Realty Co., 343 Lenox av; architect, Joseph C. Cocker, 2017 5th av. Plan No. 245.

MADISON AV, 1295-1303, new marquise to 9-sty brick hotel; cost, $500; owners, Union Dime Savings Bank, 40th st and 6th av; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 287.

1ST AV, 1444, alterations to 4-sty brick moving picture theatre; cost, $150; owner, John J. McCormick, 51 Chambers st; architect, Geo. M. McCabe, 96 5th av. Plan No. 268.

2D AV, 2030, new store fronts to 4-sty brick store and tenement; cost, $1,000; owner, David Loventhal, 2030 2d av; architect, Otto A. Standt, 966 2d av. Plan No. 301.

3D AV, 2144, new store fronts to 2-sty brick store and loft; cost, $500; owner, Frank Goldblum, 2144 3d av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 296.

3D AV, 2056, 2-sty rear extension to 4-sty brick stores and dwelling; cost, $2,000; owner, Francis Hustace, 316 West 79th st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 292.

3D AV, 818, new window and partitions to 5-sty brick stores and tenement; cost, $250; owners, Wm. A. & Katharine Williams, 210 West 77th st; architect, Otto H. Taub, 107 West 46th st. Plan No. 271.

3D AV, 1028, new stores to 4-sty brick stores and dwelling; cost, $2,000; owners, August & Robt Lambert, 1028 3d av; architect, Geo. Dress, 1436 Lexington av. Plan No. 240.

3D AV, 818, new window and partitiosn to 5-sty brick stores and tenement; cost, $250; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 243.

4TH AV, 287-293, alterations to 9-sty brick offices; cost, $50; owner, United Charities, 287 4th av; architect, Jas. B. Baker, 156 5th av. Plan No. 309.

6TH AV, 476, new store front to 4-sty brick store and dwelling; cost, $500; owner, Jane E. Britton, 1897 Madison av; architect, Chas. C. Grant, 37 East 28th st. Plan No. 311.

8TH AV, 229, new booth to 3-sty brick moving picture theatre; cost, $100; owner, Edith A. Jackson, 16 St. Nicholas pl; architect, Paul C. Hunter, 191 9th av. Plan No. 251.

8TH AV, 406, new partitions to 3-sty brick stores and dwelling; cost, $300; owners, Estate of Jno. E. Kaughnan, 406 8th av; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 279.

9TH AV, 252, new floors to 3-sty brick store and dwelling; cost, $8; owner, Aymar Van Buren, Newburgh, N. Y.; architect, Chas. Gens, 158 7th av. Plan No. 313.

11TH AV, 736, new store front, stairs and partitions to 4-sty brick tenemeut; cost, $1,000; owner, Jos. L. Seagrave, 41 Park Row; architects, Jno. B. Snook Sons, 216 Broadway. Plan No. 317.

11TH AV, 602, new partitions and plumbing to 5-sty brick tenement; cost, $750; owner, John H. Lechich, 604 11th av; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 304.

Bronx.

138TH ST, 256, extend elevator shaft to 3-sty brick storage; cost, $75; owner, estate of H. S. Baker, on premises; architect, W. F. Baker, on premises. Plan No. 41.

260TH ST, s s, 100 w Leibig av, 2-sty frame extension, 20x20, to 2½-sty frame dwelling; cost, $1,500; owner, Mary, O'Keefe, on premises; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 32.

BATHGATE AV, 1740, 1-sty frame extension, 10.6x9 to 2-sty frame bath house; cost, $500; owner, Abraham G. Michaels, 946 Teller av; architect, Samuel Levingson, 39 West 48th st. Plan No. 33.

BATHGATE AV, 1904, 1½-sty added to 2½-sty frame dwelling; cost, $2,000; owner, Catherine Fox, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 35.

BATHGATE AV, s w cor 172d st, 1-sty brick extension, 10x20, new girders, new columns, new toilet, &c., to 5-sty brick stores and tenement; cost, $10,000; owner J. Levine, 140 East 92d st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 39.

BROWN AV, w s, 66.3 n Rhinelander av, move aud 2-sty frame extension, 14x33.8, to 2-sty frame store and dwelling; cost, $4,000; owners, Garvey Bros. Co., White Plains and Rhinelander av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 37.

DECATUR AV, w s, 275 n 209th st, new partitions to 2-sty brick dwelling; cost, $150; owner, E. Teischman, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 38.

PROSPECT AV, n w cor. 161st st, new show windows, new beams, new columns to 1-sty brick stores; cost, $1,500; owner, Henry Acker, 2472 Grand av; architect, Louis A Sheinart, 194 Bowery. Plan No. 34.

WHITE PLAINS AV, 3901, new storm door, new partitions to 3-sty frame store and dwelling; cost, $1,000; owner, Olinville Realty Co., John O'Brien, 10 Dey st, Pres.; architect, John H. Knubel, 305 West 43d st. Plan No. 42.

3D AV, n w cor 173d st, 1-sty brick extension, 51.05x30, to 3-sty frame store; cost, $3,000; owner, Howard Cooper, 452 9th av; architect, Arthur Weiser, 271 West 125th st. Plan No. 40.

3D AV, 3909, new show window to 5-sty brick tenement; cost, $100; owner, Chas. T. Streeter, 204th st and Webster av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 36.

Brooklyn.

BERGEN ST, 891, extension to 2-sty factory; cost, $3,000; owner, Bertha Schmerzler, on premises; architect, Henry Schmerzler, on premises. Plan No. 400.

CONSELYEA ST, n s, 28 east Old Woodpoint rd, move 2-sty frame dwelling; cost, $1,500; owner, Benedetto Marrone, 21 Old Woodpoint rd; architects, Laspia & Salvati, 525 Grand st. Plan No. 471.

FRONT ST, 191, interior alterations to dwelling; cost, $1,000; owner, Wm. Prince, 1816 Crotona Park East, Bronx; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 453.

GRAND ST, 291, interior alterations to dwelling; cost, $125; owner, R. Oelkers, 200 Marcy av; architects, Laspia & Salvati, 525 Grand st. Plan No. 457.

HENRY ST, 659, interior alterations to 3-sty tenement; cost, $300; owner, Chas. Wilson, 490 16th st; architect, A. J. Johnson, 438 Court st. Plan No. 399.

JAY ST, 365, plumbing to 5-sty fire headquarters; cost, $150; owner, City of N. Y.; architect, James P. Rechil, 157 East 67th st, N. Y. Plan No. 424.

JOHNSON ST, 135, sky sign; cost, $500; owner, Isaac, Mason, 115 Myrtle av; architects, Geo. H. Rice & Co., 481 Sterling pl. Plan No. 489.

PACIFIC ST, 216, interior alterations to garage; cost, $2,000; owner, Wm. Campbell, 182 State st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 459.

PARK PL, 974, extension to dwelling; cost, $700; owner, Bernard Ris, on premises; architects, T. H. Fraser Co., 215 Montague st. Plan No. 446.

PLYMOUTH ST, 324, plumbing to 3-sty store and dwelling; cost, $150; owner, Wm. MacAdam, 313 Pacific st; architect, David A. Lucas, 98 3d st. Plan No. 413.

UNION ST, 1758, plumbing to 2-sty dwelling; cost, $100; owner, Jennie Kugel, on premises; architects, Cohn Bros., 361 Stone av. Plan No 417.

WEIRFIELD ST, 16, dumbwaiter shaft to 2-sty building; cost, $700; owners, Emry Davis & Sons Co., on premises; architect, Geo. W. Emrick, 139 Stockholm st. Plan No. 487.

SOUTH 3D ST, 62, plumbing to 3-sty tenement; cost, $150; owner, Meyer Freeman, 35 South 3d st; architect, Max Cohn, 280 Bedford av. Plan No. 402.

NORTH 8TH ST, 98, new store front to 3-sty store and tenement; cost, $150; owner, Jas. Armato, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 479.

15TH ST, 228, interior alterations to theatre; cost, $2,000; owner, Patrick J. Carley, 7314 3d av; architects, Eisenla & Carlson, 16 Court st. Plan No. 425.

BEACH 45TH ST, s e cor Atlantic av, move 1-sty dwelling; cost, $1,000; owner, Ella Heyman, 129 West 75th st, New York; architect, Harry N. Case, 214 Bay 35th st. Plan No. 468.

63D ST, 1620, interior alterations to 1-sty frame boiler-house; cost, $700; owner, Wm. Schmidt, 1462 62d st; architect, A. Lupin, 1204 Carroll st. Plan No. 380.

AV I, 1301, plumbing to 2-sty dwelling; cost, $100; owner, Arthur R. Kip, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 435.

BEDFORD AV, 105, interior alterations to 3-sty bakery; cost, $600; owner, F. L. Lavanburg, 165 North 11th st; architect, J. W. Moore, 307 Kingsland av. Plan No. 412.

BEDFORD AV, 174, interior alterations to dwelling; cost, $100; owner, Jos. Fitshel, 1851 Fulton st; architect, Christian Bauer, Jr., 651 Leonard st. Plan No. 465.

BROADWAY, 712, exterior and interior alterations to 3-sty office and dwelling; cost, $800; owner, Edward Machaelis, 23 West 99th st, New York; architect, Joseph J. Eberle, 89 5th av, New York. Plan No. 375.

BUSHWICK AV, 864, interior alterations to 3-sty dwelling; cost, $500; owner, Emanuel Levy, on premises; architect, Adam E. Fisher, 373 Fulton st. Plan No. 415.

EASTERN PARKWAY, 1126, interior alterations to dwelling; cost, $125; owner, Jas. Gold, 525 Grand st; architects, Laspia & Salvati, 525 Grand st. Plan No. 456.

EUCLID AV, 379, extension to dwelling; cost, $800; owner, John R. Finch, on premises; architect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 444.

GATES AV, 646, new store front to 3-sty store and tenement; cost, $175; owner, Lucy Miller, on premises; architect, Louis H. Friedland, 152 Rutledge st. Plan No. 485.

MARLBOROUGH RD, 220 interior alterations to 3-sty dwelling; cost, $250; owner, C. S. Harris, on premises; architect, J. W. Cooney, 30 Church av, New York. Plan No. 379.

NEW YORK AV, 63, extension to garage; cost, $2,000; owner, Geo. Roederman, 65 New York av; architect, Thos. W. Biddle, Jr., 70 Woodmere pl, Richmond Hill. Plan No. 403.

OLD WOODPOINT RD, 21, move 2-sty dwelling; cost, $1,500; owner, Benedetto Marrone, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 458.

PARK ST, 17, interior alterations and plumbing to 3-sty tenement; cost, $500; owner, Burling Realty Co, 234 Bridge st, New York; architect, Walter H Volckening, 116 Decatur st. Plan No. 394.

PITKIN AV, 1716, interior alterations to 2-sty store and dwelling; cost, $1,750; owner, Lena Bernstein, 1741 Pitkin av; architect, Jas. S. Millman, 1780 Pitkin av. Plan No. 390.

PITKIN AV, 2142, extension to 1-sty store and dwelling; cost, $400; owner, Samuel Nedis, 2725 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 438.

ROCKAWAY AV, 301, interior alterations to 2-sty store and dwelling; cost, $500; owner, Henry E. Zimmer, 138 Montrose av; architects, Eisenla & Carlson, 16 Court st. Plan No. 437.

SURF AV, 3306, move structures of three 3-sty frame hotels; cost, $20,000; owners, Henry Lowenthal & ano, 43 Lafayette st, N. Y.; architect, John P. Boyland, Webster av and Fordham rd, Bronx. Plan No. 439.

Queens.

ARVERNE.—Gaston av, e s, 75 s Ocean av, 1-sty frame extension, 16x34, side 2½-sty frame dwelling, slag roof; cost, $500; owner, M. Montgomery, premises; architect, J. E. Smith, Fairview av, Rockaway Beach. Plan No. 137.

BAYSIDE.—Broadway, s s, 400 w Bell av, 2-sty frame extension, 8x7, rear, 2-sty dwelling, tin roof; cost, $200; owner, W. Parker, Bell av, Bayside. Plan No. 126.

CORONA.—46th st, w s, 260 n Hayes st, Interior alterations to dwelling; cost, $75; owner, H. Hartman, premises. Plan No. 131.

EVERGREEN.—Cypress av, n s, 150 w Cooper av, new plumbing in dwelling; cost, $75; owner, M. M. Fisher, premises. Plan No. 140.

EVERGREEN.—Cypress av, s s, 75 e Lafayette av, new plumbing in dwelling; cost, $75; owner, M. Boss, premises. Plan No. 141.

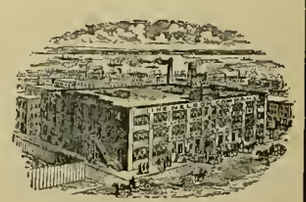
FLUSHING.—Wilson av, 84, new plumbing in dwelling; cost, $100; owner, H. Schechner, premises. Plan No. 130.

FLUSHING.—Delaware st, w s, 250 w Murray st, new plumbing in dwelling; cost, $50; owner, M. Bambacher, premises. Plan No. 127.

FLUSHING.—Delaware st, w s, 150 n Murray st, new plumbing in dwelling; cost, $60; owner, J. O'Connor, premisea. Plan No. 128.

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Plans Filed, Queens, Continued.

JAMAICA.—New York av, e s, 240 s L. I. R. R., new plumbing in dwelling; cost, $200; owner, Mrs. E. D. Hendrickson, premises. Plan No. 132.

L. I. CITY.—5th av, 313, new plumbing in dwelling; cost, $85; owner, Mrs. H. Meyer, premises. Plan No. 133.

L. I. CITY.—Broadway, n w cor Van Alst av, erect bake oven in store; cost, $20; owners, H. Schaman & Son, 355 Pulaski st, Brooklyn. Plan No. 134.

L. I. CITY.—Jackson av, s s, 156 w Skillman av, 1-sty frame extension, 28x45, rear 2-sty frame store and lodge room, tar and gravel roof; cost, $2,000; owner, Frank Wuttke, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 135.

L. I. CITY.—Marion st, 20, plumbing in dwelling; cost, $150; owner, John Azolina, premises. Plan No. 125.

L. I. CITY.—Steinway av, 447, gas piping in dwelling; cost $5; owner, A. Weber, premises. Plan No. 121.

L. I. CITY.—Wilbur av, n s, from Radde to Academy sts, interior alterations to high school; cost, $620; owner, Board of Education, Park av and 59th st, N. Y. C. Plan No. 120.

L. I. CITY.—Van Alst av, e s, 9th to 10th sts, interior alterations to school, cost $940; Nott av, n e cor Hulst st, interior alterations to school, cost, $120; Crescent st, e s, 100 s Beebe av, interior alterations to school, cost, $1,060; Academy st, s s, 100 w Grand av, interior alterations to school, cost, $880; Steinway av, n s, 525 e Broadway, interior alterations to school, cost, $990; Van Alst av, s s, 106 e Flushing av, interior alterations to school; cost, $760; Munson st, e s, 170 n Fulton st, interior alterations to school; cost, $230; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan Nos. 110 to 116.

WOODSIDE.—Woodside av, n s, 432 w Betts av, interior alterations to school; cost, $385; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan No. 117.

RICHMOND HILL.—Church st, e s, 130 s Chichester av, new plumbing in dwelling; cost, $50; owner, G. Danzglock, premises. Plan No. 138.

RICHMOND HILL.—Hamilton av, e s, 210 s Atlantic av, new plumbing in dwelling; cost, $50; owner, M. Ullrich, premises. Plan No. 139. 139.

RIDGEWOOD.—Myrtle av, s s, 44 e Stephen st, interior alterations to store and dwelling; cost, $300; owner, W. Newbach, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 129.

RICHMOND HILL.—Jamalca av, 2903, electric sign on theatre; cost, $150; owner, Eber Dunning, premises. Plan No. 122.

RICHMOND HILL.—Oak st, e s, 255 s Atlantic av, new plumbing in dwelling; cost, $60; owner, J. Daly, premises. Plan No. 123.

ROCKAWAY BEACH.—Undine av, w s, 380 s Boulevard, plumbing in dwelling; cost, $100; owner, W. Toder, 228 Pennsylvania av, Brooklyn. Plan No. 124.

ROCKAWAY BEACH.—North Chase av, w s, 549 n Boulevard, interior alterations to dwelling; cost, $750; owner, Mrs. Emily Schmidt, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 136.

COLLEGE POINT.—1st av, s w cor 13th st, ioterior alterations to school; cost, $280; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan No. 118.

LAUREL HILL.—Montgomery av, e s, between Townsend and Congress avs, interior alterations to school; cost, $460; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan No. 119.

Richmond.

BEACON PL, w s, 40 n w Atlantic av, New Dorp Beach, 1-sty addition to frame dwelling; cost, $550; owner and builder, Frank Mauro, 26 Prince st, N. Y. C.; architect, Jas. E. Grunert, New Dorp. Plan No. 9.

VAN DUZER ST, n s, 230 n St Pauls av, Stapleton, 1-sty addition and new partitions to frame store and dwelling; cost, $1,200; owner, Chas. Wacker, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 10.

CEDAR AV, e s, 60 s Ocean av, Arrochar, extension to frame dwelling; cost, $50; owner and builder, August Miller, Arrochar. Plan No. 13.

COLFAX AV, 24, Grant City, new studding and rafters to frame wagon shed; cost, $25; owner, Mrs. Jennie Cibilli, Grant City; builder, Mrs. Michael Cibilli, Grant City. Plan No. 12.

PRINCE BAY, 230 s Finlay av and Bayview av, w s, 1-sty addition to frame dwelling; cost, $100; owner, Jeanette Cuthbert, Prince Bay; builder, John Cuthbert, Prince Bay. Plan No. 11.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

SCHENECTADY, N. Y.—W. B. Mynderse, 225 State st, has completed plans for a rear addition to the store and flat building at the corner of State and Ferry sts for Harry J. Furman, 207 State st, owner. Cost about $8,000.

SCHOOLS AND COLLEGES.

HAMPTON, VA.—Ludlow & Peabody, 101 Park av, N. Y. C., are preparing plans for a dormitory for the Hampton Institute, fireproof construction, 4 stories high, and 169x65 ft.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 24. The location is given, but not the owner's address:

BELLEVILLE.—Gabriele Contaldo, east side John st, 79.6 ft. north of Cedar Hill av, 3-sty frame, $8,000.

VENTNOR.—Pacific Realty Co., north side Atlantic av, between Victoria and Suney pl, 3-sty brick, $25,000.

JERSEY CITY.—Michael Falzarano, 90 Wallis av, 3-sty frame, $5,000; Charles Barbash, 52-54 Randolph av, 3-sty brick, $9,000.

WEEHAWKEN.—Marion Paige Leake, northwest corner Boulevard and 4th st, 5-sty brick alteration, $31,000.

ELIZABETH.—Weinstein Bros., 801 2d av, 3-sty frame, $4,000.

NEWARK.—Jules Mechanic, 143 and 147 Delavan av, two 3-sty frame, $20,000.

WEST NEW YORK.—Eustachio D'Urgolo, southwest corner 15th and Jackson sts, 3-sty brick, $10,000.

PATERSON.—Home Realty Co., 81 and 83 Fair st, two 4-sty brick, $20,000.

CLIFFSIDE PARK.—James Brignola, southeast corner Walker and Nagle sts, 3-sty brick, $15,000.

BAYONNE.—Joseph Crepineki, west side East 19th st, 215 ft. south of Av D, 3-sty brick, $10,000.

APARTMENTS, FLATS AND TENEMENTS.

HOBOKEN, N. J.—Chas. Fall, 100 14th st, is preparing plans for four 5-sty apartment

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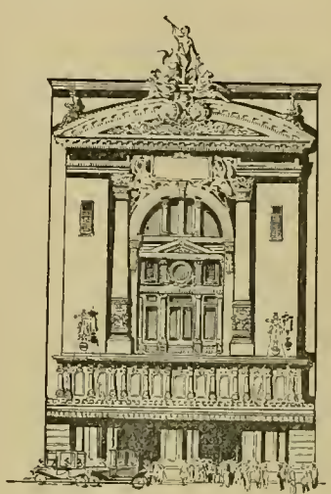
United Service at Hammerstein's New Grand Opera House

The lighting and power equipment in Hammerstein's New Grand Opera House, at 51st Street and Lexington Avenue, will be operated from the mains of The United Electric Light and Power Company.

The installation consists of 3000 lights in Main Auditorium, 1400 amperes for stage lighting effects and 49 h.p. in alternating current motors for elevators, pumps, exhaust fan, etc.

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houses, 100x143 ft, to be erected on Park av, between 12th and 13th sts, for the Guarantee Bond & Mortgage Co., care of architect, owner. Cost, about $80,000. Bids on general contract will be taken about March 1 by architect.

NEWARK, N. J.—R. Botelli, Ordway Building, ing, has completed plans for a 4-sty brick and limestone flat, 59x76 ft, to be erected at 216-218 Bloomfield av for Francesco Chlusano, on premises, owner. Cost, about $24,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, is preparing plans for a 3-sty flat, 50x90 ft., to be erected at the northeast corner of Summer and Bryant avs for Harry Kolodin, 111 Washington av, owner and builder. Cost about $25,000.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Chas. Fall, 100 14th st, is preparing plans for a 5-sty brick factory, 100x180 ft., to be erected at 8th st and Madison st for the Ferguson Bros. Manufacturing Co., 832 Monroe st, owner. Cost about $75,000.

JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, N. Y. C., are preparing plans for a 3-sty brick addition, 30x75 ft., to the factory at 570 Communipaw av for the Smooth-On Manufacturing Co., Samuel D. Thompkins, president, 572 Communipaw av, owner.

MUNICIPAL WORK.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is preparing preliminary plans for the brick 7th Precinct Police Station to be erected in Montgomery st, near Bergen av, for the Board of Commissioners of Jersey City, Mark Fagan, mayor.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, Jersey City, is preparing plans for a 3-sty brick parochial school to be erected at Boulevard and St. Paul's av for St. John's Roman Catholic Church, Rev. Father P. W. Smith, pastor, 3026 Boulevard.

TRADE AND TECHNICAL SOCIETY EVENTS.

(Continued from page 227.)

THE NEW YORK LUMBER TRADE ASSOCIATION will hold its annual dinner at the Biltmore Hotel, N. Y. C., Feb. 19.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18, with headquarters at the Hotel La Salle, Chicago, Ill.

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

PETER COOPER'S birthday anniversary will be marked by imposing memorial exercises conducted under the auspices of the Cooper Union Alumni Association. The exercises will be held in the large hall of Cooper Union on the afternoon of Feb. 12, and the program will include some excellent musical numbers and addresses by prominent speakers. The annual dinner of the association will be held in the evening at the Hotel Manhattan. Alfred Hilbert is secretary of the Committee of Arrangements.

BROOKLYN ENGINEERS.—The entertainment committee of the Brooklyn Engineers' Club announces the following programme for their regular Thursday night "Talks": On Feb. 5, "Sub-surface Structures in New York City," C. N. Green; Feb. 12, regular monthly paper, by Henry L. Oestreich, on "Subway Construction." "The Bush Terminal Company" will be the subject for Feb. 19; Feb. 26, E. C. Church will discuss "Revising of Organizations." March 5 will be ladies' night, when an "Illustrated Talk on Holland" will be given. "The Drainage of Coney Island" will be the subject of the paper to be read by Frank J. Conlon, March 12. On March 19, "Developments in Electric Lamps" will be discussed. March 26, "Publicity" will be the subject discussed by Maurice S. Seelman, Jr., of the Brooklyn Edison Company.

RECENT INCORPORATIONS.

CHRISTOPHER CAMPBELL has filed incorporation papers at Albany, with $10,000 capital stock to do a realty, general contracting and construction business, with offices at 286 5th av, Manhattan. The directors are Christopher Campbell, Perry C. Pentz and Abraham J. Pratt, all of 286 5th av. (Corrects error in issue Jan. 24, 1914.)

NATALIE LAND CO. is a $40,000 corporation chartered to do a realty and construction business with offices in Brooklyn. The directors are J. L. Brassington, 2007 Schenectady av, M. J. Malone, Shenandoah, Pa., and B. F. Christ, Mt. Camel, Pa. E. H. Green, 350 Fulton st, Brooklyn, is the attorney.

W. B. SHAFER CO. has been incorporated to do a realty, contracting, construction and architectural business with $20,000 capital stock with offices in Manhattan. The directors are William B. Shafer, Jr., Glen Ridge, N. J., R. Wilbur Tietjen, Lenox av, Mt. Vernon, and Frank L. Cunningham, 46 Hamilton pl, N. Y. C. Pressinger & Newcombe, 60 Wall st, are the company's attorneys.

INDIAN HEAD FARMS CO., realty, agricultural, operate hotels, sawmills, factories, refrigerating plants, promote settlement of lands, general mercantile, etc., has been chartered with $1,000,000 capital stock with offices in Manhattan. The directors are Sidney B. Fitzgerald, 220 West 79th st, William L. Rogers, 487 West 135th st, Maurice Gallaher, 26 Exchange pl, and six others. The attorneys are Everitt, Clarke & Benedict, 37 Wall st.

NESBIT ENGINEERING CO. has been chartered with a capitalization of $10,000 to do engineering, contracting and electrical construction, with offices in Manhattan. The papers were filed by George A. Nesbit, 500 West 143d st, John F. Gerken, 1382 5th av, John F. O'Reilly, 472 West 141st st, and two others, as directors. W. C. Fielding, 51 Chambers st, is the attorney.

WRIGHT LUMBER CO. is a $50,000 corporation chartered to do a general lumber and timber business with offices in Manhattan. Peter A. Smith and Conrad N. Fitcher, both of Hotel Woodward, and George H. Smith, Monticello, N. Y., are the incorporators. Smith & Tomlinson, 35 Nassau st, are the attorneys for the company.

SOL. REALTY CO. has been incorporated with $10,000 capital stock with offices in Manhattan to do a realty, contracting, construction and brokerage business, with George Vause, 128 Willoughby av, Brooklyn, L. N. Vause, 35 Wall st, N. Y. C., and George A. Knobloch, 15 Broad st, as directors. The attorney is John J. Vause, 15 Broad st, N. Y. C.

BRONX ROOF MAINTENANCE CO. has been chartered to do a general construction, contracting, manufacturing and dealing in roofing, fire and waterproofing material business with offices in the Bronx. Louis M. Goldwater, 643 Cauldwell av, Adrian W. Emanuel, 267 West 138th st and J. Rodolfo Cortissoz, 265 West 138th st, are the directors. A. J. Griffin, 3d av, Bronx, is the attorney for the Company.

Daily Conferences of Contractors on Rush Work.

The Statler Hotel, Cleveland, which was recently completed on a rush order by James L. Stuart, contracting engineer, Pittsburgh, presented many interesting features of construction administration. One of the many practices which helped very much to expedite the work and "iron out" all difficulties was a daily meeting of all the sub-contractors on the work, together with architects' representatives and others interested in the building. At these daily meetings each trade was taken up separately with the principal representative of that particular trade and the representatives of all the other trades present. He was asked regarding the progress of his work and was told to state whether or not he was being retarded by any of the other trades. If it was found that he was being hampered he was made to state explicitly and in detail to what extent and how.

It was rather hard to get them continually to attend these daily meetings, as they were held in the evening after they were supposed to be through with their work. The engineer in charge of the work tried to make the meetings as pleasant and as short as possible and never permitted ill-feeling to persist among the several trades, arising from the discussions at the meetings. A typewritten report of each meeting was posted up on the general bulletin board so that each of the sub-contractors would have access to it the following day.—"Engineering Record."

Panama-Pacific Rules.

The new and revised rules and regulations relating to exhibits and space occupied by exhibitors, and regarding the installation and maintenance of exhibits at the Panama-Pacific International Exposition at San Francisco in 1915, have been issued and approved by the board of directors. There is one significant fact in regard to these rules and regulations which cannot be too strongly emphasized and that is:

Applications for space must be made in writing on forms furnished upon application to the Director of Exhibits, Captain Asher Carter Baker, Exposition Building, San Francisco.

Particulars and directions as to the methods of application for exhibit space will be found on the form supplied by the Director of Exhibits. It is planned that there shall be a uniformity of appearance throughout the exhibit section of the exposition and it is necessary to abide by the rules as formulated according to the general plan by the Board of Directors of the exposition.

Each exhibit space is to be covered with a platform 4¾ inches above the floor of the building. This platform may be covered with carpets, linoleum, parquetry flooring, etc., as may be approved by the Chief of the Department in which the exhibit is made. The main floor of each exhibit palace will be of 2-inch planking, and the aisle floors will be of dressed flooring laid directly on this planking. The Chief of any Department may authorize the entire omission of platforms in groups of exhibits, which, in his opinion, would be more appropriately installed without them.

Exhibitors will be permitted to construct booths or facades of their own design on their exhibit spaces, provided these do not obstruct the light of adjacent exhibits. The cornice line of such structures is fixed at a uniform height of 15 feet, but ornamental parts and special fixtures may be raised to a greater height, with the approval of the chief of the department. All columns or other portions standing within the exhibit spaces must be treated in decoration in harmony with the rest of the surrounding space. A series of construction levels has been decided upon in regard to platforms, railings, table tops, cornice lines and such prominent features of various exhibits. All exhibitors must abide by those levels as ruled by the Chief of the Department in which the exhibit is made.

All counters and tables will be of uniform height in all departments except in the Department of Horticulture, where they may be three feet in height for the display of fruits. The Department of Mines and Metallurgy will determine the size and type of cases and cabinets for the display of geological specimens and minerals.

Bronx Local Improvements.

The Local Board of Crotona at its meeting held January 20 adopted a resolution for repairing or relaying the sidewalk on the west side of Brook avenue, from East 158th street to Third avenue, excepting the portion over the beam tunnel of the Port Morris Branch of the New York & Harlem Railroad.

The Local Board of Morrisania, at its meeting held January 20, adopted a resolution for paving with sheet asphalt on a concrete foundation the roadway of Kelly street, from Intervale avenue to East 163d street, together with all work incidental thereto, at an estimated cost of $4,900. A resolution was also adopted for the paving with sheet asphalt on a concrete foundation of the roadway of Faile street, from the bridge over the New York, New Haven & Hartford Railroad to Garrison avenue, setting curb where necessary, at a total estimated cost of $1,100. This resolution had been laid over from the meeting held December 30, 1913.

A resolution was adopted for the rebuilding of the sewer and appurtenances on Third avenue, between East 138th and East 140th streets, at a total estimated cost of $13,100. This resolution was laid over at the meeting held December 30, 1913.

The Local Board of Van Courtlandt at its meeting held January 20, adopted a resolution for constructing receiving basins and appurtenances on the east side of Cedar avenue opposite Harlem River Terrace, and on the northwest corner of Cedar avenue and Harlem River Terrace, at a total estimated cost of $1,375. Also adopted a resolution for constructing receiving basins and appurtenances at the northwest, northeast and southwest corners of Davidson avenue and Tremont avenue; on the northeast corner of Grand and Tremont avenues; on the north side of Tremont avenue west of Grand avenue; and on the west side of Grand avenue north of Tremont avenue; and on the west side of Tremont avenue opposite Inwood avenue; and at the southwest corner of Inwood avenue and Tremont avenue, at a total estimated cost of $2,765.

Resolutions were laid over for the acquiring title to the lands necessary for Fieldston road, from Riverdale avenue to the southern limit of the property of the Northern Broadway Realty Associates; for the construction of the sewer and appurtenances in Fieldston road, between Riverdale avenue and Spuyten Duyvil parkway; for regulation, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Fieldston road, from Riverdale avenue to Spuyten Duyvil parkway; for the paving with bituminous concrete on a cement concrete foundation adjusting curb where necessary the roadway of Jerome avenue, from Kingsbridge road to Bainbridge avenue, and with sheet asphalt on a concrete foundation from Bainbridge avenue to the northerly line of the City of New York; and for the regulating, grading, setting curbstone, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Spuyten Duyvil parkway, from Fieldston road to Broadway, and the Post road, from Spuyten Duyvil parkway to West 246th street; for regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Randall avenue, from the pier and bulkhead line to the Bronx River to White Plains road; and for the acquiring of title to Thwaites place, between Bronx Park East and White Plains road.

PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 30, 1914.—Sealed proposals will be opened in this office at 3 p. m., February 27, 1914, for the construction of a mailing-platform extension (including mechanical equipment, lighting fixtures, and changes in approaches) at the United States post office and customhouse, Duluth, Minn., in accordance with the drawings and specifications, copies of which may be obtained from the custodian of the building, Duluth, Minn., or at this office, in the discretion of the Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 28, 1914.—Sealed proposals will be opened in this office at 3 p. m., March 4, 1914, for the construction of a new inclosed stairway, additional inclosures of elevators, etc., and certain alterations at the United States Appraisers' Warehouse, at New York, N. Y., in accordance with drawing and specification, copies of which may be obtained from the Supervising Chief Engineer, 727 Custom House Building, New York, N. Y., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

BUILDING MATERIALS AND SUPPLIES

JANUARY CLOSED WITH PROMISE OF BETTER BUSINESS CONDITIONS FAIRLY WELL FULFILLED.

Big Increase in Cement Production — Brick Demand Better.

THE first month of the new year opened strong on sentiment and closed firm on building material orders. Prices have shown practically no fluctuation. On the other hand building material producers have adopted the policy of encouraging new business instead of placing obstacles in its way, except in such cases where an advance in price was positively warranted by an increase in demand.

There is a feeling that certain lines will advance before long. Structural steel is one of these. Portland cement may prove to be another. Certain lines of hardwoods are almost sure to advance, noticeably maple and oak flooring. The price of common brick will, at least, stay where it is, unless an unforeseen demand develops. Wire reinforcement is still without formal quotation and the demand is such as to warrant expectations of a continuation of this policy. Vermont roofing slate was the best example of the tendency on the part of manufacturers to meet prospective business half way. The talked-of advance was definitely postponed because of a feeling that an improvement in conditions was at hand.

January undoubtedly closed stronger from the financial viewpoint than it would have had not the New York State Highway loan been such a great success. This seemed to have been the last retarding factor tending to disprove the change for the better in sentiment. It is significant that immediately following the announcement of the oversubscription of these bonds the overflow went into mortgages. The market for these securities eventually will result in the title companies being open for bonds and permanent loans, which will have, of course, a good effect upon real estate.

Another indication of a better building movement in the near future is that the demand for renting space in modern commercial and manufacturing loft buildings has improved. Right here may be marked the beginning of another extensive loft building movement in the lower central part of Manhattan. The operation of the new factory and fire prevention laws may be working a hardship on tenants, but it is destined to revive the drooping construction movement in Manhattan. Building managers having modern industrial lofts to rent are noting a better demand, while agents having in hand obsolete structures in the former wholesale districts downtown are complaining that the enforcement of the new factory law is compelling them either to cut down their operating force or to move to large quarters. Owners, therefore, will be compelled to either alter or put up entirely new light manufacturing buildings. In either case any extensive readjustment in factory housing will help stimulate the actual movement of building materials.

It is this butterfly inquiry that the building material men of the metropolitan district are now feeling. Whether it will develop into actual orders depends upon the activity of the spring leasing market which has been looked forward to for more than a year as a probable turning point in a long delayed building movement.

92,400,000 BARRELS OF CEMENT.

U. S. Geological Survey Shows 12 Per Cent. Gain Over Previous Year.

CEMENT production for 1913, according to estimates of the U. S. Geological Survey, represents a total of 92,406,000 barrels or a gain of 12 per cent. over that produced in 1912, when the total quantity was 82,438,096 barrels. The Record and Guide's estimate in November, as published in the issue of November 15th, was 85,000,000 at a value of $76,500,000. Our estimate did not include the outputs of new plants started during the year. The Geological Survey's advance report does not give the estimated value of production in 1913.

The following table shows the total production, shipments and stocks of 1912 and 1913 (estimated), together with the percentage of change:

	1913.	1912.	Changes.
Production	92,400,000	82,438,096	Inc. 12.1%
Shipments	88,853,000	85,012,556	Inc. 4.5%
Stocks	11,375,000	7,811,329	Inc. 45.6%

The Lehigh district contributed 27,079,000 barrels, nearly one-third of the total production, an increase of 9.4% over 1912. Illinois and northwest Indiana produced 12,406,000 barrels, an increase of 16.4%. The output of the Pacific coast states amounted to 8,916,000 barrels, an increase of 21.5%. New York State contributed 5,208,000 barrels, an increase of 15.9%.

The average selling price of Portland cement in 1913 was appreciably higher than in 1912. Increases of from 10 to 25 cents per barrel are reported from several plants in the central and eastern states, but there were slight decreases reported from a few plants in the Rocky Mountain district. Two plants, both in Washington, were added to the list of producers during 1913.

BRICK MEN FAVOR RATES.

Proposed Advance in Freight Tariff Acceptable to Fneade Men.

ONE of the most vigorous protests laid before the Interstate Commerce Commission in its hearings to determine whether the proposed 5 per cent. advance in freight rates by Eastern railroads was warranted, featured one of the meetings at Washington this week.

The contention of the protesting front brick manufacturers was centered in the fact that if an increase in rates is permitted, it would have an immediate effect upon prices in the New York and other markets. It was pointed out that a large part of the front brick used in New York City depends upon railroads for transportation and that it was necessary for Pennsylvania and other plants to compete with front brick manufacturing establishments nearer New York where tidewater shipments were possible. For that reason it was claimed that the granting of the 5 per cent. increase in freight rates would work a hardship upon old established firms in Pennsylvania, which had for years been supplying part of the New York market with front brick.

J. F. Barbour, representing the National Paving Brick Manufacturers' Association, took up the cudgels for the paving brick interests.

Herbert D. Lounsbury, of the distributing house of Fredenburg, Lounsbury & Houghtaling (Inc.), asked to express his views on the subject, said:

"I am not at all opposed to the railroads being permitted to increase their freight rates 5 per cent. I believe they need the extra money and that if it is granted them it will conduce largely in bringing about a return of nation-wide prosperity. Just as soon as you take prosperity from the railroads you feel it in all lines of business. The prosperity of the railroad and the prosperity of the nation in this day is linked together inseparably. Legislation has laid heavy hands upon the railroads in recent years and without this increase there can be no recovery for them.

"Even those manufacturers who have tidewater facilities in New York Harbor would not have a very great advantage, if any, over the Pennsylvania manufacturers, and since the freight is paid at the receiving end I cannot understand why there should be any opposition at all from the front brick manufacturers making brick for this market."

"How about the advance in prices that will have to come out of the consumer, to take care of this increase?" Mr. Lounsbury was asked.

"Any increase in the price of front brick to take care of a 5 per cent. freight increase would be so small that the consumer would have a hard time to find it. Charged up against the cost of the entire building it would not even be discernable, so why worry."

LIME MANUFACTURERS TO MEET.

Annual Convention at Astor House Wednesday and Thursday.

ONE of the important matters that will come up before the annual meeting of the New York Lime Manufacturers' Association at the Hotel Astor next Wednesday and Friday will be the report of the Standardization Committee.

The prominence given to this subject of standardization in the convention reflects the fact that the entire key-note of this meeting will be centred along the line of marketing and selling, reference being particularly made to those conditions of readjustment in business, especially the credits which have occupied the attention of most every line of business. Following Mr. Spackman's report there will be an extended discussion. Architects and others interested in the quality of lime will also find this meeting a profitable one.

Next will come a report from the United States Government's lime expert and investigator, W. E. Emley, who will make a report of the work during the year. Mr. Emley comes from the Government Bureau of Standardization and is investigating and compiling information on the subject of lime.

"Raising the Market for Lime" will be the text of a paper by Karl Laugenback, a German-American commercial scientist, in which he will discuss new uses for lime.

Various technical papers of interest to the lime industry will be taken up by leading authorities. Toward the end of the meeting Merrill B. Sands will discuss "How Much Lime Do We Want to Sell and at What Price?" He will outline a system by which an increase in sales may be had. Another paper will be read by C. J. Curtin on holding up prices in which he will tell how he is going to get around the Sherman and Seven Sisters laws. Henry M. Camp will discuss the subject of the open price policy and Charles Warner will talk about sales promotion policy in the lime industry.

The morning sessions will be held from 9.30 A. M. until 1 P. M. and a buffet luncheon will be served and the afternoon session will begin at 2 P. M. and continue until 7 o'clock. On February 5th the meeting hours will be the same. The officers consist of Wm. E. Carson, president, Riverton, Va.; J. King McLanahan, Jr., 1st vice-President, Hollidaysburg, Pa.; L. M. Palmer, Jr., 2d vice-president, New York City; Geo. J. Nicholson, 3d vice-president, Manistique, Mich.; Fred K. Irvine, secretary, Chicago, Ill.; and C. W. S. Cobb, treasurer, St. Louis, Mo. The executive committee consists of William E. Carson, ex-officio, Riverton, Va.; Charles Warner, Wilmington, Del.; Lawrence Hitchcock, Cleveland, O.; and William Hunkins, St. Louis, Mo.

LARGER BRICK INQUIRY.

Assurances of Ample Supply Bring Architects Back to Burned Clay.

ON the floor of the Building Material Exchange this week a better inquiry was noted for common brick from architects and others who had been under the impression that there was likely to be a shortage of brick in this market. Fearing abnormally high prices many instances were reported where architects had specified other materials, which accounts, in part, at least, for the sluggish market that has prevailed in this department while other commodities were feeling the reflection of improved conditions in the money and building markets.

Further information from up the Hudson indicates that not only is there ample brick for this market's needs well into the late spring, but the Raritan interests also are in a good position to help relieve any demand for brick even though a brisk building movement should start. For that reason common brick consumers may rest assured that prices will not advance much over the range now quoted for some time to come, if bona fide supply and demand are still to be factors in brick price quotations.

Official transactions for Hudson common brick covering the week ending Thursday, Jan. 29, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.
Left over, Jan. 23—83.

	Arrived.	Sold.	Covered.
Friday, Jan. 23	0	3	0
Saturday, Jan. 24	0	0	0
Monday, Jan. 26	0	3	0
Tuesday, Jan. 27	0	0	0
Wednesday, Jan. 28	0	0	0
Thursday, Jan. 29	0	0	0
Total	0	6	0

Reported enroute Friday A. M., Jan. 30—0.

Condition of market, weak. Prices: Hudsons, $6 to $6.50; covered, $7 to $7.25; Raritans, $6 to $6.25 (wholesale dock, N.Y.; for dealers' prices add profit and cartage); Newark, $7 to $7.50 (yard). Dull. Left over, Friday A. M., Jan. 30, 77. Total number covered barges, 27. Covered barges sold, 7. Total number in market, 104.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

Jan. 16	512,000	Jan. 23	499,000
Jan. 17	257,000	Jan. 24	29,500
Jan. 19	668,000	Jan. 26	458,500
Jan. 20	515,500	Jan. 27	562,000
Jan. 21	616,500	Jan. 28	513,500
Jan. 22	458,000	Jan. 29	344,250
Total	3,095,000	Total	2,406,750

1913.
Left over, Friday A. M., Jan 24—79.

	Arrived.	Sold.	Covered.
Friday, Jan. 24	3	7	2
Saturday, Jan. 25	2	2	0
Monday, Jan. 27	2	1	0
Tuesday, Jan. 28	8	2	0
Wednesday, Jan. 29	0	3	0
Thursday, Jan. 30	0	6	0
Total	15	21	2

Condition of market, dull. Prices: Hudsons, $7. to $7.25; covered, $7.75; Raritans, $7 to $7.25. Left over, Friday A. M., Jan. 31—71. Total covered, 2. Total covered barges, 49. Total in market, Jan. 31—120.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 29, 1914	109
Total No. bargeloads sold Jan. 1 to Jan. 29, 1914	32
Total No. bargeloads left over Jan. 30, 1914	77
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left overs, Jan. 1 to Jan. 30, 1913	160
Total No. bargeloads sold Jan. 1 to Jan. 30, 1913	89
Total No. bargeloads left over Jan. 31, 1913	71

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 7, 1914

THE REAL ESTATE BOARD'S NEW ACTIVITIES

A Year of Notable Achievement to Be Celebrated Tonight — Enlarged Membership and Extension of Influence Under President McGuire.

THE eighteenth annual dinner of the Real Estate Board of New York, which is to be held this evening at the Waldorf-Astoria, finds the board a much stronger organization than it was a year ago. During the intervening period it has acquired no fewer than 500 associate members, including a large proportion of the biggest owners of real estate in the city. Furthermore, its active membership, which is limited to 200, has been filled up and a waiting list established.

The rapid progress made during the year is partly the result of a new interpretation of its functions adopted by the board and reflected in a change of name which went into effect in January of last year, when the old title of the Real Estate Board of Brokers was abandoned in favor of the Real Estate Board of New York.

Under its original plan of organization the board was a strictly professional body and devoted itself to matters of special interest to the brokerage profession. Under the new plan it takes a broader view of its duties and undertakes to deal with matters of interest to real estate owners as well. It has consequently taken up the work of following legislation at Albany, of scrutinizing appropriations by the Board of Estimate, of watching ordinances proposed in the Board of Aldermen, and in general safeguarding the interests of real estate owners in matters of State and municipal legislation and administration.

After Dinner Program.

A variety of committees under energetic leadership have been appointed and important achievements have been obtained. The result is that the board has rallied to itself support from all quarters and the new enthusiasm and friendships which it has created will be notably apparent at tonight's numerous gathering. The full complement of tickets for the dinner had been sold out by the middle of the week, and even the boxes on the mezzanine floor overlooking the dining-room fill be filled to overflowing. Nearly a thousand guests will listen to addresses by Governor Martin H. Glynn, Mayor John Purroy Mitchel, Professor E. R. A. Seligmann, Arthur Brisbane and Frederick T. Murphy. Laurence M. D. McGuire, president of the board, will act as toastmaster.

Origin of the Board.

The board was established in February, 1896, as an offshoot of the old Real Estate Exchange, which had quarters in the building since displaced by the Chamber of Commerce. It was incorporated in 1908. As already noted, the change of name to the Real Estate Board of New York, which took place in January, 1913, was followed by an important extension of activities. A new infusion of energy in carrying out these activities and in extending the membership took place upon the election in October, last year, of Laurence M. D. McGuire as president, and William J. Van Pelt as vice-president.

Mr. McGuire, according to his friends, must be given a great deal of credit for



LAURENCE M. D. McGUIRE.
President Real Estate Board.

the good showing that the board is able to make at its eighteenth annual dinner. He has applied himself with vigor to the building up of the association, and his presidency has also fallen in a period when the state of public feeling was such as to enable his work to count for most.

New Work Taken Up.

The general motive of the work recently taken up by the board is brought out in the following interview with Mr. McGuire:

"New laws are suddenly imposed on owners, who are not given sufficient notice to make preparations and who consequently may be forced to disregard existing leases and contracts. Nor are they granted sufficient time in which to readjust renting conditions, to make changes in occupancy of buildings; they are even being deprived of the option of closing up buildings in which it is financially impracticable to comply with the new laws.

"These have been drafted and are being enforced without regard to the cost of compliance on the part of the building owner. To make the changes demanded will in many cases cost more than the value of the structure, the amount of the owner's equity or the rental income from the building for a period of years.

"The laws of the last few years represent the ultimate climax in the over-regulation and disjointed regulation of buildings; they contain obvious errors, the language is vague and uncertain, the requirements are condemned as impractical by engineering experts, there is lack of co-ordination between departments. Even the Labor Department officials are in doubt as to the law's meaning, while as experienced men, they deplore the necessity of enforcing hard and fast rules which make no allowance for the merits of individual cases. The defects are so numerous that all classes of people are justified in challenging the laws and demanding a revision before irreparable loss and damage is caused.

"These laws have been demanded by persons who, though well meaning, lack the experience and ability to construct a reasonable and efficient scheme of improvement. It is conceded that many factory buildings need increased safeguards, but such safeguards should not be enforced until they are properly designed and until there is some assurance that, if installed, they will really provide safety and will be permanently accepted by the authorities.

"It is also conceded that sanitary improvements are desirable, but they should be deferred until safety against fire and accident has been accomplished. There is a limit to the amount of money that can be extracted from a building owner and it is often a financial impossibility to meet the current extraordinary demands for safety and sanitation.

Defective Laws.

"The present enforcement of these laws brings the owners of factory buildings face to face with the necessity of closing up such buildings or spending more money than the structures are worth, or the income they will produce for a term of years. These laws take no account of the operation of existing leases, they ignore the questions of the amount of rent paid, the present state of the building as a rentable proposition or the future of the building in the light of changing business conditions.

"It is an absolute injustice that people who must pay for the improvements are not permitted to say anything about the spending of the money: they have hardly been given time to study the Labor Law or understand its requirements, let alone plan for the financial burdens. In enforcing such laws, both the State and the city are requiring private owners to do what is a financial impossibility in the case of public buildings. The Legislature would absolutely refuse to appropriate sufficient money to make the State buildings as safe relatively as factory buildings are required to be made; neither would the Board of Estimate appropriate sufficient money to make city buildings as safe as the Bureau of Fire Prevention is requiring private buildings to be made.

Reforms Are Expensive.

"The simple fact is that there is not enough money available, either for public or private owners, to carry out such a drastic and wholesale scheme of improvement as the new Labor law demand. It is not enough that these laws demand extensive and confiscatory expenditures for safety purposes, but they require simultaneously even larger expenditures and more haphazard improvements for sanitation purposes. Many owners of buildings simply have not the necessary money to obey these laws and even those owners who have the available means object to spending money on buildings that are vacant or being vacated and whose future from a rental standpoint no man can guess.

"The time has come when the owners of buildings and department officials must come to some understanding which will result in a definite plan for complying with laws. Under the present multiplicity of jurisdiction, the serving of orders is a continuous performance. With the frequent changes in jurisdiction, compliance today is non-compliance tomorrow; with the changes of administration, there comes a new set of officials whose ideas and interpretations vary from their predecessors. The fluctuation in laws and ordinances is bad enough, but what is intolerable is the unstable character of rules and regulations adopted under discretionary powers.

"What solution of this problem of department orders is there? None at all, unless the people who are being deprived of property will unite and support concerted action. What is needed is one central agency, to which all department orders can be referred and verified by competent experts. If this is done, uniform methods of handling such orders can be instituted, a definite plan of cooperation with the city and State Departments can be evolved, facts can be collected for the repeal or revision of unjust laws, and discretionary rules and regulations can be scrutinized and verified before being put into force.

Among the evils which beset real estate in New York, there is none which is bringing the resources of building owners to the breaking point as surely and as quickly as the new Labor Law and the Bureau of Fire Prevention requirements. Unless an intelligent and reasonable enforcement of these laws can be evolved, it will mean the adandonment of many buildings, enforced spending of money for foolish and useless demands and a disturbance of rental conditions that will injure merchants, manufacturers and their employees just as much as the owners of buildings."

The laws and legislative committee of the Real Estate Board has taken up this matter and in order to obtain an expert opinion of the practical effect of the Labor Law on buildings has asked Mr. Peter Joseph McKeon to prepare a statement. Mr. McKeon's report is a particularly valuable contribution, because it represents the opinions of a man who has worked on this problem with insurance organizations, public departments and public associations and, therefore, understands the view points of differing and conflicting interests.

THE CONFISCATORY FIRE-PREVENTION LAWS

Nature of the Legislation and Its Effect on Real Property, the Subject of a Report to the Real Estate Board By a Specially Retained Consulting Engineer.

THE Real Estate Board of New York recognizes the fact that one of the most important problems confronting real estate interests relates to the factory laws that became operative in October and to the reasonable or unreasonable enforcement thereof. The overlapping of authority and the duplication of orders as between local and State departments, together with the new legislation always being proposed, are becoming irksome to real estate owners, and the burden is falling heavily on many shoulders.

Hundreds of notices received by owners are only the beginning of the trouble that is coming. The Industrial Board has not yet furnished its specifications as to fire-resisting material, and has yet to make rulings on many important matters. The Inspection Bureau of the Factory Department in New York City is not yet equipped to make a thorough canvass from building to building; neither is it suitably informed regarding certain points of the law recently enacted, parts of which are ambiguous, and some of which it is physically impossible to enforce.

To the credit of the Factory Department it may be said that in the enforcement of the law it is using every reasonable means to protect the landlords as well as the tenants. No department in New York City is managed along more efficient and painstaking lines, and we are creditably informed that the Factory Department is doing its utmost to administer its difficult duties so that the expense of owners will be as slight as possible. The law, however, must be enforced, and if the law is wrong it is up to the real estate interests to correct it.

THE overlapping of inspectorial duties on the part of city and State departments, particularly the Fire-Prevention Bureau, the Labor Department and the Bureaus of Buildings, has resulted in the frequent issuing of mutually contradictory orders to owners of certain classes of buildings. Each department is working under a law enacted with little or no regard to the provisions of other laws. Its orders must be obeyed under penalty, but the owner, called upon by one department to make a costly structural alteration, may presently be ordered by another department to undo or to modify the work.

As a first step towards remedying the confusion, the Real Estate Board of New York has commissioned Peter Joseph McKeon, consulting expert in fire-prevention, to make a comparative study of the legal requirements imposed by existing statutes, particularly the Labor Law and the law creating the Fire-Prevention Bureau, and to suggest remedies for the defects which he might find. The present article is a summary of Mr. McKeon's report to the Real Estate Board, and is valuable because of the author's comprehensive experience with the New York Fire Department, the Fire Insurance Exchange, the Committee of Safety and other related bodies.

Will Appeal for Relief.

The Real Estate Board of New York under the active direction of Laurence M. D. McGuire, its president, intends to apply both to the Industrial Board and the propert authorities for relief from the evils that have crept into this legislation and portend grave disaster for many real estate owners.

It has been pointed out time and again that, in trying to prepare fire-prevention laws and factory laws so as to make safe and comfortable the occupants of factory buildings, the legislation has been so drafted as to include buildings that are comparatively safe. We now find on our statute books that the definition of a factory "shall be construed to include any mill, workshop or other manufacturing or business establishment, and all buildings, sheds, structures or other places used for or in connection therewith where one or more persons are employed at labor."

By this sweeping phraseology the small and absolutely safe four, five and six-story buildings in New York City are now classed as "factory buildings," just exactly the same as the twelve, sixteen or twenty-story buildings filled with employes, or the six, eight and ten-story old-type buildings used as sweatshops, with hundreds of employes on a floor.

Drastic Legislation.

There is drastic legislation regarding all existing and new factory buildings. This legislation includes in part fireproof stairway enclosures, or stairs enclosed in fire-resisting material; stringent fire-escape regulations, including the fireproofing of frames, sash and doors leading to fire-escapes; other certain rigid conditions relating to various exits, plumbing, ventilation and many other points affecting the use and occupancy of factory buildings.

Owners are now confronted with the fact that absolutely safe four, five and six-story buildings with only a few persons employed—sometimes not over ten or a dozen above the ground floor—are included with the sweatshop or the dangerous buildings, so far as regulation is concerned. President McGuire of the Real Estate Board has raised a protest against this paternalistic wave of legislation that has been sweeping over the city, fostered in many instances by the "uplift socialistic element," whose aims, apparently, have been to club real estate interests at every turn.

With this in view the Real Estate Board has had an analysis made of the recently enacted legislation by Peter J. McKeon, consulting engineer on fire-prevention matters. This report has been turned over to the Industrial and Building Codes Committee of the Real Estate Board consisting of Charles F. Noyes, chairman; Alwyn Ball, Jr., Austin L. Babcock, William P. Bannister, Edward B. Bruch, Lewis Coon, Peter Doelger, James Elgar, Maurice J. Engel, E. R. Graham, Louis J. Horowitz, Irving I. Kempner, Theophile Kick, Jr., Alfred R. Kirkus, James T. Knight, A. L. Libman, Frank Lord, C. W. Luyster, Jr., Thomas Morch, Nathan Hirsch, Joseph T. Mulligan, George H. McCarthy, Walter M. Pegram, John B. Perry, Aaron Rabinowitz, Mark Rafalsky, John Robertson, Anthony Schwoerer, Frank E. Smith, Elbridge Gerry Snow, Frank D. Veiller, G. M. Wynkoop.

An epitome of the report, prepared by its author, Mr. McKeon, follows:

Report of the Consulting Engineer.

"As the new Labor Laws have been in force since October 16, 1913, we are able to take the results of four months' enforcement as a practical test and an indication of how buildings are actually affected. This test confirms the opinion originally rendered that the new standards of safety and sanitation established by the Factory Investigating Commission and the specific changes in buildings demanded by the laws confront the majority of owners with an embarrassing dilemma; namely, to escape the law by vacating the building or restricting the occupancy to mercantile business; or, to spend for improvements more money than the building is worth as a present or future investment.

"There are no buildings known so far that have escaped scot-free; while there are also few which can be made to comply at moderate expenditures. For example, in the case of many small four or five story buildings, the cost of compliance approximates $5000, while some mandatory improvements, such as the fireproof passage from foot of rear fire-escapes actually reduce the income by using the most valuable renting space in a building, the first floor.

"The extent of these unavoidable changes has not been realized as yet

by owners or managers in general and it is a question if the people responsible for these laws understood what financial burdens they were inflicting on buildings, which are virtually bankrupt structures. To indicate how much is required to satisfy the law, a list of the structural changes need only be given; namely: enclosures for elevators and hoistways, self-closing gates or doors, protection of the car and machinery; enclosure of open stairs, making all enclosures fire resisting and extension of stairs to roof; new fire-escapes or extensive changes in existing fire-escapes, wire-glass windows for such fire-escapes, stairways, ladders to roof and to sidewalk, exits to street from bottom of fire-escapes, doors in place of windows as entrances; plumbing and water supply for wash-rooms, windows to outer air for dressing-rooms; extensive changes and additions to water closets, such as separate closets for males and females, partitions or vestibules, new plumbing and exposed plumbing and ventilation by windows to outer air. In addition to these structural alterations, there is new equipment demanded by the Bureau of Fire Prevention under its authority in the form of fire drill alarms and automatic sprinklers.

Structural Changes Required.

"Of the preceding changes, it is probable that the cost of the sanitary items will equal or exceed the cost of the safety items, and on the principle of 'safety first', precedence should be given to the safety requirements, particularly as the cost of both classes of improvements would be more than could possibly be extracted from the building.

"The financial resources, or lack of resources, are a most serious phase of such a problem and cannot be overlooked by officials. Many owners simply have not the money available to make the required changes, while owners who are able to do so, hesitate to authorize expenditures for buildings that do not justify an investment, either as present rentable properties or as future rentable properties. These considerations must be borne in mind by an engineer who is making recommendations for safeguarding a building, and they should also convince administrative and executive officials of the practical difficulties of complying with drastic requirements.

A Clearing House for Violations.

"Any permanent relief for the owners of buildings against such laws can be obtained only by an understanding between the owners of buildings speaking through a representative organization, such as the Real Estate Board, and the department officials, whose business it is to interpret and enforce laws, ordinances and department regulations. It is necessary that a Central Agency be established which will act as a clearing-house for department orders and thereby secure uniform treatment of similar orders; such an agency should perform research work and thereby collect data and statistics which will secure the repeal or revision of unjust or wrongful laws; it should co-operate with department officials and establish permanent methods of compliance, so that owners can be protected against repeated demands for compliance made suddenly and on discretionary grounds. Such an agency would be welcomed by department officials because it would assist them in performing their routine work and also simplify many administrative problems.

The Commissioner's Discretion.

"Temporary relief for the owners of buildings from the exactions of the Labor Laws can be obtained at the present time only from the Commissioner of Labor with the sanction of the Governor. Where the Commissioner is bound by express provisions of the law, he can give no relief, but as the administrative head of the department, he is allowed the exercise of discretionary powers under which he can establish a reasonable and efficient policy of enforcement, adopt a program and institute methods of issuing orders. The immediate relief that should be given the owners should comprise changes in the system of making inspections, the preparation of orders and the issuance of orders.

"The officials whose duty it is to prepare these orders have been considerably handicapped by the legislative controversy over the appointment of the Commissioner and the resulting delay before the present Commissioner took charge. The department, moreover, was deprived of an appropriation to be used for organization work, so that the enforcement of the law had to proceed without proper study and planning. The laws are drafted only to be semi-specific, and many provisions are left for interpretation by the Industrial Board, which was also delayed in its work until the appointment of a Commissioner, so that an understanding of many provisions must wait upon action by the Industrial Board.

Time Allowance Too Short.

"It is the conditions just stated which are responsible for criticisms made of the present method of issuing orders. In the opinion of experts who are familiar with the work, the orders are peremptory and do not allow sufficient time for compliance, as the periods named, ten or twenty days, are hardly more than time enough for the owner to make preliminary investigations. The orders do not always distinguish between provisions which should be obeyed by the tenant rather than the owner, and they do not cover all the provisions for which the building is liable. A further criticism is that to comply with the orders, there must be used structural materials, methods of construction or appliances, for which definite specifications are necessary; also, that the orders aim at enforcing provisions of the law for which the Industrial Board has not yet established standards or published rules and regulations.

Incomplete Orders.

"To remove these criticisms and to co-operate with owners of buildings, it is proposed that the Commissioner establish a method of issuing orders which will grant more time for compliance, serve on owners only orders for which they are liable, and that orders when issued shall be complete and inform owners of all the changes which they will be required to make. It is also proposed that where specifications can be furnished to owners, architects, engineers and contractors; and similarly, where the Industrial Board is to adopt rules and regulations governing certain divisions of the law, orders shall not be issued until such rules and regulations are available.

"In the form of a policy of enforcement, it is proposed that the Commissioner under his discretionary power as an administrative officer defer enforcing provisions of the law which have been challenged and are yet to be interpreted, so that the responsibility for compliance is open to a reasonable difference of opinion. In the case of the older type of factory buildings of small height and area, the owners of which are bound to suffer severely in any case, because the value and rental income of these buildings are decidedly uncertain at best, and the cost of even moderate compliance would be excessive, it is proposed that some effort be made to ease the financial burdens. This can undoubtedly be done without violating provisions of the law, or the intent and purpose of the law and without inflicting injury upon the public. For such buildings, the least that can be done is to defer the enforcement of sanitary provisions for a definite period of time. This would be simply following a familiar and frequent precedent whereby a period of grace is granted before new laws or new regulations take effect.

Appeals.

"It is also proposed that the Commissioner establish a convenient method of making the appeals which are permitted under the law, such as the offering of outside fire-escapes as a required exit and a modification of the Required Exit provisions in low buildings. Few owners are aware of this privilege, and it seems reasonable that the department should inform them of it, as is done by the Fire Department, which notifies the person receiving an order that he is entitled to a board of survey.

"Whatever temporary relief can be granted by the Commissioner will only ease the burdens of owners for the time being. It will remain for the Industrial Board to adopt efficient yet economical standards, and the Legislature will eventually have to be asked to correct palpable errors in the law and requirements in excess of what is supported by the facts and experience of experts who have been dealing with this problem along engineering lines."

Questions Before the Industrial Board.

The so-called Occupancy Law, by which term Section 79-e of the general labor law is designated, went into effect February 1. It limits the number of persons to be employed on any one factory floor in accordance with the width of the stairways. The enforcement of the law is in the hands of the Commissioner of Labor, and so far the Industrial Board has formulated no regulations appertaining thereto.

The next meeting of the board will be held February 13. At that time the committee on fire hazards will report on a question relating to fire-escapes, whether one of the old-fashioned type shall be considered a lawful means of exit under the provision requiring two means of exit. (Exterior screened stairways are not in the classification.) A report will also be received in answer to the question: What are fire-resisting materials? A new law requires that stairways shall be enclosed with walls of "fire-resisting materials," from basement to roof, and property owners are anxious to learn what will be acceptable for the purpose. At the same meeting regulations for the installation of fire signal systems will also be the subject of a committee report.

Record Prices in London and New York.

The record price for London property was paid by the corporation of the City of London for the site of some old buildings at the corner of Threadneedle street and Old Broad street some time ago. The corporation paid at the rate of over £3,000,000 an acre, or about £75 a square foot. Sixty pounds ($290.40) a square foot was once given for a small property in Fleet street, according to the London Land Values. The area of the Bedford estate, just purchased by Mr. Mallaby-Deeley, is nineteen acres, covered with valuable property, and the Daily Mail estimates on the basis of some recent purchases in the vicinity for prices publicly recorded that the purchase price in this case must have been about £9,000,000. The mystery as to where the buyer obtained the money has not been dispelled.

The totals are enormous and cannot be matched from the New York City records. But some sales have been made here at a higher rate per square foot than the highest reported from London. The site of the Union Dime Savings Bank Building on Greeley Square, was sold to an English syndicate at a valuation which works out at the rate of $375 per square foot.

The small lot at the corner of Broadway and Wall street sold at the rate of a trifle under $600 a square foot. A diminutive parcel of only 160 square feet, at the southwest corner of William and South William streets, facing the Cotton Exchange, and now forming part of the site of a banking-house, sold at the rate of $625 a square foot in 1905.

The two downtown sales noted did not, of course, establish the market price for neighboring land. It is interesting to note that as long ago as 1872 Anthony J. Drexel paid at the rate of $348.67 for 717 square feet at the southeast corner of Wall and Broad, where J. P. Morgan & Co. are now having a new banking house erected. And in the year 1882 M. Wilkes paid at the rate of $330.70 per square foot for the opposite southwest corner.

RADICAL LEGISLATIVE MEASURES

Would Make All Tenements Over Four Stories Fireproof—Priority For Mechanics' Liens Over Certain Mortgages.

THE attention of the Legislature this week was given over largely to discussing the legal status of the Workmen's Compensation Act and matters relating to canal and highway graft. The opinion that the act is not valid seems to be shared by many of the members of both houses, on the ground that Gov. Glynn signed the bill before the Constitutional amendment enabling the Legislature to pass such a measure had become effective. Gov. Glynn says his first signature dated Dec. 16, 1913, is fortified by a second signature dated Jan. 8, 1914. This second approval was recorded after the Constitutional amendment became law, and before the thirty days had expired during which the Governor is authorized to sign bills after an adjournment of the Legislature. In any event, the Governor holds to the opinion that the Workmen's Compensation Law is valid and has announced his intention of making appointments under it.

Among the new bills introduced into the Legislature during the week the following are of interest to the real estate and building professions.

Senate.

Int. No. 290. Herrick.—Amending the Greater New York Charter (Section 249) by directing the Board of Aldermen, for the year 1915, in fixing the rate of taxation on real estate, exclusive of special franchises, so to apportion the rate that the rate on the difference between the value of such real estate with its improvements, and the value of such real estate wholly unimproved, shall be 90 per cent. of the rate on the value of the real estate wholly unimproved. The rate is to be further reduced 10 per cent. in each subsequent year, until such time as the rate on the difference between the value of such real estate with its improvements, and the value of the real estate wholly unimproved. shall equal 50 per cent. of the rate on the value of the real estate wholly unimproved. The act is not to take effect until the proposed method of taxation has been submitted to the electors at the next general election and has been approved by them. To Cities Committee.

Assembly.

Int. No. 236. Green.—Amending the Greater New York Charter (section 1019a) by providing that certain local improvement assessments are to be payable in twenty annual installments instead of ten as at present. Same as Senate bill introduced, (S. Int. 191, by Duhamel).

Int. No. 237. Green.—Appropriating $10,000 for surveys and estimates of expense of a proposed canal between Gravesend Bay and Sheepshead Bay along Coney Island creek. Same as Senate bill introduced this session.

Int. No. 238. Jones, S. A.—Amending the Lien Law (sections 232 and 235) by providing that chattel mortgages, except mortgages on canal craft, must be filed in the county or borough where the mortgagee resides, instead of in the city or town where he resides as at present. In the Bronx they are to be filed with the register. The bill also provides that such mortgages shall be valid for two years without refiling. At present they must be re-filed annually.

Int. No. 225. Eadie. Providing for indexing and re-indexing the records of conveyances, mortgages and other instruments relating to lots in Queens county. The county clerk is to prepare a map showing all streets, roads and water-fronts of the county and all blocks or parcels of land bounded by such streets, roads or water-fronts. The Board of Estimate of New York City may direct that not exceeding 10,000 copies of the map be printed for sale at a price to be fixed by the board.

Int. No. 166. Horton. Repealing the Laws of 1913 (Chapter 579) in relation to the licensing of small loan brokers. It inserts a new section in the Banking Law (312-a) regulating the loaning of money by corporations in amounts of $200 or under. A married woman borrowing money must present the written consent of her husband.

Tenement Law Amendments.

Int. No. 243. Scheidemann.—Amending the Tenement House Law (sections 14, 16, 21, 22-a, 24 and 56) by requiring all tenement houses over four stories in height, instead of six stories, to be of fireproof construction. The bill makes the provisions of Section 16, in regard to the erection of fire escapes, applicable to four-story tenements. Access to fire escapes, when placed on the rear or outside of a building, is to be directly connected at the bottom with a fireproof passage, not less than three feet wide and seven feet high, level with the sidewalk in front of the building. There are other provisions requiring tenement houses exceeding four stories in height to be provided with tower fire escapes; striking out the provision permitting winding stairs in tenements provided with power passenger elevators; that tower fire-escapes or stairways may be shut off with solid reinforced concrete walls, as well as by brick walls, but not by partitions of terra cotta blocks; that tower fire-escapes or stairways may be designated for use as service stairways, etc.

Int. No. 260. Howard.—Amending the Lien Law (section 236) by providing that chattel mortgages are to be valid against creditors and subsequent purchasers of mortgages in good faith as long as the debts secured by the mortgages are enforceable.

Int. No. 286. Amending the Greater New York Charter (section 1341-a) by permitting the tenement house department to order the vacation of tenement houses defectively lighted or with insufficient fire-escapes.

Lien Law Amendments.

Int. No. 364. Karutz.—Amending the Lien Law (subdivision 7 of Section 9; and sections 13 and 59) by providing that in an action brought to enforce a mechanic's lien the record owner of the premises affected must be made a party defendant. Liens for materials and labor furnished in the improvement of real property are to have priority over purchase money mortgages made under a contract providing that such mortgages shall be subordinated to building and loan mortgages. The bill also provides that when a mechanic's lien on real property is vacated and cancelled by an order of the court as provided in section 59, the sureties on any bond for the discharge of such liens may be released and any deport of money pursuant to law to discharge such liens may be directed to be returned to the depositor.

Int. No. 365. Karutz.—Inserting in the Penal Law a new section (1311) making it larceny for a person who receives a payment under a building loan mortgage and applies the money for any purpose except toward the payment of existing liens or encumbrances against the property on which the mortgage is made, or toward the payment for labor and materials. It also makes it larceny to fail to pay from such money a judgment for labor or materials furnished for improvements, within two days after the entry of the judgment.

Int. No. 392. Kiernan.—Inserting in the Railroad Law a new section (109) requiring the immediate construction of a railroad station on the Third Avenue Elevated Railroad at 3d avenue and 94th street, in New York City. The bill provides that all trains must stop at the station when completed. The penalty for each violation is $100 and the penalties are cumulative.

Int. No. 409. Kiernan.—Amending the Greater New York Charter (Section 837) by designating as one of the piers which the commissioner of docks shall set apart for recreation purposes, and for the convenience of dealers in country produce, the pier on the East River and at the foot of East 96th street.

Int. No. 413. Schaap.—Amending the Greater New York Charter (Section 1038) by providing that the costs which the plaintiff is entitled to recover in tax lien foreclosure actions are not to exceed 10 per cent. of the amount of the tax lien.

Law Affecting Titles.

Int. No. 303. Van Name.—Inserting in the Civil Code three new sections (375-a, 375-b and 375-c) relative to the statute of limitations affecting real property. It provides that title to real property cannot be maintained by a person in an action or special proceeding where he has not been, or his predecessors in title have not been, in actual possession by physical occupation, or in receipt of rent from a person in physical occupation, of the property within thirty years, notwithstanding any provision of law relative to incompetency, imprisonment or other disability. Claim of title by adverse possession cannot be maintained unless the adverse possession has been for a period of thirty years. The bill declares adverse possession to be where the land has been cultivated or occupied; or enclosed or nearly enclosed; or covered or nearly covered by structures; or partly enclosed and the unenclosed part covered or partly covered by structures, or where taxes have been fully paid by the person in possession; or where, though not enclosed, it has been used for fuel supply or fencing timber.

Protective Scaffolding.

Int. No. 115. Farrell. Amending the Labor Law (section 19 and new section 18-a) by requiring that scaffolding supported from overhead with supports more than ten feet apart shall be provided with a third support or guide-rope running from the overhead support through the bed of the scaffold to the ground. Where more than two persons are employed on the scaffold a third guide rope is required irrespective of the distance between the supports. Adjustable or extension frames in the construction of the scaffold bed are prohibited. It reduces from four to three the maximum number of men who may be employed on a scaffold at one time, requires swinging scaffolds to be properly tested at least once a year, and makes it a misdemeanor to construct a scaffold otherwise than as provided by the act.

Int. No. 339. Ittleman.—Authorizing the City of New York to acquire for playground purposes certain property in the Borough of Brooklyn, bounded by Ellery street, Throop avenue, Park avenue and Delmonico place. The board of estimate is authorized to appropriate the money necessary, and the comptroller is directed to issue corporate stock for the amount of the appropriation. The expense of maintenance is to be provided for in the annual departmental estimate of the department of parks.

UNITED OWNERS' ACTIVE.

Association Planning Aggressive Campaign for Enlargement of Scope and Membership.

The United Real Estate Owners' Association has initiated a systematic and organized opposition to the proposed legislative enactment providing for a ten per cent. per year reduction of the tax on buildings for five years and the gradual increase of the tax on land. This bill, known last year as the Salant-Schaap bill, has been reintroduced in the Legislature as the Herrick-Schaap bill.

Henry Bloch, president of the association, has appointed a special committee to take up the question of opposition to this measure and will arrange a conference with representatives of the Merchants' Association, the Board of Trade and Transportation, the Real Estate Board of New York, the Chamber of Commerce, the Bronx Taxpayers' Alliance and numerous other real estate and taxpayers' organizations. The purpose of the conference will be the formulation of a practical plan for giving general publicity to the fallacies of the proposed laws.

The United Real Estate Owners have also empowered a special committee to take up an active campaign for the acquisition of new associations to membership. Besides the Citizens East Side Improvement Association which joined last week, others expected to become affiliated are the Hunts Point Taxpayers' Association, the Park Avenue Improvement Association, and the Tremont Taxpayers' Association. These will be allowed one delegate for every twenty-five members.

For the purpose of still further strengthening the association's membership, the United Real Estate Owners have arranged a luncheon to be given at the Hotel Astor, on February 28, to which many of the large real estate owners will be invited.

A New Club Near Long Acre Square.

A new club house, which will combine the comforts and convenience of an exclusive social organization with the appointments and equipment of a first class athletic club, is contemplated in the Long Acre Square neighborhood. It is to be built by the Gotham Club, recently chartered by the State. The permanent board of officers and directors comprises James Otis Woodward, president; John G. Jones, first vice-president; Walter Hoff Seely, second vice-president; John Herbert Van Tempest, secretary and treasurer, and Thomas Darlington, M. D.; W. Gregory Smith, Dr. W. E. Young, C. E. Byrne and Edgar Distlehurst, directors.

The membership of the Gotham Club will be limited to one thousand. Walter Hoff Seely, as chairman of the site and building committee, is working in conjunction with Henry Ives Cobb, architect, 527 Fifth avenue, who has been retained to prepare plans for a suitable building.

It is proposed to acquire a site in the vicinity of Long Acre Square. The club proposes to spend between one million and one million and a half on the building, which will include all the appointments and conveniences necessary to make it a perfect building of its type. The tentative plans mapped out call for a building ten stories in height. The first floor is to contain the main reception rooms, ladies' reception room, cafe and grill, and the club offices. The second floor will be devoted to rooms for pool, billiards and card games. The third, fourth, fifth and sixth floors will be occupied by apartments for resident members.

The seventh and eighth floors will include the locker rooms for members, gymnasium, running track, shower baths and swimming pool. On the ninth floor will be the main club dining-room, banquet hall and private dining-rooms, with kitchen on the tenth floor; arranged in this manner to serve both the dining-rooms on the ninth floors and the open air dining-room, for summer use, which will be located on the roof, in an elaboratelf designed roof-garden. Upon the roof, in addition to this garden dining-room, will be located squash and hand-ball courts.

The basement and sub-basement, in addition to the necessary mechanical equipment for the operation of the building, will have a complete Turkish bath equipment, rifle range, bowling alleys, etc.

Stretching the Picture Theatre Law.

Pending in committee on general welfare of the Board of Aldermen is an ordinance (No. 56) amending the regulations relative to motion picture theatres, so as to permit persons to stand in the aisles, passageways and space in the rear of the seats, under certain conditions. In the opinion of the Superintendent of Buildings, Rudolph P. Miller, the amendments are not desirable.

Superintendent Miller says the changes proposed would permit the use of theatres of this class for larger audiences than was intended, and larger than are provided for by the requirements of the existing motion picture ordinance.

The number of persons to be accommodated in picture theatres, which need not comply with all the requirements for theatres, was within the last year increased from 300 to 600. The exit facilities are clearly specified and are proportioned in accordance with the seating capacity. If the amendment proposed should pass, the number of people to be accommodated in such a place would be largely in excess of that for which exit facilities are provided.

Superintendent Miller says the provisions of the picture ordinance have been very carefully considered by a commission appointed by the late Mayor Gaynor, and the purposes of the ordinance which was passed as a result of that commission's work, should not be defeated by such legislation as has been proposed. The superintendent has written Borough President Marks to the foregoing effect.

Making Good a Title Guarantee.

There is a general impression around New York that the average title is good anyhow, and that most of the bad titles have been cleaned up. A striking example occurred recently on Long Island of a claim that two hundred titles were bad, and the owner of the claim evidently believed sufficiently in it to start that number of partition suits against separate lot owners.

Samuel Smith died in January, 1850, and left to his son, Chauncey, his farm of one hundred acres, now constituting about one-half the present site of the Village of Merrick, Long Island. His will left the property "to my son, Chauncey, during his natural life and at his death, the same shall belong to his heirs and assigns forever." At a later date, Chauncey and his five children sold the property. One of the five children, a son, died, leaving a daughter, who is now Mrs. Mary La France. Then Chauncey died. Mrs. La France claimed that at the time of the death of her father, she became one of the heirs of Chauncey Smith and that she, not her father who had signed the deed, was entitled to the property. As she had not signed away her rights, she claimed that she was still entitled to one-fifth interest in each lot in the tract.

Meanwhile, the property had been cut up into lots and sold to about three hundred different purchasers and each lot had been guaranteed by the Title Guarantee & Trust Company. The title company's lawyers maintained that the will left the property to Chauncey Smith in fee, and that the grandchildren took no interest in it. However, there were two hundred policy holders who were afraid that they would lose their property or might be embarrassed in obtaining loans or making sales. As there was also some doubt whether Mrs. La France might not succeed, it seemed wiser to pay Mrs. La France a fair sum for her claim rather than cause the property holders the inconvenience that would result from defending so many suits.

Mr. Burdick, third vice-president of the company in charge of the Brooklyn office in the absence of Mr. Bailey, the vice president who is at present in Algiers, said yesterday that the settlement had been made with Mrs. La France for $18,000, and Mrs. La France had used the money to buy a home at Bay Shore, and to show that no hard feelings existed, had arranged with the company to examine and insure the title.

New Brooklyn Picture Theatre.

Tobias Goldstone, architect, 49 Graham avenue, Brooklyn, has completed plans and specifications for a moving picture theatre to be erected at 577-583 Gates avenue, Brooklyn. The owner is Herman Weingarten, a builder, 676 Humbolt street, Brooklyn. The theatre will be modern in every respect, one story, 33 by 100 feet, with a facade of Tapestry brick and Indiana limestone. The auditorium is planned to accommodate about 450 people. The interior of the theatre will be plastered on expanded metal lath with ornamental plaster panels. The building will be heated by steam and have all necessary sanitary conveniences. As noted elsewhere, the owner will build and will be ready about February 15 to take estimates on sub-contracts and materials.



Tobias Goldstone, Architect

NEW MOVING PICTURE THEATRE, GATES AVENUE, BROOKLYN, N. Y.

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Old New York was once "a city of churches", as much so as Brooklyn is today, but surely and steadily the old houses of worship are being driven away by forces which they cannot successfully combat. Business growth is only one of the factors which sooner or later disperse the congregations, as may be perceived in the case of the Church of the Redeemer.

The world-wide lowering of interest rates in the last three weeks is one of the more remarkable developments of recent years in the financial market. It has been accompanied by a hardly less striking expansion of the iron and steel industry. All industrial signs, it is true, do not as yet point in one direction, but there certainly no longer is occasion for excessive caution in business enterprises.

A rural free delivery route has been established by A. J. Kennedy, Postmaster of Flushing, to deliver mail to the residents of the Little Neck and Douglaston sections. The fourth-class post offices in both these villages were aholished this week, and in the future the two villages will be under the jurisdiction of the Flushing postmaster. Postraster Kennedy promises two deliveries a day.

The official who so far has most distinguished himself under Mayor Mitchel's administration is City Chamberlain Henry Bruere, whose notable articles on the "Cost of City Government," in the Record and Guide last spring, will be remembered by our readers. Besides insuring a yearly saving of $130,000 to the city through his management of the bank deposits in his charge, Mr. Bruere has drawn up a plan for reorganizing the office of the Commissioners of Accounts which promises to be of the very greatest value to the city. With these achievements are coupled other constructive work of high merit. Mr. Bruere is referred to by Dr. Shaw in the current number of the Review of Reviews as the foremost authority on municipal administration in the United States, and the characterization appears to be justified in the light of his first month's record in office.

What the Mayor Needs—A General Staff.

The proposed re-organization of the office of the Commissioners of Accounts is admirably conceived and should result in a real increase in the efficiency of all branches of the municipal administration. It will provide the Mayor with the mechanism which he needs in order to fulfill his responsibility towards the people of New York. The Mayor himself is personally responsible for the efficiency of a large part of the administrative departments of the city government. He cannot redeem that responsibility merely by delegating it to the departmental chiefs. Such chiefs must, of course, be allowed a large amount of discretion in the conduct ot the departments; but the Mayor needs a group of aids who will help him to supervise his department chiefs and to attend properly to his other duties. The present office of the Commissioners of Accounts is intended to help him to keep an eye on the course of the departments, but its functions and powers are not very much more than those of an official inquisitor or spy.

What the Mayor needs is a general staff who will improve methods of organization, originate policies, and bring about co-operation among the several departments of the city government. Such a general staff is provided by the proposed re-organization of the office of the Commissioners of Accounts. The new single head and his deputies will serve the Mayor as an organ of investigation in respect to departmental organization, behavior and policy, and in respect to the general problems of the city government. It will become one of the most important offices in the gift of the Mayor, and will need a man of unusual ability to take advantage of its opportunities. It is very much to be hoped that the bill will be passed without opposition and that City Chamberlain Bruere will himself become the first head of the new bureau. His abilities and experience peculiarly qualify him for the task.

The Folly of a Referendum on the Half-Tax Issue.

The Mayor has announced that he will sign a bill passed by the Legislature submitting to popular vote the proposal to transfer to the land part of the tax now levied on buildings. This announcement was to be expected, because Mr. Mitchel had declared himself to that effect during the campaign. That was the chief reason which made the City Economy League refuse to endorse his candidacy. Mr. Mitchel has also announced that he favors a commission to investigate the whole question of local taxation, particularly with reference to the single tax principle which underlies the existing demand for a reduction of the tax on buildings.

Inasmuch as the Mayor is practically pledged to sign a bill submitting the question of the change of incidence in taxation to popular vote, he can scarcely be urged to adopt any other course should such a bill be submitted to him; but if he is also in favor of a commission of investigation, he should certainly use his influence to have the referendum postponed until after the commission has reported. The only possible excuse for a commission is the fact that reasonable doubt exists as to the expediency, the results and the justice of the proposed change in the incidence of the system of taxation. The duty of that commission would be to collect and publish the facts relative to the matter upon which all parties were agreed, and if possible to agree upon a definite series of recommendations.

Considering the wide prevailing difference of opinion among expert economists as to the desirability of the change, the commission in all probability would not agree; but two reports would be better than none. What is needed is the publication of some authoritative presentation of the facts and arguments on both sides, which in case a referendum is ordered, could be circulated freely among the voters. It would be absurd to arrange both an investigation and a referendum, and have the referendum before the report based on the investigation is published. If the supporters of the proposed change in taxation want the referendum to be ordered next fall, before a thorough investigation can be made, and its results published, it will simply mean that they want on the part of the electorate, not a well-informed and mature judgment, but so far as possible an uninformed and prejudiced decision.

The question as to whether any part of the tax now levied on improvements should be transferred to the land is an extremely technical economical problem. As the Record and Guide has frequently pointed out, expert economists are very much divided as to the desirability of the proposal. Many economists, who are thoroughly in favor of the appropriation by the State of a substantial part of the unearned increment of the land, consider the proposed reduction of the building tax to be inexpedient and unjust. For these reasons the question is one which should not be submitted to popular vote If it is submitted the campaign in its favor will degenerate into an appeal to tenants as a class to secure a reduction of rents at the expense of the land owners. The real estate interests have consequently sound reasons for opposing the submission of any such question to popular vote. In a city like New York in which the vast majority of the people are tenants, it is simply an invitation to this class to confiscate a certain proportion of the property of the land owners. But in any event a body of public-spirited municipal officials should not agree to its submission, unless some attempt were made to help the voters to understand the real public issues, which are involved by the proposed change in tax policy. A public investigation will be the best method of accomplishing such a result.

A Crying Objection to the Half Tax.

Prof. Joseph French Johnson has summed up the most salient argument against the proposed increase in the real estate tax in the following words: "One of the crying objections to the Sullivan-Shortt bill (and it is unanswerable) is the fact that it would fall with equal weight upon those who are fortunate in their investments and those who are unfortunate in their investments. The development of transit facilities in New York in recent years has caused a most remarkable shifting of values. It has increased prices in certain parts of the city, especially in the suburbs, but has caused a decline in values downtown. The doubling of the taxes on land or the halving of the rate on buildings, would make the tax burden bear heavier and heavier on land."

The result would be seriously to increase the difficulty of many property owners who are already struggling to keep hold of their property under most adverse conditions. In those parts of the cities in which land values are rising, and particularly in those sections in which it is profitable to erect buildings where cost exceeds the value of the land, the property owner would be very little injured. He might even be benefitted. But in those parts of Manhattan in which land values have been declining, and which are improved with comparatively expensive but faulty super-annuated building, the land owner would be subjected to still further losses and would be obliged frequently to surrender his real estate to the owner of the mortgage. The increases in taxation, which have taken place in recent years, have already compromised the value of the real estate situated in backward or stationary neighborhoods, and the proposed increase in land taxation would be the severest kind of a hardship to them.

Mechanics' Lien Law Amendments Objected To.

Editor of the RECORD AND GUIDE:

The proposed amendments to the Mechanics' Lien Law, as embodied in the bill fostered by the Consolidated Building Trades Credit Association, while evidently designed to lend further security to the laborer and material man, appear to interfere unnecessarily with the stability of titles to real estate, the rights of mortgagees, and the rights of both general and judgment creditors of owner. No advantage which is not now available to the vigilant lienor would accrue to him because of the adoption of the amendments.

It is recognized as a fundamental principle that neither the mechanic nor material man has an inchoate right of lien. He may acquire a preference if he acts upon his rights. But the filing of the notice originates the lien. If anterior thereto, another has honestly and by diligence acquired a superior right, it cannot and should not be overreached by a lienor who has meanwhile been sleeping upon his rights. No practical mechanics' lien law can be devised which is not founded upon the basic principle that the recording or filing of an instrument affecting real property gives constructive notice to all interested parties of its existence, and that claims founded upon such instruments must, except in cases of fraud, be given priority in the order of their filing.

And our entire statute has been built on this theory. Thus the lienor is permitted at any time to demand the terms and status of the owner's contract with the contractor. (Section 8.) If his suspicions are thereby aroused, he may either demand sufficient security for the payment of his account, or protect himself by at once filing his notice of lien for both past and future claims, since the statute normally limits the extent of the owner's liability to the unpaid balance due to the contractor. (Section 4.) In harmony with this general scheme section 10 permits the service of a copy of the notice on the owner or contractor; section 7 protects the lienor against fraudulent advance payments after the filing of his lien, or against fraudulent mortgages or incumbrances made with the connivance of the beneficiary thereof and recorded after the conception of the lienor's claim; and sections 15 and 16 protect the lienor against unrecorded assignments.

Limitations of space prohibit, at this time, a statement of all of the objectionable features of the proposed amendments, but the following are referred to:

Section 4. Extent of Lien. By the present provision the lien follows the owner's interest in the property if it be assigned by general assignment for the benefit of creditors within 30 days prior to the filing of the notice of lien. The amendment proposes to strike out any such limitation of time and to give the lienor an absolute priority over general creditors, unless such assignment, or a deed in trust, or a trust mortgage, is made by the owner for the benefit of all possible mechanic's lienors (subcontractors being excepted) on the property conveyed, and unless three-fourths of lienors in amount accept the terms of such assignment.

Not only are these amendments unnecessary for the reasons given, but they are so vague and indefinite as to be insufficient to carry out the purposes intended and are in conflict with the provisions relating to "General Assignments" as set forth in the "Debtor and Creditor Law."

Section 7. Advance Payments. It is sought so to change the first portion of this section as to prohibit not only advance payments but any assignment of payments due or to become due except in consideration of work done or materials furnished for the improvement of the property affected, and also by striking out the present limitation of the preference to those liens filed prior to the time provided in the contract for the payment attacked. By a further amendment to this section it is sought to provide that any mortgage, assignment, lien or incumbrance made by an owner to avoid the statute, with or without the connivance of the mortgagee, assignee, or other beneficiary, shall be subordinated to the claims of all lienors regardless of when such claims arose. None of these amendments is necessary to the protection of a vigilant lienor. The amendments to the first portion of the statute are inconsistent with and contradictory to sections 15 and 16 of the present statute, which make the filing of assignments a pre-requisite to their validity. The amendments to the second portion of the section would deprive an innocent mortgagee for value of all of his rights and make it impossible to safely accept a mortgage on real estate. The mortgagee can have no knowledge of the intentions of the mortgagor in making the loan. If the owner has an outstanding contract for the improvement of the property, which makes possible the filing of a lien at any time within four months (the amendment extends the time for filing), and the mortgagee cannot safeguard his interests by recording his mortgage, he never could protect himself, and few contracts for the sale of real estate could be safely closed while such a statute remained in force.

Section 13. Priorities. The amendment gives priority to the lienor over judgment creditors except where the judgment is for materials furnished or labor performed in the improvement of the property, and over all mortgages which are subordinated to building loan mortgages, when the subordinated mortgages do not state a time for payment of the principal, or when such mortgages are paid off prior to the date designated for payment.

The first of these amendments is unnecessary to the protection of lienors. It opens the door to a possible fraud by the owner of real estate upon a judgment creditor, by connivance with a lienor, and would apparently make impossible the enforcement of an execution against real property for a period of four months, during which time there would always be the possibility of a superseding mechanic's lien. The second portion of the amendment is futile since it can be defeated by merely prescribing a demand due date in the mortgages subordinated.

A further amendment to this section provides that all liens shall be "concurrent." If by this it is meant that they shall be treated as if filed simultaneously, so that no priority of claim shall be granted because of priority of time in filing, the provision is impracticable of enforcement and inconsistent with other parts of the statute as now in force and as amended. Thus, this same section, 13, provides that a lien shall have priority over a conveyance or judgment not recorded or docketed at the time of the filing of the notice. Suppose one lien is filed before a judgment is docketed and another after. By the provisions of this section as amended, only one of the liens is to be given priority over the judgment, yet it is also provided that the liens shall be concurrent. If the liens are concurrent, do they concur as of the time of the first or last?

The proposed changes in the method of enforcing liens in courts not of record are impossible of enforcement, since those courts have no equity jurisdiction and cannot determine the rights and order of priority of the various claimants as the amendment would require.

There are other objectionable features in the proposed amendments, but sufficient has been said to show that no amendment should be considered until a more thorough study of the subject has been made by the revisors of the law.

THOMAS H. RAY.

43 Exchange Place, Feb. 2.

In Defense of the Single Tax.

Editor of The Record and Guide:

In your issue of the 31st ult., you publish an interesting article by Hon. Cyrus C. Miller and an interesting address by Prof. Joseph French Johnson. Both of them are attacks upon the single tax. The interest of both of them is partly due to their mistakes.

Mr. Miller says part of the value of the land is due to labor. That is often true. The part so due would not be taxed under the Single Tax, which proposes to tax "bare land values," nothing more. It is easy to make a man of straw and then destroy him, but what is the use of criticising a doctrine when the part of it criticised exists only in the imagination of the critic? That is not the way to get at the truth.

Mr. Miller says: "In the beginning of the city, land was free to all." This is an error. In what year, since European occupancy, was the land of Manhattan "free to all?" This is a minor point, but a teacher should not make erroneous statements of alleged facts.

It is true that many Single-Taxers propose to take in taxes the whole income of land, but it is also true that many of us do not. While I believe that land values are community-created values and should have gone to the community from the beginning, I also believe that having made land a subject of sale and purchase for centuries we are morraly estopped from taking from the land owners their present possessions—unless, of course, the public safety should hereafter demand it. It is not likely that it will.

If the Single Tax were introduced without confiscation, it would work out in New York City about in this way (I use round figures): Upon $7,500,000,000 assessed value of lands and buildings, we now collect $150,000,000 a year. From lands alone, outside of buildings, we now collect $100,000,000. The increase of land value is $150,000,000 per year. A tax of 7 per cent. per annum on this unearned increment would yield $10,500,000. By lowering the tax on buildings by this amount, annually, in five years all taxes would rest on land values alone. The land owner would retain all the land value he has now and would pay upon it in taxes what he pays now. No mortgages would be disturbed. The public would take the income from future increases in value, but would leave present values with their present owners.

You real estate men seem to be treading the same fatal path the railroad companies trod when railroad regulation was first suggested. First they said there was no need of change and they fought to control the commissions and a change, as bitterly as you gentlemen are now fighting every attempt to change in any degree our archaic tax-system. Then, when the law created railroad commissions, the railroads fought to control the commsisions and so prevent changes. Finally, the public patience wore out. The drastic laws and the fierce public feeling against the railroads today are the result of the blind railroad opposition to any change in their unchecked control.

Today the majority of the members of the Manhattan Single Tax Club are probably in favor of taking the whole rental value of land. If you gentlemen fight against any change; if you continue to insist that a few landlords shall lay down the law to the many landless, taking their pound of flesh to the uttermost; then you will finally create a public opinion that will in truth confiscate all rents.

The Single Tax, limited, theory herein stated offers you a way to reconcile yourselves with public opinion and to keep what you have already got, despite the fact that what you have was created, not by you, but by the public which you flout. The slums of New York, the absurdly high rentals of New York, the 325,000 people out of employment in New York, are a terrible indictment against the land system of New York. The landlord must either bend or break. It is his own fault if he does not choose safety while he may.

On behalf of the club I offer to supply speakers at any time and place. Let us counsel together and get at the truth.

ALFRED BISHOP MASON.

President Manhattan Single-Tax Club.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Builders Were Prominent Among the Buyers.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Jan. 30 to Feb. 5	1913 Jan. 31 to Feb. 6
Total No.	196	214
Assessed value	$10,754,746	$14,258,050
No. with consideration	8	36
Consideration	$747,000	$917,800
Assessed value	$663,650	$992,800
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	783	860
Assessed value	$45,806,196	$55,482,950
No. with consideration	72	138
Consideration	$3,019,615	$4,843,761
Assessed value	$3,245,250	$4,933,800

Mortgages.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
Total No	103	130
Amount	$4,033,040	$3,955,340
To Banks & Ins. Cos.	21	33
Amount	$2,215,500	$917,900
No at 6%	43	36
Amount	$1,318,990	$427,407
No. at 5½%	6	2
Amount	$590,000	$140,000
No. at 5%	24	31
Amount	$859,750	$805,333
No. at 4½%	.....	16
Amount	.....	$476,000
No. at 4%	.....	1
Amount	.....	$15,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	30	41
Amount	$1,264,300	$2,091,600
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	475	570
Amount	$17,582,332	$20,085,425
To Banks & Ins. Cos.	113	152
Amount	$12,180,000	$10,133,700

Mortgage Extensions.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
Total No.	52	33
Amount	$2,603,425	$941,800
To Banks & Ins. Cos.	15	8
Amount	$1,873,000	$331,300
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	249	244
Amount	$9,337,985	$8,105,585
To Banks & Ins. Cos.	67	81
Amount	$5,126,450	$3,218,800

Building Permits.

	Jan. 31 to Feb. 6	Feb. 1 to 7
New buildings	8	8
Cost	$279,300	$878,000
Alterations	$82,889	$143,000
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 7
New buildings	41	46
Cost	$3,780,400	$4,293 450
Alterations	$954,122	$1,065,560

BRONX.

Conveyances.

	Jan 30 to Feb. 5	Jan. 31 to Feb. 6
Total No.	135	163
No. with consideration	15	12
Consideration	$91,682	$59,893
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	546	770
No. with consideration	62	84
Consideration	$682,657	$931,723

Mortgages.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
Total No.	85	98
Amount	$1,022,535	$882,355
To Banks & Ins. Cos.	5	13
Amount	$334,000	$277,000
No. at 6%	49	48
Amount	$363,655	$433,210
No. at 5½%	3	13
Amount	$277,180	$57,500
No. at 5%	15	19
Amount	$169,500	$308,025
Unusual rates	1	.....
Amount	$2,500	.....
Interest not given	17	18
Amount	$209,700	$83,320
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	374	511
Amount	$3,115,835	$5,399,611
To Banks & Ins. Cos.	49	59
Amount	$966,751	$1,368,700

Mortgage Extensions.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
Total No.	15	16
Amount	$170,400	$295,400
To Banks & Ins. Cos.	1	3
Amount	$26,000	$76,000
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	99	75
Amount	$1,704,550	$1,230,400
To Banks & Ins. Cos.	14	8
Amount	$332,000	$250,000

Building Permits.

	Jan. 30 to Feb. 5	Feb. 1 to 7
New buildings	11	23
Cost	$204,600	$551,700
Alterations	$25,230	$13,150
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 7
New buildings	59	74
Cost	$1,568,750	$2,069,126
Alterations	$92,880	$135,485

BROOKLYN.

Conveyances.

	1914 Jan. 29 to Feb. 4	1913 Jan. 30 to Feb. 5
Total No.	532	513
No. with consideration	40	34
Consideration	$243,942	$243,680
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.	2388	2,419
No. with consideration	249	163
Consideration	$2,330,662	$1,367,375

Mortgages.

	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5
Total No.	408	335
Amount	$1,429,492	$1,404,823
To Banks & Ins. Cos.	83	69
Amount	$466,200	$588,855
No. at 6%	217	195
Amount	$533,939	$499,127
No. at 5½%	120	34
Amount	$586,330	$89,350
No. at 5%	45	82
Amount	$226,900	$615,885
Unusual rates	6	2
Amount	$17,000	$1,450
Interest not given	20	22
Amount	$65,323	$149,011
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.	1,655	1,769
Amount	$5,796,131	$6,061,987
To Banks & Ins. Cos.	308	398
Amount	$1,790,600	$2,335,530

Building Permits.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
New buildings	69	66
Cost	$620,650	$643,300
Alterations	$109,590	$62,450
	Jan. 1 to Feb. 5	Jan. 1 to. Feb. 6
New buildings	319	304
Cost	$4,221,475	$2,474,760
Alterations	$264,840	$277,022

QUEENS.

Building Permits.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
New buildings	58	68
Cost	$267,400	$192,540
Alterations	$15,315	$11,315
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
New buildings	243	318
Cost	$1,176,117	$1,036,312
Alterations	$80,355	$101,785

RICHMOND.

Building Permits.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
New buildings	11	16
Cost	$38,310	$32,345
Alterations	$1,520	$2,650
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
New buildings	48	42
Cost	$93,010	$86,510
Alterations	$10,995	$9,175

While buyers are still scarce and as a consequence there was no noticeable increase in the number of sales, the character of the week's business differed in one respect from that of preceding weeks. A number of deals were closed in which builders figured as buyers and which concerned properties that are to be improved or to be held for improvements. East 84th street contributed two such transactions, and a whole block front in the Dyckman section, besides vacant plots in other sections, also passed into the hands of builders.

Other interesting deals of the week included the purchase of a high class West Side apartment house by an investor and the sale of an old-fashioned business building in Broome street.

The total number of sales in Manhattan this week was 22, against 27 for last week and 45 a year ago.

The number of sales south of 59th street was 7, compared with 6 last week and 15 a year ago.

The sales north of 59th street aggregated 15, compared with 21 last week and 30 a year ago.

From the Bronx 11 sales at private contract were reported, against 15 last week and 14 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $640,294, compared with $554,530 last week, making a total since Jan. 1 of $5,943,515. The figure for the corresponding week last year was $759,887, making a total since Jan. 1, 1913, of $5,190,129.

PRIVATE REALTY SALES.

Bing & Bing Buy In 84th St.

Bing & Bing have added to their holdings at the southeast corner of Park av and 84th st, by the purchase of 102 to 106 East 84th st fro mMichael T. Breslin, through Carl Levis and W. S. Lalor. The property is occupied by three old dwellings. The new owners now control a site with a frontage of 102 ft on the av and 133 ft in the st. No definite building plans have been made for improvement of the plot.

For additional information regarding this operation, see "Building Operations."

Investor Buys Apartment Houses.

The Saxony, a 7-sty structure on plot 99 by 102, at the southwest corner of Broadway and 82d street, and the "De Witt," a 6-sty apartment house, on plot 55 by 103, adjoining on 82d street, have been resold for Bing & Bing to Robert B. Dula, an investor, by Loton H. Slawson and Horner & Co. The properties have been held at $655,000. Mr. Dula is a director of the Liggett & Myers Tobacco Co.

Dyckman Block Front Sold.

The entire block front on the west side of Ninth avenue, between 211th and 212th streets, has been sold for Dr. Wesley Wait, of Newburgh, N. Y., to a client, by John N. Golding. The purchaser plans to resell to a builder who will improve. The block contains twelve lots with a frontage of 199 ft. and a depth of 150 ft.

Another 84th Street Operation.

Samuel A. Herzog has purchased from Henry B. Anderson, the three 4-sty flats at 114-118 East 84th street, on plot 60.5 by 102.2, through Douglas L. Elliman & Co. Mr. Herzog will erect a 9-sty apartment house.

Roosevelt, Jr., Buys Home.

Theodore Roosevelt, Jr., the present tenant of the 4-sty dwelling at 165 East 74th st, on lot 20x102.2, has purchased it from the Hyde Realty Co. The house has been remodelled and modernized. The sale was negotiated by the Douglas Robinson, Charles S. Brown Co.

Manhattan—South of 59th Street.

BROOME ST, n w c Wooster st, 5-sty business building on plot 100x75, reported sold by the William F. Weed estate. The building is of the iron front type that used to be erected in business sections of the city several decades ago. The Weed estate has owned the bulding 24 yeara. The property is assessed at $225,000. The buyer, whose name could not be learned yesterday, is said to have given uptown property in part payment.

BROOME ST, 204, 6-sty tenement on lot 25x100, sold by John L. Ruhinsky to Isadore M. Levy, for investment.

13TH ST, 626-628 East, 6-sty tenement, with stores, on plot 39x103.3, sold for the Lawyers' Mortgage Co. to a client, by the Airmor Co.

43D ST, 213 East, 5-sty flat on lot 25x100, sold for Bertha Adler to a client, by Senior & Stout and John Montgomery.

48TH ST, 17 East, 4-sty dwelling, on lot 25x100, sold for the estate of Caroline Butterfield to a client for occupancy, by John N. Golding. The house has been in the Butterfield family since 1876.

49TH ST, 609 West, 3-sty building on lot 25x109.5, reported sold by Robert Weber.

MADISON AV, 527, 4-sty high stoop dwelling, on lot 20x80, sold for Mrs. Helen Wilson to Dr. L. Duncan Bulkley, by Douglas L. Elliman & Co. The buyer now controls a plot of 60 ft. on Madison av, but haa made no definite plans regarding it.

3D AV, 591, 5-sty flat with store, on lot 20x100, between 38th and 39th sts, sold for the estate of Harlan P. Smith to a client, by James Kyle & Sons.

Manhattan—North of 59th Street.

ARDEN ST, 12 and 16, two 5-sty apartment houses, on plot 40x100.11, reported sold by Brown Brothers, the builders.

77TH ST, 334-338 East, plot 50.10x102.2, abutting the Bohemian National Hall, sold by Joseph Vrana, John Vondras, Hannah Levy and Frederick Jursik to the Bohemian Benevolent Literary Society, which will erect a new club house.

110TH ST, 223-231 East, two 6-sty tenements, with stores, each on plot 41.8x100.11, between 2d and 3d avs, sold for the estate of Franziska Rohmann and Henry Rohmann to an investor, by William A. White & Sons and Samuel Fine.

116TH ST, 312 East, 5-sty flat on lot 21.6x100.11, sold for Martha Gregg to James T. Hallinan for investment, by W. J. Joyce.

118TH ST, 6 East, 5-sty flat, on lot 25x100, sold for H. Timberger to William Grozinsky of Williams & Grozinsky, by Arnold, Byrne & Baumann.

129TH ST, 306 West, 3-sty flat on lot 25x99.11, sold by Samuel Goldberg to an investor, who gave in exchange a tract of 50 acres at St. James, L. I.

133D ST, 9 West, 5-sty flat on lot 25x99.11, near 5th av, sold for A. Cassel to Louis Brock, by L. J. Greenberger.

150TH ST WEST, s s, 136 ft east of Broadway, plot 64x99.11, sold by H. H. Treadwell to the Mt. Nebo Congregatioa; Edward R. Cohn, president. The buyers will erect a new building.

FORT WASHINGTON AV, s w c 162d st, excavated plot 102x120x99x141, sold for the Simbar Realty Co. to H. & M. Mandelbaum, by J. Romaine Brown & Co. The property will be resold to the Friedman Constructiou Co. for improvement with an elevator apartment house.

MADISON AV, 1130, 4-story dwelling on lot 22x70, sold for Mrs. Albert B. D'Oench to Edward R. Finch for occupancy, by Thomas J. O'Reilly. The property has been held at $70,000.

Bronx.

188TH ST, n w cor Belmont av, plot 50x86, sold for the Liberty Brewing Co. to J. Carozza, through D. A. Trotta, for cash. The buyer has no definite plans for improvement.

ARTHUR AV, e s, 125 ft. south of 186th st, plot 50x86, sold for Simeon M. Barber to A. Robert Munro, by D. A. Trotta.

DECATUR AV, 3276, two family brick house, on lot 25x100, sold for Annie Josephson to Florence J. Sullivan for occupancy by Alexander Selkin.

KINGSBRIDGE AV, e s, 103 ft north of 229th st, plot 75x100, sold for Bertha S. Brundage to the Arlington Construction Co., by J. J. Pittman. The buyer will improve with four dwellings.

LELAND AV, w s, 350 ft south of 176th st, lot 25x100, sold by George H. Janss to Giovanni V. Del Vesco, who gave in exchange a 2-sty frame house at 294 Lockwood av, New Rochelle.

PLIMPTON AV, 1355, two-family dwelling on lot 25x100, sold by Cahn & Pittman to Lillie J. Cooper.

SOUTHERN BLVD, northwest corner Crotona pkway and Fairmount pl, plot 54x128x105, sold for a client to the P. J. Dwyer Building Co., by Richard H. Scobie. The purchasers will improve at once with a 6-sty apartment house.

TREMONT AV, n e c Daly av, 5-sty apartment house with store, on plot 45x100, purchased by Jacob Ruppert from M. T. Sullivan. The building has been held at $80,000.

UNION AV, 1095, three-family house, on lot 21x90, sold for Mary I. Sheehan to Joseph F. A. O'Donnell, by John R. Davidson.

VALENTINE AV, 2662, 2666 and 2698, three 5-sty apartment houses, sold for John Tully to a St. Louis investor, by the Nicholls-Ritter-Goodnow Realty Co., for $99,500. This completes the sale of the entire row of 12 houses within two months.

WEST FARMS ROAD, Hoe av and 167th st, triangular plot of seven lots, 271x228x148, resold for the Benenson Realty Co. to the Abson Realty Co., by Alexander Selkin. The buyers will build three apartment houses.

Brooklyn.

BRIDGE ST, etc.—Jerome Property Corporation sold 153. Bridge st between Sanda and High sts, a 4-sty double brick building containing stores and flats, on lot 28x100, for Louis Weill to a client for investment. Also resold for a client to Evan L. Tamblyn for occupancy 424 1st st, between 6th and 7th avs, a 2-sty and basement brownstone residence, on lot 18x100.

PARK PLACE, ETC.—William D. Bloodgood & Co. of Long Island City have sold, through the firm of John F. James & Sons, the 4-sty flat at 601 Park pl, to an investor. The consideration was about $80,000. The same brokers also sold through the same firm a vacant plot on the north side of Dean st, between 3d and 4th avs, to a builder who will erect a 4-sty building costing about $60,000.

45TH ST, 1326, ten-family cottage, on plot 40x100, sold by R. Solomon to L. Berenson.

52D ST, 334 and 336, two 3-sty, two-family houses, on plot 40x100.2, sold by James McKenna to a client of the Simmacros Realty Co., for price reported to be $12,000.

60TH ST, 638, 3-sty and cellar brick three-family dwelling, on lot 20x100, sold for Clementine Carle to an investor, by Tutino & Cerny.

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BEDFORD AV, 412, 4-sty and basement building, adjoining the Nassau Trust Co. Building, sold for the estate of Charles F. Mattlage to a client by Geo. R. Read & Co., who resold the property to David Lewin.

KNICKERBOCKER AV, 727, 4-sty double flat, on plot 30x100, sold for the Fizgerald Clark Co. to an investor by Richard Goodwin.

OCEAN AV, ETC.—Hagerman, Hall & Byrnes sold for the Fundy Co. a plot, 50x135, on the west side of Ocean av, 240 ft north of Av H, to Amelia Betts; also for the Fundy Co the Jeanette and Monroe apartment houses, at the northeast corner of Beverly rd and East 21st st, two 4-sty buildings, on plot 100x100, to the Clinton Haodon Co., which gave in exchange 121 lots at Aqueduct, L. I.; also sold for William E. Butler 5516 4th av, a 4-sty double flat, on plot 35x100, to an investor; and for Louis Bevier, Jr., the Roanoke, a 6-sty apartment hotel, on plot 50x100, at 69 and 71 South Oxford st, to the Academy Realty Co., which gave in exchange 27½ acres at Albertson, L. I.

PROSPECT PL, n s, gore plot 100 ft. west of Classon av, sold for the estate of Isaac R. Robinson to the Pierrepont Construction Co. by the Bulkley & Horton Co.

PUTNAM AV, ETC.—Fred. M. Smith has sold 800 Putnam av, near Patchen av, 2-sty, basement and cellar, brick house, 19x42x100, for Nellie Condon to a client; also arranged with the Eastern District Savings Bank for a mortgage on the same property. He has sold also 85 63d st, between Narrows and Colonial avs, 2-sty and cellar, stone front, single family house, for Katherine Scherer to a client, for occupancy.

MARLBORO, etc.—Wood, Harmon & Co. report the sales of lots here to A. E. Doan, W. T. Doan, P. R. Doan, G. C. Covill, J. K. Kincaid, O. C. Spratt, S. A. Wiltsey, S. A. Stults and W. G. Conley; at Hyde Park, lots to Mrs. R. W. Hodges, D. J. Steele, Jr., and F. J. Hodges; at Kensington Park, lots to L. L. Gray; and at Kingsboro, lots to R. B. Dungey, W. M. Clark and G. A. Schnorr.

Queens.

ASTORIA.—The Mathews Building Co. sold to Sadie Pietrowski a model flat on the west side of 12th av, between Grand and Jamaica avs, for $11,500. The company also sold the house similar, adjoining, to Peter L. Nowak.

LONG ISLAND CITY.—Henry Lockhart, Jr., president of the Simplex Automobile Co., has purchased from the Long Island City Real Estate Co., through Harris & Vaughn, a tract of about 30 lots having a frontage of about 750 ft in Hunters Point av, L. I. C., and also facing in Dutch Kills. The lots adjoin the property bought by Mr. Lockhart about two years ago, between Borden and Hunters Point avs, and the Dutch Kills Canal. The reported purchase price is $55,000. Harris & Vaughn have been appointed agents for the property.

Nearby Cities.

PASSAIC, N. J.—Jacob Salzman purchased from Philip Simon of Passaic's largest office structure, the Lawyers Building, a 6-sty brick building at 223 and 225 Main av, for the Regal Land & Improvement Co. of Brooklyn. The purchase price is said to be $75,000.

Rural and Suburban.

HEMPSTEAD, L. I., ETC.—The Windsor Land & Improvement Co. sold at Hempstead to K. Kiernan a plot 20x96, and to J. Stahl a plot 40x90 on Milburn av; to A. Glueck a plot 40x90 on Kennedy av; to H. Olsen a plot 40x100 on Windsor pkway; to K. McCarthy a plot 40x120 on Homan blvd; to I. H. Hemmer a plot 40x120 on Grand av; to M. Gilderson and H. O'Connor each a plot 40x100 on Booth st; to L. A. Nason a plot 40x100 on Henry st; to E. Schloettig a plot 40x125 on Willow av; at Valley Stream to M. Shelton a plot 40x100 on Carpenter st; to S. Gerle a plot 40x80 on Madison av; to M. M. M. Denker a plot 60x100 on Maujer st; at Rosedale to J. J. Waldron a plot 60x100 on Victoria pl; to J. Lyons a plot 60x75 on Rosedale av and Stratford road; at Floral Park to J. Coffey and M. Sullivan each a plot 40x100 on Belmont st; to J. O'Connor a plot 40x100 on Oak st; to F. Mancusco a plot 40x100 on Willow st; at St. Albans to H. Conklin a plot 60x100 on Maple st and Franklin av; sold at Lynbrook to O. Kind a plot 62x100 on Oak and Charles sts and Buckingham pl; to R. Reckner a plot 40x97 on Driving Park av; to E. Hausmann a plot 40x100 on Oceanside pkway; to J. E. Kemmer a plot 60x100 on Perkins av; at Rockville Centre to W. Gerking a plot 50x65 on Washington av; to A. Pohlmeyer a plot 40x100 on Fox av; to E. Auwater a plot 40x97 on Nassau pkway, and a plot 40x100 on Rockville Centre pkway.

LONG BEACH, N. J.—Edward Sweet & Co., representing a group of well known professional and financial men, have exercised an option on the 175 acre tract about a mile and a quarter east of the Nassau Hotel, which was taken last November from the Estates of Long Beach. As has been reported the property is to be the site of one of the finest seashore residential colonies planned for this country. The syndicate includes Charles B. Alexander, Irving T. Bush, T. De Witt Cuyler, B. M. Baruch, Paul D. Cravath, Robert Goelet, Otto H. Kahn, Charles Sabin, E. T. Stotesbury, T. P. Shonts, V. P. Snyder, Mortimer L. Schiff, Willard D. Straight, Cornelius Vanderbilt, and Henry R. Winthrop, with Edward Sweet & Co. as financial agents.

MT. VERNON, N. Y.—F. J. Thill has sold 85 lots at Oakwood, N. Y., to the Standard Home Construction Co. of Manhattan. The property will be improved by the buyer with suburban homes.

PELHAM MANOR, N. Y.—S. E. Jacobs has purchased for speculation a tract of about 125 fully developed lots located on Rochelle Terrace, Winwood rd, Colonial av and Boston Turnpike, from the Beaumanoir Realty Co.

LEASES.

Manhattan.

DANIEL BIRDSALL & CO., INC., rented the lofts in 110 Reade st to G. O. Arrowsmith Co; the 1st floor and basement in 75 Franklin st to Brown, Norton & Co., of 66 Leonard st; the 1st loft in 115 and 117 Franklin st to Sebald M. Hohl, of 114 Franklin st, and the 3d loft in 498 and 500 Broadway to M. Diamond & Co.

DANIEL BIRDSALL & CO. leased a loft in 423 4th av to Cohen & Co.; space in 2 West 47th st to George H. Hubert; space in 119 and 121 West 23d st to the A. & B. Ornament Co. of 180 Lafayette st; a loft in 60 and 62 East 11th st to P. Hutner & Co. of 54 East 11th st; also in 36 and 38 East 12th st a loft to the Colonial Clothing Co.; also lofts in 9 West 20th st to Alsofrom Bros. & Gottfried of 125 Greene st to Harry Canaan, to M. Balog of 37 West 19th st, and to B. Black & Co.

THE CROSS & BROWN CO. leased the entire building at 140 to 144 West 50th st for Catherine Townsend to the Chas Motor Truck Co. of 142 West 56th st; the entire 5th floor in 1760 Broadway to Francois Nuncie of 148 West 56th st; and the entire 2d floor in 218 and 220 West 65th st to R. M. Owen & Co. of 19 West 62d st; also leased space in 18 East 41st st to the Keystone Hair Insulator Co., N. A. Berwin & Co. of 156 Broadway, John Palmer and W. StG. Elliott, Jr., of 331 Madison av and W. D. White, Jr.; also an apartment in 44 and 46 West 37th st to J. E. Peters.

THE CROSS & BROWN CO. leased space in the United States Ruhber Company Building, at the southeast corner of Broadway and 58th st, to R. H. Goodell, DeMar and Kissell, and in conjunction with Pease & Elliman, space in 25 West 45th st to Frymier and Hanna Co., of 25 West 42d st.

THE CROSS & BROWN CO. leased space in 396 Broadway to Bernard Barnett, and space in 25 and 27 West 36th st to Mrs. Isabel M. Skinner, and the building at 352 West 54th st to a company to be formed.

THE CROSS & BROWN CO. leased space in 8 and 10 West 45th st to Marguerite C. Nickerson and Mary B. Oliver, doing business as "Margery," and to G. W. T. Dowling, of 398 5th av, and space in 16 and 18 West 46th st to Delvina Boulanger, of 60 West 56th st.

THE DUROSS CO. leased a store in 132 West 14th st to the Novelty Stamp Co., Inc.,; also the 3d loft in 242 West 14th st to Herbert Horton; the 2d and 3d lofts in 16 East 13th st to Louis Frank; the store in 16 East 13th st to F. Strothmann of 412 Audubon av; the 6th loft in 4 West 16th st to Samuel Richman of 4 West 16th st; and the 3d loft in 124 West 18th st to Jacob Miller.

THE DUROSS CO. leased for the Distributers' Realty Co. the 3-sty building at 216 West 30th st to Joseph Cerina, the top loft in 124 West 18th st to Samuel Seiff, the 2d loft to Marks L. Harris and the store at the northwest corner of 146th st and 8th av to Henry A. Cowherd and August Gradt.

THE DUROSS CO. leased to A. A. Solomon, Jr., & Co., for half a century at 37 Beaver st, for 10 years, the store, basement and 1st floor in 58 West 15th st. The lease contains the privilege of an additional 10 years, which the brokers think the importers will exercise. The firm is leaving Beaver st because of want of larger space and the fact that the wine industry is now centred near the Chelsea docks.

THE DUROSS CO leased the 3-sty dwelling at 309 West 19th st to Hannah Burns; the 3-sty dwelling at 234 West 26th st to Mario Delpiano; the store in 461 and 463 West 14th st to Bernard Peragallo, the 4th loft in 11 West 20th st to A. J. Crystal, and the 8th loft at 4 West 16th st to Fried & Cohen of 4 West 16th st; also leased the 4th and 6th lofts in 32 West 58th st to Marie La Tour for a term of five years, and the 2d loft in 112 West 15th st to a Mr. Kisistinas.

THE DUROSS CO leased the store in 111 West 16th st to the Knapp Ruhber Binding Co, of 31 East 27th st; the 2d loft in 10 West 18th st to the Chicago Bargain House, Inc., and the 4th loft in 1 West 20th st to the Marx & Meyer Importation Co.

DOUGLAS L. ELLIMAN & CO. leased for the estate of Annie T. Thorne, 32 East 50th st, a 5-sty American basement house on a lot 30x95, for a long term of years, to Thos. L. Manson of the banking firm of Thos. L. Manson Co.

DOUGLAS L. ELLIMAN & CO. leased for the Lenox Hill Realty Co. an apartment in their new building in course of construction at 116 East 63d st, to Dr. Fenwick Beekman, who has also taken a suite of offices on the ground floor; also an apartment in the same building to Dr. L. A. Wing.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 14 rooms and 4 baths in 246 West End av to John H. Eagle, of J. H. & C. K. Eagle, silk manufacturers; also an apartment in 535 Park av for Mrs. Frederic Peterson to Henry W. Howe; also in conjunction with Seton Henry & Douglas Gibbons, an apartment in the new building at 103 East 86th st, to Otto F. von Arnim; and also a duplex apartment in 829 Park av to Dr. Geo. B. Wallace.

HORACE S. ELY & CO. leased to the New York Hospital, for a term of years, the dwellings at 13 and 15 West 10th st, from Mrs. Edwin C. Post and Mrs. G. E. Kissell, respectively.

HORACE S. ELY & CO. leased a suite of offices in 29 West 34th st to the Webber Construction Co. of 162 East 23d st.

EWING, BACON & HENRY leased in the Architects' Building space to the Watson Manufacturing Co., Tilelne Co. of America, Novelty Manufacturing Co. of 395 Broadway, Collma Lumber Co., Hugh L. Cooper, Lockwood, Greene & Co., Oscawana Building Co. of 200 5th av, The Crane Co. of 490 Cherry st, Pressed Metal Radiator Co., J. Scott McComb, Wadsworth-Howland Co., American Flooring Co. of 149 Broadway, Arthur U. Dilley and H. J. Thompson; also leased in 250 West 54th st space to Manly Drive Co. of 17 Battery pl, Shawmut Tire

Sales Co. of 1657 Broadway, Auto-Ped Co., Haynes Auto Co. of 1715 Broadway, Vest Pocket Touring Co., and A. Hazen Green of 250 West 54th st; also leased in 103 Park av space to Robison Process Co.; also in 18 East 41st at for Cross & Brown to Dr. Gentle and Dr. W. H. Jones.

THE FIFTH AVENUE BOND & MORTGAGE CO. rented for Weinberg, McCartie & Brandes to Abraham Bases, of 28 West 22d st, the 4th loft in 129 to 133 West 29th st for a term of years and have also rented space in Wilson Building, at the southeast corner of Broadway and 33d st to H. B. Baker; also in conjunuction with Pease and Elliman space in 434 to 438 Broadway to Barnett Bros., for J. Edgar Leaycraft & Co., space in 117 3d av. to H. Barnett.

B. FLANAGAN & SON rented the 4-sty dwelling at 115 West 73d st for Henry A. Wise.

FREDERICK FOX & CO. leased to the Fuchs & Lang Co., of 29 Warren st, for their executive offices and showrooms a floor containing 14,000 sq. ft. in the Philip Lewisohn Building, at 113 West 40th st, through to 41st st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Aberdeen Realty Co. the entire 11th floor in 150 to 156 Lafayette st to Meyer Feinberg Co., Inc., and Gregory Weinstein, trading as the International Press, for a long term of years. This makes a total of six leases for five entire floors negotiated in the Aberdeen Building by N. Brigham Hall & Wm. D. Bloodgood within the last 6 weeks.

M. & L. HESS, INC., leased the 4th loft in 133 and 135 West 19th st to Fishkin Bros.; the 8th loft in 129 and 131 West 22d st to American Waist & Garment Co. of 42 West 15th st.

M. & L. HESS, INC., leased for the Marmac Construction Co. the 4th floor in the 12-sty building, size 75x98.9, at 241 to 245 West 37th st, to Joseph D. McGuire, printer and binder of 76 Duane st, for a term of 10 years. They also recently leased to F. C. Afferton Co., Inc., the 10th loft in this building for a like term. With the consummation of the foregoing leases, there remains but the top loft for rent, for which negotiations are now pending.

HEIL & STERN leased for the Estate of J. H. Mahony the entire building at 105 Water st to Celestino Fernandez & Sons, for a term of years.

THE ILLINOIS CENTRAL RAILROAD CO. leased for its executive offices the Liberty st wing of the 12th floor of the Mutual Life Building. The company will move there about May 1 from 115 Broadway. The lease is for a long term of years.

JOHNSON, ADAMS & GREACEN leased the 2d loft at 832 Broadway to the New York Adjustment Co.; the top loft in 39 and 41 East 12th st, to the Imperial Clothing Specialty Co., of 836 Broadway; the 6th loft at 40 to 44 West 4th st, to Henry J. Levy; the 7th loft in 712 Broadway, to Schulberg & Lazarus, of 690 Broadway; the 2d loft at 623 Broadway to S. Perling & Bro., of 623 Broadway; the 6th loft at 43 to 47 East 10th st, to Silverman Bros.; the 5th loft at 648 Broadway, to Tanower Bros., and the 3d loft at 21 and 23 Waverly pl, to Bloch Bros. & Kilpatrick, of 594 Broadway; also a large part of the 5th floor in the Whitehall Building at 17 Battery pl to the Johnston Export Publishing Co., of 135 William st, publishers of the *American Exporter* and other export publications.

THE LIBMAN CONTRACTING CO. leased 2,500 sq ft on the 9th floor of the Leavitt Building at 126 to 132 West 46th st, for their offices, who will occupy the same about Feb. 16.

McDOWELL & McMAHON leased for Stephen C. Clark to Harry Siegel 611 to 615 West 181st st, two dwellings, on a plot 50x100, for 15 years from March 1, and the aggregate rental is about $63,000. The lessee will install stores in the ground floor.

JOHN MILLER rented the store in 760 Lexington av to H. Clevenger.

EDGAR A. MANNING leased for a term of years the store and basement in 256 5th av for the estate of Chas. A. Baudoine to the Royal Copenhagen Porcelain & Danish Arts, Inc. of 16 West 33d st.

SAMUEL H. MARTIN leased for Eliza J. Arkenburgh the store and basement in 1083 Broadway to Adolph H. Mayers, of 790 9th av, for a term of three years.

THE M. MORGENTHAU, JR., CO.—sublet the 2d loft in the building at the northeast corner of Broadway and Duane st for a term of years to George F. Werner's Son, dealers in fancy leather goods, of 78 Duane st.

NELSON & LEE leased for Pease & Elliman and the Mitchell Mark Realty Co. a suite of six offices on the Broadway side of the new Strand Theatre Building, now being completed at the northwest corner of Broadway and 47th st, to the F. B. Haviland Music Publishing Co. of 125 West 37th st, for a long term of years. This is the first office lease of record in this new building and Haviland & Co. will be the most northerly located music publishers. This lease shows the remarkably quick northward movement of this business, as within the last seven years the centre of the music publishing trade has moved along Broadway from 16th st to 28th st, from 28th st to 37th st, and now from 37th st upward to the Times Square Section and 47th st.

THE CHARLES F. NOYES CO. leased the entire building at 245 and 247 Water st for Flora E. Williamson, *et al*, to the Berlin Aniline Works, of 213 Water st, and the entire building at 231 Water st for Alice C. T. Bamberger to the Imperial Water Proof Co., of 111 Broadway. Both leases are for a term of years.

THE CHARLES E. NOYES CO. leased the 4th loft in 534 Pearl st for "Il Progresso" to Oberly & Nevell, of 540 Pearl st; the 2d loft in 59 Ann st to Spellmeyer & Brewer; a loft in 92 Fulton st to Leo Fox and space in 61 Beekman st to the Glue Specialties Co., of 16 Beekman st.

THE CHARLES F. NOYES CO. leased the store and basement in 32 and 34 Frankfort st to the Paradox Safety Paper Co.; the store, basement and sub-cellar in 40 John st to Corlies,

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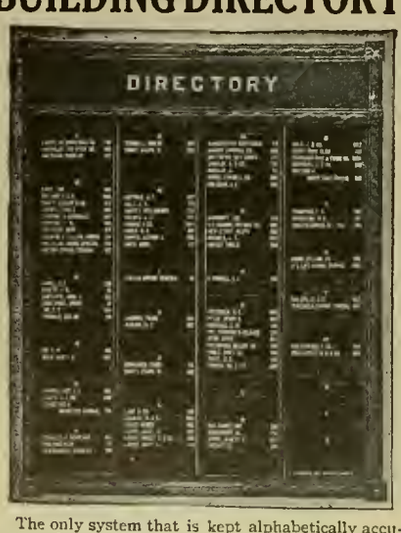
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Macy & Co. of 441 Pearl st for five years, and the store and basement in 46 Gold st to the Carbondale Sponge Co.

THE CHARLES F. NOYES CO. leased offices in 37 and 39 Liberty st to Crawford W. Marsh, and offices on the 5th floor to Philip Zalkind; offices in 102 and 104 Fulton st to Isaacson & Elank and in 130 and 132 Pearl st to Thomas B. Lindsey.

OSGOOD PELL & CLARK T. CHAMBERS leased the 5th loft in 20 to 24 West 37th st to Church & Webb, Inc., of 31 West 31st st.

PEASE & ELLIMAN leased offices in Aeolian Hall to Willard B. Cook, P. L. Rosenfeld, Dr. R. S. Miller, and J. F. Walsh & Bro. of 193 Lexington av; and at 42 West 39th st to J. L. Henry; also an apartment in 105 East 15th st to Miss H. E. Flewellin; and one in 1 West 30th st to Mrs. Bruce Payne.

PEASE & ELLIMAN leased for P. F. Francke his 4-sty residence at 141 East 37th st to Mrs. C. Spencer; also leased an apartment in 305 West 72d st, for the A. Campagna Construction Co. to Miss Lucille Wagner; and one in 640 West End av for the Odell-Townsend Realty Co. to Breckenridge Carroll; also leased for the Beeman Estate the 4-sty house, 27x100, formerly occupied by the Graduate's Club, at 11 East 44th st, for a term of years to the Peg Woffington Coffee House, now on 41st st, near 5th av; also leased an apartment in 471 Park av to Mrs. Anna Christian; and one in 24 West 59th st to A. P. Kirtland; also leased for Moore & Wyckoff, as agents, an apartment of 10 rooms and 4 baths in 405 Park av to Edgar S. Thompson; space in 25 West 40th st for the Century Holding Co. to the Paget Literary Agency of 569 5th av; the parlor floor in 5 West 39th st for the Holophane Glass Co. to Lillian T. Shanley.

PEASE & ELLIMAN leased offices in 141 Broadway for The Sherman Square Realty Co. to Frederick Kopper, Jr., of 123 Liberty st; in the Eagle Building at 71 Wall st for John DeWitt Warner, as receiver, to L. C. Butler of 239 Broadway and Frederick Paulsen; in 434 to 438 Broadway, to German Cutlery Importing Co. of 434 Broadway, Nathan Ginsberg, Wolf Appleton of 15 Walker st and Barnett Bros.; in 123 Liberty st, to John C. Reid, Herold & Jarrett of 149 Broadway and Charles H. Carter; and in 35 Maiden la, to P. H. Gesswein & Co. of 32 Maiden la; also loft space in 60 Nassau st to Selvin & Wasserman.

POLIZZI & CO. leased to Nathan Simberg for a term years the front and rear buildings at 443 East 13th st.

THE REMCO RENTING SYSTEM leased the 1st floor at 106 and 108 Av C to the Tree of Life Congregation; also the dwelling at 218 East 18th st for the estate of John Foster.

LOUIS SCHRAG leased for Henry H. Glass, receiver, the 4th loft in 16 East 17th st to Sjostrom & Higgons; for the District Realty Co., the 3d loft in 142 to 146 West 24th st, to Rechnitz Brothers, for a term of years. (This completes the renting of the building Also leased for Hencken & Haaren, a loft in 460-462 6th av, to the Star Fur Trimming Co. for a term of years.

SHAW & CO. leased for the Nassau Mortgage Co. for a term of 21 years 118 and 120 East 129th st, two 3-sty brick and stone dwellings on plot 40x100 ft to a client who will alter the premises turning them into a business building.

L. TANENBAUM, STRAUSS & CO., INC., leased to Weingarten & Gerberer, manufacturers of leather goods, of 400 West 14th st, the 5-sty building, on a plot 75x103, at 90 to 94 Grand st, for Charles Laue, who recently purchased the property. The property has been untenanted for two years, when Rusch & Co., silk merchants, removed their establishment uptown.

L. TANENBAUM STRAUSS & CO., INC., leased to the German Artistic Weaving Co. of 141 West 36th st for Helen McGaw Smith, the store and basement in 109 and 111 Prince st; for Morris W. Levine, 25,000 sq ft in 40 and 42 West 17th st to various tenants; for the Est. of John Downey 20,000 sq ft in 733 and 755 Broadway to various tenants; for the F. A. Seitz Realty & Construction Co. 25,000 sq ft in 39 and 41 East 12th st to various tenants; and for the Est. of Leopold Sinsheimer 21,000 sq ft in 714 Broadway.

L. TANENBAUM STRAUSS & CO., INC., report the leasing of the entire properties at 27 to 33 West 23d st, 8 to 14 West 24th st, for Harris D. Colt, as trustee for the estate of Richard Arnold, formerly of Arnold, Constable & Co., to Loeb & Schoenfeld one of the largest lace and embroidery houses in the world, for many years located at 451 and 453 Broadway. The lease is for a term of 10 years at a total rental of approximately $500,000. The property includes entire 6-sty buildings, frontage of 100 ft on 23d st and 70 ft on 24th st, which were for many years occupied by Putnam and Dutton, and the owners will remodel the entire premises for the use of the new tenant, who will take possession about Dec. 1, next. Loeb & Schoenfeld, although one of the largest houses in the world in their line, have been the last to leave the old downtown section. Their entry to 23d st will, in a very large measure, affect the future of that street. The same brokers also leased the 5-sty building at the southwest corner of Grand and Mercer sts, together with the store in the adjoining building at 33 Mercer st, to the American Dry Goods Co., now at 70 Franklin st. The premises were formerly occupied by William Openhym & Sons. Daniel Birdsall & Co. were associated as brokers.

VAN NORDEN & WILSON leased for the New-A-Hone Razor Strop Co., their store in 1368 Broadway, to Henry Merhige, a dealer in lingerie and laces. The Razor Strop Co. is taking a store in Harry Schiff's new building, the northeast corner of Broadway and 37th st. This lease is interesting, as it is a sublease of a sublease, and carries with it the assignment of a third sublease for part of the store. The property belongs to the Hoe Estate.

LUDWIG C. TRAUBE leased the store and basement in 1518 Madison av to Kostin & Wellington.

HENRY TRENKMANN leased the store and basement in 203 and 205 Lafayette st to A. J. Nipple and Pipe Cutting Co. for five years; also the 3d loft in 157 Grand st to Walter Hartwich.

E. A. TURNER leased for Robert Goelet the 5-sty building 4 East 48th st for a term of years to Feffercorn & Freund, dealers in antiques. One year ago the same broker leased the building 3 East 47th st, abutting this present lease. The lessees are going to joint the two houses by building a big fireproof arcade from one building to the other, to be used exclusively for showrooms, etc. The lease is for a term of years at $10,000 a year.

WILLIAM A. WHITE & SONS leased the dwelling at 136 East 22d st to Dr. Waldo H. Richardson; also the 3d loft in 317 Greenwich st to Howard A. Boyce; the 2d loft in 443 Broadway to the Empire Manufacturing Co.; a loft in 533 to 541 Canal st to the Santi Franco Duca; the 2d loft in 298 Broadway to the Old Colony Textile Co.; the top loft in 112 Reade st to M. A. Wexman; the 2d loft in 536 Broome st to the Flushovalve Co. of 71 Greenwich st, which completes the renting of this building; the 6th loft in 382 Lafayette st to H. & S. Sachsman; the 3d loft in 131 and 133 Bleecker st to Sol Newman of 590 Broadway; the 2d loft in 128 Bleecker st to S. Kabus, and the top loft in 154 Spring st to Barnet Feldman. The same brokers also rented office space in 12 to 16 John st to F. Gillmor and in 100 Hudson st to the I. Silverberg Commission Co.

WILLIAM A. WHITE & SONS leased to the International Ultramarine Works, of 130 Worth st, the store at 113 and 115 Leonard st; also leased for a term of years the building at 62 Front st to William E. Williams, of 83 Pine st; also leased the 2d, 3d and 4th lofts in 178 Greenwich st to J. P. Brinkerhoff's Sons, Inc., engravers, of 183 Greenwich st, and office space in 50 Broad st to Ogden D. Budd & Co., of 68 Broad st; D. A. Batson & Co., Frederick C. Simons, of 55 Liberty st, and Peter A. Lauria, of 45 Nassau st; Henry Schreiter, of 20 Nassau st, and J. Hathaway Pope & Co. of 20 Broad st.

F. R. WOOD, W. H. DOLSON CO. leased for the McDermott Dairy Co. the store in 712 Amsterdam av to Hyman & Joseph Sudnovsky of 712 Amsterdam av.

Brooklyn.

CHARLES W. SEITZ leased the store and basement at the northeast corner of Flatbush av extension and DeKalb av to Joseph Mayer, and the store in 715 Fulton st through to Fort Greene pl, for John E. Edwards.

Queens.

EWING, BACON & HENRY leased to Mindlin & Roseman space in the Queensboro Loft Building, Long Island City.

Suburban.

O'CONNOR & McCANN leased for Catherine E. Scott the house and garage at 50 Boulevard, Pelham Heights, N. Y., to D'Anjou Pearsall.

FISH & MARVIN rented for the White Plains Construction Co. the house on Oakway, Scarsdale, to John W. Apnel, Jr., of John Wanamaker & Co., and the residence of William Walker Orr in the Heathcote Association at Scarsdale, known as Archray, furnished, for 9 months, to Harold M. Lehman of Lehman Bros., bankers, of this city.

PEASE & ELLIMAN leased for William Neil Smith his country place at the corner of Edgewood Drive and Valley Road at Edgewood, Greenwich, Conn., to N. T. Guernsey, of the counsel to the American Telephone & Telegraph Co.

REAL ESTATE NOTES.

DANIEL BIRDSALL & CO. have been appointed agents of 9 West 20th st, 60-62 East 11th st and 120 West 23d st.

ROBERT R. RAINEY has been appointed agent of 56 West 46th st.

RICE & HILL have been appointed agents for the Columbia Bank Building, 507 5th av.

C. WALTER CUSHIER is now connected with the firm of M. Morgenthau, Jr., Co.

E. P. HUME has opened a real estate office at 30 East 42d st.

DAVID VOGEL was the broker who negotiated the sale of 7 Pitt st to Kate McGuire last week, and its re-sale later to Abraham Katz.

LUDWIG C. TRAUBE has been appointed agent for the four apartment houses at 1437-1443 Lexington av.

MRS. LOWDEN, who owns the 3-sty dwelling at 174 West 93d st, which was reported sold early in the week, denies the sale.

JAMES E. BARRY & CO. have been appointed agents for the apartment houses 459-461 West 155th st.

NEGOTIATIONS are pending for the sale of the vacant plot 75x100, at the s e c of 207th st and Post av, by the Manatee Co. to a builder.

THE HEIMANN CO., F. W. Heimann, president, has opened offices at 309 Broadway to conduct a general real estate business.

SPEAR & CO. have been appointed agents of 43-47 West 16th st, 143-45 Prince st and 201-203 Wooster st.

CLINTON H. BOOTH and William M. Ecklund, formerly connected with the 5th av office of the McVickar-Gaillard Realty Company, are now with Rice & Hill at 507 5th av.

THE NEHRING CO. has been appointed agent of the following apartment houses: The Abercrombie, at 165th st and St. Nicholas av; 363 to 369 Edgecombe av, 507 West 169th st, 622 West 182d st and 989 Simpson st.

D. A. TROTTA was the broker in the sale for the Regina Construction Co. of the 5-sty flat at No. 779 East 181st st, on plot 51x46, to A. R. Munro, who gave in part payment the plot 45x101 at the southwest corner of Zerega and St. Raymond av.

THE BROADWAY ASSOCIATION, Jefferson De Mont Thompson, president, composed of property owners and business men in and contiguous to Broadway, has established permanent headquarters in the Martinique Hotel.

GEORGE H. CHIVVIS, for many years associated with M. & L. Hess, and William F. McMorrow, have opened offices in the Townsend Building, 1123 Bway, for the transaction of a general real estate business. The firm will be known as George H. Chivvis & Co.

FRANK E. SCHAEFFLER, who for the last seven years has been with the firm of Braisted, Goodman & Hershfield, has opened an office at 2837 Broadway, southwest corner of 110th st, for the transaction of a general real estate and insurance business.

THE MUTUAL LIFE INSURANCE CO. has decided to make use of the property it owns at 48 and 50 Maiden Lane and 33 and 35 Liberty st for the storage of records. Tenants in the 5-sty structure have been ordered to vacate. The building will be remodelled for the purpose indicated by the company's architect.

HEIL & STERN have been appointed agents for the following properties: 13-15 West 20th st, for the est of Solomon Lindenborn; 46-48-50 West 29th st, for I. & M. Phillips; 129 West 28th st, for the 130 W. 29th St. Co.; 130-2 West 29th st, for the 130 W. 29th St. Co.; and 819-21 5th st and 185-7 Lewis st, for the Directors' Holding Co.

D. A. TROTTA has placed for the Nista Construction Co., Inc., a building loan of $56,000 for the erection of two 50-ft. 5-sty buildings on the east side of Crotona av, 100 ft. north of 187st; also for the same company a first mortgage of $11,500 at 5½ per cent. on 689 East 187th St; and also a first mortgage of $10,00 at 5 per cent. for John McNulty at 2336 Hughes av.

JUSTICE FORD has appointed Thomas Gilleran referee on an application by Madison Grant, trustee under the will of De Forest Manice, for permission to mortgage, sell or lease the property at 167 Madison av, southeast corner of 33d st. The trustee states that the old 4-sty house on the plot is vacant and hard to rent because the neighborhood is no longer suitable for residence purposes.

THE REV. DR. GEORGE CLARKE HOUGHTON announced Wednesday the acceptance by the Church of the Transfiguration of the gift by Miss Ethel Zabriskie, of the old family residence at 14 East 30th st, a 3-sty house on lot 22.3x98.9. The gift is in memory of her mother who died several years ago. The house abuts on the rear of the church property on 29th st, between Madison and 5th avs, and will be used for parish activities.

DOUGLAS L. ELLISON & CO. have been appointed agents for the new 12-sty apartment house being erected by the Fullerton Weaver Realty Co. at the Northwest corner of 66th st and Park av, to be known as No. 640 Park av. There will be only one apartment to a floor, consisting of 18 rooms and 6 baths. Rents will range from $9,000 to $12,000. It is expected to be ready for occupancy about September 1st, 1914.

TRAFFIC at the 34th and 42d st stations of the 6th av elevated has been materially lessened by the opening, last Saturday, of the new 38th st station. The new station was brought about through the increased traffic as a consequence of the northward shopping movement and local property owners were successful in convincing the Public Service Commission that its speedy erection was imperative.

PERCY AND JESSE STRAUS, of R. H. Macy & Co., are the buyers of the one-fifth interest in 1319 and 1321 Broadway, 111 West 34th st 119 to 123 West 34th st and 122 to 126 West 35th st upon which the Macy store is erected, and the sale of which by Mrs. Elizabeth Towle Bissel, of California, as guardian of John Henry Towle, was reported recently. The one-fifth interest in the property at Nos. 129 and 131 West 33d st was bought by Arnstein & Levy.

THE REAL ESTATE AUCTIONEERS' ASSOCIATION, feeling the injury which may arise if any change in the method of taxation is legislatively agitated, opens its room free—for discussion on this and any other economic measure (which may prove a community interest) —at 2 o'clock each Tuesday afternoon during February, 1914. This was made possible by the order of James L. Wells, president, and D. Phoenix Ingraham and Lewis Phillips, the committee.

THE ST. ANTHONY ASSOCIATION has taken title to the home of Mrs. John A. Logan, Jr., at 17 West 56th st, which it contracted to buy in July, 1912. The association has given in part payment to Edith A. Logan the house at 29 East 28th st, which has been the headquarters of the society for thirty-five years. The 56th st dwelling will be the home of the Logans for some time, as the St. Anthony Association will remain in the 28th st house until it has been sold or leased by the new owners.

THE CENTRAL PARK WEST TAXPAYERS' ASSOCIATION will hold a meeting on Monday evening, February 9, 1914, at 8.30, at the Majestic Hotel, Central Park West and 72d st. It is expected that this will be one of the association's most important meetings, as the matter of building the subway along Central Park West, from 59th to 104th sts will be brought up and plans will be adopted for formally presenting the petition to the Public Service Commission. It is also expected to take up the matter of restriction of business traffic on Central Park West, the asphalting of Columbus av and other matters.

WILLIAM B. MAY & CO., who are active in the matter of restricting traffic on 5th av north of 42d st and south of 110th st so that trucking and delivery wagons will be eliminated from that thoroughfare, thus relieving the serious congestion and making the avenue a suitable thoroughfare for private equipages, report that, from answers to letters which they have sent out, it is learned that practically all of the owners and occupants of properties in 5th av and adjacent streets are entirely in sympathy with such a movement. The consensus of opinion is that such a restriction should be enforced, because the congestion at times is such as to cause numerous and serious delays. It is the intention of William B. May & Co. to continue an active campaign to bring about regulating of the traffic.

THE UNITED REAL ESTATE OWNERS' ASSOCIATION will hold their annual reception at Terrace Garden next Thursday evening. Elaborate preparations have been made for the entertainment of the guests. A vaudeville performance will be followed by dancing, to the music of Henry Conrad's orchestra. Handsome souvenirs in the form of a year book, with special articles, will also be distributed. Among those who have accepted invitations to be present are Surrogate George M. S. Schulz; Rudolph P. Miller, Superintendent of Buildings; John J. Murphy, Tenement House Commissioner, and William H. Abbott, Deputy Commissioner; Bridge Commissioner R. J. H. Kracke; Lawrence M. D. McGuire, President of the Real Estate Board; George Wenner, president of the West Side Taxpayers' Association, and a number of Assemblymen and other public officials.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ESTATE OF BRIDGET CURRY—premises 157 East 82d st, 3-sty dwelling, on lot 19.2x102.2, valued at $14,000.

GEORGE ENSER—2856 8th av, 5-sty tenement, 25x100, $26,000.

PAUL D. LAVIGNE—137 Attorney st, 3-sty dwelling, 18.9x75, $13,000; and 741-743 8th av, 5-sty tenement, 40x100x irreg, $88,000.

YETTA RITTER—180 Stanton st, 5-sty loft building, 20x99.6, $23,500.

HELENA C. BAKER—2619 Walker av, Bronx, $10,500.

JOSEPH M. LICHTENAUER—151 West 76th st, 4-sty dwelling, 18x102.2, $27,000; 146 West 79th st, 3-sty dwelling, 16.8x102.2, $20,000; 148 West 79th st, 3-sty dwelling, 16.8x102.2, $20,000; 160 West 79th st, 3-sty dwelling, 16x102.2, $20,000; 162 West 79th st, 3-sty dwelling, 17x102.2, $21,500; 916 6th av, 4-sty tenement with store, 22.6x80.6½, $40,500; 151-157 West 53d st, four 3-sty dwellings, each 18.9x100.5, each $16,800; 149 West 53d st, 3-sty dwelling, 16.8x100.5, $15,000; 145 West 53d st, 3-sty dwelling, 16.8x100.5; $15,000; 152 West 54th

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Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

DO YOU NEED the services of experienced man (German-American) to take charge of your property? General supervision, renting, collections, hiring of help, repair and upkeep. If you need honest, sober and industrious man who has had charge of a number of elevator buildings for years, who has the best city references, address, if interested, Box 242, Record and Guide.

FOR SALE—Real estate records, bound book form—Borough of Manhattan; also Atlasses, typewriter's desk, letter press and stand with drawers. Apply Owner, 203 Broadway, room 708. Call afternoons.

YOUNG MAN, 25, 8 years' experience, inside, outside work, well acquainted with city, desires to connect with good real estate concern. Box 246, Record & Guide.

HIGH GRADE realty man, long experienced in leasing and management best class apartment and business property, desires to connect himself with estate or individual seeking capable executive. Box 244, Record and Guide.

OPPORTUNITY.—Real Estate Agent or Broker having a small business, who wishes to increase his business and income, write to Opportunity, Box 250, Record and Guide.

RENTAL BROKER Wanted by a large midtown Real Estate office, Liberal basis; Leads furnished. Assistance given. Only experienced men with good record of deals closed apply. Box 248, Record and Guide.

DESK ROOM
in established real estate office downtown (Broadway) for real estate man, corporation, trustee or manager of an estate. All conveniences, telephone, stenographer, etc. Terms reasonable to right party. References required. Box 252, Record and Guide.

YOUNG MAN (20) desires position with real estate firm; 4 years' actual experience with real estate records, projections, maps, diagrams, etc. Excellent references. Investigation invited. Box 254, Record and Guide.

INSURANCE MAN with over 15 years' experience in brokerage business would like to connect with real estate firm to manage and develop their insurance business; can furnish best of references. Box 258, Record and Guide.

REAL ESTATE broker and office manager, 24 years old, six years leading concern, will connect with estate, Real Estate Co., Trust Co., or corporation in capacity of manager or assistant in some department. Box 288, Record and Guide.

WE ARE entirely out of New York Edition of Record and Guide of March 1 and July 12, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on February 10, 1914. Record and Guide Company, 119 West 40th St.

st, 3-sty stable, 25x100.5, $37,500; 176 3d av, 4-sty tenement with store, 18.9x100, $23,500; 1664 Madison av, 4-sty tenement with store, $12,500; vacant plot, 227th st and Fort Charles pl, 52.69x59.67x irreg, in block 3402, lot 448, $2,700; plot at 227th st and Fort Charles pl, block 3402, lot 450, $2,000; northwest corner of Tremont and Harrison avs, 47x101.9x irreg, $8,000; plot on Tremont av, block 2868, lot 75, $32,000; plot on Aqueduct av, block 3216, lot 64, $8,000; plot on Andrews av, block 3216, lot 20, $6,000; northeast corner Popham av and 176th st, block 2877, lot 416, $8,250; plot on Sedgwick av, block 2880, lot 168, $7,000; plot on Morris av, block 2420, lots 49, 50, 51, $12,000; lot on Ogden av, block 2522, lot 14, $1,250; plot on Sedgwick av, block 2530, lot 32, $12,000; plot on Merriam av, block 2531, lot 13, $4,300; plot on Ogden av, block 2531, lot 23, $2,500; plot on Ogden av, block 2531, lot 25, $3,600; plot northwest corner Ogden av and 169th st, block 2531, lot 35, $4,200; plot on Aqueduct av, block 2534, lot 16, $4,000; plot on Sedgwick av, block 2880, lot 25, $3,000; northeast corner Merriam av and 170th st, block 2535, lot 1, $18,500; plot on Sedgwick av, block 2880, lot 32, $2,200; plot on Commerce av, block 2882, lot 7, $2,500; 114 East 110th st, 4-sty tenement and store, 16.8x100.11, $9,000; 116 East 110th st, 4-sty tenement and store, 16.8x100.11, $9,000, and 118 East 110th st, 4-sty tenement and store, 17.2x100.11, $9,000.

DAVID BANKS—23 Park pl, running through to Murray st (20), 5-sty loft and office building, 28.8x52.4, $165,000; and 35 East 72d st, 4-sty dwelling, 22x102.2, $86,000.

OBITUARY

MAJOR JOHN DE WITT KLEMYER, real estate broker, with offices at 200 Broadway, died Thursday, January 20, at the Melba Sanitarium, 302 McDonough st, Brooklyn, following an operation for stomach trouble. Major Klemyer was born in Brooklyn thirty-eight years ago and has been prominent in military affairs in the State for over fifteen years. At the time of his death he was the junior major of the Forty-seventh Infantry, N. G. N. Y. of Brooklyn, having been transferred to that regiment in 1902 from the Twenty-third Infantry of Brooklyn, where he enlisted in 1898. Major Klemyer was one of the best known and most popular officers in the National Guard of this State. **He was buried Sunday, February 1, at** Greenwood Cemetery, Brooklyn, with full military honors.

SOLOMON JACOBS, real estate operator, died on Wednesday at his home, 3 East 86th st. He left a widow and a daughter.

LAURENCE B. RAND, a real estate dealer of 481 5th av, died Wednesday at his home in Cedarhurst, L. I. He had been ill for nine months. Mr. Rand was thirty-two years old and is survived by his widow and son.

JOSIAH B. BOONE, a real estate man, died on Tuesday of heart disease, at his home, 292 Lincoln av, Brooklyn, aged fifty-three. A widow, a son and three daughters survive him.

Protest Against Insurance Rates.

The question of the recent rise in premiums for accident insurance, which affects thousands of property owners in this city, was taken up at a mass meeting held last Monday evening, at 142 Second avenue, under the auspices of the Greater New York Taxpayers' Association. This organization, consisting of several hundred real estate owners whose holdings lie in the territory south of 42d street and east of Broadway, has taken up the fight of property owners in opposition to the rise in premiums for accident insurance. The association has gone about this work systematically and earnestly to secure proof against the body of lawyers that has devoted itself recently to the business of prosecuting accident cases which never took place, and when they did take place no injury resulted from such accident. The association has also started on foot a plan to organize a fund of their own in the nature of indemnity insurance.

At the Monday night meeting, the speakers were Ira J. Ettinger, Harold M. Phillips, Abraham Sarasohn, Bernard Goodman, and David Rosenbaum.

All emphasized the necessity of running down the originators of fake cases and their attorneys; also the necessity of fighting every case, where the plaintiff cannot show a clear and justifiable cause of action—two matters entirely ignored by the insurance companies and the chief contributing causes to the present excessive rates.

About $2,500 was subscribed as a defense fund to take care of any liability cases that might arise while the matter is being threshed out with the insurance companies.

—"Pessimism does not pay in real estate." Think rather of the men who have made fortunes in realty and of the thousands of old people who are living in comfort through their frugality and investments in productive property in early life.

Local Fire Alarm Systems In New York Factories.

A fire alarm signal system with a sufficient number of clearly audible signals is required in every factory building over two stories high in which more than 25 persons are employed above the grade story by the new labor law of New York State.

A sub-committee of the Industrial Board has been at work drafting rules and regulations for factory fire alarm systems which will be issued early in February. Before that the Industrial Board will hold a public hearing on the subject of the rules.

At present the most complete rules for factory alarm systems are those in use in New Jersey. Possibly the New York rules will be similar in some respects and improved in others. Some engineers do not favor open circuits in fire alarm systems which are permitted in New Jersey. It is thought that the New York rules will require closed circuits. New Jersey has regarded electric siren horns rather more favorably than gongs. New York, it is thought, will favor gongs and permit horns under certain circumstances.

In draughting its rules for factory alarm systems New York has had the advantage of the pioneer work done by others and can avoid the errors, imitate the accuracies and improve the weaknesses. It is expected that the rules and regulations the Industrial Board will publish will be the most complet yet published, and will reflect the advice of competent engineers.—"Safety Engineering."

The Mortgage Market.

"Purchasers of all kinds of first-class securities realize now that the period of high interest rates lately prevailing has passed," said Randall Salisbury, of the mortgage department of the Title Guarantee & Trust Co., this week. "It may be that mortgage investors are a trifle late in appreciating the change in conditions. There are still some would-be purchasers of mortgages, who, unable to escape from the financial atmosphere of the last few months, are endeavoring to obtain a net return of 5 per cent. on guaranteed mortgages. As a matter of fact, the gross rate of interest today is 5 per cent. on well-located income-producing property in Manhattan and the Bronx. With bonds of various sorts being marketed on a lower than 4½ per cent basis, there is absolutely no reason why guaranteed mortgages should pay a higher rate than 4½ per cent.

"It is perfectly certain that within a comparatively short time the demand for mortgage investments at this rate will be greater than the supply. It seems to me that from a financial standpoint the outlook for real estate is extremely favorable. Not the least important factor in the situation is that the institutions that make a business of handling mortgage loans have a much clearer conception of their problem than ever before."

Bridge Traffic.

According to a count made by the operating companies, the Williamsburgh Bridge is now carrying more passengers than the Brooklyn Bridge. The count was made for one continuous period of 24 hours in the month of November last, of the traffic moving in both directions. The result showed that the Williamsburgh Bridge during that period carried 313,347 passengers, and the Brooklyn Bridge 306,845. The Queensboro Bridge scored a total of 78,980, and the Manhattan Bridge 43,820. The total of all bridges was 742,992, an increase of 12.6 per cent. of the total for 1912, which was 659,591.

—Renting conditions make the new-law apartment houses a profitable investment on Washington Heights. There is a good demand for suites of four and five rooms in non-elevator houses, and also for the larger apartments in elevator houses renting at nine to thirteen dollars a room.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

There were 22 offerings at the Manhattan and Bronx salesrooms this week, and 13 were bought by parties in interest, 5 were withdrawn or adjourned, and 4 went to outside bidders. These were Sadie Schwartz, who paid $98,344 for the one-sty theatre at 45-51 Suffolk street; Anthony Wenner, who bid $15,500 for the four-sty flat at 318 West 37th street, offered at executor's sale; Edmund Berger, who paid $18,200 for dwellings at Lexington avenue and 127th street, and R. Baldo, who secured the three-sty stable at 1449 Vyse avenue for $4,700. The 12-sty loft building at 50-54 West 17th street was bought by the plaintiff, the Metropolitan Life Insurance Co., for $286,000.

For the coming week, most of the properties offered comprise tenements in Manhattan and dwellings in the Bronx. Among the more valuable properties to be sold are 17 West 36th street, a four-sty loft building to be offered by Bryan L. Kennelly, and 153 Water street, a six-sty loft building, to be sold by Herbert A. Sherman. Joseph P. Day is scheduled to sell six tenements, besides other properties in various sections of the city.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 6, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Suffolk st, 45-51, ws, 125.10 s Broome, 74.11x100.7x75.1x100.7, 1-sty bk theatre; due, $8,485.05; T&c, $1,802.60; sub to a mtg of $79,000; fire ins premiums, &c, $2,041.92; Sadie Schwartz. 98,344

17TH st, 50-4 W (*), ss, 179 e 6 av, 66x92, 12-sty bk loft & str bldg; due, $275,597.95; T&c, $11,824.29; Metropolitan Life Ins Co. 286,000

136TH st, 622 W (*), ss, 287.6 w Bway, 43.9x99.11, 5-sty bk tnt; due, $43,066.49; T&c, $2,714.97; Stephen O Lockwood trste. 45,000

164TH st, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; due, $11,846.46; T&c, $715.07; adj Feb17.

HENRY BRADY.

9TH st, 433 E (*), ns, 188 w Av A, 25x92.3, 5-sty bk tnt & strs; due, $21,410.52; T&c, $931.80; Warwick Savgs Bank. 22,500

131ST st, 130 W (*), ss, 390 e 7 av, 20x99.11, 3-sty & b stn dwg; due, $10,556.11; T&c, $226.26; Emigrant Indus Savgs Bank. 9,000

HERBERT A. SHERMAN.

127TH st, 141 E, ns, 20 e Lex av, runs n 63.11xw20 to Lex av (Nos 2113-15) xn36xe 35xs99.11xw15 to beg, three 3-sty bk & stn dwgs; due, $17,977.76; T&c, $368.75; Edmond Borger. 18,200

Lexington av, 2113-15, see 127th, 141 E.

BRYAN L. KENNELLY.

37TH st, 318 W, ss, 250 w 8 av, 25x98.9, 4-sty bk tnt & strs (exr); Anthony Wenner. 15,500

113TH st, 167 E, ns, 160 w 3 av, 20x100.11, 4-sty bk tnt (vol); bid in at $10,750.

121ST st, 75 E, ns, 40 w Park av, 20x100.11, 4-sty & b stn tnt (vol); bid in at $15,500.

SAMUEL GOLDSTICKER.

122D st, 207 W (*), ns, 116 w 7 av, 18x100.11, 3-sty & b bk dwg; due, $13,846.92; T&c, $767.91; Edw Kent et al trstes. 15,000

Total	509,544
Corresponding week 1913	650,537
Jan. 1, 1914, to date	5,256,498
Corresponding period 1913	4,599,854

Bronx.

The following are the sales that have taken place during the week ending February 6, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Guion pl, ss, 125 e St Lawrence av, 50x80; due $1,415.92; T&c, $21.72; withdrawn.

Prospect av, 594-8 (*), es, 155.6 n Fox, 81.10x100, two 5-sty bk tnts & strs; due, $16,420.74; T&c, $250; sub to two mtgs aggregating $65,750; Morris Podolsky. 84,750

SAMUEL GOLDSTICKER.

Lawrence av (*), ns, and SEDGWICK AV, ss, lots 29 to 31; due, $5,587.15; T&c, $1,026.26; Sarah T Umpleby. 5,000

Sedgwick av, ss, see Lawrence av, ns, etc.

GEORGE PRICE.

Bronx blvd (*), nes, 238 w 222d, 180x80; also BRONX BLVD, ss, 663 w 222d, 112x84x73, gore; due, $5,727.06; T&c, $750; Geo McCauslan. 6,300

Bronx blvd, ss, 663 w 222d, see Bronx blvd, nes, 238 w 222d.

M. MORGENTHAU, JR, CO.

Marmion av, 1888 (*), es, 61 s Fairmount pl, 35.2x106.10, 4-sty bk tnt; due, $3,329.82; T&c, $550; sub to 1st mtg of $20,000; mtg recorded Oct11'12; Chas R Bretsch. 22,000

Popham av, 1727 (*), ws, 246.4 n 176th, 25x100, 2-sty fr dwg; due, $8,305.07; T&c, $225; Obadiah Newcomb et al. 7,000

HENRY BRADY.

Vyse av, 1449-51, ws, 100 s Jennings, 50x100, 3-sty fr stable; due, $2,874.36; T&c, $861.36; R Baldo. 4,700

HERBERT A. SHERMAN.

Harrington av (*), ns, 155.4 e Ft Schuyler av, 100x100; due, $5,598.21; T&c, $800; Ray Batt. 1,000

Total	$130,750
Corresponding week 1913	109,350
Jan. 1, 1914, to date	687,017
Corresponding period 1913	689,062

Brooklyn.

The folowing are the sales that have taken place during the week ending Feb. 4, 1914, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

COLUMBIA ST, ws, 18 n Irving, 30.9x80; Mamie Fichera. $8,000.00

DEAN ST (*), ss, 200 w Kingston av, 20x100; Frank G Smiley. 5,600.00

KOUWENHOVEN PL (*), nws, intersec cl E 48th, runs n1,048.3xe490.8 to Utica av, xs410.9xsw783.7 to beg; also UTICA AV, es, intersec nws Flatlands Neck rd runs n 252.7xe170.3xs19.2xsw 299.6 to beg, except parts released; 4,350.00

LINDEN ST, ss, 207.2 e Wyckoff av, 40x100; partition. Jno Nash. 4,350.00

LORIMER ST (*), nec Boerum, 100x25x irreg; Brevoort Savgs Bank of Bklyn. 33,300.00

PINE ST (*), sec New Lots rd, 93x123; Louis Reinhardt 3,000.00

RUTLEDGE ST (*), nws, 215 sw Beuford av, 15x100; Mary Shea. 2,000.00

SACKMAN ST (*), ws, 17.9 n Dean, 18.1x80; Wm M Allison. 1,000.00

TAAFFE PL, ws, 70 s Myrtle av, 25x108; partition; Michl Nash. 3,800.00

W 10TH ST (*), ws, 336 n Av R, 182x100; also W 10TH ST, es, 336 n Av R, 150x100; Otto E Reimer. 35,000.00

BAY 19TH ST (*), ws, 143.1 sw Bath av, 130.1x72.6x irreg; Fredk C Goppoldt 9,500.00

53D ST (*), ss, 100 w 11 av, 20x100.2; Louise L Ostrander. 3,600.00

E 59TH ST, es, cl intersec ss rd from Flatbush to Canarsie, runs s557.10xe 100xn130xs20xe150 to cl Ralph av, xn 409.1xw227.1xw96.11 to beg; also ROAD from Flathush to Canarsie, ss, intersec cl Av E, runs sw 699.7xse40 xsw400xnw140 to cl Av E, xs241.10 xs174.8 to cl E 81st, xse99.1xne650xse 20xne930 to cl E 87th, xnw59.1xw 278.11 to beg; also ROAD from Flathush to Canarsie, ss, intersec cl Av E, runs w277.10xsw979.11 to cl E 82d, xse260 to cl E 81st, xse37.5xe183.3 to cl Av E, xne241.10xse140xne400xnw 140 to cl Av E, x699.7 to beg; also ROAD from Flathush to Canarsie, ss, 180 nw Av E, runs sw404.1xsw863.1xse 100xsw358.5xe364.10 to cl E 81st, xnw 37.5xne260 to cl E 82d, xnw20xne979.11 to beg; also ROAD from Flatbush to Canarsie, ss, 200 se Av D, runs sw S34.11xse80.3xe204.8xne446.10 xnw 140 xne463.4 xne358.5 xnw100 xne863.1 to beg; also ROAD from Flatbush to Canarsie, ss, intersec ses right of way of N Y & Manhattan Beach R R Co, runs swS34.11xse80.3xe204.8xne446.10x nw140xne350xnw180.8 to beg; also ROAD from Flathush to Canarsie, as intersec nws lands of N Y & Manhattan Beach R R Co, runs sw797.1xnw 920.7xe241.3 to cl E 59th xs557.10xe 130xs20xe150 to cl Ralph av, xn409.1 xe194.7xe166.1 to beg; also PARCEL OF LAND bounded s x present rd from Flathush to Canarsie, n x cl of old rd wxws Wyckoff Farm containing 45 one-thousandths of an acre; A B Roberts. 9,000.00

59TH ST, ns, 140 e 8 av, 220x100.2; adj March 3.

William Davis 8,750.00

LINDEN AV (*), ss, 226.2 e Nostrand av, 20x140; Edw B Parsons. 5,300.00

OCEAN PARKWAY, ws, 180 s Av D, 40x150; Frances Lind. 9,400.00

PARKSIDE AV (*), nwc Parkside ct, 41.7x95.5; Louis McCarty. 35,500.00

WILLOUGHBY AV, nwc Claremont av, 84x6x irreg; partition; Thos J Nash. 6,300.00

18TH AV (*), nws, intersec nes 65th, 134.1x88.9; also 18TH AV, nws, 174.1 ne 65th, 25.10x86.3; Geo de Braekeler. 67,000.00

WATKINS ST (*), es, 125 s Riverdale av, 20x100; Michl Rogers. 450.00

WATKINS ST (*), es, 150 s Riverdale av, 25x100; Michl Rogers. 450.00

STONE AV (*), ws, 125 s Riverdale av, 25x100; Michl Rogers. 450.00

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Auction Sales, Brooklyn—Continued.

WM. P. RAE.

BAY 35TH ST, ses, 260 sw Benson av, 40x96.8; A B Roberts..... 4,500.00
58TH ST (*), ss, 400 w 16 av, 20x100; Anna W Irvin..... 4,750.00
BATH AV, ns, 38.8 e Bay 17th, 19.4x100; A B Roberts..... 2,500.00
CHURCH AV, swc E 34TH, 20x80; Jay Holding Corpn..... 5,000.00
NEW LOTS RD, ss, 21.2 w Williams av, 84.9x81.9x irreg; withdrawn..... —
ST MARKS AV (*), ns, 125 e Kingston av, 100x155.7; Collective Holding Co, Inc 35,000.00
SHEFFIELD AV (*), ws, 103.6 s New Lots av, 100x100; also SHEFFIELD AV, ws, 150 n Hegeman av, runs w 100xs610xw130 to cl Georgia av, xn 13.11xw320 to cl Malta st, xs— to cl Fairfield av, xw— to cl Louisiana av, xw74.11xs3.1 xw166 xn— xn296xe120 xn95 to Stanley, xe56.4xne—xn930.6 xe100xs360xe260xn675xe100 to beg; Abram J Hazeltine..... 102,667.00
LOT 40, Block 6123, Sec 18; Alfred Davis 100.00

CHAS. SHONGOOD.

17TH ST, sws, 225 nw 5 av, 17.7x100.2; B Caspari 2,000.00
OCEAN PARKWAY, ws, bet Av N & O, lot 36; P Kessel..... 1,175.00
WYTHE AV, sws, 74 nw Keap, 18.4x62; Action 1; E A Haggerty..... 3,250.00
WYTHE AV, sws, 92.4 nw Keap, 19x62; Action 2; E A Haggerty..... 3,250.00

JAS. L. BRUMLEY.

E 2D ST (*), ws, 285 s Av I, 26x110; Wm H Talmage..... 4,500.00
55TH ST, sec 2 av, 20x102.2; Jos A Bill et al def..... 5,700.00

CHAUNCEY REAL ESTATE CO.

DEAN ST, sec Rogers av, 115x120; Adj Feb 24 ..... —

JOSEPH P. DAY.

CROPSEY AV, 1865-7, ns, 62.8 w 19 av, 31.8x111.9, 3-sty & b bk dwg (vol); Chas H Chapman..... 13,100.00

Total $539,242.00
Corresponding week, 1913..... 151,929.00

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhatton, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

FEB. 7 & 9.

No Legal Sales advertised for these days.

FEB. 10.

CHRYSTIE ST, 183, ws, 100.2 n Rivington, 24.9 x96.3x25x95.4, 5-sty stn tnt & strs, 4-sty ext; Wolcott G Laue, trste—Nellie R Birkholz et al; Hoffman Miller (A), 80 Bway; Earle W Webb (R); due, $25,723.21; T&c, $823.30; Joseph P Day.

CLINTON ST, 93, see Pitt, 25.

PITT ST, 25, ws, 100 n Broome, 25x100, 5-sty bk tnt & strs; also CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; Sheriff's sale of all right, title, &c, which Anna I Koran had on Nov11'13, or since; Julius Harburger, Sheriff; Henry Brady.

THOMPSON ST, ws, 75 n Broome, 3x60; Raphael R Murphy—Mary R Bow et al; Emilie M Bullowa (A), 34 Nassau; Harold P Coffin (R); due, $848.14; T&c, $85.21; Joseph P Day.

92D ST, 18 E, ss, 237.10 e 5 av, 17.8x100.8, 4-sty & b stn dwg; Frances G Alexander—Sarah Friedman et al; Alexander & Keenan (A), 24 Broad; Ernest H Wells (R); due, $37,427.16; T&c, $1,654.10; mtg recorded June 17'10; Bryan L Kennelly.

144TH ST, 510 W, ss, 125 w Hamilton pl, 100x99.11, 6-sty bk tnt; International Distributors Corpn—Geo B Bergkamp et al; Gen C De Lacy (A), 233 Bway; Rudolph A Seligmann (R); due, $11,299.14; T&c, $288; sub to 3 mtgs aggregating $181,286; Joseph P Day.

FEB. 11.

ST MARKS PL, 54, ss, 250 e 2 av, 25x97.6, 4-sty stn tnt; Emelius Stigeler—Louis Teven et al; Edwin C Colwell (A), 43 Cedar; Jno H Jones (R); due, $3,765.71; T&c, $2,000; Joseph P Day.

6TH ST, 750, ss, 111 w Av D, 21.10x97, 3-sty bt tnt; Mary G Richardson et al exrs—Solomon Wallach et al; Edw J Prest (A), 51 Chambers; Jno Z Lowe, Jr (R); due, $14,827.48; T&c, $4,737.06; Herbert A Sherman.

36TH ST, 17 W, ns, 298 w 5 av, 24x98.9, 4-sty stn loft & str bldg, 3-sty ext; Jno I Downey—Charter Oak Realty Co; Launon & Bailey (A), 2 Rector; Jno H Rogan (R); due $12,560.55; T&c, $891.42; sub to mtg of $75,000; Bryan L Kennelly.

41ST ST, 414 W, ss, 203.6 w 9 av, 21.6x98.9, 4-sty bk tnt & strs; Isabella Taylor et al—Fidelity Trust Co of Newark, N J, et al; Jos F McCloy (A), 50 Church; Guy Van Amringe (R); (partition); Joseph P Day.

96TH ST, 324 W, ss, 266.8 w West End av, 41.8 x100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, $43,438.67; T&c, $883.50; Joseph P Day.

145TH ST, 474 W, ss, 46 e Ams av, 16x99.11, 4-sty stn dwg; Minna R Goddard extrx—Paul B Pugh et al; Frederic F de Rham (A), 44 Wall; Lewis S Burchard (R); due, $14,965.07; T&c, $1,471.20; Joseph P Day.

145TH ST, 476 W, ss, 30 e Ams av, 16x99.11, 4-sty stn dwg; Minna G Goddard extrx—Ellen A Pugh et al; Frederic F de Rham (A), 44 Wall; Lewis S Burchard (R); due, $15,117.04; T&c, $1,586.91; Joseph P Day.

FEB. 12.

No Legal Sales advertised for this day.

FEB. 13.

96TH ST, 320 W, ss, 225 w West End av, 41.8x100.8, 6-sty bk tnt; Simson Wolf et al exrs—Sause Realty Co et al; Sol Kohn (A), 203 Bway; Safford A Crummey (R); due,

FEB. 14.

No Legal Sales advertised for this day.

FEB. 16.

MAIDEN LA, 135-7, see Water, 153.

WATER ST, 153, nec Maiden la (Nos 135-7), 20.8x52.8x20.2x52.11, 6-sty bk loft & str bldg; Katherine L Meuser—Ahrend Schierenbeck et al; Thos J Farrell (A), 20 Vesey; Howard Humiston (R); due, $18,782.83; T&c, $822.60; sub to pr foreclosure on which is due $20,488.68, &c; mtg recorded JuneS'10; Herbert A Sherman.

128TH ST, 60 W, ss, 172.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; Valentine E Macy et al trstes—Longvale Constn Co et al; Davison & Underhill (A), 26 Court, Bklyn; Jno Z Lowe, Jr (R); due, $41,916 23; T&c, $2,027.03; mtg recorded Apr5'05; Joseph P Day.

133D ST, 138 W, ss, 374.1 e 7 av, 25x99.11, 4-sty stn tnt; N Y Trust Co et al trstes—Fredericka Meyer et al; Middleton S Borland (A), 46 Cedar; Jos T Ryan (R); due, $13,934.69; T&c, $483.25; Bryan L Kennelly.

133D ST, 142 W, ss, 324.10 e 7 av, 25x99.11, 4-sty stn tnt; Lincoln Trust Co—Fredericka Meyer et al; Bowers & Sands (A), 46 Cedar; Jay N Emley (R); due, $13,934.91; T&c, $483.25; Jacob H Mayers.

133D ST, 140 W, ss, 349.10 e 7 av, 25x99.11, 4-sty stn tnt; J Harsen Purdy—Fredericka Meyer et al; Bowers & Sands (A), 46 Cedar; Melvin G Palliser (R); due, $13,937.09; T&c, $483.25; Jacob H Mayers.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated.

FEB. 7 & 9.

No Legal Sales advertised for these days.

FEB. 10.

HUGHES AV, 2130, es, 86.3 n 181st, 16.5x85.5x 16.6x85.3, 2-sty fr dwg; Clara Best—Aaaro Realty Co et al; Arrowsmith & Dunn (A), 261 Bway; Max S Levine (R); due, $4,498.24; T&c, $50; Henry Brady.

FEB. 11.

237TH ST, 412 E, ss, 137.8 e Martha av, 37.8x 99.11, 2-sty fr dwg; Otto G Hupfel—Wesley Constn Co; Action 2; Harry Robitzek (A), 100 Bway; Andw R Shiland (R); due, $949.51; T&c, $46.58; sub to pr mtg of $4,500; Jacob H Mayers.

237TH ST, 412 E, ss, 137.7 e Martha av, 37.8x 99.11, 2-sty fr dwg; Otto C Hupfel—Wesley Cousin Co et al; Action 2; Harry Robitzek (A), 160 Bway; Andw R Shiland (R); due, $949.51; T&c, $46.58; sub to pr mtg of $4,500; Jacob H Mayers.

ANTHONY AV, ws, 135.7 n 174th, 100.2x90x100x 88.11, vacant; Wm H Steinkamp—Frank W Hard et al; A Oldrin Salter (A), 140 Nassau; Mortimer S Brown (R); due, $6,052.39; T&c, $475; mtg recorded Mar17'10; Bryan L Kennelly.

BATHGATE AV, sec Fordham rd (No 528), 100.5x82.5x100.7x82.5, 2-sty fr dwg & vacant; Chas F Brown—Nannie S McLaughlin et al; Dudley S Harde (A), 25 Broad; Abr G Meyer (R); due, $13,092.11; T&c, $610.88; L J Phillips & Co.

FORDHAM RD, 528, see Bathgate av, sec Fordham rd.

HOLLAND AV, 3644, es, 125 n 214th, 25x95; Cath C Hill—Luciano Minutillo et al; Geo Hill (A), 41 Park Row; Wm C Arnold (R); due, $2,262.59; T&c, $489.49; Joseph P Day.

FEB. 12.

No Legal Sales advertised for this day.

FEB. 13.

171ST ST, 496 E, ss, 140 w 3 av, 16x100, 2-sty fr dwg; Morris Cooper—A S Realty Co et al; Arthur O Ernst (A), 170 Bway; Agnes McN Munson (R); due, $1,317.76; T&c, $63.36; sub to mtg of $3,000; M Morgenthau, Jr, Co.

STEBBINS AV, 1273, ws, 79.2 s Chisholm, 25x 100.2, 2-sty fr dwg; Wm E Rabell—Eliza Haley et al; Burlock E Rabell (A), 38 Park Row; C Lansing Hays (R); due, $461.57; T&c, $180; sub to a 1st mtg of $5,000; Joseph P Day.

FEB. 14.

No Legal Sales advertised for this day.

FEB. 16.

UNION AV, 718, es, 173.6 s 156th, 18.9x93.6, 2-sty & b bk dwg; Danl D Bailey trste Katie E Russell et al; Herman W Booth (A), 299 Bway; Jos R Truesdale (R); due, $6,599.04; T&c, $358.85; mtg recorded Jan3'10; M Morgenthau, Jr, Co.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

FEB. 7.

No Legal Sales advertised for this day.

FEB. 9.

CHESTER AV, sec Tehama, 200x100x irreg; Geo D Gilmore—Mary L Behrens et al; Wm E Buckley (A), 391 Fulton; Chas C Lockwood (R); Wm H Smith.

FEB. 10.

CONGRESS ST, ss, 80 e Henry, 20x72.6; Franklin Trust Co—Edw H McKee et al; McKeen, Brewster & Morgan (A), 20 Exchange pl, Manhattan; Howard E Greene (R); Chas Shongood.

DEAN ST, ss, 110 w Howard av, 20x107.2; Mae M Bertges—Ida A Kass et al; Chilton & Levin (A), 215 Montague; Thos F Hickey (R); Wm H Smith.

HERKIMER ST, ns, 80 w Rochester av, 40x100; Louis Rosenberg Realty Co—Belinda A Lehman et al; Walter L Durack (A), 215 Montague; Wallace R Foster (R); Wm H Smith.
ROBINSON ST, ss, 76.3 w Nostrand av, 280x122; Bond & Mortgage Guarantee Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Harry Wishnew (R); Wm H Smith.
W 9TH ST, ws, 37 n Av R, 17x100; South Brooklyn Savgs Inst—Fannie A Kenick et al; Coombs & Whitney (A), 44 Court; R B Honeyman (R); Wm P Rae.
E 16TH ST, ws, 200 s Beverly rd, 50x75; Mabel L Bull—Harriet H Murray et al; Henry J Davenport (A), 35 Pearl; Emory F Dyckman (R); Wm H Smith.
19TH ST, sws, 225 se 8 av, runs se124.3xsw45.1xsw55.1xnw122.7xne100.2 to beg; Carl Trube—Novelty Braid Mills et al; Millard F Johnson (A), 111 Bway, Manhattan; G Burchard Smith (R); Wm H Smith.
70TH ST, ss, 220 e 8 av, 20x100; Mary May—Saml B Henderson et al; Hovell, McChesney & Clarkson (A), 177 Montague; Walter M Effross (R); Wm P Rae.
ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R); Wm H Smith.
SARATOGA AV, es, 61.6 s Eastern Pkway Extension, 20x107.11; Pennington Whitehead—Louis Abramson Contracting Co et al; Duer, Strong & Whitehead (A), 43 Wall, Manhattan; Jno H Morgan (R); Wm P Rae.
3D AV, ws, 65 s 77th, 20x90; also 52D ST, nes, 140 se 3 av, 20x100.2; Anna M Everitt—Catherina Seeger et al; Geo W Pearsall (A), 49 Court; Bernard I Finkelstein (R); Wm H Smith.

FEB. 11.

PROSPECT PL, ns, 228 w Albany av, 47x127.9; Abr Newman—Katherina F Mitchell et al; Lawrence H Sanders (A), 2 Rector, Manhattan; S Ralph Tiffany (R); Wm H Smith.
WALTON ST, ns, 350 e Marcy av, 25x100; Lorenzo D Pickford—Morris Soletnitsky et al; Henry Herdling (A), 26 Court; Horatio C King (R); Wm P Rae.
17TH ST, nes, 340.3 e Prospect Park W, 40x115.6; also 17TH ST, nes, 380.3 e Prospect Park W, 20.4x115.6; Christine Carmichel—Mary M Mathews et al; Elliott, Jones & Fanning (A), 215 Montague; Fredk A Drake (R); Wm H Smith.
E 28TH ST, ws, 160 s Av I, 240x100; Flatbush Associates—Gabrielle Constn Co et al; Walter T Lindsay (A), 261 Bway, Manhattan; Clarence F Corner (R); Wm H Smith.
71ST ST, sws, 126.2 se 18 av, 18.4x100; Wm A Anderson—Salle Building Co et al; Coombs & Wilson (A), 260 Bway; Wm Watson (R); Wm H Smith.
KNICKERBOCKER AV, sws, 75 se Eldert, 25x100; Wm Runger et al—Citizens Union Realty & Mortgage Co et al; Walter G Rooney (A), 44 Court; Frank X McCaffry (R); Wm H Smith.
LOT 24, Block 4084, Sec. 13; Etel Stromwasser—Jno Blake et al; Schwatzman & Schwartzman (A), 44 Court; Albt A Weinstein (R); Chas Shongood.
LOTS 505 to 518, Map of property of Ocean Breeze Building Lot Ass'n, 32d Ward; Cath C Rossiter—Edw Appleyard et al; Tomes, Sherk & Palmer (A), 44 Court; Wm Watson (R); James L Brumley.

FEB. 12.

No Legal Sales advertised for this day.

FEB. 13.

GRAND ST, ss, Lot 87, Map of Yorkton; also GRAND ST, ss, bet Kent & Wythe avs, Lot 86, 25x100; Kings County Savgs Inst—Chas Heymann et al; Wm W Taylor (A), 63 Wall, Manhattan; Henry B Ketcham (R); James L Brumley.
E 31ST ST, es, 100 s Av I, 100x100; Carrie G Hogle—Arthur H Selinger et al; Henry Hetkin (A), 44 Court; Jno T Eno (R); Chas Shongood.
3D AV, es, 50.2 s 45th, 25x100; Jno R Graham—Bernard J Geraghty et al; Thatcher & Williams (A), 27 William; Jno B Stephens (R); Chas Shongood.

FEB. 14.

BAY RIDGE AV, ns, 415 w 19 av, 25x100; Geo Wood et al—Mary E Walsh et al; N Otis Rockwood (A), 71 Bway, Manhattan; Oscar W Swift (R); Joseph P Day.

FEB. 16.

BERGEN ST, ss, 97.6 e Schenectady av, 26x127x irreg; Albt Zopfe et al—Max Brooks et al; Sami Seiderman (A), 26 Court; Philip F Rosenberg (R); Chas Shongood.
BERGEN ST, ns, 381 e Nostrand av, 19x107.2; Jno Wills et al—Louis Ehrenberg et al; Alvan R Johnson (A), 189 Montague; Jno F Coffin (R); Wm H Smith.
TILLARY ST, ss, 58.4 w Franklin av, 50x100; Wm Meyer—Ellen T Cassidy et al; Van Alen & Dyckman (A), 215 Montague; Louis Karasik (R); Wm H Smith.
ATKINS AV, ws, 140 s New Lots av, 80x100; Linda Hulse—Christopher G J Theuerholz et al; Jacob Brenner (A), 26 Court; Chas B Law (R); Wm P Rae.
21ST AV, swc 77th, 80x240x irreg; also 78TH ST, ns, 320 w 21 av, 140x100; Jno Skelly—Georgian Constn Co et al; Arthur C Rowe (A), 2 Rector, Manhattan; Jas T Williamson (R); Wm H Smith.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 31.

47TH ST, 339 E; Jas J Dunn—Pauline Diedrich et al; Dean, Tracy & McBarron (A).
141ST ST, ns, 275 w Lenox av, 250x99.11; two actions; Chas M Rosenthal—Kramer Contracting Co et al; E A Landauer (A).

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The importance and wide influence of the *RECORD and GUIDE* have become so thoroughly recognized that it is admittedly the *Strongest and Most Valuable Advertising Medium* published in the interest of Real Estate and Building.

Foreclosure Suits—Manhattan—Continued

51ST ST, 33 W; Union Trust Co of N Y—Julia M Cary et al; Miller, King, Lane & Trafford (A).
131ST ST, 134 W; Rosa Morck—Harold B Abrams et al; M S & I S Isaacs (A).
NORTHERN AV, nwc 181st, 78x138.11x irreg; Chas M Rosenthal—First Preferred Realty Corpn et al; H Swain (A).
7TH AV, 2195; Julia Coddington—David Fawlowitz et al; H Swain (A).

FEB. 2.

PRINCE ST, 19; also VANDAM ST, 10; also SPRING ST, 268; also MACDOUGAL ST, 54; Fannie Staub—Michl F Eagan et al; S C David (A).
13TH ST, 123-127 E; also 14TH ST, 126-130 E; also 34TH ST, 112 W; also 33D ST, 109-111 W; Abr L Erlanger—Patk H Sullivan et al; amended; M Fishel (A).
48TH ST, 9 E; Mary G Davis—Jos Keen et al; M S Hart (A).
107TH ST, 230 E; Julia Murphy—Felice Granierri et al; J H Corn (A).
119TH ST, nec Lenox av, 85x75.8; Margaretha Eggers—Jno F Stodder et al; G E Miner (A).
134TH ST, ns, 340 w Park av, 25x99.11; Chas F Dotter—Sarah McCormick et al; Davison & Underhill (A).
141ST ST, 239-41 W; Chas B McClain—Inter-City Land & Securities Co et al; T J Brady (A).
160TH ST, ss, 375 w Bway, 78.5x131.11x irreg; Manhattan Savgs Institution——Anderson Price et al; Rapallo & Kennedy (A).
MORNINGSIDE AV, 16; Carl Fischer——Earl G Pier et al; R Dudensing, Jr (A).
1ST AV, 2241; Giuseppe D'Alessio—Vincenzo Manzione et al; J I Berman (A).
2D AV, nwc 12th, 61.3x90; State Bank—Jos Hahn et al; J C Weschler (A).

FEB. 3.

BROOME ST, 141; City Real Estate Co—Hyman Greenstone et al; H Swain (A).
95TH ST, 234 E; Greenwich Savgs Bank—Fritz Gerspacher et al; B A Sands (A).
BROADWAY, es, 21 n 126th, 42.6x72.5; Irene C Brown—Robert J Prior et al; G Frey (A).
EDGECOMBE AV, 127; Ida Van Wert—Henry H Oeters et al; N H W Schutt (A).
MADISON AV, 1935; Henry L Cammann—Fannie L T Hubbard et al; Duer, Strong & Whitehead (A).
RIVERSIDE DRIVE, ws, 95 n cl 195th if extended, 24.9x59.11x irreg; Otto R Hartmann—N Y Real Estate Security Co et al; M S Schector (A).

FEB. 4.

LEWIS ST, es, 75 n Stanton, 21x100; J Frederic Kernochan et al—Fannie Rosenblum et al; H F Miller (A).
93D ST, 340 E; Fred Fuld—Fredk Plaut et al; W H W Schutt (A).
125TH ST, 16 W; Adolph Riesenberg et al—Jno H Degelman et al; Myers & Goldsmith (A).
COLUMBUS AV, swc 80th, 102.2x64; Verlo Land Co—Orleans Real Estate Co et al; Otis & Otis (A).

FEB. 5.

4TH ST, ns, 114 w Bowery, 24x79.8; Marie K Lewis—Morris Weinstein et al; Rabe & Keller (A).
18TH ST, 315 E; Wilhelmina K Gronholz—Harris A James et al; A Waxenbaum (A).
27TH ST, 516-8 W; Annie A Coulson—Edw S Farnan et al; J H Banton (A).
38TH ST, ss, bet 10 & 11 avs, Lot 67; Rudolph Wallach Co—Michl J Leonard; A Weymann (A).
60TH ST, 249 W; Stephen H Jackson, trste—Irene M Schlossbach et al; S H Jackson (A).
64TH ST, 420-4 E; Flora N Brown—Mary E Norton et al; amended; Stanchfield & Levy (A).
134TH ST, ns, 275 e 7 av, 25x99.11; Henry D Brewster—Mary J Hughes et al; E H Tatum (A).
140TH ST, 59-63 W; Lester Florsheim—Henry S Warner et al; M Mayer (A).
7TH AV, nec 118th, 100.11x100; United Hebrew Charities of the City of N Y—Jacob H Lowenstein et al; Cardozo & Nathan (A).

FEB. 6.

51ST ST, ns, 252.6 e 5 av, 27.6x100.5; Metropolitan Life Ins Co—Jno Peirce et al; Woodford, Bovee & Butcher (A).
128TH ST, 45 W; Chas A Sherman et al—Leonard G Jerram et al; Bowers & Sands (A).
130TH ST, 260 W; Chas G Moller et al—Aaron S Ratkowsky et al; Bowers & Sands (A).
131ST ST, 64 W; Matthew McNamara—Sarah McCormick et al; T J Bannon (A).
141ST ST, 239-41 W; Chas B McClain—Inter-City Land & Securities Co et al; amended; T J Brady (A).
144TH ST, 510 W; Elmer E Cooley—Rosa Frank et al; E E Cooley (A).
VERMILYEA AV, 153-9, except parts released; Margaret C Hoey—Allen Constn Co et al; M J Sullivan (A).

Bronx.

JAN. 30.

GERMAN PL, nec 157th, 25x77.9; Payne Estate—Aug Schieck et al; Reeves & T (A).
153D ST, sec Morris av, 70.3x50; P Chauncey Anderson—Friedman Realty Co et al; Anderson, I & A (A).
BATHGATE AV, nws, 75 sw 179th, 37.6x100; Amelia Wiegand—O'Leary Realty & Constn Co; Amend & A (A).
BATHGATE AV, nws, 25 sw from boundary line, bet Lots 18 & 19, map of Adamsville, 25x100; Howard M Wylie—Chas Guggolz et al; G W Jaques (A).

JAN. 31.

VYSE AV, ws, 225 s Jennings, 50x100; Morris Lederman—Blue Ridge Constn Co et al; J L Bernstein (A).

FEB. 3.

150TH ST, ss, 141.6 w Mott av, 18.6x71.6x irreg; Jno Torner—Sarah McCormick et al; T J Bannon (A).

FEB. 4.

JENNINGS ST, swc Vyse av, 100x36; Wm Buchmiller—Crispi Constn Co et al; G Hahn (A).
JENNINGS ST, swc Vyse av, 100x39; same—same; C Hahn (A).
156TH ST, ss, 100 w Elton av, 22x100; Mary Penndorf, extrx—Diedrich Brandt; R H Bergman (A).
LOT 322, in Block 1, amended map, property of H P Rose known as Mapes Estate; Sidney B Hickox—Jos Coote et al; A J Wolff (A).
LOT 149, subdivision No. 1, map of Village of Morrisania; New York Life Insurance Co—Arthur B Fuchs; Emmet & P (A).

FEB. 5.

GLEASON AV, ss, bet Castle Hill & Olmstead avs, —x—; Fred Judge—Chas Heimstadt et al; action to foreclose tax lien; E L Brisach (A).
LOT 9, map of Lott G Hunt Estate; Julius Schoenbaum—Adolph Tarr et al; partition suit; A Kahn (A).
LOT 10, sec 11, blk 3109; Louis Schwartz—Jas D Rogers et al; foreclosure of tax lien; Schwartzman & S (A).
LOT 11, sec 11, blk 3109; same—same; foreclosure of tax lien; Schwartzman & S (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Borough of Manhattan.

JAN. 29.

8TH AV, 2479; Excelsior Savings Bank in the City of N Y—Lena Wilson et al; Jno C Gulick (A); Chas C Peters (R); due 22,468.96

JAN. 30 & 31.

No Judgments in Foreclosure Suits filed these days.

FEB. 2.

HOUSTON ST, ns, 60 e Greene, 20 x83; Margt Demarest—Amalia Kann et al; Reeves & Todd (A-; H S Stimp-Stimpson (R); due 16,915.86

FEB. 3.

No Judgments in Foreclosure Suits filed this day.

FEB. 4.

6TH AV, es, 97.8 n 4th, 19x92.10; Mutual Life Ins Co of N Y—Clara Bloomingdale et al; Fredk L Allen (A); Winter Russell (R); due 11,519.86

Bronx.

JAN. 29, 30 & 31.

No Judgments in Foreclosure Suits filed these days.

FEB. 2.

DECATUR AV, **es, 135.5 n 207th, 23.6x 100; Central Mortgage Co—Wm Freeland et al; Otis & Otis (A); Bunce Ellison (R), due 5,587.69

FEB. 3 & 4.

No Judgments in Foreclosure Suits filed these days.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 31.

20TH ST, ss, 206.8 e 4 av, 26.8x92; Wm P Youngs et al—Matilda O Rhinelander et al; foreclosure of mechanics' lien; Phillips & Avery (A).
165TH ST, ns, bet Audubon & Ams avs, Lot 12; Saml D Wohlfeil—Shephard Knapp 3d et al; foreclosure of tax lien; Cass & Apfel (A).
3D AV, 249; P & L Contracting Co, Inc—Noel Silverstein et al; action to foreclose mechanics' lien; Abramson & Rose (A).

FEB. 2.

ELIZABETH ST, ws, bet Broome & Grand, Lot 24; Land & Lien Co—Sol Alter et al; foreclosure of tax lien; M Frank (A).
GRAND ST, 464, Ward 2; Louis Pines—Bessie Mutterperl et al; foreclosure of tax lien; C H Schwartzman (A).
GREENWICH ST, es, bet Charles & Perry, Lot 36; Land & Lien Co—Danl E Seybel et al; foreclosure of tax lien; M Frank (A).
LEWIS ST, es, bet E Houston & 3d, Lot 2; Land & Lien Co—Victorine Fischer et al; foreclosure of tax lien; M Frank (A).
MACCOMB'S PL, ws, bet 152d & 153d, Lots 51 & 52; Rudolph Wallach Co—Edw H Kirkpatrick et al; foreclosure of tax lien; A Weymann (A).
MONROE ST, ns, bet Catharine & Market, Lot 3; Land & Lien Co—Bertha Isaac et al; foreclosure of tax lien; M Frank (A).
PARK ST, ss, bet Pearl & Baxter, Lot 33; Land & Lien Co—Wainwright Hardie et al; foreclosure of tax lien; M Frank (A).
PARK ST, 69; Helen Seinfel—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
STANTON ST, ns, bet Chrystie & Bowery, Lot 50½; Danl Vanderveer—Salvatore Raineri et al; foreclosure of tax lien; D Zirinsky (A).
WATTS ST, ns, bet Sullivan & Varick, Lot 71; Danl Vanderveer—Jas Stewart et al; foreclosure of tax lien; D Zirinsky (A).
26TH ST, ss, bet 2 & 3 avs, Lot 54; Land & Lien Co—Jos Hecht, Inc, et al; foreclosure of tax lien; M Frank (A).
34TH ST, ss, bet 9 & 10 avs, Lot 81½; Danl Vonderveer Jules S Bache et al; foreclosure of tax lien; D Zirinsky (A).
54TH ST, 231 E; also 2D AV, 322; Alex S Bacon—Maria Schuessler; notice of attachment; M Stein (A).
59TH ST, ss, bet Columbus Circle & 9 avs, Lot 58; Land & Lien Co—Henry Heinken et al, foreclosure of tax lien; M Frank (A).
64TH ST, 151 W; Louis Pines—Albt R Smoot et al; foreclosure of tax lien; T I Schwartzman (A).
65TH ST, ss, bet Lex & Park avs, Lot 64½; Danl Vanderveer—Mary W Hatfield et al; foreclosure of tax lien; D Zirinsky (A).
81ST ST, ss, 137.6 w Ams av, 37.6x102.2; Benj Klinger, trste—Isaac B Hyman et al; action to set aside transfers; Feiner & Maass (A).
101ST ST, ss, bet 1 & 2 avs, Lot 30; Land & Lien Co—Chas Ullmo et al; foreclosure of tax lien; M Frank (A).
108TH ST, ns, bet Riverside Dr & Bway, Lot 11; Rudolph Wallach Co—Victor Herbert et al; foreclosure of tax lien; A Weymann (A).
109TH ST, 71-3 W; Louis Pines—Jos Pines et al; foreclosure of tax lien; T I Schwartzman (A).
109TH ST, 203 E; Suburban Brooklyn Realties—Dorothy F Duggan et al; foreclosure of tax lien; T I Schwartzman (A).
114TH ST, 119 E; Suburban Brooklyn Securities—Marcus L Osk et al; foreclosure of tax lien; T I Schwartzman (A).
114TH ST, ns, bet Park & Lex avs, Lot 7; Danl Vanderveer—Marcus L Osk et al; foreclosure of tax lien; D Zirinsky (A).
118TH ST, 12½ W; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
118TH ST, ss, bet Lenox & 7 avs, Lot 47; Rudolph Wallach Co—Rachel Schreier et al; foreclosure of tax lien; A Weymann (A).
120TH ST, ns, bet 1 & 2 avs, Lot 17; Belle T Sewell—Louis Lese et al; foreclosure of tax lien; M Frank (A).
121ST ST, 214 W; Louis Pines—Jos Pines et al; foreclosure of tax lien; T I Schwartzman (A).
121ST ST, ns, bet Lex & 3 avs, Lot 23½; Danl Vanderveer—Cathrin F McCaffery et al; foreclosure of tax lien; D Zirinsky (A).
122D ST, 506-8 W; Louis Pines—Hannah Silverstone et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).
122D ST, 133 E; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
124TH ST, ss, bet 7 & 8 avs, Lot 57; Rudolph Wallach Co—Henry O Heuer et al; foreclosure of tax lien; A Weymann (A).
124TH ST, 310 E; Murray Hurwitz—David Pines et al; foreclosure of tax lien; J M Lifschitz (A).
124TH ST, 407 E; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
124TH ST, 205-7 E; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
126TH ST, ns, bet 7 & 8 avs, Lot 8½; Rudolph Wallach Co—Jule A DeRyther et al; foreclosure of tax lien; A Weymann (A).
127TH ST, 247 W; Louis Pines—Cili Newman et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).
128TH ST, 36 W; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
129TH ST, ns, bet Lenox & 7 avs, Lot 17; Rudolph Wallach Co—Nora D McCall et al; foreclosure of tax lien; A Weymann (A).
130TH ST, 503 W; Louis Pines—Jno Lynch et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).
130TH ST, ns, bet 7 & 8 avs, Lot 7; Rudolph Wallach Co—Leah Goldstein et al; foreclosure of tax lien; A Weymann (A).
130TH ST, 102 W; Louis Pines—Jos Pines et a; foreclosure of tax lien; T I Schwartzman (A).
130TH ST, ns, bet Lenox & 7 avs, Lot 16; Rudolph Wallach Co—Edw M Berrian et al; foreclosure of tax lien; A Weymann (A).
131ST ST, ss, bet Bway & 12 av, Lot 39; Rudolph Wallach Co—Michl M McDermott et al; foreclosure of tax lien; A Weymann (A).
131ST ST, 8 E; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
131ST st, ns, bet Lenox & 7 avs, lot 13; Rudolph Wallach Co—Moritz Felsteiner et al; foreclosure of tax lien; A Weymann (A).
133D ST E, ns, — e Mad av, being Sec 6; Murray Hurwitz—David Pines et al; foreclosure of tax lien; J M Lifschitz (A).
133D ST, 43 W; Murray Hurwitz—David Pines et al; foreclosure of tax lien; J M Lifschitz (A).
134TH ST, ns, bet 7 & 8 avs, Lot 7½; Rudolph Wallach Co—Hannah H Newton et al; foreclosure of tax lien; A Weymann (A).
137TH ST, ss, bet 7 & 8 avs, lot 39; Rudolph Wallach Co—Percival S Menken et al; foreclosure of tax lien; A Weymann (A).
138TH ST, ns, bet 7 & 8 avs, lot 27; Rudolph Wallach Co—Winifred Cooke et al; foreclosure of tax lien; A Weymann (A).
144TH ST, ss, bet 7 & 8 avs, lot 50½; Danl Vanderveer—J Romaine Brown et al; foreclosure of tax lien; D Zirinsky (A).
147TH ST, 457 W; Louis L Pines—Adele A Chatain et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).
AV A, ws, bet 70th & 71st, lot 22½; Danl Vanderveer—Sofie Liebermann et al; foreclosure of tax lien; D Zirinsky (A).
AMSTERDAM AV, ws, bet 129th & 130th, lot 37; Rudolph Wallach Co—Eliz H Larkin et al; foreclosure of tax lien; A Weymann (A).
BOWERY, 227; Michl Eisenbach—Geo Eisenbach et al; foreclosure of tax lien; C H Schwartzman (A).
BOWERY, 102; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
LEXINGTON AV, 1501; Suburban Brooklyn Realties—Clarence Realty & Constn Co et al; foreclosure of tax lien; J M Lifschitz (A).
MADISON AV, es, bet 114th & 115th, lot 21; Land & Lien Co—Martin D Levy et al; foreclosure of tax lien; M Frank (A).
MADISON AV, 1659; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).

MANHATTAN AV, ws, bet 120 & 121st, lot 16; Rudolph Wallach Co—Jos S Rich et al; foreclosure of tax lien; A Weymann (A).
PARK AV, 1960; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
WEST END AV, ws, bet 71st & 72d, lot 34½; Danl Vanderveer—Josephine K Bonne et al; foreclosure of tax lien; D Zirinsky (A).
2D AV, es, bet 38th & 39th, lots 55 & 56; Land & Lien Co—Francis B Taylor et al; foreclosure of tax lien; M Frank (A).
2D AV, es, bet 29th & 30th, lot 62; Tax Lien Co of N Y—Eliz J Smith; foreclosure of tax lien; A Weymann (A).
7TH AV, 230; Louis Pines—Wm A Boyd et al; foreclosure of tax lien; T I Schwartzman (A).
11TH AV, es, bet 48th & 49th, lot 4½; Danl Vanderveer—Saml Blumenstock et al; foreclosure of tax lien; D Zirinsky (A).
LOT 15½, block 1758; Murray Hurwitz—David Pines et al; foreclosure of tax lien; J M Lifschitz (A).
LOT 3, block 219, Sec 1; Louis Piner—Henry Selnfel et al; foreclosure of tax lien; T I Schwartzman (A).

FEB. 3.

WATTS ST, ss, 71.3 e Sullivan, 20x6.7x18.11; Hannah Gold et al—Seth M Milliken et al; foreclosure of tax lien; L J Gold (A).
97TH ST, ns, bet 1 & 2 avs, lot 8; Rudolph Wallach Co—Mina Bailie; foreclosure of tax lien; A Weymann (A).
104TH ST, ns, bet Park & Lexington avs, lot 1; Rudolph Wallach Co—Bernard Cohen; foreclosure of tax lien; A Weymann (A).
107TH ST, ss, bet 2 & 3 avs, lot 44; Rudolph Wallach Co—American Wet Wash Laundry; foreclosure of tax lien; A Weymann (A).
112TH ST, ns, bet Park & Madison avs, lot 26; Rudolph Wallach Co—Mary T Rennard; foreclosure of tax lien; A Weymann (A).
115TH ST, ns, bet 1 & 2 avs, lots 13 & 14; Rudolph Wallach Co—Sarah I Johnson; foreclosure of tax lien; A Weymann (A).
116TH ST, ss, bet 1 & Pleasant avs, lot 42; Rudolph Wallach Co—Grilia Peria; foreclosure of tax lien; A Weymann (A).
120TH ST, ns, bet 3 & 2 avs, lot 7; Rudolph Wallach Co—Mary A Meager; foreclosure of tax lien; A Weymann (A).
120TH ST, ns, bet Lenox & Mt Morris avs, lot 5; Rudolph Wallach Co—Jacob Shrady; foreclosure of tax lien; A Weymann (A).
126TH ST, ns, bet 5 & Lenox avs, lot 10; Rudolph Wallach Co—Adelaide Arnold; foreclosure of tax lien; A Weymann (A).
BROADWAY, 513-9; also MERCER ST, 84-94; also BROADWAY, 156-8; also LIBERTY ST, 69; also WAVERLY PL, 11-3; David H Haight et al—Edw C Haight et al; amended partition; H C Beadleston (A).
2D AV, ws, bet 117th & 118th, lot 26; Rudolph Wallach Co—Joshua York; foreclosure of tax lien; A Weymann (A).
3D AV, es, bet 106th & 107th, lot 47; Rudolph Wallach Co—Eliza McManus; foreclosure of tax lien; A Weymann (A).
PARCEL of land beg at a point 92.2 s 5th, runs e along ss lot 18, Sec 2, block 460, 25xa 4xw25xn4 to beg; Hannah Gold et al—Wm J Baker et al; foreclosure of tax lien; L J Gold (A).

FEB. 4.

52D ST, ss, bet 11 & 12 avs, lot 49; Rudolph Wallach Co—J Schwarzwalder & Son; foreclosure of tax lien; A Weymann (A).
53D ST, ss, bet 5 & 6 avs, lot 69; Rudolph Wallach Co—Robt C Van Deventer; foreclosure of tax lien; A Weymann (A).
61ST ST, ns, bet 1st & Av A, lot 10; Rudolph Wallach Co—Isaac Liberman; foreclosure of tax lien; A Weymann (A).
64TH ST, ss, bet 1 & 2 avs, lot 48; Rudolph Wallach Co—Peter Curran; foreclosure of tax lien; A Weymann (A).
77TH ST, ns, bet Columbus & Amsterdam avs, lot 11; Rudolph Wallach Co—Louis H Collyer; foreclosure of tax lien; A Weymann (A).
88TH ST, ns, bet 1 & 2 avs, lot 9; Rudolph Wallach Co—Henrietta Cohn; foreclosure of tax lien; A Weymann (A).
88TH ST, ns, bet 1 & 2 avs, lot 11; Rudolph Wallach Co—Henrietta Cohn; foreclosure of tax lien; A Weymann (A).
95TH ST, ns, bet Amsterdam & Columbus avs, lot 21; Rudolph Wallach Co—Jno G Eckerson; foreclosure of tax lien; A Weymann (A).
95TH ST, ss, bet Central Park W & Columbus av, lot 50; Rudolph Wallach Co—Wm Hayes; foreclosure of tax lien; A Weymann (A).
125TH ST, 253-9 W; New Jersey Terra Cotta Co—Arthur Greenfield, Inc, et al; counterclaim; Phillips & Avery (A).
126TH ST, ss, 275 s 8 av, 75x99.10; New Jersey Terra Cotta Co—Arthur Greenfield, Inc, et al; counterclaim; Phillips & Avery (A).
AV B, ws, bet 81st & 82d, lot 27; Rudolph Wallach Co—Geo Kenerleber; foreclosure of tax lien; A Weymann (A).

FEB. 5.

15TH ST, ss, bet 1 & 2 avs, Lot 45; Rudolph Wallach Co—Eugene Haughton; foreclosure of tax lien; A Weymann (A).
18TH ST, ss, bet 8 & 9 avs, Lot 45; Rudolph Wallach Co—Fredk Pfeffer; foreclosure of tax lien; A Weymann (A).
18TH ST, ns, bet N Irving pl & 3 av, Lot 34; Rudolph Wallach Co—Nathan Fernbacher; foreclosure of tax lien; A Weymann (A).
22D ST, ss, bet 7 & 8 avs, Lot 61; Rudolph Wallach Co—Sarah Lyons; foreclosure of tax lien; A Weymann (A).
38TH ST, ss, bet 10 & 11 avs, Lot 60; Rudolph Wallach Co—Michl J Leonard; foreclosure of tax lien; A Weymann (A).
38TH ST, ss, bet 10 & 11 avs, Lot 67; Rudolph Wallach Co—Michl J Leonard; foreclose tax lien; A Weymann (A).
95TH ST, 207-9 E; Harry Klein—Laura Oppenheim; action to foreclose mechanics lien; F F Weiss (A).
LEXINGTON AV, ws, bet 28th & 29th, Lot 65; Rudolph Wallach Co—Eugene Underhill; foreclosure of tax lien; A Weymann (A).
2D AV, es, bet 37th & 38th, Lot 2; Rudolph Wallach Co—Wm H Bleishone; foreclosure of tax lien; A Weymann (A).
3D AV, ws, bet 26th & 27th, Lot 47; Rudolph Wallach Co—Wm Hawkins; foreclosure of tax lien; A Weymann (A).
4TH AV, nec 24th, 20x83; Irma Saltizsieder by gdn—Fredk W Saltzsieder et al; amended partition; R E Deyo (A).
5TH AV, es, bet 33d & 34th, Lot 81; Rudolph Wallach Co—Robt W Chandlers; foreclosure of tax lien; A Weymann (A).

FEB. 6.

BURLING SLIP, 11; also CLINTON ST, 133; also 3D AV, 1984 to 1988; Edw R Bowne—Frederic Bowne et al; partition; W E Carnochan (A).
CATHERINE ST, ws, bet Cherry & Oak, Lot 50; Rudolph Wallach Co—Ernestine B Harris; foreclosure of tax lien; A Weymann (A).
CHERRY ST, ns, bet Corlears & Jackson, Lot 44; Rudolph Wallach Co—Alice McArdle; foreclosure of tax lien; A Weymann (A).
ESSEX ST, ws, bet Hester & Division, Lot 25; Rudolph Wallach Co—Ray Schuman; foreclosure of tax lien; A Weymann (A).
FRONT ST, ss, bet Broad & Coenties Slip, Lot 13; Rudolph Wallach Co—Jane Wallace; foreclosure of tax lien; A Weymann (A).
MAIDEN LA, ns, bet Gold & William, Lot 8; Rudolph Wallach Co—Robt L Bracklow; foreclosure of tax lien; A Weymann (A)
MINETTA ST, ws, bet Minetta la & Bleecker, Lot 23; Rudolph Wallach—Melvin G Palliser; foreclosure of tax lien; A Weymann (A).
PEARL ST, ws, bet Frankfort & Ferry, Lot 10; Rudolph Wallach Co—Jno W Eggers; foreclosure of tax lien; A Weymann (A).
SULLIVAN ST, ws, bet Broome & Watta, Lot 63; Rudolph Wallach—Abt Remsen; foreclosure of tax lien; A Weymann (A).
10TH ST, ss, bet Hudson & Bleecker, Lots 10-11; Rudolph Wallach Co—Henry Brevoort; foreclosure of tax lien; A Weymann (A).
13TH ST, ns, bet Avs C & B, Lot 41; Rudolph Wallach Co—Henry Brandt; foreclosure of tax lien; A Weymann (A).
144TH ST, 550 & 540 W; Isidor Greenberg—New Haven & N Y Realty Corpn; action to foreclose two mechanics' liens; H Hetkin (A).
LOT 39, Block 1976, Sec 7; Louis Pines—Jacob Blumenthal et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).

Bronx.

JAN. 30.

PROSPECT AV, sec Boston rd, 79.8x116.4; Wm Schmidt—Josephine Hertz et al; action to foreclose mechanics lien; J W Bryant (A).
3D AV, swc 182d, 80x103.1; Paul W Hartwig—Corgil Realty Co; action to foreclose mechanics lien; L Turk (A).

JAN. 31.

MORRIS AV, ws, bet 164th & 165th, lot 57; Lien Investing Co—Anna C Wildey et al; action to foreclose tax lien; A O Ernst (A).
MORRIS AV, ws, bet 164th & 165th, lot 56; Edw Henshaw—same; action to foreclose tax lien; A O Ernst (A).

FEB. 2.

180TH ST, ss, 60 w Honeywell av, 25x100; Herman F Epple—Wm H Deere et al; action to foreclose tax lien; L E French (A).
235TH ST, ns, 175 e Oneida av, 25x100; Adelaide R Kavanagh—Wesley Constn Co; Reed & P. (A).
237TH ST, 106 e Martha av, 100x100; Jno McGonegal—Wesley Constn Co; Reed & P. (A).
LOT 3, map of Bronxwood Park; Wm C Trull—Ralph M Glover et al; L E French (A).

FEB. 3.

BATHGATE AV, ws, bet 176th & Tremont av, lot 24; Rudolph Wallach Co—Church of St Joseph in the City of N Y et al; action to foreclose tax lien; A Weymann (A).
LOT 731,** map of Laconia Park, Bronx; Bernhard Baer—Vincenzo Carre et al; foreclosure of tax lien; C H Schwartzman (A).
LOT 25, map of Joel Wolfe Est; Lillian W White—Elmer D Coulter et al; action to foreclose tax lien; Williamson & B (A).
LOT 43, Bronxwood Park; Suburban Brooklyn Realties—Jno Whalen et al; action to foreclose tax lien; T I Schwartzman (A).
LOTS 41 & 43, map of Siems Est; Luigi Avitabile—Onofrio Miceli et al; partition suit; J H Corn (A).
LOTS 551-552, map of Wakefield; Louis Pines—Danl Pines et al; action to foreclose tax lien; T I Schwartzman (A).

FEB. 4.

CORTLANDT AV, ws, 160 n 162d, 25x141; also MORRIS AV, nec 158th, 51x100; Edna L Grover—Everett Harrison; warrant of attachment; W W Bryan (A).
TREMONT AV, nec Prospect av, 100x175; Clement H Smith et al—Thos J Higgins et al; partition suit; C B Plante (A).
3D AV, 2952; also BERGEN AV, 643; Anton Prokopowicz—Ignatz Schwartz et al; counterclaim; Phillips & A (A).
LOT 86, Section 11, Block 2844; Simeon M Barber—Jas A Woolf et al; action to foreclose tax lien; F G Bain (A).

FEB. 5.

165TH ST, nwc Morris av, 103.3x50.8; Emanuel Neuman—Civic Realty & Constn Co et al; Alexander, C & S (A).
221ST ST, ss, bet Barnes & Bronxwood avs, —x—; Frank Piasecki—Kate M Godfrey et al; E L Brisach (A).
VALENTINE AV, es, 100 n 187th, through to Tiebout av, ws, 101.11x100.1x irreg; Mortimer Smith—Marie J C Carey et al; Salter & S (A).
WASHINGTON AV, 1244; Martha E Neumann—Harrisetta Holding Co; I J Ettinger (A).

Brooklyn.

JAN. 29.

CANARSIE LA, ns, 120 e E 29th, runs n90.10xe 20xs91.6xw20 to beg; Mark J Kalashen—Albt S Schiller et al; Bogart & Bogart (A).
CANARSIE LA, ns, 40 e E 29th, 20x91.6x20x 92.3; Mark J Kalashen—Albt S Schiller et al; Bogart & Bogart (A).
CEDAR ST, ses, 86.4 sw Myrtle av, runs sw 20xse57.6xse57.6xne20xnw55xnw55 to beg; Sarah M Logan—Sophia Licht et al; A Van Rein (A).
2D ST, ns, 122.10 w Prospect Park W, 25x100; Thos Colson—Thos O'Connor et al; Van Alen & Dyckman (A).
E 10TH ST, 61; also 45TH ST, 235; also STANHOPE ST, 419; Jos Kostler—Anna M Timmerman et al; N D Shapiro (A).
44TH ST, ss, 330 e 6 av, 20x100.2; Christiane Johnson—Sarah Pharnes & ano; E J Flanagan (A).
46TH ST, nes, 440 se 16 av, runs ne—xs480xse —xsw—xnw40 to beg; also PROP in Manhattan; Allen Stone—Maxim S Globe & ano; to set aside deed; M Sheinart (A).
BEDFORD AV, ws, 50.8 s Ross, 50.8x99.9; Chas J Benisch—Cohn Cut Stone Co et al; foreclosure of lien; Wilber, Norman & K (A).
GRAVESEND AV, ws, 75 n Av U, 45x75; Ada F Welwood—Sarah V Tremper et al; H L Thompson (A).
VERNON AV, ns, 225 e Lewis av, 20x100; Saml Kohn—Harry Horowitz; Bogart & Bogart (A).

JAN. 30.

MOORE ST, sec Morrell, 25x75; Jacob Zirinsky—Jacob Kleinman et al; D Zirinsky (A).
MOULTRIE ST, sec Calyer, 175x100; Williamsburgh Savgs Bank—Olga E Petersen et al; S M & D E Meeker (A).
PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x 100; Chas A Hitchcock—Peter Green et al; C A Clayton (A).
POWELL ST, es, 150 n Sutter av, 50x100; Esther Hershenov—Jos Horne et al; Herzfeld & Sweedler (A).
4TH ST, ns, 174.10 e 8 av, 38.6x95; Herbert L Bridgman—Sigmund B Heine et al; A Tameling (A).
W 9TH ST, ws, 292 n Av R, 17x100; Carrie E Bennett—Geo L Durbaum et al; C A Kenmore (A).
48TH ST, nes, 100 nw 13 av, 40x100.2; Wm Kahlmeyer—Blanch L Beveridge et al; L F Hollenbach (A).
70TH ST, nes, 282.10 nw 18 av, 20x100; M Louise Spring—Dufferin Realty Co et al; H L Thompson (A).
85TH ST, sws, 160 se Bay pkway, 100x120; Gustave J Haase—Jennie Wanderer et al; M M Goodman (A).
BLAKE AV, nwc Barrett, 100x300.5; also BLAKE AV, nec Howard av, 100x500.5; Anna Telsey—Hannah Schwartz et al; partition; S A Telsey (A).
GATES AV, ns, 127 w Tompkins av, 20x100.2; Emma P Stott—Louise G Swain et al; partition; Gross & Surpless (A).
GELSTON AV, sc Atlantic av, 116.3x100; Henry Pape—Chas M Anderson et al; Joline, Larkin & R (A).
NOSTRAND AV, 1196-8; Sarah M Vanentine—Mary L Tice et al; Cooke & Donlan (A).
RALPH AV, ws, 20 s Sumpter, 20x50; Philip Renner—Wm H Allen et al; R E Moffett (A).
RALPH AV, ws, 40 s Sumpter, 20x50; same—same; same (A).
RALPH AV, ws, 60 s Sumpter, 20x50; same—same; same (A).
SNEDIKER AV, es, 140 n Glenmore av, 19.11x 100; Bank for Savgs of Ossining—Saml D Schmarack et al; H L Thompson (A).
SNEDIKER AV, es, 159.11 n Glenmore av, 20x 100; Bank for Savgs of Ossining—Saml D Schmarack et al; H L Thompson (A).
4TH AV, ws, 40 s 86th, 60x100; Hermine W Wehrum—Dollar Realty Syndicate & ano; Joline, Larkin & R (A).

JAN. 31.

CLINTON ST, swc Halleck, 223x490; also CLINTON ST, nec Bryant, runs e415xn100xw320xn 100xw95xs200 to beg; also BRYANT ST, swc Little Court, 220x125; Merwin W Bricker—Wm B Leonard et al; Leventritt, Cook & N (A).
MESEROLE ST, ns, 150 w Manhattan av, 25x 100; Roy M Hart—Union Holding Co et al; C W Wilson, Jr (A).
E 15TH ST, ws, 120 n Foster av, 20x100; N Y Life Ins Co—Mary A Nicoll et al; H M Bellinger, Jr (A).
86TH ST, nes, 80 se 21 av, 40x100; Louis D Mason—Kingshire Realty Co et al; H L Thompson (A).
HOPKINSON AV, ws, 100 s Hegeman av, 20.6x 100x20.3x100; also HOPKINSON AV, ws, 120.3 s Hegeman av, 20.1x100x20.4x100; Francis Percival—Jas Moore Constn Co et al; C F Corner (A).
LIVONIA AV, ss, 40 w Christopher av, 20x80; Michl J Shea—Isaac Teitelbaum et al; J M Rider (A).
NEW YORK AV, ws, 482.3 n Snyder av, 22.3x 102.6; Jno Walhizer—Sarah D Fogelson et al; McGuire, Delaney & N (A).
SNYDER AV, ns, 20 w E 34th, 20x100; Jennie W Francke—Benj Silberstein et al; J J Robinson (A).
SNYDER AV, ns, 40 w E 34th, 20x100; same—same; same (A).
TROY AV, nwc Av E, 97.6x100; Frank E Woodhull—Jno R Hatch et al; E W Tooker (A).
LOTS 636 to 640, 641 to 665, 666 to 675 & 1787 to 1811 on map of prop of Bensonhurst Land Co in 30 Ward; Barbara Silkworth—Milton S Kistler et al; Van Alen & Dyckman (A).

FEB. 2.

BRADFORD ST, ws, 100 s Arlington av, 25x 100; Eliz Voigt—Ellen S Burton; F F Brigga (A).
FLEET PL, es, 210.2 s Tillary, 26x39.10x26x 41.6; Elsie Schwarz—Sarah V Tremper et al; H L Thompson (A).
1ST ST, sc 7 av, 25x97.10; David H Eisner—Dietrich F Franke et al; J Eisner (A).
3D ST, ns, 220 w 7 av, 44x90; Mary L Beach—Chas Corriston et al; G V Brower (A).
15TH ST, ns, bet 2 & 3 avs, —x—; Lipman Lipsitz—Henry Metzinger et al; foreclosure of tax lien; D Zirinsky (A).
E 15TH ST, ws, 280 n Foster av, runs w90.5xne 99.11xs40.6 to beg; N Y Life Ins Co—Marie A Heuacher et al; H M Bellinger, Jr (A).
19TH ST, sws, 320 se 2 av, 22x100; Imperial Bldg Co—Mary S Mercadante et al; I Lublin (A).
W 32D ST, ws, 320 n Mermaid av, 40x118.10; Edwin Mandeville—Ainsworth Realty Co et al; Somerville & Somerville (A).
51ST ST, sws, 390 nw 5 av, 30x100.2; Jno H Schiernbeck—Jno E Sullivan Co et al; J F Moroney (A).
78TH ST, nes, 240 nw 14 av, 20x100; Leslie G King—Annie C Clinton et al; Caldwell & Holmes (A).
AV K, ns, 40 w E 19th, 40x100; Kath B Wakefield—Flatbush Constn Co et al; G I Woolley (A).

Lis Pendens—Brooklyn—Continued.

CANAL AV, ns, 80 e W 36th, 40x100; Louis J Somerville—Nathan Manasse et al; Somerville & Somerville (A).
CLASSON AV, es, 357.6 n DeKalb av, 25.9x81.6; David J Hickey—Orchard Grove House et al; H L Thompson (A).
CLASSON AV, es, 331.9 n DeKalb av, 25.9x80x25.9x81.1; Bklyn Trust Co—same; same (A).
EUCLID AV, ws, 270 s Vienna av, runs w97.4x s15.9xs14.6xe99.9xn30 to beg; Alice M Gauthier—Schwenk Constn Co et al; Van Alen & Dyckman (A).
EUCLID AV, ws, 240 s Vienna av, runs w98.11 xse2.7xs27.10xe97.4xn30 to beg; Amelia Bonn —same; same (A).
KINGSLAND AV, ws, 318.9 n Driggs av, 35x100; Williamsburgh Savgs Bank—Ida Belinky et al; S M & D E Meeker (A).
NEW JERSEY AV, ws, 112.6 n Glenmore av, 87.6x100; Geo D Brown—Purdy Constn Co et al; M Monfried (A).
NEW YORK AV, es, 160 s Clarendon rd, 20x100; Brooklyn Trust Co—Anna Mohrmann et al; Dykman, Oeland & K (A).

FEB. 3.

EDWARD PL, ss, 40 w W 30th, 20.3x173.7x20x170.5; Eliz M Miller—Jos M Creamer et al; Hardy, Stancliffe & W (A).
HENDRIX ST, ws, 100 n Baltic av, 25x100; Williamsburgh Savgs Bank—Terence Gannon et al; S M & D E Meeker (A).
LINCOLN PL, ns, 425 e Underhill av, 90x125; also LINCOLN PL, ns, 375 e Underhill av, 50x100; also LINCOLN PL, ns, 575 e Underhill av, 50x100; also LINCOLN PL, ns, 625 e Underhill av, 50x100; also LINCOLN PL, ss, 525 e Underhill av, 52.3x109.4x50x204.2; also LINCOLN PL, ss, 102.5 e Underhill av, 75.1x253.3x75x258.8; also LINCOLN PL, ss, 375 e Underhill av, 25.1x188.8x25x190.3; also ST JOHNS PL, ss, 150 e Underhill av, 25x200; also ST JOHNS PL, ss, 250 e Underhill av, 25x200; also LINCOLN PL, ss, 25 e Underhill av, 25x186; Bensonhurst Co—City of N Y et al; building restrictions; J P Judge (A).
REGENT PL, ns, 83.3 e E 21st, 20x105.9x20.9x100.1; Williamsburgh Savgs Bank—Nathan Levy et al; S M & D E Meeker (A).
E 18TH ST, es, 280 n Av V, 20x100; Fredk Koehler—Pinkus H Goldbaum et al; J S Bakerman (A).
E 29TH ST, ws, 640 n Av F, 80x100; Mary J Rothenbach—Hab Bldg Co et al; H S & C G Bachrach (A).
73D ST, sws, 360 nw 3 av, 40x100; Simon Heuchel—Sarah F P Wales et al; L J Moss (A).
BLAKE AV, swc Crescent, 90x200; Fredk W Holmes—Emma C Guggolz et al; R H Haskell (A).
CENTRAL AV, es, 75 n Madison, 25x75; People of State of N Y—Minnie Klingel et al; to obtain judgment; T Carmody (A).
CHRISTOPHER AV, es, 139.9 n Blake av, 18.9x100; Adolphus J Outerbridge—Meisel Realty Co et al; H L Thompson (A).
HAMBURG AV, nes, 50 nw Ralph, 25x100; Dorothea Muck—Eliz Kille et al; partition; A H Goetting (A).
KNICKERBOCKER AV, sws, 45 se Madison, 22x100; David M Wood—Barbara Vaith & ano; T J Evers (A).
PUTNAM AV, ns, 146 w Sumner av, 17x100; Fredk H Bleyer—Dora Lesser et al; S Berg (A).

FEB. 4.

FULTON ST, swc Richmond, 50x115; Salvatore Catapano—Concord Photo Play Co et al; R K Jacobs (A).
FULTON ST, ss, 20 e New York av, 60x80; Geo Gleicher—Ridgewood Realty Associates et al; M E Lehman (A).
SCHERMERHORN ST, ns, 201.1 e Clinton, 25x94; Max Rosenberg—Howard G Wallace et al; foreclosure of tax lien; H Zirn (A).
SCHERMERHORN ST, ns, 226.1 e Clinton, 25x94; same—same; foreclosure of tax lien; same (A).
16TH ST, sws, 220.2 nw 3 av, 17.7x51.6x17.7x52.4; Donald Rathbun—Richd Bogardus et al; foreclosure of tax lien; Hovell, McChesney & C (A).
50TH ST, sws, 140 nw 13 av, 40x100.2; Title G & T Co—Klotz Realty Co et al; T F Redmond (A).
74TH ST, ss, 316.6 w 7 av, 20x100; Fanny Kellog—Jno E Sullivan Co et al; H L Thompson (A).
74TH ST, ss, 436.6 w 7 av, 30x100; Julius Rohmann—same; same (A).
74TH ST, sec 5 av, 21.11x95.9x20.6x103.8; Newburgh Savgs Bank—same; same (A).
80TH ST, ns, 280 e Ridge blvd, 80x118.8; Harry H Bloomfield—Michl K Neville et al; J H Lack (A).
MYRTLE AV, ss, 200 e Nostrand av, 25x100; K Eckert—Theo Frick et al; R E Moffett (A).
WYTHE AV, nec N 8th, runs e100xn50xw30.3xs25xw69.9xs25 to beg; Rose E Donnelly—Jno Kovacs et al; H E Lewis (A).
5TH AV, es, 21.11 s 75th, 20x79.9x21.5x88.1; Newburgh Savgs Bank—Jno E Sullivan Co et al; H L Thompson (A).
5TH AV, es, 85.9 s 75th, 19.8x92.10x21.1x85.3; same—same; same (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 31.

127TH ST, 145 W; Saml Frank—Inter-City Land & Securities Co (330)..... $145.50
141ST ST, 239 W; same—same (331).. 207.50
141ST ST, 103-9 W; same—same (332). 315.00
181ST ST, 851 W; Saml Frank—First Preferred Realty Corpn (333)..... 236.00
CENTRAL PARK W, nwc 58th, —x—; Otis Elevator Co—Progressive Club of the City of N Y & S L Waller Constn Co (329) 1,125.00

FEB. 2.

121ST ST, 222 W; Christopher Nally—Wm M Weil (renewal) (5)..... 86.45
139TH ST, 511 W; Thos P Murphy—Mary Dempsey (4)..... 129.40
CENTRAL PARK W, nwc 58th, —x—; Otis Elevator Co—Progressive Club of the City of N Y & S L Waller Constn Co (correction) 1,125.00
PARK AV, 1022-24; National Sash & Door Co—Ramsay Hoguet & Joe B Acken (6) 45.00
WEST END AV, nec 96th, 100.11x125; Canavan Bros—West 82d St Realty Co & Harry Schiff (3).....15,500.00
11TH AV, 644; Empire Carting Co—D Auerbach & Sons & Stanley Golliek Co (1) 1,250.00

FEB. 3.

BEEKMAN ST, 113; Golliek & Smith—Volunteer Hospital & Jas F Egan (10) 378.00
UNION SQ, 4; Jacob Platkin—Danl Brubacher, Julian Billiard Academy & Jos Whitman (12)..... 100.00
136TH ST, 167 W; Jacob Soffen—Thos J & Mary Simcox (renewal) (16).... 170.30
BOWERY, 312-14; Carl Golod—Abr King, Michl T Chieffo & J & T Epstein Co, Inc (7)..... 325.00
SAME PROP; Tager Co, Inc—same (8) 174.50
BROADWAY, 1710; Hyman Steinberg—Tyce Realty Co & Henry G Avidan (14) 75.00
1ST AV, nec 92d, 97x94; Julius Golub—Cath A & Edith Newbold & Jafco Realty & Holding Co (11)..... 130.00
2D AV, 57-9; Oscar Luttinger—Harry G Rouse & Mortimer Rouse, exrs (15) 34.75
10TH AV, 100-2; J Greenberg Co—Michl McGuire & Long & Hagen (13)..... 93.35
11TH AV, 628-44; J L Keatiug & Co—D Auerbach & Sons & Stanley Golliek Co (9) 5,250.37

FEB. 4.

14TH ST, 413-9 W; H W Bell Co—W W Astor, Jno J Gillen & Long & Hagen (24) 315.75
46TH ST, 46 W; Fireproof Products Co, Inc—Arthur Brisbane, Anton Strand & Thos J Fanning (17..... 395.70
86TH ST, 538 E; Wm Kral—Kath Bolz (19) 11.65
87TH ST, 340-42 W; American Stone Renovating & Stucco Co—Kath F Lindeman (25) 150.00
111TH ST, 521 W; Reinhardt Bros—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (18).. 140.00
BOWERY, 292; Brooklyn Vault Light Co—Meyer Sanft, Wolf Sanft, Frank Rosenstein & Fraad Contracting Co (20) 135.50
5TH AV, nwc 110th, 51.1x49.7x irreg; Acme Metal Ceiling Co—Ed Friedman & H A Krauss (22)..... 250.00
10TH AV, 100-2; H W Bell Co— Michl McGuire & Long & Hagen (23).... 220.47
10TH AV, 100-2; Wm Corrigan—Michl McGuire & Long & Hagen (21). 14.00

FEB. 5.

HOUSTON ST, 141 E; Fred Mauribes et al—Ascher Amusement Co, Inc, Sydney Ascher & Jacob Wolf (29)..... 34.50
46TH ST, 46 W; Thos J Fanning—Arthur Brisbane & Anton Strand (30) 627.00
46TH ST, 126-32 W; Winekar & Boyarsky—Leavitt Realty Co et al; Jan 19'14 ..... 250.00
57TH ST, 150 W; Nathan Ciffer—Eberhard L Pupke, Arnold W Pupke & Edith Ackerson (31)..... 337.00
96TH ST, 211-33 E; Mandolowitz Bros—East Side Building Ass'n, Inc & May Weinstein (32) 400.00
127TH ST, 423-7 W; J P Duffy Co—Schwartz Pilsner Brewing Co & Chas H Peckworth (33) 87.56
BROADWAY, sec 81st; Harris Silvers Baker Co—Wm I Walter et al; Jan 29'14 .....18,500.00
CENTRAL PARK W, 300-302; Isidor Flato—Audley Realty Co (27)..... 193.51
MADISON AV, 628; Geo Hoffman—Jno D Crimmins & Jno Faas; renewal; (34). 202.00
6TH AV, 673; Geo Poster—Jas E McDonald, Cath McDonald & Bernard Raines (28). 154.00
11TH AV, nec 46th; Stanley Golliek Co—Jos S Auerbach et al; JanS'14..14,286.83

FEB. 6.

14TH ST, 413 to 419 W; United States Gypsum Co—Wm Astor, Jno J Gillen & Long & Hagan (38)..... 142.80
53D ST, 60 W; Janes & Kirtland—Christine M Van Deventer & R Craig Van Deventer (35)..... 106.00
127TH ST, 145 W; Aug Mugler—Inter-City Land & Securities Co (36)..... 36.00
6TH AV, 638; Chas Guttilla—B May & Jos Polansky (37)..... 84.06

Bronx.

JAN. 30.

FRISBY AV, ss, 175.2 e Benson av, 20x100; Church E Gates Co, Inc—Bronx Gas & Electric Co, Alex List's Sons & Jas Covideo (80)..... 116.98
OLD BOSTON POST RD, es, 552.1 n Bailey av, 55x65; Accorsi & Barra—Nicola Parrinelli, Filomena Ventrola & Francesco Ventrola (81)..... 64.00

JAN. 31.

SOUTHERN BLVD, 1501-3; Abr Rann—Inter-City Land & Securities Co (84) 100.00
VALENTINE AV, swc 181st, 139.8x54.1x irreg; Anton Larsen & Son, Inc—Tobruk Constn Corpn (82)..... 288.00
ZEREGA AV, 1707; Jos W Brogan—Kathrine Stewart & J E F Stewart (83) 22.00

FEB. 2.

170TH ST, 499 E; also 3D AV, 3701-7; Fitzpatrick Contracting Co—Geo A Guthier (1) 330.00

FEB. 3.

FREEMAN ST, swc Vyse av, 50x95; Brand & Silverstein—Martha Perna (6) 500.00
FREEMAN ST, swc Vyse av, 50x95; Peter Sinnott—Martha Perna (4).... 350.00
HOME ST, nec Hoe av, 50x100; Saml Frank—First Preferred Realty Corpn (5) 227.00
173D ST, 731 E; Saml Frank—Inter-City Land & Securities Co (2)..... 88.00
TINTON AV, 625-29; Saml Frank—First Preferred Realty Corpn (3).... 36.00

FEB. 4.

136TH ST, 677-81 E; J Greenberg Co—Buellesbach Constn Co (9)..... $101.80
150TH ST, ss, whole front, River st to Gerard av, —x—; Bethlehem Steel Co—Henry L Morris, Willys-Overland Co & Radley Steel Constn Co (8)..... 5,872.75
HUGHES AV, 2310; Giuseppe Mungo et al—Nicola Tedeshi & Chas A Corby (7) 60.00

FEB. 5.

OLD ALBANY POST RD, es, 552.11 n of Bailey av, 52.3x78.2; Busnick Tile Co, Inc—Nicola Parrinelli, Filomena Venterola, Filomena & Francesco Venterola (12)..... 145.00
SOUTHERN BLVD, ws, 50 s Crotona Park E, 50x100; McConnell & Moore—Chas S Simpson & Long & Hagen (10) 350.00
3D AV, es, 314.5 n Wendover av, 25x100; Jos Ferrelli—Gibraltar Realty Co, Inc (11) 998.00

Brooklyn.

JAN. 29.

RODNEY ST, swc Grand ext, —x—; L Brook—Ridgewood Realty Associates & Abr Barasch 23.00
72D ST, 92; E Erickson—Chas J Pierz & Oliver H Lee..... 63.75
74TH ST, 260; Jas Sbey—Anna E & Frank Cooper 79.00

JAN. 30.

E 12TH ST, es, 160 n Av X, 20x60; S Goldman—Pasquale Aliberto & Christoforo Marinazzo 184.00
41ST ST, ss, 160 w 4 av, 40x100.2; S B Blonstein—Mountain View Hts Realty Co & Martin A Rose..... 173.00
LIVONIA AV, 184-6; P Stark—Meyer & Joe Weiselman & Jno Meltzer..... 95.00
STONE AV, es, 100 s Pitkin av, 25x100; C Kurtz—Max Goodman, Sam Kalter & Max Rolnick 100.00

JAN. 31.

BERGEN ST, ss, 54.9 e Eastern Pkway, 75x127.9; A Bonagur—Salvatore Bonagura 200.00
FLATBUSH AV, 42; W Maarseglia—Geo Martens & Realty Associates.... 133.00
LAFAYETTE AV, 427; W T Biffi—Davis J & Helen E Stewart..... 76.00

FEB. 2.

HINSDALE ST, nwc Dumont av, 100x100; Klein Material Co—Almont Holding Co 484.79

FEB. 3.

BRISTOL ST, es, 260 n Sackett, 40x100; Klein Material Co—Wilson Constn Co & S Chodosh..... 352.52
ESSEX ST, 381; L Potter—Andw Mehling & Philipp Heister..... 18.00
VAN BUREN ST, 128; J Sayman—Gussie Golden..... 28.00
78TH ST, sws, 360 nw 20 av, 120x100; C Sirota—Marloe Constn Co..... 195.00
GLENMORE AV, swc Snediker av, 100x25; J Altmark—Isser & Dora Fried. 182.00
LAFAYETTE AV, 427; W T Biffi—David J & Helen E Stewart..... 76.00
MERMAID AV, nwc W 30th, 37.7x100; D Gottlieb—Stephen S Goray & Johnson & Jargenson..... 92.21
NOSTRAND AV, 655-7; H B Singer—Jacob Davis & Morris Weiss, Nathan & Mary Machet 130.00

FEB. 4.

CROWN ST, ss, 140 w Bedford av, 20x100; H Golius—Martin Zimmerman & wife & David Wortzman Plumbing Co. 65.00
HALSEY ST, 608; N Rubin—Eliz F Harris & David & Rose Nowak.... 43.00
JAY ST, 52; P Balsam—Henry & Thees Martens & Bernhard Clements..... 175.00
E 12TH ST, es, 160 n Av X, 20x60; A Galaoto—Pasquale Alberti, Pasquale Sorrentino & Christoforo Marrazo.... 72.00
68TH ST, ns, 218.6 e Colonial rd, 200x100; Fredenberg, Lousenbury & Houghtaling, Inc—Wm, Cath & Rosalyn McDonald 210.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JAN. 31.

1ACADEMY ST, swc Vermilyea av; Star Fireproof Door & Sash Co—Warren F Johnston et al; Jan9'14..... $205.00

FEB. 2.

149TH ST, 236 W; Leshinsky & Prestup—Leo Abraham; Nov22'13..... 59.00
LEXINGTON AV, 183-7; Harry Kollinger—Justa Realty Co et al; June17'13 ..... 425.19
LEXINGTON AV, 183-5; Spray Electric Co—Justa Realty Co et al; Feb19'13 ..... 240.00
5TH AV, 1466-70; Dimock & Fink Co—Simon Hoffman et al; Dec22'13..... 92.77

FEB. 3.

[2]92D ST, 401 E; Oscar F Peterson—Frank Locker et al; Jan16'14..... 90.00
[2]1ST AV, 1782; Oscar F Peterson—Frank Locker et al; Jan16'14..... 48.00

FEB. 4.

64TH ST, 112 W; Harry Glassover—Ida Hurlhurt et al; Dec15'13..... 156.00
VERMILYEA AV, swc Academy; Thos C Edmonds & Co—Warren F Johnston et al; Jan27'14..... 166.00

FEB. 5.

187TH ST, ss, 189.6 e Broadway; Orman W Ketcham—United Electric Light &Power Co et al; Feb1'13.... 1,035.03
SAME PROP; South Amboy Terra Cotta Co—same; Feb1'13 ..... 795.00
SAME PROP; Hull, Grippen & Co—same; Feb1'13 ..... 52.45
SAME PROP; Henry Maurer & Son, Inc—same; Feb1'13 ..... 150.00
SAME PROP; Jno P Kane Co— same; Feb1'13 ..... 5,348.33
SAME PROP; Standard Arch Co—same; Jan30'13 ..... 2,845.04
SAME PROP; Jos Kollender—same; Jan30'13 ..... 850.00
SAME PROP; L K Comstock & Co—same; Feb1'13 ..... 6,138.64
SAME PROP; Howell, Field & Goddard, Inc—same; Feb1'13 ..... 236.00
SAME PROP; New Jersey Foundry & Machine Co—same; Feb1'13..... 435.00
SAME PROP; Mulcahy & Gibson, Inc —same; Feb4'13 ..... 3,090.00
BROADWAY, 2248-58; Hydraulic Press Brick Co—Wm I Walter et al; Jan 30'14. .....804.00
SAME PROP; Freistet Underpinning Co—same; Feb2'14 ..... 777.30
ST NICHOLAS AV, 1364; Wolf Rabinowitz et al—Rosie Levy et al; Sept 18'13 ..... 98.50
5TH AV, 200; Hajek Bros & Co, Inc—Fifth Av Building Co et al; July3'13.. 61.00

FEB. 6.

No Satisfied Mechanics' Liens filed this day.

Bronx.

JAN. 30.

VAN NEST AV, bet Matthews av & Bear Swamp rd; McDougall & Potter Co—New York, New Haven & Hartford R R Co; Jan29'14..... 755.28

FEB. 2.

SOUTHERN BOULEVARD**, 859-63; Leshinsky & Prestup—Leo Abraham et al; Nov30'15..... 580.50
STORY AV**, ns, 100 e Olmstead av; Abr Siegell et al—Mink Constn Co et al; Oct7'13..... 160.00
TINTON AV**, 807; Leshinsky & Prestup—Leo Abraham et al; Nov22'13.. 157.00

FEB. 3.

176TH ST**, 801 E; Chas Schratt, Inc —Mary Crocker et al; June18'13.... 400.00

FEB. 4.

PROSPECT AV, 1320; Oscar F Peterson —Jasco Realty & Holding Co; Jan 19'14 ..... 56.00

FEB. 5.

[3]BROOK AV, 1502;** Benj Solomon—Jas S Bryant; Dec22'13..... 125.00
[3]SAME PROP; Davis Levin—same; Nov 24'13 ..... 395.00
WESTCHESTER AV,** swc Bergen av; Jos Elias & Co—Richd Seigman et al; Mar11'11 ..... 580.02
WESTCHESTER AV,**, ss, 4.3 e 3 av; Cross, Austin & Ireland Co—Richd Seigman et al; Mar9'11..... 2,394.46
3D AV, 2980.** Wolf Rabinowitz et al—Minnie Kalmus et al; Sept20'13.... 80.50

FEB. 6.

ELSMERE PL, **nec Marmion av; Sanitary Fire Proofing & Contracting Co—Defender Constn Co et al; Oct30'13.. 279.00
CROTONA PKWAY, **ws, 604 s 177th; N J Terra Cotta Co—Defender Constn Co et al; Feb7'13..... 533.00
CROTONA PKWAY, **es, 604 s 177th; Minnie E Roden—Kramer Contracting Co et al; Mar3'13..... 137.50
DALY AV, **ws, 556 s 177th; N J Terra Cotta Co—Defender Constn Co et al; Feb6'13 ....532.00

Brooklyn.

JAN. 29.

CUMBERLAND ST, 258-62; E J Adler —Kahan Constn Co; Jan5'14..... 94.10
DEAN ST, ns, 475 w Franklin av, 25x 100; F W Randall—Chas Hartmann Co; Jan20'14..... 248.00
STERLING PL, sec Rochester av, —x —; Realty Supply Corpn—J V Cunningham, Inc & Spencer Aldrich; Dec18'13 ..... 85.00
SAME PROP; Chestnut Ridge White Brick Co—Acme Homes Co; Dec5'13. 277.00
E 46TH ST, ws, 300 s Linden av, 40x 100; J S Sulsky—Sam & Gussy Menarshy & Morris Kereshefsky; Aug 25'13. ..... 310.00
78TH ST, ss, 360 w 20 av, 140x100; Staines Bunn & Taber Co—Marloe Constn Co; Dec11'13..... 310.00
SAME PROP; same—same; Dec16'13.. 310.00
KENT AV, sec S 3d, —x—; Zebro Contracting Co—Jos Balahan Co, American Sugar Refining Co, Eliz Sulinski, Anna Ezoctowski & Sulin Constn Co; Jan28'14 ..... 1,200.00
NEWKIRK AV, 2604-10; Wood & Shephard Varnish Co—Suskin Bros & Marcus Bldg Co; Dec24'13..... 169.10
PENNSYLVANIA AV, 340-6; Grossman Bros—Dunaif Bldg Co & Greenberg & Schecker; Nov12'12..... 320.00

JAN. 30.

MADISON ST, ss, 150 e Bedford av, 50x105; Michl J Saltser & ano—Madison Constn Co & Grossman & Garvin; Jan8'14..... 100.00
MARCY AV, 399-401; A Lustgarten & ano—Wm Lustgarten; Mar17'13..... 606.00
PROP bounded by Bowne, Verona & Imlay sts & Commercial Wharf; Vulcan Rail & Constn Co—N Y Dock Co & Milliken Bros, Inc; Feb11'13..... 2,270.00
SAME PROP; same—same; Feb11'13.. 9,590.00
SAME PROP; Hardware & Supply Co—same; Feb11'13..... 1,624.87

JAN. 31.

[2]MARION ST, 143; Chas Wuttke—Georgianna L Le Baron & F N Le Baron; May22'13 ..... 140.00
[2]SAME PROP; Jos Feldman—F N Le Baron; Feb4'13 ..... 75.00

FEB. 2.

CHESTER ST, ws, 75 s Livonia av, 25x 100; Frank Katz—Anoie & Michl Getzoff; Jan20'14..... 200.00
GRAND ST, ns, 50 w Humboldt, 50x100; Meserole Masons Material Co—Thrall Cousin Co & Max Kessler; Jan3'14.. 2,289.18
MARION ST, ns, 225 e Patchen av, 24.8 x100; A Ross—Fredk H & Georgianna Le Baron; Dec13'13..... 18.50
SURF AV, ns, 100 e W 32d, 19x75; S Ross Jr—Simon Bros Holding Co & Jacob Sommer; Dec22'13..... 700.00
13TH AV, es, 60.2 n 49th, 60x100; A & C Drago Bros & Co—Leah Jacobs; Nov15'13 ..... 232.80

FEB. 3.

No Satisfied Mechanics Liens filed this day.

FEB. 4.

SNEDIKER AV, ws, 60 s Blake av, 100x 100; Alex Lifschitz—Snediker Constn Co & Rachmiel Sohnen; Dec16'13.... 100.00

[1]Discharged by depoelt.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

JAN. 29 & 30.

No Attachments filed these days.

JAN. 31.

BONDI, Markis, Hugo Bondi & Emil Neurath; Benj Lissberger; $2,042; Bernheimer Loewenthal.

FEB. 2.

FELBER ENGINEERING WORKS; Jno Giannattasio; $3,423.32; Menken Bros.

FEB. 3.

MONSON, Sara C; Theo G Croft; $6,000; Lowther, Smith & Russell.

FEB. 4.

TEVIS, Wm S; Hortense McKenna, adm; $2,500; E H Wilson.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JAN. 30, 31, FEB. 2, 3, 4, 5.

Brook Ave Constn Co. Brook av, nec 170th..N Reisler. Iron Work..... 4,050.00
Zingales Co., G. Clinton av, ws, 264 n 181st..Mayer Malbin. Fixtures..... 3,729.00

Bronx.

JAN. 29, 30, FEB. 2, 3, 4, 5.

Dell, Acqua Vincenzo. West st, 301.. Ermino Esposito. Barber Fixtures... 140.00
Helene Constn Co. 177th st, nwc Pinehurst av..Consolidated Chandelier Co. Fixtures 1,805.00
Perua, Mrs Martha. Vyse av, swc Freeman, —x—..Anton Larsen & Son. Refrigerators 350.00
Siehrecht, Henry A. 5th av. 427..A B See Electrical Elevator Co. Elevator .....(R) 112.24
Ventarola, Frank. 3460 Bailey av.. Rothberg & Rosenblatt. Gas Fixtures. 150.00
Zingales, G. Co. Clinton av, ws, 264 n 121st, —x—..Meyer Malbin, Plumbing Fixtures 3,729.00

Brooklyn.

JAN. 29, 30, 31, FEB. 2, 3, & 4.

Almont Holding Co (Inc). Hinsdale cor Dumont av..Colonial Mantel & Refrigerator Co. Mantels..... $333.00
Bril Constn Co. 60th nr 18 av..Harry Kressh. Bath Tubs, &c..... 5,850.00
Same. Same..Hudson Refrigerator Co. Consols 459.00
Elgin Bldg Co. 23d av nr 86th..Wm Kerby Estate .....(R) 450.00
Holland, Jno F Constn Co. Eastern pkway nr Rochester av..Central Chandelier Co. Chandeliers..... 575.00
Mapes Realty Co. 55th nr 7th av.. Pittsburgh Plate Glass Co. Glass, &c. 283.00
Vermont Bldg Co. New Lots rd cor Wiliams av..Popkin Gas Fix Co. Gas Fixtures 245.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JAN. 31.

2D AV, sec 31st, 37x82; Columbia Knickerbocker Trust Co loans Adam J Klinger to erect a —-sty bldg; — payments $24,000

FEB. 2.

LEXINGTON AV, sec 72d, 80x104.4; Metropolitan Life Ins Co loans E A L Realty Co to erect a 12-sty apartment; 12 payments..... 400,000

FEB. 4.

BROADWAY, swc 151st, 99.11x150; Metropolitan Life Ins Co loans 86th St & West End Av Co to erect a —-sty apartment; 14 payments..... 450,000
BROADWAY, nwc 150th, 99.11x150; same loans same to erect a 10-sty apartment; 14 payments 450,000

Bronx.

JAN. 30.

KINDERMANN PL, nwc Brook av, 90x142.2; The City Mortgage Co loans A J Schwarzler Co to erect three 6-sty apartments; 9 payments..... 65,000

FEB. 2.

WASHINGTON AV, es, 401.4 n 169th, 50x115; Manhattan Mortgage Co loans W A J Building Corpn to erect 6-sty apartment; 14 payments..... 45,000

FEB. 3.

165TH ST, sec Washington av, 100.8x199; The Peerless Holding Co, Inc, loans Academy Constn Co, Inc, to erect 8-sty apartment; 11 payments..... $56,500
CLINTON AV, ws, 57.8 s 176th, 50x100; Manhattan Mortgage Co loans Hargton Building Co, Inc, to erect 5-sty apartment; 17 payments..... 56,000
CLINTON AV, ws, 107.8 s 176th, 50x100; same loans same to erect 5-sty apartment; 17 payments..... 56,000

FEB. 5.

175TH ST, ns, 100 e St Nicholas av, 150x112.9x irreg; Jacob Levy loans Mose Goodman Corpn to erect three 6-sty tenements; 11 payments..... 90,000

ORDERS.

Brooklyn.

FEB. 2.

W 24TH ST, es, 120 s Neptune av, 40x 118; A Amato on Martin Schauer to pay S Ross, Jr..... 251.13

FEB. 4.

HINSDALE ST, nec Dumont av, 100x 100; Almont Holding Co on Title G & T Co to pay Simon Gasner & Sons Co 1,450.00
54TH ST, sec 1 av, 220x100; Clydesford Constn Co on Wm Higginson to pay J P Duffy Co..... 2,300.00
ROCHESTER AV, sec Sterling pl, 45x 110; Acme Homes Co on Spencer Aldrich to pay Chestnut Ridge White Brick Co 365.00

REAL ESTATE ETHICS.

A Code Reported by a Special Committee of the Board.

A special committee of the Real Estate Board appointed to draft a code of ethics to govern the conduct of brokers has made a report to the board of governors embodying the following rules, which are now under consideration and will be acted upon next week.

"A member shall not in any way improperly interfere with any specific transaction of another member.

"A member shall not solicit owners of property with a view of obtaining business that is known to be under the management or in the sole control of some other member, and no proposal of such business shall be accepted unless it comes from the owner without solicitation, or unless information is refused by the broker in control.

"When a member accepts from another member a customer for a property the first transaction closed shall relieve each member from further obligation to the other in connection with subsequent business done with such customer, unless by prior written agreement to the contrary.

"A member shall give an unprejudiced opinion, if he gives any, concerning another member's proposition when asked to do so by a prospective customer.

"A member shall refuse to put a 'For Sale' or 'For Rent' sign on property on which there are already two signs, because in the opinion of this Board many signs on a property do more harm than good.

"No member shall offer property or submit any application for a loan without the knowledge and consent of the owner, or his authorized agent, and then only on such terms as authorized.

"No member shall furnish information concerning a property to other members either in respect to its sale, lease or mortgage, claiming sole agency, unless he shall have been retained in such capacity. No member shall offer any property so furnished him upon any other terms than precisely those stated by the members sending out the information, and all negotiations shall be carried on through such member.

"No member shall under any conditions claim or receive any commission or rebate upon repairs made or supplies purchased in the operation and management of properties in his charge, without the consent of the owner.

"In all cases where an operator, owner or other person shall act in bad faith toward a member, and the member claims that he has been unjustly deprived of a commission, the facts may be reported to the Board of Governors and the Governors may, after consideration of the claim, request the operator or owner or other person to arbitrate the claim of the member, and shall preserve records of all requests to arbitrate and answers thereto, which shall at all times be open for the inspection of the members of this Board."

CANAL STREET WIDENING.

How Shall the Cost be Distributed?—Principal Points.

The owners of property within the area of assessment both directly and through their attorneys have laid great emphasis upon the fact that this widening of Canal street at its junction with the Bowery is simply an addition to the plaza at the Manhattan end of the Manhattan Bridge, and they insist that the expense of acquiring this addition should be paid for in the same manner as was the original bridge plaza, namely, by the city at large. They also refer to a number of other street extensions and widenings which have been carried out by the city in recent years, such as the widening of Delancey street and its extension to Elm street, which extension is known as Kenmare street, the extension of Flatbush avenue, in the Borough of Brooklyn, and the widening of Livingston street, in the same Borough, in all of which the entire expense was assumed by the City of New York. In two of the cases, namely, the widening of Delancey street and the widening of Livingston street, it should be noted that assessments were levied for a substantial part of the expense, but the property owners were relieved from these assessments through acts of the Legislature, the act with respect to Delancey street being permissive and the relief having been granted by the Board of Estimate and Apportionment, while in the case of Livingston street the act was mandatory, no action having been taken by the Board.

The committee of the Board of Estimate is not greatly impressed with the argument that because the city has paid the entire cost of certain improvements it should treat all other similar improvements in the same manner, especially in view of the fact that in a number of the cases referred to the Board of Estimate and Apportionment had before it no Local Board resolution, and believed at that time that it had not the power to initiate without such Local Board resolution a proceeding to acquire title and assess any portion of the cost. The right to do this has since been clearly established, and the Board has availed itself of that right in a number of instances, one of which is the proceeding now under consideration.

The committee believes that there has been great local benefit from the important improvements above referred to, and that it was distinctly unfair to place the entire cost upon the city at large, with no local assessment whatever. The members of the committee therefore declare that if there be local benefit from this widening of Canal street there should be a corresponding local assessment.

Those who have appeared before the committee have argued that there is no local benefit whatever, some of them even maintaining that they have been damaged instead of being benefited, and they cite cases where rentals, and even sale prices, have actually decreased during the last two or three years. The members of the committee believe, however, that while there may be cases of this kind this shrinkage in values is only temporary and is due to the disturbance and confusion incidental to the construction work connected with the improvement of the bridge plaza and the building of the subway to connect with the Manhattan Bridge, and that when this work shall have been completed there will be a substantial increase in values, due not only to the creation of the plaza, no portion of the cost of which has been assessed, but also to the widening, the cost of which it is proposed to assess in part upon the property deemed to be benefited.

Figures of Cost.

The Board of Estimate had already determined that two-thirds of the entire cost should be placed upon the city at large and one-third upon a local area of benefit, upon which a hearing was given at the time the proceeding was instituted. While the area acquired is only slightly over 11,000 square feet, or the equivalent of about 4½ city lots, the awards for property taken, including consequential damages, amount to approximately $500,000, while the interest and incidental expenses amount to about $133,000 more. The third of the total expense which under the original resolution of the Board of Estimate and Apportionment is to be assessed, amounts to about $211,000. The area of benefit adopted by the board extends up the Bowery two and one-half blocks above Canal street and half a block south, and includes one and one-half blocks east and west of the Bowery to a point midway between Hester and Grand streets and one-half block on either side of the Bowery from the middle of the block between Hester and Grand streets to the middle of the next block north.

The tentative assessments within this area vary greatly. At the northwesterly corner of Canal and Chrystie streets a parcel 50 by 75 feet, no portion of which was taken, and which therefore received no award, is assessed at $6,295.72. The parcel on Canal street immediately next to this was awarded damages to the amount of $48,000 for about one-third of its area which was taken, while the assessment upon the remnant which was left is $4,657. A parcel on the Bowery having a frontage of 38 feet and a depth of 118 feet, no portion of which was taken, and which therefore received no award is assessed $5,965, while a lot on the west side of the Bowery nearly opposite this, having a frontage of 50 feet and a depth of about 145 feet, is assessed $8,046. The assessments decrease in proportion to the distance from the area taken, until a 25-foot lot on the Bowery is assessed about $300, while a similar lot on the west side of Elizabeth street has an assessment of about $73.

The committee agrees that many of the assessments are burdensome and are probably out of proportion to the benefit which will be derived, although it is said that when the work of construction shall have been completed, the benefit from the improvement will be found to have been substantial and will be reflected in an increase in values, although it is exceedingly difficult to predict the precise amount of such benefit in dollars and cents.

PROPOSED REDISTRIBUTION OF COST.

A further hearing was held on Friday, January 16, at 10.30 a. m., at which all persons interested were given an opportunity to be heard upon the proposed reconsideration and redetermination concerning the distribution of the cost and expense of the aforesaid proceeding so as to place 62½ per cent. of said entire cost and expense upon the City of New York, 30 per cent. of such entire cost and expense upon the Borough of Manhattan, and the remaining 7½ per cent. on a local area of special benefit.

Upon motion of Comptroller Prendergast at that hearing, there was another change in distribution made, which was to place the expense of the proceeding as follows: 55% on the entire city, 30% on the Borough of Manhattan, 7½% on the Borough of Brooklyn, and 7½% on the property owners in the area of benefit. This matter will come up for consideration at a public hearing to be held on February 13.

INCOME TAX REGULATIONS.

The form to be used and regulations to be followed by individuals in making returns of income subject to the new federal income tax have been sent out by the Treasury Department. Every citizen of the United States, whether residing at home or abroad; every persons residing in the United States and every non-resident alien who has income from United States investments of $3,000 or over must make such return.

For the part year 1913 the specific exemptions will be $2,500, or $3,333.33 in the case of a married person, and in future years $3,000 and $4,0000. Where the tax has been withheld on part of the income at the source, or where part of the income comes as dividends on stock of a corporation which is taxable under the corporation tax section of the law, the regulations set forth that such incomes shall be deducted from the individual's total net income when computing the amount on which he is taxable.

Must Act by March 1.

Return must be in the hands of the collector of internal revenue in the district where the payee lives, or where he has his principal place of business, not later than March 1, failure to observe this time limit to be punished with fines ranging from $20 to $1,000.

An extension of thirty days from March 1 in case of sickness or absence may be allowed by the proper collector, provided an application is made by the individual concerned. Returns must be accompanied by oath or affirmation.

Expenses for medical attendance, store accounts, family supplies, wages of domestic servants, cost of board, room or house rent shall not be deducted from gross income, and individuals who own their own residences cannot deduct the estimated value of the rent.

Unpaid Accounts Taxed.

Persons receiving fees or emoluments for professional or other services must include all actual receipts for services during the year, together with all unpaid accounts, charges for service or contingent income for the year, "if good and collectible."

Debts contracted within a current year may be deducted from gross income when found worthless, but not before legal proceedings have proved unavailing. Debts contracted in previous years which eventually prove worthless may be deducted subsequently under the head of losses, when they are charged off.

Amounts due or accrued to individual members of a partnership from net earnings shall be included in the return of the individual, whether distributed or not, and United States pensions must be included as income.

Estimated advance of real estate value is not required to be reported unless placed as an asset on the individual's books. Cost of suits and other legal proceedings arising out of ordinary business may be treated as expense and deducted from gross income of a business.

In computing net income compensation of all officers and employes of a state or any political subdivision thereof shall be excluded, but not where paid by the United States.

GOOD OF BARGE CANAL.

Will Help Lake Champlain Iron Industry and Stimulate Local Traffic.

The construction of the New York State Barge Canal has been proceeding for a number of years. Numerous doubts have been expressed as to the justification for this costly work. In the opinion of Mr. George Clinton, Jr., as set forth at the convention of the New York State Waterways Association, recently, the benefits that will be derived by the State and the country at large are many and far-reaching. These notes are taken from his paper.

The effects of the Barge Canal will be chiefly due to the great reduction in the cost of transportation which is certain to follow. This makes the situation analogous to that presented by the original construction of the canal. It has been figured that the actual cost of transporting a ton of freight over the Barge Canal between Albany and Buffalo will be 26 cents, making the cost per ton-mile about 0.52 mill. This estimate is probably too low, but the cost will be little if any above 0.65 mill per ton-mile. The cost of transportation in the present canal is about 0.80 mill per ton-mile, and by rail about 2 mills. It is understood that these figures relate to the cost of transportation and not to the charges actually made, which differ widely therefrom.

Other direct results of the opening of the Barge Canal will be the opening up of communication with other places, both in and out of the State, not hitherto commercially accessible. A striking example of this is to be seen in that part of the State which borders on Lake Champlain. With the iron ore and limestone which are very near at hand and the cheap coal which will be made available by means of the Barge Canal, the iron industry along the shores of Lake Champlain will, Mr. Clinton prophecies, develop tremendously. Furthermore, if the Atlantic Deeper Waterways Association's plan for intracostal canals along the Atlantic coast should be carried out direct communication by barge may be had between all the Atlantic seaports and the cities bordering on the canal.

Among the direct results the most important, perhaps, is the fact that the cheap transportation to be afforded by the canal will place New York City in a position where it can successfully compete with other Atlantic seaports for the export trade in spite of the discrimination which has been exercised against that city by the through-railroad lines by means of differentials. This is a matter which concerns the whole State, and indeed the whole country, for cheaper transportation to New York of products coming from the West would necessarily mean a reduction in the rates for transportation to other seaports, and thus not only New York, but the whole country, would reap the benefit.

Another direct benefit to be expected is the increase in the use of the canal for local traffic. This use has of late years fallen off so that at the present time local traffic constitutes a comparatively small part of the business transacted upon the canal; but it is to be hoped and expected that upon the completion of the Barge Canal, with its low cost of transportation, its large and modern barges assuring safety to cargo and its freedom from annoying delays, merchants and farmers along the line of the canal will see the advantage of using it for the transportation of their goods. This may, perhaps, especially in the case of farm products, affect favorably the high cost of living.

Indirect Results.

The foregoing advantages are surely great, and with them accomplished the wisdom of the expenditure made by the State for the construction of the Barge Canal would need no argument, but the indirect results which are to be anticipated are even greater and more far reaching. The first of these, and that which is most obvious, is the large increase of traffic which will unquestionably take place. Where a cheap trade route exists leading to a market where goods can be profitably sold, manufacturers will, other things being equal, naturally locate their plants on or near that route. The Barge Canal will presumably not only stimulate and thus increase existing commerce, but will create new commercial enterprises which themselves will greatly increase the traffic upon the canal.

This leads to the subject of new industries. The Champlain district is merely one instance of what may be expected to occur at different points all along the canal. With cheap coal from Pennsylvania and cheap ore from the upper lakes there is no reason why blast furnaces should not be established in the central portion of the State to great advantage, particularly as the third great requisite for that industry, limestone, is near at hand.

An important effect of the reduced cost of transportation on the Barge Canal will be the control of railroad rates. The Erie Canal, even at its worst times, controlled and still controls through-railroad rates from the West to the Atlantic seaboard by the threat of competition which its existence implies. That threat of competition will be much more effective in the case of a canal on which the cost of transportation is 0.65 mill per ton-mile than on the present canal, where that cost is 0.80.

For some years past the cities of Buffalo and New York have been losing the benefit of through shipments of grain for export from the West. Anything which largely affects New York City and Buffalo is felt throughout the State. A large part of this grain is being diverted to Montreal by the Canadian water route. The Barge Canal will bring it back.

The Canal Street Crosstown Subway.

On February 17 at 12.15 p. m. the Public Service Commission will hold a public hearing on the form of contract for the construction of Section No. 2 of Route No. 20, the Canal street crosstown subway in Manhattan. This line is to be operated by the New York Municipal Railway Corporation, and will connect the tracks from the Fourth avenue subway coming over the Manhattan Bridge with the tracks in the Broadway subway in Manhattan. Owing to the swampy character of the ground in this section, the commission will submit alternative plans to bidders, one plan calling for construction according to the usual form of subway construction, namely, excavation under cover and the building of a steel and concrete structure; and the other plan through the worst section calls for construction by the tunnel method of two separate tubes lined with cast iron.

—The citizens of Staten Island need better high school accommodations. The Curtis High School at New Brighton is overcrowded. Borough President McCormack said this week that it is an injustice to the teachers and a handicap to the students, who are compelled to work and study at such a disadvantage. He is anxious that additional high school facilities be provided for the people of Richmond Borough, and will co-operate with the citizens to acquire the additional high school accommodations needed at the present time.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance.(Sprinklers,etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbisb.
H-- " No Smoking.
I-- " Diagrams oo Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, loflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heatiog or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- ' Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Bleecker st, 124—International Raincoat Co. A-G-L

Numbered Streets.

14th & 15th sts, Union sq—Canavan Bros Co..K
15th & 18th sts, Union sq—E E Smith Contg Co .....K
29th st, 325 E—John Di Blase.....K
35th st & Madison av—C L Smith.....K
58th st, 228 W—Joseph Garry & Son, Inc.....K
59th st & 8th av—Walton Construction Co...K
64th & 65th sts & Av A—C L Smith Co.....K
68th st & Lexington av—P McGovern Co....K
72d st & Lexington av—P McGovern Co.....K
75th & Exterior sts—Phoenix Construction Co.K
79th st, 138 W—Goodwin Construction Co...K
87th st & 3d av—Consolidated Tel & Elec Subway Co.....K
93d st & Central Pk W—Grant, Smith & Co & Locher.....K

Named Avenues.

Broadway, 1879—The White Co.....G
Broadway, 151st & 152d sts—P J Kane Co...K
Park av & 55th st—C L Smith.....K
Park av, 58th & 59th sts—Empire City Subway Co .....K
Park av, 66th & 67th sts—Empire City Subway Co. .....K
Park av, 91st to 94th sts—Consolidated Tel & Elec Subway Co.....K

BRONX ORDERS SERVED.

Named Streets.

Garrison & Whittaker sts—Central Union Gas Co .....K
Kelly st, John & Leggett avs—Consolidated Tel & Elec Subway Co.....K

Numbered Streets.

146th st, Brook & St Anns avs—P J Kane Co.K
168th st, 3d & Franklin avs—Joseph Spadaro.K
168th st, Sherman & Sheridan avs—Del Balso Contracting Co.....K

Named Avenues.

Concourse, Burnside & Field pl—S Perratto..K
Morris & McClellan avs—Empire City Subway Co .....K
Nagle av & Elwood st—George Colon Co.....K
Olmstead, Herman & Thumbull avs—Walton Construction Co.....K
St Mary's Park—John McManus.....K
St Raymond's, St Peter's & Overing avs—Briggs & McLaughlin.....K
Shakespeare av & 168th st—F Potzella.....K
Vanness, Holland & Bronxdale avs—F Polzella.K

BROOKLYN ORDERS SERVED.

Named Streets.

Bond st, 300—Thomas Fezza.....H-G-A
Bridge st, 153—Alexander Dillon.....A-H
Chauncey st, 193—Leon Renault.....K
Concord st, 245—The Bklyn Gild Assn.....B
Cook st, 141 (rear)—Mrs Rachael Steigman..C
Cook st, 141 (rear)—Meyer Roff.....G-A-C
Cook st, 141 (rear)—Stanleas Gorstof..G-C-A-H
Cook st, 141 (rear)—Simon Winter.....C-A
Court st, 229—Paul Zipkin.....M-D
Degraw st, 411—John J O'Reilly.....A-H
Ellery st, 124—Max Burger.....H-G-C-D-DR
Ellery st, 124—Herman & Tannenbaum A-DR-H-C-G
Ellery st, 124—Daniel Kornisky.....G-DR-C
Ellery st, 124—Jacob Goldberg.....DR-C-G-A
Ellery st, 233 (rear)—Bklyn Union Gas Co....A
Ellery st, 233 (rear)—Nathan Bonis..G-C-A-H
Ellery st, 233 (rear)—Benj Benjamin..G-C-A-H
Ellery st, 233 (rear)—Morris Bassuk.....H-C
Fenimore st, 245—Benj M Maltz.....A-G-H
Fulton st, 526-28—S S Kresge Co.....G
Fulton st, 755—Samuel Marks.....A-H
Furman st, 75-77—Mitchell Varnish Works, Inc .....A-H
Gillen pl, ws bet Bway & Bushwick av—Bklyn Rapid Transit Co.....A
Gold st, 38-44—Arbuckle Bros.....D
Grand st, 319—Joseph Buchnsky.....DR-A-C
Grand st, 319—Louis Goldfarb....DR-H-C-D-A
Grand st, 319—Hyman B Rosenson.D-DR-H-C-A
Grand st, 514—Samuel Levin.....D-A-K-G-H
Grand st, 971—Standard Coonerage Co..H-G-A
Hicks st, 104—Theodore D Hurlbert.....M
Hope st, 19—Bklyn Union Gas Co.....A
Hopkins st, 61 (rear)—Simon Freeman.....C
Hopkins st, 61 (rear)—Hannah Mendler C-A-G-H
Hopkins st, 61 (rear)—Bklyn Union Gas Co..A
Junius st, 286—B Berger & I Koeppel.....DR
Junius st, 286—Jacob Schneider.....DR-C-G
Junius st, 286—Samuel Kelson.....D-C-DR
Kosciusko st, 52—Edward J Morgan.....C
Livingston st, 326—John B Hoecker.....G
Livingston st, 326—Fred R Wogan, Asst. Sec., Bklyn Union Gas Co.....A
Lombardy st, 1-11—Ice Mfg Co.....G
Macon st, 901-903—William Harms.....K
Meserole st, 85-87—Jacob H Webelovosky Est B-C-A-D-H-DR
Meserole st, 85-87—Progressive Knitting Mills DR
Mill st, 22—Burns Mfg Co.....D-C-L-A-G
Pacific st, 177—Goetz & Co.....A
Pacific st, 177—William Goetz.....C-K
Pearl st, 124-130—Louis B Prahar Mfg Co. D-DR-F-B-C-A
Sandford st, 149-53—Nowacke & Loeser Co. C-L-G-A-H
Seigel st, 151-153 (rear)—Louis Baldinger & Oscar Kupferman.....C
Seigel st, 151-53 (rear)—Joseph Forgnetto.A-G-C
Seigel st, 151-53 (rear)—Jacob Mendel....A-G-C
Smith st, 533-35—Hamilton Garage.....L
So Oxford st, 104-6 (2d sty)—Bklyn Union Gas Co .....A
So Oxford st, 104-6 (2d sty)—Chinese Baptist Mission .....F
Suydam st, 96—August Langhams.....C
Suydam st, 96—Oscar Heller.....C-G
Suydam st, 96—John Meyer.....G
Suydam st, 96—Samuel W Peck & Co.....C
Suydam st, 116 (rear)—Jacob Karch.....C-H
Suydam st, 116 (rear)—Michael Wojnaronski C-M-H
Suydam st, 116 (rear)—Anna Cavanagh.....H
Suydam st, 146 (rear)—Henry Both.....C
Ten Eyck st, 174 (front)—Bklyn Union Gas Co .....A
Troutman st, 56 (rear)—Bklyn Union Gas Co.A
Troutman st, 56 (rear)—George Glass.....H-C
Varet st, 127-9—William Sherman..C-A-H-DR
Varet st, 127-9—Max Friedfield..DR-C-G-F-A
Varet st, 127-9—Harris Davidson.D-DR-A-C-G-F
Varet st, 127-9—Sussman Hartstein & Co. DR-G-C-F
Varet st, 127-9—Alexander L Cazdan..DR-C-F
Varet st, 127-9—Lipkin & Goland....DR-H-C-F
Waldorf Court, 19—John J Strassei....H-A-G
Wallabout st, 254-56—Columbia Broom Works.G
Wallabout st, 297-303—Samuel Glass D-DR-H-C-A
Wallabout st, 299-303—Bklyn Union Gas Co..A
Watkins st, 47-49—Jacob Ravinsky...A-M-DR
Watkins st, 47-49—Rosenberg & Levine.H-G-DR
Watkins st, 47-49—Abraham Rosenberg..DR-H
Watkins st, 47-49—Harry Frank.....A-H-DR
Watkins st, 47-49—Hyman Rosen & Son..DR-A
Watkins st, 47-49—Abraham Krone....A-H-DR
Watkins st, 47-49—Ere Resch....DR-A-G-C-H
Watkins st, 47-49—Harris Brenowitz..C-H-DR
Watkins st, 47-49—Joseph Dubinsky DR-G-A-C-H
Watkins st, 47-49—Julius Gross.....C-DR
Watkins st, 47-49—Lubarksky Bros.H-DR-G-A-C

Numbered Streets.

4th st, 42-48 So—James J Matchett Co.DR-G-C
4th st, 42-48 So—Bklyn Union Gas Co.....A
5th st, 95-97 So—Wyman Bros.....C
5th st, 95-97 So—Joseph Vogel.....H-C-A-G
5th st, 95-97 So—Bklyn Union Gas Co.....A
6th st, 282—Chas E Dennis.....G-C
8th st, 288 2½ W—L A Thompson Scenic Railway Co C
18th st, 454-68—The Fraser Tablet Co...L-A-H
33d st, 151-55—Floss Shade Roller Co.H-G-DR
33d st, 151-55—Morris D Harris Co..H-G-DR
34th st, 16-98—Bush Terminal Bldg Co....C-A
37th st, 201-15—Paragon Metal Cap Co., DR-G-D-F-A-H
37th st, 201-15—Crown Cap Mfg Co., H-DR-G-F-A
37th st, 201-17—Hartley Machine Co.....G-DR
37th st, 201-17—Thomas Hartley Co.....H
37th st, 201-17—Nat Wax Paper Mfg Co., G-C-F-E-DR-H
37th st, 201-17—American Barium Co..D-H-DR
37th st, 201-17—Potdivin Machine Co.DR-A-H
37th st, 201-19—American Art Sign Co., H-G-DR-C-F-A
37th st, 201-23—John Johnson Co., F-A-G-H-DR
37th st, 201-23—Phenix Thermetic Co., DR-C-D-G-F
37th st, 219-35—Advance Chemical Co..DR-G
37th st, 219-35—Terminal Ornamental Iron Works .....G-DR
37th st, 201-71—Bush Terminal Bldg Co., C-A-G-D-E-DR
37th st, 221-35—Back Wall Paper Co., G-A-F-C-D-H-DR
37th st, 225-35—Perfection Book Back Co., H-G-A-F-DR
37th st, 225-35—Belmont Stable Supply Co., H-C-G-A-F-DR
37th st, 225-35—Sanitary Heating Co.F-G-H-DR
37th st, 237-47—Yarmus Bros., D-G-C-F-A-E-H-DR
37th st, 237-49—United Elec Supply Co., DR-G-A-F-H
37th st, 237-53—Lang & Gross Mfg Co., M-G-A-F-E-H-DR
37th st, 237-71—Flemish Art Co., G-C-D-A-F-E-DH-H
37th st, 255-71—Good Invention Co., H-D-G-F-DR
39th st, 116-24 W (rear)—Bklyn Union Gas Co.A
39th st, 116-24 W (rear)—Edw Dannermiller C-M-G-A-H
74th st, 1670-74-76-80—John Jones.....M

Named Avenues.

Atlantic av, 301—Joseph Meisner.....A-H
Bedford av, 1505—Republic Motor Co..L-G-A-H
Broadway, 499-501—Bklyn Union Gas Co....A
Broadway, 499-501—Adams Express Co.....A
Broadway, 797—Louis M Stern.....F-C-DR
Broadway, 797—Brooklyn Union Gas Co....A
Broadway, 857—Morris Strassberg.....H-C
Broadway, 889—Chas B Steuerwald.....H-G-C
Broadway, 908—Springfield Realty Co.....C
Broadway, 908—Mace Mfg Co.....H-C
Classon av, 204—M H Ranken Dairy Co..A-H
Cortelyou rd, 1416—John R Percival.....C
DeKalb av, 207—Samuel C Brooks.....A-H
DeKalb av, 290—Mary E Potter, M D..D-C-K
DeKalb av, 1098—Joseph Ostrow.....H-G-A
DeKalb av, 1098—Mrs George H Smith.....C
Dumont av, 356—Julius Friedman.....D-A-H
Flushing av, 662—Barel Goodman.....H-A
Flushing av, 860-62—National Eagle Paper Box Co.....H-DR-C-G-E
Flushing av, 860-62—H Louis & S Paratski. H-DR
Flushing av, 860-62—Samuel Shliefer, C-G-H-DR
Flushing av, 860-62—Rubenstein & Wechsler DR-H-G
Flushing av, 860-62—Abr N Bernstein..C-D-DR
Franklin av, 688—John Kops.....D
Hamburg av, 44—Francesco Vitulli.....F
Gates av, 937—Rachael Mostowsky.....D-A-H
Gates av, 1337—A W Wolf Co.....F-DR-H
Gates av, 1337—Harry Unger & Nathan Zahn H-DR
Gates av, 1337—Joseph Dalnoky, H-A-C-F-DR
Gates av, 1337—Mary F Spendley....DR-H-A-F
Gates av, 1485 (rear)—George Brutfeld.C-A-G-H
Glenmore av, 134—Morris Mintz.....D-M-A-H
Graham av, 20—David Tucker.....H-G
Greene av, 1056—Robert Nehrich.....H-A-C
Jefferson av, 990—A P Rindskopf & Son..H-G-A
Kent av, 239-47—Est Cornealous C Tiebout. H-C-B-A-E
Kent av, 616-24—National Sulphur Co.....L-A
Kent av, 625-29—Binney Godfrey & Co.C-M-A-H
Liberty av, 152-158—Jacob Shulken.G-C-F-A-DR
Liberty av, 152-158—Lieberman & Friedman G-C-DR-F
Liberty av, 152-158—Rockaway Candy Co., DR-A-H
Liberty av, 152-158—Harry Wolf...G-C-F-A-DR
Myrtle av, 20—Rival Shoe Co.....G
Myrtle av, 204—Abraham Fox.....A-H
Nostrand av, 1177—John Schaffer....D-M-A-H
Ovington av, 357—William G Parsons.....A
Pitkin av, 1682—Lazarus Tarnshkin.....A-H
Ralph av, 232—Hauser & Son.....A-G-H
Rockaway av, swc New Lots rd—Brooklyn Rapid Transit Co.....A
Rogers av, 566—Jacob Fox.....D-M-A-H
Surf av, nwc West 5th st—Walt Morson & Patk D Shea.....A-C-B-D
Surf av, ss, bet Thompson & Jones Walks—Brooklyn Borough Gas Co.....A
Surf av, ss, bet Thompson & Jones Walks—Edward & Henry Strube.....G-D-F-A
Surf av, ss, bet Thompson & Jones Walks—Theresia Strube .....D-C
Stone av, 522—Mrs Rose Levy.....B
Sutter av, 524—Brooklyn Paint & Wall Paper Co .....D-A-H

Numbered Avenues.

2d av, es, bet 38th & 39th sts—Brooklyn Rapid Transit Co.....A
5th av, 382—Theodore Bennett....C-G-D-H-DR
5th av, 548-550—Lillian Rossberg.....H-A-C
5th av, 548-550—Joseph Klaussner.....A-C
7th av, 165—Tookman Jerrahian.....D-A
8th av, 1717—Advance Rubber Co.....A-G-H
24th av, 8812—Andrew W Ahearn.....C

QUEENS ORDERS SERVED.

Numbered Streets.

3d to 5th sts on 3d av (College Point)—American Hard Rubber Co....C-B-F-G-E-H

Named Avenues.

Abbingdon rd, 212 (Richmond Hill)—Walter Julius Berbecker.....G-C-A
Dry Harbor rd & R R Tracks, 400 ft e Dry Harbor rd (Glendale)—Bishop Security Co.C
Hillside av, nec Hoffman blvd—Disbrow Bros. C-K-A-L-G
Kingsland av, 120 (Corona)—Newton Gas Co.A
Steinway av, 333—Philip Miller.....C-A-D

Numbered Avenues.

8th av, 100 ft e Potter av—Thomas A Gillespie Co.....G-C

Stairway Enclosure Law in New York.

In "stairway enclosures," subdivision 2 of section 79-b, "Requirements for existing buildings," of article 6, "Factories," of the labor law of New York State, it is provided that all partitions of fire resisting material and the doors provided for the openings therein shall be constructed in such manner as the industrial board may prescribe by rules and regulations.

The fire-resisting materials aproved now are brick, concrete, terra-cotta blocks and reinforced concrete. The approval of materials is one of the important matters before the board, and it is probable that the board will approve also the various types of partitions that have been approved by the building department of New York City, says Safety Engineering.

In 1911 the New York City building department required that enclosure walls for elevators or stairs should be of brick at least 8 inches thick, or terra-cotta blocks at least 6 inches thick, in an angle iron frame, unless supported independently on fireproof construction at each story, reinforced stone concrete at least 3 inches thick, or reinforced cinder concrete at least 4 inches thick. Where conditions require it, these thicknesses are increased to meet the circumstances.

In 1913 gypsum blocks, at least 6 inches thick, were approved. Such blocks to be set in an angle-iron frame, unless supported independently on fireproof construction at each story. Hollow blocks are permitted, provided the webs and walls of the same are not less than 1½ inches thick. Blocks must be laid in properly retarded gypsum plaster mortar, or Portland cement mortar,

BUILDING MANAGEMENT

WHAT THE NEW ELEVATOR DESPATCHING SYSTEM IN THE WOOLWORTH BUILDING IS EXPECTED TO ACCOMPLISH.

By EDWARD J. HOGAN

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

THE elevator despatching system in operation in the Woolworth Building has been designed with the view of ultimately eliminating the elevator starter in the main corridor, as well as making possible the supervision of all cars at all times, and to make one person responsible for the proper operation of passenger elevators and the adherence to a strict running schedule. With these matters taken care of, the hall man is able to devote his entire time to answering questions and the direction of traffic within the building.

The system, which is virtually in an experimental stage, has been in operation since the opening of the building, and is being carefully observed by the owners, architects, building manager and engineers who designed it. The Woolworth Building is the first building of any type to be equipped with the device, and if it fully meets the expectations of those interested, should come into universal use in office buildings, hotels and buildings of this type, where convenience and comfort of guests is one of the great objects, as well as the reduction of operating costs to the management.

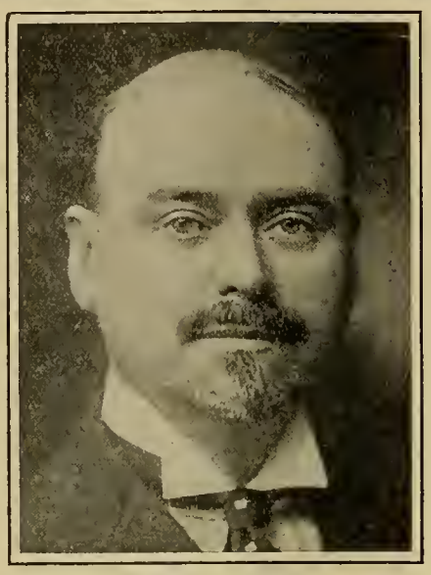
The Elevator Group.

The 24-passenger elevators in the Woolworth Building are grouped according to express and local service, as well as according to the heights served by each. There are four local cars which run express to the fourth floor, and then local to the twelfth; seven cars running express to the twelfth, and local to the twentieth. Following these are the cars that run express to the thirteenth and local to the twenty-seventh. There are two cars that run express to the thirtieth, and local to the forty-sixth floor, and lastly the cars which make the high runs, express to the thirty-seventh, and then local to the fifty-sixth floor.

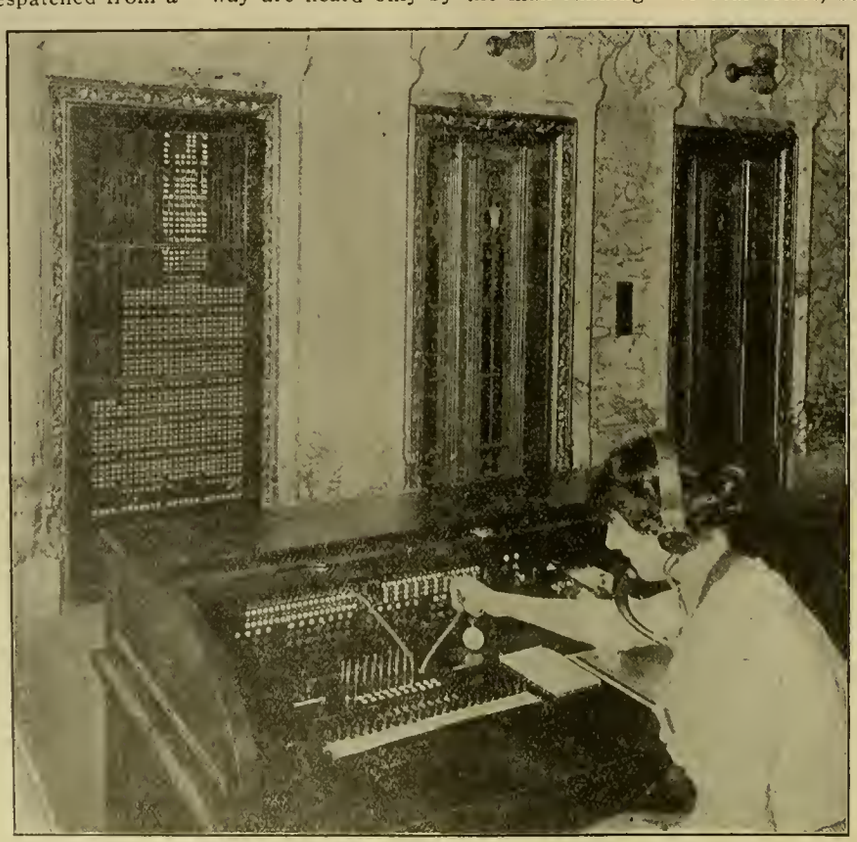
These elevators are despatched from a combination desk and telephone switchboard, located on the mezzanine floor of the building, and operated by a young woman, whose only responsibility is the despatching of the cars and a constant supervision over them for the purpose of maintaining the proper running schedule. This schedule is in operation between the hours of 8:30 A. M. and 5:30 P. M., during which time the despatchers sole duty is to watch those cars.

Directly in front of the despatcher's desk is a panel on which is a diagram of the lay-out of the elevators, the heights served by each marked off by a series of incandescent lights, each vertical row of lights representing the route of an elevator and each light representing a floor. Wires have been run from each car to this panel, and as the cars travel on their journey up and down the shafts, lights are flashed on the board in succession as the cars pass the floors that are indicated. On reaching the maximum height each car is, according to schedule, allowed to stand for eight seconds before descending. Should a particular car stay longer than the allotted time at any floor, the delay is noticed immediately by the operator, who then puts herself in communication with the operator of the car by means of the telephone. There is a telephone instrument installed in every car directly in front of the operator, as well as a megaphone placed on the side of the car and opposite his ear. Should the despatcher wish at any time to say something to the operator in regard to the service, cautioning for delay, etc., the megaphone is used. Directions in this way are heard only by the man running the car, and not by the passengers. If necessary at any time, and for any important reason, the despatcher wishes to have an answer from the operator, or a longer conversation is advisable, the telephone is used in a manner similar to the intercommunicating system, which is well-known to all. Both methods can be used at all times, the despatcher being able to talk while the car is in motion, equally as well as when it is stationary at any floor.

While this method of elevator despatch and control is practically in its infancy, and an experiment, it shows every probability of meeting the expectation of the engineers who designed it, and should mean much in the future to architects and owners of properties of the Woolworth Building type.



EDWARD J. HOGAN.



ELEVATOR DESPATCHING SWITCHBOARD IN THE WOOLWORTH BUILDING.

WHAT THE MANAGER DOES.

The Importance and Wide Scope of His Duties—The Next Convention.

By JOHN C. KNIGHT

Manager of the Metropolitan Building and Ex-President of the National Association of Building Owners and Managers.

SOME months ago I was asked by the editor of Record and Guide to assist him in laying out a series of stories regarding building management and to select some of the writers for these papers. I was also asked if I would not write one of the articles, and in order to do this and not encroach on the subjects which I know will be more ably taken care of by the gentlemen selected, I am going to write more of generalities than on any one particular subject.

The motto which appears under the title of the Record and Guide—"devoted to real estate, building management and construction in Greater New York and vicinity"—has always appealed to me. I, too, am devoted to those subjects, as they are my bread and butter.

I read recently in one of the magazines a story of a young child coming across on the ferry with its mother, and the mother, pointing out the Woolworth building, said: "There is the tallest building in the world"; and the child, looking over at Hoboken, Jersey City Heights and Manhattan, said: "Yes, Mother, it is."

Now the world of the average New Yorker, particularly of the New York building manager, like that of this child, is bounded by the North and East rivers and I feel that the Record and Guide is showing its devotion by selecting writers of these papers from other cities and giving to the New York man the

experiences which have taken place in other parts of the country.

Very few New York managers have availed themselves of the privilege of membership in the National Association of Building Owners and Managers, and those that have, have been many times repaid for their expense and time by the papers and discussions that have been brought out and by the acquaintanceship of men in their line in other cities.

About Knowing as Much as Others.

Many New York men have expressed the belief that they did not need to attend these meetings, as they knew as much as the other fellows. Knowing many of the men as well as I do, I cannot but agree with them as to their ability, and yet a real live man in listening to discussions will get some point strongly fixed in his mind even if wrongly stated by a much weaker man, and in combating that idea will bring out from his own work some point that he would overlook if he kept always on his own work. It is much easier to detect an error someone else is making and apply it to your own case than to find it directly in yourself.

The meeting of the association this year will be held in July at Duluth, and Mr. J. E. Randall, of Chicago, the president, will plan a program and conduct a meeting that I hope will be attended by many New York men. I know of several New Yorkers who will be there and who will welcome, assist and introduce the other New York men. I am sure that anyone who attends once will become a member and an enthusiast.

Big Installations.

The average business man does not realize the existence of the building manager, and even though he may be a dweller in an office building, does not appreciate that the present type of building has only existed since 1893 and that the old janitor jokes have become obsolete. The manager has had only a short time to study depreciation and operation problems and other subjects of professional importance which are discussed at the association's convention.

Many office buildings have the population of small cities and carry on their elevators more passengers than many branch railroads. Many electric light plans and water-pumping installations in buildings are larger than the plants of small cities, and in one office building I am familiar with, there is a branch post office doing more business than the whole postal service of the city of Cleveland. The 1,200 telephones installed in this same building required 13,000,000 feet of wire, or 2,462 miles, under this one roof, which also covers 13 miles of plumbing pipe.

Practical Training.

The experience of caring for and operating such installations have trained up men, so that in the future problems of a new building will not be left to a board of puzzled directors or to architects who employ a structural engineer, a heating engineer, an electrical engineer and a ventilating expert.

The time has arrived when the largest and best architects are also consulting with the sanitary engineer and the building manager.

The building manager from his experience can plan the location of elevators, suggest the best toilet arrangement, and so locate the plumbing pipes with reference to repairs and accessibility that upkeep may be minimized. He can advise as to electric plant or central station connection. He can appreciate the added cost of maintenance of certain beauty effects which so appeal to the architect.

An Eye for Details.

He can take care of details. Let me cite the case of where a manager had sticks cust so that all doors would be interchangeable and where the hinges and locks were put on in absolutely the same place not a half inch high or low. Another of where a manager condemned thresholds which were only 3/8 inch thick and had them so that the doors would open over all carpets or rugs. Another, where the ammonia of the refrigeration plant was placed under the sidewalk so that an accident would not put the building out of service.

After the completion of the building the managers can arrange an economical force for operation and can systematize the records so that economy will prevail in all departments.

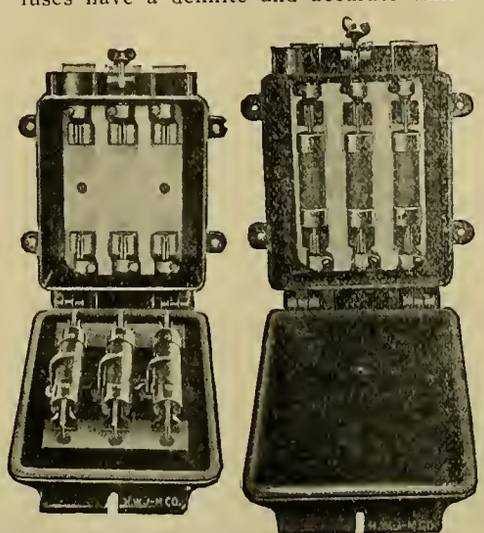
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

No Flashing of Fuse.

BUILDERS, architects, and others identified with the construction and equipment of hotels, apartment houses, hospitals, etc., will be interested in the description of a non-arcing fuse box known as hte "Noark" Service Box, manufactured by the Johns-Manville Co., Madison avenue and 33rd street.

The fuse used in this box represents the highest development in fuses of the enclosed type. Being designed on strictly scientific lines, blow at the proper time and under exact conditions, thus affording absolute protection. The fuses have a definite and accurate time



interval of operation, varying from a few seconds on heavy overloads to the infiinitesimal part of a second on dead short circuit. As a result they are said to be more economical than even the cheapest form of open fuse, due to the fact that they require less frequent replacement. Compared with circuit breakers as protective devices they are noiseless, inexpensive and occupy minimum space. And as they can be refilled at small cost their use insures low maintenance expense.

An automatic "spot" indicator in each fuse tells when the fuse has blown. Vent screens placed in the end caps prevent the escape of the filling material when the fuse blows, but allow free egress of the entrained air, thereby permitting the filling material to quickly cool the metallic vapor and prevent any possibility of flame issuing from the ends of tube.

The first cut shows a water-tight service box which may be used as a combination cut-out and switch. The hooks shown in the illustration are attached to the handle in the cover of the box. To break the circuit the handle is turned so that the hooks catch the fuses from underneath. When the cover is raised, the fuses are lifted from their positions, thereby breaking the circuit. When it is desired to simply inspect the box, the handle is given a quarter turn, permitting the cover to be raised without disturbing the position of the fuses.

The second cut shows another type of water-tight box. It differs from the other type only in that the fuses can not be removed except by hand.

Steel Clad Rope.

ILLUSTRATED herewith is a sample of so-called steel clad rope. The American Steel & Wire Co. has designed this rope for use in places where wire ropes undergo a severe service such as in elevator shafts.

This rope, as its name implies, consists of an ordinary rope of six strands, 19 wires; six strands, 37 wires; or six strands, 61 wires, with hemp or wire center. The several strands of wire are given an additional protective covering in the shape of a flat steel strip, which is spirally wound to each of the strands before the rope finally is laid up. Some qualities of steel clad rope are made of different kinds of steel for special purposes. A glance at the illustration will

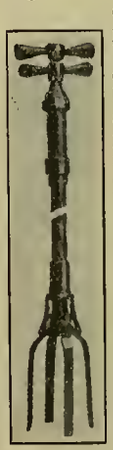


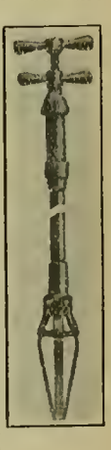
show a fairly accurate conception of the method by which the additional wearing surface is obtained. It will be noted that instead of a series of wound wires each having several small contact points, each strand is a composite whole with one large contact point and wearing surfaces equal to the thickness of the strip. This makes the life of the cable much longer than that not so protected, in some cases reaching as high as 200 per cent., depending upon the conditions under which the rope operates.

The steel clad rope operates about as follows: The steel strips protect the round under wires over a period before it is worn through, then when the flat strips have been worn through to the rope strands, under severe service the protecting surface will gradually be pushed down into the space between the strands leaving the resulting rope still partially protected from external wear or abrasure.

Saves Plumbing Bills.

ONE great problem of office building and apartment house managers is to keep tenants and transients from throwing insoluble matter into the toilet and other waste pipes. Such articles as ink bottles, tin cigarette boxes, tin foil tobacco packages, vegetable matter and rags are frequently found to be the cause of stopped up plumbing systems. Unless the building owner has provided himself with some sort of a mechanical pipe ferret, plumbing bills soon become one of the biggest items of his overhead charges.





But here comes the J. D. Johnson Company, of 54 Cliff street, with the appliance shown in the two accompanying cuts. In one illustration is shown the device open, ready to be inserted into the clogged-up pipe. In the other, the device has been closed by the turning of one of the top handles and is ready to be withdrawn with the offending obstruction. The four jaws are so constructed that they will remove a wire, scrubbing brush, bottle, pieces of brick, stones, coal or any other obstruction. It can be converted into a plunger by wrapping cloth around the tenacles and then locking the ends fast.

Its value to contractors lies in the fact that it will enable them to make sure pipe is cleaned out before the building is turned over to the owners, thus averting the danger of fire with the service pipes clogged so the fire department cannot pump water to upper floors. It is applicable to all pipe sizes used in building construction.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

MODERN TENEMENTS NEEDED IN CHELSEA

The Neighborhood Association Interested in the New Hartley Apartments as a Type — Selecting Sites and Influencing Capital.

By ARTHUR M. EAST

DESPITE all the preaching in favor of dispersing factories from congested districts and in favor of building "garden cities" in the suburbs, massive factories and office buildings continue to be erected in midtown, Manhattan, particularly in the neighborhood of Fifth and Sixth avenues and the Twenties. This great center of labor employment pours thousands of operatives and clerks upon the streets every noon hour, when even the casual observer has forcibly impressed upon him the serious nature of the problem growing up here. One naturally inquires where do they all live? One thing is certain, only a very small percentage live near by; most of them go over into the crowded East Side; the others have a long ride home to the Bronx, Brooklyn or Queens.

One wonders why it is that more of these people do not live near their work, and the answer is simple; there have been no additional dwellings built in the districts since these vast factory-loft buildings and department stores have been erected. Not in years has there been any tenement or flat building in the Chelsea and Greenwich districts.

With ample vacant land and with a swarming population to house, why has there been no provision for this influx? The answer to this question is one that many are now seeking. Associations are forming to promote the erection of better homes. Evidently our laws favor loft buildings, which menace public health and comfort, and hinder new tenement buildings, which would conserve public health. Our tenement law may contain so much restrictive legislation as to defeat its own object; instead of producing a good home for the laborer or factory hand, the law may demand such refinements that it becomes impractical to produce a house at such a cost that there will be any financial return upon the investment, provided the rents are within the means of the average tenant.

Profit in Good Housing.

A good deal could be done, however, in housing, right in the Chelsea district, even with our exorbitantly high assessments and with our unnecessarily cumbersome and unscientific regulatory laws. Good houses can be built, and with more profit in them than is thought. It can no longer be done with as little money as years ago, nor can it be done upon such small plots.

A member of the Chelsea Neighborhood Association recently visited the building here illustrated. He was attracted to it on account of its "open-stair" feature. The building is the property of Mrs. Helen Hartley Jenkins, and is situated in West 47th street, the office being upon the premises, at number 525. Here is a building that has been opened but six months; it was immediately filled to overflowing, and there is a list of some thirty families awaiting an opportunity to move in when a vacancy occurs.

The building, to begin with, has great economy of plan. There are no waste spaces of any kind; no halls at all. All the space is utilized for the benefit of the tenant. The rooms are arranged about a hollow square and are only two deep, so that cross-ventilation is provided everywhere from the street to the court, or from the yard to the court. There is no usual stoop and vestibule every twenty-five or fifty feet. The unit division is 100 feet, at the center of which is a broad spacious entrance in which there is neither door nor gate. Through this enter the 96 families who ascend to their various homes in the fresh air of the open stairs, which are in the four corners of the large central court.

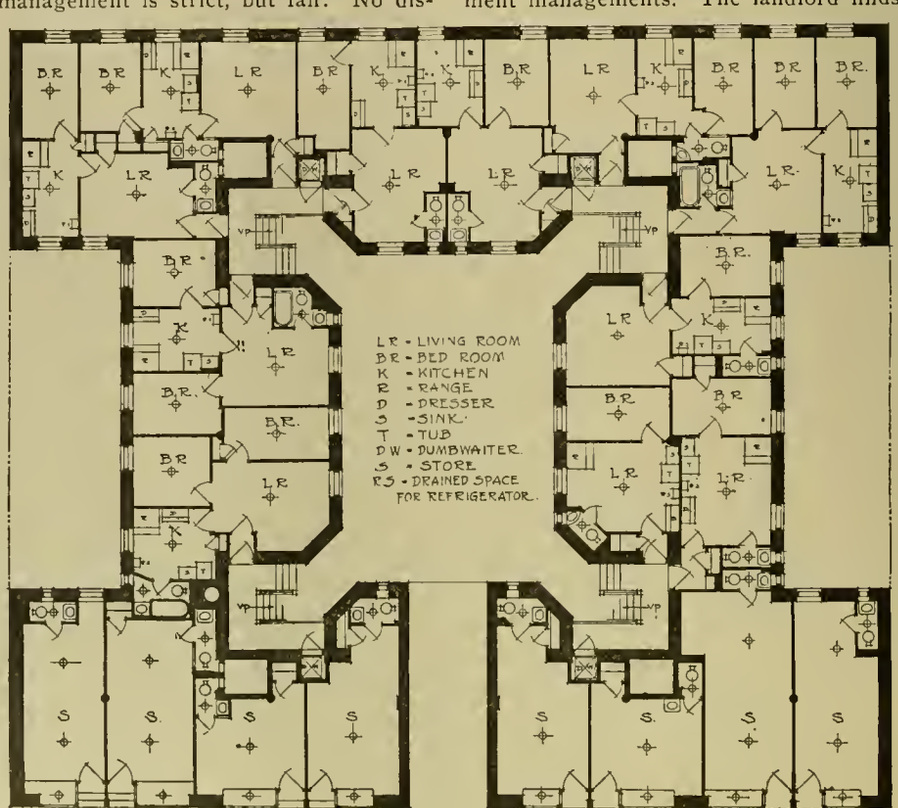
An Economical Plan.

The building, six stories high, is built of fireproof material. The walls, floors and 2-inch partitions are all solid brick, concrete or plaster, saving space and also protecting each tenant from the vermin of any other, and, of course, reducing maintenance to a minimum. From each landing of the stairs open four doors through which the tenant enters the vestibule of his own apartment, which consists of two, or three or four rooms as the case may be. The 4-room suites have baths, all other suites have a toilet-room containing a w. c. and a basin. Hot water and steam heat are provided. But the refinements have been kept within reason and reach of the people of the neighborhood. The management is strict, but fair. No discrimination is made against children. There are no arrears at all in the rents, which are paid weekly, upon Thursday, at the office on the premises. The receipt is placed upon a card which the tenant brings with his rent. The weekly system seems mutually satisfactory.

In the Office of a Model Tenement.

A visit to this office upon rent day or upon any other day is interesting to those who have fancied that a tenement must be a hovel, or at best a hard-hearted place in which nobody has any pride and where the sole object is for the landlord through an agent, to grind all he can out of the tenant. Most of the rentpayers come in smiling, with some pleasant remark to exchange with the young lady at the desk, who not only knows them all by name, but also has a keen interest in many of the families.

Some tenants request certain repairs to be made; faucets are leaking, shades have fallen down, or glass has been broken; but all have a due appreciation that everything cannot be done at once, although all know that the request will have adequate and proper attention. The postman delivers to the office packages which will not go into the tenants' mail boxes; department stores deliver goods there when tenants are out, and tenants leave matters to be attended to while they are away at work. This sort of management was introduced by Octavia Hill in London years ago and ever since has been followed by all up-to-date tenement managements. The landlord finds



525-531 West 47th Street.

PLAN OF FIRST FLOOR, HARTLEY APARTMENTS.

it pays to have a woman in charge, for the management of a tenement is really good housekeeping. The tenant likes to feel that there is someone who is constantly interested in the building and in the tenants. Such management is the best investment that the landlord makes, for thus is assured a mutual sympathy between tenant and landlord.

Social Uplift Features.

Two apartments are rented to a cooking-class from a neighboring settlement. The girls or young mothers are instructed in scientific cooking and practical housekeeping and sensible shopping. Two of the stores are about to be rented to a diet kitchen. In one portion of the building is a group of apartments rented as a boarding-house for a certain class of emigrants during the first weeks after their arrival, while their funds are necessarily low. And thus it is that there is always evidence of interesting activities, but all space is occupied at the uniform rent and according to the printed rules of the house. There is ample opportunity here for a branch of a nursery and kindergarten, for a proportion of the tenants have to close their rooms when they go to work. This necessitates taking their small children some distance until the day's work is over, or until the older children come home.

Such is the Hartley Open-Stair Tenement, the only open-stair tenement upon the West Side, but one well worthy of study and imitation for sites farther south that should serve the loft buildings of the Chelsea district. These tenements are within a block of the Hartley Settlement; the owner is also a large stockholder in the Open-Stair Tenement Company, of 502 to 520 East 77th street.

Mr. Knowlton Durham, the president of the Chelsea Neighborhood Association, which has offices at 1182 Broadway, in an interview with the writer said: "These open-stair tenements are said to be of a higher economic value necessarily from the nature of the plan than the usual tenement erected by the commercial builder. If such is the case, there should be some way of bringing this fact to the attention of the commercial builder as an incentive to a revival of building in lower Manhattan, where many new tenements are needed to take the place of the old shacks that are hardly fit for occupation." The members of the Chelsea Neighborhood Association have shown a vital interest in better housing that is taking the form of selecting suitable plots and influencing capital to build on them.

Plans Undecided for Park Ave. Corner.

Bing & Bing, real estate operators, 505 Fifth avenue, informed the Record and Guide on Wednesday that they have no definite plans for the improvement of the property at the southeast corner of Park avenue and 84th street fronting 127.4 feet on Park avenue and 118.9 feet in 84th street with an eighteen-story apartment house, as was reported in the daily press on Wednesday. Mr. Leo S. Bing further stated that no plans for a building of any type have been prepared for this corner. These operators are about to start the erection of two six-story high-class apartment houses in the north side of Schermerhorn street through to Livingston street, Brooklyn, on a plot 80x63 feet, to cost a total of $200,000, and a twelve-story house at 135 to 139 West 79th street, 62x83 feet, to cost in the neighborhood of $200,000. Robert T. Lyons is architect for the firm.

The building for the National Cloak and Suit Company to be erected on the west side of Seventh avenue from 24th to 25th streets, contract for which was recently awarded to Bing & Bing, will cost $2,000,000.

New Apartments For 84th Street.

Samuel A. Herzog, 43 Cedar street, will soon complete arrangements for the erection of a nine-story apartment house at 114 to 116 East 84th street. No architect has been selected and further details cannot be announced at this time.

Contract for Park Avenue Mansion.

The Whitney Company, 1 Liberty street, received the general contract this week to erect the new mansion for Arthur Curtiss James, of Phelps, Dodge & Company, 99 John street, at the northwest corner of Park avenue and 69th street, from plans by Allen &, Collens, 40 Central street, Boston, Mass. The building will be four and a half stories, 80x110 feet in size, with facades of Tennessee marble. The cut stone work has been placed with J. J. Spurr & Sons, foot of Warren street, Harrison, N. J.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Flemish Realty Co., 128 Broadway, Joseph E. Goldberg, president, is still contemplating the erection of a business building at the northwest corner of 5th av and 51st st, for which no architect has been selected.

MANHATTAN.—Samuel A. Herzog, 43 Cedar st, contemplates the erection of a 9-sty apartment house at 114-116 East 84th st, for which no architect has been selected.

BROOKLYN.—Hills Bros. Co., on premises, Lucius R. Eastman, president, contemplates rebuilding the 5-sty brick and stone factory at 48-64 Irving st, for which no architect has been selected.

NEWARK, N. Y.—The Presbyterian Church of Newark, Rev. C. M. Creighton, pastor, 7 William st, is receiving competitive sketches for remodeling the 3-sty brick and reinforced church and Sunday school at the corner of Church and Maple sts. Cost about $50,000.

NEWARK, N. Y.—The Methodist Church of Newark, Rev. C. M. Eddy, pastor, 49 South Main st, G. R. Drake, 2 High st, chairman of building committee, is receiving competitive sketches for additions to and remodeling the 2-sty brick church at Newark and Wayne, N. Y. Cost about $20,000.

YONKERS, N. Y.—Mr. Adams, care of the U. S. Gypsum Co., 1170 Broadway, N. Y. C., contemplates the erection of a 2½-sty hollow tile residence on McLean av. Two architects are preparing competitive sketches. Cost about $7,500.

NEW BRUNSWICK, N. J.—Rutgers College, Dr. H. S. Demarest in charge, contemplates the erection of a swimming pool as an addition to the gymnasium at the Rutgers College Campus, to cost about $20,000. No architect has been selected.

AUBURN, N. Y.—The Auburn Button Co., J. Herman Woodruff, president, contemplates building a shoe factory here for which no architect has been selected.

WHITE PLAINS, N. Y.—The Board of Education, John Y. Lavory, president, are about to sell bonds for the new school to be erected on the east side of Post rd, between Sterling and Sound View av. Estimated cost, $45,000. As soon as these bonds are sold the selection of an architect will be made.

PLANS FIGURING.

APARTMTNTS, FLATS AND TENEMENTS.

BRONX.—Chas. Schaefer, 401 East Tremont av, is ready for bids for the 5-sty apartment house, 100x80 ft., to be erected at the northeast corner of Concourse and Bush st for the K. & R. Construction Co., Max J. Klein and Ignatz Roth, 35 Nassau st, owner. Cost about $50,000.

MANHATTAN.—Nathan Wilson, 163d st and Southern Boulevard, owner and builder, is taking bids on subs and materials for a 6-sty apartment house to be erected on the west side of Fort Washington av, 161st and 162d sts, from plans by George & Edward Blum, 507 5th av.

MOUNT VERNON, N. Y.—The Mount Vernon Holding Co., George E. Gibson, president, 49 East 21st st, N. Y. C., and Franklin av, Mount Vernon, owner and builder, is ready for bids on subs and materials for a 5-sty brick apartment house, 50x90 ft., to be erected in the south side of 3d st, east of Fulton av, from plans by Neville & Bagge, 217 West 125th st, N. Y. C.

DWELLINGS.

YONKERS, N. Y.—G. H. Chamberlin, 18 South Broadway, Yonkers, is revising plans for the 2½-sty brick residence, 60x100 ft, to be erected at Alta and Undercliff avs, Park Hill, for Robert Boettger, 30 Belvedere Drive, Yonkers, owner. J. R. Moore, 156 5th av, N Y C, is electrical engineer. Nygren, Tenney & Ohmes, 101 Park av, N. Y. C., are steam engineers. New bids on general contract are being taken by architect from a selected list of contractors. Cost, about $60,000.

FACTORIES AND WAREHOUSES.

WEST NEW YORK, N. J.—Philip Weilbacher, 85 Boream av, Jersey City, architect, is taking bids for a 4-sty brick silk mill and 1-sty power house on Hudson av, between 18th and 19th sts, for the Catoir Silk Co., 257 4th av, N. Y. C., owner. Cost, about $75,000.

SCHOOLS AND COLLEGES.

225TH ST.—The Libman Contracting Co, 107 West 46th st, is figuring the general contract for P S 21 to be erected at 225th st, 226th st and White Plains av, from plans by C. B. J. Snyder and desire bids from sub-contractors at once.

RICHMOND.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract for P. S. 20 to be erected on Broadway, Port Richmond, S. I., from plans by C. B. J. Snyder, and desires bids on all subs prior to Feb. 14.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for alterations to the building at Broadway, 48th st and 7th av, from plans by Shire & Kaufman.

MISCELLANEOUS.

BROOKLYN.—Bids for the supply of track materials for the equipment of the 4th av subway, in Brooklyn, from the Manhattan Bridge to 86th st and 4th av, will be opened by the Public Service Commission for the First District on Feb 24, at 12:15 P M. This is the first track materials called for by the Commission under the Dual System contracts, and is the first time that the City of New York has ever appeared directly in the market as a buyer of steel rails, etc., for subway use. Heretofore the contractor doing the work of equipping a subway has been allowed to purchase the materials to be used. In view of the large amount of such materials to be used in the Dual System, the Commission decided to purchase directly. The materials needed for the 4th av subway will include 45,850 cubic yards of ballast, 6,820 cubic yards of concrete, more than 2,000 railroad ties, more than 4,000 tons steel rails, and quantities of spikes, tie plates, bolts, nuts, etc.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

FORT WASHINGTON AV.—Plans have been filed with the Tenement House Department for the 6-sty apartment, 100x150 ft, to be erected at the northeast corner of Fort Washington av and 162d st, for the Sinbar Realty Corp. George & Edward Blum, 505 5th av, are architects.

116TH ST.—Maximilian Zipkes, 220 5th av, is preparing plans for Cohen & Glauber for extensive alterations to the old-fashion type single flats at 302-304 West 116th st. Small apartments with kitchenettes with all modern improvements will be installed.

174TH ST.—Emery Roth, 507 5th av, has completed plans for a 5-sty brick tenement house, 45x82 ft., to be erected at 513-515 West 174th st for the Casa Dora Realty Co., Vito Contessa, 313 East 119th st, owner and builder. Cost about $45,000.

ST. NICHOLAS PL.—Samuel Sass, 32 Union sq, has completed plans for the 5-sty tenement, 75x88 ft., to be erected on the east side of St. Nicholas pl, 674.6 ft. north of 150th st, for the Dayton Building Co., Inc., 132 Nassau st. Cost about $75,000.

CHARLES ST.—Chas. B. Meyers, 1 Union Sq West, has completed plans for the 6-sty tenement, 65x82 ft., to be erected at 39-41 Charles st for the Martha Building Corp., 960 Prospect av. Cost about $400,000.

162D ST.—George & Edward Blum, 505 5th av, have completed plans for the 6-sty apartment house to be erected at the southwest corner of 162d st and Ft. Washington av for the Simbor Realty Corp., 1029 East 163d st, owner. Cost about $200,000.

5TH AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to the 5-sty apartment at 1355 5th av for Irving I. Smith, 149 Broadway, owner. Cost about $2,500.

CHURCHES.

150TH ST.—Mount Nebo Congregation, now worshipping at 448 West 152d st, Edward R. Cohn, president, contemplates the erection of a new church in the south side of 150th st, 135 ft. east of Broadway.

DYCKMAN ST.—Eli Benedict, 1947 Broadway, is preparing plans for a 1-sty rubble stone parish house, 50x45 ft, to be erected on a triangular plot at the intersection of Dyckman st and Riverside Drive, for the Church Extension Committee of the Presbytery of New York, 156 5th av, owner, and will take bids on general contract about Feb. 26.

DWELLINGS.

67TH ST.—Plans are being prepared by Matthew W. Del Gaudio, 1910 Webster av, Bronx, for a 2-sty frame and stucco dwelling, 20x45 ft, to be erected in the north side of 67th st, 420 ft east of 12th av, Brooklyn, for Mrs. A. Mottola, 67th st, owner. P. Seccia, 64th st and 14th av, Brooklyn, is general contractor and takes all bids.

STABLES AND GARAGES.

104TH ST.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for a 2-sty garage, 50x100.11 ft, to be erected in the north side of 104th st, 513 ft east of 1st av, for E. Shuttleworth, 815 Vernon av, L. I. City, owner. G. Fusco, 401 East 111th st, is lessee and takes bids. Cost, about $25,000.

104TH ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 2-sty brick garage, 50x111 ft, to be erected in the north side of 104th st, 517 ft. east of 1st av, for Edward Schuttleworth, 815 Vernon av, L. I. City, owner. Cost, about $25,000.

STORES, OFFICES AND LOFTS.

CANAL ST.—George F. Pelham, 30 East 42d st, is preparing plans for a 3-sty store and business building, 24x60 ft. to be erected at 137 Canal st, for Barnard Cohen, 113 2d av, owner of building and lessee of land. Bids on general contract will be taken by architect about Feb. 12.

BROADWAY.—Excavating has started at the southwest corner of Broadway and 59th st, where Vincent Astor is to erect a business

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building, probably 2-stys, containing stores and offices. The plot measures 165.3x125 ft. Chas. A. Platt, 11 East 24th st, has prepared plans.

THEATRES.

49TH ST.—Murphy & Dana, 331 Madison av, are preparing plans for a 2-sty theatre, 41x100 ft., to be erected at 153-155 West 49th st for Chas. R. Hopkins, 107 East 35th st, owner. Cost about $35,000.

SHERMAN SQUARE.—The Kodak Theatre (Inc.), Manfred Barber, president, E. Y. Eltonhead, treasurer, 1480 Broadway, having leased 206 and 208 Amsterdam av (Sherman square) from Bessie T. Houghton, of South Orange, N. J., for 21 years on a net rental basis, will build a photo playhouse seating 400 people. Plans by Wm. Tyson Gooch, architect, of 18 Old slip. It will be a 1-sty building with a facade of Tapestry brick in the Elizabethian style. The plot is 40 ft. by 65 ft. Cost of building, $15,000. Operations will commence during February. The brokers were E. Y. Eltonhead in conjunction with Pitzer & Smith.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FEATHERBED LANE.—Henry Cleland, 1849 Anthony av, owner and builder, contemplates the erection of an apartment house, 50x100 ft, on the north side of Featherbed la, 233 ft. east of Nelson av, from plans by the Tremont Architectural Co., 401 East Tremont av, architect.

CROTONA AV.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for two 5-sty flats, 50x88 ft each, to be erected on the east side of Crotona av, 100 ft north of 187th st, for the Nista Construction Co., 2424 Cambreleng av, owner. Cost, about $45,000 each.

WASHINGTON AV.—Maximilian Zipkes, 220 5th av, has made plans for extensive alterations to St. Paul's Court at Broadway and St. Paul's pl, for Hess & Densen.

AV ST. JOHN.—The Normal Construction Co., 661 Tinton av, John Brown, president, contemplates the erection of two 5-sty apartment houses, 100x155 feet, at the southeast corner of Av St. John and Beck st, from plans by C. B. Meyers, 1 Union sq, architect.

WASHINGTON AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing sketches for a 6-sty tenement house, 50x100 ft, to be erected on the east side of Washington av, 442 ft north of 169th st, for the William Janota Building Co., 906 East 176th st, owner and builder. Cost, about $44,000.

CLINTON AV.—Mrs. Harrington and Peter Sinnott, 967 East 165th st, contemplate the erection of three 5-sty apartment houses at the corner of Clinton av and 176th st, from plans by Harry T. Howell, 149th st and 3d av, architect.

BATHGATE AV.—Oscar Lowinson, 5 West 31st st, has completed plans for an addition and alterations to the 5-sty store and tenement house at the southwest corner of Bathgate av and 172d st for J. Levine, 140 East 92d st, owner. Cost about $10,000.

SOUTHERN BOULEVARD.—The P. J. Dwyer Building Co. contemplates the erection of a 6-sty apartment house at the northwest corner of the Southern blvd. and Crotona Parkway.

165TH ST.—The Academy Construction Co., 147 East 125th st, Max Psaty, president, contemplates the erection of two 6-sty apartment houses at the southeast corner of Washington av and 165th st, from plans by Samuel Sass, 32 Union sq.

PROSPECT AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment house to be erected on the east side of Prospect av, 47 ft. south of 178th st, on a plot 53x150 ft., for the Bloom Realty Co., Jacob Bloom, president, 1480 Washington av.

DWELLINGS.

KINGSBRIDGE TERRACE.—The Arlington Construction Co., of Yonkers, contemplates the erection of four private dwellings on the east side of Kingsbridge ter, near 231st st.

STORES, OFFICES AND LOFTS.

169TH ST.—C. B. Meyers, 1 Union sq, has completed plans for the 1-sty brick bakery and residence, 30x40 ft, to be erected in the south side of 169th st, 63 ft west of Fox st, for the Norman Construction Co., 661 Tinton av, owner; John Brown, president and builder. The Mason Construction Co., 661 Tinton av, has the brick mason work. Cost, about $10,000.

3D AV.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for a 2-sty store and loft building, 30x110 ft, to be erected on the west side of 3d av, 240 ft south of 183d st, for Chas. Shapiro, 4485 3d av. Cost, about $15,000.

3D AV.—Albert E. Davis, 258 East 138th st, has been commissioned to prepare plans for the 2-sty brick and stone department store, 50x75 ft., to be erected at 2962-2964 3d av for Harry Weaver, 2817 3d av, owner.

149TH ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for alterations to the 5-sty brick office and newspaper printing building at the southeast corner of 149th st and Bergen av for the Steuer Publishing Co., on premises, owner, Chas. D. Steuer, president.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PROSPECT PL.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty brick apartment houses, 45x90 ft, to be erected in the north side of Prospect pl, 55 ft east of Grand st, for Joseph Rosenthal, 1423 St. Marks av, owner and builder. Cost, about $45,000.

8TH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for the apartment house to be erected on the southeast corner of 8th av and 3d st, Brooklyn, for the Cranston Construction Corporation of 483 5th av, Brooklyn, as owners. The building will be 95x147 ft, designed in a French renaissance style of architecture constituting materials of limestone, granite and marble. The cost will be $125,000. Excavating will be started immediately.

FACTORIES AND WAREHOUSES.

HAMILTON AV.—Mortensen & Co., 114-116 East 28th st, N. Y. C., are preparing plans for a 4-sty brick ice plant, 80x100 ft, to be erected at Hamilton av and Conover st, for the India Wharf Brewing Co., on premises, owner, Louis B. Schram, president. Cost about $160,000. Architects will take bids on subs about Feb. 12.

THEATRES.

GATES AV.—Herman Weingarten, 676 Humboldt st, has completed plans and will take bids on subs and materials Feb. 15 for a 1-sty brick moving picture theatre, 33x100 ft., to be erected at 577-583 Gates av, from plans by T. Goldstone, 59 Graham av, architect. Cost about $10,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for three 4-sty brick tenement houses, 25x79 ft., to be erected on 4th av, near Graham av, for the John T. Brook Co., 120 West 42d st, owner, John T. Brook, president and builder. Cost about $33,000.

CHURCHES.

ROSEDALE, L. I.—William J. Diltbey, 1 Union sq, N. Y. C., is preparing plans for a 1-sty church and Sunday school, 34x65 ft., for the Evangelical Lutheran Church of Christ, Rev. Zinmeister, pastor, and will call for bids on general contract about Feb. 16.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Pattison Bros., 1182 Broadway, N. Y. C., are preparing steam, electrical and power plant plans for the 8-sty reinforced concrete factory and warehouse, 200x150 ft, to be erected at Thompson and Nott avs, Orton and Manley sts, for the American Ever-Ready Co., 308 Hudson st, owner. Maynicke & Franke, 25 East 26th st, N. Y. C., are architects. Cost, about $200,000.

SCHOOLS AND COLLEGES.

GLENDALE, L. I.—C. B. J. Snyder, 500 Park av, N. Y. C., is preparing plans for the 5-sty brick P. S. 91, 164x82 ft, to be erected on the south side of Central av, from Fosdick to Folsom avs, for the City of New York. Board of Education, 500 Park av, T. W. Churchill, president. Cost, about $300,000. Bids will be taken about May 1.

Richmond.

STABLES AND GARAGES.

WEST BRIGHTON, S. I.—The Inter-Borough Auto Supply Co., West Brighton, owner of building and lessee of land, contemplates rebuilding the 1-sty brick garage at Richmond Terrace, from plans by the John Milnes Co., Port Richmond, architect. Cost about $9,000.

Nassau.

HALLS AND CLUBS.

LONG BEACH, L. I.—A syndicate, care of Albert M. Chambers, vice-president Westinghouse, Church, Kerr & Co., 37 Wall st, N. Y. C., contemplates the erection of a clubhouse and links. No architect has been selected.

Westchester.

APARTMENTS FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—Neville & Bagge, 217 West 125th st, N. Y. C., have completed plans for a 5-sty brick apartment house, 50x90 ft., to be erected in the south side of 3d st east of Fulton av, for the Mount Vernon Holding Co., George E. Gibson, president, 49 East 21st st, owner and builder. Cost, about $50,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Louis R. Metcalfe, 2 West 47th st, N. Y. C., is preparing plans for a 2½-sty frame residence, to be erected on Mount Town rd, for Joseph C. Leyendecker, artist, Wild Cliff, New Rochelle.

SCARSDALE, N. Y.—Chester A. Patterson, Emerson av, New Rochelle, has been commissioned to prepare plans for a 2-sty hollow tile residence, 70x25 ft., to be erected in the Gedney Farm section for L. Ward Price, secretary of the Scarsdale Estates, Grand Central Terminal, N. Y. C., owner. Cost about $14,000.

MUNICIPAL WORK.

TARRYTOWN, N. Y.—B. S. Russell, 141 Main st, has been commissioned to prepare plans for a 2-sty brick fire house, 40x60 ft, to be erected here for the Village of Tarrytown. No site has been selected.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

ROSS ST.—(Sub.).—The Marcus Contracting Co., Inc., 310 Front st, N. Y. C., has received the contract for excavating the plot 47x100 ft. at 220-22 Ross st, Brooklyn, for an apartment house for Jacob Siris, 64 Allen st, owner. Shampan & Shampan, 772 Broadway, Brooklyn, are architects.

JERSEY CITY, N. J.—Max L. Belane, Bayonne, N. J., has received the general contract to erect three brick tenement houses at 56-60 Broadway for H. J. Max, 9 Orient av, owner. Nathan Welitoff, 222 Washington st, Newark, N. J., architect. Cost, about $11,000.

170TH ST (sub.).—The New Jersey Terra Cotta Co., 149 Broadway, has received the contract for furnishing terra cotta necessary for the two 6-sty apartments to be erected at 170th st and Wilkins av for Louis E. Kleban. Maximilian Zipkes, 220 5th av, is architect.

CHURCHES.

YORK ST.—McDermott & Hanigan, 103 Park av, N. Y. C., have received the general contract to erect the church and rectory, about 50x100 ft., in the north side of York st, east of Gold st, Brooklyn, for St. George's R. C. Church, Rev. Father Anthony Kodis, pastor, 225 High st. Robert J. Reiley, 481 5th av, is architect. Cost about $40,000.

155TH ST.—(Sub.).—The Plymouth Seam Face Granite Co., 101 Park av, has received the contract for the granite required for the 1-sty church, 60x99 ft., to be erected at 505-507 West 155th st for the Welsh Calvinistic Methodist Church, care of David J. Roberts, pier 54, North River, from plans by Stoughton & Stoughton, 96 5th av, architects. Cost about $25,000.

DWELLINGS.

STAMFORD, CONN.—Alex List & Sons, 105 West 40th st, N. Y. C., have received the general contract to erect a 2-sty hollow tile and stucco residence at Shippan Point, for Henry Schwarzwalder, 24 West 76th st, N. Y. C., owner. Chester A. Patterson, Main st, New Rochelle, is architect. Cost, about $50,000.

SEA CLIFF, L. I.—Joseph Martin, this place, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 28x44 ft., on Central av, for Harry North, this place, owner. S. J. Stammers, Sea Cliff, is architect. Cost, about $9,000.

PARK AV.—The Whitney Co., 1 Liberty st, has received the general contract to erect the 4½-sty Tennessee marble residence, 80x110 ft., at the northwest corner of Park av and 69th st, for Arthur Curtiss James, care of Phelps, Dodge & Co., 99 John st, owner. Allen & Collens, 40 Central st, Boston, Mass., are architects. J. J. Spurr & Sons, foot of Warren st, Harrison, N. J., have the cut stone work.

WOODBURY, L. I.—La Spina-Morris Cut Stone Co., Inc., 110 West 34th st, N. Y. C., has received the contract to furnish and set up all the cut limestone required for the residence of Ogden L. Mills.

SCHOOLS AND COLLEGES.

ALBANY, N. Y.—(Sub.).—The Plymouth Seam Face Granite Co., 101 Park av, has received the contract for the granite required in P. S. 14 to be erected here.

RITTMAN, OHIO.—The National Engineering Co., Inc., Marshall Building, Cleveland, Ohio, has received the contract to erect a high school building here for the Board of Education. The building will have six class rooms, two recitation rooms, an auditorium, seating 150, a gymnasium and up-to-date equipment. All contracts will be left by the National Engineering Co., as agents for the Board.

STABLES AND GARAGES.

MOORE ST.—The Cauldwell-Wingate Co., 381 4th av, has received the general contract to erect the 3-sty brick and stone public garage, 100x87 ft., at 56-62 North Moore st, for St. Mark's Protestant Episcopal Church, East 10th st, corner of 2d av. W. H. Guthrie, in charge. Max Schlesinger, 1962 7th av, is lessee. Renwick, Aspinwall & Tucker, 320 5th av, are architects. Cost, about $60,000.

STORES, OFFICES AND LOFTS.

PORT RICHMOND, S. I.—U. W. Osborn, 74 South av, Mariners Harbor, S. I., has received the general contract to erect a 2-sty brick office and store building, 60x24 ft, on Richmond av, near Church st, for H. J. Sharrett, 1975 Richmond Terrace, owner. Harry Pelcher, National Bank Building, is architect. Cost, about $8,000.

THEATRES.

90TH ST (sub).—Coftabile & Co., 440 East 116th st, have received the contract for the foundations of the 1-sty theatre, 101x162 ft., at the southwest corner of 90th st and Broadway, for Robert Goelet, 9 West 17th st, owner. Thomas W. Lamb, 644 8th av, is preparing plans and will not take bids on superstructure until later. Cost, about $100,000.

ORANGE, N. J.—Herman C. Schneider Building & Construction Co., 514 South 14th st, Newark, N. J., has received the general contract to erect a 1-sty moving picture theatre, 42x140x50 ft., in the north side of Main st, adjoining the Y. M. C. A. building, for the Pioneer Amusement Co., Isaac Shoenthal, Adolph Franklin and I. Shoenthal, all of 4 Court House pl, Newark. E. V. Warren, 31 Clinton st, Newark, is architect. Cost about $24,000.

MISCELLANEOUS.

PITTSBURGH, PA. (Sub.).—The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., has received the contract for placing approximately 1,200 piles for the foundation of the approaches to the new North Side Point Bridge. Booth & Flinn, Ltd., are general contractors.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

SCHOOLS AND COLLEGES.

85TH ST, 123-127 East, 5-sty brick school, 51 x100; cost, $100,000; owner, Yorkville Talmud Torah School, 121 East 85th st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 32.

STABLES AND GARAGES.

98TH ST, 326-328 East, 1-sty brick garage, 60x100; cost, $6,000; owner, Nathan Schwartz, 59 East 103d st; architect, Phillip Goldrich, 835 Beck st. Plan No. 31.

104TH ST, 435-437 East, 4-sty brick garage, 50x100; cost, $35,000; owner, Edwin Shuttleworth, 815 Vernon av, L. I. City; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 35.

STORES AND TENEMENTS.

176TH ST and St. Nicholas av, n w c, 6-sty brick tenement and stores, 99x105; cost, $125,000; owner, Stephen J. Egan, 802 West 181st st; architects, Neville & Bagge, 217 West 125th st. Plan No. 34.

THEATRES.

AMSTERDAM AV, 206-208, 1-sty brick moving picture theatre, 34x65; cost, $10,000; owner, Bessie T. Houghton, Frank R. Houghton, attorney, 156 Broadway; architect, Wm. T. Gooch, 18 Old slip. Plan No. 29.

MISCELLANEOUS.

44TH ST, 420-424 East, two 1-sty galvanized iron conveyors, 16x116; cost, $3,000; owners, Estate Edward R. Ladew et al, 624 Madison av; architect, United Dressed Beef Co., Walter Blumenthal, Pres., premises. Plan No. 30.

121ST ST, 507-515 East, 1-sty iron shed, 25x10; cost $300; owner, Louis E. Sargous Estate, executor Nina H. Appleton, 31 Nassau st; architect, A. L. Schulz, 533 East 83d st. Plan No. 33.

Bronx.

CHURCHES.

MORRIS AV, s w cor 166th st, 3-sty brick synagogue, slag roof, 32.10x91.4; cost, $35,000; owner, Cong. Judah Haleri, Samuel D. Reich, 1066 Morris av, Pres.; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 46.

DWELLINGS.

WICKHAM AV, w s, 725 s Neried av, 2-sty frame dwelling, 21x34.3, shingle roof; cost, $2,000; owner, Albert Pfodenhauer, 681 East 235th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 45.

259TH ST, s s, 60 w Huxby av, three 2½-sty frame dwellings, shingle roof, 23x52; cost, $21,000; owner, E. Graf Const. Co., E. Graf, Pres., 21 Fernbrook st, Yonkers; architect, Ernest Frank, 21 Fernbrook st, Yonkers. Plan No. 49.

LURTIG AV, w s, 150.3 n Pierce av, 2½-sty brick dwelling, slate roof, 24x28; cost, $4,500; owner, Matthew Pfadenbauer, 815 Elton av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 47.

FACTORIES AND WAREHOUSES.

CANAL PL, e s, 243 s 144th st, 1-sty frame storage, 100x125; cost, $100; owner, Geo. Haiss, 205 Alexander av; architects, Geo. Haiss Mfg. Co., 141 st and Rider av. Plan No. 44.

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Plans Filed, New Buildings, Bronx (Cont.).

HALLS AND CLUBS.

EVANS AV, s e cor Haynes av, 1-sty frame bowling alleys and dancing pavilion, tar paper roof, 41x85; cost, $2,000; owners, Sonn Bros., lessee, Henry Niehaus, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 42.

STORES, OFFICES AND LOFTS.

3D AV, w s, 200.3 s 171st st, 1-sty brick stores and nicolette, slag roof, 167.3x102.4; cost, $40,000; owner, John D. Crimmins, 624 Madison av; architects, Thain & Hewlett, 1181 Broadway. Plan No. 48.

STORES AND TENEMENTS.

PARK AV, n e cor 174th st, two 6-sty brick stores and tenements, 49x90 and 51x86, slag roof; cost, $100,000; owner, Co Free Realty Co., Jacob Freeman, 567 East 169th st, president; architect, Maximilian Zipkes, 220 5th av. Plan No. 43.

Brooklyn.

CHURCHES.

NORTH 15TH ST, e s, 116 n Nassau av, 1-sty frame church, 80x100, tar roof; cost, $5,000; owner, Holy Family Church, 21 Nassau av; architect, Max Hirsch, 391 Fulton st. Plan No. 546.

DWELLINGS.

75TH ST, n s, 220 w 12th av, four 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families each; total cost, $16,000; owner and architect, Julius Omdal, 299 Prospect pl. Plan No. 531.

SURF AV, n w cor West 27th st, 1-sty frame dwelling, 17x31, shingle roof, 1 family; cost, $400; owner, Rose O'Connor, 5 St Brendan Terrace; architect, Maurice P. O'Connor, 5 St. Brenden Terrace. Plan No. 522.

LAKE ST, e s, 486 n 86th st, 1-sty brick store and dwelling, 14x35, gravel roof, 1 family; cost, $400; owner, Stefano Derienzo, 22 Skillman av; architects, Laspia & Salvati, 525 Grand st. Plan No. 574.

AV U, n s, 20 w West 9th st, 2-sty brick dwelling, 20x40, tin roof, 1 family; cost, $4,500; owner, Frank Ciaffone, 2050 West 7th st; architect, F. Savignano, 260 Bay 11th st. Plan No. 577.

EXETER ST, e s, 100 s Oriental blvd, 2-sty frame dwelling, 24x33, shingle roof, 1 family; cost, $5,000; owner, Lee B. Floyd, 150 Beaumont st; architects, McKennee & Cassidy, 272 Beaumont st. Plan No. 545.

WEST 23D ST, e s, 310 e Surf av, two 3-sty brick dwellings, 18x78.10, gravel roof, 2 families each; total cost, $14,000; owner, Edw. Zins, Surf av and West 16th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 547.

59TH ST, s s, 100 w 11th av, 2-sty frame dwelling, 25x42, shingle roof, 1 family; cost, $2,800; owner, Swedish Evangelical Lutheran Zion Church, 1649 60th st; architect, Henry Vollweiler, 696 Bushwick av. Plan No. 548.

WEST 30TH ST, w s, 26 s Mermaid av, two 2-sty frame dwellings, 18x30, gravel roof, 2 families each; total cost, $5,000; owner, Clia Levin, 1318 35th st; architect, Harry Olsen, 1633 51st st. Plan No. 509.

EAST 26TH ST, s e c Foster av, 2-sty brick dwelling, 17x46.6, tin roof, 1-family; cost, $1,500; owner, Himer, Stolp & Co, 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 603.

EAST 26TH ST, e s, 34.7 s Foster av, 2-sty brick dwelling, 17x46.6, tin roof, 1-family; cost, $4,500; owner, Himer Stolp & Co, 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 604.

EAST 26TH ST, e s, 34.2 s Foster av, 2-sty brick dwelling, 17x44.6, tin roof, 1 family; cost, $4,500; owner, Himer Stolp & Co., 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 605.

EAST 26TH ST, e s, 51.7 s Foster av, 2-sty brick dwelling, 17x46.6, tin roof, 1-family; cost $4,500; owner, Himer Stolp & Co., 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 606.

FOSTER AV, s s, 70 e East 26th st, 2-sty brick dwelling, 18x44.6, tin roof, 2-families; cost, $4,500; owner, Himer Stolp & Co, 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 599.

FOSTER AV, s s, 88 e East 26th st, 2-sty brick dwelling, 17x44.6, tin roof, 2 families; cost, $4,000; owner, Himer Stolp & Co., 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 600.

FOSTER AV, s s, 105 e East 26th st, 2-sty brick dwelling, 17x44.6, tin roof, 1-family; cost, $4,000; owner, Himer Stolp & Co., 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 601.

FOSTER AV, s s, 122 e East 26th st, 2-sty brick dwelling, 17x44.6, tin roof, 1-family; cost, $4,000; owner, Himer Stolp & Co., 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 602.

BERRIMAN ST, e s, 100 s Glenmore av, six 2-sty brick dwellings, 18.4x45, gravel roof, 2 families each; total cost, $15,000; owner, Berrilen Realty Co., 537 Prospect av; architect, Chas. Mele, 1577 St. Mark's av. Plan No. 613.

EAST 21ST ST, e s, 197.11 n Newkirk av, two 2-sty brick dwellings, 18x55, gravel roof, 2 families each; total cost, $8,000; owner, Francis L. Maher, 16 Court st; architect, A. W. Pierce, 59 Court st. Plan No. 616.

WEST 31ST ST, e s, 160 n Mermaid av, 1-sty frame dwelling, 16.10x56.2, shingle roof, 1 family; cost, $1,000; owner, Geo. W. Stivers, Surf av and West 31st st; architect, Olof B. Almgren, 2329 Surf av. Plan No. 623.

46TH ST, s s, 180 e 13th av, two 2-sty frame dwellings, shingle roof, 22x55, 2 families each; total cost, $11,000; owner, Morris Kornblum, 1341 46th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 635.

85TH ST, n s, 270.4 e Colonial rd, 2-sty frame dwelling, 26x35, tile roof, 1 family; cost, $5,000; owner, Margt. Morrison, 254 78th st; architect, Benjamin Driesler, 153 Remsen st. Plan No. 611.

FACTORIES AND WAREHOUSES.

BAYARD ST, s s, 50 e Leonard st, 1-sty brick factory, 100x100, slag roof; cost, $5,000; owner, Thos. Murcott, 298 Union av; architect, P. Tillion & Son, 381 Fulton st. Plan No. 502.

MORRIS ST, n w c Butler st, 4-sty brick factory, 100x200, gravel roof; cost, $90,000; owner, Wm. D. Douglas, 290 Broadway, N. Y.; architect, Moyer Eng. & Constn. Co., 375 Fulton st. Plan No. 609.

HALLS AND CLUBS.

SURF AV, n s, 59.4 e West 29th st, eight 1-sty frame clubs, 19x32, shingle roof; total cost, $6,400; owners, Lustig Bros., 200 Greene st, N. Y. C.; architect, Francis W. Stork, 7416 3d av. Plan No. 639.

HOTELS.

SURF AV, s s, 159 e West 38th st, two 3-sty frame hotels, 60.6x40.6, slag roof; total cost, $12,000; owners, Shapiro & Lowenthal, 245 West 130th st, N. Y. C.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 633.

STABLES AND GARAGES.

DECATUR ST, s s, 210 e Central av, 1-sty brick garage, 20x20, slag roof; cost, $500; owner, Jos. Goetz, on premises; architect, Wm. Debus, 86 Cedar st. Plan No. 492.

NORTH 9TH ST, n s, 46 w Withers st, 1-sty brick stable, 36x100, gravel roof; cost, $6,000; owner, Joe Delia, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 512.

ATLANTIC AV, s s, 150 w Albany av, 1-sty brick garage, 55x90, gravel roof; cost, $4,500; owner, Milton L Reeves, 313 Sumner av; architect, D. C. Taber, 2619 Bedford av. Plan 594.

85TH ST, n s, 270.4 e Colonial rd, 1-sty frame garage, 18x20, tile roof; cost, $450; owner, Margt. Morrison, 254 78th st; architect, Benjamin Driesler, 153 Remsen st. Plan No. 612.

EAST 14TH ST, e s, 210 s Av N, 1-sty frame garage, 14x18.6, shingle roof; cost, $200; owner, Cornelius N. Meyer, 1437 East 14th st; architect, A. W. Pierce, 59 Court st. Plan No. 614.

STORES AND DWELLINGS.

DEAN ST, n s, 122.10 w Vanderbilt av, 5-sty brick bakery, 88x82, gravel roof; cost, $45,000; owner, Ward Baking Co., Southern blvd and East 143d st, Bronx; architect, C. B. Comstock, 110 West 40th st, N. Y. Plan No. 563.

SUTTER AV, s w cor Hendrix st, 1-sty frame store and dwelling, 25x42, tin roof, 2 families; cost, $1,500; owner, Benj. S. Heywood, 800 Sutter av; architect, Ernest Dennis, 241 Schenck av. Plan No. 624.

STORES AND TENEMENTS.

SUTTER AV, n s, 50 w Amboy st, 4-sty brick store and tenement, 50x81.2, gravel roof, 18 families; cost, $24,000; owner, Louis Jaffe, 1924 Prospect pl; architect, Max Hirsch, 391 Fulton st. Plan No. 543.

SUTTER AV, n w cor Amboy st, 4-sty brick store and tenement, 50x83.7, gravel roof, 18 families; cost, $25,000; owner, Louis Jaffe, 1924 Prospect pl; architect, Max Hirsch, 391 Fulton st. Plan No. 544.

48TH ST, s s, 442.8 e 7th av, three 3-sty brick tenements, 25x68, slag roof, 6 families each; total cost, $24,000; owner, 48th St. Bldg. Corpn., 202 New Jersey av; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 514.

CHESTER ST, e s, 100 s Sutter av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, $28,000; owner, Solomon Sassulsky, 1933 Clinton av, New York; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 559.

CLIFTON PL, n s, 350 w Marcy av, 4-sty brick tenement, 25x88.6, slag roof, 8 families; cost, $15,000; owner, Harris Loon, 957 Myrtle av; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 555.

HENDRIX ST, e s, 100 s Dumont av, two 3-sty brick tenements, 20x76, slag roof, 6 families each; total cost, $15,000; owner, Hadrian Realty Co., 680 Hendrix st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 560.

PRESIDENT ST, n w cor Albany av, 4-sty brick tenement, 50x99, slag roof, 16 families; cost, $45,000; owner, Aident Corporation, 414 Broadway, N. Y.; architects, Shampan & Shampan, 772 Broadway. Plan No. 571.

PRESIDENT ST, n s, 50 w Albany av, 4-sty brick tenement, 50x94, slag roof, 16 families; cost, $40,000; owner, Aident Corporation, 414 Broadway; architects, Shampan & Shampan, 772 Broadway. Plan No. 572.

62D ST, n s, 80 w 3d av, two 3-sty brick tenements, 20x74, slag roof, 6 families each; total cost, $15,000; owner, Boyd Realty Co., 434 Senator st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 568.

GREENE AV, s s, 100 w Patchen av, 2 4-sty brick tenements, 50x96, slag roof, 20 families each; total cost, $60,000; owner, Henry Meyer, 124 Arlington av; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 610.

THEATRES.

FULTON ST, n s, 286 e Rockaway av, 1-sty brick theatre, 102x113, slag roof; cost, $23,500; owner, Theo. W. Myers, 20 Broad st, N. Y.; architect, Clarence True, 107 West 88th st, N. Y. Plan No. 505.

GATES AV, n s, 205 e Tompkins av, 1-sty brick theatre, 33x100, gravel roof; cost, $6,000; owner, Herman Weingarten, 576 Humboldt st; architect, Tobias Goldstone, 49 Graham av. Plan No. 494.

MISCELLANEOUS.

FLATLANDS AV, n e cor East 100th st, 1-sty frame hangar, 32.8x97.10, tar and felt roof; cost, $1,000; owner, Frank H. Lester, 97 Park pl N. Y.; architect, Gerald Simpson, 901 East 93d st. Plan No. 586.

Queens.

DWELLINGS.

COLLEGE POINT.—High st, n e cor 14th st, 2½-sty brick dwelling, 30x22, shingle roof, 2 families, steam heat; cost, $6,500; owner, Wm. A. Baumert, 1st av and 12th st, College Point; architect, E. Leo McCracken, Manhattan ct, College Point. Pan No. 199.

MASPETH.—Clinton av, n s, 102 w Willow av, three 2-sty brick dwellings, 16x40, tin roof, 2 families; cost, $7,500; owner, Antonia Wencovkowsky, 128 Clinton av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 209.

WOODHAVEN.—Racket st, w s, 15 n Jamaica av, two 2-sty frame dwellings, 18x42, shingle roof, 1 family, steam heat; cost, $3,800; owner, Henry Rickmeyer, 9 Racket st, Woodhaven; architect, F. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan Nos. 205-206.

UNION COURSE.—7th st, n s, 175 e Shaw av, 2-sty frame dwelling, 16x25, shingle roof, 1 family; cost, $800; owner and architect, Albert Langerberg, 233 East 54th st, N. Y. C. Plan No. 201.

ELMHURST.—16th st, w s, 325 n Lamont av, 2-sty frame dwelling, 16x42, shingle roof, 1 family; cost, $3,500; owner, J. L. Gundrey, Jr., 123 9th st, Elmhurst; architect, O. Olsen, 61 Summit av, Elmhurst. Plan No. 191.

FAR ROCKAWAY.—St Marys ct, s s, 200 w Broadway, 2-sty frame dwelling, 34x36, shingle roof, 1 family, steam heat; cost, $4,000; owner and architect, John J. Muhlback, Far Rockaway. Plan No. 193.

FOREST HILLS.—Dartmouth st, n s, 400 w Tennis pl, 2½-sty brick dwelling, 27x42, tile roof, 1 family, steam heat; cost, $11,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 197.

HOLLIS.—West Point av, e s, 100 s Chichester av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family, steam heat; cost, $3,200; owner, J. B. Scutt, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 195.

MIDDLE VILLAGE.—Steuben st, s s, 100 w Morton av, 2-sty frame dwelling, 19x50, tin roof, 2 families; cost, $2,700; owner, A. J. Handel, Wayne st, Middle Village; architect, Wm. Van Felde, 2190 Metropolitan av, Metropolitan. Plan No. 196.

FLUSHING.—Cypress av, s s, 380 e Central av, 2½-sty frame dwelling, 22x38, shingle roof, furnace heat, 1 family; cost, $3,500; owner, Jos. Christie, Percy st, Flushing; architect, A. E. Richardson, 109 Amity st, Flushing. Plan No. 181.

GLENDALE.—Dry Harbor rd, w s, 96 s Cooper av, 2-sty frame dwelling, 16x44, tin roof, 2 families; cost, $2,000; owner, Valentine Hoeplin, Cooper av and Dry Harbor rd, Glendale; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 185.

JAMAICA.—Kaplan av, w s, 308 n Hillside av, 2½-sty frame dwelling, 17x34, shingle roof, 1 family; cost, $6,200, steam heat (2 houses); owner, Jos. M. Kuhn, Kaplan av, Jamaica; architect, Wm. A. Finn, Fulton st, Jamaica. Plan Nos. 187-188.

RICHMOND HILL.—Ward st, e s, 200 s Liberty av, 1½-sty brick barn, 16x25, shingle roof; cost, $150; owner, Frank Cankey, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 212.

SOUTH OZONE PARK.—Martin av, w s, 75 n Rockaway Plank rd, 1-sty frame shed, 10x19, tin roof; cost, $300; owner, M. J. Mohrmann, Jr., premises. Plan No. 215.

CORONA.—53d st, w s, 120 s Park av, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, $4,000; owner, S. Papa, 88 Moore st, Corona; architect, J. H. Dioguardi, 89 49th st, Corona. Plan No. 226.

ROCKAWAY BEACH.—Ward av, e s, 170 n Boulevard, six 2-sty frame bungalows, 13x21, shingle roof; cost, $3,000; owner, Mrs. Charlotte Hartly, Rockaway Beach; architect, W. Sandifer, Fairview av, Rockaway Beach. Plan Nos. 227 to 232.

ROCKAWAY BEACH.—Hamels av, e s, 317 n Bayside pl, two 2-sty frame dwellings, 20x32, shingle roof, 2 families; cost, $8,000; owners, A. & G. Ennis, 19 Bayside pl, Rockaway Beach; architect, W. Sandifer, Fairview av, Rockaway Beach. Plan Nos. 233-4.

WHITESTONE.—9th av, e s, 75 s 11th st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $2,800; owner and architect, Peter Grotz, 29 17th st, Whitestone. Plan No. 235.

SOUTH OZONE PARK.—Rockaway Plank rd, s s, 21 w Brinkmeyer av, two 2-sty frame dwellings, 21x45, tin roof, 2 families and store; cost, $6,000; owner, B. Oscar Olson, 196 Helen av, South Ozone Park; architect, A. West, Boss av, South Ozone Park. Plan No. 220.

CORONA.—Roosevelt av, w s, 152 n Park av, 2½-sty frame dwelling, 20x26, shingle roof, 1 family; cost, $3,000; owner, Thompson Bros., Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 221.

CORONA.—Tulip st, n w cor Junction av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $3,500; owner, Wm. Lumstein, 7 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 222.

L. I. CITY.—Boulevard, w s, 169 n Pierce av, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, $4,000; owner, V. Scuderia, 123 Radcliff st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 223.

L. I. CITY.—9th av, s s, 125 e Shore rd, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $3,200; owner, August Glaser, premises; architect, I. P. Card, Corona. Plan No.

HOTELS.

L. I. CITY.—Marion st, s w cor Washington av, 2-sty brick hotel and dance hall, 50x126, slag roof; cost, $18,000; owner, Fred Tverdik, 74 Sherman st, L. I. City; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 183.

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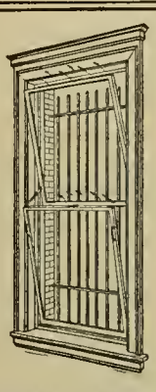
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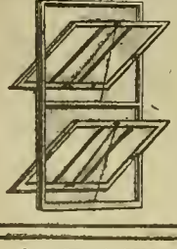
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STABLES AND GARAGES.

JAMAICA.—Shelton av, s s, 187 n Grand st, 1-sty frame garage, 15x21, shingle roof; cost, $300; owner, Frank Schleider, premises. Plan No. 208.

WOODHAVEN.—Woodhaven av, e s, 222 n Elm st, 1-sty frame garage, 18x20, shingle roof; cost, $150; owner, J. J. Newmann, premises; architect, F. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan No. 204.

L. I. CITY.—2d av, w s, 135 n Jamaica av, 1-sty frame garage, 18x20, shingle roof; cost, $200; owner, Mrs. W. Kline, premises. Plan No. 184.

EVERGREEN.—George st, s s, 525 e Wyckoff av, 1-sty frame stable, 11x15, tin roof; cost, $200; owner, George Eierwein, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 216.

JAMAICA.—Hillside av, n s, 610 e Alsop st, 1-sty frame garage, 20x20, shingle roof; cost, $400; owner and architect, J. Leonardi, 289 Hillside av, Jamaica. Plan No. 210.

L. I. CITY.—Academy st, w s, 194 s Webster av, 1-sty frame garage, 11x26, shingle roof; cost, $300; owner, John Bechtold, premises; architect, Thomas J. Reidy, 76 Hoyt av, L. I. City. Plan No. 214.

MISCELLANEOUS.

FLUSHING.—Beech st, n s, 140 e Wilson av, 1-sty frame barn, 12x20, tin roof; cost, $150; owner, John Miller, premises. Plan No. 202.

STORES AND DWELLINGS.

JAMAICA.—Rockaway rd, e s, 750 n West Catherine st, 2-sty brick store and dwelling, 23 x63, tin roof, 2 families; cost, $4,500; owner, H. Kirchenberg, Rockaway rd, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 194.

ELMHURST.—Corona av, s s, 57 w Toledo av, two 3-sty brick stores and dwellings, 22x60, tin roof, 2 families; cost, $15,000; owner, Thomas Daly, 39th st, Corona; architect, Robert Johnson, 60 Grove st, Corona. Plan No. 186.

STORES AND TENEMENTS.

L. I. CITY.—5th av, w s, 140 s Graham av, 4-sty brick tenement, 25x77, slag roof, 8 families; cost, $10,000; owner, Adam Koehler, 227 5th av, L. I. City; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 182.

L. I. CITY.—Boulevard, w s, 150 n Webster av, 3-sty brick tenement, 25x84, slag roof, 3 families; cost, $8,000; owner, Carl Tomareck, 493 Boulevard, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 190.

L. I. CITY.—Boulevard, w s, 80 n Washington av, 4-sty brick tenement, 25x70, slag roof, 9 families; cost, $12,000; owner, Ignatz Tornorsky, 493 Boulevard, L. I. City. Plan No. 198.

L. I. CITY.—Jackson av, s e cor Steinway av, 5-sty brick store and tenement, 106x87, slag roof, 30 families; cost, $50,000; owner, J. J. Hearn Construction Co., 505 5th av, N. Y. C.; architect, Walter Jenkins, 1547 Broadway, N. Y. C. Plan No. 207.

FOREST HILLS.—Queens boulevard, n e cor Old Mill rd, frame bill board, 40x7; cost, $50; owner, J. W. Backus, Forest Hills. Plan No. 203.

OZONE PARK.—Oxford av, 1224, 2½-sty brick convent, 150x32, slag roof, steam heat; cost, $35,000; owner, Daughters of Wisdom, Ozone Park (McCormack av); architects, York & Sawyer, 150 East 41st st, N. Y. C. Plan No. 192.

BROOKLYN HILLS.—Linden st, s s, 125 w Oxford av, 2-sty frame dwelling, 18x55, tin roof, 2 families; cost, $7,000; owners, Sin & Grey, 165 2d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 218.

CORONA.—Roosevelt st, w s, 182 n Park av, 2½-sty frame dwelling, 17x26, shingle roof, 1 family; cost, $2,500; owners, Thompson Bros., 46 East Jackson av, Corona; architect, Wm. E. Helm, 13½ West Jackson av, Corona. Plan No. 211.

RICHMOND HILL.—Elm st, e s, 250 s Chichester av, two 2-sty frame dwellings, 17x55, tin roof, 2 families; cost, $6,000; owner, Mary Petersen, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 213.

UNION COURSE.—1st st, s s, 300 e Shaw av, 2-sty frame dwelling, 18x42, shingle roof, 1 family, steam heat; cost, $2,800; owners, Sin & Grey, 165 2d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 217.

L. I. CITY.—Duryea st, s e cor Elaine st, 1-sty brick pump house, 43x20, concrete roof; cost, $1,200; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 219.

FAR ROCKAWAY.—Central av, e s, 150 s 1st av, 1-sty frame booth for machine and tickets, moving picture show; cost, $1,000; owner, W. Rosenstein, 116 Milton st, Brooklyn. Plan No. 225.

Richmond.

DWELLINGS.

BUTLER PL, w s, 335 s Richmond av, Graniteville, 2-sty frame dwelling, 21x38; cost, $2,000; owner, Max Katzer, Graniteville; architect and builder, J. Alklerey, Mariners Harbor. Plan No. 45.

NEW DORP LA, w s, 40 s Britton la, New Dorp Beach, 1-sty frame bungalow, 28x18; cost, $510; owner, F. W. Meyer, 455 Central av, Jersey City, N. J.; architect and builder, T. H. Sanjour, New Dorp. Plan No. 37.

OAK ST, s s, 140 e 1st st, Beach Park, 1-sty frame bungalow, 14x26; cost, $150; owner, D. Styozak, Stapleton; builder M. Goncharon, Satpleton. Plan No. 42.

OAK ST, s s, 120 e 1st st, Beach Park, 1-sty frame bungalow, 14x26; cost, $150; owner, Sarah Goncharon, Midland Beacb; builder, M. Goncharon, Stapleton. Plan No. 43.

ST PAULS AV, e s, 25 n Clinton st, Tompkinsville, 2½-sty frame dwelling, 22x50; cost, $5,000; owner, DeWitt Overbaugh, Tompkinsville; architect, Chas. B. Huseker, Tompkinsville; builder, Chas. F. Lange, Stapleton. Plan No. 36.

BELAIR RD, e s, 100 n Tompkins av, Fort Wadsworth, 2-sty frame dwelling, 24x30; cost, $2,500; owner, Mrs. L. Leecknar, Fort Wadsworth; architect and builder, Geo. Hoverkamp, Richmond. Plan No. 35.

BRADFORD AV, n s, 95 e Rossville av, Princess Bay, 1-sty frame bungalow, 24x22; cost, $600; owner, Mrs. H. Dean, 139 West 96th st, N. Y. C.; architect and builder, B. F. Barnes, Huguenot Park. Plan No. 41.

STABLES AND GARAGES.

TAYLOR ST, w s, 167 s Carey av, West New Brighton, 1-sty brick stable, 30x101; cost, $6,000; owner, City Real Estate Co., 176 Broadway, N. Y. C.; architect, Jos, Reydel, Jr., 1195 Madison st, Brooklyn; builder, A. G. Stone, 44 Court st, Brooklyn. Plan No. 39.

MISCELLANEOUS.

CARROLL PL & WALL ST, n e cor, St George, 1-sty concrete wall, 105x6; cost, $700; owner, Staten Island Academy, St George; builders, Henry Spruck & Son, Stapleton. Plan No. 44.

CAREY AV, s s, 5 w Taylor st, West New Brighton, 1-sty brick shipping building, 100x100; cost, $20,000; owner, City Real Estate Co., 176 Broadway, N. Y. C.; architect, Jos. Reydel, Jr., 1195 Madison st, Brooklyn; builder, A. G. Stone, 44 Court st, Brooklyn. Plan No. 40.

SEASIDE BOULEVARD, s s, 900 w Sand la, Rosebank, frame bath pavilion, 45x36; cost, $700; owner, Staten Island Beach Land Imp. Co., 124 West 45th st, N. Y. C.; architect and builder, J. W. Nastasi, Arrochar. Plan No. 38.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BLEECKER ST, 151-153, masonry to 6-sty brick tenement; cost, $100; owner, Giovani Lordi, 62 Mulberry st; architect, Fred Musty, 76 William st. Plan No. 345.

BROOME ST, 400-412, steel door sill to 7-sty brick offices and show rooms; cost, $150; owner, American Express Co., Jas. C. Fargo, Pres., 65 Broadway; architect, Vernon Jarboe, 381 4th av. Plan No. 344.

BROOME ST, 525-527, alterations to 6-sty brick factory; cost, $250; owner, Henry Wall, 329 5th av; architect, Louis A. Hornum, 116 East 24th st. Plan No. 371.

CANAL ST, 99-101, new store front to 6-sty brick store and loft; cost, $150; owner, Louis Rubinstein, 215 4th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 329.

CENTRE ST, 120, masonry and new store fronts to 5-sty brick store and lofts; cost, $800; owner, Anthony Miller, 30 St. Marks av, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 385.

ESSEX ST, 118, rear extension, 16x8, to 3-sty brick stores and storage; cost, $6,000; owners, Nettie Kerner et al, 36 East 10th st; architect, Jacob Fisher, 25 Av A. Plan No. 324.

FRONT ST, 76, masonry and new partitions to 5-sty brick office and storage; cost, $250; owner, Cordelia L. Steward, 25 Liberty st; architect, Richard Van Houten, 201 East 68th st. Plan No. 361.

GRAND ST, 274, alterations to 4-sty brick store and tenement; cost, $200; owner, Catherine A. I. Trowbridge, New Haven, Conn.; architect, Nathan Markstein, 415 Grand st. Plan No. 369.

GRAND ST, 90-94, alterations to 5-sty brick store and lofts; cost, $1,500; owner, Chas. Lane, 38 Fulton st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 367.

GREENE ST, 51, new stairs to 6-sty brick lofts; cost, $250; owner, N. Y. Life Insurance & Trust Co., 52 Wall st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 386.

GREENWICH ST, 162, new dumbwaiter, store fronts and skylight to 4-sty brick store, lofts and dwelling; cost $2,000; owner, Katherine C. Meade, 32 Nassau st; architects, Cohen & Felson, 329 4th av. Plan No. 322.

LIBERTY ST, 115, steel, new stairs and fireproofing to 5-sty brick store and offices; cost, $7,000; owner, Thos. Newbold, Hyde Park, N. Y.; architect, Chas. Volz, 2 West 45th st. Plan No. 359.

MANHATTAN ST, 111, alterations to 6-sty brick stores and tenement; cost, $425; owner, Euclid Realty Co., 25 Pine st; architect, John Mahon, 410 St. Nicholas av. Plan No. 340.

PRINCE ST, 90, 5,000-gal. gravity tank to 8-sty brick loft; cost, $600; owner, John S. Hawley, Jr., 90 Prince st; architect, Royal J. Mansfield, 135 Nassau st. Plan No. 342.

SPRING ST, 120, fireproofing and new store fronts to 2-sty brick stores and dwelling; cost, $1,200; owner, Nina De Leon Henriques, 22 West 70th st; arrhitect, Henry A. Haenstein, 192 Bowery. Plan No. 404.

STANTON ST, 99, new store front to 4-sty brick store and dwelling; cost, $60; owner, Rosa Cohn, 99 Stanton st; architect, Nathan Langer, 81 East 125th st. Plan No. 335.

2D ST, 105, rear extension, 20x23, to 5-sty brick store and tenement; cost, $9,000; owner, Dora Bierman, 75 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 323.

8TH ST, 69-71 East, masonry to 5-sty brick store; cost, $500; owner, Sailors' Snug Harbor, 31 Nassau st; architect, James G. Rogers, 470 4th av. Plan No. 374.

26TH ST, 37-43 West, extension of elevator shaft to 12-sty brick offices & lofts; cost, $400; owner, The West 26th St Corpn, Abraham Beller, president, 725 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 378.

26TH ST, 501 West, new store front to 4-sty brick store and tenement; cost, $500; owner, Elizabeth J. Moore, Columbia rd, Washington; architect, Geo. Dress, 1436 Lexington av. Plan No. 356.

27TH ST, 109-111 West, fireproof partition to 10-sty brick lofts; cost, $200; owner, Max Wolff, 28 West 87th st; architects, Robinson & Webber, 1368 Broadway. Plan No. 362.

27TH ST, 254 West, alterations to 2-sty brick store and lofts; cost, $10; owner, Ludlow L. Melins, 416 West 154th st; architect, Pietro Borra, 245 West 27th st. Plan No. 328.

36TH ST, 147 West, masonry and dumbwaiter shafts to 3-sty brick cafe and loft; cost, $2,500; owners, Finney & Mathews, 103 Park av; architect, W. A. Harton, 366 5th av. Plan No. 321.

36TH ST, 25-27 West, alterations to 4-sty brick store, lofts and dwelling; cost, $100; owner, Mary A. W. Heaton, 18 East 41st st; architect, John H. Knubel, 305 West 43d st. Plan No. 364.

37TH ST, 20-24 West, new partitions to 12-sty brick store and loft; cost, $500; owner, Stumfeld Bldg Co., 20 West 37th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 393.

38TH ST, 4-6 West, fireproof door to 12-sty brick store and lofts; cost, $50; owner, 416 5th Av. Co., 416 5th av; architect, Edward Necarsulmer, 507 5th av. Plan No. 402.

38TH ST, 8-14, fireproof door to 12-sty brick store and lofts; cost, $50; owner, Joseph J. Steindler, 285 Central Park West; architect, Edward Necarsulmer, 507 5th av. Plan No. 403.

40TH ST, 268 West, new partitions to 5-sty brick stores and tenement; cost, $500; owner, Helen Nunnenkamp, 451 West 40th st; architect, Otto Reissmann, 30 1st st. Plan No. 392.

42D ST, 217-219 West, steel and new store fronts to 4-sty brick store, office and dwelling; cost, $2,000; owners, Sperry & Hutchinson, 2 West 45th st; architect, Henry M. Entlich, 29 Montrose av, Bklyn. Plan No. 375.

42D ST, 250 West, new store front to 2-sty brick stores and offices; cost, $50; owner, Geo. Earle, Jr., 299 Madison av; architect, Sam. Reiser, 198 Bristol st, Brooklyn. Plan No. 330.

44TH ST, 208 E, masonry to 5-sty brick tenement; cost, $200; owner, Edward W. Daley, 682 President st, Bklyn; architect, Max A. Cantor, 39 West 38th st. Plan No. 381.

44TH ST, 9 East, alteratiosn to 5-sty brick offices and studio; cost, $400; owner, 9 East 44th St. Co., 9 East 44th at; architect, J. E. Matheson, 9 East 42d st. Plan No. 389.

45TH ST, 25 West, new partitions to 16-sty brick stores and offices; cost, $495; owner, Century Holding Co., 1182 Broadway; architect, Aron H. Jacobsen, 139 West 24th st. Plan No. 400.

48TH ST, 138-146 West, terra cotta partition to 2-sty brick theatre; cost, $100; owner, Edward B. Carey, 35 West 30th st; architect, William Keegan, 7 East 42d st. Plan No. 398.

51ST ST, 109 West, alter from stable to 2-sty brick garage; cost, $3,000; owner, Ida B. Fowler, Watertown, N. Y.; architects, Thain & Hewlett, 1181 Broadway. Plan No. 357.

51ST ST, 347 East, masonry to 5-sty brick tenement; cost, $50; owner, Henrietta Steinberger, 100 West 117th st; architect, Nathan Langer, 81 East 125th st. Plan No. 349.

52D ST, 560 West, masonry and new areas to 5-sty brick tenement; cost, $250; owners, Benj. Wertheimer and Jacob Hutter, 63 West 38th st; architect, Jos. J. Eberle, 489 5th av. Plan No. 384.

72D ST, 43 East, new partitions and general alterations to 4-sty brick dwelling; cost, $7,000; owner, Dr. Alex. Lambert, 36 East 31st st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 395.

88TH ST, 66 East, new window to 5-sty brick tenement; cost, $——; owner, Petronella Kerfs, 66 East 88th st; architect, P. Gregory Stadler, 362 East 156th st. Plan No. 391.

91ST ST, 250 West, reset store front to 5-sty brick store and tenement; cost, $250; owner, Estate of Alizo M. Palgram, 440 West End av; architect, J. G. Henry Harlach, 790 East 180th st. Plan No. 353.

101ST ST, 76 West, masonry to 5-sty brick store and tenement; cost, $154; owner, Mary J. Noonan, 76 West 101st st; architect, Elwond B. Hyer, 105 West 104th st. Plan No. 346.

104TH ST, 85 West, new store fronts to 5-sty brick stores and apartments; cost, $345; owner, Janet Burchell, 875 Park av; architect, John Brandt, 271 West 125th st. Plan No. 383.

105TH ST, 25-27 East, new partition to 6-sty brick tenement; cost, $50; owner, Samuel I. Ettlinger, 25 East 105th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 377.

105TH ST, 140 West, new partitions, plumbing and fixtures to 5-sty brick tenement; cost, $500; owner, Elizabeth M. Ochs, 2640 Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 338.

106TH ST, 309 West, alterations to 5-sty brick dwelling; cost, $350; owner, Walter C Teter, 309 West 106th st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 365.

107TH ST, 339 East, two 8,000-gallon roof tanks to 5-sty brick factory; cost, $700; owner, Filippa Rizzo, 239 East 106th st; architect, M. Di Micelli, 241 East 108th st. Plan No. 379.

121ST ST, 24 West, new window to 4-sty brick dwelling; cost, $50; owner, Williamsburgh City Fire Ins Co., 95 William st; architect, Jacob Minsky, 23 Duane st. Plan No. 397.

125TH ST, 77 West, rear extension to 1 and 2-sty brick moving picture show and billlard room; cost, $500; owner, Peter J McCoy, 414 West 119th st; architect Chas. Stegmayer, 168 East 91st st. Plan No. 380.

125TH ST, 64 West, new plumbing to 1-sty brick moving picture show; cost, $250; owner, McKay Estate, Grenville Winthrop, exr., 6 Wall st; architect, Adolph Balschun, 483 Willis av. Plan No. 332.

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PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 30, 1914.—Sealed proposals will be opened in this office at 3 p. m., February 27, 1914, for the construction of a mailing-platform extension (including mechanical equipment, lighting fixtures, and changes in approaches) at the United States post office and customhouse, Duluth, Minn., in accordance with the drawings and specifications, copies of which may be obtained from the custodian of the building, Duluth, Minn., or at this office, in the discretion of the Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 28, 1914.—Sealed proposals will be opened in this office at 3 p. m., March 4, 1914, for the construction of a new inclosed stairway, additional inclosures of elevators, etc., and certain alterations at the United States Appraisers' Warehouse, at New York, N. Y., in accordance with drawing and specification, copies of which may be obtained from the Supervising Chief Engineer, 727 Custom House Building, New York, N. Y., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Plans Filed—Alterations—Manhattan (Contin'd)

AV C, 159, new store front to 5-sty brick store and tenement; cost, $500; owner, Kellner Realty Co., 226 6th av; architect, L. I. Waller, 154 Nassau st. Plan No. 358.

AMSTERDAM AV, 1235, alterations to 6-sty brick stores and tenement; cost, $500; owners, Arnold & Nicholis Kaiser, 1235 Amsterdam av; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 326.

BROADWAY, 839-841, new door to 5-sty brick stores and lofts; cost, $300; owner, Broadway Improvement Co., 30 Pine st; architect, Horace Greeley Knapp, 111 Broadway. Plan No. 320.

BROADWAY, 1989, roof sign to 1-sty brick salesroom; cost, $250; owner, Hamilton Carhardt, 165 West 72d st; architects, Strauss & Co., 209 West 48th st. Plan No. 331.

BROADWAY, 3357, marquise to 6-sty brick store and tenement; cost, $50; owner, John Davidson, 600 West 136th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 337.

BROADWAY, 1895, reset stairs and new partition to 7-sty brick stores and hotel; cost, $150; owner, Morewood Realty Holding Co., 71 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 347.

BROADWAY, 203, alterations to 11-sty brick stores and offices; cost, $300; Margaret L. V. Shepard, 203 Broadway; architect, James F. Hughes, 38 East 29th st. Plan No. 352.

BROADWAY, 496, new stairs to 5-sty brick lofts and factory; cost, $300; owner, H. L. Ely & Co., 21 Liberty st; architect, A. D. Kelly, Jr., 236 Clermont av, Brooklyn. Plan No. 396.

BROADWAY, 1564-66, sky sign to 11-sty brick offices; cost, $500; owner, The Palace Realty Co., 1564-66 Broadway; architect, Mortimer Norden, 311 West 40th st. Plan No. 405.

CENTRAL PARK WEST, 407-408, alterations to 7-sty brick tenement; cost, $300; owner, Annie L. Purcell, 2601 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 325.

GREENWICH AV, 21, new store front, plumbing and fixtures to 3-sty brick stores and dwelling; cost, $800; owners, Maud & Mabel Marshall, 47 St. John's pl, Brooklyn; architect, Ole Axelsen, 4410 4th av, Brooklyn. Plan No. 339.

MADISON AV, 694, alterations to 4-sty brick store and dwelling; cost, $50; owner, Fred Barry, 648 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 368.

MADISON AV, 2034, alterations to 4-sty brick stores and dwellings; cost, $7,500; owner, Dominion Trust Co., Pittsburgh, Pa.; architect, Henry B. Herts, 35 West 31st st. Plan No. 370.

PARK ROW, 223, new floor beams to 3-sty brick store and club room; cost, $100; owner, Rohl. Kommel, 223 Park Row; architect, Louis A. Sheinart, 194 Bowery. Plan No. 343.

ST. NICHOLAS AV, 1416, alterations to 2-sty brick stores and offices; cost, $200; owner, Edward Rafter Estate, 41 Union sq; architect, Max A Canton, 39 West 38th st. Plan No. 327.

1ST AV, 656-662, alterations to 7-sty brick store, lofts and storage; cost, $400; owners, Kip Bay Brewing & Malting Co., 646 1st av; architect, John P. Voelker, 979 3d av. Plan No. 372.

1ST AV, 656-662, general alterations to 7-sty brick storage and lofts; cost, $1,200; owners, Kip Bay Brewing & Malting Co., 646 1st av; architect, John P. Voelker, 979 3d av. Plan No. 382.

1ST AV, 420, new partitions, windows, skylight to 5-sty brick stores and tenement; cost, $2,000; owner, William Schretski, 50 West 112th st; architect, Otto Reissmann, 30 1st st. Plan No. 390.

1ST AV, 1435, flight of stairs to 5-sty brick store and tenement; cost, $200; owner, Louis Levy, 1346 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 394.

2D AV, 1100, new store front to 4-sty brick store and dwelling; cost, $350; owner, John Gelb, 300 East 58th st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 350.

2D AV, 1196, new partitions to 2-sty brick moving picture theatre and storage; cost, $250; owner, Chas. A. DePyster Estate, Joo A. Weeks, exr., 45 William st; architect, Otto Reissmann, 30 1st st. Plan No. 399.

3D AV, 348, new store front to 4-sty brick store and dwelling; cost, $200; owner, Dr. Marshall M. Warrio, 721 Lexington av; architect, Jno. H. Friend, 148 Alexander av. Plan No. 336.

3D AV, 1857, masonry, new partitions, doors and windows to 5-sty brick stores and tenement; cost, $2,000; owner, William Shretski, 50 West 112th st; architect, Otto Reissmann, 30 1st st. Plan No. 354.

3D AV, 2211-2217, 15,000-gal. gravity and two 6,000-gal. pressure tanks to 4-sty brick department store; cost, $3,500; owner, Edward Callan, 2211 3d av; architects, The Rusling Co., 39 Cortlandt st. Plan No. 360.

3D AV, 1876, alterations to 5-sty brick tenement; cost, $250; owners, Estate Elias G. Brown, 103 Park av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 366.

3D AV, 1950-52, alterations to 5-sty brick store and lofts; cost, $100; owner, Mrs. Henry M. Peyser, Boston, Mass.; architects, Bruno W. Berge, & Son, 121 Bible House. Plan No. 388.

5TH AV, 589, rear extension 14x20 to 4-sty brick offices, dwellings and showrooms; cost, $3,000; owner, Robert W. Goelet, 591 5th av; architect, Fred Jacobsen, 132 East 23d st. Plan No. 373.

5TH AV, 244, masonry to 10½-sty brick lofts and offices; cost, $500; owner, Andrew J. Cormick, 244 5th av; architects, Hoppin & Koen.

5TH AV, 137, sprinkler tanks to 12-sty brick loft; cost, $1,900; owner, Edward C. Higgins, 137 5th av; architect, Royal J. Mansfield, 135 William st. Plan No. 341.

6TH AV, 397, new store front to 4-sty brick store and loft; cost, $250; owner, John Slater, 1123 Broadway; architect, Fred. P. Platt, 1123 Broadway. Plan No. 355.

6TH AV, 624, masonry, new store front and marquise to 1-sty brick store; cost, $950; owners, Louise B. O'Donohue & Alvira V. McAleenan, 347 5th av; architect, Chas. Koster, 29 West 32d st. Plan No. 363.

6TH AV, 885, new toilet room to 5-sty brick stores and tenement; cost, $700; owner, F. Livingston Pell, 122-124 East 25th st; architect, Rohl. A. Fash, 163 West 20th st. Plan No. 334.

6TH AV, 941, remove encroachments to 5-sty brick tenement; cost, $100; owner, Estate David W. Bishop, 874 6th av; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 319.

6TH AV, 829, reset store front to 3-sty brick store and loft; cost, $400; owner, Walter J. Salomon, 15 West 42d st; architect, John H. Friend, 148 Alexander av. Plan No. 401.

7TH AV, 881-893, new operator's booth to 5-sty brick theatre; cost, $300; owner, Carnegie Hall Corporation, premises; architect Louis A. Sheinart, 194 Bowery. Plan No. 333.

8TH AV, 619-621, roof sign to 4-sty brick stores and tenement; cost, $450; owner, Lee Kamioner, 325 Central Park West; architect, Walter H. T. Quest, 504 West 151st st. Plan No. 348.

8TH AV, 2523, alterations to 5-sty brick store and tenement; cost, $150; owner, Edward H. Gato, Havana, Cuba; architect, Edward Ovens, 311 West 133d st. Plan No. 351.

Bronx.

141ST ST, s w cor Brook av, new partition to 5-sty brick stores and tenement; cost, $250; owner, Consolidated Imp. Co., 504 West 157th st; architect, Geo. F. Pelham, 20 East 42d st. Plan No. 45.

165TH ST, 879, 1-sty brick extension, 25x8, and build 1-sty of brick under 2-sty frame store and dwelling; cost, $800; owner, Nicola Marra, 2427 Jerome av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 46.

205TH ST, s e cor White Plains rd, move and new post and girders to 3-sty frame store and dwelling; cost, $1,500; owner, Jul. Schittler, 2958 White Plains av; architect, Anton Pirner, 2069 Westchester av. Plan No. 49.

250TH ST, s s, 100 e Independence av, 1-sty frame extension, 50x17, to 2-sty frame dwelling; cost, $2,000; owner, Geo. W. Perkins, Riverdale; architect, Chas. Blake, Yonkers, N. Y. Plan No. 43.

CENTER ST, s s, 300 w Main st, 1-sty frame extension, 14x12, to 1½-sty frame dwelling; cost, $500; owner, John Kerr, 171 East 120th st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 44.

EASTERN BOULEVARD, s w cor Fort Schuyler rd, 1-sty frame extension, 16x83, to 2-sty frame bowling alleys; cost, $1,500; owners, Teutonic Realty Co.; lessee, Adam Hoffman, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 50.

JEROME AV, s e cor Fordham rd, 1-sty frame extension, 78.5x102 to 1-sty frame stores and dwelling; cost, $15,000; owners, Rollins Est., 20 East 41st st; architect, Andrew J. Thomas, Webster av and Fordham rd. Plan No. 55.

TINTON AV, 907, new partitions to 5-sty brick tenement; cost, $550; owner, John Ritz, on premises; architect, Chris F. Lohse, 428 East 83d st. Plan No. 51.

TREMONT AV, n s, 57.4 w Park av, new stairs, new beams, new partitions to 2-sty brick store and loft; cost, $500; owners, Estate of Richard Webber; lessee, S. Forbes, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 48.

VILLA AV, w s, 50 s 205th st, 2-sty frame extension, 50x2, and new partitions to three 2-sty frame dwellings; cost, $500; owner, Tobe Kleinberg, 2163 Amsterdam av; architect, U. S. Bandesson, 2136 Clinton av. Plan No. 52.

WASHINGTON AV, 2165, 1-sty frame extension, 12.5x15.1, to 2-sty frame store and dwelling; cost, $500; owner, H. Kilson, on premises; architect, Frank P. Schiavone, 4182 Park av. Plan No. 47.

WASHINGTON AV, Nos. ——, remove encroachments to two 5-sty brick tenements; cost, $400; owner, Lawrence Holding Co., 223 Wooster st; architect, Chas B. Meyers, 1 Union Sq West. Plan No. 54.

RIGHT OF WAY Manhattan Railway Co., 1830 n Pelham av, 1-sty frame extension, 32.6x12.6, to 1-sty brick recreation building; cost, $1,-230; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 53.

Brooklyn.

BAYARD ST, 136, exterior and interior alterations to store and dwelling; cost, $600; owner, Michele Coglianese, 6915 Hermitage av, Chicago; architect, Hans Arnold, 2134 East 17th st. Plan No. 542.

BERGEN ST, 477, interior alterations to store and dwelling; cost, $2,800; owner, Mrs. Marie Rosecrans, 274 St Johns pl; architects, Koch & Wagner, 26 Court st. Plan No. 541.

BERRIMAN ST, 121, extension to 2-sty factory; cost $500; owner, Solomon Kotkofsky, 125 Berriman st; architects, Cohn Bros., 361 Stone av. Plan No. 620.

CHESTER ST, 225, extension to 2-sty stable; cost, $500; owner, Charles Wasserman, on premises; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 495.

COLUMBIA ST, 243, exterior alterations to 3-sty store and dwelling; cost, $350; owner, Jos. Maresca, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 630.

COURT ST, 380, extension to 2-sty dwelling; cost, $400; owner, Emanuel Lauricella, 284 Court st; architect, John Burke, 22 Tompkins pl. Plan No. 517.

DELMONICO PL, 12, interior alterations to 3-sty store and tenement; cost, $200; owner, Chas. Schirrmeister, 310 Ocean Pkway; architect, S. H. Peck, 390 1st st. Plan No. 587.

FULTON ST, 631, interior alterations to 3-aty theatre; cost, $200; owner, Stair & Haviland, Putnam Building, N. Y.; architect, Hans Arnold, 2134 East 17th st. Plan No. 593.

FURMAN ST, 62, sunshade for condenser in cold storage; cost, $3,000; owner, N. Y Dock Co., 10 Bridge st; architect, D. T. Davis, 5414 Cornell av, Chicago. Plan No. 578.

HOPKINS ST, 187, interior alterations to 3-sty tenement; cost, $500; owner, Saml. Klein, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 584.

JUNIUS ST, 72, extension to stable; cost, $165; owner, Sam'l Klein, 78 Junius st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 557.

KEAP ST, 426, plumbing to dwelling; cost, $150; owner, Adolph Wexler, 637 Metropolitan av; architect, D. A. Lucas, 98 3d st. Plan No. 550.

SACKETT ST, 663, tank to 3-sty factory; cost, $800; owner, Jacob Morgenthaler, on premises; architect, Maxwell Eng. Co., 30 Church st, N. Y. C. Plan No. 615.

SACKMAN ST, 562, interior and exterior alterations to 2-sty tenement; cost, $500; owner, Freda Kaplan, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 513.

STAGG ST, 247, plumbing and alterations to 3-sty school; cost, $11,500; owner, City of N. Y.; architect, C. B. J. Snyder, 500 Park av, N. Y. Plan No. 536.

SUYDAM ST, 243, interior alterations to 3-sty factory; cost, $125; owner, Estate of Chas. Poenicke, on premises; architect, Wm. Debus, 86 Cedar st. Plan No. 493.

UNION ST, 98, exterior and interior alterations to 3-sty store and tenement; cost, $800; owner, Gartano Bugiada, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 629.

VERMONT ST, 30, plumbing to 3-sty tenement; cost, $150; owner, Chas. Pfeifer, 50 Sunnyside av; architect, L. F. Schillinger, 167 Van Sicien av. Plan No. 529.

EAST 2D ST, 1382, plumbing to 2-sty dwelling; cost, 150; owner, Sanford Perry, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 580.

12TH ST, 332, extension to 2-sty dwelling; cost, $200; owner, Peter Smith, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 582.

12TH ST, 208, extension to 3-sty dwelling; cost, $400; owner, John Rupp, on premises; architect, W. H. Wirth, 358 17th st. Plan No. 532.

EAST 19TH ST, 2214, extension to dwelling; cost, $1,200; owner, Mrs. Jas. Cummings, on premises; architect, M. M. Foley, 2247 Honecrest av. Plan No. 566.

25TH ST, 166, seats to 1-sty club; cost, $500; owner, B. R. T. Co., Clinton and Montague sts; architect, L. H. Friedman, 365 East 123d st, N. Y. C. Plan No. 631.

WEST 27TH ST, 2934, interior alterations to 3-sty dwelling; cost, $250; owner, Ernest T Leidfeld, 1983 East 13th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 579.

75TH ST, 316, extension to 2-sty garage; cost, $3,500; owner, Chas. R. Carleton, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 589.

ATLANTIC AV, 500, seats to theatre; cost, $100; owner, Max Weisberg, 498 Atlantic av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 637.

BEDFORD AV, 1224, exterior alterations to 4-sty store and tenement; cost $300; owner, John Molter, 132 New York av; architect, Hopkins & McEntee, 37 East 38th st, N. Y. Plan No. 598.

CLINTON AV, 165, interior alterations to 4-sty store and tenement; cost, $100; owner, John Englis, 196 Clinton av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 628.

FLATBUSH AV, 787, store front to store and dwelling; cost, $150; owner, Frank Cargulia, West 15th street and Railroad av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 564.

FLATBUSH AV, 1105, extension to theatre; cost, $7,000; owner, Reginald E. Ford, 246 East 25th st; architect, J. M. Dooley, 529 Gates av. Plan No. 508.

FLUSHING AV, 761, extension to 3-sty store and dwelling; cost, $5,000; owner, Simon Berg, 714 Broadway; architect, C. P. Cannella, 60 Graham av. Plan No. 626.

FLUSHING AV, 1081, extension to 3-sty store and dwelling; cost, $1,000; owner, Jos. Ingoglia, on premises; architect, Frank Adams, 216 Boerum st. Plan No. 518.

FLUSHING AV, 546, interior alterations to 3-sty store and tenement; cost, $150; owner, Morris Brown, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 583.

GATES AV, 1551, extension to 2-sty store; cost, $2,000; owner, Martin Mayer, Butler Bldg., Jamaica, L. I.; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 617.

HARRISON AV, 153, interior alterations to 2-sty dwelling; cost, $150; owner, Saml I Kalish, 171 Harrison av; architect, Henry M. Entlich, 29 Montrose av. Plan No. 588.

HUDSON AV, 343, interior alterations to 3-sty dwelling; cost, $200; owner, Morris Salzman, 205 Myrtle av; architect, Otto Reissmann, 30 1st st, N. Y. Plan No. 570.

KENT AV, 316, new elevator; cost, $3,000; owner, American Sugar Refining Co., New York; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 520.

KNICKERBOCKER AV, 291, plumbing, etc., to tenement; cost, $1,000; owner, Morris Cohen, on premises; architects, Brook & Rosenberg, 350 Fulton. Plan No. 530.

LAFAYETTE AV, 740, exterior and interior alterations to dwelling; cost, $600; owner, Guiseppe Passiglia, 704 DeKalb av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 506.

LEXINGTON AV, 334, exterior alterations to garage; cost, $1,200; owner, Martin D. Walsh, 332 Lexington av; architects, Van Buskirk & White, 307 Washington st. Plan No. 535.

MANHATTAN AV, 400, plumbing to two 3-sty tenements; cost, $250; owner, Nicola Fiscina, 135 Frost st; architect, Emil J. Messinger, 394 Graham av. Plan No. 527.

MILLER AV, 153 & 157, extension to two 3-sty tenements; cost, $2,000; owner, Alvin Ulrich, 104 Arlington av; architect, L. F. Schillinger, 167 Van Sicien av. Plan No. 528.

MYRTLE AV, 1519, extension to open-air theatre; cost, $1,000; owner, Theresa Bigall, 189 Eldert st; architect, L. Allmendinger, 926 Broadway. Plan No. 540.

MYRTLE AV 474, exterior alterations to two theatre and dwellings; cost. $3,000; owner, Alfonso Guerra, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 595.

ORIENT AV, 31, plumbing to 3-sty tenement; cost, $200; owner, Rosina V. Hess, on premises; architect, David A. Lucas, 98 3d st. Plan No. 638.

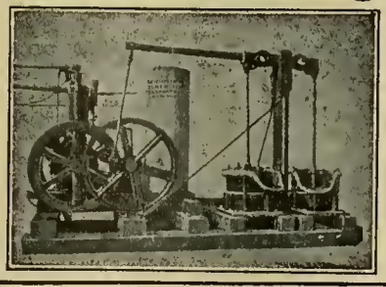
PARK AV, 365, interior alterations to 5-sty factory; cost, $100; owner, Michael F McDermott, 850 St. Marks av; architect, same. Plan No. 581.

PORTER AV, 28, extension to 3-sty store and dwelling; cost, $3,000; owner, Independent Besoner Cong., 19 Porter av; architect, Henry M Entlich, 29 Montrose av. Plan No. 585.

SCHENCK AV, 555, extension to atore and dwelling; cost, $800; owner, Mrs. Annie Elman, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 558.

SURF AV, 3306, porch and roof to 3-sty hotel; cost, $5,000; owners, Shapiro & Lowenthal, 245 West 140th st, N. Y. C.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 632.

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Plans Filed, New Buildings, Brooklyn (Cont.)

UNDERHILL AV, 72, interior alterations to 2-sty tenement; cost, $300; owner, Biagin Morcianti, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 607.

WYTHE AV, 762, sky sign; cost, $550; owner, Wythe Electric Light & Power Warehouse, on premises; architects, Geo. H. Rice Co., 481 Sterling pl. Plan No. 511.

5TH AV, 5001, interior alterations to 4-sty store and dwelling; cost, $2,000; owner, Peter H. McCormack, on premises; architect, W. H. Harrington, 475 61st st. Plan No. 618.

INDIAN WHARF, 8, extension to 4-sty factory; cost, $40,000; owner, India Wharf Bwg. Co., on premises; architect, W. Mortenson, 114 East 28th st, N. Y. C. Plan No. 619.

Queens.

ARVERNE.—Boulevard, s w cor Park av, 1-sty frame extension, 28x6, side 3-sty frame hotel, interior alterations; cost, $2,000; owner, Park Av. Constructinn Co., premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 183.

COLLEGE POINT.—2d av, n w cor 10th st, new plumbing in store and dwelling; cost, $225; owner, Witzel Corporation, premises. Plan No. 165.

CORONA.—Kingsland av, s s, 50 w Summit av, 2-sty frame extension, 19x23, rear 2½-sty frame dwelling, tin roof, interior alterations; cost, $500; owner, I. Bonnick, 3 Grand av, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 171.

ELMHURST.—Remsen st, w s, 40 n Madison st, erect new piazza on dwelling; cost, $50; owner, J. Bushan, premises. Plan No. 178.

EVERGREEN.—Cypress av, 105, interior alterations to dwelling to provide water closet compartments, new plumbing; cost, $100; owner, Louisa Ulber, premises. Plan No. 189.

EVERGREEN.—Norman av, s s, 80 w Cypress av, interior alterations to dance hall; cost, $500; owner, Louisa Ulber, 1052 Cypress av, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 147.

EVERGREEN.—Smith st, n s, 1070 e Cypress av, new plumbing in dwelling; cost, $50; owner, G. Lang, premises. Plan No. 170.

FLUSHING.—Delaware st, 119, new plumbing in dwelling; cost, $25; owner, G. W. Jarman, premises. Plan No. 172.

FLUSHING.—Fresh Meadow rd, n w cor 26th st, new plumbing in dwelling; cost, $250; owner, Jos. Willonowski, premises. Plan No. 145.

FLUSHING.—Delaware st, n s, 330 e Central av, new plumbing in dwelling; cost, $50; owner, J. Joyce, premises. Plan No. 168.

FLUSHING.—Sandford av, s e cor 15th st, new plumbing in dwelling; cost, $40; owner, R. D. Taylor, 485 Sandford av, Flushing. Plan No. 167.

FLUSHING.—22d st, e s, 400 s Queens av, 1-sty frame extension over present extension on rear dwelling; cost, $150; owner, A. Dombrowski, premises. Plan No. 164.

FLUSHING.—Delaware st, 80, new plumbing in dwelling; cost, $50; owner, A. V. Phillips, premises. Plan No. 153.

FLUSHING.—Cypress av, 242, new plumbing in dwelling; cost, $50; owner, Mrs. A. Theiss, premises. Plan No. 151.

GLENDALE.—Myrtle av, 2569, interior alterations to dwelling; cost, $50; owner, Aug. J. Huerther, premises. Plan No. 187.

JAMAICA.—Atlantic av, n s, 40 w Dubroff av, interior alterations to stable; cost, $50; owner, B. Sica, 47 Atlantic st, Jamaica. Plan No. 154.

JAMAICA.—Division st, w s, 50 n Beaver st, 1-sty frame extension over present extension on front dwelling, tin roof; cost, $300; owner, H. Ketchenberg, premises. Plan No. 159.

JAMAICA.—Fulton st, s s, 50 n Canal st, interior alterations to dwelling; cost, $100; owner, S. Mills, premises. Plan No. 185.

JAMAICA.—Rosewell av, n w cor Liberty av, 3-sty frame extension, 7x47, side 3-sty hall and dwelling, tin roof, interior alterations; cost, $5,000; owners, Kessmann Bros., premises; architects, L. Dannacher Co., 370 Fulton st, Jamaica. Plan No. 160.

L. I. CITY.—Crescent st, e s, 125 s Grand av, gas piping in dwelling; cost, $10; owner, J. Thurman, premises. Plan No. 179.

L. I. CITY.—North William st, 38, interior alterations to dwelling; cost, $50; owner, A. DeSalvo, premises. Plan No. 177.

L. I. CITY.—Park pl, e s, 100 n Pleasure av, 1-sty frame extension, 11x10, front 1-sty frame store and dwelling, tin roof; cost, $300; owner, A. Kubio, 1025 4th av, L. I. City; architect, Emil Mott, 806 2d av, L. I. City. Plan No. 166.

L. I. CITY.—Marion st, w s, 222 n Payntar av, new plumbing in dwelling; cost, $125; owner, Maria Ventin, premises. Plan No. 149.

L. I. CITY.—Ridge st, 44, move dwelling, erect new foundation and new plumbing; cost, $700; owner, Rosaro Criso, premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 143.

MIDDLE VILLAGE.—Katherine st, s e cor Juniper av, interior alterations to office; cost, $40; owner, L. Lavenkop, premises. Plan No. 184.

MORRIS PARK.—Church st, w s, 120 n Broadway, new plumbing in dwelling; cost, $50; owner, A. Underwood, premises. Plan No. 181.

MORRIS PARK.—Church st, w s, 160 n Broadway, new plumbing in dwelling; cost, $50; owner, E. Elon, premises. Plan No. 182.

MORRIS PARK.—Walnut st, e s, 80 n Jerome av, new plumbing in dwelling; cost, $75; owner, P. Glasser, premises. Plan No. 173.

MORRIS PARK.—Walnut st, e s, 120 & 140 n Jamaica av, new plumbing in two dwellings; cost, $150; owner, F. Miller, premises. Plan No. 174.

MORRIS PARK.—Walnut st, e s, 160 n Jamaica av, new plumbing in dwelling; cost, $75; owner, J. Ferris, premises. Plan No. 175.

MORRIS PARK.—Walnut st, e s, 320 n Jamaica av, new plumbing in dwelling; cost, $75; owner, C. Rust, premises. Plan No. 176.

MORRIS PARK.—Walnut st, w s, 280 n Chichester av, new plumbing in dwelling; cost, $65; owner, M. Ganberg, premises. Plan No. 155.

NEWTOWN HEIGHTS.—Bowne st, 7, raise peak roof and erect new rooms, new plumbing; cost, $500; owner, Richard T. Burke, 629 Grand st, Brooklyn. Plan No. 163.

OZONE PARK.—Wyckoff av, e s, 100 n Belmont av, new concrete foundation to dwelling; cost, $200; owner, D. Tufano, premises. Plan No. 152.

RICHMOND HILL.—Atlantic av, s s, 58 e Church st, new plumbing in dwelling; cost, $80; owner, M. Baum, premises. Plan No. 156.

RICHMOND HILL.—Atlantic st, s s, 142 e Church st, new plumbing in dwelling; cost $80; owners, Keeler & Suttner, Briggs av, Richmond Hill. Plan No. 158.

RICHMOND HILL.—Atlantic st, s s, 121 e Church st, new plumbing in dwelling; cost, $80; owners, Keeler & Suttner, Briggs av, Richmond Hill. Plan No. 157.

RICHMOND HILL.—Oak st, w s, 125 s Atlantic av, new plumbing in dwelling; cost, $75; owner, Jos. Porter, premises. Plan No. 161.

RICHMOND HILL.—Chestnut st, e s, 122 s Chichester av, new plumbing in dwelling; cost, $70; owner, Mrs. Mary Dolan, premises. Plan No. 162.

RICHMOND HILL.—Willow st, e s, 100 n Central av, new plumbing in dwelling; cost, $35; owner, L. C. Quinn, premises. Plan No. 148.

RICHMOND HILL.—Chestnut st, 1127, new plumbing in dwelling; cost, $150; owner, Emil Meyer, premises. Plan No. 150.

RIDGEWOOD.—Woodward av, 678, interior alterations to store and dwelling; cost, $2,000; owner, Julius Stern, 591 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 146.

RIDGEWOOD.—Myrtle av, n e cor Richard st, interior alterations to dwelling; cost, $500; owner, A. E. Linbrush, premises. Plan No. 190.

ROCKAWAY BEACH.—North Park av, 18, 1-sty frame extension, 12x18, rear 2-sty frame dwelling, tin roof; cost, $125; owner, Frank McNeill, premises. Plan No. 188.

ROCKAWAY BEACH.—Boulevard, s s, 75 w Park av, install gas piping in dwelling; cost, $10; owner, B. Lechtman, premises. Plan No. 144.

WHITESTONE.—11th av, e s, 75 n 9th st, 1-sty frame extension over present extension on rear dwelling; cost, $180; owner, Chas. Kynlie, premises; architect, A. Licht, Whitestone. Plan No. 180.

WINFIELD.—Henry st, n s, 175 e Fisk av, new plumbing in dwelling; cost, $15; owners, Herschberger & Wenderoth, Winfield. Plan No. 186.

WOODHAVEN.—Jamaica av, n e cor Boyd av, erect cesspool; cost, $40; owner, Forest Park Realty Co., Abingdon rd, Richmond Hill. Plan No. 142.

Richmond.

8TH ST, s s, 200 e Midland av, Midland Beach, new extension and partitions to frame bungalow. cost, $50; owner and builder, Henry Knieriemen, Jr., 164 East 88th st, N. Y. C. Plan No. 18.

ANNADALE RD, n s, 100 n Sherldan av, Richmond, new extension to frame dwelling; cost, $150; owner and builder, Thos. De Groff, Seaside P. O., Box 10. Plan No. 19.

GRANDVIEW AV, w s, 175 s Richmond terrace, Mariners Harbor, new roof and piazza to frame dwelling; cost, $250; owner, Chas. H. Kohler, Port Richmond; builders, U. W. Osborn & Son, Mariners Harbor. Plan No. 14.

OCEAN GROVE AV, w s, 10 s Locust av, New Dorp Beach, new extension to frame bungalow; cost, $275; owner, J. V. Mayer, 12 John st, N. Y. C.; builder, Adam Marks, Jr., Dongan Hills. Plan No. 16.

TOMPKINS AV, w s, & Hyatt st, S, 368, Tompkinsville, 2-sty extension and tin roof to frame dwelling; cost, $575; owner and builder, C. W. Peterson, Tompkinsville. Plan No. 15.

ON THE BEACH, 400 w Neptune av, New Dorp, new extension to frame bungalow; cost, $220; owner, Louis Seillier, Hotel Majestic, 72d st, N. Y. C.; builder, Henry J. Ording, New Dorp. Plan No. 17.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 31. The location is given, but not the owner's address:

ATLANTIC CITY.—Pacific Realty Co., s e cor Rhode Island and Pacific avs, 3-sty brick, $20,000.

JERSEY CITY.—Lembeck & Betz, 501 Grove st, 4-sty brick alteration, $1,000; Abe Gorlin, n w cor Jackson av and Wegman pl, 3-sty brick, $15,000; Harry J. Marz, 58, 60 and 62 Broadway, three 3-sty brick, $21,000.

TOWN OF UNION.—George Husser, 217 2d st, 3-sty brick, $8,000.

EAST ORANGE.—The Schwartz Co., 62-64 Cambridge st, 3-sty frame, $9,000.

WEST NEW YORK.—Patrick Flynn, e side Broadway, bet 16th and 17th sts, 4-sty brick, $30,000.

MONTCLAIR.—John Zabatts, 121 Forrest st, 2-sty frame alteration, $600; Michele A. Papaleo, 52 Sherman st, 3-sty brick, $8,000.

WEST HOBOKEN.—Vito L'Abate, 138 Weehawken st, 4-sty brick, $10,000.

BLOOMFIELD.—Raffaele Cappatte, 535 Bloomfield av, 4-sty brick, $10,000.

NEWARK.—Nathan & David Tarches, 119 Custer av, 3-sty frame, $6,000; William H. Dollinger, 405 Bank st, 3-sty frame alteration, $600.

HOBOKEN.—Louis Vincentz, 82 Bloomfield st, 4-sty brick alteration, $600.

KEARNY.—Henry Crooxall, 266 Maple st, 3-sty frame, $7,000.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—David M. Ach, 1 Madison av, N. Y. C., is preparing preliminary plans for a 4-sty apartment house, 30x70 ft, to be erected here at a cost of about $20,000. The owner's name is for the present withheld.

TOWN OF UNION, N. J.—Joseph Lugosch, 408 Kossuth st, this place, is preparing sketches for a 4-sty brick apartment house, to be erected on Bergenline av, near Golden av, for Thomas McClelland, care of architect, owner.

DWELLINGS.

NEWARK, N. J.—The Aetna Realty Co., 738 Broad st, W. E. Lehman, president, contemplates the erection of twenty 2-sty frame residences, 22x41 ft, to be erected in Dayton st, from plans by William E. Lehman, 738 Broad st, architect. Cost, about $3,000 each.

FACTORIES AND WAREHOUSES.

GLEN RIDGE, N. J.—Percy B. Taylor, Essex Building, Newark, has been commissioned to prepare plans for a factory, to be erected on Belleville av for the Condensite Co. of America, Belleville av. Cost, about $75,000.

METUCHEN, N. J.—Joseph Broome, 123 Liberty st, N. Y. C., architect and engineer, is preparing preliminary plans for a 2-sty reinforced concrete manufacturing plant, 92x190 ft, for the American Tile Co., T. B. Owners, president, 137 West 25th st. Bids will be taken by architect on general contract about the first of March. Cost, about $50,000.

SCHOOLS AND COLLEGES.

EAST ORANGE, N. J.—Guilbert & Betelle, 665 Broad st, Newark, are preparing preliminary plans for an addition and alterations to schools in Essex County for the Board of Education of the city of East Orange, Warren A. Clapp, secretary, 19 Winans st, East Orange. An appropriation has been asked for $103,000 for a six-class room addition to the Franklin school in Dodd st and installing a new central heating plant in same; for completing the unfinished portion of the present high school building in Walnut st, also the erection of separate gymnasium building in connection with same; a new heating system for the Nassau School on Central av.

Other Cities.

BANKS.

OLEAN, N. Y.—Mowbray & Uffinger, 56 Liberty st, N. Y. C., are preparing plans for a 6-sty bank and office building to be erected at the corner of State and North Union sts for the First National Bank, J. E. Dusenbury, president, North Union st.

CHURCHES.

MIDDLETOWN, N. Y.—D. H. Canfield, 8-10 King st, is preparing plans for a 2-sty brick addition, 50x100 ft., to the church and Sunday school in Orchard st, near North st, for the First Presbyterian Church, R. O. Kirkwood, pastor, at site, and will take bids about Feb. 18. Cost about $15,000.

DWELLINGS.

ROCHESTER, N. Y.—Foster & Gade, 129 Sibley Block, Rochester, and 15 West 38th st, N. Y. C., have been commissioned to prepare plans for a residence to be erected at East st and East blvd for Joseph T. Alling, Jones and Dean sts, Rochester, owner. Allen S. DeForrest, Sibley Block, Rochester, is landscape architect. Cost, about $50,000.

SCHOOLS AND COLLEGES.

STAMFORD, CONN.—Boring & Tilton, 32 Broadway, N. Y. C., have been commissioned to prepare plans for the erection of an addition to the high school in Forest st, for the Town of Stamford.

PERSONAL AND TRADE NOTES.

L. D. HOSFORD, plumbing contractor, has moved his offices from 1133 Broadway to 1123 Broadway.

ROBERT D. KOHN, architect, announces the removal of his office from 170 5th av to the 16th floor of 56 West 45th st on February 1.

THE PEERLESS-V-BELT CO. has moved its office from 141 West 36th st to new quarters in the Marbridge Building, 1328 Broadway.

THE NATIONAL ENGINEERING CO. (INC.), formerly of the Engineers' Building, Cleveland, Ohio, has removed to 504-6 Marshall Building, Cleveland.

THE WARREN STEEL COMPANY has moved its offices from the McCarthy Building to new offices in the Kirk Building, room 624, Syracuse, N. Y.

NEW YORK ELECTRICAL CODE.—In the 1913 edition of the electrical code of New York City there are only 35 differences between it and the National Electrical Code.

PERCIVAL ROBERT MOSES, electrical engineer, has opened an office in Richmond, Va., to take care of his Southern clientele. The office is in charge of A. Langstaff Johnson.

THE DAYTON PUMP & MANUFACTURING CO., manufacturers of pumping machinery and water supply systems, have opened a New York office at 30 East 42nd st.

WILL WILSON, formerly salesman and erecting engineer for the Henry R. Worthington Co., has associated himself with the Pitts & Kitts Manufacturing & Supply Co., 39 Cortlandt st, as salesman.

DELMONICO BROS., general contractors, have moved their offices from the S. A. & K. Building to new quarters in the recently completed Griffith Building South Clinton St., Syracuse, N. Y.

ROBERT L. FINDLAY, formerly of Pfotenhauer-Nesbit Co., has been appointed sales manager for the Hay-Walker Brick Co. (Inc.), which has recently removed its offices to 470 4th av. Telephone, Madison Square 5687.

W. J. CAYE and L. P. HOSFORD, engineers, formerly connected with O. W. Shelley, general contractor, have formed a partnership to conduct a general contracting business. The new firm have opened offices at 1123 Broadway under the name of Caye & Hosford.

LAWRENCE W. FAY, who for the past seven years has been counter man for Wallace Reid, has recently been placed in charge of the local underwriting department of the Commercial Union Assurance Co., 55 John st. Mr. Fay has had a very broad experience and his many friends feel that he will be eminently successful in his new connection.

HUGH L. COOPER announces that he has completed the water power development of the Mississippi River Power Co. at Keokuk, Iowa, and that he has opened offices at 101 Park av, New York City, where he will engage in the practice of general hydraulic engineering, including the design, construction and management of hydro-electric power plants.

HORACE LOOMIS, consulting engineer of the Bureau of Sewers of the Borough of Manhattan, who has passed his seventy-third birthday, and had been in continuous employ of the Department of Public Works for more than thirty-seven years, has been retired on half pay, in accordance with a resolution passed Dec. 31, 1913, by the Board of Estimate and Apportionment.

PERCY M. IVORY, architect, and civil engineer, who has been for some time past employed by A. G. Norton, general contractor, in charge of his Goshen, N. Y., office, has opened offices at 146 West Main st, Goshen, N. Y., for the practice of his profession. Prior to his association with Mr. Norton, he was employed by D. H. Canfield, architect, Middletown, N. Y., and by George R. Freeman, of Poughkeepsie, N. Y.

THE 1914 SALES CONVENTION of the American Blower Company was held in Detroit on January 28th, 29th and 30th and was attended by fifty of the company's sales and engineering representatives. The annual banquet was held at the Cadillac Hotel where sessions were held. Important and interesting subjects were discussed there and at the home office in Detroit. Contrary to expectations pessimism had no place whatever during any part of the convention. Everybody seemed to be optimistic for more and better business for 1914.

THE SUGGESTED BUILDING ORDINANCE for small towns and villages, compiled by the Committee on Construction of Buildings of the National Board of Fire Underwriters, of which Ira H. Woolson is consulting engineer, is ready for distribution. This suggested ordinance provides for fire limits and the construction and equipment of buildings and has been drawn especially to meet the requirements of small communities where the fire hazard is often very great. Copies of this book may be obtained by addressing Ira H. Woolson at 135 William st, New York City.

OBITUARY

DENNIS McCARTHY, general contractor, died Friday, January 30, at his home, 76 Meserole av, Brooklyn. He was active as a general contractor for over thirty years in the central part of New York State, having an office at Elmira, N. Y., from which all his operations were handled.

THOMAS O'ROURKE, president of the O'Rourke Construction Company of Yonkers, N. Y., died suddenly of heart failure, Thursday, January 29, at his home, 73 Caroline av, Yonkers, N. Y. Though only thirty-four years of age, he had built a number of public and semi-public buildings and constructed many new streets in his city.

CHARLES E. McNEIL, general contractor, died of heart disease at his home, 680 12th av, Paterson, N. J., Monday, January 26. He was born in Paterson fifty-nine years ago and learned his trade in the employ of the David Henry Building Company of that city. During his activity as a builder he erected many of the residences in the East Side section of Paterson. He is survived by his wife, one son and two daughters.

WILLIAM CURLETT, architect, died at his home in Menlo Park, Cal., Thursday, Jan. 22. He was the designer of the Merchants National Bank Building, the Gates Hotel and many other prominent buildings in Los Angeles, Cal. Mr. Curlett, at the time of his death, was president of the California State Board of Architects and a member of the advisory board of the Panama Pacific Exposition to be held in San Francisco, Cal., in 1915.

AUGUST E. KLEEMAN, carpenter and builder, died suddenly of apoplexy at his home, 23 North 22d st, Irvington, N. J., Thursday, Jan. 29. He was born in Germany, 60 years ago, and came to America when 8 years of age. Mr. Kleeman was one of the most prominent builders in Newark and vicinity. He was a member of the Newark Master Carpenters' Association and a director in the West Newark Building and Loan Association. He is survived by his wife, two sons and two daughters.

JOHN MUMFORD, the oldest architect in Brooklyn, who retired about three years ago, died at his home, 152 Jefferson av, Brooklyn, Sunday, Feb. 1, after a short illness. Mr. Mumford was born in Brooklyn, Sept. 11, 1837, and after the regular courses in the public schools of the borough entered the office of E. L. Roberts, an architect, as a draughtsman. During the Civil War Mr. Mumford was a draughtsman in the ironclad Bureau of the Navy Department and had a large part in the preparation of plans for the fleet of monitors built after the original Monitor had defeated the Merrimac. He opened an office as architect in 1866 at Court and Montague sts, Brooklyn, and later moved to the Real Estate Exchange Building, where he practiced his profession until his retirement in 1910. During the years of his professional activity Mr. Mumford designed and superintended the erection of many of Brooklyn's notable buildings. Associated with the late William B. Ditmars, he designed and built the Municipal Building, on Jorolemon st. He also prepared the plans for the Methodist Episcopal Hospital, the Hoagland Laboratory and a number of fine private residences. Mr. Mumford is survived by his wife and one son.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20.

THE NEW YORK LUMBER TRADE ASSOCIATION will hold its annual dinner at the Biltmore Hotel, N. Y. C., Feb. 19.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18, with headquarters at the Hotel La Salle, Chicago, Ill.

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

THE NEW JERSEY LUMBERMEN'S PROTECTIVE ASSOCIATION will hold its annual meeting at the Washington Restaurant, Broad st and Military Park, Newark, N. J., Feb. 24. The meeting will be followed by the annual banquet of the association.

THE MERCHANTS' ASSOCIATION has recommended to the Mayor that a commission be appointed, consisting of representatives of the city administration, Merchants' Association, Chamber of Commerce, Maritime Exchange, the States of New York and New Jersey, the United States Government and the railroads concerned to plan for New York Harbor terminals.

BALL OF THE FINE ARTS.—There has been a great demand for tickets for the ball of the Fine Arts, which is to be given at the Hotel Astor, on Friday, February 20, under the auspices of Beaux Arts Architects for the benefit of their educational fund for young draughtsmen. Lloyd Warren, chairman of the committee in general charge of the ball, is particularly anxious that a representative gathering of artists, sculptors, authors, musicians, and others belonging to art organizations shall be brought together, and those who have not already received invitations may do so by applying to the society's secretary, Harry H. Cramer, of 16 East 47th street. A number of women in society are planning to appear in Venetian costumes, modeled after designs prepared by Albert Herter, William N. Taylor and Edgar W. Jenney, which have been placed on view in Mr. Taylor's studio at 40 West 10th st. In keeping with the costumes for the fete, the ballroom will be decorated in Venetian style. The committee on decorations is composed of James Munroe Hewlett, Whitney Warren and William Emerson. George S. Chappell is chairman and Henry Hornbostel, Lloyd Warren and Arthur Warren are members of the committee in charge of the pageant, which will represent the development of Venice through the ages.

RECENT INCORPORATIONS.

LAYKENACK REALTY, Inc., is the name of a realty and construction company chartered to do business, with offices in Manhattan, with $10,000 capital stock. The incorporators are samuel Layefsky, 120 East 103d st; Louis Kenigstein, 230 Rivington st, and Schie Ackerman, 726 East 9th st. Abraham Felt, 45 Broadway, is the company's attorney.

CASSIDY REALTY CORP. is a $50,000 company chartered with offices in Manhattan to do a realty, contracting, construction and decorating business. The directors are Frank J. Cassidy, 350 West 85th st; A. M. Hyland, 208 West 85th st, and Paul E. Tuthill, 145 Henry st, Brooklyn. The attorney for the company is William P. Maloney, 41 Wall st.

RELIABLE ENGINEERING CO. has filed incorporation papers with $10,000 capital stock with offices in Manhattan, to do an architectural, general contracting, building, electrical and engineering business. The directors are Cornelius C. Eddy, Austin Eddy, both of 569 4th st, Brooklyn; Morton P. Barfaty, 518 West 143d st, N. Y. C., and two others. Alfred T. Tompkins, 153 West 91st st, is the attorney for the company.

BLISS REAL ESTATE CO. has been incorporated with offices in Manhattan, to do a realty business, with $10,000 capital stock. The incorporators are Henry C. Bliss, 431 Greene av, Brooklyn; Ernest F. Bliss, 983 Lexington av, and Otto J. Bliss, 107 West 109th st. W. A. Brett, 7 East 42d st, is the company's attorney.

GOUVENEUR MORTGAGE CORP. is a $500,000 corporation, chartered to do a realty, construction and brokerage business, with offices in Manhattan. The directors are Daniel V. McCarthy, 223 West 22d st; Louis A. Kerngood, 38 Ft. Washington av, and Robert Strange, 111 Milligan rd, South Orange, N. J. Henry T. Randall, 149 Broadway, is the attorney.

FENWICK REAL ESTATE CO. is a $200,000 company chartered to do a realty, construction and insurance business, with offices in Manhattan. The directors are Harry S. Baker, Hotel Belleclaire, N. Y. C.; G. Rae Fellows, Scarsdale, N. Y., and George A. Young, Jr., 1613 10th av, Brooklyn. M. J. Murray, 2 West 33d st, is the company's attorney.

NEW YORK STATE SOUTHEASTERN TIMBER CORP. has been chartered, with $200,000 capital stock, with offices in Manhattan, to do a timber-land and lumber business, with Walter K. Earle, Daniel W. Morgan, Frederick H. Wooley, all of 52 William st, as directors. Beekman, Menken & Griscom, 52 William st, are the attorneys for the company.

DILLON CONTRACTING CO. has been incorporated, with $10,000 capital stock to do a contracting business, with offices in Manhattan. The directors are Frank H. Pargells, Robert S. Wedlefsen and John Purcell, all of 50 Wall st. Beardsly, Hermance & Taylor, 50 Wall st, are the attorneys.

SUN MARBLE CO. has been chartered with $10,000 capital stock, with offices in Manhattan, to do a quarrying, construction, contracting and dealing in marble business. Milton Mayer, 97 Lockwood av, New Rochelle; Morris J. Jungler, 1522 Charlotte st, Bronx; Samuel J. Buzzell, 475 Hancock st, Brooklyn, are the directors. Milton Mayer, 52 William st, N. Y. C., is the company's attorney.

J. A. WIGMORE CONSTRUCTION CO. is a $50,000 corporation chartered, with offices in Manhattan, to do a contracting, construction, operating factories and dealing in manufactured goods business. The directors are Ernest R. Early, Thos. Bardon, Jr., and Jas. M. Kane, all of 2 Rector st. The company's attorney is L. Fox, 2 Rector st.

TRADE LITERATURE

Tolman's Hygiene for the Worker, a fifty-cent book being issued by the American Book Company for the author, William H. Tolman, Ph.D., Director of the American Museum of Safety, and Adelaide Wood Guthrie, of the Department of Research of the American Museum of Safety, is attracting a great deal of favorable attention from employed and employers. The book has for its theme, "Helping the Boy and Girl to Succeed," and its chapters include such subjects as: "Applying for a Position," "Preparing for the Day's Work," "Good Habits for the Worker," "Suitable Clothing," "Food and Drink," "Alcohol and Tobacco," "The Noon Hour," "Hygiene of the Workroom," "Fatigue," "After Hours." "Holidays and Outings," "Choice of An Occupation," "Occupational Dangers," "What the Worker Has a Right to Expect," and similar subjects. It is highly endorsed by merchants, manufacturers and educators.

To Improve Morris Park.

A promise of co-operation from Borough President Mathewson of the Bronx was obtained by a delegation of the members of the Morris Park Taxpayers' Association who urged the necessity of the city grading streets, building sewers and laying sidewalks through the race-track property. As soon as the public improvements are made house building will begin.

BUILDING MATERIALS AND SUPPLIES

COMMON BRICK TRYING TO CATCH UP WITH IMPROVEMENT IN OTHER DEPARTMENTS OF THE LOCAL MARKET.

More Building Money Available As Mortgage Situation Continues to Improve.

AS SOON as it became known that there was not the slightest chance for a shortage of common brick in this market between now and spring a volume of inquiry that took the Building Material Exchange by surprise developed this week. It seemed as though specifiers had been holding back because they feared that higher prices were to be expected with the first improvement in building construction operations, and, in consequence, they preferred to await developments or go into the market for substitute materials. Money is tight up the river and brick is plentiful, both of which conditions make a combination that does not conduce to produce high prices.

The price movement in all branches of the building material market is extremely steady. Prices of the leading lines, like steel, brick, cement, lumber, hardware, oils and concrete ingredients all are steady with the exception of common Hudson brick, which is a little weak except for the best grades.

In discussing price movements of building materials, the condition of the mortgage market has to be considered as a factor, perhaps more so than the actual filing of plans for building projects. In the case of building plans filed it must be remembered that there are frequently very good reasons for filing plans even before building operations are ready to proceed. In the conduct of the mortgage market, however, the freedom with which building money is being released signifies a freer ultimate market for building materials, and for that reason in times like the present the mortgage movement is a much safer barometer upon which to base future business operations.

Officials of all the big companies handling building money in one way or another, such as the Title Gurantee and Trust Co., the New York Title Insurance Co. and the U. S. Realty & Improvement Co., are unanimous in the opinion that the outlook for real estate and mortgages is improving. Recent developments would seem to prove that a return to more normal conditions in real estate in New York and vicinity and a broader market for mortgages are immediate possibilities. The outlook is unquestionably promising. During the month just closed the demand for mortgages has advanced over that of any month since last September. Mortgage money is now available both from institutions and individuals at lower rates than during the months of October, November or December.

Building money lenders inform the Record and Guide that there is no dearth of applicants for accommodation, but the scare arising from possible further legislative disturbance in the business world is such as to warrant continued conservatism.

But building money lenders are not the sole financial factors in the present market. They represent an element that builds on a large scale and is therefore of a more or less speculative character. Money that goes into such operations must, of necessity, be fully protected because it is subject to supervision by the State banking department.

There is another building element, however, namely, business necessity. There are manufacturing concerns that must expand, owners of property that must improve sites to insure payment of taxes, if for nothing more. These interests are the ones who are calling for material today, with hardly an exception.

THE BRICK MARKET.

Over 192,500,000 Common Hards Available for Winters' Needs.

COMMON brick in this market is still weak, but there is an improvement in inquiry. Quotations are made at $6 to $6.50 per M. for Hudsons(but this is only a nominal range. Raritans carry a $6 to $6.25 quotation. There are 11,500,000 brick lying on barges awaiting unloading as the week closes and 192,.00,000 available for consumption in this market between this date and the reopening of the brick manufacturing season. The average consumption of common brick for three months is 220,-000,000 without regard to season, so the conservative estimate of 192,500,000 available for the remainder of February, March and April is ample, especially since there is not likely to be a boom building movement until the construction season gets well under way.

Official transactions for Hudson common brick covering the week ending Thursday, Feb. 5, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Feb. 30—77.

	Arrived.	Sold.	Covered.
Friday, Jan. 30	0	1	0
Saturday, Jan. 31	0	1	0
Monday, Feb. 2	0	0	0
Tuesday, Feb. 3	0	4	0
Wednesday, Feb. 4	1	3	0
Thursday, Feb. 5	0	3	0
Total	1	12	0

Reported enroute Friday A. M., Feb. 5—0.

Condition of market, weak. Prices: Hudsons, $6 to $6.50 nominal; covered, $7 to $7.25; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to $7.50 (yard). Dull. Left over, Friday A. M., Feb. 6—66. Covered barges sold, 7. Total number covered barges, 20. Total number in market, 86.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Jan. 23	499,000	Jan. 30	290,000
Jan. 24	29,500	Jan. 31	72,000
Jan. 26	458,500	Feb. 2	289,000
Jan. 27	562,000	Feb. 3	359,500
Jan. 28	513,500	Feb. 4	362,500
Jan. 29	344,250	Feb. 5	392,000
Total	2,406,750	Total	1,765,000

1913.

Left over, Friday A. M., Jan. 31—71.

	Arrived.	Sold.	Covered.
Friday, Jan. 31	0	3	0
Saturday, Feb. 1	3	2	0
Monday, Feb. 3	0	0	0
Tuesday, Feb. 4	2	0	0
Wednesday, Feb. 5	0	1	0
Thursday, Feb. 6	0	0	0
Total	5	6	0

Condition of market, dull. Prices: Hudsons, $7 to $7.25; covered, $7.75; Raritans, $7. Newark, $8.25. Left over Friday A. M., Feb. 6—70. Total covered, 1. Total covered barges, 48. Total in market, Feb. 1, 1913—118.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 5, 1914	110
Total No. bargeloads sold Jan. 1 to Feb. 5 1914	44
Total No. bargeloads left over Feb. 6, 1913	66
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left overs, Jan. 1 to Feb. 6, 1913	165
Total No. bargeloads sold Jan. 1 to Feb. 6, 1913	95
Total No. bargeloads left over Feb. 7, 1913	70

STEEL PRICES ADVANCE.

Five Thousand Tons Bid On This Week in New York.

CONTINUED easing of the mortgage market and the final establishment of the fact that all danger of a shortage of any commodity this winter is over, combined to bring out a stronger inquiry for basic building materials this week. Steel reflects this change for the better, perhaps better than does any other department. So marked has been the improvement in the call for steel, the Carnegie Steel Company has advanced the price of soft steel bars from 1.20c. to 1.25c. base for shipment over the remainder of the first quarter, and it is reported that some of the larger independent manufacturers are asking 30 for second quarter shipments.

Standard pipe has been moved up a dollar a ton by the National Tube Company by lowering the discount half a point, following the booking of large orders. In the fabricated structural steel department the large bookings made in January are responsible for the stiffening of prices by the removal of the lower quoted range, leaving the tidewater quotation now a flat 1.36c. To show what the market is now offering, as proof that this change in tone is not merely a change in sentiment, the following bids were submitted this week:

For a loft building in 23d street, 1,200 tons; for the Astor estate building in 33d street, 2,000 tons; for the Geolet estate, at 19th street and Broadway, 800 tons; for a department store at New Rochelle, 600 tons, and for the telephone building at Melrose, 200 tons.

On the average proportion of basic filling material this tonnage figured on orders during the first week of February will take 1,584,000 common brick, about 500,000 front brick, 2,000 cu. ft. of building stone, 800 tons of terra cotta fireproofing, about 3,000 barrels of Portland cement for foundations and floors, about ten carloads of timber and about 100 tons of plumbing material, rough and fixtures.

When it is considered that this steel represents approximately 5,000 tons, and only a part of one week's building operations, and yet shows a gain of approximately 9 per cent. over the tonnage bid on by steel interests for the best previous week since the week ending October 16, it shows, first, that building money is loosening up and, second, that prevailing low pricese are proving a strong argument to investors for progress.

During the remainder of the first quarter, or until the building season gets fairly under way, weather conditions permitting, the Metropoliton district supply will be fully equal to demand in all branches, particularly in common brick, cement and lumber, and prices are not expected to fluctuate as a result of any strain on reserve stocks. Even in steel, first half prices probably will not further sharply advance although consumers may expect a stronger tone to meet the prevailing second half delivery prices now being quoted as the first half wanes.

LIME MAKERS CONVENE.

W. E. Carson, of West Virginia, Elected National President.

AT the convention of the National Lime Manufacturers held at the Hotel Astor this week more enthusiasm was developed for cooperation than has ever before been noted at these meetings. By virtue of the fact that the convention was again held in New York, the New York association assumed the role of host to the visiting delegates, and what the lime producers from out of town do not know about the Empire City at the end of this memorable week is not worth knowing.

But one thing that was impressed upon their mind was the need of a closer cooperation and a get-together policy in the matter of standardizing lime and its containers. The paper on this subject by E. O. Spackman gripped the attention of the delegates and the discussion that followed it showed that it had soaked well into the pores of lime producers from the Atlantic to the Pacific and from Villa land to Canada.

When Charles Warner took up the matter of the use of hydrated lime the audience contained some architects and concrete construction experts who were desirous of knowing how extensive the use of this material has become as a waterproofing agency in concrete work. Mr. Warner's paper was calculated to remove any doubts that might have existed in specifiers' minds regarding this matter.

There were other important papers read by prominent men in the lime manufacturing and distributing business, but the one by C. J. Curtin on the price situation proved to be one of the most valuable and practical contributions to the conference.

The election of officers resulted in the selection of W. E. Carson, Riverton, W. Va., as president; Martin E. Deeley was elected vice-president; Fred. K. Irvine, of "Rock Products," was elected secretary, and C. W. S. Cobb, of St. Louis, was elected treasurer.

LUMBER MARKET WEAKER.

Mixed Car Shipments the Rule in Hardwood Department.

LUMBER, like common brick, has not reflected the improving tendencies of other departments of the building material market. In the hardwood section, for instance, the first week of the month was characterized by mixed car orders, showing that distributors were only filling immediate needs. Oak flooring is firm and in fair demand. Maple shows a slight decline in price, but instead of this tendency being due to a falling off in demand, it has been attributed to a disposition to encourage the shifting of manufactured material at the mills.

The condition of the North Carolina pine market does not indicate any immediate forthcoming change in prices, but long-leaf yellow pine flooring on A sap and lower grades is reported to be a little weaker on list as is the case with Eastern spruce. West Virginia spruce is also less rigid on list and short spruce is inclined to follow suit. Competition for business in spruce is reported to be so keen that prices show a wide range except upon grades particularly in demand, such as 1x8, 9 and 10 inch and 1¼ stocks of short spruce. Some of the mills are cutting only special sizes in desirable items in view of this situation in the market, but others appear to be basing quotations on the amount of stock on hand.

In this respect lumber is following the lead of other departments, but it so happens that lumber is being carried in greater quantity proportionately at the mills than is cement and kindred materials with the result that holders are inclined to move them at any price instead of holding back for the market to recover.

Cypress is picking up on demand, although it is not yet reflected in any price change, nor is there any immediate prospect of a shift either way. The tendency is to hold prices stiffly and make concessions rather than to arbitrarily shade.

Yellow pine is temporarily in a dumpy condition, but the relinquishing of railroad orders for steel means that ties will be in greater demand before long which will take care of the prices of structural grades and prevent any further shrinkage. Besides, many of the mills are closed for the holiday period which will take up much of the supply now on hand.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 14, 1914

BILLBOARD ORDINANCE NOT RETROACTIVE

Backyard Fences Hereafter Erected to Be Limited to Seven Feet in Height, Billboards to Ten Feet—No Signs Will Be Allowed Opposite Public Buildings.

THE income sometimes derived from vacant lots through renting the fences for billboards will be lessened should Alderman Curran's ordinance prohibiting billboards more than ten feet high pass the board and obtain the Mayor's signature. By the terms of the measure all ten-foot billboards must have openings at intervals and must be built of fireproof materials. This latter provision will cause much reconstruction, which of course the billboard firms will have to pay for, if they decide to continue the use of the medium. Ordinary fences less than seven feet high are left unregulated, but all ten-foot fences, whether used as billboards or not, must be built fireproof. Any skysign or billboard that injures the value of adjacent real estate, as many unquestionably do, or presents an obstacle to the use of fire apparatus, is prohibited under the ordinance.

The ordinance, which is not retroactive, will prohibit billboards from being hereafter erected within 350 feet of any land within the jurisdiction of the Park Department, and by the same law no billboard will be permitted on or near any parkway or drive within the jurisdiction of the department, or on any street where the board will be opposite any schoolhouse, church or public building. And nowhere without the consent of all property owners within two hundred feet and a permit from the Building Bureau.

Income from Billboards.

Large sums are in some cases derived from the sale of billboard privileges by real estate owners. High competition among the bill-posting and advertising companies for prominent locations at which to erect billboards or skysigns has served to raise the toll. Not so many years ago tickets to the "show" was all the owner asked, if the bill-poster would keep his walk clear of snow and ice in winter, but nowadays the billboard advertising business has become so considerable that ten thousand dollars a year is not an unheard of annual rental for an owner to exact for the privilege of putting a double-deck billboard around his lot or a huge electric skysign on top of his building.

Billboard Rental Rates.

Bill-posting and advertising companies guard with great secrecy from the public the sums they pay in any particular case, in order that the owners of other choice locations may not know too much, but it is a fact that at least one enterprising concern pays as high as twenty thousand dollars' rental in more than one case. Ten thousand dollars is the annual rental paid in a number of instances. There is no average price for billboard space, but in a general way it is known that the best locations are considered to be those where the most people pass.

Thus, Riverside Drive is rated higher than upper Fifth avenue, and Broadway in the neighborhood of 42d street highest of all. If you see a vacant lot in a high class neighborhood with double-decker billboards on two sides, the owner is getting about one thousand dollars a year from the advertising company, which helps considerably to pay his taxes. But for that he would give some architect a commission to build him a private residence on the site, or else an apartment house as an income producer.

The billboard companies intend to oppose to the utmost the enactment of the ordinance, and have already consulted ex-Chief Croker in respect to the alleged fire-danger from billboards. At the present time they have a case in court against the Superintendent of Buildings to see if they must comply with his order to build fireproof boards in certain cases.

Citations from the Ordinance.

The ordinance specifies that no fence exceeding seven feet in height shall be built without open sections in its surface sufficient to give a view of the premises. If within the fire-limits, it must be constructed of slats or other open-work, or else constructed entirely of incombustible material, except that paper posters may be pasted over the "solid surface", but no open-work section (which every fence over seven feet high must have) shall be covered.

Limit for Roof Signs.

A structure having a tight or closed surface erected upon or above a roof shall not exceed ten feet in height or forty feet in length. Structures not having a tight or closed surface may be erected to the height of twenty feet above the roof. A further allowance is made if a space of six feet is left between the sign and the roof for the firemen. The spaces in the structure must not be less than three feet wide or more than three feet apart.

No "structure" of the sort referred to may be erected on the roof of any tenement house, hotel or other dwelling, except upon a wholly detached private dwelling, or except that a hotel shall be permitted to have such a structure upon its roof when the same is used to identify or advertise the hotel itself only.

No sign, billboard, bulletin or advertisement of any description may be maintained across any doorway, window or opening in the wall of any building. No structure subject to regulation may be maintained upon the roof of any building other than a fireproof building.

No structure subject to regulation shall at any point exceed seven feet in height above the ground, if erected upon the ground, and no "such structure" shall be erected upon a roof unless capable of sustaining a wind pressure of forty pounds a square foot.

The restrictions in the ordinance do not apply to walls of masonry, as stone, brick, marble, terra cotta and concrete.

Must Keep Inside of Building Lines.

No structure for advertising purposes shall be erected outside of the building lines of any street or public place, except signs required by law or lawfully erected for public purposes. Exceptions are also made for shop signs, and for signs relating directly and solely to the premises, for contractors' signs in building operations, and for the signs of transit lines.

Within sixty days after the adoption of the ordinance every owner of a structure



BILLBOARDS ON UPPER FIFTH AVENUE. OPPOSITE CENTRAL PARK.

subject to regulation by the ordinance (except backyard fences not exceeding seven feet in height, and fences of open trellis-work, and except other fences not exceeding seven feet in height) shall register the same with the Bureau of Buildings, or shall either take down or remove them or so alter them as to bring them within the excepted classes as aforesaid. Any existing structure which is required to be registered will be illegal if not registered; but otherwise the ordinance will not be retroactive.

The Building Bureau will issue a certificate of registration for every registered billboard or sign and collect a fee of two dollars. After the adoption of the ordinance no new structure shall be erected except in accordance therewith, and plans and specifications must be filed with and a permit obtained from the Building Superintendent. Violators of this proposed law would face a penalty of imprisonment.

RESTRICTED DISTRICTS IN GERMAN CITIES

Observations of An American Traveler—Effect of Districting on Land Values An Open Question—But Districting Does Protect Good Neighborhoods.*

By FRANK BACKUS WILLIAMS.

TO the thoughtful person there is a satisfaction absolutely unique in the method and order of a formal garden from a perspective which shows its design as a whole, revealing its unity and determining purpose.

The same pervasive satisfaction comes to us at the sight of many a German city. From the vantage of a good viewpoint we see below us a nucleus of structures of all sorts built uniformly high and close, surrounded by belts or zones of buildings progressively decreasing in height and extent as compared with the lots they stand on, with a resulting progressive increase of green grass and trees to the city's very outskirts, almost rural in character.

Frankfort.

In the German city of to-day, as a result of the application of the principle of progressive gradation, the industrial district exists in many degrees of intensity. Frankfort, for instance, has its industrial districts, its mixed districts and its chief traffic streets, which are really a district by themselves; as well as its residential districts and the original or inner city where are still found the old undifferentiated conditions. In the industrial districts all industries are not only allowed, but favored in so many ways that by far the most of them are located there; and residences, with rare exceptions, such as rooms for caretakers and watchmen, are forbidden. In the mixed districts both manufactures of all sorts and residences are permitted. On the chief traffic streets business and the minor industries, as well as residences, are allowed.

This differentiation between industrial and residential districts in Frankfort, although far advanced, is not complete. The mixed district, for instance, contains both residences and manufactures. The purpose of this, both in Frankfort and elsewhere, is to house the workman near his work. Desirable as this is, the results of the mixed district in other ways, both for housing and for manufacturing, have been bad; for living conditions are injured by the industries, and the factories are crowded and hampered. A better solution would seem to be to create separate residential and industrial streets, making the street the unit of the district. In this way both residences and industries are segregated, and yet form part of the same neighborhood.

No Separate Business District.

The phenomenon of residences in the upper stories of buildings occupied on their lower floors by shops and offices occurs not only on chief traffic streets but everywhere, in cities, where shops and offices are to be found. This is true not only throughout Germany but everywhere in Europe, except on the continent to find the most expensive and fashionable of apartments over stores. There are in the large cities buildings occupied solely for business purposes; but they are rare. In none of the continental cities is there an actual business district. Even on the principal business streets of cities like Berlin—the Leipsiger or Friedrichstrasse, for instance—there is only here and there an isolated building in which there are no residences.

This lack of that most useful differentiation, the business district, is a great disadvantage. Unlike residences, business districts as far as conditions allow, should be centralized and concentrated, to the advantage of both business and housing. It is difficult to keep from feeling an un-Christian joy that Germany, which is ahead of us in so many phases of city construction, is at least behind us in this one.

Next, the application of the principle of progressive graduation, which is the principle introduced by the zoning system, was reapplied to the differentiation of the residential district and produced further developments in it. This was brought about in some cities by making the districts, elsewhere called zones, smaller, and, while still regulating them progressively, doing so without any constant or precise relation to any one center.

Dresden.

Dresden is an example of such regulation. Its district map is kaleidoscopic; and often the same districting appears in ten or twelve parts of the city. In this way, it is thought, regulation may more closely conform to, and more advantageously guide, development.

In other cities this same tendency toward smaller districts has produced results of a slightly different form. The rules for chief traffic streets within zones or districts have already been mentioned. The same development has occurred rather generally in all German centers. This is really only another method of splitting up the more primitive zones or larger district into smaller ones.

Dusseldorf.

Classification along this line has in Dusseldorf taken an essentially similar direction, although again slightly different in form. There, in addition to five zones covering the whole city, and rules for special streets, in many cases running through several zones, there are eleven classes of streets, also within the zones. These classes are in most cases created for various types of housing. The distinctions are often very minute.

There are, for instance, two classes of rules for one and two-family houses in blocks, the one with, and the other without, rear buildings; two classes similar in all respects to these, except that three-family houses are also allowed; two classes, alike in all respects to those first mentioned, except that in each case the houses must be detached, the required open spaces between the houses and the side lines of the house varying, however, in breadth; a class for the better sort of tenement houses, in blocks, with not more than two families in each story; a class for tenement houses similar in all respects to the class last mentioned, except that they are to be of cheaper and simpler construction and suitable for not more than three families on any one floor, etc.

When we remember that the lots on which these class restrictions are imposed are widely scattered throughout the zones and subject not only to class but to the various zone restrictions as well, we may come to the conclusion that in Dusseldorf differentiation has reached its uttermost limit.

Districting by Streets.

The system of regulation by streets is applicable universally. Broader districts are, it is true, at times necessary. Certainly the offensive industries should have a considerable tract quite to themselves. But even in this case the district will consist of a certain number of streets with the lots on them; and streets may, therefore, be used as convenient units for the district.

Munich was the pioneer in this system of districting by streets, adopting it in 1904. In 1912 Karlsruhe followed. Instead of any of the older forms or districts she now has sixteen classes of streets. According to present limitations it would seem that this system is destined to become the prevailing one in Germany.

Apparently the German himself is, on the whole, satisfied with districting as a system. A large and increasing majority of German cities have adopted it, and none of them has made any attempt to abolish it later, though in some cases an effort has been made to do away with a particular district or change its position altogether. In Frankfort the location of one of the old manufacturing districts is felt to be a disadvantage to the city as a whole; and, partly for this reason, a new one was created. The old district has not been abolished; but the natural extension of it is not allowed, and the new district is made as advantageous as possible, in the hope of attracting the industries located in the old.

The boundaries of districts, too, are often changed. Usually it is the business district which encroaches upon a residence district. This means a disturbance of living conditions; but as there are invariably more concentration and higher land values in the business than in the residence district the change produces higher prices for land, and there is little or no complaint.

Conclusion.

As a rule, districting does preserve the character of neighborhoods. This is an advantage in every way. It saves the waste of destruction, reconstruction and readjustment, inevitably attendant upon a change of character; and by making such a change impossible it steadies values. It prevents the conflict of alien activities to their mutual disadvantage. It raises land value in the only way possible without injury to anyone; for it increases the usefulness of the land at least as much as it does its price.

The effect of districting upon the general level of land values is an open one in Germany; the controversy on the subject heated and bitter; and the mass of literature with regard to it, already in existence, more than any one person can even read. Its effect on housing and on the health and vigor of the German people is quite another question.

*From a paper delivered before the National Housing Congress, evening of December 4, 1913, at Cincinnati, Ohio.

REAL ESTATE MEN AROUSED BY OPPRESSION

Protest Entered at Annual Dinner Against Single-Tax Legislation, Confiscatory Labor Laws and Over-Regulation of Real Property.

CLOSE to one thousand men were seated at the one hundred and ten tables that filled the main floor of the Waldorf-Astoria banquet hall and overflowed into the boxes on the occasion of the annual dinner of the Real Estate Board of Brokers last Saturday evening. It was the biggest turnout in the history of Waldorf banquets, and the brokers themselves voted it the most enjoyable and significant to them, in that there was a definite theme for the speakers, and because a very emphatic protest was raised by the president in behalf of the board against the wrongs that are being committed against property owners through over-regulation and over-taxation.

By order of the Industrial and Building Codes Committee (Charles F. Noyes, chairman), reprints of articles that had appeared that morning in the Record and Guide, entitled "The Real Estate Board's New Activities," and "The Confiscatory Fire-Prevention Laws," had been distributed through the hall, and every one was therefore prepared for the pointed remarks which came from the toastmaster, President McGuire. Prof. Seligman's exposure of the Single Tax measure now in the Legislature was in line with the board's own exposure of the injustice done to property owners through the factory and fire-prevention laws.

The guests of the evening included J. Romaine Brown, Edwin A. Cruikshank, Geo. R. Read, Robert E. Dowling, Tax Commissioner Lawson Purdy, Borough Presidents Marks and Mathewson, Public Service Commissioner Williams, Persident Marble of the Merchants' Association, Allan Robinson, Captain Reynolds K. Townsend, Elbridge Gerry Snow, Charles H. Strong, Franklin Pettit, Michael Friedsam, Lewis L. Clarke, Abram I. Elkus, Frederick H. Ecker and Thomas Shall cross.

Neither the Governor nor the Mayor was present, but the Governor sent a long letter and the Mayor a good substitute in his young City Chamberlain. As wide publication has already been given to remarks made on the occasion, general public attention has been drawn to the pronounced stand which the Real Estate Board has taken against the stream of regulatory laws which the up-State legislators have permitted city politicians to put through—laws which many now suspect are mainly intended to make salaried places on the public payrolls for as many persons as the taxpayers can afford to maintain.

Should Rally for Self-Defense.

In his introductory remarks President McGuire said:

"Never has there been greater need for organized effort to protect the interests we represent. The real property owner has become the victim of theorists and faddists ready and willing to try any and all schemes, some new, others long since repudiated but now revived and masquerading under misleading titles. We have the Society for the Reduction of Rents and Taxes on Homes advocating the halving of the tax on buildings. Of the many questions confronting us this, perhaps, is the most serious, in that it is the most dangerous. It is the forerunner of the single tax. The revival of this legislation must now as when originally advocated be opposed by organized forces.

Existing Unjust Laws.

"The existing labor laws are unnecessary, burdensome, unjust, impracticable and grossly detrimental to property rights. The many conflicting violations placed upon property by the various departments are putting owners in many instances to wholly unnecessary expense. The board proposes to lend its best efforts in an endeavor to straighten out the unholy muddle caused by the conflict of authority in the State and municipal departments. That the fundamental values of property have withstood these many assaults is a proof that the real property value is secure. Nevertheless every effort should be made to amend the laws in such a way as to make them fair, just and reasonable."

Prof. Seligman Against a Popular Referendum.

Professor Seligman, of Columbia, directed his remarks against the proposed referendum on the question of reducing the tax rate on buildings and increasing the tax rate on land. He said in part:

"The agitation has been ingeniously managed so as to identify it in the popular mind with the project of lowering rents. This change in taxation, however, far from being a simple matter, is in reality one that calls for the most careful analysis and the most accurate knowledge of economic law.

"In the first place, will rents be lowered? So far as the tax on land is concerned, it must be remembered that in many parts of New York not a little capital must be invested in order to blast away the hills or to make the rock excavations. To the extent that these improvements are made in the land (not on the land) the tax will be shifted to the tenant; so that a part, at least, of the increased tax on land will go to increase rents.

"How about the tax on the house? It is said that taxes are like anything else—reduce the price and you increase the consumption. It is forgotten, however, that the demand for houses is strictly limited by the population. After the slack has been taken up, that is, after a certain fringe of the population who are now boarders and lodgers will occupy apartments of their own, the new equilibrium between housing and population will have been reached and there will be no further demand for new houses except that which comes from the normal growth of population. The only effect of a sudden exemption of houses from taxation will mean a building boom, to be followed by a collapse.

More Congestion Instead of Less.

"But what will be the social consequences of the change? It is claimed that it will lead to less congestion. We must distinguish between congestion per room and the greater congestion per acre. If the buildings are exempted there will be higher buildings in the slums and a greater congestion per acre. Even a building law will not remedy this, for if all buildings were built up to the maximum height there would be far more congestion that at present. But what is much worse is, that in all the other boroughs we would have a compact city as in Manhattan. There will be no open spaces, no gardens around the houses, no vacant lots. The evils of the slums will be spread throughout the entire metropolis. We shall have a worse congestion than at present.

Small Land-Owners Would Suffer.

"Furthermore, the real people who would benefit would be the rich and not the poor. The rich man who builds a mansion on Fifth avenue, the rich corporation that inhabits the Woolworth Building, on what theory of taxation should these be exempted? Again, all the modest house owners, where the land has come to be worth more than the house, will be forced out of their homes, and New York will become a city of lofty apartments. Above all the modest land owner will suffer. All land is not owned by speculators. Why should the small man who has invested his property in land have a part of that property confiscated? I do not object to the taking away of a part of the future increment of land values, because everyone will be warned in advance; but I do protest against the confiscation of actual property.

"We see, therefore, the essential complexity of the problem. It can be solved by no mere shibboleth such as that of lower rents. It is a matter for careful, unbiased and unprejudiced discussion. It involves considerations that the ordinary man in the street utterly fails to grasp. It is therefore of all questions the one least suited to a popular referendum."

Mr. Brisbane's Experiment.

Arthur Brisbane spoke on the merits of a single tax, but told of how foolish it would be to attempt to apply such methods in this country. The chief reason for this was that Americans want to own their lands and not hold them merely under a lease. He gave as an illustration his personal experience in a large tract of land in New Jersey. He is erecting twenty houses there which he has offered to workers practically rent free, but is meeting with difficulty chiefly through the fact that even the foreigners who want to work the land want to buy it outright.

Frederic T. Murphy, son of Patrick Francis Murphy, enlivened the proceedings with a humorous talk. Joseph P. Day read a dispatch from J. Clarence Davies at Palm Beach, and City Chamberlain Henry Bruere said a few words.

Mr. Bruere, speaking for Mayor Mitchel, said he thought that the Mayor would carry out his pre-election promise to sign any bill that might be presented to him providing for a referendum on the question of reducing the taxation on buildings.

The Governor's Letter.

Governor Glynn in his letter said: "I have pointed out to the public and to the Legislature that unless the State reduces its expenditures or increases its revenues from indirect sources New York will be compelled to raise millions each year by direct taxation. It is one thing to preach economy. It is another to practice it. After my appeal to the various State departments asking them to reduce expenditures I find that their requests for this year are $4,000,000 in excess of the appropriations made last year. I have called the attention of the State departments to this fact and have explained to them that I meant what I said. I have requested them to revise their requests for appropriations and explained that it is better for them to use a pruning knife on their budgets now than compel me later to resort to an axe."

As a souvenir of the occasion the Title Guarantee gave copies of Bromley's pocket and desk atlas of the Borough of Manhattan. As it contains a map of every block in the city, with every piece of real estate plotted thereon, the gift was a most exceptional and useful one. The Lawyers Title Insurance and Trust Company gave silver pencils each in a separate box. The Home Insurance Company presented every one with a leather wallet.

The dinner committee was composed of Messrs. Elisha Sniffin, chairman; Joseph P. Day, Edward L. King, Robert T. McGusty and Donald W. Brown.

BILLS IN THE CITY'S INTEREST

One Measure Would Exempt Dams and Other Water Supply Structures from Taxation—New City Departments.

FROM the bills already introduced in the Legislature at Albany, it is apparent that proposed amendments to the Greater New York Charter, the Tax Law, the Lien Law and the Tenement House Law will be prominent among the subjects to be discussed during the present session. Most of the notable bills affecting the Greater New York Charter are administration measures and will probably be enacted. Among these may be mentioned Senator Griffith's bill creating a central department for the purchase of supplies for the entire city and Senator Herrick's, establishing a department of licenses, which is to have the exclusive exercise of powers now distributed among a number of licensing authorities.

Bills of special interest to the real estate and building profession are the following:

In the Senate.

Int. No. 343. Whitney.—Amending the Housing Law (Chapter 774, Laws of 1913; new subdivision 17-a in section 2, and amending section 63) by providing that semi-fireproof dwellings may be built with an area not exceeding 1,250 square feet within the outside walls, not over three stories high above basement or cellar, with first story walls not less than 12 inches thick and second and third story walls not less than 5 inches thick. A semi-fireproof dwelling is defined as one in which the external and party walls are of brick, stone, iron, steel, concrete, reinforced concrete or other equally substantial and fireproof material. Semi-fireproof dwellings may be built with an area not exceeding 2,400 feet within the outside walls not over 3 stories high with walls not less than 12 inches thick. Such a dwelling may be built 4 stories if certain material is used. The bill makes detail specifications as to the kinds of material that may be used in various parts of the strctures. To Cities Committee.

Private Pavements.

Int. No. 358. Patten.—Amending the Greater New York Charter (section 948) by providing that pavements laid at private expense and accepted by the city prior to June 20, 1910, shall be deemed permanent pavements; that such pavements laid and accepted since June 20, 1910, shall be deemed permanent pavements if so classified subsequent to April 18, 1912; and that all other pavements laid at private expense and accepted since June 20, 1910, shall be deemed preliminary pavements. Whenever any pavement is laid to replace a preliminary pavement, if the cost of replacing the pavement exceeds the cost of the replaced preliminary pavement, the excess must be assessed upon the property deemed benefited, and the balance of the cost paid by the city. Same as Senator Patten's bill of last year (S. Int. 1742, Pr. 2259, of 1913). To Cities Committee.

Int. No. 359. Duhamel.—Amending the New York City eighty-cent gas act Cchapter 125, Laws of 1906; amendment to section 1) by fixing eighty cents as the maximum charge for gas in the Thirtieth and Thirty-first Wards of Brooklyn. Same as Senator Duhamel's bill of last year (S. Int. 78, Pr. 79, of 1913). To Miscellaneous Corporations Committee.

Int. No. 361. McClelland.—Amending the Tax Law (sections 220, 211, 221a and 243) relative to the transfer tax. It abolishes the distinction between tangible and intangible property for purposes of the transfer tax. All transfers less than $500 are exempt from the transfer tax and all transfers to a father, mother, widow or minor child of the decedent are exempt to the extent of $5,000. The bill substitutes an entirely new schedule of rates of taxation on transefers of property as follows: Transfers to a father, mother, widow or minor child in excess of $5,000; 1 per cent. on amounts to and including $25,000; 2 per cent. on the next $75,000; 3 per cent. on the next $200,000; 4 per cent. on the balance. Upon transfers to a brother, sister, wife or widow of a son, or the husband of a daughter of the decedent: 2 per cent. on any amount up to $25,000; 3 per cent. on the next $75,000; 4 per cent. on the next $200,000 and 5 per cent. on the balance. Upon transfers to other persons the tax is to be 5 per cent. on amounts up to $25,000; 6 per cent. on the next $75,000; 7 per cent. on the next $200,000; and 8 per cent. on the balance. There are also other provisions. To Taxation and Retrenchment Committee.

New Franchise Tax Schedules.

Int. No. 362. McClelland.—Amending the Tax Law (sections 181, 182, 185, 193 and 197) relative to the franchise tax on corporations. It substitutes an entirely new schedule of rates as follows: ¾ of a mill on each $1.00 of the par value of the capital stock if no dividend is declared; 1½ mills on any portion of capital stock on which a dividend of less than 6 per cent. is declared or made. The stock is to be assessed at not less than its actual value and not less than the average price at which it is sold during the year. But if this would produce a less amount than a tax of ¾ of a mill on the par value of all the stock issued then the tax is to be at the latter rate. Where a dividend of 6 per cent. or more is declared on any stock, the tax is to be at the rate of ¼ of a mill for each one per cent. of dividends on each dollar of the par value of such stock. A minimum tax of $2.00 is provided. There are also other provisions regulating the time of filing of required reports. The bill also makes the tax applicable to every foreign corporation doing business in the state except banking corporations, fire, marine, casualty, and life insurance companies, co-operative fraternal insurance companies and building and loan associations. To Taxation and Retrenchment Committee.

"Improvements" Defined.

Int. No. 370. McClelland.—Inserting in the Poor Law a new section (31) authorizing the Common Council or Board of Aldermen in each city of the first or second class to establish municipal lodging houses. Such a lodging house in a city of the first class must have an aggregate capacity of at least one per cent. of the population of the city; if in a city of the second class, a capacity of at least one-fourth of one per cent. of the population of the city. The necessary money for the support of municipal lodging houses is to be raised by taxation in the city, but the state is to reimburse each municipality at the rate of 5 cents per night for each person lodged. Lodging houses are to be in charge of the overseer of the poor, or like officer in each of the municipalities. To Cities Committee.

In the Assembly.

Int. No. 441. McGrath.—Amending the Greater New York Charter (sections 1027 and 1035) by directing the collector of assessments and arrears, within 60 days of the time set for the sale of any tax lien, to give notice to all interested parties of such sale, providing they have filed in the office of the comptroller a memorandum definitely describing the property and giving their names and addresses. The bill also provides that no foreclosure action shall be brought by the holder of any transfer tax lien, without giving printed notice to the last owner of record, and other parties in interest.

Int. No. 442. Murray.—Amending the Lien Law generally (sections 2, 4, 7, 10, 13 and 17). Among other changes, it provides that the term "improvement," when used in the lien law, shall include the drawing of any plans or specifications by an architect or engineer, and the making of any surveys for the proposed erection, alteration or repair of any structure. Structures erected on land and temporarily attached, so as to be removable from place to place, are included within the provisions of the law. The time within which notices of liens are to be filed is extended from ninety days to four months after the completion of the contract, or the final performance of the work, or the final furnishing of materials. When a lienor, who has filed a lien after the commencement of an action and before trial, makes application to the court to be made a party, the court must direct him to be brought in by proper amendment.

Int. No. 476. Knight.—Amending the Lien Law (sections 201 and 202) by reducing from ten days to one week the time, after service of notice of lien, within which the lien must be paid. It also permits the sale of personal property to satisfy a lien after ten days from the publication of notice of sale. The present provision is that fifteen days shall elapse after the first publication of such notice.

Int. No. 490. Garbe.—Amending the Real Property Law (section 450) by providing that cemetery lands are to be subject to special assessments for street openings and street improvements, including the laying of sewers, except in the case of cemeteries not over three acres in extent owned and used by religious associations. They are also to be liable for their share of the expense of the condemnation proceedings in opening the streets when this expense is assessed on adjoining property to be benefited.

Int. No. 491. Goldberg.—Amending the Greater New York Charter (section 837) by directing the commissioner of docks to set aside a recreation pier at the foot of East 70th street on the East River.

Would Hurt Borrowing Capacity.

Allan Robinson, in a talk before the Prospect Heights Citizens' Associations in Brooklyn, on the question of the single-tax and the Herrick-Schaap bill, said:

"This is how the scheme will work out. On an investment of $100,000 one naturally expects an income of about $5,000. If this is reduced by taxes to $2,500 it follows that the property becomes worth only $50,000 as an investment. In other words its assessed valuation is reduced. The single tax would reduce the assessed valuation of property in New York City by $400,000,000 and this means that our borrowing capacity would be reduced, because the debt limit is thereby lowered 1- per cent., or $40,000,000. This will stop our subways, our docks and all our other civic improvements.

"Vancouver is usually cited as a proof of the success of the single tax. Yet instead of lowering rents, stopping speculation and relieving congestion we find that rents are higher, speculation increased 200 or 300 per cent., congestion become so great that a limit had to be set on skyscrapers, and the acutal amount of building fallen off during last year.

"The single taxers are becoming Socialists. They deny it now, but men who have gone so far will go farther. Joseph Fels is spending $100,000 a year in their campaign. It is possible that they might get the bill through and that Mitchel would sign it, but I do not believe that he knows what it is. Bruere admitted, after hearing Arthur Brisbane and Professor Seligman riddle it, that perhaps Mitchel had been carried away by the enthusiasm of youth."

TO BRING ORDER OUT OF CONFUSION

And Eliminate Conflicting Orders. This Will Be the Principal Work of the New American Society for Fire-Prevention.

THE American Society for Fire Prevention having been organized to do things which the National Fire Protection Association never has done, and does not consider within its province, there is no reason, in the view of ex-Alderman A. W. Herbst, founder of the first-named society, why the utmost harmony should not exist between the two. In a letter which Mr. Herbst has written to President Kohn of the National association he says there are many organizations in existence throughout the United States aiming at the reduction of the fire hazard, but that the field of endeavor is so large there is room for all. Each can do its good work, and each should be encouraged by every other organization. He says the very fact that the National has been in existence for many years should be all the more reason why it ought to welcome new blood and new energy into the field:

"We here have not been at all ignorant of the monumental character of the work ahead, but we at least have realized that every agency working to-day for the common cause has ample opportunity for beneficent effort for a generation to come without any good reason to be considered as treading on the toes of anyone else.

What the New Society Is Doing.

"Allow me to enumerate a few things that we are doing and which seem to be within our own special province. In the first place, we are working energetically with real estate owners, constructors, architects and financiers who are engaged in the erection of large buildings, to the end that when specifications are prepared they shall require all that can be specified to be of fireproof construction. Your organization, on the other hand, as I understand it, devotes its energies to the preparation of standards, and the education of the people to the observance of these standards.

"I found, and your personal observance will bear me out, that in addition to making such standards, militant and aggressive work must be done to overcome powerful, selfish interests and the manipulations of partisan political coalitions, in order to receive official recognition of these standards in the form of absolute legislation.

Its Greatest Work.

"Another work largely occupying our attention, possibly the greatest work we have on for some time to come, is through an educational campaign and general newspaper publicity to reduce, and possibly to eliminate absolutely, the conflict of authority, with resultant conflict of orders and rulings, between various city and State departments throughout the country concerning building construction and fire prevention. As our little booklet outlines, this conflict of authority has worked vast hardship on property owners and has done more than any other one thing to create resentment on the part of the general public to the subject of practical fire prevention. Your organization, I believe, has done little or nothing to cope with such conditions. Our organization, I believe, is making it a prime reason for existence.

"Furthermore, the enactment of reasonable and honest building codes, not only for New York City but for other municipalities throughout the country, is another field of activity in which we not only can be extremely useful but are proving every day now that we are useful. My own connection with building code work in this city has given me an experience that is valuable in this direction, and this experience should be welcomed by all interests favoring a reduction of the fire hazard. This is a field in which your organization is not active, and this held readily can be extended, as we now are extending it, from the local governing bodies of various cities to the legislatures of the various States.

Safe Housing of Records.

"The extension of the Public Records laws of a few of our Eastern States, notably New York, so that other States can benefit by the experience of New York, Massachusetts, Connecticut, Rhode Island and New Jersey, and provide for the adequate and safe housing of their important documents, such as wills, deeds, vital statistics and other records kept by county, town and village clerks, to other States of the Union, is still another field in which we properly can be active. It alone would justify our presence in the field as an organization for fire prevention, without properly incurring the disapproval of the National Fire Protection Association.

"In view of the courtesy that you showed me in writing so exhaustively on the subject, and in view also of the fact that you stated that you would use your letter as an answer to certain of your correspondents who had inquired of you regarding our organization, I also am writing to you in extenso. Should you, upon careful reflection and study of the above details, find that the good work of this society might benefit the public in the great work in which both organizations are engaged, and might supplement substantially the efforts of your society, although in some slight details we might appear for a moment or two to be encroaching, I would suggest that in such an event a conference between you, as president of your organization, and myself, as one of the officials of this society, might be of advantage.

"Our feeling is that the field is broad enough for all, that each has its function to perform, and that any organization, no matter how long standing, can be aided by co-operation from other sources. Any organization that desires to welcome co-operation and is not actuated by an inclination to stifle co-ordinate effort, will find us ready and willing to do our share toward pulling the load."

Held in Abeyance.

Seven thousand new firms opened offices in New York last year, most of them settling south of Chambers street, according to the Real Estate Board's Bulletin. The number that moved away is not given, but in the natural course of events there will come in due time a very complete tenancy of the usable offices in the district. The only question concerns time and fitness. An immense amount of new space is being put on the market, too much to be absorbed readily, and some of the old buildings will rent less easily because of having their light dimmed by the new skyscrapers and of being over-shadowed in other ways. But sooner or later metropolitan demand evens up fairly well with supply, and there are important economic and commercial changes coming which will accelerate the demand.

One big building project that has been held in abeyance since the summer of 1912 is still in an uncertain stage. Plans for the erection of the new Western Union Building, on Broadway, twenty stories in height and to cost $8,000,000, have not yet been circulated for contractors' bids, notwithstanding that the annex at 14 to 18 Dey street is practically completed.

The delay is attributed to complications in the government action in the case of the American Telegraph & Telephone Co. and its relations with the Western Union Telegraph Co. Dow, Jones & Co. announced about two months ago that the Western Union Co. had asked permission to withdraw the property of the company at 195 Broadway from the mortgage given as security for an issue of $20,000,000 4½ per cent. 50-year refunding and real estate mortgage bonds, all of the issue being now outstanding.

The Western Union building has a frontage of 75 feet on Broadway and 275 feet on Dey street with an L to Fulton street. The value of the present land and building is estimated at about $3,000,000. If the arrangements of adjustment with the government do not interfere finally with the project, this property will be sold to a syndicate which will organize a company in which the Western Union Co. will have an interest.

FIREPROOF TENEMENTS.

The Schneiderman Bill Would Add to Construction Costs and Raise Rents.

The amendment to the Tenement House Law as proposed by Assemblyman Schneiderman in his bill No. 243, just introduced in the Legislature, that all Tenement Houses hereafter erected over four stories in height be fireproof, is certain to meet with great opposition on the part of builders and real estate operators. Mr. G. Richard Davis, of the firm of A. L. Mordecai & Son, who is chairman of the Allied Real Estate Interests' building committee, said:

"For the past five years we have been adding to our laws governing building construction so many and varied regulations that the cost of construction has been increased from ten to twenty per cent. It is undoubtedly true that many of the new laws were necessary changes, and those which added to the safety of the tenants by requiring additional means of exits and fireproofing, and by protecting the requirements for light and air, are such as we all must agree to.

"It nevertheless is a fact that it is almost impossible today to erect tenement houses and comply with the new laws governing their erection and still keep the cost low enough to enable us to rent finished apartments at anything like a reasonable rent. This is true even in the most remote parts of the Bronx where lots can be purchased at from $1,000 to $3,000. The tenement house cannot be built cheaply enough to permit the owners to rent rooms at the old-time prices, such as four to five dollars a room.

"The result is that the old tenement houses, which are unsanitary but cheap in rent, are overcrowded, and the congestion of population, about which there is so much complaint, is due largely to the very conditions which such a law as Assemblyman Schneiderman seeks to create."

Steel Works to Tidewater.

Official denial is given to reports that the Bethlehem Steel Company is negotiating for a tract of land at Bayonne and no confirmation can be obtained for an earlier report that inquiries have been made at South Brooklyn in behalf of other steel interests desiring to purchase either a terminal or a manufacturing location. Nevertheless the very general belief in real estate circles that there is something hatching is supported by the logic of national and economic events. Ore is not going to be railed from the seaboard here to Pennsylvania from South America and back again in the form of steel products for long, without there being a very careful consideration by steel interests of the advantages of having export plants on tidewater.

—The population of White Plains has doubled in ten years, being now 22,000.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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Inspectors for the Public Service Commission have verified the statement of complainants before the commission that the car service on the Sixth avenue and Eighth avenue surface lines is infrequent and insufficient. The commission, it is understood, will order more cars to be put on.

Rentals in the old wholesale section have not on the whole noticeably improved since the great migration to uptown centers, but vacancies made within a year have been more than made up by the incoming of new trades, and some local benefit is expected from the operations of the new occupancy law relating to factories.

The improvement of the East River and Hell Gate in New York harbor, a project that calls for an ultimate expenditure of $13,400,000, was approved this week by the House Committee on Rivers and Harbors. An initial appropriation of $500,000 will be made to begin work. Municipal and State authorities and the Engineer Corps of the War Department have indorsed the project.

According to the Automobile Chamber of Commerce, the increase in fatalities caused by motor vehicles is due not to greater recklessness in driving but to the larger number of cars in use. The mortality rate per 1,000 automobiles registered is said to have remained stationary. Yet the increase in fatalities from 274 in 1911 to 451 in 1913, throughout the State, is unquestionably larger than might have been expected in view of the more stringent traffic regulations of the last year or two.

Since Lloyd George's land taxes went into effect a number of realty holdings in England and Scotland have been put upon the market. The latest to find a buyer is the freehold estate in the barony of Assynt, Sutherlandshire, belonging to the Duke of Sutherland. The purchaser is John William Stewart, a railroad contractor of Vancouver, who is to pay $300,000 for it, if the deal is sanctioned by the courts. The property is entailed, which accounts for the necessity of submitting the transaction to a judicial review.

Two Wise Decisions.

The Public Service Commissioners have finally adopted two wise decisions. They have decided to connect the Lexington avenue subway with the Park avenue subway by means of a diagonal tunnel under the Grand Union Hotel, and they have decided to place the express station of the Broadway subway at 42d street instead of at 47th street. To one who is not an official the commissioners seem to have taken an unnecessarily long time to reach two decisions the need of which has from the beginning been fairly obvious; but they have decided right in the end—which is the important thing. The location of the express station of the Broadway subway at 42d street will in particular confer large and lasting benefits upon the travelling public of New York City. Long Acre Square is the most important meeting point of the two systems, as well as one of the most important centers of traffic in Manhattan.

The location of two express stations at 42d street will enable Brooklyn passengers to reach the west side of Manhattan and the Bronx with the smallest amount of inconvenience; and it will perform a corresponding service in respect to Brooklyn for the inhabitants of the West Side and the Bronx. It will give passengers on the Brooklyn Rapid Transit an easier connection with the Grand Central Station and an easier way of reaching the places of amusement and the shops on and near 42d street. It will also give the lower West Side of Manhattan better access to certain parts of Queens than they could otherwise obtain. The result will undoubtedly be the conferring on the Long Acre Square station of the primacy among all the stations on both branches of the dual subway. In the course of time more passengers will embark, disembark and transfer at that point than at any other point in the whole city, and, of course, correspondingly extensive arrangements will have to be made for the accommodation of this traffic. It will mean the construction of a capacious concourse, leading to and from the several subway platforms, and along this concourse more people will pass than along any other footway in the city. It will enable a passenger both to transfer from any one subway to any other subway and to return to the surface at any part of Long Acre Square as far north as 43d street.

The two express stations will stretch down Broadway and Seventh avenue as far south as 40th street and ought to make the property in that immediate neighborhood peculiarly available for theatres. In reaching this decision the commission has deserved well of the people of New York, but the way to deserve better of them will be to avoid further delays and to concentrate all their energies on accelerating the construction of the new system. The additional delay of every month is enormously costly to the property owners and people of New York City. The most troublesome technical questions have now been decided, and the knotty engineering or financial problems which remain should be quickly disposed of. Every section of the new system should, if possible, be placed under contract during the next few months.

Confiscation Through the Single-Tax.

The president of the Manhattan Single-Tax Club published in the last issue of the Record and Guide a defence of the single-tax which is worth a little consideration. Mr. Mason is a very liberal advocate of the single-tax. He does not wish to confiscate existing land values. He says: "While I believe that land values are created by the community and should have gone to the community from the beginning, I also believe that having made land a subject of sale and purchase for centuries we are morally estopped from taking from the land owners their present possessions." He seeks, consequently, to apply the single-tax without confiscation, and this he believes can be done by the gradual appropriation by the city of the $150,000,000 which, according to him, represents the annual increase in land values.

Without admitting Mr. Mason's premises, we may none the less dissent from his conclusion. If, as he says, the community is "morally estopped from taking from the land owners their present possessions," he has assuredly pronounced a moral condemnation on the single-tax, for the single-tax would most assuredly result in confiscating a certain part of existing urban land values. The result of carrying out the plan which Mr. Mason proposes, of lowering the tax on buildings by $10,500,000 every year for five years, would be to deprive a large number of real estate owners of their property. Mr. Mason's calculation is based upon an average annual increase of land value in New York City, amounting to $150.000,000; but he overlooks the fact that of late years there has been no such increase in land values. The constant augmentation of taxes has resulted in the appropriation by the city of a large part of any increase which may have taken place. The additions which have been made of late years to the assessed valuation of real estate have been due to an attempt to level up these values for purposes of taxation. They do not for the most part represent an increase in the price at which real estate can be sold. Under conditions now prevailing in the New York real estate market the increased taxation of ground values would simply mean the confiscation of existing ground values and in many cases the partial wiping out of the security for the mortgage.

Even if, however, the annual increase of land values should amount, as Mr. Mason says, to $150,000,000 a year, his plan to impose the single-tax would still result in confiscation. He must know that the increase in ground values is not spread evenly throughout the city. Some property would have increased considerably in price. Some property would have been only moderately affected; and, finally, some property would have either diminished in price or remained unaffected. In the case of the last two classes of real estate the transfer of the building tax to the land would certainly result in the confiscation of part or all of the value of the land. Thus any method of imposing a single-tax such as that proposed by Mr. Mason would result in a gross discrimination. The increased land tax might be carried with ease by some taxpayers, whereas in the case of others it would mean severe and probably irremediable loss. The only way in which the city government could appropriate some of the increment in real estate values without injustice is by means of the increment tax.

Cannot Afford to Bridge the Hudson.

The people who favor a Hudson River bridge have been getting very active of late and intend to make an effort to secure the legislation which is necessary for the construction of such a connection between New York and New Jersey. The terms of the bill divide the cost, which is estimated at between $40,000,000 and $50,000,000, between the city of New York and the neighboring counties in New Jersey. It is safe to say that any such legislation will meet with vigorous opposition on this side of the river. New York is not in any position to spend $20,000,000 or $25,000,000 on a Hudson River bridge. The city cannot afford the expenditure, and its inhabitants would not derive any benefit from its construction commensurate with the expense. When the first Brooklyn Bridge was built, Brooklyn paid two-thirds of the cost, while Manhattan paid only one-third, a division which fairly represents the proportionate benefit which the two sides of the Hudson River would derive from a similar connection. But even if New Jersey were willing to pay two-thirds of the cost New York would not be interested

enough to contribute the remainder. One or two traffic tunnels are all that is needed to accommodate the vehicles which need to cross under or over the Hudson River. The taxpayers have spent enough money on bridges. They are a luxury—in which not even New York is rich enough to indulge.

Untaxing Buildings Would Make Realty Investments Uncertain.

Editor of the RECORD AND GUIDE:

It seems from the article, "In Defense of the Single Tax," by Mr. Alfred Bishop Mason, president of the Manhattan Single Tax Club, in your issue of February 7, that both Prof. Joseph French Johnson and I were mistaken in our opposition to the single tax. I can believe this of myself, but not of Professor Johnson.

I had an idea (and possibly Prof. Johnson had it also) from what Henry George and other single taxers have written scores of times that the single tax advocates proposed to levy a tax on land which would equal its income and destroy its selling value. Now comes Mr. Mason, describing himself as a single taxer, who proposes a perfectly obvious increment tax, which is not a single tax at all. To call it a "single tax, limited" is no more likely to make it pleasing to land owners than the highwayman who promises not to take your watch if you give him your purse.

From the tax assessors we have the statement that the annual increase in the value of land in New York City amounts to $150,000,000. If that is true, it amounts to only 3 per cent. on the assessed valuation of land in the city, which is in round numbers $5,000,000,000. This is less than if the money invested had been loaned on mortgage.

This increase of $150,000,000 is made up of several items, among them one of $15,000,000 in assessments, which is a contribution to capital account from earnings of labor and is not an unearned increment, but belongs to the owners.

Another item is an increase in the value of land by reason of the erection of buildings on it. This is not an unearned increment, but also belongs to the owners of the buildings. On the other hand, the assessed value of buildings and improvements is $3,000,000,000 in round numbers. Buildings decrease in value at least 5 per cent. a year, or $150,000,000, which equals the increase in land, including the contribution from assessments.

Our investments in land have been based on the theory that where there is a decrease in the value of buildings it is made up by an increase in the value of the land. This makes for steadiness of values and accounts in large part for the confidence investors all over the world have in New York City real estate. Who would be benefited by making real estate investments uncertain, as would be the case if the buildings were the only security? Is it to be supposed that cheaper rents would result?

CYRUS C. MILLER.

New York, Feb. 10.

Overlapping Municipal Departments.

Editor of the RECORD AND GUIDE:

I have read with considerable interest in the Record and Guide the article on overlapping of department orders and the resulting confusion. This matter is nothing new to the architects practicing in this city who have complained for many years of this ridiculous condition; in fact, ever since the enactment of the present Tenement House Law, which was made ridiculous in its enforcement by former commissioners, we have endeavored to have this department consolidated with the Building Department, where it properly belongs.

The public at large is being hoodwinked in the enactment of the various new laws in the interest of the working or industrial community, who derive but little real benefit from such enactments; but they, as well as the taxpayer, must bear the burden of having these laws carried into effect by an army of inspectors, etc.

Whenever a new department has been created it must be headed by a high-salaried commissioner, with his staff of assistants, suitable headquarters, etc.; otherwise the department would be of little value; and this, of course, costs money.

If the entire work as now done by the various separate departments where consolidated under one head, and that the Building Bureau, the work as now required to be done would be accomplished in a systematic manner without the present annoyance and conflict of the various departments and at a cost of but little more money than now required by the Building Bureaus of the city.

Without going into details, the appropriation for three of the city departments are as follows:

Building Departments	$755,110
Tenement House Department..	767,109
Fire Prevention	259,425
Total	$1,781,644

What sums are used by the Water, Sewer, Health, and Industrial Departments to keep the inspectors busy I am unable to say. ADAM E. FISCHER.

373 Fulton Street, Brooklyn.

Local Assessments for Playgrounds.

Editor of the RECORD AND GUIDE:

In view of the movement of the Old South Brooklyn Civic League, the application of the Harlem Chamber of Commerce, and the bill introduced in the Assembly by Assemblyman August Flamman of Kings County, for the acquisition and condemnation of property in various sections of the Boroughs of Manhattan and Brooklyn for playground purposes, the Brooklyn Board of Real Estate Brokers has adopted the following:

Be it resolved, that we, the Brooklyn Board of Real Estate Brokers, desire respectfully to protest against any such further expenditure of the public moneys for the purpose outlined, particularly in view of the number of small parks scattered throughout the city, portions of which are and should be made available for playground purposes without detriment to the park or the neighboring property. And we recommend that the policy established by the Board of Estimate and Apportionment in the fall of last year whereby the cost of the acquisition of the Brownsville playground is to be assessed upon a certain local area be strictly adhered to in all such applications for local playground sites, such being the most fair and equitable to the taxpayers at large.

And be it resolved, that there is absolutely nothing whatever in this resolution that could be construed that this board is opposed to playgrounds. On the contrary, we are very much in favor of playgrounds under the above conditions.

And, further be it resolved, that a copy of this resolution be forwarded to His Honor, the Mayor, the Comptroller, the Board of Estimate and Apportionment, the chairman of the Sinking Fund Commission, the presidents of all the boroughs, and the President of the Board of Aldermen.

BROOKLYN BOARD OF REAL ESTATE BROKERS,
C. C. Mollenhauer, President.

Keep the Public Service Commission Out of Politics.

Editor of the RECORD AND GUIDE:

Those of us who have been actively identified with the plans for rapid transit improvement in New York during the last three years, are now vitally interested with the public at large regarding the appointment of a commissioner to succeed Commissioner Eustis in the Public Service Commission. There is evidence of a growing tendency to regard the appointments to the Public Service Commission on the basis of political expediency rather than on the basis of public welfare. There is also evidence of a disregard of the geographical divisions of the city.

The commissioners' oath of office, of course, covers the entire city, but it has always been felt that there should not be a preponderance of commissioners from one locality. Commissioner Eustis has been regarded as especially qualified to maintain the interests of the Bronx in the general development of plans for the city at large. In the consideration of his successor, however, many names have been advocated which have no identification with this section of the city, or even with transit improvement, although there are at least three or four Bronx men who have made a careful study of municipal transit, and who are also familiar with the other departments of work coming under the jurisdiction of the commission.

Anyone who has studied rapid transit in New York and has studied the methods of European cities, including transit and other branches of municipal utilities, and especially those in German cities, cannot fail to realize the importance of a Public Service commissionership as it bears upon the daily convenience and the annual tax assessment of the people of New York. If the public itself regarded the work of the Public Service Commission at its full value to the city, there would be an emphatic protest against even the suspicion that appointments to the commission were made with any other consideration than the important work for which the commission was designed, and which it will be able to carry out, if the public's conception of its scope and importance does not become so blurred as to permit deviation from the original standards.

It would be well for the city if the scope and purpose of the Public Service Commission, and the character and volume of the transactions with which it is concerned, were frequently forced upon the attention of taxpayers and of those who depend upon public utilities in their daily life.

W. R. MESSENGER.

Praiseworthy Public Service.

Editor of the RECORD AND GUIDE:

As a reader of your publication, and believing that where praise is due it should be given, I want to pay a tribute to the Bureau of Buildings in the Borough of Richmond.

I had occasion to visit there some time ago to fill out certain blanks, with which I was unfamiliar, and the courtesy and consideration by the clerk in charge and his assistants was certainly praiseworthy. While I was present I noticed that many of those who called wished to file plans for small dwellings, and they were evidently not conversant with the details, but these were fully explained in a kindly manner, suggestions made, and every assistance given.

In these days when criticism is rampant of city employes, I hold it is equally just that praise be rendered where deserved, and that other readers, and possibly your own representatives, will bear me out concerning the bureau above referred to, as regards patience, tactfulness and kindly consideration.

JOHN McDONALD.

557 West 141st Street, N. Y., Feb. 5.

A Get-Together Force Wanted.

Editor of the RECORD AND GUIDE:

It may seem presumptuous for the writer, a layman, to express an opinion in commendation of your lucid and convincing thesis on the real estate fraternity's need of a get-together force. If the polls prove to be the deciding medium for treatment, why not some attempt to coalesce more with the voters (the tenants)? The landlords are a small quantity in comparison. If it is possible, why not arrange an alliance of the Merchants' Association, the Economy League and the Realty Board, combining also with financial and labor organizations and reform movements, with a give-and-take policy to seek the common end of the supremacy of our city in order that peace and harmony may prevail over antipathy and chaos. It should not prove impossible to arrange. A NEW YORKER.

New York, Feb. 2.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

The Bulk of the Trading Affected Properties on the Upper West Side.

Most of the transactions consummated this week concerned small and inconspicuous properties. Nearly all sections of the city contributed to an increase in the number of sales and aided in doubling last week's record. The holiday apparently had no effect on the business. The more important deals of the week concerned West Side holdings. A high-class West End avenue apartment house and another on St. Nicholas place were particularly noticeable. Other interesting sales involved a loft building on 26th street and vacant plots on Riverside drive acquired by operators.

The total number of sales in Manhattan this week was 45 against 22 for last week and 35 a year ago.

The number of sales south of 59th street was 7, compared with 7 last week and 15 a year ago.

The sales north of 59th street aggregated 38, compared with 15 last week and 20 a year ago.

From the Bronx—16 safes at private contract were reported, against 11 last week and 14 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $295,079, compared with $640,294 last week, making a total since Jan. 1 of $6,238,594. The figure for the corresponding week last year was $1,199,391, making a total since Jan. 1, 1913, of $6,389,250.

PRIVATE REALTY SALES.

Apartments in Trade.

The Strathcona Construction Co., Harry Falk, president, has sold the 6-sty Cedarcliff and Somerset apartment houses, each on plot 99.1x100, the former being located at 48 St. Nicholas pl and the latter abutting at 385 Edgecomb av, to the Brown-Weiss Realties. The two houses are said to have been valued at about $400,000. In part payment the seller took 632, 634, 644 and 650 Coster st, four 2-sty two-family houses, each on lot 20x100, between Spofford and Randall avs.

West End Avenue Deal.

The Aeon Realty Co., Sumner Gerard, president, has sold 12-sty elevator apartment house at 562 to 568 West End av to M. Kroenke. In part payment the latter gives some cash and four old dwellings at 40 to 46 East 31st st, forming a plot 75x98.9. The West End av apartment figured in the trade at $550,000, and the 31st st plot, which, it is said, will be improved with a 16-sty loft building from plans by Walter Haefeli, was held at $225,000.

Riverside Drive Transaction.

The George Backer Construction Co., consisting of George Backer and Arnstein & Levy, purchased from Lowenfeld & Prager the northeast corner of Riverside Drive and 144th st, a plot of about five lots, fronting 100 ft. on the drive and 128.8 ft. on 144th st. In part payment for the plot the buyers took over Mr. Backer's residence at 51 Hamilton Terrace, a 3-sty and basement dwelling, on lot 25x98.3. No improvement is contemplated for the present for the drive corner.

Loft Building Changes Hands.

Joseph P. Day has sold for Charles May and George V. N. Baldwin, Jr, executors of the estate of George V. N. Baldwin, the 7-sty store and loft building on plot 41.6x98.9, at 110 and 112 West 26th st to the Landmap Realty Corporation.

Altman Realty Sold.

The estate of Benjamin Altman has sold the plot of ten lots at the northeast corner of Riverside Drive and 88th street, size 103x241, to Klein & Jackson, who will erect a nine-story apartment house. The brokers were George R. Read & Co.

Manhattan—South of 59th Street.

BEEKMAN ST, 33, 5-sty building, for 23S x102, sold by Francis D. Bowne to the Public Service Commission. This lot together with the adjoining southwest corner of William and Beekman sts, will be used to provide a twin for the new 7th av subway.

CHARLES ST, 53, 3-sty dwelling on lot 16.8 x74, near the 7th av extension, resold for Mrs. Margaret Trail to Jules Lavanaux for speculation, by the Duross Co.

COMMERCE ST, 9, 3-sty dwelling on lot 21x 40, sold by John J. Bogart to a Mr. Van Velen. The property is partly along the line of the 7th av extension.

24TH ST, 26 West, 4-sty building on lot 19x 80, sold for the estate of Alfred L. Manierre to the estate of William S. Schermerhorn, by the firm of L. J. Carpenter. Twenty years ago when the Schermerhorn estate erected the 8-sty building lately occupied by the Flint furniture firm, an effort was made to buy this 24th st parcel, but the owners would only part with it on a ground lease. The Flint furniture building was then erected. J. Hardenbergh, architect, who designed the building, is preparing plans to build an 8-sty structure on the recently acquired plot and combine it with the larger structure, which will virtually be rebuilt.

31ST ST, 31-37 East, three 3-sty dwellings and one 4-sty dwelling, on plot 85.8x98.6, reported sold by Thomas Williams and C. W. Cooley to a builder, who will improve with a commercial building.

Manhattan—North of 59th Street.

65TH ST, 10 West, 5-sty, flat on plot 30x100.5, sold for the Astor Trust Co, executors of the estate of Annie F. Shardlow, to William H. Gentzlinger, by M. M. Hayward & Co.

77TH ST, 307-309 East, 6-sty tenement, on plot 50x100, sold by Lowenfeld & Prager to Bernard Heinrich, who gave in exchange the 3-sty dwelling at 378 6th av, Brooklyn.

80TH ST, 123 East, 3½-sty residence on lot 18.9x102.2 sold for Guy Warren Walker to Walter E. Hope for occupancy, by William B. May & Co.

81ST ST, n w c Av A, 5-sty triple flat, on plot 26x80, sold by Mrs. M. Richmond to Morris Gluck, for investment.

83D ST, 166 West, 5-sty double flat, on lot 25x100.3, sold by Ennis & Sinnott to Charles Jagels.

84TH ST, 120 East, 3-sty garage, on plot 27x102.2, sold for Charles Golden to Samuel A. Herzog, by Douglas L. Elliman & Co. The buyer bought adjoining property last week and now holds a frontage of 87 ft., on which will be erected a 9-sty apartment house.

84TH ST, 129 East, 3-sty and basement dwelling, on lot 20.5x102.2, west of Lexington av, sold by the Lewengood estate to Lina Well.

84TH ST, 355 West, 4½-sty dwelling, on lot 16x100, sold for Mrs. F. H. Wildes to Joseph F. Geraghty for occupancy, by Pease & Elliman.

95TH ST, 149 West, 3-sty and basement private dwelling, on lot 18x100, sold for Joseph F. A. O'Donnell to M. I. Sheehan, by John R. Davidson.

69TH ST, 108 West, 4-sty, brownstone dwelling, on lot 20x100.5, sold for Wilbert Garrison to a physician for occupancy, by Frederick Zittel & Sons.

90TH ST, 114 West, 5-sty flat, on lot 26.6x 100.8, sold for Cardinal John M. Farley and the Roman Catholic Church of St. Gregory to K. Weissleder, by the Herman Arms Co. The new broker has placed a loan of $20,000 at 5 per cent. on the property, for the new owners.

97TH ST, 116 East, 5-sty apartment house, on lot 25x100, sold for Patton & Van Sandt to a client for investment by the Nicholls-Ritter-Goodnow Realty Co.

106TH ST, 119 East, 3-sty and basement dwelling, on lot 16.8x100.11, sold by Charles Wynn to Wm. H. Gallinger.

107TH ST, 5 and 7 West, two 5-sty flats, on plot 50x100, sold for John J. Harlow to Martha Sessner, by the Herman Arms Co. The house was later resold to Charles Jagels through the same broker.

124TH ST, 505 West, 6-sty apartment house, "the Royal Palm," on plot 50x100.11, sold for Magdalen Briner to Edward G. Schroeder, by J. C. Hough & Co.

125TH ST, n w c St. Nicholas av, 6-sty apartment house, the Oneonta, on plot 99.11x100, sold by John O'Brien to Solon Berrick, who gave in part payment the 6-sty flat, on plot 40x100, at the northeast corner of 3d av and St. Paul's pl. The Manhattan property has been held at $265,000 and the Bronx parcel at $70,000.

129TH ST, 22 East, 3-sty dwelling, on lot 17.10x90.11, sold for the Benenson Realty Co. to a client, by D. H. Scully & Co.

129TH ST, 209 West, 3-sty dwelling, on lot 18.9x99.11, sold by the Gramercy Investment Co. to the Calvary M. E. Church, which occupies the northwest corner of 7th av and 129th st.

133D ST, 9 West, 5-sty flat, on lot 25x99.11, resold for Louis Block to Della White, by L. J. Greenberger.

135TH ST, 505 West, 5-sty apartment house on plot 50x99.11, reported sold by Philip Simon.

138TH ST, 629-631, 5-sty apartment house, on plot 50x99.11 sold by Mary F. Martin to Edward J. Farrell, who gave in part payment the 3-sty and basement dwelling at 732 St Nicholas av, on plot 30x100. The brokers were Arnold, Byrne & Baumann.

140TH ST, 510-514, 5-sty apartment house, on plot 75x99.11, sold for the W. H. Moore Construction Co. to Franz J. Michel, by Moore, Schutte &Co., as attorneys. The buyer gave in part payment 2266 Amsterdam av, a 5-sty hat, on plot 37.6x100.

146TH ST, 420 West, 5-sty apartment house, on plot 37.6x99.11, east of Convent av, reported sold by Eva Heymann.

170TH ST, 600 East, 5-sty flat, on plot 44x95, swc Franklin av, sold by Lizzie J. Waugh to Carl Jorn, the tenor of the Metropolitan Opera Co.

FORT WASHINGTON AV, s w c 162d st, plot 100x150, resold by H. & M. Mandelbaum to the Friedman Construction Co., which will erect a 6-sty apartment house.

POST AV, 123-127, three 5-sty apartment houses, each on lot 25x100, sold for the Post Av Construction Co. (John J. Dowling) to an investor, by William A. White & Sons. These houses are close to the 207th st subway station and in a district that has been very active during the past few weeks. The adjoining vacant plots were sold last week.

2D AV, 2451, 4-sty tenement on lot 25x75, sold for the Union Trust Co. to Raffaele Cancro, by the Cruikshank Co.

2D AV, 2321 n w c 119th st, 6-sty tenement on plot 40.11x80, and 247 East 119th st, 6-sty house adjoining, on plot 38.4x100.11, sold by Louis Levy to an investor.

7TH AV, 2248, 5-sty flat, on lot 25x100, sold by the Northern Dispensary of New York to Charles Zink for $21,000, by permission of the Supreme Court, which was granted on Monday by Justice Giegerich.

Bronx.

GALE PLACE, s e c Van Cortlandt Park South, lot 25x90, sold by Harry Sugarman to Charles Wynne.

167TH ST, 455 East, store and dwelling, on lot 20x140, sold for Mrs. Minnie Kenny to a client, by W. E. and W. I. Brown, Inc.

176TH ST, East, n s, 170 ft. east of Marmion av, plot 100x150, sold for a client to a builder for improvement, by Smith & Phelps.

178TH ST, East, n s 98 ft west of Boston road, plot 87.6x100, sold for George F. Johnson, Jr., to a builder, by L. M. Mosauer & Co. The buyer will improve with ten 5-sty apartment houses.

DALY AV, 2075, plot 44x105, sold for Julius Buchalter to the Steinmetz Construction Co. for improvement, by John A. Steinmetz.

GRAND BOULEVARD & Concourse, n e c Bush st, plot 103x43xirreg, sold for a client to the K. & R. Construction Co. (Klein & Roth), by the Kerby Realty Co. The buyer will erect a 5-sty apartment house.

GARRISON AV, swc Irvine st. 1-sty taxpayer on plot 57x50xirreg, sold for John Miller to a client, by Cahn & Pittman.

LAFONTAINE AV, s w c 179th, vacant plot 97x55, sold for the Mutual Life Insurance Co. to a client, by the Kerby Realty Co. The buyer will erect a 6-sty fireproof factory for his own use.

LONGFELLOW AV, swc 176th st, two frame dwellings, on plot 87x irreg, sold for Loretta Reilly to Morton M. Green, by the James L. Wells Co.

SOUTHERN BOULEVARD, s e c Longwood av, 2-sty taxpayer, on plot 100x75, sold for John F. Meehan to Lewine & Kempner, by Arnold, Byrne & Baumann.

WASHINGTON AV, ETC.—Schwab & Co. have sold for a Mr. Lowenthal the dwelling at 1321 Washington av, on lot 24.4x140, for Anton Rinsehler, the three 3-family dwellings on plot 50x90 at the southeast corner of Webster av and Kindermann pl; for Thomas F. Lancer the 3-sty brick dwelling, on plot 75x115, at 1336 Washington av, and for a builder the 5-sty apartment house, on plot 60x100, at 907 East 175th st.

WEST FARMS ROAD, 180th st, Van Nest and Adams avs, vacant block of six lots, sold for a Mr. Barry to a builder, by William Peters & Co. The buyer will improve with 5-sty apartment houses.

Brooklyn.

QUINCY ST, 313, 2½-sty dwelling sold by S. Lewis to Mrs. A. Field.

3D ST, etc.—Jerome Property Corporation of Brooklyn sold 424 3d st, near 6th av, a 3-sty and basement brownstone private residence, for John J. Connolly to a client for a home; and also sold in Bay Ridge 1044 73d st, between 10th and 11th avs, on plot 31x100, 2-sty and attic, detached one-family residence for Maud C. Garrity to a client for investment.

GRAFTON ST, 23-29, four 3-sty brick dwellings, each on lot 20x100, sold by the Kline Realty Impt Co. to a client of the United Realty Agency. The latter firm also sold for Pauline Berkowitz, the vacant block front 200x100, on the south side Riverdale av, from Asborn st to Watkins av.

LENOX ROAD, 978, dwelling, sold for the Ullerton Realty Co. to Charles J. Weinz, by Collins, Loan & Co.

WILLOUGHBY AV, etc.—Charles A. Wessell has sold for the West Bronx Realty Co. to a client for investment a plot 40x100 on the south side of Willoughby av, 200 ft. east of Central av; also for Della Firmin the 3-sty detached dwelling on plot 100x100 at 2714 Bedford av.

3D AV, 4223, corner property, 25x90, sold by Horowitz & Nelson to Solomon Danenberg and later resold to a client for investment, through Goodwin & Goodwin.

18TH AV, nec 62d st, vacant plot 80x100, and swc of same sts, plot 80x100, sold by the Alco Building Co. to Louis Gold.

SEAGATE.—Eva Tanguay has purchased the property owned by the late Anna Kellog Dale, consisting of eleven lots on Beach av and 40th st, overlooking the ocean and adjoining the Sea Gate lighthouse. The property has been held at about $65,000.

Queens.

RICHMOND HILL.—Meruk & May have purchased through H. R. Williams & Son the 3-sty business building at 3103 Jamaica av, Queens, for $16,000 and a 20-ft. lot on the same av between Oak and Walnut sts for $10,000, which they intend to improve. Williams & Son have also sold four lots at the corner of Jamaica av and Cottage st to Mr. Miller for $7,500.

Richmond.

SOUTH BEACH, S. I.—Louis I. Harris, a photographer, who for twenty-five years has been a tenant of the Staten Island Beach Land and Improvement Co., has purchased the Miller Hotel property, which consists of a plot about 250x268 and lands under water about 250x250. The purchase price was upward of $60,000. Mr. Harris contemplates making improvements to both the hotel and bathing pavilion, and will erect several amusement devices. His studio will also be removed from the site it has occupied for so many years to a beach almost opposite its present location. Mrs. Gertrude Miller, the former owner, was represented by William M. Mullen and Mr. Harris by Leon B. Ginsburg.

Rural and Suburban.

EAST ORANGE, N. J.—Theodore C. Coe, of Newark, purchased from Harry Bernstein the five 6-family apartments at 230 to 238 19th st for about $60,000. Joseph Isaacs negotiated the sale.

HEMPSTEAD, L. I., etc.—The Windsor Land and Improvement Co. sold at Hempstead to A. Gilligan, A. Lavert, H. B. Johnson and A. Regan each a plot 20x96 and to P. Brennan a plot 40x96 on Milburne av; to A. Cummings and J. Moyka each a plot 40x100 on Booth st; to E. Eisinger a plot 65x115 on Greenwich av; to C. and B. O'Connor a plot 40x160 on Tompkins pl; to J. Buckley a plot 50x125 on Oak av; to N. Lowenstein and M. Kelly each a plot 40x100 on Homan Boulevard; to E. Rockett a plot 40x100 on Frazier st; to D. A. Hyland a plot 40x100 on Windsor Parkway; to J. J. O'Malley a plot 40x100 on Botsford st; to T. J. Owens a plot 40x160 on Nassau Parkway; at Floral Park to C. McCoffrey and M. Nash each a plot 40x100 on Aspen st; to M. Egan a plot 40x100 on Belmont st; to C. Bloser a plot 40x100 on Chestnut st; to F. Mancusco a plot 40x100 on Oak st; to S. Tennebaum a plot 40x123 on Carnation av; at Rosedale to M. O'Brien a plot 60x90 on Rosedale av; at Rockville Centre to E. McCue a plot 40x100 on Langdon Boulevard; at East Rockaway to G. B. Clifford a plot 200x100 on Dewey st.

ROCHELLE HEIGHTS, N. Y.—O'Connor & McCann have sold for L. V. Ensinger his new house on Hamilton av, which was held at $20,000.

SCARSDALE, N. Y.—Arthur Stewart, president of the Stewart Publishing Co, has purchased from the Scarsdale Estates a plot of over an acre in their Murray Hill tract and plans have been completed for a $12,000 stone and stucco residence. Ground will be broken within the next ten days.

SCARBOROUGH, N. Y.—William A. White & Sons sold for William Rockefeller the Shepard Villa property to a buyer represented by Nichols & Hobbie. The sale includes 10 acres, with a large frontage along the Sleepy Hollow road, house and stable. The new owner will occupy the property.

SHORT HILLS, N. J.—Frederick A. Farley has sold at the Farley estate to P. Carter Bell one acre; to John A. Kalb two-fifths acre and to H. W. Murray and A. S. Hegeman one-half acre each.

THOMPSON, Conn.—The Nicholls-Ritter-Goodnow Realty Co. sold for a client to a suburban lot operator, who will improve same for bungalow sites and summer camps, a farm of 240 acres, with a mile frontage on Lake Quadic, with a farm house, numerous outbuildings, log cabins, etc., for $16,500.

LEASES.

Park & Tilford Lease.

Park & Tilford have leased for fifteen years from Paul M. Herzog the northeast corner of Madison avenue and 58th street. The property, which is a portion of the old Lenox Lyceum block, is at present occupied with a two-story store building and a four-story garage, but these will be demolished and a new structure erected on the site for the grocery concern which now occupies the seven-story building at 5 and 7 East 59th street. For additional information see "Building Operations."

Manhattan.

ALBERT B. ASHFORTH, INC., leased the store in 1905 Broadway to the Fellson Tire Co.; also leased for the Estate of Ogden Goelet the 4th floor in 348 4th av to the Board of Trade Slide Co., Inc., for a term of years.

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Wants and Offers

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WANTED.—Real Estate Salesman, man betwen ages of 30 and 40, in well established Park Slope Real Estate office. Must be thoroughly familiar with Park Slope properties and values and a hustler. Excellent leads furnished, etc. Recommendation essential. Commission basis only; but an elegant percentage will be offered right party. Write, stating age, experience, etc. Box 260, Record and Guide.

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WE ARE entirely out of New York Edition of Record and Guide of March 1 and July 12, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on February 17, 1914. Record and Guide Company, 119 West 40th St.

SPECIAL OFFER 50% DISCOUNT.—We have on hand a very few complete sets of the Annual Number of Record and Guide Quarterly, from 1900 to 1911 (inclusive)—12 volumes. These Annuals are indispensable to Real Estate firms and to any one interested in real estate in Manhattan. We offer these 12 volumes at the very low price of $64.00 for a complete set. Settlement may be made in quarterly payments. (Regular price, $128.00, net.) You will have to act quickly, as they will not last long. If you need only part of these Annuals to fill out your office set, the special-offer price for volumes 1900 to 1907, inclusive, is $5.00 each; 1908 to 1911, inclusive, $10.00 each, while they last. Don't delay a minute. Write or telephone your order to-day. Our telephone is 4800 Bryant. Realty Records Co., 119 West 40th Street, New York

NEARLY Two Billions of Dollars are involved in the annual transactions of the Real Estate and Building Interests of Greater New York and Vicinity, and the **Record and Guide**, since 1868, has been the only class publication devoted to these interests.

ALBERT B. ASHFORTH, INC., leased a large portion of the 6th floor in 452 5th av for a long term of years to Duncan Guiney, for a number of years located in the Knickerbocker Trust Co. Bldg. at 5th av and 34th st; also leased apartments in 39 West 67th st to Miss Jane Peterson; in 8 West 51st st to Dr. C. G. Heyd, and in 33 West 67th st to Henry C. del Vaille; also leased the store and basement in 19 Rector st to Hakim Brothers, of 102 Greenwich st; also leased for Neumann & Even the store and basement in 12 East 32d st to Josiah Partridge & Sons Co.

THE J. ROMAINE BROWN CO. leased to the Fabric Cloak Co. the 14th floor in the Burrell Building at Madison av and 33d st, and the 5th floor in 299 Madison av to the New York Realty Owners, Inc., of 489 5th av, for 5 years.

THE CROSS & BROWN CO. leased the entire floor in 218 and 220 West 65th st to R. M. Owen & Co. of 19 West 62d st, and in conjunction with M. & L. Hess the 7th loft in 129 West 22d st, to the American Waist & Garment Co., of 42 West 15th st; also leased for I. M. Uppercu to the Gotham National Bank of 990 8th av the entire building at 1819 and 1821 Broadway for a long term of years. After extensive alterations it is to be used by the bank for their own purposes.

THE DUROSS CO. leased to Hoehn & Mayer, poultry dealers of 450 West 14th st, the 3-sty building at 450 West 14th st, which is in the centre of the new uptown poultry trade district, which has been forming near the Chelsea improvement for the last half dozen years. The lease is for 10 years at a rental of $2,000 a year.

DOUGLAS L. ELLIMAN & CO. leased for the Lawyers Realty Co. 174 East 72d st, a 4-sty high stoop house on a lot 16.8x102.2, for a term of years to Albert Stickney.

HORACE S. ELY & CO. leased offices in 31 and 33 West 32d st to Jones F. Emanuel; and office space in the Century Building to W. S. Sloan.

HORACE S. ELY & Co. leased offices in 105 to 109 Hudson st to Dan Talmage's Sons Co. of 112 Water st.

JAMES J. ETCHINGHAM leased for Alice H. Golding the 4-sty dwelling at 235 West 38th st. After alterations it will be opened as a restaurant by Regnier & Rombaldi.

JACOB FINKELSTEIN leased for the estate of Martin Shrenkeisen the store and basement in the building on the northwest corner of Canal and Elizabeth sts, for a long term of years, to H. H. Silverman of 17 Bowery, for his wholesale hardware business.

GOODWIN & GOODWIN leased for Louise Hermes to Dr. Harry L. Abramson the 3-sty private dwelling at 106 West 119th st; also leased the following apartments: In 620 West 122d st, to Adeline B. Johnston; in 371 West 116th st to Miss Estelle L. Kelsey; in 512 West 122d st to Mrs. M. K. Cummings, and to Helene Alpers; in 515 West 187th st, to W. S. Keen; and in 2 West 94th st to Abram Davis.

THE GREELEY SQUARE AMUSEMENT CO. leased to Nana Zeiler, of 491 6th av, a store and basement at the n w corner of 6th av and 30th st for 5 years from April 1 at an annual rental of $5,500.

N. BRIGHAM HALL & WM. D. BLOOGOOD, INC., have leased for the Helenita Construction Co. the store at No. 69 West 46th st for a long term of years to Miss Helen Young, women's wear.

M. & L. HESS, INC., leased the 7th loft in 20 East 17th st to Truhin Bros.; and offices at 7 to 11 West 45th st to Hickey & Horsfield; also space in 11 West 25th st to Pomeranz Bros. of 13 West 20th st, and space in 125 East 23d st to J. M. Eppstein.

M. & L. HESS, INC., leased rooms 1105 and 1106 to the Henkel Co. of Fremont, O, and rooms 1605 and 1606 to J. Shillito & Co. of Cincinnati, O, on the 11th and 16th floors, respectively, of 432 4th av.

HUBERTH & HUEERTH, in conjunction with Horace S. Ely & Co., leased the 5-sty building at 28 West 30th st, on a lot 25x100, for Albert J. Middlebrook to August Janssen, proprietor of the Hofbrau Haus which adjoins, for a long term of years. After extensive alterations the above building will be used by Mr. Janssen in conjunction with his present business.

A. KANE & CO. leased for M. Schinasi, the 4-sty dwelling at 352 West 120th st, to C. F. Kreite, and also for Louis Dreyfuss, the 3-sty dwelling at 363 West 120th st, to Albert H. Davis.

JAMES KYLE & SONS leased the 4-sty building at 725 Lexington av for a term of years for I. O. Blake to Paul Vitello. Extensive alterations will be made for the new tenant; also leased the store, basement and 2d floor of 1028 3d av to Harry Chessler of 173 East 60th st, for a term of years.

McDOWELL & McMAHON, leased space in the building at the southwest corner of St. Nicholas av and 181st st to G. Hepburn Nelson.

WEBSTER B. MABIE & CO. leased in 45 and 47 West 27th st the 9th loft to Karp Brothers, of 45 West 27th st; in 15 and 17 West 26th st space to Karl Light, of 18 East 16th st; in 28 and 30 West 25th st the 6th loft to M. Jaffe; in 23 West 24th st space to Abraham Oxenhorn; in 112 East 19th st offices to the Institution Supply Co.; the Rieser Co. of 45 Lispenard st; Butzel & Michael; the Pure Drug and Chemical Co. and Maurice L. Kahn of 54 East 11th st.

BENJAMIN M. MENKE leased from Mrs. Clara G. Moore the northwest corner of Amsterdam av and 64th st, for a term of 21 years with privilege of renewal for a similar term. The site is known as 100 to 106 Amsterdam av, and comprises a frontage of 100 ft on each thoroughfare. There are several small frame buildings on the property and in one of these the Menkes have conducted a cafe for more than 45 years. Mr. Menke plans to replace the present old buildings with a modern business building with stores on the avenue. On the street at the rear there will be a building for the automobile trade.

MOORE & WYCKOFF leased the 9th floor south apartment in 115 East 53d st to Col. E. M. House of New York and Texas.

MOOYER & MARSTON leased for Dr. James Bishop to Mary E. Faulhaber, importer of gowns, for a term of years, the entire 2d floor in 16 West 56th st. Miss Faulhaber is now located at 5 East 41st st, one of the buildings to be razed to make way for the erection of the new Rogers-Peet building to be located at 5th av, 41st and 42d sts. Dr. Bishop recently took title to 16 West 56th st, and intends altering the entire property to a 5-sty business building.

THE M. MORGENTHAU, JR., CO. subleased the store at the northeast corner of Broadway and Duane st to Jules Brunswick for the sale of cigars. The lease is for a term of years at an average rental of $1,700 per annum. The store fronts 6 ft. on Broadway and 9 ft. on Duane st, making a total of 54 sq. ft. The rental is therefore at the rate of $31.50 a square foot, said to be a record price for the neighborhood.

THE CHARLES F. NOYES CO. leased a portion of the 18th floor in 15 to 19 East 26th st through to 27th st, to the Multicolor Film Improvement Co.; a portion of the same floor to Samuel Goldberg & Co., and space on the 19th floor to Walter J. Sinsheimer; the entire 2d, 3d and 4th lofts in 213 Pearl st for Cecilia Herrman to the Gotsegen Cigar Co.; a portion of the 7th floor of 51 and 53 Maiden Lane to Ciner Manufacturing Co., and space in 102 and 104 Fulton st to Max Spiegel.

PEASE & ELLIMAN leased for Finney & Matthews part of a loft in 149 and 151 West 36th st to the Keot Press of 141 West 36th st; also leased part of the store in 42 Maiden Lane for E. W. Burt to S. Hanness; and an apartment in 200 West 58th st to Dr. Ludwig Schaefer; and one in 145 East 35th st to Miss Helen Hill.

PEASE & ELLIMAN leased for Effingham Lawrence his 4-sty residence, 16.8x100, at 103 East 39th st, to Henry W. Munroe; office space for Dempsey & Carroll in 431 5th av to Addison C. Mizner, of 103 Park av; and in 141 Broadway for the Sherman Square Realty Co. to Frederick C. Kopper, Jr., of 123 Liberty st; also leased an apartment in 24 West 59th st to C. A. Henderson, and in 71 East 92d st to Mrs. M. Patterson; also leased an apartment in 146 East 49th st to A. P. Atwood; and one in 24 West 59th st to Elizabeth Curtis; also offices in Aeolian Hall to Virginia M. Wheat; also leased an apartment in 555 Park av to Katherine M. Beekman. This completes the renting of all of the 24 apartments of the building; and also leased space for the Brunswick Realty Co. in 35 West 39th st to S. Louise Conklin.

S. OSGOOD PELL & CO. leased offices in the Ritz Carlton Chambers to Dr. Sherman B. Price of 515 Madison av.

PEPE & BRO. leased for a Mr. Sisti 55 Grove st, a 3-sty building for 3 years to Charles Garibaldi for use as private residence.

WALTER J. SALOMON leased in 17 West 42d st store to Oscar Greenberg, offices to Herman R. Schenck, Louis Weidmann, Isador Hirschfeld, Cecilia Ourala, Frederick C. Price, Josephine Thoesen and Margaret Purdon of 17 West 42d st; in 500 5th av stores to Samuel Molostowsky, of 763 6th av; Israel Miller and Sidney Ash, of 350 6th av; offices to Levinton Bros., of 45 West 34th st; Dr. Samuel M. Kraeer, of 500 5th av; J. W. Hibbard, of 500 5th av; Charles Wass, of 500 5th av; Henri C. Olinger, the H. P. B. Electric Co., of 500 5th av; Mrs. Fannie Landsman, Dwire & McGee, John W. Long, of 35 West 99th st; Mrs. Louise Hedden, Fannie Freeman, of 500 5th av; Seminole Distilling Co., Dr. Sylvanus M. Pearman and the French Theatre Co. of 500 5th av.

CHRIS. SCHIERLOH leased for Ellen Daly the store and basement at the s w corner of 10th av and 26th st for a term of years to John Queren, who will make extensive building alterations.

SCHINDLER & LIEBLER leased the store in 61 East 125th st to the Michigan Condensed Milk Co. of 44 Hudson st.

THE H. C. SENIOR CO. leased the upper part of 1989 Broadway to George Kiriazis for a term of 5 years for restaurant purposes.

H. C. SENIOR & CO. leased the dwelling at 153 West 64th st for 3 years to Edna Arnold.

THE LOTON H. SLAWSON CO. leased in 116 to 120 West 32d st space to the Department Store Press, Inc., the Hoffman-Kent Co., Inc., and Charles W. Hoyt, of 315 4th av; also in 171 Madison av to Charles F. Rideal and, in conjunction with J. Romaine Brown Co. to William E. McCrea; also in the Townsend Building to Charles Kaufmann, Ltd., of New Orleans.

SPEAR & CO. leased for Howard Vogel, of Vogel Bros., 12,500 sq ft in 304 and 306 West 42d st to E. Leins, of 301 West 37th st, for a term of years; for the Union Square Realty Co. the store and basement and 3d loft in 18 East 16th st to Walker & Heisler, of 9 East 16th st, and H. Terr & Co. of 18 East 16th st.

HARRY TANZOR & CO. have leased for J. R. Seligmann the 5-sty tenement at 230 East 59th st, to Anton Schupp, for a term of 5 years; also leased for J. Blackburn Miller the 5-sty tenement with stores at 2487 2d av, to a Mr. Goldherg for a term of 5 years; also leased for 3 years to the City of New York the 3-sty dwelling at 111 East 10th st, to be used for a tuberculosis clinic.

TURRELL & KIRKBY leased to Alfred Fraser of 20 Exchange pl for a term of years, half of the 19th floor in 212 5th av.

J. G. WHITE & CO. leased the store, basement and sub-basement in 550 Broadway to H. P. Friedman & Bro. of 52 Lispenard st for 10 years; also to F. C. Gottschalk of 228 West Broadway, the 1st loft in 228 West Broadway; also space in 79 5th av to M. Fishbein & Co. of 43 West 17th st; also the 3d loft in 73 Warren st to Franz Euler & Co. of 228 West Broadway; also the store in 71 and 73 West Broadway to A. F. Bishoff, the 4th loft to Moe Biltchnik of 71 West Broadway, and the 2d and 3d lofts to the Stalker Manufacturing Co. of 71 West Broadway.

VAN NORDEN & WILSON leased for Harry J. Luce the store and basement in 37 West 32d st, to the Ideal Holding Co., which after extensive alterations, will open the place as a restaurant. The lease runs for 20 years from May 1st at an aggregate rental of $125,000. William B. May & Co. represented Mr. Luce, the owner. This lease was closed in connection with another lease on the four upper floors to the New Central Co., owners of the adjoining building on the west; the latter lease having been negotiated by William B. May & Co.

Bronx.

J. H. MAYERS leased the 5-sty flat at 831 Kelly st for 5 years to Mrs. Rebecca Moskowitz.

MICHAEL KAHN leased for Joseph Corn the motion picture theatre in course of construction on the east side of Southern Boulevard, north of 163d st, for a term of 10 years to Charles Friedman.

MOOYER & MARSTON leased 497 East 139th st., a 3-sty dwelling, to George W. Decker.

THE SCHOEN-WESTCHESTER REALTY CO. has leased for Kaplan Bros. the 5-sty apartment house at 795 East 160th st, to a Mr. Levy, for a term of years.

Queens.

THE LEWIS H. MAY CO. leased for the Matlnecock Realty Co., H. Shiffelin Sayer, treasurer, the Park Inn Hotel property, fronting on the ocean, between 4th and 5th avs, Rockaway Park, to Val Schmitt, present proprietor of the Hof Brau House, Brooklyn, for a term of years. Extensive alterations will be made to both exterior and interior including new furnishings throughout. The lease carries an option of purchase at $150,000.

THE LEWIS H. MAY CO. leased for the Oak Crest Realty Co. the Lichtenstein Estate property on the west side of Oak st, adjoining Broadway, at Far Rockaway, consisting of the homestead, outbuildings and 4 acres of ground, to Reuben Sadowsky, for summer occupancy.

Suburban.

MATT J. WARD & CO. sublet for McNamee & Holleran to Charles A. Carrigan the new Military Plaza Hotel now being erected at Newark, N. J., for a term of 21 years at a net rental aggregating $995,000. The hotel will be ready to open about Sept. 1, 1914. Mr. Carrigan is owner and proprietor of the Park Inn, Rockaway Park, and has been associated with several first class hotels in this city.

PEASE & ELLIMAN, in conjunction with Charles Field Griffin, leased for H. K. S. Williams his country place at the corner of North st and Rosedale av, White Plains, to a client for occupancy. This property consists of about 15 acres, is improved with a handsome modern house and a complete set of buildings, and is one of the best known in Central Westchester County.

HERBERT A. SHERMAN leased for A. C. Sherman for the summer, furnished, Eastcliff, at Rye, N. Y., consisting of a residence, garage and 5 acres of land, facing in the Long Island Sound, to John T. Terry.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Feb. 6 to 11	1913 Feb. 7 to 13
Total No.	114	118
Assessed value	$9,920,500	$5,754,500
No. with consideration	6	14
Consideration	$616,775	$849,750
Assessed value	$627,000	$781,000
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 13
Total No.	807	978
Assessed value	$55,726,696	$61,237,450
No. with consideration	78	152
Consideration	$3,636,390	$5,693,511
Assessed value	$3,872,250	$5,714,800

Mortgages.

	Feb. 6 to 11	Feb. 7 to 13
Total No.	71	79
Amount	$1,333,631	$2,517,305
To Banks & Ins. Cos.	11	24
Amount	$100,500	$1,639,500
No at 6%	28	28
Amount	$214,301	$317,700
No. at 5½%	2	5
Amount	$22,000	$517,500
No at 5%	20	23
Amount	$602,600	$952,500
No. at 4½%		7
Amount		$329,500
No at 4%		
Amount		
Unusual rates		
Amount		
Interest not given	21	16
Amount	$494,700	$400,105
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 13
Total No.	546	649
Amount	$18,915,933	$22,602,730
To Banks & Ins. Cos.	124	176
Amount	$12,580,500	$11,773,200

Mortgage Extensions.

	Feb. 6 to 11	Feb. 7 to 13
Total No.	46	30
Amount	$1,119,500	$581,250
To Banks & Ins. Cos.	4	8
Amount	$109,500	$132,000

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	Jan. 1 to Feb. 11	Jan. 1 to Feb. 13
Total No.	295	274
Amount	$10,457,485	$8,686,835
To Banks & Ins. Cos.	71	89
Amount	$5,235,950	$3,350,800

Building Permits.

	Feb. 7 to 13	F b. 8 to 14
New buildings	9	11
Cost	$824,675	$1,551,000
Alterations	$150,585	$177,550
	Jan. 1 to Feb. 13	Jan. 1 to Feb. 14
New buildings	50	57
Cost	$4,605,075	$5,844 450
Alterations	$1,104,707	$1,243,110

BRONX.

Conveyances.

	Feb. 6 to 11	Feb. 7 to 13
Total No.	97	9
No. with consideration	16	
Consideration	$118,325	$70,600
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 13
Total No.	643	866
No. with consideration	78	91
Consideration	$800,982	$1,002,323

Mortgages.

	Feb. 6 to 11	Feb. 7 to 13
Total No.	48	81
Amount	$230,732	$777,234
To Banks & Ins. Cos.	9	12
Amount	$110,000	$307,445
No. at 6%	19	32
Amount	$57,455	$149,015
No. at 5½%	6	6
Amount	$29,300	$22,000
No. at 5%	3	17
Amount	$48,850	$368,390
Unusual rates	5	3
Amount	$18,727	$35,168
Interest not given	15	23
Amount	$76,400	$202,661
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 13
Total No.	422	592
Amount	$3,346,567	$6,176,845
To Banks & Ins. Cos.	58	71
Amount	$1,076,751	$1,676,145

Mortgage Extensions.

	Feb. 6 to 11	Feb. 7 to 13
Total No.	17	15
Amount	$209,700	$210,200
To Banks & Ins. Cos.	3	2
Amount	$106,000	$78,000
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 13
Total No.	116	90
Amount	$1,914,250	$1,440,600
To Banks & Ins. Cos.	17	10
Amount	$438,000	$328,000

Building Permits.

	Feb. 6 to 11	Feb. 8 to 14
New buildings	22	12
Cost	$361,350	$345,500
Alterations	$10,075	$2,750
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
New buildings	81	86
Cost	$1,930,100	$2,414,626
Alterations	$102,955	$138,235

BROOKLYN.

Conveyances.

	1914 Feb. 5 to 10	1913 Feb. 6 to 11
Total No	363	358
No. with consideration	51	21
Consideration	$536,662	$97,481
	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
Total No.	2,751	2,777
No. with consideration	300	184
Consideration	$2,867,324	$1,464,856

Mortgages.

	Feb. 5 to 10	Feb. 6 to 11
Total No	270	257
Amount	$1,120,552	$982,384
To Banks & Ins. Cos.	34	80
Amount	$234,650	$169,400
No. at 6%	141	126
Amount	$366,396	$366,328
No. at 5½%	80	32
Amount	$512,375	$103,856
No. at 5%	28	86
Amount	$193 702	$137,900
Unusual rates	1	.....
Amount	$10,500	.....
Interest not given	20	13
Amount	$37,579	$74,300
	Jan 1 to Feb. 10	Jan. 1 to Feb. 11
Total No	1,925	2,026
Amount	$6,916,683	$7,044,371
To Banks & Ins. Cos	342	478
Amount	$2,025,250	$2,804,930

Building Permits.

	Feb. 6 to 11	Feb. 7 to 13
New buildings	139	99
Cost	$842,325	$590,450
Alterations	$24,275	$76,975
	Jan. 1 to Feb. 11	Jan. 1 to. Feb. 13
New buildings	458	403
Cost	$5,063,800	$3,065.210
Alterations	$289,115	$353,997

QUEENS.

Building Permits.

	Feb. 6 to 11	Feb. 7 to 13
New buildings	62	85
Cost	$148,155	$254,920
Alterations	$6,745	$8,885
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 13
New buildings	305	403
Cost	$1,324,272	$1,291.232
Alterations	$87,100	$110,670

RICHMOND.

Building Permits.

	Feb. 6 to 11	Feb. 7 to 13
New buildings	19	7
Cost	$13,630	$10.350
Alterations	$2,200	$2,750
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 13
New buildings	67	49
Cost	$105,940	$96,860
Alterations	$13,195	$11,925

REAL ESTATE NOTES.

SPEAR & CO. have been appointed agents of 123 Prince st and 83 Spring st.

JOHN PALMER has moved from 156 Broadway to 18-20 East 41st st.

N. A. BERWIN & CO. have moved to 18-20 East 41st st.

SIDNEY D. RIPLEY, who has been connected with Worthington Whitehouse, is now associated with Cocks and Willets.

HENRY BRADY has been appointed agent of the loft building at 624-626 West 24th st and 156-158 13th av.

WILLIAM F. COSTELLO, for ten years with Charles Field Griffen & Co., is now connected with the firm of Fish & Marvin.

DUFF & CONGER have been appointed agents of the property on the southwest corner of Madison av and 82d st.

LIONEL N. KOHLER, formerly connected with the firm of Frederick Fox & Co., is now associated with the firm of L. Tanenbaum, Strauss & Co., Inc.

GOODALE, PERRY & DWIGHT negotiated the sale of 609 West 49th st for Robert Weber to Lyon Davis. The same firm also negotiated the sale of 448 Broome st and 500 East 138th st.

BENJAMIN I. SHIVERTS, attorney for John P. Magner, owner of 11 West 95th st, states that recent negotiations for a sale of that property were not consummated, and that the property is still in the market.

GEORGE F. JOHNSON has appointed the Schoen-Westchester Realty Co. agent for the following apartment houses: 871, 879, 883, 911, 913 and 917 Longwood av, 814 Hewitt pl and 811 Dawson st.

TITLE passed on Monday from the 303 Fifth Ave Co. to the Philipse Manor Co., on the 20-sty commercial building on the northeast corner of 5th av and 31st st, subject to mortgages of $1,450,000.

TITLE to the El Dorado Apartments, occupying the block front on the west side of Central Park West, between 90th and 91st sts, was transferred Monday by the Aurley Realty Co.

WILLIAM B. READ, as agent for William H. Falconer, states that there is no foundation for the recent report to the effect that the apartment house at 12-14 Charles street had been sold. According to Mr. Read, the house is not even on the market.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 12-sty apartment house being erected on the site of the old Freundschaft Club at the southeast corner of Park av and 72d st, by the E. A. L. Construction Co., Edgar A. Levy, president.

GEORGE W. LOFT has bought the unexpired lease of John Perthekes on the property at 532 Willis av, which he runs under the name of Perry's. The lease had 2½ years to run and was secured through P. H. J. Daly as broker. About a month ago Mr. Loft leased the property for twenty years from the Davies estate. He now plans to make extensive alterations to the building and open a store there about Easter time, which will be his first in the Bronx.

GEORGE V. MULLAN has been appointed by Mayor Mitchel as a member of the Board of Taxes and Assessments at a salary of $7,000. Mr. Mullan, who is forty-one years old, was educated at St. Franais Xavier College and New York University Law School. He was admitted to the bar in 1896 and was in partnership with Mr. Mitchel from 1901 until last December. He is an independent Democrat and recently was mentioned as likely to obtain appointment as Corporation Counsel. Mr. Mullan is a resident of the Bronx.

FIFTH AVENUE ASSOCIATION, in annual session at the Holland House, re-elected Robert Grier Cooke president. He read a report in which a campaign for enforcement of the factory laws was outlined. A special committee of seven was appointed to carry out the plans of the association in this regard. Other officers re-elected were: William Post Sackett, first vice-president; George T. Mortimer, second vice-president; Gustav Baumann, third vice-president; Louis H. Hosmer, secretary. The only new officer was W. Barton Baldwin, treasurer of the Empire Trust Co., who was elected treasurer to succeed Julian M. Gerard, resigned.

THE REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold its regular monthly meeting on Monday evening, Feb. 16, in the Riverside Theatre Building, Bway and 96th st. President Joseph S. Schwab says in the announcement: "You need not be reminded that the 'Schaap Bill' halving the tax on buildings and placing the same on the land, has again been introduced in the Legislature, and the property owners are very much agitated over the fact that there is considerable danger of its passage, twenty-six Assemblymen have pledged themselves to support the bill, and Mayor Mitchel has promised, in the event of its passage by the Legislature, in the form of a referendum, that he would sign same."

THE SOCIETY to Lower Rents and Reduce Taxes on Homes elected the following officers: President, F. C. Leubuscher; treasurer, Henry DeForest Baldwin; secretary, H. C. Maguire; executive secretary, Beniamin C. Marsh; vice-presidents from Manhattan, Rev. Percy S. Grant, D.D., Rev. John Haynes Holmes, D.D., Dr. Frederic C. Howe, Daniel S. Jacobs, Jas. MacGregor, Dr. Antonio Stella; from Brooklyn, Charles Frederick Adams, J. P. Coughlin, Walter L. Durack, A. Feldblum, Dr. Walter A. Jackson, Rev. J. Howard Mellish; from the Bronx, Arthur Arctander, Reuben J. Wittstein, August Weyman; from Queens, Dan Beard Elfreid Meyhohm, George Schubel; from Richmond, Carl F. Grieshaber, Edwin Markham. President Leubuscher reported that since its organization last June, the society has held

193 meetings, that 37,000 signatures in favor of a referendum on the gradual reduction of the tax rate on buildings have been secured, and that twenty-four Assemblymen, elected from Greater New York, are pledged to favor and work for this referendum.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ESTATE OF JOSEPHINE MACMILLEN, premises at 74 Greenwich st, valued at $41,000; and 512 East 80th st, valued at $7,500.

FANNY BACHRACH, 2277 3d av, $37,500; 163 East 125th st, $43,500; 162 East 126th st, $13,500, and 3762 3d av, $9,000.

JENNIE McCABE, 78 Washington pl, $20,000.

WILLIAM M. MORAN, 1983 Madison av, $19,000; 19-23 Lawrence st, $38,500; 502-508 West 125th st, $75,000; and 366-372 West 126th st, $64,000.

FRANCIZSKA ROHMANN, 223-231 East 110th st, $85,000.

LOUISE VARET, 147 West 11th st, $21,000.

ABRAHAM UNTERBERG, 239 East 28th st, $28,500; and 174 Eldridge st, $30,000.

MOSES PECHTER, 60-62 East 98th st, $47,000; 304 East 101st st, $40,000; 637 and 641 East 13th st, $57,500; and 68 Pitt st, $40,000.

LOUIS STIENES, 522 6th av, $11,500.

Loans in Queens Borough.

If any one doubts the growing importance of Queens borough as a community of development a glance at the bulletin of the Chamber of Commerce of the Borough of Queens will quickly correct their incredulity. During the fiscal year ending July 31, financing of real estate and construction in that borough involved $332,936,782, of which $309,168,000 represented trust mortgages. This money was distributed as follows:

Title Guarrantee & Trust Company, $3,458,575; United States Title Guaranty Company, $932,400; Queens Couty Mortgage Company, $757,550; First Mortgage Guarantee Company, $689,500; Nassau-Suffolk Bond & Mortgage Company, $676,600; Home Title Insurance Company, $533,390; Long Island Bond & Mortgage Company, $364,000; The Thrift, $194,250; Lawyers Title Insurance and Trust Company, $15,000; Title Insurance Company of New York, $14,250; Realty Construction and Investment Company, $722,860; Bond & Mortgage and Surety Company, $117,325; Life insurance companies, $112,000; banks, trust companies and building and loan associations, $4,741,591, and miscellaneous sources, $722,005.

UNITED OWNERS' BALL.

A Numerous Attendance at Their Annual Reception at Terrace Garden—Features of the Evening's Entertainment.

A large and representative gathering of real estate holders assembled at the United Real Estate Owners' Association's annual reception and ball at Terrace Garden, on Lincoln's Birthday. The numerous organizations identified with the association attended with such large delegations that the big hall was taxed to its capacity. Boxes had previously been sold at auction to each of these organizations, including the Greater New York Taxpayers' Association, the Real Estate Protective Association, the 10th, 11th and 17th Wards Taxpayers' Association, the 18th and 21st Wards Taxpayers' Association, the Real Estate Owners' Association of the 12th and 19th Wards, the South Bronx Property Owners' Association, the Murray Hill Taxpayers' Association, and the Harlem Property Owners' Association. The box holders held receptions of their own in each of the boxes, at the close of the vaudeville performance, which opened the program at 8:15.

The dancing arrangements were under the supervision of William H. Mehlich, who introduced some picturesque features, in the way of illuminating with various colors several of the dances. The grand march, in which nearly all joined, was led by President Henry Bloch and Miss Louise Volz.

Among those present were Tenement House Commissioner Murphy, Deputy Commissioner Abbott, Cyrus C. Miller, Magistrate Levy and a number of Assemblymen, Aldermen and other public officials. Handsome souvenirs were distributed in the form of the official year book, which featured special articles by Cyrus C. Miller, William A. Prendergast and William H. Abbott, Jr.

The reception and ball were managed by the arrangement committee, of which Charles H. Schnelle was chairman; Charles J. F. Bohlen, treasurer, and Isaac Hyman, secretary. The chairmen of other committees for the occasion were Isaac Hyman, Harry Bierhoff, Henry Bloch, William H. Mehlich and Edward Engel.

—Manufacturers of hand-made hats have commenced to settle in the Thirties east of Broadway.

NEW HOMES ON LONG ISLAND.

Total of 6,300 Residential Structures Erected During 1913.

RALPH PETERS, President of the Long Island Railroad, has just issued a compilation of building statistics covering the territory which his railway serves which answers to some extent the question raised by builders as to why multi tenanted structures were not in better demand. Outside of Long Island City and Brooklyn, the railroad reports a total of 7,600 buildings were erected, of which 6,300 were dwellings.

One of the interesting details shown in the reports was that during the last nine years 63,000 buildings have been erected outside of Brooklyn and Long

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Island City, which is a bigger average than any other suburban section in the suburban district. From the following table an estimate may be had of the development of individual communities served by the Long Island Railroad:
Amityville, 29; Babylon, 36; Baldwin, 35;

Amityville, 29; Babylon, 36; Baldwin, 35; Bayport, 10; Bay Shore, 96; Bayside, 35; Bellmore, 61; Bellport, 20; Blue-Point, 15; Bridgehampton, 21; Broadway, 15; Bushwick Junction, 268; Cedarhurst, 24; Central Islin, 18; College Point, 126; Corona, 450; Douglaston, 15; Dunton, 148; Easthampton, 29; East Rockaway, 29; East Williston, 10; Edgemere, 43; Elmhurst, 200.

Lindenhurst, 16; Little Neck, 5; Locust Valley, 10; Long Beach, 16; Lynbrook, 142; Malverne, 15; Manhassett, 15; Manhattan Beach, 26; Massapequa, 10; Merrick, 10; Mineola, 30; Montauk, 10; Morris Park, 17; Nassau Boulevard, 10; New Hyde Park, 10; Northport, 22; Oakdale, 9; Oak Island, 25; Ocean Beach, 43; Oyster Bay, 30; Parkville, 295; Patchogue, 41; Peconic, 8; Plandome, 17. Farmingdale, 8; Far Rockaway, 29; Floral Park, 25; Flushing, 250; Forest Hill, 69; Freeport, 212; Garden City, 29; Glen Cove, 27; Glendale, 50; Glen Head, 15; Good Ground, 8; Great Neck, 60; Greenlawn, 15; Greenport, 10; Hempstead, 146; Hewlett, 7; Hicksville, 20; Hollis, 33; Huntington, 38; Inwood, 12; Islip, 60; Jamaica, 300; Jamesport, 5; Kew, 60; Kings Park, 14; Lawrence, 10;

Port Jefferson, 6; Port Washington, 60; Ramblersville, 18; Richmond Hill Sec, 150; Riverhead, 10; Rockaway Beach, 302; Rockville Center, 140; Roosevelt, 30; Rosedale, 18; Roslyn, 19; Saltaire, 41; St. James, 6; Sayville, 78; Sea Cliff, 15; Southampton, 50; Speonk, 14; Springfield, 35; Stony Brook, 10; Valley Stream, 24; Vandervere Pk Sec., 600; Wantagh, 10; Westbury, 26; Westhampton, 21; Whitestone, 30; Woodhaven Sec., 250; Woodmere, 10.

According to statistics of building permits issued for this territory during the last nine years the classification of buildings erected in the metropolitan district east of Long Island and North of Brooklyn as follows:

	Dwellings.	Stores.	Factories.	Misc.	Total.
1913.....	6,323	588	42	683	7,586
1912.....	7,793	753	40	792	9,378
1911.....	7,429	920	44	753	9,046
1910.....	7,068	803	42	604	8,517
1909.....	6,524	694	40	411	7,669
1908.....	4,748	368	18	238	5,372
1907.....	5,107	515	38	300	5,960
1906.....	4,836	282	21	172	5,311
1905.....	3,964	201	45	47	4,257

Connecting the Subway Lines.

It has been definitely decided that the junction between the existing subway and the new Lexington avenue subway shall be made at 42d street. The Public Service Commission has instructed its Chief Engineer to prepare plans for the construction of what is known as the diagonal station plan for this junction. The existing subway running down Park avenue will be connected with the Lexington avenue subway north of 42d street by a diagonal branch running from the existing subway, under the Grand Union Hotel, diagonally across 42d street and under the property of the New York Central on the corner of Lexington avenue and 42d street, into the Lexington avenue line. The express station will be located on this diagonal line, and will extend under the greater part of the connecting line. It will connect with the Grand Central Station, with the existing subway, the Hudson and Manhattan Railroad and the Steinway Tunnel. The Commission has decided to condemn the property of the Grand Union Hotel, which will be needed for the purpose. An easement under the property of the New York Central, on the north side of the street, will be acquired either by purchase or by condemnation. A change has also been authorized in the route of the 162d street and Eighth avenue connection, which will connect the existing Ninth avenue elevated railroad with the proposed elevated railroad on the Jerome avenue branch of the Lexington avenue subway. As originally planned, this route curved to the south after leaving Anderson avenue and continued easterly across Jerome avenue and through 162d street to River avenue and a connection with the Jerome avenue line. The change involves the continuation of the route from Anderson avenue in a straight line to the Jerome avenue elevated on River avenue, thus eliminating two curves. By this change the stretch of 162d street east of Jerome avenue will be relieved of the elevated structure, which will run through the interior of the blocks fronting on that street. An agreement to modify the certificate granted to the Interborough Rapid Transit Company for this purpose has been approved by the commission and sent to the company for its acceptance.

There will be an express station on the Broadway subway in Manhattan at 42d street. This is the subway which is being built for operation by the New York Municipal Railway Corporation. The plans of the Public Service Commission for the First District provided for a local station at 42d street, but property owners at Times Square objected and demanded an express station. After considering the matter for several month the commission decided to grant the request for an express station, but to locate the station in Broadway south of 42d street. The property owners wished it located north of 42d street, but there were too many engineering difficulties in the way.

Most Difficult Subway Work First.

Chief Engineer Alfred Craven of the Public Service Commission had adopted the plan of placing under contract first the most difficult work, which would take the longest time to build, and to follow this with contracts for the less difficult work. Preference is also given to the lines which will be necessary to enable both the Interborough Rapid Transit Company and the New York Municipal Railway Corporation to begin operation by January 1, 1917, as contemplated by the Dual System agreements.

As far as Brooklyn is concerned, Engineer Craven says the New Utrecht avenue elevated railroad has been placed under contract; that the Gravesend avenue elevated line would have been placed under contract, but for the failure of the commission to get the necessary consents of property owners and the necessity for applying to the Appellate Division for legalization of the route.

The plans for the Canal street subway, to connect the Manhattan Bridge with the Broadway subway in Manhattan, will be ready for advertising within two or three weeks. The Broadway subway in Manhattan is under contract as far north as 26th street, and the remainder, between 26th street and Seventh avenue, would be under contract except for the controversy which has arisen in regard to the Times Square station. Plans for the extension of the Broadway subway through 59th and 60th streets to the Queensboro Bridge will be ready for advertising by March 1.

Plans for the Whitehall-Montague street and Old Slip-Clark street tunnels will be ready for advertising about the middle of February. Plans for the Flatbush avenue section of the Eastern Parkway subway will be ready for advertising about February 1, and the plans for the remaining sections to Buffalo avenue about August 1; that the plans for the Nostrand avenue branch of the Eastern Parkway subway, will be ready by July 1, and those for the Livonia avenue extension by August 1. The chief engineer also stated that contracts for the reconstruction of existing lines in the Brooklyn system had already been let for the Broadway-Myrtle avenue connection, the Lutheran Cemetery extension and the Sea Beach line. The commission is now in communication with the Federal government with the view of getting its consent to the construction of the Whitehall-Montague street tunnel, under the East River. There is a difference between the commission and the War Department in regard to the conditions under which this consent shall be given, but it is expected that an agreement will be arrived at in time to prevent delay in the construction of the tunnel.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

There were 21 offerings at the Manhattan and Bronx salesrooms this week, and 12 were bought by parties in interest, 4 were withdrawn or adjourned, and 5 went to outside bidders. These were Joseph P. Ryan, who secured a big plot on Bathgate avenue corner of Fordham road for $13,525; Jacob J. Tabolt, who bid $9,075 for the tenement at 414 West 41st street; Mrs. William Battenfield, who bought the dwelling at 412 East 137th street for $7,550; Caroline A. Wheeler, who paid $5,500 for a similar structure at 1273 Stebbins avenue, and John M. Susser, who obtained the two-story frame building at 2130 Hughes avenue for $4,500.

For the coming week most of the offerings will be tenements. Joseph P. Day will sell a number of vacant lots on South Oak Drive and Valentine avenue, as the result of a foreclosure brought against the Warwick Realty & Construction Co.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 13, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Chrystie st, 183 (*), ws, 100.2 n Rivington, 24.9x96.3x25x95.4, 5-sty stn tnt & strs, 4-sty ext; due, $25,723.21; T&c, $823.30; Wolcott G Lane trste. 25,000

Thompson st (*), ws, 75 n Broome, 3x60; due, $848.14; T&c, $85.21; Raphael R Murphy. 125

41ST st, 414 W, ss, 203.6 w 9 av, 21.6x98.9, 4-sty bk tnt & strs; Jacob J Tabolt. 9,075

96TH st, 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; withdrawn. ——

144TH st, 510 W, ss, 125 w Hamilton pl, 100x99.11, 6-sty bk tnt; adj Feb25. ——

145TH st, 474 W (*), ss, 46 e Ams av, 16x99.11, 4-sty stn dwg; due, $14,965.07; T&c, $1,471.20; Minna G Goddard extrx. 16,000

145TH st, 476 W (*), ss, 30 e Ams av, 16x99.11, 4-sty stn dwg; due, $15,117.04; T&c, $1,586.91; Minna G Goddard, extrx. 14,000

BRYAN L. KENNELLY.

36TH st, 15 W, ns, 274 w 5 av, 24x98.9; bid in at $85 000. ——

36TH st, 17 W (*), ns, 298 w 5 av, 24x98.9, 4-sty stn loft & str bldg, 3-sty ext; due, $12,560.55; T&c, $891.42; sub to mtg of $75,000; Jno I Downey. 80,000

92D st, 18 E (*), ss, 237.10 e 5 av, 17.8x100.8, 4-sty & b stn dwg; due, $37,427.16; T&c, $1,654.10; Frances G Alexander. 35,000

DANIEL GREENWALD.

Clinton st, 93, see Pitt, 25.

Pitt st, 25, ws, 100 n Broome, 25x100, 5-sty bk tnt & strs; also CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; withdrawn. ——

HERBERT A. SHERMAN.

6TH st, 750 (*), ss, 111 w Av D, 21.10x97, 3-sty bk tnt; due, $14,827.48; T&c, $4,737.06; Mary G Richardson et al exrs. 15,400

L. J. PHILLIPS & CO.

96TH st, 320 W (*), ss, 225 w West End av, 41.8x100.8, 6-sty bk tnt; due, $46,723.45; T&c, $706.50; Simson Wolf et al exrs. 48,000

Total	$242,600
Corresponding week 1913	1,140,123
Jan. 1, 1914 to date	5,499,098
Corresponding period 1913	5,739,977

Bronx.

The following are the sales that have taken place during the week ending Feb. 13, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Holland av, 3644 (*), es, 125 n 214th, 25x95; due, $2,262.59; T&c, $489.49; Cath C Hill. 12,000

Stebbins av, 1273, ws, 79.2 s Chisholm, 25x100.2, 2-sty fr dwg; due, $461,57; T&c, $180; sub to a 1st mtg of $5,000; Caroline A Wheeler. 5,500

JACOB H. MAYERS.

237TH st, 412 E, ss, 137.7 e Martha av, 37.8x99.11, 2-sty fr dwg; due, $949.51; T&c, $46.58; sub to pr mtg of $4,500; Wm & Julia Battenfield. 7,400

HENRY BRADY.

Hughes av, 2130, es, 86.3 n 181st, 16.5x85.5x16.6x85.3, 2-sty fr dwg; due, $4,498.24; T&c, $50; Jno M Susser. 4,500

BRYAN L. KENNELLY.

Anthony av (*), ws, 135.7 n 174th, 100.2x90x100x88.11, vacant; due, $6,052.39; T&c, $475; Wm H Steinkamp. 6,000

L. J. PHILLIPS & CO.

Bathgate av, sec Fordham rd (No 528), 100.5x82.5x100.7x82.5, 2-sty fr dwg & vacant; due, $13,092.11; T&c, $610.88; Jos D Ryan. 13,525

Fordham rd, 528, see Bathgate av, sec Fordham rd.

M. MORGENTHAU, JR., CO.

171ST st, 496 E (*), ss, 140 w 3 av, 16x100, 2-sty fr dwg; due, $1,317.76; T&c, $63.36; sub to mtg of $3,000; Morris Cooper. 3,554

Total	$52,479
Corresponding week 1913	64,223
Jan. 1, 1914 to date	739,496
Corresponding week 1913	753,285

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 10, 1914, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

DEAN ST (*), ss, 110 w Howard av, 20x107.2; Mae M Bertges. $5,050.00

HART ST (*), ns, 185 w Throop av, 20x100; Chas H Smith. 4,500.00

HERKIMER ST (*), ns, 80 w Rochester av, 40x100; Louis Rosenberg Realty Co. 7,000.00

MILFORD ST, es, 590 n Hegeman av, 20x100; Cosmo D O'Neil. 2,100.00

E 16TH ST, ws, 200 s Beverly rd, 50x75; withdrawn ——

17TH ST (*4, nes, 340.3 e Prospect Park W, 40x15.6; also 17TH ST, nes, 380.3 e Prospect Park W, 20.4x15.6; Christine Carmichael 1, 8,900.00

19TH ST, aws, 225 se 8 av, runs se124.3 xsw45.1xsw55.1xnw122.7xne100.2 to beg; Walter T Scott. 12,100.00

E 35TH ST (*), es, 97.* s Av D, 100x100; Wm Geyer. 100.00

42D ST, swa, 230.8 nw Ft Hamilton av, 75x100.2; A B Roberts. 4,500.00

CHESTER AV, sec Tehama, 200x100x irreg; withdrawn ——

SCHENECTADY AV, es, 99.3 s St Marks av; A B Roberts. 4,000.00

3D AV, ws, 65 s 77th, 20x90; also 52D ST, nes, 140 se 3 av, 20x100.2; withdrawn ——

15TH AV, aes, 20 ne 75th, 40x90; Action 1; Ernst C Waldeck. 1,975.00

15TH AV (*), ses, 60 ne 75th, 20x90; Action 2; Phebe L Geran. 2,250.00

15TH AV (*), ses, 80 nw 75th, 20x90; Action 3; Phebe L Geran. 2,000.00

WILLIAM P. RAE.

BAINBRIDGE ST (*), ns, 461.3 e Ralph av, 17.9x100; Mortgage Securities Co. 5,250.00

13TH ST (*), sws, 364.6 nw 7th av, 16.8x100; South Brooklyn Savgs & Loan Ass'n 2,250.00

70TH ST (*), ss, 220 e 8th av, 20x100; Sam'l B Henderson et al, defs. 4,200.00

SARATOGA AV, es, 61.6 s Eastern Pkway Extension, 20x107.11; Moses Bernstein 5,860.00

CHAS. SHONGOOD.

E 107TH ST (*), nes, 360 nw Av F, 20x100; Louise Morlot 200.00

FRANKLIN AV (*), es, 40.6 s Union, 30.2x100; Action 1; Rosa Wasserman. 4,500.00

FRANKLIN AV (*), es, 70.8 s Union, 30.2x100; Action 2; same. 4,100.00

13TH AV (*), es, 80 s 75th, 20x80; Henry Kettelhodt. 4,900.00

JAMES L. BRUMLEY.

BRADFORD ST (*), nwc Belmont av, 40x100; also EAST NEW YORK AV, sec Sackman, 49.1x132.1; Louis N Feldman 11,300.00

Total	$97,035.00
Corresponding week, 1913	147,928.00

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

FEB. 14.

No Legal Sales advertised for this day.

FEB. 16.

MAIDEN LA, 135-7, see Water, 153.

ST MARKS PL, 54; ss, 250 e 2 av, 25x97.6, 4-sty stn tnt; Emelius Stigeler—Louis Teven et al; Edwin C Colwell (A); 43 Cedar; Jno H Jones (R); due, $3,765.71; T&c, $2,000; Joseph P Day.

WATER ST, 153, nec Maiden la (Nos 135-7), 20.8x52.8x20.2x52.11, 6-sty bk loft & str bldg; Katherine L Meuser—Ahrend Schierenbeck et al; Thos J Farrell (A), 20 Vesey; Howard Humiston (R); due, $18,782.83; T&c, $322.60; sub to pr foreclosure on which is due $20,488.68, &c; mtg recorded June8'10; Herbert A Sherman.

128TH ST, 60 W, ss, 172.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; Valentine E Macy et al trstes—Longvale Constn Co et al; Davison & Underhill (A), 26 Court, Bklyn; Jno Z Lowe, Jr (R); due, $41,916 23; T&c, $2,027.03; mtg recorded Apr5'05; Joseph P Day.

133D ST, 138 W, ss, 374.1 e 7 av, 25x99.11, 4-sty stn tnt; N Y Trust Co et al trstes—Fredericka Meyer et al; Middleton S Borland (A), 46 Cedar; Jos T Ryan (R); due, $13,934.69; T&c, $483.25; Bryan L Kennelly.

133D ST, 142 W, ss, 324.10 e 7 av, 25x99.11, 4-sty stn tnt; Lincoln Trust Co—Fredericka Meyer et al; Bowera & Sande (A), 46 Cedar; Jay N Emley (R); due, $13,934,91; T&c, $483,25; Jacob H Mayers.

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Advertised Legal Sales—Manhattan—Continued.

133D ST, 140 W, ss, 349.10 e 7 av, 25x99.11, 4-sty stn tnt; J Harsen Purdy—Fredericka Meyer et al; Bowers & Sands (A), 46 Cedar; Melvin G Palliser (R); due, $13,937.09; T&c, $483.25; Jacob H Mayers.

FEB. 17.

HOUSTON ST, 503 E, ss, 60 w Mangin, 20x75, 3-sty bk tnt & str; Sarah A Delacy—Sadie Frankel et al; Lewis S Goebel (A), 41 Park Row; Sanford S Gowdey (R); due, $8,134.19; T&c, $727.22; mort recorded Aug 14, 1906; Joseph P Day.

31ST ST, 115 E (rear), beg at a point 203.11 w Lex av & 62.7 n 31st st, runs w 21.3xn 34.7xe 21.1xs 35.6 to beg; vacant; sheriff's sale of all right, title, &c, which Julia D Martin had on Oct 25, 1909, or since; Willard Roby (A), 34 Nassau; Max S Grifenhagen, sheriff; Daniel Greenwald.

62D ST, 160 W, see Ams av, 49-55.

161ST ST, 581 W, see Bway, 3860-6.

164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, $1,846.46; T&c, $715.07; Joesph P Day.

AMSTERDAM AV, 49-55, sec 62d (S 160), 100.5x100; 2-sty bk strs; Wolcott G Lane et al al, exrs—49 Ams Av Co et al; Miller, King, Lane & Trafford (A), 80 Bway; Paul Jones (R); due, $77,434.81; T&c, $1,902; mort recorded May 13, 1907; Joseph P Day.

BROADWAY, 3860-6, nec 161st (No 581), 99.11 99.10; 6-sty bk tnt & strs; Moe A Isaacs et al—Frances Mendham et al; Jos S Rosalsky (A) 346 Bway; Samuel H Wandell (R); due, $45,607.59; T&c, $2,231.99; sub to first mtg $170,000; mort recorded Sept 25, 1911; Joseph P Day.

8TH AV, 2180, es, 50.5 s 118th, 25x75, 5-sty bk tnt & strs; Edgerton Park Co—Thos J Coffey et al; Jacob Walz (A), 271 W 125th; Alex Rosenthal (R); due, $4,853.52; T&c, $3.50; M Morgenthau Jr Co.

FEB. 18.

38TH ST, 123 E, ns, 75 w Lex av, 17x98.9; 4-sty & b stn dwg, 2-sty ext; Henry Burden, trustee—E Everett Thorpe et al; Eugene Smith (A), 49 Wall; Townsend Morgan (R); due, $36,030.69; T&c, $829.45; Joseph P Day.

FEB. 19.

109TH ST, 128 E, ss, 120 w Lex av, 19x100.11, 4-sty bk tnt; Richard Lathers Jr et al, trstes—Sarah Bird et al; R & E J O'Gorman (A), 51 Chambers; Alex Brough (R); due, $7,929.81; T&c, $181; Joseph P Day.

124TH ST, 325 E, ns, 360 w 1st av, 20x100.11, 3-sty & b stn dwg; Albt Jarmulowsky et al; —Jas C Russell et al; Theo K McCarthy (A), 43 Exch pl; Philip J McCook (R); due, $6,440.01; T&c, $163.85; Joseph P Day.

FEB. 20.

112TH ST, 328-32 E, ss, 325 e 2d av, 75x100.10, 2-4-sty bk tnts & strs & 3-sty bk stable; sheriff's sale of all right, title, &c, which Joseph Faggelle had on July 3, 1912; Albert & Albert (A), 149 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.

120TH ST, 152 W, ss, 225 e 7th av, 16.8x 100.7x16.8x100.11, 3-sty & b stn dwg; Mary A Kaufman—Jas M Scofield et al; Sigmund Wechsler (A), 233 Bway; Wm S Grey (R); due, $2,532.08; T&c, $126.65; Joseph P. Day.

131ST ST, 132 W, ss, 370 e 7 av, 20x99.11, 4-sty & b stn dwg; Columbia Knickerbocker Trust Co, trste—Max Blanck et al; Cary & Carroll (A), 59 Wall; Nathan Burkan (R); due, $12,569.31; T&c, $380.25; mtg recorded Oct 29, 1908; Joseph P Day.

153D ST, 538 W, ss, 225 e Bway, 25x99.11, 5-sty bk tnt; William Rankin—Loretta A Harrison et al; Patterson & Brinckerhoff (A), 43 Cedar; Carl Ehlermann Jr (R); due, $3,710.88; T&c, $546.50 sub to a prior mtg of $22,000; Joseph P Day.

FEB. 21 & 23.

No Legal Sales advertised for these days.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

FEB. 14.

No Legal Sales advertised for this day.

FEB. 16.

UNION AV, 718, es, 173.6 s 156th, 18.9x93.6, 2-sty & b bk dwg; Danl D Bailey trste Katie E Russell et al; Herman W Booth (A), 299 Bway; Jos R Truesdale (R); due, $6,599.04; T&c, $358.85; mtg recorded Jan3'10; M Morgenthau, Jr, Co.

FEB. 17.

218TH ST, E, ss, 175 w Paulding av, 25.1x 109.4; Daniel London—Arthur J Mace et al; Jos Gans (A), 140 Nassau; John H Rogan (R); due, $342.04; T&c, $74.10; John S Mapes.

218TH ST, E, ss, 150.1 w Paulding av, 25x109.4; Same—Same; Same (A); Same (R); due, $342.04; T&c, $74.93; John S Mapes.

218TH ST, E, ss, 200.1 w Paulding av, 25.1x 109.4; Same—Same; Same (A); Same (R); due, $324.04; T&c, $74.66; John S Mapes.

ANDREWS AV, 2209, ws, 550 s Fordham rd, 50x 125; 2-sty bk dwg; Antoinette Cahill—Alberta M Tench et al; Henry E Tobey (A), 66 Broadway; Irving J Joseph (R); due, $13,050.94; T&c, $1,022.80; Samuel Marx.

KATONAH AV, 4319; ws, 75 s 238th, 25x85; 2-sty fr dwg; Central Mortgage Co—Henrietta T Nickels et al; Otis & Otis (A), 60 Wall; Frank A Acer (R); due, $4,623.49; T&c, $129.84; Bryan L Kennelly.

FEB. 18.

146TH ST, 287 E, ns, 161.6 e Morris av, 16.8x 110; 4-sty bk tnt; Fredk W Horton—Robt O Huson et al; Peck & Schmidt (A), Port Chester, N Y; Fredk R Rich (R); due, $8,339.65; T&c, $216.04; Joseph P Day.

FEB. 19.

187TH ST, E, sec Valentine av, see Valentine av, 2426-36.

187TH ST, E, swc Tiebout av, see Valentine av, 2426-36.

187TH ST, E, nec Valentine av, see Valentine av, 2426-36.

187TH ST, 547 E, see Valentine av, 2426-36.

HOLLAND AV, swc So Oak dr, see So Oak dr, swc Holland av.

HOLLAND AV, sec So Oak dr, see So Oak dr, swc Holland av.

SOUTH OAK DR, sec Holland av, see So Oak dr, swc Holland av.

SOUTH OAK DR, swc Holland av, 28.10x89.5x 25x75.1; also SOUTH OAK DR, sec Holland av; runs e 128.4xs98.9xn25xw100xn99.9; Holland av, es, 100 n Burke; 50x100; Wallace av, ws, 100 n Burke, 25x100; Wm C Trull—Warwick Realty & Const Co et al; Lawrence E French (A); Henry Smith (R); due, &c, $5,335.69; T&c, $1,400; Joseph P Day.

TIEBOUT AV, swc 187th, see Valentine av, 2426-36.

VALENTINE AV, sec 187th, see Valentine av, 2426-36.

VALENTINE AV, 2426-36, nec 187th (No 547), 100x135, 2-sty fr dwg & vacant; also 187TH ST, ss, whole front between Valentine & Tiebout avs, runs s13.3xxe85xs25.1xe150 to Tiebout av xn38.3xw235 to beg, vacant; National Savgs Bank of the City of Albany—Marie J C Carey et al; Harold Swain (A), 176 Bway; Chas H Ayres (R); due, $16,093.16; T&c, $452.50; Herbert A Sherman.

WALLACE AV, ws, 100 n Burke, see So Oak dr, swc Holland av.

FEB. 21 & 23.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

FEB. 14.

BAY RIDGE AV, ns, 415 w 19 av, 25x100; Geo Wood et al—Mary E Walsh et al; N Otis Rockwood (A), 71 Bway, Manhattan; Oscar W Swift (R); Joseph P Day.

FEB. 16.

BERGEN ST, ss, 97.6 e Schenectady av, 26x127x irreg; Albt Zopfe et al—Max Brooks et al; Saml Seiderman (A), 26 Court; Philip F Rosenberg (R); Chas Shongood.

BERGEN ST, ns, 381 e Nostrand av, 19x107.2; Jno Wills et al—Louis Ehrenberg et al; Alvan R Johnson (A), 189 Montague; Jno F Coffin (R); Wm H Smith.

TILLARY ST, ss, 58.4 w Franklin av, 50x100; Wm Meyer—Ellen T Cassidy et al; Van Alen & Dyckman (A), 215 Montague; Louis Karasik (R); Wm H Smith.

ATKINS AV, ws, 140 s New Lots av, 80x100; Linda Hulse—Christopher G J Theuerholz et al; Jacob Brenner (A), 26 Court; Chas B Law (R); Wm P Rae.

21ST AV, swc 77th, 80x240x irreg; also 78TH ST, ns, 320 w 21 av, 140x100; Jno Skelly—Georgian Constn Co et al; Arthur C Rowe (A), 2 Rector, Manhattan; Jas T Williamson (R); Wm H Smith.

FEB. 17.

CONGRESS ST, ss, 80 e Henry, 20x72.6; Franklin Trust Co—Edw H McKee et al; McKeen, Brewster & Morgan (A), 20 Exchange pl, Manhattan; Howard E Greene (R); Chas Shongood.

ROBINSON ST, ss, 76.3 w Nostrand av, 280x 122; Bond & Mortgage Guarantee Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Harry Wishnew (R); Wm H Smith.

STATE ST, ss, 360 e 3 av, 20x90; Mary A. Pagan—Thomas Aris et al; Rutherford S. Moorhead (A), 189 Montague st; Samuel E. Maires (R); Wm. P. Rae.

SUMPTER ST, ss, 425 e Ralph av, 25x100; L. Townsend Burden—Samuel Cohen et al; Waldo & Ball (A), 290 Broadway, Manhattan; Wm. S. O'Connell (R); Wm. H. Smith.

VAN BRUNT ST, 351, ss, 50 w Wolcott, 25x90; Catherine Durney—Robert Brierton et al; John V Cain (A), 44 Court st; Joseph A. Kennedy (R); Wm H. Smith.

W 9TH ST, ws, 87 n Av R, 17x100; South Brooklyn Savgs Inst—Fannie A Kenick et al; Coombs & Whitney (A), 44 Court; R B Honeyman (R); Wm P Rae.

E 23D ST, es, 470 n Av G, 40x100; Ella J Doig —Eliz Pfister et al; Payne, Wood & Littlejohn (A), Mineola, N. Y.; Edw. L. Frosty (R); Wm. P. Rae.

58TH ST, nes, intersec. ses 16 av, 90x100.2; Zebia M Atherton et al—Annie C. Clinton et al; Watson & Kristeller (A), 100 William st; Jacob Kirschenbaum (R); Wm. H. Smith.

72D ST, sws, 320 se 8 av, 20x100; Franziska Drissler—Geo. Trebing et al; Reynolds & Geis (A), 359 Fulton st; Walter M. Effross (R); Wm. P. Rae.

BAY RIDGE AV, nes, 330.3 se 2 av, 80x290; Jennie L. Church—Antonio Musica et al; Dykman, Oeland & Kuhn (A), 177 Montague st; Benjamin T. Hock (R); Charles Shongood.

BEDFORD AV, sws, 74.11 nw Rodney, 21.11x 100; Chas. F. Rabell—Morris Neuwirth et al; Burlock E. Rabell (A), 38 Park Row, Manhattan; John D. Mason (R); Wm. H. Smith.

FRANKLIN AV, ws, 62 s Crown, 80x38.9; parcel of land beg. at a point formed by intersec. east boundry line of land of J. C. Freeke and line parallel with and distant 62 s Crown, and 53.9 w Franklin av, runs w 16.3xs20xw20 x s60xe51.3 x n81.7 to beg.; Thomas A. Devan—Marcus Rosenthal et al; John M. Rider (A), 44 Cedar st, Manhattan; Albert E. Richardson (R); Wm P Rae.

WILLIAMS AV, ws, 270.8 n Hegeman av 19.4 x100; Frederick J. Heidenreich—Square Building Co. Inc. et al; Action No. 1; Bernhard Bloch (A), 233 Broadway, Manhattan; Jacob W. Kahn (R); Charles Shongood.

WILLIAMS AV, ws, 251.4 n Hegeman av, 19.4x 100; same—same; Action No. 2; same (A); Same (R); Charles Shongood.

WILLIAMS AV, ws, 230 n Hegeman av, 21.4x 100; same—same; Action No. 3; same (A); same (R): Charles Shongood.
4TH AV, ws, 53.6 n 57th st, 33.4x100; Frederick W. Huber—Walter P. Vining et al; Gustav, Lange Jr., (A), 257 Broadway, Manhattan; Roger G. Langdon (R); Thomas Hovenden.

FEB. 18.

RUTHERFORD PL, sec, Bay 17th, 96.8x 25; Alice M. Sweeney—Isaac Briskman et al; Harry L. Thompson (A), 75 Remsen at; Anthony F. Tuozzo (R); Wm. P. Rae.
STANHOPE ST, ses, 100 sw Central av, 16.1x 114.3; Isaac Simon—Ida Frey et al; Zirn & Zirn (A), 14 Graham av; George Tiffany (R); Wm. P. Rae.
HOPKINSON AV, ws, 92.11 s Pitkin av, 75x 100; Lawyers Title Ins. & Trust Co.—Sam Howe Amusement Co. et al; Dean, Tracy & McBarren (A), 160 Broadway, Manhattan; Frederick P. Bellamy (R); Wm. H. Smith.
NORMAN AV, ss, 75 e Russell, 25x95; Augustus Smith—Wm. L. Felter et al; Arthur Smith (A), 111 Broadway, Manhattan; Chas. C. Miller (R); James L. Brumley.
WASHINGTON AV, es, 119.7 n St. Marks av, 19.1x131; Josephine Blow et al—Charles Kleinfelder et al; Dana & Clarkson (A), 44 Court st; Alexander McClinchie (R); Wm. H. Smith.

FEB. 19.

CRESCENT ST, ws, 266.8 n Fulton st, 60x105; Richard A. Rice—Gustave A. Frietsche et al; George H. Boyce (A), 110 Van Siclen av; Frederick A. Drake (R); Wm. H. Smith.
GRAND ST, sec Rodney, 25.2x77; Daniel L. Mett—Adolph L. Factor et al; Hugo J. Stelzner (A), 98 Broadway, Manhattan; Frank H. Innes (R), Frank H. Innes.
LINCOLN PL, ss, 85 e Utica av, 20x100; Jacob Greenberg—Minnie Ringen et al; David Weiss (A), 200 5th av, Manhattan; Sidney H. Weinberg (R); Charles Shongood.
NEW UTRECHT AV, ws, 100 s 49th st, 20x 100; Henry I. Liebman—Barnet Waldman et al; H & J I Lesser (A), 320 Broadway, Manhattan; Chas H. Schwartzman (R); Charles Shongood.

FEB. 20.

DIAMOND ST, es, 325 s Nassau av, 28.3x88.3; Wm. H. Rockwell—Wm. L. Felter et al; Arthur Smith (A), 111 Broadway, Manhattan; Fred M. Ahern (R); Wm. P. Rae.
FRANKLIN AV, es, 100.10 s Union st, 30.2x 100; Eastern District Savings Bank of the City of Brooklyn—Justus Doenecke et al; Action No. 2; Chas. L. Sicard (A), 150 Nassau st, Manhattan; Henry Weisman (R); Charles Shongood.
GLENMORE AV, nwc Georgia, 20x75; David Shapiro et al—Jacob Rayvid et al; Kugel & Saxe (A), 1699 Pitkin av; Wm. P. Pickett (R); Wm. P. Rae.
LAFAYETTE AV, ns, 20 w South Elliott st, 62x80xirreg.; Dime Savings Bank of Brooklyn—Richard W. Annin et al; Dykman, Oeland & Kuhn (A), 177 Montague st; Jesse W. Johnson (R); James L. Brumley.
ROCKAWAY AV, ws, 330.6 s Pitkin av, 46x 100; Jacob Meadow—Simon Shnaiper et al; Kugel & Saxe (A), 1699 Pitkin av; Joseph Goldstein (R); Charles Shongood.

FEB. 21 & 23.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 7.

81ST ST, 531 E; Jno S Sutphen et al—Maurice S Kenheim et al; Moses, Morris & Henderson (A).
96TH ST, 334 E; Louis T Lehmeyer—McKeon Realty Co et al; Norwood & Marden (A).
114TH ST, 71 E; Milton J Bach—Jno Schwarzkopf et al; Riegelman & Bach (A).
129TH ST, 247 W; Bowery Savgs Bank—Peter A French et al; Cadwalader, Wickersham & Taft (A).
132D ST, 227 W; Mary Woytisek—Saml P Fields et al; L S Lewkowitz (A).
144TH ST, 509 W; Estelle Clark—Henry B Kirkland et al; Fuller & Prest (A).

FEB. 9.

GRAND ST, nec Cannon, 50x100; Jacob Levy—Kassel Oshinsky et al; Arnstein & Levy (A).
MADISON ST, 147; Arnold Thayer et al—Abr Lewis; J F Coffin (A).
49TH ST, 126-8 W; Felix Hirsch—Carolyn M Swiney et al; L Werner (A).
49TH ST, 126-8 W; Felix Hirsch—Carolyn M Swiney et al; L Werner (A).
83D ST, 35 W; Felicitas Fuhr—Chas F Wildey, Sr et al; A W Venino (A).

FEB. 10.

13TH ST, ns, 125 w 6th av, 20x100; Thomas Develon, Jr—Sheppard Knapp & Co et al; R O L Fay (A).
23D ST, 250-252 W; also 22D ST, 261-265 W; Mutual Life Ins Co of N Y—Fanne C Hoadley et al; F L Allen (A).
108TH ST, ss, 225 w 2d av, 25x100.11; Jos Fritz—Leopold D V Shea et al; Amend & Amend (A).
LEXINGTON AV, 1795; Rachel Bacharach—Margaret J Crawford et al; I Cohen (A).

FEB. 11.

DELANCEY ST, 268; Julia Bacharach—Jacob D Furman et al; A R Lesinsky (A).
DELANCEY ST, ns, 32.6 e Orchard, 27.6x75; Henrietta Underhill—Jacob Volk et al; E P Lyon (A).
ESSEX ST, 71; Berenice L Baumann—Louis Pollock et al; Fixman, Lewis & Seligsberg (A).
FULTON ST, 112; Mary G Davis—Chas A Reilly et al; M S Hart (A).
STANTON ST, 12; Henry F Knapp—Nathan Kohn et al; S H Halstead (A).

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Foreclosure Suits, Manhattan (Continued).

22D ST, 32 W; Seamen's Bank for Savgs in the City of N Y—Julius E Siegel et al; Cadwalader, Wickersham & Taft (A).
61ST ST, 241 W; Metropolitan Savgs Bank—Israel H Goldberg et al; A S & W Hutchins (A).
110TH ST, 336 E; Niagara Life Ins Co et al—Eugene B Schiller et al; Gregg & McGovern & J C Kadane (A).
115TH ST, 65 W; Wm Parkin—Isaac Goodstein et al; F de P Foster (A).
131ST ST, 64 W; also 128TH ST, 119 E; also 131ST ST, 8-12 E; Abr Siegel Realty Co—Sarah McCormick et al; J Sapinsky (A).
180TH ST, ss, 100 w Ams av, 75x100; two actions; Margt S Brandreth et al—Hayman Wallach et al; G Whittlesey (A).
5TH AV, 1489; Jas R Roosevelt et al—Inter City Land & Securities Co et al; amended; Cary & Carroll (A).

FEB. 13.

MADISON ST, 353; Adelaide K Thomas—Geo B Hayes; amended; House, Grossman & Vorhous (A).
55TH ST, nec Av A, 79.8x25.5; German Savgs Bank in the City N Y—Elsie Max; M Auerbach (A).
107TH ST, 68 W; Rental Mortgage Securities Corpn—First Preferred Realty Corpn et al; J L Goodwin (A).
131ST ST, ns, 135 e Lenox av, 100x99.11; two actions; Manhattan Savgs Institution—Eljay Realty Co et al; Rapallo & Kennedy (A).
141ST ST, 239-41 W; Rental Mortgage Securities Corpn—Inter City Land & Securities Co et al; J L Goodwin (A).
141ST ST, ss, 100 w Lenox av, 100x99.11; same —same; J L Goodwin (A).
BROADWAY, 822-4; Title Guarantee & Trust Co—822 & 824 Broadway Co, Inc, et al; H Swain (A).
2D AV, swc 65th, 47x100 x irreg; N Y Trust Co—Arpad Wellish et al; Bowers & Sands (A).

Bronx.

FEB. 6.

OLD BOSTON RD, intersection ss land of Strauss; Sound Realty Co—Cathleen Turney et al; L E Marx (A).

FEB. 7.

EASTBURN AV, es, 213.3 n 174th, 25x95; Board of Education of the Reformed Church of America—Sarah Cohen et al; C L Livingston (A).

FEB. 9.

JENNINGS ST, ns, 110 e Union av, 46x64.7x irreg; Henry Krauth—Eliz C Specht et al; A H Bloch (A).
ST ANN'S AV, 150; Agnes Carpenter—Micke Berg et al; W & G Chamberlin (A).
SOUTHERN BLVD, es, abt 151 n Freeman, 26.3x 99.11x25x99.3; James Neil et al—Bertha Frey et al; Blandy, M & S (A)
SOUTHERN BLVD, es, abt 131 n Freeman, 26.8 x99.3x25x101.5; Jessie Neil—Bertha Frey et al; Blandy, M & S (A).

FEB. 10.

LAFAYETTE ST, ws, Lot known as letters Q Q, Map of Unionport; Bronx Security & Brokerage Co et al—Carlo Antonio et al; J W Bryant (A).

FEB. 11.

BELMONT AV,** nws, 200 sw 177th, 50x100; Mary T Hughes—Wm A Wallas et al; amended; Coudert Bros (A).
**Recorded in N Y County.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 5, 6 & 7.

No Judgments in Foreclosure Suits filed these days.

FEB. 9.

29TH ST, sws, Lot 400, map of estate of Cornelius Ray; Anna I Marsh—Helen J M Robinson et al; Alex & Ash (A); Jno H Rogan (R); due..$3,416.31

FEB. 10.

62D ST, ss, 153 w 2 av, 20x100.5; New Jersey Title Guarantee & Trust Co—Augusta E Mohr; Cary & Carroll (A); Jos R Tinsdale (R); due....11,068.06
109TH ST, 337 E; Wm P Douglas—Louis Leiman; Bowers & Sands (A); Henry Smith (R); due 19,382.64

FEB. 11.

No Judgments in Foreclosure Suits filed this day.

Bronx.

FEB. 5.

175TH ST,** nwc 3 av, 96x54.2; East River Savgs Institution—175th St & 3d Av Corpn; Omri F Hibbard (A); Harry N French (R); due, $19,431.30.
3D AV, ** ws, 104.7 n 175th, 50.6x104.7; same —same; same (A); Edmund J Tinsdale (R); due, $10,282.64.

FEB. 6, 7, 9, 10 & 11.

No Judgments in Foreclosure Suits filed these days.
**Recorded in N Y County.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 7.

4TH AV, swc 18th, 42x78.7; also 4TH AV, ses, 80 ne 17th, 25.6x115; LAND bounded nw by 17th, ne in rear by a line parallel with st distant 131 ft, nw by line parallel with 4 av, distant 115 ft, se by line parallel with 4 av, distant 125 ft, ¼ part; also BROADWAY, ws, equidistant bet 60th & 61st, runs n28.10 xw125.4xs25xe139.10 to beg; also MADISON AV, sec 78th, S2.2x100xirreg; also MACOMB'S DAM RD, ws, plots 1 to 6, map of prop of E H Johnson, West Farms; Mary B Averill et al—Forbes J Hennessey et al; partition; Goldsmith, Cohen, Cole & Weiss (A).

FEB. 9.

102D ST, ns, 355 e 3 av, 25x100.11; Chas A Robinson—Benj Jacobs et al; Rollins & Rollins (A).
2D AV, 948; Peter Ruge—Yetta Jacobs et al; L Wendel, Jr (A).
2D AV, ws, bet 117th & 118th, Lot 26; Rudolph Wallach Co—Joshua York et al; amended foreclosure of tax lien; A Weymann (A).

FEB. 10.

1ST ST, 12-16; also 2D AV, 35; Jacob P Adler—Max R Wilner et al (action to impress trust, etc); J A Seidman (A).

FEB. 11.

30TH ST, ss, 172.8 e 9 av, 18.4x98.9; also 48TH ST, 321 W; also 48TH ST, 323 W; also 48TH ST, 311 W; also 48TH ST, ns, 278 w 8 av, 18x100.5; also 48TH ST, ns, 296 w 8 av, 18x100.5; also 52D ST, 307 W; also 47TH ST, ss, 80 w 9 av, 20x50; also 47TH ST, 402 W; Margt E Baker—Eliz M Myers et al; amended partition; Rollins & Rollins (A).
60TH ST, 128 E; Sandhop Contracting Co—One Hundred & Twenty-eight East Sixtieth St Co; action to foreclose mechanics lien; R Kelly (A).
95TH ST, 151 W; Ignatz Erber—Jno P Magner; specific performance; J L Linehan (A).

FEB. 13.

61ST ST, ns, bet 1 av & Av A, Lot 10; Rudolph Wallach Co—Isaac Lieberman et al; foreclosure of tax lien; A Weymann (A).
BROADWAY, 346; Theo W Morris et al—N Y Life Ins Co et al; action to foreclose mechanics lien; Thompson & Fuller (A).
CENTRAL PARK W, nwc 88th, 75.6x100; Otis Elevator Co—Progress Club of NY et al; action to foreclose mechanics lien; H L Brant (A).

Bronx.

FEB. 6.

No Lis Pendens filed this day.

FEB. 7.

MACOMBS DAM RD, ws, at sec Plot 6, 234.8x 353.7xirreg; Mary B Averill et al—Forbes J Hennessy et al; partition suit; Goldsmith, C C & W (A).
LOT 365 map of Washingtonville—Lillian W White—Dora A Taubert; action to foreclos tax lien; Williamson & B (A).
LOT 712 map of Laconia Park; Lillian W White—Marcella M Oakes et al; action to foreclose tax lien; Williamson & B (A).
LOT 711 map of Laconia Park; same—same et al; action to foreclos tax lien; same (A).

FEB. 9.

BAILEY AV, es, bet Fort Independence at & 238th, also 238th st, lot 120; Kabee Realty Co—Jos L O'Brien et al; action to foreclose tax lien; B Bodenheimer (A).
GARRISON AV, ws, bet Lafayette & Longwood avs, lot 48; Kabee Realty Co—Barnet Lipiansky et al; action to foreclos tax lien; B Bodenheimer (A).
LOT 281 map of Laconia Park, 25x136.4; Lillian W White—Charles Hefferman et al; action to foreclose tax lien; Williamson & Bell (A).

FEB. 11.

No Lis Pendens filed this day.

Brooklyn.

FEB. 5.

BALTIC ST, ss 434 e 3 av, 26.6x100; Jos Tuozzo—Michl Tuozzo et al; Kiernan & Moore (A).
DODWORTH ST, ws, 74 s Bushwick av, 19.10 x90x20x90; David B Jacobs—Lillian Marks et al; M E Lehman (A).
DOUGLASS ST, ss, bet Hoyt & Bond, —x—; City Tax Lien Co—Jno H Wright et al; foreclosure of tax lien; S Marion (A).
HERKIMER ST, swc Saratoga av, 58x98; Marion C Smith—Caroline E Bellhardt et al; J A Anderson (A).
LEONARD ST, nec Maujer, 100x100; City of NY—Mary A Burkett et al; to acquire a title; F L Polk (A).
PRESIDENT ST, ss, 320 e Albany av, 20x120.3; Henry L C Wenk Jr—Princess Anne Co et al; C F Corner (A).
PRESIDENT ST, ss, 360 e Albany av, 20x120.3; Henry L C Wenk—same; same (A).
PROSPECT ST, ss, bet Pearl & Jay, —x—; City Tax Lien Co—Le Grand L Clark et al; foreclosure of tax lien; S Marion (A).
ST PAUL'S PL, es, 158.7 s Woodruff av, 18x 108.2; Williamsburg Savgs Bank—Jennie G Dowsey et al; S M & D E Meeker (A).
SEIGEL ST, ns, 125 e Graham av, 25x100; Title G & T Co—Eliz Simon et al; T F Redmond (A).
SEIGEL ST, ns, 150 e Graham av, 25x100; Wesleyan University—same; same (A).
E 109TH ST, ws, 195 s Glenwood rd, 40x100; Cassandra M Clarke—Richd A Niehorster et al; M H Elliott (A).
CLINTON AV, es, 245.11 s Myrtle av, 65.10x200; East River Savgs Inst—Margt A McCullough; O F Hibbard (A).
CONEY ISLAND AV, es, 260.4 n Av S, 120x 100; Albt Berry—Rebecca Stein et al; G C Case (A).
NEW YORK AV, ws, 78.9 s Carroll, 19.7x100; Williamsburgh Savgs Bank—Ellen Conklin et al; S M & D E Meeker (A).
3D AV, es, 91 s 10th, 17.9x70; Fannie Johnston—Thos K West et al; H J Davenport (A).
3D AV, swc 25th, 76x80x50x85; also 3D AV, es, 110 s 24th, 10x100x42.1x—; also 25TH ST, nes, 80 se 3 av, —x76x45x—; also PLOT begins 110.2 s 24th & 100 e 3 av, runs e20.7xw —xn6.9 to beg; Regina Krombach—Theo Krombach et al; partition; M M Himowich (A).
7TH AV, ws, 50 s Lincoln pl, 33.4x110; Wm H Post—Michl J Whelan et al; Davison & Underhill (A).

FEB. 6.

BUTLER ST, ns, 215 e Buffalo av, 50x127.9; also LOTS 478-9 on map of land of Nicholas Schenck, Jr; also JOHN ST, ses, 108 s Davis av, 22x210; also LAND under water of Jamaica Bay in front of prop above described; Walter Bishop—Chas Bishop et al; partition; McDonnell & Lebett (A).

DOBBIN ST, ws, 150 n Nassau av, 26.1x84.10x 25x92.5; Williamsburgh Savgs Bank—Patk O'Connor et al; S M & D E Meeker (A).

DOBBIN ST, ws, 175 n Nassau av, 26.1x92.5x25 x100; same—same; same (A).

DOUGLASS ST, es, 192.11 n Sutter av, 25x100; Edmund D Teller—Matthew Pollock et al; Solinger & Solinger (A).

JUNIUS ST, ws, 215 s Liberty av, 75x100; Spiner Constn Co—Block & Greenberg Lumber Co; Smith, Doughty & W (A).

UNION ST, ss, 280 e Kingston av, 20x100; Williamsburgh Savgs Bank—Percy G Farquharson et al; S M & D E Meeker (A).

WALLABOUT ST, nwc Throop av, 50x100; Poughkeepsie Savgs Bank—Saml Warshaw et al; T F Redmond (A).

W 5TH ST, nec Sea Breeze av, 63.6x124.9x73.5x 119.6; Richd M Hoe—Nathan Levy et al; H L Thompson (A).

W 7TH ST, es, 340 n Av U, 20x100; Alex C Webber—Antonio Coretto et al; J F Dempsey (A).

W 37TH ST, sec Neptune av, 40x100; Jennie Voss—David R Magee et al; E H Lockwood (A).

41ST ST, ss, 140 e 3 av, .01x100.2; Rose Goldberg—Louis Miner et al; to determine a claim; Cook & Benjamin (A).

BEDFORD AV, es, 100 s Clarendon rd, 50x100; Clementine Merzbach—Eliz D Baylis et al; Strasbourger, Eschwege & S (A).

FLUSHING AV, ss, 350 e Nostrand av, 25x100; Louis D Mason—David Karpel et al; T F Redmond (A).

HOPKINSON AV, sec Prospect pl —x—; Meyer H Davis—Kath Storz et al; foreclosure of tax lien; Chilton & Levin (A).

HOWARD AV, es, 184 s Herkimer, 16.10x98; Walter P Williams—Susan E Hill et al; partition; W H Smith (A).

ROCKAWAY AV, ws, 325 s Bway, 25x100; Edw Lippmann—Geo Wiener et al; F Wasserman (A).

ST MARKS AV, ns, 124.9 e Ralph av, 24.9x 127.9; Jacob Kraemer—Hinde Mitzner et al; L Scherrer (A).

SUTTER AV, nwc Barrett, 99.11x100; Mae M Bertges—Barrett Constn Co et al; Chilton & Levin (A).

VAN SICLEN AV, es, 125 s Belmont av, 25x 100; National Surety Co—Jennie Foox & ano; to set aside deed; L Ehrenberg (A).

TURNPIKE RD, es, 100 nw Glenwood rd, runs ne73.10xnw20xsw69.4xs20.6 to beg; Minnie L Vom Lehn—Jos Gough et al; Van Alen & Dyckman (A).

18TH AV, wc 81st, runs nw102xsw100xnw160x sw99xse256.7xne182 to beg; Wm S Pendleton —Wm P Bennett et al; H J Davenport (A).

FEB. 7.

CARROLL ST, ns, bet Rogers & Nostrand av, —x—; Rudolph Wallace Co—Wm H Konther et al; foreclosure of tax lien; E S Pope (A).

CHERRY ST, sec Stewart av, 100x100; Aug Meyer—Baar Bros, Inc; to create a lien; J Silbermann (A).

MACON ST, ns, 291 w Ralph av, 18x100; Chester S Kingman—Geo W Johnston et al; Foley, Powell & H (A).

MARTENSE ST, 125; Mabel C Woodruff—Abr Shapiro et al; Dunlop & Smith (A).

54TH ST, ss, bet 1 & 2 avs, —x—; Rudolph Wallace Co—W K Putnam Co et al; foreclos of tax lien; E S Pope (A).

59TH ST, swc Ft Hamilton av, 60x106; Audley-Clarke & Co—Israel J Rosenstein et al; Owens, Gray & T (A).

66TH ST, nes, 85 nw 20 av, 100x85; Eliz Rosenberg—So Bklyn Homes Corpn; R Underhill (A).

BROADWAY, ns, 175 w Hewes, 25x100; Williamsburgh Savgs Bank—Mary A O'Connor et al; S M & D E Meeker (A).

GREENE AV, ns, 150 e Grand av, 25x100; Alex G Calder—Thos A Silcock et al; T H Nekton (A).

FEB. 9.

JEFFERSON ST, nws, 285 ne Bway, 44x100; Germania Savgs Bank—Saul Koppman et al; Wingate & Cullen (A).

MOFFAT ST, ses, 120 ne Central av, 20x100; Annie Knoblauch—Chas F Stoss et al; Bacher & Klein (A).

PARK PL, ns, 130 e Howard av, 270x127.9; Morris Epstein—Howard-Park Inc et al; foreclosure of lien; E E Rosenblume (A).

15TH ST, sws, 304 nw 10 av, 85.3x222.1; Thos S O'Reilly—Newton D Hawkins et al; J J Kean (A).

64TH ST, ss, 100 w 8 av, 100x100; Mary E Wilson—Anna M Nolan; J H Gilvarry (A).

82D ST, sws, 200 se Narrows av, 75x100; also 82D ST, sws, 350 se Narrows av, 75x100; also 82D ST, sws, 425 se Narrows av, 75x100; also 82D ST, sws, 275 se Narrows av, 75x100; A Pardi Tile Co—N Y Terrain & Bldg Co et al; foreclosure of lien; Foulds & Galland (A).

EAST NEW YORK AV, nws, 179.9 sw Sterling pl, 44x74; Margt E Kelly—Max Holtzer et al; Chilton & Levine (A).

EAST NEW YORK AV, nws, 215.9 sw Sterling pl, 44x74; same—same; same (A).

PITKIN AV, nwc Powell, 50x100; Empire City Lumber Co—Brein Amusement Co et al; foreclosure of lien; L Sacks (A).

3D AV, wc 8th, 22x71.6; Maria H Rider—Julia A Laufer et al; J M Rider (A).

FEB. 10.

CARROLL ST, ss, 230 w Clinton, 20x90; Lawyers Mtg Co—Eliz Boden et al; Cary & Carroll (A).

KOSCIUSKO ST, swc Sumner av, 91.3x100; Jacob Blank—Jno G Duffy et al; Coombs & Wilson (A).

LINCOLN PL, sec Bedford av, runs e 134.6x s127.9xw135xnw30.10xn— to beg; Dennis O'Connor—Maddalena Franza et al; foreclosure of tax lien; D L Donovan (A).

STERLING PL, ns, 100 w Saratoga av, runs w175xn110.1xe—xs143.2 to beg; Isidore Silberberg—Commonwealth Impt Corp et al; S Berg (A).

48TH ST, nes, 560 se 8th av, 40x100.2; Donald Rathbun—Maria Donovan et al; foreclosure of tax lien; Hovell, McChesney & C (A).

58TH ST, ns, 340 e 4th av, 20x100.2; Maria A Dimmick—Helen P Turner et al; partition; G Eckstein (A).

61ST ST, nes, 280 nw 13th av, 21x53.9x20x46.5; Febronia Speciale—Grachino Vitolo et al; Albert & Albert (A).

AV Q, ec E 38th, runs w923.7xs1643.2xe1093.10 xn1364.3xw208.3xn230.1 to beg; Cornelius Dwyer—Coleraine R E Assn et al; G Eckstein (A).

CATON AV, sec E 2d, 40x100; Sophie Carlson—Caton Garage Inc; J H Lack (A).

HAMBURG AV, nwc Suydam, 25x100; Henry Gick—M M Michelo, Inc, et al; C Oechler (A).

MERMAID AV, ns, 66.4 w W 32d, 84x100; Isaac P Lewin—McFerran Bldg & Realty Co; Weed, Henry & M (A).

PITKIN AV, ns, 110 e Barbey, 20x100; Mariners Family Asylum—Selig Meyers et al; H L Thompson (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 7.

177TH ST, 501 W; Jarcho & Ebert—Chas M Rosenthal, Florence B Friedlander, Brettholz & Krumholz Constn Co (39). 100.00

1ST AV, 2294; J Plotkin et al—Gaetano Riccio (41)..... 125.00

8TH AV, 588; Gustav Robinson—Levi Morris—Ben Lavities (40)..... 299.00

FEB. 9.

BANK ST, 157-7; A Blaurock & Son—Enoch Morgan's Sons Co & Chas H Peckworth; renewal (46)..... 50,00

88TH ST, 1 W; United Metal Covered Door & Sash Co, Inc—Progress Club & S L Waller Constn Co (47)..... 75.00

125TH ST, 241 W; Saml L Snyder—Major A White & Thos Connelly (44) 43.00

128TH ST, 8 E; Hyer & Hult—Eliza A Knights (43)..... 378,00

CENTRAL PARK W, 418; Poholsky & Lebowsky—New York Real Estate Security Co; McVickar-Gaillard Realty Co (45) 990.00

CENTRAL PARK W, nwc 88th, 75.6x 100; Star Hanger Co—Progress Club & S L Waller Constn Co (42)..... 68.28

FEB. 10.

FULTON ST, 180; Berger Mfg Co—Emil A, August H, Ioa & Herman Heyland; Mehler Fulton Co, Inc; Morgan & Trainor (49)..... $241.00

36TH ST, 141 W; Oriental Fireproof Sash & Door Co—Edw W Browning, Henry L Lewen Co & Herbert E Seligmann (renewal) (48) 443.00

38TH ST, 66-68 W; David Stern—T J Oakley & Philip Rhinelander; Eugene J Flood & Florence S Leighton, Paul De Blois Leighton & Butler Davenport (renewal) (52)..... 1,225.00

85TH ST E, sec Park av, 82.3x25.6; National Fireproofing Co—Alletta N Morris & Louis G Morris; Stanley Golliek Co (54)..... 154.70

105TH ST, 112-138 W; Jos W Rowan, Inc—Mary A Loeffler; W H Heddenford (renewal) (50) 838.30

111TH ST, 207 E; Tomback & McPhee, Inc—Jos Gerhardt (51)..... 73.81

8TH AV, 2083; Harry Frohman—Mary T Casey; J Selby (53)..... 18.00

FEB. 11.

38TH ST, 66-8 W; Candee, Smith & Howland Co—T J Oakley, Philip Rhinelander, Florence S Leighton & Eugene J Flood & Paul DeB Leighton (renewal) (59)..... $608.44

105TH ST, —s, whole front bet Bway & West End av, —x109.4x—x100.11; Saml Spaiser—82d St Realty Co (58) 405.50

111TH ST, 521 W; Reinhardt Bros—N Y Real Estate Security Co & McVickar Gaillard Realty Co (57)..... 140.00

116TH ST, 438 E; Vaux & Mau, Inc—Salvatore Purifacato & Anthony Polzella (56) $608.44 247,11

AUDUBON AV, sec 171st, 20x95; Aug Kampfner—Gustave Boehme & Max Scharf or Schaef (62)..... 110.25

PARK AV, 960; Wm M Moore—960 Park Av Co, Inc (63)..... 410.00

RIVERSIDE DR, nec 150th, 103.9x96.10; Oscar Stolp—Riverside Drive & One Hundred & Fiftieth St Co (55)..... 240,00

1ST AV, 298; Benj Werdinger et al—Saml Glazer (61) 25.20

FEB. 13.

21ST ST, 218-20 W; Jas Curran Mfg Co—Brookmoire Realty Co & Adolph Meyer (71) 721.65

81ST ST, 203-11 W; Frank Morell Co —S B Constn Co, Inc & S B Constn Co (renewal) (69) 1,800.00

85TH ST, 207 W; N Y Installation Co, Inc—Jane L Hayes & Clara L Kellogg (70) 5

86TH ST, 513 E; Wm Kral—Eliz Bornhoeft (68) 45.35

125TH ST, 245-51 W; Gough Mfg Co—Jno, Adelaide B, Wm H, & Jno H Cromwell. Chas J Stumpf, Henry J Langhoff, Security Constn Co & Fowler Sanitary Engineering Co, Inc (65) 300.00

137TH ST, ns, whole front bet St Nicholas & Edgecombe avs, 34x232x72.8x 229.10; Nappi Contracting Co—Yale Realty Co (66)..... 800.00

11TH AV, nwc 47th, 100.5x125; Jno Boyd Plumbing & Heating Co—Model Fireproof Tenement Co & Marfields Co (67) 233.75

Bronx.

FEB. 6.

HOFFMAN ST, 2455; Vincent F Bernesser—Chas Levy (13)..... $88.48

FEB. 7.

MEAD ST, 613; Shitzberg & Frankel—Elsie Levy & Jno Normoyle (15).... 23.00

VYSE AV, swc Freeman, 50x95; Jos Vielherth Co—Martha Perna (14).... 180.00

FEB. 9.

136TH ST, ns, 100 w So blvd, 100x100; August J Lundgreen—Buellesbach Constn Co (17) 60.00

150TH ST, ss, whole front, River av to Gerard av, 200.3x100x148.8x irreg; Bklyn Vault Light Co—Henry L Morris & Radley Steel Constn Co (16) 146.28

173D ST, nwc So blvd, 100x140.5; Muglers Iron Works—Trask Building Co (19)..... 478.88

PROSPECT AV, sec Boston rd, 56x70x irreg; Ferdinando Cioffi—Josephine Fertz & Gay Constn Co (20)..... 279.00

VALENTINE AV, swc 181st, 139.7x 54.1; Jno Lucas & Co., Inc—Tobruk Constn Co & Jeremiah Altieri (18).. 90.64

FEB. 10.

HUGHES AV, 2310; G B Raymond & Co—Nichola Tedeschi, Charles A Corby; Charles A Corby (21)..... $36.00

WASHINGTON AV, 1519; New Columbia Iron Works Inc—Integrity Realty Co; M Goldberg (22)..... 130.00

FEB. 11.

INTERVALE AV, ws, 185 s Jennings, 85x110; Francis X Keil Co—Jacob Streifler Co (23)..... 209.14

Brooklyn.

FEB. 5.

56TH ST, nec 4 av, 80x43.2; M Behre —South Bklyn Gospel Church & Frank Hogan 266.40

MYRTLE AV, 1080; W J Semsoth—Chas Samuels 11.22

NOSTRAND AV, es, 100 s St Marks av, 46.7x100; F Katz—Jacob Davis, Morris Weiss & Nathan & Mary Matchet. 55.00

FEB. 6.

BRISTOL ST, swc Sutter av, —x—; Atlas Steele Co—Safe Constn Co & Jacob Rabinowits $126,00

17TH ST, ss, 140 e 4 av, 20x100.2; M Behrer—Henry Cohen & Frank Hogan 151.85

56TH ST, nec 4 av, 43.2x80; M Behrer —So Bklyn Gospel Church & Frank Hogan 266.40

60TH ST, 1024-8; E H Scally—Jos Terranna & Giovannina Terranna... 259.25

MERMAID AV, ns, 80 w W 25th, 46x 100; S Salerno—Jno W Jackson.... 1,155.00

MILLER AV, nec Sutter av, —x—; Atlas Steele Co—Harry Ruhin & Jacob Rabnowits 85.00

FEB. 7.

ST PAULS PL, 63; Kruger & Strutin —Sallie B Robert 285.00

PUTNAM AV, 796; L Elkin—Herman H Bruns 10.00

SNEDIKER AV, ws, 75 s Blake av, 100 x100; M Berkowitz—Snediker Constn Co. 330.00

FEB. 9.

HINSDALE ST, 337-43; M Sabbino—W F S Constn Co & Louis Abramowitz. 58.00

HINSDALE ST, 337-43; A Livonsi—W F S Constn Co & Louis Abramowitz 17.50

HINSDALE ST, es, 100 s Blake av, 100 x100; M Judelowitz—Morris Wallerstein & W F S Constn Co..... 200.00

PRESIDENT ST, 1570; A N Mueli Co —Addie S Townsend 22.00

UNION ST, ss, 150 e Nostrand av, 50x127.9; Nicola Caristi—Sylfred Constn Co..... 55.00

W 17TH ST, ws, 220 n Neptune av, 40 x100; Coney Island Constn Supply Co—Jos Koppel 313.75

56TH ST, ss, 100 w 4 av, 44.2x100; Behrer & Co—Francis Lee 266.40

PITKIN AV, nwc Powell, 50x100; Empire City Lumber Co—Brein Amusement Co & Chas Brein, as pres..... 312.96

FEB. 10.

GRAND ST, ns, 50 w Humboldt, 50x100; H Weisfeld—Thrall Constn Co..... 80.00

E 39TH ST, 669-73; S Levy—Minnie Langsam & Herman Langsam..... 69.00

BUSHWICK AV, sws, 25.6 se Melrose; 75x105.9; H Mankin—Daret S Werchen & David Werchen.....16,000.00

OCEAN AV, es, 133.2 s Cortelyou rd, 50x 100; M Fleck—Tip Top Realty Co..... 90.00

PLOT begins 160 n Av X & 60 w E 12th; —x—; L G Mitchel—Pasquale Allberti 203.79

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

FEB. 7.

No Satisfied Mechanics Liens filed this day.

FEB. 9.

10TH ST, 28 E; Coleman & Krause—28 E 10th St Corpn et al; Aug2'13 $285.00

46TH ST, ss, 308 w 5 av; Coleman & Krause—Arthur S Lewis et al; July10'13 ..... $1,473.61

(Satisfied Mechanics' Liens—Manhattan—Continued.)

111TH ST, 165 E; Hiller Slavin—Theresa McGuire et al; Oct8'13..... 930.00

FEB. 10.

SUTTON PL, 22; Charles Levy et al—Louisa Shield et al; Dec16,13..... $35.00
69TH ST, 133 E; Guarantee Sheet Metal Works—Carl Taylor et al; Sept 3'13 ..... 130.00
VERMILYEA ST, swc Academy; Hydraulic Press Brick Co—Warren F Johnston et al; Jan26'14..... 217.00

FEB. 11.

BROADWAY, 3240; Candee, Smith & Howland Co—Jas Pringle et al; Jan 19,14 ..... 566.00
ST NICHOLAS AV, 884-8; Arthur Janes Co—Wm I Seaman et al; Jan8'14.... 91.50

FEB. 13.

PEARL ST, 434; Louis Taxon—Augusta Schick et al; Aug7'12..... 100.00
48TH ST, 24-6 E; Fordham Cornice Works, Inc—Jno Doe et al; Dec3'13. 2429.01
106TH ST, 152 E; Michl Guagenti—Alex Greenbaum et al; Oct31'13..... 115.00
127TH ST, 619 W; Herman Seklir Co—Nadig Realty Co et al; Feb11'14.... 544.05
PARK AV, 640; Wm M Moore—Fullerton-Weaver Realty Co et al; Feb11'14. 40,300.00

Bronx.

FEB. 6.

No Satisfied Mechanics Liens filed this day.

FEB. 7.

TINTON AV, 918; Rudolph J Helbing—Patk K & Sarah McCauley et al; Jan6'14. ..... 165.00

FEB. 9.

[2]150TH ST, ** ss, bet River & Gerard avs; Sam S Glauber, Inc—Henry L Morris et al; Dec23'13..... 110.96
[2]SAME PROP; Gurney-Heater Mfg Co—same; Dec20'13 ..... 1,200.00
HUNTS POINT RD, ** sec Seneca av; Chas Shapiro—Geo G Grabam Constn Co et al; July19'13 ..... 255.65

FEB. 10.

183D ST, 536-544 E; Charles Shapiro—Asaro Realty Co et al; May28'13.... $291.35
183D ST, **, ss, 55 e Bathgate av; Corbett & Co—Asaro Realty Co et al; June15'13 ..... 40.00
SAME PROP; Colwell Lead Co—Same; May26'13..... 2,600.00
SAME PROP; Harlem River Lumber & Woodworking Co—Same; May26'13... 3,416.64
[2]FULTON AV**, nwc 170th; B Franklin Hart, Jr, & Co—Charles Frazier et al; Oct24'13 (bond)..... 2,092.30

FEB. 11.

150TH ST, ss, whole front bet Gerard av & River av, 200x100; Jno Simmons Co—Henry L Morris et al; Jan3'14. 687.07
SAME PROP; Braunfels, Browning & Co—Same; Jan27'14..... 135.43
SAME PROP; Pelham Operating Co—same; Jan28'14..... 79.00
SAME PROP; Vulcan Rail & Constn Co—same; Jan29'14..... 60.00
SAME PROP; Bethlehem Steel Co—same; Feb4'14..... 5,872.75
SOUTHERN BLVD,** nws, 185 sw Tiffany; Eureka Tile Co—Levine & Atlas Co et al; Sept11'12..... 410.80
SOUTHERN BLVD, 849-53;** Jos Resnik—same; Sept17'12..... 195.00

FEB. 13.

[2]207TH ST,** 623-9 W; Tozzini & Co—Maze Realty Co et al; Dec6'13..... 470.00
MT HOPE AV,** 1772; Antonio Posilipo—Benemino Iannuccelli et al; Aug 9'13 ..... 1,604.00
SAME PROP; Antonio Posilipo—same; Sept27'13 ..... 925.00
MT HOPE AV,** 1772; Antonio Posilipo—Beniamino Iannuccilli et al; Oct 23'13 ..... 733.80
3D AV,** 4286; Tony Basil et al—Bertha Klein et al; Oct28'13..... 28.75

**Recorded in N Y County.

Brooklyn.

FEB. 5.

HENDRIX ST, 33; Frank Richards—Geo Bernard, Abr Rashkis, Freda Rashkis, Victor & Isaac Rashkis; Dec20'13 ..... 85.00

FEB. 6.

WINTHROP ST, 34; Wm S Ross—Wm A A Brown; June25'31..... 260.00
E 49TH ST, es, 260 s Linden av, 40x100; Paul Witt—Owen McCormack; Jan20'14 ..... 20.00
PARKSIDE AV, 290-98; Alfred G Edwards—Wm A A Brown; June12'13. 1,000.00
PARKSIDE AV, 304; same—same & Henrietta C & A C C Dougall; June 13'13 ..... 450.00
PARKSIDE AV, 302; same—Wm A A Brown; June12'13 ..... ——
PARKSIDE AV, 304; same—same & Jno Danzell; June12'13 ..... ——
PARKSIDE AV, 300; same—Chas H & Mina Carey & William A A Brown; June13'13 ..... 435.00
PARKSIDE AV, 290-304; Henry Miles & Sons—Wm A A Brown; June13 '13 ..... 687.50
PARKSIDE AV, 290-8 & 302; Wm S Ross—same; June25'13 ..... 899.87

FEB. 7.

9TH ST, nes, 195.9 se 4 av, 25x100; Edw E Peirson—Matilda P Coben & Edw E Peirson; June3'11..... 162.00

FEB. 9.

E 12TH ST, es, 160 n Av X, 20x60; Saml Goldman—Pasquale Serentino & Christoforo Marvazzo; Jan30'14..... 184.00
SAME PROP; Rocco Mega—Pasquale Alberti; Dec29'13 ..... 30.00
SAME PROP; Louis Solomon—Pasquale Aliberti; Jan20'14..... 113.00
E 49TH ST, es, 260 s Linden av, 40x100; Wm Hessler, Jr—Owen McCormack; Jan14'14..... 400.00
LIVONIA AV, ss, 40 w Bristol st, 40x100; Philip Shech—Jos Wieselman, Meyer Wieselman, Isaac Postelnick; Jan26'14 ..... 335.00

FEB. 10.

E 12TH ST, es, 160 n Av X, —x—; Andrea Galeoto—Pasquale Aliberti, Pasquale Sorrentino & Christoforo Marrazzo; Feb4'14 ..... 72.00
59TH ST, 337-341; Aik Rosenman—Fredk Windenhorn; Jan24'14..... 57.00
[3]SURF AV, ss, at int division line bet Old Lots 38 & 39 on map of Common Lands belonging to Town of Gravesend, runs e 100 x s — to Atlantic Ocean x w —x n — to beg; Fred Cronin—Alice B Coady & Robt J Coady & Jas J Healy; Aug13'12.... 185.00
[3]SAME PROP; same—same; Aug24'12 ..... 198.56
[3]SAME PROP; Seaside Lumber Co—Alice B & Robt J Coady, Jas J Healy & Frank Schulze; Aug13'12..... 85.35
[3]SAME PROP; Henry Steigerwold—same; Aug14'12 ..... 238.45

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

FEB. 5.

BERTHOUD, Alfred E; Farmers Loan & Trust Co Ltd; $90,000; Geller, Rolston & Horan.
DOUGLAS COPPER CO; Wm J Sweeney; $8,-724.74; Douglas, Armitage & McCann.

FEB. 6.

BISHOP SONS & CO, Inc, Ltd; Morris Chavin; $2,520; London & Davis.
HUTCHINS, Geo B; Harry Levey; $10,000; King & Wilkinson.
LE MORE, Albt & Edw E Carriere; Thos C Trippe; $22,805; J T Fenton.

FEB. 7 & 9.

MERCANTILE BANK OF MEMPHIS, TENN; Hubbard Bros & Co; $2,865; Haight, Sanford & Smith.
SAME; Herklotz, Corn & Co; $1,500; Duer, Strong & Whitehead.

FEB. 10 & 11.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

FEB. 6, 7, 9, 10 & 11.

American Market Co. 423 Westchester av & Bergen av..Automatic Refrigerating Co. Refrigerator $2,166.00
Fox, Abr. 155 Chrystie..Fairbanks Co. Machine 100.00
Lamonica, Signorino. 184 Franklin..E Esposito. Revolving Pole Kline 50.00
Maio, Angelo. 179 Av C..Erminio Esposito. Fixtures 403.00
Saranac Constn Co. Fort Washington av, nec 160th..Colonial Mantel & Refrigerator Co. Refrigerators 423.00

Brooklyn.

FEB. 5, 6, 7, 9 & 10.

Quaid, Clarence D. West nr 40th &c—Hudson Plumbing Co (agreement). Plumbing Supplies..... $476.00
Van Cleave Constn Co. New Jersey av nr New Lots rd—Oliver B Taylor (Inc) (R)..... 1,100.00
Same....same. Same (R) 1,045.00
Same. 65th bet 21 & 22 av....same (R) 990.00
Same. 21 av bet 64th & 65th....same (R) 55.00
Same. 64th bet 21 & 22 avs....same (R) 1,045.00
Same. 22 av, ws, bet 64th & 65th....same (R) 440.00
Same. 66th bet 21 & 22 avs....same (R) 1,320.00
Same. 65th bet 21 & 22 avs....same (R) 1,155.00
Same. 22 av bet 66th & 67th....same (R) 165.00
Same. 66th bet 21 & 22 avs....same (R) 1,485.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

FEB. 11.

CHARLES ST, 39-41 ;Samson Lachman loans Martha Building Corpn to erect a 6-sty apartment; 9 payments..... 30,000

FEB. 13.

2D ST, 79-81 E; Wm Korn loans Phillipps Weeks Estate to erect a —-sty bldg; 6 payments 41,500

ORDERS.

Brooklyn.

FEB. 9.

50TH ST, ns, 106 w Harway av, 20x40; E Cinone on Carmine Carrano to pay A Karpowicy..... 52.00

A Reorganization of the Brooklyn Transfer System.

A general reorganization of the transfer system among the surface car lines of Brooklyn is foreshadowed in a statement made during the week by counsel to the Public Service Commission in a case involving transfers on certain lines of the Nassau Electric Railroad Company. This statement was to the effect that a committee, composed of representatives of the commission and representatives of the Brooklyn Rapid Transit Company, had been making a study of the transfer situation and had about agreed upon a plan for a general reorganization, by which transfers upon transfers will be eliminated, and yet the opportunity to transfer between any two points on a journey in the same general direction for a single fare will be preserved. The proposed arrangement will include the lines of the Coney Island and Brooklyn Company, now owned by the Brooklyn Rapid Transit system, as well as all the surface lines of that system. The report in detail, with maps showing the transfer points, will be on public exhibition at the offices of the commission, 154 Nassau street, Manhattan, for a week, beginning February 10, and on February 17 the commission will hold a public hearing thereon.

Revised Crosstown Line For Brooklyn.

A new map has just been prepared by Chief Engineer Cravan of the Public Service Commission showing the proposed route of the Crosstown Subway which is to connect the Eastern District with the Bedford section and intersect the principal lines of transit up and downtown in this borough. While the route in the main follows that tentatively talked of when the scheme took shape, some important changes have been made.

As laid out on the new map the route begins at the Queensboro Bridge plaza and extends through Jackson and East avenues to Newtown Creek, which it is proposed to cross by a bridge, the tracks on the Queens side to be on an elevated structure. On the Greenpoint side of the creek the route will cut diagonally across two blocks between Oakland street and Manhattan avenue and then proceed under the latter to and under McCarren or Greenpoint Park.

Provision is made for its connection with the East River tunnel for Fourteenth street, Manhattan, at Greenpoint avenue, if the tunnel route is changed from North Seventh street. From McCarren Park the Crosstown line will proceed under Roebling street to and under the Williamsburg Bridge plaza, where connection will be made with the bridge, and then under the widened Roebling street and Taylor street to Kent avenue.

There a right-angled turn is made into the latter, which is followed to Flushing avenue, where a diagonal connection under private property is made to Franklin avenue, under which the route extends to the Brighton Beach Railroad tracks at Fulton street.

Influence of Architects in Fire Prevention.

In the report of the special committee appointed to represent the American Institute of Architects at the seventeenth annual meeting of the National Fire Protection Association in New York, May 13-15, 1913, the growing influence of the N. F. P. A. was emphasized, also the desirability of active co-operation of the architectural profession in the work of the association.

The recognition by the association of the powerful influence of the architect in fire prevention in the election of Robert D. Kohn, a prominent New York architect, as president, was remarked by the committee, also the work accomplished by certain of the association's committees of which architects are enthusiastic members.

The special committee, the members of which are Julius Franke, William L. Plack and J. Foster Warner, declared in its report that the "existing constitutional prerogative of the property own-

er" is a serious obstacle in the campaign for fire prevention, and in concluding the report, said:

"The architects of America can and should take the initiative responsibility to the limit of their influence with clients by advising that reasonable fire resisting methods of construction be observed, not alone upon their merits, but because of the ultimate economy that must result by anticipating a tidal wave in the form of a sudden popular demand for stringent laws that will fix the standard so high as to require costly alteration in the best, and prohibit the occupancy of all buildings under the ban of condemnation issued by duly constituted authorities. The process of evolution is ever active, and it is only a matter of time when landlords will be obliged to submit to humanitarian equalization. Only justice is desired, but do not force it. Let us advise ways and means whereby a composite perspective may be voluntarily accepted by the owner as an inevitable matter of course."

Architects shoulder a grave responsibility in this matter of fire prevention. How many of them realize it?

Ventilating the Broadway Subway.

In order to relieve certain adverse conditions on the Broadway subway now under construction, other conditions are being created that are not beneficial to the general public. A special committee of the Real Estate Board, of which committee ex-President Tredwell is president, has made a report to the board, saying that while the committee can offer no scheme of relief, it feels that the present proposed method of ventilation and pressure relief by means of gratings will not be to the best interests of Broadway. There is urgent necessity, the report says, for the engineers of the Broadway subway to discover a method that will not be a serious detriment to all concerned, and perhaps to the subway itself.

Limit of Occupancy in Factories.

Under the new Occupancy Law, for factory buildings, the authorities have figured out that in a room containing 9,000 square feet of floor space, assuming all conditions to be of the best, 135 persons may be employed. If such a building were divided in the middle by a fire wall properly erected and fitted with fire doors, it would contain two areas approximating 4,500 square feet. Assuming that one-half of such space were occupied by machinery, tables and stock, there would still remain 2,250 square feet of free floor space. And under this law such free floor space would permit the employment of 450 persons upon the entire floor.

Zone System in Chicago.

Chicago is considering the creation of exclusive residential districts, according to a letter from Mr. A. W. Beilfuss, Chairman of the Special Park Commission of Chicago. A committee of the City Council has prepared a bill amending the general municipal act so as to give all the cities and villages in the State of Illinois the power to establish exclusive residential and industrial districts. In new residential districts this will prohibit the erection of buildings other than residences and the usual outbuildings appurtenant to residences. No business can be maintained in a residential district except by the consent of all or a specific majority of the real estate owners in such district measured by the street frontage. The city council is also empowered to prescribe the general character of the residences that may be constructed in residential districts.

In order that districts now primarily residential might in time become exclusively residential, the bill makes certain provisions with reference to the future location and regulation of commercial and industrial establishments in such districts. This power authorizes the council to direct the location of and to regulate the construction and maintenance of all factories, stores and other businesses in those parts of the city where a majority of the street frontage is now used exclusively for residential purposes.

In the creation of exclusive industrial districts, the council is empowered to direct the location of, and to regulate the use and management of more than thirty enumerated types of commercial and industrial establishments, and of such other commercial and industrial establishments as emit offensive and noxious fumes, odors or noises.

The council is also empowered to direct the location of all material piles or stores on vacant property.

A Time Clock Question.

The first case to pass upon the right of a master to withhold the wages of a servant who has failed to punch a time clock or otherwise to record his time, seems to be Matthews v. Industrial Lumber Co., 45 L.R.A. (N.S.) 644, which holds that the pay of an employee cannot be withheld for his refusal to obey a rule of the employer requiring him to register his time on a time clock, if he has not assented to such rule.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Bleecker st, 97-99—Danzig & Eisenberg.....A
Bond st, 7—William L. Detmold.....SS
Broome st, 426—William H. White.....SS
Canal st, 96-98—Levinson & Shapiro.....E
Crosby st, 170-2—Lowenthal & Marcus ....G-C
Crosby st, 170-2, Botany Hat Works.H-G-C-DR
Crosby st, 170-2—Consolidated Gas Co.....C
Crosby st, 170-2—Spingarn Bros....G-C-H-DR
Crosby st, 170-2—Van Zandt, Jacobs & Co.H-DR
Crosby st, 170-2—Merkin & Margolin.DR-G-C-H
Crosby st, 170-2—Lowenthal & Marcus.H-G-DR
Crosby, 170-2—New Idea Pattern Co..DR-H-G
Crosby st, 170-2—Kahndreyfus & Co., Inc. DR-H-G-C
Crosby st, 170-2—Henry E. Coe.....DR-SS-C
Crosby st, 170-2—Marquise Fur Coat Co. G-DR-H
Crosby st, 170-2—J. J. Preis & Co.....DR-H-G
Delancey st, 186-8—Joseph Birkowitz.....C
East Houston st, 473-5—Nathan Schwartz....C
Greene st, 200½-202—Max Goldfrank Est...SS
Henry st, 140—St. Theresa's Church.....C
Henry st, 231—International Perfumery Co..G
John st, 15-17—Consolidated Gas Co.....C
John st, 15-17—Otto Volkaning....DR-C-B-E-G
John st, 15-17—Pincus Sevelbohm & Co. H-G-F-A-DR
John st, 15-17—The Corn Novelty Co. DR-H-G-F-A
John st, 15-17—L. & M. Wolstein.DR-G-F-A-H
John st, 15-17—Dieges & Clust....G-F-A-H-DR
John st, 15-17—Herder & May....G-F-A-H-DR
John st, 15-17—Charles Boyd.....G-F-A-H-DR
Lispenard st, 14-16—David Weils.....DR-C-G
Lispenard st, 14-16—Walter Eveleth...DR-G-C
Lispenard st, 14-16—Nathel Glass.....DR
Maiden la, 59-61—Est. George J. Seabury..SS
Oak st, 55—Michael Santangelo.....B-C-A-F
Pier 50, North River—Southern Pacific S. S. Co..... SS-A
Pier 51, North River—Southern Pacific S. S. Co..... SS
Rivington st, 70—Mandel Karneol.....C-A-G
Rivington st, 70—Geosi Shapiro.....C-A-G-H
Rivington st, 70—Isadore Liebowitz.....A-B-G
Rivington st, 70—Michael Karp.....G-A-C
Rivington st, bet. Ridge & Pitt sts—United Light & Power Co.....D
University pl, 64—Lottie De Milt.....C
University pl, 64—Guido Von Rossner .....G
University pl, 64—Oscar B. Fish.....H-G
University pl, 64—Louis Rosenblatt.....G
University pl, 64—Isaac Bachenheimer.....G
University pl, 64—Guide Van Rossum.....G-H
University pl, 64—Groef & Halperin.....G-H
University pl, 64—Morris Garshellis.....G
Varick st, 62-4—Helen C. Juilliard.....SS
Washington pl, 14-16—United States Realty & Improvement Co.....DR-H-G-C-SS
Washington pl, 14-16—E. V. Connett & Co. H-A-G-DR
Washington pl, 14-16—I. Friedman & Co. DR-H-A-G
Washington pl, 14-16—Wolff & Goodstein DR-G-A-H
Washington pl, 14-16—Julius Herman & Co..DR
Washington pd, 14-16—Leon Sable.....H-DR-G
Washington pl, 14-16— Julius Herman & Co..H
Water st, 449-51—Morris Berman Bros....E-G
Water st, 449-51—Adolherd Wilcke et al.B-C-G
West Houston st, 57-61—Bernard Trosky....SS
White st, 62—Columbia Kid Hair Curler Co..G

Numbered Streets.

2d st, 214-15—Solomon Henig C
3d st, 6 W—United Merchants Realty & Importing Co..... C
3d st, 55-7 W—Livingston Holding Co.....SS
4th st, 220-6 E—Rev. John Leiberth.....SS
21st st, 136-40 W—Jacob Schiffman.....G
22d st, 12-16 E—The Brunswick Realty Co. DR-SS-C-A
22d st, 12-16 E—Sidney M. Schwartz.....DR-H
22d st, 12-16 E—William Zitenfield....G-H-DR
22d st, 12-16 E—Kisch Mfg. Co.....H-DR
22d st, 12-16 E—Saul Glemby.....DR-H-C
22d st, 12-16 E—Leo Goodman.....H-G-DR
22d st, 12-16 E—Roseustock & Cohen.H-G-C-DR
22d st, 12-16 E—Cohen, Weiner & Co..H-G-DR
22d st, 12-16 E—George W. Dillingham...H-DR
22d st, 12-16 E—Frisbie, Stamfield Co.H-G-A-DR
22d st, 12-16 E—Frisbie, Coon Co.....A-H-DR
24th st, 139 W—Freeman & Gates.....G
25th st, 36-8 W—Schwinger & Simon.....DR
25th st, 36-8 W—Snyder & Schechter.....DR
25th st, 36-8 W—Edward Rubin & Co.....DR
25th st, 36-8 W—S. A. Frank & Co.....DR
25th st, 36-8 W—Favorite Skirt Co.....DR
25th st, 36-8 W—Cohen & Erdman.....DR
25th st, 36-8 W—Kramer & Meshekow.....DR
25th st, 36-8 W—Louis Smith.....DR
25th st, 36-8 W—Leavy & Jacobs.....DR
25th st, 36-8—Julius Pollack.....DR
25th st, 36-8 W—Kirshman Bros.....DR
25th st, 36-8 W—Irvel Realty Co.....DR
25th st, 36-8 W—Sam Strumeyer.....DR
25th st, 36-8—Walzer & Walzer.....DR
29th st, 115-23 W—Lande & Miskend.....G
29th st, 115-23 W—Martin Ballagur.....G
29th st, 115-23 W—David Shustack.....G
29th st, 115-23 W—Maurice & Ely Goodman ..... G
29th st, 115-23 W—Samuel & Wm. Goodman.G
29th st, 115-23 W—Salesky & Keletske.....G
29th st, 115-23 W—Twentieth St. Realty Co.C
47th st, 306-10 E—N Y Improved Meter Co..C-G
68th st, 164 E—James J. Hill.....K
69th st, 139 E—Thomas F. Ryan .....K
73d st, 182 E—George H. Cornish.....K
82d st, 310 E—Joseph Rieders .....K-G
82d st, 310 E—Sietz Realty Co.....C
84th st, 113-15 E—Belmont Garage.....H
112th st, 160 E—Solomon W. Friedman..I-E-C
116th st, 408-10 E.—Samuel Berghoff C-G-B-A-I-F
121st st, 213 E—Edward Callan.....C
125th st, 77 W—Herman Weitzer.....I-A-C
129th st, 225 E—Harlem River Garage & Repair Co .....K
133d st, 213-15 W—St. Phillip's Church..D-DR
148th st, nec Amsterdam av—Morris Sahlein.G
158th st, 770 E.—George C. Hillman.....K
162d st, 383-5 E—Catherine Passe & Mathelda Bleuter .....K
184th st, nec Amsterdam av—Joseph Gallick..K
190th st & Northern av—Frank Falk Co....K

Named Avenues.

Av B, 99—Isaac Male.....C
Amsterdam av, 133-35—John J. Mooney.....K
Amsterdam av, 1723—Geo. W. Bradbury.....G
Broadway, 654—Amelia Boardman et al.....SS
Broadway, 657-9—J. L. Greenbaum & Son...G
Broadway, 715-27—Munves & Berlin.....G
Broadway, 715-27—Aaron H. Sherwin & Bro..G
Broadway, 715-27—Sol. Blumenfeld & Bro...G
Broadway, 1384-90—Joseph Fisher Estate....SS
Lexington av, 1514—Prushansky Bros...H-A-G
Manhattan av, 392—Theresa Lyons.....C
Park av, 1071—Anderson Bros.....H
Park av, 1691—Dages & Katz.....B-I
West Broadway, 107—William J. Lachner....H

Numbered Avenues.

1st av, 463-77—Cornell University.....SS
1st av, 653-7—Steve & Paul Krajci....A-C-G-H
1st av, 653-7—Herman Winter Estate.....C-G
1st av, 653-7—Dennis Conroy.....A-H-G
1st av, 653-7—Consolidated Gas Co.....C
1st av, 1341—Joseph Zucker.....G-A
2d av, 455—Leonard Kerr.....E
2d av, 1994—David Miller.....H
2d av, 2122—William Costiglia.....G
3d av, 231—Patrick Brown.....G-H
3d av, 843—Eyram L. Winters.....C
3d av, 1571—Isidor Perlow.....H
8th av, 192—Frederick Buck.....C-A
8th av, 192—Moritz Israel.....E-C-G
8th av, 2309—Murray M. Simon.....I-A-C-G

BRONX ORDERS SERVED.

Named Streets.

Bristow st, 1344—Samuel Gabbe.....H-A-G

Numbered Streets.

138th st & Mott Haven Canal—O J Stephens Inc. .....K
160th st, 822 E—Nathan Cohen .....G
165th st, 761 E—William Roosa .....G
174th st, 490 E—Jacob & Louis Gitelson....H
176th st, 342 E—S Corrigan.....G
178th st & Ft Washington av—Fitzgerald Contracting Co .....K
184th st & Hoffman st—A Spadaccini.....K
192d st & Grand Concourse—Louis F Kutz...K
201st st & Allerton av—C Adelbert Becker...H
246th st & Thibbits av—Estates Contracting Co.K
250th st & Mosholu av—Fieldstone Contracting Co .....K

Named Avenues.

Barretto & Lafayette avs—John McManus ...K
Boston rd, 1323—Boston Rd Garage.....K
Boston rd & Jefferson pl—McKinley Sq Auto Co .....K

Bronx Boulevard, 3521—Jos Marcus.....H
Brook av, 1463—Samuel Kerbel.....G
Crotona av, 2139—John Farrel.....K
Grand av, 2596—Elizabeth C Doherty.....K
Harlem River Speedway, Dyckman & 176th sts—L D Gregory.....K
Hoe av, 1273-75—William Sohl.....C
Hoe av, 1273-75—Freeman & Hoe St Realty Co B-E-C
Northern av, 179th to 180th sts—Allegro & Spallone.....K
Old Boston rd to Eastchester rd to City Line—Carfagno & Dragonetti.....K
Olinville av, 3331—John A Miller.....K
Olinville av, 3718—Van Lace Mfg Co.....H
Olinville av, 3727—John F Drake.....H
Pelham Bay Park—Park Dept, Borough Bronx.....K
Prospect av, 1141—David Martin.....I-C-G
Southern Boulevard, 176th & 177th sts—F Palzello.....K
Storrow, McGraw & Tremont avs—Del Baso Contracting Co.....K
Taylor, Wood & Walker avs—S M De Pasquale.....K
Tinton av, 156th & 162d sts—Walton Construction Co.....K
Tremont av, 796—Simon L Trott.....1
Washington av, 1058-60—Washington Garage.H
Washington av, 1379—Joseph Rubenstein.I-C
Washington av, 1490—Edward Gorodiss.....G
Washington av, 1932-4—Tremont Garage.....H
Westchester av, 2138——Simmons Auto Co...K
West Farms rd, 1920—Daniel Mapes, Jr.....G
Willis av, 236—S J Goldwater.....G
Wood & Leland avs—S M DePasquale.....K

Numbered Avenues.

3d av, 3425—Abraham Carlos.....I-C-G

BROOKLYN ORDERS SERVED.

Named Streets.

Ashland pl, 45-49—Brooklyn Union Gas Co...A
Ashland pl, 45-49—Wm A Kissick.....F-C-E-B
Baltic st, 249—Philip McDonough.....C-G
Baltic st, 437—Herman Ruhe.....A-C-H
Barbey st, 425—Isadore Vorona.....A-G-C-H
Barbey st, 425—Mrs Rose Zimet.....C
Barbey st, 425—Bklyn Union Gas Co.....A
Berriman st, 118—James O'Brien.....C-M
Charles pl, 10—John S Hayes.....K
Clinton st, 32-36—Bklyn Union Gas Co.....A
Clinton st, 32-36—John C Fry.....G
Clinton st, 32-36—John C Fry.....D-B-C-F-A
Columbia st, 150—James La Fata.....A-H
Columbia st, 150—Bull Moose Bottling Co....H
Columbia st, 150-152—Bklyn Union Gas Co...A
Concord st, 245—Dept Education, City of New York.....F-A
Congress st, 193—James Franciola.....C-G
Cook st, 141 (rear)—Simon Greenberg..C-G-A
Cornelia st, 74—John Welz.....G
Cumberland st, 370—Thomas C Craig.....K
Fulton st, 218—Sullivan Cigar Co.....G-H
Fulton st, 218—Brooklyn Union Gas Co.....A
Fulton st, 375-9—Germania Savgs Bank.....A
Fulton st, 418-420—Helen M Baum.....C
Fulton st, 418-420—Herman M Baum.....H
Fulton st, 484-96—Fredk Loeser & Co, Inc. C-A-B-G-F-M-E
Fulton st, 1407—Sam Cohen.....A-K-G-H
Fulton st, 2148A—Aaron Kaplan.....D-M-A
Garden st, 52-56—Bklyn Union Gas Co.....A
Garden st, 52-56—Wm Greilich & Son.....H
Garden st, 52-56—Edw F Gundrum.....C
Garden st, 52-6—Bklyn Union Gas Co.....A
Gold st, 345—Saverio Famiano.....G-C-H
Gold st, 345—Patrick Duffy.....G-C-D-M
Gold st, 345—Abraham Mirsky.....G-D-C
Harman st, 361-5—Blandy, Shippman & Mooney, attorneys.....SS
Harman st, 361-65—Nathan Loth.....G
Herkimer st, 35—Reeder Bros.....C
Hope st, 19—Jas Cavanagh Corpn.....C-M
Hope st, 19—Cassileth & Meskin.....H-C-A-G
Java st, 238—Louis Rinder.....H-G-C
Java st, 238—Bklyn Union Gas Co.....A
Jay st, 348—Haris Salit.....C
Kosciusko st, 487—Mrs Emily Travers.....C
North Henry st, 274—Hay Burden Co....A-G-C
Oakland st, 400-2—John Hassel, Inc....G-H-D-C
Quincy st, 630—Bernard Ark.....C
Lawrence st, 156-58—William H Reynolds....G
Leonard st, 408—Chas Schindle.....H-A
Lorimer st, 648-650—Nicholas Baronte.A-G-E-H
McKibben st, 192—Harry Horowitz.....DR-C
McKibbin st, 192—Morris Reiffman.....DR-E
McKibbin st, 192—Morris Wickner.....C-DR
McKibbin st, 192—Jacob Tober.....DR
Macon st, 901-3—Egan B Mueller.....L-A
Marion st, 244—L Curth Sons.....H
Marion st, 244—Louis Curth.....C-K
Moore st, 203—Samuel Reiss.....DR
Moore st, 203—Joseph Liptzen.....DR
Moore st, 203—Wigley Candy Co.....DR
Moore st, 203—Dr Morris Marcus.....D-DR
Morrell st, 37-39—Jacob Plitt.....DR-G-C
Morrell st, 37-39—Isaac Polakoff....G-C-E-DR
Morrell st, 37-39—David Kawaler.....DR
Morrell st, 37-39—Brooklyn Union Gas Co....A
Morrell st, 37-39—Eastern Fireproof Sash & Door Co.....C-DR
Morrell st, 37-39—Max Garfunkel.....C
Morrell st, 37-39—Freda Goldblatt....C-M-G-DR
Morrell st, 37-39—Abraham Rosenkrans..G-DR
Morrell st, 37-39—Morris Tobin.....DR-C-G
Morrell st, 37-39—Morris Kopp.....DR-C
Morrell st, 37-39—Jacob Schindler.....C-DR
Morrell st, 37-39—Metropolitan Pants Co.DR-G-C
Morrell st, 37-39—Mat L Rosenkrans...DR-C-A
Palmetto st, 381—Samuel Forks.....H
Prospect st, 291-3—Frederick W Davis...C-M
Schermerhorn st, 320—Harry & Louis Aghamalian.....A-G-H
Schermerhorn st, 320—David Weiner....A-G-H
Schermerhorn st, 320—Bklyn Union Gas Co..A
Seigel st, 34—Mrs Lottie Margulis.....M
Starr st, 20—Ludwig Wicherth...H-C-M-D-DR
Starr st, 20—Louis Biernbach.....H-DR-C-A
Sterling pl, 109—Annie Francis.....C
Stockholm st, 96-98—Brooklyn Union Gas Co.....A
Stockholm st, 96-98—Chas Malter.. ....C-G-H
Stockholm st, 96-98—Alliance Knitting Mills H-G
Stockholm st, 96-98—Mrs Matilda Ficker....C
Stockton st, 140-44 (rear)—Werner & Rabiner C-A-H-G
Stockton st, 140-44 (rear)—Louis Rabiner..C
Stockton st, 140-44 (rear)—Brooklyn Union Gas Co.....A
Suyuam st, 134-38—Brooklyn Union Gas Co...A
Suyuam st, 134-38—Augusta Schurmann..C-H
Suyuam st, 134-38—Frederick A Schurmann. G-C-H
Suydam st, 134-38—Manhattan Lace Co..H-G-C
Suydam st, 146 (rear)—Antony Lamberta. A-G-C-H
Suydam st, 146 (rear)—John McGregor...A-H
Ten Eyck st, 33—Dietrich W Kaatze.....C-A
Varet st, 6-8—John Mazer.....H
Varet st, 85-87—Bklyn Union Gas Co.....A
Varet st, 85-87—Kavaler & Shmerzter F-G-A-C-H-DR
Varet st, 85-87—Simon Bernstein.....A-H
Varet st, 85-87—I Engel & S Berger. F-G-A-C-H-DR
Varet st, 85-87—The Red Star Shoe Co, Inc. F-G-A-C-DR
Varet st, 85-87—J Barnett & M Goldman. DR-F-G-A-C
Varet st, 85-87—Isaac Cohen..F-G-A-C-H-DR
Varet st, 85-87—S Smolin & S Kachoskin.H-A
Varet st, 168-70—Brooklyn Union Gas Co.....A
Varet st, 168-70—Samuel Boord & Morris Greenberg.....DR-C-A
Varet st, 168-70—David Rockower....H-G-C-DR
Varet st, 168-70—Samuel Horowitz...A-G-C-DR
Varet st, 168-70—Meyer Schenkman...C-A-DR
Wallabout st, 297—Samuel Glass.....C
Walton st, 58-60—Samuel Stein. H-D-DR-C-G-F-A
Walton st, 58-60—Light & Schlessinger. G-F-H-DR
Walton st, 58-60—Levine & Seigel. H-G-C-A-F-DR
Watkins st, 47-49—Rubin Bros.C-A-H-G-D-DR
Whale Creek & Freeman st—The Texas Co.L-C
Willoughby st, 45—Samuel Goldstein....H-A-G
Willoughby st, 45—Henry Klein.....H-A-G

Numbered Streets.

3d st, 211 E—Margt Bottome Circle of the Kings Daughters.....C
4th st, 42-48 So—Mrs Eleanor Walker. D-DR-C-M-B
5th st, 133-35 N—Brooklyn Union Gas Co.....A
5th st, 133-135 N—William J England.....C
5th st, 133-135 N—Morris Silverman.....H-A
5th st, 133-135 N—William J England.....H
7th st, 83 N—John J Mayrosky.....D-C
9th st, 76-84—David Kramer.....G-M-C
11th st, nwc Berry st—N Y Quinine & Chem Works.....L
18th st, 454—The Mica Mfg Co.....G
21st st, 547 E—Frederick H Pouch.....A-G-H
35th st, 151-155—Jay C Wemple Co...D-DR-C-G
34th st, 16-98—Newmark & Danziger. DR-H-A-G-C
34th st, 16-98—A D Shoup Co.....G-A-H-DR
34th st, 16-98—Saul Levin.....C-G-D-DR
34th st, 16-98—The Knapp Co..G-C-D-A-H-DR
34th st, 16-98—Thermo Syndicate, Ltd..... DR-G-D-A-H
34th st, 16-98—Frank A Maron Co. C-G-D-A-H-DR
34th st, 16-98—Hasting-Root Co..DR-H-G-A-D
34th st, 16-98—S Karpen & Bros.DR-H-D-G-A-C
34th st, 16-98—Selton Mfg Co....G-A-C-H-DR
34th st, 16-98—Robert Graves Co....G-A-D-DR
34th st, 16-98—Wm Wrigley Jr Co.H-G-D-A-DR
34th st, 16-98—Drapery Hardware Mfg Co. H-C-G-A-DR
34th st, 16-98—C A Agar Co.....G-A-D-DR
34th st, 16-98—Natl Elec Sigoalling Co. DR-H-G-D-C-A
34th st, 16-98—Carpenter Tew Gear Co. DR-H-G-A
34th st, 16-98—Henry Bosh Co....C-A-D-H-DR
34th st, 16-98—Detmer Woolen Co. H-C-G-A-D-DR
34th st, 16-98—S A Maxwell Co.....DR-H-G-A
34th st, 16-98—McClure News Syndicate. H-G-D-C-A-DR
34th st, 16-98—N Y & N J Lubricant Co. G-H-DR
34th st, 16-98—The Weeks Numan Co. H-DR-G-C-A
34th st, 16-98—Talcum Puff Co...DR-H-C-G-A
34th st, 16-98—American Lithograph Co. H-G-C-DR
34th st, 16-98—Encyclopaedia Britannica Co G-D-R-H
34th st, 16-98—French Kreme Co.DR-G-D-A-H
34th st, 16-98—Prager Co.....DR-H-G-A-D
37th st, 203—Natl Wax & Paper Mfg Co.....L
37th st, 215-35—United Handle Mill Co..H-DR
37th st, 249-271—Greek Products Co....DR-H
37th st, 255-271—Nassau Coffee Co. DR-C-G-D-E-H
39th st, 116-24 (rear east)—Bklyn Union Gas Co.....A
39th st, 116-24 (rear east)—Edward Dannemiller.....C-M
39th st, 116-24 (rear east)—Standard Stamping & Die Co & Amer Shade Roller CoG-C-H
39th st, 927—Morris Kaufman.....G
77th st, 2040—Fred J Struse.....C-M
86th st, 1724—Fred A Vurgason.....C

Named Avenues.

Atlantic av, 221—Joseph & Habid Homsy. H-C-G-A
Atlantic av, 2674—Record Job Print .....A-G-H
Atlantic av, 2674—Brooklyn Union Gas Co...A
Atlantic av, 2674—Theodore Kiendl.....C
Atlantic av, 2978—Brooklyn Union Gas Co...A
Atlantic av, 2978—Prisco & Ziccardis.....G-H
Atlantic av, 2978—Mrs Anna Marzio..B-C-D-M
Atlantic av, sec Schenck av—Empire State Dairy Co.....E
Bedford av, 1080-82—Arthur H Patterson..K-A
Bedford av, 1192—Natl Auto Radiator & Lamp Works, Inc.....G
Blake av, 915—Louis P Itzler.....D-H
Broadway, 490-501—Chas & Lewis Dolberg. H-G-C-A
Broadway, 652—Joseph Goldstein.....H-G
Broadway, 857—Joseph M Dietrich.....C
Broadway, 908—Springfield Realty Co.....H-G
Broadway, 1129—Brooklyn Union Gas Co.....A
Broadway, 1129—Alexander Farkas...A-C-G-H
Carlton av, 598—Mrs Louise Berendsohn...C-G
Church av, 5010—Clement Ernst.....A-H
Columbia Heights, 50-54—G M Poix Mfg Co. H-A-D
Columbia Heights, 50-54—Hugh de Haven.C-A-H
Columbia Heights, 50-54—Brooklyn Union Gas Co.....A
Cropsey av, 1907-11—Bath Beach Garage & Machine Co.....D
Driggs av, 780-86—S & M Amuse Co.....F
Flatoush av, 771—Louisiana Brown.....G
Flatbush av, 1070—Joseph Valteno.....G
Gates av, 1337—Frederick Webber.....D-C-DR
Georgia av, 644-52-56-58-62—Vernewel Realty & Con Co.....M-C
Glenmore av, 761—Harry Fergelson.....A-H
Graham av, 20—Isaac Herman.....C
Grand av, 601—Knox Hat Mfg Co.....C
Grand & St Marks avs—Knox Hat Mfg Co...K
Kingsland av, 64—Joseph Segal & Max Gordon.....C
Laayette av, 56—Mrs Margaret Clark ....D-C
Lenox rd, 249—Mrs Julia Ehler.....C-M
Lexington av, 454—Chas Allen.....C
Lexington av, 901—Brooklyn Union Gas Co..A
Lexington av, 901—Realty Mtg Comb Co. C-H-DR
Lexington av, 901—Chas Braster.....G-H-DR
Lexington av, 901—Brooklyn Novelty Co. H-G-E-DR-A
Lexington av, 901—Sam Rosner.....DR-C-G-H
Lexington av, 901—George Smith.....DR-H
Lexington av, 901—D Flegenheimer Est. D-C-DR
Liberty av, 152-158—Michael Lapidus Bros. H-DR
Liberty av, 152-158—Isadore Stein.....A-DR
Liberty av, 152-58—Perfect Shoe Co, Inc...DR
Liberty av, 152-58—Isaac Levingson. B-C-A-D-H-DR
Lincoln rd, 164—Frank S Martyn.....A-G-H
Manhattan av, 857-61—Mos Chase....F-E-C-A
Manhattan av, 892—James W Bliss & Son....K
Montrose av, 140-144—Rev George Metzger, C-A-F-G-D
Montrose av, 140-44—Brooklyn Union Gas Co.A
Myrtle av, 20—Henry Behman Est.....C
Myrtle av, 602—Alfred Jonas.....A-H
Myrtle av, 602—Henry Levison.....C
Myrtle av, 602—Brooklyn Union Gas Co.....A
Myrtle av, 1049—Arlington Knitting Mills, H-G-A
Myrtle av, 1329-31—Wm Heggel....H-A-C-G
Myrtle av, 1329-31—Solomanowitz & Schwartz A-C-H
Myrtle av, 1329-31—Brooklyn Union Gas Co..A
Myrtle av, 1524—Jacob Robinson.....D
Myrtle av, 1896—Robert Heimel.....A
Neptune av, sec 20th st—North American Films Corpn.....C-D-G-H
Putnam av, 94-100—Putnam Motor Car Co, C-L-A-G-H
Ralph av, 138—Sam Friedman.....D
Ralph av, 880—Morris Solovachik.....D-A-H
Ralph av, 475—Harry Blechner.....K-G
Rockaway av, 88-94—Reitman & Kamp....DR
Rockaway av, 88-94—Ardsley Knitting Mills F-DR
Rockaway av, 88-94—Brandt Mfg Co.....F-DR
Rockaway av, 88-94—Mrs Bernard Schoenfeld.....C-B-D-DR
Rockaway av, 88-94——Bernard Schoenfeld.DR-F
Rogers av, 1345-47—Edward A Fulling.....G-A
Schenectady av, 226—Welz & Zerweck.....C
Shore rd, 1530—Jno F Shea.....A-H
Stewart av & Anthony st—Mitchell Rand Mfg Co.....L-A-H
Sutter av, 301—Edward Shapiro.....A-H
Sutter av, 301—Morris Cohen.....H-A-G-F
Sutter av, 301—Brooklyn Union Gas Co.....A
Sutter av, 301—Morris Kanesfy.....A
Sutter av, 418—Joseph Freeman.....C-G
Thatford av, 1——Samuel Goldstein ....D-A-H
Throop av, 492-4—Clifford T Strickland.....C
Underhill av, 110—Margaret Rinn.....M-C
Willoughby av, 366—Antonia Pellzi .....A-H

Numbered Avenues.

3d av, 5418-5420—Henry F Pinney.....C
5th av, 503-509—J Michaels, Smith & Warren.....C-H-G
7th av, 83—William G Jughardt.....C
18th av, 8602—Isaac Weinberg.....A

QUEENS ORDERS SERVED.

Named Streets.

Beach st & Jackson Boulevard—Edward Rae A-H
Fulton st, 445—Jamaica Furniture Co....A-G-H
Fulton st, 452—Birdsall & Co.....K
James st, es, bet Mott & Cornaga sts—James St Garage, Inc.....C-L-A-H
Liberty st, 22-24—William H Plunkett C-K-A-L-G
Lincoln st, 288—Wm H Fitzpatrick....A-G-D
Moors st, 21 (Corona)—Adolph Steinmetz. H-G-C
Rue de St Felix st & Ocean (Far Rockaway)—Leo Raul.....D-F-A
Union Hall st, 22—Julius F Wiegel..L-A-G-K
White st, 31-9 (Far Rockaway)—Queens Bor Gas & Elec Co.....A
White st, 31-9 (Far Rockaway)—Mullen & Buckley.....G-H-M-C-D-F-A-B

Named Avenues.

Ocean av, 101 (Rockaway Beach)—Queens Bor Gas & Elec Co.....A
Rockaway rd, 287—Mrs James Boesch.....M-C
West Jackson av, 11 (Corona)—W H Ricker & Bro.....M-D

RICHMOND ORDERS SERVED.

Named Streets.

Austin pl and Richmond Turnpike—P Moranti, Inc.....K

Named Avenues.

Bay View av—William A Johnston .....K
Bayside av, 318 (Flushing)—Wm J Maxwell..L
Belle Harbor—West Rockaway Land Co ....A
Central av, 176-8 (Far Rockaway)—Max Pfretzschners.....D-C-B-F-A-M
Central av, 176-8 (Far Rockaway)—Queens Bor Gas & Elec Co.....A
Central av, 336—Delmar L Stark .....C-K
Dickerson av, 140 ft s Fulton av—Queens Gas & Elec Co.....A
Edgemere Boulevard—Lewis H May .....K
Forest av, 15-17—Platz Bros .....G-C-A-H
Hillside av, s s, 211 w Flushing av—Mott Bros.....A-L
Kingsland av, 120 (Corona)—Mike & Vincent Speciale.....C-G-A-H
Metropolitan av, 1603—Fred F Morris ..C-L-A
Morris Park—Ralph Peters, pres L I R R Co L
Newport av, nwc Ontario st (Neponsit)—Neponsit Building Co .....D

BUILDING MANAGEMENT

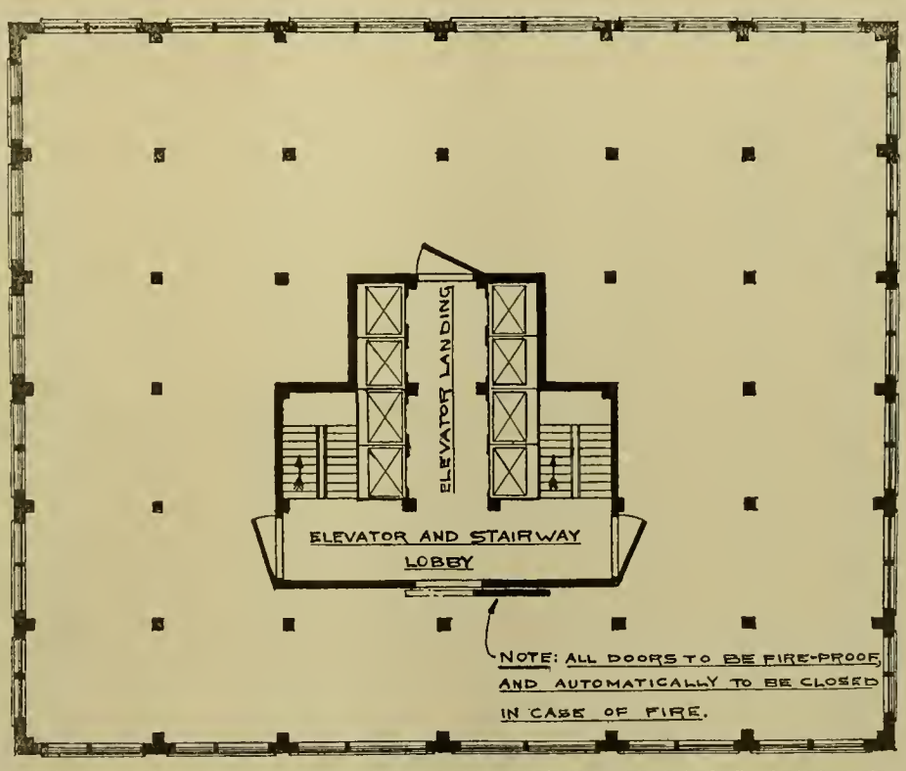
TRAFFIC CONGESTION IN TALL BUILDINGS CAN BE OBVIATED BY DOUBLE-DECKED ELEVATORS.

By HERMAN GUMPEL, Structural and Mechanical Engineer, of Chicago

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

THE principles governing elevator traffic form a subject of great interest to those responsible for the returns on the capital invested in tall buildings. It is obvious that the elevator installations in many office, mercantile and factory buildings, not to mention department stores, are seriously lacking in capacity. The present standard of sufficiency is the satisfaction of the tenants merely. The possibility of fire or panic in a building where the occupants of the upper floors are depending on the elevators for relief, is nowhere taken into account. Since buildings are built for profit merely, their operation is a competitive business, and only legislation, dictating the minimum amount of equipment from the viewpoint of emergency accommodation, will bring a change.

But even with an abundance of elevators an otherwise fireproof building is not fire safe. To effect this, all elevator shafts and stairway wells, as well as the respective doors, should be fireproof. A still better solution is shown in the accompany illustration. Here not only elevator and stairway wells, but also the elevator landings, are surrounded by a fireproof partition. Any combustible material would have to be kept out from this part of the building. This would make obsolete a recent suggestion to bisect a factory building from cellar to roof into two isolated sections by means of a fire wall, allowing the occupants in case of fire in one section to take refuge in the other, however rendering stairways and elevators in a section useless, where there is a conflagration. A building, according to the illustration would be divided into as many horizontal fire isolated compartments as there are floors, and the occupants of a burning section could easily find a safe place of refuge with the benefit of full elevator and stairway facilities.



TYPICAL FLOOR PLAN OF FACTORY LOFT BUILDING; ELEVATORS, STAIRWAYS, LANDINGS AND LOBBIES FIREPROOF ENCLOSED.

The Efficiency Limit.

Mr. Bolton in his recent article suggests that the following advice should be given to elevator operators in business buildings generally: "After your car is half-filled, the more passengers you admit per trip, the fewer you carry per hour." In other words, Mr. Bolton is placing an efficiency limit of loading for elevators at fifty per cent. of the full floor capacity, and is claiming that any passenger carried above this limit will lower the number of passengers carried per hour.

Elevator traffic conditions in buildings governed by such an efficiency limit of loading vary greatly. Much depends on the class of buildings, on the arrangement of the elevator plant, on the length of time required by the stops and on the number of passengers entering or leaving the car at each stop. These latter two totals are not constant. If there are only a few stops, the car does not exceed its normal round-trip time, and still it may leave the main floor densely crowded. Moreover, the amount of inter-story traffic, even if the car leaves the main floor only half-filled, can lengthen the round-trip time considerably.

"Down" stops, where the passengers are stepping merely in front of each other and leaving the car at the main floor in one unit, are decidedly shorter than up stops, where passengers are frequently disturbing each other in their movements. In office buildings the maximum traffic is only one way, either "up" early in the morning and after lunch time, or "down" late in the afternoon or before lunch time.

Results of Observation.

All these complications of conditions influence the efficiency limit of loading. During rush time "up," I have frequently observed that there was such a proportion between round-trip time and number of passengers carried as to suggest an efficiency limit of seventy per cent. However, the same car when carrying a full load of passengers but making fewer stops was arriving within schedule time. It readily will be seen that in this case half-filled elevators would not contribute to the betterment of the service. Besides, in real practice, the public would most energetically object against any tendency of elevator operators to disregard stopping signals at the enclosure doors with only half-filled cars. I venture to say that an hour's test during rush time with half-filled cars and in a fairly rented building would disprove this rule.

In any event I fully agree with Mr. Bolton that elevators in many buildings are seriously lacking in capacity, a most objectionable feature, especially in view of the important part elevators play in an emergency. In this case, an elevator will ascend to a certain floor without stop, accept there as many passengers as possible and descend to the main floor, where it will discharge its human load. On account of the absence of a multitude of stops, the observance of any efficiency limit of loading will not relieve the situation in the least, but would decidedly be a disadvantage.

The Double-Deck Elevator.

Mr. Bolton advises as the only remedy for traffic congestion to increase the customary number of elevators. But we all know that the income derived from the capital invested in tall buildings is limited and on an average not more than 5½ per cent. Any tendency towards more elevators than heretofore, which would reduce the usable floor space and consequently the returns on the investment, would meet with disfavor from the realty operators. Taking into consideration the interests of both owner and tenant, the only logical solution is the double-deck elevator. These have been frequently described and favorably commented on in current literature (Record and Guide of Dec. 4, 1912), Elevators of this type accommodate two floors at one single stop simultaneously, thus reducing the number of possible stops to one-half. A great number of stops during rush time are at adjacent floors, and stops in the same direction and under similar conditions are requiring about the same length of time. This will explain the simultaneous and therefore time saving action of a double-deck elevator, while serving two floors at one single stop.

Old Premises Made Over.

An interesting object lesson in estates management is presented by the group of old dwellings which Vincent Astor is making over in 43d and 44th streets, opposite the Hotel Astor. Here were ten houses, five on each street, and each having four stories with two-story extensions in the rear. The revenue from them was less than the land should produce, so Mr. Astor determined on a change.

First, the fences between the yards were removed and one large central court, which will have grass plots, seats and flowers next Spring, has been laid out. In the buildings the first floors have been fitted out as stores, while on the floors above the doorways, halls and stairs have been rearranged so as to altogether transform the old layout into exceptionally cozy bachelor apartments.

—Of $135,625,710 expended during the year 1913 for the operation and administration of the city government, according to Comptroller Prendergast, the modest sum of $101,369,113 was paid in salaries alone. No wonder taxes and rents are high.

BUYING BUILDING MATERIALS.

Some Timely Tips for the Building Manager and Owner's Representative.

AT some time or another the building manager or owner must enter the building material market for supplies. Those supplies may be for new buildings or for alterations. Frequently the contractor is employed to make the purchases, but in this department the building manager or owner's representative has an important part in making sure that the quality of materials he is paying for is brought to the job. Team work between the building manager and the contractor is essential, and some of the leading contracting houses of the day have systematized this work so that the building manager in figuring on the completion of the structure may know exactly when he can promise his tenants occupancy. This is the way L. C. Wason, in "Problems of the Contractor," describes how one contracting firm caters to the building manager.

"In the purchase of manufactured articles such as doors and windows, and in letting subcontracts, hundreds of dollars can be saved and better results obtained if handled by a person who by long experience has become familiar with all the details of the materials themselves, the dealers and manufacturers in various localities, and who is also familiar with the relationship of all these materials to one another, as well as with the estimate and contract.

Paying For Sash Priming Twice.

"To illustrate one little point where a subdivision has caused expense. In order to save time, window-frames have been bought by the job superintendent from a local mill. These are sometimes primed with paint by the manufacturer and sometimes are not. If the painting contract is let by another person without knowing what has been done with window-frames, it has happened that priming has been paid for twice.

"Similarly, all changes, either additions or deductions, from the original design, should be handled by one person in order to see that no mistakes are made.

"The purchasing department never buys an unknown sand until it has been thoroughly investigated by a laboratory, although this may cause an annoying delay. The tests continue at intervals throughout the progress of a job. Once, gravel from the most available pit had a coating of a reddish substance appearing to the eye to be clay, which was strong enough to hold grains of sand to the stone even after it had been handled roughly with a shovel. By the usual eye and hand tests this material would have been rejected, yet samples sent to a cement-testing laboratory showed on the average about 150 per cent. of the strength of the same cement with standard sand. It seemed peculiar that the fine red material should have no injurious effect on the tensile strength tests of briquettes with bank sand, while low compression tests were obtained on cubes made with gravel.

"The laboratory testing the same reported that under the microscope this fine red clayey material was really a very gritty substance, and called it finely pulverized rock. It clung tightly to the stone, binding to it particles of sand, and yet washed off when shaken in water. It appeared that if this fine material could be removed from the surface of the stone, and if it was not too plentiful, a perfectly satisfactory concrete would be obtained with this aggregate. Experiments made by keeping a batch in the mixer a longer time than is usually the custom appeared to clean the stone, and good, hard concrete was obtained with a not objectionable pink tint. Extra mixing was done throughout the job with complete satisfaction.

"The lumber and steel schedules are generally the first to demand attention. Lumber used in contact with cement is almost always ordered planed four sides. A correct ordering schedule for lumber cannot be made, of course, until the work of detailing forms is nearly completed in the drafting-room. It is possible, however, to make an approximate schedule for canvassing for prices. By referring to standards it is often possible to tell in advance what sizes are wanted, and in this way to be ready to order material forward immediately whenever centering details are completed. As lumber arrives, the material of different dimensions, qualities and finishes is filed by a prearranged plan worked out in the office, handy to the woodworking shop, and given a number or letter obtained from the key plan.

Cutting Down Steel Cost.

"The steel is taken off the plans by one man and checked independently by another. This schedule is then studied in regard to reducing the variety of lengths, and frequently these can be reduced to one-fifth of the number shown on plan. It is usual to order a schedule of bars three-quarter inch and larger in multiples of six inches, and to buy steel five-eighths inch and under in the longest lengths that can be put on a single flat car, and cut it up on the job.

"The largest size recommended, in the square, is one and one-quarter inch, and one and three-eighths inch in the round; the smallest, one-quarter inch; all sizes to be multiples of one-eighth inch.

"On one large job there were over 400 different lengths of bars shown on plans, and by scheduling large bars in multiples of six inches and ordering small bars in long lengths, as above described, the mill order was reduced to 46 different lengths. This method increased the weight of order so as to cost only eighteen dollars in excess of the exact schedule taken from plans. This amount was saved many times over in the greater convenience of sorting to deliver the small bars in bundles weighing from 125 to 145 lbs. This insures the men getting a load of proper weight for greatest efficiency. They are also easier to handle, with no picking up of one bar at a time and the trouble of unraveling that is found with small sizes."

BOILER SPECIFICATIONS.

Uniformity Desirable in the Interest of Both Manufacturers and Owners.

The large number of local laws regulating the construction of boilers in force throughout the United States has made it imperative that a man who is engaged in the manufacture of boilers for distribution throughout the entire country should seek to have uniform specifications enacted, so that he need not carry stocks of materials and stocks of boilers on hand to meet the requirements of various localities. This opinion was expressed by Thomas E. Durban, of the Eric City Iron Works, of Erie, Pa., before the American Boiler Manufacturers' Association at Cleveland.

"The multiplicity of laws, differing one from another, make a needless waste," said Mr. Durban, "and as the cry of the country now is for conservation and economy we think that this argument can well be used with the lawmakers of all the States who will take the subject up. The waste comes from the fact that a manufacturer is now almost compelled to build each boiler to meet the requirements of each law, necessitating slow progress through the shop and enormous investment in material. The further fact that different manufacturers put different interpretations on the laws brings about a great conflict in the price of boilers.

"With a uniform law and the co-operation of all manufacturers these differences would be largely overcome, so that the boiler would reach the consumer not only a better boiler, but for less money. Not only would the manufacture be able to produce the goods and sell them for less money, and be more certain of his profit, but he would eliminate the probability of a large loss in case his foreman or designing engineer should get confused in the various laws. There is no concern manufacturing boilers that has not suffered from the lack of uniformity in the laws. All this can be eliminated; the public can be protected, both as to its life and its investment; the manufacturer can make more money on less investment, if we can suceed in getting concurrent legislation, or approximately concurrent legislation, in various States.

Concurrent Legislation Needed.

"We are fully alive to the fact that no problem that has ever faced the American people has been more discussed than concurrent legislation. The different laws in different States tremendously embarrass manufacturers doing interstate trade, and they affect our social relations. We know the action that has been put forth to have uniform laws for crime and on credit, and on other matters too numerous to mention; but we believe no subject for concurrent legislation has been broached by people who have been so unitedly combined as to what is required as this problem that we have. And there is no doubt in the writer's mind that a conscientious effort on a specification upon which we have all united will influence the lawmakers in a great number of States who have not yet passed a law and in turn will influence the laws already on the statute books to such an extent that corrections will be made in them to make them conform to a standard which we can and will ultimately adopt.

The Present Diversity of Boiler Laws.

"Boiler laws are coming out from the East, West, North and South—in every direction. Not only are the laws themselves different, but a different interpretation has been put upon the same law by different inspectors and different builders. I presume without exaggeration that there are at least one hundred laws and changes to laws in the United States alone governing the manufacture of our product, and this can be multiplied by a thousand times as many inspectors as there are laws.

"For instance: We have asked a decision of one point—the butt strapping of drums. It is our interpretation of the law as it is written, in several of the States, that it is necessary to make all butt strapped seams to a minimum length of 12 feet. We have been informed by some inspectors that this does not apply to water-tube boilers, and by other inspectors that it applies to all boilers. We conformed our specifications to meet the letter of the law; that is, to have no butt strapped seams over 12 feet long, whereas we have found out since we put this order into effect in our works that many boilers or drums of boilers are being made and passed with butt srtapped seams as long as 20 feet.

"In spite of all this, we are thoroughly impressed that the boiler inspection laws have been and will be beneficial to us all—all the boiler manufacturers and all the users—and that out of it will come the ideal boiler in design, workmanship and material."

Income Tax Uncertainties.

Many points in the income tax law still remain in dispute among lawyers. Even the Government officers are sometimes at variance. The Deputy Commissioner of Internal Revenue has stated that he does not think that the clause of the act relating to indebtedness secured by collateral applies to mortgage indebtedness of real estate companies, and, moreover, the Department is not following the ruling of Attorney General Wickersham.

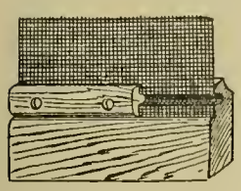
In this connection Walter Lindner, of the law committee of the Allied Real Estate Interests, says that real estate owners should be cautioned to this effect and advised that, notwithstanding these rulings, the items of interest in question should be included under the head of expense in the return on the ground that the language of the act clearly justifies it, whatever may be the opinion of the Department.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

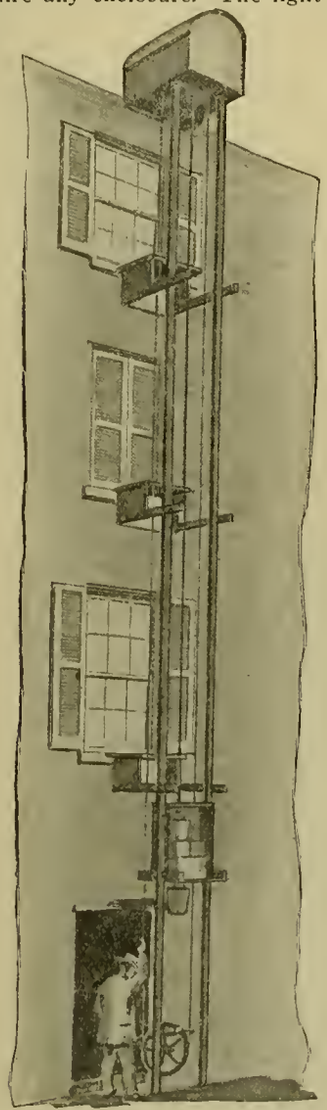
A New Type of Window Screen.

THE difficulty experienced in procuring window screens that are so constructed that small night insects cannot crawl through the space between the screen binder and the screen sash seems to have been removed by the introduction on the market of the system of screen sash illustrated. It will be noted that there is a groove placed in the sash over which the binding veneer is nailed. This gives an even tension on all parts of the screen and also prevents insects from crawling into the room through tiny crevices opened up by reason of the old method of nailing screens fast to the sash by small nails at intervals.



An Out-door Dumbwaiter.

CONSIDERABLE attention is being given by architects and builders to the out-door steel tube dumbwaiter that is being manufactured by the Standard Electric & Elevator Co., of 123 South Calvert street, Baltimore. The advantage of this device is that it provides an inexpensive and space-saving convenience for apartment houses and does not require any enclosure. The light is not



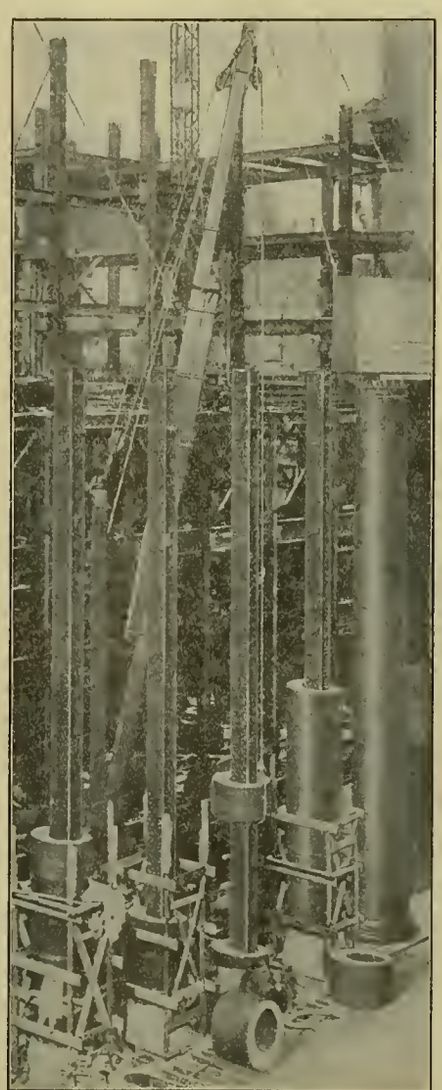
obstructed and neither is the swing of the window shutters interfered with.

One reason for the interest centered in this appliance is that considerable money can be saved by eliminating the expense of making a shaft through the center of the building. No floors have to be cut, no plaster or partitions marred no window-trim is scratched, nor the furnishing of rooms disturbed. It consists of two-inch hollow tube guides, one of which contains the center of weight. These guides are adjusted by patented clamps on brackets, approximately 8 to 12 feet apart, which are secured to the building by expansion bolts. The machines are protected from the weather by a hood, as shown in the illustration. The ropes cannot kink or twist as a result of weather conditions, as they are held at uniform tension whether wet or dry. They are adaptable to buildings of any height.

Granite Rings on Steel Cores.

IN the construction of the Continental and Commercial National Bank building in Chicago several novel construction features are being introduced. We illustrate herewith the unique method of setting the mammoth granite pillars at the entrance of this building that will represent in Chicago what the Equitable building will represent here in New York.

After the granite columns have been first laithed from the solid square block into cylindrical forms they are then

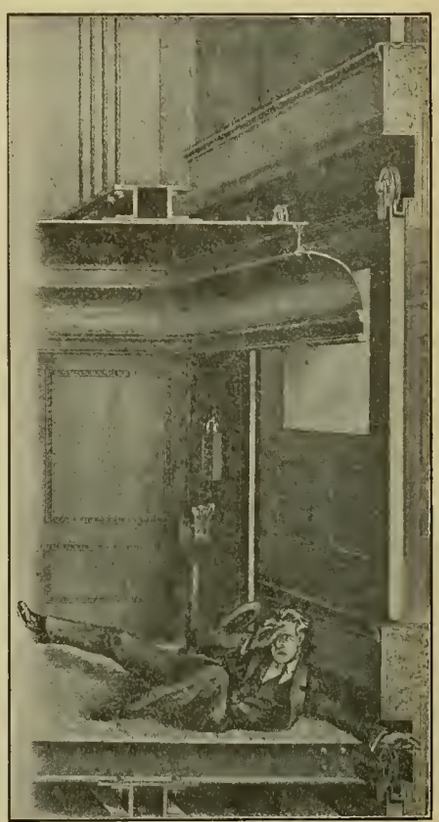


segmented into approximately two foot sections by huge diamond saws. Before the cap stones on these pillars are set these segments are lowered down over fabricated steel I's and are cemented into place.

The erection of this great building has caused more comment than any recent construction in Chicago since the early days when the Masonic Temple was the marvel of western city skyscrapers, and it is the peculiar application of building practice such as the placing of these columns that arouses such widespread interest. The employment of this system is said to reduce considerably liability to damage in transit of solid pillars. They are cheaper to produce, cheaper to transport and with steel core they have greater weight sustaining power. In case of fire calcination with consequent collapse is not so liable to occur because the weight of the superstructure is borne upon the steel core.

Elevator Shaft Safety.

NEWSPAPER articles told the story the other day of a preoccupied man who stepped into an elevator car and, while the door was being closed, suddenly decided to get off again. The car had started upward. He was thrown to the floor and his arm scraped the front wall of the shaft. The operator lost his head and turned the controller full on instead of full off. In the next instant the car had shot up to the next floor where an overhanging floor-lip projected a half inch into the shaft. The man's arm was caught by this projection and was cut off at the shoulder. Arms are worth from $5,000 to $100,000, depending upon owners.



The accompanying drawing shows what may happen in any elevator shaft at any time if the shaft has projections that are capable of catching and holding any object or person losing his balance in a car. It merely emphasizes in graphic detail, one way that accidents and subsequent damage suits may be avoided. Architects, owners, office building and apartment house managers knowing of dangerous conditions such as described to be existant in their buildings will find specialty houses in this city who, for comparatively little cost, will remove these danger spots without seriously interfering with the regular traffic in the shaft. The illustration is published by courtesy of the Burdette-Rountree Company, 119 West 40th street.

Coating Iron with Aluminum.

INTERESTING experiments have been conducted at the Franklin Institute in making iron rustproof by coating it with aluminum. The iron article to be coated is first galvanized or tinned and then immersed in molten aluminum at about 700 degrees or 800 degrees C. During the immersion the surface is swept by steel brushes. The tin or zinc passes into the molten aluminum, and aluminum replaces it on the iron surface. The article is treated in this manner in two or more of such baths; the greater part of the tin or zinc is left in the first bath. It is claimed that this process causes the aluminum to adhere to the surface of the iron so well that it will not come off, tarnish, or corrode under the action of air, water or heat, and cannot be stripped off by mechanical means.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

A MODEL CITY AT ARCHITECTS' EXHIBITION

A Unique Collection of Colonial Designs — Suburban Domestic and Landscape Work Predominate This Year — Few City Skyscrapers.

STRIKINGLY different in its general aspect is this year's exhibition of architectural works at the Fine Arts Building. Times not long ago are recalled when commercial buildings, particularly city skyscrapers, were the paramount objects of interest and the most numerously represented of any class in the exhibitions. And then there was an era during which the modern city apartment house claimed an extraordinary amount of interest. Neither class has been prolific of late, or else has been dressing with so much sameness that the spotlight of professional interest has been directed elsewhere.

New York City work certainly does not dominate the architectural section this year. Always the city has something of monumental quality under way to be elegantly figured and prominently hung at the annual show; and, naturally, there are renderings of Mr. Cram's new design for the Cathedral of St. John's, Mr. Brunner's Riverside Drive extension, Carrere & Hastings' plan and plaster model of the Manhattan Plaza of the Manhattan Bridge and York & Sawyer's large panels depicting the Guaranty Trust Company's Building, besides some other city work.

Suburban Work.

But a fair inference from the collection of pictures is that our city architects are busy with commissions for public and institutional buildings in other cities, and with domestic and landscape work in the suburban towns of Long Island, New Jersey and the Hudson River counties, as the departments named are very strongly represented. Of all the architectural renderings, those of country houses and grounds are the most numerous, and some say this is the department which evinces the most pronounced advancement and certainty of purpose. The tendency is plainly toward the American Colonial first of all, and then in a lesser, but still in a marked degree, toward the English domestic styles.

Thus in the "model city" alcove, the prevailing style is our Colonial. This is a collection of designs that have actually been translated into buildings. There is first a panorama of the dream city which shows the situation of every house, church, office building, house, store and factory, besides the school, bank, post office, court house, country club and public library. The residence of Prof. Lyon Phelps at New Haven, for which Murphy & Dana were the architects, the Weeks' house at Englewood by Hays & Hoadley, and the workmen's cottages at Jamaica, which Electus D. Litchfield planned, have been chosen by the committee to represent the model residences. The Groton School by Peabody & Stearns, the Mason Library at Great Barrington by Blanchard & Barnes, the Piping Rock Clubhouse by Guy Lowell, a church at Andover by McKim, Mead & White, a bank at Danbury by Parker Morse Hopper, and the post office at Beverly, Mass., by James Knox Taylor, have been selected as typical buildings by the committee.

The gallery devoted to architecture is not very large and no doubt many interesting designs have been turned away this year as in the past, and of course the members of the committee who made the selections for the model city refrained from introducing any of their own work. Hence there is nothing in the alcove from Goodhue, Lindeberg, Embury, Hardenburgh, Gmelin, Tompkins, Kiessling, Cass Gilbert, Hewlett, Brunner or Bacon. It is said that the committee collected eight or nine hundred photographs of buildings from which to make selections.

The medal of honor for architecture was awarded this year to York & Sawyer, the medal of honor for sculpture to Karl Bitter and the medal of honor for mural painting to Barry Faulkner.



VIEW OF BANKING ROOM GUARANTEE TRUST CO. BUILDING.
Designed by York & Sawyer, Architects, Winners of Medal of Honor for Architecture



RESIDENCE GROUP AT JAMAICA.
Designed by Electus D. Litchfield, Selected as Typical Workingmen's Houses for Model City.

The collaborative prize of $300, for a doorway to a museum of science, was won by Aymar Embury 2d, architect; Arthur Crisp, painter, and Salvatore Bilotte, sculptor. F. Tolles Chamberlin took the Avory prize of $50 for sculpture.

The Annual Dinner.

The awards of prizes made at the annual exhibition of the Architectural League were announced at the dinner on Saturday evening by President Cass Gilbert. Speeches were delivered by Edward Robinson, director of the American Museum of Art; J. Hopkinson Smith, the author; Dr. R. Clifton Sturges of Boston, president of the American Institute of Architects; John W. Alexander, president of the American Academy of Design, and Jesse Benedict Carter, director of the American Academy in Rome.

Dr. Sturges urged the league to make a greater effort to win the public's support by interesting the man in the street in its work.

In the course of an interesting talk Mr. Smith advised the architects to adopt the method of coloring their plan drawings to make them appear as near as possible like pictures, so as to be better understood by boards of directors.

A Congregational Home at Flatbush.

A new building for the New York Congregational Home for the Aged will be erected during the year on the property recently purchased by the board of managers of the society. The plot is in one of the best sections of Flatbush, on Linden avenue, between Bedford and Rogers avenues, and is large enough to afford a picturesque setting for the building, with ample space for landscape effect and recreation space for the guests of the home.

The building will be built according to plans and specifications prepared by Parfitt Bros., architects, 26 Court street, Brooklyn. The plans call for a three-story and basement building, of brick and Indiana limestone, fireproof throughout. The building will measure on the ground about 56x120 feet. In design the home will be pure Colonial of a simple treatment, with lines that should blend beautifully with its park-like surroundings.

The project will represent an outlay of nearly $500,000, including the price of the site. The funds are well in hand, and it is expected that active building operations will be started during the coming summer. Asa A. Spear, 79 Wall street, New York City, is treasurer of the home, and it is through his interest and leadership the new building is made possible.

Astor Apartments to Cost $1,500,000.

Charles A. Platt, 11 East 24th street, was appointed architect this week for the new $1,500,000 elevator apartment house which Vincent Astor, 23 West 26th street, is to erect on the east side of Broadway, between 89th and 90th streets, covering the plot 200x150 feet. Estimates will be called for by the architect from general contractors. The exterior materials will include light brick, terra cotta and limestone. As announced about a year ago, it is the intention of Mr. Astor to construct modern buildings on all of the Astor estate holdings which are poorly improved or vacant.

Reynolds Estates to Build Apartments.

W. Myron Reynolds, investment broker, and manager of the Reynolds Estates, 31 Nassau street, is having designs prepared for a twelve-story high-class fireproof apartment house, to occupy the block bounded by Bridge street, High street and Mack place, fronting on the plaza of the Brooklyn approach to the Manhattan Bridge. The plot is 100 feet front by 100 feet deep, and the first story will contain a photo-play theatre and stores, with arcade, the eleven upper stories being laid out in commodious one and two-room suites, being so planned as to do away with the usual multiplicity of partitions, passages and stuffy little rooms. The living-rooms will be provided with built-in bookcases, carefully-studied wall spaces for pianos, furniture, and in their finish and decoration will especially appeal to individuals and families of culture and refinement. The block will be known as "The Plaza." The architect, Horace Greeley Knapp, of 111 Broadway, Manhattan, estimates the cost at $260,000.

New Building for Park & Tilford.

Negotiations were completed Friday morning by Paul M. Herzog for improving the northeast corner of Madison avenue and 58th street with a three-story stucco building, 50x150 feet, which he has just leased to Park & Tilford for a term of fifteen years. It will be used as a retail store by the Park & Tilford firm when its lease expires on the seven-story structure it now occupies at 784 and 785 Fifth avenue, adjoining the Hotel Netherland. The cost will be about $150,000. Herbert M. Baer, 665 Fifth avenue, will be the architect.

Melrose Avenue Operation.

The Cedar Construction Company, Joseph J. Lese, president, 35 Nassau street, will soon start the erection of a six-story store and apartment at the northwest corner of Melrose avenue and 160th street, the Bronx, to cost $100,000. The Tremont Architectural Company, 401 East Tremont avenue, is preparing plans, and bids will be received by the owner about March 1.

Activity in East 169th Street.

Thornton Brothers Company, builders, Edward A. Thornton, president, 1320 Clay avenue, will start work in the spring on ten residences with stores in the south side of 169th street from College to Findlay avenues, the Bronx. George P. Crosier, 223d street and White Plains avenue, will prepare the plans.

To Improve Triangular Block.

The Absar Realty Company, 191 Fox street, Abraham Weisman, president and builder, contemplates the erection of three five-story apartment houses on the triangular block bounded by West Farms road, Hoe avenue and 167th street, for which plans will be prepared by the Kreymborg Architectural Company, 1029 East 163d street.

Fireproof Factory for the Bronx.

John E. Kerby, Tremont and Arthur avenues, is preparing plans for a six-story fireproof factory to be erected at the southwest corner of La Fontaine avenue and 179th street, the Bronx. The name of the owner who will occupy the building is withheld for the present. Operations are to be started at once.

Apartments for Stebbins Avenue.

The Kreymborg Architectural Company, 1029 East 163d street, is preparing plans for five apartment houses to be erected on Stebbins avenue south of Westchester avenue, the Bronx, for the Foxvale Realty Company, Frank Starkman, president.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

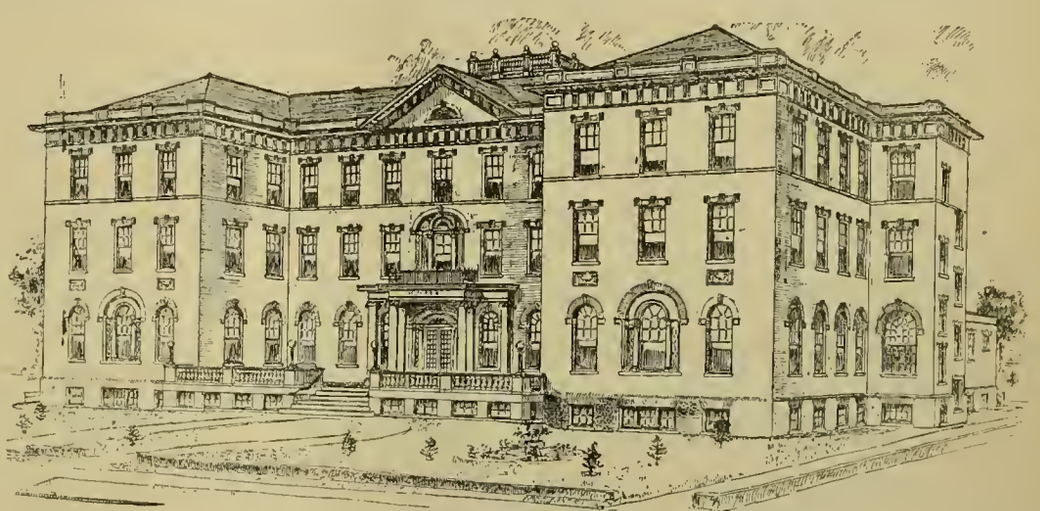
SUFFERN, N. Y.—The Town Board of Suffern, N. Y., C. D. Johnson, president, Town Hall, Suffern, contemplates the erection of a municipal building here for which no architect has been selected.

ROCHESTER, N. Y.—The Jewish Orphan Asylum of Western, N. Y., 924 St. Paul st, Abraham Katz, 875 East av, in charge, contemplates the erection of a Jewish orphan asylum here at a cost of about $50,000. No architect has been retained.

SCHENECTADY, N. Y.—The Jonathan Levi Co., 218-222 State st, Albert Levi, president, contemplates the erection of a warehouse and offices, for which no site or architect has been selected.

HAMBURG, N. J.—The Board of Education of Hamburg, H. Ingersoll, president, contemplates the erection of a 6-room addition to the Sussex County school, to cost about $30,000. No architect has been selected.

LOCKPORT, N. Y.—The Knights of Columbus, Hodge Opera House, Mr. Dwyer, care of Union Sun, 138 East Main st, chairman of building committee, contemplates either erecting a new building or purchasing an old building and remodeling same for a lodge building, for which no architect has been selected.



Flatbush. Parfitt Brothers, Architects.

PROPOSED BUILDING FOR THE NEW YORK CONGREGATIONAL HOME FOR THE AGED.

BUFFALO, N. Y.—The State of New York, Matin Glynn, governor, Capitol, Albany, John F. Malone, Ellicott sq, Buffalo, chairman of building committee, contemplates the erection of a bronz monument here, for which no architect has been selected. Cost, about $15,000.

PORT JERVIS, N. Y.—The Delaware Council of U. A. M. 9, L. W. Wilsey, chairman of committee, contemplates the erection of a 3-sty brick lodge room and hall at the top of Sussex st hill, for which no architect has been selected.

MECHANICVILLE, N. Y.—Andrew M. Ryan, 325 Park av, contemplates the erection of an apartment house on Park av, for which no architect has been selected.

DUNKIRK, N. Y.—Henry P. Lally, 3d st, Dunkirk, is receiving competitive sketches for a 1-sty brick and steel theatre, 50x100 ft, to be erected in 3d st, near Washington av.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The Friedman Construction Co., 171 Bway, Henry Friedman president, owner and builder, is ready for bids on all subs for the 6-sty apartment house, 100x140x162x102 ft., to be erected on the west side of Fort Washington av, 161st and 162d sts, from plans by George & Edward Blum, 507 5th av, architects. Cost, about $100,000.

DWELLINGS.

WEST NUTLEY, N. J.—Armstrong & De Gelleke, 122 East 25th st, New York City, architects, are taking bids for a 2-sty frame residence to be erected on Hillside av, for E. V. Ort, 119 West 40th st, New York City, owner.

65TH ST.—Thomas Nash, 1170 Broadway, will take bids in about two weeks for the 6-sty residence to be erected at 4 East 65th st, for Anna B. Bliss. Cost, about $50,000.

70TH ST.—Trowbridge & Livingston, 527 5th av, have completed plans for the new residence for Mrs. Helen I. James, to be erected at 9 East 70th st. The building will be 7-stys, containing 21 bed rooms, 2 elevators, to cost about $100,000.

Geo. A. Fuller Company

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Plans Figuring (Continued).

PUBLIC BUILDINGS.

ST. PAUL, MINN.—Electus Litchfield, 477 5th av, N. Y. C., is taking bids until March 10 for superstructure complete, heating and ventilating, plumbing and sanitary work, vacuum cleaning system, elevators, and electric installation for the new public library to be erected here. Plans may be secured at the architect's office or at the Library.

MANHATTAN ST.—Carrere & Hastings, 225 5th av, have completed plans for the 2-sty brick and limestone library, 50x100 ft., to be erected in the south side of Manhattan st to 126th st, for the New York Public Library, 5th av and 42d st. Bids will soon be taken on general contract by the architects.

SCHOOLS AND COLLEGES.

FREEPORT, L. I.—Bids will close about March 7 for the brick and limestone school to be erected at Columbia av, Orchard st and Rutland rd, Nassau County, for the Board of Education of Union School District 9, Town of Hempstead, Mr. Moon chairman. C. M. Hart, Main st, Bayshore, L. I., is architect. Nygren, Tenney & Ohmes, 101 Park av, New York City, are heating and ventilating engineers. Cost, about $60,000.

STORES, OFFICES AND LOFTS.

37TH ST.—Figures have not yet been taken for the 16-sty store and loft building, 50x98 ft., to be erected at 6-8 East 37th st, for George C. Boldt, Waldorf Astoria Hotel, 34th st and 5th av, owner. Chas. H. Caldwell, 101 Park av, is architect. Cost, about $300,000.

THEATRES.

MANHATTAN.—Thomas W. Lamb, 644 8th av, architect, is taking bids for a 1-sty brick and limestone theatre, 101x162 ft, to be erected at the southwest corner of 90th st and Broadway for Robert Goelet, 9 West 17th st, owner. Coftabile & Co., 440 East 116th st, are contractors. Cost, about $100,000.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the theatre building to be erected at the southwest corner of Bway and 90th st from plans by Thomas W. Lamb, 644 8th av, and desires bids on all subs prior to February 16.

STABLES AND GARAGES.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the contract for the 2-sty brick and steel stable, 75x150 ft., to be erected at Washington and Clarkson avs, for John J. Bradley, 68 Hudson st, owner. Horenburger & Bardes, 122 Bowery, are architects. Cost, about $25,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—Samuel Katz, 1 Madison av, has completed plans for a 6-sty apartment house, to be erected at 838-44 Riverside dr, for the Sand Construction Co., 1029 East 163d st, owner. Cost, about $200,000.

124TH ST.—Brook & Rosenberg, 350 Fulton st, Brooklyn, N. Y., have completed plans for alterations to the 5-sty tenement house at 223 East 124th st, for Robert J. McManamy, 258 DeKalb av, Brooklyn, N. Y., Owner.

116TH ST.—M. Zipkes, 220 5th av, has completed plans for alterations to two 5-sty apartment houses at 302-4 West 116th st, for Cohen & Glauber, 35 Nassau st, owners.

MADISON AV.— Henry B. Herts, 35 West 31st st, has completed plans for alterations to the residence at 2034 Madison av, converting it into stores and apartments, for the Dominion Trust Co., 510 Pennsylvania st, Pittsburgh, Pa. owner. Cost, about $7,500.

DWELLINGS.

72D ST.—Chas. A. Platt, 11 East 24th st, has completed plans for alterations to the 4-sty brick residence 43 East 72d st, for Dr. Alexander Lambert, 36 East 31st st. James McWalters' Sons, 90th st and Broadway, are the general contractors. Cost, about $7,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education Feb. 9 for installing electric equipment in new P. S. 97. Peet & Powers were low bidders at $10,971.

MANHATTAN.—The Board of Education opened bids Feb. 9 for the erection of brick fence walls at P. S. 33, Fred Oehl low bidder at $823, and for P. S. 112, William A. Egen at $1,243.

85TH ST.—Benjamin W. Levitan, 20 West 31st st, has completed plans for a 5-sty school, 51x100 ft, to be erected at 123-127 East 85th st, for the Yorkville Talmud Torah School, 121 East 85th st, Harry Fischel, World Building, chairman of building committee, who will soon take bids on separate contracts. Cost, about $100,000.

THEATRES.

95TH ST.—Tracy & Swartwout, 244 5th av, are preparing sketches for a moving picture theatre to be erected at the southwest corner of 95th st and Broadway, for Vincent Astor, 23 West 26th st.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FORDHAM RD.—The Tremont Architectural Co., 401 East Tremont av, is preparing sketches for a brick apartment and taxpayer to be erected at the northwest corner of Fordham rd and Crescent av, for Henry F. A. Wolfe, 549 East 139th st.

FOX ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty tenement, 50 x80 ft., to be erected in the east side of Fox st, 273 ft. north of 165th st, for the Mandel Construction Co., Max Cohen, president, 1058 Morris av, owner and builder, who will be ready for bids about Feb. 18. Cost, about $45,000.

SOUTHERN BOULEVARD.—The Kreymborg Architectural Co., Southern blvd and 163d st, has been commissioned to prepare plans for a 6-sty apartment house to be erected at the northwest corner of Southern blvd and Crotona Parkway, for the P. J. Dwyer Building Co., 906 East 176th st, owner. Cost, about $70,000.

WASHINGTON AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 6-sty store and tenement, 50x100 ft, to be erected on the east side of Washington av, 442 ft. north of 169th st, for the Wm. Janota Building Co., 906 East 176th st, owner and builder. Cost, about $44,000.

CONCOURSE.—The Tremont Architectural Co., 401 East Tremont av, has completed plans for a 6-sty apartment house, 100x80 ft, to be erected at the northeast corner of Concourse and Bush st, for K. & R. Construction Co., 35 Nassau st, owner and builder. Cost, about $50,000.

160TH ST.— The Tremont Architectural Co., 401 East Tremont av, is preparing sketches for a 6-sty tenement house, 100x100 ft, to be erected at the northwest corner of 160th st and Melrose av, for the Cedar Construction Co., Joseph J. Lese, president, 35 Nassau st, at a cost of about $100,000. Bids will be taken by owner about March 1.

GRAND BOULEVARD.—The K. & R. Construction Co. (Klein & Roth) 35 Nassau st, contemplate the erection of a 5-sty apartment house at the northeast corner of Grand Boulevard and Bush st.

176TH ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 5-sty tenement house, 43x88 ft., to be erected at the northwest corner of 176th st and Aqueduct av, for the Stewart Construction Co., Henry Cleland president, 1849 Anthony av, owner and builder. Cost, about $50,000.

178TH ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for two 5-sty tenement houses to be erected at the northeast corner of 178th st and Daly av, for the Uben Construction Co., Joseph Sensin president, 1344 Bristow st, owner and builder. Cost, about $110,000.

DWELLINGS.

169TH ST.—The Thornton Bros. Co., Edward A. Thornton president, 1320 Clay av, contemplates the erection of ten 2 and 3-sty frame residences in the south side of 169th st, from College to Findlay avs, from plans by George P. Crosier, 223d st and White Plains av.

SCHOOLS AND COLLEGES.

THE BRONX.—The Board of Education opened bids Feb. 9 for the general construction. Joseph Balaban Co., low bidder at $73,332; and for plumbing and drainage of additions to and alterations in P. S. 21, Thomas F. Breen low bidder at $6,583.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

47TH ST.—Harry Dorf, 614 Kosciusko st, is preparing plans for a 4-sty brick tenement, 45x 88 ft., to be erected in the north side of 47th st, 80 ft. west of 7th av, for Morris Bienenstock, 1358 47th st, Brooklyn, owner and builder. Cost, about $25,000.

46TH ST.—Harry Dorf, 614 Kosciusko st, is preparing plans for a 4-sty brick tenement, 45x 88 ft., to be erected in the south side of 46th st, 80 ft. west of 7th av, for Morris Bienenstock, 1258 47th st, Brooklyn, owner and builder. Cost, about $25,000.

CLINTON AV.—Harry T. Howell, 149th st and 3d av, is preparing plans for two 5-sty tenements, 50x100 ft, to be erected on the west side of Clinton av, 57 ft. south of 176th st, for the Hargton Building Co., Adela Harrington, president, 1478 Vyse av, owner and builder. Cost, about $100,000.

UNION ST.—R. S. Baker, care of owners, has completed plans for a 4-sty brick tenement, 38x 105 ft, to be erected at 1236 Union st, for the Svifred Construction Co., 26 Court st. C. A. Hoff, president. Cost, about $35,000. Bids will be received by the owner.

NEWKIRK AV,—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 4-sty brick apartment house, 83x135 ft, to be erected at the southwest corner of Newkirk av and East 21st st, for Morris Wolfinger, 1226 49th st, Brooklyn, owner and builder. Cost, about $100,000.

ROCKAWAY AV.—L. Danancher, 370 Fulton st, Jamaica, L. I., is preparing plans for a 4-sty brick tenement house, 50x89 ft, to be erected on the west side of Rockaway av, 100 ft south of Sutter av, for M. Meyer & Sons, 460 Rockaway av, owner and builder. Cost, about $25,000.

ST. JAMES ST.—Shampan & Shampan, 772 Bway, have completed plans for an apartment house to be erected in the north side of St. James st, 253.9 ft. west of Gates av, for Joseph Grodsky, of 26 Court st. Cost, about $50,000.

DWELLINGS.

CHARLOTTE ST.—Hart & Schmidt, 15 East 40th st, N. Y. C., are preparing plans for five 2½-sty brick and stone residences, 20x50 ft, to be erected in Charlotte st, near Flushing av, for Kroemer & Kruse, Flushing and Woodward avs, owners and builders.

FACTORIES AND WAREHOUSES.

37TH ST.—John L. Plock, 30 Church st, N. Y. C., engineer, is about ready for bids on general contract for the 1-sty reinforced concrete ice plant, 80x125 ft., to be erected at 37th st and Fort Hamilton av, for the Bay Ridge Pure Ice Co., 7522 2d av, Brooklyn, owner, A. R. Pifer, president. Cost, about $50,000.

WARWICK ST.—C. Infanger & Son, 2634 Atlantic av, have completed plans for several 2-sty brick residences, 20x52 ft., to be erected at the northwest corner of Warwick st and Livonia av, for the Ashwick Building Corp., Inc., H. Luwish president, 493 Ashford st, owner and builder.

THEATRES.

BROADWAY.—Shampan & Shampan, 772 Broadway, have prepared plans for a 2-sty theatre, restaurant and store building, to be erected oo the north side of Broadway, 135 ft. west of Marcy av, on plot 70x100 ft, for Samuel Marcovici, owner.

BEDFORD AV.—B. F. Keith, the well-known theatrical man, will erect another large theatre to seat 2,500 people, in Bedford av near Fulton st, Brooklyn. Wm. H. McElfatrick, 701 7th av, Manhattan, is the architect. The style of the building will be a duplicate of the Prospect Theatre, now being erected in 9th st, near 5th av, also for Mr. Keith. Plans will not go ont for estimate for some time yet.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

QUEENS, L. I.—L. Allmendinger, 926 Broadway, Brooklyn, is preparing plans for two 2-sty brick tenement honses, 25x70 ft, to be erected on Cypress av near Prospect st, for Apaeth & Senger, 1153 Myrtle av, Brooklyn, owners and builders. Cost, about $12,000.

QUEENS, L. I.—L. Allmendinger, 926 Bway, Brooklyn, is preparing plans for two 3-sty brick flats, 20x55 ft., to be erected in Slocum st, near Glasser st, for Spaeth & Senger, 1153 Myrtle av, Brooklyn, owners and builders. Cost, about $5,000.

DWELLINGS.

WOODHAVEN, L. I.—George L. Crane, 2706 Jamaica av, Richmond Hill, L. I. has completed plans for two 2½-sty frame residences, 16x36 ft, to be erected on Woodhaven av, 100 ft north of Ferris st, for F. S. Gload, 21 Rugby rd, Brooklyn, owner and builder. Cost, about $3,000 each.

RIDGEWOOD, L. I.—William C. Winters, 106 Van Siclen av, Brooklyn, is preparing plans for thirteen 2-sty brick residences, 20x35 ft., to be erected on the sonth side of Sunnyside ave, 102 ft. east of Hendrix st, for Frank Richards, Jamaica av and Hendrix st, owner and builder. Cost, about $39.000.

THEATRES.

WOODHAVEN, L. I.—George L. Crane, 2706 Jamaica av, Richmond Hill, is preparing plans for a 1-sty brick and stone moving picture theatre, 50x100 ft, to cost, about $25,000.

Nassau.

DWELLINGS.

LYNBROOK, L. I.—J. G. Glover, 233 Broadway, N. Y. C., is preparing plans for fifteen 2½-6ty frame and stucco residence to be erected here for the Bowner Development Corporation, Rockville Centre, L. I., William Bowner, president and builder. Cost, between $3,000 aad $10,000 each.

WOODBURY, L. I.—Foundations have been completed for the 2-sty brick and stone residence, 40x110 ft, for Odgen L. Mills, 13 Broad st, N. Y. C., owner and builder. T. J. Bartley is superintendent in charge. J. R. Pope, 527 5th av, N, Y, C,. is architect, Cost, about $100,000.

Suffolk.

DWELLINGS.

HUNTINGTON, L. I.—Mrs. Elizabeth C. Anderson of New York City, owner of the Admiral Paulding farm and the William and Watts Sammis farms, comprising 210 acres, is now the owner of 315 acres of contiguous land with over two miles of waterfront on Lloyd's and Huntington harbors and Huntington Harbor Inlet. It is said she intends constructing three very handsome residences for herself and members of her family in the near future.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MAMARONECK, N. Y.—Chas. T. Oakley, 54 West Boston rd, Mamaroneck, is preparing plans for a 2-sty apartment with stores, 75x60 ft, to be erected at Mamaroaeck av and Railroad av, for Samuel McAndless, 205 Mamaroneck av. Bids will be received by the architect on general contract.

DWELLINGS.

SCARSDALE, N. Y.—Slee & Bryson, 154 Montague st, Brooklyn, have nearly completed plans and will soon take bids on general contract for 2-sty frame and local stone residence, 29x48 ft., to be erected at the Edgemont Estate for William L. Richard, 20 Vesey st, N. Y. C., owner. Cost, about $8,000.

MAMARONECK, N. Y.—Chas. T. Oakley, 54 West Boston Post rd, is preparing plans for a $9,000 residence, 2½ stys, frame and stone, 43x33 ft, to be erected on Cortlandt av, for Augustus Mosser, 83 Palmer av, Mamaroneck, owner.

MOUNT VERNON, N. Y.— William H. Horsfall, 1 West 34th st, N. Y. C., is preparing plans for ten 2½ sty frame, stucco and hollow tile residences, 30x40 ft, to be erected near Columbus av, section of N. Y., Westchester and Boston Railroad, for the Standard Home Construction Co., 1 West 34th st, N. Y. C., owner, care of architect. Cost, about $10,000 each.

SCARSDALE, N. Y.—George H. Wells, 11 East 24th st, N. Y. C., has about completed plans and will soon be ready for bids on general contract for a 2½-sty frame residence, 25x45 ft, to be erected on Wydham rd, Edgemont Estate, for E. L. Montgomery, 731 3d av, N. Y. C., owner. Cost, about $8,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—Chris. Campbell, 286 5th av, has received the general contract to alter the residence at the northwest corner of Madison av and 76th st, for store and apartment purposes, for Francesco and Anna F. Bianchi, 1142 Madison av, owners. Renwick, Aspinwall & Tucker, 320 5th av, are architects.

IRVINGTON, N. J.—The Essex Construction Co., 87 Academy st, Newark, N. J., has received the general contract to erect a 3-sty frame and stucco flat, 22x70 t, at 837 Springfield av, for Michael Ritter, 62 Charlton st, Newark, Owner. Cost, about $8,000.

DWELLINGS.

OLINVILLE AV.—S. & S. Building Co., 3629 Bronx Boulevard, has received the general contract to erect a 2-sty brick resideoce, 21x55 ft, on the east side of Olinville av, 25 ft north of Burke st, the Bronx, for Mrs. Julia G. Larty, 3208 Olinville av, owner. Cost, about $6,000.

HARTSDALE, N. Y.—Charles F. Richards, 26 Midland av, White Plains, N. Y., has received the general contract to erect a 2½-sty frame and stucco residence, 36x40 ft, at Greenacres Tract, for Richard H. Walsh, this place, owner. Albert M. Gray, 116 West 39th st, N. Y. C. is architect. H. G. Larzelere, 44 Hill st, New Rochelle, has the general contract for the foundations. Cost, about $10,000.

BAYONNE, N. J.—Isaac W. Wood, Jr., 37 East 40th st, has received the general contract to erect a 2½-sty frame residence, 20x42 ft, in the northeast side of West 55th st near Av C, for George A. Allen, this place, owner. Cost, about $4,000.

CEDARHURST, L. I.—Cruikshank & Fraser, 103 Park av, New York City, have received the general contract to erect a 2½-sty frame residence, 40x60 ft., for A. A. Vanderpool, care of Franklin Lord Estate, Forest av, Cedarhurst, owner. William Harmon Beers, 235 5th av, New York City, is architect. Cost, about $8,000.

FACTORIES AND WAREHOUSES.

WATER ST.—McDermott & Hanigan, 103 Park av, have received the contract (on a percentage basis) for alterations to the refrigerating warehouse at 299 Water st from plans by George S. Chappel, 103 Park av, architect. The Starr Engineering Co., 90 West st, is engineer. The Fulton Market Refrigerating Co., N. B. Gates president, 3 Fulton st, is lessee. Cost, about $100,000.

NOSTRAND AV.—John Deeves, 103 Park av, N. Y. C., has received the general contract to alter the storage building on the west side of Nostrand av, 132 ft south of Flushing av, for the Anahol Manufacturing Co., 44 Nostrand av, owner, Edward Weingartner, president. E. H. Janes, 124 West 45th st, N. Y. C., is architect. Cost, about $30,000.

HALLS AND CLUBS.

ASBURY PARK.—The general contract for the erection of a clnbhouse for the Asbnry Park Lodge of Elks at Cookman av and Heck st, Asbnry Park, has been awarded to Pearce & Sutts, of Bradley Beach, N. J. The new building will he of skeleton steel construction, 4-stys, 53x100 ft, and will cost $40,000. It is expected to be completed next August.

SCHOOLS AND COLLEGES.

CONVENT AV.—(Sub.) The Lehigh Valley Structural Steel Co., Allentown, Pa., has re-

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Contracts Awarded (Continued.)

ceived the contract for furnishing the structural steel for the stadium building, from Convent to Amsterdam avs and 136th to 138th sts, or the College of the City of New York, 139th st and St. Nicholas av, from plans by Arnold Bruoner, 320 5th av. Chas. Mayer, 30 East 42d st, is engineer. Adolph Lewisohn, 42 Broadway, is donor. Cost, about $200,000. Jacob A. Zimmermann, 505 5th av, is general contractor.

STORES, OFFICES AND LOFTS.

LIBERTY ST.—Valentine Lynch & Co., 13 Park Row, have received the contract for alterations to the store and office building at 115 Liberty st, for Thomas Newbold, Hyde Park, N. Y., owner. Chas. Volz, 2 West 45th st, is architect. Cost, about $7,000.

THEATRES.

ORANGE, N. J.—(sub.)—Connors & Fitten, 128 Williams st, have received the mason work, and Chas. McCloskey & Sons, 28 Summers st, the carpentry for the 1-sty brick and terra cotta moving picture theatre building, 36x175 ft, to be erected in Main st, opposite Lincoln av, for the Lyric Amusement Co., 199 Main st, Harold Nunn, president. David M. Ach, 1 Madison av, N. Y. C., is architect. Cost, about $20,000.

MISCELLANEOUS.

PORTSMOUTH, VA.—The Hennehique Construction Co., 1170 Broadway, N. Y. C., has received the contract to construct a sea wall at the Norfolk Navy Yard for the United States Navy. Contract price $81,350.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

65TH ST, 4 E, 6-sty brick residence, 25x65; cost, $50,000; owner, Anna B. Bliss; Clinton L. Harris, agent, 150 Nassau st; architect, Thomas Nash, 1170 Broadway. Plan No. 38.

70TH ST; 9 E; 7-sty brick dwelling, 41x90; cost, $100,000; owner, Helen I. James, Cold Spring Harbor, L. I.; architects, Trowbridge & Livingston, 527 5th av. Plan No. 37.

FACTORIES AND WAREHOUSES.

52D ST, 508 West, 7-sty brick factory, 31x100; cost, $25,000; owner, Jacob H. Becker, 767 10th av; architect, Geo. J. Hardway, 347 5th av. Plan No. 42.

STABLES AND GARAGES.

WATER ST, 622-624, 5-sty brick stable and wagon storage, 48x100; cost, $35,000; owners, Benj and Jacob Jackson, 168 Church st; architect, Walter B Wills, 1181 Myrtle av, Bkln. Plan No. 40.

NORTH MOORE ST, 56-62, 3-sty brick garage, 100x87; cost, $60,000; owner, St. Mark's Protestant Episcopal Church, 10th st and 2d av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 44.

STORES, OFFICES AND LOFTS.

37TH ST; 6-8 E; 16-sty brick store and lofts, 50x98; cost, $300,000; owner, Geo. C. Boldt, Waldorf-Astoria Hotel; architect, Chas. H. Caldwell, 101 Park av. Plan No. 39.

MISCELLANEOUS.

39TH ST, 115-117 West, 6-sty brick convertor station, 50x98; cost, $250,000; owner, N. Y. Edison Co., Nicholas F. Brady, Pres., 55 Duane st; architect, William Weissenberger, Jr., 55 Duane st. Plan No. 36.

BOWERY, 116, 1-sty brick (Miscellaneous), 25x63; cost, $4,500; owner, Paul Whitcomb, 417 Riverside drive; architect, Walter Thomas, 179 South Park st, Hackensack, N. J. Plan No. 41.

110TH ST, 608-610 West, wooden fence, 50x8; cost, $175; owner, M. Olivia Sage, 111 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 43.

Bronx.

DWELLINGS.

BEACH AV, w s, 100 n Randall av, 2½-sty frame dwelling, shingle roof, 20x35; cost, $3,500; owners, August Dienst Constn Co, Aug Dienst, 1768 Gleason av, Pres; architect, Anton Pirner, 2069 Westchester av. Plan No. 55.

223D ST, s e c Carpenter av, four 2-sty frame dwellings; shingle roof; 22x30.5; cost, $14,000; owners, W. M. Realty Co, Wm. Maas, 628 E 236th st; architect, R. F. Knockenhauer, 531 E Tremont av. Plan No. 57.

226TH ST, n s, 188 E Paulding av, 2-sty brick dwelling, tin roof, 19x38; cost, $7,000; owner, A. Russo, 348 E 62d st; architect, W. Anagnost, 2164 Bathgate av. Plan No. 63.

SCHOOLS AND COLLEGES.

189TH ST, s s, from Webster to Park avs, two 1-sty frame portable schools, 23x36; cost, $2,400; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 51.

ANDREWS AV, n w cor Burnside av, 1-sty frame portable school, 23x36; cost, $1,200; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 52.

TREMONT AV, s s, from Vyse to Bryant avs, two 1-sty frame portable schools, 23x36; cost, $2,400; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 50.

STORES, OFFICES AND LOFTS.

3D AV, w s, 240 s 183d st, 2-sty brick stores, lofts and dwelling; tin roof; 30x110; cost, $15,000; owner, Charles Shapiro, 4485 3d av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 58.

STORES AND TENEMENTS.

FOREST AV, w s, 67.2 s 163d st, two 5-story brick tenements, plastic slate roof, 53.10x78; cost, $100,000; owners, Alde Constn Co, Inc, Albert Deutsch, 35 Nassau st, Pres; architect, Tremont Archt Co., 401 Tremont av. Plan No. 53.

JACKSON AV, e s, 72 s 163d st, two 5-sty brick tenements, 51.4x85, plastic slate roof; cost, $100,000; owners, Alde Constn Co, Inc Albert Deutsch, 35 Nassau st, Pres; architects, Tremont Archt Co, 401 Tremont av. Plan No. 54.

170TH ST, n w c Wilkins av, two 6-sty brick tenements; slag roof; 88x87.6, 56x85.6; cost, $140,000; owner, Louis E. Kleban, 1116 Jackson av; architect, Maximilian Zipkes, 220 5th av. Plan No. 61.

ST LAWRENCE AV, s s, 286 e Walker av, 1-sty frame store, 22x30; cost, $350; owner, Agnes M. Henderson, 1537 St Lawrence av; architect, M. A. Buckley, 1513 Hone av. Plan No. 59.

VYSE AV, w s, 72.3 n Boston rd, 5-sty brick tenement; slag roof; 58.8x123.1¾; cost, $55,000; owner, Elsia Hipkiss, 1887 Vyse av; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 62.

MISCELLANEOUS.

150TH ST, s s, 225 W Courtlandt av, 1-sty brick studio, 9.4x48; cost, $500; owner, Ralph Policini, 328 E 150th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 62.

BATHGATE AV, s e c 172d st, 2-sty brick stores and meeting rooms; slag roof; 55.4x87.7; cost, $20,000; owners, Bathgate Realty Corp, Louis Altscheil, 356 11th st, Brooklyn, president; architects, Goldner & Goldberg, 391 E 149th st. Plan No. 56.

Brooklyn.

DWELLINGS.

EAST 8TH ST, e s, 228 s Av K, three 2-sty brick dwellings, 17.4x41, gravel roof, 1 family each; toal cost, $7,500; owner, Dinarstein Bldg. Co., 301 Hopkinson av; architect, Henry Rockmore, 1531 48th st. Plan No. 658.

EAST 8TH ST, e s, 200 s Av K, 2-sty brick dwelling, 18x41, gravel roof, 1 family; cost, $3,000; owner, Dinarstein Bldg. Co., 301 Hopkinson av. Plan No. 659.

WEST 8TH ST, w s, 212.6 s Av S, ten 2-sty brick dwellings, 18.9x35, gravel roof, 1 family each; total cost, $30,000; owner, Mapleton Eng. & Const Co., 1929 63d st; architect, Raphael Caporali, 1929 63d st. Plan No. 651.

7TH AV, n w cor 46th st, 3-sty brick store and dwelling, 20x78, gravel roof, 2 families; cost, $10,000; owner, Morris Bienenstock, 1258 47th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 645.

7TH AV, n e cor 47th st, 3-sty brick store and dwelling, 20x78, gravel roof, 2 families; cost, $10,000; owner, Morris Bienenstock, 1258 47th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 646.

7TH AV, n s, 20 w 46th st, eight 3-sty brick stores and dwellings, 20x50, gravel roof, 2 families each; total cost, $56,000; owner, Morris Bienenstock, 1258 47th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 647.

AMES ST, w s, 125.5 s Newport av, 2 2-sty brick dwellings, 20x52, gravel roof, 2 families; each; total cost, $7,400; owner, Harry Finkelstein, 58 Lott av; architect, Morris Rothstein, 627 Sutter av. Plan No. 704.

W 30TH ST, w s, 240 n Mermaid av, 2 1-sty frame dwellings, 12.2x32, shingle roof, 1 family each; total cost, $1,000; owner, Adam Lamberg, 241 Centre st, N Y; architect, Wm Richter, 4411 18th av. Plan No. 710.

W 30TH ST, w s, 280 n Mermaid av, 2 1-sty frame dwellings, 12.8x32, shingle roof, 1 family each; total cost, $1,500; owner, Henry Hardus, 77 Newark av; architect, Wm Richter, 4411 18th av. Plan No. 709.

CHESTER AV, s w cor 12th av, 2-sty frame dwelling, 21.6x80.4, gravel roof, 2 families; cost, $8,000; owner, Davis Becker, 1154 41st st; architect, Lew Koen, 9 Debevoise st. Plan No. 696.

CHESTER AV, n s, 21.6 n Tehama st, 7 2-sty frame dwellings, 21x70.4, gravel roof, 2 families each; total cost, $49,000; owner, Davis Becker, 1154 41st st; architect, Lew Koen, 9 Debevoise st. Plan No. 695.

MERMAID AV, s s, 59 e W. 32d st, 2 1-sty frame dwellings, 17x27, shingle roof, 1 family each; total cost, $1,100; owner, Jessie Sullivan, W 36th & R R av; architect, Wm. Richter, 4411 18th av. Plan No. 689.

ROCHESTER AV, e s, 153.2 s E N Y av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $3,500; owner, John Rossa, 24 Gunther pl; architect, Dominick E. Principa, 898 Gravesend av. Plan No. 687.

WEBSTER AV, s s, 18 w E 3d st, 9-sty brick dwellings, 18x44, slag roof, 1 family each; total cost, $40,500; owner, Webster Bldg Co., 125 Bristol st; architect, S. Millman, 1780 Pitkin av. Plan No. 712.

SURF AV, n s, 43 e W 33d st, 10 2-sty frame dwellings, 10.6x25, gravel roof, 2 families each; total cost, $9,000; owner, Wm Bieber & Co, 302 Hart st; architect, Geo H. Suess, 2926 W 29th st. Plan No. 677.

WARWICK ST, e s, 90 n Livonia av; 3 2-sty brick dwellings, 20x52; tin room, 2 families each; total cost, $9,000; owner, Asherick Bldg Co, 493 Ashford st; architect, Chas. Inpanger, 2634 Atlantic av. Plan No. 740.

WEST 9TH ST, e s, 220 s Av U, 2-sty brick dwellings, 20x34; gravel roof, 2 families; cost, $3,200; owner, Philomena Decanio, 110 Thompson st, N. Y.; architect, Fredinand Sairgano, 260 Bay 11th st. Plan No. 716.

WEST 32D ST, w s, 150 n Mermaid av, 1-sty frame dwelling, 16x32; shingle roof, 1 family; cost, $950; owner, Maria Winter, 287 Evergreen av; architect, Dennis Winter, 287 Evergreen av. Plan No. 737.

46TH ST, n s, 180 e 14th av, two 2-sty frame dwellings, 20.6x48; shingle roof, 2 families each; total cost, $10,000; owner, John Connelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 733.

72D ST, s s, 100 n Narrows av, four 2-sty brick dwellings, 15x41.6; slag roof, 1 family each; total cost, $14,000; owner, Brody Const Co., 1143 40th st; architect, John C. Wandell & Co, 4 Court so. Plan No. 722.

CHRISTOPHER AV, w s, 20 n Lott av, six 2-sty brick dwellings 20x52; slag roof, 2 families each; total cost, $30,000; owner, Jos. Stern, 464 Christopher av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 717.

MERMAID AV, s e c W 30th st, 1-sty frame dwelling, 18x66; shingle roof, 1 family; cost, $1,650; owner, Guiseppe Viotti, 262 W 43d st, N. Y.; architect, Geo. H. Suess, 2960 W 29th st. Plan No. 730.

PRESIDENT ST, s s, 150 e New York av, two 3-sty brick dwellings, 20x57, slag roof, 1 family each; total cost, $15,000; owner, Henry Roth, 1281 President st; architect, Benj. Driesler, 153 Remsen st. Plan No. 758.

E 13TH ST, ws, 180 s Av I, two 2-sty frame dwellings, 18x60; gravel roof, 2 families each; total cost, $10,000; owner, Geo. M. Craigen, 2801 Av F; architect, A. White Pierce, 59 Court st. Plan No. 764.

E 37TH ST, w s, 297.6 n Av I, two 2-sty frame dwellings, 16x38, tar roof, 2 families; cost, $5,000; owner, Caroline C. Svenson, 187 Grant av; architect, Gust. Svenson, 187 Grant av. Plan No. 746.

CONKLIN AV, s e, 115 w Rockaway av, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, $7,000; owner, Henry Abrahams, 133 Conklin av; architect, Louis F. Schillinger, 107 Van Sicklen av. Plan No. 750.

FORBELL AV, w s, 123.3 s Liberty st, two 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, $5,000; owner, Rockmore Realty Co., 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 752.

FORBELL AV, ws, 163.3 s Liberty av, twelve 2-sty brick dwellings, 18.3x32, gravel roof, 1 family each; total cost, $24,000; owner, Rockmore Realty Co., 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 751.

FORBELL AV, n w cor Glenmore av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,000; owner, Rockmore Realty Co, 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 754.

FORBELL AV, ws, 100 s Liberty av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $3,500; owner, Rockmore Realty Co., 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 753.

NEW LOTS AV, n s, 20.9 w Essex st, 2-sty brick dwelling, 20.10x52, gravel roof, 2 families; cost, $3,800; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 763.

NEW LOTS AV, ns, 62.6 w Essex st, 2-sty brick dwelling, 20.10x52, gravel roof, 2 families; cost, $3,800; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 761.

NEW LOTS AV, n s, 71.7 w Essex st, 2-sty brick dwelling, 20.10x52 gravel roof, 2 families; cost, $3,800; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 762.

FACTORIES AND WAREHOUSES.

HENRY ST, s e c Coney Island Creek, 1-sty frame storage, 60x14; gravel roof; cost, $200; owner, Annie Childs, on premises; architect, Jas. F. Brewester, 2936 W 8th st. Plan No. 731.

MORGAN AV, e s, 49 s Stagg st, 1-sty frame storage, 55x30; rubberoid roof; cost, $2,000; owner, L. I. Wood Co, 11 Vanderbilt av; architect, Wm. Werner, 194 Ridgewood av. Plan No. 726.

ROCKAWAY AV, e s, 269 s Vienna av, 1-sty frame storage, slag roof; cost, $2,000; owner and architect, same. Plan No. 673.

STABLES AND GARAGES.

CHURCH AV, n s, 100 w Story st, 1-sty brick garage, 40x80, iron roof; cost, $1,800; owner, Chas. L. Behlert, 161 9th av; architect, Chas. W. Vanderbeck, Richmond Hill, L I. Plan No. 693.

SARATOGA AV, e s, 225 s Sutter av, 1-sty frame stable, 24x11, slag roof; cost, $325; owner, Abe Doras, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 671.

NEW YORK AV, w s, 300 n Glenwood rd, 1-sty frame garage, 10x16; shingle room; cost, $250; owner, Gilbert Masten, on premises; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 736.

ADELPHI ST, w s, 311.10 s Park av, 2-sty brick garage, 50x100, slag roof; cost, $12,000; owner, Gus Rollo, 215 Washington av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 748.

10TH ST, n s, 67 w 7th av, 1-sty brick garage, 13x19, slag roof; cost, $500; owner, Mary A. Mahland, 348 7th av; architects, Thode & Harvie, 406 9th st. Plan No. 756.

AV Q, n s, 100 w Coney Island av, 1-sty frame garage, 20x55, gravel roof; cost, $100; owner, Irving J. Smith, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 765.

STORES AND TENEMENTS.

HINSDALE AV, w s, 150 s Blake av, three 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, $75,000; owners, Simon & Louis Halperin, 1414 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 654.

HINSDALE ST, w s, 100 s Blake av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, $25,000; owners, Simon & Louis Halperin, 1414 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 654.

PARK PL, s e c Howard av, 4-sty brick store and tenement, 40x95, gravel roof, 18 families; cost, $28,000; owner, David Isacowitz, Inc., 316 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 642.

UNION ST, s s, 175 w Hoyt st, 4-sty brick tenement, 57.4x84.9, gravel roof, 16 families; cost, $25,000; owner, John Muldoon, 364 Union st; architect, W. J. Conway, 400 Union st. Plan No. 663.

12TH ST, West, e s, 116 n Surf av, two 1-sty frame stores, 27.3x21, wire glass roof; cost, $800; owner, Luna Amusement Co., Luna Park, C. I.; architect, Peter F. Meyer, 165 Norwood av. Plan No. 649.

HOWARD AV, e s, 40 s Park pl, 4-sty brick store and tenement, 40x93, gravel roof, 18 families; cost, $25,000; owner, David Isacowitz, Inc., 316 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 643.

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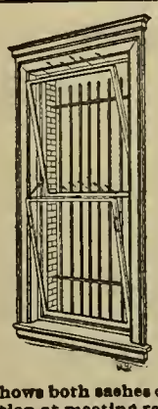
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Plans Filed, New Buildings, Brooklyn (Cont.)

PARK PL, s e cor Ralph av, 4-sty brick tenement, 25x70, tin roof, 8 families; cost, $10,000; owner, Howard Investing Co, 26 Court st; architects, Farber & Markowitz, 189 Montague st. Plan No. 711.

CHESTER AV, n w cor Tehama st, 1-sty frame tenement, 21.6x80.4, gravel roof, 4 families; cost, $8,000; owner, Davis Becker, 1154 41st st; architect, Lew Koen, 9 Debevois st. Plan No. 694.

EUCLID AV, w s, 140 n Sutter av, 7 2-sty frame tenements, 20x52, gravel roof, 4 families; each; total cost, $26,600; owner, Isaac Muss, 997 Dumont av; architect, Morris Rothstein, 627 Sutter av. Plan No. 705.

HOWARD AV, e s, 62 n Prospect pl, 4-sty brick tenement, 60x88, gravel roof, 24 families; cost, $25,000; owner, Hymen Cohn, 109 Bristol st; architect, Benj Cohn, 361 Stone av. Plan No. 707.

62D ST, n s, 100 w 3d av, 3-sty brick tenement, 20x65; slag roof, 6 families; cost, $7,500; owner, Boyd Realty Co, 434 Senator st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 735.

LIVINGSTON ST, s s, 100 e Clinton st, 6-sty brick tenement, 63x80.8, gravel roof, 24 families; cost, $60,000; owner, Akron Bldg. Co., 505 5th av, N. Y.; architect, Robert T. Lyons, 505 5th av, N. Y. Plan No. 747.

13TH ST(n s, 92.10 e 4th av, two 5-sty brick tenements, 50x88, slag roof, 20 families each; total cost, $100,000; owner, Rosemour Constn. Co., 189 Montague st; architects, Shampan & Shampan, 772 Broadway. Plan No. 766.

THEATRES.

BROADWAY, w s, 59.4 n Decatur st, 1-sty brick theatre, 67.6x95, gravel roof; cost, $15,000; owner, Fredk L Mills, 1720 Bway; architect, Louis Allmendinger, 926 Broadway. Plan No. 708.

MISCELLANEOUS.

DUMONT AV, s e c Howard av, 1-sty brick morgue, 12x15; slag roof; cost, $300; owner, Brooklyn Hebrew Home for Aged, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 723.

HOPKINSON AV, w s, 50 n St Marks av, 1-sty brick shed, 7x15, tin roof; cost, $150; owner, David Isacowitz, on premises; architect, Cohn Bros., 361 Stone av. Plan No. 759.

Queens.

DWELLINGS.

BAYSIDE.—Elmwood av, e s, 260 n Palace boulevard, 2½-sty frame dwelling, 24x29, shingle roof, 1 family; steam heat; cost, $4,000; owner and architect, Geo. Harnden, Bayside. Plan No. 241.

NEWTOWN HEIGHTS.—Clinton pl, e s, 200 s Juniper av, 2-sty frame dwelling, 18x30, tin roof, 1 family; cost, $1,900; owner, Frank Ryon, 5 Donnell pl, Maspeth; architect, A. Schoeller, Mulberry av, Corona. Plan No. 243.

ROCKAWAY BEACH.—Undine av, w s, 156 s Boulevard, six 1-sty frame dwellings, 13x27, shingle roof, 1 family; cost, $2,400; owner, W. Kreamer, Rockaway Beach; architects, Colton Bros., Rockaway Beach. Plan Nos. 237-38-39.

UNION COURSE.—Union st, n s, 140 w Yarmouth st, two 2-sty frame dwellings, 16x36, tin roof, 1 family, hot air heat; cost, $5,000; owners and architects, Sternberg Bros., 2739 Syosset st, Woodhaven. Plan No. 245.

BELLE HARBOR.—Chester av, e s, 95 s Washington av, 21½-sty frame dwelling, 35x56, shingle roof, 1 family, hot water heat; cost, $5,500; owner, Mrs. Louisa T. Gelb, 328 West 88th st, N. Y. C.; architects, Werner & Windolph, 27 West 33d st, N. Y. C. Plan No. 255.

CORONA.—50th st, e s, 326 n Jackson av, four 2-sty brick dwellings, 18x49, tin roof, 2 families, steam heat; cost, $12,000; owner, John DeBlasi, 29 West Jackson av, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan Nos. 258-59.

JAMAICA SOUTH.—South st, s s, 25 e Railroad av, 1½-sty brick dwelling, 25x22, tin roof, 2 families; cost, $3,800; owner, R. Adelizzi, 124 South st, Jamaica; architect, P. Janowitz, Richmond Hill. Plan No. 260.

JAMAICA.—Terrace av, s s, 240 e Alsop st, 2½-sty frame dwelling, 25x50, shingle roof, 2 families; cost, $5,000; owner, D. B. Russell, 422 Greene av, Brooklyn; architect, Henry E. Haugard, Jamaica av, Richmond Hill. Plan No. 200.

MASPETH.—Pacific st, s s, 100 w Collins av, 2-sty frame dwelling, 22x40, tin roof, 2 families; cost, $2,800; owner, Charles Baier, 185 William st, Maspeth; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 253.

MASPETH.—Linden st, s s, 50 e Collins av, 1-sty frame dwelling, 16x36, tin roof, 1 family; cost, $1,500; owner, Veronka Ringler, 427 East 78th st, N. Y. C.; architects, T. Edw. Rose & Son, Grand st, Elmhurst. Plan No. 252.

RICHMOND HILL.—Newton rd, s s, 705 e Cottage av, four 2-sty frame dwellings, 17x47, tar and gravel roof, 1 family; cost, $12,000; owner, Mrs. Ella M. Tuplin, Newtown rd, near Hillside av, Richmond Hill; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 247.

ROCKAWAY BEACH.—Beach st, w s, 181 n Boulevard, 2-sty frame dwelling, 19x43, shingle roof, 2 families; cost, $3,000; owner, A. J. Buschmann, 72 West 38th st, N. Y. C.; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 263.

WOODHAVEN.—Woodland av, w s, 100 n Ferris st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, hot air heat; cost, $5,000; owner, Frank T. Gload, 21 Rugby rd, Brooklyn; architect, George E. Crane, Welling st, Richmond Hill. Plan Nos. 248-49.

DUNTON.—Van Wyck av, w s, 300 s Wyoming av, four 2-sty frame dwellings, 16x36; shingle roof, 1 family, steam heat; cost $10,000; owner, Max Gross, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plans Nos. 268-69-70-71.

JAMAICA.—Kaplan av, e s, 200 s Hillside av, three 2-sty brick dwellings, 20x55; tin roof, 2 families; cost, $10,500; owner, I. Wohl, 37 N Washington st, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plans Nos. 266-67.

ARVERNE.—Vernam av, e s, 60 s Morris av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $4,800; owner, Mrs. Jeannette Siegel, Amstel Boulevard; architect, Milton Wertheimer, 115 Remington av, Arverne. Plan No. 281.

CORONA.—McKinley st, e s, 98 s Jackson av, two 2½-sty frame dwellings, 17x36, shingle roof, 1 family, steam heat; cost, $5,600; owner, J. J. Callan, 107 50th st, Corona; architect, A. Magnoin, Corona. Plan No. 283-84.

SOUTH OZONE PARK.—Lincoln av, e s, 270 s Rockaway Turnpike, 2-sty frame dwelling, 20x41, shingle roof, 1 family, steam heat; cost, $2,800; owner, Steven Boos, South Ozone Park, architect; A. W. Lewis, 929 Portland av, Chester Park. Plan No. 273.

ROCKAWAY BEACH.—Montauk av, e s, 80 n Bayside drive, 3-sty frame boarding house, 29x41, shingle roof, steam heat; cost, $13,000; owner, Mrs. Mary Morris, 26 South 9th av, Rockaway Park; architect, Arnold Johnson, 121 Huron st, Neponset. Plan No. 242.

STABLES AND GARAGES.

BAYSIDE.—Elmwood av, w s, 160 s Palace boulevard, 1-sty frame garage, 12x16, shingle roof; cost, $100; owner and architect, G. Harnden, Bayside. Plan No. 240.

COLLEGE POINT.—1st av, n e cor 7th st, 1-sty brick garage, 12x20, shingle roof; cost, $300; owner, Morris E. Strauss, premises; architect, E. Leo McCracken, Manhattan court, College Point. Plan No. 257.

L. I. CITY.—Railroad av, w s, 360 s Greenpoint av, 1-sty frame garage, 25x30, tin roof; cost, $300; owners and architects, Hollbrook, Cabot & Rollins Co., 331 Madison av, N. Y. C. Plan No. 264.

ROCKAWAY PARK.—Newport av, n w c Columbus av, 1-sty frame garage, 15x25, shingle roof; cost, $250; owner, F. F. Murray, Clarence av, Arverne. Plan No. 274.

WOODHAVEN.—Freedom st, e s, 300 n Liberty av, 1-sty frame stable, 14x14, gravel roof; cost, $150; owner, G. Davanze, premises. Plan No. 282.

CORONA.—Vine st, 20, 1½-sty, frame garage, 20x20, shingle roof; cost, $800; owner, L. Gallucci, 16 Vine st, Corona. Plan No. 280.

DOUGLASTON.—Alley Road, n w c Virginia Road, 1-sty frame garage, 20x18, shingle roof; cost, $650; owner, C. J. Scofield, premises. Plan No. 278.

STORES AND DWELLINGS.

RIDGEWOOD.—Forest av, n e cor Madison st, five 3-sty brick stores and dwellings, 20x55, slag roof, 2 families; cost, $23,500; owner, Chas. Tritschler, 404 Stuyvesant st, Brooklyn; architect, Wm. Debus; 86 Cedar st, N. Y. C. Plan Nos. 261-62.

ROCKAWAY BEACH.—Boulevard, s s, 100 w Pleasant av, 2-sty frame store and dwelling, 17x60; slag roof, 2 families; cost, $2,500; owner, Mrs. Charlotte Weiss, 95 Pleasant av, Rockaway Beach; architect, Wm. Sandifer, Fairview av, Rockaway Beach. Plan No. 272.

STORES AND TENEMENTS.

MIDDLE VILLAGE.—Metropolitan av, 270 e Juniper av, 1-sty frame store, 17x24, tin roof; cost, $350; owner, Richard Neiderstein, Middle Village; architect, A. J. Stines, Jr., 3d st and Jackson av, L. I. City. Plan No. 244.

BAYSIDE.—2d st, e s, 100 n Lamentine av, 1¼-sty frame store, 16x18, shingle roof; cost, $300; owner, M. Lonordo, premises; architect, J. J. Foley, 5th st, Bayside. Plan No. 254.

MISCELLANEOUS.

L. I. CITY.—Railroad av, w s, 231 s Greenpoint av, 2-sty frame storage bin, 80x30, tin roof; cost, $2,000; owners and architects, Hollbrook, Cabot & Rollins Co., 331 Madison av, N. Y. C. Plan No. 265.

BAYSIDE.—Rock hill rd (golf grounds), 2-sty brick caddie house, 39x23, slate roof, steam heat; cost, $3,500; owner, Oakland Golf Club, Bayside; architect, S. Edson Gage, 34 Madison av, N. Y. C. Plan No. 236.

MIDDLE VILLAGE.—Morton av, e s, 25 n Pulaski st, 1-sty frame shed, 16x14, shingle roof; cost, $150; owner, Wm. Brady, Morton av, Middle Village. Plan No. 246.

CORONA.—Jackson av, s s, 85 e Grinnell av, 1-sty brick bakery, 20x48, slag roof; cost, $2,000; owner, G. T. Trulin, premises; architect, H. C. Trulin, Flushing. Plan No. 251.

L. I. CITY.—Vernon av, w s, 280 n Harris av, brick kiln, 11 ft. at base; cost, $200; owner, N. Y. Architectural Terra Cotta Co., premises. Plan No. 250.

RICHMOND HILL.—Remington av, w s, 1,464 s Stover rd, 1-sty frame boat house, 16x26, shingle roof; cost, $350; owner, D. Dowd, 210 Franklin av, Brooklyn. Plan No. 256.

RIDGEWOOD.—Cornelia st, n s, 140 e Seneca av, 1-sty brick shed, 10x9, gravel roof; cost, $100; owner, Jacob Rodler, Cornelia st, Ridgewood. Plan No. 275.

L. I. CITY.—Wiliam st, 178, erect frame billboard, 48x10; cost, $35; owner, Disosway & Fisher, 1075 3d av, N. Y. C. Plan No. 276.

WINFIELD.—Henry st, 67, frame billboard, 30x10; cost, $20; owner, Diososway & Fisher, 1075 3d av, N. Y. City. Plan No. 277.

ROCKAWAY AV, e s, 269 s Vienna av, 1-sty frame shed, 25x100, slag roof; cost, $600; owner, Wolf Coal & Feed Co. 1047 Rockaway av; architect, S Millman & Son, 1780 Pitkin av. Plan No. 672.

Richmond.

DWELLINGS.

3D ST, n s, 300 w Lawn av, New Dorp Manor, 1½-sty frame dwelling, 29x25; cost, $1,350; owner, Dominick Pistilli & Joseph Chiatto, Eltingeville; architect and builder, Chas. Munch, Richmond P. O. Plan No. 50.

7TH ST and Barnes av, s w cor Graniteville 1-sty frame bungalow, 16x30; cost, $500; owner, Marguerite H. Evans, 452 West 57th st, N. Y. C.; architect, T. W. Biddle, Jr., care O.; builder, A. J. McCaffrey, 217 W. 142d st, N. Y. C. Plan No. 48.

9TH ST, e s, 400 e Midland av, Beach Park, two 1-sty frame bungalows, 14x24; total cost, $700; owner, architect and builder, J. Keegan, Stapleton. Plan No. 54.

POST AV, n s, 128 e Spring st, West New Brighton, 2-sty frame dwelling, 22x46; cost, $4,700; owners, Fred and Louisa Becker, West New Brighton; architect and builder, Wm. H. Curry, West New Brighton. Plan No. 51.

PRIVATE ROAD, s e, 213 s w Beattey st, Tottenville, 1-sty frame dwelling, 26x37; cost, $1,200; owner, C. S. Videon, Tottenville; architect, Thos. H. Videon, Tottenville; builder, W. E. Jolim, Tottenville. Plan No. 49.

SEASIDE BOUL, n s, 160 w Sand Lane, South Beach, ten 1-sty frame bungalows, 14x27; total cost, $2,000; owner and builder, McCourt Bros., Inc., South Beach. Plan No. 46.

SEQUINE AV, n e cor. and Gilbert pl, Tottenville, 2-sty frame dwelling, 26x26; cost, $2,540; owner, Emmet W. LaTourette, Pleasant Plains; architect and builder, E. R. Raugh, Tottenville. Plan No. 53.

STORES AND TENEMENTS.

BRIGHTON AV, e s, 125 s Kingsley pl, New Brighton, 1-sty frame store, 21x21; cost, $290; owner, Rosario Boffa, Tompkinsville; architect, Daniel Santoro, Tompkinsville. Plan No. 52.

MERSEREAU AV, s s, 150 w Morningstar road, Graniteville, 1-sty frame store, 14x20; cost, $350; owner, Dominick Morina, Graniteville; architect and builder, R. H. Leadley, Graniteville. Plan No. 47.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAYARD ST, 21, remove and rebuild partitions to 3-sty brick store and dwelling; cost, $700; owner, Mary T. Owens care of Chas. C. Lockwood, 35 Nassau st; architect, Chas. H. Dietrich, 593 E 136th st. Plan No. 450.

BEDFORD ST; 48; masonry to 5-sty brick tenement; cost, $1,500; owner, Ernestine Cohn, 209 W. 118th st; architect, Chas. B. Meyers, 4 Union sq W. Plan No. 418.

BROOME ST, 519, masonry and steel to 5-sty brick store and loft; cost, $300; owner, Dominick Abbate, 226 Lafayette st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 477.

CANAL ST, 206-8, masonry aand steel to 6-sty brick offices; cost $1,000; owner, John R. Graham Estate, Geo. H. Walker, agent, 174 Centre st; architect, Walter H. Vilckening, 116 Decatur st, Brooklyn. Plan No. 449.

CHERRY ST; 99; masonry, new plumbing and entrance to 5-sty brick store and tenement; cost $1,000; owner, Henry Wendt, 171 W. 85th st; architect, Chas. Gallo, 60 Graham av, Brooklyn. Plan No. 431.

COLUMBIA ST, 83, new windows and flooring to 4-sty brick stores and tenements; cost, $1,000; owner, Gussie Isaacs, 122 Clymer st, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 448.

DIVISION ST, 271-275, alterations to 8-sty brick lofts and stores; cost, $10,000; owner, Aaron Cohen, 247 East 68th st; architect, Louis Brooks, 132 Nassau st. Plan No. 475.

EAST BROADWAY; 246; alterations to 3-sty brick tenement; cost, $50; owners, Careful Realty & Constn Co, 1911 Madison av; architect, Max A. Cantor, 39 W. 38th st. Plan No. 408.

GRAND ST; 274; reset stairs to 4-sty brick store, lofts and dwelling; cost, $1,200; owner, Adolph Lorber, 274 Grant st; architect, Emery Roth, 507 5th av. Plan No. 421.

GREENWICH ST, 412, new stairs to 4-sty brick store and dwelling; cost, $200; owners, Edward C. Bohde, et al, 105 West 48th st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 478.

HARRISON ST, 30, new lowerator to 5-sty brick store and lofts; cost, $500; owners, Est. of Chas. F. Hoffman, Chas. F. Hoffman, Trustees, 258 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 464.

MERCER ST, 73-77, masonry and steel to 6-sty brick store and lofts; cost, $2,500; owner, Chas. Lane, 38 Fulton st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 469.

SOUTH ST, 39, new store front, stairs and partitions to 4-sty brick store and lofts; cost, $3,200; owners, Est. of Nathan P. Rogers, Jno. F. Doyle Sons, Agent, 45 William st; architect, Paul C. Hunter, 191 9th av. Plan No. 459.

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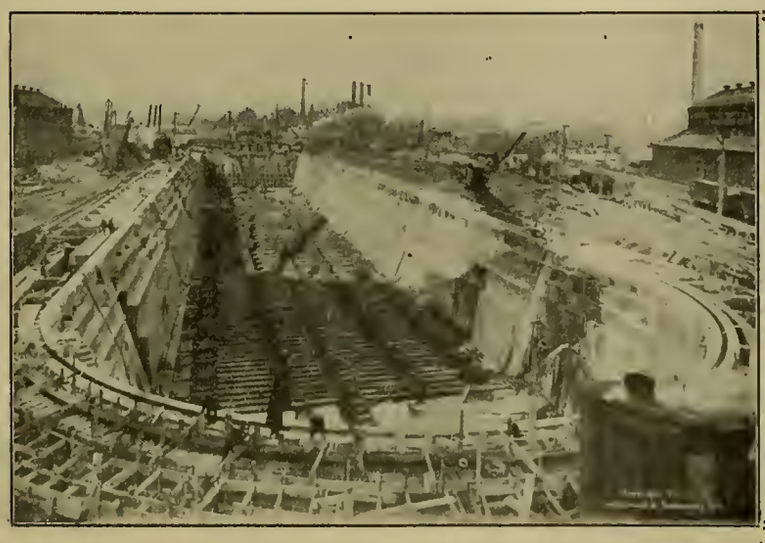
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Plans Filed, Alterations, Manhattan (Contd).

THOMPSON ST, 34-38, trolley track to 5-sty brick lofts; cost, $200; owner, Jacob Einsheimer, 640 B'way; architect, Pier L. Focardi, 1837 E 21st st, Brooklyn. Plan No. 446.

WASHINGTON PL, 18-24, alterations to 8-sty brick stores and loft; cost, $300; owner, Estate F. L. Goldenberg, 109 5th av; architect, Louis A. Hornum, 405 Lexington av. Plan No. 474.

1ST ST, 30, reset partitions to 5-sty brick meeting rooms, court and offices; cost, $100; owner, Nathaniel W. Keane, 30 1st st; architect, Otto Reissmann, 30 1st st. Plan No. 462.

3D ST; 324 E; new partitions and enlarged windows to 3-sty brick dwelling; cost, $1,000; owners, Wendel Estate, Jno. G. Wendel, Ex, 158 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 436.

13TH ST, 154 West, alterations to 4-sty brick office and dwelling; cost, $8,500; owner, John W. Grindle, 154 West 13th st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 416.

13TH ST, 339 West, alterations to 6-sty brick lofts; cost, $200; owner, Frank Hofter, 342 West 14th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 458.

13TH ST, 410-412 West, steel to 6-sty brick lofts; cost, $500; owner, G. E. Raffetto, 412 W. 13th st; architects, Vendrasco & Vendrasco, 498 West Broadway. Plan No. 471.

14TH ST, 31-33 E, new partitions to 9-sty brick stores and offices; cost, $800; owner, Wm. Crawford, 145 W 45th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 452.

16TH ST, 55 West, alterations to 10-sty brick loft; cost, $500; owner, Max Kurzrok, 11 East 26th st; architect, Royal J. Mansfield, 135 William st. Plan No. 456.

19TH ST, 135 W, iron trap doors to 10-sty brick store and lofts; cost, $450; owner, David W. Richman, 18 W 33d st; architect, David Bleier, 545 E. 139th st. Plan No. 447.

23D ST, 131-133 East, fireproof partitions to 12-sty brick bank, lofts and offices; cost, $250; owner, Chas. Kaye, 1133 Broadway; architect, Richard Rohl, 128 Bible House. Plan No. 438.

24TH ST, 11-15 East, new partitions to 12-sty brick printing and offices; cost, $200; owner, Estate of David W. Bishop, C. F. Bishop, trustee, 270 Broadway; architect, J. A. Pinchbeck, 1 Madison av. Plan No. 421.

25TH ST, 42-46 West, masonry and steel to 12-sty brick store and loft; cost, $100; owners, Zoe E. Banks & Alcourt Realty Co., 145 West 57th st; architects, Blum & Blum, 505 5th av. Plan No. 461.

30TH ST, 28 West, fireproofing, new front and floors to 4-sty brick loft; cost, $10,000; owner, Albert J. Middlebrook, West Hartford, Conn.; architect, B. Hustace Simonson, 315 5th av. Plan No. 432.

32D ST, 353 East, new store front to 4-sty brick stores and tenement; cost, $500; owner, Marcella T. Mahony, 229 East 30th st; architect, Morris Schwartz, 194 Bowery. Plan No. 439.

32D ST, 10 East, alterations to 11-sty brick store and lofts; cost, $250; owners, American Real Estate Co., 527 5th av; architect, David W. Terwillin, 929 W. 33d st. Plan No. 457.

36TH ST, 149-151 West, fireproof roof partitions and floor arches to 12-sty brick, stores, offices and lofts; cost, $500; owner, Robert S. Finney, 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 463.

37TH ST; 103 E; alterations to 6-sty brick dwelling; cost, $2,500; owner, Augusta B Reese, 103 E 37th st; architects, Foster & Gade, 15 W. 38th st. Plan No. 411.

39TH ST, 53 W, 1,000-gal roof tank to 5-sty brick offices and studios; cost, $200; owner, Wm. F. Paris, 53 W. 39th st; architects, Ewing & Chappell, 101 Park av. Plan No. 443.

41ST ST, n s, 95 e 1st av, extension to 2-sty brick office and garage; cost, $6,000; owner, New Amsterdam Gas Co., 22 East 22d st; architect, Wm. Weisenbuger, Jr., 55 Duane st. Plan No. 417.

42D ST, 20 East, rear extension to 5-sty brick store and offices; cost, $2,000; owner, Caroline Cochard, Paris, France; architect, Oscar Lowinson, 5 West 31st st. Plan No. 406.

45TH ST, 222-230 West, wooden partition to 2-sty brick theatre; cost, $300; owner, Central Theatre Leasing & Const. Co., 11 Pine st; architect, Henry B. Herts, 35 West 31st st. Plan No. 428.

45TH ST, 27 East, steel to 3-sty brick stores, offices and dwellings; cost, $100; owner, Phipps Estate, 785 5th av; architect, Geo. J. Hardway, 347 5th av. Plan No. 433.

46TH ST, 222 East, new fire-escape and partitions to 4-sty brick loft; cost, $250; owner, G. H. Masten Realty Co., 103 Park av; architect, D. Brown, 2549 Decatur av. Plan No. 420.

46TH ST, 34-36 West, alterations to 5-sty brick stores and lofts; cost, $25,000; owner, Robert P. Bowler, 2 Rector st; architect, Robt. B. Bowler, 101 Park av. Plan No. 454.

52D ST, 306-312 West, new cellar, roof and partitions to 2-sty brick stores and dance hall; cost, $10,000; owner, Jno. W. Dimmock, 140 5th av; architect, Harrison G. Wiseman, 2309 Brnadway. Plan No. 467.

52D ST, 518 West, general alterations to 3-sty brick store and loft; cost, $2,000; owner, Bernard F. Egan, 22d st & Broadway, Flushing, L. I.; architect, Hobart A. Walker, 60 Carleton st, East Orange, N. J. Plan No. 429.

53D ST, 238-240 West, rear extension and alterations to 3-sty brick stores and dwelling; cost, $4,800; owner, Jacob Mattern, 215 West 53d st; architect, H. A. Koelble, 114 East 28th st. Plan No. 424.

56TH ST, 22 West, front and side extensions to 4-sty brick stores and dwelling; cost, $6,500; owner, Robert Friedenberg, 16 East 42d st; architects, Boehm & Boehm, 7 West 42d st. Plan No. 472.

58TH ST; 230 W; alterations to 5-sty brick store and factory; cost, $8,000; owners, Estate of Josephine A. Lovell, c|o Farmers Loan & Trust Co, 22 William st; architect, Robert Teichman, 22 William st. Plan No. 406.

69TH ST, 20 East, rear extension to 4-sty brick stores and dwelling; cost, $1,500; owner, Cleveland Moffett, 153 East 56th st; architect, Frank Hausle, 81 East 125th st. Plan No. 425.

71ST ST, 75 West, alterations to 5-sty brick stores and tenement; cost, $1,000; owner, Abram H. Levy, 1893 7th av; architects, Goldner & Goldberg, 291 East 149th st. Plan No. 473.

77TH ST, 335 East, new partitions to 4-sty brick store and tenement; cost, $1,000; owner, Abraham H. Schaffer, 335 East 77th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 427.

95TH ST, 211-217 West, alterations of sign to 2-sty brick stores and offices; cost, $50; owners, Real Constn. Co., Harry J. Butts, Pres., 135 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 479.

110TH ST, 408 East, new doors and masonry to 2-sty brick wagon shed; cost, $500; owner, Consolidated Gas Co., 130 East 15th st; architect, W. Cullen Morris, 130 East 15th st. Plan No. 468.

120TH ST, 2 West, remove single partition to 7-sty brick dwelling; cost, $10; owner, Geo. E. Gibson & Harry Steingart, 118 East 28th st; architects, Cohen & Felson, 329 4th av. Plan No. 465.

129TH ST, 118-120 East, rear extension, 20x 64, to 5-sty brick store and dwelling; cost, $3,000; owner, The Nassau Mortgage Co., Albert W. Pross, Pres., 46 Cedar st; architect, A. L. Schulz, 533 East 83d st. Plan No. 430.

131ST ST, 109 West, remove partitions and build platform to 3-sty brick dwelling and chapel; cost, $100; owner, American Union Methodist Episcopal Church, 109 West 131st st; architect, Jno. H. Friend, 148 Alexander av. Plan No. 466.

135TH ST, 34 West, new store fronts and partitions to 5-sty brick stores and dwelling; cost, $1,500; owner, Samuel Rouse, 2343 Broadway; architect, Robt. Skrivan, 103 East 125th st. Plan No. 434.

AMSTERDAM AV, 938, new partition and plumbing to 5-sty brick store and tenement; cost, $150; owner, Wm. Rodenbach, 938 Amsterdam av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 451.

B'WAY, 1680-84, alter from skating rink to moving picture theatre and restaurant; cost, $20,000; owner, Amos T. Eno, 13 S. William st; architects, Koppe & Moore, 830 Westchester av. Plan No. 444.

B'WAY, 1769-1785, new store fronts to 4-sty brick store and offices; cost, $500; owners, Columbus Circle Arcade Co, 1777 B'way; architect, Frank H. Klute, 225 E 19th st. Plan No. 445.

B'WAY, 1934, enlarge elevator shaft to 5-sty brick garage; cost, $1,500; owners, estate of Elizabeth F. Floyd, Geo. F. Wingate, trustee, 31 Liberty st; architect, Clement B. Brun, 1 Madison av. Plan No. 453.

BROADWAY, 1441-1449, 1,000-gal. roof tank to 5-sty brick theatre and offices; cost, $200; owner, Chas. H. Earle, Jr., Philadelphia, Pa.; architect, Jacob Fisher, 25 Av A. Plan No. 435.

BROADWAY, 830, alterations to 11-sty brick lofts, 40x100; cost, $500; owner, Chas. A. Gould, 830 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 455.

BROADWAY; 3750; alterations to 6-sty brick stores and tenements; cost, $9,000; owner, Francis A. Carlson, 3750 Broadway; architect, L. Edson Gage, 340 Madison av. Plan No. 410.

COLUMBUS AV, 826, new store front to 5-sty brick stores and ten.; cost, $200; owner, Simon Ranner, 826 Columbus av; architects, Groneoberg & Leuchtag, 303 5th av. Plan No. 470.

COLUMBUS AV, 914-916, new partition and store fronts to 5-sty brick stores and tenement; cost, $1,800; owner, Amelia Margraf, 97 Central Park West; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 423.

MADISON AV, 1, Terrazzo flooring to 11-sty brick offices; cost, $1,500; owner, Metropolitan Life Ins. Co., 1 Madison av; architect, J. A. Pinchbeck, 1 Madison av. Plan No. 422.

MADISON AV, 2142, alterations to 1-sty brick store; cost, $150; owner, Julia R. White, Montclair, N. J.; architect, Bendette Militana, 332 E 117th st. Plan No. 441.

1ST AV, e s, bet 26th and 29th sts, masonry, steel and new window to 2-sty brick hospital; cost, $300; owner, Dr. Jno. W. Brannan, Pres. Bd. of Trustees, Bellevue & Allied Hospitals, 26th st and 1st av; architect, Walter H. T. Quest, 400 East 29th st. Plan No. 440.

3D AV, 852, new store doors to 3-sty brick store and lofts; cost, $100; owner, Henry B. Jennings, 15 Broad st; architect, Chas. Gens, 158 7th av. Plan No. 419.

3D AV, 482, toilet compartments to 3-sty brick moving picture theatre; cost, $300; owner, Henry Tishman, 309 Broadway; architect, Samuel Levingson, 39 West 38th st. Plan No. 437.

3D AV, 1109, reset store front and new plumbing to 5-sty brick dwelling; cost, $1,000; owners, Moran Estate, D. C. Moran, exe., 254 W. 69th st; architect, Jno. H. Knubel, 305 W43d st. Plan No. 442.

4TH AV, 220, 3,500 gal. standpipe tank to 9-sty brick lofts; cost, $500; owners, Edward M. Hennessy Estate, Mary E. Park Exe., 220 4th av; architect, Royal J. Mansfield, 135 William st. Plan No. 460.

6TH AV; 638; alterations to 4-sty brick store and office; cost, $100; owner, Caroline G. Kissell, Morristown, N. J.; architect, Geo. Kelster, 56 W. 45th st. Plan No. 407.

6TH AV, 234-236, alterations to 3-sty brick store and storage; cost, $500; owner, The Inheritance Realty Co., 233 Broadway; architect, Morris Schwartz, 194 Bowery. Plan No. 414.

7TH AV; 701-705; additional door to 10-sty brick theatre and cafe; cost, $75; owner, Columbia Theatre and Building Co. Sam A Scribner, Pres., 2971 Marion av; architect, Louis Saks, 125 Hall st, Bklyn. Plan No. 412.

8TH AV; 2547; new partitions to 5-sty brick stores and tenements; cost, $50; owner, Moses Klahr, on premises; architect, Robt. S. Krivan, 4436 Carpenter av. Plan No. 413.

8TH AV, 903, alterations to 4-sty brick store and dwelling; cost, $200; owner, Eliza Blunk, 519 West 39th st; architect, Herman L. Meader, 178 5th av. Plan No. 415.

9TH AV, 795, alterations to 5-sty brick tenement; cost, $50; owner, Thomas E. Curry, 45 East 17th st; architect, George Durham, 155 East 42d st. Plan No. 476.

Bronx.

163D ST, W, 1021 to 1029, new partitions to 4-sty brick stores, offices, restaurant, etc.; cost, $1,500; owners, Killwood Realty Co, 1029 E 163d st; architect, Richard Rohl, 128 Bible House. Plan No. 61.

256TH ST, n s, 25 w Park View pl, new beams, new partitions to 1½-sty frame dwelling; cost, $500; owner and architect, Robt. H. Murphy, Riverdale. Plan No. 66.

BEAUMONT AV, 2333, 1-sty frame extension, 17x24, to 2½-sty frame store and dwelling; cost, $1,000; owner, Fred Schellhammer, on premises; architect, Geo. Hof, Jr, 321 East 158th st. Plan No. 59.

BRONXWOOD AV, West, 527 s 233d st; 2-sty and attic frame extension, 20x20, to 2-sty and attic frame dwelling; cost, $1,000; owner, K. Daler, on premises; architect, John S. Schyalbenberg, 2160 Westchester av. Plan No. 68.

CEDAR AV, n e c 184th st, remove projection to 1-sty frame store; cost, $200; owner, J. B. Powers, 236th st and Napier av; architect, Wm. S. Irving, 752 E 220th st. Plan No. 64.

CRUGER AV, West, 5225 s Burke st, 2-sty frame extension, 24.2x13.6, and move 2-sty frame dwelling; cost, $2,000; owner, Jul Schittler, 2958 White Plains av; architect, Anton Pirsur, 2069 Westchester av, Plan No. 65.

ELTON AV, n w cor 161st, new partitions to 6-sty brick tenement; cost, $75; owner, Streeter Con. Co., 204th st and Webster av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 59.

SO. BOULEVARD, s w cor St. Mary's st, new brick walls, &c., to 6-sty brick bakery; cost, $2,000; owner, Ward Baking Co., on premises; architect, C. B. Comstock, 110 West 40th st. Plan No. 60.

WASHINGTON AV, 1287-91, new store fronts, &c., to two 6-sty brick tenements; cost, $500; owners, H. & I. Littman, 105 West 78th st; architect, John H. Knubel, 305 West 43d st. Plan No. 56.

WASHINGTON AV, e s, 258.11 s 174th st, remove projections to 5-sty brick tenement; cost, $400; owner, Fred. C. Oehler, on premises; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 63.

WASHINGTON AV, e s, 217.11 s 174th st, remove projections to 5-sty brick tenement; cost, $400; owner, John J. Jaffin, on premises; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 62.

WESTCHESTER AV, w s, 526 s Taylor av, new store front to 2-sty frame hotel; cost, $500; owner, August Bauer, on premises; architect, C. Stephens, Jr., on premises. Plan No. 67.

Brooklyn.

BOERUM ST, 56, interior alteration to 2-sty store; cost, $500; owner, Kauffman & Leventhal Realty Co, 206 Division st, N Y; architect, Louis A. Sheinart, 194 Bowery, N. Y. Plan No. 690.

CHAUNCEY ST, 299, bay windows to 3-sty store and dwelling; cost, $300; owner, John D. Strahmann, 1402 Ditmas av; architect, Louis Allmendinger, 926 Broadway. Plan No. 662.

FULTON ST, 1292, interior and exterior alterations to 2-sty store and restaurant; cost, $500; Mary A. Ryan, 146 Monroe st; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 670.

HARRISON ST; No 100; plumbing to 3-sty tenement; cost, $250; owner, Carmine Grimaldi, 63 Summit st; architect, David Lucas, 98 3d st. Plan No. 680.

HAVEMEYER ST, No. 53; extension and interior alterations to 3-sty tenement; cost, $2-000; owner, Salvatore Di Pasquale, 33 Havemeyer st; architect, M. Cannella, 60 Graham av. Plan No. 701.

HOYT ST, No. 216; plumbing to 3-sty dwelling; cost, $150; owner, Jas Boomer, 290 President st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 702.

KEAP ST, No. 2; plumbing to factory; cost, $150; owner, Bramhall Deane, on premises; architect, Robt A. Austin, 174 Sands st. Plan No. 683.

SMITH ST, 518, extension to 1-sty storage; cost, $2,000; owner, F. W. Devoe, 101 Fulton st, N. Y.; architect, Ernest Greene, 5 Beekman st, N. Y. Plan No. 719.

SOUTH 4TH ST, 69, interior alterations to 3-sty dwelling; cost, $300; owner, Louis Strauss, 218 Broadway; architects, Eisenla & Carlson, 16 Court st. Plan No. 641.

7TH ST, 344, interior alterations to dwelling; cost, $800; owner, Dora Gerhauser, 273 Brooklyn av; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 745.

BAY 47TH ST, No. 87; interior alterations to tenement; cost, $350; owner, Thos. D. Annello, on premises; architect, W. J. Conway, 400 Union st. Plan No. 713.

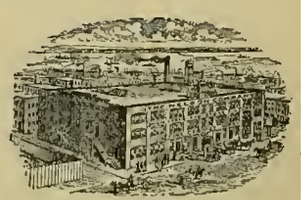
E 92D ST, No. 61, extension to dwelling; cost, $500; owner, Isaac Vanhouten, E 9th at, near Av K; architect, same. Plan No. 698.

CENTRAL AV, No. 162; interior alteration to theatre; cost, $100; owner, Vincenzo Buscemi, 153 Central av; architects, Laspia & Salvati, 525 Grand st. Plan No. 684.

CHRISTOPHER AV, 560, interior alterations to dwelling; cost, $200; owner, Wm. Grieb, 511 Christopher av; architects, Cohn Bros., 361 Stone av. Plan No. 760.

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Plans Filed—Alterations—Bklyn. (Cont.).

DEKALB AV, No. 1263; extension to 2-sty dwellig; cost, $600; owner, Harry Weinstein, 1234 DeKalb av; architect, Tobias Goldstone, 49 Graham av. Plan No. 697.

GLENMORE AV, 228, plumbing to 2-sty dwelling; cost, $150; owner, estate of Mrs. C. A. Van Pelt, 2529 Atlantic av; architect, Louis F. Schillinger, 167 Van Sicklen av. Plan No. 732.

HAMILTON AV, 210, plumbing to 3-sty tenement; cost, $200; owner, Frank Callenda, 230 9th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 653.

HUDSON AV, No. 217; plumbing to 3-sty tenement; cost, $175; owner, Francisco Adams, on premises; architect, Robt. A. Austin, 174 Sands st. Plan No. 682.

KNICKERBOCKER AV; No. 446; interior alterations to 2-sty dwelling; cost, $1,500; owner, Jacob Levy, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 678.

LEXINGTON AV, 119, raise roof of storage; cost, $500; owner, Jas. M. Bacon, 867 Park pl; architect, Robert J. Lyons, 186 Remsen st. Plan No. 770.

MEEKER AV, No. 77; extension to church; cost, $4,500; owner, Congregation Bual Joseph, 447 Graham av; architect, Wm. Richter, 4411 18th av. Plan No. 700.

MYRTLE AV; No. 985; extension to 3-sty dwelling; cost, $700; owner, M. Datz, on premises; architects, Glucroft & Glucroft 34 Graham av. Plan No. 670.

MYRTLE AV, 1470, interior alterations to store and dwelling; cost, $350; owner, Miss Christina Schnabel, 311 Grove st; architect, Harry A. Sand, 192 St Nicholas av. Plan No. 749.

PITKIN AV, 1603, extension to 2-sty dwelling; cost, $2,000; owner, Abraham Silverman, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 715.

ROCKAWAY AV, 537, extension to 3-sty tenement; cost, $300; owner, Solomon Weinstein, 515 Sackman st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 718.

SURF AV, No. 150; move 2-sty dwelling; cost, $2,000; owner, James Tregarthen, 241 Hancock st; architect, Frank Cornell, 125 E. 23d st, N. Y. Plan No. 692.

4TH AV; No. 8724; move 2-sty dwelling; cost, $2,000; owner, Wm. Devitao, 140 W Houston st, N. Y.; architect, Harry Rocker, 371 Fulton st. Plan No. 686.

5TH AV, 409, interior alterations to theatre; cost, $1,200; owner, Dora Gerhauser, 273 Brooklyn av; architect, Erie O Holmgren, 371 Fulton st. Plan No. 744.

Queens.

BELLE HARBOR.—Bayside drive, s e c Monmouth av, 1-sty frame extension, 7x13, rear 2½-sty frame dwelling; shingle roof; cost, $500; owner, Jos. W. Waters, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 208.

COLLEGE POINT.—16th st, e s, 200 s 6th av, interior alterations to storage; cost, $100; owner, Ludwig Becker, 28 16th st, College Point. Plan No. 196.

EAST ELMHURST.—Bay 3d st, e s, 180 s Manhattan blvd, 1-sty frame extension, 4x12, side 2½-sty frame dwelling; tin roof; cost, $150; owner, John D. Carl, premises. Plan No. 202.

EAST WILLIAMSBURG.—Emma st, n w c William st, new plumbing, dwelling; cost, $50; owner, J. Barth, premises. Plan No. 200.

EVERGREEN.—Cypress av, n e cor Cooper av, new plumbing to dwelling; cost, $35; owner John Brunges, premises. Plan No. 193.

FLUSHING.—Delaware st, 118, new plumbing, dwelling; cost, $25; owner, M. Parzini, premises. Plan No. 199.

JAMAICA.—L. I. R. R., e s, north of Queensboro Park, 1-sty brick extension, 12x44, on side 1-sty pumping station, slate roof, interior alterations; cost, $1,000; owner, Jamaica Water Supply Co., Jamaica. Plan No. 195.

L. I. CITY.—Camelia st, 58, new plumbing in dwelling; cost, $10; owner, J. T. Rigney, 91 Camelia st, L. I. City. Plan No. 194.

L. I. CITY.—12th av, w s, 150 s Broadway, new plumbing in dwelling; cost, $200; owner, H. Riegers, 304 Grand av, L. I. City. Plan No. 192.

L. I. CITY.—7th st, 200-2, 1-sty frame extension, 16x16, on side 1-sty stable; tin roof; cost, $125; owner, M. Larsen, 187 6th st, L. I. City. Plan No. 198.

L. I. CITY.—Davis st, w s, 103 s Jackson av, interior alteratioos to foundry; cost, $200; owner, Neptune Meter Co., premises. Plan No. 201.

RIDGEWOOD.—Madison st, n s, 80 w Forest av, interior alterations to 2½-sty frame dwelling; cost, $1,000; owner, Chas. Tritschler, 404 Stuyvesant st, Brooklyn. Plan No. 191.

RIDGEWOOD.—Onderdonk av, 580, general interior alterations to tenement; cost, $1,250; owner, Charles Bernzle, premises; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 204.

WHITESTONE.—11th av, w s, 375 s 14th st, 1-sty added to top of barn, interior alterations to provide for dwelliog; tin room; cost, $2,000; owner, Mrs. J. Sobeck, 11th av, Whitestone; architect, Karl Abitz, Whitestone. Plan No. 205.

WOODHAVEN.—Broadway, s s, 50 e Union pl, new plumbing in dwelling; cost, $50; owner, F. Reinking, 4156 Brandon st, Woodhaven. Plan No. 197.

Richmond.

CANAL ST, s s, 150 w Brooks st, Stapleton, side ext., new partitions, etc., to brick factory; cost, $800; owner, Chas. Ricker, Stapleton; architect and builder, John McDowell, Stapleton. Plan No. 23.

BROADWAY and Fisher av, s e cor. Tottenville, side extension, new partition, etc., to frame store and dwelling; cost, $1,200; owner, A. Borgezewski, Tottenville; architect and builder, Henry Stolzenthaler, Tottenville. Plan No. 21.

MERSEREAU AV, w s, 100 s Bay st, Mariners Harbor, side extension to frame dwelling; cost, $100; owner and builder, Ernest Markham, Mariners Harbor. Plan No. 22.

OCEAN FRONT, 150 e Creek, South Beach, 1-sty extension to frame bungalow; cost, $100; owner, Thos. J. Miskel, 191 Grand st., Jersey City, N. J.; builder, W. Anderson, 41 Mercer st., Jersey City. Plan No. 20.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 7. The location is given, but not the owner's address:

NEWARK.—Michele Armento, 226 Camden st, 4-sty brick, $10,000; Harris Lieb, 139 Somerset st, 4-sty brick, $13,000; Levi Weingarten, n e cor Clinton av and Stratford pl, 5-sty brick alteration, $500; Belmont Constn Co., 277 Prince st, 4-sty brick, $12,000; Antonio V. Pisciotta, n w cor Halsted st and Norwood pl, 3-sty brick, $3,000; Richard Kohn, 518 South 18th st, 3-sty frame, $5,000; Richard Kohn, 501, 503 & 505 South 19th st, three 3-sty frame, $23,000; John H. Dunn & Sons, 384 Belmont av, 3-sty frame, $28,000; Jos. C. Schubert's Sons, 527 South 14th st, 3-sty frame, $6,000; Joseph Di Trolio, 596 North 4th st, 2-sty frame, $5,000.

BAYONNE.—Louis Lazarus, 464 Broadway, 3-sty frame alteration, $200.

PASSAIC.—Paul Smola, 109 10th st, 3-sty frame alteration, $300; Abraham Kaplan, 164 4th st, 3-sty frame alteration, $200.

ORANGE.—Clarence A. Coddington, n s Central av near Essex av, 3-sty frame, $12,000.

JERSEY CITY.—Jacob Welitoff, n e cor Randolph and Myrtle avs, 3-sty brick, $8,000; Jacob Welitoff, 12 Myrtle av, 3-sty brick, $7,000; John Norrone, s e cor Summit av and Thorn st, 4-sty brick, $17,000; John D'Amato, 383 7th st, 3-sty frame alteration, $1,000; Est. M. Brown, 185-187 Newark av, 3-sty brick alteration, $1,500.

PATERSON.—Ernest Colemann, 1102-4 Madison av, 3-sty frame alteration, $1,500; Jacob Gold, s e cor Oliver and Marshall sts, 4-sty brick, $13,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Edward V. Warren, 31 Clinton st, is preparing plans for a 4-sty apartment house, 50x83 ft., to be erected at 28 Broad st, for W. Frank Hopping, 132 Astor st. Cost, about $35,000.

FACTORIES AND WAREHOUSES.

GARFIELD, N. J.—E. W. Stern, 101 Park av, N. Y. C., has nearly completed plans for a4-sty reinforced concrete factory, 100x142 ft, to be erected in Passaic st, near Cambridge st, for the American Sugar Co., 111 5th av, N. Y. C., Allie L. Sylvester, president. Cost, about $50,000.

HALLS AND CLUBS.

BELLEVILLE, N. J.—Chas. Granville Jones, 280 Broadway, N. Y. C., has nearly completed plans for the 1-sty masonic building, 40x85 ft, to be erected in the north side of Joralemon st, west of Washington av, for the Belleville Lodge, F. & A. Masons.

SCHOOLS AND COLLEGES.

BLOOMFIELD, N. J.—Chas. G. Jones, 280 Broadway, N. Y. C., and Belleville, N. J has been commissioned to prepare plans for the public school to be erected in Grove st, for the Board of Education of the Town of Bloomfield. Broad st, Bloomfield, N. J., Thomas Oakes, president. A meeting will be held February 16th when plans will probably be submitted for approval. Cost, about $60,000.

THEATRES.

JERSEY CITY, N. J.—Christian H. Ziegler, 75 Montgomery st, has completed plans for a 1-sty brick moving picture theatre, 45x100 ft, to be erected at 492 Ocean ac, for Mrs Eugene Meyer, care of architect, owner. Cost, between $8,000 and $10,000.

Other Cities.

MUNICIPAL WORK.

ASHOKAN RESERVOIR.—J. Waldo Smith, chief engineer, care of City of New York Board of Water Supply, Municipal Building, Henry S. Thompson, commissioner, is preparing plans for a reinforced concrete bridge, 1,000 ft in length and 40 ft in width. Cost, about $100,000. Bids will be called for about April 1.

MECHANICSVILLE, N. Y.—The Village of Mechanicville, Archie W. Smith, this place, contemplates improving the water system here and will vote on same early in April. Cost, about $15,000.

SCHOOLS AND COLLEGES.

LONG ISLAND.—Lewis F. Pilcher, Capitol, Albany, is preparing sketches for a $40,000 Agronomy Building for the Board of Managers of the New York State School for Agriculture, John H. Carl, Baldwin, L. I.

PERSONAL AND TRADE NOTES.

THOMAS W. WHITTLE, a Bronx builder, has been appointed Park Commissioner for the Bronx at a salary of $5,000.

A. L. A. HIMMELWRIGHT has written a book, "A Model Fireproof Country Home," which has just been published by the Neale Co.

S. E. ROWELL, architect, Suite 11-12 Paris Building, Manila, P. I., desires catalogues and prices on building specialties.

WALTER F. FONTAINE, architect, has moved his offices from the Commercial Building to the new Federal Building, Main st, Woonsocket, R. I.

THE FIRM OF FORD & DILLON, architects and engineers, has recently been organized. Offices have been opened in the Coast Estate Building, at Olean, N. Y.

JOHN B. ROSE, State Senator and President of the Greater New York Brick Company, has resigned as Captain of the crack Tenth Separate Company of Newburgh.

ARTHUR LEE COOK, a dealer in oriental and made-to-order rugs, who for some time past has been associated with the Tiffany Studios, has opened an office and showroom at 665 5th av.

P. E. PAIST, formerly of the firm of Hewitt, Granger and Paist, architects, Bullitt Building, Philadelphia, Pa., has opened offices for the practice of his profession at 1613 Chestnut st, Philadelphia.

PRICE & MCLANAHAN, architects, have moved their offices from the northeast corner of 16th and Walnut sts, to new quarters in the Bellevne Court Building, Walnut st, Philadelphia, Pa.

BUNN & NASE, INC., builders, 1123 Broadway, announce the withdrawal of Parry C. Pentz from corporation of Bunn, Nase & Pentz. The business is to be continued under the firm name of Bunn & Nase, Inc.

RAYMOND D. WEEKES, architect, with over ten years' experience in some of New York's largest offices, has opened offices for the practice of his profession in the Osmun Building, Wilsey sq, Ridgewood, N. J.

CATALOGS, samples and products manufactured by the Allied Arts and Crafts are desired by Marshall J. Smith, architect, who has relocated his offices in the Colorado Building, Washington, D. C.

PERFECT SAFETY SCAFFOLDING CO., 620 West 25th st, N. Y. C., has opened offices in the Empire Life Building, Atlanta, Ga., and also a warehouse in Atlaota, in order to meet the increasing demaod for their equipment in the southern Atlantic States.

GEORGE H. MILLER, who for twenty-five years has represented in the metropolitan district the A. C. Dutton Lumber Company, of Springfield, Mass., has resigned to engage in the retail lumber business on his own account, with retail yard at 871-881 Lexington av, Brooklyn.

H. E. PORTER, who for seven years was with the Manchester Lumber Company, Manchester, Conn., will represent the Old Oregon Lumber Company, of Seattle, Wash. The Old Oregon Lumber Company handles Western spruce, fir and hemlock products, etc., doors, flooring, moldings and red cedar shingles.

THE MORGAN COMPANY, lumber, doors, sash, blinds, moldings, interior finish, etc., with plants at Oshkosh, Wis., Baltimore, Foster City, Mich., and Chicago, has removed its New York sales office from 55 John st to the Craftsmen's Building, 6 East 39th st, N. Y. C. Five floors of this building are devoted to the exhibition of building materials, home furnishings and decorations.

THE CERESIT WATERPROOFING CO., of 1133 Broadway and 110 South Dearborn st, Chicago, was awarded signal honors at the Ghent-Leipsig Exposition on the merits of their waterproofing products. This company has perfected a waterproofing system after many years of experiment and research, and the recognition given to it by the directors of this exposition is a matter of great pride on the part of the company.

STATE ARCHITECT LEWIS F. PILCHER was the guest of honor at a dinner Thursday, February 5, at Stanwix Hall, Albany. The dinner was a testimooial to the State Architect upon the completion of eight months' service in the department, and was attended by the entire staff of employees of the State Architect's office. A. L. Brockway, of Syracuse, acted as toastmaster. The committee of arrangements comprised A. O. Van Seutendael, C. A. Sussdorff and Harold J. Hichman.

McKIM, MEAD & WHITE in a letter sent to the Sinking Fund Commissioners, saying that certain comments by members of the Sinking Fund Commission Jan. 21 have given rise to exaggerated statements that the building is extravagantly planned, ill-suited to its purpose, and a failure. The letter reminds the board that the site of the building was acquired, "not for the purpose of erecting an office building, but to permit of the construction of a system of rapid transit between the Manhattan terminals of the East River bridges," so that up to the first floor is used for the Brooklyn Bridge station, taking up twenty per cent. of its cubic contents. The plan was chosen by a jury of architects as presenting the best solution. It is further stated that the building will cost $12,000,000, "which is less per cubic foot than any other granite faced office building in New York."

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20.

THE NEW YORK LUMBER TRADE ASSOCIATION will hold its annual dinner at the Biltmore Hotel, N. Y. C., Feb. 19.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July anu August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meetiag second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18, with headquarters at the Hotel La Salle, Chicago, Ill.

THE NEW JERSEY LUMBERMEN'S PROTECTIVE ASSOCIATION will hold its annual meeting at the Washington Restaurant, Broad st and Military Park, Newark, N. J., Feb. 24. The meeting will be followed by the annnal banquet of the association.

BALL OF THE FINE ARTS, at the Hotel Astor, on Friday, Feb. 20, under he auspices of Beaux Arts Architects for the benefit of their education fund for young draughtsmen. Lloyd Warren, chairman of the committee in general charge of the ball, is particularly anxious that a representative gatheriog of artists, sculptors, authors, musicians and others belonging to art organizations shall attend.

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electrical Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

MECHANICS' AND TRADERS' EXCHANGE.—At the annual meeting of the exchange, held February 5, 1914, the following were elected for the ensuing year: President, Francis N. Howland; vice-president, Frank E. Conover; treasurer, Edwin Outwater; secretary, Charles E. Cheney. The following trustees were also elected: Alfonso E. Pelham, Augustus Meyers, John J. Roberts, Fred Usher, Lewis Harding, Francis M. Weews, and Ronald Taylor. The representatives nn the Board of Examiners, Building Department, Lewis Harding and William Crawford.

THE NINTH EXHIBITION of the Brooklyn Chapter of the American Institute of Architects will be held at 131 Remsen st, Brooklyn, from Sunday, March 15th, to Saturday, March 28th, inclusive, without charge to the public. The public exhibition will be preceded by the private view, reception and annual dinner of the society, Saturday, March 14th. The exhibition committee, John E. Slee, chairman, H. Lincoln Rogers, Carroll H. Pratt, William P. Bannister and John P. L. Voelker, have spared no effort to make this year's exhibition the best in the history of the society.

OBITUARY

JOSEPH CAREY, a retired general contractor, died at his home, 615 Vanderbilt av, Brokklyn, N. Y. Monday, February 9th aged seventy-two years.

GEORGE M. CADMUS, aged seventy-five years, died at his home, 36 Washington st, Bloomfield, N. J., Sunday, February 8th, after an illness of several months. Mr. Cadmus had been Building Inspector of Bloomfield for over seven years.

RECENT INCORPORATIONS.

THE KESNER REALTY CORP. has been chartered with $20,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Arthur J. Albert, 1026 Park av, Hoboken, N. J., John T. Duane, 333 Bleecker st, Brooklyn, and Robert L. Redfield, 341 West 85th st, N. Y. C. Hill, Lockwood & Redfield, 35 Nassau st, N. Y. C., are the attorneys.

THE INTERSTATE REAL ESTATE & BROKERAGE CO. is a $100,000 corporation chartered to do a realty construction, brokerage and building material business with offices in New York City. Sol. Zarck, 2732 Broadway, Roscoe E. Blanchard, and Lydia L. Blanchard, 230 West 105th st, are the directors. Karl W. Buck, Esq., 230 West 105th st, is the company's attorney.

THE HAYFORD REALTY CORP. has filed papers with a capitalization of $25,000 to do a realty, contracting, brokerage and construction material business with offices in Manhattan. The incorporators are Raymond E. Mahen, 174 Monroe st, Brooklyn, Chas. P. Kramer, 218 East 11th st, N. Y. C., and Josephine A. Lane, 512 West 135th st, N. Y. C. Roe & Hayes, 44 Pine st, are the attorneys.

CORNELIUS VANDERBILT GENERAL CONTRACTING CO. has been incornorated to do a general contracting, construction and realty business with a capital stock of $10,000, with offices in Richmond. The directors are Cornelius Vanderbilt, Cornelius Vanderbilt, Jr., and Francis F. Leman, all of West New Brighton. Francis F. Lehman, West New Brighton, is the attorney for the company.

JORAL REALTY CO. has been chartered with offices in Manhattan to do a realty and construction business with $10,000 capital stock. The incorporators are Jos. Rosenzweig, 135 West 123d st; Raphael Lyons, Woodmere, L. I., and William Rosenbloom, 214 West 92d st. Jos. Rosenzweig, 99 Nassau st, is the attorney.

SPARKILL REALTY CORP. has filed incorporation papers with $30,000 capital stock to do a realty and construction business with offices in Manhattan. John Otto, 542 5th av, N. Y. C., Fred W. Kolb, 765 Ocean av, Brooklyn, Conrad Gaschott, Corona, L. I., and two others. Stover & Hall, 60 Wall st, N. Y. C., are the attorneys for the company.

JAMES MITCHELL has filed incorporation papers with a capitalization of $40,000 to do a realty, contracting, construction and dealing in building material supply business with offices in Manhattan. The directors are Jas. Mitchell, 1440 Broadway, Martha L. Berliner, 160 Broadway, and Clinton N. Hernandez, 515 West 184th st. Emanuel S. Cahn, 160 Broadway, is the attorney.

GROWING THE VARNISH TREE.

Department of Agriculture Is Urging the Cultivation of Chinese Importation.

After several years of experimenting in the South the Department of Agriculture at Washington is ready to advise farmers in the warmer parts of the United States to grow varnish trees and will help start the new crop, which, with care, should bring good profits, even on ordinary land.

Last year the United States imported 5,000,000 gallons of tung oil, expressed from the seeds of the Chinese tung or wood-oil tree, an oil which in recent years has had a revolutionary effect on the varnish industry. It makes a high-grade, quick-drying varnish with only slight tendency to crack.

The tree which produces this varnish is a native of the Yangtze River region. In some respects it resembles the catalpa; in the Spring it is covered with large flower clusters before the leaves appear.

The tree begins to bear fruit when four or five years old. The fruit is the size of small apples, each containing four or five large oil seeds. The yield of these seeds in China is thirty to seventy-five pounds to the tree. The oil from the seeds constitutes nearly 25 per cent. of their substance. The apple-like fruit would be worth 25 to 40 cents a bushel, and when the trees are planted twenty feet apart the gross yield from an acre would be, at these prices, $50 to $85 an acre. One eight-year-old tree near Tallahassee, Fla., bore last year two bushels of fruit.

The cultivation and marketing of the fruit and the manufacture of the oil from the tung tree is said to be a simple process. The distribution of several thousand trees in the South in 1906 and 1907 has brought out considerable information as to the behavior of the trees in the United States. It has proved a rapid grower and withstands a temperature approaching zero. It drops its leaves in the Winter and does not start again until early Spring. Therefore its crop is not likely to be injured by late frosts.

Tung trees have grown and fruited well in South Carolina, Georgia, Alabama, Mississippi, Louisiana, Texas, Florida, and California, and the Government specialists see no reason why the experiments should not result in a profitable industry, particularly where land is of little value for other crops.

The present consumption of tung oil in the United States would require about 40,000 acres of orchards, and the Department of Agriculture points out that the consumption is likely to grow. The department has on hand for distribution to experimenters a limited number of one-year-old trees. What is now wanted to develop the industry, officials say, is the creation of acre plantations in the hands of private individuals.

Smokeless Combustion of Coal in Boiler Furnaces.

The Bureau of Mines has just issued Bulletin 40, which is a reprint of U. S. Geological Survey Bulletin 373, revised by Henry Kreisinger. The authors of the original bulletin were D. T. Randall and H. W. Weeks. The Bureau of Mines has made extended tests to determine the conditions necessary for the smokeless combustions of bituminous coal in boiler furnaces. In the investigations of industrial establishments a study was made of the conditions in 13 nf the larger cities in Illinois, Indiana, Kentucky, Maryland, Michigan, Missouri, New York, Ohio and Pennsylvania, between 400 and 500 plants being inspected. Sufficient information was collected to make the data from 284 plants of value for this report. In nearly every city visited coal was supplied from points both in and out of the State, so that although nine States were visited, the facts ascertained apply to coal from a greater number. The main purpose of the inspection was to obtain a better knowledge of the influence of furnace design, and of the conditinns under which combustion takes place, on the production of smoke. The summary of conclusions as given in the Bulletin will indicate what was learned by the tests.

A furnace, well designed and operated, will burn many coals without smoke up to a certain number of pounds per hour, the rate varying with different coals, depending on their chemical composition. If more than this amount is burned, the efficiency will decrease and smoke will be made, owing to the lack of furnace capacity to supply air and mix gases.

Extremely high volatile matter in the coal usually gives low efficiency. The highest efficiency was obtained when the furnace was run at low capacity. When the furnace was forced the efficiency decreased.

With a hand-fired furnace the best results were obtained when firing was done most frequently, with the smallest charge.

Small sizes of coal burned with less smoke than large sizes, but developed lower capacities.

Peat, lignite and sub-bituminous coal burned readily in the type of tile-roofed furnace used and developed the rated capacity with practically no smoke.

Coals that smoked badly gave efficiencies 3 to 5 per cent. lower than the coals burning with little smoke.

The January Building Slump.

As shown by the preliminary report to Bradstreet's journal last week, there was no gain in building expenditures during January, but rather a heavy shrinkage alike from January, 1913, and from December of last year. The decrease from December was especially marked, and at New York City the falling off was very heavy because of the large total recorded in December in Manhattan Borough. Taking the country as a whole, the decreases outnumber the increases considerably, but the decrease at New York appears relatively more pronounced because of the December total having been so large, the heaviest of any month for nearly two years, in fact.

The total aggregate expenditures at 125 cities for January was $42,976,618, as against $50,349,048 in January, 1912, and $63,766,048 in December, 1913. There is here shown a decrease of 32.6 per cent. from December and of 14.6 per cent. from January last year. As partially explaining this slump, it might be noted that the total building expenditures at New York in January (four boroughs reporting) was $9,168,026, as against $10,376,880 in January last year and $21,017,173 in December, 1913. Here, it will be seen, the decrease was 56 per cent. from December and 11.6 per cent. from January, 1913.

The Graduate College Group of Princeton University.

(From the Builder, London, England.)

One of the weak points of the American architect was considered to be their inability to understand and carry out Gothic—a failing readily understood when it is remembered that the architectural record of the United States covers little more than two centuries, and that, apart from the indigenous remains of Mexico, Peru and Yucatan, nothing remains in the two Americas of an earlier date than the Spanish Renaissance buildings of Mexico and Southern America.

In these circumstances design of a Classic or Renaissance character is more natural to the American than the European, and this is also emphasized because of the climatic conditions of the United States, as over the greater part of its territory the summers possess a heat and intensity which we only find in Southern Europe.

Excepting for the round-arched Romanesque type of architecture, which we may almost say was "invented" by Richardson, and which, after a series of years, was swept away by the general endeavor to follow classical lines, the buildings of every other type have been few and far between. We see in New York and many of the older towns deliberate attempts to copy certain periods, usually with a greater and more painstaking attempt at accuracy than we find here. But the so-called Gothic of the United States is usually a hard and lifeless imitation of corresponding work carried out here. We have now in England a number of designers who can carry out churches and other buildings which combine considerable freedom of design with much of the spirit which has rendered mediaeval work so interesting.

The building which we illustrate here, the Graduate College of Princeton University, shows that one firm of architects in America understand the spirit and nature of Gothic design, and we think the accompanying illustrations will be of general interest to our readers. We do not remember a finer instance of modern Gothic design in this country, and it is doubly interesting as showing what can be accomplished by education, knowledge, and skill in a land without mediaeval traditions.

Mr. Cram believes that the exponents of Classic traditions are working on wrong lines, and, though we are not with him on this point, we think the Princeton College shows the absolute mastery of the style which he believes in.

Messrs. Cram, Goodhue & Ferguson are also the architects of the Military College at West Point—a fine example of semi-military design.

BUILDING MATERIALS AND SUPPLIES

FIRMNESS MARKS PRICE MOVEMENT, BUT INQUIRY RATHER THAN BOOKING OF ORDERS, AT PRESENT, IS RESPONSIBLE.

Cement Stocks Pile Up—Hardware Firm—Lumber More Freely Ordered.

PRICES in most departments continue firm, which is perhaps the most reassuring factor in the construction outlook, as far as the metropolitan district is concerned. It shows that the character of the inquiry for second quarter and later deliveries is born of available money that will be turned into contracts as soon as the building season arrives. Steel and its allied products, such as reinforcement and nails, are the leaders in this particular. It is also significant that sand, crushed stone and cement, all closely associated in construction work, are being firmly held. In gravel, prices actually have advanced.

The change for the better in steel-making pigiron shows that steel companies are preparing for better construction conditions later on. Lumber is also moving more freely and hardware is in a good position, both on inquiry and current demand.

There is still some tendency to attribute the hesitancy in releasing funds for building purposes to the currency legislation recently enacted and now being made operative, but men who keep a close finger on the building money pulse believe that the measure will equalize working capital through the various regional centers, insuring a more equitable distribution to meet the needs of legitimate manufacturing and mercantile requirements.

Under the new law, also, considerable sums of cash reserves will be released, which, under the old statutes, were lying idle in bank vaults. For instance, where the Government in the larger reserve financial centers required a cash reserve of 25 per cent. by banks, only 18 per cent. is demanded under the fixed law, while in less important territories, where the cash reserve was fixed at 15 per cent., it will now be only 12 per cent. This should result in considerable financial expansion.

Such being the case, it is reasonable to suppose that part of this former reserve fund will find its way into building and real estate investment; and it is believed that the large building material interests, like the steel, sand, cement and brick interests foresee this and are thus encouraged to hold their prices and stocks in such positions and in such quantities as to encourage new building projects and at the same time insure a profit.

STRUCTURAL STEEL TONNAGE.

A Comparison Between That Used In Buildings and Railroads.

THE inquiry is frequently made by readers of the Record and Guide as to what proportion of the steel tonnage reported may be figured as going into building construction and the following statistics show not only the relationship between the volume of steel that goes into building construction and that used in railroad and other lines, but also shows the proportionate distribution of steel into other avenues of consumption.

Rails, 3,300,000; structural shapes, 2,800,000; wire rods, 2,700,000; plates and sheets, 5,900,000; merchant bars, 3,700,000; total of all finished rolled forms in 1892, 6,200,000 tons, in 1902, 13,900,000 tons; in 1912, 24,700,000 tons.

It will thus be seen that the structural shapes, which, with a portion of plates, constitute the material in structures, are a very small portion of the total steel used.

Commenting upon the foregoing figures Henry V. Hodge, writing in the Engineering Record makes the following interesting observation regarding the future of structural steel, particularly in its application to building construction:

"It will further be seen that we are doubling our total production every ten years. Our engineers and manufacturers have recently awakened to the great foreign market which has heretofore been practically monopolized by Europeans, and we are now designing a large portion of the bridges and structures of other countries, especially of South America. This is evidenced by our report in 1912 of manufacturers of iron and steel to the value of $289,000,000, as against imports of the same materials of $29,000,000. Of this total of $289,000,000 of exports $120,000,000 was in various classes of machinery and only $13,000,000 structural steel. Our total exports of manufacturers of iron and steel are being tripled every ten years, as shown by the following figures. Value of exports, 1892, $27,000,000; 1902, $97,000,000; 1912, $289,100,000. We are now exporting ten times as much as we import, and this field has only commenced to develop, so that we need have no fear for the continued development of the steel industry in the future.

WEATHER STOPS BRICKLAYING.

Lowest Unloading Record for Week in Several Years.

LESS brick was unloaded this week than in any week since the prolonged cold snap of January, 1912. The total was only 513,250, the holiday helping in keeping the total low. No more Hudson brick will be covered this winter, there being a total of eighteen covered barges left unsold at the wholesale docks, which is more than ample to take care of the requirements of this class of brick trade for the remainder of the season. Prices quoted are still nominal and wholesale demand is spotty.

Official transactions for Hudson common brick covering the week ending Thursday, Feb. 12, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Feb. 6—66.

	Arrived.	Sold.
Friday, Feb 6	0	2
Saturday, Feb. 7	0	0
Monday, Feb. 9	8	4
Tuesday, Feb. 10	0	4
Wednesday, Feb. 11	0	0
Thursday, Feb. 12	0	0
Total	8	10

Reported enroute Friday A. M., Feb. 13—0.

Condition of market, weak: Prices: Hudsons, $6 to $6.50 nominal; covered, $7 to $7.25; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to $7.50 (yard). Dull. Left over, Friday A. M., Feb. 13—64. Covered barges sold, 2. Total number covered barges, 18. Total number in market, 82.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

Jan. 30	200,000	Feb. 6	281,500
Jan. 31	72 000	Feb. 7	20,250
Feb. 2	289,000	Feb. 9	39,000
Feb. 3	359,500	Feb. 10	292,500
Feb. 4	362,500	Feb. 11	80,000
Feb. 5	392,000	Feb. 12	Holiday
Total	1,765,000	Total	513,250

1913.

Left over, Friday A. M., Feb. 6—70.

	Arrived.	Sold.
Friday, Feb. 7	5	2
Saturday, Feb. 8	0	6
Monday, Feb. 10	0	0
Tuesday, Feb. 11	0	0
Wednesday, Feb. 12	0	0
Thursday, Feb. 13	0	0
Total	5	8

Condition of market, dull. Prices: Hudsons, $7 to $7.25; covered, $7.75; Raritans, $7; Newark, $8 25. Left over Friday A. M., Feb. 14—67. Total covered, 0. Total covered barges sold, 4. Total covered left in market, 34. Total in market Feb. 14, 1913—111.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb.12 1914	118
Total No. bargeloads sold Jan. 1 to Feb. 12, 1914	54
Total No. bargeloads left over Feb. 13, 1914.	64
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left overs, Jan. 1 to Feb. 13, 1913	170
Total No. bargeloads sold Jan. 1 to Feb. 13, 1913	103
Total No. bargeloads left over Feb. 14, 1913.	67

THE HARDWARE OUTLOOK.

Window Glass Quiet—Nails Easy—Rope Firmer.

CURRENT hardware business in New York and vicinity for the period since January 1 last, according to some, is a little in advance of the corresponding weeks in 1912.

Trade in window glass is still exceedingly quiet, yet prices are quite well maintained, and there is, it is said, little if any further going out of blast by glass factories. People in the business seem to be on the whole optimistic, but there is criticism of the long continued legislative action which keeps manufacturers and others in an uncertain frame of mind. Buyers are specifying generally for current wants only and are not accumulating stocks.

In the metropolitan district wire nails are being taken with moderation, and buyers are not looking ahead to any extent. The late cold weather has served to check consumption, although there is a fairly good business doing, considering the customary dull season. Wire nails, out of store, are based on $1.90 per keg, with some concessions obtainable. Cut nail prices are well maintained. Stocks are light and deliveries from mills are two weeks behind. Cut nails, out of store, are on the basis of $1.85 per keg.

Business in copper perked up around the first of the year, but consumers have concluded that the actual conditions did not justify the information given out by large interests at that time, and trade in this material is very dull. Better times are looked for before long, however. Copper sheets are still on the basis of 20¼ per lb.

In the rope department there is a somewhat firmer tone in the market for Manilla hemp, and especially for wire rope. The recent legislation regarding factory and labor laws apparently has spurred building managers and insurance companies to be more ridged regarding rope inspections, with the result that the buying movement in this department has shown big strides since the first of the year.

CONCRETE INGREDIENTS.

Bars Easy—Triangle Mesh Prices Steady—Sand Firmer—Gravel Stronger.

THE improved inquiry for Portland cement for early spring deliveries is being reflected in other departments of concrete construction. Bar reinforcement prices are nominal on the basis of $2.25 delivered from warehouse New York for ¾-inch and larger. The range runs from that figure to $2.75 for ¼-inch. Triangle mesh prices are steady and are without change.

Sand is quoted at 50 cents a cubic yard for cargo lots for 500 cubic yards delivered along side dock New York. Gravel prices are stronger and run from 95 cents to one dollar. Gravel sellers have all the business they can take care of now. For gravel which has passed the subway specifications as high as $1.10 and $1.15 is asked.

The conditions in the crushed stone department are such as to indicate a very heavy demand for the remainder of the winter and early consumption of quarrying. The subway is taking by far the largest quantity at present and this is taxing the available stored supply.

HARDWOOD MAY GO HIGHER.

Low Stocks at Manufacturing Points—Pine Roofers Up.

REPORTS from the wholesale market show that yellow pine mills have some sawing ahead and that, with the increase in inquiry, improvement is at hand. Locally, there is a fair amount of inquiry and some business is being booked, but prices have not changed except on social orders. Yellow pine flooring in grade of A flat and lower, shows slight increase.

In hardwoods there is a better outlook and indications point to a rise in hardwood prices in the spring on account of shortage of available stocks in shipping conditions. Clear white and red oak floorings have eased off about one dollar. Maple floorings shows an advance of about two dollars. Mahogany stocks are small and some are in demand. There are medium stocks in foreign cedar, but the market is quiet. There is no change in the base price of hemlock. Inquiries and orders are fairly plentiful and the mills have ample business in hand to keep them going.

In spruce there is little or no business being done in Eastern stock. In short spruce some houses have advanced the prices from fifty cents to a dollar, but in other instances the prices quoted a month ago still prevail. "In West Virginia spruce the market seems to be off about two dollars on the list on all sizes, although some houses are holding out for full list prices.

The North Carolina pine market shows a better tone than it did thirty days ago. The city market is quiet, but the suburban territory and in the Long Island Sound markets both inquiry and demand have substantially strengthened, especially for future deliveries. Prices are also holding firm as a rule, roofers showing an advance of at least fifty cents over the December quotations and the tendency is upward.

STRUCTURAL STEEL MARKET.

American Bridge Company Reports Fair Tonnage Since January First.

STEEL building orders are holding their own, as far as February business is concerned. The inquiry continues good, and this has been reflected in freer orders. Prices are now 1.36 and 1.41 tidewater, first half deliveries, whereas a fortnight ago they were 1.31½ and 1.36.

The American Bridge Company began the year with a back log of about a hundred thousand tons of structural work in the Eastern district and has reported a liberal tonnage since the first of the year, including about 60,000 tons of subway work. This tonnage, however, will not be available for the mills for almost a year.

To date more than half the steel required by the Equitable Building has been delivered, or about 16,000 tons. The remaining 16,000 tons for this structure will run along for the next few months. Quite a fair proportion of the steel for the Hell Gate Bridge has also been delivered, or at least the part that was to be handled by the American Bridge Company. As soon as the steel in the Equitable Building begins to be set up the New Jersey Company will begin the delivery of the 10,500,000 common brick required in this operation. About 7,000,000 hollow brick will be used.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 21, 1914

COURT DECIDES SPRINKLER CONTROVERSY

Sustains Fire Commissioner in the Kaye Case—Defines Sprinkler Requirement and Opens Way to Enforcement of New Factory Laws.

IN an opinion by Justice Scott, which was unanimously concurred in by his associates, the Appellate Division of the First Department has affirmed the conviction of Charles Kaye for misdemeanor, for refusing to comply with an order of the Fire Commissioner requiring the installation of automatic sprinklers in the loft-building, 30-34 W. 25th street, Manhattan.

Mr. Kaye's prosecution was a test case, instituted to determine the Fire Commissioner's power to demand sprinkler-protection for the tenants of typical loft buildings and their hordes of employees. It proceeded upon the theory that the Asch Building disaster, in which 146 persons perished under the most harrowing circumstances, would not have happened had the loft in which the fire originated been provided with a sprinkler equipment. The testimony showed that the Kaye Building is substantially a counterpart in height, construction and equipment, to the structure in which the holocaust occurred, as it then existed. Since the fire, the Asch Building has been provided with a sprinkler system. During Mr. Kaye's trial before the Court of Special Sessions it was shown that his building was filled with highly combustible material which would make a hot, quick-burning fire, and that, at times, there were as many as 275 work people in its "zone of great danger to life," the lofts above the seventh story.

Contentions of Counsel.

Carlisle Norwood, of the Realty League, counsel for Mr. Kaye, contended that the prosecution was for the violation of an ordinance, which it was not a crime to disregard; and that, in any event the authority to require the installation of automatic sprinklers was not conferred upon the Fire Commissioner by the ordinance. He also argued that section 83b of the Labor Law, which was enacted by chapter 332 of the Laws of 1911, had rescinded whatever power the Commissioner ever had to require sprinklers in the defendant's building, and, therefore, Mr. Kaye was justified in disregarding such an order.

In their brief for the People, Robert C. Taylor, Assistant District Attorney, and A. C. MacNulty, Assistant Corporation Counsel, pointed out that section 773 of the Greater New York Charter made it a misdemeanor to refuse to comply with a fire-prevention order, and that Mr. Kaye was accused of this refusal, and not of a violation of the ordinance itself. They showed the Court that it had previously held that automatic sprinklers were squarely within the authority of the Fire Commissioner respecting the installation of fire-extinguishing equipment. They also demonstrated that the building was not within the class of structures to which section 83b of the Labor Law relates, in that more than 200 people were not regularly employed therein in the lofts above the seventh story, and, therefore, the Fire Commissioner's discretionary power to order sprinklers in this building was not impaired. Under the circumstances, counsel for the prosecution contended that the defendant was guilty of misdemeanor in refusing to comply with the sprinkler order.

Effect of Labor Law Provision.

The vital point of the case was whether or not the enactment of section 83b of the Labor Law, relating to sprinkler systems in factory buildings, had operated to repeal, by implication, the provisions of the ordinance concerning the same subject. Upon this point the Court held:

"The question, however, is always one of intention, and it carries with it its own limitation that the repeal of a specific act by a general one will be implied only when they are inconsistent, and where it is apparent from the general law itself that it was intended to repeal and supersede all special laws. The amendment to the Labor Law does not respond to this test. It provides imperatively that automatic sprinklers must be installed in buildings answering a certain description. As to these, no discretion is left to the Fire Commissioner or any other administrative authority, except to approve the pattern of sprinklers to be used. But, the Act goes no further, and, neither in terms nor by proper inference, does it provide that sprinklers shall be required only in buildings of the character described in the Act. The effect of the Act is simply this. Prior to its enactment the Fire Commissioner was given discretion to require sprinklers or not to require them in all buildings. By the Act this discretion was taken away as to certain buildings, but was left unimpaired as to all others. We find no inconsistency here, and no indication that the Legislature by prescribing that certain buildings must have sprinklers, meant to declare that no others should be required to have them."

Sprinklers Included in Ordinance Provision.

Concerning the authority of the Fire Commissioner to order the installation of sprinklers under the provision of the ordinance of December, 1911, requiring the owners of factory buildings to "provide such fire hose, fire extinguishers, buckets, axes, firehooks, fire-doors and other means of preventing and extinguishing fire as said Fire Commissioner may direct," the Court declared:

"The argument that the ordinance does not authorize the Fire Commissioner to order the installation of automatic sprinklers is based on the rule or doctrine of *ejusdum generis*. That rule, of course, is too well established and known to require reiteration here, but it is, after all, but a rule of construction and must yield to the apparent purpose of the Legislature or other enacting body. If we read the whole ordinance of 1911, it will be seen that its obvious purpose is to provide so far as possible against fires, and especially against the rapid spread of fires in places wherein, owing to the manner of their use and occupation, a fire, unless quickly subdued would be likely to result in great damage and loss of life. It would be unreasonable to attribute to the Legislature or the Board of Aldermen the purpose of committing to the Fire Commissioner the discretionary power to require slight and often ineffective precautions to be adopted, and to deny him the power to require the adoption of such other, and much more highly effective means of control, as might be from time to time invented or adopted."

Discretion of Fire Commissioner.

Concerning the discretionary powers of the Fire Commissioner, the Court stated:

"It is also suggested that the ordinance, if construed to invest authority in the Fire Commissioner to order the installation of automatic sprinklers, is to that extent invalid because it unreasonably allows him a discretion which may be used oppressively. That is an argument which, if sound, should be directed to the law-making power and not to the courts. As has been pointed out, the ordinance, in so far as it affects the cause at bar, is no new enactment, but is a mere re-enactment and continuation of an Act of the Legislature. It is essential that the authority to compel proper precautions against fires and their spread should be confided to some one, and it is clearly a legislative and not a judicial function to detemine in whom such discretion should be vested. We are, therefore, of the opinion that the ordinance of 1911 furnishes sufficient authority for the order which the appellant refused to obey."

Disregard of Fire Order a Crime.

The Court, after setting forth that section 773 of the Charter made it a misdemeanor to refuse or neglect to comply with an order of the Fire Commissioner, and that section 775 of the same statute empowered him to require the installation of fire-extinguishing equipment authorized by a law or ordinance, summarized the situation, as follows:

"As soon as this section (775) became a law, section 773 became applicable to it and it became a misdemeanor 'to wilfully violate or neglect or refuse to comply' with any of its provisions 'or any requirement, order or special direction duly made thereunder.' Thus (a) the ordinance of 1911 empowered the Fire Commissioner to order the installation of sprinklers. (b) Section 775 of the Charter conferred upon him legislative authority to require the installation of the fire extinguishing equipment authorized by the ordinance. (c) Section 773 made it a misdemeanor to disobey such an order. We are, therefore, of the opinion that the defendant's refusal to comply with the order of the Fire Commissioner was a misdemeanor."

Reasonableness of the Requirement.

Apparently, the only real chance Kaye had to checkmate the fire authorities was to show, as a matter of fact, that in his individual case the sprinkler-order was arbitrary and oppressive. Commenting on the efforts made in Kaye's behalf to that end, the Court declared that in the face of the testimony this could not be said judicially.

GARDEN CITIES NEAR GREAT CENTERS

Status of the Movement Here and Abroad — Three Types of Communities — Aims and Methods — 30,000 Population For the Ideal Community.*

By GEORGE E. HOOKER, Civic Secretary City Club, Chicago.

THERE are three types of communities to which the term garden is prefixed, namely, the Garden City, the Garden Village and the Garden Suburb. In 1912 there were in Great Britain 30 estates falling under one or another of these three types, and varying in size from six to 3,818 acres. They comprised altogether about 10,000 acres, of which 2,400 were developed with over 9,000 houses, sheltering 37,500 people. The present investment is probably about $12,000,000 and will presumably be several times greater when the schemes in hand are completed in the course of the next few years.

The movement has extended to Germany, where in June, 1912, there were ten garden city estates being developed, on which 669 houses had then been erected. It has spread to France, Hungary, Italy, Sweden, Canada and the United States, and the propaganda is at least going on in Spain and Australia. Forest Hills Gardens and other garden cities within the bounds of Greater New York; Forest Hills Gardens in Boston; Fairfield, the newest steel town, near Birmingham, Alabama; the new industrial village at Marcus Hook, Pa., and numerous other housing experiments recently initiated or now under consideration in this country, reflect the widespreading influence of this movement, even though none of these American instances involves all of its distinctive features.

Origin of the Term.

The term garden city appears to have been, if not originated, at least given public standing by Mr. Ebenezer Howard of England, in his history-making little book, "Garden Cities of To-morrow", published in 1902, as the second edition of his "Tomorrow; A Peaceful Path to Real Reform", published in 1898. By a garden city, Mr. Howard meant a self-contained city—supported by local industries of its own—ideally laid out on a goodly site surrounded by a wide and permanent agricultural belt, its population being arbitrarily limited to about thirty thousand people, distributed at a density not above twelve families to the net acre, and its land tenure being such as to turn all increment in land values above a five per cent. dividend on cost of acquiring and developing the estate, into the coffers of the community.

Of the garden city proper, therefore, there is but one example in Great Britain, namely, Letchworth, which was started nine years ago on the central third of an acquired estate of six square miles, thirty-four miles northeast of London, and now comprises forty local industrial firms, together with a population of 8,000. Hellerau, situated a few miles out from the City of Dresden, Germany, is a much smaller and a more recent example of such a community.

A Garden Village.

This is a community which is only residential in character, and is created by the proprietor of some large industry, near which it is located, for occupation by the employes of that industry. Port Sunlight, built by Lever Brothers, adjacent to their soap factory in the outskirts of Liverpool, beginning in 1895, and now comprising 135 acres, with 800 houses occupied by 3,200 employes of the company, is the finest example of this type. There are probably half a score less conspicuous examples in Great Britain.

*From a paper before the National Housing Conference.



GEORGE E. HOOKER.

A garden suburb denotes an area in the outskirts of an existing important city, developed on ideal lines for residential purposes only, and designed for tenants from this city, irrespective of where they may be occupied. The first and best known is Bournville, situated four miles from the heart of Birmingham, to which city it was recently annexed. It was begun in 1895 by Mr. George Cadbury, on a part of the site to which the Cadbury Brothers' chocolate works had been moved from a crowded district in Birmingham.

The Hampstead Garden Suburb is perhaps the most conspicuous example today of the garden suburb. It was started in 1907, on an estate five miles from the heart of London, comprising 240 acres, lately increased to 352 acres, of which 180 acres had in 1912 been developed with 1,030 houses accommodating 4,500 people. There are probably a dozen or more less well-known British instances of the Garden Suburb.

While keeping in mind the three types of garden communities mentioned, we may perhaps allow ourselves for general purposes to follow the common custom of applying the term "Garden City" loosely to all these types, and thus to speak of the Garden City movement as including them all, and as related to other efforts toward housing and social reform.

Methods.

What are, now, the distinctive garden city methods of development? While these are not all exemplified in all instances, the following are, I think, the chief essentials:

Single Ownership—The entire estate belongs to one owner at the start, and remains under one owner, subject only—aside perhaps from the public streets—to temporary or leasehold rights in individual occupiers. Aside from this owner, no one but an occupier can have any continuing rights in any portion of the estate. By this and other means speculation and non-resident ownership are excluded, and the highest practical degree of operating freedom is secured for the gradual and orderly development of the estate according to experience and changing needs.

Skillful Planning—The estate is skillfully laid out as a whole before any part is built upon. Its different sections are all located to their most appropriate uses—residential, industrial, commercial, recreative, scenic; scrupulous attention is given to the preservation of features of natural beauty and vistas; to the allocation of the most salubrious and attractive sites for residence, to the assignment of industry to the leeward if possible of the rest of the estate, to the wise location of the main lines of communication, and to the adjustment of transportation factors to industrial, commercial and social needs.

The industrial district also, if there be one, is arranged so as to secure the most convenient contact with transportation lines, and to supply power and other special facilities in accordance with some general plan. The sites for the chief buildings, or groups of buildings, public and semi-public, are fixed, the subordinate streets, of proper width and direction, are located as development requires, the general character of houses for different residential districts is decided, and in general the aesthetic resources and possibilities of the site and plan of development, as well as the social and institutional life of the future inhabitants, are constantly kept in mind.

Characteristics.

Low Density.—It is characteristic of all these garden community enterprises that the density of population is definitely limited to a low average—ranging from six to twelve single family houses per gross acre. This is the most central and vital feature of garden city development.

Gardens.—Nearly all dwellings are of the cottage or single family type, and nearly all have annexed to them ample spaces for the cultivation of flowers, shrubs, garden vegetables, and fruit trees. The growing of these is also encouraged by having the garden prepared, as well as the house, when the tenant takes possession. Gardening advice is made available and flower and vegetable shows are promoted among the occupants. Bournville gardens yield two shillings per week per year to the family.

Limited Profit.—The income on investment is in practically all cases restricted to a low limit, this being usually made a legal provision in the enterprise. The limit is from 4% to 5%—usually 5%.

Unearned Increment.—It is arranged in the most important instances that the increase in the site value of the estate, or the unearned increment, shall inure to the benefit of the community, this being done in different ways in different cases.

Sustained Character. — Centralized ownership and management make it possible to exercise control over the entire estate in such a way as to protect it from speculation or the results of individual irresponsibility, and to maintain its character in a permanent manner; thus occupiers are afforded a peculiar assurance that the residential amenities of the neighborhood will be preserved.

Good Homes.—By economizing in streets through building them narrow and using inexpensive paving on subsidiary roads a saving in the cost of lots is effected hich makes it possible to include that much more land in the lot.

REALTY OWNERS WIN DECISIVE VICTORY

Successful Opposition to Herrick-Schaap Bill at Yesterday's Hearing Before Mayor Mitchel and Estimate Board — Action By Leading Associations.

THE introduction of a bill in the Legislature for the third time with the object of changing the system of taxation so that ultimately it will be in conformity with the theories of Henry George has aroused more interest this year than heretofore because of the circulation of reports that the bill is likely to pass at least one branch of the Legislature. It is claimed by the Single Tax party that twenty-six Assemblymen have pledged themselves to vote for the bill, which this year provides for a referendum of the question to the electorate of the State.

Putting to a popular vote one of the most technical economic questions of which it is possible to conceive without first having the whole subject carefully inquired into by a commission of learned men duly appointed by the Governor is a proposal which has caused city property owners to stand aghast. They can imagine the consequence of inciting lower East Side mass meetings with cries of "Vote for Lower Rents and Lower Taxes." In view of the danger of having so perilous a venture made without the fore-knowledge to be derived from scientific investigation under official auspices, the real estate and property owners' associations without exception have taken a pronounced stand against the bill, and this brought about definite results yesterday.

Hearing at City Hall.

Before the largest crowd that ever attended a public hearing in this city, Mayor Mitchel and the entire Board of Estimate and Apportionment listened in the afternoon for nearly two hours to the arguments for and against the Herrick-Schaap bill. It was the occasion of the first public clash of the adherents and objectors to the proposed legislation. Each produced their best and most convincing speakers. The Mayor allowed thirty minutes to each side for presentation and fifteen minutes for rebuttal.

In behalf of the bill, the speakers were Frederick C. Leubuscher, Frederick L. Cranford, Charles T. Root and Benjamin C. Marsh.

In opposition appeared Professor E. R. A. Seligmann, Cyrus C. Miller, Dr. Henry W. Berg, Henry Bloch and William J. Schieffelin.

Many of the most prominent real estate men in the city were present. All the boroughs sent large delegations, Manhattan being represented by Laurence M. D. McGuire, Robert E. Dowling, Robert E. Simon, Henry Bloch, William J. Schiefflin and Allan Robinson, among others; Brooklyn, by William J. Niper and F. T. Conn; the Bronx, by Cyrus C. Miller, Surrogate Schulz and James L. Wells; Queens, by Alrick H. Mann and Edward H. Macdougal, and Richmond, by H. S. Van Clief and Edward P. Doyle. That the real estate interests were finally aroused to decisive action was clearly indicated by the large and representative gathering. The speakers were frequently interrupted by the applause which greeted a particularly strong argument, and the Mayor made no effort to check the demonstrations.

The meeting was a significant one, not only because it brought together representatives of all the powerful real estate interests of the city, but also because it resulted in what will in all probability initiate a successful opposition to the bill.

At the close of the meeting upon resolution of Comptroller Prendergast the Board of Estimate went on record by a unanimous vote as being opposed to the Herrick-Schaap bill. Mayor Mitchel stated that he would appoint a large committee of experts in the very near future to investigate the question and report on it.

Attitude of Citizens' Union.

This week the Citizens' Union came out in opposition and President Schiefflin has made, through Secretary Youker, a statement to the Record and Guide of the attitude of the union on the proposed legislation to halve the tax on buildings and the principle of a tax on unearned increment. Mr. Schiefflin says:

"Bills, having as their object the exemption of buildings from taxation, have been before the Legislature for several years. Many of our broad-minded citizens, however, are vigorously opposed to the principle embodied in the pending Herrick-Schaap bill. Many more are opposed to the plan of deciding tax questions by a referendum. We are included in this latter class. For the purposes of this report, we do not deem it necessary to reach a final decision upon the merits of the single tax, the underlying principle of the Herrick-Schaap bill, because we are firmly convinced that the principle of a tax on future unearned increment is a much better solution of the problem.

"Some of the reasons urged against the Herrick-Schaap bill are:

"(1) There should not be a referendum because taxation is one of the economic problems most difficult of solution. Time and expert knowledge are needed to solve it and a referendum does not afford such an opportunity.

"(2) Experts are convinced that house rents will not be lowered by the operation of the Herrick-Schaap bill or similar measures. As Prof. E. R. A. Seligman has recently pointed out, even if more houses were built on account of the reduction of the tax on buildings, the effect would be a temporary one. He shows that the demand for houses is controlled by extent of population, and a sudden exemption of buildings from taxation will simply lead to a building boom and not to a permanent lowering of rents. He points with emphasis to lessons from the history of taxation in Vancouver, and shows that in recent years the return to higher rents is remarkable.

"(3) Lower rents can now be had in the suburbs, yet the poor people continue to live in the crowded tenement districts.

"(4) Congestion will not be relieved. In considering the question of congestion, the difference between the congestion per room and per superficial area, must be borne in mind. The latter kind, that is the congestion of blocks, will be enormously increased and is the more serious from the citizen's standpoint. Each landowner will be interested in putting the highest building permitted by law upon his land in order to take advantage of the reduction in tax on buildings. The resultant congestion will be extremely detrimental to the city from the standpoint of fire, panic and ventilation, including light, air and sewage connection. As experts have conclusively shown, the true remedy for congestion is not in the lowering of the tax on buildings in whole or in part, but in proper attention to the problems of transportation, the limitation of the height of buildings, the broadening of streets, and the creation of open spaces.

"(5) The poor man will not get the benefit of the reduction of the tax on buildings. The owner of the skyscraper and the expensive dwelling house, the big hotels and buildings of a similar kind will reap the benefit.

"(6) The effect upon the financial resources of the city will not be beneficial. As economists have pointed out, land values will be decreased by the higher taxes. If, instead of taxing both the land and buildings, the city is limited to a tax only upon the land, its net revenue will not be increased. One of the important problems the city is facing is the manner of increasing its revenues.

"(7) The Herrick-Schaap bill and similar legislation will put a greatly increased burden upon the present landowners and force many to sell at a considerable sacrifice. The fact that present owners have purchased upon the basis of a long established policy in regard to taxation must receive consideration.

"We are of the opinion, therefore, that it is the purpose of far-seeing legislation to turn from the principle of halving the tax or removing the tax on buildings, to the principle approved by the Commission on New Sources of City Revenue, viz., the principle of tax on future unearned increment."

Real Estate Board's Action.

At a meeting of the Real Estate Board resolutions were adopted declaring that the board believed that the bill if enacted into law "will have most disastrous results on every class of citizens, inasmuch as it will deter mortgage lenders from making loans on New York City realty, will increase rents and increase congestion rather than reduce both as claimed; will decrease instead of increase the erection of new buildings and will reduce the assessed value of realty and will consequently further reduce the borrowing capacity of the city and may and probably will cause the existing bonded indebtedness of the city to exceed the constitutional limit."

The president was directed to appoint a committee of ten to make arrangements for a delegation, accompanied by the committee to go to Albany on March 3, or any subsequent date and oppose the bill at the hearing before the joint legislative committee.

At a meeting at the Queens County Chamber of Commerce, local real estate owners and builders voted to cooperate with other organizations with the purpose of defeating the bill. The Queens men will have a car of the special train which New Yorkers will charter in order to attend the hearing before the committee of the Legislature.

What the Single Tax Would Do.

The United Real Estate Owners' Associations at their regular meeting held in the Grand Union Hotel, adopted unanimously a resolution vigorously opposing the Herrick-Schaap bill, for the following reasons:

"The proposed bill is a thinly disguised single tax measure, calculated to be an entering wedge to the complete abolition of taxes on all forms of property except land; and it is intended to lead up to a constant increase on the **rate of taxation on** land exclusively, so as to take away all rent value from land, and that means all of the value of land.

"That it is a radical innovation in methods of taxation for which there is no general or public demand.

"That the enactment of this measure will so reduce real property values as to frighten away mortgage loans, thus causing innumerable foreclosures and widespread ruin to many owners of real

estate, who invested the savings of a life time in their holdings.

"That in a great many instances the reduction in the values of property will be so great, that savings banks, trust companies and insurance companies owning first mortgages on real estate will suffer such losses as might cause them to verge on bankruptcy or go into bankruptcy.

"That as the funds of these savings banks, trust companies and insurance companies represent moneys of widows, orphans, laborers and professional men, they would be equal sufferers with the owners of real estate if this measure is enacted into law.

"That as the capital will shrink from investing in real estate, builders, bricklayers, painters, plumbers, carpenters, roofers and numerous other classes of laborers will be thrown out of employment.

"That the proposed law is dishonest inasmuch as it will confiscate ownership in property procured by sale and purchase in accordance with the law of the land.

"That the proposed bill is against the spirit of American institutions and contrary to the spirit and letter of the Constitution of the United States, inasmuch as it is calculated to deprive the owner of his property without process of law, and without any necessity therefor in the interest of the health and safety of the community.

"That the enactment of such a measure would be but the beginning of a course of confiscation of private property whose end no one can foresee."

These arguments in petition form were submitted to the Mayor by Henry Bloch, president of the association at yesterday's hearing.

At a meeting at the Exchange Salesroom in Vesey street on Tuesday, under the auspices of the Allied Real Estate Interests, President Allan Robinson outlined the bill to a large body of property owners, who decided to take active measures both here and in Albany to have it beaten. The meeting appointed a committee to make arrangements for a special train to take the members of the Allied Real Estate Interests to Albany on March 3 to make a formidable demonstration in opposition to the measure.

ZONE SYSTEM FOR THE GREATER CITY

Bill Introduced at Albany Authorizes the Municipality to Restrict Certain Classes of Buildings to Particular Districts.

IMPORTANT bills of interest to real estate and building professions continue to be introduced into the Legislature, although the session is now fairly well advanced. Among the latest measures that embody new principles of law or of administrative practice is Assemblyman Scheidemann's (Int. No. 570), amending the Tax Law by exempting all personal property and all buildings and yards upon real property from taxation, except that, in first class cities, buildings of more than ten stories are to pay a tax of $15 for each 1,000 square feet of floor space above the tenth floor.

Another notable measure, submitted by Assemblyman Sufrian (Int. No. 575), is apparently intended to carry out some of the recommendations contained in the report of the Heights of Buildings Commission. It confirms and enlarges the charter powers of the Board of Aldermen and the Board of Estimate with respect to regulating the heights of buildings and the proportions of lot area which may be covered under given conditions. In addition, these boards are authorized to enact ordinances dividing the city into zones or districts, each limited to a special class or classes of buildings.

Other bills of special interest to the real estate and building professions are:

In the Assembly.

Int. No. 516. McGarry. Declaring a public thoroughfare a new diagonal street running from Jackson avenue, opposite the bridge to the Blackwell's Island bridge, to the northwesterly boundary of the Sunnyside yard, and from the southeasterly boundary of the Sunnyside yard to Thomson avenue, VanDam street as widened, and the new diagonal street from VanDam street to Greenpoint avenue, and Greenpoint avenue as widened from Review avenue to Newtown creek, in the first ward of the Borough of Queens, New York City. All unpaid assessments upon such property are to be chargeable to all the taxable property of the city in the same manner as assessments for public improvements imposed upon the city at large are to be paid.

Int. No. 519. G. H. Smith. Amending the Civil Code (section 1679) by providing that where a deed has been recorded for less than thirty years, no action may be brought in respect to the real property described in such deed, by a person claiming that the property was heretofore sold under a judgment in an action where there were infant defendants for whom guardians ad litem had been appointed, and where the premises were sold at public auction and purchased by or on behalf of such guardians ad litem.

Old Age Pensions.

Int. No. 525. Wood. Appropriating $15,000 for a commission to inquire into the practicability of providing by statute for old age pensions for indigent and aged citizens. The commission is to consist of three Senators appointed by the temporary president of the Senate, 3 Assemblymen appointed by the speaker of the Assembly, and 5 other persons to be appointed by the Governor. The members are to serve without compensation, but are to be reimbursed for their expenses. The commission is given the usual powers of a legislative committee and its investigation may include an inquiry into the conditions in other states and countries.

Int. No. 528. Gillett. Amending the Tax Law (Section 261) by including Bronx County within the provisions at present applicable to the other counties in the City of New York, requiring mortgage taxes to be paid to the City Chamberlain of New York City. It also provides that the statement required to be filed by the recording officers of mortgages on which the recording tax has been paid, must show the tax district in which the mortgaged property is situated instead of the town, city or village in which it is assessed, as at present. The bill also makes other provisions relative to the apportionment of the mortgage recording tax to tax districts.

Improving Peconic River.

Int. No. 533. Talmage. Amending the Laws of 1913 (Chapter 430) by providing that the improvement of the Peconic River, for which $25,000 was appropriated, is to extend from Indian Island to the Road Bridge or Bridge Hole, in Suffolk County, instead of from Indian Island to Riverhead town dock.

Int. No. 550. Gillett. Amending the Tax Law (Sections 181, 182, 185; subdivision 1 of sections 192, 193 and 197) relative to the franchise tax of corporations. The bill substitutes a new schedule of rates and makes certain other provisions. Same as Senate bill introduced this session.

Int. No. 664. Flamman. Inserting in the Penal Law a new section (2040) making it a misdemeanor for the grantor or vendor of real property to fail to disclose in writing, in the contract or deed of sale, any mortgage or lien on the property of which he has knowledge. Failure to make such a disclosure is made presumptive evidence of the seller's knowledge of the existence of the mortgage or lien.

Int. No. 669. Schwarz. Amending the Tax Law (Section 45) by providing that the State Board of Tax Commissioners must give notice in writing of hearings on special franchise assessments, to each city, town or village in which the special franchises are assessable, provided the municipality files with the board a request for such notice, at least fifteen days before the time fixed for the hearing.

In the Senate.

Int. No. 402. Peckham. Amending the Lien Law (Sections 46, 50 and 53) by authorizing the filing of notice of pendency of actions to enforce mechanics' liens with the county clerk in the county in which the real property covered by the lien is located. One dollar is to be charged for each notice of lien so filed. To Judiciary Committee.

Int. No. 425. Heffernan. Authorizing the state comptroller to hear and determine the applications of owners of land in Kings county for cancellation of tax sales and assessments. The taxes and assessments in question are those levied under the provisions of Chapter 364 of the Laws of 1873, which authorized the laying out, opening and grading of 86th street in the towns of New Utrecht and Gravesend. To Judiciary Committee.

Int. No. 431. Healy. Amending the Civil Code (Section 1678) by providing that notices of sale at public auction of real property situated within an incorporated village of the first class in which there is a daily, semi-weekly or tri-weekly newspaper, must be published in such paper at least twice each week for three consecutive weeks, as at present applicable in the case of a city. To Codes Committee.

Lien Law Amendment.

Int. No. 436. Seeley. Inserting in the Lien Law a new section (186) providing that every person or corporation who performs work upon an article for another for hire shall have a lien upon the article for the amount of the work done. The lien is also to include the value or agreed price, if any, of all materials furnished by the bailee in connection with the work. If the amount remains unpaid for one year, the bailee may, after 30 days' notice in writing to the owner, sell the article. (Same as Assemblyman Brewster's bill of last year, A. Int. 583, Pr. 1521.) To Judiciary Committee.

Int. No. 468. Boylan. Amending the Lien Law (Section 235) by providing that in re-filing chattel mortgages the statement must show the premises in which the chattels mortgaged are contained when the premises are in a first class city. To Judiciary Committee.

Int. No. 457. Patten. Amending the Real Property Law (Section 450) by making cemetery lands in New York City subject to assessments for street openings and street improvements, including the construction of sewers, except cemeteries not more than three acres in extent used and occupied by religious associations. Same as assembly bill introduced this session. To Taxation and Retrenchment Committee.

Int. No. 402. Ramsperger. Amending the Tax Law (Section 176) in relation to appeals to the state Board of Tax Commissioners from equalization by boards of supervisors. (Same as Assembly bill.) To Taxation Committee.

Enlarged Powers for Board of Water Supply.

Int. No. 524. Pollock. Amending the New York City Board of Water Supply Act (Chap. 724, Laws of 1905; amendments to section 2, and new sections 46-a, 46-b and 46-c) by providing that the Board of Water Supply may make

rules and regulations, subject to the approval of the State Health Department, for the protection from contamination of public supplies of potable waters which may be needed for the New York City water supply. The board is not to construct any sewer system required by plans for an additional water supply, or required to enforce regulations for the protection of the water supply sources from contamination, without the approval of the Conservation Commission. The board must also get permission from the State Commissioner of Health for the discharge of the sewerage into the public waters of the state where such permission is necessary. The board is granted rights to reasonable use of highways, roads, streets and other public property in any county, city, village or town through which the sewer may pass for the purpose of constructing and maintaining the sewer system. After the completion of such a system of sewerage, it is made unlawful for a person to discharge any refuse into the streams or water courses for whose protection against contamination the sewers were constructed. All refuse, including drainage from factories, industrial establishments and municipalities must be diverted into the sewer under regulations to be adopted by the board of water supply and approved by the State Commissioners of Health. There are provisions for the enforcements of these regulations. The Cities Committee.

McAneny Stimulates Aldermen.

The new spirit which President McAneny has infused into the Board of Aldermen is evident in the manner in which that body is going about its work. The board is not only giving more of its attention to purely legislative matters, but is also inviting co-operation of the right sort. The Committee on Public Thoroughfares, for example, with a view to improving and codifying the ordinances relating to street traffic, has announced its intention of appointing an advisory commission of eight citizens versed in traffic conditions. Those who have been asked to serve are James A. Blair, Jr., Robert Grier Cooke, president of the Fifth Avenue Association; John C. Eames, E. P. Goodrich, engineer of the Borough of Manhattan; J. K. Orr, of the Team Owners' Association; Alexander R. Piper, G. H. Pride, of the Motor Truck Club, and Samuel W. Taylor, chairman of the Uniform Motor Vehicle Legislation Commission. In addition, a Deputy Police Commissioner or the Inspector of Police in charge of traffic will also be invited to serve.

New Elevated Express Stations.

In addition to the express stations for the elevated lines of the Interborough Rapid Transit Company approved a short time ago, the Public Service Commission for the First District has given approval to the following express stations: Second avenue line—14th street station, 42d street station; Third avenue line—Grand street station, Houston street station; Ninth avenue line—Cortlandt street station, Warren street station, Desbrosses street station, Christopher street station, 14th street station.

Waiting for a Bridge.

Bronx taxpayers have renewed the agitation for a bridge over the Bronx river at 174th street, and the Borough President has promised to see what he can do to get an appropriation through the Board of Estimate. Property has been heavily assessed for the widening of the street as an approach, and everything is ready but the bridge. The Public Works Commissioner says the bridge is the most necessary improvement on his list.

Park Avenue Does not Sympathize.

Park avenue fears that if trucking should be barred from Fifth avenue much of it would come there, as it is the first longitudinal avenue east of Fifth without a car line. Park avenue has in recent years been rebuilt with fine residences and apartment houses and business trucking would do it no good, in the opinion of property owners.

MUTILATION OF PREMISES.

Would Be a Consequence of Enacting the Schneidemann Bill.

Pending in the Legislature is an act introduced by Mr. Schneidemann (Int. No. 243) amending the Tenement House law in important particulars. As the Tenement House act is a statute of the State of New York and not a city ordinance, the Mayor has no power of veto over the bill. Objections and protests, if any, must be made orally or in writing to the Judiciary Committee of the Assembly.

Fire Passages for Old Buildings.

This bill aims apparently, to increase the safety against fire in tenement houses by reducing and limiting height of non-fireproof tenements from six to four stories and further requiring, where fire escapes are placed on the rear of tenements, fireproof passages not less than three feet wide and seven feet high, level with the sidewalk at the front of the building, which shall be constructed to secure egress from such rear fire escapes; and by further providing tower fire-escapes under certain circumstances and permitting the enclosing of stair cases in fire towers by concrete walls, as well as brick.

The Superintendent of Buildings in Manhattan, Rudolph P. Miller, Esq., has come out squarely against the measure because of the hardships it would impose on property owners. In a letter which he has sent to the chairman of the Judiciary Committee, Mr. Miller says:

Supt. Miller Protests.

"While I am heartily in sympathy with any movement that tends to increase the safety of buildings against fire and will secure a larger measure of fireproof construction generally, I do not think that such requirements should be made retroactive. The provision in Section 16, as proposed to be amended, requiring the fire passage, would be an exceedingly heavy burden on the present tenement properties.

"I doubt whether the additional safety secured would justify the mutilation of property in the manner herein proposed. There is hardly an existing building coming under the provisions of the Tenement House law, unless it is a corner building, that has now a passageway such as here required level with the sidewalk, or which would not be seriously cut up and subjected to considerable alteration to secure the passageway proposed in this act. The construction of this passageway would impose a very serious and, to my mind, unnecessary burden on the owners of property affected by this bill."

The Diagonal Connecting Subway.

The Public Service Commission for the First District has called for a public hearing, to be held February 27, at 12:15 P. M., on the form of contract for the construction of the diagonal station under Forty-second Street on the line connecting the existing subway in Park avenue with the new Lexington avenue subway. This station will connect with the Grand Central Station of the New York Central Lines and the proposed extension of the Hudson and Manhattan tunnels, as well as with the Steinway Tunnel to Queens Borough.

Hudson River Navigation.

Although this has been the severest winter in many years, the Central Hudson Steamboat Company's iron steamers, the Newburgh, Homer Ramsdell and Benjamin B. Odell, maintain an open track to Newburgh and intermediate points, making daily trips, and giving shippers the benefit of water transportation all the year round. The Hudson is always navigable when it is worth while.

—Real improvement can be observed in the general business situation; funds are accumulating at all large centers.

—Excellent rentals are being obtained for new-law apartments on the middle East Side.

FIRE RESISTING MATERIALS.

No Regulations Yet From Industrial Board—A Fire Test Suggested.

The Committee on fire-hazards of the Industrial Board was not prepared at the last meeting of the board to make a final report on the question of what should be acceptable as "fire-resisting materials" under the new factory law requiring alterations in old buildings.

Real Estate Interests are Anxious to Know.

The chairman of the committee, Mr. Richard J. Cullen, has stated that a public hearing will be called before recommendations on this subject are adopted.

Alber Oliver, of 101 Park avenue (fireproofing materials), says there is no question in his mind but that if the requirements of the State Labor law as now understood are rigidly enforced that it will embarrass the owners and occupants of the buildings affected. It would be a rank injustice to owners to narrow the construction now allowable for safeguarding life, says Mr. Oliver, who in a letter to Chairman Cullen, this week, has offered to demonstrate by a fire test, free of charge to the State, the actual fire-resisting and structural excellence of two certain classes of partitions. In the course of his letter Mr. Oliver has written:

"What my own and allied interests, including the Metallic Furring and Lathers Union, propose to do is to conduct a fire, water and thrust test of at least two classes of partitions, to demonstrate to your commitee not only the fire-resisting qualities of the construction erected by us, but also to prove its actual fireproofing qualities, and that after it has been subjected to a fire and water test, a thrust test must be made to demonstrate the safe qualities of partitions classed as fireproof.

"In other words, if a fire and water test should weaken any class of partition called fireproof to a point where the partition could be easily collapsed, it constitutes a menace not only to property, but to the safety of workmen, firemen and others. A fire and water test suposes not only fire resisting quality, but immunity from damage to construction.

"Now what we propose to do is to make a test that has not yet been made. The American Society for the testing of materials calls for a two-hour test at an average temperature of 1,700 degrees F. This is the test we propose to make for your committee, and we propose to go further, as stated in this letter, and have conducted a thrust test to demonstrate as heretofore stated the strength of the partition, and to test the standingup qualities after having been subjected to a fire and water test.

Real Estate Owners Menaced.

"This whole matter is of the very greatest importance, because it is broadly stated that real estate owners are about to suffer seriously if the provisions of the Labor law in the State of New York are enforced. Therefore it should be to the interest of your committee to pay particular attention to two points:

"First: The erecting of work that possesses the greatest stability, the most economical in erection, and one that imposes the least dead load on the structure in which it is erected.

"Second: A construction that is the best insurance for the protection of human life.

"I desire your answer to this letter on the above points and I ask that you call a meeting of your committee to decide upon a time when you may view the test spoken of, and that you communicate to me the result of your meeting."

If the Industrial Board accepts the invitation, Prof. McGregor, of Columbia University, will have charge of the test.

—The demand for large estates in certain sections of Long Island is considerable, agents report, and the renting market for both large and small houses is brisk.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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A persistent feature of the investment buying since the first of the year is a lively demand for bonds, particularly municipal bonds. Municipalities are consequently borrowing freely, both on short time and on long time obligations, and many public works, long deferred, will help materially to furnish the employment to labor that is needed to provide a basis for any general revival of industry.

In a newspaper dispatch concerning a report on the housing conditions of Dublin, just issued in London, it is stated that of 25,822 families living in tenements, 20,108 live in one-room apartments. Among 12,000 families the average number of occupants per room is six. Greater New York, according to a census taken by the Tenement House Department, had, a year ago, 919,269 apartments in tenements, of which 4,530 were one-room apartments. Without a copy of the report it is impossible to know whether the Dublin and New York figures are altogether comparable, but it may be said that the most serious evils of housing congestion are associated with one-room apartments.

An interesting and suggestive present day tendency is to be seen in the growing disposition of private associations to combine for the purpose of promoting or of defeating legislative measures. The necessity for such co-operation implies want of initiative and of efficiency on the part of elected officials; but the fact that this want is increasingly being made good by private effort is none the less an encouraging development of modern democracy. The immediate occasion of these reflections is the news given out during the week that a joint study of the Motor Vehicle Law is being made by the City Club, the Citizens' Union, the Merchants' Association, the National Highways Protective Society and the Automobile Club of America for the purpose of submitting sound amendments to the Legislature.

The Real Estate Situation.

If any tendency exists towards a general revival of business it is impossible to find any indication of such a tendency in the real estate and building market. Thus far during the current year the real estate transactions, as represented by the official records, have not even reached the meager total of the preceding year. The number of transfers recorded are smaller both for Manhattan and the Bronx, and they are about stationary in Brooklyn. The total cost of the new buildings projected is also smaller than even the similar figures for 1913. But the greatest decrease of all has occurred in the amount of money which has been loaned on real estate. This decrease is the result of in part the prevailing inactivity in building and in part the total want of speculative activity in real estate.

The corporations engaged in making building loans have practically shut down on the fiancing of new improvements during the current building year. The erection of a number of important edifices has recently been announced, such as that of the National Suit and Cloak Company, on Seventh avenue, the apartment house for Vincent Astor on Broadway and the business building at Fifth avenue and Thirty-seventh street for Robert Goelet, but none of these enterprises needed to be financed in the ordinary way. The speculative construction of apartment houses, mercantile buildings and tenements is almost completely at a standstill. A few new projects are being planned for Washington Heights, and one or two for the East and West Sides. Beyond these rare cases there is nothing doing. The practically complete cessation of speculative building was expected, and real estate brokers and operators understand fully its necessity. In no other way can the existing vacancies be filled and the net rental on recently erected buildings be increased to the level which will make them attractive inyestments. This completeness of the cessation of speculative building is unprecedented in the recent real estate history of New York. Hitherto waves of activity have passed from one part of the city to another. When the West Side was overbuilt early in the nineties the subsidence of the building movement in that section was succeeded by an increasing interest in the East Side tenement houses. So the decline in the amount of money involved in skyscrapers in the financial district was followed by an outburst of speculative activity in the new wholesale district north of Twenty-third street. There has never been a period since early in the eighties when real estate all over the city was so completely in the grasp of conditions making for stagnation.

As the Record and Guide has frequently pointed out, the cause which has had more to do than anything else could to the existence of this prevailing dullness has been the increase in taxation. The increase in taxation, covering, as it did, a period of ten years, and resulting, as it did, in a substantial increase of tax burdens on individuals, not only prevented the owners of real estate from obtaining the benefits which they expected from the expansion in population and business, but it induced them, whereever possible, to improve their properties or to arrange for their improvement. Over-building was the inevitable result; and this over-building was, of course, particularly manifest in speculative districts. In order to restore normal conditions a period was necessary both of diminished building and of some assurance that tax bills would not be increased. Yet at this very moment it is seriously proposed to introduce a change in the system of taxation which will produce uncertainty, prevent any restoration of confidence and stimulate economically unnecessary building.

The existing condition of stagnation is trying and costly, both to real estate brokers, operators and owners, but in spite of the strain to which it subjects the real estate market there has been comparatively little liquidation. Brokers are agreed that the bargains being hawked about real estate offices are no more numerous than usual. Property owners are sufficiently confident of the future prospects of the city to wait patiently for better times, and their confidence certainly will be rewarded. In only one respect has any change in general business conditions taken place which will deprive New York of certain anticipated sources of wealth. The check which has been given to the process of concentration and to the stock speculation in Wall Street which accompanied it has made and will continue to make a considerable difference in the amount of business to be transacted in the financial district. Railroad companies, trusts, corporations, lawyers and stock brokers will all require less space than they formerly required in the office buildings down town, and in all probability they will continue to require less space for a good many years. But in every other respect conditions are changing rather to the advantage than to the disadvantage of New York. The revision in the tariff vill result in the increase of foreign trade and in the necessary transaction of more financial business in New York. Even though the new currency system is organized and administered by officials hostile to New York, the inevitable result of the new financial organization of the country will be to strengthen this city as the financial centre of the country and the agent of its financial transactions with Europe. The opening of the Panama Canal and the completion of the improvements on the Erie Canal will both tend to increase the commercial importance of the city. The improvements, which have already been begun, or soon will be begun, in the equipment of the port of New York, will enable it to handle this increasing business more economically and so to attract more business. The completion of the new subway system will distribute the advantage of this increasing business and population throughout the whole city. Finally, New York is becoming more than ever the chief city to which Americans flock in order to have a good time, to spend money and to transact business. As the commercial, financial, industrial and social metropolis of the country, it is bound to prosper just so long as the United States prospers.

Districting Does Protect Neighborhoods.

Property owners would do well to consider carefully the judgment which Mr. Frank B. Williams passes upon the zone system in German cities, and which was published in the last issue of the Record and Guide. He declares that as a rule districting does preserve the character of neighborhoods, which is a great advantage. It gives steadiness to values. It raises land values without injury to anyone, for it increases the usefulness of the land at least as much as it does its price. The American preference for legislative over administrative methods has resulted in the attempt to accomplish the same result by means of voluntary restrictions, but the German method has considerable advantages over the one which is employed in New York and other American cities. It is more feasible. The lines of the district can be more readily changed as soon as the restrictions have become a drawback instead of a benefit to the neighborhood. It can be put into effect with less trouble and is less disturbed by the possibly hostile attitude of one or two property owners. It is evidently a necessary phase of the increasing desire to make the growth of cities conform to regulations established in the general public interest and unless it runs into the usual constitutional objections will undoubtedly be increasingly used hereafter in growing American cities.

Would It Lower Rents?

Editor of the RECORD AND GUIDE:

Will you permit a brief reply to Prof. Seligman's remarks on the gradual reduction of the tax rate on all buildings here to half that on all land, as reported in your last issue?

Prof. Seligman remarks that "the agitation has been ingeniously managed so

as to identify it in the popular mind with the project of lowering rents." Prof. Seligman has ingeniously failed to disprove this claim. Perhaps, because he, as an economist, knows that the claim is correct, and has himself so admitted. It is only a few years ago that Prof. Seligman admitted that in New York City we have shifted a large part of our local taxes on those least able to pay. In the evidence he gave before the New York City Commission on Congestion of Population, Prof. Seligman was asked:

"Would not reducing the tax rate on buildings more than half the ordinary tax rate tend to reduce congestion?"

He replied:

"It would have that tendency. A tax upon anything produced tends to check the production of that thing. The remission of the taxes tends to encourage the production. The house is produced for what you can get out of it, and if you make it worth while for people to put money into houses, of course they will do so."

Now Prof. Seligman is in error in stating that the demand for houses is strictly limited by the population. It is limited by the incentive to build and the consuming capacity of the population. Today we have an extremely low standard of housing.

Were any sudden change to be made in the tax system, there might be a building boom, but there will not be any sudden change. There will be an incentive to construct more homes; and less encouragement to speculate in vacant land or to put up "taxpayers."

Prof. Seligman does not claim that vacant floor space makes congestion, because he knows it requires people and crowded rooms to do this.

The most pathetic part of Prof. Seligman's philippic against the reduction of the tax rate on buildings is his admission that the land speculators so control the State Legislature and the local legislative bodies that the city of New York cannot compel them to limit the size and arrangement of buildings.

Prof. Seligman fails to understand the facts when he claims that small home owners would suffer, and that the rich man who builds a mansion on Fifth avenue, or the rich corporation that inhabits the Woolworth Building, would be exempted under the halved tax rate on buildings.

In 1912, since which time the assessed valuations have changed but little, Mr. Andrew Carnegie's taxes on his residence property would have been $5,860 more than they were with the uniform tax rate; Mr. W. K. Vanderbilt's, $5,366.50 more than they were; Mr. August Belmont's, $1,381 more than they were.

There is no objection to a super or franchise tax upon huge buildings, and Prof. Seligman might have advocated that, as the writer has. I have suggested that such a bill be introduced to levy a tax of $15 per thousand square feet of floor space on all office buildings over ten stories in height.

The small home owner would be benefited. The savings and loan associations have endorsed this measure, and it is easily demonstrable that, since the small home owner would save at least $15 to $25 a year in taxes, this would amount in a few years to several times the amount which his land might possibly, though not probably, depreciate.

Does Prof. Seligman claim that the present generation has not the right to repeal unjust laws and to redefine the condition of property holding? Is he an apologist for the status quo with its incalculable injustice?

We surely do wish unbiased and impartial discussion, and that we should get at a referendum.

Prof. Seligman can hardly classify himself as a Progressive, since that party is committed to the initiative and the referendum, and also to home rule, in rates and objects of taxation—unless he favors such a referendum on a question which he admits is of fundamental importance.

Rents have been reduced where buildings have been untaxed, and land values heavily taxed. Land values have not been confiscated; they have even increased, though not so rapidly. Even in Vancouver, the per capita value of buildings for which plans were filed in 1903, was nearly three times as large as in 1902.

BENJAMIN MARSH,
Executive Secretary, Society to Lower Rents and Reduce Taxes on Homes.
320 Broadway, Feb. 16.

New Factory Laws Defended.

Editor of the RECORD AND GUIDE:

The February 7 issue of your paper contains a special article with extracts from a special report on the New Factory Laws. The object of this communication is to call to the attention of the real estate interests the inaccuracies of the statements relative to the cost of making factory buildings comply with the new laws, in the hope that they will take steps to obtain full and correct information on this subject.

Having been retained in an advisory capacity on fire problems by the New York State Factory Investigating Commission during the first year of its existence, we submitted the original report on the factory conditions in this city and State and made recommendations embodying the most practical and economical measures that could be taken to make the various types of buildings used for factory purposes reasonably safe. So far as we know, this was the first and the only complete solution of the fire problems presented by the various types of factory buildings that has so far been prepared and submitted.

Insteal of adopting our report as a whole, only certain portions of it were enacted into laws and a number of important features and questions were left to be decided by an "Industrial Board," which was created for that purpose. While in theory this was a very excellent plan, the practical result has been to overwhelm the Industrial Board with an infinitude of details requiring personal examination and separate action in each individual case, and indefinite delay in the accomplishment of safety as a consequence.

The new laws as enacted and now in effect, notwithstanding all that has been stated about them, are, as a matter of fact, quite reasonable when the actual conditions and real danger to life are understood and taken into consideration. To illustrate and prove this, let us consider the four and five story dwellings now so largely used as "sweatshops."

In our report we referred to these dwellings as a particularly dangerous type of building with a single wooden stairway, constituting the worst menace to life of all the buildings used and classified as factories. In this type of building more or less radical changes are ordinarily necessary in order to make them safe for an occupancy that they were never designed to have, and the cost of the required changes in these buildings is consequently greater in proportion to their value than is the case with the other types of factory buildings. Even in these dwellings, however, no such expense as could be styled "confiscatory" would be involved.

Depending upon the conditions in individual cases, and providing adjoining owners are willing to co-operate, the total cost of the necessary structural changes to make these buildings comply with the present laws would in the majority of cases vary from four hundred dollars as a minimum to one thousand dollars as a maximum for each building. The cost of providing the legal sanitary requirements, etc., will vary according to the conditions in each building.

The attitude of the real estate owners as reported by the various articles in your journal is entirely unjustified. Instead of being harshly treated by the authorities, they have been greatly favored by permitting them to use buildings of improper design as factories for many years in the past and without making any expensive repairs or alterations in them. Now when it is recognized that intolerable conditions of danger to life exist in these buildings the situation must be faced and the danger to life corrected. Common decency and respect for the rights of others require this. Any humane and self-respecting owner should feel his responsibility and be willing to co-operate with the authorities so as to make his building reasonably safe for whatever its occupancy may be.

Let us hope that the antagonistic and belligerent attitude of the real estate owners is due wholly to a misinterpretation of the new laws, and not to any unwillingness to comply with good, reasonable and proper legislation on so vital a subject as safety to life. It would be much more creditable and commendable on the part of these owners to ascertain exactly what the laws require and if found to be reasonable and inexpensive, as the requirements actually are, all things considered, make the necessary changes as soon as practicable, and at least do their share as good and progressive citizens in bringing about safe conditons.

Other types of factory buildings can be made to comply with the law at even less proportionate expense than the old-style residences referred to. Cases in which the changes involve large or prohibitive expense will be found to be very few in number.

H. F. J. PORTER,
A. L. A. HIMMELWRIGHT,
Associated Consulting Engineers.

The Effects of Taxation.

Editor of the RECORD AND GUIDE:

It is immensely important to us real estate owners to get right on the effects of taxation. In an editorial you say that the proposed reduction of the tax on buildings might benefit the property owner whose land values are rising, but that "in those parts of Manhattan in which land values have been declining, and which are improved with comparatively expensive but faulty superannuated building, the land owner would be subjected to still further losses and would be obliged frequently to surrender his real estate to the owner of the mortgage."

Would not the reverse be true? The total land values of the city are about two-thirds of the entire real estate assessment; therefore a 10 per cent reduction on the building tax rate would mean only 5 per cent addition on the land rate. The estate owner whose building was of the same value as the land would benefit two to one by the reduction, and the owner with expensive buildings where land values are declining would benefit still more.

On the other hand, the owners whose land values were increasing would find that the reduction in a tax of their buildings would be offset just in proportion as the land value advanced; but, of course, this would not be at all unfair, as their values would go up considerably faster than taxes.

BOLTON HALL.
29 Broadway, February 23.

Those Jamaica Dwellings.

Editor of the RECORD AND GUIDE:

I think the committee of the Architectural League must have had the employes of the Ford Automobile Works and their increased wages in mind when designating the brick houses which I am building for the Everett Realty and Construction Company at Jamaica as "workingmen's homes." Either that or the committee was speaking under the poetic license which would permit the styling of you and me and the rest of us workingmen. The time has not yet arrived when the class which are generally known as workingmen can afford the purchase of eight or nine room houses with tiled bath rooms, steam heat, electric lights, absolutely up-to-date in every respect; for such are the houses being built in this development at Jamaica. They are easy housekeeping homes for refined people. They sell from $7,000 to $8,500 and have been designed on the theory that there is a discriminating public which would appreciate the opportunity of purchasing at a reasonable price houses designed with all the regard to convenience and taste as is usual in the specially designed city or suburban residence costing many times the sum asked for these houses.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Buyers were scarce.

Those who from last week's increased activity expected the arrival of relief from real estate depression were disappointed this week. When forty-five sales were reported closed in Manhattan a week ago and a high mark was established for the year, the outlook was made encouraging by the fact that most of the business concerned small investors. This week, however, such buyers were not so prominent; no particular kind of purchaser predominated, and no particular class of property figured conspicuously.

The filing of deeds in the Register's office disclosed two interesting developments in the Bronx. The Bronx Parkway Commission took title to a number of parcels bordering on the Bronx River, which will be used in the proposed boulevard improvement. Title was also taken to a number of lots along the line of the White Plains avenue subway by a buyer who is reported to represent a big syndicate.

Important transactions in Manhattan involved a valuable Fifth avenue plot in "Millionaires' Row," which is to be improved with a costly residence; the resale of two high-class West Side apartment houses and the sale of a row of flats on East 79th street which forecasts a large building operation.

The removal of a large chinaware firm from Murray street to the old McCutcheon store on 23d street was of interest, because it brought to a practically abandoned business block a prospect of renewed activity. Several other firms in kindred lines have already established themselves in the vicinity, and this removal will undoubtedly strengthen the situation there.

The total number of sales in Manhattan this week was 23, against 45 for last week and 47 a year ago.

The number of sales south of 59th street was 7, compared with 7 last week and 14 a year ago.

The sales north of 59th street aggregated 16, compared with 38 last week and 33 a year ago.

From the Bronx 16 sales at private contract were reported, against 16 last week and 19 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $547,169, compared with $295,079 last week, making a total since Jan. 1 of $6,785,763. The figure for the corresponding week last year was $584,783, making a total since Jan. 1, 1913, of $6,974,303.

PRIVATE REALTY SALES.

Important Deal on 74th Street.

N. A. Berwin & Co. have sold for Charles Loegeling to Sanford & Green for investment 168 East 74th st, a four-story flat, on lot 30x102.2, and for Simon Lewald 170-172 East 74th street, two four-story flats, on plot 60x102.2, making a combined plottage of 90x102.2. These flats are directly opposite the new homes recently purchased by Mary E. Sloan, Theodore Roosevelt, Jr., and Seymour L. Cromwell from the Hyde Realty Co. Emanuel Simon represented the sellers. It was later reported that the property would be resold to a builder for apartment house improvement—but this could not be definitely learned.

Fifth Avenue Sale.

William B. May & Co. have sold for the 4 West 57th Street Co. the vacant lot, 882 Fifth avenue, size 30x175, between 69th and 70th streets, to a client of the Lawyers' Realty Co., who will immediately improve same by the erection of a modern fireproof English basement residence. This is the block immediately south of the new residence of H. C. Frick and adjoining John Sloan's on the north and Adolph Lewisohn's on the south, who recently purchased the Heber R. Bishop house and who is also having plans prepared by C. P. H. Gilbert to rebuild the 53-foot residence for his own occupancy.

New Building in Trade.

The Douglas Robinson, Charles S. Brown Co. sold for Joseph Keen 9 East 48th street, a seven-story new building with elevator, on lot 25x100, assessed by the city for $160,000 and held for $200,000, to Mrs. Mary N. Perkins, who gave in part payment 109 West 112th street, a five-story tenement, on lot 25x100, and 781 West End avenue, a four-story dwelling, on lot 17x80, adjoining the corner of 98th street.

Dula Resells Apartments.

Robert B. Dula has resold to an investor the two apartment houses at the southwest corner of Broadway and 82d street, which he purchased two weeks ago. Hornor & Co. and Loton H. Slawson Company negotiated the sale. The properties involved are the Saxony and De Witt, the former a seven-story apartment, on plot 99.4x102, on the immediate corner, and the other a six-story house adjoining on the street, on plot 55x103.

Manhattan—South of 59th Street.

43D ST, 106 West, 3-sty dwelling, on lot 22.6x100.5, resold by the Oliverage Co. (Felix Isman et al) to J. Walter Rosenberg, of Philadelphia, who has leased it for 21 years to Horn & Hardart. The house, which adjoins the Elks' clubhouse, has changed hands eight times in less than a year.

50TH ST, 554 West, 6-sty tenement, on plot 28x100, sold by Stephen H. Jackson to Aaron Goodman, who gave in part payment 151 West 121st st, a 3-sty and basement dwelling, on lot 20.10x100.

57TH ST, 325 East, 3-sty and basement private house, sold for Simon M. Rosenblatt to the directors of the Winifred Masterson Burke Relief Foundation, by Edwin Welch & Co. After alterations have been made the building will be used principally as an admitting office to attend to the applicants for admission to the White Plains Home, of the Foundation. This property has not changed ownership for nearly 50 years.

Manhattan—North of 59th Street.

COOPER ST, n e c Academy st, vacant plot, 100x100, sold for August Klipstein to the Post Avenue Construction Co., by William A. White & Sons. This plot and cash were given in exchange for the three 5-sty apartments at 123-127 Post av, reported sold last week. The Cooper st plot will be improved with an apartment house.

60TH ST, 229 East, 4-sty and basement dwelling, on lot 20x100.5, reported sold by the estate of Albert F. Mando to an investor.

74TH ST, 169 East, 4-sty dwelling on lot 20x102.2, sold by the Hyde Realty Co. to Seymour L. Cromwell, of the firm of Strong, Sturgis & Co. This completes the sale of a row of fine houses originally owned by the seller.

77TH ST, 139 West, 3-sty private dwelling, on lot 19x102, sold for Anna T. Astell to John J. Walsh for occupancy, by Slawson & Hobbs.

79TH ST, 156-160 East, three 4-sty apartments on plot 60x102.2, sold for John Palmer to a new company, formed by Hyman S. Crystal and Sidney Crystal, by N. A. Berwin & Co. The buyers will erect a 12-sty apartment house when existing leases expire in October.

81ST ST, 103 East, a 3-sty and basement brownstone dwelling, on lot 20x102, sold for A. & L. Schwab to Dr M. J. Schonberg, the eye speciallst, by Froman & Taubert. The buyer will occupy as soon as alterations are completed.

86TH ST, 108 West, 4-sty dwelling recently taken over for business, on lot 20x100, sold for Daniel B. Freedman to a client, by Slawson & Hobbs.

99TH ST, e s, 124 ft. east of 5th av, plot 75x100, sold for a client of Alexander & Green by William B. May & Co. The buyer will improve.

118TH ST, 6 East, 5-sty flat on lot 25x100.11, sold by Williams & Grodginsky to Abraham Wallenstein.

121ST ST, 226 West, 5-sty and basement single flat sold for Philip Levy to an investor, by the H. M. Weill Co.

142D ST, 468-470, two 4-sty dwellings, each on lot 16x99.11, sold for Sonn Bros. to M. Hertenstein for investment by William S. Baker.

WEST END AV, 766, 4-sty dwelling, on lot 18x89, sold for Henrietta J. Erneman to Wm. R. Wilson for investment, by Fredk. Zittel & Sons.

7TH AV, n e c Cathedral Parkway, 3-sty building, on plot 71x100, sold for J. Sergant Cram to Simon Volk, by William S. Baker. The property, which has been held at $100,000, will be improved with a 6-sty elevator apartment house.

Bronx.

241ST ST, 634 East, 3-sty building sold for Charles F. Halsted to a client for investment, by F. Wm. Eggert. The new owner will make extensive alterations.

ALEXANDER AV, 200, 3-sty dwelling on lot 16.8x100, sold for George Pierce to Dr. Edwin R. Crowe, by W. A. De Baun.

BATHGATE AV, e s, 150 ft south of Pelham av, plot 50x82, sold by Moses Sachs to Barry Bros., who gave in exchange the 4-sty flat at 2067 Vyse av, on plot 37.5x83.4.

BROOK AV, 1006, 3-sty brick business building, on plot 67x37x55, sold for the Milton Realty Co. to an investor, by Kurz & Uren.

BROOK AV, 169, 5½-sty apartment house, on plot 40x90, sold by the Hamilton Holding Co. (Lowenfeld & Prager) to the Benenson Realty Co., which gave in exchange the plot 43x116 on the north side of 151st st, between Courtlandt and Melrose avs.

CLINTON AV, s e c 180th st, 5-sty apartment house, on plot 40x100.7, sold by Lowenfeld & Prager, who gave in exchange the two frame dwellings, on plot 47.8x100, on the south side of 165th st, 84 ft. east of Washington av.

JEROME AV, s e c Clifford pl, plot 25x100x 40x100, sold for George E. Buckbee to a builder by B. H. Weisker, Jr. The buyer will improve.

MORRIS AV, 1009, 5-sty flat on plot 30x80, s w c 165th st, sold by the Mitchell-McDermott Co. to Samuel Carucci, who gave in exchange the plot 50x151.9 on the south side of 176th st, 50 ft. west of Clinton av.

MORRIS AV, e s, entire block between 143d and 144th sts, 126.9x100x irreg., sold for the Mitchell-McDermott Co. to Patrick Murphy, by A. J. Madden. The buyer gave in part payment a dwelling at 320 East 145th st.

POPHAM AV, 1727, 2¼-sty frame dwelling, on lot 25x100, sold for Elizabeth Sturgis to a client, by M. Morgenthau, Jr., Co.

WEBSTER AV.—The Bronx Parkway Commission have bought through W. E. & W. I. Brown, Inc., for W. F. Layton, as executor of the estate of Margaret D. Fullum, a plot of about 34 lots situated east side of Webster av, 336.72 ft. north of East 236th st, having a frontage of 150 ft. on Webster av and running back to the Bronx River.

3D AV, 2586-2588, two frame buildings with an L to 277 East 139th st, sold for the Du Bois estate to Frank A. Olmstead, by W. A. De Baun.

Brooklyn.

CARROLL ST, 557, 2-sty frame dwelling on lot 20x100, sold for Daniel A. Coffey to Antonio Caruso for occupancy, by the John Pullman Real Estate Co.

ELDERTS LANE, ETC. — The Rockmore Realty Co., Henry Rockmore, president, has sold five 2-sty, one-family brick dwellings, each on lot 18.3x100, on Elderts lane. Honroe Ronsseau bought 523, Lauretta Carlson 525, Lucy Body 527, M. Nelson 529 and Peter Mondorf 539. The same company has sold to the Dannerstein Construction Co. a plot 80x100 on the east side of East 8th st, 200 ft south of Av K, which will be improved with four 4-sty, one-family brick houses.

HALSEY ST, ETC.—Friday & Lehman report the following sales made through their office: 759 Halsey st, a 3-sty double brick flat for a client to George W. Snowman; 31 5th st, Union Course, a 2-sty and cellar frame 2-family house for Babette Loeffel to a client; 605 Decatur st, a 2-sty dwelling and basement and cellar brick 1-family dwelling for A. J. Booth to a client; 203 Hull st, a 3-sty double frame flat, for C. Ohlig to an investor; 981 Jefferson av, a 4-sty double white stone apartment, for a client to Caroline Greiling, and 33 5th st, Union Course, a 2-sty frame 2-family dwelling, for a client to Charles Ohlig.

PRESIDENT ST, ETC.—J. D. Bergen & Son have negotiated the following recent sales: 281 President st, 3-sty and basement brownstone dwelling, for the Brooklyn Trust Co., as executor to E. L. H. Cornelliusen, who takes immediate possession; 18 Manhasset pl, 4-sty brick double flat, 8 families, for H. L. Bridgman to D. Console; 140 Amity st, a 3-sty and basement brownstone private dwelling, for Belle M. Hinman, as executrix, to Selma Deeh, who will occupy; 89 1st pl, 4-sty and basement brownstone dwelling, for Mary O'Connor to G. Paturzo, for investment; and 44 Douglass st, 3-sty and basement brick and frame 3-family dwelling, for M. E. Cahill to Catheraine Storti, for investment.

1ST ST, 535, 3-sty American basement dwelling, on lot 21x100, sold for the Jerome Property Corporation to Charles Holm, by Henry Pierson & Co.

12TH ST, s s, 287 ft w of 5th av, 2-family frame dwelling, on lot 25x100, sold for George Hurle to a client for investment, by the McInerney-Klinck Realty Co.

62D ST, n s, 240 ft west of 15th av, plot 40x94, sold for Isabella M. Doig to a client, by B. J. Sforza.

82D ST, n s, 120 ft. east of 3d av, plot of four lots, sold for L. Shaw to an investor, by Frank A. Seaver & Co.

82D ST, 1210, 2½-sty dwelling, on plot 60x100, sold for the Lawyers Mortgage Co. to a client by Frank A. Seaver & Co.

FLATBUSH AV, 205-207, between Pacific and Dean sts, sold by Henry A. Frey to an investor.

SCHENECTADY AV, 149, two-family brick house, sold for Lewis H. Rose to George H. Buckley by the Albany Real Estate Co.

SOUTH PORTLAND AV, 95, 3-sty residence, sold by the estate of Florence M. Worthy to Amanda Bernhardt for occupancy.

5TH AV, 4818, 4-sty double brick stores and apartments, on plot 26.8x100, sold for Charles G. Hiller to an investing client, by Tutino & Cerny.

15TH AV, e s, 40 ft north of 62d st, plot 40x95, sold for Antonio Madeo to a client by B. J. Sforza.

GREENPOINT.—D. E. Morris has sold twenty-one 2-sty, two-family brick houses, 10 on the west side and 11 on the east side of Apollo st, to a client of Noah Clark for $115,000. Each dwelling occupies a lot 20x100; also sold a plot of 11 lots at the southeast corner of Meeker and Morgan avs for Mira Ogden to a client for $28,000. The property fronts 100 ft on Morgan av and 225 ft on Meeker av; also sold 59 Herbert st, a 3-sty brick tenement, on lot 25x100, for Joseph Arnold to a client for $11,000; also 90 Guernsey st, a 2-family frame dwelling, on lot 25x100, for James McKillot to a client, for $5,000.

MAPLETON PARK.—Alco Building Co., William Sugarman, President, reports the following sales of 1-family houses at Mapleton Park, on the Sea Beach subway line, Brooklyn: To M. Tierney, 2054 64th st; Louis Paris, 2060 64th st; E. A. Fudger, 2070 64th st; Jas. A. Doke, 2107 67th st; H. B. Garnier, 2146 67th st; J. H. West, 2125 67th st; Mrs. Alex Pudreau, 2136 65th st; Harry Ewing, 1932 63d st; Wm. Applebaum, 2035 63d st; Albert J. Gibney, 2073 63d st; Abram Franklin, 2057 63d st; Geo. Hussick, 2063 63d st; Mrs. John Dwyer, 6112 21st av; Capt. Harry P. Dennison, 6310 21st av.

MARLBORO, ETC.—Wood, Harmon & Co., report the sales of lots here to L. P. Denniss, John Clarke, L. B. Jacobs, H. E. Howe, Harold Taylor, Mrs. J. R. Enyart, T. E. Bennett, R. C. Allen, Clarence Denniss, Geo. F. Brower, O. F. Brower, J. J. Defendorf and S. H. Albert. The same company sold at So. Marlboro, lots to R. B. Pennington; at Hyde Park, to J. W. W. Daniel, W. P. Graham and J. C. Hinton; and at East Midwood to S. A. Greenwood, A. J. Coakley, T. R. Worrell, Robert H. Roux, J. D. Hancock, E. O. Perry, P. E. Huger, F. M. Oliver, R. C. Mofit, F. M. Byrne, W. A. Baughu, R. M. Wilson, I. P. Crutchfield, Chas. S. Park, T. Y. Dawson and W. H. Eskeder.

RIDGEWOOD.—Schrieber & Westhall have sold for the Evergreen Stone Works the triangular plot fronting 161 ft on Myrtle av, 185 feet in Madison st and 204 ft on Putnam av, to Seligman & Sugarman, who will improve the site with nineteen 6-family brick flats and have agreed to give in part payment for the plot four of these new structures when completed located on Madison st. Work will start in the early spring. The deal involved close to $100,000. The same brokers have sold for August Esenwein to Jacob Hess the 2-sty and basement brick dwelling at 162 Foxhall st, on lot 20x100.

RIDGEWOOD.—Meruk & May have sold the northwest corner of Fresh Pond rd and Woodbine st to the Excelsior Brewing Co., who will improve the plot with a 3-sty hotel. The parcel measures 25x108 and is but one block south of the Myrtle av elevated station. The cost of the site and building aggregates $40,000. Meruk & May also bought the northeast corner of Fresh Pond rd and Madison st, one block north of the elevated station, and will improve the parcel with a business building.

Queens.

LONG ISLAND CITY.—Cross & Brown Co. has sold for R. P. Green and W. Clifford the plot on the southeast corner of Pierce and 1st avs.

LONG ISLAND CITY.—The Ferry Building Co. has sold to John F. Finnegan a plot of 100 ft. fronting on Fulton st, east of Ferry st. There are stores and tenements on the property, and the consideration was said to be $75,000.

LONG ISLAND CITY.—Cross & Brown Co. sold for the estate of John Kavlin a 2-sty frame building, plot 25x100, known as 89 Ridge st.

LONG ISLAND CITY.—Cross & Brown Co. has sold for R. P. Green and W. Clifford the plot 50x100 on the west side of 1st av, south of Pierce av, and for Ludwig Sikora the plot 75x100 on the south side of Pierce av, west of 1st av.

OZONE PARK.—The Black Diamond Realty Co. has sold to the United Realty Alliance 40 lots southwest of the Rockaway Road and east of Ozone Park. The lots, which are in the development of the Interborough Estates are located between Sutter, McCormack and Blackwood avs and Sutter place.

Rural and Suburban.

BAY SHORE, L. I.—The Long Island Seashore Co., Inc., has purchased a tract of 47 acres here for development. Already the property has been surveyed and subdivided by Eugene R. Smith of Islip and the contract for developing has been let to W. Roe Jones, a road and landscape contractor of Bay Shore.

BALDWIN, L. I.—The trustees of the Union Free School District No. 10, town of Hempstead, Nassau County, have purchased from the Baldwin Harbor Realty Co. a plot 250x300 ft. at the southwest corner of Church st and the Grand Boulevard. A school house, to cost about $40,000, will be erected at once.

KATONAH, N. Y.—Julia Beverley Higgens sold for Judge Henry Galbraith and Henry Marquand 51 acres, with a farm house and outbuildings, to the Rev. William Fincke, of New York.

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WE ARE entirely out of New York Edition of Record and Guide of January 6, January 20, March 9, 1912; August 2, 1913, and January 10, 1914. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5 and October 25, 1913. We will pay 15 cents for this number, if both sections are delivered to us in good condition. This offer will expire on February 25, 1914. Record and Guide Company, 119 West 40th Street.

SPECIAL OFFER 50% DISCOUNT.—We have on hand a very few complete sets of the Annual Number of Record and Guide Quarterly, from 1900 to 1911 (inclusive)—12 volumes. These Annuals are indispensable to Real Estate firms and to any one interested in real estate in Manhattan. We offer these 12 volumes at the very low price of $64.00 for a complete set. Settlement may be made in quarterly payments. (Regular price, $128.00, net.) You will have to act quickly, as they will not last long. If you need only part of these Annuals to fill out your office set, the special offer price for volumes 1900 to 1907, inclusive, is $5.00 each; 1908 to 1911, inclusive, $10.00 each, while they last. Don't delay a minute. Write or telephone your order to-day. Our telephone is 4800 Bryant. Realty Records Co., 119 West 40th Street, New York.

MORRIS TOWNSHIP, N. J.—The F. A. Weber Co. has sold to Kinsley Towning a tract of 5 acres of land extending from Mount Kemble av to the top of Second Mountain.

NEW ROCHELLE, N. Y.—The Nicholla-Ritter-Goodnow Realty Co. have sold for a Mr. Wood to a New York builder, who will introduce modern improvements and make aterations, a 5-sty brick apartment house, at 44 Winthrop av, 50x100, for $50,000. The property is to be modernized.

OCEANSIDE, L. I., ETC.—The Windsor Land and Improvement Co. sold to H. A. Brandius, W. Moeller and J. Reimers each a plot 40x100 on Oceanside Parkway; to C. Harer a plot 40x100 on Windsor Parkway; to C. N. Hahn, a plot 60x100 on Yost and Oceanside Parkways; at Rockville Centre to D. Blume a plot 20x100, on Long Island road; to H. J. Matthei, a plot 40x100 on Harvey av; to D. C. Wesch a plot 40x100 on Loft av; at Rosedale to E. Fox a plot 40x100 on Clifton av; at Hempstead to W. Thompson and K. Kiernan each a plot 20x96 on Milburne av; to E. Harrington, a plot 40x100, on Windsor Parkway; to E. Rastetter a plot 40 x100 on Tompkins place; to D. Deegan a plot 40x100 on Booth st, and at Valley Stream to M. Walsh a plot 40x100 on Grove st.

RYE, N. Y.—Wilson-Bull, Inc., has sold to Le Baron S. Willard the Bulkley homestead and 5¾ acres on Locust av near the Apawamis Club. The same firm also sold to William Billington five lots, house and barn, for Daniel H. Beary, with a frontage of 150 ft. in Purchase st.

SEA CLIFF, L. I.—Nelson & Lee, Inc., have negotiated the exchange of Daniel T. Luyster's country place at Sea Cliff, Long Island, for 15 acres on East Front st, Plainfield, N. J., owned by George W. Rouse, Jr.

LEASES.

Important Trade Removal.

The five-story structure at 14 West 23d street, occupied for many years by the linen firm of McCutcheon & Co., and the store and basement of the ten-story loft abutting, with a frontage of 83 feet on 22d street, were leased for a period of fourteen years by the china and glassware firm of Lazarus & Rosenfeld, now at 60 Murray street. Several other china firms have moved to the locality, among them being L. D. Bloch in the old Scribner Building at 155 Fifth avenue and S. Herbert & Co. at 35 and 37 West 23d street.

High Fifth Avenue Rental.

The Mark Cross Co. will pay $125,000 a year rent for the store in the Goelet Building, to be built at the southwest corner of Fifth avenue and 37th street, which it leased from the plans a few days ago, through Harris & Vaughan. During the term of the lease, which is ten years, the lessee will pay Mr. Goelet $1,250,000 in rent. The store will cover the entire street floor of the building, which will be 65.5 feet on Fifth avenue and 141.6 feet in 37th street. The lease also includes part of the basement.

Manhattan.

MYER BONDY leased the top loft in 591 Broadway to William Asch; the 4th loft in 28 and 30 West 4th st to the Renown Clothing Co. of 58 Walker st; the 3d loft in 645 Broadway to Greenblatt & Co.; the 7th loft in 710 Broadway to J. M. Bloomberg; the 3d loft in 53 East 8th st to the New Departure Cloak Co.; the 2d and 4th lofts in 30 Great Jones st to the Crown Hat Co.; the 7th loft in 105 Bleecker st to Bersin & Taubin, of 173 Mercer st; and the 4th loft in 580 and 582 Broadway to William Gluckin & Co., of 21 East Houston st.

GUSTAVE BRITT leased the 3-sty dwelling at 414 West 19th st for Miss H. B. Furman to Carrie Harrison; also for Charles McManus' Sons the 3-sty dwelling at 137 West 13th st to Elisa Dietrich, and for Dr. B. C. MacIntyre the 3-sty dwelling at 262 West 12th st to Marie L. Kohler.

BUDDE & WESTERMAN, manufacturers and importers of bottlers' supplies, of 50 Vesey st, subleased from the estate of Frederick Beck the southwest corner of 7th av and 29th st. The lease is for a term of 13 years at an aggregate rental of about $143,000. The property, which consists of a 6-sty building on plot 50x100, will be extensively altered by the lessee for occupancy on May 1.

CORN & CO. leased for Cross & Brown Co. as agents, for a term of 5 years the store, basement and 1st loft in 25 West 36th st to Harry Candel, ladies' tailor, now at 12 West 33rd st.

THE CROSS & BROWN CO. leased for Arthur Brisbane the entire 3d floor in 46 West 46th st to Eugene Tzscheutshler for a term of years, who has been located at 175 5th av for the past 22 years; also leased in conjunction with Frederick Fox for Dr. A. B. Norton and D. J. Roberts, the 3d floor in 8 and 10 West 45th st to D. Calos & Sons, art dealers. This completes the renting of the entire building.

THE CROSS & BROWN CO. leased the 2d loft in 75 and 77 Spring st to the Gaiety Waist Co. of 539 Broadway, and space in 126 5th av to the Rosedale Woolen Co., and in conjunction with Frederick Fox & Co. the 9th loft in 840 Broadway to Saul W. Rosenberg.

C. E. DEPPELER leased to the Who's Who Co. of 1790 Broadway and the Year Book of American Securities of 1790 Broadway, about 2,000 sq. ft. of space in the Whitehall Building at 17 Battery pl.

THE DUROSS CO. leased 211 West 28th st, a 6-sty building, to Jacob R. Bauman for a term of years.

THE DUROSS CO leased the 3d loft of the Herring Building to J. Adler, Gilding Co., Inc., of 343 West 13th st.

THE DUROSS CO. leased the 4th loft in 10 West 18th st to William Campbell, and the 3d loft to Shoen & Sarkady; the 9th loft in 48-50 West 21st st to H. W. Baumann & Co. of 48 West 21st st, and the 4th loft to Dr. S. B. Minden, of 230 East 69th st, for three years, and the 2d loft in 428 West 13th st to the Atlantic Express Co. of 22 East 17th st, for a term of years.

HORACE S. ELY & CO., with George R. Read & Co., rented the store in 127 and 129 Water st to the Chicago Belting Co., of 71 Dey st, for a term of years from May 1.

J. ARTHUR FISCHER leased to the Gotham Electrical Supply Co. the store on the grade floor in 105 West 38th st for a term of years to be used as a supply house of electrical and kindred goods; also for the Winegrowers' Association the 1st loft in 765 6th av to Hall & Cohn to be used as a billiard parlor; also for P. A. Condeelis the store and basement in 693 6th av to Maison Louis for women's wear.

F. FORMAN & CO. leased to L. Landau, of 112 West 18th st, the top loft in 118 West 31st st; to Hettler Bros. the 5th loft in 37 and 39 West 28th st; to Jacob Deutsch, the 5th loft in 53 West 34th st; to Berkman, Bass & Co., of 17 East Broadway, the 1st loft in 135-137 West 27th st; to H. Reichman & Son, of 113 West 27th st, the 2d loft in 8 West 29th st; to I. & L. Cohen space in 1165 Broadway, and to Gallutin & Russin, space in 8 West 29th st.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for Cohen Endel & Co. 5,000 sq ft of space in 591 Broadway to Arthur Goldstein & Co., of 18 White st; also loft in 679 Broadway for Wolpin & Gershvin to Hurwitz Bros.

THE JULIUS FRIEND, EDWARD M. LEWI CO., leased the 5th floor in 18 and 20 West 21st st to J. Heit & Sons, of 18 West 21st st; the 2d floor in 318 Church st to Nathan & Rosner, of 45 Lispenard st; and the 4th floor in 172 5th av to Friedman & Rabinowitz, of 106 Spring st.

ROBERT W. GOELET leased the 5-sty building at 589 5th av, adjoining the Goelet residence at the southeast corner of 48th st, to the millinery firm of Francois. The building is at present occupied by Theodore Hofstatter & Co., who will shortly remove to their new quarters at 668 5th av.

JOHN N. GOLDING rented space in the Fire Companies Building, 80 Maiden lane, to Strong & Mellen, of 27 Cedar st; G. Musso, of 80 Maiden lane; Alexander B. Simonds, of 59 William st; C. J. Wyckoff; John Lamson & Bro., of 84 William st; Irving B. Ferguson; H. C. Albright, of 527 5th av; Batelle & Renwick, of 163 Front st; Fred Kaufman, of 80 Maiden lane; the National Sulphur Co., of 163 Front st; Josephie, Son & Kassler, of 95 William st; and Walter E. Kelly.

JOHN N. GOLDING leased to Frederick, a jeweler, the space now occupied by his uptown real estate office, the corner store in the building at the northeast corner of 5th av and 45th st. The store will be altered for the new tenant. The lease is for about 10 years, the period being the unexpired portion of the term for which Mr. Golding took the building in 1905 from J. N. Brooks. The real estate office will be removed to the floor above the street. Mr. Golding has also leased the 2d floor to Anneth Efros, a milliner, and the 3d floor to Henry H. Meyer. The 4th floor has been leased to a firm of dealers in antiques.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the American Real Estate Co. space in the Harriman National Bank Building for a long term of years to F. Walter Lawrence, Inc., jeweler, of 320 5th av.

M. & L. HESS (Inc.) leased the 5th loft in 24 and 26 West 30th st to Spier & Shrekinger; the 3d loft in 121 East 18th st to the Siren Embroidery Co.

EDWARD J. HOGAN leased to the Foundation Co., Franklin Remington, president, of 115 Broadway, part of the 19th floor of the Woolworth Building for a term of years. This company built the foundation of the Woolworth Building at a cost of $1,000,000.

EDWARD J. HOGAN leased to Graham & Co. the store in 11 Barclay st in the Woolworth Building.

E. E. HUTTON & CO., of 35 New st, leased an office on the 2d floor in the Adams Office Building on Broadway, and expect to occupy about March 15.

M. & L. HESS (INC.) leased for the Beach-Gaster Co., Inc., the 2d and 3d lofts in 114-120 East 23d st, running through to and including 115-119 East 22d st and including about 35,000 sq. ft. of floor space, to the A. L. Burt Co., publishers, for many years at 52-58 Duane st. This lease, which runs for 15 years at an aggregate rental of $240,000, completes the renting of the entire building, all previous leases having been closed through the same brokers.

THE H. M. WEILL CO. has leased, in the lately altered building at 254 West 34th st, adjoining the Pennsylvania depot, for Joshua Silverstein owner, store to the Vellier Eddy Co., dealer in marine engines, for ten years, also the entire 2d floor to the Rudder Publishing Co., now at the corner of Hudson and Chambers sts; also space on the 3d floor to Mme. Francis, dressmaker, and Warren & Schwartz, interior decorators; also space on the 4th floor to Frank W. Cann, sign decorator; also leased the dwelling at 350 West 35th st, for Thomas Kenny, to Leshnia & Dimitri; also the 3 upper floors of 312 West 34th st, for Isaac J. Appell, to Mrs. Fleming; and to Harry Blau, for a term of years, the eight 4-sty flats at 347, 349, 353, 355, 357 and 359 East 133d st and 340 and 342 East 134th st.

GEORGE KETCHUM leased for the Times Square Improvement Co. to the Dr. Reed Cushion Shoe Co., for their occupancy for a long term of years, the large corner store and basement in the Hobart Building, at the northeast corner of Broadway and 37th st.

CARSTEIN & LINNEKIN and Spear & Co. leased for Klein & Jackson to the United Cut Glass Co., of 26 Murray st, the entire store and basement in 6 and 8 West 22d st. The store is directly in the rear of the premises leased of Lazarus & Rosenfeld, a large importer of crockery and glass.

SAMUEL H. MARTIN leased for Thomas Simpson the entire 3d loft for offices to be occupied by the National Association of Audubon Societies in the building at the southeast corner of Broadway and 67th st.

MOORE & WYCKOFF leased apartments in the building now nearing completion at 115 East 53d st to Col. E. M. House and Miss Sarah A. M. Brown; also leased a 14-room apartment in the new 12-sty apartment house being erected by the estate of Ogden Goelet at 410 Park av to George F. Crane, and in conjunction with Douglas L. Elliman & Co. a 12-room apartment in the same building to Bernon S. Prentice.

THE M. MORGENTHAU, JR., CO. leased for Sixth Avenue Twenty-third Street Corporation, of which Alexander M. Powell is president, a store 20x80, in 369 6th av to Paula Feather Co., of 22 Bond st, which will occupy the premises for the sale of retail feathers and millinery. This is the first store to be leased in the building formerly occupied by Ehrich Brothers. It is now being remodeled and divided into stores and lofts. This store is the 2d store from the corner of 6th av and 23d st, which is occupied by the Riker & Hegeman Drug Co.

THE CHARLES F. NOYES CO. leased for F. J. Agate, president, the 6th floor in 318 to 324 East 32d st to the Waitt & Bond Cigar Co. for a long term of years. This lease completes the renting of this 12-sty building by the owning company within 60 days after taking of title. The brokers report that the total aggregate rentals of the building amount to about $42,000 per annum.

THE CHARLES F. NOYES CO. leased for A. P. Coburn the 4th floor in Nos. 409 to 415 Pearl st to the Mercantile Co.; the 2d floor in 93 front st to E. M. Osborn & Co., of 104 Front st, for 5 years, and the 2d floor in 32 Frankfort st to Arthur F. Stanley.

THE CHARLES F. NOYES CO. leased the store and basement in 107 Beekman st to Alonzo H. Magee; store and basement in 254 Pearl st to the National Marine Lamp Co., of 212 Pearl st, for 3 years, and the store in 46 Ann st to M. G. Pasquale.

PEASE & ELLIMAN leased a store at 211 Columbus av to the Shaw Martin Co.; for Francis Schell the 3-sty residence, 16.8x100, at 220 West 135th st to Miss Maud Hibbard; and for the Century Holding Co., Lee & Fleischmann, part of a loft in 25 West 45th st to Frederick N. Keim & Co.

PEASE & ELLIMAN leased a large apartment in 12 West 44th st, for C. H. Hoffbauer to the Comte de Chabannes, and one at 66 West 37th st to J. Lee Harris; also leased offices in Aeolian Hall to A. D. McLean, the Motor & Accessories Manufacturers, of 17 West 42d st, and Victor Birr, of 874 Broadway; also leased an apartment in 24 West 59th st to Frank H. Fayant, and one in "Georgear Court," 58 Central Park West, to Miss Olga J. Williams; also leased for Mrs. Elizabeth McC. Turner the 5-sty American basement house, on a lot 16.5x100, 94 Park av, to M. J. Rougeron; also leased for Mrs. Ida B. Flower to Ralph A Cavalieri, for a long term of years, the 2-sty garage, on a lot 25x128, at 109 West 51st st; also leased for Bing & Bing, and Mrs. Morris K. Jessup, who was represented by Douglas Robinson, Charles S. Brown & Co., the duplex apartment on the 5th floor and part of the 6th floor in the new 17-sty apartment house at the northeast corner of Park av and 79th st, known as 903 Park av, to James B. Taylor, a member of the New York Stock Exchange, and a partner of W. B. Franklin & Co. The apartment contains 21 rooms and 7 bathrooms.

POLIZZI & CO. leased for Giovanni Parisi the buildings at 444 East 13th st, 506 East 13th st, and 509-511 East 13th st, to Francesco Tripi for a term of years from March 1.

J. WALTER ROSENBERG leased 106 West 43d st, a 3-sty dwelling, on lot 22.6x100.5, to Horn & Hardart, who will turn the dwelling into an automatic lunchroom. The lease is for a period of 21 years at a reported rental of $6,500. The building adjoins the Elks' clubhouse.

THE M. ROSENTHAL CO. leased 5,000 ft of space in 141 and 143 West 28th st, to the High Grade Petticoat Co., of 208 Greene st.

SCHINDLER & LIEBLER leased for Henry Hoefener the 4-sty rear building at 217 East 80th st to Patrick Hardiman for a term of years.

LOUIS SCHRAG leased for Malinda Ballin the 4-sty dwelling at 236 West 24th st to Pietro Chiappano, for a term of years.

SLAWSON & HOBBS leased the following dwellings: 226 West End av to M. E. Moore; 243 West End av for Mrs. W. A. Etyinge to D. E. Farrell; 227 West 77th st for R. W. Townsend to F. E. Levy; 273 West 70th st for Mrs. Ethel M. Kingston to W. S. Marshall; 322 West 71st st for George Young Bauchle to S. Y. Crawford, and 107 West 76th st for George I. Woodruff to C. E. Crane.

THE LOTON H. SLAWSON CO. leased space in 116 to 120 West 32d st to the Gruen Sales Co. of 116 West 32d st, Wittemann & Morgan and Moffat, Yard & Co. of 116 West 32d st; also in 117 Madison av to the Peerless Contracting Co., Oscar E. Binner, and a floor to Max and Leo Wallerstein.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased the 1st loft in 18 East 46th st to M. Doctor Fils and the 11th loft in 46 and 58 West 45th st to Charles Weller & Co., of 30 West 32d st.

E. E. THOMAS leased to William J. Gerety the 3-sty dwelling at 920 St. Nicholas av for 2 years.

SIDNEY L. WARSAWER leased for a term of years the 5th loft, containing 500 ft., in 345 to 349 West 40th st, to the Perfection Film Co.

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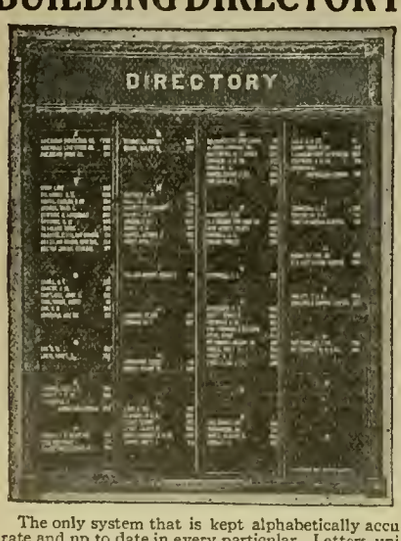
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J. G. WHITE & CO. leased the store at 144 Chambers st to Michael Lorenzo, of 68 Warren st, for a term of years at an aggregata rental of $30,000.

Bronx.

HARRY ROBITZEK leased for the Alpepiana Realty & Construction Co. the storage warehouse and garage at the southwest corner of Southern Blvd. and 173d st to the Santis Storage & Warehouse Co., for 15 years at an average rental of about $12,600 a year.

Brooklyn.

CHARLES E. RICKERSON leased 93 St. Mark's av, a 3-sty brownstone dwelling, for a client, to Mrs. T. McIntyre for a term of years; also the parlor floor store in 35 5th av, for a client, to F. Liguori and O. Cappelli.

THE BULKLEY & HORTON CO. leased the 3-sty brown stone private dwelling at 1147 Dean st for Gardner H. Pattison to Dr. Feldstein for a term of years; also the lower part of the duplex house at 1313 Dean st to Mrs. James McMahon; and the upper part of the duplex house at 1309 Dean st to Mrs. Margaret McCullough; also the large store at 426 Myrtle av to F. A. Bohnig for a term of years.

BURRILL BROTHERS leased the 3-sty house at 472 2d st for Mrs. Bogert to S. F. Shafer; also the store in 195 7th av for H. Damino to H. Lipudos; also a furnished apartment in 221 8th av for Mrs. Raymond to James O'Neil; also the 2-sty brownstone house at 477 8th st for J. H. Dwyer to Jas. Armitage.

THE BULKLEY & HORTON CO. leased the large store in 1350 Bedford av for a term of years to J. T. Peacock, who will use same as show rooms for the "National" automobile.

THE ALCO BUILDING CO. leased the following one-family houses at Mapleton Park: 2045 65th st to John Loucke; 2028 63d st to Jas. E. Potterton, and 2101 63d st to Capt. Sidney W. Brewster.

Queens.

THE LEWIS H. MAY CO. leased the Lichtenstein estate property, in the west side of Oak st, adjoining Broadway, at Far Rockaway, consisting of the homestead and 4 acres of ground, to Reuben Sadowsky.

THE LEWIS H. MAY CO. leased at Far Rockaway, for Mary E. Webster, cottage at 141 Crescent st to Joseph M. Roman for a term of years; at Arverne, for Wm. Scheer, cottage on Wave Crest av to Mrs. J. Deitzel; at Edgemere, for Edgemere Realty Co., store on the Boulevard to M. Klein; for Edgemere Realty Co., store on the Boulevard, to M. Schatz; at Hammels, for Gus Lotz, store, 527 Boulevard, to a client; for Louis Lewy, store in Boulevard, to I. Berger.

Suburban.

JOHN F. SCOTT rented for the summer at Lawrence Beach, L. I., the W. H. Warner house to Philip L. Gill; Brighton Cottage for W. A. Winant to Thomas Blagden; Mrs. Anthony D. Holmes' cottage to Mrs. E. C. Eckstein, of Cincinnati; the Dr. Irving E. Strong house to Henry T. Strong, of Hewlett, L. I.; for Mrs. Harriet L. Allen the Knapp cottage to Robert Hude Neilson, and for W. H. Schiffer the cottage Winona to Robert W. Gifford.

S. OSGOOD PELL & CO. rented to John M. Rutherford, of Tuxedo, N. Y., a cottage and garage on Manhasset Bay, at Sands Point, L. I.

S. S. WALSTRUM-GORDON & FORMAN leased for Charles D. Silleck to Reuben F. Heaton the dwelling at 74 East Ridgewood av, Ridgewood, N. J.

DOUGLAS L. ELLIMAN & CO., in conjunction with Fish & Marvin, leased for Harold Minott "Walden," his country place at Mt. Kisco, N. Y., to Carll Tucker.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Feb. 13 to 19	1913 Feb. 14 to 20
Total No.	140	160
Assessed value	$6,809,517	$12,610,262
No. with consideration	26	24
Consideration	$1,050,724	$886,041
Assessed value	$1,117,017	$1,083,162
	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
Total No.	947	1,138
Assessed value	$62,536,213	$73,847,712
No. with consideration	104	176
Consideration	$4,687,114	$6,579,552
Assessed value	$4,989,267	$6,797,962

Mortgages.

	Feb. 13 to 19	Feb. 14 to 20
Total No.	78	147
Amount	$2,600,018	$3,913,447
To Banks & Ins. Cos.	25	29
Amount	$1,643,700	$1,703,750
No at 6%	32	55
Amount	$358,818	$569,701
No. at 5½%	3	2
Amount	$635,500	$90,000
No at 5%	27	46
Amount	$1,203,200	$1,200,800
No. at 4½%	1	12
Amount	$30,000	$842,500
No at 4%	.....	2
Amount	.....	$13,196
Unusual rates	.....	1
Amount	.....	$30,000
Interest not given	15	29
Amount	$372,500	$1,167,250
	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
Total No.	624	796
Amount	$21,516,951	$26,516,177
To Banks & Ins. Cos.	149	205
Amount	$14,224,200	$13,476,950

Mortgage Extensions.

	Feb. 13 to 19	Feb. 14 to 20
Total No.	33	53
Amount	$1,559,050	$2,842,250
To Banks & Ins. Cos.	12	30
Amount	$552,000	$2,350,250
	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
Total No.	328	327
Amount	$12,016,535	$11,529,085
To Banks & Ins. Cos.	83	119
Amount	$5,787,950	$5,701,050

Building Permits.

	Feb. 14 to 20	Feb. 15 to 21
New buildings	8	11
Cost	$345,725	$1,789,750
Alterations	$633,029	$99,110
	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
New buildings	58	68
Cost	$4,950,800	$7,634,200
Alterations	$1,737,736	$1,342,220

BRONX.

Conveyances.

	Feb. 13 to 19	Feb. 14 to 20
Total No.	115	95
No. with consideration	11	10
Consideration	$96,327	$124,002
	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
Total No.	758	961
No. with consideration	89	101
Consideration	$897,309	$1,126,325

Mortgages.

	Feb. 13 to 19	Feb. 14 to 20
Total No.	80	77
Amount	$681,291	$926,725
To Banks & Ins. Cos.	12	14
Amount	$252,750	$376,000
No. at 6%	28	35
Amount	$163,683	$337,200
No. at 5½%	9	4
Amount	$156,600	$36,250
No. at 5%	12	17
Amount	$129,400	$230,600
Unusual rates	1	1
Amount	$2,258	$8,475
Interest not given	30	20
Amount	$229,350	$314,200
	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
Total No.	502	669
Amount	$4,027,858	$7,103,570
To Banks & Ins. Cos.	70	85
Amount	$1,329,501	$2,052,145

Mortgage Extensions.

	Feb. 13 to 19	Feb. 14 to 20
Total No.	20	10
Amount	$317,800	$170,000
To Banks & Ins. Cos.	2	3
Amount	$38,000	$65,500
	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
Total No.	136	100
Amount	$2,232,050	$1,610,600
To Banks & Ins. Cos.	19	13
Amount	$476,000	$393,500

Building Permits.

	Feb. 13 to 19	Feb. 15 to 21
New buildings	20	25
Cost	$306,830	$527,000
Alterations	$24,475	$12,300
	Jan. 1 to Feb. 19	Jan. 1 to Feb. 21
New buildings	101	111
Cost	$2,236,930	$2,941,626
Alterations	$127,430	$150,535

BROOKLYN.

Conveyances.

	1914 Feb. 11 to 18	1913 Feb. 13 to 19
Total No.	457	486
No. with consideration	48	33
Consideration	$227,937	$381,300
	Jan. 1 to Feb. 18	Jan. 1 to Feb. 19
Total No.	3,208	3,263
No. with consideration	348	217
Consideration	$3,095,261	$1,846,156

Mortgages.

	Feb. 11 to 18	Feb. 13 to 19
Total No.	288	312
Amount	$1,231,338	$1,372,319
To Banks & Ins. Cos.	65	68
Amount	$496,750	$571,700
No. at 6%	139	168
Amount	$333,103	$607,358
No. at 5½%	83	47
Amount	$601,825	$307,050
No. at 5%	50	80
Amount	$246,550	$410,750
Unusual rates	1	.....
Amount	$1,300	.....
Interest not given	15	17
Amount	$48,560	$47,161
	Jan. 1 to Feb. 18	Jan. 1 to Feb. 19
Total No.	2,213	2,338
Amount	$8,148,021	$8,416,690
To Banks & Ins. Cos.	407	546
Amount	$2,522,000	$3,376,630

Building Permits.

	Feb. 13 to 19	Feb. 14 to 20
New buildings	61	71
Cost	$795,750	$522,150
Alterations	$52,350	$97,900
	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
New buildings	519	474
Cost	$5,859,550	$3,587,360
Alterations	$341,465	$451,897

QUEENS.

Building Permits.

	Feb. 13 to 19	Feb. 14 to 20
New buildings	65	85
Cost	$117,690	$249,475
Alterations	$45,535	$21,751
	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
New buildings	370	488
Cost	$1,441,902	$1,540,707
Alterations	$132,635	$132,421

RICHMOND.
Building Permits.

	Feb. 13 to 19	Feb. 14 to 20
New buildings	11	9
Cost	$15,275	$17,300
Alterations	$475	$4,275
	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
New buildings	78	58
Cost	$121,915	$114,160
Alterations	$13,670	$16,200

REAL ESTATE NOTES.

GEORGE PRICE has moved his office to the Areco Building, 149th st and 3d av.

JOHN K. MOORS announces that his office is now located at 401 West 59th st, corner Columbus av.

SPEAR & CO. have been appointed agents of the 12-sty and basement building at 28-30 West 25th st.

GEORGE J. McCAFFREY negotiated the recent sale of 1252 St. Lawrence av for Jacob Cohen to Benjamin Fromowitz.

J. ARTHUR FISCHER has been appointed agent for the properties 355 2d av and 240-242-244 East 34th st.

E. E. THOMAS, recently with David Stewart, has opened an office at 1929 Amsterdam av, near 155th st, for the transaction of a general real estate business.

THE MARKWIN REALTY CO., Fred W. Marks, president, is the buyer of the dwelling at 129 East 84th st, reported sold last week, by the estate of Louis Lewengood.

GEORGE BACKER, Arnstein & Levy are the buyers of the property at 31-37 East 31st st, reported sold last week. A 12-sty building will be erected on the site.

THE HERMAN ARNS CO. negotiated the recently reported sale of the property No. 877 10th av, adjoining the corner of 57th st, to John J. Harlow.

GEORGE EHRET has increased his holdings in the Yorkville section by acquiring from Frank Perske 439 East 92d st, a 2-sty shop, on lot 25x100.8. Mr. Ehret owns the adjoining site, 100.88x94, at the northwest corner of Av A.

HENRY C. B. STEIN, for the past 15 years with the McVickar-Gaillard Realty Co. and for 10 years manager of its East Side office, has opened an office at 242 East Houston st, where he will transact a general real estate business.

THE BROOKLYN CLUB has purchased for its use the Beers mansion, at 131 Remsen st, from John Greenman, who purchased the property recently as a speculation. The price paid was $50,000.

PEASE & ELLIMAN have been appointed by the E. A. L. Construction Co., Edgar A. Levy president, agents for the new 12-sty apartment house, 150 East 72d st, at the southeast corner of Lexington av, and for the big office building at 42 Broadway.

MOSS ESTATE TAXPAYERS' ASSOCIATION composed of the buyers of property in the West Bronx, sold at auction by Joseph P. Day last fall, was incorporated at Albany on Wednesday. Among the directors are Edward J. Redington, George H. Tindall, Alfred Fergess, John Joseph Lord and Lawrence J. Kelly.

THE LEGISLATIVE COMMITTEE of the Queens Chamber of Commerce, headed by Henry S. Johnston and assisted by a special committee consisting of Edward A. MacDougall, Stuard Hirschman, F. de Haas Simonson, F. W. Scutt and Charles Rickert, is preparing for an active campaign against the adoption of the single tax measure pending now in the State Legislature.

ALLIANCE REALTY CO. at its annual meeting Thursday elected the following directors: Charles F. Adams, 2d, Daniel B. Freedman, R. G. Babbage, Benjamin Mordecai, Alwyn Ball, Jr., James H. Post, H. S. Black, E. Clifford Potter, Edwin M. Bulkley, Walter T. Rosen, W. H. Chesebrough, Moritz Rosenthal, Clarke G. Dailey, Howard W. Smith and F. S. Smithers.

IT IS REPORTED leases are about to be signed between George C. Boldt and Rishel Brothers, furniture manufacturers, involving the 16-sty building to be erected at Nos. 6 and 8 East 37th st, on a plot 50x98.9, from designs by Charles H. Caldwell, architect. It is reported that the furniture concern will lease the building for 21 years, with a renewal privilege for a similar term.

FREDERICK AYER, of Boston, proves to be the real buyer of the Monroe Building, at 9 to 13 East 59th st, reported sold recently by Daniel Birdsall & Co. for the Owners' Building Co., Samuel A. Herzog, president. Mr. Ayer gave two acreage properties at Belle Haven, Conn., in part payment. Title to the Manhattan property passed Wednesday.

E. NELSON ERHART and Hornor & Co. negotiated the recent exchange of the White Plains estate of John Miles for the plot 100x213, on Northern av, owned by Robert B. Dula. Title to the latter property passed to Mr. Miles on Tuesday. He was represented by H. R. Barrett of Barrett & Buckbee, corporation counsel of White Plains, and Mr. Dula by J. B. Clark of the Tite Guarantee & Trust Co.

DAVID KRAUS, in conjunction with Cahn & Pittman, sold for the Cunard Realty Co. the property 540 and 544 Wendover av, now known as Claremont Parkway. The property consists of two 5-sty apartments on a plot 75x132, within 100 ft of L. Station; in part payment the Cunard Realty Co. took the building at 2336 3d av. It is the intention of the new owners of the 3d av property to make extensive alterations to the 3d av property. There was involved in the deal the sum of $150,000. Title passed to the new owners on Tuesday.

A SYNDICATE is buying up a number of lots on White Plains av, along the line of the subway extension, in the name of Timothy J. Sullivan. The acquisitions he has made include the following: White Plains av, southeast corner of 219th st, a plot 89x100, with three 3-sty frame buildings; White Plains av, northwest

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The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., February 20, 1914.—Sealed proposals will be opened in this office at 3 p. m., April 1, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Clarksville, Tex. The building is one story and basement, with a ground area of approximately 3,230 square feet; brick facing; composition roof; first floor of fireproof construction. Drawing and specifications may be obtained from the custodian of site at Clarksville, Tex., or at this office, in the discretion of the Superving Architect. O. WENDEROTH, Supervising Architect.

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corner of 226th st, a plot 64x80; White Plains av, west side, 100 ft north of 238th st; a plot 38x100; a plot 114x100 at the northeast corner of White Plains av and 233d st, and a plot, 64x 119, at the southeast corner of White Plains av and 219th st, and the plot 50x100, on the west side of White Plains av, 100 ft north of Waring av.

HORACE S. ELY & CO. announce two changes in their office. Francis Guerrlich, who has been connected with the firm for many years, has been elected a director. Mr. Guerrlich conducted negotiations in the recent sale and lease whereby Rogers Peet & Co. obtained a site for a new store at the northeast corner of 5th av and 41st st. The firm also announced that Homer Foot, Jr., who has been associated with their office for 18 years, will open an office on his own account in the Transit Building, 7 East 42d st, on March 1. Alfred E. Marling, president of Horace S. Ely & Co., gave a dinner in honor of Mr. Foot on Thursday night at the Union League Club.

CITIZEN'S EAST SIDE IMPROVEMENT ASSOCIATION.—At the annual meeting of this association, the following members were elected to serve as directors and officers for the following year: Directors, Montgomery Maze, Winfred Watson, George G. Schaefer, Henry G. Wynn, George F. Shrady, James M. Geery, Reno R. Billington, Rev. George L. Shearer, John Hannigan, George F. Bentley, Alonzo Potter, Herbert M. Unger, Hon. Francis J. Lantry, Rev. W. W. White. Officers: Montgomery Maze, president; Rev. George L. Shearer, D. D., vice-president; Herbert M. Unger, secretary; Henry G. Wynn, assistant secretary; Winfred Watson, treasurer.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF MARGARET CAMPBELL.—Premises 1651-655 Madison av, valued at $76,000.

KATE RYAN—1831 Bathgate av, $8,500.

BERTHA SCHEIBEL—111 West 96th st, $30,000, and 1384 Park av, $13,500.

JOHANNE F. FONTHAM—307 West 142d st, $10,000, and 58 West 99th st, $26,000.

KATHRINE R. NEILL—146-148 Bowery and 343 Broome st, $144,000; 128-130 Elizabeth st, $9,000; and 345-351 Broome st, $90,000.

LEOPOLD BRUNHILD—114-116 West 53d st, $33,000.

CHARLES B. PEARSALL—47-51 East 59th st, $160,000. The decedent owned a ¼ undivided interest, which was valued at $32,000.

WILLIAM W. BROWER—246-252 West 103d st, $106,000; 318 West 90th st, $26,000, and 305 West 104th st, $23,000.

NELLIE S. LOCKWOOD—52 West 97th st, $18,000.

GEORGE BECKER—1957 Anthony av, $10,000.

CLARA HEINE—26 West 72d st, $60,000.

WILLIAM HONEY—421 East 13th st, $21,000.

ROBERT W. LAWRENCE—227 East 18th st, $13,000.

ELIZABETH LEE—127 East 127th st, $3,500.

PATRICK F. McCUE—2019 Walton av, $6,500.

OBITUARY

ALFRED LIVINGSTON WHITE, a prominent real estate broker and a member of the firm of William A. White & Sons, 62 Cedar st, died on Monday at his residence, 53 East 54th st, of pneumonia. Mr. White was born in Boston in 1853 and came to New York 35 years ago. He was vice-president of the New York Plate Glass Insurance Co. and a trustee of the Grenwich Savings Bank and the Henry Astor estate. He was also interested in the Garden City Co., owner of the Garden City Hotel. Mr. White was one of the original trustees of the Association for the Protection of the Adirondacks and vice-president of the Society for Christian Work of the Collegiate Church of St. Nicholas. He belonged to the Mayflower Society, New England Society, the Union League and the Lawyers Club. His widow, three brothers and two sisters survive him.

STEPHEN B. HALSEY, son of Stephen A. Halsey, founder of Astoria, L. I., died last week at his home, Boulevard and Franklin st, Astoria. He was 74 years old, and as a real estate man continued and promoted his father's ideas of developing Long Island. His father was an associate of the first John Jacob Astor in the fur business, and named Astoria after his friend.

WALTER OGDEN, a real estate broker, having offices at 59 William st, Manhattan, died yesterday in the Memorial Hospital in Morristown, N. J. He had resided for many years at 74 South st in that city. Mr. Ogden was forty-two years old.

Chester Taxpayers' Alliance Dinner.

The second annual dinner of the Chester Taxpayers' Alliance was held on Wednesday evening, at Ohmeis' Hotel, Tremont avenue and Boston road. In spite of the inclement weather, a large attendance listened to Toastmaster J. Vincent Ganley, president of the Alliance and County Clerk of the Bronx, and other speakers. The most important utterance of the evening was made by Assemblyman Grimler, after Surrogate Schulz had closed a severe arraingment of the Herrick-Schaap bill. He expressed the opinion that the bill would never come out of the Cities Committee, in spite of the prevailing apprehension that it stood a good chance of being passed.

He said: "I know of but one Assemblyman in this city who is sure to vote for it, the representative from the Twenty-ninth District, and he represents a territory which has but one vacant lot in it."

Other speakers were Borough President Mathewson, who spoke on the advantages of taxpayers' associations; Judge Shiel, of the Municipal Court; Alderman Moran, President Rosenquest, of the Bronx Gas and Electric Co., and Commissioner Miller, of the Board of Education. At the guests' table, besides the speakers, were Judges Tierney and Gibbs, Register Polak and Senator Davidson.

The Chester Taxpayers' Alliance comprises a number of taxpayers' associations in the East Bronx.

The officers are J. Vincent Ganley, president; George Hefter, vice president; Leon G. Losere, vice president; Charles Maier, recording secretary; Thomas Murray, corresponding secretary, and Harry Cokeley, financial secretary. The chairman of the dinner committee was Gustave Killenberg and the secretary and treasurer, Harry A. Cokeley.

Opposed to Stoddard Bill.

Action was taken by the Board protesting against the passage of a bill pending in the Assembly, introduced by Francis R. Stoddard, Jr., entitled, "An act to amend the Greater New York Charter, in relation to inspection of tenement houses." The Board objected to the bill on the following grounds:

1.—The bill proposes to place in the hands of an official a greater power than should be intrusted to any one man or to any department or agency of government.

2.—It opens the door to unheard of opportunities for extortion, great though they have been in the past.

3.—It proposes to give an excessive power greater than ever bestowed upon any official or department.

For instance: Should a single room in a large apartment house, capable of complete isolation, but occupied by a child with a contagious disease, be certified by an inspector or officer of the department to be so occupied, then the power would exist, if legal, to vacate the entire building.

4.—The bill proposes that the judgment of the inspector or official shall be exercised without any hearing on the part of the owner or other person interested, and in some cases with not less than twenty-four hours' notice to order the vacating of the entire building.

5.—It is most improbable that the powers conferred would be sustained by the courts either as an exercise of police power or as not within the prohibition against taking porperty by due process of law, and yet the individual owner in the large majority of cases would suffer all the damage that might be inflicted upon him under such a law because of his pecuniary inability to enter into the necessary legal contest.

Real Estate Board Luncheon.

The regular monthly luncheon of the Real Estate Board of New York will be held next Thursday, at 115 Broadway, in room 415. The speakers will be Hon. George McAneny, president of the Board of Aldermen, whose subject will be "Civic Centers," and Hon. Marcus M. Marks, president of the Borough of Manhattan. The selection of these men is in line with the policies of the Board to keep its members in touch with matters of current importance through direct association with the highest authorities on each particular question. Previous speakers have been Walter Lindner, who explained the Income Tax, and Professor Joseph French Johnson of New York University, who spoke last month against the Single-Tax and the Herrick-Schaap bill. The luncheon will commence at 12:15, and the addresses at 1 p. m. The price is $1, payable at the door.

United Owners Gain Point.

A special committee of the United Real Estate Owners' Association, which journeyed to Albany this week to protest against a proposed amendment to the Tenement House Law, was successful in gaining a postponement of the hearing until March 3, when the hearing for the Herrick-Schaap Bill is also scheduled. One of the objectionable amendments seeks to secure the vacating of any building upon the certificate of an inspector that it is unfit for habitation by reason of inadequate light. This would affect thousands of owners throughout the city, principally those holding "railroad" flats. The association will also protest against the Schaap bill to increase teachers' wages.

LOCAL IMPROVEMENTS.

Chester District.

The following resolutions for local improvement were adopted at meetings of local boards at Borough Hall, February 17: For constructing a sewer and appurtenances in Poplar street, between Lurting avenue and Roselle street; for closing and discontinuing Sagamore street, from Hunt avenue to Bear Swamp road; for constructing sewers and appurtenances in Unionport road, between Van Nest avenue and Morris Park avenue, and in White Plains road, between the end of the existing sewer north of Baker avenue and the property of the New York, New Haven & Hartford Railroad Company; for reducing the width from 80 to 60 feet of Rhinelander avenue, from White Plains avenue to Cruger avenue; for laying out on city map at a width of 50 feet, Poplar street, between Lurting avenue and Williamsbridge road; for laying out on city map, Mead street, between Garfield street and White Plains avenue, at a width of 50 feet; for constructing sewers and appurtenances in Westchester avenue, north side, between Metcalf avenue and Taylor avenue; and in Westchester avenue, south side, between Metcalf avenue and St. Lawrence avenue; and in Westchester avenue, both sides, between Taylor avenue and Theriot avenue.

Morrisania District.

The following resolutions for local improvements were adopted at the meeting held February 17: For paving with granite blocks on a sand foundation the roadway of Leggett avenue, from the bridge over the New York, New Haven & Hartford Railroad to east side of Barry street and setting curb where necessary, at a total estimated cost of $21,800, or $188 for each 25-foot lot.

The following resolutions for local improvements were adopted at the meeting held February 17: For discontinuing and closing Waldo avenue, from West 252d street to Fieldston road; for constructing receiving basins and appurtenances at the northeast corner of Andrews avenue and Fordham road; at the east side of intersection of 188th street and Sedgwick avenue; at the southeast corner of 188th street and Andrews avenue; for constructing receiving basins and appurtenances on the northeast corner of Broadway and West 236th street; and for regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Fieldston road, from Riverdale avenue to Spuyten Duyvil Parkway.

Van Courtlandt District.

The following resolution for local improvements was denied: For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Spuyten Duyvil Parkway, from Fieldston road to Broadway, and the Post road, from Spuyten Duyvil Parkway to West 246th street, together with all work incidental thereto, at a total estimated cost of $101,600. This resolution was opposed by owners of neighboring property at the meeting held December 30, 1913. It was suggested that the matter be laid over pending the completion of studies now being made for a change of the street lines.

The following resolution is awaiting action by the president: For laying out on the map of the city of New York, Corlear avenue, from West 242d street to Broadway at a width of 100 feet; West 242d street, from Corlear avenue to Broadway at a width of 60 feet; and Post road, from Corlear avenue to West 246th street at a width of 60 feet, and to discontinue the public place at Broadway, 242d street and Corlear avenue.

TENEMENT INSPECTIONS.

Structural Orders For Old Buildings All Issued—Departmental Methods.

By WILLIAM A. ABBOTT,
Deputy Tenement House Commissioner.

I am sure it will be interesting to every taxpayer to know that the department has a regular method of visting annually every tenement in the city, which is as follows:

First Cycle to consist of a thorough sanitary inspection of all tenements and a reinspection of pending violations, including complaints.

Second Cycle to consist of an ordinary reinspection of all pending violations, including complaints.

Third Cycle to consist of a current sanitary inspection on tenements of a $25.00 or less monthly rental, reinspection on all pending violations, including complaints.

Fourth Cycle to consist of an ordinary reinspection of all pending violations, including complaints.

This will give you a very far idea of the current work of the inspector, and below are a few of the conditions requiring his attention:

The inspector must report on the adequacy and cleanliness of the water supply; flushing apparatus; defects in plumbing pipes and fixtures; the cleanliness of the floors, walls, ceilings and stairs of all floors; the lighting of public halls; whether the unoccupied space, such as yards, courts, etc., etc., are clean and free from rubbish; whether there are sufficient ash and garbage receptacles, and the material they are made of; if the house drain is free from all obstructions; the condition of the lowest floor, and if used for living purposes, whether it is habitable; special note made as to whether any part or the whole of the building needs to be disinfected; whether there is any saturated woodwork around plumbing fixtures, etc., etc.

In connection with the old building inspection work, I am sure you will be interested to know that all structural orders have been issued, and, according to an agreement with the Board of Estimate and Apportionment, some thirty-two inspectors were laid off on December 31, last.

Only Sanitary Orders Hereafter.

With very few exceptions, and this being governed mainly by changes in local conditions, only sanitary orders will be issued against your property in the future. On the other hand, do not feel that the work already done will always remain as it is. Wear and tear, the elements, and other influences all tend to undo what has been done, and only your continual vigilance and constant repairing will keep the property in the way conducive to proper financial returns and satisfied tenants.

Let me here say a word or two about fire-escapes. This means of egress in case of fire, and very often the only avenue of escape left open, is too often neglected. Look them over yourself from time to time; employ a regular iron worker or fire-escape manufacturer to examine them for you once a year, or, in other words, pay him a yearly fee to keep them in order, and free you from the anxiety of a fatal accident. Paint them regularly. Do not think that because they are made of iron they are everlasting; a greater mistake never existed, and then when the crucial time arrives, and those articles which you have previously condemned and disapproved as seriously reducing the rental of an apartment, will be the safe bridge to carry you and your family to a place of safety. See that your drop ladders

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AND MANAGEMENT OF ESTATES

are always hung in their proper places, and are kept ready for immediate use.

Tenement house owners very often get orders from the department because their janitors are careless. They do not insist on the janitors doing their share of the work, so that when tenants carelessly leave bundles of paper for the rubbish man in the wrong place, or the tradesman fastens back the spring of the dumbwater doors so as to more easily convey his goods to their destination, the janitor is too careless or lazy to remedy the evil. Is your janitor looking after your interests, or is he allowing the inspector to call your attention to the little trivial needs that your representative should attend to? It costs the city money every time a violation is reported, and incidentally you help to pay it.

SEVENTH AVENUE ASSESSMENT

Should the City Pay the Whole Cost?

Briefs have been submitted in the case of Wilber C. Goodale against the city to have nullified the assessment which has been laid against adjacent property in the case of the Seventh avenue improvement. Mr. Goodale contends that the city at large should bear the whole cost of the improvement and charge it against subway construction.

The Board of Estimate has laid an assessment of 12 per cent. of the cost of the improvement on property in District A, 33 per cent. on property in District B, irrespective of any special benefits to be derived by reason of the improvement, 40 per cent. on the Borough of Manhattan, 11 per cent. on the Borough of Brooklyn and 4 per cent. on the Borough of the Bronx.

Mr. Goodale alleges that the action of the Board of Estimate in so distributing the assessment is a violation of the Fourteenth Amendment of the U. S. Constitution and also a violation of Article 1 of Section 6 of the Constitution of the State of New York, providing that private property shall not be taken for public use without just compensation, in that the assessment is arbitrarily laid at certain percentages without regard to any special benefits derived by the property from the said improvement. Further, that the proceeding, while purporting to be for the extension and widening of certain streets, is really for the acquisition of property, for the benefit of a private corporation, to enable it to build an underground railway without acquiring an easement therefor, which is a violation, as alleged, of Article 8, Section 10 of the State Constitution.

Mr. Goodale alleges further that the Board of Estimate did not, before levying the assessment, ascertain how various sections would be benefited by the improvement and apportion the expense accordingly. This, he says, is contrary to the State Constitution, which requires that any assessment made, except when levied by the Legislature itself, must be made only after a hearing at which expert testimony has been introduced.

A claim is also made that the interest now running on the awards for land taken in this proceeding could be computed and charged by the city of New York to the Interborough Rapid Transit Company.

Bases of Brooklyn Values.

According to the assessors' figures, Manhattan has 8 per cent. of parcels assessed as being vacant. Brooklyn has 23.8 per cent. All the other three boroughs have over 50 per cent. vacant. Values run high in Manhattan and have been running higher and higher as the proportion of the land that is vacant diminishes. Brooklyn has been slowly spreading out and because of the fact that there was until recently a comparatively large amount of vacant land in the southern and southeastern parts of the borough land values have, therefore, remained dormant.

What, then, is going to be the effect of increasing Brooklyn's transit facilities by an amount greater than the increase in the other three boroughs combined, particularly as Brooklyn has three-quarters reached the point which Manhattan has already practically reached—where to build a new building means to tear down an old one.

"Quite apart from many other consideration this means that practically the average value of the buildings is added to the economic value of the land," says Wood, Harmon & Co. "Take, for example, two streets in Flatbush where the lots are worth $2,000 apiece. On one street buildings have been erected on every lot at an average cost of $4,000 each. That means that on one street you cannot buy a lot unless under extraordinary circumstances for less than $6,000—the value of the land plus the value of the building on it. On the other street you can buy lots for $2,000. Now, it is obvious that when all the blocks, except one, in that neighborhood are improved with $4,000 houses that the value of the lots on that one block (for the purpose of re-improvement) will go to practically $6,000.

"That is the state that Brooklyn is fast reaching—where practically all of it is improved and where the price of the unimproved land is determined, not by its own value alone, but by the added value of the improvements on similar lots nearby. Now if no more people want to move into Brooklyn or no more transit facilities were being supplied for Brooklyn, it might take a long while for the natural growth of the city to use up the 23.8 per cent. of vacant parcels, but with the growth of the city increasing, as it does, in geometrical ratio—with the transit facilities of the city supplying more new accommodations Brooklynward than for all the other parts of the city combined—is it to be wondered at that the wiser heads among Brooklyn real estate men are predicting that—with the opening of these new lines—Brooklyn will be the scene of one of the greatest real estate movements that the country has ever seen?"

LONG ISLAND'S TWO SHORES.

The Reason Why the South Shore Towns Grow More Rapidly.

It does not require the spirit of optimism to predict rapidly increased growth of population now on the North Shore division of the Long Island R. R. since it has been electrified; but the growth must necessarily be close to the line of the railroad because of the geographical contour of the north shore of Long Island. Most of the waterfront beng remote from the railroad will continue to be country estates, and the rolling topography of the country invites such. A glance at the map will show that the north shore is composed of large necks of land divided by bays or harbors. Beginning at College Point and thence eastward the entire north shore of the island is a series of necks of land. The railroad does not begin to penetrate Great Neck proper, only passing across it where it is joined to the mainland. The same is true of Manhasset Neck, on which Port Washington is situated and which is the railroad's terminus. Willett's Point is another neck of land similarly unsusceptible to direct railroad service. The same geographical condition exists on the north shore even of Suffolk County. If the railroad traffic served the area of these numerous necks, it would be required to make an extensive detour on each one in order to do it. To use a homely phrase, "the game would not be worth the candle." For example, Great Neck is more than three miles in length, and Manhasset Neck is still longer. The circumstance must necessarily circumscribe their usefulness to landed estate purposes. If there were not so many necks of land on the north shore, the Long Island Railroad, with its splendid new electric division, could cause the populating of much land that must necessarily remain acreage.

On the other hand, the central and southern parts of the suburban area of Long Island lack the geographical features of the north shore. They possess no hills, but they contain well estab-

lished communities along easy lines of transportation and they are easily accessible to the bays and the ocean. A distinct real estate feature of the south shore is the diversified ownership of waterfront property. Land developing companies and builders, as well as small investors, have caused the upbuilding of the territory; and it is a truism of the Long Island Railroad that its greatest source of income is from its Long Beach and Montauk divisions and the electrified portion of the Main Line. On one or the other of these divisions of the road are such growing places as Floral Park, Hempstead, Lynbrook, Rockville Centre, East Rockaway, Oceanside, Long Beach, St. Albans and Rosedale,

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

There were twenty-seven offerings at the Manhattan and Bronx salesrooms this week and fifteen were bought by parties in interest, six were withdrawn or adjourned and six went to outside bidders. Among these were Frank P. Nolan, who paid $35,000 for the dwelling at 123 East 38th street, and Joseph P. Lynch, who secured a large plot on Valentine avenue for $18,700. The M. Morgenthau, Jr., Company held its initial sale in the Vesey street salesroom early in the week. Lewis Phillips made a few remarks, introducing the new auctioneers, and congratulated the Real Estate Auctioneers' Association on Mr. Morgenthau's joining their ranks. A number of prominent real estate men were present to extend their good wishes.

For the coming week a number of inconspicuous properties will be sold by the various auctioneers in different parts of the city. The most important offering will be the seven-story loft building at 158 Greene street, by Joseph P. Day, as a result of an action in which Henry Corn is the defendant.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 20, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Houston st, 503 E (*), ss, 60 w Mangin, 20x75, 3-sty bk tnt & str; due, $8,134.19; T &c, $727.22; Sarah A Delacy. 5,000

St Marks pl, 54 (*), ss, 250 e 2 av, 25x97.6, 4-sty stn tnt; due, $3,765.71; T&c, $2,000; Emelius Stigeler. 26,200

38TH st, 123 E, ns, 75 w Lex av, 17x98.9, 4-sty & b stn dwg, 2-sty ext; due, $36,030.69; T&c, $829.45; Frank P Nolan. 35,000

109TH st, 128 E (*), ss, 120 w Lex av, 19x100.11, 4-sty bk tnt; due, $7,929.81; T&c, $181; Richd Latbers, Jr, et al trstes. 7,500

120TH st, 152 W (*), ss, 225 e 7 av, 16.8x100.7x16.8x100.11, 3-sty & b stn dwg; due, $2,532.08; T&c, $126.65; sub to a mtg $10,000; Mary A Kaufman. 11,198

124TH st, 325 E, ns, 360 w 1 av, 20x100.11, 3-sty & b stn dwg; due, $6,440.01; T&c, $163.85; Jos Hyman. 5,750

128TH st, 60 W, ss, 172.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; due, $41,916.23; T&c, $2,027.03; Long Realty Co. 40,000

131ST st, 132 W, ss, 370 e 7 av, 20x99.11, 4-sty & b stn dwg; due $12,509.31; T&c, $380.25; Lawyers Mtg Co, party in int. 11,000

153D st, 538 W, ss, 225 e Bway, 25x99.11, 5-sty bk tnt; due, $3,710.88; T&c, $546.50; sub to prior mtg $22,000; T J Meehan for a client. 26,538

161ST st, 581 W, see Bway, 3860-6.

164TH st, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; adj Mar3.

Amsterdam av, 49-55 (*), sec 62d (No 160), 100.5x100, 2-sty bk strs; due $77,434.81; T&c, $1,902; Wolcott G Lane et al exrs. 75,000

Broadway, 3860-6 (*), nec 161st (No 581), 99.11x99.10, 6-sty bk tnt & strs; due, $45,607.59; T&c, $2,231.99; sub to first mtg $170,000; Moe A Isaacs et al. 195,000

JACOB H. MAYERS.

133D st, 140 W (*), ss, 349.10 e 7 av, 25x99.11, 4-sty stn tnt; due, $13,937.09; T &c ,$483.25; J Harsen Purdy. 12,000

133D st, 142 W (*), ss, 324.10 e 7 av, 25x99.11, 4-sty stn tnt; due, $13,934.91; T&c, $483.25; Lincoln Trust Co. 12,000

BRYAN L. KENNELLY.

133D st, 138 W (*), ss, 374.1 e 7 av, 25x99.11, 4-sty stn tnt; due, $13,934.69; T&c, $483.25; N Y Trust Co et al trstes, 12,000

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The importance and wide influence of the *RECORD and GUIDE* have become so thoroughly recognized that it is admittedly the *Strongest and Most Valuable Advertising Medium* published in the interest of Real Estate and Building.

Auction Sales, Manhattan—Continued.

HERBERT A. SHERMAN.

Maiden la, 135-7, see Water, 153.

Water st, 153, nec Maiden la (Nos 135-7), 20.8x52.8x20.2x52.11, 6-sty bk loft & str bldg; adj Mar5. ——

M. MORGENTHAU, JR., CO.

8TH av, 2180 (*), es, 50.5 s 118th, 25x75, 5-sty bk tnt & strs; due, $4,853.52; T&c, $3.50; Edgerton Park Co. 28,150

JOSEPH WIELAR.

71ST st, 163 W, ns, 150 e Bway, 20x100, 3-sty & b stn dwg; withdrawn. ——

DANIEL GREENWALD.

112TH st, 328-32 E, ss, 325 e 2 av, 75x100.10, 2-4-sty bk tnts & strs, & 3-sty bk stable; to be re-advertised for Mar20. ——

Total	$502,336
Corresponding week 1913	492,583
Jan 1, 1914, to date	6,001,434
Corresponding period 1913	6,232,560

Bronx.

The following are the sales that have taken place during the week ending Feb. 20, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

146TH st, 287 E (*), ns, 161.6 e Morris av, 16.8x110, 4-sty bk tnt; due, $8,339.65; T&c, $216.04; Fredk W Horton. 7,000

Holland av, swe So Oak dr, see So Oak dr, swc Holland av.

Holland av, sec So Oak dr, see So Oak dr, swc Holland av.

South Oak dr, sec Holland av, see So Oak dr, swc Holland av.

South Oak dr (*), swc Holland av, 28.10 x89.5x25x75.1; also SOUTH OAK DR, sec Holland av, runs e128.4xs98.9xn25xw100xn 99.9; also HOLLAND AV, es ,100 n Burke, 50x100; also WALLACE AV, ws, 100 n Burke, 25x100; due, &c, $5,335.69; T&c, $1,400; Wm C Trull. 6,500

Wallace av, ws, 100 n Burke, see So Oak dr, swc Holland av.

HERBERT A. SHERMAN.

187TH st E, ss, whole front bet Valentine & Tiebout avs, runs s13.3xe85xs25.1xe150 to Tiebout av xn38.3xw235 to beg, vacant; due, $16,093.16; T&c, $452.50; on this and Valentine av, 2424-36, nec 187th (No 547); Jos P Lynch & Michl J Sullivan. 5,900

187TH st, E, sec Valentine av, see Valentine av, 2426-36.

187TH st E, swc Tiebout av, see Valentine av, 2426-36.

187TH st E, nec Valentine av, see Valentine av, 2426-36.

187TH st, 547 E, see Valentine av, 2426-36.

Tiebout av, swc 187th, see Valentine av, 2426-36.

Valentine av, 2426-36, nec 187th (No 547), 100x135, 2-sty fr dwg & vacant; Jos P Lynch & Michl J Sullivan. 12,800

Valentine av, sec 187th, see Valentine av, 2426-36.

BRYAN L. KENNELLY.

Katonah av, 4319 (*), ws, 75 s 238th, 25 x85, 2-sty fr dwg; due, $4,623.49; T&c, $129.84; Central Mtg Co. 4,000

M. MORGENTHAU, JR., CO.

Union av, 718 (*), es, 173.6 s 156th, 18.9 x93.6, 2-sty & b bk dwg; due, $6,599.04; T &c, $358.85; Danl D Bailey trste. 7,058

JOHN S. MAPES.

218TH st E, ss, 175 w Paulding av, 25.1 x109.4; due, $342.04; T&c, $74.10; A Davis. 525

218TH st E, ss, 150.1 w Paulding av, 25 x109.4; due $342.04; T&c, $74.93; A Davis. 525

218TH st E, ss, 200.1 w Paulding av, 25.1x109.4; due, $324.04; T&c, $74.66; A Davis. 525

SAMUEL MARX.

Andrews av, 2299, ws, 550 s Fordham rd, 50x125, 2-sty bk dwg; withdrawn. ——

Total	$44,833
Corresponding week 1913	92,200
Jan. 1, 1914, to date	784,329
Corresponding week 1913	845,485

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 18, 1914, at the Brooklyn Salesrooms, 189 Montague street:

WILLIAM H. SMITH.

BERGEN ST (*), ns, 381 e Nostrand av, 19x107.2; Jno Wills et al. 6,600.00

PROSPECT PL, ns, 228 w Albany av, 47x127.9; Lamar Realty Co. 36,500.00

ROBINSON ST, ss, 76.3 w Nostrand av, 280x122; adj sine die. ——

SUMPTER ST (*), ss, 425 e Ralph av, 25x100; L Townsend Burden 3,725.00

PARK AV, ss, 58.4 w Franklin av, 50x100; withdrawn ——

VAN BRUNT ST, 351 (*), ss, 50 w Wolcott, 25x90; Catherine Durney 11,000.00

17TH ST (*), nes, 340.3 e Prospect Park W, 40x115.6; also 17TH ST, nes, 380.3 e Prospect Park W, 20.4x115.6; Christine Carmichel 12,500.00

E 28TH ST, ws, 160 s Av I, 240x100; adj sine die. ——

58TH ST, nes, intersec, ses 16th av, 90x100.2; withdrawn ——

71ST ST, sws, 126.2 se 18th av, 18.4x100; Frank Anderson 3,500.00

BEDFORD AV (*), sws, 74.11 nw Rodney, 21.11x100; Chas F Rabell. 9,000.00

HOPKINSON AV, ws, 92.11 s Pitkin av, 75x100; adj March 4 ——

KNICKERBOCKER AV (*), sws, 75 se Eldert, 25x100; Wm Runger et al. 11,500.00

WASHINGTON AV, es, 119.7 n St Marks av, 19.1x131; Bartolomeo Mosca 10,125.00

21ST AV, swc 77th, 80x240xirreg; also 78TH ST, ns, 320 w 21st av, 140x100; Evan J Williams 18,100.00

WILLIAM P. RAE.

RUTHERFORD PL, sec, Bay 17th, 96.8x 25; A B Roberts 3,200.00

STANHOPE ST (*), ses, 100 sw Central av, 16.1x114.3; Isaac Simon 1,550.00

STATE ST, ss, 360 e 3d av, 20x90; Ernest Appuhn 9,500.00

WALTON ST (*), ns, 350 e Marcy av, 25x100; Lorenzo D Pickford 4,000.00

E 23D ST (*), es, 470 n Av G, 40x100; Ella J Doig 7,600.00

ATKINS AV, ws, 140 s New Lots av, 80x100; Maria Di Noto 3,530.00

FRANKLIN AV (*), ws, 62 s Crown, 80x38.9; parcel of land beg at a point formed by intersec e boundry line of land of J C Freeke and line parallel with and distant 62 s Crown, and 53.9 w Franklin av, runs w 16.3xs 20xw20xs60xe51.3xn81.7 to beg; Thos A Devan 2,500.00

CHARLES SHONGOOD.

BERGEN ST, ss, 97.6 e Schenectady av, 26x127xirreg; Henry Neugass 5,400.00

CONGRESS ST, ss, 80 e Henry, 20x 72.6; withdrawn ——

BAY RIDGE AV, nes, 330.3 se 2d av, 80 x200; adj March 24 ——

WILLIAMS AV, ws, 270.8 n Hegeman av, 19.4x100; Benj Wish & Benj Israel 6,175.00

WILLIAMS AV, ws, 251.4 n Hegeman av, 19.4x100; Benj Wish & Benj Israel 6,175.00

WILLIAMS AV, ws, 230 n Hegeman av, 21.4x100; Benj Wish & Benj Israel 6,200.00

3D AV, es (*), 50.2 s 45th, 25x100; Jno R Graham 9,000.00

LOT 24 (*), Block 4084, Sec 13; Etel Stromwasser 100.00

JAMES L. BRUMLEY.

GRAND ST (*), ss, Lot 87, Map of Yorkton; also GRAND ST, ss, bet Kent & Wythe avs, Lot 86, 25x100; Kings County Savgs Inst. 15,000.00

LOTS 505 to 518 (*), Map of property of Ocean Breeze Building Lot Ass'n, 32d Ward; Cath C Rossiter. 3,710.00

JOSEPH P. DAY.

BAY RIDGE AV, ns, 415 w 19 av, 25x100; Geo Wood et al. 3,500.00

CHAUNCEY REAL ESTATE CO.

4TH AV (*), ws, 53.6 n 57th, 33.4x100; Frederick W Huber 14,000.00

Total	223,690.00
Corresponding week, 1913	210,233.00

VOLUNTARY AUCTION SALES.

Manhattan.

FEB. 25.

HENRY BRADY.

7TH AV, 230, ws, abt 70 n 23d, 4-sty bk tnt & str; trustees sale.

FEB. 26.

JOSEPH P. DAY.

29TH ST, 253-5 W, ns, 125 e S av, 50x98.9, 3-sty bk tnt & strs.

32D ST, 248 E, ss, 100 w 2 av, 25x98.9, 4-sty bk tnt.

90TH ST, 67 W, ns, 100 e Col av, 18.9x100.8, 3-sty & b stn dwg.

124TH ST, 58 E, ss, 208 e Mad av, 18x100.11, 3-sty & b stn dwg.

LEXINGTON AV, 165, es, 43.10 n 30th, 21.11x 100, 3-sty & b stn dwg.

Brooklyn.

FEB. 26.

WILLIAM P. RAE.

MELROSE ST, 108, ss, 150 e Bremen, 25x100, 2-sty bk & fr tnt & str.

S 10TH ST, 80, ss, 72 e Berry, 24x131x—x141, 4-sty bk dwg.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

FEB. 21 & 23.

No Legal Sales advertised for these days.

FEB. 24.

GREENE ST, 158-60, e s, 82.8 n Houston, runs e75.4xn17.9xe25xn24.6xw100.6xs41.4 to beg; 7-sty bk loft and str bldg; John A Stewart et al, tstes—Henry Corn et al; Beekman, Menken & Griscom (A), 52 William; Townsend Morgan (R) due, $64,007.71; T&c, $2,963.95; Joseph P Day.

RIDGE ST, 81, see 86th st, 302 W.

48TH ST, 128 W, ss, 305 w 6th av, 20x100.5; 3-sty & b stn dwg; Doretha S Warsawer—Grace G Smith et al; Eisman, Levy, Corn & Lewine (A), 135 Bdway; Maurice Deiches (R) due, $10,783.94; T&c, $693.10; Samuel Marx.

86TH ST, 302 W, ss, 100 w West End av, 19x 102.2, ⅛ pt, 4-sty & b stn dwg; also RIDGE ST, 81; ws, 150.2 n Delancey, runs w73xs25xw 27.6xn48.2xe100.5xs23.3 to beg, ⅛ pt, 5-sty bk tnt & strs & 4-sty bk rear loft bldg; Adrian H Jackson—Amie Davis et al; Menken Bros (A), 87 Nassau; Sampson H Weinhandler (R); due, $3,960.30; T&c, $7.50; Joseph P Day.

88TH ST, 173 W, ns, 183.4 e Ams av, 16.2x100.8, 3-sty & b stn dwg; Ella R Andrews—Sarah Friedman et al; Beni F Edsall (A), 35 Nassau; Jas A Farrell (R); due, $16,054.28; T&c, $580.40; mtg recorded Jan 31, 1911; Joseph P Day.

132D ST, 10 E, ss, 185 e 5th av, 25x99.11, 5-sty bk tnt; Harry Isaacson—Louis Segelbohm et al; Wm F Clare (A), 135 Bway; Wm T Quinn (R); due, $6,828.67; T&c, $539.90; Henry Brady.

FEB. 25.

144TH ST, 510 W, ss, 125 w Hamilton pl, 100x 99.11, 6-sty bk tnt; International Distributors Corpn—Geo B Bergkamp et al; Geo C De Lacy (A), 233 Bway; Rudolph A Seligmann (R); due, $11,209.14; T&c, $288; sub to 3 mtgs aggregating $181,286; Joseph P Day.

AV C, 285, ws, 69 s 17th, 23x88, 4-sty bk tnt & strs; N Y Life Ins & Trust Co—August Dooper et al; action 1; Emmet & Parish (A), 52 Wall; William Klein (R); due, $8,353.73; T&c, $222.90; Bryan L Kennelly.

AV C, 289, ws, 23 s 17th, 23x88, 4-sty bk tnt & strs; Same—Same; action 2; Same (A); Same (R); due, $8,341.12; T&c, $220.90 Bryan L Kennelly.

FEB. 26.

28STH ST, 216 E, sa, 222 e 3d av, 22x98.9, 5-sty bk tnt & str & 3-sty bk rear tnt Sarah R Wells, trste—Henry Hoffman et al; Van Vorst, Marshall & Smith (A), 25 Broad; James A Foley (R); due, $17,487.98; T&c, $504.22; Henry Brady.

143D ST, 163-5 W, ns, 100 e 7th av, 37.6x99.11, 5-sty bk tnt; Equitable Life Assur Soc of U S et al—Adolph Gluckman et al; Cary & Carroll (A), 59 Wall; John DeW Warner (R); due, $34,183.21; T&c, $793.80; Joseph P. Day.

LEXINGTON AV, 288, ws, 49.5 s 37th, 24.6x84, 4-sty & b stn dwg; Wm W Sharpe—Mary A Doris et al; Ronald K Brown (A), 320 Bway; John F Couch (R); due, $37,148.97; T&c, $2,356.30; Joseph P Day.

7TH AV, 823, es, 25.1 n 53d, 25x100, 4-sty stn tnt & strs & 5-sty bk rear tnt; Wm Goldstone—Bernard Seymann et al; Myers & Schwersenski (A), 299 Bway; Harry N French (R); due, $4,822.74; T&c, $496.05; sub to 3 pr mtgs aggregating $51,000; Joseph P Day.

FEB. 27.

LEWIS ST, 99 & 99½, swc Stanton (Nos 293-5), 50x99.8, 4-5-sty bk tnts & strs; Ernestina Trick—Louis Cohen et al; Charles Brandt, jr (A); Wm A Boyd (R); due, $6,897.67; T&c, $6,705.48; sub to first mtg of $58,000; D Phoenix Ingraham.

STANTON ST, 293-5; see Lewis st, 99 & 99½.

31ST ST, 115 E (rear), beg at a point 203.11 w Lex av & 62.7 n 31st st, runs w 21.3xn 34.7xe 21.1xs 35.6 to beg; vacant; sheriff's sale of all right, title, &c, which Julia D Martin had on Oct 25, 1909, or since; Willard Roby (A), 34 Nassau; Max S Grifenhagen, sheriff; Daniel Greenwald.

FEB. 28 & MARCH 2

No Legal Sales advertised these days.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

FEB. 21 & 23.

No Legal Sales advertised for these days.

FEB. 24.

147TH ST, 872-4 E, ss, abt 80 w Austin pl, 50x 100, 2-sty fr dwg & 1 & 2-sty fr rear stable; Geo F Moritz, trste—William Tomlinson et al; Miller & Bretzfelder (A), 55 Liberty; Melvin G Palliser (R); due, $3,401.92; T&c, $830.79; M Morgenthau, Jr, Co.

FEB. 25.

184TH ST, 505 E, nec Bassford av (No 2320), 91.4x55.1x93.1x55, 5-sty bk tnt & strs; Empire City Savings Bank—Martin Tully Construction Co et al; Chas W Dayton (A), 27 William; Melvin G Palliser (R); due, $53,077.44; T&c, $1,143.95; Joseph P Day.

BASSFORD AV, 2320; see 184th st 505 E.

DALY AV, 1916, es, 389.2 s 177th, 32.1x150.11, 4-sty bk tnt; Farmer's Loan & Trust Co, trste—Harry C Benline Constn Co et al; Geller, Rolston & Horan (A), 22 Exch pl; Phoenix Ingraham (R); due, $19,089.35; T&c, $445.20; D Phoenix Ingraham.

FOREST AV, 999, ws, 144.3 s 165th, 21x91, 3-sty fr tnt & str; Polonia Co-operative Savings & Loan Assn—Victor Jeschke et al; Francis X Wazeter (A), 346 Bway; Henry M Stevenson (R); due, $5,140.56; T&c, $221.07; Joseph P Day.

UNION AV, 1126, es, 45 n 167th, 40x100, 4-sty bk tnt; Gerard B Lambert—R & W Realty Co et al; Saml T Carter, Jr (A), 111 Bway; Henry A Friedman (R); due, $26,561.62; T&c, $1,529.93; mtg recorded May 20, 1909; Joseph P Day.

FEB. 26.

BOWNE ST, swc John; see John st, swc Bowne.

JOHN ST, swc Bowne, 122.1x301.6 to Eastchester Bay x—x223.4, City Island; Henry Guion et al—Martin J Earley et al; John A Holzapfel (A), 260 Bway; Melvin G Palliser (R); due, $5,566.82; T&c, $1,178.69; Joseph P Day.

237TH ST, 327 E, ns, 300 w Martha av, 25x100, 2-sty fr dwg; William Beaman—Olivia Gilber et al; John C Stein (A), 51 Chambers; Howard Humiston (R); due, $2,886.43; T&c, $127.08; Joseph P Day.

LONGWOOD AV, 1095-7, ns, 24.6 w Garrison av, 35.8x65.8x35.8x67.10, 2 2-sty fr dwgs; Margaret V Dimond—Mary E Baldwin et al; Joseph H Fargis (A), 37 Liberty; Denis Quinn (R); due, $6,613.06; T&c, $922.57; sub to mtg of $300; Bryan L Kennelly.

PROSPECT AV, 2054, es, 128.6 n 179th, 22.1x 150.3, 2-sty fr dwg; Tax Lien Co of N Y—James D Rogers et al; William Lustgarten (A), 68 William; Wm J Cahill (R); due, $1,178.95; T&c, $560; Bryan L Kennelly.

FEB. 27.

148TH ST, 344 E, swc Courtlandt av (No 517), 94x27.6, 4-sty bk tnt & strs; Hyman Nanes—Henry Steinberg et al; Lester M Friedman (A), 233 Bway; John C Coleman (R); due, $3,901.87; T&c, $577.90; sub to mtg $18,000; Joseph P Day.

COURTLANDT AV, 517; see 148th st, 344 E.

SO BLVD, 1336, es, 200 s Jennings, 25x100, 3-sty fr tnt; Leonard J Langbein, exr—Martha Perna et al; action 1; Henry Meyer (A), 302

Bway; Harry G Guttman (R); due, $1,539.12; T&c, $331.11; sub to 1st mtg $4,000; Julius H Haas.
SO BLVD, 1334, es, 225 s Jennings, 25x100, 3-sty fr tnt; Same—Same; action 2; Same (A); Same (R); due, $1,539.12; T&c, $331.11; sub to mtg $4,000; Julius H Haas.

FEB. 28 & MARCH 2
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

FEB. 21 & 23.
No Legal Sales advertised for these days.

FEB. 24.
DEAN ST, sec Rogers av, 95x120; Dime Savings Bank of Brooklyn—Union League Club of Brooklyn et al; Dykman, Oeland & Kuhn (A), 177 Montague st; Stephen C Baldwin (R); Thomas Hovendon.
N 8TH ST, nes, 175 se Kent av, 25x100; Sarah A Burroughs—Ralph Lipschytz et al; Geo A Logan (A), 44 Court; Felix Reifschneider, Jr (R); Wm H Smith.
W 9TH ST, es, 54 n Av R, 17x100; Herman H Doehler—Otti Singer et al; Harry E Lewis (A), 215 Montague; H H Altman (R); Wm P Rae.
E 31ST ST, es, 100 s Av I, 100x100; Carrie G Hogle—Arthur H Sellinger et al; Henry Hetkin (A), 44 Court; John T Eno (R); Charles Shongood.
E 35TH ST, ws, 87.8 s Tilden av, 20x100; Postal Life Ins Co—Dorey Realty Co et al; action 9; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.
E 35TH ST, ws, 47.8 s Tilden av, 20x100; Same—Same; action 12; Same (A); Same (R); Wm H Smith.
E 35TH ST, ws, 67.8 s Tilden av, 20x100; Same—Same; action 13; Same (A); Same (R); Wm H Smith.
E 35TH ST, ws, 107.8 s Tilden av, 20x100; Same—Same; action 14; Same (A); John H Fleury (R); Wm H Smith.
72D ST, sws, 320 se 8th av, 20x100; Franziska Drissler—Geo Trebing et al; Reynolds & Geis (A), 359 Fulton; Walter M Effross (R); Wm P Rae.
BAY PARKWAY, ses, 273.6 ne Cropsey av, 100x96.8; Edw G Vail, jr—Walter Schren-Keisen et al; Cromwell G Macy (A), 280 Bway, Manhattan; Mortimer S Brown (R); Wm H Smith.
BEDFORD AV, ws, 100 n Ross, 27.5x57.5; Sarah Weill—Jeanette Levy et al; Harry E Lewis (A), 215 Montague; Elmer G Sammis (R); Wm P Rae.
BROOKLYN & JAMAICA PLANK RD, swc Vermont av, 75x102.7; National Fertilizer Co—Eliz Gunther et al; Lockwood & Hill (A), 35 Nassau, Manhattan; Wm B Hurd, Jr, receiver; Wm H Smith.
DRIGGS AV, ws, 20 n N 1st, 20x39.8; Solomon Rosenberg—Abraham Schoenman et al; Hugo C Gollmar (A), 134 Bway; Leon R Jacobs (R); Wm P Rae.
FLATBUSH AV, nes, 30 nw Dean, runs ne73.11 xs5.4xe10.9xn41xnw70.6xsw11.6xse40xsw75xse40 to beg; Grace L Harper et al—Mary A Church et al; Carey & Carroll (A), 59 Wall, Manhattan; Rippey T Sadler (R); James L Brumley.
GRAVESEND AV, ws, 85 s Av J, 15x40; Brooklyn Realty Sellers—Frank M Henderson et al; London & Davis (A), 55 Liberty, Manhattan; Rufus T Griggs (R); Charles Shongood.
MORGAN AV, nwc Thames, 100x33; Kings County Savings Inst—Rosie Glickman et al; Wm W Taylor (A), 63 Wall, Manhattan; Geo H Harman (R); Wm H Smith.
NOSTRAND AV, es, 40 n Snyder av, 20x100; Glens Falls Ins Co—Robert Ward et al; action 1; Hirsh & Newman (A), 391 Fulton; Henry S Rasquin (R); Wm H Smith.
ST MARKS AV, ns, 20 w Nostraud av, 20x100; Industrial Savgs & Loan Co—Susanna A Le-Roy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R); Wm H Smith.

FEB. 25.
STATE ST, 118, sws, 92.6 e Henry, 25x100; Geo H Roberts—John F Robertson et al; Wintbrop & Stimson (A), 32 Liberty; Henry Herdling (R); Wm P Rae.
BAY 17TH ST, ses, 200 sw 86th, 50x96.8; Leopold Freiberger—Chas H Malchow et al; Samuel E Klein (A), 367 Fulton; Warren I Lee (R); Charles Shongood.
38TH ST, nes, 158.10 se New Utrecht av, 20x90; Henry Hess et al—Silver Land Improvement Co et al; C & T Perry (A), 845 Manhattan av; Bernard B Shrict, jr (R); Wm P Rae.
52D ST, sws intersec ses 13 av, 140x1002; Harold Burton-Hart—Jas F Ringland et al; Harry L Thompson, 175 Remsen; Allan A Deutsch (R); Wm H Smith.
73D ST, nes, 95 sw 15 av, 75x100; Henry L Nostrand—Michael J Grady et al; Furst & Furst (A), 215 Montague; Allen Robertson (R); Wm H Smith.
BELMONT AV, sec Berriman, 20x90; Margt Dolan—Harry Freifeld et al; Jno C L Daly, 375 Fulton; Wm H Smith.
NORMAN AV, ss, 75 e Russell, 25x95; Augustus Smith—Wm L Felter et al; Arthur Smith (A), 111 Bway, Manhattan; Chas C Miller (R); James L Brumley.
TOMPKINS AV, nec Greene av, 25x100; Dime Savings Bank of Brooklyn—Sarah D Fogelson et al; Dykman, Oeland & Kuhn (A), 177 Montague; John C Stemmermann (R); Wm P Rae.

FEB. 26.
CRESCENT ST, ws, 50 n Weldon, 25x100; Margaret Riordan—Cornelius Manning et al; Kiendl & Sons (A), Atlantic and Pennsylvania avs; Harry S Lucia (R); Wm H Smith.
FAIRVIEW PL, swc Martense, 100x19.8; Germania Savings Bank, Kings County—Sarah D Fogelson et al; action 1; Wingate & Cullen (A), 20 Nassau, Manhattan; Henry D Lett (R); Wm H Smith.
FAIRVIEW PL, ws, 19.8 e Martense, 18.8x100; Same—Same; action 2; Same (A); Edw L Collier (R); Wm H Smith.
FAIRVIEW PL, ws, 38.4 s Martense, 20x100; Same—Same; action 3; Same (A); A Berton Reed (R); Wm H Smith.
WATKINS ST, w s, 125 s Liberty av, 25x100; Williamsburg Savings Bank—Fannie Horn et al; S M & D E Meeker (A), 217 Havemeyer st; Alfred W Booraem (R); Wm H Smith.
53D st, swc 11th av, 80x20.2; Henry G Tuttle—L W Beveridge, Inc, et al; Leopold Levy (A), 816 Broadway; Sidney Streugin (R); Charles Shongood.
NORMAN AV, s s, 100 e Russell st, 25x95; Augustus Smith—Wm L Felter et al; Arthur Smith (A), 111 Broadway; John C Judge (R); Action No 2; Wm H Smith.
7TH AV, nws, 107.2 ne 78th st, 21.5x116.10x irreg; Jacob Blank—Isabella L Ryttenberg et al; Coombs & Wilson (A), 260 Broadway; Chas J. Masone (R); Wm H Smith.
7TH AV, ws, 21.5 s 75th st, 21.5x101.5; Samuel H Coombs—Isabella L Ryttenberg et al; Action No 1; Roy M Hart (A), 260 Broadway; Ludwig M Wilson (R); Wm H Smith.
7TH AV, ws, 42.10 s 77th st, 21.5x109.1; Same—Same; Action No 2; Same (A); Henry A Sayer (R); Wm H Smith.
7TH AV, ws, 64.3 s 77th av, 21.5x116.10; Same—Same; Action No. 3; Same (A); Percival G Barnard (R) Wm H Smith.

FEB. 27.
ELTON ST, es, 158.4 s Glenmore av, 19.5x90; Mary M Post—Dominick De Paola et al; Alphonse Dession (A), 82 Wall, Manhattan; George Eckstein (R); Wm H Smith.
2D ST, ns, 71.1 e Bond, 25x93.3; Joseph Meresman—Rebecca Wolkof et al; John L Bernstein (A), 5 Beekman, Manhattan; Milton M Brooke (R); Wm P Rae.
N 9TH ST, nes, 175.2 se Roebling, 49.8x100; Ernest Arnold—Edw S McVey et al; Louis J Moss (A), 26 Court; Thomas J Evers (R); Charles Shongeod.

FEB. 28.
No Legal Sales advertised for this day.

MARCH 2.
VERNON AV, ss, 162.6 e Throop av, 18.9x80; Louis Schrag—Jennie Tillinger et al; Salter & Steinkamp (A), 140 Nassau, Manhattan; John H Fleury (R); Wm H Smith.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 14.
13TH ST, ns, 121 e Av A, 37.6x103.3; Alice Richard—Giovanni Parisi et al; J A Kohn (A).

FEB. 16.
LEWIS ST, 52-54; Empire City Savings Bank—David Perlman et al (amended); C W Dayton (A).
LEWIS ST, 50; Empire City Savings Bank—Julius Weinberg et al; C W Dayton (A).
4TH ST, nwc Mercer, 71.5x96.2; N Y Life Ins & Trust Co—Guy Witthaus et al (amended); Emmet & Parisb (A).
122D ST, ss, 150 w Amsterdam av, 25x95.11; N Y Life Ins & Trust Co—Isaac Huppert et al; Emmet & Parish (A).
LEXINGTON AV, ws, 65.4 n 31st, 22.6x100; Canal Realty Co—Julius Rosenberg et al; Strauss & Singer (A).

FEB. 17.
48TH ST, 317 E; Harris Koppelman—Philip Fiumefredde et al; H L Kunstler (A).
AV B, 131; Fannie Pick et al—Frieda Hart et al; Kantrowitz & Esberg (A).

FEB. 18.
16TH ST, ns, 575 w 5 av, 25x92; Maurice D Barry et al—Jno Fitzgerald et al; H M Bellinger, Jr (A).
51ST ST, 237 W; Margt F Barnes—Benven Realty Co et al; J A l Hardiman (A).
53D ST, 355 W; Harriet B Piester—Stanley Goliek Co; Arrowsmith & Dunn (A).
131ST ST, 12 E; Annie Diehl—Sarah McCormick et al; Guggenheimer, Untermyer & Marshall (A).

FEB. 19.
MADISON ST, 348; Clarence M Coddington—Michl Gold et al; C M Ceddington (A).
2D AV, 1890; Anna R Fairchild—Sarah Katz et al; Theall & Beam (A).

FEB. 20.
20TH ST, ss, 300 e 6 av, 50x92; Germania Life Ins Co—Minna M Coster et al; Dulon & Rose (A).
AV A, nec 55th, 25x5x79.8; German Savgs Bank of City of N Y—Elsie Max et al; amended; M Auerbach (A).
3D ST, ns, 280.11 e Av B, 46x96.2; Wolf Brand—Burt Realty Co et al; S Schack (A).
110TH ST, ss, 75 w 1 av, 25x100.11; Wm Hennings—Broadway Trust Co et al; amended; G B Winthrop (A).
AV B, es, 22 s 17th, 20x68; Saml E Motsard—Louis Pollack et al; Cohen, Haas & Schimmel (A).
115TH ST, ss, 415 e Lenox av, 18x100.11; Jno Wood—Florinda M Burke; R K Brown (A).
ST NICHOLAS AV, es, 50.6 s 128th, 50.5x93.11x irreg; Isidore Wengraf—Jno E Pye et al; I Neustaedter (A).

Bronx.

FEB. 13.
RITTER PL, ss, 96.8 e of Union av, 40x85.3; Jos E Dutey—Crownhill Constn Co; R Lowenthal (A).
166TH ST, ss, 175 w Washington av, 25x166.8; part of Lot 30, map of Village of Morrisania; Jacob Littau et al—Ferdinand Steiger et al; L Susman (A).
ANTHONY AV, ws, 110.2 n 173d, through to Clay av, es, 80x82.3x71.5xirreg; Annie C Bartlett—Mellwin Realty & Constn Co et al; H C Rickaby (A).

FEB. 14.
LOTS 87, 89, map of Union Hill, Powell Estate; Smada Realty Co—Jos Tesere et al; O E Davis (A)

FEB. 16.
CLINTON AV, 1820; Rental Mortgage Securities Corporation—Inter City Land & Securities Co et al; J L Goodwin (A).
SOUTHERN BLVD, ws, 375 n Jennings, 37.6x100; Rental Mortgage Securities Corporation—Inter City Land & Securities Co et al; J L Goodwin (A).

FEB. 17.
BRONX BLVD, Lot 324, Map of Washingtenville, Town of Eastchester; Charlette H Whitley—Michael Brennan et al; Wood & B (A).
LOTS 25, 26, 27, 28, 29, 30 and 31, Map of Section A, Vyse Estate; Rental Mortgage Securities Corpn—First Preferred Realty Corpn et al; J L Goodwin (A).

FEB. 18.
136TH ST**, ss, 125 w 3 av, 25x100; American Mortgage Co—Dora Yanitsky et al; M S Borland (A).
136TH ST,** ss, 150 w 3 av, 25x100; Cath A Lawrence—Merris Hineser et al; amended; M S Borland (A).
147TH ST, sec Tinten av, 50x100; Eliz C Cornell—Henry Fex et al; C M Beynton (A).

FEB. 19.
FOX ST, es, 656.10 n 165th, 20.5x100; Clara Best—Martha Perna; Arrowsmith & D (A).
DAVIDSON AV, sec North, 15x100; May Price Constant Gref—Fleischmann Realty Co et al; GE Coney (A).
EASTBURN AV, es, 238.3 n 174th, 25x95; Beard of Education of Reformed Church of America—Sarah Cohen; C L Livingston (A).
LOTS 207 & 225, map of Samler Estate, prep located at Broadway & 256th st; Stuard Realty Co—Stroefer Realty Co et al; Gilbert & G (A).
**Recorded in N Y County.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 11.
120TH ST, 81 E; German Savgs Bank of N Y—Leopold Winkler et al; Meyer Auerbach (A); Jne H Rogan (R); due $9,881.45

FEB. 13.
HOUSTON ST, s s, 40 e Goerck, 20x75; Eliza C Farnham—Rose Messer et al; Wm R Adams (A); Winter Russell (R); due 6,556.67
123D ST, 124-8 E; Adelph Finkenberg—Max Marks; Katz & Sommerich (A); Jos R Truesdale (R); due... 6,342.11

FEB. 14.
No Judgments in Foreclosure Suits filed this day.

FEB. 16.
113TH ST, 58 W; Danl J O'Cenner et al—Simon Ginsburg (A); Gannon, Seibert & Riggs (A); Harry Bijur (R); due 10,699.67

FEB. 17.
No Judgments in Foreclosure Suits filed this day.

FEB. 18.
PLOT 7, map of 55 lots of Ft Washington & Buena Vista Syndicate, Manhattan; Jas Douglas—Cotova Realty & Constn Co; Douglas, Armitage & McCann (A); Jaceb Silverstein (R); due. 24,745.50
34TH ST, ss, 100 w 9 av, 20x98.9; Cornelia W Hall—Thos Doyle et al; Walsh, Wallace, Beckwith & Edle (A); Cyrus C Miller (R); due..... 21,992.70

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 14.
No Lis Pendens filed this day.

FEB. 16.
BLEECKER ST, 350-354; also 10TH ST, 217 W; also 4TH ST, 301 W; Edgar E Mortimer—Mary A Mortimer et al (partition); L W Osterweis (A).
MACOMB'S PL, ws, bet 152d & 153d, lots 51 & 52; Rudolph Wallach Co—Edw M Kirkpatrick et al (foreclosure of tax lien); A Weymann (A).
23D ST, ns, 20 w 10th av, 20x54; Adelaide A Stilwell et al—Frederick G Miller et al (action to declare lien); N E Betjeman (A).
70TH ST, 235 W; Mabel G Maynard—Robert D Radcliffe et al (amended lien); Elsman, Levy, Corn & Lewiue (A).
130TH ST, 104 W; Frederick B Cook—Anna G Vermilya et al (foreclosure of tax lien); L R D Ball (A).

FEB. 17.
PARK ST, 69; Helen Seinfel—Henry Seinfel et al (foreclosure of tax lien); T I Schwartzman (A).

FEB. 18.
ST MARKS PL, ss, 100 e 3 av, 26x120; Hermann Bruns—David Wasser; actien to enjein encroachment, &c; G W Tucker, Jr (A).
PARK AV, 929-31; Eureka Tile Co—Pollack & O'Neill et al; counterclaim; Phillips & Avery (A).
PARK AV, 929; Jas W Johnson—Pollack & O'Neill et al; counterclaim; Phillips & Avery (A).

FEB. 19.
42D ST, 141 W; Altoria Realty & Construction Co—Peter Delacy (action to foreclose mechanics' lien); Gettner, Simon & Asher (A).

FEB. 20.
ST NICHOLAS AV, nwc 190th, 97x120; Gee H Storm et al—190th St Co, Inc; action to foreclose mechanics lien; Phillips & Avery (A).

Bronx.

FEB. 13.

GREEN AV, ss, 150 e Mapes av, 25x100; Eliz M Rogan—Jno H Carpenter, Jr; action to foreclose tax lien; G A Moses (A).

FEB. 16.

LOT 291, Map of Laconia Park; Lillian W White—Hyman Epstein et al (transfer of tax lien); Williamson & B (A).

FEB. 17.

CROTONA PKWAY, es, 274.5 s 177th, 109.8x95.7 xirreg; John McGrath—Crotona Parkway Amusement Co et al (action to foreclose lien); S Weinstein (A).

LOT 80, map of 82 lots of Martin J Keogh, Bronx; Lillian W White—Mary Horan et al (action to foreclose tax lien); Williamson & Bell (A).

LOT 163, map of Seton Homestead; Lillian W White—Jno M Digney et al (action to foreclose tax lien); Williamson & Bell (A).

FEB. 18.

GORE Lot 62, map of Village of Wakefield; Henry Gebelein et al—Jno M Dumproff et al; action to foreclose transfer of tax lien; H Hetkin (A).

FEB. 19.

No Lis Pendens filed this day.

Brooklyn.

FEB. 11.

BUTLER ST, ns, 100 w Saratoga av, 175x100x178 x143; Martha Beirach—Commonwealth Impt Co et al; S A Telsey (A).

GATLING PL, nec 92d, 25x95.6; Greater N Y Savgs Bank—Florence L Fletcher et al; Washburn, Ruston & K (A).

HAWTHORNE ST, ns, 179.9 e Nostrand av, 20x100; Christine Morgan—Albt De Roode et al; J Schauf (A).

LEFFERTS ST, swc Canarsie rd, 27.2x102x45.6 x—; Title Guar & Trust Co—Katie Richig et al; T F Redmond (A).

PACIFIC ST, ss, 35.5 e Buffalo av, 20x107.2; Anna Cerovsky—F Dornberger Realty Co et al; M Sulzberger (A).

SUMPTER ST, swc Ralph av, 20x50; Williamsburgh Savgs Bank—Jennie Schoenberg et al; S M & D E Meeker (A).

40TH ST, nes, 200 se 3 av, 16.8x100; also 40TH ST, nes, 250 se 3 av, 16.8x100; also 40TH ST, nes, 283.4 se 3 av, 16.8x100; Louise B Schattenkircher—Woodworth Realty Co; W L Durack (A).

53D ST, ss, 80 w 11 av, 20x100.2; Geo B Watson—L W Beveridge, Inc et al; L F Hollenbach (A).

79TH ST, sws, 285 nw 14 av, 18.6x100; Carrie A McKean—Rosina Realty Co et al; W D Niper (A).

LIVONIA AV, ss, 40 w Christopher av, 20x80; Michl J Shea—Isaac Teitelbaum et al; J M Rider (A).

NEW JERSEY AV, ws, 112.6 n Glenmore av, 87.6x100; Geo D Browne—Purdy Constn Co et al; M Monfried (A).

NEW JERSEY AV, ws, 68.9 n Glenmore av, 43.9 x100; also PENNSYLVANIA AV, es, 25 n Glenmore av, 43.9x110; also S 5TH ST, ss, 175 w Hooper, 20x100; also S 5TH ST, ss, 195 w Hooper, 20x100; also S 5TH ST, ss, 215 w Hooper, 22.2x100; also S 6TH ST, ns, 103.8 e Berry, 24.8x62x24.8x59.1; also S 6TH ST, ns, 128.6 e Berry, 25.4x61.4x25.4x61.2; Josephine K Anderson—Edwin I Anderson et al; partition; R G Mackay (A).

FEB. 13.

FENIMORE ST, ns, 250 w Bedford av, 35x100; Edw F Patchen—Alma P Bunn et al; H M McKean (A).

FULTON ST, nwc Jerome, runs n82.2xwS.8xse 8.6xs92xeS9.10 to beg; also FULTON ST, ns 22.5 e Barbey, S80x91.10xS1.8x75.6; Collective Holding Co—Fulton-Jerome Theatre Holding Co et al; S A Telsey (A).

LEFFERTS ST, ss, 296.2 e Nostrand av, 20x 102.6; Title Guar & Trust Co—Wm J Decker et al; T F Redmond (A).

LEFFERTS ST, ss, 316.2 e Nostrand av, 20x 102.6; Title Guar & Trust Co—Wm J Decker et al; T F Redmond (A).

McKIBBIN ST, swc Bushwick av, 25x75; Bond & Mtg Guar Co—Jas Werbelowsky et al; T F Redmond (A).

VARET ST, ss, 100 e Graham av, 25x100; Title Guar & Trust Co—Isaac Reiss et al; T F Redmond (A).

WALDORF CT, ns, 140 w E 17th, 40x112.6; Kings Co Mtg Co—Rose V Hassan; W A Robinson (A).

64TH ST, nes, 340 nw 14 av, 20x94.11x20x95.2; Chas E Paul—Nicola Marando et al; W J Pape (A).

AV K, ns, 40 w E 19th, 40x100; Kath B Wakefield—Flatbush Constn Co et al; G I Woolley (A).

CLASSON AV, es, 363.3 n Myrtle av, 25x92.8x 25x92.10; Luigi Cuoco—Classon Bldg Co; to set aside deed; M C D'Agrosa (A).

DUMONT AV, nec Hinsdale, 100x100; Klein Material Co—Almont Holding Co; foreclosure of lien; D B Getz (A).

PARK AV, ss, 100 w Bedford av, 22x82.3; Luigi Castiglione—Morris Gold; specific performance; C J Ryan (A).

FEB. 14.

OAKLAND ST, ws, 75 s Huron, 25x100; Vincenzo Polito—Michael De More et al (foreclosure of mechanics' lien); C R Coulter (A).

PRINCE ST, ws, 150 s Myrtle av, 24.10x55.7x 22.10x45.11; Alice M Corner—Marie Rogers et al; C F Corner (A).

WALWORTH ST, ws, 510.3 n Park av, runs w 80xn12.6xw20xn25xe100xs37.6; Geo M Mannering—Herbert V Moos et al; E K Van Beuren (A).

1ST ST, ns, 406.3 w 6th av, 18.9x100; Ellen McLaughlin—Mary McLaughlin et al (to establish dower right); E F Valentine (A).

65TH ST, sws 94.9 nw 19th av, 34.1x100; Virginia M Monroe—Jno T Haskell et al; H M Bellinger, Jr (A).

75TH ST, nes, 144 se 15th av, 18x100; Mary Banta—Jno A Jones Bldg Co et al; H M Bellinger, Jr (A).

75TH ST, nes, 126 se 15th av, 18x100; Mary Banta—Jno A Jones Bldg Co et al; H M Bellinger, Jr (A)

UNION AV, ws, 76.6 n S 4th, 25x60; Maggie Follmer—Jos M Follmer et al (partition); H P Vielbig (A).

ALL PROP bounded s by woodland of Martha Lansing, n&e by woodland of Adrian Martense & w by woodland of Simon Bergen, containing 3.72 acres; Mary W Wood—Mary B Tremearne (partition); Lewis & McNamara (A).

FEB. 16.

COURT ST, ws, 300 n Degraw, 25x112.6; also HARRISON ST, ss, 75.9 w Court, 20x91.5; also COURT ST, ws, 18.3 n Union, 18.2x80; also 1ST PL, nwc Court, runs n21xw55xn59x w20xs80xe75 to beg; Mary E Drew—Thos B Vreeland et al; partition; W D McNultv (A).

MACON ST, swc Howard av, 22x100; Morris Bergmann—Henry Weber et al; S Bergmann (A).

MONROE ST, 383; Harriet R Earle—Harriet L Jones & ano; H C Needham (A).

MOORE ST, ns, 75 e Leonard, 75x100; Title Guar & Trust Co—Morris Magaril et al; T F Redmond (A).

S 9TH ST, nes, 129 se Wythe av, 25x93.4; Wm Sturz—Louisa Sturz et al; partition; H W Griffiiths (A).

ATLANTIC AV, sec Bradford, 25x90; Elvina C Munford—Hermanna Alt et al; F Colety (A).

BATH AV, sec Bay 17th, runs e39.10xs100.4xe 52.9xs50xw48.10xn9.10xw47xn171 to beg; Sol Schub—Antonio Di Candia et al; foreclosure of lien; Levy, Gutman & G (A).

BROOKLYN AV, es, 210 n Church av, 30x35x 30x33.9; N Y Mtg & Security Co—Boyd Constn Co et al; H M Bellinger Jr (A).

BROOKLYN AV, es, 180 n Church av, 30x35x20 x36.3; same—same; same (A).

FOUNTAIN AV, es, 100 n Liberty av, —x—; Margt M Culhane—Burr L Houghton Jr; J W Redmond (A).

HOWARD AV, nwc Sutter av, 75x100; also HOWARD AV, ws, 375 s Sutter av, 25x100; Mary Schadoff—Minnie Paley et al; J Fried (A).

19TH AV, ses, 40 sw 77th, 20x80; Carl Rieger —Max Rosenweig et al; I Levine (A).

FEB. 17.

BERGEN ST, 821; Wm C Canning—Morris Agar et al (to set aside deed); Stern & Gilleandeau (A).

HENRY ST, es 20 s Degraw, 20x62; Minnie Schlech—Geo A Moutinev et al; J M Peyser (A).

INGRAHAM ST, nw Varick av, runs w275xn 20xe130xs100xe30xs60xe115xs40 to beg; Williamsburg Savgs Bank—Union Land Holding Co et al; S M & D E Meeker (A).

NAVY ST, es, 224.9 s Lafayette, 22x100; Ellen A Borgstrom—Nicola Cagliardo & ano; J C Danzilo (A).

PRESIDENT ST, ns, 120 e Columbia, 20x100; Vincent Scala—Gelsomina Valtenino et al; M Ditore (A).

EAST 8TH ST, ws, 260 s Ditmas av, 33.4x120.6; Adolph C Kilian—Jno F Kennedy Co et al; Moore, Williams & U (A).

EAST 35TH ST, es, 458 n Church av, 20x99.7x 20x99.10; Virginia S Markay-Smith—Hazel Constn Co et al; H M Bellinger, Jr, (A).

EAST 35TH ST, es, 438.5 n Church av, 19.9x 99.7x19.9x99.4; Eliz Haefeleim—same; same (A).

49TH ST, 521; Chas A Hardy—Jno E Sullivan et al; Hervey, Barber & Mc (A).

BELMONT AV, 477; Morris Federgreen—Edw Mostkowitz et al (to set aside deed); S M Brook (A).

GRAVESEND AV, es, 480 n Av J, runs e125xn 53.9xw125xs53.9 to beg; also AV J, nec E 2d, 100x200; also E 3D ST, ws, 180 n Av J, 100 x232.6; also AV J, sec E 2d, 40x90x—x40; also E 3D ST, swc Av J, 100x100; also AV J, nec E 3d, —x—; also GRAVESEND AV, es, 400 n Av J, 20x125; Barbara Silkworth—Lancaster & Westchester Realty Co; Van Alen & Dyckman (A).

VOORHIES AV, nec Kenmore pl, 100x100; Urban Securities Co—Max Wolfgang et al; Reeves & Todd (A).

LOTS 511 to 515 & 575 to 582, block 10, on map of 937, lots of New Utrecht Impt Co; Kath Gallagher—Wm Lehmkuhl et al; G C Speranza (A).

FEB. 18.

BRISTOL ST, es, 425 s Sackett, 50x110; Hannah Levin—L Lapidus Co; specific performance; I Solomon (A).

CHESTER ST, ws, 250 n Bway, 25x100; Oswego City Savgs Bank—Jacob Fromm et al; T F Redmond (A).

JEFFERSON ST, nws, 285 ne Bway, 44x100; Germania Savgs Bank—Saul Koppman et al; Wingate & Cullen (A).

KENMORE PL, es, 370 n Av K, 50x100; Greater N Y Devel Co—Jno R Corbin Co; W T Lindsay (A).

PROSPECT PL, ns, 100 e Franklin av, 25x131; Maurice Epstein—Geo F Tait; specific performance; A S Aaronstamm (A).

THATFORD ST, ws, 50 s Belmont av, 25x100; Minnie Hoffmann—Moses Freed et al; H Cracauer (A).

WATKINS ST, ws, 40 s Blake av, 20x75; Yetta Leichman—Mordechai Gurland et al; H Lurio (A).

WYONA ST, es, 350 s Fulton, 50x100; Christina Loeffler—Jacobina Howatt; B Bloch (A).

75TH ST, sec 5 av, 20.6x103.8x21.11x95.9; Arthur J Hughes—Jno E Sullivan et al; Watson & Kristeller (A).

AV M, ns, 80.5 w E 8th, 21.1x80; Anna G Biglow—Adine De Baldwin et al; Cary & Carroll (A).

AV M, ns, 100.6 w E 8th, 20x80; same—same; same (A).

AV M, ns, 20.4 w E 8th, 20.1x80; Anna G Biglow—Mary G Baldwin et al; Cary & Carroll (A).

AV M, ns, 40.5 w E 8th, 20x80; same—same; same (A).

AV M, ns, 60.5 w E 8th, 20x80; same—same; same (A).

ATLANTIC AV, ss, 25 e Howard av, 25x100; Benj Anchell—Alben Constn Co et al; Jonas Lazansky & N (A).

BLAKE AV, 900; Annie Chester—Ida Kostakowsky et al; S Rabinowitz (A).

CARLTON AV, 420; also FLATBUSH AV, 291; also REID AV, 247; Louisa J Collins—Wm M Dorsey et al; partition; O'Neil & O'Neil (A).

FLUSHING AV, ss, 81 w N Portland av, 19.6x 75; Ellen A Borgstrom—Lauretta Callicchio et al; J C Danzilo (A).

GRAHAME AV, es, 25 n Debevoise, 25x75x25x 60; Chas H Kotlowitz—Jas J Hanselman et al; specific performance; S Chugerman (A).

KENT AV, es, 90 n N 3d, 5x62; Hersey Egginton—Saml James, Jr et al; partition; A Conway (A).

VESTA AV, es, 140 s Dumont av, 100x120; Homestead Bank—Ida Kurlandzik et al; Watson & Kristeller (A).

5TH AV, es, 85.9 s 75th, 19.10x92.10x21x85.3; Arthur J Hughes—Jno E Sullivan et al; Watson & Kristeller (A).

5TH AV, es, 21.11 s 75th, 20x95.9x21.5x88.1; same—same; same (A).

PLOT begins 470 n Pitkin av & 20 e Hopkinson av, runs e20xn99.1xsw21.1xs92.3 to beg; Title Guar & Trust Co—Congregation Ahavath Achim Anshe Brownsville et al; T F Redmond (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 14.

125TH ST, 241 W; Louis Breiner et al —Arthur L, Lucy F, Lucy L & Ethel L Hanscom, Kate L White, Thomas M Connelly (73) $3,500.00

FT WASHINGTON AV, nec 160th, 102x 102; A Pardi Tile Co—Saranac Construction Co (72)..... 1,250.00

FEB. 16.

37TH ST, 4 & 6 W; Hay Foundry & Iron Works—Midville Realty Co (75). 550.00

44TH ST, 216-230 W; Wm A Gresser—Wm W Astor; Sam & Lee Shubert, Inc, & Shubert Theatrical Co (76)... 503.00

44TH ST, 347-349 W; Max Newman—Katie Heidelberger, extrx (77)..... 229.50

45TH ST, 7 E; Baker Smith & Co—Lefferts Strebeigh & Harold Strebeigh; Samuel Medlin & Medlin Realty Co (78) 483.00

LEXINGTON AV, 389-413; D B Pershall & Son—Long Beach Estates; P W Post (74) 72.55

MADISON AV, 110; Baker Smith & Co —George Oakley; Saml Medlin & Medlin Realty Co (79)..... 400.00

FEB. 17.

NEW CHAMBERS ST, ss, 5 se Park Row, 33.3x93.11; Roeser & Sommer Co—Berg Cafe & Hotel Co, Inc; Harry Berg, Catherine Divver, Jane D Farley; Jas P Divver, Jos G Divver, Walter V Divver & Ida M Drumm (80) 320.00

2D AV, 1196; Nathan Unger—Benjamin Tannenbaum (81) 57.53

FEB. 18.

MADISON ST, 192; Sam Schwartz—Ike Badenstein & Jos M Kandell (82) 44.00

53D ST, 60 W; Jas Roddy—R Craig Van Deventer; renewal (86). 274.49

105TH ST, 17 E; Jacob M Singer—Annie Berkinson & Max F Lookstein (83). 46.50

AV A, 109; Triborough Marble & Tile Works, Inc—Ladislaus W Schwenk, Architectural Ecclesiastical Marble & Interior Decorating Co (84)..... 447.00

FEB. 19.

42D ST, 141 W; Altoria Realty & Construction Co—Peter Delacy (87)..... 5,743.99

118TH ST, 216 E; Herman Schapierer —Jacob Lowenthal (89)..... 180.00

173D ST, 555 W; Benjamin Feldman—Bertha Golla, William Johnson (88).. 361.50

FEB. 20.

162D ST, 543-5 W; David Barad—Gerbereux Co & W M McLaughlin Co (90) 30.85

108TH ST, 416 E; Murtha & Schmohl Co—Jas Rudden & Benj Leff (94)... 276.63

ALLEN ST, 171; American Radiator Co—Fulton Av Realty Co & Greenberg Bros (95). 26.00

ALLEN ST, 52; Julius Munishkin—Frieda Hart (96) 90.00

7TH AV, 2420; Dages & Maier—Marion S I Martin & Philip Repatzky (97).. 138.50

Bronx.

FEB. 13.

No mechanics liens filed this day.

FEB. 14.

No Mechanics' Liens filed this day.

FEB. 16.

LONGFELLOW AV, 1430-32; Cohen & Brown Inc—Friedman & Rabinowitz & Fort Masonry Constn Co (24)..... 535.00

FEB. 17.

No Mechanics' Liens filed this day.

FEB. 18.

156TH ST, 423 E; Fred Berg—Matty Sherman & Becky Siegel (28)..... 300.00

230TH ST,** ss, 255 e Barnes av, —x—; Gustav A Johnston—Francesco Cerbone; renewal (85)..... 165.00

CLAREMONT PKWAY, 540-4; Isaac Lipchitz—Phillip E Hendrick (26).. 56.67

HUGHES AV, 2310; Chas Shapiro—Nichola Tedeschi & Chas A Corby (25). 70.00

LONGFELLOW AV, 1430-32; S Shanker Metal Ceiling Co, Inc—Chas Friedman, Jacob Rabinowitz, Saml Rabinowitz & Fort Masonry Constn Co (27). 120.00

FEB. 19.

172D ST, 856-60 & 864 E; Dominick Marimucci & Giovanni Ciampoli—Sole Realty & Constn Co (32)..... 3,683.85

BELMONT AV, sec 181st, 141.2x85.9; Victor Bldg & Contracting Co, Inc—Crownhill Constn Co (29)..... 7,000.00
DECATUR AV, 3325; Enell Chandelier Co, Inc—Edson Bldg Co (31).. 100.00
PARK AV, 4648; Klarman Bros—Jno Doe & Jas Robinson (30)..... 22.04

FEB. 20.
KINGSBRIDGE AV**, swc 231st, 205.1x151.6; Rudolph Dugan—Church of the Mediator; renewal (91)..... 397.00
SAME PROP; Rudolph Dugan—same; renewal (92)..... 2,600.00
SAME PROP; Rudolph Dugan—same renewal (93)..... 3,228.64
**Recorded in N Y County.

Brooklyn.

FEB. 11.
CATON PL, 40, 42, 46, 48, S A McElvoy—M J Donnelly..... $30.00
FURMAN PL, ns, bet Joralemon & Montague, —x—; J I Hass, Inc—N Y Dock Co..... 36.00
HINSDALE ST, es, 100 s Blake av, 100x100; Jacob Pschorsky—W F S Constn Co..... 265.00
OAKLAND PL, 18; J Montag—Eliz Neef 18.00

FEB. 13.
POWELL ST, es, 100 s Livonia av, 50x100; S Zitowsky—Docket Impt Co.. 175.00
VARET ST, swc Humboldt, 25x100; C I Rosenblum Co—Senet Realty Co & Jacob Goldstone..... 123.23
W 3D ST, es, 100 n Sea Breeze av, 40x100; Sea Beach Iron Wks—West & Edwards..... 370.00
W 3D ST, es, 100 n Sea Breeze av, 50x100; G De Stefano—Rachel Rosemberg & West & Edwards..... 250.00
E 4TH ST, 640; E Erickson—Carrie E Gellespie..... 75.00
VAN SICLEN AV, 428; P Levy—Saml Neadel & Morris Schimel..... 143.00

FEB. 14.
McDONOUGH ST, nwc Stuyvesant av, 20x100; P J Warsfold—Jas McIntyre & Emma M McIntyre..... 811.87

FEB. 16.
BRISTOL ST, es, 260 n Sackett, 40x100; S Weltman—Wilson Contracting Co & Jas J Millman..... 50.00
RODNEY ST, nws, 100 ne S 3d, —x—; W Parmer—Ridgewood Realty Associates..... 400.00
E 26TH ST, es, 287.6 s Av L, 75x100; N Glasser—Otto Nelson & Nathan Glasser..... 58.60
44TH ST, swc 14 av, 20.2x90; M Bernstein—Jos Pines & I Laudan..... 35.00
FLATBUSH AV, swc Beverly rd, —x—; A J Newton Co—Wm J Nixon & Wm J Nixon Co..... 1,851.00

FEB. 17.
BRISTOL ST, es, 260 n Sutter av, 40x100; G Rader Co—Wilson Constn Co & Jas J Millman..... 199.25
FULTON ST, 1838; G Rader Co—Daniel D Feanell & Jas J Millman..... 166.39
HINSDALE ST, nec Dumont av, 100x100; H B Singer—Almont Holding Co & Kurlandzik & Alport, Inc..... 1,550.00
QUINCY ST, 124; H B Smith Co—Mary R Copeland & Henry E Joli..... 81.50
ST JOHNS PL, ns, 125 e Ralph av, 135 x100; B Dolberg—Abe Koeppel..... 950.00
EAST 25TH ST, ws, 43.9 n Foster av; Pierce Butler-Pierce Mfg Co—Michl Sholtz, Jas K Atkinson & Henry E Joli..... 191.56
EAST 38TH ST, ws, 257.6 n Av J, —x—; J P Duffy Co—Borough Park Lumber Co, Victor Steinfeld & Marie Brandi.. 203.88
78TH ST, ss, 360 w 20th av, 120x100; H Miller & ano—Marloe Constn Co & Henry Marx..... 1,924.10
NOSTRAND AV, 1721; H B Smith Co—Fredk & Annie M Waldhauer..... 90.26
PROPERTY known as St George Hotel; Barrett Mfg Co—Trumbridge Realty Co, F P Currier Roofing Co and Germania Cornice Works..... 182.56

FEB. 18.
NEVINS ST, 298; R Doughty—Jas H Dykeman & Felber Eng Works..... 1,100.00
BEVERLY RD, swc Flatbush av, 30x72; W M Young—W J Nixon Constn Co & Chas R Waenting..... 352.38
FOSTER AV, nec E 93d, 150x100; W Natbony—Herbert T Smith, Chas Ferriere..... 19.44
FOSTER AV, nec E 16th; J A McCarroll—Henry F Newberry & Wm M King..... 200.00
12TH AV, swc 47th, 60x100; W Fishkind —Jno Lewis & Louis Brettschneider.. 375.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

FEB. 14.
[2]GRAMERCY PARK W, 6 & 7; Hajek Bros & Co—N Y City Mission & Tract Society et al; Nov17'13..... 4,647.75
157TH ST, 105-107 W; Pelham Operating Co—Freundschaft Society et al; Jan27'14..... 104.00

FEB. 16.
22D ST, 129 W; Frank J Schmidlein—Paterno Bros, Inc, et al; Jan30'14.... 145.00
[2]45TH ST, 7-11 W; Gurney Heater Mfg Co—Forty-fifth Street Realty Co et al; Dec20'13..... 2,713.80
SAME PROP; Starrett & Jones Co—same; Dec23'14..... 473.48
144TH ST, 540 W; Isidor Greenberg—New Haven & New York Realty Corp et al; Jan15'14..... 459.00
[3]BROADWAY, 1482; A Schwoerer & Sons, Inc—Mary A Fitzgerald et al; Dec17'13..... 1,179.15

FEB. 17.
[3]14TH ST, 320 W; Alexander Tofts—Lemuel Littlefield et al; Apr16'13.. 938.61
64TH ST, 9 W; Harry Glassover—May L Mott et al; Dec13'13..... 43.10
64TH ST, 11 W; Harry Glassover—May L Mott et al; Dec15'13..... 50.00
AMSTERDAM AV, 8; Harry Glassover—Stern & Saalberg Realty Co et al; Dec15'13..... 178.50
[2]PARK AV, 640; Atlas Paint Co—Fullerton Weaver Realty Co et al; Jan 26'14..... 295.85
[2]SAME PROP; Eastern Steel Co—Same; Jan24'14..... 8,640.00
[2]SAME PROP; Braunfels, Browning & Co—Same; Jan26'14..... 166.05
[2]SAME PROP; Bethlehem Steel Co—Same; Jan26'14..... 5,161.43
[2]SAME PROP; Lukens Iron & Steel Co—Same; Jan27'14..... 1,135.85
6TH AV, 510-12; Colonial Sand & Stone Co—Louise Appell et al; Jan19'14.. 540.50
SAME PROP; Jno P Kane Co—Same; Jan16'14..... 2,472.09

FEB. 18.
MONTGOMERY ST, 35-7; Elias M Pilzer—Hebrew Kindegarten & Day Nursery..... 100.00
19TH ST, 405-7 E; Abram Stein—Chas R Bondy et al; Dec20'13..... 140.00
[2]45TH ST, 7-11 W; W C Davis & Co, Inc—45th St Realty Co et al; Jan 3'14..... 195.00
[2]SAME PROP; G L Noll Asbestos Co—same; Dec22'13..... 170.00
[2]SAME PROP; Delaney & Otten Co, Inc—same; Dec24'13..... 145.00
[2]SAME PROP; Sam S Glauber, Inc—same; Dec23'13..... 180.85
113TH ST, 76 W; Chas Diamond—Carne S Lyons et al; Nov12'13..... 171.50

FEB. 19.
116TH ST, 60-62 W; John Bell Co—Royal Pastime Co et al; Dec11'13.... 209.58
116TH ST, 62 W; Goodman Construction Co—Same; Oct27'13..... 150.00
116TH ST, 60-62; Sterling Ceiling & Lathing Co—Same; Oct25'13..... 91.74
6TH AV, 510-12; J P Duffy Co—Louise Appell et al; Jan17'14..... 850.16

FEB. 20.
62D ST, 147 W; Harry Glassover—Carrie M Ryder et al; Dec13'13.... 96.60
133D ST, 527 W; Harry Glassover—Mary W Gillie et al; Dec15'13..... 54.00

Bronx.

FEB. 13.
150TH ST, ss, whole front bet Gerard av & River av, 200.3x148.8x100; Brooklyn Vault Light Co—Henry Lewis Morris et al; Feb9'14..... $146.28

FEB. 14.
No Satisfied Mechanics' Liens filed this day.

FEB. 16.
MAPES AV,** nwc 181st; Perfect Cornice Constn Co—Regina Constn Co et al; June12'13..... 116.33
[3]UNIVERSITY AV (Aqueduct av), 1652-56;** Richard E Thibaut, Inc—Morrell Realty Co et al; Nov1'13..... 478.02

FEB. 17.
No satisfied mechanics' liens filed this day.

FEB. 18.
3D AV, 4284;** Tony Basil et al—Aug Levy et al; Oct26'13..... 28.75

FEB. 19.
SO BOULEVARD, 1304;** Angelo Altieri & Co—Daniel Ostrow et al; Dec 22'13..... 217.00
**Recorded in N Y County.

Brooklyn.

FEB. 11.
DEAN ST, ss, 200 w Saratoga av, 134x105; Giuseppe Pignatelli—Saml Sassulsky & Abr Ratner; Jan21'14..... $63.00
[2]FULTON ST, ss, 52 e Hale av, 50x113.6x50x104; Wm Tilly—Edw Butt, Henry Friese & Fredk Grozinger; Jan10'14..... 445.00
SACKETT ST, ns, 97.10 e 3 av, 100x98.8; Jno Volpe—Louise & Jno Gass; Dec9'13..... 1,460.98
SACKETT ST, 597-603; Jno Mulstein Co—same; Dec10'13..... 504.98
SAME PROP; same—same; Dec11'13.. 167.00
SAME PROP; same—same; Dec11'13.. 105.48
68TH ST, ns, 218.6 e Colonial rd, 200x100; Fredenburgh Lounshury & Houghtaling, Inc—Cath, Rowalwyn C & Wm McDonald; Feb4'14..... 210.00
LIVONIA AV, 190; Morris Yaches—Sam Edison; Jan21'14..... 208.50
[2]MERMAID AV, nwc W 30th, 37.8x100; Danl Gottlieb—Johnson & Joryensen & Stephen S Gorey; Feb3'14..... 92.31
MYRTLE AV, 147; Jacob Singer—Wm B Houston; Jan26'14..... 60.00
WOODRUFF AV, swc St Paul's pl, 145.3x126.3; Frank J Gallagher—F J Ashfield & Sons, Inc; Apr17'13..... 2,200.00

FEB. 13.
CLINTON ST, ws, 221.5 n Pierrepont, 45.4x100.2x50.6x100.2; Edward Phillips & ano—New Brooklyn Turkish Bath Co; Sept25'12..... 1,112.47
CLINTON ST, ws, 198 w Pierrepont, 45.4 x100.2x50.11x100; same—same; Sept 16'12..... 1,112.47
BAY 50TH ST, nws, 106 ne Harway av, 42x100; C I Constn Supply Co—Carmine & Rosina Carrano & Nicola Cicconi; Jan7'14..... 194.75
BAY 50TH ST, nws, 149.2 e Harway av, —x—; Carmine Galluzzi—Jno Auezzano & Carmine Carrano; Jan21'14... 21.75

FEB. 14.
BAY 50TH ST, ns, 106 e Harway av, 42.7x96.8; Samuel Cantor—Elvero Cicone & Carmine Carrano; Jan9'14... 38.00

FEB. 16.
BRISTOL ST, es, 260 n Sackett, 40x100; Klein Material Co—Wilson Constn Co & S Chodash; Feb3'14.... 352.52
PROSPECT PL, ns, 264 w Ralph av, 264x127.9; Evergreen Steam Stone Wks—Miller Bldg Co; May12'13..... 450.00
PROSPECT PL, ns, 264 w Ralph av, 164x127; Bernhard Goetz & ano—same; Oct27'13..... 154.00
PROSPECT PL, ns, 264 w Ralph av, 164x127.9; Henry B Singer as assignee for benefit of creditors of Levin Kronenberg & Co—Joo H Mahnkin, Gussie Abrahams, Anna Kortorsinsky, Antonio Sinocori, Antonio Sisterfano, Ida Kaplan, Francesca Dag Liazzo, Orsola Elia, Antonio Suppo & Miller Bldg Co; Nov11'13... 2,556.60
SACKMAN ST, nwc Riverdale av, 100x100; Bell Fireproofing Co—M Martey, Inc; July18'13..... 145.00
BAY 50TH ST, nws, 149.2 e Harway av, 42.7x irreg; Esther Dobrow—Carmine & Rosa Carrano & Elvira Cicconi; Jan14'14..... 45.00
DUMONT AV, nec Elton, 60x160; Louis Matluch & ano—Milford Constn Co; Dec8'13..... 200.00
DUMONT AV, nec Elton, 90x400; Cohn Cut Stone Co—Milford Constn Co; Nov3'13..... 135.50
DUMONT AV, nec Elton, 215.6x90; Watson & Pittinger—Milford Constn Co; Oct27'13..... 10,143.52
DUMONT AV, nec Elton, 118x90.8; H B Smith Co—same; Nov29'13..... 150.00
MANHATTAN AV, ws, 50 s Eagle, —x—; Louis Le Vine—Morris Saltzman & Saml Hankin; Aug6'13..... 111.00
MILLER AV, nec Sutter av, —x—; Atlas Steel Column Mfg Co—Harry Rubin & Jacob Ralunowitz; Feb6'14. 85.00
UTICA AV, nwc Union, 80x70; Harry Marcus Iron Wks—Geo Potts, Jr; Oct14'13..... 302.00

FEB. 17.
CLINTON ST, 32-4; Keasbey & Mattison Co—Brooklyn Turkish Bath Co; Jan10'12..... 106.09
LIVONIA AV, 178; Philip Fassman—Sam Solomon & Ida Pollack; Dec 30'13..... 99.00

FEB. 18.
No Satisfied Mechanics Liens filed this day.

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

FEB. 11.
BOSTON & MAINE R R; Walter Blumenthal et al exrs; $10,000; Guggenheimer, Untermeyer & Marshall.

FEB. 13.
MERCANTILE BANK OF MEMPHIS; Norman Mayer & Co; $6,891.94; D H Miller.

FEB. 14 16 & 17.
No Attachments filed these days.

FEB. 18.
ASSUSCHKEWITZ, Abr & Sachari; J Vorhaus & Sons; $3,782.06; Fischer & Rosenbaum.
MARQUES, Jos; Edw Maurer; $4,620.32; Dilworth & Wurts.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

FEB. 13, 14, 16, 17, 18, 19.

G B W Constn Co. 19th st, 220-30 W.. Tippett & Wood. Tank Equipment.. 3,100.00
Marcus Nathan. Canal st, nec Chrystie ..A B See Electric Elevator Co. Elevator..... 3,250.00
Vienna Candy Craker Co. 27th st, 154 W..National Equipment Co. Machinery..... 2,725.00

Bronx.

FEB. 13, 14, 16, 17, 18 & 19.

Brook Av Constn Co. Brook av, nec 171st, —x—..N Reisler Iron Works. 4,050.00
Lockwhit Co**. Whitlock av, es, — s Tiffany..Consolidated Chandelier Co. Fixtures..... 1,200.00
Tully, Jno J Co. Valentine av, es, 104.8 n 191th, —x—..Colonial Mantel & Refrigerator Co. Refrigerators.. 800.00
**Recorded in N Y County.

Brooklyn.

FEB. 11, 13, 14, 16, 17 & 18.

Almont Holding Co, Inc. Hinsdale st, cor Dumont av, Popkin Gas Fixture Co. Gas Fixtures..... 200.00
Carter, Edw Co. 647 Nostrand av.. Staines, Bann & Taber Co. Mantels. 115.00
Cunningham, J. V, Realty & Constn Co, J V Cunningham & Acme Homes Co. 56th st, nr 7 av..Hudson Mantel & Mirror Co.....(R) 165.00
Drown, Newton A. 3319-25 Atlantic av ..Benj F Kelley & Sons. Heaters.. 520.00
Gaisborough Constn Co & Maxwell Constn Co. St Johns pl nr Underhill av..Hudson Mantel & Mirror Co. .....(R) 550.00
High Grade Constn Co. 20th av, bet 61st & 62d sts..Hudson Mantel & Mirror Co. .....(R) 800.00
Hurwitz & Rubin. Pennsylvania av, nr Pitkin av..Morris Grotenstein & ano. Baths, &c..... 275.00
Milford Constn Co. Elton st, nr Dumont av..Colonial Mantel & Re-Refrigerator Co. .....(R) 434.00

Chattel Mortgages, Brooklyn—Continued.

Namos, Achellio, 725 Fulton st....Geo Kostopoulos. Ranges, &c..... 545.00
Renton Bldg Co. Lincoln pl nr Albany av..Colonial Mantel & Refrigerator Co. .....(R) 125.00
Rosenstein, I J. Ft Hamilton av, from 59th to 60th sts...Isaac A Sheppard & Co. Ranges, &c..... 576.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

FEB. 14.

SHERMAN AV, swc Arden, 80x125; Bronx Investment Co loans Gibraltar Realty Co to erect a 5-sty apartment; 9 paymt 75,000.00
10TH AV, nwc 36th, 98.9x175; Dime Savings Bank of Brooklyn loans Hill Publishing Co to erect a — story bldg; 3 payments.....600,000.00

FEB. 19.

VERMILYEA AV, ss, 100 w Academy, 100x150; Lawyers' Title Ins & Trust Co loans Sand Construction Co, Inc, to erect two 5-sty bldgs; 10 payments.86,000.00

Bronx.

FEB. 16.

WESTCHESTER AV, 2044; Jno Eichler Brewing Co loans Katharine Schmitz to erect — sty bldg;— payments....14,000.00

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Albany st, 5—Consolidated Gas Co.....C
Allen st, 120—Aaron Dattesgold.....A-C
Allen st, 120—Samuel Mischel.....A-G-H
Allen st, 120—Jacob Cohen.....G
Baxter st, 13—John G Klumpp Sons.....G
Beekman st, 16—Spencer Lathrop.....H
Bond st, 30—Ida B Cook.....C
Boad st, 30—Royal Pleating Co.....G
Bond st, 30—Jonger Paper Co.....G
Bond st, 30—The Paris Hat Co.....H-G-A
Bond st, 35-9—Consolidated Gas Co.....C
Bond st, 35-9—Robert Colin Co.....DR-G
Bond st, 35-9—Martin Ginsti.....DR-H-G-C
Bond st, 35-9—Abram Beatus.....DR
Bond st, 35-9—Schulman, Moss & Shapiro. G-DR-H
Bond st, 35-9—Columbia Dye Works...C-G-H-DR
Bond st, 35-9—Abraham Cohen.....H-G-C-DR
Bond st, 35-9—Morris Kopler.....H-G-C-DR
Bond st, 35-9—Leopold Landsberger.....DR-H-G
Bond st, 35-9—Abraham & Hyman Schien. H-G-DR
Bond st, 35-9—Joseph Wechsler Est.....H-G-DR
Catherine st, 42—William Picker.....H-G
Delancey st, 190 (rear)—Aaron Goodman....G-C
Delancey st, 190 (rear)—Jacob M Postmao. H-G-I-C
Delancey st, 190 (rear)—Max Silverstein. H-G-C-I
Division st, 259—Samuel Smith.....G
Franklin st, 155-9—Augustus C Beckstein.....C
Greene st, 121-3—Eagle Paper Co, Inc.DR-A-H-G
Greene st, 121-3—United Corrugated Case Co. DR-H-G-A
Greene st, 121-3—Abraham S Shulman..H-DR-A
Greenwich st, 465-7—Eastern Metal Spinning Co. .....K
Leonard st, 29—Peerless Standard Paper & Woodenware Co. .....H
Lewis st, 69—Schaffer & Beinstein.....C-G
Lispenard st, 14-16—David Weils.....G
Madison st, 158—Samuel Nebenenzah.....C
Mercer st, 91-3—Ajax Trunk & Suit Case Co. H-DR-C-G-A-L
Mercer st, 91-3—Victoria Undergarment Co. C-A-G-H-DR
Mercer st, 91-3—Anchor Muslin Underwear Co. .....DR-H-G-C-A
Mercer st, 91-3—N Y Coat Front & Pad Co. C-G-DR
Mercer st, 91-3—Consolidated Gas Co.....C
Mulberry st, 4—Ettore De Stefano.....D-I-C
New Chambers st, 72—American News Co....H
Park pl, 40—Columbia College Trustees.....B-C
Park pl, 40—Sickels, Loder & Co.....G-L-C-G
Park pl, 40—Van Duzer Est.....C
Park pl, 40—Mrs Birdie Herman.....C-G-A-E
Park pl, 40—Julius Palme.....C-G
Park pl, 40—Consolidated Gas Co.....C
Park Row, 188-90—Hart Curry.....C
Park Row, 215—Emil Wagner.....C
Pearl st, 233-5—Hymes Bros Co.....H
Pike st, 77—Abraham Slotsky.....G-C-A
Pike st, 77—Julius Hermann.....C-G
Pike st, 77—David Cohen & Goldberg.....C-G
Pike st, 77—Jacob Silverstein.....C-G
Pike st, 77—Rubin Seigel & Yarshouer.....G-C
Pike st, 77—Morris Rosen.....C-A-G
Prince st, 113-15—National Trimming Co..H-DR
Prince st, 113-15—Martha Wash'ton Waist Co. G-DR-H
Prince st, 113-15—Harry Nadler.....H-DR
Prince st, 121—Consolidated Gas Co.....C
Prince st, 121—Lesser & Levine.....G-H-DR
Prince st, 121—Barr & Berkson.....DR-H
Prince st, 121—United Cloak Co.....H-G-DR
Prince st, 121—Wm De Veze & Co.....G-H-DR
Prince st, 121—Spiegel & Michaelson...H-G-DR
Prince st, 121—Joseph Shapiro.....G-DR
Rutgers pl, 2—Ivan Lohodich.....C
Spring st, 109-11—Mabel Anderson.....H-DR
Spring st, 109-11—George Mandel....G-C-H-DR
Spring st, 109-11—Hoffman & Ellrodt, Inc. H-DR-G-C
Spring st, 109-11—Saml & Abraham Beinzincht .....G-C-H-DR
Spring st, 109-11—Consolidated Gas Co.....C
Thompson st, 113—A Rinaldi & Co.....G
Warren st, 16—W C Zimmer.....H
Waverly pl, 18—Bernard Rothschild....H-G-DR
Waverly pl, 18—Van Orden & Bickner....DR-G
Waverly pl, 18—Chas A Chesebrough Est.SS-DR
Wooster st, 155-7—Abner T Bowen.....SS

Numbered Streets.

1st st, 77—Michael Kwint.....C
3d st, 140 W—P Canterino.....H
4th st, 31 W—J B Williams.....H
4th st, 43-51 W—Meakin & Ridgway.....DR-G
4th st, 43-51 W—Joseph M Blumberg.G-A-H-DR
4th st, 43-51 W—Hugh C Edmiston....G-A-DR
4th st, 43-51 W—Hefter-Reib Co.....G-A-H-DR
4th st, 43-51 W—Adrian Gredelue.....DR
4th st, 43-51 W—The Morris Serwer Co.H-G-DR
4th st, 43-51 W—George P Lies.....C-DR-SS-G
4th st, 48-50 W—Stern Bros.....SS
5th st, 741—Benjamin Fortgang.....C
5th st, 741—Louis Relis.....C
6th st, 609—Bernard Barth.....C
11th st, 64-66 E—S Ginsberg & Co.....G
15th st, 30-32 W—Brown & Cremier.....A-G
16th st, 5-7 E—Realty Assets Co.....D-R
17th st, 3 E—Incas Realty Co, Inc.....SS
19th st, 57-61 W—Consolidated Gas Co.....C
19th st, 57-61 W—William Waldorf Astor.SS-DR
21st st, 41 W—Consolidated Gas Co.....C
21st st, 15-17 W—Vietor & Achilles.....DR
22d st, 3-7 W—James McCutcheon.....SS
22d st, 20-6 W—John A O'Connor.....DR
22d st, 40-2 W—David Bussel.....G
22d st, 56-8 W—Samuel Gladstone.....G
25th st, 107-13 W—Moschcowitz Bros.F-.A-C-DR
25th st, 107-13 W—Brown & Friedman..DR-F-G
25th st, 107-13 W—Altman & Dickman.DR-F-E-H
26th st, 151-63 W—Jacob Sternstein.....DR
26th st, 151-63 W—Hyman Levin.....DR
26th st, 151-63 W—Simon Sterns.....DR
26th st, 151-63 W—Abe Franklin.....DR
26th st, 151-63 W—Bernstein & Meyers.....DR
26th st, 151-63 W—Schlang Co.....DR
26th st, 151-63 W—Solomon Blogg.....DR
26th st, 151-63 W—Morris R Silvermann....DR
26th st, 151-63 W—Isidor & Abe Sperling....DR
32d st, 132 W—M Stone Packing Box Co.....H
33d st, 200 E—Seitz Realty Co.....C
34th st, 43-5 W—Woodward & Vanslyke.....A
41st st, 142 E—The Boylston Garage.....H
42d st, 101-3 W—Walter J Salomon.....C
42d st, 123 W—Benjamin Kaufman.....G
43d st, 325 W—48th Street Co.....C
47th st, 242-6—Adams Express Co.....H
49th st, 147-51 W—49th St Garage, Inc.....H
54th st, 231 W—The Stewart Auto Co.....H
58th st, 326 E—Dr Felix Oefele.....O
59th st, 335 & 339 W—Millie Schwarz.....C
60th st, 40 W—Circle Garage.....H
60th st, 149-57 W—Grace Institute....C-A-F-B
60th st, 149-57 W—Consolidated Gas Co.....C
64th st, 209 E—Henry Black.....H
66th st, 118 E—Edward Dupre.....H
75th st, 168 E—Matthew Conroy.....H
79th st, 168 E—Mrs Gertrude Foeman.....C
87th st, 177 E—Herman Singer.....G
88th st, 59 E—Fifth Avenue Coach Co.....H
91st st, 207-21 W—Chelsea Realty Co.....G-C
91st st, 407-13 E—Public Steam Laundry. A-H-DR
91st st, 407-13 E—John Nageldinger & Sons. C-G-H-DR
91st st, 407-13 E—Superior Brass Novelty Co. DR-H-G-C
91st st, 407-13 E—Jacob Fried & Bro.G-A-H-DR
91st st, 407-13 E—E J Ramsey & Co.H-G-DR-C-A
91st st, 407-13 E—Dvorsky Bros & Co, Inc. H-C-G-A-DR
91st st, 407-13 E—Nathan & Daniel..C-A-H-DR
91st st, 407-13 E—Sheffield Plate Co., C-G-A-H-DR
91st st, 407-13 E—Majestic Brass Bed Co. DR-H-G-C-A
91st st, 407-13 E—E P Reynolds Iron Works. DR-H
98th st, 151 W—Drayton Burrill.....G
100th st, 210 E—Joseph Cohen.....C
106th st, 57 E—Joseph Rosenberg.....H
107th st, 204-6 E—Chas E McManus.....C
117th st, 527 E—New York Trust Co.....G
124th st, 62 E—Samuel W Smallwood.....C
125th st, 112-16 E—Acid Proof Ink Co.....H
125th st, 148-50 W—James M Horton.....C
125th st, 413 W—Consolidated Gas Co.....C
144th st, 211 W—Chas Brown.....L
145th st, 518 W—Huke Garage Co, Inc.....H
148th st, 201 W—Chas Kimmelman.....G
181st st, 602 W—Swirsky Bros.....H

Named Avenues.

Av D, 2—Victor Cooper.....G
Broadway, 41-5—Atlas Line Steamship Co. C-B-SS
Broadway, 78-82—Union Trust Co.....SS
Broadway, 337—Paul N Friedlander.....H
Broadway, 584-6—William Meyer.....DR
Broadway, 597—Henry Lake.....H-A-G
Broadway, 597—Lou Krouse.....H-A-G
Broadway, 597—The Tajimi Co.....H-A-G
Broadway, 1204—Peter F Shanley.....E-F-I-C-A
Broadway, 1465—Julius Ansalid.....C-E
Broadway, 1576—A R Kline.....C-D-I-F
Broadway, 4257—Lester Amusement Co.....C
Broadway, 5612—Abraham Heyman.....G
Broadway, 73d-74th sts (Ansonia Hotel).—The Onward Construction Co.....C
Broadway & 210th st—Norman M Brickner....H
Lexington av, 1126—Margaret M A Gerard....C
Lexington av, 1576—Joseph Rappaport.....G
Madison av, 1153—L Golember.....G
Madison av, 1648-50—Rachel King.....C
Madison av, 1715—Samuel Abramowitz.....G
Park av, 481-3—St Regis Garage.....H
Park av, 1227—Harry C Hart.....C-G
West Broadway, 135—Antonio Picoli.....H
West Broadway, 419-21—Adolph Ode.....DR-H

Numbered Avenues.

1st av, 675-81—The Orsenigo Co, Inc....H-G-C
1st av, 675-81—John C Teepe.....H-G-C
1st av, 675-81—John A Bank & Bros....H-G-C
1st av, 1670—John Glaser.....C
2d av, 193—Max Osias.....G
2d av, 540—Louis Fisher.....G
2d av, 540—Avida Ergat.....A-G
2d av, 540—Mrs Elizabeth Stoffel.....A-F
2d av, 1729—H Weinstein.....G
2d av, 1980—Celia Wallace.....G
3d av, 2314—Hannah King.....C-I
3d av, 4197—J H Eisner.....H
6th av, 685—Christopher Anthony.....C
6th av, 745—Walter J Salomon.....C
7th av, 731—Seventh Avenue Garage.....H
7th av, 871 (Hotel Wellington)—Welham Co..E
8th av, 312—D V Pucker.....G
9th av, 461—Morris J Gordon.....H

BRONX ORDERS SERVED.

Numbered Streets.

172d st, 457 E—Herman Samuelson....C-A-E-F
216th st, 717 E—William McGill.....F-E-A
224th st, 710 E—Pasquale D Filippo.....C
238th st, 420 E—P J Cogan.....H

Named Avenues.

Bryant av, 1342—Mrs Weiner.....G
Cypress av & 138th st—Richard Carvel.....K
Grand Boulevard, 2015—Mrs B Moller.....H
Hoe av, 1143—O J Scheina.....H
Minniford av, e s, bet Cross & Beach sts (City Island)—Annie A Winters.....G
Newton av, 253 & 256th sts—Pheon Construction Co. .....K
Southern Boulevard, 1118—Mrs Julia Becker..C
Southern Boulevard, 138th-141st sts—Richard Carvel Co. .....K
Vyse av, 1201—Alfred G Coomeyer.....H
Wilkinson av, 1314—E S Levi.....G

Numbered Avenues.

3d av, 3873—Joseph Finger.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Broadway, 797—W Lansing Andrews.C-B-D-DR
Broadway, 1129—Hugo Fruedenthal.....C
DeKalb av, 29—W Langler Estate.....C
DeKoven court, 49—Joseph C Lenze....A-G-H
Delamere pl, 616—Wm H Bohrenburg.....K
East New York av, 1395—Philip Kass.D-A-H-M
Fort Hamilton pkway, 6508-16—Carl O A Bingtzon .....C-K
Fulton st, 218—Estate of Crowell Hadden.....C
Fulton st, 1097—Robert Downing.....C
Fulton st, 1298—Chas Cranides.....A-G
Grand st & Korinth av—Frank A Kasino.....D
Liberty av, 152-58—Brooklyn Union Gas Co...A
Livingston st, 164—Frederick C Dennington...G
McKibbin st, 192—David Schoenberg.....DR-H
Monroe pl, 28—Frank Melville, Jr.M-A-G-H-C-K
Prospect st, 81—The Reproduction Co..L-C-A-H
State st, 216—John Patterson.....K
Suydam st, 96—Adolf Selis.....H-G
Union st, 179—Ignazio Cellona.....C

Numbered Streets.

13th st, 126-42 E—Kasebier & Co., lessee.G-F-C
17th st, 2754 W—Jesse Carter.....A-H
28th st, 2939 W (rear)—Lorenze Magonch. M-C
72d st, 835—(John Doe, owner. Name being fictitious). Edgar Williams, Supt.....C-M
75th st, 1256—Mrs Anna M Roehr.....C
82d st, 1815—John R Pinover.....M

Named Avenues.

Flatbush av, 120—George E Hunting.....C
Fort Hamilton pkway, 6508-16—Carl O A Bingtzon .....A-D-H
Gates av, 856—Max Mayer.....A
Knickerbocker av, 192—Leo Strakel.....F-E-A
Metropolitan av, 351—Goodman & Gavin, Inc. A-H-G
Metropolitan av, 622—Samuel Miller..D-A-G-H
Ocean av, 1130—Adrian S Hegeman....K-A-G-H
Putnam av, 94-100—William Gleichmann..C-K
Rockaway av, 524—Harry Levy.....A-F-E
Rockaway av, 547—Max Marias.....G
Sutter av, 301—Lewis B Rosenberg.....C-M
Waverly av, 244—Matthew Burley.....L
Waverly av, 396—Chas A Schieren.....A-G-H

Numbered Avenues.

3d av, 539—Solomon A Ring.....E-G

QUEENS ORDERS SERVED.

Named Streets.

Suydam st, 102—Carl Steinkraus.....K

Numbered Streets.

13th st, 218 (College Point)—Henry Klopf.D-A

Named Avenues.

Broadway, s s, 150 ft e Ferry st (Woodhaven)—Santo Belifidio .....A
Railroad av, Bergen Vil, Laurel Hill, Newt'n —National Enameling & Stamping Co....L-A
Washington av & Laurel Hill—General Chemical Co. .....D

Numbered Avenues.

7th av, ft of (Whitestone)—Richmond Rochester .....D-C-K-G-H

BUILDING MANAGEMENT

THE LIMITATION OF ELEVATOR TRAFFIC.

By REGINALD PELHAM BOLTON, C. E.

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

THE limit of efficiency in the operation of elevators does not seem to be thoroughly understood, and in a recent article on traffic congestion, some criticism is applied to my suggestion, in the issue of January 10, to the effect that elevator operators would do well to remember that after the car is filled to one-half its capacity, the more passengers that are taken on per trip, the less are carried per hour. This statement is not based upon any guesswork or assumptions, but upon facts derived from actual tests made in buildings of representative character throughout the country and upon thousands of personal observations of the movement of passengers in and out of elevator cars.

The bearing which this matter has upon the important subject of the carriage of passengers in buildings is of special interest to the owners of such properties, because it sets a limit to the convenient operation of the elevators, and defines the amount of elevator service which should be provided. The limitation does not depend upon such elements as are advanced by Mr. Gumpel in his article in the issue of February 14.

Controlling Forces.

The essential elements covering the principle of limitation are, first, that an elevator machine falls off in average speed in proportion to the distance between stops, and second, that the average time occupied by passengers in moving in and out of the car, both at the loading and unloading floors, and on all landings, must not aggregate more than one-half of the total time of operation.

The passenger time is not that of the most alert and active persons, but is the average of the movements of all classes of persons using elevators. This time is complicated by the movement of persons inside the car, and delay is contributed to by the shape of the car. A car that is too large for the work contributes to delay almost as much as a too narrow and restricted size of car. There is room for a vast amount of investigation of this subject which would benefit individual buildings. All such tests which have been made have resulted in some improvement of service conditions by accelerating the movement of the cars and reducing the number of passengers carried per trip. But these observations cannot be satisfactorily made by counting the total number of passengers or by generalizations, and the only safe method is to make observations which will give the number of passengers carried up and the number of passengers carried down on each individual trip of each elevator car, taking the time of operation on the same occasion.

Average Passenger Time.

The period of inaction of an elevator, or what I have described as "passenger time," has a close relation to the number of passengers carried, and as all persons have their individual characteristics, the only safe basis for determining passenger time is to take the average of all the people that are carried. The observations that have been made on an immense number of persons show that for each passenger making a landing, a loss of five seconds of machine operation results. At the lower landing, the loading of persons into the car requires 1¼ seconds per person and the exit of those descending ¾ of a second.

There is also a further loss in schedule service in making the upper landing, against the operation of automatic limiting appliances, frequently, without either landing or receiving a passenger at that floor.

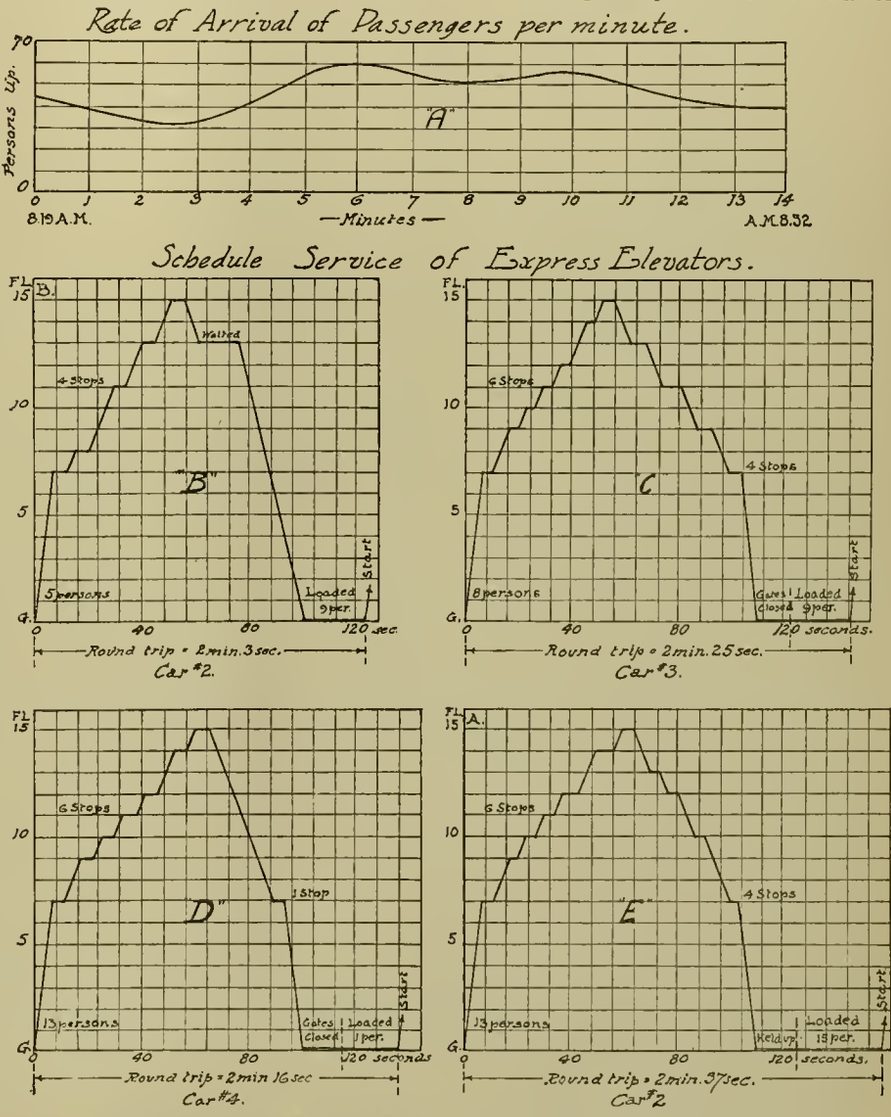
To all of these losses are added the loss in general speed of the elevator between landings, the average distance between which is less than the distance in which the machine can accelerate to full speed and can then be brought to a standstill by the action of gravity. This mean distance varies, of course, with different types of machines, and with the loads which they carry. The effect of increased load in an elevator is, therefore, to increase the distance required to be traveled by the car in order that it shall attain its maxijmum speed at some point. If this load of passengers is such as to require stops say at every floor, then it would necessitate a loss in the speed of the machine, unless the machine is such that it can accelerate to full speed and then be retarded to a stop in the distance, of say, from 11 to 12 feet. This cannot be done with fast running machines of the hydraulic type, and even with the electric traction elevator can only be accomplished by expert elevator operators, and usually results in overrunning and loss of time in returning to landings.

It therefore comes about that the best work of any elevator results when the distance between the stops or landings is not less than twenty-four feet or two floors, and therefore 50 per cent. of the number of floors served represents the proportion of passengers carried, under which the elevator machine does its best work.

Assertions are sometimes made that the best traffic conditions in a certain building are attained when more than this proportion of passengers is carried; but such a result can only be brought about by a loss of convenient service. The traffic is carried as it is in the subway, but it is carried at the cost of some delay to everybody, and the additional inconvenience of crowding.

For schedule service, the best and most convenient handling of the traffic is afforded when the round trip time of the elevators is that due to carrying no more than four persons to ten floors served, in each direction, or when the rush hour traffic is on in either direction, then the carriage of not more than seven persons to ten floors served in the one direction, allowing for a single stop on the return run. The demonstration of these facts has been made by elaborate observations over considerable periods of time, and particular attention was given to conditions in Chicago, where the inter-changeable traffic during the lunch hour of business days, affords the best opportunity of ascertaining the effects of up and down traffic of maximum extent.

The diagrams presented herewith form



EXPRESS ELEVATOR OBSERVATIONS IN THE RAILWAY EXCHANGE BUILDING, CHICAGO; COMPILED BY REGINALD PEL HAM BOLTON, C.E.

an excellent illustration of the effect of over-crowding cars and the consequent falling off in round trip time and loss of convenience of the service. They are plotted from observations taken with a stop-watch in the Railway Exchange Building, Chicago. This is a large business structure of fifteen stories above the ground, provided with two sets of elevators; five local machines operating to the seventh floor and five express machines operating to the seventh floor without stop and making landings to the fifteenth floor.

Effect of Overcrowding.

At the maximum period of the entry of tenants in the morning, which, by the way, in Chicago, is half an hour earlier than in New York, passengers were observed to be arriving at the express elevators at the rate of one per second, as shown in diagram A. The effect upon the elevators was to demonstrate promptly their lack of capacity to handle the traffic with convenience and celerity, and also to afford a demonstration of the falling off in round-trip time, due to the carriage of an undue number of passengers per trip.

Diagrams B, C, D and E show on a horizontal scale the time in seconds and on the vertical scale, the floors of the building. Diagram B shows car No. 2 operating under the condition of a loading of five persons, and re-loading with nine persons, the round-trip time being 2 minutes and 3 seconds. Prior to the peak of the load, the elevators had been running smoothly on a round-trip time of a minute and 45 seconds, which lengthened out to over 2 minutes under the condition as shown in diagram B.

As the rush proceeded, the starter loaded more persons into the cars, and the schedule promptly became disarranged, as shown by the result in diagram C. When eight persons were loaded into the car, with four stops on the down run, the elevator occupied nearly 2 minutes to return to the ground floor, and the round-trip time lengthened out to 2 minutes and 25 seconds.

The effect of this disarrangement became very marked, as shown in diagram D, when thirteen persons being loaded in the car, the gates were kept closed on the rearrival at the landing because the car was out of its schedule, and when it was restarted, there was temporarily no passenger waiting, so that it started its next trip with only one passenger.

In diagram E is shown the full effect of overloading when thirteen persons were taken in on one trip and fifteen on the next trip, the round-trip time lengthening out to 2 minutes and 37 seconds.

Observations in Chicago Buildings.

A very interesting series of observations was made in the Old Colony Building in Chicago upon an entire day's run of six hydraulic elevators. This is a seventeen-story office building in the heart of the business district, having a very busy tenantry. The individual work of each car was observed for the entire day's business. The average for the entire day was 4.95 each way, and the heaviest work done was an average for an hour of 8 persons each way. The elevators were run as regularly as possible on a three-minute round trip time, and this offered a reasonably convenient service. But it was observed that the same number of passengers could be handled by less persons per trip on a round trip time of 2.5 minutes, so that by carrying less per trip, the same traffic was handled and the service accelerated by the difference between 20 trips and 24 trips per hour, the lighter service thus being 20 per cent. better in point of time.

Extremely interesting tests were also made in the same building to determine the actual loss of time per passenger per landing by noting the speed of two of the cars with a given number of stops and passengers. It was found that the passenger time was 5 seconds per landing, which is the amount previously stated as representing the average condition. Many such observations have been made, all confirmatory of the main points herein described.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Non-Slipping Ladder Foot.

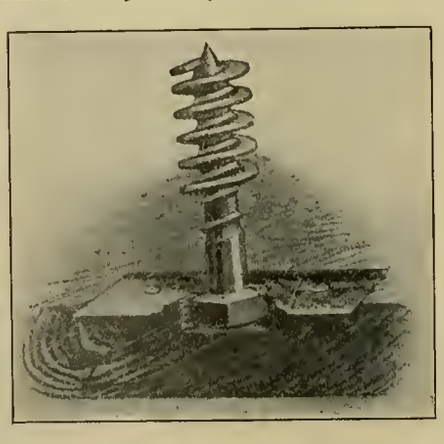
THE combination of a smooth, frictionless concrete floor and a man on a ladder may result in ultimate payment of damages. With the idea of eliminating this sort of risk the Eastman Kodak Company, of Rochester, has designed the ladder foot shown in the illustration.



At the base of the ladder is placed a cast iron shoe, one end of which has a point and the other a rubber pad. The point will hold on wood or composition flooring while the pad will take a firm grip on tile, concrete or glass vault lights. The point is not made sharp enough to mar the flooring. Threaded horseshoe calks are used for the spike and the pads are large sized crutch tips. The suggestion may be of value to building managers who have trouble with slipping ladders.

New Application of Screw Anchors.

THIS device is designed to do away with a great amount of expensive drilling when concrete work in a new or altered building is completed. It is in the form of a screw anchor insert that can be used in the forms. Some architects stud factory ceilings and side walls with inserts at the corner of a square two or three feet on a side over the entire area so that shafting and other fixtures may readily be attached at any

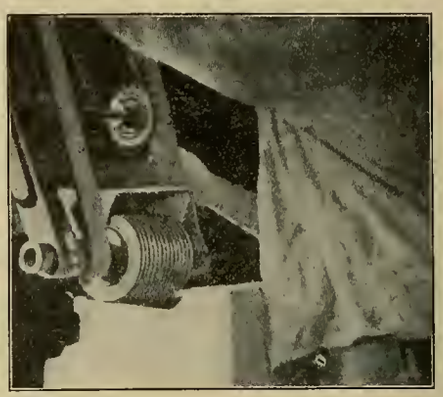


time. The province of these inserts, which are made by the Richmond Screw Anchor Company, of the Pulitzer building, this city, is to simplify this procedure.

While the spiral insert has been on the market for some time the metal clamps for nailing the bolts to the forms are a new feature. By means of this improvement the spiral anchorage may be located at any depth from the concrete surface, thereby giving any holding power up to the tensile strength of the bolt. The head of the bolt may be counter-sunk or it may be made flush as shown in the illustration. The latter method requires a shallow auger hole in the form; never more than nine-sixteenths of an inch for a one-inch bolt, so that no injury is done to the forms. The entire fixture may be counter sunk by using a clamp as large as the base of the fixture. Several bolts may also be accurately set as a unit, the clamp acting as a template. The clamps are of thin metal and can easily be punched to order. The small size of this insert makes it particularly applicable in complex reinforcement, as it will readily fit between reinforcing rods.

Facing Concrete With Carborundum.

THIS idea, that should appeal to contractors and others having occasion to resurface stone work, relevel stone stair risers, take spots out of concrete floors, refurbish brick work, roughen shoe-worn sidewalks, chip curbs, or in other ways to treat stone, concrete or composition structural work, comes down from Niagara Falls where the Carborundum Company has its mills.



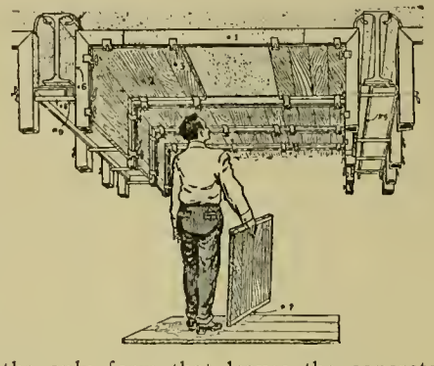
The picture shows one of its new concrete tooling machines equipped with carborundum wheels. The advantage said to be possessed by these wheels is that they cut free and clean, do not clog up on the grinding surface, hold their shape, cut fast and leave a uniform tooling. The cut shows one of the stationary wheels, but for work about a building a portable machine is made that may be applied for almost any kind of work. If the machine is not desired ordinary carborundum rubbing bricks are produced that are successfully used in rubbing off concrete form marks, resurfacing steps and for cleaning molds.

How to Cut Stud Bolts.

A CORRESPONDENT, evidently a machinist in an elevator repair company, writes: "Realizing the importance of properly cutting stud bolts to those dealing with mechanical building equipment, I am taking the liberty of submitting for the benefit of any of your readers who may be interested a method which I have found to be very handy in cutting stud bolts. Thread one end first, then cut off the length required and take a nut the same size as the bolt, which has one side sawed out with a hack saw; screw in the threaded end of the bolt and set in a vise. This will hold the other end firmly to the thread.

A Concrete Form for Beams.

WE illustrate herewith a new idea applicable to concrete construction. It is made by the American Concrete Form Company, Marbridge building, manufacturers of the McKay concrete form described below. The cut shows a form being put into place. The workman has removed the first plate after the concrete has set. The arch and the beam have been molded at one time in a continuous bond, and with the additional advantage of having used only a fraction of the material usually required for form work of this character. It is said to be



the only form that leaves the concrete surface prime so that boxes and pipe risers can be set without chipping the concrete so as to give the plaster a hold on its surface. The forms are locked in position and removed.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

POWER PLANTS IN STATE INSTITUTIONS

The State Architect Has Plans For Unique Engineering Features — Big Hot-Water System For Letchworth Village — Real Smokeless Combustion.

Albany, Feb. 17.—For the last nine months the State Architect, Lewis F. Pilcher, realizing the importance of power requirements in the State institutions, has been devoting considerable of his time to establishing an engineering department so as to place it on the same plane with the architectural features he is now incorporating throughout other departments.

During this period a number of smaller installations have been prepared and are under contract, but during the coming summer there will be a number of larger installations, plans for which have been under preparation for a considerable time. Plans have been prepared for new heating and lighting plants for the following institutions: Craig Colony for Epileptics at Sonyea, State Custodial Asylum at Newark, Binghamton State Hospital, Letchworth Village at Thiells, Reformatory for Women at Bedford Hills, Long Island State Hospital.

Some of these plans are unique in their features and represent the highest type of engineering, and will be watched by the profession with much interest, all points having been carefully considered and the highest type of material and equipment used. One of these plans, namely for Letchworth Village, is for a central heating and lighting plant and has been studied for a long time. Two different layouts have been developed so as to heat the entire building by vacuum steam and by a hot water system. From the latest information it appears that a hot-water system may be installed.

If such is the case it will probably be the largest central hot water system installed in this section of the country, as this institution proposes to house 3,000 people and is scattered over two miles of area, including 86 buildings. The new plant contains several features of unusual interest. The older buildings of this institution are heated by low pressure steam, while some of the newer buildings are of such a character and so situated that it was decided to heat them by forced hot water.

The power plant at Bedford Hills, contains the equipment required in order to supply one group of underground heating mains with low pressure steam and a second group of underground heating mains with hot water. In other words, the pump room contains both a steam and also a forced hot water heating equipment.

The power plant has been so designed that comparative results from the two systems of heating may be secured.

In the case of the forced hot water heating, the volume of water pumped and the difference in temperature between the water leaving and returning to the power house will be automatically recorded.

Steam meters are installed about the plant to measure the steam, while the water of condensation as well as the cold water make-up will be measured by the use of water recorders of the V-notch type and standard cold-water meters.

The plant is designed to burn soft coal with underfeed stokers and boilers of the water tube type, the boilers being arranged with a large combustion chamber so that in connection with the stokers installed, a smokeless combustion should be secured.

Smokeless Combustion.

It may be interesting in this connection to say that the word "smokeless" here means "without smoke," and not as many technical experts define smokeless in connection with the burning of coal, when to them smokeless combustion means only that the time of smoking is limited to certain fixed periods. This use of such words as smokeless to mean merely a small amount of the nuisance where the words imply the total removal of the nuisance, is one of the commercial technical abuses of the English language, which deserves condemnation and censure, for it is essentially a deception.

In addition to the requirements for heating and electric light and power generators, there are pumps for sewage and pumps for water service and fire protection.

In many cases these pumps which are in duplicate are arranged with one electric driven and one steam driven, the purpose being to secure the maximum economy of operation by keeping the exhaust steam at all times within the limit so that it can be entirely used in summer in the feed water heater and domestic hot water heating service, while in the winter time it will be utilized also in connection with the heating both in the steam and also in the hot water heating equipment.

Long Island State Hospital.

Plans and specifications have been prepared for a new central heating and lighting plant for the Long Island State Hospital, which will probably be installed this coming summer, together with a central refrigeration plant all housed under the same roof.

All of these plans have been carefully studied out and in each case it has been borne in mind that the plant under consideration must be so designed that it can be extended in any direction so as to take care of the present needs of the institution and any unforeseen growth that may occur, due to change of standard placed on insane patients, which if at any time was lowered would cause a great increase over the present requirements.



Emory Roth, Architect.

AN INTERESTING TRANSFORMATION.

An Italian palace on Lexington avenue, that was formerly a group of old buildings.

It is hoped that a standard central heating and lighting plant can be established that will be standard for all State institutions, with each part carefully thought out and actual tests made in reference to same, so that the State will obtain the best form of construction, and that the maintenance cost per year, which is now running very high, can be reduced.

Considerable study is also being given to how to improve the present installations, as a large number of the central heating and power plants throughout the State were installed about fifteen years ago and are now commencing to give out and will have to be replaced within a few years. This of course is a much harder problem than an entirely new installation.

The plant at Sonyea will consist of two alternating three-phase lighting units, together with boilers, and as proposed will eventually provide heat and light for the entire institution, and eliminate a number of small boilers located throughout the institution. In general, most of these plants are averaging from 1,000 to 3,000 h. p. capacity, the boilers being of the water-tube type in units from 300 to 500 h. p. each. The generators are in general alternating current, three-phase, 60-cycle, and turbines and generators are being installed.

Turbines to Be Installed.

One of the proposed schemes for Letchworth Village contemplates the installation of turbines throughout the plant, both for circulating hot water for heating, and boiler feed pumps, together with generator unit. In this plant all of the units will be in one large room, and be directly under the oversight of the engineer. One other feature of all of these plants is that each plant is being equipped with measuring instruments so that definite records can be kept of the coal consumption, water evaporation and power output, and it is proposed that continuous records be kept in all State institutions regarding their cost so that in designing any future plants absolute records will be available so as to determine the proper size of each unit installed. With these systems of records it will be possible to raise the standard of the engineering work in connection with these features so as to make it a standard throughout the State for engineering work. It can therefore be seen that a decided policy is aimed at, which, if carried out, will bring results which have not been obtained before.

An Italian Palace in Place of Old Brick Dwellings.

(Illustrated on page 357.)

These buildings on the corner of Lexington avenue and 25th street, were originally a group of three and four-story and basement dwellings, of the same type as the adjoining buildings, also shown in the picture. The corner building had a mansard roof, forming an attic.

In altering the building, the slanting roof was straightened out by removing the cornice and putting an angle iron construction over it, which enclosed the mansard roof and made a foundation for a perpendicular wall. Above this was erected a tile roof, so that the building was made 15 feet higher without conflicting with any of the requirements of the Building Code, and twenty feet higher at the corner where the tower was constructed. As the building now stands, it is apparently seven stories high, whereas formerly it was a four story, basement and attic building.

The exterior of the building was stuccoed; the first story (formerly the basement) and the second story were paneled with marble, and an ornamental roof of Spanish tile, with large projecting eaves and cornice, completed the design, which makes a modern Italian front out of old nondescript brick buildings.

All the work was done without interfering with the tenants. The building was designed by and was altered under the supervision of Emery Roth, architect.

New Uptown Club House.

A noteworthy addition to the group of fine club houses in this city will in a few weeks be completed and ready for use by its members. The building is being erected for the Freundschaft Society at 105-107 West 57th street, near Sixth avenue, from plans by George & Edward Blum, architects, of 505 Fifth avenue. The building is six stories in height and covers a plot 43x100.

The treatment of the facade is simple. A granite base course is succeeded by limestone to the sill of the second story, from where light colored brick, set off by terra cotta, extends to the roof, the whole surrounded by a pergola and roof garden. A balcony runs the width of the building on the second floor, and there are three balconies on the third floor. The building has a cellar and basement, the former given over to machinery, laundry, etc., and the basement containing the bowling-alleys with necessary locker-rooms, showers, etc., a barber shop and circulating library.



George & Edward Blum, Architects.
THE FREUNDSCHAFT SOCIETY'S CLUB HOUSE.

On the ground floor are the main lobby, office and cloak-rooms, in rear of which is the grillroom and bar. The rear part of the entire building is used for service, the service stairs, elevator, pantry, kitchens, etc., being there. A lounging-room flanks either side of the entrance in front.

On the second floor is the ballroom with a lounging-room and on the mezzanine floor, above the ballroom, is the music gallery and ladies' dressing rooms. The main ballroom will be twenty-four feet in height and have a portable stage.

On the third floor are the cardrooms and lounging-room. The fourth floor contains the billiard-rooms, board room and private cardrooms and the fifth floor a library.

In the pergolas on the roof is a roof garden, with kitchen in the rear. The mechanical features of the building comprise a modern heating and ventilating plant, refrigerator plant, electric call outfits, house telephones, vacuum cleaning facilities, etc.

The architects have embodied in this building everything to make it a model of comfort and luxury.

The structure is strictly fireproof and is being erected under the supervision of the architects by Jacob A. Zimmerman, general contractor, 505 Fifth avenue, New York City.

Large Garage For Upper East Side.

Horace Greeley Knapp, 111 Broadway, is preparing preliminary plans for a large reinforced concrete garage to be constructed on the upper East Side above 72d street, east of Third avenue. The name of the owner and further details are withheld for the present.

Walter Haefeli Selected Architect.

Walter Haefeli, 17 Madison avenue, has been selected architect for the sixteen-story store and loft building which the Aeon Realty Company, Sumner Gerard, president, 60 Broadway, is to erect at 40 to 46 East 31st street, at a cost of $500,000.

Building For Druggists' Syndicate.

The American Druggists' Syndicate, H. Loewe, 205 Borden avenue, Long Island City, in charge, is having plans prepared privately and will take estimates on the general contract about March 15, for a six-story reinforced concrete warehouse, 140x95 and 40x50 feet, to be erected on Borden and Van Alst avenues and Third street, Long Island City.

Activity on Bedford Avenue, Brooklyn.

James S. Maher, architect, 431 West 14th street, Manhattan, is completing plans for four apartment houses for the Grant S. Kelley Realty Company, to be constructed on the block bounded by Bedford avenue, Linden Boulevard and Martense street, Brooklyn. Estimates will be taken the coming week.

New Apartment for Hyman S. Crystal.

George & Edward Blum, architects, 505 Fifth avenue, are preparing preliminary plans for a high-class twelve-story apartment house to be built at 156 to 160 East 79th street. The owner is Hyman S. Crystal, of 47 West street, a builder. The operation will cost about $350,000 according to the architect's preliminary estimate.

To Build at Cooper and Academy Streets.

The Post Avenue Construction Company, John J. Dowling, secretary, Sherman and Isham avenues, will shortly improve the northeast corner of Cooper and Academy streets, in the Dyckman section, with apartment houses. The plot recently purchased by the company measured 100x100 feet. Further details are yet indefinite.

46th Street Pier Contract Awarded.

Holbrook, Cabot & Rollins Corporation, 331 Madison avenue, received the contract this week to erect the pier at the foot of West 46th street for the Department of Docks and Ferries, Pier A, foot of Battery place, North River. The foundation will be of stone and wood piling 150x100 feet in size. Plans for the shed covering have not yet been prepared. The estimated cost is $2,000,000.

Robert W. Goelet Selects Architects.

Warren & Wetmore, 70 East 45th street, were selected as architects this week for the store and office building, ten stories, which Robert W. Goelet, 9 West 17th street, is to erect on the large plot, fronting 65.4 feet on Fifth avenue and 141.6 feet in West 37th street, the southwest corner. The store and basement have already been leased to the Mark Cross Company (leather goods), now at 210 Fifth avenue, for a long term of years. It is said that work will begin within a few days, so that the building may be ready for occupancy by next fall. The general contract has not been awarded.

J. B. Snook Sons To Plan Piano Factory

Wessell Nichel & Gross, 457 West 45th street, have appointed J. B. Snook Sons, 261 Broadway, architects, for their new piano factory, to be erected at the corner of Bulls Ferry Road and 11th street, West New York, New Jersey. Bids will be called for by the architects about April 1. The construction will be of brick, four stories, 150x75 feet, with two wings 125x75 feet each. Estimated cost about $150,000.

O'Rourke Engineering Co. Low Bidder.

The O'Rourke Engineering Company, 345 Fifth avenue, Manhattan, submitted the lowest bid this week at $1,796,900 for the construction of section 2 of the Passaic Valley trunk sewer. The contract calls for the laying of the big flume under a section of Jersey City, beginning near the Bayonne line, and under New York Bay, connecting with the dispersion pipes at Robbins Reef. The length is nearly three miles. In all probability the contract will be awarded some time next week.

Two Notable Contracts.

Mark Eidlitz & Son, general contractors, 30 East 42nd street, have during the past week taken contracts for the erection of two notable buildings, at a total cost of upward of two million dollars. The Brooklyn Trust Company's building, to be built at the northeast corner of Montague and Clinton streets, Brooklyn, from plans prepared by York & Sawyer, architects, 50 East 41st street, New York City, will be a beautiful addition to Brooklyn's financial center. This building will be six stories in height and cost between $500,000 and $600,000. The other contract taken by this firm is for the erection of a twelve story apartment house on the east side of Broadway, 89th to 90th streets, for Vincent Astor. The plans for this building which will cost $1,500,000 are being prepared by Chas. A. Platt, architect, 11 East 24th street.

Henry P. Knowles Wins Competition.

Henry P. Knowles, of 1170 Broadway, Manhattan, was selected architect this week in competition for the new Masonic Temple to be erected at Toronto, Canada, at a cost of about $300,000, exclusive of interior furnishings. The award was made from a number of designs submitted from several well-known architects of the country. The style will be in the early Italian. Granite and limestone will he employed on the first two stories, with brick and ornamental terra cotta above. The height will be four stories, and the dimensions of the building 100x150 feet. There will be six lodge rooms and one large assembly hall with a seating capacity of 1,500. W. D. McPhearson, R. W. M., at Toronto, is in charge.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

FREEPORT, L. I.—The Auditorium Association, Freeport, R. H. Mayland, president, contemplates the erection of an auditorium, for which no architect has been selected.

BALDWIN, L. I.—The Board of Education of Baldwin contemplates the erection of a school here, for which no architect has been selected.

NEW JERSEY.—F. Limbacher, 189th st and Belmont av, N. Y. C., contemplates the erection of a 1-sty stucco factory, 60x100 ft, near Hackensack, to cost about $65,000. No architect has been selected.

ELMIRA, N. Y.—The Automobile Club of Elmira, Federation Building, corner State and East Church sts, contemplates the erection of a brick and steel reinforced concrete automobile club here at a cost of about $100,000. No architect has been selected.

CATSKILL, N. Y.—Mt. St. Anthony Order of Friars Minor of St. Francis (R. C.) Prior Rev. Father Hugelius Elforini, contemplates the erection of a monastery here at a cost of about $50,000, for which no architect has been selected.

UTICA, N. Y.—The Utica Lodge No. 33, B. P. O. E., Utica, N Y., George W. Cammell, chairman, 17 Liberty st, contemplates the erection of a brick and stone club-house at the corner of Charlotte and Mary sts, to cost about $50,000. An architect will probably be selected by competition in March.

MOUNT VERNON, N. Y.—The Young Men's Hebrew Association of Mount Vernon, Abraham Shipman, 160 South 9th av, Mount Vernon, contemplates the erection of a Y. M. H. A. building at 30 North 10th av, to cost about $20,000. No architect has been selected.

SLOAN N. Y.—The village of Sloan, William Brennan, president, contemplates the erection of a 2-sty brick school in District 9, to cost about $20,000. An architect will be selected by competition.

GLOVERSVILLE, N. Y.—Christ Episcopal Church, Rev. Chas. B. Alford, pastor, contemplates the erection of a 2-sty parish house and rectory at the corner of Spring and Bleecker sts, to cost about $12,000. No architect has been selected. Work will probably start next summer.

ILION, N. Y.—George W. Thompson, Union st, contemplates the erection of a 3-sty brick store, apartment and office building at the corner of Main and Railroad sts, for which no architect has been selected. Cost, about $20,000. Work will go ahead in the spring.

SYRACUSE, N. Y.—William W. Wiard, 111 Wyoming st, contemplates the erection of a 2½-sty residence in Upper James st, to cost about $25,000. No architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Charles Knepf, 523 Springfield av, architect, is taking bids for a 3-sty frame flat, 22x51 ft, to be erected in South 14th st, for Stephen Meyernick, 520 Bergen st, owner. Cost, about $6,000.

7TH AV.—Gronenberg & Leuchtag, 303 5th av, have been commissioned to prepare plans for a 6-sty apartment house to be erected at the northeast corner of 7th av and Cathedral Parkway, for Simon Welk, 11 East 109th st, owner.

BEDFORD AV.—James S. Maher, 431 West 14th st, N. Y. C., is completing plans for four apartment houses for the Grant S. Kelley Realty Co., to be erected on the block bounded by Bedford av, Linden blvd and Martense st, Bklyn. Plans are ready for bids.

LONG ISLAND CITY.—The Courtney Development Co., 1170 Broadway, N. Y. C., owner, is taking bids for three 4-sty apartment houses, 40x90 ft., to be erected in the Thomson Hill section, from plans by W. W. Smith & John H. Holler, jr, 82 Wall st, N. Y. C. Cost, about $28,000 each.

DALY AV.—The Steinmetz Construction Co., 1416 Glover st, contemplates the erection of a 5-sty brick tenement house, 44x105 ft., at 2075 Daly av, from plans by Moore & Landsiedel, 148th st and 3d av. Work will probably go ahead next month.

BANKS.

DOVER, N. J.—Bids will close Feb. 24 for the bank building to be erected at the northeast corner of Blackwell st and Warren st, for the Dover Trust Co., E. E. Resveer, cashier. Mowbray & Uffinger, 56 Liberty st, N. Y. C., are architects. Cost, about $40,000.

CHURCHES.

PATERSON, N. J.—Floyd Y. Parsons, 1133 Bway, N. Y. C., is preparing plans for a 1½-sty brick and limestone church and rectory to be erected in Ward st, near Main st, for the First German Presbyterian Church, Rev. H. W. Schultz, 353 Union av, Paterson, pastor. Architect will probably call for bids on general contract about March 1.

DWELLINGS.

PATERSON, N. J.—William Hart Boughton, 796 Ashland av, Buffalo, N. Y., architect, is taking bids for a residence and garage to be erected on Derrom av, for Dr. Jane M. Carrel, 780 Market st, owner; cost, about $30,000.

BRONXVILLE, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., is preparing plans for a 2-sty residence, 40x120x25 ft., to be erected at Lawrence Park, for Thomas E. Wing, 14 Wall st, N. Y. C., owner, and will call for bids about April 15. Cost, about $30,000.

MANHATTAN.—Duncan Candler, 10 East 33d st, architect, is taking bids for alterations to the 4-sty brick residence, 25x100 ft., at 16 West 54th st, for John D. Rockefeller, jr., on premises and 26 Broadway. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Chas. Fall, 100 14th st, has nearly completed plans for a 5-sty brick factory, 100x180 ft, to be erected at 8th and Madison sts, for the Ferguson Bros.' Manufacturing Co., 832 Monroe st, owner. Cost, about $75,000. Bids will be received by architect about Feb. 24.

BROOKLYN.—H. H. Oddie, Inc., 251 4th av, Manhattan, is figuring the general contract and desires bids on subs prior to February 26th for the Fulton Paper Bag & Cotton Mill Co. building to be erected on Wythe av and South 1st st, Brooklyn.

HOTELS.

MANHATTAN.—H. H. Oddie, Inc., 251 4th av, is figuring the general contract for an extension to the Devon Hotel at 55 West 54th st, and is taking bids on all subs, to be submitted before Feb. 27.

MUNICIPAL WORK.

IRON STAIRS.—Bids will be received by the Superintendent of School Buildings, 500 Park av, until Tuesday, February 24, for the erection of outside iron stairs at Evander Childs High School, Olinville av, north of Magenta st, Williamsbridge, The Bronx.

ELECTRIC EQUIPMENT.—For installing electric equipment in new Public School 115, on 176th and 177th sts, about 100 ft. east of St. Nicholas av, Manhattan.

GENERAL SUPPLIES.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, until 2 p. m., on Friday, February 27, for furnishing and delivering hardware, brass, copper, iron, steel, metals, pig and sheet lead, machinery, grate bar and composition bronze castings, corporation cocks, hydrant and valve parts, valve box castings, leather, wire, nails, bolts, screws, paints, oils, varnishes, rubber hose, rubber valves, etc., etc.

CONSTRUCTION AND PLUMBING.—For item 1, general construction; also item 2, plumbing and drainage of new Public School 169, on the easterly side of 7th av, between 43d and 44th sts, Brooklyn.

REPAIRS TO ICE PLANT.—Bids will be received by the Commissioner of Correction until 11 o'clock a. m., on Tuesday, February 24, for furnishing labor and materials required to make all the necessary repairs to the ice making plant on Hart's Island, New York.

MATERIALS.—Bids will be received by the President of the Borough of Queens, until 11 o'clock a. m., on Wednesday, February 25: No. 1. For furnishing and delivering 300,000 gallons of light road oil or refined tar oil in tank cars. No. 2. For furnishing and delivering to the Bureau of Highways 20,000 cu. yds. of broken stone and screenings of trap rock and dolomite. No. 3. Bituminous material (tar or asphaltic oil) for resurfacing roads in the Borough of Queens, as follows: 150,000 gallons spread upon the road. No. 4. 5,000 cu. yds. of gravel or chip stone at various points as directed. No. 5. Regulating, grading, curbing and laying sidewalks and crosswalks in Packard (Grove) st, from Middleburg av to Borden av, 1st and 2d Wards. No. 6. Fencing the vacant lots on the northerly corner of Fairview av and Bleecker st, and on the westerly corner of Himrod st and Seneca av, 2d Ward, of the Borough of Queens, in accordance with Section 435 of the Greater New York charter. No. 7. Regulating, curbing and laying sidewalks in Harmon st, from Grandview av to Forest av, 2d Ward, of the Borough of Queens.

HARDWARE, LUMBER, PLUMBING MATERIALS, TOOLS, PAINTS AND OILS.—Bids will be received by the Department of Parks until Thursday, Feb. 26, for furnishing and delivering hardware, blacksmiths' supplies, lumber, plumbing material, tools and implements, paints and oils, and rubber goods to Prospect Park, Brooklyn.

GENERAL SUPPLIES.—Bids will be received by the Board of Trustees in the Staff Room of Bellevue Hospital (entrance, 415 E. 26th st), until Thursday, Feb. 26; specification No. 12, general plant supplies, engineers' supplies, oils, carpenters' supplies; specification No. 16 general plant materials, painters' materials, oils, varnishes, glaziers' materials, lumber, building materials, carpenters' hardware, carpenters' materials, plumbers' materials and sundries, engineers' materials, electricians' materials and sundries and miscellaneous materials.

GASOLINE STORAGE SYSTEMS.—Bids will be received by the Fire Commissioner until 12 o'clock m. on Thursday, Feb. 26, for furnishing labor and materials required to install and complete gasoline storage systems at the quarters of Engine Cos. 4, 6, 12, 13 and 32, and Hook and Ladder Cos. 6 and 15, Manhattan, and Engine Co. 156, Richmond.

CENTRE ST.—The Department of Bridges, F. J. H. Kracke, commissioner, Municipal Building, will receive bids until 2 p. m. March 5 for painting the interior of the Municipal Building, Centre st. McKim, Mead & White, 101 Park av, architects; C. O. Mailloux, 90 West st, electrical engineer; Thompson Starrett Co., 49-51 Wall st, general contractors.

HORNELL, N. Y.—Clyde Potts, 30 Church st, N. Y. C., consulting engineer, has nearly completed plans for the sewage disposal plant to be erected here for the city of Hornell, Board of Public Works, A. F. Bannon, jr., superintendent. Bids will be taken by owner about May 1. Cost, about $125,000.

SCHOOLS AND COLLEGES.

85TH ST.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the 5-sty Talmund Torah school to be erected at 123-127 East 85th st from plans by E. W. Levitan, 20 West 31st st, and desires bids on all subs prior to Feb. 24.

BROOKLYN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract and wants bids on all sub-contracts at once for Public School 169, to be erected on the east side of 7th av, between 43d and 44th sts, Brooklyn, from plans by C. B. J. Snyder.

RICHMOND.—Bids were opened by the board of Education Feb. 16 for the general construction of addition to P. S. 20. Durkin & Laas were lowest bidders at $99,897; and for plumbing and drainage of same addition Chas. Williams was low bidder at $8,867.

MANHATTAN.—The Board of Education opened bids Feb. 16 for fire protection work at P. S. 158 and 174. Joseph Kessler was low bidder, at $6,636 and $4,562.

STABLES AND GARAGES.

WASHINGTON AV.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the 2-sty brick and steel stable, 75x150 ft, to be erected at the southwest corner of Washington av and Clarkson st, from plans by Horenberger & Bardes, 122 Bowery; John J. Bradley, 68 Hudson st, is owner; they desire bids on subs prior to Feb. 24.

THEATRES.

PROSPECT AV.—The Libman Contracting Co., 107 West 46th st, is figuring for alterations to the building on the west side of Prospect av, 125 ft north of 160th st, from plans by the Kreymborg Architectural Co.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

88TH ST.—Rouse & Goldstone, 40 West 32d st, have been commissioned to prepare plans for a 9-sty apartment house and two residences at the north corner of 88th st and Riverside Drive, for Klein & Jackson, 149 Broadway, owners.

51ST ST.—George F. Pelham, 30 East 42d st, is preparing plans for a 6-sty brick tenement, 25x100 ft, to be erected at the northwest corner

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Contemplated Construction—Continued.

of 51st st and 10th av, for Jacob L. Friedman, 309 East 22d st, owner and builder. Cost, about $50,000.

142D ST.—Chas. B. Meyers, 1 Union sq, has completed plans for a 5-sty apartment house, 100 x86.5 ft., to be erected in the south side of 142d st, 161 ft. east of Riverside Drive, for the V. S. Building Corp., 141 Broadway. Cost, about $125,000.

180TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 5-sty tenement, 75x 88 ft. to be erected in the south side of 180th st, 100 ft. east of St. Nicholas av, for Alexander McDowell, 63 Morningside av, owner. Cost, about $40,000.

10TH AV.—George F. Pelham, 30 East 42d st, has completed plans for a 6-sty tenement, 25.5x70 ft. to be erected at the northwest corner of 10th av and 51st st, for the 751 10th Av Co., 751 10th av, owner. Cost, about $40,000.

CHURCHES.

DYCKMAN ST.—Eli Benedict, 1947 Bway, has plans for a 1-sty and basement parish house for the Mount Washington Presbyterian Church, to be erected on the large triangular plot at the intersection of Dyckman st and Riverside Drive, west of Bway. Work will probably be started in the spring.

SCHOOLS AND COLLEGES.

118TH ST.—F. A. De Menron, 31-33 East 27th st, is preparing plans for a 5-sty school to be erected at 118th st and St. Nicholas av, for the Church of St. Thomas the Apostle (R. C.), 118th st, west of St. Nicholas av, Rev. Father J. B. McGrath, pastor. Bids on general contract will be taken by architect about March 1.

STORES, OFFICES AND LOFTS.

30TH ST.—E. Hustace Simonson, 315 5th av, is preparing plans for alterations to the 4-sty brick loft, 25x92 ft, at 28 West 30th st, for Albert J. Middlebrook, West Hartford, Conn., owner. Bids will be taken about March 3 by architect. Cost, about $10,000.

31ST ST.—Walter Haefeli, 17 Madison av, has been commissioned to prepare plans for a 16-sty store and loft building to be erected at 40-46 East 31st st, for the Aeon Realty Co., Sumner Gerard, president, 60 Broadway. Cost, about $500,000.

42D ST.—S. Walter Katz, 505 5th av, has completed plans for alterations to the cafe at 107 West 42d st for Gilhuly Bros., on premises, owners. Alterations will consist of new plumbing and considerable interior marble and tile work.

Bronx.

DWELLINGS.

LONGFELLOW AV.—Moore & Landseidel, 148th st and 3d av, are preparing plans for a 2-sty brick residence, 20x55 ft, to be erected on the east side of Longfellow av, 275 ft south of 172d st, for Vincenzo Picciotti, 553 East 188th st, owner and builder. Cost, about $6,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

KEAP ST.—Shampan & Shampan, 772 Bway, are preparing plans for a 6-sty apartment house to be erected in the north side of Keap st, 225 ft east of Marcy av, for Hyman Hershkowitz.

DEAN ST.—Wortmann & Baun, 114 East 28th st, N. Y. C., are preparing plans for a 4-sty flat, 25x100 ft, to be erected in the north side of Dean st, between 3d and 4th avs, for Levy & Baird, 44 Court st, owners and builders; cost, about $20,000. Plans will be ready by March 10.

ST. JAMES PL.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty brick apartment house, 50x89 ft, to be erected at 148-150-152 St. James pl, for the G. & M. Improvement Co., M. Grodsky, president, 26 Court st, owner and builder. Cost, about $45,000.

46TH ST.—Harry Dorf, 614 Kosciusko st, is preparing plans for a 4-sty brick tenement, 45x 88 ft, to be erected in the south side of 46th st, 80 ft west of 7th av, for Morris Bienenstock, 1258 47th st, owner and builder. Cost, $20,000.

JACKSON AV.—Frankfort & Kirchner, 830 Westchester av, are preparing plans for a 4-sty tenement, 25x75 ft, to be erected on the west side of Jackson av, 188 ft north of 163d st, for the Loyal Building Co., P. Liebwith, president, 391 East 149th st, owner and builder. Cost, about $20,000.

STERLING PL.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick tenement house, 41x100 ft, to be erected in the north side of Sterling pl, 308 ft east of Howard av, for Mr. Tierstein, 502 Sutter av, owner. Cost, about $25,000.

NEWKIRK AV.—Shampan & Shampan, 772 Broadway, have completed plans for an apartment house to be erected at the southwest corner of Newkirk av and East 21st st, Brooklyn, for M. Wolfinger, owner. Cost, about $85,000.

CHURCHES.

COURT ST.—Alterations are under way to the church in the east side of Court st, between Luquer and Nelson sts, Brooklyn, for the Church of St. Mary's Star of the Sea, Rev. Father O'Malley and Joseph P. O'Connell, at site, owner. F. B. Berlenbach, 260 Graham av, Brooklyn, is architect. W. L. & G. H. O'Shea, 29 Broadway, N. Y. C., have the mason and carpenter work. A. J. Bushman, 72 West 38th st, N. Y. C., has the lighting.

DWELLINGS.

72D ST.—J. C. Wandell, 4 Court sq, is preparing plans for five 2-sty brick residences, 15x25 ft, to be erected in the south side of 72d st, 100 ft west of Narrows av, for the Brody Construction Co., A. Brody, 1143 40th st, Brooklyn, owner and builder; cost, about $15,000.

79TH ST.—William Debus, 86 Cedar st, is preparing plans for eight 2-sty brick residences, 20x44 ft, to be erected in the west side of 79th st, 106 ft south of 6th av, for the Henry Roth Building Co., 1562 Myrtle av (Henry Roth, president), owner and builder. Cost, about $24,000.

HENDRIX ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 2-sty brick residences, 20x52 ft, to be erected in the west side of Hendrix st, 120 ft north of New Lots rd, for David Bloom and Samuel Nittzburg, 492 Saratoga av, owners and builders. Cost, about $7,000.

HALLS AND CLUBS.

REMSEN ST.—Frank Helmle, 190 Montague st, has been commissioned to prepare plans for alterations to the residence at 131 Remsen st for club house purposes, for the Brooklyn Club, Pierrepont st, owner.

THEATRES.

BROADWAY.—Shampan & Shampan, 772 Broadway, are preparing plans for a 2-sty brick moving picture theatre, 70x100 ft, to be erected at Broadway, near Havemeyer st, for Samuel Marcovici, care of architect, owner and lessee. Cost, about $45,000.

FULTON ST.—William H. McElfatrick, 701 7th av, N. Y. C., is preparing plans for a 1-sty theatre to be erected in Fulton st, near Bedford av, for B. F. Keith, 1495 Broadway, N. Y. C., owner.

BROADWAY.—L. Allmendinger, 926 Broadway, has completed plans for a 1-sty brick moving picture theatre, 66x80 ft, to be erected on Broadway, near Decatur st, Brooklyn, for Mills Bros., Broadway and Rockaway av, owners. Cost, about $15,000. Bids will soon be taken by the architect.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Walter Jenkins, 505 5th av, N. Y. C., has completed plans for a 5-sty brick tenement, 100x87 ft, to be erected at the southeast corner of Jackson and Steinway avs, for the John J. Hearn Construction Co., J. J. Hearn, president. Cost, about $50,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Preliminary plans are being prepared privately for a 6-sty warehouse, 140x95 and 40x50 ft, to be erected on Borden av, Van Alst av and 3d st, for the American Druggists' Syndicate, H. Loewe, 205 Borden av, owner, who will call for bids on general contract about March 15. Cost, about $150,000.

THEATRES.

ASTORIA, L. I.—J. H. Scully, owner and architect, 109 West 126th st, N. Y. C., contemplates the erection of a 2-sty brick moving picture theatre, 25x100 ft, at 13th av and Broadway.

Richmond.

DWELLINGS.

ST GEORGE, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, S. I., is preparing plans for a 3-sty brick store and residence, 38x45 ft, to be erected at Richmond Terrace, for Ida Gerst, care of architect, owner. Cost, about $10,000.

Nassau.

SCHOOLS AND COLLEGES.

PORT JEFFERSON, L. I.—Excavating is under way for the high school to be erected here for the Board of Education of Port Jefferson. Tooker, Marsh & Barnett, 101 Park av, N. Y. C., are architects. W. J. Baldwin, Jr., 1181 Broadway, N. Y. C., is steam engineer. Campbell & Dempsey, 72 Clinton st, Kingston, N. Y., are general contractors. H. H. Smith Building Co., East Main st, Bayshore, L. I., has the carpenter work; Evans Almirall & Co., Dominick and Clarke sts, N. Y. C., heating; Grimshaw & Redfield, Westhampton Beach, L. I., plumbing; and Overton & Tuthill, Peconic av, Riverhead, L. I., the wiring. Cost, about $71,000.

Suffolk.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, N. Y. C., have completed plans for a 2½-sty brick residence and garage, 40x85 ft, for Donald Scott, 9 East 9th st, N. Y. C., owner. Bids will be taken by architect about March 1. Cost, about $125,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

WASHINGTON AV.—J. Schlesinger, 1269 Broadway, has received the general contract for alterations to the 6-sty brick apartment house at the northwest corner of Washington and Wendover avs, for A. Siegel, 89 Maiden la, owner. Maximilian Zipkes, 220 5th av, architect.

174TH ST (sub.).—The New Jersey Terra Cotta Co., 149 Broadway, has received the contract for the terra cotta work for two buildings to be erected at the northeast corner of 174th st and Park av, for the Co-Free Realty Co. Maximilian Zipkes, 220 5th av, architect.

WALKER ST.—Jacob Kerner, 31 East 1st st, has received the general contract for alterations to the building at 116 Walker st, for Moe Levy, owner. Maximilian Zipkes, 220 5th av, is architect.

SHERMAN AV.—The W. L. Crow Construction Co., 103 Park av, has received the general contract to erect a 5-sty apartment house, 80x 115 ft, at the northwest corner of Sherman av and Arden st, for the Gibraltar Realty Co., 475 5th av, owner; William Briethaup, president; cost, about $125,000.

GRAND ST.—The Marcus Contracting Co., Inc., 310 Front st, N. Y. C., has received the contract for excavating the plot 89.6x75 and 39x74 irregular, at the southeast corner of Grand st extension and Rodney st, Brooklyn,

for a 6-sty apartment house for the Havemeyer Construction Co., 1104 Broadway. Farber & Markowitz, 189 Montague st, Brooklyn, are architects.

MONTCLAIR, N. J.—Trivett & Walters, 7 Bond st, Newark, have received the general contract to erect two 4-sty brick apartment houses at the corner of South Fullerton and Union avs, for the Fairchild Baldwin Co., Firemen's Building, Newark, owner. Frederick R. Hasselman, 28 Washington pl, East Orange, is architect. Cost, about $50,000.

HART ST.—Bernard B. Block, 137 West 118th st, N. Y. C., has received the general contract to erect a 4-sty brick apartment house, 40x89 ft., in the south side of Hart st, 159 ft. east of Marcy av, for Samuel Opelinsky, 297 Washington st, N. Y. C., owner. Shampan & Shampan, 772 Broadway, Brooklyn, are architects. Cost, about $40,000.

DWELLINGS.

STAMFORD, CONN.—F. H. Wakeham Co., 4 West 47th st, N. Y. C., has received the general contract to erect a 2½-sty local stone and brick residence at Shippan Point for F. J. Marion, 235 West 23d st, N. Y. C., owner. Hunt & Hunt, 28 East 21st st, N. Y. C., are architects; cost, about $100,000.

MONTCLAIR, N. J.—Howard S. Gies, 272 Bloomfield av, has received the general contract to erect a 2½-sty frame residence on the north side of Nassau rd, for W. Chas. Bettinson, 216 Lorraine av, owner. Cost, about $6,000.

FACTORIES AND WAREHOUSES.

PASSAIC, N. J.—J. J. O'Leary Co., 500 Bloomfield av, Passaic, has received the general contract to erect a 1-sty brick ice plant, 55x150 ft, on Central av, near Erie R. R. tracks, for the Peoples Co., care of Max F. Berger, 15 Columbus av, Newark, owner. Lambert Strong, 451 Main st, Passaic, is architect. Cost, about $40,000.

STORES, OFFICES AND LOFTS.

WEST FARMS RD.—Gillies Campbell Co., 101 Park av, has received the general contract to erect a 2-sty telephone building, 53x97 ft, at the Melrose Exchange, West Farms rd and Fox sq, for the New York Telephone Co., 15 Dey st. Union N. Bethell, president. McKenzie, Voorhees & Gmelin, 1123 Broadway, are architects. Cost, about $75,000.

46TH ST.—John McKeefrey, 1416 Bway. has received the general contract to alter the residence at 49 West 46th st for loft purposes. The Estate of Katherine Van Low Howell, care of Benjamin H. Howell, executor, 98 Murray av, Ridgwood, N. J., is the owner. William H. Orchard, 120 West 42d st, is architect. Cost, about $16,000.

THEATRES.

72D ST.—The general contract has been reawarded to M. Shapiro & Son, 2107 7th av, for extensions and alterations to the residence at 348-350 East 72d st, for moving picture theatre purposes. Chas Belsky, 1351 1st av, is owner. Cost, about $20,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

WATER ST, ns, 106 e Montgomery st, 2-sty brick storage, 25x62; cost, $5,000; owner, Chas. F. Schmale, 604 Water st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 46.

24TH ST, 417 East, 5-sty brick factory, 25x25; cost, $30,000; owner, Bishop Gutta Percha Co., Henry D. Reed, Vice-Pres., 420 East 25th st; architect, Frank F. Ward, 203 Broadway. Plan No. 50.

HOSPITALS AND ASYLUMS.

20TH ST, 230 East, 10-sty brick hospital, 81x76; cost, $150,000; owners, Missionary Sisters of the Sacred Heart; Gertrude De Giovanni, Mother Superior, 226 East 20th st; architects, Reliable Engineering Co., 30 Church st. Plan No. 52.

STORES AND TENEMENTS.

CHARLES ST, 39-41, 6-sty brick tenement, 65x82; cost, $50,000; owners, Martha Bldg. Corp., 960 Prospect av; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 51.

THEATRES.

90TH ST and Broadway, s w c, 2-sty brick theatre, stores and dance hall, 88x162; cost, $110,000; owner, Robert Goelet, 9 West 17th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 45.

MISCELLANEOUS.

19TH ST, 533 West, 1-sty iron shed, 15x45; cost, $300; owner, Commercial Trucking & Terminal Corp., Wm. H. Rankin, president, 532 West 20th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 49.

BROADWAY & 172D ST, n e c, advertising sign, 100x8x irreg; cost, $250; owners, Fred T. Van Beuren et al, 27 West 30th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 48.

MADISON AV, 1615-1617, advertising fence, 50x8; cost, $175; owner, Jacob A. Mittnacht, 362 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 47.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TINTON AV, s w cor 149th st, three 5-sty brick tenements, slag roof, 42.6x88, 40x90; cost, $130,000; owner, Tinton Bldg. Corp., Frank Begrisch, 391 East 149th st, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 79.

DWELLINGS.

LONGFELLOW AV, e s, 275 n 172d st, 2-sty brick dwelling, tin roof, 20x55; cost, $6,000; owner, Vincenzo Piciotti, 553 East 118th st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 70.

BEACH AV, w s, 150 n Randall av, 2½-sty frame dwelling, shingle roof, 20x32; cost $3,500; owners, Academy Building Co., Geo. Hoffman, 2069 Westchester av, president; architect, Anton Pirner, 2069 Westchester av. Plan No. 68.

MEAD ST, n s, 25 e Garfield st, 2-sty brick dwelling, tin roof, 20x45; cost, $4,800; owner, Geo. Sczwaza, 2346 1st av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 66.

FORDHAM RD, n s, 153.7 w Cedar av, 2-sty brick dwelling, slag roof, 32x29.6; cost, $8,000; owner, Jos. Grube, 299 Fordham rd; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 65.

SEMINOLE ST, s s, 215.9 e Eastchester rd, 2-sty frame dwelling, tin roof, 18x25; cost, $2,000; owner, Robt. Jacobs, Saratoga av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 80.

FACTORIES AND WAREHOUSES.

QUIMBY AV, s s, 140.5 e Zerega av, 3-sty brick factory, tar and gravel roof, 122.25x75; cost, $20,000; owner, Dayton Hedges, 1451 Broadway; architects, Felber Engineering Co., 103 Park av. Plan No. 64.

133D ST, s s, 400 w Cypress av, 1-sty brick shop, tar and gravel roof, 50x20; cost, $6,000; owner, Jacob Doll Sons Co., 98 So. Boulevard; architect, Geo. H. Griebel, 16 East 42d st. Plan No. 76.

HOTELS.

EDGEWATER TER, e s, 150 s Layton av, 2½-sty frame hotel and dwelling, shingle roof, 50x30; cost, $6,500; owner, Lena Vulz, 2315 Gleason av; architect, B. Ebeling, 135 Westchester ter. Plan No. 69.

STORES AND DWELLINGS.

LAYTON AV, n e cor Dean av, 3-sty brick store and dwelling, tin roof, 20x40; cost, $5,000; owners, Francesca & Grazia Santamorena, 329 East 112th st; architects, De Rose & Cavaleri, 2333 1st av. Plan No. 78.

WESTCHESTER AV, n w cor Glover st, 1-sty brick store and dwelling, slag roof, 100x60; cost, $15,000; owner, Borough Est., J. L. Evans, 3219 3d av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 75.

STORES AND TENEMENTS.

174TH ST, s s, 89.8 e Washington av, 1-sty brick store, tin roof, 20x100.9; cost, $3,500; owners, Taxpayers' Realty Co., Philip Wattenberg, 170 Broadway, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 74.

STEBBINS AV, e s, 80 e 163d, two 5-sty brick tenements, slag roof, 47x94; cost, $90,000; owners, Grossman Bros. & Rosenbaum, 133d st and Willis av; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 73.

156TH ST, n s, 60.5 w 3d av, 1-sty brick store, slag roof, 40.5¼x25; cost, $2,500; owner, Chas. H. Finan, 527 West 148th st; arcbitects, Moore & Landseidel, 148th st & 3d av. Plan No. 71.

180TH ST, n s, 27 w Boston rd, 1-sty frame stores, 30.7x40; cost, $3,500; owner, Jos Loweth, 1021 East 180th st; architect, John E. Warneke, 1021 East 180th st. Plan No. 77.

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Plans Filed, New Buildings, Bronx (Cont.).

MISCELLANEOUS.

ANTHONY AV, e s, 149.5 n 181st, 1-sty brick boiler room, 5 1-3x6; cost, $30; owner, Sarah Taub, on premises; architect, R. F. Knockenhauer, 531 Tremont av. Plan No. 72.

PARK AV, e s, 100 s 174th st, 1-sty brick shed, 20x40; cost, $500; owners, Brand & Silverstein, 4014 Park av; architects, Tremont Architectural Co, 401 Tremont av. Plan No. 67.

Brooklyn.

DWELLINGS.

HENDRIX ST, w s, 120 n New Lots av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $10,000; owner, David Bloom, 492 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 824.

WEST 32D ST, w s, 360 s Mermaid av, four 1-sty frame dwellings, 13x38.6, gravel roof, 1 family each; total cost, $2,800; owner, Michael Gilmartin, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 847.

WEBSTER AV, s e cor East 3d st, 2-sty brick dwelling, 18x44, slag roof, 1 family; cost, $4,500; owner, Webster Bldg. Co., 125 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 856.

6TH AV, s e cor 79th st, 3-sty brick store and dwelling, 21.5x106.2, slag roof, 2 families; cost, $6,000; owner, Henry Roth Bldg. Co., 1560 Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 854.

RAPELYA ST, n s, 100 w Hicks st, 3-sty brick store and dwelling, 25x60, tin roof, 2 families; cost, $6,000; owner, Thos. Keenan, 640 Hicks st; architect, S. W. Katz, 505 5th av, New York. Plan No. 785.

EAST 2D ST, w s, 340 s Av F, 2-sty frame dwelling, 22x40, shingle roof, 1 family; cost, $4,200; owner, Andrew Larsen, 750 Gravesend av; architects, Winters & Latje, 106 Van Siclen av. Plan No. 790.

79TH ST, w s, 106 s 6th av, eight 2-sty brick dwellings, 20x38, slag roof, 1 family each; total cost, $24,000; owners, Henry Roth Building Co., 1560 Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 796.

WEST 28TH ST, w s, 75 s Mermaid av, 2-sty brick dwelling, 22x52, gravel roof, 2 families; cost, $4,000; owner, Raffaela Enza, West 15th st and Surf av; architect, Olof B. Almgren, 2392 Surf av. Plan No. 797.

BEAUMONT ST, e s, 580 n Hampton av, 2-sty frame dwelling, 22.8x37.10, shingle roof, 1-family; cost, $5,000; owner, J. S. McWhirter, 3609 Broadway, N. Y.; architect, Thos. F. Dunn, 953 Woodycrest av, Bronx. Plan No. 806.

WEST 23D ST, e s, 296 n Surf av, 1-sty frame dwelling, 20x27, gravel roof, 1-family; cost, $800; owner, Mazarene Romano, on premises; architect, Olof B. Almgren, 2329 Surf av. Plan No. 821.

FOSTER AV, s s, 80 e Albany av, 2-sty frame dwelling, 14x28, slag roof, 1-family; cost, $1,500; owner, Jas. Carullo, Lefferts st and Albany av; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 807.

ELTON ST, n s, 90 s New Lots av, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $3,300; owner, Chas Rappold, 794 Cleveland st; architect, Ernest Dennis, 241 Schenck av. Plan No. 900.

MALTA ST, e s, 155 s Vienna av, 2 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $10,000; owner, Nathan Katz, 452 Christopher av; architect, E M Adelsohn, 1776 Pitkin av. Plan No. 889.

PARK PL, s s, 100 w Saratoga av, 2 4-sty brick dwellings, 37.6x89, gravel roof, 16 families each; total cost, $50,000; owner, Idan Holding Co, 312 Hopkinson av; architect, Cohn Bros, 361 Stone av. Plan No. 887.

PITKIN AV, n s, 40 e Chestnut st, 1-sty brick dwelling, 11.4x23.4, slag roof 1 family; cost, $500; owner, Mrs Francis Zito, 255 Gold st; architect, Gilbert L Prowler, 569 DeKalb av. Plan No. 904.

FACTORIES AND WAREHOUSES.

HEGEMAN AV, n s, 60 e Hinsdale st, 1-sty frame storage, 25x16, tin roof; cost $500; owner, Sophie Gordon & ano, 399 Newport av; architect, Morris Rothstein, 627 Sutter av. Plan No. 810.

HALLS AND CLUBS.

W 25TH ST, w s, 120 s Mermaid av, 2-sty brick club, 120x14, gravel roof; cost, $7,500; owner, Saml B Balland, 18 Tompkins av; architect, J A Dioguardi, Larchmont, N. Y. Plan No. 893.

STABLES AND GARAGES.

CHURCH AV, n s, 100 w Story st, 1-sty brick garage, 40x82, iron roof; cost, $1,200; owner, Chas. L. Behlert, 161 Prospect Park West; architect, Henry Behlert, 161 Prospect Park West. Plan No. 837.

OCEAN PARKWAY, w s, 240 s Beverly rd, 1-sty brick garage, 22x22, shingle roof; cost, $500; owner, Wm. Miller, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 842.

24TH ST, EAST, e s, 50 s Av F, 1-sty frame garage, 16x18, shingle roof; cost, $450; owner, Henry C Otten, on premises; architect, Benj Driesler, 153 Remsen st. Plan No. 873.

STORES AND DWELLINGS.

NEW LOTS RD, n w cor Essex st, 3-sty brick store and dwelling, 20.9x52, gravel roof, 2 families; cost, $5,000; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 846.

3D AV, w s, 90 n Bay Ridge av, 3-sty brick store and tenement, 20.4x55, slag roof, 2 families; cost, $5,000; owner, G. Crifasi, 6822 3d av; architect, Jonas Green, 406 48th st. Plan No. 804.

STORES, OFFICES AND LOFTS.

FLATBUSH AV, e s, 69.10 n Hanson pl, 3-sty store and offices, 40x36.6, slag roof; cost, $15,000; owner, Gebrial Schwager, 140 Flatbush av; architect, Harold G. Dangler, 215 Montague st. Plan No. 843.

STORES AND TENEMENTS.

GRAND ST, n w c Rodney st, 6-sty brick tenement, 50x109.2, slag roof, 41 families; cost, $50,000; owner, Keap Const Co, 150 Hart st; architect, Shampan & Shampan, 772 Bway. Plan No. 860.

PARK PL, s w c Saratoga av, 4-sty brick tenement, 42.7x90, gravel roof, 16 families; cost, $25,000; owner, Idan Holding Co, 312 Hopkinson Av; architect, Cohn Bros, 361 Stone av. Plan No. 861.

CATON AV, s e c East 21st st, 4-sty brick tenement, 50x99.6, slag roof, 16 families; cost, $35,000; owner, Ginsburg & Moss Realty Co., 117 Pennsylvania av; architects, C Infanger & Son, 2634 Atlantic av. Plan No. 883.

SARATOGA AV, w s, 42.7 s Park pl, 4-sty brick tenement, 51x87.4, gravel roof, 16 families; cost, $28,000; owner, Idan Holding Co., 312 Hopkinson av; architects, Colin Bros., 361 Stone av. Plan No. 862.

3D AV, e s, 200 n 72d st, 4-sty brick store and tenement, 50x90, gravel roof, 18 families; cost, $25,000; owner Iba Bros., Inc., 526 56th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 870.

3D AV, n e c 72d st, 4-sty brick store and tenement, 50x90, gravel roof, 18 families; cost, $35,000; owner, Iba Bros., Inc., 526 56th st; architect, Eisenla & Carlson, 16 Court st. Plan No. 872.

SCHERMERHORN ST, n s, 71 e Clinton st, 6-sty brick tenement, 80x80.6, gravel roof, 14 families; cost, $75,000; owner, Akron Bldg. Co., 505 5th av, N. Y.; architect, Robt. T. Lyons, 505 5th av, N. Y. Plan No. 853.

DUMONT AV, s s, 50 w Williams av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, $25,000; owner, The Crispit, Inc., 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 858.

UNION ST, s e cor Utica av, 4-sty brick tenement, 53x89, gravel roof, 24 families; cost, $40,000; owner, M. B. Smith Realty Co., 109 Chester st; architect, W. T. McCarthy, 16 Court st. Plan No. 799.

UNION ST, s s, 53 e Utica av, 4-sty brick tenement, 52x89, gravel roof, 20 families; cost, $35,000; owner, M. B. Smith Realty Co., 109 Chester st; architect, W. T. McCarthy, 16 Court st. Plan No. 800.

BAY 13TH ST, w s, 125 n Benson av, five 2-sty tenements, 24x66, gravel roof, 4 families each; total cost, $40,000; owner Framo Const Co, 8617 12th av; architect, Dietrich Wortman, 114 E 28th st. Plan No. 803.

HOWARD AV, e s, 250.5 s Pitkin av, four 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, $100,000; owner, Mornat Realty Co, 74 Broadway; architect, C Infanger & Son, 2634 Atlantic av. Plan No. 815.

SARATOGA AV, n w cor St. Marks av, 4-sty brick tenement, 40x22.1, tin roof, 14 families; cost, $25,000; owner, David Isacowitz, Inc., 316 Hopkinson av; architect, Cohn Bros., 361 Stone av. Plan No. 811.

3D AV, e s, 50 n 72d st, 3-4-sty brick store and dwelling, gravel roof, 18 families; cost, $75,000; owner, Iba Bros, Inc, 526 56th st; architect, Eisenla-Carlson, 16 Court st. Plan No. 871.

THEATRES.

RALPH AV, w s, 80 n Prospect pl, 1-sty brick theatre, 32x100, gravel roof; cost, $10,000; owner, Joseph Spielberg, 1775 Pitkin av; architects, Farber & Markowitz, 189 Montague st. Plan No. 798.

MISCELLANEOUS.

7TH AV, e s, 20 n 39th st, 2-sty brick baths, 20x95, gravel roof; cost, $5,000; owner, Emile A Koski, 421 54th st; architect, Eisenla & Carlson, 16 Court st. Plan No. 908.

Queens.

DWELLINGS.

ARVERNE.—Gaston av, w s, 325 s Ocean av, 2-sty frame dwelling, 19x44, shingle roof, 1 family, steam heat; cost, $4,000; owner, W. E. Fredileit, Clarence av, Arverne; architect, Milton Wertheimer, Remington av, Arverne. Plan No. 287.

LONG ISLAND CITY.—Rapelje av, e s, 53 s Freeman av, 2-sty frame dwelling, 40x24, tin roof, 2 families; cost, $3,000; owner, Jos. Anletto, 396 Freeman av, Long Island City; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 291.

RIDGEWOOD.—Elliott av, n s, 543 e Fresh Pond rd, five 2-sty brick dwellings; 2 families, tar and gravel roof; cost, $16,250; owner, Cotler Building Co., 302 Wyona av, Brooklyn; architects, S. Milmann & Son, 1780 Pitkin av, Brooklyn. Plan No. 290.

WINFIELD.—Burroughs av, e s, 380 n Thompson av, 2-sty frame dwelling, 15x24, shingle roof, 1 family; cost, $1,100; owner, F. J. Hayden, 39 Burroughs av, Winfield; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 285.

RIDGEWOOD.—Yale av, w s, 200 s Glasser st, two 2-sty brick dwellings, 20x55, tin roof, 2 families, hot air heat; cost, $8,000; owner, Mosen & Breiner, 83 Irving av, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 299.

SPRINGFIELD.—4th st, w s, 140 s Hawthorn av, 2-sty frame dwelling, 20x34, shingle roof, 1 family, steam heat; cost, $3,000; owner, Erik Carlston, Mayer av, Springfield; architect, owner. Plan No. 296.

WOODHAVEN.—Boyd av, w s, 100 s Chichester av, five 2-sty frame dwellings, 20x40, gravel roof, 2 families; cost, $10,000; owner, Fannie Bernstine, Chichester av, Woodhaven; architect, A. Cehlo, Woodhaven. Plan No. 297.

COLLEGE POINT.—Beech st, e s, 150 n 1st av, 2½-sty frame dwelling, 38x34, shingle roof, 1 family, steam heat; cost, $5,000; owner, E. B. Hausmann, 13th st and 1st av, College Point; architect, E. Leo McCracken, College Point. Plan No. 336.

CORONA.—49th st, w s, 100 n Burnside av, 2-sty brick dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $2,600; owner, A. F. Pierce Co., 368 Lexington av, N. Y. C.; architect, A. DeBlasi, East Grand av, Corona. Plan No. 307.

EDGEMERE.—Frank av, w s, 440 s Hantz pl, 1-sty frame dwelling, 34x34, shingle roof, 2 families; cost, $1,100; owner and architect, John M. Frazer, 55 Cannonbury rd, Jamaica. Plan No. 302.

EDGEMERE.—Lincoln av, n e cor Harriman av, 2-sty frame dwelling, 35x48, shingle roof, 1 family, steam heat; cost, $5,000; owner, Mrs. M. Howard, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 311.

FAR ROCKAWAY.—Birdsall av, n s, 250 e Sheridan boulevard, 2-sty frame dwelling, 30x30, shingle roof, steam heat, 1 family; cost, $3,000; owner, Hugh Bresen, Far Rockaway; architect, T. O'Kane, Far Rockaway. Plan No. 308.

FLUSHING.—Chestnut st, n s, 30 w Bella pl, 2½-sty bk dwg, 20x55, slag roof, 2 families; cost, $6,000; owner, Yorkville Land Co. 247 Sandford av, Flushing; architect, Harold F. Smith, 16 Prospect st, Flushing. Plan No. 303.

GLENDALE.—Wyckoff av, w s, 195 s Cooper av, two 2-sty frame dwellings, 19x50, tin roof, 2 families; cost, $5,000; owner, Rhinold B. Wolf, Cooper av and Wyckoff av, Ridgewood; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 335.

METROPOLITAN.—Metropolitan av, n e cor Mazeau st, three 2-sty brick dwellings, 21x50, tin roof, 2 families; cost $12,000; owner, Ernest Palmer, Metropolitan av, Metropolitan; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 306.

OZONE PARK.—Chester av, e s, 200 s Liberty av, two 2-sty frame dwellings, 16x35, shingle roof, 1-family; cost, $3,400; owner and arcbitect, John F. Reichard, 12 Oak st, Richmond Hill. Plan Nos. 304-305.

ROCKAWAY BEACH.—Neptune av, e s, 351 s Boulevard, 22 1-sty frame bungalows, 14x27, shingle roof, 1-family; cost, $7,700; owner, Wm. H. Sullivan, 800 Broadway, Flushing; architect, John H. Lasher, Rockaway Beach. Plan Nos. 313 to 334.

ROCKAWAY BEACH.—Beach 83d st, w s, 539 n Boulevard, 2-sty frame dwelling, 19x43, shingle roof, 2 families; cost, $3,500; owner, Mrs. E. Schmidt, adjoining premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 309.

ROCKAWAY BEACH.—Rider pl, w s, 336 s Lefferts av, 2-sty frame dwelling, 14x24, shingle roof, 1-family; cost, $1,200; owner, S. J. Buschmann, 72 West 38th st, N. Y. C.; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 310.

UNION COURSE.—Shaw av, e s, 50 s 1st st, three 2-sty frame dwellings, 16x30, tin roof, 1-family, air heat; cost, $5,400; owner, Sim & Greig, 165 2d st, Union Course; architect, J. G. Geddes, 4 Lexington st, Richmond Hill. Plan No. 300.

STABLES AND GARAGES.

BAYSIDE.—Elsie pl, n s, 146 e Bell av, 1-sty frame garage, 36x16, shingle roof; cost, $300; owner, Alex. Williams, Bayside. Plan No. 279.

STORES AND DWELLINGS.

RIDGEWOOD.—Fairview av, w s, 72 n Palmetto st, 2-sty brick store and dwelling, 28x35, tar and gravel roof, 2 families; cost, $5,000; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, R. Geo. Smart, 702 Forest av, Ridgewood. Plan No. 295.

SOUTH OZONE PARK.—Rockaway Plank Road, s s, 20 e Messing av, 2-sty frame store and dwg, 20x45, tin roof, 1 family, steam heat; cost, $3,000; owner, Louis Stonitsch, Rockaway Plank road and Messing av, South Ozone Park; architect, B. O. Olson, 196 Helen av, Ozone Park. Plan No. 301.

STORES, OFFICES AND LOFTS.

JAMAICA.—Hillside av, s s, 28 e Columbus av, 2-sty frame office and tank house, 8x10, corrugated iron roof; cost, $150; owner, Mrs. L. A. Newmann, 181 East 75th st, New York City. Plan No. 286.

MISCELLANEOUS.

CORONA.—Jackson av, w s, 80 n 40th st, frame billboard, 40x12; cost, $25; owners, Disosway & Fisher, 1075 3d av, New York City. Plan No. 293.

ELMHURST.—Hoffmann av, w s, 100 e Woodhaven av, frame billboard, 60x12; cost, $35; owners, Disosway & Fisher, 1075 3d av, Long Island City. Plan No. 292.

JAMAICA.—Barrett st, e s, 150 n Hillside av, 1-sty frame coop, 10x12, paper roof; cost, $400; owner, H. E. Hendrickson, premises. Plan No. 289.

WINFIELD.—Thompson av, s s, 250 e Ramsey st, frame billboard, 59x12; cost, $30; owners, Disosway & Fisher, 1075 3d av, New York City. Plan No. 294.

L. I. CITY.—Vernon av, w s, 100 n Pierce av, 1-sty frame and stone shed, 18x168, tar and gravel roof; cost, $2,500; owners, E. Shuttleworth Co, on premises; architect, Norman McGlashan, 1123 Broadway, N. Y. Plan No. 312.

Richmond.

DWELLINGS.

BAY TERRACE, e s, 142 s Amboy rd, South Beach, 1-sty brick dwelling, 20x36; cost, $1,000; owner and builder, James Dadwell, jr., Oakwood Heights; architect, Jas. E. Grunert, New Dorp. Plan No. 63.

6TH ST, n s, 60 e Midland av, Midland Beach, 1-sty frame bungalow, 16x28; cost, $375; owner, Mrs. B. Huglin, 49 Dominick st, N. Y. C.; architect and builder, A. Alverson, Beach Park. Plan No. 62.

BEMENT AV, e s, 80 n Carey av, West New Brighton, 2-sty frame dwelling, 28x26; cost, $4,200; owner, architect and builder, H. Hermanson, West New Brighton. Plan No. 60.

CRAFTON AV, w s, 145 s Purdy av, Stapleton, 2½-sty frame dwelling, 23x42; cost, $3,200; owners, Oscar Carlson and Henry Johnson, Pt. Richmond; architect, C. O. Odegaard, Pt. Richmond; builder, Oscar Carlson, Pt. Richmond. Plan No. 56.

WYMAN AV, e s, 300 s Boulevard, Great Kills, 1-sty frame bungalow, 22x30; cost, $425; owner, Henry M. Seedorf, 41 7th av, N. Y. C.; architect and builder, A. Alverson, Beach Park. Plan No. 57.

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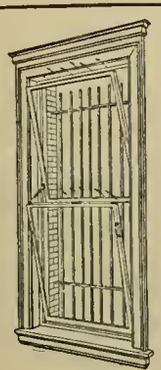
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Plans Filed, New Buildings, Richmond (Cont.).

MURRILL AV, s s, 156 w South av, Bloomfield, 1-sty frame dwelling, 24x25; cost, $1,000; owner, Samuel T. Hall, Bloomfield; architect and builder, Jos. J. Hall, Bloomfield. Plan No. 58.

SOUTHFIELD BLVD, s s, 400 w Jefferson av, Castleton Corners, 2-sty brick dwelling, 21x43; cost, $4,000; owner, Marie B. Murray, 700 West 180th st, N. Y. C.; architect, Jas. Whitford, St. George; builder, William V. Murray, 700 West 180th st. Plan No. 59.

SHORE FRONT, adjoining w s Fort property, South Beach, 1-sty frame bungalow, 19x25; cost, $200; owner and builder, Chas. J. McIntyre, 532 Bergen av (Bronx), N. Y. C. Plan No. 61.

STABLES AND GARAGES.

VAN DUZER ST, n s, 60 e Washington av, Tompkinsville, 1-sty frame work, shop and stable, 24x54; cost, $400; owner, Paul Girrbach, Tompkinsville; architect, Jas. E. Grunert, New Dorp; builder, Chas. Lange, Stapleton. Plan No. 65.

CLINTON AV, s s, 156 e Richmond av, Pt Richmond, 1-sty frame garage, 14x20; cost, $175; owner, Nellie H. Foggin, Pt. Richmond; builder, R. Barton, Pt. Richmond. Plan No. 55.

MISCELLANEOUS.

AMBOY ROAD, w s, and Prospect av, s s, New Dorp, 1-sty frame barn, 30x55; cost, $300; owner, John Nasdio, New Dorp; architect, Jas. E. Grunert, New Dorp; builder, H. Ording, New Dorp. Plan No. 64.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEEKMAN ST, 84, mezzanine floor to 5-sty brick warehouse; cost, $150; owner, Chas. A. Schieren, 405 Clinton st, Brooklyn; architect, Wm. J. Larch, 35 Lotus av, Glendale, L. I. Plan No. 489.

BLEECKER ST, 65-69, two 7,500 gallon pressure tanks to 12-sty brick lofts; cost, $1,900; owner, Chas. T. Wills, 286 5th av; architect, Royal J. Mansfield, 135 William st. Plan No. 497.

CANAL ST, 80-84, new store fronts, stairs and partition to 5-sty brick store and loft; cost, $2,500; owners, Samuel Levinsky & Sons, 80 Canal st; architect, Samuel Sass, 32 Union sq. Plan No. 487.

CATHERINE ST, 56, new skylight and partitions to 4-sty brick store and tenement; cost, $1,500; owners, Edward Smith estate, 154 Greenwich st; architect, Frank M. Straub, 147 4th av. Plan No. 558.

COMMERCE ST, 16, masonry to 2-sty brick dwelling; cost, $400; owner, Elizabeth A. French, 62 Park av; architect, Henry H. Hally, 39 West 27th st. Plan No. 491.

FRANKLIN ST, 50-52, new stairs and fireproofing to 5-sty brick offices and lofts; cost, $500; owners, Estate of Wm. Watson, 260 Church st; architect, Thos. J. McCullough, 227 Waverly pl. Plan No. 507.

FRONT ST, 282, new stairway to 3-sty brick power house; cost, $5,000; owner, James J. S. Cosgrove, 292 Hancock st, Brooklyn; architect, Geo. P. Chappell, 258 Broadway. Plan No. 544.

FRONT ST, 93, alterations to 4-sty brick offices; cost, $5,000; owner, Wm. J. Robertson, 503 Hudson st; architect, Fred. P. Platt, 1123 Broadway. Plan No. 555.

GRAND ST, 414, new show windows to 4-sty brick stores; cost, $1,000; owner, Harry W. Perlman, 414 Grand st; architect, Geo. Dress, 1436 Lexington av. Plan No. 563.

MAIDEN LANE, 51-53, 3500-gal. tank to 12-sty brick lofts; cost, $500; owner, Edward A. Schmidt, 95 William st; architect, Frank H. Quinby, 7 Tennis court, Brooklyn. Plan No. 557.

MOTT ST, 61, new iron stairs to 6-sty brick tenement; cost, $300; owner, Michele De Marsice, 56 Mulberry st; architect, Harry Zlot, 63 Grand st. Plan No. 538.

NASSAU ST, 124, new store front to 4-sty brick store and lofts; cost, $1,000; owners, Wm. K. and Alfred G. Vanderbilt, Grand Central Terminal; architect, Wm. H. Ross, 12 Cedar st. Plan No. 490.

NASSAU ST, 85, new store fronts to 5-sty brick offices, lofts and store; cost, $2,500; owner, Florence, care Wm. N. Martin, 165 Broadway; architect, Wm. Higginson, 21 Park Row. Plan No. 482.

PARK PL, 35, masonry and fireproof door to 7-sty brick lofts; cost, $162; owners, Isaac C Kiggins, 35 Park pl; architect, W. L. Trimmis, Marbridge Building. Plan No. 511.

RIVINGTON ST, 34, new store front to 5-sty brick store and tenement; cost, $250; owner, Hugh C. Murray, 27 Cedar st; architect, Robt. J. Reiley, 481 5th av. Plan No. 550.

SUFFOLK ST, 141, rear extensions, new partitions and stairs to 4-sty brick dwelling and bath; cost, $8,000; owner Rubin Ressler, 141 Suffolk st; architect, Jacob Fisher, 25 Av A. Plan No. 499.

TRINITY PL, 18-20, new plumbing and fixtures to 5-sty brick store and tenement; cost, $600; owner, Ellen Murphy, 226 Clinton av, Bklyn; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 526.

UNION SQ, 31, 3,500-gal. roof tank to 12-sty brick offices; cost, $150; owner, Wm. W. Cole, 31 Union sq; architect, Alexander Brociner, 106 East 92d st. Plan No. 484.

WASHINGTON ST, 90, remove post and girders to 5-sty brick store and salesroom; cost, $30; owner, Joseph Zaloaru, 90 Washington st; architect, Otto Reissmann, 30 1st st. Plan No. 488.

WATER ST, 299, masonry, new stairs and plumbing to 8-sty brick warehouse; cost, $5,000; owner, T. Burt Maguire, 116 Imlay st, Brooklyn; architect, George P. Chappell, 258 Broadway. Plan No. 543.

WEST ST, 174, new store fronts to 4-sty brick store, lofts and dwelling; cost, $100; owner, Helen W. Seaman, 515 Madison av; architect, Jno. A. Rofrano, 28 Oliver st. Plan No. 549.

WOOSTER ST, 25, 1-sty extension to 3-sty brick factory; cost, $1,000; owner, Eduarde A. Bianchi, 25 Wooster st; architect, Frank Klein, 57 Grand st. Plan No. 541.

10TH ST, 55-59 East, new roof tank and partitions and plumbing to 4-sty brick store and lofts; cost, $1,500; owner, Edith Coventry, 14 Wall st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 562.

13TH ST, 103 East, front area grating to 1-sty brick store; cost, $70; owner, August Luchow, 110 East 14th st; architect, Frank Wenemer, 2136 Honeywell av. Plan No. 525.

16TH ST, 43-47 West, terra cotta partition to 1-2sty brick store and lofts; cost, $325; owner, Wyanoke Realty Co., Hugh E. O'Reilly, president, Garden City, L. I.; architect, Wm. G. Wilson, 1214 Wheeler av, Bronx. Plan No. 492.

16TH ST, 43-47 West, terra cotta partition to 12-sty brick store and lofts; cost, $320; owner, Wyanoke Realty Co., Hugh E. O'Reilly, president, Garden City, L. I.; architect, Wm. G. Wilson, 1214 Wheeler av, Bronx. Plan No. 493.

17TH ST, 18 East, 5,000-gallon roof tank to 8-sty brick lofts; cost, $200; owner, Edward H. Faulkner, 35 East 17th st; architect, Madison Iron Works, 449 East 120th st. Plan No. 516.

17TH ST, 353-355 West, remove partitions to 4-sty brick club house; cost, $700; owners, Louis M. & Howard W. Starr, 47th st and 5th av; architect, John K. Wright, 15 Dey st. Plan No. 547.

18TH ST, 15-17, West, terra cotta partition to 10-sty brick store and lofts; cost, $300; owners, John H. Pierce estate, Alonzo P. Weeks, trustee, 15 State st, Boston, Mass.; architect, Wm. G. Wilson, 1214 Wheeler av. Plan No. 548.

19TH ST, 205-209 West, new terra cotta partition to 12-sty brick store and lofts; cost, $325; owner, Louise E. O'Reilly, Garden City, L. I.; architect, Wm. G. Wilson, 1214 Wheeler av, Bronx. Plan No. 502.

24TH ST, 11-15 East, wood and glass partitions to 16-sty brick printing department and offices; cost, $200; owners, Estate of David W. Bishop, Cortland F. Bishop, trustee, 270 broadway; architect, J. A. Pinchbeck, 1 Madison av. Plan No. 508.

24TH ST, 419-423 East, fireproof doors to 5-sty brick lofts; cost, $350; owner, Chris D. Rehm, 419 East 24th st; architect, Frank F. Ward, 203 Broadway. Plan No. 540.

25TH ST, 420 East, rear extension to 4-sty brick factory; cost $550; owners, Bishop Gutta Percha Co., 420 East 25th st; architect, Frank F. Ward, 203 Broadway. Plan No. 539.

25TH ST, 55 West, new doorway to 3-sty brick dwelling; cost, $100; owner, Vincent Astor, 23 West 26th st; architect, Harry Porter, 327 West 41st st. Plan No. 568.

30TH ST, 103 West, new store fronts and cashier's platform to 3-sty brick store and loft; cost, $500; owner, Marcus Loew, 501 6th av; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 486.

32D ST, 37 West, new partitions and concrete flooring to 5-sty brick store and lofts; cost, $5,000; owner, Henry X. Luce, 37 West 32d st; architect, Otto Reissmann, 30 1st st. Plan No. 515.

40TH ST, 609-611 West, masonry, new mezzanine coor and skylights to 2-sty brick abattoir and market; cost, $600; owners, New York Veal & Mutton Co., 1st av and 43d sts; architect, Edward Glas, 198 Broadway. Plan No. 519.

40TH ST, 302 West, new plumbing and partitions to 4-sty brick tenement; cost, $300; owner, May S. Roeser, 129 West 126th st; architect, John H. Knubel, 305 West 43d st. Plan No. 574.

43D ST, 206-208 West, new stores and marquise to 11-sty brick hotel; cost, $2,000; owner, Morris Newgold, 206 West 43d st; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 537.

45TH ST, 129 West, alterations to 4-sty brick stores and tenement; cost, $5,500; owner, Evelyn C. Manley, care W. Graey, 100 Broadway; architect, John T. Riggs, 507 2d st, Brooklyn. Plan No. 551.

45TH ST, 25 West, gypsum block partitions to 16-sty brick stores and offices; cost, $130; owner, Century Holding Co., 1182 Broadway; architect, Aron H. Jacobson, 139 West 24th st. Plan No. 569.

46TH ST, 126 West, fireproof partitions to 12-sty brick stores, lofts and offices; cost, $1,000; owners, Leavitt Realty Co., 107 West 46th st; architect, Eugene Ward, Tenafly, N. J. Plan No. 564.

46TH ST, 16-18 West, new partitions to 12-sty brick store and office; cost, $200; owner, Schneider-Anderson Co., 16 West 46th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 480.

54TH ST, 410-416 East, brick partition wall to 1-sty brick garage; cost, $500; owners, The Henry Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 496.

58TH ST, 253 West, new ceiling to 7-sty brick offices and studios; cost, $3,000; owner, Wm. R. Hearst, 253 West 58th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 520.

59TH ST, 328 West, alterations to 5-sty brick tenement; cost, $325; owner, Andrew Henderson, 19 East 114th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 553.

59TH ST, 340-342 West, alterations to 5-sty brick tenement; cost, $700; owner, Henry Menkle, 611 West 113th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 552.

64TH ST, 225 East, alterations to 3-sty brick stable and garage; cost, $400; owners, Estate John Barnet, 882 Lexington av; architect, John H. Friend, 148 Alexander av. Plan No. 554.

64TH ST, 210 East, alterations to 7-sty brick hospital; cost, $250; owners, Manhattan Eye and Ear and Throat Hospital, 208-16 East 64th st; architect, Reuben O'Brien, 210 East 64th st. Plan No. 536.

70TH ST, 438 East, alterations to 6-sty brick stores; cost $100; owner, Meyer Brunstein, 548 West 165th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 521.

72D ST, 219-231 West, new store fronts to 8-sty brick store and hotel; cost, $400; owner, Morris Schinasi, 32 West 100th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 567.

86TH ST, 144-146 East, removal of encroachments to 3-sty brick club; cost, $4,000; owners, Aschenbroedel Club, Carl E. Reinecke, president, 144 East 86th st; architect, Geo. H. Griebel, 16 East 42d st. Plan No. 528.

125TH ST, 302 East, new doorway to 2-sty brick factory; cost, $245; owner, Estate of Jas. Floy, 165 Broadway; architect, Henry Floy, 215 West 98th st. Plan No. 494.

AV A, 66, new fire escapes and partitions to 4-sty brick store and dwelling; cost, $500; owner, George Koenig, 167 East 4th st; architect, Otto Reissmann, 30 1st st. Plan No. 559.

AV B, 83-85, new store fronts and general alterations to 4-sty brick store and dwelling; cost, $2,500; owner, Max Troomkin, 85 Av B; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 575.

AV C, 67, new store front to 5-sty brick store and tenement; cost, $250; owner, Samuel Milstein, 964 Simpson st; architect, Philip Goldrich, 835 Beck st. Plan No. 510.

BOWERY, 125-7, new store front to 5-sty brick stores and hotel; cost, $250; owners, Lewis Brush et al, 1 Madison av; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 524.

BROADWAY, 4344, new partion to 3-sty brick store and residence; cost, $1,500; owner, Elizabeth Daly, 652 West 185th st; architect, Philo B. Ruggles, 5 Pinehurst av. Plan No. 530.

BROADWAY, 14-20, tank support on roof to 10-sty brick offices; cost, $200; owner, estate of Isabella P. Hunnewell, A. M. Silbur, attorney, 18 Broadway; architect, Reginald A. Steel, 558 West 162d st. Plan No. 532.

BROADWAY, 2555, new show window to 2-sty brick store and restaurant; cost, $200; owner, Jessie W. Ehrich, 31 Liberty st; architect, H. P. Hansen, 321 West 21st st. Plan No. 498.

BROADWAY, 2633-2635, alteration from moving picture theatre to 1-sty brick dance hall; cost, $1,500; owner, Wm. E. D. Stokes, 262 West 72d st; architect, P aul B. LaVelle, 507 5th av. Plan No. 495.

BROADWAY, 1767, new Bell's plaster partitions to 6-sty brick lofts; cost, $100; owner, Rutland Leasing Co., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 505.

BROADWAY, 51, new fire-escapes to 6-sty brick store and loft; cost, $300; owners, Wells, Fargo & Co., 51 Broadway; architect, Louis A. Sheinart, 194 Broadway. Plan No. 509.

BROADWAY, 1557-1561, steel sky sign to 3-sty brick restaurant; cost, $1,000; owners, Horn & Hardart Co., 1557 Broadway; architect, John E. Kleist, 515 7th av. Plan No. 485.

BROADWAY, 1592-1600, steel sky sign to 10-sty brick stores and offices; cost, $10,000; owner, The Mecca Realty Co., Jesse Froelich, vice-pres., 1600 Broadway; architect, John E. Kleist, 515 7th av. Plan No. 481.

BROADWAY, 72-74, alterations to 19-sty brick offices; cost, $500; owners, Century Bldg. Co., 27 William st; architect, Royal J. Mansfield, 135 William st. Plan No. 535.

BROADWAY, 756-770, iron stairs to 14-sty brick department store; cost, $2,000; owner, John Wanamaker, Philadelphia, Pa.; architect, Thos. J. McCullough, 148 West 4th st. Plan No. 571.

BROADWAY, 1920-1932, fireproof partitions to 6-sty garage and repair shop; owner, Robt. Goelet, Newport, R. I.; architect, Patrick Reynolds, 299 Park pl, Brooklyn. Plan No. 572.

CENTRAL PARK, West, 106-110, fireproof pent house to 10-sty brick apartment; cost, $2,500; owner, Chas. W. West, 32 Nassau st; architect, Fred. P. Platt, 1123 Broadway. Plan No. 542.

COLUMBUS AV, 488, new store front to 5-sty brick store and dwelling; cost, $400; owner, Joseph Kennelley, 101 West 83d st; architect, Arthur T Fowler, 117 West 83d st. Plan No. 517.

LEXINGTON AV, 745, new beams to 4-sty brick store and dwelling; cost, $300; owner, Arcade Realty Co., 751 Lexington av; architect, Jacob Fisher, 25 Av A. Plan No. 500.

LEXINGTON AV, 558, new partitions to 5-sty brick store and tenement; cost, $100; owner, Laura S. Heilner, 30 East 42d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 501.

MANHATTAN AV, 553, rear extension, 18x 18, to 3½-sty brick stores and dwelling; cost, $5,000; owner, Emil Bachman, corner Glenwood rd and 17th st, Flatbush; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 512.

MANHATTAN AV, 220-222, new chimney flue to 2-sty brick stores and lofts; cost, $50; owner, Samuel M. Ferguson, 25 Broad st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 573.

PARK AV, 571, fireproof door to 7-sty brick tenement; cost, $45; owner, Frances Gouldey, 571 Park av; architect, Geo. Dress, 1436 Lexington av. Plan No. 514.

PARK ROW, 118, new store front and stairs to 1-sty brick store; cost, $500; owners, Jas. J. Phelan Co., 16 Exchange pl; architect, Morris Schwartz, 194 Bowery. Plan No. 518.

PARK AV, 103, new window to 12-sty brick offices; cost, $50; owners, 103 Park Av. Co., A. G. Pierce, president, 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 565.

ST. NICHOLAS AV, 169, alterations to 5-sty brick tenement; cost, $50; owner, Nathan Hirsch, 133 West 21st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 522.

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Plans Filed—Alterations—Manhattan (Contin'd)

WEST END AV, 905, fireproof elevator enclosure to 4-sty brick residence; cost, $600; owner, Chas. L. Adrian, 905 West End av; architect, Harry N. Paradies, 231 West 18th st. Plan No. 534.

1ST AV, 1158, new store front and partitions to 5-sty brick store and tenement; cost, $1,000; owner, Edward Propper, 1210 1st av; architect, Paul B LaVelle, 507 5th av. Plan No. 560.

2D AV, 1392, masonry and steel to 4-sty brick stores and tenement; cost, $500; owners, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 527.

2D AV, 2103, terra cotta rear extension to 5-sty brick stores and tenement; cost, $1,000; owner, Samuel Rodman, 19 Rivington st; architects, De Rose & Cavalieri 2333 1st av. Plan No. 545.

3D AV, 431-439, new store fronts to 6-sty brick tenement; cost, $400; owner, George Lowther, Jr., 500 5th av; architect, Robt. Teichman, 22 William st. Plan No. 533.

3D AV, 962, new store fronts to 5-sty brick stores and dwelling; cost, $1,000; owner, Max Schwarz, 954 3d av; architect, Joseph Putzel, 29 West 34th st. Plan No. 570.

4TH AV, 242-250, cross partition to 12-sty brick sales rooms; cost, $327; owner, Wm. T. Evans, s w c Riverside drive and 100th st; architects, Stevenson & Cameron, 37 West 25th st. Plan No. 531.

5TH AV, 225, alterations to 12-sty brick offices; cost, $200; owners, Brunswick Site Co., 68 William st; architect, Harry E. Donnell, 225 5th av. Plan No. 520.

5TH AV, 518, new partitions and dumbwaiter shaft to 8-sty brick store and lofts; cost, $150; owner, Henry G. Trevor, 11 William st; architect, Jas. W. Christie, 213 West 35th st. Plan No. 523.

5TH AV, 2034, new plumbing, store fronts and stairs to 5-sty brick store and dwelling; cost, $2,000; owner, Mrs. Katherine T. Stryker, 23 West 73d st; architect, Chas. H. Richter, 68 Broad st. Plan No. 506.

6TH AV, 186, new partitions to 4-sty brick store, loft and dwelling; cost, $50; owner, John Hayes, 57 West 28th st; architect, John H. Knubel, 305 West 43d st. Plan No. 504.

6TH AV, 1013, rear extension to 2-sty brick store and offices; cost, $1,500; owner, Cordelia Y. Yevlan, Garden City, L. I.; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 561.

6TH AV, 477, reset store fronts to 4-sty brick store and lofts; cost, $450; owner, Burlock E. Rabell, 38 Park Row; architect, John H. Friend, 148 Alexander av. Plan No. 576.

7TH AV, 291-293, terra cotta partition to 10-sty brick stores and lofts; cost, $300; owner, Reurew Realty Co., Abraham L. Werner, Pres., 25 Broad st; architect, Wm. G. Wilson, 1214 Wheeler av, Bronx. Plan No. 566.

8TH AV, 412, new doors, stairway and skylight to 5-sty brick offices; cost, $1,000; owner, Elizabeth Haffen, 4 West 121st st; architect, Carl L. Otto, 130 Fulton st. Plan No. 546.

9TH AV, 768, new windows to 5-sty brick stores and tenement; cost, $250; owner, Ethel G. Martin, West Orange, N. J.; architect, Harry Hurevitz, 1055 Tiffany st. Plan No. 483.

9TH AV, 421, new trap doors to 3-sty brick lofts; cost, $350; owner, Mary Daly; Jas. Bailey, agent, 3 West 42d st; architect, Samuel Sass, 32 Union sq. Plan No. 556.

13TH AV and West 27th st, masonry and steel to 7-sty brick warehouse; cost, $4,500; owner, Terminal Warehouse Co., Jno. H. Lynch, president, 17 So. William st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 503.

BLOCK FRONT w s 7th av. —w on 24th and 25th sts, 16-sty brick extension to 11-sty brick lofts; cost, $500,000; owner, National Cloak & Suit Co., Solomon G. Rosenbaum, president, 301 West 106th st; architect, I. E. Ditmars, 111 5th av. Plan No. 513.

Bronx.

HOFFMAN ST, 2330 to 2340, new columns, new partitions to 1-sty frame stores and factory; cost, $750; owner, Wolf Burland, 801 Cauldwell av; architects, Koppe & Moore, 830 Westchester av. Plan No. 78.

149TH ST, n e c Brook av, remove encroachments to 6-sty brick tenement; cost, $1,200; owners, 149th St. Realty Co., 201 West 115th st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 82.

150TH ST, s s, 225 w Courtlandt av, 2-sty brick extension, 9.6x15 and new partitions to 2-sty brick dwelling; cost, $1,000; owner, Ralph Polcini, 328 East 150th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 71.

153D ST, s w cor Brook av, new cork partitions, &c., to 2-sty brick storage; cost, $4,000; owner, The Cudahy Packing Co., 454 West 14th st; architect, Jas. E. Otis, Jr., 454 West 14th st. Plan No. 87.

167TH ST, 373, new partitions, &c, to 5-sty brick store and tenement; cost, $500; owner, Albert J. Schwarzler, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 80.

189TH ST, n s from Lorillard pl to Hoffman st, new moving picture booth to 5-sty brick school; cost, $700; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 74.

BAINBRIDGE AV, n w corner 196th st, new stereopticon booth to 5-sty brick school; cost, $600; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 73.

BOSTON RD, 1353, new front brick wall to 2-sty frame stores and nicolette; cost, $300; owner, Jacob Kronenberger, 814 Ritter pl; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 84.

BROOK AV, 481, new brick walls to 5-sty brick tenement; cost, $75; owner, Fannie Silverman, 478 East 142d st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 77.

CITY ISLAND AV, 259, 1-sty frame extension, 15x43, to 2-sty and attic frame store and dwelling; cost, $1,000; owner, Ida L. Karlebach; architect, Franz Wolfgang, 535 East 177th st. Plan No. 79.

LELAND AV, n e cor Wood av, new doors, new steps, &c., to 2-sty frame store and dwelling; cost, $350; owner, Frank Gass, 2215 Westchester av; architect, B. Ebeling, 135 Westchester sq. Plan No. 85.

MORRIS AV, w s, 79.8 s 165th st, 1-sty brick extension, 24.6x20, to 2-sty brick dwelling and nicolette; cost, $2,500; owner, Nathan Fromm, 691 Broadway; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 88.

PROSPECT AV, n w corner 176th st, 1-sty frame extension 19x7 to 1½-sty frame shed; cost, $500; owner, Max Meyers, 1879 Prospect av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 70.

SOUTHERN BOULEVARD, n w cor Barretto st, new toilets, new partitions to 5-sty brick tenement; cost, $500; owner, Baronet Realty Co., 71 Nassau st; architect, Geo. J. Froelich, 630 Whitlock av. Plan No. 69.

SO. BOULEVARD, 890, new water closet, &c., to 4-sty brick stores and tenement; cost, $500; owner, Diedrich Eggers, on premises; architect, John H. Knubel, 305 West 43d st. Plan No. 86.

VAN NEST AV, n s, 75 e Van Buren st, raise to grade 1-sty frame saloon; cost, $1,000; owner Emil Talamini, 137 West 25th st; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 76.

WASHINGTON AV, 1737, new beams, new columns etc., to 4-sty brick store and tenement; cost, $1,000; owner, Julia Hoffmann, on premises; architect, H. L. Young, 1204 Broadway. Plan No. 75.

WASHINGTON AV, n w corner St. Paul's pl, new beams, columns, partitions, etc., to 5-sty brick tenement; cost, $5,000; owners, Hess & Densen, 129 West 29th st; architect, Maximilian Zipkes, 220 5th av. Plan No. 72.

3D AV, 2936, new columns and girders, new store front, etc, to 5-sty brick store and tenement; cost, $2,000; owner, O. W. Wuertz, 273 Prospect av, Mt. Vernon; architect, C. B. Brun, 1 Madison av. Plan No. 83.

3D AV, 2821, new show windows, new girders, new partitions to 2-sty frame store and storage; cost, $1,000; owner, Aug. Kuhn, 527 West 148th st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 81.

Brooklyn.

ADAMS ST, 194, interior alteration to 3-sty dwelling; cost, $300; owner, Carmela Terozzole, on premises; architect, Jos. Martine, 69 Mott st, N. Y. Plan No. 801.

CLARKSON ST, n s, 520 w Albany av, interior alterations to hospital; cost, $20,000; owner, City of N Y; architect, Frank Helmle, 190 Montague st. Plan. No. 907.

CONSELYEA ST, n s, 57.9 e Old Wood Point rd, interior and exterior alterations to dwelling; cost, $1,000; owner, Bendetto Marrone, 23 Old Wood Point rd; architects, Lespina & Salvati, 525 Grand st. Plan No. 878.

FANCHON PL, 11, extension to 2-sty frame dwelling; cost, $1,000; owner, Daniel Froeschauer, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 791.

FULTON ST, 1719, store front to store and dwelling; cost, $100; owner, Frank Abruzzo, 111 Ralph av. Plan No. 794.

FULTON ST, 3247, interior alteration to 3-sty store and tenement; cost, $300; owner, Paul Gunther, on premises; architect, Laurence J. Frank, Jr., 206 Crescent st. Plan No. 850.

FULTON ST, 531, interior alterations to restaurant; cost, $4,000; owner, Clara F H Baxter, 921 President st; architect, Peres B Polhemus, 110 W 34th st, N. Y. Plan No. 890.

GRAND ST, 533, interior alterations to 3-sty store and dwelling; cost, $150; owner, Wm Sugden, 70 Front av; architect, Laspia & Salvati, 525 Grand st. Plan No. 882.

HINSDALE ST, 133, extension to synagogue; cost, $1,500; owner Cong Cheira Alizer of E. N. Y., Inc, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 816.

LAWRENCE ST, 107, interior alterations to garage; cost, $200; owner, Kath. Glackin, 6809 20th av; architect, John M. Murphy, 1115 Spruce st, Queens. Plan No. 869.

OSBORNE ST, 358, extension to 2-sty tenement; cost, $350; owner, Louis Lakin, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 827.

PACIFIC ST, 2261, interior alteration to three stores and dwellings; cost, $500; owner, Raffaela Esposito; architect, M. Cannella and ano., 60 Graham av. Plan No. 795.

PACIFIC ST, 2355, plumbing to tenement; cost, $250; owner, Rosina Milano, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 830.

ST JOHN'S PL, 139, interior and exterior alterations to church; cost, $2,500; owner, St. John's Church, on premises; architect, W. T. McCarthy, 16 Court st. Plan No. 809.

TAPSCOTT ST, 73, interior alterations to tenement; cost, $800; owner, Thos. Kelly, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 880.

TROUTMAN ST, 123, interior alterations to 3-sty tenement; cost, $300; owner, Andre Signovelli, 186 Johnson av; architect, Cannella & Gallo, 60 Graham av. Plan. No. 897.

WALWORTH ST, 165, interior alteration to storage; cost, $500; owners, C. & E. Chapal Freres & Cie., Inc., on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 851.

WITHERS ST, 23, extension to 1-sty storage; cost, $1,000; owner, Estey Bros Co, 240 N 10th st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 820.

WEST 9TH ST, 53, exterior alteration to 2-sty laundry; cost, $800; owner, Angelo Mercugliano, on premises; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 841.

12TH ST, 452, interior alterations to store and dwelling; cost, $300; owner, Benj. Martin, 528 8th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 814.

12TH ST, 454, interior alterations to dwelling; cost, $500; owner, Benj. Martin, 528 8th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 813.

15TH ST, 171, interior alteration to 4-sty tenement; cost, $700; owner, Adam Dittman, 465 Ovington av; architects, Koch & Wagner, 26 Court st. Plan No. 825.

BAY 17TH ST, 89, extension to dwelling; cost, $500; owner, Anna Emelia, 1828 Bath av; architect, Henry Jorgenson Howitz, 163 Sterling st. Plan No. 831.

60TH ST, 1332, extension to 2-sty store and dwelling; cost, $500; owner, Angelo Castelli, 1334 60th st; architect, Chas. A. Olsen, 1221 61st st. Plan No. 848.

60TH ST, 1334, extension to 2-sty frame dwelling; cost, $1,200; owner, Angelo Castelli, on premises; architect, Chas. A. Olsen, 1221 60th st. Plan No. 789.

60TH ST, 1031, raise 2-sty store and dwelling; cost, $3,000; owner, Martin Anderson, 1033 60th st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 788.

ATLANTIC AV, 2771, interior alterations to store and dwelling; cost, $500; owner, Jos. Keiffer, 2775 Atlantic av; architect, Lespina & Salvati, 525 Grand st. Plan No. 879.

ATLANTIC AV, n s, 120 w Beach, 38th st, interior alterations to dwelling; cost, $800; owner, Mary B Weeks, on premises; architect, Julius Harder, 120 W 32d st, N. Y. Plan No. 898.

BROADWAY, 790, interior alterations to theatre; cost, $2,000; owner, Morris Krum, 138 E 14th st, N Y; architect, Morris Schwartz, 194 Bowery, N. Y. Plan No. 906.

BROADWAY, 453, extension to restaurant; cost, $150; owner, Mrs. Cath. Luger, 146 Bway.; architect E. L. McCormick, 421 Throop av. Plan No. 836.

BUSHWICK AV, 450, interior alterations to theatre; cost, $400; owner, F. & L. Amusement Co., 127 Debevoise st; architect, Jacob Ponemore, 835 Broadway. Plan No. 866.

CATON AV, 161, extension to store and tenement; cost, $2,000; owner, Jacob Aanenberg, on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 859.

EASTERN PKWAY, 167, exterior and interior alterations to 2 3-sty store and tenements; cost, $300; owner, Jas Aquarella, 2116 Dean st; architect, John Burke, 22 Tompkins pl. Plan No. 902.

EAST N Y AV, 1688, interior alterations to store and dwelling; cost, $100; owner, John J. Wooley, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 881.

EAST NEW YORK AV, 628, raise structure, 2-sty dwelling; cost, $1,000; owner, Guiseppe Occhizzi, on premises; architect, Alex McLean, 883 East 35th st . Plan No. 838.

IRVING AV, 160, exterior alteration to store and tenement; cost, $100; owner, Guiseppe Artale, on premises; architect, M. Cannella & ano., 60 Graham av. Plan No. 786.

JOHNSON AV, 201, exterior and interior alteration to store and tenement; cost, $100; owner, Leonardo Guardino, 226 Lynch st; architects, M. Cannella & ano., 60 Graham av. Plan No. 787.

KNICKERBOCKER AV, 415, interior alterations to store and tenement; cost, $150; owner, Isaac Edelmann, 417 Knickerbocker av; architect, L. Allmendinger, 926 Broadway. Plan No. 805.

KNICKERBOCKER AV, 446 bay window to stores; cost, $200; owner, Jacob M. Levy, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 828.

MANHATTAN AV, 132, extension to store aand dwelling; cost, $150; owner, Most Holy Trinity Roman Catholic Church, 138 Montrose av; architect, F. J. Berlenbach, 260 Graham av. Plan No. 844.

MARCY AV, 528, exterior alterations to 3-sty tenement; cost, $350; owner, Walter R Davies, 215 Montague st; architect, Mott B Schmidt, 15 E 40th st, N. Y. Plan No. 894.

MARCY AV, 548, exterior alterations to 3-sty tenement; cost, $350; owner, Walter R. Davies, 215 Montague st; architect, Mott B Schmidt, 15 E 40th st, N. Y. Plan No. 895.

PITKIN AV, 1651, store front to 3-sty store and dwelling; cost, $200; owner, Jacob Novack, on premises; architect, E. M. Adelsohn, 1780 Pitkin av. Plan No. 772.

PUTNAM AV, 959, exterior and interior alteration to storage and dwelling; cost, $500; owners, Zimmerman & Kessel, on premises; architect, H. Vollweiler, 696 Bushwick av. Plan No. 784.

RUTLAND RD, 531, plumbing to shop; cost, $250; owner, Thomas Vegale, 514 Midwood st; architect, Alex McLean, 883 East 35th st. Plan No. 834.

SCHENECTADY AV, 37, extension to 2-sty factory; cost, $500; owner, Joshua Harrocks, on premises; architect, same. Plan No. 832.

Queens.

COLLEGE POINT.—8th av, s e c 15th st, gas piping in dwelling; cost, $20 (two houses); owner, J. Brinkmann, premises. Plan Nos. 329, 240.

CORONA.—Cleveland st, 90, repair dwelling after fire damage; cost, $200; owner, Frank Viscardi, 200 East 33d st, N. Y. C. Plan No. 236.

CORONA.—Burnside av, s s, 20 s 47th st, 1-sty frame extension, 19x12, front and side 2½-sty frame dwelling, shingle roof, new plumbing, interior alterations; cost, $1,400; owner, P. Simkoenig, premises; architect, J. Burl, 15 Fillmore av, Corona. Plan No. 237.

EAST ELMHURST.—Columbus blvd, s s, 40 e 3d st, frame extension 15x15, 2-sty rear 2-sty frame dwelling, tin roof; cost, $260; owner, Axel O. Gustafson, East Elmhurst. Plan No. 221.

FLUSHING.—Amity st, 173, gaspiping in dwelling; cost, $10; owner, M. Gottlieb, premises. Plan No. 226.

FLUSHING.—Cypress av, s s, 275 w Murray st, new plumbing in dwelling; cost, $50; owner, M. G. Just, 245 Cypress av, Flushing. Plan No. 227.

FAR ROCKAWAY.—Broadway, s s, 225 e Greenwood av, interior alterations to dwelling and store, tin roof; cost, $400; owner, M. Schoenig, premises; architect, R. H. Davis, 36 Seneca av, Far Rockaway. Plan No. 238.

FLUSHING.—Marlbury rd, w s, 348 s Hillside av, repair dwelling after fire damage; cost, $600; owner, Mrs. Clara Dowdy, premises. Plan No. 209.

JAMAICA.—Prospect st, 117, interior alterations to dwelling; cost, $150; architect, V. Altaniso, 305 Hudson av, Brooklyn. Plan No. 211.

LONG ISLAND CITY.—Marion st, 20, 1-sty to be built under 1-sty frame dwelling, new foundation and new plumbing; cost, $600; owner, John Anzolina, premises. Plan No. 210.

L. I. CITY.—6th av, e s, 200 s Flushing av, 1-sty frame extension 15x13, rear of dwelling, interior alterations; cost, $450; owner, J. Jos. Weiss, 646 6th av, L. I. City. Plan No. 218.

L. I. CITY.—Marion st, w s, 247 n Paynter av, new foundation to dwelling; cost, $400; owner, A. Majewski, 11 Sherman st, L. I. City. Plan No. 219.

L. I. CITY.—Flushing av, No. 167, interior alterations to dwelling; cost, $300; owner, Michael Tevger, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 234.

L. I. CITY.—Titus st, 173, gaspiping in dwelling; cost, $10; owner, M. Barrie, 4 Stratford rd, Flushing. Plan No. 225.

LONG ISLAND CITY.—Academy st, n e c Freeman av, interior alterations to store and dwelling; cost, $400; owner, Henry Hubner, premises; architect, Edw. Fauerbach, 407 Hancock st, L. I. C. Plan No. 241.

L. I. CITY.—Vernon av, w s, 108 s Englis st, general interior alterations to factory after fire damage; cost, $30,000; owner, Atlantic Macorina Co., premises. Plan No. 224.

MASPETH.—Hull st, n s, 100 e Columbia av, new foundation to dwelling; cost, $150; owner, E. Haft, premises. Plan No. 217.

MORRIS PARK.—Briggs av, e s, 250 n Chichester av, new plumbing in dwelling; cost, $40; owner, E. Harvey, premises. Plan No. 215.

MORRIS PARK.—Cedar av, e s, 200 n Broadway, new plumbing in dwelling; cost, $70; owner, L. Lawritzan, premises. Plan No. 230.

OZONE PARK.—Belmont av, n w corner Freedom av, 1-sty frame extension 12x12, rear 2-sty frame dwelling, tin roof; cost, $200; owner, J. Tschimher, premises; architect, J. G. Biedenkapp, Fulton st, Jamaica. Plan No. 235.

RICHMOND HILL.—Church st, e s, 150 n Kimball av, new plumbing dwelling; cost, $50; owner, H. Holberg, premises. Plan No. 223.

RICHMOND HILL.—Jamaica av, w s 75 and 100 w Willow st, new plumbing in dwelling; cost, $100; owner, Carl Weiden, Farmingdale, L. I. Plan No. 233.

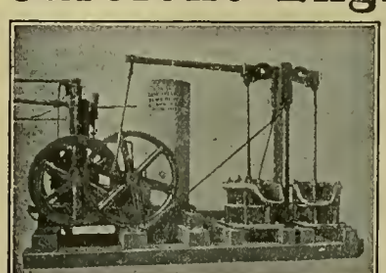
RICHMOND HILL.—Jerome av, s s, 60 w Spruce st, new plumbing in dwelling; cost, $50; owner, Ebel, premises. Plan No. 222.

RIDGEWOOD.—Woodward av, 656, interior alterations to tenement to provide for 2 families and store; cost, $2,000; owner, Karl F. Herzog, 690 Grove st, Brooklyn. Plan No. 231.

RIDGEWOOD.—Seneca av, 552, interior alterations to store and dwelling; cost, $250; owner, L. Von Nessen, 118 Wyckoff av, Brooklyn. Plan No. 229.

ROCKAWAY BEACH.—Pleasant av, s w cor Boulevard, interior alterations to dweling; cost, $1,500; owner, Charlotte Weiss, Pleasant av, Rockaway Beach. Plan No. 212.

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Plans Filed, Queens, Continued.

ROCKAWAY BEACH.—Hollywood av, n w corner boulevard, 1-sty concrete extension 50x111, side 1-sty garage, tar and gravel roof; cost, $5,000; owner, Seaside Garage Co., premises; architect, P. H. Morrison, Rockaway Beach. Plan No. 213.

ROCKAWAY PARK.—Washington av, s s, 100 w 7th av, 1-sty frame extension 11x18, rear 1-sty frame dwelling, tin roof, new plumbing; cost, $200; owner, J. Farrell, premises. Plan No. 216.

WHITESTONE.—14th av, e s, bet. 30th and 31st sts, install gas-piping in dwelling; cost, $25; owner, Paul Stiff, premises. Plan No. 214.

WHITESTONE.—East 19th st, 37, 1-sty frame extension 6x9, rear of hotel; cost, $25; owner, Adam Knab, premises. Plan No. 220.

WINFIELD.—Monroe st, s s, 100 w Fisk av, interior alterations to dwelling; cost, $125; owner, P. Scully, premises. Plan No. 242.

WOODHAVEN.—Benedict av, e s, 175 s University pl, interior alterations to dwelling; cost, $350; owner, Mrs. L. Erleven, 1017 Broadway, Woodhaven. Plan No. 232.

WOODSIDE.—Greenpoint av, n s, 407 e 5th st, erect new foundation to dwelling; cast, $150; owner, W. Herman, premises. Plan No. 228.

Richmond.

LIBERTY AV, n s, 225 e Hancock st, No. 169 Dongan Hills, concrete blocks to frame dwelling; cost, $150; owner, Carina De Rosa, Dongan Hills; builder, Michael Sero, New Dorp. Plan No. 25.

RICHMOND RD, s e c Lincoln av, Grant City, new store fronts and partitions to two frame stores and dwellings; cost, $250; owner and builder, H. B. Schoenbein, Grant City; architect, Jas. E. Grunert, New Dorp. Plan No. 20.

ROCKAWAY AV, s s, 500 e Surf av, Tottenville, enclose present porch to frame store; cost, $75; owner, E. Werner, Tottenville; builder, Geo. Benedict, Tottenville. Plan No. 24.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 14. The location is given, but not the owner's address:

JERSEY CITY.—Henry R. Hansen, 154 and 156 Cambridge av, two 4-sty brick, $24,000.

NEWARK.—John H. Dunn & Sons, 378 Belmont av, 3-sty frame, $28,000; Trepia Troia, 614 North 4th st, 3-sty brick, $4,000; Joseph Schroll, 781 Hunterdon st, 3-sty frame, $6,000; Louis Huttenbach, e s Sunset av, 225 ft. s of South Orange av, 3-sty frame, $6,000; Giuseppe Chiaravallo, 103 Sheffield st, 3-sty frame alteration, $1,000; Herman & Co., 56 and 60 Lincoln av, two 3-sty frame, $16,000; Morris Meltz, 74-76 and 78 Broad st, two 4-sty brick, $45,000; Barnet Shaiman, 59 Brookdale av, 3-sty frame, $5,000.

ATLANTIC CITY.—Roberta Connelly, n e cor Delaware and Atlantic avs, 3-sty brick $16,000.

IRVINGTON.—Ellis Himber, s e cor Clinton and Ellis avs, 3-sty frame, $8,000.

EAST ORANGE.—Fairchild-Baldwin Co., 626 and 632 Park av, two 4-sty brick, $80,000.

LYNDHURST.—Frank Frannina, w s Valley Brook av, near Green av, 2-sty brick, $3,000.

WEST HOBOKEN.—Battista Ruggeri, 508 Lake st, 3-sty brick, $6,000.

BAYONNE.—Harry Halperin, s w cor Av E and East 29th st, 3-sty brick, $7,000.

WEST NEW YORK.—Domenico Licata, 414 Broadway, 3-sty brick, $8,000.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—A. G. Thomson, 222 Market st, Newark, has completed plans for a 3-sty flat, 40x60 ft, to be erected in Sanford st, for A. C. Windsor, 362 Sandford av, Newark, owner and builder; cost, about $12,000.

BLOOMFIELD, N. J.—Del Guercio & Gonnelli, 222 Washington st, Newark, N. J., are preparing plans for two 1-sty brick stores and two apartments, to be erected on Bloomfield av, opposite Library st, for Samuel Sica, 8 Main st, East Orange, N. J., owner.

ROSELLE PARK, N. J.—W. Edmund Clum, 78 Broad st, Elizabeth, N. J., is preparing plans for a 3-sty hollow tile and stucco apartment, 22x35 ft., to be erected on Westfield av and Faitoote st, for Vincenzio Sabio, 15 Chestnut st, owner. Cost, about $8,000.

CHURCHES.

RIDGEWOOD, N. J.—W. T. Fanning, Colt Building, Paterson, N. J., has completed plans for a 1-sty stone church, 40x125 ft, and rectory 30x40 ft, for the Roman Catholic Church, Rev. Father E. W. O'Malley, 64 Union st. Architect will take bids about March 10. Cost, about $65,000.

DWELLINGS.

PLAINFIELD, N. J.—Marsh & Gette, 46 Cedar st, N. Y. C., are preparing plans for a residence to be erected here for T. R. Van Boskerck, 414 Produce Exchange, N. Y. C.

ELIZABETH, N. J.—The Linden Building & Construction Co., Wood av, Linden, N. J., contemplates the erection of eighteen frame residences on Newark av, north of North av, to cost about $5,000 each.

RIDGEWOOD, N. J.—Franklin D. Pagan, 57 Lawton st, New Rochelle, N. Y., is preparing sketches for a residence to be erected here for H. A. Bonynge, M. D., 97 Prospect st, Ridgewood.

PASSAIC, N. J.—Herman Fritz, 237 Main av, Passaic, N. J., has completed plans for a 2½-sty frame residence, 40x32 ft, to be erected on the Boulevard for Jacob A. Troast, Prospect st, owner. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

WEST NEW YORK, N. J.—J. B. Snook Sons, 261 Broadway, N. Y. C., architects and engineers, have been commissioned to prepare plans for the 4-sty brick piano factory, 150x75, 125x75, and 125x75 ft, to be erected at the corner of 11th st and Bull Ferry rd, for Wessell Nickel & Gross, F. A. Wessell, president, 457 West 45th st, N. Y. C. Cost, about $150,000. Architects will take bids on general contract about April 1.

SCHOOLS AND COLLEGES.

PRINCETON, N. J.—T. H. Poole & Co., 13 West 30th st, N. Y. C., are preparing plans for a 2 and 3-sty faculty building, 40x82 ft, for the Congregation of the Mission of St. Vincent De Paul, Rev. Father Patrick McHale, superintendent. Thomas Reilly, 1616 Thompson st, Philadelphia, Pa., is general contractor.

Other Cities.

DWELLINGS.

SPRING VALLEY, N. Y.—Foreman & Light, 40 Cedar st, N. Y. C., are preparing plans for a 2½-sty frame residence to be erected on Alturist rd, for B. C. Dunlop, 754 4th av, N. Y. C., and Madison av, Spring Valley; cost, about $12,000; architects will take bids soon from a selected list of contractors.

PERSONAL AND TRADE NOTES.

EDMUND W. VOORHIES, postmaster of Brooklyn since January, 1910, was appointed last Thursday to the office of public works commissioner of Brooklyn, by Borough President Pounds. Mr. Voorhies was relieved from his position as postmaster on Wednesday and will take up his new duties at once, thereby relieving George W. Tillson, chief engineer in the Sewer Department, who has been acting commissioner.

JOHN WOOLEY, architect, has moved his offices to 426 West 26th st.

GEORGE A. FREEMAN, architect, has recently moved his offices from 30 East 42d st to 311 Madison av.

J. J. HEARN CONSTRUCTION CO., general contractor, has moved its offices from 505 Fifth av to 69 West 46th st.

THE PERFECT SAFETY SCAFFOLDING CO., 449 West 28th st, N. Y. C., has opened an office and warehouse at Atlanta, Ga.

THE LIBMAN CONTRACTING CO., 107 West 46th street, will be located in their new offices at 126-132 West 46th street, Leavitt Building, on February 24.

I. J. KNAPP, architect, 910 Broadway, Central Building, Los Angeles, Cal., desires samples and literature from concerns interested in the building business.

FROHLING & SAXELBYE, architects, 114 East 28th st, have dissolved partnership. V. Victor Frohling will continue the practice at the old address.

ROBERT H. MAYNICKE, formerly of 45 West 42d st, announces the consolidation of his interests as building contractor with those of the Murray Hill Construction Co., Inc.

EFFICIENCY EXPOSITION.—The first national Efficiency Exposition will be held at the Grand Central Palace April 4 to 11. The exposition director has offices at 41 Park Row.

JOHN L. VOGEL, JR., has resigned as assistant engineer of the Central R. R. of New Jersey to accept the position of assistant engineer of the Public Utility Commission of New Jersey.

COL. H. D. SAVAGE, who has been connected with the Ashland Fire Brick Co., Ashland, Ky., for 17 years, has resigned and, after March 1, will be associated with the American Arch Co., 30 Church st, N. Y. C.

GEORGE FELTHAM, architect and building superintendent, has opened offices at 22 Fifth st, south, St. Petersburg, Fla. He will be pleased to have samples and literature from concerns interested in the building trades.

ALFRED W. BOORAEM, formerly a Deputy Police Commissioner during part of the McClellan administration, was appointed Deputy Commissioner of Water Supply, Gas and Electricity for Brooklyn at a salary of $5,500 a year.

CARPENTERS LEAVE FEDERATION.—By a referendum vote, the United Brotherhood of Carpenters and Joiners of America have decided to withdraw from the Building Trades Department of the American Federation of Labor.

WILLIAM M. RUSSELL, formerly connected with the Tiffany Studios, has formed a company to do a general contracting and interior decorating business. The new firm, known as William M. Russell & Co., have opened offices at 353 5th av.

THE ADAMANT CONCRETE CO., 8 Lawrence st., Flushing, L. I., have increased their facilities for enlarging their field of activities, and are now in a position to estimate and take contracts for work in their line throughout the Long Island territory.

BRICKLAYING IN MASTIC.—The Public Service Commission has rescinded resolutions adopted April 8 declaring that the work of laying brick in asphaltic mastic is bricklaying and directing that subway contractors employ bricklayers in laying brick in that manner.

THE NATIONAL TUBE CO., of New York, will give a free exhibition of motion pictures, showing the manufacture of modern wrought "National" steel pipe from the ore to the finished product at the Stuyvesant High School, East 15th, near 2d av, on Tuesday evening, February 24, at 8:30.

CAMBRIA STEEL COMPANY, in its annual report, just made public, states that 1913 was the best year since its founding in the total of both gross and net earnings. The gross earnings were $7,870,970, an increase over 1912 of $3,341,261, or approximately 50 per cent.

THE CO-PARTNERSHIP formerly known as Balch & Beardsley, architects, has been dissolved by mutual consent. Wm. Allen Balch has opened offices for the practice of his profession at 42 West 39th st, and L. S. Beardsley has retained the old offices at 38 West 32d st.

COL. GEORGE W. GOETHALS, chief engineer of the Panama Canal, is to be publicly presented with the first medal awarded by the Civic Forum for "distinguished public service," at Carnegie Hall, New York City, on the evening of March 4. Hon. Joseph H. Choate will preside.

JAMES A. COFFEY, formerly manager of the waterproofing department of the American Asphaltum & Rubber Co., New York City, has been appointed manager of New York City office, at 103 Park avenue, of C. S. Garrett & Son, waterproofing engineers and contractors, Philadelphia, Pa.

JAMES W. LEE, representing Jas. G. Doak & Co., general contractors, Philadelphia, Pa., is registered at the Hotel Imperial, N. Y. C. The Jas. G. Doak Co. are figuring the general contract on the Widener Building, Philadelphia, Pa., and Mr. Lee is open to receive bids from sub-contractors in the metropolitan district who are figuring in this job before Tuesday, February 24.

CURTIS & CARHART, 150 Chambers st, have incorporated and will be known in future as Curtis & Carhart (Inc.). W. F. Curtis, president; B. I. Carhart, vice-president and treasurer; P. J. Murley, secretary. The new company will continue to handle "Colonial" motors and generators, and "Colonial" Mazda lamps, Sterling" insulating varnishes, "Viking" transformers and electrical specialties.

IN CONNECTION with the annual exhibition of the Architectural League, now in progress at the Fine Arts Building, 215 West 57th st, the following lectures are announced: Saturday evening, Feb. 21, C. Grant La Farge will speak on "How an Architect Works," and on the following Saturday evening, Feb. 28, Karl Bitter will lecture on "Ancient and Modern Processes of Monumental Sculpture."

FREDERICK C. ZUCKER, formerly with Maynicke & Franke, Lewis Weber Building Co. and later with the Cooper Construction Co., announces that he is now connected with the Murray Hill Construction Co., Inc. Frederick C. Zucker is president and general manager and Robert H. Maynicke is secretary and treasurer. The offices of the company are in the Long Beach Building, 42d st and Lexington av, New York City.

C. R. HORN, of Davies & Thomas, 90 West st, and Catasauqua, Pa., has secured the contract for the cast iron tunnel lining for the Corona tunnel. The contract runs into large tonnage, and the machinery necessary on each segment must be accomplished by the use of the heaviest type of milling machine. The foundry of Davies & Thomas is equipped with two machines of this type, designed by their own engineers and electrically operated.

PHILLIPS H. MALLORY, Cornell, '04, for a number of years past, chief draftsman in the office of William H. Miller, architect, at Ithaca, N. Y., has been admitted to partnership with Mr. Miller under the firm name of Miller & Mallory. Mr. Mallory is a native of Brooklyn, N. Y., and after graduation from Cornell University was employed in the office of the State Architect at Albany for a few years. Since that time he has been with Mr. Miller and has superintended a number of important buildings in Ithaca, chief among which are the University Infirmary, Prudence, Risley Hall and the Ithaca High School.

OBITUARY

AUGUSTUS THOMAS, for many years engaged as a general contractor in Long Branch, N. J., died of asthma, at his home in West Long Branch, N. J., Tuesday, February 3d. He was born seventy-two years ago, and had lived in Long Branch over forty years.

FRANCIS GILMARTIN, retired mason and builder, died at the home of his daughter, 465 Court street, Brooklyn, Sunday, February 15. He was born in New York City seventy years ago and had lived in the downtown section of Brooklyn for over fifty years.

ROBERT LOGAN MOORES, a prominent speculative builder of the Bushwick and East New York section of Brooklyn, died of heart disease Monday, February 16, at his home, 585 Bainbridge street. Mr. Moores was born in New Orleans, La., sixty-four years ago and had been a resident of Brooklyn for over forty years.

JAMES G. BISHOP, who was a salesman for the George F. Blake Mfg. Co., 115 Broadway, N. Y. C., for forty-five years, died of apoplexy at his home, 209 Ocean avenue, Brooklyn, Tuesday, February 17. Mr. Bishop was born in New York City seventy-five years ago. He was a member of the American Society of Mechanical Engineers and of the Society of Naval Architects.

CHARLES ALBERT RHIND, an architect in the offices of the New York Fire Department, died suddenly of a complication of diseases, at his home in Mt. Vernon, N. Y., Friday, February 13. He was forty years of age. Mr. Rhind was a member of the Mt. Vernon Board of Health, Mt. Vernon Volunteer Fire Department, B. P. O. Elks and the Royal Arcanum. He is survived by his wife and three sons.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July and August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

THE NEW JERSEY LUMBERMEN'S PROTECTIVE ASSOCIATION will hold ita annual meeting at the Washington Restaurant, Broad st and Military Park, Newark, N. J., Feb. 24. The meeting will be followed by the annual banquet of the association.

THE MASTER BUILDERS' ASSOCIATION of New Brunswick, N. J., and vicinity have, at a recent meeting, decided to increase the scope of the organization. In future manufacturers and material men will be admitted to membership.

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electrical Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

THE NINTH EXHIBITION of the Brooklyn Chapter of the American Institute of Architects will be held at 131 Remsen st, Brooklyn, from Sunday, March 15th, to Saturday, March 28th, inclusive, without charge to the public. The public exhibition will be preceded by the private view, reception and annual dinner of the society, Saturday, March 14th. The exhibition committee, John B. Slee, chairman, H. Lincoln Rogers, Carroll H. Pratt, William P. Bannister and John P. L. Voelker, have spared no effort to make this year's exhibition the best in the history of the society.

THE GARGOYLES OF NEW YORK, whose membership consists of draftsmen and others interested in architecture and the allied arts held their monthly meeting at the Hof Brau House, 30th street and Broadway Tuesday, February 17. The meeting was conducted as a smoker, and in addition to the usual programme, Charles W. Leavitt, Jr., made an address on "The Development and Improvement of the Suburban Village" and H. R. Dillon spoke on "The Science and Practice of Heating Buildings."

RECENT INCORPORATIONS.

HARTAN & HODGE, INC., is the name of a company, chartered to deal in building materials, realty and construction, with offices in Brooklyn. The directors are, Chas. G. Hodge, 133 Sunnyside av; Alexander Sachs, 378 Stone av, and Leon Sachs, 1384 Eastern Parkway. The attorney is Leon Sacks, 378 Stone av, Brooklyn.

MURRAY HILL CONSTRUCTION CO. has been incorporated to do a general construction and contracting business with offices in Manhattan. The directors are: Margaret B. Maynicke and Robert H. Maynicke, both of White Plains, N. Y., and Frederick C. Zucker, 46 Clinton pl, Mount Vernon, N. Y.

CHAS. A. MYERS CONTRACTING CO. has been incorporated with offices in Brooklyn to do a general contracting, construction, realty and brokerage business, with Chas. A. Myers, 1383 Nostrand av, Brooklyn; Harry Myers, 457 West 44th st, N. Y. C., and Frank J. Myers, 13 Weirfield st, Brooklyn, as directors. Sidney Rosenthal, 850 Broadway, N. Y. C., is the company's attorney.

GARDINER'S BAY REALTY CO. has been chartered to do a realty, construction and brokerage business with offices in Manhattan. The incorporators are Barclay L. Severns, William H. Cress, and Bernard J. Fowler, 47 West 34th st. Martin & Best, 60 Wall st, are the company's attorneys.

EUREKA PAINT CO. is a $10,000 corporation chartered with offices in Manhattan to manufacture and deal in oils, varnishes, paints, etc. The directors are Frederick V. Rollow, 20 McDonough st, Brooklyn; James S. Rollow, 30 Broad st, N. Y. C., and John R. Smith, 634 Throop av, Brooklyn. J. S. Rollow is the company's attorney.

THE NORFOLK HOLDING CO. has been incorporated to do a realty and construction business with offices in Manhattan. The directors are Ike Buss, 158 Rosa st, Brooklyn; Bernard Gavis, 162 Worth st, and Jacob Goldberg, 10 West 117th st, N. Y. C. Rosansky & Goldberg, 41 Park row, are the company's attorneys.

GENCO REALTY CO., realty and construction, has filed incorporation papers with offices in Manhattan with a capitalization of $50,000. The directors are Otto A. Samuels, Samuel Wacht, Jr., and Jacob Neumark, all of 99 Nassau st. Otto A. Samuels, 99 Nassau st, is the company's attorney.

187TH STREET CONSTRUCTION CO. has filed papers at Albany to do a realty, contracting, construction, decorating and cabinet making business with offices in Manhattan. Frank Stola, 202 East 150th st. Edgar H. Napolis, 371 East 165th st, and Alexander A. Neuwirth, 1066 Clay av, are the directors. Edward S. Napolis, 391 East 149th st, is the company's attorney.

CHARLEMAGNE REALTY CO. has been chartered to do a realty, construction, brokerage and dealing in building material business with offices in Manhattan. The incorporators are Dr. E. Harrison Griffin, 55 West 47th st, N. Y. C.; Thos. B. Moran, 266 St. Marks av, Brooklyn, and Edward D. Bolton, 2418 University av, N. Y. C. Coudert Bros., 2 Rector st, are the attorneys.

ANTLER REALTY CO. has been incorporated to do a realty and construction business with offices in Manhattan. Louis Kramer, 314 West 100th st, N. Y. C.; Jos. E. Goldberg, 572 South Broadway, Yonkers; Abraham L. Taylor, 755 Jennings st, The Bronx; and Daniel Cohn, 218 East 70th st, N. Y. C., are the directors. Louis S. Marx, 128 Broadway, is the attorney for the company.

MEISTER BUILDERS have filed incorporation papers with a capital stock of $10,000 to do a realty, construction, contracting, insurance and brokerage business with offices in Manhattan. The incorporators are Isaac Meister, 1948 85th st, Brooklyn; Max Bache, 1019 East 16th st, Brooklyn; Eugene M. Kramaroff, 1743 74th st, Brooklyn, and Victor Pisani, 220 Broadway, N. Y. C. Kramer & Bourke, 220 Broadway, are the attorneys.

LEBANON REALTY CORPORATION has been chartered to do a realty, construction, brokerage, dealing in building materials, business with offices in Manhattan. The directors are John S. Keith, Jas. Guaraglia and Edward J. Rowe, all of 40 Wall st. Armstrong & Keith, 40-42 Wall st, are the attorneys for the company.

SPALLONE CONTRACTING CO. has been chartered with office in The Bronx to do a general contracting, construction, excavating and masonry business. Carmine Spallone, 333 East 148th st, Caritina Spallone, 318 East 154th st, and Edmund Hurley, 409 West 145th st, are the directors. S. Wechsler, 233 Broadway, is the attorney for the company.

RAFMO REALTY CO. is a $10,000 corporation chartered to do a realty and construction business with offices in Manhattan. The directors are Otto A. Samuels, Samuel Wacht and Jacob Neumark, all of 99 Nassau st. Otto A. Samuels, 99 Nassau st, is the attorney.

RELOOV REALTY CO. has been incorporated to do a realty and construction business with offices in Manhattan. The directors are Edward C. H. Vogler, 180 West 81st st, Frank B. Haubert, 39 Bedford st, and M. C. Hollingsworth, 427 Amsterdam av. John M. Ruck, 271 Broadway, is the attorney.

MARTEL REALTY CO., realty, contracting and construction, has filed incorporation papers with offices in Manhattan. Robert W. Evans, Cedar Grove, N. J.; Chas. Stumpf, 1028 Jamaica av, Union Course, Queens, and Hillman S. Hunnewell, 47 Banker av, White Plains, N. Y.; are the directors. S. Sidney Smith, 59 Wall st, is the attorney.

MANFRED REALTY CO. has filed incorporation papers with $5,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Richard W. Freeman, Neptune av, New Rochelle; Jas. C. Linden, 171 Amsterdam av, and Philip V Brown, 54 West 115th st. Thompson, Freedman & Cooke, 2 Wall st, are the attorneys for the company.

CENTRAL CONCRETE CO. has been chartered to manufacture and deal in concrete, construction and contracting with offices in Manhattan. The directors are Bernhard Alexander, 968 Ogden av; Paul A. Zizelman, 38 Park row; Chester Mayer, 2010 7th av, N. Y. C.; and Ralph Brown, 215 Atlantic av, Brooklyn. Davis & Mayer, 38 Park row, are the attorneys.

475 BROADWAY CO. has been incorporated to do a realty, construction, contracting, manufacturing and dealing in building material business with offices in Manhattan. The directors are William H. Gallivan, 247 West 11th st; Martin M. Maze, 322 West 57th st; and W. Raleigh Pike, 210 West 88th st. Adolph and Henry Bloch, 99 Nassau st, are the attorneys for the company.

POSEIDON REALTY CO. has filed incorporation papers to do a realty and construction business with offices in Manhattan. The directors are Henry F. McMahon, 257 West 12th st; Jesse D. Smith, and William M. Marshall, 2648 Briggs av. Dornato Piculo, 489 5th av, is the attorney for the company.

751 TENTH AVE. is the name of a $5,000 company chartered to do a realty and construction business with offices in Manhattan. The directors are C. Augustus Meier, 128 Broadway; Jacob S. Friedam, 319 East 22d st, and V. May Russell, 128 Broadway. Stoddard & Mark, 128 Broadway, are the attorneys for the company.

KREPS & NEZOLD, general contractors and builders, with offices in Manhattan, have filed incorporation papers with a capital stock of $5,000. The directors are L. M. Nelson, 50 Chester av, Newark, N. J.; Warren Bigelow, 136 West 44th st, N. Y. C.; and Herbert M. Simon, 225 East 17th st, Brooklyn. Black, Varian, Bigelow & Saners, 44 Pine st, are the attorneys.

THE HUDSON RIVER CO. is a $10,000 corporation chartered to do general contracting, engineering, construction and building with offices in Manhattan. Ray W. McMullen, New Canaan, Conn.; Frederick J. Parker, Montclair, N. J.; and Chas. M. O'Keeffe, Webster Terrace, New Rochelle, are the directors. Adrian T. Kiernan, 141 Broadway, is the attorney for the company.

Cement Shipments.

Cement can be shipped more profitably to the buyer and more efficiently by the railroad company if the car unit is large. Due largely to the efforts of the Universal Portland Cement Company in popularizing the 173 barrel minimum car and car-capacity shipments, the average number of barrels shipped per car increased from 182 in 1912 to 191 in 1913.

A MASS MEETING.

Material Men and Subcontractors at Cooper Union—For Fair Play.

Everybody who went to the mass meeting at Cooper Union on Thursday night was presented with a good cigar to smoke. Admission was by invitation only, and there was a large gathering of materialmen and subcontractors. The meeting was under the auspices of the Credit Association of the Building Trades and was a very successful affair. The object was to get co-operation in legislative matters. Every year a number of amendments to the Lien Law are introduced, and none of them ever gets through because they are in conflict. The law has practically stood as it is since 1885.

Milton Schnaier, contracting plumber, and president of the association, gave a bird's-eye view of the situation in his introductory remarks, and he frankly stated that the hope of the Credit Association was that every unattached materialman and subcontractor would co-operate with it.

Frank M. Avery, of the law firm of Phillips & Avery, spoke of the difficulties which the trade is experiencing with the Lien Law, and he outlined remedies suggested in a proposed amendment to the law recently drafted by his office and about to be introduced in the Legislature. An important feature in his measure is a provision compelling the recording within ten days after their making of all assignments on the part of general contractors to banks and others from whom money is borrowed. The measure also proposes to abolish all liens in a given case, where the job is in difficulties and a certain majority of the creditors vote for it. Mr. Avery emphasized the absolute necessity of subcontractors and materialmen being affiliated in well regulated organizations in order to bring about remedies of evils under which they are laboring; and he eulogized the Credit Association of the Building Trades of New York as one having a representation as it has from every single subcontracting and material trade in Greater New York. There was no expression of official approval or disapproval either by the meeting or the association.

C. G. Norman, of the Manhattan Fireproof Door Company, a former president of the association, spoke forcibly regarding the need for additional protection in municipal and State work in the form of bonds from general contractors similar to a provision in connection with work done on Federal buildings.

George G. Bradley, vice-president, dwelt upon the difficulties mentioned by preceding speakers and laid stress on the proven worth of the Credit Association of the Building Trades and the signal opportunity which would be afforded by all those present who are not yet members joining the same. That association he contended was the logical clearing house for the grievances of all subcontractors and materialmen throughout the entire trades, for there they could be deliberately considered and remedial legislation projected. Moreover, an association representing the trades so universally is the best vehicle of expression to the Legislature of the united will of the trades.

Franz Neilson is secretary and counsel of the organization, with offices at 80 Wall street.

—The completion of the Fourth avenue subway to Fort Hamilton has been looked forward to and to some extent anticipated in Bay Ridge and South Brooklyn for ten years, but the first apartment house operation close to a subway station on the line has just been planned for the southeast corner of 10th street, where two 4-story houses will be erected on a frontage of one hundred feet. Inasmuch as Bay Ridge had formidable building movements when the subway was merely a promise for the future, real estate investors are curious to note the effect of actual construction.

BUILDING MATERIALS AND SUPPLIES

SNOWFALL HALTS EXTERIOR CONSTRUCTION—GREAT DEMAND FOR TEAMS AND TRUCKS HAMPERS MATERIAL DELIVERY.

Street Cleaning Department's Reply to Critics—Coal Supply Not Cut Off.

NOT only did the heavy snowfall early in the week stop practically all exterior building construction up to Wednesday, but the city's demand for teams, automobiles, and trucks, from snow removal contractors was such as to make it more profitable for trucking companies to hire their rigs to the city than to try to ride materials to jobs. In consequence, there was little material moved and those jobs that could be cleaned of snow and ice sufficiently to permit of construction soon ran out of material with no prospect of getting more before the streets were made passable.

This resulted in complaint being made by contractors, with others to the Department of Street Cleaning for speedier work. It was claimed by some complaining citizens that many office buildings and apartment houses were facing a coal famine because the streets had not been cleaned off quickly enough.

When B. E. Martin, president of the New York Building Managers' Association, was asked if any members had reported famine conditions as a result of the quantities of snow in the streets, he said that he knew of no trouble, as most buildings carried a coal reserve supply for a day. Burns Brothers said that Monday was the only day that they were unable to make all their deliveries, and even under the adverse conditions then obtaining they succeeded in delivering sixty-three per cent. of the day's tonnage.

Commissioner Fetherston of the Street Cleaning Department, compiled for the Record and Guide some interesting statistics showing that, despite the criticism that was being leveled at his department by impatient citizens, he actually was making a better record than the department made under a different administration in the storm of December, 1912. His figures follow:

	Dec., 1912.	Feb., 1914.
Depth of snow (inches).	11.8	14.9
Number of contractors' laborers	6,796	12,713
No. Dept. S. C. laborers employed (emergency)..	7,186	8,024
Total number laborers employed	13,982	20,739
Number trucks employed.	4,272	5,817
Number truck loads hauled	32,631	45,394
Total number truck loads hauled	32,631	48,000
Approximate No. cu. yds. hauled	146,835.5	261,405
Av. No. loads hauled per truck per day	7.64	7.83
Av. temperature	33°	20°

Quantity of snow hauled from streets up to Wednesday, 3 P. M., 47 per cent. more than in Dec., 1912.

One reason ascribed this week for the slowness of the building material demand to get under way was the uncertainties regarding the action on the part of the Interstate Commerce Commission with reference to the proposed increase of five per cent. in the freight rates. The concensus of opinion among building material interests seems to be that the increased rate ought to be allowed even though it may mean continued hesitation on the part of specifiers who, through fear that it will cause prices to advance in many departments of the building material market, will prefer to wait until a closer figure on the probable cost of the operation can be obtained.

The Record and Guide has the assurance from the freight traffic department of the Central Railroad of New Jersey that as far as the cost of building materials is concerned the increase in freight rates will hardly affect the cost of construction, at any rate, not sufficiently to warrant a postponement of building plans for fear that the cost will upset financial calculations.

NO SAND ARRIVING.

Harbor Conditions Shut Off Receipts This Week.

OWING to the condition of the harbor no sand or gravel came into this market this week. What little construction work that could go ahead drew upon the reserve supply already in the city and even that was moved under great difficulty. Announcement was made by the Goodwin-Gallagher Sand & Gravel Company, however, that more sand would be available by the first of next week and that prices remain where they have been at fifty cents a cubic yard for sand, and ninety cents and $1 for gravel, despite an increasing demand.

CEMENT HIGHER IN WEST.

But No Change Is Expected In East for the Present.

PORTLAND cement prices have sharply advanced in the west due to an early building movement and increased specifying of this product for spring road building, but according to the leaders in the trade here there will be no immediate change in quotations, at least until the building movement gets under way. The inquiry for spring deliveries of Portland cement has been such as to lead agents here to anticipate a good demand, but just at present there is little cement moving in this market.

THE PLASTER MARKET.

Little Coming in, but Inquiry for Spring Deliveries Is Good.

PLASTER is improving in demand, but there has been little of this material coming into the market of late. It is being firmly held, however, by dealers whose quotations run about $10.50 a ton for masons finishing in 100-lb. bags. Some time before the first of the year it was stated that an advance probably would be made in this commodity as a result of the higher cost of retarder and the possibility of an increase in freight rates. The state of the market has been such that nothing along this line has been done and it is now considered improbable that a change in price will be announced before the close of winter at the earliest.

AFTER THE SHOESTRINGERS.

Sub-Contractors Crowd Cooper Union to Discuss Remedial Measures.

PERHAPS the greatest demonstration ever made in this city against the Dead Beat, or, as he is known in the building trade, the Shoestringer, was in the form of a mass meeting on Thursday evening under the auspices of the Credit Association of the Building Trades of New York. At that time ways and means were discussed for remedying the conditions now existing in certain branches of the building trade that are resulting in tremendous losses each year to sub-contractors.

Milton Schnaier, the inventor of several systems for testing plumbing, is the President of the Credit Association and he is authority for the statement that over a thousand general contractors from whom payment may be obtained under difficulty and more than 500 who have not a rating even as good as that have been listed. If the members of the association live up to the temper of Thursday night's meeting the activity of sub-contractors in seeking business with general contractors thus classified will be curtailed, unless the payment is properly insured in the beginning.

DECLINE IN COMMODITY PRICES.

Building Materials Show Firmness Despite Slow Demand.

COMMODITIES entering this market to February 1 show a further decline in prices, according to Bradstreet's index number, just compiled. This number marks a decrease of .2 of one per cent from January 1 and it is the lowest index number reported since October, 1911. It is 6.2 per cent. under the index returned on February 1, 1913, and shows a loss of 1 per cent from that date in 1912; a loss of 2.3 per cent. from the corresponding time in 1910 and a 1 per cent from February 1, 1907.

The following table gives the important swings on various dates from 1904. In the groups making up the index number building materials are figured. On December 1, 1912, the index number for this department was .0823; on February 1, 1913, .0842; on January 1, 1914, .0830, and February 1, 1914, .0831. It will be seen, therefore, that while other departments have been weaker, building material has gained slightly. This gain is based upon the following quotations covering these dates:

COMMODITIES.	1896. July 1.	June 1 1901.	Jan. 1 1910.	Dec. 1 1912.	Feb. 1 1913.	Jan. 1 1914.	Feb 1. 1914.
Brick, Hudson River, hard, M.	5.25	6.00	5.50	6.75	7.00	5.75	6.00
Lime, Eastern common, bbl.	.70	.80	1.02	.92	.92	.92*	.92*
Nails, wire, from store, base price, keg..	2.80	2.60	2.25	1.95	2.05	1.90	1.90
Glass, windows, 10x15, box, 50 sq. feet....	1.55	4.08	1.91	2.04	2.04	2.14	2.14
Pine, yellow, 12-inch and under, M.	17.00	19.00	26.00	26.50	28.00	25.00	25.00
Timber, Eastern spruce, wide random, M.	15.00	18.00	24.00	23.00	23.00	24.00	24.00
Timber, hemlock, Pa., random, M.	11.00	15.00	21.00	23.00	24.00	22.50	22.50

*Based on 200 lb. barrels no longer used here. Basic price is now 300 lb. barrel quoted at $1.25 for Eastern common and $1.55@— for finishing.

THE BRICK MARKET.

Condition of Building Movement Shown by Basic Commodity.

IF the condition of the basic building material in the metropolitan district is any kind of a barometer at all of building construction activity during the last week, exterior work, at least, was at an almost complete standstill. It reflects the paralyzed condition of the city as a result of the unusually heavy snow storm as perhaps no other agency could. Newark, Jersey City, Hoboken, White Plains and Westchester dealers reported proportionate stagnation, but an inquiry that presaged an immediate recovery just as soon as riding could be resumed on anything like a normal basis. The only transaction in the wholesale market was the sale of one covered barge and the amount of brick unloaded was merely nominal.

Official transactions for Hudson common brick covering the week ending Thursday, Feb. 19, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Feb. 13—65.

	Arrived.	Sold.
Friday, Feb. 13	0	0
Saturday, Feb. 14	0	0
Monday, Feb. 16	0	0
Tuesday, Feb. 17	0	0
Wednesday, Feb. 18	0	0
Thursday, Feb. 19	0	0
Total	0	0

Reported enroute Friday A. M., Feb. 20—0.

Condition of market, weak: Prices: Hudsons, $6 to $6.50 nominal; covered, $7 to $7.25; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to $7.50 (yard). Dull. Left over, Friday A. M., Feb. 20—65. Covered barges sold, 1. Total number covered barges, 17. Total number in market, 82.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Feb. 6	281,500	Feb. 13	90,000
Feb. 7	20,250	Feb. 14	.....
Feb. 9	39,000	Feb. 16	.....
Feb. 10	292,500	Feb. 17	86,500
Feb. 11	80,000	Feb. 18	152,000
Feb. 12	Holiday	Feb. 19	.....
Total	713,250	Total	328,500

1913.

Left over, Friday A. M., Feb. 6—67.

	Arrived.	Sold.
Friday, Feb. 14	0	0
Saturday, Feb. 15	0	0
Monday, Feb. 17	0	2
Tuesday, Feb. 18	0	2
Wednesday, Feb. 19	0	0
Thursday, Feb. 20	0	1
Total	0	5

Condition of market, dull. Prices: Hudsons, $7 to $7.25; covered, $7.75; Raritans, $7; Newark, $8.25. Left over Friday A. M., Feb. 21—62. Total covered, 0. Total covered barges sold, 3. Total covered left in market, 31. Total in market Feb. 21, 1913—93.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 19, 1914	119
Total No. bargeloads sold Jan. 1 to Feb. 19, 1914	54
Total No. bargeloads left over Feb. 20, 1914	65
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left overs, Jan. 1 to Feb. 20, 1913	170
Total No. bargeloads sold Jan. 1 to Feb. 20, 1913	108
Total No. bargeloads left over Feb. 21, 1913	62

SHADING WINDOW GLASS.

Smaller Dealers Cutting Prices to Stimulate Local Trade.

QUOTATIONS on window glass in this market have dropped from stiff to nominal. Trade in this department is still quiet which has encouraged small dealers to cut prices to move their stocks. This policy is not so general as it was a fortnight ago. At a recent meeting in this city of window glass jobbers three leading representatives of manufacturing interests were invited to express their views on the existing situation, and the outcome of the discussion was that there was no intention of reducing prices at manufacturing points as they preferred to shut down, if necessary, rather than accumulate a large stock only to have it sacrificed. Stocks at present are normal and specifiers will gain nothing by deferring action until later.

LUMBER INQUIRY STRONGER.

Suburban Dealers Seek Concessions—Good Terms for Large Orders.

ACCORDING to wholesale lumber reports, suburban dealers who have been carrying low stocks all winter are coming into the market for terms, in the belief that owing to slow collections everywhere more elastic credit will be allowed in the form of concessions. In most cases legitimate dealers find accommodation of this kind freely given, providing their orders are large enough to warrant it.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 28, 1914

NEW IDEAS FOR IMPROVING REAL ESTATE

A Model Ordinance Drafted By Ernest Flagg Would Transfer Work of Tenement, Fire Prevention and Factory Inspectors to Building Department.

IT is a comparatively brief period of years since the first building code was made for this city. Like the present one, it consisted of a miscellaneous collection of ordinances which had been enacted in the past as cures for some of the most flagrant abuses in building operations. From time to time the code was revised in the effort to make it fit every possible contingency, but not with success. A building law made up of specifications is necessarily unelastic and soon becomes out of date. It is always in need of revision.

Ernest Flagg, believing that it is high time to abandon this old plan, offered some weeks ago to draft for the benefit of the city a more reasonable ordinance. He said a good model could be found in the building regulations of almost any European city of the first class and that it would be a comparatively easy matter to adapt it to the needs of this city. It would be a law, when once made, which would stand in little need of revising in the future because it would be broad enough to cover new conditions as they arose.

Heretofore our building codes have attempted to tell builders what they shall do and what they shall not do; to specify not only the kind of materials to be used for particular purposes but also how they shall be used; they have even gone so far as to embody engineering formulas and technical methods.

Mr. Flagg has frequently declared that if the matter were approached from the other way around—if the builder were required to tell the city what he proposed to use and how he proposed to use it, and if the city were to pass upon the merits of his proposition, all these difficulties would disappear. This is the European method. With such a law here the builder would be able to use any materials and any methods which were safe.

Objects to Be Accomplished.

Mr. Flagg has in the short interval prepared the draft of such a code. It is unlike anything the city has seen before, and is more than a mere collection of building regulations, as it covers the whole field of operative real estate. It contains regulations for safety against fire, as well as against collapse, for light and air, and for safety in the use and installation of mechanical appliances and engines. It contains principles for controlling the height and area of buildings and also their occupancy. It provides for sanitary plumbing and drainage, and for justice between neighboring land owners. A fundamental principle of the new code is the least possible interference with private interests.

It is recommended in the code that changes shall be made in the charter and State laws so as to provide for but one Superintendent of Buildings with a deputy in each borough, that the Tenement Department be consolidated with the Building Department, and all other matters relating to the construction of buildings now in charge of the Fire Commissioner and other public officials



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be placed in the jurisdiction of the Superintendent of Buildings.

Plan of the Code.

The plan used for the arrangement of the new code is to separate the different matters dealt with into chapters so as to make it easy for use, to throw out everything unnecessary and present what is necessary in as simple and direct a manner as possible. To help in this plan, many words and phrases have been defined, and wherever they are used in that sense they are underscored in the text, so that in reading one may be warned of the special meaning attached to them.

Chapter One is all definitions, and they are definitions which really define. Thus, the word "approved" means approved by the Superintendent. (Mr. Flagg pins his faith on the Superintendent.) "Cement mortar" means approved mortar made of natural or Portland cement. "Fireproof," a construction which will withstand an approved fire test, as applied to constructions; or a building in which only fireproof or incombustible materials have been used. "Fire-resisting" means materials which will not warp, twist or disintegrate.

Discretionary Power

While the office of Superintendent of Buildings is in the hands of the type of the present incumbent, there is little danger to be apprehended from giving him much discretionary power; but, even if it were certain the power would never be abused, it is unwise to grant it, Mr. Flagg says in a note. Over many of the provisions of the law discretion should be left to no one, in his opinion; while, on the other hand, there are many matters specifically dealt with in the present code which should be left entirely to the discretion of the Superintendent of Buildings. "About one-half of the text of the proposed revision of the code recently presented for consideration was made up of matter of this kind, but there should be a sharp line of demarcation between what is discretionary with the Superintendent of Buildings and what is not. Unfortunately, the City Charter gives him power to change the law, and he can do so until that provision is repealed. But if this code or a similar ordinance is adopted, the necessity for placing such dangerous discretionary power in the hands of anyone would disappear, and in time the Charter would be amended in this particular."

Powers of the Superintendent.

The new code in Chapter Two gives the Superintendent ample power to carry out the provisions of the law in every respect, for it provides that no building shall be occupied except in accordance with a certificate of occupancy issued by him, and it also gives him power to revoke certificates of occupancy for any violation of the terms, and requires him to make regular periodical inspections of all buildings to see that they conform to the requirements of the law. When he makes rules he is required to record and publish them. A Board of Survey is provided.

Classification of Buildings.

Chapter Three divides all buildings into three general classes: Public, Warehouse and Domestic, and these are subdivided according to their characteristics, much after the manner of the London building law. Like the preceding tentative codes, this one also tells what shall go to make up a fireproof building, but only in general terms; it does not tell in detail how that building shall be constructed and with what kind of materials. It simply fixes the degree of strength and the degree of safety from fire to which the buildings shall conform, and leaves it to the builder to choose his own methods and materials in fulfilling the conditions, provided he accords with the rules of good engineering practice and sound workmanship.

Nothing is to enter into the construction of a fireproof building that can burn. Floors are to be strong enough to stand a specified test, metallic structural members are to be protected against fire and rust, and the means of exit are to be protected by enclosures of assured sufficiency. That is all. But the builder must remember that the terms "fireproof," "incombustible" and "fire-resisting" have distinct and definite meanings, and that he will be judged thereby.

Building Heights.

Chapter Four limits the heights of buildings; no frame building to be higher than three stories; no non-fireproof building to have more than four stories; no semi-fireproof building to be more than one hundred feet high; fireproof buildings may be carried to any height (a) on thirty per cent. of the area of any inside lot, but not nearer to the street than one-third the width of that street; (b) on forty per cent. of the area of any corner lot, on fifty per

cent. of the area of any lot facing a public park, square or open place; in other places than the areas mentioned the height of no building shall exceed once the width of the street on which it faces, or one hundred feet.

Chapter Five, paragraph two, permits increased loads on soils, but not beyond what is considered safe and customary.

Walls.

Chapter Six relates to walls, piers and partitions. The requirements for walls are more stringent than at present, but Mr. Flagg says the main underlying policy of the ordinance is to discourage dangerous construction; and he holds that flimsy walls is one of the worst characteristics of American construction. A handicap is placed on the use of wood by requiring heavier walls for buildings in which wood beams are used than are required in buildings in which the floor system is incombustible.

Foundation walls of hollow blocks are permitted for buildings not exceeding four stories, provided the upper walls are built of hollow blocks or frame construction of the required thickness.

Improperly built chimneys and flues have been responsible for a very large percentage of the fires which occur in this country, and too much care cannot be taken in their construction. Our regulations have been particularly lax in respect to flues in party walls; the course of the flues not being marked on the wall, beams are often inserted in dangerous proximity to flues. In Paris no beams are allowed in party walls. In this ordinance several safeguards found in European building laws have been added to those we have, and several unnecessary requirements have been omitted.

When a building rises above the level of the roof of an adjoining building, the owner of the new building must carry up at his own expense the flues of his neighbor's house. No hot-air pipe shall be placed between floor and ceiling or enter a stud partition unless it is eight feet away from the furnace. No wood lath shall be used for the support of plaster within the fire limits.

Chapter Eight calls for the fireproof protection of all structural steel used as members in a building by coatings of cement.

Incombustible Floors.

Chapter Nine, relating to floors and roofs, provides for incombustible floors in domestic buildings of moderate height. These floors shall be amply strong, but not so strong as to make them impracticable for use in competition with wood. Such floors must be designed for a live load of thirty pounds to the foot and shall be able to withstand a test of one hundred pounds live load to the square foot, which is just about ten times the load that is ever likely to be placed on them. Floors strong enough to support a load of that amount will weigh not more than fifty pounds to the foot, which, added to the live load, one hundred pounds, makes a required strength of one hundred and fifty pounds, against the five hundred and twenty now required. A floor of this kind of incombustible material can be built almost as cheaply as a floor of wood.

The object of Chapter Ten is to cut off all shafts absolutely from the rest of the building by enclosing them in fireproof material throughout. Chapter Eleven requires that fences, billboards and signs shall be constructed of metal, except the supports, braces and ornamental mouldings.

Elevator Shafts.

The chapter on Exits is a long one, and no part of the code has received more attention from its author. The number of exits is prescribed, their width for every part of the building fixed, their arrangement and construction settled, and rules are given for determining the number of people to be accommodated. Every building more than thirty-six feet high shall have, in addition to the ordinary exit, at least one emergency exit for every fire division of a floor. In no building, old or new, shall there be employed or lodged above the second floor at any one time more than one hundred and fifty people, unless each floor or fire division of a floor shall have at least two separate approved means of exit.

There are provisions for safety in places of public assemblages, and also in a separate chapter provisions for safety in factories and workrooms, regulations for protection of the public during building operations, concerning the use of the street in front of building operations; and the code concludes with some general regulations for sanitation, plumbing and ventilation, but leaves it to the Superintendent to formulate particular rules to meet conditions that may arise in future building practice.

RESTRICTIVE COVENANT INVALIDATED

Court of Appeals Will Not Uphold Old Restrictions Where the Character of the Neighborhood Has Undergone a Change—The Batchelor-Hinkle Case.

ONE of the most important and far-reaching decisions affecting set-back restrictions in this city has just been handed down by the Court of Appeals, in the case of Rosanna Batchelor against Eugene E. Hinkle and Terry Hinkle (proprietors of the Hinkle Iron Works). Incidentally it practically ends a litigation begun in 1908, in which three trials were had in the Supreme Court in this city, in two of which the verdicts were upset by the Appellate Division. On the last trial the Supreme Court had no alternative but to find as directed by the Appellate Division. The practical effect of the present decision is to uphold the decisions in the Supreme Court, which were in favor of the defendants, and to reverse the judgments of the Appellate Division in all three instances in which the case was reviewed by it.

The case was one brought by Mrs. Batchelor, owner of No. 26, against the Hinkle Brothers for an injunction to restrain them from building out to the line at 36, 38 and 40 West 26th street, on a 60-foot plot they had purchased from Mrs. Mary E. Strong, widow of the former Mayor, and to enforce a set-back covenant, of five feet, for courtyards, and which affected both sides of the two blocks between 24th and 26th streets, between Broadway and Sixth avenue. Messrs. Merrill & Rogers appeared for the plaintiff, while the defendants were represented throughout the litigation by James W. McElhinney, Esq.

On the first trial, before Justice Bruce, in October, 1908, the injunction asked for was refused, and the plaintiff appealed. The Appellate Division reversed Judge Bruce's decision, on both the law and the facts, and a new trial was ordered. The second trial was before Justice, now U. S. Senator, O'Gorman, who under the ruling of the Appellate Division, awarded damages in the sum of $1 to the plaintiff and directed an injunction to issue, which would have required the Hinkle brothers to tear down the front five feet of their twelve-story building (which they had erected after the refusal of the injunction originally asked for) unless they paid the award of $1 and costs.

Had Mrs. Batchelor rested there the court records would have found the restrictive covenant sustained, and future builders on these two blocks would have conformed to it, or could have been enjoined. But Mrs. Batchelor was not satisfied with the nominal damages awarded, and again appealed. And again the Appellate Division decided in her favor, in October, 1910, and directed the lower court to find substantial damages or to enforce the injunction.

The third trial was before Justice Erlanger, in March, 1911, and since he could not find substantial damages he was bound by the ruling of the Appellate Division to issue the injunction requiring the removal of the front five feet of the building from the presumed courtyard. From this decision the defendants appealed, first to the Appellate Division which consistently with its former rulings decided against them, and then to the Court of Appeals, the court of last resort.

Change of Character.

The opinion of this court is written by Justice Cuddeback, the full bench concurring. After reviewing the facts as substantially above set forth, and observing that the intention of the covenanters was to establish a location desirable for first-class residences, which was effected, and that this first-class residential neighborhood had declined in time to the boarding-house and furnished-room class, and that business had encroached upon it, and the land had become too valuable to be used longer for residence purposes, the Court of Appeals found that the "set-back" covenant was "a detriment to the property on which tall buildings are to be erected, because it curtails the floor space in the buildings by which the rental value is fixed"; that the courtyards designed for ornament were out of place before business buildings; that the plaintiff had suffered no damage from the erection of defendants' building on the street line, but, on the contrary, the market and rental value of her property and of all the other property on the street had been increased thereby, and that the plaintiff had suffered no damage, while to enforce the covenant would greatly damage the defendants.

Restriction Not Absolute.

Mrs. Batchelor may still, under the decision, perhaps, sue for damages. But with the finding of the Court of Appeals against her on that point she will probably forbear. The decision seems to establish more firmly the former holdings of this great court, that where profound neighborhood changes have taken place, and the property has become more valuable for other uses, unless the plaintiff can show substantial damages it will not uphold neighborhood covenants against the full use of the land.

There are about twenty modern fireproof loft buildings now in these two blocks, all of which, except the Hinkle building, have been built five feet back from the line. In 26th street there are two that were erected by a builder who was a witness for the defendants on each of the three trials in the Supreme Court. Yet he conformed to the ruling by the Appellate Division, which has now been upset by this decision of the Court of Appeals. To the Hinkles it is a matter of some importance, since it relieves them of an impending charge of $60,000 which would have been the cost of taking down and reconstructing five feet back the front of their recently erected building.

WHY THE INCREMENT TAX IS UNAMERICAN

It Would Mean Double Taxation in This Country, Where We Have a Capital Tax on Real Estate Which Includes a Tax on the Increment.

By CYRUS C. MILLER.

RECENTLY we have heard much about the "half tax," the "single tax" and the "increment tax." It has been proposed to change our system of taxation, which is a straight tax on land and improvements, by substituting the half-tax, or the single-tax, and adding the increment tax. The last-named is a tax or surtax over and above the straight tax on the increased value of land which it is claimed is produced by the community, because of the growing demand of an increasing population, and not by the owner. The single-tax proposes to take away the economic rent of land for the uses of the community so that the owner will gain no profit from it. For example, if the land will bring five per cent. on its capital value (its economic rent) the tax will be five per cent., and the selling value of the land will be destroyed. This will prevent the owner from gaining any advantage from the increased value of the land. The buildings and improvements on the land under this system are free from tax. The half-tax, as its name suggests, taxes buildings at half the rate of land and adds the amount of tax taken off buildings and improvements on the land.

Imported Systems Rarely Suitable Here.

While we should be progressive in our attitude and willing to adopt any methods which prove upon examination to be better than what we have, we should not jump to the conclusion that because a method is in use in foreign countries it will work well here.

These proposed systems are imported from other countries, and it might be well to stop and inquire into the conditions in the localities where they are in vogue to see whether they would be of benefit to us where conditions are different.

A Police Measure.

The single-tax primarily is a police measure designed to prevent large holdings of land which pay no taxes, thus making a heavier burden on other land or on the community. If all the taxes necessary for the community are laid on the land which pays no taxes, the effect is to break up large holdings into small parcels which can be improved and bring in an income or furnish homes, which is the same thing.

The following quotation from a pamphlet issued by the single-taxers make this clear:

> "The concentration of land ownership in England is unparalleled in the United States. The irritating spectacle of enormous entailed estates with large areas held for game preserves, and the practical exemption of land from all local taxation, has fermented a state of public opinion favorable to single tax ideas."

In this country, and especially in the cities, there is no necessity for such a measure, as all land pays the same rate, whether it is held in large holdings or small. A block of land in the city pays the same amount of taxes whether it is held by one owner or twenty.

We Tax Capital Value.

The increment tax, which is a special tax used in England and Germany, taxes the increase in value, as the system of taxation there is not a capital tax, i. e., a tax on the value of the land—but a rental tax or a leasehold tax, or occupation tax, or a poll tax, or an income tax, or whatever it may be, so that an increment tax is necessary to tax the increase in value. In this country we tax the capital value, so that where there is an increase in the value of the property whether by additions through assessments or by improvements or by unearned increment, so-called, the increase in the value is taxed. We pay an increment tax now. Why pay it twice? It is to be seen, therefore, that systems of taxation which suit conditions in other countries may not fit conditions here.

Who Will Refund the Decrement?

It is claimed that the increment tax is just because it is caused by the increase in population and the resulting increase in demand, and is not earned by the owner. If the population moves away, what redress is there for the owner who has expended his money on buildings and improvements, relying on the permanent stay of the population? If there is a tax on the unearned increment where there is an increase in value, should there not be a return for the undeserved detriment where there is a decrease?

It does not seem to impress those who favor the increment tax that the more property is taxed, the less capital will be invested in it, thereby retarding the development of real estate. The fact seems to be forgotten also that the increment tax will bear more heavily upon property in the suburbs than in the center of the city, because in the suburbs the percentage of increase, when there is an increase, is higher than in the center. The injustice of taxing the increment in the suburbs lies in the fact that capital has been invested in the suburbs sometimes many years before there is an increment. In the meantime taxes, assessments and interest have accumulated. These are to be repaid only when the increment begins to grow, but at this point the State steps in and takes what the investor should have had to repay him for his foresight and frugality. The inevitable tendency of the tax will be to retard the development of the suburbs and to increase congestion in the center.

Not Compelled to Invest.

Capital is not compelled to invest in real estate. It will go there only when it is assured of a profit. The ultimate benefit to the community requires that all obstacles to the free flow of capital be removed. Increment is the profit coming to the prudent investor in real estate and should belong to him. This is the only way to encourage enterprise. If an increment tax is to be imposed because the population makes the value, why not tax the increment in goods manufactured in New Jersey, where there are not enough people to buy them, and transported to New York where there are people enough to buy them? How does real estate differ from any other commodity?

Deterioration of Buildings.

The increase in land values makes up for the decrease in values of buildings which become worn out or out of date. The hope of an increase in the value of the land induces capital to invest in real estate. The building, of course, must decrease in value. If this loss is not made up by increase in land values it must be paid by tenants in the form of higher rents. Any increment tax on land values must lessen the compensation for the loss of buildings.

The Commission on New Sources of City Revenue, in its report to the Board of Estimate and Apportionment on January 11, 1913, says: "The proposed tax should not be levied upon any increment which results from the labor or expenditures of the owner. If land appreciates because of improvements paid for by the owner, such as grading and clearing, or connections for water, light and sewage, or street openings, paving, etc., such an increment, to the extent that it represents capital invested by the owner, would not be subject to the tax. We propose, in short, that the tax shall be levied only upon the unearned 'increment' which results from the growth of the city and from improvements made by the city or by others than the owner himself. If, therefore, the value of a piece of land should rise from $100,000 in 1912 to $110,000 in 1913, and the owner can show that he has expended $4,000 in permanent improvements, either upon his own initiative or in payment of special assessments levied by the municipality, he would be subject to an increment tax on only $6,000; and thereafter the base valuation of land from which future increments would be calculated would be $104,000 instead of $100,000."

Owners Entitled to Interest.

Two very important omissions here should be noted. First, the report does not propose to allow the owner interest on the cost of his improvements. In every other investment of capital interest on the money is computed before a profit is declared. Sometimes the interest exceeds the increment. Second, the report does not subtract from the increment to be taxed, the manufacturer's profit belonging to the owner from having invested his capital and labor in improvements on an unproductive property and converted it into a productive one. This is not an unearned increment. I think also that the base valuation of land from which future increments would be calculated would be $106,000, and not $104,000.

Lastly, if the justice of the principle of an increment tax be conceded, what guarantee is there that it will be limited to 1% of the value of the increment? There seems to be nothing to prevent the whole of the increment from being taken, except the whim of the lawmakers.

To recapitulate: An increment tax is a foreign idea not fitted to our system of taxation, as we pay an increment tax now; it will diminish the amount of capital invested in real estate, thereby retarding real estate development; it will discourage enterprise by taking away the profit from investment in real estate; it does not allow a deduction of interest on investments and the development profit to be taken out before it is imposed; it will bear most heavily on suburban development, where the increment is deferred for a long time while the investment is increasing; while the community may be able by it to collect an extra tax, it will lose as much or more in other ways through the discouragement of capital.

—The single-tax colonies will miss the support of Joseph Fels, unless he has remembered them generously in his will, for he scattered among them a great deal of the "accursed money" he was trying to get rid of. Mr. Fels contributed to the support of colonies instituted in advocacy of Henry George principles in the British Isles, Sweden, Denmark, France, Australia and Canada, and made the mistake of thinking that economic systems and methods devised for the needs of monarchical governments are invariably, instead of rarely, applicable in free America.

STATE CONTROL OF INVESTMENT SECURITIES

New Bill at Albany Would Place Corporations Selling Stocks and Bonds Under the Supervision of the Banking Department.

A NUMBER of important bills were introduced into the Legislature during the week. Among them was a measure giving the State Banking Department supervision over corporations which sell bonds and stocks. A bill of this nature has been advocated by the Superintendent of Banks and has consequently been expected by the real estate and building interests of this city, who, however, have been in some doubt whether or not the proposed legislation would cover all classes of corporations. The present bill, introduced by Assemblyman Karutz (Int. No. 837), is general in its application.

It proposes to insert in the Banking Law a new article (10-a; 13 new sections, 315 to 337, inclusive) providing for the regulation of investment companies by the Superintendent of Banks.

An investment company is defined as any corporation, association, firm or person other than a State or national bank, trust company, building and loan association and a corporation not organized for profit, engaged in selling stocks, bonds or other securities, except United States bonds. The companies are required to file detailed statements with the Superintendent of Banks showing their financial condition, property, and proposed plan of business. If the Superintendent of Banks finds that they are solvent and that their proposed plan and contracts provide for a fair method and reasonably insure a fair return on the securities to be offered for sale, he is to issue to them a statement reciting that they have complied with the purpose of the article, but his statement must recite in large black-faced type that he does not recommend the securities.

The books of the companies must at all times be open to inspection by stockholders and investors in the companies' securities. The making of a false entry in the companies' books or exhibiting false papers with intention to deceive those examining the companies' affairs or the publishing of a false statement regarding the financial condition of such a company is made a felony. There are also other provisions.

Other bills of special interest to the real estate and building profession were:

In the Senate.

Int. No. 554. Patten (by request). Amending the Penal Law (Section 1271) by making it optional with the municipal authorities to declare forfeited a contract with a contractor violating the hours of labor provisions of the labor law. At present, the municipal officials must declare a contract forfeited under such circumstances. To Codes Committee.

Int. No. 555. Patten (by request). Amending the Labor Law (Section 3) by providing that where public work is delayed by the elements, or the breaking of machinery, employees may make up for lost time, as long as their working hours do not average over 8 hours per day during a month. To Labor and Industries Committee.

Fire Drills.

Int. No. 583. Simpson. Amending the Greater New York Charter (Sections 774, 775 and new Section 775-a) by empowering the fire commissioner in his discretion to require periodical fire drills in all buildings, structures and premises where numbers of persons work, live or congregate in New York City, except tenement houses and factories. The drill may include instruction and practice in the use of means of exit, fire prevention or fire extinguishing methods and equipment and fire alarm systems. It strikes out the provision of subdivision 6 in Section 775, empowering the commissioner to take proceedings to enforce his orders. It includes laws and ordinances and regulations of the industrial board relative to danger to life, and loss of life and property from fires, as well as the prevention of fires, as at present, among those ordinances and regulations which the commission is to enforce, and makes certain other changes to make the commissioner's jurisdiction more inclusive. To Cities Committee.

Special Tax on Title Companies.

Int. No. 558. Blauvelt (by request). Amending the Tax Law (Section 188) by making the franchise tax on trust companies engaged in examining and insuring titles to real property 10 per cent. of the net earnings of the company unless this would exceed 1 per cent. of its capital, surplus and undivided profits, in which case, the tax is to be 1 per cent. of the capital, surplus and undivided profits, as at present. To Taxation Committee.

Repealing Secured Debts Tax.

Int. No. 584. Boylan. Repealing the Secured Debts Tax Law. It repeals article 15 of the Tax Law added by Chapter 802 of the Laws of 1911. Same as Senator Boylan's bill of last year. (S. Int. 1737, Pr. 2254, of 1913). To Taxation Committee.

Int. No. 629. Herrick. Inserting in the Transportation Corporations Law a new section (107) requiring telephone companies to install automatic slot machines in telephones in private residences, upon request, upon terms to be regulated by the public service commission. To Miscellaneous Corporations Committee.

In The Assembly.

Int. No. 735. Phelan. Amending the Public Service Commission Law (subdivision 8 of Section 49) by providing that in first-class cities the public service commission may compel the interchange of transfers between surface, elevated and subway lines, at intersecting points, in cases where arrangements exist for the interchange of transfers at other intersecting points between such lines and systems.

College of Commerce.

Int. No. 739. VanName. Authorizing the board of estimate and apportionment of New York City, in its discretion, to acquire on behalf of the city a site for a college of commerce and administration and museum for commerce and civics. The Chamber of Commerce of the State of New York has offered to erect a building for the college and museum at not exceeding $500,000, at its own expense, and the site is to be approved by that organization or one of its committees. The board of estimate may acquire a site by gift or purchase, or it may, with the consent of the sinking fund commissioners, set aside for the site lands already owned by the city. If such lands have been heretofore designated for any other purpose, the designation is revoked by the bill. The board is authorized to enter into contracts with the Chamber of Commerce for the construction of the building and it may acquire property by condemnation if necessary. The comptroller is authorized to issue corporate stock of the city to raise the necessary funds pending tax levy, with the approval of the Board of Estimate and Apportionment.

Lien Law Amendments.

Int. No. 764. Simpson. Amending the Lien Law generally. The term "improvement" is to include any work done or materials furnished in equipping houses or structures with chandeliers, brackets or other fixtures for supplying gas or electric light. The term "contractor" is to include those contracting with the state or with a municipal corporation for a public improvement. Notice of lien may be filed within 4 months, instead of within 90 days, after the completion of the work. Assignments of contracts for the performance of labor or the furnishing of material must be filed in the office of the county clerk within 10 days of the date of the execution of the assignment. Liens for labor and material, reduced to judgments, are to be paid before any payment is made to the person for whom the labor has been performed or the material furnished. There are other provisions providing for the subordination of liens after agreements with owners or contractors, the subordination of liens to subsequent mortgages, the subordination of notices of lis pendens, and the discharge of liens on sale of real property.

Reserve Funds of Mutual Liability Corporations.

Int. No. 775. Gillett. Amending the Insurance Law (Section 191 and new Section 195; and repealing present Section 194 and inserting new Section 194) relative to reserve funds of mutual employers' liability and workmen's compensation corporations, so as to require such corporations to maintain the same reserves for the protection of policy holders on all insurance business, other than liability for compensation resulting from injuries suffered by employees, as is required of stock companies engaged in the same class of insurance business. They must also maintain the same reserve for liability for insurance of compensation under the workmen's compensation commission for the state insurance fund. It also authorizes certain foreign mutual companies engaged in the same kind of business to do business in the state upon complying with various requirements specified in the bill. It also makes certain other provisions.

A Department of Architecture.

Int. No. 797. Macdonald. Amending the Public Buildings Law (Sections 6, 7, 8 and new Sections 13 to 19-d inclusive) by providing that the state architecture now in office shall continue to serve for six years from January 1, 1914, and that thereafter the state architect's office shall be known as the Department of Architecture. The state architect is to be the head of the new department, and is to be paid an annual salary of $10,000. The trustees of public buildings must provide accommodations in the state capitol for the new department, and a branch office may be established in New York City, in the discretion of the state architect, who may appoint 3 deputies, to be known respectively as Executive Deputy State Architect, Assistant State Architect and Chief Engineer. The state architect may also appoint, and at pleasure, remove, a secretary, an assistant secretary, 2 confidential assistants, experts, draftsmen, clerks, stenographers and such other employees as may be necessary. He is to fix the salaries of such employees, and may remove them at pleasure. There are other provisions for the inspection of work by departments interested, prescribing the form of contracts to be entered into, the manner of making payments on such contracts and the manner of doing work or acquiring material. The bill re-appropriates an unexpended balance of $110,441.56.

REAL ESTATE BOARD HEARS CITY OFFICIALS

Presidents McAneny and Marks Discuss Municipal Affairs—Efficiency, Economy and Cooperation Promised—$10,000,000 Limit For Court House.

PRESIDENT McAneny of the Board of Aldermen and President Marcus M. Marks of Manhattan were the guests of the members of the Real Estate Board of New York at their monthly luncheon on Thursday. Both discussed their work and plans and both pleaded for a closer union between the city officials and the citizens for the ultimate benefit of the city. Mr. McAneny spoke at length on the functions and responsibilities of the Board of Estimate, outlining the gradual growth of that body as the business directorate of the city. In discussing the budget and the corporate stock bonds, he pointed to the savings effected by an efficient and economical business administration, as evidenced by the record of the last Board of Estimate. In explaining the increase in the tax rate, he quoted figures to prove that it was due to matters beyond its control, namely, mandatory direct State taxes.

The New Civic Centre.

Mr. McAneny thereafter talked on various other matters, principally the civic centre plan, the enlarged scope of the Board of Estimate committees and the new lease of life of the Board of Aldermen. With regard to the civic centre and proposed court house site he said that it had been purchased cheaply after due deliberation, under a model condemnation proceeding, and, despite criticisms as to excessive final costs, the bill for the new courts building would not exceed the original estimate of $10,000,000. Some revisions of the original plans have been found necessary, but when the plans are completed and done it will be found that the cost will be within the cost originally allotted.

At the present time no plans have been definitely completed or ratified, but Mr. McAneny gave assurances that under no circumstances would the expenditure be permitted to go above that figure.

Marcus M. Marks caused laughter and applause when he addressed the real estate men as "Fellow Sufferers." Mr. Marks has extensive real estate holdings in this city and is undoubtedly cognizant of all the burdens that such properties carry with them nowadays. He spoke as follows:

The Borough President's Address.

"Buildings do not make a city. They are but the shell of the city. The kernel, the soul, of the city is the citizen—the man, the woman, the child. In our absorption in the construction of the buildings of the city we are apt to overlook some of the vital interests of these citizens, for, if we spend too much of our money on our city buildings, we are bound to neglect our more intimate needs. A comparatively small sum spent by our city departments, particularly in the bacteriological research laboratory, and the practical application of the results in preventive measures directed against the spread of disease have in twenty years reduced our local death rate 50 per cent. Each year we have saved thousands of babies. By a liberal encouragement of such scientific preventive work we can save thousands more. Having saved the children, it next becomes our duty to see to it that they have full opportunity for air, sunshine and play and for sound education. All this means real economy in terms of human life and happiness. How can we afford to develop this important policy and keep within a safe budget? Only by a municipal government which is soundly efficient.

"We must develop a sense of proportion between externals and real social needs. While every good citizen is proud of our handsome public buildings, we must jealously guard against any extravagance in their construction or in their use.

The New Court House.

"A great real estate expert calculates that the proposed new court house, if built on the present plans, will cost not $10,000,000, but nearly $25,000,000. This statement is enough to caution our Board of Estimate so that we may be able to call a halt before it is too late. I will do my share to prevent any such extravagant expenditure. We are living in a democratic community and wish dignified simple edifices. In these times we must be content without palaces out of proportion to our city treasury. He who spends all his money for a purse and keeps no coin to put in it is plainly a fool.

Co-operation.

"One condition in our present municipal government is particularly encouraging and full of promise for the efficiency which is so needful, and that is the spirit of co-operation existing between the members of the Board of Estimate and also between them and the heads of our city departments. There is hardly a day passing without friendly conferences between the several Borough Presidents, the Mayor, Comptroller and President of the Board of Aldermen and the various city commissioners. If this continues, we shall develop a model city government of which every citizen will have cause to be proud.

"Have you noted that since January first, although a thousand questions have been passed upon by the Board of Estimate, there has been no single instance of a division? Every vote of the Board has been absolutely unanimous. This gives us heart to approach the great problems of the city with full confidence.

The Half Tax on Buildings.

"One of these problems is that of reduction in the cost of living. There is need of serious thought on this subject. The expedient of halving the tax on buildings and placing the larger burden on land is not practical. It assumes that a general building boom and a surplus of rooms with lower rent will follow such a provision. There are two practical economic forces that will almost entirely nullify these expectations.

"First, the demand for buildings and not the tax regulates the supply of buildings. No owner of land is foolish enough to build when there is no tenant in sight.

"Second, it takes money to build houses, and the lenders of money will not encourage buildings for which there is no demand.

"So there is no expectation of a reduction in rents by the application of the single or half-tax theory. This theory would depend for its success upon the ruin of these poor men whose small unimproved holdings of land would be forced to auction by the extra tax on land. On this matter our Board of Estimate cast a decisive and unanimous vote last Friday.

Markets.

"To reduce the cost of living we need among other things better market facilities. We now have primitive and inadequate machinery for distribution. When drivers and teams, for example, must wait hours in line before they can get their produce from congested terminals every workingman in buying provisions is taxed on account of this extra cost. We must put the best brains of our city to work on the development of our market problem.

Building Inspection.

"We must simplify our system of building inspection. We now have at least seven departments inspecting our buildings, with practically confiscatory power: the Building Department, the State Labor Department, the Fire Prevention Bureau, the Health Department, the Tenement House Department, the License Bureau, and the Encumbrance Bureau. The citizen is overwhelmed with inspection.

"Sometimes these departments issue conflicting orders. I have suggested to the Charter Revision Committee that the various corps of inspectors be welded into not more than two divisions. Two competent men can do all the work of inspection that is required in any single building. To get competent men, a proper salary must be offered. True economy dictates the employment at good wages of high-grade men—men of character and judgment.

"Thus the government will no longer be stultified, and citizens will be relieved of much annoyance and often unnecessary orders. In a measure also rents can be reduced by this economy. In recent years it has been no pleasure to be a real estate owner in New York; and yet there is no safer spot on earth for investment than Manhattan Island and its outlying territory.

"With a co-operative and efficient business administration of our city, stable conditions for owners will go hand in hand—will lower rents for the tenant. Let us be on guard for simplicity in externals and deep sympathy for all that will give the greatest opportunity for a noble and happy citizenship."

About 300 attended the luncheon and were most enthusiastic in their appreciation of what both President McAneny and President Marks stated. There was no doubt left in the minds of those present that the Board of Estimate can rely upon the real estate interests for support and co-operation.

After the luncheon President McGuire stated that if the other members of the Board of Estimate and Apportionment would meet the real estate interests in the same frank spirit as Messrs. McAneny and Marks there could be no doubt but that it would mean the general improvement of the present real estate situation. Personally it pleased him very much to observe the earnest, frank and convincing way in which these members of the Board assured the real estate interests of their help, protection and support.

—The bonded indebtedness of the city has increased two hundred and fifty per cent in ten years, though the population has grown only forty per cent in the same time. The estimated cost of current public improvement projects mount up to $200,000,000, and the salary roll of city employes grows steadily. Fortunately, the governments at City Hall and Albany appear to see that it is time to restrain the spenders.

—Some of the new civic societies have adopted names of such great length that they scarcely expect people to take the time to remember and repeat them in full. The Society for Lowering Rents and Reducing Taxes would be more easily recognized and comprehended by the short name of "Single-Taxers."

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

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The Assembly has concurred in the Senate resolution previously adopted to adjourn the Legislature on March 27. The rest of the session, from next Monday on, will be taken up largely with committee work, including hearings on important bills. Hearings are of necessity frequently held at short notice and are rarely given sufficient publicity. People in this city who wish to be heard on any particular measure should write to the committee in charge, asking to be notified of the date of the hearing.

Real estate brokers, as well as sundry other professional men in the downtown brokerage section, have had plenty of leisure recently to admire the occasional exhibitions of fine driving that may be witnessed in the vicinity of the new Equitable Building. The other day a giant girder, mounted on a truck drawn by twenty great Percherons, was swung from Broadway into Pine street, stopping traffic in three busy thoroughfares. As the rear wheels of the truck left Broadway, the foremost pair of horses emerged into Nassau street.

Announcement was made at Washington this week that all of the 479 national banks in the State of New York have filed applications for membership in the Federal reserve banking system. During the week also bills were introduced at Albany placing all private banks and security-issuing corporations under the State Banking Law, while still another bill provides for a State land bank, designed to furnish a comprehensive system of agricultural credits. If the State bills are enacted, as they seem likely to be, the interests of depositors and investors will be thoroughly safeguarded by State and Federal statutes, and commerce and industry will stand upon a new footing with respect to capital.

The Danger of a Single Tax Not Yet Over.

The announcement by Mayor Mitchel of his intention to appoint a committee of experts to consider and issue a report on the advisability of the Herrick-Schaap bill is a welcome piece of news. The matter is one which particularly needs exhaustive and impartial investigation. The advocates of increasing land taxes frequently claim that the weight of expert economic opinion is favorable to the increase of the land tax. As a matter of fact, while there is considerable difference of opinion among economists, the weight of economic authority is decisively opposed to the increase of the land tax. At the recent hearing before Mayor Mitchel not a single economic expert appeared on behalf of the bill. On the other hand, Professors Seligmann, Johnson and Clark have registered their emphatic opposition to the principle of the bill. This division of opinion on the fundamental issue of an increased land tax is not, however, the difference of opinion which makes an investigation desirable. Such differences of opinion exist in respect to many fundamental questions in economics and finance; and, if a difference of theory only were involved, it would be useless to appoint a committee whose report would merely register two contradictory policies in respect to the principle underlying local taxation. What such a committee should, above all, do is to collect all the accessible facts which bear upon the effect of the increased land tax elsewhere and which may help to throw light upon its effect in this city. If the investigation is approached by this method and in a candid spirit, it may succeed in making a real contribution to the better understanding of a vexed and difficult matter.

No one can read the current discussions of the probable effect of the increased land tax without noticing a considerable difference of opinion among both the advocates of the bill and among its opponents as to its probable effect. Some of its friends expect it to accomplish more by way of the reduction of rents than do others. Some claim that it will enable the public to appropriate some share of the existing land values, while others claim that its chief effect will be to turn into the coffers of the city future increases in land value. On the other hand, the opponents of the bill are no less divided in their opinions as to its probable results and as to the expediency of attempting to accomplish by other means some of the purposes which the advocates of the bill seek to accomplish. Many economists who are opposed to the increased land tax regard the increment tax with favor. It is controversies of this kind which the committee ought to be able at least partly to clear up. A considerable amount of experimentation has already been undertaken, particularly in Australia and New Zealand, in this class of legislation. It should be possible to ascertain the effect of this legislation on rents, land values and the social well-being of the communities. It should also be possible to ascertain the probable effect of the change on the different classes of real estate in a city such as New York. Manifestly, its result upon land improved with a twenty-five-story building, upon land improved with a six-story tenement, upon land improved in Manhattan with an old three-story building, upon a residence in the suburbs, upon vacant property in Manhattan, and upon vacant property on the outskirts of the city, will differ radically; and a careful analysis of the way in which the increased tax will affect the value of different classes of property will help the formation of a more intelligent public opinion on the issues of the bill.

On the whole, it is undoubtedly true that the bill has lost ground during the past few weeks. The hearing before Mayor Mitchel was beneficial to the opposition. The Mayor will approve the referendum, in case it ever reaches him, because he has promised to do so; but he has declared against the increased land tax on its merits. So has the Board of Estimate by a unanimous vote. If the Legislature forces a referendum on the city in respect to this matter, it will do so in spite of the opposition of its responsible political and business leaders. It now seems wholly improbable that any such referendum will be forced; but the opponents of the bill should not for that reason relax their efforts. The danger will not be over until the bill is definitely killed in either branch of the Legislature. Moreover, the advocates of the bill are tenacious and will undoubtedly continue to urge its adoption. Hence the necessity of the collection and publication of all the facts which will assist New Yorkers in making up their minds as to the merits of the proposal, and hence the necessity of an efficient, resourceful and thoroughly representative organization of the property owners of Greater New York.

Lord & Taylor's New Store.

The opening of the new Lord & Taylor store on Fifth avenue marks another stage in the business development of that avenue. It is now almost thirteen years since the announcement of the removal of Tiffany & Co. to Fifth avenue and 37th street started the movement, which has converted Fifth avenue from a residence thoroughfare sprinkled with a little business into a business thoroughfare with a few residential relics left upon it. The ensuing development is one of the most remarkable which has ever taken place in New York or any other city. It has resulted in the creation of a peculiarly high range of real estate values over a peculiarly large area. As these values increased, predictions were freely made that they were becoming excessive and that a reaction would follow. But no reaction came. The development continued during good times and bad. It was checked only for a few months during the panic of 1907-8. During the last two years there has been less activity on Fifth avenue north of 34th street than was formerly the case, and the increase in values has been started; but even at the present time, when real estate is so stagnant throughout the rest of Manhattan, announcements have recently been made of the removal of two important retail firms to the best part of the Fifth avenue shopping district. There can be no doubt that as soon as business revives and confidence returns some of the sites north of 34th street which remain unimproved with new buildings will soon be purchased. Only a few of these sites are left, and they will be indispensable to one or other of the fashionable retail stores which have neglected as yet to provide themselves with locations on the desirable part of the avenue. There can be no doubt also that during the next ten years practically the whole of the avenue between 34th and 59th streets will be occupied by trade. The number of new business buildings north of 50th street are not numerous as yet, and they have not increased very rapidly during the past few years; but they are well established. As soon as business revives their example will be followed. The owners of residences on the avenue have abandoned the opposition with which they greeted the first business intruders into their neighborhood; and the further occupation of these blocks by business will merely depend upon the number of property owners who are willing to sell. They will not be as numerous as they were further south, but they will be numerous enough to afford room for the gradual encroachment of business and to result in the increasing undesirability of the neighborhood for residential purposes.

A Constitutional Duty of the Mayor.

Editor of the RECORD AND GUIDE:

In a report of the hearing before the Board of Estimate on the bill which would reduce the tax on buildings to one-half of that on land Mayor Mitchel is reported in the newspapers of February 21 as declaring at the close of the hearing:

"I deprecate the bill, but I want to say that, should it be passed, I would sign it, as I am resolved never to take it upon myself to oppose any popular measure if enacted by the Legislature."

The New York Sun in an editorial on February 22, commented on the attitude thus taken by Mayor Mitchel, and its issue of the 25th inst. contains a letter from the undersigned in which is discussed at length the power and duty imposed upon the Mayor by article 12, section 2, of the State Constitution, requiring the submission of any bill for a special city law passed by the Legislature to be submitted to the Mayor for acceptance or rejection on behalf of the city before the final action by the Legislature or by the Governor.

The power so conferred imposes upon the Mayor in every instance the duty of exercising his own judgment in investigating and determining the fitness and propriety of contemplated local legislation. It is a duty which the Constitution requires him personally to perform and which he cannot lawfully delegate to any other.

The obligation to exercise his judgment and skill in the service, not only of the people but of the city, is one from which he cannot relieve himself or be relieved by any action of the Legislature, of other city authorities or of the inhabitants and taxpayers of the city, in whatever form manifested. The power to accept a proposed legislative act contemplates not only the exercise of personal judgment and discretion on the part of the Mayor as to whether the act should be accepted, but also responsibility for acceptance or rejection; and to secure this the acceptance must be his independent, untrammelled act in the exercise of official responsibility. Clothed with such powers and charged with such duties and such responsibilities by the Constitution he is not permitted to evade or nullify the provisions of the Constitution by shifting the responsibility upon the Legislature, and thus deprive the people of the city of the right to his best judgment, after free and full examination of the merits of any law proposed by the Legislature.

And, above all, he cannot delegate to others the trust which has been expressly confided to him by reason of his supposed knowledge and sound judgment. "Delegata potestas non potest delegari" is a settled maxim of the law, in full force at the present day, and never more applicable than to the case of a Mayor in the exercise of a power conferred by the fundamental law of the State.

If, therefore, Mayor Mitchel is correctly quoted as saying, in connection with the tax bill in question, "I am resolved never to take upon myself to oppose any popular measure if enacted by the Legislature," he announced that he would during his term of office violate the Constitution which, upon assuming office and taking the oath of office prescribed by the Constitution he solemnly swore to support, and an oath which, no matter how abused, has in every age been considered to settle the strongest hold on the conscience of public officers as a pledge of future conduct and as a guaranty for the performance, without evasion of every duty imposed upon them by the law of the land.

JAMES A. DEERING.
135 Broadway, Feb. 23.

Why Should We Vote in the Dark?

Editor of the RECORD AND GUIDE:

In your issue of the 7th instant, in an editorial entitled, "The Folly of a Referendum on the Half-Tax Issue" you state: "It would be absurd to arrange both an investigation and a referendum, and have the referendum before the report, based on the investigation, can be published." We understand, of course, that the beneficiaries of the privilege of land speculation are now clamoring for any sort of a measure or way to postpone action on this question.

The Mayor distinctly stated at a recent lunch meeting at the City Club that he favored the initiative and referendum on local matters. There is no objection to the Mayor's appointing a committee to make an investigation and to report within six months or three months. Any such investigation, however, as a substitute for action is unfair and contrary to the principles of democracy.

Mayor Mitchel has stated that he would accept, on behalf of the city, a referendum on this measure. There was no stipulation as to any committee to investigate further. While certain highly technical members of the administration may not have studied the taxation question, it is presumption on their part to assume that the people of the city do not know about the incidence of taxation and are not qualified to vote on the question.

The beneficiaries of any form of privilege always prefer long investigations as to whether their operations may be legally continued or not, with immunity from prosecution in the meantime. The victims, however, have their own point of view, in the matter.

Let us have all the information that is obtainable, but sufficient information can be obtained and made public between now and November when the referendum vote would be taken on this question.

Very truly yours,
E. VAIL STEBBINS,
Vice President Business Men's Association to Untax Industry.
320 Broadway, Feb. 16.

The Cost of Required Alterations in Factory Buildings.

Editor of the RECORD AND GUIDE:

After the chilly blasts that, during the fall and winter, have been blowing upon the miserable creatures who own real estate in the City of New York, a bright ray of light and sunshine seemed to flash upon them when reading the cheering words of those engineers, Messrs. H. J. Porter and A. L. A. Himmelwright, published last week in the Real Estate Record and Guide regarding the new factory laws.

The "real estate interests"—though it is hard to find any interest in real estate—had their attention called to the inaccuracies of the published statements relative to the cost of making factory buildings comply with the new laws, and the hope was expressed they would take steps to obtain full and correct information on the subject.

Reading further they were told how the new laws, as a matter of fact, were quite reasonable and that no such expense as could be called "confiscatory" could be involved.

These gentlemen then went into most cheering figures and apparently gave the cost of complying with the new laws at from $400 minimum to $1,000 maximum a building!

Alas! how soon the sunlight fades and the joyous brightness disappears this weather! The writer, after a slight reflection, remembered various sets of figures that had been shown to him of the cost of complying with some of the various trifles of this most "reasonable" and "good and proper legislation."

Taking a six-story building as an instance, he commenced with an item of putting fire-resisting partitions around staircases, and on computing the cost of wood partitions covered with metal found that $1,500 had disappeared. Having protected the staircases, he went to the hoistways or dumbwaiter, and $1,000 more went. Next he thought of protecting the fire-escapes with fireproof windows and sash, and, with four windows to a floor, $1,000 was added. The doors of the lofts were changed to open out, and $50 went. Even this would not be all, for the toilets did not have windows opening to the outer air (they were only "ventilated"), and so to clear his mind somewhat, he added $600, feeling that this amount might do something reasonable in that line.

But, the fire-escape erected two years ago did not have the lower flight on an angle of 45 degrees and properly counterbalanced, and down goes $125. And the staircase does not go to the roof, there is only an iron ladder, so it must be continued another flight and a nice little bulkhead built over it, and $250 more is contributed to the trades unions. And, last of all, the fire-alarm system was included at an added cost of $500.

Now this is "only reasonable" where one or more persons are engaged at labor; it cost "only" from $400 to $1,000, plus three to four thousand dollars—and anyone interested in real estate should jump at the pleasure of so "improving" his building.

But this is no joke, this is the serious problem that is confronting hundreds, yes, thousands, of owners in the city who own good, well-built, well-kept and well-occupied, four, five and six-story buildings. Take as an example a building worth to-day $25,000 to $30,000, with a mortgage of $20,000; is not an expense of $5,000, at least, practical confiscation? These figures are quite easy to verify, they are not prepared by eminent engineers, but by hard-fisted mechanics who figure "to get the job."

Every non-fireproof building of four, five and six stories is not a sweatshop, every building of the kind does not conflict with "common decency and respect for the rights of others," very few of them do, but because some do, any and all that have people at work are ordered to "comply with the law."

The Industrial Board has the power to look into such propositions as quoted above. It has the intelligence and will to do so and the real bright spark of hope for the future of real estate rests on it, I firmly believe. No intelligence will allow the old staple investment—the main source of revenue, not only of the City, but the State—real estate to be annihilated, for, if it does, then comes the deluge.

ALFRED R. KIRKUS.
Of Industrial and Building Codes Committee, Real Estate Board of New York.
309 Broadway, Feb. 26.

[Mr. Kirkus is secretary of the Manhattan, New York, Central and Colonial Real Estate Associations, owners of many five and six-story buildings. He has been actively interested in the management and operation of low buildings for twenty-five years and is an expert in such matters.—Editor.]

That Playground Resolution.

Editor of the RECORD AND GUIDE:

The Brooklyn board of real estate brokers respectfully request that you publish the following correction.

In a resolution passed by this board on February 7, in reference to playground sites, the name of the Assemblyman, August C. Flamman, appeared as being sponsor for a certain bill now before the Assembly in reference to the acquisition of certain Brooklyn property for a playground.

We have been informed by Assemblyman Flamman that he is not the author of said bill, nor is he in any way connected therewith.

BROOKLYN BOARD OF REAL ESTATE BROKERS.
Feb. 20.

—When a piece of real estate is sold from the auction stand subject to a certain statement of "facts," those facts should be clearly set forth. Not only is it an auctioneer's professional duty to be frank in any statement of that nature, but he should require from the owner that when the statement is "annexed," or is in the form of a survey, that it shall be either self-explanatory or else fully explained in writing. On a certain occasion the "annexed statement" was merely a faint blueprint almost undecipherable, through no fault of the auctioneer's. As the fullest confidence on the part of the public in real estate should be encouraged in every reasonable way, the auctioneers' association could help by passing a rule that when a property is sold subject to a certain statement of facts the facts be set forth by the owner in a perfectly clear and intelligible manner.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

The Market Was at a Standstill.

City Tax Rate Down This Year.

Comptroller Prendergast announced at yesterday's meeting of the Board of Estimate that the tax rate for 1914 will show a reduction in every county in Greater New York. Mr. Prendergast promised a reduction of 5 points in the tax rate for Queens, 4 points for the Bronx, 3 points for New York, 2 points for Richmond and 1 point for Kings.

Comparison of the 1914 tax rate with that for 1913 was furnished by Mr. Prendergast as follows:

	1913.	1914.
New York	1.81	1.78
Kings	1.85	1.84
Queens	1.85	1.80
Bronx	1.81	1.77
Richmond	1.92	1.90

These figures are not official, as the tax rolls have not been approved and the tax rates fixed by the Board of Aldermen, but the Finance Department accountants have figured out already what the rate will be.

The tax rolls will be forwarded to the Aldermen on Monday, when they will hold a special session to fix the tax rate as based on the budget made up and adopted last October.

City at Work on Port Plan.

The city administration is taking up energetically the long delayed problem of adequate port improvement. It regards this work as one of the most important that the city will be called upon to undertake during the next four years.

The plan for the appointment of a "Port of New York Commission," proposed by The Merchants' Association in President Marble to Mayor Mitchel has been endorsed by the Chamber of Commerce of the State of New York in a strong resolution urging the city to appoint such a commission. Mayor Mitchel has also received other discussions and reports upon the subject which he is considering with care.

The Mayor, the Comptroller, the President of the Board of Aldermen, and most of the other members of the Board of Estimate, have already given much attention to the question of port improvement, and the board is therefore in a position to act promptly in the matter as soon as the details can be worked out.

The port commission idea has met with favor and it has the backing of the chief commercial interests of the city. It is generally agreed that a careful study of the conditions must be made in an authoritative manner before the city would be warranted in going ahead, and the experience of other ports commends the commission plan.

Narrowing Rhinelander Avenue.

The resolution of the Local Board of Chester District, in the Bronx, as adopted at the meeting of Feb. 17, authorizing for a reduction of the width of Rhinelander avenue, provides that the width shall be reduced from 80 to 75 feet from Cruger avenue to Bear Swamp road. This corrects a misstatement in the report of the proceedings of last week's paper.

PRIVATE REALTY SALES.

There was little business transacted this week, although there were numerous rumors of big deals during the last few days. The holiday brought with it a weakness in all branches of the market. The only important development of the week was the announcement that a large realty company was buying extensively along the line of the White Plains avenue extension. No other section of the city showed any activity whatsoever.

The total number of sales in Manhattan this week was 17, against 23 for last week and 46 a year ago.

The number of sales south of 59th street was 3, compared with 7 last week and 17 a year ago.

The sales north of 59th street aggregated 14, compared with 16 last week and 29 a year ago.

From the Bronx 15 sales at private contract were reported, against 16 last week and 17 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $568,349, compared with $547,169 last week, making a total since Jan. 1 of $6,785,763. The figure for the corresponding week last year was $2,053,250, making a total since Jan. 1, 1913, of $7,848,942.

American R. E. Co. Buying.

The American Real Estate Company is the purchaser of the many properties recently sold in the White Plains avenue section of the Bronx, as reported during the last few weeks. All of the sales have been in the district which will be benefited by the opening of the extension of the subway system. The company has just bought through Williamson & Bryan additional properties at the southwest corner of White Plains and Allerton avenues, 150x150; the northeast corner of Burke and White Plains avenues, 75x100; the southeast corner of 219th street and White Plains avenue, 89x80; the northeast corner of 226th street and White Plains avenue, 60x100; the northeast corner of 233d street and White Plains avenue, 114x100; an interior plot adjacent to the northwest corner of Nereid and White Plains avenues, 41x138; the corner of Westchester avenue and Castle Hill avenue, 21x165, and through J. Clarence Davies the plot in the south side of Westchester avenue, near Pelham Bay Park, adjacent to the terminal station of the Westchester avenue extension of the subway, 40x95; the northwest corner of Jerome avenue and 183d street, 50x100, and the block front in the east side of 174th street, from Hoe avenue to Boston road. The reported purchase price of all the properties recently acquired is $300,000.

Heights Apartment Site.

Herman & Minskoff, builders, have purchased from the Lawyers Realty Co. the southeast corner of Fort Washington avenue and 179th street, a plot of about five lots, fronting 92 feet on the avenue and 125 feet on 179th street. A high-class apartment house will be erected on the site. The sellers of the plot purchased it only two weeks ago from Charles M. Rosenthal.

Warehouse in Trade.

The Downing Realty Co. has sold to the Owners' Building Co., Samuel A. Herzog president, 84 and 85 South street, an eight-story warehouse, between Burling Slip and Fletcher street, occupying a plot 35.6x164.8x55x90x irregular. The property is leased for a term of years and was held at $210,000. In exchange was given the Parke and Ayer properties at Belle Haven, Greenwich, Conn., recently acquired by the building company from Frederick Ayer,

of Boston, Mass. The country tract contains about seven acres and was held at $125,000.

Manhattan—South of 59th Street.

34TH ST, 448 West, 3-sty and basement dwelling, on lot 20.10x98.9, sold for Harriet S. James to a client, by J. Arthur Fischer.

35TH ST, 214-216 West, church property on plot 38x98.9, sold for the First Evangelical Society to the National Bible Institute by Cross & Brown.

Manhattan—North of 59th Street.

COOPER ST, n e c Academy st, plot 100x100, resold by the Post Av. Construction Co. to Max Marx. The sellers acquired the property two weeks ago in trade.

113TH ST, 169 East, 4-sty single flat, on lot 20x100, sold by the D. H. Jackson Co. to Delia E. Curley.

123D ST, 3 West, 3-sty and basement dwelling, on lot 19x100 ft., sold for Edward J. McCabe to Anna Streep for occupancy, by Mark Rafalsky & Co. The buyer gave in exchange two 4-sty apartment houses at 838 and 840 Jefferson av, Brooklyn.

134TH ST, 217 West, 4-sty dwelling, on lot 17x 99.11, sold for David Sears, of Paris, to the Merit Realty Co. (Osk & Edelstein), by the Douglas Robinson, Charles S. Brown Co.

142D ST, 223 West, 5-sty flat, on lot 25x99.11, sold for Jacob Selig to Peter Stein, by W. J. Huston & Son.

143D ST, 163-165 West, 5-sty new law apartment house, on plot 37.6x99.11, sold for the Lawyers Mortgage Co. to a client, by the Airmor Co.

17STH ST, 508-10 West, 6-sty elevator apartment house, on plot 75x96, sold by the McGuire Construction Co. to the Brown Weiss Realties.

AMSTERDAM AV, n e c 157th st, 5-sty flat, on lot 25x100, sold for Mrs. Ophelia A. Byrnes to Ennis & Sinnott, by the Louis Becker Co.

LEXINGTON AV, 1795, 5-sty flat, on plot 27x 73, resold by Joseph B Peck to Annie Grassy.

MARBLE HILL AV, 97, three-family house, on lot 25x100, sold for John Duffy to Thomas Bradley, by Daniel J. Mahoney.

NAGLE AV, 500 ft. west of Elwood st, plot 100x195, running through to Hillside av, sold for the Markoew Realty Co. to the Central Building Improvement & Investment Co., by W. S. Baker.

3D AV, 2360, 4-sty business building with store, on plot 25x100, sold for John Q. Bourne to Samuel Bogan for investment, by George W. Brettell.

9TH AV.—Resale was announced Thursday by John N. Golding of the block front on the west side of 9th av, between 211th and 212th sts. The names of buyer and seller are not made public, but it is understood that a builder takes the property for improvement with flats. It is the second sale of the property this month, Mr. Golding having sold it some time ago for Wesley Waite to a syndicate, which now makes a quick profit. There are about twelve lots in the plot, which fronts 199.10 ft on 9th av and 150 ft in each street.

Bronx.

ARTHUR AV, e s, 94 ft. north of 180th st, plot 50x92½, sold for a client by the Kerby Realty Co.

ARTHUR AV, cor 182d st, 5-sty 20-family apartment house, sold by Michael Scanlon to Elizabeth J. Goppoldt.

GRAND BOULEVARD AND CONCOURSE, n e c 200th st, plot 74x49x17x134, sold by the Durosss Co. to M. T. Faile, who will improve.

JEROME AV, s w c 176th st, plot of 5½ lots, 138x100, sold by John F. Kaiser to a client of E. O. Smith & Co. The property has been held at $40,000.

MONTEREY AV, s e c 179th st, plot 124x112, sold for Lowenfeld & Prager to a client, by the Kerby Realty Co. The buyer will immediately improve.

WOODYCREST AV, 985, 2½-sty dwelling, on plot 37.8x100x irreg, sold by William Walters to a buyer for occupancy.

Brooklyn.

ST. JOHNS PL, 93, 3-sty and basement private dwelling, on lot 20x100, sold for the estate of Catherine Doherty to Anna M. O'Brien for occupancy, by Henry Pierson & Co.

8TH ST, ETC.—Jerome Property Corporation sold 176 8th st, near 4th av, a 3-sty and cellar brick 3-family flat, on lot 19x100, for the Rogers Improvement Co. to a client for investment; also sold 166 Garfield pl, between 6th and 7th avs, a 3-sty and basement, stone residence, on lot 20x100, for a client of Haviland & Sons to a client for investment.

42D ST, 1040, 3-sty and cellar frame dwelling, on plot 75x100, sold for the Title Guarantee & Trust Co. to a client for occupancy, by Henry A. Frey.

61ST ST, n s, 340 ft west of 15th av, plot 40x 100, sold for William E. Baldwin to a client, by B. J. Sforga.

63D ST, 1817, one-family detached stucco house, size 30x100, sold by the George F. Picken Construction Co. to a Mr. Jacobi for occupancy, for $6,000. This is the fifth house sold of a row recently acquired by this company, and they are situated on the line of the new 4th av subway, Brooklyn.

78TH ST, 1867 and 1869, two one-family houses, sold for the Sandusky Building Co. to an investor, by Frank A. Seaver & Co.

BEDFORD AV, 1440, 4-sty apartment house, sold for a client to J. S. Dameral, by Henry Pierson & Co.

GATES AV, ETC.—The Realty Associates have recently sold 50 Gates av, corner of Waverly av, 3-sty and basement brick dwelling with 2-sty extension, on lot 20x85; to Dr. George McNaughton, who will occupy the property. This house was recently remodeled and put in first class condition. The sale was made through Leonard N. Vaughan. Also sold 795 to 801 Park av, west of Throop av, plot 75x100, on which are some old frame buildings; to Charles Werbelovsky and Max Fried. Morris Weinberg was the broker who made the sale. It is the intention of the buyers to improve this plot within a short time. It was purchased as a site for a Jewish school. The Realty Associates also sold 322 East 25th st to Stanley Andrews; 324 East 25th st to Charles H. Breese through F. C. Sauter; and 346 East 25th st to Mrs. Anne L. Cowen. The latter houses are the last which they owned on East 25th st. Altogether forty-two houses in that block have been sold. They are 2-sty and cellar limestone and brownstone "Easy Housekeeping Homes," 20x100 each; have been built about two years.

PARK AV, ETC.—H. W. Rozell & Son have sold 138 Park av, a 3-sty frame building, with two stores, for Johanna Grosche to Antonio Lascalera for occupancy; also 138 Clermont av, a 2-sty and basement frame building for G. L. Slayter to John McCauley for investment, and resold same for John McCauley to a Mr. Lloyd for occupancy.

Queens.

FOURTH WARD.—The New York Suburban Land Co. has sold in its development here parcels to Arthur R. Raymond, plot 40x100, on Sterling st; to Thomas Farrell, plot, 60x100, on Park blvd; to Charles Graef, plot, 40x100, on corner of President and Kinsey avs; to George Roebuck, plot, 40x100, on Park av; to Edward T. Hubener, plot, 60x100, on President av; to Edward J. Trilsch, irregular plot with frontage of 112 ft. on Park av; to Robert A. Tuthill, plot, 60x100, on Lincoln av; to Joseph B. Murray, plot, 40x100, on Dale pl, and to Peter J. Middleton, plot, 60x100, on Oxford pl.

LONG ISLAND CITY.—Burton Thompson has sold for the Innovation Realty Co. a plot of four lots on the west side of 2d av, 70 ft. north of Grand av station, to a client for investment. This property has been held at $12,000.

Rural and Suburban.

GARWOOD, N. J.—The New York Suburban Land Co. has sold to Richard A. Hecht the house and 3 lots on Spruce av, 60x100; to James L. Higgins, plot, 40x125, on Locust av; to Thomas C. Mahr, plot, 80x100, on Hickory av; to Minnie Zeller, plot, 70x100, on Hemlock av. The same company sold in its development at Westfield, N. J., to William H. Hauser, plot, 60x100, on corner of 1st st and Elizabeth av; to Frederick C. Weber, plot, 40x100, on Newark av, and to Alfred H. Roe, plot, 40x100, on Trenton av.

GLEN COVE, L. I.—E. S. Willard & Co. have sold for Henry Coles to Winslow S. Pierce about four acres fronting on the Frost Pond road, and adjoining the property recently sold by the same brokers to Mr. Pierce.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to A. Slavik a plot 40x120 on Homan boulevard; to M. Sweeney, a plot 20x95, on Milburne av; to A. Wallin and H. O'Connell, each a plot, 40x100, on Miller st; to C. & B. Biegener and E. C. DeLaVergne, each a plot, 40x100, on Kennedy av; to C. Moyka, a plot, 40x100, on Botsford st; to S. Mattson, a plot, 40x100, on Windsor Parkway; at Rockville Centre to D. Lutjan, a plot 100x100, on Bedell st and Fox av; to F. Gerdes, a plot, 50x 100, on Cornwell pl; to J. Edwards, a plot, 40x 100, on Columbia av and Langdon boulevard at East Rockaway to M. E. Lynch, a plot, 40x100, on Sperry st East.

KEANSBURG, N. J.—The Clayton and Linton Realty Co., of Red Bank, N. J., has purchased from Mrs. W. W. Ramsay about eight acres of the Ramsay homestead property for $1,500 an acre. This acreage lies in the heart of Keansburg and will be subdivided for sale as bungalow sites. Brown & Kingsland have purchased the William Brown orchard farm of fifteen acres at Keanshurg, N. J., and also a portion of the Robert L. Brown farm at the same place. These properties will be placed on the market in acre farms and smaller bungalow plots.

NEW ROCHELLE, N. Y.—O'Connor & McCann have sold for D. W. Glasser the apartment house known as the Locust, on Locust av, to an investor, who gave a White Plains residence valued at $20,000 in part payment. The New Rochelle apartment house was held at $60,000.

NORTH YONKERS, N. Y.—The River View Building Co. has sold another one of the new one-family cottages in their development in the "River View Colony" at North Broadway, Morsemere pl and Gilbert pl. The cottage is located at 20 Gilbert pl, on plot 50x150. The purchaser will occupy it as a private residence.

LEASES.

J. & J. Slater Lease.

It was learned late yesterday afternoon that negotiations were closed on the property owned by Mrs. Elizabeth M. Anderson at 415 Fifth avenue and 3-7 East 37th street, and that the firm of J. & J. Slater of Broadway and 26th street would be the tenant of the new building to be erected there.

Manhattan.

VASA K. BRACHER has rented an office at 2010 Broadway to H. D. Van Brunt, automobile exporter.

THE WILLARD S. BURROWS CO. leased to Peter Diamond the store in 102 West 32d st for 5 years.

THE CROSS & BROWN CO. leased for the Mitchell-Lewis Motor Car Co. to the Marmon New York Co. the store at the southwest corner of Broadway and 61st st; for the Aeon Realty Co. to the National Cash Register Co. the basement in 245 West 55th st, and space on the 6th floor of the same building to Joseph J. Kittel.

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Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

RELIABLE BUILDER WANTED who will improve Brooklyn property with moving picture theatre, ballroom, 5 stores and other features, accepting payments 65 to 80 per cent. in cash, depending on best loan obtainable and balance in notes secured by a second mortgage given to the builder and the notes being further guaranteed payment by an assignment of 50 per cent. of the rents. First mortgage held by bank.

The job will go ahead as soon as favorable weather permits excavating to start; the plans and specifications are already completed and preliminary estimates put the cost of construction at $75,000. Banking and commercial references will be exchanged with responsible prospective bidders. Box 264, Record and Guide.

APARTMENT HOUSE OWNERS. Gentleman with long experience in agency and management, high class, seeks charge of one or more houses, taking apartment for self. Box 266, Record and Guide.

WANTED—General Superintendent to take charge of well-known marble finishing plant. Must be able to handle men and competent to estimate costs from architectural drawings and to supervise erection. Exceptional opportunity for live man. Address Box 270, Record and Guide.

DESK ROOM WANTED—Mortgage Broker (exclusively) wants desk room or private room in real estate office in financial section, with office facilities. References exchanged. Box 268, Record and Guide.

MANHATTAN MAPS wanted by real estate firm. Write particulars regarding condition of mans and prices at once to Box 272, Record and Guide.

SALESMEN WANTED who are calling on the building trade in all sections to take as a side line window shades. J. GOLDSTEIN, 1440 Broadway, Brooklyn, N. Y.

WE ARE entirely out of NEW YORK Edition of Record and Guide of January 10 and January 31, 1914. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5 and October 25, 1913. We will pay 15 cents for this number, if both sections are delivered to us in good condition. This offer will expire on March 3, 1914. Record and Guide Company, 119 West 40th Street.

THE CROSS & BROWN CO. leased the entire 3d floor in 840 Broadway to Isaac Sandler; space in 396 Broadway to Morris Anderson, and space in the new building at 18 and 20 East 41st st to James H. Bailey, of 76 Madison av; also leased for H. P. Rice to Frederick A. Smith, of 1779 Broadway, the store in 1695 Broadway, and for Studebaker Bros. Co., of New York, to R. M. Owen & Co., of 19 West 62d st, one-half of the 3d floor in 126 to 146 West 52d st.

DUFF & CONGER leased a store to Jacob Rothblatt, of 38 Columbus av, in 1088 Madison av; also leased to Douglas L. Elliman the 3-sty dwelling at 1215 Park av to Dr. Marcus Neustaedter.

CORN & CO. leased for Colony Construction Co. space in 63 to 67 West 38th st through to 62 and 64 West 39th st to Harry Rothleder; for the 108-110 West 25th St. Construction Co., 4,000 sq. ft. in 108 and 110 West 25th st to Dennne Raincoat Co., of 54 East 11th st; for F. & G. Pfiomm, as agents, a loft in 24 and 26 West 30th st to Samuel Harris; for Acme Press, Inc., a loft in East 28th st to Samuel Bresler; for Robert Graves Co., the entire building at 483-5 5th av for the unexpired term of their lease to Philip Lieberman, and for E. S. Willard & Co., as agents, 7,500 sq. ft. in 474-6 Broadway to Rosenfasser Bros., of 472 Broadway.

LEROY COVENTRY rented for Mrs. Katherine Rodrigues the dwelling at 220 West 71st st to Mrs. Jessie B. Ranken.

DUROSS CO. has leased for Leo J. Kreshover, for 5 years, the store and basement at 80 6th av, to Marie Schmiat, for a restaurant.

THE DUROSS CO. leased 211 West 28th st, a 6-sty building, 25x98, of heavy construction, for Jesse I. Meeker to Jacob R. Bauman, of 525 Broome st, for a term of years; also leased the store and basement in 28 and 30 East 10th st to the J. Tim Co., importers of olive oils; also leased the 8th loft in 10 West 18th st to Julius Diamond and the 3d loft in 5 West 14th st to Morris Breslow.

DOUGLAS L. ELLIMAN & CO. leased for the Estate of Ogden Goelet, Moore & Wyckoff, agents, an apartment of 12 rooms and 3 baths in the new building being erected at 410 Park av, to Bernon S. Prentice, of Dominick & Dominick, bankers; also an apartment in 901 Lexington av for C. Russell Auchincloss to Juan R. Sears; also an apartment in 122 East 82d st to Mrs. Marion Randolph.

THE DUFF & BROWN CO. leased for Hon. W. H. Olmsted for a term of years 610 West 145th st, a 3-sty dwelling.

HORACE S. ELY & CO. and Camman, Voorhees & Floyd leased the building at 89 South st to the Fulton Supply Co., of 19 Fulton st; also for the American Missionary Association the 6-sty brick building at 68 New Chambers st through to Roosevelt st, to the Mayoorn Co., Inc., of 68 New Chamoers st, and in conjunction with Cammann, Voorhees & Floyd, leased to John A. Mangs the building 92 John st.

J. B. ENGLISH leased for a term of years for Ellen Snowden to E. A. Viau, the 3-sty dwelling at 313 West 48th st, and for the George Elliott Co., apartments in the new building at 163 West 48th st, to Charles King, G. Lottus, Matty Wiltkin, Leander Richardson, Margaret Galt, C. Rench, Clara McBride and Ada Christy.

JOSEPH F. FEIST & CO. leased the store in 434 West 42d st to the Michigan Condensed Milk Co., of 44 Hudson st, for a premium parlor, and the store and basement in 455 West 42d st to Kirkman & Son, who will also occupy as a premium parlor after extensive alterations. This makes 42d st, between 9th and 10th avs, a new trade centre as all the more important premium parlors are now situated in this block. The same brokers also leased for the Estate of William Schneider the two 5-sty tenements at 846 and 848 11th av, on plot 50x100, for a term of 5 years.

J. ARTHUR FISCHER has leased for the Winegrowers Association the basement store at 765 6th av to Hall & Co. for a billiard parlor; also the parlor store at 105 West 38th st to the Star Dancing Academy.

B. FLANAGAN & SON rented the dwelling at 169 West 48th st to Charles J. Turner for 3 years; also 163 West 71st st for 3 years to a Mr. Childs.

GOODWIN & GOODWIN rented for the estate of Joseph M. Alexander the 3-sty dwelling at 143 West 120th st to A. J. Paterson.

GOODWIN & GOODWIN leased for Morris Schinasi to John C. Stone, the 3-sty private dwelling at 471 Manhattan av; also leased for Frank M. Tichenor to Harry Wasserman the 3-sty private dwelling at 146 West 120th st.

A. A. HAGEMAN leased the store in 628 6th av to Frank Naddeo; the store in 639 6th av to Meyer & Lomberg; loft in 688 6th av to J. J. Custy; the building at 50 West 36th st to T. Carnello; the store in 250 West 42d st to Otto Kuehn, optician; loft in 618 6th av to S. J. Murray, of 693 6th av, and also loft in 641 6th av to P. Melissinos.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the West 82d St. Realty Co., Harry Schiff, president, for a long term of years a store in the Cleburne, at the northwest corner of Broadway and 105th st, to Kathryn Bradford, milliner.

M. & L. HESS, INC., leased Rooms 1801-2-3 on the 18th floor of the Hess Building, at 4th av and 26th st, to the J. C. Penney Co., Inc., of Salt Lake City, the owners of the Golden Rule Stores; also leased for the Braender Building & Construction Co., the 6th loft in 315 4th av for a term of years to the well-known glove house of Jacob Adler & Co., who, for the past 25 years, have been located at 745 Broadway.

McCARTHY & FELLOWS leased for a term of years for Walter J. Salomon one of the stores on the 42d st side of the building at 503 5th av to H. K. Brewer & Co., manufacturing stationers, now at 58 Liberty st.

EDGAR A. MANNING leased the store in 18 West 45th st to Catherine Rafter, and the basement in 64 West 40th st to The Odd Shop.

SAMUEL H. MARTIN leased for the Charles Garneau Estate the 4-sty dwelling at 167 West 64th st to Lora Payne.

THE CHARLES F. NOYES CO. leased space in the Smith Gray Building at 261 Broadway to George F. Farnham; space in 37 and 39 Liberty st to George L. Fielder, of 37 Liberty st, and to Edward Petigor, of 37 Liberty st, space in the Hilliard Building to Nathan Joseph & Co., of 55 John st; and for John J. Burton, offices in 61 Beekman st to Western Union Telegraph Co., Walter C. Bloomer, of 93 Nassau st, and Leo M. Freud; also leased the 2d and 3d floors of the Madison Square Building for 3 years from February 1, 1915, to the G. B. G. Manufacturing Co., of 44 West 28th st, at an aggregate rental of about $60,000; also space on the 20th floor of the same building to the Shamrock Manufacturing Co., of 174 Wooster st.

THE PAYSON McL. MERRILL CO., INC., leased for a long term of years the basement floor in 9 East 44th st, for use as their future real estate and insurance offices. They will occupy the premises on or about May 1. Their present offices at 381 5th av, where they have been located for 6 years, are part of the site of the new Rogers Peet building; also leased for a term of years the 4-sty dwelling at 6 Washington sq North for Robert de Forest to George D. Yeomans, attorney for the Brooklyn Rapid Transit Co.; also for Lorenzo Semple, the 3-sty dwelling at 30 West 11th st to John S. O'Neill.

PEASE & ELLIMAN leased for a term of years to the Kaufman Shoe Corporation, for Charles J. and Emanuel King, the entire ground floor in 106 East 14th st. The Kaufman Shoe Corporation will, on March 15, open a branch establishment; also leased for the Mark Realty Co. to Waterson-Snyder-Berlin, music publishers, of 112 West 38th st, a suite of offices, comprising about half a floor in the Strand Theatre Building, at the northwest corner of Broadway and 37th st. This shows the uptown movement of the music publishers, as this is the second large concern of the kind to move into this building; also leased a large apartment in the new apartment house now under construction at 850 Park av, to Mrs. A. Hyatt; also apartments in 29 East 62d st to H. B. Moore and Mrs. F. Boylan; also rented for A. M. Cox the 5-sty American basement dwelling, on a lot 17x100, at 319 West 30th st, furnished, for the balance of the seasou to Madame Louise Homer, who will occupy the house while filling her engagement at the Metropolitan Opera House, for which she has just returned from abroad; also leased for Mrs. Henry Bardet her 4-sty dwelling, on a lot 20x100, at 155 West 73d st, to James J. DeMarte and leased to a client for the Mark Realty Co. a suite of offices in the Strand Theatre Building at Broadway and 47th st.

PEASE & ELLIMAN leased for the Mark Realty Co. a suite of offices in the Strand Theatre Building at the northwest corner of Broadway and 47th st, to Hurtig & Seamon, the prominent theatrical managers of 1547 Broadway, for their executive offices; also leased for the Century Holding Co., Lee & Fleischmann, space in the 16-sty building at 25 West 45th st to the Estey Organ Co., of 23 West 42d st; also leased an apartment in 344 West 72d st to Miss Maude DeN. Cammann for H. Pushae Williams; also an apartment in 24 West 59th st to Robert S. Bird; and one in 116 West 59th st to Dr. E. D. Weiss.

PEASE & ELLIMAN have leased for a term of years to the Josephson Rubber Co. for the Brooklyn Bank the store at No. 152 Fulton st; the lessee is now located at 168-170 Fulton st, owned by the Western Union Telegraph Co., and which is to be demolished for improvement in connection with their Broadway and Dey st holdings. Also at Nos. 42-46 Nassau st a loft for D. A. Schulte to E. J. Brandes; and also leased for a client for Charles Thorley the store at 562 5th av for a term of years; an apartment of 12 rooms and 4 baths at 375 Park av to Mrs. A. F. Adams; and an apartment at 329 West 82d st for Mrs. M. K. Clifford to William L. Barnett; and one at 103 East 75th st to Carl F. Schultz, Jr.

THE JOHN P. PEEL CO. leased the 6-sty building at 157 and 159 West 18th st to John P. Quirk to be used as a garage, and also for Linda S. Rau, the building at 128 West 18th st to the Glendenning Ice Co.

S. OSGOOD PELL & CO. leased the 2d floor in 27 West 38th st to Frank Blasi, ladies' tailor, of 27 West 38th st, for a term of years.

JOHN PETERS leased for Louise H. Clausnitzer to Louis Wexler, of 232 3d av, a large double store in 272 3d av, for a term of five years, to be occupied as a tailoring and clothing establishment.

WILLIAM B. QUAINTANCE sublet to a retail shoe concern the store, basement, 1st and top lofts in 381 5th av. The lease has about nine years to run, and Quaintance paid $23,000 a year under it as tenant. The property is owned by the Iselin family.

RICE & HILL leased the store and basement in 3 West 42d st, formerly occupied by William G. White, to John Forsythe for a term of years.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 3d loft in 218 and 220 East 37th st for a term of years to Gustav Stickley, The Craftsman, Inc., of 6 East 39th st.

WALTER J. SALOMON leased the store on the west end of the Central Building, at 25 West 42d st. The store extends through the block to 43d st and was held by Mr. Salomon to rent at $25,000. The new tenant, whose name was not disclosed, is said to have contracted for the store on a basis of $21,000 per annum.

THE LOTON H. SLAWSON CO. leased space in 116 to 120 West 32d st to the New York Headquarters Co., Cohen Bros. and the Technical Literature Publishing Co., of 116 West 32d st; also leased space in the Bryant Arcade,

6th av and 42d st, to Julius Aderer, of 101 West 42d st. The leases all run for a term of years.

SLAWSON & HOBBS leased the following private dwellings: 125 West 81st st to Mrs J. E. Sutherland; 301 West 77th st for Mrs. M. A. Whitney to R. E. Farr; 3 West 81st st for C. A. Dula to Mrs. J. C. Carruthers; 210 West 79th st for the estate of D. C. Andrew to Dr. R. E. Goldsmith; 262 West 94th st for William Peters to E. E. Ware; 264 West 72d st for W. E. D. Stokes to M. C. Stone.

HARRY TANZOR & CO. leased for H. Fried, the store and basement in 85 4th av, to the American Lunch Co. for a term of 10 years; also leased for A. R. Greenberg, the store and basement in 109 East 9th st to A. Ruse for a cafe; and for George F. Roesch, the entire remodeled dwelling at 111 East 10th st, to the City of New York, Department of Health, to be used as a clinic.

TUCKER, SPEYERS & CO. leased for Burton S. Castles the 10th floor west in 39 and 41 West 38th st, to Spiegel & Ruby.

TUCKER, SPEYERS & CO. leased for Captain Wm. H. Wheeler the 5th loft in 28 and 30 West 38th st, to I. Nichthauser of 152 West 25th st.

TUCKER, SPEYERS & CO. leased for T. J. Oakley and Philip Rhinelander the parlor floor store in 68 West 38th st to the Pacific Electric Co., of 286 5th av; also in 29 to 33 West 38th st space to the Brody Raport Co.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased the entire front of the 5th floor in the United States Realty Building at 115 Broadway to W. C. Langley & Co., members of the New York Stock Exchange.

SIDNEY L. WARSAWER leased the store in 581 8th av to Joseph Kantrowitz.

J. G. WHITE & CO. leased the store and basement in 114 to 118 Park Row to the Hanover Lunch Co. for a long term of years at an aggregate rental of about $50,000; also to the United States Auto Battery Co. of 60 Warren st the 4th loft in 60 and 62 Warren st.

WM. H. WHITING & CO. leased the entire building at 16 Water st to the Seaboard Trading Co., of 12 Water st; the entire building at 122 Warren st to Anthony Krayer; the store and basement in 292 5th av to I. Guryan, of 181 Park Row; the rear store in 78 and 80 Beekman st to the Royal Indemnity Co., of 84 William st; the 3d loft in 18 and 20 Cliff st to the National Insole Co.; lofts in 22 Beekman st to Jas. S. Buchanan, Chas. Kahl and Cornfeld & Epstein; also the 1st loft in 107 John st to Henry Bauer, of 338 Pearl st.

Bronx.

THE EVERETT M. SEIXAS CO. leased for the Fleischmann Bros. Co. their four 5-sty apartments at 491 to 505 East 140th st for a term of years.

A. MANTINBAND AND GEORGE GOLDBLATT leased for S. L. Pakas to E. Adson for 5 years the tenements at the northwest corner of 3d av and 188th st and 4704 Park av.

JOHN E. WEISS leased for A. Lewin the store in 901 Prospect av, for a term of 5 years, to S. Held, who will occupy same for the manufacture and retailing of dresses and costumes.

Brooklyn.

CHARLES E. RICKERSON leased 10 Lafayette av, a 3-sty brick dwelling, for a client to John M. Claypoole for a term of years; also the 2d apartment west in 557 4th st to Samuel Bendheim.

HOWARD C. PYLE & CO. with Daniel Birdsall & Co., leased the front portion of the 6th floor of the Lawyers Title and Trust Co.'s building, at 190 Montague st, to the Singer Sewing Machine Co. for a term of years.

Queens.

THE LEWIS H. MAY CO. leased for the estate of Pauline Rothschild the ocean front house at the foot of Storm av, Arverne, for a term of years to Mrs. Thos. F. Rochford, owner and former proprietor of the Nautilus Hotel at Arverne.

THE LEWIS H. MAY CO. leased for Irving and Walter Blumenthal, Executors, the Blumenthal Estate property, consisting of a large stucco house, garage and outbuildings, on Jarvis lane, Far Rockaway, to A. S. Iserson, for all year occupancy.

Suburban.

PEASE & ELLIMAN leased for Mrs. Elizabeth R. Beard, represented by John B. Thomas, her residence at Lakewood, N. J., to Harry Payne Whitney, for the use of the American International Polo Team, during the early spring practice.

ALFRED E. SCHERMERHORN leased at Southampton for James T. Kilbreth his "Daisyfields" on First Neck lane to Eben M Byers; for James C. Parrish his "West Moor" on Cooper's Neck lane to Alonzo Potter; for Mrs. George R. Schieffelin her "Dryder Cottage" on the ocean to Dudley Olcott 2d; for James L. Breese his "The Orchard" on the Shinnecock rd to Patrick A. Valentine; for J. Frederic Kernochan Mrs. Nelson's "Fleur-de-Lys" in the Fair Lea Grounds to Ralph J. Preston; for Mrs. W. Rosseter Betts her "The Mill" on the north side of Dune rd to J. Searle Barclay; for Mrs. William Lowe Rice 'Hampton Court" on Ox Pasture rd to Dr. J. Leeming Walker; for Mrs. Edward H. Kendall her cottage on First Neck lane to Mrs. Louis Fitzgerald; for Howard Townsend his 'Hopeland" on the dunes at Wickapogue to H. H. Rogers; for estate of Anne W. Lamson 'The Homestead" on the east side of Main st to James D. Sawyer for two years; for Mrs. George R. Schieffelin her "Plas-Ar-Lyn" on the Lake to Mrs. William Lowe Rice for three years; for Mrs. Sybil Atkinson her "West Cottage" on the north side of Shinnecock road to Dr. J. Eugene Requa for two years; and for Alfred H. Swayne his "Algoma" on the Shinnecock Hills to Thomas G. Condon.

DOUGLAS L. ELLIMAN & CO. and Fish & Marvin leased Walden, Harold Minott's country place at Mount Kisco, N. Y., to Carll Tucker.

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REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Feb. 20 to 26	1913 Feb. 21 to 27
Total No.	129	135
Assessed value	$7,485,400	$9,481,500
No. with consideration	15	10
Consideration	$292,750	$542,075
Assessed value	$372,000	$487,000
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.	1,076	1,273
Assessed value	$70,021,613	$83,329,212
No. with consideration	119	186
Consideration	$4,979,864	$7,121,627
Assessed value	$5,361,267	$7,284,962

Mortgages.

	Feb. 20 to 26	Feb. 21 to 27
Total No.	71	90
Amount	$1,355,605	$3,928,900
To Banks & Ins. Cos.	12	19
Amount	$672,500	$2,480,500
No. at 6%	38	37
Amount	$304,474	$1,315,670
No. at 5½%	.....	3
Amount	.....	$1,335,000
No. at 5%	18	17
Amount	$529,510	$382,500
No. at 4½%	1	8
Amount	$30,000	$347,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	14	25
Amount	$491,621	$548,730
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.	695	886
Amount	$22,871,556	$30,445,077
To Banks & Ins. Cos.	161	224
Amount	$11,896,700	$15,957,450

Mortgage Extensions.

	Feb. 20 to 26	Feb. 21 to 27
Total No.	21	27
Amount	$1,885,000	$741,500
To Banks & Ins. Cos.	8	8
Amount	$1,562,000	$373,000
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.	349	354
Amount	$13,901,535	$12,270,585
To Banks & Ins. Cos.	91	127
Amount	$7,349,950	$6,074,050

Building Permits.

	Feb. 21 to 27	Feb. 24 to 28
New buildings	8	12
Cost	$88,915	$113,825
Alterations	$148,435	$180,725
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 28
New buildings	66	80
Cost	$5,039,715	$8,048,025
Alterations	$1,886,171	$1,522,945

BRONX.

Conveyances.

	Feb. 20 to 26	Feb. 21 to 27
Total No.	122	126
No. with consideration	10	16
Consideration	$96,959	$171,900
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.	880	1,087
No. with consideration	99	117
Consideration	$994,268	$1,298,225

Mortgages.

	Feb. 20 to 26	Feb. 21 to 27
Total No.	62	95
Amount	$497,052	$1,061,491
To Banks & Ins. Cos.	10	7
Amount	$136,800	$35,673
No. at 6%	22	55
Amount	$76,387	$665,995
No. at 5½%	7	7
Amount	$94,750	$29,184
No. at 5%	11	23
Amount	$145,465	$333,622
Unusual rates	.....	2
Amount	.....	$1,190
Interest not given	22	8
Amount	$180,450	$31,500
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.	564	761
Amount	$4,524,910	$8,165,061
To Banks & Ins. Cos.	80	92
Amount	$1,466,301	$2,087,818

Mortgage Extensions.

	Feb. 20 to 26	Feb. 21 to 27
Total No.	10	8
Amount	$197,250	$98,000
To Banks & Ins. Cos.	4	1
Amount	$165,000	$32,000
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.	146	108
Amount	$2,429,300	$1,708,600
To Banks & Ins. Cos.	23	14
Amount	$641,000	$425,500

Building Permits.

	Feb. 20 to 26	Feb. 21 to 27
New buildings	5	30
Cost	$136,100	$941,390
Alterations	$5,800	$1,425
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
New buildings	106	111
Cost	$2,373,030	$3,883,016
Alterations	$133,230	$151,960

BROOKLYN.

Conveyances.

	1914 Feb. 19 to 25	1913 Feb. 20 to 26
Total No.	350	423
No. with consideration	39	40
Consideration	$418,272	$299,538
	Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
Total No.	3,558	3,686
No. with consideration	387	257
Consideration	$3,513,533	$2,145,694

Mortgages.

	Feb. 19 to 25	Feb. 20 to 26
Total No.	248	263
Amount	$1,056,486	$1,340,264
To Banks & Ins. Cos.	56	59
Amount	$520,950	$715,287
No. at 6%	138	137
Amount	$369,174	$373,959
No. at 5½%	49	29
Amount	$241,580	$106,525
No. at 5%	39	72
Amount	$330,620	$765,950
Unusual rates	6	2
Amount	$12,800	$45,700
Interest not given	16	23
Amount	$102,312	$48,130
	Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
Total No.	2,461	2,601
Amount	$9,204,507	$9,756,954
To Banks & Ins. Cos.	463	605
Amount	$3,042,950	$4,091,917

Building Permits.

	Feb. 20 to 26	Feb. 21 to 27
New buildings	80	74
Cost	$432,000	$739,225
Alterations	$26,504	$73,165
	Jan. 1 to Feb. 26	Jan. 1 to. Feb. 27
New buildings	599	548
Cost	$6,291,550	$4,326,585
Alterations	$367,969	$525,062

QUEENS.

Building Permits.

	Feb. 20 to 26	Feb. 21 to 27
New buildings	38	82
Cost	$96,175	$266,385
Alterations	$21,140	$16,540
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
New buildings	408	570
Cost	$1,538,137	$1,807,092
Alterations	$153,775	$148,961

RICHMOND.

Building Permits.

	Feb. 20 to 26	Feb. 21 to 27
New buildings	10	12
Cost	$18,825	$16,995
Alterations	$1,575	$2,060
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
New buildings	88	70
Cost	$140,740	$131,155
Alterations	$15,245	$18,260

REAL ESTATE NOTES.

I. RANDOLPH JACOBS and Everett Jacobs have removed their offices to 30 East 42d st.

JOHN E. WEISS has removed his offices from 37 Liberty st to 38 Nassau st.

SPEAR & CO. announce that after March 15 their offices will be located at 840 Broadway.

PEASE & ELLIMAN have been appointed agents by Mrs. G. R. Keller, of the 5-sty apartment house at 573 Amsterdam av.

VASA K. BRACHER has been appointed agent of the building at 302 East 65th st, owned by Mrs. Ellen Hickey.

H. BRILL is reported to have sold the triangular shaped plot at the southwest corner of Stebbins av and Chisholm st, 29x47x irregular. The buyer is said to be a builder.

J. B. ENGLISH has been appointed agent for the 5-sty loft building 101-103 Broad st, recently leased to the Aspell Co. for a term of years.

THERE IS NO FOUNDATION to the report that the Times Square Improvement Co. is negotiating for a lease of the block bounded by Broadway, 6th av, 36th and 37th sts.

THE BRONX PARKWAY COMMISSION has bought through W. E. & W. I. Brown, Inc., from Frederick Ashton dePeyster et al a plot of about 22 lots on the east side of the Bronx River between 238th and 239th sts.

D. A. TROTTA negotiated the recently recorded sale of the plot, 50x87.6, on the east side of Arthur av, 125 ft. south of William st, to the Union Street Realty Co. The buyers have no definite plans for improving the plot.

THE CENTRAL CONGREGATIONAL CHURCH, the Rev. S. Parkes Cadman, pastor, has sold the property of the Bethesda Congregational Church, Ralph av and Chauncey st, Brooklyn, to a builder for $12,500. Flats probably will be erected on the site.

NEGOTIATIONS ARE PENDING for the sale of the Hotel Avon, at the northeast corner of Lexington av and 30th st by Stephen H. Jackson, who acquired it recently at foreclosure. It is reported that a syndicate expects to turn it into a hotel exclusively for women.

CARSTEIN & LINNEKIN have been appointed agents for the 9-sty building to be erected at 105 and 107 East 16th st by Hyman & Oppenheim. The structure will occupy a plot, 50x100, adjoining the new Borgfeldt Building. The four upper floors will be occupied by Hyman & Oppenheim, dealers in human hair goods.

THE SUPREME COURT has granted permission to the Roman Catholic Church of St. Gregory to sell the 5-sty brick and stone apartment house at 114 West 90th st for $30,750, subject to a mortgage of $22,000. The property was purchased as a site for a church, but the congregation found a more suitable site elsewhere.

THE NO. 284 PEARL STREET CO. has been incorporated with a capital of $10,000. The directors are Louis Solomon, Samuel J. Rawak and James C. Hogan. The company will take over the 7-sty building at the southeast corner

of Pearl and Beekman sts, having frontages of 40.2 and 58.10 ft., respectively. Title to the property is held by George T. Van Valkenburgh, who acquired it in 1905.

MESSIMER & CARREAU, INC., a newly organized real estate firm, has opened offices at 101 Park av. O. W. Messimer, formerly secretary and director of Ewing, Bacon & Henry, is president; John M. Toncey, vice-president; Cyrille Carreau, Jr., secretary and treasurer. On the board of directors are Edward Wylde, president of the Elevator Supply & Repair Company, and Grant Campbell, formerly renting manager of the Bush Terminal.

SPEAR & CO., with the permission of the Record and Guide, are distributing as a supplement to the February issue of their Bulletin copies of a pamphlet containing Peter J. McKeon's searching analysis of the Confiscatory Fire Prevention Laws and a resume of the enlarged activities of the Real Estate Board. Complimentary copies of this pamphlet were first distributed at the recent dinner of the Real Estate Board and met with universal approval.

GEORGE R. READ & CO. have sold for Jackson & Stern and the Surety Realty Co. (Samuel H. Stone) to the estate of Charles F. Mattlage the northwest corner of Warren and Greenwich sts, a 6-sty building, on plot 75.9x91.10. The structure is known as the Wells-Fargo building, the express company being the occupant under a lease that runs till 1926. Bronx property was given in part payment.

THE HARTHILL REALTY & MORTGAGE CO. has purchased the block bounded by Westchester, Forest and Jackson avs, upon which there are now small buildings, consisting of 15 stores and an incomplete theatre building. It is the buyers' intention to complete the building and theatre with 2,400 seats, which will be one of the largest in the Bronx. The transaction involves approximately $150,000, without the proposed improvements. The property was sold by Max Verschleiser.

JUSTICE BIJUR has appointed M. Morgenthau, Jr., receiver of the Monatan Realty & Investment Co., recently declared to be operating in violation of the Banking laws of the State of New York. The company has operated extensively in Manhattan and Brooklyn properties. Mr. Morgenthau stated that he would make a thorough investigation of the company's affairs and its assets and liabilities, and protect the interests of the bondholders and other creditors. Mr. Morgenthau has appointed Lachman & Goldsmith his counsel.

GOV. CHARLES R. MILLER, of Delaware; Gov. Martin H. Glynn, Mayor John Purroy Mitchel, and Douglas Mathewson, Borough President of the Bronx, will be the guests of honor and speakers at the annual banquet of the North Side Board of Trade, to be held Thursday evening, March 5, in Ebling's Casino, 156th st and St. Ann's av. Among other guests will be Congressman Peter Ten Eyck, of Albany; Lewis Nixon, and the new Bronx County officers President William W. Niles will be the toastmaster.

A SYNDICATE in which several Pittsburgh men are said to be interested are after the 166-foot plot on the north side of 45th st, adjoining the Astor Theatre at the northwest corner of Broadway. The property is owned by the Astors, who a couple of years ago leased it to Edward Margolies for a period of 80 years. There have geen several enterprises planned for the site, but none materialized. If the present deal is consummated it is said that the plot will be improved with a bachelor apartment house containing two and three room suites.

WILLIAM PETERS & CO. have sold to M. Arndtstein a vacant parcel, situated at the southwest corner of Morris Park av and Van Buren st, containing about 3½ lots. This parcel is opposite the N. Y., Westchester & Boston R. R. main station, which will also be used by the Interborough upon completion, contract for which has been given out. Purchaser expects to erect two 5-sty buildings on premises. The seller took in part payment three 3-sty houses, containing stores and apartments, situated on the corner of McLean and Martha avs, running through to 242d st.

THE SOCIETIES BUILDING REALTY CO. has obtained an option to purchase the property at 108 to 120 West 49th st, having a frontage of 157 ft. and a depth of 100 ft. The property will be improved with a 12-sty building and the entire operation will mean an expenditure of upward of $1,200,000 if the option is exercised. One of the principal features of the new structure will be an auditorium or lecture hall that will have a seating capacity of 1,500. Offices for various societies and publishers of political and economic works will also be provided. The present owners of the property are Samuel K. Jacobs and Lee & Fleischmann.

Mc-VICKAR-GAILLARD REALTY CO., whose failure has been anticipated in real estate circles for some time owing to the firm's connection with the defunct New York Real Estate Security Co., was forced into involuntary bankruptcy last Saturday. The firm was established by Van Rensselaer Cruger in 1796 and had its main office at 42 Broadway, with branches at 489 5th av, 2598 Broadway and 242 East Houston st. According to Walter M. Goldsmith, attorney for the petitioning creditors, who has also been retained by a number of the other creditors, the firm's liabilities will exceed $100,000. The McVickar-Gaillard Co. bought and sold as well as managed all the properties of the New York Real Estate Security Co., which at the time of the latter concern's failure, included 88 parcels of real estate in Manhattan, The Bronx and Westchester. Sixty-five of these parcels were improved with office buildings and high-class apartment houses. All the repair work done on the improved properties was ordered by the McVickar-Gaillard Co., so that when the larger concern failed the contractors turned to the McVickar-Gaillard Co. for payment. Many mechanics' liens filed against the New York Real Estate Security Co. mentioned the McVickar-Gaillard Co. as having contracted for the work done.

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REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF CHARLES H. RUGEN—premises at 51 Bayard st, valued at $30,500.

MARY MURPHY—407 East 136th st, $20,000.

DIEDRICH MINDERMANN—1st av, nec 52d st, $18,000.

FRANCES A. CURRY—12 West 77th st, $65,000.

ANNIE C. RILEY—126 Hester st, $24,000.

EDWIN H. SMITH—2164 Washington av, $5,000.

BENJAMIN DRAKE—120 Water st, $31,000.

OBITUARY

WILLIAM ELLIMAN, formerly of Flushing, Queens, died last Saturday at 122 East 56th st, the home of his son, Lawrence B. Elliman, of Pease & Elliman. Mr. Elliman was sixty-nine years of age and one of the pioneer real estate men of Flushing before his retirement several years ago.

JOHN McBRIDE, a retired real estate dealer died last Friday at his home, 830 Quincy st, Brooklyn. He had lived in Brooklyn for twenty-five years. He is survived by two daughters and a son.

ROBERT DANIEL EVANS, seventy-seven years old, a retired real estate and insurance agent, died Wednesday, Feb. 18, in his home, 100 West 87th st. Mr. Evans was a veteran of the civil war, having served in the Seventh Regiment. He was a member of the Loyal Legion, the Society of American Wars, and the Veterans of the Seventh Regiment.

WILLIAM FREEMAN, secretary and director of the Jacob New Realty Co. of 320 Broadway died on Sunday, at his home, 2 East 86th st. He leaves a widow.

LEMUEL BURROWS, a retired real estate dealer, died at his home, 622 Greene av, Brooklyn, Friday, February 20, at the age of seventy-eight years. He was tax commissioner for Brooklyn during the administration of Mayor Low, and at one time was an alderman. He is survived by his widow, one son and three daughters.

FRANK COLGAN, a Brooklyn real estate man, died on Monday, at his home, 191 Nassau st, in that borough. He is survived by two brothers and two sisters.

HENRY J. DALTON, who died Tuesday at his home, 92 East 5th st, Brooklyn, was born in Manhattan seventy-six years ago, and had been a resident of Brooklyn for thirty years. Prior to engaging in the real estate business seven years ago, he had been connected for fifty-four years with the American Bank Note Company. He is survived by two sons, Frederick and Clifford, and two daughters, Lillian and May.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

The weakness of the real estate market was reflected in the auction rooms, where, out of 31 offerings, only 3 went to outside bidders. There were 3 adjourned or withdrawn, and 25 went to parties in interest. The sales were well attended this week and as a result there was considerable interest manifested, but plaintiffs comprised most of the buyers.

The coming week marks the passing of the old Burns restaurant property on Sixth avenue, as it will be sold at the stand of Joseph P. Day on Tuesday. It will be remembered as the first "oyster house" in the city and for many years the only one of its kind north of 42d street. Herbert A. Sherman will offer loft structures on Water street and Goerck street, and other auctioneers the usual assortment of miscellaneous properties.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 27, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Greene st, 158-60 (*), es, 82.8 n Houston, runs e75.4xn17.9xe25xn24.6xw100.6xs41.4 to beg; 7-sty bk loft & str bldg; due, $64,007.71; T&c, $2,963.95; Jno A Stewart et al trstes. 62,000

29TH st, 253-5 W, ns, 125 e 8 av, 50x98.9, 3-sty bk tnt & strs; Edw P Hermann, party in interest. 41,000

32D st, 248 E, ss, 100 w 2 av, 25x98.9, 4-sty bk tnt; Margt Coldrick. 16,250

88TH st, 173 W (*), ns, 183.4 e Ams av, 16.2x100.8, 3-sty & b stn dwg; due, $16,054.28; T&c, $580.40; Ella R Andrews. 14,800

90TH st, 67 W, ns, 100 e Col av, 18.9x100.8, 3-sty & b stn dwg; bid in at $17,000.

124TH st, 58 E, ss, 208 e Mad av, 18x100.11, 3-sty & b stn dwg; Edw J Murphy, party in interest. 8,700

143D st, 163-5 W (*), ns, 100 e 7 av, 37.6x99.11, 5-sty bk tnt; due, $34,183.21; T&c, $793.80; Equitable Life Assur Soc of U S et al. 33,000

144TH st, 510 W, ss, 125 w Hamilton pl, 100x99.11, 6-sty bk tnt; adj Mar12.

Lexington av, 165, es, 43.10 n 30th, 21.11 x100, 3-sty & b stn dwg; bid in at $28,000.

Lexington av, 288 (*), ws, 49.5 s 37th, 24.6x84, 4-sty & b stn dwg; due, $37,148.97; T&c, $2,356.30; Wm W Sharpe. 40,000

7TH av, 823 (*), es, 25.1 n 53d, 25x100, 4-sty stn tnt & strs & 5-sty bk rear tnt; due, $4,822.74; T&c, $496.05; sub to 3 pr mtgs aggregating $51,000; Wm Goldstone. 53,000

HENRY BRADY.

28TH st, 216 E (*), ss, 222 e 3 av, 22x98.9, 5-sty bk tnt & str & 3-sty bk rear tnt; due, $17,487.98; T&c, $504.22; Sarah R Wells, trste. 17,500

132D st, 10 E (*), ss, 185 e 5 av, 25x99.11, 5-sty bk tnt; due, $6,828.67; T&c, $539.90; Harry Isaacson. 16,000

7TH av, 230, ws, abt 70 n 23d, 19.9x80, 4-sty bk tnt & str; trstes sale; Thos J Goodwin. 27,250

BRYAN L. KENNELLY.

Av C, 285, ws, 69 s 17th, 23x88, 4-sty bk tnt & strs; action 1; due, $8,353.73; T&c, $222.90; Chas J F Bohlen. 7,950

Av C, 289, ws, 23 s 17th, 23x88, 4-sty bk tnt & strs; action 2; due $8,341.12; T&c $220.90; Chas J F Bohlen. 7,750

D. PHOENIX INGRAHAM.

Lewis st, 99 & 99½ (*), swc Stanton (Nos 293-5), 50x99.9, 4-5-sty bk tnts & strs; due, $6,897.67; T&c, $6,705.48; sub to first mtg of $58,000; Ernestina Trick. 63,555

Stanton st, 293-5, see Lewis, 99 & 99½.

DANIEL GREENWALD.

31ST st, 115 E (rear), beg at a point 203.11 w Lex av & 62.7 n 31st st, runs w21.3 xn34.7xe21.1xs35.6 to beg, vacant; withdrawn.

SAMUEL MARX.

48TH st, 128 W, ss, 305 w 6 av, 20x100.5, 3-sty & b stn dwg; due, $10,783.94; T&c, $693.10; Lewine & Kempner. 10,884

Total	$419,639
Corresponding week 1913	1,941,920
Jan. 1, 1914, to date	6,421,073
Corresponding period 1913	8,174,480

Bronx.

The following are the sales that have taken place during the week ending Feb. 27, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Bowne st, swc John, see John st, swc Bowne.

John st (*), swc Bowne, 122.1x301.6 to Eastchester Bay x—x223.4, City Island; due, $5,566.82; T&c, $1,178.69; Henry Guion et al. 4,000

148TH st, 344 E (*), swc Courtlandt av (No 517), 94x27.6, 4-sty bk tnt & strs; due, $3,901.87; T&c, $57.90; sub to mtg 418,000; Hyman Nanes. 21,000

184TH st, 505 E (*), nec Bassford av (No 2320), 91.4x55.1x93.1x55, 5-sty bk tnt & strs; due, $53,077.44; T&c, $1,143.95; Empire City Savings Bank. 50,000

237TH st, 327 E (*), ns, 300 w Martha av, 25x100, 2-sty fr dwg; due, $2,886.43; T &c, $127.08; Wm Beaman. 2,000

Bassford av, 2320, see 184th, 505 E.

Courtlandt av, 517, see 148th, 344 E.

orest av, 999 (*), ws, 144.3 s 165th, 21x91, 3-sty fr tnt & str; due, $5,140.56; T&c, $221.07; Polonia Co-operative Savings & Loan Assn. 5,000

Union av, 1126 (*), es, 45 n 167th, 40x100, 4-sty bk tnt; due, $26,564.62; T&c, $1,529.93; Gerard B Lambert. 25,000

BRYAN L. KENNELLY.

Longwood av, 1095-7 (*), ns, 24.6 w Garrison av, 35.8x65.8x35.8x67.10, 2-2-sty fr dwgs; due, $6,613.06; T&c, $922.57; sub to mtg of $300; Margt V Dimond. 6,000

Prospect av, 2054, es, 128.6 n 179th, 22.1x150.3, 2-sty fr dwg; due, $1,178.95; T&c, $560; Wm Gerard. 3,110

M. MORGENTHAU, JR., CO.

147TH st, 872-4 E, ss, abt 80 w Austin pl, 50x100, 2-sty fr dwgs & 1 & 2-sty fr rear stable; due, $3,401.92; T&c, $830.79; Terence P Kane. 4,600

D. PHOENIX INGRAHAM.

Daly av, 1916 (*), es, 389.2 s 177th, 32.1x150.11, 4-sty bk tnt; due, $19,089.35; T&c, $445.20; Farmers Loan & Trust Co trste. 18,000

JULIUS H. HAAS.

Southern blvd, 1336 (*), es, 200 s Jennings, 25x100, 3-sty fr tnt; due $1,539.12; T&c, $331.11; sub to 1st mtg $4,000; Leonard J Langbein exr. 5,000

Southern blvd, 1334 (*), es, 225 s Jennings, 25x100, 3-sty fr tnt; due, $1,539.12; T&c, $31.11; sub to mtg $4,000; Leonard J Langbein. 5,000

Total	$148,329
Corresponding week, 1913	111,330
Jan 1, 1914, to date	933,039
Corresponding period, 1913	956,815

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 25, 1914, at the Brooklyn Sales rooms, 189 Montague street

WILLIAM H. SMITH.

CRESCENT ST, ws, 266.8 n Fulton, 60x105; Gustav A Frietsche et al, defs. $3,000.00
N 8TH ST (*), nes, 175 se Kent av, 25 x100; Sarah A Burroughs..... 1,600.00
E 35TH ST, ws, 87.8 s Tilden av, 20x 100; U S Title Guarantee Co..... 2,000.00
E 35TH ST, ws, 47.8 s Tilden av, 20x 100; U S Title Guarantee Co..... 3,000.00
E 35TH ST, ws, 67.8 s Tilden av, 20x 100; U S Title Guarantee Co..... 3,000.00
E 35TH ST, ws, 107.8 s Tilden av, 20x 100; U S Title Guarantee Co..... 2,000.00
52D ST, sws, intersec ses 13 av, 140x 100.2; A B Reberts..... 9,000.00
BAY PARKWAY, ses, 273.6 ne Cropsey av, 100x96.8; withdrawn..... ——
BELMONT AV, sec Berriman, 20x90; withdrawn ..... ——
BROOKLYN & JAMAICA PLANK RD, swc Vermont av, 75x102.7; Jno J Quigley 6,000.00
METROPOLITAN AV (*), ss, 67.6 w Rodney, 36x63x18x67.2; Wm C Keehler 3,000.00
NOSTRAND AV, es, 40 n Snyder av, 20 x100; U S Title Guarantee Co..... 3,000.00

WM. P. RAE.

STATE ST (*), 118, sws, 92.6 e Henry, 25x100; Geo H Roberts..... 9,000.00
W 9TH ST, ws, 37 n Av R, 17x100; B A Maguire..... 3,050.00
W 9TH ST (*), es, 54 n Av R, 17x 100; Herman H Doehler..... 2,800.00
38TH ST (*), nes, 158.10 se New Utrecht av, 20x90; Henry Hess et al..... 2,500.00
72D ST (*), sws, 320 se S av, 20x100; Franziska Drissler. 500.00
BEDFORD AV (*), ws, 100 n Ross, 27.5x57.5; Sarah Weill 4,000.00
DRIGGS AV (*), ws, 20 n N 1st, 20x 59.8; Solomon Rosenberg 3,100.00
GLENMORE AV, nwc Georgia, 20x75; Max M Koven 4,700.00
TOMPKINS AV, nec Greene av, 25x100; Theodore Ellinger 6,400.00

CHAS. SHONGOOD.

BAY 17TH ST, ses, 200 sw 86th, 50x 96.8; Bertha Birnbaum 3,600.00
E 31ST ST, es, 100 s Av I, 100x100; A H Sellinger, deft..... 2,400.00
FRANKLIN AV, es, 100.10 s Union, 30.2 x100; C G Morris..... 16,000.00
GRAVESEND AV (*), ws, 85 s Av J, 15 x40; Brooklyn Realty Sellers..... 800.00
NEW UTRECHT AV (*), ws, 100 s 49th, 20x100; Henry J Liebman..... 6,500.00
ROCKAWAY AV (*), ws, 330.6 s Pitkin av, 46x100; Jacob Meadow..... 16,600.00

JAMES L. BRUMLEY.

LAFAYETTE AV, ns, 20 w S Elliott, 62x80x irreg; Richd U Lee..... 40,200.00
NORMAN AV (*), ss, 75 e Russell, 25x 95; Augustus Smith 12,000.00

CHAUNCEY REAL ESTATE CO.

DEAN ST (*), sec Rogers av, 95x120; Dime Savgs Bank of Brooklyn..... 105,000.00

REFEREE SALE.

GRAND ST, sec Rodney, 25.2x77; to be readvertised ..... ——

Total $274,750
Corresponding week, 1913..... 202,753

VOLUNTARY AUCTION SALES.

Manhattan.

MARCH 4.
BRYAN L. KENNELLY.
49TH ST, 541-5 W, ns, 175 e 11 av, 75x100.5, 6-sty bk tnt & strs (exr).

Bronx.

MARCH 4.
BRYAN L. KENNELLY.
150TH ST, 139 E, ns, 29.3 e Walton av, 16.10x 95.4x17x94.9, 3-sty & b fr dwg (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

Manhattan.

FEB. 28 & MARCH 2.
No Legal Sales advertised for these days.

MARCH 3.
45TH ST, 102-4 W, see 6 av, 783-5.
164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife Jr—Yetta Nihur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, $1,846.46; T&c, $715.07; Joseph P Day.
6TH AV, 783-5, ws 75.5 s 45th, 50x100, 2 4-sty hk tnts & strs, 1 & 2-sty ext; also 45TH ST, 102-4 W, ss, 60 w 6 av, 43x75.5, 3-sty stn tnt & 3-sty stn tnt & str; Susie E Fitchett—Emily E Burns et al; Blandy, Mooney & Shipman, (A), 37 Wall; Wm C Arnold (R); partition; Joseph P Day.

MARCH 4.
DELANCEY ST, sec Goerck, see Goerck, 34.
GOERCK ST, 34, sec Delancey, 25x100, 7-sty bk loft & str bldg; Louis B Hasbrouck trstee—Annie Perlmutter et al; Jos G Quinn Jr (A), 257 Bway; Chas L Hoffman (R); due, $34,586.06; T&c, $357.90; Herbt A Sherman.
RIDGE ST, S1, see 86th st, 302 W.
15TH ST, 432 E, ss, 144 w Av A, 25x103.3, 5-sty bk tnt & strs; Sarah Kohn—Jennie L Schmidt et al; Fischer & Rosenbaum (A), 115 Bway; Edw L Parris (R); due, $5,462.32; T&c, $380; sub to 1st mtg $24,000; Joseph P Day.
29TH ST, 532 W, ss, 325 e 11 av, 25x98.9, 5-sty bk tnt & 3-sty bk rear tnt; Anna I Marsh—Helen J M Robinson, admtrx et al; Alexander & Ash (A), 92 William; Jno H Rogan (R); due, $3,635.78; T&c, $1,733; mtg recorded July11'96; L J Phillips & Co.
86TH ST, 302 W, ss, 100 w West End av, 19x 102.2, ⅛ pt, 4-sty & b stn dwg; also RIDGE ST, 81; ws, 150.2 n Delancey, runs w73xs25xw 27.6xn48.2xe100.5xs23.3 to beg, ⅛ pt, 5-sty bk tnt & strs & 4-sty bk rear loft bldg; Adrian H Jackson—Amie Davis et al; Menken Bros (A), 87 Nassau; Sampson H Weinhandler (R); due, $3,960.30; T&c, $7.50; Joseph P Day.
CONVENT AV, 427, es, 51.11 n 148th, 16x85; 3-sty & b stn dwg; Mary E Garrison—Annie C Doyle et al; Carter, Ledyard & Milburn (A), 54 Wall; Jas H Laird (R); due, $20,-343.35; T&c, $——; mtg recorded July24'94; Joseph P Day.
6TH AV, 48, es, 97.8 n 4th, 19x74.3x19x72.10, 3-sty bk tnt & str; Mutual Life Ins Co of NY—Clara Bloomingdale et al; Fredk L Allen (A), 55 Cedar; Winter Russell (R); due, $11,861.19; T&c, $299.80; mtg recorded Feb 10'99; Henry Brady.

MARCH 5.
MAIDEN LA, 135-7, see Water, 153.
WATER ST, 153, nec Maiden la (Nes 135-7), 20.8x52.8x20.2x52.11, 6-sty bk loft & str bldg; Katherine L Meuser—Ahrend Schierenbeck et al; Thos J Farrell (A), 20 Vesey; Howard Humiston (R); due, $18,782.83; T&c, $822.60; sub to pr foreclosure on which is due $20,-488.68; &c; mtg recorded June8'10; Herbt A Sherman.
RIVERSIDE DR, ws, 1941.1 n of ss 155th, 213.3 x200x180.9x251.8, vacant; Seamens Bank for Savgs in City N Y—Gussie Raabe et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Frank H Hennessy (R); due, $37,432.29; T&c, $8,842.68; Joseph P Day.
8TH AV, 2479, ws, 25 s 133d, runs wS3.3xsw 20.11xs12.4xe100xn25 to beg, 5-sty bk tnt & strs; Excelsior Savgs Bank of City N Y—Theresa Proops et al; Jno C Gulick (A), 132 Nassau; Chas C Peters (R); due, $22,856.47; T&c, $1,093.23; mtg recorded Feb15'05; Jas L Wells.

MARCH 6.
62D ST, 240 E, ss, 155 w 2 av, 20x100.5, 3-sty & b stn dwg; New Jersey Title Guar & Trust Co, trstes—Augusta E Mohr et al; Cary & Carroll (A), 59 Wall; Jos R Truesdale (R); due, $11,415.98; T&c, $1,149.25; mtg recorded June13'07; Joseph P Day.

MARCH 7.
No Legal Sales advertised for this day.

MARCH 9.
123D ST, 124-S E, ss, 240 e Park av, 75x100.11, 3 5-sty stn tnts; Florence Levy—Saml Lewis et al; Stoddard & Mark (A), 128 Bway; Edw E McCall (R); partition; Joseph P Day.
MADISON AV, 1629, es, 25.6 s 109th, 25x95, 5-sty stn tnt & strs; Florence Levy—Sarah Jackson et al; Stoddard & Mark (A), 128 Bway; Edw E McCall (R); partition; Joseph P Day.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

FEB. 28 & MARCH 2.
No Legal Sales advertised for these days.

MARCH 3.
BRIDGE ST, sec Barker av, see Barker av, &c.
BRIDGE ST, swc Olinville av, see Barker av, &c.
BRIDGE ST, sec Olinville av, see Barker av, &c.
BRIDGE ST, swc Elliott av, sec Barker av, &c.
LAFAYETTE ST, 456, ss, 91.7 w 3 av, 37.6x100, 5-sty bk tnt; Jno W O'Brien—Casolaro Fasany Co, Inc, et al; Simon Rasch (A), 233 Bway; Edw R Finch (R); due, $4,452.88; T&c, $150; Joseph P Day.
UNION ST, nec Barker av, see Barker av, &c.
UNION ST, nwc Olinville av, see Barker av, &c.
UNION ST, nec Olinville av, see Barker av, &c.
UNION ST, nwc Elliott av, see Barker av, &c.
BARKER AV, BRIDGE ST, OLINVILLE AV & UNION ST, block, 284x205.11x291.5x177; also OLINVILLE AV, BRIDGE ST, ELLIOTT AV & UNION ST, block, 292.2x83.11x295.9.x49.11; Jas H Aldrich et al, trstes—Chas Siedler et al; Harrison, Elliott & Byrd (A), 59 Wall; Matthew P Doyle (R); due, $7,933.34; T&c, $11,830.49; Joseph P Day.
DECATUR AV, 3254, es, 135.4 n 207th, 23.6x 100, 2-sty bk dwg; Central Mtg Co—Wm Freeland et al; Otis & Otis (A), 60 Wall; Bruce Ellison (R); due, $5,934.29; T&c, $152.15; mtg recorded May22'12; Joseph P Day.

MARCH 4.
3D AV, ws, 78.10 s 170th, 79.5x116.4x19.5x79.3, vacant; Thos McLure—Ionic Realty & Constn Co et al; Stoddard & Mark (A), 128 Bway; Wm S Grey (R); due, $16,984.67; T&c, $640.64; Joseph P Day.

MARCH 5.
160TH ST, 810-22 E, see Union av, 834.
175TH ST E, ns, 96 w 3 av, see 3 av, 4115-7.
175TH ST E, nwc 3 av, see 3 av, 4109-13.
BROADWAY, nwc Tremont rd, 59.1x144.3x—x—; Aron Altman—Oscar L Lyons et al; Chas H Schwartzman (A), 44 Court, Bklyn; Harry N French (R); due, $99.60; T&c, $94.64; Henry Brady.
HOE AV, es, 179.5 n Freeman, 50x100, vacant; L Austin Johnson—Annie C Victory et al; Jno W Van Gordon (A), 46 Cedar; Wm T Quinn (R); due, $3,116.96; T&c, $800; Henry Brady.
SOUTHERN BLVD, 1306, es, 525 s Jennings, 25 x100, vacant; Wm Allen et al—Danl Augustus Realty Co et al; N Henry W Schutt (A), 30 Church; Franklin Leonard Jr (R); mtg recorded Apr16'13; Joseph P Day.

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Advertised Legal Sales, Bronx, Continued.

TREMONT RD, nwc Bway, see Bway, nwc Tremont rd.
UNION AV, 834, sec 160th (Nos 810-22), 39.2x172.8, 5-sty bk tnt & strs & 3 3-sty bk dwgs & 1-sty bk str; David Cohn—Minnie Cook et al; Morris Leight (A), 115 Bway; Jno Z Lowe Jr (R); due, $6,967.67; T&c, $1,199.22; Bryan L Kennelly.
3D AV, 4109-13, nwc 175th, 54.2x96, 1-sty fr str & 1 & 2-sty bk bldg & str; East River Savgs Instn—175th St & Third Av Corpn, et al; Action 1; Omri F Hibbard (A), 74 Bway; Harry N French (R); due, $19,771.63; T&c, $300; mtg recorded May 23'12; Henry Brady.
3D AV, 4115-7, ws, 104.8 n 175th, runs w100xs 104.8 to 175th xe4xn54.2xe96 to av xn50.6 to beg, 2-sty fr hall; same—same; Action 2; same (A); Edmund J Tinsdale (R); due, $10,609.07; T&c, $100; mtg recorded May23'12; Henry Brady.

MARCH 6.

PARKSIDE PL, swc 209th, see 209th E, ss, whole front bet Decatur av & Parkside pl.
209TH ST E, ss, whole front bet Decatur av & Parkside pl, 190x50, vacant; Percival C Smith—Edw J Murray et al; Edw P Lyon (A), 46 Cedar; Leighton Lobdell (R); due, $8,945.86; T&c, $——; Bryan L Kennelly.
DECATUR AV, sec 209th, see 209th E, ss, whole front bet Decatur av & Parkside pl.

MARCH 7.

No Legal Sales advertised for this day.

MARCH 9.

AMUNDSON AV, ws, 125 n Strang av, see Seton av, es, 125 n Strang av.
SETON AV, es, 125 n Strang av, runs n87xe100 xn—xe100 to Amundson av xs150xw200 to beg; Joanna Tennery—Bengt Nelson et al; Fred Ingraham (A), 192 Bway; Louis M Ogden (R); due, $4,955.96; T&c, $550.23; sub 1st mtg $5,760; D Phoenix Ingraham.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

FEB. 28.

No Legal Sales advertised for this day.

MARCH 2.

VERNON AV, ss, 162.6 e Throop av, 18.9x80; Louis Schrag—Jennie Tillinger et al; Salter & Steinkamp (A), 140 Nassau, Manhattan; John H Fleury (R); Wm H Smith.

MARCH 3.

SEIGEL ST, ss, 50 e Leonard, 25x100; Edw A Koenig—Lizzie Stone et al; Fredk J Greifenstein (A), 957 Bway; August G Beyer (R); Wm H Smith.
20TH ST, ns, 125 e 10 av, 125x100.2; Edo E Mercells—Remsen Holding Co et al; Henry J Davenport (A), 375 Pearl; Ernest P Seelman (R); Wm H Smith.
59TH ST, ns, 140 e 8 av, 220x100.2; Peoples Trust Co—David P Leahy Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.
63D ST, ss, 152.4 w 19 av, 30x82.6; Waterbury & Mapleton Realty Co—Muskoka Realty Co et al; Action 1; Albt Prigohzy (A), 215 Montague; Saml L Judelsohn (R); Chas Shongood.
63D ST, ss, 182.5 w 19 av, 30x82.6; same—same; Action 2; same (A); same (R); Chas Shongood.
73D ST, ss, 359.10 w 7 av, 26.8x100; Henry B Twombly—Dyker Realty Co et al; Henry J Davenport (A), 375 Pearl; Jas M Fawcett (R); Wm H Smith.
EVERGREEN AV, ws, 50 n Schaeffer, 25x100; Julia Hamburger—Henrietta Lehmann et al; Kramer, Cohn & Meyer (A), 898 Park av; Wm F Connell (R); Chas Shongood.
ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R); Wm H Smith.
3D AV, ws, 55.2 s 47th, 20x100; Josephine G Van Pelt—Lillian I Doyle et al; Furst & Furst (A), 215 Montague; Harry J Sokolow (R); Wm H Smith.
LAND adj land of J U Forbell, runs nw535.6xse 339xs—xnw253.6 to beg; also OLD MILL RD, es, adj land of Henry Von Dreele, —x—; August Westphal—Sender Feldmark et al; Chas C Miller (A), 160 Bway; Fredk W Sparks (R); Jas L Brumley.

MARCH 4.

3D ST, sec Washington av, 100x50; Wilfrid Wiley—Clara Smith et al; Gerard Roberts (A), 38 Park row, Manhattan; Jno E Ruston (R); Wm H Smith.
E 10TH ST, ws, 404.8 s Foster av, 30x100; Jno Vanderveer—Flatbush-Knickerbocker Co et al; Jno Z Lott (A), 164 Montague; Abr Rockmore (R); Wm P Rae.
38TH ST, sws, 100.11 se New Utrecht rd, 40x95.2; Louis Goldblatt—Marie Levine et al; Grover M Moscowitz (A), 189 Montague; Saml Berzick (R); Chas Shongood.
66TH ST, sec 19 av, 100x40; Bankers & Merchants Mtg Co—Jno A Jones Bldg Co et al; Isaac Roth (A), 261 Bway; Jos J Speth (R); Wm H Smith.
73D ST, nes, 95 sw 13 av, 75x100; Henry L Nostrand—Michael J Grady et al; Furst & Furst (A), 215 Montague; Allen Robertson (R); Wm H Smith.
AV R, 1202-6, sec E 12th, 1811, 52.8x81.6x93.7x100; Jas Byron—Hab Bldg Co et al; Geo A Marshall (A), 38 Park row, Manhattan; G Storms Carpenter (R); Chas Shongood.
BEDFORD AV, es, 182.3 s Park av, 25x100; Horace H Weeks—Jno Truslow et al; Van Alen & Dyckman (A), 215 Montague; D Ray McDonald (R); Wm H Smith.
GREENPOINT AV, ns, 80 e Franklin, 25x95; Minnie B Wood—Mary J Bornemann et al; R W Kellogg (A), Jamaica, N Y; Eugene N S Young (R); Wm P Rae.
HOPKINSON AV, ws, 92.11 s Pitkin av, 75x100; Lawyers Title Ins & Trust Co—Sam Howe Amusement Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Fredk P Bellamy (R); Wm H Smith.
VIENNA AV, sec Williams av, 63.3x40x60x20; Otto A Gravey—Bernard Gravey et al; Emil P Korkus (A), 924 Bway; J Gardner Stevenson (R); Wm P Rae.

MARCH 5.

S 4TH ST, ns, 80 w Driggs av, 40.6x35; Francesca T McGill—Israel Zekind et al; S M & D E Meeker (A), 217 Havemeyer; Abr L Lazarus (R); Wm P Rae.
59TH ST, ns, 60 e 11 av, 80x100.2; Lucia W Huxford—Madaline Pettelli et al; Henry J Davenport (A), 375 Pearl; Wm M Benedict (R); Wm H Smith.
MORGAN AV, nwc Thames, 100x33; Kings County Savings Instn—Rosie Glickman et al; Wm W Taylor (A), 63 Wall, Manhattan; Geo H Harman (R); Wm H Smith.
NEW LOTS RD, ss, 21.2 w Williams av, 84.9x81.9x irreg; Fredk M Knowles et al—Vermont Building Co et al; Geo B Davenport (A), 203 Montague; O Grant Esterbrook (R); Wm P Rae.
11TH AV, ses, 40.2 ne 47th, 20x72.2; Realty Associates—Lizzie Hynes et al; Harry L Thompson (A), 175 Remsen; Robt M Koehler (R); Wm H Smith.

MARCH 6.

GRAND ST, ns, 256.3 e Keap, 18.9x95; Marie C C Olifiers—Jno H Brouwer et al; Benj T Hock (A), 26 Court; Jas M Fawcett (R); Chas Shongood.

MARCH 7.

No Legal Sales advertised for this day.

MARCH 9.

MERMAID AV, nwc W 37th, 220x100; Jas W McDermott—Equitable Realty Co et al; Chas J McDermott (A), 2 Rector, Manhattan; Wm Howard Jr (R); Wm P Rae.
ROCKAWAY AV, ws, 775 s Sackett, 22.6x100; Jane Vandewater—Saml Hein et al; Winne & Frey (A), Jamaica, N Y; Gaston F Livett (R); Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB 21.

2D AV, 789; Fredk Bertuch—Edw P S Mulvany et al; H Swain (A).
2D AV, 787; City Real Estate Co—Edw P S Mulvany et al; H Swain (A).
2D AV, 791; Delancey Nicoll et al—Same; H Swain (A).

FEB. 24.

CHRYSTIE ST, 155; Frank M Tichenor—Lorenzo Ullo et al; F M Tichenor (A).
FULTON ST, 112; Mary G Davis—Chas A Reilly et al; M S Hart (A).
41ST ST, 9 E; Frederic R Coudert et al; Edw Fagan et al; Coudert Bros (A).
AMSTERDAM AV, 1487; Edw Hilson—Herrmann Realty Co et al; Hollander & Bernheimer (A).
MADISON AV, 2102; Henry H Jackson et al—Emil Christensen; S H Jackson (A).

FEB. 25.

ELDRIDGE ST, 10; Leon Touchmann—Gottlieb et al; L Manheim (A).
21ST ST, ns, 349.5 e 6 av, 24.7x98.9; Chas Frazier et al; Alfd C Bachman et al; Rose & Putzel (A).
133D ST, 19-21 W; Lincoln Trust Co—Ray Maisel et al; Bowers & Sands (A).

FEB. 26.

39TH ST, ns, 200 e 12 av, 40x80; Thos W Campbell et al—Jos Stern & Sons, Inc, et al; Hovell, McChesney & Clarkson (A).
83D ST, ns, 190 w Central Park W, 20x102.2; Cornelia W Hall et al—Chas W Lindsley et al; Remsen & Parsons (A).
111TH ST, ss, 230.7 e Park av, 42.3x100.11; N Y Life Ins Co—Jacob Greenberg et al; Cary & Carroll (A).
114TH ST, 69 E; Cornelia W Hall et al—Danl Rosenthal et al; Remsen & Parsons (A).
176TH ST, 506 W; Wertheim Realty Co—Nellie K Howell et al; B H Stern (A).

FEB. 27.

114TH ST, 71 E; Milton J Bach—Jno Schwarzkopf et al; Riegelman & Bach (A).
BROOME ST, ss, 20 w Attorney, 40x50; Meyrt Horwitz et al—Celia Breitbart et al; A I Spiro (A).
WEST ST, es, 43.10 n Vesey, 37.5x41; Bowery Savgs Bank—Catharine Steljes et al; Cadwalader, Wickersham & Taft (A).
CHRYSTIE ST, 155; Ernst Plath—Lorenzo Ullo et al; F B Chedsey (A).
41ST ST, 9 E; Frederic R Coudert et al—Edw Fagan et al; Coudert Bros (A).
LEXINGTON AV, es, 85.2 s 75th, 17x55; Lawyers Mtg Co—Julie Dupont et al; Cary & Carroll (A).
69TH ST, 46 W; E Lansing Satterlee—Elsa von Arkovy et al; W A Mayou (A).
138TH ST, ns, 150 w Amsterdam av, 37.6x99.11; Benj Mordecai et al—Henry N Braude et al; Sidney B Cardozo (A).

Bronx.

FEB. 20.

136TH ST, ss, 150 w 3 av, 25x100; Cath A Lawrence—Morris Hineser et al; M S Borland (A).
136TH ST, ss, 125 w 3 av, 25x100; American Mortgage Co—Dora Yanitsky et al; M S Borland (A).
170TH ST, 392 E; Eliz A Reid—Tremont Iron Works et al; A M Clute (A).
LONGFELLOW AV, w s, 90.4 s Freeman, 41.3 x109.5; Levi S Tenney—Rosanna Rosenfeld et al; L S Tenney (A).

FEB 21.

LOT 111, Map of the New Village of Jerome, Town of Westchester; William H Weygandt—Filomena De Carlo et al; M B McHugh (A).
LOTS 92, 93, 94, 95, 96, 97, 98, Map of a portion of the Bathgate Estate, situated in the 23d and 24th Wards, N Y C; Lawyers' Title Insurance & Trust Co—Fleischmann Realty Co, Inc, et al; Dean, T & McB (A).

FEB. 24.
180TH ST, ss, 42 w Prospect av, 25x115; Martha C Eymar et al; Emilia Fuscaldo et al; G P Ferguson (A).
BAINBRIDGE AV, es, 22 n 184th, 25x127; Nora McCawley—Ridgefield Constn Co et al; W W Penfield (A).
HEATH AV, 2917; Cordelia Nelson—Metzler Bldg & Constn Co et al; B W B Brown (A).
3D AV, 3603-5; Adolf Ichel—Mary A Nolan et al; E A Isaacs (A).
LOTS 28, 29, 30 & 31, map of subdivision of prop of Mary Pearsall Tiffany; Jno Eggers et al—Interne Constn Co et al; A & H Bloch

FEB. 25.
BRISTOW ST, ws, 95 s Jennings, 70x100; Abr Ufland—Lester B Wood et al; C L Denks (A).
LOTS 2, 3, 4, 5, 6 & 7, blk 4; also LOTS 3, 4, 5, & 6, blk 29, map of sec 1, Bathgate Estate; Lina Butt—Nich Vogel et al; Strasbourger, E & S (A).
(A).

FEB. 26.
CROTONA PARK N, ns, 50.1 e Clinton av, 23 x100; Martha L Tree—Anna Doran et al; Clocke, K & R (A).
CROTONA PARK N, ns, 73.1 e Clinton av, 23 x100; Martha L Tree—Anna Doran et al; Clocke, K & R (A).
MANSION ST, nwc St Lawrence av, 25x100; Fannie H Youngs—Jos W Krauer; Holt, W & G (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 19.
No Judgments in Foreclosure Suits filed this day.

FEB. 20.
147TH ST, ns, 500 w 7 av, 25x99.11; Louisa Mender—Fleischmann Realty Co; Jos F Stein (A); Fredk C Gladden (R); due, $23,511.41.

FEB. 21 & 24.
No Judgments in Foreclosure Suits filed these days.

FEB. 25.
75TH ST, 327 E; Lizzie Van Boskerck—Mary C Stewart et al; Chas P Northrop (A); Theo K McCarthy (R); due, $13,S35.62.

Bronx.

FEB. 19.
LAFONTAINE AV**, ws, 75 n 181st, 100x174; Frank F Russell—Francis E McKiernan; Bassett, Thompson & Gilpatric (A); James A Lynch (R); due, $7,959.

FEB. 20 & 21.
No Judgments in Floreclosure Suits filed these days.

FEB. 24.
169TH ST,** nes, plot 96, map of Claremont; Alice M Power—Thos V McCrane et al; Jos H Fargis (A); Ely Rosenberg (R); due, $3,-287.50.

FEB. 25.
217TH ST,** ns, 80 e Paulding av, 20x95; Central Mtg Co—Federico Silvestri; Otis & Otis (A); Lawrence S Greenbaum (R); due, $4,-159.48.

**Recorded in N Y County.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB 21.
127TH ST, 275 W; Rebecca 1 Dempewolf—Eliza I Jonas et al (partition); J E Roeser (A).

FEB. 24.
CHARLES ST, 39-41; Max Plohn—Martha Bldg Corpn; specific performance; R L Turk (A).
37TH ST, 44 W; American Sheet Metal Lath Co, Inc—Frank Krefetz, Inc et al; amended action to foreclose mechanics lien; Lewis & McNamara (A).

FEB. 25.
107TH ST, ss, bet 2 & 3 avs, lot 44 ;also 3D AV, es, bet 106th & 107th, lot 47; two actions; Rudolph Wallach Co—Chas E McManus et al; two foreclosures of tax liens; A Weymann (A).
FT WASHINGTON AV, sec 161st, 102x145.11; Sadie Morris—Friedman Constn Co et al; action to foreclose mechanics lien; S B Pollak (A).
PARK AV, es, 51.1 s 81st, 53.3x100; Sargent & Co—Pollack & O'Neill et al; counterclaim; Phillips & Avery (A).
SAME PROP; Shannon Mfg Co—Pollack & O'Neill et al; counterclaim; Phillips & Avery (A).

FEB. 26.
21ST ST, 512-14 W; Drurie S Sanford—Frieda Hart et al; action to impress lien; A Furber (A).
6TH AV, 187; also 13TH ST, 100-2 W; Doty & Orr Co—Chas Nebauer et al; action to foreclose mechanics' lien; Pressinger & Newcombe (A).

FEB. 27.
91ST ST, ss, 57.6 e West End av, 42.6x25; Wm Grafe—Ernst Loeb; notice of attachment; Pressinger & Newcombe (A).
177TH ST, nwc Amsterdam av, 100x84.4; Raisler Heating Co—Brettholz Krumholz Constn Co et al; action to foreclose mechanics lien; Foster & Cunningham (A).
72D ST, sec Madison av, 40x80; Dime Savgs Bank of Bklyn—Louise C Butler et al; action to compel determination of claim; Dykman, Oeland & Kuhn (A).

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Lis Pendens—Manhattan—Continued.

LEXINGTON AV, 567-9; also 51ST ST, 140-60 E; Albert Oliver—Hammerstein Opera Co et al; action to foreclose mechanics lien; H C Hunter (A).

Bronx.

FEB. 20.
No Lis Pendens filed this day.

FEB 21.
STEBBINS AV, S77, S81, S85, S89 & S93; Jacob Sapirman—Foxvale Realty Co (action to foreclose mechanic's lien); S N Tuckerman (A).

FEB. 24.
KATONAH AV, ws, 40 n 240th, 40x85; Jennie Scheyer et al—Franklin Felter et al; action to foreclose transfer of tax lien; E Jacobs (A).

FEB. 25.
VYSE AV, swc Freeman, 50x95; Thos Mulligan Constn Co—Martha Perna et al; action to foreclose mechanic lien; M Mayer (A).
BLOCKS 2877, 2878, 2880, 2882, 2884 & 2885, sec 11, land map of city of N Y; Warwich Emile Montgomery—Leita Montgomery White et al; action to obtain judgment; Evarts, C & S (A).

FEB. 26.
224TH ST E, ns, 105 e Bronxwood av, running through and fronting on Eastchester rd, 64.10 x106.10x4.5x95; Danl London—David B Havens et al; action to foreclose mechanic lien; J Gans (A).

Brooklyn.

FEB. 19.
AMES ST, ws, 497.11 s Pitkin av, 20x100; Geo G Reynolds—Ray Lefkowitz et al; T F Redmond (A).
AMES ST, ws, 437.11 s Pitkin av, 20x100; Title Guar & Trust Co—Ray Lefkowitz et al; T F Redmond (A).
AMES ST, ws, 417.11 s Pitkin av, 20x100; same—Mike Cohen et al; same (A).
BERRIMAN ST, ws, 79.11 n Dumont av, 20.1x80; Lillian D Dauchy—Mina Preminger et al; T F Redmond (A).
CARROLL ST, 744; Asa A Spear—Eva M Fackner et al; C A Spear (A).
COFFEY ST, nes, 40 nw Richards, 20x80; Minnie Anderson—Nellie Duncan et al; E Nothiger (A).
POWELL ST, es, 150 n Sutter av, 50x100; Eliz Reed—Jos Horne et al; Wilson, Barker & W (A).
SPENCER ST, es, 100 s Willoughby av, 25x100; Max Baner—Paul Faustman et al; to obtain possession; I Siegmeister (A).
W 9TH ST, ss, 175 e Hicks, 25x100; Dennis O'Connor—Jas Donohue Jr & ano; foreclose tax lien; Danl L Donovan (A).
86TH ST, wc W 9th, 40x100; May Campbell—Wm B Lake et al; Marcus B Campbell (A).
AV C, ss, 20 e E 9th, 20x80; Eagle Savgs & Loan Co—Wm Bradley et al; Latson, Tomblyn & Pickard (A).
BLAKE AV, ss, 40 w Jerome, 20x60; Aaron Westheim—Sadie Friedman et al; Seley & Levine (A).
KINGS HWAY, sec E 15th, 26.8x122.8x25x113.5; Walter T Kohn—Adam J Gsimm et al; J C Weschler (A).
WILLOUGHBY AV, ns, 225 w Tompkins av, 20x100; Israel Engel—Bessie B E Harris et al; M Lippman (A).

FEB. 20.
CARROLL ST, sc Denton pl, 75x90x85x90; Bank for Savgs at Ossining—Arthur Baur et al; H L Thompson (A).
LEFFERTS PL, ss, 253.10 e Grand av, 90x138; Jas P Warbasse—Nemesis Realty Holding Co; C S Warbasse (A).
MELROSE ST, ses, 271.3 sw Hamburg av, 26.3x100; Dime Savgs Bank & Williamsburgh—Jno Bauer et al; O F Struse (A).
POWELL ST, ws, 132 n Liberty av, 16x100; Lillian E Bunney—Fannie Teitelbaum et al; T F Redmond (A).
E 5TH ST, es, 260 s Av C, 20x100; S Bklyn Savgs Inst—Augusta C Edwards et al; Coombs & Whitney (A).
48TH ST, sws, 220 nw 13 av, 120x100.2; Jno Nolty—Conrad Carlson et al; H A Ingraham (A).
48TH ST, 455; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & Mc (A).
58TH ST, ns, 180 w 4 av, 26.8x100.2; Marketable Title Co—Jno E Sullivan et al; Watson & Kristeller (A).
58TH ST, ns, 233.4 w 4 av, 26.8x100.2; Marketable Title Co—Bridget Rice et al; Watson & Kristeller (A).
84TH ST, nes, 360 se 20 av, 20x100; Margt Gibbons—Lucia Zarello et al; Kiendl & Sons (A).
CONEY ISLAND AV, es, 401.4 n Av U, 100.4x20.1; Germania Savgs Bank—Henry Heres et al; Wingate & Cullen (A).
NEW JERSEY AV, ws, 150 s Pitkin av, 25x100; Albt H Reeves—Wolf Palley et al; T F Redmond (A).
PARKSIDE AV, ss, 204.10 w St Pauls pl, 50x100.8; Weissman Holding Co—Bklyn Union Bldg Corpn & ano; C S Taber (A).
5TH AV, es, 60 s 61st, 20x100; Geo W Knight—Jno E Sullivan Co; Van Alen & Dyckman (A).
6TH AV, es, 32.8 s 53d, 45x100; Aetna Accident & Liability Co—Dunloe Holding Co et al; J J Bakerman (A).
LOTS 52 & 53, blk 4724 on map of Rugby; Arthur Lyman—Susan A Luhn et al; J Roth (A).
LOTS 36 to 39, on map of prop in 9th Ward of Richd Thompson, Israel H Pitt—Thos Burns et al; to create a lien; J H Lack (A).

FEB 21.
GREENE ST, ss, 140 e Oakland, runs s100xe25xs100xe100xn100xw110xn100xw125 to beg; Williamsburgh Savgs Bank—Henry C Fisher et al; S M & D E Meeker (A).
93D ST, nec Ridge blvd 100x100; Thos Bennetts—Montague Mtg Co & ano; Watson & Kristeller (A).
55TH ST, ss, 360 e 5 av, 40x100.2; Frank F Koehler—Robt Smith et al; J C Kinkel (A).
ALABAMA AV, ws, 380 s Sutter av, 20x100; Bond & Mtg Guar Co—Title Real Estate Co et al; T F Redmond (A).
ALABAMA AV, ws, 320 s Sutter av, 20x100; same—Jacob Goell et al; same (A).
ROCKAWAY AV, ss, 280 e Flatlands av, 57.7x100; also E 96TH ST, ns, 277.4 e Flatlands av, runs e12xn100xe97.3xn25xw107.7xs125 to beg; also E 94TH ST, ns, 269.11 e Flatlands av, 101.6x105.4x100.1x102.8; also E 94TH ST, es, 269.7 e Flatlands av, runs s200xe12xn100xe102.2xn100xw113.7 to beg; also BROOKLYN & ROCKAWAY BEACH R R, ns of right-of-way, 275.10 e Flatlands av, 85.2x109.10; Lillian L Rooney—Susan Snader et al; partition; Moore & Chadman (A).

FEB. 24.
GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson—Sylvester L Nash et al; C A Ogren (A).
MADISON ST, ns, 150 e Sumner av, 20x100; Kate Moore—Julia F Broaker et al; W R Davies (A).
PULASKI ST, 410; also GUNTHER PL, 14; also VAN BUREN ST, 406-8; also McDONOUGH ST, 452; also HULL ST, 159-161, 165-7 & 155A; also GUNTHER PL, 16; also QUINCY ST, 695; Walter E Wellbrock—Jacob H Kohlman et al; to obtain construction of a will; L J Altkrug (A).
W 8TH ST, ws, 360 s Av R, 20x100; Sophie Rochdrandt—Fannie Hartman et al; H L Thompson (A).
E 9TH ST, es, 330 n Av Q, 30x100; Cath A Ketcham—Marie Walker et al; A W Ladd (A).
E 14TH ST, es, 280 s Dorchester rd, 40x100; Anna M Everit—Walter W Travis et al; G W Pearsall (A).
16TH ST, ns, 463.8 e 8 av, 26.5x100x25.5x100; Jos Arons—Louis Volker et al; Jones, McKinny & S (A).
24TH ST, ns, 60 nw 4 av, 30.3x100.2x30.2x100.2; Anna Werther—Jane A MacDowell et al; W J Bolger (A).
E 31ST ST, nwc Snyder av, 80x100; Wm Herod—Flatlands Constn Co et al; C S Taber (A).
74TH ST, ss, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; H L Thompson (A).
BROOKLYN AV, es, 495 n Glenwood rd, 40x100; Saml T Maddox—Homesbrough Realty Co et al; Cary & Carroll (A).
HAMILTON AV, nes, 43.7 nw Woodhull, runs nw 25xne88.8xe27xsw98.11 to beg; Herman M Roth—Alice M Kjekstad et al; Hirsh & Newman (A).
JOHNSON AV, 189; Bklyn Bldg Material Co—Tillie Sachs et al; partition; S A Potter (A).
MORGAN AV, ws, 50 s Grattan, 25x100; Caroline B Knapp—Sylvan Levy et al; Coombs & Wilson (A).
MORGAN AV, ws, 25 s Grattan, 25x100; Jos A Burr—same; R H Wilson (A).
RIVERDALE AV, nec Hopkinson av, 20x75.3; Bond & Mtg Guar Co—Bessie Paller et al; T F Redmond (A).
ROCKAWAY AV, ws, 165.6 n Hegeman av, 20x100; Syndicate Devel Co—Jennings-Danz Realty Co et al; C H Levy (A).
ROCKAWAY AV, ws, 45.6 n Hegeman av, 20x100; same—same; same (A).
ROCKAWAY AV, ws, 125.6 n Hegeman av, 20x100; same—same; same (A).
ROCKAWAY AV, ws, 85.6 n Hegeman av, 20x100; same—same; same (A).
ROGERS AV, ws, 101 n St Johns pl, 26.9x100; Florence I Moore—Lillie I Baker et al; partition; I Neustaedter (A).
STONE AV, sec Dean, runs s32.2xe71.2xn38.8xw49.9 to beg; Excelsior Bwg Co—Minnie Parmer et al; Holm, Whitlock & S (A).
2D AV, nws, 20.1 ne 68th, 20x102.5x20x100.8; Bklyn Childrens Aid Soc—Beckerman Constn Co et al; Wood, Cooke & S (A).
2D AV, nws, 40.2 ne 68th, 20x100.8x20x99.1; same—same; same (A).
PROP on map of 1179 lots in 26th Ward, prop of estate of Henry L Wyckoff; Maria Wyckoff as exr Henry L Wyckoff—Louis Cohn et al; F Van Wyck (A).

FEB. 25.
BOERUM ST, ns, 572.9 e Bushwick av, 25x54.2 x25.3x52.5; Minnie Muller—Osias Haness et al; J A Holzapfel (A).
MOORE ST, nwc Manhattan av, 25x75; Title Guar & Trust Co—Golde Skolnitsky et al; T F Redmond (A).
MOORE ST, ss, 176.6 w White, 28.6x100; Title Guar & Trust Co—Realty Operators et al; T F Redmond (A).
POWELL ST, es, 280 s Dumont av, 20x100; Eliza Mathisen—Isidor Fishlove et al; T F Redmond (A).
REGENT PL, ss, 27.1 e E 21st, 27.1x100; Anna M Benner—Morris Cohn et al; R E Moffett (A).
REGENT PL, ss, 54.1 e E 21st, 27.1x100; Louis Fink—same; same (A).
E 9TH ST, es, 160 n Av Q, 20x100; Metropolitan Associates—Barm Realty Co et al; I Roth (A).
E 10TH ST, ws, 140 n Av Q, 20x100; Metropolitan Associates—Barm Realty Co et al; I Roth (A).
12TH ST, ss, 222.10 w 7 av, runs s100.3xw15.1xn3.3xw7.5xn100xe22.6 to beg; Eva M Stone—Florence S Fletcher et al; J H Breaznell (A).
FOUNTAIN AV, es, 120 s Liberty av, 20x100; Title Guar & Trust Co—Solomon Pollack et al; T F Redmond (A).
KENT AV, sc Taylor, runs se100xsw149xnw100xne— to beg; also KENT AV, sws, 100 se Taylor, 10x100; also WYTHE AV, es, 80 s Wilson, 20x77.4; also WYTHE AV, sws, 50 s Wilson, 50x100; also WILSON ST, ns, 50 e Wythe av, 20x80; also WILSON ST, ss, 251.4 e Wythe av, 19.4x100; also HALL ST, es, 584 n Myrtle av, 20x100; also MYRTLE AV, ns, 178 e Kent av, 23x100x23.3x100; Annie C Sullivan—Cath Riehn et al; to determine a title; L C Wills (A).
LEXINGTON AV, ss, 395 e Classon av, 55x100; Benoit Wasserman—Anna F Sullivan et al; S D Matthews (A).
SHEEPSHEAD BAY RD, ns, 40 w W 3d, runs n76.1xw43.10xn25xw43xsw45.3xe60xs92.7xe65 to beg; Lena Keck—Ernst Garttner; A W Burlingame, Jr (A).
SURF AV, ns, 101.6 e W 32d, 20x115.8x20.3x118.11; Boettschneider Realty Co—Theodora Kutyn et al; A I Stark (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 21.

140TH ST, 469 W; Daniel A Wood—Margt D Forney; John Forney (98).. $4.15

AMSTERDAM AV, 2358-60; Jos Starobin—Chas Rosenthal; Bertholtz & Krumholtz Constn Co (101)..... 325.00

AUDUBON AV, 247-49; Geo Ellis—Inter City Land & Securities Co; Mr Stern (100) 23.25

BROADWAY, 1448; Voska Foelsch & Sidlo—Forty-first St Realty Co (102) 2,515.44

NORTHERN AV, nwc 181st st, 78x110; Geo Ellis—First Preferred Realty Corpn; Mr Stern (99) 25.25

WADSWORTH AV, 248-256; Jas H Young Stooe Co—Comfort Realty Co (103) 950.00

FEB. 24.

ELDRIDGE ST, 133; Friedland & Levine Bros, Inc—Frederic Storm & Morris Curlauchick (110)..... 85.00

173D ST, 555 W; Benj Feldman—Fletcher Constn Co & Bertha Golla (109) 361.00

BROADWAY, 1448-50; Moses Braun—41st St Realty Co, Walter M Carpenter, rec'r, Irving Ruland, Henry I Cobb & I H Rosenfeld (111)..... 903.00

SAME PROP; same—41st St Realty Co, Walter M Carpenter, rec'r, & Windsor Constn Co, Inc (112)..... 671.25

BROADWAY, 1448-50; Windsor Constn Co—41st St Realty Co, Irving Ruland, I H Griswald & Theo M Brush (104).32,139.93

BROADWAY, 1448; Philip Levitt—same (105)..... 5,200.00

BROADWAY, 1448; Pittsburgh Plate Glass Co—41st St Realty Co (106)... 505.62

BROADWAY, 1448-50; Phillipson Decorating Co—same (107) 2,231.00

FEB. 25.

7TH ST, 73-5 E; Jacob Cohen—Henrietta Studiuski & Louis Pecker (114). 36.00

103D ST, 150 E; Tomback & McPhee, Inc—Jacob Vogelfanger (119)..... 137.16

158TH ST, 522-6 W; Benj Helberg—Rose Simon (116) 82.20

190TH ST, 602 W; Unger Parquet Flooring Co, Inc—190th St Realty Co (117) 635.00

BROADWAY, 1448; Sterling Bronze Co—Forty-first St Realty Co (118).... 2,895.90

BROADWAY, sec 41st, 50x150; Davis Brown, Inc—41st St Realty Co (113). 2,062.19

FEB. 26.

45TH ST, 7-11 W; Fleischman Bros—45th St Realty Co (134).....157,108.12

55TH ST, 236-8 W; Knickerbocker Anunciator Co—Sadie Bonwit & Wm Smith (135) 13.10

81ST ST, 531 E; Harry Perlmutter—Jno S Sutphen, Amanda Pope & Adeline E Crockett, exrs, & Mary Nifsky (128) 45.35

AQUEDUCT AV, 1492-4; H Raabe & Sons—Towanda Constn Co (renewal) (129) 1,600.00

BROADWAY, 1450; Richmond Radiator Co—41st St Realty Co (120)..... 509.82

BROADWAY, 1448-50; Racich Asbestos Mfg Co—same (121) 7.95

SAME PROP; same—41st St Realty Co & Henry I Cobb (122)..... 417.00

BROADWAY, 1450; Geo E Hatfield Co—41st St Realty Co (124)..... 325.20

BROADWAY, 1448; Geo H Storm & Co—same (125) 382.80

BROADWAY, 1448-50; Feinberg & Feinberg, Inc—41st St Realty Co, H B Purdy & H I Cobb (126)..... 152.25

SAME PROP; Feinberg & Feinberg, Inc—41st St Realty Co & Windsor Constn Co, Inc (127) 67.50

BROADWAY, 1448; Louis Berliant—41st St Realty Co, Henry M Carpenter rec'r & Henry I Cobb (130)..... 91.00

BROADWAY, 1448; Aug Mugler—41st St Realty Co, Henry M Carpenter, rec'r, & Henry I Cobb (131)..... 166.25

PINEHURST AV, swc 181st, —x—; Spiers Lederlee Glass Co—Comfort Realty Co (133) 110.00

ST NICHOLAS AV, nwc 190th, 97x120; Consolidated Chandelier Co—190th St Holding Co & Hyman Horwitz (123).. 650.00

5TH AV, 424-34; Crooke Heating & Ventilating Co, Inc—F V & J H Burton & Standard Plunger Elevator Co (136). 6,364.23

7TH AV, 586-90; Electric Carriage Call & Specialty Co—C Wm Funk & Hoffman Co (132) 510.56

FEB. 27.

GREENWICH ST, 712; Mark Strompf—M L & C Ernst & Model Constn Co, Inc (renewal) (138)..... 281.62

6TH AV, 783-5; Jno J Sullivan—Susie E Fitchett, Emily E Burns, Annie E DeCamp & Burns Restaurant & Hotel Co (139)..... 145.95

125TH ST, 319 W; Geo Ellis et al—Maurice M O'Connor, Estate of Chas Weisbecker & College Inn (140)..... 64.55

45TH ST, 7-11 W; Harry Alexander—45th St Realty Co & Fleischmann Bros Co. (143) 601.99

34TH ST, 5 W; Estey Bros Co—Jas McCreery & Co & Standard Plunger Elevator Co (137). 781.88

Bronx.

FEB. 20.

166TH ST, swc Webster av, 100x200; Lukens Iron & Steel Co—Sheffield Farms-Slawson, Decker Co; Radley Steel Constn Co (35)..... 277.42

172D ST, 856, 860, 864 E; Builders' Brick & Supply Co, Inc—Sole Realty Co, Inc..... 1,210.05

172D ST, ws, 150 s Boston rd, 120x100; Louis Marx—Sole Realty Co, Inc; Sole Realty Co, Inc & Samuel Carrucci (136) 3,350.00

181ST ST, sec Belmont av, 40x100; John G Gent—Crown Hill Constn Co; Crown Hill Constn Co & Jacob Kronenberger (38) 1,324.00

181ST ST, sec Belmont av, 45x100; John Barba—Crownhill Constn Co (40) 1,945.00

184TH ST, 467 E; Robert Perlman—John Doe; Mrs S Sonenberg (34).... 2.50

STEBBINS AV, 877, 881, 885, 889 & 893; Jacob Sapirman—Foxvale Realty Co (41) 729.25

WEBSTER AV, swc 173d, 50x86.7; Gustav Ernst—Nau Realty Corpn (37) 1,015.00

ZEREGA AV, 1707; Geo Hoffman—Kath Stewart; Jas Stewart; Jas Stewart (39) 54.62

3D AV, 3756; Philip W Benjamin—John Doe; John Frankel, as president; Nova Constn Co (33)..... 256.00

FEB. 21.

181ST ST, sec Belmont av, 40.3x100.9; West Farms Cementing Co, Inc—Crownhill Constn Co (45)..... 470.00

181ST ST, sec Belmont av, 85.9x141.2; Church E Gates Co, Inc—Crownhill Constn Co (42) 2,029.74

181ST ST, sec Belmont av, 140x100; Fredenburg, Lounsbury & Houghtaling, Inc—Crownhill Constn Co (43). 1,031.25

INTERVALE AV, ws, 185 s Jennings, 85x110; Jacobsen & Pedersen—Jacob Steifler (46) 425.00

PROSPECT AV, 2134; John F Cronin—J Cullo & Bro (44)..... 27.00

FEB. 24.

180TH ST, 612-4 E; C B Raymond & Co—D'Auria Constn Co (51)..... 1,186.86

181ST ST, sec Belmont av, 85x141; Hydraulic Pressed Brick Co—Crownhill Constn Co (50). 162.00

HUGHES AV, 2310; Globe Sash & Door Co—Nicola Tedeschi & Chas A Corby (47) 370.00

SAME PROP; Jas Hogan—same (48).. 35.00

INTERVALE AV, 1353-7; Gus Schlaier Eagle Wrought Iron Works— Jacob Streifler Co (49) 1,937.19

FEB. 25.

181ST ST, sec Belmont av, 85.11x141.1; Northern Cornice & Rfg Co Inc—Crownhill Constn Co (48)..... 420.00

VYSE AV, swc Freeman, 50x95; Thos Mulligan Constn Co—Martha Perna (47) 3,295.00

FEB. 26.

181ST ST, sec Belmont av, 40.3x100.9; West Farms Cementing Co Inc—Crownhill Constn Co (50)..... 720.00

180TH ST, 612 E; Globe Sash & Door Co—D'Auria Constn Co (51)..... 400.00

PROSPECT AV, 914; Chas J Mechling—Jno Doe & Rosenfeld & Hahn (49). 95.48

FEB. 27.

WHITLOCK AV,** es, 431 s Tiffany, 156x90; M F O'Neill Inc—Lockwit Co renewal (141) 2,126.50

WHITLOCK AV, ** es, 100 s Tiffany, 175x100; same—same (renewal) (142) 3,950.00

**Recorded in N Y County.

Brooklyn.

FEB. 19.

BRISTOL ST es, 340.2 n Sutter av, 40x100; Blake Iron Wks Co—Wilson Contracting Co & Jas J Millman..... $223.00

ST JOHN'S PL, ns, 275 e Ralph av, 125x119.11; Barnet Dolber & ano—St Marks-Howard Co..... 950.00

46TH ST, nes, 220 se 13th av, 100x100.2; Wm Fishkind—Jos Gottfried & Louis Brettschneider 50.00

79TH ST, nwc 20 av, 320x100; also 78TH ST, ns, 360 w 20 av, 120x100; Neil T Hall—Marloe Constn Co & Henry Marx 803.00

PITKIN AV, sec Cleveland, runs s150x e97.6xn60xw59.6xw38 to beg; Square Lumber Co—Pitkin-Cleveland Realty Corpn, L H Pincus & "John" Frankel 254.65

PUTNAM AV, 204; Leon Pashcow—Fredk H Bagnall 66.00

WILLIAMS AV, swc New Lots rd, —x—; Morris Wax—Vermont Bldg Co. 95.00

FEB. 20.

KOSCIUSKO ST, 65; H T Heimerle—Laura Kaezer 40.00

WEST ST, 438-42; Hudson Plumbing Co—Lawyers' Title Ins Co & Clarence D Quaid 475.00

CORTELYOU RD, swc Ocean av, —x—; J Wellman—Cortelyou Investing Co & Henry Van Well 50.05

SARATOGA AV, 367; Isaac Reiss—Fannie Rosenberg 18.50

FEB. 21.

CROWN ST, ss, 140 w Bedford av, 20x131; J Bernstein—Martin & Anna Zimmermann 555.00

JAVA ST, ns, 275 w Manhattan av, 25x100; Max Schrieber—Harry Aronsen. 227.75

JAY ST, 117-9; H S Sulsky—Susie Small 18.00

TOMPKINS AV, 134 to 140; M Wolkowitz—Congregation Ohel Maishe Anche Treb & Jos Fetner..... 44.50

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FEB. 24.
FULTON ST, 708; J McComber—Est of Sarah A Terrett & Gertrude Matthews 3.50
LINCOLN PL, 1104; A N Mirell Co—Est of Margt McCord 48.75
VERMONT ST, ws, 100 s New Lots av, 100x250; M Wax—Vermont Bldg Co.. 115.00
WEST ST, es, 260 n Sackett, 40x100; Empire City Lumber Co—Wilson Constn Co & Jas Millman..... 576.04
57TH ST, 119; H Abramsen—Kath Geiger. 32.60
79TH ST, nwc 20 av, 320x100; also 78TH ST, ss, 300 w 20 av, 140x100; J Olsen—Marloe Constn Co..... 730.00
AV P, nwc E 13th, 100x100; M Wax—Provident Associates & Jos Cohn.... 107.00
GRAND AV, 39; L Salzano—Aug Cuneo & Nicola Barbagelata & Genni Capestro. 159.00
MEEKER AV, ss, 196.2 w Morgan av, 27.8x85; Bell Fireproofing Co—Schwartz & Co & C Simonelli..... 91.30
NOSTRAND AV, ws, 26 s Prospect pl, 20x100; C A Wertz—Sarah & Geo I Miller 47.80
WEBSTER AV, ss, 387 e 1st, 77x106.5; J Gaydica—Jno Monteleone..... 61.50
3D AV, 4805-9; H O'Dougherty—Max Weiss & Jas J McCormick..... 100.00

FEB. 25.
ESSEX ST, es, 175 s Atlantic av, 22x100; J La Maestra—Chas H McDonnell & Borgia Constn Co..... 1,200.00
UNION ST, ss, 150 e Nostrand av, 50x127.9; Thos F Fyans—Sylfred Constn Co 28.00
VERMONT ST, es, 100 s New Lots av, 640x100; also VERMONT ST, ws, 100 s New Lots av, 640x100; Morris Wax—Vermont Bldg Co..... 495.00
DE KALB AV, 714—J Olstein—Curten Constn Co & One Beebe..... 185.80
WEBSTER AV, 368-74; J P Duffy Co—Jno Montelone 256.93
WILLIAMS AV, swc New Lots av, 100x100; W Fishkind—Vermont Bldg Co. 275.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

FEB 21.
No Satisfied Mechanics' liens filed this day.

FEB. 24.
BOWERY, 312-4; S Shanker Metal Ceiling Co, Inc—Abr King et al; Nov 22'13 ..... 100.00
SAME PROP; Tager Co—same; Feb 3'14 ..... 174.50

FEB. 25.
138TH ST, 621 W; Harry Friedlander—Pennington Whitehead et al; June 20'13 ..... 26.00
BROADWAY, nwc 64th; Harry Glassover—Oak Crest Realty Co et al; Dec 13'13. ..... 35.00
6TH AV, 510-12; Jas Hogan et al—Louise Appell et al; Feb24'14..... 65.00

FEB. 26.
257TH ST, 150 W; Nathan Ciffer—Arnold W Pupke et al; Feb5'14..... 337.00
ST NICHOLAS AV, nec 190th; Consolidated Chandelier Co—190th St Holding Co et al; Feb25'14..... 650.00

FEB. 27.
46TH ST, 61 W; J P Duffy Co—Wm H Brown et al; Oct24'13..... 210.15

Bronx.

FEB. 20.
No Satisfied Mechanics' Liens filed this day.

FEB 21.
EAGLE AV, es, 50 n 156th, 25x72.11; A E Klotz Fireproofing Co—Ebling Brewing Co et al; Jan28'14..... 415.00

FEB. 24.
173D ST E,** swc Webster av; Empire Roofing Co, Inc—Aug Nelson; Dec 30'13 ..... 85.00

FEB. 26.
WEBSTER AV, swc 173d, 50x86; Gustav Ernst—Realty Corpn et al; Feb19'14. 1,015.00
**Recorded in N Y County.

Brooklyn.

FEB. 19.
PROSPECT PL, ns, 100 w Radph av; —x—; Tema Kramer—Miller Bldg Co; June3'13 ..... $150.00
E 17TH ST, es, 250 n Beverly rd, 49.11 x100; Sam Feldman—Louisville Realty Co; Nov13'13..... 75.00
[1]E 22D ST, ws, 109.2 s Ditmas av, 64.7x 100; Edw B Chestersmith—Henry V Terboss; Jan27 14..... 15.00
BROOKLYN AV, es, 107.6 n Linden av, 80x100; Harris Perelman—Sunshine Constn Co, Inc; Dec24'13..... 120.06
BROOKLYN AV, ws, 107.6 n Linden av, —x—; Harris Perelman—Sunshine Constn Co, Inc; Dec30'13..... 200.00

FEB. 20.
PROSPECT PL, ns, 264 w Ralph av, 164 x127.9; Bell Fireproofing Co—Miller Bldg Co; June4'13 (release)..... 134.00
TAYLOR ST, ses, 100 n Bedford av, 150x100; Mathias Grossarth—Hattie Forshay; Eliz Parkinson, G A E Kraft, Sarah E Ormsby, Frank Burke & J & D E Yeoman & Wm Welge; Apr4'13 ..... 70.00
E 29TH ST, ws, 220 s Av K, 40x100; Jacob Dames—Minnie Fanshaw; Oct 21'13 ..... 45.50
E 38TH ST, ws, 257.6 n Av J, 40x100; J P Duffy Co—Marie Brandi & Borough Park Lumber Co & Victor Steinfeld; Feb17'14 ..... 203.88

FEB 21.
IMLAY ST, bet Bowne & Verona, 80x 480; J I Hass, Inc—N Y Dock Co & Milliken Bros; Feb13'13..... 2,060.00
OSBORN ST, ws, 175 n Riverdale av, 100x100; M Blumberg—S & Q Realty Co; Jan16'14 ..... 985.00
[3]W 17TH ST, ws, 220 n Neptune av, —x—; Garden Realty & Constn Co—Jos Koppel; Jan8'14..... 425.00
SAME PROP; Cropsey & Mitchell—same; Dec1'13 ..... 123.52
SAME PROP; Wohl & Rendelstein—same; Jan13'14 ..... 70.00

FEB. 24.
PROSPECT PL, ns, 264 w Ralph av, 164x127; Jno Schwartz—Miller Bldg Co; May22'13 ..... 200.00
VAN BUREN ST, ss, 200 w Reid av, 14.6x100; Jacob Weitzman—Thos F & Nellie M Maguire; Sept3'13..... 135.00
VARET ST, nc Bway, 50.10x100; Herringbone Metal Lath Co—Eagel Concrete Arch Co & Bashkin & Grodsky; Nov7'12. ..... 115.42
[2]E 19TH ST, n of Beverly rd; also [2]PARKSIDE AV, ns, 204.10 w St Pauls pl; Frank W Koetzner—Scottish Holding Co, Inc, Bklyn Union Bldg Co, Inc, & Morris A Goodman as assignee Safferson Statuary & Art Co; Oct 23'13. ..... 85.00
LIVONIA AV, ss, 40 w Bristol, 40x75; Hyman Meltzer—Jos Wieselman, Meyer Wieselman & Isaac Postilnick; Jan 19'14. ..... 770.70

FEB. 25.
ST PAULS PL, 63; Kruger & Strutin—Sallie B Roberts; Feb7'14..... 285.00
FLATBUSH AV, 42; Wm Marseglia—Realty Associates & Geo Martens; Jan31'14. ..... 133.00
LEWIS AV, sec Myrtle av, —x—; Wm J Seinsoth—Chas Samuels; Feb5'13... 11.22
LIVONIA AV, 182; Moris Laches—Lazarus Goldstein; Jan21'14..... 154.30
STONE AV, es, 100 s Pitkin av, 25x100; Saml Marcus & ano—Saml Kalter, Max Rolnick & Max Goodman; Jan 30'14. ..... 100.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

FEB. 19.
BUCKNALL, S S Lines, Ltd; $3,395.39; L F Doyle.
GRANBERG, HENRY; Frederick E Donaldson; $500; A & H Bloch.
PAM, MAX; Title Guarantee & Trust Co; $99,830.69; H Swain.

FEB. 20.
No Attachments filed this day.

FEB 21.
WILSON, EDITH; Harris N Brown Co; $3,685; Stanchfield & Levy.

FEB. 24.
INTEROCEAN OIL CO; Wm Hampel; $20,273.22; Van Vorst, Marshall & Smith.
PENNSYLVANIA RUBBER CO; Chas Engel; $68,153.03; Whitridge, Butler & Rice.

FEB. 25.
No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

FEB. 20, 21, 24, 25 & 26.

Donohue, Matthew F. 42d st, 136 W ..A B See Electric Elevator Co. Elevator. .....(R) 412.50
Wahn, Chas. 3d av. nec 14th..Mary J Durivan extrx &c Ptak Sullivan. Chattels & lease .....(R).20,000.00
Weinstein & Lurie. 74th st, 174 E.. Raisler Heating Co. Steam boiler... 225.00

Bronx.

FEB. 20, 21, 24, 25 & 26.

O'Rourke Bros & Co. Hoe av, es, bet Freeman & Jennings..Colonial Mantel & Refrigerator Co. Refrigerators.... 193.75
Sole Realty & Constn Co. 172d st, ws, 150 s Boston rd. —x—..Colonial Mantel & Refrigerator Co. Refrigerators. 490.00

Brooklyn.

FEB. 19, 20, 21, 24 & 25.

Allborough Realty Co & Jacob Keiser. 77th st cor 14th av; also 78th st cor 14th av..L Greenberg. Bath Tubs.. 1,300.00
Bayarsky, Benj. Crown st nr Bedford av..Jake Bernstein. Gas Fix..... 32.00
Curtin Constn Co. DeKalb av nr Marcy av..Murphy Hardware & Supply Co. Bath Tubs, &c 1,755.00
Habena (Inc). Williams av nr Sutter av..Simon Gasner & Sons Co. Ranges 573.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

FEB. 24.
10TH AV, 753; Gertrude A Vanderbeck loans 751 Tenth Av, Inc, to erect a 6-sty apartment; 5 payments.....20,000.00

Bronx.

FEB. 26.
TIFFANY ST, es, 150 n 165th, 50x100; Manhattan Mtg Co loans Tiff Bldg Co, Inc, to erect 5-sty apartment; 16 payments 58,000.00
TIFFANY ST, es, 100 n 165th, 50x100; Manhattan Mtg Co loans Tiff Bldg Co, Inc, to erect 5-sty apartment; 16 payments 38,000.00

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION, 157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Albany st, 5—Mrs Ellen Hall.....G-A-E-F-C
Albany st, 5—Christian T Ott et al....B-E-C-G
Bank st, 69-71—Consolidated Gas Co.....C
Beekman st, 16—Kenneth M Eyland.....C
Bleecker st, 33-7—Rosenbaum Mfg Co..DR-A-G
Bleecker st, 33-7—Acorn Mfg Co.....A-G-DR
Bleecker st, 33-7—Morris B Friedlander.DR-A-G
Bleecker st, 33-7—Isador & Philip Hirshman. DR-A-G
Bleecker st, 33-7—Joseph Hurewitz....A-G-DR
Bond st, 40—Conrad Mayer.....A
Bond st, 40—Abraham Monoson.....H-A
Bond st, 40—Isaac Sussman.....A-H
Bond st, 40—John Johaness.....A-G
Bond st, 40—Sam Horowitz.....H-A
Bond st, 40—Ed B & Gilbert J Kitching.....C
Canal st, 60—Simon Liebovitz.....C
Canal st, 254-8—Horonimus Mueller & Co..G-DR
Canal st, 254-8—Bruse Brown.....DR-C
Canal st, 254-8—Robin, Hirsch Co.....DR-G-H
Canal st, 254-8—Oppenheimer Bros & Veitch. H-DR
Canal st, 380-4—S L Van Wezel.....DR-H
Canal st, 380-4—Herman Karp.....DR-H-G
Canal st, 380-4—Simon & Herman Rawitser. DR-H
Canal st, 380-4—Capitol Shirt Mfg Co..DR-H-G
Canal st, 380-4—Isadore Kottle.....DR-H
Chrystie st, 133—Abram Bamberger Estate. SS-B-C
Chrystie st, 133—Greenpoint Metallic Bed Co..G
Chrystie st, 133—Feinberg & Berlovitz.C-F-A-E
Church st, 315-17—Isaac Greenberg Bros...H-G
Church st, 315-17—Barish & Schwartz.....H
Church st, 315-17—Thompson, Cramp & Co.H-G
Church st, 315-17—Great East'n Suspender Co. .....H-G
Clinton st, ft of, pier 49—N Y, N H & H R R Co. .....SS
Clinton & South sts—Holbrook, Cabot & Rollins Co .....G
Delancey & Eldridge sts (shaft 20)—Holbrook, Cabot & Rollins Corp.....G
Downing st, 53—James & Richard Lamb.....G
Forsyth st, 85—Pincus Meyerson.....C
Franklin st, 155-9—Walter Baker Co.....H-G
Franklin st, 155-9—H G Cordley & Jas E Hayes .....A-L-G
Grand st, 176-80—Excelsior Pearl Works..... DR-G-C-A
Grand st, 176-80—Verlhest Steam Laundry. G-A-DR
Grand st, 176-80—International Fixture Co. DR-A
Grand st, 176-80—Nat'l Spinning & Stamping Co. .....DR-C
Grand st, 176-80—Jacob Busch.....A-C-H
Grand st, 176-80—Consolidated Gas Co.....C
Greene st, 121-3—Estate Sarah M Schwartz. C-G-DR
Greene st, 145-51—Benjamin Schwartz & Sons DR
Greene st, 145-51—Benj Schwartz & Son. DR-H-F-G-A
Greene st, 259—Blank & Schneider.....G-A
Greene st, 259—Simon Safferstone & Louis Salb .....C-G-A
Houston st, 21-5 E—The Laurie Feather Co...G
Houston st, 21-5 E—Benjamin Aptheker.....G
Houston st, 26-32 E—Consolidated Gas Co.....C
Houston st, 26-32 E—Havemeyer R E Co....DR
Houston st, 26-32 E—Amer. Corduroy Pants Co. .....H-DR
Houston st, 26-32 E—E & J Bass.....H
Houston st, 26-32 E—Goldstein Bros....DR-H-G
Houston st, 26-32 E—Sweet, Orr & Co..G-H-DR
Houston st, 26-32 E—Felix Indelli.....DR
Houston st, 26-32 E—James Andriaccio.....DR
Houtson st, 26-32 E—Max Landau.....DR
Hudson st, 548½—I H Kaplan.....G
Jefferson st, ft of, piers 45 & 46—N Y, N H & H R R Co.....SS-A
Mercer st, 5-7—Manheimer & Schwartz.....G-A
Mercer st, 5-7—Olympia Knitting Mills....G-A
Mercer st, 91-3—Pittsburgh Life & Trust Co. SS-E-C-G

Murray st, 43—Waterbury & Riley.....H
Park st, 87—August F Barbett.....G
Pike st, ft of, pier 31, East River—N Y, N H & H R R Co.....A-SS
Prince st, 113-15—Richard Sidenberg...G-H-DR
Prince st, 113-15—Fairy Waist Co.....DR-G
Prince st, 121—Richard Sidenberg.....H-G-DR
Prince st, 121—W Randam Microbe Killer Co. H-A-DR
Prince st, 139-41—Darrow & Raddin.SS-DR-H-C
Prince st, 178—J Lacorazo & Co.....L
Rivington st, 316-8—Sol Bisgaier.....G
Union sq, 32—Reliance Building.....SS
Union sq, 48—Union Sq Pharmacy.....G
Walker st, 9-15—Geo Herbert.....A-G-DR
Walker st, 9-15—John W Brightman..DR-A-C-G
Walker st, 9-15—John W Esheman & Co..A-DR
Walker st, 52-4—Frederick Nadler.....G
Walker st, 52-4—David Weinstock.....G
Waverly pl, 3-5—Consolidated Gas Co.....C
Waverly pl, 3-5—Atken & Hartman....DR-G-H
Waverly pl, 3-5—Bamberger Bros.....G-H-DR
Waverly pl, 3-5—David Pekowsky & Son..G-DR
Waverly pl, 3-5—W Bourke Cochran. DR-A-C-H-SS
Waverly pl, 3-5—Isadore & Benjamin Rogatz .....H-DR-G
Waverly pl, 3-5—Sigmund Salomon....G-H-DR
Waverly pl, 3-5—John Weber & Co.....DR-H-G
Waverly pl, 3-5—Benjamin Weiner.....DR-H
Waverly pl, 28-30—O K Examining & Spong-ing Works .....G-C-A-DR
Waverly pl, 28-30—Max Pollack & Co.....DR-A
Waverly pl, 28-30—Joseph Remit Co...G-A-DR
Waverly pl, 28-30—Wiener Bros.....G-A
Waverly pl, 28-30—C A Boran Hat Co.....DR
Waverly pl, 28-30—Agrest & Guerrieri.....DR
Waverly pl, 28-30—John Biasetti.....DR-A
Waverly pl, 28-30—28 Waverly Place Corp..DR
William st, 186—Eugene Douglas.....H
Wooster st, 61-3—Harry Gross.....G-DR
Wooster st, 61-3—Chas Wendland.....DR
Wooster st, 61-3—Tobias Miller.....C-DR
Wooster st, 64-8—Louis F Dommenich.....SS
Wooster st, 94-8—American 3-Way Prism Co...H
Wooster st, 105-13—John B Newrath & Co. G-H-C-DR
Wooster st, 105-13—Chas H Fiske, Jr....DR-SS
Wooster st, 105-13—Consolidated Gas Co.....C
Wooster st, 105-13—Oppenheimer & Ottinger..H
Wooster st, 105-13—Zach Oppenheimer..DR-A-G
Wooster st, 105-13—Apt & Zuckerman.....H-C
Wooster st, 105-13—Maurice Weissman. DR-H-G-C-A
Wooster st, 105-13—Benj Schottland. G-DR-H-A-C
Wooster st, 105-13—Harry Zuckerman....G-DR
Wooster st, 124-6—Consolidated Gas Co.....C
Wooster st, 137-9—World Examining Works. DR-H-G
Wooster st, 137-9—Consolidated Gas Co.....C
Wooster st, 137-9—United States Trust Co.C-DR
Wooster st, 137-9—Jake Rosenmao.....G-H
Wooster st, 137-9—Manhaeim & Schmidlein. G-DR-H
Wooster st, 149-53—S Steinberg.....G

Numbered Streets.

3d st, 4 W—United Merchants Realty & Improvement Co. C
4th st, 21-9 W—Mrs Larz Anderson.C-SS-H-G-DR
4th st, 21-9 W—Ferry Hat Mfg Co.....A-G-D
4th st, 21-9 W—William J Dixon & Co..DR-A-G
4th st, 21-9 W—Morris Amdur.....A-G-H
4th st, 21-9 W—William Wermes....DR-H-A-G
4th st, 21-9 W—Bronston Bros.....DR-H-A-G
4th st, 34-8 W—Lichtenstein, Pachner Co. G-A-DR
4th st, 34-8 W—George B Burnett & Son.DR-A-G
4th st, 34-8 W—Lichenstein Pachner Co.....H
12th st, 40 E—Aaron Honig Sons.....G-A
12th st, 40 E—Israel Ishondorf.....G-A
12th st, 40 E—H Cantor & Co.....G-A
12th st, 40 E—Hochstetter Utility Co.....G-A
12th st, 40 E—Katz & Mondle.....G-A
12th st, 40 E—S Fligel & Sou.....G-A
12th st, 40 E—S Tenenbaum Son & Co.....G-A
13th st, 14 E—Schwarzhart Bros.....C-G-H
13th st, 56 E—Jaffe & Lackman.....G
13th st, 56 E—Edward Cohen.....A
13th st, 56 E—Isidore Goodstein.....A
13th st, 56 E—Morris Rosenzweig.....A-G
13th st, 56 E—Robert Gerson.....G-A
13th st, 345 W—William Frisch.....G
18th st, 15-17 W—Nathan Nathan.....G-A
18th st, 19-23 W—A Metzger & L Metzger.....G
18th st, 19-23 W—Fisk, Clark & Flagg.....C-G
18th st, 19-23 W—F & J Berkovitz & C Mendelson .....C-G
18th st, 19-23 W—Harry Bloom & Abe Millman .....G
18th st, 19-23 W—Jack Lobel & Walter P Tausick .....G
18th st, 19-23 W—American Lady Dress Co..C-G
18th st, 19-23 W—Iris Waist Co.....C-G
18th st, 19-23 W—Levi, Sondheimer & Co.....G
18th st, 232-4 W—Philip Lewlsohn.....SS
18th st, 617 E—American Foil Co.....G
19th st, 259 W—A A Attinson.....G
20th st, 9 W—Edward Slevin.....C
20th st, 42-8 E—Mrs Emily Hopkins Estate..SS
21st st, 136-40 W—Philip J Mendetz.....G
23d st, 100 E—Kalish Pharmacy....H-L-K-A-D
23d st, 212 E—Otto Strack.....H
24th st, 513 W—Gimbel Bros.....H
25th st, 107-13—The Standard Braid Co. DR-G-L-H
25th st, 107-13 W—The Enterprise Button Co. H-DR-G-L
26th st, 507-11 W—Bernard M O'Connor...A-SS
27th st, 34-8 W—Realty Holding Co.....SS
29th st, 101 W—Frank Di Mardo.....C
29th st, 101 W—Oestreicher Bros.....C
30th st, 220 W—Ann Duffy.....K
30th st, 220 W—Martinique Auto Renting & Garage Co. L
34th st, 112 W—J & W Rosenberg....A-D-C-G-F
34th st, 162 W—Riker & Hegeman Co.G-F-A-E-B
41st st, 331 W—Anton Sattler, Inc.....H
41st st, 540-2 W—V Lowera Gambrinus Brewing Co. .....G
43d st, 541 W—George Reichard.....C-B-C
43d st, 541 W—Schmidt & Druz.....C-F-E-G
43d st, 627 W—William Green.....A-G-H
44th st, 213-15 E—Herman Vossnack, Jr.....A
44th st, 213-15 E—Etagloc Holding Co.....C
44th st, 216 W—Shubert Theatrical Co, Sol Manheimer, mgr. .....B
47th st, 306-10 E—Clausen-Flannigan Brew Co. C
48th st, 633 W—Hardman, Peck & Co...O-K-A-G
49th st, 222 W—William A Riley.....D
49th st, 237 W—Mrs H S Martin.....G
50th st, 124 W—Abcedo Auto Co.....H
55th st, 127 W—John D Rockefeller.....H
57th st, 445 E—William E Ward.....C
64th st, 221 W—Manhattan Top & Body Co...G
66th st, 69 W—St Nicholas Rink, Inc, C Fellows, gen mgr.....I-F-E
66th st, 320 E—Daniel Heede.....C
73d st, 180 E—Max Nathan.....C-G
73d st, 182 E—George H Cornish.....L-K
73d st, 182 E—Miss Bella Kayton.....C
80th st, 223 W—Eleanor P Gage.....G
83d st, 147-51 W—Cedarhurst Motor & Livery Co .....H
83d st, 150-6 W—Britton Hall Garage Co.....H
84th st, 327-9 E—Yorkville Auto Garage Co..H
87th st, 211-13 W—Antaeus Garage.....H
91st st, 407-13 E—Sigmund Auerbach...DR-H-G
94th st, 160 E—Mrs Anita Morrell.....C
98th st, 252 W—Anheuser Busch Co.....I
101st st, 160-2 W—West Side Garage & Motor Co. L
111th st, 132-42 E—Uptown Talmud Torah Assn .....SS-C-E-F-A-B
125th st, 117 W—Eden Amuse Co., F Gras, pres. .....A
125th st, 64 W—Harry Hall.....I-A-C-G
125th st, 413 W—Joseph Cohen.....G-L-A
125th st, 413 W—Mary F Angell.....C

Named Avenues.

Av B, 328—James McCreery & Co.....F-A
Av C, 297—Levi Munson.....C-G
Amsterdam av, 869—Paul Milkowitz, Inc.....G
Amsterdam av, 1970—Daniel Lowery.....A
Amsterdam av, 1970—Joseph Brucker.....C-G
Amsterdam av, 1970—Benjamin Wakersheimer. .....C-G
Bowery, 88—Chas H Shulman.....C-B-SS-D
Bowery, 99—Tony Gerarse.....C
Bowery, 99—Est of John R Ackerman.....B-C
Bowery, 99—Mutual Gas Co.....C
Bowery, 99—Bernard Flynn.....G-E-C
Bowery, 99—Samuel Goldberg.....A-C-G-F
Bowery, 99—Ludwig Sobel.....A-C-G
Bowery, 99—Tony Geraci.....C-A-G
Bowery, 100—Bernard Flynn.....C-D-E
Bowery, 112—Morris Bergman.....H
Bowery, 125-7—Sylvester Brush Estate.....D-C
Bowery, 163—Michael White.....G-A
Bowery, 358—John J Campbell.....L
Broadway, 2-8—N Y Produce Exchange...SS-A
Broadway, 358—Franklin Building Co....DR-C
Broadway, 358—Strauss Bros & Co....DR-G-H
Broadway, 358—Israel Goldberg.....DR-H-G
Broadway, 358—Ferguson McKinney Dry Goods Co. .....H-G-DR
Broadway, 358—Finn Bros.....A-DR
Broadway, 358—Martin D Levy & Co.....A
Broadway, 358—Henry Lissa & Co.....A-G
Broadway, 548—Soomihorn Bros.....DR-A
Broadway, 548—John Cormey Co.....DR-A
Broadway, 548—Edward A Staples.....DR-A
Broadway, 548—Samuel Mayer & Son.....C-DR
Broadway, 548—William Menkin.....DR
Broadway, 548—Benj Aptheker.....DR
Broadway, 548—Max Mindheim.....DR-A
Broadway, 548—Samuel & Leo Steinfeld.....DR
Broadway, 548—Ferd & Jos C Jacobson...DR-A
Broadway, 548—Joseph Schwarz & Co.....DR-A
Broadway, 548—Max Scott.....DR-A
Broadway, 581—Sanford, Simons & Co.....A-G
Broadway, 594—Adams Land & Building Co. SS-C-DR
Broadway, 594—Engel & Hess.....A-H-DR
Broadway, 594—Davidson & Finklebrand.H-A-DR
Broadway, 594—Joseph Loewy & Co....H-A-DR
Broadway, 594—W Burland & Co....A-C-H-DR
Broadway, 594—John Donata .....H-A-DR
Broadway, 594—Carl Callman.....DR-H
Broadway, 595—Estate T E Davies.....G-SS-A
Broadway, 597—Chas F Noyes.....SS-G-H
Broadway, 598—Max Deutsch & Co....DR-A-H
Broadway, 644-6—Heidelberg, Wolff & Co..G-DR
Broadway, 688—Jacob New Realty Co.....SS
Broadway, 696-702—Serlinger, Brown & Meyer DR-G-A
Broadway, 696-702—Folgerman Bros & Hirsch DR-G-A
Broadway, 696-702—Isaac Walcoff.....C-DR
Broadway, 696-702—J Tartikoff & Sons...G-DR
Broadway, 696-702—Consolidated Gas Co.....G
Bradway, 696-702—Sam Finkelstein & Co.D-R-G
Broadway, 817-19—Mrs Larz Anderson.....SS
Broadway, 1237—Wm F Fuerst, 87 Nassau st.G
Broadway, 1420—Adolph Lorher.....C-F
Broadway, 1881—Detroit Cadillac Motor Car Co. .....H-A-G
Broadway, 2369—Edwin Dumble Co.....H
Columbus av & 87th st—Morgan Donovan.....I
Park av, 409—Frederick Gallatin.....H
Park Row, 188—Samuel Spiro.....D
Park Row, 215—John S Foster.....C
St Nicholas av, 390 (rear)—Hallahan & Ahearn. .....H-L-D
St Nicholas av, 390—Equitable Life Assurance Soc. C
West Broadway, 283—John E Boyd Est....C-B
West Broadway, 283—Simon & Herman Rawitser .....C-F-E-B-G
West Broadway, 416-20—National Pad Co. DR-G-H
West Broadway, 416-20—Fuller, Burr Co.G-H-DR
West Broadway, 502—Lionel Edw Widder. H-L-F-G
West Broadway, 552-4—Carrie Moglia.....SS
West Broadway, 552-4—Mattie Lucas.....A
West Broadway, 552-4—Alfonse Portante....C-G
West Broadway, 552-4—Light & Spirn....C-A-G
West Broadway, 552-4—L Ullmann & Sons...A
West Broadway, 552-4—Pincus Flaum.....G
West Broadway, 552-4—Vascaro Bros.....C-G
West Broadway, 552-4—A Wolf & Co.....G
West Broadway, 552-4—Isaac Horwitz.....A-G
West Broadway, 552-4—Rosseti Lithographing Co. .....A
West Broadway, 552-4—Fein & Co.....C-A-G
West Broadway, 552-4—Silvio Frederico..C-A-G
West Broadway, 552-4—Corporation Printing Co. .....A-G
West Broadway, 552-4—Munzisto Lupo.....C-G
West End av, 205-11—White Auto Co.....K
West End av, 205-11—Williams & Morford Co. L

Numbered Avenues.

1st av, 216—Salvatore Arcieri.....G
2d av, 27—Louis Schneider.....C
2d av, 540—Richard Caccia.....G-C-B
2d av, 947—Marcus Friedlander.....C-G
2d av, 947—Abraham Shapiro.....G
2d av, 1936—I Lerman.....G
2d av, 2074—Benjamine Greenberg.....C-G
4th av, 215-19—Aguilar Corporation.....SS
6th av, 685—Pompeo Maresi.....C
6th av, 685—Pompeo Maresi Estate.....C
6th av, 840—William Burns.....M
6th av, 857—Jacob Heppel.....G
7th av, 2007—Isaac Rosenberg.....H-A-C-L
8th av, 229—Eros Amuse Co, L Bologino, pres. .....I-B-A

BRONX ORDERS SERVED.

Numbered Streets.

256th st & Palisade av (Riverdale)—Edwin Outwater .....H

Named Avenues.

Brook av, 1418—Emiliano Camargo.....C
Castle Hill av, bet Powell & Gleason avs—Bernard Estling .....H
Country Club Grounds (Westchester)—Chas H Jackson .....H
Franklin av, 1229-31—H Silverstein.....G
Mullner av & Delancey pl—James H Burke...H
So Boulevard, 1159—Max Pollock.....I-G

BROOKLYN ORDERS SERVED.

Named Streets.

Ellery st, 124—Ellery Knitting Mills..C-G-DR-H
Ellery st, 124—Max Markowitz.....H-G-C-DR
Elm pl, 12-14—Lyric Vaudeville Co, Harry Traub, treas C
Kosciusko pl, 13—Wm J G Mandeville.....A
Kosciusko st, 485A—Robert A Sharkey.....C
Kosciusko st, 616—Mrs Fannie Oliver.....C-G
Livingston st, 79-81—Polytechnic Institute, Corpu .....C-M-G
Prospect pl, 904—Chas W Wohlners.....A-G-H
Prospect pl, 906—Harry J Morse.....A-G-H
Prospect pl, 1733-35—Louis Levine.....G-C
Quincy st, 880—Minnie Geiger I
South Oxford st, 104-6—Augustus F Brooks G-C-B
Starr st, 20—H Bezner & P Christin..H-DR-C-A
Van Buren st, 14—Alfred E Peck.....C
Vermont st, 528—Louis Barshop.....H-A-G
Watkins st, 47-49—Jacob Bagdanoff..H-C-DR

Numbered Streets.

12th st, 180—Philip A Fhelander.....A-H

Named Avenues.

Classon av, 825—Alois Lazansky.....C-G
Greenpoint av, 177—Abraham Nachmann...A-H
Hudson av, 473—Mrs Wm H Bolton....B-C-M
Kent av, 803—Estate Conrad Stein.....C-G
Lefferts av, 338—Wilbur Draper.....B-C-M
Montauk av, 13-19—Montauk Metallic Bed Co .....C-H-G-A
Myrtle av, 1329-31—Philip Stephens....D-C-M
Myrtle av, 1732-36—Chas Strehel & Son.....L
Nostrand av, 1059—Percy Knowles.....G-E
Old Bushwick rd, 10—Michael Orlando..A-C-H
Vanderhilt av, 269—Wm P Van Iderstine.K-C
Wythe av, 113-19—A O'Donnell Cooperage.G-E-A

QUEENS ORDERS SERVED.

Named Streets.

Canal st, 11, rear (Jamaica)—Henry M Crow.C
Grand st, nr Hoffman blvd (Elmhurst)—John H Prall .....H
Main st, 107 (L I C)—Harry S Holmes.....C
Main st, 107 (L I C)—Morris Hoedt.....M

Named Avenues.

Borden av, 221-25 (L I C)—Amer Drug Syndicate .....C-G-A
Borden av, 227-35—Amer Drug Syndicate..DR
Boulevard, 18-20 (Rockaway Beach)—John Devanny .....D-DR-B-M-C-F-A
Ditmars av, 470-86 (L I C)—Chas Steinway. H-A
Dry Harbor rd & Railroad Tracks, 400 ft e Dry Harbor rd (Glendale)—American Salesbook Co .....H-C-G-A
Fisk av, 54—Margaret Snyder.....M-D
Hunter av, Raddy & Henry sts (L I C)—H N Shrophire .....A-C
Jamaica av & Boulevard (L I C)—Sohmer & Co. .....G-C
Kensington Gardens (Far Rockaway)—Max Katz .....A-G-D-C-K-H
North Hempstead Turnpike (Elmhurst)—Stephen J Lott.....G-A-H
Ocean av, 101 (Rockaway Beach)—Henry J Furlong .....C-B
Queens blvd, nwc Penfold rd (Elmhurst)—Henry Glasser C
Queens blvd, nwc Penfold rd (Elmhurst)—Joseph C Kohout .....L-A
Review av, bet Greenpoint & Borden avs—National Bridge Works .....A-G-H
Springfield av & L I R R Crossing—Laurelton Coal Co .....A-H
Wilbur av, 95—Rudolph Rosenberg.....M-D

Numbered Avenues.

15th av & Newton rd—Frank Warnek.....C
16th av, 483—Julius Schmid.....C-G-A-D
17th av, 482 (L I C)—Nicola De Rosa...H-G-C

RICHMOND ORDERS SERVED.

Named Streets.

Carroll pl, 21 (New Brighton)—Wm B Wilkinson .....MD-H

Named Avenues.

Castleton av, 1020—Castleton Motor Car Co.H
Central av, 58—John H Gans.....G
Davis av, 115 (West New Brighton)—Wm G Willcox .....H
Dongan Hills—Richmond County Country Club.H
Harrison av, 4—John S Duff.....H
Norwood av, 136 (Clifton)—Wm J Cole.....H
Old Town rd & Burger av (Dongan Hills)—Lloyd Mfg Co. .....G
Richmond av, 254—Dr Geo Wabrath.....H
Richmond av, 281—Wm R L Foggin.....H
Richmond rd, 654-6—Louis Blum.....H
Richmond rd, 2052—Etienne C Wurthmuller..K
Richmond & Tompkins avs—E H Pipie.....H
Richmond Terrace, 2094 (Port Richmond)—Martin Leo .....I-C-A
St Marys av, 12—John J Raehing.....M

BUILDING MANAGEMENT

THE FIRE INSURANCE OF AN OFFICE BUILDING.

By EDW. R. HARDY, Assistant Manager New York Fire Insurance Exchange.

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

WHEN one considers the payment which the insured may receive for his fire premium, the cost of fire insurance in the modern fireproof office building is the least of the overhead charges.

What is, from the insurance standpoint, an office building. We mean the modern steel structure and not the non-fireproof building. This is now the established type for office purposes, not merely in the local territory but all over the United States. There are very few buildings, even in New York City, scarcely one north of Chambers street, that can be filled with tenants whose occupancy may be classed as that for office purposes. In a great majority of these structures there is a certain proportion of sample stock tenants, and a business occupancy of stores, at least on the first floor and usually the basement and first. In the development of any live business it becomes necessary, from time to time, to revise the definitions and readjust the classes which the definitions cover.

Definition of an Office Building.

For many years a building of this type was considered an office building if it conformed to the following definition: "Office building includes partial occupancy by sample stocks or small restaurants or grade floor stocks whose first column charge is less than 15 per cent. (that is, .15 or less)." This definition is general, and permitted more or less leeway on the part of the one whose duty it was to decide whether a building fell within the office class or not. After an experience of about ten years a somewhat more elastic, and yet at the same time more clearly defined rule was adopted, and the one in force at the present time reads as follows:

(A) Any building of fireproof construction occupied on the grade floor or below grade by a tenant or tenants whose first column charges do not exceed .15 will be entitled to full allowance for office occupancy if the occupancy aboev grade conforms to the conditions set forth in Item C.

(B) Any building of fireproof construction occupied on the grade floor or below grade by a tenant or tenants whose first column charge exceeds .15 will be entitled to allowance for office occupancy above grade if the occupancy above grade conforms to the conditions set forth in Item C.

(C) In order that a building may be entitled to full office occupancy allowance or office occupancy allowance above grade as set forth in A and B, the occupancy above grade other than strictly office occupancy must be limited as follows:

There may be a partial occupancy by tenants with sample stocks, or a small restaurant, or a club, or other tenants whose first column charge does not exceed .10, but no such tenant other than restaurant or club shall occupy more than 2,500 square feet of undivided floor area; nor shall such tenants other than restaurant or club collectively occupy more than 5 per cent. of the floor space above grade.

A tenant with a stock of jewelry shall be considered the same as an office tenant.

(D) The Rate Committee shall have the power to provide for special conditions which may arise where it is proposed to segregate and protect a particular hazard higher than that provided for in "C," such segregation and protection to be approved by the Committee.

While the above rule is the one in force in local territory, it probably is not far from covering the general conditions in the United States. To most of the readers familiar with such properties the definition will be clear with the exception possibly, to many, of the reference to the first column charges. A word of explanation may be advisable. The hazard which a tenant may bring to a building by his business is covered in the modern schedule by two charges. The first of these, usually much smaller than the second, is known as the "hazard charge," and that is the charge made against the building by the tenant in question. The second column charge, as it is commonly called, is intended to measure the susceptibility to damage of the tenant's own stock, and may bear no relation whatever to the rate of insurance on the building or to the rate of the contents of any other tenant. It is intended to measure susceptibility and not hazard. It will be noted that a building may remain in the office class provided that below the first floor there is no tenant with a hazard charge greater than 15 per cent., while above grade there may be the usual club or restaurant, and a certain proportion of the space occupied by sample stocks. Should the property exceed these limitations, it passes into the class of mercantile properties and is so rated.

Insurances on Contents.

The insurance on the contents of an office building of the type we are considering, so far as the strictly office tenants or even sample tenants are concerned, is usually a matter of minor consideration. If any insurance at all is carried in such cases it is usually so small an amount that the premium involved is not a matter of serious consideration to the tenant. Large lines may be involved below the second floor where stock conditions prevail.

The rate of insurance on the building appears usually to be of more consideration to the parties in interest than the rate on the contents, but it should be emphasized that as the basis for the tenant's rate is the structural conditions of the building, it follows that the nearer the building approaches standard conditions so much lower will the rate be for the tenant.

As an instance of the wide range in the rate of insurance on these properties, the rate today on one of the earliest buildings erected of this type is 316 per cent. for each $100, while on a building of the same height and class the minimum rate of 5 per cent. is secured. In the latter case the parties have built according to schedules, so to speak, having done everything they could to secure the minimum rate.

Effects of Good or Bad Construction.

The rates covering office furniture and fixtures in these two properties make an interesting comparison and show the effect of good or bad construction.

In the first or higher rated building the rate for offices runs from the 5th to the 11th floor as follows:—

5th	.881
6th	.915
7th	.948
8th	.981
9th	1.017
10th	1.054
11th	1.09

In the lower rated building the rates are:—

5th	.309
6th	.342
7th	.376
8th	.409
9th	.443
10th	.476
11th	.51

The first building is only eleven stories high, and the second building is fifteen stories high, with a rate for office furniture and fixtures on the fifteenth floor of .644, which is less than the rate on the fifth floor in the first-named building, although height is an important factor in problems of fire insurance. While the statement has been made that values in office furniture and fixtures are usually small, in many cases they run to a goodly sum, and some of the sharpest arguments concerning the insurance rate have been carried on over the rate on furniture and fixtures in buildings of fireproof construction.

The principle factors taken into consideration in determining the insurance rate, fall under the following items: The key or basic rate of the city; the walls; unprotected metal members height; floor; type of arch; floor openings; skylights; width of street; unprotected stone piers, columns, etc. All of these items may, under proper guidance, be so taken care of with the exception of the height basis and width of street, as to make no change in the rate of insurance. We have learned how to protect the metal members in our fireproof buildings, but a large advance is still to be made in the floor openings.

In addition to the above items the building is affected by a hazard charge which some tenant may make. This has been discussed above. Also the exposure on the property is a serious factor, or it may be if the surrounding conditions are principally of the old high-rated type of properties.

Reductions.

The reductions which apply in the computation of the rate, cover such items as fireproof floor surfaces; metal trim; standpipes; the office occupancy conditions; watchman service; auxiliary private fire plant, and fire pails. There are many properties which are receiving the maximum allowance under all of these items, and as they amount in the aggregate to more than 60 per cent. of the charges made at the points where the reductions are allowed, they should be carefully considered by the parties in interest.

The exposure charge on buildings of this type is becoming of less moment, due to the fact that they tend to mass themselves in that portion of the city where the older types of buildings are passing away. In other words, they are exposed largely by fireproof structures and the exposure is based on the generally low rates prevailing on this type of risk. As an actual instance the new Equitable Building will be surrounded by fireproof buildings in the office occupancy class.

The fireproof building in its earlier erection was over-estimated, and many inferior types were deemed unassailable by fire. Experience proved the contrary, though until the Baltimore fire, 1904, the office structures were not severely tested. The same lesson was two years later in San Francisco fire of 1906 driven home once more.

While these structures come through conflagration and even severe fires with the steel members and the walls usually in fair condition, the destruction otherwise is quite complete, and as the equipment and finish form a large part of the cost, the insurance loss on such properties is found to be very heavy.

Wired-Glass Windows.

Many attempts have been made to secure wired glass in properties of the type of construction which we are discussing. Where the exposure is somewhat severe, it is now usually possible to secure this type of glass which makes an excellent fire retardent, but there exists a very strong feeling in insurance circles that if these buildings could have not merely where the exposure seems to make it advisable but throughout their entire exterior walls, wired glass in

place of the usual kind, that the advantage would be of mutual benefit to the owners of the property and the insuring interest.

It must be understood that the more nearly a fireproof building attains to a high standard as to cut-offs and interior construction, so much more does it make of each floor a condition equivalent to a furnace; but if the walls of this furnace are in good part of ordinary glass, they will yield very readily to a fire in any floor; and the flames, on reaching the floor above will spread the fire in that manner. We have, in other words, a condition of floor openings, so to speak, on the outside of a building, although the greatest care may have been exercised in guarding the floor openings on the inside.

Objections are raised, usually by the real estate interests and frequently, we understand, by the tenants to having wired glass in the windows because, as it was expressed by one tenant, it "made him feel like looking through a chicken coop." In all probability this is more a state of mind than a state of fact. In due course we rather expect to see this view of the matter pass away and the wired-glass window come into its own. In an effort to introduce this feature in these buildings special concessions have been made in the rate of insurance, but the only building which is qualified in this city, and perhaps the only one in the world, is a building just completed, known as the Walker-Lispenard telephone property

Two points in closing:—

First, the insurance interests at all times are willing to co-operate with any prospective builder in an effort to secure the lowest rate of insurance on a given piece of property. This advice or assistance is available without money or obligation. It should be availed of more freely than it is. Many an error would be avoided if this were done.

Second, the rate of insurance cannot be made frequently to pay the carrying charges on the additional cost of some device or type of construction which the parties may wish to adopt. It is all too frequently overlooked that in the use of one material for another in buildings of this class, the difference in investment cost cannot be in the very nature of things made up by the difference in the cost of insurance. Concretely expressed, assume that there is a building with insurable value of $1,000,000, with a rate (as the building is first planned) of .10. Such properties carry the full rate for the first year, and if written for a longer period than three years they take two and one-half times the annual rate. Therefore, on this property the cost of $1,000,000 insurance for three years would be $2,500. This rate for the privilege, it will be noted, is slightly less than one-tenth of one per cent. on each $100 of insurance. The minimum rate would be one-half of that sum, or $1,250, for the period. The remaining $1,250 then might be considered as the return from an investment standpoint of some form of construction or device which might be used in the property. $1,250 is a 4 per cent. return on approximately $30,000.

It can readily be seen, therefore, that if the substitution of metal trim for wooden trim, for instance, would cost $60,000 more, then the parties must not expect to find in the reduced rate of insurance the full return on their investment. It can contribute a part toward it, but only a part. It all too frequently is the case that the parties overlook the fact that they have in the building a better investment where the higher type of construction is used than where the lower type is used. This must be given equal consideration, with the reduction in the rate of insurance in estimating the investment value of the superior type of construction or device.

New Subway Map.

Rand, McNally & Co., 42 East 22d street, have published a complete map of the dual system. Its three colors show the Interborough Company's subways (red), the elevated lines (blue) and B. R. T. system (green). It shows all stations.

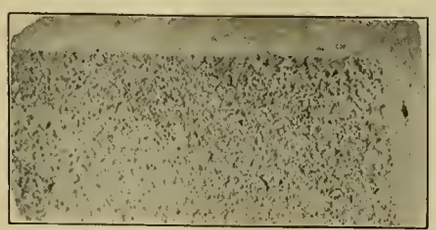
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

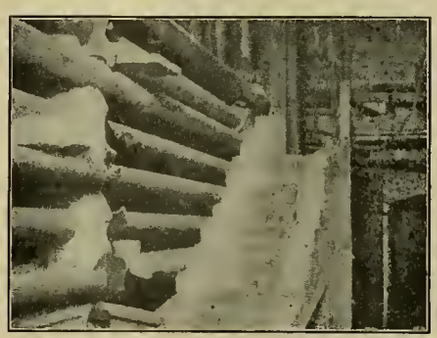
Heat Insulating Brick.

SOMETHING novel in heat insulation is being introduced by the Armstrong Cork Company, of Pittsburgh, which is turning out a combination of clay and cork brick for especial use in boiler setting and for preventing heat escaping from boilers to floors above.

The brick is composed of a mixture of infusorial earth, a small quantity of clay and finely ground cork, the latter ingredient being burned out in the firing. The brick are 2¼ by 4 by 9 inches and



weigh about one and a half pounds, and are sufficiently strong to be laid up with fire brick or common red brick. Their conductivity is remarkably low, being approximately 12 British Thermal units per square foot, per degree of difference



in temperature for one inch thickness, in 24 hours; or about 1-10 the conductivity of ordinary common hard brick.

The illustration shows the brick laid about boiler tubes as backing to fire brick and bonded to both the fire brick and the common brick skin.

How to Bend Brass Pipe.

WHEN brass pipe is hot it becomes very brittle, and for this reason special care must be taken to guard against breaking the pipe. A method which has been found very successful is the following:

First fill the pipe with sand, well tamped, and plug the two ends. Lay the pipe on the end of the bench, with the end to be bent overhanging the edge. Place a plumber's furnace under the point where the bend is to be made, and cover the pipe at that point with a piece of sheet iron, or a shovel, or anything else that will confine the heat. As the pipe heats, the weight of the overhanging part will cause it to bend. Care should be taken that the pipe does not become overheated.

In this way a bend of any angle can be made, even sharp, right angle bends. When the bending is complete, allow the pipe to cool before removing it.

If the overhanging end is too short to have sufficient weight to bend, a weight may be attached.

Crack-Proof Cement.

MIXING into cement about 10 per cent. petroleum residuum will make it resist water, and this means that the cement will be crack-proof because water cannot find its way inside of the cement compounds. It is stated that Director Page of the office of Public Roads of Massachusetts made the discovery while trying to compound a mixture for roads which would not break up. He found that 10 per cent of crude oil did not injure cement and sand compounds for building purposes, but on the other hand made it waterproof. As the cracking of the cement blocks and mass work has been of grave objections to some kinds of cement work, it may be that this discovery may be of vast interest to the building world in general.

A Useful Template for Architects.

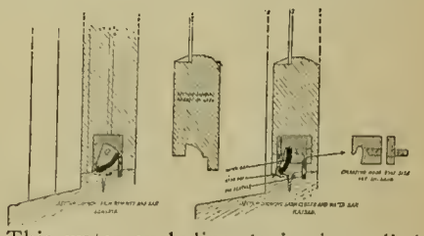
ANYTHING that simplies the monotonous mechanical duplication often incidental to laying out working plans on buildings in architects' offices should receive a cordial welcome. For that reason the innovation of a template, composed of the same kind of transparent amberoid material as architect's triangles are made of, through which have been punched the forms of plumbing fixtures that go into sketches through which an architect merely may insert the point of his pencil and trace out the form to scale, is sure to meet a long-felt want by draughtsmen. It gives the proper dimensions of plumbing fixtures and roughing distances from wall lines.

The different fixtures that can be drawn in a second by the use of this template are wall urinals, stall urinals, lavatory, lavatory and sink, bath tubs 5′ 6″x2′ 8″ and 5′x2′ 8″, corner baths of the same dimensions as already given, lavatory bowl, water closet, corner and oval lavatory. Pipe holes are also set into the template which, in addition, is equipped with a quarter-inch scale. This template is being distributed gratuitously by the W. G. Cornell Company, the plumbing, heating and lighting house, which has demonstrated its resources and efficiency on the Woolworth and other great architectural masterpieces of the day in this city. The company's offices are in the Everett building, 17th street and Fourth avenue.

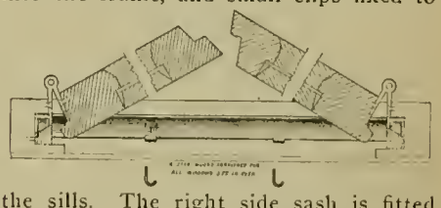
A Water Excluding Bar.

A WATER excluding bar that is adaptable to doors as well as to casement windows is being introduced by the Grant Pulley and Hardware Company of 3 West 29th street. The details of the device are shown in the two accompanying cuts.

In the first drawing the left hand sketch shows the sash removed and bar lowered. The center sketch shows the babbit of sash, the third shows the sash closed and the water-bar raised and the small drawing illustrates the operating hook. In the second figure the full sash and sill are shown with the two stop hooks that are furnished with all windows three feet and over in width.



This water excluding device is applied to inward opening casement windows. It consists of the ordinary sill bar or feather to cut sash joint, together with a special crescent shape metal bar, which moves up or down, automatically with the opening or closing of the sash. It is held in place by two sockets, set into the frame, and small clips fixed to



the sills. The right side sash is fitted with a special hook, which catches and moves the water excluding bar into position. When the sash is closed, the bar rises a full three-eighths of an inch underneath and into the sash, and absolutely excludes all water. The bar is simple in construction and it is claimed that it cannot get out of order. It can be applied by any carpenter and will last indefinitely as all the fittings are made of heavily galvanized iron and steel copper dipped.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

A PECULIAR SITUATION IN TENEMENT WORK

The Difficulties Which the Builders of Open-Stair Tenements Have Had—New Law Hindering Development of A Type.

By WILL WALTER JACKSON, Secretary Tenement Economies Society.

NEVER have we had such a flood of appeals from charitable societies as we have had this winter and never has the cry for better and more abundant housing been so far reaching.

Charitable societies who are in close touch with the needy are responsible for our housing laws at present. They have unusual opportunity for studying just about what degree of refinement of the housing art can be afforded by the average wage-earner in any particular locality. They doubtless try to make our laws fit the purse of the rent payer on the one hand and the return upon the investment of the builder and the owner on the other. They try to avoid allowing the law to be so lax as to injure the health of the occupant; they do not knowingly make the law so stringent and interefering as to prevent money from flowing into this channel of building activity.

Yet from time to time errors are made even with the best intentions. The tenement law that prevails in New York City is a State law; it applies to all cities of the first class; our city is vast and it would be strange if a law that is mandatory and which is not readily adapted to keeping up to date should be universally applicable to all sorts of property and all types of buildings. One would suppose, however, that it would be in accord with or at least not a hindrance to such prominent enterprises as the ones hereafter discussed.

The accompanying diagrams of Economic open-stair tenements are notable examples of a peculiar situation. These diagrams relate to three groups of buildings that have been much in the public eye. Few people realize what these diagrams bring out; these buildings were not built as well as they could have been and as their owners desired. They were built as shown in the second line as the only means of preserving an unbroken outside wall space and at the same time complying with the law as it then existed.

Changed The Law.

Later, contrary to the advice of the Tenement Economies Societies and the New York Academy of Medicine (resolution of May 4, 1911), the law was so amended as to demand in open-stair tenements the placing of a toilet upon the far too valuble outside wall space. In the lower classes of tenements, where only a w. c. is provided, this accommodation becomes an inclosed box in the corner of a kitchen opening publicly right off the kitchen instead of privately off the entrance vestibule. There was a sentimental reason for demanding that this law should apply also to Economic open-stair tenements. Those who favored this legislation and balked the attitude of the New York Academy of Medicine and the bills (June, 1911, and March, 1913), which the Tenement Economies Society presented at Albany, felt that the window upon the stairs was indecent. They did not weigh how indecent it is to have the whole family entering a w. c. 2 feet 4 inches by 4 feet, built out into the kitchen in comparison to a similar accommodation entered from the private vestibule of the suite. They did not avail themselves of an opportunity of testing how objectionable, if at all, would be the viewproof window as installed at present in No. 520 East 77th street, the last unit of the John Jay dwellings. They hindered progress along this line without adequate study of the facts.

The relative advantages and disadvantages of the window of the character installed is readily determined by trying it. The advantage of the window so placed is obviously one of privacy from the tenant's standpoint; and an advantage to both the tenant and owner because of the economic and efficient use of space, light and ventilation.

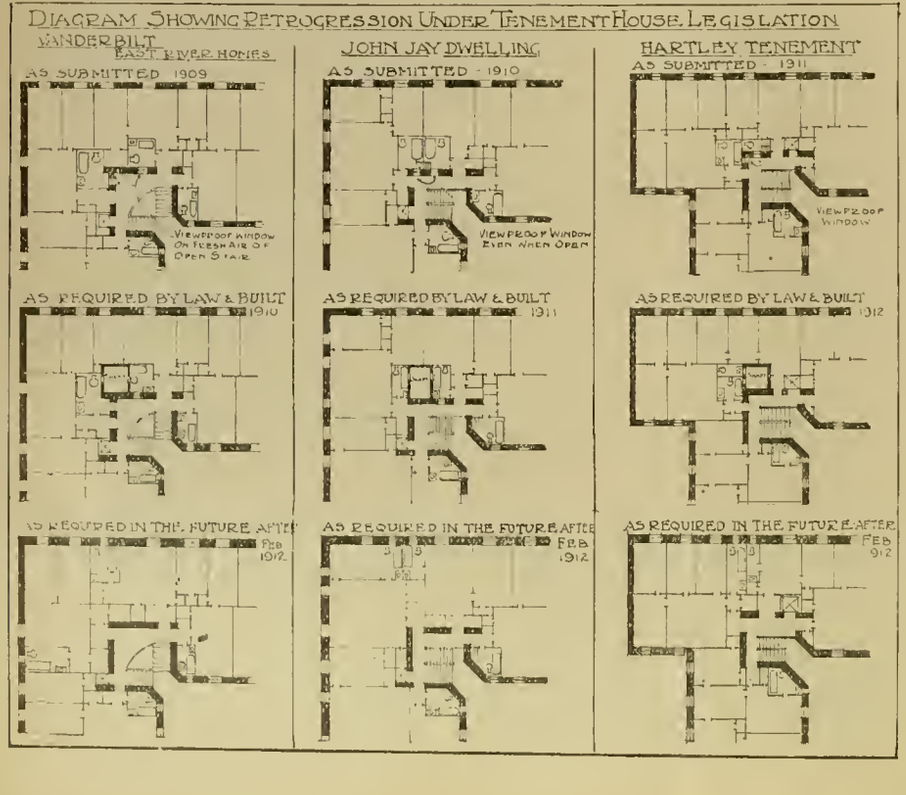
A Backward Step.

It has seemed to the Tenement Economies Society, of which Prof. Charles F. Chandler is the president and Prof. George F. Canfield, a prominent member, that the recently enacted law, which hinders the development and perfection of the economic and efficient advantages of this type of open-stair tenement, is a backward step, however well this law may apply to other types of tenements.

Strange to say, the whole open-stair tenement scheme was illegal from 1900 until 1912, whatever may have been the law previously. The erection of all these open-stair tenements in New York City, being a city of the first class, was only allowed through the discretion of a Tenement House Commissioner, who is supposed to have no discretion under a law which is mandatory. The law read between those dates thus: "all stair halls shall be inclosed on all sides with brick walls," and it was not until Feb., 1912, through the attention brought to the situation by the Tenement Economies Society, that these words were added: "except that one or more sides may be left open to the street, yard or court," thus legalizing the discretionary decision that had been made by a commissioner two or three years previously.

In this connection it may be interesting to note that our recently (May 31, 1913) enacted law for cities of the second class commits the same error, being taken verbatim from the otherwise excellent book by Mr. Veiller, entitled: "A Model Tenement Law" (published by Russell Sage Foundation, 1910). This law reads under Section 56: "all stair halls shall be enclosed on all sides with walls of brick or other approved fireproof material not less than 8 inches thick." The law does not yet contain the exception allowing open stairs, nor does it contain the other necessary provisions advocated by the Tenement Economies Society. Thus the erection of Open-Stair dwellings is prohibited by law where multiple dwellings of the interior stair type are acceptable.

While the pressing appeals from charitable societies are ringing in our ears, we should carefully survey our laws and particularly our tenement laws and see whether we are making progress or whether we may not be adding to the affliction of the needy by unscientific restrictions and demands.



New Catholic Church.

The French Catholic population of the city will have, upon the completion of the church soon to be started at Morningside avenue and 114th street, one of the most beautiful houses of worship in the city, as well as one unique in many respects. The church will be dedicated to Notre Dame de Lourdes, and be known as the Church of Notre Dame. Plans have been completed by Cross & Cross, architects, 10 East 47th street, and the building will be erected under their supervision.

The building will be constructed of limestone with cornice, pediments and column caps, richly ornamented, the whole in the style of Louis VI. The dome is modeled on the lines of the Invalides in Paris, better known as the Tomb of Napoleon. This dome, which is the most prominent architectural feature of the building has an inside diameter of 57 feet, and from curb line to the top of the statue which surmounts it, rises to a height of 215 feet.

The building when entirely completed, will have a seating capacity of about seven hundred, exclusive of choir and chancel accommodations. The interior of the building will be finished largely with a newly discovered tile, which possesses peculiar acoustic qualities. The grotto is copied from the one in the cathedral at Lourdes, France. It is proposed to accommodate pilgrimages, which will be held at certain stated times, and for this reason has been designed with specially wide aisles and cloisters around the apse.

The building when completed will be a beautiful and noteworthy addition to the number of really magnificent ecclesiastical buildings already erected in this city.

Astor Building to be Larger.

William Vincent Astor has decided to add an area of more than 5,000 square feet to the building proposed for the Astor estate land at 2 to 18 West 33d street. The Astor operation, which will be made by a syndicate headed by Leslie R. Palmer, incorporated as the Thirty-second and Thirty-third Street Company, will be extended to cover the property at 5 and 7 West 32d street, which has just been obtained under a long-term lease by the syndicate. Through the acquisition of this property, the original building, planned to have an outlet at 9 West 32d street. Herman Lee Maeder and Charles A. Platt, associate, are the architects. The enlarged plan will afford a rentable area in the proposed structure of approximately 30,000 square feet to each of its twelve stories, which face the Waldorf-Astoria Hotel. Charles T. Wills, 286 Fifth avenue has the general contract.

Office Building for Worcester, Mass.

Cross & Cross, architects, 10 East 47th street, are preparing plans for an office building soon to be erected in Worcester, Mass. It will be built of brick, Indiana limestone and granite, on a frame of steel and reinforced concrete, and in equipment will include every possible convenience for its tenants. The building will be eleven stories in height and cover a plot 80x120 feet. In all probability a private plant for power and lighting purposes will be installed and the exhaust steam will be used to heat the building. Four electric elevators will be installed. The building will cost about $500,000. The plans are not in condition at the present time for the architects to make public further details or to state definitely when bids will be asked.

Theatre and Loft Building in 42d Street.

The Finance Company of Pennsylvania, George H. Earle, president; William Funk, secretary and treasurer, 1430 South Pennsylvania Square, Philadelphia, will soon start the erection of a sixteen-story theatre and loft building at 251-257 West 42d street, near 8th avenue, on a plot 80x160 feet. The Hoffman Company, architects, Empire Building, Philadelphia, has prepared plans. The cost is estimated at about $400,000. This project was announced more than a year ago, but the construction was held in abeyance.



Cross & Cross, Architects.

PROPOSED CHURCH OF NOTRE DAME.

Contract for Albany Courthouse.

The Board of Supervisors at Albany awarded the general contract this week to the William L. Crow Construction Co., 103 Park avenue, Manhattan, for the new county courthouse to be erected at Eagle, Columbia, Steuben and Lodge streets, Albany, at a cost of about $1,106,000. Plans, which were prepared by Hoppin & Koen, of 244 Fifth avenue, call for a building of white marble or granite exterior, four and six stories in height, 112x225 feet in size.

$300,000 Hotel for Brightwaters.

Frank M. Rogers, of Bayshore, Long Island, is having plans prepared by Charles M. Hart, Main street, Bayshore, for a five-story frame hotel, 40x120 feet, with three wings, to be erected at Brightwaters. The cost is estimated at about $300,000. Further details will be announced later.

George S. Brewster to Build.

Trowbridge & Livingston, 527 Fifth avenue, Manhattan, have been commissioned to prepare plans for a country residence for George S. Brewster, the banker, 49 Wall street, to be erected at Brookville, Long Island, on a tract of 190 acres. Further details cannot be given at this time.

Contract for Vanderbilt Residence.

William K. Vanderbilt, Sr., Grand Central Terminal, placed the general contract this week with John R. Hill, of Westbury, L. I., for his new residence, lodge, stable and garage, which he will erect at Jericho, L. I.

To Alter Fifth Av. Office Building.

C. P. H. Gilbert, 1123 Broadway, will soon receive estimates for remodelling the office building at 881 Fifth avenue, to cost more than $100,000. Plans are now in course of preparation. The name of the owner is for the present withheld.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN, N. Y.—Canarsie Council 164 J. O. U. A. M., H. C. Ryder, 9309 Flatlands av, Brooklyn, secretary of committee, contemplates the erection of a 3-sty brick or concrete lodge room and hall on Glenwood rd, near East 96th st. An architect will probably be selected by competition in March.

HOBOKEN, N. J.—The city of Hoboken, Martin Cooke, Mayor, contemplates the erection of a brick fire house in the 4th Ward, for which no architect has been selected.

GROTON, N. Y.—The Groton Masonic Lodge, B. Conger, chairman of building committee, contemplates the erection of a 3-sty hollow tile and brick Masonic temple building, 70x90 ft., for which no architect has been selected. The building will contain club rooms, banquet hall, stores and bowling alleys.

ROCHESTER, N. Y.—The Jewish Orphan Asylum of Western New York, Rochester, Sigmund Frensdorf, president, 228 Walton st, contemplates the erection of a Jewish orphan asylum to cost between $75,000 and $100,000. No architect has been retained.

JERSEY CITY, N. J.—The Jersey City Court 3, Foresters of America, Chas. H. Blohm, 286 Central av, chairman of building committee, contemplates the erection of a brick or stone temple here for which no architect has been selected.

ROCHESTER, N. Y.—The Grace Presbyterian Church, Rev. Walter B. Jorris, 9 Laurel av, contemplates the erection of a 1-sty brick auditorium on Lyell av, opposite Whitney st, at a cost of $20,000 to $25,000. No architect has been selected.

BUFFALO, N. Y.—All Saints Church, Rev. G. Herbert Gavilear, rector, 9 West Utica st, is receiving competitive sketches for a stone church to be erected in Michigan st, near Utica st, at a cost of $40,000. No architect has been selected.

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PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—B. Baltowsky, 528 Chester st, owner, is taking bids on sub-contracts for a 4-sty brick tenement, 50x90 ft, to be erected at the northwest corner of Stone and Riverdale avs, from plans by S. Millman & Son, 1780 Pitkin av, architects. Cost, about $60,000.

WEST NEW YORK, N. J.—Francis A. Gallow, Tuckahoe, N. Y., architect, is taking bids for a 3-sty flat, 25x67 ft, to be erected at the southwest corner of 15th and Jackson sts, for E. D'Urgola, 567 15th st, owner and lessee. Cost, about $10,000.

MANHATTAN.—Henry B. Herts, 35 West 31st st, architect, is taking bids for alterations to the residence at 2034 Madison av, for store and apartment purposes. The Dominion Trust Co. 510 Pennsylvania st, Pittsburgh, Pa., is owner. Cost, about $7,500.

CHURCHES.

PAINTED POST, N. Y.—Otis Dockstader, 101 West Church st, Elmira, N. Y., is preparing sketches for a church to be erected here for the Painted Post Baptist Church, Rev. Mr. Snyder, pastor.

NEWARK, N. Y.—H. L. Larzolere, 528 Mercantile Building, Rochester, N. Y., has nearly completed plans for remodeling the 3-sty brick and reinforced concrete church and Sunday school at the corner of Church and Maple sts for the Presbyterian Church of Newark, Rev. C. M. Creighton, pastor, 7 William st, C. P. H. Vary, 12 William st, chairman of building committee. Bids will be taken by architect about March 3. Cost about $50,000.

DWELLINGS.

KEANSBURG, N. J.—George C. Brokhouse, 402 Washington st, Hoboken, N. J., architect, is taking bids for a residence to be erected at New Point, Comfort Beach, for Maximilian Austin Koerber, 199 Franklin st, N. Y. C., owner. Cost, about $3,500.

BROOKLYN.—N. Loverdi, 700 4th av, Brooklyn, owner, is ready for bids on the general contract for two 3-sty brick residences, 19 x51 ft, and 1-sty brick stable, 20x30 ft, to be erected at 192-194 27th st, from plans by C. P. Cannella, 60 Graham av. Cost, about $18,000.

WUMPAGE SHORES, L. I.—George E. Matthews, 27 Pine st, N. Y. C., architect, is taking bids for a 2½-sty brick and frame residence, 50x110 ft, to be erected near Port Washington for Dr. H. T. Galpin, care of architect, owner. Cost, abont $30,000.

MOUNT VERNON, N. Y.—Robert B. Scott, 213 North Fulton av, owner, is taking bids for a 2½-sty hollow tile and stucco residence to be erected on Villa av, east of Westchester av, from plans by P. H. Ogden, 135 Urban st, architect. Cost, about $15,000.

GREAT NECK, L. I.—George J. Hardway, 347 5th av, N. Y. C., has prepared plans for a 2½-sty frame residence to be erected here for George Stanley, care of architect, owner. Cost, about $15,000. Plans are now ready for bids.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Gustavus Staehlin, 238 Washington st, architect, is taking bids for a 1-sty brick, steel and reinforced concrete addition to the stock house at the northeast corner of Belmont av and Montgomery st, for the Gottfried Krueger Brewing Co., corner Belmont av and West Kinnet st. Cost, about $9,000.

HOSPITALS AND ASYLUMS.

SNAKE HILL.—C. Frederick Long, 1 Montgomery st, Jersey City, N. J., has completed plans for a 3-sty brick addition, 77x124 ft, to the Insane Asylum here in Hudson County, for the Board of Freeholders of Hudson County, Court House, Jersey City, Walter O'Mara, clerk. Cost, about $50,000. Bids will be called for about March 1.

OVERBROOK, N. J.—The Board of Chosen Freeholders of Essex County, Court House, Newark, N. J., is taking bids to close March 16 for additional building to the Tuberculosis Hospital in Essex County, from plans by the County Board of Supervising Architects (associated)—John F. Capen, Ordway Building, Newark; Herman H. Kreitler, 45 Clinton st, Newark; and Joseph B. Allen, 11 Sanford av, Irvington, N. J. Runyon & Carey, 120 Market st, Newark, are steam, ventilating and electrical engineers. Cost, about $285,000.

MUNICIPAL WORK.

NEWARK, N. J.—The Passaic Valley Sewerage Commission, John S. Gibson, clerk, Essex Building, Clinton st, is taking bids to close March 10 at 2 P. M., for foundations and connections to the Newark Bay Pumping Station, west side Newark Bay on Newark Meadows, from plans by William Brown, 31 Clinton st, chief engineer.

PUBLIC BUILDINGS.

SCHOHARIE, N. Y.—The Board of Supervisors, Dr. H. I. Kingsley, is taking bids to close March 3 at 12 M., for a 2-sty stone county building to be erected here from plans by Demers, Mosley & Campaigne, 201 Ilium Building, Troy, N. Y., architects. Cost, about $27,000. The Amsterdam Building Co., 43 West 27th st, W. H. Fissell & Co., 1133 Broadway, both of Manhattan; John Thatcher & Son, 60 Park av, Brooklyn; Phelps & McAllister, Orange, N. J., and George T. Kelly, 22 John st, Yonkers, N. Y., are among those submitting bids.

SCHOOLS AND COLLEGES.

GLEN COVE, L. I.—Frank Helmle, 190 Montague st, Brooklyn, architect, is taking new bids for the 1½-sty limestone and granite school and convent for St. Patrick's R. C. Church, Rev. Father Bernard O'Reilly, pastor, Glen st.

BROOKLYN.—The Brooklyn Institute of Arts and Sciences, Academy of Music Building, Lafayette av, between St. Felix st and Ashland pl, is taking bids to close March 5 at 3 P. M. at the office of the Department of Parks for the completion of Buildings F and G at Eastern Parkway and Washington av, from plans by McKim, Mead & White, 101 Park av, N. Y. C., architects.

FREEPORT, L. I.—Bids will close March 7 for the school to be erected at Columbia av, Orchard st and Rutland rd, Nassau County, for the Board of Education of Union School District 9, Town of Hempstead. C. M. Hart, Main st, Bayshore, L. I., is architect. Nygren, Tenney & Ohmes, 101 Park av, N. Y. C., are heating and ventilating engineers. Cost, about $60,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—J. S. Maher, 431 West 14th st, architect, is taking bids for a 3-sty brick and stone loft building, 44x145 ft., to be erected at Beekman, Water and Front sts, for M. Livingston, 431 West 14th st, owner.

FORT LEE, N. J.—A. A. Hayek, Edgewater, N. J., architect, is taking bids for a 1½-sty brick and concrete studio building and factory building, 80x120 ft each, to be erected at the northwest corner of Linwood av and Main st, for the Willat Film Manufacturing Corporation, 220 West 42d st, N. Y. C., owner. John O. Devlin Co., Woolworth Building, N. Y. C., is general contractor for factory building. Cost, about $90,000.

MANHATTAN.—Robert B. Bowler, 101 Park av, architect, is taking bids for extensions and alterations to the factory at 34-36 West 46th st, for stores, offices and studio purposes, for Robert P. Bowler, 2 Rector st, owner. Cost, about $25,000.

FACTORIES AND WAREHOUSES.

TROY, N. Y.—Stanton P. Lee, 311 Frear Building, architect, is taking bids for a 4-sty brick addition to the factory in River st, for the Hall Hartwell Co., James McKay in charge, 547 River st. Cost, about $60,000.

THEATRES.

BROOKLYN.—J. C. Wandell, 4 Court sq, architect, is taking bids for a 2-sty brick moving picture theatre, 133x32 ft., to be erected in the north side of Chauncey st, 132 ft. west of Broadway, for Julius Hilder, Hotel Astor, Broadway and 44th st, N. Y. C., owner. Herman Mayer, 1746 Broadway, Brooklyn, is lessee. Cost about $30,000.

UNION HILL, N. J.—Edward Monahan, Woodcliff, N. J., architect, is taking bids for a 1-sty brick moving picture theatre, 60x130 ft, to be erected on the north side of Golden Lane, near Bergenline av, for R. L. Stoier, 421 Bergenline av, owner. The Temple Theatre Amusement Co., Temple Court, 421 Bergenline av, is lessee. Cost, about $20,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BLEECKER ST.—Herman N. Lubet, 919 Tiffany st, is preparing plans for alterations to 247 Bleecker st for tenement and loft purposes. L. E. Stern, 138 West 136th st, is owner. Cost about $4,000.

4TH ST.—Samuel Sass, 32 Union sq, is preparing plans for a 6-sty tenement, 46x96 ft., to be erected at 307-309 East 4th st for Dr. J. Prager, 309 East 4th st, owner. Cost about $50,000. Plans will be ready about March 10.

CANAL ST.—David Bleyer, 545 East 139th st, is preparing plans for alterations to the brick tenement at the northeast corner of Canal and Orchard sts for the estate of Samuel Silberman, 83 Canal st, owner. Levey Bros., at site, are lessees. Cost about $5,500.

2D AV.—J. C. Wandell, 4 Court sq, Brooklyn, has plans for alterations to the 4-sty brick tenement at 318 2d av, N. Y. C., for Alex Leimberg, 156 15th st, Brooklyn, owner and builder. Cost about $8,000.

175TH ST.—George F. Pelham, 30 East 42d st, has completed plans for three 6-sty apartments, 50x96.2 ft., to be erected in the north side of 175th st, 100 ft. east of St. Nicholas av, for Mose Goodman Corp., 117 West 119th st, owner. Cost about $150,000.

153D ST.—Schwartz & Gross, 347 5th av, have completed plans for the 5-sty flat, 60x87.11 ft., to be erected in the north side of 153d st, 240 ft. east of Amsterdam av, for the Alex. Grant Construction Co., 714 West 181st st, owner. Cost about $40,000.

HAMILTON ST.—Chas. Gallo, 60 Graham av, Brooklyn, has completed plans for the 6-sty tenement, 32x50.5 ft., to be erected in the north side of Hamilton st, 244.5 ft. east of Catherine st, for Luigi Torregrossa, 18 Monroe st, owner. Cost about $16,000.

65TH ST.—Jas. W. Cole, 403 West 51st st, has completed plans for alterations to the 5-sty tenement 11 West 65th st for the Reed Realty Co., 99 Nassau st, owner. Cost about $10,000.

118TH ST.—Henry Regelmann, 133 7th st, has completed plans for interior alterations to two 4-sty tenements 204-8 East 118th st for Mrs. A. L. Laird, 127 East 7th st, owner. Cost about $4,000.

71ST ST.—Franklin M. Small, 265 Broadway, has completed plans for alterations to the 5-sty tenement 100 West 71st st for Samuel J. Reckendorfer, 45 West 56th st, owner. Cost about $7,000.

2D AV.—John C. Wandell Co., 4 and 5 Court sq, Brooklyn, has completed plans for alterations to the 4-sty tenement 318 2d av for Alex. J. Leimburg, 156 15th st, Brooklyn, owner. Cost about $6,000.

FACTORIES AND WAREHOUSES.

24TH ST.—Frank F. Ward, 203 Broadway, has completed plans for an addition to the 5-sty brick factory, 25x98 ft., at 417 East 24th st for the Bishop Gutta Percha Co., Henry D. Reed, vice-president, 420 East 25th st, owner. Cost about $30,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids February 24 for installing electric equipment in new P. S. 115. All bids were laid over.

STORES, OFFICES AND LOFTS.

31ST ST.—Wallis & Goodwillie, 56 West 45th st, are preparing plnas for a 12-sty loft building, 86x98 ft., to be erected at 31-37 East 31st st, for the George Backer Construction Co., 56 West 45th st, owner, George Backer, president. Cost about $350,000. The owner will build and take bids on masonry.

25TH ST.—The Hamburg-American Line, W. A. Ram, in charge, foot of 1st st, Hoboken, N. J., is having plans prepared privately for a 2-sty brick steel and corrugated iron office building and ticket office to be erected at the foot of West 25th st and North River, Pier 65 N. R. Permission has not as yet been granted by the city of New York for building same. Cost, about $40,000.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, is preparing plans for alterations to the 5-sty brick and stone office building, 54x175 ft., at 881 5th av, and will soon take bids from a selected list of contractors. Cost about $100,000.

43D ST.—Stuckert & Sloane, Crozer Building, Philadelphia, Pa., have been commissioned to prepare plans for installing a restaurant at 106 West 43d st. Horn & Hardart Co., 1559 Broadway, N. Y. C., are lessees.

52D ST.—The M. J. Callahan Heating Co. will make alterations to the 4-sty building, 343 West 52d st, for their own occupancy.

THEATRES.

42D ST.—The Hoffman Co., Room 501, Empire Building, Philadelphia, Pa., is preparing preliminary plans for a 16-sty brick, hollow tile and steel theatre and loft building, 80x160 ft, to be erected at 251-257 West 42d st, for the Finance Co. of Pennsylvania, George H. Earle, president. Cost, about $400,000.

MISCELLANEOUS.

7TH AV.—Bids for the construction of Section No. 6-A of Routes Nos. 4 and 38, the Seventh avenue subway in Manhattan, will be opened by the Public Service Commission on March 12 at 12.15 p. m. This section is the junction of the new Seventh avenue subway with the existing subway near Times sq, and covers that portion of the new line from a point 100 ft. south of 43d st to a connection with the existing line north of Times sq.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TIEBOUT AV.—Chas. S. Clark, 443 East Tremont av, is completing plans for a 5-sty tenement, 65x90 ft, to be erected on the east side of Tiebout av, 96 ft south of Fordham rd, to cost about $65,000. A. Hamilton & Son, 114 East 28th st, have the general contract.

178TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing sketches for two 5-sty brick apartment houses to be erected in the north side of 178th st, 98 ft. west of Boston rd, for Patrick J. O'Rourke, 3185 Hull av, owner and builder.

TIFFANY ST.—Harry T. Howell, 149th st and 3d av, is preparing plans for two 5-sty tenements, 100x100 ft., to be erected in the east side of Tiffany st, 150 ft. north of 165th st, for the Tiff Building Co., Peter Sinnott, president, 967 East 165th st, owner and builder. Cost about $100,000.

176TH ST.—Tho Kreymborg Architectural Co., 1029 East 163d st, will prepare plans for a 5-sty apartment house to be erected at 176th st and Clinton av for Mitchell & McDermott, 1094 Southern Boulevard, owners.

165TH ST.—Neville & Bagge, 215 West 125th st, are preparing plans for five 5-sty brick tenements, 50x100 ft., to be erected in the south side of 165th st, between Clay and Teller avs, for the Wennegan Construction Co., E. Wennegan, 1078 Teller av, president and owner. Cost about $300,000.

HALLS AND CLUBS.

PROSPECT ST.—Herman N. Lubet, 919 Tiffany st, is preparing plans for alterations to the Prospect College Inn at Prospect av and 162d st, for cabaret and dance hall purposes. Baron & Davis, on premises, are owners. Cost about $1,500.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were opened February 24 by the Board of Education for the erection of outside iron stairs at Evander Childs High School. A. W. King, low bidder at $2,892.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

38TH ST.—M. A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for two 2-sty frame flats for four families, 20x100 ft, to be erected in the south side of 38th st, 100 ft each of 15th av, for the Sherman Holding Co., 158 East 8th st, Brooklyn, owner and builder. Cost, about $5,000 each.

WINDSOR PL.—Eisenla & Carlson, 16 Court st, are preparing plans for a 4-sty flat, 114x55 ft., to be erected at the southwest corner of Windsor and Terrace pl, for William M. Calder, 1648 11th av, owner and builder. Cost about $50,000.

39TH ST.—M. A. Cantor, 29 West 38th st, N. Y. C., is preparing plans for two 2-sty frame flats, 20x100 ft., for four families, to be erected in the north side of 39th st, 100 ft. west of 15th av, for the Sherman Holding Co., Oscar Sherman, 158 East 8th st, owner and builder. Cost about $5,000 each.

8TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty apartment house, to be erected in the south side of South 8th st, 42.11 ft. east of Driggs av, for the Keap Construction Co.

DEAN ST.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for a 4-sty flat, 25x100 ft, to be erected in the north side of Dean st, between 3d and 4th avs, for Levy & Baird, 44 Court st, owners and builders. Cost, about $20,000.

SIEGEL ST.—Shampan & Shampan, 772 Broadway, are preparing plans for two 5-sty brick apartments, 100x87 ft., to be erected in Siegel st, near White st, for H. Mayer, care of architect, owner and builder. Cost about $80,000.

CHURCHES.

NEWKIRK AV.—Work has not yet been started on the extension to the church at the southeast corner of Newkirk av and East 28th st for St. Stephen's Lutheran Congregation, 448 East 28th st, Brooklyn, owner. W. H. Ludwig, 801 Eastern Parkway, is architect. Gustav Ericsson, 253 Broadway, is general contractor. Cost about $20,000.

DWELLINGS.

15TH AV.—M. A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for seven 3-sty brick and stucco residences, 20x100 ft., to be erected at the northwest corner of 15th av and 38th st, for the Sherman Holding Co., Oscar Sherman, 158 East 8th st, owner and builder. Total cost, about $46,500.

19TH ST.—Benjamin Dreisler, 153 Remsen st, is preparing plans for a 2½-sty residence, 26x41 ft., to be erected in the east side of East 19th st, 120 ft. south of Av Q, for Howard Voorhees, 1281 Ocean av, owner and builder. Cost about $5,000.

HOSPITALS AND ASYLUMS.

CLARKSON AV.—Lewis F. Pilcher, capitol, Albany, is completing plans for a power plant to be erected at the Long Island State Hospital, Clarkson av, Flatbush, for the State of New York Hospital Commission. Cost, about $125,000.

LIBRARIES.

VISITATION PL.—Richard A. Walker, 16 East 47th st, N. Y. C., is preparing plans and will take bids from a selected list of contractors about the first of April for a 1-sty Carnegie library to be erected at the southwest corner of Visitation pl and Richards st for the Committee for the Erection of Carnegie Libraries, Frank P. Hill, librarian. Cost about $45,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids February 24 for the general construction of P. S. 169, T. A. Clarke Co., low bidder, at $194,300; for plumbing and drainage of same school, Wells & Newton Co., of N. Y., at $13,389.

STORES, OFFICES AND LOFTS.

BOERUM ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 6-sty brick and reinforced concrete loft building, 65x100 ft., to be erected in Boerum st, near Broadway, for S. Shindlman, care of architect, owner. Cost about $50,000.

MISCELLANEOUS.

10TH ST.—A. L. L. Martin, Sewer Department, 215 Montague st, engineer, has completed plans for the superstructure of the 2-sty pumping station, 76x128 ft., to be erected at the southwest corner of 10th st and Av V for the City of New York, Lewis H. Pounds, president Borough of Brooklyn. Cost about $100,000. Bids will be taken about April 1.

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Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, L. I. City, is preparing plans for four 4-sty brick tenements, 50x90 ft., to be erected on the west side of Vanderventer av, between 11th and 12th avs, for Daniel J. Lahey, Tremont and Ellis avs, owner. Cost about $120,000.

LONG ISLAND CITY.—Frank J. Schefcik, southeast corner of Park av and 176th st, N. Y. C., is preparing sketches for a 4-sty tenement. 37x60 ft., to he erected on the west side of 3d av, 100 ft. south of Grand st, for Frank Zvanovee, 70 Wilson st, L. I. City, owner. Cost about $30,000.

DWELLINGS.

DOUGLASTON, L. I.—Josephine W. Chapman, 4 West 40th st, N. Y. C., is preparing plans for a 2½-sty frame and stucco residence, 38x42 ft., to he erected at Knowlwood av and East drive, for the Douglas Manor Homes Co., this place, owner. Cost about $8,000. Estimates will be taken by the architect.

ROCKAWAY BEACH, L. I.—J. B. Smith, Hammels, L. I., is preparing plans for a 2½-sty frame residence, 26x34 ft., to be erected on the east side of Eldert av, 450 ft. south of Boulevard, for Mrs. Schneider, at site, owner. Cost abont $4,500.

Richmond.

HALLS AND CLUBS.

GREAT KILLS, S. I.—W. S. Boyd, 203 West 14th st, N. Y. C., has been commissioned to prepare plans for a 2-sty yacht clubhouse, 40x80 ft, for the Great Kills Yacht Club, this place, owner. Cost, about $10,000.

Suffolk.

DWELLINGS.

AMITYVILLE, L. I.—Mr. Ball, of this place, contemplates the erection of a 2½-sty hollow tile residence, 30x34 ft., from private plans. Cost about $7,000.

HOTELS.

BAYSHORE, L. I.—Chas. M. Hart, Main st, is preparing plans for a 5-sty frame hotel, 40x120 ft., to he erected at Brightwaters, for Frank M. Rogers, this place, owner. Cost about $300,000.

MUNICIPAL WORK.

BAYSHORE, L. I.—C. M. Hart, Main st, Bayshore, has nearly completed plans for a 2-sty brick and stone fire house, 40x65 ft., to he erected here for the Bayshore Fire Department, Chief Louis Holtje, Bayshore. Cost about $15,000.

Westchester.

DWELLINGS.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 25th st and Broadway, N. Y. C., has completed plans for a 2½-sty brick and stone residence, 35x145 ft., to be erected on South Broadway for David L. Luke, 353 West 87th st, N. Y. C., owner. Bids will be taken about April 1.

RYE, N. Y.—Chester A. Patterson, 262 Main st, New Rochelle, has been commissioned to prepare plans for remodeling the 2½-sty frame residence for Mrs. Julius Cohen, Forest av, owner.

NEW ROCHELLE, N. Y.—Chester A. Patterson, 262 Main st, is preparing plans for a 2½-sty frame and stucco residence to be erected at Rochelle Heights for Mrs. Alice P. Hudson, Brookdale av, owner. Cost about $12,000.

FACTORIES AND WAREHOUSES.

MOUNT VERNON, N. Y.—C. B. Comstock, 110 West 40th st, N. Y. C., is preparing plans for a brick motor vehicle plant to be erected on South Fulton av for the Ward Motor Vehicle Co., Concord av and 143d st, Robert B. Ward, president. Bids will probably be received about March 15 by architect.

HALLS AND CLUBS.

RYE, N. Y.—Frank A. Moore, 542 5th av, N. Y. C., is preparing plans for alterations to the 2½-sty frame club for the Apawamis Golf Club, Highland rd, owner, and will soon call for bids on general contract.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—The Board of Education of Yonkers, C. P. Easton, president, contemplates the erection of an addition to school 18 at Park Hill av and Chauncey st, from plans by T. Howard Chamberlain, 18 South Broadway, architect.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

174TH ST (sub.).—Brand & Silverstein, 4014 Park av, have received the contract for iron work necessary for the two apartments to be erected at the northeast corner of 174th and Park av, for the Co-Free Realty Co., owner. Maximilian Zipkes, 220 5th av, is architect. Cost, about $100,000.

BROADWAY.—The Siegel Construction Co., 187 East 93d st, has received the general contract for alterations to the 5-sty brick apartment with stores on the east side of Broadway, 100 ft. south of 104th st, for A. Shapiro, 245 West 130th st, owner. John P. Boyland, Fordham rd and Webster av, is architect. Cost about $12,000.

87TH ST.—(Sub.)—Ravitch Bros., 131 East 23d st, have received the structural steel contract for the 9-sty apartment house, 67x85 ft., to be erected at 302-308 West 87th st for the Coast Construction Co., Samuel G. Hess, president, 149 Broadway, owner and builder. Rouse & Goldstone, 38 West 32d st, are architects. Cost about $200,000.

LONG ISLAND CITY.—Frank Wall, 101 Jamaica av, L. I. City, has received the general contract to erect a 4-sty brick tenement, 45x80 ft., on the north side of Flushing av, 89 ft. east of Rapalye av, for Louis Gratros, 889 Columbus av, N. Y. C. Frank Chmelik, 796 2d av, L. I. City, is architect. Cost about $18,000.

BANKS.

BROADWAY.—Jennings & Welstead, 227 West 50th st, have received the general contract on a percentage basis for alterations to the bank and office building at the corner of Broadway and 8th av, for Amos F. Eno, 13 South William st, owner. Gotham National Bank, Henry H. Bizallion, president, 990 8th av. Herbert M. Baer, 665 5th av, is architect. Cost about $10,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Adam Kirchhoff, Mayflower av, has received the general contract to make alterations to the 2½-sty frame residence, 50x75 ft, at Premium Point Park, for Theo. C. Marcean, on premises, owner. Chester A. Patterson, 262 Main st, New Rochelle, is architect. Cost, about $12,000.

BELLE HARBOR, L. I.—J. C. Lyons Sons, 30 East 42d st, N. Y. C., have received the general contract to erect a 2½-sty hollow tile and stucco residence, 32x48 ft., and garage on the east side of Park av, 80 ft. south of Newport av, for F. R. Peixotto, 55 John st, N. Y. C., owner. Dodge & Morrison, 135 Front st, N. Y. C., are architects. Cost about $10,000.

FACTORIES AND WAREHOUSES.

1ST AV.—The Murray Hill Construction Co., 47 West 34th st, has received the general contract to alter the brewery at the southeast corner of 1st av and 38th st for Kips Bay Brewing & Malting Co., on premises, owner, Hugh P. S. Kelly, president. John P. Voelker, 979 3d av, is architect.

BROOKLYN.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect the 6-sty reinforced concrete building, 55x95 ft., in Front st, Brooklyn, for A. Zerega & Sons, manufacturers of macaroni.

WEST NEW YORK, N. J.—The Vrooman Construction Co., 5391 Boulevard, North Bergen, N. J., has received the general contract to erect a 1-sty power house and 4-sty brick silk mill on Hudson av, between 18th and 19th sts, for the Catoir Silk Co., 257 4th av, N. Y. C., owner. Philip Weilbacher, 85 Boraem av, Jersey City, N. J., is architect. Cost about $75,000.

STABLES AND GARAGES.

51ST ST.—Theodore Starrett Co., 103 Park av, has received the general contract to alter the stable at 109 West 51st st for garage purposes. Roswell P. Flower, 49 Broadway, is owner. C. C. Thain and William A. Hewlett, 1181 Broadway, are architects.

STORES, OFFICES AND LOFTS.

149TH ST.—The American Real Estate Co., 527 5th av, has received the general contract to erect the 2-sty brick stores, 50x80 ft., at 371-373 East 149th st, for the Edgewater Realty Co., E. D. Coulter, president, 524 Willis av. Taylor & Levi, 105 West 40th st, are architects. Cost, about $15,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—The General Contracting & Engineering Co., 29 Broadway, N. Y. C., has received the general contract for the superstructure of the 1-sty shed and pier 14 for the Central R. R. of New Jersey, 143 Liberty st, owner, George T. Baer, president. J. O. Osgood, care of owner, is chief engineer. George B. Spearin, 90 West st, N. Y. C., is contractor for pier and dock.

BROOKLYN.—The New York Municipal Railway Corporation has been authorized by the Public Service Commission to award the contract for the construction of Section No. 2 of the Lutheran Cemetery line, in Brooklyn, to F. W. Burnham, the lowest bidder, for $143,225.40. The Lutheran Cemetery extension will be an elevated railroad, connecting the Myrtle av line at Wyckoff av, Ridgewood, with Lutheran Cemetery. Section No. 1, from the Myrtle av line to Fresh Pond rd, is already under construction. The work to be done by Mr. Burnham covers that portion of the line between Fresh Pond rd and Metropolitan av. Mr. Burnham's contract calls for the construction of an elevated railroad sturcture about 1,050 ft. in length and an approach about 315 ft. long, together with concrete retaining walls, earth fill, removal of a boiler house, switch plant, signal tower, etc.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

STORES, OFFICES AND LOFTS.

CANAL ST, 137, 2-sty brick lofts and store, 18x13; cost, $5,000; owner, Bernard Cohen, 113 2d av; architect, George F. Pelham, 30 East 42d st. Plan No. 59.

STORES AND TENEMENTS.

ST. NICHOLAS AV, e s, 674 n 150th st, 5-sty brick tenement, 75x88; cost, $75,000; owner, Dayton Bldg. Co., Inc., Harris Maran, Pres., 132 Nassau st; architect, Samuel Sass, 32 Union sq. Plan No. 53.

THEATRES.

116TH ST, 322-324 East, 1-sty brick moving picture theatre, 33x100; cost, $8,000; owner, Nicholas Confarti, 324 East 116th st; architects, Gross & Kleinberger, Bible House. Plan No. 56.

MISCELLANEOUS.

BROADWAY AND NAGLE AV, n e cor, advertising fence, 84x8; cost, $125; owner, Wm. Rankin, 119 West 77th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 57.

BROADWAY AND 129TH ST, s w cor, advertising fence, 45x8; cost, $90; owners, Mary E. Pinkney Estate, Chas. E. Littlefield, administrator, 111 Pine st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 58.

175TH ST & BROADWAY, s e c, frame fence, 25x8; cost, $200; owner, Estate of Robert E. Westcott, 52 William st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 54.

JUNCTION OF 174TH ST, BROADWAY & WADSWORTH AV, frame fence, 75x8; cost, $350; owner, T. Edwin Ward, 190 Riverside Drive; architect, Wm. G. Browne, 220 West 42d st. Plan No. 55.

AMSTERDAM AV, 1860-66, advertising fence, 100x8; cost, $150; owners, Church of St. Catherine, Patrick E. McCorry, rector, 506 West 153d st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 60.

Bronx.

STORES AND TENEMENTS.

163D ST, s s, from Stebbins av to Rogers pl, three 5-sty brick tenements, slag roof, 76x72, 7Sx68; cost, $135,000; owners, Grossman Bros. & Rosenbaum, 133d st & Willow av; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 82.

MISCELLANEOUS.

ARTHUR AV, s e cor 178th st, 2-sty frame shed, 16x28; cost, $200; owner, Louise Schultz, Atlantic City; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 81.

WATSON AV, s s, 135 w Castle Hill av, 1-sty frame toilet, 13x18; cost, $900; owner, Church of the Holy Family, 1071 Castle Hill av; architect, John Schwalhenberg, 2060 Westchester av. Plan No. 83.

Brooklyn.

DWELLINGS.

ETNA ST, s s, 107.9 e Norwood av, two 2-sty brick dwellings, 20x45, tin roof, 1 family each; total cost, $7,000; owner, Henry Bleg, 185 Etna st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 928.

ETNA ST, s s, 62 e Norwood av, two 2-sty brick dwellings, 20x45, tin roof, 1 family each; total cost, $7,000; owner, Henry Bleg, 185 Etna st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 929.

ETNA ST, s e cor Norwood av, three 2-sty brick dwellings, 20x45, tin roof, 1 family each; total cost, $10,500; owner, Henry Bleg, 185 Etna st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 930.

AV J, s e cor E 39th st, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, $8,000; owner, C. Kappelmann, 804 Jefferson av; architect, Henry Loeffler, 804 Jefferson av. Plan No. 927.

SUTTER AV, s s, 80 e Railroad av, 2-sty brick dwelling, 20x44, gravel roof, 2 families; cost, $3,000; owners, Lint, Butcher & Ross, Inc., 30 Church st, N. Y. C.; architect, Ernest Dennis, 241 Schenck av. Plan No. 921.

BARBEY ST, w s, 185 s Hegeman av, 2-sty brick dwelling, 20x40, gravel roof, 2 families; cost, $2,800; owner, Michael De Lia, 806 Barbey st; architect, Ernest Dennis, 241 Schenck av. Plan No. 963.

WEST 30TH ST, s e cor Mermaid av, 1-sty frame dwelling, 18x42, shingle roof, 1 family; cost, $1,000; owner John Vietti, 262 West 43d st, New York; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 967.

WEST 32D ST, e s, 180 s Mermaid av, four 2-sty brick dwellings, 17.9x80, slag roof, 2 families each; total cost, $24,000; owner, Marion S. Adler, 134 Henry st, N. Y.; architect, Chas. M. Straub, 147 4th av, N. Y. Plan No. 968.

WEST 36TH ST, w s, 240 s Mermaid av, 2-sty frame dwelling, 20.6x36, shingle roof, 2 families; cost, $2,800; owner, Chas. S. Hoffman, 1906 Broadway, N. Y.; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 957.

76TH ST, n s, 230 w 15th av, six 2-sty brick dwellings, 13.4x44, gravel roof, 1 family each; total cost, $10,800; owner, Jos. M. Roth, 1540 71st st; architect, M. D. Foot, 1432 75th st. Plan No. 953.

AV N, s s, 16.8 e East 9th st, five 2-sty frame dwellings, 16.8x32, tin roof, 1 family each; total cost, $20,000; owner, Catharine Courtney, 703 Carroll st; architects, Slee & Bryson, 154 Montague st. Plan No. 959.

AV N, s e cor East 9th st, 2-sty frame dwelling, 16.8x32, tin roof, 1 family; cost, $4,000; owner, Catharine Courtney, 703 Carroll st; architects, Slee & Bryson, 154 Montague st. Plan No. 958.

VAN SICLEN AV, e s, 141 n 86th st, fourteen 2-sty frame dwellings, 18.6x43, tin roof, 1 family each; total cost, $42,000; owner, Milford Const. Co., 997 Dumont av; architects, Cohn Bros., 361 Stone av. Plan No. 998.

67TH ST, s s, 180 e 13th av, 2-sty brick dwelling, 20x52.6, tin roof, 2 families; cost, $3,500; owner, Marcello Buonasera, 6007 14th av; architect, Angelo H. Martire, 6005 14th av. Plan No. 988.

86TH ST, s s, 17.8 e 20th st, three 1-sty stores and dwellings, 23x55, gravel roof, 2 families each; total cost, $10,500; owner, Etta Ehrlich, 8714 21st av; architect, Thos. Bennett, 3d av, cor. 52d st. Plan No. 991.

FACTORIES AND WAREHOUSES.

BAYARD ST, n s, 132 w Graham av, 2-sty brick storage, 67x95, slag roof; cost, $4,500; owner, Peter Schwarz, 50 Meeker av; architect, Wm. Richter, 4411 18th av. Plan No. 918.

STABLES AND GARAGES.

PARK PL, s s, 100 e Rogers av, 2-sty brick garage, 24x126.9; slag roof; cost, $10,000; owner, Jas. J. Cozine, 759 Lincoln pl; architect, A. Luplen, 1204 Carroll st. Plan No. 944.

WEST 15TH ST, w s, 680 n Neptune av, 1-sty frame stable, 10x15, gravel roof; cost, $100; owner, Guiseppe Esposito, on premises; architect, W. J. Conway, 400 Union st. Plan No. 1003.

PRESIDENT ST, s s, 440 e Kingston av, 1-sty brick garage, 17.6x25, gravel roof; cost, $500; owner, Grace E. Street, on premises; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 1008.

STORES AND DWELLINGS.

CORTELYOU RD, n s, 65.2 e East 21st st, 1-sty brick store and dwelling, 28.10x55, slag roof, 2 families; cost, $2,000; owner, Wm. Meruk, Broadway and Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 947.

CORTELYOU RD, n e cor East 21st st, 1-sty brick store and dwelling, 36x55, slag roof, 2 families; cost, $2,000; owner, Wm. Meruk, Broadway and Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 948.

FLATBUSH AV, n w cor Newkirk av, six 3-sty brick store and dwellings, 20x60, gravel roof, 2 families each; total cost, $36,000; own-

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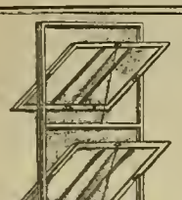
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Plans Filed, New Buildings, Brooklyn (Cont.)

er, Lancaster Realty Co., 44 Court at; architect, Simon B. Eisendrath, 500 5th av, N. Y. Plan No. 951.

15TH AV, n w cor 38th st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $7,500; owner, Sherman Holding Co., 1480 38th st; architect, Maxwell A. Cantor, 39 West 38th st, N. Y. Plan No. 986.

15TH AV, w s, 20 n 38th st, six 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, $39,000; owner, Sherman Holding Co., 1480 38th st; architect, Maxwell A. Cantor, 39 West 38th st, N. Y. Plan No. 985.

STORES AND TENEMENTS.

SNEDIKER AV, e s, 100 s Livonia av, four 3-sty brick tenements, 25x66, gravel roof, 6 families each; total cost, $60,000; owner, Louis Halperin, 1414 Lincoln pl; architects Cohn Bros., 361 Stone av. Plan No. 926.

CORTELYOU RD, n s, 36 e East 21st st, 1-sty brick store, 20x55, slag roof; cost, $1,500; owner, Wm. Meruk, Broadway and Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 946.

CLEVELAND ST, s w cor Belmont av, 4-sty brick tenement, 50x72, slag roof, 19 families; cost, $25,000; owners, Drapkin & Goldberg Const. Co., 501 Ashford st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1002.

86TH ST, s e cor 20th av, 1-sty brick store, 17x60, gravel roof; cost, $4,000; owner, Etta Ehrlich, 8714 21st av; architect, Thos. Bennett, 3d av, cor. 52d st. Plan No. 992.

LIBERTY AV, s s, 30 e Barbey st, 1-sty frame store, 10x40, slag roof; cost, $500; owner, Nathan Rothstein, 584 Liberty av; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 1004.

5TH AV, w s, 75 n 48th st, 2-sty brick stores, 25x97, slag roof; cost, $6,000; owner, Kate McCabe, 315 68th st; architect, Thos. Bennett, 3d av, cor. 52d st. Plan No. 990.

15TH AV, w s, 140 n 38th st, 1-sty brick store, 10x50, slag roof; cost, $1,500; owner, Sherman Holding Co., 1480 38th st; architect, Maxwell A. Cantor, 39 West 38th st, N. Y. Plan No. 987.

46TH ST, s s, 80 w 7th av, 4-sty brick tenement, 45x88, gravel roof, 16 families; cost, $25,000; owner, Morris Bemstock, 1258 47th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1012.

47TH ST, n s, 80 w 7th av, 4-sty brick tenement, 45x88, gravel roof, 16 families; cost, $25,000; owner, Morris Bemstock, 1258 47th st; architect, Harry Dorf, 614 Koscousko st. Plan No. 1013.

MISCELLANEOUS.

BLEECKER ST, n s, 86 e Hamburg av, 2-sty brick boiler house, 62.8x53, slag roof; cost, $15,000; owner, North American Brewing Co., Greene and Hamburg avs; architect, T. Engelhardt, 905 Broadway. Plan No. 980.

ROBINSON ST, n s, 232.6 e Rogers av, 2-sty brick bakery, 37.6x80, slag roof; cost, $10,000; owner, Wm. Kloenfer, 594 Rogers av; architect, Fredk R. Ashfield, 933 East 15th st. Plan No. 1000

Queens.

DWELLINGS.

BELLE HARBOR.—Montauk av, w s, 76 n Washington av, 2½-sty brick dwelling, 30x34, Spanish tile roof, 1 family, steam heat; cost, $10,000; owner, J. J. Lancer 44 Carlton av, Belle Harbor; architect, Carl P. Johnson, 30 East 42d st, N. Y. C. Plan No. 345.

CORONA.—Edson st, s s, 150 w 51st st, 2-sty brick dwelling, 20x26, tin roof, 1 family; cost, $1,800; owner, John Stein, 871 Columbus av, N. Y. C.; architect, A. Schoeller, Mulberry av, Corona. Plan No. 339.

ROCKAWAY PARK.—Newport av, n w cor 7th av, 2-sty frame dwelling, 28x50, shingle roof, 1 family, steam heat; cost, $6,000; owner, Renslaw Boise, 366 Atlantic st, Stamford, Conn.; architect, Nathaniel Vickers, 71 Broadway, N. Y. C. Plan No. 337.

ROCKAWAY PARK.—7th av, w s, 140 s Washington av, 2½-sty frame dwelling, 22x27, shingle roof, 1 family, steam heat; cost, $5,000; owner, J. Strauss, 19 5th av, Rockaway Park; architect, A. Johnson, 5th av, Rockaway Park. Plan No. 348.

SOUTH JAMAICA.—Harrison av, e s, 225 n 2d st, 1-sty frame dwelling, 12x20, rubberoid roof, 1 family; cost, $300; owner, T. F. Schuab, 1556 Thadford st, Ozone Park. Plan No. 347.

SOUTH JAMAICA.—Hunter av, s s, 82 w Merrick rd, 1-sty frame dwelling, 14x22, shingle roof, 1 family; cost, $800; owner, Benj. Baulch, Morris av, Richmond Hill; architect, C. P. Van Deusen, Seminole av, Hollis. Plan No. 343.

WOODHAVEN.—Walker av, w s, 125 s Grafton av, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, $3,800; owner, First Congregational Church, premises; architect, Franklin H. Corwin, Ozone Park. Plan No. 349.

CORONA.—50th st, w s, 182 s Jackson av, 2-sty brick dwelling, 20x50, tin roof, 2 families, steam heat; cost, $3,500; owner, Frank Cerro, 68 Oak st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 359.

FAR ROCKAWAY.—Broadway, s e cor Cornaga av, 2-sty frame dwelling, 20x40, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mrs. E. M. Fitter, Far Rockaway; architect, A. J. Bogart, Rockaway Beach. Plan No. 357.

JAMAICA.—Norris av, w s, 275 s South st, 2-sty frame dwelling, 20x36, tar and gravel roof, 1 family; cost, $2,400; owner, Mary Steele Forgrale, S Norris av, Jamaica; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 350.

RICHMOND HILL.—Grant av, e s, 140 n Pitkin av, four 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $10,000; owner and architect, John F. Hanfe, 16 Parkview av, Glendale. Plan Nos. 352-3-4-5.

ROCKAWAY BEACH.—Kneer av, 34, 2-sty frame dwelling, 20x23, shingle roof, 1 family; cost, $700; owner, John Kelly, premises. Plan No. 358.

JAMAICA CREEK.—Bay av, w s, 1,200 s Cross st, 2½-sty frame dwelling and boathouse, 28x30, shingle roof, 1 family; cost, $2,750; owner and architect, Jos. Lazila, 25 Cedar et, Brooklyn. Plan No. 370.

ST. ALBANS.—Arthur av, n s, 600 e Farmers av, 1½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $1,000; owner and architect, Chas. Schilling, 407 Linwood st, Brooklyn. Plan No. 371.

WOODHAVEN.—Fulton st, n s, 136 w Woodhaven av, two 2-sty frame dwellings, 36x57, shingle roof, 1 family; cost, $4,200; owner and architect, Jos. L. Dittmann, 22 Oakland pl, Woodhaven. Plan No. 372.

FOREST HILLS.—Greenway South, s e cor Puritan av, 2½-sty brick dwelling, 38x22, tile roof, 1 family, steam heat; cost, $6,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 373.

WOODHAVEN.—Benedict av, w s, 90 n Forman st, two 2-sty brick dwellings, 20x55, tin roof, 2 families, air heat; cost, $7,000; owner, John Lapp, 229 Hemlock st, Brooklyn; architevt, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 364.

WOODHAVEN.—Stanley st, n s, 100 w Ferry st, three 2-sty frame dwellings, 17x47, shingle roof, 1 family; cost, $9,000; owners, Fred & George Eierwein, 432 Jamaica av, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 365-66-67.

HOLLIS.—Roundout st, w s, 100 s Atlantic st, 2-sty frame dwelling, 24x40, shingle roof, 1 family, steam heat; cost, $3,000; owner and architect, Fred Winegrath, Hollis. Plan No. 360.

BELLE HARBOR.—Dover av, e s, 320 s Newport av, 2-sty frame dwelling, 21x42, shingle roof, 1 family, furnace heat; cost, $3,000; owner and architect, C. F. Cojean, Arverne. Plan No. 361.

STABLES AND GARAGES.

RICHMOND HILL.—Lefferts av, w s, 250 s Jamaica av, 1-sty brick garage, 40x93, slag roof; cost, $8,000; owner, C. N. Cohn, Lefferts av, Richmond Hill; architect, Frederick A. Wormberger, 30 Snediker av, Union Course. Plan No. 338.

BEECHURST.—Boulevard, n s, 165 e Riverside Drive, 1-sty frame garage, 10x12, shingle roof; cost, $100; owner, R. Austin, premises. Plan No. 351.

FAR ROCKAWAY.—Mott av, s s, 24 w Gipson pl, 1-sty frame garage, 20x20, shingle roof; cost, $350; owner, Fred Fitter, premises. Plan No. 356.

STORES, OFFICES AND LOFTS.

L. I. CITY.—Flushing av, n s, 1100 e Old Bowery Bay rd, 1-sty frame office, 19x17, tar and gravel roof; cost, $500; owner, Hans Denhausen, 533 Flushing av, L. I. City. Plan No. 346.

METROPOLITAN.—DeKalb av, s w cor Woodhaven av, 1-sty frame office, 16x16, tin roof; cost, $200; owner, John M. Meyer, 6 Sophia st, Metropolitan; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 369.

FLUSHING.—Bowne av, e s, 76 s Franklin st, 1-sty frame store, 21x25, tar and gravel roof; cost, $1,800; owner, Anthony Madden, Flushing; architect, Chas. Spacht, 126 Smart av, Flushing. Plan No. 363.

MASPETH.—Fulton st, n s, 175 w Fisk av, 1-sty frame store, 12x15, gravel roof; cost, $200; owner, Susanna Schaefer, 10 Fulton st, Maspeth. Plan No. 368.

MISCELLANEOUS.

L. I. CITY.—Jamaica av, n s, 66 w 1st av, 1-sty frame shed, 14x14, gravel roof; cost, $75; owner, Mr. N. Von Bartheld, premises. Plan No. 340.

OZONE PARK.—Rockaway Plank rd, n w cor Martin av, 1-sty frame shed, 10x19, gravel roof; cost, $300; owner, W. H. Mohrmann, premises. Plan No. 341.

RIDGEWOOD.—Grandview av, s e cor Ralph st, 1-sty frame shed, 64x14, gravel roof; cost, $1,000; owner, Standard Knitting Mills Co., premises; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 342.

SOUTH JAMAICA.—Hunter av, s s, 82 w Merrick rd, 1-sty frame barn, 36x36, shingle roof; cost, $700; owner, Benj. Baulch, Morris av, Richmond Hill; architect, C. P. Van Deusen, Seminole av, Hollis. Plan No. 344.

L. I. CITY.—Bridge Plaza, n s, 23 e William st, frame billboard, 302x8; cost, $200; owner, O. J. Gude Co., 220 West 42d et, N. Y. C. Plan No. 362.

Richmond.

DWELLINGS.

ALLEN PL, e s, 109 s Park pl, New Brighton, 2-sty frame dwelling, 22x28; cost, $3,000; owner, W. A. Eadie, New Brighton; architect, John Davies, Tompkinsville; builder, E. Kashavasky, New Brighton. Plan No. 70.

ALLEN PL, s e cor, and Park pl, New Brighton, 2-sty frame dwelling, 22x28; cost, $3,000; owner, W. A. Eadie, New Brighton; architect, John Davies, Tompkinsville; builder, E. Kashavasky, New Brighton. Plan No. 69.

LORETTA ST, w s, 50 s Belmont av, Tottenville, 2-sty frame dwelling, 25x30; cost, $3,200; owner, Thos. Hughes, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 73.

PARK PL, s s, 110 w Allen pl, New Brighton, 2-sty frame dwelling, 22x28; cost, $3,000; owner, W. A. Eadie, New Brighton; architect, John Davies, Tompkinsville; builder, E. Kashavasky, New Brighton. Plan No. 68.

FOREST AV, s s, 150 e Broadway, West New Brighton, 2-sty frame dwelling, 22x24; cost, $2,500; owner and architect, Nicholas McManus, West Brighton; builder, J. J. Murphy, West Brighton. Plan No. 66.

NEPTUNE AV, e s, 220 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x32; cost, $350; owner, Dr. Briggs, 108 4th av, Brooklyn; architect and builder, Axel Paulson, 4194 18th av, Brooklyn. Plan No. 75.

SLEIGHT AV, e s, 102 n George st, Tottenville, 1½-sty frame dwelling, 22x28; cost, $2,400; owner, Gustave Leidig, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 72.

SPRAGUE AV, w s, 100 s George st, Tottenville, 1-sty frame dwelling, 22x22; cost, $1,200; owner, Howard Sleight, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 74.

MISCELLANEOUS.

RICHMOND TERRACE, e s, 100 e Clinton av, New Brighton, 1-sty frame advertising fence, 10x50; cost, $50; owner, Adolf Prince, 318 Grand st, N. Y. C.; builder, O. J. Gude Co., 220 West 42d st. Plan No. 67.

SEASIDE BOULEVARD, s e, 400 e Sand la, South Beach, 1-sty frame stockroom, 12x24; cost, $125; owner, Yoshizo Ketaokha, South Beach; builder, R. Witte, South Beach. Plan No. 71.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 106, new doors and steel structure to 3-sty brick storage and offices; cost, $2,000; owner, George Welsh, 256 Broadway; architect, Edward Glas, 198 Broadway. Plan No. 612.

BLEECKER ST, 284, alterations to 3-sty frame stores and dwelling; cost, $500; owner, James I. Cameron, 18 Broadway; architect, Joseph Mitchell, 332 West 24th st. Plan No. 623.

CANAL ST, 85, new stairs to 6-sty brick lofts and stores; cost, $250; owners, Shaff & Silberman, 83 Canal st; architect, David Bleier, 545 East 139th st. Plan No. 636.

CHRISTOPHER ST, 115, new partition to 7-sty brick office and storage; cost, $125; owners, Estate of Wm. J. A. Fuller, Fred. H. Man, Trustee, 56 Wall st; architect, Wm. E. Bloodgood, 1 Madison av. Plan No. 629.

EAST HOUSTON ST, 265-267; new store fronts and fireproof door to 5-sty brick store and loft; cost, $500; owners, Krouthal Estate, Hubert C. Murray, trustee, 27 Cedar st; architects, Sommerfield & Steckler, 31 Union sq. Plan No. 577.

GRAND ST, 416-418, new store fronts to 6-sty brick store and tenement; cost, $200; owner, Morris Rahiner, 119 Chrystie st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 603.

GREENWICH ST, 636-654, sheet iron tubular chute to 8-sty brick warehouse; cost, $900; owner, St. John's Park Realty Co., W. Douglas Kilpatrick, Pres., 55 Liberty st; architects, Otis Elevator Co., 132 St. Marks pl, Brooklyn. Plan No. 592.

JAY ST, 23-25, masonry to 6-sty brick stores and lofts; cost $100; owner, Mrs. John H. Mohlman, Brielle, N. J.; architect, A. Schaeffer, 132 West 16th st. Plan No. 632.

LAFAYETTE ST, 140-148, new front, stairs and fireproofing to 12-sty brick printing office; cost, $10,000; owner, The Bradstreet Co., Henry E. Dunn, Pres., 346 Broadway; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 585.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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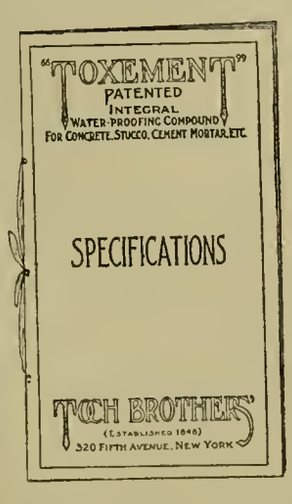
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Plans Filed—Alterations—Manhattan (Contin'd)

MONROE ST, 96, new plumbing, partitions and flooring to 5-sty brick stores and tenement; cost, $6,000; owner, Julius Solomon, 1235 51st st, Brooklyn; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 602.

NASSAU ST, 115-117, alterations to 6-sty brick store and offices; cost, $500; owner, Daniel Newman, 115-117 Nassau st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 641.

SOUTH ST, 6-7, alterationa to 5-sty brick store and hotel; cost, $3,000; owner, Clarence Sackett, 31 Nassau st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 637.

SPRING ST, 349-351, masonry to 6-sty brick stores and tenement; cost, $90; owner, Estate of David L. Paige, Elizabeth P. Filton, extrx., 200 Hudson st; architect, Jean Jeaume, 37 Sullivan st. Plan No. 589.

STANTON ST, 116, new store front to 5-sty brick store and tenement; cost, $250; owner, David Goldberg, 2968 Briggs av; architect, Herman Goldberg, 2968 Briggs av. Plan No. 618.

4TH ST, 25 East, 5,000-gal. gravity tank to 8-sty brick lofts; cost, $320; owner, Aine Shattlaus, 412 West 148th st; architects, Maxwell Engineering Co., 30 Church st. Plan No. 621.

8TH ST, 46 West, addition of pent house to 3-sty brick stable; cost, $100; owner, Jos. L. Buttenwieser, 300 Central Pk West; architect, A. D. Crosett, 995 Eastern Parkway, Brooklyn. Plan No. 578.

16TH ST, 405 East, new partitions, windows and doors to 2-3 & 5-sty brick tenements and stores; cost, $5,000; owner, Chas. McManus, 99 Nassau st; architect, Jacob Fisher, 25 Av A. Plan No. 594.

17TH ST, 29 West, 6,000-gal. gravity tank to 10-sty brick lofts; cost, $600; owner, Robert J. Brewster, 1 East 14th st; architects, Maxwell Engineering Co., 30 Church st. Plan No. 620.

18TH ST, 155 West, new door to 2-sty brick shop; cost, $25; owner, Alfred H. Rau, 505 5th av; architect, Fred. Jacobsen, 132 East 23d st. Plan No. 646.

21ST ST, 38 East, 3,500-gal. roof tank to 9-sty brick store, lofts and offices; cost, $600; owner, Chas. N. Sloan, 54 William st; architect, Joseph Mitchell, 332 West 34th st. Plan No. 605.

25TH ST, 127-131 West, new stairs to 12-sty brick offices and lofts; cost, $350; owner, Hudson Mortgage Co., 135 Broadway; architect, Jos. A. McCarroll, 3 West 29th st. Plan No. 601.

25TH ST, 355 West, masonry and steel to 3-sty brick engine house; cost, $3,500; owner, City of New York, 157 East 67th st; architect, Wm. S. Cornell, 157 East 67th st. Plan No. 587.

30TH ST, 549 West, retaining wall to 2-sty brick warehouse; cost, $1,000; owners, N. Y. Central R. R. Co., Grand Central Terminal; architect, C. Smith, 103 Park av. Plan No. 611.

34TH ST, 200 West, alterations to 3-sty brick stores and offices; cost, $300; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Scheler, 17 West 42d st. Plan No. 624.

42D ST, 101 West, alterations to 4-sty brick stores and offices; cost, $200; owner, Unity Fee Co., 17 West 42d st; architect, John H. Scheler, 17 West 42d st. Plan No. 628.

42D ST, 304-6, new plumbing fixtures, windows and skylight to 5-sty brick lofts; cost, $200; owner, Hyman Vogel, 304-6 West 42d st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 631.

44TH ST, 100 West, alterations to 4-sty brick stores and dwelling; cost, $300; owner, Corsican Realty Co., 17 West 42d st; architect, John H. Scheler, 17 West 42d st. Plan No. 625.

44TH ST, 102 West, alterations to 4-sty brick hotel; cost, $300; owner, Corsican Realty Co., 17 West 42d st; architect, John H. Scheler, 17 West 42d st. Plan No. 627.

45TH ST, 8-10 West, new stairs to 6-sty brick stores and offices; cost, $300; owner, Arthur B. Norton, 30 East 55th st; architect John H. Knubel, 305 West 43d st. Plan No. 590.

47TH ST, 100-4 West, alterations to 3-sty brick stores and offices; cost, $300; owner, Manhattan Fee Co., 17 West 42d st; architect, John H. Scheler, 17 West 42d st. Plan No. 626.

48TH ST, 163 West, new store front and plumbing fixtures to 5-sty brick store and tenement; cost, $350; owners, Leon Rose et al, 808 West End av; architect, Max A. Cantor, 39 West 38th st. Plan No. 581.

55TH ST, 68-72 West, 7-sty brick rear extension to 4-sty brick hotel and dwelling; cost, $50,000; owner, Oxford Realty Co., Edward W. Harris, Pres., 68 William st; architect, Julius Harder, 120 West 32d st. Plan No. 596.

55TH ST, 202-204 East, new front, roofing and waterproofing to 1-sty brick engine house; cost, $12,000; owner, The Jacob Hoffman Brewing Co., 211-213 East 55th st; architect, Alexander Bavlies, 33-34 Bible House. Plan No. 642.

57TH ST, 101 West, alterations to 2-sty brick store and offices; cost, $2,000; owner, John Martell, 1013 6th av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 640.

59TH ST, 306 West, general alterations to 1-sty brick store; cost $8,000; owner, Chas. B. Appleby, 311 West 59th st; architect, Adrien L. Beineix, 432 West 160th st. Plan No. 579.

62D ST, 226 West, roof tank to 5-sty brick tenement; cost, $150; owner, Rexton Realty Co., Elias Kempner, Secy., 37 Liberty st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 644.

72D ST, 503-507 East, 2,500-gal. roof tank to 8-sty brick factory; cost, $1,000; owners, Godfrey Knocker et al, 516 East 72d st; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 610.

79TH ST, 360 East, new dumbwaiter shaft to 4-sty brick offices and apartments; cost, $200; owners, Feigenblatt Bros., 804 West 180th st; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 588.

79TH ST, 222 West, 1-sty brick extension to 4-sty brick dwelling; cost, $1,200; owner, Dr. Wm. H Stewart, 222 West 79th st; architect, Frank Straub, 25 West 42d st. Plan No. 609.

79TH ST, 207-213 East, greater head-room to 4-sty brick P. S. 53; cost, $275; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 634.

86TH ST, 48 East, sky sign to 2-sty brick stores and offices; cost, $375; owners, Duff & Conger, s e c Madison av and 86th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 600.

86TH ST, 215 East, sky sign to 5-sty brick store and dwelling; cost, $200; owner, Margaret Fitzpatrick, 562 West End av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 599.

87TH ST, 251 West, floor arch to 7-sty brick store and tenement; cost, $25; owner, Mary T. Donovan, 302 West 105th st; architect, Joseph J. Boris, Produce Exchange Building. Plan No. 615.

91ST ST, 161 East, alterations to 4-sty brick tenement; cost, $500; owner, Ludwig M. Edler, 161 East 91st st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 638.

96TH ST, 206 West, sky sign to 5-sty brick tenement; cost, $475; owner, Ethel H. Moore, 141 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 598.

103D ST, 9 West, new doors and partition to 5-sty brick tenement; cost, $150; owner, Elizabeth K. Rauch, 9 West 103d st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 608.

110TH ST, 409 East, masonry and new doors to 2-sty brick wagon house; cost, $500; owner, The Consolidated Gas Co. of New York, 130 East 15th st; architect, W. Cullen Morris, 130 East 15th st. Plan No. 604.

110TH ST & 5TH AV, s e cor, removal of brick wall to 1-sty brick theatre; cost, $350; owners, Tiffany Estate, Chas. L. Tiffany, exe., 37th st and 5th av; architect, Max A. Cantor, 39 West 38th st. Plan No. 582.

117TH ST, 205-209 East, alterations to 3-sty brick stores and dwelling; cost, $2,000; owner, Elizabeth McKerson, 127 East 7th st; architect, Henry Regelmann, 133 7th st. Plan No. 595.

125TH ST, 83 West, new store front to 3-sty brick cafe; cost, $125; owner, Peter J. McCoy, 414 West 149th st; architect, Louis Saks, 289 Greenpoint av, Brooklyn. Plan No. 593.

135TH ST, 34 West, hall partition to 5-sty brick store and tenement; cost, $1,500; owner, Samuel Rouse, 3433 Broadway; arcbitect, Robert Skrivan, 103 East 125th st. Plan No. 591.

176TH ST, 600 West, alterations to 5-sty brick stores and tenement; cost, $500; owner, Jacob Ruppert Realty Corpn, 1639 3d av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 639.

181ST ST, 611-615 West, new stores and extension to 4-sty brick stores and dwelling; cost, $6,500; owner, Stephen Carlton Clark, Cooperstown, N. Y.; architect, Robt. E. LaVelle, 2801 Valentine av. Plan No. 584.

AMSTERDAM AV, 1408, new doorway to 4-sty brick P. S. 43; cost, $350; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 635.

BROADWAY, 1480, new partitions to 12-sty brick offices; cost, $1,000; owner, Vincent Astor, 23 West 26th st; architect, C. W. Anderson, 42 Beaver st. Plan No. 586.

BROADWAY, 1572-1576, reconstruct sign to 3-sty brick stores; cost, $300; owner, Publicity Leasing Co., Inc., 17 West 42d st; architect, John H. Scheler, 17 West 42d st. Plan No. 583.

BROADWAY, 47, new doorways and partition to 5-sty brick restaurant and offices; cost, $700; owner, Jas. H. Jones, Sairholme, Washington; architect, John C. Westervelt, 36 West 34th st. Plan No. 580.

BROADWAY, 3340, new store fronts to 6-sty brick store and tenement; cost, $125; owners, Zengendal Realty Co., Jas. R. Deering, Pres., 135 Broadway; architects, Seger & Gross Co., 50 West 67th st. Plan No. 622.

BROADWAY, 2318, mezzanine balcony to 5-sty brick store and tenement; cost, $125; owner, T. Edwin Ward, n e cor 91st st and Riverside drive; architect, Jacob Fisher, 25 Av A. Plan No. 619.

BROADWAY, 839-841, terra cotta partition to 5-sty brick stores and lofts; cost, $450; owner, Broadway Improvement Co., W. E. Roosevelt, Pres., 30 Pine st; architect, Horace G. Knapp, 111 Broadway. Plan No. 614.

BROADWAY, 3609-11, new office and show windows to 7-sty brick tenement; cost, $500; owner, Joseph E. Marx, 3609 Broadway; architect, John E. Scharsmith, 523 West 146th st. Plan No. 630.

COLUMBUS AV, 486-488, alterations to two 5-sty brick stores and tenements; cost, $500; owner, Joseph P. Kennelly, 101 West 83d st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 606.

COLUMBUS AV, 302, reset store fronts to 5-sty brick store and tenement; cost, $300; owner, Chauncey E. Horton, 598 6th av; architect, Edwin Krows, 205 East 24th st. Plan No. 597.

LENOX AV, 151, front extension and general alterations to 4-sty brick studios, dwelling and store; cost, $5,000; owner, Estate of Cornelia B. Kip, Philip Rhinelander, Exr., 20 Nassau st; architect, Abraham Berres, 35 Nassau st. Plan No. 607.

2D AV, 2426, new plumbing, partitions and skylight to 4-sty brick store and dwelling; cost, $500; owner, Anna Richter, 552½ West 52d st; architect, Fred. W. Fischer, 303 5th av. Plan No. 616.

2D AV, 512, new plumbing to 5-sty brick tenement; cost, $2,000; owner, David Vogel, 198 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 617.

3D AV, 1260-1266, new plumbing, partition and store fronts to 3-sty brick store and dwelling; cost, $1,000; owners, Mossmann Realty Co., John Mossmann, Pres., 2640 Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 647.

5TH AV, 984, fireproof pent-house to 6-sty brick dwelling; cost, $3,500; owner, Howard C. Brokaw, 984 5th av; architect, Chas. F. Rose, 1 Madison av. Plan No. 645.

6TH AV, 502-504, new exit to brick store, lofts and theatre; cost, $5,000; owner, Paul W. Warburg, 17 East 80th st; architect, Gail T. Brown, 130 West 46th st. Plan No. 613.

8TH AV, 2296-2300, new toilet compartment to 6-sty brick warehouse and stores; cost, $150; owners, Washington Storage & Warehouse Co., 2300 8th av; architect, Frank Hausle, 81 East 125th st. Plan No. 643.

10TH AV, 496, new partitions and windows to 5-sty brick tenement; cost, $750; owner, Anna E. Alheidt, 305 West 52d st; architect, John H. Knubel, 305 West 43d st. Plan No. 633.

Bronx.

HEATH AV, e s, 144.11 n Boston av, 3-sty frame extension, 29.9x15, and build 1-sty of frame upon 3-sty frame stores and dwelling; cost, $4,500; owner, Clarence Eisner, 3046 Heath av; architect, Frank L. Glen, 4387 Carpenter av. Plan No. 93.

PROSPECT AV, 855, new show windows to 1-sty brick stores; cost, $100; owner, Joseph Sacks, 1874 3d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 89.

WASHINGTON AV, 2043, remove projections to 5-sty brick tenement; cost, $800; owners, Duetsch Bros., 319 East Houston st; architect, Fredk Jaeger, 441 East Tremont av. Plan No. 92.

3D AV, 2904, new show windows, &c., to 2-sty frame stores and dwelling; cost, $400; owner, Geo. W. Fennell, 2860 3d av; architect, Morris Schnatz, 194 Broadway. Plan No. 90.

Brooklyn.

BARBEY ST, 644, exterior alterations to 2-sty dwelling; cost, $179; owner, Rosario Festa, on premises; architect, Frederick Musty, 76 William st, N. Y. Plan No. 954.

BRIDGE ST, 211, interior and exterior alterations to 3-sty store; cost, $2,500; owner, Wilfred Mulveny, 191 Sands st; architects, Koch & Wagner, 26 Court st. Plan No. 935.

CARROLL ST, 39, plumbing to 3-sty store and tenement; cost, $300; owner, Engenio Gentile, 23 Carroll st; architect, David A. Lucas, 98 3d st. Plan No. 949.

CLINTON ST, 421, steel floor to church; cost, $350; owner, Rev. A. C. Wilson, 199 Carroll st; architects, Cram & Ferguson, 33 West 42d st, N. Y. Plan No. 971.

COLUMBIA ST, 172, interior alterations to 3-sty tenement; cost, $100; owner, Francesco Coli on premises; architect, Freeman Imperato, 356 Fulton st. Plan No. 1014.

FLOYD ST, 303, interior alterations to 3-sty store and tenement; cost, $250; owner, Celia Sarrel, 483 Graham av; architects, Cannella & Gallo, 60 Graham av. Plan No. 933.

FORREST ST, 63, cooling tower to 3-sty washhouse; cost, $3,000; owner, S. Liebmann's Sons Brewing Co., Bremen and Forrest sts; architect, T. Engelhardt, 905 Broadway. Plan No. 979.

FULTON ST, 2132, exterior alterations to two 2-sty dwellings; cost, $200; owner, Chas. Giemberg, 2159 Fulton st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1010.

FULTON ST, 2753, plumbing to two 2-sty dwellings; cost, $200; owner, Mrs. Cath. Rhinehart, 213 Adelphi st; architect, B. F. Gardner, 264 Carlton av. Plan No. 945.

GRAND ST, 615, exterior and interior alterations to 3-sty theatre and dwelling; cost, $2,500; owner, Estate of Thomas Cunning, 86 Pulaski st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1022.

HICKS ST, 524, plumbing to 3-sty tenement; cost, $100; owner, Tony Caraciola, on premises; architect, John Brancale, 30 Union st. Plan No. 978.

HIMROD ST, 429, interior alterations to theatre; cost, $2,000; owner, Mrs. Ann L. Scattergood, 73 Adelphi st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1018.

HOPKINS ST, 141, interior and exterior alterations to 6-sty store and tenement; cost, $500; owner, John Kovaca, 36 Grand st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 984.

JACKSON ST, 294, elevator; cost, $3,500; owner, City of N. Y.; architect, Otis Elevtor Co., 250 11th av, N. Y. Plan No. 1016.

LEONARD ST, 227, exterior and interior alterations to dwelling; cost, $300; owner, Timothy A. Callahan, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1023.

MOORE ST, 26, exterior alterations to 4-sty tenement; cost, $350; owner, Henry Bragstein, 172 Hart st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1007.

PARK PL, 1904, new store front to 4-sty store and dwelling; cost, $500; owner, Minnie White, 1562 St. Marks av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 922.

SCHOLES ST, 82, interior alterations to store and dwelling; cost, $500; owner, J. H. Werbelowsky Estate, 91 Meserole st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 981.

SEIGEL ST, 278, plumbing to 3-sty factory; cost, $100; owner, Catharine Schekt, 280 Seigel st; architect, Wm. Debus, 86 Cedar st. Plan No. 1027.

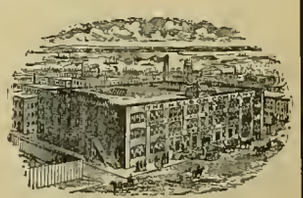
SUMPTER ST, 146, interior alterations to 3-sty tenement; cost, $300; owner, Fred J. Weber, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 964.

WATKINS ST, 131, raise 3-sty brick dispensary; cost, $2,000; owner, East New York Dispensary, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 925.

WEST 28TH ST, 2945, interior and exterior alterations to 3-sty dwelling; cost, $2,000; owner, Morris Lerner, 251 South 3d st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 983

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Plans Filed—Alterations—Bklyn. (Cont.).

54TH ST, 1618, extension to 2-sty frame dwelling; cost, $1,500; owner, Elias Sherman, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 996.

GATES AV, 896, interior alterations to 3-sty dwelling; cost, $100; owner, Frank Joyce, on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 974.

JOHNSON AV, 222, plumbing to 2-sty tenement; cost, $150; owner, Max Epstein, 222 Johnson av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1006.

KINGSLAND AV, 231, interior alterations to 3-sty dwelling; cost, $400; owner, Fredk. Schaefer, 242 Driggs av; architect, G. Erda, 826 Manhattan av. Plan No. 938.

MORGAN AV, 21, extension to 1-sty frame storage; cost, $125; owner, Frank Donich, 2214 Harman st; architect, Lew Koen, 9 Debevoise st. Plan No. 923.

PITKIN AV, 1711, interior alterations to 3-sty store and dwelling; cost, $500; owner, David Shapiro, Glenmore and Snediker av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 939.

PITKIN AV, 1759; interior alterations to 3-sty store and dwelling; cost, $1,000; owner, Evzer Schatzon, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 997.

SUTTER AV, 873, extension to 2-sty dwelling; cost, $1,000; owner, Robt. Schilling, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 942.

Queens.

ARVERNE.—Wavecrest av, e s, 400 s Boulevard, new plumbing in dwelling; cost, $55; owner, Mrs. V. Wolf, on premises. Plan No. 268.

BLISSVILLE.—Grenpoint av, n s, 51 w Gale av, gas pipes in greenhouse; cost, $10; owner, Mrs, Mertz, premises. Plan No. 264.

COLLEGE POINT.—11th st, 406, 2-sty frame extension, 12x14, rear dwelling, tin roof, interior alterations; cost $1,200; owner, Frank J. Schnitz, College Point; architect, E. Leo McCracken, College Point. Plan No. 247.

COLLEGE POINT.—15th st, n s, 177 w 8th av, new plumbing, dwelling; cost, $20; owner, John Himlich, premises. Plan No. 248.

COLLEGE POINT.—24th st, e s, 500 n 3d av, gas piping in dwelling; cost, $15; owner, Geo. Kiell, Colege Point. Plan No. 276.

ELMHURST.—Wooley av, w s, 220 s Wilcox pl, 1-sty frame extension, 9x12, rear 1-sty frame dwelling, tin roof, interior alterations; cost, $1,800; owner, A. Scharr, Wooley av, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 265.

JAMAICA.—Rosville av, e s, 200 s Guinsberg pl, 1-sty frame extension, 19x12, side and rear 2-sty frame store and dwelling, general interior alterations; cost, $2,500; owner, M. Greenbaum, premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 258.

JAMAICA.—Rockaway rd, s e cor Archer pl, 2-sty brick extension, 30x30, rear 2-sty warehouse, gravel roof, interior alterations; cost, $8,000; owner, A. Wright, premises; architect, R. G. Hollewell, 163 East 82d st, N. Y. C. Plan No. 263.

JAMAICA.—North 1st st, n e cor Orchard st, install gas piping in dwelling; cost, $5; owner, J. W. Muller, premises. Plan No. 243.

EVERGREEN.—Smith st, s s, 179, interior alterations to dwelling; cost, $500; owner, Louis Kneriam, 391 Ralph st, Ridgewood. Plan No. 251.

FLUSHING.—Broadway, s w cor Prince st, erect vault in office; cost, $30; owner, J. J. Halleran, premises. Plan No. 246.

GLENDALE.—Webster av, e s, 170 & 190 n Cooper av, new plumbing in two dwellings; cost, $150; owner, H. S. Hollingsweet, 1146 DeKalb av, Brooklyn. Plan Nos. 260-61.

GLENDALE.—Myrtle av, 1908-10, erect electric signs on two stores and dwellings; cost, $80; owner, Adelaide E. Denton, 30 Fresh Pond rd, Glendale. Plan No. 266-67.

LONG ISLAND CITY.—8th st, n s, 200 w West av, 1-sty brick extension, 50x10, side 1-sty can factory, interior alterations; cost $800; owner and architect, L. Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 252.

LONG ISLAND CITY.—Jackson av, e s, 25 s Purvis st, new plumbing, dwelling; cost, $200; owner, F. Devine, premises. Plan No. 249.

L. I. CITY.—Broadway, s w cor Leyster st, 1-sty frame extension, 15x12, rear 1-sty storage, paper roof; cost, $20; owner, Wm. J. Heller, 1st av and 83d st, N. Y. C. Plan No. 280.

L. I. CITY.—Grand av, 429, erect water closet compartments in tenement; cost, $225; owner, Julius Nohe, premises. Plan No. 281.

L. I. CITY.—Flushing av, 407, erect new foundation to dwelling; cost, $400; owner, Angelo Capone, 274 Theodore st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 282.

L. I. CITY.—Newtown rd, 63, new plumbing in dwelling; cost, $200; owner, Henry Bischoff, premises. Plan No. 269.

L. I. CITY.—Radde st, e s, 125 n Beebe av, 2-sty frame extension, 10x14, rear 2-sty frame dwelling, tin roof; cost, $800; owner, John Pakes, 214 Radde st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 270.

MIDDLE VILLAGE.—Metropolitan av, n s, 325 n Putnam av, new plumbing in dwelling; cost, $50; owner, A. Farlk, premises. Plan No. 271.

MASPETH.—Lincoln pl, 6, 2-sty frame extension, 15x29, rear 2-sty dwelling, tin roof, interior alterations; cost, $1,500; owner John and Louise Ruckstahl, premises; architect, Sidney F. Oppenheim, 333 East 80th st, N. Y. C. Plan No. 244.

RICHMOND HILL.—Herald av, 82, 1-sty frame extension on rear of dwelling, new plumbing; cost, $100; owner, J. McDermott, premises. Plan No. 259.

RICHMOND HILL.—Oak st, w s, 292 s Atlantic st, 2-sty frame extension, 26x12, rear 2-sty frame dwelling, tin roof; cost, $500; owner, A. H. Carlstadt, premises. Plan No. 278.

RIDGEWOOD.—Myrtle av, s s, 400 e Wyckoff av, iuterior alterations to brewery; cost, $1,000; owner, Welz & Zerweck, premises. Plan No. 250.

RIDGEWOOD.—Myrtle av, 2336, interior alterations to store and dwelling; cost, $100; owner, Nicholas Braemin, on premises. Plan No. 279.

ROCKAWAY BEACH.—Chase av, w s, 675 n Boulevard, 1-sty added to top of 2 bungalows; cost, $200; owner, Laskey & Lesson, Rockaway Beach; architect, J. Sandifer, Rockaway Beach. Plan Nos. 256-57.

ROCKAWAY BEACH.—Neptune av, n e cor Boulevard, 1-sty frame extension, 3x4, on side ten bungalows, shingle roof; cost, $300; owner Laskey & Lesson, premises; architect, J. Sandifer, Rockaway Beach. Plan Nos. 253-54.

ROCKAWAY BEACH.—Neptune av, s e cor Washington av, 1-sty frame extension, 3x4, on side 1-sty bungalow, shingle roof; cost, $30; owner, Laskey & Lesson, Rockaway Beach; architect, J. Sandifer, Rockaway Beach. Plan No. 255.

ROCKAWAY BEACH.—Boulevard, s s, 75 s Chase av, repair shed; cost, $10; owner, B. Bladowski, premises. Plan No. 273.

ROCKAWAY BEACH.—Bayview av, e s, 1,050 s Rockaway rd, 1-sty frame extension, 15x10, rear 2-sty store and dwelling, tin roof; cost, $200; owner, Thos. R. Lucas, 407 East 147th st, N. Y. C. Plan No. 277.

FAR ROCKAWAY.—Central av, e s, 225 s Mott av, gas piping in dwelling; cost, $5; owner, D. McNamara, Far Rockaway. Plan No. 272.

WHITESTONE.—12th av, w s, 300 n 22d st, gas piping in dwelling; cost, $10; owner, D. Williams Estate, premises. Plan No 262.

WOODHAVEN.—Jamaica av, w s, 60 n Woodhaven av, new plumbing in moving picture show; cost, $100; owner, Anna Kurtz, premises. Plan No. 274.

WINFIELD.—Meyer av, w s, 50 n Thompson av, new plumbing in dwelling; cost, $25; owner, Winfield Coal Co., Winfield. Plan No. 275.

Richmond.

RICHMOND TERRACE, 35 w Bard av, Livingston, new concrete coal bunker to brick power house; cost, $500; owner and builder, Richmond Light & Railroad Co., Livingston. Plan No. 31.

PROSPECT PL, w s, 190 s Southfield blvd, Great Kills, 1-sty extension and partitions to frame dwelling; cost, $600; owner, Chas. Zero, Great Kills; builder, Giovanni Russi, Great Kills. Plan No. 29.

SAND LA, e s, 500 s Cedar av, Arrochar, concrete floor and new posts to brick dwelling; cost, $150; owner, Vincent Santaro, on premises; builder, Jos. W. Nastasi, Arrochar. Plan No. 27.

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BRITTON AV, e s, 275 n Clove av, Concord, 2-sty extension, plastering, etc., to frame dwelling; cost, $50; owner and builder, John Perelly, Concord. Plan No. 32.

CRESCENT AV, e s, 150 s South Shore blvd, Great Kills, new side extension to frame dwelling; cost, $100; owner, Mrs. Margaret Sweeney, 112 Pearl st, N. Y. C.; builder, W. Stewart, 112 Pearl st, N. Y. C. Plan No. 28.

RAILROAD, n s, 1,000 n e Giffords la, Great Kills, 1-sty addition to frame shop; cost, $175; owner, Mr. Homer, Great Kills; builder, William Peters, Great Kills. Plan No. 30.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 14. The location is given, but not the owner's address:

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, is preparing plans for a 4-sty brick apartment house, 25x62 ft., to be erected on Summit av, 40 ft. from Congress st, for Rose & Don Dere Siletti, care of architect, owners. Cost about $12,000.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, is preparing plans for a 4-sty brick apartment house, 50x84 ft., to be erected at the southeast corner of Boulevard and Spruce st, for Abraham Krauss and Max Broslawsky, care of architect, owners. Cost, about $20,000.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, is preparing plans for a 4-sty brick apartment house, 40x72 ft., to be erected at the northwest corner of Summit av and Congress st for Rose & Don Dero Siletti, care of architect, owner. Cost about $80,000.

BANKS.

KEANSBURG, N. J.—George Martin Huss, 65 East Morningside av, N. Y. C., has been commissioned to prepare plans for a 2-sty brick bank and office building, 30x50 ft., to be erected at the southwest corner of Church st and Selina pl for the Keansburg National Bank, Main st, owner. Cost about $9,000.

CHURCHES.

PICTON, N. J.—Chas. Darsh, 537 East Broad st, Westfield, N. J., will take bids about March 15, for a 1½-sty brick and hollow tile church, 43x45 ft, to be erected near Rahway, for the Bethlehem Union Chapel, care of architect, owner. Cost, about $6,000.

DWELLINGS.

RED BANK, N. J.—F. H. Bosworth, 1170 Broadway, N. Y. C., has completed plans for an addition to the residence here for E. D. Godfrey, 521 Park av, N. Y. C., owner. J. W. Bishop Co., 345 5th av, N. Y. C., is general contractor. Cost about $15,000.

SCHOOLS AND COLLEGES.

SUCCASUNNA, N. J.—R. S. Shapter, 27 Maple st, Summit, N. J., is preparing preliminary plans for a 2-sty brick public school, 84x93 ft., to be erected here in Roxbury Township, Morris County, for the Board of Education. Cost about $35,000.

Other Cities.

APARTMENTS, FLATS AN DTENEMENTS.

STAMFORD, CONN.—Maximilian Zipkes, 220 5th av, N. Y. C., is preparing plans for two apartment houses to be erected on Atlantic st, near Cottage st, Stamford, on a plot 75x200 ft. M. Osmansky, 26 Ferry st, is owner. Cost, about $50,000.

SCHOOLS AND COLLEGES.

WHITEHALL, N. Y.—Demere, Mosely & Campaigne, 201 Ilium Building, Troy, architects, are about ready for bids for alterations and additions to the high and grade school in front of the present high school building, Washington county, for the village of Whitehall Board of Education, W. J. Edmonds, chairman. Robert W. Clarke, 143 1st st, Troy, is steam engineer. Cost, about $60,000.

MISCELLANEOUS.

BATH, N. Y.—The New York State Soldiers & Sailors Home, Bath, J. E. Ewell, contemplates rebuilding the barracks building here at a cost of about $125,000. Lewis F. Pilcher, Capitol, Albany, is architect.

PERSONAL AND TRADE NOTES.

C. A. WILEY & CO., paint and color manufacturers, are about to enlarge their plant at Long Island City.

GEORGE KRAMER THOMPSON, architect, has moved his offices from 452 Fifth avenue to 101 Park avenue.

A. W. RANSOME, Ransome Concrete Machinery Co., Dunnellon, N. J., is traveling in South America on an extended business trip.

C. S. HOLLY has purchased the contracting and mason material supply business formerly conducted by Van Kyle Bros. at Riverdale, N. J.

OSCAWANA BUILDING CO., general contractor, has moved its offices from 200 Fifth avenue to the Architects' Building, 101 Park avenue.

HERMAN N. LUBET, architect and engineer, has given up his offices at 45 West 34th st and is temporarily practicing his profession at 919 Tiffany st.

E. M. & F. WALDO, 11 Broadway, N. Y. C., are now representing the Standard Ultramarine Co., of Huntington, Va., in the metropolitan district and in New England.

SUFFERN ENGINEERING CORPORATION, Ernest S. Suffern, president, 149 Broadway, has taken over the business formerly conducted under the name of Suffern & Son.

BENJAMIN E. WINSLOW, consulting structural engineer, has opened offices for the practice of his profession at 810 Steinway Hall Building, 64 East Van Buren st, Chicago, Ill.

H. F. GILLESPIE, formerly superintendent of the Staudard Paint Company's plant at Bound Brook, N. J., will with Herbert Abraham have charge of the company's business in this territory.

TERRY STEAM TURBINE CO., 90 West street, has acquired from the Rateau Steam Regenerator Co. a license to manufacture mixed pressure turbine regulators under the Rateau U. S. patent.

FRANK W. MALLISON, architect, has opened offices for the practice of his profession in the Cook Building, Medina, N. Y. He will be pleased to receive samples and literature from concerns interested in the building trades.

H. W. CARR of Green Bay, Wis., architect, has formed a partnership with G. P. Walsh, formerly of Chicago, Ill., for the general practice of architecture. The new firm under the name of Carr & Walsh, have opened offices at 603 Minahon Building, Green Bay, Wis.

KARL BITTER, sculptor, will lecture tonight, in the gallery of the Fine Arts Building, 215 West 57th street. His subject will be, "Ancient and Modern Processes of Modern Sculpture." The lecture is in connection with the annual exhibition of the Architectural League now being held in the building and is free to the public.

FLETCHER ENGINEERING CO., 30 Church street, has been reorganized under the name of Fletcher & Thomson (Inc.). Leslie E. Fletcher, president; C. L. Thomson, treasurer, and Wallace Sinclair, secretary. The concern conducts a general practice of consulting engineering in reinforced concrete, steel and mill construction and power plant design.

THE TILEINE COMPANY has recently taken a large suite at 101 Park av, and has decorated and furnished it in an elaborate manner for use as general offices, using the company's own product in this work as far as possible. In the directors' room and private offices the color of flooring is old ivory, which harmonizes with the furnishings. The floors in the offices, draughting rooms and salesrooms are of a deep red tone. The floors as laid demonstrate what it is possible to achieve in work of this character.

JOHN WILLIAMS, a Republican, was appointed secretary of the Industrial Board of Labor Department this week at a salary of $5,000 a year. He succeeds John R. Shilloday, of Buffalo. In the Sulzer administration Mr. Williams, who entered the Labor Department as a factory inspector under Colonel Roosevelt and rose to the commissionership, resigned in order that John Mitchell might be appointed. The understanding was that Williams would be appointed first deputy, but the Senate failed to confirm Mitchell.

TRINITY P. E. CHURCH in Copley square, Boston, has had its sanctuary enriched with a baldachin, designed by Shipley, Rutan & Coolidge, architects. The base on which the communion table stands is raised three steps from the chancel floor. Six columns surround the table on three sides, leaving the front open. Two lions support the columns on the front. The front columns support a semi-circular arch with a pediment over it, on which are two peacocks, the Byzantine symbol of immortality. On the corners, above the caps, are two conventionalized eagles representing the air. Two fishes represent the water, and the vines which enrich the front faces represent the earth. Covering the communion table and joining the columns to the front and forming the inside of the roof is an eliptical dome. The communion table is a simple block of marble with a cross in the centre of the front.

OBITUARY

THOMAS GIVEN, general contractor, died Saturday, February 21, at his home, 9 Sterling street, Brooklyn, aged thirty-five years.

JOHN A. LUNDQUIST, carpenter and general contractor, died at his home Saturday, February 21. He was born in Finland thirty-five years ago and had lived in Brooklyn at 106 Seeley street for about thirteen years.

PHILIP F. BROOKS, carpenter and general contractor, died at his home, 404 East 11th street, Brooklyn, Saturday, February 21. He was eighty-five years of age and had been a resident of Brooklyn for over forty years. Mr. Brooks is survived by three sons and three daughters.

JOHN P. JULIA, speculative builder, promoter and general contractor, died of diabetes at his home, 189 Sterling place, Brooklyn, Tuesday, February 17, at the age of sixty-three years. He had recently returned from San Domingo, W. I., where he had large contracting and railroad interests.

RALPH KIRKMAN, a retired carpenter and builder, died at his home, 332 16th st, Brooklyn, Monday, February 23. He was born in England, Sept. 24, 1824, and had been a resident of Brooklyn for nearly seventy years.

JOHN PULDA, carpenter and builder, died at his home, 915 55th st, Brooklyn, Monday, February 23, aged fifty-five years.

OAKES AMES, president of the Lamson Co., and vice-president of the American Pneumatic Service Co., died at his home in Milton, Mass., Tuesday, February 24.

EDWARD A. SARGENT, architect, died Wednesday, February 25, at the home of his daughter in Rosebank, S. I. He was seventy-two years of age and has been retired from the active practice of architecture for some years. During his years of activity as an architect, Mr. Sargent designed some notable buildings, chief of which were the Armory for the Ninth Infantry Regiment in N. Y. City, John Wanamaker's country residence at Philadelphia, a number of public schools, and many residences at Staten Island.

THOMAS STURGIS, Fire Commissioner during the administration of Mayor Strong and again under Mayor Low, and some years ago a builder of prominence in New York City, died in Eastbourne, England, Wednesday, February 25. Mr. Sturgis' career was a varied as well as active one. He was born in New York City in 1846 and when only eighteen years of age was appointed a lieutenant in the 57th Massachusetts Volunteer Infantry for service in the Civil War. During most of his service in the war, however, he was Assistant Adjutant General of the 1st Division of the 9th Army Corps. After the war, Mr. Sturgis went to Wyoming, where he remained for twenty years, during which time he was active in the politics of the State and served in the Wyoming Senate for two years. During his activity as a builder in this city Mr. Sturgis was associated with William C. Hill, under the firm name of Sturgis & Hill, with offices at 42 East 23d st. During this partnership many buildings of note in the city and vicinity were erected. The American Geographical Society Building, 15 West 81st st, the Boys' Club, 10th st and Avenue A, the William C. Whitney house at Westbury, L. I., and model tenements for the City & Suburban Homes Co. This firm has the distinction of being the contractors for the first model tenements erected in New York, those in West 68th and 69th sts.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July and August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

THE MASTER BUILDERS' ASSOCIATION of New Brunswick, N. J., and vicinity have, at a recent meeting, decided to increase the scope of the organization. In future manufacturers and material men will be admitted to membership.

THE NINTH EXHIBITION of the Brooklyn Chapter of the American Institute of Architects will be held at 131 Remsen st, Brooklyn, from Sunday, March 15th, to Saturday, March 28th, inclusive, without charge to the public. The public exhibition will be preceded by the private view, reception and annual dinner of the society, Saturday, March 14th. The exhibition committee, John B, Slee, chairman, H. Lincoln Rogers, Carroll H. Pratt, William P. Bannister and John Ph. Voelker, have spared no effort to make this year's exhibition the best in the history of the society.

THE BALL OF THE FINE ARTS, given by the Society of Beaux-Arts Architects at the Hotel Astor Friday, February 20, was the most brilliant social event of the winter. A beautiful pageant, arranged in three parts by George S. Chappell, and a spectacle arranged by Howard Greenley, were the special features of the evening, which were followed by general dancing. It is quite impossible to describe the beauty and grace of the pageant and spectacle. One must have witnessed it to really appreciate it to the utmost. Every detail was historically correct, the costumes and scenery specially designed, and the cast made up of well known architects and ladies prominent in society, all coached to the highest degree of perfection. The committee of architects, who conceived and planned the affair is deserving of far more commendation than we are able to include in these few lines, but they have the satisfaction of knowing that the ball was a wonderful success, financially as well as socially, and that their hard work was thoroughly appreciated by all who were present.

ELECTRICAL ENGINEERS.—The second midwinter convention of the American Institute of Electrical Engineers was held at the Engineering Societies' Building this week and was opened at 10 A. M., Wednesday, Feb. 25, with an address by the President of the institute, Mr. C. O. Mailloux. The convention was held under the auspices of the Electric Power Committee and was devoted principally to the generation, transmission and distribution of electricity. On Wednesday evening a meeting under the auspices of the International Electrical Congress was held in the auditorium of the Engineering Societies' Building. The object of this meeting was to stimulate an interest in the Panama-Pacific International Exposition. The institute will hold a convention at San Francisco during the exposition and for that reason much interest was manifested in the meeting by the members of the Institute as well as by the ladies who attended. The addresses of the evening were delivered by men prominent in the electrical profession. Dr. C. P. Stenmetz told what the International Electrical Congress expect to accomplish at the exposition. Dr. Wm. Rader described with the aid of lantern slides the general arrangement of the exposition buildings. Mr. W. D. A. Ryan told of the wonderful illumination that will be effected at the exposition and Mr. Jas. A. Cruickshank also spoke. A dinner-dance was given at the Hotel Biltmore Thursday evening.

BUILDING MATERIALS AND SUPPLIES

CONSTRUCTION WORK STILL RETARDED BY COLD WEATHER —STEEL CONTRACTS FOR BUILDING WORK MUCH FREER.

Coal Deliveries Up to Normal—
Basic Materials More Active.

WHILE construction work is still more or less retarded by weather conditions, there is a much more active inquiry for basic materials. Wholesale interests are keeping prices fairly firm in most lines, as shown in the February current wholesale price list appearing on this page. They are the same as those published in the January table, with the exception of structural steel, which has been advanced slightly. Whereas Hudson common brick prices in January were basic, they were merely nominal during the month just closing. Certain lines of lumber have moved up, notably spruce and hardwoods, but other building woods are holding steadily at list. There is a strengthening tone in this department, however, in anticipation of a heavier call from dealers as the building season approaches.

Almost every department of the building material market feels the improvement in inquiry for late March, April and May deliveries to suburban distributing yards.

In the supply department, rope and coal were the most important factors this week. The former reflects the tightness in the wire market, while the latter is a carry-over of the severe hauling conditions that have prevailed here for the last fortnight. The big coal distributors reported to the Record and Guide this week that they are getting back to their regular carting schedules, except in the outlying sections, where apartment houses are situated on streets where the snow has not been removed. By the first of the week it is expected that fuel deliveries will be normal.

Structural steel figured in better shape in the week's development of the building material market. The steel market was interested in the report that a large textile warehouse was being figured in Brooklyn that will require about 7,000 tons of structural shapes. The structure is to be erected for a large Southern textile mill which will move to Brooklyn to take care of the business developing incidental to the passing of the new tariff law. Incidentally, there was more activity in steel making and foundry grades of pig iron, showing that the equipment companies are getting ready for greater activity with the approach of spring. Much of this buying was among radiator and pump concerns. Building shapes showed activity among railroads, the New Haven, Lackawanna and New York Central being conspicuous on inquiry. The Johnson-Kahn building developed a tonnage of 4,000 tons, and the General Chemical Company's building at Marcus Hook will take approximately 300 tons. The New Haven will take 250 tons for a bridge at Woodlawn.

The week began with a slight increase in steel mill operations. It was estimated that the ingot output of the United States Steel Corporation is now 70 per cent. of maximum capacity, and the finished steel output is around 68 per cent. The company's officers here state that the current month will show an increase of between 300,000 and 400,000 tons in unfilled tonnage, which will compare favorably with the January increase. This increase is due, however, more directly to depleted stocks in warehouses than to an increase in building construction; but the inquiry now coming in seems to bear out the belief that structural business will show a decided gain before the new month is half gone.

Materials depending upon lighters for delivery in this city have been slow in arriving, on account of the large quantity of ice still in the harbor.

THE BRICK MARKET.

Carting Conditions Hamper Builders In Proceeding with Construction Work.

THE movement of common brick is still restricted, first, because of the ordinance prohibiting the laying of brick when the temperature is below 28 degrees; and second, because riding conditions have been such as to make trucking almost impossible. Building contractors are clamoring for brick as well as other building materials. Contractors have been lucky to receive more than 33 per cent. of their requirements.

In the Raritan market there is so much ice in the Kill von Kull, Staten Island Sound and the Raritan and South Rivers that shipments are almost impossible. If the weather continues warm until the first of the week brick can be carted to meet almost any demand, for the supply in the market is still large, both on barges waiting discharge and at the wholesale market.

Official transactions for Hudson common brick covering the week ending Thursday, Feb. 26, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Feb. 20—65.

	Arrived.	Sold.
Friday, Feb. 20	0	0
Saturday, Feb. 21	0	0
Monday, Feb. 23	0	0
Tuesday, Feb. 24	0	0
Wednesday, Feb. 25	0	0
Thursday, Feb. 26	0	1
Total	0	1

Reported enroute Friday A. M., Feb. 27—0.

Condition of market, weak. Prices: Hudsons, $6 to $6.50 nominal; covered, $7 to $7.25; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to $7.50 (yard). Dull. Left over, Friday A. M., Feb. 27—64. Covered barges sold, 0. Total number covered barges, 17. Total number in market, 81.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Feb. 13	90,000	Feb. 20	67,000
Feb. 14	.....	Feb. 21	45,600
Feb. 16	.....	Feb. 23	Holiday
Feb. 17	86,500	Feb. 24	15,000
Feb. 18	152,000	Feb. 25	14,000
Feb. 19	.....	Feb. 26	57,000
Total	328,500	Total	198,600

1913.

Left over, Friday A. M., Feb. 21—62.

	Arrived.	Sold.
Friday, Feb. 21	0	2
Saturday, Feb. 22	0	0
Monday, Feb. 24	11	6
Tuesday, Feb. 25	0	1
Wednesday, Feb. 26	0	4
Thursday, Feb. 27	0	0
Total	11	13

Condition of market, dull. Prices: Hudsons, $7 to $7.25; covered, $7.75; Raritans, $7; Newark, $8.25. Left over Friday A. M., Feb. 28—60. Total covered, 0. Total covered barges sold, 4. Total covered left in market, 27. Total in market Feb. 28, 1913—87.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 26, 1914	119
Total No. bargeloads sold Jan. 1 to Feb. 26, 1914	55
Total No. bargeloads left over Feb. 27, 1914	64
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 28, 1913	181
Total No. bargeloads sold Jan. 1 to Feb. 28, 1913	121
Total No. bargelnads left over Mar. 1, 1913	60

NEW DEPARTURE IN SLATE SELLING.

E. J. Johnson Starts Innovation In His Trade.

ROOFING and interior slate in this market is beginning to show some of the usual spring inquiry, but prices remain at normal levels. The tendency, however, is toward a stiffening tone should demand within the next few months warrant it. Current prices are quoted on this page.

A decided innovation in slate selling is being made by the E. J. Johnson Slate Co., of 30 Park Row. For the first time the virtue of roofing slate is being directly urged upon architects through brochures, pointing out the advantages of using nature's own product in protecting buildings of all kinds. Incidentally it brings out the virtue of slate flooring, which has attained popularity in fine buildings where the artistic floor patterns of old world cathedrals are sought. In a separate booklet the subject of slate blackboards is very carefully expounded, which should interest architects, having school or studio work to do.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, Feb. 27, 1914.

BRICK—

Hudson common .....(Nominal)	$6.00@ 6.50
Hudson covered	7.00@ 7.25
Raritan common	6.00@ 6.25
2d hand common	2.25@ 2.50
2d hand com. (truck load of 1,500)	4.50@ ——
Front or face	18.00@32.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland	$1.58@ ——
Cons. Rosendale Nat	.90@ ——
Alsen's German	2.10@ 2.15
Dyckerboff German	2.10@ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in	$1.10
Trap rock, ¾ in	1.20
Bluestone, 1½ in	1.05
Bluestone, ¾ in	1.15@ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in.	$0.90
¾ in.	1.00

HOLLOW TILE (fireproofing. Prices F. O. B. Perth Amboy, N. J.):

Exterior—	
4x12x12 in	$0.06
6x12x12 in	.084
8x12x12 in	.102
10x12x12 in	.12
12x12x12 in	.15
Interior—	
2x12x12 in	$0.048
3x12x12 in	.052
4x12x12 in	.052
6x12x12 in	.072
8x12x12 in	.096

LIME (Standard 300 lb. bbls. wholesale, select finishing):

Farnham Cheshire, finishing	$1.55@ ——
Eastern, common	1.25 @ ——

LINSEED OIL—

American Seed City Raw	$0.52@$0.53
American Seed City Boiled	.53@ .54

LUBRICANTS (Mineral):

Black, refined	13 @13½
Black, reduced, 27 gravity, 35@30 c. t.	13½@14
Black, reduced, 30 gravity, 15 cold test	14½@15
Cylinder, light, filtered	21½@23
Dark, steam, refined	15½@25
Paraffin, high, viscosity	19 @26
23½@24 gravity	15 @15½
28 gravity	13 @13½
Wax, crude per lb.	3½@ 3¾
Refined, 120 m. p. per lb.	4½@—
Refined, 125 m. p. per lb.	4¾ @—
Refined, 130 m. p. per lb.	5¼ @—

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.)	
8 to 12 in	$23.00@$30.00
14 to 16 in	31.00@ 34.50
Heart face siding 4-4 & 5-4	30.00@ 31.50
Flooring, 13-16x2½ & 3 ins	15.50@ 28.00
Hemlock, Pa., f. o. b. N. Y. base price per M	22.00@ 24.00
Hemlock, W. Va., base price per M.	——@ 24.50
Hemlock, Eastern mixed cargoes	19.50@ 22.50

(To mixed cargo price add freight, $1.50.)

Spruce (W. Va., f. o. b. N. Y., lighterage limits)

2x4, 18 and 20 ft	$29.50
2x6, 10 and 14 ft	24.00
2x8, 12 and 14 ft	25.00
2x10, 3x10, 10 to 16 ft	30.00
8x8 and under, 16 ft and under	26.00
9 in, 16 ft and under	31.00
4x10 tn 10x10, 16 ft and under	31.00
2x10 and 3x12, 16 ft and under	31.00
12 in. 18 and 20 ft	33.00
Add $1.00 per M. for each inch over 12 ins.	
Add $1.00 per M. for every 2 ft over 20 ft in length.	
1x2 shingling lath, rough or dressed one side	$28.00
4-4x6 in merchantable quality	28.00
4-4x8 in merchantable	26.00
4-4x10 in merchantable	29.00
4-4x12 in merchantable quality	32.50

LATHS (Eastern spruce f. o. b. N. Y.):

1½-in. round wood	——@$3.90
1½- in slab	$4.00@$4.10

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton	$10.50

BLOCKS:

2 in. (solid) per sq. ft	.06
3 in. (hollow)	.06½
4 in. (hollow)	.07¼
Boards ⅝ in. thick, per sq. yd	.16

SAND:

Screened and washed Cow Bay, 500 cu. yd. lots, wholesale	$0.50

SLATE (Per Square, N. Y.).

Penn. Bangor ribbon	$4.10@$4.75
Munson, Maine No. 1	5.50@ 7.75
Munson, Maine No. 2	4.50@ 6.75
No. 1 red	10.00@12.00
Unfading green	4.00@ 6.00
Genuine Bangor	4.75@ 6.75
Pen Argyle	4.00@ 6.00
Vermont, sea green	3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot.

Beams and channels up to 14 in	$1.36@$1.41
Beams and channels over 14 in	1.36@ 1.41
Angles 3x2 up to 6x8	1.36@ 141
Zees and tees	1.36@ 1.41
Steel bars, half extras	1.36@ 1.41
Steel bars, half extras	1.36@ 1.41
Universal & sheared 34 in. & und	1.46@ 1.51

WHITE LEAD:	Per lb.
American, dry, car lots	$0.07
In oil, in 100, 250 and 500-lb. kegs	0.09

On lots of 500 pounds or more a discount of ½c per pound is allowed.

Red Lead and Litherage—

In 100-lb. kegs	$0.08

On lots of 500 pounds or more a discount of ½c per pound is allowed.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 7, 1914

SIGNIFICANCE OF THE NEW TAX THEORIES

How Attempts at Universal Philanthropy Are Increasing Living Costs — Tenement, Minimum Wage and Single-Tax Legislation.

By ROBERT W. THOMPSON, Jr. *

HEAVY tax burdens imposed upon real estate in New York have been operating most unjustly upon a large class of investors whose savings are in this form of investment.

The total bonded debt of the city of New York was $1,263,693,904.61 on the 31st day of December, 1913. Deducting from this the corporate stock, notes, assessment bonds and general fund bonds held by sinking funds, the net amount of this debt held by the public is shown as follows:

Corporate stock, corporate stock notes and assessment bonds $898,013,401.88
Special revenue bonds.... 36,225,475.03

During the year 1913 the total revenue receipts of the city aggregated $203,405,943.38, of which sum the taxes collected during the year aggregated $148,556,847.55. These tax collections consisted of $134,192,431.12 from taxes levied on lands and buildings; $6,730,062.46 from special franchise taxes; $3,636,908.53 from taxes on real estate of corporations, and $3,997,445.44 from personal property taxes.

In the report of the Comptroller the expenditures during 1913 are briefly described as consisting of $7,947,031.96 paid as direct taxes to the State of New York; $135,625,710.47 in current administrative and operating expense. There was $45,721,775.67 paid for interest on the city debt, of which $9,518,093.51 was paid into the city sinking funds and $36,203,682.16 was paid to outside holders of the city's securities. The outlays for public improvements aggregated $103,605,512.21. The significance of these figures can only be understood by comparing the annual budgets for past years.

Under public improvements are included monies paid in meeting the cost of construction of the Catskill Water Supply, Rapid Transit construction, dock improvements, construction of new Municipal Building, acquiring the site for the new court house in Manhattan, building of and extensions to school-houses and the carrying out of many other improvements to which the city is committed.

It will be found that assessed valuations (of real estate) have risen from $2,463,135,687 in 1897 to $8,049,859,912 in 1914 in an endeavor to provide funds, and the alarming increase in taxation is inevitably bringing property owners face to face with a crisis.

Effects of Socialistic Government.

The reasons for this increase are not difficult to discover. We are becoming more socialistic in our ideas, and vast sums are required to meet new needs. Throughout the country generally in our cities the making, sweeping, lighting and repairing of streets, roads and bridges, sewerage systems in all their complexity, museums, parks, art galleries, libraries, concert halls, markets, fire-engines, ferries, public baths, harbors, piers, wharves, docks, hospitals, dispensaries, schools and universities, have all been brought under collective management. The municipality is acting socialistically and communistically to a degree which few Americans realize. There are also many evidences of municipal extravagance and waste, as well as notable instances of official corruption.

A renewal of agitation in the Legislature for an increment tax reminds us that the question of taxation, like every other economic one, is essentially a question of pure theory and its practical application.

Fair-minded men, recognizing that sound legislation can never be based on fallacies, will not subscribe to the new tax theories without an honest and intelligent investigation of the situation; but public opinion will to some extent be influenced by those who do not perceive the effect of unwise legislation.

Laws must be tested in their actual operation before they can be called good ones. It is an unfortunate fact, however, that the simplest of tax laws may give rise to complications and inequalities when it comes to administration, and the adoption of mistaken tax theories must inevitably be followed by disastrous effects and widespread dissatisfaction. The expenses of government cannot be escaped, but the burden should be equitably distributed. That this burden has been increasing instead of diminishing is beyond dispute.

What History Teaches.

In the British Isles, where conditions affecting taxation have become acute, and where the burden placed upon landed proprietors is more heavily felt than here in prosperous America, the tendency to increase taxes and to dispense wealth under plans of State insurance for wage-earners and in other ways no less direct is progressing until many thoughtful people believe that these symptoms of socialism and governmental weakness mark a decline in the growth and power of the British nation.

The student of history knows that as civilization has advanced, governments have been called upon to assume new and more complex functions; the sphere of action of the State grows larger and the ends it serves grow more numerous. The expenses of government likewise tend to increase. While Lowe in 1822 estimated the yearly net income of the British people at £251,000,000, the Government expenses in 1813 and 1814 averaged £106,000,000, and this did not include the cost of schools, churches and benevolent institutions, but the figures quoted represent the sum voluntarily devoted to public purposes by Parliament. Between 1685 and 1841 the population of the United Kingdom more than trebled its numbers, but in the same period of time the outlay of the state increased forty-fold. It is thus to be observed that there is a natural law of increase in legitimate expense.

The adherents of Socialism are eager to hasten this natural movement, while the Conservative, who believes in the institution of private property and the normal rewards of thrift and frugality, views the logical results of this tendency with some apprehension and alarm.

Economists generally have come to regard direct attempts made at socialism and communism as diseases of the body social which have affected every highly civilized nation at certain periods of its existence. If the body be too weak to react healthfully and curatively, the evil is very apt to lead to the decline of all true freedom and order.

At four periods of the world's history it will be found that socialistic and communistic ideas have been most widespread. (1) Among the ancients at the time of the decline of Greece; (2) at the time of the degeneration of the Roman Republic; (3) among the moderns in the age of the Reformation, (4) and again in our own day.

To cite examples from Roman history of these manifestations, the practice of supporting the populace at the expense of great candidates or of the state was developed to a very great extent. The masses lived very largely by the sale of their right of suffrage to the highest bidder. In the social reforms of the younger Gracchus, besides the limitation of large land ownership the principal points were the following: The sale of wheat under market price, but only to the inhabitants of Rome itself; the construction of great highways in Italy, colonization at the expense of the state, and the increase of soldiers' pay. The socialistic plans of Rullus went much further. Had his agrarian laws been put into execution he would have confiscated very nearly the entire country in the interest of the poor and of their demagogues. Rome twice experienced social revolutions of the most frightful character.

Keep One Foot On the Ground.

The demand of modern civilization and its political philosophy is for social justice and equality of opportunity at a time when the conditions of production appear to forbid industrial individualism. Let us keep one foot on the ground and remember that the real progressive is not apt to be the one who favors revolution.

The institution of private property and the constitutional safeguards to individual freedom are not to be abolished, for they are too sacred to men of Anglo-Saxon blood to be discarded for the doctrine of community of goods, supplemented with the idea of an organization of labor, or the centralized superintendence of all production and consumption, either by the government already existing, or by one to be created anew.

"Universal Philanthropy."

We may well ask whether every incentive which now moves man to industry and frugality is to disappear and nothing remain but universal philanthropy. This cannot be so long, as the growth and prosperity of a nation depend upon the virility of its people and the interest of the whole depands upon the interests of the individual citizen.

In the program of social reform for wage-earners, the aim has been quite properly to protect them in the continued enjoyment of their present standards of living. To do this we have passed fac-

*Of Thompson, Warren & Pelgram, 32 Wall St.

tory laws to limit the hours of toil and define and regulate the conditions under which the work is performed. Among other protective measures designed to prevent our laborers from losing ground in their struggle to rear their children under as favorable conditions as they themselves have known, are laws to establish a Minimum Wage and the so-called Tenement House acts, neither of which tend in any way to lessen the cost of living or to confer any benefits gratuitously upon tenant or landlord. In this whole movement we find nowhere an attempt to compensate for property loss or to distribute the increased expense beyond the property owning class.

What the Tenement Law Did.

However beneficial to the health of the community in the long run, it is well known that the effect of the enforcement of the Tenement House Law, for instance, was a shrinkage in property valuations and the income to be derived therefrom.

There are 600,000 rentpayers in the city of New York and 95,000 property owners, and it would seem that any just measures for tax reform should take account of the source of our present revenue. Certainly the prosperity of such a large community should be at least consulted.

REAL ESTATE DEMONSTRATION AT ALBANY

The Successful Protest Against the Half-Tax Referendum and Other Bills Believed to Be the Turning Point in the Real Estate Situation.

THE protest of real estate interests against over-taxation and against the imposition of unjust laws and ordinances is beginning to produce results. Events of the week in taxation matters have made it of epochal importance to real estate and related interests. A turning point seems to have been reached, and from now on the burdens on real property are expected to be gradually lessened instead of increased, as they have been for a decade. The fixing of the city tax rate at from three to five points lower than it was last year was the first of the events referred to, and the disfavor with which the members of the Joint Committee on Cities of the Legislature received the arguments of the single-taxers was the second event which has this week revived the spirits of taxpayers.

A Formidable Demonstration.

The large party which went to the hearing to oppose the bill came away with the belief that the bill will not be reported out of committee. More than two hundred men representing all the real estate boards, boards of trade and commerce, and nearly all the really active associations of property owners in the several boroughs, attended the hearing, and made it the most formidable demonstration that New York City property interests have made in many years at the State Capital. The presence of a Borough President as the official representative of the Board of Estimate, to present resolutions adopted by that body, and the fact that he was supported not by a chance or promiscuous gathering of objectors, but by a highly representative body of taxpayers must have made a decided impression upon the members of the joint committee.

The organizations which by delegated members appeared in opposition to the bill were headed by the Real Estate Board of New York, and included the Brooklyn Board of Brokers, the United Real Estate Owners' Associations (nine associations in all), the Allied Real Estate Interests, the Chamber of Commerce, the Merchants' Association the Savings Bank Association, the Citizens' Union, the North Side Board of Trade, the Queens Chamber of Commerce the Richmond Chamber of Commerce, the Taxpayers' Alliance of the Bronx, Murray Hill Taxpayers, Tremont Taxpayers and several Brooklyn and Queens societies.

The resolutions of the Board of Estimate which Borough President McCormack presented were those which were adopted by the board on the occasion of the local hearing on the bill a fortnight ago.

"For Lower Rents."

The principal speakers for the bill were Benjamin C. Marsh, the executive secretary of the local Single-Tax colony, and John J. Hopper, the Register of New York County. Mr. Marsh's newest and strongest argument seemed to lie in a pasteboard box nearly two feet high, which he said contained the signatures of 20,000 working people of Greater New York who favored the referendum and wanted a lower tax on buildings.

Allan Robinson hoped that Mr. Marsh would send a copy of the postal card issued for these signatures to the committee, because it asked for signatures of those who wanted their rents reduced. "We all want our rent reduced" exclaimed Mr. Robinson, "and if that were all, we would all sign." Mr. Marsh rejoined by saying that the card clearly set forth the nature of the proposal to which signatures were requested.

The point in Mr. Hopper's address was that the electorate could be depended upon to vote intelligently on the issue, which brought from Senator Thompson this question:

"Do you think the Legislature has no duty to perform in looking into the merits of this or any other matter before submitting it to the people, and ought we not to consider if the question should be submitted to the people?"

Mr. Hopper replied: "Yes, you ought to consider it carefully, but the people should have a chance to vote for it." With this submission, Mr. Hopper asked if those present did not think the people would vote intelligently upon the bill. "No," loudly replied Assemblyman McCue, who later supplemented his "no" with the qualification, "My reason for saying is not that I am unwilling to trust the public, nor that I am afraid of an intelligent verdict, but because I do not believe they really want the referendum on this matter.

Rapid-Fire Speeches.

As there were many present to speak in opposition to the bill, it was arranged that the time should be divided among the several boroughs, and that some speeches should not exceed a minute, others two and some three. Under the circumstances the oratorical shots were of the rapid-fire order. Among the speakers besides Chairman Robert E. Dowling, Borough President McCormack and President Laurence M. D. McGuire of the Real Estate Board, were Walter Manning of the Savings Bank Association, Robert E. Simon, Alfred E. Marling of the Allied Real Estate Interests, President Henry Bloch of the United Real Estate Owners' Associations, Dr. Henry W. Berg, Thomas Krekeler, Frank Eberhardt, State Tax Commissioner Schwab, Dr. Korn, Pierre M. Clear, and others, representing various Manhattan associations; Stewart McKnight and Henry M. Johnston from Queens, James L. Wells, Judge Schulz and E. B. Boynton for Bronx organizations, and Allan Robinson in rebuttal.

Epitome of the Arguments.

The general purport of the remarks in opposition was that the Herrick-Schaap bill is a thinly disguised single-tax measure intended to be an entering wedge for the complete abolition of taxes on all forms of property except land; with the ultimate purpose of leading up to a constant increase of the rate of taxation on land exclusively, so as to take away all rent value from land, and that means all of the value of land. The enactment of the bill would so reduce real property values as to frighten away mortgage loans and so cause foreclosures and widespread ruin among owners of real property, especially those who have invested the savings of a lifetime therein.

As there is little probability that the Joint Cities Committee will report the bill, the real estate organizations have proved themselves in this crisis thoroughly efficient and have given the city and State an example of what can be accomplished by united effort.

Other Bills Opposed.

While New York real estate interests were vigorously opposing the Herrick-Schaap bill in the Assembly Chamber at Albany, on Tuesday, a committee of the United Real Estate Owners' Associations was appearing in another part of the building before the Committee on Social Welfare of the Assembly, to argue against a proposed amendment to the Tenement House Law. This bill, if passed, and enacted into law, will give an inspector authority to cause the vacating of any tenement house in the city within twenty-four hours, upon his certificate that it is unfit for human habitation by reason of defects in the drainage, plumbing, lighting, ventilation, etc.

The committee of the United Owners through its spokesmen stated that the ownership of real estate was being made undesirable to a great many people on account of the over-regulation by the various municipal departments and also on account of conflicting orders. The power to cause a vacating of any property should not be granted unless all other attempts to affect compliance with the law have been exhausted. There is ample provision in the Tenement House Law as it is today, for providing for such exigencies, without further broadening the scope of the authority of an inspector by putting in his hands such additional powers.

It was brought out that the vacating of a tenement house upon such an order might mean the ruin of its owner, as it would practically blacklist the property by making it impossible to re-rent. If the mortgage should happen to come due while the property was unoccupied the owner would be unable to renew it or procure a new one. Such a state of affairs, if arising, might result in the loss of the savings of a lifetime.

The Committee on Social Welfare listened with great attention to the various arguments advanced by the representatives of the United Real Estate Owners' Associations, ex-Governor Sulzer, one of its members, being particularly interested. From statements made by various Assemblymen on the committee it is believed that the bill is dead.

At the hearing on the bill introduced by Senator Simpson and Assemblyman Stoddard, which was drafted by the legislative committee of the Citizens Union and which provides for an unearned increment tax, Commissioner Mullan, of the Tax Board, stated that Mayor Mitchel expected to appoint a committee of experts in a few days to take up the whole question of taxation. The commissioner suggested that all proposed legislation which might cause any contemplated revision of the system be held over.

WHAT IS NEEDED IN A MECHANIC'S LIEN LAW

Opportunity to Complete the Building Instead of Having the Work Suspended — This Is One of the Objects of the Simpson Bill.

THERE is a widespread desire on the part of materialmen and subcontractors for some provision of law by which it can be possible that a building operation, against which mechanics' liens have been filed, can be carried to completion and its financing continued, instead of being "tied up," as has so often been the case. There are conflicting interests to be harmonized—those of owners, contractors, loan men, materialmen, subcontractors—in order that no legislation be carried into effect which, although apparently beneficial to some, will hamper the building industry as a whole.

Clearly, the first requirement is some workable, practical plan by which mechanics' liens, when filed, can be "lifted," advancements continued on the building, and loan payments made to a contractor on his contract, as the case might be; or, if necessary, additional funds raised on mortgage and the proceeds used to complete the building, with the ultimate object of paying the claims on the particular operation.

Heretofore the great trouble has been that certain lienors, some because of having the first or second and superior mechanics' liens, others because their liens were small and their hope to have them paid by other lienors to protect their larger claims, have stood out against any concerted action.

Nature of the Simpson Bill.

The provisions of the "Simpson bill," in which many owners and contractors are interested, and which was drafted by the law firm of Phillips & Avery, cover the following matters, among others: Judgments and attachments not found on claims for labor and materials furnished for a particular operation are postponed to liens and judgments of creditors on that operation. Where a building is in trouble, the owner can give a mortgage to trustees for the creditors on that operation, to secure completion, or an assignment of the building loan payments for the same purpose, if holders of 75 per cent of the amount of mechanics' liens so vote; in which case all mechanics' liens, then or thereafter filed against that building, are postponed to such trust mortgage or to the advances made on the building loan under the assignment to the trustees; and all mechanics' liens have then priority and are to be paid pro rata.

In the same way a contractor with an owner or with a municipal corporation can assign to trustees for the creditors on the particular operation the moneys under his contract, if 75 per cent in amount of the liens so vote; in which case the liens become of equal priority.

A further provision allows the placing of a permanent loan, upon a similar vote by lienors, the mechanics' liens then following the permanent mortgage, but without priorities; and also providing for deposit, for the benefit for lienors, in case the permanent loan is more than sufficient to pay off prior encumbrances.

Permits an Owner to Sell.

A still further provision enables an owner, if 75 per cent in amount of liens so vote, to sell his property free from the liens, which then attach to the proceeds of sale, this covering a situation where a building against which liens have been filed, can be disposed of and the proceeds divided among the creditors on that particular operation, instead of leaving the job tied up indefinitely, with accumulating interest charges.

Another provision, and this is applicable to public works contracts, provides that assignments of moneys under such contracts shall be invalid unless filed within ten days after execution. Heretofore cases have arisen where contractors on municipal work, often at the starting of operations, have assigned to financial institutions all the moneys to become due under the contract; where the assignee has withheld the filing of the assignment until trouble seemed imminent; where material men and subcontractors have continued to furnish materials and labor in ignorance that the funds had been assigned away; where just before the contractor has gotten into difficulty the assignment has been filed, and where the assignee has thus secured a preference to the full balance earned by the contractors. Under the proposed amendments of the "Simpson bill," such an assignment must be filed within ten days after its execution, and materialmen and subcontractors can inform themselves, by inquiry, before entering into subcontracts or selling materials, whether or not the funds have been assigned.

The Two Principal Objects.

These briefly and generally are the principal amendments sought by the Simpson bill. Their object is, in short, to enable an owner or contractor, by the vote of 75 per cent of the amount of mechanics' liens, to raise funds by giving security for finishing his operation, or to place his permanent loan without hindrance by a small minority; and taking away priorities among lienors where a job is in trouble.

"There has come from many directions the expression of a desire that all priorities among mechanics' liens be taken away at all times," said Mr. Avery, of Phillips & Avery, authors of the bill. "While appreciating the motive of this desire, the difficulty is that those advocating such a change in the law have not taken into consideration the effect upon mechanics' liens which have been discharged by bond (undertaking) or by deposit.

"It is not possible within the limitations of an interview to state all the objections and difficulties that such a provision would bring about. The Simpson bill meets this desire on the part of materialmen and subcontractors, in that, under its provisions, mechanics' liens retain their priorities only until a building operation gets into difficulty, in which event, by a percentage vote of all those having liens undischarged by bond or deposit, the priorities may be taken away. It would seem to follow as a matter of course that where an operation is in difficulties the priorities would be taken away by the vote provided for.

"Inasmuch as the bonding or depositing of liens occurs when an owner or contractor is not in serious trouble, the priorities should be, as under the provisions of the 'Simpson bill' they are, retained until then, for otherwise no successful steps could be taken to enforce the claim against the bondsmen or deposit until after the completion of the operation. There is no more reason for making bonded and deposited liens of equal priority with subsequently filed and undischarged liens than there would be for requiring a creditor to give up any other security—guaranty, endorsement, bond, etc.—which he may have had the foresight to obtain.

"There are several other practical reasons why the priorities should be retained until an operation gets into difficulties, and then, when the lienors 'get together,' they may be relinquished and the creditors on that operation be paid pro rata.

"In preparing these amendments, embraced in the 'Simpson bill,' we have not attempted to amend the Lien Law all along the line. Doubtless some of the provisions of the present law might have been more happily worded, but most of them have now had the benefit of interpretation by the courts during the past thirty years, and we believe that the interests of materialmen and subcontractors will be better subserved by adhering in the main to the law as it now stands, and by making needful changes by amendment, rather than by new and perhaps hasty general legislation."

Amending the Tenement Classification.

The Committee on the Affairs of Cities, in the Assembly, has under consideration Bill No. 737, introduced by Mr. Scheidemann, to amend the Tenement House Law. The purpose of this bill is to take out of the tenement house class all buildings occupied by three families or less. At the present time the Tenement House Law applies to all buildings occupied by three or more families.

In the opinion of the Superintendent of Buildings, Mr. Miller, the passage of this act would be a most unwise piece of legislation:

"By far the largest number of tenement houses in the city of New York are three-family houses, and to take these out of the jurisdiction of the Tenement House Department would mean the permitting of a reversion to the unsanitary conditions that existed previous to the enactment of the present Tenement House Law. The passage of this bill would encourage the construction in outlying districts of buildings for three families and creating the very condition which it was found necessary to remedy when the present Tenement House Law was enacted."

Brooklyn's Interest in Small Houses.

The feature of the Brooklyn real estate market this year is the active demand for small houses, especially dwellings in the outlying sections, where the rate of development may be termed almost normal. The number of new operations planned in the borough so far this year equals last year's record to date, and in the opinion of the Superintendent of Buildings 1913 was really a normal year for Brooklyn building operations. The total cost of the buildings planned is, however, far from being as large as the total recorded in 1913 up to this time.

The reviving demand for small dwellings is being reflected in the plans filed. The Milford Construction Co. will build fourteen two-story frame dwellings, each 18.6x43 feet, on Van Siclen avenue north of 86th street. Catherine Courtney will build six two-story houses, 16.8x32 feet, at the corner of Avenue N and East 9th street, to cost $4,000 each.

—When the Burns restaurant property on Sixth avenue was offered at auction no one was found willing to buy it, outside of the parties at interest. So the plaintiff in the partition suit bid it in at $95,000 over the mortgage of $155,000, making the price $250,000. The property is assessed at $243,000.

WOULD HARMONIZE CONFLICTING LAWS

Resolution Introduced at Albany to Inquire into the Operation and Results of Building, Factory, Fire Protection and Other Related Laws.

A RESOLUTION has been introduced into the Legislature by Assemblyman Ellenbogen calling for a general investigation of the administration of the various laws relating to the construction of buildings and to the safeguarding of their occupants. The preamble states that there is at present no uniformity in the statutes, codes, ordinances and regulations pertaining to the safe construction of buildings and to the prevention of fires and that a serious conflict of authority has resulted among the various officials, departments and bureaus charged with the enforcements of the laws.

The resolution directs that the committee on Affairs of Cities of the Assembly, or a sub-committee thereof, to conduct a thorough investigation into all of the departments of the State and other political subdivisions thereof for the purpose of determining the value of the existing building and fire prevention laws, ordinances and regulations, the enforcement and operation thereof and the results obtained therefrom, and the effect of the orders issued by the various departments and bureaus. The committee is authorized to conduct hearings and take proof and testimony in Albany or in any part of the State, to subpoena and enforce the attendance of witnesses, including public officers and employees, and to require the production of books and papers, including public records and documents, to employ counsel, stenographic assistance, investigators, and such other employees as may be necessary for the purpose set forth.

The resolution, which has been referred to the Ways and Means Committee, was introduced at the instance of the American Society for Fire Prevention, of which A. W. Herbst is the director.

Other bills of special interest to the real estate and building professions are:

In the Senate.

Int. No. 771. Carswell. Authorizing New York City to erect a court house in the Borough of Brooklyn for the Supreme Court of the Second Judicial District and for the law library of the Borough of Brooklyn. It is to be located on lands now owned or hereafter acquired by the cty in the territory bounded by Joralemon street on the north, Court street on the west, Livingston street on the south and Boerum place on the east. The land may be acquired hy purchase or condemnation. The court house is to be erected by the President of the Borough of Brooklyn upon plans prepared by him and approved by the Board of Estimate. The Comptroller, when directed by the Board of Estimate and Apportionment, is authorized to issue bonds to raise the necessary funds. The cost of the work is to be a charge against Kings County. The borough president is authorized to modify or alter the plans and specifications, but no change in excess of the estimated cost is to he made except with the express approval of the Board of Estimate and Apportionment. When completed and equipped, the court house is to be maintained under the supervision of the justices of the Supreme Court residing in Kings County, and they are authorized to appoint a custodian, an engineer and such other employees as may be necessary. The expense of maintenance is to be borne by the city, as in the case of other public buildings, or is to be a charge against Kings County. The bill repeals Chapter 390 of the laws of 1909, as amended by Chapter 357 of the laws of 1912, which provided for the construction of a new court house in Kings County. To Cities Committee.

In the Assembly.

Int. No. 873. Amending the General Corporations Law (new subdivision 12 in section 3) by providing that the expense of an easement in real property acquired or reserved by a municipal corporation, railroad corporation or other transportation corporation is not to be deemed an encumbrance upon such property under any law relating to investments in mortgages upon real property by corporations, trustees, executors, administrators, guardians or other persons holding trust funds. The effect of such an easement upon the property, however, is to be taken into consideration in determining its value.

Int. No. 874. Gage. Amending the Tax Law (section 8) relative to the place of taxation of the personal property of residents. It provides that if the property is tangible, including goods, wares and merchandise, it is to be taxed in the district where the property is situated. If it is not tangible, including money, bank deposits, stock, bonds, notes, credits and interest in property and evidences of debt, it is to be taxed in the tax district where the person resides when the assessment is made. Under the present law personal property is taxed in the district where the person resides.

Int. No. 925. Martin. Amending the Bronx Parkway Commission Act (Chapter 594, Laws of 1907, three new sections, 18-b, 18-c and 18-d) by providing for the extension of the Bronx Parkway to and along Pelham Bay and Hutchinson River valleys to connect with Pelham Bay Park. The bill describes in detail the property which may be taken and provides that the new territory shall he a portion of the Bronx River reservation parkway, to be known as the Pelham Bay and Hutchinson River Parkway.

Excess Condemnation.

Int. No. 1037. McGrath. Amending the Greater New York Charter (repealing sections 396 and sections 970 to 1011, inclusive; and inserting a new section, 396. and thirty-six new sections, 970 to 1005, inclusive) by substituting entirely new provisions relative to the acquisition of property for opening streets and for sewers, parks and certain other improvements. It authorizes the city to acquire title to property or to easements, as may be determined by the Board of Estimate, for streets, parks, bridges and tunnels and approaches to bridges and tunnels, and for improvement of the navigation of waters within the city and waterfronts. It may acquire the property by condemnation proceedings in which the amount of compensation to be paid to property owners is to be fixed by special term of the Supreme Court without a jury, and in a proper case the court is to assess the cost of the improvement or portion of it ,as the case may be , upon benefited property. The bill also provides that in acquiring such property the city may take more than is needed for the actual construction of the improvement, but the additional amount must not be more than enough to form suitable building sites abutting on the street, park or other improvement. The extent of this excess property is to be determined by the Board of Estimate, and after so much of it has been appropriated for the improvement as is needed the remainder may be sold or leased by the city. The owners of real property required for streets and embraced within the lines of streets laid out on the city map may convey the property to the city without compensation. The Board of Estimate is to determine whether any portion of the cost of the proceedings is to be borne by the city or one or more boroughs, and, if so, what proportion. It may aso establish areas of assessment for benefit. Buildings taken i nthese proceedings may also be assessed by the court to not exceeding one-third part of their estimated value. In no case is real property to be assessed for more than half its value. City property benefited is to be assessed the same as private property, and real property acquired by the city in addition to the amount actually needed is also to be subject to assessment for benefit. The bill prohibits the opening of certain streets through certain portions of the property of St. John's College, the University of the City of New York and Columbia University. Where the property taken, or part of it, is under lease or other contract between landlord and tenant, such contracts are to cease and be absolutely discharged as to the part of the property taken but is to remain valid as to the rest of the property. The court is to determine in a separate proceeding, upon application of the parties, the balance to be paid under any such contract. Proceedings started under this article may be discontinued by the Board of Estimate at any time before title has been acquired by the city. Provision is made for appeal by the city or persons dissatisfied with awards or assessments. There are numerous other provisions regulating the proceedings.

Assessments for Benefit.

Int. No. 1038. Van Name. Amending the Greater New York Charter (repealing section 247 and inserting new section 247) by providing that before any public improvement, except an improvement under the Rapid Transit Act, which is to cost $250,000 or more, is authorized, the Board of Estimate and Apportionment may determine that a portion of the cost to be borne by the city or by one or more boroughs. The whole or the remainder of the expense, as the case may be, is to be assessed upon benefited property. If the cost is to be less than $250,000 the Board may by unanimous vote similarly determine that the city or any borough or boroughs shall bear a portion of the expense. Provision is made for the issuance of "special revenue bills" in anticipation of the collection of the improvement assessments chargeable against a borough. These bills are to be redeemed out of the taxes levied upon the borough or boroughs on account of the improvement. The, bills are to be redeemable out of taxes levied upon such borough on account of the improvement in the year following their issue except that the Board of Estimate may determine that they be redeemed in not exceeding five instalments. There are also other provisions regulating the collection of the special tax for redeeming these bills.

Int. No. 1048. Kramer. Amending the Public Buildings Law (section 3) by providing that the trustees of public buildings must provide sufficient space in one building in New York City for all the bureaus, departments, commissons, boards and officers of the State exercising powers within the city. The trustees are authorized to lease buildings for a term of years.

NEW ELEVATOR BILL OPPOSED

Prescribes Safety Devices on All Elevators, Except in Private Residences—Only a Year's Time Allowed.

A BILL in the State Senate (Herrick, Int. 184) adds a section to the general business law in relation to passenger elevators, by providing that every elevator for the carriage of passengers hereafter constructed, and every such elevator in use when this elevator law takes effect, within one year thereafter shall have placed therein or attached thereto, such automatic device, electrical or mechanical, as will prevent the elevator car from being moved while the elevator door is open.

Every owner of the building is made subject to a penalty of five dollars a day for every day that an elevator is in use without being equipped with the automatic device. The section does not apply to elevators in private residences. Penalties are to be collected by the District Attorney.

Superintendent Miller Objects.

The Superintendent of Buildings, in Manhattan, Rudolph P. Miller, Esq., has interposed objections to the retroactive feature of the bill. Mr. Miller pointed out to a committee of the Legislature last year that a large proportion of the fatal elevator accidents, causing death or injury in the Borough of Manhattan, would probably have been avoided, if a device such as contemplated in this law had been installed. In the installation of such device, some judgment should be applied, the Superintendent says. It is perfectly proper to require such safety device as proposed, to be used in the case of all new elevator installations, but when making the provisions of such an act as this retroactive, it must be considered that it is impossible to accomplish the purpose of the act within one year.

In a letter which Superintendent Miller has written to the Senate Judiciary Committee, he says:

"There are over ten thousand passenger elevators in the Borough of Manhattan. It is practically impossible to equip these ten thousand elevators with these devices within even two years. The proposed act requires it to be done within one year. This is so much the harder in view of the fact that a penalty of five dollars for every day that an elevator is in use after the end of the year without such a device is imposed.

"The proposed act also requires that it shall be impossible to move an elevator car from a landing in either direction while any gate or door used for entrance or exit is open and unclosed. If this is literally enforced, much time in the operation of elevators would be unnecessarily lost. An elevator should be permitted to start from its landing when a gate is closed within four inches, provided the device is so arranged that having reached that point the gate cannot be reversed in its motion, except by the operator in the car, with the car at the landing. As proposed in the act, it would also seem that both the shaft gate and the car gate are required to be closed before the elevator can start. This is, perhaps, a perfectly practicable thing to do in the case of a new installation, although it would undoubtedly add to the delays in operation. In the case of existing elevators, however, it would in many instances mean a reconstruction of the equipment, which would seem to be a serious hardship on the property owner. I would consider it a decided step in the direction of safety if the shaft gate alone were required to be interlocked, as proposed in this act.

"In the paragraph heading, it might be well to add the words 'and stopping,' to make this read: 'Equipment of passenger elevators with automatic device to regulate starting and stopping.' This would, perhaps, make the heading a little more complete.

Should Be More Specific.

"It would also be well, perhaps, to be a little more specific as to the character of elevators to which this act is to apply. It now provides for every elevator used for the carriage of passengers. The word 'passengers,' according to some interpretations, does not include employes, and it is quite as important to safeguard the employes as others. This might be remedied by adding, in the ninth line on the first page, after the word 'passengers,' the words 'and employes other than the operator.'

"In line six on page two, it would be well to omit the words 'car solely with a lever, controller or rope,' as these words do not include all the possible means of control, and it would, perhaps, not be practicable to include all that might be devised. In place of these words, which should be omitted, it would be well to add at the end of that sentence the following: 'Except that some approved emergency device may be introduced, making it possible to start the car from any point in the shaft in case of accident.' One of the serious objections that have heretofore been urged against these automatic devices is that in case of accident passengers imprisoned in a car might be kept there indefinitely, and where fire occurred in connection with such accident, they might be burned to death by spread of the fire throughout the shaft.

"I would also strongly urge the omission of the sentence (page two, line 14): 'The provisions of this section shall not apply to elevators in private residences.' It is quite as important that these provisions should apply to such elevators as to any other. As a matter of fact, in private residences the elevators, being subject to the control of members of the family or servants, who are not regular operators, need a safeguard of this kind as much as in any other building. Besides, in private residences, the push button type of elevator, an elevator which is automatically operated by means of electric buttons, is in common use."

THE ASSESSMENT ROLLS.

Smallest Total Increase in Valuations Since Consolidation—All Tax Rates Are Lower.

The assessment rolls were delivered on March 1 by the Tax Department to the Board of Aldermen in special session. The rolls show a net increase in the assessed value of real and personal property of $58,086,271. With the exception of 1912, this is the smallest increase since consolidation. The increase in the assessed value of ordinary real estate is $71,547,000, which is a reduction since the books were open for exemptions and on account of reductions by the commissioners of nearly $100,000,000.

The most notable reductions made by the commissioners were in those sections of Manhattan where values have been declining. The block bounded by Fifth avenue, Sixth avenue, 23 and 22d streets was reduced $3,269,000. Sixth avenue, from 14th street to 23d street, was reduced about $2,000,000. Broadway, from Houston to 14th street, was reduced $3,700,000. Union Square, Broadway and Fifth avenue and adjacent property, from 14th to 23d street, was reduced nearly $9,000,000. Harlem, north of 125th street was reduced about $5,000,000. The assessment of special franchises was decreased below the assessment for 1913 by $34,441,000.

The assessed value of real estate in Brooklyn shows an absolute decrease below the total for 1913.

The total increase in tax values would have been much greater but for the fact that the State Tax Board reduced the assessed value of franchises held by public service corporations by $34,441,260.

The local tax board made a gross increase of $92,527,541 in real and personal property, but the reductions by the State board reduced this amount to about $58,000,000. The increase in real estate values is a distinct disappointment to members of the Board of Estimate and Apportionment.

The actual increase in real estate valuations is only $43,212,051, which gives the city an added borrowing capacity of only $4,321,205, instead of $15,000,000 estimated by members of the board.

The Board of Aldermen referred to the Finance Committee the report of the Comptroller on the tax rate. The Finance Department accountants fixed the rates for 1914 as 1.78 for New York County, 1.77 for the Bronx, 1.84 for Kings, 1.80 for Queens and 1.90 for Richmond. This is a decrease of from one to five points for each county from the rate of last year, as follows:

	1913.	1914.
New York County.....	1.81	1.78
Bronx County	1.81	1.77
Kings County	1.85	1.84
Richmond County	1.92	1.90
Queens County	1.85	1.80

Real Estate, Real Estate of Corporations and Special Franchises.

MANHATTAN ASSESSMENT ROLL.

	1913.	1914.	Net Increase.
Real estate	$4,742,730,906	$4,774,277,780	$31,546,874
Real estate corporations	86,536,766	92,778,886	6,242,120
Franchises	297,674,923	282,194,094	Dec. 15,480,829
Total	$5,126,942,595	$5,149,250,760	$22,308,165
THE BRONX.			
Real estate	$572,808,163	$589,396,955	$16,588,792
Real estate corporations	42,790,805	43,087,300	296,495
Franchises	24,741,625	26,147,758	1,406,133
Total	$640,340,593	$658,632,013	$18,291,420
BROOKLYN.			
Real estate	$1,559,094,532	$1,571,486,932	$12,392,400
Real estate corporations	22,478,210	21,427,360	Dec. 1,050,850
Franchises	98,440,849	78,261,638	Dec. 20,179,211
Total	$1,680,013,591	$1,671,175,930	Dec. $8,837,661
QUEENS.			
Real estate	$436,250,327	$446,686,477	$10,436,150
Real estate corporations	26,113,985	26,554,240	440,255
Franchises	15,428,524	15,446,039	17,515
Total	$477,792,836	$488,686,756	$10,893,920
RICHMOND.			
Real estate	$76,353,176	$76,936,481	$583,305
Real estate corporations	2,629,410	2,807,190	177,780
Franchises	2,575,660	2,370,782	Dec. 204,878
Total	$81,558,246	$82,114,453	$556,207
GRAND RECAPITULATION.			
Real estate	$7,387,237,104	$7,458,784,625	$71,547,521
Real estate corporations	180,549,176	186,654,976	6,105,800
Franchises	438,861,581	404,420,311	Dec. 34,441,270
Grand total	$8,006,647,861	$8,049,859,912	$13,212,051

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Rumor has it now that the administrative and judicial authorities in Brooklyn have tentatively agreed to have the present court house rebuilt and then joined to a new wing on the site first chosen for the Municipal Building.

The Home Rule bill enacted a year ago as a cure for imperfect municipal grants of power looks pretty old-fashioned beside certain measures submitted at Albany this week. One of these contemplates a Constitutional amendment authorizing cities to frame and adopt their own charters. The other, known as the Optional City Charter bill, provides that cities may by referendum adopt any one of seven specified forms of charter.

No less than eighteen large church buildings in old New York are known to be on the market. Some of them, like the South Reformed Church, on Murray Hill, and the United Presbyterian Church, in West One Hundred and Eighth street, were thought to be very well situated. The latter congregation has occupied its present edifice only about ten years and already it finds not only that the times change, but men change with them.

The gift of 350 acres of land in the Helderberg Hills, west of Albany, which the State has received from Mrs. Emma Treadwell Thacher, widow of John Boyd Thacher, is the third park reservation given to the Commonwealth in recent years, the others being Letchworth Park, donated by M. P. Letchworth, and the tract, coupled with an endowment of $1,000,000, presented by Mrs. Edward H. Harriman. Mrs. Thacher's gift embraces a stretch of forest land of great scenic beauty in the towns of Guilderland and New Scotland. It is to be known as the John Boyd Thacher Park.

How Rents Will Be Lowered.

The discussion, which the Herrick-Schaap bill has provoked, has made sufficiently clear one fact in connection with single tax legislation. There is only one way in which legislation of this kind can reduce rents to the occupier of a building—which is by the method of confiscating existing land values. As the opponents of the bill have frequently pointed out, the demand for new buildings is determined by the growth of the community in population and business. If, consequently, a change in the method of taxation stimulated the construction of new buildings to an extent not warranted by the prevailing demand, the owners of these buildings would be obliged to reduce rents in order to tempt tenants to come in. As a consequence of such a reduction of rents, tenants might be induced to abandon older buildings in other parts of the city, and this would result in a general reduction of rents. The general reduction of rents might bring about an increased demand for space. A tenant could, perhaps, afford to occupy more space at the cheaper price. Or, the lower rent might permit the starting of a business which otherwise would not have started at all, or if started would have located elsewhere. In this way the demand for habitable space might be increased as a result of the change in taxation; but the increase in the demand would be proportioned to the damage which would be done to land values. Any benefit which tenants would receive would come out of the pockets of landowners.

The City of New York is already engaged in prosecuting a work which will accomplish much more effectually the purpose desired by the single-taxers without working any damage upon the land-owner. High land value and high rents are, of course, due to the fact that a large number of people want to live and a large amount of business has to be transacted within a certain amount of space. But the amount of space available for use in any center of population and business depends chiefly on its means of communication. If the means of communication are inferior or are expensive, business men and their employees are obliged to live near their workshops, and the congestion is necessarily increased. If New York were obliged to depend upon horse or surface trolleys for its means of communication, the congestion would be so great and the rents would be so high within the area of possible habitation that the nature of its growth would be entirely modified. It would become rather a number of neighboring cities than one center of population, and business. Something of this kind has, indeed, already occurred. The geographical peculiarities of the land in and around New York harbor placed serious natural obstacles in the way of cheap and quick communication, the consequence being a decentralization of the business activity of the metropolitan district such as is not found in London or Paris. Neither of these cities has a Newark in its immediate vicinity. But, of course, New York has not been obliged to depend upon trolleys and horsecars. Its great need of very quick and cheap means of communication stimulated the early construction of elevated roads. Subways and tunnels under the rivers were a longer time in coming than they should have been, but when they did come, they established a new standard of efficiency. When the dual subway system gets into operation, New York will have a better and a cheaper transit system than any other city in the world. It will have adopted extraordinarily and unprecedentedly effective means to increase the area within which a New Yorker can find a habitation and so to diminish congestion and to lower rents.

The tax-reformers, who wish to lower rents at the expense of existing land values and of the property owners of the city, should remember the new dual subway system constitutes one of the most beneficient pieces of social legislation which has ever been adopted. It makes the property owners and the wealthier citizens of New York pay the cost of enabling the poorer citizens to reach cheap land and enjoy the boon of cheaper rents. Instead of limiting the new lines to those the operation of which will be immediately profitable, the city has arranged for the simultaneous construction of an enormous amount of new mileage in the outlying vacant districts of the city. The subways and elevated roads not merely radiate in many directions, but they extend far beyond the area of existing habitation. In two ways this wise and liberal policy will make property owners and the well-to-do class pay for the boon of cheaper rents, which will be conferred upon the poor. In the first place the operation of the new system is not expected to pay for its cost of construction until a great many years have elapsed. During the meantime the deficit will have to be met by property owners. While no one knows how much it will be, it is certain to be very heavy. Moreover, it will be really heavier than it seems, because to it should be added the interest on the city stock which was issued to pay for the construction of the Manhattan and Queensboro Bridge. This will be contributed free by the city to the new transit system, and it must now be costing the taxpayers of New York over $3,000,000 a year.

The dual subway system has been planned in a manner which will be of maximum benefit to the tenant and of minimum benefit to the land owner. So much new land will be opened up for habitation all at once that the owners of property in any particular district will not be able to increase prices to any considerable extent without driving population to some other equally available district. Any benefit which the owners of vacant land along the new transit routes may obtain from their construction and operation will be partly paid for by the property owners in districts, while land values have been artificially increased because of a congestion, which the dual system will remove. Finally, as already pointed out, the property owners and not the tenants will be paying the cost of a system from which the tenant will get the benefit. At an expense of five cents the poor man will be able to travel ten miles or more to the outskirts of the city, with even a smaller expenditure of time, and there obtain more space at a smaller rent. The service will actually cost the City of New York a much larger sum than the poor man pays. The difference will be contributed in part by the taxpayers and in part by the short-distance traveler. No wise and public-spirited citizen will doubt the desirability of discriminating in favor of the poor man, who wants to obtain wholesome living conditions on the outskirts of the city. Both socially and industrially the city will be the gainer from the policy of enabling the poor man to reach cheaper land partly at the expense of the community as a whole. But this is both a fairer and more effective way of contributing to his welfare than that of confiscating existing land values. Any city with inferior means of communication will suffer from congestion and high rents, no matter how the burden of local taxation is distributed, while any city which follows the example of New York and subsidizes a transit system, so as to scatter the population over the widest possible area, will suffer much less from congestion and high rents—even though land values are not confiscated.

Tribulations of a Factory Inspector.

Editor of the RECORD AND GUIDE:

Manufacturers are primarily engaged in business for their profit. This is the dominant thought at all times, and I say this without any disparagement of the good qualities and intentions they may possess in addition to their desire for gain.

It would be safe to say that not one manufacturer wishes to conduct his business in deliberate violation of law, or to the discomfort or damage of his employes, but the two latter subjects for

consideration are ever subordinate to the first; for if there be no profit in a business it will not be maintained. Frequently there develops in a factory unlawful or dangerous conditions, which if remedied, will cause a diminution in the output, and the struggle between desire for profit and fear of the law generally results in an attempt—successful or otherwise—to bribe factory inspectors to to a friendly blindness.

I hold no brief for the many inspectors of the city and State departments, but wherever you find a dishonest or grafting inspector it is because a so-called respectable business man commits the two-fold crime of bribery and violation of the factory laws; and these very factory laws, designed to promote the health and safety of factory employes, are too frequently held in contempt by the latter. Past experience has shown that for the maintenance of health, decent toilets and dressing-rooms are an absolute necessity. Yet in many factories you will find such filthy practices that it is impossible to keep the toilets and dressing-rooms in a usable condition. The owner of the factory is not always to blame for this; rather in the majority of cases the fault lies with the employes themselves. Decaying fruit skins, moldy bread and ancient fish thrown under machines and tables, accumulating all day in overheated lofts, tend to create an atmosphere that "smells to Heaven"—and suggests the other place. Gentle 'suasion is lost on them.

After the second fruitless appeal I proceed to action, and when at my polite request an operator refuses to remove the offending object, I promptly pick it up, firmly press it into her reluctant paw, march her to the garbage receptacle, make her insert it therein, and replace the cover. On several occasions I have narrowly escaped riot—the untutored proletariat resenting any interference with what they consider their "liberty." A return engagement to the same factory is seldom necessary. The average factory owner seems to have little control over his employes, and his idea of sanitation is to kill a bad odor with a disinfectant twice as odorous—the cure being worse than the disease. It never occurs to him to remove the cause. During the summer months garbage receptacles are not much in demand—the open windows offering a splendid opoprtunity to throw papers, garbage and rubbish into the areaway for the long-suffering engineer of the building to clean up and cart away.

So, too, in the matter of smoking. The law prohibiting smoking was made necessary by the many disastrous factory fires directly traceable to this cause, and this knowledge was common to the public. Yet day after day this law has been violated, as shown by the many hundreds of convictions that I obtained against smokers in factories. It is all well enough to demand laws for the protection of workers in factories, but what good are these laws if the occupants will not live up to them?

Again, the law on fire drills, deemed an absolute necessity for the safety of people in factory buildings, is not being lived up to, although the statute has been in effect since October, 1913; and it is safe to say that less than ten per cent of the factories in New York City have voluntarily established fire drills, but await some order or direction from the authorities to obey the law. Fire drills are not welcomed by the average factory owner or piece-worker, to whom fifteen minutes' time spent once a month in a fire drill is an irreparable loss.

Early in the game I realized the futility of an appeal to the ethical side of the average manufacturer in the matter of fire drills; the saving of human life was a minor detail with many of them. Time was money, and fire drills meant loss of time. It behooved me to appeal to their pocketbooks rather than their hearts; therefore I proceeded to inform them of the law on the subject—that the installation and maintenance of a regular monthly fire drill was mandatory, and if they conducted the drill with reasonable frequency and success, and afterwards an actual fire occurred at which the previously trained employes became panic-stricken and ran amuck, the employer, having complied with the law and exercised reasonable care, could not be held legally responsible for injuries sustained. This was common sense, not parlor socialism, and served as the entering wedge.

From the foregoing it can readily be understood that the lot of one employed in the carrying out of fire prevention and factory laws is not an enviable one. The success of these laws will greatly depend on the education of the public to an appreciation of their value, so that obedience to them will be as instinctive as our obedience to laws prohibiting murder, perjury, theft, etc. The unfortunate condition concerning these laws is that the people of this city and State have gotten into the habit of demanding one hundred per cent of efficiency from the various departments of the government, but allowing only thirty per cent equipment to obtain the desired results, and people severely censure the unfortunate official who may be at the head of the department when a disaster occurs. In the face of these conditions it is remarkable that we get such high class men for executive positions as we do.

(Mrs.) S. W. H. CHRISTOPHER,
Fire Prevention Adviser, Cotton Garment Manufacturers of N. Y., Inc.,
277 Metropolitan Tower, City.

Situation in Tenement Work Not So Bad

Editor of the RECORD AND GUIDE:

The article entitled "A Peculiar Situation in Tenement Work," published in the February 28 issue of the Record and Guide, appears, upon careful analysis, to treat solely with the uneconomical feature of the law which compels the placing of all bathrooms and toilet rooms so that their windows will open directly upon the street, or a yard, or a court.

The writer believes that this law is one of the best things ever accomplished, as it is the only way in which the unwholesome "so-called" vent shaft could be eliminated from tenement buildings. It is true that under some conditions these shafts will ventilate the rooms opening upon them, but generally they will not. Such shafts operate on the same principle as any other chimney (they are in effect nothing else than chimneys), and unless the column of air within be properly heated at, or near, the base, it will not rise and therefore cannot create the necessary draft for drawing the foul air from the adjoining rooms.

It may be argued that vent shafts are successfully employed in other classes of buildings, such as hotels and schools. This is true. But it is equally true that all vent shafts in such buildings are constantly supplied with warm air at the base; and their efficiency depends entirely upon the difference between the initial temperature at the base where the air enters and the final temperature at the top where the air leaves the shaft.

Several years ago the writer examined a large number of vent shafts, and by the simple expedient of throwing small pieces of tissue paper into the shafts and observing their subsequent motion, it was soon discovered that many shafts were utterly worthless for ventilating purposes. It was also observed that in a square or rectangular shaft the draft, which might otherwise have sufficient velocity, was practically nil in the corners, and that windows in these locations frequently showed an inward, and not an outward, motion of the air. This, as was shown by the action of the scraps of paper, was undoubtedly due to eddying air currents in the corners. Does the author of the article above referred to believe that rooms with windows so placed are properly ventilated? In some of these observations a draft gauge was tried with but indifferent success, and the writer had in mind a series of experiments in which Pitot tubes and anemometers were to have been employed, but these have not yet been made.

The windows opening upon small vent shafts also present another serious problem, which is that, unless they are pivoted at the sides and provided with an inner screen at the base, they will afford little or no privacy.

We now come to the main issue: the design of the tenement having an open stairway under the present law with respect to the location of toilet and bathrooms. The writer has found that it is possible to devise a plan for such a building on a plot 100 feet square with only two rooms less per floor than are contained in the Hartley Tenements, and only five linear feet on each front (street and yard) given up to toilet rooms per floor. Surely this is not prohibitive, and as sunlight has been pronounced by physicians to be one of the best known sterilizing agents at our command, we appear to have gained something rather than lost. Such a plan has actually been drawn, with the added feature of complying with the existing law, which prescribes a minimum width of seven feet for rooms, as compared with six feet minimum in the tenements referred to by Mr. Jackson.

It is also entirely possible, and not at all expensive, to provide proper ventilation for bath and toilet rooms regardless of their location. The writer has handled this problem successfully under the most trying conditions in buildings where it was necessary from the point of investment to eliminate every possible expenditure, and yet these toilet rooms have been provided with sufficient constant ventilation, free from back-drafts, and at an astonishingly low cost.

After all, this problem is not as difficult as Mr. Jackson would have us believe, and, like many others of a similar nature, presents very few real obstacles to a successful solution.

JOSEPH C. SCHAEFFER,
38 West 32d street. (Architect.)

Who Will Pay for the New Courts?

Borough President Pounds says the city as a whole should bear the cost of erecting the new Kings County Court House. He is "not quite certain," however, that Brooklyn should pay a proportionate share of the cost of court houses in the other counties. The Queens County Court House was a city charge. The court house which is being erected in New York County is under chapter 357 of the laws of 1912, a general city charge, but a bill was introduced in the Senate by Mr. Carswell this week to make the cost a charge upon the Borough of Manhattan only. Senator Carswell stated that he was introducing it for Borough President George McAneny of Manhattan, representing the Board of Estimate, and it was satisfactory to the Brooklyn justices of the Supreme Court.

There is a fight on the proposition already, for Assemblyman Almeth W. Hoff, chairman of the Cities Committee, has refused to introduce it into the Assembly.

He said: "The proposition is to make Brooklyn pay the entire cost of the court house, and I won't stand for it."

Senator Carswell said, after this, that the bill would be passed by the Senate and sent over to the House as a Senate bill for consideration. In this way it would reach the floor.

The Carswell bill authorizes the City of New York to erect a court house along plans to be prepared by the Borough President of Brooklyn and approved by the Board of Estimate and Apportionment, on the site bounded by Joralemon street, Court street, Livingston street and Boerum place. The land is to be acquired either by purchase or condemnation. The cost is to be a charge against Kings County. The Borough President can alter the plans after their acceptance by the Board of Estimate, but not so as to increase the cost. The court house when completed is to be maintained either by the city, as is the case with all other puhlic buildings, or is to be "a special charge against Kings County." Justices Benedict, Kepper and Kelby, acting as a sub-committee, drafted the bill.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Business centered on Fifth and Park Avenues.

New Head for Title Company.

Harry Adams Kahler was elected president of the New York Title Insurance Company and the New York Mortgage and Security Company at a special meeting held on Monday, March 2, 1914, to succeed Clinton R. James, who retires, owing to ill health. Mr. Kahler is a member of the firm of H. A. Kahler & Co., of 49 Wall street, whose business is municipal bonds and mortgage investments throughout the country. He has long been identified with the bond and mortgage business and has successfully developed several important corporations engaged in that line. He has affiliations with a large number of financial institutions, both in New York and in the South. He has been engaged in business in New York since 1899.

Cyril H. Burdett was made first vice-president of the New York Title Insurance Company. Mr. Burdett is well and favorably known among real estate men of New York City, having been connected with the New York Title Insurance Company since its organization, first as secretary, and more recently as general manager and counsel. He is also secretary of the New York Mortgage and Security Company and president of the Chelsea Realty Company.

Park Avenue Owners Organize.

A new association was organized on Thursday evening by owners of property on Park avenue, which will have for its purpose the protection of real estate interests along that thoroughfare and will encourage and further its development. It will be known as the Park Avenue Association and will undoubtedly become a factor in real estate affairs not only on account of the new importance of Park avenue but also on account of the prominence of the men who are identified with it.

The meeting, which was held in the restaurant of the new apartment house at 375 Park avenue, was attended by about forty owners, all of whom enthusiastically endorsed the organization and pledged their support. With Edward H. Harris as temporary chairman, a constitution and by-laws were adopted.

The following officers were elected: Henry B. Anderson, president; Morgan J. O'Brien, Oakley Thorne and Robert Thorne, vice-presidents, and Edward H. Harris, secretary. The selection of a treasurer was left to the executive committee, which includes I. N. Phelps Stokes, Howard Mansfield, E. C. Potter, L. S. Bing, George F. Johnson, Jr., William A. Boring, S. F. Weaver, Arthur H. Van Brunt and Edgar A. Levey. All owners and tenants of property on Park avenue or in adjacent streets, from 45th to 106th streets, are eligible for membership in the new association.

New Real Estate Center.

The concentration of suburban real estate concerns in the part of Manhattan between 34th and 45th streets, Seventh and Fourth avenues, affords another instance of the northward march of a given line of business in recent years. The last two years particularly have witnessed the establishing of the new suburban real estate center in discussion. The Windsor Land & Improvement Co. will on Monday merge its Brooklyn office and its office near the Pennsylvania terminal, with its main office, which will be moved from the Times Building across the way into the building at the northeast corner of Broadway and 42d street, where the company has leased, for a term of years, the entire eleventh floor, or nine thousand square feet of office space. It is believed that the assembling of the various offices into one real estate business entity will not only redound to the welfare of the company's business by bringing all buyers to one office centre, but will also create greater homogeneity of interest among the sales staff of the company.

Discussing the colony of suburban real estate firms between 34th and 45th streets, D. Maujer McLaughlin, president of the Windsor Land & Improvement Co. said:

"The real estate men have simply had to follow suit in the northward march of trade on Manhattan Island. Less than four years ago one very prominent Long Island land company had its main office in Nassau street, whereas its office now is in 34th street. A company long active in the development of the north shore recently removed its office to 42d street, after being in the shadow of Trinity Church for a long time. It moved to the Wall street neighborhood subsequent to being near the City Hall; but, after a close study of the situation, it has located between Times Square and the Grand Central terminal.

"Experience teaches the suburban land companies of Long Island, Westchester and Connecticut that the area I have indicated is their business battleground. It is a hub of many transit lines."

PRIVATE REALTY SALES.

There was no noticeable increase in the number of sales made this week, but since most of the deals involved well-located and valuable properties, the market made up in quality what it lacked in quantity. With the announcement of the Colony Club that its new clubhouse would be located at Park avenue and 62d street, came the news of two other important transactions in the immediate vicinity. A building company secured a large adjoining plot in 62d street, on which will be erected a high-class multi-family structure, and around the corner on Park avenue a thirteen-story apartment house passed into the hands of an investor. Valuable residences in East 70th street and East 67th street were also sold.

Besides the conspicuous position given to it by the erection of a great number of high-class apartment houses, with a number yet to be constructed, Park avenue attains additional prominence through the organization this week of a new association, which will further protect its interests.

Fifth avenue contributed two interesting transactions. Loft buildings in the section below 23d street figured in a trade for other city properties. The enlargement of the Franklin Simon & Co. holdings on Fifth avenue gave further evidence of the great growth of retail business there. Other important transactions concerned a hotel in West 45th street, Marble Hill apartment houses, and the purchase of a number of East Side dwellings by Bing & Bing.

During the week a great many rumors were current which concerned large holdings, but most of them could not be confirmed.

The total number of sales in Manhattan this week was 25, against 17 for last week and 45 a year ago.

The number of sales south of 59th street was 8, compared with 3 last week and 11 a year ago.

The sales north of 59th street aggregated 17, compared with 14 last week and 34 a year ago.

From the Bronx 9 sales at private

contract were reported, against 15 last week and 18 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $525,175, compared with $568,349 last week, making a total since Jan. 1 of $7,879,287. The figure for the corresponding week last year was $1,403,423, making a total since Jan. 1, 1913, of $10,430,956.

Colony Club Buys Site.

The Colony Club, the largest and wealthiest women's club in this country, has unanimously adopted a resolution to buy a site at the northwest corner of 62d street and Park avenue, owned by the R. T. Wilson estate, for the new home which it has had under consideration since it became apparent long ago that its present quarters are inadequate. The ground purchased extends 100 feet on Park avenue and 120 feet in 62d street. It is in the center of what is considered the highest class apartment house district in the city. It is said that the price asked was $450,000 and the amount agreed upon very little less than that. There are five houses on the property now, with a 90-day clause in each lease; so it will be June 1 before the Colony Club can go ahead with the building of its new clubhouse.

A Fifth Avenue Deal.

N. L. MacCready has sold the two eleven and twelve-story structures at 141-147 Fifth avenue, on plot 94x90, to the McKeon Realty Co., which gave in part payment the southeast corner of Washington avenue and 188th street, a vacant plot, 200x200; the southwest corner of Convent avenue and 141st street, vacant, 100x95; 302 West 106th street, 17x100.11, occupied by a five-story flat adjoining the southwest corner of West End avenue, and the five-story hotel at 102 West 74th street, 20x100, adjoining the southwest corner of Columbus avenue. These parcels figured in the deal at a valuation of $500,000, while the Fifth avenue properties figured at $1,100,000. It was reported late in the week that the McKeon Co. was negotiating for the re-sale of its new Fifth avenue holdings.

Pittsburgher Buys Hotel.

The Hotel Webster, a twelve-story structure at 38-42 West 45th street, on plot 60x100.5, abutting the Harvard and New York Yacht Clubs, has been sold by George W. Stetson and John J. Radley to A. R. Peacock, of Pittsburgh, a former partner of Andrew Carnegie. He gave in exchange the twelve-story loft building at 137-139 West 25th street and a 136-acre farm at Unity, Pa. The properties are said to have figured in the exchange at valuations aggregating about $1,000,000.

Sale Near New Colony Club.

E. C. Potter and Benjamin Mordecai have purchased from Mrs. Emily A. Sandford and Ronald H. Macdonald the plot, 77x100, adjoining the northwest corner of Park avenue and 62d street, where the new home of the Colony Club will be located. The new owner will erect a modern high-class apartment structure, which will conform architecturally with the Colony Club home. The Douglas Robinson, Charles S. Brown Co. represented the sellers and Douglas L. Elliman & Co. the buyers.

Another Park Avenue Deal.

A prominent investor has bought the thirteen-story apartments, 565 Park avenue, sixty feet north of the northeast corner of 62d street, held at $625,000. The Akron Building Company (Bing & Bing) was the seller. The plot is 65.4x100. Pease & Elliman were the brokers.

Manhattan—South of 59th Street.

ROOSEVELT ST, 62, 3-sty building, on lot 25x50, sold for the estate of Matilda McLean to John Sancke, by Joseph P. Day.

44TH ST, 137-145 East, and 132-138 East 45th st, nine 3-sty basement and brownstone dwellings, with frontage of 100 ft. in 44th st and 75 ft. in 45th st, sold for Elbridge T. Gerry to Bing & Bing, by the Cruikshank Co. The buyers have no plans for immediate improvement, and expect to renew present existing leases.

47TH ST, 48-50 West, two 4-sty high stoop private dwellings, on plot 45.4x100, sold for Dr. J. Morgan Howe to a client, by Pease & Elliman. The buyer has negotiations pending for the erection of a 12-sty store and loft building to be leased to a single tenant. This will be one of the first important operations in 47th st, between 5th and 6th avs, and the only modern building other than that occupied by the Jackson Mantel Co. at 2-4-6 West 47th st.

50TH ST, 554 West, 6-sty tenement, on plot 28x93, sold by the Aaron Goodman Realty Co. to Lowenfeld & Prager, who gave in exchange the vacant plot, 93x90, at the northwest corner of Tinton av and 163d st.

7TH AV, s w c 59th st, lot 25x100, occupied by frame structure, sold by Theodore W. Myers to Sol Bloom, who will erect a 12-sty apartment house. The improvement and cost of the land will represent an investment of about $400,000.

Manhattan—North of 59th Street.

67TH ST, 54 East, private residence, on lot 20x100.5, sold for Mrs. William H. Porter to Mrs. Richard Hoe, by the Douglas Robinson, Charles S. Brown Co. The property, which abuts the Carlton School, has been held at $75,000.

70TH ST, 46 West, 4-sty and basement dwelling, on lot 25x100.5, sold by Samuel Sachs to Harry F. Louchheim for occupancy.

70TH ST, 11 East, new 6-sty residence (English basement), on plot 30x100, sold for William T. Hyde to Walter Jennings by William B. May & Co. In the same block Henry C. Frick is erecting his new residence. Other residents nearby are Alvin W. Krech, John Chandler Moore and Mrs. H. D. Bookman.

112TH ST, 70-72 East, two 5-sty tenements, on plot 52.6x75.11, sold for Maria Brann to Nathan Horwitz and Jacob Schaubach by William S. Baker.

134TH ST, 217 West, 4-sty dwelling on lot 17x99.11, resold by the Merit Realty Co. (Osk & Edelstein) to S. A. Singerman.

140TH ST, 151-159 West, 7-sty apartment house, "Pinckney Court," on plot 136x100, resold for the D. H. Jackson Co. to Edward T. Moore by R. V. Hilands. The sellers acquired the property six months ago from Bing & Bing in a trade.

168TH ST, 506 West, 3-sty brick dwelling, on lot 16.8x95, sold for William Schlichter to a client by Louis Meckes and Charles Cathie.

PLEASANT AV, 413, 4-sty tenement, on lot 16.8x100, sold by Peter Costa, as broker, to John Monaco.

2D AV, 2306, 5-sty tenement, on plot 27x80, sold for C. J. Stein to an investor by Derschuch & Co.

MARBLE HILL.—The Orosant Construction Co. (A. D. Santoro and Edward E. Miers) sold the three apartment houses at the northwest corner of Marble Hill av and 228th st, with frontages of 91 ft. and 125 ft., respectively, to the Johanna Realty Co., which is said to be controlled by interests connected with the bank of M. & L. Jarmulowsky. In exchange was given the plot of about 8 lots comprising the block front in the west side of Amsterdam av, between 186th and 187th sts. This property will probably be improved with two 6-sty apartment houses.

Bronx.

162D ST, 295 East, 5-sty apartment house, on plot 45x115, sold for Christian H. Werner to a client, by Kurz & Uren.

JENNINGS ST, s s, 100 ft. east of Wilkins av, plot 78x129, sold for Rose Weissman to Ferdinand Hecht, by A. J. Madden and Chas. F. Deshler. The buyer will immediately improve.

BRYANT AV, 1522, 5-sty apartment house, on lot 25x100, sold for the Absar Construction Co. to a client, by A. J. Madden and Joseph Herzog.

HOE AV, w s, 208 ft. north of the Freeman st station, plot 50x100, sold for Louis F. Kunts to a builder for improvement, by A. J. Madden.

PROSPECT AV, w s, 270 ft. south of 187th st, plot 100x95, sold by Cahn & Pittman to the Putnam Realty Co.

PROSPECT AV, 600, 5-sty apartment house, on plot 40x100, sold by Lowenfeld & Prager to Samuel Davis. They have also sold 826 East 167th st, a 5-sty apartment house, to Kline & Roth.

WOODYCREST AV, 984, 2½-sty frame dwelling, on plot 37.6x100, reported sold by Columbia Hoblitzel.

Brooklyn.

BERKELEY PL, 235, 3-sty and basement private dwelling, on lot 22.6x100, sold for the Mechanics Bank to an investor by Henry Pierson & Co.

HERKIMER ST, 628, 2-sty and basement frame house, sold for Hannah J. O'Leary to a client for occupancy by William A. Rigolot.

UNION ST, ETC.—The realty firm of Delmasse has sold a two-family house on the south side of Union st, 60 ft. west of Albany av, for Henry C. L. Wenk; a 2-sty two-family house on the south side of St. John's pl, for Florence Wolfe-Brown, and an interior lot, 100 ft. east of Albany av, 100.7 ft. south of St. John's pl, for Edward Henn to the St. Thomas Amusement Co.

40TH ST, ETC. John F. Burke sold for J. Whalen to a client for occupancy the 2-sty, 2-family brick dwelling 564 40th st, on lot 20x100; for E. Davidoff the 3-sty, 6-family brick house 241 46th st, on plot 28x100, to an investor; and for J. Nilsson the 2-sty, 2-family dwelling 547 40th st, on lot 20x100, to a speculator.

BUSHWICK AV, 1307, 2-sty and basement brownstone, 2-family dwelling sold for M. J. Phyfe to a client for occupancy by Friday & Lehmann.

GATES AV, 264, 3-sty and basement private dwelling, with an extension, 15x15, on lot 17.6x76, sold for the Lawyers Mortgage Co. to a client by R. C. Talbert-Perkins.

OCEAN AV, ETC.—C. B. Gwathmey has sold the northeast corner of Ocean and Ditmas avs,

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WE ARE entirely out of NEW YORK Edition of Record and Guide of January 10 and January 31, 1914. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5 and October 25, 1913. We will pay 15 cents for this number, if both sections are delivered to us in good condition. This offer will expire on March 10, 1914. Record and Guide Company, 119 West 40th Street.

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a plot 85x115, for John L. Bickford to a client, who will erect a private residence for occupancy. The consideration was $15,000; also 853 East 18th st, a detached house in Fiske Terrace, for Mrs. M. L. Page to a client for a consideration of $12,000, and 393 Parkside av, a duplex house, for Mary A. Kaine to a client for a consideration of $18,000.

PUTNAM AV, 662, sold for Joseph Rosenberg to Chauncey G. Cozine by John G. Hains. The buyer will alter into a 3-family house.

SOUTH PORTLAND AV, ETC.—The Davenport Real Estate Co. reports having recently made the following sales: 1 South Portland av, a 3-sty stone front dwelling, for estate of Elizabeth H. Sprague to a client for occupancy; 46 South Portland av, a 4-sty and basement stone front dwelling, for Mrs. Mary B. Clarke to a client for investment; 50 Fort Greene pl, a 3-sty and basement brick dwelling, for Bertrand Alyea and others to a client for occupancy; and 416 Waverly av, a 2-sty brick stable and garage, for Jay F. Carlisle to a client for occupancy.

5TH AV, 5718, 3-sty brick store and apartment building, on lot 16x100, sold for John Muir to a client for investment by Tutino & Cerny.

11TH AV, w s, 60 ft. south of 58th st, one-family frame cottage, on plot 60x100, sold for May M. Cowenhoven et al to a client by B. J. Sforza.

14TH AV, 6016, 1-sty taxpayer on lot 20x100, at the junction of New Utrecht av, sold for Henry Sorenson et al to a client, by B. J. Sforza.

Queens.

FOURTH WARD.—The New York Suburban Land Co. reports the following sales: To George S. Baker, plot 40x100, on Union av; to Joseph R. Fitzgerald, plot 40x100, on Oxford pl; to Theo. Oswald, plot 60x100, on President av; to Mrs. F. L. Gearn, plot 40x100, on Park blvd; to Gustav Koehler, plot 60x100, on Park blvd; to Wm. T. Polaffer, plot 80x100, on Park av, and to Frank Clemens, plot 40x100, on Sterling st.

CREEDMOOR.—The Queens Equity Realty Co. has purchased a plot consisting of 50 lots on the north side of the Rocky Hill rd and extending to the former right of way of the Stewart railroad. The consideration was about $75,000.

JAMAICA ESTATES.—Clarence H. Mackay has purchased eight plots in the Jamaica Estates development. The property has a frontage of 305 ft. on the east side of Radnor rd and is one of the most desirable residential sites on the development. The amount invested was $25,000.

LONG ISLAND CITY.—William D. Bloodgood & Co. have sold for the Helenita Construction Co. two 4-sty flats, 37.6x89, on the north side of Jamaica av, between Sherman st and Hopkins av, to the T. & M. Realty Co.

LONG ISLAND CITY.—Floyd S. Corbin has sold for the Long Island City Real Estate Co. to the American Bar Lock Co., of Philadelphia, six lots on Borden av, near Heyward st. The property will be improved.

RICHMOND HILL.—Meruk & May have sold a plot of lots on the north side of Jamaica av, 40 ft. west of Troy st, to Charles H. Reichert, a client of H. R. William & Son.

ROCKAWAY.—Guy C. Mott has sold to Samuel B. Althouse for about $35,000 a site with a frontage of 167 ft. on Mott av and 400 ft. on Sheridan av, extending to the Long Island electric railroad right of way at Remsen av.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger has sold for John Noll to Albert H. Peal 295 and 297 Central av, through to 85 to 91 Norfolk st and South Dickson st, 3-sty buildings on a plot comprising about 13,000 square feet. The property was held at $60,000.

PATERSON, N. J.—Jacob Konner and Gustav Mikola have bought 216 Main st, 21x100, from Albert Tiut for $70,000. The price establishes a record of $3,333 a front foot, as against the former top figure of $27,000 for 8½-ft. fronting at the corner of Van Houten and Main sts.

Rural and Suburban.

BRONXVILLE, N. Y.—Fish & Marvin sold for H. Ward Leonard his property, known as plot 5, section 3, Sagamore, to Samuel A. Scribner, of this city, who will improve at once.

CONVENT, N. J.—Pease & Elliman have sold for Richard H. Williams to a client his plot of about 9 acres on Kitchel av, near Morristown, N. J.

GARWOOD, N. J.—The New York Suburban Land Co. has sold the following parcels here: To E. H. Habel, plot 80x100, on Willow av, and to E. C. McClure, plot 60x100, on Pine av. The same company sold in its development at Westfield, N. J., to Daniel C. Pierce, plot 40x100, on Fanwood av; to Herbert S. Bruning, plot 40x100, on Elizabeth av; to Walter B. Arnold, plot 60x100, on Trenton av; to Karl Fraser, plot 40x100, on Jersey av, and to M. W. Grey, plot 40x100, on Bergen pl.

MONTCLAIR, N. J.—The Government has bought from Mrs. Alice H. Wallace and Mrs. Mary H. Wendelstadt a plot at the southeast corner of Bloomfield av and Seymour st, as a site for a post office building. The plot measures 175x160 and the price is reported at $30,000.

OCEANSIDE, L. I., ETC.—The Windsor Land & Improvement Co. sold to C. J. Conlin a plot 40x100 on Merrifield av; also sold at Rockville Centre to C. Mertz a plot 60x100 on Rockville Centre Parkway; at Rosedale to A. A. Hagedorn a plot 60x78 on Melrose av, and at Hempstead to H. McCarthy a plot 40x100 in Henry st; to N. Carter a plot 40x100 in Booth st, and to H. Weisz a plot 40x125 on Oak av.

WOODMERE PARK, L. I.—H. Goldschmidt has sold for the Fulton Improvement Co. to L. L. Stein a block of twelve lots, corner of Pond and Wood lanes. Mr. Stein will erect a dwelling on the plot, which he has rented through the same broker for five years to Alfred Woolner.

LEASES.

Franklin Simon & Co. Lease.

Albert B. Ashforth leased for a long term of years to Franklin Simon & Co. the Gattle Building, owned by Emanuel M. Gattle, at the southwest corner of 38th street and Fifth avenue, on a plot 38x108. This will give the firm of Franklin Simon & Co. a frontage on Fifth avenue of 100 feet and a depth of 150 feet, together with an "L" on 38th street, 75x100. The securing of this space by Franklin Simon & Co. is another evidence of the great growth of the retail business in this section of Fifth avenue.

Manhattan.

ALBERT B. ASHFORTH, INC., leased a suite of offices in the Frances Building at the southeast corner of 5th av and 53d st, for a term of years, to James Diack of 15 West 45th st; also leased the 10th floor in 10 East 33d st, for a term of years, to the Electrolytic Art Metal Co. of 303 5th av, and the 3d floor in 11 East 30th st to Brown Brothers, Inc., of 33 East 20th st.

BARNETT & CO. leased for Mary Curtis, for 10 years, the 6-sty building at 7 and 9 Sylvan pl at an aggregate rental of about $40,000; also the store in 66 East 125th st to the Cadillac Lunch Co. for 5 years at a total rental of about $10,000.

THE GEORGE BOCKHAUS CO. leased for the Austin estate the plot 100x100, at 414 to 420 East 122d st, to Giuseppe Tinelli and Dominiuco Giulano, for a term of 15 years, at a yearly rental of $1,800. The lessees will erect a 1-sty brick building.

VASA K. BRACHER leased an office in 2010 Broadway to H. D. Van Brunt.

GUSTAVE BRITT leased the 3-sty dwelling at 816 Greenwich st for Mrs. J. J. F. Randolph to Louis Bartel, the 3-sty dwelling at 261 West 11th st to John Tiedeman, and for the estate of William P. Woodcock, Jr., the 3-sty dwelling at 146 Lexington av to Gustave Dahn.

THE FIRM OF L. J. CARPENTER leased to Louis Wasself the store in Claremont Hall, at the northwest corner of Broadway and 112th st, for a term of years.

LEROY COVENTRY rented the store in 2049 7th av to the N. Y. C. & H. R. R. R. Co. for a term of 10 years.

CROSS & BROWN CO. leased the basement in 1700 Broadway to Walter A. Wells and offices in the United States Rubber Co. building at the southeast corner of Broadway and 58th st to the Motor Gear Improvement Co. and Twombly Car Corporation. Also leased for Charles A. Gould to Adolph Spear & Co. the 1st loft in 840 Broadway, and space on the 10th floor of 386 Broadway to the Globe Import Co., of 309 Broadway; also, as agent, leased for the Rivoli Realty Co., Judson S. Todd, president, the entire 17th and part of the 18th floor in the new 20-sty office building at 18 East 41st st, to the Jockey Club, the National Steeplechase and Hunt Association, the Coney Island Jockey Club, The Saratoga Association and the Westchester Racing Association. This space will be occupied as executive offices for the headquarters of racing in the United States. The entire 5th floor in the same building has been leased to the Workmen's Compensation Service Bureau, representing 22 leading insurance companies, and will be used as a board room for meetings of the different companies.

THE GAINES & DRENNAN CO. leased the 8th loft in 137 5th av to the Novo Dress Co.; also the 4th loft in 377 4th av to Garo Keshishian & Co., Inc., of 99 John st.

THE DUROSS CO. has leased for three years for the Rhinelander Real Estate Co. the 1st loft in 173 6th av to F. B. Lozier & Co., advertising agents.

THE DUROSS CO. leased the store and basement in 80 6th av to Maria Schmitt for 5 years; the store in 22 11th av to Lipshitz & Davis and the store in 513 Hudson st to Frederick W. Snyder, of 31 Park Row, for a term of years.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 4 baths in 875 Park av to Lincoln Grant, of Wellington Sears & Co.; also an apartment in 46 East 58th st to Russell Jones; also an apartment in 105 East 53d st for Douglas Robinson, Chas. S. Brown Co., agents, to Albert Newcombe; also in conjunction with Wm. J. Roome & Co., an apartment in 103 East 86th st to Harrison Tweed, and an apartment in 122 East 82d st to Arthur I. Sundheimer.

DOUGLAS L. ELLIMAN & CO. leased for Joseph Larocque, for a term of years, his former residence at 264 Lexington av, a 3-sty high stoop house on a lot 25x100, to Wm. Fellowes Morgan, Jr.

HORACE S. ELY & CO. leased the entire building at 29 Warren st, for a term of years, to a prominent wholesale house; also leased for the John Carter Brown estate, of Providence, R. I., to the Thirty-second-Thirty-third Street Co. property at 5 and 7 west 32d st, two 5-sty buildings with stores on a plot 51.6x98.9. The lease is for a long term of years and the plot will be added to the site which the leasing company will improve with a 12-sty building. The original site leased from Vincent Astor includes 2 to 16 West 33d st and 9 West 32d st. Plans for the structure will now be revised by Herman Lee Meader, the architect. Kidder, Peabody & Co., now at 15 Wall st, leased through the same brokers for a long term of years the offices in the Wilks Building at the southwest

corner of Broad and Wall sts, occupied by H. B. Hollins & Co., who failed some time ago. The new tenant has also taken the basement space.

J. B. ENGLISH leased for Ellen Snowden to E. A. Viau the 3-sty dwelling at 313 West 48th st.

J. ARTHUR FISCHER leased the basement store in 765 6th av to Hall & Co. for a billiard parlor and the parlor store in 105 West 38th st to the Star Dancing Academy.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Albert Klenk the parlor floor store in 807 Lexington av to Tripsoesky & Masopust, women's tailors; also leased for the Aberdeen Realty Company 5,000 sq. ft. on the top floor in its building now nearing completion at 150 to 156 Lafayette st to the Farmer-Zehr Engraving Co., of 165 William st, for a term of years.

M. & L. HESS (INC.) leased the 1st loft at 115-17 East 23d st to the Universal Film Exchange of New York; also the front half of the 4th loft at 241-5 West 37th st to G. Schirmer, Inc.

M. & L. HESS (INC.), leased the store and basement in 25 West 15th st to Dewitt & Herz; the 9th loft in 11 West 17th st to S. J. Hartsfield & Co., of 11 Waverly pl, and J. Olin, respectively; the 4th loft in 41 East 21st st to N. A. Kassab, of 39 Broadway.

W. J. HUSTON & SON leased to W. C. Fischer and E. McAnerney the dwelling at 334 West 145th st for a term of years.

THE INTERNATIONAL MERCANTILE MARINE has taken additional space besides renewing its lease of the entire Broadway frontage of the Bowling Green Building at 11 Broadway, for its freight department, the lease, which is for a long term, aggregating a rental of about $250,000. Frederick Southack and Alwyn Ball, Jr., who negotiated this lease, also rented two floors in the same building to the Ingersoll-Rand Co., of 11 Broadway, for a long term at a rental aggregating more than $240,000.

GEORGE KETCHUM leased for Walter Salomon to Mme. Irene for a long term of years the north half of the store now occupied by Young, the florist, in the Bristol Building, at 500 5th av. Mme. Irene is now at 17 West 34th st.

GEORGE KETCHUM leased to Lazarus & Co. the corner store at the southwest corner of Columbus av and 105th st for a term of years.

CHARLES LIBMAN, agent of the Leavitt Building at 126 to 132 West 46th st, leased the entire 3d floor to the "World Film Corporation," of which G. L. T. Vernon is president.

P. JOSEPH MARLOW leased the store and basement in 651 8th av to the Gramercy Chocolate Co., and also in 13 East 43d st the 2d floor to the Misses Dealy.

THE CHARLES F. NOYES CO. leased ½ of the 7th floor in the Market and Fulton Bank Building to Romane Pierson, of 108 Fulton st, for 5 years, and offices in the same building, on the 8th floor, to William M. Strong; offices in the Frankel Building to Vogel, Corby & Wesche, of 30 Maiden lane; in 37 to 39 Liberty st, to Albert H. Riblet, of 20 Maiden lane; a loft in 124 Front st to Robert Kann, and an office on the 18th floor in 15 East 26th st to M. Schussel & Co.

THE CHARLES F. NOYES CO. leased to Henry Leerburger for a long term of years the two 4-sty buildings at 59 and 61 Fulton st. Mr. Leerburger is to make extensive alterations to the property and a portion of the pemises will be occupied by Leerburger Bros. and the balance subleased. The same brokers also leased for Cammann, Voorhees & Floyd, as agents, the entire building at 428 Washington st to the Hoffman-LaRoche Chemical Works for a term of 5 years; the store in 2 Stone st to William Arje, of 81 Fulton st, and the first loft in 57 Beekman st to Joseph A. Bruno and M. Steurn.

WALTER B. PARSONS, in conjunction with Cammann, Voorhees & Floyd, leased for the Century Holding Co., represented by Pease & Elliman as agents, space in 25 West 45th st to the Women's Political Union, of 13 West 42d st.

THE PAYSON McL. MERRILL CO. leased the dwelling at 2044 Madison av to Thomas Barron and the dwelling at 2052 Madison av to Patrick H. Carroll.

PEASE & ELLIMAN leased an apartment in 1 West 30th st to Mrs. A. Robinson, and one in 804 West 180th st to W. W. O'Brien; also for Charles Thorley to a client for a term of years, the 3d floor in 562 5th av; also leased for the Mark Realty Co. a suite of offices in the Strand Theatre Building at the northwest corner of Broadway and 47th st to a Dr. Hyman for the practice of dentistry; and also offices in the same building to Harry Sartoris for manicure parlors; also leased an apartment in 875 Park av to Sigmund Klee; one in 69 East 92d st to Julius Holzinger; one in 71 East 92d st to Frank Bulkley; and one in 104 East 40th st to Dr. C. S. Finley; also leased an apartment in the "Van Dyck," at 175 West 72d st to W. S. Metcalfe; one in the "Powellton," at 229 West 97th st, to Mrs. L. J. O'Donovan; one in 213 West 85th st to Cuthbert W. Wright; one in the "Cathedral Plaza," on Cathedral Parkway, to R. C. Wuster, and one in 27 East 62d st to Mrs. Alma N. Anderson.

PEASE & ELLIMAN leased the residence of Judge Henry A. Gildersleeve at 28 West 48th st for a term of years; also leased offices on the 8th floor in 25 West 45th st for the Century Holding Co. to Dr. Herman M. Biggs, the head of the State Department of Health. Pease & Elliman also leased for a term of years to C. F. Campbell, the 1st floor in 120 Water st; in 42 Maiden lane, the northerly half of store for E. W. Burt & Co. to S. Haness, of 54 Maiden lane; in 434 to 438 Broadway, space to George Pepper, propretor of the Oriental Silk Novelty Works, the Master Glove & Hosiery Co., Inc., and the Merchants Syndicate, of 438 Broadway; in 32 Maiden lane, loft to Robert Baden and William Golden; in 71 Wall st, office space to Frederick C. Paulson; also in the Liberty Tower at 55 Liberty st, offices to Joseph P. Morrissey, of 55 Liberty st; Albert F. Nathan, Vahan Cardashian, of 55 Liberty st; John Fairfax and Westall & Moore, of 55 Liberty st.

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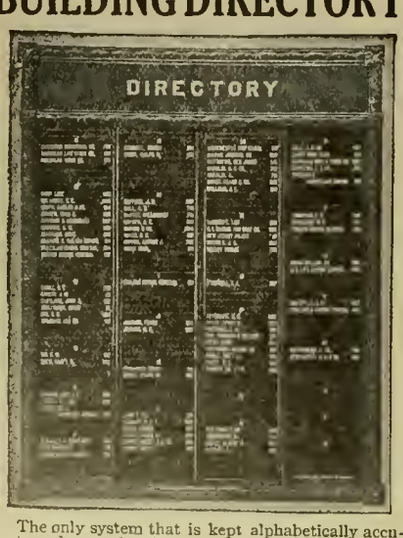
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THE JOHN P. PEEL CO. leased the 6-sty building at 157 and 159 West 18th st to John P. Quirk to be used as a garage, and for Linda S. Rau the building at 128 West 18th st to the Glendenning Ice Co.

S. OSGOOD PELL & CO. leased the 2d floor in 27 West 38th st to Frank Blasi, ladies' tailor, of 27 West 38th st.

S. OSGOOD PELL & CO. have leased for the Number 2 East 46th St. Co. the following space in that building: the 4th floor westerly to Pearson, tailor, formerly of 5th av and 42d st; the 3d floor easterly to H. Berkowitz, ladies' tailor; and additional space (top westerly loft) to Ferle Heller, milliner, who is already located there. Also leased in the Ritz Chahbers offices to Dr. S. Sherman P. Price and in the Carlton Chambers Building additional space to the "House of Philip Oriel," who occupies the ground floor there at present.

F. & G. PFLOMM leased the store and basement in 27 West 27th st for a term of years to Horschner & Fellinger, for cafe and restaurant purposes; also leased the store in 1159 Broadway for 5 years to Aaronson, a Boston shoe dealer.

MAX REESE rented to Otto Fichel the store in 116 West 125th st.

ROBERT R. RAINEY leased the building at 200 West st for 3 years to Wittenberger & Co. of 382 Washington st for Dr. Perry Dickie, and the building at 382 Washington st for Mrs. A. Davis to D. Centola of 83 Park pl.

GEO. R. READ & CO. and A. H. Mathews rented the 5-sty building at 37 Spruce st to E. Spiegel & Co. of 20 Spruce st, for a term of years.

RICE & HILL leased the 2d floor in 115 and 117 East 23d st to the Universal Film Exchange, of 111 East 14th st, for a term of years.

HIRAM RINALDO leased to the United Cigar Stores the store at 239 Grand st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Lazard Freres, bankers, 6,000 sq. ft. of space on the 2d floor of the Equitable Building, which will be completed in 1915. The space contracted for by Lazard Freres is at the corner of Nassau and Pine sts, and will have direct access through a private entrance and elevator. Aside from the Equitable Life Assurance Society, which arranged to occupy three of the floors of the huge building when it sold the land to the Du Pont syndicate, this concern is the first to close for space.

THE M. ROSENTHAL CO. leased to the Paris Phot Co. the store in 1591 Broadway, for Rice & Hill, as agents.

THE RULAND & WHITING CO. rented the building at 229 Pearl st to the Stallman Co., of 193 Pearl st; store and basement in 115 Nassau st to Daniel Newman; store in 39 and 41 Lispenard st to Meyer Rothstein; stores in 143 Bleecker st to Samuel Margolis and the Crescent Cigar Stores; store at 18 New Bowery to G. B. Traverso & Son, of 191 Mercer st; at 22 New Bowery to William D. Kelland; loft in 70 5th av to Kelly Publishing Co., of 5 Beekman st; loft in 113 John st to E. M. Daniels; loft in 69 Beekman st to Needleman Press Co., of 18 Dutch st; 5,000 sq. ft. in 18 and 20 Oak st to Paul Slewers & McKay; loft in 54 Warren st to McLean Manufacturing Corporation.

WALTER J. SALOMON leased in 96 Warren st space to David B. Levy, of 11 Cliff st; in 47 West 42d st, to George R. Loveday, of 20 West 63d st; in 25 West 42d st, to Fitch H. Medbury, of 40 Wall st; in 503 5th av, to Heyman & Arnson; in 17 West 42d st, to G. E. Hutchinson, Chester T. Sweet, of 29 West 42d st; Louis Weidmann and Herman R. Scjenck, and 500 5th av, to Walter H. Judson, Levinton Brothers, of 45 West 34th st, and Janos, millinery.

WALTER J. SALOMON leased the store in 21 West 42d st to the La Louise Waist Co., of 72 Lenox av.

W. J. SCHOONMAKER leased, in conjunction with the Cross & Brown Co., the 2d loft in 22 and 24 West 38th st to Max Witt & Co., ribbon, silk and velvet merchants, for a long term of years. This completes the rental of the entire building.

LOUIS SCHRAG leased for Ferdinand Kurzman a loft in 230 and 234 West 17th st to the Hopp Press, of 370 8th av, for a term of 5 years; for Eliza C. Brown, the 1st loft in 131 West 24th st to Flam & Trackman; for Harry Margolin, space in 141 and 143 West 28th st, to Max Tulsky, of 36 West 21st st, and for Lelia B. Wall the store in 55 West 25th st to Benjamin Siegel, of 395 Broadway, for a term of years.

JAMES A. SHEERAN leased to George Haller the 1st loft in Loew's Orpheum Theatre Building at 86th st, near 3d av, for a term of years.

SPEAR & CO. rented for the Ridabock Estate the entire building at 103 and 105 West 37th st to Wm. Birns, dealer in furniture, antiques and theatrical equipments, for many years at 70 West 38th st, for a long term of years.

L. TANENBAUM, STRAUSS & CO., Inc., leased for William Laue to the American Flag Co. the 6-sty and basement building at 73-77 Mercer st for a term of years. This building was formerly occupied by Messrs. Theodore Tiedeman & Sons, and the renting to the American Flag Co. brings into the district one more new line of business. The American Flag Co. have been located at 45-7 Elizabeth st for the past 20 years.

L. TANENBAUM, STRAUSS & CO. (Inc.) rented to Charles Weinberg & Co. the two top lofts in 27 to 33 West 23d st, and 8 to 12 West 24th st. The same brokers recently rented the entire building to Loeb & Schoenfeld for a long term of years. Weinberg & Co. have been tenants in the buildings for 33 years, and this lease shows their confidence in the re-development of the street.

TUCKER, SPEYERS & CO. leased for Captain Wm. H. Wheeler in 26 West 38th st, the 6th floor to Max Berger, of 25 East 20th st, and the 4th floor to Louis Ackerman; also space in 286 5th av to C. T. Willard & Co., of 110 East 23d st; also leased the 6th loft in 28 and 30 West 38th st to I. Nichthauser, of 152 West 25th st.

SIDNEY L. WARSAWER leased for a term of years the store in 581 8th av to Joseph Kantrowitz.

WM. A. WHITE & SONS rented the building at 138 Reade st for B. Wilner to L. Strudler & Sons, Inc.; also rented the store and basement in 177 Pearl st to Henderson & Koru; the 3d loft in 109 & 111 Leonard st to Jacob Greenberg; the store in 84 Water st to Hauselt & Jnneschloss, of 30 Front st; a loft in 278 Pearl st to Meyer Sokol, of 23 Ferry st, and part of the store and basement in 339 to 343 Greenwich st to A. A. Kennard & Co.; also rented the 4th loft in 23 and 25 Jay st to W. J. Dawes & Co., Inc., of 110 West 40th st, and the 6th loft in 126 and 128 White st to Carl Viale, of 12 Barclay st; also rented the 1st loft in 1 Water st to the New York Asbestos Co., of 50 Fulton st.

Bronx.

GOODWIN & GOODWIN leased to a client for the owner, 9048 Prospect av, a 5-sty new law apartment house on plot 73x100.

Brooklyn.

E. T. NEWMAN leased the following houses: 405 1st st, a 3-sty brownstone dwelling, to Mrs. S. Mettler; 205 Prospect pl, a 3-sty dwelling, to Mrs. Johnson; 372 6th av, a 3-sty dwelling, to Mrs. Taylor; 714 President st to Mrs. Hopkins; 725 President st, a 3-sty dwelling, to Mr. H. Angevine; also the store at 157 7th av for a term of years to E. Ehrickson; and the 1st apartment in 489 6th st to Dr. Groton; the 3d apartment in 489 6th st to a Mr. Jones; the 1st apartment in 114 Garfield pl to a Mr. Martin; the 1st apartment in 203 8th av to a Mr. Raphael; the 4th apartment in 199 8th av to Miss S. Maddans; and the 3d apartment in 385 8th st to a Mrs. Herzog.

THE DAVENPORT REAL ESTATE CO. has leased for a term of years the 4-sty building 344 Livingston st to the Lindsay Laboratories.

Queens.

W. K. MACDONALD rented the following Woodmere, L. I., cottages: For Mrs. H. P. Mailler her cottage on Pearsall pl to Oscar Harmann; for Guy Richards, his cottage on Central av to Leopold De Muth; for Anton G. Lynch, his cottage on Irving pl to Walter Untermeyer; for Mrs. C. E. McKenna, her house on West Broadway for 2 years to Joseph P. Crane, and for the Cotter Company, the house on Neptune av to A. Edgar Distelhurst.

THE LEWIS H. MAY CO. leased at Edgemere for M. J. Mulqueen a cottage on Wave Crest av to I. Sperling; for S. & L. Construction Co., a cottage on Harriman av to Louis Wolfheim.

Suburban.

MRS. EDWIN BODINE and the Anderson Realty Co. rented the property at 204 Main st, New Rochelle, to the Huyler Corporation. The lease is for a term of ten years.

FISH & MARVIN leased Mrs. J. Mitchell Clark's house on Sagamore rd, Bronxville, to Dr. Edmund Bill for 2 years; the Deliee House on Rossmore av, Bronxville, to W. N. Mills, of Yonkers; for the Meadowdale Co. their house at Meadowdale, Bronxville, to R. G. Bullock, of Jamestown, N. Y., for a long term.

THE HOBOKEN LAND & IMPROVEMENT CO. leased 20,000 ft. of space in its new terminal building to the Bijur Motor Lighting Co., which now occupies 3½ floors. The New Process Cork Co., formerly on Greenwich av, has taken a long lease on a half floor in the same building.

H. GOLDSCHMIDT rented in Lawrence the Lohman cottage to Martin H. Weil for 3 years; the McElroy cottage to Mrs. Brandt for 2 years and the Pearsall cottage on Central av to Frank Pentlarge; in Cedarhurst, Mrs. White's cottage on Cedarburst av to Robert Masbach; the Van Dine cottage on Spruce st to Mrs. D. Klauber, the Blake cottage on Spruce st to Jack Strauss, the Crober cottage on Oakwood av to Lionel Goldfrank, the Katz cottage on Grove st to Frank Brady, the Remsen cottage on Summit av to Lewis S. Elsas, the Tourscher cottage to J. Mattbews, the Strickland cottage on Washington av to Mrs. C. Jacobs; in Woodmere, the Frank cottage on Club Drive to Alvin M. Josephy, the Ruth cottage on Central av to Leo H. Hirsh and the Hetrick cottage to Leo S. De Pinna.

PEASE & ELLIMAN leased for Clarence C. Merritt, from the plans, a house to be erected in Pelham Manor rd, Pelham Manor, to Edmund C. Stanton.

PEASE & ELLIMAN leased the Grand Hotel, near Highmount, in the Catskill Mountains, through its Hotel Department, to Harrison S. Downs, of New York City, for the Grand Hotel Co., of Kingston, N. Y. This is a well-known hotel property, with a hotel of 200 rooms, surrounded by a park of 240 acres. The lease includes all of the furniture and equipment. Possession will be taken April 1st.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.
Conveyances.

	1914 Feb. 27 to Mar. 5	1913 Feb. 28 to Mar. 6
Total No.	144	228
Assessed value	$7,548,000	$14,451,000
No. with consideration	18	27
Consideration	$540,050	$2,689,910
Assessed value	$522,750	$1,440,000

	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
Total No.	1,220	1,501
Assessed value	$77,569,613	$97,780,212
No. with consideration.	137	213
Consideration	$5,519,914	$9,811,537
Assessed value	$5,884,017	$8,724,962

Mortgages.

	Feb. 27 to Mar .5	Feb. 28 to Mar. 6
Total No.	87	143
Amount	$1,270,463	$10,531,562
To Banks & Ins. Cos.	17	32
Amount	$432,000	$7,689,500
No. at 6%	36	55
Amount	$326,140	$1,099,379
No. at 5½%	3	7
Amount	$18,000	$1,069,750
No. at 5%	22	29
Amount	$484,750	$6,282,633
No. at 4½%	3	13
Amount	$185,000	$298,500
No. at 4%	.....	.....
Amount	.....	.....
Uousual rates	8	.....
Amount	$43.323	.....
Interest not given	15	39
Amount	$213,250	$1,781,300

	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
Total No.	782	1,029
Amount	$24,142,019	$40,976,639
To Banks & Ins. Cos.	178	256
Amount	$15,328,700	$23,646,950

Mortgage Extensions.

	Feb. 27 to Mar. 5	Feb. 28 to Mar. 6
Total No.	31	31
Amount	$1,897,650	$1,053,250
To Banks & Ins. Cos.	13	15
Amount	$870,500	$727,750

	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
Total No.	380	385
Amount	$15,799,185	$13,323,835
To Banks & Ins. Cos.	104	142
Amount	$8,220,450	$6,801,800

Building Permits.

	Feb. 28 to Mar. 6	Mar. 1 to 7
New buildings	15	13
Cost	$1,516,775	$1,020,360
Alterations	$215,300	$146,140

	Jan. 1 to Mar. 6	Jan. 1 to Mar. 7
New buildings	81	93
Cost	$6,556,490	$9,068,325
Alterations	$2,101,471	$1,669,085

BRONX.

Conveyances.

	Feb. 27 to Mar. 5	Feb. 28 to Mar. 6
Total No.	119	131
No. with consideration	26	19
Consideration	$260,743	$235,965

	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
Total No.	999	1,218
No. with consideration	125	136
Consideration	$1,255,011	$1,534,190

Mortgages.

	Feb. 27 to Mar. 5	Feb. 28 to Mar. 6
Total No.	60	101
Amount	$667,804	$1,306,741
To Banks & Ins. Cos.	6	8
Amount	$139,500	$65,711
No. at 6%	28	49
Amount	$135,075	$582,091
No. at 5½%	10	9
Amount	$276,700	$50,000
No. at 5%	9	19
Amount	$138,200	$355,440
Unusual rates	2	1
Amount	$2,029	$510
Interest not given	11	23
Amount	$115,800	$318,700

	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
Total No.	624	865
Amount	$5,192,714	$9,471,802
To Banks & Ins. Cos.	86	100
Amount	$1,605,801	$2,153,529

Mortgage Extensions.

	Feb. 27 to Mar. 5	Feb. 28 to Mar. 6
Total No.	11	15
Amount	$195,500	$383,900
To Banks & Ins. Cos.	1	3
Amount	$18,000	$81,000

	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
Total No.	157	123
Amount	$2,624,800	$2,092,500
To Banks & Ins. Cos.	24	17
Amount	$659,000	$506,500

Building Permits.

	Feb. 27 to Mar. 5	Feb. 28 to Mar. 6
New buildings	9	19
Cost	$325,200	$526,800
Alterations	$8,430	$12,400

	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
New buildings	115	160
Cost	$2,698,230	$4,419,816
Alterations	$141,660	$164,360

BROOKLYN.

Conveyances.

	1914 Feb. 26 to Mar. 4	1913 Feb. 27 to Mar. 5
Total No.	462	551
No. with consideration	43	32
Consideration	$326,820	$257,581

	Jan. 1 to Mar. 4	Jan. 1 to Mar. 5
Total No.	4,020	4,237
No. with consideration	430	289
Consideration	$3,840,353	$2,403,275

Mortgages.

	Feb. 26 to Mar. 4	Feb. 27 to Mar. 5
Total No.	301	393
Amount	$1,126,758	$1,452,763
To Banks & Ins. Cos.	64	121
Amount	$382,200	$601,164
No. at 6%	169	225
Amount	$406,285	$596,878
No. at 5½%	52	29
Amount	$253,658	$133,600
No. at 5%	64	115
Amount	$385.750	$593,550
Unusual rates	.....	1
Amount	.....	$65,000
Interest not given	16	23
Amount	$81,065	$63,735

	Jan. 1 to Mar. 4	Jan. 1 to Mar. 5
Total No.	2,762	2,994
Amount	$10,331,265	$11,209,717
To Banks & Ins. Cos.	527	726
Amount	$3,425,150	$4,693,081

Building Permits.

	Feb. 27 to Mar. 5	Feb. 28 to Mar. 6
New buildings	36	100
Cost	$602,525	$815,900
Alterations	$54,375	$60,085

	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
New buildings	635	648
Cost	$6,894,075	$5,142,485
Alterations	$422,344	$585,147

QUEENS.

Building Permits.

	Feb. 27 to Mar. 5	Feb. 28 to Mar. 6
New buildings	63	103
Cost	$250,925	$498,895
Alterations	$20,890	$8,315

	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
New buildings	471	673
Cost	$1,789,062	$2,305,987
A terations	$174,665	$157,276

RICHMOND.

Building Permits.

	Feb. 27 to Mar. 5	Feb. 28 to Mar. 6
New buildings	3	18
Cost	$14,700	$41,015
Alterations	$20,000	$4,068

	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
New buildings	91	88
Cost	$155,440	$172,170
Alterations	$35,245	$22,328

REAL ESTATE NOTES.

NEGOTIATIONS are pending for the sale of the Blackstone apartment hotel in 58th st.

WM. A. WHITE & SONS have been appointed agents of the property at 334-338 East 114th st.

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SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

PEASE & ELLIMAN wish to state that it was the third floor and not the store at 562 5th av which they rented for Charles Thorley.

LUDWIG C. TRAUBE has been appointed agent of the houses at 1334 and 1336 Southern Boulevard.

MRS. RODIER, owner of 233-235 East 204th st, which was reported sold to a builder, denies the sale.

SCHARSMITH & NOLAN have been appointed agents of 506 West 176th st, 523 West 146th st and 1910 Morris av, Bronx.

NEGOTIATIONS are said to be pending for the sale of the 12-sty mercantile building at 7 to 11 West 30th st, occupying a plot 75x100, opposite the old Burlington apartment house.

H. L. DINKELSPIEL, for many years associated with the office of M. & L. Hess, is now connected with the office of Mark Rafalsky & Co., at 527 5th av, corner of 44th st.

THE CROSS & BROWN CO. has been appointed agent for the Strand Theatre Building, at the northwest corner of Broadway and 47th st.

HENRY D. RIECKE, who was associated with the real estate firm of J. Edgar Leaycraft & Co. for twelve years, has opened an office at 1737 Broadway, corner of 55th st.

FRANK H. BUSH, many years in the employ of the city department of the Lawyers Title Insurance & Trust Co., has resigned to accept a position in the loan department of the Lawyers Mortgage Co., 184 Montague st, Brooklyn.

WEBSTER B. MABIE & CO. were associated as brokers with the Charles F. Noyes Co. in the matter of renting the buildings 59-61 Fulton st to Henry Leerburger. The Mabie Co. has charge of the property as managing agents.

RICHARD H. SCOBIE has resold for the P. J. Dwyer Building Co., to Herman Krompholz, the 3-sty building with store, on a plot 25x143, at 3394 3d av; also sold to the same client the 3-sty building at 1093 Franklin av.

THE M. MORGENTHAU, JR., CO. has placed a mortgage of $12,000 for J. L. Gazen on the 5-sty flat at 306 West 116th st, and one of $37,000 for the Barrett Realty Co., on the 5-sty flat on the west side of Southern Boulevard, 77 ft. west of Barretto st.

BING & BING, builders of some of the city's largest apartment houses, will remove their offices to the Lewisohn Building, at 113 to 119 West 40th st, running through to 41st st, where they have leased the 16th floor. The lease is for a term of years at a total rental of $100,000.

IT IS REPORTED that negotiations are under way involving the lease of the property of Revillon Freres at 17 and 19 West 34th st, two 5 and 11-sty structures with a frontage of 75 ft. During the last three years several leases have been reported, but in each instance the deal was not closed.

JACOB J. TALBOT has purchased from Thos. P. Fitzsimons, of 751 6th av (between 42d and 43d sts) the real estate and insurance business, established there since 1890, and has moved his office to that address, where he will continue to carry on a general real estate and insurance business.

ADELSTEIN & AVRUTINE are the buyers of the southwest corner of Stebbins av and Chisholm st, the sale of which, by Herman Brill, was recently reported. The property was given in part payment for the two new flats on the north side of Fox st. 100 ft. east of Intervale av.

THE TRIO REALTY CO., newly organized and composed of W. Kirkpatrick Brice, Albert B. Kerr and William A. Todd, has been taken over from the Audley Realty Co., of Brooklyn, Audley Clarke, president, the 8-sty El Dorado apartment house, occupying the block front in Central Park West, between 90th and 91st sts. The apartment house was erected about eight years ago by John V. Signell from designs by Neville & Bagge, architects.

THE ATTORNEY GENERAL has brought a suit in the Supreme Court to revoke the charter of the Mutual Profit Realty Company, of 141 West 36th street, and for the appointment of a receiver. Mr. Carmody acted under a recent decision of the Appellate Division which held that a real estate concern that sells profit sharing bonds or certificates to investors and used the money thus realized to speculate in real estate is doing a banking business in violation of the law. The Mutual Profit Realty Company was incorporated in 1908 by John W. Paris, Nicholas W. Haaren and Ida Milliken.

CITY INVESTING CO. DIRECTORS.—At the annual meeting of the City Investing Company this week the following were elected directors to serve the ensuing year : George C. Clark, Robert Goelet, Edward DeWitt, A. L. Dean, Robert E. Dowling, Henry Hotchkiss, Alvin W. Krech, Samuel T. Peters, Charles T. Tweed, William Ziegler, Lewis B. Preston and William Childs, jr. The last two are new members, the remainder being re-elected. Mr. Dowling, president of the company, stated that there was no vote in opposition and perfect harmony prevailed.

NEGOTIATIONS are reported to be well advanced for the leasing of the property of Mrs. Jennie K. Stafford at 471-473 5th av and 4-6 East 41st st to an out-of-town lessee. The property has been held at $75,000 a year rental. No details concerning the deal could be obtained. Another rumor which could not be verified was to the effect that Isaac A. Hopper, Inc., purchased from David M. Heyman the old Burlington apartment house, a 6-sty structure, at 8 to 14 West 30th st, measuring 100x98.9. It was reported that the present building will be demolished and a 12-sty mercantile structure erected on the site.

OBITUARY

CHARLES H. SCHNELLE, who has been actively identified with real estate matters of the Yorkville district for many years, was found asphyxiated by gas in his office, 1390 Lexington av, yesterday morning. Mr. Schnelle was about fifty years old and lived at 147 East 92d st. He was financial secretary of the Twelfth and Nineteenth Wards Real Estate Owners' Association, and chairman of the law and legislative committee of the United Real Estate Owners' Associations.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, rgardless of mortgages or other liens.

ESTATE OF EMILY L CREGIER—premises 608 11th av, valued at $12,500.

EDWARD B. ADRIANCE—462 West 23d st, $20,000; and 108-110 Greene st, $65,000.

CHARLES B. HALL—286 East 201st st, $7,500.

FREDERICK KEPPEL—239 East 17th st, $23,500; and 4 East 39th st, $150,000.

LUCIA J. MEIGS—16 East 65th st, $75,000.

GERRIT J. W. VAN SLINGERLANDT—421 West 121st st, $42,000.

WILLIAM J. WELLS—191 9th av, $22,000; and 328-330 East 125th st, $40,500.

SARAH HOPPER—626 West 52d st, $11,500.

LOUISE A. MINTURN—516 3d av, $26,000; and 81 Greene st, $29,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

There were twenty-five offerings at the Manhattan and Bronx Exchange Salesrooms this week. Of this number, 15 went to the plaintiffs, 6 were withdrawn or adjourned, and 4 were bought by outside bidders. Among these were George F. Martens, Jr., who paid $41,500 for the northeast corner of Water street and Maiden Lane, and Mary Neisler, who secured tenements and dwellings on Union avenue, Bronx, for $59,800. The Burns restaurant property on Sixth avenue went to the plaintiff in the action for $250,000.

For the coming week most of the offerings will be tenements and dwellings in various sections of the city. The most important sale scheduled involves the two square blocks bounded by Bridge street, Barker avenue, Union street and Elliott avenue, Bronx. The property will be sold from the stand of Joseph P. Day. Henry Brady will sell loft buildings in Cherry street, and the other auctioneers properties of lesser importance, comprising the usual miscellaneous assortment of holdings being foreclosed.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 6, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

15TH st, 432 E (*), ss, 144 w Av A, 25x103.3, 5-sty bk tnt & strs; due, $5,462.32; T&c, $380; sub to 1st mtg $24,000; Sarah Kohn. 25,000

45TH st, 102-4, see 6 av, 783-5.

62D st, 240 E (*), ss, 155 w 2 av, 20x100.5, 3-sty & b stn dwg; due, $11,415.98; T&c, $1,149.25; New Jersey Title Guar & Trust Co, trstes. 11,500

164TH st, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; adj Mar17.

6TH av, 783-5 (*), ws, 75.5 s 45th, 50x100, 2 4-sty bk tnts & strs, 1 & 2-sty ext; also 45TH ST, 102-4 W, ss, 60 w 6 av, 43x75.5, 3-sty stn tnt & str; Susie E Fitchett. 250,000

HERBERT A. SHERMAN.

Delancey st, sec Goerck, see Goerck, 34.

Goerck st, 34 (*), sec Delancey, 25x100, 7-sty bk loft & str bldg; due, $84,586.06; T&c, $357.90; Louis B Hasbrouck, trste. 25,000

Maiden la, 135-7, see Water, 153.

Water st, 153, nec Maiden la (Nos 135-7), 20.8x52.8x20.2x52.11, 6-sty bk loft & str bldg; due, $18,782.83; T&c, $822.60; sub to pr forclosure on which is due $20,488.68, &c; Geo F Martens Jr. 41,500

HENRY BRADY.

6TH av, 48 (*), es, 97.8 n 4th, 19x74.3x19x72.10, 3-sty bk tnt & str; due, $11,861.19; T&c, $299.80; Mutual Life Ins Co of N Y. 9,000

L. J. PHILLIPS & CO.

29TH st, 532 W, ss, 325 e 11 av, 25x98.9, 5-sty bk tnt & 3-sty bk rear tnt; leasehold; due, $3,635.78; T&c, $1,733; Lucretia M Edwards, party in int. 25

JAMES L. WELLS.

8TH av, 2470 (*), ws, 25 s 133d, runs w83.3xsw20.11xs12.4xe100xn25 to beg, 5-sty bk tnt & strs; due,$22,856.47; T&c, $1,-093.23; Excelsior Savgs Bank of City N Y. 20,000

BRYAN L. KENNELLY.

40TH st, 541-5 W, ns, 175 e 11 av, 75x100.5, 6-sty bk tnt & strs (exr); adj Mar 18. ——

Total	$382,025
Corresponding week 1913	1,250,973
Jan. 1, 1914, to date	6,803,098
Corresponding period 1913	9,425,453

Bronx.

The following are the sales that have taken place during the week ending March 6, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Lafayette st, 456 (*), ss, 91.7 w 3 av, 37.6 x100, 5-sty bk tnt; due, $4,452.88; T&c, $150; Jno W O'Brien. 10,000

Decatur av, 3254 (*), es, 135.4 n 207th, 23.6x100, 2-sty bk dwg; due, $5,934.29; T&c, $152.15; Central Mtg Co. 6,000

Southern blvd, 1306 (*), es, 525 s Jennings, 25x100, vacant; Wm Allen et al. 5,000

3D av, ws, 78.10 s 170th, 79.5x116.4x19.5 x79.3, vacant; due, $16,984.67; T&c, $640.64; Jacob Axelrod. 16,000

HENRY BRADY.

175TH st E, ns, 96 w 3 av, see 3 av, 4115-7.

175TH st E, nwc 3 av, see 3 av, 4109-13.

Broadway, nwc Tremont rd, 59.1x144.3x —x—; due, $99.60; T&c, $94.64; Thos Callanan, tax lien. 325

Hoe av (*), es, 179.5 n Freeman, 50x100, vacant; due, $3,116.96; T&c, $800; L Austin Johnson. 3,000

Tremont rd, nwc Bway, see Bway, nwc Tremont rd.

3D av, 4109-13 (*), nwc 175th, 54.2x96, 1-sty fr str & 1 & 2-sty bk bldg & str; action 1 due, $19,771.63; T&c, $300; East River Savgs Instn. 20,000

3D av, 4115-7 (*), ws, 104.8 n 175th, runs w100xs104.8 to 175th, xe4xn54.2xe96 to av xn50.6 to beg, 2-sty fr hall; action 2 due, $10,609.07; T&c, $100; East River Savgs Instn. 10,800

BRYAN L. KENNELLY.

Parkside pl, swc 209th, see 209th E, ss, whole front bet Decatur av & Parkside pl.

150TH st, 139 E, ns, 29.3 e Walton av, 16.10x95.4x17x94.9, 3-sty & b fr dwg (vol); Helen Warington. 3,725

160TH st, 810-22 E, see Union av, 834.

209TH st E (*), ss, whole front bet Decatur av & Parkside pl, 190x50, vacant; due, $8,945.86; T&c, $——. Percival C Smith. 8,500

Decatur av, sec 209th, see 209th E, ss, whole front bet Decatur av & Parkside pl.

Union av, 834, sec 160th (Nos 810-22), 39.2x172.8, 5-sty bk tnt & strs & 3 3-sty bk dwgs & 1-sty bk str; due, $6,967.67; T &c, $1,199.22; Mary Neisler. 59,800

Total	$143,150
Corresponding week, 1913	152,450
Jan. 1, 1914, to date	1,076,189
Corresponding week, 1913	1,109,265

Brooklyn.

The following are the sales that have taken place during the week ending March 4, 1914, at the Brooklyn Salesrooms, 189 Montague street:

WILLIAM H. SMITH.

CRESCENT ST (*), ws, 50 n Weldon, 25x100; Margt Riordan. $1,650.00
ELTON ST (*), es, 158.4 s Glenmore av, 19.5x90; Mary M Post. 3,700.00
FAIRVIEW PL, swc Martense, 100x 19.8; adj March 19. ——
FAIRVIEW PL, ws, 19.8 s Martense, 18.8x100; adj March 19. ——
FAIRVIEW PL, ws, 38.4 s Martense, 20x100; adj March 19. ——
SEIGEL ST, ss, 50 e Leonard, 25x100; adj March 17 ——
WATKINS ST (*), ws, 125 s Liberty av, 25x100; Williamsburgh Savgs Bank. 2,000.00
3D ST (*), sec Washington av, 100x 50; Wilfrid Wiley 500.00
20TH ST, ns, 125 e 10 av, 125x100.2; Jay Holding Co. 1,000.00
59TH ST, ns, 140 e 8 av, 220x100.2; adj April 3 ——
66TH ST, sec 19 av, 100x40; Chas S O'Connel 7,000.00
73D ST, nes, 95 sw 15 av, 75x100; Jay Holding Co. 1,000.00
BEDFORD AV (*), es, 182.3 s Park av, 25x100; Horace H Weeks. 3,000.00
HOPKINSON AV, ws, 92.11 s Pitkin av, 75x100; adj sine die. ——
NORMAN AV (*), ss, 100 e Russell, 25x95; Augustus Smith 12,000.00
VERNON AV (*), ss, 162.6 e Throop av, 18.9x80; Louis Schrag 5,000.00
3D AV, ws, 55.2 s 47th, 20x100; adj March 17 ——
7TH AV (*) ws, 21.5 s 75th, 21.5x 101.5; Action 1; Saml H Coombs. 4,100.00
7TH AV (*), ws, 42.10 s 77th, 21.5x 109.1; Action 2; same. 4,100.00
7TH AV (*), ws, 64.3 s 77th, 21.5x 116.10; Action 3; same. 4,100.00
7TH AV (*), nws, 107.2 ne 78th, 21.5x 116.10xirreg; Jacob Blank. 4,250.00

CHAS. SHONGOOD.

LINCOLN PL, ss, 85 e Utica av, 20x 100; Jacob Greenberg 5,000.00
N 9TH ST (*), nes, 175.2 se Roebling, 49.8x100; Ernest Arnold. 2,000.00
E 12TH ST, 1811, es, 81.9 s Av R, 18.7x 95.2x18.6x93.1; P B Lynch. 3,350.00
38TH ST (*), sws, 100.11 se New Utrecht rd, 40x95.2; Louis Goldblatt. 3,010.00
53D ST, swc 11 av, 80x20.2; Michl Abbaiza 3,500.00
63D ST, sa, 152.4 w 19 av, 30x82.6; Action 1; T D Barlow 3,750.00
63D ST, ss, 182.5 w 19 av, 30x82.6; Action 2; T D Barlow 3,250.00
AV R, 1202-6 (*), sec E 12th, 52.8x 81.9x59.4x81.6; Jas Byron 9,880.00
EVERGREEN AV (*), ws, 50 n Schaeffer, 25x100; Julia Hamburger. 5,500.00

WM. P. RAE.

DIAMOND ST (*), es, 325 s Nassau av, 28.3x88.3; Wm H Rockwell 15,000.00
MELROSE ST, 108, ss, 150 e Bremen, 25x100, 2-sty bk & fr tnt & str; Ferdinand Nestlen 2,150.00
2D ST, ns, 71.1 e Bond, 25x93.3; Louis Goldfinger 2,900.00
S 10TH ST, 80, ss, 72 e Berry, 24x 131x—x141, 4-sty bk dwg; withdrawn. ——
E 10TH ST (*), ws, 404.8 s Foster av, 30x100; Jno Vanderveer 4,000.00
GREENPOINT AV (*), ns, 80 e Franklin, 25x95; Minnie B Wood 9,700.00
VIENNA AV (*), sec Williams av, 63.3 x40x60x20; Otto A Gravey. 1,281.00

JAMES L. BRUMLEY.

FLATBUSH AV, nes, 30 nw Dean, runs ne73.11xs5.4xe10.9xn41xnw70.6xsw 11.6 xse40xsw75xse40 to beg; withdrawn.. ——

Total	$128,671.00
Corresponding week 1913	188,715.00

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

Manhattan.

MARCH 7.

No Legal Sales advertised for this day.

MARCH 9.

123D ST, 124-8 E, ss, 240 e Park av, 75x100.11, 3 5-sty stn tnts; Florence Levy—Saml Lewis et al; Stoddard & Mark (A), 128 Bway; Edw E McCall (R); partition; Joseph P Day.

MADISON AV, 1629, es, 25.6 s 109th, 25x95, 5-sty stn tnt & strs; Florence Levy—Sarah Jackson et al; Stoddard & Mark (A), 128 Bway; Edw E McCall (R); partition; Joseph P Day.

MARCH 10.

CHERRY ST, 277-81, swc Jefferson (Nos 76-8), 75x94.8x75x94, 3 & 6-sty bk loft & str bldg; Mary E Hazelton, individ—Jno M Dempsey et al; Alex Thain (A), 38 Park Row; Louis Wendel, Jr (R); partition; Henry Brady.

JEFFERSON ST, 76-8, see Cherry, 277-81.

130TH ST, 223 W, ns, 262.6 w 7 av, 18.9x99.11, 3-sty & h stn dwg; Morris S Thompson et al, trstes—Eliz Atkinson; Geo F Warren, Jr (A), 256 Bway; Phoneix Ingraham (R); due, $10,-799.83; T&c, $217.73; D Phoenix Ingraham.

131ST ST, 9 E, ns, 175 e 5 av, 25x99.11, 5-sty bk tnt; Anna R Spring—Chas W Conner et al; Wilson, Barker & Wager (A), 48 Wall; Leo L Leventritt (R); due, $17,765.74; T&c, $536.50; M Morgenthal, Jr, Co.

MARCH 11.

RIDGE ST, 81, see 86th st, 302 W.

68TH ST, 241 W, ns, 325 e West End av, 25x 100.5, 2 & 3-sty bk stable; Amy A C Montague—Chas Pfizer, Jr, Co, Ltd, et al; Gilbert H Montague (A), 40 Wall; Lester Lazarus (R); due, $4,658.47; T&c, $6; sub to 1st mtg $16,500; Joseph P Day.

86TH ST, 302 W, ss, 100 w West End av, 19x 102.2, ⅛ pt, 4-sty & b stn dwg; also RIDGE ST, 81; ws, 150.2 n Delancey, runs w73xs25xw 27.6xn48.2xe100.5xs23.3 to beg, ⅛ pt, 5-sty bk tnt & strs & 4-sty bk rear loft bldg; Adrian H Jackson—Amie Davis et al; Menken Bros (A), 87 Nassau; Sampson H Weinhandler (R); due, $3,960.30; T&c, $7.50; Joseph P Day.

109TH ST, 337 E, ns, 200 w 1 av, 25x100.11, 6-sty bk tnt & strs; Wm P Douglas, trste—Louis Leiman et al; Bowers & Sands (A), 46 Cedar; Henry Smith (R); due, $19,800.09; T&c, $728.49; mtg recorded Mar4'07; Joseph P Day.

CONVENT AV, 427, es, 51.11 n 148th, 16x85; 3-sty & b stn dwg; Mary E Garrison—Annie C Doyle et al; Carter, Ledyard & Milburn (A), 54 Wall; Jas H Laird (R); due, $20,-343.35; T&c, $——; mtg recorded July24'94; Joseph P Day.

MARCH 12.

HOUSTON ST, 493 E, ss, 40 e Goerck, 20x75, 4-sty fr bk ft tnt; Eliza C Farnham—Rose Messer et al; Wm R Adams (A), 25 Broad; Winter Russell (R); due, $7,049.94; T&c, $1,155; mtg recorded Oct9'09; Joseph P Day.

102D ST, 311 W, ns, 160 w West End av, 20x 100.11, 3-sty & b stn dwg; Chelsea Realty Co —Adelaide R Hickey; Henry M Bellinger, Jr, (A), 135 Bway; Irving Washburn (R); due, $3,328.07; T&c, $678; Joseph P Day.

122D ST, 411 E, ns, 171.3 e 1 av, 16.8x100.11, 3-sty & b stn dwg; Henry H Glass—Dora Wiegand et al; Thos Gilleran (A), 51 Chambers; Irving Washburn (R); due, $4,875.19; T&c, $9; Joseph P Day.

144TH ST, 510 W, ss, 125 w Hamilton pl, 100x 99.11, 6-sty bk tnt; International Distributors Corpn—Geo B Bergkamp et al; Geo C De Lacy (A), 233 Bway; Rudolph A Seligmann (R); due, $11,299.14; T&c, $288; sub to 3 mtgs aggregating $181,286; Joseph P Day.

RIVERSIDE DR, ws, 1941.1 n of ss 155th, 213.3 x200x180.9x251.8, vacant; Seamens Bank for Savgs in City N Y—Gussie Raabe et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Frank H Hennessy (R); due, $37,432.29; T&c, $8,842.68; Joseph P Day.

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Advertised Legal Sales—Manhattan—Continued.

MARCH 13.
34TH ST, 408 W, ss, 100 w 9 av, 20x98.9, 3-sty bk tnt & str; Cornelia W Hall et al, trstes—Thos Doyle et al; Walsh, Wallin, Beckwith & Edie (A), Yonkers, N Y; Cyrus C Miller (R); dne, $22,399.99; T&c, $2,250; mtg recorded May14'06; Herbert A Sherman.

MARCH 14.
120TH ST, 61 E, ns, 216.8 w Park av, 16.8x100.11, 3-sty & b bk dwg; German Savgs Bank in City N Y—Leepold Winkler et al; Meyer Auerbach (A), 32 Bway; Jno H Rogan (R); dne, $10,197.54; T&c, $194; M Mergenthau, Jr, Co.
MANHATTAN AV, 456, es, 73.11 s 120th, 26.11x94.10, 5-sty bk tnt; Peoples Trust Co, trste—Mary Stavenhagen et al; Wingate & Cullen (A), 20 Nassau; Percival H Gregoryy (R); due, $26,343.42; T&c, $——; Joseph P Day.

MARCH 16.
No Legal Sales advertised for this day.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

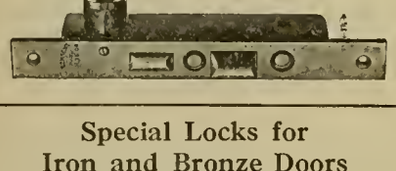
MARCH 7.
No Legal Sales advertised for this day.

MARCH 9.
AMUNDSON AV, ws, 125 n Strang av, see Seton av, es, 125 n Strang av.
SETON AV, es, 125 n Strang av, runs n87xe100 xn—xe100 to Amundson av xs150xw200 to beg; Joanna Tennery—Bengt Nelson et al; Fred Ingraham (A), 192 Bway; Louis M Ogden (R); dne, $4,955.96; T&c, $550.23; sub 1st mtg $5,760; D Phoenix Ingraham.

MARCH 10.
GUION PL, ss, 120 e St Lawrence av, 50x80; Mutual Benefit Soc of the Members of the Eastern German Conference of the Methodist Episcopal Church—Margt Sullivan et al; Jerome Eisner (A), 41 Park Row; Saml J Wagstaff (R); dne, $1,415.92; T&c, $21.72; Joseph P Day.
139TH ST E, ss, 128 e So Blvd, 25x100, vacant; Jos Margoles—Junction Realty Co et al; Adolph & Henry Bloch (A), 99 Nassau; Warren Leslie (R); dne, $2,174.75; T&c, $600; Joseph P Day.
TRATMAN AV, ss, 99.7 e Zerega av, 167.10x110; Jno J Paulsen—Sarah Browning et al; Friend & Friend (A), 132 Nassau; Roy M Robinson (R); due, $1,718.70; T&c, $1,226.47; sub to 1st mtg $5,000; Joseph P Day.

MARCH 11.
BRONX PARK E, es, 50.1 s Waring av, 50.1x116.4x50x115.1; also OLINVILLE AV, es, 150 n Mace av, 100x139.1x101.8x120.9; Florence Levy—Sarah Jackson et al; (A) not given; Edw E McCall (R); partition; Joseph P Day.
BOSTON POST RD, ws, 24.11 n Waring av, 26.1 x—x71.9, gore; Adelaide A Wabst—American Electricity Economizing Co; Shaw & Landon (A), 42 Bway; Irving H Beekman (R); dne, $177.23; T&c, $109.77; Joseph P Day.
OLINVILLE AV, es, 150 n Mace av, see Bronx Park E, es, 50.1 s Waring av.

MARCH 12.
BRIDGE ST, sec Barker av, see Barker av, &c.
ERIDGE ST, swc Olinville av, see Barker av, &c.



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BRIDGE ST, sec Olinville av, see Barker av, &c.
BRIDGE ST, swc Elliott av, see Barker av, &c.
SWINTON ST, nwc Eastern Blvd, see Eastern Blvd, nwc Swinton.
UNION ST, nec Barker, see Barker av, &c.
UNION ST, nwc Olinville av, see Barker av, &c.
UNION ST, nec Olinville av, see Barker av, &c.
UNION ST, nwc Elliot av, see Barker av, &c.
140TH ST, 382 E, ss, 84.6 w Willis av, 22x75, 2-sty & a fr dwg; Christine Wilkie, extrx, &c—Wm H Harden et al; Julius Heidermau (A), 783 Elton av; H C S Stimpson (R); due, $4,347.06; T&c, $141.64; James L Wells.
PARKER AV, BRIDGE ST, OLINVILLE AV & UNION ST, block, 284x205.11x291.5x177; also OLINVILLE AV, BRIDGE ST, ELLIOTT AV & UNION ST, block, 292.2x83.11x295.9x49.11; Jas H Aldrich et al, trstes—Chas Siedler et al; Harrison, Elliott & Byrd (A), 59 Wall; Matthew P Doyle (R); due, $7,933.34; T&c, $11,830.49; Joseph P Day.
EASTERN BLVD, nwc Swinton, 25x100; Peter J Kelly—Mary A Nally et al; Michl J Scanlan (A), 51 Chambers; Geo C Anstin (R); due, $944.19; T&c, $47.59; Joseph P Day.
LONGWOOD AV, ss, 50 e Whitlock av, 25x100, vacant; Jacob Ott—Mary C Gorgeglione et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, $1,746.25; T&c, $796.67; James L Wells.

MARCH 13, 14 & 16
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MARCH 7.
No Legal Sales advertised for this day.

MARCH 9.
MERMAID AV, nwc W 37th, 220x100; Jas W McDermott—Equitable Realty Co et al; Chas J McDermott (A), 2 Rector, Manhattan; Wm Howard Jr (R); Wm P Rae.
ROCKAWAY AV, ws, 775 s Sackett, 22.6x100; Jane Vandewater—Saml Hein et al; Winne & Frey (A), Jamaica, N Y; Gaston F Livett (R); Wm P Rae.

MARCH 10.
COURT ST, ses, 35 ne Sackett, 21x56x irreg; Fredk Mahoney—Minnie J Halvorsen et al; Henry Staton (A), 80 Bway, Manhattan; Geo Tiffany (R); Wm P Rae.
8TH ST, sws, 297 nw 3 av, 25x100; Harry G Hale—Henry Thompson, exr, &c, et al; Frank G Wild (A), 277 Eway; Jno E Roeser (R); Jas L Brumley.
E 35TH ST, nwc Beverly rd, 21x100; Postal Life Ins Co—Dorey Realty Co et al; Action 10; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.
LINDEN AV, 96, ss 161 e Bedford av, 75x260 to Martense; German Savings Bank of Brooklyn—Edw Dillmeier et al; Hector McG Curren (A), 75 Fulton; Thos H Troy (R); Wm H Smith.
ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A Leroy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R; Wm H Smith.

MARCH 11.
HOYT ST, es, 80 n Bergen, 20x80.6; Lizzie C Merrill—Helena L Greene et al; Harry L Thompson (A), 175 Remsen; Jos J Speth (R); Wm P Rae.
McDONOUGH ST, ns, 483.6 e Reid av, 18x100; Wm F Aukamp—Grace Donovan et al; Thos H Williams (A), 555 Decatur; Jno T Walsh (R); Wm P Rae.
73D ST, ss, 359.10 w 7 av, 26.8x100; Henry Twombly—Dyker Realty Co et al; Henry J Davenport (A), 375 Pearl; Jas M Fawcett (R); Wm H Smith.
83D ST, sws, 336.4 se 20 av, 18.2x100; Mary Kemmerer—Morris L Baird et al; Saml Seiderman (A), 26 Court; Abr H Kesselman (R); Chas Shongood.
AV R, nwc W 10th, 100x154; also AV R, nec W 10th, 100x336; Rudolph Reimer—Otto Singer Development Co et al; Sackett & Lang (A), 99 Nassau; Jas T Williamson (R); Wm H Smith.
LIBERTY AV, ss, 25 w Ashford, 50x100; Kath Journeay—Abr Moskowitz et al; Bonynge & Bonynge (A), 26 Exch pl, Manhattan; Howard O Wood (R); Jas L Brumley.
SHEEPSHEAD BAY RD, ws, 242.6 n Emmons av, 31.1x91.9x30x100.4; Franklin Soc for Home Building & Savgs—Lottie F Hann et al; Ferriss & Storck (A), 165 Bway; Reht F Manning (R); Wm H Smith.
PARCEL of land beg on Sheepshead Bay, adjacent to parcel No 4, runs se along Bay 100.6 xne349.4 to Emmons av, xw100.1xsw333.7 to beg; Henry B Twombly, trste—Herrick McClenthen et al; Henry J Davenport (A), 375 Pearl; Jas M Fawcett (R); Wm H Smith.

MARCH 12.
BUSH ST, ns, 164.6 w Henry, 20x100; Mary R Baldwin—Morris Garfinkel et al; Action 1; Chas J McDermott (A), 2 Rector, Manhattan; Edwin L Garvin (R); Wm H Smith.
BUSH ST, ns, 184.6 w Henry, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.
HERKIMER ST, sec Prescott pl, 25x98; Simon J Harding—Augustus F Gardner et al; Gilbert Elliott (A), 44 Court; Jas Gray (R); Wm P Rae.
HENRY ST, ws, 68.10 n Bush, 20.8x104; Mary R Baldwin—Morris Garfinkel et al; Action 3; C J McDermott (A), 2 Rector, Manhattan; E L Garvin (R); Wm H Smith.
RODNEY ST, ss, 297 w Lee av, 22.6x100; Mary J Green—Ralph Lipschytz et al; Geo A Legan (A), 44 Court; Felix Reifschneider (R); Chas Shongood.
STERLING PL, ss, 109.10 e Bedford av, 20x127.9; Collective Holding Co, Inc—M & J Constn Co et al; Action 3; Saml A Telsey (A), 44 Court; Jacob M Peyser (R); Chas Shongood.
WARREN ST, nes, 225 se Smith, 25x100; sheriff's sale of all right, title, &c, which Sophia M Holman had on Nov8'09, or since; Lewis M Swasey (R); Wm P Rae.
HAMILTON AV, es, 59.10 n Bush, 22.7x41x irreg; Michl Diers et al—Victor Korsak et al; Harman & Howell (A), 189 Montagne; Jos B Uniacke (R); Wm H Smith.
ROGERS AV, ws, 38.9 n Tilden av, 18.9x50x irreg; Elise Franken—Remmes Constn Co et al; Jno C Stemmermann (A), 44 Court; Wm A Moore (R); Wm H Smith.
LOTS 567 to 590, 594 to 635, 829 to 844, map of property of Bensonhurst Land Co; Co-operative Building Bank—Milton S Kistler et al; Lexow, MacKellar & Wells (A), 43 Cedar, Manhattan; Arnon L Squiers (R); Wm P Rae.

MARCH 13.
OSBORN ST, es, 150 s Liberty av, 50x100; Jos Naughton—Michl P Joyce et al; Harold M Phillips (A), 261 Bway, Manhattan; Jacob M Peyser (R); Chas Shongood.
LAFAYETTE AV, ns, 112.6 w Grand av, 18.6 x100; also FT HAMILTON AV, nec 75th, 203.4x328.6x irreg; Collective Holding Co, Inc—Josephine Cochen et al; Action 1; Saml A Telsey (A), 44 Court; Henry Weismann (R); Chas Shongood.
TILDEN AV, nwc Bedford av, 101x25; South Brooklyn Savgs Inst—Pennington Whitehead et al; Coombs & Whitney (A), 44 Court; Sheldon A Du Cret (R); Wm P Rae.

MARCH 14 & 16.
No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 28.
69TH ST, ns, 265 e 5 av, 28x100.5; Bowery Savgs Bank—Henry Dalley et al; Cadwalader, Wickersham & Taft (A).

MARCH 2.
DIVISION ST, 261-3; Metropolitan Savgs Bank—Edwin F Walton et al; A S & W Hutchins (A).
118TH ST, 128 W; Lydia Lange—Saml A Diamond et al; H C Kudlich (A).

MARCH 3.
SCAMMEL ST, nec Madison, 41x35x irreg; Aug Ruff et al—Isadore Marans et al; Gettner, Simon & Ashner (A).
WASHINGTON TER, 12; Adrian T Post—Tunis S Dutcher et al; W P Robbins (A).
95TH ST, ns, 167.10 w Amsterdam av, 29.4x100.9; Rebecca Locker—Kerlec Realty & Constn Co et al; Locker & Locker (A).
96TH ST, 332-4 E; Albany Savgs Bank—Isaacs Realty Co et al; Tracey, Cooper & Townsend (A).
116TH ST, ss, 260 w Madison av, 25x100.11; Archibald H MacD Sinclair—David Fine et al; F F de Rham (A).
133D ST, 50 W; Mary E Miller—Henry Fehn et al; Low, Miller & Low (A).
BROADWAY, sec 136th, 99.11x105; Realty Mortgage Co—Lowell Realty Co et al; S B Cardezo (A).
OLD BROADWAY, sec 130th, 90x100.1; two actions; Helen O Znrich—Leo Stark et al; Eisman, Levy, Corn & Lewine (A).
RIVERSIDE DRIVE, es, 107.6 n 116th, 48.9x123.10; N Y Life Ins Co et al—Paterno Bros, Inc, et al; Cary & Carroll (A).

MARCH 4.
MADISON ST, 350; Eliza C Farnham—David Ketler et al; W R Adams (A).
37TH ST, 162 E; Guaranty Trust Co of NY—Nannie J Faulkner; Gillespie & O'Conner (A).
42D ST, 550 W; also 61ST ST, ns, 225 e 11 av, 25x100.5; two actions; Leon Levy—Maric M Wolfe et al; I Katz (A).
62D ST, 144 E; Isabella Unger—Sol Hirsch et al; Strouse & Strauss (A).
133D ST, 50 W; Mary E Miller—Henry Fehn et al; Low, Miller & Low (A).

MARCH 5.
DELANCEY ST, 268; Julia Bachrach—Jacob Furman et al; A R Lesinsky (A).
JONES ST, ns, 175 e Bleecker, 25x100; also LEROY ST or ST LUKES PL, ns, 340.5 e Hudson, 22.1x86.6; two actions; Henry T Nichols—Henry Punchard et al; Rollins & Rollins (A).
ORCHARD ST, 196; Emma Ziegel—Morris Lipschitz et al; Eisman, Levy, Corn & Lewine (A).
103D ST, 150 E; Gussie Morgenstern—Jacob Vogelfanger et al; Hovell, McChesney & Clarkson (A).
127TH ST, ss, 93 e Madison av, 17x76; Emma L Chadwick—Jas Shea et al; Stoddard & Mark (A).
129TH ST, ns, 225 w 6 av, 12.6x99.11; Union Theological Seminary in City NY—Eliz J Parkinson et al; Stewart & Shearer (A).
7TH AV, nec 146th, 40x100; also 7TH AV, sec 147th, 40x100; two actions; Dry Dock Savgs Institution—Fleischmann Realty & Constn Co et al; FM Tichenor (A).

MARCH 6.
DYCKMAN ST, Lots 48 & 49; Susan McVickar Co—Geo B Hayes et al; Everett, Clarke & Benedict (A).
MOTT ST, es, 75.8 s Houston, 25x86.10; David Israel—Pietro Alvino et al; I J Danziger (A).
STANTON ST, 84; Mathias Last—Taube Orenstein et al; Ginzburg & Picker (A).
13TH ST, 123-7 E; also 34TH ST, 112 W; also 33D ST, 109-11 W; Abr L Erlanger—Patk H Sullivan et al; M Fishel (A).
93D ST, 60 W; Emma D Kemeys—Danl J Carey et al; Sullivan & Cromwell (A).
113TH ST, ns, 200 w 7 av, 16.8x100.11; Mary S Maddock—Amalia Kann et al; Thompson, Koss & Warren (A).
116TH ST, 207 E; Minna G Goddard—Beatrice S O'Conner et al; amended; F de P Foster (A).
118TH ST, sws, 125 nw 1 av, 25x100.10; Thos J Shea—Antonio Tassi et al; R Ward, Jr (A).
153D ST, ns, 300 e Ams av, 132.3x99.11; also 153D ST, nwc St Nicholas av, 25.1x132.9x irreg; also 153D ST, ns, 432.3 e Ams av, 62.6x irreg; Genevieve V Sheridan—M R L Bldg Co et al; J S Rossisky (A).

154TH ST, ss, 333.10 w St Nicholas av, 18x 99.11; Anna M Du Bois—Mary C. Schreiner et al; Cary & Carroll (A).
158TH ST, ss, 768.10 w Bway, 18.8x100; Edw C Osborn—Huntington W Merchant et al; Thompson, Freedman & Cooke (A).

Bronx.

FEB. 27.
FREEMAN ST, ss, 48 w Chisholm, 24x75; Anna Weiler—Adolph Lang et al; Williamson & B (A).
CROTONA PARK N, as, 96.1 e Clinton av, 23x 100; Sarah G Higgs—Anna Doran et al; Clocke, K & R (A).
EASTBURN AV, es, 238.2 n 174th, 25x93; Board of Education of the Reformed Church of America—Sarah Cohen et al; C L Livingston (A).
LOT 47, Map of Section A of the Vyse Estate; Citizens Trust Co of Utica, N Y—Martha Perna et al; Dunmore & F (A).
LOT 88, Map of New Village of Jerome, Westchester County; Emma Bolies—Filomena De Carlo et al; G A Clark (A).

FEB. 28.
226TH ST, ss, 425 e Keppler av, 25x100; Dora M Schrenkeisen—Mary Kiebel et al; Williamson & B (A).
ARTHUR AV,** ws, 27.7 n 179th, 100.3x190 to Lafontaine av x—; Frank F Russell—Louise Thomas et al; Bassett, Thompson & Gilpatric (A).
SOUTHERN BLVD, es, 275 n 167th, 37.6x100; Louise Ebling—Bertha Kramer et al; E Cohn (A).
LOTS 116 & 117, Map of Village of Morrisania; Stephen Duncan Pringle—Annie Koplik et al; C Woods (A).

MARCH 2.
COSTER ST, es, 380 s Spofford av, 20x100; Alphonsine N Lecuyer—Brown-Weiss Realties; M Delches (A).
JENNINGS ST, ns, 293 e Union av, 40x134; Bertha Tim—Alfred C Bachman et al; D Tim (A).
PROSPECT AV, es, 242 n Tremont av, 52x150; Sigmund Levin—Jno Schryer et al; A L Gelich (A).

MARCH 3.
COSTER ST, es, 330 s Spofford av, 20x100; Otto F Strise et al as exrs—Feiser Realty & Constn Co et al; H Swain (A).
RITTER PL, ss, 96.9 e Union av, 40x85.3; Jos E Dutey—Crownhill Constn Co; R Loewenthal (A).
WHEELER AV, ws, 110 n Westchester av, 40x 100; Mary J Mullis—Mercury Realty Co et al; J C Meyers (A).

MARCH 4.
141ST ST, 684 E; Isidore D Morrison—Louis Schmeman et al; J R Schiff (A).
JACKSON AV, es, 212.8 s 163d, 38x87.6; Albt E Hartcorn—Jacob Schneider et al; Miller & H (A).
JACKSON AV, es, 174.8 s 163d, 38x87; Albt E Hartcorn—Jacob Schneider et al; Miller & H (A).
MAPES AV, ws, 162.2 s 180th, 22.3x100; Edw Perpect—Pasquale Petrillo et al; M Silverstein (A).
TURNPIKE RD, ** from New York to Boston ses, intersec nes road leading to O'Dell's Landing or Town Landing, 196x514.7x irreg; Max Erlanger—Jos S Acker et al; amended; Beekman, Menken & Griscom (A).
WHEELER AV, ws, 110 n Westchester av, 40x 100; Mary J Mullis—Mercury Realty Co et al & J C Meyers (A).
LOTS 332 & 333, map of portion of the Hunt Estate; Henry Dressel et al—Marks Wolff et al; G Frey (A).
LOT 331, map of portion of the Hunt Estate; Henry Dressel et al—Marks Wolff et al; G Frey (A).

MARCH 5.
9TH AV, ss, easterly one-fourth pt of lot 317, map of Village of Wakefield; Fredk W Trumpler et al—Katie Laskiewicz et al; Gescheidt & T (A).

**Recorded in N Y County.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 26.
3D ST, nwc Wooster, 42x74.10; District 1 of the Independent Order Benai Berith—Tony Bello et al; Simon M Roeder (A); Chas T Terry (R); due 5,200.00

FEB. 27.
RIVERSIDE DR, sec 97th, 107.6x71.11; Mary Lyons—Monomy Co et al; Alexander & Green (A); Tim A Leary (R); due 35,179.66

FEB. 28.
No Judgments in Foreclosure Suits filed this day.

MARCH 2.
1ST ST, 88-90 E; Mary Mader—Julius Tishman; Paul Gross (A); Henry C S Stimpson (R); due 4,157.16

MARCH 3.
113TH ST, 216-S E; Jas H Aldrich et al; De Witt, Lockman & De Witt (A); Jos P McDonough (R); due...31,845.83

MARCH 4.
EDGECOMBE AV, nwc 137th, 229.10x 34; Charter Constn Co—Yale Realty Co et al; Stoddard & Mark (A); Phineas Lewinson (R); due.....27,139.84
33D ST, 308-10 E; Leopold Haas—Minnie Stern; Kantrowitz & Esberg (A); Percival H Gregory (R); due..... 7,751.25
33D ST, 512-4 E; same—same; same (A); same (R); due..... 7,751.25
125TH ST, 16 W; Adolph Riesenberger —Jno H Degelman et al; Myers & Goldsmith (A); Alphonse G Keeble (R); due 114,687.22

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Judgments in Foreclosure Suits—Continued.

Bronx.

FEB. 26, 27 & 28.

No Judgments in Foreclosure Suits filed these days.

MARCH 2.

TINTON AV,**, ws, 175 s 152d, 37.6x 100; Jno McCarthy—First Preferred Realty Corpn et al; Newman & Butler (A); Warren Leslie (R); due..... 7,781.25

TINTON AV,** ws, 212.6 s 152d, 37.6x 100; same—same; same (A); same (R); due 7,781.25

MARCH 3 & 4.

No Judgments in Foreclosure suits filed these days.

**Recorded in N Y County.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 28.

CHERRY ST, ns, bet Corlears & Jackson, Lot 44; Rudolph Wallach Co—Mary E O'Brien, extrx, et al; foreclosure of tax lien; A Weymann (A).

PEARL ST, ws, bet Frankfort & Ferry, Lot 10; Rudolph Wallach Co—Louis Ott et al; foreclosure of tax lien; A Weymann (A).

SULLIVAN ST, ws, bet Broome & Watts, Lot 63; Rudolph Wallach Co—Jas Remsen et al; amended foreclosure of tax lien; A Weymann (A).

21ST ST, ns, bet 9 & 10 avs, Lot 8; Nathan Himowich—Ann E Snyder et al; foreclosure of tax lien; M M Himowich (A).

126TH ST, ns, bet 5 & Lenox avs, Lot 10; Rudolph Wallach Co—Adelaide Arnold et al; foreclosure of tax lien; A Weymann (A).

MARCH 2.

GRAND ST, 159, ¼ pt; Jno C Havemeyer—Bertram Ball et al; action to declare mortgage, &c; R E & A J Prime (A).

44TH ST, 504 W; also 82D ST, 208 W; Wm Hoersch—Kath Kessler et al; partition; J I Wiener (A).

94TH ST, ns, 42.9 w Madison av, 21.1x100.8; also 147TH ST, ns, 308 e Grand blvd, 17x 99.11; Eugene D Hays et al—Gilbert F Hays et al; partition; Bassett, Thompson & Gilpatric (A).

2D AV, nwc 119th, 40.10x80; also 119TH ST, ns, 80 w 2 av, 38.4x100.10; Williamsburgh Land Co, Inc—Louis Levy et al; specific performance; H J Krinsky (A).

MARCH 3.

18TH ST, 318, ss, bet 8 & 9 avs; Rudolph Wallach Co—Martha A L Ruton et al; foreclosure of tax lien; A Weymann (A).

MARCH 4.

FRONT ST, ss, Lot 13, bet Broad st & Coenties Slip; Rudolph Wallach Co—Jessie Wallace et al; foreclose tax lien; A Weymann (A).

LAIGHT ST, 52; Louis Pines—Emma G Townshend et al; foreclosure of tax lien; T I Schwartzman (A).

MARCH 5.

72D ST, sec Madison, 102.2x40; Dime Savgs Bank of Bklyn—Louise C Butler et al; amended, action to compel determination of claim; Dykman, Oeland & Kohn (A).

MARCH 5.

LENOX AV, 115-9; also 116TH ST, 102 W; Electric Fountain Co—Howard E Crane et al; action to foreclose mechanics lien; Graham & Stevenson (A).

ST NICHOLAS AV, nwc 190th, 97x120; Consolidated Chandelier Co—190th St Holding Co, Inc et al; action to foreclose mechanics lien; Morrison & Schiff (A).

Bronx.

FEB. 27.

LOT 231, map of Laconia Park, Westchester; William W White—Arthur J Mace et al action to foreclose transfer of tax lien; Williamson & B (A).

FEB. 28.

No Bronx Lis Pendens filed this day.

MARCH 2.

CONCOURSE, ws, being lot 20, block 2836, section 11; David Wallace—Jas A Woolf et al; action to foreclose tax lien; B G Bain (A).

HAWKSTONE ST, ss, being lot 14, block 2836, section 11; same—same; action to foreclose tax lien; H Swain (A).

ROCKWOOD ST, ss, being lot 11, block 2835, section 11; Anna R Crossin—Jas A Woolf et al; action to foreclose tax lien; H Swain (A).

172D ST E, ns, being lot 86, block 2845, section 11; same—same; action to foreclose tax lien; H Swain (A).

TOWNSEND AV, es, being lot 13, block 2845, section 11, on map of City of New York; David Wallace—Jas A Woolf et al; action to foreclose transfer of tax lien; H Swain (A).

TOWNSEND AV, es, being lot 34, block 2845, section 11; same—same; action to foreclose tax lien; H Swain (A).

TOWNSEND AV, es, being lot 14, block 2845, section 11; same—same; action to foreclose tax lien; B G Bain (A).

TOWNSEND AV, es, being lot 32, block 2845, section 11; Anna R Crossin—Jas A Woolf et al; action to foreclose tax lien; H Swain (A)

TOWNSEND AV, ws, being lot 68, block 2846, section 11; same—same; action to foreclose tax lien; H Swain (A).

TOWNSEND AV, ws, being lot 39, block 2846, section 11; same—same; action to foreclose tax lien; H Swain (A).

WALTON AV, ws, being lot 85, block 2845, section 11; same—same; action to foreclose tax lien; H Swain (A).

WALTON AV, swc 172d, being lot 57, block 2844, section 11; David Wallace—Jas A Woolf et al; action to foreclose tax lien; B G Bain (A).

LOT 53, block 2845, section 11; Anna R Crossin—Jas A Woolf et al; action to foreclose tax lien; H Swain (A).

LOT 87, block 2845, section 11; same—same; action to foreclose tax lien; H Swain (A).

MARCH 3.

BATHGATE AV, ws, 108 n 176th, 22x95; Jacob Marx—173d St Improvement Co; action to enforce specific performance of contract; A O Ernst (A).

LOT 149, on Downing Map, Tax Map of Borough of Bronx): Louis Pines—Jennie Lamont et al; action to foreclose tax lien; T I Schwartzman (A).

LOT 17, Block 3047, Section 11, on Tax Map of Borough of Bronx; Nathan Kurtzka—Rachel Turnbull et al; action to foreclose transfer of tax lien; Schwartzman & S (A).

MARCH 4.

165TH ST, nec Fox, 26x96.7x irreg; Jno E Hoffman—Lena Bierhoff et al; partition suit; M J Sullivan (A).

MARCH 5.

165TH ST, nec Fox, 26x96.7x19.1x98.1; Emily Levison—Jno G Hoffman et al; partition; I Levison (A).

JEROME AV, ws, 123.1 n 172d, 61.6x61.6; Edw Jacobs—Denver Realty Co et al; action to foreclos transfer of tax lien; E Jacobs (A).

LAFONTAINE AV,** es, bet 179th & 180th; Lot 6; Tax Lien Co of NY—Chas A Ross et al; amended, foreclosure of tax lien; A Weymann (A).

LOT 55, blk 2846, sec 11, tax map of Borough Bronx; Simeon M Barber—Jas A Woolf et al; action to foreclos transfer of tax lien; H Swain (A).

LOT 129, map Village of Mount Eden, in Town of West Farms; A R Crossin—Mary Pepper et al; partition; H Swain (A).

LOT 11, blk 3109, sec 11; Louis Schwartz—Jas D Rogers et al; action to foreclos transfer of tax lien; Schwartzman & S (A).

LOT 10, blk 3109, sec 11; same—same et al; action to foreclose transfer of tax lien; Schwartzman & S (A).

MARCH 6.

151ST ST,** swc Walton av, —x—; Herman Knobloch—Robt Y Barrows et al; foreclosure of tax lien; J L Lindner (A).

**Recorded in N Y County.

Brooklyn.

FEB. 26.

BALTIC ST, ss, 125 w Smith, 20x100; Fannie Johnston—Genevive Blair; H J Davenport (A).

ERASMUS ST, ss, on map of prop of G L Martense in town of Flatbush, 75x150; Edwin H Blume—Jacob Schaefer et al; H L Thompson (A).

STAGG ST, nwc Bogart 25x100x25.6x94.10; Jeanette F Siegelman—Wm Buermann; D Siegelman (A).

BAY 11TH ST, ss, 265.6 ne Cropsey av, runs se —xne116.7xnw—xsw— to beg; Arthur W Richman—Jno H Richman et al; to impeach will; G B Van Wart (A).

E 14TH ST, es, 140 s Av U, 60x100; Wm J Boesch—Adele Dill; J M Peyser (A).

46TH ST, ec Ft Hamilton pkway, 20.6x81x20.2 x84.8; also FT HAMILTON PKWAY, ses, 20.6 sw 46th, 20x55.7x20.4x59.2; Realty Associates —Lizzie Hynes et al; H L Thompson (A).

60TH ST, 316; Thos A Casey—Mary A O'Neill et al; J E Farrell (A).

BUSHWICK AV, ns, 40 e Eldert, 20x100; Ida M Hanlon—Richd A Rademacher et al; partition; H W Beer (A).

CHRISTOPHER AV, ws, 50 s Riverdale av, 50x 100; Morris Rosenblitt—Powell Impt Corpn & ano; foreclosure of mechanics' lien; S A Telsey (A).

EAST N Y AV, ns, 220.4 w St Marks av, 64.8x 100x94.9x100; Liba Tannenbaum—Julius H Zieser et al; Marks & Marks (A).

EAST N Y AV, nws, 171.9 sw Sterling pl, 44x 74; Margarete E Kelly—Max Holtzer et al; Chilton & Levin (A).

EAST N Y AV nws, 215.9 sw Sterling pl, 44x 74; same—same; same (A).

HOWARD AV, swc Dean, 90x107.2; Fundy Co—Jasum Realty Co et al; Jonas, Lazansky & N (A).

ST MARKS AV, ns, 280 e Howard av, 20x100; Louis J Walther—Archibald Palmer; P J O'Beirne (A).

ST MARKS AV, ss, 180 e Saratoga av, 20x127.9; Solomon Solovinsky—Louis Black; M M Black (A).

FEB. 27.

BUTLER ST, ns, 75 w Hoyt, 25x100; Cath Cordes—Guiseppe Riciardello et al; Joyce & Kavanagh (A).

CLEVELAND ST, ws, 125 s Arlington av, 25x 100; Thos P Baker—Alex J Baker et al; partition; C B Law (A).

COLUMBIA ST, es, 25 s Coles, runs s25xe66.7 xnw34.7xw42.8 to beg; Giuseppe Calamasto—Vincent C Buono et al; partition; A Lehman (A).

PARK PL, ss, 100 e Ralph av, 50x120; Isaac Cohen—Congregation Men of Justice; foreclosure of mechanics' lien; B W Slote (A).

SACKETT ST, ss, 91.11 e 4 av, 24.11x95; Francesco Greco—Giacomo Renalducci; partition; Palmieri & Wechsler (A).

73D ST, sws, 225 se 10 av, 31.3x100; Geo B Covington—J Proctor Cowles et al; Cary & Carroll (A).

NORMAN AV, ns, 100 e Newell, 25x95; Anna Heimroth—Jno Brunjes; to create a trust; S Greenbaum (A).

FEB. 28.

9TH ST, ss, 350 w 2 av, 25x100; Emma W Denker—David Kramer et al; Austin & McKown (A).

17TH ST, ss, 60 e 10 av, 20x80; Betsey Shapiro —Geo H Brockway et al; Cork & Benjamin (A).

E 25TH ST, es, 398.9 n Church av, 19.9x99.1x 19.9x98.10; Henriette Braker—Harry Struminger et al; H M Bellinger, Jr (A).

CHRISTOPHER AV, es, 25 n Belmont av, 25x 100; Hamilton Trust Co—Abr Greenberg et al; T F Redmond (A).

DRIGGS AV, nws, 50 sw N 8th, 25x100; Annie Schulze—Mary E Fierro et al; R M Thurston (A).

EAST N Y AV, ss, 78.9 e Saratoga av, 25x 105.10x26.3x114.3; Tillie Horenstein—Saml Katz et al; Solomon & Schwartz (A).

GLENMORE AV, 240; Jacob Altmark—Isser Fried & ano; foreclosure of lien; Goldflon & Weltfisch (A).

RIVERDALE AV, nwc Hopkinson av, 20x75.3; Title G & T Co—Geo Weber et al; T F Redmond (A).

6TH AV, ws, 40 s 19th, 17.4x80; Betsey Shapiro —Mary E Whalen et al; Cork & Benjamin (A).

16TH AV, es, 120 n 70th, 20x100; Cath Munz—Wm S Cronch et al; W J Eldredge (A).

MARCH 2.

HENDRIX ST, es, 260 n Liberty av, runs n10x e100xs70xw25xn60xw75 to beg; Juliette P Potter—Jessie O'Connor et al; S A Potter (A).

RODNEY ST, ss, 297 w Lee av, 22.6x100; Jas Shewan—Ralph Lipschytz et al; Foley & Martin (A).

W 36TH ST, es, bet Canal & Neptune avs, 100x 118.10; Saml Goldsticker—Jos A Cooney et al; foreclosure of tax lien; E Jacobs (A).

51ST ST, ec 14 av, 60.2x100; Wm Hawkins—Marie A O'Connell et al; H J Davenport (A).

DE KALB AV, swc St Felix, runs w64xs25xe35xe 34xn20 to beg; Lillian W Shiff—David M Kahan et al; B Littell (A).

ST MARKS AV, 1487; Louis J Walther—Archibald Palmer et al; P J O'Beirne (A).

MARCH 3.

ELLERY ST, 166; also ELLERY ST, ss, 125 e Tompkins av, runs s80.1xse28.5xe3.4xn100xw 25 to beg; Rebecca Lewin—Elias Kranz et al; A A Sarafan (A).

HUMBOLDT ST, ws, 50 n Ten Eyck, 50x100; Jacob Selner—Mary C Devere et al; G S Smith (A).

MOORE ST, ns, 100 w Graham av, 20x50x17x 47.8; also GRAHAM AV, ws, 50 n Moore, 25x 100; Nass Constn Co—Max Freund et al; foreclosure of lien; H S & C G Bachrach (A).

PROSPECT ST, ns, 25 w Adams, 25x50; also DEAN ST, ss, 65 w Bond, 10x75; Augusta E Kramer—Wilhelmina A Chaphe et al; to obtain a judgmt; S E Faron (A).

STATE ST, sws, 300 se Bond, 50x100; Abr Levine—Hartman Realty Co et al; M Davidson (A).

AV P, nwc E 13th, 100x100; Max Kirson—Provident Associates et al; foreclosure of lien; S Seiderman (A).

SAME PROP; Harry Cohen—same; foreclosure of lien; same (A).

EASTERN PKWAY, swc Troy av, 132x120.7; Isidor D Moscovitz—Solomon-Kraus Realty & Constn Co; J Krinsky (A).

EASTERN PKWAY, ss, 132 w Troy av, 84x120.7 x—x120.7; Paul Moscovitz—same; same (A).

MARCH 4.

PROSPECT PL, ns, 223 w Ralph av, 41x127.9; Montrose Realty Co—Frank D Cadmus et al; H M Bellinger, Jr (A).

RODNEY ST, ws, 180 n Ainslie, runs w61xn10 xe39xe2xs20 to beg; Ellen A Green—Emil J Bartel et al; G A Logan (A).

ST JOHNS PL, ns, 389.4 e Troy av, 26.4x120.3; Jno Mayer—Urban Realty Co et al; Weismann & Hertz (A).

13TH ST, nwc 3 av, 30x70; Dime Savgs Bank—Johanna B Breivogel et al; Dykman, Oeland & K (A).

E 35TH ST, es, 418.6 n Church av, 19.9x99.1; NY Mtg & Security Co—Hazel Constn Co et al; H M Bellinger, Jr (A).

38TH ST, ss, 260 e 14 av, 20x95.2; Wm N Corneth—Silver Land Impt Co et al; H S Goodspeed (A).

38TH ST, nes, 285.10 se New Utrecht rd, 20x90; Louise M Higham—Bessie F Goetschius et al; J Siegelman (A).

E 40TH ST, ws, 140 n Av K, 40x100; Sam Kuslansky—Welss Constn Co et al; to set aside deed; E E Rosenblume (A).

53D ST, sec New Utrecht av, runs s50xe68.6xn 5.9xnw81.7 to beg; Margt McKibbin—Gracepek Trading Co et al; Hirsh & Newman (A).

61ST ST, nes, 254 se 18 av, 18x100; also 61ST ST, nes, 290 se 18 av, 18x100; also 61ST ST, nes, 325.10 se 18 av, 18x100; Chas A Rippman —Brill Constn Co et al; C F Corner (A).

AV C, ns, 20 e E 3d, 20x80; Jno P Hoffman—Wm Lyons et al; J D Prince, Jr (A).

BROOKLYN AV, ws, 475 s Av F, 45x100; Lillie E Knoke—Louisville Realty Co et al; Cook & Benjamin (A).

BROOKLYN AV, ws, 475 s Av F, 45x100; same —same; same (A).

DRIGGS AV, ss, 165 w Humboldt, 85x99.5; Wm P Garry Co—Church of St Stanislaus Kostka; foreclosure of lien; B J Wright (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 28.

RENWICK ST, 38 to 42; Adam Happel —A Luedemann, Grand Central Bldg & Constn Co; renewal (146)..... 286.63

BROADWAY, sec 12th, 43.4x124.8; Levering & Garrigues Co—822 & 824 Broadway Co & Peerless Investing Co (151) 37,500.00

BROADWAY, sec 12th, 43.4x124.8; Chas A Cowen & Co—822 & 824 Broadway Co (152) 69,500.00

SAME PROP; Townsend, Steinle & Haskell, Inc—822 & 824 Broadway Co & Peerless Investing Co (153)..... 3,200.00

BROADWAY, 1845-7; Chas T Mitchell—Upright Co, Geo Rector, Joe B Malley, Louis Martin, Louis Martin, Inc & S L Waller Constn Co (144).. 500.00

BROADWAY, sec 41st, 50x125; Bernhard Voss—Forty-first Realty Co & Jno A Wilkinson (145)..... 62.95

LEXINGTON AV, 567-71; also 51ST ST, 160-6 E; Fullerton Electric Co—Hammerstein Opera Co & Oscar Hammerstein (150) 1,044.90

5TH AV, 424-34; Elevator Supply & Repair Co—F V & J H Burton, Standard Plunger Elevator Co & E Brooks & Co (147) 15,337.00

5TH AV, 424-34; W G Cornell Co—F V & J H Burton & Standard Plunger Elevator Co (149) 1,662.14

MARCH 2.
RENWICK ST, 38 to 42; M F Westergren, Inc—A Luedemann & Grand Central Building & Constn Co (renewal) (11) 594.00
42D ST, ns, whole front bet Lexington & Madison avs, —x—; Elevator Supply & Repair Co—N Y C & H R R R Co, John Pierce Co, Standard Plunger Elevator Co (9) 4,480.20
45TH ST, 14 E; Joel Bjork—Arthur S Vernay & Wm J Yennie (5)..... 660.66
57TH ST, 412 W; Gaetano W Giauniui —Lillian E Gillespie (1)..... 180.00
103D ST, 150 E; Philip Baum—Jacob Vogelfinger & Berman & Berman (3) 150.00
BROADWAY, 822-4; Sexauer & Lemke, Inc—Eight Twenty Two & Eight Twenty-Four Broadway Co, Inc (4). 5,722.00
CENTRAL PARK WEST, 300; Alfred Peats Co—Audley Realty Co (6).... 474.89
MADISON AV, 346; also 44TH ST, 21-31 E; Kawneer Mfg Co—Tbos B Hidden & McVickar Gaillard Realty Co (2) 49.35
VANDERBILT AV, 45TH ST, DEPEW PL & 43D STS, block, &c; also LEXINGTON AV, 45TH ST, DEPEW PL & 43D ST, block, &c; National Bridge Works—N Y C & H R R R Co, Jno Pierce Co & Standard Plunger Elevator Co (8) 53.07
5TH AV, 100TH, 101ST STS & MADISON AV, block, &c; Alfred Gay—Mount Sinai Hospital & H Wm Steinart (10) 79.50
5TH AV, 424-35; National Bridge Wks —Frank V & J H Burton, Lord & Taylor & Standard Plunger Elevator Co (7) 36.99
MARCH 3.
MADISON ST, 333-5; Aaron Edzant—Harry Gerstein (12) 145.00
44TH ST, 216-30 W; Hyman Steinberg —Wm W Astor, Sam & Lee Shubert, Inc, & Forty-Fourth St Restaurant & Cafe Co (19) 128.30
45TH ST, 14 E; Joel Bjork—Arthur S Vernay & Wm J Yennie & Co (17).. 660.66
71ST ST, ss, 200 e 3 av, 17x100; Geo H Storm—Ralph W Lobenstine & W E Smith (renewal) (16)..... 159.36
76TH ST, 352 E; Richd H Freyberg—Ellen Walsh & Walsh Bros (20).... 110.00
141ST ST, 617-21 W; Stephen Mesko—E & V Constn Co & J J Rosenhaus (14) 140.00
AV C, 98 & 100; Victoria Congialosi—Ike Rosenberg (18) 149.25
BROADWAY, 1845-47; Benj Riesner Sheet Metal Works, Inc—Upright Co, Geo Rector, Jos S Malley, Louis Martin, Louis Martin, Inc, & S L Waller Constn Co (13) 560.00
WADSWORTH AV, 248-52; Stephen Mesko—Comfort Realty Co & I Rosenhaus (15) 135.00
MARCH 4.
37TH ST, 44 W; Saml Linder—44 to 46 West 37th St, Inc & Nich Chiodo (23) 125.00
46TH ST, 46 W; Hull, Grippen & Co—Arthur Brisbane & Anton Strand Constn Co (22)..... 51.66
5TH AV, 461; Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21) 195.00
MARCH 5.
WOOSTER ST, 179-83; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24) 450.00
46TH ST, 46 W; Chas A Hasbrouck—Arthur Brisbane, Anton Strand & Anton Strand Constn Co (29)..... 219.62
91ST ST, 76 E; Jas F Gordon—Lillian Sims (28) 112.35
118TH ST, 443 E; Harry Jaffe—Alht S Thayer & Alfred Ram (27) 140.00
125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Miriam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26) 135.00
181ST ST, 617-21 W; Thos J McCahill —Chas C Marsball, Nappi Contracting Co & Reid Palmer Constn Co (25) 73.00
MARCH 6.
FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heylaud & S Liehmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32). 318.00
30TH ST, 240 E; Frank Weuneis—Jos P Meagher (31). 136.00
67TH ST, 205 W; Barnet Weinstein—Max Virschleiser—Williamsburgh Iron Works (30) 401.94
1ST AV, 1782-6; Jos Shauske—Rhienlander Estate, Jafco Realty & Holding Co, Julius Locker, Frank Locker & Geo Brown (33). 165.25

Bronx.

FEB. 27.
BATHGATE AV, 1625; Harry Zudek—Barnet Pusrin (54)..... 596.00
BELMONT AV, sec 181st, 140.1x60.9; Geo Vairo & Son—Crownhill Constn Co (55) 225.00
HOE AV, 945 & 949; A B Bown Co—Ensign Improvement Co (52)..... 129.79
HOE AV, 932, 936 & 940; A B Bown Co —Jad Constn Co (53)..... 181.51
WEBSTER AV, swc 173d, 86x50; N Passman & Son, Inc—Nan Realty Corpn (56) 434.75
FEB. 28.
133D ST, 763-5 E; Meyer Bank—Eureka Tile Co (57) 60.00
MARCH 2.
FREEMAN ST, 960; Brolnitsky & Bersson—Martha Perna (3) 10.40
FREEMAN ST; 959; Brolnitsky & Bersson—Martha Perna (4) 35.00
181ST ST, sec Belmont av, 85x141; Gersmann & Lozner, Inc—Crownhill Constn Co (1) 1,645.00
VYSE AV, 1235; Brolnitsky & Bersson —Martha Perna (2) 54.00
SOUTHERN BLVD, 1239; same—same (5) 10.85
173D ST, 960 E; same—same (6)..... 669.65
FOX ST, 1074; same—same (7)..... 85.00
SOUTHERN BLVD, 1241; same—same (8) 8.50
MARCH 3.
DECATUR AV, 2630; Richd Hoch—Liederman Realty Co (9)..... 80.78
SOUTHERN BLVD, 1304; Empire Roofing Co—Danl Astrow Constn Co (10) 60.00
MARCH 4.
INTERVALE AV, 1355-57; Geo W Bancroft—Jacob Streifier Co (12)..... 606.00
LACOMBE AV, 119; Anton Homfeldt—Henry A Stadler, Jr 300.00
LACOMBE AV, 88; same—same (13).. 100.00
WASHINGTON AV, 2176; Max Leoman —Julius J Lyons & David R Beach (11) 32.00
MARCH 5.
UNDERHILL AV, es, 450 n Lacombe av, 24.5x58.4x irreg; Anthony Polzella—Angiolina F Riccinti & Jno A Riccinti (16) 34.00
VILLA AV, 3184; Luigi Torregiani et al—Monaco Constn Co (14)..... 900.00
WESTCHESTER AV, nec 161st, 215x259; Tbeo C Wood—Geo F Johnson, Jno Doe & G Zibelli & Son (15).....664.65
MARCH 6.
BROOK AV,**, es, 104.7 n 159th, 86x170; Geo J Schnatz—St Peter & St Paul Roman Catholic Church & Tbos J Reilly Co; renewal (34) 3,900.00

**Recorded in N Y Count.

Brooklyn.

FEB. 26.
HINSDALE ST, nec Dumont av, 100x100; General Cornice & Roofing Co—Almont Holding Co..... $125.00
BEDFORD AV, 872; Jas F Sullivan—Jas C Danzilo 169.20
DE KALB AV, 714-16; J Stark—714 De Kalb Av Realty Corpn & Jno Curtin 205.00
DE KALB AV, ss, 175 e Marcy av, 75x100; J Pinson—714 De Kalb Av Realty Co & Curtain Constn Co..... 416.00
DE KALB AV, 714-16; M Goldberg—714 De Kalb av Realty Corpn & Jno Curtin 184.30
DE KALB AV, ss, 175 e Marcy av, 75x100; Jno Curtin—714 De Kalb av Realty Corpn & Curtin Constn Co.... 650.00
SAME PROP; J J Keegan—same..... 487.50
FEB. 27.
HARRISON ST, 68-70; N Ryan Co—Jas Scotto 324.20
LORIMER ST, ws, 45 s Stagg, 25x20; Wallan & Hoffmaning—Nathan Jacob & Mrs Nathan Jacob..... 500.00
POWELL ST, es, 100 s Livonia av, 50x100; M Levin—Docket Impt Co & Saml Zitowsky 50.00
DE KALB AV, ss, 175 e Marcy av, 78x100; J Ostern—Curtin Constn Co & One Beebe 85.80
DE KALB AV, 714; R Greco—714 De Kalb Av Realty Corpn & Curtin Constn Co 60.20
SAME PROP; J Sidoti—same..... 200.00
DE KALB AV, 714-16; L Linder—714 De Kalb Av Realty Corpn & Curtin Constn Co 105.00
PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn 50.00
FEB. 28.
BRISTOL ST, es, 260 n Sackett, 40x100; S Chodosh—Wilson Constn Co & I K Realty Co..... 500.00
TROUTMAN ST, 183-5; C Valentine—Estate of Fredk Wolf & Chas J Sauer as exr 81.83
UNION ST, ss, 150 e Nostrand av 50x100; Phelps Bros Co—Sylfred Constn Co 855.68
83D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White 73.00
DE KALB AV, 714; S Wagenheim—De Kalb Realty Corpn & Jno Curtin.. 76.00
DE KALB AV, ss, 175 e Marcy av, 75x100; L Marx—714 De Kalb Av Bldg Co & Curtin Constn Co..... 1,730.00
MARCH 2.
FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss 800.00
WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 51.37
68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald.... 185.00
DE KALB AV, 714-16; Congress Varnish Works—714 De Kalb Av Realty Corpn & Curtin Constn Co..... 46.30
MARCH 3.
BERGEN ST, 2128-32; C Mele—Salvatore Bonagura 400.00
W 3D ST, es, 100 n Seabreeze av, 40x100; M Luther—West & Edwards & Rachel Rosemberg 336.00
79TH ST, nwc 20 av, 100x320; G Nelson—Marloe Constn Co 69.43
79TH ST, nwc 20 av, 100x320; same—same 69.43
DE KALB AV, ss, 175 e Marcy av, 75x100; So Bklyn Marble & Tile Co—Curtin Constn Co..... 345.00
KNICKERBOCKER AV, nes, 25 se Stanhope, 25x100; Jacob Goldstein—Chas Schneider & Annie Greenfield..... 280.00
13TH AV, ws, 59.2 n 39th, —x—; Terminal Lumber & Trim Co—Bklyn Union Cornice & Roofing Co, Max Krimsky & Harry Karshansky..... 120.00
MARCH 4.
CARROLL ST, 526; A Goldberg—Arthur Baur, Henry C Wenger & Vincenzo Ciuti 122.00
VAN BRUNT ST, 330-36; B Levenson—Eugene J Skelly & Kane Constn Co.. 78.50
15TH ST, 104; W T Biffi—Philippina Nies 27.00
ATLANTIC AV, 2873; B Frank—Max Rudnitzky 450.50
DE KALB AV, 714-16; J Murphy—714 DeKalb Av Realty Corpn & Curtin Constn Co. 476.84
WEBSTER AV, ss, 387 e 1st, 77x106; R G White—Jno Monteleone 674.00
SAME PROP; J C Austin—same..... 640.72
5TH AV, 5114; V Foseato, Inc—J L Meeks, W Mount & Andw Robertson... 150.06

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

FEB. 28.
22D ST, 129-31 W; Communipaw Steel Co—Paterno Bros, Inc, et al; Jan 30'14 ..... 304.00
164TH ST, 548 W; Morris Goldstein—Gertrude Horowitz et al; Dec12'13.. 411.50
MARCH 2.
143D ST, 134-42 W; Aaron Scheps—Johanna Cohn et al; Jan19'14..... 335.75
BOWERY, 312-14; Isaac Berkowitz—Abr King et al; Dec5'13..... 190.00
MARCH 3.
[2]BOWERY, 312-14; Karl Galod—Michl Chieffo et al; Feb3'14..... 325.00
162D ST, 543-5 W; David Barad—Gerbercut Co et al; Feb20'14..... 30.85
171ST ST, 505 W; Morris Siegel—Louis Weiss et al; Dec24'13 ..... 110.68
MARCH 4.
RIVERSIDE DR, nec 150th; Oscar Stolp—Riverside Drive & One Hundred & Fiftieth St Co et al; Feb11'14 240.00
6TH AV, 638; Chas Guttilla—B May; Feb6'14 ..... 84.06
MARCH 5.
[2]10TH ST, ss, 310.10 w 5 av, 21x92.3; also 10TH ST, ss, 33.11 w 5 av; Katz & Pushinsky—Twenty West Tenth St Corpn; Dec29'13 ..... 863.75
44TH ST, 157-9 W; Saml R Snyder—Alfred M Rau et al; Feb28'14..... 79.75
58TH ST, 308-10 W; Isaac Osserman—Barnard Reich et al; Jan25'12.... 4,718.25
BROADWAY, 2774; Pb Levy Contracting Co—L B Curtis; June 13'13..... 3,900.00
SAME PROP; Daul Sidelsky et al—same; June17'13 ..... 500.00
SAME PROP; Max Brooks—same; June18'13 ..... 120.00
LEXINGTON AV, nwc 26th; Isaac Osserman—Barnard Reich et al; Jan25 '12 ..... 1,130.00
MARCH 6.
[2]45TH ST, ss, 327.5 w Bway; Otto H Bauer—Wm W Astor et al; Jan23'14. 1,482.00
BERGEN AV, 619; Barnett Rothblatt —Arnold Meusch et al; Nov17'13..... 238.50
PARK AV, 1024; Albt Anderson—Mrs Christine Hoguet et al; Jan12'14.... 25.00
PARK AV, 1022; same—L J De Milbau et al; Jan12'14..... 25.00
3D AV, 2262-4; Harry Rosenbaum Iron Works—Estate of Robt I Brown et al; Aug18'13 ..... 700.00

Bronx.

FEB. 27.
No Satisfied Mechanics' Liens filed this day.
FEB. 28.
174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14..... 3,032.50
MARCH 2.
No Satisfied Mechanics' Liens filed this day.
MARCH 3.
DECATUR AV, 3325; Enell Chandelier Co, Inc—Edson Building Co et al; Feb18'14 ..... 1000.00
DECATUR AV, 3325; same—same et al Jan3'14 ..... 150.00
MARCH 4.
172D ST, ws, 150 s Boston rd, 120x100; Louis Marx & Son—Sole Realty Co, Inc, et al; Feb20'14 ..... 3,350.00
WASHINGTON AV, 1519; New Columbia Iron Works, Inc—Integrity Realty Co et al; Feb10'14 ..... 130.00
MARCH 5.
179TH ST,**, ss, whole front bet Belmont & Hughes avs; Bronx Roofing & Waterproofing Co—Alert Constn Co et al; Nov21'13 ..... 300.00

**Recorded in N Y Count.

Brooklyn.

FEB. 26.
W 17TH ST ws, 220 n Neptune av 40x100; Fanny Amato—Jos Koppel; Dec5'13 ..... $200.00
DE KALB AV, ss, 175 e Marcy av, 78x100; Jacob Olstein—Beebe & others; Feb25'14 ..... 185.80
MARLBOROUGH RD, ws, 49 s Foster av, —x—; Robt Griffin—Edw R Stroug & Mabel D Puckham; Dec1'14 50.00
MARLBOROUGH RD, swc Foster av, —x—; same—Edw R Strong; Dec1'13 50.00
SHEPHERD AV, nec Stanley av, —x—; Standard Lime Co—Annie Goldstein & Sarah Egel; Oct30'13..... 24.88
SHEPHERD AV, nec Stanley, 95x140; Jacob Rutstein & ano—Jos & Sarah Egel; Oct10'13..... 103.76
FEB. 27.
RIVERDALE AV, nwc Sackman, 100x100; M Neufeld & Sons—M Martey, Inc; July22'13 ..... 87.50
ST MARKS AV, ss, 140 e Hopkinson av, 140x100; Louis Holland & ano—Saint Dean Realty Co; Oct8'13..... 100.00
FEB. 28.
HINSDALE ST, ws, 100 s Newport av, —x—; Gussie R Browner—Abr Segalowitz & Abr Kabakow; Jan26'14.... 500.00
DUMONT AV, ns, 60 e Douglass, 40x80; Morris Grotenstein & ano—Berustein Bldg Co, Inc; Jan21'14.... 500.00
LINDEN AV, 277; Mark Sholtz—Mary E Pearsall & Mark Sholtz; Jan21'14. 93.10
MARCH 2.
[2]CHESTER ST, ws, 280.8 s Pitkin av, 100x100; Standard Lime Co—Serota Bros Constn & Realty Co; Dec9'13... 713.04

ST JOHNS PL, ss, 100 w Rochester av, 40x100.7; Harris Kinowitz—Bristol Constn Co, Inc; Nov5'13..... 561.00

MARCH 3.

W 3D ST, es, 100 n Sea Breeze av, 40x95; Colonial Mantel & Refrigerator Co—Rachel Rosenberg; Jan9'14..... 600.00

MERMAID AV, nec W 32d, —x—; Christoforo Marrazzo—Menotti Moran & Chas Bosio; June25'13..... 240.00

MARCH 4.

BRISTOL ST, swc Sutter av, —x—; Atlas Steel Column Mfg Co—Safe Constn Co & Jacob Rabinowitz; Feb 6'14 ..... 126.00

PARK PL, ns, 130 e Howard av, 270x127.9; Morris Epstein—Howard Park, Inc, Hyman Barkan & Louis Rogoff; Dec26'13 ..... 314.66

[1]UNION ST, ss, 150 e Nostrand av, 50x127.9; Nicola Caristi—Seyfred Constn Co; Feb9'14 ..... 55.00

[2]BEDFORD AV, nec Erasmus (No 2231), —x—; Bklyn Builders' Supply Co—M M Higgins & J L Brassington; Nov24'13 ..... 78.89

[2]SAME PROP; Sylvester Ross, Jr, Inc—Michl & Matilda Higgins & J L Brassington; Nov25'13..... 44.08

MYRTLE AV, nec Clinton av, 200x118; South Bklyn Marble & Tile Co—Slocum Amusement Co, H Blume & Son & H Blume; Dec23'13..... 343.00

[1]NOSTRAND AV, ws, 26 s Prospect pl, 20x100; Chas A Wertz—Sarah Miller; Feb24'14 ..... 47.80

PROPERTY bounded by Henry, Clark, Hicks & Pineapple sts, 302 on Pineapple, 382 on Clark, 114 on Hicks & entire length Henry, "St George Hotel"; Barrett Mfg Co—Tumbridge Realty Co, Germania Cornice Wks & E P Currier Roofing Co; Feb17'14... 182.56

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

FEB. 26.

PORTLAND BANK; Chas S Wise; $1,000; Stroock & Stroock.

FEB. 27 & 28.

No Attachments filed these days.

MARCH 2.

LOEB, EMIL; Wm Graefe; $5,000; Pressinger & Newcombe.

MARCH 3 & 4.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

FEB. 27, 28, MAR. 2, 3, 4, 5.

Beneduce, Assunta. 197 Mulberry.. E Esposito. Fixtures..... $985.00

Faranda, Carlo & Guiseppe. Sinatra. 409 E 70th..Erminio Esposito. Fixtures. 879.00

Bronx.

FEB. 27, 28, MAR 2, 3, 4, 5.

Bedford Park Constn Co. 189th st ns, bet Cambrelling & Beaumont avs ..American Mantel Mfg. Co. Mantels. 312.00

Cohen, Jacob. Honeywell av, swc 182d —x—..Colonial Mantel & Refrigerator Co. Refrigerators..... 255.00

Jad Constn Co. 932-940 Hoe av, es, 307 s Aldus, —x—..Central Chandelier Co. Chandeliers..... 1,400.00

Brooklyn.

FEB. 26, 27, 28, MAR. 2, 3, 4.

Towne, Annie R. Overbaugh pl nr E 41st..Darn & Huffman. Gas Fixtures. 65.00

Vermont Bldg Co. Vermont st bet New Lots rd & Hegeman av..Colonial Mantel & Refrigerator Co. (R) 506.00

Wilsen Contracting Co. Bristol st nr Sutter av..Globe Mantel & Moulding Co. Consols..... 95.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

FEB. 28.

BENNETT AV, es, intersec cl 182d, 88.6x100x irreg; Van Dyck Estate loans McNulty Bros to erect a 5-sty apartment; 13 payments.....90,000.00

BENNETT AV, es, 88.6 n cl 182d, 93.5 x100x irreg; same loans same to erect a 5-sty apartment; 13 payments.....90,000.00

MARCH 3.

FT WASHINGTON AV, sec 179th, 92.7 x129.1; Lawyers Title Ins & Trust Co loans H M Constn Co to erect a —sty bldg; — payments.....180,000.00

Bronx

FEB. 28.

GIFFORD AV, ss, 528.3 e Balcom av, 25x93.1x26.11x83.2; Eliz K Dowling loans Ingrid Throsland to erect 2-sty and cellar brick 2-family residence; 4 payments.....$3,000.00

MARCH 5.

LONGFELLOW AV, es, 275 n 172d, 25x100; Amelia Orth loans Vencenzo Piccotti and Palmina Buonodono to erect 2-sty brick, 2-family dwg; 3 payments 5,000.00

DEPARTMENTAL RULINGS.

BUREAU OF BUILDINGS.

(Borough of Brooklyn.)

General Order No. 1 of 1914 specifically says that all applications for permits must bear the number of the house concerned. As soon as an inspector discovers that the wrong house number has been placed on any permit he receives a copy of, he will forthwith, in a special report to the superintendent, recommend the cancellation of such permit.

P. J. CARLIN, Superintendent.

Jan. 9, 1914.

N. B.—This order is prompted with a view to having architects give careful attention to the locations of their applications so as not to hamper the operations of this Bureau.

General Order No. 2.

Appliance Approved.

Atilla pneumatic closets, manufactured by the J. L. Mott Iron Works, are hereby approved for use in the Borough of Brooklyn, provided the tank contains at least eight (8) gallons of water.

P. J. CARLIN, Superintendent.

General Order No. 3.

AN OFFICE ORDER.

The attention of all employees of this Bureau, particularly of inspectors, is directed to Section No. 38 of the Tenement House Law, which reads as follows:

"Wooden buildings on same lot with a tenement house. No wooden building of any kind whatsoever shall hereafter be placed or built upon the same lot with a tenement house within the fire limits, and, within the fire limits, no wooden tenement house and no wooden structure or other buildings on the same lot with a tenement house, shall hereafter be enlarged, extended or raised; except that a wooden extension, not exceeding in total area 70 sq. ft. may be added to an existing wooden tenement house, provided such extension is used solely for bathrooms or water closets."

Inspectors will give particular attention to all applications for Permits for Wooden structures, and particularly book slip permits, with a view to guarding against a violation of this law.

P. J. CARLIN, Superintendent.

Feb. 6, 1914.

General Order No. 8.

BOARD OF (BUILDING) EXAMINERS.

Formal announcement is made of the removal of the Board of (Building) Examiners on March first from the Metropolitan Building to the Municipal Building, Room 2035.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance, (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets; named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Albany st ft of piers 8, 10 and 11, N R—Central Railroad of N J.....SS-A.
Allen st, 48—Samuel, Waxman.....A
Allen st 48—Posner & Pogrebinsky.....G-A
Attorney st, 59—Graf Bros.....A-C-G
Attorney st, 59—Shanus & Schwartz.....A-C.
Attorney st, 59—Harry Greenberg.....C
Bank st, 69-71—G Schirmer, Inc...DR-SS-A-G
Barclay st, 30-2—Benjamin Parr.....SS
Beekman st, 18—Kate J H Sutton.....SS
Beekman st, 32—Wm Hustace Est.....SS
Bleecker st, 26-30—Emma Schalk.....C
Bleecker st, 26-30—S J Nathan Son & Co., DR-G-A.
Bleecker st, 26-30—Radelsheimer Paper Co., Inc. .....G-DR
Bleecker st, 26-30—Goodman Simon. .....G-DR
Bleecker st, 26-30—Williams & Singer..DR-G-A
Bleecker st, 26-30—Henry Breelan.....DR-G
Bleecker st, 26-30—J. Runsdorf & Kalikow, DR-G-A
Bleecker st, 26-30—Emma Schalk.....DR
Bleecker st, 27-31—Estate Conrad Stein.....C
Bleecker st, 27-31—Weinstraub, Brass Mfg. Co. .....DR-G-A
Bleecker st, 27-31—The Panama Finishing Renovating Co.....G-DR
Bleecker st, 27-31—The Mint Gum Co..DR-G-A
Bleecker st, 27-31—F. Denier & Son.....G-A-DR
Bleecker st, 27-31—Leopold Meisse.....G-A-DR
Bleecker st, 65-9—Chas T Wills.....SS-C-DR
Bleecker st, 65-9—Hollmann & Sellhast, G-A-DR
Bleecker st, 65-9—Greenwalt, Friedman & Co. .....G-A-DR
Bleecker st, 65-9—S. Stroock & Son.....G-A-DR
Bleecker st, 65-9—Heidelberg, Wolff & Co., G-A-DR
Bleecker st, 65-9—Alland Bros & Co....DR-C-A
Bleecker st, 65-9—Levine Kalikow & Co., G-A-DR
Bleecker st, 65-9—Max Meuer & Sons..DR-G-A
Bleecker st, 65-9—Jacob Greenberg & Son, DR-G-A
Bleecker st, 65-9—Union Special Machine Co. .....G-DR
Bleecker st, 97-99—Danzeg & Eisenberg..DR-G
Bleecker st, 97-99—Joseph Cohn.....G-DR
Bleecker st, 97-99—Bernard Illfelder & Co...DR
Bleecker st, 97-99—Strauss Mfg Co.....DR
Bleecker st, 97-99—Henry Meinbard Est....DR
Bleecker st, 104-6—Lewis & Rose.....G-DR
Bleecker st, 104-6—Marx W Mendel Est....DR
Bleecker st, 104-6—Stark & Ferguson.....DR-G
Bleecker st, 104-6—Marx W Mendel Est..C-SS
Bleecker st, 104-6—Eisenbud & Brook....G-DR
Bleecker st, 104-6—Lazar Jacobson.....G-DR
Bleecker st, 104-6—Consolidated Gas Co.....C
Bleecker st, 127-33—Jaffray Realty Co.....SS
Bond st, 30—Ida B. Cook.....G
Catherine st, 14—The Margaret A Harrison Estate C
Chatham sq, 6—Estate David McClenahan, C-E-B-D
Chatham sq, 1-4—Edwin Bergh Est.....C-D-B
Crosby st, 91—Greenfield Co.....G
East Broadway, 25—Samuel Schneider.....C
East Broadway, 25—Meyer Kobrin.....A-G
East Broadway, 25—Haskel Gruber.....C-G
East Broadway, 25—Harry Friedman.....C-A-G
East Broadway, 25—Albert Jacobs & Co..C-A-G
East Broadway, 282-6—Aaron Cohn.....SS-C
Elizabeth st, 5—Rebecca Lowenthal.....C
Elizabeth st, 5—Oscar Roset.....A-G
Elizabeth st, 5—Harry Silverman.....C-A-G
Elizabeth st, 5—Abraham Cohen.....A
Elizabeth st, 5—Louis Goldman.....A-G
Front st, 279-81—Michael Stramelio.....L
Grand st, 62—"David" Moscowitz.....DR
Grand st, 76—Herman Cohen.....L-A
Grand st, 462—Sabastian Muscarello.....M
Great Jones st, 6-10—Samuel W Bridgham, DR
Great Jones st, 6-10—Julius Simon.....G-C-DR
Great Jones st, 6-10—H L Distillator.....DR
Great Jones st, 6-10—Henry & Sam Edelson, G-DR
Great Jones st, 6-10—Henry Goldberg..DR-G-C
Great Jones st, 6-10, Doblin, Shamberg & McKeon .....DR-G
Greene st, 129-31—Consolidated Gas Co.....C
Greene st, 130—Consolidated Gas Co.....C
Greene st, 133-5—Consolidated Gas Co.....G
Greene st, 130—Max & Henry Gernshyn..C-DR
Greene st, 130—Hermann Solowitz.....DR-G
Greene st, 130—Samuel Rabinowitz.....DR-A-G
Greene st, 130—Morris Krasnow.....DR-G
Greene st, 133-5—Robert Colgate.....C
Greene st, 133-5—Bomser & Friedman.....G
Greene st, 133-5—Solomon Fried .....G-A
Greene st, 133-5—Abraham Spiegelman.....G
Greene st, 133-5—Joseph Zukin.....G-A
Greene st, 145-51—Greenberg & Lave..DR-A-G
Greene st, 145-51—S. Shapiro & Bro....DR-A-G
Greene st, 148-50—Consolidated Gas Co.....C
Greene st, 148-50—Wallie Aulthouse.....C-DR
Greene st, 148-50—Jacob Post.....DR-G
Greene st, 148-50—Hyman Turetzky....DR-C-G
Greene st, 148-50—Samuel Elberger.....G-C-DR
Greene st, 148-50—Chas Zimmermann.....DR
Greene st, 148-50—William Ellis.....DR
Greene st, 172-6—Hymes & Tamor.....DR-A-G
Henry st, 94—Congregation Ohavy Sholom....C
Henry st, 94—Solomon Chibnick.....DR-A-C
Henry st, 94—Mrs. Anna F Cooper.....C-DR
Henry st, 94—Louis Feingold.....A-C-G-DR
Henry st, 94—Harris Friedman.....DR-A-C-G
Lafayette st, 409-11—Simon Goldenberg Est..SS
Madison st, 260-2—Abraham Spector.....C-G
Madison st, 260-2—Philip Mann.....C-G
Madison st, 260-2—Nathan Grossman.....C-G
Madison st, 260-2—Herman Jablemsky.....C
Madison st, 260-2—Fanger & Levine.....C-G
Madison st, 260-2—Isaac Harris.....C-G
Mangin st, 48-58—Roth & Greenberg..A-C-G-DR
Monroe st, 88—Solomon Schneider.....C-G
Mulberry st, 255—Alice J Keteltas.....C
Norfolk st, 40—Morris Lichovsky.....C
Pearl st, 441-7—Daniel Maboney & John Whalen .....SS
Pearl st, 146—Mrs Marie Wellbrock.....C
Pike st, 45—Morris Michael.....C-A-G
Pike st, 45—Samuel Nedenzahl.....C-A-G
Pike st, 45—Max Dunn.....C-A-G
Pike st, 45—Joseph & Louis Rosen.....C-A-G
Pike st, 45—Abraham Silvermann.....C-A-G
Pike st, 45—Abraham Neltishensky.....C-A-G
Pike st, 45—Rubin Chartow.....A
Pike st, 71-3—Jacob Bedell & Son.....L
Prince st, 117-19—Pressler & Schneiderman, C-G-DR
Prince st, 117-19—Damitro Mfg. Co.....DR-C-G
Prince st, 117-19—Arcy Toy Mfg Co.....G-DR
Prince st, 117-19—Richard Sidenberg.....DR
South st, 12—Morris Weinstein.....C-B-E
South st, 12—Edward M Phillips.....A
South st, 12—Emil Gutierez.....A-F
Spring st, 119—Joseph Rudinsky.....DR-G
Spring st, 119—Samuel Brier.....DR
Spring st, 119—La Mode Dress Co.....DR-C-G
Spring st, 153-55—William P. Eno.....DR-SS
Spring st, 153-55—John H Wiemers, Inc.A-G-DR
Spring st, 153-55—Consolidated Gas Co.....C
Stanton st, 61-5—Halkin Lipman.....G-C-A
Stanton st, 61-5—Samuel Newman.....G-C-A
Stanton st, 61-5—Schwarts & Fremerman, G-C-A
Stanton st, 284—Meyer H Schonzeit.....G-C
Sullivan st, 1-3—Alexander M Powell....DR-D
Union sq, 32—Reliance Building.....SS
Vanderwater st, 24-6—Hirn Bros.....DR
Vandewater st, 24-6—Edw Barnes.....DR
Vanderwater st, 24-6—James Raisbeck.....DR
Vanderwater st, 24-6—Harry Steinberg.....DR
Vandewater st, 24-6—Monroe Pub Co.....DR
Vanderwater st, 24-6—Meyer Feinberg.....DR
Vanderwater st, 34—Francesco Cantasano.....L
Walker st, 9-15—Eliza Guggenheimer.DR-C-SS
Walker st, 9-15—Sernaker & Moskowitz.A-G-DR
Walker st, 17-19—Louis Dubinsky.....G-A-DR
Walker st, 17-19—Thomas S Shortland.....DR
Walker st, 39-41—Consolidated Gas Co.....C-G

Walker st, 39-41—Harvey Lefkowitz.....DR
Walker st, 39-41—Philip Maryanov.....G-DR
Walker st, 39-41—Leousi Clonney.....DR
Walker st, 39-41—Harvey Lefkowitz.A-G-C-DR
Washington st, 534-40—E R Durkee & Co....DR
Washington st, 534-40—Pyle Estate.....DR
Water st, 445—Gerard Ragone.....L
Water st, 449-51—Morris & Henry Berman....M
Watts st, 78-82—William C. Smith.....DR
Waverly pl, 14-16—William Lauterbach, C-SS-DR
Waverly pl, 14-16—Benj Weinstraub, Sam'l Kaufman & Isidor & Pincuss Halle....A-G-DR
Waverly pl, 14-16—C W Hendel Co....G-A-DR
Waverly pl, 14-16—James A Chapin & Co....DR
Waverly pl, 14-16—The Fine Hat Mfg Co..DR-G
Waverly pl, 14-16—James G Worthy.....DR
Waverly pl, 14-16—Brandt Leather Corp..DR-G
Waverly pl, 14-16—Eclipse Button Co.....DR-A
Waverly pl, 14-16—Silverstein & Krauz.DR-G-C
Waverly pl, 14-16—Worthy Clothing Co...G-DR
Waverly pl, 28-30—The Conreco Co.....SS
Waverly pl, 28-30—Wiener Bros.....DR
William st, 249-53—Empire Electrotype Co...C
Wooster st, 43-5—Duparquet, Hnot & Monneuse Co.....DR-G-A
Wooster st, 43-5—William H Gray Estate...DR
Wooster st, 73-5—Solomon Harris.....DR
Wooster st, 73-5—Elias A Cohen.....DR
Wooster st, 73-5—Consolidated Gas Co.....C
Wooster st, 73-5—Abraham Moses.....G-DR
Wooster st, 73-5—Daniel Steinberg.....DR-G
Wooster st, 73-5—Joseph Cohn .....DR

Numbered Streets.

3d st, 35 W—Drusin & Kanowitz.....G-A-DR
3d st, 35 W—Mrs Mary Richards.....SS-G-DR
3d st, 35 W—Carl Fischer.....A-G-DR
3d st, 35 W—Harry Burken.....DR-G-A
3d st, 35 W—Carl Fischer .....DR
3d st, 37 W—Alfred Gutwilig.....SS-DR-C
3d st, 37 W—Bercowitz & Burros.....G-A-DR
3d st, 37 W—Bickley, McClure & Co....G-A-DR
3d st, 37 W—New England Braid Mfg Co, DR-G-A
3d st, 37 W—Isaac Worthman.....G-A-DR
3d st, 37 W—The U S Express Co.....A-G-DR
3d st, 37 W—Carl Fischer.....A
4th st, 34-6 W—James C Smith.....DR-SS-C
4th st, 393 E—Joseph Greshenhorn.....C-G-A
4th st, 393 E—Gross & Roth.....C-A-G
4th st, 393 E—Knickerbocker Coach & Chair Co .....C-A-G
7th st, 104 E—Joseph A Wangler.....G
10th st, 31-33 E—Louis Greenberg.....DR
10th st, 31-33 E—Louis M. Cohen.....DR
10th st, 31-33 E—Solomon Zeifeldt .....DR
10th st, 31-33 E—Max Borak.....DR
10th st, 31-33 E—Expert Coat Pad Co.....DR
10th st, 31-33 E—Benjamin Isaac.....DR
10th st, 364-6 E—Wolf Brand.....C
13th st, 56 E—Cohen Bros.....A
13th st, 521 E (rear)—Abraham Kane.....C
15th st, 28 W—Seaman Realty Holding Co...SS
16th st, 55 W—Max Kurzrok .....SS
17th st, 33-5 W—The Bedell Co.....G-A
17th st, 33-5 W—Louis Frank.....G-A
17th st, 33-5 W—Rubin Jacobson.....G-A
17th st, 33-5 W—Ormond Realty Co.....SS
17th st, 113-19 W—Jacob Hyman & Co....DR-G
17th st, 113-19 W—I Heiliger & Co....DR-G-A
17th st, 113-19 W—Samuel Brooks.....DR-G
17th st, 113-19 W—Morris W Levine & Co, DR-G-A
17th st, 113-19 W—Edward Jansen.....DR
17th st, 523-9 E—Church of St Mary Magdalen C
18th st, 6-8 W—Schneiderman Bros.....DR
19th st, 55 W—Miss Marie Burnham.....A
21st st, 48-50 W—Singerman & Goldstein.....G
21st st, 133-41 W—Isidor Beiley & Co.....DR
21st st, 264 W—Cassimir De R Moore.....B
22d st, 140-44 W—Dorfman & Oshinsky.....G
22d st, 140-44 W—Edward & Leo Schiele.....G
22d st, 140-44 W—Alper & Schulz.....G
22d st, 129-31 W—Juffet & Mencher.....DR
23d st, 512½ E—Jacob Schoenblum.....1
24th st, 147 W—Abner Weisman.....C
24th st, 147 W—Gingold & Sheffer.....G
24th st, 147 W—Imperial Hygienic Co.....C
24th st, 147 W—John W Meyer C
24th st, 503-11 W—Mitchell Vance Co.....L
25th st, 159-63 W—Royal Petticoat Co.....G
25th st, 159-63 W—Freed & Zucker.....G-A
25th st, 247 W—Mrs Helen Walters.....E
26th st, 15 E—Raw Film Supply Co.....L-G-I
26th st, 22-4 W—Samuel Groosman.....G-C
26th st, 22-4 W—Realty Co of W 26th st.....SS
26th st, 22-4 W—Joseph A Goldfield & Co, DR-G-C
26th st, 22-4 W—Jacoby & Stahl.....DR-G-C
26th st, 22-4 W—L Mandel & Co.....G-C
26th st, 22-4 W—Louis Finfer & Co.....G-C-DR
26th st, 22-4 W—R Simon & Co.....G-C-DR
26th st, 22-4 W—Herscher & Schwartz..G-C-DR
26th st, 22-4 W—Ganss Fur Co.....G-C
26th st, 22-4 W—M & H Gordon.....DR-G-C
26th st, 22-4 W—Samuel Grossman.....DR
27th st, 142 W—Manhattan Photogravure Co, A-K
31st st, 153 W—Morris Siegel.....K
32d st, 132 W—M Stone Packing Box Co.....G
37th st, 41 W—Mary E Hulbut.....C
38th st, 267 W—Jacob J Goldstein.....K
39th st, 225 W—Gotham Press .....A
40th st, 541-3 W—Burns Brothers.....C-K
40th st, 549 W—Halligan & Son.....A-G
41st st, 220-4 W—Hudson Garage.....L
41st st, 236 W—James S Griffin Co.....K-G
43d st, 520-8 W—Weser Bros.....G-C
43d st, 605-7 W—Buttle Parquet Floor Co....G
45th st, 16 W—Drs A B Norton & Roberts..DR
45th st, 16 W—Leah P Norton.....SS
45th st, 51 W—Joseph Keen.....C
46th st, 516 W—A B Brown Co.....A-G
47th st, 129-31 W—Leopold Stern.....SS
47th st, 232 E—Joseph Kisselstein.....C
47th st, 519 W—Jacob Bock.....A-G-C
47th st, 539 W—John H Barklage Est.....C
47th st & 11th av—Acme Litho Co.....A
48th st, 520 W—Illustrated Postal Card & Novelty Co.....A
49th st, 149-51 W—Huggard & Kelly.....G
50th st, 114 W—John H Bord.....A-L-D
50th st, 114 W—Chas C Bull.....K-C
50th st, 116 W—Singer Sewing Machine Co....G
50th st, 116 W—Singer Sewing Machine Co...C
50th st, 118 W—Singer Sewing Machine Co, L-A-C
50th st, 124 W—Packard Acme Garage Co.....L
51st st, 105 W—James L Barclay.....C
51st st, 111 W—Augustus D Juilliard.....K
51st st, 129 W—Henry C Frick.....G-A-K
51st st, 131 W—Charles Falkenberg.....C-K
52d st, 103-5 W—Mrs Delora R Gates.....G-C
55th st, 606-12 W—McDougal & Potter Co.....L
56th st, 214 E—Emanuel Polak.....C
57th st, 518-22 W—Hayes & Miller Co.....G
58th st, 221-3 W—Charles E Appleby.....C
59th st & 11th av—Interborough Rapid Transit Co .....K
60th st, 18 E—Madison Av Real Estate Co...A-G
60th st, 143 E—William Leckerling.....C
63d st, 18-20 W—C & D Company.....C
63d st, 146-50 W—Mary E Pinchot .....K
66th st, 157 W—Alfred H Ackers.....C
66th st, 159 W—Margaret F Downey.....C
68th st, 245 W—Hugo Reisinger.....K-C
68th st, 308 W—Delia F Egan.....C
69th st, 261 W—Frederick G Bowne.....C
70th st, 103 W—Sarah Nelms.....C
73d st, 163 E—James McLean.....C
73d st, 163 E—Jay Gould.....A-O
77th st, 109 E—John Sherman Hoyt.....C
77th st, 210 W—Mutual Transportation Corp..K
80th st, 100 W—Orleans Realty Co, C-SS-E-B-A-F-D
80th st, 100 W—Boyd's Pharmacy.....C
8th st, 100 W—Bon Ton Tailoring Co.....A
85th st, 440 E—Chas B Sellers.....G-C
90th st, 2 W—Mary A Heydecker.....C
93d st, 153 W—Jennie M James.....C
101st st, 160-2 W—Joseph Carr.....C
106th st, 74 E—Ludwig Scholem.....C
116th st, 38 W—Karl Friedman.....L
123d st, 330 E—Marie L Burri.....C-G
124th st, 208-14 W—Normal Auto Station, Inc..L
124th st, 208-14 W—Palace Auto & Machine Co .....K-C
124th st, 300-4 W—Jacob S Kinstler....G-F-D-E
124th st, 300-4 W—Estate of James Rozell, B-C-E-SS
124th st, 413-19 E—P F O'Neill Paper Stock Co.A
125th st, 54 W—William A Martin.....C
125th st, 70 W—Morris Schwartz.....G
128th st, 157-59 E—Quimby & Kohl.....D-C
132d st, 646-54 W—Homer R Gillies.....K
137th st, 252-4 E—Henry Meyer.....C
146th st, 458-60 W—William Gamble.....C
151st st, 451-3 W—Lawrence Johansen.....K
167th st, 451 E—Francesco Nicoletti.....A
214th st & Bolton rd—Soc of the Sisters of St Mary .....B

Named Avenues.

Av A, 1406—Mary Reiser.....C
Av E, 11—Louis Frankenthaler.....C
Av B, 328—John U Brookman Estate.....B-E-C
Amsterdam av, 967—Kalman Kaplan & Henry Duke .....G
Bowery, 7—Richard Mortimer Estate.....C-D-G
Bowery, 7—Tom Lee.....C
Bowery, 7—Peter J Gerrity.....E
Bowery, 11-13—Adel Genovese.....C-D-L
Bowery, 26—Charles Gaetjans.....G-B-C
Bowery, 26—Nathan Lyons .....E-G-C
Bowery, 26—John G Lubben & Albert Wilde..C
Bowery, 26—Wolfe Hurwitz.....C
Bowery, 70-2—Malvina Astor.....B-E-G
Bowery, 70-2—Bart Curry.....D-F
Bowery, 70-2—Consolidated Gas Co.....C
Bowery, 72—Malvina Astor.....B-C-D
Bowery, 83—Salvation Army.....C
Bowery, 83—Margaret B Burr Estate.....D-C
Bowery, 90-2—Wm Waldorf Astor.....D-C-B-SS
Bowery, 219-21—Wm H Rutherford Trust.C-E-D
Bowery, 257—Max Cohen.....L
Bowery, 280—Wm Astor Estate.....G-D
Bowery, 280—Charles Hoxie .....C-E
Bowery, 283—Ernest Platt.....C-D
Bowery, 283—Michael Flynn.....D-L-C-E
Bowery, 298—Levy Brothers.....L
Bowery, 329—Mary Del Genovese.....C-D-1-E
Bowery, 358—Chas Schlang.....C-D
Bowery, 358—John J Campbell.....E-C
Broadway, 47—Cordelia S Steward et al.E-B-C-A
Broadway, 170—Broadway Building Co.....E
Broadway, 370—Carson C Peck.....SS
Broadway, 539-41—The Gaity Waist Co..G-A-DR
Broadway, 539-41—Jacob Propos.....DR-G-A
Broadway, 539-41—Alexander & Co, Inc, DR-G-A
Broadway, 539-41—Chas S Shongood.....G-DR
Broadway, 539-41—Chas Merrilan & Joseph Merrilan .....C-DR
Broadway 594—Solomon Novic & Co..DR-H-A
Broadway, 595—Estate of T E Davies.....C
Broadway, 620—Selchow & Righter Co....DR-G
Broadway, 620—Consolidated Gas Co.....C
Broadway, 620—Tombacker & Banov.....G-A-DR
Broadway, 620—Cornelia M Palmer.....DR-SS
Broadway, 620—John Powers.....DR-A-G-C
Broadway, 644-6—Manhattan Savings Inst.C-DR
Broadway, 644-6—Mutual Gas Light Co.....G
Broadway, 696-702—Jacob Tenenbaum....DR-G
Broadway, 696-702—Est Wm C Schermerhorn, DR-SS-C
Broadway, 1613-25—Archibald D Russel.....C
Broadway, 1886-8—American Locomotive Co...K
Cherry st, 297—Solomon & Krinsky.....L
Church st, 298—Sille Sidman.....C-G
Grand st, 530—Barnet Appel.....L
Lexington av, 861-3—Dr Teofilo Parodie....C-M
Madison av, 62—Marion S I Martin.....SS
Madison av, 137-41—31st St Madison Co.....SS
Park av, 1022—Louis J de Milhau.....C
Park Row, 180—Sarah A B Downs.....C-B-E-D
Park Row, 184—W J Sims Estate.....C-B-D
Park Row, 194—David Rothchild...B-E-G-D-C
Rivington st, 316-18—Sol Bisgaier.....K-L
West Broadway, 375-77—Douglas Robinson & Charles Brown .....DR
West Broadway, 418-20—Amos F Eno.....DR
West End av, 245—Emma Benedimo.....C

Numbered Avenues.

2d av, 1016-20—United Cigar Manufers Co.....C
3d av, 2258-60—Elias Mandel.....C
3d av, 2258-60—John J Campbell.....A-F-C-E
3d av, 2315-17—Morris J Mallinsen.....A-C-E-L
3d av, 2315-17—Julia Elkus et al.....E-B-D-C
3d av, 2523—William E Wilson.....C
5th av, 84-90—84 Fifth Av Corp.....SS
5th av, 1450—Julius Adler.....G-K-A
6th av, 145—Adolph Klaff.....A-G-O
6th av, 436—Morris Jacobs & Co.....C-G
6th av, 436—Joseph Bratmick & Co.....G
6th av, 436—Harry Aronchick.....C-G
6th av, 436—Mrs John J Chapman.....C
6th av, 747—Herbert Goodwin C
6th av, 840—Emily A Thorn.....C
7th av, 330-2—L Napoleon Levy.....G
8th av, 585—Julius Gumpel.....C
8th av, 2230-6—Isaac Davis.....DR-A-G-C
8th av, 2230-6—Julia Hirschfield.....A-C-G-DR
8th av, 2230-6—Maxim Chemical Co.....G-A-C
8th av, 2230-6—Jonas & Co.....DR
8th av, 2230-6—8th Av Triangle Co.....A-DR
8th av, 2230-6—Abraham Scheiers.....A-G-DR
8th av, 2230-6—Rufal Brothers.....C-A
8th av, 2230-6—Harlem Tire Works.....A-DR
8th av, 2230-6—Louis Celeatona.....A-DR
8th av, 2230-6—Sidney Drake.....DR-A-G
8th av, 2230-6—Lennox Wall Paper Co..A-G-DR
8th av, 2230-6—Henry Friedman.....DR-C-G-A
8th av, 2230-6—Triangle Apron Co.....DR-A
8th av, 2230-6—Importers & Manf'rs Millinery Co .....DR-A-G
9th av, 753—S Wolf's Sons.....A-G
10th av, 463-7—Pine Hill Crystal Spring Water Co. .....K
10th av, 686—General Motor Truck Co.....L
12th av, 686—John Jacob Astor.....C

BRONX ORDERS SERVED.

Named Streets.

Freeman st, 905—Brolnitsky & Bersson...A-G-K
Kelly st, 1076—N Y Society M E Church.....C
Madison st, 260-2—William Slutsky.....C

Numbered Streets.

236th st, 603 E—William Mauss.....C

Named Avenues.

Arthur av, 2329—Isaac Helman.....A-C-L
Beekman av, 344—Thomas A Keane.....C
Bergen av, 534—North Side Storage Warehouse Co C
Brook av, 145—Samuel Pollock.....K-A-G
Brook av, 147—Abraham Barlin.....A-G
Brook av, 527—Bernard Brown.....L-K
Independence av & 254th st—Moritz Rosenthal .....A-G-C
Intervale av, 1154—Intervale Garage & Taxi Co .....A
Jackson av, 649—Frank Tatato.....C
Jackson av, 649—Notatie Cambies.....C
Park av, 2866-8—Amello Baselici.....A
Wendover av, 430—Crystal Film Co.....L
Westchester av, 575—Benj Kaplan.....O-G-A
Willett av, 3750—Joseph Buehler.....K

BROOKLYN ORDERS SERVED.

Named Streets.

Adams & Johnson sts—Brooklyn Daily Eagle..H
Cranberry st, 23—Pioneer Garage Co.....H
Fulton st, 1297-1307—Madame Uckele.....G
Fulton st, 1297-1307—Blier & Blier.....G
Fulton st, 1908—William O Joy.....C
Fulton st, 2036—Henry Schwartz.....B
Furman st, 349—Brooklyn Union Gas Co.....A
Jefferson st, 118-20 (rear)—Brooklyn Union Gas Co.....A
Kosciusko st, 319-23—Long Island Knitting Co .....G-H-DR
Kosciusko st, 319-23—Eagle Iron Works, D-DR-C-G-A-H
Kosciusko st, 319-23—Martin Schnelbacher, DR-H-G-A
Kosciusko st, 319-23—George Hodgkiss..G-DR-H
Kosciusko st, 319-323—John Neufeld.H-DR-G-A
Kosciusko st, 319-323—Puff-Gross Mfg. Co.DR-H
Kosciusko st, 319-23—Brooklyn Union Gas Co.A
Leonard st, 112—Canadian Knitting Mills..G-DR
Leonard st, 112—Jacob Gidseg.....G-H-DR
Leonard st, 112—Enterprise Mfg Co.....DR
Leonard st, 112—Morris Tobachnick.....DR
Leonard st, 112—Estate of Jacob Werbelovsky C-DR-G-H-D
Lorimer st, 347-9—H Zaslowsky & H Bulkin, C-DR
Lorimer st, 347-9—Philip Pacht.....C-A-DR
Lorimer st, 347-9—Harry Asimow.....DR-C-A
Lorimer st, 347-9—William Yuskowski, DR-C-F-D-A
Lorimer st, 347-9—John Yuskowski.....C-DR
Lorimer st, 347-9—Meyer Silverman.....C-G-DR
Lorimer st, 347-9—James Lepowsky.....DR-C
McKibben st, 76 (rear)—S Mandelson & H Berlowitz .....H-G-A-C
McKibben st, 76 (rear)—N Antine & H Zimmerman .....H-G-A-C
McKibben st, 76 (rear)—Brooklyn Union Gas Co .....A
Marion st, 9—Ernest C Gramlich.....A-D-G-H
Schermerhorn st, 320—Louis Kahan.....G-C
Trautman st, 52 (rear)—Brooklyn Union Gas Co .....A
Sullivan st, 71—Henry Pape.....A
Varet st, 205 (rear)—Joseph Charlnow..H-A-DR
Varet st, 205 (rear)—H Buchman & I Stokowitz .....H-G-C-A-DR
Varet st, 205 (rear)—Brooklyn Union Gas Co..A
Varet st, 220-30—Barney Zirinsky..D-DR-H-C-A
Varet st, 220-30—Louis Hirsch.....DR-H-G-A
Varet st, 251-55—Barney Zirinsky.....C-M

Numbered Streets.

15th st, W nec Surf av—Richard Garms.....B
16th st, 1850—Samuel Brill.....B
18th st, 1016 E—Louis G Leverick.....A-G-H

Named Avenues.

Atlantic av, 1906—Brooklyn Union Gas Co...A
Atlantic av, 1906—Paul Meyer, F-C-G-A-B-DR-D-H
Broadway, 91—Brooklyn Union Gas Co.....A
Broadway, 1295-1307—Brooklyn Union Gas Co..A
Cortelyou rd, 1416—The Traubee Berger Co, C-A-L-H
Flatbush av, 10-22—Flatbush Av Realty Co. C-B-D
Flathush av, 10-22—Cowperthwait & Co, F-A-C-E
Flushing av, 660—Brooklyn Union Gas Co.....A
Forster av, 1909—John C Schaefer....K-A-G-H
Greene av, 277-81—Brooklyn Union Gas Co...A
Henderson's Walk (C I)—John A Cook.....E
Montauk av, 13-19—Brooklyn Union Gas Co...A
Myrtle av, 1365—Germania Bank....D-DR-C-B
Myrtle av, 1365—Brooklyn Union Gas Co.....A
Newkirk av, 2210—John W Chirrie.....A-G-H
Ralph av, 153—Bernhardt Cohen.....A
Surf av, nwc W 5th st—Brooklyn Borough Gas Co .....A
Thatford av, 207-09—Levi Merovitz.....G
Wythe av, 656 (rear)—Estate of Chas Prentzle.C

Numbered Avenues.

5th av, 534—Brooklyn Union Gas Co.....A
5th av, 688—Brooklyn Union Gas Co.....A
5th av, 5817-19—Brooklyn Union Gas Co.....A

RICHMOND ORDERS SERVED.

Named Avenues.

Manor rd & Egbert av (Castleton Cor)—Norman S Walker, Jr.....K

BUILDING MANAGEMENT

PURCHASING SUPPLIES FOR AN OFFICE BUILDING.

AN IMPORTANT PART OF A MANAGER'S DUTIES.

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

THE office building manager of today must be a specialist in many lines, and above all he must be a man of good judgment and discernment. These latter attributes are essential to a good purchasing agent, which is one of the things a manager must nowadays be. In former times most of the supplies were acquired through the agency of the superintendent or chief engineer, but today the efficient manager does all his own buying, and the only part the engineer plays in this department of the work is to make reports on the efficiency of the various articles he is called upon to use. In this way most of the possibilities for graft are eliminated and the quality of supplies is better and the quantity used generally less.

Even where the engineer is a man of undoubted honesty, he is apt to be lacking in a broad knowledge of human nature, and is, therefore, more liable to fall into the traps set for unwary buyers by unscrupulous salesmen than is the manager, whose daily work brings him into close contact with all sorts and conditions of men.

Outside of labor nothing is so important to watch as supplies and materials used in large office buildings, and in order to be successful the manager must surround himself with able lieutenants in the way of janitors, electricians, carpenters and painters. He must be able to have confidence in his various assistants and must feel that they are loyal to him and are using every effort to get the best results from the different supplies.

These assistants are generally able to give much good and practical information concerning the actual worth of supplies, and it is an excellent plan for the manager always to consult with the heads of the various departments for whose use any certain supplies are to be acquired.

Classification of Supplies.

Broadly speaking, there are two classes of supplies: those which are used every day in the regular operation of the building, and come directly under the supervision of the engineer and janitor, and those which are used in the up-keep and decoration of the structure and are generally in the hands of a special skilled workman. To the former class belong coal, oil, cleaning powders, soaps, toilet paper, and various articles, such as brooms, mops, carpet sweepers, scrub cloths and the like; in the latter class are paints, oils, plaster, cement, lumber and building materials of all kinds, with the necessary tools. We might again divide the first class into engine-room supplies and general house supplies.

Engine room supplies are the most important, particularly where the building has a plant manufacturing its own current for light and power, as the very life of the structure depends upon these. Under this head come coal, oil, waste, tools, boiler compound and various parts and fittings for the boilers and engines.

Intelligent Coal Buying.

Coal is by far the largest item in building supplies, and too much care cannot be exercised in its purchase and use. More money is probably wasted annually in coal than in any other useful commodity in any line. In recent years the coal-buying public has become somewhat educated, and this has reacted favorably on the coal dealers and is making for much better conditions in the trade. The activities of the Bureau of Weights and Measures in New York City is solving to a large extent the question of short weight deliveries, and the chemist is coming to the aid of the buyer where quality is concerned. Many large consumers are now buying coal on specification as to the amount of ash and heat units contained in a given quantity, and in this case frequent analyses are necessary to determine if the dealer is living up to his contract. Even where such a purchasing system is not in vogue, it is advisable to have the coal analysed occasionally and let your coal dealer know that you are checking him up and that you expect quality as well as quantity.

A manager should study carefully his furnaces, grates and drafts and determine beyond doubt what is the cheapest grade that can be used efficiently and economically. In making such a study it is advisable to employ the services of a competent heating engineer, as changes can often be made in a plant, at a slight expense, which will permit the consumption of a much cheaper grade of fuel.

Have Ample Bunker Space.

One of the greatest construction errors existing in New York buildings is lack of bunker space, and no matter how carefully the manager may plan ahead he is often confronted with lack of fuel in times of heavy storms or strikes. It is safe to say that where an experienced building manager is employed during construction this serious fault will not be found in the completed structure.

The buying of proper oil is an even more difficult task than the purchase of coal, as in this case chemical analyses are of little avail. Oil is difficult to analyse and different results will very often be obtained by different chemists from the same samples of oil. The safest way to purchase oil is to choose an intelligent dealer of known reputation and have him make up an oil suited to the particular steam conditions of the plant. The engineer should then be charged to watch carefully how the oil behaves and what effect it has on the engines, and if any change is noted the dealer should be advised of it at once. In general, first-class cylinder oil ranges in price from 36 to 40 cents a gallon in barrel lots, while 25 cents a gallon is about right for engine oil.

Most of the other engine-room supplies are of fairly uniform grade, and with the engineer's assistance the manager should have little trouble in obtaining satisfactory articles at a minimum price.

House Supplies.

Among the general house supplies the most important are soap and marble powders, and the purchase of these requires the exercise of a great amount of caution and judgment. Probably the greatest frauds are perpetrated in soaps and cleaning powders, and negligence in buying is frequently attended with unfortunate results. Many of the soap powders are heavily doped with lye, soda, ash and other chemicals and their continued use damages the floors and walls and injures the hands of the cleaners. It often happens that the manager loses good help because of injured hands resulting from improper soap powders. Too much animal fat in marble powder will produce a yellow stain which is impossible to remove, especially on wainscotings of polished stone, and a poor quality of soap will leave a film on the surface which helps to collect dirt and disease germs. There are several good brands of marble and soap powders on the market and by careful experimentation the manager should be able to determine what is best to use for each particular building.

Vigilance Necessary.

In the case of mops, brooms and dusters it unquestionably pays to purchase the best, as the added length of life and more efficient service will offset the difference in price in the long run. These articles all offer a big temptation for pilfering and the strictest vigilance is necessary to prevent undue loss in this way. The heads of departments, only, should have access to supplies, and soap powder and brass polish especially should be measured and given out only in such quantities as are actually needed each day.

Dustless dusters which gather up dust instead of simply dispersing it are rapidly superseding feather dusters, and while as a rule they are much more expensive, their life is considerably longer. One of the most recent of these is made of angora goat hair, attached to the original skin. It takes up the dust well, does not leak and may be washed from time to time.

In purchasing other house supplies it is a good plan to watch the market, buy in quantity and pay cash whenever possible.

Paints, oils and general building materials are always handled by a skilled workman, and the manager should be guided largely by his advice as to quality and quantities to be secured.

The Accounting System.

In keeping track of supplies a simple system should be used, and the heads of the various departments should be required to report on the amounts of supplies used during stated periods. These reports should be carefully filed, so that the manager may easily keep posted as to the amount used in different periods from year to year.

The building manager should bear in mind that the traveling salesman is one of the best barometers of trade, and should not be looked upon as a necessary nuisance. Generally speaking, the salesman is an honest person, but too frequently he has absolutely no practical knowledge of the wares he is offering and his judgment cannot always be relied on. However, much valuable information may be obtained from salesmen by courtesy and tact and a little adroit questioning.

Treat a salesman pleasantly when he calls and before long you will find that he is telling you all he knows about the other man's goods as well as his own, and is keeping you posted on what your neighboring manager buys and what results he is having. Such information will help your buying judgment to a large extent.

RAYMOND P. ROBERTS.

A New Manager in Town.

Robert Buchanan, one of the progressive young hotel men of the West, has come to New York as assistant manager of the Cathedral Plaza Apartments. He began his duties on February 16. Mr. Buchanan has just terminated a highly successful connection with the Yellowstone Park Hotel Company in Yellowstone Park. He is thoroughly familiar with the hotel and apartment house situation throughout the country and will be able to render valuable assistance in keeping the Cathedral Plaza Apartments up to a high standard.

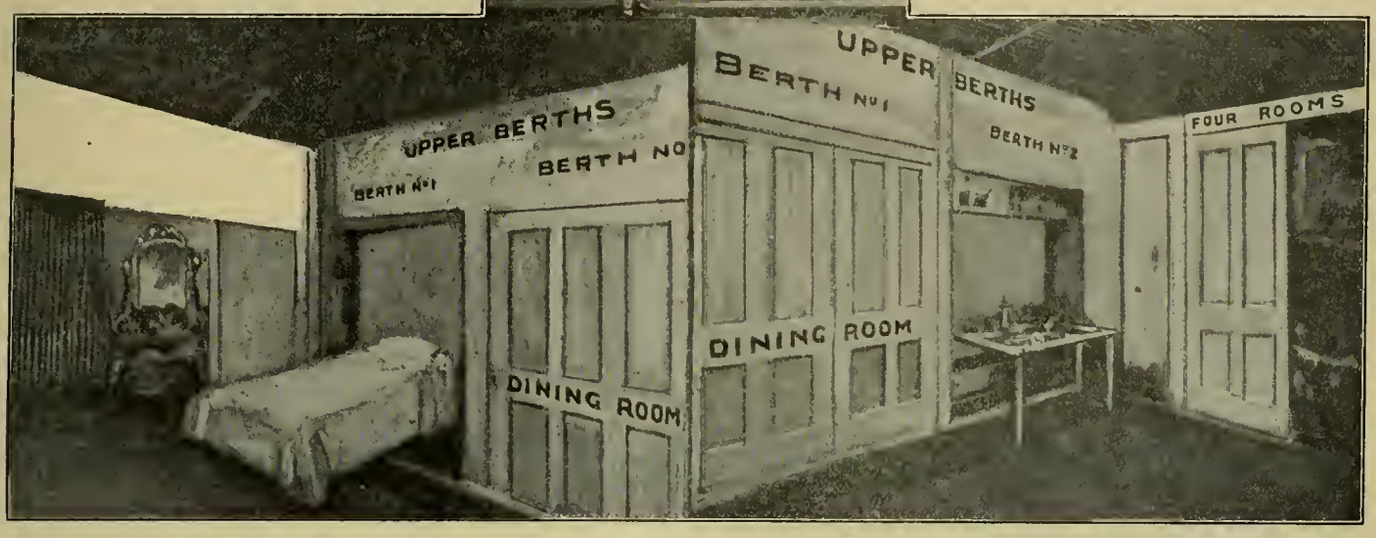
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

"1 ÷ 4."

THE high cost of living has no terrors for the man who can divide four into one and get away with it, which may be the reason why E. J. Beall, of 827 West 7th street, Cincinnati, O., has been deluged with letters from builders who would like to show their clients how to bring their incomes nearer a taxable point by cutting down the cost of living. E. J. had no idea of what he was doing for this long-suffering world of rentpayers when he finished his four-room-divided-into-one bungalow at the Cincinnati address, but he has since found out that he has done something unusual and cannot make out just what it is all about, anyway.





The owner of this remarkable, congested villa wanted a house that was full of comfort but he wanted his comfort within arm's reach. So he built him a home that would fit his ideas and his pocketbook at the same time and the result is shown in the pictures.

There he stands, before the first and only practical vest-pocket edition of a four-room flat ever erected. He is master of all he surveys without and equally master of all he can reach within, for he can figuratively enter any room in the house by taking not more than half a dozen steps in any direction and when he turns around he need not lack for company for he can have the pleasure of meeting himself coming back. In fact, he can be in the dining room, bed room and bathroom at one and the same time and still be diligently employed in getting his dinner on the kitchen stove.

Beall has got the servant problem beaten to a standstill, the heating puzzle fried to a frizzle and the cleaning burden boosted entirely out of reach. The order of the day follows:

The electric alarm clock rings. Beall jumps out of bed. He folds the bedding over his couch and with a deft hoist with his trusty right hand boosts his downy couch into a receptacle in the wall, turns a latch and a mirrored panel slides over the hole and the bedroom is safely tucked away for the day. Then he wants to lave his hands and facial facade. Another panel drops from another part of the same side wall and there is a bowl equipped with a flexible pipe that discharges the water into a sewer connection just outside of the house. Water is drawn from a regulation faucet and towels are produced from a dryer hung within the double wall, where a closet connected with the sewer from the outside but protected by traps is also arranged, the dropping panels composing a temporary compartment.

Then comes breakfast time. The opposite side of the white painted room produces another mysterious panel and out pops a regulation gas range, compact, of course, but nevertheless a gas range, on a swinging panel which has a hood attachment to carry the cooking odors out through the vent in the wall in the back of the panel. Here also is a sink for washing and drying dishes and a dryer for the towels.

Dinner things tucked away, the evening finds the occupant with his kitchen shut from sight and with his library and reading table before him. Other panels have been dropped out revealing book cases, writing desk and reading table.

All this is contained in a one-room building that measures only 9x12. It is the bachelor apartment ideal in the mind of its inventor, E. J. Beall, of Cincinnati, O.

Statuary and Brick.

SOME architects may know of the latest uses of brick as a facade material, but for the benefit of those who have not seen the current Scientific American, we reproduce by its permission, a photograph of a statue in brick and mortar that may give a suggestion to those seeking new artistic effects in buildings.



This monument was designed jointly by the eminent sculptors Edzard and Donandt, of Paris. It is to be erected in a German sea port town in memory of an African explorer. The monument is to be 33 feet high and grows out of a brick wall surrounding its base. The explorer, clad in his Moroccan burnouse, is shown astride a camel, looking out into the distance.

Instead of fixing a raw brick in position and hewing it with the chisel, as is frequently done with the reliefs on English houses, the designers have had the monument molded bodily out of unburnt brick clay, cut into layers, and stones finished up carefully. In the kiln the molded parts are laid on a sand bed, insuring perfect mobility during the baking process and excluding any risk of breaking or bending. A perfectly uniform shrinking of 15 to 16 per cent. may be accounted for. When the monument is next erected on the spot, the insertion of a proper thickness of lime-cement mortar into the joints between the brick layers, restores it to the originally contemplated dimensions.

Powdered Coal Future Fuel?

WHEN you hear some fuel expert discuss the heating power of boilers in the dim distant day when anthracite will be too expensive to use except in open-grate fires in residences, he will probably tell you, in answer to your question as to what will be used for industrial fuel, that it will be pulverized coal. Inventors are now at work, according to information that comes from the U. S. Patent Office, on a system of firing furnaces safely by the use of a coal ground so fine as almost to resemble lamp black, which will be ignited by a spraying system producing a flame that cannot be distinguished by the novice from that of an oil-burning jet, but many times hotter.

As a matter of fact, the use of powdered coal is even now being used in many Portland cement rotary kilns, and it is believed that this sort of firing eventually will prove to be an important factor in reducing the cost of brick manufacture by using this fuel to fire brick burning kilns. The operation is simplicity itself. A fan injects a stream of coal dust into a flame previously set, and the intensity of the heat is regulated by the pressure of the air. There is said to be a complete combustion of coal under this system, thus eliminating the ash nuisance or at least reducing it to an inconsequential factor in boiler room operating and overhead charges.

An Improved Roofing Material.

THE advantage of having a weather and fireproof roofing that will match the color of any trim employed in brightening the residence may now be obtained, according to a statement made by the Asbestos Protected Metal Company, of Beaver Falls, Pa. This company is introducing what it calls a new type of roofing material composed of wool felt impregnated by waterproofings and completely enveloped in a coating of asphaltum compound. To the upper surface of this material is attached pure asbestos felt, while the lower surface is protected by a layer of crushed quartz. Both the asbestos and the quartz are embedded under pressure and colored.

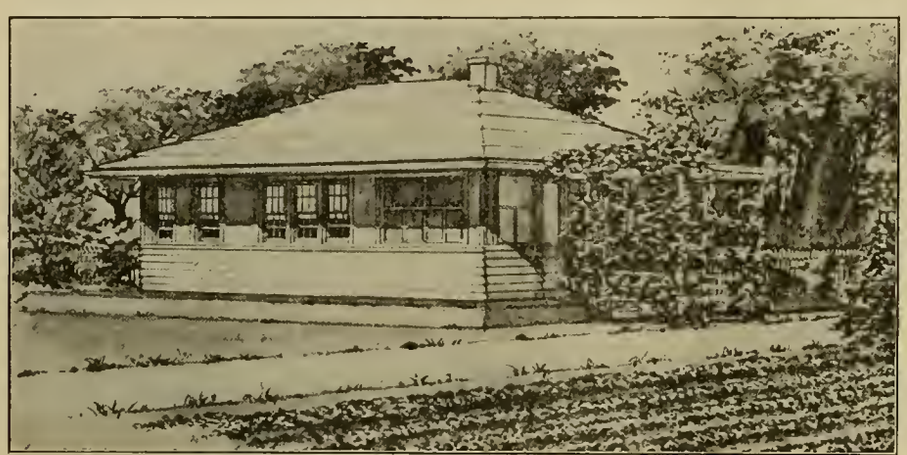
CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

WHAT FARM TENANT HOUSES SHOULD BE

How Uncle Sam Is Showing the City Apartment House Dweller The Way Back to Sunshine and Health and Low-Living Costs.

HAVE you heard of the latest effort of Uncle Sam to lower the cost of living and bring health and happiness into the lives of dwellers in city tenements? Suppose a man came into your office and asked you to look out for a nice little home for him somewhere out in the suburbs, where he could have chickens, grow vegetables of his own and give his wife and children pleasanter surroundings than they can find in the crowded tenement life of the city.



THE GOVERNMENT'S IDEA OF A SUBURBAN BUNGALOW.

Wouldn't you make a hit with him if you could tell him that $800 or $1,000 would build him a house in the country?

Of course he would be skeptical until you explained that Uncle Sam himself stands behind the estimate, that the Department of Agriculture is ready to show how it can be done. If he still doubted, you could tell him to write to the Secretary of Agriculture, at Washington, and learn for himself that a house like the one illustrated on this page can be built for the sum named, and he can have his name put on the Congressional mailing list for free flower and vegetable seeds to plant in his garden when he gets his thousand-dollar farm tenant house built.

The reply the man will get to his letter will state that the Government stands ready to help him and other deserving men to obtain inexpensive homes in the country, as the Government believes that better houses can be built there for the same amount of money than is now being spent for mediocre houses. The set of plans will show how. The objects sought by the U. S. Department of Agriculture is to use the plans as a means to provide structures reasonable in cost and of good material, and so arranged as to afford the maximum comfort and convenience to the family.

Farmers' Chance for Investment.

The plans in question are for the construction of an inexpensive farm tenant house, but the house as planned contains valuable suggestions for owners with small families. To provide proper tenant houses on farms is considered by the Government a matter of high importance, because of the increasing number of rented farms, the growing need of tenants for modern houses, and a better understanding of the influences of the home upon farm labor and field efficiency.

At the same time the plans will appeal to young married couples bringing up sickly children in the city where their playground is a street full of physical and moral dangers, as a means of taking up their homes on little farms of their own, or living in farm tenant houses erected as a speculation by farmers who would thus derive a rent from their tenants or sell them plots so they can erect and, in time, own their own homes.

The tenant house, perspective drawing and plans of which are shown, is a simple, four-cornered structure, without bay windows, gables and dormers or any projection, save the eaves, which overhangs and protects the walls and window openings. The house is planned for the smallest dimensions and the most inexpensive arrangement consistent with the needs and the convenience of a small family. It has only one chimney and only one outside entrance.

Few residences of any size or cost have a kitchen more pleasantly located, better lighted and ventilated, and more conveniently arranged than this little four-room house. It is brightened by the morning sun, cooled by the Southern breezes and shielded from the intense heat of summer afternoons. It opens onto a screened porch, which, in summer, is the most livable nook in the house. Much of the kitchen work may be done on the porch, away from the fumes and the heat of the stove which, happily for the other rooms of the house, blow out through the north and east windows.

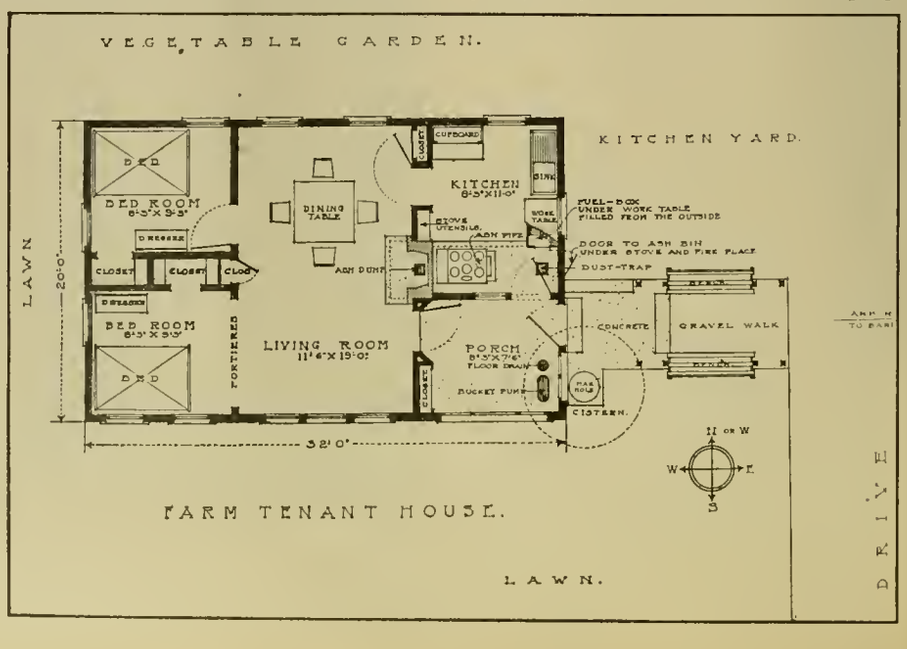
The stove is well situated, and with the porch window closed it is out of the cross-draughts of air. It is within six feet of the most distant fixture in the kitchen and but little farther from the dining-table. All stove utensils are within reach, and the work table and the fuel in the box beneath it are only two steps away. The ashes drop from the firebox through a short pipe to the ash bin beneath the concrete floor.

The walls of this under-floor bin are shown in the plans by dotted lines. The bin is under the stove and fireplace and extends to the outer foundation walls of the kitchen where ashes and floor sweepings are removed by means of a long-handled drag. If the building is raised on a front terrace, as shown in one of the drawings, the bin will be twenty-six inches deep with its floor at ground level. With a cellar under the kitchen, the bin need be extended only to the front end of the stove. It will be deep enough to hold a year's stock of ashes.

Novel Household Features.

The fuel box supporting the table top occupies space which might otherwise be wasted. It is filled from the outside of the house and emptied from the inside, through a small door over the concrete floor.

A trap, or dump, like that in the fireplace, is provided for floor sweepings



SOME INTERESTING, CREDITABLE AND HIGHLY SIGNIFICANT HISTORY CONCERNING

RED GUM

(AMERICA'S FINEST HARDWOOD)

Fifteen (or more) years' experience with a cabinet wood is certainly ample time to prove its value, if the value is there.

The following letter from one of the largest and best known interior trim manufacturers in New York tells the RED GUM story better than any conventional argument could do so. READ IT:

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Chicago, Ill.

New York, January 26, 1914.

Dear Sir:

We are glad to write you concerning our experience with Red Gum as a Cabinet Wood covering the last twenty years.

We believe we were the pioneers in using Red Gum for interior trim in N.Y.City, and we used the wood in many fine residences selecting it because of its beauty and intrinsic merit for library and dining room panelling.

We are able to advise you that this work has excellently stood the test of time, being installed in the following buildings about fifteen years ago:

	NAME OF BUILDING	LOCATION	ARCHITECT
14 dwellings	G. L. Lawrence	Hamilton Terrace	
3 "	Thos. Cahill	147 St & St. Nicholas Ave	
5 "	Peter Wagner	102d Street	
5 "	C S Kennedy	114th Street	
5 "	Jas. Livingston	102 St & West End Ave	
4 "	Peter Wagner	West 95th Street	
4 "	Jos. A. Farley	West 108th Street	
3 "	Jas. C. Picken	137th Street	
6 "	Jas. Livingston	102d Street	
10 "	Peter Wagner	106th Street	
10 "	Sonn Bros	Convent Ave, 141-142 Sts	
8 "	Wm. H. Picken	West 137th Street	
5 "	Egan & Wallacy	92d St E. of Riverside Drive	
2-7sty Apt	Dongan Cons Co	85-86 Sts & Broadway	
1 "	Sonn Bros	Riverside Dr & 99th St	

In more recent years with the development of apartment house construction in New York, we have executed many jobs of fine interior trim; for instance in the following buildings during the last three years:

	NAME OF BUILDING	LOCATION	ARCHITECT
Apt Houses			
1-12 Sty	Emsworth Cons. Co	N E Cor 113 St & River. Dr.	Neville & Bagge
1-6 "	Gussaroff R.AC.Co	N W Cor 149 St & Bway	Moore & Landsiedel
3-5 "	John J. Tully	Intervale Ave & Back	E. J. Byrne
1-5 "	Picken Bldg Co	W. S. Aqueduct Ave N. of West 183d St	John Hauser
1-6 "	Cotoba R.AC.Co	S E Cor Pinehurst Ave & 180th St	Goldner & Goldberg
1-12 "	West Side Cons. Co	S E Cor River. Dr. & 100 St	Rouse & Goldstone
1-6 "	Zipkes Cons. Co	N E Cor 179 St & Haven Ave	M Zipkes
1-12 "	Yorkshire R.AC.Co	N W Cor 113 St & Bway	Neville & Bagge
1-12 "	" " "	S W Cor 92 St & Bway	" " "
1-12 "	Edendale Cons. Co	150-8 West 79 St	Schwartz & Gross
1-12 "	" " "	98 St & West End Ave	" " "
1-6 "	Robertson & Gumm'e	Wadsworth Ave E. of 190 St	J. C. Cocker
1-10 "	Uttoxeter Bldg Co	140 St & Convent Ave	Geo F Pelham
1-5 "	Queen Mab Co	179 St & Audubon Ave	Schwartz & Gross
1-6 "	Merritt Ferguson	W.S. Cathedral Parkway West of Lenox Ave	" " "
2-6 "	Kramer Cont. Co	W.S. 141 St. W. Lenox Ave	Geo. F. Pelham
4-5 "	Baisley Watson Coal	W.S Decatur Ave. S.of 193 St	A. J. Thomas
2-6 "	Robertson & Gumnie	Wadsworth Ave E. of 190 St	J. C. Cocker
1-5 "	Dongan Cons. Co	N.E.Cor 175 St & Wadsworth	Moore & Landsiedel
1-6 "	Venice Cons. Co	Washington Ave N. of 167 St	N.F.Del Gaudio
1-5 "	Dongan Cons. Co	S W Cor 175 St & St. Nicholas	Moore & Landsiedel
1-8 "	T.J.McLaughlin Sons	N S 98 St. E. of Bway	G. & E. Blum
1-5 "	Martin Weber Cons.	N W Cor 231 St & Bailey Ave	Moore & Landsiedel
2-5 "	Paterno & Son Cont.	S S 172 St W. of Audubon Ave	Nast & Springs
3-5 "	Hogenauer & Teselau	186 St & Audubon Ave	Moore & Landsiedel
3-5 "	Arc Realty Co.	180 St & Daly Ave	G. & E. Blum
1-6 "	Green & Harbaner	S S 158 St E. of Bway	Neville & Bagge
1-8 "	Stephen Ball	170 St & Ft. Washington Ave	" " "
1-6 "	Dayton R. Co.	N W Cor Ft. Washington Ave & 160 Street	Samuel Sass
1-12 "	Paterno Bros., Inc	S W Cor 116 St & Bway	Gaston Ajello
1-12 "	" " "	N W Cor 115 St & Bway	" "
1-12 "	Mayer & Mayer	S S 86 St W. Columbus Ave	G. & E. Blum
1-8 "	Ferguson Bros & Fershay	S S 40 St E. of Park Ave	Schwartz & Gross
1-6 "	Paterno Cons. Co	S E Cor 172 St & St. Nicholas	Nast & Springsteen
1-6 Sty	Alexander McDowell	Audubon Ave & 184 St	Schwartz & Gross
1-5 "	Picken Bldg Co	W S Aqueduct Ave N of 184 St	John Hauser
3-5 "	Arc Realty Co	Wyse Ave & 180 St	G. & E. Blum
3-5 "	E. Wenigmann	166 St & College Ave	Neville & Bagge
5-5 "	Manchester Cons. Co	Convent Ave 128-129 Sts	C B Meyers
1-5 "	Wedgewood Co	W S Decatur Ave N of Fordam Rd	A.J.Thomas
2-6 "	Kramer Cont. Co	S S 142 St E of 7th Ave	W.P. Seaver
3-5 "	" " "	177 St & Daly Ave	G.F. Pelham
1-12 "	L & M Holding Co	N E Cor 98 St & West End Ave	Nast & Springsteen
2-5 "	Emray Realty Co	180 St & Borthem Ave	G.F. Pelham
1-6 "	" " "	180 St & Pinehurst Ave	" "
1-5 "	Martin Weber Cons.	N E Cor 231 St & Albany Rd	Moore & Landsiedel
1-5 "	St Nicholas Ave Co	N E Cor 187 St & St Nicholas	A J Thomas

In summing up we wish to say that we have always handled Red Gum as a fine cabinet wood, fully worthy of the best and most careful treatment and have in consequence had no more trouble with it than we have had with oak, mahogany or any other wood.

Very truly yours,

KERTSCHER & CO.,

Edward A Kertscher Sec'y.

The above long list of important buildings is just a list of what *one mill has supplied* in *RED GUM* trim in *New York alone* and it shows conclusively the development of the use of this superb cabinet wood in the metropolitan territory alone.

Literally hundreds of New York's handsomest buildings are RED GUM buildings—and the owners and builders are proud of it, and money in pocket as well. Will *YOU* do as much for yourself?

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and possible dust from the door of the coal or woodbox. It is in the concrete floor, behind the kitchen door, near the fuelbox opening and over the ash bin.

The carrying of fuel and ashes is thus eliminated from the women's work, provided the man or boy fills the coal or woodbox each week, or as may be necessary, and empties the ash bin two or three times a year.

The water problem also has been carefully considered in this little plan. Cistern water may be drawn from the bucket pump on the porch or, if desired, from a pitcher pump at the sink. Hot water is heated and stored in the reservoir of the stove. The sink, with only the drain pipe to be provided, is too inexpensive to omit from any kitchen, and space enough has been saved in this one to more than pay for all such conveniences.

This little kitchen excels many others in not being a thoroughfare to other rooms. The men and boys will wash on the porch, leave their hats and raincoats there and enter the living-room without disturbing the kitchen workers.

The Porch.

The screened porch is as large as the plan will permit; but too small for all the purposes for which it will be in demand. Besides the usual kitchen work, the ironing and perhaps the clothes washing will be done there. The one screen door locks up the house, and butter, meat and milk put on the porch to cool at night will be secure against dogs and cats. The porch will be in demand as a dining porch, outdoor sitting-room and nursery. The bedrooms are separated by portiers from the living-room, as shown.

Such is, in brief, the kind of a house that can be built for $800 to $1,000 (not counting the cost of the site). It is heated by the kitchen range and in this day of auxiliary heating appliances they can be used to help drive out the cold in extreme weather. In any case, the occupants will be a great deal more comfortable than they are in tenements when the janitor is asleep and the temperature outside is nearing zero.

Low Bidder for Seventh Avenue Subway.

The United States Realty & Improvement Company, 111 Broadway, submitted the lowest bid this week, at $1,837,000, for the construction of the section of the Seventh avenue Interborough subway from Commerce street to West 16th street. This includes a local station at Christopher street and an express station at 14th street; and when it has been let the entire Seventh avenue line, with the exception of the short stretch from the Times Building to the junction with the present subway, will be under contract. Eighteen firms competed. The next lowest bids were from the Thomas J. Buckley Engineering Company, $1,954,000, and the Holbrook, Cabot & Rollins Corporation, $1,999,000.

Ballinger & Perrot Selected Architects.

The National Casket Company, James P. Linahan, secretary, William D. Hamilton, president, Benjamin E. Chase, treasurer, 48 Great Jones street, Manhattan, has retained Ballinger & Perrot, 1328 Broadway, as architects for its new factory to be erected on Jackson avenue near the Bridge Plaza, Long Island City. The building will be of reinforced concrete, six stories in height, containing 175,000 square feet, and cost about $200,000. The architects will be ready for estimates on the general contract about April 15.

School and Residence for Harlem.

Ballinger & Perrot, 1328 Broadway, Manhattan, have been commissioned by the Sisters of the Blessed Sacrament, of Pennsylvania, to prepare plans for a residence and school, 75x100 feet, to be erected in Harlem, the location for which for the present is withheld. The construction will be fireproof throughout, with facades of light brick and terra cotta. The cost will be about $50,000. Bids will be taken by the architects in about ten days.

Notice to Architects.

The British Consular officer at Venice announces that an Italian company has arranged an international competition of plans for the construction of villa flats at the Lido, Venice, at a total cost not exceeding $400,000. Prizes of $2,300, $1,500 and $1,000 will be awarded, and plans must be sent not later than noon on June 30, 1914, to the Direzione della Compagnia Italana del Grandi Alberghi, S. M. del Giglio, 2467, Venice.

Hotel at Great Neck Estates.

The McKnight Realty Company, 347 Fifth avenue, is having plans prepared by Clarence Luce, 334 Fourth avenue, Manhattan, for a fireproof hotel, 150x400 feet, three and a half stories in height, to be erected at Great Neck Estates, Long Island.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BATH, N. Y.—The village of Bath contemplates the erection of an electric lighting plant here at a cost of about $50,000. No architect has been selected.

NORTH BERGEN, N. J.—The Board of Education of North Bergen, Chas. Miller, president, contemplates rebuilding brick school No. 5, at Smith and Robert sts, which was recently destroyed by fire. No architect has been selected. Cost, about $150,000.

MORRISTOWN, N. J.—The Morristown Library Association, J. E. Taylor, president, concontemplates rebuilding the brick and stone library and lyceum in South st, which was recently destroyed by fire. No architect has been selected. Estimated cost is $75,000.

GREAT NECK, L. I.—D. Jerome Leary, 126 East 12th st, Manhattan, contemplates the erection of a 2-sty stucco and brick or rough stone residence here for which no architect has been selected.

JAMESTOWN, N. Y.—Joseph Carleson, 221 Weeks st, contemplates the erection of a furniture factory here at a cost of about $12,000. No architect has been selected.

RIDGEWOOD, N. J.—The Board of Education of Ridgewood contemplates the erection of a high school here for which no architect has been selected.

JAMESTOWN, N. Y.—B. P. O. E. Lodge of Jamestown, corner Main and 3d sts, Arthur Wade, chairman of building committee, contemplates the erection of a 3 or 4-sty brick and steel lodge and office building at 4th and Pine sts, for which no architect has been selected. Cost about $100,000.

JAMESTOWN, N. Y.—The First Baptist Church, on premises, Rev. George C. Moor, 117 Church st, pastor, contemplates rebuilding the brick and stone church at 4th and Church sts, to cost about $60,000. No architect bas been selected.

BAYONNE, N. J.—The Hudson County Parental Home, Fred Rider, chairman, contemplates the erection of a brick and stone parental home building on the east side of Hudson boulevard, West 54th to West 57th sts, at a cost of about $18,000. No architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Franklin M. Small, 265 Broadway, architect, is taking bids for fire repairs to the 5-sty tenement at the southwest corner of 71st st and Columbus av for L. J. & S. J. Reckendorfer, 220 5th av, owners. Cost about $7,000.

BROOKLYN.—Jas. S. Maher, 431 West 14th st, N. Y. C., architect, is taking bids for four 4-sty apartment houses, 50x87 ft., to be erected on Bedford av, between Linden av and Martense st for the Grant S. Kelley Realty Co., 431 West 14th st, owner.

PERTH AMBOY, N. J.—J. K. Jensen and G. W. Brooks, 192 Smith st, architects, are taking bids for a 3-sty brick apartment house, 46x80 ft., to be erected at Hall av and Penn st for J. Zawilinski, 294 Hall st, owner. Cost about $18,000.

JERSEY CITY, N. J.—Cicarolli & Marangelo, 2d National Bank Building, Hoboken, N. J., architect, is taking bids on the general contract for two 2-sty brick and terra cotta apartment houses, 25x50 ft., to be erected at 462 Central av for Herman Beddiger, care of architects, owner. The Standard Heating Co., 800 Jefferson st, Hoboken, N. J., has the heating work. Cost about $11,000.

MANHATTAN.—Henry B. Herts, 35 West 31st st, architect, is taking bids for alterations to the 4-sty residence, 2034 Madison av, for store and living purposes, for the Dominion Trust Co., 510 Pennsylvania st, Pittsburgh, Pa., owner. Cost, about $7,500.

BROOKLYN.—L. F. J. Welher, 271 West 125th st, N. Y. C., architect, is taking bids for a 4-sty brick and limestone tenement, 25x53 ft, to be erected at the northwest corner of Boerum pl and Bergen st, for James O'Connell, 127 Boerum pl, owner. Cost, about $20,000.

BANKS.

SIDNEY, N. Y.—The Torrington Building Co., Washington st, Poughkeepsie, N. Y., is figuring the general contract and desires estimates on all sub contracts for the bank building to be erected here from plans by J. Mills Platt, Rochester, N. Y., architect.

CHURCHES.

MANHATTAN.—Tandy & Foster, 1931 Broadway, architects, are taking bids for alterations to the 2-sty brick church at 151 West 136th st for the Zion A. M. E. Church, 131 West 89th st, owner. Rev. R. M. Bolden, 24 West 140th st, is pastor.

ALBION, N. Y.—John H. Coxhead, 927 Ellicott sq, Buffalo, N. Y., architect, is taking bids for alterations and additions to the 1-sty brick and stone church, 20x80 ft, for the First Methodist Episcopal Church, Rev. H. C. Woods, 5 State st, Albion, is rector. George A. Sprague is chairman of building committee. Cost, about $25,000.

ENGLEWOOD, N. J.—William F. Dominick, 3 West 29th st, N. Y. C., architect, is taking bids for a 2-sty stone addition to the church at Engle and Church sts, for St. Paul's Church, Engle st, George W. Betts, care of DeVoe & Raynolds, 101 Fulton st, N. Y. C., is chairman of building committee. Cost, about $18,000.

HALLS AND CLUBS.

MANHATTAN.—Eli Benedict, 1947 Broadway, architect, is taking bids for the 1½-sty parish house, 50x45 ft., to be erected at Dyckman st and Riverside drive for the Church Extension Committee of the Presbytery of New York, 156 5th av, owner.

BROOKLYN.—Chas. A. Volz, 2 West 45th st, N. Y. C., architect, is taking bids for a 3-sty brick and terra cotta dance hall, moving picture theatre and stores, to be erected at the northwest corner of Bedford av and Prospect pl, for Arthur Dempsey, care of architect, owner. Cost, about $85,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Bids wil close March 11 at 10.30 a. m. for the erection and completion of alterations, excepting plumbing and heating, of the brick kitchen building at the Kingston Av. Hospital, south side of Fenimore st, 165 ft. west of Kingston av. Bids will also be received for plumbing and heating.

HOTELS.

SYRACUSE, N. Y.—Esenwein & Johnson, 781 Ellicott sq, Buffalo, N. Y., architects, are taking bids to close March 18, at 12 m., for additions and alterations to the Hotel Onondaga, in South Warren st, for the Onondaga Hotel Co., Robert Dey, president. The Operating Co., Frederick W. Rockwell, president, Ten Eyck Hotel, Albany, is the lessee. Townsend Carpenter, care of architects, is structural steel engineer; Gilbert M. Robinson, heating and plumbing engineer, and Jeremiah J. O'Leary, electrical engineer. Cost, about $200,000.

MUNICIPAL WORK.

MANHATTAN.—Bids will close 12 m. on March 12 for extending pier 45 near the foot of West 10th st, North River, for the city of New York, Department of Docks and Ferries.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—Bids will close March 21 at 2 p. m. for the 4-sty Forestry Building, 282x63 ft., to be erected at the Syracuse University Grounds for the New York State College of Forestry, H. Baker, dean, in charge. Lewis F. Pilcher, State Capitol, Albany, is architect. Frederick W. Revels, 602 Ostromm av, is resident architect. Cost about $250,000.

GLEN COVE, L. I.—Plans are being figured for the 4-sty brick school and convent, 133x54 ft., for St. Patrick's R. C. Church, Rev. Father Bernard O'Reilly, Glen st, pastor. Frank Helmle, 190 Montague st, Brooklyn, is architect.

MINOA, N. Y.—The Board of Trustees is taking bids, to close March 10, for a 2-sty brick, stone and steel school, 62x100 ft, to be erected on East av, from plans by Gordon A. Wright, 213 Dillaye Building, Syracuse, N. Y., architect. Cost, between $30,000 and $40,000.

STABLES AND GARAGES.

MANHATTAN.—W. B. Wills, 1181 Myrtle av, Brooklyn, architect, is taking bids for a 5-sty brick and stone stable, 50x100 ft., to be erected at 622-624 Water st for Jackson Bros., 168 Church st, owners. Cost about $35,000.

BROOKLYN.—Plans are being refigured for the stable and storage, 95x185 ft., to be erected at the southwest corner of Morgan av and Maujer st for Levy Bros., on premises, owners. William Debus, 86 Cedar st, is architect. Cost about $20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Louis Brooks, 132 Nassau st, architect, is taking bids for alterations to the store and loft building in Gouveneur st, near Broadway, for Aaron Cohen, care of architect, Louis Brooks, 132 Nassau st. Cost about $30,000.

ORANGE, N. J.—David M. Ach, 1 Madison av, N. Y. C., architect, is taking bids for alterations and extensions to the dry goods store in Main st, between Canfield and Center sts, for Isadore Engle, 297 Main st, owner. Cost between $20,000 and $30,000.

BROADWAY.—Lawrence A. Ball, 25 East 24th st, steel engineer, is revising steel plans for the 20-sty store and office building to be erected at the southeast corner of Broadway and 27th st to 5th av, for the Johnson Kahn Co., 220 5th av, owner. Schwartz & Gross, 347 5th av, are architects. P. R. Moses, 366 5th av, is steam and electrical engineer. Owner will build and is taking bids on steel. Cost, about $1,250,000.

ST. GEORGE, S. I.—James Crabtree, New Brighton, S. I., owner, is taking bids for a 6-sty brick store and office building, 31x80 ft, to be erected at Richmond Terrace, from plans by James Whitford, Crabtree Building.

MISCELLANEOUS.

WHITE PLAINS, N. Y.—Frank H. Brown, 106 Railroad av, architect, is taking bids for a 3-sty frame lumber shed, 150x45 ft, for R. Young Bros., 1 Railroad av, owner. Cost, about $10,000.

THEATRES.

BRONX.—Cohen & Felsou, 329 4th av, architects, are taking bids for a 2-sty brick nicolette, dance hall and stores, 94x100 ft., to be erected on the west side of Southern Boulevard, 63 ft. north of Westchester av for Joseph E. Iemay, 42 Broadway, owner. Cost about $30,000.

BROOKLYN.—J. C. Wandell, 4 Court st, architect, is taking bids for a 2-sty brick moving picture theatre, 133x32 ft., to be erected in the north side of Chauncey st, 132 ft. west of Broadway, for Julius Hilder, Hotel Astor, Broadway and 44th st, owner. Herman Mayer, 1746 Broadway, is lessee. Cost about $30,000.

BROOKLYN.—Figures are still being received for the 3-sty brick and terra cotta dance hall, moving picture theatre and stores, 90x100 ft., to be erected at the northwest corner of Bedford av and Prospect pl, for Arthur J. Dempsey, care of Chas. A. Volz, 2 West 45th st, N. Y. C. Cost about $85,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

160TH ST.—Foundations have been completed for the 6-sty apartment house, 102x128x151 ft., to be erected at 638-644 West 160th st for the Pedwil Realty Co., Robert Podgue, president, 1029 East 163d st, owner and builder. Procario & Co., at site, have the mason work. Otis Elevator Co., 11th av and 26th st, has the elevator contract. Cost about $150,000.

ACADEMY ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty brick apartments, 50x113 ft and 50x150 ft, to be erected at the southwest corner of Academy st and Sherman av, for the Bendheim Construction Co., Edwin Bendheim, president, 128 Broadway. Total cost, about $120,000.

95TH ST.—Foundations have been completed for the two 9-sty apartment houses, 85x108 ft., at 158-166 West 95th st, for Julius Tishman & Sons, 299 Broadway, owners. Schwartz & Gross, 347 5th av, are architects. Owners will handle general contract. J. & F. Wennemer Bros., Inc., 103 Park av, are contractors for foundation work. Otis Elevator Co., 11th av and 26th st, has the elevator contract. Cost, about $260,000.

LEROY ST.—B. W. Berger & Son, 121 Bible House, have completed plans for alterations to the 5-sty tenement at 64 Leroy st, for the Estate of Henry Weil, care of John P. Dunn, 261 Broadway, owner.

2D AV.—Fred Hammond, 391 East 149th st, has completed plans for alterations to two 4-sty tenements at 560-2 2d av, for Adam J. Klinger, 243 East 31st st.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty apartment houses to be erected at the southwest corner of Sherman av and Academy st, for the Bendheim Construction Co., 128 Broadway, owner. Cost, $75,000 and $50,000.

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Contemplated Construction—Continued.

DWELLINGS.

70TH ST.—Work has not yet been started on the 6½-sty residence, 41x90 ft., in the north side of 70th st, 200 ft. east of 5th av, for Dr. Walter J. James, 17 West 54th st, owner; Trowbridge & Livingston, 527 5th av, are architects. William Crawford, 5 East 42d st, is general contractor. Cost, about $300,000.

HALLS AND CLUBS.

PARK AV.—Delano & Aldrich, 4 East 39th st, are preparing preliminary plans for a 4-sty clubhouse to be erected at the northwest corner of 62d st and Park av, for the Colony Club, Madison av and 30th st. Mrs. Frank Griswold, chairman of finance committee.

HOTELS.

MADISON AV.—Plans are about completed for additions and alterations to the Hotel Sevelle at 86 Madison av for Louis C. Regener, at site, owner. Wortman & Braun, 114-116 East 28th st, are architects. Cost about $10,000.

STORES, OFFICES AND LOFTS.

37TH ST.—Chas. H. Caldwell, 101 Park av, will not complete plans before spring for the 16-sty store and loft building, 50x98 ft., to be erected at 6-8 East 37th st for George C. Boldt, Waldorf-Astoria Hotel, 34th st and 5th av, owner. Rushel Bros., 37 East 21st st, are lessees. Cost about $300,000.

5TH AV.—Mrs. E. M. Anderson, care of A. G. Milbank 49 Wall st, contemplates the erection of an 11-sty store, office and loft building at 415 5th av, from plans by Buchman & Fox, 30 East 42d st, architects. L. & J. Slater, Broadway and 25th st, are lessees.

48TH ST.—William H. Gompert, 171 Madison av, has completed plans for a 14-sty loft and office building, 66x100 ft., to be erected at 121-125 West 48th st, for the Alt Realty Co., 13-15 West 45th st, owner. Cost about $135,000.

THEATRES.

BROADWAY.—E. C. Horn Bros., 1476 Broadway, are preparing plans for alterations to the garage at the northwest corner of Broadway and 77th st for moving picture theatre and store purposes. E. J. Eltonhead and Charles Furthmann, Longacre Building, 42d st and Broadway, are the owners.

MISCELLANEOUS.

SUFFOLK ST.—Jacob A. Fisher, 25 Av A, has completed plans for alterations to the 4-sty brick Turkish bath at 141 Suffolk st for Rubin Ressler, 141 Suffolk st, owner. Samuel Ressler, 141 Suffolk st, is lessee. Cost about $8,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BRYANT AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 4-sty tenement, 25x57 ft., to be erected on the west side of Bryant av, 150 ft. north of Seneca av, for J. Murphy, care of architect, owner and builder. Cost about $15,000.

INTERVALE AV.—J. C. Cocker, 2017 5th av, is preparing plans for two 5-sty brick tenements, 42x110 ft, to be erected on the west side of Intervale av, south of Jennings st, for Robertson & Gammie, 2084 Andrews av, owner and builders, who will take bids on subs about March 10. Cost, about $45,000 each.

SOUTHERN BOULEVARD.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty apartments, to be erected at the southwest corner of Southern Boulevard and Elsmere pl, for John McNulty, Prospect and Tremont avs, owner and builder. Cost, about $100,000.

160TH ST.—Edward J. Byrne, 3029 3d av, is preparing plans for a 5-sty brick tenement, to be erected in the north side of 160th st, 149 ft west of Melrose av, for the 180th Street Improvement Co., Robert Inerwitz, 149th st and Bergen av, owner.

MACLAY AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty tenement house, 38x85 ft., to be erected at the northeast corner of Maclay av and Overing st, for William D. Howell, 1541 Overing st, owner and builder. Cost about $60,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HALSEY ST.—Lew Koen, 9 Debevoise st, is preparing plans for two 4-sty brick tenements, 53x88 ft. and 27x80 ft., to be erected in the south side of Halsey st, 95 ft. west of Lewis av, for Benj. Gabrilovitz, 188 Stockton st, owner and builder. Cost about $75,000.

4TH ST.—Louis A. Sheinart, 194 Bowery, is preparing sketches for a 6-sty tenement, 40x100 ft., to be erected in South 4th st, Brooklyn.

9TH ST.—Shampau & Shampan, 772 Broadway, have completed plans for a 6-sty apartment house to be erected in the south side of South 9th st, 121 ft east of Bedford av, for Michael Josephsohn. Cost, about $50,000.

DWELLINGS.

MANHATTAN BEACH, L. I.—G. A. & H. Boehm, 7 West 42d st, will call for bids on general contract about March 15 for a 2½-sty frame residence, 33x35 ft., for Dr. H. F. L. Ziegel, 8 West 86th st, N. Y. C., owner. Cost about $9,000.

FACTORIES AND WAREHOUSES.

13TH ST.—Van Buskirk & White, 307 Washington st, Brooklyn, are preparing plans for four factory buildings to be erected in the north side of 13th st, 350 ft. west of 3d av, for Herman Galitzka, 16 Court st, Brooklyn, owner. Total cost about $120,000.

Queens.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Ballinger & Perrot, 1328 Broadway, N. Y. C., have been commissioned to prepare plans for a 6-sty reinforced concrete casket factory, to be erected on Jackson av, near Bridge Plaza, for the National Casket Co., James P. Linahan, secretary. Bids on general contract will be received about April 8. Cost, about $200,000.

HOTELS.

GREAT NECK ESTATES, L. I.—Clarence Luce, 334 5th av, N. Y. C., is preparing plans for a 3½-sty hotel, 150x400 ft., for the McKnight Realty Co., 347 5th av, N. Y. C., owner.

STABLES AND GARAGES.

RICHMOND HILL, L. I.—Frederick A. Wormberger, 30 Snediker av, Union Course, L. I., has completed plans for a 1-sty concrete block and brick garage, 40x93 ft., to be erected on the west side of Lefferts av, 250 ft. south of Jamaica av, for C. N. Cohn, Lefferts av, owner. Cost about $8,000.

THEATRES.

ARVERNE, L. I.—Henry B. Herts, 35 West 31st st, N. Y. C., is preparing plans and will take bids about March 15 for a 1-sty moving picture theatre and dance hall, 88x195 ft., to be erected on the Board Walk for Edward Margolies, 19 East 33d st, N. Y. C., owner.

WOODHAVEN, L. I.—George L. Crane, 2706 Jamaica av, Richmond Hill, L. I., architect, is preparing plans for a 1-sty brick and stone moving-picture theatre, 50x100 ft., to cost about $25,000.

Nassau.

DWELLINGS.

PEACOCK POINT, L. I.—Plans are being prepared for building the 2½-sty brick residence for Henry P. Davison, care of J. P. Morgan Co., 3 Broad st, N. Y. C., to be eretced here south of Glen Cove. Walker & Gillette, 128 East 37th st, N. Y. C., are architects. Wadley & Smythe, 491 5th av, N. Y. C., is landscape architect, Marc Eidlitz & Son, 30 East 42d st, N. Y. C., are general contractors. Cost about $100,000.

GREAT NECK, L. I.—J. W. O'Connor, 3 West 29th st, N. Y. C., is preparing plans for a 2½-sty residence, 30x45 ft., of terra cotta block and stucco construction, for Mrs. Alfonse Alker, Great Neck, owner. Cost about $15,000.

GREAT NECK, L. I.—Aymar Embury 2d, 132 Madison av, N. Y. C., has been commissioned to prepare plans for a residence to be erected on Arleigh rd, between Park rd and Beverly lane, for Kenneth Gardner, care of Wallace, Butler & Brown, 54 Wall st, N. Y. C.

Suffolk.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Excavating is under way for alterations and additions to the frame rectory of St. John's Protestant Episcopal Church, Rev. W. E. McCord, pastor. S. E. Gage, 340 Madison av, N. Y. C., architect. H. C. Van Nostrand and C. W. Nash, Flushing, L. I., are the general contractors. R. W. Gibson, at site, has mason work. J. F. Rogers & Co., 131 Main st, Flushing, heating and plumbing, and Reis & O'Donovan, 207 East 37th st, wiring. Cost about $8,000.

PUBLIC BUILDINGS.

RIVERHEAD, L. I.—J. C. Lyons Sons, 30 East 42d st, N. Y. C., were low bidders for alterations and additions to the town hall here for the Board of Supervisors of Suffolk County, S. J. Robinson, chairman. Tooker, Marsh & Barnett, 101 Park av, N. Y. C., are architects. Cost about $35,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Miss Edna B. Lewis, care of the American Real Estate Co., 527 5th av, N. Y. C., contemplates the erection of an apartment house here, from plans by architects of the American Real Estate Co.

DWELLINGS.

PELHAM MANOR, N. Y.—A. W. Johnson, owner and architect, 105 West 40th st, has about completed plans for a 2½-sty residence to be erected at the corner of Cliff and Colonial avs. Bids on general contract will be received about March 12. Cost about $20,000.

NEW ROCHELLE, N. Y.—L. L. Barnard, Lawton st, is preparing plans for a 2½-sty frame and stucco residence to be erected at Webster and Lockwood avs for Jere Milleman, 253 Webster av, owner. Cost about $9,000.

RYE, N. Y.—F. A. Moore, 542 5th av, N. Y. C., is preparing plans for a residence and stable to be erected on Locust av for Le Baron S. Willard, Rye, N. Y., owner.

NEW ROCHELLE, N. Y.—Lawrence L. Barnard, 46-48 Lawton st, has completed plans for a 2½-sty brick residence, to be erected at "Beechmont" for John W. R. Crawford, 26 Broadway, N. Y. C., owner. Cost, about $30,000.

SCARSDALE, N. Y.—Chester A. Patterson, 262 Main st, New Rochelle, N. Y., has completed plans for a 2-sty hollow tile and stucco residence, 70x25 ft, to be erected in the Gedney Farm section, for L. Ward Prince, Walworth av, White Plains, N. Y., owner. Cost, about $14,000.

ELMSFORD, N. Y.—J. C. Moore, Realty Building, White Plains, is completing plans and will take bids on general contract about March 15, for a 2½-sty hollow tile and stucco residence, 47x30 ft., to be erected on Saw Mill River rd, for W. K. Knapp, care of architect, owner. Cost about $15,000.

MOUNT VERNON, N. Y.—Henry Nordheim, 1087 Tremont av, N. Y. C., is preparing plans for a 2-sty brick residence, 39x22 ft., to be erected in the north side of Elliott st, 219 ft. west of Columbus av, for Vincent S. Celona, 18 South High st, Mt. Vernon, owner and builder. Cost about $5,000.

STORES, OFFICES AND LOFTS.

HASTINGS, N. Y.—Henry Nordheim, 1087 Tremont av, N. Y. C., has completed plans for a 3-sty frame store, dance hall and residence, 105x50 ft., to be erected on Railroad av, for Ernest Engle, owner.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

174TH ST (sub).—J. Silverman, 55 East 141st st, has received the mason contract for the two 6-sty apartments to be erected at the northeast corner of 174th st and Park av for the Co-Free Realty Co., 567 East 169th st, owner. Maximilian Zipkes, 220 5th av, is architect. Cost about $110,000.

BRONXVILLE, N. Y.—The North Eastern Construction Co., 225 5th av, N. Y. C., has received the general contract to erect a 2-sty hol-

low tile and stucco apartment house, on the north side of Ponfield rd, about 500 ft. west of the tracks for the Lawrence Park Realty Co., Lawrence Park, Bronxville, owner. Bates & How, 542 5th av, N. Y. C., are architects. Cost, about $125,000.

CLINTON AV (suh).—Peter Sinnott, 967 East 165th st, has received the heating contract for two 5-sty tenement houses, 50x100 ft., to be erected on the west side of Clinton av, 57 ft. south of 167th st, for the Hargton Building Co., Adela Harrington, president, 1478 Vyse av. Harry T. Howell, 149th st and 3d av, is architect. Cost about $100,000.

CHURCHES.

FT. WASHINGTON AV.—(Sub).—The Wells Architectural Iron Co., River av and 151st st, has received the contract for the architectural iron necessary for the 1½-sty church being erected at the northeast corner of Ft. Washington and 178th st, for the Fourth Church of Christ Scientist, 600 West 181st st, owner; John Mokreja, 180th st and Wadsworth av, secretary. S. S. Beman, 332 South Michigan av, Chicago, Ill., and 50 Branville drive, Little Neck, L. I., is architect. Miller Reed Co., 103 Park av, is general contractor. McGowan & Connolly Co., 739 East 151st st, has the interior marble and tile work. Cost, about $100,000. Excavating has been completed. L. B. Beman, Little Neck, L. I., is superintendent.

DWELLINGS.

OYSTER BAY, L. I. (suh).—C. H. Nichols, 45 East 42d st, N. Y. C., has received the steel and iron contract for the residence for Frank M. Doubleday, of Doubleday, Page & Co., 11 West 32d st, N. Y. C., owner. Henry P. Kirby and John J. Petit, 103 Park av, N. Y. C., architects. Edgar Jenkins, Kellog st, Oyster Bay, L. I., is general contractor. L. E. Tucker will superintend.

FAR ROCKAWAY, L. I.—Oliver S. Davison, Cedarhurst, L. I., has received the general contract to erect two 2½-sty frame and stucco residences here for Franklin C. Norton, Mott av, owner. Arne Delhi & Co., 108 Fulton st, N. Y. C., are architects. Cost, between $7,000 and $8,000.

RUTHERFORD, N. J.—Garret Hengeveld, Wallington, N. J., has received the general contract to erect two 2½-sty frame residences in Elm st, near Washington av, for A. W. Van Winkle & Co., 1 Station sq, owner. Stanley A. Dennis, 154 Nassau st, N. Y. C., is architect. Cost about $3,500 each.

DARIEN, CONN.—Rogers & Blydenburg, Babylon, L. I., have received the general contract to erect a 2½-sty brick residence for Mrs. Edgar Auchincloss, Jr., Middlesex rd, owner. Foster & Gade, 15 West 38th st, N. Y. C., are architects.

MOUNT VERNON, N. Y.—Jenks & Plume, 19 Prospect av, Mt. Vernon, have received the general contract to erect a 2½-sty frame residence at Lincoln Manor for A. L. Wendover, Loraine av, owner. H. I. Slayton, 19 Park av, is architect. Cost about $6,500.

FACTORIES AND WAREHOUSES.

1ST AV.—The Murray Hill Construction Co., who has received the general contract to make alterations to the brewery at the southeast corner of 1st av and 38th st, for the Kips Bay Brewing & Malting Co., has offices in the Long Beach Building, 42d st and Lexington av, and not at 47 West 34th st, as was reported in issue of February 28.

HAMILTON AV.—F. J. Kelly Sons, 290 Broadway, N. Y. C., have received the general contract to erect the 4-sty brick ice plant, 80x100 ft. at Hamilton av and Conover st, for the India Wharf Brewing Co., on premises, owner; Louis B. Schram, president. Mortensen & Co., 114-116 East 28th st, N. Y. C., are architects and engineers. The Phoenix Concrete Steel Co., 290 Broadway, has the concrete work. Hinkle Iron Works, 534 West 56th st, N. Y. C., the steel work. Cost, about $160,000.

IRVING ST.—The Gibbons Co., 318 Columbia st, has received the general contract to rebuild the 5-sty brick and stone factory at 48-64 Irving st for the Hills Bros. Co., on premises, owner. Lucius R. Eastman, president. Benjamin V. White, 110 East 23d st, N. Y. C., is architect.

HOTELS.

FAR ROCKAWAY, L. I.—P. Streifler of Far Rockaway has received the contract to erect a 3-sty brick hotel at the northwest corner of Watjean Court and Wavecrest av, for R. M. Eisenberg, 460 West 147th st, N. Y. C., owner. Henry Nordheim, 1087 Tremont av, is architect. Cost, about $30,000.

SCHOOLS AND COLLEGES.

HOE AV (suh).—Harris H. Uris 525 West 26th st, has received the structural iron contract for the 4-sty parochial school, 100x100 ft., on the south side of Hoe av, 100 ft. north of 167th st, for the Church of St. John Chrysostom, Rev. Father B. F. Brady, pastor, Hoe av and 169th st. Michael J. Garvin, 3307 3d av, is architect. William E. Walsh, 1123 Broadway, general contractor. Cost about $130,000.

ELMSFORD, N. Y.—Thomas F. English, Elmsford, N. Y., has received the general contract for a 2-sty brick and stucco parochial school, 40x65 ft., for the Church of Our Lady of Mt. Carmel, Rev. Father A. Kenny, pastor. A. C. Bossom, 366 5th av, N. Y. C., is architect. Cost about $8,000.

NEWARK, N. J.—E. M. Waldron Co., 84 South 6th st, Newark, has received the general contract to erect an addition to the West Side Public School in 17th st, through to 18th st, for the Board of Education of Newark, Chas. P. Taylor, president. E. F. Guilbert, City Hall, Newark, is architect. George W. Knight, City Hall, Newark, is school engineer. Cost about $100,000. Paul H. Jaehnig, 109 Bank st, Newark, has the wiring contract. The plumbing, heating and ventilating bids will be opened on March 10 at 4.15 p. m.

STABLES AND GARAGES.

WASHINGTON ST.—Thomas Drysdale, 26 Court st, Brooklyn, has received the general contract to erect a 2-sty brick and steel stable, 75x150 ft, at 578-582 Washington st, corner of Clarkson st, for John J. Bradley, 68 Hudson st, owner. Horenburger & Bardes, 122 Bowery, are architects. Cost, about $25,000.

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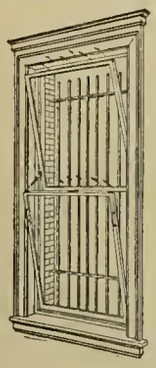
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Contracts Awarded (Continued).

77TH ST.—Silberman-Schampain Co., 104 West 42d st, has received the general contract to erect a 5-sty brick and terra cotta garage, 75x102 ft., at 159-163 East 77th st for Max Cramer, care of Bretton Hall Garage, 150 West 83d st, owner. George F. Pelham, 30 East 42d st, is architect. Cost about $75,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—John Thatcher & Son 60 Park av, have received the general contract to alter the department store at 420 Fulton st for Abraham & Straus, on premises. Lord, Hewlett & Tallant, 345 5th av, N. Y. C., are architects. Cost about $5,000.

5TH AV (sub.).—The contract has been awarded to The Underpinning & Foundation Co., 290 Broadway, for driving the steel foundation for the 12-sty loft building at 44th st and 5th av, for Cass, Apfel & Slater, owners. G. & E. Blum are architects.

5TH AV (sub.).—The Underpinning & Foundation Co., 290 Broadway, has received the contract for driving the steel pile foundation for the 22-sty loft building to be erected on the site of the old Victoria Hotel, 5th av, Broadway and 27th st, for the Johnson Kahn Co. Schwartz & Gross, 347 5th av, are architects.

THEATRES.

WHITE PLAINS, N. Y. (sub).—The Hedden Construction Co., 38 Academy st, Newark, N. J., has received the steel contract for a 2-sty hollow tile and stucco theatre, 67x100 ft., to be erected at Wall st and Railroad av, for F. H. Berges, Railroad av, White Plains, owner. Frank Norton Brown, Railroad av, White Plains, is architect. The White Plains Theatre Co., 290 Broadway, N. Y. C., is lessee. Rocco Briante, 5 North Lexington av, White Plains, has the general contract. Cost about $25,000.

MOUNT VERNON, N. Y. (Sub.).—The Diehl Construction Co., McLean av, Yonkers, N. Y., has received the mason contract for the 1 and 2-sty brick nicolette and stores, 42x100 ft., to be erected on the north side of Mount Vernon av, 85 ft. east of Bond st, for Niels Hansen, 181st st and Audubon av, owner and builder. Moore & Landsiedel, 148th st and 3d av, are architects. Cost about $12,000.

MISCELLANEOUS.

ALBANY, N. Y.—The Keepsdry Construction Co., 145 West 18th st, N. Y. C., has received the general contract to erect an armory building and stable for Troop B, on New Scotland av. Lewis F. Pilcher, Capitol, Albany, is architect. J. J. Horan Co., 215 River st, Troy, N. Y., has the heating contract; Thomas A. O'Malley, 105 Hudson st, Albany, the plumbing, and Frost & Sheldon, 47 Hudson av, Albany, the wiring.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

162D ST, s w c, and Ft Washington av, 6-sty brick apartments, 102x161; cost, $200,000; owners, Friedman Constn. Co., Henry Friedman, president, 189 Bway; architects, George & Edward Blum, 505 5th av. Plan No. 66.

153D ST, 449-451 West, 5-sty brick tenement, 60x99; cost, $40,000; owner, Alexander Grant Const. Co., 714 West 181st st; architects, Schwartz & Gross, 347 5th av. Plan No. 75.

DWELLINGS.

69TH ST, 37-47 East, 4-sty brick dwelling, 110x60; cost, $350,000; owner, Arthur C. James, 92 Park av; architects, Allen & Collens, 40 Central st, Boston, Mass. Plan No. 73.

FACTORIES AND WAREHOUSES.

WEST HOUSTON ST, 92, 1-sty brick storage and shipping department, 18x98. Cost, $15,000; owner, Joseph Personein, 496-498 West Broadway; architects, Bartoccini & Vendrasco, 496-498 West Broadway. Plan No. 61.

63D ST, 230 East, 3-sty brick blacksmith shop and dwelling, 25x95; cost, $10,000; owner, Patrick Burns, 250 East 62d st; architects, Browne & Almiroty, 220 5th av. Plan No. 69.

WATER ST, 217-219, 3-sty brick storage, 146x45; cost, $38,000; owner, Ruth Livingston, 431 West 14th st; architect, James S. Maher, 431 West 14th st. Plan No. 74.

STORES AND TENEMENTS.

RIVERSIDE DRIVE, 838-844 6-sty brick tenement, 102x151; cost, $200,000; owner, Sand Construction Co., 1029 East 163d st; architect, Samuel Katz, 1 Madison av. Plan No. 63.

180TH ST, s s, 100.1 e St. Nicholas av, 5-sty brick tenement, 75x100; cost, $40,000; owner, Alexander McDowell, 63 Morningside av; architects, Schwartz & Gross, 347 5th av. Plan No. 65.

142D ST, s s, 161 e Riverside Drive, 6-sty brick tenement, 100x86; cost, $125,000; owners, V. S. Building Co., 141 Broadway; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 71.

STORES, OFFICES AND LOFTS.

31ST ST, 32-34 East, 12-sty brick store and lofts, 45x92; cost, $225,000; owner, Adroit Building Co, Inc., Joseph M. Brody, president, 38 West 32d st; architect, Rouse & Goldstone, 38 West 32d st. Plan No. 70.

BROADWAY, 415, 12-sty brick stores, offices and loft, 36x126; cost, $250,000; owners, The Canal St. Building Corp., Edwin A. McAlpin, president, 125 East 57th st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 72.

THEATRES.

74TH ST, 336 East, 1-sty and gallery brick motion picture theatre, 42x102; cost, $23,000; owners, Bohemian Ben. & Lit. Assn., Alois Kral, 440 East 77th st; architect, Frank Braun, 585 9th av, Astoria, L. I. Plan No. 64.

MISCELLANEOUS.

LENOX AV, e s, 50 n of cor 145th st and Lenox av, advertising fence, 100x8; cost, $200; owners, Mary E. Pinkney Estate, Chas. E. Littlefield, administrator, 111 Pine st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 62.

97TH ST, 2 West, advertising fence, 300x8; cost, $400; owner, Estelle L. Redmond, 542 5th av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 68.

ST. NICHOLAS AV, e s, 850 s Dyckman st, advertising fence, 100x9; cost, $175; owners, Barney Estate Co., James W. Barney, vice-president, 135 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 67.

Bronx.

HOSPITALS AND ASYLUMS.

NORTH BROTHERS ISLAND, e s, two 4-sty concrete hospitals, tile roof, 123x35½; cost, $120,000; owner, City of New York; architect, Wm. E Austin, 46 West 24th st. Plan No. 89.

STABLES AND GARAGES.

152D ST, 246, 1-sty brick store and stable, slag roof, 75x118.6; cost, $4,500; owner, John La Spina, 2051 Grand ave; architect, Frank Lages, 2403 7th ave. Plan No. 86.

TOWNSEND AV, e s, 84.3 s 176th, 1-sty bk garage, 25x50; cost, $3,000; owner, Anna E. Garbe, 1752 Walton av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 85.

STORES AND TENEMENTS.

FOX ST, e s, 273. 3 n 165th st, 5-sty brick tenement, slag roof, 50x87.6; cost, $45,000; owner, Max Bldg. Co., Max Cohen, 1062 Morris av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 88.

TIEBOUT AV, e s, 258.3 n 188th st, 5-sty brick tenement, slag roof, 65x89; cost, $58,000; owner, Archibald Hamilton, 1439 Prospect av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 91.

STORES, OFFICES AND LOFTS.

WEST FARMS RD, s e cor Fox sq, 3-sty brick telephone exchange and offices, tar and gravel roof, 47.6¾x97; cost, $79,600; owners, N. Y. Telephone Co., Union N. Bethell, 15 Dey st, president; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 84.

WESTCHESTER AV, s s, 291.4 w Castle Hill av, 1-sty brick stores, slag roof, 30x75; cost, $5,000; owner, David Faith, 2152 Westchester av; architect, Max Hausle, 2223 Powell av. Plan No. 92.

MISCELLANEOUS.

EXTERIOR ST, w s, 584.9 n 150th st, 3-sty concrete coal pockets, concrete roof, 127.9x65.3; cost, $10,000; owners, F. A. J. Farman Coal Co., F. A. J. Farman, 150th st and River av, president; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 87.

WILDER AV, e s, 100 s Kingsbridge rd, 1-sty frame shed, 20x31; cost, $100; owner, Geo. Valentine, on premises; architect, Robt. Skrivan, 4436 Carpenter av. Plan No. 90.

Brooklyn.

CHURCHES.

DEKALB AV, s s, 350 e Sumner av, 3-sty brick synagogue, 25x95, ——— roof; cost, $10,000; owner, Gabriel Jorseph, 928 DeKalb av; architect, Paul B. La Velle, 501 5th av, N. Y. C. Plan No. 1028.

DWELLINGS.

COLERIDGE ST, e s, 160 s Hampton av, 2-sty brick dwelling, 24x40, tile roof, 1 family; cost, $11,000; owner and architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 1043.

COLERIDGE ST, e s, 260 s Hampton av, 2-sty brick dwelling, 28x42, tile roof, 1 family; cost, $11,000; owner and architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 1046.

COLERIDGE ST, w s, 260 s Hampton av, 2-sty brick dwelling 26x45, tile roof, 1 family; cost, $11,000; owner and architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 1044.

DOVER ST, w s, 100 s Hampton av, 2-sty brick dwelling, 27x40, tile roof, 1 family; cost, $11,000; owner and architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 1047.

HINSDALE ST, n e cor Hegeman av, 2-sty brick dwelling, 30x20. Gravel roof, 1 family; cost, $2,500; owner, Wolf Tepper, ———; architect, Morris Rothstein, 627 Sutter av. Plan No. 1042.

W 33D ST, e s, 260 s Mermaid av, two 1-sty frame dwellings, 13x38, gravel roof, 1-family each; total cost, $800; owner, Dora Vollman, 18 Herkimer st; architect, Rocco Mega, 2857 West 5th st. Plan No. 1096.

CROPSY AV, n s, 50 e 28th av, 2-sty brick dwelling, 13.5x43.8, tin roof, 2 families; cost, $3,000; owner, Nicholas Rossomando, 437 West 28th st, N. Y.; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1102.

EAST 19TH ST, e s, 120 s Av Q, 2-sty frame dwelling, 26x41.6, shingle roof, 1 family; cost, $4,500; owner, Edw. Voorhees, 2188 Ocean av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1073.

EAST 42D ST, w s, 340 s Av J, 2-sty frame dwelling, 14x50, shingle roof, 2 families; cost, $2,500; owner, Mrs. Patrick Fenell, 247 14th st, J. C.; architect, Wm. Richter, 4411 18th av. Plan No. 1063.

MAPLE AV, n s, 80 e Highland av, 2½-sty frame dwelling, 21.10x36.9, shingle roof, 1 family; cost, $4,000; owner, Marion G. Lemon, 69 So Elliot pl; architect, R. I. Dodge, 233 Broadway, N. Y. Plan No. 1060.

ELDERTS LA, ws, 150 s Vienna av, 1-sty frame dwelling, 17x40, tin roof, 1 family; cost, $1,200; owner, Ernest Schmidt, 2334 Pitkin av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1127.

E 19TH ST, ws, 100 n Av K, 2-sty frame dwelling, 23x40, shingle roof, 1 family; cost, $6,000; owner, John E. Jamerel, 182 East 17th st; architect, Robt T. Schaefer, 1526 Flatbush av. Plan No. 1134.

50TH ST, ss, 182.6 w 17 av, 2-sty frame dwelling, 29x28, shingle roof, 1 family; cost, $3,500; owner, Alfrank Realty Co., 3173 Bedford av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1135.

EAST 54TH ST, e s, 100 e Beverly rd, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, $3,500; owner, John W. Ryder, 7 Remsen st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1126.

FACTORIES AND WAREHOUSES.

34TH ST, e s, 150 s 3d av, 2-sty frame factory, 48x60.10, iron roof; cost, $1,000; owner, Wm. A. White, 14 Wall st, N. Y.; architect, Maxwell Eng. Co., 30 Church st, N. Y. Plan No. 1049.

HOSPITALS AND ASYLUMS.

WILLIAMS AV, w s, 90 s Vienna av, 1-sty brick cow hospital, 17x40, gravel roof; cost, $1,500; owner, Harry Sacks, 426 Hegeman av; architect, Morris Rothstein, 627 Sutter av. Plan No. 1040.

HOTELS.

SURF AV, n s, 135 e W 15th st, 2-sty frame hotel, 63x100, gravel roof; cost, $6,000; owner, Richard Garms, 628 E 15th st; architect, O. F. Finnerty, 2957 W 8th st. Plan No. 1051.

STABLES AND GARAGES.

CENTRAL AV, s s, 75 e Stanhope st, 1-sty brick garage, 15x50.6, slag roof; cost, $2,500; owner, Kasper Ruefer, on premises; architect, Albert Ulrich, 371 Fulton st. Plan No. 1066.

ALBANY AV, s w cor Lincoln pl, 1-sty brick garage, 35x42.9, gravel roof; cost, $2,500; owner, Geo. K. Krauss, on premises; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 1119.

STORES AND DWELLINGS.

27TH ST, s s, 185 w 4th av, 3-sty brick store and dwelling, 18.5x51, slag roof, 2 families; cost, $8,000; owner, Vinzio Loverdi, 700 4th av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1131.

27TH ST, s w cor 4th av, 3-sty brick store and dwelling, 19.6x51, slag roof, 2 families; cost, $10,000; owner, Vinzio Loverdi, 700 4th av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1132.

STORES AND TENEMENTS.

MONROE ST, s s, 285 w Nostrand av, 4-sty brick tenement, 47x80, gravel roof, 19 families; cost, $50,000; owner, Lanoor Realty Co., 559 Greene av; architect, Cohn Bros., 361 Stone av. Plan No. 1033.

JEFFERSON AV, s s, 375 w Ralph av, 3-sty brick tenement, 20.8x66.8, tin roof, 3 families; cost, $7,000; owner, Henry Loeffler, 804 Jefferson av; architect, same. Plan No. 1054.

HOWARD AV, w s, 175 n Sutter av, 4-sty brick tenement, 50x88, gravel roof, 20 families; cost, $25,000; owner, Howard Investing Co., 1934 Prospect pl; architect, Chas. Mele, 1577 St. Marks av. Plan No. 1089.

CHRISTOPHER AV, n w cor Lott av, 3-sty brick tenement, 20x65, slag roof, 6 families; cost, $8,000; owner, Jos. Stern, 464 Christopher av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1065.

S 8TH ST, s s, 42.11 e Driggs, av, 6-sty brick tenement, 64.3x76.10, slag roof, 35 families; cost, $55,000; owner, Keap Construction Co., 150 Hart st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1061.

HALSEY ST, s s, 95 w Lewis av, 4-sty brick tenement, 53x88, gravel roof, 16 families; cost, $58,000; owner, Benj. Gabrilovitz, 188 Stockton st; architect, Lew Keon, 9 Debevoise st. Plan No. 1117.

HALSEY ST, s s, 148 w Lewis av, 4-sty brick tenement, 27x88, gravel roof, 8 families; cost, $28,000; owner, Benj Gabrilovitz, 188 Stockton st; architect, Lew Keon, 9 Debevoise st. Plan No. 1116.

KEAP ST, n s, 225.5 w Marcy av, 6-sty brick tenement, 49.6x48.8, slag roof, 18 families; cost, $45,000; owner, Hyman Hirschkowitz, 189 South 9th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1124.

SOUTH 2D ST, s s, 50 e Hooper st, 6-sty brick tenement, 50x98, gravel roof, 30 families; cost, $60,000; owner, Armor Construction Co., 35 Henry st, N. Y.; architects, Cohn Bros., 361 Stone av. Plan No. 1120.

ST. JAMES PL, w s, 253.9 n Gates av, 4-sty brick tnement, 50x89, slag roof, 17 families; cost, $45,000; owner, G. & M. Impt. Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1142.

ST. MARKS AV, s s, 350 e Underhill av, 3-sty brick tenement, 25x70, —— roof, 6 families; cost, $8,000; owner, John Generosa, 834 Dean st; architects, Cannella & Gallo, 60 Graham av. Plan No. 1130.

MISCELLANEOUS.

VIENNA AV, s s, 120.10 e Hinsdale st, 1-sty brick milk house, 26x37, gravel roof; cost, $2,000; owner, Harry Sacks, 426 Hegeman av; architect, Morris Rothstein, 627 Sutter av. Plan No. 1041.

HUDSON AV, w s, 200 n Tillary st, 175-ft factory chimney; cost, $4,525; owner, Aaron Levy, 256 Hudson av; architect, Wm. T. Donnely, 808 East 18th st. Plan No. 1128.

Queens.

DWELLINGS.

EDGEMERE.—Hammos st, w s, 140 w Edgemere av, 2-sty brick dwelling, 28x32, shingle roof, 1-family, steam heat; cost, $6,000; owner, M. Lewis, 126 West 84th st, N. Y. C.; architect, J. C. Dyin, 89 49th st, Edgemere. Plan No. 377.

JAMAICA, SOUTH.—Fairview ave, w s, 50 n Summit ave, 2-sty frame dwg, 18x36, shingle room, 1-family; cost, $2,000; owner, John Erdmann, premises; architect, F. H. Chapmann, 45 Kaiser ave south, Ozone Park. Plan No. 379.

ROCKAWAY BEACH.—Undine ave, w s, 90 s Boulevard, two 2-sty frame bungalows, 13x34, shingle roof, 2 families; cost, $1,000; owner, Heer Bros., Rockaway Beach; architect, J. H. Cornell, Far Rockaway. Plan No. 376.

BAYSIDE.—Bismark av, w s, 150 s Warburton av, 2½-sty frame dwelling, 20x26, shingle roof, 1 family; cost, $2,750; owner and architect, Louis Orgelfinger, Bayside. Plan No. 403.

FOREST HILLS.—Whitson av, n s, 138 e Puritan av, 2½-sty terra cotta dwelling (4 houses), 17x44, tile roof, 1 family; cost, $24,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 405.

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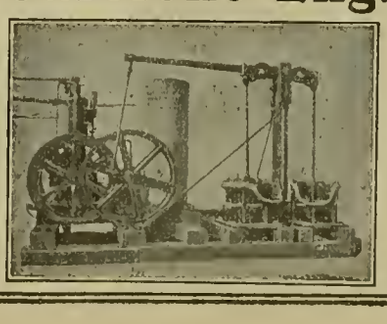
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(Plans filed—Queens—Continued.)

FAR ROCKAWAY.—Franklin ave, n w cor Bayview ave & ——— ave, w s, 100 w Franklin pl, two 2½-sty frame dwgs, 68x28, shingle roof, 1 family, steam heat; cost, $13,000; owner, Sarah G. Norton, Far Rockaway; architect, Arne Dehli, 106 Fulton st, N. Y. C. Plan No. 380-381.

RIDGEWOOD.—Charlotte pl, n e cor St Felix st, twelve 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $30,000; owner, Henrix Improvement Co., 504 Henrix st, Brooklyn; architect, Henry Dorf, 614 Kosiusko st, Brooklyn. Plan No. 399.

RIDGEWOOD.—Charlotte st, w s, 23 s Flushing av, five 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $15,000; owners, Conrad Kroemer et al, Flushing and Woodward avs, Ridgewood; architect, M. B. Schmidt, 15 East 40th st, N. Y. C. Plan No. 402.

EDGEMERE.—Harriman av, w s, 140 n Edgemere av, 2½-sty brick dwelling, 28x34, shingle roof, 1 family, steam heat; cost, $4,000; owner, M. H. Lewis, 126 West 84th st, N. Y. C.; architect, J. A. Dioguardi, Bridge Plaza, L. I. City. Plan No. 406.

BELLE HARBOR.—Dover av, e s, 540 s Washington av, 2½-sty frame dwelling, 25x35, shingle roof, 1-family, steam heat; cost, $6,000; owner, Samuel Hess, Linden st, Brooklyn; architect, Wm. McKenzie, Rockaway Park. Plan No. 393.

BELLE HARBOR.—Suffolk av, e s, 200 n Newport av, 2-sty frame dwelling, 24x27, shingle roof, 1 family, steam heat; cost, $4,500; owner, Mrs. Augusta Smith, 99 Clifton ter, Weehawken, N. J.; architects, Boerum & Farrell, 17 South Lincoln av, Rockaway Park. Plan No. 382.

EDGEMERE.—Boulevard, s s, 58 w Cedar st, three 1-sty frame dwellings, 18x30, shingle roof, 1-family; cost, $4,500; owner, G. & L. Realty Co., 47 Av B, N. Y. C.; architect, Howard & Callmann, Far Rockaway. Plan No. 388-89-90.

ROCKAWAY BEACH.—South Eldert av, e s, 430 s Boulevard, 2½-sty frame dwellings, 25x32, shingle roof, 1-family; cost, $4,000; owner, Mrs. Catherine Schneider, Rockaway Beach; architect, J. B. Smith, 57 Fairview av, Rockaway Beach. Plan No. 394.

ROCKAWAY PARK.—10th av, n s, 140 n Newport av, 2½-sty frame dwelling, 26x34, shingle roof, 1-family, steam heat; cost, $7,000; owner, J. H. & P. M. Reardon, 141 West av, Rockaway Park; architect, Boerum & Farrell, 17 South Lincoln av, Rockaway Park. Plan No. 383.

WOODHAVEN.—Walker av, w s, 569 s Jamaica av, four 2-sty frame dwellings, 18x40, shingle roof, 1-family; cost, $12,000; owner, Albert Lips, 156 Atlantic st, Jamaica; architect, Wm. McIntyre, East Grand av, Corona. Plan Nos. 395-6-7-8.

FACTORIES AND WAREHOUSES.

COLLEGE POINT.—3d av, s w cor 5th st, 1-sty brick oil storage, 25x28, tin roof; cost, $1,000; owner and architect, American Hard Rubber Co., College Point. Plan No. 374.

STABLES AND GARAGES.

FAR ROCKAWAY.—Nielson ave, e s, 300 s Mills st, 1-sty frame garage, 12x20, shingle roof; cost, $200; owner, Dr. Otto Metzger, premises; architect, Jos. H. Cornell, Far Rockaway. Plan No. 375.

STORES AND TENEMENTS.

CORONA.—Railroad av, s s, 200 e Sycamore av, 1-sty brick store, 20x30, gravel roof; cost, $1,200; owner, Saroese Brothers, 74 Railroad av, Corona; architect, S. Magnoin, 112 50th st, Corona. Plan No. 391.

METROPOLITAN.—DeKalb av, s s, 43 w Woodward av, three 2-sty brick tenements, 20x62, tin roof, 3 families; cost, $12,000; owner, John M. Meyer, 6 Sophia st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress ave, Ridgewood. Plan No. 387.

RIDGEWOOD.—Madison st, s w cor Cypress av, 3-sty brick tenement, 25x85, tin roof, 6 families; cost, $10,000, and Madison st, s s, 25 w Cypress av, three 3-sty brick tenements, 27x68, tin roof, 6 families; cost, $24,000, and Madison st, s s, 107 w Cypress av, 3-sty brick tenement, 51x47, tin roof, 6 families; cost $9,000; owner, August Bauer, 355 Highland blvd, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 384-5-6.

L. I. CITY.—Flushing av, n s, 134 e Rapelje av, 1-sty frame store, 25x50, gravel roof; cost, $1,800; owner, Louis Graioras, 815 Crescent st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 400.

EVERGREEN.—Slocum st, w s, 158 n Cooper av, two 3-sty brick tenements, 20x55, tin roof, 3 families; cost $13,000; Cooper av, n s, 25 e Slocum st, two 2-sty brick tenements, 27x69, tin roof, 4 families; cost, $13,000; Cooper av, n e cor Slocum st, three 2-sty brick store and tenements, 25x75, tin roof, 5 families; cost, $22,500; Cooper av, n w cor Lotus st, 3-sty brick store and tenement, 20x56 tin roof, 3 families; cost, $6,500; owners, Frank Snaeth and John Senger, 1153 Myrtle av, Brooklyn; architect, Louis Allmindinger, 926 Broadway, Brooklyn. Plan Nos. 407-8-9-10.

MISCELLANEOUS.

JAMAICA.—New York ave, w s, 522 s Fulton st, 1-sty frame toilet room, 6x20, tin roof; cost, $25; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 378.

SPRINGFIELD.—Dutton la, e s, 1500 n Merrick rd, 1-sty frame market house, 20x20, tin roof; cost, $250; owner and architect, J. J. Dutton, premises. Plan No. 392.

FLUSHING.—Sinclair av, n s, 25 w Smart av, 1-sty frame shop, 22x14, gravel roof; cost $100; owner, Geo. DeMato, Flushing. Plan No. 404.

JAMAICA CREEK NO. 2.—Bayview av, w s, 840 s Cross st, 2-sty frame boat house, 14x32, shingle roof; cost, $600; owner E. G. Barts, 792 Park pl, Brooklyn. Plan No. 401.

Richmond.

DWELLINGS.

RICHMOND TURNPIKE, s s, 80 e Mountainview av, Tompkinsville, two 2-sty brick dwellings, 20x50; total cost, $8,000; owner, B. T. Construction Co., 340 St Marks av, Brooklyn; architects, Laspla & Salvati, 525 Grand st, Brooklyn. Plan No. 76.

MISCELLANEOUS.

RICHMOND TERRACE, s s, 250 e Bard av, New Brighton, steel water tank, 160 ft. high; cost, $6,700; owner, Trustees Sailors' Snug Harbor, New Brighton; architect and builder, Chicago Bridge & Iron Works, 30 Church st. Capacity, 100,000 gals. Plan No. 77.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAXTER ST, 2-2½, remove store partition to 7-sty brick store and tenement; cost, $250; owner, Abraham Finelite, 2 Baxter st; architect, Otto Reissmann, 30 1st st. Plan No. 711.

BEAVER ST, 19, sliding doors to 4-sty brick printing shop and restaurant; cost, $50; owner, Chas. Lange, 2603 Grand av; architect, Alexander Smith, 43 Broad st. Plan No. 686.

BROOME ST, 446, two 7,500-gal. pressure tanks to 12-sty brick store and lofts; cost, $2,500; owner, The Adams Land & Bldg Co., 71 Broadway; architects, The Rusling Co., 39 Cortlandt st. Plan No. 708.

CANAL ST, 533-541, new elevator to 8-sty brick loft; cost, $1,500; owner, Canal Realty Co., Louis Weinstein, Pres., 149 Broadway; architects, Cohen & Felson, 329 4th av. Plan No. 715.

CHAMBERS ST, 144, new store front, partition and flooring to 5-sty brick cafe and lofts; cost, $3,500; owners, Heuer Estate, Henry O. Heuer, executor, 2306 8th av; architect and builder, Frank Odendahl, 250 W 87th st. Plan No. 666.

CHATHAM SQ, 5, new seating, doors and balcony to 1-sty brick moving picture theatre; cost, $8,000; owner, Henry Berg, 507 5th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 683.

CLINTON ST, 79, reconstruct store front to 6-sty stores and tenement; cost, $500; owner, David S. Goldstein, 71 St. Marks pl; architect, Jacob Fisher, 25 Av A. Plan No. 670.

DIVISION ST, 39, remove and erect partition to 3-sty brick lofts, stores and dwelling; cost, $500; owners, Meyer Hertzberg et al, 41 Division st; architect, Jacob Fisher, 25 Av A. Plan No. 669.

DUANE ST, 165-169, 6,000-gal. sprinkler tank to 10-sty brick factory; cost, $350; owner, Leopold Schepp, 165-9 Duane st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 696.

EXCHANGE PL, 40, new windows, partitions and painting to 19-sty brick office; cost, $1,500; owners, Lords Court Bldg., John Beach president, 27 William st; architect, Carleton E. Smith, 103 Park av. Plan No. 663.

FULTON ST, 104, new store front to 7-sty brick stores and offices; cost, $500; owner, John J. Burton, 198 Franklin st; architect, Walter H. Volckening, 186 Remsen st, Brooklyn. Plan No. 658.

GRAND ST, 480, new store fronts to 6-sty brick stores and tenement; cost, $300; owner, Louis Lebowitz, 480 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 719.

GREENWICH ST, 63, new partitions and fireproofing to 4-sty brick hotel; cost, $500; owner, John N. Spaus, 61 Greenwich st; architect, Henry Regelmann, 133 7th st. Plan No. 684.

GREENWICH ST, 130, toilet compartment to 4-sty brick store and dwelling; cost, $200; owner, Wm. Cruikshank, 141 Broadway; architect, Adolph Balschun, 483 Willis av. Plan No. 695.

HESTER ST, 209-211, new door to 6-sty brick stable; cost, $25; owner, Fred Ochse, 209-211 Hester st; architect, Chas. M. Straub, 147 4th av. Plan No. 717.

LUDLOW ST, 123-125, new stairs and store fronts to 6-sty brick stores and tenements; cost, $500; owners, Foulard Realty Co., 385 Ft. Washington av; architect, Max Muller, 115 Nassau st. Plan No. 653.

MOTT ST, 103-105, new stairs and partitions to 7-sty brick loft; cost, $3,000; owner, Paul Beinlich, 103-105 Mott st; architect, Geo. Dress, 1436 Lexington av. Plan No. 681.

PEARL ST, 458, alterations to 3-sty brick store, office and storage; cost, $350; owner, David Freed, 255 Ft. Washington av; architect, Chas. E. Miller, 111 Nassau st. Plan No. 652.

RIVINGTON ST, 155, new front wall to 4-sty brick loft and bank; cost, $5,000; owner, Adolph Mandel, 155 Rivington st; architect, Benj. W. Levitan, 20 W 31st st. Plan No. 678.

STANTON ST, 101-103, reset store front to 6-sty brick store and tenement; cost, $250; owner, Morris Dembowsky, 161 Ludlow st; architect, Otto Reissman, 30 1st st. Plan No. 713.

STANTON ST, 144, reset store front to 4-sty brick store and tenement; cost, $250; owner, Herman Willis, 144 Stanton st; architect, Otto Reissman, 30 1st st. Plan No. 712.

THOMPSON ST, 97, alterations to 3-sty brick tenement; cost, $350; owner, Mary N. Allyne, San Francisco, Cal.; architects, Nast & Springsteen, 21 West 45th st. Plan No. 651.

VARICK ST, 62-66, alterations to 2-sty brick office and store room; cost, $500; owner, The City of New York; lessees and architects, The Degnon Contracting Co., 60 Wall st. Plan No. 691.

WALL ST, 45-47, new elevator enclosure to 9-sty brick bank and offices; cost, $3,000; owner, United States Trust Co., Edward W. Sheldon, Pres., 45 Wall st; architect, Robt. W. Gibson, 185 Madison av. Plan No. 685.

WALL ST, 60, alterations to 26-sty brick offices; cost, $600; owner, George R. Reed, 20 Nassau st; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 672.

WEST HOUSTON ST, 187, alterations to 4-sty brick tenement; cost, $300; owner, Adolf Guttman, 187 West Houston st; architect, Francis A. Gallow, Tuckahoe, N. Y. Plan No. 704.

12TH ST, 135-137 East, new stores and stairs to 3-sty brick stores and dwellings. Cost, $2,000; owner, Rhoda Rieser, care of M. Wertheim, 149 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 649.

13TH ST, 339-349 W, reinforcement to 6-sty brick store and lofts; cost, $200; owner, The Newton Bldg. Co., Thos. J. Kenny president, 87 Milk st, Boston, Mass.; architect, Clinton M. Cruikshank, 939 Madison av. Plan No. 664.

14TH ST, 138 E, new stairs and store front to 5-sty brick store and offices; cost, $500; owner, Solomon Schinasi, 32 W 100th st; architect, Morris Schwartz, 194 Bowery. Plan No. 661.

14TH ST, 430-432 W, new toilet rooms to 5-sty brick stores and lofts; cost, $400; owner, Henry Meinken, 611 W 113th st; architect, Fred Hammond, 391 E 149th st. Plan No. 660.

28TH ST, 114 W, new board partitions to 4-sty brick stores and lofts; cost, $100; owner, Julia and Emma Glover, 162 W 88th st; architect, Jacob Fisher, 25 Av A. Plan No. 671.

36TH ST, 19-21 West, 2,000-gal. house tank to 12-sty brick lofts; cost, $200; owner, Wm. M. Sperry, 19-21 West 36th st; architect, Royal J. Mansfield, 135 William st. Plan No. 690.

37TH ST, 103-105 W, new store fronts to 5-sty brick store and show-room; cost, $400; owners, Mary A. Smith et al, 190 Riverside Drive; architect, Louis A. Sheinart, 194 Bowery. Plan No. 654.

38TH ST, 69 West, new store front to 5-sty brick stores and hotel; cost, $250; owner, Samuel Marks, 158 West 84th st; architect, Fred P. Platt, 1123 Broadway. Plan No. 709.

44TH ST, 11 East, masonry to 4-sty brick store and studios; cost, $75; owner, Wm. S. Beaman, 27 Cedar st; architect, Wm. Johnstone, 991 Lexington av. Plan No. 714.

45TH ST, 25 West, new partitions to 16-sty brick stores and offices; cost, $450; owner, Century Holding Co., 1182 Broadway; architect, A. H. Jacobson, 139 West 24th st. Plan No. 703.

46TH ST, 207-217 East, new fence, railings and storm enclosure to 4-sty brick P. S. 73; cost, $2,700; owner, City of New York, Department of Education, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 700.

46TH ST, 126-132 West, terra cotta block partitions to 12-sty brick store and loft. Cost, $500; owners, Leavitt Realty Co., Abraham L. Lippman, secretary, 126 West 46th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 650.

57TH ST, 205-209 East, moving picture apparatus enclosure to 2-sty brick theatre; cost, $300; owner, 205 East 57th St. Co., Alfred M. Rau, president, 50 Central Park West; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 699.

58TH ST, 501-507 West iron and glass partitions to 5-sty brick high school; cost, $2,300; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 702.

78TH ST, 444 E, install stores to 5-sty brick tenement; cost, $1,000; owner, Elsie Henrich, 132 E 42d st; architect, Alfred L. Kehoe, Beekman st. Plan No. 668.

97TH ST, 178 West, alterations to 5-sty brick tenement; cost, $300; owner, Louise Kissling, 38 North 10th av, Mt. Vernon, N. Y.; architect, John H. Knubel, 305 West 43d st. Plan No. 692.

116TH ST, 302-304 West, new dumbwaiter, partitions and plumbing to two 5-sty brick tenements and store; cost, $5,000; owners, Cohen & Glauber, 35 Nassau st; architect, Max Zipkes, 220 5th av. Plan No. 694.

124TH ST, 223 East, new partition, dumbwaiter and flues to 5-sty brick tenement; cost, $2,000; owner, Robt. H. McMananey, 258 DeKalb av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 687.

125TH ST, 317 West, new store fronts and stairs to 3-sty brick stores and dwelling; cost, $200; owners, Estate of Eliza Mulrein, 317 West 125th st; architect, Frank Hausle, 81 East 125th st. Plan No. 697.

134TH ST, 6-10 East, new elevator shaft to 3-sty brick stable; cost, $500; owner, James Everard Estate, Wm. B. Cardozo, trustee, 22 William st; architects, Temple & Wein, 160 West 99th st. Plan No. 716.

AV A, 28-30, enlarge doors to 5-sty brick dance hall; cost, $100; owners, Max & Morris Schwartz, 257 East Houston st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 688.

AMSTERDAM AV, 1926-1928, new store front to 6-sty brick storage house; cost, $150; owners, Ocemore Bldg. Co., 435 W 147th st; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 674.

AMSTERDAM AV, 1809-1811, new store fronts to 4-sty brick stores and tenement; cost, $600; owner, Henry Wendt, 99 Nassau st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 675.

AUDUBON AV, 60-78, new stair enclosure and fireproof doors to 5-sty brick P. S. 169; cost, $5,800; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 701.

BROADWAY, 265-267, new 2-sty front to 5-sty brick store and offices; cost, $15,000; owner, Orphan Asylum Society, Mrs. Samuel B. Hawley secretary, in care of Farmers' Loan & Trust Co., 22 William st; architect, Chas. F. Winkelman, 103 Park av. Plan No. 673.

BROADWAY, 1173-1175, new show window and radiators to 5-sty brick, store and offices; cost, $700; owners, New York Business Bldg. Corp., Sam F. Carstein vice-president, 347 5th av; architect, Russell T. Walker, 47 W 34th st. Plan No. 662.

BROADWAY, 787-789, elevator enclosure to 4-sty brick lofts; cost, $1,200; owner, Mrs. Edith Coventry, care Douglas Robinson-Chas. S. Brown Co., 14 Wall st; architect, Henry N. Paradies, 231 West 18th st. Plan No. 689.

BROADWAY, 1227, new store front and stairs to 4-sty brick stores and offices; cost, $2,000; owner, 1227 Broadway, 149 Broadway; architect, Rouse & Goldstone, 38 West 32d st. Plan No. 720.

COLUMBUS AV, 490, reset store fronts to 5-sty brick store and tenement; cost, $200; owners, the Siesel Estate, 1559 Southern Blvd; architect, A. B. Greenberg, 214 Haven av. Plan No. 656.

COLUMBUS AV, 492, reset store fronts to 5-sty brick store and tenement; cost, $200; owners, the Siesel Estate, 1559 Southern Blvd; architect, A. B. Greenberg, 214 Haven av. Plan No. 657.

COLUMBUS AV, 494, reset store fronts to 5-sty store and tenement; cost, $200; owners, the Siesel Estate, 1559 Southern Blvd; architect, R. B. Greenberg, 214 Haven av. Plan No. 655.

LEXINGTON AV, 1633, stores to 4-sty brick tenement; cost, $1,800; owner, Erwin A. Miller, 963 Madison av; architect, Geo. Dress, 1436 Lexington av. Plan No. 680.

MADISON AV, 179, new plumbing, partitions and stores to 5-sty brick stores and bachelor apartments; cost, $6,000; owner, Paul M. Herzog, 41 W 68th st; architect, Christian H. Lang, 131 W 58th st. Plan No. 677.

MADISON AV, 2142, alteratiosn to 1-sty brick shop; cost, $500; owner, Julia R. White, 18 Clinton av, Mt. Clair, N. J.; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 705.

MADISON AV, 1567, new store fronts to 5-sty brick store; cost, $150; owner, Jacob Stone, 133 West 113th st; architect, Harold L. Young, 1204 Broadway. Plan No. 718.

PARK ROW, 192, alterations to 4-sty brick store and dwelling; cost, $100; owner, Louis Silverstone, 509 West 110th st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 707.

PARK ROW, 143-5, alterations to 2-sty brick store and lofts; cost, $350; owner, Bernard Teerberger, 295½ Pearl st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 693.

WEST BROADWAY, 496-498, new dumbwaiter shaft to 5-sty brick store, dwellings and offices. Cost, $500; owner, Joseph Personeni, 496-498 West Broadway; architect, Anthony Vendrasco, 496-498 West Broadway. Plan No. 648.

1ST AV, 788-802, bone chute to two 5 and 3-sty brick slaughter house; cost, $775; owners, Swift & Co., 45th st and 1st av; architect, M. H. Treadwell Co., Inc., 140 Cedar st. Plan No. 667.

1ST AV, 1499, remove stage and reset chairs to 1-sty brick moving picture theatre; cost, $500; owner, Alfred Weiss, 1499 3d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 698.

2D AV, 2287-2289, brick extension to 1-sty brick moving picture theatre; cost, $200; owner, Isidore Kapker, 2289 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 682.

3D AV, 2231-2237, new stairs and trap doors to 4-sty brick stores and lodging house; cost, $75; owner, Andrew Davey, 350 Greenwich st; architect, Chas. H. Richter, 68 Broad st. Plan No. 679.

3D AV, 493, new store front to 4-sty brick store and dwelling; cost, $750; owner, Thomas Hackett, 493 3d av; architect, Louis Brooks, 132 Nassau st. Plan No. 665.

4TH AV, 97, new store front to 4-sty brick store and dwelling; cost, $250; owner, Sarah Hoffe, 70 Lenox av; architect, Fred. P. Platt, 1123 Broadway. Plan No. 710.

5TH AV, 881, structural changes and 1-sty addition to 5-sty brick dwelling; cost, $95,000; owner, Adoph Lewisohn, 9 West 57th st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 706.

6TH AV, 80, masonry and iron grating to 3-sty brick store and loft; cost, $50; owner, Leo J. Kreshover, 48 W 29th st; architect, Otto L. Spannhake, 233 E 78th st. Plan No. 659.

7TH AV, 400, extend L. I. Concourse to 4-sty brick passenger station; cost, $25,000; owner, Pennsylvania Tunnel & Terminal R. R. Co., 7th av and 32d st; architects, Gibbs & Hill, 400 7th av. Plan No. 721.

MADISON SQ GARDEN, Madison and 4th avs, 26th and 27th sts, staging and runways to 2-sty brick amphitheatre and roof garden; cost, $3,500; owner, F. & D. Co., Edmund E. Boissevain, president, 51 Madison av; architect, Horace G. Knapp, 111 Bway. Plan No. 676.

Bronx.

149TH ST, s w cor Bergen av, new water closet, new partitions to 2-sty brick store and nicolette; cost, $400; owners, Crossway Realty Co., 26 Exchange Place; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 94.

161ST ST, 782, 1-sty brick extension, 21.2x17.6, to 3-sty frame store and dwelling. Cost, $1,000; owner, G. Haas, 800 Forest av; architect, Carl J. Itzel, 847 Freeman st. Plan, No. 96.

216TH ST, Nos 717 and 719, new stairs, etc., to 2-sty frame lodge room and dance hall; cost, $250; owners, Habron Lodge; Wm. McGill, 3774 Willett av, trustee; architect, Andrew Ehsen, 2684 Briggs av. Plan No. 98.

CASTLE HILL AV, w s, 70 s Watson av, 2-sty and attic frame extension, 35.6x16, and new partitions to 2-sty and attic frame dwelling. Cost, $5,000; owners, Church of the Holy Family, 1071 Castle Hill av; architect, John Schwalbenberg, 2060 Westchester av. Plan No. 97.

PROSPECT AV, w s, 125 n 160th, 1-sty brick extension, 53x27, to 1-sty brick stores; cost, $1,500; owner, Meehan, Simon & Ehrich, 1029 East 163d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 101.

TELLER AV, n e cor 167th st, new partitions to 6-sty brick tenement; cost, $50; owner, Albert J Schwarzler, 1150 Clay av; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 99.

WASHINGTON AV, 1103, new partitions to 6-sty brick tenement; cost, $30; owner, Jonas Weil, 5 Beekman st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 100.

WHITE PAINS ROAD, s e cor 205th st, move 1-sty frame storage. Cost, $200; owner, Jul Schittler, 2958 White Plains av; architect, Anton Pirner, 2069 Westchester av. Plan No. 95.

Brooklyn.

AMITY ST, 139, interior alterations to 3-sty club; cost, $1,000; owner, Syrian American Club of N. Y., on premises; architect, Otto Reissman, 30 1st st, N. Y. Plan No. 1125.

COLUMBUS PL, 16, extension to 1-sty frame dwelling; cost, $275; owner, John Schluff, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1068.

HAVEMEYER ST, 299, interior alterations to 2-sty store; cost, $200; owner, Geo. Laskas, 270 Broadway; architect, L. Allmendinger, 926 Broadway. Plan No. 1145.

HOYT ST, 9, enlarge conservatory in department store; cost, $1,200; owners, A. I. Newman & Son, 452 Fulton st; architect, Albert Ulrich, 371 Fulton st. Plan No. 1136.

HOYT ST, 22, interior alterations to 3-sty florist; cost, $1,200; owner, Abraham Straus, 420 Fulton st; architect, Hans Arnold, 2134 East 17th st. Plan No. 1070.

LIVINGSTON ST, 213, pent house to department store; cost, $1,200; owners, A. I. Newman & Son, 452 Fulton st; architect, Albert Ulrich, 371 Fulton st. Plan No. 1137.

MADISON ST, 1171, exterior and interior alterations to 2-sty fire house; cost, $500; owner, City of New York; architect, Jas. P. Reehill, 157 East 67th st, N. Y. Plan No. 1110.

MALTA ST, 43, extension to 1-sty dwelling; cost, $700; owner, Morris Kishner, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 1087.

McDOUGAL ST, 13, interior alterations to 3-sty tenement; cost, $300; owner, Herman Knoop, on premises; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 1084.

SACKMAN ST, 627, extension to 4-sty store and tenement; cost, $500; owner, Wm. Rapel, 480 Rockaway av; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 1052.

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Plans Filed—Alterations—Bklyn. (Cont.).

WASHINGTON ST, 40, 3 elevators to 9-sty warehouse; cost, $10,000; owner, Robt. Gair, on premises; architect, Jas. G. Beattie, 581 E 26th st. Plan No. 1030.

WEST 4TH ST, 201, exterior alterations to 3-sty frame tenement; cost, $250; owner, Dionaiso Carroll, on premises; architect, John Carfagna, 215 West 4th st. Plan No. 1062.

19TH ST, 760, extension to 2-sty dwelling; cost, $300; owner, Nellie M. Herman, on premises; architect, Alfred L. Perpignan, 610 Sterling pl. Plan No. 1050.

58TH ST, 1265, move 2-sty frame parish house; cost, $1,000; owner, Novitiates nf the Fathers of Mercy, on premises; architect, Eisenla & Carlson, 16 Court st. Plan No. 1100.

AV I, 3317, interior alterations to 3-sty store and dwelling; cost, $200; owner Fannie Lirskin, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1069.

AV W, 751S, interior alterations to cafe; cost, $150; owner, Rosa Steiner, 391 Fulton st; architect, A. White Pierce, 59 Court st. Plan No. 1108.

ATLANTIC AV, 620, interior alterations to 4-sty hotel; cost, $1,000; owner, Louisa Jacobs, 2415 22d av; architect, Harry Rocker, 371 Fulton st. Plan No. 1109.

BEDFORD AV, 103S, exterior and interior alterations to 4-sty dwelling; cost, $5,000; owner, Spar Realty Co., 391 Fulton st; architect, H. E. Esterbrook, 1463 Fulton st. Plan No. 1107.

BELMONT AV, 67, interior alterations to 3-sty frame tenement; cost, $1,000; owner, Max Shapiro, 446 Sackman st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1086.

BROADWAY, 647, interior alterations to 4-sty store and loft; cost, $150; owner, Harry Davis, 33 East 8th st, N. Y.; architect, Lew Keon, 9 Debevoise st. Plan No. 1115.

BUSHWICK AV, 479, exterior and interior alterations to 2-sty store and dwelling; cost, $200; owners, Fred H. Blank, on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 1048.

CROPSEY AV, 2012, extension to 3-sty club; cost, $10,000; owner, Geo. E. Nustrand, 7402 New Utrecht av; architects, Bolton & Bruno, 235 5th av, New York. Plan No. 1038.

DRIGGS AV, 61, interior alterations to 3-sty store and dwelling; cost, $350; owner, Herman Weingarten, 676 Humboldt st; architect, Albert C Kunzi, 14 Charlotte st. Plan No. 1106.

EVERGREEN AV, 363, plumbing to 3-sty tenement; cost, $200; owner, Gus Lorner, on premises; architect, Phil Grossman, 96 Walton st. Plan No. 1071.

FLATBUSH AI, 824, plumbing to 3-sty store; cost, $150; owner, E. E. Perry, 236 Lenox rd; architect, Wm. A. Garman, 108 Alburtis av, Corona. Plan No. 1143.

GRAVESEND AV, e s, 684 s Av U, exterior alterations to two 3-sty dwellings; cost, $3,500; owner, Pasquale Pelletieri, on premises; architects Laspia & Salvati, 525 Grand st. Plan No. 1094.

HAMILTON AV, 186, plumbing to 3-sty tenement; cost, $250; owner, Eugenio Gentile, 23 Carroll st; architect, David A. Lucas, 98 3d st. Plan No. 1034.

KINGSLAND AV, 339, interior alterations to 3-sty tenement; cost, $300; owner, S. Liebmann's Sons Bwg. Co., 36 Forrest st; architect, Benj. Driesler, 153 Remsen st. Plan No. 1114.

MANHATTAN AV, 765, repair fire damage to 4-sty lodge rooms; cost, $6,000; owner, Lewis Stern, on premises; architect, P. Tillion & Son, 381 Fulton st. Plan No. 1101.

MANHATTAN AV, 155, interior alterations to 3-sty tenement; cost, $200; owner, Rubin Greenspan, 159 Meserole st; architect, H. Entlich, 29 Montrose av. Plan No. 1133.

MEEKER AV, 186, extension to theatre; cost, $4,000; owners, Schwartz & Co., 87 Richardson st; architect, Edgar T. Hovell, 31 Kane pl. Plan No. 1144.

PROSPECT AV, 550, exterior and interior alterations to 3-sty tenement; cost, $500; owner, S. Liebmann's Sons Bwg. Co., 36 Forrest st; architect, Benj. Driesler, 153 Remsen st. Plan No. 1037.

ROCKAWAY AV, 534, interior alterations to 2-sty dwelling; cost, $200; owner, Sam'l Meyer, 460 Rockaway av; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 1118.

UTICA AV, 185, extension to 3-sty store and dwelling; cost, $2,000; owner, Luigi Lipari, 438 Hamburg av; architects, Cannelle & Gallo, 60 Graham av. Plan No. 1141.

4TH AV, 9013, extension and plumbing to 1½-sty frame store; cost, $400; owner, Alfonso Ferrentina, on premises; architect, Harry Rocker, 371 Fulton st. Plan No. 1067.

Queens.

ARVERNE.—Remington av, s e cor Swan pl, 3-sty frame extension, 11x25, rear 3-sty dwelling, slag roof, interinr alterations; cost, $2,500; owner, P. Tessler, Arverne; architect, S. S. Pollack, Clarence av, Arverne. Plan No. 286.

COLLEGE POINT.—13th st, e s, 100 n 4th av, 2-sty frame extension, 25x48, rear 2-sty frame dwelling, tin roof, interior alterations; cost, $4,000; owner, Samuel Greenberger, 308 13th st, College Point; architect, H. T. Morris, jr., 321 13th st, College Point. Plan No. 289.

COLLEGE POINT.—12th st, w s, 100 n 2d av, 2-sty frame extension, 18x17, rear 2-sty frame dwelling, tin roof, interior alterations; cost, $1,200; owner, John Noll, 13th st and 2d av, College Point; architect, E. Len McCracken, College Point. Plan No. 296.

EAST ELMHURST.—48th st, w s, 149 s Astoria rd, 1-sty frame extension, 16x28, side 2-sty frame dwelling, interior alterations; cost, $1,800; owner, F. A. Gustsfram, 207 52d st, N. Y. C. Plan No. 293.

FAR ROCKAWAY.—Jarvis lane, w s, 300 s Grandview av, new water closet compartment to dwelling, new plumbing; cost, $800; owner, S. V. Donovan, premises; architect, I. P. Card, Corona. Plan No. 287.

FAR ROCKAWAY.—Central av, w s, 400 s Clark av, interior alterations to studio; cost, $65; owner, P. H. McCaffrey, 12 Henderson pl, N. Y. C. Plan No. 297.

ROCKAWAY BEACH.—Brandreth av, 20, interior alterations to dwelling; cost, $250; owner, Phillip Barnzweiz, 21 Av C, N. Y. C. Plan No. 292.

FLUSHING.—Broadway, 66-68, install new elevator in office building; cost, $500; owners, Jackson & Stock, premises. Plan No. 283.

FLUSHING.—22d st, s w cor Crocheron av, interior alterations to office and store; cost, $2,000; owner, Realty Co. of Broadway Station, Times Building, N. Y. C. Plan No. 284.

FLUSHING.—North Prince st, 9, alter roof of shop; cost, $175; owner, J. P. Norris, premises. Plan No. 294.

L. I. CITY.—Steinway av, w s, 436 n Jamaica av, new store froot to tenement; cost, $800; owner, Geo. Goepfert, 174 13th av, L. I. City. Plan No. 285.

L. I. CITY.—3d av, 456, erect cellarway to store; cost, $50; owner, Dora Schroeder, premises. Plan No. 302.

L. I. CITY.—Steinway av, 653, erect electric sign on store; cost, $50; owner, B. Lewondo, premises. Plan No. 304.

L. I. CITY.—Jackson av, u w cor Payntar av, erect marquise on store; cnst, $100; owner, Wm. Ulmer Brewing Co., premises. Plan No. 298.

RIDGEWOOD.—Norman st, 2326, interior alterations to dwelling; cost, $250; owner, Geo. Guerz, premises; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 288.

RIDGEWOOD.—Fresh Pond rd, 846, electric sign on store; cost, $50; owners, Guerlands & Grusmand, premises. Plan No. 290.

FOREST HILLS.—Metropolitan av, n s, 81 s Stratford av, 1-sty frame extension, 18x15, on side 2½-sty clnb house, new porch, interior alterations; cost, $5,000; owner and architect, Sage Foundatinn Homes Co., 47 West 34th st, N. Y. C. Plan No. 303.

GLENDALE.—Cooper av, s w cor Van Dine av, 1-sty frame extension, 9x9, rear cooling ronm; cost, $300; owner, Morris Cohen, premises. Plan No. 299.

JAMAICA.—Rosevill av, 113, interior alterations to store; cost, $150; owner, E. Stenenson, premises. Plan No. 300.

JAMAICA.—Rockaway rd, 123-125, interior alterations to store; cost, $300; owner, S. Greenbaum, premises. Plan No. 301.

JAMAICA.—Remsen st, n s, 75 w Norris av, 2½-sty frame extension, 14x12, rear 2½-sty frame dwelling, tin roof; cost, $500; owner, Tony DePanla, on premises; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan No. 291.

UNION COURSE.—Graves pl, n s, 165 e Enfield st, new plumbing in dwelling; cost, $50; owner, Thos. Rubsamen, premises. Plan No. 295.

Richmond.

PROSPECT AV, w s, 510 s Four Corner rd, Dongan Hills, masonry, new plumbing, new partitions, 1-sty addition, roofing, etc., to frame country club; cost, $20,000; owner, Richmond County Country Club, Dongan Hills; architect and builders, Westinghouse, Church, Kerr & Co., 37 Wall st, N. Y. C. Plan No. 33.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 21. The location is given, but not the owner's address:

HOBOKEN.—Estate of Alesia Gaul, 602 Park av, a 5-sty brick, $15,000.

NEWARK.—Braun & Oat, 585 Springfield av, 3-sty frame alteration, $3,000; Hyman Rubin, 74, 76 and 78 Waverly av, three 3-sty frame alteration, $1,000; Becker Constn. Co., 365 Grove st, 3-sty frame, $5,000; Eazyl Fedczyszyn, 7-9 Ferdinand st, 3-sty frame, $6,000; Edward A. Wurth, 432 18th av, 3-sty frame alteration, $1,000; Joseph Denburg, n w cor Baldwin and Howard sts, 4-sty brick, $20,000.

EDGEWATER.—Calvin R. Annett, 377 Undercliff av, 3-sty frame alteration, $500.

BAYONNE.—Morris Penchensky, 12 and 14 East 29th st, 3-sty frame, $10,000.

HARRISON.—Francis Kain, s e cor North 5th st and Central av, 3-sty frame, $6,000.

IRVINGTON.—Mathias Kavecsanky, 10 Montrose terrace, 3-sty frame, $5,000.

JERSEY CITY.—Clottilde E. Cuneo, s e cor Palisade av and Ravine rd, 4-sty brick, $120,000.

PATERSON.—Raffaele DiAmore, 100-102 Nagel st, 3-sty frame alteration, $3,500.

TOWN OF UNION.——Fred Zimmerman, 539 Humboldt st, 3-sty frame, $4,000.

ORANGE.—Giacomo Castere, 109 Mechanic st, 3-sty brick, $6,000.

CLIFTON.—Mary Demko, n w cor Center & Holden sts, 2-sty brick, $5,000.

WEST HOBOKEN.—Paul Servo, 178 Summit av, 3-sty brick alteration, $1,200.

APARTMENTS, FLATS AND TENEMENTS.

TOWN OF UNION, N. J.—Joseph Lugnsch, 408 Kossuth st, Union, is completing plans for a 4-sty flat house, 72x87 ft, to be erected on Bergenline, near Golden av, for Thos. McClelland, on premises, owner and lessee of corner store. Cost, about $40,000. Architect will call for bids on general contract about March 15.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 4-sty flat to be erected at 17-19 Lillie st, for Paul Wolf, 448 15th av, owner and builder. Cost, about $18,000.

NEWARK, N. J.—C. F. Zachau, 45 Clinton st, Newark, has completed plans for a 3-sty frame flat, 22x52 ft, to be erected at 365 Grove st, for the Becker Construction Co., 361 Grove st, Newark, owner and builder. Cost, about $5,500.

EAST ORANGE, N. J.—William E. Lehman, 739 Brnad st, Newark, N. J., is about ready to receive bids for the 4-sty apartment house to be erected at the corner of Main st and Hedden rd for the Arcand Realty Co., 738 Broad st, Newark, owner. Cost about $35,000.

DWELLINGS.

PATERSON, N. J.—W. T. Fanoing, Colt Building, Paterson, is preparing sketches for a 2-sty tile block and stucco residence, 30x40 ft., to be erected on the east side terrace, 17th av and 35th st, for James H. Roscow, 317 15th av, Paterson, owner. Cost about $6,500.

PATERSON, N. J.—William Hart Boughton, 796 Ashland av, Buffalo, N. Y., architect, is taking bids for a residence to be erected on Derron av for Jane H. Carrol, 780 Market st. owner. Cost about $30,000.

NORTH BERGEN, N. J.—N. Soldwedel, 421 Bergenline av, Town of Uninn, has completed plans for two 2-sty frame residences, 26x50 ft, to be erected on the Boulevard for Mrs. Annie Thoms, 712 35th st, North Bergen, owner. Cost, about $5,000.

DUNELLEN, N. J.—W. H. Clum, 152 Park av, Plainfield, N. J., has completed plans for a 1½-sty hollow tile and stucco bungalow, 66x18 ft., to be erected in Front st for William Castuer, Jackson av. Cost, about $5,000.

DUNELLEN, N. J.—W. H. Clum, 152 Park av, Plainfield, N. J., has completed plans fnr ten 2-sty frame residences, 18x20 ft., for the Equator Land & Improvement Co., care of C. W. Schwartz, owner and builder. Total cost about $20,000.

RED BANK, N. J.—J. Swannell, Broad st, is preparing plans for a frame residence, 32x32 ft., to be erected in South st for Howard Frey, 74 Monmouth st, owner, who is about ready for bids. Cost about $6,000.

RED BANK, N. J.—John H. Duncan, 208 5th av, N. Y. C., is preparing plans for a 2½-sty brick and stucco residence, 100x148 ft., for Andrew Freedman, 52 William st, N. Y. C., owner.

FACTORIES AND WAREHOUSES.

GARFIELD, N. J.—John W. Ferguson Co., United Bank Building, Paterson, N. J., general contractor, has completed plans for a 4-sty brick and steel worsted mill for the Garfield Worsted Mills, this place, owner. Cost about $50,000. Work will be started about March 1.

GARFIELD, N. J.—The Hammerschlag Manufacturing Co. has had plans prepared privately for a 3-sty storehouse, 101x115 ft., to cost about $30,000. The John W. Ferguson Co., United Bank Building, Paterson, is general contractor. Cost about $30,000.

METUCHEN, N. J.—Joseph Broome, 123 Liberty st, N. Y. C., is preparing plans for a 2-sty reinforced concrete manufacturing plant, 92x190 ft., for the American Tile Co., T. B. Owens, president, 137 West 25th st, N. Y. C. Cost about $50,000. The architect will call for bids on general contract some time in April.

METUCHEN, N. J.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for a 1-sty brick and frame factory, 500x25 ft., and an addition to the factory, of the Phoenix Ceramic Works, 50 Church st, N. Y. C., owner. Cost about $50,000.

PASSAIC, N. J.—Lockwood, Green & Co., 60 Federal st, Boston, Mass., and 101 Park av, N. Y. C., architects and engineers, are preparing plans and will call for bids about March 12 for the 1 and 3-sty brick and steel weave shed and warehouse, 30x112 ft, for Samuel Hird & Sons, Inc., Garfield, N. J. Cost about $40,000.

STORES, OFFICES AND LOFTS.

UPPER MONTCLAIR, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, N. Y. C., have been commissioned to prepare plans for a 1-sty fireproof bank building, 46x80 ft., to be erected near the railrnad station for the First National Bank of Montclair, 596 Valley rd, Montclair, T. W. Stephens, president.

NEWARK, N. J.—David M. Ach, 1 Madison av, N. Y. C., is preparing plans for a 2 or 3-sty brick and terra cotta taxpayer, 64x150 ft., to be erected at the northeast corner of Park pl and East Park st, for J. P. Meyer, 224 Washington st, Hoboken, N. J., owner. Cost about $25,000.

MONTCLAIR, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, have been commissioned to prepare plans for 3-sty store buildings to be erected opposite the Montclair station for the Realty Associates of Montclair, Lewis B. Hubbard, manager.

Other Cities.

DWELLINGS.

STAMFORD, CONN.—W. S. Moore, 30 East 42d st, N. Y. C., is preparing plans for a 2½-sty frame residence, 27x31 ft., for Miss E. W. Gould, Springdale st, owner. Cost about $5,000.

FACTORIES AND WAREHOUSES.

ELMIRA, N. Y.—Mills, Rhines, Billman & Wordhoff, Ohio Building, Toledo, Ohio, are preparing sketches for an additional building, 1-sty brick and steel, to the plant of the Morrow Manufacturing Co., 2 Scott st, Elmira, N. Y. Compton Realty & Construction Co., corner Lake and Market sts, Elmira, is general contratcor. Cost about $350,000.

HALLS AND CLUBS.

GREENWICH, CONN.—M. L. & H. G. Emery, Bible House, N. Y. C., are ready for bids for the 3½-sty brick and stone Y. M. C. A. buildiug, 180x126 ft., for the Y. M. C. A. of Greenwich, E. T. Bates. Nathaniel Witherell Estate, 5 East 42d st, N. Y. C., is donor. J. R. Moore, 156 5th av, is electrical engineer. Cost about $200,000.

HOSPITALS AND ASYLUMS.

SONYEA, N. Y.—Bids will soon be called for the 1-sty brick, steel and stone boiler house, 90x40 ft., for the Board of Managers of Craig Col-

ony for Epileptics, Hon. Percy L. Lany, president, Sonyea, Dr. Shannahan, in charge, will build. Cost about $50,000.

SCHOOLS AND COLLEGES.

MECHANICSVILLE, N. Y.—Nial Bros. Construction Co., Troy, N. Y., were low bidders at $89,955 for the high school to be erected in Main st, near Episcopal Church, for the Board of Educatioo, Dr. E. C. Nickern, president. John T. Simpson, 1224 Essex Building, Newark, N. J, is architect and engineer. Cost about $80,000.

HAMILTON, N. Y.—F. B. & A. Ware, 1170 Broadway, N. Y. C., have been commissioned to prepare plans for a gymnasium to be erected on the Colgate University Grounds for the Colgate University, Sidney Colgate, chairman of building committee.

PERSONAL AND TRADE NOTES.

FRANCIS H. SHERRERD has been appointed Engineer of Street Repairs of Newark, N. J.

EDWARD LEE YOUNG, architect, has moved his offices from 12 East 30th st to 118 East 28th st.

BROWN BROS. (INC.), general contractors, have moved their offices from 33 East 20th street to 11 East 30th street.

C. W. COPP, retailer of Flushing, with branch yards in that vicinity, is adding a new lumber shed to his Flushing yard.

W. V. KARR, architect, has opened offices for the practice of his profession in the Lakin-Hall Building, Westfield, Mass.

ROBERT W. HIGBIE, hardwood manufacturer and wholesaler, 45 Broadway, Manhattan, is spending a season in California.

SHIPLEY CONSTRUCTION & SUPPLY CO. has moved the New York office formerly at 72 Trinity pl, Manhattan, to 66 Warren st, Brooklyn.

BATZ BUILDING & CONSTRUCTION CO., formerly at Elizabeth, N. J., has moved its offices to the new post office building at Rahway, N. J.

J. B. CONNELLAN, architect, has moved his offices from the Cutler Building to the Triangle Building, corner East Main street and East avenue, Rochester, N. Y.

E. W. TRUESDELL, formerly consulting engineer at 7 West 38th st, has become a member of the firm of Joseph H. Wallace & Co., industrial engineers, 5 Beekman st.

OLMSTEAD-FLINT CO., leather belting, has moved its factory and general office from New York to Lawrence, Mass. A branch office will be maintained in New York City at 33 Sullivan street.

NEEDHAM & CLINE, architects, Los Angeles, Cal., have recently moved to new offices in the John Brockman Building, corner of Seventh street and Grand avenue, Los Angeles.

AMOS SCHAEFFER, consulting engineer for the Borough of Bronx, has resigned to become consulting engineer of the Bureau of Sewers, Borough of Manhattan, succeeding Horace Loomis.

J. W. BENNETT, Deputy Commissioner of the Department of Water Supply, Gas and Electricity, New York City, has resigned to become consulting engineer for the Borough of the Bronx.

WILLIAM ALLEN BALCH, architect, late of the firm of Balch & Beardsley, dissolved, has opened offices for the practice of his profession in the World's Tower Building, 110 West 40th street, Room 1602.

PEERLESS SELLING CO., of Evansville, Ill., dealing in plumbing fixtures, has opened a branch office at the Bush Terminal, Brooklyn, to take care of their New England and Atlantic coast trade.

CENTRAL FOUNDRY CO., 90 West st, has taken over the patents held by Elmer P. Morris on ornamental lighting standards, formerly made by the Elmer P. Morris Iron Works. Mr. Morris will be sales manager of the lighting standard department of the Central Foundry Co.

E. C. CHURCH, who has been chief of the Bureau of Supplies, of the Department of Water Supply, Gas and Electricity of New York City, resigned March 1 to accept the position of assistant general manager of the Marconi Wireless Company of America.

W. R. GRACE & CO. have received at this port a cargo of 800,000 feet of fir and hemlock, on their steamer, Santa Clara. The Santa Cecelie is now loading on Puget Sound with 1,250,000 feet of fir and other lumber for New York, all on order.

E. L. KIRKIN and G. M. Estabrook have formed a partnership for the conduct of a general contracting business. The new firm, under the name of "Kirwin-Estabrook Construction Co.," have opened offices at Hempstead, L. I., and are ready to give estimates and take contracts for work in their line.

PERRY & PRATT CO., Westbury, L. I., has recently been organized to do a coal, mason, and general building material business. President, John R. Hill; vice-president, Arnold Kohler; treasurer, F. A. Perry; secretary, John Pratt.

THE WESTERN ELECTRIC COMPANY announces that the sales during 1913 totaled $78,000,000, an increase of some $6,000,000, or 8 per cent, over the 1912 sales of $71,727,329. In 1911 sales amounted to $66,211,975. The company added more than 4,000 customers last year, bringing the total up to 36,000.

SENATOR JOHN B. ROSE of the Greater New York Brick Company was the guest of honor at a dinner given by fifty friends at the Palatine, in Newburgh, on Tuesday evening. Ex-Governor Odell, Justice Tompkins of Nyack, County Judge Seeger, Lucien Washburn, Denton Fowler and Everett Fowler of Haverstraw, Senator Stivers of Middletown, John E. Sparrow of Brooklyn, William H. Hilton, Captain Dickey, Samuel E. Shipp and E. A. Jova were in the party. Senator Rose and Mr. Washburn have just returned from abroad.

EMILE BAUMGARTEN, senior member of the firm of William Baumgarten & Co., interior decorators, 715 Fifth avenue, returned this week from a trip to the Pacific coast where he was called in connection with the work of the firm in the decoration and furnishing of the Flood residence in San Francisco, Cal.

H. W. JOHNS-MANVILLE CO., Madison av and 41st st, announce the new addresses of the Indianapolis, Ind., office as 408-410 North Capitol av, and the Louisville branch as 659-661 South 4th av. In both these new buildings additional room has been acquired to facilitate the growing business in these cities.

PUTNAM A. BATES, consulting engineer, 2 Rector street, has been appointed chief of the Bureau of Fire Alarm Telegraph of New York City, by Fire Commissioner Adamson. Mr. Bates has been a consulting engineer in New York City for a number of years. Chief among the large operations he has been interested in were the mechanical and electrical equipment in the Engineers' Building, 29 West 39th street, the Morgan Museum at Hartford, Conn., and the John F. Galvin factory at Long Island City. Mr. Bates was at one time the sales manager for the Crocker Wheeler Co., and is well known in both the engineering and manufacturing branches of the electrical industry.

The Public Service Commission has authorized the B. R. T. to let the contract for the steel for the third tracks and the reconstruction of the Fulton Street Elevated Railroad to Milliken Brothers, Incorporated. The contract covers the railroad from Nostrand av to Sackman st, a distance of 12,368 feet, and calls for about 12,000 tons of steel. The price bid for it was $38.90 a ton, or a total of $466,800. The Commission has awarded the contract for the supply of ties and timber needed for the Fourth Avenue Subway to J. H. Burton & Co., Incorporated. The price is $96,540, and delivery must be made in from 100 to 240 days. The Public Service Commission has approved the assignment of the contract for the construction of Section 5 of the Seventh Avenue Interborough Subway by Canavan Brothers to the United States Realty and Improvement Co.

THE UNITED STATES REALTY & IMPROVEMENT CO. of 111 Broadway, which has specialized in a real estate and building business, is entering into railway construction work also. This week the company captured two big contracts. Its bid of $1,837,000 was the lowest submitted among eighteen firms for the construction of the section of the Seventh Avenue Interborough Subway from Commerce st to West 16th st, which includes a local station at Christopher st and an express station at 14th st. The company also secured the contract for the erection of an elevated section of the Dual System in Brooklyn for the Brooklyn Rapid Transit Company.

THE NATOINAL KELLASTONE COMPANY, with offices 507-8 at 19 South LaSalle street, Chicago, purchased all of the manufacturing plants, assets and physical properties at Argo and Alton, Ill., and Muskogee, Okla., formerly owned by the U. S. Kellastone Company, recently declared bankrupt. The new company has been organized to resume the manufacture of kellastone. Its selling and distribnting policies, however, will differ radically from those of the former company. Kellastone is now made up of only the very purest of raw materials carefully tested and great care is exercised in every detail of its manufacture, thus insuring continuous uniformity in both strength and color. Kellastone dealers can now rest assured of receiving prompt and careful attention to all orders and prompt deliveries.

THE BUILDING IMPROVEMENT CO., of 17 Battery place, a corporation already organized with $500,000 capital, has contracted with Gaetan Ajello for his patents on reinforced concrete floor construction. The main feature of the invention is an inexpensive device that forms an integral part of the construction and guarantees (no matter how careless the workers may be) the necessary protection of the tension bars against fire by keeping them at the desired height above the bottom of the construction. At the same time the device serves as a gnide for the correct thickness of slab in compression, also regardless of any care in the process of construction. Illustrating pamphlets will soon be issued by the company of which R. McWilliams is the general manager and treasurer. It is stated that the above improvement will be at once adopted in the constrnction of a nnmber of government buildings and schools throughout the country. Mr. Ajello is well known as an architect, having designed during the past few years various buildings, among which are a great many of the largest and successful apartment houses along Riverside drive, Broadway and other sections of the city.

OBITUARY

ENOS T. TAPPEN, retired general contractor, died at his home, 81 West Milton avenue, Rahway, N. J., Thursday, February 26, aged eighty-one years.

ALEXANDER BROWN, retired general contractor, and veteran of the Civil War, died at his home, 271 Vanderbilt avenue, Brooklyn, Sunday, March 1. He was born in Belfast, Ireland, sixty-five years ago.

JAMES H. HARNDEN, president of the J. H. Harnden Company, cut stone manufacturers of Brooklyn, died on Monday from pneumonia at Petersburg, Fla., where he had gone last January to recover his health. Mr. Harnden was born in Alligerville, Ulster County, N. Y., fifty-two years ago and lived in Brooklyn for thirty years. He established the firm of Hommel & Harnden, which was incorporated in 1905, and was an incorporator of the People's National Bank and a director of the Manufacturers' and Business Men's Association of Brooklyn and the Cornwall Estates at Lynbrook, L. I. He is survived by his widow and a son, Wilbur.

RICHARD DESPARD DODGE, a retired civil engineer, who was formerly an instructor in the U. S. Naval Academy at Annapolis, Md., died Thursday, March 5, at the home of his son, 291 Henry st, Brooklyn. Mr. Dodge was seventy-five years of age. He was a graduate of the Rensselaer Polytechnic Institute, Troy, N. Y., and served during the Civil War on the Engineering Corps of the navy. Mr. Dodge retired from the active practice of his profession about twenty years ago. He was secretary of the New York Port Society and a manager of the Brooklyn Sunday School Union.

CHAS. H. TREAT, plumbing contractor, and cousin of Chas. H. Treat, former Treasurer of the United States, died Thursday, March 5, at his home, 456 Broadway, Flushing, L. I. Mr. Treat was seventy-one years of age and was the senior member of the firm of Charles H. Treat & Son, plumbing contractors, at 314 West 47th st, N. Y. C.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July and Augnst.

THE NINTH EXHIBITION of the Brooklyn Chapter of the American Institute of Architects will be held at 131 Remsen st, Brooklyn, from Sunday, March 15th, to Saturday, March 28th, inclusive, without charge to the public. The public exhibition will be preceded by the private view, reception and annual dinner of the society, Saturday, March 14th. The exhibition committee, John B. Slee, chairman, H. Lincoln Rogers, Carroll H. Pratt, William P. Bannister and John Ph. Voelker, have spared no effort to make this year's exhibition the best in the history of the society.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

THE EFFICIENCY SOCIETY (Inc.) will hold the first national efficiency exhibition and conference at the Grand Central Palace, N. Y. C., April 4 to April 11, inclusive. Interesting programs are being prepared for each session of the conference.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—A tentative program has been arranged for the coming spring meeting to be held in St. Paul and Minneapolis, June 16-19. Three groups of professional sessions will be held. It is expected that one session will be upon the subject of grain handling and ore handling, which is an important topic locally and an interesting one generally. Another session will be devoted to the use of powdered fuel and its efficiency and utility compared with oil and gas, for different purposes in industrial work (e. g., in openhearth furnaces, in cement kilns, in boiler furnaces, and for industrial furnaces). Reports will be presented by the Committee for Standard Specifications for Boilers and Other Pressure Vessels, and for Their Care in Service, and by the Committee on Flanges. The latter report was presented for preliminary consideration at the recent annual meeting in New York and provoked a spirited discussion.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore. Preliminary notices will soon be sent out.

MEMBERS OF THE BROOKLYN ENGINEERS' CLUB and a delegation from the Society of Municipal Engineers of New York City will make a trip of inspection this afternoon (Saturday) to the new Municipal Street Repair Plant, 90th to 91st streets and East River, N. Y. C.

RECENT INCORPORATIONS.

ALEXANDER R. BOYCE is a $10,000 corporation, chartered with a $10,000 capitalization to manufacture and deal in engines, pumps, boilers, hardware, electric engineering and general contracting. The directors are Alexander R. Boyce, foot of Front st, L. I. City, John M. Boteler, 217 East 31st st, and John F. Moore, 68 William st. Kierman & Moore are the attorneys.

BEAR REALTY CO. has been incorporated to do a realty and construction business with offices in The Bronx. Samnel Lieberman, 17 Willonghby av, Brooklyn, Jacob Satatia, 43 West 27th st, N. Y. C., and Theo. P. Strauch, 1316 Clay av, are the directors. Samuel Goldberg, 99 Nassau st, is the attorney for the company.

RAINS-ROEDER CORP. has been chartered to do a realty and construction business with offices in The Bronx. The directors are Leon A. Rains, 1118 Forest av, William G. I. Roeder, 411 East 159th st, Samnel Solinsky, 948 Leggett av, and one other. Kantrowitz & Esberg, 320 Broadway, are the attorneys.

LUCIA AVENUE CO. is a $30,000 corporation chartered with offices in Queens to do a realty, constrnction, contracting, engineering and architectural business. Jacob Rosenthal and Sarah Rosenthal, both of 16 South Remington av, Arverne, L. I., and Sylvan Metzger, 234 West 21st st are the directors. Ling & Pfeiffer, 46 Cedar st, are the company's attorneys.

BUILDING MATERIALS AND SUPPLIES

QUICK RECOVERY FROM TIE-UP FOLLOWING SLUSH-STORM RAILROADS CROWDING LUMBER DEPARTMENT FOR POLES.

Coal Should Be Carefully Used—
Record Wire Orders Expected.

THE slush-storm of Sunday and Monday occasioned an enforced expenditure of a great deal of money for wire, poles and crossarms at a time when railway interests were holding back on supply orders. The lumber market began to feel high pressure inquiry from railroad supply houses for quick deliveries as the week closed. Big wire and cable companies were taxed to supply wire to take the place of that torn and tangled along the railroads between this city and points as far as 100 miles west and north. One railroad, the Central of New Jersey, will require about 2,800 poles with 8,000 crossarms. The Pennsylvania will need about 1,000 more poles; the Erie will take approximately 4,000, and the Lackawanna approximately 2,000. No estimate was obtainable regarding the volume of copper wire and steel cable that the telephone, telegraph and railroad companies will require; but it was estimated at not less than 5,000 miles of telegraph wire and 500 tons of steel cabling.

At the offices of the big steel companies no information could be obtained as to the probable effect of this heavy buying movement upon mill capacity; but, owing to the fact that capacity has been gauged close to current requirements, it is possible that it will result in opening other furnaces.

New York came nearer having a fuel famine this week than in generations. The coal distributing companies were just getting down to a working schedule again, following the heavy snowfall of last week, when the storm of Sunday threatened to tie up carting worse than ever. Even now, according to one company, the chaos prevailing on the coal-carrying railroads may cause a scarcity of coal at the Port Reading, Amboy and Elizabethport trestles, and managers of buildings are urged to conserve their present coal supplies as much as possible until something like normal telegraphic communication can be restored so that freight trains can be moved regularly, or about the middle of next week.

With reference to the present state of the basic building market, it is neither worse nor better than it was a week ago. There is little construction work going ahead, because materials could not be moved during the week. Prices have not changed, but the inquiry continued fairly steady.

Title companies say that the enforced retarding of building construction in the metropolitan district during the last two months will have a beneficial effect upon construction when the weather is more settled. Applications for accommodation are more numerous, but, in accordance with the general policy of financiers, there is a tendency to postpone operations of a speculative nature until later in the season. Specialty building projects are having no difficulty in getting accommodation, although interest rates are still stiff. In the meantime, inquiry for building materials, while fair, has not developed as distributors here had anticipated. Few look for active contracting until the latter end of the month.

The 1914 building season opens with bright prospects as far as the volume for new building construction is concerned, although it is problematical whether the actual cash outlay will compare with that for a corresponding period last year. Supplies, such as naval stores, lubricants, linseed oil, pairts, glass and hardware are easy to firm on prices and demand is improving. No great price-list changes are expected for a fortnight.

MORE BRICK RIDDEN.

Supply Adequate to Meet Any Demand District May Develop.

BRICK riding showed to better advantage this week, although trucking companies were not disposed to risk over-working their horses in the still heavy conditions of the streets. The result was that builders could not get as much brick as they wanted, which leads to expectations of a continued sharp riding movement early next week if weather conditions prove favorable to construction work.

In fact, a sharp demand for brick is expected next week, which is the official opening of the 1914 building season, but the supply is so great that there is not the least prospect of anybody experiencing any difficulty in getting all the brick they require at prices now prevailing. A few days of continued warm weather will reopen the river and a fleet of brick barges that have been lying in Newburgh bay all winter will move on toward this market, despite the fact that there were at the wholesale docks Friday morning 79 barge loads, or approximately 27,650,000 common brick, all of which is protected from the weather and can be ridden at once.

Official transactions for Hudson common brick covering the week ending Thursday, March 5, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudsou brick unloaded from barges for consumption here, follow:

1914.

Left over, Feb. 27—64.

	Arrived.	Sold.
Friday, Feb. 27	0	0
Saturday, Feb. 25	0	0
Monday, March 2	0	0
Tuesday, March 3	0	0
Wednesday, March 4	0	0
Thursday, March 5	0	1
Total	0	1

Reported enroute Friday A. M., March 6—0.

Condition of market, weak. Prices: Hudsons, —— to $6.50 nominal; covered, —— to $7.50; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to $7.50 (yard). Dull. Left over, Friday A. M., March 6—63. Covered barges sold, 1. Total number covered barges, 16. Total number in market, 79.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Feb. 20	67,000	Feb. 27	108,000
Feb. 21	45,000	Feb. 28	143,000
Feb. 23	Holiday	Mar. 2	——
Feb. 24	15,000	Mar. 3	6,000
Feb. 25	14,000	Mar. 4	103,000
Feb. 26	57,000	Mar. 5	184,000
Total	198,600	Total	544,000

1913.

Left over, Friday A. M., Feb. 28—60.

	Arrived.	Sold.
Friday, Feb. 28	0	2
Saturday, March 1	7	2
Monday, March 3	5	6
Tuesday, March 4	0	7
Wednesday, March 5	0	3
Thursday, March 6	0	0
Total	12	20

Condition of market, dull. Prices: Hudsons, $7 to $7.25; covered, $7.50; Raritans, $7; Newark, $8.25. Left over Friday A. M., March 7—52. Total covered, 0. Total covered barges sold, 5. Total covered left in market, 22. Total in market March 6, 1913—74.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 5, 1914	119
Total No. bargeloads sold Jan. 1 to Mar. 5, 1914	56
Total No. bargeloads left over Mar. 6, 1914.	63
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left over, Jan. 1 to Mar. 6, 1913	193
Total No. bargeloads sold Jan. 1 to Mar. 6, 1913	141
Total No. bargeloads left over Mar. 7, 1913.	52

MILLIKEN BROS.' REPORT.

Steel Fabricating Concern Free From Mortgage Indebtedness.

BUILDING material and architectural interests are advised in the first annual report of Milliken Brothers, Inc., for the year ended December 31, 1913, that it is free from mortgage indebtedness and that while the restrictions imposed by the receivers of the old company had left it with little or no work on hand, trade conditions are gradually improving and a prosperous year is looked forward to. The output of the shops during 1913 was 34,389 tons.

The buildings and equipment of the open-hearth steel plant and rolling mills, with the exception of such buildings and equipment as are considered of special value to the fabricating plant, have been sold for dismantling and removal. With the buildings and equipment retained, and a nominal expenditure, the fabricating plant will have an annual capacity of more than 100,000 tons. There is no necessity to dispose of any part of the company's surplus real estate holdings at present. Such surplus consists of about 140 acres situated on Staten Island and in New Jersey. It is the plan of the company to retain this land until such time as real inducements are offered to sell. The common stock of the company has been deposited under a voting trust agreement under which William Salomon, Jules S. Bache and Andrew Morrison are the voting trustees and the Guaranty Trust Company of New York is depositary.

NEW YORK'S COAL SUPPLY.

Burns Bros. Shown to Control Practically All Anthracite Used Here.

BUILDING managers, who yearly contract for large quantities of anthracite coal for steaming and heating purposes, will be interested in the revelations brought out at the hearings in a Government suit against the Reading, Jersey Central and Lehigh Coal & Navigation companies recently.

T. B. Koons, vice-president of the Jersey Central, described the routes over which the road hauls coal. It was stated by Mr. Koons that this road handles all the tonnage of the Lehigh & Wilkesbarre Coal Company, and that it has the richest anthracite fuel consumption traffic territory in the world.

It was shown by this witness that Burns Brothers have a ten-year lease with the Jersey Central as lessor and the coal firm as lessee, bearing date of June 15, 1910. Among the covenants of this arrangement is the use by Burns Brothers of certain parcels of land and a pier in Jersey City, for which Burns Brothers pay $30,000 annually.

Burns Brothers agreed to purchase all anthracite handled over the leased property from points north or west of Mauch Chunck and all bituminous coal and coke from such points as would give the Jersey Central the longest possible haul and to handle no less than 500,000 gross tons of coal and coke a fiscal year, giving preference on equal terms to Lehigh & Wilkesbarre Coal Company and paying the average market prices ruling from time to time at shipping points in New York harbor.

The Jersey Central, for its part, agrees to maintain the property and to deliver all coal and coke by placing loaded cars upon trestles or piers, and removing the empty cars without charge, with the stipulation that Burns Brothers should furnish at their sole cost all the labor and other services required to unload and ship the coal. The Jersey Central, however, by the same agreement grants an allowance to Burns Brothers for such services, 12 cents a ton on all soft coal, and steam sizes of hard coal at 15 cents a ton.

STEEL LINES SHOW ACTIVITY.

Structural and Equipment Departments Reflect Improved Inquiry.

METAL for building construction or equipment has proved to be the barometer of the spriug building movement during the last two weeks when building has been more or less stagnated in this city. Fabricating plants are figuring a better grade of custom, mill capacity has been increased and pig iron orders have been developing into larger tonnages than prevailed during the corresponding period last mouth. Hardware orders for merchandise reflect a wider scope of specifying in architects' offices. Nails, while still moderate, are nevertheless showing an improvement in demand and reinforcement is being sharply spoken for.

THE LUMBER MARKET.

Material Scarce and Deliveries May Be Slower As Demand Increases.

LUMBER wholesalers are discovering that they have misjudged the requirements of the metropolitan district for the spring, mainly because dealers have kept their supplies low during the winter months. This has led producers to believe that the market was well supplied, and in consequence the manufacturers have ridden fewer logs than they otherwise would have done had they known that the retail stocks were low. This accounts in some degree at least for the stiffening tone in prices of spruce, which, during the last month, topped the highest price f. o. b. mills Canada; white pine, which is reported to be bringing $15 Canadian mill as against only $10 last year. Yellow pine prices have slightly advanced and will go higher as the spring movement develops. Eastern spruce shows signs of opening strong, hemlock is being sold at base rate.

ENORMOUS COAL PRODUCTION.

U. S. Geological Survey Reports An Increase Over Record-Breaking 1912.

A PRODUCTION of between 565,000,000 and 575,000,000 short tons of coal in the United States during 1913 is the official estimate of the United States Geological Survey, an increase over the record-breaking production of 1912 of 30,000,000 to 40,000,000 tons, of which about 4,500,000 tons was in anthracite and the rest in the output of the bituminous coal mines.

There were a few labor disturbances, local in extent and effect, the most pronounced was in Colorado, where a general strike was called about the middle of September, and coal production in that State during the last quarter of the year was but about 50 per cent. of normal. There was general complaint, particularly in the eastern States, of shortage of labor and inability on the part of the operators to keep their mines working at full capacity. This was probably the reason for the less than usual complaint of the inadequate or insufficient transportation service. Coal mining, like all other industries in the Ohio Valley States, was seriously interfered with by the floods in that region during the spring, and probably from 5,000,000 to 10,000,000 tons of coal would have been added to the year's output but for this. As there were no violent fluctuations in manufacturing industries, the demand for coal for industrial purposes showed only a normal increase. The continued decrease in the production of fuel oil in the mid-Continent oil field and the strike in the Colorado coal mines resulted in an increased output of coal in the southwestern States. The total quantity of coal consumed in this market is approximately 19,000,000 tons a year, of which 7,000,000 short tons are bituminous, or soft coal, and 12,000,000 short tone are hard coal.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 14, 1914

SHOULD ELEVATORS HAVE SAFETY DEVICES?

The Herrick Bill Opposed on Various Grounds by Building Authorities and Representative Owners—Urged that Existing Buildings be Exempted.

MUCH opposition has developed to the Herrick bill in the State Senate which provides that every passenger elevator, except those in private residences, shall be fitted with an automatic safety appliance so that the car cannot be started while the elevator door is open. The installations must all be made within one year, in both new and old buildings, under a penalty of five dollars per day for every day thereafter that the law is violated.

The opposition is based on several grounds, principally because the law would be retroactive and affect existing buildings as well as those to be erected hereafter; and would therefore be a great hardship, as is claimed, upon the owners of existing buildings containing passenger elevators. Not only would the installations be costly, but the safety-appliances would have the effect of slowing up elevator traffic and causing congestion. The president of an elevator manufacturing company agrees that this diminished efficiency would follow and that it would probably compel the installation of more elevators in tall buildings than is now necessary.

The Superintendents of Buildings are all opposed to the bill as it stands, Supt. Miller of Manhattan holding that it would be quite impossible to equip every elevator in the city within the prescribed period of one year. A strong feeling prevails, moreover, that the owners of old buildings are being too severely treated by the Legislature, and that there should be more consideration shown for those buildings which complied with the building laws fully at the time of their erection.

On the other hand, there are those among builders and owners who favor the fundamental principle of the bill, or some fair and moderate means through which elevators should gradually be equipped with safety devices.

Driving Landlords Into Bankruptcy.

B. E. Martin, president of the Building Owners and Managers' Association, said he presumed that the bill intended to compel the installation of safeties for levers and doors of elevators, and if this was the purpose of the bill, he considered it entirely unnecessary. He added:

"On referring to records you will find that the percentage of elevator accidents is small, particularly such accidents as might be avoided by the devices in question. It is my belief that this bill would not have been brought before us but for the death of a prominent citizen recently through a very unsual elevator accident.

"The fact of the matter is that after very careful investigation I have not found a device that is absolutely reliable. If the authorities continue to compel what many consider unnecessary expenses, to business and apartment buildings in New York City, it will have a tendency to increase rents, or drive some poor landlords into bankruptcy.

"I always have and will continue to support the authorities in their endeavors to protect human life; however, it has not been proven that the devices referred to will assist in this good work."

Favorable Opinions.

John C. Knight, manager of the Metropolitan Building, said the elevators in that building had been protected by safety devices for over six years. He had advocated an installation of this kind and has been in favor of safety devices of this type. He added:

"There may be some details about this bill with which I would not agree, but the 'handwriting on the wall' has been plain, not only in this State but in several of the other States, that this device will soon be required. I think that at this time it is only appropriate to congratulate those who have done this before they were required to."

Messrs. Bing & Bing, large builders, said they thought the equipment of elevators with safety devices a good thing, but that a little longer time than one year to install them would be advisable, as comparatively few elevators are at present equipped, and crowding the work into a short time would necessarily increase the expense.

Will Slow Up Traffic.

Lawrence B. Elliman, of Pease & Elliman, said it would mean delay for elevator traffic, and he was therefore opposed to it:

"This bill, as I understand it, requires the owner of the building to put some device on the gate of the elevator and the gate of the landing so that the elevator cannot be started until they are both closed. This would mean a great delay in the moving of people up and down in the building, and besides I do not know of any device which will do this and which would not be getting out of order all the time, when you consider the calibre of men operating the elevators in the city.

"It would undoubtedly tie up the elevator system in the buildings very often and cause untold trouble between the landlord and tenants. Besides this, in my opinion, it is not necessary, as the number of accidents which happen in comparison to the number of people carried in the elevators in the city is very small."

Supt. Carlin Opposed.

Supt. Carlin, of the Brooklyn Bureau of Buildings, does not believe that an automatic device should control an elevator car, but he agrees that the doors to the elevator shaft should be controlled automatically by closing the moment the car leaves the floor level. The automatic control called for in the bill cuts out the operating machinery. Suppose these devices had been in use in the Ashe Building at the time of the fire when the shaft doors were pried open and the operator called and tried to respond but found that the car was out of his control, due to the shaft door being opened, and therefore could not bring the elevator car up to the landing—if this had been the case, how many would have been saved of the number that actually were saved by the elevators? Supt. Carlin further said:

"The operation of elevator cars should never be out of the control of the operator and the responsibility put right up to him. Automatic devices encourage carelessness, and verv often fail to work when required and are very often the cause of accidents."

An Estimate of the Cost.

President E. B. Boynton, of the American Real Estate Co., which owns many buildings, said when interrogated:

"The evident intent of this bill is to make it impossible for an elevator to be moved when any door opening into the elevator shaft is ajar. A great number of elevators in New York City are electric, and in order to conform with the requirements of this bill, in cases of electric elevators, it would mean providing a switch or point of contact at each floor which would close when the door was closed and break the current connecting with the controller when any door is opened. Such an installation would probably not cost less than $25 per opening, and in the case of a 12-story building with three elevators the expense would be approximately $1,000 for an installation.

"It is easy to imagine frequent repairs on an electrical outfit having so many points of contact which are frequently opened and closed, subjected to rough use. In case of the contact failing to work on any one of the floors, the elevator would be out of commission until this was repaired, and it could not be repaired while the elevator was in use. No elevator door can be repaired with this apparatus and still run the elevator. The expense of maintenance on such an apparatus will necessarily be high.

"A building which has now barely sufficient elevator service for its occupancy will, if this law goes into effect, be unable to handle the traffic because of the longer time each elevator will take in making the run from the ground floor to the top and return.

"There is undoubtedly a strong feeling that some safety appliance should be applied to all elevators, but in my opinion this bill is not wholly satisfactory."

Retroactive Consequences Objected to.

G. Richard Davis, chairman of the Building Committee of the Allied Interests, is opposed to the bill, for one reason because it is retroactive.

"Such safety devices may be properly required on all new elevators installed," said Mr. Davis, "but on old ones there should be no such a requirement made until the present devices, which are still in their experimental stage, are perfected.

"Elevator enclosures and doors must be built to receive the present device. To be compelled to alter the present enclosures and doors, so as to make the safety device now on the market work properly, will be in some cases a prohibitive expense.

"There is no doubt that we will have to have some safety device on eleva-

tors, particularly on high-speed elevators, such as they put in office buildings. Elevators which travel slowly, such as those in apartment houses, do not need the same protection.

"It is clearly not a matter for the Legislature to interfere with, but should be one of municipal regulation. I would approve a bill which would give power to the Superintendent of Buildings to require a safety device upon all new installations. Devices to be of two kinds, one for high-speed elevators and one for low-speed elevators.

"The first device would prevent the car being operated unless every door in the shaft was closed. The second device would only require the collapsible gate of the elevator door to be closed before the car could be operated.

"This latter is a simple device and could be put on any car. I would approve of requiring this device put on all cars within one year from date, but I absolutely disapprove of requiring the first mentioned device, to wit, the one that the Herrick bill calls for, being installed by compulsion on elevators already built.

"After a year or two of experimenting with some new cars with the present device, it may be that we will then be prepared to put them on old cars, but at the present time I believe it would be impossible in a great many cases, except at a prohibitive expense, and that the courts would prevent the enforcement of such a law. In any event, it would be an unnecessary hardship, and I assure you that the real estate owners suffer from too many laws and requirements without having further ones imposed upon them."

INCOME TAX QUESTIONS STILL UNSETTLED

How Much Shall Be Written Off for Depreciation? The Chicago Real Estate Board Suggests a Schedule as a Guide to Uniformity.

THE Federal income tax schedules which real estate corporations and owners had to file previous to last week raised the question as to what sum should be charged off for depreciation of buildings. Every property owner who was called upon to make a return had to take into consideration this question, and decide in his own mind what percentage of the total value of the building he should fix upon.

No guide was supplied by the Government, or any indication given as to what percentage would be allowable as an annual charge. Neither was any explanation given as to whether economic as well as physical depreciation should be accounted for. A building may be good physically for one hundred years to come, but its economic value may not endure for more than a generation, when it will have to be removed, in order that its place may be taken by a structure capable of producing an income in proportion to the increased value of the site.

It is only in recent years that real estate owners have recognized the necessity of making an annual charge on their books for depreciation, and some still adhere to the theory that the depreciation of the value of the building need not be taken into account in view of the appreciation from year to year in the value of the land. It is within the knowledge of every reader that many buildings physically sound are annually torn down to make way for others, and that sometimes very costly buildings are scrapped. The Government requires that owners shall separate these two forces at work upon real estate and set down one sum for appreciation (under Item No. 3) and another sum for depreciation (under Item No. 4). Where depreciation of physical property is made good by renewals, replacement repairs, etc., and the expense of such renewals is charged to the general expense account of the owner, no deduction for depreciation can be made in return of annual net income. Where a depreciation reserve is set up, all renewals and replacements must be charged to such reserve, and the addition to this reserve each year must be a fair measure of the loss which the corporation sustains by reason of the depreciation of its property.

The Chicago Schedule.

The Government's instructions leave unanswered many queries natural under the circumstances, and corporation executives were free to write off for depreciation any sum their conscience permitted, provided they made an identical charge upon the books of the concern. Under these circumstances the Chicago Real Estate Board resolved to establish a schedule of percentages for depreciation for use in Chicago, and the following rates were adopted and circulated during the last two weeks in February:*

"Fireproof steel buildings and reinforced concrete buildings: Depreciation one per cent on buildings five years old or less, and two per cent on buildings more than five years old.

"Mill constructed buildings and fireproof apartment buildings: Depreciation two per cent. on buildings five years old or less; three per cent on buildings more than five years old. Brick and lath buildings, including ordinary flat buildings: Depreciation three per cent. to four per cent.

"Old frame and nearly obsolete buildings: Depreciation 5% and upward.

"Where the value of the power plant and machinery, including elevators, can be separated from the total value of the building, compute depreciation at ten per cent. on it; the remainder being figured at the percentage heretofore named."

Many Uncertainties Still.

When the time for filing returns of annual net income expired last week the uncertainty regarding parts of the new law was as widespread and profound as when the law was first promulgated. Persons making returns answered to the best of their ability or as their counsel advised, and are waiting for the courts to interpret the law for them. Among lawyers the opinion prevails that the courts will have to bring order out of confusion, and in the meantime one guess seems to be about as good as another.

The form which the president and treasurer of every real estate corporation were required to fill in and sign required (1) the total amount of paid-up capital stock outstanding or the capital employed in the business; (2) the total amount of bonded or other indebtedness and then (3) the gross income.

By gross income is meant the total of the gross revenues derived from the operation and management of the corporation business and properties, together with all amounts of income from other sources, including dividends received on the stock of other corporations, as shown by entries in the books of the corporations. Gross income also includes any increase in value, by appraisement, adjustment or otherwise, of the assets which has been taken up on the books as income or credited to profit and loss during the year. Dividends received upon the stock of other corporations, it is clearly stated, are not deductible in the ascertainment of the net income on which the tax is computed.

The Deductions.

The next entry to be made (Item 4) in filling out the form was a figure covering all expense items under the various heads acknowledged as liabilities by the corporation making the return and entered on its books during the year. Income expended in paying dividends or in making permanent improvements was not a proper deduction in ascertaining annual net income. Interest paid on mortgage indebtedness on real estate occupied or used by a corporation could be deducted, if the interest was paid as a rental or franchise charge. This item included "all rentals or other payments required to be made as a condition to the continued use or possession of the property," and has given rise to much difference of opinion.

Depreciations.

The fifth item under the head of deductions is the total amount of losses sustained during the year not compensated by insurance or otherwise. Decrease in the book value of securities owned are deducted under this item.

A further deduction is made for the depreciation in the value of buildings and other property on account of wear and tear, exhaustion or obsolescence, as referred to above. The amount taken credit for on this account, in order to be allowable, should be so entered on the books as to constitute a liability against the assets of the corporation, and the amount claimed should not cover losses in value of stocks and bonds.

A deduction is also made (Item 6a) for interest accrued and paid during the year on an amount of bonded or other indebtedness not exceeding one-half the sum of its interest bearing indebtedness and its paid up capital stock outstanding at the close of the year; or, if no capital stock, the amount of interest paid within the year on an amount of its indebtedness not exceeding the amount of capital employed in the business at the close of the year. And a further deduction (Item 6b) for the total amount of interest received from municipal, state or national obligations.

Finally (Item 7) State, national and foreign taxes are deducted, and then the total of the deductions is figured and subtracted from the gross income, leaving the net income on which the one per cent. tax is calculated.

The question has been asked if the Government intends to accept the returns as made out in every case at their face value, and the answer was made at the office of the internal revenue collector that the Government would check up the returns and in due time would take up the case of any corporation making erroneous reports.

*The Record and Guide is indebted to Secretary Arthur C. Leuder for a copy.

—When so many interests are lobbying for the passage of bills by the Legislature that will impose more burdens upon and extract more money from taxpayers, it is fortunate for real estate owners that they have at least a few alert defenders on guard. The work of the Allied Real Estate Interests, of which Allan Robinson is president, in opposition to the Herrick-Schaap bill, scarcely received from the public the measure of appreciation which it well deserved.

WOULD TAX UNEARNED INCREMENT

Senate Bill Places a Supertax of 1 Per Cent. Per Annum on Increase of Land Values—Assessment of March 1, 1914, Taken as the Starting Point.

THE recent hearings, both before the Board of Estimate and the Cities Committees of the Legislature, brought out a very general opposition to the Herrick-Schaap bill to submit to a referendum vote a measure reducing by 50 per cent. the tax on buildings. However, not a few of the civic associations which took a stand against the half-tax on buildings expressed themselves in favor of an "unearned increment" tax on land, a measure previously recommended by Mayor Gaynor's Commission on New Sources of City Revenue.

A bill in line with this recommendation has therefore been expected. It has now made its appearance in the Senate in the form of an amendment to the Greater New York charter (Simpson, Int. No. 824), which provides for a tax of 1 per cent. per annum upon all future increments of land values. The tax is superadded to the existing general tax upon real estate.

Under the Simpson bill two new columns are to be provided in the books containing the annual record of the assessor's valuation of real estate. In the first column shall be entered the "basic value" of each separately assessed parcel of real estate, except special franchises; in the second, there shall be set down the amount, if any, by which the assessed value of such real estate for the current year, assessed or if wholly unimproved, exceeds such basic value. This amount shall be deemed the unearned increment, which is subject to the special annual tax of 1 per cent. imposed in addition to the regular tax on market value.

Unearned Increment Defined.

The basic value of any parcel of real estate shall always be the assessed valuation of such parcel, assessed as if wholly unimproved, as the same appeared on the annual record of assessed valuations of real estate on the first day of March, 1914; provided, however, that such basic value shall be increased from time to time by adding to the valuation as of the first day of March, 1914, the amount of any and all assessments for public or local improvements becoming due after said date, and the reasonable cost (when incurred) of bringing the land to the established street level, of making connections for water, light and sewage and street openings, when made at the expense of the owner of the parcel.

In case any separately assessed parcel of real estate is divided after March 1, 1914, the Board of Taxes and Assessments shall apportion the basic value thereof; and in case separate parcels shall be combined into a separately assessed parcel, appropriate combinations of the resulting basic values and unearned increments shall likewise be entered. Applications for additions to basic values shall be made to and determined by the Department of Taxes and Assessments at the same time and in the same manner as applications for reductions of the assessments of real estate, and the determination of said department thereon shall be similarly reviewable by certiorari.

Other bills of special interest to the real estate and building interests are:

Int. No. 855. Simpson. Changing the boundary between New York and Bronx Counties so as to include in the county of New York Manhattan Island, Nuttin or Governor's Island, Bedloe's Island, Bucking or Ellis Island, the Oyster Islands, Blackwell's Island, Randall's Island, Ward's Island and sunken meadows in the East and Harlem Rivers. The change made in the boundary is as follows: From a point where 190th street in the borough of the Bronx extended westerly intersects the present boundary between the counties the new boundary is to run easterly along such extended line and along the northerly line of West 190th street to the west side of the right of way of the New York & Putnam Railroad, then northerly along the railroad to the southerly line of Van Cortland Park to the southwest corner and north along the west boundary of the park to the city limits on the north. To Internal Affairs Committee.

Westchester Trunk Sewer.

Int. No. 929. Healy. Amending the Laws of 1905 (Chapter 646) by authorizing the commissioners appointed to construct a sanitary trunk sewer and a sanitary outlet sewer in Westchester County to pay the cost of operating such sewer system, and increasing the amount which may be raised by the sewer commissioners from not exceeding $3,550,000 to not exceeding $3,866,170. The bill also provides that the money may be raised by temporary ceritficates issued by the county treasurer. There are also other provisions. To Internal Affairs Committee.

Int. No. 973. Carroll. Making it the duty of the proper legal authorities in New York City to institute such actions as may be necessary to establish the city's right in the thoroughfare known as North 13th street, from Kent avenue to the East River, in the borough of Brooklyn; to open up such street to the public; to cause the ejectment of all persons encroaching on such street. If such authorities unreasonably delay in instituting proceedings, the taxpayers are authorized to bring mandamus actions. To Cities Committee.

Transfers on Street Railways.

Int. No. 976. Carroll. Amending the Public Service Commissions Law (Subdivision 8 of section 49) by empowering the public service commission in cities of the first class to compel the interchange of transfers between surface, elevated and subway cars and trains, at intersecting points, between lines operated by railway companies and systems between which arrangements exist for the interchange of such transfers at other intersecting points. To Judiciary Committee.

Int. No. 977. Carroll. Requiring inspectors employed by corporations furnishing gas or electricity in New York City to write down on a slip of white paper the exact figures showing the amount of gas or electricity consumed since the last reading, and attach such slip in a conspicuous place on such meter. Violation is made a misdemeanor. To Cities Committee.

A Department of Markets.

Int. No. 1018. Pollock. Amending the Greater New York Charter (Sections 3, 4, 96 and 151; new section 110-a and new chapter 18-a) by establishing a department of markets. The new department is to be under the control of a board of five market commissioners. The commissioners are to be appointed by the mayor, one from each borough. The salary of the commissioner designated as president of the market board is fixed at $7,500 a year and the salary of each other commissioner at $6,000 a year. The board is authorized to appoint a secretary and such subordinate officers as may be necessary. Each commissioner may appoint and remove, subject to municipal civil service regulations the necessary market masters, market inspectors and other subordinate officers, assistants and employees. The present employees of the city engaged in the construction, repair, cleaning or maintaining of public markets, are transferred to the new department. The powers and duties of the market board are set out in detail in the bill. A free information bureau is to be established for the convenience of producers and consumers. To Cities Committee.

Repapering Apartments.

Int. No. 1036. Wende. Inserting in the Public Health Law a new section (334-a) making it a misdemeanor to repaper or recalcimine the wall or ceiling of any building or room used by human beings for tenements or working purposes, in cities or villages with a population of 10,000 or more, until all the old paper or calcimine has been removed and the walls have been thoroughly cleaned. The prohibition applies to employees performing the work as well as to the owner, occupant, contractor or builder having work done. To Public Health Committee.

In the Assembly.

Int. No. 1144. Dunlop. Establishing a minimum wage commission of five members to investigate the wages, hours and conditions of labor and the living wage of women and minors in the state and to fix the minimum living wage for such persons. Two members are to be representatives of the wage earners and two are to be representatives of the employers and the chairman is to represent the public at large. They are to hold office for three-year terms except that in the first instance two are to be appointed for one year, two for two years and the chairman for three years. The commission is to establish a wage board for any industry, when in its opinion the wages of women and minors employed in the industry are below a living wage. The wage board is to consist of three representatives of the employers to be appointed by the employers, three representatives of the employees to be appointed by the employees and three other members to be appointed by the commission to represent the public. The wage board is to recommend to the commission the minimum wage which should prevail. After public hearing the commission must approve, disapprove or modify the recommendation. It may, however, take additional evidence on its own motion. Determinations of the commission are, unless set aside by court, to remain in full force for three years unless otherwise provided by the commission and its determinations may not be reviewed by certiorari. $25,000 is appropriated. There are also other provisions. Same as Assemblyman Birnkrant's bill of last year (A. Int. 1806, Pr. 2071).

Int. No. 1192. McGrath. Amending the Tenement House Law (section 124) by changing the penalty for violation of the Tenement House Law from $50 to not more than $50, and from $250 to not more than $250 for violations of orders to remove nuisances.

Fireproof Room for Smokers.

Int. No. 1204. A. E. Smith. Inserting in the Labor Law a new section (171-a) prohibiting smoking in mercantile establishments where there are more than 10 persons employed, except in a fireproof enclosed room set aside for that purpose.

ONE YEAR'S PROGRESS ON THE DUAL SYSTEM

The Sum of $366,000,000 To Be Spent—One Half of City's Share of $200,000 Contracted For During the Year—Rapid Transit For All Parts of the City.

A YEAR ago next Thursday the City of New York by the Public Service Commission entered into separate contracts with the Interborough Rapid Transit Company and the New York Municipal Railway Corporation for the construction, equipment and operation of the Dual System. New lines will add 324.9 miles of track to existing trackage, making a total of 620.9 miles. While this will be about double the existing mileage (296) the present facilities will be more than trebled, as the third-tracking and extensions of existing elevated railroads will materially help the service.

Hundreds of Millions to Be Invested.

Of the total of $366,000,000 which will be expended on the new system the City of New York will supply about $200,000,000, all of which will be devoted to construction work upon lines to be owned by the city. Toward the cost of such lines the Interborough Company will contribute $58,000,000, and the New York Municipal Railway Corporation about $14,000,000. The cost of additional construction upon the elevated railroads, as well as that of the new equipment for both subway and elevated lines, will be borne by the companies, although the equipment for the city-owned lines will be owned by the city. It is estimated that the Interborough will spend about $25,000,000 on construction and equipment of privately owned elevated lines, and about $22,000,000 for equipment of city-owned lines; and that the Brooklyn company will expend about $21,000,000 for elevated construction and about $26,000,000 for equipment. If these estimates are borne out, the total contribution of all parties for new work on the dual system will be as follows:

City of New York	$200,000,000
Inter. Rapid Transit Co...	105,000,000
N. Y. Municipal Ry. Corp...	61,000,000

In addition to the above, the City of New York has already invested between $55,000,000 and $56,000,000 in the existing subway for its construction, and the Interborough Rapid Transit Company reports that it has expended about $48,000,000 in equipment on the same line. When the dual system is completed, therefore, the city will have invested in rapid transit lines upwards of $256,000,000.

Construction in Progress.

Sub-contracts for the construction of nearly $100,000,000 worth of subway and elevated extensions of the existing systems have been entered into. Much work has already been done; there have been some notable additions to the previously existing lines and before another twelve months roll around very substantial additions in many directions, especially in Brooklyn, will be assured for active operation by both the B. R. T. and the I. R. T. corporations, which will divide the underground and overhead traffic in both Brooklyn and Manhattan.

The city's construction work now going on includes the Fourth avenue subway in Brooklyn, the greater part of the Lexington avenue subway in Manhattan, with five sections in The Bronx, the Seventh avenue subway in Manhattan, the Centre street loop subway in Manhattan and the southern portion of the Broadway subway in Manhattan, covering that part extending from Morris street and Trinity Place northward to Broadway and 26th street. The Lexington avenue line, the Seventh avenue line and the Steinway Tunnel line will be operated by the Interborough Rapid Transit Company; the Fourth avenue, Centre street and Broadway lines by the Brooklyn company.

In Brooklyn the dual contract system includes not only the Fourth avenue subway, to which its West End and Gravesend avenue (Culver) elevated roads, and the depressed Sea Beach route will be feeders, but also the Fort Hamilton extension and the future tube to Staten Island, and a subway connection running out Flatbush avenue, alongside the Interboro extension, as far as Prospect Park plaza to afford the needed underground link for real rapid transit from a large part of Flatbush by means of the Brighton Beach Railroad, whose four-track system will be extended to the subway junction.

Queens Contracts.

In Queens seven separate contracts have been let to date, at a cost aggregating $5,601,842, and providing for 42 miles of trackage.

To complete all the rapid transit lines in Queens that are part of the dual subway system, the following work still remains:

(a) An appropriation by the City of New York of $350,000 for the equipment of the two upper deck tracks of the Queensboro Bridge to connect the Second avenue elevated railway; an appropriation of $1,164,000 for the relocation and reconstruction of the two tracks on the lower deck of the Queensboro Bridge for the service of the rapid transit subway trains.

(b) The legalization of the elevated extension from Cypress Hills, Brooklyn, to Grand street, Jamaica. Until this line is fully legalized by property owners' consents, the Brooklyn Rapid Transit Company will be unable to construct it. The abutting property values on Jamaica avenue from Cypress Hills to Grand street, Jamaica, are $13,206,650. To date property owners' consents have been obtained to the amount of $5,707,4450, leaving only $895,880 in consents necessary to be obtained to secure the required 51 per cent. of the total.

The Flushing-Bayside line was approved by the Public Service Commission April 26, 1913, and by the Board of Estimate June 12, 1913. Progress is being made in securing property owners' consents for the legalization of same. The cost of this line is estimated at over $3,000,000.

The Seventh Avenue Subway.

With the exception of two small connections and the two-track spur to Brooklyn, the Seventh avenue subway in Manhattan, for operation by the Interborough Rapid Transit Company, is now entirely under contract from Vesey street on the south to Times Square on the north. The total amount of the contracts awarded for this road up-to-date is $11,776,562.25. North of Park Place the line will be a four-track underground railroad, with two tracks south of that street. The contract for Section No. 5, extending from 16th to 30th streets, originally awarded to the Canavan Brothers Company, has been assigned to the United States Realty and Improvement Company, the successful bidder on Section No. 4, the adjoining section on the south.

A Sign of the Times.

The fact that the firm of Francis H. Leggett & Co. will move their main office from the historic wholesale grocery center, as well as their various warehouses and manufacturing departments, makes their move particularly significant to real estate interests. The head of the firm has explained this change to the Record and Guide by saying that the location of the main office of such a business as theirs is not the matter of high importance to customers that it once was. The telephone, the telegraph and the typewriter, as well as the traveling salesman, help to render personal visits to the office unnecessary. Firms can now more than in times past, consult their own convenience in respect to location, and this is one reason why so many other big firms, to whom good transportation facilities are of first importance, have moved to the same locality. Spurs from trunk line railroads enter the big terminal building on the east side of Thirteenth avenue, between 27th and 28th streets, to which Francis H. Leggett Co. are moving, and solve the transportation problem which has become a serious one for large merchandise houses on the lower West Side, and is obliging other firms also to make new arrangements.



NEW HEADQUARTERS OF FRANCIS H. LEG GETT & CO., 27TH AND 28TH STS., 11TH AVE AND NORTH RIVER.

WHERE REAL ESTATE IS MOST ACTIVE

The North End of the Island Was the Most Progresssive Section of Manhattan Last Year—Remarkable Increase in Values in Five Years.

THE section of greatest activity in real estate development in Manhattan last year was not the midtown section, as in 1912, but the upper end of the island, north of 155th street, sometimes designated as Tax District No. 8. This was a natural consequence of the falling off in commercial construction, as the north end is essentially a residential section, and includes the newly active Dykman section, as well as the greater part of Washington Heights. In the last five years, to go no farther back than 1908, District No. 8 has had a remarkable growth, in values both of land and improvements. The taxable land which was valued at $63,254,700 in the assessment roll for the year 1909 had risen in value to $85,635,000 in the assessment roll of 1913, and the value of improvements from $21,930,000 in 1909 to $449,585,200 in 1913, or from a total valuation of $85,184,000 for both land and buildings in 1909 to $135,221,090 in 1913.

Figures from the Superintendent of Buildings show a decided activity for this section in 1913 over 1912, in material improvements, represented by 81 buildings commenced during the year 1912 and 118 commenced last year, which was an increase of 46 per cent; 113 were completed in 1913, compared with 92 completed the previous year, or 28 per cent. increase; and at the beginning of the current year there were 53 buildings in progress to compare with 46 under way a year before.

Business Movement Indicated.

A table which Superintendent Miller has compiled shows the continued tendency of business to move uptown to the region between the two great railroad terminals where the second most active section is found. This volume of this movement can be estimated better from the statistics of new buildings and alterations than in any other way. The alterations of old dwellings for business purposes has been a marked feature of the movement.

Dist.	Location.	New Buildings. Commenced.	New Buildings. Completed.	Alterations Completed.
1	South of Grand and Watts streets	21	26	626
2	Between Grand and Watts streets and 14th streets	35	52	673
3	Between 14th and 40th streets	59	98	771
4	Between 40th and 96th streets west of 6th avenue and Central Park	61	79	587
5	Between 40th and 96th streets east of 6th avenue and Central Park	80	82	471
6	Between 96th street and Harlem River, east of Central Park and Lenox avenue.	34	50	340
7	Between 96th street and 155th street, west of Central Park and Lenox avenue.	59	81	298
8	North of 155th street.	118	113	48
	Total	467	581	3,814

The decline in building operations in 1913 were quite general throughout the city, estimated from the latest compilations by Superintendent Miller at 33 per cent. for Manhattan, 39 per cent. in the Bronx, 14 per cent. in Brooklyn, 9.9 per cent. in Queens, and 4.8 per cent. in Richmond. The operations in Manhattan exceeded those in all other sections combined by 8.6 per cent. Tenement house construction last year amounted to 1432 buildings out of a total for all kinds of 10,698. Among the new building projects there are always some that are abandoned before the end of the year (amounting to 9 per cent. last year), but these are excluded from the figures under consideration.

Fireproof Construction.

While the proportion of fireproof construction continues to be large, there was yet a falling off in this type of construction last year. While only a little more than one-third of the total of new buildings planned were to be fireproof, yet more than two-thirds of the new floor space to be provided by all is supplied by the buildings of the fireproof class. Two-thirds of the fireproof construction was planned for midtown and one-fourth of all the new buildings, and three-fourths of the ordinary construction, for that part of the borough above 155th street.

In the district north of 40th street and west of Sixth avenue (Tax District No. 4) 63 per cent. of the buildings of the section planned during 1913 were to be of fireproof construction, and supply 92 per cent. of all the new floor space to be provided, and 98 per cent. of the capital invested for new construction of all descriptions.

Year.	Total No. of buildings proposed.	No. to be fireproof.	Percentage to be fireproof.	Estimated cost of fireproof buildings in millions of dollars.	Percentage of total estimated cost of buildings.
1902....	758	195	25.7	53.8	74.3
1903....	859	120	13.9	35.8	57.2
1904....	1,203	96	7.9	25.2	37.8
1905....	2,144	152	7.1	38.6	34.9
1906....	1,308	151	11.5	46.8	49.5
1907....	737	130	17.6	41.8	63.8
1908....	511	104	20.3	42.2	65.1
1909....	815	234	28.7	73.0	66.0
1910....	679	213	31.3	64.9	75.6
1911....	766	302	39.4	77.5	83.2
1912....	677	297	43.8	93.8	88.2
1913....	526	182	34.6	54.9	80.7

The 182 fireproof buildings planned in Manhattan Borough last year will cover 1,550,160 square feet, or about 45 per cent. of the area of all the buildings planned, and 67 per cent. of the total amount of new floor area, according to one of the tables compiled under Superintendent Miller's direction:

CHARACTER OF CONSTRUCTION AS PROPOSED IN 1913.

Class of Construction.	Buildings. Number.	Buildings. Percentage.	Ground Area. No. Sq. Ft.	Ground Area. Percentage.	Floor Area. No. Sq. Ft.	Floor Area. Percentage.	Estimated Cost. Value.	Estimated Cost. Percentage.
Fire proof	182	34.60	1,550,160	44.93	11,911,590	67.00	$54,030,700	$80.71
Ordinary	244	46.39	1,314,310	38.11	5,279,480	29.70	12,646,400	18.58
Miscellaneous	100	19.01	585,190	16.96	588,090	3.30	479,335	0.71
Total	526	100.00	3,449,660	100.00	17,778,160	100.00	$68,056,435	$100.00

OWNERS SAVED FROM LOSS.

Surety Company Held to Be Liable For Loss Due to Carpenters' Strike.

By the rendition of a verdict for $16,374.50 on Thursday of last week in the New York Supreme Court, before Mr. Justice Delany in favor of the Riviera Realty Co. against the Illinois Surety Company, a number of questions of vital interest to owners and those engaged in general building construction were settled.

In 1910, the Riviera Realty Company was constructing the large 12-story fireproof apartment on the site on Riverside Drive, between 156th and 157th streets, covering about fifteen lots. Officers of the company made a contract with one John Barba to furnish the labor for the rough and finished carpenter work, and exacted a bond for the performance of the contract, which was furnished by the Illinois Surety Company. The bond given for the performance of the contract provided that the surety company, among other exceptions, should not be responsible for losses resulting from "labor difficulties called strikes." The contract was the Uniform contract, adopted and recommended by the American Institute of Architects and the National Association of Builders and contained the usual provisions that if the contractor failed to supply a sufficiency of properly skilled workmen during performance, the owner should be at liberty, upon notice, to provide the labor and deduct the cost from any money thereafter to become due to the contractor; and if the architect certified that the failure to supply the sufficiency of workmen was adequate ground for such action, the owner should also be at liberty to terminate the employment of the contractor and complete the contract; and if the expenses incurred for such completion should exceed the unpaid balance due the contractor, the latter should pay the difference to the owner.

The contract also contained the customary clause for the protection of the contractor that if he should be delayed in the prosecution of the work by the "combined action of workmen in nowise caused by or resulting from default or collusion" on his part, then he should have an extension of time to complete his work, to be determined and fixed by the architect.

The surety company, upon the trial rested its defense upon the clause before mentioned in its bond, that it was not liable for loss due to "labor difficulties called strikes," and produced evidence that after the contractor had been at work for some little time, the United Brotherhood of Carpenters and Joiners of America called the carpenters off the job, and that the contractor could not get any other workmen to take their places.

The contract provided that the carpenter was to use "labor only of a recognized labor union, having affiliations with labor unions and other building trades, in order to avoid strikes." The counsel for the surety company insisted that the provision in its bond before cited, relieved it from liability as soon as a strike was declared, without regard to the cause of it. On the other hand, the Riviera Realty Co. urged that the clause in the bond was designed to cover general strikes, and did not exempt the liability of the surety company for a strike brought about by the fault or collusion of the contractor.

Evidence was produced by the plaintiff that the strike was called by the labor organization for the reason that the carpenters employed by the contractor were not paid the union rate of wages of $5 per day.

Mr. Justice John J. Delany, presiding, took the view that a proper interpretation of the bond in connection with the contract, which was made a part thereof by express provision, did not cover a strike which was produced by the fault of the contractor, and left it to the jury to determine upon the evidence whether it had been shown that the calling out of the men on the building was due to the fact that the contractor was not paying his employees union wages. The jury found for the plaintiff on this issue, and gave a verdict for the full amount of the claim. Mark Ash was counsel for the Riviera Realty Co. and L. Laflin Kellogg, counsel for the Illinois Surety Company.

—Twenty-story buildings on side streets uptown are not so numerous that the project of the Acon Realty Company for 31st street between Madison and Fourth avenues is not a significant testimony to the continued appreciation of the district among large investors and operators.

—Firmer rates for money are predicted as the first of April approaches.

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in the Metropolitan District

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The Real Estate Board, in pursuance of plans recently adopted for extending its activities, particularly in the matter of safeguarding real estate owners against discriminating legislation, has appointed Mr. Richard Osborne Chittick executive secretary with a view to having him take charge of the board's new functions. Those who have watched Mr. Chittick's work as real estate editor of the Globe, work noted for originality and effectiveness, will congratulate the board on its choice.

The Citizens' Street Traffic Committee of Greater New York is about to undertake a broad study of the various subjects related to the use of the city's streets, including not merely the police regulation of traffic but such matters as street cleaning, proper width of roadways, etc. The size, weight and load of vehicles and their effect upon pavements under given conditions are among the topics to be investigated; and perhaps none is more important from the point of view of upkeep of pavements. The giant trucks of to-day not infrequently damage pavements, in a single trip, far beyond the value of the loads transported.

Something over a month ago a party of seventy-two representatives of manufacturing establishments in Illinois left New York by steamer for a trip to Brazil, Uruguay, Argentine and other Latin-American republics. Since then news items have been published with growing frequency relating to plans on the part of American manufacturers to investigate new outlets for trade. The study of foreign markets, impelled by tariff revision, will undoubtedly bear fruit before long in a large-scale expansion of American industry; and New York, as the foremost manufacturing and shipping center of the country, cannot fail to be the chief beneficiary of the enlarged water-borne commerce brought about by the new tariff and by the Erie and Panama canals.

The Assessment Rolls and Real Estate Values.

Those tax reformers whose plans for changing the prevalent method of local taxation are based on the expectation of an increase each year in the assessed valuation of real estate of $150,000,000 should consider carefully the assessment rolls for the current year. The net increase in the assessed value of real and personal property over the totals of the preceding year was about $58,000,000, of which only $43,000,000 was chargeable to real estate. Inasmuch as there must have been added to the volume of taxable property at least $175,000,000 of new buildings it appears that instead of an increase in the land during the current year amounting to $150,000,000 there has been a decrease of somewhat near that amount. It must be remembered also that the assessment rolls do not take any account of the depreciation in the value of buildings, so that according to any careful system of accounting even the small increase in real estate value which has been supposed to accrue would actually be wiped out.

The answer will of course be made that the current year is an exceptional year. From the point of view of the real estate history of the city, it is undoubtedly exceptional, but the exceptional conditions which have brought it about are unfortunately by way of becoming normal. Last year the result was not any better; during the coming year it is likely to be worse. The Tax Department has not even yet fully written off the decrease in the value of real estate between Houston and 23rd streets in Manhattan. The real estate market is more stagnant than ever, and the assessors will certainly have no increases in ground value to report at the end of the new year. A smaller amount of building is under way than at any time since consolidation. The tax rolls will lose the benefit which they have been receiving from the great building movement of the past few years. It should be clearly understood also that the situation is not the result of one of the ordinary waves of depression which take place periodically in every department of business.

It is at least in part the result of a permanent change of underlying conditions, to which real estate values are struggling to readjust themselves. It is at bottom the result of the increased tax burdens which have been placed upon real estate since the various boroughs of Greater New York were consolidated in 1897. During that whole period taxes have been increasing more quickly than population and wealth. Under ordinary conditions the prevailing tax rate applied to the increase in the assessed valuation of taxable property might be expected to pay for the increasing expenses of a growing city. But such has not been the case in New York. Every unit of population or wealth is carrying twice the burden of local taxation which it carried seventeen years ago.

The consequence has been that during that period the increase in taxation has been appropriating for the benefit of the city by far the larger part of the augmentation of land values which has taken place. Of late real estate owners have not only been unable to reap any increase in ground value to compensate them for depreciation in the value of their buildings, but they have been suffering losses which could not be shifted to their tenants. The smaller prices which real estate situated between Houston and 23rd streets brings is the result in part of the increase in taxation. That increase stimulated an excessive amount of building in competing districts further north. The market became over-stocked with accommodation for mercantile trade and rents had to be lowered, particularly in the old buildings in the less favorably situated districts. This process has not yet worked itself out. Presumably the existing stagnation in building will enable property owners eventually to recover some of their losses. But no one can tell how soon or how far any recovery can be made, and in the meantime any alteration in the burden of taxation would prevent any early chance of recovery and would indefinitely prolong the existing depression.

The Sixth Avenue Shopping District.

The announcement that the two Siegel stores on Sixth avenue south of 23d street will have to be shut down may have serious consequences for the old retail district. It is becoming doubtful whether any of the department stores which still occupy sites on that part of Sixth avenue will be able to remain permanently in their present locations. The extinction of the two Siegel stores might seem to be beneficial to their competitors in the same neighborhood, but in all probability it will not work out that way. The other stores situated in the same vicinity will lose more from the decline of the neighborhood as a center of retail trade than they will gain from the diminution of competition. The customers of department stores have a habit of going from one shop to another in making their purchases, and they are more likely to be attracted to a neighborhood in case it contains a half dozen stores than in case it contains only two or three. A motive of this kind works all the more powerfully when the neighborhood in question is itself somewhat inconveniently situated, as is this particular part of Sixth avenue.

Its original availability for the cheaper class of department stores was due chiefly to two conditions. Sixth avenue formed twenty years ago the connecting link between 14th and 23rd streets which were the two important cross-town streets given over to retail trade. Its advantage in this respect was reinforced by the fact that the Sixth avenue elevated road connected it with the increasingly populous and prosperous West Side. But now Sixth avenue is no longer a connecting link between two streets that are crowded with shoppers. They both are being occupied largely by wholesale business. At the same time the most important vehicle of travel for the population of the West Side has ceased to be the Sixth avenue elevated and become the subway. Thus the conditions which made lower Sixth avenue available for retail trade have ceased to exist. The Record and Guide has always believed that if the stores which still remain in that vicinity could hold out until the new subway system was in operation they would not be obliged to move; but it is improbable now that they will be able to hold out. The tide is running too strongly against them. During the next few years they will one by one be obliged to find other locations, and the interesting question is, what part of Manhattan is likely to be the most available?

The question will be difficult to answer. Department stores are different from dry goods stores, because they cannot afford such high rents. Their sales are made on a smaller margin of profit. At the same time they need quite as much if not more space. Locations on Fifth avenue or in the best parts of 34th and 42nd streets would be wholly out of the question. They are not likely to seek locations farther uptown on Sixth avenue because of its disfigurement with the elevated structure. Broadway north of 34th street would be too expensive. The only comparatively central avenue which remains is Seventh avenue and it is entirely possible that Seventh avenue from 30th to 42nd street may some day be lined with department stores. Property on Seventh avenue is not excessively expensive. This particular neighborhood will have the benefit of two express stations on both subway systems. It will be accessible both from the Belmont tunnel, the New Jersey tunnels and the Pennsylvania Central Stations. The improvement in the means of communication which the new subway system will bring about will certainly increase the amount of retail trade which will be transacted by the large shops in Manhattan. Ten years from now there will be more department stores situated in the central borough than there are today and the increase

will be proportionately larger than the growth in population. Is it not reasonable to believe that these stores will be situated as near as possible to the traffic center? And if such proves to be the case cannot Seventh avenue make a strong bid for some of the business, chiefly on the ground that it combines more accessibility with more cheapness than any other available avenue?

Taxes Under the Herrick-Schaap Bill.

Editor of the RECORD AND GUIDE:

THERE have been many arguments for and against the proposed Herrick-Schaap bill, and great differences of opinion exist concerning the probable effect it would have on real estate.

This bill provides that the rate of taxation on real estate in the City of New York shall be so apportioned that the rate on the value of the improvements shall be 90 per cent. of the rate on the value of the land for the year 1915, and that every year subsequent to 1915 the rate of the improvements shall be still further reduced 10 per cent., until the rate on the value of the improvements shall be 50 per cent. of the rate of the value of the land. Thereafter the rate on the value of the improvements shall be 50 per cent. of the rate on the value of the land each year.

I am stating below the tax rates for the next five years for each of the five counties of the City of New York, which I computed, and which shows the respective rates on land and improvements that would have to be levied if the Herrick-Schaap bill became a law. These computations are based on the present valuations and on the present budget, and would vary in accordance with the variations of the assessed valuation and the budget for each year.

For the present year the assessed valuations of real property, exclusive of special franchises, for the purpose of taxation, together with the tax rates in the different counties comprising the City of New York are as follows:

	Land.	Improvements.	Tax Rate.
Manhattan	$3,161,949,660	$1,612,328,120	1.78
Bronx	336,116,060	253,280,895	1.77
Brooklyn	783,859,159	787,627,773	1.84
Queens	280,678,120	166,008,357	1.80
Richmond	40,249,108	36,687,373	1.90
Total value	$4,602,852,107	$2,855,932,518	

Total assessed valuation of land and improvements.....$7,458,784,625.00
The total budget for 1914 is.... $192,995,551.62

In order to procure the same budget, the tax rates under the Herrick-Schaap bill for the next five years would have to be as follows:

TAX RATES FOR NEW YORK COUNTY.

	On Land.	On Improvements.
1915	1.85	1.66½ = 90%
1916	1.91	1.53 = 80%
1917	1.98	1.39 = 70%
1918	2.07	1.24 = 60%
1919	2.14	1.07 = 50%

TAX RATES FOR BRONX COUNTY.

1915	1.85	1.66½ = 90%
1916	1.94	1.55 = 80%
1917	2.04	1.42 = 70%
1918	2.14	1.28 = 60%
1919	2.26	1.13 = 50%

TAX RATES FOR KINGS COUNTY.

1915	1.96	1.74 = 90%
1916	2.06	1.66 = 80%
1917	2.18	1.52 = 70%
1918	2.31	1.38 = 60%
1919	2.46	1.23 = 50%

TAX RATES FOR QUEENS COUNTY.

1915	1.90	1.71 = 90%
1916	2.00	1.60 = 80%
1917	2.10	1.47 = 70%
1918	2.20	1.32 = 60%
1919	2.30	1.15 = 50%

TAX RATES FOR RICHMOND COUNTY.

1915	2.00	1.80 = 90%
1916	2.10	1.68 = 80%
1917	2.22	1.55 = 70%
1918	2.35	1.41 = 60%
1919	2.50	1.25 = 50%

Thereafter the tax rate on the improvements would always be 50 per cent. of the tax rate on land.

I have also computed the yearly taxes on the five different classes of property generally found in the Bronx, showing the actual effect that the Herrick-Schaap bill would have if it were in operation.

Specific cases showing how the Herrick-Schaap bill will affect property in the Bronx:

SINGLE-FAMILY HOUSE.

Land.....$1,500
Improvement.. 3,000

$4,500; the taxes would be as follows:

	Total Taxes.	Increase on Lot.	Decrease on Bldg.	Total Savings in Each Year.
1914	$79.95	....	....	....
1915	77.70	$1.10	$3.35	$2.25
1916	75.60	2.45	6.80	4.35
1917	73.20	3.95	10.70	6.75
1918	70.50	5.45	14.90	9.45
1919	67.80	7.25	19.40	12.15

Total savings in 5 years.....$34.95
After that the saving would be $12.15 each year.

TWO-FAMILY HOUSE.

Land.....$2,000
Improvement.. 4,500

$6,500; the taxes would be as follows:

	Total Taxes.	Increase on Lot.	Decrease on Bldg.	Total Savings in Each Year.
1914	$115.05	....	....	....
1915	111.93	$1.60	$4.72	$3.12
1916	108.55	3.40	9.90	6.50
1917	104.70	5.40	15.75	10.35
1918	100.40	7.40	22.05	14.65
1919	95.05	9.80	28.80	19.00

Total savings in 5 years.....$53.62
After that the saving would be $19 each year.

THREE-FAMILY HOUSE.

Land.....$3,000
Improvement.. 7,000

$10,000; the taxes would be as follows:

	Total Taxes.	Increase on Lot.	Decrease on Bldg.	Total Savings in Each Year.
1914	$177.00	....	....	....
1915	172.05	$2.40	$7.35	$4.95
1916	166.70	5.10	15.40	10.30
1917	160.60	8.10	24.50	16.40
1918	153.80	11.10	34.30	23.20
1919	146.90	14.70	44.80	30.10

Total savings in 5 years.....$84.95
After that the saving would be $30.10 each year.

BRONX 5-STORY FLAT.

50 x 85 x 100.

Land.....$10,000
Improvement. 40,000

$50,000; the taxes would be as follows:

	Total Taxes.	Increase on Lot.	Decrease on Bldg.	Total Savings in Each Year.
1914	$885.00	....	....	....
1915	851.00	$8.00	$42.00	$34.00
1916	814.00	17.00	88.00	71.00
1917	772.00	27.00	140.00	113.00
1918	726.00	37.00	196.00	159.00
1919	678.00	49.00	256.00	207.00

Total saving in 5 years.....$587.00
After that the saving would be $207 each year.

On a vacant lot in the Bronx worth $10,000 the taxes are:

	Tax Rate.	Total Taxes.	Increase.
1914	1.77	$177	..
1915	1.85	185	$8
1916	1.94	194	17
1917	2.04	204	27
1918	2.14	214	37
1919	2.26	226	49

Total increase of taxes in 5 years.....$138

By this method the taxes on any class of the real estate in any county within the City of New York may be computed in the same manner using as a basis for computation the tax rate heretofore stated for the particular county in which the property is situated.

EDWARD POLAK.
Register's Office, Bronx Co., March 11.

Rents and Rapid Transit.

Editor of the RECORD AND GUIDE:

Real estate owners and their agents are extolling the dual subway lines as a solution for high rents. Their belated admission that rents are high is as gratifying as the assent of mankind to other self-evident propositions. It is costly stupidity, however, to construct transit lines to the farthest sections of the city to get lower rents at the expense of the tenants of the city and the people at large, instead of at the expense of landowners whose property is benefited thereby. There are tens of thousands of vacant, or practically vacant, lots within a radius of six miles of City Hall, which should be improved consecutively before, at least, the city, at general expense, constructs expensive lines to acreage tracts of cornfields assessed at $1,200 to $3,000 an acre.

Will transit lines alone, however, reduce rents? Rent is charged to cover carrying charges—including interest on the equity, taxes and profits. The tax rate this year is several points below last year's. This alone will enable landowners to hold land at a higher price than last year. The construction of the transit lines will enormously increase the price that can be demanded for vacant land benefited thereby. Were the cost of such lines assessed upon the property benefited thereby those who acquire land to construct buildings would secure it at about the price demanded minus the cost of the transit lines assessed upon the land—roughly, let us say, for a fourth less than the price they must pay because this cost is not so assessed.

The owners of buildings must, moreover, under the uniform tax rate on buildings pay roughly 1.80 per cent. in taxes. Obviously rents will not be materially reduced through the heralded subway system. They will be at least as much higher than they should be as the joint penalties on the users of the city's gift of the transit lines to the land-owners and the fine upon buildings.

The operating contract was claimed to be "a grand victory" for the people of New York City. What a melon lined with velvet it really is, and that the Board of Estimate knew it to be is admitted gleefully by that great philanthropist, Theodore P. Shonts, who said of it:

> "Before the city receives any return on its investment of $66,000,000 in the new lines, the contracts entitle the company to take out of net income approximately $14,769,000 per year for the company's own purposes. This is $5,409,000 in excess of the $9,360,000 required for 5 per cent. interest and 1 per cent. sinking fund on the entire $156,000,000 of bonds.
>
> "In an undertaking of this sort a company ordinarily finds it necessary to furnish a large sum of money by an issue of capital stock in order to insure the security of its bonds and the payment of interest thereon. In this instance this is accomplished not by the sale of stock, but by an arrangement obviously better for these bondholders: viz., the city contributes $66,000,000 for half the cost of the new subways and for real estate, and subordinates its claim for interest on this money."

Both the dual subways and the opposition of the Board of Estimate and Apportionment and the Legislature to a referendum on halving the tax rate on buildings justify the statement of Mr. Delos F. Wilcox, late chief of the Bureau of Franchises of the Public Service Commission: "It is orthodox among the politicians of the dominant parties in New York, among the boss selected judges and among the public officials generally to bow the knee to vested interests."

BENJAMIN C. MARSH.

Mr. Benjamin C. Marsh is wrong in declaring that rents will not be materially reduced as a consequence of the operation of the dual subway system. For a great many years the people of New York have suffered from excessively high rents because their means of communication could not carry them quickly enough to large areas of vacant land. Their inability to reach an abundant supply of vacant land would have forced them to pay high for space in which to live no matter what the system of taxation. It was merely a question of the pressure of population on space. The dual subway system not merely renders enormous stretches of vacant land available for settlement, but it enables the settlers to reach centers of employment in Manhattan in much shorter time than they do at present. The pressure of population on space will be relieved, land values will probably be somewhat increased in the newly available districts, but they will not be increased to anything like the same level as that which has prevailed hitherto. The homeseeker will have too many alternatives.—Editor.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

The Bulk of the Business Involved Small Properties.

Real Estate Board Opposed to Unearned Increment Tax.

At the regular monthly meeting of the Board of Governors of the Real Estate Board of New York, held March 10, 1914, it was unanimously resolved that in the opinion of the board the present agitation for an unearned increment tax is but another phase of the single tax agitation, which has done much to depress values in the city and the State of New York.

It was further resolved that the board was unalterably opposed to the uncarned increment tax as representing an erroneous theory of taxation that not only carried with it the elemental propositions of the single tax movement but would also go far to upset the existing basis upon which the present taxing system of the city and State is founded.

If a tax on the profits of real estate (which is the unearned increment) is equitable the board believes a further tax on the profits of all business is equally fair. The taxation of profits carries with it such serious economic consequences, particularly in real estate as at present situated, that the Governors of the Real Estate Board of New York were a unit in opposition to this proposed legislation.

City and State Realty Values.

The report of the State Board of Tax Commissioners, submitted to the Legislature this week places the value of real and personalty $8,332,069,201, figures for the year 1913 at $11,393,720,514.

There is indicated an increase of $277,112,561 in real estate and a decrease of $15,160,964 in personal property, the increase being attributed by the commissioners to the amendment requiring a definite method of equalization doing away with political barter, friendship agreements and city and town coalition and compelling assessments at full value.

Of the total valuation of state realty and personalty $8,332,069,201, figures for 1913, is for that located in Greater New York, leaving a little more than three billions as the assessed value of the remainder of the state.

On Guard at Albany.

In order to insure adequate protection to real estate and building interests from the almost interminable stream of bills which have been introduced in the Legislature and which are directed against real estate, the United Real Estate Owners' Associations have made an important and significant move. They have employed Ira J. Ettinger, a local attorney, to act as their representative at Albany during the present session of the Legislature. Mr. Ettinger will search out and oppose any bill intended to further burden real estate owners, and will remain at Albany until the end of the session. This action is taken at an opportune time, for never before have real estate interests been more seriously menaced by hostile legislation.

The Tremont Taxpayers' Association, a strong organization of real estate owners in the Tremont section of the Bronx, has been admitted to membership in the United Real Estate Owners' Associations. This is the tenth local taxpayers' association to become identified with the central body and its admission is in line with the work of the United Owners to include in its membership all the real estate owners' organizations in the city. Negotiations are under way with a number of other associations with a view of having them also become affiliated.

The United Real Estate Owners' Associations sent a special committee of ten to Albany this week to appear at the hearing on the bill to amend the Secured Debt Tax Law and in the matter of the revision of the Municipal Court Act. Delegations also appeared yesterday morning before the Board of Estimate at the public hearing in relation to the report of the Advisory Commission on the Heights of Buildings. The associations have decided not to oppose the proposed increase in salaries of the borough presidents and the president of the Board of Aldermen.

Mortgage and Security Company's Earnings.

At a stockholders' meeting of the New York Mortgage and Security Company, held at the company's office, 135 Broadway, March 9, President Harry A. Kahler announced that the net earnings for the current fiscal year amounted to $240,359.37, over sixteen per cent. on the capital stock. Also that, after deducting 12 per cent. dividends ($180,000) paid during the year and charging off depreciation in stocks held by the company to the extent of $50,204.45, there was added to undivided profits $10,154.92.

President Kahler further announced that from date of organization in 1902 to March 1, 1914, the total investments in bonds and mortgages have been $131,916,538.95. The guaranteed mortgages sold during the fiscal year aggregated $8,916,202.77 and the guaranties cancelled by mortgages being paid off was $6,580,094.80, showing a net gain in outstanding guaranties of $2,336,107.97. The total of outstanding mortgages guaranteed by the company on March 1, 1914, was $37,651,845.95. The stockholders re-elected the old board of directors, with the exception of W. T. Rosen.

Long Island Traffic.

Interesting statistics showing the growth in travel on the Long Island Railroad in the past five years are given in the March issue of the Bulletin published by the Chamber of Commerce of the Borough of Queens. The article states:

"Lying within a radius of five to fifteen miles from the business sections of Manhattan and Brooklyn is the great suburban zone of the Borough of Queens. The growth in population in the past few years has been remarkable. The total number of passengers carried on the Long Island Railroad increased from 12,837,649 in 1900 to 40,606,183 in 1913, or an increase of 216 per cent. in fourteen years.

The total number of commuters increased from 76,644 in 1905 to 203,886 in 1913, or an increase of 166 per cent. in nine years.

While the passenger traffic from both the Pennsylvania Station and Flatbush avenue Station has increased, the number of passengers from the Long Island City Station has decreased, due to the opening of the Pennsylvania Station and the operation of trolleys across the Queensboro Bridge. It is expected, however, that with the opening of the Steinway Tunnel within the next year the passenger traffic at the Long Island City Station will again increase.

Fourth Avenue Subway Equipment.

To advance as rapidly as possible the opening of the South Brooklyn subway in Fourth avenue, which is to be put in operation with trains to 25th street in the early summer, the Public Service Commission has fixed on March 17 as the date for a public hearing on the form of contract for putting in place the track materials.

Condemnation Commissioners.

Judge Benedict, of the Supreme Court in Brooklyn, has appointed Almet R. Latson, Ernest R. Pillsbury and Frederick A. M. Burrell as condemnation commissioners for the acquisition by the city of the southwest corner of Eastern Parkway and Nostrand avenue, Brooklyn. The proposed Nostrand avenue subway curves from Eastern Parkway under this property, and it is necessary for the city either to acquire the property or get an easement in it.

PRIVATE REALTY SALES.

Most of the business this week concerned small properties, principally dwellings. There were a few large transactions closed, the principal ones involving apartment houses near Columbia University, a 150-foot plot in West 151st street secured by builders and a lower Fifth avenue loft building. There has been a noticeable increase in the amount of business transacted in the past two weeks. The total number of sales reported this week doubled that of the week ending February 28. This fact, coupled with the presence of the small investor among the buyers, may be regarded as a possible sign of a revival of activity.

The total number of sales in Manhattan this week was 34, against 25 for last week and 42 a year ago.

The number of sales south of 59th street was 13, compared with 8 last week and 18 a year ago.

The sales north of 59th street aggregated 21, compared with 17 last week and 24 a year ago.

From the Bronx 14 sales at private contract were reported, against 9 last week and 17 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $475,050, compared with $525,175 last week, making a total since Jan. 1 of $8,454,337. The figure for the corresponding week last year was $1,986,809, making a total since Jan. 1, 1913, of $12,417,765.

Apartment House Deals.

Charles Hirschorn and Isidor Levy have purchased from the Carnegie Construction Co. the "Poinciana," a new ten-story apartment house occupying the southeast corner of Amsterdam avenue and 120th street. The property has a frontage of 80.11 feet on Amsterdam avenue and 150 feet in 120th street, overlooking the north end of the grounds of Columbia University. In part payment the buyers gave the three apartment houses known as the "Beauchamp," the "Studeley" and the "Clifton," at the southeast corner of Columbus avenue and 85th street. The "Poinciana" has been held at $700,000. The sale was negotiated by Carl Levis.

Fort Washington Lots Sold.

The Loyal L. Smith estate has sold to H. & L. Mandelbaum the plot of fifteen lots, in the north side of 161st street between Fort Washington avenue and Riverside Drive. The site does not include the two corners, each of which extends back about 150 feet. A resale of the extra plot to a builder is pending.

Lower Fifth Avenue Deal.

The Realty Assets Company has sold to a client of Henry Goldstein, attorney, 85 Fifth avenue and 5 and 7 East 16th street, northeast corner of 16th street, an eleven-and-a-half-story loft building, having a frontage of 49 feet on the avenue and 191.10 feet in the street. The combined properties are assessed by the city at $1,040,000.

Sixth Avenue Sale.

The Record & Guide has confirmed, through Mr. Lewis, of Lewis & Conger, the report that the firm has sold the three five-story flats on plot 60.5x93, at 782-786 Sixth avenue. The property adjoins the Lewis & Conger building at the southeast corner of Sixth avenue and 45th street. No information as to the name of the buyer or his plans could be obtained.

Builders Buy in 151st Street.

The Jacobs Construction Co. (Newmark & Jacobs) has bought the plot, 150x99.11, in the south side of 151st street, located 150 feet west of Broadway, from Samuel H. Stone and others. The property will be immediately improved with a six-story apartment house.

Manhattan—South of 59th Street.

BROAD ST, 105, 5-sty building, on plot 36.2x46.1, one-fifth interest sold for Elizabeth B. Towle, as guardian, to H. and M. Mandelbaum, by F. J. Davison. The property is under lease to Fritz Lindiger for restaurant purposes.

WASHINGTON ST, 297, 5-sty building, on plot 26.5x55x irreg., adjoining the southeast corner of Reade st, sold for the Lichtenstein estate to an investor, by Robert R. Rainey.

WEST HOUSTON ST, 133-135, 6-sty tenement, with stores, on plot 38x100, sold by Pietro Alvino to Giovanni Rosasco & Sons, for about $80,000.

12TH ST, 144 West, 3-sty brownstone dwelling, on lot 21x103, sold for the estate of Geoffrey R. Bourke to Dr. F. W. Davis for investment, by J. Irving Walsh.

17TH ST, 17-19 West, 11-sty loft building, on plot 53x92, re-sold for the 17 West 17th St. Co. to the E. M. Co. (Arthur Luria, president), by Barton Chapin. This is the third sale of the property within the last year.

31ST ST, 36 and 38 East, two old dwellings, on plot 40x98.9, sold by Henry McBurney to Sumner Gerard. The houses adjoin the 75 ft. frontage at 40 to 46 recently acquired by Mr. Gerard in the name of the Aeon Realty Co. from M. Kroenke in exchange for the apartment house at 562 to 568 West End av. His recent purchase gives Mr. Gerard a frontage of 175 ft., and plans have been prepared by the architect, Walter Haefeli, for a 20-sty loft structure to cost $850,000.

40TH ST, 119 East, 4-sty brownstone dwelling, on lot 25x98.9, sold for Mrs. John N. Beekman to a client for occupancy, by Pease & Elliman.

49TH ST, 325 East, 3-sty and basement private dwelling, on lot 18.9x100.5, sold for E. J. Byrne to a client, by James Kyle & Sons.

2D AV, 88-90— n e c 5th st, 6-sty new law tenement, on plot 48.6x75, sold by Morris Rose and Lewis Norman to Jacob Propos.

11TH AV, 617-621, 2-sty and basement brick garage and warehouse, on plot 75.3x100, between 45th and 46th sts, sold for the Central Assets Corporation to Arthur K Ware, by George R Read & Co.
man.

Manhattan—North of 59th Street.

ACADEMY ST, s e c Cooper st, plot of four lots, 100x100, sold for Max Marx to a client, by W. J. Huston & Son.

60TH ST, 108 East, 4-sty high stoop dwelling, on lot 20x100.5, sold by the estate of Yette Dittman to Dr. Milton J. Ballin, who will occupy.

70TH ST, 44 West, 4-sty dwelling, on lot 22x100.5, sold by Samuel Sachs to a buyer for occupancy. The house is valued at about $42,000.

79TH ST, 116 East, 4-sty and basement dwelling, on lot 18.9x102.2, between Park and Lexington avs, sold for Lowenfeld & Prager to Dr. Richard Derby, by the Douglas Robinson, Charles S. Brown Co. The buyer, who is a son-in-law of ex-President Roosevelt, will occupy the house.

96TH ST, 72-74 East, 6-sty apartment house, on plot 50x100.8, sold for Michael Noulett to an investor, by Pease & Elliman. The property has been held at $100,000.

97TH ST, 256 West, 7-sty apartment house, on plot 50x100.11, reported sold by George J. Smith.

117TH ST, 145 West, 5-sty flat, on lot 25x100.11, sold by William Wohlgemuth to an investor.

126TH ST, 10 East, 3-sty dwelling, on lot 20x99.11, east of the Powers Building, reported sold by the Henry S. Wilson estate.

140TH ST, 271 West, 5-sty flat, on plot 55x99.10, sold for Robert F. Erts to Joseph B. Peck, by Paul A. McGolrick and Nicholas Lopard.

155TH ST, 533-535 West, 6-sty apartment house, on plot 41.8x99.11, reported sold by A. & I. Kottle.

AMSTERDAM AV, 2461, 6-sty apartment house, "the Scarsdale," on plot 36x100, just north of Washington Bridge, sold by A. V. Donellan to L. D. Faccini, who gave in part payment a 50-acre farm at Northvale, N. J.

AUDUBON AV, n e c 170th st, vacant plot of five lots, 100x120, sold for Patrick Donahue to a client by Alfred J. Koch.

BROADWAY, 3550-3554, 2-sty taxpayer, on plot 75x100, sold by Martha B. Mosher to a client of Alfred J. Koch. The property has been held at $225,000.

MARBLE HILL AV.—The A. N. Gittermann Corporation has sold to Mrs. Mary J. Gaynor the 2-sty and attic house at 90 Marble Hill av, immediately adjoining the St. Stephen's Medhodist Episcopal Church at the corner of 228th st and Marble Hill av. This dwelling, built on a triangular plot, with an 86 ft. frontage, has been considered one of the show places of this section. Mrs. Gaynor will occupy the house after extensive alterations, plans for which are now being prepared, have been perfected.

ST. NICHOLAS AV, 48, 6-sty elevator apartment house, on plot 99.1x100, between 152d and 153d sts, sold by the Brown-Weiss Realties to H. R. Shares, owner of the Hotel Flanders and the Hotel Hermitage. He gave in part payment a hotel and 10 acres of land at Warwick, N. Y., known as the "Red Swan Inn," and in addition three lots in Beach st, Long Beach, L. I.

WEST END AV, 510, 4-sty dwelling, on lot 20x80, south of 85th st, sold for Simon Uhlman to Daniel B. Freedman, by Leroy Coventry. The

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908; May 3, 1913; January 10 and January 31, 1914. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on March 17, 1914. Record and Guide Company, 119 West 40th Street.

THE RECORD AND GUIDE is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.

house is in the midst of a group of big apartments erected along West End av within the past few years.

10TH AV, 753, n w c 51st st, plot 25.5x100, resold by Max J. Kramer to J. F. Friedman, a marble dealer, who intends to build a 6-sty tenement, with stores. The seller acquired the plot in January from H. & M. Mandelbaum.

Bronx.

167TH ST, 488 East, 2-sty dwelling, on lot 25x75, sold for the estate of Augusta Genet to the David Mayer Brewing Co. by the Duross Co. The buyer now controls a plot 90x75 at the northeast corner of Washington av and 167th st.

BRIGGS AV, w s, 144 ft. south of 196th st, plot 50x100, sold for Minnie Fox to the Mitchell-McDermott Construction Co. by Alexander Selkin and David Mintz. The buyer will erect a 5-sty apartment house.

BRONX BOULEVARD, s w cor 222d st, plot 63.6x95x irreg, sold by Therese Bradley to George H. Janss.

CONCORD AV, e s, 100 ft. south of 147th st, vacant plot, 100x100, sold for a Mr. Canucci to a client for improvement, by Heller & Sussman.

COURTLANDT AV, 794, 4-sty flat with stores, on lot 24.6x92, sold by Cahn & Pittman to Paul and Mariene Zgurish.

HOE AV, 1154, 2-sty dwelling, on lot 25x100, reported sold by John Blaesser.

HOE AV, w s, 42 ft. south of Aldus st, 6-sty apartment house, on plot 42x100.11, sold for the Eberhardt Realty Co. to an investor, by the J. Romaine Brown Co.

HULL AV, 3075, 2-sty 2-family house on lot 25x110, sold by Alexander Selkin and David Mintz to Frederick Allen.

MAPES AV, n w c Tremont av, 5-sty apartment house, on plot 100x59, sold by the John W. Cornish Construction Co. to John Branigan.

OGDEN AV, w s, 70 ft. north of 165th st, frame dwelling, on plot 50x115, sold by William Schlechter to a builder, who will erect a 5-sty apartment house.

PARK AV, n w c 184th st, plot of 8½ lots resold for Thomas H Roff to the Winnie Realty & Construction Co. (Maurice Muller, president), by Arthur Weyl & Co. and Kurz & Uren. The buyer will erect 5-sty new law apartment houses.

PAULDING AV, n e c Poplar st, plot 33.6x101.6x irreg, sold for Morton M. Green to a client, by Kurz & Uren.

UNION AV, 852, 3-sty frame dwelling, on lot 20x105, sold for Frederick Bruckner to a client, by Joshua L. Evans.

ZEREGA AV, n s, 157 ft west of McClay av, plot 50x100, sold by John A. Schill to A. S. Weiss.

Brooklyn.

BERGEN ST, ETC.—Elisha T. Everett has sold 1069 Bergen st, a 3-sty and basement stone dwelling, to Miss E. T. Salomons and C. Metzinger for occupancy; also sold the dwelling at 72 Hancock st to a client.

BERKELEY PL, 125, 3-sty and basement brownstone house, 21x100, between 6th and 7th avs, Park Slope, for William E. Burke, to an investor, by Henry Pierson & Co.

GARFIELD PL, 116, 3-sty and basement dwelling, on lot 20x100, sold by the Jerome Property Corporation and Haviland & Sons to J. Corrigan.

HENRY ST, 558, 3-sty brick building, sold for Frederick Construction Co. to D. Esposito, by Visco Bros.

17TH ST, 182 East, detached dwelling, on plot 50x180, near Albemarle rd, sold for J. S. Damerel to a client, by Henry Pierson & Co.

60TH ST, s s, 150 ft. east of 16th av, plot 40x100, sold for Paul Connelly to a client, by B. J. Sforza.

63D ST, o e c 20th av, plot 100x100, sold by the Alco Building Co., in conjunction with the Realty Trust, to the Kraslow Construction Co. The buyer will improve with flat and store property.

CLERMONT AV, 221, 4-sty and basement brownstone residence, on lot 22x100, with adjoining plot in rear on Vanderbilt av, 33x100, sold for Frank A. Keeney to Emil Roos, by the Bulkley & Horton Co.

Queens.

FAR ROCKAWAY.—John Stich & Co. sold for J. Howard a plot, 100x200, on Central av, near Neilson av, to the Congregation Gates of Prayer, of which Maurice Cohen is president and the Rev. Dr. B. A. Lichter rabbi. The site will be used for a new synagogue.

FOURTH WARD.—The New York Suburban Land Co. has sold plots here to Gerard Austin, plot 40x100, on President av; Ed. Coleman, plot 60x100, on Dale pl; J. W. Dyer, plot 40x100, on Park av; Ralph Schramm, plot 40x100, on President av; Fred J. Gertis, plot 40x100, on Park av, and Philip J. Kramer, plot 40x100, on Lincoln av.

LONG ISLAND CITY.—The National Carbon Co., of Cleveland, Ohio, has bought from the American Ever Ready Co. 60 lots in the Degnon tract, having a frontage of 200 ft. on the south side of Thompson av, 200 ft. on the north side of Mott av and 600 ft. on both Manley and Orton sts. The plot adjoins the Loose-Wiles Biscuit Co.'s plant and will be improved with a factory building, occupying the entire property.

ROCKAWAY PARK.—The Rockaway Park Realty Co. has sold for Mrs. Maria Ruff a plot, 40x100, on the east side of 10th av, 100 ft. north of Newport av, to Mrs. Beulah Lasher; for Mrs. Maria Ruff a plot, 40x100, on the east side of 10th av, 140 ft. north of Newport av, to John Lynch.

Richmond.

ROSEBANK—Cornelius G. Kolff has sold for the heirs of Isaac Florence two lots on Maryland av to John and Mary Bocca, who will hold same for improvement.

TOMPKINSVILLE.—Charles Seeber, of the Rising Sun Brewing Co., New Jersey, has sold through the office of Cornelius G. Kolff plot 50x100 ft. in Grant st, which is a short distance from the proposed subway terminal on Staten Island. The purchaser, Mr. Alfred J. Walker, Sr., intends to hold the property for improvement.

Rural and Suburban.

BELLROSE, L. I.—George W. French, of Minneapolis, has purchased an Italian residence on Commonwealth Boulevard, valued at $25,000. Oscar F. Alleman has purchased from Edward M. Schmand his brick and stucco bungalow on Superiod rd, which he will occupy. They have also purchased from the United Holding Company an adjoining plot of 40 ft. Donald M. Lay has purchased the Jaundry house of nine rooms and two baths on Michigan rd, which he will occupy.

GARWOOD, N. J.—The New York Suburban Land Co. has made the following sales here: To John M. Foley, plot, 40x100, on South av; to Mrs. M. S. Kendig, plot, 50x100, corner Oak st and Spruce av; to Howard T. Weasley, plot, 60 x100, corner West st and Willow av; to Alfred J. Engler, plot, 40x100, on Myrtle av; to Fred B. Jervis, plot, 40x100, on Locust av, and in its development at Westfield, N. J., to Clarence E. Burtis, plot, 40x100, on Newark av; to Thomas J. Gildea, plot, 60x100, on Princeton av; to John Killoch, plot, 60x100, corner 1st st and Elizabeth av.

GREAT NECK, L. I.—The J. Romaine Brown Co. sold for W. J. Henderson his residence on Manhasset boulevard. The house is of Spanish design, the grounds and buildings covering about half an acre, and commands an extensive view of Manhasset Bay and the surrounding country.

GREENWICH, CONN.—Derschuch & Co. have sold for M. Kroncke a tract of five acres on the shore road at Greenwich, Conn., having about 500 ft. of frontage on the sound and having riparian rights. The purchaser is L. M. Robert, who owns adjoining property.

HOLLIS, L. I.—Nelson & Lee, Inc., have negotiated the exchange of Edward Bialla's country place here for 50 lots on Sherman av, Plainfield, N. J., owned by Hiram J. Scandell.

LAKEWOOD, N. J.—The Lakewood Hotel, built by Nathan Straus, has been sold to Nathan Jacobs, proprietor of Lillian Court Hotel. In making the purchase Mr. Jacobs acted for a syndicate of New York hotel and realty men. It was announced that the house would be opened on Oct. 1.

MAMARONECK, N. Y.—Lewis B. Preston has sold Marltoo Hall, the estate of T. C. Meadows, one of the fine places on Orienta Point. It was built by the late Thomas Marshall at a cost of about $500,000, and will now be occupied by Mrs. Merrill's School for Girls. The property consists of about 11 acres of ground, with a large frontage on Long Island Sound. The buildings include a large stone residence, containing 40 rooms; a squash court, stables, garage and greenhouses. Mrs. Merrill's school is now situated at New Rochelle and will move to its new home after Easter.

MONTCLAIR, N. J.—J. Irving Walsh has purchased through Hughes & Whitby a plot on the north side of Cooper av, and has awarded a contract for building a Swiss chalet for his own occupancy to Edward S. O'Neill.

NORTH WHITE PLAINS, N. Y.—Burke Stone has sold for Henry E. Welsh four lots in the Clifford B. Harmon property; also the George W. Keeling property on Marquand av, Bronx Manor, to Henry E. Welsh, consisting of a plot 125x100 ft., with a house.

OCEANSIDE, L. I.—The Windsor Land & Improvement Co. sold at Oceanside to F. H. Free a plot, 40x100, on Oceanside Parkway; at Lynbrook, to H. and A. S. Mueller, a plot, 40x100, in Charles st; at Rockville Centre, to F. Dedroux, a plot, 40x100, on Cornwell pl; to H. Meyer, a plot, 20x99, on Long Beach rd, and at Hempstead, to S. Samwick, a plot, 60x97, on Greenwich av; to H. Segal, a plot, 40x100, in Allen st; to J. D. Fallender, a plot, 50x125, on Oak av.

SOUTHAMPTON, L. I.—The Mansion House Co. sold to Charles Finkelstein, of New York City, a tract containing 2,135 lots, situate at New Riverhead, Southampton, Suffolk County, L. I.

WEST HILLS, L. I.—Cocks & Willets have sold part of the Robert W. Gibson property at West Hills, L. I., to Otto H. Kahn. The property adjoins land Mr. Kann recently purchased. The same firm has sold part of the Eugene farm at South Huntington, L. I., to Commodore Charles A. Gould.

YONKERS, N. Y.—Joseph P. Day has sold for the Odell Realty Co. four acres on Tuckahoe rd. The property was held at $25,000 and is improved with a residence and barn. Max Schling, a florist, is the purchaser.

LEASES.

Chicago Firm in Lease.

Babson Brothers, an Illinois corporation, has leased the building 473 Fifth avenue, facing the new Public Library, for a term of ten years at an aggregate rental of $250,000. This concern has its principal place of business in Chicago. The lease was negotiated by William A. White & Sons and George R. Read & Co. for the Guardian Holding Company, acting for Mrs. Jenny K. Stafford.

Manhattan.

AMES & CO., INC., leased for Robt. B. Roosevelt & Son the store in 847 Broadway to the W. L. Douglas Shoe Co. of 127 Duane st, for a

term of years; also for Dr. E. Baruch to White & Doliff the parlor store in 183 Lexington av, and the store in 185 Lexington av to Chas. N. Kapner.

AMES & CO., INC., leased for R. G. D. Wendel the entire building at 477 6th av to James Carns for a term of years; also for Carolin Genet the store in 9 East 32d st to L. & I. Gutman for 5 years.

THE AMERICAN CLUB leased the 3d floor in 603 5th av from Edward Margolies for five years at $2,000 a year. The floor will be the headquarters of the club. The lease is taken by Francklyn Lawrence, president of the club.

THE WILLIAM S. ANDERSON CO. leased for Josephine Kellogg to Dr. Anthony Lacina, of 346 East 72d st, the 3-sty dwelling at 208 East 72d st for three years.

DANIEL BIRDSALL & CO. leased the store and basement in 42 Murray st to Charles J. Smith & Co. of 41 Warren st; and the entire upper lofts to Henry Pearl & Sons of 74 Murray st.

DANIEL BIRDSALL & CO. leased in 101 Reade st, the 1st floor, basement and sub-basement to Charles Jacobs & Co.; in 97 Chambers st through to 79 and 81 Reade st, the 1st loft to Harry C. Lee & Co, of 91 Chambers st; in 88 and 90 Reade st, the 1st floor and basement to Henry Lilly Co., of 79 Reade st; in 393 Broadway, the 1st floor and basement to Reynolds & Thomson, and in 89 Grand st, the 1st floor and basement to Simon Hesselson.

GEORGE A. BOWMAN leased the 1st floor in 125 West 42d st to Wells, Mowbray & Newman, Inc.; also the 2d loft in 141 West 42d st to August Gemunder & Sons of 42 East 23d st, and part of the 3d loft in 141 West 42d st to Dr. Kennison.

CAMMANN, VOORHEES & FLOYD leased the building at 57 and 59 Front st for J. Archibald Murray to Wolf, Sayer & Heller of 84 Pearl st; also the building at 243 Water st for Baldwin & May, as attorneys, to Atlantic Bag Co. of 298 Pearl st; the store in 27 South William st for Hermanos Realty Co. to Alcohol Utilities Co. of 110 Duane st; in conjunction with Horace S. Ely & Co., the building at 159 South st to Nicola Delia & Co.; store in 95 and 97 Front st to Edward Bleecker of 90 Front st; the 4th loft in 127 and 129 Water st to Joanquain Menendez & Co. of 129 Front st; in conjunction with William Cruikshank's Sons, store and basement in 203 Pearl st to John H. Goetze of 162 Water st; in conjunction with Ruland & Whiting Co., 2d loft in 69 Cortlandt st to New York Butchers Supply Co.

THE FIRM OF L. J. CARPENTER leased a store and basement in Claremont Hall, Broadway, northwest corner of 112th st, to David Schneider, ladies' tailor, of 2861 Broadway, for a term of years.

JOHN J. CLANCY & CO. leased the 4-sty dwelling at 174 West 86th st for Heilner & Wolf to Marie T. Conway; also the 3-sty dwelling at 364 West 55th st to David Goldberg; also, in conjunction with B. Flanigan & Sons, the 3-sty dwelling at 163 West 71st st to Ora N. Childress; also the 4-sty dwelling at 332 West 58th st to Addison H Woods; the 4-sty dwelling at 344 West 58th st to Marie May, and the 4-sty dwelling at 332 West 58th st to a Mr. Anderson.

A. P. COBURN leased to the J. M. Horton Ice Cream Co. the 11th floor, containing 8,000 sq ft, in the Scott & Bowne Building at 409 Pearl st.

THE CROSS & BROWN CO. leased office space in the Strand Theatre Building, at the northwest corner of Broadway and 47th st, to Philip L. Ponce; the 7th floor in 16 to 24 West 61st st to J. C. Reitman; an apartment in 158 Madison av to Mrs. Florence W. Atherton, and an apartment in 673 5th av to E. C. Gun Munro.

THE CROSS & BROWN CO. leased office space in 396 Broadway to E. E. Krusher Co. and Joseph Spektorsky; also office space in 1700 Broadway to Harry Graff; also leased for the B. F. Goodrich Co. the store and 2d floor in the 8-sty fireproof building at 255 and 257 West 57th st to the Stewart Auto Academy of 231 West 54th st for a term of years. This building was formerly occupied by the Diamond Rubber Co., who have recently removed to 1780 Broadway.

THE CROSS & BROWN CO. leased office space in the United States Rubber Co. Building, at the southeast corner of Broadway and 58th st, to C. J. Cross, of 1874 Broadway; Federal Sign System, Electric, of 229 West 42d st, and to the Norma Co. of America, of 20 Vesey st.

DUROSS CO. has leased for Louise A. Mohlman, of Brielle, N. J., for three years, her residence at 16 Van Nest pl to Dr. John T. Harrison for occupancy.

L. W. ELBERSON leased for Mrs. L. W. Wright her 4-sty dwelling at 46 West 36th st to Pierre Sabathe.

DOUGLAS L. ELLIMAN & CO. leased from the plans a large apartment, consisting of 12 rooms and 3 baths, in 755 Park av, the new 12-sty apartment house on the former site of the "Freundschaft Club," to Mrs. Adrian H. Joline; also from the plans, apartments in the new building at 103 East 86th st to H. Boardman Spalding and Simon Rossman, Jr.; also an apartment in 28 East 55th st to Miss Alice Barnes.

HORACE S. ELY & CO. leased a portion of the 16th floor in the World's Tower Building, 40th at near 6th av, to William Allan Balch, architect.

HORACE S. ELY & CO. leased the store in the Wellsmore apartment house, at 2170 Broadway, to the New York Transfer Co., for a term of years, for a ticket office and baggage transfer office. J. Romaine Brown Co. represented the owner.

EWING, BACON & HENRY leased offices in 101 Park av to A. L. Diament & Co., of 101 Park av; Arthur Urbane Dilley, the Oscawana Building Co., of 200 5th av; the American Flooring Co., of 149 Broadway; H L Brown & Co. and Hugh L. Cooper; also leased offices in the McCutcheon Building, 345 5th av, to Dr. Ralph Ware Waddell, of 45 West 34th st, and W.

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VAULTS FOR VALUABLES

Fletcher White, of 145 West 45th st; and at 250 West 54th st lofts to the Manly Drive Co., of 17 Battery pl, and R. F. Wallace, of 1700 Broadway.

J. ARTHUR FISCHER leased for Sundel Hyman to Mr. Le Brun the 4-sty English basement dwelling at 204 West 40th st, to be used as the Latin restaurant.

ROYAL SCOTT GULDEN has leased for Herbert A. Sherman the store in 41 East 41st st to the Cresta Blanca Wine Co.; for the Frank Gilman Co. the parlor floor in 19 West 46th st to the Misses Belle and Therese, milliners; and for M. & L. Hess, as agents, the 13th loft in 7-11 West 45th st to Frank Cole, ladies' tailor.

CHARLES B. HALSEY and T. J. S. Flin leased the westerly duplex store in 25 East 48th st to Lewandos, Inc., of 557 5th av.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have rented apartments at 29 East 48th st, northeast corner of Madison av, to Gay L. Schiffer, Miss Jean Newcombe and Miss Sylvia H. Orr. These leases complete the renting of the building.

M. & L. HESS (INC.) have leased offices in 432 4th av to the Ideal Illustrating Co., of 24 East 21st st, and to the Sattley Coin Handling Machine Co.; also leased space in the Eagle Building, 257 4th av, to M. Goldstein, and space in 329-331 4th av to Otto Schaefer; also leased the 11th loft in 131 West 35th st to Jacob Masur, of 150 West 22d st, and the 11th loft in 116-118 West 14th st to the Wallace Addressing Machine Co., of 29 Murray st.

WILLIAM T. HYDE, who recently sold his expensive residence at 11 East 70th st, just east of the new H. C. Frick residence, has taken a lease of the dwelling at 9 East 78th st, owned by the estate of Thomas E. Stillman. The house is 5-stys high and occupies a lot 35x100. It is said Mr. Hyde will pay $10,000 a year for 10 years for the property.

JOHN J. KAVANAGH leased for the Estate of Cath. T. Scheffelin, 865 Madison av, a 5-sty dwelling on lot 27x100, to David W. Ross for a term of years; for Mrs. J. E. Keveney, 138 East 80th st, a 3-sty dwelling on lot 18.4x102.2; to Dr. Geo. L. Laporte for a term of years; for Robert Schnaier entire upper part of 172 East 75th st to the Herter Looms, for a term of years.

LOUIS KEMPNER & SON leased the entire 3d floor in the Riviera Theatre Building to John B. Halliday for a billiard academy; also a store in the same building to the Hartford Umbrella Co.; the 2d floor at the southwest corner of Broadway and 108th st to M. Spark for a corset shop; corner half of the 2d floor in the Riverside Theatre Building to G. Hepburn Wilson, of 33 West 42d st, for a dance studio; and a store at 2457 Broadway to Shashou & Baba for a ladies' wear establishment.

CHARLES LIBMAN, agent of the Leavitt Building, leased the entire 2d floor of the Leavitt Building to the North American Film Corporation. This lease practically completes the leasing of the entire building, as there are now but two small offices and store and basement unrented.

EDGAR A. MANNING, in conjunction with George A. Bowman, leased the 3d floor of 141 West 42d st for a term of years to Aug. Gemunder & Sons, makers of violins, who have been located on East 23d st for the past 25 years.

F. JOSEPH MARLOW leased a floor in 19 East 48th st to Mrs. E. Jackson and a floor in 48 West 36th st to Herman Jacobs for business.

M. MORGENTHAU, JR., CO. leased for the Sixth Avenue and Twenty-third Street Corporation the corner store at the northwest corner of 6th av and 22d st. This is the property formerly occupied by Ehrich Brothers and afterward by Kesners as a department store. The new tenants are Brier & Scholl of 90 Division st.

THE CHARLES F. NOYES CO. leased for the Bertfield Realty Co. the store and basement in 96 Water st to Conrad Ingold & Co. of 97 Water st for three years; the basement store in 116 Malden Lane for the Jane Investment Co. to Jacob M. Meyers; the ground floor in 320 Pearl st for Robert B. Lawrence to the Export Sanitary Mfg. Co., of the Woolworth Bldg.; and on a temporary basis the store and basement in 332 Broadway for James N. Jarvie to the Sydney Wormser Typewriter Co.

THE CHARLES F. NOYES CO. leased for Frederick J. Agate the 3 entire lofts in 44 Murray st to Julius Palmer, of 55 Barclay st; a loft in 47 Warren st for W. F. B. Roquette to Rose Lane, and space in the Fulton-Chambers Building to Betz & Vollmer, of 102 Fulton st, John Shoemaker and the Humane Society of New York, of 102 Fulton st.

S. OSGOOD PELL & CO. have leased for John N. Golding the store in the building at the northeast corner of 5th av and 45th st to the M. & M. Importing Co. for a term of years.

PEASE & ELLIMAN leased an apartment in 850 Park av to A. D. Pratt, and one in 875 Park av to Lincoln Grant; also leased for the Century Holding Co. in 25 West 45th st space to Blewer & Smith, of 505 5th av, and also to Albert Lewis; also leased a store in 1123 Park av to B. McKeon, of 569 Columbus av; one in 1125 Park av to I. Schulman, and one in 565 West 181st st to A. Kampsera.

PEASE & ELLIMAN leased to the Rev. Dr. Jewett the apartment, containing 12 rooms and 4 baths, of Foster Milliken in 555 Park av for a term of years.

GUSTAVE BRITT leased the 3-sty dwelling at 24 Bank st for the estate of William P. Woodcock, 2d, to Amelia Sendler; also leased the 3-sty dwelling at 22 Irving pl to Elsea Alberts, and also the 3-sty dwelling at 18 Irving pl to Margaret Bogan.

GEO. R. READ & CO. leased for P. Ballantine & Sons the 5-sty building at 130 and 134 Cedar st to Geisenheimer & Co. of 81 Front st; for Horace S. Ely & Co. the store in 127 and 129 Water st to the Chicago Belting Co. of 71 Dey st; for Smith & Hemenway the 2d floor in 150 Chambers st to Bettes & Ebsen of 62 Reade st; for the Griscom-Russell Co. the 4th floor in 229 and 230 West st to Mansfield & Co. of 158 Chambers st; for the Canal Realty Co. the 4th floor in 533 to 541 Canal st to H. W. Forbush of 12 Peck slip. This completes the renting of this 8-sty loft building. The leases are all for a term of years.

GEO. R. READ & CO., with Horace S. Ely & Co., leased the store and basement in 22 East 54th st for a term of years to Patrick J. and Annie E. McMoran, doing business under the name of Annie E. McCarthy. The lessees are dealers in worsteds and furniture and are at present located at 5 West 32 st.

GEO. R. READ & CO. leased the entire 5-sty building 58 West 36th st for a term of 10 years from April 1, 1914, for Adrian H. Muller to William Schroeder and Oscar Krud.

GEO. R. READ & CO. leased to the P. Lorillard Co., one of the largest tobacco concerns in the country, space in the Lewisohn Building at 119 West 40th st for executive offices. The company will pay $300,000 in rentals for the offices, which are taken for a long term of years.

RICE & HILL leased for George Henry Warren to Huyler's, the store and basement in 1597 Broadway.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. and Harris & Vaughn leased for a long term of years the store in 12 East 47th st to the Vendome Co., importer of table delicacies, now at 1 East 45th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO., as agent for the Homeray estate, leased for a term of years the ground floor in 37 Broadway to A. E. Johnson & Co., general passenger agent for the Russian American Steamship Line, located for many years in the old Stevens House at 27 Broadway.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to the Rowland & Marsellus Co., dealers in china and glassware, the store at 139 5th av for a term of years. The lessees are at present located at 67 Barclay st. This is the fourth china concern to locate in the neighborhood of 23d st and 5th av.

THE M. ROSENTHAL CO. leased the 5th loft in 48 West 22d st to S. Friedman.

THE RULAND & WHITING CO. rented 5,000 sq ft in 530 East 72d st to Gottfried & Steckler of 534 East 72d st; loft in 39 and 41 Lispenard st to the Columbia Pants Co. of 45 Lispenard st; and a loft in 16 Walker st to the Nenner Skirt Co. of 16 Walker st.

THE LOTON H. SLAWSON CO. leased space in the Cuyler Building at 116 to 120 West 32d st to George H. Powell, Alfred Fantl, the Li-Po Manufacturing Co. and the Ireland Illustrating Co.; also space in the same building in connection with Mayo G. Abrahamson to Gutmann & Gutmann, art publishers.

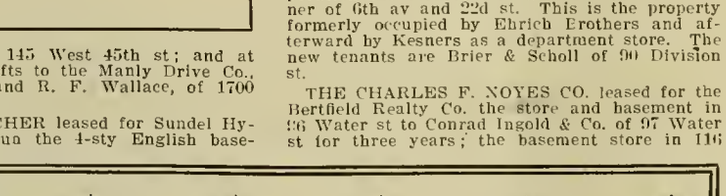
SPEAR & CO. rented for Herman Vogel 10,500 sq ft of space in 304 and 306 West 42d st to Meyer & Ring, dealers in picture frames, for a long term of years. The same brokers last week rented the balance of the building to E. Leins.

SPEAR & CO. rented for the International Distributors Corp. the 4th loft in 136 and 138 West 22d st to the Fix Mfg. Co., of 68 Leonard st; for Weil & Mayer the 6th loft in 50 Bond st to Schneider & Co., of 415 Lafayette st; for Wm. C. Walkers' Sons the store and basement in 108 to 111 Greene st to H. Paradise, of 141 West 17th st; for Alfred Duane Pell the 6th loft in 450 Broome st to the High Grade Mills, Inc.; for Matthew Michilano the 6th loft in 146 West 28th st to Dorfman & Kornman, of 39 Mercer st.

MRS. ROBERT STAFFORD leased to John F. Scohtz, successor to Plaine, Schotz & Co., the 5-sty building at 471 5th av.

CHARLES B. VAN VALEN leased space in 51 and 53 Malden lane to H. L. & A. Greenwald of 193 Pearl st; Goodstein & Cohen of 80 Nassau

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st; Frances X. Walter; Ciner Manufacturing Co., and I. Castagnetta & Son of 53 Maiden lane; also space in 50 to 56 John st to John Nederland.

A. VON OSTERMANN leased the 5-sty building at 107 West 47th st for Miss Emma Mittelstaedt for a term of years to William Sittenham, who will alter the premises for business purposes.

LEASES in the new 32-sty Adams Building at 61 Broadway have been made to the Vacuum Oil Co., of 29 Broadway, which has taken two floors; the American Metal Co., of 52 Broadway, and the Adams Express Co., one floor each; the United Gas & Electric Co., of 40 Wall st; Adolph Lewisohn & Son, of 42 Broadway; E. F. Hutton & Co., of 35 New st; Josepthal, Louchheim & Co., of 56 Broadway; J. H. Oliphant & Co., of 20 Broad st; Benjamin, Ferguson & McMurtry, of 49 Wall st; Nicoll, Onahel, Lindsay & Fuller, of 31 Nassau st; Herrick, Carney & Sloane; Littlefield & Littlefield, of 11 Pine st, and the estate of Marcus Daly, of 11 Broadway.

Bronx.

JOSEPH A. WASSERMAN rented for the Arc Realty Co. the large store in the apartment house on the northeast corner of Vyse av and 179th st to B. Harmowitz. The lease is for 10 years, the aggregate rental being $7,900.

SHELDON & BECKER leased to the Bronx Poultry Co. the store and basement at 737 East 180th st for a term of years.

Brooklyn.

CHARLES E. RICKERSON leased 158 and 160 Park pl, two 3-sty detached, brick houses, on a plot 44x100, for the Estate of J. P. Durfey to the Koch Dancing Academy, who after alterations and renovations will name these buildings the Park Studios. The Kochs have been associated with their father for the last 25 years at 1252 and 1254 Bedford av. Renovations will be completed by March 15, at which time the academy will be opened.

Queens.

H. GOLDSCHMIDT rented for Mrs. Katherine J. White her house on White's lane, Cedarhurst, to Julius Loeb.

JOHN STICH & CO. rented the Kuloff at Far Rockaway for a term of years for the Banister Realty Co. to Altman & Harris, theatrical men of New York, who will conduct a high class cafe and restaurant with dancing and cabaret as special features. The building will be completely renovated and will be opened on Decoration Day.

THE LEWIS H. MAY CO. has leased for Emma V. Hatch stucco cottage 16 Grandview av, Edgemere, L. I., to Morris Golde; also for M. J. Mulqueen cottage on Wave Crest av, Edgemere, to Dr. Joseph Wiener.

Out of Town.

ROBERT B. STOUTENBURGH leased the ground floor of the new mercantile building at 44 Clinton st, Newark, to the Underwood Typewriter Co.; also space in the Gribble factory, at 2 and 4 Commercial st, to E. B. Bobula Co. and the Ashestos Products Co., of Philadelphia.

APFELBAUM & APFELBAUM, INC., leased the store on the southeast corner of Broad and Cedar sts, Newark, for Mrs. Sarah H. Holt to Arthur C. Braus, of New York City, for a long term of years, for ladies' cloaks, suits, and wearing apparel.

DOUGLAS L. ELLIMAN & CO. leased "Bytheway," the country place of Mrs. Robert Gilchrist on Collender's Point rd, Noroton, Conn., for the season to Albert E. Coon, of Corliss, Coon & Co.

JULIA BEVERLEY HIGGENS leased for William C. Le Gendre a house at Mt. Kisco to Stuyvesant Fish, Jr., for a term of 3 years.

THE M. MORGENTHAU JR., CO. rented for, Gimbel Brothers the building on Bank st, near Traverse st, White Plains, for a term of years. The building is a 1-sty brick, 50x80. The tenants are William W. Cronk and Jacob H. Farrington, of White Plains, and will occupy the building as a public garage.

PEASE & ELLIMAN leased for a term of years the country place of Lawrence B. Elliman, known as "Walnut Manor," at Highwood, N. J., to the Hon. E. J. Heppenheimer, the civil member of the Court of Appeals at Trenton, N. J. The property consists of a stone house which was built over 100 years ago, but which has all the modern improvements, and about 21 acres of land.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Mar. 6 to 12	1913 Mar. 7 to 13
Total No.	115	154
Assessed value	$8,343,000	$8,146,700
No. with consideration	9	11
Consideration	$738,125	$849,750
Assessed value	$803,500	$759,500
	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
Total No.	1,335	1,655
Assessed value	$85,912,613	$105,926,912
No. with consideration	146	224
Consideration	$6,258,039	$10,661,287
Assessed value	$6,687,517	$9,484,462

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Mortgages.

	Mar. 6 to 12	Mar. 7 to 13
Total No	82	88
Amount	$2,233,534	$4,485,449
To Banks & Ins. Cos.	17	23
Amount	$683,500	$1,983,990
No. at 6%	34	40
Amount	$246,905	$1,162,834
No. at 5½%	2	1
Amount	$31,000	$300,000
No. at 5%	24	24
Amount	$1,218,000	$1,469,750
No. at 4½%	.....	6
Amount	.....	$1,068,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	1
Amount	.....	$1,040
Interest not given	22	16
Amount	$737,629	$483,825

	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
Total No.	864	1,117
Amount	$26,375,553	$45,462,088
To Banks & Ins. Cos.	195	279
Amount	$16,012,200	$25,630,850

Mortgage Extensions.

	Mar. 6 to 12	Mar. 7 to 13
Total No.	44	34
Amount	$2,202,500	$7,554,750
To Banks & Ins. Cos.	15	13
Amount	$1,664,000	$7,100,250

	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
Total No.	424	419
Amount	$18,001,685	$20,878,585
To Banks & Ins. Cos.	119	155
Amount	$9,884,450	$13,902,050

Building Permits.

	Mar. 7 to 13	Mar. 8 to 14
New buildings	4	10
Cost	$922,500	$538,000
Alterations	$304,213	$293,582

	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
New buildings	85	103
Cost	$7,478,990	$9,606,325
Alterations	$2,405,684	$1,962,667

BRONX.

Conveyances.

	Mar. 6 to 12	Mar. 7 to 13
Total No.	136	131
No. with consideration	21	9
Consideration	$115,663	$90,000

	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
Total No.	1,135	1,349
No. with consideration	146	145
Consideration	$1,370,674	$1,624,190

Mortgages.

	Mar. 6 to 12	Mar. 7 to 13
Total No.	65	102
Amount	$691,394	$976,954
To Banks & Ins. Cos	5	10
Amount	$53,500	$159,500
No. at 6%	29	42
Amount	$217,691	$388,254
No. at 5½%	11	6
Amount	$173.000	$67,250
No. at 5%	8	29
Amount	$108,000	$336,200
Unusual rates	2	1
Amount	$1,173	$13,200
Interest not given	15	24
Amount	$191,530	$172,050

	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
Total No.	689	967
Amount	$5,884,108	$10,448,756
To Banks & Ins. Cos.	91	110
Amount	$1,659,301	$2,313,029

Mortgage Extensions.

	Mar. 6 to 12	Mar. 7 to 13
Total No.	15	13
Amount	$358,000	$195,800
To Banks & Ins. Cos.	1	1
Amount	$45,000	$4,000

	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
Total No.	172	136
Amount	$2,982,800	$2,288,300
To Banks & Ins. Cos.	25	18
Amount	$704,000	$510,500

Building Permits.

	Mar. 6 to 12	Mar. 7 to 13
New buildings	15	24
Cost	$380.300	$626,550
Alterations	$10,600	$43,925

	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
New buildings	130	184
Cost	$3,078,530	$5,046,366
Alterations	$152,260	$208,285

BROOKLYN.

Conveyances.

	1914 Mar. 5 to 11	1913 Mar. 6 to 12
Total No.	412	475
No. with consideration	47	26
Consideration	$365,134	$128,837

	Jan. 1 to Mar. 11	Jan. 1 to Mar. 12
Total No.	4,432	4,712
No. with consideration	477	315
Consideration	$4,205,487	$2,532,112

Mortgages.

	Mar. 5 to 11	Mar. 6 to 12
Total No.	246	311
Amount	$1,471,449	$973,563
To Banks & Ins. Cos.	63	77
Amount	$888,200	$376,100
No. at 6%	129	172
Amount	$546,618	$452,107
No. at 5½%	48	34
Amount	$190,950	$131,000
No. at 5%	48	79
Amount	$232,600	$301,850
Unusual rates	5	4
Amount	$156,781	$10,400
Interest not given	16	22
Amount	$41,100	$78,206

	Jan. 1 to Mar. 11	Jan. 1 to Mar. 12
Total No.	3,008	3,305
Amount	$11,802,714	$12,183,280
To Banks & Ins. Cos.	590	803
Amount	$1,313,350	$5,069,181

Building Permits.

	Mar. 6 to 12	Mar. 7 to 13
New buildings	67	88
Cost	$768,210	$688,087
Alterations	$35,005	$53,585

	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
New buildings	702	736
Cost	$7,662,285	$5,830,572
Alterations	$457,349	$638,732

QUEENS.

Building Permits.

	Mar. 6 to 12	Mar. 7 to 13
New buildings	88	138
Cost	$449,970	$537,080
Alterations	$7,090	$24,800

	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
New buildings	559	811
Cost	$2,239,032	$2,843,067
Alterations	$181,755	$182,076

RICHMOND.

Building Permits.

	Mar. 6 to 12	Mar. 7 to 13
New buildings	9	16
Cost	$22,440	$28,546
Alterations	$1,425	$2,782

	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
New buildings	100	101
Cost	$177,880	$200,716
Alterations	$36,670	$25,110

REAL ESTATE NOTES.

SPEAR & CO.'S new offices will be located at 840 Broadway from Monday, March 16.

TUCKER, SPEYERS & CO. have been appointed agents of the 21-sty Flemish Building at 11-13 East 26th st and 6-8 East 27th st.

FREDERICK A. WYCKOFF, formerly with the McVickar-Gaillard Realty Co., is now connected with the F. R. Wood-W. H. Dolson Co.

HOMER FOOT, JR., formerly with Horace S. Ely & Co., has opened an office at 7 East 42d st, where he will transact a general real estate business.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 274 Madison av, a 5-sty store and loft building, on a lot 24.6x120, which was recently purchased by the Billings estate from Mr. John Gellatly.

THE M. MORGENTHAU, JR., CO. has placed a first mortgage of $57,000 on the new 5-sty apartment owned by the Silshire Co. on the east side of Intervale av, 100 ft. south of 165d st, fronting 137.1 ft.

GEORGE A. BOWMAN, Harold F. Sutton and James B. Walker have been elected to active membership in the Real Estate Board of New York, and Harold L. Flint was added to the non-resident membership.

D. A. TROTTA was the broker in the exchange reported last week of the three apartment houses at the northwest corner of Marble Hill av and 228th st for the plot of 8 lots on the west side of Amsterdam av, from 186th to 187th sts.

MOSS ESTATE TAXPAYERS' ASSOCIATION, organized by purchasers at the recent auction of the Moss property conducted by Joseph P. Day and J. Clarence Davies, has elected James R. Murphy, president; E. J. Redington, vice-president, and William L. Sayers, secretary and treasurer. The directors are M. Pleuger, George H. Tindall, John E. Bennett, Alfred Fergess, John Schrempf, Mrs. Martha Miller, John Joseph Lord, Laurence J. Kelly and Lenn Dashew.

PEASE & ELLIMAN have been appointed managing agents of 565 Park av, the 13-sty new apartment house which they have just sold for Bing & Bing to Dr. J. Morgan Howe, who gave in part payment the properties 48-50 West 47th st. The same firm has also been appointed agents for the 5-sty building at 307 5th av by J. Grafton Minot, representing the Amory estate.

THE PUBLIC SERVICE COMMISSION has requested Corporation Counsel Polk to apply to the Appellate Division of the Supreme Court for the appointment of three commissioners to condemn the site on which the Grand Union Hotel stands, at Park av and 42d st. The property is needed for subway purposes. It is to form part of what is known as the diagonal route, by which the Grand Central terminal and the Lexington av line are to be connected with the present subway.

MORTGAGE GUARANTEE CO.—At the director's meeting of the First Mortgage Guarentee Company of Long Island City, held March 11, at 136 Broadway, New York, the following officers were re-elected: William H. Williams, president; Clinton R. James, vice-president; H. Pushae Williams, treasurer; Arvine C. Leach, secretary. The directors declared a quarterly dividend of one and one-half per cent. (1½%) payable to the stockholders of record at the close of business on March 2, 1914.

CITY INVESTING CO. OFFICERS.—The board of directors of the City Investing Co. re-elected Robert E. Dowling president of the company. Lewis B. Preston was elected vice-president, succeeding Bradish Johnson, and George F. Gunther and Frederic J. Halliday were elected as secretary and treasurer respectively. The following were named as the executive committee: Robert Gnelet, George C. Clark, Henry D Hotchkiss, Robert E. Dowling, Samuel T. Peters and Lewis D. Preston.

SURROGATE FOWLER has confirmed the figure of $871,430 as the valuation for the Gilsey property, at the southwest corner of Broadway and 29th st. This was the value put on the property by Henry Brady, an appraiser for the State in the matter of the transfer tax. The estate's appraiser fixed the value at $763,000. The executors filed an appeal, but Surrogate Fowler upheld the value fixed by the State's appraiser. The property fronts 105 ft. on Broadway.

B. CHANNING MILLER, who has been connected with Stephen Tyng, Jr., & Co. for a number of years, announces that he will open an

office on Monday, March 16, at 853 Broadway, where he will carry on a general real estate business. He has been appointed agent for all the properties owned and controlled by Roosevelt & Son in the mid-town section, which include such buildings as 841 Broadway, 853 Broadway and 120-131 5th av, with an L to 6-8 East 20th st, formerly occupied by Lord & Taylor.

GEORGE GOULD will shortly take title, according to a report, to Clam Island, in Barnegat Bay, N. J. His representatives bid in the property at a partition sale over a year ago, but there has been some title dispute. It is understood that Mr. Gould contemplates the construction of a gunning lodge of sufficient proportions for the housing of himself and a host of friends whom he plans to take to the islands each year in the gunning season. It is his plan to have the lodge completed and fully furnished before this year's season opens.

INTERESTS identified with the Fitzgerald Building at the southeast corner of Broadway and 43d st, purchased at auction Wednesday the entire capital stock and bonds of the Godair-Wimmer Building Co., owners of the Heidelberg Tower, occupying the property on the south side of 42d st, between Broadway and 7th av. After the sale the buyers announced that they would carry out the original plans of the building prepared by Henry Ives Cobb, which calls for a 30-sty structure. The bidding started at $35,000 and after about 100 bids had been made it was sold to ex-Judge Nash Rockwood, representing the 1482 Broadway Co. for $98,600.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers transfer tax proceedings. The amount specified does uot in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF VITO S. FERRARI—premises 327 East 116th st, valued at $9,000.

OBITUARY

FREDERICK C. KLINCK, a realty broker and member of the firm of Meinerney-Klinck Realty Co. of Brooklyn, died on Mouday at his residence, 3903 Farragut rd, Flatbush. He was 25 years old, and was a son of Peter F. Klinck, a prominent real estate operator in Brooklyn.

ROBERT L. BROWN, one of the pioneer real estate operators iu the Bronx, died at his home, 40 North 10th st, Mount Vernon, Tuesday. Mr. Brown, who was born in Philadelphia in 1824, had lived here since 1886. It was in 1867 that he entered the real estate business in the old Town of Morrisania. He saw the Bronx develop until 1893, when he retired at the age of seventy, and turned the business over to his two sons.

JAMES BRUCE MACDUFF, real estate dealer, died on Wednesday at his residence, 31 Linden st, Brooklyn, aged seventy-eight years. He was born in Edinburgh, Scotland, and was educated at the Edinburgh University.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Outside bidders are still in the minority at both the Manhattan and the Bronx exchange salesrooms. Only five purchased properties at the public sales this week out of a total number of twenty-four offerings. Plaintiffs and other parties in interest secured eleven, and eight were either adjourned or withdrawn. The leasehold of the Heidelberg Building at Broadway and 42d street was bought by an investor, the 1482 Broadway Co., for $98,600. Other outside bidders were William W. Tappan, who paid $49,000 for a vacant plot on Riverside Drive, and Louis Levy, who bid $25,300 for the dwelling 1629 Madison avenue.

For the coming week, practically all of the properties to be sold are either tenements or dwellings. Out of a total of twenty-five offerings, there are fourteen of the former and five of the latter. The only Manhattan property which does not come into either of these classes is a vacant plot at the northwest corner of Audubon avenue and 183d street to be sold at the stand of J. H. Mayers.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 13, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st

JOSEPH P. DAY.

Houston st, 493 E (*), ss, 40 e Goerck, 20x75, 4-sty fr bk ft tnt; due, $7,049.94; T &c, $1,155; Eliza C Farnham. 6,500

Bldge st, S1, see 86th st, 302 W.

68TH st, 241 W (*), ns, 325 e West End av, 25x100.5, 2 & 3-sty bk stable; due, $4,658.47; T&c, $6; sub to 1st mtg $16,500; Amy A C Montague. 17,500

86TH st, 302 W, ss, 100 w West End av, 19x102.2, ⅛ pt, 4-sty & b stn dwg; also RIDGE ST, S1, ws, 150.2 n Delancey, runs w73xs25xw27.6xn48.2xe100.5xs23.3 to beg, ⅛ pt, 5-sty bk tnt & strs & 4-sty bk rear loft bldg; withdrawn.

102D st, 311 W, ns, 160 w West End av, 20x100.11, 3-sty & b stn dwg; adj Mar26.

109TH st, 337 E (*), ns, 200 w 1 av, 25x100.11, 6-sty bk tnt & strs; due, $19,800.09; T&c, $728.49; Wm P Douglas trste. 19,000

122D st, 411 E (*), ns, 171.3 e 1 av, 16.8x100.11, 3-sty & b stn dwg; due $4,875.19; T&c, $9; Henry H Glass. 4,500

144TH st, 510 W, ss, 125 w Hamilton pl, 100x99.11, 6-sty bk tnt; due, $11,299.14; T &c, $288; sub to 3 mtgs aggregating $179,800; Wm S Bennett. 179,950

Broadway, 1465-7, swc 42d, 51.3x99.10 to 7 av (Nos 597-9) x49.5x86.1, 7 & 17-sty bk office & str bldg, Heidelberg bldg; sale of lease and bldg, 1482 Broadway Corpn. 98,600

Convent av, 427, es, 51.11 n 148th, 16x85, 3-sty & b stn dwg; due, $20,343.35; T&c, $——; withdrawn.

Madison av, 1629, es, 25.6 s 109th, 25x95, 5-sty stn tnt & strs; (partition); Louis Levy. 25,300

Riverside dr, ws, 1,941.1 n of ss 155th, 213.3x200x180.9x251.8, vacant; due, $37,432.29; T&c, $8,842.68; Wm W Tappan. 49,000

HENRY BRADY.

Cherry st, 277-81, swc Jefferson (Nos 76-8), 75x94.8x75x94, 3 & 6-sty bk loft & str bldg; adj sine die.

Jefferson st, 76-8, see Cherry, 277-81.

D. PHOENIX INGRAHAM.

130TH st, 223 W (*), ns, 262.6 w 7 av, 18.9x99.11, 3-sty & b stn dwg; due, $10,799.83; T&c, $217.73; Morris S Thompson et al trstes. 10,000

M. MORGENTHAU, JR. CO.

131ST st, 9 E (*), ns, 175 e 5 av, 25x99.11, 5-sty bk tnt; due, $17,765.74; T&c, $536.50; Anna R Spring. 15,000

HERBERT A. SHERMAN.

34TH st, 408 W (*), ss, 100 w 9 av, 20x98.9, 3-sty bk tnt & str; due, $22,399.99; T &c, $2,250; Cornelia W Hall et al trstes. 20,600

Total	$445,950
Corresponding week 1913	1,808,938
Jan. 1, 1914, to date	7,249,048
Corresponding period 1913	11,234,391

Bronx.

The following are the sales that have taken place during the week ending Mar. 13, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Bridge st, sec Barker av, see Barker av, &c.

Bridge st, swc Olinville av, see Barker av, &c.

Bridge st, sec Olinville av, see Barker av, &c.

Bridge st, swc Elliott av, see Barker av, &c.

Guion pl, ss, 120 e St Lawrence av, 50x80; due, $1,415.92; T&c, $21.72; Ferd H Rey. 700

Swinton st, nwc Eastern blvd, see Eastern blvd, nwc Swinton.

Union st, nec Barker, see Barker av, &c.

Union st, nwc Olinville av, see Barker av, &c.

Union st, nec Olinville av, see Barker av, &c.

Union st, nwc Elliott av, see Barker av, &c.

139TH st E (*), ss, 128 e Southern blvd, 25x100, vacant; due, $2,174.75; T&c, $600; Jos Margoles. 500

Barker av, Bridge st, Olinville av & Union st, block, 284x205.11x291.5x177; also OLINVILLE AV, BRIDGE ST, ELLIOTT AV & UNION ST, block, 292.2x83.11x295.9x49.11; due, $7,933.34; T&c, $11,830.49; Chas Siedler et al defts. 16,800

Boston Post rd, ws, 24.11 n Waring av, 26.1x—x71.9, gore; due, $177.23; T&c, $109.77; withdrawn.

Broux Park E, es, 50.1 s Waring av, 50.1 x116.4x50x115.1; also OLINVILLE AV, es, 150 n Mace av, 100x139.1x101.8x120.9; partition; withdrawn.

Eastern blvd (*), nwc Swinton, 25x100; due, $944.19; T&c, $47.59; Peter J Kelly. 800

Olinville av, es, 150 n Mace av, see Bronx Park E, es, 50.1 s Waring av.

Trutman av, ss, 99.7 e Zerega av, 167.10 x110; due, $1,718.70; T&c, $1,226.47; sub to 1st mtg $5,000; Frank Slater. 8,300

JAMES L. WELLS.

Longwood av (*), ss, 50 e Whitlock av, 25x100, vacant; due, $1,746.25; T&c, $796.67; Jacob Ott. 2,000

D. PHOENIX INGRAHAM.

Amundson av, ws, 125 n Strang av, sec Seton av, es, 125 n Strang av.

Seton av, es, 125 n Strang av, runs n87 xe100xn—xe100 to Amundson av xs150xw 200 to beg; due, $4,955.96; T&c, $550.23; sub 1st mtg $5,760; withdrawn.

Total	$29,100
Corresponding week 1913	150,271
Jan. 1, 1914, to date	1,205,289
Corresponding period 1913	1,259,536

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Brooklyn.

The following are the sales that have taken place during the week ending March 11, 1914, at the Brooklyn Salesrooms, 189 Montague street:

WILLIAM H. SMITH.

E 35TH ST, nwc Beverly rd, 21x100; U S Title Guar Co.....$4,000.00
59TH ST (*), ns, 60 e 11 av, 80x100.2; Lucia W Huxford..... 1,000.00
73D ST, ss, 359.10 w 7 av, 26.8x100; Anna C Grady..... 2,450.00
AV R (*), nwc W 10th, 100x154; also Av R, nec W 10th, 100x336; Rudolph Reimer 11,000.00
LINDEN AV, 96, ws, 161 s Bedford av, 75x260 to Mertense; Herman Wehlinger 9,800.00
MORGAN AV (*), nwc Thames, 100x33; Kings County Savgs Instn.....15,000.00
ST MARKS AV, ns, 20 w Nostrand av, 20x100; adj sine die..... ——
SHEEPSHEAD BAY RD (*), ws, 242.6 n Emmons av, 31.1x91.9x30x100.4; Franklin Soc for Home Bldg & Savgs. 4,000.00
11TH AV (*), ses, 40.2 ne 47th, 20x72.2; Realty Associates 6,000.00
PARCEL of land beg on Sheepshead Bay, adjacent to parcel No 4, runs se along Bay 100.6xne349.4 to Emmons av, xw100.1xsw333.7 to beg; Jay Holding Co 2,000.00

WILLIAM P. RAE.

COURT ST (*), ses, 35 ne Sackett, 21x 56x irreg; Fredk Mahoney..... 6,500.00
HOYT ST es, 80 n Bergen, 20x80.6; withdrawn ..... ——
McDONOUGH ST (*), ns, 483.6 e Reid av, 18x100; Wm F Aukamp..... 6,500.00
S 4TH ST (*), ns, 80 w Driggs av, 40.6 x35; Francesca T McGill..... 100.00
MERMAID AV, nwc W 37th, 220x100; adj Apr 9..... ——
ROCKAWAY AV (*), ws, 775 s Sackett, 22.6x100; Jane Vandewater..... 2,000.00

JAMES L. BRUMLEY.

8TH ST, sws, 297 nw 3 av, 25x100; Thos Penny, Jr 2,550.00
LAND adj land of J U Forbell, runs nw 535.6xse339xs—xnw253.6 to beg; also OLD MILL RD, es, adj land of Henry Von Dreele, —x—; David Skolkin....11,330.00

CHAS. SHONGOOD.

GRAND ST, ns, 256.3 e Keap, 18.9x95; withdrawn ..... ——
83D ST, sws, 336.4 se 20 av, 18.2x100; Howard Investing Co..... 3,600.00

Total $87,830.00
Corresponding week, 1913.....451,165.00

VOLUNTARY AUCTION SALES.

Manhattan.

MAR. 18.

BRYAN L. KENNELLY.

49TH ST, 541-5 W, ns, 175 e 11 av, 75x100.5, 6-sty bk tnt & strs (exr).

Brooklyn.

MAR. 18.

WILLIAM H. SMITH.

THROOP AV, 322, ws, 137 s Hart, 18.6x84.9, 2½-sty & b bk dwg (exr).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant, (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

MARCH 14.
No Legal Sales advertised for this day.

MARCH 16.
120TH ST, 61 E, ns, 216.8 w Park av, 16.8x 100.11, 3-sty & b bk dwg; German Savgs Bank in City N Y—Leopold Winkler et al; Meyer Auerbach (A), 42 Bway; Jno H. Rogan (R); due, $10,197.54; T&c, $194; M Morgenthau, Jr, Co.

MARCH 17.
133D ST, 6S W, ss, 110 e Lenox av, 25x99.11; 5-sty bk tnt; Wilson Marshall—Carrie D Mainzer et al; Dutton & Kilsheimer (A), 203 Bway; Martin S Cohen (R); due, $16,979.08; T&c, $432; James L Wells.
164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife, Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, $11,846.46; T&c, $715.05; Joseph P Day.

MARCH 18.
126TH ST, 1 E, see 5 av, 2041.
183D ST, 551 W, see Audubon av, 360.
AUDUBON AV, 360, nwc 183d (No 551), 74.11 x25, vacant; Hudson Trust Co—Jno H Springer Realty Co et al; Holm, Whitlock & Scarff (A), 35 Nassau; Isaac S Heller (R); due, $13,081.60; T&c, $244.35; mtg recorded Apr 5'11; J H Mayers.
5TH AV, 2041, nec 126th (No 1), 99.11x120, 6-sty bk tnt & strs; Manhattan Life Ins Co—Grace F Talcott et al; Rapallo & Kennedy (A), 66 Bway; Abr Stern (R); due, $232,-115.88; T&c, $7,495; Samuel Marx.

MARCH 19.
16TH ST, 18 W, ss, 388 w 5 av, 21x103.3, 4-sty & b bk dwg; Chas C Bull et al, trstes—Julius B Fox et al; Howard Hasbrouck (A), 63 Wall; Alex Pfeiffer (R); due, $33,419.31; T&c, $724.91; Joseph P Day.
81ST ST, 203-13 W, ns, 100 w Ams av, 112.5x 102.2, 9-sty bk tnt; Jos Corn—S B Constn Co et al; Morrison & Schiff (A), 320 Bway; Archie E Baxter (R); due, $57,453.48; T&c, $438; sub to mtg $335,000; Jacob H Mayers.
82D ST, 417 E, ns, 256 e 1 av, 25x102.2, 5-sty bk tnt; Jacob Werner—Henry Cbipier; Gerlich & Schwegler (A), 1511 3 av; Alfred B Hano (R); due, $6,691.07; T&c, $526.75; sub to 1st mtg $11,000; J H Mayers.
113TH ST, 58 W, ss, 300 e Lenox av, 17x100.11, 3-sty & b stn dwg; Danl J O'Conor, trste—Simon Ginsburg et al; Ganoon, Seibert & Riggs (A), 2 Rector; Harry Bijur (R); due, $11,126.28; T&c, $215.05; mtg recorded Oct 10'92; J H Mayers.
115TH ST, 11 E, ns, 200 e 5 av, 34.10x100.11, 5-sty stn tnt & strs; Collective Holding Co, Inc—Balou Klein et al; Saml A Telsey (A), 44 Court, Bklyn; Leo Leventritt (R); due, $5,576.16; T&c, $1,110.50; sub to pr mtg $30,-000; Joseph P Day.
151ST ST, sec S av, 48x75, 6-sty bk tnt & strs; Francis C Reed—S & R Constn Co et al; Reed & Pallister (A), 233 Bway; Hyman Turchin (R); due, $52,906.33; T&c, $1,494.60; Joseph P Day.
MANHATTAN AV, 456, es, 73.11 s 120th, 26.11x 94.10, 5-sty bk tnt; Peoples Trust Co, trste—Mary Stavenhagen et al; Wingate & Cullen (A), 20 Nassau; Percival H Gregory (R); due, $26,343.42; T&c, $——; Joseph P Day.
6TH AV, 52, es, 38.6 s W Washington pl, 19x 55.4x19x56.7, 2-sty bk tnt & str; Anne D Thomson—Annie B Phelps et al; Everett, Clarke & Benedict (A), 37 Wall; Ellsworth J Healy (R); due, $13,974.09; T&c, $109.55; Joseph P Day.
8TH AV, sec 151st, see 151st W, sec S av.

MARCH 20.
99TH ST, 25 E, see Madison av, 1440-8.
112TH ST, 328-32 E, ss, 325 e 2 av, 75x100.10, 2-4-sty brk tnts & strs & 3-sty bk stable; sheriff's sale of all right, title, &c, which Jos Faggelle had on July3'12, or since; Albert & Albert (A), 149 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.
MADISON AV, 1440-8, nwc 99th (No 25), 100.11 x120, 7-sty bk tnt & strs; Baron de Hirsch Fund—Tbeo P Cooper et al; M S & I S Isaacs (A), 52 William; Enos S Booth (R); due, $196,505.50; T&c, $2,531.56; M Morgenthau, Jr, Co.
PINEHURST AV, 49-55, see 180th, 804 W.

MARCH 21.
No Legal Sales advertised for this day.

MARCH 23.
123D ST, 124-8 E, ss, 240 e Park av, 75x100.11, 3 5-sty stn tnts; Florence Levy—Saml Lewis et al; Stoddard & Mark (A), 128 Bway; Edw E McCall (R); partition; Joseph P Day.
180TH ST, 804 W, sec Pinehurst av (Nos 49-55) 100x100.2, 6-sty bk tnt; Jas Douglas—Pincus Goldberg et al; Douglas, Armitage & McCann (A), 233 Bway; Jacob Silverstein (R); due, $25,232.89; T&c, $1,836.61; sub to pr mtg $150,000; Henry Brady.

Bronx.

The following is a list of legal sales for Bronx, to be held ot Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

MARCH 14, 16 & 17.
No Legal Sales advertised for these days.

MARCH 18.
214TH ST, 841 E, ns, 410.9 e Barnes av, 28.8x 109.6; Johannah Hauptmann—Sophia M Woessner et al; Jno P Herren (A), 2 Rector; Melvin C Palliser (R); due, $2,800.33; T&c, $25.34; M Morgenthau, Jr, Co.
KEPLER AV, ws, 150 n 237th, 25x100, vacant; Tax Lien Co of N Y—Josephine Lindsay et al; Aug Weymann (A), 68 William; Jos R Truesdale (R); due, $863.27; T&c, $132.24; Joseph P Day.

MARCH 19.
140TH ST, 382 E, ss, 84.6 w Willis av, 22x75, 2-sty & a fr dwg; Christine Wilkie extrx &c —Wm H Harden et al; Julius Heiderman (A), 783 Elton av; H C S Stimpson (R); due, $4,347.06; T&c, $141.64; James L Wells.
176TH ST, 507, on map 509 E, ns, 97.6 w 3 av, 20x72, 2-sty fr dwg; Simeon M Barber—Matilda Leuchtenburg et al; Harold Swain (A), 176 Bway; Geo E Weller (R); due, $1,812.31; T&c, $121.11; Henry Brady.
234TH ST E, ns, 160.3 w Kingsbridge rd, 25x 114.5; Nathan Himowich—Marie Granata et al; Murray M Himowich (A), 233 Bway; H C Stimpson (R); due, $206.24; T&c, $4.30; Joseph P Day.
HOLLAND AV, ws, 405 n Barnett av, 25x100; Saml Levy—Lars Larson et al; Murray M Himowich (A), 233 Bway; H C S Stimpson (R); due, $213.70; T&c, $52; Joseph P Day.
VAN NEST AV, ss, 100 w Rose, 25x100; Saml Levy—Thos Jones et al; Murray M Himowich (A), 233 Bway; H C S Stimpson (R); due, $449.71; T&c, $——; Joseph P Day.

MARCH 20.
POPHAM AV, 1725, ws, 221.4 n 176th, 25x100, 2-sty fr dwg; Margt Archibald—Emil Johnson et al; Henry D Patton (A), 27 Cedar st; Harry Bijur (R); due, $1,178.64; T&c, $40; J H Mayers.
VYSE AV, 2064, es, 34 n 179th, 42x101.3x42x 102.1, 5-sty bk tnt; Norma Realty Co—Philip Sugarman et al; Oliver E Davis (A); Max Lippman (R); due, $5,823.89; T&c, $705.11; sub to pr mtg $29,000; Joseph P Day.

MARCH 21 & 23.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MARCH 14 & 16.
No Legal Sales advertised for these days.

MARCH 17.
SEIGEL ST, ss, 50 e Leonard, 25x100; Edw A Koenig—Lizzie Stone et al; Fredk J Greifenstein (A), 957 Bway; Aug G Beyer (R); Wm H Smith.

BEDFORD AV, es, 64.11 s Bergen, 78.9x45.9x irreg; Kings County Savgs Inst—Thos Howard et al; Wm W Taylor (A), 63 Wall, Manhattan; Matthew W Wood (R); Wm P Rae.

NEW LOTS RD, ss, 21.2 w Williams av, 84.9x81.9x irreg; Fredk M Knowles et al—Vermont Building Co et al; Geo B Davenport (A), 203 Montague; O Grant Esterbrook (R); Wm P Rae.

3D AV, ws, 55.2 s 47th, 20x100; Josephine G Van Pelt—Lillian 1 Doyle et al; Furst & Furst (A), 215 Montague; Harry J Sokolow (R); Wm H Smith.

MARCH 18.

COLUMBUS PL, ws, 144.7 n Atlantic av, 23x105; Nicholas Rothar—Agnes L O'Dougherty et al; Nicholas Dietz (A), 44 Court; Chas R Coulter (R); Wm H Smith.

TAYLOR ST, ss, 100 w Wythe av, 14.8x100; Fannie Johnston—Julius Grobe et al; Henry J Davenport (A), 375 Pearl; Jackson A Dykman (R); Wm H Smith.

5TH ST, ss, 227.10 w 9 av, 20x100; Francis R Simmons—Alex J A Callaghan et al; Manning & Buechner (A), 350 Fulton; Andw F Van Thun (R); Wm H Smith.

92D ST, sec Ft Hamilton av, 75.1x134.7x irreg; Barbara H Hayman—Albt A Smith et al; Saml Selderman (A), 26 Court; Isaac W Jacobson (R); Chas Shongood.

OCEAN AV, es, 190.7 n Av D, 50x105; Marie Gair—Addie W Anthony et al; Manning & Buechner (A), 350 Fulton; Andw F Van Thun (R); Wm H Smith.

SUTTER AV, nwc Saratoga av, 50x92.11; Annie Weinstein—Bristol Constn Co, Inc, et al; Frank Weinstein (A), 165 Bway, Manhattan; Chester T Krouse (R); Chas Shongood.

MARCH 19.

FAIRVIEW PL, swc Martense, 100x19.8; Germania Savgs Bank, Kings County—Sarah D Fogelson et al; Action 1; Wingate & Cullen (A), 20 Nassau, Manhattan; Henry D Lott (R); Wm H Smith.

FAIRVIEW PL, ws, 19.8 s Martense, 18.8x100; same—same; Action 2; same (A); Edw L Collier (R); Wm H Smith.

FAIRVIEW PL, ws, 38.4 s Martense, 20x100; same—same; Action 3; same (A); A Berton Reed (R); Wm H Smith.

KOSCIUSKO ST, ss, 350 e Lewis av, 25x100; Gustave Lehett—Chester K Crook et al; Geo J McDonnell (A), Woolworth Bldg; Edw Kelly (R); Wm H Smith.

53D ST, ss, 80 w 11 av, 20x100.2; Geo B Watson et al—J W Beveridge, Inc, et al; Louis F Hollenbach (A), 367 Fulton; Abr Feinstein (R); Wm H Smith.

CONEY ISLAND AV, es, 340 n Av I, 40x100; Harold D Watson—Mae F Greenbaum et al; Fredk M Livingston (A), 100 William; Thos J Sefton (R); Wm H Smith.

EASTERN PKWAY, ss, 157.8 e Utica av, 19.8x120.7; Onslow-Moore Co—Adeline A Smith et al; Gilbert Elliott (A), 44 Court; Floyd J Adams (R); Wm P Rae

5TH AV, nws, Intersec nes 41st, 40x100; Saml L Goldenberg—Harris Nevin et al; Action 1; Benedict S Wise (A), 206 Bway, Manhattan; Chas F Moody (R); Wm P Rae.

5TH AV, nws, 40 ne 41st, 38x78; same—same; Action 2; same (A); same (R); Wm P Rae.

LOT 1, Block 8450, Ward 32; David Pines—Wm E Huntington et al; Theo Schwartzman (A), 44 Court; Julius Schwartz (R); Chas Shongood.

MARCH 20.

HICKS ST, ws, 131.3 s Woodhull, 18.9x80; Raymond A DeForest—Jas Gray et al; Clark, Close & Davis (A), White Plains, N Y; Frank X McCaffry (R); Wm H Smith.

S 6TH ST, ss, 59.8 e 3d, 17.6x36x irreg; Wm O Curtis et al—Jno S McKeon et al; Strong, Smith & Strong (A), 49 Wall, Manhattan; Fred M Ahern (R); Wm P Rae.

E 23D ST es, 424 n Voorhies av, 63.7x182.9x irreg; Ellen C Smith—St Matthias Church et al; Harry L Thompson (A), 175 Remsen; Milton Wright (R); Wm P Rae.

70TH ST, ss, 360.10 e Narrows av, 50x100; Eagle Savgs & Loan Co—Anne E Wallace et al; Jas C McLeer (A), 180 Montague; Robt F Manning (R); Wm H Smith.

13TH AV, es, 40 s 75th, 20x80; Collective Holding Co, Inc—Morris Kressh et al; Saml A Telsey (A), 44 Court; Almeth W Hoff (R); Chas Shongood.

MARCH 21.

No Legal Sales advertised for this day.

MARCH 23.

GREENE ST, ss, 140 e Oakland, 125x100 to Huron; also HURON ST, ss, 250 e Oakland, 150x100; Wm H Peer—Henry C Fischer et al; Action 2; C & T Perry (A), 845 Manhattan av; Jno B Golden (R); Wm P Rae.

MYRTLE AV, ses, 175 sw Marcy av, 25x100; Louisa M Salisbury—Jos Naudin et al; Knox, Sender & Deignan (A), 233 Bway; Harry L Thompson (R); Jas L Brumley.

4TH AV, es, adj lot 36, 68.4x irreg; Francis F Ripley—Mary A Graham et al; Chas S Taber (A), 180 Montague; Wm A Moore (R); Chas Shongood.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MARCH 7.

CHRYSTIE ST, 155; Ernst Plath—Lorenzo Ullo et al; F B Chedsey (A).

THOMAS ST, nec Greenwich, 74.8x56.10x irreg; Henry Bruere as Chamberlain—J Fredk Menke; F L Polk (A).

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4TH ST, 309 W; Frances S Quinn—Mary L Guernsey; Wayland & Bernard (A).
59TH ST, 41 E; also COLUMBUS AV, 35; two actions; Jno McNamee—Cath R Chenoweth et al; A R Johnson (A).
69TH ST, 46 W; E Lansing Satterlee—Elsa L von Arkovy et al; W A Mayou (A).
LENOX AV, es, 74.11 s 143d, 50x85; Chas H Young et al; Saml Parnass et al; A Ritchie (A).
7TH AV, 424; County Holding Co—Unico Realty Co et al; Merrill & Rogers (A).

MARCH 9.

124TH ST, ns, 283 e Bway, 52x100.11; Karl Stein—Sol Nargareten et al; H Reeves (A).
125TH ST, ss, 130 e 5 av, 20x99.11; Emma C Stuart, trste—Isaac E Wright et al; amended; Emmet & Parish (A).
144TH ST, 305 W; Hannah Harrison—Hervey Thompson et al; J M Tully (A).

MARCH 10.

RIDGE ST, ws, 152.11 s Rivington, 25x50.7x irreg; Wm J Amend, exr—Clara Levin et al; J E Donnelly (A).
49TH ST, 126-8 W; Franklin Savgs Bank in the City of N Y—Felix Hirsch et al; W M Powell, Jr (A).
103D ST, 150 E; Gussie Morgenstern—Jacob Hovell et al; Hovell, McChesney & Clarkson (A).
131ST ST, 61 W; Matthew McNamara—Sarah McCormick et al; T J Bannon (A).
LEXINGTON AV, es, 68.2 s 75th, 17x55; Maurice M Sternberger—Julie DuPont et al; Cary & Carroll (A).
MANHATTAN AV, 505; Bernard Schneller et al—Clara Lindemann et al; Tausch & Hamilton (A).
8TH AV, 871; Franklin Savgs Bank in the City of N Y—Wm Cahill et al; W M Powell, Jr (A).

MARCH 11.

FULTON ST, 89; Rachel A Lynch—Isidor Kahn et al; R H Southard (A).
MADISON ST, 88; City Real Estate Co—Edw L Ginna et al; H Swain (A).
48TH ST, 332 E; Jno M Brady—Edw Ney et al; H Swain (A).
95TH ST, ns, 167 w Ams av, 29.4x100.9; Rebecca Locker—Kerloc Realty & Constn Co et al; F Locker (A).
7TH AV, 1974; also 119TH ST, 200 W; Bettie Rothfeld et al—Leona Goldberg et al; S P Kurzman (A).

MARCH 12.

21ST ST, 137 E; Eliz Kelly—Annette Pascal et al; Corhitt & Stern (A).
93D ST, ns, 151 e Ams av, 17x88.6; Alfred W Kiddle—Harry C Senior et al; Kiddle & Margeson (A).
184TH ST, ss, 100 w Ams av, 80x99.11; Josephine E Carpenter—West 184th Street Constn Co et al; W B & G F Chamberlin (A).
PLEASANT AV, nwc 123d, 100.11x87.11; U S Trust Co of N Y—Pleasant Av Realty Co et al; H Swain (A).

MARCH 13.

111TH ST, ns, 100 e 3 av, 35x—; Geo Richards et al—Max Dunn et al; F Sowers (A).
125TH ST, 337-9 E; two actions; Wm Hughes—Annie Federman et al; Kurzman & Frankenheimer (A).

Bronx.

MARCH 6.

CHARLOTTE ST, 1511; Eliza S Kernochan—Fleischmann Realty Co, Inc, et al; H F Miller (A).
224TH ST, ns, 160 w White Plains rd, 20x114; Anna Young—David M Mayerson et al; Shaw & L (A).
PROSPECT AV, 960; Ferdinand C Barnman—Michl J Greehey et al; S Wacht, Jr (A).

MARCH 7.

BECK ST, ss, 100 w Av St John, 100x125; Geo M Krakower—Ostro Constn Co et al; Krakower & P (A).
SEDGWICK AV, ** es, bet 183d & Fordham rd, 40.11x126.3; Wm L Penny et al—Eugene J Quin et al; amended; J T Fenlon (A).
SOUTHERN BLVD, es, 90 s 167th, 40x100; Chas Schneider—Mary Pettke; D Steckler (A).
WILKINS AV, 1458; Morris L Woolf—Fleischmann Realty Co, Inc, et al; Cary & C (A).
WILKINS AV, 1460; Walter S Gurnee—Fleischmann Realty Co, Inc, et al; Cary & C (A).
LOT 363, map of a portion of the Hunt Estate, Westchester Co; Helen C Tomlinson—Cath E Giroux et al; Clocke, K & R (A).

MARCH 9.

FOX ST, es, 420.9 s Westchester av, 226.11x105x227.1x107.11; Consolidated Industrial Co—Julius Gottlieb et al; Brown & G (A).
LA FONTAINE AV, 2014; Thos Walsh—Rose Kinkle et al; J R Jones (A).

MARCH 10.

TRINITY AV, 512; Henrietta Jasper—Mary Butler; Clocke, K & R (A).
LOT 357, map of section 2 of Bronx View Park, in 24th Ward; ns Morris Park av, 690 e White Plains av, 50x150x irreg; Bernhard Meyer—Jno Hyer et al; H P Lipphold (A).
LOTS 192-3, on map of 369 lots owned by Hunt's Point Realty Co.; G DeWitt Clocke—Emma R Tompkins et al; Clocke, K & R (A).

MARCH 11.

BELMONT AV, es, 132 s Fordham rd, 25x100; Kunegunde E Pfister—Lizzie O'Leary et al; E A Acker (A).

MARCH 12.

KEPPLER AV, nwc 235th, 75x100; Andw C Jung—Theo Seiner et al; Clocke, K & R (A).
LYMAN PL, 79E0.** Sdw Rennert—Emily Fedder et al; amended; H Swain (A).
PLIMPTON AV, ws, 75 s 170th, 22.7x100; Jas S Alexander—Margt Kuntz et al; Paine & H (A).
** Recorded in N. Y. County.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MARCH 5.

119TH ST, ss, 600 e Lenox av, 15x100.11; Jas Madigan—Saml Greenfield et al; Peter Condon (A); Philip J Britt (R); due 10,410.76
136TH ST, ss, 318.9 e Willis av, 18.9x100; Lawyers Mtg Co—Emil Franklin; Cary & Carroll (A); Max Altmayer (R); due 7,359.72

MARCH 6.

136TH ST, ss, 331.3 w Bway, 43.9x99.11; Dora Schiffer—Annie Koplik; Wolf & Kohn (A); Edw D Dowling (R); due 46,687.50
1ST AV, 2354; Edw C Schaefer et al—Minnie A Brian; Henry M Bellinger, Jr (A); Jos D Kelly (R); due..... 7,917.71

MARCH 7.

No Judgments in Foreclosure Suits filed this day.

MARCH 9.

56TH ST, ns, 75 w 2 av, 25x100; Francis Speir et al—Bessie Botvinick et al; Speir & Bartlett (A); Chas L Hoffman (R); due 14,896.36
OLD BROADWAY, es, 50.5 n 130th, 50x100; Wm T Smith et al—Jos H Beall et al; Edw P Lyon (A); Jno H Rogan (R); due 12,608.00

MARCH 10.

124TH ST, ns, 125 e 7 av, 50x100.11; Newburgh Savgs Bank—Interstate Land Holding Co et al; Harold Swain (A); Edw D Dowling (R); due..... 26,845.48

MARCH 11.

No Judgments in Foreclosure Suits filed this day.

Bronx.

MARCH 5, 6, 7, 9 & 10.

No Judgments in Foreclosure Suits filed these days.

MARCH 11.

QUARRY RD,** es, 201.3 s Oak Tree pl, 29.8x90.7; J Herbert Carpenter et al—Wm G Mulligan; Butler, Brown, Wyckoff & Campbell (A); Percival H Gregory (R); due..... 4,261.66
ARTHUR AV,** es, 134.11 s 176th, 17.8x100; same—same (A); same (R); due 9,056.04
** Recorded in N. Y. County.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MARCH 7.

21ST ST, 510-14 W; Jas S Herrman—Jeanette C Jeffe et al; action to declare lien; Greene, Hurd & Stowell (A).

MARCH 9.

120TH ST, ns, bet 3 & 2 avs, Lot 7; Rudolph Wallach Co—Mary A Meager et al; amended foreclosure of tax lien; A Weymann (A).
8TH AV, 2445-49; Benj Frankfeld—Belle G Frankfeld et al; partition; Meighan & Necarsulmer (A).

MARCH 10.

CENTRAL PARK W, nwc 88th, 75.6x100; Star Hanger Co—Progress Club of City N Y; counterclaim; J H Banton (A).

MARCH 11.

AMSTERDAM AV, 1109-11; also WEBSTER AV, 2148-60; also VYSE AV, 1566; Hans E Notz—A C Bosselman Co, Inc, et al; action to impress trust; J H Deneholz (A).

MARCH 12.

WILLIAM ST, 71; Mutual Life Ins Co of N Y—Melvin Stephens et al; specific performance; F L Allen (A).
5TH AV, es, bet 33d & 34th, lot 81; Rudolph Wallach Co—Arthur Simonson; amended foreclosure of tax lien; A Weymann (A).

MARCH 13.

57TH ST, ns, 50 e 11 av, 16.8x75.5; also 11TH AV, es, bet 57th & 58th, 25x66.8; Rural Securities Co—Katherine F Reynard; notice of attachments; E T Brackett (A).

Bronx.

MARCH 6.

WALTON AV, es, being lot 87, blk 2844, sec 11, tax map; Anna R Crossin—Annie Rehill et al; action to foreclose transfer of tax lien; H Swain (A).

MARCH 7.

SOUTHERN BLVD, ws, bet 187th & 189th, lot 38, blk 3115, sec 11; Saml Goldsticker—Jos H Flannery et al; action to foreclose tax lien; E Jacobs (A).
TREMONT AV, ns, 100 w Prospect av, 25x100; Chas Shapiro—Bertha Rabas et al; action to foreclose mechanics' lien; B S Deutsch (A).

MARCH 9.

ROGERS PL, es, 492.3 n Westchester av, 30x90x22.1x89.3; Constn, Material & Coal Co—Guiseppina Lo Monte et al; action to declare a certain deed fraudulent; Thompson & F (A).
221ST ST, ns, bet White Plains av & Barnes av, 114.3x80; Bernhard Frankenfelder et al—Jno B Lazzari et al; action to foreclose transfer of tax lien; E Jacobs (A).
BOSTON RD, 1351-53; Franciska Barbara Hohmann—Jacob Kronenberger et al; action to foreclose mortgage; R Lowenthal (A).

MARCH 10.

BARKER AV, ws, bet Julianna & Elizabeth, known as lot 35, blk 4622, section 16; sec of Bronx blvd & Julianna, 100x100; Bronx

blvd, es, bet Julianna & Elizabeth, known as lot 21, blk 4622, section 16; swc of *Barker* av & Juliauna, 100x125; Bernhard Frankenfelder—Jno B Lazzari et al; action to foreclose transfer of tax lien; E Jacobs (A).

MARCH 11.

3D ST, ss, 525 e G av, 19.1x109.5x25x109; Lillian W White—Arthur J Mace et al; action to foreclose transfer of tax lien; Williamsou & B (A).

MARCH 12.

BECK ST, ss, 100.1 w Av St John, 200x100; Wm H Dewey—Ostro Constn Co et al; action to foreclose mechanics lien; D D Deutsch (A).

3D ST, ns, bet 5 & 6 avs, known as lot 14, blk 4688; Danl London—Arthur J Mace et al; action to foreclose a lien; J Gans (A).

GREEN AV, ss, 273 e Mapes av, known as lot 20, blk 5388; Danl London—Kate L Albee et al; action to foreclose a lien; J Gans (A).

MIDDLETOWN RD, ss, 359 w Mapes av, known as lot 14, blk 5386; Danl London—Louise Deveau Burke et al; action to foreclose a lien; J Gans (A).

WEBSTER AV, es, 320.3 s 182d, 149.11x105.2x irreg; also VYSE AV, es, 75 s 173d, 50x100; Hans E Notz—A C Bosselman Co, Inc, et al; action to appoint receiver & prevent conveyance; J Denenholz (A).

LOT 127, blk C, map Hudson P Rose, Mapes Estate, West Farms; also LOT 48, map of Neill Estate, 24th Ward; also LOT 16, map of Harrington Estate; Caroline Neat—Alfred Schwartz et al; partition suit; Clocke, K & R (A).

Brooklyn.

MARCH 5.

AMES ST, ws, 477.11 s Pitkin av, 20x100; Title G & T Co—Wolf Feldman et al; T F Redmond (A).

BERGEN ST, ss, 231.4 e Nevins, 18.7x100; Hannah M Singletou—Jane Garvey et al; H J Davenport (A).

POWELL ST, es, 200 s Dumont av, 20x100; Frank W Arnold—Saml Druck et al; T F Redmond (A).

SCHERMERHORN ST, ss, 72.9 w Smith, 69x99.9; also STATE ST, ns, 267.6 e Boerum pl, 20x20; also STATE ST, ns, 287.6 e Boerum pl, 18.6x20; also SCHERMERHORN ST, ss, 238 e Boerum pl, 23x99.9; Andw M Grout & ano—Kings Co Democratic Club et al; P Grout (A).

SMITH ST, es, 80 s Huntington, 20x75; also 13TH AV, ws, 55 n 37th, 51x80; also 58TH ST, sc 9 av, 100x100.2; also 59TH ST, sws, 220 se 9 av, 100x100.2; also 59TH ST, w c 9 av, runs sw60.2xnw100xsw40xnw20xno 100.2xse120 to beg; Michl Harrigan—Wm Harrigan et al; partition; W S Butler (A).

WHITE ST, ns, 999.2 e Coney Island Plank rd, 30x125; Caroline Hillmann—Giro Lanzaro et al; Harman & Howell (A).

W 19TH ST, ws, 130 n Mermaid av, 40x118.10; Gussie Morgenstein—Jacob Vogelfanger et al; Hovell, McChesney & C (A).

26TH ST, ws, 362.6 n Av M, 37.6x100; Annie Gamble—Otto Nelson et al; Van Alen & Dyckman (A).

54TH ST, nes, 180 se 17 av, 80x100.2; Title G & T Co—Jas F Morris et al; T F Redmond (A).

55TH ST, ns, 360 w 5 av, 20x100.2; Elenora Linneman—Thos F Bradshaw et al; Washburn, Ruston & K (A).

72D ST, sws, 240 se S av, 20x100; Adrian V Cortelyou—H A Impt Co et al; C H Edwards (A).

72D ST, sws, 260 se S av, 20x100; same—same; same (A).

72D ST, sws, 220 se S av, 20x100; same—same; same (A).

E 99TH ST, ws, 320 n Av E, 20x72x20.10x78; also E 99TH ST, ws, 340 n Av E, 20x66x20x72; also E 99TH ST, ws, 360 n Av E, 20x60x20.10x60; also ROCKAWAY AV, es, 101 n E 98th, 22.11x67.5x20.10x72.8; also ROCKAWAY AV, es, 123.11 n E 98th, 22.11x62.2x20.10x67.5; also ROCKAWAY AV, es, 146.10 n E 98th, 22.11x56.11x20.11x62.2; Bklyn & Phila Realty Co—Wm D Snow et al; W F Hagarty (A).

ALABAMA AV, ws, 140 s Sutter av, 20x100; Bond & Mtg Guar Co—Williams Realty Co et al; T F Redmond (A).

ALABAMA AV, ws, 120 s Sutter av, 20x100; same—same; same (A).

DUMONT AV, nec Warwick, 20x90; Wells College of Auora—Max Miller et al; T F Redmond (A).

GREENE AV, ss, 124.5 w Franklin av, 20x115; Maria Kraemer—Leonora A Lorillard; J H Lack (A).

JOHNSON AV, sec Lorimer, 25x100; Hannah Pokorny—Abram Lavinsky & ano; partition; S Berg (A).

12TH AV, swc Bay Ridge av, runs w320xw402.5 xs66.9xe100xn100xe240xs100xe360xn200 to beg; also 12TH AV, swc 17th, 200x600; also 12TH AV, swc 71st, runs w700xs40xe100xs120xw100 xs40xe700xn200 to beg; Hamilton Trust Co—Wm K Dickerson et al; McGuire, Delany & N (A).

20TH AV, nec 64th, 54.6x100x57.6x100; Siskind Rubin—Klapper-Sherman Realty Co et al; specific performance; S Silbiger (A).

MARCH 6.

BARBEY ST, ws, 312.8 s Dumont av, 19.4x100; Wm Hawkins—Brown Weiss Realties et al; H J Davenport (A).

HENDRIX ST, nwc Pitkin av, 25x100; also PITKIN AV, ns, 25 w Hendrix, 25x100; Anna L Savage—Henrietta Le Veay et al; partition; J M Wilson, Jr (A).

PACIFIC ST, ns, 144.8 w Franklin av, 20x90; Chas S Taber—Susan A Ayers et al; specific performance; B Marvin (A).

E 4TH ST, ws, 120 n Ditmas av, 40x100; Aggie C Foley—Philip Kitzler et al; F G Wild (A).

W 8TH ST, es, 213.6 s Av R, 19.4x82.6; Charlotte E Findlay—Union Holding Co et al; McGuire, Delany & N (A).

BAY 17TH ST, nc Cropsey av, 20.2x88.6x20.2x87.1; Adrienne Osterman—Louis Hirsch et al; R Underhill (A).

61ST ST, nes, 397.10 se 18 av, 18x100; also 61ST ST, nes, 415.10 se 18 av, 18x100; also 61ST ST, nes, 234 nw 19 av, 18x100; also 61ST ST, nes, 216 nw 19 av, 18x100; also 61ST ST, nes, 198 nw 19 av, 18x100; also 61ST ST, nes, 180 nw 19 av, 18x100; also 61ST ST, nes, 162 nw 19 av, 18x100; also 61ST ST, nes, 126 nw 19 av, 18x100; also 61ST ST, nes, 90 nw 19 av, 18x100; also 61ST ST, nes, 54 nw 19 av, 18x100; also 61ST ST, nes, 36 nw 19 av, 18x100; also 61ST ST, nes, 18 nw 19 av, 18x100; Chas A Rippman—Brill Constn Co et al; C F Corner (A).

DITMAS AV, ss, 100 e Ocean av, 50x100; Emma Hoecker—Juha C Lovell; W A Fischer (A).

NEW LOTS RD, swc Williams av, 100x120; Sea Beach Iron Works—Vermont Bldg Co & ano; foreclosure of mechanics' lien; I Solomon (A).

8TH AV, nec 10th, 28x88; Herman Grayer—Irma Sessler; Hirsch & Newman (A).

MARCH 7.

LOMBARDY ST, ns, 200 w Morgan av, 75x150; Jno Geiler—Jacob Klueg et al; K C & M V McDonald (A).

MARION ST, 192; Peter Rauth—Jno H Bormann et al; G H Boyce (A).

BAY 34TH ST, ses, 590 sw Benson av, 30x96.8; Fred W Smith—Assets Realties Corpn et al; Cary & Carroll (A).

38TH ST, ns, 150 e 5 av, 25x100.2; also RIGHT OF WAY of N Y & Sea Beach R R Co, nes, at int of ses 6 av, runs se8.2xnw7.8xsw2.9 to beg; N Y Municipal R R Corpn—Thos W Bradshaw et al; to acquire all property G D Yeomans (A).

79TH ST, ss, 120 w 20 av, 30x100; Perry K Brandt—Chas J Carlsen et al; G A Marshall (A).

ATKINS AV, nec Stanley av, 50x96.1x65x95; Ottillie Kleinfeldt—Harry Kitchen et al; B T Hock (A).

FT HAMILTON AV, nws, 40.10 ne 60th, 20.4x70; Wm Forger—Israel J Rosenstein et al; McGuire, Horner & S (A).

FT HAMILTON AV, nws, 61.2 ne 60th, 20.4x70; same—same; same (A).

FT HAMILTON AV, nws, 81.7 ne 60th, 20.4x70; same—same; same (A).

FT HAMILTON AV, nws, 101.10 ne 60th, 20x70; same—same; same (A).

FT HAMILTON AV, nws, 121.10 ne 60th, 20x70; same—same; same (A).

FT HAMILTON AV, nws, 141.10 ne 60th, 20x70; same—same; same (A).

HUDSON AV, ws, 41.8 s Plymouth, 20.10x70; Margt L Barwick—Domonick Columbus et al; S F Strongin (A).

PLOT begins ws rigbt of way of N Y & Sea Beach R R, 220 s Av R, 10x20; N Y Municipal R R Corpn—Saml J Parkhill et al; to acquire all property; G D Yeomans (A).

MARCH 9.

BERGEN ST, ns, 525 e 3 av, 25x100; Minnie Gottlieb—Jno Glickselig et al; H L Thompson (A).

FULTON ST, ns, 23.9 w Warwick, 20x87.1x20.5 x91.3; Frauziska Haer—Chas M Korte et al; Watson & Kristeller (A).

WILLOW PL, ws, 148.2 n State, runs w50xn—xw—xn25.2xe80xw25 to beg; Jno W Sutton—Jane Dillon et al; F C Haren (A).

26TH ST, sws, 80.1 nw 3 av, runs sw—xnw 219.10xne200.4xse219.11 to beg; Williamsburgh Savgs Bank—Joshua Oldham et al; S M & D E Meeker (A).

41ST ST, nes, 120 se 13 av, 20x100.2; Bklyn Children's Aid Soc—Dufferin Realty Co et al; H L Thompson (A).

AV S, ss, 84 e W 9th, 16x100; Home Title Ins Co—Raffaela Cefariello et al; H J Davenport (A).

AV S, ss, 68 e W 9th, 16x100; same—same; same (A).

ARGYLE RD, es, 288.1 n Av D, 40x100; Mary Bolger—Lillian R Oldham et al; T F Redmond (A).

BENSON AV, wc 19 av, 20x73x20x74; Bklyn Trust Co—Kingshire Realty Co et al; H M Bellinger, Jr (A).

DUMONT AV, 617; Jacob Weinbaum—Rosie Maletzki et al; L & J Weinberger (A).

EASTERN PKWAY EXT, nec Sterling pl, runs e111.1xs70.10xw131.8 to beg; Chas V Di Blanda—Adolph Behn et al; J A Kohn (A).

KNICKERBOCKER AV, sws, 75 se Willoughby av, 25x100; Kattie M Wiecke—Louise Wicke et al; Coombs & Wilson (A).

LIBERTY AV, nwc Berriman, 25x100; Title Guar & Trust Co—Millie T Steinfeld et al; T F Redmond (A).

MYRTLE AV, ss, 25 w Emerson pl, 25x100; Edw A Fries—Henry Feldman et al; Maun, Buxbaum & S (A).

TILDEN AV, ss, 100 w Nostrand av, 20x100; Henry L Cochran—B & D Constn Co et al; P H Leifert (A).

PROP begins 126.4 s from wc Hamilton av & Summit, runs w78.7xs21.3x—75.5xn20.10 to beg; Mary A Harris—Cath Lutz et al; G J & S N Carr (A).

MARCH 10.

BARBEY ST, ws, 196.8 s Dumont av, 38.8x100; Arnold A Scharff—Max Goldman et al; to create a trust; M D Siegel (A).

POWERS ST, ss, 136.2 w Graham av, 37.6x75; also WINTHROP ST, ns, 69.10 e Nostrand av, 60x100; also WINTHROP ST, ns, 149.10 w Nostrand av, 20x100; Cornelius Westerfield—Jennie W Francke et al; to create a title; Moss, Marcus & W (A).

N 8TH ST, ns, 175 w Wythe av, 25x100; Jas S Slavin—Ralph Lipschytz et al; Overend & Buchner (A).

17TH ST, wc 10 av, 16.8x60.2; Wilhelmina Muller—Jno E Hopke et al; to set aside deed; F T Warburton (A).

W 19TH ST, ws, 130 n Mermaid av, 40x118.10; Gussie Morgenstern—Jacob Vogelfauger et al; Hovell, McChesney & C (A).

BAY 34TH ST, ses, 560 sw Benson av, 30x96.8; Jno C Keeneth—Assets Realties Corpn et al; Cary & Carroll (A).

59TH ST, sws, 117.4 se Cowenhaven av, 20x100.2; Henrietta Munson—Olaf Mannson; for admeasurement of dower; J Kirschenbaum (A).

BROADWAY, sws, 140 se Bartlett, 20x80.5x20.6x—; Wilhelmine Clauss—Max Manes et al; Reynolds & Geiss (A).

EASTERN PKWAY, ss, 42.11 e Dean, runs s 74.8xe13xs15xw25xn15xw31.6xn24.1xne66.8 to beg; Henry Miles & Sons—Max Wolinsky et al; Newman & Butler (A).

SHEEPSHEAD BAY RD, ns, 40 w W 3d, runs n76.2xw43.10xn25xw43xsw45.3xe60xs92.7xe65 to beg; Lena Keck—Ernst Garitner et al; A W Burlingame, Jr (A).

WILLOUGHBY AV, ns, 225 w Tompkins av, 20 x100; Mary M Meyer—Bessie B E Harris et al; M Reizenstein (A).

MARCH 11.

CONSELYEA ST, nec Manhattan av, 25x75; Edw Baruch—Rosa Losasso et al; E D Baruch (A).

HALSEY ST, ss, 280.11 e Reid av, 18.9x100; Geo P Ludlam—Chas H Roberts et al; Ferriss & Storck (A).

REGENT PL, ss, 54.1 e E 21st, 27.1x100; Louis Fiok—Morris Cohn et al; R E Moffett (A).

REGENT PL, ss, 27.1 e E 21st, 27.1x100; Anna M Renner—Morris Cohn et al; R E Moffett (A).

MALTA ST, es, 275 s Hegeman av, 20x100; Gussie R Browner—Morris Flamm et al; to set aside mtg; J S Shapiro (A).

TILLARY ST, ns, 124.9 w Hudson av, 25.2x 109.2x25x93.7; Dime Savgs Bank—Aug Feldman et al; Dykman, Oeland & K (A).

36TH ST, nes, 320 se 14 av, 20x100.2; Jno Schlegel, Jr—Esther B Johnson et al; Edwards & Levy (A).

AV U, sec W 8th, 20x100; Jas Markopolos—Ellen Northrup; specific performance; H J Davenport (A).

DE KALB AV, ns, 60 w Stuyvesant av, 40x100; Meth Epis Hospital—Ferdinand Reinert et al; H L Thompson (A).

GATES AV, ns, 156 w Nostrand av, 16x100; Gulian Ross—Jno J Edmead et al; H A Ingraham (A).

NEWPORT AV, ss, 75 w Christopher av, 25x 105; State Bank—Davis Parkin et al; J A Kohn (A).

TOMPKINS AV, ws, 34.8 n Floyd, 40.4x100; Chas B Denny—Union Holding Co et al; H L Thompson (A).

VESTA AV, es, 140 s Dumont av, 100x120; Richd Brandt—Ida Kurlandzik et al; Williams, Folsom & S (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MARCH 7.

45TH ST, 156 W; Chas Koster—May Irwin Eisfeldt & Marius Fabre (35). $924,75

MARCH 9.

12TH ST, 19 E; Henry & Bahan—Light Car Corpn & Jas L Lowry (40)..... 95.50

46TH ST, 46 W; Gustav B Geiger—Arthur Brisbane & Anton Strand (38) 365.35

46TH ST, 46 W; Geo H Storm & Co—Arthur Brisbane & Anton Strand (36) 217.39

135TH ST, ss, 175 e Lenox av, 50x 99.11; Wakebam & Miller—African Methodist Episcopal Church of Harlem; renewal (37).....20,815.92

5TH AV, 424-38; N Y Foundry Co—Frank V & J H Burton, Standard Plunger Elevator Co & Howard W Williams, rec'r (39)..... 928.20

MARCH 10.

46TH ST, 46 W; Claremont Iron Works—Arthur Brisbane & Anton Strand (47). 235.82

100TH ST, 209 E; Philip Rosenthal—David Lite & Miller & Shapiro (44). 275.00

105TH ST, 251 E; Tomback & McPhee, Inc—Julia Gildenberg (45)..... 173.85

BROADWAY, 1448-50; L Kantor & Co—41st St Realty Co (46)..... 204.70

BROADWAY, 1845-7; Jas C Turley—Upright Co, Geo Rector, Joe B Mally, Louis Martin, Louis Martin, Inc & S L Waller Constn Co ((42)..... 8,118.84

SAME PROP; Burdett Rountree Mfg Co—Upright Co, Louis Martin, Geo W Rector, Joe B Mally & S L Waller Constn Co (43) 1,145.00

MARCH 11.

30TH ST, 7-9 W; Maximilian Zipkes—Theresa Neiman & Geo Neiman (53). 1,405.00

52D ST, 43 W; Chas O Riker—Roberta F Frank & Morgan Post (49)..... 51.45

97TH ST, 61 E; Lewis S Davis Electrical Constn, Maintenance & Supply Co—Irou Masters Realty & Constu Co (52) 8.60

172D ST, 575 W; S Desowitz, Inc—Chas Pfizer, Jr, Co, Ltd (renewal) (54) 1,156.50

AMSTERDAM AV, nwc 177th, 84x100; Vincent Valentine Contracting Co—Chas M Rosenthal & Brettholz & Krumholz Constn Co (50)..... 490.00

AMSTERDAM AV, ws, whole front bet 176th & 177th, —x—; Geo H Moran, Jr—Heslock Real Estate Co & Jos T Mulligan (51)..... 213.19

RIVERSIDE DRIVE, sec 152d, 104.5x140 x irreg; Geo H Moran, Jr—Heslock Real Estate Co & Jos T Mulligan (48) 489.77

MARCH 12.

45TH ST, 7-11 W; Abr Flohr—Forty-Fifth St Realty Co & J Sinclair & Co (56) 144.68

46TH ST, 46 W; Larkin Lumber Co—Arthur Brisbane & Anton Strand (57) 299.78

46TH ST, 216 W; Vincenzo Avarello—Jas Moore & B Leff (59)..... 173.00

45TH ST, 14 E; Vincenzo Avarello—Verny, Inc—B Leff (60)..... 61.00

88TH ST, ss, 82.2 w Park av, 22.1x100.8; Naughton Constn Co—Petronella Kerfs (61) 2,225.00

BROADWAY, sec 41st, 54x173.4x irreg; Tuttle & Bailey Mfg Co—41st St Realty Co (62) 117.95

1ST AV, 1780-86—Jno Quinn—Cath A & Edith Newbold & Julius & Frank Locker (58) 29.20

Mechanics Liens, Manhattan (Continued).

MARCH 13.
10TH ST, 309 E; Alex Silverman—Jacob Weinberg & David Kohn (67)..... 129.05
100TH ST, 209 E; Adolph Loewe—David Lite & Saml Miller (64)..... 175.00
AUDUBON AV, 147-51; Adolph Sotnek—Jno Doe, Chas B McClaim & Wm H Winters (66) 50.00
MADISON AV, 2020; Raisler Heating Co—Regina T Lohman, Saml Gross & Jos Kleinberger (63)..... 470.00
ST NICHOLAS AV, 1000-2; Jno J McGrath Plumbing Co—N Y Public Library, Astor, Lenox & Tilden Foundations & Norcross Bros Co (65).... 760.68

Bronx.

MARCH 6.
172D ST, ws, 150 s Boston rd, 120x100; Chas Kausen—Sole Realty Co, Inc (17) $1,106.00

MARCH 7.
172D ST, ws, 150 s Boston rd, 120x100; National Fireproof Sash & Door Co—Sole Realty Co, Inc (19)..... 150.00
SOUTHERN BLVD, 1304; Feinberg & Feinberg—Geo Brown (18)..... 144.00

MARCH 9.
PARK AV,** sec 153d; 54.6x87.6; Chas Schlesinger—Mayer Friedlander, Supreme Bldg Co & Jos Popkin; renewal (41) 512.50

MARCH 10.
BECK ST, ss, 100 w Av St John, 100x125; Wm H Dewey—Ostre Constn Co (20) 3,250.00
WESTCHESTER AV, nec 161st, 215x259; Corbett & Co—Geo F Johnson et al & G Zibelli & Son et al (21)..... 130.00

MARCH 11.
BECK ST, ss, 200 w Av St John, 100x125; Geo Goldberg—Ostro Constn Co (23) 937.50
SAME PROP; same—same (24)..... 255.14
SAME PROP; Wimpie Electric Co, Inc—Ostro Constn Co (25)..... 200.00
184TH ST, 467 E; Chas Shapiro—L Kalamber & S Sonneberger (22)..... 5.00
231ST ST,** swc Kingsbridge av, —x—; David E Powers—Church of the Mediator & Chas H Peckworth (renewal) (55) 170.00

MARCH 12.
BECK ST, ss, 100 w Av St John, 200x125; Wm H Dewey—Ostro Constn Co (26) 3,250.00
148TH ST, 256 E; Jno A McCarthy & Bro—Jno Doe (fict) & Jno Bollella (27) 17.55
MAPES AV, 2120; G Goldberg & Sons, Inc—Jno O'Keefe & Carmine Cioffi (28) 285.00
**Recorded in N. Y. County.

Brooklyn.

MARCH 5.
GOLD ST, 233; A Andersen—Jos T Belsito $163.62
HERKIMER ST, 121; A E Ambach, Inc—Michele & Assunta Auletta..... 234.50
DE KALB AV, ss, 175 e Marcy av, 75x100; Sunset Tile Works—714 DeKalb av Realty Corpn & Curtin Constn Co. 155.00
NEW LOTS RD, swc Williams av, 100x100; also WILLIAMS AV, ws, 100 s New Lots rd, 20x85; Sea Beach Iron Wks—Vermont Bldg Co & Sam Cohen. 400.00
VERNON AV, 242; S Blum—Bessie Rosier, Saml Silver & Chas Bokshinsky. 75.00
WILLIAMS AV, ws, 220 s Sutter av, 80x100; H B Singer—Haheana Constn Co & Morris Wallerstein..... 300.00

MARCH 6.
LAWRENCE ST, 108; M Amenberg—Jas McEnery & J Farber..... 68.00
STERLING PL, ns, 100 w Saratoga av, 175x127; H B Singer—Commonwealth Impt Co 2,900.00
HUDSON AV, 374; H B Singer—Ike Rosenbaum & Sackman Constn Co... 500.00
WEBSTER AV, ss, 98.9 w Coney Island av, 77x106.6; S Bernstein—Jno Monteleone 183.00

MARCH 7.
BRISTOL ST, es, 260 n Sackett, 40x100; Empire City Gerard Co—Wilson Constn Co & Jas J Millman..... 1,440.00
CLARKSON ST, ss, 64.7 w Bedford av, 75x200; P J Dehler—Powell Garage Co & Hygeia Constn Co..... 126.50
9TH ST, ns, 175 e 5 av, 125x180; American Sheet Metal Lath Co—Bklyn Theatre & Realty Co, B F Keith, Plumb & Bourquin, Inc, Conray Bros, Inc & Lihman Constn Co..... 795.64
DE KALB AV, 714-16; American Radiator Co—714 DeKalb Av Realty Corpn & E L Quirk..... 247.32
DE KALB AV, 714-16; A Krauss—714 DeKalb Av Realty Corpn & Curtin Constn Co 210.00
MORGAN AV, es, 25 n Anthony, 25x100; W H Tiedeman—Charlotte & Wm Muller 100.00
PUTNAM AV, 555; P Levine—Dora Lesser 214.20
WEBSTER AV, ss, 387 e 1st, 77x106.6; J Alsen—Jno Monteleone..... 280.00

MARCH 9.
CHAUNCEY ST, ss, 85 e Hopkinson av, 220x100; J T Rourke—Philip Schmitt Bldg Co, Parshelsky Bros & Henry E Kordes 270.00
CARFIELD PL, 199; C P Cornell—Albt Kaplan & Saml J Flashe..... 297.00
MIDWOOD ST, ss, 300 e Nostraud av, 50x100; L Brook—Ang Williams 49.50
POWELL ST, es, 100 s Livonia av, 50x100; Cougress Varnish Works—Docket Impt Co & Sam Zitovsky..... 42.63

MARCH 10.
GRAND ST, 765; Monopolite Co—Thrall Constn Co 516.50
DE KALB AV, ss, 175 e Marcy av, 75x100; I Krassner—714 DeKalb Av Realty Corpn & Curtin Constn Co.... 131.96
DE KALB AV, ss, 175 e Marcy av, 75x100; National Sash & Door Co—Curtin Constn Co. 130.00
FOSTER AV, nwc E 16th, 100x100; A W Schmidt, Jr—Wm F King & Wm Fitzgerald 243.00
GRAHAM AV, 187; G Anslander—Rachel Blum 15.00
VANDERBILT AV, nwc Lafayette av, 100x195; A J Newton Co—G W Mundelein & The Chapel & School of St John 1,148.00
WEBSTER AV, ss, 387 e 1st, 77x106.6; H Bialick—Jno Montelone 100.00

MARCH 11.
VAN BRUNT ST, 330-34; F Hassler—Jas P Judge & Jas Kane..... 325.00
VANDERBILT ST, nwc Prospect av, —x—; I Rafelsm—Acme Homes Co & Jas V Cunningham..... 1,530.00
AV P, nwc E 13th, 100x100; M Luther—Provident Associates & Joe Cohen. 420.00
13TH AV, ws, 59.2 n 39th, 35.10x80x—; Edw E Peirson Co—Bklyn Union Cornice & Roofing Co, Max Krimsky & Harry Karshansky 100.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third) that of Contiactor or Sub-Contractor.

Manhattan.

MARCH 7.
45TH ST, 14 E; Joel Bjork—Arthur S Vernay et al; Mar3'14..... $660.66
SAME PROP; same—same; Mar2'14... 660.66
114TH ST, 105 W; Jos Nichthauser—Martha Goldman et al; Jan7'14..... 54.15
8TH AV, 754-6; Kalitz & Schnitzer—Geo Kern et al; Aug14'13..... 450.00

MARCH 9.
46TH ST, 46 W; Fireproof Products Co, Inc—Arthur Brisbane et al; Feb 4'14 ..... 395.70
58TH ST, 308-10 W; Vacuum Engineering Co—Bernard Reich et al; Feb6'12 1,000.00
FT WASHINGTON AV, swc 169th; Star Fireproof Door & Sash Co—Riverside Viadnct Realty Co; Oct17 '13 ..... 150.00

MARCH 10.
89TH ST, 340-2 W; American Stone Renovating & Stucco Co—Kath F Lindemann et al; Feb4'14..... 150.00

MARCH 11.
[2]THOMPSON ST, 154; David Foundry Co—Citizens Investing Co et al; Jan 23'14 ..... 277.50
[2]SAME PROP; same—same; Jan23'14. 125.60
53D ST, 123 E; Morris Wolfinger et al—118 East 54th St Co et al; Jan3'14. 2,500.00
94TH ST, 216 W; Julius Blum—Bonta Hotel Co et al; Nov22'13..... 45.82
BROADWAY, 2508; Ike Levinson—same; Jan6'14 ..... 45.30
BROADWAY, 2508; Vito Sylvester—same; Jan19'14 ..... 237.25
SAME PROP; Nelson Bros Co—same; Jan6'14 ..... 180.00
9TH AV, 9-19; Leon Schmidt—Vincent Astor et al; Jan17'14..... 166.00

MARCH 12.
94TH ST, 216 W; Brooklyn Foundry Co—Bonta Hotel Co et al; Nov24'13.. 28.80
BROADWAY, 2508; City Iron Works—Bonta Hotel Co et al; Jan7'14..... 35.00
SAME PROP; American Iron Supply Co—same; Jan6'14 ..... 63.38
BROADWAY, 2508; City Wire Works—Selby Iron Works et al; Nov6'13.... 110.00

MARCH 13.
4TH ST, 167 E; S Shanker Metal Ceiling Co, Inc—Thos Windmuller et al; July18'13 ..... 285.00
SAME PROP; Jno Sullivan—same; Aug7'13 ..... 2,761.00
45TH ST, 7-11 W; Flohr & Harris—Forty-fifth St Realty Co et al; Mar 12'14 ..... 144.68

Bronx.

MARCH 6.
SOUTHERN BLVD, es 550 s Jennings 25x100; Chestnut Ridge White Brick Co—Daul Ostrow et al; Jan12'14.... $63.00

MARCH 7.
[3]LORING PL,** es, 170 s Fordham rd; Giacomo Longone—Beckmann Realty & Constn Co et al; July22'13..... 217.32
[3]LORING PL,**, es, 170 s Fordham rd; Angelo M Vigiano—Beckmann Realty & Constn Co et al; July29'13..... 36.96
[3]SAME PROP;** Giuseppe Giorgi—same; July22'13 ..... 74.00
[3]SAME PROP;** Angelo Ancella—same; July29'13 ..... 34.26
[3]SAME PROP;** Church E Gates & Co, Inc—same; Aug9'13 ..... 37.80
[3]SAME PROP;** Donato Benovento—same; July 29'13 ..... 64.71
[3]Same Prop;** Geo Colon—same; Aug 14'13 ..... 2,281.75
[3]SAME PROP;** Olin J Stephens, Inc—same; Aug4'13 ..... 87.42
[3]SAME PROP;** Michl Geromo—same; July22'13 ..... 88.00
[3]SAME PROP;** Filippo Di Stanislav—same; July22'13 ..... 95.55
[3]SAME PROP;** Pasquale Fedesco—same; July 29'13 ..... 36.96
[3]SAME PROP;** Vito Luise—same; July29'13 ..... 32.50
[3]SAME PROP;** Dittmar Powder Wks, Inc—same; July29'13 ..... 296.55
[3]SAME PROP;** Tony F Carfagno—same; July 18'13 ..... 116.67
[3]SAME PROP;** J B Brine at al—same; July26'13 ..... 2,037.00
ST ANNS AV, 740-42; Candee, Smith & Howland—Ebling Brewing Co et al; Jan19'14 ..... 625.40

MARCH 9.
BROOK AV, 1502;** Saml Plotnick—Jas S Bryant et al; Nov19'13..... 125.00
CLAY AV, 1755;** Danl A Lerman—Bell C Hard; Jan23'13..... 135.00

MARCH 10.
226TH ST, 852-8;** Consolidated Plate Window Glass Co, Inc—C Arcelee et al; Nov12'13 ..... 79.50
226TH ST,** ss, 505 e Barnes av; Cristofolo Consales—Giosue Arcolev et al; Oct31'13 ..... 52.50
SAME PROP;** Adolph Katz—same; Oct31'13 ..... 126.00
226TH ST, 852-6;** Albt Anderson—same; Dec16'13 ..... 85.00
226TH ST,** ss, 505 e Barnes av; Fiorenzo Esposito—same; Nov26'13.. 350.00
SAME PROP;** Vincent Zalzano—same; Nov17'13 ..... 32.06
SAME PROP;** Danl Mapes, Jr—same; Nov20'13 ..... 86.69
SAME PROP;** Chas Lowerre—same; Oct29'13 ..... 65.00
SAME PROP;** Danl Mapes, Jr—Santa Pirri et al; Nov20'13..... 86.69
TAYLOR AV, sec Van Nest av, 20x100; Christian Vorndran's Sons—Jacob Cohen et al; Jan28'14 ..... 350.00

MARCH 11.
226TH ST, 852-6 E;** Jas Nannariello—G Arcoleo et al; Nov8'13..... 35.00
SAME PROP;** Michele Agugliaco—same; Oct30'13 ..... 923.49
3D AV, 2912** Garant Mosaic & Tile Co—Chas O Fendrych et al; Aug19'13.. 111.00

MARCH 12.
FREEMAN ST, swc Vyse av; Peter Sinnott—Martha Perna; Feb3'14..... 350.00
SAME PROP; Jos Vielberth Co—same; Feb7'14 ..... 180.00
SAME PROP; Brand & Silverstein Iron Works—same; Feb3'14..... 500.00
SAME PROP; Brolentsky & Bersson—same; Feb28'14..... 54.00
HOE AV, es, 307 s Aldus, 138.5x100; Jno Bergfolk—Jad Constn Co et al; Feb26'14 ..... 181.51
**Recorded in N. Y. County.

Brooklyn.

MARCH 5.
HINSDALE ST, es, 100 s Blake av, 100x89; Andrea Livorsi—W F Constn Co & Louis Abramowitz doing hus as N Y Cut Stone Co; Feb9'14..... $17.50
SAME PROP; Mazzie Sabbino—same; Feb9'14 ..... 58.00
WINTHROP ST, ss, 97 e Flatbush av, 17x105; Alfred G Edwards—Helen Knickerhacker & Wm A A Brown; June12'13 ..... 435.00
WINTHROP ST, 14; same—Susannaha A Liebig & Wm A A Brown; June 14'13 ..... 435.00
WINTHROP ST, 20; same—Richd J Sheehan & Wm A A Brown; June 12'13 ..... 435.00
WINTHROP ST, 22; same—Helen Knickerbacker, Lillie Elliot & Wm A A Brown June12'13 ..... 435.00
ALABAMA AV, es, 140 s Sutter av, 80x100; Aaron Sankin & ano—W F S Constn Co; Oct24'13..... 215.00
BLAKE AV, sec Hinsdale, 50x100; Aaron Sankin & ano—Sam Siegelow & Alwin Constn Co, Morris Wallerstein, president; Dec17'13..... 35.00
LAFAYETTE AV, nwc Sumner av, —x—; Saml Stolier—Saml Kohn & Mark J Kalashan; Dec22'13..... 425.00
PARKSIDE AV, 300; Alfred G Edwards—Jno Carey & Wm A A Brown; June 12'13 ..... 435.00
PARKSIDE AV, 302; same—Herbert G Reimmond, Ellen O Reimmond & Wm A A Brown; June13'13..... 435.00

MARCH 6.
[3]50TH ST, ns, 80 e 4 av, 80x43.2; Martin Behrer—Frank Hogan & South Bklyn Gospel Church; Feb5'14..... 266.40
[3]SAME PROP; same—same; Feb6'14.. 266.40
PROSPECT AV, 413A; Robt Esserman—Lauretta M Nolan & Robt Esserman; June17'11 ..... 119.00
PUTNAM AV, 796; Louis Elkin—Henry H Bruns; Feb7'14 ..... 10.00

MARCH 7.
ST JOHNS PL, ns, 125 e Ralph av, 135x100; Barnet Dalberg & ano—Abe Koeppel; Feb17'14 ..... 950.00
ST JOHNS PL, ns, 275 e Ralph av, 125x119.11; same—same & St Marks Howard Co; Feb19'14..... 950.00
ST JOHNS PL, ns, 250 w Howard av, 125x100; Audley-Clarke Co—same; Jan8'14 ..... 3,326.46
SAME PROP; also ST JOHNS PL, ns, 250 e Ralph av, 125x100; Estate of S Weinstein—St Marks-Howard Co; Jan9'14 ..... 3,000.00
ST JOHNS PL, ns, 125 e Ralph av, 125x120; Estate of S Weinstein—St Marks-Howard Co & Williamshurgh Savgs Bauk; Jan9'14..... 1,000.00
ST JOHNS PL, ns, 275 e Ralph av, 125x119.11; Jno C Newton—St Marks-Howard Co; Dec31'13 ..... 237.78
SAME PROP; Jno C Newton—St Marks-Howard Co & Williamshurgh Savgs Bank; Dec31'13 ..... 537.78
SCHOLES ST, 281; Frank Krefetz & ano—Bertha Arnold & Saml Salaway; May13'13 ..... 490.00
5TH AV, 5114; V Foscato (Inc)—J L Meeks, Wm H Mount & Andw Robertson; Mar4'14 ..... 150.06

MARCH 9.
VAN BRUNT ST, 99-101; I A Adler Co—Le Vine Bldg Co; July29'13..... 150.00
W 24TH ST, es, 120 s Neptune av, 40x118; Sylvester Ross, Jr (Inc)—Martin Schauer, A Amato & O Pachi; Feb 2'14 ..... 251.13
ATLANTIC AV, 2873; Barnett Frank—Max Rudnitsky; Mar4'14..... 450.50

MARCH 10.
COLUMBIA ST, 188; Jos Bernstein—Ludwig Lazar; Aug29'13..... 470.00
VAN BUREN ST, 103; Hydraulic Press Brick Co—Le Vine Bldg & Contracting Co & Harry Levin or LeVine; Apr 10'13 ..... 99.75
368TH ST, ns, 218.6 e Colonial rd, 200x100; Jas J Ryan—W C & R McDonald; Mar2'14 ..... 185.00

MARCH 11.
No Satisfied Mechanics' Liens filed this day.

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MARCH 5.
No Attachments filed this day.

MARCH 6.
ACME OPERATING CO; Wm F Cox; $20,000; T R Beardsley.
DERBY RUBBER CO; Adolph W Brunn; $10,000; Aron & Venderveer.

MARCH 7.
No Attachments filed this day.

MARCH 9.
HART, Max M; F B Stearns Co of N Y; $419.15; Rounds, Hatch, Dillingham & Debevoise.

MARCH 10.
HOLSTON UNDEARWEAR MILLS; Edw J Chaffee; $2,572.12; Davis, Symmes & Schreiher.

MARCH 11.
No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MARCH 6, 7, 9, 10, 11, 12.

Hedwig, Wm. 10th av, 231-3..J Schwarzwalder & Sons. Tanks, &c.. 526.00
Sayer Steam Laundry Co. 125th st, 228 E, also 123d st, 127 E..Max Oscher. Fixtures 2,883.81
17 West 17th St Co, Inc. 17th st, 17-19 W ..H G Vogel Co. Sprinklers..... 4,665.00

Bronx.

MARCH 6, 7, 9, 10, 11, 12.

Keibert Constn Co. 936 Home..Hudson Refrigerator Co. Ice Boxes..... 345.00
Weissager Amusement Constn Co. 1171 Boston rd..Consolidated Chandelier Co. Chandeliers & Gas Fixtures..... 810.00
Same. Same prop..Same. Chandeliers & Gas Fixtures 125.00

Brooklyn.

MAR. 5, 6, 7, 9, 10 and 11.

Anthracite Realty Co. Troy av nr Av L..Colonial Mantel & Refrigerator Co. Buffets, &c..... $98.00
Bristol Bldg Co. West st nr Av C.. Sage Bros. Boilers..... 400.00
Curtin Constn Co. 714-716 DeKalb av ..Popkin Gas Fix Co. Gas Fix..... 395.00
Curtin Constn Co & 714 DeKalb Av Realty Co. 714 DeKalb av..Stamford Stove Co. Ranges..... 392.00
Ietto, Dominick. 64th st nr 13th av.. Harry A Kressh, Plumbing Supplies. 750.00
Kerr & Cook Constn Co. Crescent cor Ridgewood av..Sterling Gas Fix Co. (R) 136.00
Leuzzi, Nicola & Polermo, 66th st nr 12th av..Harry A Kressh. Plumbing Supplies. 450.00
Prosser, Chas & Margt. 273 E 39th.. R T Humphrey. Heating Apparatus. 350.00
Toune, Annie R. Overbaugh pl nr E 41st..Daru & Huffman. Gas Fix.... 65.00
Van Wagner Constn Co. 159-161 Remsen..Wm H Curtin Mfg Co. Heating Apparatus 838.00
Weber & Honacker, 284 Fulton..Albt Gocser. Gas Range 3,500.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Bronx.

MARCH 10.
DECATUR AV, sec 197th, 80.3x100; Rockland Realty Co, Inc, loans Miltner Bros to erect 2 5-sty tenements; 13 payments 54,000.00

ORDERS.

Brooklyn.

MARCH 6.
MONTAUK AV, es, 90 s Belmont av, —x—; Emanuel Larsen on Home Title Ins Co to pay East N Y Tile Co..... $42.10

MARCH 7.
MIDWOOD ST, ss, 350 e Nostrand av, 50x100; August Williams on Geo W Felter to pay Spath Plumbing & Supply Co 252.55

MARCH 10.
BROOKLYN AV, ws, 107 n Linden av, 80x100; Jacob Fein on Prudential Savgs Bank to pay Wm Zaslav..... 150.00

DEPARTMENTAL RULINGS.

Key to Classifications Used In Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Robbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Albany st, 22—William C Cox.....C-E-B
Ann st, 1-13—Frank Frisch.....E
Astor pl, 13-25—Sailors Snug Harbor.....SS
Attorney st, 59—Henschel & Abraham Graf....C
Attorney st, 59—Schwartz & Schimer.....C
Attorney st, 59—Alice H Keteltas.....C
Attorney st, 60—Harris Ornnie.....I
Beaver st, 82-92—Beaver Building Co.....D
Beekman st, 84-90—Chas A Schieren.....D-DR
Bleecker st, 27-31—Estate Conrad Stein..DR-SS
Bleecker st, 112—Raphael M Teitelbaum.....G
Bond st, 29—Diamond Hat Frame Co....G-C-A
Bond st, 35-9—Juseph Wechsler Estate.....C
Broome st, 149-151—Merrit Singer.....C
Broome st, 423—Thomas B Walker.. .....SS
Canal st, 394—Michaels Tobias & Emil Semming .....G-A
Centre st, 66-8—John Young.....C-G
Center st, 214—Chas Reisman.....G
Centre st, 253—Blonmstein & Aaronson...G-A-C
Centre st, 253—Jacob Rice.....G-A
Chambers st, 77—Acme Metal Goods Mfg Co..A
Chambers st, 77—Autn Accessories Asso....A-E
Chambers st, 77—B Wassaman Co.....A
Chambers st, 77—Peddi Memorial Baptist Church .....C-B-E
Chambers st, 77—Consolidated Gas Co.....C
Cherry st, 169—Lazier Sulzer.....C
Cherry st, 224-6—Sarah Rosenstein.....C
Chrystie st, 153—Lamauro & Vaccarella..C-G-A
Church st, 236—Louis Seasongond.....C
Clinton st, 98—Jacob Branfman.....C-A-DR
Clinton st, 98—Aaron Rosenberg.....DR-A
Clinton st, 98—Jacob Levine.....G-DR
Clinton st, 98—Fineberg & Cohen.....C-DR
Clinton st, 98—Moses Salmonson.....C-DR
Clinton st 98—Wernick & Eckhauss.....G
Clinton st, 98—Abraham Eckhauss.....DR
Clinton st, 98—Philip & Abraham Nachber. DR-C-G
Clinton st, 171—Leah Solomon.....C
Clinton st, 220—Tillie August.....I
Clinton st, 220—Chong Kee.....I-C
Clinton st, 225—Lena Wilson.....G
Crosby st, 170-2—Berlin & Goudkind.....DR
Division st, 50-2—Jacob Littman.....C
Division st, 50-2—Abraham Elkin.....C
Division st, 50-2—Morris Goodman.....C-A-G
Division st, 50-2—Harry Goodstein.....C
Division st, 50-2—Joseph Blonm.....C
Division st, 50-2—Jacob Schwartz.....C
Division st, 50-2—David Rubin.....C
Doyer st, 3-7—Chas Horton.....C-D-B-E
Doyer st, 3-7—Robert Kerrs.....E
Downing st, 34—Frank Ogente.....C
East Broadway, 32—Nathan Schiff & Abraham Greenhaus.....C-I-G
East Broadway, 62—The Millford Realty Co...C
East Broadway 100—Leonard J Obermeyer...C
East Broadway, 100—Harris Cohen.....I
East Broadway, 100—Kruger & Levv.....I
East Broadway, 100—Louis Mandelberg.....I
East Broadway, 108—Neah Tietzer.....C
East Broadway, 123—Purvin Bros.....C-A-G
East Broadway, 127—Julius Aronson.....C
East Broadway, 173-5—Forward Association...A
East Broadway, 235—Katherine R Hunter....C
Ferry st, 78—George F Hewitt.....C
Forsyth st, 39—H Rosenbloom.....C-G
Franklin st, 93-5—Wm Watson Estate.....SS
Franklin st, 97—Seth M Milliken.....SS
Front st, 1—Henry W Peabody Co.....F-A-G-E
Front st, 1—John Bittner.....C-B
Front st, 1—Consolidated Gas Co.....C
Gold st, 82—Peerless Pattern Works.....C
Grand st, 60—Metropolitan Life Ins Co..SS-DR
Grand st, 60—Richard Duckett & Adler...DR-G
Grand st, 60—Moses M Gerla.....DR-G-C
Grand st 60—Felix H Moyse.....DR
Grand st—Louis Kossoy.....A-DR
Grand st, 133—Peter Schaffner.....C
Grand st, 291-3—Mankin Wrapper Co..DR-G-A
Grand st, 390-2—Abraham Salkofsky.....C
Grand st, 390-2—Waslikowsky & Killerg.....C
Grand st, 390-2—Morris Levy.....C
Grand st, 458-60—Henry Perelmutter.....C
Grand st, 458-60—Litchgarn & Kitz.....C
Greene st, 67—Berham & Paltz.....G
Greene st, 67—Morris Grossman.....G-C
Greene st, 67—Samuel Bierman.....G-C
Greene st, 130—Max Gernshyn.....C
Greene st, 133-5—Schwartz & Suehow.....DR
Greene st, 133-5—Etagloc Holding Co.....DR
Greene st, 133-5—Joseph Zukin.....DR
Greene st, 133-5—Abraham Spieglman.....DR
Greene st, 133-5—Solomon Fried.....DR
Greene st, 165-7—Adolph Pasternick.....C
Greene st, 255—O Brien & Moshler.....L
Greenwich st, 251—Trustees Columbia College.C
Greenwich st, 257—Herman & Isidore Handel..C
Henry st, 336—Bernard Galowski.....C
Henry st, 336—Herman & Isidore Handel.....C
Hester st, 67—Jacob Kovel.....C-I
Hester st, 67—Louis Horowitz.....C
Hester st, 67—Fanny Drukel.....C
Houston st, 44-8 W—Bernstein & Nissman....D
Houston st, 44-8 W—Chas Seidler.....D
Houston st, 44-8 W—Joseph Morowitz.....D
Houston st, 252 E—Hyman Bartheld.....C-I
Houston st, 266-70 E—Morris Faerber.....C
Houston st, 291 E—William Klein.....C
Houston st, 301 E—Pincus Lowenteld.....J-E
Howard st, 21-3—Eugene Higgins.....DR
John st, 42—Harold M Phelps Stokes.....C
Lawrence st, 19½—Pinckney Estate.....C
Lewis st, 155-7—Joseph S Kolny.....C
Liberty st, 55—Liberty-Nassau Bldg Co....SS-A
Mercer st, 91-3—Pittsburg Life & Trust Co.C-D
Mercer st, 91-3—Benj Leightman.....C
Mercer st, 91-3—Pincus Fishman.....C
Mercer st, 91-3—Isaaur Kalis.....C
Mercer st, 171—David Gold.....I-C
Mercer st, 226-8—Nathaniel Whitman.....SS
Mercer st, 268—Narrangansett Hat Works. G-DR-A-C
Mercer st, 268—Innovation Limited.....DR
Mercer st, 268—Maurice Sturtz & Son..DR-C-A
Mercer st, 268—Alfred Wolison.....A-DR
Mercer st, 268—J Narrow Rose Co.....G-A-DR
Mercer st, 268—W D Tailoring Co.....DR-G-A
Mercer st, 268—Peter Coughlin.....A-DR
Mercer st, 268—Maurice Freudenberg...G-A-DR
Mercer st, 268—S Heilman & Co.....A-G-DR
Mercer st, 268—Herman Abrams.....DR-A-G
Mercer st, 268—Edward Grossman.....DR-G-A
Mercer st, 268—Thalheim & Co.....G-A-DR
Mercer st, 268—Consolidated Gas Co.....C
Mercer st, 268—David L Newborg.....DR-SS
Minetta la, 22—August Ruff.....C-B
Monroe st, 106—Lena Belensky.....I-C
Monroe st, 241—Mannie Arbronwitz.....C-I
Mott st, 103-5—Samuel Seigel.....C
Mulberry st, 249—Alice J Keteltas.....G-C
Mulberry st, 267-71—Hawley & Hoops.....DR
Nassau st, 98-102—Wu Chang.....C
Nassau st, 98-102—Reformed Dutch Protestant Church C
New Chambers st, 24-34—Edison Electrical Illum Co. .....D
Pearl st, 444-6—Consolidated Gas Co.....C
Pearl st, 444-6—Francis Hustace.....DR
Pearl st, 444-6—Davidson & Silver .....G-A
Pearl st, 444-6—Alexander Goldsmtih .....A-G
Pearl st, 444-6—Oil, Paint & Drug Reporter.G-A
Pearl st, 444-6—New York Call.....G-A
Pearl st, 444-6—Henri Rogowski.....A-G
Pearl st, 444-6—Francis Hustace .....A
Piers 18 & 19, N R—Eastern Steamship Corp.SS
Pike st, 47-51—Chas Markin.....C
Pike st, 47-51—Max Zeidenknopf C
Pike st, 47-51—Jacob Rautheiser & Baskin.....C
Pike st, 47-51—Davis De Vise.....C
Pike st, 47-51—Isidor Rabstein C
Pike st, 47-51—Rubin Cohn C
Pike st, 47-51—Louis Kaufman C
Pike st, 47-51—Seigal & Goodman.....C
Pike st, 47-51—Samuel Goodman C
Pike st, 47-51—Hyman Sachs C
Pike st, 47-51—Church of St Thomas the Apostle I
Ridge st, 155—Abraham Becken C
Ridge st, 155—Peter Weiss.....C
Rivington st, 17—Kaufman & Di Salvo.....C
Rivington st, 90—Russos & Co.....I-C
Scammel st, 29—Maurice Kaplan.....C-G
South st, 226-7—Harry Morrill.....C
South st, 228-9—Aderlherd Wilcke et al.....SS
South st, 232-33—Nat E Berzen.....C
Spring st, 25—James J Slevin.....C
Spring st, 113-17—Laxer & Sandberg...A-G-DR
Spring st, 113-17—Consolidated Gas Co.....C
Spring st, 113-17—Crown Pad Co.....DR-C-G
Spring st, 113-17—Joseph & Sol Milberg..C-DR
Spring st, 113-17—Schneider & Friedman.G-DR
Spring st, 113-17—William C Runyon.....DR-C
Spring st, 113-17—Merchandise Purchasing Co. DR
Spring st, 121—Rovack & Cohen C
Stanton st, 164—Golder Robinwitz.....C
Stanton st, 191—Joseph Shpiro.....C
Sullivan st, 5-15—Ida M Powell.....SS
Union Sq W, 33—Pincus Lowenfeld.....SS
University pl, 88—Reisman, Rothman & Bieber.G
Vesey st, 62—Bailey Electric Co.....G-C
Washington st, 224—William Wrestmeyer.....C
Walker st, 39-41—Estate John R Ford....C-DR
Walker st, 85—Rebecca Fastofsky.....G-C
Water st, 161-3—Edison Elec Illum Co.....D
Water st, 488-90—Stonington Realty Co.....J
Waverly pl, 16—Samuel & Israel Amdur & David Goodman .....DR-C-G
West st, 241—John J Duncan.....SS
White st, 13-19—Clarence Whittman.....DR
White st, 13-19—McCrum, Watson Mercer Co.DR
White st, 13-19—John W Banker.....DR
White st, 13-19—Estate Fraley Smith.....DR
William st, 84—Royal Insurance Co....C-B-A-F
Wiliam st, 162—Beacon Press.....C
William st, 162—Carl Schafer.....C
William st, 162—Carl Schafer.....G
Wooster st, 27-9—Levy Co.....C
Worth st, 69—Samuel H Warner Estate.....SS
Worth st, 87-91—Nassau Printing Co.....G
Worth st, 87-91—Friedman Bros.....C

Numbered Streets.

3d st, 1 W—James Blake & Son.....C-A-G
3d st, 1 W—Morris G Samuels.....C-A-G
3d st, 1 W—Hyman & Abraham Slopkof..C-A-G
3d st, 1 W—Chas Strauss.....C-A-G
3d st, 3 W—Joseph Fox.....C-A-G
3d st, 3 W—Empire Tip Printing Co.....C-A-G
3d st, 3 W—Louis S & Michael Breslan...C-A-G
3d st, 5 W—Edelman & Grosoff.....C-A-G
3d st, 5 W—Amer Bouquet House & Window Cleaning Co. .....C-A-G
3d st, 5 W—Louis Barbey.....C-A-G
3d st, 7 W—Alvin J Schwarz.....C-A-G
3d st, 7 W—Feuerlicht-Windenberg Co...C-A-G
3d st, 9 W—Thomas Reilly.....C-A
3d st, 9 W—Greenspans Restaurant.....C-A
4th st, 62 E—George Ehret.....C
4th st, 122 E—Mary A V Dexter.....G-C
4th st, 308 E—Hamilton Fish Corp.....C

4th st, 308 E—Herman Greenberg.....C-1
4th st, 308 E—Hyman Cheany.....C
4th st, 308 E—Max Herman.....C
4th st, 340-56 W—Riker & Hegeman Co.....DR
4th st, 340-56 W—St John's Park Realty Co.DR
4th st, 422-4 E—August Kiel.....C
4th st, 422-4 E—Reuben Goldman.....C
4th st, 422-4 E—Binder & Feldman.....I-C
8th st, 16 E—Unger Cloak & Suit Co.....G
11th st, 61 E—James Surpless.....C
12th st, 34 E—Elgart Specialty Clothing Co. DR-G
12th st, 339-41 E—Abraham Eiseman.....C
13th st, 58 E—Edna V Minn.....C
14th st, 111 E—Universal Film Exchange.....G
15th st, 42 W—Hardman, Peck & Co.....SS
17th st, 50-4 W—Metropolitan Life Ins Co...SS
17th st, 515-21 E—N Y Contract & Truck Co.SS
18th st, 157-9 W—John P Quirk.....L
18th st, 501 E—Angelo Capes.....C
18th st, 617-21 E—American Foil Co.....C
18th st, 617-21 E—Premier Metal Etching Co..C
18th st, 623-5 E—Rocco Valluzzi.....C
19th st, 11-19 W—Martin & Co.....L
20th st, 36-8 W—Hyman, Benj, & Morris Zimmerman .....A
20th st, 36-8 W—David & Kaplon.....G
20th st, 36-8 W—Joseph Korositoff.....G-A
20th st, 36-8 W—David & Louis Pomeranz...G
21st st, 18-20 W—Nonas & Osrow.....DR
21st st, 49-53 E—American Label & Advertising Tape Co C
21st st, 123 W—Wilhelmina Neilley.....C
21st st, 125 W—Mary N Condict.....B
21st st, 127 W—Calvin Tomkins.....B-C
21st st, 133-41 W—Leibman & Hurwitz.....DR
22d st, 16-18 W—L I Baron Co.....DR
23d st, 49-51 W—Geiger & Braverman Fur Co.A
23d st, 71-77 W—Exclusive Feature Film Co..G
23d st, 71-77 W—Famous Players Exchange...G
23d st, 101-9 W—Anna A Murtland.....C
23d st, 463 W—Margaret Lloyd.....C
24th st, 11-15 E—Metropolitan Life Ins Co. SS-G-C
24th st, 131 W—Amelia Goodfield.....C
24th st, 131 W—Elizabeth C Brown.....C
24th st, 142-6 W—Spivock Bros.....G-C
24th st, 147 W—Ferund & Geisel.....C-A
25th st, 127-31 W—Chas S Leavy.....DR
25th st, 127-31 W—Lewis Leopold Skirt Co..DR
25th st, 127-31 W—Emil H Schwed.....DR
25th st, 127-31 W—Royal Coat Co.....DR
25th st, 127-31 W—Ph Herzog & Sons.....DR
25th st, 127-31 W—Edward W Ballow.....DR
25th st, 127-31 W—Fox, Lederer & Co.....DR
26th st, 36 W—Katz & Mintzer.....C
26th st, 38-44 W—Weltner, Silverman & Ranchmerger .....C-I
26th st, 38-44 W—Andrew Crawford.....C-I
27th st, 28-30 W—Heineman & Fieldelbaum...C
27th st, 104-8 W—Samuel Cora .....D
27th st, 153-9 W—Bernard Brownstein.....DR
27th st, 153-9 W—Princess Kimono & Dressing Sacque Co .....DR
27th st, 153-9 W—Samuel & Morris Breecker Bros. .....DR
27th st, 153-9 W—Gittelson & Steinhaus....DR
27th st, 153-9 W—Rosenthal & Latner.....DR
27th st, 153-9 W—Wallman Bros & Galuten..DR
27th st, 153-9 W—The J M Costume Co.....DR
27th st, 153-9 W—Cass & Rosenthal.....DR
27th st, 153-9 W—Hirsch & Bros.....DR
27th st, 153-9 W—Schlank & Filler.....DR
27th st, 153-9 W—B Geller & Sons.....DR
27th st, 153-9 W—Ettenson & Co.....DR
27th st, 153-9 W—Harry Frank.....DR
27th st, 153-9 W—Booth, Bregman & Sumberg .....DR
27th st, 153-9 W—William F Donnelly.....DR
27th st, 153-9 W—Eysoldt & Co.....DR
27th st, 153-9 W—Regina Furst.....DR
27th st, 153-9 W—David Fried.....DR
27th st, 153-9 W—Atlantic Raincoat Co.....DR
27th st, 153-9 W—Cloak & Suit Button Co...DR
27th st, 153-9 W—The Rich Dress & Skirt Co.DR
27th st, 158-64 W—Stemmerman Photo Service .....DR
27th st, 158-64 W—Hyman Cohn.....DR
27th st, 158-64 W—Bernard Epstein.....DR
27th st, 158-64 W—Peter Samuels & Co.....DR
27th st, 158-64 W—W Bloom & Sons.....DR
27th st, 158-64 W—Harry Frank.....,DR
27th st, 158-64 W—Max W Kass.....DR
27th st, 158-64 W—W & N Garment Co.....DR
27th st, 158-64 W—G Rodbell, Inc.....DR
27th st, 158-64 W— J P Glasser Co.....DR
27th st, 158-64 W—Marmac Construction Co.DR
27th st, 547-53 W—Berlin & Jones Envelope Co. .....DR
28th st, 131-3 W—Mitchel McGuinness.....C
28th st, 215 E—Bella Hillman.....C
28th st, 215 E—Sam Lee.....C
29th st, 2 W—Second Nat'l Bank of N Y.....M
29th st, 115-23 W—Hyman & Louis Brous.....C
29th st, 129-33 W—Lorenz, Friedman & Schulhoff .....DR
29th st, 312-14 E—Morris Levin.....C
29th st, 316—Onorota & Romano.....C
29th st, 316—Celia Diamond.....C
30th st, 30 E—Womans Hotel Co.....SS
31st st, 314 E—Christian Goepfert.....C
32d st, 6-10 E—American Real Estate Co...DR
33d st, 46 W—Mrs Lydia De R Parker.....A
33d st, 46 W—Mrs Noot Aboussleman & Mary Sraeel .....A
37th st, 146 E—Alice Kauser.....C
38th st, 28-30 W—Frederick Hass.....G
41st st, 142 E—Boylston Bros Garage.....C
41st st, 142 E—Boylston Bros.....G
42d st, 553 W—Standard Coat & Apron Co..DR
44th st, 161 W—F Heller & I Heller.....C
45th st, 2-4 E—Estate of Matthew Byrnes.....E
45th st, 15-17 W—Luthy & Thornton.....DR
45th st, 15-17 W—United Bead Co.....DR-A
45th st, 15-17 W—Samuel Davis.....DR-G
45th st, 15-17 W—Robert A Miller.....DR-A-G
45th st, 15-17 W—Aloysius Habisreitinger. DR-A-G
45th st, 15-17 W—Josephine Zito.....A-G-DR
45th st, 15-17 W—Joseph Caliendo.....DR-A-G
45th st, 15-17 W—Burr Lace Co.....A-DR
45th st, 15-17 W—Abraham Messer.....DR-A-G
45th st, 15-17 W—Geo Clark & John Ellis..A-DR
45th st, 15-17 W—Annie C Carrick.....A-G-DR
45th st, 15-17 W—Knopf Fusco Co.....DR-A-G
45th st, 15-17 W—Arthur F Hermes....C-G-DR
45th st, 15-17 W—Bertha Feiro.....A-G-DR
45th st, 15-17 W—Josephine Stickney...A-G-DR
45th st, 15-17 W—Dr Ignatz Moress.....G-DR
45th st, 15-17 W—Adolph Schaefer.....DR-A
45th st, 15-17 W—Agnes O'Neill.....A-G-DR
45th st, 15-17 W—George Brecht.....A-DR
45th st, 15-17 W—Belle Francks.....DR-A-G
45th st, 15-17 W—Walther & Co.....A-G-DR
45th st, 15-17 W—Weinschank & Kelly..A-G-DR
45th st, 15-17 W—Samuel Meinhardt....DR-A-G
45th st, 15-17 W—Gebruder Mosse.....DR-G
45th st, 15-17 W—Lawn Brauer Co.....DR-A-G
45th st, 15-17 W—Midville Realty Co.....DR
45th st, 17-19 W—Midville Realty Co.....SS-C
45th st, 17-19 W—Luthy & Thornton.....A-G
46th st, 59 W—West 46th Street Realty Co....E
46th st, 552 W—Chas Hammel.....C
47th st, 38 W—Mrs William Kraus.....C-M
48th st, 257 E—Merida Realty Co.....C-G
49th st, 329 E—Frank Hillman Realty Co.....C
56th st, 112 W—Mrs Carolyn Stickney.....K-C
56th st, 152 W—Chas Morgan.....K
58th st, 233 W—George Ehret.....C
59th st, 65 E—Edgewater Realty Co.....C
59th st, 67 E—G I C Realty Co.....C
59th st, 335 W—Millie Schwarz.....C
60th st, n w c Lexington av—Bradley Co.....C
62d st, 42 W—Louise McAllister.....C
64th st, 304-10 E—National Stable Co.....C
65th st, 200 E—Amedee D Moran.....B-C-D
65th st, 200 E—George Langenbacher.D-A-F-C-E
66th st, 162 W—Joseph Brokaw.....C
66th st, 320 E—Daniel Heede.....C
70th st, 104 W—N B Kirk Estate.....SS
72d st, 270 W—Wm D Stokes.....C
73d st, 50 E—Dr James H North.....C
75th st, 168 E—Gen Fredk R Halsey.....C
75th st, 177 E—Philo Realty & Construction Co. .....M
78th st, 204 W—Mrs William R Corchran.....C
79th st, 300 E—Peter Doelger.....C
80th st, 100 W—Orlean's Real Estate Co.....D
84th st, 344-6 W—Pauline A MacArthur.....C
93d st, 417-19 E—Schiller & Cohn.....C
94th st, 55 W—Mary T Van Ens.....C
94th st, 59 W—George Fredk Mattlage Est....C
94th st, 101 W—Mrs Sophie Tolman.....C
96th st, 33 W—Anthony Shulte.....C
97th st, 309 W—Richard Osthoff.....C
98th st, 200 E—David Stevenson Brewing Co..C
98th st, 200 E—Thomas Tighe.....C-I
98th st, 200 E—Hyman Chanan.....C
99th st, 114 W—Abraham Dreer.....C
101st st, 100-2 W—Herman Markowitz.....DR
101st st, 23 9E—Theresa Michael.....C
107th st, 108 E—Pauline Neysn.....C
109th st, 88 E—Bronx Seltzer Mfg Co.....C
109th st, 88 E—Carrie L Jacobs.....C
109th st, 413-15 E—Moses Schwartz.....C
110th st, 170 E—Emma Powell.....C
113th st, 516 W—Swartz & Lipschittz.....C
113th st, 516 W—John M Leon.....C
115th st, 127-9 E—Wenare Holding Co.....C
115th st, 127-9 E—Winan Holdings Co.....C
115th st, 135 W—Lenox Baths.....F-A-E-C
115th st, 216 E—Mrs Emma Weinberger.....C
115th st, 239 W—Leopold Rotschild.....C
116th st, 95 E—Frederick W Sanders.....C
116th st, 304 W—Louis Langton.....I
119th st, 421 E—Jacob K Silverman.....C
120th st, 325 E—Seely Realy & Construction Co. C
122d st, 201 W—John T Bailey.....C
123d st, 186 E—John J Campbell.....C
124th st, 223 E—Brian G Hughes.....C
125th st, 49 W—William Dengler.....C-G-E-A
125th st, 40 W—Consolidated Gas Co.....C
125th st, 127-9 W—Metropolitan Credit Co....A
125th st, 127-9 W—Alfred Ebenstein.....A-C
125th st, 127-9 W—Broadway Electric Novelty Co. .....A-L
125th st, 127-9 W—Mortimer Rossheim.....C-D
126th st, 123 E—Bessie J Moynihan.....C
126th st, 237 W—Edward J Murray.....C
127th st, 287 W—Louis Bionocore.....C
142d st, 558 W—Nathan Federgreen.....C
168th st, 500 W—Chas Sermayer.....C
168th st, 500 W—Alfred Fracoglio.....M
168th st, 500 W—William S Patten.....C

Named Avenues.

Av C, 44—Federal Republican Club.....A
Av C, 44—Samuel Mendlowitz.....A
Av D, 152-60—D H McAlpin & Co.....SS
Amsterdam av, 366—Alfred Suchow.....C
Amsterdam av, 1929—John C Rodgers.....C
Bowery, 121—Chas & Joseph Levine.....C-E
Broadway, 78-82—The Union Trust Co....SS-A
Broadway, 169-71———Richard Bauer.....I
Broadway, 203—Truly Warner.....I-C
Broadway, 335—George Barry.....M-C
Broadway, 358—Strauss Bros & Co.....DR-C
Broadway, 358—Finn Bros .....DR
Broadway, 358—Isaac Goldberg.....C-DR
Broadway, 358—Finn Bros C
Broadway, 395-7—Improved Property Holding Co. .....SS
Broadway, 454—Florence D Hacbrouck.....C
Broadway, 456—City Real Estate Co.....C
Broadway, 473—The Nassau Mfg Co.....A
Broadway, 473—Kaufman Embroidery Works. C-G
Broadway, 473—Mutterperl & Hillman....A-C-G
Broadway, 473—The Mode Mfg Co, Inc..A-C-G
Broadway, 473—Samuel Sugarman.....C-G-A
Broadway, 476—Jacobs & Janowitch.....A-G
Broadway, 476—S J Levy & Son.....A
Broadway, 476—M D Harris & Co.....A-G-C
Broadway, 476—The Garland Mfg Co.....G
Broadway, 476—Kemp, Lundberg & Beatley.G-A
Broadway, 476—Lowser, Auslander Co, Inc..G-A
Broadway, 476—I Oliver & Co.....G
Broadway, 476—Samuel Salzman.....C-G
Broadway, 577-9—Velleman & Co.....DR
Broadway, 577-9—Karash & Eisen.....DR
Broadway, 577-9—Kuttner & Fibed.....DR
Broadway, 605-9—Chas A Gould.....F-G-B-E-C
Broadway, 605-9—Young Bros, Inc.....C-A-G
Broadway, 605-9—Ignatz Saymon.....A
Broadway, 632-4—Phil Walcoff & Co.....DR
Broadway, 632-4—B Stern & Son.....DR
Broadway, 632-4—Apple & Co.....DR
Broadway, 632-4—Superior Hat Works.....DR
Broadway, 632-4—The Felters Co.....DR
Broadway, 632-4—Max Kass .....DR
Broadway, 632-4—Williamson & Housman Co.DR
Broadway, 632-4—R S Stern Co.....DR
Broadway, 632-4—Helen C Juillard.....DR
Broadway, 636-8—Berlin & Goodkind.....G-C
Broadway, 648—Samuel P Tull et al.....SS
Broadway, 702—Louis Schermerhorn.....SS
Broadway, 736—Solomon Werner Estate.....SS
Broadway, 817-19—Abr Mendelson & Bros..G-A
Broadway, 826-8—Right Tailoring Co.....C
Broadway, 835—Samuel Valentine Estate.....C
Broadway, 1232-40—Grand Hotel Co.....C
Broadway, 1448—Irving Ruland.....D
Broadway, 1600—Mecca Realty Co.....SS
Broadway, 1725-7—Mary Fitzgerald.....C
Broadway, 2246—Varuna Realty Co.....C
Broadway, 2268—Barkin & Lasserman.....C
Columbus av, 37—James W Dugan.....C
Columbus av, 127-9—Louis Strangas.....C
Lexington av, 600—Natl Board of Y W C A. F-G-C-D
Lexington av, 649—Alfred C Capen.....C
Lenox av, 664—Manhattan Av Holding Co..S-C
Lexington av, 1224—Dela G Richardson.....G
Madison av, 1625—Fannie Pizer.....C-G
West End av, 205-13—White Company.....C

Numbered Avenues.

1st av, 220—Max Canno.....C
1st av, 538-40—Emil B Meyrowitz.....C
2d av, 57-9—Harry G Rouse.....SS
2d av, 77-9—Israel Weinstein.....C
2d av, 540—Richard Caccia.....C
2d av, 945—Esther Greenberg.....C
2d av, 947—Marcus Friedlander.....C
2d av, 949—Jerome Rice.....C
2d av, 950—Henry Herman.....C
2d av, 1397-9—Frank Kropeck.....C
3d av, 459—City Real Estate Co.....G
3d av, 1003—Adolph Frankfield.....C
3d av, 1003—Herman Kudin.....C
3d av, 1895—Bernard Gordon.....C
3d av, 1895—Leopold Weiss.....C
5th av, 761-3—Louisa M Gerry.....D
5th av, 761-3—Edison Electrical Illum Co....D
3d av, 2128—Frank Frau.....C
3d av, 2128—George W Welsh.....C
3d av, 2863-5—Chas Purdy.....C
3d av, 2942—C Eckhardt Co.....C
4th av, 224-32—American Lithograph Co..SS-A
5th av, 114-16—American R E Co.....DR
5th av, 303-5—Morris Kashowitz.....DR
5th av, 303-5—Julius Stein.....DR
5th av, 303-5—Henry F Schwarz.....DR
5th av, 435—Alexander Masterton.....A
5th av, 2206—Aaron Goldberg.....C
5th av, 2225—Charley Meiro.....C
5th av, 2242—Jonas Weil.....G
6th av, 201—Jule Roelly.....C
6th av, 375-7—Star Pleating Co.....C
6th av, 375-7—Rochester Clothing Co.....C
6th av, 436—Rubin Buchwald.....A
6th av, 436—Jacob Brotnick.....M-G
6th av, 436—Henry Aronclinch.....C-I
6th av, 484—Harry Kaplan.....A
6th av, 484—Selmar M Jacoby.....G
6th av, 484—Valentine Mann.....G
6th av, 484—Louis Silverblatt.....G
6th av, 854—Mary Malcolm.....I
7th av, 106-10—Opaleucent Bent Glass Co.....C
7th av, 106-10—Henry Seigel.....A
7th av, 832-8—Adlow Laundry.....G
8th av, 208—Alfonso Satarino.....A-C-F-D
8th av, 208—Eliza T Wray et al.....D-E-B-C
8th av, 377—Hyman & Nathan Speigel.....C
8th av, 766—Katherine G Farrell.....C
8th av, 766—David Quinn.....C
8th av, 895—Abraham Beinowich.....C
8th av, 895—Louis Jaffe.....C-I
8th av, 2718-20—Anglesea Weeks.....C
9th av, 564—William M Ruchhuft.....C

BRONX ORDERS SERVED.

Named Streets.

Garfield st, 1730—John Stephenson.....C
Hoffman st, 2358—Dominick Cannizzrao.....C

Numbered Streets.

128th st, 428-46 E—Leslie R Palmer.....C
143d st, 290 E—Chas W Ratz.....C
156th st, 375 E—John Farley.....C
166th st & Nelson av—Woodychest M E Church .....A
166th st & Nelson av—Robert O Hood.....C
178th st, 711 E—Antonia Galiana.....C
178th st, 711 E—Tony Galiana.....C
179th st, 1121 E—N Y, Westchester & Boston Railway Co. .....J

Named Avenues.

Beekman av, 340—Peter Saulbrey.....C
Boston rd, 1080—Aetna Paainting & Decorating Co. L
Broadway, 458—Chas A Bandouine Est.....SS
Mott av, 424-8—Sanders & Barnett.....C
Park av, 3042—David Malcolm.....C
Wales av, 432—George Saideustock.....C
Wilkins av, 1461-63-65-61—H & H Construction Co. C

BROOKLYN ORDERS SERVED.

Named Streets.

Court st, 429—Nick Gianello.....M
Fulton st, 453-5—Bklyn Union Gas Co.....A
Garden st, 44 (rear)—Bklyn Union Gas Co...A
McKibbin st, 192—David Werberlowsky.D-C-DR
Moore st, 102 (rear)—Bklyn Union Gas Co....A
Morrell st, 73—Bklyn Union Gas Co.....A
Stanhope st, 76—Bklyn Union Gas Co.....A
Varet st, 251-5—Bklyn Union Gas Co.....A

Numbered Streets.

3d st, 19-27 S—Bklyn Union Gas Co.....A

Named Avenues.

Atlantic av, 361—Bernhardine Stabig.....C
Atlantic av, 3208—Bklyn Union Gas Co.....A
Broadway, 887—Bklyn Union Gas Co.....A
Bushwick av, 358—Bklyn Union Gas Co.....A
Lexington av, 13-23—Bklyn Union Gas Co....A
Manhattan av, 52-56—Bklyn Union Gas Co....A
Wythe av, 258—Bklyn Union Gas Co.....A

Numbered Avenues.

5th av, 657-9—Bklyn Union Gas Co.....A

QUEENS ORDERS SERVED.

Named Avenues.

Bannock blvd, ss, bet Neponsit & Newport avs (Neponsit)—Neponsit Realty Co.....C-M
Weilman .....A-H

RICHMOND ORDERS SERVED.

Named Streets.

Main st, 494 (Concord)—Josephine Lahey....C

Named Avenues.

Broadway, w s, bet Franklin st & Richmond terrace (W N B)—Mrs Daniel Dempsey....J
Fingerboard rd, 228—William Schubert.....C
Jewett av, 29 (rear)—Horatio J Sharrett....C
Matfield av, 53—Grigir Jensen.....C

BUILDING MANAGEMENT

HOW I FILLED MY NEW DOWNTOWN OFFICE BUILDING

Showing the Value of a Building Manager with an Imagination and Enterprise—Some New and Startling Office Renting Stunts that Paid.

(AN INTERVIEW)

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

THE building stands a block from Broadway. It is in the heart of the railroad and machinery district. It was erected when lower Manhattan had more than a plenty of skyscrapers, and when renting agents were bumping into and running over each other in the search for tenants to fill them. They told me I was crazy to put up a building then; that I never would be able to fill such a huge structure while lower New York is so over-supplied with office buildings. I never had so much pity conferred upon me in my life, but as I was chairman of the board I had the confidence of the directors, and that was all I wanted.

The day the building was completed we had an option on about every truck south of Fourteenth street that could handle furniture. We had them all engaged for day and night work, and, between Friday and Monday nights we moved more business houses than ever were shuffled up and redistributed before, at least since the Flood. But I'm getting ahead of my story.

Well, the first thing I did was to find a building manager that had an imagination. I found one who might have been the biggest theatrical press agent of all time if he had not agreed to come with us and fill our building. When I say he had an imagination, I mean that he was resourceful, and a resourceful manager is as valuable to an empty building as a safety pin is to a woman—both have a tendency to keep things together.

Speaking of women brings me back to the story I was asked to tell.

We got the man and our only instruction to him was to fill that building, and do it quick. We paid him enough to make him take an interest in his job.

Like every building manager, he began his campaign with an open classified telephone book, a cluster of stenographers and a pile of postage stamps that would have choked the Narrows. Out they went. Visions of an avalanche of replies beseeching space in the great structure, whose steel work was just being closed in, failed utterly of realization. From the several thousand letters, "floor plans enclosed," only three replies were received that amounted to anything. Some asked a representative to call, others complained about their leases, others said they did not care to move back downtown when the march of progress was toward the north, others said they valued their present locations too highly to take a chance of moving and others just simply forgot to reply.

Safe Uplift for Busy Husbands.

But here's where Mr. Building Manager brought his trusty intellect into play. The feminist movement was just gathering up its skirts for the leap into the limelight it has since made. Female forums were being organized everywhere. They were talking uplift and the thought flashed through his mind: "How about getting them to turn their activities in the direction of making sure that their husbands, as they were being uplifted each day to their offices, were being uplifted in safety?"

He bounded across the room to where the Social Register reposed on a desk and then began to hammer out envelopes in fine feminine script to the wives of the biggest business men who ought to have space in our building. There was going to be a luncheon to the members of the Society for the Betterment of the Condition of Pet Dogs in the Overcrowded Apartment Houses of New York and the Management of the Building would be honored to have them present as its guests to show them how housekeeping is conducted in a giant skyscraper. Several days later the secretary wrote that the society would be very glad to accept the very kind invitation.

A Personally Conducted Tea.

And the ladies came. We gave them a menu a full yard long, put them in wheeled chairs and, with uniformed black porters dressed in white, they were personally conducted from floor to floor. The elevator men were cautioned about starting and stopping the cars suddenly. That always scares a woman. The advantage of a modern fireproof building as against a dangerous firetrap, wherein many husbands and fathers and ardent swains not yet husbands and fathers spend the day, was adroitly brought out as the ladies, hugging close to their bosoms the feather fan souvenirs, were taken from the engine-room to the luncheon club rooms on the top floor. Even the lavatories were visited, where the sanitary equipment was pointed out. The fact that men with offices in modern buildings have their business reputations guarded by reason of the sifting which all applicants for space must undergo before they are even permitted to sign a lease, was carefully brought out.

The proximity of the building to rapid transit was also mentioned. A neighboring traffic improvement association was authority for the statement that eight thousand vehicles pass Broadway and Fulton street every business day. That made a thousand an hour, or an average of sixteen a minute. Certainly precious husbands' lives were worth too much to take chances of being run down by that traffic several times a day. A wise and farseeing building management had provided for all the comforts of the heedless business man during the day. He need not leave the building for his meals, a new necktie, a shirt, rubbers, umbrella, shoe shine or cigar. The building had all these, and, besides, direct connection with the subway.

The Women Were Good Boosters.

The women went home tired, but happy. Similar invitations were sent to the Women's Association for the Improvement of the Condition of Car Straps; the Women's Anti-Cigarette Smoking League; the Society for the Propagation of the Tango and various Mothers' Congresses, and they all came to the luncheon. Then the circular letters originally sent out began to bear fruit. The renting squad was very busy.

Tenant Sleuthing Squads.

Then that imaginative building manager pulled over another stunt. He knew that the bread cast upon the palates of the ladies had stirred up an enthusiasm for safe and germ-proof surroundings for their husbands, but he also knew that his battle was only half won. He had to prove to the men that their wives knew what they were talking about. While part of his renting department was attending to inquiries Mr. Building Manager broke in a new squad to perform a sleuthing duty that would put him wise to the business office needs of his wife-inspired prospects. It was the duty of this squad to visit the offices of these men. Each man had a particular class of prospect to look up. One took care of the railway prospects, another the machinery trade, another the building material trade, another the big corporations, another the clubs and so on down the list.

In the case of the big corporations they needed intercommunicating floors, plenty of departmental office and filing space, quick elevator service. Our building manager had architects sketch out several plans that the new building could offer. The clubs were appealed to by a specially drawn out plan for fresh air and outlook for the dining or lounging room. Supplies could be brought up and taken down on a special service elevator. Through express service on the elevators could be arranged for. The machinery men w re appealed to by reason of the convenience to postoffice, transit lines, shipping points and railroads. Building material interests, like lumber, plaster and cement, were enabled to be closer to shipping centers, and thousands of persons using and buying that material almost daily passed through the building. And so on down the list. An actual office layout was ready for the prospect.

Working Floor Models.

But this plan of having architects draw out sketches became rather expensive. Then that Building Manager tuned up his imagination again.

Wouldn't it be more convincing if we had little models made of our floor plan, with sliding partitions that could be lifted out, doors that could swing or be removed, all so fixed that if a prospect wanted more than one floor we could hitch the floor models one on top of the other. All would fit into a dress suit case and would be light to carry. Spread out upon a prospect's table he could see at a glance just what he was buying and how the layout would work.

The model was made and available floor space began to melt away under the demand, so that when we opened our building we were practically filled up and the building was a paying proposition from the start, with long-term leaseholds and an established character.

A Factor in Renting.

It is a great deal easier to build a skyscraper, even a very big one, than it is to fill it with tenants.

That calls for a different kind of talent. And it is harder still to fill it without making the expected concessions for long time leases. Price cutting in rentals may make as deep inroads on profits and dividends as vacant offices will do. Price maintenance is as much a necessity, or, at any rate, a desideratum in the business of renting as it is in any trade-marked or branded proposition sold through dealers.

It is for the sake of both of these objects, filling them at the right rental, that the new Equitable Building started to advertise sixteen months ahead of completion, says Printers Ink. While the new Equitable will be the largest office building in the world, the directors are too wise to believe that by itself that will prove a sufficiently strong advertising card. They have started sixteen months ahead of time to spend $150,000, a very much larger sum than has ever been spent before for such a purpose in local newspaper space, mostly large space, run weekly.

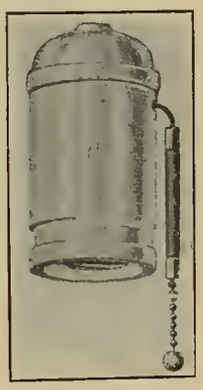
The problem is to sell $15,000,000 worth of leases—five year leases—at $3,000,000 a year. The advertising appropriation of $150,000 is thus only 1 per cent. of the total expected return, or, stretched over five years, only one-fifth of 1 per cent. per year—not an extravagant figure, one would think.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Cord Instead of Chain Pull.

IN order to give silent operation of incandescent lamp lighting attachments, the Arrow Electric Company of Hartford, Conn., is placing on the market a porcelain lamp socket that has a cord instead of a chain for pulling on the light. The socket is operated by a short piece of strong weatherproof cord to which is fastened the insulating chain. The cord slides easily through the opening in the porcelain shell, making an easy acting socket so desirable in sick rooms, libraries and bed rooms. It is said that the cord has been proved by tests to be even more durable than the ball chain on this type of socket.

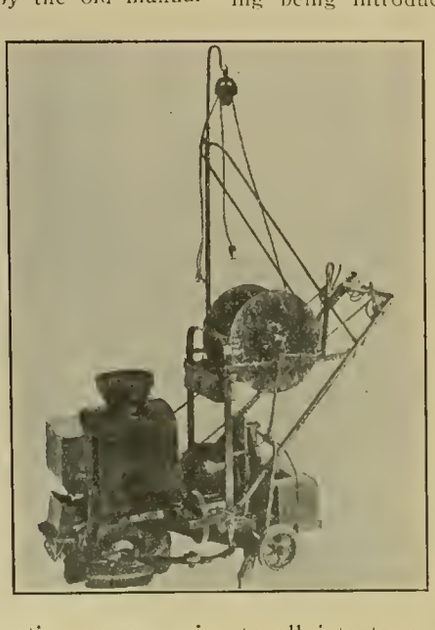


Mixing Plaster of Paris.

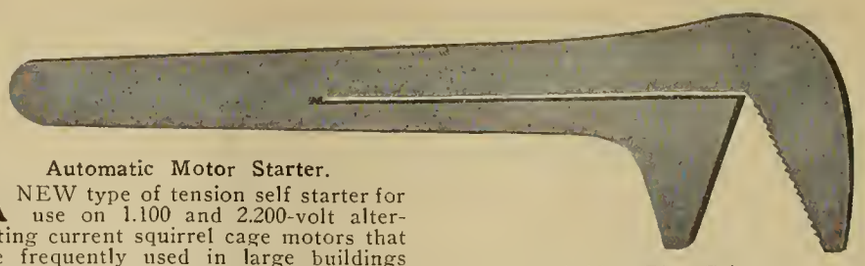
FOR the mixing of plaster of Paris for any purpose, add the plaster gradually to the water, instead of the contrary. Do not stir it, just sprinkle it in until you have a creamy mass without lumps. Equal parts of plaster and water is approximately the correct proportion. The addition of a little vinegar or glue water will retard the setting of the plaster. In this way the plaster may be handled a long time without getting hard.

Machine Supplants Scrub Woman.

BUILDING managers who have been seeking some way of having their floors scrubbed more efficiently than the average scrub woman can do it, will be interested in a mechanical floor scrubber that is being introduced by the Finola Manufacturing Company of Hannibal, Mo. Small and medium-sized floors can be scrubbed at a lower rate per square foot with this machine, according to the manufacturers, than by the old manual method. The scrubber is driven by an 0.25 h. p. motor, which is geared to the rotary brushes and to a reciprocating pump. Soap powder is contained in a small box on the front of the machine. From the larger tank behind the soap receptacle water is sprayed onto the floor in front of the rotary brush, mixing with the powder, which is automatically sifted as the machine moves.



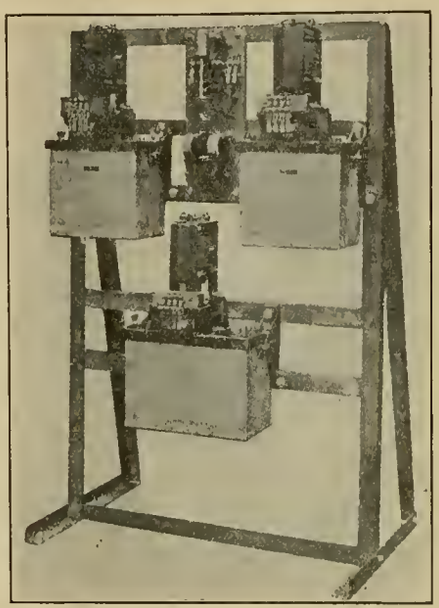
Levers on the handle control the rate at which water and soap powder are delivered onto the floor and also operate a squeegee, which dries the scrubbed surface. The reciprocating pump previously mentioned sucks up the dirty water collected by the squeegee and transmits it to the removable tank at the rear of the outfit. Electricity is supplied to motor through flexible cord which is wound on a retrieving wheel. One end of this cable is connected to a plug in the wall and the other to slip-rings on the reel which lead to the motor. As the machine is pushed along the floor the flexible cable is unwound, being kept taut by a spring inside the reel.



Automatic Motor Starter.

A NEW type of tension self starter for use on 1.100 and 2.200-volt alternating current squirrel cage motors that are frequently used in large buildings for driving centrifugal pumps and similar machines, is being introduced by the Cutler-Hammer Manufacturing Company, of 50 Church street, and Milwaukee, Wis.

The apparatus illustrated consists of a self-supporting frame, made of angle iron, upon which are mounted the high tension oil emersed solenoid switches and the relays required to control the motor and auto transformer circuits. The starting switches are operated by single phase solenoids and all the contacts are submerged in oil so that no parts carrying high voltage are exposed. The solenoids are operated by low tension current. When they are used for controlling motors installed in connection with an open tank system, a float switch automatically regulates the operation of the starting apparatus, while on a closed or compression tank system a gauge or pressure regulator of the diaphram type is employed. If desired, a remote control system can be used so that the operator can push a button at one or more points which are removed some little distance from the motor to stop and start it. The apparatus is made in standard sizes, ranging from 20 to 300 h. p., for use on either 25 or 60-cycle three-phase circuits.



A New Cement Coating.

EXPERIMENTS covering a long period resulted in a new concrete dressing being introduced upon the market by Pratt & Lambert, Inc., Buffalo, N. Y., and 185 Madison avenue. It is in the form of an undercoating for the permanent white enamel that this company has perfected for concrete. This underdressing, which has been named "Vitralite Cement Undercoating," is said wholly to resist alkali, no matter under what conditions it may be encountered in concrete work. It may also be used under any paint, and it is particularly adaptable for use on factory walls. Used in connection with cement enamel it gives a high, hard polished surface that to all intents and purpose is equivalent to tile in that it may be washed. It is less expensive than tile, yet is said to give an identical effect. Two coats of this undercoating are applied, the first being thinned twenty per cent, while the second is applied straight. The first coat thinned as stated will cover approximately 300 square feet, and the second coat applied straight will cover approximately 275 feet. Two coats of enamel applied over this will generally cover about 500 square feet per gallon.

A New Pipe Grip.

THE long slot appearing in the picture of the new patented pipe grip being introduced by the Shaw Propeller Company, of the Board of Trade Building, Boston, acts as a spring. It grips and releases the pipe or rod instantly and cannot slip. It requires no adjusting and serves the purpose of a stillson, monkey, alligator and flat pattern wrenches, according to the statement of its originators. Being of one piece, it has permanent life and there is nothing about it that can get out of order. It is made thin purposely so that it can be used in tight places, such as frequently are found in machine rooms in buildings.

A Defense of the Gas Meter.

IN reports of fires the erroneous statement is frequently made that the "gas meter" exploded. A gas meter will not explode. The intense heat from a fire will sometimes melt the connection between the meter and the service pipe. There is no record in this city of a gas meter having exploded. The meter itself is thoroughly tested and sealed before it is installed on your premises. On October 1, 1913, there were 858,601 gas meters in use in Manhattan and the Bronx. For the ten months ended October 1, 1913, the Public Service Commission was asked to test 931 of the meters. Of this number 543 turned out to be absolutely correct; 148 were not measuring all the gas that passed through them, and 2 did not register at all. Slightly more than two-one-hundredths of one per cent. ran a trifle fast. This demonstrates the accuracy of the gas meter, and suggests the question, "Are you purchasing anything through more reliable scales or measures?"

Why Radiators Leak.

AT a recent meeting between an architect, an owner and a building manager at which plans for a new building were under discussion, the building manager in laying out heating equipment made this interesting statement:

"Before the radiators are installed in any building that I have anything to do with I take pains to shut off a certain form of tenant kickery by a little extra investment. I insist that each radiator be connected with a high pressure hose and water be run through it with the sections upside down for five minutes. Then I have the radiator connected with a thirty pound compressed air pipe and the air is forced through until a fine piece of muslin placed at the outlet pipe fails to catch any sand particles.

"It is a possible residue of core sand that I'm after. If this is allowed to remain in the pipe the grains get down into the valve seat and in a very short time I have my tenants about my ears complaining about leaky radiators. The danger of a leak starting in a radiator at night and doing a great deal of damage to floors and ceilings is abated at the very start. The extra cost of this work when the building is going up pays me handsomely, for I seldom have a report of a leak from my tenants.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

AN INNOVATION IN CONSTRUCTION METHODS

Seven Stories of the Consolidated Gas Company's Building Suspended From Girders—Other Features That Make the Building Distinctive.

THE new building of the Consolidated Gas Company, at Irving place and 15th street, embodies in several respects a noteworthy departure from regulation methods of construction. The framework of the upper seven floors of the middle section of the nineteen-story structure is suspended from girders which rest on the columns of the two outer sections; a novel system of decorative exterior lighting has been employed, and the interior layout of the building makes unusual provision for educational and welfare work among the company's employees.

A brief reference to the enlargement of the structure from its original nucleus will help to explain the necessity for suspending part of the steel skeleton. About three years ago the officials of the Consolidated Gas Company, feeling that they had outgrown the group of reconstructed residences which they had occupied as general offices for a number of years, decided to tear down the old houses and erect a new building on the site. The property, which was at the southwest corner of 15th street and Irving place, measured 84 feet by 155. Upon this area the officials planned to erect a modern twelve-story office building. To put it up with as little disturbance as possible to the office routine, it was decided to build in two sections, the easterly section to be erected first. The work was started in the fall of 1910 and completed in July, 1911.

By the time the east section was completed, however, and the old buildings on the remainder of the plot had been demolished the question had come up whether it would not be advisable for the company to house not only its own offices but also those of all its affiliated and subsidiary companies. The question being settled in the affirmative, a much larger building than the one originally planned was essential. Additional plots on the east were acquired, which gave a total frontage on East 15th street of 297½ feet, with 84 feet in Irving place. A nineteen-story building to cover the entire plot was decided upon as being suitable to all present demands, as well as providing for future growth.

A Puzzling Problem.

There were no difficult engineering features in the planning of the two nineteen-story additions east and west of the twelve-story building newly completed, but to raise this building seven stories, so as to make it conform in height to the proposed additions on each side, was a task that puzzled for a time both the company's own engineers of construction and the architects.

The foundations and steel frame of the original building were not designed to carry more than the twelve stories built, and extensive alterations to them for the purpose of adding to their strength were not to be thought of on account of the excessive cost and the great inconvenience to the internal economy of the company that such a procedure would entail.



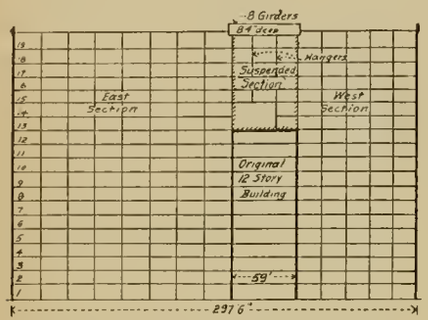
GENERAL OFFICE BUILDING FOR THE CONSOLIDATED GAS CO.

Suspended From Trusses.

The engineering staff finally solved the difficulty by deciding to span the space above the original building and between the two nineteen-story additions, by huge girders or trusses and suspend the seven additional stories from them. This method, without precedent, was adopted as the best of various ways of solving the problem and has also the merit of leaving the interior space of the added stories quite unobstructed. The accompanying diagram shows the relation of the suspended portion to the new additions as well as to the original twelve-story building.

The girders necessary to carry the suspended stories are eight in number, 8 1-3 feet in depth, and placed in pairs on account of the great loads and bending moments involved. The building, while it conforms favorably with the modern type of office building, is so arranged that ease of communication between departments is effected. New buildings of the "all-fireproof" type are no longer the exception in New York, but the possibilities of interior fires and consequent loss of valuable records were recognized and the installation throughout of fireproof furniture was resorted to as the surest way to avoid such loss.

Features of this building which make it stand out as a distinct type are the provisions made for the welfare and comfort of the employees. To a casual observer the building might be considered an up-to-date club with its combination gas and electric kitchen, dining and rest rooms, baths and barber shop. The technical and social socities of the Consolidated Gas Company and the New York Edison Company are provided for in the auditorium and lecture room on the thirteenth floor. This auditorium has a seating capacity of about three hundred and is equipped



with stage, moving-picture machines and theatre lighting system.

A Decorative Lighting Scheme.

An important special feature is the system of permanent outline and decorative lighting planned for the exterior of the building. This is secured by setting cast-iron frames or edgings and spandrel panels in all window embrasures above the fourteenth floor to contain incandescent lamps in the recesses of the frames. Cornice lamps with groups of lamps in the elements of the copper projection above the cornice, with straight lines of border lamps in the window panels below the fourteenth story and two gas-torches on the roof, complete as interesting an example of decorative exterior lighting as has ever been attempted in New York City.

The facades of the building in East 15th street and Irving place were designed by Henry J. Hardenbergh, architect, 47 West 34th street. The engineering, designing and supervision of the building was handled by the Engineering Department of the Consolidated Gas Company, under the supervision of William Cullen Morris, engineer of construction, and was erected by the Geo. A. Fuller Company, 111 Broadway.

Some Good Suburban Houses.

(See illustration.)

The problem of introducing variety without loss of harmony in designing groups of suburban houses of moderate cost has been attacked in an interesting manner by J. Wilford Kirst, architect for the Riverview Building Co., in the case of ten houses which the company has built on its development at North Yonkers.

The houses differ greatly in the materials used in construction, as well as in style of architecture, some being of frame, others of frame and stucco, and a few of brick. The designs are mainly in the colonial, English and Italian villa styles. No two houses are exactly alike; each has some distinctive feature. They are all, however, approximately the same in size and cost. One feature that the houses have in common, is an open air sleeping porch with disappearing wall bed.

During the current year a number of additional houses will be erected, the purpose being to construct groups of two or three at a time until the entire property, consisting originally of seventy-five building lots, is improved.

To Rebuild St. Luke's Church.

St. Luke's Protestant Episcopal Church, situated on Clinton avenue, near Fulton street, Brooklyn, which was destroyed by fire on Monday of this week, is to be rebuilt at once. Immediate action will be taken for the selection of an architect and it is the intention of the building committee to replace the burned structure with one of the finest edifices in the borough. The damage to the building was given as $400,000. The Rev. Henry C. Swentzel, 528 Clinton avenue, is pastor. Rodney A. Ward and Justice Putnam are the wardens. L. B. V. Cameron is clerk of the vestry. Other prominent members are Charles A. Angel, also a vestryman; Henry C. Mott and Joseph Slipper. The church was organized in 1842. It was destroyed by fire in 1885, and rebuilt in 1891.

Eastern Parkway Subway.

The Public Service Commission for the First District has begun advertising for bids, to be opened March 27, for the construction of Section No. 1-A of Route No. 12, the Eastern parkway subway in Brooklyn. This line, which will be operated by the Interborough Rapid Transit Company, is to be an extension of the existing subway from its present terminus out Eastern parkway as far as Buffalo avenue as a four-track underground railroad. Beyond Buffalo avenue there will be a three-track elevated railroad through East 98th street and Livonia avenue as far as New Lots road. There will also be a two-track branch from Eastern parkway under Nostrand avenue as far as Flatbush avenue. Section No. 1-A covers that part of the line in Flatbush avenue between St. Marks avenue and Plaza street.

A New Hotel for Washington, D. C.

Wyatt & Nolting, architects, Keyser Building, Baltimore, Md., have been retained to prepare plans and specifications for a new hotel to be built in Washington, D. C., to be known as the "Arlington," and to occupy the site bounded by Vermont avenue, 16th street, H and L streets. The Arlington Corporation (Oliver J. Sands, Richmond, Va., interested) is the owner. The hotel will be either four or eight stories in height, built of limestone and brick and will be absolutely fireproof and modern in every respect. The project will cost in the neighborhood of $3,000,000. Only tentative plans have been prepared at present, and it will be some months before the complete details of the project can be announced.

Heights of Buildings Hearing.

At the public hearing yesterday before the Board of Estimate in the matter of the report of the Advisory Commission on the Heights of Buildings, Mr. McAneny announced that an ordinance would be introduced in the Board of Aldermen giving the Board of Estimate power to regulate the heights of buildings, and that there was now a bill in the Legislature giving the city power to lay the city out into districts in which buildngs of certain heights mght be erected. No one appeared in opposition to the recommendations of the commission and final action will be taken by the Board of Estimate at next week's meeting.

Government to Build at Montclair.

The Treasury Department, Washington, D. C., Oscar Wenderoth, supervising architect, contemplates the erection of a postoffice building at Bloomfield avenue and Seymour street, Montclair, New Jersey, at a cost of $130,000. Further details will be announced later.

Forty New Dwellings for Bogota.

J. J. Lock, builder, of 44 Court street, Brooklyn, has commissioned M. A. Cantor, 39 West 38th street, Manhattan, to prepare plans for forty frame and stucco dwellings, 20x30 feet, to be erected at Bogota, New Jersey, at a cost of $4,000 each.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN.—Chas. Werbelovsky, 806 Eastern Parkway, and Max Fried, 791 Myrtle av, contemplate the erection of a Jewish school at 795-801 Park av, west of Throop av, for which no architect has been selected.

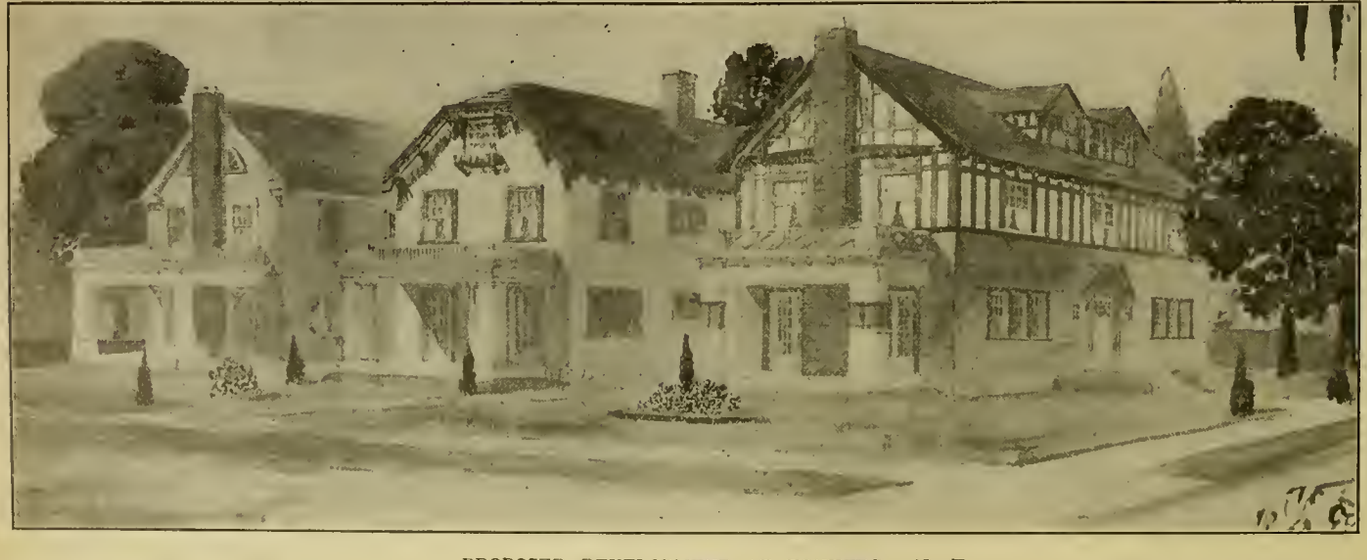
NEWARK, N. J.—The Common Council of the City of Newark, Patrick O'Brien, City Hall, contemplates the erection of a 2-sty public bathhouse and recreation building at Hamburg pl, Paterson and Alyea sts, for which no architect has been selected. An appropriation of $125,000 has been granted for site and construction of building.

STAMFORD, CONN.—The Town of Stamford is receiving competitive sketches for a 2-sty brick and steel central fire station to be erected in Main st, at a cost of about $50,000.

BUFFALO, N. Y.—St. Paul's German Lutheran Church, Rev. Albert Dahlman, at site, is receiving competitive sketches for a brick and stone church to be erected at Clinton and Scoville sts, at a cost of about $18,000.

ILION N. Y.—Chas. M. Gordon, 174 Elm st, Ilion, contemplates rebuilding the 3-sty brick business building, 50x72 ft., in the north side of Main st, near Otsego st, for which no architect has been selected.

ILION, N. Y.—W. J. Powers, 25 West Main st, contemplates the erection of a 2-sty brick store and office building in West Main st, near Canal st, for which no architct has been selected.



PROPOSED DEVELOPMENT AT YONKERS, N. Y.

J. Wilfred Kirst, Architect.

MANHATTAN.—Sol Bloom, 220 West 42d st, contemplates improving the property at the southwest corner of 7th av and 59th st with a 12-sty apartment house, for which no architect has been selected.

GLOVERSVILLE, N. Y.—The City National Bank, Chas. N. Harris, cashier, 2 South Main st, contemplates the erection of a bank building in South Main st, for which no architect has been selected.

TROY, N. Y.—The Troy Gas Co., State st near 2d st, Joseph P. Murphy, president, contemplates the erection of a store and office building in 2d st, near Broadway, for which no architect has been retained.

DELHI, N. Y.—The Board of Education of Delhi contemplates the erection of a 2-sty brick, stone and concrete school, 65x100 ft, to cost about $60,000. J. A. Thompson is chairman of building committee.

WHITE PLAINS, N. Y.—The Board of Education of White Plains, John Y. Lavery, president, contemplates the erection of a brick school on the east side of Post rd, between Sterling and Sound View avs, at a cost of about $45,000. Bonds have been sold, and it is expected that an architect will be selected at the next meeting.

ONEIDA, N. Y.—The Board of Managers of the Old Ladies' Home of Madison County, Mrs. R. M. Baker, president; Mrs. R. B. Downing, chairman of building committee, contemplates the erection of a 2-sty brick home for the aged at Main and Jenkins sts, at a cost of about $28,000. No architect has been selected.

BAYONNE, N. J.—The Beth Israel Hospital Association Committee, of which A. A. Melnicker, 586 Newark av, Jersey City, is a member, contemplates the erection of a brick hospital here at a cost of about $25,000. No architect has been selected.

UTICA, N. Y.—The Estate of William H. Watson, Mr. Sheugh, manager, 270 Genesee st, Utica, contemplates the erection of two 2 or 3-sty stores and flats at Onelda sq for which no architect has been selected. Cost, about $8,000.

CLAYVILLE, N. Y.—The Board of Education of the Village of Clayville, John R. Jones, president, contemplates the erection of a brick addition to the high school in Main st, for which no architect has been selected.

MINEOLA, L. I.—The Board of Education of Mineola, Edward J. Armstrong, president, contemplates the erection of a $40,000 school here for which no architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

165TH ST.—Neville & Bagge, 215 West 125th st, have completed plans for five 5-sty brick tenements, 50x100 ft, to be erected in the south side of 165th st, between Clay and Teller avs, for the Wennegan Construction Co., E. Wennegan, president, 1078 Teller av, owner and builder, who is taking bids on subs and materials. Cost, about $300,000.

MANHATTAN.—H. H. Oddie, Inc., 251 4th av, is figuring on alterations to the Clarendon apartments at 86th st and Riverside drive, for an additional story and desires bids on sub contracts prior to March 20.

BROOKLYN.—Joseph Kellner, 1311 President st, owner and builder, is taking bids on subs for two 4-sty brick tenements, 50x101 ft, to be erected in the north side of President st, 200 ft west of Nostrand av, from plans by Cohn Bros., 361 Stone av. Cost, about $60,000.

DWELLINGS.

KATONAH, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., architect, is taking bids for a 2½-sty stone and terra cotta block residence, 30x75 ft, for Miss Frances S. Mead, Lake Waccabuc, N. Y., owner. Cost, about $20,000.

ENGLEWOOD, N. J.—Bids will close March 18 for a 2½-sty brick residence, 28x50 ft, to be erected in Lydecker st, for Henry Blake, 239 West 39th st, N. Y. C., owner. Hays & Hoadley, Broadway and 68th st, N. Y. C., are architects. Cost, about $15,000.

ELIZABETH, N. J.—L. Quien, Jr., 251 Elizabeth av, architect, is taking bids for a 2½-sty residence, 36x44 ft., to be erected in Cherry st, for Henry Frogget, 9 West Jersey st. Cost, about $7,000.

SOUTH ORANGE, N. J.—Taylor & Mosley, 40 Wall st, N. Y. C., architects, are taking bids for a 2½-sty brick and stone residence, 37x69 ft., for C. F. Steifel, care of Sherring & Glatz, Maiden la and Front st, N. Y. C., owner. Cost, about $40,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—The Libman Contracting Co., 130 West 46th st, is figuring the general contract for the kitchen building to be erected at the Kingston Av Hospital from plans by Clinton & Russell and Chas. F. Post.

HOTELS.

SYRACUSE, N. Y.—Bids will close March 24th at 12 M. for additions and alterations to the Hotel Onondaga, in South Warren st, for the Onondaga Hotel Co., Robert Dey, president. Esenwein & Johnson, 781 Ellicott sq, Buffalo, are architects. The Operating Co., Frederick W. Rockwell, president, is lessee. Townsend Carpenter, care of architects, is structural steel engineer; Gilbert M. Robinson, care of architects, is heating and plumbing engineer; Jeremiah J. O'Leary, care of architects, is electrical gineer. Cost, about $200,000.

MUNICIPAL WORK.

BROOKLYN.—Bids will close at 11 o'clock March 18 for constructing and installing sludge digestion tank, etc., for sewage purification experimental plant in Hendrix st, for the City of New York, Lewis H. Pounds, president Borough of Brooklyn. Thomas O'Connor, 103 Cedar st, N. Y. C., is general contractor. Cost, about $50,000.

PUBLIC BUILDINGS.

ENGLEWOOD, N. J.—Figures are still being received for the 1-sty brick and stone Carnegie Library, 40x70 ft., for the Town of Englewood. Vernon Monroe, Mayor. E. B. Tilton, 32 Broadway, N. Y. C., is architect. Cost, about $25,000.

SCHOOLS AND COLLEGES.

BRONX.—The Libman Contracting Co., 130 West 46th st, is figuring the general contract for the Evander Childs High School at 184th st and Morris av, from plans by C. B. J. Snyder, and desires bids on all subs prior to March 20.

MANHATTAN.—Ballioger & Perrot, 1211 Arch st, Phila., Pa., architects, are taking bids to close March 19, for a 3-sty brick and terra cotta parochial school and sisters' residence to be erected in 138th st, 200 ft. east of Lenox av, for the Sisters of Blessed Sacrament, care of architects, owner.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Libman Contracting Co., 130 West 46th st, is figuring the general contract for the 14-sty loft building to be erected at 121-125 West 48th st, from plans by William H. Gompert, and desires bids on all subs prior to March 18.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, architect, is taking bids on general contract for a 3-sty brick and stone bank building, 95x100x100 ft, to be erected at the northeast corner of Summit av and Paterson Plank rd, for the National Bank of North Hudson, N. J., Summit av and Demott st, West Hoboken, N. J., owner. Cost, about $50,000.

THEATRES.

LONG ISLAND CITY.—John Boese, 1 Bridge Plaza, L. I. City, has completed plans and will call for bids about March 18, for a 2 or 3-sty brick and stone theatre and office building, 118x120x112x68 ft. to be erected at Hunter av and Bridge Plaza, for W. E. Paynter, Bridge Plaza, owner. Cost, about $200,000.

MANHATTAN.—H. H. Oddie, Inc., 251 4th av, is estimating on the general contract for a theatre to be erected at 153-155 West 49th st, from plans by Murphy & Dana, architects, and desire bids on all subs prior to March 19.

MISCELLANEOUS.

MANHATTAN.—Bids are being received at the office of the U. S. Engineer, Col. W. M. Black, Room 710, Army Building, 39 Whitehall st, until March 20 at 12 M., for furnishing and delivering 38,000 barrels of American Portland cement.

BROOKLYN.—The City of New York, Public Service Commission for the First District, Edward E. McCall, chairman, is taking bids to close March 27 at 12.15 P. M., at the office of the Commission, 154 Nassau st, Manhattan, for constructing part of the Rapid Transit Railroad, section 1-a, route 12 and part of the Broadway, 4th av and Eastern Parkway railroad. Security, $200,000. Alfred Craven, 154 Nassau st, N. Y. C., is chief engineer and B. J. Arnold, 154 Nassau st, N. Y. C., consulting engineer.

JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, N. Y. C., architects, are taking bids for a 3-sty reinforced concrete and brick bath building, 50x100 ft, to be erected in Forest st, for the Peoples' Palace, George W. Saxtan, manager, care of acrhitects.

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APARTMENTS, FLATS AND TENEMENTS.

62D ST.—Rouse & Goldstone, 40 West 32d st, have been commissioned to prepare plans for a 9-sty apartment house to be erected at 43-47 East 62d st, for a syndicate. Benjamin Mordecai, interested, Madison av and 42d st.

FORT WASHINGTON AV.—Neville & Bagge, 215 West 125th st, are completing plans for two 6-sty apartments, 98x122 ft., to be erected on the east side of Fort Washington av, from 171st to 172d sts, for the Tilman Construction Co., 961 St. Nicholas av, owner, Abraham Rutn president and builder.

79TH ST.—J. V. B. Rapp & Son, 507 5th av, are steel engineers for the 12-sty apartment house, 60x102 ft., to be erected at 156-160 East 79th st, for Hyman S. Crystal, 47 West st, owner. George & Edward Blum, 505 5th av, are architects. Cost, about $350,000.

CHARLES ST.—B. W. Berger & Son, 121 Bible House, have completed plans for alterations to the 5-sty tenement house at 31 Charles st, for Isaac Greenwald, 144 Crary st, Mt. Vernon, N. Y., owner. Cost, about $10,000.

90TH ST.—Gaetano Ajello, 1 West 34th st, has completed plans for alterations to the 12-sty apartment house at 225 West 90th st, for the A. C. & H. M. Hall Realty Co., 2789 Broadway, owner. Cost, about $2,500.

110TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment house, 70.11x90 ft., to be erected at the northeast corner of 110th st and 7th av, for the Olds Construction Co., 320 Broadway, owner. Cost, about $80,000.

2D AV.—Morris Schwartz, 194 Bowery, has completed plans for a 4-sty tenement, 21.11x50 ft., to be erected at 2218 2d av, for the Estate of Marks Cohn, 269 Main st, Greenfield, Mass., owner. Cost, about $8,000.

AMSTERDAM AV.—The Orosant Construction Co., Inc., 184th st and Webster av, contemplates the erection of apartment houses on the west side of Amsterdam av, 186th and 187th sts, from plans by Lucian Pisciotta, 391 East 149th st.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment house with stores, 100x90 ft, to be erected at the northeast corner of Sherman av and 207th st, for the 207th Street Realty Corporation, 154 Nassau st. Cost, about $110,000.

FACTORIES AND WAREHOUSES.

130TH ST.—E. E. Timmis, 1328 Broadway, is completing plans for the 6 or 8-sty reinforced concrete or brick factory, 60x125 ft, to be erected at 611 West 130th st, for the Sinclair & Valentine Co., 611 West 129th st, owner. Bids will be called for on general contract by engineer about March 20. Cost, about $60,000.

11TH AV.—Mulliken & Moeller, 103 Park av, have completed plans for a 3-sty brick warehouse, 75x100 ft., to be erected at 591-95 11th av, for Charles F. Pauerdorf, 111 Broadway, owner. Edward C. Striffler, 674 9th st, is lessee. Cost, about $30,000.

HALLS & CLUBS.

5TH AV.—John Downey, 410 West 34th st, has received the general contract to erect the 4-sty marble clubhouse, 75x93 ft, at 805-807 5th av, for the Knickerbocker Club, 319 5th av. E. L. Winthrop, Jr., president. Delano & Aldrich, 4 East 39th st, are the architects. Griggs & Holbrook, 3 South William st, are heating and ventilating engineers. Cost, about $100,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education March 9 for additional coat hooks and strips, additional lockers, mail boxes, wardrobes, etc., in the Washington Irving High School. A. W. King was low bidder at $3,262.

MANHATTAN.—The Board of Education opened bids March 9 for furnishing and delivering glass to various schools. N. Cowen's Sons were low bidders at $4,995.

MANHATTAN.—On March 9th the Board of Education opened bids for installing heating and ventilating apparatus in addition to and alterations in P. S. 169. E. Rutzler Co. was low bidder at $16,389. For installing temperature regulation in same school the Johnson Service Co. was low bidder at $1,889.

STORES, OFFICES AND LOFTS.

5TH AV.—Townsend, Steinle & Haskell, 47 West 34th st, architects, will take bids on the general contract about April 10 for the 10-sty store, loft and office building to be erected at 481-485 5th av, 41st and 42d sts, for Rogers, Peet & Co., 258 Broadway, owner of building and lessee of ground. Patterson Bros., 1182 Broadway, are electrical engineers. Nygren, Tenney & Ohmes 1182 Broadway, are steam engineers. Cost, about $500,000.

MISCELLANEOUS.

MANHATTAN.—John R. Pope, 527 5th av, is preparing a design for a 1-sty marble and bronze mausoleum, 50x50 ft., to be erected by the W. E. Leeds Estate, of 527 5th av. Cost, about $50,000. Bids will be taken by the architect about March 24.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MACOMBS RD.—Andrew J. Thomas, 2526 Webster av, has completed plans for a 5-sty tenement, 63x100 ft., to be erected on the east side of Macombs rd, 75 ft. south of 174th st, for J. Schart, 1620 University av, owner and builder. Cost, about $50,000.

LYMAN PL.—Foundations have been completed for the 5-sty apartment house on the west side of Lyman pl, 192 ft. west of 169th st, for the Gifford Building Co., O. A. Pederson, president, 2742 Clifford av, owner. Harry Howell, 3d av and 149th st, architect. Peter Sinnott, 967 East 165th st, has the heating work; Benjamin Kaplan, 1468 Seabury pl, plumbing, and the Klepper-Klingenbeck Cut Stone Works, 1624 Webster av, cut stone. Cost, about $50,000.

INTERVALE AV.—J. C. Cocker, 2017 5th av, has completed plans for two 5-sty brick tenements, 42x110 ft., to be erected on the west side of Intervale av, south of Jennings st, for Robertson & Gammie, 2084 Andrews av, owners and builders. Cost, about $45,000 each.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids March 9 for furnishing and delivering glass to various schools. The Pittsburgh Plate Glass Co. was low bidder at $715.

STORES, OFFICES AND LOFTS.

WEBSTER AV.—Andrew J. Thomas, 2526 Webster av, is preparing plans for 2-sty brick and stone stores to be erected on Webster av, north of Fordham rd, for Arthur Murphy, care of the Bronx Democratic Organization, Bergen Building, 1932 Arthur av. William J. Bergen, 130 West 180th st, is general contractor

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

FLATBUSH AV.—Axel Hedman, 367 Fulton st, is preparing plans for four 3-sty brick apartment houses, 170x157 ft, to be erected on Flatbush av, Washington av and Lefferts st, for E. H. Bisbop & Son, 20 Halsey st, owners and builders. Cost, about $40,000. Bids will be taken about March 25.

POWELL ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty brick tenement, 50x88 ft., to be erected in the east side of Powell st, 250 ft. south of Livonia av, for the Zasum Realty Co., William Sarnoff, president, 545 Blake av, owner and builder. Cost about $28,000.

ROSS ST.—Charles M. Straub, 147 4th av, N. Y. C., is preparing plans for a 6-sty tenement, 50x87 ft., to be erected at 204-206 Ross st for the Solomon Kraus Construction Co., 217 Havemeyer st, owner and builder.

PACIFIC ST.—Foundations are under way for the 6-sty apartment house, 70x87 ft., in the south side of Pacific st, 150 ft east of 4th st. for Levy & Baird, 44 Court st, owners and builders. Wortman & Braun, 114 East 28th st, N. Y. C., are architects. The Raisler Heating Co., 129 Amsterdam av, N. Y. C., has the heating contract; Philip Reilly, 533 Lexington av, N. Y. C., plumbing; and the Liberty Iron Works, 462 10th av, N. Y. C., the structural steel and ornamental iron work. Cost about $125,000.

63D ST.—M. A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for five 3-sty brick flats, with stores, 20x80 ft., to be erected at the northeast corner of 63d st and 20th av for the Sherman Holding Co., Oscar Sherman, president, 1480 38th st, owner and builder. Cost about $6,000.

2D ST.—Nast & Springsteen, 21 West 45th st, N. Y. C., are completing plans for two 6-sty tenements, 37x95 ft each, to be erected at 389-393 South 2d st, for George E. Siegel, 30 Hord st, Brooklyn, owner and builder. Cost, about $35,000 each.

ELLERY ST.—Nast & Springsteen, 21 West 45th st, N. Y. C., are preparing plans for a 6-sty tenement, 50x100 ft, to be erected at 123-125 Ellery st, for Jacob & Harris Pomerantz, 154 Harway st, owners and builders. Cost, about $40,000.

55TH ST.—Thomas Bennett, 52d st and 3d av, is preparing plans for three 2-sty brick tenements, 20x80 ft., to be erected in the north side of 55th st, 240 ft. west of 8th av, for D. J. Lynch, 428 57th st, Brooklyn, owner. Cost, about $22,500.

ALABAMA AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty brick tenements, 50x87 ft., to be erected on the east side of Alabama av, 100 ft. south of Dumont av, for the Domicilo Realty & Construction Co., 1412 Madison av, owner and builder. Cost, about $56,000.

DWELLINGS.

CLEVELAND ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for eight 2-sty brick residences, 20x55 ft., to be erected in the east side of Cleveland st, 50 ft. south of Blake av, for the Daniel Building Corporation, Daniel Fielder, president, 529 Union av. Cost, about $28,000.

49TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for three 3-sty brick residences, 16x55 ft., to be erected on the west side of 7th av, 49 ft. north of 57th st. for Ascher Dann, 5223 12th av, Brooklyn ,owner and builder.

MUNICIPAL WORK.

KNICKERBOCKER AV.—Chas. A. Myers, Stagg st and Morgan av, Brooklyn, was low bidder for regulating and repaving Knickerbocker and Myrtle avs for the City of New York. Lewis H. Pounds, president. The bid for Knickerbocker av was $37,940.30 and for Myrtle av $76,730.80.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

WHITESTONE, L. I.—Frank J. Schefcik, southeast corner of 176th st and Park av, N. Y. C., is preparing plans for a 4-sty brick tenement, 50x100 ft, to be erected at the southwest corner of 8th av and 16th st for William J. Wiesener, this place, owner and builder. Cost about $38,000.

RICHMOND HILL, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for a 3-sty brick flat with a store, 64x65 ft., to be erected at Jamaica and Bedford avs, for the Cranston Construction Co., Leo Levy, president, 483 5th av, Brooklyn. Cost, about $15,000.

DWELLINGS.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, N. Y. C., is preparing plans for a concrete block and brick veneer residence for Rufus G. Angell, care of the Sage Foundation Homes Co. Cost, about $12,000.

KEW, L. I.—Aymar Embury 2d, 132 Madison av, N. Y. C., is preparing plans for a 2½-sty frame residence, 25x42 ft, for Daniel W. Nye, care of architect, owner. Cost, about $8,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John Boese, Bridge Plaza, has completed plans for a 6-sty reinforced concrete paint factory, 75x150 ft, to be erected at the corner of 14th and Hancock sts, for the C. A. Willey Co., Vernon and Nott avs. Cost, about $125,000. Bids will probably be taken from a selected list of contractors.

STABLES AND GARAGES.

RICHMOND HILL, L. I.—Frederick Wounberger, 30 Snediker av, Union Course, L. I., has completed plans for a 1-sty concrete block and brick garage, 40x93 ft., to be erected on Lefferts av, 250 ft. south of Jamaica av, for Chas. W. Colin, Lefferts av, Richmond Hill, L. I. Cost, about $8,000.

THEATRES.

ARVERNE, L. I.—Henry B. Herts, 35 West 31st st, N. Y. C., is preparing plans for a 1-sty moving picture theatre and dance hall, 100x138 ft, to be erected on the Board Walk, for Edward Margolies, 19 East 33d st, N. Y. C.

Nassau.

DWELLINGS.

HEMPSTEAD, L. I.—Henry Holder, Jr., 242 Franklin av, Brooklyn, is preparing plans for a 2½-sty frame residence, 28x35 ft, for George Green, this place, owner, who will take bids on general contract about March 20.

MISCELLANEOUS.

HEMPSTEAD, L. I.—John P. Benson, 331 Madison av, N. Y. C., is preparing plans for a 2-sty brick and frame milk distributing station, about 40x60 ft, for Alex Campbell Milk Co., 802 Fulton st, Brooklyn, owner. Cost, about $15,000. The architect will call for estimates on the general contract about April 1.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—J. C. Lawrence, Bridgehampton rd, has been commissioned to prepare plans for a 2-sty frame residence to be erected at Lilly Pond lane for Dr. T. W. Onderdonk, 17 East 38th st, N. Y. C., owner Cost about $7,000.

WESTHAMPTON BEACH, L. I.—Leonard Bishop, this place, is preparing plans for a 2½-sty frame residence, 49x27 ft., for Dr. Sinclair Tousey, 850 7th av, N. Y. C., owner. Cost about $12,000.

Westchester.

DWELLINGS

SCARSDALE, N. Y.—W. S. Philips, 103 Park av, N. Y. C., has been commissioned to prepare plans for a 2-sty hollow tile and stucco residence to be erected at Murray Hill for Arthur Stewart, president of the Stewart Publishing Co., 31 East 22d st, N. Y. C., owner. Cost about $15,000.

YONKERS, N. Y.—The American Real Estate Co., Elevator Building, Park Hill, has completed plans for a 2½-sty hollow tile and stucco residence, 38x40 ft., to be erected on Landscape av, for E. T. King, 28 Elinor pl, owner. Cost about $13,000.

KATONAH, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., has completed plans for a 2½-sty frame or terra cotta block residence for Mrs. Horace Brightman, Lake Waccabuc, N. Y., owner. Bids have not yet been taken.

NEW ROCHELLE, N. Y.—Louis R. Metcalfe, 2 West 47th st, N. Y. C., is preparing plans for a 2½-sty frame residence, 30x40 ft., to be erected on Mount Town rd for Joseph C. Leyendecker, Wild Cliff, owner.

SCARSDALE, N. Y.—Smith & Ross, 15 East 40th st, N. Y. C., have been commisioned to prepare plans for a 2½-sty brick residence to be erected on Walbrooke av, for R. F. Chattillion, 85 Cliff st, owner.

BRONXVILLE, N. Y.—W. H. McElfatrick, 701 7th av, N. Y. C., is preparing plans for a 2½-sty brick residence to be erected at Sagamore Park, for Samuel A. Scribner, 7th av and 47th st, N. Y. C., owner.

RYE, N. Y.—Paul R. Allen, 1133 Broadway, N. Y. C., has been commissioned to prepare plans for a 2½-sty frame residence to be erected in Purchase st, for Chas. Greer, Purchase st, owner.

SCARSDALE, N. Y.—Lord & Hewlett, 345 5th av, N. Y. C., are preparing plans for a 2½-sty frame and stucco residence, 42x70 ft, for Paul Mausoliff, White Plains, N. Y., and will take bids on general contract about March 20.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Frank A. Carr, 14 South Broadway, is preparing sketches for a 2½-sty frame and corrugated iron warehouse, 45x100 ft., to be erected on Saw Mill River rd for Chas. Finkel, 11 Clinton st, Yonkers, owner. Cost about $6,500.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—The Windsor Construction Co., 320 5th av, has received the general contract to alter the apartment house on the east side of Broadway, 100 ft south of 104th st, for H. Lowenthal, 43 Lafayette st, owner. John P. Boyland, Fordham rd and Webster av, is architect. Cost, about $12,000.

LONG BEACH, L. I.—C. Aarvig Co., Inc., Park pl, Long Beach, L. I., has received the general contract to erect a 3-sty brick store and apartment house, 20x90 ft., for A. N. Pierman, 20 Marshall st, Newark, owner. Cost, about $15,000.

DWELLINGS.

TUXEDO PARK, N. Y.—Mead & Taft, Cornwall Landing, have received the general contract to make additions to the residence of Mrs. Frederick O. Stedden, this place, owner. B. Bancroft Smith, 104 West 42d st, N. Y. C., is architect.

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Contracts Awarded (Continued).

NEW ROCHELLE, N. Y.—Peter Cameron, 21 Morris st, has received the general contract to erect a 2½-sty frame and stucco residence at Rochelle Heights for Mrs. Alice P. Hudson, Brookdale av, owner. Chester A. Patterson, 262 Main st, is architect. Cost about $12,000.

FACTORIES AND WAREHOUSES.

GARFIELD, N. J.—Gustave De Kimpe, Terminal Building, Hoboken, N. J., has received the general contract to erect a 4-sty reinforced concrete factory, 100x142 ft., in Passaic st, near Cambridge st, for the American Cigar Co., 111 5th av, N. Y. C., owner, Allie L. Sylvester, president. E. W. Storm, 101 Park av, N. Y. C., is architect and engineer. Louis Schneider, 530 Hamilton st, North Bergen, N. J., has the painting work, and the Passaic Fire Escape & Railing Co., 18 First st, Passaic, the steel. Cost, about $50,000.

BROOKLYN.—The National Fireproofing Co., Broadway and 23d st, has received the general contract to erect a 7-sty reinforced concrete factory in Duffield st, near Willoughby st, for Towns & James, 174 Fulton st, Brooklyn. Henry Otis Chapman, 334 5th av, N. Y. C., is architect. Robert W. Boyd, 105 West 40th st, N. Y. C., is structural engineer.

HOSPITALS AND ASYLUMS.

JAMAICA, L. I.—Rufus G. Brown, Inc., 350 Fulton st, Brooklyn, has received the general contract to erect a 2½-sty reinforced concrete and terra cotta block hospital pavilion, 63x195 ft., on the east side of Flushing av, 400 ft. north of Lott lane, for the City of New York. William E. Austin, 46 West 24th st, N. Y. C., is architect. W. J. Baldwin, World Building, N. Y. C., steam engineer, and C. E. Knox, 101 Park av, N. Y. C., electrical engineer. Cost about $125,000.

PUBLIC BUILDINGS.

RIVERHEAD, L. I.—Campbell & Dempsey, 72 Clinton st, Kingston, N. Y., have received the general contract to alter and make additions to the 2-sty brick and stone town hall, 35x50 ft., for the Board of Supervisors of Suffolk County, S. J. Robinson, chairman and in charge of bids. Tooker, Marsh & Barnett, 101 Park av, N. Y. C., are architects. Cost, about $35,000.

SCHOOLS AND COLLEGES.

MECHANICVILLE, N. Y.—The United Fireproofing Co., 1133 Broadway, N. Y. C., has received the general contract to erect the high school in Main st, near the Episcopal Church, for the Board of Education of Mechanicville, Dr. E. C. Nickern, president. John T. Simpson, 1224 Essex Building, Newark, N. J., is architect and engineer. Cost, about $82,500.

GLEN COVE, L. I.—Carleton Co., Inc., 151 West 42d st, has received the general contract to erect a 1½-sty school and convent for St. Patrick's R. C. Church, Rev. Father Bernard O'Reilly, pastor, Glen st, Glen Cove. Frank Helmle, 190 Montague st, Brooklyn, is architect.

STABLES AND GARAGES.

THOMPSON ST.—The Wells Construction Co., 237 5th av, has received the general contract to alter the warehouse at 29½ to 35 Thompson st, for garage purposes. The Manhattan Commercial Garage Co., George F. Secor, 60 Broadway, president, is owner. B. Hustace Simonson, 315 5th av, is architect. Cost, about $70,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—R. T. Prodgers, 50 Fulton st, has received the general contract to alter the 4-sty brick and stone business building at 59-61 Fulton st, for Henry Leebnrger, 295½ Pearl st. Cost, about $10,000.

FRONT ST.—McDermott & Hanigan, 103 Park av, have received the general contract on a percentage basis for alterations at 282 Front st and 299 Water st, from plans by C. P. Chappell.

THEATRES.

90TH ST.—Isaac A. Hopper, Inc., 110 West 40th st, has received the general contract to erect the 1-sty theatre, 101x162 ft., at the southwest corner of 90th st and Broadway for Robert Goelet, 9 West 17th st, owner. Thomas W. Lamb, 644 8th av, architect. Coftabile & Co., 440 East 116th st, are contractors for foundation work. Cost about $100,000.

DELANCEY ST.—Joseph Bender, 605 West 28th st, has received the general contract to erect a 2-sty brick moving picture theatre, 32x75 ft., at 6-8 Delancey st, for Ernest Platt, 320 Broadway, owner. Moore & Landsiedel, 148th st and 3d av, are architects. Cost, about $10,000.

MISCELLANEOUS.

MASPETH, L. I.—John H. Deeves & Bro., 103 Park av, N. Y. C., have received the general contract to erect an extension to the Newtown substation at Flushing av and Creek st, for the N. Y. & Queens Electric Light & Power Co., 444 Jackson av, L. I. City. Cost, about $5,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

11TH AV, 591-595, 3-sty brick warehouse, 75x100; cost, $30,000; owner, Chas. F. Bauerdorf, 111 Broadway; architects, Mulliken & Moeller, 103 Park av. Plan No. 77.

STORES, OFFICES AND LOFTS.

31ST ST, 36-46 East, 20-sty brick store and lofts, 115x98; cost, $850,000; owner, Aeon Realty Co., Sumner Gerard, president, 60 Broadway; architect, Walter Haefeli, 245 West 55th st. Plan No. 76.

MISCELLANEOUS.

DYCKMAN ST, s s, 205 w Riverside Drive, 1-sty brick parish house, 45x48; cost, $12,500; owner, The Church Extension Committee of Presbytery of N Y., 29 West 54th st; architect, Ell Benedict, 1947 Broadway. Plan No. 78.

49TH ST, 153-155 West, 3-sty brick theatre, 41x100; cost, $30,000; owner, Chas. R. Hopkins, 107 East 35th st; architects, Murphy & Dana, 331 Madison av. Plan No. 79.

Bronx

DWELLINGS.

232D ST, s s, 220 W Lacombe av, 2-sty and attic frame dwelling, slate roof, 21.6x48; cost, $4,600; owner, John McTurk, 26 West 98th st; architect, Franz Wolfgang, 535 East 177th st. Plan No. 97.

STORES AND DWELLINGS.

BELMONT AV, n e cor Fordham rd, three 1-sty brick stores and dwellings, slag roof, 30x46.6 and 25.9x50; cost, $10,000; owners, Rudolph Wallock Co., Benjamin Doddlin, 68 William st, Pres.; architects, Gronenberg & Lenchtag, 303 5th av. Plan No. 98.

WHITE PLAINS RD, w s, 92.11 n Bridge st, 2-sty brick store and dwelling, slag roof, 25x35; cost, $4,000; owner, Domenico Garginlo, 2251 7th av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 100.

STORES AND TENEMENTS.

COLLEGE AV, e s, 64 n 169th st, 1-sty brick store, 16x25, tar and gravel roof; cost, $700; owner, Jos. Schmidt, 251 West 109th st; architect, Wm. Tilden Koch, 311 East 204th st. Plan No. 94.

3D AV, e s, 52.11 s 153d st, 2-sty brick store, 50x185.3, slag roof; cost, $30,000; owner, Harry Weaver, 154 West 118th st; architect, Albert E. Davis, 258 East 138th st. Plan No. 95.

AV ST JOHN, s e cor Beck st, two 5-sty brick tenements, 58x93 and 67x100, plastic slate roof; cost, $130,000; owner, Normal Construction Co., John Brown, 661 Tinton av, president; architect, Chas. B. Meyers, 1 Union Square. Plan No. 96.

CLINTON AV, w s, 57.10 s 176th st, two 5-sty brick tenements, 50x88 slag roof; cost, $100,000; owner, The Hargton Building Co., Adela M. Harrington, 1478 Vyse av, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 95.

DECATUR AV, s e cor 197th st, two 5-sty brick tenements, slag roof, 40.4x90 and 40x88; cost, $69,000; owners, Miltner Bros., Inc., Frank Miltner, 63 Henry st. Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 99.

THEATRES.

SOUTHERN BLVD, w s, 163.8 n Westchester av, 1-sty brick nicollette and stores, plastic slate roof, 159x92.6; cost, $30,000; owner, Property Operating Corpn, Geo. C. Oeters, 66 Broadway, Pres.; architect, Paul B. La Velle, 507 5th av. Plan No. 101.

SOUTHERN BLVD, w s, 163.8 n Westchester av, rear open air theatre, 81.4x65; cost, $2,000; owners, Property Operating Corpn, Geo. C. Oeters, 66 Broadway, Pres.; architect, Paul B. La Velle, 507 5th av. Plan No. 102.

Brooklyn.

CHURCHES.

LINCOLN PL, n e cor Rochester av, 1-sty brick synagogue, 85x85, slag roof; cost, $10,500; owner, Petach Tikvah, Inc., 1515 Lincoln pl; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1255.

DWELLINGS.

JEROME ST, w s, 160 s Blake av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $10,000; owners, Schwartz & Feinstein Construction Co., 877 Blake av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1170.

WARWICK ST, w s, 120 s Dumont av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $10,000; owners, Schwartz & Feinstein Construction Co., 877 Blake av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1171.

75TH ST, n s, 115 w 17th av, ten 2-sty brick dwellings, 18x18, slag roof, 1 family each; total cost, $35,000; owner, Doric Building Co., 277 Broadway, N. Y.; architect, John C. Wandell Co., 4-5 Court sq. Plan No. 1175.

BROOKLYN AV, e s, 210 n Av D, two 2-sty frame dwellings, 18x56 gravel roof, 2 families each; total cost, $8,000; owner, Max Spann, 1299 St Johns pl; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 1158.

BROOKLYN AV, w s, 190 n Av D, two 2-sty frame dwellings, 18x56, gravel roof, 2 families each; total cost, $8,000; owner, Max Spann, 1299 St Johns pl; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1159.

EAST 10TH ST, w s, 190 n Av J, 2-sty frame dwelling, 22x59, shingle roof, 2 families; cost, $5,000; owner, Albert B. Dietrich, 1410 Av J; architect, Benj Driesler, 153 Remsen st. Plan No. 1185.

LINDEN AV, n s, 232.6 w New York av, 2-sty frame dwelling, 24x57, shingle roof, 2 families; cost, $7,000; owner, John Frank, 297 Linden av; architect, Jos. A. Brock, 865A Gates av. Plan No. 1190.

TROY AV, e s, 180 n Snyder av, two 2-sty frame dwellings, 17x41.6, slag roof, 1 family each; total cost, $7,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architects, Cannella & Gallo, 60 Graham av. Plan No. 1186.

CLEVELAND ST, e s, 50 s Blake av, eight 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $36,000; owner, Daniel Bldg. Corpn., 529 Union av, Bronx; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1221.

EAST 23D ST, w s, 124.11 n Foster av, two 2-sty brick dwellings, 20x58, gravel roof, 2 families; total cost, $8,000; owner, Philip Bierschenk, 668 Eastern pkway; architect, John P. Bierschenk, 668 Eastern pkway. Plan No. 1232.

EAST 31ST ST, n w cor Snyder av, 2-sty brick dwelling, 20x38, tin roof, 1 family each; cost, $3,000; owner, Wm. Herod, 222 East 31st st; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1246.

EAST 31ST ST, w s, 20 n Snyder av, four 2-sty brick dwellings, 20x38, tin roof, 1 family each; total cost, $12,000; owner, Wm. Herod, 222 East 31st st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1247.

20TH AV, e s, 20 n 63d st, four 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, $24,000; owner, Kraslow Construction Co., 190 Montague st; architect, Maxwell A. Cantor, 39 West 38th st, N. Y. Plan No. 1257.

20TH AV, n e cor 63d st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $7,000; owner, Kraslow Constn Co., 190 Montague st; architect, M. A. Canter, 39 West 38th st, N. Y. Plan No. 1258.

FACTORIES AND WAREHOUSES.

JOHN ST, s e s, 100 sw Davis av, 2-sty frame boat storage, 29x50, shingle roof; cost, $2,600; owner, Sea Gull Yacht Club, 499 Central av; architect, August Wedesweiler, 446 Dill st, Plan No. 1228.

WEST 33D ST, e s, 50 n Railroad av, 1-sty frame storehouse, 36x13, shingle roof, cost, $400; owner, Patrick S. Gleason, West 30th st and Edwards pl; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1220.

HOSPITALS AND ASYLUMS.

STOCKHOLM ST, e s, 210 n St Nicholas av, 3-sty brick home, 34.8x104.8, slag roof; cost, $50,000; owner, German Hospital, on premises; architect, Carl L. Otto, 130 Fulton st, N. Y. Plan No. 1184.

HOTELS.

SURF AV, s s, 159.2 e West 35th st, 2-sty frame hotel, 31.2x90.2, slag roof; cost $20,000; owners, Shapiro & Lowenthal, 245 West 135th st; architect, John P. Boyland, Fordham rd and Webster av, Bronx. Plan No. 1215.

STABLES AND GARAGES.

EAST 18TH ST, w s, 224 s Av J, 1-sty frame garage, 12x18, shingle roof; cost, $400; owner, Arthur H. Strong, 600 East 18th st; architect, same. Plan No. 1192.

48TH ST, s s, 140 w 14th av, 1-sty frame garage, 19x21, shingle roof; cost, $450; owner, Isidore Berman, on premises; architect, S. Gardstein, 1168 45th st. Plan No. 1193.

CORNELIA ST, n s, 126 e Bushwick av, 1-sty brick garage, 36x20, tin roof; cost, $500; owner, Chas Moebiuson, premises; architect, Ernest Drewes, 296 St. Nicholas av. Plan No. 1223.

EAST 14TH ST, e s, 220 s Av S, 1-sty frame garage, 12x16, shingle roof; cost, $160; owner, Mrs. Gertrude Thiel, on premises; architect, I. Rosenthal, 1206 Kings hway. Plan No. 1254.

STORES AND DWELLINGS.

PARK PL, s s, 70 e Ralph av, 2-sty brick store and dwelling, 27x25, gravel roof, 1 family; cost, $3,500; owner, Howard Investing Co., 26 Court st; architects, Farber & Markowitz, 189 Montague st. Plan No. 1161.

FLATBUSH AV, n w cor Newkirk av, 3-sty brick store and dwelling, 20x60, gravel roof, 2 families; cost, $6,000; owner, Lancastershire Realty Co., 44 Court st; architect, Simon B. Eisendrath, 500 5th av N. Y. Plan No. 1266.

STORES, OFFICES AND LOFTS.

FULTON ST, s s, 60 e Sackman st, 1-sty brick office, 18x30, gravel roof; cost, $500; owner, John Sullivan, 2360 Fulton st; architect, John M. Halloren, 1494 Bushwick av. Plan No. 1200.

STORES AND TENEMENTS.

ST MARKS AV, s w cor Saratoga av, 4-sty brick store and tenement, 40x90, gravel roof, 17 families; cost, $30,000; owner, David Isacourtz, Inc., 312 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 1204.

SARATOGA AV, w s, 40 s St Marks av, 4-sty brick store and tenement, 39x89, gravel roof, 16 families; cost, $28,000; owner, David Isacourtz, Inc., 312 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 1203.

WINDSOR PL, s w cor Terrace pl, 4-sty brick tenement, 107x97.10, gravel roof, 22 families; cost, $40,000; owner, Wm. M. Calder & Co., 1648 11th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1249.

SOUTH 2D ST, n s, 125 e Hooper st, two 6-sty brick tenements, 37.6x82, slag roof, 24 families each; total cost, $70,000; owner, Segal Constn. Co., 30 Hart st; architects, Nast & Springsteen, 21 West 45th st, N. Y. Plan No. 1245.

52D ST, n s, 260 e 8 av, two 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, $12,000; owner, Annie E. Murphy, 519 54th st; architect, Emil J. Ericson, 5418 5th av. Plan No. 1226.

59TH ST, n s, 320 e 11th av, two 2-sty frame tenements, 20x74.4, gravel roof, 4 families each; total cost, $7,700; owner, Meyer Sukenick, 1268 46th st; architect, Frank P. Sabetti, 16 Court st. Plan No. 1272.

EASTERN PKWAY, s e cor Kingston av, 5-sty brick tenement, 40x80.7, gravel roof, 10 families; cost, $45,000; owner, Michael F. Gleason, 131 5th av; architect, F. L. Hine, 189 Montague st. Plan No. 1261.

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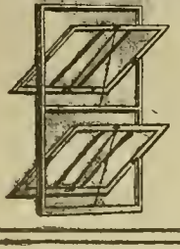
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Plans Filed, New Buildings, Brooklyn (Cont.)

THEATRES.

WASHINGTON ST, e s, 27 n High st, 1-sty brick theatre, 37x100, gravel roof; cost, $10,000; owner, Jacob Sommers, West 3d st and Neptune av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1164.

MISCELLANEOUS.

NEPTUNE AV, s s, 282 w West 12th st, 1-sty frame band stand, 27.8x27.8, shingle roof; cost $500; owner, Luna Amusement Co., on premises; architect, Peter F. Meyer, 165 Norwood av. Plan No. 1229.

4TH AV, 1ST ST, 3D AV, 3D ST (entire block), new grand stand, 862.6x119; 8 bleachers, 161.10x36, to baseball park, composition roof; cost, $250,000; owner, Litchfield Estate, 3d av and 3d st; architect, Corry B. Comstock, 110 West 40th st, N. Y. Plan No. 1244.

Queens.

DWELLINGS.

CORONA.—Prometcha av, s s, 50 e Evergreen av, two 2½-sty frame dwellings, 20x50, shingle roof, 2 families; cost, $9,000; owner, G. Lindstrom, 135 Evergreen av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 425-26.

CORONA.—Park av, s s, 60 e 50th st, 2-sty frame dwelling, 18x48, shingle roof, 2 families; cost, $3,500; owner, D. Lause, 48 50th st, Corona; architect, A. D. Anstey, 34 East Shell rd, Corona. Plan No. 422.

CORONA.—Shopoler av, w s, 100 s Markower av, two 2-sty frame dwellings, 18x46, tin roof, 2 families; cost, $6,000; owner, A. Krausse, 20 Shopoler av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 423-24.

CORONA.—Lent st, e s, 180 n Park av three 2-sty brick dwellings, 20x50, tin roof, 2 families, cost, $10,500; owner, J. Callan, 107 51st st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 413.

ELMHURST.—Jefferson st, s s, 45 e Manheim st, 2-sty frame dwelling, 22x44, shingle roof, 1 family, steam heat; cost, $3,800; owner, Christian Miesel, Queens boulevard, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 420.

HOLLIS.—Roundout st, w s, 185 s Atlantic av, 2-sty frame dwelling, 24x40, shingle roof, 1 family; cost, $3,000; owner and architect, Fred Wingerath, Hollis. Plan No. 415.

RIDGEWWOD.—Elliott av, s e cor Lilac st, seven 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families; cost, $25,300; owner, Cutler Building Co., 312 Wyona av, Brooklyn; architect, Morris Rothstein, 627 Sutter av, Brooklyn. Plan Nos. 416-17.

RIDGEWOOD.—Elliott av, s w cor Magnolia av, 2-sty brick dwelling, 20x52, tin roof, 2 families, air heat; cost, $3,600; owner, Cutler Building Co., 312 Wyona av, Brooklyn; architect, Morris Rothstein, 627 Sutter av, Brooklyn. Plan No. 418.

SOUTH AQUEDUCT.—Depot pl s e cor Silver st, 1-sty frame dwelling, 14x38, shingle roof, 1 family; cost, $500; owner, G Ordenstein, 134 Washington av, Rockaway Beach; architect, F. W. Muller, South Aqueduct, L. I. Plan No. 419.

SOUTH OZONE PARK.—Old South rd, s s 20 w Meadow av, 2-sty frame dwelling, 17x25, shingle roof, 1 family; cost, $1,200; owner, L. J. Kanips, 519 West 29th st, N. Y. C.; architect, O. Schmidt, Bergenfield, New Jersey. Plan No. 414.

ARVERNE.—Gaston av w s, 225 s Ocean av, 2-sty frame dwelling, 19x44, shingle roof, 1 family; cost, $4,000; owner, M. E. Freidhet, Clarence av, Arverne; architect, M. L. Wertheimer, Remington av, Arverne. Plan No. 474.

BELLE HARBOR.—Bayside drive, s w cor Suffolk av, 2-sty frame dwelling, 35x24, shingle roof, 1 family; cost, $4,500; owner, Paul Zimner, 685 Elmore pl, Bklyn; architect, A. Hansen, 9 Vernon av, Rockaway Beach. Plan No. 457.

COLLEGE POINT.—13th st, e s, 75 s Schlichers ct, two 2-sty brick dwellings, 44x50, tar and slag roof, 2 families; cost $8,000; owner, Albert Miller, 13th st, near Schlichers ct College Point; architect, E Leo McCracken, Manhattan ct, College Point. Plan No. 478.

EDGEMERE.—Maple av w s, 60 n Edgemere av, 2-sty brick dwelling 22x35, tile roof, 1 family, steam heat; cost, $4,000; owner and architect, John C. Jorgenson, Alexander av, Arverne. Plan No. 460.

EDGEMERE.—Harriman av, e s, 140 n Edgemere av, 2-sty brick dwelling, 22x35, tile roof, 1 family, steam heat; cost, $4,000; owner and architect John C. Jorgenson, Alexander av, Arverne. Plan No. 461.

ELMHURST.—Shell rd, s s, 100 e 17th st, two 2-sty brick dwellings, 44x50 tin roof, 2 families; cost, $8,000; owner, Frank Wiehl, Shell rd, Elmhurst; architect, E. Leo McCracken, College Point. Plan No. 479.

FLUSHING.—15th st, w s, 250 n Myrtle av, two 2-sty frame dwellings, 18x35 single roof, 1 family; cost, $4,000; owner, Edw. Richardson, 45 Perry st, Flushing; architect A. E. Richardson, 100 Amity st, Flushing. Plan Nos. 469-70.

JAMAICA.—Brooklyn av, n w cor Cumberland st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $2,000; owner, John S. Highie, 3 Mile Mill rd, Jamaica; architect, I. M. Kirby, Jamaica. Steam heat. Plan No. 476.

JAMAICA.—Haffmann av, w s, 73 n Lefferts av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family, steam heat; cost, $2,300; owners, Mr. & Mrs. John Neuniz, Lefferts av, Jamaica; architect, Chas. Bledeokapp, Lefferts av, Jamaica. Plan No. 466.

MIDDLE VILLAGE.—Himman st, e s, 400 n Market st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $2,500; owner, Jos. Kurlander, 36 Pulasky st, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 462.

MASPETH.—Marion st, s s, 185 e Juniper av, 2-sty frame dwelling, 20x43, tin roof, 2 families; cost, $2,600; owner, B. Trace, Jefferson av, Maspeth; architect, A. J. Stines, 4th st and Jackson av, L. I. City. Plan No. 465.

RAMBLERSVILLE.—Hawtree av, e s, 380 s Grimm av, 2-sty frame dwelliog, 25x29, shingle roof, 1 family; cost, $2,000; owner, Mrs. A. W. Behrens, Ramblersville; architect, A. Mass, Acqueduct, L. I. Plan No. 471.

RICHMOND HILL.—Frost av, w s, 160 s Liberty av, 2½-sty frame dwelling, 17x34, shingle roof, 1 family; cost, $3,000; owner, Herbert G. Roscoe, 1st av, Richmond Hill; architect, Chas. Holm, 227 Briggs av, Richmond Hill. Plan No. 477.

ROCKAWAY BEACH.—Neptune av, e s, 391 s Boulevard, twenty-two 1-sty frame bungalows, 14x18, shingle roof, 1 family; cost, $7,700; owner, Isaac Zaret, 535 Boulevard, Rockaway Beach; architect, John Lasher, Rockaway Park. Plan Nos. 431 to 452.

SPRINGFIELD.—Harbor Haven rd, w s, 800 s Rockaway rd, 1½-sty frame boat house, 14x31, shingle roof; cost, $600; owner, Mary J. Hochdeffer, Harbor Haven rd, Springfield. Plan No. 459.

UNION COURSE.—Yaphank st, s s, 475 w Shaw av, 2-sty frame dwelling, 18x40, shingle roof, 1 family; cost, $2,500; owner, W. Klein, 81 Yaphank st, Union Course; architect, owner. Plan No. 458.

WOODHAVEN.—Woodhaven av, e s, 200 n Elm st, 2½-sty frame dwelling, 17x44, shingle roof, 1 family; cost, $1,950; owner, Hugo A. C. Kratzenstein, 1665 Woodhaven av, Woodhaven; architect, F. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan No. 467.

WOODHAVEN.—Shipley st, n w cor Ferry st, nine 2-sty frame dwellings, 18x40, tin roof, 1 family, air heat; cost, $27,000; owners, Fred & Geo. Eierman, 432 Jamaica av, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 463-64.

FACTORIES AND WAREHOUSES.

L. I. CITY.—8th st, n s, 486 w West av, 3-sty concrete warehouse, 215x187, slag roof; cost, $200,000; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 468.

STABLES AND GARAGES.

JAMAICA.—Hardenbrook av, e s, 40 n Delta av, 1-sty frame garage, 18x21, slag roof; cost, $200; owner, Daniel K. Worell, Jr., Hardenbrook av, Jamaica; architect, N. C. Mortinson, Rosedale. Plan No. 429.

RIDGEWOOD.—Greene av, s e cor Grandview av, 1-sty frame garage, 10x15, paper roof; cost, $20; owner, Frank Rothsmith, 501 Greene av, Ridgewood. Plan No. 430.

ROCKAWAY BEACH.—Eldert av, e s, 210 n L. I. R. R., 1-sty frame garage, 21x30, shingle roof; cost, $300; owner, Wm. Gedel, 88 North Pleasant av, Rockaway Beach; architect, P. Caplan, 477 Boulevard, Rockaway Beach. Plan No. 480.

WINFIELD.—Prospect st, s s, 86 w Meyers av, 1-sty frame garage, 14x20, shingle roof; cost, $400; owner, Geo. Glenz, premises. Plan No. 453.

STORES AND DWELLINGS.

LITTLE NECK.—Jackson av, n s, 109 e Old House Landing rd, three 3-sty brick stores and dwellings, 20x53, tar and gravel roof 3 families; cost, $19,500; owner, Albert Schneider, Jackson av, Little Neck; architect, Peter Connolly, Bayside. Plan No. 421.

RICHMOND HILL.—Jamaica av, s e cor Bedford av, 2-sty brick store and dwelling, 25x55, slag roof, 1 family; cost, $6,000; owner, Cranston Construction Co., 483 50th st, Brooklyn; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 456.

RIDGEWOOD.—Myrtle av, n w cor Buchman av, five 3-sty brick stores and dwellings, 20x55, slag roof, 2 families; cost, $32,500; owner, Silman Investors, Inc., 8800 Bay 21st st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 472-73.

STORES AND TENEMENTS.

L. I. CITY.—3d av, w s, 637 n Jamaica av, 5-sty brick tenement, 37x87, slag roof, 25 families; cost, $25,000; owner, Frank Zvanovec, 70 Wilson av, L. I. City; architect, F. J. Schofick, 4168 Park av, Bronx. Plan No. 475.

RICHMOND HILL.—Jamaica av, s s, 75 e Bedford av, two 1-sty brick stores, 19x66, slag roof; cost, $6,000; owner, Cranston Construction Co., 483 50th st, Brooklyn; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan Nos. 454-55.

ROCKAWAY PARK.—Washington av, n s, 180 e 5th av, 1-sty frame store, 36x50, tar and gravel roof; cost, $1,500; owner, Fred Halpfreld, 3383 Broadway, N. Y. C.; architect, John Lasher, Rockaway Park. Plan No. 428.

MISCELLANEOUS.

CORONA.—Nevins st, s s, 350 w Corona av, 1-sty frame barn, 50x22, gravel roof; cost, $1,500; owner, James Cassello, 22 Fairview av, Corona. Plan No. 427.

Richmond.

DWELLINGS.

SUMMER ST, s s, 39 e High st, Fort Wadsworth, 2-sty frame dwelling, 21x36; cost, $2,400; owner and builder, A. Dalesander, Fort Wadsworth; architect, C. B. Hewsker, Tompkinsville. Plan No. 82.

DECKER AV, e s, 62 s Catherine st, 3d Ward, 2-sty frame dwelling, 24x28; cost, $2,640; owner, architect and builder, A. Anderson, 171 Morningstar rd. Plan No. 83.

MAPLE AV, n s, 60 w 4th st, Fort Wadsworth, 1-sty frame bungalow, 30x12; cost, $250; owner, T. J. Mullen, 32 St Marks pl; architect, H. Searle, 22 Carroll pl; builder, P. Boyle, 207 Richmond Turnpike. Plan No. 80.

FACTORIES AND WAREHOUSES.

CLOVE AV, e s, and the railroad, Grasmere, 2-sty brick warehouse, 50x125; cost, $6,000; owners, C. D. Durkee & Co., 2 and 3 South st, N. Y. C.; architect and builder, W. H. Condit, Stapleton. Plan No. 81.

SCHOOLS AND COLLEGES.

SCHOOL ST, e s, 150 s Linwood rd, Great Kills, 1-sty frame school No. 8, 50x81; cost, $2,800; owner, City of N. Y., City Hall; architect, S. R. Brick, New Brighton. Plan No. 86.

CASTLETON AV, n s, 320 w Portland pl, Brighton Heights, 1-sty frame school No. 15, 50x81; cost, $4,000; owner, City of N. Y., City Hall, N. Y. C.; architect, S. R. Brick, New Brighton. Plan No. 79.

DANUBE AV, w s, 100 s Steuben st, Concord, 1-sty frame school No. 12, 50x81; cost, $2,900; owner, City of N. Y., City Hall, N. Y. C.; architect, S. R. Brick, New Brighton. Plan No. 85.

GREENLEAF AV, e s, 225 s Post av, West New Brighton, 1-sty frame school No. 19, 25x81; cost, $1,150; owner, City of N. Y., City Hall; architect, S. R. Brick, New Brighton. Plan No. 78.

STABLES AND GARAGES.

CHERRY LA, n s, 15 w De Bois av, West New Brighton, 1-sty frame stable, 30x15; cost, $300; owner, W. A. Horton, West New Brighton; architect and builder, R. H. Leadley, Port Richmond. Plan No. 84.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST, 118, new show window to 6-sty brick store and tenement; cost, $500; owner, Samuel Kauffman, 47 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 776.

CANAL ST, 172½, masonry to 3-sty brick store and lofts; cost, $50; owner, Simon Blum, 170 Canal st; architect, Jacob Fisher, 25 Av A. Plan No. 794.

CHAMBERS ST, 138-142, new windows to 14-sty brick offices; cost, $600; owner, Fred. Gerken, 90-92 West Broadway; architect, David M. Ach, 1 Madison av. Plan No. 729.

CHARLES ST, new front to 5-sty brick tenement; cost, $10,000; owner, Isaac Greenwald, 144 Crary st, Mt. Vernon; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 746.

CHRYSTIE ST, 66, new partitions to 4-sty brick public school; no cost, work done by pupils; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 740.

ELDRIDGE ST, 168, carpentry to 4-sty brick store and lofts; cost, $600; owner, Julia J. Tompkins, 168 Eldridge st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 774.

GROVE ST, 52-54, new front wall to 6-sty brick store and loft; cost, $14,000; owner, Geo. W. Cowen et al, 52-54 Grove st; architect, Christopher F. Bozemon, 345 5th av. Plan No. 762.

JAY ST, 23-25, alterations to 6-sty brick stores and lofts; cost, $150; owner, Louise C. Mohlman, Brielle, N. J.; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 735.

RIDGE ST, 161, alterations to 5-sty brick store and tenement; cost, $200; owner, Benjamin Kirschstein, s w cor Ridge st & East Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 796.

SHERIFF ST, 65, new partitions and windows to 5-sty brick store and tenement; cost, $2,000; owner, Marcus Firestone, 11 East 113th st; architect, Otto Reissmann, 30 1st st. Plan No. 779.

STANTON ST, 241, reset store fronts to 6-sty brick tenement; cost, $300; owner, Morris Kinzler, 126 East 93d st; architect, Otto Reissmann, 30 1st st. Plan No. 819.

THOMPSON ST, 59-61, remove partitions to 6-sty brick stores and tenement; cost, $500; owner, Selig A. Kars, 789 Elton av; architect, M. Joseph Harrison, 239 Grand st. Plan No. 789.

THOMPSON ST, 29½-35, new elevator, stairs, steel and fireproofing to 7-sty brick garage; cost, $70,000; owner, Manhattan Commercial Garage Co., Geo. F. Secor, Pres., 60 Broadway; architect, B. Hustace Simonson, 315 5th av. Plan No. 753.

WALL ST, 15, new floors, stairs and partitions to 9-sty brick banking office; cost, $2,500; owners, Estate of Matthew Wilks, N. Y. Life Ins. & Trust Co., trustees, 52 Wall st; architect, Guy Lowell, 225 5th av. Plan No. 777.

WASHINGTON ST, 255, masonry and new windows to 4-sty brick store and lofts; cost, $1,000; owner, Wm. G. Irbig, 255 Washington st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 801.

WILLETT ST, 97, masonry and bake ovens to 5-sty brick stores and tenement; cost, $2,500; owner, Abraham Taube, 51 East 97th st; architect, Otto Reissmann, 30 1st st. Plan No. 732.

3D ST, 282 East, new bathroom, partitions to 4-sty brick tenement and store; cost, $300; owner, Samuel Roth, 282 East 3d st; architect, Jacob Fisher, 25 Av A. Plan No. 745.

14TH ST, 503 East, new window to 4-sty brick parish house; cost, $500; owners, Church of the Immaculate Conception, Rev. Wm. G. Murphy, pastor, 503 East 14th st; architects, Bruno W. Berger & Son, 128 Bible House. Plan No. 734.

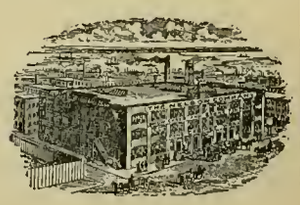
14TH ST, 116-118 West, 10,000-gallon gravity and 7,500-gallon pressure tanks to 12-sty brick store and lofts; cost, $2,300; owner, Samuel Weil, 194 Franklin st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 764.

22D ST, 6-8 West, remove partitions and doors to 5-sty brick stores and lofts; cost, $50; owner, Gertrude A. Vanderbeck, 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 731.

22D ST, 10-12 West, removal of partitions to 5-sty brick store and lofts; cost, $200; owner, Gertrude A. Vanderbeck, 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 730.

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Plans Filed—Alterations—Manhattan (Contin'd)

24TH ST, 154 East, masonry and steel to 2-sty brick stable; cost, $50; owners, Fiss, Doerr & Carroll, 153 East 24th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 817.

24TH ST, 158 East, masonry and steel to 2-sty brick stable; cost, $50; owners, Fiss, Doerr & Carroll, 153 East 24th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 818.

27TH ST, 27 West, new partitions, plumbing and dumbwaiter shaft to 6-sty brick store, lofts and offices; cost, $500; owner, Wm. Morgan, 27 West 27th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 722.

28TH ST, 331 East, new partitions and runway to 2-sty brick stable; cost, $1,000; owner, Mary Quinn, 207 East 27th st; architect, John H. Knubel, 305 West 43d st. Plan No. 820.

30TH ST, 14 East, masonry to 5-sty brick residence; cost, $3,500; owner, Andrew C. Zabriskie, 52 Beaver st; architects, Hoppin & Koen, 244 5th av. Plan No. 744.

31ST ST, 314 East, masonry and new plumbing to 4-sty brick tenement; cost, $500; owner, the estate of Christiana Goepfert, Louise A. Goepfert, extrx., 1289 2d av; architect, Jas. H. Cole, 403 West 51st st. Plan No. 816.

32D ST, 339-349, new roof tank to 6-sty brick tenements; cost, $900; owners, The Dudley Homes Co., 100 William st; architects, Howells & Stokes, 100 William st. Plan No. 778.

33D ST, 424-438 West, glass sash to 13-sty brick lofts; cost, $110; owner, McKeon Realty Co., 80 Maiden lane; architect, Washington B. Reed, 312 West 43d st. Plan No. 741.

33D ST, 22 East, new brick flue to 4-sty brick store and studio; cost, $100; owner and architect, Benj. W. Levitan, 20 West 31st st. Plan No. 758.

36TH ST, 53-57 West, fireproof elevator shaft to 12-sty brick stores and offices; cost $1,000; owners, Newton Creek Dock Properties, Inc., Fred B. Mollenhauer, president, 129 Front st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 728.

36TH ST, 337 West, new partitions, stairs and steel to 4-sty brick stable and garage; cost, $4,500; owner, Saks & Co., 33d-34th sts, Broadway; architect, Alfred Freeman, 29 West 34th st. Plan No. 821.

38TH ST, 39-41 West, new windows and partitions to 12-sty brick store and lofts; cost, $450; owner, Burton S. Castle, 435 5th av; architect, Chas. Pace, 37 East 28th st. Plan No. 733.

42D ST, 21 West, new store front to 6-sty brick stores and offices; cost, $200; owner, State Realty Co., Walter J. Salomon, Pres., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 737.

42D ST, 304-6 West, new partition, store front and plumbing to 5-sty brick stores; cost, $2,000; owner, Heyman Vogel, 304 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 803.

44TH ST, 153 West, new stores and rear extension, 20x30, to 4-sty brick dwelling; cost, $5,000; owner, Wolf Frank, 538 9th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 726.

45TH ST, 173 West, alterations to 3-sty brick stores and hotel; cost, $300; owner, Thomas B. Hadden, 42 Broadway; architect, W. G. Howard, 13-21 Park Row. Plan No. 772.

46TH ST, 335 East, steel brackets to 3-sty brick studio; cost, $500; owners, Donnelly & Ricci, 335 East 46th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 759.

46TH ST, 33 West, stores to 4-sty brick residence; cost, $250; owner, Wm. Carr, 35 West 46th st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 766.

46TH ST, 16-18 West, new window to 12-sty brick store and lofts; cost, $100; owners, 16 & 18 West 46th St. Co., Wm. Everdell, Jr., president, 151 West 42d st; architects, Hazzard, Erskine & Blagden, 437 5th av. Plan No. 786.

48TH ST, 171 West, alterations to 4-sty brick stores and dwelling; cost, $50; owner, Daniel Clancy, 721 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 770.

49TH ST, 13 West, new bay window to 4-sty brick restaurant; cost, $500; owner, Anna D. Atterbury, 13 West 49th st; architect, Ernest Flagg, 109 Broad st. Plan No. 812.

56TH ST, 10 East, new plumbing and fireproof partitions to 4-sty brick store; cost, $1,500; owner, Wm. H. Wickham, 10 West 43d st; architect, Samuel Levingson, 39 West 38th st. Plan No. 790.

72D ST, 524 East, alterations to 2-sty brick offices and stable; cost, $5,000; owner, Geo. H. Storm, 311 West 85th st; architects, Varian Bros., 2783 Webster av. Plan No. 771.

72D ST, 306 East, new front and rear extension to 4-sty brick store and offices; cost, $5,000; owner, William Infield, 306 East 72d st; architect, Geo. Dress, 1436 Lexington av. Plan No. 804.

89TH ST, 119-121 West, new partition to 2-sty brick garage; cost, $30; owner, Constance T. Delanone, care Cruikshank Co., 141 Broadway; architect, John J. Graham, 71 Broadway. Plan No. 767.

91ST ST, 20 West, new stairs and dumbwaiter to 4-sty brick church and dwelling; cost, $2,000; owner, Church of the Divine Inspiration of America, 20 West 91st st; architect, S. Walter Katz, 505 5th av. Plan No. 797.

101ST ST, 203 East, new partition store front and stairs to 4-sty brick store and tenement; cost, $1,500; owner, Anita H. H. Morell, 258 Riverside drive; architect, Max Muller, 115 Nassau st. Plan No. 739.

113TH ST, 2 East, masonry, steel and new stores to 5-sty brick stores and tenement; cost, $5,000; owner, Irving Smith, 149 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 727.

118TH ST, 210 West, new partition and store fronts to 5-sty brick stores and tenement; cost, $1,000; owner, Arnold Kohn, 1400 5th av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 765.

125TH ST, 332 West, reset store front to 5-sty brick store and dwelling; cost, $500; owners, The Roanoke Realty Co., Inc., 320 West 125th st; architect, Henry Furth, 81 New st. Plan No. 785.

125TH ST, 53 West, new store fronts and partition to 4-sty brick stores, loft and dwelling; cost, $350; owner, Chas. H. Dreyer, Engle st, Englewood, N. J.; architect, Benj. Bialek, 53 West 125th st. Plan No. 800.

132D ST, 549-559 West, new roof supports to 6-sty brick silk mill; cost, $3,000; owner, Julius Kaufmann, 549-59 West 132d st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 811.

147TH ST, 501 West, new store front to 5-sty brick stores and tenement; cost, $200; owner, Peter Sackman, 1438 Jessup pl; architect, Frank J. Schefcik, 4168 Park av. Plan No. 815.

157TH ST, 500 West, house tank to 5-sty brick tenement; cost, $100; owner, Wm. C. Schmidt, 1253 St Nicholas av; architect, Alfred A. Tearle, 569 West 184th st. Plan No. 806.

AV A, 237, toilet partitions to 4-sty brick store and tenement; cost, $150; owner, Estate of Louis Josephthal, Geo. S. Hellman, exr., 366 5th av. Plan No. 814.

AMSTERDAM AV, 1949-1953, house tank to 5-sty brick stores and tenement; cost, $100; owner, John Schrieber, 1949 Amsterdam av; architect, Alfred A. Tearle, 569 West 184th st. Plan No. 807.

AMSTERDAM AV, 782, new floor to 5-sty brick tenement; cost, $300; owner, Ferdinand H. Stellham, 60 Amsterdam av; architect, John H. Knubel, 305 West 43d st. Plan No. 743.

BOWERY, 244, new show window to 3-sty brick store and loft; cost, $300; owner, Fanny Arnheim, 767 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No 775.

BROADWAY, 3440-3448, alterations to 6-sty brick tenement; cost, $250; owner, Leopold Wolfson, 39 Church st; architects, Schwartz & Gross, 347 5th av. Plan No. 808.

BROADWAY, 2182-2186, alterations from garage to 2-sty brick moving picture theatre and stores; cost, $15,000; owners, Ed. Y. Eltonhead and Chas. Furthman, 1476 Broadway; architects, The E. C. Horn Sons, 1476 Broadway. Plan No. 749.

BROADWAY, 1157, new store front to 3-sty brick stores and loft; cost, $200; owner, Harry H. Aronson, 365 Washington st, Boston, Mass; architects, Horenburger & Eardes, 122 Bowery. Plan No. 773.

BROADWAY, 2182-86, new staircases and plumbing fixtures to 2-sty brick store and loft; cost, $750; owner, Henry W. Coe, 69 Wall st; architect, Samuel Levingson, 39 West 38th st. Plan No. 787.

BROADWAY, 14-20, reconstruct partition to 9-sty brick offices; cost, $50; owner, Isabella P. Hunewell, 18 Broadway; architect, Henry Regelmann, 133 7th st. Plan No. 788.

BROADWAY, 687, extension of stairs to 6-sty brick store and lofts; cost, $2,000; owner, Joseph T. Tower, Tuxedo Park, N. Y.; architect, Jas. B. Baker, 156 5th av. Plan No. 747.

BROADWAY, 2680, new entrance and marquise to two 5-sty brick tenements; cost, $1,200; owner, Marion S. I. Martin, 331 Madison av; architect, Nathan Langer, 81 East 125th st. Plan No. 725.

BROADWAY, 1741, new stairs to 4-sty brick store and offices; cost, $150; owner, Jane Faitout, 9 West 29th st; architect, Edgar T. Hovell, 31 Kane pl, Brooklyn. Plan No. 723.

BROADWAY, 1539-1549, new store front to 6-sty brick stores and offices; cost, $150; owner, 46th St & Broadway Realty Co., 30 East 42d st; architect, Louis Vogel, 344 West 42d st. Plan No. 757.

BROADWAY, 474½-476, two 7,500-gallon pressure tanks to 11-sty brick store and lofts; cost, $2,500; owner, The Adams Land & Building Co., Wm. M. Barrett, Pres., 71 Broadway; architect, The Rusling Co., 39 Cortland st. Plan No. 763.

BROADWAY, 716, new stairs to 6-sty brick stores and lofts; cost, $600; owner, Estate of Jacob Scholle, Albert W. Scholle, Trustee, 5 Nassau st; architect, Louis Brooks, 132 Nassau st. Plan No. 756.

BROADWAY, 180, new window to 12-sty brick offices; cost, $65; owner, Chas. A. Baudoine Estate, 1181 Broadway; architect, Edward Bauer, 244 5th av. Plan No. 802.

BROADWAY, 245, spiral stairs to 7-sty brick offices; cost, $340; owner, Helen M. Schurman, 15 West 57th st; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 798.

LEXINGTON AV, 366, store to 3-sty brick dwelling; cost, $148; owner, Clara Stowell, 366 Lexington av; architect, Garfield W. Steves, 1032 3d av. Plan No. 760.

LEXINGTON AV, 723, alterations to 5-sty brick stores, offices and dwelling; cost, $4,000; owner, Israel O. Blake, 723 Lexington av; architect, Geo. Dress, 1436 Lexington av. Plan No. 736.

LEXINGTON AV, 54-56, fire escapes to 4-sty brick offices and lofts; cost, $200; owner, Benj. W. Mayer, 44 East 14th st; architect, Harris Bernstein, 338 East 95th st. Plan No. 792.

MADISON AV, 571-591, alterations to 3-sty store and studio; cost, $250; owner, Mary Lester, 453 West 143d st; architect, Edward B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 809.

MADISON AV, 86, install store to 5-sty brick dwelling; cost, $8,000; owner, Louis C. Raegener, Madison av and 29th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 810.

MORNINGSIDE AV, w s, bet 110th and 113th sts, new chapel to eastern end of 1-sty stone church; cost, $100,000; owners, The Cathedral

of St. John the Devine, Geo. M. Miller, Sec'y of Trustees, 80 Broadway; architects, Cram & Ferguson, 33 West 42d st. Plan No. 761.

ST. NICHOLAS AV, 1393, new store front to 2-sty brick store and police station; cost, $500; owner, Rose C. Nueman, care Prince George Hotel, 14 East 28th st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 752.

ST NICHOLAS AV, 1422-26, dance floor to 2-sty brick stores, offices and dance hall; cost, $200; owners, Belvedere Building Co., 149 Broadway; architects, Ronse & Goldstone, 38 West 32d st. Plan No. 709.

WEST BROADWAY, 464, new stairway to 5-sty brick store and lofts; cost, $300; owner, Robert Kinkele, Stapleton, S. I.; architect, Wm. H. Ludwig, 801 Eastern Parkway, Brooklyn. Plan No. 748.

1ST AV, 2036, reset store front to 5-sty store and tenement; cost, $235; owner, Angelo Do Grascio, 2036 1st av; architect, Frank J. Eutusak, 442 East 105th st. Plan No. 750.

1ST AV, 16, brick extension to 5-sty brick tenement; cost, $3,000; owner, John Melchner, 9 1st av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 724.

1ST AV, 2352-54, report for Bureau of Licenses for 4-sty brick store, tenement and dance hall; no cost; owner, Edward C. Scharinm, 192 Broadway; architect, Kren. N. L. Jensen, 147 East 125th st. Plan No. 783.

1ST AV & 101ST ST, s e cor, awning to 6-sty brick stores and tenement; cost, $1,000; owner, Morris Mnfsen, 115 Norfolk st; architect, Max Muller, 115 Nassau st. Plan No. 793.

1ST AV, 2157, new store front to 3-sty brick stores and lofts; cost, $300; owner, Peter Niariue, 1976 Lexington av; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 784.

2D AV, 2095, masonry to 5-sty brick stores and tenement; cost, $35; owner, Elias Schlomowitz, 161 Lenox av; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 813.

2D AV, 1177, new partitions and store front to 5-sty brick tenement; cost, $1,000; owner, Patrick McCauley, 229 East 30th st; architect, John H. Knubel, 305 West 43d st. Plan No. 742.

3D AV, 2057, new store front to 4-sty brick store and tenement; cost, $250; owner, Gustave Brown, 2057 3d av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 805.

5TH AV, 292, new store front and marquise to 5-sty brick stores and offices; cost, $450; owner, Ida C. Bracher, 292 5th av; architect, Philip H. Goldstein, 415 West 45th st. Plan No. 751.

5TH AV, 547, new stairs and store to 5-sty brick store, office and bachelor apts; cost, $2,500; owner, Mrs. Josephine Brooks, 826 5th av; architects, Boehm & Boehm, 7 West 42d st. Plan No. 768.

5TH AV, 858-864, new stores to 5-sty brick residence; cost, $500; owner, Thos. F. Ryan, 858 5th av; architect, Thos. Hastings, 225 5th av. Plan No. 755.

5TH AV, 347, new fireproof roof, partitions to 16-sty brick offices; cost, $800; owners, New York Business Bldg. Corp., Ferdinand Carstein, vice-president, 347 5th av; architects, Geo. B. Post & Sons, 101 Park av. Plan No. 791.

6TH AV, 729-35, electric sign to 4-sty brick office and store; cost, $150; owner, David P. Hart, 975 Woodycrest av; architect, Wm. T. Totten, 354 West 50th st. Plan No. 780.

6TH AV, 304-6, house tank to 6-sty brick stores and lofts; cost, $200; owner, Estate of Andrew Alexander, 40 East 81st st; architect, Joseph Wolf, 103 Park av. Plan No. 795.

6TH AV, 765, new partitions and store fronts to 4-sty brick office and dwelling; cost, $1,500; owner, Home Circle Realty Co., 35 9th av; architect, Edward Necarsulmer, 507 5th av. Plan No. 769.

6TH AV, 332, new stairs and vent shaft to 4-sty brick office, lofts and stores; cost, $500; owner, Estate of Edwin P. Smith, 266 West 23d st; architect, P. F. Brogan, 119 East 23d st. Plan No. 754.

8TH AV, 689, fireproofing to 4-sty brick stores and tenement; cost, $100; owner, Home Circle Realty Corp., Joseph W. Strasser, Pres., 35 9th av; architect and contractor, C. A. Bruhns, 152 Amsterdam av. Plan No. 738.

8TH AV, 709, wooden platform to 4-sty brick store and tenement; cost, $100; owner, W. Waldorf Astor, 21 West 26th st; architect, Frank Hansle, 81 East 125th st. Plan No. 781.

10TH AV, 22-26, masonry to 4-sty brick storage; cost, $400; owner, Peter D. Strauch, 22 10th av; architect, J. F. Rieger, 154 Nassau st. Plan No. 782.

Bronx.

139TH ST, 542, new show windows and new partitions to 6-sty brick stores and tenement; cost, $500; owner, Morris Schlossman, 339 East 79th st; architect, Otto L. Spannhake, 283 East 78th st. Plan No. 104.

147TH ST, 530, new roof to 1-sty shed; cost, $200; owner, Solomon Ornstein, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 105.

165TH ST, 930 and 932, two 3-sty frame extensions, 18x16.9, and build one story of frame under two 2-sty frame stores and dwellings; cost, $3,000; owner, Jas. G. Patton, 824 Jackson av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 107.

165TH ST, 934, 3-sty frame extension, 20x16.9, and one story of brick under 2-sty frame store and dwelling; cost, $1,600; owner, Jas. G. Patton, 824 Jackson av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 106.

227TH ST, n s, 105 w Barnes av, 2-sty brick and frame extension, 18.10x14.8, new story of brick built under 1-sty frame dwelling; cost, $3,000; owner, Carmine Squillante, 769 East 227th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 103.

INTERVALE AV, w s, 400 s 169th st, 1-sty of brick built under and move 2-sty brick store and dwelling; cost, $1,500; owner, Geo. Graziado, 1040 Fox st; architect, M. W. Del Gaudio 401 Tremont av. Plan No. 102.

STEBBINS AV, 1275, two 1-sty frame extensions, 22.4x12.6 and 22.4x4.10, to 1-sty frame stores and dwelling; cost, $800; owner, Eva Felsher, 1192 Fox st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 108.

Brooklyn.

BOND ST, 346 and 348, interior alterations to 1-sty wagon house; cost, $200; owner, Planet Mills Mfg. Co., 335 Carroll st; architect, Julius Jepsen, 229 West 28th st, N. Y. Plan No. 1239.

CARROLL ST, 339-355, interior alterations to 2-sty brick foundry; cost, $8,000; owner, Planet Mills Mfg. Co., 335 Carroll st; architect, Julius Jepsen, 229 West 28th st, N. Y. Plan No. 1235.

CARROLL ST, 333-337, interior alterations to 3-sty brick manufacturing plant; cost, $4,000; owner, Planet Mills Mfg. Co., 335 Carroll st; architect, Julius Jepsen, 229 West 28th st, N. Y. Plan No. 1236.

COLUMBIA ST, 158, plumbing to 3-sty store and tenement; cost, $350; owner, Louis Schloss, 156 Columbia st; architect, David A. Lucas, 98 3d st. Plan No. 1189.

DOUGLASS ST, 31, plumbing to 3-sty dwelling; cost, $300; owner, Wm. McAdam, 313 Pacific st; architect, David A. Lucas, 98 3d st. Plan No. 1188.

FLUSHING AV, 729, exterior and interior alterations to 1-sty store; cost, $600; owner, M. B. Evans, 839 Broadway; architect, Ignatius A. Crawford, 1095 Lorimer st. Plan No. 1182.

FROST ST, 6, plumbing to 1-sty foundry; cost, $150; owner, Edw. Estey, on premises; architect, Chas. Schwartzman, 57 Union av. Plan No. 1240.

FULTON ST, 1292, exterior alterations to 2-sty restaurant; cost, $2,500; owner, Mary A. Ryan, 146 Monroe st; architect, W. H. Ludwig, 801 Eastern Parkway. Plan No. 1207.

GREENWOOD AV, 306, exterior and interior alterations to 2-sty dwelling; cost, $300; owner, Vincent Montalbino, on premises; architect, Emil F. Link, 18 East 3d st. Plan No. 1191.

HENRY ST, 114, exterior alterations to 4-sty dwelling; cost $1,800; owner, Alex Rea, 117 Henry st; architect, same. Plan No. 1155.

HERKIMER ST, exterior alterations to 2-sty dwelling; cost, $350; owner, Henry Grath, on premises; architect, Martin Wuttke, 15 Hull st. Plan No. 1259.

HICKS ST, 761, plumbing to 1-sty power plant; cost, $300; owner, Edison Elec. Ill. Co., 360 Pearl st; architect, same. Plan No. 1217.

JAMAICA AV, 171, extension to 2-sty dwelling; cost, $1,200; owner, Bernhardt Schubert, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1199.

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NOTICE: After April 1, the General Offices will be located at 130 EAST 15th STREET.

Plans Filed—Alterations—Bklyn. (Cont.).

KENT AV, 334, exterior alterations to 7-sty factory; cost, $915; owner, American Sugar Refining Co., 117 Wall st, N. Y.; architect, Wm. C. Orbell, 194 Knickerbocker av. Plan No. 1196.

KOSCIUSKO PL, 11, extension to 1-sty theatre; cost, $3,500; owner, David Greensnan, 360 Grand st, N. Y.; architect, Geo. Wagner, 202 East 57th st, N. Y. Plan No. 1174.

LEONARD ST, 637, interior alterations to 2-sty dwelling; cost, $350; owner, Ida Feiler, 650 Manhattan av; architect, Wm. Richter, 4411 18th av. Plan No. 1224.

LEONARD ST, 222-4, re-arrange seats in manufacturing and moving picture show; cost, $100; owner, Anton Hecht, 226 Leonard st; architect, Morris Friedman, 154 West 131st st, N. Y. Plan No. 1231.

PRESIDENT ST, 376 to 396, interior alterations to 2-sty manufacturing plant; cost, $1,000; owner, Planet Mills Mfg. Co., 325 Carroll st; architect, Julius Jepsen, 229 West 28th st, N. Y. Plan No. 1237.

PRESIDENT ST, 398-402, interior alterations to 1-sty manufacturing plant; cost, $800; owner, Planet Mills Mfg. Co., 325 Carroll st; architect, Julius Jepsen, 229 West 28th st, N. Y. Plan No. 1238.

PROSPECT PL, 1247, plumbing to 2-sty dwelling; cost, $150; owner, Jas. F. Knudson, 1339 St. Johns pl; architect, Geo. A. Barczik, 216 Utica av. Plan No. 1214.

ROEBLING ST, 219, interior alterations to 2-sty dwelling; cost, $500; owner, Zacharias Derobowitz, on premises; architect, C. M. Straub, 147 4th av, N. Y. Plan No. 1212.

SUMPTER ST, 225, extension to 2-sty dwelling; cost, $200; owner, Kate Le France, on premises; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 1251.

WILLOW ST, 144, plumbing to 4-sty dwelling; cost, $200; owner, Edgar M. Cullen, on premises; architect, John H. Dillon, 541 Atlantic av. Plan No. 1222.

SOUTH 1ST ST, 34, elevator shaft to 5-sty factory; cost, $490; owners, S. Monday & Sons, on premises; architects, Otis Elevator Co., 250 11th av, N. Y. Plan No. 1172.

SOUTH 3D ST, 29, remove wall of 2-sty store and dwelling; cost, $250; owner, Aaron J. Friedman; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1219.

WEST 8TH ST, 2937, plumbing to 3-sty hotel; cost, $500; owner, Adam Yockle, on premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 1260.

EAST 40TH ST, 597, extension to 2-sty dwelling; cost, $1,800; owner, B. Schwahl, on premises; architects, Koch & Wagner, 36 Court st. Plan No. 1265.

BROADWAY, 1368 and 1370, store front to 4-sty store and tenement; cost, $150; owner, Jas. H. Hart, on premises; architect, Raffael J. Wolkenstein, 1876 Belmont av, Bronx. Plan No. 1241.

FLATBUSH AV, 120, interior alterations to 4-sty store and dwelling; cost, $250; owners, Hulton & Cutting, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 1152.

MANHATTAN AV, 51, interior alterations to 4-sty synagogue; cost, $400; owner, Louis Finkelstein, 17 West 3d st, N. Y.; architects, Brooks & Rosenberg, 350 Fulton st. Plan No. 1218.

PITKIN AV, 1652, exterior alterations to 3-sty tenement; cost, $875; owner, Sam'l Horowitz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1149.

STONE AV, 352, interior alterations and bay window to two 4-sty tenements; cost, $1,000; owner, George Tonkonogy, 2936 Fulton st, Jamaica; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1167.

SUTTER AV, 908, interior and exterior alterations to 3-sty tenement; cost, $500; owner, Morris Hitzler, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1264.

THATFORD AV, 320, interior alterations to 4-sty tenement; cost, $500; owner, Kolmon Knopflmacher, 1282 Hinsdale st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1168.

VANDERBILT AV, 81, plumbing to dwelling; cost, $250; owner, Wm. McAdam, 313 Pacific st; architect, D. A. Lucas, 98 3d st. Plan No 1153.

14TH AV 1423, bay window to 3-sty dwelling; cost, $375; owner, Jos. Pines, 1221 14th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1194.

Queens.

COLLEGE POINT.—11th st, e s, 200 s 5th av, erect new W. C. compartments to dwelling, new plumbing; cost, $350; owner, J. Marind, premises. Plan No. 324.

CORONA.—55th st, n w cor Jackson av, 1-sty frame extension, 10x25, front 1-sty frame store and dwelling, tin roof; cost, $400; owner, Fred Long, premises. Plan No. 314.

CORONA.—Grinnell av, e s, 140 n Jackson av, 1-sty frame extension, 8x16, rear 1-sty frame dwelling, tin roof; cost, $400; owner, Jas. Randel, premises. Plan No. 315.

CORONA.—Radcliff av, n s, 200 e 51st st, 1-sty frame extension, 24x30, front 1-sty frame shop, tin roof, interior alterations; cost, $800; owner, Joseph Frank, premises; architect, C. L. Varrone, Corona av, Corona. Plan No. 312.

FLUSHING.—Sandford av, s e cor Jamaica, new plumbing in convent; cost, $60; owner, St. Joseph's Convent, premises. Plan No. 310.

FLUSHING.—Amity st, 173, new plumbing in dwelling; cost, $130; owner, Dr. J. Bloodgood, premises. Plan No. 311.

L. I. CITY.—3d av, e s, 225 n Jamaica av, 1-sty frame extension, 20x18, front 2-sty dwelling, interior alterations; cost, $800; owner, Jos. Rapp, 464 3d av, L. I. City; architect, Edw. Fauerbach, 407 Hancock st, L. I. City. Plan No. 316.

L. I. CITY.—Trowbridge st, n s, 175 e Willow st, change peak roof to flat, interior alterations; cost, $600; owner, D. Nicostro, 68 Willow st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 306.

LONG ISLAND CITY.—Pierce av, n e cor Hamilton st, new plumbing, factory; cost, $190; owner, Prospero DeNobila Co., premises. Plan No. 322.

LONG ISLAND CITY.—Hulst st, 105, gas piping in dwelling; cost, $10; owner, M. Burke, premises. Plan No. 330.

MORRIS PARK.—Cochran av, w s, 200 s Jerome av, new plumbing, public school; cost, $150; owner, City of New York, Park av and 59th st, N. Y. C. Plan No. 325.

RIDGEWOOD.—Ralph st, n s, 125 w Covert av, interior alterations to store and dwelling; cost, $800; owner, A. Mossiano, 9 Moore st, Corona. Plan No. 313.

ROCKAWAY BEACH.—Thomas st, e s, 700 n L. I. R. R., 2-sty frame extension, 21x10, rear 2-sty club house, shingle roof; cost, $200; owner, John Gaffney, 150 Amber st, Brooklyn; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 307.

ROCKAWAY BEACH.—Boulevard, s w cor Neptune av, 1-sty frame extension, 16x10, rear 3-sty hotel, shingle roof; cost, $500; owner, John Fitzgerald, 2d av and 96th st, N. Y. C.; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 308.

ROCKAWAY BEACH.—Washington av, n s, 100 e Undine av, new plumbing, 9 bungalows; cost, $200; owner, J. J. Egan, Rockaway Beach. Plan No. 305.

ROCKAWAY BEACH.—Wainwright st, e s, 75 s Washington st, 1-sty frame extension, 8x7, rear 2½-sty frame dwelling, slag roof; cost, $100; owner, Miss M. Newmann, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 309.

ROCKAWAY BEACH.—Boulevard, s w cor Braadreth av, interior alterations to bakery; cost, $250; owner, Herschmann Bleir Co., premises. Plan No. 321.

ROCKAWAY BEACH.—Chase av, e s, 243 s Boulevard, new foundation to dwelling; cost, $400; owner, H. Maskin, premises. Plan No. 328.

FAR ROCKAWAY.—St. Mary's Court, n s, 200 w Broadway, interior alterations to dwelling; cost, $200; owner, Emma J. Muhlbach, premises. Plan No. 320.

MORRIS PARK.—Jerome av, s s, 150 w Beech st, new plumbing, dwelling; cost, $50; owner, M. Weber, premises. Plan No. 317.

MORRIS PARK.—Jerome av, s s, 115 w Jerome av, new plumbing, dwelling; cost, $50; owner, W. Kling, premises. Plan No. 318.

MORRIS PARK.—Jerome av, s s, 75 w Beech st, new plumbing, dwelling; cost, $50; owner, Mr. West, premises. Plan No. 319.

OZONE PARK.—Oxford av, e s, 100 n Belmont av, cut new windows in dwelling; cost, $50; owner, S. Tufano, premises. Plan No. 323.

EVERGREEN.—Cypress av, w s, 60 s Lafayette av, 1-sty frame extension, 11x10, rear 2-sty frame dwelling, tin roof; cost, $300; owner, W. J. Mehil, 149 East 94th st, N. Y. C. Plan No. 326.

JAMAICA.—Fulton st, 312-314, repair moving picture after fire damage; cost, $200; owner, W. C. Baker, Hardenbrook av, Jamaica. Plan No. 327.

MIDDLE VILLAGE.—Fresh Pond rd, e s, near Lutheran Cemetery, 1-sty brick extension, 25x94, side 1-sty shed; owner and architect, N. Y. Municipal Railway Co., 85 Clinton st, Brooklyn. Plan No. 329.

Richmond.

JERSEY ST, e s, 100 s Henry st, New Brighton, new roof to brick store and dwelling; cost, $25; owner, John Fabiszewskie, New Brighton; builder, John Paczewitz, New Brighton. Plan No. 37.

RICHMOND TER, n s, 50 w Simonson av, 2737 Mariners Harbor, remove a wing to frame dwelling; cost, $300; owner, Mrs. Thos. Nolan, West New Brighton; builder, W. C. Holman, West New Brighton. Plan No. 35.

POMMER AV, w s, and Marion av, North, Stapleton, 2½-sty addition to frame dwelling; cost, $1,000; owner, Mrs. Macklin, on premises; architect, John Davies, Tompkinsville; builder, Karlsson Bros., Tompkinsville. Plan No. 36.

OCEAN FRONT, 150 e creek, South Beach, 1-sty extension to frame bungalow; cost, $100; owner, Charles P. Walker, 192 Grand st, Jersey City, N. J.; builder, William Anderson, 41 Mercer st, Jersey City, N. J. Plan No. 34.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending March 7. The location is given, but not the owner's address:

EAST ORANGE.—Mariano Accardi, west side Halstead st, 100 ft. n Tremont av, 3-sty frame, $6,000.

NEWARK.—Stephan Mayernick, 808 South 14th st, 3-sty frame, $6,000; Marcello Pietrangelo, 90 Ridge st, 3-sty brick, $10,000; Louis Drcokin, 19 and 21 Avon pl, two 3-sty frame alteration, $1,000.

ORANGE.—Julia Anginoli, s s Frankfort st, 68 e Lincoln av, 3-sty brick, $7,000.

LODI.—Frank and James DeMattia, s s Autumn st, 175 ft w Prospect av, 2-sty brick, $5,000; James Cottitta, n e cor Main st and West Lane st, 3-sty brick, $8,000.

FORT LEE.—Gaetano Gentile, n e cor 16th st and Boulevard, 2-sty brick, $7,000.

JERSEY CITY.—Joseph Glickman, 357, 359 and 361 Jackson av, three 4-sty brick, $27,000; David Feingold, 311 Railroad av, 4-sty frame alteration, $100; Isaac Robbins, 82, 84 and 86 Jewett av, three 4-sty brick, $60,000; Michael C. Higgins, 621 Palisade av, 4-sty brick, $1,000.

TOWN OF UNION.—Isidore Levin and Max Potoskin, s w cor Boulevard and John st, 4-sty brick, $13,000.

HOBOKEN.—Charles Weinacht, s e cor Washington and 5th sts, 4-sty brick alteration, $6,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has completed plans for alterations and additions to the flat house at the northeast corner of Springfield av and Rankin st for Mrs. Pauline Siegal, on premises. Cost about $30,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, N. J., has nearly completed plans for a 4-sty apartment house, 50x96 ft., to be erected at the northwest corner of Burnett st and Lenox av for Robert Henderson, president of the Universal Flexible Conduit Co., Newark, owner. Cost about $40,000. The architect will soon take bids.

ELIZABETH, N. J.—Oakley & Son, 280 North Broad st, owners and architects, are preparing plans for a 3-sty brick apartment house, 88x40 ft, to be erected on North av, between Newark av and North Broad st, to cost about $20,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 3-sty brick flat, 35x48 ft., to be erected at 84 Van Wagenen av, for Paul Shilling, 208 Jackson av, owner and builder. Cost, about $9,000.

DWELLINGS.

JERSEY CITY, N. J.—J. A. Resch, 170 Lexington av, is preparing plans for a 2-sty frame residence, 21x40 ft., to be erected in Roosevelt st, west of Mallery av, for Thomas Cavanaugh, 225 Mallery av, owner. Cost about $3,000.

BOGOTA, N. J.—M. A. Cantor, 39 West 38th st, N. Y. C., is preparing sketches for forty 2½-sty frame and stucco residences, 20x30 ft, for J. J. Lock, 44 Court st, Brooklyn, owner and builder. Cost, about $4,000 each.

SOUTH ORANGE, N. J.—Taylor & Mosley, 40 Wall st, N. Y. C., are preparing plans for a 2½-sty brick and stone residence, 37x69 ft, for C. F. Steifel, care of Scherring & Glatz, Maiden la and Front st, N. Y. C., owner. Cost, about $40,000. The architects will soon call for bids.

NEWARK, N. J.—Cady & Gregory, 40 West 32d st, N. Y. C., are preparing plans for a 2½-sty brick and stucco parsonage, 38x38 ft., to be erected at Abington and Clifton avs, for the Third Presbyterian Church, Rev. Dr. Robert Scott Inglis, pastor, 30 Walnut st, Newark.

HALLS AND CLUBS.

MORRISTOWN, N. J.—Bertram G. Goodhue, 2 West 47th st, N. Y. C., is preparing plans for a 1 and 3-sty local stone parish house for St. Peter's Episcopal Church, Rev. P. F. Sturges, rector. Architect will take bids about April 1 on general contract. Cost about $100,000.

BAYONNE, N. J.—L. E. Jallade, 37 Liberty st, N. Y. C., has completed plans for the 4-sty brick and reinforced concrete Y. M. C. A. building to be erected at Broadway, 38th to 39th sts for the Y. M. C. A. of Bayonne, A. W. Forman, president. Cost about $100,000.

NEWARK, N. J.—Del Guercio & Connelli, 222 Washington st, Newark, are preparing plans for a 2-sty brick, steel and reinforced concrete hall and meeting room, to be erected on the east side of Summer av, near Crane st, for the Guards of Columbus Realty Co., Richard F. Mattia, 52 Summer av, president. Bids will be received about April 1. Cost, between $24,000 and $25,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is taking bids for a 3-sty brick parochial school to be erected at Boulevard and St Paul's av for St. John's Roman Catholic Church, Rev. Father P. W. Smith, pastor, 3026 Boulevard.

BAYONNE, N. J.—The Board of Education of Bayonne, G. P. McCormack, president, contemplates the erection of a public school at 49th st and Broadway, to cost about $200,000. No architect has been selected. J. J. Keeler is chairman of the building committee.

STORES, OFFICES AND LOFTS.

MONTCLAIR, N. J.—U. S. Government, Oscar Wenderoth, supervising architect, Treasury Department, Washington, D. C., contemplates the erection of a post office building at the southeast corner of Bloomfield av and Seymour st, to cost about $130,000.

ELIZABETH, N. J.—J. B. Beatty, 78 Broad st, is preparing plans for a 2-sty frame and stucco cafe, meeting room and apartment, to be erected at 5th st and 1st av, for Nicholas Feid, 513 Elizabeth av, owner.

PERSONAL AND TRADE NOTES.

S. A. GUTTENBERG, architect, has moved his offices from the Post Office Building to new offices in the Proctor Building, North 4th av, Mt. Vernon.

J. W. ANDERSON, of the firm of Olsen & Anderson, general contractors, of Long Island City, has returned from an extended vacation trip to Sweden.

TAYLOR-HORNSBY CONSTRUCTION CO. has opened offices in the Post-Standard Building, Syracuse, N. Y., and will conduct a general contracting business.

HOWARD MAJOR, architect, formerly associated with Chas. A. Rich, 320 Fifth av, has opened offices for the independent practice of his profession at 281 Fifth av.

F. P. KELLEY, architect, 3 West 29th st, will move his offices May 1st. He will occupy jointly with Hobart A. Walker, offices in the Knabe Building, 437 Fifth av.

ARTHUR T. REMICK, architect, formerly at 103 Park av, has become associated with Henry Wilhelm Wilkinson. They have opened new offices for the joint practice of their profession at 15 West 38th st.

CARL A. HAUG, JR., architect, Little Falls, N. Y., has opened an office at Amsterdam, N. Y., in the Newton Building. He was for six years a member of the firm of Carl A. Haug & Son, architects, Little Falls, N. Y.

DE GRAFF & HOGEBOOM, INC., is the name of a new firm recently incorporated to do a general contracting business in Kingston, N. Y., and vicinity. Abram V. De Graff, president and treasurer; R. P. Campfield, secretary.

HENRY BELMONT & SON, heating engineers and contractors, successors to Henry Belmont, announce the removal of their office from 1438 Sand st, Bronx, to 103 Park av, Manhattan. Telephone, Murray Hill 5212.

E. WYATT BLANCHARD has severed his connection with the firm of Tullis & Blanchard (Inc.), general contractors, 1328 Broadway. He will in future conduct a general contracting business under his own name.

MECHANICS INSTITUTE.—The next lecture before the alumni association of Mechanics Institute, 16 West 44th street, will be delivered next Friday evening, March 20, by ex-Attorney General George W. Wickersham.

BERGER MFG. CO., 22d st and 11th av, announce that S. K. Stearns, late representative of the Eller Mfg. Co., metal ceiling contractors, is now special representative of the Berger Company's metal ceiling contract department.

WESTINGHOUSE, CHURCH, KERR & CO., 37 Wall st, have established a laboratory for the purpose of testing concrete aggregates, waterproofing materials, and investigating paints and preservative coatings for concrete and steel.

WILLIAM C. WESTON, architect, Birmingham, Ala., has opened a branch office in the Peoples' Bank Building, Room 7, Mobile, Ala. The office is in charge of John E. Davis, who would appreciate manufacturers' samples and trade catalogues.

J. F. WALSH & BRO., general contractors, formerly at 193 Lexington av, have recently moved their office to 33 West 42d st. For the past eight years they have devoted their energies almost exclusively to public work, but now propose extending their field and are prepared to figure and take contracts for work in the general contracting line.

MARTIN & BRUNGER, a new firm, have purchased all the rights and good will of the contracting firm of Dinkel & Jewell, of Tarrytown. Both members of this new corporation are residents of Irvington. Mr. Martin, for some time, has been superintendent for the Dinkel & Jewell Company.

AMERICAN EVER READY CO., of New York City, manufacturers of electrical supplies, has been incorporated with the National Carbon Co., of Cleveland, Ohio, and will hereafter be known as the American Ever Ready Co., of the National Carbon Co. Conrad Hubert, president of the American Ever Ready Co., has been elected vice-president of the National Carbon Co.

THEATRE SPECIALTY MFG. CO. has moved from the Heidelberg Building to 218 West 42d st. This concern sells a general line of theatrical and moving picture equipment, projection machines, etc., for moving picture theatres, and for educational and trade purposes. In connection with these lines the company is building a demonstrating room in the new offices. A scenic painting department is also conducted.

ALDERMAN CURRAN'S proposed ordinance limiting the size of billboards and electric signs was discussed at a hearing before the Building Committee of the Board of Aldermen Wednesday afternoon in the City Hall. Alderman James Hamilton presided and George McAneny, President of the Board of Aldermen, was in attendance. Attorneys representing the various interests asked for more time, and the committee in executive session fixed on March 25, at 2 o'clock, for a public hearing.

BARBER ASPHALT PAVING CO. has offered a prize of $100 for the best paper written by a member of the graduating classes of the leading engineering schools on the subject of "Asphaltic Material for Highway Construction." The prize is offered to encourage investigation of methods and materials of road and street construction, and to interest engineering students in highway problems. The paper and it conclusions may be based upon service tests and the lessons of experience; the physical qualities or chemistry of asphalt; or it may combine any two of these lines of investigation. The length of the paper is limited to 3,000 words and all manuscripts must be received not later than June 1, 1914.

C. E. KNOX, who was the consulting engineer for the elevator installation of the Woolworth, Municipal and Metropolitan buildings, has been appointed consulting engineer for the elevator installation in the Equitable Building, the largest structure in the world, by the owners, the Equitable Life Assurance Society. This will be one of the largest elevator installations ever made. The total elevator trackage, according to present plans, will be approximately 20,240 feet, or nearly four miles. The speed of these elevators was originally figured out at about seven and one-half miles an hour, or about equivalent to the speed of an average trolley car. These elevators will serve a floor space of nearly 45 acres, or at least 15,000 people daily.

OBITUARY

WILLIAM JONES, general contractor, died at his home, 73 Oak st, New Rochelle, N. Y., Sunday, March 1st, aged sixty-five years.

THEODORE STUTZ, carpenter and builder, died at his home, 1821 Greene av, Brooklyn, Saturday, March 7, aged seventy-four years.

CHARLES A. MORRIS, consulting engineer, associated for many years with the Haywood Co., N. Y. City, died March 8th, at Los Gatos, Cal., aged sixty-two years.

SEBASTIAN VAN WYNEN, a retired general contractor, died of apoplexy at his home, 294 McDonough st, Brooklyn, Friday, March 6. Mr. Van Wynen was born in Holland eighty-one years ago, and came to this country when sixteen years of age, settling in Brooklyn, where he has lived since.

JOSEPH RIDGWAY, builder, died at his home, 318 Madison st, Brooklyn, Saturday, March 7, aged sixty-one years. Mr. Ridgway was formerly an inspector of public works for the Public Service Commission.

JOHN CURRAN, who for many years had been engaged in the general contracting business, died at his home, 837 St. Johns pl, Brooklyn, Friday, March 6. He was born in Ireland and had been a resident of Brooklyn for thirty-seven years.

MAURICE FORNACHON, architect, who was associated with the late Richard M. Hunt, died at his home, 520 West 114th st, Sunday, March 8th. He was born in 1841 and studied architecture in Switzerland and in the Ecole des Beaux Arts in Paris.

EDWARD C. LOFT, of the firm of Mason & Loft, general contractors, Amsterdam, N. Y., died at his home, 75 West Main st, Amsterdam, Monday, March 2d, after a short illness. He was fifty-eight years of age and was known as one of the foremost builders in Central New York.

AUGUST D. HEYNE, architect, 121 Oraton st, Newark, died Wednesday, March 4. Despondency over failing eyesight and the resultant loss of business caused him to commit suicide by taking poison. Mr. Heyne was fifty-one years old and had practiced architecture in Newark for a number of years.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July and August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

THE EFFICIENCY SOCIETY (Inc.) will hold the first national efficiency exhibition and conference at the Grand Central Palace, N. Y. C., April 4 to April 11, inclusive. Interesting programs are being prepared for each session of the conference.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore. Preliminary notices will soon be sent out.

ARCHITECTS TO MEET.—The regular meeting of the New York Society of Architects will be held at the United Engineering Society's building, 29 West 39th st, next Tuesday at 8 P. M. A. M. Feldman, a heating and ventilating engineer, will give a lecture and the following subjects will be discussed: Registration of architects, housing law, schedule of fees and the consolidation of departments in New York.

BROOKLYN Chapter of the American Institute of Architects will open the ninth exhibition of the chapter this evening (Saturday) by a private view and reception to members, which will be followed by the annual dinner of the chapter. The exhibition is held at 131 Remsen st, Brooklyn, and will be open to the public without charge from Sunday, March 15, to Saturday, March 28, inclusive. Exhibition hours are from 12 m. to 6 p. m., and from 7 p. m. to 10 p. m. The exhibition committee, John B. Slee, chairman, has spared no effort to make this year's exhibition an interesting and instructive one and an institution worthy of the support of all patrons of things artistic and educational.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—A tentative program has been arranged for the coming spring meeting to be held in St. Paul and Minneapolis, June 16-19. Three groups of professional sessions will be held. It is expected that one session will be upon the subject of grain handling and ore handling, which is an important topic locally and an interesting one generally. Another session will be devoted to the use of powdered fuel and its efficiency and utility compared with oil and gas, for different purposes in industrial work (e. g., in openhearth furnaces, in cement kilns, in boiler furnaces, and for industrial furnaces). Reports will be presented by the Committee for Standard Specifications for Boilers and Other Pressure Vessels, and for Their Care in Service, and by the Committee on Flanges. The latter report was presented for preliminary consideration at the recent annual meeting in New York and provoked a spirited discussion.

RECENT INCORPORATIONS.

TWENTY-FIRST STREET AND FIFTH AVENUE CORPORATION has been chartered with a $100,000 capitalization to do a realty and construction business, with offices in Manhattan. The directors are M. Letitia Mathews, Grace Hanson and Susan A. McMahon, all of 30 East 42d st. J. Frank, 30 East 42d st, is the attorney for the company.

FELDER ENGINEERING CO., with offices in Manhattan, has been incorporated with $25,000 capital stock to do a general engineering and contracting business. The directors are John J. Plunkett, William A. Fleming and Paul Plunkett, all of 103 Park av. Thomas F. Keogh, 90 West Broadway, is the attorney.

J. A. VANDEGRIFT & CO. is a $25,000 corporation, chartered to do general engineering, contracting, construction of works of public improvement with offices in Manhattan. The directors are Jos. A. Vandegrift, LeRoy Scott and Henri C. Morang, all of 149 Broadway. Walter S. Newhouse, 37 Liberty st, is the attorney for the company.

71 WEST 115TH STREET REALTY CO., realty and construction, has been chartered with a capitalization of $10,000 with offices in Manhattan. The directors are Max Ellis Jaffe, 1475 Amsterdam av, Thomas M. Fanning, and Thomas M. Fanning, Jr., both of 3180 Broadway. Arthur W. Birkins, 217 West 125th st, is the attorney.

ENNIS REALTY CORPORATION, with offices in Queens, has been chartered with $5,000 capital stock to do a realty, construction, dealing in building materials and manufacturing same. Arthur B. Ennis, Mabel S. Ennis and George W. Ennis, all of 21 Bayside pl, Hammels Station, Rockaway Beach. Frank H. Field, 135 Broadway, N. Y. C., is the attorney for the company.

FLINTOFF AND MALAT have filed incorporation papers with offices in Manhattan to do a general contracting, painting, decorating and dealing in supplies business. Robert P. Flintoff and Theresa M. Flintoff, both of 61 Buchanan pl, Benjamin Malat and Anna Malat, both of 61 East 102d st, are the incorporators. The company's attorney is I. Wittkind, 299 Broadway.

KARLBACH REALTY CORPORATION is a $10,000 company chartered with offices in Manhattan to do a realty, construction, dealing in goods, wares, merchandise, brokerage, insurance and contracting business. The incorporators are Chas. A. Strauss and Sidney H. Aarons, both of 261 Broadway, and Elizabeth Smith, 2056 Mulliner av. Strouse & Strauss, 261 Broadway, are the attorneys for the company.

LOUIS KALISCHER has filed incorporation papers with $20,000 capital stock to do an electrical contracting, construction and engineering business with offices in Brooklyn. The directors are Louis Kalischer, 475 Hancock st, Jos. Miljouer, 140 Greene av, and Louis Florance, 7605 12th av, all of Brooklyn. Weinberg Bros., 302 Broadway, are the attorneys for the company.

GRISCUOLO REALTY CO. has been incorporated to do a realty, contracting and construction business with offices in The Bronx. The papers were filed by Pietro Griscuolo, 221 South 11th av, Mt. Vernon, N. Y., Pietro Conelle, 2396 Arthur av, and Gatello Cavaliere, 2167 Belmont av, N. Y. C., as directors. S. H. Golding, 135 Broadway, N. Y. C., is the attorney.

AUXILIARY CORPORATION has filed papers with $10,000 capital stock with offices in Manhattan to do a realty, construction, contracting, acting as agent, manufacturing and dealing in goods, wares, merchandise and raw materials business. William S. Sussman, 919 Fox st, Chas. M. Lenet, 858 Kelly st, The Bronx, and L. A. Grady, 24 Scott st, Richmond Hill, are the directors. William S. Sussman, 35 Nassau st, is the attorney for the company.

17 WEST 17TH STREET, INC., is the name of a $10,000 corporation chartered to do a realty, construction, brokerage and insurance business with offices in Manhattan. The directors are P. Chauncey Anderson, John H. Iselin and A. Livingston Norman, all of 25 Broad st. Anderson, Iselin & Anderson, 25 Broad st, are the attorneys.

GOTHIC HOLDING CO., realty and construction, has been chartered with offices in Manhattan, with Matthew M. Edelman, 155 Audubon av, N. Y. C., Eugenie Levy, 190 Lincoln av, Brooklyn, and Theodore Feinne, 2493 Marion av, Fordham, as directors. Louis Sachs, 52 Broadway, is the attorney for the company.

TWO HUNDRED AND EIGHTY-FOUR PEARL STREET CO. has been chartered with a $10,000 capitalization, with offices in Manhattan, to do a realty and construction business, with Louis Solomon, 826 Ritter pl,, Samuel J. Rawak, 112 West 72d st, and Jas. C. Hogan, 100 East 125th st, as directors. The attorney is Samuel J. Rawak, 256 Broadway.

COHEN IRON WORKS CO., with offices in Brooklyn, has been incorporated to manufacture and deal in iron works, steel and building materials, contracting, realty and construction. The papers were filed by Fannie Cohen and Abraham Cohen, both of 313 Dumont av, and Barnet Levingson, 1585 St. Marks av, all of Brooklyn, as directors. The attorney is George Wiener, 1757 Pitkin av, Brooklyn.

THE SCHLECKER-GREENBERG IRON WORKS has been incorporated with offices in Brooklyn to manufacture and deal in iron, steel, copper, stone, wood articles and realty. Rebecca Schleeker and Lena Greenberg, both of 234 Junius st, and Aaron Benjamin, 1773 Pitkin av, are the directors. Cook & Benjamin, 189 Montague st, Brooklyn, are the attorneys.

WILWICK REALTY CORP. has been chartered with $7,000 capital stock to do a realty and construction business with offices in Brooklyn. The directors are Andrew F. Wilson, 629 Jefferson av, Frederick Wickstead, 10 St. James pl, and Albert Wickstead, 631 Eastern parkway, all of Brooklyn. Frank H. Field, 135 Broadway, N. Y. C., is the attorney.

BUILDING MATERIALS AND SUPPLIES

CONSTRUCTION SEASON OPENS WITH A STRENGTHENING TONE IN DEMAND AND FIRMER PRICES — LINSEED OIL ADVANCES.

Suburban Dealers Report More Business of Short Order Character.

ABOUT the only real evidence, from a contracting viewpoint, of the opening of the 1914 building season this week came in from the suburban territories for material for comparatively small operations. But the significant thing about this characteristic is that volume seems to be making up for value. In other words, the small speculator now holds the center of the stage, doubtless encouraged to come into the market when prices are attractive and terms favorable. Elizabeth, Newark, Staten Island, Jersey City and Hoboken, west of the Hudson, White Plains in particular, and Westchester in general, to the north and outlying parts of Queens to the east, are moving material freely, according to reports of local wholesalers.

As far as local distributors are concerned, there was a slight easing in all lines this week, doubtlessly traceable to the fact that nearly every construction job in the city had run out of material on hand and contractors hounded the dealers into forcing deliveries. There was an actual scarcity of new orders, but the inquiry has been growing heavier. If indications in this respect count for anything at all, the spring movement of building materials will be about on a par with that of last fall, according to opinion expressed on the floor of the Building Material Exchange, but everybody expects that the fall will compare with the volume of business taken in the spring of 1913.

In the wholesale market there is a reflection of the activity reported from the suburbs. Therefore, prices are firmer than they were a week ago, list prices are not quite so loosely maintained and some departments continue to stiffen. Linseed oil moved up one cent this week. Crushed stone mills prepared to resume operations at a time when the supply here in the city was at a comparatively low ebb. Sand and gravel also moved more easily, but mining was difficult and the insistent demand for these commodities which has existed for some time, has made prices exceedingly stiff. Lime is steady on a moderate demand, but a better inquiry is reported by most of the local agents. Building grades of lumber are also firmer.

Building stone has a better call, but nothing exceptional for this time of the year. Hardware is, perhaps, the most aggressive of all departments as far as actual selling is concerned, but a large part of this demand is dealers' business, and not building specifications, which reflects, in a measure, what already has been said regarding the building movement in the suburbs.

Structural steel continues to be the pivot of the building outlook. The business being taken just now for Eastern deliveries is much more promising than it was in either January or February, and it is expected that March will show a great deal heavier tonnage than any month so far this year. More capacity has lately been blown in at the mills, and prices continue to be firmly held. It is the constantly increasing firmness of this department that is giving the greatest encouragement to building material interests in the metropolitan district. With the mills now employing eighty per cent. of their capacity, whereas only a few months ago the total capacity was something like 60 per cent., there seems to be ground for the opinion generally expressed that business in the building material and supply department of the New York real estate market is improving.

LINSEED OIL UP A CENT.

Seed Market Turns Strong As Demand Shows Improvement.

LINSEED oil has moved up one cent. The quotation is now 53 and 54 cents for city, raw, American seed and 54 and 55 cents for city boiled.

There were two causes for this change which became effective early in the week. One was the strengthening of the seed market at Duluth and the other was the improved demand for the finished product in this district. Oil interests say that paint manufacturers and producers of floor dressings have found the demand so great that extra capacity has had to be employed at the mills earlier than was expected. The great increase in the use of damp and waterproofing compounds for use in concrete work is attributed in part, at least, to the higher prices now ruling.

$300,000 FOR CITY CONDUITS.

Pennsylvania Takes the Lead in Protecting Signal and Telegraph Wires from Storms.

FOLLOWING the slush storm of almost a fortnight ago, when about 30,000 miles of telegraph wires were borne to the ground and about 15,000 poles destroyed, railway and telegraph companies have been considering the matter of appropriating a sufficient amount of money to permit permanent protection of all these wires. Burned clay conduit interests have been making an aggressive campaign upon the purchasing departments of railroads, advocating the inclosure of all telegraphic wires in vitrified conduits with the result that on Wednesday the Board of Directors of the Pennsylvania Railroad Company, meeting at Philadelphia, appropriated $300,000 to be expended on vitrified clay conduits to be laid along line of the Pennsylvania Railroad between New York and Philadelphia to protect the wires of a repetition of the storm of March 1 and 2.

The work will begin immediately in putting the overhead wires into clay conduits between Rahway and Trenton and subsequently the system of conduit protection to wires now employed between the Pennsylvania Station in New York and Manhattan Transfer, will be extended through Newark and Elizabeth to Rahway. This is said to be one of the biggest orders for clay conduits ever let.

COAL SUPPLY STILL TIGHT.

Situation Rapidly Becoming Easier, However, on Steam Sizes of Anthracite.

WHILE early this week it was still impossible for either the railroads or the retailers to handle tonnage with ordinary dispatch, the situation was rapidly becoming easier and no further danger was apprehended in view of the lateness of the season.

The greatest pinch has been on the steam sizes of anthracite. For the past month it has been slow work unloading this coal from cars, and in many cases stocks were at low ebb prior to the most recent storm. A good premium could be obtained on loaded boats, but, as there was comparatively little of the steam sizes afloat, the volume of transactions was not large. F. O. B. prices were helped, but the high premiums were offered only on loaded coal.

The bituminous market has been helped materially by the events of the past ten days. The movement of coal to tidewater was virtually at a standstill for the greater part of last week on all the roads, and this led to a pretty thorough cleaning up of demurrage accumulations at the piers. Most of the demurrage coal was moved at low prices, but the bulk of it has been disposed of and as a result the market is in a healthier condition than for a long time.

Many producers are quoting five cents more than a week or two weeks ago on line shipments, and buyers are paying the higher figures readily in most cases.

FEBRUARY FIRE LOSSES.

About $2,000,000 Less Than January's Loss Reported for U. S. and Canada.

THE losses by fire in the United States and Canada during the month of February, as compiled by The Journal of Commerce and Commercial Bulletin, aggregate $21,744,200, as compared with $23,204,700 in January and $22,084,600 in February last year. The losses thus far this year reach a total of $44,948,000, as against $42,277,850 credited against the same time last year.

There were during the short month of February no less than 353 fires credited with causing an estimated property damage of $10,000 or over in each instance. The following brief classification according to their destructiveness will afford interesting study:

Estimated Loss—	No. of Fires.
$10,000 to $20,000	118
$20,000 to $30,000	71
$30,000 to $50,000	51
$50,000 to $75,000	41
$75,000 to $100,000	18
$100,000 to $200,000	36
$200,000 and over	18
Total	353

BRICK SOMEWHAT EASIER.

Warmer Weather and Better Riding Conditions Brings Optimism.

WITH the Hudson still closed to navigation and, in consequence, giving the market a chance to further clear the wholesale supplies of open and covered cargoes and to reduce the volume of dealers' brick lying about the city awaiting unloading, this department developed some strength as the building season formally opened. The buying is still scattered, however, although inquiry shows improvement. The temperament of the brick department is still one of hesitation for both Hudsons and Raritans and for that reason quotations are not yet as firm as manufacturers would like to see them. But the firming undertone that is felt throughout the entire building material market doubtless will begin to be felt in the brick department ere another week passes and, indeed, there is every reason to believe that quotations now being made as nominal will stiffen perceptibly as the present local wholesale supply of brick wanes and favorable building weather continues to be the rule rather than the exception. Contractors and architects need not be afraid to specify brick in fear of a shortage as there is ample to take care of the city's needs for some time to come.

Official transactions for Hudson common brick covering the week ending Thursday, March 12, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Mar. 6—63.

	Arrived.	Sold.
Friday, Mar. 6	0	0
Saturday, Mar. 7	0	0
Monday, March 9	0	1
Tuesday, Mar. 10	0	2
Wednesday, Mar. 11	0	1
Thursday, Mar. 12	0	2
Total	0	6

Reported enroute Friday A. M., March 12—0.

Condition of market, weak. Prices: Hudsons, —— to $6.50 nominal; covered, —— to $7.50; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to $7.50 (yard). Dull. Left over, Friday A. M. March 13—57. Covered barges sold, 5. Total number covered barges, 11. Total number in market, 68.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Feb. 27	108,000	Mar. 6	14,500
Feb. 28	143,000	Mar. 7	22,500
Mar. 2	——	Mar. 9	249,500
Mar. 3	6,000	Mar. 10	170,000
Mar. 4	103,000	Mar. 11	189,500
Mar. 5	184,000	Mar. 12	231,500
Total	544,000	Total	877,500

1913.

Left over, Friday A. M., Mar. 7—51.

	Arrived.	Sold.
Friday, Mar. 7	10	4
Saturday, Mar. 8	0	2
Monday, Mar. 10	0	4
Tuesday, Mar. 11	0	1
Wednesday, Mar. 12	0	4
Thursday, Mar. 13	4	6
Total	14	21

Condition of market, dull. Prices: Hudsons, $7 to $7.25; covered, $7.50; Raritans, $6.87½ to $7. Newark, $8.25. Left over Friday A. M., March 14—145. Total covered, 0. Total covered barges sold, 3. Total covered left in market, 8. Total in market, March 6, 1913—74.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 12, 1914.	119
Total No. bargeloads sold Jan. 1 to Mar. 12, 1914	62
Total No. bargeloads left over Mar. 13, 1914	57
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left over Jan. 1 to Mar. 13, 1913	207
Total No. bargeloads sold Jan. 1 to Mar. 13, 1913	162
Total No. bargeloads left over Mar. 14, 1913.	45

THE STEEL MARKET.

Rolled Products Totaled Abont 1,060,000 Tons.

ACCORDING to report issued by the U. S. Steel Corporation and subsidiary companies the orders for rolled steel products in February exceeded shipments by 18,751 tons per day as indicated by an increase of 412,760 tons in unfilled orders, which aggregated 5,026,440 tons at the end of February. Viewing the steel market as a bormeter upon which to gauge future business in other lines of building material this showing gives more promise of activity, for the reason that structural steel is not an exaggerated feature of the report. Most of the increase is directly attributable to pipe and plate construction, although it should not by any means be understood that structural business showed no important gain. As a matter of fact, structural steel showed considerable activity and the tonnage was sligtly in excess of that reported for January. March, however, is the month of real structural steel activity and the tonnage being taken at present from the metropolitan district indicates a decided improvement in building contditions but nothing sensational.

The indication is that new orders were booked during the 22 active business days in February at the rate of about 48,000 tons per day. Outside of large pipe and plate orders, however, the average daily bookings were less than in January; that is, general business was smaller, hnt the aggregate tonnage larger than in January.

It is understood that the production of steel ingots in February was approximately 1,041,000 tons, furnace operations averaging a little less than 80 per cent. of total capacity. It is thus indicated that rolled products were produced at the rate of a little over 33,000 tons per day, or approximately 740,000 tons.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 21, 1914

DOES RAPID TRANSIT RELIEVE CONGESTION?

The Roads Cannot Make a Lower Rate Than Five Cents, and This Is Too Much For the Poor to Pay—Excessive Construction Costs to Blame.*

By HENRY C. WRIGHT,
First Deputy Commissioner, Department of Charities, New York City.

THE purpose of this paper is to discuss the inter-relation of housing and transit, and I wish to emphasize and make clear the following points:

1. That it is necessary to clearly define the kind of housing deemed desirable before it is possible to determine the kind of transit needed or possible to secure.

2. Transit heretofore has been looked upon largely as a business proposition, with little consideration given to its important relation to social problems.

3. If transit, in any large degree, is to aid in solving housing problems, its fixed charges and operating costs must be reduced.

If the population of large cities is to be mainly housed in tenements in order to accommodate many people on a small space, there will be comparatively little need for rapid transit. Surface lines could largely supply the accommodations necessary. If the tenement house were to be accepted as an advisable method of housing, the housing problem would more largely resolve itself into a determination of the type of tenement house which would furnish a reasonable proportion of light and air, with some play space adjoining.

If, on the other hand, it seems advisable to attempt to provide single or two-family houses, with space surrounding, the city, under such a method of building, would occupy a much larger territory, and rapid transit would be needed as a means of reducing the time occupied in going to and from work.

Economy in Congestion.

If acceptable housing were to be conditioned solely upon light, air and a certain amount of play space, the tenement house would be the most satisfactory, because the most economical method of housing people, not only because it can accommodate many families on a given area, but also the crowding together of many families in a small area reduces many other municipal expenditures, such as for transit, sewers, water, fire and police protection, paving, etc. The denser a city, the lower the operating costs. Since, however, operating costs are secondary to acceptable living conditions, the method of housing must first be determined and the operating costs adjusted accordingly.

It is primarily essential that each city should decide through the properly constituted authorities whether or not it is practicable to regulate the type of houses, and, if so, what type should be aimed at. The extent of the need for rapid transit will not be clear until this phase of the housing problem is determined.

The Best Way to Live.

My personal feeling is that, so far as possible, the aim of every city should be to aid its citizens to build and live in single or double-family houses, with space surrounding. It is my belief that the apartment or tenement house, sheltering many families, tends to destroy the sense of individual responsibility and loyalty to the community. When families are crowded together in close proximity, they seldom get acquainted one with another, and soon lose, or fail to develop, the neighborhood sense, and the neighborhood sense is the basis of responsible citizenship.

Heretofore transit has been viewed solely as a business proposition. In almost all cases the initiative has been taken by private individuals desiring to build and operate transit lines in designated streets. In very few instances has the city taken the initiative in determining when or where the transit lines should be built; nor has due consideration been given to the question as to whether or not the proposed transit lines would properly distribute the people, or whether or not a five-cent fare was low enough to induce workingmen to leave the congested portion of the city and establish themselves in the relatively unoccupied portion.

Transit Lines as a Municipal Function.

Let us assume that the city authorities have clearly conceived the idea that transit should be considered to be and is a municipal function. Such a conception of the function of transit raises new questions which the city authorities have not heretofore found it necessary to consider.

If transit lines are to act as distributors of the city population, they must be operated with fares sufficiently low to induce the workingman to move to outlying sections, and the speed of operation must be sufficiently rapid to enable him to go from his home to his work without a serious loss of time.

No data has been collected in the United States that will throw any clear light on the problem as to whether a workingman will be more inclined to use a transit line charging a three-cent fare than one with a five-cent fare. It is highly important that such data be collected, and it is hoped that within a few years we may have some definite information with regard to this question. It is reasonable, however, to assume that a three-cent fare would induce many workingmen to move to outlying sections who otherwise would live in the congested portion of the city if the fare basis on transit lines were five cents.

How to Get a Three-Cent Fare.

One of the first things to be taken under consideration by city authorities with regard to any proposed transit line is whether or not the method of financing is such as to enable the operator to transport passengers for less than five cents, if not at the opening of such line at any rate after the traffic has become reasonably heavy.

A fare of less than five cents is conditioned upon the method of securing capital, the cost of construction and the cost of operation. It will be contended by most traffic men that neither surface nor rapid transit lines can be operated at a fare less than five cents. This is probably true under the present methods of financing and construction; but, if it be a matter of vital importance that the population of a city be distributed as widely as possible, and such distribution will not take place without a fare less than five cents, some means must be found of reducing the capital charge. There is no hope of reducing to any marked degree the construction costs of surface lines. Any material reduction in the capital charge of this class of lines must be brought about by methods of financing.

Up to the present time practically all surface lines have been financed by private corporations, which were obliged to pay relatively high interest rates and brokerage commissions. In the future, if the construction costs be defrayed by the municipality, the interest on such costs would be reduced at least 1.5 per cent., and brokerage charges would be eliminated. Another reduction in cost could be secured by the city letting contracts for the construction instead of having the lines constructed by some company subsidiary to the transit corporation.

Use City's Credit.

The authorities in every city wherein it is proposed to build transit lines should take these matters under serious consideration and see whether or not it is possible for them to use the city's credit in financing such lines, and whether such credit, if used, would reduce the carrying charges sufficiently to permit of a fare that would induce workingmen to use the lines.

No city can cover a large territory without the use of rapid transit lines. A workingman cannot be expected to use more than a half hour of his time in going from his home to his work. A surface line, as ordinarily operated, would carry him during such half hour only about four miles. A city with a four-mile radius, taking into consideration land occupied by business buildings, factories, public places, topography, etc., probably could not house more than 500,000 people, if they were housed chiefly in one or two-family houses. Cities as now built have congestion in portions, and much unoccupied territory. Cincinnati, Cleveland and Pittsburgh have each a population ranging around 500,000, and each occupies a territory approximating that within a circle having a radius of four miles. Each of these cities has some parts with intense congestion. Each family of the 500,000 could be comfortably sheltered in a single house within the territory now occupied by these respective cities, if real estate values could be adjusted and transit provided.

Is This Ideal Unattainable?

This ideal probably will never be realized; there will always be practical difficulties; cities will not develop in all parts evenly; cities exceeding 500,000 population will undoubtedly require rapid transit to bring into use cheap land for homes; a rapid transit train within a half hour can reach the circumference of a circle having an area seven times larger than that served by surface lines in the same time. It is imperative

*From a paper read at the National Housing Conference.

that this additional territory be reached if single and cheap homes are to be made available.

The cost of rapid transit as at present constructed renders a fare of less than five cents practically out of the question. The enlarged rapid transit system in New York City now under construction, and to be operated by the Interborough Company, must crowd its cars in the future as densely as they are crowded in the existing subway in order to pay with a five-cent fare, operating expenses and carrying charges. Even had New York City, with its own credit, been able to finance the whole undertaking at an interest charge of 4.5 per cent. for construction and 5.5 per cent. for equipment, yet the per-passenger cost would have been 4.52 cents, if the number of passengers per car were limited to 100. New York City has the privilege, under the contract with the Interborough Company, of taking these roads over after ten years from the beginning of operation; but, owing to the heavy cost of construction and the payments it would be necessary to make to the Interborough company, it would be impossible for New York City ever to operate these lines at less than five cents, unless a yearly deficit were paid out of taxation.

It is of the utmost importance that the governing officers in cities with a population approaching 500,000 should realize that rapid transit roads are greatly needed, but that if such roads are placed underground and are of the type used in New York the construction cost will be so heavy that a dense traffic and car congestion will be necessary in order to pay operating expenses and fixed charges.

Those interested in giving the population of our large cities better housing facilities should lose no opportunity to impress upon city officials and transit engineers the necessity of reducing the construction cost and carrying charges of rapid transit roads. Without such reduction there is little hope of materially relieving the congested portions of our cities.

THE FIRE COMMISSIONER'S AUTHORITY

Challenged in An Opinion By Former Chief Justice Cullen—The Case Will Now Be Carried Up—Conflicting Fire Prevention Orders.

ALTHOUGH the owner of a modern building was recently convicted in a test case of having committed a misdemeanor, in refusing to obey an order of the Fire Commissioner to install automatic sprinklers, it is by no means certain that the conviction will stand. Notice of appeal was served this week upon the Corporation Counsel by the defendant's attorneys, following the receipt of an opinion from Hon. Edgar M. Cullen, who was, until recently, chief judge of the Court of Appeals of the State of New York.

"If it were not for what may be termed the strong disposition of the courts, influenced by the recent loss of life by fires in factories, to uphold any prosecution for failure to comply with the regulations or orders for protection against fire," writes Judge Cullen, "I should have no doubt that the defendant had committed no crime in failing to install the automatic sprinklers."

While the opinion is, of course, without the force of a decision, the source from which it comes gives it dynamic potentialities. The combined effect of the opinion and the appeal to the higher court is to reopen the whole question concerning the powers of the Fire Commissioner.

The Question at Issue.

The question in the case is, Has the Fire Commissioner authority to order the installation of automatic sprinklers in this city? He has all along supposed he possessed this authority, and in the case of the People vs. Kaye a test was made in the courts, and the decision handed down a few weeks ago by the Appellate Division, First Department, affirmed the conviction of Mr. Kaye for refusing to comply with an order of the Commissioner requiring the installation of automatic sprinklers in the twelve-story loft building at 30-34 West 25th street.

The defendant was represented by Carlisle Norwood, of the Realty League, and the People by Asst. Corporation Counsel Alexander C. MacNulty and Asst. District Attorney Robert C. Taylor. (See Record and Guide, Feb. 21.) The defendant contended that it was not a crime to disregard the Commissioner's order, and in any event the authority to require the installation was not conferred by the ordinance.

Judge Cullen, fully agreeing with this view, says the statute amending the Charter (section 774) simply empowers the Fire Commissioner to enforce "all laws and ordinances" in respect to the installation of automatic or other fire-alarm systems and fire-extinguishing equipment. And section 775 empowers him to "require in writing, the installation, as required by any law or ordinance, in any building, structure or enclosure, of automatic or other fire-alarm system or fire-extinguishing equipment, and the maintenance and repair thereof; or the construction as required by any law or ordinance of adequate and safe means of exit."

Judge Cullen further writes: "The intent of the statute was not to authorize the Fire Commissioner to require the installation of such a system or equipment as he might think wise, but merely such system or equipment as might be prescribed by law or ordinance."

There is no such law or ordinance, in Judge Cullen's opinion. True, ample power was conferred upon the Board of Aldermen to prescribe by ordinance such a requirement, but it has done nothing of the kind.

"No such power is confided to any officer," continues the opinion, "and to so confide it would be dangerous. It would open the greatest opportunity for favoritism or corruption."

The private opinion of a counselor-at-law cannot change the practise and methods of the Fire Prevention Bureau, but if a like opinion should be handed down by the Court of Appeals, the authority of the bureau would be very much curtailed.

New Fire Prevention Measure.

In connection with the question of the duties of the Fire Commissioner, the Hoff bill in the Assembly (Int. 1254) is important. The bill amends section 776 of the New York City Charter by transferring the functions of the Municipal Explosive Commission to the Fire Commissioner. It also recognizes existing practise by giving him authority over "fire-escape equipment," as well as over fire-alarm and fire extinguishing equipment.

Mass Meeting Called.

Under all the circumstances the legislation relating to fire prevention has become so complex, if not conflicting, that taxpayers are rising in protest against the over-regulation of buildings. A mass meeting of taxpayers' organizations will be held in the Real Estate Exchange Salesroom next Tuesday afternoon, at 4 o'clock, to consider the problem and decide upon a course of action.

"The purpose of this meeting," said one of those who was active in getting up the hearing on the Herrick-Schaap bill in Albany on March 3, "is to complete the work that was begun under such favorable auspices in connection with the Single Tax agitation last autumn, and also to take up probably the most perplexing and harrassing situation that now confronts the taxpayers—that caused by conflicting orders of the State and local authorities on fire prevention and other similar matters.

"The matter of conflicting violations is one that has caused a great deal of apprehension among real estate owners in every part of the city. So great are the burdens that are caused by these conflicting orders that many owners have been induced, if not compelled, to let their holdings go. The feeling of the men behind this movement is that some constructive plan ought to be worked out to make real estate more attractive and to induce a large number of people to invest in what ought to be the best security in the world. It is not the purpose to organize a new association. The movement may be known under the name of 'The Realty Owners of the City of New York,' but this is merely a name and used as a matter of convenience."

Relative to this problem of conflicting violations, the United Real Estate Owners' Associations, at their meeting held on Tuesday evening, adopted the following resolution:

"Resolved, That a committee of fifteen be appointed by the President for the purpose of embodying and presenting to this Association a plan whereby legislation may be enacted looking towards either the appointment of a commission for the purpose of consolidating or merging two or more of the existing city departments having jurisdiction over buildings, or the introduction of a bill which shall establish a bureau of inspection for all departments so far as all laws are concerned which affect buildings, and that this committee be requested to report as early as may be consistent with a careful study of the situation."

Brooklyn's New Court House.

The expectation now is that the Brooklyn Municipal Building will be evacuated by May 1, and the work of demolishing it to make room for the new Court House wing will be commenced immediately thereafter. The only detail which is now puzzling the city officials is the distribution of the present city departments in the Municipal Building between the Terminal Building and the Offerman Building.

Income Tax Returns.

Income tax returns are beginning to come back because of the unsatisfactory way in which they were made out by the persons submitting them, and suits have been started in the Federal courts attacking the constitutionality of the law. Indications point to a revenue for the first ten months (the period for which returns were made) of upward of $90,000,000, to be received from 430,000 to 450,000 individuals and corporations.

—Most of us remember the first time we went to call on a prospective customer. We walked back and forth past the door a dozen times or more, before we got up nerve enough to go inside.—Real Estate Bulletin.

WIDESPREAD MOVEMENT FOR GOOD HOUSING

It Applies to Millionaires' Mansions as Well as to Workmen's Cottages — The Tenement House Classification Dropped From Mr. Veiller's Model Law.

NEW YORK CITY has seen one great movement for the reform of living conditions attended with success, and is likely to see another, when real estate affairs resume a normal status. The housing problem is now engaging the attention of those forces in society which were instrumental in producing and enforcing the tenement house laws as the fruit of the first movement. By the "housing problem" is meant the problem of preventing people from maintaining conditions that are a menace to their neighbors or the community.

A housing law was enacted last year for the six cities of the second class in the State of New York; laws and ordinances of similar nature and purpose have been enacted for a number of cities in other States; the movement is growing rapidly and is certain to extend throughout the country. The National Housing Association, which was organized some years ago in this city at the headquarters of the Charity Organization, is the official center and mainspring of the movement, and men and women who have been identified with the work of the Charity Organization here, or with allied societies elsewhere, are co-operating in this new campaign.

Housing evils vary with communities, and many which still afflict other cities have been banished from New York by the operation of our tenement house law. In the opinion of the housing associations, local and national, there is still much reformatory work to do in contending with such evils as are to be found in buildings of undue height, in inadequate fire-protection, in the intensive use of land, in cramped and crowded quarters, in promiscuity, in lack of privacy and in fly-borne disease.

What the Housing Problem Is.

The housing problem, in other words, is the problem of enabling the great mass of the people, who want to live in decent surroundings and bring up their children under proper conditions, to have the opportunity. Some people do not care, and a part of the problem is to prevent such from being a menace to their neighbors.

Obviously only in those congested centers where the tenement house is the prevailing type will a tenement house law do much to solve the housing problems. Elsewhere within the periphery of a large city, the reform must concern itself with dwelling houses and other types which need it quite as much.

The nature and compass of the legislation needed to effect housing reform is the subject of a work just issued by the Russell Sage Foundation, entitled "A Model Housing Law," by Lawrence Veiller, former Deputy Tenement House Commissioner, author of "A Model Tenement House Law," etc. While the book is entitled "A Model Housing Law," it is so only in the sense of containing a working model upon which others may build. It is in no sense intended to be an ideal or perfect statute. In this model the provisions have been so classified that each person can easily and readily find those matters which interest him. A builder needs only to consult the provisions of one chapter of the law, namely, that relating to New Buildings. A man wishing to alter his house will find everything bearing on it in one separate chapter entitled Alterations. Other chapters are on Light and Ventilation, Sanitation, Fire Protection, Maintenance, Improvements, Requirements and Remedies.

The publication of the model law reveals some novel tendencies on the part of housing reformers and the first to be noticed is in the classification of houses, as (a) private dwellings, (b) two-family dwellings, and (c) multiple dwellings, or those that may be occupied otherwise than as private dwellings or as two-family dwellings. It will be observed that the term "tenement house" is dropped. By means of this classification it is possible to encourage the construction of private dwellings and two-family houses and discourage the erection of tenements and other forms of multiple dwellings by making the provisions relative to the latter more stringent than those affecting the former classes. No kind of dwelling can escape regulation under the act.

A Radical Innovation.

Multiple dwellings are divided into two broad classes, those which are used by families or groups of persons permanently, and those which are used more or less transiently by single individuals. Multiple dwellings of Class A includes apartment houses, flats, tenements, apartment hotels, bachelor apartments, studio apartments, duplex apartments and kitchenette apartments; and Class B multiple dwellings include hotels, lodging-houses, boarding-houses, convents, asylums, hospitals, jails and all other dwellings similarly occupied, whether specifically enumerated or not.

Residence Districts.

Another novel provision is for "residence districts," within the bounds of which no multiple dwelling or any structure other than a private dwelling or a two-family dwelling, may be erected, and such district can be created by the common council upon the petition of two-thirds or more of the owners of the frontage of one side of any block.

This is an attempt to protect residential districts from the invasion of commercial and other elements. The novel feature is that it is done by statute and not by covenant. It permits residences on one side of a street and business on the other if the majority of owners wish it so. The author believes that the section will withstand the tests of the courts. Such a section is contained in the housing law for second-class cities in this State and affecting Yonkers, Albany, Troy, Schenectady, Syracuse and Utica.

Light and Ventilation.

No dwelling is permitted to be more than three stories high, under the provisions of the model code, unless built fireproof. This restriction is based upon the principle that the way to prevent the over-crowding of land is to limit the number of people that may live on a given area. The author considers that with the cost of fireproof construction as it is today, the effect of the provision will be to discourage the erection of tall residential buildings. Every multiple dwelling must have at least two independent ways of egress remote from each other, and stairhalls, dumbwaiters and elevators must be enclosed with fireproof walls.

In the chapters on "Maintenance," "Improvements" and "Requirements and Remedies" we see few provisions not familiar to New Yorkers, and of course they are intended more particularly for those cities throughout the land which have almost no housing regulations.

Space Requirements.

Two main groups of dwellings seem to be particularly in the mind of the author, (a) the detached house, and (2) houses built in continuous rows or "terraces." As has been stated, the erection of private dwellings and two-family houses is favored. Take as an example the case of a man who owns a forty-foot lot. Under the provisions of this law, if he desire to build a detached dwelling, the width of the house may be 30 feet and the depth 80, with a side yard 5 feet wide on each side. It is obvious at a glance that it is possible for the architect to get in a building of that size any disposition or arrangement of the interior that may be desired, either for a millionaire's mansion, a two-family house, or a cheap tenement. Should the plot be 50 feet wide, the house may have a width of 40 feet.

Seven different treatments of plots are offered for consideration, when the purpose is to build a detached house, and the examples given ought to be of the utmost benefit in the improvement of real estate in the smaller cities. The construction possibilities for a single lot of varying depths are also set forth in a definite and authoritative manner. On a 100-foot lot it would be possible to build a house 25 feet wide by 68 feet deep, with an inner lot line court on one side 10 feet by 20 feet, and a back-yard 32 feet in depth. This would give an excellent layout for either a two-family house or a multiple dwelling, as each section of the building (between the street and the court and between the court and the yard) would be about 24 feet in depth thus permitting the section to be built two rooms deep.

Legislation the Only Effective Means.

The author believes that legislation will solve the housing problem, and that "we must get rid of our slums before we can make garden cities, and must make it impossible to build dark rooms in new houses before we urge the government to subsidize building." The book is intended to be working model on which others may build. It, apparently, renders unnecessary the painful operation of collecting the housing laws of different cities, preparing a digest of them, and striving to construct a new law from these elements, cutting a piece here and adding a patch there. All the housing laws in the United States are based upon two models, either the New York Tenement House Law or Mr. Veiller's "Model Tenement House Law," published in 1910, and any city which has neither tenement nor housing law will not go far wrong in following the new model.

Enforcement.

The provisions of the law are made to be enforced in each city by the Health Officer, except that the Superintendent of Buildings is charged with the duty of enforcing certain parts of the law. The Health Officer is to cause a periodic inspection of multiple dwellings at least once a year, or as often as may be necessary.

Public Hearings Called.

The Committee on Buildings of the Board of Aldermen will hold a public hearing in the Aldermanic Chamber, City Hall, on Wednesday, March 25, at 2 p. m., on the following matter: No. 256.—An ordinance with respect to fences, signs, billboards, roof signs, sky signs, advertisements and other structures.

The Industrial Board will hold public hearings in the hearing room of the Board at 381 Fourth avenue as follows:

On Wednesday, March 25, at 10 a. m., on the proposed specifications for fire-alarm signal systems.

On Thursday, March 26, at 10 a. m., on the proposed rules regulating the width of aisles leading to means of egress from factories.

BILLS PENDING IN THE LEGISLATURE

Measure to Pension Widows, With Children, Important to Taxpayers—Herrick-Schaap Bill Thing of the Past—Equal Pay for Teachers Passes Senate.

AMONG the important measures now under consideration at Albany is the Mothers' Pension bill, which provides for state pensions for widows with dependent children. The New York State Commission on Relief for Widowed Mothers has had the matter in charge for many months and will recommend to the Legislature a bill which will eliminate, as far as possible, the idea of pensions and which will mention, only casually, the relief of widows. As designed, the bill, if passed, will become operative on October 1.

The bill, as proposed, is strictly a home rule measure, power being vested with the local authorities. The suggestion is that widows with one child under 16 years of age may receive an amount not to exceed $20 a month, while, if there are two children, not more than $15 a month is to be allowed for the second child. Ten dollars a month is the appropriation for each other child, though $60 a month is the maximum that any mother can receive under the proposed bill.

In cities a board containing nine members is to be appointed by the Mayor, of which the Commissioner of Public Charities is to be an ex-officio member. A representative of the public school system and the Board of Health, together with a representative of the Children's Court, is also suggested.

In counties the County Judge will appoint the members, with the exception of the County Superintendent of the Poor, who shall serve during his term of office. Should this measure become a law it will add a considerable burden upon the taxpayers, it having been estimated that locally the cost would be about $500,000.

Herrick-Schaap Bill Killed.

With the killing, in the Assembly Cities Committee, of the Herrick-Schaap bill, which provided for the reduction of taxes on buildings there has gone from the market a condition which, at one time, threatened to have serious effects. The vote in opposition to the proposed measure was unanimous, with the exception of a member of the Progressive party, from Erie County.

Equal Pay for Teachers.

The Foley-Lockwood bill, which provides for the equalization of teachers' salaries in the seventh and eights grades of the New York City grammar schools, passed the Senate on Monday night without a dissenting vote. The bill now goes to the Assembly. It increases the salary of the women teachers from $1,800 to $2,400, and adds a large sum to the already large total of the tax budget.

In the Senate.

Int. No. 1073. Simpson. Amending the New York City Rapid Transit Act (subdivision 2 of section 26; subdivision 1 of section 29; section 36; subdivision 2 of section 37; subdivision 1 of section 39) by providing that the public service commission may, with the approval of the Board of Estimate and Apportionment, purchase machinery and supplies, employ the necessary persons and itself construct such portions of rapid transit railroads in this city as in its judgment public interest requires.

Int. No. 1085. Duhamel. Amending the Greater New York Charter (sections 258 and 999) in relation to the expense of the bureau of street openings. Same as an Assembly bill introduced March 12.

Int. No. 1091. Peckham. Creating a Waterways Commission to consist of 5 members to investigate and report to the Legislature of 1915 what legislation, if any, is advisable to conserve the waters of the state and provide for the utilization of the flow of the rivers in natural streams. The commission is to consist of Henry W. Hill, President of the New York State Waterways Association; John Claflin, President of the Chamber of Commerce of the State of New York; Willett H. Vary, Master of the New York State Grange; Professor George S. Swain, President of the American Society of Civil Engineers, and Robert H. Treman, President of the New York State Bankers' Association. The members are to receive a salary of $3,000 each, except the chairman, who is to receive $5,000. $42,000 is appropriated. To Finance Committee.

Int. No. 1093. Walters. Amending the Highway Law (section 320) by providing that the supervisors of a county may provide for the construction or improvement of a highway laid out along the boundary line between a city or village and a town or towns at the joint expense of the county and town. It also gives the district or county superintendents of highways the same powers, subject to the control of the board of supervisors, with respect to such highways as are given the division engineer with respect to state and county highways. The cost of the portion constructed or improved within the boundaries of a city is to be borne by the county. The supervisors are empowered to acquire lands for the necessary right of way and for obtaining gravel and other material. Provision is also made for temporary loans in anticipation of taxes to raise the necessary funds for such roads. To Internal Affairs Committee.

Int. No. 1094. Ramsperger. Providing that when a membership corporation which makes an agreement with its members to render aid within the amount specified in subdivision C of section 245 of the Insurance Law, it is not to be deemed to violate the provisions of the insurance law by reason of such agreement. To Judiciary Committee.

Int. No. 1096. Wende. Amending the Tax Law (subdivision 7 of section 4) relative to the exemption of cemetery corporations from lamp taxes. Same as an Assembly bill introduced March 11. To Taxation Committee.

Int. No. 1108. Sanner. Appropriating $100,000 to enable the public service commission of the Second District to investigate the property affairs and rates of the New York Telephone Company. (Same as an Assembly bill introduced March 11 in the Senate.) To Finance Committee.

Int. No. 1143. Simpson. Amending the Greater New York Charter (section 315) by making violation of the police commissioner's rules and regulations governing vehicular traffic a misdemeanor, punishable by not less than two nor more than 30 days' imprisonment, or by a fine of not less than $5 nor more than $50, or both. To Cities Committee.

Int. No. 1144. Simpson. Amending the Three Platoon Police Law (chapter 360, Laws of 1911; amendment to section 6-a) by increasing from 550 to 1,000 the maximum number of policemen who may be assigned to the traffic squad at any time. To Cities Committee.

In the Assembly.

Int. No. 1285. Patton. Amending the Penal Law (section 421), which makes untrue or misleading advertisements a misdemeanor, by striking out the provision that nothing contained in the section is to apply to the sale of real estate at public auction by a licensed auctioneer in first-class cities.

Int. No. 1295. Patton. Authorizing the board of assessors of the city of New York to estimate and allow damages sustained by owners of real property fronting upon streets or roads running transversely underneath the Grand Boulevard and Concourse, or intersecting the same at grade. No award is to be made for damage to improvements unless such improvements were erected prior to the change of grade.

Int. No. 1300. A. E. Smith. Amending the Labor Law (section 168, and new sections 168-a, 168-c, 168-d, 168-e and 168-f) in relation to sanitation in mercantile establishments. The amendment strikes out the present provisions for wash-rooms and water-closets, and inserts entirely new provisions concerning cleanliness of rooms and buildings, drinking water, wash-rooms and washing facilities, dressing rooms, water-closets and ventilation. The bill is apparently introduced to carry out the recommendations of the Factory Investigating Commission.

Int. 1326. Fish. Inserting in the Railroad Law a new section (57-a) providing that the New York Central & Hudson River R. R. and the New York, New Haven & Hartford R. R. may not, for three years after the act takes effect, charge commutation rates between the Grand Central Terminal, in New York City, and the stations on their lines mentioned in the orders of the public service commission of the Second District, dated January 21, 1913, in excess of the rates fixed by such orders. (Same as the third print of Senator Healy's bill introduced January 27, S. Int. 177, Pr. 924).

Int. No. 1328. Macdonald. Making appropriations for construction, improvements, repairs and equipment of various state institutions and other property belonging to the state. No copy of this bill is available for inspection.

Int. No. 1339. Green. Amending the Greater New York Charter (sections 258, 997 and 999) in relation to the expenses of the Bureau of Street Openings in certain cases. It provides that half the compensation of the head of the bureau and of all other employes and all the legal costs, charges, expenses and disbursements incurred by the bureau in street opening proceedings shall be paid by the city and not assessed upon the benefitted property At present all these expenses are assessed upon the property benefitted by the improvements. It strikes out the provision permitting the corporation counsel to appear by special counsel before condemnation commissioners and provides that the city shall pay half the expenses and disbursements incurred by the corporation counsel in representing the city before the condemnation commissioners and also the expenses of any and all appeals taken by the city and the expenses incurred by reason of motions after confirmation of any report. At present these expenses are paid by the benefitted property. Same as S. Int. 79, Pr. 80, of 1913, by Duhamel.

Int. No. 1343. Walker. Appropriating $100,000 for the use of the public service commission of the Second District, for the employment of experts and for other expenses in investigating the property, affairs and rates (physical valuation) of the New York Telephone Company.

Int. No. 1356. Hinman. Appropriating $20,000 to enable the commissioner of agriculture to disseminate to the various communities of the state, in such manner as he may deem most desirable, information in relation to the purpose and advantages of co-operative associations and credit unions.

MR. DOWLING'S APPOINTMENT.

As Chairman of Workmen's Compensation Commission—Expects Great Results Through Co-operation.

ROBERT E. DOWLING, for many years prominently identified with real estate interests in Manhattan, was appointed this week Chairman of the Workmen's Compensation Commission, by Governor Glynn. The reason for the Governor's selection lay largely in the fact that Mr. Dowling has been the head of several large realty corporations and is well known for his executive and organization abilities. When first approached to take the chairmanship of the committee, Mr. Dowling hesitated, for there were many details to be worked out, but when it was decided who his colleagues were to be Mr. Dowling finally consented.

"Wholehearted and united efforts," said Mr. Dowling, "are absolutely necessary to a successful conclusion, and I feel that I can give the very best there is in me. My heart and soul are in this work. Governor Glynn has been interested in the Compensation act for a long while. He has studied conditions existing here and abroad, and when he suggested that I assume the duties I hesitated before assuming the responsibility. Now that the appointment has come, and in the manner in which it did, I am glad, and am ready to go right ahead.



ROBERT E. DOWLING.

"One familiar with factory conditions," continued Mr. Dowling, "realizes that accidents have occurred, which might possibly have been avoided had proper safeguards been used. The use of these preventives will be one of the matters to which the commission will devote a great deal of attention. 'An ounce of prevention is worth a pound of cure,' and it is on this principle that we will shape our course. Nothing definite has been decided as to what proceedure the commission will take, for we are all of open minds, but a fixed policy will be inaugurated as soon as the commission as a body meets.

"Only by rigid investigation can the best way of righting the existing deficiences be determined. The whole matter is one of the biggest questions in commercial life. Experts in their line will be called for consultation, and outside ideas and suggestions welcomed. It is sincerely hoped that by the power vested in the commission speedy adjustments of difficulties will result and considerable litigation avoided. To those familiar with the law it is readily seen that the ascertaining of employees' salaries is only one branch of the field to be covered, and that other matters, including accidents, as mentioned, will come under the scope of the commission."

Mr. Dowling was born in Calaveras, Cal., on October 21, 1866, but, since the year following, has lived in New York City. In 1886, about the time that the elevated railroad system was extended in the West Side, north of 59th street, Mr. Dowling went into the real estate business and has been identified with realty interests ever since. A partnership was formed with the late Albert Flake, under the firm name of Flake & Dowling, and many important properties were acquired and improved. The New York Realty Company was formed by Messrs. Flake & Dowling in 1901, with a capital of $3,000,000. In the year following this concern, with Mr. Henry Morgenthau, who at that time was head of the Central Realty Bond & Trust Company, together with Mr. Harry S. Black, combined and formed the United States Realty & Improvement Company, Messrs. Flake and Dowling withdrew from the corporation in 1905 and formed the City Investing Company, which is now headed by Mr. Dowling.

TO CELEBRATE ANNIVERSARY.

West Side Taxpayers' Association, Forty Years Old, Will Hold Banquet Next Tuesday.

The West Side Taxpayers' Association will celebrate its fortieth anniversary at the Lexington Avenue Opera House, on Tuesday evening, March 24, with a banquet. Dr. George Wenner, president of the association, will act as toastmaster, and has made reservation for four hundred members and guests. Hon. Marcus M. Marks, President of the Borough of Manhattan, will address the members on the future improvements in the Borough of Manhattan. Mr. Allan Robinson, president of the Allied Real Estate Interests, will talk on the Herrick-Schaap bill. Dr. Gustav Schoeller, one of the first presidents of the organization, will speak on the early accomplishments of the association, and Mr. Frank Demuth, a former president and chairman of the executive committee, will give a history of the work of the organization for the last fifteen years. Mr. Joseph Wenner is chairman of the dinner committee.

WANT NEW EXPRESS STATION.

Realty Owners in Yorkville Section to Hold Meeting on 86th Street Project.

Through the efforts of the Real Estate Owners' Association of the 12th and 19th Wards, a public hearing has been arranged before the Public Service Commission on Thursday, March 26, at 2 p. m., with reference to the placing of an express station at 86th street on the Second avenue line as soon as the third tracking is completed. All those interested in this matter will be given an opportunity to be heard at this public hearing.

Cost of Safety Devices for Elevators.

Inquiries into the cost of installing safety devices on elevator gates and shaft doors, as would be required under the bill recently introduced at Albany, have developed figures, which, while they are in no sense authoritative and only approximate, are given here for the information of those who will be affected by the law and yet have not had an opportunity to investigate on their own account.

Our information is that on a new installation the interlocking of the shaft doors would cost about $20 for each story, and the interlocking of the car gate about $25. In the case of existing installations the figures would be higher, and possibly as high as $50 a door for shaft doors. It will be understood, of course, that the $25 expense for interlocking of the car gate would be incurred only once on each elevator.

A Significant Purchase.

This item from the Kansas City Star is significant of the change of attitude toward real estate loans: The Fidelity Trust Company has sold a half million dollars' worth of farm mortgage loans to the New York Life Insurance Company. This is probably the largest single sale of farm mortgage loans ever made in the West.

"The New York Life Insurance Company has never invested in farm loans until recently," said a Kansas City man. "It's entrance into this field means a substantial increase in money available for this purpose.

HISTORIC RELICS UNCOVERED.

Razing the Structure on Site of Old Fort Lafayette Will Disclose Long-Forgotten Treasures.

THE workmen, who will demolish the four-story building now occupying the northwest corner of Reade and Lafayette streets, to provide for the construction of a new three-story restaurant and club building, will uncover a most interesting relic of the early history of the city; namely, the reservoir of the first chartered water supply system for the City of New York. The original charter was applied for in 1777. The application was revised and the first charter issued in 1786, then revised and reissued in 1812.

The corner of Reade and Lafayette streets is the site of the old Fort Lafayette, famous in American history, and the reservoir in question is super-imposed on what was at one time the prison of the fort. This prison was arranged in two tiers, eight cells to a tier, and it is stated that the original ring bolts, to which the prisoners were chained, may still be seen embedded in the masonry.

Upon this same property is the original corner stone of the fort in which is a box containing twelve silver spoons, which were the property of the first supervisor of the first tax district of the city of New York, and 5,000 Spanish Louis in gold as well as papers and records of great historic value.

The reservoir or tank is 42 feet in diameter and 15 feet in depth. It was erected in three sections, each 5 feet in depth. There are no records to show the exact date of placing the first section, but the second and third sections were imported from England in 1854 and set in place during that year.

In view of the fact that the organizers of the Manhattan Company contracted to permanently supply the city of New York with water, they obtained their charter to conduct a banking business. The bank and charter is still active and the Bank of the Manhattan Co., 40 Wall street, the owner of this property, is operating under it.

As a consequence of this charter the tank must be kept intact pending the erection of the building which will cover this site, and, as the work on the building progresses the tank will be raised and finally incorporated in the roof of the new structure. Of course, it is understood that there will never be any necessity for the use of this tank to supply water; it could not adequately supply the demand for water made by the inhabitants of one city block in these times, but it must stand, with pumping equipment connected, in order that the bank may maintain its charter privileges.

The new building proposed for this site is to be erected from plans and specifications prepared by J. C. Cocker, architect, 2017 Fifth ave., and is owned by the Bank of the Manhattan Co. The building will be three stories in height, with basement, on a plot 65 by 50 by irregular.

Brick and terra cotta will be the materials used in construction with a Spanish tile roof. The entire building will be used for restaurant and dining-club purposes, including lunchroom, dining and grill rooms and cafe. Frank Von Garrel and John Windhorst have leased the building for a long term and will conduct their business as a luncheon club, catering especially to the many employes of the city who are housed in the new Municipal Building, which is almost directly opposite.

Public Markets.

The United Owners are taking up the question of markets and have appointed Charles J. F. Bohlen chairman of a special committee to make a study of the bill prepared by former Borough President Cyrus C. Miller, which provides for the placing for markets throughout the city. The committee will confer with Mr. Miller and by ascertaining his views, will be better able to take up the matter. The same association is also seeking to amend Section 97 of the Building Code, with reference to the fireproofing of dumb-waiter shafts.

REAL ESTATE BUILDERS
RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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Decidedly more activity was noted in building circles during the week and was reflected in the increased number of plans filed, especially in Queens and Brooklyn. This is the first real day of the spring season, and it is encouraging to observe that the builders are up and doing.

The necessity of closing out the affairs of an estate has put on the market recently large plots in the Dyckman section, and they naturally have found ready purchasers, which probably insures an early start this spring in the work of developing one of the most inviting and promising parts of the city.

The question of to what extent billboards and skysigns should be regulated in New York City is being brought directly before the public by the ordinance pending before the Board of Aldermen. The hearing to be held next Wednesday afternoon at City Hall should develop the main reasons both for and against the principles and purposes represented by the measure under consideration.

The development of the section lying west of Fort Washington avenue, along 160th street and those to the north has been longer in getting under headway than was supposed when the section was made available by the opening of new streets a few years ago. Two large plots from the Loyal L. Smith estate have recently gone into the hands of large builders, who may be expected to take early advantage of their opportunity.

About four years' time was required for the construction of the old subway lines; but it is apparent from the record made on the Lexington avenue sections that more speed is possible for the new work. Still, the fact that the connecting link between the so-called old and the new lines is only now being put under contract is taken to mean by the public that no part of the Lexington avenue branch will be available until 1917 at the earliest; and real estate men are depressed when they reflect upon it. However, it may turn out that the connecting link will be ready when really needed.

Rally for Defence.

It is much to be regretted that no effective means have as yet been taken to reorganize the City Economy League. That association made a most thoroughgoing and successful attempt to bring about a comprehensive organization of the real estate interests of New York City. Its leaders comprised the most energetic, able and prominent men connected with the real estate business in the metropolis. They succeeded in obtaining about 30,000 signatures to its declaration of principles, which was an incomparably larger number than any other real estate association ever obtained. These signatures constitute an asset of peculiar value. They should not be thrown away; and they cannot be transferred to an association with another name, another point of departure and another set of principles. Of course, they cannot all be induced to renew their allegiance to the association. Many of the signatures were obtained during the excitement of a pre-election campaign, and a certain number were alienated by the policy subsequently pursued by the City Economy League. But a list of 30,000 is not necessary. One-fourth of that number would be sufficient, provided it included the more energetic and public-spirited real estate owners, and provided they were properly distributed throughout the city.

What is needed is not voting strength, but energy and intelligent public spirit. The past winter has demonstrated once again how necessary such an association is. Year after year attacks are made upon the real estate interests of New York which are beaten off only with the utmost difficulty; and part of this difficulty arises from the fact that real estate owners are not properly organized for the promotion and the protection of their own interests. There are efficient and useful local organizations, like the West Side Association. There are efficient and useful trade organizations, like the Real Estate Board. But there is no association of real estate owners that is thoroughly representative and which is possessed of the resources and the staff necessary to the proper promotion of the real estate interests of the metropolis.

So many attempts have been made to organize them without success that people are getting discouraged. The conviction is spreading that real estate owners are incapable of co-operating on a large scale and in a public-spirited way for the promotion of their joint interests. This conviction will prove to be erroneous in the end, but only on condition that more persistent and intelligent efforts are made to get together. What the property owners of New York must learn to realize is that their common interests are becoming more important than their individual interests. Unless some effective means are taken to decrease the burden of taxation, their individual property interests will suffer even more severely in the future than they have done in the past. Unless some adequate publicity campaign is planned and carried out it is entirely possible that the single tax enthusiasts will in the end succeed in forcing through some revision of the system of taxation which will result in the partial confiscation of land values.

The advocates of the single tax are numerous and insistent. They are assiduously seeking to convert a sufficient body of public opinion to the support of their program. During the last few years they have undoubtedly made some little headway. Unless their propaganda is counteracted by an equally effective public statement of the economic justification of the existing system, they may well be able to persuade a sufficiently large number of people of the desirability of their plan. The great majority of voters in New York are tenants and might not be adverse to taking something out of their landlords. It is up to the real estate owners to make an effective resistance to this campaign—which can be done only by a numerous association, endowed with abundant resources and a permanent staff. That association should be called the City Economy League.

New Sites for Fashionable Clubs.

During the past winter two of the most fashionable clubs in New York decided to move, and it is significant that in each case the management selected a location in the same neighborhood. One of these clubs, the Knickerbocker, has purchased a site at the corner of 62d street and Fifth avenue. The other, the Colony, purchased a site at the corner of 62d street and Park avenue. Both of them, consequently, decided to keep away from the district just north of 42d street, in which the great majority of the existing clubs are situated. Both of them found it more convenient for their membership to move further uptown; but both were evidently reluctant to select a location much north of 59th street. The fact that they settled upon 62d street pretty well determines the limits of the neighborhood in which a club whose membership has any pretensions to social prominence can afford to build a club house. The district extends from a little south of 42d street to a little north of 62d street, and there is every reason to believe that the limits of this district will not be altered, at least for another generation.

Since the first important club moved into this neighborhood, twenty-five years ago, its character has been profoundly altered. It has been transformed, particularly in its southern portion, from primarily a residential into primarily a business district, and undoubtedly the larger part of it will in the end be occupied by business. But the kind of business which is appropriating the avenues and streets of the neighborhood has not made it any less desirable as a site for a club. Only the better class of retail trade has been able to afford the rents which must be paid, and it is rather an advantage than otherwise to have a club situated in the same vicinity as the better quality of stores. A club must have a house in a central location, so that its members can go to the theatres and reach other similar places without any considerable loss of time. Hence it is that although the area of the club district has been enlarged as a result of the removal of the Knickerbocker and Colony Clubs to 62d street this enlargement does not mean an abandonment by the clubs situated near 42d street of their existing locations.

On the contrary, the Yale Club has given up its present house only to select a new site in substantially the same neighborhood. The Harvard Club is about to double the size of its existing house. Not a single club now living near 42d street has shown any discontent with its location, and there is no reason why it should be. The social topography of Manhattan is unquestionably beginning to show certain fixed characteristics. The northward migration of retail trade and of the social center, while it still continues to a certain extent, has been checked. The retail trade will not move north of the south line of Central Park. Society will continue to live between Fifth and Lexington avenues, 90th and 42d streets. Of course, the residents of the southern part of this fashionable district will be slowly dislocated; but they will simply move somewhat farther north.

The recession in values which has occurred of late years in the residential district east of Central Park will not continue. The number of people who can afford to pay high rents will be relatively smaller than it used to be, because of the more meagre profits which are now being made in the financial district. But if the demand for expensive residential property will be less the supply cannot very well increase. There is no way in which the district can be enlarged. The consequence is that during the next period of good times prices are likely to increase, which will result in an accelerated construction of apartment houses, adapted to the use of rich people. The fact that both the Knickerbocker and the Colony Clubs have settled east of Central Park will add to the social desirability of the neighborhood.

Mr. Polak's Calculations Challenged.

Editor of the RECORD AND GUIDE:

In your issue of March 14 you publish a statement by the Register of Bronx County, purporting to show the workings of the Herrick-Schaap bill, if it were enacted into a law. The statement evidently is written in favor of the bill, but it is misleading in that it seems to show a gain for the property owner by the saving of taxes in the specific cases which are cited.

It will be noticed that these cases are most favorable for the law, because in all of them the value of the improvement is largely in excess of the value of the land. On similar figures alone it may be seen that the property owner would suffer an increase of taxes where the value of the land is in excess of the value of the improvements.

There is another item of loss, however, which the statement does not disclose and which goes to the root of all of these single-tax measures, and that is the depreciation in the selling value of the land which is caused by the increase of taxes under such a law. The single-tax, as is well known, destroys the selling value of land because it takes the income of the land. Any increase on the tax on land tends to decrease the selling value of the land, so that if the tax is taken off buildings and put on land, while it may relieve the buildings of a small tax, it kills the selling value of the land in proportion to the percentage of extra tax.

A lot is worth a sum on which it will produce a fair return after the taxes have been paid. A fair return is 5 per cent. It is worth $1,000 if it will produce $50 (5 per cent. income) and the taxes, say 2 per cent., or $20, which is $70 in all. If the taxes are raised to 3 per cent., the income will be reduced to $40, and the lot will be worth only $800 to sell. If the taxes are increased to 4 per cent. the income will be $30, and the selling value $600. And, finally, if the tax is increased to 7 per cent., the entire income will be taken and the lot will have no selling value at all.

In round numbers the assessed valuation of buildings and improvements in New York is $3,000,000,000; half of this is $1,500,000,000. At the rate of 2 per cent., the tax would amount to $30,000,000, which would be shifted from the buildings to the land and cause a corresponding depreciation of the value of the land. As $30,000,000 is 7 per cent. of over $420,000,000, it would lower the selling value of land in the city more than $420,000,000. The decrease in the value of the land would cause endless confusion and loss from mortgages being called and from equities being wiped out. It is somewhat difficult to see how the property would gain by this.

While, therefore, Mr. Polak's article may be correct so far as it goes, it is altogether incorrect and misleading, because it does not show what effect on the selling value of the lot the law will have; nor does it show that the owner will lose on the capital value of his property, because his building will continue to diminish in value on account of the heavier tax on it; there will be no rise in the value of his lot to offset the decreasing value of the building, and when the building is worn out or becomes out of date, he will have a lower priced lot to serve as security upon which to borrow money to erect a new building.

CYRUS C. MILLER.

55 Liberty Street, March 14.

The New Billboard Ordinance.

Editor of the RECORD AND GUIDE:

Through the courtesy of the Committee on Buildings of the Board of Aldermen of this city, there will be a public hearing held in the Aldermanic Chamber of the City Hall, on Wednesday, March 25, at 2 o'clock, for the purpose of hearing arguments, pro and con relative to the passage of Ordinance No. 256, proposed by the Hon. Henry Curran, which contains among other provisions the following:

No sign shall exceed 10 feet in height from the ground unless back from the building line 1½ times its height, and then the sign can only be 20 feet high. Solid face roof signs shall not be more than 10 feet high, and must have 25% clearance on all sides of roof. Open signs (meaning electric structures) on roofs can only be 20 feet in height, with 25% clearance on all sides, and 6½ feet above roof to be free from advertising of any kind.

There can be no sign placed on any hotel (except to advertise the hotel itself), tenement or other building except on a private house that stands 40 feet away from any other dwelling. No solid face sign can be placed on any non-fireproof building.

All signs must be heavy enough to withstand a wind pressure of 40 pounds to the square foot. No signs can be placed within 350 feet of a public park, public school, church, college or university. No signs can be erected on any building as against the objections of any property holder within 200 feet of the proposed structure.

The carrying out of these provisions would mean the impracticability of leasing property for signboard purposes. It means that our company could not afford to pay present rentals for restricted signs, nor could any but the very strongest modern buildings sustain a structure of the weight required to withstand a wind pressure of 40 pounds per square foot. The absolute oppression of this one clause is peculiarly noticeable, when one knows that the present laws make safety imperative before building permits are issued for the signs, and that the buildings themselves are only required to withstand a 20 pound per square foot wind pressure.

Our attorneys also advise us that the city has no legal right to cut off an owner's possibilities of income because his property stands within a certain radius of a school, parkway, church, etc. Nor can the city give adjoining property holders any legal right to say what one should do, or not do, with his property, as long as he does not commit a direct nuisance or menace the health of the community. In spite of the fact that our counsel advises us that the courts would not sustain many features of the proposed bill, still its passage would mean long litigation and a positive detriment to property interests, pending final decision as to its constitutionality.

M. JONES,

Secretary the O. J. Gude Co.

Is It a Strike Bill?

Editor of the RECORD AND GUIDE:

It seems as if the legislators of our State were lying awake nights thinking of ways to separate the property owner from his money. The Herrick bill in relation to passenger elevators is the fruit of their nocturnal meditations. This bill provides that every elevator in use must be equipped within one year from the passage of the bill, with a device that will prevent operation of the elevator while any of the elevator doors are open.

As the Superintendent of Buildings, Mr. Rudolph P. Miller, has already pointed out in your columns, it is a physical impossibility to comply with the requirements of this bill within one year, as the number of elevators now in use in Manhattan alone is over 10,000. Our legislators forget that elevators have been used extensively for only a comparatively short time, that proper elevator shaft enclosures have only received attention in the last few years, and that proper locking and closing devices for doors are just in their infancy.

The number of devices now on the market to accomplish what the bill requires does not exceed half a dozen, and the manufacturers of these would have to supply the entire demand, so that Mr. Miller is absolutely correct in his statement when he says, "that it would take more than two years to equip all elevators, as is required by this proposed law."

The attempt to penalize property owners for failure to comply within one year at the rate of $5 per day is so atrocious that this provision alone should be sufficient to prevent its enactment. Should this bill be passed, and the property owners comply, it would mean an expenditure of about $2,000,000, which would go into the hands of three or four persons now holding patents for such devices. The bill is ostensibly designed to prevent persons walking into elevator shafts where doors have been left open, and also to prevent accidents to persons about to step in or out of elevators while the latter are in motion.

Now an elevator is really a vertical railroad, and the number of persons carried by these vertical railroads exceeds many times the traffic of all the other steam or electric railroads. Nevertheless the statistics show that the number of accidents to persons riding in vertical railroads is insignificant compared with accidents on horizontal railroads.

Since more persons are injured getting on or off railroad cars in motion, would it not be more important to pass a law that would require on every steam and electric car, an automatic device which would prevent the train from starting until all the car gates are closed?

The provisions of this bill have been taken to such extremes that even the dullest person cannot fail to see that it is a "get-rich-quick scheme" to pour two to three million dollars into the hands of a few persons, and that property owners are to be beaten into it at a penalty of $5 a day. Let the public look well into this measure before it permits its enactment into law.

FREDERICK C. ZOBEL.

35 West 39th Street, March 14.

WARNING TO REALTY OWNERS.

Tenement House Department Must Be Notified of Change of Ownership.

Once again the Tenement House Department has issued a notice to owners of realty drawing attention to the necessity of filing with the department the names and addresses, together with certain other data, as required by law. The failure to comply leaves the owner open to liability of a fine of $50 in addition to considerable inconvenience. The Department will furnish upon application blanks which the owner can fill out and return. It can be readily understood that the complying with this law is in the interest of both holders of tenement houses as well as the department.

Commissioner John J. Murphy, of the Tenement House Department, said last week: "Persons who sell tenement houses would save themselves possible trouble if they will promptly send to the department the information required by law, and to go a step farther many annoyances would be eliminated were sellers to notify the department of the fact that a sale has been made which would relieve the former owner of the necessity of becoming a party to a possible action.

"When such notices are received and verified the department ceases to send such persons a notice of violations on such property. In some cases the department, not being appraised of change of ownership, begins legal proceedings against former owners; therefore, much annoyance would be saved if sellers would notify the department."

In the case of the devolution of realty by will it is the duty of the executor and the devisee, if more than 21 years of age, and in case of the devolution of such property by inheritance without a will, it shall be the duty of the guardians, to file in the department a notice stating the death of the deceased owner and the names of the owners who have succeeded to the property. This notice should be filed within 30 days after the death of the decedent, in case he died intestate, and within 30 days after the probate of his will, if he died testate. Agents or lessees of tenement houses may file with the department a notice containing the name and address of an agent of such house for the purpose of receiving service of process.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Sales Were Well Distributed.

The Sun Preparing to Move.

While rumors have been current for some time past that the New York Sun was contemplating the moving of its plant from its old home at 170 Nassau street, still but little authentic verification was obtained until this week, when a meeting of the stockholders of the Sun Printing and Publishing Association, was held for the purpose of considering the sale or mortgaging of the Sun Building and the acquisition of another structure.

For many years the Sun has been in cramped quarters. In fact, the question of enlarging was brought up during the ownership of the paper by the late Charles A. Dana and before his death, in 1897, plans were drawn for a 31-story building, in the shape of an obelisk. William M. Lafflin, who succeeded as owner of the publication, upon Mr. Dana's death, had another set of plans prepared, but this project was never carried out. In recent years the difficulties arising from lack of space have been increased until now it has become necessary to take the matter up for immediate consideration.

No definite information could be obtained as to where the proposed site is located, one current report being that a new structure would be erected in the vicinity of the Municipal Building, while another rumor gave the location as in the Times Square section.

The present Sun Building, a 5-story structure on Park Row and Franklin street, was erected more than a hundred years ago and was designed in the headquarters of the Tammany Society.. The corner-stone was laid in 1811, and the building was completed in 1812 at a reported cost of $28,000. The war of 1812 was in progress at the time the building was finished. The building was sold on March 20, 1867, to the late Mr. Dana, Frederick A. Conkling and others, for $150,000. Thev reconstructed the building the following year, after which the Sun took possession.

A Restrictive Covenant Upheld.

The decision of Justice Greenbaum in the Supreme Court this week upholding the restrictive covenant placed in the year 1850 on the lots in West 28th street, between Eighth and Ninth avenues, following the recent decision of the Court of Appeals in Batchelor vs. Hinckle, refusing to enforce a covenant against setback restrictions in West 26th street, adds to the confusion in the minds of the public as to the efficacy of restrictive covenants.

In the West 28th street case Justice Greenbaum held that the fact that certain lots in the block are used for boarding houses, apartment houses or furnished room houses does not change the character of the neighborhood or relieve the property of the restrictions.

The lots were sold under covenants by which they must be improved with dwelling houses having no alleyway, at least three stories high, costing not less than $4,500, and set back from the street line five feet to permit the construction of iron fences or railings. "Not any kind of manufacture, trade or business" was to be carried on in the restricted district.

Suit was brought for an injunction by Mrs. Schellene Tenu and her daughters, Adrienne and Henrietta Tenu, owners of the family residence at 342 West 28th street, for a permanent injunction against Robert Kommel, owner, and Ludwig Wagner, lessee, of the house at 348 West 28th street, the basement of which was sublet to Jacob Simon and Isaac Lavison for a tailor shop.

The injunction was granted.

A. T. Sicker, long connected with the New York Title and Insurance Co., and recognized as an authority on land restrictions, in a letter to the Law Journal, commenting on the case of Batchelor vs. Hinkle, (reported in the Record and Guide Feb. 28) says:

"The decision on this subject in Batchelor vs. Hinckle, makes the confusion, if anything, worse by introducing into this subject another element of chance and uncertainty. This is contained in the last paragraph of the decision reading in part as follows:

"'A covenant may be enforcible by injunction against one person and as to another violating the same covenant an injunction may be refused.'

"This, if you please, is going too far, and what does it mean? It means that no one is safe, neither the violator of the covenant nor the one seeking to uphold it. . . .

"It seems a pity that we have not yet succeeded in getting our courts to give us a guide on this subject. In this late case a new trial is granted, but for what purpose it is hard to see, inasmuch as an injunction has been denied and the court holds that the plaintiff had not been damaged. It will be interesting to note whether or not the cases now pending to remove these covenants as clouds on title will bring the relief to which all concerned are certainly entitled, namely, to at least know where they are at."

Nautical Attractions of Long Island.

The approach of Spring emphasizes a salient reason why the southern half of Nassau County, Long Island, attracts a majority of the permanent residents of the Island to it, namely: the nautical attractions of Hempstead and Hewlett Bays and Long Beach and the ocean.

There is a ferry connecting Long Beach with the mainland at Freeport, and the dock has direct connections with the trolley line passing through Floral Park, Hempstead, Oceanside, Rockville Centre and Valley Stream. Consequently, the residents of the entire southern half of the county from Freeport westward have their maritime pleasures as much as do the residents of the southern half of Queens and of Brooklyn.

There is no property more in demand for home purposes than that in the areas contiguous to the ocean. This statement is borne out by the complete improvement of the ocean front of Brooklyn and Queens and the great structural work that has been accomplished at Long Beach, which forms the southern coast line of Nassau County. Improvements at Long Beach have not alone helped fee values there: they have, also, tended to strengthen property values throughout the whole area from Hempstead village on the north to Hempstead Bay on the south.

The southern half of the county is served by four divisions of the Long Island Railroad, three of which are operated by electricity, thus giving all of the level area of the county rapid communication with Manhattan and Brooklyn.

The increase in property values in Nassau County are greater than in any other county of the state outside of the counties forming Greater New York. In fact they are greater than in the county of Richmond and the circumstance is based on the direct train service between Nassau County and the Pennsylvania Terminal in Manhattan. Because of its adjacency to Queens borough, Nassau County is a residential

offshoot of it. The same trolley roads serve both counties and this has resulted in making their interests practically identical.

Nassau County is becoming the detached residence section, and it is bound to maintain that structural character because it is removed from the city limits with consequent unlikelihood of infringement by rows of brick houses. The county is already the scene of operations by builders who in the past have built houses in the outlying sections of Brooklyn.

City Planning Committees.

The following sub-committees on City Plan have been appointed by Chairman Frederick B. Pratt of the Brooklyn City Planning Committee:

Downtown Brooklyn, including the relocation of the elevated tracks, the Brooklyn Bridge approach, the new court house and Municipal Building—Frederick B. Pratt, chairman; Edward M. Bassett, Edward C. Blum, Alexander McKinney, Howard O. Wood, James B. Post, F. C. Munson, Alfred T. White and F. M. Brooks.

Docks and water front improvements—F. C. Munson, chairman; Charles H. Fuller, James B. Post and Fred B. Dalzell.

Kings Highway and its relation to a thoroughfare connecting Eastern Parkway and the Shore Road—F. A. M. Burrell, Edward C. Blum, Herbert F. Gunnison and J. W. Tumbridge.

Eastern Parkway extension through the Queens County Line—Edward C. Blum, chairman; William H. Nichols, jt., and Julian D. Fairchild, jr.

Treatment of streets bounded by and including Fulton street, Flatbush avenue, Atlantic avenue and Fort Greene Place—William McCarroll, chairman; Franklin W. Hopper and Walter Hammitt.

Jamaica Bay Park—Frederick B. Pratt, chairman; Alfred T. White and Edward M. Bassett.

Parks and Playgrounds—George D. Pratt, chairman; F. C. Munson, Charles J. Peabody, James S. Graham and Louis H. Pink.

Queensborough Plaza, thoroughfares connecting it with the Williamsburgh Plaza and extension of Bushwick avenue—George C. Miller, chairman; Frank W. Conn, J. A. Mollenhauer and Nathaniel C. Levi.

New Utrecht Avenue—Michael Furst, chairman; Howard O. Wood, C. S. Tabor and Thomas E. Clark.

Public Markets—Walter F. Wells, chairman; Herbert K. Twitchell, Clinton L. Rossiter and A. G. Reeves.

LOCAL IMPROVEMENTS.

The following action has been taken by Local Boards:

Washington Heights District.

Paving with granite block pavement on concrete foundation, curbing and recurbing Academy street from the end of the present pavement, about 210 feet south of Nagle avenue, to 201st street. Estimated cost, $15,250. Assessed valuation of property within probable assessment area, $390,000. The street has been legally opened and all sub-structure surfaces provided.—Resolution approved.

Murray Hill District.

Alteration and improvement to sewer in 32d street between Broadway and Fifth avenue. Considered on January 20, February 3 and February 17. Estimated cost, $14,200. Assessed valuation of property, $20,798.—No quorum.

Harlem District.

Alteration and improvement to sewer in 144th street between First and Pleasant avenues. Laid over on February 17 until this date. Estimated cost, $7,400. Assessed valuation of property, $862,500. —Laid over for two weeks.

Local Board of Chester.

(No. 1132). Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Mead street, from Garfield street to Unionport road, together with all work incidental thereto. Total estimated cost, $10,480, or $236 for each 25-foot lot. At the meeting of the local board, February 17, 1914, a resolution was adopted approving a petition for laying out on the city map Mead street, between Garfield street and White Plains avenue, at a width of fifty (50) feet.

(1140) Acquiring title to the lands necessary for Nereid avenue, from White Plains avenue to Baychester avenue.

(476-11) For amending resolution of local board adopted on April 8, 1913, which provided for the regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Fort Schuyler road, from the easterly terminus of the land acquired for West Farms road to Morris Lane, together with all work incidental thereto, so as to read as follows:

(1114) Regulating, grading, etc., in East 213th street, from Bronx Boulevard to Boston road, together with all work incidental thereto. Total estimated cost, $50,000, or $131 for each 25-foot lot.

(1127) Acquiring title to the lands necessary for Furman avenue, from Baychester avenue to East 239th street.

Kips Bay District.

Paving with granite block pavement 57th street from the bulkhead line of the East River to a point about 160 feet westerly. Laid over on February 17, at which time the representatives of the owners of property on both the north and south sides of 37th street agreed that if the matter of paving was deferred for one year they would offer no further objection. At the same time they agreed to file letters to this effect with the Borough President.—Laid over for two weeks.

—If a defective county clerk's certificate escapes the closer of a title and the notice of the recording officer, and thus gets on the record, the tile is declared unmarketable. Good laws perhaps but mighty poor business just the same.—Real Estate Bulletin.

PRIVATE REALTY SALES.

With nearly all sections of the city contributing to the business and with a revival of building activity indicated by the large increase in the number of plans filed for new buildings and alterations, this week's market was not without encouraging elements. In Manhattan the sales involved mostly inconspicuous and commonplace properties. Big deals involving high class holdings were few, but the small investor was in evidence in the growing number of transactions reported in all the boroughs. Important sales of the week involved a row of old buildings in West 30th street, which are to be replaced by a loft structure and a big plot on Washington Heights obtained by operators. The beginning of the renting season was not marked by any particular activity, although commercial leases in the midtown and uptown sections were prominent.

The total number of sales reported and not recorded in Manhattan this week was 31, as against 34 last week and 38 a year ago.

The number of sales south of 59th street was 6, compared with 13 last week, and 8 a year ago.

The sales north of 59th street aggregated 25, as compared with 21 last week and 30 a year ago.

The total number of conveyances in Manhattan was 141, as against 115 last week, 13 having stated considerations totalling $156,350. Mortgages recorded this week numbered 81, involving $4,053,535, as against 82 last week, aggregating $2,233,534.

From the Bronx, 18 sales at private contract were recorded, as against 14 last week, and 17 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $772,107, compared with $475,050 last week, making a total since January 1 of $9,226,444. The figure for the corresponding week last year was $651,870, and the total from July 1, 1913, to March 22, 1913, was $13,069,635.

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Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

REAL ESTATE broker and office manager, 24 years old, six years leading concern, will connect with estate, Real Estate Co., Trust Co., or corporation in capacity of manager or assistant in some department. Box 288, Record and Guide.

OWNERS of Water Front Properties and Factory Sites, send descriptions and diagrams to MESSIMER & CARREAU, Inc., 101 Park Av., near 40th St., New York.

WANTED—In a real estate office, a collector with some knowledge of repairs and some general experience. A. H. MATHEWS, 82 Nassau St.

WANTED.—Position as architects or builder's superintendent. Technical graduate; 8 years' practical experience in all kinds and sizes of buildings. BOX 282, Record and Guide.

BOOKS ABOUT ELEVATORS.—Bolton's Elevator Service, $5.00; Baxter's Hydraulic Elevators, $2.50, and others. WM. A. MORSE, 21 Union Place, Yonkers, N. Y.

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on March 24, 1914. Record and Guide Company, 119 West 40th Street.

Large Sale at Edgemere.

The Meister & Bache Realty Company purchased from Jacob Rosenthal 281 lots, at Edgemere, L. I., with large frontages in the Boulevard and the Bay. The plots vary in depth from 100 to 132 feet. The tract is located about one block from the Half Way House station of the Long Island Railroad. All improvements have been installed, including sewers, sidewalks, curbs, water, gas and macadam roads. The new owners contemplate the erection of about thirty bungalows, which will closely resemble the type erected in California. The section of Edgemere in which the property just sold is located, has been the scene of considerable building activity, about forty-eight dwellings have been erected during the last eighteen months, and about twenty others are in course of construction. The property was sold free from restrictions, but the new owners will place such reasonable restrictions as will tend to make the section a desirable one for residential purnoses.

Mid-Town Operation.

Fenimore C. Goode, of N. Brigham Hall & Wm. D. Bloodgood, Inc., has sold for Rebecca Cohn and others the old buildings on plot 117x98.9 at 224-232 West 30th street. Myers & Schwersenski represented Mrs. Cohn and Stoddard & Mark the buyer. It is understood that plans are being drawn for a tall loft building to be erected on the site and that negotiations are under way for leasing the entire building to one tenant for a term of twenty-one years.

Clarand Dwellings Sold.

The Nehring Co. and S. Rosen sold for Laurence Davies the Clarand dwellings at 550-552 West 174th street, two five-story apartment houses, with southern stores, on plot 100x100, at the southwest corner of Audubon avenue. The buildings were erected about three years ago by the seller and are fully tenanted. They have been held at $165,000.

Fort Washington Deal.

Harris & Maurice Mandelbaum purchased through the J. Romaine Brown Company from the estate of Loyal L. Smith, sixteen lots, 400x102.2, in the north side of 160th street, 121 feet west of Fort Washington avenue. The property will probably be resold to a builder.

Manhattan—South of 59th Street.

NORFOLK ST, 145, 5-sty tenement, on lot 25x100, between Stanton and Rivington sts, sold by Siris & Malzman to Louis Levy, who gave in exchange the northwest corner of 2d av and 119th st, a 6-sty new-law house, on plot 40.11x80.

PEARL ST n w cor Ferry st (313 Pearl st and 53-57 Ferry st), business buildings on lot 24x100, sold by the Eggers family, through Hugh D. Smyth.

4TH ST, 309 West, 3-sty dwelling on lot 19.11x79 sold by Van Vliet & Place to Henry Roushy.

36TH ST, 15 West, 4-sty and basement brownl stone dwelling, on lot 24x98.9, sold for Mrs. Annie R. Wells to John I. Dowocy, by Bryan L. Kennelly. The property has been held at $100,000. With the adjoining house at 17 which Mr. Downey acquired at auction last month for $80,000, he now controls a plot 50x100.

1ST AV, 45, 5-sty flat, on lot 25.9x100, between 2d and 3d sts, sold by George Stanger to a Mr. Rosenberg.

Manhattan—North of 59th Street.

ARDEN ST, 33, 5-sty apartment house, on plot 27x110, near Nagle av, sold for the Hensle Construction Co. to Hattie W. Church, by Charles W. Smith. The buyer gave in part payment 12 West 128th st, a 3-sty dwelling, on lot 15x100.

70TH ST, 237 West, 3-sty dwelling, on lot 19.5x100.5, sold for Henry Smith to P. J. Flannery, by Pease & Elliman.

71ST ST, 12 West, 4-sty dwelling, on lot 20x100.9, sold by the estate of Mary A. Wright to Dr. Alexander Nechamkin for occupancy.

71ST ST, 260 West, 3-sty dwelling, on lot 16.8x100.5, sold for Dr. Frederick J. Schonenberger to P. J. Flannery, by Pease & Elliman.

72D ST, 55 East, 4-sty and basement private residence, on lot 20x102.2, sold for Mrs. Margaret R. Bradshaw to a client by William B. May & Co. The purchaser will occupy after making extensive improvements.

79TH ST, 104 East, 4-sty dwelling, on lot 20x85, east of Park av, sold for Mrs. Richard L. Morris to Mrs. Morris K. Jesup through Douglas Robinson, Charles S. Brown Co. The price is said to have been about $60,000. The house was purchased to insure permanent light for the 17-sty apartment house on the corner recently purchased by Mrs. Jesup from Bing & Bing.

104TH ST, 305 West, 3-sty dwelling, on lot 17x100.11, sold by the estate of William W. Brower. Negotiations are said to be well advanced for its re-sale.

115TH ST, 268 West, 4-sty flat, on plot 25x100.11, sold for Mrs. Laura Elshoffer to Pinkua Vogel, by R. W. Pick.

118TH ST, 6 East, 5-sty tenement, on lot 25x100.11, re-sold by Abraham Wallenstein to Jennie Rothstein. The house has figured in three deals during the past five weeks.

121ST ST, 110 West, 3-sty dwelling, on lot 20x100.11, resold for Ennis & Sinnot by Benjamin Nauheim. The sellers acquired the property last week in an exchange involving the flat at the northeast corner of Amsterdam av and 157th st.

133D ST, 9 West, 5-sty flat, on lot 25x99.11, resold by Louis Block to Joseph B. Peck.

141ST ST, 212-214 West, 6-sty elevator apartment house, on plot 50x100, sold for a Mr. Jenkins to a client, by the Nicholls-Ritter-Goodnow Realty Co. Out-of-town property was given in part payment.

162D ST, 520-522 West, 5-sty apartment house, on plot 40x99.11, sold by D. E. Hanlon to Anna M. Clausen, who gave in part payment an 11-acre estate known as Hillcrest, at Cornwall, N. Y.

AUDUBON AV, s w c 174th st, two 5-sty apartment houses, on plot 100x100, reported sold by the Stratford Building Improvement Co.

LEXINGTON AV, n e cor 112th st, 5-sty flat, on plot 100.11x41.8, reported sold by Ralph Cohn.

RIVERSIDE DRIVE, west side, plot of 17 lots, 211x251x180x200, between 162d and 163d sts (property known as the old Raahe homestead), sold to a builder by the H. M. Weill Co. The buyer, it is announced, will erect a tall apartment house.

ST. NICHOLAS AV, 51 and 53, two 5-sty flats, on plot 63.2x124, adjoining the southwest corner of 113th st, sold by Charles W. O'Connor and Albert Frey.

WADSWORTH AV, 145, 5-sty apartment house, on plot 37.6x100, sold by Anthony F. Koelble to Martha B. Philips, who gave in part payment the small vacant block front on the north side of 152d st, between St Nicholas pl and St Nicholas av. The property fronts 121.9 ft. in 152d st, 25 ft. in St Nicholas pl and 25.8 ft. on St Nicholas av, with a north line measuring 127.2 ft.

5TH AV, 2036, 4-sty dwelling, on lot 20x85, just south of 126th st, sold by the estate of Mary Ferguson, through Shaw & Co.

9TH AV, n w cor 215th st, vacant, 100x100, sold by T. G. Galardi & Co. to Max Marx. The property was acquired by the sellers last July from the Edward Crowley estate in an exchanga for the new apartment house at 55-57 Vermilyea av.

Bronx.

164TH ST, 868 East, 2-sty dwelling, on lot 23x75, sold by George Brown to George Janss, who resold it to a Mr. Paulson. The latter gave in exchange four lots in South 6th st, Mt. Vernon, N. Y.

165TH ST, 254 East, 4-sty apartment house, sold for the Mitchell-McDermott Construction Co. through D. Thomas Costar.

176TH ST, 878 East, 5-sty, 20-family apartment house, on plot 70x70, at the southwest corner of Waterloo pl, sold for John McNulty to a client, by Richard H. Scobie.

BELMONT AV, 2345, 4-sty flat, on lot 25x100, sold by Ida Brantman to a buyer who gave in part payment the lot 25x75, in the north side of Doisey st, 105 ft east of Zerega av.

BERGEN AV, s w cor 153d st, 2-sty frame building, on plot 48.6x99x irreg, sold for the Benenson Realty Co. to the Hupfel Brewing Co. by Anthony F. Burger. With this purchase, the buyer now controls the entire block in 153d st, from Bergen av to 3d av, near the centre of the Bronx business and shopping centres.

BROOK AV, 169, 5-sty new-law tenement, on plot 40x90, near 136th st, sold by the Benenson Realty Co., through Alexander Selkin.

BRYANT AV, s w cor Home st, vacant plot, 100x100, sold by the trustees of the Tucker estate to the William Sinnott Co., the builders, who will erect on the site two 5-sty apartment houses. The Tucker heirs have owned the entire block bounded by West Farms rd, Vyse and Bryant avs and Home st for about half a century.

CASTLE HILL AV, s w cor Quimby av, vacant plot, 80x103, sold for the Wellman Finance Realty Co. through D. Thomas Costar.

CAULDWELL AV, s e c 156th st, 5-sty flat with stores, sold to M. Wolf, by Arnold, Byrne and Baumann.

DECATUR AV, 3325, two-family brick house, on plot 25x100, sold by the Edson Building Co. to a buyer, who gave in part payment, a vacant plot, 50x85, in the west side of Devoe terrace, 200 ft south of 190th st.

FOREST AV, s e cor 166th st, two 5-sty apartment houses, on plot 100x103, reported sold by the Arnolsky Construction Co.

MARMION AV, 2703; 2-sty and basement dwelling, on lot 16.8x125, sold for Christian H. Young by Cahn & Pittman.

MIDDLETON RD, s s, 123 ft. east of Westchester av, plot 50x100, sold by James Brownlnshield to a client of D. Thomas Costar.

170TH ST, n w cor Plimpton av, vacant plot, 25x100, sold for the Vermilvea Realty Co. to Gabriel Lloyd by John N. Golding.

THERIOT AV, 1247, 2-sty frame dwelling, with garage, on plot 50x100, sold by H. C. Stegman.

3D AV, e s, 95 ft north of 169th st, plot 50x206, sold for the Taxpayers' Realty Co. to a client of Jacob Freeman, by W. E. and W. I. Brown, Inc.

Brooklyn.

PLYMOUTH ST, ETC.—George W. Horning sold for the McManus estate the dwelling 324 Plymouth st; also for Anna M. Reeney the dwelling 160 High st; also for Mary A. Parker the dwelling 203 Nassau st; also for the Eugene Blackford estate the dwelling 227 Adams st.

ST JOHNS PL, 103, 3-sty dwelling, between 6th and 7th avs, sold for the estate of Jane Handy to a client for occupancy, by Henry Piersen & Co.

UNION ST, 838, 3-sty and basement brownstone dwelling, sold for Miss J. A. Ellis to Dr. S. F. Andersen for occupancy by Charles E. Rickersen.

34TH ST, ETC.—Harry Geldey sold for F. B. Norris the frame bungalow at 1333 East 34th st, on a plot 40x100; also for the Ascutney Realty Co., frame dwelling at 915 East 19th st, plot 40x100, and the frame dwelling, 50x100, at 1179 Kenmore pl in the East Midwood section of Flatbush for the John R. Corbin Co.

EASTERN PARKWAY, ETC.—The Solomon-Kraus Realty & Construction Co. sold three 4-sty apartments at 942, 948 and 954 Eastern Parkway, corner of Troy av, plot 132x120.7; also sold the 6-sty apartment house at 398-400 South 5th st, 50x107, to the Penobscot Realty Corporation. The Solomon-Kraus Co. purchased 357 and 359 South 5th st, from the De Nyce estate and others and will build a 6-sty apartment house with stores. The same builders also purchased from the property of the First United Presbyterian Church the church at Rodney and South 1st sts, and resold it to a Williamsburgh school for children and also purchased 204 and 206 Ross st, plot 50x100, which was resold to the Ross Building Co. for improvement with a 6-sty apartment. Ten lots south side of Eastern Parkway, 189 ft. west of Nostrand av, just acquired by the Solomon-Kraus Co., will be improved with four 4-sty apartment houses.

ELDERT LA, ETC.—The Rockmore Realty Co. has sold the following one-family 2-sty brick dwellings, each occupying a lot 18.3x100; 525 Eldert la, to G. Goebel; 533 Eldert la, to John Hyne, and 537 Eldert la, to Frank D'Elia.

RUTLAND RD.—Fred. M. Smith has sold for the Estate of John Lefferts twenty lots, held at $60,000, located in Rutland rd, between Flatbush and Bedford av, to Peter J. Collins for improvement with twenty single family houses. The operation will involve an expenditure of about $200,000.

8TH ST, ETC.—The Jerome Property Corporation sold for the Rogers Improvement, 176 8th st, a 3-sty single flat, on lot 19x100, to a client who gave in part payment 1044 73d st, in the Dyker Heights Section, a 2-sty and attic, detacher, one-family house on lot 31x100. The same brokers also sold 1741/2 Garfield pl, a 3-sty and basement brownstone private house for the Kings County Trust Company.

VERNON AV, 226A, dwelling on lot 18.6x80, sold for the estate of Maria E. Bernhart, by Louis Schrag.

5TH AV, n e cor 4th av, 3-sty brick building, sold for John Behanan to a client for occupancy, by the McInerney Klinck Realty Co. The property was held at $25,000.

14TH AV, ETC.—Frank A. Seaver & Co., Inc., have sold for the United States Title Guarantee Co., plot 240x150, at the northwest corner of 14th av and 38th st, running north to the B. R. T. tracks. The purchaser is a Manhattan Manufacturing Co., which will erect a building on the site. The same firm also sold to the same buyer for the Fidelity Mortgage Co. and the Zeigler Estate four adjoining lots, 80x150.

Queens.

ASTORIA.—I. W. Raith, of Manhattan, has bought from the Matthews Building Co. a 6-sty modern tenement on lot 17.6x100, on the west side of 12th av, 190 ft. south of Grand av. The property was held at $11,500.

FLUSHING.—Grace F. Watson has sold 58 lots at Murray Heights and East Broadway to the Bayside Estates Company. The consideration was said to be more than $40,000.

LONG ISLAND CITY.—William D. Bloodgood & Co. have sold for Henry S. Kearny the northwest corner of Van Alst av and 12th st to K. Carter. This is one of the important corners in that section, which is now improving as an industrial district. The property was purchased for investment purposes.

RICHMOND HILL.—Robert W. Adamson has bought from the Lerner Realty Company 11 full lots and portions of each of 13 lots, making in all about 21 full lots, at Richmond Hill. The lots, which are in the Maple Grove section, a block or more north of Jamaica av, have a frontage of 317 ft. in the west side of Greene st, 108 ft. east side of Gould st, 105½ ft. south side of Hillside av, and 287 ft. west side of the Long Island Railroad.

Richmond.

GRASMERE, S. I.—Cornelius G. Kolff, in conjunction with D. T. Cornell, has sold to the Durkee Manor Realty Co. the Wetherill tract, between Fingerboard rd and the Staten Island Rapid Transit right-of-way, and including Brady's pond.

Rural and Suburban.

BOONTON, N. J.—At Mountain Lakes, N. J., Robert E. Scholz bought a plot adjoining his home; Miss Sadie E. Nayler, of East Orange, bought a large building plot; P. C. Nelson, J. H. Senior, Charles H. Wilson and W. H. Lewis bought houses for their own occupancy.

BRIARCLIFF MANOR, N. Y.—The Briarcliff Realty Co. has sold the Jesse Acker estate at Briarcliff Manor, N. Y., consisting of 33 acres, to Bertram G. Goodhue, of Cram, Goodhue & Fergusen, architects. He will erect a fine residence on the property, which is near the estates of W. W. Fuller and V. Everit Macy.

PORT WASHINGTON, L. I.—The Tuxill Realty Company sold at Beacon Hill, to J. Parker Kerby, plots 14, 15, 16 and 17 in block No. 12, and plot No. 27 in block No. 15, fronting on Summit road and overlooking Manhasset Bay

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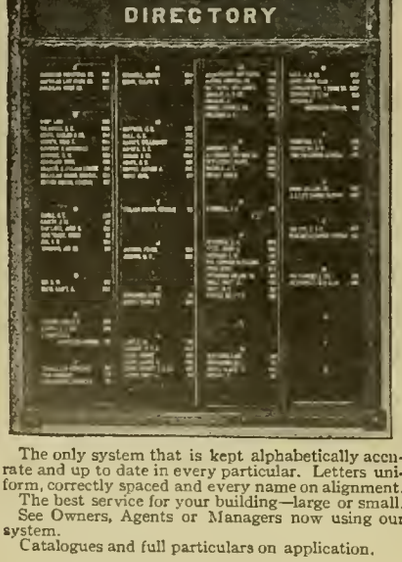
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and Long Island Sound, for $12,747. Mr. Kerby will build a Colonial house on the property.

HARTSDALE, N. Y.—Ernest F. Clymer purchased from the Scarsdale Estates a Swiss chalet on Greenacres av, in the Greenacres tract, at Hartsdale, N. Y. The property has a frontage of 118 ft., and the dwelling contains ten rooms and three baths. Mr. Clymer is connected with the Ballad Advertising Agency and has just taken possession of his new home.

HEMPSTEAD, L. I., ETC.—The Windsor Land & Improvement Co. sold to H. Weatherby and A. J. Schwartz each, 40x100, and to J. H. Von der Berg, 80x100, on Kennedy av; to M. Daly, 20x96, on Milburne and Kane avs; to C. A. Campbell, 40x100, on Nassau Parkway; to W. G. Schmittberger, 40x100, on Homan boulevard; also at East Rockaway, to C. Slavik, 40x100, in Sampson st East; to T. Hoffman, 40x100, in Franklin st; also at Rosedale to L. Wasson, 40x100, on Booth av and Hamilton pl; also at Floral Park to J. Deane, 40x100, in Belmont st. The same company sold at Oceanside to E. and K. Greenberg, 20x82, and H. Stelling, 40x100, on Hoke av; to S. Gunsberger, 40x100, on Oceanside Parkway; to F. Seibold, 20x102, on Lawson av; to J. M. Schilling, 40x100, on Merrifield av; to E. Goldbach, 80x98, on Windsor Parkway.

MT. VERNON, N. Y.—Anthony F. Burger has sold for the Benenson Realty Co., the northwest corner of Haven av and Carpenter pl, a plot 50x100.

SCARSDALE, N. Y.—Angell & Co. have sold the Ashley T. Cole property, in Norwood rd, Edgemont Estates, to William Wesly White.

SOUTH ORANGE, N. J.—Crowley-O'Brien Co. reports the recent sales at the Tuxedo Park tract in South Orange, of plots 60x100 each to Charles E. Conlon, Harry Wyman, Harry B. Conlon, Catherine McNair, Walter S. Stackpole, and E. Willard Coleman. Plans for dwellings to be erected this spring are being prepared, and building is expected to be under way in May.

YONKERS, N. Y.—The McGolane Publishing Co. has sold 126 lots on the south side of Palmer av to the Palmer Heights Realty Co., William E. Folkes, president. The property will be laid out as an addition to Palmer Heights, which has proved such a success.

LEASES.

Apartment Houses Leased.

Arnold, Byrne & Baumann have leased for Miss Caroline A. Buhler to the Wingood Realty Company the Newington, at 330 West 95th street, a seven-story elevator apartment house, on a plot 100x100.8, and 55 East 76th street, a seven-story elevator apartment house on plot 60x100. The lease has been made for ten years at an aggregate rental of about $350,000.

Manhattan.

AMES & CO. INC., leased for Thomas & Eckerson, agents, the store and basement in 110 and 112 West 30th st to Crannel, Nugent & Kranzer, Inc.

AMES & CO., INC., leased for Rexton Realty Co., S. Kempner & Bros., the store and basement in the 12-sty loft building at 37 and 39 West 28th st to Woodrow & Marketos, wholesale florists, of 41 West 28th st, for a long term of years; also the 2d loft in 15 West 31st st for Robert T. Smith to Luber Button Works, of 18 West 17th st.

THE WILLIAM S. ANDERSON CO. leased for W. C. Dilger the 3-sty dwelling at 219 East 72d st to the Dominican Lyceum, of 163 East 60th st.

ALBERT B. ASHFORTH, INC., leased the westerly portion of the store in the Astor Court Building, at the northwest corner of Astor ct and 33d st to Mme. M. Obry, cleaner and dyer, of 5 East 45th st; also for a term of years to Mme. M. Obrey the front portion of the parlor floor store at 461 5th av, opposite the Public Library.

WRIGHT BARCLAY leased to the Arthur Brady Co. the 4th loft in 450 4th av.

LOUIS BECKER leased for William I. Seaman the 3-sty dwelling at 882 St Nicholas av to Mrs. Ellen E. Bonn.

VASA K. BRACHER leased stores in 331 West 59th st to Melbourne, printer, and John H. Soto, barber; also the store in 333 West 59th st to the Subway Roofing Co. of 427 West 59th st; also leased an apartment in the Camden, at 206 West 95th st, to William H. Rorke, and a studio apartment in the Milton, at 24 West 60th st, to Miss Lora Evans.

HENRY BRADY leased to Essance Bargain Store, Inc., the store in 323 8th av; to Louis Wagner the dwelling at 355 West 27th st, and to Charles Stephens the dwelling at 342 West 27th st.

GEORGE W. BRETTELL leased for the estate of Edward Rafter to A. Finkenberg's Sons the 5-sty loft at 424 East 123d st for a long term of years at a rental of $3,000 a year.

THE J. ROMAINE BROWN CO. leased to Charles Fecheimer an apartment in the Wellsmore, Broadway and 77th st.

H. SCHUYLER CAMMANN leased the store in 467 Amsterdam av to Joseph Chruma, furrier, and the stores in 461, 463, 465 and 469 Amsterdam av to Morris K. Sweitzer, of 461 Amsterdam av; Herman Steinthal, of 463 Amsterdam av; Rose Zeitlin and Albert Block, of 469 Amsterdam av, for terms from 3 to 5 years.

CAMMANN, VOORHEES & FLOYD leased offices in 138 Front st to George L. Blake, of 135 Front st; Jose Suarez & Co., of 171 Pearl st; Campania General de Tobacos Filipinas & Cape Cruz Co.; also the dwelling at 76 Jane st to Johanna Twomey; the building at 121 Warren st to Berkowitz & Schwartz, of 121 Warren st; the store in 39 Vesey st to L. Gabler, of 51 Vesey st, and top loft to Geo. Magnani & Co.; 1st loft in 126 University pl to Farer & Kaplan; the 3d loft in 648 Broadway to Shevinsky & Wilson, of 337 Grand st, and 4th loft to Tarnower Brothers, of 59 Bond st; the 4th loft in 43 West 17th st to Schulman, Yellin & Co., of 357 Canal st; the 6th loft in 33 and 35 West 17th st to Post & Co., of 114 Spring st, and store in 13 East Houston st to Max Landau.

THE CHASE NATIONAL BANK, which for twenty years has had its home in the Clearing House building in Cedar st, has arranged to move its quarters to the new Adams building at 61 Broadway. President Albert H. Wiggin announced that the bank had leased the ground floor of the new 32-sty structure for a period of twenty years. The building occupies the entire block front on the north side of Exchange alley, between Broadway and Trinity pl. The new offices will afford the bank nearly double the amount of space it now occupies.

HORACE S. CHASE leased for Klein & Jackson a large store in the apartment house at the northeast corner of 81st st and Broadway to Schiller & Clark, confectioners, for ten years, at an aggregate rental of about $30,000; also an apartment in the Chatsworth, 72d st and Riverside drive, to Walter B. Hildreth; an apartment in the Roxborough, 92d st and Broadway, to Mrs. Caroline Freeland, of East Orange; an apartment in the Rexton, 320 West 83d st, to the Misses Hylsteed, and an apartment in the Hadrian, 81st st and Broadway, to Mrs. J. B. Redfield.

CARSTEIN & LINNEKIN leased the 4th loft in 468 and 470 Broome st to Goldstein & Kirschner Co.; in conjunction with Wright Barclay, the 4th loft in 450 to 454 4th av to the Arthur Brady Co.; space in 114 and 116 East 28th st to Axel Nilsson; in 320 5th av, space to W. W. Hewitz, Otto Mendel, Yale Novelty Co., Continettal Magazine Co., Dana B. Brigham, William F. Seaver, Thomas F. Kennedy and H. D. Best & Co.; space in 1161 to 1175 Broadway, to Frank J. Butzel, M. Perlstein & Sons, the Royal Ascot Knitting Mills Co., Abe Levin, Louis Schmitman, Louis J. Blumenthal, Kemp & Brody, Jacob H. Friedman; space in 341 to 347 5th av, to Dr. E. H. Pease, W. F. Ethrington & Co., Samuel B. Palmer and S. Schwartz & Co.; for Joseph W. Stern & Co., the 7th loft in 102 and 104 West 38th st to Kornfeld & Shocker; space in 239 4th av to Joseph Zubow, Herman R. Holtzman, Abraham Myer; in the American Woolen Building at 225 4th av, 2,000 sq. ft. to the Mysto Mfg. Co., part of the 9th floor to Lein & Voight; space in 286 5th av to Neuman & Sheinwald; space in 114 East 28th st to Joseph Goldberg and Samuel Storch; the entire 6th floor in 450 4th av to the Atlas Advertising Agency; 2,000 sq. ft. in 112 East 19th st to Morris L. Kahn; 3,000 sq. ft. in 225 4th av to the Hartman Trunk Co.; in conjunction with Stephen H. Tyng, snace in the same building to Adolph Klahr; the 2d and 3d lofts in 19 East 15th st to B. Drucker & Co.; the 7th floor in 85 to 90 5th av to S. J. Nathan Sons & Co.; 2,000 sq. ft. in 456 4th av to Robert Kennedy, 1,500 sq. ft. in 341 to 347 5th av to the Breitung Publishing Corporation; space in 112 East 19th st to Buthel & Michael; part of the 7th floor in 456 to 460 4th av to William B. Gray and the Crescent Film Co.; the 4th loft in 37 West 17th st to Feigenbanm & Cooper; tae 4-sty dwelling at 2013 Lexington av to Richard King; space in 27 East 22d st to the Athletic Underwear Co.; the 5th loft in 58 West 15th st to the Concrete Finishing Co.; the 5th floor in 133 to 137 East 16th st to the American Letter Co.; the front half of the 9th floor in 112 East 19th st to Lockwood & Elmquist; space in 15 to 19 East 26th st to Albert D. Samuel; 3,000 sq. ft. in 357 to 365 4th av to Arcibald L. Levy; space in 114 and 116 East 28th st to William Davis; space in 227 4th av to the Smith Textile Co.; space in 320 5th av to David H. Jolley; space in 315 4th av to Raymond D. Whitmore; for Hess Building Co., space in 354 4th av to Arthur Wolfson; space in 456 4th av to Julius Klausner; space in 1181 Broadway to Lena Segret; space in the Candler Building to the Auto Mercury Publishing Co., and space in 456 4th av to Erstling Brothers.

CORN & CO. leased for the 719 Fifth Avenue Co., Klein & Jackson, the store in the Hotel Langdon for a long term of years at an aggregate rental of $100,000. The lessees are Konchakji Freres, of Paris and New York, dealers in art objects and antiques, now at 7 East 41st st, which will be torn down on May 1 to make way for the new building of Rogers, Peet & Co.

THE CROSS & BROWN CO. leased office space in the United States Rubber Co. Building at the southeast corner of 58th st and Broadway to Geo. L. Moreland, and in conjunction with Frederick Southack and Alwyn Ball, office space in the building at 396 Broadway to Louis H. Markman.

DUROSS CO. has leased for Ottinger Bros. the store and basement in 220 West 14th st, to J. Lamicelli and Painn Bros., for five years.

THE J. C. EINSTEIN CO., INC., leased for Joseph D. Wilhoite, the entire 5th floor, containing 11,500 sq. ft., in the Martin Building at 1255 to 1261 Broadway, to Levy & Merzbach, makers of leather novelties, for many years at 600 Broadway.

DOUGLAS L. ELLIMAN & CO. leased for a term of years for Miss Helen T. Driscoll 122 East 80th st, a 5-sty American basement house, on a lot 18.10x100, to Walter Trimble, president of the Bank for Savings; also a large apartment in 850 Park av to O. G. Getzen-Danner, general land and tax agent of the N. Y. Central Railroad; and also from the plans, apartments in 116 East 63d st to Dr. George Draper and Ernest B. Osborne.

DOUGLAS L. ELLIMAN & CO. leased for M. Sahlein the store and 1st floor of the building at 534 5th av to Burby, the milliner, of 534 5th av. The lease is for a long term of years at an annual rental of $30,000. Extensive alterations will be made to the property. The two floors leased contain about 5,000 sq. ft.

J. B. ENGLISH leased for L. J. Phillips & Co. to Elizabeth A. Viau the dwelling 235 West 51st st, and for T. J. O'Reilly an apartment in the Medford, 562 West 164th st.

J. F. FEIST & CO. lease dthe store and basement in 430 West 42d st for a term of 3 years to Samuel Rosenstock.

JOHN N. GOLDING leased in the Fire Companies Building, 80 Maiden la, offices to Loeb & Popper; A. B. Treat & Co., of 302 Broadway; William L. Greenfogel, of 261 Broadway; Snow & Thieme; Thomas A. Duffy; James S. Frazer; and William Stake & Co., of 80 Maiden la; also in the Continental Building, 44 and 46 Cedar st, offices to D. L. Raine, of 170 Broadway; also space on the 4th floor of 303 Madison av to Edwin William Cassebeer.

GOODWIN & GOODWIN leased for the estate of Melvin E. Boas, "The Briarcliff," a 6-sty apartment house at the southeast corner of Broadway and 162d st. The lease covers a long term of years aggregating about $200,000.

THE GUIDE REALTY CO. has leased the residence at 151 West 85th st, for a term of years, to a tenant who will occupy.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., rented space for the Aberdeen Realty Co. in its building at 150 to 156 Lafayette st to the following: R. Rummel & Son, of 101 Beekman st; James Schwefelgeist, of 101 Beekman st; J. Albert Dowdle and Bela St. George.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Helenita Realty Co., for a term of years, the store in 67 West 46th st to Otto J. Schultz, Jr., of 7 West 46th st.

M. M. HAYWARD & CO. leased for a term of 21 years for the estate of Jacob Bookman the stores and basements in 2681 and 2683 Broadway to the Colonial Bank and Colonial Safe Deposit Co., who will move their 193d st and Broadway branch to the new quarters on Oct. 1, 1915. The aggregate rental for the term of the lease is over $155,000. It was rumored a short time ago that the Colonial Bank leased the property at the northeast corner of 100th st and Broadway which was leased by the same brokers to a client, who is improving the street apartments into stores.

HEIL & STERN leased for the American Real Estate Co. the 10th loft in 38 and 40 West 32d st, through to 39 and 41 West 31st st, to Wald & Fein of 22 West 15th st, for a term of years.

M. & L. HESS, INC., leased space in 29 to 33 West 38th st to the Fashion Fur Co.; the 5th loft in 202 and 204 East 29th st to J. T. McMahon; the 6th loft in 40 East 20th st to Harris & Schuster, and half of the 11th loft in 15 and 17 West 26th st to Morris & Richter, of 504 6th av.

M. & L. HESS, INC., leased for the Eagle Investing Co. the 5th loft in 257 4th av to Topken Co., importers, now at 84 to 90 5th av, for a term of years.

JAMES KYLE & SONS rented the 4-sty building at 465 Lexington av, 40.5x100, for Mrs. William Tod Helmuth.

J. EDGAR LEAYCRAFT & Co. leased the building at 1438 3d av to Mme. Antoinette, cleaner and dyer; also the private dwelling at 244 West 12th st to Mrs. T. Flanagan; and the stores in 524 3d av to B. Green and to Kenner & Littman.

SAMUEL H. MARTIN leased the store and basement in 867 9th av to Carl Fischer of 6 4th av.

SAMUEL H. MARTIN leased for the Ess Eff Realty Co. the stores in 106 West 63d st to Henry Mehrtens, of 200 West 69th st, and Harry Fein, of 2843 3d av; for Walter E. McDonnell, the 3-sty dwelling at 23 West 60th st to Cora King for 3 years.

J. P. & E. J. MURRAY leased the building at 1812 Lexington av to L. Sonkin, for a term of years.

NELSON & LEE have leased for five years office space in the new Strand Theatre Building, northwest corner Broadway and 74th st, and will open a branch here. They also leased a store in that building to Truly Warner, the hatter, and a suite of offices to the F. B. Haviland Music Publishing Co.

THE CHARLES F. NOYES CO. leased the 3d and 4th lofts and basement in the new Bradstreet Building at Lafayette and Howard sts to the New York Life Insurance Co., for a term of 9 years at an aggregate rental of approximately $110,000. The lessees will use the premises for their printing, binding and supply department now at 49 Lafayette st, a property included in the County Court House site. This lease practically completes the leasing of the new 12-sty building at this point and shows the demand for desirable space in the vicinity.

THE CHARLES F. NOYES CO. leased for Edward A. Arnold a portion of the 11th floor in the Bank of Montreal Building at 64 Wall st to Suffern & Co., of 96 Wall st; a large suite of offices in the Maiden Lane Building to Samuel Blumberg and Reuben Samuels, of 91 William st; offices in the "Frankel Building" to J. H. Van Gelder and offices in 46 West 24th st to the Gold Rose Printing Co., of 36 West 24th st.

THOMAS J. O'REILLY leased a loft at the northeast corner of Broadway and 110th st to Norman B. Henry, and an office in the same building to Wendell S. Howard; also leased for L. J. Carpenter & Co. the store and basement in 2855 Broadway to D. Schneider.

WALTER B. PARSONS, in conjunction with Camman, Voorhees & Floyd, leased for the George Backer Construction Co. the south part of the 17th floor in 56 West 45th st to the Donaldson Manufacturing Co., manufacturing jewelers, now at 45 John st.

ROBERT R. RAINEY and Asbury Lester leased the building at 384 Washington st to John Kutsukian, of 63 Beach st, for a term of years.

PEASE & ELLIMAN leased the store in 645 Amsterdam av for Thomas Devine to Mark Friedman; offices in Aeolian Hall to Mrs. Harmon Brown; a large apartment in the "Luxonia," at 305 West 72d st, for the A. Campagna Construction Co. to Mrs. M. A. Douglas.

PEASE & ELLIMAN leased for the E. A. L. Apartment & Management Co., the 4-sty dwelling, on a lot 18.9x100, at 116 East 72d st to Frank B. Porter; offices in Aeolian Hall to George H. Wilson, Jr., A. A. Conried, The Symphony Society and Twombley & Son; also leased a store for the Rhinelander Real Estate Co. at 123 West 68th st to the Mohawk Ruhber Co., of 1864 Broadway; also leased apartments in 69 East 92d st to Dr. C. A. Rhodes, A. J. Brockenbrough, L. D. Frank and Henry Wallenstein; and in 136 Madison av to G. R. Elliott; also offices in Aeolian Hall to Gordon Edwards, A. A. Carmler, of 127 Madison av; the Gullbransen Dickinson Co., and William Nichols; also a store in 46 East 10th st to Dings & Schuster, of 40 West 3d st, and one in 973 Columbus av to B. Borsuk.

GEO. R. READ & CO. leased for a term of years the store in the Hotel Lorraine, 5th av, southeast corner of 45th st, for Howe & Orvis to Reese & Reese, dyers and cleaners.

HIRAM RINALDO leased for Philip Leittein to the United Incandescent Co. the building at 118½ Bowery for a term of years.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to the Delta Tau Delta Club for a new home the 4-sty dwelling at 122 East 36th st. The lease was signed by James L. Pinks, a lawyer and president of the club. The house will be remodeled and refurnished preparatory to occupation next September.

THE M. ROSENTHAL CO. leased space in 15 and 17 West 26th st to the Lemno Waist Co., and the store in 103 West 29th st to the Twenty-ninth St. Electrical Co.

THE LOUIS SCHLIEP FACTORY BUREAU leased to W. J. English Works, of 308 Hudson st, loft in 521 and 523 West 26th st.

LOUIS SCHRAG leased for Chas. Connor the 1st loft in 120 West 20th st, to M. & F. Schlosser; for a client of Thomas & Eckerson of 35 West 30th st, the 4th and 5th lofts in 157 to 161 West 29th st, to John E. Rohrbeck of 52 Grove st, for a term of years.

LOTON H. SLAWSON CO. leased offices in the Burrell Building, at 171 Madison av to Julius Mathews Special Agency, and Putnam & Randall, of 45 West 34th st; also, in connection with Albert B. Ashforth, to F. G. Coen and C. E. Schaffner; also the major portion of an entire floor to the John Budd Co., of 255 5th av.

MALCOLM E. SMITH & CO. leased space in 56 to 58 West 45th st to George Keister of 12 West 31st st, and offices in the Cameron Building, 185 Madison av, to F. Urquidi and R. J. Horner of 20 West 36th st.

EDWARD C. STRIFFLER leased from the plans the 3-sty building to be erected at 591 to 595 11th av by Charles F. Bauerdorf. The new building will occupy a plot 75x100 and will cost $30,000. The lessee is in the steel and iron business.

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AND MANAGEMENT OF ESTATES

H. C. SENIOR & CO. and the Lawton-Meyer Co. leased the store in 125 West 68th st to the George Levane Tire Co.

M. I. STRUNSKY & CO. leased the new Classic Theatre at 1408 St Nicholas av and 542 to 546 West 181st st, surrounding the southeast corner of those thoroughfares, to Keller & Saphire for a term of 10 years at an aggregate rental of $90,000. The lessees are the proprietors of the Empress Theatre at Audubon av and 181st st.

LUDWIG C. TRAUBE leased the private dwelling at 1450 Lexington av for Royall Houghton to Dr. Jacob Epstein.

TUCKER, SPEYERS & CO. leased for Burton S. Castles in 39 and 41 West 38th st, the 10th floor east to Neadertbal & Co., Inc., of 44 West 28th st.

CHARLES VAN OPPEN leased the store and basement in 856 8th av to K. Radin, Inc., pawnbrokers, of 856 8th av, for a term of 5 years from May 1.

VAN VLIET & PLACE rented the building at 538 Hudson st to John Robinson for five years; the northeast corner of 9th av and 14th st to Frank Trowbridge, and the store and basement in 408 West 14th st to McInnis & Agnew of 41 9th av, for a term of years; also leased the 3-sty dwelling at 146 West 16th st to H. H. Reid.

FRANK VOLZ leased the store in 43 Vermilyear av to W. Luke, lunch room and bakery, for 3 years.

WM. A. WHITE & SONS leased the building owned by Morris Weinstein at 83 Pine st to Anthony Pignataro & Co. of 103 Maiden lane; the store in 11 Water st for William M. Halsted to the Central Glass Co. of 11 Water st; the 2d floor in 84 Water st for A. Klipstein to the Empire Coffee Co. of 101 Front st; the 1st loft in 128 Bleecker st to Leo Safian; the 4th floor in 26 John st to William L. Loew, Jr, and the top floor in the same building to Rosenthal & Kaplan of 120 Chrystie st; and the 3d loft in 23 and 25 Jay st to Deutsch Brothers Manufacturing Co. of 317 Greenwich st; also rented offices in 12 to 16 John st to the New York Mesh Bag Co., and offices in 10 and 12 Old Slip to William M. Christian; also offices in 100 Hudson st to A. R. Topping & Co., Holland Food Corporation, George F. Lewis and L. Fried & Son, of 100 Hudson st.

Brooklyn.

THE BUSH TERMINAL CO. leased space in the Bush lofts in South Brooklyn to the American Rubber Co. of Brooklyn, manufacturers of rubberized cloth, 10,000 sq. ft. in building No. 20; to the Dunning-Varney Co. of Manhattan, manufacturer of fibre pails, 14,000 sq. ft. in building No. 2; to the J. H. Paddock Co. of Brooklyn, maker of corks, 12,000 sq. ft. in building No. 5, and to Broom & Newman of Manhattan, shirt manufacturers, 12,000 sq. ft. in building No. 7.

CHARLES E. RICKERSON leased 637 Baltic st, a 2-sty dwelling, for a client to T. Klem for a term of years.

THE BUSH TERMINAL CO. leased to the Omega Chemical Company, manufacturers of Omega Oil, now at 576 5th av, 10,000 sq. ft. of space in Model Bush Loft Building No. 7 at the foot of 36th st. The mixing machines are now set up and manufacturing is to begin in a few days.

WILLIAM H. HEALY has leased for R. Collier the corner store in 374 9th st to the Volunteer Express Co. for 5 years.

ARTHUR TRUSLOW, of Ruland & Whiting Co., leased the building at 1395 Broadway for John Uzmann to Alexander S. Beck, dealer in shoes.

THE BULKLEY & HORTON CO. leased the store in 889 Flatbush av next to the Bank of the corner of Church av, formerly occupied by the N. Y. Telephone Co.'s Flatbush Branch, for the Bank of Flatbush to Hugh Adams for use as a modern dairy lunch, for a term of years, at an aggregate rental of $8,100; 22 St. Francis pl, a 3-sty brick private dwelling, for a term of year, for Miss S Ringley, to Miss Mary Mulligan; 88 Rogers av, a 2-sty brick private dwelling to Mrs. Ellis Hughes for a client; 46 Madison st, a 2-sty brick building, for a term of years, for Jos. Woodenscheck, to Geo. Rasmussen, as proprietor of the Eastern Parquet Floor Co.; 237 Washington av, a 3-sty brownstone private dwelling for Mrs. Geo. Fish, to Mrs. Mary Bave, for a term of years; 324 New York av, a 3-sty modern fireproof private dwelling, for a term of years, for Mrs. H. D. Bosch, to Harry Tipper; a large store in 439 Myrtle av to Oscar Radin, for a term of years, for the Slocum Amusement Co.

Queens.

THE LEWIS H. MAY CO. leased as follows: At Rockaway Park, for Mrs. Maerz, cottage on South 28th av to Harry Gans; at Belle Harbor, for Albert E. George, cottage on Montauk av; to Ernst Wagner; for Geo. P. Baerreis, cottage on Orienta av to Roy W. Wingate; at Neponsit, for Mrs. N. C. Lawrence, cottage on Huron st to H Fullerton Weaver.

JOHN F. SCOTT rented for Miss Mary Rutherford her house on Lovers lane, Cedarhurst, to Warren S. Crane.

ROCKAWAY BEACH.—Pauline and Leopold Stern leased to Carlton-Summerfield Estates, for 21 years, a plot at Rockaway Beach, with a frontage of 350 ft east side of Beach 71st st, 460 ft south of Rockaway Beach Boulevard, 350 ft west side of Beach 70th st, and 87 ft on the Atlantic Ocean. The terms of the lease are $5,000 per year for the first five years, $5,500 per year for the next five years, and $6,500 per year for the next eleven years. The tenant agrees to have completely built within one year twelve detached 2½-sty frame, one-family dwellings, and twenty-four 1-sty stucco double houses, eight rooms and two baths in each. The Estates give to the Sterns a builders' loan of $60,000 on the lease.

Suburban.

NEASON JONES has leased for a term of years for George W. Fennell the store and two lofts at 16 South 4th av, Mount Vernon, to Charles Reiss, of Brooklyn.

BURKE STONE rented at Brownsville, N. Y., part of the semi-detached cottage on Rossmore av, owned by Felix A. Delice to Winslow C. Beatty, and also the house owned by Jonathan Moore on Millard av to C. G. Comstock.

HERMAN FRANKFORT rented for S. A. McWhinnie to G. Saloman his cottage and garage in Washington av, Lawrence; also for G. W. Robioson to Harry Kuttner his cottage in Pacific st, Cedarhurst, and for G. W. Strickland to E. L. Rosenfeld a cottage in Washiogton av, and at Edgemere for the S. and L. Construction Co. to A. Buchsbaum No. 2 Maple av.

KENNETH IVES & CO. leased for William Porter Allen his residence, garage and 2½ acres in the Post rd, Rye, for a term of years, and for Sydney A. Lawton his residence in the Post rd, Rye, for the summer season.

KENNETH IVES & CO. rented to Percival S. Hill, Caldwell House, the country estate of Stephen C. Millett, consisting of 48 acres, a brick dwelling and outbuildings, at Irvington-on-Hudson, N. Y.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Mar. 13 to 19	1913 Mar. 14 to 20
Total No.	141	158
Assessed value	$8,004,500	$11,832,400
No. with consideration	13	20
Consideration	$156,350	$1,249,850
Assessed value	$162,000	$1,457,500

	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
Total No.	1,476	1,813
Assessed value	$93,917,113	$117,759,312
No. with consideration	159	244
Consideration	$6,414,389	$11,911,137
Assessed value	$6,849,517	$10,941,962

Mortgages.

	Mar. 13 to 19	Mar. 14 to 20
Total No.	81	118
Amount	$4,053,535	$4,128,012
To Banks & Ins. Cos.	24	25
Amount	$2,141,000	$1,501,500
No. at 6%	33	52
Amount	$509,965	$1,049,436
No. at 5½%	4	3
Amount	$241,000	$15,250
No. at 5%	21	28
Amount	$2,956,000	$1,794,926
No. at 4½%	3	9
Amount	$46,500	$506,000
No. at 4%	1	2
Amount	$59,300	$351,000
Unusual rates	2	.....
Amount	$21,000	.....
Interest not given	17	24
Amount	$219,770	$411,400

	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
Total No.	945	1,235
Amount	$30,429,088	$49,590,100
To Banks & Ins. Cos.	219	304
Amount	$18,153,200	$27,132,350

Mortgage Extensions.

	Mar. 13 to 19	Mar. 14 to 20
Total No.	48	36
Amount	$1,243,000	$917,500
To Banks & Ins. Cos.	7	12
Amount	$169,000	$357,500

	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
Total No.	472	455
Amount	$19,244,685	$21,796,085
To Banks & Ins. Cos.	126	167
Amount	$10,053,450	$14,259,550

Building Permits.

	Mar. 14 to 20	Mar. 15 to 21
New buildings	13	24
Cost	$896,200	$5,365,175
Alterations	$910,560	$101,905

	Jan. 1 to Mar. 20	Jan. 1 to Mar. 21
New buildings	98	127
Cost	$8,375,190	$14,971,500
Alterations	$3,316,244	$2,064,572

BRONX.

Conveyances.

	Mar. 13 to 19	Mar. 14 to 20
Total No.	103	155
No. with consideration	15	17
Consideration	$169,788	$200,425

	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
Total No.	1,238	1,504
No. with consideration	161	162
Consideration	$1,510,462	$1,824,615

Mortgages.

	Mar. 13 to 19	Mar. 14 to 20
Total No.	58	101
Amount	$778,000	$1,484,367
To Banks & Ins. Cos.	8	9
Amount	$383,000	$233,000
No. at 6%	24	36
Amount	$169,850	$746,387
No. at 5½%	4	6
Amount	$252,000	$26,000
No. at 5%	12	19
Amount	$157,250	$277,115
Unusual rates	2	8
Amount	$50,700	$66,210
Interest not given	16	32
Amount	$148,200	$368,655

	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
Total No.	747	1,068
Amount	$6,662,108	$11,933,123
To Banks & Ins. Cos.	99	119
Amount	$2,042,301	$2,546,029

Mortgage Extensions.

	Mar. 13 to 19	Mar. 14 to 20
Total No.	17	14
Amount	$278,500	$227,600
To Banks & Ins. Cos.	2	5
Amount	$65,000	$123,000
	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
Total No.	189	150
Amount	$3,261,300	$2,515,900
To Banks & Ins. Cos.	27	23
Amount	$769,000	$633,500

Building Permits.

	Mar. 13 to 19	Mar. 14 to 20
New buildings	22	27
Cost	$381,275	$812,100
Alterations	$90,900	$9,990
	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
New buildings	152	211
Cost	$3,459,805	$5,858,466
Alterations	$243,160	$218,275

BROOKLYN.

Conveyances.

	1914 Mar. 12 to 18	1913 Mar. 13 to 19
Total No.	423	505
No. with consideration	52	31
Consideration	$201,730	$265,990
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
Total No.	4,855	5,217
No. with consideration	529	346
Consideration	$4,410,217	$2,798,102

Mortgages.

	Mar. 12 to 18	Mar. 13 to 19
Total No.	297	345
Amount	$1,031,949	$1,437,420
To Banks & Ins. Cos.	61	80
Amount	$332,250	$643,600
No. at 6%	183	188
Amount	$459,370	$520,219
No. at 5½%	48	34
Amount	$294,050	$162,700
No. at 5%	53	102
Amount	$214 150	$684,997
Unusual rates	....	4
Amount	....	$15,200
Interest not given	13	17
Amount	$61,379	$54,304
	Jan. 1 to Mar. 18	Jan 1 to Mar. 19
Total No.	3 305	3,650
Amount	$12,834,663	$13,620,700
To Banks & Ins. Cos.	651	883
Amount	$1,645,600	$5,712,781

Building Permits.

	Mar. 13 to 19	Mar. 14 to 20
New buildings	138	84
Cost	$1,134,200	$555,340
Alterations	$89,725	$95,375
	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
New buildings	840	820
Cost	$8,796,485	$6,385,912
Alterations	$547,074	$734,107

QUEENS.

Building Permits.

	Mar. 13 to 19	Mar. 14 to 20
New buildings	93	78
Cost	$880,510	$179,015
Alterations	$22,043	$15,400
	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
New buildings	652	889
Cost	$3,119,542	$3,022 082
A terations	$203,798	$197,476

RICHMOND.

Building Permits.

	Mar. 13 to 19	Mar. 14 to 20
New buildings	6	17
Cost	$26,200	$23.688
Alterations	$2,485	$4,685
	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
New buildings	106	121
Cost	$204,080	$224,404
Alterations	$39,155	$29,795

REAL ESTATE NOTES.

SAMUEL A. HERZOG will move his office on April 1 from 43 Cedar st to 299 Madison av.

MERUK & MAY have moved their offices to 189 Montague st, Brooklyn.

A. FRANK SHAW has been appointed receiver of rents for 207 East 111th st.

EDWIN BLUM is the buyer of the dwelling at 44 West 70th st, sold last week by Samuel Sachs, through L. J. Phillips & Co.

HARRIS AND MAURICE MANDELBAUM have been elected associate members of the Real Estate Board of New York.

ARTHUR WEYL & CO. and Kurz & Uren were the brokers in the recently recorded sale of 878-888 Kelly st, two 5-sty apartment houses.

NELSON & LEE have been appointed agents of the property of S. K. Jacobs at the southwest corner of Broadway and 48th st.

DR. EDWARD M. FOOTE is the buyer of the dwelling 119 East 40th st, sold last week by Pease & Elliman for Mrs. John N. Beekman.

F. SEBASTIAN RUFNER, formerly with Wright Barclay, is now associated with the office of Homer Foot, Jr., at 7 East 42d st.

THE BOARD OF ESTIMATE yesterday voted to approve the bill creating a department of markets, if amended, to give the Board power to create such a department when it sees fit.

BERNARD GOODMAN, Harold W. Goodman and Karl Shapiro have formed a corporation under the firm name of Goodman & Shapiro, and have opened offices at 261 Broadway.

JOHN R. DAVIDSON and M. Rosenbaum were the brokers who negotiated the sale of the 5-sty flat at 145 West 117th st for William Wohlgemuth to Joseph F. A. O'Donnell.

J. N. BARRABRANDT, of Asbury Park, and Daniel B. Conover, of Glendola, have formed a partnership for the purpose of conducting a real estate and building business at Belmar, N. J.

FREDERICK T. FEARY is the buyer of the 5-sty flat at 20 Arden st, sold recently by Brown Brothers. In part payment Mr. Feary gave his residence at 81 North Arlington av, East Orange, N. J.

COL. JACOB RUPPERT took title last Wednesday to the old landmark at the southeast corner of Tremont and Park avs, from the Hugh N. Camp estate through William J. Bryan. The parcel has been held at $100,000.

WALTER D. LEWISHEIM is the buyer of the 11 and 12-sty buildings at the northeast corner of 5th av and 16th st sold last week by Assets Realty Co. for about $1,000,000.

THE DIRECTORS of the New York Mortgage & Security Company have declared a quarterly dividend of three per cent, payable April 1, to stockholders of record on March 25.

MALCOLM E. SMITH and Rudolph C. Culver have formed a partnership under the firm name of Malcolm E. Smith & Co., for the conducting of general real estate business at 185 Madison av.

VASA K. BRACHER will move on April 1 to the corner office in the Rhinelander Building, at 2010 Broadway. He has been located in another part of the building for the past two and a half years.

GOODALE, PERRY & DWIGHT have been appointed renting agents for the Second National Bank Building, northwest corner 5th av and 28th st; also for 32 West 22d st by the attorney for the receiver.

MATT J. WARD & CO. have sold the furniture, lease and business of the Hotel Richmond, 70-72 West 46th st, for W. H. Grosscup to the Glenmere Operating Co., Inc., which is now in possession under the management of Eugene Cable.

WILLIAM A. WHITE & SONS have been appointed agents for the two 12-sty buildings at 114-116 East 16th st and the northeast corner of 7th av and 24th st; also for the building at the northwest corner of Park pl and Church st.

REV. DR. JOSEPH R. DURYEA, who occupies the dwelling at 139 East 36th st, acquired title on Wednesday to that property from the estate of Samuel Sloan. It is a 4-sty and basement house, on lot 23x98.9, adjoining the northeast corner of Lexington av.

ALFRED E. MARLING has been appointed by Fire Commissioner Adamson a member of the newly formed committee on Fire Insurance and Arson, which is to make a study of the relation of arson to fire insurance and to suggest reforms in the method of issuing fire insurance policies.

TITLE passed last Thursday to Lydia Court, a 6-sty apartment house at 547 to 553 West 162d st, subject to a mortgage of $142,000. The Gerheraux Company was the seller and George B. Hurd the buyer. The Hotel Gordon, at West End, N. J., was given in part payment. J. C. Hough and H. M. Fitch were the brokers.

THE TAX LIEN SALE held by Daniel P. Moynahan, collector of assessments and arrears, ot Borough Hall, Brooklyn, on Wednesday, was well attended. There were 109 offerings which brought from $15.20 to $2,851.44 each. There will be a sale of Manhattan tax liens in the Aldermanic Chamber of City Hall on April 2.

THE FARMERS' LOAN & TRUST CO. has loaned to the Pentalpha Realty Corporation $1,250,000 on the plot, 130x300.10 ft, on the north side of 42d st, 312 ft east of 6th av. The loan is for three years at 5 per cent. Part of the site is now occupied by the department store of Stern Brothers.

ACCORDING to unconfirmed reports, Otto H. Kahn is the purchaser of the plot, 75x100, in the south side of 99th st, 125 ft. east of 5th av, reported sold several weeks ago by William B. May & Co. for the Windham Realization Co. A private garage will probably be erected on the site.

GOODHUE LIVINGSTON, of the firm of Trowbridge & Livingston, is the buyer of the plot, 37.6x100 ft., in the north side of 95th st, 150 ft. west of 5th av, sold last week by Ernesto G. Fabbri through William B. May & Co. A modern English basement dwelling will be erected on the site, which adjoins the new residence of Mrs. Amory S. Carhart.

A SUPREME COURT order this week granted permission to the U. S. Trust Co., as trustee of William H. Inman, to lease the property at 1043-1051 6th av to Charles Knickuhm at $12,000 a year until 1917, $13,000 a year to 1919 and $14,000 to 1924. The property consists of a cafe, billiard rooms, dance hall and bowling alley.

AT A MEETING of the Executive Committee of the New York Title Insurance Co., held last Tuesday, Henry S. Acken was made vice-president and assistant general manager, and placed in charge of the Brooklyn office of the company, succeeding Mr. Charles J. Obermeyer, resigned. Mr. Acken was also made assistant secretary of the New York Mortgage & Security Co., in place of Mr. Charles H. Pulis, resigned.

THE FRIEDMAN CONSTRUCTION CO., Henry Friedman, president, is the buyer of the plot of fifteen lots in the west side of 161st st, between Fort Washington av and Riverside drive, taking in the entire block front with the exception of the two corners, reported sold recently by Harris & Maurice Mandelbaum, through the J. Romaine Brown Co. Announcement has been made that the property will be improved with three 6-sty elevator apartment houses.

JUNCTION REALTY CO. of 127 West 26th st has filed schedules showing liabilities of $202,941, of which $177,500 are secured, and nominal assets of $197,500, consisting of real estate, $125,000, at Nos. 16 and 18 West 65th st, mortgaged for $176,000, and unliquidated claims, $72,500. Among the creditors are the New York Post Graduate Hospital and Medical School, $81,000 secured; Mutual Life Insurance Company, $85,000 secured; Charles A. Moran, $9,500, secured, and David Stevenson Brewing Company, $10,000, disputed liability on a lease.

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D. THOMAS COSTAR reports increased activity in Unionport and Westchester for the past few weeks. Besides those sales detailed elsewhere in this issue, Mr. Costar has negotiated a number of other transactions in that section of the Bronx. Among recent recorded deals closed through his office are those involving 1321 Castle Hill av, 2150 Houghton av, 1922 East 177th st, 1006 Grant av, the vacant plot, 100x100, on the west side of Prospect av, 270 ft. south of 187th st, and the vacant plot, 50x108, in the north side of Ludlow st, 155 ft. west of Havemeyer av.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF CHARLOTTE BEYER—Premises at 459 West 148th st; valued at $15,000.

GIOVANNI BADARACCO—242 East 128th st, $15,000.

ERNEST BUNZL—115 West 75th st, $33,000.

ANNA FLOCK—4650 Park av, $3,600.

JULIA A. RESTORFF—34 West 94th st, $17,500, and 237 West 127th st, $8,000.

HERMAN GOTTLIEB—572-574 8th av, $44,000.

LOUISA HOAG—920 Jackson av, $7,750.

RACHEL MULGREW—150 West 105th st, $25,000, and 403 West 21st st, $25,000.

MARIA L. SHEAFF—71 Irving pl, 7-19th interest, valued at $12,894.

OBITUARY

JOHN M. REID died last Sunday night in Roosevelt Hospital after a long illness. He was born in the old Eighth Ward on March 30, 1859, and for many years was in the real estate business in East 34th st. He leaves a widow and two sons.

The Columbia Storage Ware-Houses
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AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Out of twenty-five offerings at the Manhattan and Bronx exchange sales rooms this week, fifteen were bought by plaintiffs, seven were withdrawn or adjourned, and only three went to outside bidders. The Rudolph Wallach Company purchased a West Side tenement offered at voluntary sale on a bid of $60,000, which is $24,000 less than the assessed valuation. The Manhattan Life Insurance Company, as plaintiff, obtained for $199,000, the apartment house at the northeast corner of Fifth avenue and 126th street, assessed at $250,000. A lack of outside bidders at the auction sales has been noticeable for a long time, and as a consequence, bidding is listless and confined mainly to parties in interest.

For the coming week the auctioneers will present the usual assortment of miscellaneous properties in various sections of the city, tenements comprising the bulk of the offerings. Among the more important properties to be sold is the seven-story loft building at the northeast corner of Madison avenue and 48th street; also the five-story loft building at 13 Lispenard street, and a vacant block front in West 137th street, between Edgecombe and St. Nicholas avenues.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 20, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st

JOSEPH P. DAY.

16TH st, 18 W (*), ss, 388 w 5 av, 21x103.3, 4-sty & b bk dwg; due, $33,419.31; T&c, $724.91; Chas C Bull et al, trstes. 20,000

115TH st, 11 E (*), ns, 200 e 5 av, 34.10x100.11, 5-sty stn tnt & strs; due, $5,576.16; T&c, $1,110.50; sub to pr mtg $30,000; Collective Holding Co, Inc. 31,500

151ST st W, sec 8 av, 48x75, 6-sty bk tnt & strs; due, $52,906.33; T&c, $1,494.60; withdrawn. ——

Manhattan av, 456, es, 73.11 s 120th, 26.11x94.10, 5-sty bk tnt; due, $26,343.42; T&c, $——; adj to Apr14. ——

6TH av, 52 (*), es, 38.6 s Washington pl, 19x55.4x19x56.7, 2-sty bk tnt & strs; due, $13,974.09; T&c, $109.55; Anne D Thomson. 8,600

8TH av, sec 151st, see 151st W,, sec 8 av.

JACOB H. MAYERS.

81ST st, 203-13 W, ns, 100 w Ams av, 112.5x102.2, 9-sty bk tnt; due, $57,453.48; T&c, $438; sub to mtg $335,000; Rebecca J Seidman, party in int. 383,977

82D st, 417 E (*), ns, 256 e 1 av, 25x102.2, 5-sty bk tnt; due, $6,691.07; T&c, $526.75; sub 1st mtg $11,000; Jacob Werner. 17,500

113TH st, 58 W (*), ss, 300 e Lenox av, 17x100.11, 3-sty & b stn dwg; due, $11,126.28; T&c, $215.05; Danl J O'Conor, trste. 11,000

183D st, 551 W, see Audubon av, 360.

Audubon av, 360 (*), nwc 183d (No 551), 74.11x25, vacant; due, $13,081.60; T&c, $244.35; Hudson Trust Co, 8,800

BRYAN L. KENNELLY.

49TH st, 541-3 W, ns, 175 e 11 av, 75x100.5, 6-sty bk tnt & strs (exr); Rudolph Wallach Co. 60,000

JAMES L. WELLS.

133D st, 68 W (*), ss, 110 e Lenox av, 25x99.11, 5-sty bk tnt; due, $16,979.08; T&c, $432; Wilson Marshall. 12,000

M. MORGENTHAU, JR., CO.

120TH st, 61 E (*), ns, 216.8 w Park av, 16.8x100.11, 3-sty & b bk dwg; due, $10,197.54; T&c, $194; German Savgs Bank in City N Y. 7,500

SAMUEL MARX.

126TH st, 1 E, see 5 av, 2041.

5TH av, 2041 (*), nec 126th (No 1), 99.11x120, 6-sty bk tnt & strs; due, $232,115.88; T&c, $7,495; Manhattan Life Ins Co. 199,000

DANIEL GREENWALD.

112TH st, 328-32 E, ss, 325 e 2 av, 75x100.10, 2-4-sty bk tnts & strs & 3-sty bk stable; adj sine die. ——

Total	$731,402
Corresponding week 1913	492,583
Jan. 1, 1914, to date	7,980,450
Corresponding period 1913	11,726,974

Bronx.

The following are the sales that have taken place during the week ending March 20, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

234TH st E, ns, 160.3 w Kingsbridge rd, 25x114.5; due, $206.24; T&c, $4.30; Peter S O'Hara. 435

Holland av (*), ws, 405 n Barnett av, 25x100; due, $213.70; T&c, $52; Saml Levy. 200

Kepler av (*), ws, 150 n 237th, 25x100, vacant; due, $863.27; T&c, $132.24; Tax Lien Co of N Y. 1,000

Van Nest av (*), ss, 100 w Rose, 25x100; due, $449.71; T&c, $——; Saml Levy. 300

Vyse av, 2064 (*), es, 34 n 179th, 42x101.3x42x102.1, 5-sty bk tnt; due, $5,823.89; T&c, $705.11; sub to pr mtg $29,000; Norma Realty Co. 33,000

JAMES L. WELLS.

140TH st, 382 E, ss, 84.6 w Willis av, 22x75, 2-sty & a fr dwg; adj to Apr2. ——

M. MORGENTHAU, JR., CO.

214TH st, 841 E, ns, 410.9 e Barnes av, 28.8x109.6; due, $2,800.33; T&c, $25.34; Sophia M Woessner et al, defts. 3,000

HENRY BRADY.

176TH st, 507 on map 509 E, ns, 97.6 w 3 av, 20x72, 2-sty fr dwg; due, $1,812.31; T&c, $421.11; Lena Bratz. 2,770

JACOB H. MAYERS.

Popham av, 1725, ws, 221.4 n 176th, 25x100, 2-sty fr dwg; due, $1,178.64; T&c, $40; withdrawn. ——

Total	$40,705
Corresponding week, 1913	92,200
Jan. 1, 1914, to date	1,245,994
Corresponding period, 1913	1,351,736

Brooklyn.

The following are the sales that have taken place during the week ending March 18, 1914, at the Brooklyn Salesrooms, 189 Montague street

WILLIAM H. SMITH.

BUSH ST (*), ns, 164.6 w Henry, 20x100; Mary R Baldwin; Action 1 5,000.00

BUSH ST (*), ns, 184.6 w Henry, 20x100; same; Action 2 5,000.00

COLUMBUS PL (*), ws, 144.7 n Atlantic av, 23x105; Nicholas Rothar 800.00

HENRY ST, ws, 68.10 n Bush, 20.8x104; Mary R Baldwin 5,000.00

TAYLOR ST, ss, 100 w Wythe av, 14.8x100; withdrawn. ——

5TH ST (*), ss, 227.10 w 9 av, 20x100; Francis R Simmons 8,000.00

HAMILTON AV (*), es, 59.10 n Bush, 22.7x41xirreg; Michl Diers et al 3,500.00

OCEAN AV, es, 199.7 n Av D, 50x105; adj sine die ——

ROGERS AV (*), ws, 38.9 n Tilden av, 18.9x50xirreg; Elsie Franken 4,000.00

THROOP AV, 322, ws, 137 s Hart, 18.6x84.9, 2½-sty & b bk dwg (exr); Harry Horwitz 6,000.00

3D AV, ws, 55.2 s 47th, 20x100; withdrawn ——

WILLIAM P. RAE.

HERKIMER ST (*), sec Prescott pl 25, x98; Simon J Harding 200.00

BEDFORD AV (*), es, 64.11 s Bergen, 78.9x45.9xirreg; Kings County Savgs Inst. 25,000.00

TILDEN AV (*), nwc Bedford av, 101x25; South Brooklyn Savgs Inst. 10,000.00

LOTS 567 to 590, 594 to 635, 829 to 844, map of property of Bensonhurst Land Co; A Kessel, Jr. 34,889.00

CHAS. SHONGOOD.

OSBORN ST (*), es, 150 s Liberty av, 50x100; Jos Naughton 20,300.00

RODNEY ST (*), ss, 207 w Lee av, 22.6x100; Mary J Green 9,100.00

STERLING PL (*), ss, 109.10 e Bedford av, 20x127.9; Collective Holding Co, Inc. 11,300.00

92D ST, sec Ft Hamilton av, 75.1x134.7xirreg; Jas H Strain 6,265.00

LAFAYETTE AV, ns, 112.6 w Grand av, 18.6x100; also FT HAMILTON AV, nec 75th, 203.4x328.6xirreg; adj Apr 3. ——

SUTTER AV, nwc Saratoga av, 50x92.11; Frank Weinstein 26,000.00

JAMES L. BRUMLEY.

LIBERTY AV (*), ss, 25 w Ashford, 50x100; Kath Journeay 500.00

Total	$180,854.00
Corresponding week 1913	219,233.00

VOLUNTARY AUCTION SALES.

Manhattan.

MARCH 26.

JOSEPH P. DAY.

21ST ST, 16 W, 25x92, 4-sty stn ft dwg (exr).

45TH ST, 128-8 W, 61.8x100, 3-sty bk bldg (vol).

83D ST, 35 W, 20x80, 3-sty & b bk dwg (vol).

119TH ST, 125 W, 20x100.11, 3-sty & b stn dwg (vol).

8TH AV, 342-4, lot 39.2x82, 2-4-sty bk tnts (vol).

Brooklyn.

MARCH 24.

WILLIAM H. SMITH.

SMITH ST, 116, ns, 108.7 e Dean, 20x100.8, 4-sty bk tnt & strs (exr).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

MARCH 21.

No Legal Sales advertised for this day.

MARCH 23.

123D ST, 124-8 E, ss, 240 e Park av, 75x100.11, 3 5-sty stn tnts; Florence Levy—Saml Lewis et al; Stoddard & Mark (A), 128 Bway; Edw E McCall (R); partition; Joseph P Day.

180TH ST, S04 W, sec Pinehurst av (Nos 49-55), 100x100.2, 6-sty bk tnt; Jas Douglas—Pincus Goldberg et al; Douglas, Armitage & McCann (A), 233 Bway; Jacob Silverstein (R); due, $25,232.89 T&c, $1,836.61; sub to pr mtg $150,000; Henry Brady.

PINEHURST AV, 49-55, see 180th, S04 W.

MARCH 24.

GRAND ST, 91, ss, 20.2 e Greene, 20.1x69.2, 4-sty bk loft & str bldg; German Savgs Bank in the City of N Y—Hyman Senn et al; Meyer Auerbach (A), 42 Bway; Harry G Fromberg (R); due, $16,045.52; T&c, $481.71; Joseph P Day.

WATER ST, 650, ns, 207.10 e Scammel, 15.9x84.1x16.6x42.7, 2-sty fr stable; Jno J Canavan et al—Ellen Canavan et al; Murtha & Hanson (A), 55 Liberty; Algernon S Norton (R); partition; Joseph P Day.

50TH ST, 516 W, ss, 250 w 10 av, 25x100.5, 5-sty bk tnt; Geo H Valentine et al—Jno C Maximes et al; Robt C Birkhahn (A), 15 William; Hiram M Kirk (R); due, $17,052.74; T&c, $100; Joseph P Day.

52D ST, 531 W, ns, 375 e 11 av, 25x100.5, 5-sty bk tnt; David Crawford et al—Martha A Trainer et al; Elsman, Levy, Corn & Lewine (A), 135 Bway; Nathan D Perlman (R); due, $3,963.73; T&c, $420.05; Joseph P Day.

54TH ST, 432 W, ss, 383.4 e 10 av, 16.8x52.2x16.8x53.6, vacant; Metropolitan Savgs Bank—C N Shurman Investing Co et al; A S & W Hutchins (A), 84 William; Walter B Walker (R); due, $4,561.50; T&c, $195.45; Joseph P Day.

164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife, Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, $11,846.46; T&c, $715.05; Joseph P Day.

MARCH 25.

106TH ST, 52 E, ss, 305 w Park av, 25x100.11, 5-sty bk tnt; Rachel H Pfeiffer—Emma A Mayhew et al; Action 1; Max Stern (A), 64 Wall; Jno Boyle, Jr (R); due, $25,331.73; T&c, $277.51; Chas A Berrian.

106TH ST, 54 E, ss, 285 w Park av, 25x100.11, 5-sty bk tnt; same—same; Action 2; same (A); Jos M Herzberg (R); due, $25,329.73; T&c, $281.67; M Morgenthau, Jr, Co.

147TH ST, 283 W, ns, 500 w 7 av, 25x99.11, 6-sty bk tnt & strs; Louisa Mander—Fleischmann Realty Co et al; Jos F Stier (A), 11 Bway; Fredk C Gladden (R); due, $23,972.60; T&c, $1,028.30; mtg recorded Apr18'06; Joseph P Day.

CONVENT AV, 427, es, 52 n 148th, 16x85, 3-sty & b stn dwg; David Lippmann—Adolf Fante et al; Sampson H Schwarz (A), 25 Broad; Melvin G Palliser (R); due, $6,144.98; T&c, $1,472.06; Joseph P Day.

MARCH 26.

WOOSTER ST, 235-7, see 3d, 43-5 W.

3D ST, 43-5 W, nwc Wooster (Nos 235-7), 42x74.10, four 2-sty bk & fr bldgs; District Number One of the Independent Order Benai Berith—Tony Bello et al; Simon M Reeder (A), 119 Nassau; Chas T Terry (R); due, $5,570.70; T&c, $484.75; mtg recorded June 8'06; Joseph P Day.

22D ST, 451-5 W, ns, 308.1 e 10 av, 41.10x98.9x41.10x98.8, two 5 & one 4-sty & b bk & stn dwgs; Lilie L Mungar—Marie A Dubar et al; Robt W Cromley (A), 176 Bway; P Lewis Andersen (R); partition; Joseph P Day.

75TH ST, 327 E, ns, 256.8 w 1 av, 28.4x102.2, 4-sty stn tnt; Lizzie Van Beskerck—Mary C Stewart et al; Chas P Northrup (A), 31 Nassau; Theo K McCarthy (R); due, $14,196.67; T&c, $2,009.34; mtg recorded Oct16'09; J H Mayers.

102D ST, 311 W, ns, 160 w West End av, 20x100.11, 3-sty & b stn dwg; Chelsea Realty Co—Adelaide R Hickey; Henry M Bellinger, Jr, (A), 135 Bway; Irving Washburn (R); due, $3,328.07; T&c, $67.8; Joseph P Day.

113TH ST, 216-8 E, ss, 185 e 3 av, 30x100.10, 6-sty bk tnt & strs; Jas H Aldrich et al, trstes—Henry Passman et al; DeWitt, Leckman & DeWitt (A), 88 Nassau; Jos P McDenough (R); due, $32,184.65; T&c, $810.90; mtg recorded May10'06; Joseph P Day.

115TH ST, 221 W, ns, 325 w 7 av, 18.9x100.11, 5-sty bk tnt; Melville H Bearns—Emma M Weiss et al; Rabe & Keller (A), 258 Bway; Wm L Bowman (R); due, $14,114.52; T&c, $37; Bryan L Kennely.

130TH ST, 29 W, ns, 360 w 5 av, runs n8x8.06 xn46.2xw.06xn45.8xw20xs99.11xe20 to beg, 4-sty &b stn dwg; Anne D Thomson—Jacob B Chasis et al; Everett, Clarke & Benedict (A), 37 Wall; Winter Russell (R); due, $13,032.11; T&c, $441.95; Henry Brady.

MARCH 27.

1ST ST, 88-90 E, ns, 187 e 1 av, 42x105.11, 6-sty bk tnt & strs; Mary Mades—Julius Tishman et al; Paul Gross (A), 302 Bway; H C S Stimpson (R); due, $4,375.18; T&c, $——; sub to 1st mtg $26,000; mtg recorded June1'11; M Morgenthau, Jr, Co.

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The importance and wide influence of the *RECORD and GUIDE* have become so thoroughly recognized that it is admittedly the *Strongest and Most Valuable Advertising Medium* published in the interest of Real Estate and Building.

Advertised Legal Sales—Manhattan—Continued.

99T HST, 25 E, see Madison av, 1440-8.
137TH ST W, nec St Nicholas av, see 137th W, ns, whole front bet Edgecombe & St Nich avs.
137TH ST W, ns, whole front bet Edgecombe & St Nicholas avs, 34x229.10x72.8x232.11, vacant; Charter Constn Co—Yale Realty Co et al; Stoddard & Mark (A), 128 Bway; Phineas Lewinson (R); due, $27,460.04; T&c, $2,090.27; mtg recorded June3'13; J H Mayers.
EDGECOMBE AV, nwc 137th, see 137th W, ns, whole front bet Edgecombe & St Nich avs.
MADISON AV, 1440-8, nwc 99th (No 25), 100.11 x120, 7-sty bk tnt & strs; Baron de Hirsch Fund—Theo P Cooper et al; M S & I S Isaacs (A), 52 William; Enos S Booth (R); due, $196,505.50; T&c, $2,531.56; M Morgenthau, Jr, Co.
ST NICHOLAS AV, nec 137th, see 137th W, ns, whole front bet Edgecombe & St Nich avs.

MARCH 28.
No Legal Sales advertised for this day.

MARCH 30.
LISPENARD ST, 13-5, ns, 125.11 e W Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; Geo E Chisolm et al exrs—Henry W Ellison et al; Middleton S Borland (A), 46 Cedar; Earle W Webb (R); due, $41,290.25; T&c, $1,233.30; Joseph P Day.
45TH ST, 422 W, ss, 300 w 9 av, 25x100.4, 5-sty bk tnt; Wm Crawford—Margt Nunan et al; Bowers & Sands (A), 46 Cedar; Geo H Engelhard (R); due, $21,457.43; T&c, $558.50; Joseph P Day.
48TH ST E, nec Madison av, see Mad av, 413.
106TH ST, 50 W, see Manhattan av, swc 106.
136TH ST, 245 W, ns, 452 w 7 av, 17x99.11, 3-sty & b stn dwg; Equitable Life Assurance Society of the U S—Julius Hertz et al; Alexander & Green (A), 165 Bway; Clifford C Roberts (R); due, $10,754.80; T&c, $427.60; mtg recorded May11'93; Joseph P Day.
158TH ST, 522-6 W, ss, 350 w Ams av, 100x 99.11, two 6-sty bk tnts; sheriff's sale of all right, title, &c, which Rose Simon had on June14'13, or since; Saml Fine (A), 233 Bway; Max S Griffenhagen, sheriff; Danl Greenwald.
MADISON AV, 413, nec 48th, 22x100, 5 & 7-sty stn office & str bldg; National Reserve Bank of the City of N Y—Lesk Realty Co et al; Sullivan & Cromwell (A), 49 Wall; Wm Allen (R); due, $22,390.54; T&c, $——; Saml Marx.
MANHATTAN AV, swc 106th (No 50), 17.4x75, 3-sty & b bk dwg; Helen H Greene et al—Lillian P Dyer et al; Thenford Woodhull (A), 4 Court sq, Brooklyn; Jno B Lord (R); partition; Joseph P Day.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

MARCH 21 & 23.
No Legal Sales advertised for these days.

MARCH 24.
JENNINGS ST, 806, ss, 75 w Bristow, 50x95, 2-sty fr dwg; City Real Estate Co—Ferd W Fey et al; Harold Swain (A), 176 Bway; Emanuel Hertz (R); due, $6,682.38; T&c, $280; Joseph P Day.
RITTER PL, 814, ss, 245 w Prospect av, 20x 85.11, 2-sty & b bk dwg; Jno M Bissert et al exr—Jacob Kronenberger et al; Henry C Botty (A), 140 Nassau; Eugene F McGee (R); due, $10,776.59; T&c, $188.40; Joseph P Day.
160TH ST, 735 E, nwc Forest av (No 851), 96x 48.8, 6-sty bk tnt & strs; Mamie Scholem—Henrietta Knapp et al; Davis & Davis (A), 51 Chambers; Earnest R Eckley (R); due, $3,884.42; T&c, $3,161.74; sub to pr mtg $59,-511.51; Saml Marx.
175TH ST, 668 E, ss, 26.5 w Crotona av, 25x 99.5, 2-sty fr dwg; Nathan Himowich—Anthony H Wernecke et al; Murray M Himowich (A), 233 Bway; Jno Davis (R); due, $2,071.89; T&c, $150.38; Joseph P Day.
217TH ST, 1009 E, ns, 80 e Paulding av, 20x95; Central Mtg Co—Federico Silvestri et al; Otis & Otis (A), 60 Wall; Lawrence S Greenbaum (R); due, $4,410.83; T&c, $202.66; Jas L Wells.
219TH ST E, ns, 205 w Rosewood av, 100x114; Peter Duncan—Anna A Owen et al; Kramer & Bourke (A), 220 Bway; Henry Salant (R); due, $1,517.39; T&c, $177.04; Danl Greenwald.
BROOK AV, 278-80, on map 278, es, 25.11 n 139th, 37.7x103.7x37.6x100.1, 5-sty bk tnt & strs; Jonas Reutlinger—N Y Real Estate Security Co et al; L & A U Zinke (A), 290 Bway; Geo B Hayes (R); due, $31,302.19; T&c, $818.45; Joseph P Day.
BROOK AV, 282-4, on map 282, es, 62.9 n 139th, 37.8x107.2x37.6x103.7, 5-sty bk tnt & strs; Sigmund Reutlinger—N Y Real Estate Security Co et al; L & A U Zinke (A); Geo B Hayes (R); due, $31,306.19; T&c, $826.40; Joseph P Day.
FOREST AV, 851, see 160th, 735 E.
LAFONTAINE AV, ws, 80.6 n 181st, runs n 100xw55xs26.3xw63.4 to Quarry rd xs89.9x— to beg, vacant; Frank F Russell, admr—Francis E McKiernan et al; Bassett, Thompson & Gilpatric (A), 277 Bway; Jas A Lynch (R); due, $8,282.55; T&c, $10,079.48; Joseph P Day.
QUARRY RD, es, abt 80.6 n 181st, see Lafontaine av, ws, 80.6 n 181st.

MARCH 25.
No Legal Sales advertised for this day.

MARCH 26.
HOFFMAN ST, 2419-21, ws, 104.7 s 188th, 50x 96.11, 5-sty bk tnt; Dollar Savgs Bank City N Y—Auletta & Co et al; Lexow, Mackellar & Wells (A), 43 Cedar; Jas A Farrell (R); due, $33,530.98; T&c, $969.10; Jas L Wells.

MARCH 27 & 28.
No Legal Sales advertised for these days.

MARCH 30.
TINTON AV, 625, ws, 212.6 s 152d, 37.6x100, 5-sty bk tnt; Jno McCarthy—First Preferred Realty Corpn et al; Action 1; Newman & Butler (A), 116 Nassau; Warren Leslie (R); due, $8,138.98; T&c, $——; mtg recorded Sept15'06; Joseph P Day.
TINTON AV, 629, ws, 175 s 152d, 37.6x100, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $8,136.98; T&c, $—— mtg recorded Sept15'06; Joseph P Day.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MARCH 21.
No Legal Sales advertised for this day.

MARCH 23.
GREENE ST, ss, 140 e Oakland, 125x100 to Huron; also HURON ST, ss, 250 e Oakland, 150x 100; Wm H Peer—Henry C Fischer et al; Action 2; C & T Perry (A), 845 Manhattan av; Jno B Golden (R); Wm P Rae.
MYRTLE AV, ses, 175 sw Marcy av, 25x100; Louisa M Salisbury—Jos Naudin et al; Knox, Sender & Deignan (A), 233 Bway; Harry L Thompson (R); Jas L Brumley.
4TH AV, es, adj lot 36, 68.4x irreg; Francis F Ripley—Mary A Graham et al; Chas S Taber (A), 189 Montague; Wm A Moore (R); Chas Shongood.

MARCH 24.
AINSLIE ST, ss, 100 w Humboldt, 25x100; Rebecca A Pagan—Jno W Weaver et al; Geo A Logan (A), 44 Court; John Klein (R); Chas Shongood.
CEDAR ST, 90, ses, 106.4 sw Myrtle av, 20x60x irreg; also DeKalb av, 1301, ws, — n Evergreen av, 20x57.6x—x60x irreg; Adelia C Flood et al—W B Moore at al; MacGregor & Wickert (A), Myrtle & Cypress avs, Queens; Chas Y Van Doren (R); Wm H Smith.
COLLINS ST, nec Schenectady av, 322.5x191x irreg; Katherine Hassenstein et al—Chas F Jacobs et al; Wm H Good (A), 44 Court; Jos A Michel (R); Wm H Smith.
PRESIDENT ST, ns, 413 w Smith, 17x100; Louis Weill et al—Mary Mulqueen et al; Jacob Brenner (A), 26 Court; Jerry A Wernberg (R); Wm P Rae.
RYERSON ST, es, 235 s DeKalb av, 20x100; Sarah F Mead et al—Giovanni E Conterno et al; Wm H Orr, 350 Fulton; Wm P Pickett (R); Wm P Rae.
7TH ST, ns, 240 w 3 av, 360x100; Saml Goldsticker—Alice H Morgan et al; Edw Jacobs (A), 25 Broad, Manhattan; Dominic B Griffin (R); Sol De Walltearss.
SEIGEL ST, ss, 50 e Leonard, 25x100; Edw A Koenig—Lizzie Stone et al; Fredk J Greifenstein (A), 957 Bway; Aug G Beyer (R); Wm H Smith.
BAY RIDGE AV, nes, 330.3 se 2 av, 80x290; Jennie L Church—Antonio Musica et al; Dykman, Oeland & Kuhn (A), 177 Montague; Benj T Hock (R); Chas Shongood.
NEW LOTS RD, ss, 21.2 w Williams av, 84.9x 81.9xirreg; Fredk M Knowles et al—Vermont Building Co et al; Geo B Davenport (A), 203 Montague; O Grant Esterbrook (R); Wm P Rae.
RUTLAND RD, ss, 150 w Troy av, 103.3x100; Isaac P Hubbard et al—Meyer Kurlandzik et al; Jno F Ward (A), 132 Nassau, Manhattan; Wm Van Wyck (R); Wm H Smith.

MARCH 25.
BEARD ST, nes, 70 se Van Brunt, 20x75; Ella A Rowse—Jas W Keeley Jr et al; Caldwell & Holmes (A), 44 Court; Benj Hock (R); Chas Shougood.
E 4TH ST, ws, 244 n Av U, 36x100; Thos Monaghan—G Reginald Hickerson et al; Abr I Stark (A), 1243 43d; Harry K Davenport (R); Chas Shongood.
DUMONT AV, ns, 20 w Alabama av, 20x75; Wm J Hart—Dufferin Realty Co et al; Harry L Thompson (A), 175 Remsen; Henry L Gates (R); Wm P Rae.
LOT 10 blk 4030, sec 13; Bennett Glover Co—Ernest de la Niepce et al; Litchfield F Moynahan (A), 233 Bway, Manhattan; Albt E Richardson (R); Wm P Rae.

MARCH 26.
CHAUNCEY ST, ss, 305 e Hopkinson av, 20x 100; Title Guar & Trust Co—The Philip Schmitt Building Co et al; action 1; Harry Thompson (A), 175 Remsen; Milton Wright (R); Wm H Smith.
CEDAR ST, ses, 86.5 sw Myrtle av, 20x57.6x irreg; Sarah M Logan—Sophia Licht et al; Wm Murray (R), 189 Montague; Wm H Smith.
W 9TH ST, es, 400 n Av T, 36x100; Eva Manton—Bklyn & Flatbush Realty Co et al; Wilmot L Morehouse (A), 26 Court; Howard E Greene (R); Chas Shongood.
BAY 10TH ST, es, 100 s Benson av, 60x96.8; Lavinia M Gascolgne—Wm C Rogers et al; Edw F Taber (A), 1550 Fulton; Benjamin Marvin (R); Wm P Rae.
E 48TH ST, es, 490 s Av L, 18x100; Julia E Eldert—Jacob D Ranck et al; Arthur D Fisher (A), 45 Cedar, Manhattan; Edw Q Carr (R); Wm H Smith.
LAFAYETTE AV, ns, 80 w Nostrand av, 20x 80; East Bklyn Savgs Bank of the City of Bklyn—Albt E Lawes et al; Phillips & Avery (A), 41 Park row, Manhattan; Chas O Grim (R); Wm H Smith.
PROSPECT AV, sws, 20 se 10 av, 20x100; Mary Rafferty—Mary F Tarpey et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm H Smith.
SHORE RD, nec 1 av, 52.3x275; Title Guar & Trust Co—Joanna F Carlin et al; Harry L Thompson (A), 175 Remsen; Jno C L Daly (R); Wm H Smith.
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson Jr Co.

MARCH 27.
KOSSUTH PL, ss, 405 e Bway, 20x100; David Engel—Margt Collins et al; Robt E Moffett (A), 894 Bway; Robt H Roy (R); Wm H Smith.
PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6x 100; Wood Harmon Warranty Corpn—Monaton Realty Investing Corpn et al; action 1; Isaac Roth (A), 261 Bway, Manhattan; Louis Karasik (R); Wm P Rae.
PACIFIC ST, ns, 227 w Hopkinson av, 25x100; same—same; action 2; same (A); J V Carabba (R); Wm P Rae.
PACIFIC ST, ns, 252 w Hopkinson av, 25x100; same—same; action 3; same (A); Paul Jones (R); Wm H Smith.
PACIFIC ST, ns, 277 w Hopkinson av, 25x100; same—same; action 4; same (A); Sidney H Weinberg (R); Chas Shongood.
ST JOHNS PL, ss, 100 w Rochester av, 40x 100.7; Audley Realty Co—Bristol Constn Co, Inc, et al; Wm F Connell (A), 16 Court; Martin H Latner (R); Chas Shongood.
HAMBURG AV, sws, intersec nws Moffet, 25x 100; Albt F Seeker et al—Lilly Greenthal et al; Chas Reinhardt (A), 756 Flushing av; H H Altman (R); Wm H Smith.

MARCH 28.
No Legal Sales advertised for this day.

MARCH 30.
AMES ST, ws, 322.11 n Sutter av, 20x100; Fredk Trau—Morris Rothstein et al; Weinberg Bros (A), 302 Bway, Manhattan; Geo B Sarenbetz (R); Chas Shongood.
PACIFIC ST, ns, 227 w Hopkinson av, 25x100; Wood Harmon Warranty Corpn—Monaton Realty Investing Corpn et al; action 2; Isaac Roth, 261 Bway, Manhattan; J V Carabba (R); Wm P Rae.
E 14TH ST, es, 140 s Av X, 60x100; Jennie Perlman—Pearl Constn Co et al; Mark S Feiler (A), 44 Court; M T Abruzzo (R); Chas Shongood.
17TH ST, ss, 200 w 9 av, 100x100.2; Forrest Co—Edinboro Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Chas Burstein (R); Chas Shongood.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MARCH 14.
SUFFOLK ST, 21; Henry Stemme—Jacob Cohen et al; F B Chedsey (A).
30TH ST, ns, 128.4 e 11 av, 40x31; Henry M Work—Jas H De Laney et al; Maclay & McBurney (A).
EDGECOMBE AV, ws, 49.11 s 141st, 25x90; Arnold Tbayer et al—Magdalena O Heckman et al; J W McElhinney (A).
EDGECOMBE AV, ws, 74.11 s 141st, 25x90; Arnold Thayer et al—Wm Oeters; J W McElhinney (A).
PLEASANT AV, nwc 106th, 100.11x200; Mutual Life Ins Co of N Y—Antonia Klingenbeck et al; F L Allen (A).

MARCH 16.
149TH ST, 548 W, and property in Queens & Nassau Counties—Emeline Roffe—Jacob M Ehrlich et al; M Jacobs (A).

MARCH 17.
NORFOLK ST, es, 100 n Rivington, 25x100; David Feifer—Fred M Solomon et al; Lind & Pfeiffer (A).
122D ST, 160 E; J Leo Honigman et al—Jos Levy et al; J C Levi (A).
127TH ST, 127 W; Wm F Brown, trste—Anita A Stilwell et al; P J Dobson (A).
152D ST, ns, 300.10 w Broadway, 49.2x199.10; two actions; Hugo H Piesen—Mary E Mitchell et al; B Fliashnick (A).
AV B, 279; Sarah Cohn—Sarah Nadler; S Hoff (A).

MARCH 18.
WATER ST, 336-8; two actions; Adele Kneeland—Archibald C M L Stewart et al; H L Bogert (A).
21ST ST, 107 W; Warren C Fielding admr—Esperanto Mtg Co et al; C R Rose (A).
52D ST, 441 W; Rosa Korn—Celia Shwitzer et al; A T Scharps (A).
95TH ST, 218 E; Herman D Junge—Carolyn W Crandall et al; Frees & McEveety (A).
123D ST, ss, 60.1 e Park av, 20x100.11; Emigrant Industrial Savgs Bank—Conrad R Schmitt et al; R & E J O'Gorman (A).
126TH ST, ns, 272.6 w 5 av, 17.6x99.11; Chas A Sherman exr—Maurice Vrodzky et al; Bowers & Sands (A).
WADSWORTH AV, ws, 100 n 190th, 27.9x182.2x irreg; Georgiana Kendall—Monroe L Simon et al; Merrill & Rogers (A).
2D AV, 2387; Fanny Greenbaum—New England Holding Co et al; Paskus, Gordon & Hyman (A).
7TH AV, nec 146th, 40x100; also 7TH AV, sec 147th, 40x100; two actions; Dry Dock Savgs Instn—Fleischmann Realty & Constn Co et al; amended; F M Tichenor (A).

MARCH 19.
19TH ST, 30-32 W; Mutual Life Ins Co of NY—Fredk S Pinkus et al; F L Allen (A).
101ST ST, ns, 100 e Bway, 54.9x100.11; Aug Ruff et al—Sender Feldmark et al; amended; Gettner, Simon & Asher (A).
118TH ST, 344 E; Cornelia H Hughes—Antonio Tassi et al; McClure & Prentice (A).
133D ST, S E; Theo C Zerega—Sadie H Jacobs et al; DeWitt, Lockman & DeWitt (A).
8TH AV, es, 49.4 n 33d, 24.8x100; also PROP in Queens Co; Jas W Trowbridge—Wm J Conners et al; T H Baskerville (A).

MARCH 20.
135TH ST, 209-13 W; three actions; Equitable Life Assurance Society of the U S—N Y Real Estate Security Co et al; Alexander & Greene (A).
45TH ST, ns, 240 w 3 av, 20x100.5; Andw Sheridan—Nicholin Lindberg et al; Johnston & Johnston (A).
27TH ST, 516-8 W; Annie A Coulson—Edw S Farnan et al; amended; J H Banton (A).
BROOME ST, 141; City Real Estate Co—Hyman Greenstone et al; amended; H Swain (A).
134TH ST, ss, 300 e 8 av, 25x99.11; Gustavus Sidenberg—Caroline Well et al; Lachman & Goldsmith (A).

Bronx.

MARCH 13.
174TH ST, ns, 80 w 3 av, 40x100; Sarah Sanberg—Louis Drescher et al; L Morrison (A).
BELMONT AV, sec 181st, —x—; Jos L Finkelstein—Crownhill Constn Co et al; S Edelman (A).

BRIGGS AV, swc land owned by Blodgett & Tilden, 150x irreg; Frank C Mayhew & Ralph Hickox—Bertha Schrader et al; Nobel & C (A).

MARCH 14.

HANCOCK ST,** ws, 418.9 n Van Nest av, 18.9x 100; Fishkill Savgs Institution—Angelo Rezzano et al; R W Doughty (A).

MARCH 16.

RITTER PL, ss, 96.9 e Union av, 40x85.3; Jos E Dutey—Crownhill Constn Co et al; R Loewenthal (A)

170TH ST, sec Teller av, 29.5x104.9x18.11x 111.6 (Parcel 2); also COLLEGE AV, es, 100 s 171st, 25x100 (Parcel 3); also COLLEGE AV, es, 25 n 171st; Blanche Wesselman—Annie Lamberti; Wesselman & K (A).

179TH ST, nec Park av, 25x141x irreg; N Y Trust Co—Convent Constn Co et al; M & I Isaacs (A).

BROOK AV, sec St Paul's pl, 46.7x100.7; Jas G Wentz—Kitchen Improvement Co; Boothby, H & B (A).

GRACE AV, ws, 26x90, known as Lot 22 blk F, map of Dore Lyon's property, Westchester, N Y; Magnus F Misch—Louis Dilberger et al; J H Hildreth (A).

MAPES AV, ws, 272.5 s 180th, 88x144.9; Edgar S Appleby—Sarah Gluck; Cannon & C (A).

WALES AV, 558; Mary Hintemhoff—Thos P Connor et al; J Whalen (A).

LOT 58, blk B, on map of Mapes Est, West Farms, N Y C; Fredk H St John—Jos Wm Krauer et al; J Levy (A).

MARCH 18.

165TH ST, ns, 145.5 e Boston rd, 16.3x50x irreg; Gertrude Brugman—Emma Mount et al; Black, V B & S (A).

WILKINS AV, 1462; Carrie Engs Deshon—Fleischmann Realty Co, Inc; Cary & C (A).

LOT 47, map of Sec A, Vyse Estate; Citizens Trust Co of Utica—Martha Perna et al; Dunmore & F (A).

MARCH 19.

COSTER ST, es, 280 s Spofford av, 20x100; Grace Cleveland Porter & ano—Feiser Realty & Constn Co; H Swain (A).

BATHGATE AV, es, 205 n 172d, 25x90.6; Isabel C Phraner—Julius A Flaum; F D Arthur (A).

UNION AV, 894; Jennie Jonap—N Y City Unit Ownership Realty Co et al; Hollender & B (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MARCH 12.

No Judgments in Foreclosure Suits filed this day.

MARCH 13.

SOUTH ST, ns, 26 e Pike, 27x60; Alfred W Kiddle—Jesse Price; Kiddle & Margeson (A); Edw T Hiscox (R); due 20,599.97

MARCH 14.

No Judgments in Foreclosure Suits filed this day.

MARCH 16.

No Judgments in Foreclosure Suits filed this day.

MARCH 17.

DIVISION ST, 243; Florence N Harris —Fredk C Cullen et al; Jos C Levi (A); Philip C Samuels (R); due...13,911.89

7TH AV, ws, 75.11 n 112th, 50x100; Manhattan Savgs Institution—Nathan Hutkoff; Rapallo & Kennedy (A); Chas A Murray (R); due.....72,887.48

MARCH 18.

ELIZABETH ST, 168; also HENRY ST, 23; Jno Aspinwall—Moses Einhorn; Elkus, Gleason & Proskauer (A); Jas G Wallace, Jr (R); due..... 8,884.94

ST MARKS PL, 119; Chas H Bohland —Hyman Watchstein et al; Feltenstein & Rosenstein (A); Phoenix Ingrahm (R); due.....21,114.54

Bronx.

MARCH 12.

179TH ST,** swc Marmion av, 78.2x39.7; Christian C Kuhner et al—C K Realty Co et al; Geo A Steinmuller (A); Geo H Engelhard (R); due, $2,706.17.

179TH ST,** ss, 78.2 w Marmion av, 36x75.3; same—same; same (A); same (R); due, $2,-275.27.

179TH ST,** ss, 114.2 w Marmion av, 36x75.3; same—same; same (A); same (R); due, $2,-275.27.

MARCH 13 & 14.

No Judgments in Foreclosure Suits filed these days.

MARCH 16.

GIFFORD AV,** ns, 330.8 e Balcom av, 25x100; Central Mtg Co—Rudolf Hall et al; Otis & Otis (A); Earnest R Eckley (R); due, $3,-645.96.

GIFFORD AV,** ns, 355.9 e Balcom av, 25x 100; same—same; same (A); same (R); due, $3,645.96.

GIFFORD AV,** ns, 380.8 e Balcom av, 25x 100; same—same; same (A); same (R); due, $3,645.96.

MARCH 17 & 18.

No Judgments in Foreclosure Suits filed these days.

**Recorded in N Y County.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MARCH 14.

92D ST, ns, 207 e Ams av, 18x100; Rachel Kafka —Pauline E Lyon et al; foreclosure of tax lien; A S Aaronstamm (A).

MARCH 16.

15TH ST, ss, bet 1 & 2 avs, Lot 45; Rudolph Wallach Co—Jason E Houghton, trste, et al; amended foreclosure of tax lien; A Weymann (A).

BROADWAY, sec 56th, 131.9x122.7; Edmund L Mooney et al—David W Harkness et al; partition; Blandy, Mooney & Shipman (A).

LENOX AV, swc 126th, 20x75; Reuben Lyons—Rose Frey et al; action to impress lien; Hirschman & Drucker (A).

PARK AV, es, 51.1 s 81st, 53.3x100; Batavia & N Y Wood Working Co—Pollack & O'Neill et al; counterclaim; J J McKelvey (A).

2D AV, es, bet 37th & 38th, Lot 2; Rudolph Wallach Co—Chandler W Binhrdorn et al; amended foreclosure of tax lien; A Weymann (A).

MARCH 17.

118TH ST, ss, bet Lenox & 7 avs, Lot 47; Rudolph Wallach Co—Harry Schreier et al; amended foreclosure of tax lien; A Weymann (A).

MARCH 18.

MAIDEN LA, ns, bet Gold & William, Lot 8; Rudolph Wallach Co—Rachel Rich et al; amended foreclosure of tax lien; A Weymann (A).

136TH ST, ss, 50 e Amsterdam av, 50x99.11; Wales F Severance—Elsen Realty Co, Inc; action to set aside conveyance; W F Severance (A).

MARCH 19.

BEEKMAN PL, nec 49th, —x—; also 51ST ST, ss, 500 e 1 av, —x— to 49th, —x—; Beekman Estate—Mary C Foster et al; action to debar claim, &c; H L Fordham (A).

25TH ST, 11 W; Standard Utility Co—11 West 25th St Co et al; foreclose mechanics lien; Lewkowitz & Schaap (A).

44TH ST, 504 W; also 82D ST, 208 W; Wm Hoersch—Katherine Kessler et al; partiton; J I Wiener (A).

129TH ST, ss, bet Lexington & Park avs, Lot 64½; Danl Vanderveer—Patk Quinn et al; foreclosure of tax lien; D Zirinsky (A).

MARCH 20.

2D AV, ws, 25.5 s 54th, 100x100; also 25TH ST, 217 E; Joel Rinaldo—Edw J Rinaldo et al; partition; R Kelly (A).

12TH ST, 44-8 W; Sadie Roth—Jacob Hirsh et al; amended partition; Eisman, Levy, Corn & Lewine (A).

12TH ST, 41-3 W; Doretha S Warsawer—Jacob Hirsh et al; amended partition; Eisman, Levy, Corn & Lewine (A).

Bronx.

MARCH 13.

LOT 407-1 in Ward 24, map of Wakefield, on tax map; Geo C Molloy—Mary Wadick et al; action to foreclose tax lien; H Swain (A).

MARCH 14.

No Lis Pendens ,filed this day.

MARCH 16.

No Lis Pendens filed this day.

MARCH 17.

217TH ST, 1012 E; Chas Mengelle—Emelie Hohwiller; T W Baker (A).

BATHGATE AV, ws, 100 n 181st, 25x143.3; Mary E Conway—Hugh Donahoe & ano; J H Rogan (A).

MARCH 18.

ROWLAND AV, ws, 207.9 n Westchester av, 15.11x127.4xirreg; Francis P McNichol & ano —Margt Flynn; notice of ejectment; H G K Heath (A).

LOT 8, blk 3341, sec 12; The Tax Lien Co of NY—Mary O'Reilly et al; action to foreclose transfer of tax lien; A Weymann (A).

Brooklyn.

MARCH 12.

ELDERT LA, es, 107.9 n Glen, 20x93.5x20x93.3; Hannah M Decker—Woodworth Realty Co et al; Cary & Carroll (A).

ELLERY ST, ss, 142.3 e Delmonico pl, 25x95.5x 28.10x81.2; Augusta Klein—Chas Klein et al; partition; R Balsen (A).

FRANKLIN ST, ws, 27 n Freeman, 24.4x80; Jno Sternecker—Alvira Meyer et al; M Reizenstein (A).

HALSEY ST, ns, 125 e Sumner av, runs n87.10x e16.10xs89.5xw16.9 to beg; Sinclair Tousey—Wilfred Burr et al; Beardsley, Hemmens & T (A).

RODNEY ST, nws, 100 ne S 3d, runs ne40xnw —xw—xse61.11 to beg; Fundy Co—Ridgewood Realty Associates et al; Jonas, Lazansky & N (A).

S ELLIOTT PL, ws, 324.7 n Lafayette av, 40x 100; also S ELLIOTT PL, ws, 302 n Lafayette av, 22.7x100; Union Hgts Realty Co—Arm Realty Co et al; B R Duncan (A).

BAY 13TH ST, nws, 75 ne Benson av, 25x80; Thos Branagan—Yetta Radus et al; H O Patterson (A).

E 31ST ST, es, 150 n Av D, 20x100; Eveline R Mersereau—Kath A Hicks et al; Sackett & Lang (A).

53D ST, nes, 100 se 8 av, 40x100.2; Martha Michler—Jacob Shlakman et al; Jonas, Lazansky & N (A).

57TH ST, ss, 100 w 5 av, 20x100.2; Newburgh Home for Friendless—Hannah M Hart et al; H L Thompson (A).

61ST ST, nwc 19 av, 100x487.3x100x485.11; Chas A Rippman—Brill Constn Co et al; C F Corner (A).

ALBANY AV, es, 260 s Snyder av, 40x100; Alice Dorland—Danl T Webster et al; G Boochever (A).

CONEY ISLAND AV, es, 460 s Av I, 40x100; Sydney D Leslie—Rosalie Baurhyte et al; H Peake (A).

DE KALB AV, ss, 175 e Marcy av, 75x100; Louis Marx & Son, Inc—714 DeKalb Av Realty Corpn et al; foreclosure of mechanics lien; Morrison & Schiff (A).

ENGERT AV, ns, 400 w Humboldt, 25x95; Louise Leonhardt—Nicolaus H Leonhardt; to create a title; Heymsfeld & Weiss (A).

NASSAU AV, ns, 64 e Kingsland av, 19x100; Jas W Conklin—Henry Leibowitz et al; W S Miller (A).

NEW JERSEY AV, es, 455 n Hegeman av, 20x 100; Geo B Ensworth—Saml Shapiro et al; D V D Reiley (A).

13TH AV, nws, 40 sw 53d, 26.2x55.7x22x41.5; Chas F Hendrycy—Rostof Co et al; W S Miller et al (A).

13TH AV, nws, 103.3 ne 54th, 35x41.4x51.11x 14.9; same—same; same (A).

MARCH 13.

BUTLER ST, ns, 279.6 w Troy av, 17.8x127.9; Kate Moore—Geo F Melvin et al; H O Patterson (A).

MOORE ST, 71; also GRAHAM AV, 71; also SEIGEL ST, 121; Lucina E Judson—Max Freund et al; to set aside deed; I Miller (A).

PENN ST, ses, 260 ne Harrison av, 60x100; Nassau Trust Co—Henry Broistedt et al; R E Moffett (A).

48TH ST, ss, 220 w 5 av, 20x100.2; Nathan I Slutsky—Jno McCloskey et al; foreclosure of tax lien; A Lehman (A).

49TH ST, sws, 200 se 7 av, 20x100.2; Florence A Troughton—Clara L Brown et al; C J McDermott (A).

53D ST, ss, 200 e 3 av, runs s—xe20xn 100.2xw20 to beg; City Savgs Bank—Eliz T Maher et al; Woodford, Bovee & B (A).

88TH ST, ss, 312.6 e 1 av, 18.9x100; Amy B Colgate—Windsor Realty Co et al; H J Davenport (A).

E 105TH ST, ws, 150 n Av F, 30x100; Wm D Tyndall—Vanderveer-Canarsie Impt Co et al; A Lovell (A).

HEGEMAN AV, nwc Vermont, 100x63.5; also HEGEMAN AV, nec Vermont, 100x640; Geo B Ensworth—Vermont Bldg Co et al; D V D Reiley (A).

MARCY AV, ws, 125 s Macon, 45x100; Dime Savgs Bank—Jas H Kollmyer et al; Dykman, Oeland & K (A).

STEWART AV, es, 45 s 100th, 50x100; Jennie L Church—Jennie M Hamilton; Dykman, Oeland & Knhn (A).

TILDEN AV, sec Nostrand av, 100.2x155.7x100x 151; Congress Bwg Co—Annie E Pierce & ano; Caldwell & Holmes (A).

VANDERBILT AV, nwc Lafayette av, 100x 195; Hudson Structural Steel Co—Rt Rev Chas E McDonnell et al; foreclosure of mechanics lien; Creevey & Rogers (A).

WASHINGTON AV, ns, 57.3 e Gelston av, 18x 100; Jennie L Church—Jere Emery & ano; Dykman, Oeland & K (A).

6TH AV, es, 39.2 s 48th, 19.6x80; Nathan I Slutsky—Maddalena De Stefano et al; foreclosure of tax lien; A Lehman (A).

MARCH 14.

BEAUMONT ST, ws, 540 n Oriental blvd, 80x 100; Manhattan Beach Co—Frank J A Liston; Austin, McLanahan & M (A).

PACIFIC ST, ns, 183.3 e Rockaway av, 16.7x 100; Domenico Flori—Guiseppe Pantaleo et al; H Lucia (A).

46TH ST, nes, 20 se 16 av, 20x100; Robt Ward Jr—Windsor Bldg Co et al; Cooke & Donlan (A).

EMMONS AV, ns, 207.9 e E 16th, 29.2x112.11x 28.9x111.3; N Y Investors Corpn—Geo A Hann et al; H L Thompson (A).

EMMONS AV, ns, 178.7 e E 16th, 29.2x111.3x 28.9x109.7; same—same; same (A).

5TH AV, es, 20.2 n 53d, 26.8x80; Barbara Meyer—Cath Heinzerling; specific performance; Hovell, McChesney & C (A).

MARCH 16.

BLEECKER ST, ses, 250 sw Knickerbocker av, 16.8x100; Abr Simon—Max Rubinson et al; Belfer & Belfer (A).

BLEECKER ST, ses, 233.4 sw Knickerbocker av, 16.8x100; same—same; same (A).

FENIMORE ST, ns, 130 w Bedford av, 50x100; Ella F Clark—Ridgewood Estates et al; A A Shlickerman (A).

PARK PL, ns, 430.7 e 6 av, 20x100; Jno P Mills—Ida D Van Steenbergh et al; Silverman & Silverman (A).

PRESIDENT ST, ss, 100 w Brooklyn av, 50x 125.7; also PRESIDENT ST, ss, 200 w Brooklyn av, 60x125.7; Benj G Hitchings, Inc—President St Co et al; foreclosure of mechanics' lien; M G Palliser (A).

RUSH ST, nec Kent av, 81.11x100x38.3x123.6; Martella Realty Co—Van Houten & Ten Broeck Co et al; M Miller (A).

18TH ST, ss, 183.4 w 6 av, 16.8x100; Emma Cavanagh—Jno Ruscovich et al; G W Pearsall (A).

40TH ST, swc Ft Hamilton av, 55.2x135.2; McNab & Harlin Mfg Co—Jno J O'Neil et al; foreclosure of mechanics' lien; Kellogg & Rose (A).

43D ST, ns, 225 w 3 av, 25x100; also MADISON ST, ss, 230 e Marcy av, 20x100; So Bklyn Savgs & Loan Assn—Minnie A Moore et al; W J Bolger (A).

67TH ST, nec 12 av, 40x100; Meth Epis Hospital—Albin J Anderson et al; H L Thompson (A).

72D ST, ns, 95.10 e 5 av, runs e30xn118.4xw40 xs90.10xe10xs20.6 to beg; Cayuga County Savgs Bank—Jno E Sullivan Co et al; H L Thompson (A).

79TH ST, nc 11 av, 100x340; Haley Fiske—Paul B Pugh & Co et al; Woodford, Bovee & B (A).

DUMONT AV, ns, 20 w Alabama av, 20x75; Edw J Hart—Dufferin Realty Co et al; H L Thompson (A).

DUMONT AV, nec Amboy, 25x100; Chas C Haeusler—Amboy Constn Co et al; S Seiderman (A).

EASTERN PKWAY, ss, 261 w New York av, runs s105xw15xn12.3xn24.3xn70xe33.9 to beg; Jas S Lawson—Mary Machat et al; O Borth (A).

GRAVESEND AV, ws, 240 s Av F, 20x100; also GRAVESEND AV, ws, 80 s Av F, 20x100; also 43D ST, sws, 126.6 se 16 av, 13.6x100.2; also 43D ST, 1612; also E 3D ST, ws, 96 n Av I, 4x100x—x100; also WEST ST, swc 39th, runs w13.1xsw98.7xse3.5xne62.7xne40xnw14 to beg; in the matter of the application for the appointment of a committee of the person & estate of Fannie B Johnson, in incompetent; H W Beer (A).

MANHATTAN AV, swc Huron, 50x77; Herman S Bachrach—Ida Belinky; C G Bachrach (A).

(Lis Pendens, Brooklyn, Continued.)

SUTTER AV, swc Vermont, 20x100; State Bank —Sol Axelrod et al; J J Schwartz (A).
LOT 2, map of Evan Evans & C McCauley in town of Flatbush; also TROY AV, es, 180 s Av E, 60x125.2; Louise M Davenport—Edw Jones et al; H J Davenport (A).

MARCH 17.
HICKS ST, ws, 75 n Pacific, 25x80; Gaetano Paciello—Guiseppe Cerami et al; J L Danzilo (A).
E 25TH ST, ws, 43.9 n Foster av, 40x100.4x43.9 x118.2; Michl Sholtz—Jno F Mason et al; I Luhlin (A).
41ST ST, 345 & 349; Louis Koch—Chas Jaeger & wife; to set aside deed; C J Heyser (A).
67TH ST, 1434; Ernst Kraft—Vincenzo D'Angelo; specific performance H A Ingraham (A).
67TH ST, sec 21 av, 24x100; Lorraine Realty Co—Harriet Cohen et al; E J Ludvigh (A).
73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margt Sullivan et al; H L Thompson (A).
CENTRAL AV, ec Gates av, 50x100; Jos Stehlin—Frank Stehlin et al; partition; H J Sokolow (A).
FOSTER AV, nwc E 25th, 40x82.6x43.9x100.4; Wm D Lent—Lefferts Constn Co et al; Shaffer, Howell & H (A).
FT HAMILTON AV, nws, 40.10 ne 60th, 20.4x 70; Wm Forger—Israel J Rosenstein et al; McGuire, Horner & S (A).
FT HAMILTON AV, nws, 61.2 ne 60th, 20.4x70; same—same; same (A).
FT HAMILTON AV, nws, 81.6 ne 60th, 20.4x70; same—same; same (A).
FT HAMILTON AV, nws, 101.10 ne 60th, 20x70; same—same; same (A).
FT HAMILTON AV, nws, 121.10 ne 60th, 20x70; same—same; same (A).
FT HAMILTON AV, nws, 141.10 ne 60th, 20x70; same—same; same (A).
GRAND AV, ws, 250 n Putnam av, 25x100; also GRAND AV, ws, 275 n Putnam av, 20x100; Grace L Bruno—Lincoln Bruno et al; Shaffer, Howell & H (A).
3D AV, sec 39th, 25x100; Mary A Cronin—North American Bwg Co et al; A L Lott (A).
LOTS 767-768, blk 22 on map of 1197 lots in Town of Flatbush & New Utrecht of Wm Ziegler; Annie M Hull—Max Helman et al; Reeves & Todd (A).

MARCH 18.
FRANKLIN ST, ws, 27 n Freeman, 24.4x80; Peekskill Savgs Bank—Alvina Meyer et al; H L Thompson (A).
HICKS ST, ws, 75 n Pacific, 25x80; Gaetano Paciello—Guiseppe Cerami et al; J L Danzilo (A).
MARION ST, ss, 33.4 e Hopkinson av, 16x75; Fredk Pape—Louis Keller et al; F B Mullin & Bro (A).
35TH ST, ws, 160 n Snyder av, 20x100; Chas Jocher—Jno Stanton et al; Kennedy & Herzog (A).
76TH ST, sws, 380 nw Ridge blvd, 80x109.4; Home Title Ins Co—Donald Campbell et al; H J Davenport (A).
KIMBALL AV, sc Hobson av, runs ne675xn 368.7xnw314.6xsw522xse613 to beg; also PROP begins at a monument in cl of road bet land formerly of Hendrick I Lott & Eliz A Voorhees, in the centre of a road leading from same to land of Elijah H Kimball, 672.6x 1617.9; Anna Stattel & ano as trstes for Ellen Lahey & ano—Buffalo-Flatbush Corpn et al; J Z Lott (A).
NEW LOTS RD, ss, 21.2 w Williams av, runs w84.9xs81.9xe20xn15xe40xn89.10 to beg; Ray Lashowitz—Vermont Bldg Co; A Sachs (A).
SNEDIKER AV, es, 116.8 s Belmont av, 16.8x 100; Jno McCormick—Jas Siratt et al; C S Heidenreich (A).
PLOT begins 64 e from sec E 9th & Ditmas av, 32x100; Henry C Jacobs—Mary Shutt et al; Watson & Kristeller (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MARCH 14.
42D ST, 215 W; Joe Fagen—Sperry & Hutchinson Co ,Inc & H Bindler (68) 300.00
42D ST, 215 W; Barnett L Abrams—Sperry & Hutchinson Co & Harry Bindler (71) 290.00
BROADWAY, 1448-50; Henry I Cobb—Cornelia M Palmer et al, exrs, &c & 41st St Realty Co (70) 28,995.33
ST NICHOLAS AV, nec 160th, —x—; American Flooring Co, Inc—N Y Public Library, Astor, Lenox & Tilden Foundations & Norcross Bros Co (69) 1,450.00

MARCH 16.
WHITE ST, 41; Welsh Machine Works —Wm H White & Gordon Bros (73). 47.25
11TH ST, 218-20 E; Kazemier & Uhl—Annie Hochstim & Max Hochstim (renewal) (72) 125.08
19TH ST, 37 E; Wm A Thomas Co—Montrose Realty Co & Jno H Scheier (renewal) (75) 300.00
25TH ST, 11 W; Standard Utility Co—11 West 25th St Co (74)..... 449.50

MARCH 17.
FRONT ST, 67-9; Fred W Randall—Preferred City Real Estate Co & Anthony Musica & Son; renewal (79).. 120.00
25TH ST, 11 W; Hull Grippen & Co—11 W 25th St Co (80)..... 99.03
46TH ST, 46 W; Standard Fireproof Sash & Door Co—Arthur Brisbane & Anton Strand (77)..... 805.00
46TH ST, 46 W; Nicholas Gregoria & Co—Arthur Brisbane & Anton Strand (77) 1,262.50
SAME PROP; Gross & Shulman—same (78) 256.00
51ST ST, 53 W; Garman Bros & Co—33 W 51st St Co, Inc & Franklin M Haimes (85) 3,102.30
81ST ST, ns, 100 w Amsterdam av, 112.6x100.2; Ideal Iron Works Corpn —S B Constn Co; renewal (83).... 2,044.85
91ST ST, 51 E; Max A Moshenberg—Trustees Sailors Snug Harbor Property, Chas Rosenberg & Building Contracting Co (82) 220.00
5TH AV, 448 Ely J Rieser—Chas C Bull et al exrs & A Stern (84)..... 1,947.37

MARCH 18.
46TH ST, 46 W; Bronx Cut Stone Co—Arthur Brisbane & Anton Strand (88) 125.00
46TH ST, 46 W; Isaac Blumberg—Arthur Brisbane & Anton Strand (94).. 185.00
SAME PROP; Harris Roofing Co—Arthur Brisbane & Anton Strand (95)... 130.00
84TH ST, 324-6 W; Candee, Smith & Howland Co—324 West 84th St Co, Inc & Keystone Constn Co (91)..... 4,606.00
84TH ST, 324-6 W; Fredenburg, Lounsbury & Houghtaling Inc—324 West 84th St Co, Julius Tischman & Sons Inc & Keystone Constn Co (89)..... 336.00
BROADWAY, 1372-82; also 37TH ST, 109-17 W; also 38TH ST, 114 W; Candee, Smith & Howland Co—Hobart Estate Co, Times Square Improvement Co & Keystone Constn Co (90)..15,901.31
BROADWAY, 1372-82; also 37TH ST, 119-21 W; also 38TH ST, 114 W; Hydraulic Press Brick Co—Times Square Improvement Co, Harry Fischel, Keystone Constn Co & Richmond Constn Co. (87) 3,228.30
BROADWAY, nec 37th, 130x154xirreg to 38th; Standard Sand & Gravel Co—Times Square Improvement Co, Richmond Contracting Co & Keystone Constn Co (92) 1,442.00
FT WASHINGTON AV, 454; Louis Fagin—Brown-Weiss Realties Corpn (93) 597.50

MARCH 19.
GREENWICH ST, 396; Jos Eauchman—Estate of Jacob Weeks, Bartow S Weeks & Bernard Karp (109).... 907.72
38TH ST, 114 W; also 37TH ST, 109-7 W; also BROADWAY, 1372-82; Candee, Smith & Howland Co—Hobart Estate Co, Times Square Improvement Co & Keystone Constn Co (97).....15,901.31
SAME PROP; Sayre & Fisher Co—same (98) 668.50
SAME PROP; American Clay Products Co—same (99) 3,120.00
SAME PROP; Hydraulic Press Brick Co—Hobart Estate Co, B S Weeks, C J McDermott, Times Square Improvement Co Inc, Harry Fischel, Keystone Constn Co & Richman Constn Co (100) 3,228.30
42D ST, 529 W; E E Dey & Sons Co—Park & Tilford, Jno T Brady & Co & Wm E Smith Inc (renewal) (108)... 168.00
59TH ST, 38 W; Sutphen & Myer—38 W 59th St Co, Alht I Slre & Wm F Donnelly (107) 590.00
84TH ST, 324-6 W; Vermont Marble Co—324 W 84th St Co, Julius Tischman & Sons Inc & Keystone Constn Co (104) 297.00
84TH ST, 324-6 W; Jas McLaughlin Co—324 West 84th St Co, Julius Tishman & Sons Inc & Keystone Constn Co (101) 395.00
84TH ST, 324-6 W; H W Bell Co—324 West 84th St Co, Julius Tishman & Sons Inc & Keystone Constn Co (102) 147.70
BROADWAY, 1372-82; also 37TH ST, 119-21 W; also 38TH ST, 114 W; Vermont Marble Co—Hobart Estate Co, Times Square Improvement Co, Harry Fischel, Keystone Constn Co & Richman Constn Co (105) 865.27
BROADWAY, 3585-95; Oberg, Blumberg & Bleyer—147th & 148th St Corpn & Keystone Constn Co (106)..... 1,320.80
BROADWAY, 1372-82; also 37TH ST, 109-17 W; also 38TH ST, 114 W; H W Bell Co—Hobart Estate, Times Square Improvement Co & Keystone Constn Co (103) 1,386.02
MANHATTAN AV, 63-7; Otto Reissmann—Morris Weinstein (96)..... 265.00

MARCH 20.
42D ST, 549 W; Henry Bauman—Park & Tilford & W E Smith, Inc; renewal (110) 37.50
46TH ST, 46 W; Harry Lefrals—Arthur Brisbane & Isaac Blumberg (111)... 40.00
59TH st, 38 W; Benj Riesner Sheet Metal Works, Inc—38 West 59th St Co. (112) 595.40

Bronx.

MARCH 13.
No Mechanics Liens filed this day.

MARCH 14.
BROADWAY, sec 231st, 28.6x75; Schmitz & Eulenstein—Jno Gilbert (29) 7,760.55

MARCH 16.
KINGSBRIDGE AV,** 3121; Niagara Radiator & Boiler Co—Mary Maloney & Thos R Maguire (76)..... 164.61

MARCH 17.
149TH ST, 436-8 E; N Y Safety Fire Door Co—Bronx 149th St Realty Co & Cramp & Co (32) 915.00
STEBBINS AV, 1271; Chas F Darby—Peter Huebsch (30) 18.75
BLOCK bounded by Woodlawn av, 210th st, Gunhill rd & Steuben av; Jno F Farrell—Montefiore Home for Invalids & Harry Alexander (31)..... 15.00

MARCH 18.
No Mechanics Liens filed this day.

MARCH 10.
No Mechanics Liens filed this day.
**Recorded in N Y County.

Brooklyn.

MARCH 12.
DE KALB AV, ss, 175 e Marcy av, 75x100; Watson & Pittinger Corpn —Curtin Constn Co & 714 DeKalb Av Realty Corpn..... 205.18
SURF AV, ns, 81.2 e W 32d, 20.2x 115.9; Sterling Wood Working Co—Simon Bros Holding Co & Jacob Sommer 360.00
WEBSTER AV, ss, 387 e 1st, 77x106.6; M G Williams & Co—Jno Monteleone. 62.00

MARCH 13.
No Mechanics' Liens filed this day.

MARCH 14.
No Mechanics Liens filed this day.

MARCH 16.
NEVINS ST, ws, bet Fulton & Livingston, 38x90; P F Donnellan—Lewis A Streit & Herman Rauh..... 110.00
S 1ST ST, nec Roebling, 77x50; E J O'Brien Co—Jno D H Schulz..... 465.00
W 3D ST, es, 100 w Sea Breeze av, 40 x100; F J Byrne—Geo West, Jas Edwards, Rachel Rosenberg & C Rosenberg & Co..... 127.00
BROOKLYN AV, ws, 107.5 n Linden, —x—; L Andrusov—Sunshine Constn Co & Leon Schaeffer..... 66.00

MARCH 17.
WATKINS ST, 428; M Futernick—Moses & Mollie Kaufman, Jake Altman & Paul Levy..... 44.00
E 38TH ST, ws, 257.6 n Av I, 160x100; M Burke—Anna S & Wm Wiogeiath. 120.00
47TH ST, nc 12 av, 60.2x100; W Fishkind—Celia Lewis & Louis Brettschneider 375.00
ATLANTIC AV, ss, 40 e Howard av, 20 x100; A Rappaport—Jno Lawler 28.00
SAME PROP; J Friedlander—same... 15.00
DUMONT AV, nwc Powell, 100x100; Chestnut Ridge White Brick Co—Stratmore Co 1,008.25

MARCH 18.
MONTAGUE ST, —c Hicks, —x—; H B Smith Co—Wm J Baldwin Jr Heating Co & Jno Thatcher & Son..... 174.52
78TH ST, ss, 200 e 19 av, 140x100; L Solomon—Marlowe Constn Co..... 82.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MARCH 14.
AMSTERDAM AV, 1201-9; Crystal & Gold Contracting Co—Ralpaul Realty Co et al; Nov26'13..... 263.25
2D AV, 57-9; Oscar Luttinger— Harry G Rouse et al; Feb3'14..... 34.75

MARCH 16.
53D ST, 146 E; Jno A Murray & Co—Jno W Aitken et al; Nov20'13..... 428.52
190TH ST, ss, 100 w St Nicholas av; Empire Brick & Supply Co—One Hundred & Ninetieth St Realty Co et al; Jan31'13 ..... 7,286.98
SAME PROP; Vermont Marble Co—same; Feb4'13 ..... 134.00
SAME PROP; Harbison Walker Refractories Co—same; Feb1'13 ..... 3,243.00
SAME PROP; G B Raymond & Co—same; Feb1'13 ..... 165.00
SAME PROP; Chas Zanini—same; Feb3'13 ..... 1,507.71
SAME PROP; Annett & McConnell—same; Feb5'13 ..... 990.00
SAME PROP; Dennis Canavan—same; Feb8'13 ..... 35.73

MARCH 17.
No Satisfied Mechanics Liens filed this day.

MARCH 18.
14TH ST, 241 E; Blechner Bros—Doris Constn Co et al; Aug16'13..... 115.00
EDGECOMBE AV, swc 153d; Abr Rosen—Grand Centres Realty Co et al; Jan26'14 ..... 703.00

MARCH 19.
32D ST, 27 W; Theo C Wood—Harry J Luce et al; Mar18'14..... 42.75

MARCH 20.
BROADWAY, 1351-65; E J Electric Installation Co—Crosstown Realty Co et al; July1'13 ..... 35.20
SAME PROP; same—same; June28'13. 495.35

Bronx.

MARCH 13.
No Satisfied Mechanics Liens filed this day.

MARCH 14.
No Satisfied Mechanics Liens filed this day.

MARCH 18.
183D ST,** 536-44 E; Constantino Laudadio Constn Co—Asaro Realty Co, Inc, et al; May26'13 ..... 6,000.00

MARCH 19.
3D AV, 3244;** Morris B Gold et al—Adelia M Lankenau et al; Dec22'13.. 175.00
**Recorded in N Y County.

Brooklyn.

MARCH 12.
BAY 50TH ST, nws, 149.2 e Harway av, 42.7x irreg; Carmine Galluzzi—Carmine Cariano & Jno Avezzano; Jan. 21'14 ..... 21.75
FOSTER AV, nec E 93d, 150x100; Wolf Nathony—Herbert C Smith & Chas Ferriere or Vincenzo Glazzi; Feb 18'14 ..... 19.44

MARCH 13.
FORD ST, es, 148.10 n East N Y av, 25 x100; Interborough Sash & Door Co—Edw T & Mary A Rogers & Rocco Giacomino; Dec11'13 ..... 190.00
PUTNAM AV, ns, 146 w Sumner av, 17x100; Philip Levine—Dora Lesser; Mar7'14 ..... 24.20
SKILLMAN AV, ss, 50 w Lorimer, 30 x20; Jos Imbesi & ano—Antonio Trofa; Sep4'13 ..... 185.00

WILLIAMS AV, wa, 220 s Sutter av, 80 x100; Henry B Singer—Habena Constn Co & Morris Wallerstein; Mar 5'14 ..... 300.00

MARCH 14.

61ST ST, ns, 300 w 20 av, 200x100· Abr Wohl & ano—Bernard J McBrearty & Wm S Gouch; July8'13.. 100.00

SAME PROP; same—same; Aug5'13.. 165.00

GREENE AV, nwc Provost, 175x200x irreg; Jas M Chatterton et al—Jno C Wiarda & Co; Oct9'13.....10,871.00

MARCH 16.

FORD ST, es, 148.10 n East N Y av, 25x100; Jos Alliano—Edw T & Mary A Rogers & Rocco Giacomine; Nov13 '13 ..... 50.00

FORD ST, es, 148.10 n East N Y av, —x—; Rocco Giacomino—Edw T & Mary Rogers; Dec10'13..... 775.00

FORD ST, es, 148.10 n East N Y av, 25x 100; Sam Robb—same & Rocco Giacomine; Dec15'13 ..... 40.00

SAME PROP; Jacob Shulman & ano—same; Dec15'13 ..... 50.00

FORD ST, es, 148.10 n East N Y av, 25x100; Meserole Masons Material Co —Edw T Rogers & Rocco Giacomino; Dec1'13 ..... 278.23

E 38TH ST, ws, 337.6 n Av I, 80x100; Wm Schirrmeister—Anna S Wingerath & Wm Wingerath; Jan14'14.... 27.70

E 38TH ST, ws, 357.6 n Av I, 60x100; Leon Janousky—same; Jan6'14..... 83.00

E 38TH ST, ws, 257.5 n Av I, —x—; Frank Thimboli—same; Oct16'13.... 85.00

E 38TH ST, ws, 277.6 n Av I, 40x100; Raphael Kramer—Anna S Wingerath; Sept3'13 ..... 33.13

SAME PROP; same—same; Sept24'13. 33.13

[1]CHRISTOPHER AV, ws, 100 s Riverdale av, 50x100; Chestnut Ridge White Brick Co—New Lots Constn Co; Mar14'14 ..... 130.00

MARCH 18.

LEE AV, 239; Henry Zuzker—Chas Chugerman, Mendel Bassel & Esrael Levine; Dec17'13 ..... 260.00

SAME PROP; same—Joe Chugerman & Joe Bassel & Emil Levine; Nov17'13 260.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MARCH 12.

MERCANTILE BANK OF MEMPHIS; Jno C Botts; $12,309.50; D H Miller.

OAKLAND MOTOR CAR CO of Michigan; Keystone Tire & Rubber Co, Inc; $8,276; P Hellinger.

MARCH 13.

No Attachments filed this day.

MARCH 14.

CHAMBERLAIN, Emma W; Robt S Turnbull exr; $2,154.44; J J Cuneen.

DIETZ, Herman G; Bernhard Cooperman et al; $1,500; M Springer.

STANDARD MILLING CO; Southern Rice Sales Co; $750; M C Ansorge.

MARCH 16, 17 & 18.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAR. 13, 14, 16, 17, 18 & 19.

G B W Constn Co. 220-30 W 19th.. Rockwood Sprinkler Co. Sprinkler.. 7,491.00

Progressive Hotel Co, Inc. 429-31 4th av..The Nelson Co. Fixtures..... 1,750.00

Terroine, Jos. 9-13 W 100th..Fairbanks Co. Machinery..... 256.00

Typhoon Fan Co. 533 8th av..J L Mott Iron Works. Furnaces, &c..... 125.00

Bronx.

MAR. 13, 14, 16, 17, 18 & 19.

No Chattels filed these days.

Brooklyn.

MAR. 12, 13, 14, 16, 17 & 18.

McDonald, M. V. 1302 Carroll..Wm H Curtin Mfg Co. Heating Apparatus. $637.00

Mapes Realty Co. 55th st cor 7th av.. Globe Mantel & Moulding Co. Consols 200.00

Mapho Realty Co. 7th av cor 55th st ..Popkin Gas Fix Co. Gas Fix..... 275.00

Monteleone, Jno. 121 Noll..Michl J Vaughan. Gas Ranges..... 140.00

Moulton, Margt & Chas. 86th st cor 3d av..Union Stove Works. Heaters. 375.00

Oakcrest Bldg Corpn. E 14th st nr Av J..Progress Gas Fix Co. Gas Fix.. 80.00

Schurr, Max J..Wm Kerby Co. (R)... 50.00

Wilson Contracting Co. Bristol st nr Sackett..Globe Mantel & Moulding Co. Consols 95.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Bronx.

MARCH 13.

BECK ST, sec Av St John, 110x125; Rockland Realty Co loans to Normal Constn Co to erect two 5-sty tenements; 14 payments.....88,000.00

LURTINO AV, ws, 150 n Pierce av, known as Lots 51 & 52 on Map of Morris Park; Frank C Mayhew & Ralph Hickox loan to Matthew & Louisa Pfadenhauser to erect 2-sty & attic hollow tile dwelling; 2 payments 3,500.00

MARCH 17.

BAILEY AV, ses, 303, ne Albany Crescent, 100x74.6x irreg; Bronx Investment Co loan to Jos Zilli, Inc, to erect 5-sty apartment; 4 payments...45,000.00

ORDERS.

Brooklyn.

MARCH 17.

STERLING PL, sec Rochester av, 120x 100; J V Cunningham, Inc, on Spencer Aldrich to pay Realty Supply Co. 3,450.00

E 46TH ST, bet Avs M & N, —x—; Frank E Schuhle on Home Title Ins Co to pay Pierce, Butler & Pierce Mfg Co 167.47

MARCH 18.

HICKS ST, —c Montague, —x—; W J Baldwin Jr Heating Co on Jno Thatcher & Son to pay H B Smith Co 174.53

DEPARTMENTAL RULINGS.

DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY.

(City of New York.)

In an effort to secure a standard interpretation of the switchboard wiring requirements contained in Rule 2-b, 3d and 4th paragraphs of the Electrical Code of the City of New York, the Commissioner of Water Supply, Gas and Electricity has established the following ruling:

Where a tight non-combustible outer cover is required, compliance with Rule No. 2-b will be deemed to have been secured if asbestos tape is wound helically over the inflammable outer braiding, then wrapped with light twine or heavy pack thread, and then painted with soluble glass; or if a braided asbestos tubing is drawn over the insulated wires and secured in place at the ends by means of twine or pack thread and then painted with soluble glass.

It should be noted that in either case care must be taken to leave about two inches of the inflammable braiding free from this fireproofing covering at lugs and terminal connections, and also to keep the flam-proofed wires away from all live metal parts.

Board of Examiners (Buildings)—Digest of Decisions.

APPEAL 1 of 1914, New Building 498 of 1913, premises east side Broadway, 134th to 135th Streets, Manhattan, Gaetan Ajello, appellant.

Theatre; courts, stores in front; dance hall.

APPROVED ON CONDITION that the stairs leading to the ballroom be entirely shut off from the auditorium by a brick wall at least twelve inches (12") thick, and that any openings in this wall shall be provided with fireproof doors; (2) that an additional exit be provided at the point marked "A" on the auditorium plan, at least five feet (5' 0") wide, as indicated, and that an aisle be formed by the omission of two rows of seats; (3) that the aisles at the two points marked "A" on the orchestra floor plan be increased to be at least four feet (4' 0") wide in the clear; and (4) that the floor of the dance hall shall be constructed of approved fireproof arches at least twelve inches (12") in thickness, and that the wood floor of the dance hall shall be filled up solidly to the underside with fireproof material.

APPEAL 2 of 1914, New Building 389 of 1913, premises 309 and 311 West 86th Street, Manhattan, Schwartz & Gross, appellants.

Pent house; on hotel; section 105.

APPROVED.

APPEAL 3 of 1914, Alteration 22 of 1914, premises 287 West 10th Street, Manhattan, Samuel Katz, appellant.

Brewery; increasing height of one story. Section 105.

APPROVED, on the statement of the appellant that the section the height of which is to be raised is and will be fireproof throughout, ON CONDITION that all openings between this fireproof section and the adjoining non-fireproof sections be provided with approved fire doors.

APPEAL 4 of 1914, New Building 397 of 1914, premises southwest corner 97th Street and Broadway, Manhattan, Thomas W. Lamb, appellaut.

Theatre; dance hall over auditorium.

Withdrawn by appellant.

APPEAL 5 of 1914, Alteration 3908 of 1913, premises 521-523 West 23rd Street, Manhattan, Paul C. Hunter, appellant.

Mezzanine; section 105.

APPROVED ON CONDITION that the strength of the structure be made satisfactory to the Bureau of Buildings.

APPEAL 6 of 1914, New Building 6693 of 1913, premises southwest corner Douglass Street and East New York Avenue, Brooklyn, Benj. Cohn, appellant.

Theatre; gradients.

Withdrawn by appellant.

APPEAL 7 of 1914,

Alt. 6904 of 1913, premises 44-48 Nostrand Av., Brooklyn, Elisha H. Janes, appellant.

Walls, adding two stories.

APPROVED ON CONDITION that the walls are found by the Bureau of Buildings to be of sufficient strength to carry the additional load to be imposed thereon.

APPEAL 8 of 1914, New Building 397 of 1912, premises southwest corner 97th St. & Broadway, Manhattan, Thomas W. Lamb, appellant.

Theatre; dance hall above.

APPROVED ON CONDITION THAT THE DANCING FLOOR SURFACE be laid directly on fireproof material, without air-spaces, and that the supporting construction be made fireproof; and on the further condition that the existing and the proposed construction be adequately strong to carry the load imposed thereon by the changes in construction and use.

APPEAL 9 of 1914, New Building 484 of 1913, premises northeast cvorner 94th St. & 5th Av., Manhattan, Delano & Aldrich, appellants.

Area, percentage covered; private dwelling.

APPROVED.

APPEAL 10 of 1914, Alteration 1670 of 1913, premisea 34th to 35th St., Madison to 5th Av., Manhattan, Trowbridge & Livingston, appellants.

Altman's Store, extension. Wood non-fireproof (quartered white oak for finish flooring). Section 105.

APPROVED.

APPEAL 11 of 1914, Alteration 3827 of 1913, premises 155 East Broadway, Manhattan, Horenburger & Bardes, appellants.

Elevator shaft. Withdrawn.

APPEAL 12 of 1914, New Building 6693 of 1913, premises southwest corner Douglass St. and East New York Av., Brooklyn, Benj. Cohn, appellant.

Theatre; gradients; exits.

APPROVED ON CONDITION that one additional exit be provided from the top balcony at the point market "A"; and on the further condition that at the point marked "B" one large opening, not less than five feet wide, be substituted for the two openings shown, and provided with doors opening flat against the wall in such manner as not to obstruct the stairs and platforms.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustiblea and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers,etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED.

Named Streets.

Attorney st, 43—Louis Levison et al.....DR
Barclay st, 105-9—A Tdwin Schaff.....D
Bayard st, 9—Herbert Baun.....C
Bayard st, 9—Morris Chibnik.....C-A-G
Bleecker st, 91—Mrs Frances E Woodbury..SS
Bleecker st, 123—Chas Banks Estate.....SS
Bond st, 1-5—A W Mass & Co.....DR
Bond st, 1-5—Albert Friedlando Est.....DR
Bond st, 42-44—Edison Elec Illum Co.....D
Broome st, 268—Max Goldberg.....C
Broome st, 424—Catherine A Tone.....SS
Broome st, 469-71—Jay Ell Waist & Dress Co.I
Broome st, 469-71—Marcus Singer.....I
Broome st, 507-15—Michael Vezzela.....A
Canal st, 221-7—Berggren & Pearson.....C
Canal st, 243—Royal Art Glass Co.....M-G
Cherry st, 169—Joseph & Nathan Becker.....C
Church st, 202—Isabel Anderson.....SS
Church st, 320-22— N Y Imp Real Estate Co.SS
Clinton st, 150—Abr Calperin.....I-C
Clinton st, 150—Morris Neidech.....C-G
Clinton st, 250-2—Louis Dobofsky.....D
Columbia st, 66—Jacob Guberman.....C
Columbia st, 66—Louis Stein.....C
Columbia st, 66—Jacob Guberman.....A-G-C
Columbia st, 66—Philip Schultz.....A-G-C
Delancey st, 186-88—Wing Lee.....M-C
Division st, 133—George Goldberg.....C
Duane st, 2-8—Rhinelander Real Estate Co.DR
Duane st, 2-8—J P Felt Co.....DR
Duane st, 2-8—The McConnell Printing Co..DR
Duane st, 2-8—Lutz & Sheinkman, Inc.....DR
Duane st, 2-8—Columbia Photo Eng Co.....DR
Duane st, 2-8—Outdoor World Pub Co.....DR
Duane st, 2-8—A T De La Mare Printing & Pub Co. .....DR
Duane st, 2-8—New York American.....DR
Duane st, 2-8—William's Bookbinding Co...DR
Duane st, 2-8—William Bratter & Co.....DR
Duane st, 2-8—Hurst Electrotype Co.....DR
Duane st, 134-6—Anna M Baker.....SS
Elizabeth st, 252—Vincent Casale.....D
East Broadway, 32—Rothbard & Jaffe.....G-C
East Houston st, 179—David Schwartz.....C
Franklin st, 85—Emanuel M Gampe.....SS
Franklin st, 132-40—David S Walton.....SS
Front st, 1—Edison Elec Illum Co.....D
Front st, 3—Stock Quotation Telegraph Co..D
Front st, 5—Henry D McCord.....D-C
Fulton st, 53—Robert D Kerby.....G
Fulton & Front sts—Edison Elec Illum Co..D
Goerck st, 34—Isaac Lubermann.....G-A-C
Grand st, 60—Herman L Flam & Rosner....DR
Grand st, 133—The Ethelia Realty Co.....D
Grand st, 368-72—Harry Reitzer.....C
Great Jones st, 45—Rosenzweig & Elson.....A
Greene st, 67—Behrman & Peltz.....G
Greene st, 148-50—Sarah M Althouse.....C
Greene st, 189-95—Sol Rosenfeld & Son.....C
Greene st, 190-2—Samuel Meinhard Est.....SS
Greene st, 209—Joseph Abramson.....C

Greenwich st, 102-4—Empire Trading Co.....C
Greenwich st, 102-4—Austin Ford.....G
Greenwich st, 102-4—International Merchandise Co C
Greenwich st, 102-4—George J Faour.....C
Henry st, 188—Sam L Lena.....C-I
Hester st, 99—Josephine Silverman.....C
Hester st, 156-60—Pincus Nathan.....SS
Houston st, 179 E—Harris Jelewsky.....C-I
Howard st, 2-4—Geo Fritz.....C
Hubert st, 34-44—Varick Realty Co.....DR
Hubert st, 34-44—Simon Bache & Co.....DR
Hubert st, 34-44—N HutKoff & Co.....DR
Hubert st, 34-44—The Butler Ward Co.....DR
Grand st, 368-72—Wolf Boroschek.....C
Grand st, 416-18—Morris Reines.....C
Hubert st, 34-44—The Butterick Pub Co.....DR
Hubert st, 34-44—Eppisheimer & Co.....DR
Hubert st, 34-44—The George Saam Co.....DR
Hubert st, 34-44—Hudson Bindery Co.....DR
Hubert st, 34-44—Monarch Manifold Book Co. DR
Hubert st, 34-44—New Idea Pattern Co.....DR
Hudson st, 108—Borden's Condensed Co.....SS
Jefferson st, 16-18—Louis Levy.....C
Jefferson st, 16-18—Louis Rubin.....C-I
Jefferson st, 16-18—Max Fisher..... ...C
Jefferson st, 16-18—Rose Sector.....C
John st, 17-23—Otto Volkening et al.....C
Lafayette st, 139-45—Royal Polishing Works.DR
Lafayette st, 312-14—E & J Bass.....DR
Lafayette st, 312-14—James Andriaccio.....DR
Lafayette st, 312-14—Sweet-Orr & Co.....DR
Lafayette st, 312-14—Goldstein Bros.....DR
Lafayette st, 312-14—Amer Corduroy Pants Co. .....DR
Leonard st, 37-43—Berry & Smith.....E
Leonard st, 69—Isahel H Cohen.....SS
Leonard st, 84—Mary L Loundes Est.....SS
Lewis st, 72-4—Salvatore Padronaggio.....M
Lewis st, 72-4—Max Terner.....C
Lewis st, 72-4—Wm Steinberg.....C-I
Lewis st, 114—Rifka Budner.....C
Mercer st, 81—Louis Newman.....C-I
Mercer st, 171—Hyman Kaskin.....I
Mercer st, 268—J Morrow Rose Co.....DR
Mercer st, 268—Seiff & Ruhinow.....DR
Monroe st, 284—Jacob Inker.....G
Mulberry st, 273-93—Moss Photo Engraving Co. .....C-I
Park pl, 30-6—Interborough Ry Co.....SS
Park pl, 50—The Interborough Ry Co.....SS
Pike st, 45—Rubin Cherleff.....I-C
Pike st, 45—Abraham Silverman.....I
Pike st, 45—Joseph & Louis Rosen.....I
Pike st, 45—Max Dunn.....I
Pike st, 45—Samuel Nehenzahl.....I-C
Pike st, 47-51—Hyman Veiner.....C
Pike st, 47-51—Harry Tuman.....C
Pike st, 47-51—Joseph Ripp.....C-I
Pike st, 47-51—Samuel Greenfield.....C
Pike st, 47-51—Nathn Levinson.....C
Pike st, 47-51—Max Sudenberg.....C
Pike st, 47-51—David Vice.....C-I
Pike st, 47-51—Siegal & Goodman.....I
Pike st, 47-51—Rubin Cohen.....I
Pike st, 47-51—Louis Kaufman.....I
Pike st, 47-51—Samuel Sachs.....I
Pike st, 47-51—Samuel Goodman.....I
Pike st, 54—Jacob Kleinman.....I
Reade st, 84-90—G S Stoddard & Co.....C
Reade st, 103—Audinet Gibert.....SS
Rector st, 2—U S Express Realty Co.....SS-A
Ridge st, 89—Harry Spector.....G
Ridge st, 89—Mash & Herskowitz.....G
Ridge st, 119-27—Samuel Levy.....C
Rutgers pl, 11—Emil Alperowitz.....C-I
Rutgers pl—Jacob Siegal.....C
Scammel st, 34-44—Morris Goldstein.....A
Scammel st, 38-44—Abe Bergman.....A-G
South st, 91—John Lopez.....C-M
South st, 91—Meyer Goluh.....I-C
South st, 228-9—Adelherd Wilcke et al.....C
Spring st, 121—Kosuk & Cohen.....I-M
Spring st, 121—Chas Cohen.....C
Thompson st, 114-16—John Leslie.....SS
University pl, 41-3—Abraham Lentz.....G
University pl, 113-115—Frederick W Maas....G
University pl, 113-115—Kaplan, Frank & Dunn .....G
University pl, 113-15—Buegeleisen & Jacobson .....G
University pl, 113-115—The Liberty Pubberized Specialty Co .....G
University pl, 113-115—M Schnitzer & Co.....G
Varick st, 30-2—Seth M Milliken.....SS
Vestry st, 15—Samuel Weil.....SS
Vesey st, 47—Henry O Heuer et al.....C
Walker st, 21—Isidor Weisbord.....G
Walker st, 38—Benj Weisenfeld.....C-I
Walker st, 85—Louis Barverman.....A
Walker st, 89—Thomas F Kaughran Trust Co.C
Washington pl, 17-19—Jacob Davis Sons & Co..C
Washington pl, 17-19—Clara M Green.....C
Washington st, 60-2—Nageeb Badran.....C
Washington st, 60-2—Joseph Samra.....C
Washington st, 60-2—Najeeb Naja.....C
Washington st, 60-2—Migid Naccash.....C
Washington st, 60-2—Elias Joseph.....C
Washington st, 60-2—Naeff Farah.....C
Washington st, 268—Eliza O Barclay et al....C
Water st, 161-3—Nelson Graves & Co.....D
Waverly pl, 18—Empire Hat Leather Co....G-A
White st, 12—Frank J Dupegnac.....C
White st, 12—Israel Gitenstein.....G
White st, 44—James C Ayer Estate.....SS
Willett st, 29—Meyer Freeman.....G
William st, 214—Fred Ecaubert.....DR
William st, 214—Gus Ramssier Co, Inc.....DR
William st, 214—The Simes Co.....DR
William st, 214-18—Galvanotype Engraving Co. .....DR
William st, 214-18—M Rushing Wood.....DR
William st, 214-18—Eugene C Lewis Co.....DR
William st, 214-18—The Berkeley Press.....DR
William st, 214-18—Frederick Pearce Co....DR
William st, 214-18—Edwin Flower, Inc.....DR
William st, 214-18—Frank M Lees & Bros...DR
William st, 214-18—Gardiner Binding & Mailing Co. .....DR
William st, 14-18—Blumenberg Press.....DR
William st, 214-18—Wm Edwin Rudge.....DR
Wooster st, 105-11—Apt & Zuckerman.....I
Wooster st, 116-18—Bryant R E Co.....A

Numbered Streets.

2d st, 67-9—Abe Lerner.....C-I
2d st, 67-9—Morris Kaufman.....C-I
3d st, 9 W—Rabinowitz & Sutta.....C-A-G
3d st, 135 W—Louise Gucker.....SS
4th st, 22 W—Manhattan Life Ins Co.....C
4th st, 308 E—Hyman Cheany.....C
4th st, 308 E—Hyman Greenberg.....C
4th st, 308 E—Frank Beck.....C
9th st, 49 W—Ladies' Christian Union.....D
10th st, 34-6 E—Bonwit Realty Co.....SS
11th st, 111 E—Simon & Gelb.....C
11th st, 111 E—Mathilde E R Stuyvesant.....C
11th st, 127-9 E—Geo W Quintard Est....SS-A
12th st, 34 E—Colonial Cloak & Suit Co..DR-G
12th st, 34 E—Goldberg Cloak & Suit Co..G-DR
15th st, 20 E—Gabriel Goldenburg.....C
15th st, 33-45 W—Hospital Supply Co.....DR
15th st, 416 E—Wanderman Construction Co...C
14th st, 5 W—Hammerschlag & Breslow.....C
16th st, 43-5 W—Hugh E O'Reilly.....DR
16th st, 43-7—Sol Brill Co.....DR
16th st, 43-7 W—R A Bachia & Co.....DR
16th st, 43-7 W—The Leatheroid Mfg Co.....DR
16th st, 43-7 W—A Massard & Co.....DR
16th st, 43-7 W—Freedgood & Sweetgall.....DR
16th st, 43-7 W—S N Wood & Co.....DR
16th st, 43-7 W—Johnson Leather Co.....DR
16th st, 108-10 W—City Central Paper Box Co. C
17th st, 249-55 W—Siegel-Cooper Co.....SS
18th st, 3-5 W—Louis Stern.....SS
18th st, 6-8 W—Louis Horowitz.....DR
18th st, 7-9 W—William K Everdell.....SS
18th st, 15-17 W—Morris Schacter.....DR
18th st, 38 W—Barnet Jaffe.....DR
19th st, 16-20 W—Richmond Schlessel.....C
20th st, 27-33 W—Leipzig & Rosenberg.....G
20th st, 32-4 W—David Price.....C
20th st, 32-4 W—Wallace Bamberg & Son....C
20th st, 36-8 W—Joseph Karostoff.....G-DR
20th st, 45-7 E—Lexington Drug & Chemical Co. .....A-G
20th st, 45-7 E—Morley Mfg Co.....1
20th st, 45-7 E—Greenwald Waldo Co.....G
21st st, 15-17 W—Building & Engineering Co.DR
21st st, 48-50 W—Philip Stromberg.....DR
21st st, 48-50 W—Max Rosen.....DR
21st st, 48-50 W—Osterman & Kupferberg...DR
21st st, 48-50 W—Maloney Co.....DR
21st st, 48-50 W—Jacob Mittenthal.....DR
21st st, 48-50 W—Henry W Baumann.....DR
21st st, 48-50 W—Samuel Singerman.....DR
21st st, 117 W—Charlotte Morris Estate.....C
21st st, 252 W—Anna St John.....B
21st st, 254 W—Geo Oakley (George being actitious) .....B
22d st, 126-30 W—Rosenzweig & Shlivek....DR
22d st, 126-30 W—Strauss Fst Co.....Dk
22d st, 126-30 W—National Petticoat Mfg Co.DR
22d st, 129-31—Cohen, Ginsberg & Co.....G
23d st, 155-9—Alfred Villoresi.....G
24th st, 15 W—A Masch & Co.....DR
24th st, 19-21 W—Safran & Kreiger.....DR
24th st, 30-2 W—Maurice & Harry Rentner..DR
24th st, 49-51 W—Goldman & Summerfield...1-C
24th st, 49-51 W—Jacob A Herman.....C-G
24th st, 49-51 W—Jacob Guttemtag.....I-G
24th st, 49-51 W—Edmund Coffin.....C
24th st, 142-6 W—District Realty Co.....SS
25th st, 127-31 W—Hudson Mortgage Co.....DR
25th st, 159-63 W—Bedrick Waist Co.....G-A
26th st, 36 W—Benjamin Schorr.....C
27th st, 104-8 W—Israel Anterberg.....SS
27th st, 158-64 W—1 Arbus & Sons.....DR
34th st, 112 W—Walter Rosenberg.....B
41st st, 206 W—Joel Rinaldo.....D
44th st, 136 W—Club Building Co.....SS
45th st, 1-5 W—Horace Northrop.....1
45th st, 141-7 W—William Crawford.....SS-A
47th st, 349 W—Chas W Lang.....C
48th st, 112 W—Chas Runk.....C
49th st, 316 E—Adolph Matzke.....C
50th st, 536 W—Mary C Franklin.....C
51st st, 167 E—Wm Farrier.....C
73d st, 48 E—Mrs Elizabeth Demorest.....C
73d st, 48 E—Mrs Elizabeth Demorest.....C
80th st, 201 W—John J Fischer.....C
85th st, 117-19 E—New York Edison Co.....D
85th st, 117-19 E—Harris Mandelbaum.....D
87th st, 132 E—John McLoughlin.....C
91st st, 158-60 E—Adams Realty Co.....A-SS
106th st, 104 W—Adolph S Ellison.....S
107th st, 411-13 E—Wm Maas.....C
107th st, 411-13 E—Israel Gitenstein.....C-G
118th st, 450 E—Robert J Wright Estate....C-G
120th st, 225—Richard Weber.....D
124th st, 148 W—Pauline Abeles.....C
125th st, 20 W—William Koch.....C
125th st, 20 W—Robert Quackenbusch.....C
125th st, 40 W—William Dengler.....D
125th st, 40 W—N Y Edison Co.....D
125th st, 1..-9 W—Robert Reid Co.....C-E-A
125th st, 127-9 W—Robert Reid Co.....D-C
134th st, 299-305 E—Good Manufacturing Co..C
150th st, n e c River av—L H Mace & Co, Inc SS-A
158th st, bet 5th av & Harlem River—Rocco & Matthew Cea .....I-C-M

Named Avenues.

Av D, 146—D H McAlpin & Co.....SS
Amsterdam av, 795—Edward Davis.....C
Bowery, 19—Chas A Chesebrough Est.....D
Bowery, 20—Bernard Flynn.....L-D
Bowery, 20—Hyman Schnitzer.....DR-C-D
Bowery, 26—Wolfe Hurwitz.....D
Bowery, 78—Consolidated Gas Co.....C
Bowery, 131—Church Temperance Soceity....C
Bowery, 269—M J Adrian Corp.....SS
Broadway, 72-4—Century Building Co.....D
Broadway, 170—Broadway Building Co.....SS
Broadway, 190—Chatham & Phenix Nat Bank.SS
Broadway, 192—Reformed Protestant Dutch Church of City of N Y.....SS-A
Broadway, 198—Isaac H Clothier.....SS
Broadway, 305-9—Mary B Brandegee.....SS
Broadway, 349—James C Ayer Estate....SS-A
Broadway, 477-9—Louis Loewy & Son.....G
Broadway, 503-5—Columbus College Trustees..C
Broadway, 667-77—Broadway Central Hotel...D
Broadway, 676—Louisa L Kane.....SS
Broadway, 699—David L Newborg.....DR
Broadway, 699—S Heilman & Co.....DR
Broadway, 699—J Marrow Rose Co, Inc.....DR
Broadway, 699—Peter Coughlin.....DR
Broadway, 699—Maurice Sturtz & Sons.....DR
Broadway, 699—Narragansett Hat Works...DR
Broadway, 699—Moritz Freudenberg.....DR
Broadway, 699—Regal Tailoring Co.....DR
Broadway, 699—Alfred Wolfson.....DR
Broadway, 699—Seiff & Rubin.....DR
Broadway, 699—Inovation Limited.....DR
Broadway, 699—Markowitz Bros.....DR
Broadway, 699—Louis Wechsler.....DR
Broadway, 699—Irving Levy.....DR
Broadway, 777—Sailors Snug Harbor.....C
Broadway, 783-5—Henry Metcalf.....DR
Broadway, 783-5—Ivan Frnk & Co.....DR
Broadway, 783-5—McMullen Leavens Co.....DR
Broadway, 783-5—Regal Shoe Co.....DR
Broadway, 1255-61—John R Thompson.....C
Columbus av, 127-9—Sharkey Athletic Club.G-D
Columbus av, 127-9—Albert Cranee.....C
Lexington av, 1286—John McLaughlin.....C
St Nicholas av, 570-4—Solon Construction Co..C
West Broadway, 171-3—Terence J Kearns....C
West Broadway, 307-9—A Kimhall Co.....DR
West Broadway, 511-513 W—Abraham Cohen & Son C
West Broadway, 511-513 W—Title Electric Co.M
West Broadway, 511-513—Abraham Cohen & Son C
West Broadway, 511-513—Title Electric Co...M
West Broadway, 552-4—Carrie Noglin.....SS-A

Numbered Avenues.

1st av, 1783—N Y Edison Co.....D
3d av, 525—Michael J McGovern.....C-1
3d av, 895—Louise C O'Reilly.....C
3d av, 2156—Herman M Weaver.....C
3d av, 3220-22—Anthony Cuneo.....C
5th av, 139—Cecilia C D'Andigne.....C
5th av, 303-5—Philipse Manor Co.....DR
5th av, 341-7—N Y Business Bldg Corp....SS-A
5th av, 550—Ernest W Histed.....DR
5th av, 550—Newman E Montross.....DR
5th av, 550—L P Hollander & Co.....DR
7th av, 932-4—Central Park Riding Acad.....D
8th av, 2230-6—Maum Chemical Co.....DR
8th av, 2230-6—Rufal Bros.....DR
8th av, 2230-6—Julius Hersfield.....C
8th av, 2230-6—Joseph Rufal.....C
10th av, 577—John J Manthe.....C
10th av, 577—Henry P Wilson.....C

BRONX ORDERS SERVED.

Named Avenues.

Prospect av, 1378—Solomon Adler.....C
Willis av, 508-14—Fredrichea Loefler.....D-DR

BROOKLYN ORDERS SERVED.

Named Streets.

Boerum st, 131-6—Louis Bordman.....C
Columbia st, 117—Obermeyer & Liebmann...C
Ellery st, 244—Samuel Schwartz.....DR
Fulton st, 365—Louis Behman.....B-C
Fulton st, 831—Isabelle R Unger.....M-C
Fulton st, 1132—Schwartje & Frankel.....D
Grand st, 738—Isaac S Remsen.....C
Grand st, 991—James H Harnden Co.....K-A
Hoyt st, 10—Acker, Merrall , Condit Co.....A
Humboldt st, 127—Jacob Levy.....DR
McKibben st, 76 (rear)—Louis Berman.....C
Marion st, 17—Bernard Sussman.....D
Moore st, 84—Herman B Kaminester.....G
Moore st, 102 (rear)—Jacob Zirinsky....D-DR
Morton st, 60—Louisa Semors.....C-B
Quincy st, 28—Frederick Loeser & Co, Inc..K
Seigel st, 196-198—Graham Seigel Co....D-DR
Seigel st, 196-8—Samuel Mailman.....D-R
Seigel st, 196-8—Abraham Taube.....DR
Seigel st, 196-8—Benjamin Lachter.....DR
Seigel st, 196-8—Gold Bros & Friedman...DR
Seigel st, 196-8—Samuel Cohen .....DR
Seigel st, 196-8—Max Seigel .....DR
Smith st, 57-67—Saengerhund Society.....C
Lorimer st, 428—Bridget Allen.....C
Varet st, 127-129—William Sherman....D-DR
Varet st, 251-3-5—Barney Zirinsky.....D-DR
Wallabout st, 237-9—Bartole Crescimanne.DR
Wallabout st, 258-260—Lazerkowitz Realty Construction Co .....D-DR
Wallabout st, 258-260—Morris Tesner.....DR
Walworth st, 103—Herman Shonmaker....K-C
Walworth st, 103—H Pridgman Smith Co.G-C

Numbered Streets.

3d st, 19-27 So—Otto Huber.....D-DR
3d st, 92-94 No—Adolf Stepps.....C
3d st, 97 So—Chas Kelsey .....G
6th st, 30-36 So—F W Wurster Realty Co.DR-D
6th st, 30-36 So—The Sterling Casket Hardware Co .....DR
6th st, 271—Halsted Lumber Co.....C
13th st, 26 Bay—John Forzmark.....M
58th st, 253—Herman Schierlock.....C
86th st & Sea Beach R R—Angele Julian & Lorenzo Julian .....A-C

Named Avenues.

Atlantic av, 951—George Palmer.....C
Bedford av, 1104 & 1108—Mrs Nellie C Cook.K
Bedford av, 1108—Edgar Chinnock.....G
Broadway, 1449-55—Wm A Whiting.....C-M
Bushwick av, 358—Mrs Josephine Rina....DR
Bushwick av, 358—Leonard L Engel.....DR
Bushwick av, 604—Lucas Valentine.....G
Carlton av, 399-401—Oxford Garage.....C-K
Carlton av, 437-443—Smith Estate.....C-B
Central av, 426—Henry Helbrecht.....C
DeKalb av, 557-67—John Albert.....M
Flushing av, 445—Edgar Imp Co.....C-M
Flushing av, 668—Benj Goldstein.....C-M
Flushing av, 683—Henry M Bendheim.....C
Johnson av, 365-9—Joseph Stetelin.....C-G
Hudson av, 370—Michael Hockman.....C
Hudson av, 451—George Fenton C
Kent av, 899—Golden Fleece Knitting Mills. D-DR
Kent av, 899—Portia Cloak & Suit Co.....DR
Lexington av, 13-23—Jacob Voelbel.....D-DR
Lexington av, 13-23—Morris Freedman.....DR
Lexington av, 13-23—Sarah Luberman....DR
Lexington av, 13-23—Tobias & Pincus.....DR
Liberty av, 464-74—Philip Blaskopf & Co.D-DR
Manhattan av, 1155—Chelsea Fibre Mills.....L
New Jersey av, 777—M Bernstein & S Yarish .....C-M
Railroad av, 477-79-81-83-87—Thompson & Fuller C
Sumner av, 98-100-104—Henry Kallchstern..B
Sumner av, 100—Joseph Feinson.....C
Sumner av, 100A—Henry Kalichstern.....B
Sumner av, 102—Henry Kallchstern.....B
Sutter av, 850—Sadie Samuels.....M-C

Numbered Avenues.

13th av, 6021—Nicholas Molathane.....C-G-M

QUEENS ORDERS SERVED.

Named Avenues.

Cypress av, 864—Baldwin Palmer.....A
Halleck av, 64—Joseph Rock.....C
Halleck av, 66—Margaret Fuhs.....G-C-M
Remsen av, 15 N—Margaret Walnwright....D
Remsen av N & Jamaica Bay—Sea Beach Hotel Co .....C-B

BUILDING MANAGEMENT

ELEVATOR TRAFFIC CONGESTION IN TALL BUILDINGS, AND HOW THE PROBLEM MAY BE SOLVED.

By HERMANN GUMPEL, Consulting Engineer, Chicago.

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

TO find a remedy for elevator traffic congestion, the most objectionable feature of the tall building situation, it is necessary to realize the causes and then attack the evil at its roots. Since neither the books nor the occasional articles published on this subject completely explain the underlying conditions, some further public discussion of this question might be helpful toward solving the problem.

Traffic Observations.

Out of hundreds of elevator traffic observations, taken in New York City and Chicago, I select at random the following from the First National Bank Building in Chicago:

No. of observations.	t	n	N	D
1	115	8	12	April 1, 1912—9 a. m.
2	110	8	8	" "
3	102	7	13	" "
4	100	8	15	" "
5	112	9	14	" "
6	101	9	14	Dec. 4, 1912—5 p. m.
7	94	7	14	" "
8	88	3	4	" "
9	95	3	3	" "
10	125	15	12	" "

Herein denotes

t—Round-trip time in seconds, without time for landing and loading at main floor.

n—Number of stops without stop at main floor.

N—Number of passengers carried to and from main floor.

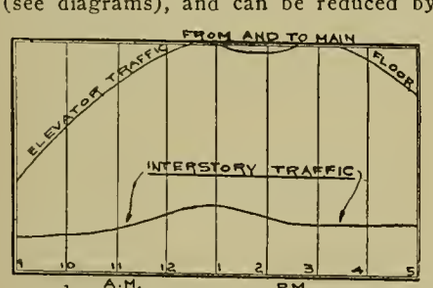
D—Date and time of observation.

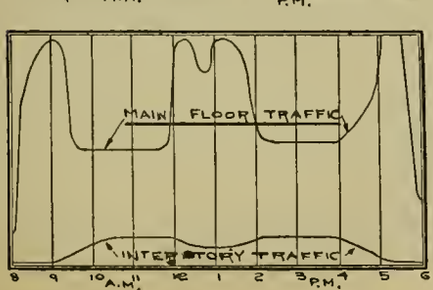
There is no regularity or even a constant proportion between the round-trip time, the number of passengers carried and the number of intermediate stops. All these quantities are dependent on a combination of conditions, which cannot be taken care of by conclusions based merely on an average of any number of observations. They do not yield to calculation, no matter how deeply we indulge in mathematics.

Interstory Traffic.

The interstory elevator traffic diagramatically shown here, taken with the main floor traffic, is the most changeable and uncertain quantity. Whenever it occurs during rush time, it is decidedly disturbing to the maintenance of good elevator service. Interstory passengers frequently emerge from the back of a crowded car, while leaving, thus lengthening the time of a stop. The new Equitable Life Building will have special elevators for interstory traffic, and these will materially assist in improving the service during rush time (in case they are used exclusively for this purpose) by not stopping at the main floor at all.

The amount of interstory traffic is varying in different kinds of buildings (see diagrams), and can be reduced by





local arrangements, such as by having toilet rooms on all floors of office buildings. The influence of interstory traffic on the round-trip time can be studied by comparing Observation 2 of the table with Observation 7. In one case we have eight main floor passengers per trip and eight stops, but interstory traffic and consequently a round-trip time of 110 seconds; in the other case we have 14 main floor passengers and seven stops, and it takes only 94 seconds. If no interstory traffic takes place an "up" stop during rush time requires from 5 to 7 seconds, and a "down" stop from 4 to 5 seconds on an average.

Stops and Loads.

The following elements make up the additional time required by a stop in excess of the regular running time: (1) The period of acceleration and retardation. (2) The time for handling the operating equipment. (3) The time for opening and closing the gate. (4) The time required by the passengers leaving or entering the car. The first three amounts are constant in any particular case, partly simultaneous and will practically not change, whether one, two, three or twelve passengers are leaving or entering the car. The fourth quantity mentioned does not change in proportion to the passengers leaving or entering, and is greatly depending on the movements of the passengers relative to each other, while leaving the car at intermediate floors.

A large number of combinations are possible. For instance, there may be four stops and four passengers at each stop, and consequently 16 passengers per trip, or eight stops and two passengers at each stop, and again 16 passengers altogether per trip. This actually occurs, as the above table demonstrates. In the first case, with only four stops, the round-trip time will be shorter as in the second with eight stops, and yet we carry the same number of passengers. It will readily be seen there is no such thing as a fixed and constant proportion between the number of passengers carried and the round-trip time. Consequently, to run elevators only half filled in buildings would not relieve the situation, but even would be harmful. I still venture to say that "an hour's test during rush time with only half-filled cars and in a fairly rented building would disprove this rule."

How to Avoid Congestion.

If arrangements would be made so as automatically to give an elevator operator a signal, either optical or accoustical, as soon as he is exceeding his normal and economical round-trip time, possibly in connection with such a traffic regulating system as that installed in the Woolworth Building, this would decidedly benefit the service.

It must well be kept in mind that a car that is returning too late to its terminal at the main floor during rush time is delaying all the other cars in the same battery, thus making the building's most valuable equipment useless during moments when it is the most urgently needed.

Overcrowded cars should be avoided by all means, if only for the reason that they are conducive to accidents by rendering it extremely difficult for an operator to fulfill his duty properly.

To remedy elevator traffic congestions and to make reasonable provision for an emergency such as fire or panic is simply a matter of increasing the floor capacity of the elevator equipment. This cannot be done by increasing the platform of each individual elevator, unless we have only two terminals, as in theatres, subways and lecture halls. The width and depth of the car has to be kept within reasonable proportions. In such buildings as we have reference to in this article either additional one-story elevators or double-deck cars, serving two floors at one single stop and consequently reducing the round-trip time by reducing the number of possible stops, can fill the requirement.

Calculate for Maximum Conditions.

To arrive at satisfactory results, the elevator capacity necessary for a well served building should be calculated for maximum conditions, such as occur during rush hours. In all other lines of engineering we are guided in our calculations by maximum conditions, considering that in spite of an occasional drop in efficiency (as will always occur in real practice) our arrangement will prove satisfactory under any state of circumstances. Maximum elevator traffic conditions for a building under design, can be predetermined from experience and service observations in existing buildings under similar predicaments.

However, it remains undisputed that double-deck elevators are the only logical solution of the elevator traffic congestion problem in tall buildings, a solution equally fair to owners as well as to tenants, since the installation of further one-story equipment than at present customary would reduce the profits on the investment on account of the further reduction of the amount of valuable space in the building.

An Automatic Sprinkler Record.

The value of automatic sprinklers as a means of extinguishing fires is shown by the record made by them at the plant at Bush Terminal.

This plant, consisting of ten loft factory buildings, two hundred warehouses and seven steamship piers, is thoroughly protected by automatic sprinklers. In a period of seven years, 30 fires have occurred in these various buildings. Sixteen of these were in factories, 9 in storehouses, and 5 on the piers. In all, 239 sprinkler heads opened in these fires, the maximum number at any one fire being 29. The average number of sprinklers opening at each fire in factories was 3.6, in storehouses, 12.3, and on the piers, 14. Eight of the factory fires and one of the storehouse fires were extinguished by one sprinkler; 14 of the factory fires and 4 of the storehouse and one of the pier fires were extinguished by 5 sprinklers or less, while only 2 of the factory fires and 5 storehouse and 4 pier fires required more than 5 sprinklers for their extinction. In each case the fire was extinguished without calling into service the public fire department.

Building Managers' Dinner.

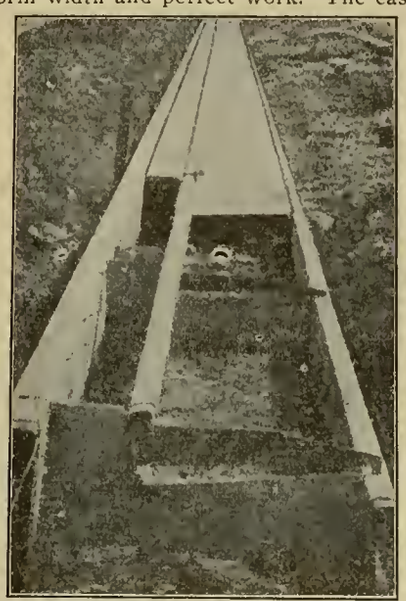
New York Building Managers' Association will meet at dinner on April 7, when matters of interest to the organization will be discussed at length. The dinner will be held instead of the regular monthly meeting. A. J. Bleeker, chairman of the dinner committee, said last week that no place has been designated, but that undoubtedly the dinner will be held at one of the downtown restaurants, convenient to those members who reside in the suburban sections. Among those who have been invited to attend are several not at present associated with the organization, but whom it is expected to interest in the work undertaken by the association.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Keyless Concrete Form.

BUILDERS doing concrete sidewalk construction work will find in the Hotzel form several novelties that may appeal to them. In the first place, its operation does not involve the use of keys, bolts or wedges, thus insuring uniform width and perfect work. The ease



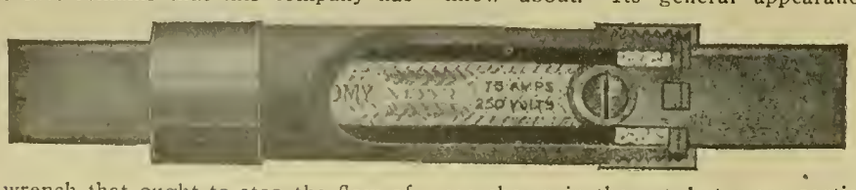
with which the forms can be set up and taken down is the second large factor in its favor. It may be used for sidewalks, steps, walls, piles, sewers, bridges and foundations. It is manufactured by the Hetzel Steel Form & Iron Works, of Warren, Ohio. The illustration shows the form in service for continuous curb and gutter construction.

An Automatic Adjusting Wrench.

QUICK repairs about a building sometimes save large sums of money. For instance, suppose the packing in a radiator valve blows out in an apartment or richly furnished office. Escaping steam and water can take the lining out of an entire maintenance account unless you have some man in the repair department that is as quick with his tools as he is with his head and hands. Now suppose that the man is equal to the emergency, but the tools with which he has been supplied are out of date. Under such conditions damage cost runs up in exact pace with the anger and contempt of the irate tenant.



There is no very definite information at hand whether the man who perfected the automatic nut wrench being introduced by the Cochran Pipe Wrench Manufacturing Company, of Chicago, found the uncontrollable temper of an irate tenant the necessity that proved to be the mother of his invention, but the fact remains that this company has



a wrench that ought to stop the flow of steam, wrath or water as quickly as human hand and brain can do it.

As shown in the cut, the moveable jaw is attached to a short rack. This engages a few teeth on the swiveled end of the handle. By placing the movable jaw against the near side of the nut and pulling on the handle it is evident that a very tight grip is obtained on the nut without preliminary adjustment; thus the ordinary thumb screw adjustment of a monkey wrench is eliminated.

Electric Lamp Sticks to Glass.

HISTORIANS say that the cave dwellers lived by the simple rule of daylight and darkness. When night came they went to sleep and were up with the first streak of dawn. They needed and used no light. But when they became civilized they began to reason that Manitou, the Great Spirit of the North American Indians, would not feel offended if they extended their day a little and so the flaming pine knot come into vogue.



Now the great advantage of living in a cave centered in the fact that the living room usefulness was not confined only to the radius from which the light fell from a center chandelier. The soft clay walls permitted the convenience of sticking the pine knot into the wall wherever the light was most needed. Whether or not that was the beginning of American night life which culminated in the Great White Way history does not enlighten us, but the Wallace Novelty Company, of 299 Madison avenue, supplies a hint that at least links the pine knot of five thousand years ago with the white light of the present one thousand nine hundred and fourteen earthly revolutions around the sun in the Christian era, and provides the incandescent bulb that will stay put if stuck on the side of the present day cave dweller's apartment.

Fact is, the base and light may be stuck onto the surface of a glass mirror or window pane and it will stay put in a most uncanny manner. On the under side of this device as shown in the illustration, is a suction cup by means of which it will stay put on any non-porous surface. It cannot be jolted off a reading table, nor off a shelf on a rocking boat or in a swerving automobile. Furthermore it can be carried in a handgrip.

It consists of a bulb, and an adjustable and removable shade that fits any size or style bulb, a hook for hanging, an automatic clamp, a rubber suction cup, a silk cord and the base. When assembled it is twelve inches high and weighs one pound and a half. The shade is perfectly adjustable and can be instantly removed. When in place, the light can be thrown at any angle. The ten feet of silk cord, patent base and socket can be attached to any fixture in home or office, and when not in use the cord winds up in the hollow base of the lamp and thus prevents tangling and kinking.

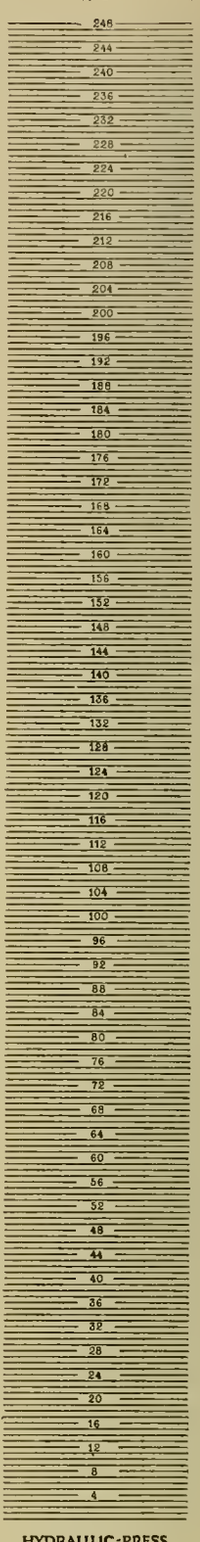
Renewable Cartridge Fuses.

THERE is no necessity in this day of inventive genius for buying a new fuse every time one blows. The Economy Fuse and Manufacturing Company, of Chicago, is putting on the market a renewable cartridge fuse that has virtues that building managers should know about. Its general appearances are shown in the cut, but more particularly it may be described as providing a practical method of reducing the fuse maintenance expense to a ridiculous minimum. Another important feature is that they never vent fire or hold a sustained arc, hence they are said to be absolutely safe. Instead of the usual heavy expense incidental to the blowing of a fuse, a new fusible link is inserted. These links cost a mere trifle.

Brick Tables for Architects.

ANOTHER ingenious device for lightening the monotony of the drawing board is being distributed by the Hydraulic Press Brick Co., of St. Louis. The device is in the form of a brick scale and tables for working same all bound in durable green cloth board.

The complete set consists of fifteen scales, general form of which is shown in the accompanying illustration. These scales are arranged according to different brick thicknesses and mortar joints covering practically all ranges. The explanatory book tables, which accompany the scales are designed to aid in eliminating as far as possible the labor, which is incident to the draughtman's preparation of drawings for a brick structure.



Too often the designer has been deterred from the use of an otherwise very desirable bond and pattern by the real difficulties that lie in adjusting the brick units to the wall dimensions and has thus lost one of the finest and subtlest artistic effects which legitimately come within the range of his profession. The scales are tables which are the result of matured architectural experience, having been prepared by M. P. McArdle, of St. Louis, with the express purpose of meeting this situation and of rendering what has been heretofore an irksome task—the preparation of working drawings for ornamental bond—a genuine pleasure.

The scales, divided on the basis of ¼ inches to the foot are packed fifteen in number, eight for vertical and seven for horizontal measurements, and are meant to furnish the architectural draughtsman with a ready and convenient method of determining the number of courses and joints in all brickwork, using one brick and joint as a unit of measurement. The tables which accompany the scales indicate the necessary dimensions for height and length of any number of brick, including joints, and are calculated so as to provide each scale with its own corresponding table.

The eight vertical scales represent units, of one brick and joint, ranging from 2½ (the scale reproduced) to 3½ inches at ⅛ intervals, thus giving an opportunity to use a suitable scale to fit the height of brick and joint selected. In addition to the scales and its key there is an accompanying booklet done in a highly artistic manner that describes minutely the different classes of brick bond and types of mortar joints.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

THE NEW STANDARD OF FIRE RESISTING CONSTRUCTION

What the Country's Leading Experts Have Approved as the Ideal Building Practice for Structures that Are Actually Fireproof.

An Interview With
IRA H. WOOLSON
Consulting Engineer, National Board of Fire Underwriters.

LIKE everything else, building construction must have a standard; but, strangely, there never has been in this country what properly could be called an ideal from which a standard specification could be drawn. Attempts have been made to determine by committee investigation, research and test, what would constitute a fireproof building only to find in the end that the word "fireproof" as applied to a building is an absolute term, and such a structure could not be built and be profitable as an investment.

For instance, the tombs beneath the Pyramids are fireproof, the vaults under the Woolworth and similar buildings are fireproof, but you cannot house a business or put a home underground and take from it all light and ventilation. Wherever there is combustible material and a strong draught and sufficient heat you will always find the danger of destruction by fire. So, for that reason, this committee has discarded the term "fireproof," as applied to a standard of building construction, because it is misleading. Instead, it has adopted the term "fire-resistive."

This term gives us a practicable basis upon which to work. We have materials that are fire-resistive, but we have none that under any and all conditions are positively proof against fire. The term fire-resistive is of course elastic, and it will doubtless become the duty of this committee to properly define the term so as to indicate the degree of resistance that would be proper to expect for different types of construction. The committee has taken that which it had at hand, and by assembling the materials under a standard that experience had shown to be sound has evolved a structure that is in the highest practical sense fire-resistive. In fact, the committee defines this "standard building" as one which will not only safeguard the lives of the occupants, but shall be so designed and equipped that the damage resulting from a fire from within or without shall be reduced to a minimum and that it shall be able to sustain a complete burn-out of its contents without serious injury to its structural members, irrespective of its occupancy, location, or efficiency of municipal protection.

These are requirements which the majority of our so-called "fireproof buildings" could not meet.

We have the gold dollar as a standard of currency, the pound as the standard of weight, and so on, but where is our standard of building construction? This committee has sought to supply it.

In arriving at this standard the committee has had data before it representing the best experience in pratically every department entering into building construction the world over. The result is that the specifications call for a building 100 per cent. good. It applies in its present form mainly to commercial buildings, but eventually will be modified to cover other classes of structures. The committee's purpose was to define a standard building applicable to any occupancy, leaving as much as possible the details of construction for special occupancy and special use or hazard to be determined by future committees as modifications of this standard.

The committee is of the opinion that a building of this fire-resistive class should be planned, built and equipped with materials that are incombusible, and with all its structural parts, such as walls, columns, floors and roofs, able to resist fire for at least four hours at an average temperature of 2,000° F. without serious structural damage. It must be so constructed that a fire will be confined to the space in which it originates, and the building be protected against exterior fire by approved doors and windows or other approved devices. Ample and safe means of egress must be provided in such a building for all occupants, and finally the building shall be equipped with such apparatus that a fire can be extinguished in its incipient stage.

WE present the first of two installments of an interview with Ira H. Woolson, consulting engineer to the National Board of Fire Underwriters and chairman of the National Committee on Fire Resistive Construction in the National Fire Protection Association which last year drafted a standard or ideal for a fire-resistive building intended to be able to resist a fire temperature of 2,000 degrees F. for four consecutive hours. In other words, the purpose of the investigation has been to determine what should or should not go into a building to make it fireproof in the accepted meaning of the word. This committee consists at present of Ira H. Woolson, E. T. Cairns, G. W. Cleveland, J. E. Curtis, Julius Francke, Richard L. Humphrey, Robert Palm, A. C. Patton, G. W. Riddle, W. G. Sanderson, Walter Smedley, A. P. Stradling, Mason R. Strong, Henry V. Thayer, J. Foster Warner, W. F. Bellinger, P. H. Bovier, Rudolph P. Miller and W. F. Oatman. The specifications have been drawn for the construction of a standard building. At the next annual meeting of the association, which will be held in Chicago in May, this committee plans to make further report upon this subject. It proposes to make further general specifications adapted to buildings for special use, and eventually it hopes to outline the fundamental features of fire-resistive construction that should control the erection of buildings in all the important classes. It is the forerunner of the higher type of commercial building of tomorrow, and as such it has a vital interest for every architect, builder, investor and construction financier. It will be concluded in next week's issue.

The Standard Specifications.

This standard building may be constructed to comply with any of the types where all loads are carried on walls; where there are exterior bearing walls and interior bearing columns and where all loads are carried on a protected structural skeleton of steel or reinforced concrete. The allowable floor loads and wind stresses and the quality of all materials used in the construction shall conform to the best engineering practice; all work, whether fireproofing or construction, shall be installed under the constant supervision of a competent and reliable inspector, and no combustible material will be used in the structure, partitions, or finish.

The height of this ideal standard building from grade to roof-line, irrespective of its occupancy, is not to exceed 70 feet, unless the building is fully equipped with automatic sprinklers, in which case the height will not exceed 125 feet; nor will any standard building exceed a height of two and one-half times the width of the widest street upon which it is located.

The area within enclosing or firewalls will not exceed 7,500 square feet, with no dimension greater than 125 feet for a building without automatic sprinklers; or 20,000 square feet, unrestricted as to linear dimensions, for a building fully equipped with automatic sprinklers.

Stair exit consists of the direct connection of any floor area to an approved stairway built in conformity with the specifications hereafter detailed, either as an enclosed interior staircase, or a smokeproof tower. The horizontal exit as a life saving device is provided as is the connection of any floor area through a fire exit partition, fire wall, or an open-air balcony or vestibule to another floor area in the same or an adjoining building having its own independent stair exits: the other area must be of sufficient size to contain temporarily the joint occupancy of the two areas thus joined, allowing not less than five square feet of unobstructed floor space per person.

Exits Required.

Every floor area in this ideal building shall have at least two separate exits, and whenever any floor area exceeds 10,000 square feet at least one additional exit shall be provided. The occupants of every floor above the first will be provided with exits computed on the basis of at least 22 inches of width for every fourteen persons for stair exits, or 22 inches in width for every fifty persons for horizontal exits. At least one of the exits provided for every such floor area will be a stair exit. No reduction in width of exit stairway or passageway required by these rules will be permitted at any subsequent point in the direction of exit travel.

Exits shall be remote from each other, and no point of any floor area shall be more than 100 feet distant from an exit. Whenever any building is more than four stories high, and has an occupancy greater than twenty-five people above the fourth floor, then each floor area shall be connected either directly to a smokeproof tower, or indirectly through a horizontal exit to such smokeproof tower.

In the matter of foundation walls, they shall be built of hard burned brick laid in cement mortar, or of concrete, and shall have a thickness 4 inches greater than the wall next above. Exterior walls shall be impervious to water, or be adequately waterproofed. Retaining walls, if built of stone, must be plastered on the exposed side with ¾ inch of cement mortar and all exterior, interior, party and fire walls will be built of hard burned brick, laid with flush joints of cement mortar, or of reinforced concrete. Veneered walls are not permitted. All party or lot line walls shall extend 3 feet above the roof as a parapet, shall be the full minimum thickness, and shall be properly coped.

Fire walls shall be continuous from foundation to 3 feet above roof level and be coped; except that interior walls need not extend above roof. No exterior wall shall be less than 12 inches thick; no party wall or fire wall shall be less than 16 inches thick, and no ducts, chases, or flues shall be permitted within the minimum required thickness of a wall.

The maximum percentage of openings allowed in any exterior wall shall not exceed 40 per cent. of its superficial area per story. If a bearing wall is punctured 40 per cent. of its superficial area, the wall will not be less than the following thicknesses: The top story, 12 inches, next three stories below, 16 inches; following two stories, 20 inches.

There shall be not less than 5 feet of wall between openings in a vertical line, and the minimum distance between adjacent wall openings shall be 20 inches. Exterior window openings will not exceed 45 square feet in area, and no single dimension shall exceed 9 feet. No window opening shall be less than one foot from the ceiling surface. Openings in fire walls shall not exceed 80 square feet in area. No fire wall shall have more than three openings in any story, and the distance between adjacent openings shall be not less than 9 feet.

All walls must be securely anchored and bonded at points where they meet. When supported by skeleton structural framework they must be properly anchored and bonded.

(To be concluded.)

$1,000,000 Hospital on Lower East Side.

The Beth Israel Hospital Association of 70 Jefferson street, Joseph H. Cohen, 1 East 33d street, president, will soon make definite announcement for a fourteen-story hospital somewhere on the lower east side of the city, to cost in the neighborhood of $1,000,000. The project has been under consideration for about two years.

Mann Brothers To Build Factory.

Mann Brothers, manufacturers of refrigerators, 250 South street, Manhattan, are perfecting arrangements for the establishment of a new factory building near the Atlantic station at Tottenville, Staten Island. The cost will approximate $150,000. No architect has yet been commissioned.

Activity at East Orange, New Jersey.

John H. Dunn & Sons, of 786 Broad street, Newark, New Jersey, are about to start the erection of sixty two-family residences on the Norwood Manor Tract, Norwood street, Norwood place and Clinton street, East Orange, costing around $5,000 each. Plans are being designed by Dunn Brothers, Firemen's Building, Newark.

Brooklyn To Have New Hospital.

The Women's Dispensary, 827 Sterling place, Brooklyn, Miss A. K. Mirrielees, 147 Hancock street, Brooklyn, in charge, contemplates the erection of a new hospital, the site for which has not yet been selected. The campaign for the raising of funds has been started, and it is probable that nothing definite will be decided for several months. The selection of an architct has not been made.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Beth Israel Hospital, 70 Jefferson st, Joseph H. Cohen, 1 East 33d st, contemplates the erection of a 14-sty brick and stone hospital on the lower East Side. No architect selected. Cost, about $1,000,000.

BROOKLYN.—The Rosehorn Realty Co., A. Hornik, president, 1776 Nostrand av, contemplates the erection of a moving picture theatre and residence at the southeast corner of Blake av and Cleveland st. It is understood no architect has been selected.

BROOKLYN.—The Women's Dispensary, 827 Sterling pl, Miss A. K. Mirrielees, 147 Hancock st, contemplates the erection of a hospital, for which funds are being raised. No architect selected.

ALBANY, N. Y.—The Third Reformed Church, Rev. B. J. Hotaling, in charge, 122 Morton av, Albany, contemplates the erection of a brick and stone church on Morton av at a cost of $40,000. No architect selected.

GRANVILLE, N. Y.—The Granville Methodist Church, Rev. M. G. Coke, pastor, contemplates the erection of a church here. No architect selected.

MOUNTAIN LAKES, N. J.—The Board of Education of Hanover Township, F. E. Tilton, Morris Plains, N. J., district clerk, is receiving competitive sketches for three fieldstone or stucco schools, to be erected at Mountain Lakes, Hanover, N. J., and Whippany, N. J., to cost about $34,000.

NEW ROCHELLE, N. Y.—Thanhouser Film Corporation, Warren st, corner of Grove st, New Rochelle, contemplates the erection of a steel and concrete studio office in Main st. No architect selected.

YONKERS, N. Y.—Valentine Ott, 255 Riverdale av, Yonkers, contemplates the erection of a 2½-sty frame residence on the Lawrence Tract to cost about $7,000. No architect selected.

WELLSVILLE, N. Y.—The National Aluminum Works, John E. Potter, president, contemplates the erection of a concrete and steel aluminum plant here. No architect selected. Cost, about $25,000.

SCARSDALE, N. Y.—John Glendinning, care of Glendinning & Martin, 150 Broadway, contemplates the erection of four 2½-sty frame residences on School lane, to cost about $8,000 each. No architect selected.

TARRYTOWN, N. Y.—The Young Men's Lyceum, Frank Briggs, president, contemplates the erection of a library at the northwest corner of Broadway and Central av. No architect selected.

OLEAN, N. Y.—The Baptist Association, South st, J. G. Duke, 160 Union st, contemplates alterations to the 2-sty church in South st. No architect selected.

HASBROUCK HEIGHTS, N. J.—The Borough of Hasbrouck Heights, C. P. Hoffman, president, contemplates the erection of a new building or making additions to the present school, to cost $40,000. No architect selected.

MANHATTAN.—The Friedman Construction Co., 171, Broadway, Henry Friedman, Pres., contemplates the erection of three 6-sty apartment houses in the north side of 161st st, between Fort Washington av and Riverside drive. No architect selected.

ADDISON, N. Y.—The Young Men's Christian Association, M. Thornton, secretary, contemplates the erection of an addition to the Y. M. C. A. building here. No architect selected.

LACONA, N. Y.—Fred Austin, this place, contemplates the erection of a garage here. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Oscar Lowinson, 5 West 31st st, architect, is taking bids for alterations and additions to the 5-sty tenement, southwest corner of Bathgate av and 172d st, for J. Levine, 140 East 92d st, owner. Cost, about $10,000.

BROOKLYN.—L. & S. Improvement Corporation, Lee C. Schwartz, president, 150 Chester st, is taking bids on subs for three 4-sty tenements, 41x89 ft., in the north side of Sterling pl, 100 ft. east of Ralph av, from plans by Cohn Bros., 361 Stone av. Cost, about $66,000.

MANHATTAN.—Bruno W. Berger & Son, 121 Bible House, architects, are ready for bids for alterations to the 5-sty tenement, 42x33 ft., 31 Charles st, for Isaac Greenwald, 144 Crary av, Mount Vernon, owner. Cost, about $10,000.

MANHATTAN.—The Libman Contracting Co., 130 West 46th st, is figuring the contract for alterations at the southeast corner of Madison av and 33d st for store and apartment purposes. Starrett & Van Vleck, Everett Building, architects.

SOUTH 2D ST.—Cohn Bros., 361 Ctone av, have completed plans for a 6-sty tenement, 50x98 ft., in the south side of South 2d st, 50 ft. east of Hooper st, for the Armor Construction Co., Louis Levine, president, 135 Henry st. Cost, about $35,000.

BROOKLYN.—Hyman Cohn, 109 Bristol st, owner, is taking bids on subs for a 4-sty tenement, 60x88 ft., on the east side of Howard av, 62 ft. north of Prospect pl, from plans by Benj. Cohn, 361 Stone av. Cost, about $25,000.

TROY AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 50x68 ft., on the east side of Troy av, 102 ft. south of St. Marks av, for Mass E. Berg, Inc., 1675 Lincaln pl, owner and builder. Cost, about $22,000.

NEWARK, N. J.—Jordan Green, 27 Clinton st, Newark, architect, is taking bids from invited bidders on general and separate contracts for a 4-sty brick and limestone apartment, 50x100 ft., at the northwest corner of Pennsylvania av and Astor st for N. B. Scudder, care of architect, owner. Cost, about $40,000.

MANHATTAN.—Figures are being received until March 24 for alterations to the 12-sty apartment 350 West 86th st for William R. Hearst, on premises. Chas. E. Birge, 29 West 34th st, architect. Cost, about $30,000.

ARLINGTON, N. J.—William J. Fitzsimmons, architect, Ordway Building, Newark, and E. A. Bross, 1027 Springfield av, Irvington, N. J., owners, are taking bids for a 4-sty brick apartment, 48x34 ft., on the west side of Kearny av, 150 ft. north of Quincy av. Cost, about $15,000.

CHURCHES.

NEW ROCHELLE, N. Y.—Louis R. Metcalfe and Henry F. Ballantyne, 2 West 47th st, N. Y. C., architects, are taking bids for a 2-sty brick and terra cotta church, 30x60 ft., for the Italian Evangelical Presbyterian Church, 139 Union av, New Rochelle.

DWELLINGS.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, architect, is taking bids for two 2½-sty residences, 24x33 ft., in Elm st for Joseph Greaseo,, 17th st, Flushing, owner. Cost, about $6,000 each.

7TH ST.—Benj. F. Hudson, 319 9th st, has completed plans for three 2½-sty frame residences, 20x37 ft., in the west side of East 7th st, 100 ft. south of Ditmars av, for Alexander G. Calder, Jr., 315 Ocean Parkway, owner and builder. Cost, about $12,000.

MAPLEWOOD, N. J.—William J. Fitzsimmons, superintendent, Ordway Building, Newark, is taking bids for a 2½-sty frame residence, 30x26 ft., on Park av, near Springfield av, for George B. Lawrence, Prudential Insurance Co., 21 Osborne Terrace, Newark, owner. Cost, about $5,000.

RIDGEWOOD, N. J.—H. A. DeBonynge, 97 Prospect st, owner, is taking bids to close April 15 for a residence from plans by Franklin D. Pagan, 57 Lawton st, New Rochelle, N. Y., architect. Cost, about $20,000.

MOUNT VERNON, N. Y.—Gross & Kleinberger, Bible House, architects, are taking bids on general contract for a 2½-sty frame and stucco residence, 34x28 ft., at Chester Hill Park for H. B. Davis, Stuyvesant Plaza. Cost, about $9,000.

MANHATTAN.—C. P. H. Gilbert, 1123 Broadway, architect, is taking bids for alterations to the 5-sty brick and stone residence, 54x175 ft., at 881 5th av for Adolph Lewisohn, 9 West 57th st.

LESTER HILL, N. Y.—Frank L. Clew, 4387 Carpenter av, N. Y. C., is preparing plans for a 2-sty frame residence at Lester Hill, White Plains, for Clarence W. Eisner, 3046 Heath av, owner and builder.

MOUNT VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame residence, 25x56 ft., at 9 and 11 Telcumseh av for R. Barbaresi, 333 Langdon av, owner and builder. Cost, about $7,000.

MOUNT VERNON, N. Y.—Vincent S. Celona, 18 South High st, owner, is taking bids for a 2-sty brick residence, 39x22 ft., in the north side of Elliott st, 219 west of Columbus av, from plans by Henry Nordheim, 1087 Tremont av, N. Y. C., architect. Cost, about $5,000.

MONTCLAIR, N. J.—Vincenzo Cardellicchio, 46 Monroe pl, owner, is taking bids for a 3-sty brick flat at Maple av and Monroe pl from plans by O. C. Gonnelli, 800 Broad st, Newark. Cost, about $10,000.

NEW ROCHELLE, N. Y.—Lawrence L. Barnard, 46-48 Lawton st, architect, is taking bids on general contract for a 2½-sty brick residence at Beachmont for John W. R. Crawford, 26 Broadway, N. Y. C. Cost, about $30,000.

BRONXVILLE, N. Y.—D. O. Pierce, 665 5th av, N. Y. C., owner, is taking bids on general contract for a 2½-sty brick residence, 48x36 ft., at Lawrence Park, from private plans, to cost $14,000.

MOUNT VERNON, N. Y.—Ludwig & Lindenmeyer, 37 East 28th st, N. Y. C., have completed plans for a fireproof tile residence, with Spanish tile roof, 43x49 ft., on Winfield av for A. P. O'Brien, 37 Clinton pl, Mount Vernon. Cost, about $15,000. Bids are wanted on the general contract.

BROKLYN.—Paul J. Gallagher, 210 Corbin pl, owner and builder, is taking bids on subs for a 2-sty brick residence, 24x40 ft., in the east side of Coleridge st, 160 ft. south of Hampton av, to cost about $11,000.

ST. GEORGE, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, architect, is taking bids for a 3-sty brick store and residence, 38x45 ft., on Richmond Terrace, for Ida Gerst, 1707 Richmond Terrage, New Brighton, owner. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—John G. Brown, Witherspoon Building, Phila., Pa., is preparing plans for a 1-sty brick factory, 115x100 ft., to be erected at the corner of Atlantic av and Logan st, for Kampfe Bros., owners. Cost, about $20,000. Bids will be taken at once.

MANHATTAN.—Frederick P. Platt, 1123 Broadway, architect, is taking bids on revised plans for alterations to the 5-sty brick warehouse, 50x99 ft., 83-85 White st for the U. T.

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Plans Figuring (Continued).

Hungerford Brass & Copper Co., Uri T. Hungerford, president, 497 Pearl st. Cost, about $15,000.

UTICA, N. Y.—Plans are being figured for the 2-sty brick bottling plant, 44x103 ft., on 3d av, for the Eagle Brewing Co., Wm. Welch, president. Peuckert & Wunder, 310 Chestnut st., Philadelphia, Pa., architects and engineers. Cost, about $30,000.

MANHATTAN.—Louis E. Dell, 1133 Broadway, architect, is taking bids for a 2-sty brick storage building, 66x101 ft., in East 93d st, 90 ft. east of 3d av, for George Ehret, on premises.

HALLS AND CLUBS.

MANHATTAN.—Hoppin & Koen, 244 5th av, architects, are taking bids for remodeling the kitchen and other interior changes to the club house southeast corner of Madison av and 26th st for the Manhattan Club, on premises, Victor J. Dowling, president.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Eugene Schoen, 25 West 42d st, architect, is taking bids on general contract to close March 30 for alterations to the 5-sty brick and terra cotta asylum and synagogue 274x280 2d st for the Austrian Hungarian Free Hebrew Burial Orphan Asylum Society, 17 Clinton st, Gus E. Hartman, president, 274 2d st. Cost, about $100,000.

MUNICIPAL.

BROOKLYN.—The City of New York, Department of Water Supply, Gas & Electricity, 13-21 Park Row, is taking bids to close March 23 at 2 P. M. for a wagon shed and storage and office and storage building at the southwest corner of Butler and Nevins sts from plans by I. M. DeVarona, 21 Park Row, N. Y. C. Total cost, $40,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Plans are being figured for the 5-sty school at 123-127 East 85th st for the Yorkville Talmud Torah School, 121 East 85th st, Harry Fischel, World Building, chairman building committee. Benj. W. Levitan, 30 Wast 31st st, architect. Cost, about $100,000.

PERTH AMBOY, N. J.—The Board of Education of Perth Amboy, John K. Sheehy, president, is taking bids for an addition to P. S. 4 in Smith st, near Davidson av, from plans by Dayton & Smith, 102 Market st. Cost, about $50,000.

THEATRES.

BROOKLYN.—The Libman Contracting Co., 130 West 46th st, N. Y. C., is figuring the general contract for a theatre at Bedford av and Prospect pl from plans by C. Volz, 2 West 45th st, Manhattan, architect, and desires bids on all subs prior to March 24.

BROOKLYN.—Wilfred Mulveny, owner, care of Koch & Wagner, architects, 26 Court st, is taking bids on general contract for alterations to the moving picture theatre southeast corner of Bridge and Concord sts.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

179TH ST.—C. B. Meyers, 1 Union Sq West, is preparing plans for a 6-sty apartment, southeast corner of 179th st and Fort Washington av, for the H. M. Construction Co., Samuel Minskoff, president, 927 East 163d st, owner and builder.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment, southeast corner of West end av and 78th st for the 78th St. & West End Av. Realty Co., Inc., 56 West 45th st. Cost, about $300,000.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty apartment, northeast corner of Sherman av and 207th st, for the 207th St. Realty Corp., 154 Nassau st. Cost, about $115,000.

1ST AV.—Cohen & Felson, 329 4th av, have completed plans for alterations to the 4-sty tenement 147 1st av for Elias Jacobs Estate, 30 East 42d st. Cost, about $10,000.

DIVISION ST.—Max Muller, 115 Nassau st, has completed plans for alterations to the 6-sty tenement, 62 Bayard st, for Eliza Pease, 61 West 74th st. Cost, about $6,000.

RIVINGTON ST.—Chas. J. Reinschmidt, 147 4th av, has completed plans for alterations to the 5-sty tenement, 161 Rivington st, for Chas. & F. Falkenberg, 23 East 124th st. Cost, about $5,000.

175TH ST.—George F. Pelham, 30 East 42d st, has about completed plans for three 6-sty apartment houses, 50x112 ft. each, in the north side of 175th st, 100 ft. west of Audubon av, for the Mose Goodman Corporation, 117 West 119th st, owner and builder. Cost, about $90,000 each.

RIVERSIDE DRIVE.—Samuel Katz, 1 Madison av, has completed plans for a 6-sty high class elevator apartment house at 83S-844 Riverside Drive, to cost $200,000. Tha Podwil Realty Co. is owner and builder.

HALLS AND CLUBS.

39TH ST.—Beverly S. King, 103 Park av, architect, is revising plans for the 6-sty addition to the Engineers' Club at 23 West 39th st, for the Engineers' Club, 32 West 40th st, owner. Henry G. Morse, 101 Park av, is consulting architect. Cost, about $100,000.

SCHOOLS AND COLLEGES.

STUYVESANT ST.—Joseph L. Steinan and Rouse & Goldstone, 38 West 32d st, are preparing plans for a 6-sty addition to the school at the intersection of Stuyvesant and 9th sts for the Hebrew Technical School, 34 Stuyvesant st, and will take bids on general contract from a selected list of contractors, about April 15.

STORES, OFFICES AND LOFTS.

GROVE ST.—Chris. F. Bozemon, care of Lord, Hewlett & Tallant, 345 5th av, has completed plans for alterations to the 6-sty store and loft building, 50x81 ft., at 52-54 Grove st, for George W. Cowen et al, on premises, owner. Cost, about $14,000.

THEATRES.

BROADWAY.—The Hoffman Co., room 501, Empire Building, 13th and Walnut sts, Philadelphia, Pa., is preparing plans for alterations to the Broadway Theatre, 92x157 ft., at 1443 Broadway, for the Finance Co., of Penn., George H. Earle, president. Cost, about $75,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

184TH ST.—Koppe & Moore, 830 Westchester av, are preparing sketches for 5-sty apartment house to be erected at the northwest corner of 184th st and Park av, for the Winnie Realty & Construction Co., Maurice Muller, 939 Intervale av, owner.

TINTON AV.—Excavating is under way for two 5-sty tenements, 42x100 ft., southwest corner of Tinton av and 149th st for the Tinton Building Corporation, Frank Biegrisch, president, 391 East 149th st. Harry T. Howell, 149th st and 3d av, architect. Owner handles general contract. John Piecis, 704 Eagle av, mason contractor. Cost, about $110,000.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids March 16 for completing and finishing the abandoned contract of J. J. Foley Plumbing and Heating Co., for item 2, Plumbing and drainage of P. S. 52. Christopher Nally was low bidder at $10,734.

STORES, OFFICES AND LOFTS.

3D AV.—Buchman & Fox, Madison av and 42d st, are preparing plans for a 5-sty brick furniture store, 55x99 ft., at 2929 3d av for J. Clarence Davies, 3d av and 149th st, and will take bids on general contract about April 1.

THEATRES.

155TH ST.—Paul B. La Velle, 507 5th av, has completed tentative plans for the completion of the 2-sty brick theatre, 80x175 ft., northwest corner of 155th st and Westchester av, for the Harthill Realty & Mortgage Co., Inc., Joseph Herzberg, president, 25 West 42d at, owner. Cost, about $50,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

TROY AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 50x68 ft., on the east side of Troy av, 102 ft. south of St. Marks av, for Nass E. Berg, Inc., 1675 Lincoln pl, owner and builder. Cost, about $22,000.

LIBERTY AV.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty tenement, 43x90 ft., at the northwest corner of Liberty av and Lowell st, for Morris Halperin, 76 Broadway, owner and builder. Cost, about $28,000.

WILLIAMS AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for two 4-sty tenements, 50x88 ft., on the east side of Williams av, 200 ft. south of Dumont av, for Wallan & Hoffman, Inc., 653 Georgia av, owners and builders. Cost, about $50,000 each.

CONEY ISLAND.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 45x85 ft., for Klein & Getzoff, 78 Junius st, owners and builders. Cost, about $25,000. The location is for the present withheld.

VERMONT AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 25x89 ft., in the west side of Vermont av, 150 ft. south of Pitkin av, for Benj. Hoffman, 454 Hinsdale st, owner and builder. Cost, about $15,000.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av, are preparing plans for four 4-sty apartment houses, 50x91 ft., on the south side of Eastern Parkway, 189 ft. west of Nostrand av, for the Solomon Kraus Realty Co., M. Solomon, president, 2002 Douglass st, owner and builder. Cost, about $140,000.

8TH ST.—Demolishing is under way for a 6-sty brick apartment, 64x77 ft., at 176-180 South 8th st for the Keap Construction Co., F. Peloyger, president, 150 Hart st. Shampan & Shampan, 772 Broadway, architects. Cost, about $45,000.

BROOKLYN.—P. Tillion & Son, 387 Fulton st, are preparing plans for an 8-sty apartment, 48x78 ft., to cost about $75,000. Exact locations and owner's name is for the present withheld.

8TH ST.—Laspia & Salvati, 525 Grand st, are preparing plans for two 4-sty brick tenements, 34x79 ft., in the south side of 8th st, 327 ft. east of 3d av, for the B. T. Construction Co., 340 St. Marks av, owner and builder. Cost, about $50,000.

BANKS.

NEW UTRECHT AV.—Slee & Bryson, 154 Montague st, are preparing plans for a 2-sty bank building to be erected at New Utrecht and 12th avs for the Broadway Trust Co., 839 Flatbush av, owner. Cost, about $20,000.

DWELLINGS.

10TH ST.—Benjamin Driesler, 153 Remsen st, has completed plans for a 2½-sty frame residence, 26x50 ft., in the west side of East 10th st, 190 ft. north of Av I, for Albert B. Dietrich, 1410 Av J, owner and builder. Cost, about $5,500.

STOCKHOLM ST.—Carl L. Otto, 130 Fulton st, N. Y. C., is preparing plans for a 3-sty brick and stone nurses' home in Stockholm at, north of St Nicholas av, for the German Hospital of Brooklyn, on premises, owner. Cost, about $50,000.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—Arthur Koch, 26 Court st, is preparing preliminary plans for a 2-sty brick and concrete artificial ice plant, 180x100 ft., on the south side of Atlantic av, between Grand and Classon avs, through to Pacific st, for the Central Hygienic Artificial Ice Co., Joseph Cook, president, 543 Madison st. Cost, about $150,000. Bids on general contract will be taken about April 4.

HOTELS.

SURF AV.—John P. Boyland, 402 Fordham rd, N. Y. C., has completed revised plans for a frame hotel on the south side of Surf av, 159 ft. east of West 38th st, for Shapiro & Lowenthal, 245 West 130th st, N. Y. C., owners. The Siegel Contracting Co., 187 East 93d st, N. Y. C., general contractor. Cost, about $20,000.

STORES, OFFICES AND LOFTS.

METROPOLITAN AV.—Shampan & Shampan, 772 Broadway, have prepared plans for a 5-sty loft building on the south side of Metropolitan av, 16.2 ft. north of Bedford av, for Henry W. Tholen, owner.

Queens.

CHURCHES.

FOREST HILLS, L. I.—G. Atterbury, 20 West 43d st, N. Y. C., is preparing plans for a stone church, 40x80 ft., for the Union Congregation Church, care of the Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Cost, about $20,000.

DWELLINGS.

CEDARHURST, L. I.—Koch & Wagner, 26 Court st, Brooklyn, are preparing plans for a 2½-sty frame and stucco residence, 26x35 ft., at the southeast corner of Oakland av and Park pl, for L. A. De Waters, Inwood, L. I., owner. Cost, about $8,000.

BELLE HARBOR, L. I.—B. F. Hudson, 319 9th st, Brooklyn, has completed plans for a 2½-sty frame and stucco residence, 24x40 ft., on the east side of Essex av, 192 ft. south of Washington av and east side of Southampton av, 77 ft. south of Washington av, for Chas. Schurmeister, Jr., 310 Ocean Parkway, Brooklyn, owner and builder. Cost, about $11,000.

EDGEMERE, L. I.—John Jorgensen, Arverne, L. I., contemplates the erection of a 2-sty hollow tile and stucco residence on the east side of Harriman av, from private plans.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Ballinger & Perrot, 1328 Broadway, have been commissioned to prepare plans for a 2-sty building, 75x180 ft., of slow burning construction, for the American Barlock Co., on Borden av, near Heyward st. The architects will call for bids on the general contract in about three weeks. The walls will be of brick with heavy timber interior.

Nassau.

DWELLINGS.

GLEN HEAD, L. I.—Benjamin W. Levitan, 20 West 31st st, N. Y. C., has completed plans for a 2½-sty residence and garage for Rutan, McAdam & Cooper, 29 West 34th st, N. Y. C. Rutan, McAdam & Cooper, 29 West 34th st, N. Y. C., general contractors. Cost, about $35,000.

ROCKVILLE CENTRE, L. I.—J. J. Vreeland, 3 West Burnside av, N. Y. C., has completed plans for a 2-sty frame residence, 25x35 ft., for Annie Glasor, corner Mapes av and 178th st, N. Y. C. Cost, about $3,500.

GREAT NECK, L. I.—E. G. Dietrich, 118 East 28th st, N. Y. C., is revising plans for a 2½-sty brick and stucco residence, 31x36 ft., for A. G. Relyea, this place, owner.

STORES, OFFICES AND LOFTS.

FREEPORT, L. I.—T. P. C. Forbes, Jr., this place, is receiving competitive sketches for fire repairs to his office building, to cost about $7,000.

Westchester.

DWELLINGS.

SCARSDALE, N. Y.—Clark, MacMullen & Riley, 101 Park av, N. Y. C., heating and lighting engineers, are preparing plans for a 2½-sty frame and stucco residence, 42x70 ft., for Paul Mausolff, White Plains. Lord & Hewlett, 345 5th av, N. Y. C., architects.

RYE LAKE, N. Y.—Chas. E. Brugler, 23 Stone st, Portchester, contemplates the erection of a 2½-sty hollow tile and stucco residence here, to cost about $14,000. Plans will be prepared privately.

WHITE PLAINS, N. Y.—Foundations have been completed for the 2½-sty frame residence, 23x38 ft., at Battle Hill Park for J. T. Balletto, 1 Grove st, owner. C. M. Bates, 2 Ridge st, general contractor. Cost, about $6,000.

LARCHMONT, N. Y.—Hanson Z. Wilson, 198 Schermerhorn st, Brooklyn, N. Y., contemplates the erection of a residence at Larchmont Gardens.

BRIARCLIFF MANOR, N. Y.—B. G. Goodhue, of Cram, Goodhue & Ferguson, architects, has purchased thirty-three acres near the estate of W. W. Fuller and V. E. Macy. He will erect a fine residence on the property.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

9TH ST (Sub.).—The Marcus Contracting Co., Inc., 310 Front st, N. Y. C., has received the contract for demolishing and excavating the plot, 50x100 ft., at 130-132 South 9th st, Brooklyn, for an apartment, from plans by Shampan & Shampan, 772 Broadway, Brooklyn. M. Josepsohn, 124 Houston st, N. Y. C., owner.

3D ST (Sub.).—The Marcus Contracting Co., Inc., 310 Front st, N. Y. C., has received the contracts for demolishing and excavating the plot, 50x100 ft., at 158-160 South 3d st, Brooklyn, for a 6-sty apartment for Aaron Siegel. Chas. M. Straub, 147 4th av, N. Y. C., architect.

QUARRY RD.—James C. Hoe's Sons, Inc., 52 Gansevoort st, have received the general contract to erect a 5-sty tenement, 29x64 ft., on the east side of Quarry rd, 89 ft. south of 182d st, for Karl and Rose Schaub, 2164 Quarry rd, owners, Moore & Landsiedel, 148th st and 3d av, architects. Cost, about $20,000.

CONCOURSE.—Jos. Rowan Inc., 3114 3d av, has received the contract for plumbing in the 6-sty apartment, 100x80 ft., northeast corner of Concourse and Bush st for the K. & R. Construction Co., Max J. Klein and Ignatz Roth, 35 Nassau st, owners. The Tremont Architectural Co., 401 East Tremont av, architect. Cost about $50,000.

1ST AV.—The Lusthader Construction Co., 163 East 82d st, has received the general contract to alter the 5-sty tenement, 22x70 ft., at 16 1st av for John Melchner, 9 1st av, owner. Bruno W. Berger & Son, 121 Bible House, architects. Cost, about $3,000.

NEWARK, N. J. (sub).—William Crooks, 299 Sussex av, has received the mason work, and Abe Karosik, 127 Barclay st, the carpentry for two 3-sty frame and stucco flats, 26x70 ft., at 59-61 Lincoln av, for Louis Goldfarb, 800 Broad st, owner and builder. Cost, about $9,000 each.

DWELLINGS.

CONCOURSE.—John McKeefrey, 1416 Broadway, has received the general contract to erect the 3-sty brick residence on the west side of Concourse, 423 ft. north of Bedford Park Boulevard, for the R. C. Church of Philip of Neri, Rev. Daniel Burke, 3025 Concourse, pastor. George H. Streeton, architect, 31 East 27th st. Cost, about $15,000.

MOUNT VERNON, N. Y.—Andrew Carlson, Gorden av, has received the general contract for a 2½-sty frame and stucco residence on South 5th av, near 4th st, for D. Rubin, 132 South 4th av, owner. S. A. Guttenberg, P. O. Building, Mt. Vernon, architect. Cost, about $7,500.

LONG BEACH, L. I.—J. C. Lyons, 30 East 42d st, N. Y. C., has received the general contract to erect a 2½-sty residence and private garage, of terra cotta blocks and stucco construction, for E. B. Levy, 27 West 42d st, N. Y. C., owner. Sommerfeld & Steckler, 31 Union sq West, architects. Cost, about $14,000.

HACKENSACK, N. J.—Devoe & McCann, 1st st and Clay av, Hackensack, have received the general contract to erect a 2½-sty tile and stucco residence at State and Clay sts for Dr. E. P. Essortier, 173 Main st, owner. F. Eurich, Jr., 98 Sip av, Jersey City, architect. Cost, about $10,000.

MAYWOOD, N. J.—Henry Elm, this place, has received the general contract to erect a 2½-sty frame residence on Thoma av for Emma S. Giegler, 4035 Park av, N. Y. C., owner. Cost, about $4,000.

SPENCER PL.—E. Gariefy, 15 Spencer st, has received the general contract for alterations to the residence southeast corner of Spencer pl and Hancock st, Bklyn, for A. J. Killock, 383 Jay st, owner. Slee & Bryson, 154 Montague st, architects. Cost, about $7,000.

BABYLON, L. I.—E. W. Howell, George st, has received the general contract to erect a 2½-sty frame residence at The Crescent for George Walbridge, this place, owner. Chas. Peck, 5 East 42d st, N. Y. C., is architect. Cost, about $7,000.

FACTORIES AND WAREHOUSES.

WYTHE AV.—Dawson & Archer, 15 East 40th st, N. Y. C., have received the general contract to erect an 8-16-20-sty brick and stone factory and warehouse, 100x200 ft., at the southwest corner of Wythe av and South 1st st, for the Fulton Bag & Cotton Mills, Atlanta, Ga., owner. Rouse & Goldstone, 40 West 32d st, N. Y. C., architects. C. Matlock, 30 East 42d st, N. Y. C., steam engineer.

SOMERVILLE, N. J.—James J. O'Leary Co., 500 Bloomfield av, Passaic, N. J., has received the general contract for a 1-sty brick lace mill.

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Contracts Awarded (Continued).

The Redfern Lace Works, Doughty av, owners. Chas. Brendon, 500 5th av, N. Y. C., architect. Cost, about $25,000.

150TH ST.—The Turner Construction Co., 11 Broadway, has received the contract to erect three buildings for the Rock Plaster Mfg. Co. at the foot of 150th st and East River, consisting of a 4-sty mill, 80x122 ft., 1-sty storage, 27 x50 ft., and a 1-sty engine and storage building, 80x52 ft., all to be reinforced concrete throughout.

HALLS AND CLUBS.

44TH ST.—Marc Eidlitz & Son, 30 East 42d st, have received the general contract to alter and make extensions to the 6-sty brick clubhouse, 75x200 ft., at 27-31 West 44th st, for the Harvard Club, Peter B. Olney, president. McKim, Mead & White, 101 Park av, architects. Gunvald Aus, 101 Park av, steel engineer. Cost, about $180,000.

HOSPITALS AND ASYLUMS.

MAMARONECK, N. Y.—Chas. Ward Hall, 140 Nassau st, N. Y. C., has received the general contract to erect the 2-sty brick and limestone Palmer Memorial Hospital on Boston Post rd, near Orienta rd, for the Palmer Hospital Association, William S. Johnson, president. William H. Beers, 235 5th av, N. Y. C., is architect. Cost, about $40,000.

PUBLIC BUILDINGS.

SANDY HOOK, N. J.—De Riso Bros., 217 3d st, Union Hill, N. J., have received the general contract to erect a 2-sty brick and terra cotta observatory for the U. S. Government, Department of Agriculture, B. T. Galloway, acting secretary. F. Upham, Woodward Building, Washington, D. C., architect.

STABLES AND GARAGES.

NEWARK, N. J.—Frank Strainero, 10 Cutler st, Newark, has received the general contract to erect a 1-sty brick garage, 40x100 ft., at North 11th st and Berkeley av for Vincenzo Merola, Bloomfield av and 11th st. M. Mancusi Ungaro, 238 Washington st, Newark, architect. Cost, about $5,000.

WASHINGTON ST (sub).—The Fordham Cornice Works, 1004 Tremont av, has received the roofing contract for the 2-sty brick and steel stable, 75x150 ft., at 578-582 Washington st, for John J. Bradley, 68 Hudson st. Horenburger & Bardes, 122 Bowery, architects. Thomas Drysdale, 26 Court st, Brooklyn, general contractor. Cost, about $25,000.

SORES, OFFICES AND LOFTS.

BROADWAY (sub).—Post & McCord, 101 Park av, have received the steel contract for the 20-sty store and office building at the southeast corner of Broadway and 27th st to 5th av, for the Johnson-Kahn Co., 220 5th av, owner. Schwartz & Gross, 347 5th av, are architects.

THEATRES.

RALPH AV.—Louis Farber & Co., 1715 Park pl, have received the general contract to erect a 1-sty brick theatre, 32x100 ft., west side of Ralph av, 80 ft. north of Prospect pl, for Joseph Spielberg, 1775 Pitkin av, owner. Farber & Markowitz, 189 Montague st, architects. Cost, about $10,000.

CHATHAM SQ.—The Theatrical Building Co., 2295 2d av, has received the general contract to alter the 1-sty brick moving picture theatre, 25x142 ft., at 5 Chatham sq, for Henry Berg, 507 5th av, owner. Louis A. Sheinart, 194 Bowery, architect. Cost, about $8,000.

MISCELLANEOUS.

LONG BEACH, L. I. (sub).—Wm Messer Co., 27 Suffolk st, has received the plumbing contract, covering the reinforced concrete bathing house on the Boardwalk, through to Broadway, for the National Bathing Co., owner. Dodge & Morrison architects. Salmond Bros. Co., Arlington, N. J., general contractors.

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APARTMENTS, FLATS AND TENEMENTS.

84TH ST, 105-7 East, 9-sty brick tenement, 51 x87; cost, $150,000; owner, Rudolph Gross, 269 West st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 90.

SHERMAN AV & ACADEMY S, s w cor, two 5-sty brick tenements, 50x113; cost, $125,000; owner, Bendheim Construction Co., 128 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 89.

CHURCHES.

114TH ST, 401-407 West, 1-sty brick church, 100x160; cost, $200,000; owners, Corp. of the Novitiate of the Fathers of Mercy, 120 West 24th st; architects, Cross & Cross, 10 East 47th st. Plan No. 86.

HALLS AND CLUBS.

62D ST, 2 East, 5-sty brick club house, 93x 75; cost, $250,000; owners, The Knickerbocker Club, Egerton L. Winthrop, president, 32 Liberty st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 83.

STABLES AND GARAGES.

60TH ST, 246 West, 3-sty brick garage, 25x 95; cost, $15,000; owner, Ethel Bernstein, Montclair Hotel, Montclair, N. J.; architect, Otto H. Taub, 130 West 46th st. Plan No. 91.

STORES, OFFICES AND LOFTS.

ST NICHOLAS PL, 41, 2-sty brick store and office, 18x24; cost, $5,200; owner, Martha Philip, 116 Madison av; architect, Henry A. Koelble, 114 East 28th st. Plan No. 82.

16TH ST, 105-107 East, 9-sty brick stores and lofts, 50x92; cost, $150,000; owners, Hyman & Oppenheim, 105-107 East 16th st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 84.

43D ST, 106 West, 2-sty brick store and offices, 22x100; cost, $15,000; owner, J. Walter Rosenberg, 151 South Broad st, Phila., Pa.; architects, Stuckert & Sloan, 1420 Chestnut st, Phila. Plan No. 85.

STORES AND TENEMENTS.

175TH ST, n s, 100 e St Nicholas av, three 6-sty tenements, 50x96; cost, $150,000; owner, 751 10th Av Co., Jacob L. Friedman, president, 319 East 22d st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 87.

10TH AV, 753, 6-sty brick tenement, 25x100; cost, $45,000; owner, 751 10th Av. Co., Jacob L. Friedman, president, 319 East 22d st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 88.

MISCELLANEOUS.

GRAND CENTRAL TERMINAL YARDS, under 45th st, bet Madison and Park avs, 1-sty brick lavatory, 122x9; cost, $4,000; owner, N. Y. Central & Hudson River R. R. Co., premises; architects, Warren & Wetmore, 70 East 45th st. Plan No. 80.

2D AV, 2478, 1-sty brick engine and boiler room, 44x44; cost, $1,800; owner, Harlem River Park Co., 2478 2d av; architect, Francis Averkamp, 522 West 147th st. Plan No. 81.

124TH ST, 407-423 West, 1-sty frame assembly room, 90x72; cost, $500; owner, Mrs. Scott Cameron, 31 East 38th st; architect, Frank E. Dow, 123 East 23d st. Plan No. 92.

Bronx.

DWELLINGS.

GRAND CONCOURSE, w s, 375 s 204th st, 3-sty brick dwelling, slag roof, 28x50.4; cost, $15,000; owner, R. C. Church of St. Philip of Neri, Rev. Daniel Burke, 204th st and Villa av, Treas.; architect, Geo. H. Streeton, 31 East 27th st. Plan No. 108.

POWELL AV, s s, 205.01 w Olmstead av, 2-sty frame dwelling, 21x52, tin roof; cost, $5,000; owners, Martha & J A Young, 428 East 160th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 112.

VALENTINE AV, e s, 100 s Fairmount av, 1-sty frame bungalow, 18x25; cost, $800; owner, Celia Levine, 695 East 178th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 114.

NEW DRIVE, n s, 20.7 w Palisade av, 2-sty brick dwelling, slate roof, 24.8x54; cost, $11,000; owner, Nellie B. Ball, 622 West 113th st; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 115.

STABLES AND GARAGES.

233D ST, n s, 225 w Bussing av, 1-sty frame garage, 12x20; cost, $125; owner, Chas. E. Thompson, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 105.

BUSSING AV, n e cor 234th st, 1-sty frame garage, 14x24; cost, $150; owner, Wm. J. Thompson, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 104.

STORES AND DWELLINGS.

WEBSTER AV, e s, 800 n 204th st, 1-sty frame store and dwelling, 25x60; cost, $1,800; owner, Stephen McBride, 2904 Valentine av; architect, Thos. Riley, 2977 Webster av. Plan No. 106.

STORES, OFFICES AND LOFTS.

FORDHAM RD, n s, from Webster to Decatur avs, 2-sty brick store and offices, plastic slate roof, 61.9x93.6; cost, $20,000; owner, Arthur H. Murphy, 1800, Arthur av; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 118.

STORES AND TENEMENTS.

BRYANT AV, e s, 150 n Seneca av, 4-sty brick tenement, slag roof, 25x57; cost, $12,000; owner, Michael J. Murphy, 830 Whittier st; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 107.

STEBBINS AV, w s, 369.08 s Westchester av, five 5-sty brick tenements, slag roof, 40x 88; cost, $150,000; owner, Foxvale Realty Co., Frank Starkman, 748 Beck st, Pres.; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 103.

MACOMBS RD, e s, 75 s 174th st, 5-sty brick tenement, 63.6¼x82.6¼; cost, $50,000; owner, Julius Schork, 1620 University av; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 109.

SO BOULEVARD, w s, 54.1 n Fairmount pl, 1-sty frame stores, 54.10½x97.8 slag roof; cost, $20,000; owner, C. J. Carey Construction Co., C. J. Carey, 906 East 176th st, president; architect, John P. Boyland, Webster av and Fordham rd. Plan No. 111.

160TH ST, n s, 149 w Melrose av, 5-sty brick tenement, slag roof, 50x88.8; cost, $35,000; owner, 180th St. Bldg Co., Edw. J. Byrne, 3029 3d av, Sec. and architect. Plan No. 117.

WASHINGTON AV, s e cor 165th st, two 6-sty brick stores and tenements, plastic slate roof, 49x76.3, 46x71.5; cost, $60,000; owner, Academy Const. Co., Marx Psaty, 147 East 125th st, Pres.; architect, Samuel Sass, 32 Union sq. Plan No. 116.

MISCELLANEOUS.

WILDER AV, e s, 160 s Kingsbridge rd, 1-sty frame tool house, 10x24; cost, $50; owner, Geo. Valentine, on premises; architect, Robt. Skrivan, 4436 Carpenter av. Plan No. 11.

238TH ST, e s, 121.10 w Waldo av, 1-sty frame shed, 13x20; cost, $100; owner, Edw. Hizsuay, on premises; architect, Eli Benedict, 1947 Broadway. Plan No. 113.

HOFFMAN ST, 2376, 1-sty frame shed, 30x33; cost, $250; owners, Knight & De Micca Co., 4441 Park av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 119

Brooklyn.

CHURCHES.

LINCOLN PL, n e cor Rochester av, 1-sty brick synagogue, 85x85, slag roof; cost, $105,000; owner, Petach Tikvah, Inc., 1515 Lincoln pl; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1255. (Corrects error in issue March 14.)

DWELLINGS.

BERRIMAN ST, e s, 270 n Wortman av, 1-sty brick dwelling, 20x38, gravel roof, 1 family; cost, $2,500; owner, Saml. Fuchs, 792 Sutter av; architects, Farber & Markowitz, 189 Montague st. Plan No. 1303.

WARWICK ST, e s, 100 s Ridgewood av, two 2-sty frame dwellings, 17x41, shingle roof, 1 family each; total cost, $9,000; owners, Gatehouse Bros., 57 Chestnut st; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 1278.

ST. MARKS AV, n s, 250 w Rockaway av, two 4-sty brick dwellings, 50x89, slag roof, 23 families each; total cost, $5,000; owner, Main Bldg. Co., 1464 Eastern Parkway; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1314.

ELTON ST, w s, 188.5 n Atlantic av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $3,500; owner, Geo. Hohe, 100 Bradford st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 1368.

EAST 7TH ST, w s, 100 s Ditmas av, three 2-sty frame dwellings, 20x37.6, shingle roof, 1 family each; total cost, $10,500; owner, Alex Calder, Jr., 315 Ocean Pkway; architect, Benj. F. Hudson, 319 9th st. Plan No. 1363.

EAST 8TH ST, e s, 124.6 s Foster av, 2-sty frame dwelling, 20x35, gravel roof, 1 family; cost, $3,000; owner, Fred Cassala, 430 Pearl st, New York; architect, Benj. F. Hudson, 319 9th st. Plan No. 1362.

EAST 12TH ST, e s, 260 s Av J, two 2-sty frame dwellings, 22x48, shingle roof, 2 families each; total cost, $9,000; owner, Burant Holding Co., 1124 Av J; architects, Sterling Architectural Co., 13 Park Row, New York. Plan No. 1342.

EAST 12TH ST, e s, 220 s Av J, 2-sty frame dwelling, 25x45, shingle roof, 2 families; cost, $5,000; owner, Burant Holding Co., 1124 Av J; architects, Sterling Architectural Co., 13 Park Row, New York. Plan No. 1338.

WEST 36TH ST, w s, 100 s Mermaid av, 2-sty frame dwelling, 17.6x61, gravel roof, 2 families; cost, $3,500; owner, Mrs. Anna Herzstein, 865 Elsmere pl, Bronx; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1319.

74TH ST, n s, 395.11 e Stewart av, seven 2-sty brick dwellings, 20x38, gravel roof, 1 family each; cost, $3,500; owner, A. A. Finkenstein, 320 Broadway, N. Y.; architects, Elsenla & Carlson, 16 Court pl. Plan No. 1329.

MERMAID AV, s s, 60 w West 25th st, two 1-sty frame dwellings, 13x31, shingle roof, 1 family each; total cost, $1,000; owner, Danl. Sylvester, West 19th st, near Neptune av; architect, Wm. Richter, 4411 18th av. Plan No. 1323.

EAST 15TH ST, e s, 340 s Av V, ten 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, $28,000; owner, Vanadrian Bldg. Co., 2234 East 15th st; architect, Robert A. Van Cleave, 2234 East 15th st. Plan No. 1308.

EAST 32D ST, e s, 84 n Beverly rd, two 2-sty brick dwellings, 20x55, gravel roof, 1 family each; total cost, $6,000; owner, Chris Morgensen, 1335 New York av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1369.

AV Q, n s, 60 w East 19th st, 2-sty frame dwelling, 22x40, shingle roof, 1 family; cost, $5,000; owner, Wm. Bordfeld, 636 East 34th st; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 1406.

BEDFORD AV, n w cor Maple st, 2-sty brick dwelling, 25x57, slag roof, 1 family; cost, $7,000; owner, P. A. Faribault, 375 Fulton st; architect, Frank J. Helmle, 190 Montague st. Plan No. 1380.

BEVERLY RD, n e cor 232d st, eight 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, $24,000; owner, Chris Morgensen, 1335 New York av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1370.

HEGEMAN AV, n w cor Hinsdale st, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, $4,500; owners, Sam Pertz & ano, 263 New Lots rd; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1393.

HEGEMAN AV, n e cor Snediker av, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, $4,500; owners, Sam Pertz & ano, 263 New Lots rd; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1392.

HEGEMAN AV, n s, 20 w Hinsdale st, eight 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, $36,000; owners, Sam Pertz & ano, 263 New Lots rd; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1391.

JEROME ST, w s, 200 n Pitkin av, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, $7,000; owner, Frank Gertler, 634 East 5th st, N. Y.; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1428.

WEST 32D ST, w s, 220 s Neptune av, five 1-sty frame dwellings, 16x40, shingle roof, 1 family each; total cost, $5,000; owner, Henry Prehn, 124 West st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1443.

76TH ST, n s, 123.8 w 5th av, ten 2-sty brick dwellings, 20x37, felt roof, 1 family each; total cost, $40,000; owner, Arthur D. Constant, 419 75th st; architect, Edw. L. Middleton, 60 Jewel st. Plan No. 1437.

EAST 16TH ST, e s, 100 s Av R, two 2-sty frame dwellings, 18.6x56, shingle roof, 2 families each; total cost, $9,000; owner and architect, Rich Vom Lehn, Jr., 464 East 24th st. Plan No. 1468.

EAST 17TH ST, w s, 100 s Av R, two 2-sty frame dwellings, 18.6x56, shingle roof, 2 families each; total cost, $9,000; owner, Rich Vom Lehn, Jr., 464 East 24th st; architect, same. Plan No. 1467.

WEST 30TH ST, e s, 160 s Mermaid av, 1-sty frame dwelling, 14x26, shingle roof, 1 family; cost, $1,000; owner, Mrs. John Norton, 138 West 127th st, N. Y.; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 1464.

WEST 30TH ST, e s, 160 s Mermaid av, 1-sty frame dwelling, 17x36, shingle roof, 1 family; cost, $1,000; owner, Mrs. John Norton, 138 West 127th st, N. Y.; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 1463.

WEST 33D ST, e s, 100 s Mermaid av, two 1-sty frame dwellings, 14x32, shingle roof, 1 family each; total cost, $1,400; owner, Barnet Shapiro, 280 14th st; architect, Wm. Richter, 4411 18th av. Plan No. 1458.

WEST 33D ST, e s, 120 s Mermaid av, two 1-sty frame dwellings, 14x32, shingle roof, 1 family each; total cost, $1,400; owner, Agnes Foley, 306 15th st; architect, Wm. Richter, 4411 18th av. Plan No. 1459.

AV R, s s, 20 e East 16th st, two 2-sty frame dwellings, 18.5x56, shingle roof, 2 families each; total cost, $9,000; owner and architect, Richard Vom Lehn, Jr., 464 East 24th st. Plan No. 1469.

AV R, s s, 100 e East 16th st, two 2-sty frame dwellings, 18.6x56, shingle roof, 2 families each; total cost, $9,000; owner and architect, Richard Vom Lehn, 464 East 24th st. Plan No. 1470.

5TH AV, n e cor 76th st, 3-sty brick store and dwelling, 21.9x90.5, slag roof, 2 families; cost, $8,000; owner, M. Green & Co., 552 48th st; architect, Jonas Green, 406 48th st. Plan No. 1452.

5TH AV, e s, 210 n 76th st, four 3-sty brick stores and dwellings, 21.5x53.10, slag roof, 2 families each; total cost, $20,000; owner, M. Green & Co., 552 48th st; architect, Jonas Green, 406 48th st. Plan No. 1453.

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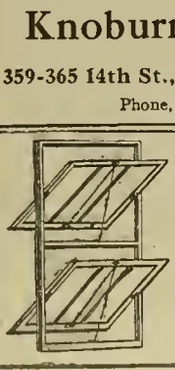
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Plans Filed—New Buildings—Bklyn. (Contd.).

5TH AV, n s cor 76th st, 3-sty brick store and dwelling, 21.9x90.5, slag roof, 2 families; cost, $8,000; owner, M. Green & Co., 406 48th st. Plan No. 1452.

FACTORIES AND WAREHOUSES.

THROOP AV, s w cor Hart st, 3-sty brick storage, 50x100, gravel roof; cost, $20,000; owner, Alex Reisenherger, 712 Broadway; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 1366.

EAST 53D ST, e s, 100 n Winthrop st, 2-sty frame storage, 20x65, tin roof; cost, $2,100; owner, Frank M. Stark, 127 Atkins av; architect, E. Dennis, 241 Schenk av. Plan No. 1426.

SCHOOLS AND COLLEGES.

AV P, s w cor West st, two 1-sty frame schools and toilets, 66.4x22.5, felt roof; cost, $3,400; owner, City of New York; architect, Harry Devoe, 131 Livingston st. Plan No. 1281.

STILLWELL AV, e s, 80 n Av S, two 1-sty frame school and toilet, 64.4x22.5, felt roof; cost, $3,400; owner, City of New York; architect, Harry Devoe, 131 Livingston st. Plan No. 1282.

STABLES AND GARAGES.

NORTH 7TH ST, s s, 150 e Roebling st, 2-sty brick stable, 25x34; cost, $600; owner, Mary Gammaro, 260 North 7th st; architect, Gustava Erda, 826 Manhattan av. Plan No. 1283.

CYPRESS AV, n w cor Highland av, 1-sty brick garage, 14x18, tile roof; cost, $400; owner, Chas. L. Atkinson, 86 Hanson pl; architect, Geo. H. Suess, 2966 West 20th st. Plan No. 1339.

BLEECKER ST, s s, 144 e Myrtle av, 1-sty brick garage, 20x20, gravel roof; cost, $800; owner, Frank Eller, 359 Palmetto st; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 1318.

HAMPTON AV, S7, 1-sty frame garage, 18x18, shingle roof; cost, $200; owner, Frank G. Walthers, 1612 Sheepshead Bay rd; architect, M. W. Morris, 82 Wall st, N. Y. Plan No. 1316.

LINCOLN RD, s s, 450 w Bedford av, 1-sty frame garage, 14x21, shingle roof; cost, $450; owner, Edwin H. Stoorhoff, 133 Maple st; architect, Harold G. Dangler, 215 Montague st. Plan No. 1405.

BERGEN ST, n s, 342.6 e Classon av, 1-sty brick stable, 15x11, gravel roof; cost, $400; owner, Bertha Schmercher, on premises; architect, Adam E. Fischer, 373 Fulton st. Plan No. 1419.

AV H, n s, 160 w East 17th st, 1-sty frame garage, 13x18, shiugle roof; cost, $350; owner, Wm. Bordfeld, 636 East 34th st; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 1462.

STORES AND DWELLINGS.

ROCKAWAY PARKWAY, e s, 150 s Glenwood rd, 2-sty store and dwelling, 25x70, tin roof, 1 family; cost, $4,000; owner, Martha E. Garrison, 1517 Rockaway Parkway; architect, Louis F. Schillinger, 167 Van Sicien av. Plan No. 1293.

7TH AV, w s, 49.8 n 51st st, three 3-sty brick stores and dwellings, 16.8x55, slag roof, 2 families each; total cost, $22,500; owner, Asher Dann, 5523 12th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1434.

STORES AND TENEMENTS.

16TH AV, n e cor 43d st, 1-sty frame store, 32.4x15, gravel roof; cost, $500; owner, Fredk. Wilms, 672 President st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1302.

ELLERY ST, n s, 250 w Tompkins av, 6-sty brick tenement, 50x86.10, slag roof, 35 families; cost, $40,000; owner, Jacob Pomerantz, 185 Heyward st; architects, Nast & Springsteen, 21 West 45th st, New York. Plan No. 1335.

DUMONT AV, s s, 50 w Williams av, 4-sty brick tenement, 58x89, slag roof, 23 families; cost, $25,000; owner, The Crispit, Inc., 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1351.

KENT ST, n s, 100 e Manhattan av, 4-sty brick tenement, 28x69, slag roof, 8 families; cost, $14,000; owner, Harry Goodman, 921 Manhattan av; architect, Gustave Erda, 826 Manhattan av. Plan No. 1346.

OCEAN AV, e s, 324.11 s Newkirk av, 4-sty brick tenement, 50x85.6, slag roof, 16 families; cost, $40,000; owner, Hartman Realty Co., 974 68th st; architect, W. T. McCarthy, 16 Court st. Plan No. 1349.

OCEAN AV, e s, 174.11 s Newkirk av, 4-sty brick tenement, 50x85.6, slag roof, 16 families; cost, $40,000; owner, Hartman Realty Co., 974 68th st; architect, W. T. McCarthy, 16 Court st. Plan No. 1348.

OCEAN AV, e s, 224.11 s Newkirk av, two 4-sty brick tenements, 50x85.6, slag roof, 16 families each; total cost, $80,000; owner, Hartman Realty Co., 974 68th st; architect, W. T. McCarthy, 16 Court st. Plan No. 1350.

CHRISTOPHER AV, s e cor Blake av, 4-sty brick store and tenement, 50x90, gravel roof, 24 families; cost, $40,000; owner, Maxcy Realty & Mortgage Co., 1351 Eastern Pkway; architect, Harry Dorf 614 Kosciusko st. Plan No. 1400.

HEGEMAN AV, n w cor New Jersey av, 1-sty brick store, 32x20, gravel roof; cost, $900; owner, Isaac Sandler, 117 Louisiana av; architect, Morris Rothstein, 627 Sutter av. Plan No. 1399.

POWELL ST, e s, 250 s Livonia av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, $28,500; owner, Gassum Realty Co., 545 Blake av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1385.

VANDERBILT AV, e s, 134.10 n Gates av, 5-sty brick tenement, 66x62, slag roof, 20 families; cost, $48,500; owner, Peru Realty Co., 6802 10th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1395.

PRESIDENT ST, n s, 200 w Nostrand av, three 4-sty brick tenements, 50x101, gravel roof, 16 families each; total cost, $75,000; owner, Jos. Kellner, 1311 President st; architects, Cohn Bros., 361 Stone av. Plan No. 1441.

SEIGEL ST, s s, 465 e Bushwick av, two 5-sty brick tenements, 50x88, alag roof, 29 families each; total cost, $100,000; owner, Mrs. Meta Meyer, 179 Moore st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1432.

STERLING PL, n s, 100 e Ralph av, three 4-sty brick tenements, 41.8x89, gravel roof, 16 families each; total cost, $84,000; owner, L. & S. Improvement Co., 150 Chester st; architects, Cohn Bros., 361 Stone av. Plan No. 1442.

NEWKIRK AV, s w cor East 21st st, 4-sty brick tenement, 80x86.6, slag roof, 20 families; cost, $60,000; owner, Morris Wolfinger, 1226 49th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1433.

EASTERN PARKWAY, n s, 330 w Franklin av, 4-sty brick tenement, 30x92.6, gravel roof, 17 families; cost, $40,000; owner, Paul W. Connelly, 5107 Newnelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1460.

EASTERN PARKWAY, n s, 360 w Franklin av, 4-sty brick tenement, 50x90, gravel roof, 17 families; cost, $40,000; owner, Paul W. Connelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1461.

MISCELLANEOUS.

KINGSLAND AV, w s, 110 s Greenpoint av, 1-sty brick experiment building, 27x27, slag roof; cost, $2,500; owner, Standard Oil Co., 26 Broadway, N. Y.; architect, C. C. Woodruff, 213 10th st, N. Y. Plan No. 1307.

KINGSLAND AV, w s, 20 s Greenpoint av, 2-sty brick laboratory 46x74, slag roof; cost, $20,000; owner, Standard Oil Co., 26 Broadway, N. Y.; architect, C. C. Woodruff, 213 10th st, N. Y. Plan No. 1308.

OCEAN PARKWAY, n w cor Kings Highway, 1-sty frame grandstand, 384x43, no roof; cost, $2,000; owner, Parkway Driving Club, on premises; architect, John F. Durney, 1372 East 14th st. Plan No. 1334.

16TH AV, w s, 420 n Bath av, 1-sty frame shed, 13x67, shingle roof; cost, $100; owner, Barth Turelama, 121 Bay 11th st; architect, Ferdinand Savignano, 260 Bay 11th st. Plan No. 1321.

BERRIMAN ST, w s, 350 n Liberty av, 1-sty brick chicken market, 25x60, gravel roof; cost, $2,100; owner, Louis Stavg, 715 Hendrix st; architect, E. Dennis, 241 Schenck av. Plan No. 1394.

WEST 10TH ST and Atlantic Ocean, 1-sty frame locker rooms, 25.10x200, gravel roof; cost, $1,200; owner, Sea Beach Land Co., 60 Wall st, N. Y.; architect, Jas. F. Brewster, 2936 West 8th st. Plan No. 1374.

Queens.

DWELLINGS.

BELLE HARBOR.—Dennison av, e s, 83 n Bayside drive, 3½-sty frame dwelling, 28x32, shingle roof, 1 family, steam heat; cost, $3,000; owner, John N. Connolly, 73 North 7th av, Rockaway Park; architect, Frank Bertolino, 44 North Lincoln av, Rockaway Park. Plan No. 487.

CORONA.—47th st, e s, 200 s Burnside av, two 2-sty frame dwellings, 18x50, tar and gravel roof, 2 families; cost, $6,800; owner, Camelia Nicolasi, 452 National av, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan Nos. 482-83.

JAMAICA SOUTH.—Garfield av, w s, 180 s Rockaway rd, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $1,500; owner, And. Erickson, Garfield av, South Jamaica; architect, Walter E. Hadler, 1770 Fulton st, Brooklyn. Plan No. 481.

JAMAICA.—Pierson st, n s, 100 w Jeffrey av, four 2-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, $10,500; owner, Frank P. Renaldi, 328 Fulton st, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan Nos. 500-1-2-3.

JAMAICA.—Wells av, n s, 470 s Swale rd, three 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $7,500; owner, Max Gross, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 497-98-99.

JAMAICA.—William st, s s, 200 w Jeffrey av, two 2-sty frame dwellings, 18x40, shingle roof, 1 family, stem heat; cost, $7,500; owner, Frank P. Renaldi, 328 Fulton st, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan Nos. 504-5.

JAMAICA.—Lewis av, w s, 265 n Hillside av, 2½-sty frame dwelliug, 19-31, shingle roof, 1 family, steam heat; cost, $2,200; owner, Jacob Schmidt, 208 East 35th st, N. Y. C.; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 506.

UNION COURSE.—Rector st, w s, 125 n Rockaway rd, 2-sty frame dwelling, 20x50, shingle roof, 2 families; cost, $2,600; owner, Fred Zahn, 152 Rector st, Union Course; architect, Gottfreid Eicholz, 266 Montauk av, Brooklyn. Plan No. 491.

BELLE HARBOR.—Suffolk av, e s, 200 n Newport av, 2-sty frame dwelling, 24x27, shingle roof, 1 family; cost, $4,500; owner, Mrs. Augusta Smith, 99 Clifton Terrace, Weehawken, N. J.; architects, Boerum & Farrell, 17 South Lincoln av, Rockaway Park. Plan No. 512.

CORONA.—Lawn av, w s, 90 s Shopoler av, two 2-sty frame dwellings, 17x31, shingle roof, 2 families; cost, $7,200; owner, J. Gallo, 14 Kingsland av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 526-27.

CORONA.—Railroad av, s s, 300 e Central av, 1-sty frame dwelling, 22x35, tin roof, 2 families; cost, $1,800; owner, Guiseppi Dote, 118 Railroad av, Corona; architect, A. F. Brems, 83 Corona av, Corona. Plan No. 515.

CORONA.—Shopoler av, n s, 45 e Rapelje av, two 2-sty frame dwellings, 17x31, shingle roof, 1 family; cost, $7,200; owner, J. Gallo, 14 Kingsland av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 524-25.

ELMHURST HEIGHTS.—Belmont av, e s, 260 s Kensington Terrace, 2½-sty frame dwelling, 22x46, shingle roof, 2 families, steam heat; cost, $4,500; owner, Frank Maly, 22 16th st, Elmhurst; architect, Robert Johnson, 60 Grove st, Corona. Plan No. 518.

ELMHURST.—2d st, n s, 170 w Pettit pl, four 2½-sty frame dwellings, 19x32, shingle roof, 1 family; cost, $14,000; owner, John Nicholas, Broadway and Whitney av, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 520-21-22-23.

JAMAICA.—6th st, n s, 100 e New York av, 2-sty frame dwelling, 20x26, shingle roof, 1 family, air heat; cost, $2,000; owner, P. Vinciguerri, Park av, South Jamaica; architect, owner. Plan No. 508.

JAMAICA.—Maure av, e s, 150 s Beaufort st, two 2-sty frame dwellings, 16x35; shingle roof, 1 family; cost, $4,000; owners, Proctor & Ward, 272 Washington av, Jamaica; architect, Ole Harrison, Fulton st, Jamaica. Plan Nos. 513-14.

ROCKAWAY BEACH.—Undine av, e s, 182 s Boulevard, four 2-sty frame dwellings, 18x32, shingle roof, 2 families; cost, $6,000; owner, Bernhard Starkey, 717 Palmetto st, Brooklyn; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan Nos. 529-30-31-32.

ROCKAWAY BEACH.—Eldert av, e s, 175 n L. I. R. R., 1-sty frame dwelling, 15x35, shingle roof, 1 family; cost, $500; owner, Henry Bach, Kieley av, Rockaway Beach; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 535.

MIDDLE VILLAGE.—Navy st, w s, 467 n Metropolitan av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $2,500; owner, Alex. L. Duncan, 92 Nagy st, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 566.

RICHMOND HILL.—Belmont av, s s, 40 e Welling st, two 2-sty frame dwellings, 34x55, shingle roof, 1 family, steam heat; cost, $6,600; owner, John F. Bjurland, 1331 Guion st, Richmond Hill; architect, Walter H. Hazard, 1129 Portland av, Woodhaven. Plan No. 563.

ROCKAWAY BEACH.—Mohawk st, w s, 162 s Washington av, 2-sty brick dwelling, 27x39, tile roof; cost, $5,000; steam heat; owner, Neponset Building Co., Neponset; architect, Wm. Sandifer, Rockaway Beach. Plan No. 567.

WHITESTONE.—13th st, n s, 125 e 7th av, two 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, $6,000; owner, Joseph F. Urhack, 55 West 22d st, Whitestone; architect, Lyman H. Andrews, 13th st, College Point. Plan Nos. 558-59.

ROCKAWAY BEACH.—Ryder pl, w s, 336 s Lefferts av, 1-sty frame dwelling, 15x24, shingle roof, 1 family; cost, $350; owner, Mrs. J. Giesser, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 534.

UNION COURSE.—Shipley st, n s, 275 w Vandeveer av, 2-sty brick dwelling, 18x40, shingle roof, 1 family; cost, $2,600; owner, Mrs. T. W. Buhrer, 37 Windom st, Union Course; architect, Gottfried Eicholz, 266 Montauk av, Brooklyn. Plan No. 510.

WOODHAVEN.—Manor av, n w cor Elmwood st, 2½-sty frame dwelling, 20x45, shingle roof, 1 family, steam heat; cost, $4,500; and Manor av, e s, 40 n Elmwood av, 2½-sty frame dwelling, 24x48, shingle roof, 1 family, air heat; cost, $5,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 538-39.

WOODHAVEN.—Dennington av, e s, 100 n Jamaica av 2½-sty frame dwelling, 24x48, shingle roof, 1 family, air heat; cost, $5,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 540.

ELMHURST.—Dewey st, w s, 130 n Calmus rd, 1-sty frame dwelling, 18x20, tin roof, 1 family; cost, $500; owner, L. DeFola, 66 Tremont st, Brooklyn; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 545.

FAR ROCKAWAY.—Kensington Gardens, w s, 158 s Mott av, 2-sty frame dwelling, 52x36, shingle roof, 1 family, steam heat; cost, $5,000; owner and architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 544.

FAR ROCKAWAY.—Hollywood av, w s, 171 n L. I. R. R. tracks, two 2-sty frame dwellings, 22x28, shingle roof, 1 family, steam heat; cost, $7,000; owner, Mary L. McManus, Hollywood av, Far Rockaway; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan Nos. 542-3.

FOREST HILLS.—Whitson av, n e s, 138 n w Puritan av, two 2½-sty terra cotta dwellings, 17x14, tile roof, 1 family, steam heat; cost, $12,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 549.

MIDDLE VILLAGE.—Weisse av, n w cor Wayne av, two 2-sty frame dwellings and stores, 17x62, shingle roof, 2 families; cost, $7,000; owners, August & Christina Hoerning, 51 Furman av, Middle Village; architect, John M. Vanderveet, 2328 Linden st, Evergreen. Plan Nos. 556-57.

MASPETH.—Perry av, s w cor Columbia av, 2-sty frame dwelling, 21x45, tin roof, 2 families; cost, $3,000; owner, K. Molckowicz, 99½ East 8th st, N. Y. C.; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 546.

RICHMOND HILL.—Clinton av, e s, 95 s Metropolis av, 2-sty brick dwelling, 20x50, tar and gravel roof, steam heat, 2 families; cost, $3,500; owner, John McGinn, 170 East 89th st, N. Y. C.; architect, Benj. Hudson, 319 9th st, Brooklyn. Plan No. 551.

ROCKAWAY BEACH.—North Eldert av, w s, 400 n L. I. R. R., three 1-sty frame dwellings, 12x30, shingle roof, 1 family; cost, $900; owner and architect, Chas. P. Dorman, 226 Washington av, Brooklyn. Plan Nos. 553-54-55.

ST ALBANS.—Prentice av, n w cor Banks av, 2-sty frame dwelling, 16x24, shingle roof, 1 family; cost, $900; owner, Thomas Clansk, Snediker av, Jamaica South; architect, O. Hildebrandt, Higbie av, Springfield. Plan No. 548.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Thompson av, s s, from Orton to Manly sts, 7-sty concrete factory, 200x300, slag roof; cost, $600,000; owner, National Carbon Co., 304 Hudson st, N. Y. C.; architects, Maynicke & Franke, 25 Madison Sq. North, N. Y. C. Plan No. 494.

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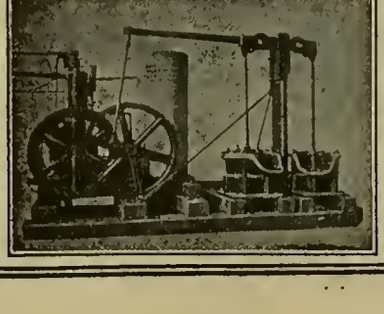
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J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

(Plans filed—Queens—Continued.)

SPRINGFIELD.—Merrick rd, n s, 300 e L. I. R. R., 1-sty frame storage, 18x30, gravel roof; cost, $200; owner, W. B. Jones, premises. Plan No. 536.

STABLES AND GARAGES.

FAR ROCKAWAY.—James st, e s, 150 s Mott av, 1-sty frame stable and shed, 16x100, tar and gravel roof; cost, $1,800; owner, Herschman Bleir Co., Far Rockaway; architect, L. F. Felio, Far Rockaway. Plan No. 485.

FOREST HILLS.—Ascan av, s e cor Seasongood rd, 1-sty frame garage, 13x49, tile roof; cost, $450; owner, Robert J. Hunt, premises. Plan No. 493.

ELMHURST.—Fairbanks av, s s, 85 w 19th st, 1-sty frame garage, 10x18, tin roof; cost, $175; owner, W. M. Spelshouse, premises. Plan No. 516.

ROCKAWAY PARK.—North 8th av, 38, 1-sty portable garage; cost, $10; owner, A. M. Weil, premises. Plan No. 509.

WOODHAVEN.—Dennington av, w s, 500 s Ferris st, 1-sty frame garage, 18x18, shingle roof; cost, $250; owner, Aug. Dirkes, premises; arcbitect, G. E. Crane, Welling st, Richmond Hill. Plan No. 537.

FOREST HILLS.—Shorthill rd, s e s, 257 n e Greenway South, 1½-sty brick garage, 17x20, tile roof; cost, $1,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 550.

GLENDALE PARK.—Boulevard pl, n s, 70 e Walling st, 1-sty frame cow stable, 54x102, gravel roof; cost, $4,000; owner, Hersch Goldherg, Walling st, Glendale Park; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 547.

ARVERNE.—Amstel Boulevard, n s, 325 w Wavecrest av, 1-sty frame stable, 15x200, gravel roof; cost, $1,200; owner, Benj. Riegel Construction Co., Amistel Boulevard, Arverne; architect, John C. Jorgenson, Arverne. Plan No. 565.

ROCKAWAY BEACH.—Mohawk st, w s, 162 s Washington av, 1½-sty brick garage, 17x21, tile roof; cost, $400; owner Neponset Building Co., Neponset; architect; Wm. Sandifer, Rockaway Beach. Plan No. 568.

STORES AND DWELLINGS.

JAMAICA.—Liberty av, n s, 24 e Van Wyck av, 1-sty frame store and dwelling, 21x51, tar and slag roof; cost, $1,700; owner, H. J. Paulson, premises; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 507.

RIDGEWOOD.—Myrtle av, ss, 70 w Greene st, three 3-sty brick stores and dwellings, 20x55, slag roof, 2 families; cost, $18,000; owner, Stephen Woris, 1560 Myrtle av, Brooklyn; architect, Louis Allmindinger, 926 Broadway, Brooklyn. Plan No. 564.

STORES AND TENEMENTS.

FAR ROCKAWAY.—Central av, w s, 340 n Mott av, 1-sty frame store, 12x45, shingle roof; cost, $600; owner, Herschman Bleir Co., Far Rockaway; architect, L. F. Felio, Far Rockaway. Plan No. 484.

JAMAICA.—Flushing av, w s, 196 s Fulton st, three 1-sty frame stores, 40x50, tar and gravel roof; cost, $3,600; owner, Grace Episcopal Church, Flushing av, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 496.

L. I. CITY.—Pearsall st, n s, 100 w Gale av, 2-sty frame tenement, 27x37, tar and gravel roof, 4 families; cost, $2,700; owner, Rose Struberice, premises; architect, J. McKillop, 154 India st, Brooklyn. Plan No. 490.

L. I. CITY.—Hancock st, 480-494, 1-sty brick storeroom, 8x8, gravel roof; cost, $50; owner, John Polachek Bronze Co., premises. Plan No. 488.

MIDDLE VILLAGE.—Fulton st, w s, 275 s Pulasky st, 1-sty frame store, 15x25, shingle roof; cost, $500; owner, Mrs. Esther Cornet, 33 Fulton st, Middle Village; architect, M. Perlstein, 37 Fulton st, Middle Village. Plan No. 489.

JAMAICA.—Park av, s w cor South st, 4-sty brick store and tenement, 35x63, slag roof, 6 families; cost, $12,000; owner, North American Brewing Co., Hamburg av and Greene st, Brooklyn; architect, Carl L. Otto, 130 Fulton st, N. Y. C. Plan No. 511.

ROCKAWAY BEACH.—Boulevard, n w cor Bayview av, three 1-sty frame stores, 50x48, shingle roof, 1 family; cost, $4,000; owner, Joseph Kespert, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 533.

THEATRES.

WOODHAVEN.—Jamaica av, s s, 40 w Boyd av, 2-sty brick moving picture theatre, 50x97, slag roof; cost, $25,000; owners, Lott & Gascoyne, 1264 Jamaica av, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 541.

MISCELLANEOUS.

ELMHURST.—Woodside av, n s, 120 e 20th st, 1-sty frame office, 15x20, shingle roof; cost, $150; owner E. C. Lang, Belmont av, Elmhurst. Plan No. 492.

FAR ROCKAWAY.—Beach 14th st, n e cor Rue De St. Felix, 3½-sty frame boarding house, 54x93, shingle roof; cost, $28,000; owners, Mamie & Louis Gartner, 108 Central Park West, N. Y. C.; architect, B. E. Stern, 1 East 41st st, N. Y. C. Plan No. 495.

L. I. CITY.—Bridge Plaza, s s, 40 e Crescent st, frame billboard, 10x20; cost, $500; owner, Chas. J. Brown, Bridge Plaza, L. I. City. Plan No. 486.

BROOKLYN MANOR.—Railroad tracks, w s, 100 s Jamaica Plank rd, 1-sty frame shelter shed, 24x12; cost, $250; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 517.

CORONA.—Division st, s s, 250 e West av, erect new foundation under dryer machine; cost, $2,500; owner, Aztec Asphalt Co., 90 West st, N. Y. C. Plan No. 528.

CORONA.—Tory st, s s, 124 e Barkins av, 1-sty frame shed, 18x30, tin roof; cost, $275; owner, N. Lagrega, 62 Newins st, Corona. Plan No. 519.

MIDDLE VILLAGE.—Metropolitan av, s s, 400 e Mt Olivet av, 1-sty frame shed, 17x50, gravel roof; cost, $400; owner, Frank T. Lang, 1790 Metropolitan av, Middle Village. Plan No. 552.

FLUSHING.—Madison av, n s, 353 w Percy st, frame chicken coop, 32x14, gravel roof; cost, $50; owner, Augusta Williams, premises. Plan No. 560.

NEWTOWN.—Hillside av, s s, 100 e Queens Boulevard, frame billboard, 100x12; cost, $75; owners, Disosway & Fisher, 1075 3d av, N. Y. C. Plan No. 561.

NEWTOWN.—Queens Boulevard, n s, 40 e Fitting st, frame billboard, 29x12; cost, $25; owners, Disosway & Fisher, 1075 3d av, N. Y. C. Plan No. 562.

Richmond.

DWELLINGS.

CHERRY LANE, n w, & DU BOIS AV, West New Brighton, 2½-sty frame dwelling, 24x42; cost, $4,700; owner, William A. Horton, West New Brighton; architect and builder, R. H. Leadley, Port Richmond. Plan No. 87.

RICHMOND AV, e s, 130 s John st, Port Richmond, two 2-sty frame dwellings, 19x47; total cost, $6,400; owner, architect and builder, Peter Larsen, Port Richmond. Plan No. 89.

RICHMOND AV, s w & ARTHUR AV, Arrocbar, two 2-sty brick dwellings, 33x57; total cost, $9,000; owner, Crocifissa Giannone, 240 East 28th st, N. Y. C.; architect and builder, J. W. Nastasi, Arorchar. Plan No. 88.

STORES, OFFICES AND LOFTS.

RICHMOND AV, w s, 405 s Richmond Terrace, Port Richmond, 2-sty brick store and offices, 24x60; cost, $6,100; owner, H. J. Sharrett, Port Richmond; architect, Harry W. Pelcher, Port Richmond; builder, U. W. Osborn, Mariner's Harbor. Plan No. 90.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BANK ST, 117, new plumbing and partitions to 5-sty brick tenement; cost, $800; owner, Sarah Rosenthal, 971 Trinity av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 909.

CANAL ST, 245, new partitions to 5-sty brick storage and lofts; cost, $300; owner, Frederick Hollender, 123 Lafayette st; architect, John Ph. Voelker, 979 3d av. Plan No. 912.

CLINTON ST, 188, reconstruct store front to 6-sty brick store and tenement; cost, $200; owner, Victor Muller, 188 Clinton st; architect, Jacob Fisher, 25 Av A. Plan No. 838.

COOPER SQ, 33, alterations to 3-sty brick store and dwelling; cost, $300; owner, Max Rubin, 33 Cooper sq; architect, Anthony Vendrasco, 496 West Broadway. Plan No. 848.

CHRYSTIE ST, 221, alterations to 4-sty brick settlement house; cost, $400; owner Rev. Wm. H. Walsh, 303 Elizabeth st; architect, Henry A. Hasenstein, 192 Bowery. Plan No. 885.

DELANCEY ST, 111-113, electric sign to 5-sty brick sales room; cost, $150; owner, Abe Kosower, 111 Delancey st; architects, Strauss & Co., 209 West 48th st. Plan No. 883.

DIVISION ST, 227, masonry, new partitions and plumbing to 3-sty brick store, synagogue and dwelling; cost, $1,000; owners, The Yonover Congregation, 227 Division st; architect, Otto Reissmann, 30 1st st. Plan No. 882.

FRONT ST, 87, new window to 5-sty brick office; cost, $100; owners, Howard C. Smith et al, 45 Wall st; architect, H. Edwards Ficken, 10 West 22d st. Plan No. 840.

FRONT ST, 71-73, masonry and new gravel roof to 5-sty brick warehouse; cost, $1,000; owner, Caroline S. Fellowes, 840 Park av; architect, F. Livingston Pell, 122 East 25th st. Plan No. 835.

FRANKLIN ST, 198-210, suspend sidewalk awning to 5-sty brick warehouse; cost, $157; owners, Estate of John Castree, 105 Hudson st; architect, Wm. J. Lackner, 113 Reade st. Plan No. 841.

GRAND ST, 196, removal of stage and new partitions to 3-sty brick motion picture and dwelling; cost, $150; owner, Catherine E. Turnbull, 71 West 23d st; architect. Chas. B. Meyers, 1 Union sq West. Plan No. 915.

GRAND ST, 414, new elevator and shaft to 4-sty brick store and lofts; cost, $3,000; owner, Bernard Smyth, 414 Grand st; architect, Harry Hurwitz, 1055 Tiffany st. Plan No. 890.

HAMILTON ST, 10, alterations to 6-sty brick store and tenement; cost, $500; owner, Carlo Capeleti, 10 Hamilton st; architect, John A. Rofrano, 28 Oliver st. Plan No. 831.

LAFAYETTE ST, 4-6, general alterations from store to 3-sty brick restaurant and store; cost, $35,000; owners, Bank of the Manhattan Co., Stephen Baker, president, 40 Wall st; architect, J. C. Cocker, 2017 5th av. Plan No. 863.

NASSAU ST, 68, alterations to 13-sty brick store and offices; cost, $150; owners, Henry K. Sheldon et al, 68 William st; architect, Paul C. Haan, 110 West 34th st. Plan No. 901.

ORCHARD ST, 104-106, steel to 6-sty brick tenement; cost, $150; owner, Sarah Elterman, 27 West 111th st; architects, Horenhurger & Bardes, 122 Bowery. Plan No. 839.

READE ST, 16-18, mezzanine story to 5-sty brick store and lofts; cost, $500; owner, Adolph Psender, 16 Reade st; architects, Cohen & Felson, 329 4th av. Plan No. 861.

STANTON ST, 68-70, reset store front to 6-sty brick stores and apartments; cost, $1,000; owner, Moritz Muldberg, 44 St Marks pl; architect, Samuel Levingson, 39 West 38th st. Plan No. 865.

THOMPSON ST, 90-92, new partition to 6-sty brick store and tenement; cost, $50; owners, Citizens' Investing Co., 226 Lafayette st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 850.

WALKER ST, 18-26, 6-sty addition in height to 17-sty brick Telephone Exchange; cost, $500,000; owner, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 898.

WATER ST, 79-81, masonry to 5-sty brick store, offices and lofts; cost, $75; owner, Margaret Cheseborough, 17 Battery pl; architect, John E. Sims, 209 East 19th st. Plan No. 899.

WEST ST, 463, masonry to 10-sty brick offices and factory; cost, $450; owner, Western Electric Co., 463 West st; architect, Jas. F. Hughes, 38 East 29th st. Plan No. 913.

WEST HOUSTON ST, 484, new partition to 5-sty brick store, loft and dwelling; cost, $300; owner, Chas. B. Ruegger, 484 West Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 834.

WEST HOUSTON ST, 105, alterations to 5-sty brick tenement; cost, $500; owners, Lueder F. Von Ohlsen Estate, 67 East 87th st; architect, Max Cohen, 280 Bedford av, Brooklyn. Plan No. 833.

WHITE ST, 83-85, rear extension, new elevator shaft and stairs to 5-sty brick warehouse; cost, $15,000; owner, U. T. Hungerford Brass & Copper Co., Uri T. Hungerford, president, 497 Pearl st; architect, Fred P. Platt, 1123 Broadway. Plan No. 869.

17TH ST, 13 East, house tank to 8-sty brick lofts; cost, $250; owners, Elizabeth D. Armstrong et al, 22 East 17th st; architect, Chas. Sheres, 882 Kelly st. Plan No. 896.

20TH ST, 10-16 West, concrete arch flooring to 11-sty brick loft; cost, $80; owner, Louis Stern, 41 West 42d st; architect, Gus Kleinhardt, 967 Washington av. Plan No. 918.

23D ST, 115-17 East, fireproof partitions to 12-sty brick store and lofts; cost, $400; owner, 115 East 23d St Co., care of M. & L. Hess, 907 Broadway; architect, Jas. A. Reese, 249 West 18th st. Plan No. 911.

23D ST, 14 West, new store front to 5-sty brick store and loft; cost, $500; owner, Jas. McCutcheon, 5th av and 34th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 895.

25TH ST, 312-318 West, alterations to two 6-sty brick tenements; cost, $100; owner and architect, Daled Realty & Construction Co., 257 Broadway. Plan No. 846.

26TH ST, 525-529 West, steel framing to 4-sty brick factory and lofts; cost, $150; owner and architect, Harris H. Uris, 16 East 96th st. Plan No. 871.

27TH ST, 254 West, new door to 2-sty brick store and lofts; cost, $10; Ludlow L. Malins, 416 West 154th st; architect, D. Briganti, 205 East 178th st. Plan No. 922.

28TH ST, 219 West, new windows, partitions and plumbing to 5-sty brick tenement; cost, $1,500; owner, Oestreicher Realty Co., 1409 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 856.

29TH ST, 42 West, remove partitions to 3-sty brick lofts; cost, $15; owner, Henry Gratacap, 690 6th av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 919.

32D ST, 100-2 West, new store front to 7-sty brick stores and lofts; cost, $50; owners, Estate of Frank B. McDonald, 119 Centre st; architect, Chas. Dingeldein, Jr., 535 East 138th st. Plan No. 827.

34TH ST, 138 West, enlarge entrance to 4-sty brick stores and dwelling; cost, $450; owner, Albert A. Levi, 52 Broadway; architects, Taylor & Levi, 105 West 40th st. Plan No. 830.

34TH ST, 19-21 West, sprinkler tanks to 12-sty brick store; cost, $2,600; owners, Adaline L. Prince et al, 19 West 34th st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 887.

35TH ST, 214-216 West, new partitions, plumbing and heating to 3-sty brick church and mission; cost, $10,000; owner, National Bible Institute, Inc., Don O. Shelton, Pres., Briar Cliff Manor, N. Y.; architects, Jackson, Rosencrans & Waterbury, 1328 Broadway. Plan No. 921.

37TH ST, 221-227 East, 6-sty addition in height to 6-sty brick telephone exchange; cost, $200,000; owner, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 906.

42D ST, 123 West, alterations to 4-sty brick store; cost, $200; owner, Mary Warren, 924 5th av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 842.

42D ST, 51 East, alterations to 6-sty brick stores and offices; cost, $100; owners, N. Y. C. & H. R. R. R. Co., Grand Central Terminal; architect, Geo. A. Sumner, 989 Southern Blvd. Plan No. 849.

42D ST, 455 West, new partitions and plumbing to 4-sty brick tenement; cost, $200; owner, Henriette Weil, 455 West 42d st; architect, John H. Knubel, 305 West 43d st. Plan No. 907.

44TH ST, 150-152 West, masonry to 3 and 4-sty brick stores and dwellings; cost, $100; owner, The Kineo Realty Co., 150 West 44th st; architect, Frank Hausle, 81 East 125th st. Plan No. 892.

45TH ST, 2 West, new stairs to 16-sty brick store and offices; cost, $1,100; owners, The Sperry Realty Co., 2 West 45th st; architect, August N. Allen, 2 West 45th st. Plan No. 872.

46TH ST, 17 West, alterations to 3-sty brick stores and dwelling; cost, $5,000; owner, Pierre Jay, 49 East 64th st; architect, Christian H. Lang, 131 West 58th st. Plan No. 847.

47TH ST, 418-20 East, steel roof to 1-sty brick warehouse; cost, $650; owners, Mary R. Goelet et al, 9 West 17th st; architect, Lionel M. Levine, 816 1st av. Plan No. 836.

48TH ST, 113 West, new vestibule to 4-sty brick store and dwelling; cost, $150; owner, Societe Culinaire Philanthropique, 113 West 48th st; architect, H. Andrew Brandt, 81 West 50th st. Plan No. 926.

56TH ST, 343 West, masonry to 4-sty brick dwelling; cost, $50; owner, Chas. J. Breck, 45 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 852.

56TH ST, 109-121 West, new plumbing to 12-sty brick hotel; cost, $1,800; owner, Michael Coleman, 118 West 57th st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 879.

57TH ST, 325 East, new door and dumbwaiter shaft to 4-sty brick residence; cost, $900; owners, Winifred Masterson Burke Relief Foundation, 17 East 51st st; architect, Fred Brush, 30 Broad st. Plan No. 908.

59TH ST, 24-28 West, remove partitions to 6-sty brick tenement; cost, $50; owner, Alexander S. Cochran, 527 5th av; architect, Fred. Rose, 21 East 45th st. Plan No. 829.

60TH ST, 108 East, new partition and extensions to 4-sty brick residence; cost, $1,500; owner, Dr. Milton J. Ballin, 53 East 58th st; architect, Phillip Goldrich, 835 Beck st. Plan No. 860.

65TH ST, 11 West, general alterations to 5-sty brick tenement; cost, $10,000; owner, The Reed Realty Co., 99 Nassau st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 877.

82D ST, 103-105 West, new door, plumbing and partitions to 4-sty brick stores and dwelling; cost, $6,000; owner, Mary E. Muir, 103-105 West 82d st; architect, Louis Muller, 500 5th av. Plan No. 826.

86TH ST, 48 East, new sign to 2-sty brick stores and offices; cost, $375; owners, Duff & Conger, 86th st and Madison av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 925.

96TH ST, 52 West, new partitions to 4-sty brick dwelling; cost, $150; owner, Amanda Bassford, Larchmont, N. Y.; architect, Alexander Nelson, 103 West 96th st. Plan No. 910.

99TH ST, 103-7 West, new partitions to 1-sty brick moving picture theatre; cost, $100; owner, Louis W. Morrison, 148 West 99th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 851.

104TH ST, 107 West, new store fronts to 5-sty brick stores and tenement; cost, $2,000; owner, City Real Estate Improvement Co., 908-12 Columbus av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 855.

110TH ST, 62 East, new entrance and partitions to 5-sty brick stores and tenement; cost, $1,500; owner, Sam Gordon, 62 East 110th st; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 824.

110TH ST, 51 East, new store front to 5-sty brick store and tenement; cost, $500; owner, John B. Campbell, 170 West 72d st; architect, Wm. H. Birkmire, 1133 Broadway. Plan No. 884.

118TH ST, 204-8 East, new vent shafts and windows to two 4-sty brick tenements; cost, $4,000; owner, Mrs. Alicia L. Laird, 127 East 7th st; architect, Henry Regelmann, 133 7th st Plan No. 854.

129TH ST, 67-71 East, 1-sty addition to 1-sty brick garage; cost, $1,500; owner, The N. Y. C. & H. R. R. R. Co., Grand Central Terminal; architect, Aug. L. Schulz, 533 East 83d st. Plan No. 894.

136TH ST, 151-153 West, masonry, new gallery, heating and lighting to 1-sty brick church; cost, $25,000; owners, Mother Zion A. M. E. Church Corp., Rev. Jas. W. Brown, pastor, 110 West 139th st; architects, Tandy & Foster, 1931 Broadway. Plan No. 878.

176TH ST, 500 West, new partition, store front and plumbing to 6-sty brick tenement; cost, $700; owner, New York Real Estate Security Co., 42 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 875.

AV A, 1623, reset store fronts to 5-sty brick stores and tenement; cost, $200; owner, Henry Frank, 1623 Av C; architect, Sidney Oppenheim, 333 East 80th st. Plan No. 874.

AV A, 365, new stairs, plumbing and fireproof to 2-sty brick storage garage; cost, $28,000; owner, Central Crosstown Railway Co., Herbert H. Vreeland, president, 165 Broadway; architect Benj. E. Stern, 1 West 41st st. Plan No. 880.

AMSTERDAM AV, 1789, new store front and marquise to 5-sty brick store and tenement; cost, $675; owner, John C. G. Hupfel, 148 East 37th st; architect, Geo. J. Froelich, 690 Whitlock av. Plan No. 891.

BROADWAY, 1270-80, reset store front to 12-sty brick stores and offices; cost $100; owner, Estate of Geo. B. Wilson, 1270-80 Broadway; architects, B. Schacht Iron Works, 279-81 East 148th st. Plan No. 888.

BROADWAY, 1568, alterations to 4-sty brick store and dwelling; cost, $100; owner, Peter De Lacy, 125 West 42d st; architect, Wm. H. Erler, 35 West 31st st. Plan No. 903.

BROADWAY, 1117-1119, masonry to 12-sty brick store and lofts; cost, $50; owner, Louisa M. Gerry, Newport, R. I.; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 876.

BROADWAY, 1255-1261, new window to 11-sty brick loft; cost, $150; owners, The Martin Estate, Alfred E. Marling, Trustee, 47 West 34th st; architect, Frank Hausle, 81 East 125th st. Plan No. 855.

BROADWAY, 787-89, 2,000-gallon house tank to 4-sty brick store and lofts; cost, $200; owner, Edith Coventry, 787-89 Broadway; architects, The Rusling Co., 39 Cortlandt st. Plan No. 868.

BROADWAY, 2625-2631, 1-sty rear extension to 1-sty brick stores; cost, $1,000; owner, Gus Stillgebauer, 304 West 99th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 827.

BROADWAY, 1571-1585, alterations to 4-sty brick store, offices and theatre; cost, $400; owner, Mitchell H. Mark Realty Co., 701 7th av; architect, Wm. H. Erler, 35 West 31st st. Plan No. 904.

BROADWAY, 1446, alterations from moving picture house to 3-sty brick office and store; cost, $8,000; owner, Henry Young, Goshen, N. Y.; architect, Harry N. Paradies, 231 West 18th st. Plan No. 923.

LENOX AV, 124-28, sky sign to 2-sty brick stores; cost, $250; owners, Sophie Rothschild and Hattie Kallman, 911 Park av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 858.

LEXINGTON AV, 1812, new store fronts to 3-sty brick store and dwelling; cost, $750; owner, Nettie Goodwin, 582 West 187th st; architects, Cohen & Felson, 329 4th av. Plan No. 897.

PARK AV, 1580-84, new store fronts to 5-sty brick store and tenement; cost, $1,000; owner, Abraham Lipshitz, 86 East 113th st; architect, Jacob Fisher, 25 Av A. Plan No. 914.

WEST BROADWAY, 520-24, wooden platform to 7-sty brick store and lofts; cost, $250; owners, William Brennan Estate, 135 Broadway; architects, Vendrasco & Bartoccini, 496-98 West Broadway. Plan No. 862.

WEST END AV, 314-16, alteration of two 4-sty dwellings into one brick dwelling; cost, $7,500; owner, Hugh H. Baxter, 316 West End av; architects, Tryon & Loeb, 37 East 28th st. Plan No. 864.

1ST AV, 1314, new store front to 5-sty brick stores and tenement; cost, $100; owner, Frederick Beck, 1314 1st av; architect, Sidney Oppenheim, 333 East 80th st. Plan No. 873.

1ST AV, 87, new store fronts to 5-sty brick stores and dwelling; cost, $350; owner, Louis Barth, 32 Cooper sq; architect, Frank C. Schaeffler, 34 West 28th st. Plan No. 917.

2D AV, 1051, reset store front to 4-sty brick tenement; cost, $250; owner, Harnischfeger, 774 East 179th st; architects, Tremont Architectural Co., 401 East Tremont av. Plan No. 870.

2D AV, 318, rearrange partitions and new plumbing to 4-sty brick tenement; cost, $6,000; owner, Alexander J. Leimberg, 156 15th st, Brooklyn; architect, John C. Wandell, 4-5 Court st. Plan No. 886.

2D AV, 631, new plumbing, partitions and windows to 4-sty brick store and tenement; cost, $800; owner, Harris A. Solomon, 2345 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 900.

3D AV, 2269, alterations to 3-sty brick store and dwelling; cost, $1,000; owner, Wm. H. Jacobs, 2269 3d av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 902.

3D AV, 906, widen doorway to 5-sty brick moving picture theatre; cost, $100; owner, Caroline Lexow, 722 St. Marks av, Brooklyn; architect, Chas. K. Lexow, 515 Lexington av. Plan No. 828.

3D AV, 1342-1344, new store fronts to 5-sty brick stores and tenement; cost, $2,000; owner, The 77th St. Bldg Co., Lewis E. Ransom, 279

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Plans Filed, Alterations, Manhattan (Contd).

Pearl st; architect, Otto L. Spannbake, 233 East 78th st. Plan No. 920.

3D AV, 1503, toilet compartments to 4-sty brick store and moving picture theatre; cost, $173; owner, Michael A. McManus, 406 East 147th st; architect, Clement B. Brun, 1 Madison av. Plan No. 823.

5TH AV, 489, alterations to 7-sty brick store and offices; cost, $1,000; owner, Albert R. W. Pottier, 489 5th av; architect, V. Hugo Koehler, 489 5th av. Plan No. 832.

5TH AV, 1364, new partition to 3-sty brick moving picture show and dance hall; cost, $150; owner, John McCarthy, 2½ West 113th st; architect, Nathan Langer, 81 East 125th st. Plan No. 867.

5TH AV, 110-12, sprinkler tank to 12-sty brick store and lofts; cost, $4,700; owners, Estate of Ogden Goelet, 9 West 17th st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 916.

5TH AV, 80-82, new show window to 16-sty brick stores, offices and lofts; cost, $100; owner, Van Schaick Realty Co., 100 Broadway; architects, Buchman & Fox, 30 East 142d st. Plan No. 889.

6TH AV, 667-673, masonry and steel to 4-sty brick stores and lofts; cost, $150; owner, Wm. McDonald, 100 West 32d st; architect, Louis E. Kramer, 372 Miller av, Brooklyn. Plan No. 905.

6TH AV, 683, new doors and marquise to 5-sty brick moving picture theatre and lofts; cost, $500; owner, Robert Currie, 20 West 48th st; architect, Samuel Levingson, 39 West 38th st. Plan No. 866.

6TH AV, 693, new stairs to 4-sty brick store and lofts; cost, $175; owner, Wm. P. Maresi, 601 West 110th st; architect, Benj. Bialek, 53 West 125th st. Plan No. 857.

6TH AV, 416, glass and wood partition to 3-sty brick lofts and stores; cost, $150; owner, Vincent Astor, 23 West 25th st; architect, Jacob Fisher, 25 Av A. Plan No. 859.

6TH AV, 489, alterations to 4-sty brick store and lofts; cost, $250; owner, Wm. P. Dixon, 29 West 49th st; architect, R. J. Wolkenstein, 1876 Belmont av. Plan No. 843.

7TH AV, 711-13, alterations to 3-sty brick store, shop and lofts; cost, $75; owner, Fred. Brueck, 106 5th av; architect, Chas. Siefert, 73 West 135th st. Plan No. 845.

7TH AV, 2282, new store front to 3-sty brick dwelling; cost, $600; owner, Chas. Froebe, 18 Tompkins av, Brooklyn; architect, Dagobert Timendorfer, 205 West 101st st. Plan No. 822.

8TH AV, 340, new partition to 4-sty brick stores and dwelling; cost, $100; owner, Lena Hesberg, 55 West 89th st; architect, W. G. Clark, 438 West 40th st. Plan No. 881.

8TH AV, 947, new store front and extension to 4-sty brick store and tenement; cost, $1,000; owners, Edith Wharton et al, 81 Nassau st; architect, Chas. Volz, 2 West 45th st. Plan No. 893.

8TH AV, 2285, new partitions to 3-sty brick moving picture theatre and lofts; cost, $150; owner, Edward Bach, 2283 8th av; architect, Frank H. Hines, 104 West 124th st. Plan No. 825.

8TH AV, 854, new store front to 5-sty brick store and tenement; cost, $450; owner, James Maloney, 854 8th av; architect, Jas. W. Cole, 403 West 51st st. Plan No. 924.

11TH AV, 437-453, alterations to 8-sty brick shop; cost, $450; owner, David Williams, 437 11th av; architect, Walter S. Timmis, 47 West 34th st. Plan No. 844.

Bronx.

138TH ST, 400, new store fronts, new partitions, &c, to 5-sty brick stores and tenement; cost, $3,000; owner, Jas. Tyroler, 202 Centre st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 116.

ALBANY RD, e s, 624.7 s 238th, new bake oven to 3-sty brick store and dwelling; cost, $500; owner, Martin Passamante, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 121.

BASSFORD AV, e s, 60 s 184th st, new girders, new partitions and 1-sty frame extension, 10.10x4, to 2-sty frame dwelling and office; cost, $200; owner, M. Arnstein, on premises; architects, Eblinghaus & Irving, 752 East 220th st. Plan No. 111.

FRISBY AV, s e cor Benson av, 4-sty brick extension, 36.83x158.75, to 2-sty brick school; cost, $78,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 115.

ROSEDALE AV, e s, 300 n Mansion st, 1-sty frame extension, 20x10, and raise to grade two 2-sty frame dwellings and stores; cost, $3,000; owners, Mittenzwey & Schwartz, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 113.

ST ANNS AV, 342, new girders, new columns, new partitions, &c, to 4-sty brick stores and tenement; cost, $1,800; owner, Solomon Schubach, 695 Eagle av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 118.

SOUTHERN BOULEVARD, w s, 1.4 s 145th st, 1-sty frame extension, 25x8.6, to 2-sty frame store and dwelling; cost, $900; owner, Haffen Realty Co., 152d st and Melrose av; architects, Elton Cont. Co., 2804 3d av. Plan No. 119.

UNION AV, 851, new partitions to 3-sty frame tenement; cost, $200; owner, Clarence W. Gresen, 520 Willis av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 117.

VAN NEST AV, n s, 25 e Fillmore st, raise to grade 3-sty frame store and dwelling; cost, $500; owners, Parciasejse & Pellettieri, 518 East 149th st; architect, B. Ebeling, 135 Westchester sq. Plan No. 114.

WASHINGTON AV, 940-942, remove projections to 3-sty frame dwelling and hotel; cost, $500; owner, Geo. Wewer, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 110.

WASHINGTON AV, e s, 148.4 n 167th st, remove projection to 5-sty brick tenement; cost, $1,500; owner, Wm. Sudbrink, 760 St. Anns av; architect, Fred Hammond, 391 East 149th st. Plan No. 112.

WASHINGTON AV, 1521-1523, new store front, new partitions to 4-sty brick tenement; cost, $400; owner, Wm. Gullery, 1472 Washington av; architects, Brun & Markowitz, 1 Madison av. Plan No. 120.

WILLIS AV, 526-530, 1-sty frame extension, 25x3.6, to 2-sty frame stores; cost, $400; owner, Andrew Davey, on premises; architects Moore & Landsiedel, 3d av and 148th st. Plan No. 109.

Brooklyn.

BALTIC ST, 660, interior alterations to 3-sty tenement; cost, $200; owner, Lora I. Stelle, 101 St. Johns pl; architect, Jacob Engle, 141 5th av. Plan No. 1285.

BALTIC ST, 662-668, plumbing to four 3-sty tenements; cost, $500; owner, Chas. C. Stello, 81 5th av; architect, Jacob Engle, 141 5th av. Plan No. 1297.

BALTIC ST, 629, extension to 3-sty tenement; cost, $300; owner, Jos. Stendera, on premises; architect, B. E. Gfroerer, 111 4th av. Plan No. 1328.

BERGEN ST, 891, extension to 2-sty manufactory; cost, $3,000; owner, Bertha Schmerder, on premises; architect, Adam A. Fischer, 373 Fulton st. Plan No. 1413.

BERGEN ST, 697, interior alterations to 4-sty tenement; cost, $200; owner, Sarah R. Syron, 699 Bergen st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1436.

BERRIMAN ST, 353, interior alterations to 2-sty dwelling; cost, 200; owner, Geo. Catalano, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 1356.

BRIDGE ST, 179, raise extension to 3-sty store and dwelling; cost, $500; owner, Harry Feuerstein, on premises; architects, Brook & Rosenberg 350 Fulton st. Plan No. 1291.

CARROLL ST, 1805, plumbing to 2-sty dwelling; cost, $250; owner, Patrick McDermott, 1771 Carroll st; architect, Michael Rosenberg, 350 Fulton st. Plan No. 1389.

CLYMER ST, 44, exterior alterations to tenement; cost, $1,500; owner, John Zabovitzkie, on premises; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1402.

DECATUR ST, 605, interior alterations to 2-sty dwelling; cost, $550; owner, Margt. Walsh, 338 Chauncey st; architect, Richard F. Walsh, 338 Chauncey st. Plan No. 1340.

FULTON ST, 1840, store front to 3-sty store and dwelling; cost, $200; owner, Pearl Goldstein, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1312.

FULTON ST, 3051-3, extension to two stores; cost, $3,000; owner, Emil H. Rositzke, 1308 Prospect pl; architect, W. H. Ludwig, 801 Eastern Pkway. Plan No. 1422.

GARFIELD PL, 58, interior alterations to dwelling; cost, $150; owner, Antonio Garlo, 590 Carroll st; architect, same. Plan No. 1361.

GEORGE ST, 138, interior and exterior alterations to shop; cost, $150; owner, Salvatore Cicion, 308 Ellery st; architects, Cannella & Gallo, 60 Graham av. Plan No. 1373.

GRAND ST, 249, extension to 3-sty store and dwelling; cost, $1,500; owner, Benj. Waxman, 151 Grand st; architect, Max Cohn, 280 Bedford av. Plan No. 1425.

HALSEY ST, 1204, exterior alterations to 3-sty tenement; cost, $200; owner, G. Lombardi, 1204 Halsey st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1451.

HERKIMER ST, 562, extension to 2-sty dwelling; cost, $1,800; owner, The Gardner Sunshine Nursery, 139 Rutledge st; architect, Otto E. Liebig, 227 Hamburg av. Plan No. 1423.

HUMBOLDT ST, 301, plumbing to 3-sty tenement; cost, $200; owner, Eliz Flemming, 2336 University pl, Bronx; architect, Geo. W. Williams, 64 Washington av, Richmond Hill. Plan No. 1379.

IRVING ST, 58 to 64, interior and exterior alterations to 5-sty factory; cost, $26,300; owner, Hills Bros. Co., on premises; architect, Gibbons Co., 318 Columbia st. Plan No. 1375.

LAWRENCE ST, 145, interior alterations to dwelling; cost, $200; owner, John H. Mullarkey, 40 7th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1357.

PRESIDENT ST, 1456, extension to dwelling; cost, $300; owner, Grace E. Street, on premises; architect, Geo. W. Randall, 972 Sterling pl. Plan No 1404.

RODNEY ST, 218, exterior and interior alterations to 3-sty dwelling; cost, $500; owner, Solomon Alexander, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 1309.

SACKETT ST, 107, interior alterations and skylight to 3-sty tenement; cost, $300; owner, Pietro Lannello, 106 Sackett st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1383.

SACKETT ST, 106, interior alterations to 3-sty tenement; cost, $200; owner, Pietro Lannello, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1410.

SEIGEL ST, 122, interior alterations to 4-sty manufacturing plant; cost, $5,000; owner, Estate of J. H. Werbeloosky, on premises; architect, same. Plan No. 1280.

UNION ST, 158, interior alterations to 3-sty tenement; cost, $300; owner, Biago Carrado, 24 Carrol st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1411.

VAN BRUNT ST, 248, plumbing to 3-sty tenement; cost, $200; owner, Vincenzo Marra, 190 Conover st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1384.

VARET ST, 76, interior alterations to 4-sty tenement; cost, $225; owner, David Freebrun, 70 Varet st; architect, Lew Keon, 9 Dehevoise st. Plan No. 1465.

WARREN ST, 291, plumbing to 3-sty dwelling; cost, $100; owner, Thos. Conley, on premises; architect, Michael Rosenberg, 350 Fulton st. Plan No. 1390.

WHIPPLE ST, 2, extension to theatre and dwelling; cost, $6,000; owner, Meyer Goldberg, 49 Throop av; architect, Ignatius A. Crawford, 1095 Lorimer st. Plan No. 1367.

YORK ST, 189, plumbing to 3-sty tenement; cost, $200; owner, Gaetano Salvato, on premises; architect, Jos. P. Rofrano, 215 York st. Plan No. 1299.

EAST 14TH ST, 2516, exterior alterations to 2-sty dwelling; cost, $800; owner, Robt. A. Patterson, on premises; architect, M. M. Foley, 2247 Homecrest av. Plan No. 1457.

EAST 16TH ST, 275, exterior alteratiosn to 2-sty dwelling; cost, $100; owner, Henry J. Roth, 275 East 16th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1455.

WEST 17TH ST, 2730, plumbing to dwelling; cost, $200; owner, A. S. Galitzka, 2946 West 8th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 1358.

BAY 28TH ST, 189, extension to 2-sty dwelling; cost, $150; owner, Jos. F. Wade, on premises; architect, Jas. F. Brewster, 2938 West 8th st. Plan No. 1371.

WEST 31ST ET, 2952, move 2-sty dwelling; cost, $750; owner, John Ferrari, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1364.

38TH ST, 1016, move 2-sty dwelling; cost, $400; owner, Maria Mistretta, 281 Troutman st; architects, Cannella & Gallo, 60 Graham av. Plan No. 1471.

38TH ST, 1018, move 2-sty dwelling; cost, $500; owner, Vita Ingardi, 215 Melrose st; architects, Cannella & Gallo, 60 Graham av. Plan No. 1466.

84TH ST, 1255 plumbing to 2-sty house; cost, $125; owner, Nellie Furmin, on premises; architect, Robt. Young, 249 Nostrand av. Plan No. 1421.

EAST 95TH ST, 1094, exterior alterations to 3-sty cafe and dwelling; cost, $200; owner, Philip Erhart, on premises; architect, Gerald Simpson, 901 East 93d st. Plan No. 1292.

BROADWAY, 1695, extension to 2-sty store and tenement; cost, $2,000; owner, Louis Nielson, 223 Smith st; architect, Albert Ulrich, 371 Fulton st. Plan No. 1324.

DE KALB AV, 58, raise roof of 2-sty dwelling; cost, $500; owner, Jas. J. Nolen, 460 Hudson av; architect, same. Plan No. 1344.

EAST NEW YORK AV, 1033, plumbing to 2-sty dwelling; cost, $175; owner, John Brady, 1771 Carroll st; architect, Michael Rosenberg, 350 Fulton st. Plan No. 1388.

FLUSHING AV, 742, interior and exterior alterations to 5-sty warehouse; cost, $1,500; owner, Mrs. Caroline Wolf, 592 Jefferson av; architects, Koch & Wagner, 26 Court st. Plan No. 1408.

GILMORE AV, 437, interior alterations to 2-sty tenement; cost, $500; owner, David Warshawsky, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 1472.

GRAHAM AV, 28, interior alterations to 4-sty shop; cost, $1,000; owner, Isaac Goldberg, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1447.

GREENE AV, 673, interior alterations to 3-sty dwelling; cost, $1,000; owner, Ethel Spilker, 2208 Dean st; architect, Max Cohn, 280 Bedford av. Plan No. 1310.

LAUREL AV, n s, 127.7 e Manhattan av, extension to 2-sty dwelling; cost, $1,500; owner, Philip Torchis, Irving pl and East 15th st; architect, W. Weissenberger, Jr., Irving pl and East 15th st. Plan No. 1416.

LEXINGTON AV, 271, extension to 2-sty factory; cost, $10,000; owner, Fred'k C. Meyer, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 1353.

MEEKER AV, 92, extension to 2-sty dwelling; cost, $2,000; owner, Raffaele Celle, on premises; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan No. 1420.

MYRTLE AV, 350, interior alterations to theatre and storage; cost, $250; owner, Frank W. Flagler, 159 Carlton av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1290.

PAIDGE AV, 203, extension to 2-sty manufactory; cost, $6,500; owner, Standard Oil Co., 26 Broadway, N. Y.; architect, F. L. Sweet, 1074 Prospect pl. Plan No. 1409.

ROCKAWAY AV, 380, plumbing to 3-sty store and tenement; cost, $700; owner, Max Goldstein, 380 Rockaway av; architect, E. M. Adelsohn 1776 Pitkin av. Plan No. 1315.

SUMNER AV, 126, interior alterations to 3-sty tenement; cost, $600; owner, Sam Iser, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 1431.

SURF AV, 87, extension to 3-sty frame hotel; cost, $300; owner, Saml. Weisberger, on premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 1284.

SURF AV, 819, extension to lunch room; cost, $500; owner, Samuel B. Weisberger, on premises; architect, Albert Ulrich, 371 Fulton st. Plan No. 1331.

SCOVILLES WALK & ATLANTIC OCEAN, exterior alterations to bathing pavilion; cost, $600; owner, Desmond Dunne, 176 Montague st; architect, Jas. F. Brewster, 2938 West 8th st. Plan No. 1372.

TOMPKINS AV, 28, interior alterations to 3-sty store and tenement; cost, $400; owner, Sam'l Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1412.

VERNON AV, 289 to 295, extension to engine room; cost, $2,000; owner, F. Munch Bwg. Co., on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 1403.

WYTHE AV, 592, interior alterations to 3-sty tenement; cost, $250; owner, Jas. Stampfl, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1446.

Queens.

ARVERNE.—Park av, e s, 620 n Boulevard, new plumbing in hotel; cost, $125; owner, E. F. Cojeao, Arverne. Plan No. 365.

BEECHURST.—32d st, s s, 300 e 14th st, erect bay window on dwelling; cost, $150; owner, Chas. H. Mailes, premises. Plan No. 369.

BEECHURST.—32d st, e s, 350 e 15th av, erect new bay window on dwelling; cost, $178; owner, C. O. Brown, premises. Plan No. 370.

BROOKLYN HILL.—Union pl, s w cor Jamaica av, new plumbing in dwelling; cost, $50; owner, Chas. Anderson, premises. Plan No. 385.

COLLEGE POINT.—15th st, nw cor Schleichers court, new plumbing in dwelling; cost, $50; owner, G. Dietz, premises. Plan No. 379.

ELMHURST.—Bretioner av, s s, 200 w Washington av, new plumbing in dwelling; cost, $125; owner, Louis Kratz, Britioner av, Elmhurst. Plan No. 368.

EVERGREEN.—Weirfield st, 363, new windows in dwelling; cost, $180; owner, Emil Weisse, premises. Plan No. 384.

EVERGREEN.—Cypress av, 113, new plumbing in dwelling; cost, $75; owner, M. Quinn, Willow st, Evergreen. Plan No. 362.

EVERGREEN.—Hancock st, 1023, interior alterations to dwelling; cost, $200; owner, Chas. Bantzhoff, premises. Plan No. 354.

FAR ROCKAWAY.—Central av, n s, 523 e Mott av, install new elevator in warehouse; cost, $3,000; owner, J. Winkler, Far Rockaway. Plan No. 338.

FAR ROCKAWAY.—Cornaga av, w s, 254 n Healy av, interior alterations to dwelling; cost, $150; owner, G. Faulnober, premises. Plan No. 390.

FAR ROCKAWAY.—Broadway, s s, 400 n Norton av, general interior alterations to dwelling; cost, $3,000; owner, Alfred J. Tally, 6 Mt. Morris Park West, N. Y. C.; architects, C. Christenson & Son, Cedarhurst, L. I. Plan No. 382.

FLUSHING.—Grove st, 86, 1-sty frame extension, 20x25, rear 2-sty dwelling, tin roof, interior alterations; cost, $1,200; owner, A. Stapleton, care Central Brewing Co., 68th st and East River, N. Y. C.; architect, Pat'k J. Murray, 2 Mitchell pl, N. Y. C. Plan No. 391.

FLUSHING.—Hillside av, s s, 225 e Colden av, new plumbing in dwelling; cost, $75; owner, John Duggan, premises. Plan No. 381.

FLUSHING.—Linden av, 82, gas piping in dwelling; cost, $10; owner, H. M. Carpenter, premises. Plan No. 383.

FLUSHING.—Murray st, 211, new plumbing in dwelling; cost, $35; owner, J. A. Welsh, premises. Plan No. 364.

FLUSHING.—Murray st, 215, new plumbing in dwelling; cost, $35; owner, W. Schurmacher, premises. Plan No. 363.

FLUSHING.—Central av, w s, 175 s Beech st, new plumbing in dwelling; cost, $40; owner, M. Nusbaum, premises. Plan No. 359.

FLUSHING.—Elm st, n s, 400 w Murray st, new plumbing in dwelling; cost, $125; owner, M. Walton, premises. Plan No. 360.

FLUSHING.—Bowne av, 342, gas piping in dwelling; cost, $10; owner, A. Wilkenson, premises. Plan No. 343.

FLUSHING.—Forest av, n s, 100 e Smart av, new porch on dwelling, interior alterations; cost, $100; owner, H. Wirth, premises. Plan No. 350.

FLUSHING.—Parsons av, w s, 150 n Forest av, new plumbing, hospital; cost $300; owner, Flushing Hospital, premises. Plan No. 352.

GLENDALE.—Bedford av, w s, 200 s Myrtle av, new plumbing in dwelling; cost, $250; owner, C. Mack, premises. Plan No. 374.

GLENDALE.—Myrtle av, n w cor McKinley av, interior alterations to dwelling; cost, $30; owners, Welz & Zerweck, premises. Plan No. 372.

JAMAICA.—James st, s s, 360 e New York av, erect new porch on dwelling; cost, $50; owner, Wm. H. Foster, premises. Plan No. 377.

JAMAICA.—Hanson pl, 31, 1-sty frame extension, 8x12, side 1-sty garage; cost, $50; owner, John L. Pitz, premises. Plan No. 349.

JAMAICA.—Washington st, 12, interior alterations to moving picture show; cost, $80; owner, John R. Booth, 5 Union Hall st, Jamaica. Plan No. 339.

JAMAICA.—Chichester av, n s, 150 w Van Wyck av, 1-sty frame extension, 45x21, side store, gravel roof; cost, $300; owner, J. O'Dessa, 55 Park av, Brooklyn; architect, E. Dunning, Richmond Hill. Plan No. 336.

LAUREL HILL.—Newtown Creek, n s, 300 w Brook st, install new elevator in factory; cost, $3,000; owner Nichols Copper Co., premises. Plan No. 357.

L. I. CITY.—Hoyt av, 238, interior alterations to tenement; cost, $100; owner, M. S. Curtis, premises. Plan No. 376.

L. I. CITY.—Sherman st, 9, new foundation to dwelling; cost, $350; owner, M. Vinciguerra, premises. Plan No. 371.

L. I. CITY.—Sherman st, e s, 140 s Camelia st, new foundation to dwelling; cost, $250; owner, Geo. Stowell, premises. Plan No. 358.

L. I. CITY.—Jackson av, 398, new electric sign to store; cost, $500; owner, Peter Doelger, premises. Plan No. 351.

L. I. CITY.—2d av, 877, cut new doors to dance hall; cost, $150; owner, W. F. Offenbacher, premises. Plan No. 340.

L. I. CITY.—Queens st, w s, 300 s Jackson av, new brick foundation to dwelling; cost, $400; owner, W. Welsh, 21 Orchard st, L. I. City. Plan No. 335.

L. I. CITY.—Marion st, 118, new window in dwelling; cost, $50; owner, A. Cabone, premises. Plan No. 344.

L. I. CITY.—Jamaica av, s s, 177 w Crescent st, 2-sty frame extension, 20x13, rear 2-sty frame dwelling, interior alterations; cost, $900; owner, J. J. Bleestein, 240 Jamaica av, L. I. City. Plan No. 332.

L. I. CITY.—Sherman st, 336-338, 1-sty frame extension, 11x13, on present extension, interior alterations; cost, $750; owners, Benes & Storell, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 333.

LONG ISLAND CITY.—10th av, 255, 1-sty frame extension, 25x35, rear 1-sty store, slag roof; cost, $400; owner, Wm. H. Meyer, Steinway & Wilson avs, L. I. City. Plan No. 387.

LONG ISLAND CITY.—Academy st, w s, 125 s Grand av, 1-sty frame extension, 6x18, side garage, gravel roof; cost, $100; owner, Dr. H. S. Finck, premises. Plan No. 380.

MASPETH.—Dyson st, w s, 300 n Lenox av, 1-sty frame extension, 10x12, side shed, tin roof; cost, $50; owner, John J. Braesler, premises. Plan No. 334.

MORRIS PARK.—Curtis av, e s, 50 n Chichester av, gas piping in dwelling; cost, $10; owner, M. DeBevoise, premises. Plan No. 356.

QUEENS.—Hollis Court boulevard, 13, erect new dormer window in dwelling; cost, $200; owner, A. G. Jacobs, premises. Plan No. 353.

RICHMOND HILL.—Jamaica av, n s, 75 e Beech st, new plumbing in dwelling; cost, $50; owner, J. Stromeyer, premises. Plan No. 342.

RICHMOND HILL.—Chestnut st, e s, 200 e Chichester av, new plumbing in dwelling; cost, $50; owner, H. Rehse, premises. Plan No. 341.

RIDGEWOOD.—Martin st, 23, interior alterations to dwelling; cost, $50; owner, John Dollar, premises. Plan No. 355.

RIDGEWOOD.—Woodward av, w s, 175 n Ralph st, new store front; cost, $250; owner, Julius Stern, premises. Plan No. 361.

RIDGEWOOD.—Myrtle av, 2346, 1-sty frame extension, 22x25, rear 3-sty store and dwelling, tar and gravel roof; cost, $1,000; owner, John G. Hess, 248 Humboldt st, Brooklyn; architect, Louis Allmindinger, 926 Broadway, Brooklyn. Plan No. 389.

ROCKAWAY BEACH.—Wainwright pl, w s, 540 n Washington av, 2-sty frame extension, 24 x10, rear 2-sty dwelling, interior alterations; cost, $1,000; owner, A. Owens, 312 Washington av, Rockaway Beach; architect, Wm. Sandifer, Fairview av, Rockaway Beach. Plan No. 392.

ROCKAWAY BEACH.—Undine av, w s, 196 s Boulevard, repair dwelling; cost, $125; owner, Wm. Toder, premises. Plan No. 378.

ROCKAWAY BEACH.—Washington av, n s, 100 n Thetis av, repairs to dwelling; cost, $40; owner, J. Beyer, premises. Plan No. 375.

ROCKAWAY BEACH.—Horton pl, w s, 250 w Remsen av, gas piping in dwelling; cost, $10; owner, John Schettino, premises. Plan No. 373.

SPRINGFIELD.—Dock rd, s w cor Rockaway rd, 1-sty frame extension, 20x24, side shed, gravel roof; cost, $200; owner, Christ Thofman, premises. Plan No. 388.

WHITESTONE.—6th av, w s, 150 s 20th st, 1-sty frame extension, 18x12, over present extension on rear, tin roof; cost, $275; owner, Mrs. T. Farrell, premises. Plan No. 386.

WINFIELD.—Lee av, w s, 90 s Woodside av, 1-sty frame extension, side and rear 1-sty church, interior alterations; cost, $1,500; owner, Winfield Reformed Church, 9 Fisk av, Winfield. Plan No. 367.

WOODHAVEN.—Beaufort st, s e cor Benedict av, interior alterations to store and dwelling; cost, $300; owner, E. Thury, 230 University pl, Woodhaven. Plan No. 331.

WOODHAVEN.—Jerome av, s s, 50 e Freedom st, new plumbing in dwelling; cost, $60; owner, Fred Reineking, premises. Plan No. 348.

Richmond.

BROADWAY, e s, 151 e William st, 312, Tottenville, 1-sty extension to frame dwelling; cost, $200; owner, Mrs. Anna Rively, Tottenville; architects and builders, Burgess & Benedict, Tottenville. Plan No. 43.

BUSH AV, w s, 400 s Richmond Terrace, Port Richmond, new front porch to frame dwelling; cost, $70; owner, Henry Lynk, Mariner's Harbor; architect and builder, James Lynk, Mariner's Harbor. Plan No. 40.

MADISON AV, e s, 400 e Town av, Arrochar, 1-sty extension to frame dwelling; cost, $150; owner, Vito Castronuovo, Arrochar; architect and builder, Errico Vece, Arrochar. Plan No. 45.

MANEE AV, e s, 300 n Jacob st, Tottenville, to enlarge summer kitchen to frame dwelling; cost, $30; owner, W. W. Slaight, Tottenville; architect and builder, W. E. Joline, Tottenville. Plan No. 41.

MILL RD & SURF AV, s e cor, New Dorp, 1-sty extension, new partitions, plastering, &c, to frame hotel; cost, $1,100; owners, C. Taibbie & Genovese, 25 Monroe st, N. Y. C.; architect and builder, John Carfagra, 215 North 6th st, Brooklyn. Plan No. 46.

NEW YORK AV, w s, 25 s St Mary's av, 1102-4, Rosebank, new plumbing to frame two tenements; cost, $100; owner and builder, A. W. O'Connor Estate, 47 Rutland rd, Brooklyn; architect, John Davies, Tompkinsville. Plan No. 38.

POST AV, 987, Port Richmond, 1-sty extension to frome dwelling; cost, $485; owner, P. Adler, Port Richmond; architect and builder, John Larsen, Port Richmond. Plan No. 44.

RICHMOND AV, w s, & HATFIELD AV, Port Richmond, 1-sty extension to frame store; cost, $300; owner, John H. Leadley, Port Richmond; architect and builder, R. H. Leadley, Port Richmond. Plan No. 42.

PLOT 15, ocean front, 200 e Creek bet Seaside boulevard and the beach, South Beach, 1-sty extension to frame bungalow; cost, $50; owner and builder, Edward Campbell, 236 Grand st, J. C., N. J. Plan No. 39.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending March 14. The location is given, but not the owner's address:

ELIZABETH.—Jacob Gordon, 317-19 Westfield av, 3-sty frame, $10,000.

JERSEY CITY.—William Werther, 266 3d st, 4-sty brick alteration, $3,000; Paul Schilling, 84 Van Wagenen av, 3-sty frame, $10,000; Norman Christie, 14 Paterson st, 3-sty frame, $6,000; Rose DonDero Silletti, 1089 & 1093 Summit av, two 4-sty brick, $27,000.

BAYONNE.—John M. Cherry, 812 Broadway, 3-sty brick, $12,000.

IRVINGTON.—Daniel Sass, 210-212 22d st, 3-sty frame, $8,000; Otto Zitzmann, e s 21st st, 98 ft. n 15th av, 3-sty frame, $6,000; Daniel Sass, s e cor 17th av & 22d st, 3-sty frame, $8,000.

PERTH AMBOY.—John Zawilinsky, n w cor Hall av & Penn st, 3-sty brick, $16,000.

HARRISON.—Morris Meltz, n w cor Grant av & New st, 3-sty frame, $9,000; Morris Meltz, w s Grant av, 37 ft. n New st, 3-sty frame, $7,000.

NEWARK.—David R. Seglin, 30-32 Broad st, 4-sty brick, $30,000; Louis Imhof, 26 Grand av, 3-sty frame, $6,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Christian H. Ziegler, 75 Montgomery st, has been commissioned to prepare plans for a 4-sty brick apartment house at 70 Tonelle av for T. W. Coyle, 871 Bergen av, owner.

PASSAIC, N. J.—A. Preiskel, Hobart Trust Building, is preparing plans for a 3-sty hollow tile and brick apartment house, 90x106 ft., at Gregory av and Park pl, for Pink & Pashman, Van Buren st, owners. Cost, about $35,000.

WEST NEW YORK, N. J.—Joseph Tnrck, 771 Bergenline av, is preparing plans for two stores and one flat, 3-stys, 50x82 ft., brick construction, at the corner of 21st st and Bergenline av.

ELIZABETH, N. J.—Oakley & Son, 280 North Broad st, owners and architects, are completing plans for a 3-sty brick apartment, 88x40 ft., on North av, between Newark av and North Broad st, to cost about $20,000.

ELIZABETH, N. J.—C. H. Schmieder, 286 North Broad st, is revising plans for a brick and hollow tile apartment, 46x60 ft. at 4th av and Centre st for A. Colon, East Jersey st, owner. Cost, about $8,000.

JERSEY CITY, N. J.—W. H. Bogart, 250 Jackson av, is preparing plans for a 3-sty brick apartment, 35x82 ft., to cost about $22,000. The location and owner's name is for the present withheld.

WEST HOBOKEN, N. J.—Cicarelli & Marangello, 2d National Bank Building, Hoboken, are preparing plans for three 5-sty brick, limestone and terra cotta apartments, 87x125 ft., at the northeast corner of Spring and High sts, to cost about $125,000.

CHURCHES.

GLEN RIDGE, N. J.—Wilbur S. Knowles, East Orange, N. J., is preparing plans for a stone addition to the church and Sunday school southwest corner of Ridgewood av and Clark st for the Glen Ridge Congregational Church, Rev. Claume Hall Wilson, 187 Ridgewood av, pastor, E. N. Bristol, 76 Highland av, chairman building committee. Cost, about $55,000.

DWELLINGS.

ORANGE, N. J.—George E. Krug, 1170 Broadway, N. Y. C., has completed plans for a 2½-sty frame parsonage, 40x40 ft., for the First Presbyterian Church, of Orange, Main st, corner of Day st, owner.

LITTLE SILVER, N. J.—Chas. Darsh, 537 East Broad st, Westfield, N. J., architect, is revising plans and will call for bids about April 1 for a 2½-sty hollow tile and stucco residence for E. L. Hartwick, 9 West 29th st, N. Y. C. Cost, between $5,000 and $6,000.

PLAINFIELD, N. J.—Work is ready to start on two 2½-sty frame residences, 24x35 ft., at 218-222 West 3d st, for Morris Israel, 423 John st, Plainfield. W. H. Clum, 152 Park av, Plainfield, architect. Cost, about $3,000 each.

HALLS AND CLUBS.

NEWARK, N. J.—Newark Aerie, No. 44, Fraternal Order of Eagles, 15 West Park st, contemplates the erection of a 3-sty brick clubhouse in Washington st, or Plane st, near Market st, from plans by Fred Grad, American National Bank Building, Newark. Cost, about $35,000.

HOSPITALS AND ASYLUMS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has been commissioned to prepare plans for the 3-sty brick home for the blind on Pavonia av, near Baldwin av, for St. Joseph's Home for the Blind. Cost, about $100,000.

ENGLEWOOD, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, N. Y. C., are preparing plans for a 1-sty brick hospital addition, 40x50 ft., in Engle st for the Englewood Hospital Association, A. L. Mason, secretary. Cost, about $15,000. Bids to be taken about April 27.

MUNICIPAL.

EDGEWATER, N. J.—Watson G. Clark, 30 Church st, N. Y. C., engineer, is preparing plans for several thousand feet of sewer piping for the Borough of Edgewater. Henry Wissel, Mayor. Bids will be called about May 1. Cost, about $50,000.

SCHOOLS AND COLLEGES.

NORTH BERGEN, N. J.—Fred Hensel, 809 Savoye st, West Hoboken, N. J., has been commissioned to prepare plans for rebuilding brick

New Jersey Building News (Continued).

school No. 5 at Smith and Roberts sts, for the Board of Education of North Bergen. Cost, about $150,000.

WEST HOBOKEN, N. J.—Ernest Sibley, Palisades, N. J., has been commissioned to prepare plans for a 3-sty brick school at Clinton and Union avs for the Board of Education of West Hoboken. Cost, about $200,000.

BLOOMFIELD, N. J.—Chas. Granville Jones, 280 Broadway, N. Y. C., has nearly completed plans for a 2-sty brick and stone public school for the city of Bloomfield. A meeting will be held at once to decide on an appropriation.

STORES, OFFICES AND LOFTS.

BRANCHVILLE, N. J.—Marvin & Davis, 303 5th av, N. Y. C., have completed plans for a 1-sty brick, marble and terra cotta bank building, 26x41 ft., for the First National Bank of Branchville, A. J. Canfield, president. Phelps & McAllister, 230 Main st, South Orange, N. J., general contractors. Cost, about $15,000.

THEATRES.

JERSEY CITY, N. J.—W. H. Bogart, 250 Jackson av, is preparing plans for a 1-sty brick theatre, 85x100 ft., in the Greenville section, to cost about $25,000.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

PLATTSBURG, N. Y.—William T. Towner, 320 5th av, N. Y. C., is revising plans for a 3-sty brick, limestone and terra cotta apartment, 50x60 ft., in Broad st for Mrs. Catherine McKeefe, 13 Broad st. Cost about $25,000. Bids will be called for this spring.

POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, is preparing plans for a 3-sty brick store and apartment, 38x70 ft., at Innis av and Main st for E. S. Keating, 19 Charles st, owner and builder, who will take bids on subs about March 30. Cost, about $12,000.

CHURCHES.

POUGHKEEPSIE, N. Y.—Walter B. Chambers, 109 Broad st, N. Y. C., has been commissioned to prepare plans for a church at Hooker av and Hascomb st for the First Reformed Church, Rev. Clifford P. Case, 265 Mill st, pastor.

DWELLINGS.

LITTLE FALLS, N. Y.—Linn Kinne, 98 U. C. N. B. Building, Utica, is revising plans for a 2½-sty brick and stone residence and garage in Prospect st for J. J. Gilbert, 151 Elizabeth st. William Pitkin, 512 Cutler Building, Rochester, landscape architect. Cost, about $50,000.

HORNELL, N. Y.—The Elmhurst Realty & Development Co., A. W. Read, Broad st, president, contemplates the erection of twenty-five 2½-sty frames residences from private plans.

POUGHKEEPSIE, N. Y.—Percival M. Lloyd, Fallkill Building, is preparing plans for a 2½-sty brick residence, 26x40 ft., for E. R. Pease, 290 Main st, owner, and will take bids on general contract about March 30.

FACTORIES AND WAREHOUSES.

PORT JERVIS, N. Y.—The Katterman & Mitchell Co., 300 Straight st, Paterson, N. J., contemplates the erection of a factory here to cost $35,000. It will depend on the action of the Board of Trade.

HALLS AND CLUBS.

BATH, N. Y.—The Masonic Temple Association, W. S. Clough, chairman building committee, contemplates building a 2-sty brick addition to the Masonic temple here from plans by Robert Davison, this place.

MUNICIPAL.

LYONS FALLS, N. Y.—John Young, Syracuse, N. Y., was low bidder at $43,313.50, for a highway bridge over Moose and Black rivers for the State of New York, Department of Public Works, Duncan W. Peck, superintendent, Capitol, Albany. John A. Bensel, Capitol, State engineer. Cost, about $50,000.

SCHOOLS AND COLLEGES.

PIERCEFIELD, N. Y.—Linn Kinne, 98 Utica City National Bank Building, Utica, has completed plans for a 1-sty frame school for the village of Piercefield, Harry Cown, president. Bids will probably be received by architect about April 1. Cost, about $20,000.

BINGHAMTON, N. Y.—The Common Council has appointed a committee, Harry Price, 2d Mutual Building, Binghamton, chairman, to select an architect to prepare plans for a school in Helen st, to cost about $75,000.

STORES, OFFICES AND LOFTS.

POUGHKEEPSIE, N. Y.—Percival M. Lloyd, Fallkill Building, is preparing plans for a 5-sty brick store and office building, 18x76 ft., at the southwest corner Main and New sts for the Sague Realty Co., John K. Sague, president. Cost, about $35,000. Bids will be taken about May 1.

PERSONAL AND TRADE NOTES.

ASBESTOS PROTECTED METAL CO. has moved its New York City office from 100 Broadway to 52 Broadway.

I. EDGAR HILL, architect, formerly connected with Edgar V. Seeler, architect, of Philadelphia, has opened offices for the practice of his profession at Seneca st, Geneva, N. Y.

BENJAMIN SCHUYLER, 76 Prospect st, Lockport, N. Y., desires catalogues, information, etc., on laundry machinery, driers, etc. He is also in the market for hollow tile, 12x12x12.

R. L. DAUS, of the firm of Daus & Otto, architects, 130 Fulton street, will retire from the profession. Mr. Daus has been practically inactive for a number of years, spending much of his time abroad. Carl L. Otto will continue the practice of the firm under his own name and after May 1 will occupy new offices at 35 Broadway.

S. H. BAILEY, architect, 154 Nassau st, N. Y. C., has formed a partnership with R. E. Archibald, of Newark, N. J., for the practice of architecture. The new firm, under the name of Archibald & Bailey, will open a branch office at Milford, Conn.

OTIS ELEVATOR COMPANY in its pamphlet report for the year ended December 31, 1913, showed net earnings of $1,157,395; balance, $767,395. This is equal to more than twelve per cent. on the common stock, as compared with fourteen per cent. earned on the same stock in the previous year. In his report to the stockholders, W. D. Baldwin, president of the company, attributes the drop in business to the decline in building operations which prevailed throughout the country last year.

WILLIAM E. PARSONS, graduate of the Ecole des Beaux Arts, and for the last seven years the government architect at Manila, P. I., is now on his return to America. Mr. Parsons will enter the office of E. H. Bennett, architect, Railway Exchange Building, Chicago, Ill., and will take an active part in the work now under way on the comprehensive plan for the City of Ottawa, Canada. While in the Philippines, Mr. Parsons had charge not only of the erection of government buildings at Manila, but of the planning of that city as well.

ARCHITECTURAL BOWLING LEAGUE announces as the winner of the tournament and cup for the season 1913-14 the team entered from the office of Hoppin & Koen. The winning team included the following men: J. F. Delany, Fred Eckel, Wm. F. McCulloch, Donald M. Campbell and W. F. Bailey. Teams competing in the tournament were from the offices of F. H. Kimball, Hoppin & Koen, Starrett & Van Vleck, McKim, Meade & White, Rouse & Goldstone, Jas. Gamble Rogers, Cass Gilbert, Tracey & Swartwout and the Architectural Department of the Central R. R. of N. J.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July and August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

THE EFFICIENCY SOCIETY (Inc.) will hold the first national efficiency exhibition and conference at the Grand Central Palace, N. Y. C., April 4 to April 11, inclusive. Interesting programs are being prepared for each session of the conference.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore. Preliminary notices will soon be sent out.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, will in the future be held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. These meetings will be held without the usual formal notice of correspondence.

MASTER BUILDERS' ASSOCIATION of New Jersey will hold its annual convention in Orange, N. J., April 23, 1914. V. P. Christoffersen, Perth Amboy, N. J., secretary. Further details will be announced at a later date.

THE MUNICIPAL CLUB of Brooklyn will hold a meeting Tuesday, March 24, at the Machinery Club, 50 Church street, Manhattan, "Regulating the Height, Size and Arrangement of Buildings" is the subject which will be under discussion. The speakers will be Edward M. Bassett, chairman of the Commission on Heights of Buildings; Frank B. Williams, chairman of the City Plan Committee of the City Club of New York; Electus D. Litchfield and Frederick L. Crawford, member of the Brooklyn Committee on City Plan.

AMERICAN INSTITUTE OF ELECTRICAL Engineers will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac. The meetings and papers committee requests that authors desiring to present papers at this convention will notify the committee to this effect promptly and submit their manuscripts at Institute headquarters on or before April 1, 1914.

AMERICAN SOCIETY OF MECHANICAL Engineers has appointed sub-committees to cover each industry and branch of engineering as the result of a policy recently adopted by the society in order to meet the industrial expansion which has increased greatly the field of the mechanical engineer. Thirty-eight such committees are contemplated and of these twelve have already been appointed. Among those already appointed are committees on textiles, cement, machine shop, gas power and plant equipment, air machinery, industrial buildings and fire prevention. Those still to be made will take up such subjects as heating and ventilation, steam power and plant equipment, pumping machinery, electrical machinery, refrigeration and ice making, and relations with architects.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—A tentative program has been arranged for the coming spring meeting to be held in St. Paul and Minneapolis, June 16-19. Three groups of professional sessions will be held. It is expected that one session will be upon the subject of grain handling and ore handling, which is an important topic locally and an interesting one generally. Another session will be devoted to the use of powdered fuel and its efficiency and utility compared with oil and gas, for different purposes in industrial work (e. g., in openhearth furnaces, in cement kilns, in boiler furnaces, and for industrial furnaces). Reports will be presented by the Committee for Standard Specifications for Boilers and Other Pressure Vessels, and for Their Care in Service, and by the Committee on Flanges. The latter report was presented for preliminary consideration at the recent annual meeting in New York and provoked a spirited discussion.

THE NINTH EXHIBITION of the Brooklyn Chapter, American Institute of Architects, was opened Saturday evening, March 14, at 131 Remsen street, Brooklyn, by a private view and reception for members, which was followed by the annual dinner of the chapter. William P. Bannister, president of the chapter, acting as toastmaster, introduced as the principal speaker of the evening, Rudolph P. Miller, Superintendent of Buildings in Manhattan. Mr. Miller strongly advocated the establishment of a Department of Public Safety and referred to the one now in operation in Philadelphia as a good example for any city to follow, putting the entire responsibility up to one department instead of dividing it as is done at present in New York City. R. D. Kohn, president of the New York Chapter, spoke briefly on the work of his chapter and the necessity of co-operation between the Brooklyn and New York chapters. The exhibition will be open to the public without charge daily and Sunday up to and including March 28, from 12 m. to 10 p. m.

OBITUARY

E. L. COTTELL, president of the Cottell Shade Co., 825 Sixth avenue, N. Y. C., died of pneumonia on Saturday, March 14.

T. HENRY DUMARY, general contractor and president of the Helderberg Cement Co., of Albany, N. Y., died of Bright's disease after a long illness, Monday, March 16.

ABRAHAM E. COOK, a prominent building contractor of Western New York, died of heart disease, at his home, 83 Broad st, Salamanca, N. Y., Thursday, March 12, aged seventy-one years.

JOHN J. O'NEILL, architect and civil engineer, died after a long illness at his home, 27 Concord st, Jersey City, N. J. He was sixty-seven years old and had been active in his profession for many years.

ARCHIBALD HENDERSON, a retired architect, died at his home, 279 Windsor place, Sunday, March 15, of heart disease. Mr. Henderson was born in Rockland County, N. Y., forty-three years ago. He is survived by his widow and one daughter.

FRANK MILLER, general contractor, died at his home, 14 Wilson av, Flushing, L. I., Wednesday, March 18, aged thirty-seven years. Mr. Miller was a member of the Master Builders' Association of Manhattan and of many fraternal and social societies.

CHARLES EILBACHER, mason contractor, died at his home, 357 Elizabeth av, Elizabeth, N. J., Sunday, March 8. He was born in Bavaria, Germany, sixty-seven years ago, and had been active in the building trade in Elizabeth for a number of years.

JAMES HAVILAND MERRITT, a retired architect, died at his home 3 Monroe pl, Brooklyn, Tuesday, March 17. Mr. Merritt was fifty-four years old, and was a member of the Dyker Meadow Golf Club, Hamilton Club, Heights Casino and the Society of Friends. He is survived by his widow, one son and one daughter.

MAURICE FORNACHON, architect, whose death occurred in this city on March 8, was for more than a quarter of a century connected with the construction of the more important buildings in New York City as well as in other parts of this country. Mr. Fornachon was born in 1841 and received his early education at a private school in New York City, after which he studied in Switzerland and finally completed his school work at the Ecole de Beaux-Arts, Paris. He returned to New York City in the early sixties, and became associated with the late R. M. Hunt, with whom he remained for about thirty-five years. Mr. Fornachon was known for sterling qualities and upright character, endearing him to all who knew him. A careful and concise student, his counsel was much sought after and freely given to the younger as well as the older members of the profession. During his long career as an architect, Mr. Fornachon gathered together a very fine architectural library, which he distributed among various public institutions some time previous to his death. In his greatness in dealing with men he was second only to the man he served so faithfully so many years, and to those who knew him and his acknowledged master to whom he was inseparately linked, his memory will always be held in the greatest esteem.

RECENT INCORPORATIONS.

STANDARD SHELLAC CO. has filed incorporation papers with offices in Brooklyn to manufacture and deal in varnish, shellac, wax, oils, paints, etc., with a $5,000 capitalization. The incorporators are George L. Wood, 3615 Av D, Brooklyn, Horace E. King, 60 Wall st and May Fried, 530 East 71st st. Martin & Best, 60 Wall st, are the attorneys.

ROSS BUILDING CO., realty and construction, is the name of a $10,000 corporation with offices in Manhattan. The incorporators are Frederick Krasu, 56 East 122d st, Sigmund Solomon, 135 Broadway, and Morris Solomon, 60 East 122d st. Sigmund Solomon, 309 Broadway, is the attorney.

HENRY C. SMITH BUILDING CO. has filed incorporation papers with a $5,000 capitalization to do a realty, brokerage, general contracting, construction and electric system business with offices in Manhattan. The directors are Jas. Fanning and Henry C. Smith, both of 501

5th av, and F. C. Smith, Mamaroneck, N. Y. Morris Jacobs, 56 Pine st, is the attorney for the company.

IFE REVOLVING DOOR CO. is a $250,000 corporation chartered with offices in Manhattan to manufacture and deal in revolving doors, building materials, machinery goods and supplies. The papers were filed by Crawford Elliott, 242 Cumberland st, Walter W. Ife, 137 Bay 10th st, and Walter P. Hatch, 21 South Elliott pl, all of Brooklyn, as directors. W. W. Ife, 2 Stone st, N. Y. C., is the company's attorney.

230 FIFTH AVENUE CORP. has been chartered with a capitalization of $660,000 with offices in Manhattan to do a realty, construction and contracting business. The incorporators are Stark Ferriss, 42 Maple av, Madison, N. J., Percy R. Buttenheim, Haworth, N. J., William H. Frame, Main st, Peekskill, N. Y., and two others. Ferriss & Storck, 165 Broadway, are the attorneys for the company.

NICHOLAS H. TRAPP & SON have filed papers with $5,000 capital stock to do general building, construction, contracting and realty with offices in Manhattan. The directors are Nicholas H. Trapp and Jos. N. Trapp, both of 17 Thames st, and Max Freedman, 129 West 117th st. Van Ness & Van Ness, 220 Broadway, are the attorneys.

THIRD AVENUE AND FIFTY-EIGHTH STREET CO. is a $10,000 corporation chartered to do a realty, construction, manufacturing and dealing in building materials business with offices in Manhattan. The directors are Leonard W. Simmons, 113 West 114th st, Albert F. Egelhoff, 172 Sterling pl, and William H. Meagher, 17 West 184th st. Weschler & Kohn, 141 Broadway, are the company's attorneys.

MIRKIN & SON IRON WORKS have been incorporated with offices in Brooklyn to do general iron work, stone and building material, contracting and construction business. The directors are Abraham Mirkin, Rose Mirkin and David Mirkin, all of 78 Amboy st, Brooklyn. Jos. H. Rose, 353 Stone av, is the attorney.

CHARLES WENDT CONTRACTING CO. has been chartered to do a general contracting, construction, decorating and dealing in hardware and building material business with offices in Manhattan. The directors are Theresa Wendt and Chas. Wendt, both of 12 Bergen av, Jersey City, N. J., and Peter A. Lee, 221 West 131st st, N. Y. C. Meyer Levy, 115 Broadway, is the company's attorney.

RIDGEDALE LAND CORP. has filed incorporation papers with offices in Manhattan to do a realty and construction business. The incorporators are C. A. Meier, V. May Russell and Agnes Raposo, all of 128 Broadway. Stoddard & Mark, 128 Broadway, are the attorneys for the company.

AJAX EXCAVATION CO. with offices in Queens, has been chartered to do a general engineering and contracting business with Henry G. Ingersoll, 55 John st, N. Y. C., Jas. P. Hicks, 150 Jackson av, L. I. City, Sarah J. Hicks, 150 Jackson av, L. I. City, and Mary G. Ingersoll, Scarsdale, N. Y., as directors. H. G. Ingersoll, 55 John st, N. Y. C., is the attorney.

J. V. S. RAPP & SONS have filed papers as architects, engineers and contractors with offices in Manhattan. J. Harold Rapp, South Broadway, White Plains, N. Y., Henri Porliew, 104 Orchard st, Newark, N. J., and Henry E. Perkins, 45 North 7th st, Newark, N. J., are the directors. Rollins & Rollins, 32 Nassau st, are the attorneys.

SMITH, HAUSER & MacISAAC have filed incorporation papers with a $250,000 capitalization to do a general contracting, construction and manufacturing business with offices in Manhattan. The directors are Grant Smith, Spokane, Wash., Willard E. Hauser, 25 West 42d st, and Frederick J. MacIsaac, 25 West 42d st. Kellogg & Rose, 115 Broadway, are the attorneys.

O'CONNELL TRUCKING CO. with offices in The Bronx, has been chartered to do general trucking, dealing in building materials, realty and construction. The incorporators are Cornelius O'Connell and Hannah O'Connell, 1765 Gleason av, and Daniel J. Dillon, 450 Beach av. J. Davis, 68 William st, is the attorney.

BUTLER & MAC LAREN have filed incorporation papers with a $100,000 capitalization to do general contracting, manufacturing, installing mechanical conveying machinery, construction, lease, manage and control stores, offices, hotels and restaurants, with offices in Manhattan. The directors are Leonard C. Butler, Montclair, N. J., James C. MacLaren, Harrison, N. Y., Amos H. Stephens, Park Hill, Yonkers, N. Y., and two others. The attorney is Amos H. Stephens, 30 East 42d st.

VAN ZILE VENTILATING CORP. is a $120,000 company chartered to manufacture and deal in air deflectors, ventilating apparatus installing systems, etc., with offices in Manhattan. The directors are Harry L. Van Zile and Thos. A. Lewis, both of 39 Cortlandt st, and John G. Wright, White Plains, N. Y. H. L. Van Zile is the attorney.

OFFICIAL NOTICE.

Hearing by the Industrial Board, State Department of Labor.

Pursuant to Sections 52, 79-c and 83-a of the Labor Law, the Industrial Board, New York State Department of Labor, will hold public hearings in the hearing room of the Board, 381 Fourth Ave., New York City, as follows:

On Wednesday, March 25, 1914, at 10 a. m., on proposed specifications for fire alarm signal systems.

On Thursday, March 26, 1914, at 10 a. m. on proposed rules regulating the width of aisles leading to means of egress from factories.

Copies of said proposed specifications and rules may be had on application at 381 Fourth Ave., New York City.

INDUSTRIAL BOARD, NEW YORK STATE DEPARTMENT OF LABOR.
By JOHN WILLIAMS, Secretary.

TRADE LITERATURE

Toch's Red Book Out.

Toch Brothers, 320 Fifth avenue, have just issued an attractive edition of their "Red Book" entitled, "The Check to Dampness." It contains valuable data for the architect, engineer and builder who wishes to keep posted on the latest developments in materials for the preservation and decoration of every type of building construction.

Toch Brothers for years have been inventors and manufacturers of technical and scientific paints, enamels, varnishes, etc., and this book is replete with data pertaining to materials which are proof against all destructive agencies—acids, alkalies, electrolysis, locomotive fumes, etc., and, in addition, contains authoritative data on the integral waterproofing of dry docks, tunnels, swimming pools, reservoirs; also the treatment of cement floors in warehouses, automobile plants, loft buildings, power houses, public and private buildings.

Different surfaces, different climates, and different conditions of application, require different "R. I. W." paints and compositions. No one paint or composition is equal to all conditions. "R. I. W." paints of special composition and manufacture are used for plastering upon; for stain and damp-proofing limestone, granite, marble, etc.; for resisting the fumes of acids and alkalies in factories, laboratories, etc.; and for preserving steel of different types subjected to various corrosive agencies.

N. Y. Belting Catalogue.

Reflecting the high grade of the goods it manufactures, the 1914 catalogue of the New York Belting and Packing Company of 91 and 93 Chambers street, is ready for distribution. It should interest architects and builders because it contains prices and information concerning pneumatic hose, rubber flooring, mats, tubing of various kinds for buildings and their equipment, fire hose, bumpers and rubber belting. The book deals with all kinds of mechanical rubber goods and its interesting illustrations showing the operation of manufacturing the rubber commodities in the Passaic mills lends to the book a didactic value that makes it a most desirable work to have on reference shelves.

N. T. C. Regrinding Valves.

The National Tube Company is issuing to the trade a booklet with the above title that catechismally gives all the information about regrinding valves that any one can possibly desire to know. It has a fine photographic sketch of the National valve with indices for following the information contained in the reading pages. Building managers will find this booklet, which is sent free to applicants writing on their business stationery by addressing the company at the Frick Building, Pittsburgh, Pa., most enlightening.

Against Certain Holding Concerns.

Chairman Clayton of the House Judiciary Committee today issued a copy of an Anti-Holding Company bill which will be used as a basis for legislation in the Administration's trust program. The bill declares that it shall be unlawful for any corporation engaged in interstate or foreign commerce to acquire directly or indirectly the whole, or any part of the stock or other capital of another corporation engaged also in interstate or foreign commerce, where the effect of such acquisition is to eliminate or lessen competition between the corporation whose stock is so acquired and the corporation making the acquisition, or to create a monopoly of any line of trade in any section of the country.

New York Fire Insurance Exchange.

At its annual meeting the New York Fire Insurance Exchange voted on the following ticket, reported by the committee on nominations: For president, George W. Hoyt; vice-president, Frederic C. Buswell; secretary and treasurer, A. M. Thorburn.

SEVERE TAX ON INDUSTRIES.

Workmen's Compensation Statute—Employers Will Use Stock Companies.

How the new workmen's compensation law in New York is calculated to increase the business of the stock casualty companies in spite of the fact that the labor interests, which were so prominent in the drafting of the bill, decreed otherwise, was pointed out at a meeting of the Barebones' Alumni Association by Julian Lucas, Jr., of Davis, Dorland & Co.

Mr. Lucas has made a study of workmen's compensation laws, both in this country and abroad, and has at his finger tips the features of the various State laws.

He does not believe, according to the Insurance Press, that the Glynn law, now being repassed by the 1914 Legislature to avoid any taints of unconstitutionality, leaves much to be desired as compared with other compensation laws that have been effective in Michigan, New Jersey and Massachusetts. He predicted that the exceptionally high payments which must be made to injured employes and the expensive commission with high salaries which is to administer this law will result in driving industries from New York to neighboring States.

Regarding the State fund itself, Mr. Lucas analyzed the conflicting provisions of the law and expressed the opinion that an employer would be foolish to trust to take out his compensation in the State fund, as indications are that there will be no practical insurance men on the industrial commission having charge of this fund, and, in addition, the insurance department is specifically exempted from supervision over the rates of the commission.

Inadequate Rates.

Mr. Lucas said that it was more than likely that the rates promulgated by the commission would be inadequate, and in the end there would be a deficiency in the fund which would have to be taken, very probably, later from the State treasury. As to mutual companies, Mr. Lucas said that he did not believe many would be organized, as the possibility of heavy assessments in case of catastrophies would make it hazardous for the big employers who are members of a mutual. In fact, one catastrophe similar to the Triangle Shirtwaist Company's fire, when nearly 150 lives were lost, would put a mutual out of business. The law was particularly vague as to assessments in mutual companies.

Referring to the provision of the law which requires employers to give satisfactory evidence that they can pay the compensation of their employes in case of injury, he said he did not believe there would be many employers who would dare to trust themselves, or that the State commission would trust, to handle a matter of this kind.

Another feature of the Glynn law which will make business for the stock liability companies, he asserted, is that which restricts compensation payments to 42 hazardous trades. In many industries where there is a variety of trades engaged, it would be absolutely necessary, as recently pointed out by Insurance Superintendent Emmet, for the employer to have both workmen's compensation and employers' liability insurance. This is because the law does not impose workmen's compensation upon every industry, as is the case in most States where a similar statute has been adopted.

This would mean that an employer who went into the State fund for his hazardous employment would have to secure employers' liability insurance from the stock casualty companies, as the State fund contains no provision for providing employers' liability protection.

Another strong feature which will redound to the advantage of the stock companies is the fact that they have the experience running over a period of years of workmen's compensation payments in other States.

BUILDING MATERIALS AND SUPPLIES

BIG INCREASE IN NUMBER OF PLANS FILED IN BROOKLYN AND QUEENS BOROUGHS THIS WEEK—HARDWOOD PRICES STEADIER.

Only Slight Improvement in Inquiry for Structural Commodities—Brick Firmer.

BUILDING plans filed this week in Greater New York showed a decided improvement for the better. The greatest development was shown in the boroughs of Brooklyn and Queens. Comparing the week ending March 12 with the week ending March 19, we find the following difference in new building plans filed.

BROOKLYN.

No.	Cost.	No.	Cost
67	$768,210	138	$1,134,200

QUEENS.

88	$449,970	93	$880,510

Such a gain as this under the weather conditions featuring the week ending March 19, is gratifying. It reflects in part, at least, the constantly improving inquiry for building materials that has been reported to this department during the last six weeks. The general character of the construction indicates, as shown in the classified reports of the construction department of this issue, that money is not being held so tightly and, further, that the spring renting season now at approximately its height, has developed the strength that investors had hoped for. In consequence, they are getting ready to meet the demand for new buildings that will develop by the time the fall renting season comes around.

But it would improve much faster if money would ease up a little more readily. The prevailing rate of interest on bond and mortgage is still too high to permit full freedom in new building projection, and until money is easier no one need expect an entirely free movement of materials here in the metropolitan district.

The assurances given unofficially by the Interstate Commerce Commission to the effect that a report will be ready on the application of the Eastern railroads for a five per cent. increase in freight rates sometime before the turn of the first half of the year, is the foundation upon which big building material business, like steel, clay products and cement, hope that the last half of 1914 will prove to be prolific of large building orders. It has been said that if this increase in rates is permitted the railroads will spend vast sums of money for improvements. This will, in turn, open up myriads of mills which will have to hire more help. When money is flowing freely into investment channels high interest rates fall, building money is more readily obtainable on sound projects, providing there is a demand.

As for the demand, assurances from real estate interests are that the last renting season was an active one and that the coming spring removals will be exceptionally heavy. The serving of fire prevention law and labor violations on many owners will prompt many to rebuild rather than go to the great expense of remodelling their structures, according to the opinion of many realty men, with the result that the building movement will be large just so soon as the money situation is relieved from the present adverse pressure.

GLASS PRICES HELD STIFFLY.

Manufacturers Will Close Down Rather Than Further Shade Lists.

THE slight improvement that developed this week in the window glass department of the building material market came in the nick of time. Manufacturers have been crowded on their price lists by Eastern distributors who thought the market could be beared to further discounts, but without avail. The manufacturers freely state that their only alternative is to close the mills rather than to further cut prices. An officer in one of the large glass distributing companies here asked:

"What is the use of further shading prices? The building movement cannot develop until money loosens, and money will not ease up until the railroads get more money to spend. It may seem a far cry from building construction to railroading, but the two are very closely related in financial circles. The slight increase they ask for will mean more to the prosperity of the whole building season, glass department included, than all the proclamations, protestations and preachments that could be uttered. We need national confidence, and if the railroads are not confident, all lines suffer. I consider the building situation of the entire country entirely within the hands of the Interstate Commerce Commission. Much as I dislike to say it, we will close down rather than cut our prices further because no matter how much we shade our lists we cannot artificially create prosperity by establishing unprofitable prices."

THE HARDWOOD MARKET.

Prices Steadier at Mill Centers with Less List Shading.

PRICES, in both pine and hardwoods, are steadier than they have been for some time. There is still some price cutting in isolated cases where the seller needs the money bad enough to sell at a sacrifice, but the trend of the market is distinctly in an upward direction.

The hardwood market has shown some increase in inquiry during the last fortnight, but it has averaged on the whole about the same as the preceding two weeks. Consuming interests are beginning to buy with slightly more liberality, but the demand from this source is expected to show only a steady increase. Mill operations are moving with a fair degree of regularity, and several new operations have recently been put into action.

The demand for oak, on the whole, has shown somewhat of a decrease, but plain red seems to be more active. Gum is picking up to some extent both in mill demand and in local requirements. Other items in the hardwood market appear to be about at a standstill. It is reported from hardwood centers that numerous orders are being rejected on account of unsatisfactory prices offered, indicating a faith in the future of the market which bodes well.

Yellow pine interests have been among those most seriously affected by the untoward weather.

LIME AND CEMENT SPECIFICATIONS.

Committee B-5 of the American Society of Engineering Contractors Reports.

C. W. BOYNTON, chairman of Committee B-5 on Standard Specifications for Lime and Cement, of the American Society of Engineering Contractors, has submitted for his committee the following report, which will be of interest to readers of this department of the Record and Guide.

"A Committee of the American Society for Testing Materials has the subject of limes specifications under consideration at the present time. This committee has had the cooperation of various active members of the National Lime Manufacturers' Association of the United States Bureau of Standards. Your committee recommends that no action be taken in regard to specifications for lime until such time as the above mentioned committee has submitted its report.

"The Standard Specifications for Cement of the American Society for Testing Materials, which requires that all tests shall be made in accordance with the methods proposed by the Committee on Uniform Tests of Cement of the American Society of Civil Engineers, is recommended for consideration by the Society.

"In an executive order of President Taft, dated April 30, 1912, Portland cement purchased after that date by any department, bureau, office or independent establishment of the Government, or that may be used in construction work connected with any of the aforesaid branches of the Government service, is required to conform to the specifications known as the United States Government specification for Portland cement, adopted by the Departmental Conference, February 13, 1912. This specification is also recommended for consideration by the Society."

The Government specification requires that the cement shall be tested in accordance with the standard methods described in the specification. The standard specifications of the American Society for Testing Materials include specifications for natural and Portland cement. The United States Government specifications covers only Portland cement. The requirements of the two specifications in regard to Portland cement do not differ essentially one from the other.

Paragraph 1 of the American Society for Testing Materials' specifications, which covers sampling, reads as follows:

"Cement in barrels shall be sampled through a hole made in the head, or in one of the staves midway between the heads, by means of an auger or a sampling iron similar to that used by sugar inspectors; if in bags, the sample shall be taken from surface to centre. Cement in bins shall be sampled in such a manner as to represent fairly the contents of the bin. The number of samples taken shall be as directed by the engineer, who will determine whether the samples shall be tested separately or mixed.

"The samples shall be passed through a sieve having twenty meshes per lineal inch, in order to break up lumps and remove foreign material."

The provisions of the Government specification covering sampling are as follows:

"Sampling. 16. The selection of the samples for testing will be left to the engineer. The number of packages sampled and the quantity to be taken from each package will depend on the importance of the work, the number of tests to be made, and the facilities for making them.

"17. The samples should be so taken as to represent fairly the material, and, where conditions permit, at least one barrel in every fifty should be sampled. Before tests are made samples shall be passed through a sieve having twenty meshes per linear inch to remove foreign material. Samples shall be tested separately for physical qualities, but for chemical analysis mixed samples may be used. Every sample should be tested for soundness, but the number of tests for other qualities will be left to the discretion of the engineer."

The methods of testing recommended by the Special Committee on Uniform Tests of Cement of the American Society of Civil Engineers, and which are specified in the American Society for Testing Materials' specification, differ from the methods required by the Government specifications principally in regard to two of the tests, viz.: the method of determining the time of setting and the normal consistency. Briefly, the American Society's method for determining the time of setting and the normal consistency involves the use of the Vicat needle apparatus. In the Government method the normal consistency is determined by the ball method and the time of setting is determined by the standard Gillmore needles.

The standard specifications for cement of the American Society for Testing Materials are printed together with the methods of testing recommended by the Special Committee on Uniform Tests of Cement of the American Society of Civil Engineers in pamphlet form.

Circular No. 33 of the Bureau of Standards, Department of Commerce and Labor, United States Government specifications for Portland cement, issued May 1, 1912, contains the Government specification and methods of testing.

COMMON BRICK STRENGTHENING.

Sudden Movement in Filing of Building Plans Starts Inquiry.

COMMON brick began to show more animation as a building commodity this week. Unloading was heavier than it has been at any time since the first of the year and prospective wholesale purchasing was felt as far ahead as May 15 for Hudsons and into June for Raritans. Prices are still steady at low levels, but there are evidences that a bear raid on selling figures is being planned in anticipation of the arrival of a new fleet of barges from up-river as soon as the ice breaks up. For that reason manufacturers have been advised not to crowd the market. The inquiry of the week was confined principally to Bronx and Manhattan, showing that these two boroughs tend toward a general relinquishment of new building plans as freely as Queens and Brooklyn have in the last week.

Official transactions for Hudson common brick covering the week ending Thursday, March 19, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Mar. 13—57.

	Arrived.	Sold.
Friday, Mar. 13	0	3
Saturday, Mar. 14	0	2
Monday, Mar. 16	0	0
Tuesday, Mar. 17	0	2
Wednesday, Mar. 18	0	1
Thursday, Mar. 19	0	3
Total	0	11

Reported enroute Friday A. M., March 20—0.

Condition of market, improving. Prices: Hudsons, —— to $6.50 norminal; covered, —— to $7.50; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to $7.50 (yard). Dull. Left over, Friday, A. M., March 20—46. Covered barges sold, 2. Total number covered barges, 9. Total number in market, 55.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Mar. 6	14,500	Mar. 13	160,500
Mar. 7	22,500	Mar. 14	108,500
Mar. 9	249,500	Mar. 16	323,500
Mar. 10	170,000	Mar. 17	292,500
Mar. 11	189,500	Mar. 18	62,500
Mar. 12	231,500	Mar. 19	365,500
Total	877,500	Total	1,313,000

1913.

Left over, Friday A. M., Mar. 14—45.

	Arrived.	Sold.
Friday, Mar. 14	0	4
Saturday, Mar. 15	0	1
Monday, Mar. 17	4	5
Tuesday, Mar. 18	4	7
Wednesday, Mar. 19	3	13
Thursday, Mar. 20	5	3
Total	16	33

Condition of market, dull. Prices: Hudsons, $7 to $7.25; covered, $7.50; Raritans, $6.87½ to $7. Newark, $8.25. Left over Friday A. M., Mar. 21—28. Total covered, 0. Total covered barges sold, 2. Total covered left in market, 6. Total in market, March 22, 1913—34.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 19, 1914	119
Total No. bargeloads sold Jan. 1 to Mar. 19, 1914	73
Total No. bargeloads left over Mar. 21,, 1914	46
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to Mar. 20, 1913	223
Total No. bargeloads sold Jan. 1 to Mar. 20, 1913	195
Total No. bargeloads left over Mar. 21, 1913	28

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 28, 1914

CENTRAL REAL ESTATE IN LARGE CITIES

Importance of Having a Thorough Knowledge of the Properties — Long Term Leases—Shops on Second Floors—Rentals Rising and Store Spaces Contracting.

By JOHN H. SINBERG, of Philadelphia*

BECAUSE central real estate has been my specialty during the past ten years, I shall confine myself to central real estate and try to tell you some of the things which in my opinion are necessary for success in that very important branch.

First and foremost I place thoroughness. The broker must know the deal which he is working from beginning to end; know the property, its size, its assessment, its location, its incumbrances, its value as compared with other properties in the same block and with similar buildings in the immediate vicinity. He must study the history of the property and its enhancement or depreciation in value. In other words, he cannot know too much about any plot of real estate that he is trying to sell, buy or lease.

Second, a central real estate broker must have a wide acquaintance among men of affairs and a general knowledge of merchants, their business methods and reason for their success. He must be a student of human nature as well as a close observer of the tendency of the times. He must study neighborhoods, watch the growth and improvements of various neighborhoods in the city, so as to give proper advice to his clients to take advantage of enhancements in value.

Salesmanship a Boon.

If the real estate broker has the knack of salesmanship, he is sure to succeed. The shrewd broker is he who studies the wants of his clients and submits properties that he knows should attract them. A great many real estate buyers have what I would call real estate temperament. They have intuitive confidence in brick and mortar or vacant land and prefer it to other forms of investment.

The real estate broker who is thoroughly posted on central leases can frequently make a big profit by reason of his knowledge. Tenants of large properties are sometimes short-sighted. They let their leases run too close to the end of the term before taking up negotiations for a renewal. Occasionally they begin such negotiations too late. Here is an instance:

About ten years ago the lease on one of the biggest specialty stores in the central part of Philadelphia had five years to run. An enterprising firm had occupied the building for a number of years and it had become a well-established and popular store. A real estate broker kept in touch with this lease and when he learned that it had but a short time to run he purchased the property. He then told the tenant of his purchase and served notice on him to move at the expiration of his term. You can readily see what happened. The tenant could not afford to go elsewhere, as moving would practically have meant going out of business. He was obliged to buy the property from the broker and pay him a big profit. Had the tenant employed a broker seven or eight years prior to the expiration of his lease, to buy the property or negotiate a new long-term lease, he would have saved himself a small fortune.

*From an address delivered before the students of the University of Pennsylvania.

Exclusive Listing.

Just as soon as owners realize that it is for their best interests to place the handling of their property in the hands of one exclusive broker, that much sooner will the sale and rental of properties increase everywhere. At the present time a great many owners prefer to place their properties in the hands of several brokers. Under this system, the usefulness of the real estate broker is greatly reduced, and real estate often becomes a drug on the market and its value impaired because of lack of competent methods of bringing the buyer and seller or lessor and lessee in touch with each other. The trouble with a great many real estate brokers lies in the fact that they have not backbone enough to back up their opinions. One intelligent, hustling broker is worth a dozen poor ones.

When an owner brings a property to a broker, the broker should refuse to put it on his list at an exaggerated price. After he accepts a piece of property to sell, he should sell it. He must have a thorough knowledge of all properties for sale on his list, and he ought not to undertake at one time to handle more properties than he is sure he can sell or give honest effort towards selling.

The broker should occupy the same position towards the owners of property as does a lawyer. He should be trusted as implicitly as a lawyer. Some people have been known to employ two or three lawyers to do the same work, but have usually been sorry for it.

An owner of property who wishes to sell it should not have a number of brokers working at cross purposes, each making concessions in the hope of closing a sale before some competitor. My experience has shown that the owner who makes one broker his exclusive agent for the sale or renting of his properties invariably gets satisfactory results.

Central Leases.

The subject of central property leasing is one that needs a great deal of discussion in Philadelphia, because the brokers have overlooked its vital importance to the development and prosperity of the real estate business. It is a well-known fact that central leasing in New York, Chicago, many Western cities and in Europe is a special branch of the real estate business and many brokers make a good living by confining themselves to it. The broker who does not know rental values of central properties, particularly in large cities, where values are constantly changing, is not well equipped to make sales, because he depends almost entirely on the values set by past sales and on hearsay information for his basis of values. He is not sure of his position because he knows nothing of the earning power of property through his own experience.

In Philadelphia, long leases were unheard of until about ten years ago and the tenant who secured a term of five years seemed satisfied. It required the coming of progressive merchants from other cities to Philadelphia to awaken the native business man to the importance of long leases, and now the demand is for terms of ten years and more. Frequently, it is necessary to go outside of Philadelphia to bring the right kind of tenants for central properties. It is the old story of the prophet in his own country. Many merchants fail to appreciate the value of vacant stores in the central portion of the city. It has been my personal experience that by going to New York and other cities, I have succeeded in bringing good tenants to Philadelphia. Among others, let me mention the Bedell Company, department store of New York, to whom I leased the entire five-story building at the southwest corner of 12th and Market streets, which for a great many years was occupied by one of the oldest and best known clothing firms. This is one of the best corners in Philadelphia. Yet it was vacant for seven months. Philadelphia merchants could not see its real value. I went to New York, brought Mr. Bedell over, and he instantly realized its value and signed a long term lease at what many merchants probably consider a high rental. Yet he feels that he has secured full value for his money.

In addition to getting big merchants from out of the city for central properties in Philadelphia, I find it quite profitable to go after smaller storekeepers as well.

Leasing Second Floors.

The Boston Shoe Market Company has made a new departure in retail merchandising in Philadelphia. Upon learning that this concern was looking for a location, I went to Boston and interviewed the president. When he heard the prevailing central rents, he was astounded and made up his mind to stay out of Philadelphia. However, when he explained to me that he was selling sample shoes at what seemed to me ridiculously low prices, I ventured the suggestion that a second floor might prove profitable. Like the up-to-date business man that he is, he decided to experiment and signed a five-year lease with an option to vacate at the end of the first year if business did not warrant his staying longer. He took a second floor in Market street which had a frontage of 70 feet and a depth of 200 feet. He had two stairways and an elevator. He advertised in the newspapers that by reason of his second floor location and consequent low rental he was able to give good value at reduced prices. The shopping public came and saw—the Boston merchant conquered. He is now in his third year and has made a big success.

To my mind, that is the solution of second floors of central properties and it is only a question of time before owners will appreciate this fact and improve their second floors in such a way as to enable merchants to do a retail business in them.

A great many men, who ought to know what they are talking about, have repeatedly said that Market street values have reached the limit; that rents are too high; that there will be many failures and that the landlord

would be the loser. Yet, the years roll on and Market street is getting better, rents are higher, and the merchants are prospering. True, specialty stores no longer have 25-foot fronts. Ten years ago no merchant on Market street would have been satisfied with a store that had a frontage of less than 25 to 30 feet. To-day many merchants do a thriving business with considerably less window display.

Getting Along With Less.

The modern shop-keeper is accommodating himself to the trend of the times. In Philadelphia, as in all growing cities throughout the United States, as well as in London and Paris, the merchant is paying higher rents, is getting along with smaller space—but remains on the main thoroughfare—the street which is traversed by the shopping public. Of course, the merchant who has a store 10 feet front by 50 feet in depth must sell merchandise that appeals to the masses.

The Investment Feature.

Successful investment in central real estate largely depends on anticipation of the line of increase in value and the taking advantage of either short-sightedness or the necessity which forces central properties in the market. A man may be impelled to look after the basic value of his stock investments and sometimes find it missing. When he puts his money into lands and houses, he can be quite sure that this land and houses will be there when he looks at them. But, if he has the good judgment to pick out real estate in the growing section of a live community, he can add to the quality and stability almost a certainty of profit.

Study thoroughly the neighborhood in which you are about to invest; and, if you have made up your mind that it will enhance in value, buy and improve; because every improvement which you make to your own property will help to improve the immediate vicinity and to increase the value of your own holdings.

CLEARING THE WAY FOR WEST SIDE SUBWAY

Widening of Varick Street—Speeding Other Subway Work—More Bids Soon To Be Called For—Public Service Board Needs More Power.

A NEW Seventh avenue, from West Broadway north to Central Park, will soon be a reality for the business interests of the West Side. Varick street, on the east side, has been cleared of buildings entirely from Carmine street to Canal, and a wide swath is being cut through the network of little streets that intervene between the head of Varick and the present southern end of the avenue. In a few weeks the new thoroughfare will have a clear path from end to end. St. John's Church projects far out from the new building line, below Canal street, and whether it will be cut off or not is still undetermined. Subway construction has already commenced in Varick street.

More than three hundred pieces of property are the subject of condemnation proceedings. Dwellings and small tenements mostly are being taken, with a few old business buildings interspersed. Eight or nine hundred families have had to find new apartments, and consequently houses throughout Greenwich section are very well rented at the present time. A general reconstruction of buildings along the new portion of the avenue is expected, to begin as soon as it is available for traffic.

More Bids Called For.

The Public Service Commission has called for bids for the construction of two more sections of the new subways, one on the Whitehall-Montague street line in Manhattan, to be operated by the New York Municipal Railway Corporation, and one on the Seventh avenue line in Manhattan, to be operated by the Interborough Rapid Transit Company. Bids for the former will be opened on April 14, and on the latter on April 17. The section of the Whitehall-Montague street line runs mainly through Whitehall street, and connects the southern end of the Broadway subway in Manhattan with the proposed tunnel under the East River from Whitehall street to Montague street, Brooklyn. The section of the Seventh avenue line runs from Vesey street south through Greenwich street to the Battery, where the Seventh avenue line will connect with the existing subway.

Two More Tunnels.

In a few weeks bids will be asked for two new tunnels under the East River. One of these tunnels will run from Whitehall street, Manhattan, to Montague street, Brooklyn, and will be operated by the New York Municipal Railway Corporation in connection with the Fourth avenue subway in Brooklyn and the Broadway subway in Manhattan. The other tunnel will run from Old Slip, Manhattan, to Clark street, Brooklyn, and will be operated by the Interborough Rapid Transt Company in connection with the existing subway in Brooklyn and the new Seventh avenue subway in Manhattan. Construction contracts for these two tunnels were adopted by the commission and sent to the respective companies during the last week. The companies have ten days in which to return the contracts to the commission with their criticisms and suggestions. This step is necessary because the companies will provide most of the money to pay for the construction of the tunnels, and as they will be made parties to the construction contracts, the Dual System agreements provide that the form thereof shall be submitted to them for approval. Each of the two tunnels will contain two cast iron tubes which will be driven under the river by the shield and compressed air method. The time limit for the completion of each is fixed at 42 months from the date of delivery of the contracts. Unless unforeseen obstacles arise, construction work on these tunnels should begin during the coming summer.

Nature of the Steinway Tunnel Work.

The work of reconstructing the Steinway tunnel will include the installation of a cross-over between the two tracks at a point in Manhattan east of First avenue; the filling-in of a shaft on Man o' War Reef; the finishing of stations, and the building of temporary superstructures for the stations in Manhattan and Long Island City; the ballasting of the roadbed, and the laying of the tracks. The station in Manhattan will be on the south side of 42nd street between Lexington and Third avenues, and access to the tunnel will be by an escalator. The contractor will have nine months in which to complete the work. Eventually this tunnel will be connected with the existing subway by an extension westward to Times Square, and with the new rapid transit lines in Queens by an extension from its present terminus to the Queensboro Bridge Plaza. Work on the Queens extension is already under contract.

The Public Service Commission awarded the contract for the reconstruction to the Rapid Transit Subway Construction Company, the lowest bidder, for $383,910.75. The tunnel is already completed as a two-track line from a point between Lexington and Third avenues, Manhattan, under 42nd street and the East River to Jackson and Van Alst avenues, Long Island City. It was built, however, for trolley car operation, and as it is to be made a part of the dual system of rapid transit and operated in connection with the existing subway, certain reconstruction is necessary.

The Public Service Commission has sent to the Legislature a bill to amend the Rapid Transit Act so as to give the city, through the commission, the power to build rapid transit lines directly through men employed by the city. The commission can let contracts, subject to the approval of the Board of Estimate, but has not the power to do the actual construction work. In case of emergency such a power might become necessary to the completion of parts of the new subway system.

The Broadway Association has applied to the Public Service Commission to have the existing local station in the subway at 59th street made an express station. The chairman and other commissioners have expressed themselves as favorable to the project, if the city can find the money to defray the cost.



SUBWAY CONSTRUCTION IN VARICK STREET. CLEARING THE WAY, NORTH OF CARMINE STREET.

BUILDING ERA ON SOUTHERN BOULEVARD

Section Favored By Fine Transit Facilities, Has Been Invaded By Construction Companies, Which Are Erecting Many Multi-Family Houses.

SOUTHERN BOULEVARD from 174th street to Bronx Park is becoming the centre of a new and attractive apartment house district. With its good transit facilities, schools, churches and amusements, and all the educational, recreational and natural advantages of its location between the two beautiful parks, Crotona and New York Zoological Park, it has attracted the attention of both builder and investor. A belief in the future of the section so well adapted for apartment house construction, with confidence in its growth and expansion, has led to numerous operations along the 200-foot thoroughfare and in many of the adjacent side streets.

The subway station at 174th street, surface lines on Boston Road and intersecting lines east in 177th and 180th streets, with a trolley line of its own traversing the entire length of the avenue, comprise the transit facilities. There is an abundance of schools and churches. To Public School No. 6 in East 177th street, Public School No. 32 in East 183d street, and the Roman Catholic Parochial Institution on Daly avenue, is soon to be added the large new structure at Prospect avenue and 176th street, rapidly nearing completion. Another site is being held under advisement by the Board of Education in the vicinity of Southern Boulevard and 180th street.

Churches of various denominations in the immediate vicinity include the Grace Episcopal Church on Vyse ave, the Pilgrim Baptist Church on Boston road, the West Farms Presbyterian Church in 180th street, the West Farms Reformed Church in Fairmount place, and the St. Mark's Roman Catholic Church in East 182d street. A new shopping center in East 177th street has been established by the erection of a block of taxpayers by James Butler.

Thirty-Five Plans Filed.

Plots in the east side of the avenue running 145 feet back to Mohegan avenue offer possibilities for apartment house construction with entrances on both streets. About thirty-five plans have been filed in the last few months for new buildings. Excavating was commenced last week by the Dwyer Construction Company at the northwest corner of Southern Boulevard and Fairmount place, where the firm will erect a six-story multi-family structure. The big plot just north, with a frontage of 110 feet on the avenue at the corner of Elmsmere Place is also to be improved with apartment houses. John McNulty, builder, has just taken title to four lots at the southwest corner of Elmsmere place and Southern Boulevard, which he will improve with similar buildings. Mr. McNulty sold to an investor last week the thirty-family house at 878 East 176th street, which he recently erected at the southwest corner of Waterloo place. Four new apartment houses in Bronx Park South were also sold this week by builders.

In the same street the Dwyer company completed some time ago two five-story apartments and a one-story taxpayer. Farther north at the 177th street transfer point both south corners are occupied by apartment houses. The one on the west side was erected last year by Mr. MacNulty. The southeast corner is occupied by an apartment house and directly south a similar structure is in course of construction. A new theatre is being built on the next block at an estimated cost of $400,000. The American Real Estate Company recently purchased the block bounded by 181st and 182d streets and Daly and Vyse avenues, for improvement with high class apartment houses.

Growing Crowds of Commuters.

Confidence in the future of the section was voiced this week by Robert E. Simon, of the Henry Morgenthau Company. "Evidence of the growth and development of this section," said Mr. Simon, "is shown by the gradual increase in the number of tickets sold during the last eight years at the 174th street subway station. In 1906 236,794 tickets were sold; in 1908, 354,517; in 1910, 695,367; in 1912, 1,077,721, and last year 1,640,577. These figures indicate the trend of the Bronx population. The Germans who formerly lived in the older sections in the southern part of the Bronx have gradually been driven northward. With those who are seeking to move uptown from Manhattan, many are locating in that part of the Bronx adjacent to the 174th street subway station."

Richard H. Scobie, who has made a specialty of this section, said: "Excellent renting conditions have stimulated building construction along Southern Boulevard. Few parts of the Bronx are attracting more purchasers for investment, and builders realizing its possibilities are obtaining all the available plots for improvement."

Uniform Width for Boulevard.

For the last few years local taxpayers' associations have been seeking to establish a uniform width on Southern Boulevard by urging the acquisition of the old car barns of the Union Railroad at 175th street. When the matter came up before the local board, some time ago, Cyrus C. Miller, former Borough President, opposed it on account of the probable high cost of the proceedings which he estimated would be about $500,000. He said last week, "While the removal of the car barns would undoubtedly beautify the neighborhood, the city cannot very well, at this time, undertake a proceeding involving such an expenditure. The section is growing and becoming more densely populated. The money could be used better for the erection of new schools."

"Regarding the question of taking the carhouse property of the Union Railway Company and the sub-station for the purpose of improving the appearance of the parkway at the Southern Boulevard," said Edward A. Maher, general manager of the Union Railway Company, "this matter came up several years ago shortly after a fire, which entirely destroyed our carhouse building, known as No. 2, on the south side of 175th street, and we suggested at that time, if the city desired to acquire the property in question, that it would be advisable to take it up then, for the reason that it could be bought probably cheaper, if at all, than when the building was upon the premises. No action was taken and after a reasonable time we rebuilt the present carhouse building.



SOUTHERN BOULEVARD, NORTH OF 177TH STREET.

Counting the Cost.

"The question of expense involved in the taking of this property, is very much more serious than it possibly appears on the surface, in view of the fact that to accomplish the purpose desired, it would also be necessary to take our sub-station located on the westerly side of the property, and to and from which there is operated an immense number of underground cables, carrying the current from the power house at Kingsbridge to the rotary converters in the sub-station, and distributing the same to the various lines operated from the sub-station. No doubt these facts are not familiar to the people who are agitating the question of taking the property, and they perhaps have no idea of what the expense would be."

Other proposed improvements which local associations are seeking to bring about are the establishment of a post-office branch and a bank in 180th street. A widening of 174th street from Southern Boulevard to the Bronx River, with the building of a bridge to connect it with the A-R-E-Co. tract is another improvement which is under way. These contemplated projects have been important factors in the growth of the section.

MEASURES BEFORE THE LEGISLATURE

Governor Glynn Advocates Brick Highways, Built by Convict Labor—Bank Bill Passes Both Houses—Five Cent Fare Measures Killed in Assembly

LAST Monday Governor Glynn sent a message to the Legislature advocating the construction of state roads of brick, instead of with the materials now in use. The Governor contends that if his method is employed the State will save about $176,000,000 in twenty years. The macadam roads upon which the State has spent $50,000,000, and will expend a like sum before long, will wear out and be useless long before they are paid for. The Governor contends that the State has the material and labor for brick roads, and he sees no reason why both should not be employed economically. It is proposed that convict labor be employed.

In his message the Governor said: "New York is engaged in building 12,000 miles of roads, which will wear out forty years before they are paid for. Unless radical changes are made in the type of roads it builds it will cost from $20,000,000 to $30,000,000 a year to maintain and rebuild New York's highways when the present system is complete. Every year the taxpayers will be compelled to pay $12,000,000 for maintenance; also $5,000,000 a year in interest charges on their bonds. Every year $2,500,000 will have to be contributed to the sinking fund to take up the bonds when they mature, and they will be required to pay additional millions to rebuild part of the roads on which they are lavishing these tremendous sums. In other words, the yearly road tax of two dollars will be perpetually levied on every man, woman and child in New York State.

"Instead of roads that will wear out every ten years, highways must be constructed which will wear from twenty to thirty years. Instead of roads that cost $1,000 a year to maintain, highways must be built that can be taken care of at a moderate cost. Two types of roads will answer the purpose, one of concrete and the other of brick on a concrete foundation.

"In the past New York has been slow to adopt concrete or brick roads because of their high initial cost. Where a macadam road costs $10,000 to $13,000 a mile to build, a concrete road costs from $12,000 to $16,000 a mile, and a brick road from $20,000 to $25,000 a mile."

Bank Bill Passes Both Houses.

The Van Tuyl Commission bill, which makes radical changes in the banking laws, passed both the Senate and the Assembly last Wednesday. The bill places private bankers under the jurisdiction of the State Banking Department. The large private banking concerns, such as J. P. Morgan & Co., are exempted, though the books of these concerns must be kept open for state inspection.

Highway Bill Passed.

The Senate and Assembly passed last Thursday the Frawley bill, designed to appropriate $10,000,000 for highway maintenance and improvement.

Five Cent Fare Bill Killed.

The Assembly killed last Tuesday both the Lane bills, providing for a five cent fare on steam railroads in New York City and for an additional stop in the Bronx, on the Harlem Division of the New York Central Railroad. The bills were known as the Griffin bills in the Senate and were favorably reported recently by a Senate Committee, and were to have been taken up for a final vote in the near future.

In the Senate.

Int. No. 1152. Torborg. Amending the Greater New York Charter (sections 476 and 1022) in relation to the payment and collection of annual frontage rates and extra and miscellaneous charges for water not metered. Same as an Assembly bill introduced March 16. To Cities Committee.

Int. No. 1158. Blauvelt. Re-appropriating $5,000, the unexpended balance of appropriations made by Chapter 13, Laws of 1910, and Chapter 547, Laws of 1912, for expenses of litigation to prevent the smoke nuisance in Richmond county. To third reading and Finance Committee.

Int. No. 1161. White. Amending the Highway Law (repealing article 11 and inserting a new article 11) by regulating motor vehicles. The registration fee for motor vehicles is $2. The bill has no provision for the licensing of chauffeurs. The provisions of the bill are in some respects not as stringent as those in the present law. To Internal Affairs Committee.

Int. No. 1168. Herrick. Amending the Civil Code (section 1168) by increasing from $6.00 a day to $10.00 a day the compensation of condemnation commissioners. The bill also provides that all condemnation commissioners shall be entitled to such additional compensation as may be awarded by the court not exceeding $25.00 a day. To Codes Committee.

Int. No. 1169. Velte. Amending the Civil Code (section 2830) in relation to the qualifications of guardians of the property of infants. (Same as an Assembly bill introduced March 16). To Codes Committee.

Int. No. 1173. Frawley. Amending the Tax Law (section 275-a) relative to the registration of associations and corporations subject to stock transfer tax. Same as Assemblyman Gillett's bill introduced February 26 (A. Int. 875, Pr. 942). To Taxation Committee.

Int. No. 1174. Foley. Amending the Lien Law (section 21) relative to the justification of sureties upon the discharge of liens for public improvements, by providing that in undertakings issued by a fidelity or surety company for the discharge of such a lien where a certificate of solvency has been issued by the superintendent of insurance pursuant to section 181 of the Insurance Law, and has not been revoked, no justification is necessary. To third reading and Judiciary Committee.

Int. No. 1175. Foley. Authorizing the commission on new prisons to select a new site for a state prison in the southeastern part of the state, in place of the Wingdale site heretofore selected. $50,000 is appropriated for the purchase of the site and $11,750 is appropriated for expenses of the commission. To Finance Committee.

Int. No. 1196. Ramsperger. Inserting in the Insurance Law a new section (204-a) authorizing the superintendent of insurance to grant certificates to secret or fraternal orders to do business in foreign states. To Insurance Committee.

In the Assembly.

Int. No. 1377. Machold. Amending the Labor Law (section 2) by excepting all power houses, generating plants, barns, storage houses, sheds and other structures owned or operated by a public service corporation subject to the jurisdiction of a public service commission, other than construction or repair shops, from the definition of a factory.

Int. No. 1379. Eadie. Inserting in the State Boards and Commissions Law a new article (2; 18 new sections, 5 to 22) providing for the establishment of a motion picture commission to have charge of the licensing and regulation of moving pictures. The commission is to be composed of three members to be appointed by the commissioner of education for six-year terms. One of them must be a woman. The salary of the chairman is to be $3,500 and of each of the other commissioners $3,000 a year. All films must be submitted to the commission and licensed by it before exhibition. The commission may appoint advisory commissioners to assist.

Int. No. 1386. Walker. Inserting in the Insurance Law a new section (67) relative to the incorporation of reinsurance companies. The bill makes detailed provisions regulating the incorporation and the amount of reinsurance which such a company may carry and the manner of doing business. It also gives the right to reinsurance companies of other states to do business in this state by complying with certain requirements.

Int. No. 1393. Horton. Amending the Civil Code (subdivision 1 of section 426) relative to service of summons on an infant, by providing that service must be made upon an infant in person where the infant is under the age of 14 years. It strikes out the present provisions of the section relative to service upon an infant over 14 years.

Int. No. 1394. Horton. Amending the Code of Civil Procedure (subdivision 1 of section 340) by giving county courts jurisdiction over the condemnation of real property within the county to the same extent as the supreme court.

Int. No. 1396. Henschel. Amending the Penal Law (section 421) by providing that the prohibition against the dissemination of misleading statements regarding the quality or value of merchandise, shall be applicable to the sale of real estate at public auction conducted by an auctioneer duly licensed by a city of the first class. Under the present law such sales of real estate are specifically excepted.

Int. No. 1408. Ahern. Amending the Civil Code (section 2830) by excepting cases where the infant's property does not exceed $2,000 from the provisions of the section relative to the qualification of guardian of the property. The changes in this section are made to conform to the changes in section 2650 of the code, made by the preceding bill.

Int. No. 1420. Weed. Authorizing the town board of the town of Hempstead, Nassau county, at any regular or special meeting to vote not exceeding $5,000 for the purpose of dredging and making navigable the creeks and streams of the town.

Int. No. 1421. Brennan. Amending the Greater New York Charter (sections 476 and 1022) by providing that annual frontage rates and extra miscellaneous charges for water not metered, if not paid before the last business day of the following June, shall be subject to a penalty in an amount equal to the interest at the rate of 7% per annum on the amount of such rates and charges from January 1, until paid. Under the present charter provision such charges that are not paid by the last day of the following March, are subjected to a penalty of 10%. The commissioner of water supply, gas and electricity is required to furnish annually, between the 5th and 15th of July, to the collector of assessments and arrears, a separate account for each section or ward of the city of all lands against which there is unpaid any frontage charge or extra miscellaneous charge for water not metered. Under the present law the separate account is to be furnished on the first day of March to the comptroller. There are other changes.

BARGE CANAL TERMINALS.

Four Points in Queens Suggested and Their Advantages Pointed Out.

That Queens Borough shall participate in the benefits of the $101,000,000 State Barge Canal and the $19,000,000 to be spent in terminals is the demand of the Chamber of Commerce of the Borough of Queens. At a joint meeting of the Industrial and Commerce committees of the chamber held this week a resolution was adopted advocating the location of Barge Canal terminals in Queens Borough at the following places:

1. Newtown Creek; between Borden avenue and Hunters Point avenue on the Dutch Kills Canal.
2. East River; in Hallets Cove near the foot of Jamaica avenue.
3. Bowery Bay; just east of Berrians Island.
4. Flushing Creek; between Jackson avenue and the North Shore Division of the Long Island Railroad.

A committee representing the chamber will call upon State Engineer Bensel and place before him the necessity of locating terminals in Queens Borough at the places mentioned, and request that plans be prepared for same as soon as possible.

A brief is now being prepared by Walter J. Willis, secretary of the Chamber of Commerce, under the direction of C. G. M. Thomas, chairman of the manufacturing committee, and Capt. Frederick Russell, chairman of the commerce committee, containing reasons why Barge Canal terminals should be located at the places designated. This brief will show both the necessity and the superiority of these locations, the excellent railroad facilities afforded in conjunction therewith, the factories that will be benefited, the sections of Queens Borough and Long Island that will be benefited and the opportunities for future development that will result from the location of such terminals.

A Growing Center.

A terminal in the Dutch Kills Canal, a tributary to Newtown Creek, would have direct connection with the Long Island Railroad, and in addition to giving cheaper shipping facilities to the hundreds of factories in this section, would be of value not only to every section of Queens Borough, but all of Long Island. Also, by direct connection with the Connecting Railroad, it would be the shortest route from the West to serve all New England. In this immediate neighborhood the greatest industrial development is now going on in the city of New York—if not in the world. The Degnon Terminal Company alone will erect modern factory buildings estimated to cost over $30,000,000 within the next few years. Newtown Creek is known as the "busiest waterway of its size in the world," and in 1910 the tonnage of its traffic was greater than the combined tonnage of all the canals of the State of New York. While a terminal is proposed for the Greenpoint section of Brooklyn on the south side of Newtown Creek, such terminal would be of no value to the industries of Long Island City.

Would Serve Miles of Factories.

A terminal on the East River in the vicinity of Hallets Cove, near the foot of Jamaica avenue, would serve not only all the factories that now line the East River shore for a distance of almost four miles, but such a terminal would be centrally located, as it would be midway between the mouth of Newtown Creek and the beginning of Long Island Sound. Such a terminal would be of value to the entire community of Long Island City, and would not be further away than ten or fifteen minutes time by automobile truck to the most distant factory.

A terminal on Bowery Bay, just east of Berrians Island, would have a strategic location, being less than three miles from the mouth of the Harlem Ship Canal, and barge canal boats coming from the North River to the East River could unload their cargoes without having to travel many miles south on the East River.

For the Long Island Trade.

A terminal on Flushing Creek, between Jackson avenue and the North Shore Division of the Long Island Railroad would be of value not only to the entire north side of Long Island, but with the straightening and widening of Flushing Creek, plans for which are now rapidly progressing, would enable barge canal boats to bring such commodities as coal, lumber, building supplies, etc., to Jamaica, Richmond Hill, Forest Hills, Newtown, and in fact, serve the whole center of Long Island.

Cyrille Carreau.

AFTER an illness extending over a period of several weeks, Cyrille Carreau died last Thursday at his home, 654 Madison avenue. Mr. Carreau was prominently identified with the real estate and insurance business for more than forty years and was considered an authority on property located in the upper Sixth avenue section. He was born at St. John's, Ontario, Canada, sixty-three years ago, but came to New



CYRILLE CARREAU.

York when a young man. Almost immediately upon his taking up his residence in New York, he became interested in the real estate market and had unbounded faith in the future of realty in Manhattan. Several weeks ago Mr. Carreau had a stroke of paralysis, which finally resulted in his demise. He is survived by a widow, three daughters and five sons. The funeral will be held this morning at his residence.

Robert Bridgman.

Robert Bridgman, for twelve years Real Estate Editor of the New York Times, and who later held the same position on the Evening Mail, died on March 21, at Castleton, Vt., at the age of thirty-nine. The late Mr. Bridgman was the son of Herbert L. Bridgman, newspaper publisher, and was ill for several months. He was well known and respected in newspaper circles and in addition to those already mentioned, held important positions on the New York Sun and Tribune.

Mr. Bridgman was born at No. 604 Carlton avenue, Brooklyn, on November 24, 1874, and was a graduate of Public School No. 9. He was a member of the class of 1891, of Adelphi College. Among his classmates were included Herbert L. Pratt, Lawrence E. Abraham, Darwin R. James, Jr., John E. Searles and John F. Geis.

In 1901 Mr. Bridgman married Marion Kinproth. Among his relatives were Elias and William Howe, inventors of the sewing machine and the truss bridge and Allan N. Spooner, who was Dock Commissioner under Mayor Low's administration. For the last decade, up to the time of his illness, Mr. Bridgman resided in Jersey City. A widow and two children, Katherine and Herbert L. 2d., survive. Funeral services were held at the Carlton avenue residence last Tuesday afternoon, the Rev. Dr. Nehemiah Boynton, pastor of the Clinton Avenue Congregational Church officiating.

Taxpayers Suggest Remedy.

Establishment of closer relationship between the taxpayer and the tax collector is a matter which the United Real Estate Owners' Associations have undertaken. Many taxpayers attribute the present depression in realty to high assessed valuations, while others believe it is due to over-regulation of buildings and conflicting orders of municipal departments. It has been suggested that one of the tax assessors attend the meetings of each, of the local associations comprising the U. R. E. O. A., for the purpose of explaining the assessed valuations of that particular district and for the purpose of answering questions with relation to the tax department. On the other hand, the members will have an opportunity of making suggestions to the city officials who can in turn report to the Tax Board.

The United Real Estate Owners' Associations is supporting the bill introduced in the Legislature, which has for its purpose the consolidation of the separate purchasing divisions of the various city departments into one central body. L. Victor Weil, chairman of the committee in charge of this bill, said this week:

"The association is in full sympathy with this change, as by the method in use at present, each department secures its own bids for whatever it may require. Another advantage to be gained by a Central Purchasing Bureau would be that articles could be bought in much larger quantities at a lower figure.

"There is, however, one very serious drawback to this method. If a warehouse is to be maintained in conjunction with this bureau, then there will be opportunity for purchasing more supplies than the actual requirements which will tie up too much of the city's money. In fearing this positive danger we are not taking into consideration any dishonesty by the officials in charge.

"The ideal system of purchasing supplies is to obtain bids on all materials and each department head to order whatever his immediate requirements may be."

West Side Taxpayers' Banquet.

Nearly 500 members and guests of the West Side Taxpayers' Association attended its fortieth anniversary banquet, at Terrace Garden, on Tuesday evening. Dr. George Wenner, president of the organization, acted as toastmaster. In his introductory address, he urged all real estate owners to become actively identified with some real estate body in order to more effectually defend realty from hostile legislation.

Borough President Marcus M. Marks, the first speaker, chose for his subject the "Borough of Manhattan." He expressed the opinion that real estate conditions would improve in the near future through co-operation between the property owners and the city departments, working in harmony. Their joint efforts would eventually remedy the promiscuous inspection of buildings by a half a dozen different inspectors. Other speakers were Allan Robinson, who talked on "The Future of Real Estate in New York"; one-time Coroner Gustav Scholer, for ten years president of the association, gave an address in German on "Reminiscences of the West Side Taxpayers' Association," and Frank Demuth, spoke on "Our Fortieth Anniversary."

The officers of the organization are Dr. George Wenner, president; Dr. Philip G. Becker and John W. Jones, vice-presidents; Jacob J. Talbot, recording and corresponding secretary; Frederick Keller, treasurer, and Julius Neke, financial secretary. The chairman of the dinner committee was Joseph Wenner.

Largest Pier in the World.

The Bush Terminal is about to open the biggest pier in existence, 1,400 feet long, 270 wide, 50 high, with fourteen and a half acres of freight space, built at a cost of $1,000,000.

The pier is expected to handle 1,500,000 tons of freight a year. It has been leased for a long term to the American-Hawaiian Steamship Co., which will despatch a steamer every fifth day for the East, a result of the opening of the Panama Canal.

A double-track railroad on the pier connects with the Bush Terminal Railroad, giving access to all trunk lines.

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Hopes of seeing the Fourth avenue subway in Brooklyn even in partial operation this year have fled. According to the subway engineers, the tube will be ready, but the cars will not; and, according to the officers of the B. R. T., the cars will be ready as soon as the equipment. Under the circumstances real estate improvers must exercise patience.

A new courthouse for Brooklyn seems to be assured, and no doubt it will be completed and occupied long before the New York courts are halt done. Brooklyn has a way of getting what it wants in short order. The leasing of offices in adjacent buildings for the occupancy of city departments now in the Municipal Building has been authorized, and this old building will soon give way for the new courthouse wing.

General business continues slack and new orders from railroads, which are needed to rouse industry, are disappointingly slow, and no doubt are meant to be so, in order that the Interstate Commerce Commission may be impressed and induced to grant financial relief in the form of higher freight rates. In the meantime material needs are accumulating, and when the break comes there will be a flood.

Insurance interests and brokers are strongly opposing the clause in the Workmen's Compensation act which provides that their rates must be supervised by the State Superintendent of Insurance, and it is reported that they are now engaged in making schedules that will comply with the new conditions. The law will go into effect July 1. Every employer in any hazardous trade, which includes all the building trades, must be prepared to pay workmen compensation for injuries after that date. (See Record and Guide Dec. 20, 1913.) Employers may insure themselves against loss by taking out policies either in the State Insurance Fund, a stock casualty company, or a mutual insurance society.

Columbus Circle and Thereabouts.

There is undoubtedly much to be said in favor of establishing an express station on the West Side subway at Columbus Circle. If that subway were now being planned any traffic engineer who knew his business would situate the express station at 59th street rather than at 72d street. The growth of the city during the past ten years has made it evident that 59th street will be the northerly limit of general business. The intrusion of Central Park with the city plan makes it inconvenient for business to adopt a location north of 59th street. Future business expansion will be lateral rather than longitudinal. In consequence there will be a large concentration of business along the line of that street, which will be put to a considerable inconvenience, in case it is not served by an express station on the West Side subway. Of course, these remarks apply with particular force to that part of 59th street in the immediate vicinity of Columbus Circle.

The neighborhood in question has not attracted business as rapidly as was anticipated some time ago. The amusement and restaurant district has clung to the immediate vicinity of Long Acre Square, and at the present time has almost as much tendency to edge away south of 42d street as it has north of 48th street. But this check is no more than temporary. In the course of time the district comprised within a radius of a few blocks from Columbus Circle will be the location of a large, lively and diverse business activity—the advent of which would be very much accelerated by the establishment of an express station at that point. The only question is, whether the delay caused by adding another stop to the express station would outweigh the unquestionable advantages which would result from its construction. Only a traffic expert can pass authoritatively upon that point. A strong superficial case can, of course, be made out against any increase in the number of express stations. Every additional stop inconveniences more people than it benefits. On the other hand, the failure to situate express stations at points where they are really necessary may also be a cause of confusion and delay. At the hearing before the Public Service Commission counsel for property owners argued that the express trains would be more delayed at the 42d street and 72d street stations by people who would have to transfer to a local in order to reach Columbus Circle than they would be by the necessity of stopping at 59th street itself. It may be doubted whether at the present time this statement is true. The business which is now being transacted in the vicinity of Columbus Circle is probably smaller than that which is transacted in the vicinity of many other local stations. The neighborhood of 23d street, for instance, can present stronger claims for recognition than can 59th street. But the claims made by the property owners will be true at some future time, and eventually an express station is likely to be established at the southwest corner of Central Park.

The Plan of Central Park.

New Yorkers are extremely and justifiably proud of the appearance and of the plan of Central Park. No other city in the United States can boast of a park of such a considerable area, surrounded on every side by such a dense population, and so much enjoyed by so many people. Neither can any other city boast of a playground, which is such a charming example of picturesque and irregular landscape gardening. The attempt of the designers of Central Park was to make its layout similar to the appearance of a natural park. They wanted to get away from the artificiality of so-called formal landscape gardening, and to give to New Yorkers the illusion that they were enjoying themselves in the real country. They succeeded admirably, and their work has been emphatically and very generally popular. Any proposal radically to alter the plan of Central Park would be received with a storm of denunciation. Yet most assuredly the existing layout results in very grave inconveniences for the inhabitants of both sides of the Park.

One essential rule of the "naturalistic" school of landscape gardeners is the avoidance of straight lines. All the roads, pathway and walks pursue serious and devious routes, and insist upon being the longest rather than the shortest distance between two points. The consequence is that a pedestrian who seeks to go straight across the Park is obliged to walk more than twice as far as the actual distance, and frequently gets lost in the attempt. At a few points he can take advantage of the straight transverse roads, but they are not numerous enough to be of much use to him. The plan of the Park constitutes a flagrant and wholly unnecessary barrier to the free movement of travel between the east and west sides of Manhattan. Families that own motor cars or can afford to hire taxicabs freely do not feel the inconvenience very much, because they can use the nearest transverse road, but the existing methods of getting across Central Park constitute a real hardship for poorer people. They cannot make a call or keep an engagement on the other side of the Park without a wholly unnecessary loss of time, and in the long run they are not likely to submit without protest to the inconvenience.

If general public opinion is wholly opposed to a change in plan, which would increase the number of straight or comparatively straight roads and walks across the Park, three or four tunnels ought certainly to be built, and a motor omnibus run through them at sufficiently frequent intervals. Such an improvement in transverse service would promote both the business and social intercourse between the east and west sides, and would be worth in public convenience far more than it cost.

The Oversupply of Skyscrapers.

How long is the delay in establishing limits to the height of buildings to be continued? The city administration should act in this matter at an early date, and in an effectual manner. Public opinion is fully convinced as to the public desirability of real restrictions. Property owners are far less opposed to it than they used to be. The specific proposals made by the Commission appointed for the purpose have been in general approved. It only remains to take some decisive action on the basis of these recommendations. There has seemed to be no particular hurry in taking such action because of the existing stagnation in the speculative building industry. As a matter of fact, fewer skyscrapers have been planned for erection in New York during the past six months than during any similar period during the last fifteen years. But even in the dullest times there are some investors or corporations, which can afford to build, and an example of this kind has just turned up.

Taking advantage of the existing lack of regulation, the American Express Company has just filed plans for the construction of another thirty-two story building on lower Broadway. Real estate conditions do not warrant any such addition to the building equipment of the financial district. A large proportion of vacancies already exist, and it will be larger still by the time the Equitable Building is finished. The construction of the new building will help to prolong indefinitely the existing unsatisfactory condition of rentals, and will injure the value of the property of those owners whose improvements date back ten or fifteen years. Its effect will be injurious to both public and private interest, and cannot produce any great advantage even to the American Express Company. The repetition of such occurrences should be stopped.

—The Steel Corporation is now paying the highest average wages in its history, or $905 per man annually, compared to $717 in the year 1902.

Brokers or Speculators.

March 24th, 1914.

Editor of Record and Guide:

I approve of the policy of not "boosting" when no rise in values is possible, but why the organs of real estate should persistently "knock" real estate is a mystery to me, unless the Record and Guide is committed to the idea that "real esate" means land prices and not building sales, voicing the views and wishes of speculators rather than those of brokers or dealers in land?

The Record and Guide editorially sets forth that "the situation is not the result of one of the ordinary waves of depression which take place periodically in every department of business. It is at least in part the result of a permanent change of underlying conditions."

I agree with you that the heavy taxation of land values would, for a time at least, hurt land prices, but you go on to say (1) "that the fact that land and buildings are now assessed to near their full value and bear the main burden of taxation, hurts the real estate market"; and (2) "that the monopoly of available sites that Manhattan had, being broken by the bridges and tunnels, land will never recover its former market."

As to the full value assessments hurting real estate men, it does hurt the do-nothing speculator, who holds tight until others build; but, on the other hand, it helps the builder by a lower tax rate on buildings which always get the worst of it when undervaluations prevail. It also helps the broker by making values more stable and by discouraging the holding of available tracts of land out of use and out of the market for years. * * * My own impression is, that in trying to foster land speculation, you are catering to about ten per cent. of your subscribers and perhaps five per cent. of your advertisers and one per cent. of your building men at the expenses of the other ninety and nine.

Certain realtv interests are, I understand, opposing the Jersey bridge on the ground that it will break the Manhattan land monopoly. It is easy to see that that is a false fear. Land in New York is valuable because the City of New York is accessible by sea and land. The value has enormously increased with the completion of each bridge and tunnel. Could you find one Manhattan land owner who would like to have the bridge or tunnel nearest him closed? You know you could not. If accessibility injures our land values, then we ought to fill up the harbor.

To build a wall of any kind around New York, would destroy its value; whereas to connect it up with the rest of the earth better than any other place accessibility injures our land values, then we ought to fill up the harbor.

The growth of Long Island, Staten Island and New Jersey will raise their land values, of course, but as soon as those land values get up to a fair proportion compared to those in New York, the trade and residence will be reflected back into New York. In the meanwhile, we are building up for ourselves customers in all those places, who will utilize directly and indirectly our high-priced business land and still further enhance its value.

You cannot sell anything to vacant lots.

BOLTON HALL.

29 Broadway, March 24.

Too Many Stops on the Elevated Road.

Editor of the RECORD AND GUIDE:

Is there not some review or appeal to be had from a real estate standpoint concerning these added stations on the "L" road? The point is, have not the people along the line, who selected their houses upon a reasonable understanding of what the rapid transit facilities were to be, certain rights in the matter, and is it right to prolong the time required for their daily trips? The time limit is now being invaded by stops at new stations, one on the Sixth avenue road at 38th street, and another is in contemplation for 46th street, which are mentioned as examples.

One of the sections of this city built up with costly homes is within a short walk of the 58th street station. The passengers from this section have no interest in seeing the new stations installed, as their destinations are not there, but in lower New York.

If the new station at 38th street, which is intended to help certain dry goods concerns and shoppers, were to be put out of commission at 8:30 every morning for two hours it would not interfere with the class of passengers spoken of, and at 10:30 a. m., the shoppers are just starting to arrive. No inconvenience would occur if the trains stopped there only before 8:30 a. m. and after 10:30 a. m.

Comparatively few of the many passengers use either the 38th or 28th street stations, and alternately the trains should stop at one or the other and permit an even headway for the trains.

Many prefer to ride on stilts to riding in the subway and the patronage of the "L" should be encouraged, as it relieves the subway crush. Especially when the spring and summer are upon us is the "L" preferable, and the traffic should be relieved of vexatious delays.

"NEW YORKER."

Are Tall Buildings Profitable?

Editor of the RECORD AND GUIDE:

The advertisements of the Equitable Building are unique and the building will be a monument to its constructors, but why is it being built?

It is a legal use for surplus funds, but will the advertising compensate for the very small net income? Will the profit be greater than if a smaller building were erected?

Is it for the general welfare? Will the owners of other property benefit by such a magnificent improvement, or will they suffer loss of tenants and have their incomes reduced?

Has the construction of large office and loft buildings usually benefited the owners thereof and the general vicinity?

Would New York realty, as a whole, be more valuable and profitable today if no building over ten stories had been erected?

Does an expensive building curtail the unearned increment and prevent future profit?

These questions are constantly being asked of real estate agents, and it would be interesting to have the single-taxers and double-taxers answer briefly through your columns.

ENFANT TERRIBLE.

March 26, 1914.

Third-Tracking Third Avenue "L."

The Public Service Commission has ratified the action of its chief engineer, Alfred Craven, in giving his tentative approval to the plans for the third-tracking of the Third Avenue elevated railroad in Manhattan and the Bronx, and authorizing the Interborough Rapid Transit Company to begin work. The company's plans for the third-tracking of this line were submitted to the chief engineer of the commission on January 23, 1914. On March 9, 1914, the chief engineer gave them his tentative approval in order to expedite the beginning of work, but specifically reserved the right to make changes in the plans during the progress of the work if necessary. Mr. Craven explained that a complete study of the plans would take months before he could give them his final approval, but in order not to delay the beginning of work he gave his general approval, subject to the reservation before mentioned.

Work has begun upon the third-tracking at Chatham Square by the T. A. Gillespie Company, who, with the Terry & Tench Company and Snare & Triest Company, have the contracts for the construction of the additional tracks on all the elevated railroads operated by the Interborough Company. The contract covers the Second, Third and Ninth Avenue Lines. The work in Third avenue has been legalized by the authorization of the Appellate Division of the Supreme Court, which has approved the report of its commissioners in favor of the building of additional tracks on that line. No determination has yet been received from the court as to the other two lines, and that is the reason that work starts first on the Third Avenue Line.

When the third-tracking is completed express stations on the Third Avenue Line will be as follows: City Hall, Chatham Square, Canal street, Grand street, Houston street, 9th street, 23d street, 42d street, 106th street, 125th street, 133d street, 138th street, 143d street, and 149th street.

Hearing on the Billboard Ordinance.

Surprising evidence was given on Tuesday afternoon at City Hall of the widespread interest in billboards. The Aldermanic chamber was packed at the public hearing on the Curran ordinance to regulate billboards. So many desired to be heard that the committee decided to give up the whole afternoon to the opposition and appoint another day to hear the advocates of the measure.

Alderman Curran in some explanatory remarks which he was permitted to make at the outset of the meeting referred to the activity of the billboard companies in opposition to the ordinance, but said it was evident that the public misunderstood its nature and effect, because it was not the purpose to disturb any existing billboard or sky-sign not now violating the law. No real estate owner's income would be reduced by a single dollar through anything contained in the pending ordinance, which if enacted would regulate only those boards and signs that would be erected in the future.

While this was not disputed, it was soon developed from the remarks of the first speaker in opposition, an attorney who represented the billboard companies, that it is their belief that the commissioners who drafted the bill are trving to get results by indirection, because under the terms of the ordinance when the present lease for a billboard expires either through change of ownership or by limitation, it will be necessary to obtain a new permit. (See Record and Guide, February 14.) Then it will be unlawful to maintain a billboard over ten feet high and it must be of fireproof construction. No board may be opposite any schoolhouse, church or public building or on a parkawy, and nowhere without the consent of all property owners within two hundred feet. Neither may any structure for advertising purposes be erected outside of the building lines.

President McGuire of the Real Estate Board, Rev. Dr. Reisner of Grace Methodist Church, representatives of local property owners' associations, theatrical interests, lithographers and out-door advertising companies, were among those who spoke in opposition.

Tunnel Route Changed.

Owing to engineering difficulties, the route of the Brooklyn crosstown subway line has been amended so that the tunnel from Union Square will terminate at Greenpoint avenue instead of North Seventh street. The lawyers for the commission are now working on the legal phase of the plans. The map shows that the Union Square subway from Fourteenth street, Manhattan, will be built to the foot of Greenpoint avenue, and then carried through Manhattan avenue and Roebling street, occupying two tracks in the crosstown subway between Greenpoint avenue and North Seventh street. At North Seventh street the Eastern District line runs through Metropolitan avenue and Bushwick avenue, and then through the Evergreen right of way to East New York. The plan for an elevated on Johnston and Wyckoff avenue has been abandoned, and through the right of way the road will run in an open cut if possible.

Croton Water Charges.

Next Tuesday is the last day upon which the regular Croton water charges for 1914 can be paid, without penalty. On the day following five per cent. penalty will be added to unpaid charges.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Upper West Side Properties Figured Prominently in Reports

Planning to Continue Affiliation.

Concerted effort on the part of the various real estate interests produced such excellent results in the successful oposition to the Herrick-Schaap bill and other measures, that a number of real estate associations sent representatives to a meeting at the Vesey Street Exchange Salesroom on Tuesday afternoon for the purpose of continuing this temporary organization. Allan Robinson, president of the Allied Real Estate Interests, presided. The speakers were Henry Bloch, president of the United Real Estate Owners' Associations, Stewart Browne and Alderman Henry H. Curran.

Mr. Bloch outlined the purpose of the meeting. "It is desirable," he said, "that all the associations which joined in opposing the Herrick-Schaap bill, remain affiliated. No new permanent organization need be formed, but a combination of associations, which may be called together when the occasion arises, is desirable." At the close of his address he offered the following resolution, which was adopted:

Resolved, That a committee, consisting of a representative of each of the associations represented at this conference, be appointed by the temporary chairman, for the purpose of representing all of the associations, members of the conference, at the hearings before the special committee to be appointed by the Mayor, to consider the matter of the revision of the tax laws; and for the purpose of embodying and presenting to this conference, a plan whereby legislation may be enacted looking toward either the appointment of a commission for the purpose of consolidating or merging two or more of the existing city departments having jurisdiction over buildings, or the introduction of a bill which shall establish a Bureau of Inspection for Buildings for all departments, and that this committee be requested to report as early as may be consistent with a careful study of the situation.

PRIVATE REALTY SALES.

WHILE there was no substantial improvement in the real estate situation and conditions remain practically unchanged, the week's business was not without interesting developments. With the spring renting season at hand the leasing market is holding the centre of interest, and there is a demand for all kinds of property, in both the downtown and midtown sections.

The sales market, which has been moderately active, shows tendencies to improve. Washington Heights contributed a number of deals involving apartment houses. An estate controlling large unimproved property, disposed of another block front which will probably be resold to builders. The interest of buyers in building sites available for immediate improvement in that part of the city, as evidenced by the numerous recent transactions, may indicate a general revival of building activity for the spring.

Other important transactions of the week involved an Eleventh avenue block front, and the old Brooklyn Academy of Music, part of the former Lord and Taylor store. Large leases reuported during the week concerned an upper Broadway block front to be improved with a theatre and stores and a plot in the Grand Central Terminal zone, which will result in the erection of a tall commercial structure.

The total number of sales reported and not recorded in Manhattan this week was 28, as against 31 last week and 39 a year ago.

The number of sales south of 59th street was 9, compared with 6 last week, and 15 a year ago.

The sales north of 59th street aggregated 19, as compared with 25 last week and 24 a year ago.

The total number of conveyances in Manhattan was 124, as against 141 last week, 14 having stated considerations totalling $464,225. Mortgages recorded this week numbered 67, involving $1,958,711, as against 81 last week ,aggregating $4,053,535.

From the Bronx, 18 sales at private contract were recorded, as against 18 last week, and 17 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $930,006, compared with $772,107 last week, making a total since January 1 of $10,156,450. The figure for the corresponding week last year was $1,029,320, and the total from July 1, 1913, to March 22, 1913, was $14,098,955.

Builders Buy at Hunts Point.

Eddy A. Weinstein, of the A. N. Gitterman Corporation, sold for the Hunts Point Estate, Robert E. Simon, president, to the Baronette Construction Co., the southeast corner of Hunts Point and Garrison avenues, seven lots for improvement with three 5-story apartment houses. The houses will be ready for occupancy in the autumn. Directly opposite is the projected subway express station of the Lexington avenue extension, as well as the N. Y., N. H. & H. R. R. station. These builders have lately completed ten houses of similar type in this section, all of which are fully tenanted, and several sold to investors.

Brooklyn Academy Site Resold.

The Morris Building Co., representing the Pratt interests, bought from the Record Holding Co., through H. Galitzka the site of the former Brooklyn Academy of Music, a two-story taxpayer on plot 100x100, in Montague street, between Court and Clinton streets. The seller acquired it in 1912, from the Brown-Weiss Realties, who had intended to erect an office building. It is believed that the new owners will carry out these plans. In part payment was given twenty-four 2-story dwellings on the north side of Lafayette avenue between Classon avenue and Taafe place.

Riverside Drive Block Front Sold.

Harris and Maurice Mandelbaum have bought from the Loyal L. Smith estate the entire block front on Riverside Drive, from 160th to 161st streets, through the J. Romaine Brown Co. The Messrs. Mandelbaum have been buying most of the Smith holdings and reselling them to builders. Their present purchase comprises about 12½ lots, 200 x155, which probably will be resold shortly.

Broadway Corner Changes Hands.

Catherine Deane and other heirs of Henry Badeau, have sold through George H. Chivvers & Co., the southwest corner of Broadway and 20th street, part of the site recently vacated by Lord & Taylor. The property has been in the Badeau family since 1842, when it was purchased for $3,000. The plot, 27.6x94.11, is now assessed at $277,000.

West Side Deal.

The Pennsylvania Railroad Co. sold, through John N. Golding, to John H. Lynch, president of the Terminal Warehouse Co., the block front on the west side of Eleventh avenue, from 27th to 28th streets, a 3-story building, 197x100, formerly used by the seller for its cab service. The buyer recently leased six buildings in the block to the Francis H. Leggett Co., which will shortly move from their location in Franklin street.

Manhattan—South of 59th Street.

CHAMBERS ST.—Daniel Birdsall & Co. sold for the Interstate Land Holding Co., John Larkin, president, representing the Ayer Estate of Boston, the 5-sty building on plot 50x150.6, at 87-89 Chambers st, between Broadway and Church st. The property, assessed at $270,000, was acquired last year by the sellers through the same brokers.

HORATIO ST.—Horace S. Ely & Co. sold for M. L. Osk the 4-sty building on lot 16.8x65.3 at 1 Horatio st, adjoining the corner of 8th av, to the White estate, owners of the adjoining property at 3 and 5. The property was bought about three months ago by Mr. Osk from the Garrison estate, which had owned it since 1865.

HORATIO ST.—Gustave Britt sold the 3-sty dwelling at 67 Horatio st for the estate of William H. Gedney.

50TH ST.—The estate of John Fox has sold to Eugenie Von Chorus and Albertine Rimbach, through Mooyer & Marston, 10 East 50th st, 21.5x100.5, a 4-sty dwelling formerly occupied by the late Mr. Fox as his residence. The property is just east of the Buckingham Hotel, and it is the intention of the new purchasers to make some alterations for business purposes. The prospective lessee is said to be Leota Hebard, dressmaker and milliner, of 8 East 37th st, but this could not be confirmed.

LEXINGTON AV.—William Braden has sold to the Allerton 38th St. Co., James S. Cushman, president, the lot 24.3x100, at the southeast corner of Lexington av and 38th st. The buyer has had plans prepared by Paul Hunter for a 12-sty bachelor apartment structure with suites of two rooms.

MERCER ST.—Brown-Weiss Realties sold 113-115 Mercer st, two 5-sty buildings, on plot 50x100, to C. Clapp, who gave in part payment 28 lots at Hasbrouck Heights, N. J.

6TH AV.—Electus T. Backus sold for the Mutual Life Ins. Co. 48 6th av, 3-sty building, on lot 19.2x74. Negotiations are pending for the resale of the property.

Manhattan—North of 59th Street.

74TH ST.—Slawson & Hobbs have sold to Joseph H. Wise for the estate of Abraham Weil 35 West 74th st, a 4-sty dwelling, on lot 20x102.2.

79TH ST.—The Directors Realty Co. and Fannie Oseransky have sold to the Misses Suydam School for Girls, the plot fronting 31 ft. at 159 and 161 East 79th st, on which the buyers will erect a 6-sty school, at an estimated cost of $50,000. The brokers were N. A. Berwin & Co.

112TH ST.—Frank J. Magerle has sold the 4-sty apartment at 158 East 112th st, on lot 25x100.11, for Mrs. Louise Asmussen.

114TH ST.—E. H. Ludlow & Co. have sold for the Omega Association the 4-sty dwelling 604 West 114th st.

121ST ST.—Hugo Kanzler sold to Abraham Harris 106 West 121st st, a 3-sty dwelling, on lot 24x100.11.

123D ST.—M. Just sold for the Sound Realty Co., the 3-sty dwelling, at 358 West 123d st, on lot 16.8x100.

136TH ST.—The Allendale Building Co., Benjamin Mordecai, president, has purchased from the Lowell Realty Co. the 7-sty elevator apartment house at the southeast corner, of 136th st and Broadway, being 100 ft. on Broadway and 105 ft. in the street.

158TH ST.—William B. May & Co. sold for the Moray Realty Co. the 6-sty apartment house, "Dorenzo Court," at 545-547 West 158th st.

174TH ST.—The Brown Weiss Realties bought the Miriam Court, a 6-sty apartment on plot 50x100, at the southeast corner of 147th st and Bradhurst av, from Isabelle Cohen.

178TH ST.—Brown-Weiss Realties resold the Golden Rod, a 6-sty elevator apartment house at 508 and 510 West 178th st.

183D ST.—Harriet Blum purchased from G. E. Billaret 554 West 183d st, a 3-sty private dwelling, on lot 18.9x104. McDowell & McMahon were the brokers.

204TH ST.—Peter G. Shields has sold to the Orisant Realty Co. six lots in the south side of 204th st, 100 ft. east of 10th av. The buyer will erect three apartment houses.

MANHATTAN AV.—Joseph Shenk has added to his apartment house holdings on the West Side by purchasing from Emma B. Froelich the 6-sty elevator apartment house at the southeast corner of Manhattan av and 101st st, on plot 100.11x95.

PARK AV.—According to an unconfirmed report yesterday afternoon, the 4 dwellings at the northeast corner of Park av and 84th st were sold by Albert Fries. The plot, 100.8x55, was said to have been purchased as a site for an apartment house.

PARK AV.—L. J. Wood has sold the 3-sty building, on lot 16.9x80, at 1068 Park av, to Tracy H Harris.

RIVERSIDE DRIVE.—H. M. Weill Co. and F. B. Robert, sold for the Chelsea Exchange Bank, plot on the west side of Riverside Drive between 162d and 163d sts, 220x252x irregular to Emily Roemer.

RIVERSIDE DRIVE.—Mrs. Franklin Simon has bought from Mrs. Louise L. Richards 95 Riverside drive, the dwelling adjoining the Simon residence, at 95, for the purpose of protecting that property. With this purchase Mrs Simon controls a 40-ft. plot on the drive.

7TH AV.—Paul A. McGolrick has bought 2255 2257 7th av, two 5-sty flats, with stores on a plot 49.11x100. L. J. Greenberger was the broker.

Bronx.

TIFFANY ST.—Epstein & Yarfitz sold for the S. O. Construction Co. 948 Tiffany st, a 5-sty modern flat, on plot 47x109, near 163d st.

141ST ST.—Fred. Jantzen has sold 584 East 141st st, a 5-sty double flat on a lot 25x100 through Paul Bultman.

151ST ST.—The Benenson Realty Co. sold 360 and 362 East 151st st, a 5-sty apartment house, on plot 50x118 to Herman Heffe.

176TH ST.—The Cleland Realty Co. sold 263 and 265 East 176th st, a 5-sty new law house on plot 50.4x92.8x irreg, to James T. Barry, who gave in exchange the plot, 50x100, in the north side of Featherbed lane, 562.8 ft. southwest of 175th st and a plot, 50x82.7, in the south side of 175th st, 25 ft. east of Nelson av.

AQUEDUCT AV.—Mrs. John Biehn has sold to Francis Martin, District Attorney of Bronx County, the private dwelling on the curve at the northeast corner of Aqueduct (University) av and 181st st, held at $30,000. It is a 3-sty brick detached residence, occupying a plot of about 2½ lots.

BOSTON RD.—Elmer J. Finley and Edward Hinderson have bought from Edward Sheehan the lot 25x73.6 irregular, on the east side of Boston rd, 72 ft. north of East 174th st. The buyers now have 50 ft. frontage adjoining the corner, bought recently by the American Real Estate Co.

BRONX PARK SOUTH.—Henry Schwiebert sold for the F. & B. Construction Co., James Fraser, president, four new apartment houses comprising the block front of Bronx Park South, between Crotona parkway and Mohegan av. The sellers held this property at $165,000, and took in part payment the apartment house 447 East 135th st.

EAST KINGSBRIDGE RD.—William H. Mehlich sold for the William C. Oesting Co. 253 East Kingsbridge rd, a 5-sty apartment house.

GRAND BOULEVARD.—Max J. Kramer has purchased from the estate of John W. Doyle a large plot at the northeast corner of Grand Boulevard and Concourse and 188th st. The plot fronts 156 ft. on the Concourse, 75 ft. in the street, with a south line of 141 ft. Negotiations are well advanced for a resale to a builder. William E. Briggs negotiated the sale.

JEROME AV.—Hall J. How & Co. sold for the estate of Theodore Schumann to Max Just two lots, 51x138, on the east side of Jerome av, 28 ft. north of 199th st.

ST ANNS AV.—Smith & Phelps sold 686 St Anns av, a 4-sty flat, on lot 25x90.

WHITE PLAINS AV.—Isaac M. Wilzin has sold the plot 50x120x irreg. on the west side of White Plains av, 205 ft. south of Nereid av.

3D AV.—Smith & Phelps have sold the 5-sty flat on lot 22x101x irreg, at 3418 3d av.

RIVERDALE.—The Riverdale Country School at Riverdale has bought 4½ of the 14 acres which the school occupies under a long lease from the Newton Land Co. The property is between the new Fieldston road and the old Albany Post road, 252d and 253d sts. The rest of the property will be held under lease until the school is in a position to buy. The dormitory and other school buildings are located on the land just purchased.

Brooklyn.

DRESDEN ST.—Mrs. J. Frenger has sold the 4-sty frame apartment at 212 Dresden st, East New Ynrk. The building is on a lot 25x100.

HICKS ST.—David Porter sold the 5-sty apartment house at 85 Hicks st, on lot 24.3x100, for the P. L. Corporation; also to a Brooklyn builder the south side of Caton av, about 135 ft. west of Flatbush av, plot 79x110, with a 2½-sty dwelling, who will improve with an apartment house.

HOOPER ST.—Bulkley & Horton Co. sold for the White estate to S. Engelman the 3-sty dwelling at 194 Hooper st, on lot 20x100.

PROSPECT ST.—The Warner Arms Corporation, makers of automatic firearms, has purchased the factory site at 33 Prospect st, Brooklyn, formerly occupied by the Tobin Arms Co. The Tobin plant will be removed to their recently purchased property at Norwich, Conn.

S 5TH ST.—The Solomon-Kraus Realty & Construction Co. purchased 357 and 359 S 5th st, on plot 50x100, from the De Nyce estate and others, for improvement with a 6-sty apartment house with stores.

62D ST.—Tutino & Cerny sold for George Knauer the 2-sty 2-family dwelling 522 62d st, on lot 20x100.

91ST ST.—The Nicholls-Ritter-Goodnow Realty Co. have sold for the S. Bensonhurst Building Co. Nos. 384 to 404 East 91st st, eight 1-family houses, for $40,000. Out of town property was taken in part payment.

GRAHAM AV.—Charles Uhlinger sold the 4-sty tenement at 534 Graham av, on plot 36x100, for Henry Leibowitz to Hattie Green; the 3-sty frame flat with stores at 85 Herbert st, on a lot 25x100, for Edward Glinnen to the John Kroder-Henry Rubel Co., and two lots, 50x100, on the north side of Beadel st, 250 ft. west of Morgan av, to Donato Tuozzo.

Queens.

CORONA.—Joseph F. Segreen has sold to Kate Collins the three buildings on plot 75x100 at the corner of Roosevelt and Junction avs. The property was held at $25,000.

EDGEMERE.—The Lewis H. May Co. has sold for Henry Leerburger a plot of 4 lots on the west side of Surf av to Jacob Rosenthal, who will immediately erect a house for summer occupancy.

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908; July 5, and July 12, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on March 31, 1914. Record and Guide Company, 119 West 40th St.

LONG ISLAND CITY..—William D. Bloodgood & Co. have sold to J. Horgan for the Hellenita Construction Co., a 4-sty flat on plot 50x89, located on the north side of Jamaica av, 100 ft. east of Sherman st.

RICHMOND HILL.—J. Rogers, of Bloomfield, N. J., bought the 2-sty building in Willow st formerly occupied by the Columbus Volunteer Fire Dept. It will be altered and converted into a factory.

Richmond.

GRANT CITY.—Arthur Comollo, of New York City, has purchased the corner property at Southfield boulevard and Franklin av, and Lodovico, the present tenant, has bought 1370 Richmond rd.

PRINCES BAY, L. I.—Cornelius G. Kolff sold for James Corrigan to Lemuel C. Butler two farms on Rossville av and Beryl av on Wood, Harmon & Co.'s Little Farms development at Princes Bay.

WEST NEW BRIGHTON.—Captain Cornelius C. H. Smith, U. S. Hull Inspector, has sold, through Cornelius G. Kolff, to Mary M. C. Speed, recently of San Francisco, Cal., the home now occupied by Captain Smith on the east side of Bement av, between Richmond terrace and Henderson av, embracing plot 150x408 ft. The property was long known as the William Bement homestead, from which Bement av derived its name.

Nearby Cities.

JERSEY CITY.—Colgate & Co., soap manufacturers, have purchased through Joseph A. O'Connor the plot fronting 200 ft. on Greene St., between York and Grand st, Jersey City. There are twelve parcels in the lot, and it is said that Colgate & Co. intend to build a factory on the plot. The transaction involved about $100,000.

Rural and Suburban.

GLEN COVE, L. I.—J. C. Hand sold 10 acres opposite the Nassau golf links to Zebelon Wilson.

HARTSDALE, N. Y.—The residence of Perry C. Todd at Greenacres, Hartsdale, owned by the Scarsdale Estates, was sold this week by the Westchester Land Exchange, Robert E. Farley, president, to P. M. Maresi. The house is of hollow tile and concrete construction, comprising twelve rooms and three baths, and occupies a plot 75x230 in Colvin pl. The Scarsdale Estates sold to F. Lavis 100x200 on Greenacres av. Mr. Lavis will begin at once the building of a house.

HEMPSTEAD, L. I.—Lewis Cass Ledyard, Jr., has purchased a tract of about 77 acres on the south side of the Hempsted turnpike, between East Norwich and Oyster Bay, from H. P. Chilton, and will erect a country bome.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Company sold to S. Pettit, 80x120, on Homan blvd; to A. Berot, 20x95, on Milburne av; to G. A. Beaufrere, 30x100, on Tompkins pl and Henry st; to A. Schwartz, 80x122, and to W. F. Quegley, 40x100, on Kennuedy av; also at East Rockaway to C. Speckman, 40x100, on Hudson st East; also at Oceanside to P. and T. Wester, 40x100, on Oceanside pkway; to J. H. Freitag, 40x100, on Merrifield av, and to H. Schriefer, 20x68, on Bayside av; also at Rockville Centre to E. and H. Baark, 20x142, on Oceanside av; to H. H. Stilliges, 40x100, on Harvey av, and at Valley Stream to M. Wratschko, 140x100, on Montague st and Merrick rd, and to R. Scarpati, 20x100, on Bismark st.

SCARSDALE, N. Y.—Scarsdale Estates sold a plot 100x150 on the west side of Brayton place to Hutton & Buys, New York architects, who are making plans for immediate improvement with a residence.

WOODMERE, L. I.—Badgley, Jones & Good sold a parcel on Neptune av to Herbert Spear, who will build a new design bungalow of Spanish style.

LEASES.

New Theatre for Broadway.

The Riverside Drive Realty Co., A. C. & H. M. Hall, has leased the entire block front on the east side of Broadway, from 134th to 135th street, 200 x90, to the "Wayside Realty Company, Inc., for twenty-one years. The property will be immediately improved with a two-story business building containing a theatre, hall for dancing, and ten stores. The theatre has been leased to the Wallingford Amusement Co., for twenty-one years. Slawson & Hobbs, and Harvey N. Bloomer were the brokers who made both leases and they also report that arrangements have been made to lease two of the Broadway stores and negotiations are pending for the leasing of the cafe and cigar store adjoining the entrance of 135th street and of the dance hall and roof garden.

Grand Central Terminal Lease.

Vanderbilt Concourse Co., David R. Todd, president, leased for twenty-one years, with three renewal privileges, the southwest corner of Vanderbilt avenue and 45th street, plot 100.5x90.8, from the New York Central R. R. Plans for a twenty-story commercial structure are being prepared by Warren & Wetmore. The rest of the block fronting on Vanderbilt avenue is being improved by the Yale Club.

August Heckscher Leases.

Interesting among the recorded leases of the week is one affecting the 3-story building, measuring 23.6x79, at No. 28 East 42d street. August Heckscher, the banker, sub-leased the property from Walter J. Solomon, for nineteen years, from April 1, at an annual rental of $17,500. Frank D. Vieller and J. L. Robertson, Jr., negotiated the deal. Mr. Heckscher is the owner of the plot, 52.6 x95, at 309 to 313 Madison avenue, adjoining the Solomon holding. The combined properties are suitable for development, though at Mr. Heckscher's office yesterday it was stated that no plans had been formulated for its improvement.

Manhattan.

LEON S. ALTMAYER leased space in 151 East 86th st to A. Pless, T. Westendorf, D. Armstrong, C. Eichhauer, N. Stone, H. C. Fawcett, E. B. Wagner and W. B. Oakley.

DANIEL BIRDSALL & CO. leased offices in 366 Broadway to Scott & Williams; lofts in 47 Barclay st to the Reinchild Chemical Co., and Art Metal Construction Co., of the Woolworth Bldg., lofts in 27 Walker st to Lion Infants' Wear Co., of 9 West 19th st, and Krasnoff & Beck; lofts in 70 Duane st, to Braunstein & Hershkovitz, of 134 Duane st, and a loft in 473 Broadway to H. Goldstein & Co.

MYER BONDY leased the store and basement in 153 West 44th st to Otto German; the 5th loft in 50 Bond st to Solowitz & Klein, of 130 Greene st, and the 7th loft in 10 Waverly pl to Shlansky Ezeresky.

MYER BONDY leased the store in 153 West 44th st, to Otto German; also a loft in 50 Bond st to Solowitz & Klein, of 130 Greene st, and a loft in 10 Waverly pl to Shlansky & Ezeresky.

GEORGE W. BRETTELL leased for Isaac Peiser for a term of years, the business building at 2146 3d av; also for Samuel Winters to a Mr. Hultzer the store in 2196 3d av.

GUSTAVE BRITT leased the 3-sty dwelling at 263 West 11th st for Mrs. C. M. Benson to Sonverian Monette; also the store on 43 8th av for Martha A. Gaines to David Austrian, and the 3-sty dwelling at 127 Lexington av for the estate of William P. Woodcock, 2d, to Frank Gavard.

GUSTAVE BRITT leased the 3-sty dwelling at 288 West 4th st, for Ella M. Noble to William Graley; also the stable at 22 Jane st, for Louis M. Pearsall to John Dempsey, and also the 3-sty dwelling at 239 West 4th st, for Geo. Jeremiah to John Langer.

THE WILLARD S. BURROWS CO. and the Charles F. Noyes Co. leased the store at the southeast corner of John and Nassau sts to the Nedick Co., and the store at 523 6th av to the same company; also the 2-sty building at 133 West 33d st for 10 years to Carl Schultz at an aggregate rental of about $60,000. The respective attorneys were Isador Cohn and Stoddard & Mark

CAMMANN, VOORHEES & FLOYD leased the building at 246 Water st for Lichtenstein Brothers to the Franco-American Chemical Co., of 59 Pearl st; also the store in 20 South William st for Starkweather & Co. to Porto-Rican Express Co., of 17 Battery pl.

MRS. CATHERINE KETCHAM BLAKE has leased for two years the dwelling at 138 East 37th st.

A. P. COBURN leased for 5 years 4,000 sq. ft. on the 10th floor in 409 Pearl st to Turner Bros., engravers, of 116 William st.

ARTHUR H. COHEN leased a floor in 152 to 156 West 25th st to Julius Sokolower; also offices in the United States Rubber Co. Building for Cross & Brown to Barthel & Daly, of 42 Broadway.

CORN & CO. leased for Alma Carlson, the parlor store in 38 West 40th st to Carl W. Schwinn, of 6 West 28th st, for 5 years, and for Philip Braender, space in 7 and 9 East 20th st to Crawley Neckwear Co., Inc.

CORN & CO. leased for the Philipse Manor Co., Raleigh G. Gildersleeve, president, offices in 303-305 5th av, to the New York State Woman Suffrage Assoc., Mrs. Raymond Brown, president; and Empire State Campaign Committee. Mrs. Carrie Chapman Catt, chairman.

THE CROSS & BROWN CO. leased for the Josephine A. Lovell estate to H. B. James the store and basement in 228 West 58th st; for E. H. Peck and D. B. Chesbro to Henry G. Pagani, of 250 West 54th st, and Owen Earhart the store and basement in 28 West 63d st, and for Robert Goelet to the Plaza Motor Renting Co. space in the building at the northeast corner of Broadway and 64th st.

THE CROSS & BROWN CO. leased for Thomas B. Galvin, Inc., the 2d floor in 561 5th av to Thomas Cook & Son, of London, Eng.

O. D. & H. V. DIKE leased the store and basement at the southeast corner of 115th st and 8th av to Isidor Nash; also the northwest corner of Morris av and 165th st to Herman Heller for a drug store; also the 8th loft in 31 and 33 West 31st st to Joseph H. Josephs, and the store and basement in 152 West 124th st to A. Spino.

DUFF & CONGER and Douglas L Elliman & Co. leased a store to the Knickerbocker Cleaning & Dyeing Co., of 402 East 31st st in the building that is being altered at the corner of Madison av and 76th st; also leased to Dr. A. J. Brown an apartment at 1261 Madison av.

DUFF & CONGER leased for a client of Douglas L. Elliman & Co. a store to the Knickerbocker Cleaning and Dyeing Co. of 402 East 31st st, in the building being altered at the corner of Madison av and 76th st.

DUROSS CO. leased for Philip Rhinelander the 5th and 8th lofts in 48-50 West 21st st to the Maloney Co.; also leased the 2d loft in 63 West 15th st to A. Spano; the 3d loft in 262 Greenwich st to the Universal Plate Printing Co.; the 3-sty dwelling at 357 West 24th st to Agnes L. Maher, and the 4-sty dwelling at 460 West 22d st to Auerioger Kafter; also renewed the lease for 5 years of the store at 450 West 14th st with Hoehn & Mayer.

THE J. C. EINSTEIN CO., INC., leased for Ogden & Clarkson the 6th loft in 43 East 20th st to the Stanton Raincoat Co., of 87 East Houston st; also for Peter A. Gilsey & Co. space in 30 West 29th st to Shield Mail Order Co., Specialty Supply Co. and the New England Coat Co., of 30 West 29th st.

DOUGLAS L. ELLIMAN & Co. leased a large apartment of 14 rooms and 4 baths in 246 West End av to George E. Weed; also an apartment from the plans in 116 East 63d st to Miss Mary C. Phelps; one in 28 East 55th st to Miss Margaret Carroll, and one in 970 Park av to Fred W. Sewell; also for the Renaissance Realty Co., 166 East 74th st, a modern 5-sty dwelling, on a lot 18.9x100, to Chas. H. Mills.

DOUGLAS L. ELLIMAN & CO. leased for the Estate of Wm. M. Leslie, 134 East 95th st, a 3-sty dwelling, on a lot 18x100, to Mrs. John King Van Rensselaer, of Philadelphia.

HORACE S. ELY & CO. and Frederick Southack and Alwyn Ball, Jr., rented from the plans to Hunken, Neale & Forbes, millinery goods, of 141 5th av, the larger part of the 4th floor in the new Rogers-Peet building to be erected at the northeast corner of 5th av and 41st st, and to be ready for occupancy about Jan. 1, 1915. The space rented has a frontage of 125 ft. in 41st st and in addition includes the 42d st section of the 4th floor.

J. B. ENGLISH leased for Peter Vogler to Chin Mane the upper part of 1841-43 Broadway; also to E. Raven Rosen-Baum and Hobart Henley the upper part of 109 West 47th st; also an apartment in 163 West 48th st to Fanie P. Hayes.

JACOB FINKELSTEIN leased for the Farmers' Loan & Trust Co. to the Jewish Press Publishing Co., of 102 Bowery, the building at 77-79 Bowery for a long term at an aggregate rental of $75,000; also for Lyons & Co., of New York, to the New England Gas Supply Co. the store and basement in 266-8 Bowery; also the store and basement in 397 6th av for J. & P. Slater to Max Garfunkel, and the store and basement in 97 4th av for C. L. Partridge to Max Garfunkel.

GOODALE, PERRY & DWIGHT leased 147 West 21st st, a 4-sty dwelling, on lot 20x98.9, to a Mrs. Scott.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Walter F. Kingsland the store in 195 East 76th st to Emanuel Kramer, of 195 East 76th st, and in 197 East 76th st the store and basement to Philip Lumer, and for Katharine A. Kingsland the store and basement in 614 3d av to John G. Kerkmann, of 614 3d av.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Estate of Theophilus E. Roessle the parlor floor store in 467 and 469 5th av to Worch & Co., of Paris, France, dealers in Chinest objects of art.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., and the J. C. Einstein Co. leased an entire floor, containing about 10,000 sq. ft. in 470 4th av, to Julius Schmid, Inc., of Long Island City, rubber goods and druggists' supplies.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Aberdeen Realty Co., space in their building at 150 to 156 Lafayette st, to Isidor Cohn, of 299 Broadway.

M. M. HAYWARD & CO. leased for Leopold Barzaghi the store in 217 West 100th st to Ludwig Einhorn for a laundry; also to Jacob Popper the store in 219 West 100th st.

M. & L. HESS (INC.) leased to Funk & Wagnalls, publishers, the 15th floor of the Hess Building, at the southwest corner of 26th st and 4th av, for a long term of years, at an aggregate rental of $150,000. The same brokers also leased the 3d loft in 383 5th av, to P. W. Lambert & Co., of 64 Lispenard st, for a term of years.

M. & L. HESS (INC.) leased the 6th loft in 36 East 10th st to Fishman & Schnur, of 570 Grand st, and the 1st loft in 23 East 20th st to L. H. Lazarus.

J. EDGAR LEAYCRAFT & CO. leased the dwelling at 3 Henderson pl to J. Demko; also 705 3d av to J. Fein.

ROBERT LEVERS leased for Vincent Astor to the Sanitary System Co., of 71 Lenox av, 216 West 96th st.

E. H. LUDLOW & CO. leased for John M. Elliott to Ganim & Bro., of 46 Washington st, the 5-sty building at 55 Washington st for 7 years.

McDOWELL & McMAHON leased for Lillian P. Webb the dwelling at 576 West 183d st.

EDGAR A. MANNING leased the store and basement in 10 West 22d st for Spear & Co., agents, to the Dunn Sales Co., of 55 Park pl; offices in 56-58 West 45th st to Moran & Jones, of 481 5th av, and the 4th floor of 25 West 56th st to A. Schriener.

SAMUEL H. MARTIN has leased for Gross & Crook the buildings, 434-6 Columbus av, the southwest corner of 81st st, to George E. Anderson for 5 years.

SAMUEL H. MARTIN leased for Gross & Crook the buildings at 434-6 Columbus av to George E. Anderson for 5 years.

SAMUEL H. MARTIN leased for Bolton Hall the two 4-sty dwellings at 146 and 148 West 65th st to Jose Y. Rabell, of Havana, Cuba, for 3 years.

SAMUEL H. MARTIN leased offices in the Simpson Building, at the southeast corner of Broadway and 67th st, to the Charity Organization of New York, and also space to Glen Ream, of 1974 Broadway; also leased with J. Edgar Leaycraft & Co., the 4-sty dwelling at 160 West 65th st to David Serviss.

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SAMUEL H. MARTIN leased the 4-sty dwelling at 140 West 65th st, for the Society of the Immaculate Conception to D. P. Saltzman, and for Susie Scott Hall the two 4-sty dwellings at 108 and 110 West 64th st, for a term of years to Celmira Mendez of Colombia, South America.

MESSIMER & CARREAU, INC., leased offices in 18 East 41st st to Edwin Outwater, the builder, of 208 5th av.

MOORE, SCHUTTE & CO. leased to Benjamin Winter the 5-sty apartment house at 508 to 510 West 140th st, on plot 75x99.11, for five years for Franz Joseph Michel. Mr. Michel bought the house last month through Moore, Schutte & Co..

NELSON & LEE leased the John st store in the building at the southeast corner of Broadway and John st to the Bennett Manufacturing Co., retailers of watches and jewelry, now at 175 Broadway.

THE CHARLES F. NOYES CO. leased a loft in 162 William st for Rudolph Wirth to The Buskirk Co., of 1 West 34th st; a floor in 228 Pearl st to M. S. Arrue & Co., of 134 Maiden lane, and space in 130 and 132 Pearl st to Thomas A. Lindsay; also leased a portion of the 2d floor of 92 William st to Herbert Buxton; for the Lawyers Title Insurance & Trust Co., offices in 37 and 39 Liberty st to the Husselrath Importing Co., of 49 East 21st st, Henry S. Lowenthal and to the Fire Adjustment Corporation of America, of 37 Liberty st; offices in the Smith-Gray Building to Joseph Kurzman, of 261 Broadway; in the Hilliard Building to the London Guarantee & Accident Co., and the Zurich General Accident & Liability Insurance Co., of 55 John st, and in the Frankel Building, offices to Smith & Bruce, of 12 John st.

PEASE & ELLIMAN leased offices in the Strand Theatre Building at Broadway and 47th st to the John C. Jackel Co., Inc., of 1402 Broadway, and to D. Kaufman, of Philadelphia; also an apartment at 430 West 116th st for C. A. Speucer to Archibald A. McGlashan; at 640 West End av for the Odell-Townsend Realty Co. to Louis Cohn; at 308 West 93d st to Colonel Baxter for W. S. Dennison as agent, and at 121 East 52d st for the Montana Realty Co. to Victor P. Kannard; also in 42 Broadway, offices for the New York Real Estate Security Co. to Henry H. Harkavy, of 80 Maiden lane, and Louis Lorenz; also in Aeolian Hall to T. J. Wetzel, of 17 West 42d st, and the Allegiance Realty Co., of 14 East 42d st; also an apartment at 929 Park av to Robert O. Ream; at 103 East 75th st to H. W. Graham; at 101 West 85th st to Margaret J. Bradley; at 104 East 40th st to Mrs. D. A. Way; and, in conjunction with Archbald C. Foss, to John Fox; at 723 St Nicholas av to M. J. Phaleu and J. R. Unlandheim; at 213 West 85th st to C. W. Wright; at 73 East 32d st to C. H. Leggett and Dr. W. M. Adelstone; also a store in 1125 Park av to J. Ouhoff; also an apartment at 130 West 57th st to Miss Margaret E. Crosby; also in the "Borcuardt, at 98th st and Broadway, to W. F. McClelland; and one in 71 East 92d st to Mrs. Elizabeth Greenhall; also at 173 East 70th st to H. Dornbusch; also to Charles Thomas the store in 159 Greenwich st; also temporarily the store in 44 Nassau st for William F. Duryea to Sidney Walluer; also the basement in 96 Greenwich st for A. Zucca to A. Puccio; also floors at 42 to 46 Nassau st, for the Schulte Realty Co. to MacDouald Stationery Co., of 35 Liberty st, and E. J. Brandes; also offices at 123 Liberty st to Thomas Engineering Co. and Eugene Seavey; also at 55 Liberty st to J. P. Morrisey, American Association of Public Accountants, and Albert F. Nathan, and at 434 to 438 Broadway to John T. Rearman.

THE CHARLES F. NOYES CO. leased the 2d loft in 320 and 322 Pearl st for Robert B. Lawrence to the Botts Marking Iuk Co., of 99 Maiden lane, and the 4th loft iu the same building to the Halstead Brush Co.; for De Seldiug Bros. the 8th loft in 52 to 58 Duane st to William F. Albers, of 70 Fulton st; and for Daniel Birdsall & Co., the 5th loft in 98 and 100 Bleecker st, to the Eichler Publishing Co. of 33 1st st; for James Arthur the building at 167 Front st to the George E. Couley Co. for 5 years; the store and basement in 43 Fulton st for William Cabble Excelsior Wire Manufacturing Co., to H. R. Cone of 8 Fulton st; and the ground floor in 28 Burling Slip for the Phelps-Stokes Estates, Inc., to the Wittken Trucking Co.

THE PAYSON McL. MERRILL CO., INC., leased the 4-sty dwelling at 45 West 50th st to Dr. George H. Ryder.

PEASE & ELLIMAN leased for Mrs. Sarah E. Holland to W. A. Saks, of Saks & Co., the 5-sty dwelling at 20 West 68th st; for Schonhardt & Messerick the 1st floor at the northwest corner of Columbus Circle and 59th st to Dr. Michael Ryser, and a store in 1258 Madison av for J. J. Campion to Rose Pittluck.

RICE & HILL leased for Hannah Mendes to N. S. Feldman of 841 8th av, the store in 152 West 45th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the dwelling at 128 East 70th st for W. E. S. Griswold to Louis Morris Starr for three years; also leased for Mrs. Joseph Pulitzer the 3-sty 40-ft. private stable at 166 East 73d st to William F. Daly for 5 years.

THE M. ROSENTHAL CO. leased the 8th floor iu 28-30 West 38th st to A. H. Bonart & Co.

SCHINDLER & LIEBLER leased for the estate of Anua Leonhardt the 3-sty dwelliug at 1652 Avenue A to Frederick Oswaldt.

LOUIS SCHRAG leased for Hencken & Haaren, the store and basement iu 360 6th av, to Cantor & Malgood; for Louise Neilley Peek, the 5-sty dwelling at 119 West 21st st, to Maria A. Burton.

SHAW & CO. leased the store in 1 West 125th st for the International Amusement & Realty Co. to the John F. Murphy Co.

SHELDON & BECKER leased to E. Fletcher Hallomore a portion of the 2d floor in the new building at the southeast corner of Broadway and 107th st.

MRS. MARY E. SNIFFEN leased the 9-sty apartment house at 70-72 West 49th st for 5 years from Sept. 30 next for a rental of $22,000 a year. Mrs. Sniffen is a tenant in the house.

SIDNEY L. WARSAWER leased for a term of years the store and basement in 615 8th av to William Samaloff.

M. I. STEWART & CO., dealers in ladies' wear, at the southeast corner of 5th av and 37th st, which is to be re-improved by the Goelet estate, have leased the south half of the store and the first floor of the new building. The north half will be used by the Mark Cross Co.

JOHN STICH leased for a term of years the building at 144 East 14th st, formerly occupied by Tom Sharkey to J. Braunstein. The aggregate rental is $125,000.

TUCKER, SPEYERS & CO. leased offices in 35 and 37 West 39th st, for the Brunswick Realty Co., to Allen Knowles and Chautauqua Planing Mills Co., of 5 Beekman st.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased space in the Trinity Building, 111 Broadway, to the Baldt Steel Co., Walter I. Hatch, Clarence McMillan, National L. E. B. Co., the Tengwall Co., Louis A. Ripley and Bernard Cowan; also in the United States Realty Building, 115 Broadway, to Doyle, Riley & Seliger, Empire Corporation, Arthur C. Bailey, Nortona Co., Morgan & Finlay, P. R. Stillman, Gutterson, Huyler & Monypeny, Legare Walker, George F. Titus and Bernard Keleher.

EDWARD C. H. VOGLER leased to Dr. Ernst S. Bishop the dwelling at 151 West 85th st.

THE JAMES L. WELLS CO. leased to Mrs. K. Schronroh the dwelling at 302 East 57th st for a term of years and to Dr. Joseph V. Andrews the dwelling at 312 Alexander av for a term of years.

WM. H. WHITING & CO. leased the building at 193 Front st to Goldsmith & Block, of 166 Front st, the store and basement in 73 Beekman st, to Richard McLean; the 3d and 4th lofts in 57 Beekman st to Union Card and Paper Co., of 45 Beekman st, and Joseph Taglin and 3d and 4th lofts in 59 Beekman st to Fred. H. Schley & Co. and Adolph Haschek, of 231 William st.

E. S. WILLARD & CO. rented the store, basement and subbasement in 594 Broadway to the Hoffman-Corr Manufacturing Co., who have been located for a number of years at the corner of Duane st and West Broadway; also rented the 6th loft to Charles Goldstein & Co., manufacturers of ladies' hats.

WRIGHT BARCLAY, INC., leased the 4th floor in 221 4th av to Henry Brady Co. and a floor in 427 3d av to M. Green.

Bronx.

THE McKINLEY SQUARE CASINO on East 169th st, just off Boston road, which was recently remodelled, has been leased for 21 years by William H. Weissager, president of the owning company to Alfred Furst. The aggregate rental is about $350,000.

Brooklyn.

SYDNEY S. COHEN leased the northeast corner of Bushwick av and Hancock st, a plot 100 x100, to the Beacon Photoplay Corporation for 42 years at an aggregate rental of $150,000. The lessee will improve the plot in the early fall with a theatre similar in construction to the Regent Theatre at the corner of 116th st and 7th av, Manhattan, which it controls.

FRIDAY & LEHMANN leased the entire 2d floor in 1559 Broadway for Coleman Saul for 3 years, to be occupied as a dental office; also corner store in 1435 Bushwick av for Theodore Rettstadt for 4 years, to be used as a general market.

CHARLES E. RICKERSON rented 158 Underhill av, a 2-sty dwelling, for Herbert C. Barnes to Daniel Safford, and also rented for F. W. Yates the store at 257 Flatbush av to Benjamin Abromowitz.

Queens.

THE LEWIS H. MAY CO. leased at Far Rockaway for Sadie Demme cottage on Roanoke av to Ernest Isaac; for Fred Maples cottage on Crescent st to Henry Lipschutz; for Frederick Haberman cottage, 4 Frederick Court, to Asher Holzman; for Mary I. McGoey the "Traymore" to Manuel Oppenheim; for Bernard Fee cottage at Wavecrest to Chas. M. Dimin; for Waso Realty Co. on Union st to J. Frank.

THE LEWIS H. MAY CO. leased for R. Angarola his homestead on Merrill road, Far Rockaway, L. I., consisting of house, garage, tennis court, etc., to Moe Levy for summer occupancy.

Richmond.

CORNELIUS G. KOLFF leased to Judge B. Handy the residence of the late General James Jourdau, one-time president of the Union Gas Co., of Brooklyn, at the intersection of the Richmond road and Oak st., Concord.

Out of Town.

PEASE & ELLIMAN leased for T. Wainwright his large shore front place at Rye for the coming season to Albert Blum.

PAYSON McL. MERRILL CO., INC., leased for Frank E. Sweetser to Herbert N. Fell his house at Thornwood, Great Neck.

JOHN F. SCOTT rented for David Weingarten his country place known as Hillcrest, on Osborn av, Cedarhurst, to J. V. Onativia.

F. S. WILLARD & CO. leased for Thomas D. Hooper his estate at Locust Valley to Howard C. Brokaw.

JULIA BEVERLEY HIGGINS leased for Dr. William W. Walker his place at Cross River, N. Y., to Gordon Knox Bell, of New York City.

S. S. WALSTRUM-GORDON & FORMAN leased for Herman Fritz the residence at 51 North Maple av, Ridgewood, N. J., to J. S. Rice of New York.

THE LOUIS SCHLIEP FACTORY BUREAU leased about 15,000 sq. ft. of space in the factory at Garden and 15th sts, Hoboken, N. J., to the New Process Cork Co.

L'ECLUSE, WASHBURN & CO., INC. leased the Huntington Bay Lodge at Huntington Bay to James Runciman, of New York, for five years. The hotel, with its four cottages, accommodates about 100 guests, and will be opened on May 1. It is part of a tract of 500 acres being developed by the L'Ecluse, Washburn Co., and adjoins the Halesite property of Robert E. Farley.

WESTCHESTER LAND EXCHANGE has leased at Scarsdale the Sage residence on a 5-acre tract to H. S. Fisher; also the estate of Prof. W. F. Brewster at Hartsdale in the Greenacres tract of the Scarsdale Estates to S. C. Powell, and the residence of Mrs. Grace Caskey on Ridgeview av, White Plains, to J. A. Strasser.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Mar. 20 to 26	1913 Mar. 21 to 27
Total No.	124	133
Assessed value	$6,711,500	$6,841,200
No. with consideration	14	16
Consideration	$464,225	$543,400
Assessed value	$626,000	$499,000
	Jan. 1 to Mar. 26	Jan. 1 to Mar. 27
Total No.	1,600	1,946
Assessed value	$100,628,613	$124,600,512
No. with consideration	173	260
Consideration	$6,878,614	$12,454,537
Assessed value	$7,475,517	$11,440,962

Mortgages.

	Mar. 20 to 26	Mar. 21 to 27
Total No.	67	77
Amount	$1 958,711	$6,282,168
To Banks & Ins. Cos.	17	15
Amount	$1,013,000	$5,387,500
No. at 6%	31	32
Amount	$520,136	$547,308
No. at 5½%	6	2
Amount	$843,000	$2,460
No. at 5%	19	17
Amount	$346,575	$1,987,000
No. at 4½%	.....	8
Amount	.....	$534,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	1
Amount	.....	$3,000,000
Interest not given	11	17
Amount	$249,000	$211,400
	Jan. 1 to Mar. 26	Jan. 1 to Mar. 27
Total No.	1,012	1,312
Amount	$32,387,799	$55,872,268
To Banks & Ins. Cos.	236	319
Amount	$19,166,200	$32,519,850

Mortgage Extensions.

	Mar. 20 to 26	Mar. 21 to 27
Total No.	74	26
Amount	$3,741,650	$737,000
To Banks & Ins. Cos.	43	11
Amount	$3,077,500	$333,000
	Jan. 1 to Mar. 26	Jan. 1 to Mar. 27
Total No.	546	481
Amount	$22,986,335	$22,533,085
To Banks & Ins. Cos.	169	178
Amount	$13,130,950	$14,592,550

Building Permits.

	Mar. 21 to 27	Mar. 22 to 28
New buildings	16	18
Cost	$2,287,500	$1,376,115
Alterations	$156,155	$290,836
	Jan. 1 to Mar. 27	Jan. 1 to Mar. 28
New buildings	114	145
Cost	$10,662,690	$16,347,615
Alterations	$3,472,399	$2,355,408

BRONX.

Conveyances.

	Mar. 20 to 26	Mar. 21 to 27
Total No.	107	109
No. with consideration	11	12
Consideration	$225,494	$192,890
	Jan. 1 to Mar. 26	Jan. 1 to Mar. 27
Total No.	1,345	1,613
No. with consideration	172	174
Consideration	$1,765,956	$2,017,505

Mortgages.

	Mar. 20 to 26	Mar. 21 to 27
Total No.	55	62
Amount	$532,524	$627,361
To Banks & Ins. Cos.	7	6
Amount	$83,000	$87,000
No. at 6%	23	31
Amount	$223,970	$370,118
No. at 5½%	3	6
Amount	$74,000	$32,750
No. at 5%	11	10
Amount	$100,775	$92,300
Unusual rates	1	.....
Amount	$1,079	.....
Interest not given	17	15
Amount	$132,700	$132,193
	Jan. 1 to Mar. 26	Jan. 1 to Mar. 27
Total No.	802	1,130
Amount	$7,194,632	$12,560,484
To Banks & Ins. Cos.	106	125
Amount	$2,125,301	$2,633,029

Mortgage Extensions.

	Mar. 20 to 26	Mar. 21 to 27
Total No.	12	8
Amount	$314,500	$143,500
To Banks & Ins. Cos.	2	3
Amount	$45,500	$81,000

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188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica

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	Jan. 1 to Mar. 26	Jan. 1 to Mar. 27
Total No.	201	158
Amount	$3,575,800	$2,650,400
To Banks & Ins. Cos.	29	26
Amount	$814,500	$714,500

Building Permits.

	Mar. 20 to 26	Mar. 21 to 27
New buildings	25	28
Cost	$327,150	$792,850
Alterations	$13,900	$9,350
	Jan. 1 to Mar. 26	Jan. 1 to Mar. 27
New buildings	177	239
Cost	$3,786,955	$6,651,316
Alterations	$287,060	$227,625

BROOKLYN.
Conveyances.

	1914 Mar. 19 to 25	1913 Mar. 20 to 26
Total No.	424	457
No. with consideration	59	28
Consideration	$305,628	$373,148
	Jan. 1 to Mar. 25	Jan. 1 to Mar. 26
Total No.	5,279	5,674
No. with consideration	588	374
Consideration	$4,715,845	$3,171,250

Mortgages.

	Mar. 19 to 25	Mar. 20 to 26
Total No.	300	341
Amount	$1,100,139	$1,281,529
To Banks & Ins. Cos.	56	99
Amount	$298,700	$484,350
No. at 6%	168	216
Amount	$487,198	$729,898
No. at 5½%	77	34
Amount	$396,770	$99,715
No. at 5%	46	71
Amount	$179 S50	$365,960
Unusual rates	3	3
Amount	$2,850	$3,100
Interest not given	6	17
Amount	$33,471	$82,856
	Jan. 1 to Mar. 25	Jan 1 to Mar. 26
Total No.	3,605	3,991
Amount	$13,934,802	$14,902,229
To Banks & Ins. Cos.	707	982
Amount	$4,944,300	$6,197,131

Building Permits.

	Mar. 20 to 26	Mar. 21 to 27
New buildings	93	120
Cost	$709,200	$814,125
Alterations	$44,805	$62,439
	Jan. 1 to Mar. 26	Jan. 1 to Mar. 27
New buildings	933	940
Cost	$9,505,685	$7,200,037
Alterations	$591,879	$796,546

QUEENS.
Building Permits.

	Mar. 20 to 26	Mar. 21 to 27
New buildings	199	107
Cost	$682,970	$337,388
Alterations	$27,370	$68,740
	Jan. 1 to Mar. 26	Jan. 1 to Mar. 27
New buildings	851	996
Cost	$3,802,512	$3,359,470
Alterations	$231,168	$266,216

RICHMOND.
Building Permits.

	Mar. 20 to 26	Mar. 21 to 27
New buildings	16	26
Cost	$30,986	$38,433
Alterations	$5,005	$14,647
	Jan 1 to Mar. 26	Jan. 1 to Mar. 27
New buildings	122	147
Cost	$235,066	$262,837
Alterations	$44,160	$44,142

REAL ESTATE NOTES.

WILLIAM A. WHITE & SONS have been appointed agents for 123, 125 and 127 Post av.

THE ROSS-KRAFFT CO., INC., has opened a real estate and insurance office at 829 Nostrand av, near President st, Brooklyn.

FRANK BAILEY, vice-president of the Title Guarantee & Trust Co., who is now abroad, will be home about the middle of April.

DUROSS CO. has been appointed agent for 797-9 Greenwich st, 13 East 113th st, 137 9th av, 232-4 Wooster st and 388-9 West st.

LEON GEISMAN, formerly of 12 Harrison av, Brooklyn, has removed his office to 287 Nostrand av.

RYDER HENRY, of the Hotel Blackstone, is the buyer of 55 East 72d st, sold last week by Mrs. Margaret R. Bradshaw, through William B. May & Co.

VAN NORDEN & WILSON announce that Kenneth Mygatt has become associated with the firm and has assumed charge of the agency department.

THE AMERICAN REAL ESTATE CO. has issued an interesting booklet which gives a great deal of information relating to the Park Hill section.

CHASE NATIONAL BANK, according to a lease recorded Saturday, will pay $65,000 for the ground floor and basement of the Adams Building at 61 Broadway.

FRANK LEFFMAN has opened a real estate office at Church and Nostrand avs, Brooklyn, where he will conduct a general brokerage business.

BAHRENBURG REALTY CO., INC., has opened offices at 2115 Cortelyou road, Flatbush, for the transaction of a real estate and insurance brokerage business.

SAMUEL UNTERMYER is negotiating for the purpose of the 22-acre estate of Mrs. Anna C. Ewing at 967 North Broadway, known as "Duncraggen." It is assessed at $121,000.

THOMAS J. FLANAGAN, formerly with the Douglas Robinson, Charles S. Brown Co., and who has been associated with Frederick Winant for several years, has returned to the Douglas Robinson, Charles S. Brown Co.

DUNLOE HOLDING CO. has acquired title from Mabel G. Meyer and Samuel B. Althouse to the four 5-sty apartment houses occupying the west side of Pinehurst av, from 179th to 180th sts.

LOUIS BECKER CO. has been appointed agent for the "Beulah" apartment house at the southeast corner of 157th st and Amsterdam av. This property was recently sold for cash by the same firm.

JOSEPH S. EDELMAN, who for some time was advertising director in Joseph P. Day's office, has resigned and become associated with the Sterling Service, Inc., with offices in the Aeolian Building, 27 to 39 West 42d st.

THE S. & B. CONSTRUCTION CO. recently incorporated, is the buyer of the plot 100x100 on the east side of Concord av, 100 ft. south of Dater st, the sale of which by Samuel Carucci was reported about two weeks ago.

THE 784 6TH AV. CO., Alexander Brown, Jr., president, is the buyer of 782-786 6th av, recently reported sold by Lewis & Conger. The plot, which adjoins the corner store of that firm, will be improved with a 9-sty loft building and leased to a single tenant.

LAST EVENING a meeting of Harlem property owners was held under the auspices of the Committee of Thirty, which is working out a plan to improve property conditions in Harlem, at the Lenox Avenue Reformed Church, 153d st and Lenox av.

SMITH & PHELPS have placed for the Hoffman Co. Builders, Inc., two first mortgage loans of $27,000 each on the two 5-sty apartments, each 37.10x96x150, on the east side of Daly av, beginning 517 ft. south of Tremont av, and also a first mortgage loan of $4,000 on the 2-sty dwelling at 441 East 141st st.

E. MORA DAVISON, president of the Park Row Realty Company, denied this week that negotiations were pending for the purchase of 13-21 Park Row. Rumors were current in realty circles during the week that the property would be converted into a hotel at a cost of about $350,000.

UNITY CLUB, a leading Jewish social organization of Brooklyn, is reported to be considering the purchase of the Brooklyn Union League clubhouse at Bedford av and Dean st. The present owner is the Brooklyn Dime Savings Bank which took over the property when the club became bankrupt last December.

THE SUPREME COURT has granted permission to Charlotte W. C. Fowler et al to sell the old Gouveneur Morris mansion at Cathedral Parkway, northeast corner of 7th av, for $81,000, which is $11,000 less than the assessed valuation. The plot, 71x100, was reported sold last month to Simon Wolk, the builder.

R. E. IRETON, who has charge of the Educational Bureau of the Bush Terminal Company, delivered an illustrated lecture yesterday afternoon, showing how rapidly freight can be sent from the manufacturer to the consumer, if modern means are employed. The picture was arranged under the auspices of F. L. Bailey.

THE SUPREME COURT has ordered the following reductions in assessments as a result of petitions from property owners in Greene st, requesting relief: J. Mandel, $55,000 to $52,000; Mabel Mandel, $83,000 to $78,000; H. S. Meinhard, $70,000 to $60,000; L. Fisher, $55,000 to $52,000; T. Woodbury, $42,000 to $38,000; J. Solomon, $40,000 to $37,000, and H. Solomon, $33,000 to $28,000.

THE ASPINWALL APARTMENTS, INC., is about to be formed to take over and improve the block front on the east side of Audubon av, between 185th and 186th sts, fronting 214 ft. on Audubon av, 95 ft. on 186th st. and 120 ft. in 185th st, owned by the Allenel Construction Co. The new company will erect four 5-sty apartments, each fronting about 53.6 ft. and varying in depth from 80 to 120 ft.

FORECLOSURE PROCEEDINGS has been instituted by the Title Guarantee & Trust Co. on the property at 822 Broadway, southeast corner of 12th st, to satisfy a mortgage of $120,000. The property was conveyed on September 30, 1912, by J. Frederick Kernochan to the Peerless Investing Co., Lewis Conn, president. Last April plans were filed for a 12-sty building, estimated to cost $225,000. The foundation and some of the steel work was completed, but for the last few months nothing has been done on the projected structure.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF JARED G. BALDWIN—premises 8 East 41st st, valued at $115,000.

EDWARD J. BRADLEY—1384 Boston road, $35,000, and 1394 Boston road, $17,000.

ABRAHAM A. FEUCHTWANGER—6 West 70th st, $45,000, and 239 7th av, $35,000.

JULIA S. NEWMAN—15 West 31st st, $80,000.

PATRICK WHITE—304 East 37th st, $12,000.

THOMAS BUCKLEY—210 West 54th st, $70,000.

MARY L. D. BURCHARD—165 Lexington av, $28,000, and 417 West 146th st, $9,000.

SARAH J. GRANT—329 Convent av, $20,000.

SOPHIA HAUPTMANN—1739 Madison av, $21,000, and 111 East 114th st, $8,000.

MARY A. JACOBS—187 Franklin st, $15,000; 255 West 34th st, $60,000; 2269 3d av, $28,000, and 2273 3d av, $31,000.

MARY G. MURPHY—463 West 34th st, $16,000; 40 East 49th st, $42,000, and 83 West 134th st, $7,500.

KATHERINA SOTTONG—535 East 85th st, $18,000, and 538 East 85th st, $17,000.

DON ALONZO POLLARD—328 West 19th st, $15,000; 330 West 19th st, $15,000, and 409 West 18th st, $12,000.

FREDERICK ROBITSCHER—148 East 71st st, $21,000.
JOHN BERGEN—995 Forest av, $5,500.
FREDERICK GADE—102 East 4th st, $14,500.
ELIAS S. GARCIA—274 Water st, $22,000.
ISAAC BUTLER—1017 East Tremont av, $47,500.
VIOLETTA A. JACKSON—966 East 167th st, $8,000.
HANNAH ROSENTHAL—4 West 118th st, $28,000.

OBITUARY

CHARLES D. FOLSOM, a retired real estate broker, of 148 Hicks st, Brooklyn, died last Saturday at Atlantic City after a long illness.

HENRY B. STEIN, real estate broker of 25 Broad st, died on Tuesday in a private sanitarium, aged fifty years.

JOHN C. GROEL, a real estate operator of Newark, N. J., died at his home on Wednesday. He was formerly an Assemblyman from Essex County.

MICHAELIS KAISER, a real estate dealer, died on Wednesday at his home, 229 West 97th st, aged 59.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Thirty-nine offerings at the Manhattan and Bronx Salesrooms this week, including some choice holdings offered at voluntary sale, attracted good-sized crowds and outside bidders were in evidence. While parties in interest bought twenty-one parcels, and ten were withdrawn or adjourned, eight offerings were obtained by outsiders. Bing & Bing paid $174,500 for the buildings at 128-138 West 45th street. An interesting phase of the Bing purchase was the fact that their bid of $174,500 was $22,500 above the assessed valuation. J. R. Thompson made a high bid of $43,000 for the tenements at 342-4 Eighth avenue.

For the coming week a number of small properties will be offered in various sections of the city, tenements and dwellings, as usual, comprising the bulk of the offerings. Among the properties scheduled for sale at the stand of Joseph P. Day, is the apartment house at 244 Riverside Drive; also the two-story theatre at 689 Amsterdam avenue.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 27, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st

JOSEPH P. DAY.

Grand st, 91 (*), ss, 20.2 e Greene, 20.1 x69.2, 4-sty bk loft & str bldg; due, $16,045.52; T&c, $481.71; German Savgs Bank in City N Y. 15,500

Wooster st, 235-7, see 3d, 43-5 W.

3D st, 43-5 W (*), nwc Wooster (Nos 235-7), 42x74.10, four 2-sty bk & fr bldgs; due, $5,570.70; T&c, $484.75; District Number One of the Independent Order Benai Berith. 37,500

21ST st, 16 W, ss, 295 w 5 av, 25x92, 4-sty stn ft dwg (exr); L Napoleon Levy. 26,100

22D st, 451-5 W, ns, 308.1 e 10 av, 41.10x98.9x41.10x98.8, two 5 & one 4-sty & b bk & stn dwgs; partition; Marie A Dubar et al, defts. 20,100

45TH st, 124-8 W, ss, 283.4 w 6 av, 61.8x100.4, 3-sty bk bldg (vol); Bing & Bing. 174,500

50TH st, 516 W (*), ss, 250 w 10 av, 25x100.5, 5-sty bk tnt; due, $17,052.74; T&c, $100; Geo H Valentine et al. 15,000

52D st, 531 W (*), ns, 375 e 11 av, 25x100.5, 5-sty bk tnt; due, $3,963.73; T&c, $420.05; David Crawford et al. 14,450

54TH st, 432 W (*), ss, 383.4 e 10 av, 16.8x52.2x16.8x53.6, vacant; due, $4,561.50; T&c, $195.45; Metropolitan Savgs Bank. 4,000

83D st, 35 W, ns, 351.3 w Central Park West, 20x80, 3-sty & b bk dwg; (vol); bid in at $14,000.

102D st, 311 W, ns, 160 w West End av, 20x100.11, 3-sty & b stn dwg; adj Apr 28.

113TH st, 216-8 E (*), ss, 185 e 3 av, 30x100.10, 6-sty bk tnts & strs; due, $32,184.65; T&c, $810.90; Jas H Aldrich et al trstes. 30,000

119TH st, 125 W, ns, 305 w Lenox av, 20x100.11, 3-sty & b stn dwg (vol); C A Foster. 18,000

123D st, 124-8 E, ss, 240 e Park av, 75x100.11, 3 5-sty stn tnts; partition; Adolph Finkenberg, a party in int. 50,000

147TH st, 283 W (*), ns, 500 w 7 av, 25x99.11, 6-sty bk tnt & strs; due, $23,972.60; T&c, $1,028.30; Louisa Mander. 20,000

Convent av, 427, es, 52 n 148th, 16x85, 3-sty & b stn dwg; due, $6,144.98; T&c, $1,472.06; Merit Realty Co. 8,960

8TH av, 342-4, es, 24.6 n 27th, 39.2x82, 2 4-sty bk tnts (vol); bid in at $43,000.

HENRY BRADY.

130TH st, 29 W, ns, 360 w 5 av, runs n 8xe.06xn46.2xw.06xn45.8xw20xs99.11xe20 to beg, 4-sty & b stn dwg; adj Apr8.

180TH st, 804 W (*), sec Pinehurst av (Nos 49-55), 100x100.2, 6-sty bk tnt; due, $25,232.89; T&c, $1,836.61; sub to pr mtg $150,000; Jas Douglass. 158,562

Pinehurst av, 49-55, see 180th, 804 W.

BRYAN L. KENNELLY.

Hudson st, 569, nwc 11th, 24.1x78.3, 4-sty bldg; bankruptcy sale; H M Weil. 30,663

Perry st, 38, ss, 172.4 e W 4th, 20.10x95, 3-sty dwg; Jno Coogan. 10,710

115TH st, 221 W (*), ns, 325 w 7 av, 18.9x100.11, 5-sty bk tnt; due, $14,114.52; T&c, $37; Melville H Bearns. 10,000

M. MORGENTHAU, JR., CO.

1ST st, 88-90 E (*), ns, 187 e 1 av, 42x105.11, 6-sty bk tnt & strs; due, $4,375.18; T&c, $——; sub to 1st mtg $56,000 at 5%; Mary Mades. 74,500

106TH st, 54 E (*), ss, 285 w Park av, 25x100.11, 5-sty bk tnt; Action 2; due, $25,329.73; T&c, $281.67; Rachel H Pfeiffer. 24,500

JACOB H. MAYERS.

75TH st, 327 E (*), ns, 256.8 w 1 av, 28.4x102.2, 4-sty stn tnt; due, $14,196.67; T&c, $2,009.34; Lizzie Van Boskerck. 15,000

137TH st W, nec St Nicholas, see 137th W, ns, whole front bet Edgecombe & St Nicholas avs.

137TH st W (*), ns, whole front bet Edgecombe & St Nicholas avs, 34x229.10x72.8x232.11, vacant; due, $27,460.04; T&c, $2,090.27; Charter Constn Co. 45,000

Edgecombe av, nwc 137th, see 137th W, n s, whole front bet Edgecombe & St Nicholas avs.

St Nicholas av, nec 137th, see 137th W, n s, whole front bet Edgecombe & St Nicholas avs.

CHAS. A. BERRIAN.

106TH st, 52 E, ss, 305 w Park av, 25x100.11, 5-sty bk tnt; Action 1; due, $25,331.73; T&c, $277.51; Leon G Eckert. 25,100

Total	$828,145
Corresponding week 1913	930,945
Jan. 1, 1914, to date	8,808,595
Corresponding period 1913	12,657,919

Bronx.

The following are the sales that have taken place during the week ending Mar. 27, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Ritter pl, 814 (*), ss, 245 w Prospect av, 20x85.11, 2-sty & b bk dwg; due, $10,776.59; T&c, $188.40; Jno M Bissert et al, exrs. 4,000

Brook av, 282-4 on map 282, es, 62.9 n 139th, 37.8x107.2x37.6x103.7, 5-sty bk tnt & strs; withdrawn.

Brook av, 278-80 on map 278, es, 25.11 n 139th, 37.7x103.7x37.6x100.1, 5-sty bk tnt & strs; withdrawn.

Lafontaine av (*), ws, 80.6 n 181st, runs n100xw55xs26.3xw63.4 to Quarry rd xs89.9 x— to beg, vacant; due, $8,282.55; T&c, $10,079.48; Frank F Russell, admr. 200

Quarry rd, es, nbt 80.6 n 181st, see Lafontaine av, ws, 80.6 n 181st.

JAMES L. WELLS.

Hoffman st, 2419-21, ws, 104.7 s 188th, 50x96.11, 5-sty bk tnt; due, $33,530.98; T&c, $969.10; Abr Leipzig. 29,000

217TH st, 1009 E (*), ns, 80 e Paulding av, 20x95; due, $4,410.83; T&c, $202.66; Central Mtg Co. 4,000

SAMUEL MARX.

160TH st, 735 E (*), nwc Forest av (No 851), 96x48.8, 6-sty bk tnt & strs; due, $3,884.42; T&c, $3,161.74; sub to pr mtg $59,511.51; Mamie Scholem. 61,511

Forest av, 851, see 160th, 735 E.

DANIEL GREENWALD.

219TH st E, ns, 205 w Rosewood av, 100x114; due, $1,517.39; T&c, $177.04; North Bronx Realty Co. 3,150

Total	$101,861
Corresponding week 1913	98,375
Jan 1, 1914 to date	1,347,855
Corresponding period, 1913	1,351,736

Brooklyn.

The following are the sales that have taken place during the week ending March 25, 1914, at the Brooklyn Salesrooms, 189 Montague street:

WILLIAM H. SMITH.

CEDAR ST, 90 (*) ses, 106.4 sw Myrtle av, 20x60xirreg; also DE KALB AV, 1301, ws, — n Evergreen av, 20x57.6 x—x60x irreg; Adella C Flood et al.. 7,200.00

COLLINS ST, nec Schenectady av, 322.5x191x irreg; Mary A Smith.... 4,400.00

FAIRVIEW PL, swc Martense, 100x19.8; Action 1; withdrawn.....

FAIRVIEW PL, ws, 19.8 s Martense, 18.8x100; Action 2; withdrawn.....

FAIRVIEW PL, ws, 38.4 s Martense, 20x100; Action 3; withdrawn.....

HICKS ST (*), ws, 131.3 s Woodhull, 18.9x80; Raymond A DeForest..... 3,000.00

KOSCIUSKO ST (*), ss, 350 e Lewis av, 25x100; Gustave Lebett..... 2,200.00

SEIGEL ST (*), ss, 50 e Leonard, 25x100; Edw A Koenig..... 1,400.00

SMITH ST, 116, ns, 108.7 e Dean, 20x100.8, 4-sty bk tnt & strs (exr); Max Meyer 14,025.00

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Auction Sales—Brooklyn—Continued.

53D ST (*), ss, 80 w 11 av, 20x100.2; Geo B Watson et al..... 3,700.00
70TH ST (*), ss, 360.10 e Narrows av, 50x100; Eagle Savgs & Loan Co.... 3,000.00
CONEY ISLAND AV (*), es, 340 n Av I, 40x100; Harold D Watson..... 1,000.00
RUTLAND RD, ss, 150 w Troy av, 103.3 x100; Ella A Timony..... 1,660.00
SHORE RD, nec 1 av, 52.3x275x273.4 gore; withdrawn ..... ——

WM. P. RAE.

GREENE ST, ss, 140 e Oakland, 125x 100 to Huron; also HURON ST, ss, 250 e Oakland, 150x100; withdrawn. ——
PRESIDENT ST (*), ns, 413 w Smith, 17x100; Louis Weill et al..... 5,750.00
RYERSON ST, es, 235 s DeKalb av, 20x100; Amos J Gibbon..... 7,060.00
WARREN ST, nes, 225 se Smith, 25x 100; Wm Smith..... 100.00
S 6TH ST (*), ss, 59.8 e 3d, 17.6x36x irreg; Wm O Curtis et al..... 3,000.00
E 23D ST, es, 424 n Voorhies av, 63.7 x182.9x irreg; Paul F Lorzer..... 3,900.00
DUMONT AV, ns, 20 w Alabama av, 20x75; withdrawn ..... ——
EASTERN PKWAY (*), ss, 157.8 e Utica av, 19.8x120.7; Onslow-Moore Co 8,500.00
NEW LOTS RD, ss, 21.2 w Williams av, 84.9x81.9x irreg; Stella Martinez & Ray Lashowitz.....17,340.00
LOT 10 blk 4030, sec 13; Glen Frost... 1,450.00

CHAS. SHONGOOD.

AINSLIE ST, ss, 100 w Humboldt, 25x 100; W Prentice 3,625.00
BEARD ST (*), nes, 70 se Van Brunt, 20x75; Ella A Rowse..... 4,200.00
E 4TH ST (*), ws, 244 n Av U, 36x100; Thos Monaghan 4,450.00
BAY RIDGE AV, nes, 330.3 se 2 av, 80x290; withdrawn ..... ——
4TH AV (*), es, adj lot 36, 68.4x irreg; Francis F Ripley..... 2,400.00
13TH AV (*), es, 40 s 75th, 20x80; Collective Holding Co, Inc..... 4,700.00
LOT 1 (*), block 8450, Ward 32; David Pines 250.00

JAMES L. BRUMLEY.

MYRTLE AV (*), ses, 175 sw Marcy av, 25x100; Louisa M Salisbury.....10,000.00

S. DE WALLTEARSS.

7TH ST (*), ns, 240 w 3 av, 360x100; Saml Goldsticker 8,000.00

Total $126,310
Corresponding week, 1913..... 99,559

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

MARCH 28.
No Legal Sales advertised for this day.

MARCH 30.
LISPENARD ST, 13-5, ns, 125.11 e W Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; Geo E Chisolm et al exrs—Henry W Ellison et al; Middleton S Borland (A), 46 Cedar; Earle W Webb (R); due, $41,290.25; T&c, $1,233.30; Joseph P Day.
45TH ST, 422 W, ss, 300 w 9 av, 25x100.4, 5-sty bk tnt; Wm Crawford—Margt Nunan et al; Bowers & Sands (A), 46 Cedar; Geo H Engelhard (R); due, $21,457.43; T&c, $558.50; Joseph P Day.
48TH ST E, nec Madison av, see Mad av, 413.
106TH ST, 50 W, see Manhattan av, swc 106.
136TH ST, 245 W, ns, 452 w 7 av, 17x99.11, 3-sty & b stn dwg; Equitable Life Assurance Society of the U S—Julius Hertz et al; Alexander & Green (A), 165 Bway; Clifford C Roberts (R); due, $10,754.80; T&c, $427.60; mtg recorded May11'93; Joseph P Day.
158TH ST, 522-6 W, ss, 350 w Ams av, 100x 99.11, two 6-sty bk tnts; sheriff's sale of all right, title, &c, which Rose Simon had on June14'13, or since; Saml Fine (A), 233 Bway; Max S Grifenhagen, sheriff; Danl Greenwald.
MADISON AV, 413, nec 48th, 22x100, 5 & 7-sty atn office & str bldg; National Reserve Bank of the City of N Y—Lesk Realty Co et al; Sullivan & Cromwell (A), 49 Wall; Wm Allen (R); due, $22,399.54; T&c, $——; Saml Marx.
MANHATTAN AV, swc 106th (No 50), 17.4x75, 3-sty & b bk dwg; Helen H Greene et al—Lillian P Dyer et al; Thenford Woodhull (A), 4 Court sq, Brooklyn; Jno B Lord (R); partition; Joseph P Day.

MARCH 31.
WATER ST, 650, ns, 207.10 e Scammel, 15.9x 84.1x16.6x42.7, 2-sty fr etable; Jno J Canavan et al—Ellen Canavan et al; Murtha & Hanson (A), 55 Liberty; Algernon S Norton (R); partition; Joseph P Day.
110TH ST, 209 E, ns, 135 e 3 av, 25x100.11, 4-sty stn tnt; J Frederic Kernochan et al, trstes—M Silman Realty Co et al; Henry F Miller (A), 44 Pine; Thos Costigan (R); due, $13,-756.42; T&c, $411.30; Henry Brady.
110TH ST, 211 E, ns, 160 e 3 av, 25x100.11, 4-sty stn tnt; J Frederic Kernochan & ano, trstes—Kry-Lyn Realty Co et al; Henry F Miller (A), 44 Pine; Jno R McMullen (R); due, $13,762.61; T&c, $411.30; Joseph P Day.
164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife, Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, $11,846.46; T&c, $715.05; Joseph P Day.
AMSTERDAM AV, 1865, es, 138.11 s 153d, 19.6x 100, 3-sty bk tnt & str, 1-sty ext; Jos H Schwartz—Jos Burchman et al; Krakower & Peters (A), 309 Bway; Wm Goldsticker (R); due, $1,466.72; T&c, $275; suh to mtg $3,250; Joseph P Day.
BRADHURST AV, 28, es, 78.11 n 143d, 21.1x75.5 x21x77.6, 2-sty & b fr dwg, 1-sty ext; Bessie K Fieger—Robt H Neamann et al; Robt D Elder, Jr (A), 30 Broad; Chas L Hoffman (R); due, $5,366.53; T&c, $488.34; Joseph P Day.

APRIL 1.
22D ST, 267 W, ns, 200 e 8 av, 25x98.9, 3-sty bk tnt & 3-sty bk rear tnt; Jno J Colligan—Marie E Stoops et al; Adolph & Henry Bloch (A), 99 Nassau; Edw D Dowling (R); due, $3,069.96; T&c, $590; suh to 1st mtg $10,500; Bryan L Kennelly.

APRIL 2.
BROOME ST, 260-4, nwc Orchard (No 91), 65.2 x56.6x65.2x55.10, three 6-sty bk tnts & strs; Excelsior Savgs Bank of City of N Y—Mary O'Neill et al; Cary & Carroll (A), 59 Wall; Henry A Friedman (R); due, $64,811.35; T&c, $613.76; Maximilian Morgenthau, Jr, Co.
ORCHARD ST, 91, see Broome, 260-4.
82D ST, 132 W, ss, 345 w Col av, 17x102.2, 4-sty & b bk dwg; Wm F Moore—Edith M Warford; Kantrowitz & Esberg (A), 320 Bway; Lewis Schuldenfrei (R); due, $3,242.78; T&c, $387; suh to pr mtg $15,000; Maximilian Morgenthau, Jr, Co.
97TH ST W, sec Riverside dr, see Riverside dr, 244.
125TH ST, 16 W, ss, 185 w 5 av, 37.6x100.11, 5-sty bk tnt & strs; Adolph Riesenberg et al—Jno H Degelman et al; Myers & Goldsmith (A), 100 Bway; Alphonse G Koelble (R); due, $115,062.44; T&c, $1,101.85; mtg recorded Nov2'06; Henry Brady.
RIVERSIDE DR, 244, sec 97th, runs s107.6xe50 xs5.11xe58.11xn106.10xw71.11 to beg, 6-sty bk tnt; Mary Lyons—Monomoy Co et al; Alexander & Green (A), 165 Bway; Timothy A Leary (R); due, $35,539.96; T&c, $5,090.75; suh to pr mtg $195,000; mtg recorded May21 '08; Joseph P Day.

APRIL 3.
99TH ST, 25 E see Madison av, 1440-8.
AMSTERDAM AV, 689, es, 87.6 s 94th, 18.2x 74.1, 2-sty bk theatre; Walter S Cameron, gdn—Feist Realty Co et al; Phelps & East (A), 30 Broad; Jos R Truesdale (R); due, $12,816.66; T&c, $187.95; Joseph P Day.
MADISON AV, 1440-8, nwc 99th (No 25), 100.11 x120, 7-sty bk tnt & strs; Baron de Hirsch Fund—Theo P Cooper et al; M S & I S Isaacs (A), 52 William; Enos S Booth (R); due, $196,505.50; T&c, $2,531.56; M Morgenthau, Jr, Co.

APRIL 4.
No Legal Sales advertised for this day.

APRIL 6.
123D ST, 423 E, ns, 256.3 e 1 av, 18.3x100.11, 3-sty & b bk dwg; Chas Corn et al—Chas Meyers et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Jas J Golden (R); due, $4,-541.83; T&c, $124.45 ;Henry Brady.
130TH ST, 500 W, see Ams av, 1414.
131ST ST, 134 W, ss, 350 e 7 av, 20x99.11, 3-sty & b stn dwg; Rosa Mack—Harold B Abrams et al; M S & I S Isaacs (A), 52 William; Jno A Anderson (R); due, $10,533.07; T&c, $132.12; Joseph P Day.
136TH ST, 626 West, ss, 331.3 w Bway, 43.9x 99.11, 5-sty bk tnt; Dora Schiffer—Annie Koplik et al; Wolf & Kohn (A), 203 Bway; Edw D Dowling (R); due, $47,062.47; T&c, $1,400; Joseph P Day.
AMSTERDAM AV, 1414, swc 130th (No 500), runs s24.11xw43xs4xw—xs7xsw—xn51xe100 to beg, 3-sty bk tnt & strs & 4-sty bk rear tnt; Harlem Savgs Bank—Eliz H Larkin et al; Edw S Clinch (A), 41 Park Row; Jos P McDonough (R); due, $12,712.85; T&c, $3,-036.68; Joseph P Day.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

MARCH 28.
No Legal Sales advertised for this day.

MARCH 30.
TINTON AV, 625, ws, 212.6 s 152d, 37.6x100, 5-sty bk tnt; Jno McCarthy—First Preferred Realty Corpn et al; Action 1; Newman & Butler (A), 116 Nassau; Warren Leslie (R); due, $8,138.98; T&c, $——; mtg recorded Sept15'06; Joseph P Day.
TINTON AV, 629, ws, 175 s 152d, 37.6x100, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $8,136.98; T&c, $—— mtg recorded Sept15'06 ;Joseph P Day.

MARCH 31.
JENNINGS ST, 806, ss, 75 w Bristow, 50x95, 2-sty fr dwg; City Real Estate Co—Ferd W Fey et al; Harold Swain (A), 176 Bway; Emanuel Hertz (R); due, $6,682.38; T&c, $280; Joseph P Day.
175TH ST, 668 E, ss, 26.5 w Crotona av, 25x 99.5, 2-sty fr dwg; Nathan Himowich—Anthony H Wernecke et al; Murray M Himowich (A), 233 Bway; Jno Davis (R); due, $2,071.89; T&c, $150.38; Joseph P Day.
235TH ST, 651 E, ns, 455.3 w White Plains av, 24.9x114.6; Central Mtg Co—Jacob Streifer Co et al; Action 1; Otis & Otis (A), 60 Wall; Henry M Goldfogle (R); due, $3,893.72; T&c, $73.05; Maximilian Morgenthau, Jr Co.
235TH ST, 653 E, ns, 430.3 w White Plains av, 25x114.6; same—same; Action 2; same (A); same (R); due, $3,893.72; T&c, $73.05; Maximilian Morgenthau, Jr., Co.
235TH ST, 655 E, ns, 405 w White Plains av, 25.3x114.6; same—same; Action 3; same (A); same (R); due, $3,893.72; T&c, $73.05; Saml Goldsticker.
235TH ST, 657 E, ns, 380 w White Plains av, 25x114.6 same—same; Action 4; same (A); same (R); due, $3,893.72; T&c, $73.05; Saml Goldsticker.
GREENE AV, ns, 250 e Mapes av, 50x100; Westchester County Brewing Co—Mary Kane et al; Norbert Blank (A), 38 Park Row; Sidney Harris (R); due, $2,075.95; T&c, $44.73; Joseph P Day.
GIFFORD AV, us, 155.7 e Balcolm av, 25x100; Alice L Thatcher—Rudolf Hall et al; Chas P Hallock (A), 999 E 180th; Bernard Rabbino (R); due, $3,972.60; T&c, $30; M Morgenthau, Jr, Co.

GIFFORD AV, ns, 181.8 e Balcolm av, 25x100; Alfred Loweth—Rudolf Hall et al; Chas P Hallock (A), 999 E 180th; Ernest M Garbe (R); due, $3,969.05; T&c, $30; Joseph P Day.
STEBBINS AV, 1237, ws, 160 s 169th, runs w 100xn60xw9.5xsw67.11xse104.2xne97.3xe60.5 x n 20.6 to beg, 1 & 2-sty fr rear stable; Katharina Bonifer, admtrx—Jno W McGowan et al; Patk J O'Beirne (A), 132 Nassau; Jno J Hynes (R); due, $4,374.37; T&c, $600; Jacob H Mayers.

APRIL 1.
HERKIMER PL, swc 235th, see 235th E, swc Herkimer pl.
235TH ST E, swc Herkimer pl, runs s50xw90xn 25xe65xn95.5xe25 to beg, vacant; Hugo Lehman—Bernhard Moral et al; Olcott, Gruber, Bonynge & McManus (A), 170 Bway; Julius J Frank (R); due, $1,774.82; T&c, $177.22; L J Phillips & Co.

APRIL 2.
140TH ST, 382 E, ss, 84.6 w Willis av, 22x75, 2-sty & a fr dwg; Christine Wilkie extrx &c—Wm H Harden et al; Julius Helderman (A), 783 Elton av; H C S Stimpson (R); due, $4,347.06; T&c, $141.64; James L Wells.
CAMBRELING AV, 2493-5, ws, 196.7 s Fordham rd, 49.6x100, 2-sty fr dwg & 1 & 2-sty fr dwgs; Louise Gottschalk—Lillian B Koepke et al; Chas E Lydecker (A), 2 Rector; Thos N Cuthbert (R); due, $12,207.18; T&c, $536.57; Joseph P Day.

APRIL 3.
136TH ST, 436 E, ss, 318.9 e Willis av, 18.9x 100, 3-sty bk tnt; Lawyers Mtg Co—Emil Franklin et al; Cary & Carroll (A), 59 Wall; Max Altmayer (R); due, $7,715.35; T&c, $353.67; mtg recorded Feb11'09; Joseph P Day.
152D ST E, nec Morris av, see Morris av, nec 152d.
227TH ST E, ns, 130 e Barnes av, 25x114.5; Louis W Slocum—Frank Zanetti et al; Harvey O Dobson (A), 189 Montague, Brooklyn; Jas F Donnelly (R); due, $4,539.81; T&c, $500; Geo Price.
DECATUR AV, 2977, ws, 51 s 201st, 39x110, 2-sty fr dwg; Saml L Feldman—Emilie Von Der Linden et al; Arthur O Ernst (A), 170 Bway; Max Bendit (R); due, $1,011.88; T&c, $——; sub to mtg $7,000; Joseph P Day.
MORRIS AV, 642-4, nec 152d (No 271), 50x 70.3, 3-sty fr tnt & strs & 1-sty fr str; Rosalie D Lockwood et al, exrs & trstes—Giuseppe Tuoti et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, $14,593.37; T&c, $728; James L Wells.

APRIL 4.
No Legal Sales advertised for this day.

APRIL 6.
22STH ST E, ns, 155 w Bronxwood av, 25x114; Sheriff's sale of all right, title, &c, which Adam Renz, Jr, had on Nov26'12, or since; Percival H Gregory (A), 256 Bway; Jas F O'Brien, sheriff; Anthony V Caggiano.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MARCH 28.
No Legal Sales advertised for this day.

MARCH 30.
AMES ST, ws, 322.11 n Sutter av, 20x100; Fredk Trau—Morris Rothstein et al; Weinberg Bros (A), 302 Bway, Manhattan; Geo B Sarenhetz (R); Chas Shongood.
PACIFIC ST, ns, 227 w Hopkinson av, 25x100; Wood Harmon Warranty Corpn—Monaton Realty Investing Corpn et al; action 2; Isaac Roth, 261 Bway, Manhattan; J V Carahba (R); Wm P Rae.
E 14TH ST, es, 140 s Av X, 60x100; Jennie Perlman—Pearl Constn Co et al; Mark S Feiler (A), 44 Court; M T Abruzzo (R); Chas Shongood.
17TH ST, ss, 200 w 9 av, 100x100.2; Forrest Co—Edinboro Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Chas Burstein (R); Chas Shongood.

MARCH 31.
BRADFORD ST, ws, 100 s Arlington av, 25x100; Eliz Voigt—Ellen S Burton et al; F Fossett Briggs (A), 375 Fulton; Peter J McGoldrick (R); Wm P Rae.
HENRY ST, ws, 260 s Joralemon, 25x100; Helen H Greene—Lillian P Dyer et al; Thenford, Woodhull (A), 4 Court sq; Jno B Lord (R); Wm H Smith.
MIDDAGH ST, swc Fulton, 68.1x25.2; Bond & Mtg Guarantee Co—Jennie Jacobs et al; Harry L Thompson (A), 175 Remsen; Edw J Dowling (R); Wm H Smith.
TERRACE PL, ss, 100 w 20th, 156.7x100x irreg; City N Y—Minerva Sherman et al; Archibald R Watson (A), Hall of Records, Manhattan; Clinton S Harris (R); Wm H Smith.
17TH ST, nes, 340.3 se Prospect Park W, 40x 115.6; also 17TH ST, nes, 380.3 se Prospect Park W, 20.1x118.11x irreg; Frederika P Ludlam, gdn—Mary M Mathews et al; Jas W Prendergast (A), 25 Broad, Manhattan; Irving Katz (R); Wm P Rae.
66TH ST, sws, 260 nw 14 av, 20x100; Annie G Tibbals—Angelo Funaro et al; Marcus B Campbell (A), 26 Court; Chas T Kunkel (R); Wm P Rae.
70TH ST, nes, 282.10 nw 18 av, 20x100; M Louise Spring—Dufferin Realty Co et al; Harry L Thompson (A), 175 Remsen; Chas H Haubert (R); Wm H Smith.
73D ST, ss, 320 w 19 av, 20x100; Gaston Worth—Jas M Horton et al; Action 1; Gannon, Seibert & Riggs (A), 2 Rector, Manhattan; Edw Kelly (R); Wm H Smith.
73D ST, ss, 340 w 19 av, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.
73D ST, ss, 360 w 19 av, 20x100; same—same; Action 3; same (A); same (R); Wm H Smith.
73D ST, ss, 380 w 19 av, 20x100; Danl J O'Conor—Jas M Horton et al; Gannon, Seibert & Riggs (A), 2 Rector, Manhattan; Edw Kelly (R); Wm H Smith.

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Advertised Legal Sales, Brooklyn (Continued).

73D ST, ss, 420 w 19 av, 20x100; Marie L Donohue—Jas M Horton et al; Action 1; Gannon, Seibert & Riggs (A), 2 Restor, Manhattan; Edw Kelly (R); Wm H Smith.
73D ST, ss, 400 w 19 av, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.
CATON AV, sec E 2d, 40x100; Sophie Carlson—Caton Garage, Inc; J Hunter Lack (A), 44 Court; Chas A Clayton (R); Wm P Rae.
FLUSHING AV, ss, lot 26, block 328; Lipman Lipsitz—American Steel Barrel Co et al; David Zirinsky (A), 67 Morrell; Abr H Kesselman (R); Chas Shongood.
NEPTUNE AV, swc W 1st, 102.10x98.9; Bremervorder Verein of Bklyn—Sarah V Tremper et al; Robt Godson (A), 302 Bway, Manhattan; Carl S Flanders (R); Wm H Smith.
ROAD leading from New Lots rd to Forbell's landing, adj land of Saml McCoon, 573x286x 480x177; also PLUNDERS NECK RD, ns, adj land of Herman Lutz, 131x205x irreg; also LAND bounded wx Old Mill rd, sx land of Geo W Forbell, nx land Lear Jager, containing about ¼ acre; Louis Weil—Max J Jacoby et al; H S & C G Bachrach (A), 926 Bway; Robt H Roy (R); Wm H Smith.
RUTLAND RD, ss, 365 e Bedford av, 20x100; Louis Rosenberg Realty Co—Jeanette L Holmes et al; Walter L Durack (A), 215 Montague; Chas R Coulter (R); Wm H Smith.

APRIL 1.
DEGRAW ST, ss, 156.4 e 4 av, 16.4x100; Emma C Inslee et al—Giovanna Bonacci et al; Harry L Thompson (A), 175 Remsen; Chas A Clayton (R); Wm P Rae.
59TH ST, ns, 180 w 16 av, 20x100.2; The Thrift—Saml W Post et al; Francis Jordan (A), 207 Ryerson; Edw Kelly (R); Wm H Smith.
76TH ST, es, 100 se 3 av, 20x107.2; Carrie Baer—Margt Donovan et al; Clarence F Corner (A), 375 Pearl; J Gardner Stevenson (R); Wm P Rae.
BROADWAY, cl, 400 w Utica av, 435x309.1x irreg; Lazarius Weil—Jos Wagner et al; Harry L Thompson (A), 175 Remsen; Henry S Goodspeed (R); Wm P Rae.
PUBLIC ROAD leading to Canarsie Landing, nes, 100 se Av E, 40x158.7x irreg; Herbert C Smith et al—Maria Torre et al; Smith, Doughty & Weynberg (A), 44 Court; Albt C Asche (R); Jas L Brumley.

APRIL 2.
COLUMBIA ST, sec Cranberry, 100x100; Clementine Correja—Cornelia R Shepard et al; Harry L Thompson (A), 175 Remsen; Benj Ammerman (R); Chas Shongood.
GRAND ST, ss, 58 w Wythe av, 20x100; Helen Remmier et al—Kate Uihlein et al; Harry L Thompson (A), 175 Remsen; Benj Ammerman (R); Chas Shongood.
CLINTON AV, es, 245.11 s Myrtle av, 65.10x 200; East River Savgs Inst—Margt A McCullough et al; Omri F Hibbard (A), 74 Bway, Manhattan; Hiram R Steele (R); Wm H Smith.
DRIGGS AV, ws, 25 s N 9th, 25x100; Amalia Mertz et al—Marcella Filan et al; Hugo C Gollmar (A), 134 Bway; Henry P Erwin (R); Wm H Smith.

APRIL 3.
HANCOCK ST, ns, 305 e Sumner av, 26.8x100; Merchants Cooperative Mtg Co—Frank Bennett et al; Milton Hertz (A), 391 Fulton; Harrison C Glore (R); Chas Shongood.
McKIBBIN ST, ns, 175 w Lorimer, 29x134.7; Maude B Weaver—Saml Kohn et al; S M & D E Meeker (A), 217 Havemeyer; Walter M Effross (R); Wm P Rae.
TALLMAN ST, ss, lot 18, 24x47; Mary A Thomas—Rose A Brooks et al; Jno Lyon (A), Rockville Centre, N Y; Alfred J Gilchrist (R); Wm P Rae.
E 40TH ST, es, 75.6 s Av H, 80x100; also E 43D ST, ws, 317.6 s Av I, 100x100; also FOSTER AV, nwc E 38th, 97.6x100; Wm H Edsall—Bernhardt H Schmidt et al; Harry L Thompson (A), 175 Remsen; Wm W Wingate (R); Jas L Brumley.
59TH ST, ns, 140 e 8 av, 220x100.2; Peoples Trust Co—David P Leahy Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.
79T HST, ss, 215.1 e 2 av, 33.2x70.3x irreg; Levina M Loper—Jno E Sullivan Co et al; Harry L Thomnson (A), 175 Remsen; Peter W Ostrander (R); Jas L Brumley.
GRANT AV, ws, 147.5 s Jamaica av, 20x107; Otto Deininger—Jephtha D Lloyd et al; Edw R W Karutz (A), 26 Court; Alfred J Gilchrist (R); Wm P Rae.
LAFAYETTE AV, ns, 112.6 w Grand av, 18.6x 100; also FT HAMILTON AV, nec 75th, 203.4 x328.6x irreg; Collective Holding Co. Inc—Josephine Cocheu et al; Action 1; Saml A Telsey (A), 44 Court; Henry Weismann (R); Chas Shongood.

APRIL 4.
FOUNTAIN AV, es, 100 n Liberty av, 100x100; Margt M Culhane—Burr L Houghton, Jr; Jas W Redmond (A), 44 Court; Peter B Hanson (R); Wm H Smith.
LOTS 88 to 97, 100 to 109, 112 to 117, block 7728; Albt H F Seeger—Joseph H Wollkof et al; Peter Cantline (A), Newburgh, N Y; Harry R Lydecker (R); Wm P Rae.

APRIL 6.
LINCOLN PL, swc Rochester av, 23.5x31.5x irreg; Morris Goldberg—Schuyler Miller et al; Seley & Levine (A), 215 Montague; Andw F Van Thun, Jr (R); Chas Shongood.
72D ST, ss, 105.10 w 6 av, 20x100; Jeremiah J Andreas—LaFayette Killam et al; Jno H Mann (A), 68 Broad; Danl L Donovan (R); Wm P Rae.
BELMONT AV, ss, 25 e Shepherd av, 30x100; Abr Benedict—Betty Fischeri et al; Engel Bros (A), 132 Nassau, Manhattan; Otis S Carroll (R); Joseph P Day.
LOT 4, block 1353, sec 5; Henry Seinfel—Stephen Branagan et al; Albt A Weinstein (A), 189 Montague; Abr Rockmore (R); Chas Shongood.
LOT 5, block 1353, sec 5; same—same; same (A); Jno L Mitchell (R); Chas Shongood,

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MARCH 21.
PITT ST, es, 44.8 n Broome, 42.10x55; Evelyn de Cordova—Lena Stacy et al; Goldman, Heidenheimer & Unger (A).
56TH ST, 60 E; Farmers Loan & Trust Co—Nora A Rook; Geller, Rolston & Horan (A).
178TH ST, ss, 100 w St Nicholas av, 100x99.10; Ellen A Stewart et al—Monaton Realty Investing Corpn et al—R K Brown (A).

MARCH 23.
FRONT ST, 359; also SOUTH ST, 382; Josephine E Carpenter—Benj J Sforza et al; W B & G F Chamberlin (A).
HOUSTON ST, 398-400 E; also 2D ST, 289-91; Fischer Weintraub—Rialto Realty Co et al; D Drechsler (A).
101ST ST, ns, 228.6 w 1 av, 28.6x100.11; Jonas Weil et al—Louis Levin et al; M Sundheimer (A).
MADISON AV, ws, 84.8 n 93d, 16x87.9; Rosie Bernheimer et al—Samson Mayer et al; Cary & Carroll (A).

MARCH 24.
21ST ST, 321 W; Frank G Wild et al— Jno J Tobin et al; F G Wild (A).
93D ST, ns, 151 e Amsterdam av, 17x88.6; Alfd W Kiddle, exr—Harry C Senior et al; amended; Kiddle & Margeson (A).
104TH ST, ss, 80 e Manhattan av, 20x100.11; Archibald H Mac D Sinclair—Jas R Keane et al; W A Alcock (A).
133D ST, 15-7 W; Lincoln Trust Co—Regina Rohman et al; Bowers & Sands (A).
150TH ST, ss, 116.6 e Convent av, 83.6x99.11; Jno G Moore et al—N Y Real Estate Security Co et al; G S Kebabian (A).
AUDUBON AV, nwc 177th, 94.11x100; Middletown Savgs Bank—N Y Real Estate Security Co et al; Foster & Thomson (A).

MARCH 25.
ALLEN ST, 171; Grand Lodge of the U S of the Independent Order Free Sons of Israel—Nathan Greenberg et al; M B & D W Blumenthal (A).
19TH ST, ns, 80 w 7 av, 70x150; Amos R E Pinchot—Wyanoke Realty Co et al; C H Smith (A).
118TH ST, 362 W; Mary L Whitefield—Mary McDonough et al; R A B Dayton (A).
127TH ST, ss, 275 w Lenox av, 25x99.11; Equitable Trust Co of N Y—Emma Barnett et al; Murray Prentice & Howland (A).
2D AV, ws, 41.11 n 66th, 39x100; Canal Realty Co—Daycor Realty Co et al; Strauss & Singer (A).
6TH AV, 517-19; also 31ST ST, 100-4 W; Jos H Strange—Emma Aaron et al; Elkus, Gleason & Proskauer (A).
7TH AV, ws, 52.11 s 17th, 20x52.11; Oscar J Mayer—H S Realty Co et al; Stoddard & Mark (A).

MARCH 26.
DIVISION ST, 123-23½; Esther Goldman—Rachel Friedman et al; H M Flateau (A).
LEWIS ST, 63; Jos E Steckler—Jacob Wolf et al; Meighan & Necarsulmer (A).
13TH ST, ns, 105 w 6 av, 40x100; Mutual Life Ins Co of N Y—Sheppard Knapp & Co et al; F L Allen (A).
24TH ST, 43-47 W; Max Kobre—Rosdorf Co et al; Strauss & Singer (A).
54TH ST, ns, 200 w 2 av, 125x100.5x irreg; Viola M Flannery—Chas A Doelger et al; B Trapnell (A).
7TH AV, 2533; Central Trust Co of N Y—Eli M Cohen et al; Joline, Larkin & Rathbone (A).

MARCH 27.
CLINTON PL, ns, 385.7 w Bway 25x93.11; Anna I Marks et al—Maurice Rose et al; Wells & Snedeker (A).
ESSEX ST, 85-9; State Bank—Abr Kosower et al; J A Kohn (A).
84TH ST, ss, 177.11 w 2 av, 25.5x102.2; Elise E Bohsung—Anna or Anne Volpe; amended; H F Lippold (A).
AMSTERDAM AV, es, 75 n 164th, 25x100; Mary J Mondorf—Arthur Otten et al; W F Clare (A).
LENOX AV, es, 74.11 s 143d, 50x85; Chas H Young et al—Saml Parnass et al; A Ritchie (A).
LEXINGTON AV, ws, 80.5 s 59th, 20x75; Georgette Brown—Carl Sotscheck et al; Cadwalader, Wickersham & Taft (A).
WEST BROADWAY, es, 99 n Spring, 51x100; N Y Life Ins Co—Mary A Fitzgerald et al; G W Hubbell (A).

Bronx.

MARCH 20.
238TH ST, ss, 380 e Kepler av, 20x100; Mary Hannah ———— —Otto P Schroeder et al; Williamson & B (A).
240TH ST, sec Martha av, 75x100; Henry Ubelhor—Otto P Schroeder et al; Williamson & B (A).
INTERVALE AV, ws, 330.6 n 167th, 25x120.7x irreg; Chas Spengler—Carmine Cioffi et al; Rabe & K (A).
MACLAY AV, 2410-12; Mendal Marcus—Danl J Daly et al; I Levison (A).
VYSE AV, sec 173d, 35x100; Edwin B Meeks—Martha Perna et al; E G Duvall (A).
LOT 15, on map of Clason Point, Westchester, N Y; Solon L Frank—Jno D Helmke et al; E Herrmann (A).

MARCH 21.
BRONX PL, ns, 325.5 e White Plains rd 100x 100; United States Trust Co of N Y—Annie E Keelon et al; Stewart & S (A).
178TH ST, ss, 139.11 e Webster av, 20x100; Lina E Roth—Gustave P Dahlgren et al; L E Kuster (A).
BROOK AV, es, 151.6 s 168th, 35x95; Max D Josephson—Henry Truberg et al; A M Wattenberg (A).
CAULDWELL AV, 691,**; Mary Ambrose—Mollie Malnik et al; T Hooker (A).

MARCH 23.
PARK AV, ws, 287.7 s 187th, 150x105.8; Hamilton Securities Co—Tremont Park Realty Co et al; Fletcher, S & L (A).
LOT 45 & 46, map of Estate of Wm B Ogden; Laura Wheeler—Jas A Hennessy; Murray, P & H (A).
LOT 43-44, map of Estate of Wm B Ogden; University of Chicago—Jas A Hennessy et al; Murray, P & H (A).
LOTS 41 & 42, same map; same—same et al; Murray, P & H (A).
LOTS 39 & 40; same map; same—same et al; Murray, P & H (A).
LOTS 37 & 38; same map; same—same et al; Murray, P & H (A).
LOTS 49 & 50, same map; Laura Wheeler—Jas A Hennessy et al; Murray P & H (A).
LOTS 47 & 48, same map; same—same et al; Murray, P & H (A).

MARCH 24.
CROTONA PARK E, ss, 137.6 w Suburban pl, 18.9x130; Andw Colvin—Jennie Euriug et al; F H Smiley (A).
174TH ST, sec Topping av, 75x100; East River Savgs Institution—Michl B Keane & ano; A F Hibbard (A).
KATONAH AV,** nwc 237th, 25x85; Mary E Lowry—Hibbert C Simmonds et al; amended; Dean, Tracey & McBarron (A).
SOUTHERN BLVD, ws, 375 n Jennings, 37.6x100; Anna M Jones—Inter-City Land &Securities Co et al; F DeP Foster (A).
ZULETTE AV, ss, 100 e Mapes av, 617x180x irreg; Mary A Howell & ano—I Hessberg et al; L G Mapes (A).

MARCH 25.
237TH ST, nwc Katonah av, 25x85; Mary E Lowry—Hilbert C Simmonds et al; Dean, T. & McB (A).
ARTHUR AV, ws, 50x124, known as Lot 89 on map of Union Hill, Powell Estate; Jno Bussing, Jr—Filomena Tesoro et al; C D Manville (A).
FOREST AV, 859; Isaac Lowenfeld—Lewis Realty & Constn Co et al; Lind & P (A).
FRANKLIN AV, ws, 116.2 n 168th, 76.6x168.7x irreg; Stephen Duncan-Prengle—Hyman Rosner et al; C Wood (A).
PROSPECT AV, es, 314 s 180th, 16.6x150; Effingham I Walgrove--Martin Goldfarb & ano; G B Class (A).
LOTS 9 & 10, on map of Waldo Hutchins Estate, at Riverdale; Mary J Mullis—Louis Gordon et al; J C Meyers (A).

MARCH 26.
175TH ST, nec Clinton av, 19.5x90.1; Ella H Holgate—Inter-City Land & Securities Co et al; M J H Ferris (A).
CROTONA AV, 1979; The Trustees of the Northern Dispensary of the City of N Y—Mary Randrup et al; B W B Brown (A).
PROSPECT AV, 564-6; Wm L Condit et al; Phillip Freudeumacher et al; Elkus, G & P (A).
LOT 67 (rear portion), map of Townsend Pool Estate; also LOT 64 (rear portion), on same map; Helen L G Stapler—Jas F Hoffecker et al; E R Eckley (A).
LOT 489, map of Village of Wakefield, Westchester County; Eliz C Muller—Pasquale F Giliberti et al; Hogan & R (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MARCH 19.
88TH ST, ns, 100 w Amsterdam av, 112.5x102.2; Rebecca J Seidman—S B Constn Co; David Glucksman (A); David C McConnell (R); due, $7,500.

MARCH 20, 21 & 23.
No Judgments in Foreclosure Suits filed these days.

MARCH 24.
3D AV, 2012-18; also 111TH ST, 186 E; Mary Wood—David Levine et al; Chas J McDermott (A); Edw H Kelly (R); due, $1,023.21.

MARCH 25.
125TH ST, 543 W; Tessie D Herman—Sarah R Lipfeld et al; Sydney H Herman (A); Neilson Olcott, 2d (R); due, $1,308.33.
131ST ST, ns, 125 w 7 av, 17.8x99.11; Anna E Donald—Hester Bates; Jas C Meyers (A); Francis S McAvoy (R); due, $10,570.30.
134TH ST, ss, 100 w Lenox av, 25x99.11; Gustavus Sidenberg—Edna M Pettet; Lachman & Goldsmith (A); Clifford S Bostwick (R); due, $14,417.20.

Bronx.

MARCH 19.
No Judgments in Foreclosure Suits filed these days.

MARCH 20.
LOT 1,** blk 40, map of Morris Park; Wilhelmina E Hoffman—Jacob Cohen et al; action 1; A & C Steckler (A); Wm Klein (R); due, $1,644.29.
LOT 40** blk 50 map Morris Park; same—same; action 2; same (A); same (R); due, $1,302.41.
LOT 2,** blk 46, map of Morris Park; same—same; action 3; same (A); same (R); due, $1,188.45.
LOT 37,** blk 50, map of Morris Park; same—same; action 4; same (A); same (R); due, $1,090.77.
LOT 38,** blk 50, map of Morris Park; same—same; action 5; same (A); same (R); due, $1,090.77.
LOT 39,** blk 50, map of Morris Park; same—same; action 6; same (A); same (R); due, $1,090.77.

MARCH 21.
No Judgments in Foreclosure Suits filed this day.

MARCH 23.
MARMION AV** ws, 39.1 s 179th, 36x78.1; Margaretha Altman—Chas L Keil et al; Thos P Conlon (A); Thos C McDonald (R); due, $1,540.50.
TURNPIKE RD** leading from New York to Boston, ses, intersec nes Turnpike rd leading to Odell's Landing, 396x irreg; Max Erlanger —Jos S Acker; Beckman, Menken & Griscom (A); Fredk C Kadden (R); due, $16,232.50.

MARCH 24.
CROTONA av,** 1979; Trates of the Northern Dispensary of the City of NY—Mary Randrup et al; B W B Brown (A); Martin C Ansorge (R); due, $3,705.13.

MARCH 25.
No Judgments in Foreclosure Suits filed these days.

**Recorded in N Y County.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MARCH 21.
DOWNING ST, 45-7; Bleecker Lumber Co—Antonio Pollini; action to foreclose mechanics lien; C Goldstein (A).

MARCH 23.
ELIZABETH ST, 92-6; Cecilia H Pohle—Danl D Brinckerhoff et al; partition; A Stern (A).
22D ST, ns, 96 e 1 av, 23.6x98.9; Geo P W Poggenburg et al—Eliz A M Meany et al; partition; W N Vreeland (A).
66TH ST, 42 E; Heisler Roofing Co, Inc—LibertySheet Metal Works et al; action to foreclose mechanics lien; F W Ritter (A).
PARK AV, ws, 49.5 n 38th, 24.8x80; Pearl Rechlin—Prosser H Frye et al; partition; Wilson, Barker & Wager (A).

MARCH 24.
10TH AV, swc 57th, 75.5x40; Wm C Lieber et al —Jos Miller et al; counterclaim; Phillips & Avery (A).
SAME PROP; Adam Happel—same; counterclaim; Phillips & Avery (A).
10TH AV, swc 57th, 75.5x40; American Hardware Corpn of N Y—Jos Miller et al; counterclaim; Phillips & Avery (A).
SAME PROP; M F Westergren, Inc—same; counterclaim; Phillips & Avery (A).

MARCH 25.
129TH ST, ss, bet Lexington & Park avs, Lot 64½; Danl Vandervoer—Patk Quinn et al; amended foreclosure of tax lien; D Zirinsky (A).
ST NICHOLAS AV, nwc 190th, 97x120; H Storm & Co—Consolidated Chandelier Co et al; counterclaim; Phillips & Avery (A).
10TH AV, ws, 49.4 n 31st, 24.8x100; Martha W MacGregor—Mathilda Bullwinkle et al; partition; S B Hamburger (A).

MARCH 26.
GREENWICH ST, 620½; C H Southard Co—Jas Carroll; notice of attachment; G M Bode (A).
57TH ST, 218 & 249 E; Geo Wolfe, rec'r—Caroline S Stetler et al; action to cancel two deeds; A Schwartz (A).
124TH ST, ss, bet 7 & 8 avs, Lot 57; Rudolph Wallach Co—Albertina M Melius et al; amended foreclosure of tax lien; A Weymann (A).
LOT 7½, blk 1612, sec 6; Suburban Brooklyn Realties—Marcus L Osk et al; amended foreclosure of tax lien; T I Schwartzman (A).

MARCH 27.
115TH ST, 109-11 W; also WILLIS AV, 378; Benj M Loutrel—Charlotte A Van Benschoten et al; amended partition; Wilder, Ewen & Patterson (A).

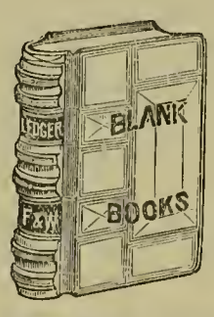
Bronx.

MARCH 20.
MAGENTA ST, ns, adjoining lot 179, map of Associated Lace Makers, 25x94.5; Lillian W White—Herman Duden & ano; action to foreclose tax lien; Williamson & B (A).
MAGENTA ST, ns, adjoining lot 178 map of Associated Lace Makers, 25x94.4; Lillian W White—Herman Duden Jr, & ano; action to foreclose a tax lien; Williamson & B (A).

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Lis Pendens, Bronx (Continued.)

MAGENTA ST, ns, adj lot 181, on same map, 25x94.6; same—same & ano; action to foreclose tax lien; Williamson & B (A)
MAGENTA ST, ns, adj lot 186, on same map, 25x94.6; same—same & ano; action to foreclose tax lien; Williamson & B (A).
MAGENTA ST, ns, adj lot 180, on same map, 25x94.6; same—same & ano; action to foreclose tax lien; Williamson & B (A).
MAGENTA ST, ns, adj lot 177, on same map, 25x94.4; same—same & ano; action to foreclose tax lien; Williamson & B (A).

MARCH 21.
MARTHA AV es, bet 237th & 238th, known as lot 5, block 3391, sec 12; The Tax Lien Co of N Y—Chas M Mayer et al; action to foreclose a tax lien; A Weymann (A).

MARCH 23.
No Lis Pendens filed this day.

MARCH 24.
182D ST, swc 3 av, 80x103; Thos C Edmonds Co—Paul W Hartwig et al; counter claim; Phillips & A (A).
BELMONT AV, nwc 188th, 45x87.5; Saml H Kupferman—Liberty Brewing Co et al; action to foreclose tax lien; E Jacobs (A).
3D AV,** swc 182d, 80x103; Thos C Edmonds & Co—Paul W Hartwig et al; counterclaim; Phillips & Avery (A).

MARCH 25.
MARIAN AV, ws, 34.5x145 (known as Lot No 365 on map of Washingtonville, Eastchester, Westchester County); Lillian W White—Dora A Taubert et al; action to foreclose tax lien; Williamson & B (A).

MARCH 26.
BATHGATE AV, 1625; Henry Zudek—Rosie Pusrin; action to foreclose mechanics lien; Rosansky & G (A).

Brooklyn.

MARCH 19.
ASHFORD ST, nec Hegeman av runs n120xe100 xs20xwS0xs100xw20 to beg; also ASHFORD ST, es, 160 n Hegeman av, 40x100; Matilda Sussman—Severina Chacon et al; H Feldman (A).
FENIMORE ST, ns, 140 w Bedford av, 40x100; Florence J Carll—Ridgewood Estates et al; H L Thompson (A).
WARWICK ST, es, 140 s Wortman av, 40x100; Matilda Sussman—Jno H Rosen et al; H Feldman (A).
W 4TH ST, ws, 300 n Av T, 100x100; Lambertus Janssen—Fanny Smith et al; Caldwell & Holmes (A).
E 32D ST, es, 320.2 n Tilden av, 20x102; Gustave Selver—Asbury Imp't Co et al; J M Peyser (A).
40TH ST ss, 220 e 13 av, 20x100.2; Sarah H Corwith—Abels Gold Realty Co et al; Davison & Underhill (A).
92D ST, sec 3 av, ruos se146.4xsw64.5xnw137.7x n67.2 to beg; Trustees of Second Congregational Society of Northampton, Mass—Chas D Sullivan et al; H L Thompson (A).
EMMONS AV, ns, 178.7 e E 16th, 29.2x111.3x 28.9x109.8; Gustave Selner—Geo A Hann & ano; J M Peyser (A).
EMMONS AV, ns, 207.9 e E 16th, 29.2x111.11x 28.9x111.3; same—same; same (A).
GRAHAM AV, ws, 75 s Frost, 25x100; also GRAHAM AV, ws, 65 n Withers, 35x50; also WITHERS ST ns, 50 w Graham av 50x100; also 72D ST, swc 21 av, 100x128.6x100.5x 119.4; also 72D ST, ns, 140 w 22 av, 100x120; also 70th st, nes, 100 se 19 av, 80x100; also E 37TH ST, es, 220 n Av L, 40x100; also E 37TH ST, es, 260 n Av L, 40x100; May L Berau—Barbara Hartmann et al; partition; Halbert & Quist (A).
WILLOUGHBY AV, ns 145 e Tompkins av, 20x 100; Williamsburgh Savgs Bank—Clemence Meyer et al; S M & D E Meeker (A).
5TH AV, es, 45.6 s 53d, 19.11x100; Henry C Turner—Jos Moskowitz et al; to set aside deed; J Sapinsky (A).

MARCH 20.
FENIMORE ST, ns, 520 e Nostrand av, 160x 100; Leopold Freiberger—Bellmore Villa Site Devel Co et al; S E Klein (A).
ST JOHNS PL, ns, 279.6 w Utica av, 29.5x112.9x 52.4x—; Brevoort Savgs Bank—Aaron Levy et al; Wray & Pilsbury (A).
ST JOHNS PL, ss, 94.8 e Utica av, 112.9x200.7; same—Realty Dealers et al; same (A).
WOODBINE ST, 127; Wm C Edwards—Wm L Scheid; specific performance; I H Steenwerth (A).
E 3D ST, nwc Church av 23.11x75x24.10x78; Geo C Beach—Jno F Steilen et al; S D Ward (A).
W 10TH ST, es, 190 s Av T, runs e100xs260xe 100xs61.7xnw—xn— to beg; also Av T, ss, 60 e W 10th, 40x90; Zillah J Slipper—Edwin C Kistler et al; H J Davenport (A).
16TH ST, ns, 219.8 w 5 av, 12.6x100; Peoples Trust Co—Frank Ott et al; H M Bellinger, Jr (A).
E 26TH ST, es, bet Av Z & Voorbies av, —x—; Tax Lien Co—Margt V McNulty et al; foreclosure of tax lien; E S Pope (A).
E 28TH ST, ws bet Av Z & Voorbies av, —x—; Tax Lien Co of N Y—Margt V McNulty et al; foreclosure of tax lien; E S Pope (A).
E 39TH ST, es, 197.6 s Av D, 40x100; Onslow-Moore Co—Park Lawn Bldg & Realty Co et al; G Elliott (A).
CONEY ISLAND AV, ws, 397.1 s Foster av, 30x 90; Henry Timm—Antonie Grundler et al; C S Heidenreich (A).
FT HAMILTON AV, sc 53d, 100x101.3; Alys S S McLane—Francis S Boulton et al; Beckman, Menken & G (A).
GLENMORE AV, ss, 60 e Montauk av, 40x90; Barbara Fischer—Emanuel Lieberman et al; W F Quigley (A).
GRAHAM AV, ws, 75 s Frost, 25x100; also WITHERS ST, ns, 50 w Graham av, 50x100; also GRAHAM AV, ws, 100 n Withers, 35x50; also 72D ST, sws, 100 nw 21 av, 100x119.3x 100.5x128.5; also 70TH ST, nes, 100 se 19 av, 80x100; also 72D ST nes, 140 nw 22 av, 100x 120; also E 37TH ST, es, 260 n Av L, 40x100; also E 37TH ST, es, 220 n Av L, 40x100; Lydia E Cowen—Sarah Pottberg et al; partition; D W Blumenthal (A).
LEE AV, es, 48 s Middleton, 52x79.4; Bklyn Trust Co—Jno T Hall et al; Dykman, Oeland & K (A).
PITKIN AV, ns, 40 e Chester, 20x64; Sohpie V Minasian—Saml Palley et al; G A Minasian (A).
WASHINGTON AV, ws, 138 n Gates av, 20x113; Jno Schumacher—Mary T L Warren et al; M S Feiler (A).
13TH AV es, 80 n 69th, 20x100; Gaetano Paciello—Ernesta Spairani et al; J L Danzilo (A).
16TH AV, ses, 455 sw 86th, 20x108.4; Ernest W Tyler—Annie Mandelis et al; E W Tyler (A).
17TH AV, ws, 40 n 80th, 60x100; Home Title Ins Co—Claud H Ronk et al; H J Davenport (A).
LOTS 35 to 39 on map of land of trustees of Dutch Reformed Church in Flatbush, St Johns R C Church—Edw McHugh et al; Owens, Gray & T (A).
LOTS 787-8 on map Rapelyea property on Bklyn & Jamaica turnpike rd & railroad; also BKLYN & JAMAICA TURNPIKE RD, ss, 106.6 sw Market, runs s101.4xe2xn102xsw3.3 to beg; Bertha Meyer—American Necropolis Monument Co et al; McLaughlin & Stern (A).
LOTS 2598 to 2608, on map of 1010 lots, the 2d addition to Bensonhurst-by-the-Sea, town of Gravesend; Bernard V Lott—Abram F Bucher et al; H J Davenport (A).

MARCH 21.
CHESTER ST, ws, 50 s Sutter av, 24.9x100; Mary A Phelps—Saml Haber & ano; F Cobb (A).
E 7TH ST, ws, 130 n Av U, 20x125; also E 7TH ST, ws, 150 n Av U, 20x125; Christian H Schultheis—Mayhew Constn Co et al; Sadler & Knemeyer (A).
20TH ST, ss, 300 w 3 av, 25x100; Mary C Peters —Jno F McCann; R K Jacobs (A).
BELMONT AV, sec Fountain av, —x—; also LOTS 1 to 8 on map of prop of Jane Gilfeather in 26th Ward of Bklyn; Mary Davies —Kath F Mitchell; Smith, Doughty & W (A).
CLINTON AV sec Greene av, runs s47.6xe110xs 3xe30xn50.6xw140 to beg; Ellen A Stewart—Margt Cummisky et al; R K Brown (A).
DUMONT AV, nwc Powell, 100x100; Chestnut Ridge White Brick Co—Stratmore Co; Thomas, Cradock & H (A).

MARCH 23.
GRAND ST, ss, 100 w Humboldt, 24.5x100; Geo Fischer—Lena Fischer et al; partition; B Bloch (A).
WALLABOUT ST, as, 491.6 w Marcy av, 50x 100; Laura Weil—Morris Band et al; H L Thompson (A).
W 29TH ST, es, 130 n Mermaid av, 20x118.10; Livia Nitti—Christoforo Marrazzo et al; J C Danzilo (A).
AV K, sec Flatbush av, —x78.3x—x67; also AV K, ss, 134.6 w E 39th, —x—; Wm W Thomas —Henry T Ducker et al; G Boochever (A).
NEW JERSEY AV, es, 455 n Hegeman av, 20x 100; Geo B Ensworth—Saml Shapiro et al; D V D Reiley (A).
WASHINGTON AV, ws, 147 n Myrtle av, 40x 100; Dean Linseed Oil Co—Wm B Houston et al; C W Leeman (A).
5TH AV, es, 60 s 9th, runs eS0xs14xe20xs26xw 100xn40 to beg; also PROP in Nassau Co; Paul E Fitzpatrick—Wm J Fitzpatrick et al; partition; J H Fleury (A).

MARCH 24.
BALTIC ST, ss, 107.10 w 4 av, 25x100; Sarah Von Auw—Jas Farrington et al; W R Keese (A).
BEAUMONT ST, ws, 540 n Oriental blvd, 80x 100; Manhattan Beach Co—Frank J A Liston & ano; Austin, McLanahan & M (A).
FULTON ST, swc Elm pl, 20x72.7; also FULTON ST, sws, 100 nw Elm pl, 25x73.8x25x 73.11; Chas V Barker—Frances E Barker et al; partition; Hirsch & Newman (A).
ST JOHNS PL, ns, 233.4 e Underhill av, 41.8x 123.6; Hudson City Savgs Bank—Eddy Glickman Bldg, Contracting & Impt Co et al; Hirsch & Newman (A).
BAY 23D ST, ses, 140 sw 86th, 40x96.8; Kings Co Trust Co—Leo Ritter et al; Cary & Carroll (A).

MARCH 25.
COURT ST, es, 22 n Garnet, 19.6x80; Title Guar & Trust Co—Rosalie Baurhyte et al; T F Redmond (A).
MAUJER ST, ns, 400 e Waterbury, 25x84.1x26x 90.10; Jno H Bierwirth—Anthony J Smith et al; T Trautmann (A).
OSBORN ST, ws, 40 n Sutter av, 48x60; Julius Josephson—Edwin Scharlach et al; partition; I Siegmeister (A).
PRESIDENT ST, ns, 460 e Kingston av, 20x 124.7; Wm F Taylor—Jas T Dinsmore et al; J C Stemmermann (A).
UNION ST, ss, 100 e Nostrand av ,50x127.9; Phelps Bros Co—Sylfred Constn Co; foreclosure of mechanics lien; Ashley & Scott (A).
WILSON ST, ns, 200 w Bedford av, 20x100; Robt T Seibert—Francis A McArdle et al; Dykman, Oeland & K (A).
2D ST, ss, 42 w Hoyt, 20x64; also 2D ST, ss, 20 w Hoyt, 20x64; also 2D ST, swc Hoyt, 20x 64x26x64; also HOYT ST, ws, 64 s 2d, 26.4x 68.1x26x66; also 2D ST, ns, 51.6 w Hoyt, 16x 96.6; also 2D ST, ns, 35.6 w Hoyt, 16x96.6; Jas B Hunter—Janet H Naismith et al; partition; W G Carlin (A).
E 13TH ST, ws, 252 n Av X, 25x100; Chas S Voorhies—Silas J McGinnis & ano; T F Redmond (A).
E 13TH ST, ws, 200 n Av X, 26x100; same—same; same (A).
E 13TH ST, ws, 277 n Av X, 23x100; same—same; same (A).
E 13TH ST, ws, 224.6 n Av X, 27.6x100; same—same; same (A).
15TH ST, nes, 472.10 se S av, 19x100; Franklin Trust Co—Clarence S Bernheimer et al; Cary & Carroll (A).
53D ST, ns, 100 e Ft Hamilton av, 104.10x190.8 x101.10x203.7; Nellie S Barker—Alfred J Boulton et al; S Stephenson (A).
53D ST, nec Ft Hamilton av, 100x101.10; same —same; same (A).
55TH ST, nes, 367.1 nw Ft Hamilton av, 20x 100.2; Henry R Sammis—Minnie L Scholey et al; H W Gaines (A).
58TH ST, nes, 220 se 11 av, 40x100.2; Hugh W Hamlyn—Robt D Riley et al; H I Coggeshall (A).
77TH ST, ns, 100 w 14 av, 22.8x100; Lawyers Mtg Co—South Bklyn Homes Corpn et al; Cary & Carroll (A).
BEVERLY RD, sec Gravesend av, 25.11x45x36.3 x—; also GRAVESEND AV, es, 820.6 n Av C, 19.8x45x20x45; also GRAVESEND AV, es, 780.1 n Av C, 20x45; also WEST ST, sec Lott's la, 34.11x100x7.2x108.7; Richd Hune—Esther Landes et al; to set aside deeds; Hovell, McChesney & C (A).
FLUSHING AV, ss, 25 w Bedford av, 16.8x 62.2; Louis Singer—Saml Chisdes et al; to set aside deed; R Stone (A).
KINGSTON AV, ws, 18.6 s Bergen, 27x94; Sara R Compton—Elizey Walters et al; Coombs & Wilson (A).
LIBERTY AV, ns, 80 e Crystal, 20x90; Burchard Dutcher—Haryr Kauffman et al; G G Dutcher (A).
RUTLAND RD, ns, 305 e Rogers av, 40x100; Henry W Chadeayne—Paul N Turner et al; H L Thompson (A).
SNYDER AV, ns, 20 w E 34th, 20x100; Jennie W Francke—Benj Silberstein et al; J J Robinson (A).
SNYDER AV, ns, 40 w E 34th, 20x100; same —same; same (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MARCH 21.
85TH ST, 28 E; V S Rittenhouse, Inc—Cameron Estate & Keystone Constn Co (116) 34.93
BROADWAY, 3581-3601; Wm J Wright Co—147th & 148th St Corpn & Keystone Constn Co (117) 1,125.50
BROADWAY, 3581-3601; V S Rittenhouse, Inc—147th & 148th St Corpn & Keystone Constn Co (115) 479.48
NORTHERN AV, es, whole front bet 178th & 179th, 185x100; Jos Starobin —Birch Realty Co; renewal (114).. 350.00
2D AV, 2461-67; Henry Feldman—Ida Stern, Edw Walls & Michl J O'Hara (118) 125.00

MARCH 23.
9TH ST, 51 E; David Drucker—Sailors Snug Harbor & Building Contracting Co, Inc (121) 200.00
64TH ST, 153 W; Harry Ginsburg—Norma Barrett & J H O'Kane (122). 100.00
67TH ST, 205-21 E; Nat'l Sash & Door Co, Inc—Kroywen Realty Co & Deitz & Polinifsky (120) 120.00
6TH AV, 626-28; Nat'l Sash & Door Co, Inc—Adolph A Hageman & Nathan Picket (119) 140.00

MARCH 24.
ACADEMY ST, 201st & Harlem River, blk, &c; Geo A Amos—United Electric Light & Power Co & F T Nesbit & Co, Inc (127) 1,077.25
RENWICK ST, 40-2; Jno P Bengston—A Luedemann & General Bldg & Constn Co; renewal (134) 497.00
9TH ST, 51 E; Oriental Fireproof Sash & Door Co—Trustees of Sailors Snug Harbor, Chas Rosenberg & Building Contracting Co (128) 180.00
14TH ST, 21 E; Henry Hauer—Rose Brown, Morris Weiss & Fredk Brown (130) 250.00
SAME PROP; same—same (131)..... 330.00
201ST ST, Marginal & Academy, blk, &c; Jno A Philbrick & Bro—United Electric Light & Power Co & F T Nesbit & Co, Inc (123)..... 4,073.14
SAME PROP; Jeola Winslow Co, Inc —United Electric Light & Power Co & F T Nesbit & Co, Inc (124).....31,870.45
SAME PROP; D H McLaury Marble Co —same (125) 1,399.98
201ST ST, ss, 220 e Academy, 550x202; South Amboy Terra Cotta Co—United Electric Light & Power Co, N Y Edison Co & F T Nesbit & Co, Inc (126) 3,151.12
201ST ST & Harlem River, —x—; Pittsburgh Plate Glass Co—United Electric Light & Power Co & F T Nesbit & Co (133). 3,363.18
BROADWAY, ws, 147th to 148th, —x—; Jos B Friedlander Co—Louis M, Alice M & Edw Morrison, 147-148th St Corpn & Keystone Constn Co (132). 1,301.03
2D AV, 2032; Alois Standt—Ida Loventhal & D or Ida Loventhal (129).... 163.20

MARCH 25.
ACADEMY ST, —c Harlem River, —x —; Howell, Field & Goddard, Inc—United Electric Light & Power Co & F T Nesbit &Co, Inc (138) 560.00
MARGINAL ST, es, bet Academy & 201st, —x—; A Schwoerer & Sons, Inc—United Electric Light & Power Co & F T Nesbit & Co, Inc (140).... 3,347.89
23D ST, 55 W; Chas Fash—Eden Musee American Co & Jas F Egan (149).. 57.08
46TH ST, 46 W—Robt Sommerville—Arthur Brisbane & Anton Strand (145) 1,110.80
201ST ST, Harlem River, Sherman Creek & Academy st, block, &c; Trinity Engineering Co—United Electric Light & Power Co & F T Nesbit & Co (148) 1,825.11
201ST ST, Academy st, Harlem River or Marginal st, block &c; Geo H Morris—United Electric Light & Power Co & F T Nesbit & Co, Inc (150)..... 3,161.61
201ST ST, Harlem River, Sherman Creek & Academy st, block, &c; Otis Elevator Co—United Electric Light & Power Co & F T Nesbit & Co, Inc (151) 7,250.00
201ST ST, at Harlem River, —x—; Emerson Norris Co—United Electric Light & Power Co & F T Nesbit & Co, Inc (153) 547.29

201ST ST, ss, 220 e Academy, 550x202; National Ventilation Co—United Electric Light & Power C, N Y Edison Co & F T Nesbit & Co, Inc (154).... 1,655.95
201ST ST, ss, 220 e Academy, 550x202; U T Hungerford Brass & Copper Co—United Electric Light & Power Co, N Y Edison Co, A Schwoerer & Sons, Inc & F T Nesbit & Co, Inc (155).... 1,500.00
201ST ST, Academy st, Harlem River, block, &c; Yorkville Globe Roofing Co—N Y Edison Co, F T Nesbitt & Co & A Schwoerer & Sons, Inc (139)..... 2,350.50
201ST ST, Harlem River & Academy st, block, &c; L K Comstock & Co—United Electric Light & Power Co, N Y Edison Co & F T Neshit & Co, Inc (141) 22,886.50
201ST ST & Harlem River, —x—; Sargent & Co—United Electric Light & Power Co & F T Nesbit & Co, Inc (142) 1,231.59
201ST ST, ss, near Harlem River, 550.9 x201.2; Dahlstrom Metallic Door Co—United Electric Light & Power Co, F T Nesbit & Co (144).....19,144.74
201ST ST, ss, 220 e Academy, 550x202; A Schwoerer & Sons, Inc—United Electric Light & Power Co & F T Nesbit & Co (143)..... 3,347.89
201ST ST, Harlem River, Sherman Creek & Academy, blk &c; Elevator Supply & Repair Co—United Electric Light & Power Co & F T Nesbit & Co, Inc (135) 11,540.00
201ST ST, Academy st & Harlem River, —x—; Ellen Madsen—United Electric Light & Power Co & F T Nesbit & Co, Inc (136). 10,843.00
201ST ST, Harlem River, Dyckman st & Academy st, block, &c; David E Kennedy, Inc—United Electric Light & Power Co & F T Neshit & Co, Inc (137) 680.00
BROADWAY, 716; Louis Zwerdling—A H Schalle, Albt W Schalle & Max Israel (146) 56.76
BROADWAY, 3581-3601; American Kalamein Works—Louis W Morrison, Alice M Ulman, Edw Morrison, exrs & Keystone Constn Co (147)..... 278.00

MARCH 26.

GREENE ST, 221; Abe Steckler et al—Estate of Geo H Schumann & Fraad Contracting Co (166) 30.00
32D ST, 2-4 W; Geo W Meiers— Maria H Dehom, E H Proudman Realty Co & Fred & Louis Pinals (162) 30.00
38TH ST, 39-41 W; Gustav Robinson—Burton S Castles & Spiegel & Ruby (171). 95.00
45TH ST, 121 W; Philip Lenges— Richd Reilly & Louis Brandt (174)..... 1,540.00
46TH ST, 46 W; Murtaugh Elevator Co—Arthur Brisbane & Anton Strand (175) 185.00
201ST ST, Harlem River & Academy st, block, &c; R Gustavino Co—United Electric Light & Power Co & F T Nesbit & Co (164) 985.00
201ST ST, Academy st & Marginal st, block, &c; Philip Lenges—United Electric Light & Power Co & T F Nesbit & Co, Inc (173) 2,677.32
201ST ST, Harlem River & Academy st, block &c; Theo Gerlach—same (159) United Electric Light & Power Co & F T Nesbit & Co, Inc (168)..... 942.50 5,494.85
201ST ST, ss, 220 e Academy, 550x202; Geo Reid—United Light & Power Co & F T Nesbit & Co, Inc (169)..... 750.00
201ST ST, Marginal st & Academy st, block, &c; Chas M Biddle—United Electric Light & Power Co & F T Neshit & Co (157) 7,316.33
201ST ST & Harlem River, 550.9x201.2x —; National Lead Co—same; (158) ... 620.41
201ST ST, Harlem River & Academy st, block, &c; Theo Gerlach—same (159) 942.50
201ST ST, ss, 220 e Academy, 550.9x202; Alherene Stone Co—United Electric Light & Power Co, N Y Edison Co & F T Nesbit & Co (160) 4,300.00
201ST ST, Academy st & Harlem River, block, &c; Chesebro Whitman Co—United Electric Light & Power Co, F T Nesbit & Co & Theo Gerlach (161). 340.00
BOWERY, 292; Abe Steckler—Mayer Sanft, Wolf Sanft, Frank Rosenstein, Harry Friedman & Fraad Contracting Co (165) 32.00
BROADWAY, 3581-3601; Thorne Hold Fast Metal Bar Co, Inc—147th & 148th St Corpn & Keystone Constn Co (163) 84.40
LEXINGTON AV, 349; Fredk H Meier—Fred H Mattlage & Jane L McCoy (172) 48.00
ST NICHOLAS AV, swc 148th, 24.11x 100; Bedford Plumbing Co—Rembrandt Realty Co, Jos A Marx & St Nicholas Holding Co; renewal (167). 750.00
5TH AV, 668-70; Standard Paint Co—Dreicer Realty Co & Morris L Weiss (170) 211.86

MARCH 27.

ACADEMY ST, s w cor Vermilyea av, 25x100; Picken Contracting Co—Warren F Johnston (180) 431.32
GREENE ST, 221; Louis Marks—Geo H Schumann & Fraad Contracting Co (177) 34.50
45TH ST, 121 W; Architects & Builders Co—Jas Hebron & Frank Foley (181) 2,000.00
137TH ST, 6-20 W; Ike Greenbaum—Sender Jarmulowsky & Jacob Goshen (182). 121.99
LEXINGTON AV, es, 50 s 51st, 50x irreg to 51st; Davis Brown, Inc—Hammerstein Opera Co & Oscar Hammerstein (179) 9,449.79
PARK AV, es, whole front bet 49th & 50th, 200x50; Geo F Root Co—N Y Central & Hudson River R R Co, Jno E Landeen & Co & Jno Pierce Co (178) 2,019.04
5TH AV, 668-70; Standard Paint Co—Dreicer Realty Co & Morris L Weiss (176) 211.86

Bronx.

MARCH 20.

SOUTHERN BLVD, 1304; North Sand Co—Danl Ostro Constn Co & Geo Brown (33) 85.53

MARCH 21.

BECK ST, ss, 400 w Av St John 200x 100; Geo Vairo & Son—Ostro Constn Co (34) 100.00
BATHGATE AV, 1625; Henry Zudek—Rosie Pusrin & Barnet Pusrin (35).. 596.00
UNIVERSITY AV, 1492-4,**; Jos Starobin—Towanda Constn Co; renewal (113) 240.00

MARCH 23.

No Mechanics Liens filed this day.

MARCH 24.

UNIONPORT RD, 1653; Antonio Possillipo—Frank Negro (36)..... 95.00

MARCH 25.

No Mechanics Llens filed this day.

MARCH 26.

HUGHES AV, 2310; Benny Kihrik—Chas A Corby (37) 28.00

Brooklyn.

MARCH 19.

No Mechanics Liens filed this day.

MARCH 20.

LORIMER ST, 431; A Maikin—Rebecca & Saml Hoffman..... 30.00
FLUSHING AV nwc Knickerbocker av, —x—; D Robinson—Jos Ingoglia & Emil J Mettetal 14.17
LEWIS AV, 125; A Maikin—Rebecca & Saml Hoffman 15.00

MARCH 21.

STARR ST, 12; C Modica—Ginseppe Infranca 2,900.00
MARCY AV, 434-40; H Gilbert—Henriette Jacoby 125.00

MARCH 23.

BERRIMAN ST, es, 100 n Pitkin av, 210x100; Turner Constn & Impt Co—Berrilen Realty Co..... 500.00
HICKS ST, nec Remsen, 78x200; J W Cathcart—Louis Bossert Est, Phillippine, Jno & Chas W as exrs..... 4,761.15
QUINCY ST, ns, 350 e Nostrand av, 50x 100; J Mueller—Thrall Constn Co, Vernon Mason Bldg Co & Henry Mueller 1,000.00
SUTTON ST, es, 100 n Nassau av, 240 x100; Bldg Constn Co—International Cork Works & Pord & Crane Co..... 1,225.65
WARREN ST, 333; S Uttal—Cath McCabe & Sophia Holman..... 160.25
SUTTER AV, nec Sheridan av, —x—; J T Sullivan—Sarah Campbell & Fred Lucat 77.94

MARCH 24.

UNION ST, ss, 150 e Nostrand av, 50x 127.9; V Errante—Sylfred Constn Co & Calvin H Walenta 360.00
E 14TH ST, ws, 105.6 s Kings hway, 170 x100; Liss & Diamond—Ritter, Schwartz & Cohen, Inc & B Goldberg. 500.00
55TH ST, wc 7 av, 100x100; J Sclar—Mapes Realty Co 545.00
DE KALB AV, 714; Brownsville House Wrecking Co—714 DeKalb Av Realty Corpn & Curtin Constn Co..... 73.32
SNEDIKER AV, ws, 90 s Hegeman av, 40x100; D Weiss—Esther Wallin.... 388.50

MARCH 25.

CARROLL ST, 780; F I Thompson—Frank D Cansello & wife..... 117.55

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MARCH 21.

WHITE ST, 41; Welsh Machine Works —Schwab & Wolf et al; Mar16'14.... 47.25

MARCH 23.

118TH ST, 443 E; Harry Jaffe—Albt S Thayer et al; Mar5'14..... 140.00
157TH ST, 540 W; Sussman & Gladstone —Arlington Court, Inc, et al; Aug7'13 238.00

MARCH 24.

[3]PARK ST, 103; Colwell Lead Co—Bertolomo Ganzza et al; Jan2'13 ..... 226.29
81ST ST, 156-60 W; Ravitch Bros—Wesley Realty Co et al; Nov21'13.. 2,545.85
173D ST, n & ss, bet Ft Washington & Haven avs; Tony G Garfango—Ft Washington Realty Co et al; Nov28'13 31.35
SAME PROP; Bartolomew Dipolito—same; Nov28'13 ..... 24.30
SAME PROP; Tony G Garfagno—same; Nov28'13 ..... 25.65
SAME PROP; Dominick Donata—same; Nov28'13 ..... 24.30
SAME PROP; Dominick Donata—same; Nov28'13 ..... 29.70
SAME PROP; Bartolomew Dipolito—same; Nov28'13 ..... 29.70
5TH AV, 935; Ambrose S Teter—S Reading Bertron et al; Feb6'13..... 206.50

MARCH 26.

96TH ST, 211-33 E; Mandolowitz Bros—East Side Bldg Assn et al; Feb5'14... 400.00

MARCH 25.

169TH ST, 709 W; Benj Silverman & Sol L Pakas et al; Jan27'14 ..... 61.94
201ST ST, ss, 220 e Academy; U T Hungerford Brass & Copper Co—United Electric Light & Power Co; March25'14 ..... 2,874.85
AUDUBON AV, sec 171st; Jno Brown & Sons—Gnstav Beohme et al; Dec29'13. 80.80
SAME PROP; Chas Klepper Cut Stone Co—same; Dec10'13 ..... 385.50
FT WASHINGTON AV, 15-21; Benj Silverman—Sol L Pakas et al; Jan27'14. 61.15

MARCH 27.

74TH ST, 218 E; Philip Eich—Mrs C McGarry et al; May6'13 ..... 41.56
1ST AV, nec 92d; Julius Golub—Edith Newbold et al; Feb3'14 ..... 130.00
1ST AV, nec 92d; Jos Shaske—Rhinelander Estate et al; Mar6'14..... 165.25

Bronx.

MARCH 20.

No Satisfied Mechanics Liens filed this day.

MARCH 21.

SOUTHERN BLVD, 1304; Empire Roofing Co—Danl E Ostro Constn Co; Mar3'14 ..... 60.00

MARCH 23.

No Satisfied Mechanics Liens filed this day.

MARCH 24.

180TH ST, 744-8 E**; Berger Mfg Co—Giosue Galiani et al; Nov3'13..... 379.34
182D ST, ** ss, whole front bet Crotona pkway & Mohegan av; Greenpoint Metal Covered Door Co—F & B Constn Co et al; Dec16'13. ..... 563.95

MARCH 25.

No Satisfied Liens filed this day.

MARCH 26.

173D ST, swc Webster av, 50x86; N Passman & Son, Inc—Nan Realty Corpn et al; Feb27'14..... 434.75

Brooklyn.

MARCH 19.

BALTIC ST, 428; Oliver B Taylor (Inc) —Henry & Jos Mueller or Miller, Vernon Mason Bldg Co & Schwartz & Sons; Oct16'13 ..... 106.07
PROSPECT PL, ns, 100 w Ralph av, —x—; Harry Kavshansky & ano—Miller Bldg Co & Bklyn Union Cornice & Roofing Co; Aug4'13..... 272.00
SURF AV, ns, 81.2 e W 32d, 20.2x115.9; Sterling Wood Working Co—Simon Bros Holding Co (Inc) & Jacob Sommer; Mar12'14 ..... 360.00

MARCH 20.

STERLING PL, ns 145 w Ralph av 23.4x100; Morris Grotenstein & ano—Bernstein Bldg Co; Nov6'13 (release from lien) 525.00

MARCH 21.

[1]DUMONT AV, nwc Powell, 100x100; Chestnut Ridge White Brick Co—Stratmore Co (Inc); Mar17'14..... 1,008.25
[1]RAILROAD AV, ns, bet Atlantic & McKinley avs, —x—; Sam Cohen—Edw Taunay; Jan7'14 ..... 360.00

MARCH 23.

No Satisfied Mechanics Liens filed this day.

MARCH 24.

CHESTER ST, nwc Sutter av, —x—; David T Lockwood—Simon Abramson; Dec18'13 ..... 175.00
DE KOVEN CT, 30; Liss & Diamond—Clara & Chas Burbaker; Oct14'13.... 270.50
ATLANTIC AV, 1620; Manhattan Engineering Co—United States Garages (Inc); Jan2'14 ..... 123.70

MARCH 25.

29TH ST, ns, 175 e 5 av, —x—; American Sheet Metal Lath Co (Inc)—Bklyn Theatre Realty Co, B F Keith, Lihman Bros & Plumb & Bourquin (Inc); Mar7'14 ..... 795.64
DUMONT AV, swc Junius, 20x70; Julius Friedman—Mary & Isidor Gurewitch; Jan26'14. ..... 64.50

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MARCH 19.

No Attachments filed this day.

MARCH 20.

BARSOTTI, Chas; Louis Peirano; $1,700; E W Norris.
ATTEAUX, F E, & CO; Eastern Tanners Egg Yolk Co; $22,760.61; Cohen, Creevey & Richter.
STEWART MINING CO; Wm A Kerr; $10,-711.97; Rudd, Wood & Molloy.

MARCH 21 & 23.

No Attachments filed these days.

MARCH 24.

CHURCH, Alfred W; Whitney Co, Inc; $8,-886.42; Swan & Moore.
SOROSIS SILK CO; Taliaferro & Sherwood; $2,120.80; J C Kadane.
MEINSHAUSEN, Henry; Botho Farenholtz; $2,573.96; Hays, Herschfeld & Wolf.
CARROLL, James; C H Southard Co; $231.57; S M Bode.

MARCH 25.

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAR. 20, 21, 23, 24, 25, 26.

Cerbasi, Felice, 272 S av..Ermino Esposito. Fixtures..... 345.00
Fisher, Peter J. 243 W 64th..Fairbanks Co. Machinery..... 202.00
Mitchel H. Mark Realty Corpn. Bway & 47th st (Strand Theatre)..American Seating Co. Chairs, 4,005 at $6.76 & 840 at $4.80; total.....31,395.80
Schiro, Francesco. 400 E 76th..E Esposito. Fixtures 230.00
Shultz Bread Co. 75th st, ns, 125 w 1 av, —x—; 75th st, ss, 100 w 1 av, —x—; Monroe st, 271-3; Madison st, 372; West End av, nec 62d st, —x—..The Peoples Trust Co as trstes (R) 3,000,000.00

Bronx.

MAR. 20, 21, 23, 24, 25, 26.

Shultz Bread Co. Park av, sec 167th, —x—..Peoples Trust Co. Personal property.....3,000,000.00

Brooklyn.

MAR. 19, 20, 21, 23, 24, 25.

Baron, M. 46th st cor New Utrecht av ..West End Gas Fix Co. Gas Fix... 110.00
Basis Realty Co. 78th st cor Ft Hamilton av..Wm Kerby Est. (R)..... 836.00
Bon Ton Constn Co. Rogers av cor Beverly rd....same (R)..... 244.00
Palley, Saml, Pitkin av nr Chester..Wm H Curtin Mfg Co. Heating Apparatus 700.00
Parker & Lepofsky. 41st st nr 13th av ..Wm Kerby. (R) 693.00
Parker & Lepofsky. Glenmore av cor Crystal st..Elsie E Kerby as extrx (R) 938.00
Mapes Realty Co, Inc. 55th st nr 7th av ..Pittsburgh Plate Glass Co. Plate Glass. 52.00
Monteleone, John. Webster av nr Coney Island av6Michl J Vaughan. Gas Ranges..... 140.00
Vermont Bldg Co. Vermont st nr Hegeman av..Oliver C Horton. Ranges, &c. 62.00
Von Herbert, Maxwell P & Lewis H Brown. 1544 Bway..Simon Schwartz. Gas Fixtures. 246.00
Windsor Bldg Co. 4th st bet 6th & 7th avs..Wm Kerby Estate (R)..... 101.00
Same; 45th st nr 15 av; same (R).... 240.00
Windsor Bldg Co. 45th st nr 15th av.. Sherman Natl Bank (assignee) (R)... 9,010
Wilson Contracting Co. Bristol st nr Sackett st..Bklyn Fire Proof Sash & Door Co. Inc. Doors..... 225.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MARCH 24.

FT WASHINGTON AV, ws, 100.1 s 170th, 109.1x98.5xirreg; Montrose Realty Co loans 114th St & 7th Ave Constn Co to erect a 6-sty apartment; 16 payments 166,000.00

MARCH 27.

BROADWAY, es, from 134th to 135th, —x—; Riverside Drive Realty Co loans Wayside Realty Co, Inc, to erect a — sty bldg; — payments.....45,000.00

Bronx.

MARCH 24.

SHERMAN AV, nec 207th, 100x100; Max Marx loans 207th St Realty Corpn to erect a 5-sty apartment; 11 payments 80,000.00

MARCH 25.

LYMAN PL, ws, 192.7 n 169th, 75x90.3x irreg; Manhattan Mtg Co loans to Gifford Bldg Co, Inc to erect a 5-sty apartment; 14 payments.....40,000.00

ORDERS.

Brooklyn.

MARCH 23.

STERLING PL, sec Rochester av, 50x 100; J V Cunningham on Spencer Aldrich to pay Constn Cornice & Roofing Co 200.00

MARCH 24.

E 23D ST, ws, 134.8 — Av D, 83.8x 86.4; Moskowitz Bldg Co on N Y Title Ins Co to pay Jos Rich..... 429.72

MARCH 25.

E 23D ST, ws, 134.8 n Av D, 83.8x86; Moskowitz Bldg Co on N Y Title Ins Co to pay Chestnut Ridge White Brick Co..... 484/15

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used In Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 192—Frederick Bohnent.....E
Bank st, 69-71—Rudolph E Schirmer.....C
Carmine st, 26—Sepohes Michelotti.....C
Centre st, 214—George Logattarti.....I-C
Centre st, 214—Samuel Couch I
Centre st, 214—Charles Reisman.....I
Chambers st, 77—The Acme Metal Goods Mfg Co. C
Chatham sq, 9—Edison Elec Illum Co.....D
Chatham sq, 9—The Rescue Society.....D
Chatham sq, 9—J Wolf & Son.....D
Clinton st, 88—Solomon Hennig.....C
Division st, 89—Julius Krimsky.....I
East Broadway, 123—Wolf Ginards.....C-I
East Broadway, 123—Abraham Weiss.....C-I
East Broadway, 123—George Lait I
East Broadway, 123—Samuel Hymanowitz...C-I
East Broadway, 123—Philip Levine.....C-I
East Broadway, 123—Burwin Bros.....I
East Broadway, 123—Hyman Cohen .....C-I
East Broadway, 123—Maurice Breitbard....C-I
East Broadway, 123—Max Goldstein.....C-I
East Broadway, 123—Joseph Hirschfield.....I
East Broadway, 123—Charles Lipschinky....C-I
East Broadway, 123—Abraham Cohen.....C-I
Front st, 259—Floyd H Crane Estate.....C
Front st, 259—London & Sachs.....C
Grand st, 129—Cornelia Cruger.....C
Grand st, 176-80—National Metal Stamping & Spinning Co.....D
Grand st, 176-80—Jacob Busch .....D
Greene st, 94—Mayer Schultz Estate.....DR
Greene st, 94—Philip Morris & Co.....DR
Greene st, 94—R Lippman & Bro.....DR
Greene st, 94—Solomon Cohen .....DR
Greene st, 94—Serkess & Kauffman.....DR
Greene st, 94—Reiss Eros .....DR
Greene st, 103-5—Levy & Rappaport.....DR
Greene st, 103-5—Nathan A Krisher.....DR
Greene st, 103-5—Landau & Salan.....DR
Greene st, 103-5—Equity Mfg Co.....DR
Greene st, 103-5—Louis Schepetin.....DR
Greene st, 103-5—Est of Isaac B Kleinart..DR
Houston st, 21-5 E—Eagle Knee Pants Co.....G
Howard st, 21-3—Columbia Leather Goods Mfg Co .....DR
Lafayette st, 312-14—Edison Elec Illum Co...D
Lafayette st, 312-14—Sweet, Orr & Co.....D
Lafayette st, 312-14—Louis Spader.....C
Lafayette st, 312-14—E & J Bass.....D
Lafayette st, 312-14—James G Andriaici.....D
Lewis st, 11—Max Zerickle.....G-A
Lewis st, 11—Harry Satenstein.....A-G-C
Lewis st, 11—Simon Cohen .....G-A-C
Lewis st, 11—Morris Lieberman.....A-C
Lewis st, 11—Jacob Pathenheimer, Jr.....A
Lewis st, 185-7—Bernard London I
Monroe st, 284—William Rankin.....C
Monroe st, 284—Jacob Inker C
Stantou st, 183-7—Barnard London.....C
Monroe st, 284—Jacob Inker.....C
Stanton st, 183-7—Hilaf Gerson.....C
Stanton st, 183-7—Sing Lee .....C-I
Stanton st, 183-7—Ewicket & Frieberg.....C
Stanton st, 183-7—Joseph Kopp C
Stanton st, 183-7—Kanner & Gisser.....C
Stanton st, 183-7—Samuel Merger.....G
Stanton st, 183-7—Max Lande.....I-C
Wooster st, 137-9 & 159-61—65 West Houston Corpn .....SS-A

Numbered Streets.

2d st, 108-10 E—Abraham Kornbluth.....G
3d st, 5 E—Barbette Moller.....SS
7th st, 128 E—Samuel Teller .....DR
7th st, 128 E—Rosenthal & Katz.....DR
7th st, 128 E—Mike Wolf .....DR
7th st, 128 E—Deutsch Bros.....DR
7th st, 128 E—Wolf & Abraham.....DR
7th st, 128 E—Abraham Wolf.....DR
7th st, 128 E—United Furniture Co.....DR
12th st, 652 E (rear)—Joseph Kozacek.....C
14th st, 316-18 E—John Daballis.....C
14th st, 316-18 E—Hyman Levine.....C-I
14th st, 316-18 E—David Schneider C
14th st, 420-4 W—Edison Elec Illum Co.....D
14th st, 420-4 W—Luyties Brothers.....C
21st st, 31-33 W—Henry Lublang.....C-G
21st st, 31-33 W—Jacob J Cohen.....C-G
21st st, 31-33 W—Brimberg & Margolis.....C-G
21st st, 31-33 W—Bertha Hennie.....C-G
21st st, 31-33 W—Hyman Vinegrad.....C-G
21st st, 31-33 W—Sohel & Norman.....C-G
21st st, 31-33 W—Birnbaum, Herbach & Weisman .....C-G
21st st, 54-62 W—S Phillips & Co.....DR
23d st, 71 W—Eagle Feature Film Co.....G
23d st, 71-77 W—Theatre Film Co.....G
23d st, 71-77 W—Morris M Levy.....G
23d st, 71-77 W—De Luxe Feature Film Co..G
23d st, 158 W—Tiania Brothers.....C
26th st, 15-19 E—Benj Schwinger C
27th st, 39 & 43 E—Durham Realty Co.....SS
27th st, 115-17 W—Gross Engel & Co.....DR
27th st, 115-17 W—Schultz Dress Co.....DR
27th st, 115-17 W—Fried, Gross & Co.....DR
27th st, 115-17 W—Henry Hunvald.....DR
27th st, 115-17 W—A Wellish & Co.....DR
27th st, 115-17 W—Kruskal & Kruskal.....DR
27th st, 115-17 W—Cohen & Miller.....DR
27th st, 115-17 W—Samuel Eisenberg.....DR
27th st, 115-17 W—Friedman & Herskovitz...DR
27th st, 115-17 W—Albert B Gross.....A-DR
27th st, 144-52 W—People's Cooperating Property Co .....DR
27th st, 144-52 W—Fuchs & Co.....DR
27th st, 144-52 W—Bramson Bros.....DR
27th st, 144-52 W—J Holtzberg & Sons.....DR
27th st, 144-52 W—M Trachtenberg & Bro...DR
27th st, 144-52 W—Royal Mfg Co.....DR
27th st, 144-52 W—Fannette Mfg Co.....DR
27th st, 144-52 W—Mittenthal & Tannenbaum .....DR
27th st, 144-52 W—Dickler & Handelman....DR
27th st, 144-52 W—Schwartzman & Pike....DR
27th st, 144-52 W—Philip Brous Co, Inc....DR
27th st, 144-52 W—Heilbron & Engelbardt...DR
27th st, 144-52 W—Rothschild & Mitteldorf..DR
28th st, 141 W—Goldstein Co.....DR
28th st, 141 W—Star Raincoat Co, Inc.....DR
28th st, 141 W—High Grade Petticoat Co....DR
28th st, 141 W—M Ginsburg & Co.....DR
28th st, 141 W—E Cashman Costume Co....DR
28th st, 141 W—Brody & Dick, Inc.....DR
28th st, 141 W—Samuel Gerst.....DR
28th st, 141 W—Rosenbaum & Jones.....DR
28th st, 141 W—Nathan Poller.....DR
28th st, 141 W—M T Costume & Dress Co..DR
28th st, 141 W—Twenty-fifth Construction Co.DR
28th st, 141 W—W Philips & Co.....DR
28th st, 141 W—Porges & Levy.....DR
30th st, 145-9 W—Karnack Realty Co C
31st st, 25-9 W—Morris & Bendien.....DR
31st st, 25-9 W—Morris Frank.....DR
31st st, 25-9 W—Elfenbein & Mondechein....DR
31st st, 25-9 W—Rosenbaum & Baker.....DR
31st st, 25-9 W—The Jacob Hertz Co.....DR
31st st, 25-9 W—M S Perlstein Co.....DR
31st st, 25-9 W—Mishel Bros.....DR
31st st, 25-9 W—Kaufman Costume Co.....DR
31st st, 25-9 W—Edward Kolbert & Co.....DR
31st st, 25-9 W—Sofranski Bros, Inc.....DR
32d st, 12 E—Leon J Neumann et al.....A
34th st, 112 W—Frank J Farrell.....SS
35th st, 131-7 W—I A Harris & Bros.....DR
35th st, 131-7 W—J P Bauman & Sons.....DR
35th st, 131-7 W—Sanville Melhade & Co, Inc.DR
35th st, 131-7 W—Robinson Rain Coat Co....DR
37th st, 47 W—Eliza H Mann.....C
39th st, 114-18 W—Mittenthal Film Co.....G
42d st, 213-17 E—St Bartholmew's Church.SS-A
67th st, 346 E—Newman Dube C

Named Avenues.

Amsterdam av, 967—Kaplan & Duke.....A-G
Broadway, 508—Mrs Lucrie F Post.....C
Broadway, 512-14—Dornheimer Bros.....C
Broadway, 512-14—Nathan Bregstone & Co....C
Broadway, 512-14—Star Neckwear Co.....C
Broadway, 512-14—Eliza W Perkins Est.....D
Broadway, 599—Barnett Siegel .....G
Broadway, 699—S Hilman & Co.....DR
Central Pk W, 120—Edison Elec Illum Co....D
Central Pk W, 129—Catholic Club.....D
West Broadway, 570-6—Boston Dress Co.....I

Numbered Avenues.

2d av, 104-6—Annie Rosen.....SS-A
3d av, 2094—The New York Edison Co.....D
5th av, 85—E Jacob & Co.....DR
5th av, 85—Dent, Allcroft & Co.....DR
5th av, 85—Arnold Schiff & Co.....DR
5th av, 85—L E Remington, Inc.....DR
5th av, 85—Edwin A Guinzburg.....DR
5th av, 86—Oppenheim & Baruch .....DR
5th av 85—I Mittelman & Co.....DR

BRONX ORDERS SERVED.

Numbered Streets.

31st st 25-9 W—S F Adams Realty Co....DR
80th st 202 W—Mary R Albee.....C
158th st 690 E—Cecelia Ettinger.....M-C

Named Avenues.

Boston rd 2009—Chas A Becker.....C
Hughes av 2019—Patrick J Brennan.....C
Woodycrest av 1220—George W Larson.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Arlington pl, 28-30—Robert O E Lodge.....C
Berriman st, 118—James O'Brien.....C
Chester st, 188—Simon Abrahamson.....C-M
Havemeyer st, 185—Ferdinand Ammann.....C
Havemeyer st, 185—Louis Coheu .....G-A
Rockwell pl, 43—George F Edmunds.....C
Troutman st, 58—William Feix .....A
Wallabout st, 249-251—Jacob S Kwawer....C-M
Wallabout st, 254-56—Bklyn Union Gas Co...A
Wallabout st, 254-56—Frank Caccaro .....DR
Wallabout st, 254-56—Hyman Mindel .....DR
Wallabout st, 254-56—Harry Dochinkey.....DR
Wallabout st, 254-56—Hyman Hedes.....DR
Wallabout st, 254-56—Herman Gallin.....DR
Wallabout st, 254-56—Solomon Tolchinsky & Son .....DR
Wallabout st, 254-56—Morris Spivak.....DR

Numbered Streets.

1st st, 233-235—Adam Shulz C
17th st, 570 (rear)—Rose Cole.....C
39th st, 360-4—Bklyn Union Gas Co.....A
49th st, 409—John Debbins.....M
53d st & 18th av—William J Koenig.....SS

Named Avenues.

Atlantic av, 2001-2003—Vincenzo Borrelli..G-C
Atlantic av, 2516-20—Bklyn Union Gas Co....A
Atlantic av, 2516-20—Tanber, Ryttenberg & Co.....G-DR
Atlantic av, 2912—Victor Nobis Sons.....SS
Bedford av, 1111—Emma H Wellington C
Harrison av, 59-61—Bklyn Union Gas Co.....A
Harrison av, 59-61—Morris Berlin.....DR
Harrison av, 59-61—Jacob Freidman.....DR
Harrison av, 59-61—Baldinger & Kupferman.DR
Jamaica av, 31—Moses Drucker & Sons..C-G-A
Kent av, 473-485—Washington Mfg Co.....DR
Kent av, 473-485—Unitype Co.....DR
Kent av, 473-485—Levenson Bros & Nevins..DR
Kent av, 473-485—Rosman Bros.....DR
Kent av, 473-485—Kent Building Co.....D-DR
Marcy av, 947—Robert S Marryott.....C
Myrtle av, 897—Jacob Saperstein.....A-G
Myrtle av, 1383-91—Bklyn Union Gas Co....DR
Pitkin av, 1821—Isidor Finkelstein.....G
Pitkin av, 1821—Bernard Hanes.....G
Ralph av, 537 (rear)—Samuel Deinnstein....G-C
Rockaway av, 266—The Electric Pleating Co..C
St Marks av, 1505—Nathan Plake.....G
Sheepshead Bay rd, 504—North Amer Brewing Co .....M
Sheepshead Bay rd, 1506—North Amer Brewing Co .....M
Van Sinderen av, 273-287—Levin, Kronenberg & Co C
Van Sinderen av, 273-287—Kielak & Albert..DR

Numbered Avenues.

5th av, 8804—Bridget E Webb.....C-M

QUEENS ORDERS SERVED.

Named Streets.

Amity st, 93 (Flushing)—N Y & Queens Gas Co .....A
Lawrence st, 139 (Flushing)—August Deluco.C
Sunswick av, 79-83 (L I C)—Harris S Karp & Bernard Tonroff.....D-DR

Numbered Streets.

10th st, 73-79 (L I C)—Auto Supply Gum & Chocolate Co. .....DR

Named Avenues.

Boulevard, 1015-19 (L I C)—East River Gas Co .....A
Broadway, 107 (Flushing)—Flushing Auto Garage C
Broadway, 107 (Flushing)—Thos J Burnett.C-K
Nott av, 61-67 (L I C)—Chas A Willey Co. D-DR
Payntar av, 12-22—Harris S Karp & Bernard Tonroff .....D-DR
Payntar av, 12-22—French Reading & Printing Co, Inc.....C-A-DR
Vernon av, 735 (L I C)—East River Gas Co..A

BUILDING MANAGEMENT

SAFEGUARDING BUILDINGS AGAINST FIRE

By FRED J. MILLER*

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

PUBLIC sentiment is more and more placing full responsibility upon the owners of industrial establishments for the thorough protection of employees from death by fire. This responsibility is being reflected in legislation requiring the provision of suitable means of egress from buildings, fire drills, fire walls, automatic sprinklers, enforcement of rules against smoking, etc.

The outside fire-escape, constructed in the ordinary manner, has been proved in numerous fires to be almost, if not absolutely worthless. It is extremely difficult for a large number of employees, especially where many of them are women, to descend the ordinary fire-escape, even when there is no panic and no reason for special haste. At the time of a fire it is practically useless.

Fire drills are probably justifiable and have in many cases saved lives. If properly maintained they are expensive, however, and in some recent fires have proved worthless.

Some of the other things mentioned, particularly suitable fire walls, are very good, but experience seems to have proved abundantly that the best of them all is the automatic sprinkler. In theory, at least, it is supposed to be always ready for instant use, and it puts water where and when it is needed at the very beginning of a fire, before it has had time to assume threatening proportions, and usually before there is enough smoke to alarm the occupants of the building seriously or start a panic.

It has other important uses, such as the formation of an effective water curtain capable of arresting the progress of a fire which has assumed the character of a conflagration.

Without Cost to the Owner.

It is interesting to note that several construction companies are now offering to install automatic sprinklers without the payment of any cost whatever by the owner, the company making the installation offering to take as its pay the difference between the present insurance premiums and the lower premiums that will be paid after the installation is made, for a number of years to be determined upon. The meaning of this is simply that the owner of the building and its occupants are very much better protected against fire without any additional outlay, and that at the end of a few years the owner will have the fire protective system thus installed for his own, free of cost.

I do not intend to advise either for or against these companies, but cite the fact simply as conclusive evidence of the pecuniary as well as the other advantages of automatic sprinklers.

But sprinkler heads when once installed must then be kept ready for service when needed. Sprinkler heads are usually arranged in groups with a supply pipe for each group. In each of these main supply pipes is a valve, by means of which water can be shut off from that section when necessary for repairs or by reason of the opening of one or more sprinkler heads, either in performing its normal service or by accident. These valves cannot be locked open, because it may be necessary in an emergency to close them as quickly as possible.

These valves introduce an element of danger, and with this it is the main object of this paper to deal. The inspectors of the mutual companies frequently find the valves referred to closed, and the sprinkler heads, therefore, are of no more use than as though they had never been installed.

In an effort to lessen this evil the factory mutual companies occasionally send to their policy holders a circular letter on the subject of the danger of closed sprinkler valves. In such a report, covering the months of April and June, 1912, 72 cases were reported where inspectors found such valves closed. In 63 of these cases the number of sprinkler heads controlled by the closed valves are given, and these foot up to 8,274 heads. Assuming that the cases in which the number of heads is not given would average about the same, this means that for this report, covering two months, nearly 10,000 sprinkler heads were found out of use by reason of valves closed when they should have been open.

The Danger of Closed Sprinkler Valves.

In many cases no reason was assigned for the valves being closed, which means, we may infer, that the proprietors did not know how the valves came to be closed. It is inconceivable, of course, that they would go to the expense of installing automatic sprinklers and other fire-protective devices, and then allow them to be thrown out of use if they had the organization and the discipline necessary to keep such devices always available.

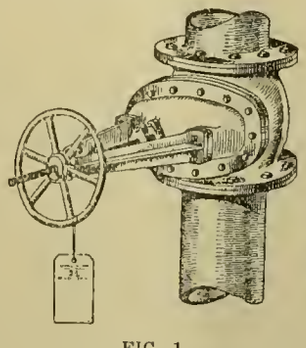


FIG. 1.

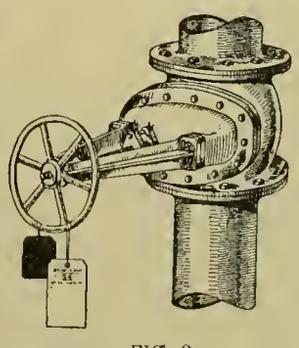


FIG. 2.

The Remington Typewriter Company owns and operates five factories on which it carries in the mutual companies insurance policies aggregating about $6,000,000. These factories are protected by nearly 10,000 sprinkler heads, the water supply for which is controlled by 84 valves.

To decrease the liability of valves being either closed without authority, or left closed when they should have been opened, we have devised and have in use in our factories the system to be described:

Valves All Numbered.

Our sprinkler valves are all numbered and upon each valve there is hung a tag, as shown in Fig. 1. This tag is marked with the number of the valve to which it is attached, and, printed upon the tag, is a prohibition of the closing of the valve without a signed permit to do so, except when, in an emergency, or for any special reason, it must be closed at a time when no permit can be obtained, in which case it is to be detached and hung upon a board, shown in Fig. 3. This is as directed by the card itself, and when it is done the blanks upon this card must be filled in to show by whom the valve was closed, when it was closed, and the reason for closing.

When such an emergency closing of the valve takes place, at a time when the person in charge of the board (Fig. 3) is away, the watchman or other person having access to it goes to the board with the person who has closed the valve. Both these men then see that a red card complete but left blank is hung upon the board over the card removed from the closed valve. These are hung upon the hook numbered to correspond with the number of the closed valve. These cards thus hung upon this hook are intended to attract the notice of the person having the board in charge, who will, after proper investigation, fill out the blanks on the red card, hang the lower portion of it on the numbered hook corresponding to the closed valve, and attach the upper portion to the valve itself, as shown in Fig. 2, unless it shall have previously been reopened.

Get a Permit.

In most cases it will be possible to obtain a written permit before closing a valve, and in such case the permit is given by the person in charge, by filling in the blanks printed upon the red tag. It is then torn in two at the dotted line, and the upper portion of it given to the person applying for the permit, who attaches it to the valve before closing it (Fig. 2). The lower portion of the same red tag is hung upon the hook numbered to correspond with the number of the valve, as shown by Fig. 3.

The board is fastened to the wall of the room, or above the desk of the person having the system in charge, who may be the chief engineer, the superintendent, or one of his assistants, and the red tag hanging upon the hook is a constant reminder to him and a token to all others who may be interested that the valve is closed. During this time the valve itself will have hanging upon it the red permit tag, as shown by Fig. 2, which is a sign and reminder so long as it remains there that the valve is closed and that the sprinkler heads controlled by it are therefore out of commission.

It will, of course, be perceived that the main feature of this system is the board with numbered hooks, which is in plain view of the factory official charged with responsibility for the sprinkler valves; a red tag upon this board is a danger signal, which means it should be taken off as soon as possible, and this can be done only by re-opening the valve. The card has written upon it the time at

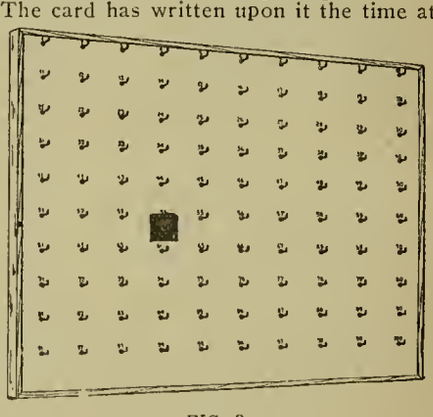


FIG. 3.

which it was expected that the valve could be re-opened. It is the business of the official having the board in charge, when this specified time has passed, to investigate the reason, and if a later time must be assigned to indicate it upon the card and again take it up.

*Mr. Miller is a member of the American Society of Mechanical Engineers. This article is from a paper read before the society.

USEFUL APPLIANCES

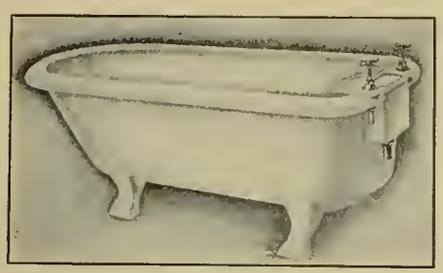
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Mixing Boxes on English Tubs.



INSEPARABLE are the Englishman and his tub. Hence it is only natural that we should look to the English to produce a bath-tub that embodies all the comfort and convenience that that former luxury can produce. It is, therefore, not to be wondered at that our ruddy cousins across the sea have solved a problem in bathtub comfort that we United Staters have sought to solve in complex mechanical devices.

Now, a mechanical device that will mix water hot enough to make a Caucasian the hue of a Sioux chief, with aqua pura that is cold enough to turn red blood blue, so that the said Aryan can enjoy his morning tub in a safe temperature, is a source of much joy and healthfulness, provided the tenant downstairs does not suddenly take it into his head to take a simon pure cold water plunge and so permit the hot water to gain the ascendancy in the mixer with consequent violent and some-



what startling change to the accompaniment of an also ascending thermometer. Upon such an occasion as that the parboiled bather will be inclined to wish he had one of the English mixing boxes shown in the accompanying illustration attached to his aquarium.

Fact is, not many Englishmen even know of this package of comfort the Avon Sanitary Engineering Works, of Birkenshaw, Larkhall, England, are turning out under patents recently acquired, but it is, nevertheless, on the market. Furthermore it does away with the shower attachment and provides instead a cascade which is non-splattering.

Cause of Knocking in Pumps.

BUILDING managers may be interested in the following probable causes of "knocking" in pumps:

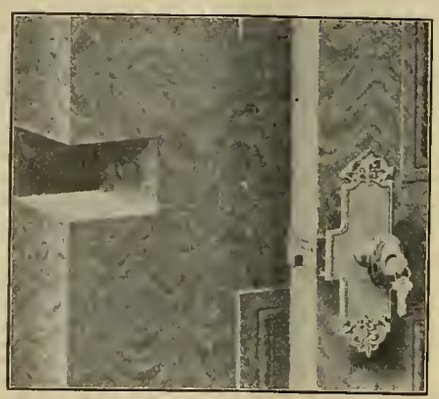
The water may be so low in the supply tank that the end of the suction pipe is exposed to the atmosphere admitting air to the pump instead of water or preventing a sufficient amount of water to reach the pump. When this is the case water and air are both drawn into the suction end of the pump. The pressure is very much lower in the cylinder until the air is compressed to the working pressure of the pump. The plunger travels much faster at the beginning of its stroke until this air is compressed to the normal working pressure, which checks the speed of the plunger.

The feed pipe valve may not be opened enough or the pipe may be partly clogged, due to the sediment in the water. If this is the case, the water cannot get into the cylinder fast enough to fill the space in the cylinder before the plunger starts on its return stroke, thus causing a partial vacuum in the suction end of the pump which would jerk the plunger back against the water as soon as the steam is released.

The feed or suction pipe may be too small. This would have the same effect upon the plunger as that noted if the springs were too weak to force the suction valves on their seat, this short jerking or kicking motion would result and continue until the spring or springs were replaced with stronger ones.

An Easily Installed Lock.

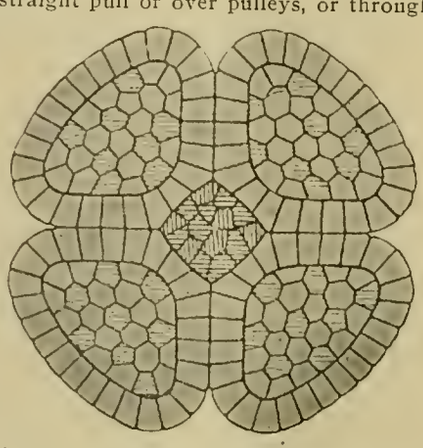
ILLUSTRATED herewith is a new type of lock that is being introduced by P. & F. Corbin, 106 Lafayette street. In applying this lock it is only necessary to cut the edge of the door as shown, slip the lock set into place and drive four screws through each escutcheon. The escutcheons are made ex-



tra heavy so as to give even greater rigidity to the lock door when pressure is applied than possibly could be secured under the old modest style of front door lock. All parts are fastened together at the factory and are never detached, preserving the alignment of parts and the nice adjustment made by skilled lock makers. The lock is said to be absolutely safe and has a remarkable ease of operation. By reason of the fact that it is assembled at factory and applied without dismemberment on the door it is quite impossible for it to get out of order no matter how hard or frequent the use of the lock or door may be.

The Wear-Resisting Rope.

ROPE is a building commodity that is almost universally used, and yet it is subject to fearful wear because, no matter how it is operated, whether by straight pull or over pulleys, or through



sheaves, every fibre in the structure is in minute motion. This constant wearing of unit upon unit ultimately results in a general weakening of strands from within with a result that complete failure cannot always be detected until too late to avert action.

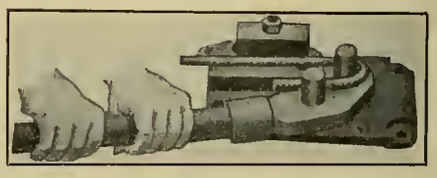
With the idea of giving to the building construction and management world a rope so constructed as automatically to resist wear, the American Manufacturing Co., of Brooklyn, has introduced the type shown. Transmission rope wears out first on the inside. The severest strain it undergoes is internal as already stated. The transmission rope manufactured by this company is made up of yarn and core laid with a special lubricant that permeates all the fibres and thus overcomes internal wear. This lubricant can never leave the rope no matter what its age and as long as the yarns and strands remain together they are kept soft and pliable. When they are in this condition wear is most satisfactorily prevented. Sufficient of this lubricant weakens the surface through the minute channels shown in the illustration, which is said to give ample protection against external injury, such as cutting over sheave ribs.

An Improved Steel Ceiling.

IN harmony with a movement for steel ceilings that will more thoroughly conform to the duty imposed upon them, a change in the construction of steel ceilings has recently been effected by the Berger Manufacturing Co., of Canton, Ohio. The bead has been enlarged, lengthened and shaped to half an oval, which is said to add strength and rigidity to the finished fabric. A feature of the new type of ceiling is that the top of the nailing button has been disposed or countersunk, forming a self-centering, self-guiding, never-slip nailing point which acts as a guide for the erector in placing the nail in the correct position, and is said to prevent slipping while driving, without any inconvenience to the ceiling erector, every bead and button fitting accurately over the underlapping bead and button. This makes a tight and perfect fitting joint, according to the manufacturers, which, they claim, eliminates calking and tamping of joints, which heretofore has been an expensive factor in the cost of erection.

A Handy Bar Bender.

THIS is a device that can be kept in an ordinary tool box for the purpose of bending bars of any size to any angle. It takes plain, round, square, twisted or deformed bars and bends them readily to conform to any of the emergencies that the concrete constructing engineer frequently has to meet. Furthermore, it permits of more effi-



ciency in reinforcement, because the contractor is able to stretch his bars around anchors to exact sketch. It is simple in construction and can be operated by an unskilled laborer. It will bend hooks on rods in one operation, a fact which undoubtedly will appeal to contractors. It is manufactured by the Electric Welding Co., of Pittsburgh, Pa.

Positive Light Distribution.

IN almost no place is perfect light distribution so essential as in the draughting rooms of architects' offices. There must be no shadow upon the draughting-board to cause the pen to err, and for that reason there has been a demand for some kind of a light distributing agency or appliance that would bring the light down to the draughting-board and at the same time shield the eyes of the operator and remove him from the heat radiation of the globe.



We reproduce a scene in a well known architect's office where a special type of bracket, manufactured by the Faries Manufacturing Co., Decatur, Ill., has been installed. It shows how much a difficult light problem was met. These brackets permit the delivery of strong, flickerless and shadowless light by means of attachable brackets that put the light where it is most needed.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

THE NEW STANDARD OF FIRE—RESISTING CONSTRUCTION

The National Fire Protection Association's Model Specifications for Ideal Structures Treats of Piers, Columns and Elevator Shafts.

An Interview (Concluded) With
IRA H. WOOLSON
Consulting Engineer, National Board of Fire Underwriters.

In last week's issue Professor Woolson described for the benefit of Record and Guide readers the purpose and the results of the study and research conducted for almost a year by a special committee appointed by the National Fire Protection Association. The new standard of building construction as approved by Mr. Woolson's committee is concluded in this number.—Editor.

PIERS must be built of hard-burned brick laid in cement mortar, or of concrete. If bonds are used in brick piers they shall consist of perforated rolled steel plates, ⅜ of an inch thick. Each plate shall be full size of the pier, and shall be perforated by three 15/16-inch holes to each square foot area of the plate. No holes to be nearer than 3 inches to the outside edge. If capstones are used, they must be protected against fire by 4 inches of fireproofing. If a pier exceeds in height seven times its lease dimension, it shall comply with the best practice in column design.

Columns.

Columns must be constructed of steel, or reinforced concrete. If of structural steel they shall be protected by at least 4 inches of brickwork, with the space between the brick and metal solidly filled with mortar, concrete, or masonry; or by 4 inches of hard-burned terra cotta tile, with spaces between tile and metal solidly filled the same as for brickwork; or the columns may be surrounded by substantial steel reinforcement and this envelope solidly filled with concrete, and protected on the outside with 2 inches of concrete. The total thickness of the concrete protection shall be not less than 4 inches. If terra cotta is used, it will be secured by substantial interior anchors or by other equivalent method. All column protection shall make close connection to the floor construction at top and bottom.

No pipes, ducts or wires shall be placed within the area of the required fireproofing of columns or beams, and plaster must not be considered a part of any required fireproofing.

In reinforced concrete columns, the metal shall be protected from fire by a minimum of 2 inches of concrete. The effective area of such columns will be taken as the area within the protective covering. In hooped columns it will be taken as the area within the hooping. The corners of the columns must be beveled or rounded.

Stair, Elevator and Other Shafts.

Floor and roof construction in the terms of these specifications shall consist of a series of steel or reinforced concrete beams, with interposed arches or slabs of such material and construction as shall meet the requirements of the fire test previously specified. All structural members must be protected at all points by at least 1½ inches of fireproofing. All parts of girders shall be protected by at least 2 inches, and of beams by at least 1½ inches of fireproofing, which shall be securely attached to the girders and beams by substantial steel reinforcement, or other suitable means of anchorage. Reinforcement used in floor slab or arch construction must be protected by at least one inch of fireproofing.

All structures above the roof must be of approved fire-resistive construction. Roof coverings also shall be of approved materials.

Stair, Elevator and Other Shafts.

When the walls of shafts are self-supporting, they are required to be built of hard-burned brick laid in cement mortar, or of concrete. The thickness shall be not less than 8 inches. When shaft walls are supported in each story they may be of hard-burned brick, or terra cotta, 8 inches thick. Terra cotta tile shall have three cells in its thickness, with shells and webs not less than ¾-inch thick, and all wall openings shall be reinforced by structural steel members securely attached to the floor construction above and below.

Brick and tile shall be set with flush joints of cement mortar. All such shafts must extend at least 3 feet above the roof.

Stairways and Smokeproof Towers.

All stairs, landings, and openings shall have an unobstructed width throughout, of at least 44 inches, except that hand rails may project not more than 3½ inches into such width on each side. There shall be not more than 12 feet vertically between landings. Furthermore, all stair landings shall be large enough to permit opening of the doors without interfering with traffic within the enclosure. Suitable hand rails or banisters must be provided on each side of each flight of stairs. The treads and risers shall be uniform throughout, and the treads constructed and maintained in a manner to prevent persons from slipping. No winders are allowed.

All stairways shall extend to the street level, and open on the street, or to an unobstructed passageway, affording safe egress to a street. Smokeproof towers do not communicate directly with the building on any floor. Entrance to these enclosures from floors above the street level shall be either from external balconies, or through vestibules entirely open to the outer air, and from floors below the street level through ventilated covered areaways or vestibules.

Balconies must be of substantial fire-resistive construction, with solid floors properly drained. The sides of open air stairs and balconies must be protected by sheet metal, or other suitable solid material, to a height of not less than three feet. One smokeproof tower may serve two buildings if the size of the enclosure and capacity of the stairway is adequate for the number of occupants to be accommodated.

All exits shall be provided with approved self-closing fire doors, arranged to open in the direction of the traffic toward the outside of building. The doors shall be equipped with hardware that can be operated in the direction of the exit, without the use of keys. The doors of smokeproof towers must have a panel of wired glass not more than one-third of the area of the doorway. All exits shall be properly and clearly marked both day and night.

All stairway enclosures, smokeproof towers, and passageways leading to the street, shall be lighted by electricity, the current for same to be obtained from a source outside the building. A vent shall be provided over each stairway or elevator shaft equal in area to at least three-quarters of the horizontal area of the shaft, and be protected with approved incombustible skylights or side windows. Vent shafts shall be protected at the top by approved ventilating skylights or louvres.

All other openings in roofs or roof structures shall be provided with approved skylights, doors or windows.

Room, Hall and Fire Exit Partitions.

Partitions, if any, sub-dividing allowable areas, shall be not less than 4 inches thick of solid or hollow brick, 4 inches of two-cell terra cotta, 4 inches of hollow or 2½ inches solid metal lath and cement plaster, or other approved incombustible material and construction. All studding shall be of steel, and the lath shall be of galvanized steel. Doors and windows in such partitions must be incombustible.

Protection of Exterior Wall Openings.

All openings in fire walls shall be equipped with approved automatic fire doors on each side of the wall. If an opening in a fire wall is made to serve as an emergency exit, it shall not exceed 48 square feet in area, and a self-closing door shall be substituted for one of the automatic fire doors.

Interior openings to ventilating shafts shall be protected by approved automatic trap doors or shutters. Openings in stair, elevator, and other shaft enclosures shall be protected by approved self-closing fire doors. All fire doors shall be mounted with approved wrought iron or steel hardware, and shall be securely attached to the wall or partition, or to approved frames anchored thereto. Interior windows in stair or elevator shafts are prohibited.

Belt openings, and chutes for merchandise or waste are prohibited unless completely enclosed in fireproof shafts, and all openings protected by approved self-closing fire doors. Openings for power shafts shall be provided preferably to fit shaft neat in wall or floor.

Drainage.

Each floor shall be impervious to water, and arranged to drain away from floor openings, provision being made for discharging water at the rate of 300 gallons per minute per each 1,000 square feet of floor area. The lowest floor of the building shall be drained to a sump chamber, which is provided with adequate facilities for removing surplus water therefrom.

The room or rooms in which boilers and all power and operating machinery

are located, shall be separated from other portions of the building by an 8-inch wall, having an approved fire door at each opening; and such rooms shall not have direct communication with the floor above. All boilers shall be separated from operating machinery by 8-inch walls, with approved fire doors at openings.

The installation of standpipe and sprinkler equipment shall conform to the requirements of the standards established by this Association. All electrical equipment in the ideal building must be installed in accordance with the requirements of the National Electrical Code.

Express Company's Project.

Another step was taken this week in the gigantic project of erecting a new building for the American Express Company, James C. Fargo, president, at 63-65 Broadway, when plans were filed in the Building Department by Renwick, Aspinwall & Tucker, 320 Fifth avenue, architects. According to the preliminary estimates the new structure, which will be 32 stories high, will cost about $1,800;000, but this figure is only an approximate one.

The property to be improved is the site now occupied by the express company and has a frontage in Broadway of 75 feet, a depth of 209 feet, with a frontage on Trinity Place. The facade will be of brick limestone and terra cotta and in a measure will conform architecturally with the Adams Express Company Building now nearing completion on the plot to the south.

The Cauldwell-Wingate Company, 381 Fourth avenue, has been awarded the general contract. It is the present intention of the American Express Company to occupy about ten stories in the new building, and the balance will be offered for rent. It is unlikely that active work will be commenced for some time to come, at least a year, though this plan may be changed and operations started sooner.

William C. Fargo, secretary of the company, and a large stockholder, said to a representative of the Record and Guide this week: "We have no intention of erecting our new building at the present time, and in all probability nothing will be done this year. The filing of plans has no special significance, though it will serve to eliminate several problems which will have to be faced with the Building Department. The present situation does not warrant the erection of such a large structure."

Court House Plans Approved.

With the understanding that the plans of Guy Lowell for the new County Court House will be further modified, in accordance with a report made by three disinterested architects, the Supreme Court Justices decided on Thursday not to any longer withhold their approval. The plans had already been tentatively approved by the Court House Board.

The circular plan is retained, but the interior will be changed. The inner wall of the top story will be set back from the lower wall of the inner court. So far as the exterior elevations are concerned the plan remains unchanged.

The disinterested committee of experts—H. J. Hardenbergh, Bertram Goodhue and William Woodbridge—was appointed to go over every detail. They reported to the judges several days ago that with a few further modifications the plan would be an admirable one.

No action was taken as to the site. The Board of Estimate has yet to make the necessary appropriation for the construction, and it is almost certain Mayor Mitchel will oppose the expenditure of so large a sum of money for building it this year.

To Figure New Grand Central Building

Warren & Wetmore, 70 East 45th street, will be ready to receive estimates in about two weeks for the twenty-story business building which the Vanderbilt Concourse Corporation of 103 Park avenue (David R. Todd, president, James M. Todd, secretary and Harmon V. Swart treasurer) is to erect at the southwest corner of Vanderbilt avenue and 45th street, on a plot 100.5x90.8 feet. The property is owned by the New York Central & Hudson River Railroad and the New York, New Haven and Hartford Railroad Company, and has been leased to the corporation for a term of twenty-one years. The cost of the building will be around $600,000.

Contract For Church of Notre Dame.

Norcross Brothers, 103 Park avenue, received the general contract this week to erect the new church on Morningside Drive, 114th and 115th streets, for the Notre Dame Roman Catholic Church, 40 Morningside Drive, of which the Rev. Father T. Wucher is the pastor. The building will be strictly fireproof 100x160 feet in size, and cost about $800,000. The exterior will be of limestone with cornices, pediments and column caps, richly ornamented. Cross & Cross, 10 East 47th street, are the architects. For illustration and further particulars of the building see issue of Record and Guide, February 28, 1914, page 399.

Whitney Co. Get $1,000,000 Contract.

The Central Branch Y. M. C. A., 11 Bond street, Brooklyn (George D. Pratt, chairman of building committee), has awarded to the Whitney Company, 1 Liberty street, the general contract for its new home on Hanson Place, extending from Fort Green Pl. to South Elliott Place, which is to cost about $1,000,000. The construction will probably be of limestone and terra cotta, twelve stories in height, about 200x100 feet in size. Trowbridge & Ackerman, 62 West 45th street, are the architects.

Activity in Brooklyn Dwellings.

Peter J. Collins, builder, of 610 Flatbush avenue, Brooklyn, is having plans prepared by Frank C. Collins, of Carrere & Hastings office, 225 Fifth avenue, Manhattan, for eighteen brick and stucco dwellings, 17x45 feet, three stories each, to be erected in Brooklyn. The site will be announced within a few days. About $160,000 will be expended.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BRONX.—Jacob Rupert, 3d av and 90th st, contemplates the erection of a store and office building at the southwest corner of Tremont and Park avs. No architect selected.

MANHATTAN.—Miss Suydam, care of N. A. Berwin, 18 East 41st st, contemplates the erection of a 6-sty brick and stone school, 50x90 ft. at 159-161 East 79th st, to cost, about $50,000. No architect selected.

ALBANY, N. Y.—The Y. W. C. A., Miss Barbara Miller, secretary, 5 Lodge st, contemplates remodelling the brick and stone Y. W. C. A. building at 5 Lodge st. No architect selected.

ROCHESTER, N. Y.—The Fraternal Order of Eagles, William Kenealy, 102 Jones st, president, contemplates the erection of a clubhouse and are raising funds. An arcbitect will be selected by competition. Cost, about $20,000.

TYPICAL WEST SIDE APARTMENT.



AMONG the typical multifamily apartment houses now in course of construction on the Middle West Side is the twelve-story structure now nearing completion at the southeast corner of West End avenue and 98th street by T. J. McLaughlin's Sons. The structure contains all modern improvements for the comfort of the occupants and was designed by George & Edward Blum, of No. 505 Fifth avenue. The estimated cost of the operation, according to the plans filed, was $500,000. The building is on a plot 85x100 and is of fireproof construction, the facade being of brick, limestone and terra cotta.

WASHINGTON, N. J.—The Board of Education of Washington, L. Shape, this place, secretary, contemplates the erection of a 10 or 12-room brick school to cost, about $50,000. Site and architect not selected.

DENVILLE, N. J.—The Board of Education of Denville, Winfield Hall, contemplates the erection of a new school or an addition to the present one. No architect selected.

ROCHESTER, N. Y.—The Presbyterian Union, care of Rev. W. R. Taylor, 13 Prince st, contemplates the erection of a church in Magne near Smith sts to cost about $20,000. No architect selected.

GENEVA, N. Y.—C. W. Martin, care of the Auburn Cloak Store, 484 Exchange st, contemplates the erection of a residence here. No architect selected.

NEWTON, N. J.—The Newton Trust Co., Levy H. Morris, president, contemplates altering the 3-sty brick bank in Main st, to cost, about $3,000. No architect selected.

SENECA FALLS, N. Y.—The Third Ward School, Board of Education, contemplates the erection of a new school or rebuilding the one recently destroyed by fire. No architect selected.

BINGHAMTON, N. Y.—Miss Lucy Stone Ely, 113 Henry st, contemplates rebuilding the 4-sty brick business block at 174 Washington st, to cost about $125,000. No architect selected.

PLANS FIGURING.

CHURCHES.

CORONA, L. I.—Plans are being figured for alterations to the 1-sty brick church on Shell Road, for the Church of Our Lady of Sorrows, Rev. Father James Corrigan, Corona. William J. Ryan, 162 Ryerson st, Brooklyn, architect. Cost, about $20,000.

DWELLINGS.

SCARSDALE, N. Y.—Lord & Hewlett, 345 5th av, N. Y. C., architects, are taking bids for a 2½-sty frame and stucco residence, 42x70 ft., for Paul Mansolff, White Plains, N. Y., owner. Clark, MacMullen & Riley, 101 Park av, N. Y. C., are heating and lighting engineers.

UPPER MONTCLAIR, N. J.—A. F. Norris and F. C. Lippert, 150 Nassau st, N. Y. C., architects, are taking bids for a 2½-sty frame, brick veneer and stucco residence, 40x50 ft. on Seneca pl, for D. T. Warden, 21 Braenor rd, owner. Cost, about $30,000.

GREAT NECK, L. I.—Palmer, Hornbostle & Jones, 63 William st, N. Y. C., architects, are taking bids for a hollow tile residence for A. S. Dwight, 29 Broadway, N. Y. C., owner. Cost, about $20,000.

KATONAH, N. Y.—Bids will close March 30 for a 2½-sty frame residence, 51x130 ft. for Edward L. Coster, Irvington, N. Y., owner. Grenville Temple Snelling, 114 East 28th st, N. Y. C., architect. Cost, about $50,000.

NEWARK, N. J.—The Third Presbyterian Church, Rev. Dr. Robert Scott Inglis, pastor, 30 Walnut st, is taking bids for a 2½-sty brick and stucco parsonage, 38x38 ft., at Abington and Clifton avs, from plans by Cady & Gregory, 40 West 32d st, N. Y. C., architects.

GREAT NECK, L. I.—J. W. O'Connor, 3 West 29th st, N. Y. C., architect, is taking bids for a 2½-sty terra cotta block and stucco residence, 30x45 ft., for Mrs. Alfonse Alker, this place, owner. Cost, about $15,000.

SEA CLIFF, L. I.—George Shellas, 1245 Broadway, Brooklyn, owner, is taking bids for a 2½-sty frame residence, 50x33 ft. from plans by William C. Winters, 106 Van Siclen av. Cost.

MANHATTAN.—Thomas Nash, 1170 Broadway, architect, is taking bids on general contract for a 6-sty brick and limestone residence at 4 East 65th st for Mrs. Anna E. Bliss, care of Clinton F. Harris, 150 Nassau st, owner.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Plans are being refigured for the 5-sty brick and concrete factory, 52x75 ft. at the southeast corner of Webster and 6th avs, for George W. Braunsdorf, 232 East 43d st, N. Y. C. E. Leo McCracken, Manhattan Court, College Point, L. I., architect. E. E. Seelye, 101 Park av, N. Y. C., concrete engineer. Cost, about $25,000.

CLOVERSVILLE, N. Y.—Henry S. Moul, Harder Building, Hudson, N. Y., is preparing plans for a 3-sty brick silk mill, 96x50 ft., for the Faulkner County Silk Mill Co., this place, J. E. Jones, in charge. Bids will be taken by architect on general contract about March 27. Cost, about $25,000.

LONG ISLAND CITY.—Plans are being refigured for the 3-sty reinforced concrete box factory, 250x187 ft, at the foot of 10th st, for the Standard Oil Co., of New York, Construction Department, 26 Broadway, Henry C. Folger, Jr., president. C. A. Ellis, care of owner, 26 Broadway, N. Y. C., is engineer.

HALLS AND CLUBS.

GREENWICH, CONN.—M. L. & H. G. Emery, Bible House, N. Y. C., architects, are taking bids for a 3½-sty brick and stone Y. M. C. A. building, 180x126 ft., for the Y. M. C. A., of Greenwich. Nathan Witherill Estate, 5 East 42d st, N. Y. C., is donor. J. R. Moore, 156 5th av, N. Y. C., electrical engineer. Cost, about $200,000.

GREENWICH, CONN.—M. L. & H. G. Emery, Bible House, N. Y. C., architects, are taking bids to close April 11 for the Y. M. C. A. building for the Y. M. C. A. of Greenwich, to cost about $200,000. Nathaniel Witherell Estate, 5 East 42d st, N. Y. C., is donor.

LIBRARIES.

MANHATTAN.—Carrere & Hastings, 225 5th av, architects, are taking bids for the 2-sty brick and limestone library, 50x100 ft., in the south side of Manhattan st to 126th st, for the New York Public Library, 5th av and 42d st, J. S. Billings, 425 Lafayette st, director.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Libman Contracting Co., 130 West 46th st, N. Y. C., is figuring for alterations and additions to P. S. 36, Stagg st and Bushwick av, from plans by C. B. J. Snyder. They desire bids on all sub-contracts at once.

STAMFORD, CONN.—The Town of Stamford, J. J. Looney, this place, is receiving bids to close April 6 on general contract for an addition to the grade school at Waterside, exclusive of plumbing, heating and ventilating. Nelson E. Emmons, 1 Bank st, is architect. Cost, about $45,000.

GLENDALE, L. I.—The Libman Contracting Co., 130 West 46th st, N. Y. C., is figuring the general contract for P. S. 91 on the south side of Central av, near Folsom st, from plans by C. B. J. Snyder, and desires bids on all subs prior to April 3.

GLENDALE, L. I.—The City of New York, Board of Education, 500 Park av, Thomas W. Churchill, president, is taking bids to close 3 p. m., April 6, for the general construction and for plumbing and drainage of P. S. 91. C. B. J. Snyder, 500 Park av, N. Y. C., is architect. Cost, about $300,000.

MANHATTAN.—F. A. DeMeuron, 31-33 East 27th st, architect, is taking bids on a 5-sty brick and limestone school at 118th st and St. Nicholas av for the Church of St. Thomas the Apostle, 118th st, west of St. Nicholas av, Rev. Father J. B. McGrath, pastor.

STABLES AND GARAGES.

MANHATTAN.—H. H. Oddie, Inc., 251 4th av, is figuring for alterations to the garage building 215-217 West 48th st from plans by H. Craig Severance, architect. Bid to be submitted March 31.

STORES, OFFICES AND LOFTS.

MANHATTAN.—H. H. Oddie, Inc., 251 4th av, is figuring the general contract for a loft building to be erected at 105 East 16th st from plans by C. B. Meyers. Bid to be submitted April 1.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BLEECKER ST.—Chas. M. Straub, 147 4th av, has been commissioned to prepare plans for a 6-sty flat, 43x63 ft., at the southwest corner of Bleecker and Perry sts for Lippman & Gold, care of architect, owner and builder. Cost, about $40,000.

179TH ST.—C. B. Meyers, 1 Union Sq. West, is preparing plans for a 6-sty apartment, 100x100 ft. at the southeast corner of 179th st and Fort Washington av, for the H. M. Construction Co., Samuel Minskoff, 927 East 163d st, president and builder. Cost, about $200,000. Bids will be taken about April 1.

7TH AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment, 71 x100 ft., at the northeast corner of 7th av and

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Contemplated Construction—Continued.

Cathedral Parkway for the Olds Construction Co., 320 Broadway, owner. Julius Weinstein, president and builder. Cost, about $80,000.

151ST ST.—Samuel Sass, 32 Union sq, has been commissioned to prepare plans for a 6-sty apartment in the south side of 151st st, 100 ft. west of Broadway, for the Jacobs Construction Co., 501 West 157th st. Harry Jacobs, president.

AUDUBON AV.—Andrew J. Thomas, 2526 Webster av, is preparing plans for four 5-sty apartments on the east side of Audubon av, between 185th and 186th st, for the Aspinwall Apartments Co., care of A. L. Mordecai & Sons, 30 East 42d st.

4TH ST.—Samuel Sass, 32 Union sq, is preparing plans for a 6-sty apartment, 46x96 ft, at 307-309 East 4th st, for Dr. J. Prager, 309 East 4th st. Cost, about $50,000. Bids will be called by architect about April 6.

181ST ST.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty apartment in the north side of 181st st, 138.11 ft west of Northern av, for the Harvey Realty Co., 40 East 22d st. Cost, about $125,000.

EAST BROADWAY.—George F. Pelham, 330 East 42d st, has completed plans for the 6-sty tenement, 63x66.2 ft, at 275-9 East Broadway, for Grover A. Whalen, 493 West Broadway. Cost, about $75,000.

24TH ST.—Lucian Pisciotta, 391 East 149th st, has completed plans for alterations to the 5-sty tenement at 404 East 24th st, for Silas Downing, 33 West 48th st. Cost, about $5,000.

MANHATTAN.—The 114th St. & Seventh Av. Construction Co., Max and Julius Weinstein, 114th st and 7th av, contemplate the erection of a 6-sty apartment at the northwest corner of Fort Washington av and 169th st to cost about $130,000. An architect will be selected about April 1.

PARK AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for two 5-sty tenements, 36x90 ft. and 42x88 ft., at the northeast corner of Park av and 188th st for the Reville Siesel Co., 1559 Southern boulevard, Patrick J. Reville, president and builder, who will probably take bids about April 15. Cost, about $70,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids March 23 for alterations, repairs, etc., at P. S. 74. A. W. King was low bidder at $5,282.

STORES, OFFICES AND LOFTS.

WALKER ST.—Work of increaisng the height of the 17-sty exchange and office building of the New York Telephone Co. at 18-26 Walker st, and 18-24 Lispenard st, to 24-stys, for which provision was made when the building was erected a little over a year ago, is not expected to go ahead for some time, as only preliminary plans necessary for filing at the Building Department have so far been made. The facade of the extension will conform exactly with the present style of architecture. The architects, McKenzie, Voorhees & Gmelin, of 1123 Broadway, have placed the cost at about $500,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

LORING PL.—Paul C. Hunter, 191 9th av, is preparing plans and will take bids about April 10, for a 5-sty brick flat, 50x100 ft. on Loring pl, 200 ft. south of Fordham rd, for John Beckman, care of architect.

187TH ST.—Excavating is under way for two 5-sty tenements, 50x88 ft., at the northeast corner of 187th st and Crotona av for the Nesta Building Co., 655 East 189th st, owner. M. W. Del Gaudio, 401 East Tremont av, architect. Owner will handle general contract. The Melrose Plumbing Co., 453 East 160th st, has plumbing. Muglers Iron Works, Inc., 841 East 136th st, structural and ornamental iron. Cost, about $80,000.

HOME ST.—William Sinnott, 967 East 165th st, is having sketches prepared for two 5-sty apartments, 100x100 ft., at the southwest corner of Home st and Bryant av.

BAILEY AV.—The Tremont Architectural Co., 401 East Tremont av, has completed plans for two 5-sty apartments, 40x73 ft, on the west side of Bailey av, 129 ft south of 231st st, for Ole G. Bertelson, 3061 Bailey av, owner and builder. Cost, about $80,000.

DWELLINGS.

169TH ST.—George P. Crosier, 223d st and White Plains av, has completed plans for ten 2 and 3-sty residences and stores in the south side of 169th st, from College to Findlay avs, for the Thornton Bros. Co., Edward A. Thornton, president, 1320 Clay av, owner and builder, who will take bids on subs about April 1. Cost, about $45,000.

BRONXDALE AV.—Fred Hammond, 391 East 149th st, is preparing plaus for two 2-sty frame residences, 25x65 ft., on the west side of Bronxdale av, 50 ft. north of Van Nest av, for Edward A. Schill, 760 Van Nest av, owner and builder. Total cost, about $12,000.

TINTON AV.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 3-sty brick residence and market, 25x120 ft. on the west side of Tinton av, 200 ft. south of 163d st, for Samuel Cohen, 343 East 164th st, owner and buillder. Cost, about $8,000.

SCHOOLS AND COLLEGES.

BRONX.—All bids were laid over March 23 for the general construction and for plumbing and drainage of Evander Childs High School for the Board of Education.

STORES, OFFICES AND LOFTS.

ARTHUR AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for 1-sty brick stores, 50x75 ft., on the west side of Arthur av, 27 ft. north of 187th st, for Michael A. Defee, owner and builder, care of architect. Cost, about $5,000.

JENNINGS ST.—Fred. Hammond, 391 East 149th st, is preparing plans for six 1-sty brick stores and lofts, 78x128 ft., in the south side of Jennings st, 100 ft. east of Wilkens av, for Ferdinand Hecht, 761 East 169th st, owner and builder. Cost, about $18,000. Bids have not been taken.

188TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 1-sty brick taxpayer, 90x50 ft, at the northwest corner of 188th st and 3d av, for the Reville Siesel Co., 1555 Southern Boulevard, owner and builder. Cost, about $10,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

19TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for an apartment on the south side of 19th st, 225 ft. east of 5th av, for the L. R. Realty Co. Cost, about $45,000.

GREENE AV.—Shampan & Shampan, 772 Broadway, are preparing plans for an apartment at the northeast corner of Greene and Tompkins avs for the Clifton Place Realty Co.

45TH ST.—Chas. Braun, 459 41st st, has completed plans for two 4-sty apartments, 50x87 ft., in the north side of 45th st, 250 ft. east of 7th av, for Aug. Moritz, 244 Prospect av, owner and builder. Cost, $54,000.

PRESIDENT ST.—R. Vom Lehn Sons, 2701 Av G, are preparing plans for a 5-sty apartment, 50x90 ft. at the northeast corner of President st and Kingston av, for the Sycamore Construction Co., R. Vom Lehn, president, 60 Wall st, N. Y. C., owner and builder. Cost, about $40,000.

2D ST.—Cohn Bros., 361 Stone av, have completed plans for a 6-sty brick tenement, 50x98 ft., in the south side of South 2d st, 50 ft. east of Hooper st, for Armor Construction Co., Louis Levine, president, 135 Henry st, N. Y. C. Cost, about $35,000.

3D ST.—C. M. Straub, 147 4th av, N. Y. C., is preparing plans for a 6-sty apartment, 50x95 ft. at 158-160 South 3d st, for Aaron Siegel, 220 Roebling st, owner and builder. Bids will be received on sub contracts in April.

7TH ST.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 50x39 ft., in 7th st, near 4th av, for the Cornfeld Inc., Chas. Carnman, president, 127 Bristol st, owner and builder. Cost, about $30,000.

RALPH AV.—Cohn Bros. 361 Stone av are preparing plans for a 4-sty apartment 40x115 ft. at Ralph av and Sterling pl for William Slattman, 9th st owner and builder. Cost about $35,000.

15TH AV.—Maxwell A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for six apartment houses on the west side of 15th av, between 43d and 44th sts, for the J. J. Lack Construction Co., 44 Court st, owner and builder. Cost, about $120,000.

GREENE AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty apartment, 25x89 ft., at Greene and Tompkins avs for the Clifton Place Realty Co., Theo. Ellender, president, 359 Clifton pl, owner and builder. Cost about $28,000.

9TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment, 50x107 ft., in South 9th st, near Berry st, for the Illinois Realty Co., Dr. Mendelwitz, president and builder. Cost about $50,000.

DWELLINGS.

PATCHEN AV.—William Debus, 86 Cedar st, has completed plans for a 3-sty brick residence, 19x55 ft. at the southeast corner of Patchen and Gates av, for the Premier Realty Corp., B. F. Knowles, president, 176 Broadway, owner. Cost, about $9,000.

3D ST.—F. J. Dassau, 1373 Broadway, has completed plans for four 2-sty frame residences, 18x36 ft., in the east side of East 3d st, 420 ft. north of Av J, for J. Rauck. 110 Av J, owner and builder. Cost, about $4,000.

AV R.—Plans have been prepared privately for eight 2½-sty frame and stucco residences, 19x60 ft., on Av R, East 16th st and East 17th st, for R. Vom Lehn Sons, 2701 Av G, owners and builders. Cost, about $6,500 each.

BROOKLYN.—Frank C. Collins, care of Carrere & Hastings, 225 5th av, N. Y. C., has been commissioned to prepare plans for eighteen 3-sty brick and stucco residences, 17x45 ft. for Peter J. Collins, 610 Flatbush av. Cost, about $158,000.

FACTORIES AND WAREHOUSES.

ST. NICHOLAS AV.—L. Allmendinger, 926 Broadway, has completed plans for a 4-sty brick factory, 50x100 ft., at the southeast corner of St. Nicholas av and Woodbine st for Anton Scholl, 338 Pulaski st, owner. Cost, about $35,000.

WARTMAN AV.—Ernest Dennis, 241 Schenck av, is preparing plans for a 1-sty brick pasteurizing plant, 50x80 ft., on Wartman av, near Linwood st, for Jacob Mantel, Wartman and Shepherd avs. Cost, about $10,000.

HOSPITALS & ASYLUMS.

BROOKLYN AV.—Ludlow & Peabody, 101 Park av, N. Y. C., are preparing preliminary plans for a 4-sty brick and limestone hospital, 35x93 ft, at the southeast corner of Brooklyn av and President st, for the Home of St. Giles, The Cripple, Garden City, L. I., Thomas A. Davis, 360 Fulton st, chairman of building committee. Cost, about $100,000.

STORES, OFFICES AND LOFTS.

METROPOLITAN AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 5-sty loft building, 25x65 ft., on the south side of Metropolitan av, 16 ft. north of Bedford av, for Henry W. Tholen, 266 76th st, owner. Cost, about $25,000.

MONTAGUE ST.—The Morris Building Co., A. C. Bedford, president, F. B. Pratt, vice-president, and H. T. Pratt, treasurer, contemplates the erection of a 12-sty office building on the site of the old Brooklyn Academy of Music in Montague st, on a plot 100x100 ft.

THEATRES.

BUSHWICK AV.—Hopkins & McEntree, 37 East 28th st, N. Y. C., have been commissioned to prepare plans for a 2-sty brick, stucco and tile moving picture theatre at the northeast cor-

ner of Bushwick av and Hancock st for the Beacon Photo Play Corporation, 1 Madison av, N. Y. C. Cost, about $25,000.

GATES AV.—Excavating is under way for a moving picture theatre at 577-583 Gates av for Greenwald & Pollak, 505 5th av, N. Y. C., owners and builders. T. Goldstone, 59 Graham av, Brooklyn, is architect. L. Corbin, 98 Chambers st, N. Y. C., heating work; Phil. Levitt, 21 East 110th st, N. Y. C., plumbing; E. Brown, Amsterdam av, N. Y. C., lighting; R. LoCasico & Co., 339 East 12th st, N. Y. C., masonry; B. Mason Iron Works, 133 Stebbins av, N. Y. C., structural iron; Herman Tile Co., 205 Lewis st, interior tile.

Queens.

DWELLINGS.

RICHMOND HILL.—Plans are being prepared by Shampan & Shampan, 772 Broadway, Brooklyn, for three buildings at the southeast corner of Jamaica and Bedford avs for the Cranston Construction Corporation.

LIBERTY HEIGHTS L. I.—L. F. Schillinger, 167 Van Siclen av, Brooklyn, is preparing plans for a 2-sty frame residence, 18x50 ft. on the west side of Gheradi av, 257 ft. north of Sutter av, for John and Carrie Killaran, 1252 Herkimer st, Brooklyn. Gus Voegelsang, 1252 Herkimer st, Brooklyn, is general contractor. Cost, about $3,500.

CORONA, L. I.—C. L. Varrone, Corona, L. I., has completed plans for a 2-sty frame residence, 18x50 ft, on Shapola av, for M. Gellman, Torry st, owner, who will take bids. Cost, about $3,500.

EDGEMERE, L. I.—Chas. M. Straub, 147 4th av, N. Y. C., is preparing plans for a 2-sty frame residence, 30x50 ft, for Jose Reinhorn, 1476 Broadway, N. Y. C., owner, and will take bids on general contract about April 25. Cost, about $5,000.

Nassau.

DWELLINGS.

LONG BEACH, L. I.—Plans have been prepared privately for a 2½-sty hollow tile and stucco residence and garage, for T. J. Chabot, 1208 Washington av, N. Y. C. Cost, about $20,000. P. J. Cooney Building Co., 148th st and 3d av, N. Y. C., general contractor.

MUNICIPAL WORK.

PORT WASHINGTON, L. I.—W. E. Senton, Mineola, L. I., has completed plans for a 1-sty hollow wtile or brick municipal water plant for the Port Washington Water District, Town of North Hempstead, George Bauer, chairman of committee.

PUBLIC BUILDINGS.

MINEOLA, L. I.—W. B. Tubby, 81 Fulton st, N. Y. C., is completing plans for two wings, 60x160 ft each, to the Court House for the Board of Supervisors of Nassau County, Philip J. Christ, chairman of building committee. Cost, about $225,000.

Suffolk.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, N. Y. C., are preparing plans for a 2½-sty brick residence, 40x85 ft. for Donald Scott, 9 East 9th st, N. Y. C. Clark, MacMullen & Riley, 101 Park av, are heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, N. Y. C., is landscape architect. Bids will be taken by architects about April 22. Cost, about $125,000.

Westchester.

CHURCHES.

HASTINGS, N. Y.—J. Sarsfield Kennedy, 157 Remsen st, Brooklyn, has completed plans for a 1½-sty brick church at the northeast corner of Warburton and Villard avs, for St. Mathews R. C. Church, Rev. Father Thomas O'Keefe, rector. Cost, about $50,000. The architect will call for bids on general contract.

DWELLINGS.

PELHAM MANOR, N. Y.—Trowbridge & Livingston, 527 5th av, N. Y. C., are preparing sketches for a 2½-sty brick residence, 40x100 ft., and garage for Denistoum Bell, 683 The Esplanade, Pelham Manor, owner. Cost, about $60,000.

YONKERS, N. Y.—James A. Watson, 34 Warburton av, has been commissioned to prepare plans for a 2½-sty frame residence on Bailey av, Lawrence Tract for Valentine Ott, 255 Riverdale av. Cost, about $7,000.

PELHAM HEIGHTS, N. Y.—Miligan Co., 154 East 1st st, Mt. Vernon, has completed plans for a 2½-sty frame residence, 56x28 ft, on Monterey av, for Willard F. Clark, 227 1st av, Mt. Vernon, owner and builder. Cost, about $9,500.

MOUNT VERNON, N. Y.—William J. Morgan, builder, 336 South 1st st, Mount Vernon, is having plans prepared for a 2½-sty frame residence, 21x56 ft., on 1st av, between 5th and 6th sts, to cost about $7,000.

SCHOOLS AND COLLEGES.

WHITE PLAINS, N. Y.—Beverly S. King, 103 Park av, N. Y. C., has been commissioned to prepare plans for an eight room school of fireproof construction, on the east side of Post rd, between Sterling and Sound View avs. Plans will be ready in about thirty days. Work will proceed at once, and architect will take all bids. Cost, about $45,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

STAMFORD, CONN.—S. D. Clements, this place, has received the general contract to erect two 3-sty frame apartments, 30x60 ft., at Richmond Hill, this city, for J. Simon Scott, 76 Richmond Hill av, owner. Rubino & Yungerman, 102 Church st, New Haven, Conn., architects.

CHURCHES.

114TH ST.—Norcross Bros., 103 Park av, have received the general contract to erect the 1-sty

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 21, 1914.—Sealed proposals will be opened in this office at 3 p. m., April 30, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of the United States post office at Bryan, Tex. One story and basement building; ground area, 5,700 square feet; nonfireproof construction throughout; stone and brick facing; tin and composition roof. Drawings and specifications may be obtained from the custodian of site at Bryan, Tex., or at this office. O. Wenderoth, Supervising Architect.

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Contracts Awarded (Continued).

brick and stone cathedral, 100x160 ft., at 114th to 115th sts and Morningside av for the Notre Dame R. C. Church, 40 Morningside dr, owner, Rev. Father T. Wucher, pastor. Cross & Cross, 10 East 47th st, architects. Cost, about $800,000.

DWELLINGS.

BELLE HARBOR, L. I.—William A. Hogan, Belle Harbor, L. I., has received general contract to erect a 2½-sty reinforced concrete residence, 30x42 ft., on the west side of Montauk av, 76 ft. north of Washington av, for John J. Lancer, 44 Charlton av, Carl P. Johnson, 30 East 42d st, N. Y. C., architect. Cost, about $10,000.

SPRINGFIELD, N. J.—Fred H. Frederickson, Essex st, Millburn, N. J., has received general contract to erect a frame residence for E. Erickson and N. Larson, Millburn, N. J., owners. Cost, about $3,000.

COLD SPRING HARBOR, L. I.—Bingham & Campbell, Cold Spring Harbor, L. I., have received the general contract to erect an addition to the 2½-sty frame residence for Townsend Jones, Cedarhurst, L. I. Nelson & Van Wagenen, 15-17 West 38th st, N. Y. C., architects.

246TH ST.—T. H. Fraser Co., 215 Montague st, Brooklyn, has received the general contract to erect a 2½-sty fieldstone and terra cotta block residence, 45x65 ft. in the north side of 246th st, 190 ft. east of Fieldstone av, for Prof. George D. Strayer, 525 West 120th st. Harrie T. Lindeberg, 2 West 47th st, is architect. Cost, about $15,000.

MOUNT KISCO, N. Y.—R. S. Pollock Co., 118 East 28th st, N. Y. C., has received the general contract to erect a 2½-sty frame and local stone residence for Samuel McRoberts, 55 Wall st, N. Y. C. Foster & Gade, 15 West 38th st, N. Y. C., are architects.

PATERSON N. J. (sub).—The Rome Corporation 105 West 40th st N. Y. C. has received the mason work for the tile, plaster and brick residence, 45x50 ft., on Derrom av for Jane H. Carrol, 780 Market st, owner. William Hart Boughton, 796 Ashland av, Buffalo, N. Y., architect. Cost, about $30,000.

MOUNT VERNON, N. Y.—Samuel Gibson, 40 North 9th av, Mount Vernon, has received general contract to erect a 2½-sty hollow tile and stucco residence on Villa av, east of Westchester av, for Robert B. Scott, 213 North Fulton av, owner. P. H. Ogden, 135 Urban st, architect. Cost, about $15,000.

SEA CLIFF, L. I.—Howell & Sandfort, Cedar Swamp rd, Glen Cove, L. I., have received general contract to erect a 2½-sty frame and brick veneer residence, 30x40 ft. at Thompson Park, for Thomas Truesdale, Thompson Park, owner. Walter Williams, 245 West 34th st, N. Y. C., architect.

FACTORIES AND WAREHOUSES.

2D AV.—Sergeant-Maxwell Co., 103 Park av, N. Y. C., has received general contract to erect a 1-sty galvanized steel storage on the west side of 2d av, between 38th and 39th sts for the New York Municipal Railways Co. 85 Clinton st owner. Plans were prepared privately.

PITTSBURGH, PA. (sub).—H. J. Heinz Co. of this place, has awarded to the Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, the contract for placing approximately 1,500 concrete piles, together with reinforced concrete footings for a warehouse at the company's plant.

ALBANY, N. Y.—Spencer W. Stewart, 17 Battery pl, N. Y. C., has received the general contract for a 5-sty reinforced concrete factory at Grand st and Hudson av for the Douw estate.

HALLS AND CLUBS.

MAMARONECK, N. Y. — Michael Doherty, Main and Allard avs, Hazelhurst Park, New Rochelle, has received general contract to erect a 2-sty frame yacht club house and bathing pavilion at Shore Acres for Clifford B. Harmon & Co., 315 Madison av, N. Y. C. Chester A. Patterson, 222 Main st, New Rochelle, architect. Cost, about $15,000.

PORT WASHINGTON, L. I.—John Henry Decker, 14 Carlton av, has received general contract to erect a 2½-sty terra cotta block and stucco lodge and golf club for Isaac Guggenheim, Sands Point, L. I., owner. H. Van Buren Magonigle, 101 Park av, N. Y. C., architect. Cost, about $15,000.

HOTELS.

54TH ST.—H. H. Oddie Inc, 251 4th av has received general contract to erect a 7-sty addition to the Hotel Devon at 55 West 54th st, for the Oxford Building Co., Harris & Harris, 68 William st, Julius Harder, 120 West 32d st, architect.

STABLES AND GARAGES.

GARDEN CITY, L. I.—Kirwin & Estabrook, Hempstead, L. I., have received general contract to erect a 2-sty frame and stucco private garage, 40x50 ft, for E. B. Knowlton, this place, owner. Ford, Butler & Oliver, 101 Park av, N. Y. C., architects. Cost, about $37,000.

WATER ST (sub.).—The contract for excavating for the 6-sty stable at the northeast corner of Water and Governeur sts, for the Concordia Contracting Co., 44 Court st, Brooklyn, has been awarded to the Marcus Contracting Co., Inc., 310 Front st, Jackson Bros., 168 Church st, general contractors. Walter B. Wills, 1181 Myrtle av, Brooklyn, architect.

STORES, OFFICES AND LOFTS.

31ST ST (sub.).—The Marcus Contracting Co., Inc., 310 Front st, has received the contract for demolishing buildings, excavating, shoring and sheathnibling for the 12-sty loft building at 32-34 East 31st st, for the Adroit Building Co., J. F. Brody, president, 38 West 32d st. Rouse & Goldstone, 38 West 32d st, architects.

24TH ST (sub).—Peter Neary & Son Co., 335 East 46th st, have received the granite work, Edwin Shuttleworth Co., Vernon av, L. I. City, the limestone for the loft building on the west side of 7th av, 24th to 25th sts, and south side of 25th st, west of present building, for the National Cloak & Suit Co., 207 West 24th st. I. E. Ditmars, 111 5th av, architect. Martin C. Schwab, 5 South Wabash av, Chicago, Ill., engineer. Weiskof & Burroughs, 68 William st, consultiog engineers. Bing & Bing 505 5th av, general contractors. Cost, about $2,000,000. Excavating and foundation work is going on.

ALBANY, N. Y.—Spencer W. Stewart, 17 Battery pl, N. Y. C., has received the contract for an addition to the 5-sty brick and steel office building, 60x100 ft., at State st and Broadway for George Douglas Miller, owner. Charles G. Ogden, Albany, N. Y., architect.

THEATRES.

BROADWAY.—Chas. Wuttke, 15 Hull st, has received general contract to erect a 1-sty brick moving picture theatre and stores on the west side of Broadway, north of Decatur st, for Mills Bros., Broadway and Rockaway av. L. Allmendinger, 926 Broadway, is architect. Cost, about $15,000.

PROSPECT AV.—J. B. Roberts & Co., 1 Madison av, has received the general contract to erect the parish house on the east side of Prospect av, 78 ft. north of Boston rd, for the Grace Baptist Church, care of New York Mission Society, 162 2d av, Edward Judson, president. Stoughton & Stoughton, 96 5th av, architects. Cost, about $40,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

110TH ST, 153-159 West, and 7th av, n e cor, 6-sty brick tenement, 70x90; cost, $80,000; owner, The Olds Const. Co., 320 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 98.

84TH ST, 103-105 East, 9-sty brick tenement, 51x87; cost, $150,000; owner, Rudolph Gross, 269 West st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 94.

SCHOOLS AND COLLEGES.

138TH ST, 57 West, 3 and 4-sty brick residence and school, 75x81; cost, $50,000; owner, Sisters of the Blessed Sacrament, Mother Mary C. Drexel, superior, Cornwells, Maud P. O., Bucks Co., Pa.; architects, Ballinger & Perrot, 1328 Broadway. Plan No. 93.

STORES, OFFICES AND LOFTS.

BROADWAY, 63-65, 32-sty brick offices, 79x209; cost, $1,800,000; owner, The American Express Co., Jas. E. Fargo, Pres., 65 Broadway; architects, Renwick, Aspinwall & Tucker, 320 5th av; builders, Cauldwell-Wingate Co., 381 4th av. Plan No. 97.

THEATRES.

9TH ST, 300-308 East, & 2d av, sec, 3-sty brick moving picture theatre and office, 26x125; cost, $15,000; owners, Philip & Benjamin Menschel, 142 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 96.

MISCELLANEOUS.

MANHATTAN ST, 78-80, 2-sty brick library, 50x91; cost, $70,000; owner, New York Public Library, 42d st and 5th av; architects, Carrere & Hastings, 225 5th av. Plan No. 95.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TIFFANY ST, e s, 100 n 165th st, two 5-sty brick tenements, 50x88, slag roof; cost, $100,000; owner, Tiff Building Co., Peter Sinnott, 967 East 165th st, Pres.; architect, Harry T. Howell, 3d av and 148th st. Plan No. 128.

DWELLINGS.

169TH ST, s e cor College av, four frame dwellings, one 3-sty, 25x50, three 2-sty, 16.8x45; cost, $16,500; owner, Thornton Bros. Co., 1320 Clay av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 121.

169TH ST, s w cor Findlay av, six frame dwellings, one 3-sty, 25x57, five 2-sty, 20x52, tin roof; cost, $26,000; owner, Thornton Bros. Co., 1320 Clay av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 120.

WILCOX AV, e s, 100 s Fairmount av, 1-sty frame dwelling, shingle roof, 16x32; cost, $600; owners, Dennis & Mary McNamara, 643 Lexington av; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 123.

246TH ST, n s, 100 w Livingston av, 2½-sty brick dwelling, 48x61, shingle roof; cost, $16,000; owner, G. D. Strayer, 533 West 124th st; architect, Harrie T. Lindeberg, 2 West 47th st. Plan No. 125.

TOWN DOCK RD, s s, 25 w Wilcox st, 2-sty brick dwelling, 20x48, shingle roof; cost, $4,500; owners, Di Maio & Scorpnato, 334 East 106th st; architect, J. A. Diaguardi, 89 49th st, Corona, L. I. Plan No. 130.

PALMER AV, w s, 356.8 s Bussing av, 2-sty brick dwelling, tin roof, 21x25; cost, $1,500; owner, Gaetano Amigroni, 1716 Neried av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 135.

FACTORIES AND WAREHOUSES.

214TH ST s s, 200 w Barnes av, 1-sty frame shop, 16x16; cost, $300; owner, Learno Frierie, 760 East 215th st; architect, T. J. Cunningham, 256th st and Fieldstone rd. Plan No. 122.

LAFONTAINE AV, s w cor 179th st, 6-sty brick factory, 97.5¾x100, slag roof; cost, $60,000; owners, W. Aronstein & Bros., 580 Broadway; architect, John E. Kirby, Bergen Building, Bronx. Plan No. 126.

LONGFELLOW AV, e s, 273.6 n 172d st, 1-sty brick storage, 18x10, slag roof; cost, $150; owner, Vincenzo Piccisiti, 553 East 188th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 129.

SCHOOLS AND COLLEGES.

WASHINGTON AV, w s, 183d to 184th sts, 3-sty brick school, 66x99.62, slag roof; cost, $60,-

000; owners, School of Our Savior, Rev. Francis P. Duffy, D. D., 407 West 14th st, Rector; architect, Thos. J. Duff, 407 West 14th st. Plan No. 127.

STABLES AND GARAGES.

FORT SCHUYLER RD, w s, 232.9 s Appleton av, 1-sty brick stable, 25x40; cost, $1,600; owner, Thos. L. Higgins, 1632 Pelham rd; architect, John D. McLean, 1141 Havemeyer av. Plan No. 131.

STORES AND TENEMENTS.

JACKSON AV, w s, 188.56 u 163d st, 4-sty brick tenement, plastic slate roof, 25.7x64; cost, $15,000; owner, Loyal Bldg Co., B. Lubowith, 391 East 149th st, secretary; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 124.

STORES, OFFICES AND LOFTS.

ARTHUR AV, w s, 27.7 n 187th st, 1-sty store and shop, tin roof, 50x76.6; cost, $7,000; owner, Anna Defio, 1043 Underhill av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 134.

THEATRES.

WEBSTER AV, w s, 148 s 169th st, open air theatre, 57.6x100; cost, $3,000; owner, Yorktown Realty Co., Milton M. Silverman, 3436 Broadway; architects, Gross & Kleinbuger, Bible House. Plan No. 133.

WEBSTER AV, w s, 148 s 169th st, 1-sty brick nicolette, tar and gravel roof, 42.6x100; cost, $15,000; owner, Yorktown Realty Co., Milton M. Silverman, 3436 Broadway, Pres.; architects, Gross & Kleinberger, Bible House. Plan No. 132.

Brooklyn.

DWELLINGS.

LINWOOD ST, e s, 60 s Dumont av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, $3,800; owner, Cutler Bldg. Co., 312 Wyona st; architect Morris Rothstein, 627 Sutter av. Plan No. 1496.

ROSS ST, s s, 275 w Marcy av, 6-sty brick dwelling, 50x87, tin roof, 35 families; cost, $40,000; owner, Solomon-Kraus Realty Co., 217 Havemeyer st; architect, Chas. J. Reinschmidt, 147 4th av, N. Y. Plan No. 1494.

EAST 15TH ST, e s, 240 n Av N, two 2-sty frame dwellings 16x38, shingle roof, 1 family each; total cost, $6,000; owner, Hans S. Kolfow, 1684 Nostrand av; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 1506.

EAST 17TH ST, e s, 220 s Av V, 2-sty frame dwelling, 22.4x49, slag roof, 2 families; cost, $3,000; owner, Chas. Casale, 6 Baxter st N. Y.; architect, Edw. M. Anitto, 242 Mercer st, Jersey City. Plan No. 1500.

67TH ST, s s, 220 w 20th av, two 2-sty frame dwellings, 17x50, gravel roof, 2 families each; total cost, $7,200; owner, Seeler-Mayer Const. Co., 1835 67th st; architect Fred H. Seeler, 1835 67th st. Plan No. 1505.

EAST 10TH ST, w s, 370 s Av I, 2-sty frame dwelling, 22.2x50.2, shingle roof, 2 families; cost, $4,800; owner, Louis M. Pearson, 1251 East 40th st; architect, A. White Pierce, 59 Court st. Plan No. 1513.

CORBIN PL, w s, 370 n Esplande, 2-sty frame dwelling, 20x48, tile roof, 1 family; cost, $8,000; owner, Bel B. Purdy, 9 Mt. Morris Park West; architect, Benj Driesler, 153 Remsen st. Plan No. 1546.

SUNNYSIDE AV, s s, 102.3 e Hendrix st, eleven 2-sty brick dwellings, 20x45, gravel roof, 2 families each; total cost, $38,500; owner, Frank Richards, Sunnyside av and Hendrix st; architect, W. C. Winters, 106 Van Siclen av. Plan No. 1545.

SUNNYSIDE AV, s s, 324.3 e Hendrix st, two 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, $6,000; owner, Frank Richards, Jamaica av and Hendrix st; architect, W. C. Winters, 106 Van Siclen av. Plan No. 1544.

BALMERS WALK, w s, 210 s Surf av, two 1-sty frame dwellings, 20x30, shingle roof, 1 family each; cost, $600; owner, Sam'l Richman, Neptune av and Henry st; architect, Abram D. Hinsdale, 96 Coney Island av. Plan No. 1571.

EAST 7TH ST, w s, 75 n Ditmas av, 2-sty frame dwelling, 17x40, shingle roof, 1 family; cost, $2,000; owner, John Carr, 465 Ocean pkway; architect, Jos. A. Brock, 865A Gates av. Plan No. 1584.

WEST 15TH ST, e s, 220 n Neptune av, 2-sty frame dwelling, 20x35, metal roof, 2 families; cost, $2,000; owner, Antonio Lavalle, on premises; architect, Freeman P. Imperato, 356 Fulton st. Plan No. 1577.

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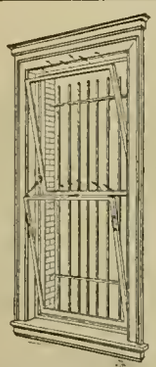
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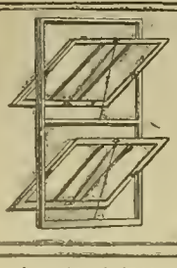
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Plans Filed—New Buildings—Bklyn. (Contd.).

DITMAS AV, n w cor East 7th st, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $2,500; owner, John Carr, 465 Ocean Pkway; architect, Jos. A. Brock, 865A Gates av. Plan No. 1585.

DITMAS AV, n s, 30 w East 7th st, three 2-sty frame dwellings, 18x40, shingle roof, 1 family each; total cost, $7,500; owner, John Carr, 465 Ocean Pkway; architect, Jos. A. Brock, 865A Gates av. Plan No. 1583.

HENDRIX ST, w s, 120 n Hegeman av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $10,000; owner, David Bloom, 492 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1614.

WARWICK ST, w s, 160 s Blake av, three 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $16,500; owner, Arvinte Bldg. Corp., 1522 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1613.

EAST 14TH ST, e s, 260 n Av J, three 2-sty brick dwellings, 16.4x70, slag roof, 2 families each; total cost, $15,600; owner, Vanadrian Bldg. Co., 2234 East 15th st; architect, Robt. A. Van Cleave, 2234 East 15th st. Plan No. 1632.

WEST 35TH ST, e s, 260 n Mermaid av, 2-sty frame dwelling, 28x43, shingle roof, 1 family; cost, $4,500; owner, Mrs. R. P. Panken, 2848 West 36th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1622.

LINWOOD ST, w s, 150 n Dumont av, five 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $25,000; owner, Louis Kaplan, 1976 84th st; architects, S. Milman & Son, 1780 Pitkin av. Plan No. 1650.

UNION ST, n s, 180 w Nostrand av, seven 2-sty brick dwellings, 28.9x20, tin roof, 1 family each; total cost, $28,000; owner, Frederick Const. Co., 185 Montague st; architects, Rupp Bros., Inc., 186 Remsen st. Plan No. 1656.

EAST 3D ST, w s, 71 s Av I, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, $4,800; owner, Economy Homes Co., 110 Av I; architect, F. J. Dassan, 1373 Broadway. Plan No. 1652.

EAST 7TH ST, w s, 319.5 s Av P, 2-sty frame dwelling, 30x23, shingle roof, 1 family; cost, $4,000; owner, Richard C. Doggett, 801 Av Q; architects, Slee & Bryson, 154 Montague st. Plan No. 1702.

67TH ST, s s, 260 w 20th av, two 2-sty frame dwellings, 17x40, gravel roof, 2 families each; total cost, $7,200; owners, Seeler-Macer Const. Co., 1835 67th st; architect, Fred H. Seeler, 1835 67th st. Plan No. 1680.

EAST 92D ST, e s, 20 n Av F, four 2-sty frame dwellings, 16x25, shingle roof, 1 family each; total cost, $4,000; owner, Geo. A. Morris, Jr., 38 Laurel rd, Ridgewood, N. J.; architect, same. Plan No. 1653.

BEDFORD AV, w s, 380 s Farragut rd, eleven 2-sty brick dwellings, 18x54, gravel roof, 1 family each; total cost, $66,000; owner, Renslau Realty Co., 740 Lexington av; architects, Cohn Bros., 361 Stone av. Plan No. 1649.

BEDFORD AV, e s, 240 s Farragut rd, eleven 2-sty brick dwellings, 18x54, gravel roof, 1 family each; total cost, $66,000; owner, Renslaw Realty Co., 740 Lexington av; architects, Cohn Bros., 361 Stone av. Plan No. 1648.

BEVERLY RD, n e cor East 32d st, 2-sty brick dwelling, 20x35, gravel roof, 1 family; cost, $3,500; owner, C. Morgensen, 1335 New York av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1683.

LENOX RD, s s, 100 e East 49th st, 2-sty frame dwelling, 19x52, slag roof, 2 families; cost, $3,500; owner, Vincenzo Campise, 182 Stagg st; architects, Canello & Gallo, 60 Graham av. Plan No. 1697.

STONE AV, e s, 105 s Livonia av, 4-sty brick dwelling, 62.6x89, gravel roof, 28 families; cost, $35,000; owner, Rachel Metnick, 320 Wyona st; architects, Cohn Bros., 361 Stone av. Plan No. 1676.

WILLIAMS AV, e s, 200 s Dumont av, two 4-sty brick dwellings, 50x88, gravel roof, 23 families each; total cost, $50,000; owners, Wallam & Hoffman, Inc., 653 Georgia st; architects, Chas Infanger & Son, 2634 Atlantic av. Plan No. 1647.

BOARDWALK, n s, 1,200 e Ocean parkway, 1-sty frame dwelling, 18x22, tar paper roof, 1 family; cost, $200; owner, Realty Associates; architect, Benj. Driesler, 153 Remsen st. Plan No. 1675.

FACTORIES AND WAREHOUSES.

LIBERTY AV, s s, 75 e Schenck av, 1-sty frame shop, 25x25, gravel roof; cost, $400; owner, Louis Shepeloff, 40 Bristol st; architect, Henry Rockmore, 1531 48th st. Plan No. 1555.

STABLES AND GARAGES.

PRESIDENT ST, s s, 75 w New York av, 1-sty brick garage, 50x127, gravel roof; cost, $7,500; owner, Jas. O. Spencer, 637 St Marks av; architect, W. H. Tiedemann, 475 North st, Queens. Plan No. 1588.

MORGAN AV, s w cor Maujer st, 1-sty brick stable and office, 95x183, slag roof; cost, $15,000; owners, Levy Bros., Bushwick av and Scholes st; architect, Wm. Debus, 86 Cedar st. Plan No. 1591.

STONE AV, e s, 114 n Bergen st, 2-sty brick stable, 16x42, tin roof; cost, $500; owner, Nunzio Russo, 199 Stone av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1587.

15TH AV, e s, 60.2 n 55th st, 1-sty frame garage, 22x18, shingle roof; cost, $450; owner, Dawin S. Karr, 5407 15th av; architect, Jos. A. Boyle, 367 Fulton st. Plan No. 1576.

BOND ST, e s, 32 s Warren st, 1-sty brick garage, 24.6x25, gravel roof; cost, $500; owner, Clara Birner, 671 Bedford av; architect, Max Hirsch, 391 Fulton st. Plan No. 1674.

WEST 9TH ST, e s, 177 s 86th st, 2-sty frame stable, 28x35, tin roof; cost, $1,350; owner, Vincenzo Bruno, 2960 West 22d st; architect, Geo. H. Suess, 2960 West 29th st. Plan No. 1695.

STORES AND DWELLINGS.

GATES AV, s e cor Patchen av, 3-sty brick store and dwelling, 19x80, slag roof, 2 families; cost, $6,500; owner, Premier Realty Corp., 176 Broadway; architect, Wm. Debus, 86 Cedar st. Plan No. 1503.

POWELL ST, n w cor Liberty av, 4-sty brick store and dwelling, 43x90, gravel roof, 2 families; cost, $25,000; owner, Morris Halperin, 74 Broadway; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 1646.

STORES AND TENEMENTS.

SOUTH 9TH ST, s s, 121 e Bedford av, 6-sty brick tenement, 50x87 slag roof, 30 families; cost, $55,000; owner, Michael Josephsohn, 105 Stanton st, N. Y.; architects, Shampan & Shampan, 772 Broadway. Plan No. 1504.

OCEAN AV, n e cor Newkirk av, 4-sty brick tenement, 87x108, gravel roof, 23 families; cost, $65,000; owner, Louisville Realty Co., 4819 14th av; architect, W. T. McCarthy, 16 Court st. Plan No. 1534.

BAY 15TH ST, w s, 70 n Bath av, 4-sty brick tenement, 44x92, slag roof, 16 families; cost, $35,000; owner, Franio Construction Co., 8611 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1594.

39TH ST, n s, 320 w 13 av, 4-sty brick tenement, 40x84.2, slag roof, 16 families; cost, $20,000; owner, Hyman Goldberg, 1208 43d st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1602.

CONEY ISLAND AV, e s, 401.1 s Slocum pl, six 3-sty brick tenements, 20.11x72.6, gravel roof, 6 families each; total cost, $45,000; owner, Frank M. Baker, 330 Westminster rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1624.

STERLING PL, n s, 308.4 e Howard av, 4-sty brick tenement, 41.8x100, gravel roof, 20 families; cost, $25,000; owner, The Parkling, Inc., 509 Sutter av; architects, Cohn Bros., 316 Stone av. Plan No. 1678.

55TH ST, n s, 240 w 8th av, three 3-sty brick tenements, 20x79, gravel roof, 6 families each; total cost, $19,500; owner, Dan'l J. Lynch, 428 57th st; architect, Thos, Bennett, 3d av and 52d st. Plan No. 1679.

DE KALB AV, s s, 90 e St. Nicholas av, 3-sty brick tenement, 27x72, tin roof, 6 families; cost, $10,000; owner, Louis Sshmidt, 125 St. Nicholas av; architect, Louis Berger, 1652 Myrtle av. Plan No. 1688.

THEATRES.

8TH AV, n w cor 49th st, 1-sty open air theatre, 95x100; cost, $1,000; owner, Alex. Underhill, 132 Patchen av; architect, E. M. Adelsohn 1776 Pitkin av. Plan No. 1484.

MISCELLANEOUS.

ALBANY AV, e s, 90 s St. Johns pl, open air theatre (operating booth), 7.10x10.2; cost, $100; owner, St. Thomas Amusement Co., 292 Flatbush av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1568.

ELLERY ST, n s, 100 e Marcy av, 2-sty brick dairy, 81.3x100, slag roof; cost, $25,000; owner, John Bosch Sons Dairy Co., 163 Ellery st; architect, Emil J. Meisinger, 394 Graham av. Plan No. 1630.

EMMONS AV, n e cor East 19th st, 1-sty frame stand, 44.6x30, gravel roof; cost, $200; owner, Albert McLaughlin, on premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 1696.

EMMONS AV, n e cor Sheepshead Bay rd, frame open air pavilion, 75x80, rubberoid roof; cost, $2,800; owner, Bert McLaughlin, 1901 Emmons av; architect, Ernest Langloise, 2137 West 8th st. Plan No. 1698.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Luyster st, w s, 265 n Vandeventer av, 3-sty brick tenement, 25x80, tin roof, 6 families; cost, $12,000; owner, Alfred Marx, 31 Union sq, N. Y. C.; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 658.

L. I. CITY.—3d av, w s, 600 n Jamaica av, 5-sty brick tenement, 37x88, tin roof, 25 families; cost, $25,000; owner, Frank Zvanovec, 60 Wilson av, L. I. City; architect, Frank J. Schefcik, 416S Park av, Bronx. Plan No. 687.

L. I. CITY.—11th av, e s, 205 s Grand av, eight 3-sty brick tenements, 20x55, tin roof, 3 families; cost, $60,000; owner, Mathews Building Co., 468 Grand av, Corona; architect, E. Geo. Smart, 501 Curtis av, Richmond Hill. Plan Nos. 688-89.

RIDGEWOOD.—Putnam av, s s, 288 e Cypress av, three 3-sty brick tenements, 27x78, tin roof, 6 families; cost, $27,000; owner, August Bauer, 855 Highland boulevard, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 730-31-32.

DWELLINGS.

COLLEGE POINT.—7th st, e s, 230 n 10th av, two 2½-sty frame dwellings, 22x34, shingle roof, 1 family, water heat; cost, $7,000; owner, Edward Bertschenger, 511 7th st, College Point; architect, P. Schreiner, Causeway, College Point. Plan Nos. 620-21.

CORONA.—38th st, e s, 325 n Jackson av, four 2-sty frame dwellings, 18x48, tin roof, 2 families; cost, $10,000; owner and architect, A. Napoli, 43d st, Corona. Plan Nos. 623-24-25-26.

EDGEMERE.—Hudson av, e s, 140 n Edgemere av, 2-sty frame dwelling, 25x37, shingle roof, 1 family; cost, $3,500; owner, S. Werner Realty Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 628.

ELMHURST.—Horton st, n s, 100 w Hanover av, 2½-sty frame dwelling, 24x41, shingle roof, 1 family, steam heat; cost, $4,000; owner and architect, J. Simkin, 6 Grand av, Corona. Plan No. 588.

ELMHURST.—Ivy st, s s, 345 w Chicago av, two 2-sty frame dwellings, 21x45, tin roof, 2 families; cost, $7,000; owner and architect, J. Simkin, 5 Grand av, Corona. Plan Nos. 596-97.

FLUSHING.—28th st, e s, 100 s Norwood av, 2-sty frame dwelling, 17x20, shingle roof, 1 family; cost, $1,200; owner and architect, Ysle Land Co., 110 West 34th st, N. Y. C. Plan No. 654.

GLENDALE PARK.—Bedford av, w s, 200 s Myrtle av, 2-sty frame dwelling, 22x42, tin roof, 2 families; cost, $3,000; owner, Chas. Meyer, 9 Bedford av, Glendale Park; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 573.

JAMAICA COURT.—4th st, n s, 140 e New York av, 2-sty frame dwelling, 20x26, shingle roof, 1 family, air heat; cost, $2,000; owner and architect, P. Vancuigerra, Rockaway rd and Jamaica av, Jamaica. Plan No. 629.

JAMAICA.—Doncaster boulevard, s e cor Radnox rd, 1½-sty brick dwelling and garage, 30x23, tin roof, 1 family; cost, $1,000; owner, Mary E. Cunningham, Jamaica Estates, Jamaica; architect, A. Thompson, 1133 Broadway, N. Y. C. Plan No. 594.

QUEENS.—Fillmore av, n e cor Queens parkway, 2-sty frame dwelling, 25x25, shingle roof, 1 family, steam heat; cost, $3,000; owner, J. Klingbeck, Bellaire Park; architect, Peter M. Coco, Sandford av, Flushing. Plan No. 586.

ROCKAWAY BEACH.—Lincoln av, e s, 260 n Washington av, 2½-sty frame dwelling, 25x37, shingle roof, 1 family; cost, $4,200; owner and architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 614.

ROCKAWAY BEACH.—Beach 71st st, e s, 635 s Boulevard, fifteen 2-sty frame dwellings, 18x38, shingle roof, 1 family; cost, $45,000; owner, Carlton Summerfield Estates, Inc., 35 Nassau st, N. Y. C.; architects, W. T. Kennedy Co., 62 Boulevard, Rockaway Beach. Plan Nos. 599 to 613.

ROCKAWAY BEACH.—Rockaway av, w s, 100 n Boulevard, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, $2,500; owner and architect, P. H. Gray, 107 Smith st, Jamaica. Plan No. 619.

ROCKAWAY BEACH.—Dodge av, e s, 198 s Boulevard (rear), 2-sty frame dwelling, 26x18, slag roof, 2 families; cost, $1,000; owner, Martin Blau, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 590.

ROCKAWAY BEACH.—Dodge av, e s, 178 s Boulevard, 3-sty frame dwelling, 22x38, shingle roof, 2 families; cost, $3,500; owner, Martin Blau, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 589.

ROCKAWAY BEACH.—Neptune av, e s, 211 s Boulevard, twenty-two 1-sty frame bungalows, 13x18, shingle roof, 1 family; cost, $7,700; owner, Isaac Zaret, 535 Boulevard, Rockaway Beach; architect, John Lasher, Rockaway Beach. Plan Nos. 630 to 651.

ROCKAWAY BEACH.—Undine av, n s, 456 s Boulevard, ten 1-sty frame dwellings, 13x27, shingle roof, 1 family; cost, $3,500; owners, Harris & Kannister, Boulevard, Rockaway Beach; architects, Colton Bros., Washington av, Rockaway Beach. Plan Nos. 576 to 585.

ROCKAWAY BEACH.—Private st, w s, 352 n L. I. R. R., three 1-sty frame dwellings, 14x20, slag roof, 1 family; cost, $900; owner, Mrs. Dorman, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan Nos. 591-2-3.

ST. ALBANS.—Herriot av, e s, 590 s Banks av, 2-sty frame dwelling, 17x24, shingle roof, 1 family, steam heat; cost, $1,800; owner and architect, K. Jacobson, Herriot av and Banks av, St. Albans. Plan No. 627.

SOUTH OZONE PARK.—Rockaway rd, s s, 159 w Brinkmeyer av, two 1-sty frame dwellings and stores, 40x45, tin roof, 1 family; cost, $3,000; owner, Frank Greenert, Deer av, South Ozone Park. Plan No. 587.

WOODHAVEN.—Boyd av, w s, 100 s University pl, five 2-sty frame dwellings, 18x40, shingle roof, 1 family; cost, $14,000; owner, Mrs. Fannie Bernstein, University pl, near Boyd av, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 598.

CORONA.—47th st, w s, 340 n Park av, two 2-sty frame dwellings, 18x50, tin roof, 2 families; cost, $6,000; owner, Pasqualle Cardessa, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 667-68.

CORONA.—National av, w s, 25 n Smith av, three 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $10,500; owner, Rossaro Givona, 72 East Jackson av, Corona; architect, Alfred De Blasi, West Jackson av, Corona. Plan Nos. 659-60-61.

EDGEMERE.—Ocean Breeze Camp, 1,000 w Frank av, four 1-sty frame dwellings, 14x20, shingle roof, 1 family; cost, $8,000; owner, Wm. A. Renhart, Edgemere; architect, J. H. Cornell, Far Rockaway. Plan Nos. 683-84-85-86.

EDGEMERE.—Beach av, w s, 50 n Mermaid av, 2-sty frame dwelling, 25x49, shingle roof, 1 family; cost, $5,500; owner, John McBride, Far Rockaway; architect, Thos. O'Kane, Jr., Far Rockaway. Plan No. 682.

ELMHURST.—Carter pl, e s, 175 s Whitlock av, two 1-sty frame dwellings, 25x30, tin roof, 1 family; cost, $2,400; owner, Nicola Cuiffo, 83 Banzet st, Brooklyn; architect, A. Schoeller, Mulberry av, Corona. Plan No. 669.

FAR ROCKAWAY.—Seaview av, w s, 256 s William st, 2½-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, $3,600; owner, Chas. Sherrott, Mott av, Far Rockaway; architect, Michael Boros, Bogota, New Jersey. Plan No. 674.

FAR ROCKAWAY.—Cornaga av, w s, 60 s Smith st, 2-sty frame dwelling, 30x28, tin roof, 2 families; cost, $3,200; owner, W. Keese, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 675.

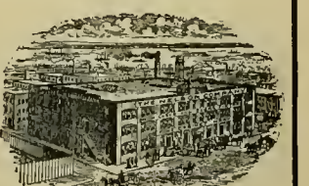
FAR ROCKAWAY.—Crescent st, n e cor McNeil av, 2-sty frame dwelling, 40x24, shingle roof, 1 family, water heat; cost, $7,600; owner, Mrs. Geir, Wavecrest av, Arverne; architect, A. Hansen, 7 Vernam av, Arverne. Plan No. 671.

FLUSHING.—Exter st, s s, 100 e Lawrence st, 2-sty frame dwelling, 22x25, shingle roof, 1 family, steam heat; cost, $2,500; owner and architect, Fred S. Yale, 385 Sandford av, Flushing. Plan No. 664.

MASPETH.—Sophie st, w s, 150 s Flushing av, 2-sty frame dwelling, 22x50, tin roof, 2 families, hot water heat; cost, $3,000; owner, Chas. Baier, Jr., 5 Sophie st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 666.

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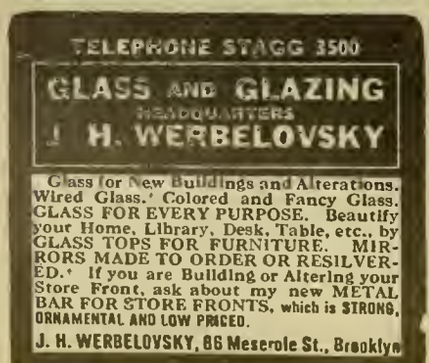
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(Plans filed—Queens—Continued.)

MASPETH.—Washington st, e s, 150 s Elm st, 1-sty frame dwelling, 21x37, tin roof, 1 family; cost, $1,200; owner, Hugo Hildebrandt, Madison av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 665.

ROCKAWAY BEACH.—Oxford av, e s, 340 n Bayside drive, 2-sty frame dwelling, 21x35, shingle roof, 1 family, steam heat; cost, $4,250; owner, John A. Caplan, 32 Washington av, Rockaway Beach; architect, Arnold Johnson, 5th av, Rockaway Park. Plan No. 670.

ROCKAWAY BEACH.—Neptune av, w s, 90 s Boulevard, two 1-sty frame dwellings, 14x20, shingle roof, 1 family; cost, $800; owners, Herschfield & Robinson, Rockaway Beach; architect, J. H. Cornell, Far Rockaway. Plan Nos. 677-79.

ROCKAWAY BEACH.—Beach 82d st, w s, 227 s Boulevard, 2-sty frame dwelling, 27x25, slag roof, 1 family; cost, $2,000; owner, Paulne Hartung, 18 Beach 83d st, Rockaway Beach; architect, Paul Hartung, same address. Plan No. 681.

ROCKAWAY BEACH.—Neptune av, w s, 90 s Boulevard, two 1-sty frame dwellings, 16x37, shingle roof, 2 families; cost, $1,600; owners, Herschfield & Robinson, Rockaway Beach; architect, J. H. Cornell, Far Rockaway Beach. Plan Nos. 678-80.

ARVERNE.—Amstel blvd, n s, 264 w Remington av, 1-sty frame dwelling, 15x20, shingle roof, 1 family; cost, $300; owner, S. Englesherg, premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 693.

ARVERNE.—Vernam av, e s, 360 n Morris av, 2-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mary Robinowitz, 474 Barhey st, Brooklyn; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 694.

ARVERNE.—Vernam av, e s, 280 n Morris av, 2-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, $4,000; owner and architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 695.

ARVERNE.—Vernam av, e s, 440 n Morris av, 2-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, $4,000; owner, J. Cooper, 407 Van Siclen av, Brooklyn. Plan No. 696.

ARVERNE.—Vernam av, e s, 400 n Morris av, 2-sty frame dwelling, 22x36, shingle roof, 1 famly, steam heat; cost, $4,000; owner, Morris Freidman, 626 Prospect st, Bronx; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 697.

ARVERNE.—Vernam av, e s, 320 n Morris av, 2-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, $4,000; owner, Ida Freidman, 851 Sutter av, Brooklyn. Plan No. 698.

CORONA.—Fillmore av, s s, 75 w 45th st, 2-sty brick dwelling, 20x50, tin roof, 2 families, water heat; cost, $3,800; owner, Mrs. Anna Krupp, 42 East Jackson av, Corona; architect, Alfred DeBlasi, West Jackson av, Corona. Plan No. 691.

CORONA.—National av, n e cor Smith av, 2-sty brick dwelling, 20x50, tin roof, 2 families, water heat; cost, $3,500; owner, Rossaro Glaino, East Jackson av, Corona; architect, Alfred De Blasi, Corona. Plan No. 692.

CORONA.—Sycamore av, e s, 150 n Cedar st, 2½-sty frame dwelling, 20x45, shingle roof, 1 family, steam heat; cost, $4,100; owner, Mrs. Jane Marshall, care of architect, C. Gebele, 114 Cook av, Elmhurst. Plan No. 711.

ELMHURST.—s e cor Shurz av, 2½-sty frame dwelling, 17x32, shingle roof, 1 family; cost, $2,700; owner, Chas. Beyerkohler, 827 Melrose av, Bronx; architect, C. Gebele, Elmhurst. Plan No. 719.

ELMHURST.—Baxter av, s e cor 3d st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family, steam heat; cost, $3,500; owner, John Nichols, Broadway, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 714.

FOREST HILLS.—Greenway South, n w cor Union turnpike, 2½-sty terra cotta dwelling, 41x28, tile roof, water heat; cost, $12,000; owner, Chas. R. Smith, 34 West 69th st, N. Y. C.; architects, Peabody, Wilson & Brown, 389 5th av, N. Y. C. Plan No. 710.

HOLLIS.—Sagamore av, e s, 190 s Hempsted turnpike, three 2½-sty frame dwellings, 18 x40, shingle roof, 1 family, steam heat; cost, $9,000; owner, Henry E. Wade, 419 Lincoln av, Richmond Hill; architect, Geo. E. Crane, 67 Welling st, Richmond Hil. Plan Nos. 704-5-6.

HOLLIS.—Woodhull av, n w cor Cherokee av, 2½-sty frame dwelling, 18x44, shingle roof, 1 family; cost, $3,500; owner, Henry E. Wade, 419 Lincoln av, Richmond Hill; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 707.

HOLLIS.—Sagamore av, n w cor Woodhul av, 2½-sty frame dwelling, 18x44, shingle roof, 1 family, steam heat; cost, $3,500; owner, Henry E. Wade, 419 Lincoln av, Richmond Hill; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 708-9.

JAMAICA GARDENS.—9th st, s s, 125 w Van Pelt av, 1-sty frame dwelling, 18x24, shingle roof, 1 family; cost, $1,000; owner and architect, Niels C. Mortinson, Rosedale. Plan No. 703.

QUEENS.—Preston av, s s, west of Dewey av, 2-sty frame dwelling, 22x35, shingle roof, 1 family, water heat; cost, $4,000; owner, Chas. C. Roebesch, Delta pl, Glendale; architect, Wm. Young, 12 Doda av, Jamaica. Plan No. 718.

WOODSIDE.—Woodside av, n s, 56 w 2d st, frame dwelling, 18x34, tar and gravel roof, 1 family; cost, $3,500; owner, John Hoerning, 243 Woodside av, Woodside; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 709.

BAYSIDE.—Braddish av, s s, 35 e John av, 2½-sty brick dwelling, 40x26, shingle roof, 1 family, steam heat; cost, $6,000; owner, Alex. K. Fox, Lawrence Bldg., Bayside; architect, G H. Cooper, Whitestone av, Flushing. Plan No. 375.

CORONA.—South Central av, 2, erect new brick cesspool to dwelling; cost, $45; owner, A. Pizzaro, premises. Plan No. 720.

CORONA.—Central av, w s, 75 n Grand av, 2½-sty frame dwelling, 19x30, shingle roof, 1 family, steam heat; cost, $3,200; owner, Ames Schrott, 35 Edson av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 725.

ELMHURST.—Pettit pl, w s, 25 n 2d st, two 2½-sty frame dwellings, 19x32, shingle roof, 1 family, steam heat; cost, $7,000; owner, John Nichols, Broadway, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 726-27.

FLUSHING.—Osgood pl, s s, 175 w Whitestone av, 2-sty frame dwelling, 25x32, shingle roof, 2 family; cost, $2,800; owner, Edw. H. Crawford, 21 Covert pl, Flushing; architect, G. H. Cooper, Whitestone av, Flushing. Plan No. 734.

FLUSHING.—Myrtle av, n s, 300 w Brewster av, 2-sty frame dwelling, 33x32, shingle roof, 1 family, water heat; cost, $4,800; owner, Thomas Cleary, Covert pl, Flushing; architect, G. H. Cooper, Whitestone av, Bayside. Plan No. 733.

LIBERTY HEIGHTS.—Gherardi av, w s, 236 n Sutter av, 2-sty frame dwelling, 18x50, tin roof, 2 families, water heat; cost, $2,800; owners, John & Carrie Killoran, 1252 Herkimer st, Brooklyn; architect, L. F. Schillinger, 167 Van Siclen av, Brooklyn. Plan No. 721.

RICHMOND HILL.—Oceanview av, s e cor Ferris st, five 2-sty frame dwellings, 20x32, shingle roof, 1 family, furnace heat; cost, $12,500; owner, George Schafer, 19 Millford st, Brooklyn; architect, Lawrence J. Frank, Jr., 206 Crescent st, Brooklyn. Plan Nos. 739-40.

ROCKAWAY BEACH.—North Eldret av, w s, 400 n L. I. R. R., 2-sty frame dweling, 14x30, shingle roof, 1 family; cost, $325; owner and architect, C. F. Dorman, 236 Washington av, Brooklyn. Plan No. 741.

SPRINGFIELD GARDENS.—Willow pl, w s, 150 n Broadway, 2½-sty frame dwelling, 30x42, shingle roof, 1 family, water heat; cost, $7,500; owner, Rev. J. J. Tinney, Springfield; architect, John C. F. Burmeister, 416 Cornelia st, Brooklyn. Plan No. 724.

WINFIELD.—Bowne av, e s, 80 s Monroe st, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost $2,500; owner, Albert Roder, 93 Roman pl, Winfield; architect, C. L. Varrone, Corona av, Corona. Plan No. 728.

FACTORIES AND WAREHOUSES.

MIDDLE VILLAGE.—Steuben st, s s, 100 w Morton st, 1-sty frame storage, 18x22, tar and gravel roof; cost, $150; owner, A. J. Hendel, Wayne st, Middle Village; architect, Wm. Von Felde, 2191 Metropolitan av, Middle Village. Plan No. 722.

STABLES AND GARAGES.

COLLEGE POINT.—8th st, w s, 80 n 1st av, 1-sty brick garage, 20x22, tin roof; cost, $500; owner, J. J. Smyth, premises; architect, C. Ritterbusch, 156 5th av, N. Y. C. Plan No. 653.

FLUSHING.—Chestnut st, n w cor Hicks pl, 1-sty frame garage, 10x16, shingle roof; cost, $100; owner, Mrs. F. E Diehl, 50 Chestnut st, Flushing. Plan No. 652.

RICHMOND HILL.—Maple st, s w cor Central av, 1-sty frame garage, 18x20, shingle roof; cost, $600; owner, V. C. Daggett, Maple st, Richmond Hill; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 595.

GLENDALE PARK.—Walling st, w s, 125 s Northern Boulevard, 2-sty frame cow stable, 36 x28, rubberoid roof; cost, $3,000; owners, Marino & Guylino, Walling st, Glendale park; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 663.

ELMHURST.—Hanover st, s w cor Gerry av, 1-sty frame garage, 17x20, tin roof; cost, $120; owner, L. Knife, 30 Hanover av, Elmhurst. Plan No. 712.

WOODHAVEN.—Shipley st, s s, 180 e Forest pkway, 1-sty frame garage, 17x15, shingle roof; cost, $250; owner, T. E. Smith, premises. Plan No. 717.

ELMHURST HEIGHTS.—Madison st, n w cor Willey st, 1-sty frame garage, 12x20, shingle roof; cost, $100; owner, George Vogel, premises. Plan No. 738.

FLUSHING.—Broadway, n s, 43 w Linden st, 1-sty brick garage, 72x18, slag roof; cost, $2,500; owner, Flushing Taxi Cab Co., 110 Broadway, Flushing; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 735.

STORES AND DWELLINGS.

CORONA.—Jackson av, n e cor 47th st, 3-sty brick store and dwelling, 20x57, slag roof, 2 families; cost, $8,500; owners, Thompson Bros., Jackson and Grant avs, Corona; architect, Albert Morris, 808 Prospect pl, Brooklyn. Plan No. 655.

RIDGEWOOD.—Forest av, n e cor Madison st, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, $5,500; owner, Charles Tritschler, 454 Stuyvesant av, Brooklyn; architect, Wm. DeBus, 86 Cedar et, Brooklyn. Plan No. 657.

MIDDLE VILLAGE.—Metropolitan av, n s, 43 e Ward st, 2-sty brick store and dwelling, 18x50, shingle roof, 1 family; cost, $3,000; owner, Bertha H. Young, 2164 Metropolitan av, Middle Village; architect, Wm. Von Felde, 2191 Metropolitan av, Middle Village. Plan No. 723.

STORES, OFFICES AND LOFTS.

RICHMOND HILL.—Jamaica av, s s, 500 e Wyckoff av, three 1-sty frame stores, 20x26, tin roof; cost, $1,500; owner and architect, Geo. E. Johnson, 83 Maple st, Brooklyn. Plan No. 662.

ROCKAWAY BEACH.—Hammells av, w s, 15 n Boulevard, 1-sty frame office, 15x20, shingle roof; cost, $200; owner, Luke Eldert, Eldert av, Rockaway Beach. Plan No. 622.

STORES AND TENEMENTS.

L. I. CITY.—Graham av, n s, 65 w 9th av, 4-sty brick tenement, 35x64, slag roof, 8 families; cost, $15,000; owner, Valentine Kitterle, 193 9th av, L. I. City; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 575.

RIDGEWOOD.—Cornelia st, n s, 53 e Myrtle av, six 3-sty brick tenements, 28x78, tin roof, 6

families; cost, $48,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 569-70-71-72.

L. I. CITY.—8th av, s w cor Vandeventer av; 4-sty brick tenement, 25x70, slag roof, 6 families; cost, $8,000; owner and architect, Andrea Pipitone, 577 7th av, L. I. City. Plan No. 716.

RIDGEWOOD.—Putnam av, n e cor Cypress av, 3-sty brick store and tenement, 25x85, slag roof, 5 families; cost, $10,000; Putnam av, n s, 25 e Cypress av, twelve 3-sty brick tenements, 25x85, slag roof, 6 families; cost, $108,000; owner, August Bauer, 355 Highland blvd, Brooklyn; architects, L. Berger & Co. Myrtle and Sypress avs, Ridgewood. Plan Nos. 699-700-1-2.

THEATRES.

RIDGEWOOD.—Covert av, n w cor Greene av, 1-sty brick moving picture theatre, 50x100, slag roof, steam heat; cost, $15,000; owner, Baldessane Livotta, 691 Knickerbocker av, Brooklyn; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 656.

FAR ROCKAWAY.—Central av, s s, 300 e Cornaga av, 1-sty frame air drome, 30x10, tin roof; cost, $300; owner, M. A. Harrison, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 676.

MISCELLANEOUS.

JAMAICA.—Wisoer pl, s s, 380 w Maure av, 1-sty frame tool house, 13x16, gravel roof; cost, $275; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 616.

JAMAICA.—Maure av, w s, 80 n Atlantic av, 1-sty frame tool house, 13x16, gravel roof; cost, $275; owner, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 618.

JAMAICA.—Archer pl, s s, 10 e Van Wyck av, 1-sty frame tool house, 13x16, gravel roof; cost, $275; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 615.

L. I. CITY.—L. I. R. R., n s, 80 e Thompson av, 1-sty frame tool house, 13x16, gravel roof; cost, $275; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 617.

METROPOLITAN.—Martin st, s w cor Nagy st, erect water closet compartment for moving picture show, 10x4, tin roof; cost, $500; owner, E. Bredran, 1870 Grove st, Ridegwood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 574.

CORONA.—Grinell av, e s, 125 s Park av, frame coop, 20x50, paper roof; cost, $50; owner, J. Von Til, premises. Plan No. 672.

FLUSHING.—Hawthorne st, s s, 100 w Hillcrest av, frame coop, 60x10, paper roof; cost, $100; owner, Herman Maher, Jr., premises. Plan No. 673.

L. I. CITY.—8th st, n s, 500 w West av, 1-sty brick lavatory, 22x11, slag roof; cost, $700; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 690.

RIDGEWOOD.—Woodward av, w s, 50 s Trout-man st, 1-sty brick shed, 25x100, slag roof; cost, $2,000; owner, John Meyer, premises; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 715.

WHITESTONE.—18th st, a s, 80 e 8th av, 1-sty frame shed, 12x20, paper roof; cost, $75; owner, Mary Finn, premises. Plan No. 713.

FAR ROCKAWAY.—Central av, s s, 300 e Cornaga av, erect booth for airdrome; cost, $100; owner, M. A. Harrison, Central av, Far Rockaway. Plan No. 729.

LAUREL HILL.—Clifton av, n w cor Jay av, erect new foundation to dwelling; cost, $75; owner, John McGahey, premises. Plan No. 737.

MASPETH.—Flushing av, 1602, 1-sty frame shed, 20x12, paper roof; cost, $30; owner, P. Kosbneider, premises. Plan No. 742.

Richmond.

DWELLINGS.

COTTAGE PL, e s, 58 n Bond st, Port Richmond, two 2-sty frame dwellings, 20x45; total cost, $7,000; owner, Fred Burger, Port Richmond; architect and builder, Chas. E. Depuy, Port Richmond. Plan No. 91.

HAMILTON ST, w s, 220 s Central av, Grant Terrace, 2-sty frame dwelling, 27x21; cost, $3,000; owner and architect, Jas. E. Grunert, New Dorp; builder, Co-operative Construction Co., New Dorp. Plan No. 95.

INNES ST, s s, 50 w Grant st, 3d Ward, 2-sty frame dwelling, 20x48; cost, $3,336; owner, Adam Sieg, Port Richmond; architects and builders, Odegaard & Bro., Port Richmond. Plan No. 96.

7TH ST, e s, 280 n Midland av, Midland Beach, 1-sty frame bungalow, 12x27; cost, $350; owner, architect and builder, W. J. Morris, Midland Beach. Plan No. 94.

BAYVIEW AV, w s, 35 s 3d st, New Brighton, three 2½-sty frame dwellings, 20x26; total cost, $8,400; owner, Thos. E. Cogan, New Brighton architect and builder, W. V. Cogan, New Brighton. Plan No. 101.

DELAWARE AV, w s, 250 s Richmond rd, Dongan Hills, 2-sty frame dwelling, 22x26; cost, $2,500; owner, Chas. Whitaker; architect, Jas. Grunert, New Dorp; builder, John Buttermark, Concord. Plan No. 97.

SEASIDE BOULEVARD & Old Town rd, South Beach, 1-sty frame bungalow, 18x24; cost, $250; owner, Mrs. Kibble, West New Brighton; architect and builder, John Howard, New Brighton. Plan No. 100.

TYSON AV, e s, 175 n Southfield boulevard, Southfield, 2½-sty brick dwelling, 22x28; cost, $2,500; owner, Frank Pellicci, 254 East 10th st, N. Y. C.; architect, Jas. E. Grunert, New Dorp; builder, Jos. De Pasquale, Dongan Hills. Plan No. 98.

WILD AV, 51 e Prospect st, Linoleumville, 1-sty frame dwelling, 20x26; cost, $1,460; owner, Frank Smeller, Linoleumville; architect, A. Ellis, Mariners Harbor; builder, A. Ellis, Jr., 33 Union av, N. Y. C. Plan No. 102.

MISCELLANEOUS.

HARBOR RD, e s, 300 n Railroad, Port Richmond, 1-sty frame store, 16x25; cost, $550; owner, Jos. Campitiello, Mariners Harbor; architect, G. Jacobs, Mariners Harbor; builder, Michael Martin, Mariners Harbor. Plan No. 93.

NEPTUNE AV, 350 e Cedar Grove av, New Dorp Beach, 1-sty frame outhouse, 6x8; cost, $65; owner, Leone Le Pilieff, 279 West 113th st, N. Y. C.; builder, A. Marks, Jr., Dongan Hills. Plan No. 103.

NEW AMBOY RD, n s, and Wilson av, Eltingeville, frame advertising sign, 20x48; cost, $75; owner, Julia O'Hardin, West New Brighton; architect and builder, O. J. Gude Co., 220 West 42d st. Plan No. 92.

RICHMOND RD, e s, 600 e Union pl, New Dorp, 1-sty brick store, 20x35; cost, $1,500; owner, Chas. Isola, Rosebank; architect, Jas. E. Grunert, New Dorp, builder, Hugh C. Murphy, New Dorp. Plan No. 99.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CANAL ST, 254-58, new stairs to 5-sty brick lofts and factory; cost, $400; owners, Horace S. Ely & Co., 21 Liberty st; architect, Aldridge D. Kelley, 4 Gold st. Plan No. 979.

CANAL ST, 129-131, reset store front to 6-sty brick store and loft; cost, $300; owner, The 129 Canal St. Realty Co., David Schaff, Pres., 33 East 27th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 995.

CLINTON ST, 180, new partitions to 3-sty brick moving picture theatre and loft; cost, $200; owner, City of New York, City Hall; architects, Louis A. Sheinart, 194 Bowery. Plan No. 996.

COLUMBUS CIRCLE, 8, new restaurant to 2-sty brick store and barber shop; cost, $2,000; owners, Estate of Albert Flake, Nellie Flake et al, trustees, 1 East 49th st; architect, Peres. B. Polhemus, 110 West 34th st. Plan No. 990.

ESSEX ST, 132, new stairs and show window to 4-sty brick store and lofts; cost, $1,000; owner, Aaron A. Silverman, 98 Moore st, Brooklyn; architect, Samuel Levingson, 39 West 38th st. Plan No. 944.

FORSYTH ST 86-88, new partitions to 6-sty brick store, lofts and dwelling; cost, $400; owner, Morris Rose, 63 Orchard st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 934.

FORSYTH ST, 10-12, alterations to 1-sty brick moving picture theatre; cost, $100; owner, Elias Lowenthal, 2 West 120th st; architect, Jacob Portman, 161 East 110th st. Plan No. 1010.

GREENE ST, 163, 5,000 gal. gravity tank to 7-sty brick loft; cost, $600; owner, William Buermann, care of Edward G. Lapp, 190 Bowery; architects, Maxwell Eng. Co., Inc., 30 Church st. Plan No. 1008.

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Plans Filed, Alterations, Manhattan (Contd).

HENRY ST, 94, new plumbing, partitions and stairs to 6-sty brick lofts and stores; cost, $1,500; owner, Max Domosh, 1152 DeKalb av, Brooklyn; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 970.

JANE ST, 58, new plumbing, vent shaft and fire-escapes to 4-sty brick tenement; cost, $400; owner, Estate of Jas. E. Everard, care Farmers L. & T. Co., 22 William st; architect, Robt. Teichman, 22 William st. Plan No. 928.

LAFAYETTE ST, 54-60, new Bell block partitions to 8-sty brick loft; cost, $350; owner, Civic Centre Co., Franklin S. Keller, Pres., 135 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 931.

MADISON ST, 347, masonry, new partitions and windows to 5-sty brick store and tenement; cost, $1,500; owner, Victor Rosenzweig, 347 Madison st; architect, Otto Reissmann, 30 1st st. Plan No. 947.

MORTON ST, 20, alterations to 5-sty brick tenement; cost, $100; owner, Louis Vogel, 190 West End av; architect, Henry H. Holly, 39 West 27th st. Plan No. 1009.

ORCHARD ST, masonry, new windows and partition to 4-sty brick store and tenement; cost, $500; owner, Samuel Hammer, 51 Canal st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 933.

PEARL ST, 120, new plumbing to 5-sty brick store and tenement; cost, $175; owner, August Klipstein, 644-654 Greenwich st; architect, Fred. P. Platt, 1123 Broadway. Plan No. 1017.

PERRY ST, 21, new door and partitions to 3-sty brick dwelling; cost, $500; owner, Thos. Hanley, 23 University pl; architect, Anthony Vendrasco, 496-98 West Broadway. Plan No. 961.

PINE ST, 32-36, new partitions and window to 13-sty brick offices; cost, $300; owner, The Hanover Fire Ins. Co., 32-36 Pine st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 978.

PRINCE ST, 127-129, new store front and plumbing fixtures to 7-sty brick stores and lofts; cost, $500; owner, N. Y. Public Library, 5th av and 42d st; architects, Stever & Vander Clute, 33 West 42d st. Plan No. 1002.

READE ST, 106-108, masonry to 5-sty brick store and lofts; cost, $300; owners, Estate of David L. Einstein, 299 Broadway; architect, L. Giller, 416 Broadway. Plan No. 950.

RIDGE ST, 167, new store front to 5-sty brick store and tenement; cost, $200; owner, Benj. Kirschstein, premises; architect, Louis A. Sheinart, 194 Bowery. Plan No. 955.

SHERIFF ST, 60, new plumbing and partitions to 3-sty brick dwelling; cost, $700; owner, Georgiana Maclay, 50 West 57th st; architect, Frank E. Dow, 610 West 180th st. Plan No. 977.

SOUTH ST, 159, reset store front to 5-sty brick junk shop; cost, $25; owner, Alice G. Stewart, 1119 North Charles st, Baltimore, Md.; architect, Carl P. Knudson, 116 West st. Plan No. 959.

WARREN ST, 121, iron awning to 3-sty brick cold storage; cost, $400; owner, George W. Forsyth, 6 West 51st st; architects, Cohen & Felson, 329 4th av. Plan No. 945.

WASHINGTON ST, 566, masonry, new roof and plumbing to 2-sty brick shop and stable; cost, $3,000; owners, Estate of Mrs. D. A. Langdon, N. Y. Life Ins. & Trust Co., Trustees, 52 Wall st; architect, T. J. McWalters, 225 5th av. Plan No. 956.

WEST HOUSTON ST, 105, new store front to 5-sty brick stores and tenement; cost, $500; owner, Lueder F. Von Ohlsen Estate, 67 East 87th st; architect, Max Cohn, 280 Bedford av, Brooklyn. Plan No. 964.

WHITE ST, 127-129, alterations to 5-sty brick lofts and store; cost, $20; owner, Estate of Albert P. Pia, care of Wm. Hurley, 81 Fulton st; architect, Andrew Lauder, 62 Columbia Heights, Brooklyn. Plan No. 993.

WORTH ST, 112, alterations to 5-sty brick store and shop; cost, $160; owner, Estate of John Ridley, 293 State st, Brooklyn; architect, Albert Edelmann, 126 William st. Plan No. 937.

4TH ST, 220-24 East, roof tank to 5-sty brick orphan asylum; cost $1,500; owners, St. Joseph's Asylum, John Lieberth, Pres., 220 East 4th st; architect, John Niggle, 173 East 3d st. Plan No. 984.

5TH ST, 239-41, new partitions to 6-sty brick store and tenement; cost, $250; owner, Alfred Hahn, 32 Walker st; architect, Otto Reissmann, 30 1st st. Plan No. 946.

11TH ST, 54 East, sprinkler tanks to 10-sty brick lofts; cost, $600; owner, Clara A. Pilgrim, 54 East 11th st; architect, M. J. Ross, 460 East 10th st. Plan No. 971.

14TH ST, 54-56 East, masonry to 5-sty brick theatre and hotel; cost, $500; owner, Courtlandt Palmer Estate, Edward J. Clancey trustee, 40 Wall st; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 1019.

17TH ST, 440-42 West, cooling tower to 4-sty brick ice factory; cost, $500; owners, Elder & Wells, 440 West 17th st; architects, B. Franklin Hart, Jr., Co., 50 Church st. Plan No. 980.

18TH ST, 110 East, new store front to 3-sty brick store and dwelling; cost, $100; owner, Francis G. Dunning, Glenwood, Conn.; architect, Leo. P. Glasel, 110 East 18th st. Plan No. 991.

21ST ST, 153 East, new door to 4-sty brick lodging house; cost, $25; owner, Hanford S. Weed, 111 Broadway; architect, Nathan I. Kass, 936 Hoe av. Plan No. 1003.

23D ST, 400 East, new windows and partitions to 5-sty brick store and tenement; cost, $2,000; owner, Estate of Mania A. Robinson, care Archibald G. Henderson, exr., 204 West 83d st; architect, Otto Reissmann, 30 1st st. Plan No. 1015.

23D ST, 43-47 West, new front, stairs, sprinkler system and elevator shafts to 8-sty brick lofts; cost, $80,000; owners, Estate of Wm. C. Schermerhorn, L. J. Carpenter, Agent, 25 Liberty st; architect, H. J. Hardenburgh, 47 West 34th st. Plan No. 1004.

32D ST, 318 East, spiral gravity conveyor to 12-sty brick store and loft; cost, $2,000; owner, Frambro Realty Co., Lewis Frankel, Pres., 122 5th av; architects, Otis Elevator Co., 250 11th av. Plan No. 1014.

36TH ST, 47 West, masonry to 4-sty brick store and storage; cost, $150; owners, Bulls Estate, F. Kingsbury Bull, 45 West 53d st, Exr.; architect, B. Katz, 132 Prince st. Plan No. 998.

38TH ST, 2 to 6 East, s e cor 5th av, pent house to 11-sty brick stores and offices; cost, $1,500; owner, Elizabeth M. Anderson, care Messrs. Masten & Nichols, 49 Wall st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1020.

42D ST, 430 West, general alterations to 5-sty brick tenement and store; cost, $1,200; owner, Edward Erh, Leona, N. J.; architect, Wm. G. Clark, 438 West 40th st. Plan No. 962.

46TH ST, 9 West, 1,500 gal. house tank to 5-sty brick stores and bachelor apartments; cost, $400; owner, Harry S. Maxwell, 36 Gramercy Park; architect, Robt. Teichman, 22 William st. Plan No. 953.

46TH ST, 65 West, rear extension to 5-sty brick store, studios and apartment; cost, $500; owner, Helenita Realty Co., John J Hearn, Pres., 69 West 46th st; architect, Walter Jenkins, 1547 Broadway. Plan No. 988.

47TH ST, 129-131 West, gravity tank to 9-sty brick hotel; cost, $300; owner, Leopold Stern, 129-131 West 47th st; architect, Maxwell Eng. Co. Inc., 30 Church st. Plan No. 940.

48TH ST, 215-217 West, new front and stairs to 3-sty brick assembly hall; cost, $15,000; owner, Grant Estate, Madison Grant, Trustee, 11 Wall st; architect, H. Craig Severance, 4 West 37th st. Plan No. 932.

59TH ST, 549-551 West, new roof beams to 1-sty brick storage and shed; cost, $300; owner, Jane Faytout, 28 East 28th st; architect, Herbert P. Hutchings, 246 West 129th st. Plan No. 967.

59TH ST, 62 East, new partitions and flooring to 9-sty brick hall of the Board of Education; cost, $1,500; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 989.

60TH ST, 122 East, alterations to 4-sty brick dwelling; cost, $200; owner, Caroline Provsick, 122 East 60th st; architects, Blum & Blum, 505 5th av. Plan No. 976.

60TH ST, 248-50 West, new boiler room to 1-sty brick storage; cost, $200; owner, Jane Faytont, 28 East 28th st; architect, Herbert P. Hutchings, 246 West 129th st. Plan No. 966.

72D ST, 47 West, masonry, steel and new partition to 5-sty brick dancing school and studios; cost, $2,700; owner, Oscar Duryea, 47 West 72d st; architect, John H. Duncan, 208 5th av. Plan No. 990.

122D ST, 414-20 East, new roof to 1 and 2-sty wagon shed; cost, $300; owners, Austin Estate, Adolph G. Austin, trustee, 1484 Park av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 981.

122D ST, 414-20 East, rear extension 1 and 2-sty brick stable and dwelling; cost, $4,000; owners, Austin Estate, Adolph G. Austin, trustee, 1484 Park av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 983.

125TH ST, 319 West, new flooring and doors to 3-sty brick restaurant and dance hall; cost, $100; owner, Chas. Weisbecker, 270 West 125th st; architect, Geo. J. Froehlich, 725 Beck st. Plan No. 1006.

145TH ST, 557 West, new partitions to 2-sty brick store and moving picture theatre; cost, $300; owner, Frederick Martin, 2551 Broadway; architect, John C. Watson, 271 West 125th st. Plan No. 939.

180TH ST, 616 West, new door to 3-sty brick residence; cost, $400; owner, F. Hauck, care of Wm. Dratter, 614 West 180th st; architect, W. P. Seaver, 322 5th av. Plan No. 949.

AV A, 305, masonry and new partition to 5-sty brick store and tenement; cost, $250; owner, Jette Reiss, 305 Av A; architect, Otto Reissmann, 30 1st st. Plan No. 1016.

AMSTERDAM AV, 2072-84, new stairs to 2-sty brick stores and offices; cost, $200; owners, Estate of Robt. E. Westcott, Henry E. Black, trustee, 52 William st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 982.

AUDUBON AV, 380, stores, partition and window to 3-sty brick dwelling; cost, $2,500; owner, Fred. Heintz, 380 Audubon av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 987.

BOWERY, 273, alterations to 3-sty brick store, shop and dwelling; cost, $200; owners, Estate of Robt. M. Weed, 23 3d av, New Brighton, S. I.; architects, Brnno W. Berger & Son, 121 Bible House. Plan No. 943.

BOWERY, 268, new show window to 5-sty brick store and lodging house; cost, $500; owner, Wm. H. Lyons, 83 Bowery; architect, Max Muller, 115 Nassau st. Plan No. 1013.

BROADWAY, 1215-1225, alterations to 3-sty brick theatre; cost, $1,000; owners, Livingston Jones Estate, 35 West 30th st; architect, Emery Roth, 507 5th av. Plan No. 974.

BROADWAY, 1392-98, new automatic fireproof door to 12-sty brick theatre and office; cost, $500; owner, Robt. W. Goelet, 9 West 17th st; architects, Hazzard, Erskine & Blagden, 437 5th av. Plan No. 954.

BROADWAY, 841, new T. C. partitions to 8-sty brick store and loft; cost, $400; owner, The Broadway Improvement Co., W. Emlen Roosevelt, president, 30 Pine st; architect, Wm. Weissenberger, Jr., Irving pl and East 15th st. Plan No. 957.

BROADWAY, 1720, metal sign to 3-sty brick salesroom; cost, $300; owner, Andrew J. Picard, 1720 Broadway; architects, Strauss & Co., 209 West 48th st. Plan No. 1000.

BROADWAY, 1851-5, s e cor 61st st, new partitions, doors and plumbing to 12-sty brick stores and apartments; cost, $1,000; owner, Columbia Realty Co., Jacob A. Zimmermann, Pres., 505 5th av; architect, Wm. M. Farrar, 1269 Broadway. Plan No. 1021.

COLUMBUS AV, 908-912, new refrigerator and plumbing to 5-sty brick tenement; cost, $300; owner, Henry C. Copeland, 242 West 101st st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1012.

LENOX AV, 664, new door to 6-sty brick tenement; cost, $200; owner, Manhattan Av. Holding Co., Harry Fischel, president, 122 Bowery; architect, Harry Zlot, 63 Grand st. Plan No. 948.

LEXINGTON AV, 725, stores and extension to 5-sty brick dwelling; cost, $3,000; owner, Israel O. Blake, 995 Madison av; architect, Augustus N. Allen, 2 West 45th st. Plan No. 1018.

MADISON AV, 801, front extension, new partition and plumbing to 5-sty brick store, office and dwelling; cost, $6,000; owner, James Hawes, 801 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 972.

PARK ROW, 180, new stairs, windows and partitions to 5-sty brick lodging house; cost, $500; owner, Sarah B. Downs, 17 Battery pl; architect, Harry Zlot, 63 Grand st. Plan No. 929.

ST NICHOLAS AV, 1369-1371, new store front to 1-sty brick store; cost, $500; owners, James Butler, Inc., 390 Washington st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 985.

1ST AV, 207, new store fronts to 4-sty brick store and dwelling; cost, $150; owner, Grossman Investing Co., 1851 7th av; architect, Henry M. Entlich, 29 Montrose av. Plan No. 975.

1ST AV, 2012-14, metal awning to 4-sty brick store and tenement; cost, $300; owner, Elizabeth Muller, care of Herman Lubetkin, 38 Park Row; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 969.

1ST AV, 1969, iron hangers for awning to 6-sty brick stores and tenement; cost, $500; owner, Fannie Werner, 316 West 94th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 965.

2D AV, 560-62, new store fronts and plumbing to 4-sty brick store and dwelling; cost, $3,000; owner, Adam J. Klinger, 243 East 31st st; architect, Fred. Hammond, 391 East 149th st. Plan No. 904.

2D AV, 2451, new boiler room and rear extension to 5-sty brick stores and tenement; cost, $1,000; owner, Raffaele Caucro, 2015 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 935.

2D AV, 1522, new plumbing and partition to 4-sty brick stores and tenement; cost, $500; owner, Mary S. Keveney, 138 East 80th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 986.

3D AV, 479, alterations to 4-sty brick store and dwelling; cost, $35; owner, Estate of Ellen Cushing, 372 Lexington av; architect, Chas. J. Adams, 24 Gold st. Plan No. 973.

3D AV, 2069, new store front to 3-sty brick store and loft; cost, $200; owners, Payne Estate, Sarah L. Payne, Pres., 158 East 126th st; architect, John J. Foley, 244 5th av. Plan No. 952.

3D AV, 1438, new show window to 3-sty brick dwelling and stores; cost, $100; owner, Morris B. Crawford, 30 East 42d st; architect, Paul Mayer, 2333 7th av. Plan No. 941.

3D AV, 2310, new store front to 4-sty brick stores and dwelling; cost, $125; owner, Samuel Bogen, 2312 3d av; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 1005.

4TH AV, 91, new store front to 3-sty brick lofts; cost, $300; owners, Estate of Robt. R. Stuyvesant, care of Lord, Day & Lord, 49 Wall st; architect, Fred P. Platt, 1123 Broadway. Plan No. 963.

5TH AV, 334, cut new window to 6-sty brick offices and store; cost, $125; owner, Gorham Co., Edward Holbrook, Pres., 36th st and 5th av; architect, O. Olsen, 4 West Broadway. Plan No. 992.

5TH AV, 2036 new front and general repairs to 4-sty brick office and dwelling; cost, $1,000; owner, Ludwig Lovitt, 1042 Washington av; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 936.

5TH AV, 273, new windows to 4-sty brick store and lofts; cost, $100; owners, Trustees N. Y. Life Ins. & Trust Co., 346 Broadway; architects, Davis, McGrath & Kiessling, 175 5th av. Plan No. 1007.

6TH AV, 489, new doors, plumbing and extension to 4-sty brick store and loft; cost, $450; owner, Henry Vogel, 489 6th av; architect, John H. Friend, 148 Alexander av. Plan No. 942.

6TH AV, 801, new stairs to 4-sty brick store and dwelling; cost, $300; owner, Robt. Taggart, 121 West 45th st; architect, Geo. J. Hardway, 347 5th av. Plan No. 964.

6TH AV, 693, alterations to 5-sty brick store, shop and dwelling; cost, $175; owner, Wm. P. Morris, 601 West 110th st; architect, Benj. Bialek, 53 West 125th st. Plan No. 1011.

7TH AV, 434, new store front to 4-sty brick dwelling; cost, $100; owners, James Gridley Estate, Edgartown, Mass.; architect, Isidore Kaplan, 575 Westchester av. Plan No. 951.

7TH AV, 74, alterations to 5-sty brick stores and tenement; cost, $175; owner, Catherine Kouba, 114 High Point av, West Hoboken, N. J.; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 938.

8TH AV, 177, new store front to 4-sty brick stores and dwelling; cost, $600; owner, Laura M. Moore, 546 5th av; architect, Robt. E. Kelly, 219 East 39th st. Plan No. 960.

8TH AV, 229, alterations to 3-sty brick moving picture theatre and dwelling; cost, $500; owner, Edith Jackson, 229 8th av; architect, Otto Reissmann, 30 1st st. Plan No. 958.

STH AV, 304, new partition and reset door to 4-sty brick moving picture theatre, office and dwelling; cost, $300; owner, Albert Joske, 304 8th av; architect, Otto Reissmann, 30 1st st. Plan No. 1001.

9TH AV, 595, new store front to 4-sty brick store and tenement; cost, $500; owner, Augusta Sommer, 96 High st, Passaic, N. J.; architect, Geo. Dress, 1436 Lexington av. Plan No. 999.

10TH AV, 313, new doors to 5-sty brick tenement and store; cost, $200; owner, John McCauley, 346 West 29th st; architect, J. A. Tassi, 8508 17th av, Brooklyn. Plan No. 930.

12TH AV, 2284 remove projections to 2-sty brick hotel; cost, $500; owner, William Dening, 2284 12th av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 927.

Bronx.

CHARLOTTE ST, w s, 111.7 s Boston rd, build 1-sty of frame upon 1-sty frame shop; cost, $600; owner, Frank Hajck, 1527 Charlotte st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 120.

152D ST, 323, new partitions to 3-sty frame tenement; cost, $250; owners, Wm. & Elsie Krahe, on premises; architect, Henry Rudolph, 602 Bergen av. Plan No. 126.

BARNES AV, e s, 49 n 228th st, 1-sty frame extension, 18.3x20, to 2-sty frame dwelling; cost, $500; owner, Anthony Reichert, 4056 Barnes av; architect, Fred Hammond, 391 East 149th st. Plan No. 130.

BROOK AV, e s, 40 s St Pauls pl, new posts, new beams, new mezzanine floor to 1-st- brick theatre; cost, $5,000; owner, Daniel Ostrow, 1033 Cauldwell av; architect, Norman Lederer, 1341 Southern boulevard. Plan No. 125.

CITY ISLAND AV, w s, 111.20 s Rochelle st, new toilet, new partitions to 3½-sty frame hotel; cost, $500; owner, Arabella Huntington, Los Angeles, Cal; architects, Seifert & Webb, 104 West 42d st. Plan No. 128.

DEVOE AV, w s, 305 n Walker av, two 1 and 2-sty brick extensions, 50x65, 47.4x126, to two 2-sty brick engine and storage houses; cost, $35,000; owner, Bronx Consumers Ice Co., Frederick Braun, on premises, Pres.; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 124.

EASTCHESTER RD, e s 20 n Morris Park av, raise to grade 1-sty frame dwelling; cost, $500; owner, Dominick Frissili, on premises; architect, T. J. Cunningham, 256th st and Fieldstone rd. Plan No. 123.

FRANKLIN AV, w s, 280 s 168th st, new partitions to 4-sty brick dwelling; cost, $1,400; owner, Church of St. Augustine, Rev. Thos. F. Gregg on premises, rector; architect, John V. Van Pelt, 381 4th av. Plan No. 127.

MORRIS AV, w s, 117 n 150th st, 1-sty frame extension, 4x35, to 2-sty frame store; cost, $150; owner, Giteno De Feglio, on premises; architect, T. J. Cunningham, 256th st and Fieldstone rd. Plan No. 122.

Brooklyn.

ADELPHI ST 141, extension to 3-sty tenement; cost, $500; owner, Tony Mungo, on premises; architects, J. C. Wandell Co., 4 Court sq. Plan No. 1186.

BERRIMAN ST, 112, move 2-sty dwelling; cost, $1,200; owner, Angora Fur Co., 114 Berriman st; architects, Charles Infanger & Son, 2634 Atlantic av. Plan No. 1636.

BOERUM ST, 56, interior alterations to 2-sty loft; cost, $500; owners, Kauffman & Leventhal Realty Co., 206 Division st, N. Y.; architect, Louis A. Sheinart, 194 Bowery, N. Y. Plan No. 1623.

CARROLL ST, 68-70, extension to two 3-sty stores and dwellings; cost, $6,000; owner, C. Ponzigilione, on premises; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 1536.

GERRY ST, 1-11, interior alterations to garage; cost, $1,200; owners, Moller & Schumann Co., on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 1618.

HEWES ST, 247, exterior alterations to 3-sty store and dwelling; cost, $600; owner, Thos. F. Lund, on premises; architect, Harry A. Ives, 826 East 35th st. Plan No. 1612.

KOSCIUSKO PL, 11-13, extension to theatre; cost, $4,000; owner, W. J. Mandeville, 356 Clifton pl; architects, Smith & Holler, 82 Wall st, N. Y. Plan No. 1620.

LEONARD ST, 134, interior alterations to 3-sty dwelling; cost, $500; owner, Jacob H. Werbelowsky Estate, 91 Meserole st; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 1671.

LORIMER ST, 560, interior alterations to 3-sty tenement; cost, $150; owner, Geo. Schnepp, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 1556.

MARION ST, 94, extension to 3-sty tenement; cost, $300; owner, Cath. Rebehn, on premises; architect, C. M. Bampton, Jr., 89 Somers st. Plan No. 1621.

OSBORN ST, 235, extension to office and stable; cost, $1,300; owner, Jacob Schwarzan, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1599.

OSBORN ST, 300, repair fire damage to 2-sty store and dwelling; cost, $1,000; owner, Peter Karp, 6001 15th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1601.

PEARL ST, 142, interior alterations to 3-sty tenement; cost, $800; owner, Aniello Anzalone, on premises; arcbitects, Brook & Rosenberg, 350 Fulton st. Plan No. 1481.

POWELL ST, 462, extension to 2-sty store and dwelling; cost, $300; owner, Max Ham, on premises; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 1533.

ROCK ST, 32, interior alterations to 3-sty shop; cost, $500; owner, Adolf Gobel, 34 Rock st; architect, L. Allmendinger, 926 Broadway. Plan No. 1637.

SACKMAN ST, 236, extension to 2-sty dwelling; cost, $300; owner, Israel Blitstein on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1482.

SANDS ST, 48, extension to dwelling; cost, $500; owner, John Wirshing, on premises; architect, Henry M. Entlich, 29 Montrose av. Plan No. 1665.

SEIGEL ST, 272-6, extension to 4-sty factory; cost, $5,000; owner, Valentine Shehl Co., on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 1535.

SEIGEL ST, 68, interior alterations to two tenements; cost, $1,500; owner, Isaac Cohen, 110 Walton st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1575.

STATE ST, 296, interior alterations to 3-sty dwelling; cost, $150; owner, Chas. A. Murfitt, on premises; architect, Wm. F. Muller, 173 Court st. Plan No. 1528.

STOCKTON ST, 336, interior alterations to 3-sty tenement; cost, $300; owner, G. Schmitt, 404 East 5th st, N. Y.; architect, Henry Laeffler, 804 Jefferson av. Plan No. 1616.

TEN EYCK ST, 172-4, interior alterations to 2-sty dwelling; cost, $650; owner, Lena Fein, 86 Vernon av; architect, John M. Murphy, 1115 Spruce st. Plan No. 1673.

VAN BRUNT ST, 294, interior alterations to 3-sty store and dwelling; cost, $300; owner, Alonzo Cassenbrock, 19 Wolcott st; architect, Harry Rocker, 371 Fulton st. Plan No. 1570.

NORTH 9TH ST, 221, extension to 2-sty storage; cost, $2,000; owner, Jas. A. McCafferty, Driggs av and North 9th st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 1480.

18TH ST, 472, interior alterations to 2-sty manufactory; cost, $200; owner, Albert S. De Vean, on premises; architect, David A. Lucas, 98 3d st. Plan No. 1627.

EAST 19TH ST, 2669, interior alterations to 2-sty dwelling; owner, Maximo Castello, on premises; architects Van Buskirk & White, 307 Washington st. Plan No. 1498.

22D ST, 167, extension to 3-sty store and dwelling; cost, $250; owner, Antony Marasco, 278 Mott st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1562.

36TH ST, 1534, plumbing to three 2-sty dwellings; cost, $150; owner, Jas. Fowler, 1452 36th st; architect, Thos. Marrin, 1971 East 17th st. Plan No. 1525.

41ST ST, 1279, interior and exterior alterations to 3-sty dwelling; cost, $200; owner, Henry Pomeranz, 1719 Lexington av, N. Y.; architect, Benj. F. Hudson, 319 9th st. Plan No. 1507.

51ST ST, 1169, porch to dwelling; cost, $150; owner, Mary G. Kelly, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1628.

86TH ST, 671, extension to 2-sty dwelling; cost, $150; owner, C. D. Watson, on premises; architect, Chas. S. Haviland, 361 51st st. Plan No. 1488.

ATLANTIC AV, 2284 interior alterations to 3-sty tenement; cost, $500; owner, Angelo Rich, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1483.

ATLANTIC AV, 3486, extension to store; cost, $500; owner, Michael Pfohlman, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1644.

BROADWAY, 1619, stone front to store; cost, $400; owner, Abe Kedciesen, 850 Broadway; architects, Laspia & Salvati, 525 Grand st. Plan No. 1625.

CENTRAL AV, 102, interior alterations to 3-sty tenement; cost, $250; owner, Antonio Cerami, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 1497.

CENTRAL AV, 248, interior alterations to 2 sty shop; cost, $500; owner, Kasper Ruefer, on premises; architect, Al Ulrich, 371 Fulton st. Plan No. 1543.

FARRAGUT RD, 9213, extension to dwelling; cost, $350; owner, John Bechthift, on premises; architect, Geo. Hof, Jr., 371 East 158th st, N. Y. Plan No. 1572.

FLATBUSH AV, 1049, interior alterations to open-air theatre; cost, $300; owner, B. R. T., 85 Clinton st; architect, Wm. H. Ludwig, 801 Eastern Pkway. Plan No. 1579.

FLATBUSH AV, e s, 43 n Tilden av, extension to 3-sty store and dwelling; cost, $5,000; owner, Henry Hunt, 2007 Albermarle rd; architect, Benj. Driesler, 153 Remsen st. Plan No. 1567.

FLUSHING AV, 26, plumbing to 3-sty tenement; cost, $150; owner, Louis Baranello, 59 Park av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1691.

HAMBURG AV, 411, store front to 2-sty store; cost, $200; owner, Elizabeth Rogers, 1252 Madison st; architect, David A. Lucas, 98 3d st. Plan No. 1529.

HEGEMAN AV, 456, extension to 2-sty dwelling; cost, $300; owner, Sam Krinsky, on premises; architect, Morris Rothstein, 627 Sutter av. Plan No. 1666.

HEGEMAN AV, 458, extension to 2-sty dwelling; cost, $300; owner, Max Appl, on premises; architect, Morris Rothstein, 627 Sutter av. Plan No. 1667.

HEGEMAN AV, 460, extension to 2-sty dwelling; cost, $300; owner, Jos. Miller; architect, Morris Rothstein, 627 Sutter av. Plan No. 1668.

MANHATTAN AV, 389, interior and exterior alterations to 2-sty tenement; cost, $1,400; owner, Angello Petrucella, on premises; architect, Jas. McKillop, Jr., 154 India st. Plan No. 1610.

METROPOLITAN AV, 647, interior alterations to 2-sty synagogue; cost, $1,500; owner, Chas. Wesler, 637 Metropolitan av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1475.

MONTROSE AV, 196, interior and exterior alterations to 3-sty tenement; cost, $800; owner, Calogna Marotta, 185 Montrose av; architect, Chas Gallo, 60 Graham av. Plan No. 1563.

NEW YORK AV, 1240, exterior alterations to 2-sty dwelling; cost, $275; owner, W. C. Ritter, on premises; architect, Horace G. Knapp, 111 Broadway, N. Y. Plan No. 1592.

PARK AV, 693, interior alterations to 3-sty tenement; cost, $200; owner, Chas. Garhick, on premises; architect, L. J. Frank, 206 Crescent st. Plan No. 1617.

PARK AV, 493, alterations to store; cost, $2,000; owner, Maria Sisia, 483 Park av; architects, Hirsch & Hitchins, 391 Fulton st. Plan No. 1641.

RIDGEWOOD AV, 148, extension to 2-sty dwelling; cost, $450; owner W. C. Lane, on premises; architect, same. Plan No. 1524.

ST MARKS AV, 1616, plumbing to shops; cost, $200; owner, Harris Eisenstadt, 2409 Dean st; architect, Chas. A. Mele, 37 Liberty av. Plan No. 1552.

STONE AV, 213, exterior alterations to store; cost, $500; owner, Munzio Russo, 199 Stone av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1582.

SURF AV, 3301, move two dwellings; cost, $400; owner, Mrs. Eliz F. Heart, Ocean Pkway and Av N; architect, Olaf B. Almgren, 2329 Surf av. Plan No. 1596.

SURF AV, s s, 25 e Thompson's Walk, interior alterations to store and dwelling; cost, $500; owner, Therese Struhe, on premises; architect, Frank Schulz, 252 Kings Highway. Plan No. 1557.

SUTTER AV, 902, bakers' oven to 3-sty store and dwelling; cost, $275; owner, Saml. London, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1476.

SUTTER AV, 592, extension to 3-sty store and dwelling; cost, $1,100; owner, Abraham Anker, 73 Hoyt st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1607.

WYTHE AV, 319, plumbing to dwelling; cost, $200; owner, Jas. J. McGinty, on premises; architect, Gilbert I. Prowler, 569 DeKalb av. Plan No. 1573.

3D AV, 592, plumbing to dwelling; cost, $150; owner, Jas. McBride, Ocean parkway and Av C; architect, David A. Lucas, 98 3d st. Plan No. 1681.

5TH AV, 5115, interior alterations to theatre; cost, $150; owner, Edw. Sweeney, on premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 1547.

5TH AV, 5614, interior alterations to theatre; cost, $400; owner, Wm. Wharton, 459 58th st; architect, Thos. Bennett, 3d av cor 52d st. Plan No. 1539.

5TH AV, 194 new store front to 3-sty store and dwelling; cost, $800; owner, Edw. H. Miller, 32 Liberty st, N. Y.; architect, Max Hirsch, 391 Fulton st. Plan No. 1518.

6TH AV, 257, interior alterations to 2-sty dwelling; cost, $300; owner, Jennie Gillon, 124 3d pl; architect, Alfred R. Smyth, 273 Court st. Plan No. 1527.

Queens.

AQUEDUCT.—Academy st, e s, 228 n Hawtree Creek rd, 1-sty frame extension, 12x16, rear boat house, tin roof; cost, $75; owner, L. Maus, premises. Plan No. 463.

AQUEDUCT.—Old South rd, s s, 500 e Cedar lane, 1-sty frame extension, 35x20, rear dairy, paper roof; cost, $350; owner, Frank Goldstein, premises; architect, L. D. Schillinger, 167 Van Siclen av, Brooklyn. Plan No. 458.

BAYSIDE.—Broadway, s s, 100 e Higgins av, 1-sty frame extension, 17x10, rear 2-sty frame dwelling, tin roof; cost, $200; owner, Aug. Buchol, Bayside; architect, John Myer, Bayside. Plan No. 394.

BLISSVILLE.—Greenpoint av, 31, new stoop to dwelling; cost, $50; owner, Wm. Hermann, premises. Plan No. 411.

CORONA.—Cambridge av, 105, new brick foundation to dwelling; cost, $100; owner, P. Lang, premises. Plan No. 405.

CORONA.—Lawn av, n s, 150 w Fairview av, 1-sty brick extension rear 1-sty dwelling, 12x20, tin roof; cost, $450; owner, W. Pitler, premises. Plan No. 461.

CORONA.—Merritt st, n s, 325 e Alhurtus st, 1-sty frame extension, 19x16, rear 2½-sty frame dwelling, tin roof; cost, $400; owner, Alfonso Bizzigotta, 75 Merritt st, Corona. Plan No. 460.

CORONA.—Vine st, n s, 100 w Alburtus av, interior alterations to dwelling; cost, $400; owner, Frank Miland, Washington st, Flushing. Plan No. 459.

EAST WILLIAMSBURG.—Woodward av, 577, new electric sign to store; cost, $150; owner, F. Wolf, premises. Plan No. 402.

EVERGREEN.—Hancock st, s s, 286 w Cypress av, new foundation to dwelling; cost, $750; interior alterations; owner, Wm. Knoblich, premises. Plan No. 399.

EVERGREEN.—Cypress av, e s, 150 s Prospect st, new plumbing to dwelling; cost, $140; owner, P. Schlesser. Plan No. 413.

EVERGRETN.—Glasser st, 17, new plumbing in dwelling; cost, $50; owner, Anna Stolberg, premises. Plan No. 453.

FLUSHING.—Madison av, n s, 100 w Percy st, 2-sty frame extension, 24x6, rear 2-sty dwelling, tin roof, interior alterations; cost, $1,500; owner, Nellie R. Sheedy, 205 19th st, Flushing. Plan No. 418.

FLUSHING.—Smart av, 48, new plumbing in dwelling; cost, $90; owner, F. Russo, premises. Plan No. 407.

FLUSHING.—Cypress av, s s, 225 w Murray st, new plumbing in dwelling; cost, $125; owner, E. J. Graves, premises. Plan No. 404.

FLUSHING.—Lincoln st, s s, 190 e Bowne av, 2½-sty frame extension, 25x24, side and rear dwelling, shingle roof, interior alterations; cost, $5,000; owner, H. S. Baston, 233 Lincoln st, Flushing; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 447.

GLENDALE.—Cooper av, s s, 288, 1-sty frame extension, 25x39, side 1-sty frame garage, tin roof, interior alterations; cost, $2,500; owner, Eugene Muller, 917 Broadway, Brooklyn; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 393.

GLEN MORRIS.—Lefferts av, w s, 100 s Hawtree av, 1-sty brick extension, 22x66, side school, asbestos roof; cost, $3,800; owner and architect, Board of Education, 59th st and Park av, N. Y. Plan No. 401.

Plans Filed—Alterations—Queens (Cont.)

JAMAICA.—Henry st, e s, 25 s Humboldt blvd, new plumbing in dwelling; cost, $100; owner, H. Berger, premises. Plan No. 398.

JAMAICA.—Hoffmann blvd, w s, 200 s Morningside av, 1-sty frame extension, 40x86, rear 1-sty dance hall, tin roof; cost, $4,000; owner, Max Albutkuch, premises; architect, Ole Harrison, Jamaica. Plan No. 419.

L. I. CITY.—Division av, s s, 250 e West av, new foundation to sand bin; cost, $250; owner, Aztec Asphalt Co., 90 West st, N. Y. C. Plan No. 417.

L. I. CITY.—Pearsall st, n s, 225 w Review av, 1-sty frame extension, 10x15, rear 1-sty shed, tin roof; cost, $300; owner, John Celsmer, premises. Plan No. 409.

L. I. CITY.—Marion st, w s, 272 n Payntar av, new foundation to dwelling; cost, $200; owner, M. Chrise, premises. Plan No. 414.

L. I. CITY.—Broadway, s e cor 14th av, gas piping in dwelling; cost, $15; owner, E. Meyer, premises. Plan No. 403.

L. I. CITY.—Vernon av, 295, install 2 freight elevators in factory; cost, $2,200; owner, Atlantic Macorina Co., premises. Plan No. 416.

L. I. CITY.—Ely av, w s, 175 n Wilbur av, 1-sty frame extension, 20x22, rear 2-sty dwelling, tin roof; cost, $400; owner, Michael Izzo, 235 Ely av, L. I. City; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 415.

L. I. CITY.—Prospect st, w s, 22 s Henry st, 1-sty frame extension, 22x3, rear tenement, interior alterations; cost, $250; owner, Leonard Obatto, 142 East 59th st, N. Y. C.; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 422.

L. I. CITY.—Hunter av, n s, 18 s Bridge Plaza, gas piping in dwelling; cost, $10; owner, Mrs. McWhirter, 80 Woolsey st, L. I. City. Plan No. 423.

L. I. CITY.—Lawrence st, 191, 2-sty brick extension, 20x10, front 2-sty dwelling and store, tin roof; cost, $350; owner, John Ferraro, premises; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 426.

L. I. CITY.—9th av, 454, gas piping in dwelling; cost, $15; owner, F. Pender, Northport, L. I. Plan No. 444.

MASPETH.—Martin st, w s, 200 n William st, 1-sty frame extension, 11x20, rear 2-sty dwelling, tin roof; cost, $600; owner, Chas. Young, premises. Plan No. 423.

MASPETH.—Hull av, n s, 61 e Columbia av, 1-sty frame extension, 7x14, rear 1-sty dwelling, tin roof; cost, $600; owner, Geo. Uehlein, Hull av, Maspeth; architect, Edw. Rose, Grand st, Elmhurst. Plan No. 424.

MASPETH.—2d st, 25, interior alterations to dwelling; cost, $200; owner, M. Weber, premises. Plan No. 410.

MASPETH.—Washington st, s s, 125 w Linden st, gas piping in dwelling; cost, $40; owner, Martin Bartski, premises. Plan No. 408.

MORRIS PARK.—Oak st, w s, 325 n Chichester av, new plumbing in dwelling; cost, $50; owner, S. Carlstadt, premises. Plan No. 456.

RICHMOND HILL.—Church st, s e cor Atlantic av, new plumbing in dwelling; cost, $50; owner, A. Kelly, premises. Plan No. 395.

RICHMOND HILL.—Cedar av, e s, 220 n Jamaica av, new plumbing in dwelling; cost, $50; owner, A. Ferdinand, premises. Plan No. 396.

RICHMOND HILL.—Beech st, e s, 120 s Beaufort st, new plumbing in dwelling; cost, $50; owner, D. Lampke, premises. Plan No. 449.

RICHMOND HILL.—Jamaica av, s s, 145 w Beech st, new plumbing in three dwellings; cost, $150; owner, Wm. Mormann, premises. Plan Nos. 450-51-52.

RICHMOND HILL.—Jamaica av, n s, 40 e Chestnut st, interior alterations to dwelling; cost, $150; owner, E. Dewey, premises. Plan No. 446.

RICHMOND HILL.—Cbichester av, n s, 50 w Briggs av, new plumbing in dwelling; cost, $50; owner, L. Richards, premises. Plan No. 454.

RICHMOND HILL.—Chestnut st, w s, 240 s Atlantic av, new plumbing in dwelling; cost, $50; owner, A. Schumann, premises. Plan No. 457.

RICHMOND HILL.—Chestnut st, w s, 260 s Atlantic av, new plumbing in dwelling; cost, $50; owner, C. Schaumann, premises. Plan No. 455.

RIDGEWOOD.—Myrtle av, n e cor Cypress av, 1-sty frame extension, 8x13, rear office, paper roof; cost, $50; owner, A. Bauer, premises. Plan No. 462.

ROCKAWAY BEACH.—Beach 102d st, n e cor Ocean av, interior alterations to dining room; cost, $125; owner, Charles Schilling, premises. Plan No. 400.

ROCKAWAY BEACH.—Dodge av, e s, 198 s Boulevard, new foundation to dwelling; cost, $200; owner, Martin Blau, premises. Plan No. 397.

ROCKAWAY BEACH.—Grove av, w s, 75 s Boulevard, interior alterations to dwelling; cost, $200; owner, W. Kreamer, premises. Plan No. 420.

ROCKAWAY PARK.—Washington av, n s, 520 e 5th av, repair shed; cost, $25; owner, Chas. Young, premises. Plan No. 448.

WHITESTONE.—32d st, s s, 325 e 14th st, erect porch on dwelling; cost, $125; owner, Chas. Meiles, premises. Plan No. 445.

WHITESTONE.—32d st, n s, 150 e 14th av, interior alterations to dwelling; cost, $100; owner, E. Vamerdean, premises. Plan No. 406.

WINFIELD.—Queens blvd, s s, 50 w Burroughs av, interior alterations to shop; cost, $50; owner, Nichol & Imhof, premises. Plan No. 412.

WOODHAVEN.—Woodhaven av, w s, 185 s Grafton av, new plumbing in dwelling; cost, $185; owner, John Erbach, premises. Plan No. 421.

Richmond.

VARIAN ST, 121, Stapleton, masonry and front extension to store and dwelling; cost, $1,500; owner, James Galatro, Stapleton; builder, Jos. Tortoro, Port Richmond. Plan No. 50.

FOUR CORNERS RD, Dongan Hills, to construct a tea house to frame summer house; cost, $750; owner, E. R. Stellimus, Dongan Hills; builder, W. Mahr, Stapleton. Plan No. 55.

JEFFERSON AV, e s, 375 e Richmond rd, Dongan Hills, new foundations and 1-sty extension to frame dwelling; cost, $50; owner and builder, Charles C. Babbitt, Dongan Hills. Plan No. 47.

LAFORGE AV, n s, 75 w Richmond av, Port Richmond, 1-sty extension to frame dwelling; cost, $500; owner, Frederick Gerken, Port Richmond; architect and builder, R. H. Leadley, Port Richmond. Plan No. 52.

MERRILL AV, s s, 260 e Hughes av, Bloomfield, side extension to frame dwelling; cost, $300; owner and builder, Jos. J. Hall, on premises. Plan No. 57.

NEW YORK AV, 1026, Rosebank, 2 bay windows to frame dwelling; cost, $350; owner, Dr. George Mord, on premises; builder, C. Baker, Stapleton. Plan No. 56.

OLD STONE RD, e s, 500 s Washington av, Port Richmond, concrete floor and side extension to frame wagon shed; cost, $300; owners, Louis Ettlinger & Sons, Graniteville; builder, D. A. Cole, Tompkinsville. Plan No. 53.

RICHMOND RD, s s, 150 e Sea View av, Dongan Hills, extension to cellar to frame store and dwelling; cost, $30; owner, Jos. Dacey, Jr., Dongan Hills; builder, William Hennesy, Grant City. Plan No. 51.

ST MARYS AV, 105, Rosebank, 2-sty extension to frame dwelling; cost, $55; owner, Rose Cangro, Rosebank; builder, Carlo Sorrentino, Rosebank. Plan No. 49.

TOMPKINS AV, s w, 100 s Hyatt st, St. George, masonry, plastering, etc., to frame dwelling; cost, $600; owner, Chas. B. Gunn, 84 William st; builder, Hy. Strohm, West Brighton. Plan No. 58.

YORK AV, w s, 25 s 8th st, New Brighton, new roof to frame dwelling; cost, $170; owner, Vito Titomena, New Brighton; builder, Nicola Vitacca, Port Richmond. Plan No. 54.

SEASIDE BOULEVARD, s s, 400 e Sand lane, South Beach, 1-sty extension and new partitions to frame photo gallery; cost, $400; owner, M. Schaffer, 48 East 14th st, N. Y. C.; architects and builders, Jos. W. Nastasi & Bro., South Beach. Plan No. 48.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending March 21. The location is given, but not the owner's address:

NEWARK.—Abel Kaplowitz, 294-296 Peshine av, two 3-sty frame, $16,000; Jacob Pasiask, 82-84 Tyler st 4-sty brick, $20,000; Joseph Eisen, 170 Chestnut st, 3-sty frame alteration, $800; Edward A. Wurth, 487 Springfield av, 3-sty frame alteration, $2,000; Joseph Russomanno, 10 Stone st, 5-sty brick, $14,000; Emil Germanus, 73-75 Newark st, 4-sty frame alteration, $1,000; Michele Orlando, 18 Drift st 3-sty frame alteration, $800; Joseph Serritalla, 22-24 Drift st, two 3-sty frame alterations, $10,000.

FAIRVIEW.—Pietro Ghirardi, south side Morris st, between Henderson av and 4th st, two 3-sty brick, $14,000.

EAST ORANGE.—Arcand Realty Co., 42-48 Main st. 4-sty brick, $32 000.

ATLANTIC CITY.—Jacob Mizen, 142 South Kentucky av, 3-sty brick, $35,000; Isaac Aaron Co., 141 South South Carolina av, 4-sty brick, $40.000.

IRVINGTON.—Irvington Inv. Co., southwest cor 20th av and 22d st, 3-sty frame alteration, $500.

WEEHAWKEN.—Jacob Goldstein, 64 Hackensack av, 3-sty frame alteration, $5 000.

MONTCLAIR.—Vincenzo Cardellicchio, 77 Maple av, 3-sty brick, $10,000.

WEST HOBOKEN.—Victor Perla, 727 Union st, 3-sty brick, $10,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Charles Fall, 100 14th st, Hoboken, has been commissioned to prepare plans for two 3-sty brick flats on Bostwick av, near Jackson av, for John Philman, 131 Dwigbt st, Jersey City, owner and carpenter.

HOBOKEN, N. J.—Foundations are under way for three 5-sty brick and stone apartments, 32x74 ft. at 1204-1208 Hudson st, for Chas. Vezzetti, 1202 Hudson st, owner. Fred. Meystre, 84 Washington st, Hoboken, architect. Frank Geardina, at site, carpenter. Panza Sheet Metal Works, 48 Beach st, Jersey City, steel metal work. Cost, about $100,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 3-sty flat, 40x40 ft. on Clifton pl, for Chas. Barbash, 608 Garfield av, owner and builder. Cost, about $10,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two 3-sty apartments in Woodward st, for the Woodward Realty Co., care of Morris Boyarsky, Woodward st, owner and builder. Total cost, about $30,000.

CHURCHES.

NEWARK, N. J.—Jordon Green, Essex Building, is preparing plans for a $60,000 church, Sunday school and parsonage at Clinton av and South 14th st, for the First German Baptist Church, Rev. R. C. Hack, pastor, Emil Wohlfarth, 156 Springfield av, chairman of building committee.

NEWARK, N. J.—M. H. Hubbard, 212 Paul Building, Utica, N. Y., is preparing plans for a 2-sty brick and stucco church, 75x75 ft. for the First Baptist Congregatioo, Rev. C. C. MacFarland, pastor. Cost, about $25,000. Bids will be taken about April 28.

DWELLINGS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for four 2½-sty frame and stucco residences, 28x32 ft., at 450-452 Clifton av, and Ridge st, for Duncan MacKinnon, 328 Sumner av, owner and builder. Cost, about $6,000 each.

SHORT HILLS, N. J.—H. Tatton, 238 Fort Washington av, N. Y. C., is preparing plans for a 2-sty brick and stucco residence, 47x47 ft., for P. Carter Bell, Grand Wyoming st, Millburn, N. J., owner, and will take bids on general or separate contracts about March 24. Cost, about $12,000.

CALDWELL, N. J.—H. F. J. Bartlett, Gould st, has completed plans for a 2½-sty residence, 38x28 ft., on Arlington av, for Walter H. Sharwell, 381 North 5th st, Newark. Cost, about $8,000.

SUMMIT, N. J.—R. S. Shapter, 27 Maple st, is preparing plans for alterations to the 3-sty brick and stone residence on River rd for George B. Vanderpool, Morris turnpike, owner. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

LODI, N. J.—Lockwood Greene & Co., 101 Park av, N. Y. C., are preparing plans for a 4-sty reinforced concrete store house, 200x200 ft. for the United Piece Dye Works. Henry Blum, in charge. Cost, about $175,000. Engineers will call for bids on general contract about April 20.

HOSPITALS AND ASYLUMS.

ELIZABETH, N. J.—Louis Quien, Jr., 251 Elizabeth av, is preparing preliminary plans for a 2-sty brick or concrete City Home for the Aged for the City of Elizabeth. Cost, about $30,000. No bids have yet been taken.

NEW BRUNSWICK, N. J.—W. H. Boylan, 390 George st, has been commissioned to prepare plans and will call for bids this spring for a brick addition to the hospital in George st, for St. Peters General Hospital. J. H. Conger, chairman, Somerset st. Cost, about $18,000.

HOTELS.

WESTFIELD, N. J.—Chas. Darsh, Trust Co. Building, is preparing plans for a 3-sty brick hotel on North av for Robert F. Hobenstein, 10 Prospect st. Cost, about $30,000.

PUBLIC BUILDINGS.

NEWARK, N. J.—James S. Pigott, Union Building, Newark, has been commissioned to prepare plans for a 2-sty public bath house and recreation building, 100x160 ft., on Hamburg pl, Paterson and Alyea sts, for the Common Council of the city of Newark, Patrick O'Brien, City Hall, president. Cost, about $85,000.

SCHOOLS AND COLLEGES.

HACKETTSTOWN, N. J.—The Board of Education of Hackettstown, Wallace W. Taylor, president, contemplates the erection of an addition to the public school to cost about $75,000.

PLAINFIELD, N. J.—Wilder & White, 50 Church st, N. Y. C., have submitted sketches for a fireproof school building to be erected here to cost about $125,000.

WESTFIELD, N. J.—Henry C. Pelton, 8 West 36th st, N. Y. C., has been commissioned to prepare plans for a 3-sty brick public high school at Elm and Walnut sts for the Board of Education of Westfield, Dr. C. N. F. Egel, president. Cost, about $90,000. Bids will be taken this spring.

STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silberstein, 17 Market st, has completed plans for a 2-sty brick stable, 26x50 ft. at 369 and 371 15th av, for William Schenkel, on premises. Cost, about $4,000.

ELIZABETH, N. J.—Nathan Myers, 7 Nelson pl, Newark, is preparing plans for a 1 and 2-sty garage, 60x180 ft, on Westfield av, through to Union st, for L. F. Hersh & Bro., 209 Broad st, owners. Cost, about $30,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—C. M. Lowrie, 101 Park av, N. Y. C., is preparing sketches for a playground at the Reservoir Playgrounds, for the City of Jersey City. A. Harry Moore, chairman. Cost, about $90,000.

Other Cities.

PUBLIC BUILDINGS.

WATERLOO, N. Y.—Wm. J. Beardsley, 49 Market st, Poughkeepsie, N. Y., has completed plans for remodeling or building a new county court house for the Board of Supervisors of Seneca County. M. J. Finton Ovid, chairman of building committee, will take bids about April 15. Cost, about $35,000.

SCHOOLS AND COLLEGES.

ALBANY, N. Y.—Fuller & Robinson, 95 State st, are completing plans for the 3-sty brick and stone Medical College on Delaware av, Myrtle av and Lark st, for the Albany Medical College, Delaware av, owner, Dr. Albert Vander Veer, chairman, 28 Eagle st. Frank A. Dwyer, 12 Academy st, Amsterdam, N. Y., steam engineer. Cost, about $100,000.

HUNTINGTON, W. VA.—Verus T. Ritter, Ritter Building, this place, has been selected architect by the Board of Education for new high school and remodeling the present school, cost approximately $300,000; also several grade buildings. Plans will be started immediately so that contracts may be awarded as soon as schools close for summer vacation, and the work rapidly pushed to completion.

BINGHAMTON, N. Y.—The Common Council contemplates the erection of a school. A committee has been appointed to select an architect. Cost, about $75,000. Harry Price, Security Mutual Building, chairman of committee.

PERSONAL AND TRADE NOTES.

E. E. STERN, architect, will move his offices from 1 East 41st st to 56 West 45th st.

HICKEY CONTRACTING CO. has moved its offices to 841 Broadway. Phones 5174-5-6 Stuyvesant.

EDWIN OUTWATER, general contractor, will move his offices from 208 Fifth avenue to 18 East 41st street.

LOUIS QUIEN, architect, 251 Elizabeth av, Elizabeth, N. J., will move his offices April 1 to 299 Broad st, Elizabeth.

FREDERIC P. KELLEY, architect, will move his offices about April 15 from 3 West 29th street to 437 Fifth avenue.

WARD & WALKER, formerly of Starrett & Van Vleck's office, have opened office at 1328 Broadway for the practice of architecture.

GLENN BROWN, formerly secretary of the American Institute of Architects, has been elected president of the Washington Society of Fine Arts.

PETER M. COCO, architect, 34 West 28th st, will, after April 1, discontinue his New York office, but will open new offices in the Butler Building in Fulton st, Jamaica, L. I.

JOHN E. EISELE, formerly estimator for V. J. Hedden Sons Co., is now connected with the estimating department of Thompson-Starrett Co., general contracting, 51 Wall street.

FREDERICK P. DINKELBERG, who was chief draftsman for seven years in the office of D. H. Burnham & Co., Chicago, has opened offices in the Chronicle Building, San Francisco.

CHRIS. SCHLUSING, architect, has opened offices for the general practice of his profession at 1 Broadway, N. Y. C. Samples and catalogues from manufacturers and concerns interested in the building trades are requested.

AMERICAN RADIATOR COMPANY had its best year in 1913, earning 25 per cent. on the common stock after the demands of the preferred had been paid. This concern owns the entire capital stock of six European radiator companies.

THE OFFICES of V. T. Ritter, architect, Ritter Building, Huntington, West Virginia, were destroyed by fire last Saturday. Mr. Ritter requests that concerns interested in the building trades send catalogs, literature and samples to replace those destroyed.

EDWARD J. GOVERN, division engineer of the New York State Barge Canal for the Western Division, has resigned to become vice-president and general manager of the T. A. Gillespie Company, engineering and contracting, of New York and Pittsburgh.

J. P. HALL-SMITH COMPANY announces the opening of its offices at 320 5th avenue. The new company has taken over the business of J. P. Hall, established in the electrical contracting field since 1891. The officers of the company are J. P. Hall, president; F. C. Smith, for the last fourteen years manager for Harry Alexander, secretary and treasurer.

WESTINGHOUSE MEMORIAL.—A suitable memorial to the late George Westinghouse, probably in the form of a monument to be erected in Pittsburgh, is planned by the Westinghouse Memorial Association, which was organized in Pittsburgh March 16. The association is composed of the heads of the various Westinghouse concerns and prominent citizens. Officers were elected as follows: President, H. C. Prout, vice-president of the Union Switch & Signal Co.; vice-presidents, J. R. McGinley, president Duff Manufacturing Co., and John F. Miller, vice-president of the Westinghouse Air Brake Co.; treasurer, W. D. Uptegraff, one of the executors of the Westinghouse estate; secretary, H. C. Tener, who was private secretary to Mr. Westinghouse.

OBITUARY

T JEFFERSON OLIVER, carpenter and general contractor, died at his home, 275 Classon avenue, Brooklyn, Monday, March 23. He was sixty-eight years of age and had been a resident of Brooklyn for many years.

JOHN E. BERGEN, carpenter and general contractor, died at his home, 569 58th st, Brooklyn, Friday, March 20. He was born in Sweden fifty-one years ago and had lived in Brooklyn for twenty-two years.

HENRY H. COOK, carpenter and general contractor, died at the German Hospital, Brooklyn, Sunday, March 22. He was born in Brooklyn sixty-one years ago. He is survived by three sons and a daughter.

JOHN ACKERMAN, a retired general contractor, who had lived in Flushing, L. I., for many years, died of a complication of diseases at the Bushwick Hospital, Brooklyn, Thursday, March 19, at the age of ninety-two years.

EDWARD DE WITT ARMSTRONG, retired general contractor, died of diabetes at St. Peter's Hospital, Brooklyn, Tuesday, March 24. He was seventy-six years of age and lived for a number of years at 1116 41st street, Brooklyn.

EDWIN M. CORYELL, consulting engineer, for the past thirty years connected with the Cameron Steam Pump Works, owned by the Ingersoll-Rand Co., 11 Broadway, died of heart disease on his return to his office from luncheon, Monday, March 21. He was sixty-five years of age and had lived in East Orange, N. J., for a number of years.

GEORGE KENDAL, architect, who practiced his profession in Brooklyn for a number of years, died at his home in Bryn Mawa, Pa., Monday, March 23. Mr. Kendal was born in Birmingham, England, sixty-five years ago. He came to America when a young man, settling in Brooklyn, where he lived till 1912, when he took up his residence in Pennsylvania.

WALTER LAIDLAW, secretary of the International Pump Co., 115 Broadway, died suddenly of heart disease Wednesday, March 25, on the 23d st platform of the Sixth av elevated Mr. Laidlaw was on his way to his office from the Colonial Hotel, at Columbus av and 81st street, where he had lived for some time. He was born in Scotland sixty-five years ago. Upon his arrival in America as a young man, Mr. Laidlaw went to Cincinnati, where he became a member of the Laidlaw, Dunn & Gordon Co. He severed his connection with this concern about eight years ago to take an executive position with the International Pump Co. Mr. Laidlaw is survived by one son, Robert Laidlaw, who is now a member of the Laidlaw, Dunn & Gordon Co.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

MECHANICS' & TRADERS' EXCHANGE OF BROOKLYN.—The annual meeting will be held at the association rooms, 367 Fulton st, Brooklyn, Tuesday, March 31, at 1 p. m.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July and August.

NATIONAL PIPE & SUPPLIES ASSOCIATION will hold its annual convention April 20-21 at the Hotel Biltmore, N. Y. C. The sessions will be held in the music room on the second floor of the hotel.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

MASTER BUILDERS' ASSOCIATION of New Jersey will hold its annual convention in Orange, N. J., April 23, 1914. V. P. Christoffersen, Perth Amboy, N. J., secretary. Further details will be announced at a later date.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore. Preliminary notices will soon be sent out.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. These meetings will be held without the usual formal notice of correspondence.

BROOKLYN ENGINEERS' CLUB will hold its fourth annual exhibition of engineering materials and processes at the club house, 117 Remsen st, Brooklyn, April 15-22. Many of the latest inventions applying directly to the engineering profession will be displayed. The exhibition is open to the public without charge.

WHITE PLAINS EXCHANGE.—The contractors and sub-contractors of White Plains, N. Y., and vicinity recently met for the purpose of organizing a builders' exchange. Frank Tucker, a general contractor of White Plains, was elected president and Charles F. Richards secretary. It is expected that by-laws will be adopted and committees elected at a meeting to be held in the near future.

AMERICAN INSTITUTE OF ELECTRICAL Engineers will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac. The meetings and papers committee requests that authors desiring to present papers at this convention will notify the committee to this effect promptly and submit their manuscripts at Institute headquarters on or before April 1, 1914.

ARCHITECTURAL LEAGUE of New York gave its annual entertainment Tuesday evening, March 24, at the Fine Arts Building, 215 West 57th street. The entertainment was in the form of a Latin Quarter dinner and dance, the rooms being decorated to represent a street in the Latin Quarter of Paris. During the dinner a cabaret performance was given. About one hundred and fifty members and friends of the League attended, all in interesting costumes.

THE EFFICIENCY SOCIETY (INC.) will hold the first national efficiency exhibition and conference at the new Grand Central Palace, April 4-11, 1914. The exhibits will include an assembly of representative display of appliances, methods and products in the fields of industrial, mechanical, governmental, educational and household efficiency. The latest practice, for instance, in building construction will be shown by the Equitable Building Corporation. Interesting programs are being prepared for each session of the conference.

ASSOCIATION of Dealers in Masons' Building Materials held its annual meeting and election of officers, in the Association rooms, 18 Broadway, Thursday, March 19. The meeting was preceded by a luncheon. A rising vote of thanks was extended to Mr. Howland, the newly re-elected president, who is now entering upon his twelfth term of office, and has just completed his fiftieth anniversary in the masons' building material business. The officers elected for the ensuing year are as follows: President, Francis N. Howland; vice-president, William H. Schmohl; treasurer, Nathan Pack, directors, Francis N. Howland, William H. Schmohl, Nathan Peck, John H. Mahnken, William K. Hammond, Audley Clarke, William H. Barnes, Ernst Braun, Wright D. Goss, John C. McNamara, A. J. Brislin, John J. Bell, Stephen V. Duffy, E. J. McLaughlin, Frank E. Wise.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—A tentative program has been arranged for the coming spring meeting to be held in St. Paul and Minneapolis, June 16-19. Three groups of professional sessions will be held. It is expected that one session will be upon the subject of grain handling and ore handling, which is an important topic locally and an interesting one generally. Another session will be devoted to the use of powdered fuel and its efficiency and utility compared with oil and gas, for different purposes in industrial work (e. g., in openhearth furnaces, in cement kilns, in boiler furnaces, and for industrial furnaces). Reports will be presented by the Committee for Standard Specifications for Boilers and Other Pressure Vessels, and for Their Care in Service, and by the Committee on Flanges. The latter report was presented for preliminary consideration at the recent annual meeting in New York and provoked a spirited discussion.

RECENT INCORPORATIONS.

CAMEO REALTY CORPORATION has been chartered with offices in Manhattan to do a realty and construction business. The directors are Bartholomew Viola, 191 Bay 17th st, Julius C. Corra, East 152d st, and Vincent Fumagalli, Belle Mead, N. J. Louis A. Valente, 60 Wall st, is attorney for company.

SIMPSON-O'TOOLE CO. has filed incorporation papers to do a realty, general construction and contracting business with offices in the Bronx. The incorporators are Jas. O'Toole, 1948 Clinton av, Robert Benenson, 1550 Hoe av, and George Simpson, 705 East 165th st. Anthony J. Romagna, 277 Broadway, is the company's attorney.

HARLEM RIVER ARCHITECTURAL IRON WORKS is the name of a recently incorporated company, chartered with offices in Manhattan to do general architectural and ornamental iron works, with Saul Smith, 1482 Bryant av, Louis Hutter, 74 East 104th st, David Leshinsky, 337 East 123d st, and one other, as directors. Loeb, Bernstein & Ash, 35 Wall st, are the attorneys.

EUREKA ROOFING CO. is a $20,000 corporation chartered to do general roof repairing, contracting and construction work with offices in Manhattan. The papers were filed by Florence, Frank and Chas. S. Gersin, all of 1226 St. Nicholas av, as directors. Earl A. Smith, 206 Broadway, is the attorney for the company.

N. REISLER IRON WORKS has been incorporated with $10,000 capital stock with offices in the Bronx to do ornamental, structural and architectural iron work. Nathan & Fannie Reisler, both of 1855 7th av, and Morris Freudenheim, 51 West 111th st, are the incorporators. Fischer & Rosenbaum, 115 Broadway, are the attorneys.

CRYSTAL-JAFFE CONTRACTING CO., general contracting, decorating, realty, etc., with offices in Manhattan, has filed papers with Rachel and Isreal Crystal, both of 814 East 166th st, Benjamin Jaffe, 21 East 117th st, and one other, as directors. Morrison & Schiff, 320 Broadway, are the attorneys.

Terminal Improvements at L. I. City.

Interests connected with the Degnon Construction Company have been developing a manufacturing and shipping terminal district by filling in the low-lands on either side of a tributary of Newtown Creek in Long Island City. A large acreage has in the course of years been made available for buildings, several of which are now in course of erection, including the Loose-Wiles Biscuit Company's buildings and the Ever Ready National Carbon Company's building. One of the biscuit company's buildings has been nearly completed by the Turner Construction Company, and the second building for the same concern has been started. This week the Raymond Concrete Pile Company began driving piles for the foundation of the Ever Ready Company's plant.

The Degnon Railroad and Terminal Improvement Company has now received a franchise from the Board of Estimate to enable it to construct and operate an industrial railroad through its property to connect with the Long Island Railroad and the Sunnyside yard of the Pennsylvania, with permission to cross the neighboring streets at twenty-three points. This will give the property the best possible shipping facilities by both rail and water. Considering that the location is close to the Queensboro Bridge and that every factory can have its own wharf and its own railroad switch, the combination of facilities is most unusual.

The motive power for the industrial railroad will be electricity after January 1, 1916, and until then steam will be used.

The Degnons will make an initial payment of $15,000 to the city, besides an annual sum which will start at $2,500 and grow to $10,000. A few years from now will see great transformation come over these lands which were once ranked as almost useless. At the upper end of Newtown Creek plans are being laid for a terminal in the Palmer interests.

BUILDING MATERIALS AND SUPPLIES

QUEENS SHOWS GREATEST GAIN IN BUILDING PLANS FILED—BROOKLYN LOSES LEAD AS QUEENS MOVES FORWARD—VALUES LOW

New Jersey Suburbs Slow in Placing Spring Orders—Brick in Sacrifice Sale

QUEENS developed the lead in volume of new building construction during the last six days. Brooklyn opened weak, with Bronx striving to regain the ascendency in new building construction it lost some time ago. The East Jersey suburbs also felt the spirit of spring progress, but the building material dealers are still following a conservative policy in buying, and the inquiry from that section has not impressed the wholesale market here as being even up to normal. The movement of material into Queens and Brooklyn is much improved, but Bronx is almost as slow as East Jersey in placing commodity business. Brick was the only exception. It had a good week.

Linseed oil has moved up another cent, making the price now 54 and 55 cents for city raw, American seed. Common brick continues to be firm, but prices are yet not stable. Lumber is divided. Some lines are reported to be exceptionally active on inquiry and order, while others are almost like drugs on the market. Whether this lack of activity reflects the effect of the new fire limits operative since the first of the year in Newark where frame construction has until recent years been the rule rather than the exception, an over-supplied market is not yet apparent, but heavy timber continues to show the greatest activity while building orders only show nominal mid-winter activity. A fortnight of building weather would permit a more accurate survey.

Current inquiry in the building material market presaged no marked change in the volume of realty improvements in any part of the metropolitan district for the next two months. The quantity of material to move under orders so far taken is less than that of last spring. Competent estimates place this shortage at twenty per cent., a figure, however, that easily could be converted into a gain should a fairer percentage of the plans filed actually go ahead. Taking the district as a whole, the sentiment on the floor of the Building Material Exchange is that the year will show a gradually strengthening building movement, because of the reports coming in from realty interests that the renting season is closing exceptionally active, and that money is loosening on interest rates and in volume.

Rumors in the steel market this week were to the effect that the volume of inquiries for structural steel was such as to give little hope at this time, at least, for an upward movement in prices after the first of the year. The inclination among the steel interests is to encourage new business as much as possible, even if profits have to be curtailed to some extent to do so instead of trying to force higher prices at a time when the building situation is making its recovery conservatively instead of vigorously as was anticipated at the first of the year.

January and February volumes were encouraging, and March will show an improvement over these two months, but second half inquiry has not yet developed so much strength as the steel producers would like to see. In the meantime the mill capacities will be maintained at the 65 per cent. base, which has been ruling since the middle of February in the hope that after the decision of the Interstate Commerce Commission has been handed down late in June or early in July, there will be an immediate rebound which will readjust steel prices upward and carry with the strengthening tone all other staple building commodities.

The best opinion in the building material markets deplores any attempt to manipulate prices, and consumers coming into the market for materials or figures are finding and will continue to expect dealers and distributors to show a disposition to meet them half way.

LINSEED OIL UP.

Advance of Another Cent Reported in Market.

LINSEED oil has stiffened in this market to such an extent that as the week closes the basis of 54 and 55 cents has hardened so as to indicate a new price of a cent higher by the close of the week. As the Record and Guide goes to press the actual change has not taken place, but was expected to be announced hourly.

The cause of the pending advance was ascribed to a heavier demand from paint manufacturers who are reporting an early, active season with indications for a continued strengthening movement.

LUMBER.

Heavy Timber Still Holds Lead Over Building Orders.

SPRUCE has passed through a period of light demand; and though offerings from the East by cargo have been very light, the West Virginia spruce shippers showed a decidedly weak front earlier in the month. Much of the lost ground has since been regained. The outlook is for steady improvement, as the next two months is the best season for West Virginia spruce in this market.

The position of spruce throughout southern New England has held strong, and while slightly below the basis of a year ago, there has been no difficulty in finding an outlet for all available shipments at a remunerative figure. This will mean that New York must bid somewhat above the closing figure of November when it comes into the market for supplies. The market can be quoted today nominally at $20 to $24 for spruce cargoes, with very little offering for prompt delivery.

Hemlock has shown little activity during the month; and though the Pennsylvania base price for New York City delivery has held uniformly at $24.50, transactions have been light. As the West Virginia shippers have been offering this class of lumber here on a basis of $22, they have taken much of the business that has been placed. As the warm weather approaches this product will either be sold out at the low figure or will move up to the level of Pennsylvania boards and share the market with the latter.

North Carolina pine has developed no changes in the selling prices, but the heavy snow and cold weather throughout the North Carolina pine belt gave production a severe jolt; but as the general demand kept up, the result of the month's activities show the shippers in better strategic position in the relation of supply and demand.

Long leaf yellow pine has aparently made few if any gains within the month and stocks at the water shipping points are generally reported as quite heavy. Vessel rates have returned to a summer basis and there is ample volume of tonnage available for the cargo mills. The interior long leaf mills, as well as the short leaf mills in Arkansas, have been booking orders more freely, particularly for flooring, partitions and car siding, and are exhibiting a stronger tendency to hold up their price list than at any time in the past six months.

White pine has shown a fair volume of business booked during the month, but a very slow movement of stock from the eastern distributing yards, as the Tonawandas, Burlington and other northern markets were brought to a standstill by the recent accumulation of snow.

THE STONE MARKET.

Some Signs of Spring Activity—Changes Millford.

STONE is improving in inquiry, but contracts still seem to hang fire. Competition is keen, the supply for current business moderate and prices are shaved to very close margins in all departments. The trade is optimistic regarding the future of 1914, this feeliug of confidence being expressed frequently in closer organization and greater efficiency.

Conspicuous in this connection was the change reported in the personnel of the Milford Pink Granite Company, which has long been an important factor in the New York stone market. The George Dodds & Sons Granite Company, of Xenia, Ohio, have purchased 200 acres of granite land and the so-called East plant and Norcross plant of the Milford Pink Granite Company, of Milford, Mass. This includes all of the present equipment, such as cranes, derricks and cutting sheds. The Dodds Company is the owner of the Victoria White Granite Company, of Xenia, Ohio, and is extensively interested in the structural granite business. The large sheds which were used as cutting sheds by the Norcross Construction Company will be removed and in their place will be erected a modern cutting shed for structural work, roofed in, with all improved machinery, in which our cutters can work all winter. An office building also will be erected.

These negotiations had scarcely been completed when the plant of the Victoria White Granite Company, at Keene, N. J., owned by the Dodds Company, was two-thirds destroyed by fire, with a total loss of about $25,000. Work was immediately started rebuilding the shed, and a 100 h.p. electric motor has been ordered to replace the one destroyed. The fire threw 134 men out of work temporarily.

BARGAIN WEEK IN BRICK.

All Covered Hudsons Gone—First 1914 Barges in—Six Opens Left.

HUDSON common brick closed the biggest week in half a year Thursday night when a total of thirty-four barges went off the wholesale market. Every covered barge in the city was disposed of and practically three million Gnybco brick were unloaded, which represents about sixty per cent. of the total number actually ridden to jobs. Four barge loads came in, representing the first arrivals for the year, and last night the first tow started for Haverstraw. On Monday night the first tow of the season will start for Newburgh, taking up the empties that have been accumulating here all winter. Two boatloads arrived here yesterday morning.

It has been a long time since the common brick market has had the concerted cooperation of all interests simultaneously and for that reason the last week in March, 1914, will go down in local building material history as a most conspicuous one, mainly because practically 15,000,000 brick went out of the wholesale market, all practically within three days. But aside from volume as a distinctive feature in the incident the price range also helps to make it memorable. Manufacturers came into the market with one accord to dispose of their brick at prices considerably below the Record and Guide's quotations of a week ago.

The situation was forced upon the market by protracted winter weather ending abruptly in a warm spell and a heavy reserve supply up the river. It was not possible to control shipments when manufacturers were hungry both for barges and cash and the only alternative was to break the market here and clean up the winter's supply before the shipments began to come in from up river. Counts show a large quantity of brick along the Hudson between Haverstraw and Kingston, and the Raritan interests are in splendid shape to make an aggressive selling campaign in this district, if settled building weather prevails for a reasonable period.

In a measure this movement of brick reflects the splendid gain in building plans filed reported in this department last week. That the strengthening tone of the brick and other departments of the building material market will be sustained seems evident from the volume of new building plans filed this week. These show a gain of ten for Richmond and a full recovery for Queens which went behiud Brooklyn last week. The jump in that borough ran from 93 to 199 this week while Bronx indicated an improvement of three; slight, but nevertheless a gain. Manhattan developed strength in value incidental to the filing of plans for the American Express Building that will cost $1,800,000. Brooklyn's new plan filings this week shows a loss of 45 with value of $709,200, as compared with $1,134,200 for last week. Brick prices probably will remain at conservative levels for a while.

Official transactions for Hudson common brick covering the week ending Thursday, March 26, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left Over, Mar 20—46.

	Arrived.	Sold.
Friday, Mar. 20	0	3
Saturday, Mar. 21	0	0
Monday, Mar. 23	2	4
Tuesday, Mar. 24	0	20
Wednesday, Mar. 25	0	5
Thursday, Mar. 26	2	12
Total	4	44.

Reported enroute Friday A.,M., March 27—2.

Condition of market, improving. Prices: Hudsons, $5.50 to $6; Raritans, $6 to —— (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to —— (yard). Dull. Left over, Friday A. M., March 26—6. Covered barges sold, 9. Total number covered barges, 6. Total number in market, 6.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Mar. 13	160,500	Mar. 20	286,000
Mar. 14	108,500	Mar. 21	219,000
Mar. 16	323,500	Mar. 23	421,500
Mar. 17	292,500	Mar. 24	596,000
Mar. 18	62,500	Mar. 25	496,000
Mar. 19	365,500	Mar. 26	900,500
Total	1,313,000	Total	2,919,000

1913.

Left over, Friday A. M., Mar. 21—28.

	Arrived.	Sold.
Friday, Mar. 21	0	7
Saturday, Mar. 22	10	4
Monday, Mar. 24	17	9
Tuesday, Mar. 25	14	6
Wednesday, Mar. 26	10	9
Thursday, Mar. 27	14	8
Total	65	43

Condition of market, dull. Prices. Hudsons, $7 to $7.25; covered, $7.50; Raritans, $6.87½ to $7. Newark, $8.25. Left over Friday A. M., Mar. 21—50. Total in market March 27, 1913—50.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 26, 1914.	123
Total No. baregeloads sold Jan. 1 to Mar. 26, 1914	117
Total No. bargeloads left over Mar. 27, 1914	6
Total No bargeloads left over Jan. 1, 1913.	118
Total No. bargeloads arrived, including left over Jan. 1 to Mar. 27, 1913	288
Total No. bargeloads sold Jan. 1 to Mar. 27, 1913	238
Total No bargeloads left over Mar. 28, 1913.	50

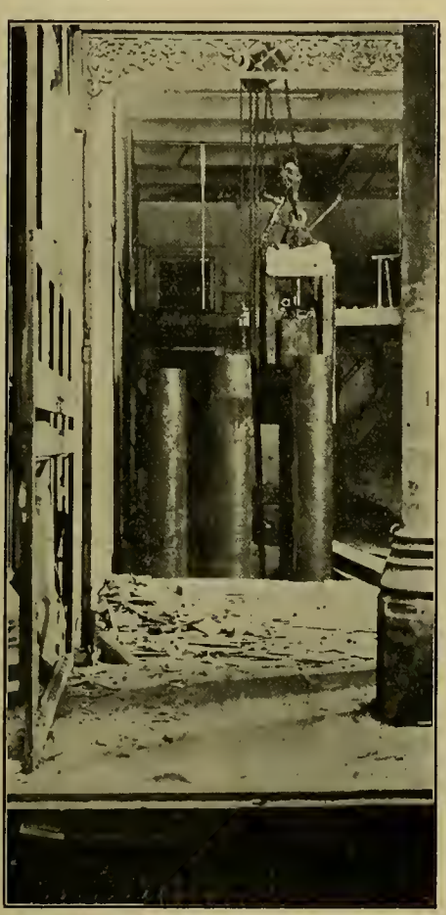
REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 4, 1914

UNIQUE FOUNDATION FEAT SAVES TIME

Preparing Excavations for New Structure on Old Victoria Hotel Site, While Wreckers Are Demolishing Hostelry — Engineering Problems Present Unusual Difficulties

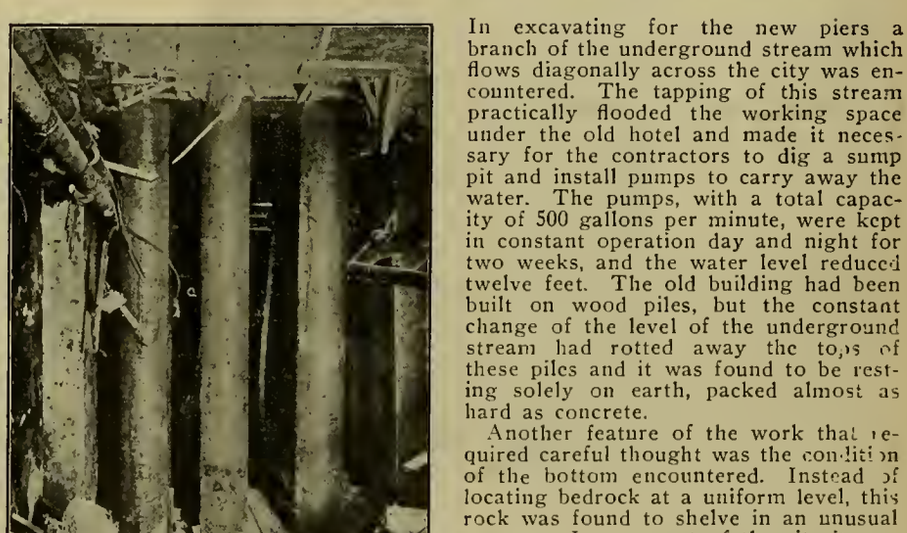
THE fact that time is one of New York's most valuable commodities is responsible for an engineering feat never before attempted. The foundations for a new twenty-story mercantile building are being placed while the original building on the site is being demolished. The building in question is to be built for the 230 Fifth Avenue Corporation (Johnson-Kahn Company), and is to occupy the site of the old Victoria Hotel at Broadway, Fifth avenue and 27th street, from plans by Schwartz & Gross, architects, of 347 Fifth avenue. The placing of these foundations simultaneously with the wrecking of the building it is calculated to save at least two months of time to the owners, and makes possible the completion of the new building by January 1, 1915, in time for the rental season.



STARTING PILES THROUGH FLOOR.

The Underpinning and Foundation Company, 290 Broadway, took the contract for the work and gave a guarantee for its completion in the time specified. The problem was one which involved difficulties of a serious and various character. The new building will rest on 680 steel and reinforced piles. These piles are grouped in 63 piers, each one composed of from 9 to 14 piles, sunk to a maximum depth of 50 feet below curb level, and capped with a slab of concrete. The piles being used are known as the "Hercules" steel piles, and are made and placed under patents held by the Underpinning and Foundation Company. They are heavy steel cylinders, with walls ⅜ inch thick and an inside diameter of 12 inches. These cylinders are driven to bedrock by means of a 3,000-pound hammer. When the piles reach bedrock they are blown clear of sand, mud and loose rock by means of a compressed air blast under a pressure of 150 pounds to the square inch. The mud and water displaced by this terrific blast sometimes rises to a height of 150 feet, and rock weighing as much as fifty pounds has been blown from a distance of 40 feet below the surface. After the cylinders are cleaned out and the bedrock exposed their tops are cut off at exactly the same level. An oxy-acetylene torch is used in this operation and the work is accomplished with dispatch. Each steel shell is next filled with concrete reinforced with three 2-inch square rods running the entire length of the pile. Every rod is capable of sustaining a weight of six tons, and the completed pile will sustain 100 tons, allowing 20 tons as a margin of safety.

A TYPICAL FLOOR PLAN.





DRIVING PILES IN CELLAR.

Chief among the numerous difficulties involved in the present operation was the fact that the piles had to be placed while the greater part of the old building was standing. To do this it was found necessary to cut away the floors in the first and second floors directly over the locations of the proposed piers. The driving hammer is slung by chains from the beams of the third floor. Another problem encountered was water. In excavating for the new piers a branch of the underground stream which flows diagonally across the city was encountered. The tapping of this stream practically flooded the working space under the old hotel and made it necessary for the contractors to dig a sump pit and install pumps to carry away the water. The pumps, with a total capacity of 500 gallons per minute, were kept in constant operation day and night for two weeks, and the water level reduced twelve feet. The old building had been built on wood piles, but the constant change of the level of the underground stream had rotted away the tops of these piles and it was found to be resting solely on earth, packed almost as hard as concrete.

Another feature of the work that required careful thought was the condition of the bottom encountered. Instead of locating bedrock at a uniform level, this rock was found to shelve in an unusual manner. In one part of the site it was found to be less than five feet below the old cellar level, while in the nearest pier to this place, or about a distance of 20 feet, the contractors were forced to sink piles forty-five feet before bedrock was found. This condition made much drilling and blasting necessary, which was a delicate operation considering that the old buildings above was in process of demolition.

All the power used, both steam, electricity and compressed air, is being generated by the old power plant for years used to serve the hotel.

The work of driving the piles for this foundation was started March 9, and the entire foundation will be completed and ready for steel grillage by April 10. A force of 150 men, in day and night shifts, have been employed from the time the work was started. An open pit

foundation would have taken at least four months to install, so it is easily seen that much valuable time has been saved.

The new building will occupy practically the entire plot, with an area of 20,000 square feet, with a frontage of 62 feet on Fifth avenue, 254 feet in 27th street, and 106 feet on Broadway. This unbroken floor area makes it an exceptional one for display and salesroom purposes. The building is designed with a minimum of columns on the Fifth avenue and Broadway sides, giving a clear floor space 40 x 40 feet. The facades will be built of Quincy granite at the base and matt-glazed terra cotta above.

Eleven high speed electric elevators will be installed and the car doors and all hatchways will be provided with the latest safety devices for control and the prevention of accidents. In the 27th street front a driveway 60 feet wide is being provided so as to allow for the speedy handling of freight and to reduce sidewalk obstruction. Four elevators will connect this driveway with the cellar, in which will be installed the latest package chutes and freight handling devices.

The first floor will be arranged for stores, and an entrance and arcade 19 feet wide is being provided, extending from Broadway through to Fifth avenue. The entrance hall and arcade will be finished in rich marbles and mosaics. Fire proof stairways, four of which are entirely enclosed, and smoke proof and one outside stair reached from two different points of the building, with steel window frames, sash and trim and a sprinkler equipment with a 100 per cent. efficiency will complete the fire prevention equipment that will make this a model of its kind.

WATERFRONT DEVELOPMENT A PROBLEM

Owners Careful in Making Improvements, Fearing Possible Mistakes—Must Anticipate Future Growth of Commerce — Double-Decked Pier at Bush Terminal.

PROBABLY the only class of realty which does not allow for considerable expansion is that which borders on the waterfront. In fact, the available space is almost a known quantity, though in some sections of Greater New York the water frontage is in its virgin state and it is difficult to predict just what its development will be. In all of the boroughs the City has acquired large tracts of land, which have been taken out of the market. A notable example is the stretch along the Hudson River, north of Seventy-second street, which is under the jurisdiction of the Department of Parks.

The result of the city's acquisitions necessarily reduces the supply, and owners of the remaining tracts are careful of their development, fearing possible mistakes. Much agitation has been going on during the last five years in regard to water frontages and many schemes have been devised for their improvement. Commissions have been appointed and the importers and exporters have taken up the matter seriously, in order to prevent a possible diversion of trade to other ports of entry. At the present time there is a gigantic waterfront development being created in the Hunt's Point section of The Bronx, Frederick Johnson being one of the prime movers in the undertaking. This follows upon the success which has been met at Bush Terminal enterprise, in South Brooklyn. The Borough of Richmond has also its waterfront terminal, at St. George, and if present plans materialize the development will be enlarged considerably.



THE WATERFRONTAGE AT THE BUSH TERMINAL.

New Double-Decked Pier.

At the Bush Terminal a large two-story pier has been complted. Seven months were spent in its construction, and from the start about four hundred men were employed in the operation. The cost was placed at $1,000,000. The pier has a length of 1,400 feet and is 270 feet wide, with a height of over fifty feet. Every foot of space on upper and lower floors are available and the joint area is about fifteen acres. Down the middle of the lower floor runs a double-track railroad for the movement of standard freight cars, a miniature railroad system, with switches, crossovers and signals. At the bulkhead entrance the tracks connect with the Bush Terminal Railroad, which in turn connects with all the trunk lines entering New York.

Dredging in the slips has been carried to fifty feet and six trans-Atlantic liners can be berthed at one time. The double-deck feature of the pier permits the loading and unloading of a vessel simultaneously. If this is not desired, one floor can be used for the assembling of outgoing cargo, where it will not interfere with the goods being discharged. Saving in time is the result. The American-Hawaiian Line has leased the pier and a representative of the Bush Terminal Company made the statement this week that in view of the revised sailing schedules, not less than 1,500,000 tons of freight will be handled annually at the dock.

Fire-Prevention Methods.

The structure is fireproof throughout; metal being used wherever possible. In addition an automatic sprinkler system has been installed on both floors. The ten service stations in the terminal are also connected up with this pier as they are also with the 130 warehouses and six other piers of the trminal.

The foundation piles were driven 30 feet beneath low water and sawed off just below the surface. Grouped in lots of ten and twenty, they are capped with concrete hoods, measuring 11 feet each way, on which are set the steel columns supporting the super-structure. The lower floor is paved with chemically treated asphalt block to make it firm and fireproof. The upper floor consists of five over-laping layers of the heaviest tar paper, one inch of yellow pine planking and another inch of maple on top. Melted tar was worked into the seams to make the flooring waterproof and air-tight. The upper floor is supported by large steel girders.

Much interest has been manifested in this pier and several records were broken during its construction. The engineering and supervising work was done by Clair Foster, one of the vice-presidents of the Bush Terminal Company. William Higginson, architect, drew the plans.

Provides for Tenant's Needs.

R. E. Ireton, Director of the Educational Bureau of the company, made an address at the Y. M. C. A., Twenty-third street branch, on March 27, and said in part:

"Everything that a manufacturer or distributor needs for the successful and orderly conduct of his business can be found at the Bush Terminal. Spacious, well lighted service buildings are provided, 130 of them, with railroad sidings paralleling the structure. In this way cartage charges are saved and vexatious delays avoided. Porterage charges are also eliminated and promptness and dispatch in handling freight assured.

"On account of the fireproof construction of the buildings the fire insurance premiums are less than under ordinary conditions. The tenant has at his disposal live steam, gas, water and electric current for use in his operations. His incoming freight is delivered to him at the New York rate and his outgoing shipments are taken from him by the Bush Terminal Company, acting as the accredited agent of all the trunk lines.

"The docks of the company are large enough to accommodate at one time fifty sizable steamships of seventeen distinct lines plying between New York and every port on the globe. The Bush Treminal development was planned with farseeing vision, but its layout is such that the facilities may be increased at any time without disturbing the present arrangements."

—Taxes on real property for the first part of the year and all personal taxes will be due next month.

TENDENCIES IN REAL ESTATE IMPROVEMENT

Decline of Residential Construction in Manhattan—The Growing Preference for Low Buildings as Dependable Income Producers

A NUMBER of analytical tables have been compiled from the records of plans filed last year in the Manhattan Bureau of Buildings under the direction of Supt. Rudolph P. Miller. Some of these tables give an answer to the question, for what purposes were the buildings intended, and what was the relative numerical proportion between one class and another? While multiple dwellings, or "tenements," constituted 27 per cent. of the total number of buildings, they formed by no means so large a part of the whole number as in former years. Legally, their classification as "tenements" survives, but few real tenements are any longer built in Manhattan, and the National Housing Association has dropped the classification altogether.

The average cost of apartment houses has greatly increased during the decade, and last year the total estimated cost of all apartment houses amounted to 30 per cent. of the sum appropriated for buildings of all classes. In the previous three years the appropriation for apartment houses was but 28.5 per cent. of the total estimated cost of all kinds of construction. The extent to which residential construction has fallen off on Manhattan Island will be perceived from a comparison of this figure with the total amount expended for the construction of apartments during the eleven years, 1902 to 1912 inclusive, when the appropriation was 48.8 per cent. of the cost of all new buildings. The year 1911 was remarkable for the large amount of heavy construction, but this class of work has lessened considerably since, which is one reason for slightly larger percentage of expenditure for apartment houses last year.

Average Cost of Buildings.

The average estimated cost of the tenements planned in the borough last year was $140,931, to compare with $167,318 for the year 1912, and with $79,313 as the average cost of the tenement houses during the whole period from 1902 to 1912 inclusive. This means that while the average operation was smaller last year than in the previous one, yet the average multi-family house of to-day is decidedly a larger proposition than it was ten years ago. The following table shows how the average cost of all classes of buildings has grown:

	1913	1912	Average 1902 to 1912 inclusive
Private dwellings..	$86,280	$54,714	$45,290
Tenements	140,931	167,318	79,313
Hotels	138,500	598,750	426,435
Mercantile buildings.	250,338	264,508	132,114
All buildings.....	128,200	155,666	84,950

Dwelling house construction in this borough has ceased altogether as a speculative operation. The last row of dwellings was erected years ago. Only 32 private houses were planned last year, whereas formerly hundreds were erected every year. The recession in dwelling-house work for contractors is, however, more apparent than real, as many operations officially classed as "alterations," really amount to a general reconstruction, as when only the sidewalls and floor beams are retained, all the rest of the work being new.

There was a marked increase last year in the number of buildings to be altered. The increase is noted among all classes of buildings, as if estates managers had determined, before sending a good building to the scrap heap, to see if it could not be altered so as to produce a larger income until such time as the need of an entirely new building on the site will be made more obvious. For years old buildings on desirable sites had been treated with little or no consideration.

Demolitions.

Last year 750 buildings of all kinds were sacrificed in Manhattan and 1,023 the year before. The demolitions of last year took off the map 341 dwellings, 194 tenements, 147 business buildings, 4 hotels, 33 public edifices and 31 miscellaneous structures. The average number of buildings annually destroyed during the period from 1902 to 1912 inclusive was 1,451. Among the more interesting structures removed was the southern half of the Astor House at Broadway and Vesey street, the Drexel-Morgan Building at Wall and Broad and the New York Day Nursery and Children's Hospital on Lexington avenue at 51st street.

In many instances of late, under a new architectural advice seemingly, a larger number of old buildings have been remodeled into very satisfactory income producers. Thus, there was an increase of 39 per cent. last year over 1912 in the number of dwellings that were the subject of alterations; or in other words, alterations were made to 229 dwellings more than in the previous year. Superintendent Miller says these figures when considered with statistics showing the gradual decrease in the number of new dwellings erected, as already pointed out, prove that the borough is being more and more devoted to business: for the alterations are for the most part with the intent of adapting them to business purposes.

Theatre Construction.

While there was a small increase in the number of new dwellings erected last year, there was a decrease in all other classes of construction except for places of amusement. The growth of this class of construction has steadily increased since the year 1908. One hundred new places of amusement were projected in 1913, as against 78 in 1912, and compared with an annual average of 32.3 from 1902 to 1912 inclusive..

The decrease in number and cost of buildings of other kinds in 1913, as compared with the record made in the previous year is represented by the following table:

	Decrease in number.	Decrease in estimated cost.
Tenements	13%	26%
Hotels	16%	80%
Stores and lofts.....	53%	55%
Office buildings.....	58%	35%
Factories	50%	23%
Stables and garages...	9%	29%

The largest number of buildings in course of erection in Manhattan at any one date last year was about 1,060 at the first of September. The number of alterations going on last year at the height of the season was about 450.

Low Buildings Preferred.

Only fifteen buildings more than twelve stories high were proposed in 1913, as against 33 in 1912. The twelve-story buildings numbered but 33 last year, as compared with 82 planned during the previous year. The increase in the number of low buildings was quite marked, sufficiently so to suggest the thought that more consideration is being given to low buildings than heretofore, and that this change is due not only to the agitation against extremely high buildings in unjustifiable locations but it also is a result of investigating the economics of the question.

Oftentimes a low building will return a much higher rate of income on the investment from rentals than a skyscraper would on the same site, and several low buildings can be erected for the cost of one skycraper. A large real estate developer recently expressed the opinion to the writer that the erection of extremely high buildings without discrimination was an erroneous policy. He said the type of building which should form the basis of an operation for a business building was but two stories high, to start with. It should have foundations capable of sustaining more than two stories, but the other stories would not be added until there were unmistakable assurances of their continued occupancy.

Along upper Broadway have been erected in the last few years a number of buildings with heavy foundations but with only two stories. "Taxpayers," they are called, but they are excellent income payers as a class. After a while, when conditions warrant the change, they can be carried higher. As a rule the two-story building with stores on the first floor and offices on the second is a decidedly safe proposition on any principal avenue in any locality where there is any considerable amount of trading. It is not a commendable civic ornament, but it is more beautiful than a billboard and exerts a decidedly better influence on surrounding real estate values.

The 367 low buildings planned in 1912 represented 65.2 per cent. of all the buildings planned in the borough, and the 327 low buildings of last year represented 76.8 per cent. of all the buildings planned. The average height of all the buildings erected in the borough was but five stories.

Of the 78 fireproof business buildings planned last year 13 were twelve stories high, two had thirteen stories, three had seventeen stories, three were twenty stories high, one was a skyscraper of 22 stories and one was planned with 28 stories. The tallest of all was a 52-story project for which a site has not yet been purchased.

Congressmen to Inspect Port.

For the purpose of becoming better informed as to the Harbor of New York and its value to the shipping business of the nation, the Rivers and Harbors Committee of the House of Representatives will visit New York City this week or the week following. Mayor Mitchel, when he appeared before the committee last January, asking an appropriation for the improvement of the Harbor of New York, extended the invitation, which has been accepted. The North Side Board of Trade, which has for years been working for the improvement of the Bronx waterfront, will aid in the entertainment of the committee.

H. B. Walker, chairman of the Committee on Harbors, Docks and Terminals of the Merchants' Association, suggested to the Mayor in a recent open letter the appointment of a board of engineers, as a port commission, to take up the question of waterfront improvement and submit a report to the Board of Estimate. Dock Commissioner R. A. C. Smith is of the opinion that the terminal committee of that body is familiar with all the details of port development, and can effectively manage without reopening the whole question again through a new commission.

—The new Bronx County Register's office is more than paying its way and demonstrating its worth and usefulness to the community.

RECENT ACTION ON MEASURES AT ALBANY

Bill Amending Real Property Law, Affecting Past Due Mortgages, Passes Legislature—Many Measures Await Signature of Governor Glynn

OF interest to property owners is the bill which was introduced recently at Albany by Senator Carswell, and passed by the Legislature last week, known as Section 275 of the Real Property Law. The measure provides that the holder of a mortgage, which is past due, upon demand by the owner of the land upon which it is a lien, and the payment or tender of the amount due and the usual fee for drawing the paper, shall deliver an assignment in lieu of a satisfaction piece to any person or corporation named by the owner of the land. This assignment, however, may be without recourse to the assignor in any event. George A. Fleury, President of the United States Title Guarantee & Trust Company, suggested the bill, which was drawn by Charles G. Stevenson, one of the attorneys of the company.

The new amendment to the present law will settle a point which has led sometimes to more or less hardship and injustice where a mortgagee arbitrarily refused to give an assignment when his mortgage was paid off, thus compelling the borrower to continue his loan with him or be obliged to pay another mortgage recording tax upon executing a mortgage to the new lender.

As the law now stands, there is no way to compel the holder of a mortgage to deliver an assignment in place of a satisfaction piece, but if this bill is enacted into law, it will be possible for an owner of realty to change his creditor without being compelled to pay another tax upon the loan on which he has already paid one.

Senate Bills.

Int. No. 1223. Patten. Amending the Labor Law (section 79-b) giving the industrial board power to adopt rules and regulations requiring the enclosure of stairways which serve as the required exits in buildings five stories or less in height, or any particular classes of such buildings wherever the board find that because of the conditions in the buildings this requirement is necessary to secure safety from fire. There are also other provisions. To Third reading and Labor and Industries Com. To Governor, March 27.

Int. No. 1224. Patten. Amending the Labor Law (sections 79, 79-b, 79-f, 86, 88 and 88-a) relative to fire protection and ventilation in factories. Among other things it provides that openings in hoistways must be "of suitable height," instead of "not less than six feet high," as at present; that the connection provided between fire-escapes and the ground and between fire-escapes and the roof, in certain cases, may be a ladder or stairway, instead of a stairway only as at present; that fire-proof windows, as required by the bill, may be constructed of "frames and sash covered with metal"; and that the provisions requiring the owner, agent or lessee to furnish proper ventilation facilities in factory workrooms and proper dressing and emergency rooms for females, are to be applicable to "the person operating" the factory. There are also certain other provisions. To Labor and Industries Com. To Governor, March 27.

Int. No. 1234. Carswell. Inserting in the Railroad Law a new section (210) requiring railroad corporations operating street surface railroads in cities of the first class to clean and sprinkle streets through which their tracks pass. Same as an Assembly bill introduced this session. To Railroads Com. No action taken.

Int. No. 1246. Walters. Inserting in the General City Law a new section (19) providing that if by statute or ordinance buildings are required to be equipped with outside fire escapes, the board, body or officers having jurisdiction of the approval of plans or the enforcement of the requirements, may authorize the construction, in lieu of such fire escapes of the equivalent in capacity of either or both approved automatic safety devices operated from the outside with steel cables, or inside fire-proof stairways protected by fire walls and fire doors. Nothing in the act is to affect any of the provisions of the Tenement House Law. Same as Assemblyman Walker's bill introduced in 1912 (A. Int. 1086, Pr. 1675). To Third reading and Cities Com. No action taken.

Int. No. 1256. Patten. Amending the Labor Law (subdivision 1 of section 79-a) in relation to the construction of roofs on factory buildings. Same as an Assembly bill introduced March 18. To Third reading without reference. No action taken.

Int. No. 1256. Patten. Amending the Labor Law (subdivision 1 of section 79-a) in relation to the construction of roofs on factory buidings. Same as an Assembly bill. To Third reading without reference. No action taken.

Int. No. 1258. Sullivan. Amending the Laws of 1911 (Chapter 737) by permitting the board of assessors to hear and determine claims for damages of lessees of land and owners and lessees of buildings on streets fronting upon approaches to the Manhattan Bridge. To Third reading and Cities Com. No action taken.

Int. No. 1261. Heffernan. Making it the duty of the proper legal authorities of New York City to institute the necessary proceedings to open 51st and 52d streets from Third avenue to New York Bay, Brooklyn. To Third reading and Cities Com. No action taken.

Assembly Bills.

Int. 1452. Macdonald. Appropriating $100,000 from the sinking fund for the payment of interest on the Palisades Interstate Park debt for the fiscal year beginning October 1, 1914. To Governor March 27.

Int. No. 1453. Macdonald. Appropriating $425,000 from the sinking fund for the payment of interest on the debt for barge canal terminals for the fiscal year beginning October 1, 1914. To Governor March 27.

Int. No. 1488. Walker. By request. Authorizing the public service commission of the first district to grant a franchise to a corporation now or hereafter formed for the construction of a four-track subway in New York City beginning at Chambers street and running through Hudson street to 14th street, through 14th street to 11th avenue, and through 11th avenue to 72d street, connecting with the New York Central and Hudson River Railroad at that point. The commission may also grant a franchise for the construction of spurs to the Hudson R. R. R. at such points as it deems the pubic convenience requires. The franchise is to be granted on condition that after 50 years the railroad is to become the property of the city. No action taken.

Int. No. 1407. Ahern. Amending the Civil Code (section 2650) by excepting cases where the infant's property does not exceed the sum of $2,000 from the provisions requiring the guardian to give bond as required by the section. It also provides that in counties containing a city of the first or second class, or part of such a city, where the property does not exceed $2,000, the surrogate, before issuing letters of guardianship, must make an order directing the guardian to collect the money and property of his ward jointly with a person designated in the order and so far as possible deposit them in the name of the guardian, subject to the order of the surrogate, with a savings bank or safe deposit company. The cost of the deposit with a safe deposit company is to be a county charge and the money or property deposited may be withdrawn only on the order of the surrogate. To Governor March 27.

Int. No. 1398. G. H. Smith. Amending the Civil Code (section 2638) by providing that an executor may be entitled to letters testamentary, by giving a bond as prescribed by law, although an objection against him has been established to the satisfaction of the surrogate, where the objection is that a valid power of sale is created by the will authorizing the executor to dispose of the testator's real estate, and for the protection of the creditors, security should be given. No action taken.

Int. No. 1399. G. H. Smith. Amending the Real Property Law (section 321) by providing that if a mortgage register is signed by the personal representative of the mortgagee, in discharge of the mortgage, there must also be attached to the certificate signed by the mortgagee a further certificate of the appointment of such personal representative issued by the clerk under the seal of the court making the appointment. No action taken.

Int. No. 1434. Willard. Amending the Labor Law (section 8-a) by making more stringent the provisions against permitting employees to work on Sunday. It makes janitors and watchmen subject to the one day's rest in seven provision of the labor law, except that janitors may be employed not more than three hours on Sunday in necessary janitor work. No action taken.

Int. No. 1437. Hinman. Authorizing the commission on new prisons to select a new site for a state prison in the southeastern part of the state instead of the Wingdale site heretofore selected. Same as a Senate bill. No action taken.

Int. No. 1438. Karutz. Amending Chapter 365, Laws of 1894; amendments to sections 16 and 18, by striking out the provision requiring proof for the re-indexing of certain records and the provision requiring a fee of $1.00 for each block, where an instrument already recorded is required to be re-indexed. Same as a Senate bill introduced this session. No action taken.

Int. No. 1439. Law. Repealing Chapter 345 of the Laws of 1904, which authorized the town board of the town of Ossining to appropriate certain moneys to the Ossining Hospital Association. No action taken.

Int. No. 1440. Pratt. Amending the Civil Code (section 3370) by increasing from $6.00 to $10.00 the fee of condemnation commissioners, and providing that they may be allowed additional compensation by the court not exceeding $25.00 a day. At present they may be allowed this additional compensation in proceedings in New York and Kings counties, and may be allowed additional compensation of $5.00 in proceedings instituted by villages or village boards. Same as, or similar to, a Senate bill. No action taken.

Int. No. 1441. Phelan. Requiring the proper legal authorities of New York City to institute proceedings for the opening of North 13th street, from Kent avenue to East river, in the borough of Brooklyn. Same as a Senate bill introduced this session. No action taken.

NATIONAL FIRE-SUPPRESSION

Not a Work for Amateurs, But Rather for Trained Experts—Hazards of Construction

By ROBERT D. KOHN

IN an address delivered before the City Club recently I discussed the subject of fire-prevention in its national and local aspects and emphasized the fact that fire-suppression is not a work for amateurs, but rather is a science that can properly be handled only by trained experts. There actually is and has been for some time a science of fire-prevention, and its scope is so extensive that it already is far beyond the capacity of any untrained person properly to grasp its application to the building problems of the day.

In this field of fire prevention, particularly in the matter of inspections, the problem that has to be met is, to be sure, no different than that which confronts almost every field of reform, namely, to bring in the expert and put him in authority. It is remarkable to note how many of our public offices are held by men who have no technical training, even though the office is one dealing with scientific, engineering or structural problems. Our commissioners of public works are still lawyers; our bridge commissioners are almost everywhere still lawyers; our commissioners of highways are lawyers. I am glad to know that the fire commissioner is not a lawyer. Our technical men are said to be lacking in executive ability and political knowledge, and our officials we know are lacking in technical knowledge, and there you are.

In this question of making fire-prevention work effective the public has to be considered. Men are continuing to put up buildings badly constructed, dangerous to life and to other property, putting such structures up mainly through ignorance.

The difference in cost of fireproof and non-fireproof construction has been gradually cut down. To-day, for structures of any importance, this difference is so small that the owner would be amply recompensed for the increased cost by the lower insurance rate. In buildings where the cost of fireproof construction is still prohibitive there are simple protection devices which can be introduced to make a non-fireproof building almost as safe as one of steel and concrete. It is of course in the great manufacturing plants of this country that the science of fire protection has been carried farther along.

The device of the fire division wall has been used for 30 or 40 years in manufacturing buildings, but for some reason or other has hardly come into general use in any other class of structures. It is perfectly feasible to use such a division wall even in a large country house—a wall that would keep a fire in one part of the building from spreading to the other.

The study of fire protection is a study of hazards. One of our committees has recently divided these hazards under six headings: The first, the hazard of exposures. It does not suffice that a man keep his own house in order, build his building with all modern devices, but he must protect himself against his neighbors. In certain parts of Europe an owner is financially responsible for damage done to his neighbor's property by a fire that originates in his own house. Had we laws of that character established here, perhaps we would be more careful. As it is the hazards of exposure are to be fought off by uncombustible exterior walls, roofs, windows, glass, etc., that will resist danger from flame coming from the outside.

In the second place, we have the hazard due to the construction of the building—the more or less inflammable nature of the materials and workmanship.

In the third place, the hazard of height and area—a hazard decreased by the subdivision of areas by fire stops, fire walls, enclosures and subdivisions. As far as height is concerned, we all realize that a building above six stories is dependent on its own apparatus for the suppression of a fire.

In the fourth place, there is among others the hazard due to the greater or less efficiency of the fire-fighting equipment of the building, fire hose, extinguishers and sprinklers.

Fifthly, there is the hazard due to the occupancy of a structure, the machinery, the character of the contents, whether they be combustible, whether explosive or of an inflammable nature, and whether or not the place is kept clean and in order; the housekeeping hazard in other words—one of the most important of all, what is called the "moral hazard," is a part of this, and finally, we have the effect upon the hazard of the character of public fire protection afforded by the city or community.

FAVOR NEW "L" STATION.

Owners Want Structure at Sixth Avenue and Forty-Sixth Street.

A delegation from the Fifth Avenue Association, headed by Robert Grier Cooke, president, representing business and professional men in the district, met the officials of the Interborough Rapid Transit Co. at their offices at 165 Broadway, Thursday afternoon. The delegation was organized for the purpose of presenting a formal request to the company for the erection of a new station at 46th street and Sixth avenue. The members of the association were met by Theodore P. Shonts, president, and Frank Hedley, vice-president and general manager of the company, and the question was discussed at great length.

Mr. Shonts, however, gave very small encouragement to the representatives of the association, feeling that a station was not needed and that the Interborough would not build one.

Merchants, property owners and others interested in the section at and adjacent to 46th street and Sixth avenue have instituted an active campaign to compel the Interborough Rapid Transit Company erect a new station on the elevated system at the junction of these thoroughfares. Owners of mercantile properties and retail concerns conducting business in the Fifth avenue section, between 42d and 50th streets, almost without exception feel that a station erected midway between these streets would be beneficial to their business interests from every point of view. At present the haul between these stations, particularly as the section is essentially a business one, is, in their opinion, too long; and, while another stop would accommodate many patrons of the line, it would make no material difference in the running time of trains to persons travelling farther north or south. A new station located at 46th street would also reduce the great congestion now noticed in rush hours at the 42d street station.

The territory which would be served by the proposed station includes a number of the largest and best retail shops in the city, besides hotels, theatres and many loft buildings devoted to light manufacturing. The shops and theatres especially are visited daily by many people from the upper West Side, to whom a new station would be a great saving of time and energy. To the employers of these shops and lofts the saving of time and distance would mean even more.

The Fifth Avenue Association, where the idea of a new station was crystalized, has been very active in advocating its erection. Robert Grier Cooke, president of the association, sent out about one thousand letters to property owners and tenants of the district, asking their opinions of the project as well as for their support, and the replies received have been gratifying.

Arthur J. Salomon, secretary of the Forty-second Street Association, stated: "The association has held no meeting at which the matter was discussed, but I personally am strongly in favor of the improvement, and will assist in any manner to bring it about."

WORK ON SUBWAY STARTED.

Ground Broken in White Plains Avenue For Elevated Section.

Breaking of ground last week after a wait of seven years, for the new elevated railroad which will be a continuation of the present subway system from 181st street to the City Line, has caused real estate men to regard the future of the benefited section with optimism. That considerable interest is manifested in properties along the line of the proposed extension is evident from the numerous recent purchases. Notable among the buyers have been the American Real Estate Co., Jacob Ruppert and James Butler. While there is no unanimity of opinion as to what class of building will become predominant, the general prevailing impression is that another apartment house center will be created.

White Plains avenue, with its present width and business places and its future chain of railroad stations, will become a principal thoroughfare of that section of the Bronx. Many desirable corners all along the line, and adjacent to proposed stations, have been sold and eventually will be improved with buildings to meet the need.

A. L. Babcock of the American Real Estate Company, in discussing the section this week, said:

"The company owns six hundred and fifty lots fronting on White Plains avenue, Boston road, Allerton avenue, and in the adjacent streets. The property is adaptable for apartment house construction, perhaps with a type of house of the standard five and six-story variety. The properties which we own at Burke avenue, 219th street, 226th street, 233d street and Nereid avenue are available for business buildings and our company is ready to construct such buildings for desirable tenants. There is already a very large community along White Plains avenue from Gun Hill road to the City Line and there will be a very big increase upon the completion of the road."

John H. Behrmann, who is treasurer of the committee which is arranging for a celebration early in May, said:

"There is a lively demand for property contiguous or adjacent to White Plains avenue. Builders are preparing plans for erection of six and eight-family houses. They are holding off from commencement of building operations, preferring to wait until the railroad is actually constructed."

"It is my opinion," said Charles E. Reid, secretary of the North Side Board of Trade, "that the new transit line will be of great value to the East Bronx. The widening of White Plains avenue a few years ago made a marked impression on the locality, and now with rapid transit in sight there should be renewed realty activity."

"The section will develop into an apartment house center," said Hugo Wabst, "which will follow along the same lines as Hunts Point. Owners and residents here have the advantages of two of the finest parks in the state, New York Zoological and Pelham Bay Parks. There is a steady demand for four and five-room apartments which cannot be met and there are practically no vacancies. The generally prevailing price at present is $5 a room."

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Building Construction and Building Management
in the Metropolitan District

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Real estate in Brooklyn manifests much life and activity this spring. The sales market is reporting interesting transactions frequently, and the plans for building operations are running far ahead of last year's record for total estimated cost.

According to statistics compiled by Stuyvesant Fish, the average man, woman and child in the city of New York is carrying a tax burden amounting in 1913 to $40.37, which represents an increase of 49 per cent. in ten years. From this it will be perceived that the head of a family of five pays for the privilege of being governed $201.85. Directly or indirectly he pays the Federal government $7.02 per capita, to the State $5.10 per capita, and to the city $28.25 for each member of his family. "Is it not time," asks Mr. Fish, that we should begin the slow process of educating the whole people to the awful waste which is going on in the government—Federal, State and municipal?" Yes, it's time, but we hope the lesson will be quickly learned.

The Murray Hill restrictions are again to be tested in the courts to see if they hold against the construction of an apartment house on the site of the old South Church. The case is believed to turn on the question whether a modern apartment house comes within the classification of a dwelling. In the West 71st street case of Kitching vs. Brown, the court held that a covenant made in the year 1873 against a "tenement" house, as a tenement then was, could not stand against the erection of a modern apartment house of the year 1902. In other words, the modern apartment house is not a "tenement" in the old sense. But is it legally a "dwelling" within the meaning of the Murray Hill covenant? As an agreed-on state of facts will be presented to the court, the judicial answer will be extremely interesting.

The Needs of the Port of New York.

The Record and Guide sympathizes with Dock Commissioner Smith in his opposition to the appointment of a new commission to study the question of New York terminals. Surely such a commission will merely cause unnecessary delay and expense. The need of the port of New York and the most economical and efficient methods of meeting them have been exhaustively studied by many different engineers and municipal officials during the past five years. A plan has been worked out which is in the main satisfactory. It deals comprehensively with the whole problem—as comprehensively, that is, as the limited financial resources of the city will permit.

It includes the construction of a modern steamship terminal capacious enough to accommodate the largest ocean liners, which reach the port of New York, a marginal freight railroad in South Brooklyn, a settlement of the vexed problems which have arisen over the handling of freight in Manhattan, and the entrances of railroad cars both from the North and from the West, and a similarly careful treatment of the Bronx and of other parts of the port. The appointment of a new technical commission would result in the abandonment of much of this valuable work. It would mean a prolonged investigation, and probably the eventual recommendation of a plan which could not be very much of an improvement on the existing plan. The problem which confronts the city is quite as much financial as it is engineering. Any body of technical experts would not take sufficient account of the financial conditions to which any available scheme must necessarily conform.

Instead of another investigation and another period of delay and conflicting counsels, what the city needs is energetic and speedy action. If there is one act to which the administration is pledged, it is to the quick and final adoption of a satisfactory plan of port and terminal improvement. The different members of the administration have made a prolonged study of the problem. They are really more competent to solve it than would be a board of technical experts. There has been enough investigation, discussion and recrimination. What the city needs and what public opinion is demanding is the adoption and the early carrying out of the official plan.

Public Dissatisfaction With Legislatures.

The record of the performances of the Legislature at Albany during the past winter affords a peculiarly flagrant illustration of the incompetency of that body as the protector and promoter of the public interest of the most populous State in the country. Both by what it has done, by what it has left undone, and by its methods and manners, the Legislature has exposed itself as wholly incompetent to legislate for seven million people. The performance began in December, when the Legislature for the preceding year met and passed without consideration or discussion, and by an almost unanimous vote a series of bills embodying certain desirable political and economic reforms. The passage of these bills might be supposed to be a creditable performance, inasmuch as the new laws will be approved by the better public opinion of the State; but, desirable as was the legislation, its adoption reflected no credit on the Legislature.

That body merely accepted a series of bills which it had formerly rejected with the utmost deliberation because the Governor believed their passage to be necessary to the future success of the party. If they had any real reason for opposing direct primaries and the Massachusetts ballot on previous occasions, why did these convictions vanish so completely and so suddenly? As a matter of fact, the Legislature was in both instances merely taking orders—in one case from the machine and in the other from the Governor. The existing legislative body at its regular session failed in every respect to do what was demanded of it. It has not arranged for a thorough and impartial investigation of the admitted corruption in state executive departments. Its whole time has been occupied with partisan squabbles between the Senate and the Assembly, the result of which has been the failure of almost all desirable legislation. The two houses were not able even to transact the necessary business of the State, and have imposed upon the taxpayers the wholly unnecessary expense of an extra session.

At the urgent solicitation of various outside reform associations a few good bills have been passed, but these bills did not originate with the legislators, and their passage did not mean any approval or understanding of the policy involved by its members. If they had received orders of a different kind, or had been subjected to a different kind of influence, they might just as well have voted the other way. The two bills, in which New York had most reason to be interested, were defeated. One of these bills proposed to restore to the Police Commissioner real authority over the members of his force, and the other proposed to reorganize the office of Commissioner of Accounts so as to make it a really effectual agency of the fulfillment by the Mayor of his legal responsibilities. The failure of these bills merely meant that the municipal administration was unable to bring to bear upon the Legislature the right kind of influence. It is no wonder that discontent with the behavior of legislatures is still upon the increase. In the case of New York State the work of the new constitutional convention, in case it is called, will be very much affected by the recent absurd performances of the legislative body of this State.

A Better Feeling Coming.

While no decisive improvement in activity or outlook has taken place, a somewhat better feeling seems to be coming over the real estate market. A little more business is being transacted, as is only natural this time of year. Brokers report an increased demand for property—slight but perceptible. Very little speculative building is being undertaken, but certain large estates are taking advantage of low prices to put up new buildings. In a few cases, also, operators who are unusually well provided with capital are buying lots and financing apartment houses in the expectation that living space will become scarce by next fall.

When all is said, however, a decidedly smaller amount of business is being transacted this year than was transacted last year; and the year 1913 during its currency was not considered precisely a matter for jubilation. It is evident that while the market is likely to recover from now on, the recovery will be slow, and it will not extend throughout all parts of the city and all different kinds of property. Any revival of building activity will be preceded by a speculative movement in the property affected, which is likely to appear late during the current year.

Whether the increasing inactivity in general business will have a depressing or a helpful effect on New York real estate has not yet appeared. The chief cause of business depression is the reluctance of capital under prevailing conditions to engage in new enterprises. But in that case uninvested capital ought to accumulate very rapidly, and an increasing proportion of it will seek investment in real estate. The scarcity of new business promotions has a most depressing effect on the business of the rest of the country than on the business of New York. Even if the slackening of general business continues, it should not prevent the revival in New York real estate and building operations which is due next year.

The Importance of 149th Street.

Editor of the RECORD AND GUIDE:

One hundred and forty-ninth street is destined to be the most important business street of the Bronx, and should be the center of the department store trade. To ensure this, everything should be done to make it a better street, and three or four large department stores, besides those which are located there now, should be built in the vicinity of 149th street and Third avenue, so that when the housewives of the Bronx, Mt. Vernon and Yonkers begin to think of shopping, they will "think Bronx" instead of some other place, as they do now.

The day has gone by when business men think it wise to remove as far from their competitors as possible. It is better for everyone that they centralize in one locality. I think that eventually a subway or moving sidewalk will be necessary across 149th street from the New York Central Station at Park avenue to the subway express at Eastern Boulevard. Either of these means would make it necessary that 149th street west of Third avenue be graded by cutting off the hill at Cortlandt avenue, and filling in the hill at Morris avenue. This should be done now, when the cost of such grading will be comparatively cheap, and before costly buildings are erected.

As part of the general improvement of this street—but not necessarily connected with the grading of it—would be the creation of an open square bounded by Third avenue on the west, 148th street on the south, Bergen avenue on the east, and 149th street on the north. This could be done by purchasing the triangle between 148th and 149th streets and Willis and Bergen avenues.

While the cost will be considerable, it would be more than made up by the increased values of the property around the square and in the immediate neighborhood. Large department stores then could be erected around the square, so as to make it a shopping center which would not only attract all the people of the Bronx, but of neighboring places as well. CYRUS C. MILLER.

55 Liberty street, March 31.

For a Boulevard Through Central Park.

Editor of the RECORD AND GUIDE:

In an editorial in your issue of March 28 you speak of the need for improvement in the transverse service under Central Park between the east and the west sides. The suggestion which I would make is not new. In fact, it was submitted to the Park Department and to the Water Department during the preceding administration, and met with some recognition from Commissioner Stover, but not with much from Commissioner Thompson.

It is that the transverse road between East 85th street and West 86th street should be widened, so as to take in all of the space between the two reservoirs, and if necessary, even cutting off the northeast corner of the southerly reservoir, but retaining the bridle path and the walk along the south end of the northerly reservoir. It should then be improved as a sightly crosstown boulevard.

In this connection I understand that the Park Department looks forward to the abandonment by the Water Department of the southerly reservoir. I would also call attention to the fact that 86th street is approximately half way between the north and south ends of Central Park. This, taken together with the growing importance of East 86th street as a business and amusement center, and the connections which are, or will be, available at this street with the elevated and subway lines, seems to make this particular transverse road most appropriate for such improvement.

The traffic through this road by vehicles, street-car passengers and foot passengers is often heavy. The resulting conditions where automobiles attempt to pass the street cars is dangerous, and has led to many accidents, and to some fatalities. To those who must use it the road is most attractive. On one day it is excessively damp, and on another excessively dusty, because the water and dirt from the adjacent park drain into it. It is cut off from all prospect of the surrounding park by stables, walls and tunnels. I feel, therefore, that this is a point where a very small sacrifice of the scenic beauties of the park could properly be made, and result in the great improvement of traffic conditions.

ALFRED ROELKER, Jr.

62 William street, March 30.

The Taxable Value of Buildings.

Editor of the RECORD AND GUIDE:

The interesting letter of Hon. Cyrus C. Miller, in your edition of February 14, in which he claims that the untaxing of buildings would make realty investments uncertain may justify another letter on the uncertainty, the injustice and practical dishonesty inherent in our system of taxation, because of the taxing of buildings and other improvements. There are records extant in this city which show assessments on realty for the purpose of taxation which run from 25 per cent. to 500 per cent. of the consideration for which the property was sold. But suppose the variances run only from 60 per cent. to 120 per cent. of the value of the property, what effect does this discrimination have on values?

To make real estate a safe and certain investment, the grantor and grantee should have access to tax records, which, under the full value assessment law, would be some guide in realty matters. A man forced to sell and a purchaser ready to buy will come nearer the "meeting of minds" if both know that the fair market value is expressed in the consideration.

Now, the assessment of buildings, on anything like a just basis, is an impossibility, for the assessor cannot be found who can estimate with any degree of exactness the market or taxable value of a building. No more can he do it in assessing other improvements, and the various forms of personal property. He may take his field book, his maps, his tape line and his Hoffman rule and use his very best judgment and his factors in fixing the value of a building, and yet the problem is so absolutely difficult, from the point of view of justice in taxation, that it baffles him at every point. If Mr. Miller were a member of a club in which the dues were fifty dollars per annum, what would he say if some members were permitted to pay only 25 per cent. of the dues while others were mulcted to the extent of 200 per cent.? Such a club could not last very long.

Mr. Miller has injected into the interesting discussion concerning the wisdom of untaxing buildings the statements that the annual increase in New York City valuations is only 3 per cent. and that this amount is lower than the interest if the same money were loaned. But Mr. Miller forgets that one cannot eat his cake and have it, too, and that when one loans his money at any rate of interest he loses the use and control of his money for the interest period. But when one invests his money in land, and the land increases in value, he is in control of and can use the land and yet gain the increase. Mr. Miller's comparison is unhappy; and still more so is his argument that owners of real estate should be allowed to recuperate themselves from depreciation in their buildings through use, by the annual increase in the value of the land.

No owner of a truck or sewing machine, or thresher or railroad car, who is daily receiving money for its use, if he does not use it himself, can expect that the wear and tear depreciation will be made up to him by the community through a defective system of taxation, by donations, or in any imaginable way. And the owners of such property, all taxable under our system, have a right to object to making good to the owners of real estate the depreciation of buildings through use, by taxing their personal property.

But the untaxing of buildings would do more to make realty investments certain than almost any measure yet proposed. With our block and lot system we can make every property owner a guarantor of such certainty. By posting maps of the streets, blocks and lots of each school district in the school houses therein, with the assessed value of the lot of each owner plainly marked thereon, the owners of realty would examine such maps and would be able by comparing the assessments thereon to check up the assessors' work and thus bring about an assessment fair to all. But this cannot be done with buildings. For buildings that look alike outside vary greatly in value. One building may be erected under a carte blanche order to the architect to spare no expense, so that the best material, day labor and workmanship of the best artisans may go into the building. Another building, on the same block, similar in size and appearance, can be erected in skimping and cheap contract labor for half the money.

But who can distinguish the exact difference in cost between these buildings. One building, ten years old, may, by hard usage, be almost worn out, while another building, no younger, alongside, by careful use, may be almost as good as new. Do tape lines and factors help the assessor to carefully discriminate in finding his "full value?"

Mr. Miller perhaps has not considered the important fact that the taxpayer (owner of real estate) must pay the cost of assessing the property and of collecting the tax. This cost he finds in the budget and the tax rate, about which he is continually complaining, but without excuse so long as he advocates the present clumsy system. If he prefers to pay ten men for work that one man could do under a better system he should not complain if some of the other realty owners object to it.

JAMES P. KOHLER.

44 Court Street, Brooklyn, March 31.

Committee to Meet the Mayor.

Representatives of all the boroughs, comprising a sub-committee of the recently formed Realty Owners of the City of New York, met at the rooms of the New York County Bar Association on Tuesday, to arrange for an interview with Mayor Mitchel regarding the scope and personnel of the proposed Tax Commission.

Charles H. Fuller, president of the Brooklyn League, was elected chairman, and the committee discussed various suggestions made with reference to the new commission, and outlined a plan of action. Those present were Allan Robinson and Henry Bloch for Manhattan; Edward B. Boynton and James L. Wells for the Bronx; Charles H. Fuller and Frank Harvey Field for Brooklyn; E. R. Macdougal and H. S. Johnston for Queens, and William S. Van Clief and Henry B. Morrison for Richmond.

Commission Form of Government.

The list of cities that are governed by a commission rather than by a Mayor with a board of aldermen is steadily growing, and now includes: Atlantic City, Birmingham, Chattanooga, Dallas, Dayton, Denver, Des Moines, Duluth, Erie, Fort Worth, Galveston, Harrisburg, Haverhill, Houston, Jersey City, Kansas City, Lawrence, Lincoln, Lowell, Lynn, Memphis, Mobile, Montgomery, New Orleans, Oakland, Oklahoma City, Omaha, Passaic, Portland, Ore., Sacramento, Salt Lake City, San Diego, Sioux City, Spokane, Springfield, Ill., Springfield, O., St. Paul, Tacoma, Taunton, Topeka, Trenton.

The Mechanics and Traders Library.

The directors of the General Society of Mechanics and Traders are contemplating selling all but the reference section of their library of one hundred thousand volumes. President Lewis W. Harrington says the time has come when it should be disposed of and the money that is now spent for it applied to filling the vacant schoolrooms with pupils from the waiting list. Established in 1835, the Mechanics and Traders' Library was one of the first to circulate books here. According to the annual report, the society is unable with present facilities to receive all who apply for instruction.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Market Conditions Remain Stationary

New Real Estate Regulations.

REGULATIONS which define more specifically the commissions chargeable for selling, leasing and managing property were posted this week by the Real Estate Board, to take the place of those heretofore in effect. A committee of eighteen members, with Lawrence B. Elliman as chairman, drew up the new code and the board adopted it on March 10. Changes in geographical divisions and professional practice, caused by the growth of the city, made the revision necessary. Forming part of the committee's report, which the board adopted as a whole, is a series of rules for business conduct between members, and between members and clients.

Regulations For Private Sales.

The following commissions shall be chargeable on private sales:

For selling real estate within the limits of the Borough of Manhattan 1%

For selling real estate within the limits of the Boroughs of The Bronx, Brooklyn and Queens, 1% to 2½%

For selling real estate within the limits of the Borough of Richmond .....2½% to 5%

For selling leaseholds within the limits of the Boroughs of Manhattan and the Bronx (according to agreement) .....2½% to 5%

For selling real estate in the suburbs of Greater New York..2½%

For selling acreage within the limits of Greater New York, 2½% to 5%

For selling country property..... 5%

For selling leases and leaseholds in the suburbs of Greater New York 5%

For selling plots or acreage in the western and southern parts of the United States..... 5%

For procuring first mortgage loans, except by special agreement.... 1%

For exchanging the full selling commission shall be paid by each side.

No sales shall be made for a commission of less than $100.

Should the title of property prove imperfect, whereby a sale cannot be consummated, the claim for commission shall not be invalidated thereby.

Brokerage shall be deemed to be earned when the price and terms are arranged between buyer and seller, the minds of both parties having fully met.

It is understood that all real estate commissions are due and payable as soon as agreements are executed by both parties thereto.

Leasing and Management of Property.

For general management of property 5%

Renting for a term of one year or under, a commission shall be charged on an amount equal to one year's rental, of.....2½%

For renting private dwellings or apartments for a season, commission on the total rent to be paid of 2½%

If the term be for a period of over one year and less than three, a commission shall be charged on the average yearly rental of....2½%

Renting for a term of three years and upward on gross rental..... 1%

Renting country property, first year 5%

Renting each subsequent year to same party 2½%

The commission on leases for over three years shall be based on the rent actually to be paid, including any additional sums to be paid as interest on the cost of any improvements made by the owner except by special agreement in writing.

Should there be a clause in the lease for a term under twenty years, giving the lessee the option of a further term, and should he avail himself of such option, the owner shall pay the broker the commission due on the rent to be paid during such extension.

Should there be a clause in the lease giving the lessee the option to purchase the property, and should he avail himself of such option, the owner shall pay the agent the difference between the commission already paid and that to which the agent would be entitled had the original transaction been a sale, except by special agreement.

No rental shall be made for a commission of less than $25, except between members of the Real Estate Board of New York.

Owners Examine Pending Bills.

Ira J. Ettinger, special representative of the United Real Estate Owners' Associations at Albany, made his report Thursday to the Law and Legislative Committee of that body at Arion Hall. The report covered in detail the action taken by the Legislature on all measures directed against real estate. Of the many bills which property owners thought prejudicial to their interests, practically none succeeded in being enacted into law.

"At the opening of the legislative session," said Henry Bloch, at the close of the meeting, "things looked particularly ominous for the owner of real estate. The horizon seemed clouded with a threatening storm, since the many single tax bills, the increment tax bills, the tenement house and factory bills, and many others were all directed against the ownership of real estate. Fortunately, the legislators ascertained that the realty interests had at last asserted themselves and were watching what was going on. The largest representation of owners of real estate ever known in New York attended Albany in a body and with one blow killed all of the so-called single tax bills. Our organization had a special representative at all the sessions of the Legislature, and the vigilance of the taxpayers was certainly well repaid in the defeat of all the obnoxious bills."

East Tremont Taxpayers Meet.

At the recent meeting of the East Tremont Taxpayers' Association, the members discussed a number of matters of local importance. Their efforts for the establishment of a post office branch in West Farms has been rewarded by the winning over of Postmaster Morgan, who has favorably recommended the project to the Washington authorities. The association voted to commend various city officials for their efficient service, and among other things asked for the removal of the old grand stand in Crotona Park, which has become a public nuisance.

PRIVATE REALTY SALES.

Several large deals were closed last week, the more notable involving a "million-dollar" apartment house on Park avenue; also a vacant plot on Washington Heights, and a group of houses in West 30th street which are to become the site of a new hotel. Gen-

erally, throughout the week the market continued the same dullness which has been its chief characteristic of late. While in the last few weeks there appeared to be an upward tendency which gave cause to optimism, even these slightly improved conditions have not been consistently maintained. From time to time the outlook appears to brighten, one week by evidence of heavier investment buying and another week by a large increase in the number of plans filed for new buildings. But substantially, the situation remains unchanged.

While money is still scarce and lending institutions are not too eager to advance large sums, several good building loans placed this week in well-located sections of the city may have an encouraging effect on this branch of the market.

The total number of sales reported and not recorded in Manhattan this week was 26, as against 28 last week and 39 a year ago.

The number of sales south of 59th street was 9, compared with 9 last week, and 16 a year ago.

The sales north of 59th street aggregated 17, as compared with 19 last week and 23 a year ago.

The total number of conveyances in Manhattan was 180, as against 124 last week, 19 having stated considerations totalling $719,214. Mortgages recorded this week numbered 101, involving $2,103,619, as against 67 last week, aggregating $1,958.711.

From the Bronx 19 sales at private contract were recorded, as against 18 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $882,997, compared with $930,006 last week, making a total since January 1 of $11,039,447. The figure for the corresponding week last year was $2,148,106, and the total from January 1, 1913, to April 5, 1913, was $16,247,061.

Deal in West 14th Street.

Edward J. Kelly, of Henry Kelly & Sons, dealers in fruits and vegetables, at 413-419 West 14th street, signed preliminary contracts this week for the purchase of that property from John Gillen. The property comprises four three-story Astor leasehold buildings on plot 85x103 feet. Final contracts are expected to be signed this morning. Henry Brady was the broker in the sale.

New Hotel for Women.

Hotel Irvin (Inc.) bought from Hugh Getty and Mrs. Maria S. Simpson three houses at 308-312 West 30th street, on plot 66x98.9, through the Douglas Robinson, Charles S. Brown Co. A twelve-story hotel will be erected which will provide moderate-priced homes for working girls. The project is philanthropic, and among those interested are Mrs. Richard Irvin, Mrs. William Herbert, Charles H. Strong, W. Fellowes Morgan and Chase Mellen.

Large Deal Pending.

Negotiations are pending for the sale of the one-time Hotel Metropole, a six-story building, on plot 60x100.5, just east of Broadway, to the Vaudeville Comedy Club, now at 107 West 44th street. The property is untenanted and has been in the Hornby family since 1856. Francis Morey, secretary of the Vaudeville Comedy Club, informed the Record and Guide that while nothing definite had been done with reference to the purchase, final action might be taken early next week.

Operators Still Buying.

Harris and Maurice Mandelbaum have purchased sixteen additional lots, 400x100, in the south side of 161st street, 140 feet west of Fort Washington avenue, from the Loyal L. Smith estate, through the J. Romaine Brown Co. Last week the Messrs. Mandelbaum bought sixteen lots in 160th street, and have within a few weeks obtained seventy-two lots from the Smith estate, part of which have been resold to builders for apartment house construction.

Dr. Bishop Buys on Park Avenue.

Northcote Realty Co., Edgar A. Levy, president, has sold to Dr. James Bishop the new twelve-story apartment house at the southeast corner of Park avenue and 62d street, 80.5x117.6, held at $1,250,000. In part payment was given the dwelling, 64 West 97th street, and the tenements, 530 East 134th street and 203 East 97th street.

Manhattan—South of 59th Street.

WEST HOUSTON ST.—Mary Jahn sold to Joseph Personeni the 2½-sty building at 96 West Houston st, 25x90, for about $20,000.

26TH ST.—Gaines & Drenuan Co. sold for Mrs. Gertrude O'Brien of San Francisco, Cal., 238 East 26th st, to Jodice Bros., proprietors of Madison Transfer Co., at present occupying the premises.

30TH ST.—City of New York has completed negotiations for the purchase from John Weser of the 5-sty front and rear tenements at 141 West 30th st, on plot 25x90.9, for use in connection with the new House of Detention for Women, which is to be the tallest jail in the world.

37TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Frederick K. Trowbridge 113 East 37th st, 4-sty dwelling, on lot 20x98.9.

38TH ST.—Tucker, Speyers & Co. sold for the 59 West 38th St. Corporation, 57x61 West 38th st, plot 55x98, to the Harvard Realty & Construction Co., Goldberg & Kramer, who will improve with a 12-sty mercantile building. The property has been held at $250,000.

46TH ST.—Ella F. Johnson has sold to Dr. James Bishop, the dwelling at 24 East 46th st, known as "Castle House." The building is partly occupied by the dancing school of Vernon Castle.

5TH AV.—Horace S. Ely & Co. and N. A. Berwin & Co. sold for the estate of Mrs. Daniel Butterfield, the Columbia College leasehold at 616 5th av to Goodman & Bergdorf. The 4-sty dwelling, 30x125, will be remodelled for business. The house was built and occupied by late Governor Alonzo B. Cornell and was later the home of the late John Hoey and General Butterfield.

Manhattan—North of 59th Street.

61ST ST.—William B. May & Co., sold the residence at 119 East 61st st, for Mrs. L. W. Gray. The buyer will occupy after alterations have been made.

82D ST.—William F. Fuerst and Philip Jeselson sold for Leonard Weill the 4-sty flat 160 East 82d st, on lot 22x102.2.

82D ST.—Pease & Elliman sold for the estate of Richard Arnold 2-4 East 83d st, vacant plot 45x102.2, the rear 50 ft., being 55 ft. wide, to a purchaser said to be William Woodward, a downtown banker. This property is part of a plot which Mr. Arnold bought in 1880 to protect the house he owned on the northeast corner of 5th av and 83d st.

91ST ST.—Pease & Elliman sold for Mrs. Madeline O'N. Smith to General E. P. Meany the 4-sty dwelling, on lot 20x100, at 316 West 91st st.

97TH ST.—The Brown-Weiss Realties bought from Ennis & Sinnott, 37 West 97th st, a 3-sty dwelling, on lot 17x100. The sellers took three lots at Long Beach, L. I., in part payment.

112TH ST.—I Rosenthal sold for Joseph Keen, to a Mr. Schwarz, 109 West 112th st, a 5-sty flat, on lot 25x100, adjoining the northeast corner of St. Nicholas av.

114TH ST.—The Omega Association has bought from Annabel V. Otis the 4-sty dwelling at 538 West 114th st, on lot 20x100.11, directly opposite South Field of Columbia University. In part payment was given its present home, 604 West 114th st, which has become too small for present needs.

117TH ST.—W. E. & W. I. Brown, Inc., sold for the Taxpayers' Realty Co., Philip Wattenberg, president, the 6-sty apartment house 128 West 117th st.

120TH ST.—Morris E. Sterne sold for Grace M. Pruden the 4-sty dwelling at 162 West 120th st, on lot 16.8x100.11.

121ST ST.—George W. Brettell has sold for Wilhelmina Etterich to Valintyna Zawarski 514 East 121st st, a 3-sty brick dwelling on lot 17x80. This is the first sale of the house in more than 35 years.

164TH ST.—Brown-Weiss Realties purchased from Alfred Marshall the 6-sty apartment house, on plot 50x100, at 505 West 164th st, through Frederick Southack and Alwyn Ball, Jr. The buyer gives in part payment 652 Coster st, Bronx, a two-family dwelling, on lot 20x100.

ST. NICHOLAS AV.—The T. C. Smith Holding Co. has bought the southwest corner of St. Nicholas av and 177th st, a plot 100x100. The new owners will erect 5-sty flats.

ST. NICHOLAS AV.—W. J. Huston & Son sold for Mary F. Martin to Frank L. Marshall 730 St. Nicholas av, a 4-sty dwelling, on plot 30.4x100, near 147th st.

VERMILYEA AV.—Carvo Realty Co. sold to Max Marx the northwest corner of Vermilyea av and 207th st, plot 100x100.

Bronx.

FREEMAN ST.—Leonard Weill purchased from the Coucci Realty Co., Raffaele Coucci, president, the 5-sty flat, with stores, on plot 50x100, at the northeast corner of Freeman st and Bryant av.

TIFFANY ST.—Richard Dickson has sold for Max Minzesheimer 1043 Tiffany st, a 3-familyy house, on lot 20x100, to the Taxpayers' Realty Co.

137TH ST.—Paul Bultmann sold for Henry Nembach 282 East 137th st, a 5-sty double flat, on lot 25x100, to Adam Brinker.

140TH ST.—George Price sold for the estate of Maria E. Gibney, the 3-sty dwelling at 361 East 141st st.

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145TH ST.—Kurz & Uren and Louis Meckes sold for the estate of Katharine S. Du Bois 330, 332 and 334 East 145th st, three 3-sty dwellings on a plot 50x100, west of 3d av.

147TH ST.—Kurz & Uren, Inc., sold for the estate of William Ryan the four dwellings 830 to 836 East 147th st, 102.6x100.

151ST ST.—Smith & Phelps sold for Thomas D. Malcolm the vacant lot, 25x114, in the north side of 151st st, 141 ft west of 3d av.

156TH ST.—Louis Hubner sold to Joseph Palermo 342 East 156th st, 3-sty flat, on lot 25x100.

161ST ST.—Smada Realty Co. sold 700 and 702 East 161st st, a 6-sty flat, on plot 50x100, to Robert J. Rooney, who gave in part payment the plot 100x150, in the north side of 176th st, 445.5 ft. west of Southern Boulevard.

190TH ST.—John B. Haskins estate sold to Arthur J. McSorley the plot, 50x140, on the south side of 190th st, 118 ft. east of Morris av.

218TH ST.—Thomas J. Coyne sold to Joseph Kurzman and Jacob Langsam the plot, 100x228x irreg., in the west side of 218th st, 105 ft. west of Baroes av.

221ST ST.—Smith & Phelps sold the vacant plot, 100x100, in the south side of 221st st, 205 ft. west of Barnes av.

BEACH AV.—John Dooly sold to William G. Robertson, through Leoo G. Losere, the vacant lot 50x100, on the west side of Beach av, 115 ft. south of Walter av, West Farms. In exchange was given the building at the northwest corner of Hemlock and Etna sts, Brooklyn.

CAMERELING AV.—Burke Stone, Inc., sold for Isaac and Samuel Kem, the dwelling, 2303 Cambreling av. Two lots at Tuckahoe were given in part payment.

MARMION AV.—Contracts for the sale of the plot 66x149, on the northwest side of Marmion av, 331 ft. southwest of 180th st, have been made by the Denver Realty Co. with Harry Ratner for $13,250.

TRINITY AV.—W. E. & W. I. Brown, Inc., have resold for the Taxpayers' Realty Co. the plot on the west side of Trinity av, 48 ft. north of 158th st, 50x148.

Brooklyn.

ADELPHI ST.—H. W. Rozell & Son have sold the 16-family apartment house 250 and 252 Adelphi st for the Kahn Construction Co. to the Rollo Realty Co. for investment, for about $60,000; also 86 and 88 Adelphi st, plot 50x100, for the Rollo Realty Co. to a builder, who expects to erect a 20-family apartment this spring, and 218 Adelphi st, a 3-sty dwelling, for a Mrs. McDonough to a Mr. McLoughlin.

PROSPECT PL.—H. B. Davenport sold through Henry Pierson & Co. plot 48x90, at 375 Prospect pl, for improvement with a two-family dwelling.

REVERE PL.—Bulkley & Horton Co. sold 14 Revere pl, a 3-sty dwelling, 18.9x100, for J. Newton to Mary Dissenderfer.

BUTLER ST.—Herbert Russell Ludden sold to Charles C. Duffy, manufacturer of office fixtures, the factory at 285 Butler st, for Stanley & Uncles.

ST. JOHNS PL.—John Pullman R. E. Co. sold 170 St. Johns pl on the Park slope, a 3-sty dwelling, on lot 20x100, for Thomas G. McCord to Edward Bell for occupancy.

8TH ST.—The L. L. Waldorf Co. sold for the estate of William Curry, of Key West, Florida, the 2-sty dwelling at 459 8th st.

55TH ST.—Frank A. Seaver & Co. sold two houses, 152 and 154 55th st, for Mary Weigel to the American Machine & Foundry Co.

ATLANTIC AV.—Howard C. Pyle & Co. sold 504 Atlantic av, between Nevins st and 3d av, a 4-sty building, on plot 28x100, to Peterson & Dohrmann, wholesale dealers in bakers' supplies. The purchasers will remodel and use it in their business.

GREENE AV.—The Apollo Club, Clinton L. Rossiter, president, a well known singing organization, has bought from the Wilbur Realty Co. the two houses at 41-43 Greene av, on plot 46x90. The property will be remodeled and used by the club as a permanent home.

FLATBUSH AV.—McInerney-Klinck Realty Co. bought the plot on the west side of Flatbush av, 147 ft. south of Woodruff av, 20x100. The price was about $15,000.

NEWKIRK AV.—The Weber-Tuerk Building Co. bought from a Mr. Wolfinger the plot, 84x135, at the southwest corner of Newkirk av and 21st st for improvement with 4-sty apartment houses.

1ST AV.—Herman Gatlitzka sold for the Billings Estates the southeast corner of 1st av and 60th st, opposite the proposed new dock.

13TH AV.—E. J. Sforza sold for E. H. Wilson about 9 lots at the southwest corner of 13th av and 63d st, Brooklyn.

Queens.

FLUSHING.—George Tsitseras, restaurateur, has bought for about $45,000 71-73 Broadway, the 3-sty building formerly occupied by the Queens County Savings Bank.

LONG ISLAND CITY.—William H. Murphy sold for the T. B. Ackerson Co. the plot, 60x200, running through from 10th and 11th sts 100 ft. west of East av, to the Uncas Manufacturing Co., which will erect a 2-sty concrete building.

Rural and Suburban.

HEMPSTEAD, L. I.—The Windsor Land and Improvement Co. sold at Hempstead to R. T. Dunlop, 40x100 on Kennedy av; to H. M. Foster, 47x104 and 84x131 on Grand av; to M. J. Callahan, 50x100 and 60x125 on Willow av; to M. O. Smith, 60x125 on Willow av; to T. Byrne, 40x100 in Marshall st and Nassau Parkway; to S. Nikula, 40x100 in Booth st; to J. P. Basson, 94x100 in Henry st; also sold at Floral Park to W. Nash, 40x100 in Willow st; to D. Healy, 60x100 in Poplar st and Tulip av; at Rockville Centre to C. Corsighla, 40x100 on Columbia av; at Rosedale to F. J. Farren, 60x100 on Chester av; and at Oceanside to W. A. Buckley, 80x100 on Hoke av, and to J. Fischer, 40x100, on Merrifield av.

MONMOUTH BEACH, N. J.—William B. May & Co. have sold for Col. William Barbour a large cottage on the east side of Ocean av, 210 ft. along the water front by 440, and a smaller cottage on the west side of Ocean av, 150x340; and a separate plot, 50x150, on which is located a garage.

RED HOOK, N. Y.—Carolyn B. Kidd has sold, through Horace S. Ely & Co., her estate of 348 acres at Red Hook, Dutchess County, N. Y. The property has a large frontage on the Hudson River and has been in the family for nearly half a century.

RYE, N. Y.—The Oakland Beach Realty Co., through Robert E. Farley, sold to Mrs. Nellie A. Demena, plot 400x150, at the corner of Halstead and Rye Beach avs, Oakland Beach Park.

LEASES.

Important Lease Closed.

Osgood Pell & Clark T. Chambers, representing the lessee, and Moore & Wyckoff, representing the lessor, leased for James Silo to William B. Quaintance the front store and basement and the second floor of the Silo Building, at the northwest corner of Fifth avenue and 45th street, for a term of years. The space leased includes all of the ground floor, except 52x100, which will be occupied by Mr. Silo, as heretofore. Mr. Quaintance will occupy the space taken by him for the business of Alice Maynard, which he owns. Messrs. Pell & Chambers also negotiated the lease of 381 Fifth avenue to Cammeyer, shoe dealer, who will take possession about July 1.

City Leases Authorized.

The Commissioners of the Sinking Fund have authorized the renewal of the lease of the four-story dwelling at 307 West 33d street, owned by Rebecca Greacen, and occupied by the Department of Health for a children's clinic, for five years at $1,800 per year; also the renewal of the leases of 507, 509 and 511 Lenox avenue for one year at $1,500 per building, from the Rolston estate and Jacob Bernstein. These houses are occupied by the Police Department; also the second floor and part of the fourth and fifth floors of the Offerman Building, 503 Fulton street, Brooklyn, from C. Henry Offerman et al for three years, at $35,854 per annum, to be used by the Department of Finance.

Manhattan.

LEON S. ALTMAYER leased for E. R. Andrews the 3-sty dwelling at 173 West 88th st.

ALBERT E. ASHFORTH, INC., leased offices in the Frances Bldg. at the southeast corner of 5th av and 53d st to Miss Margaret McGuire, formerly of 18 East 48th st; apartments in 39 West 67th st to Francis Sullivan, and space in 19 West 35th st to Mrs. Racia Wood Freeman; offices at 105 to 111 West 40th st to the Department Store Education Association, and in the Acker, Merrall & Condit Bldg. at 366 5th av to Miss Frances M. Horton.

THE WILLIAM S. ANDERSON CO. leased the store in 174 East 77th st to Keller & Haugh.

DANIEL BIRDSALL & CO. rented the new 8-sty building at 159 Hudson st, 25x110, for Hugh Getty to A. G. Hyde & Sons, dealers in cotton goods. The new structure will be used for warehouse purposes.

DANIEL BIRDSALL & CO., INC., leased the 5th loft in 10 Bleecker st to Robert Rogers of 291 Broadway; also a floor in the Bartholdi Building, at Broadway and 23d st, to Kuh, Nathan & Fischer; the 4th loft in 27 East 10th st to Weitz Brothers; the 2d loft in 19 East 17th st to Duhssen & Pflatz of 104 5th av, and the 5th loft in 26 West 15th st to the Fleischnick Manufacturing Co.

THE GEORGE BOCKHAUS CO. leased to J. Kominsky for the Austin estate a store in 2410 1st av; also to Alexander Ercole & Bro. for the Morrissey estate the 1-sty building, 25x100, at 407 East 123d st for 5 years; and to Mrs. C. Martin a store in 1976 Park av.

ROBERT BROWN leased for John R. Weed the 5th floor in 55 West 46th st for 5 years to Schwartz & Portegal, tailors, of 6 East 41st st; apartments in 38 East 59th st to Miss H. Callish, and in 4 West 40th st to H. M. Olcott; offices in 501 5th av to D. Ciaffone and in 17 East 38th st to A. Cavanagh.

THE FIRM OF L. J. CARPENTER leased to J. Aroo & Co. of 95 Wall st the stores, basement and 2d floor in 95 and 97 Wall st.

A. P. COBURN leased about 3,000 sq. ft. in 409 Pearl st to Kern & Son, of 257 William st, for 5 years.

THE CROSS & BROWN CO. leased for the New York Telephone Co. to Abraham H. Bonart, the 8th floor in 28 and 30 West 38th st, and office space in the United States Rubber Co Building at 1790 Broadway, to Geo. D. Moreland; for Klein & Jackson to the 35% Automobile Supply Co., the store and basement at the southwest corner of Broadway and 57th st, and for the Moorewood Realty Holding Co. to the Twombly Car Corporation of 1790 Broadway, the store at the southwest corner of Broadway and 63d st.

THE CROSS & BROWN CO. leased office space in the Strand Theatre Building at the northwest corner of Broadway and 47th st, to Bernard Myers and Rosenberg & Jacobson.

DUFF & CONGER leased apartments in 1261 Madison av to S. A. Worms; also in 1242 Madison av to Ruben Simon; in 16 East 88th st to Albert Waszink and Mrs. J. B. Davis, and in 1206 5th av to Louis Feiner, J. I. Edelstein and Mrs. James Edwards.

THE J. C. EINSTEIN CO., INC., leased, for the 108 West 25th Construction Co., the top loft in 108 and 110 West 25th st, to Adolf Stiglitz.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment of 12 rooms and 4 baths in 840 Park av, for George Barton French to Ernst Victor; also in 130 East 67th st for Malcolm E. Smith & Co., agents, to Ernest Poole; in 103 East 86th st to L. B. Brown; in 19 East 57th st to Charles Koenigswerther.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 3 baths in 3 East 85th st to Mrs. Benjamin F. Sherwood; also in 116 East 63d st to Miss C. B. Brower; and in 103 East 86th st to John T. Harrison.

DOUGLAS L. ELLIMAN & CO. leased for Arthur A. Fowler, 111 East 61st st, a 4-sty modern house on a lot 19x100, to Thomas R. Williams, who recently sold his property in 30th st to George Backer and Arnstein & Levy.

JACOB FINKELSTEIN leased for John H. Jube and others to the Lyons Hotel Co., the entire upper part of 83 Bowery, for 10 years. The building is now occupied by the Salvation Army.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for Samuel Floersheimer 5,000 sq ft of space in 18 and 20 West 21st st to American Silk Garment Manufacturing Co. of 39 West 32d st.

A. N. GITTERMAN leased for Mark Rafalsky & Co. the store at the northwest corner of Broadway and 89th st to Pope & Chapman, druggists.

GOODALE, PERRY & DWIGHT leased the parlor floor store in 67 West 23d st to the Novelty Slide Co. of 20 East 14th st; also space in 40 West 28th st to Eisenberg & Goldberg.

GOODWIN & GOODWIN leased for Wm. H. Earle to Sigmond C. Landsberg the 3-sty dwelling at 139 West 122d st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Katharine A. Kingsland stores 897 8th av to Thomas Dragna and Leonard Lehmann, of 897 8th av.

M. & L. HESS, INC., leased the 4th loft in 115 and 117 East 23d st to the Eclectic Film Co.; the 11th loft in 13 and 15 East 22d st to Mandel Brothers, of 13 East 22d st, and the 9th loft in 13 and 15 East 22d st to Siegel-Cooper Co, of Chicago.

HUBERTH & HUBERTH rented the store adjoining the southeast corner of Broadway and 38th st to the Echo Farm Dairy of 103 West 38th st.

ARTHUR LINDAU leased the store in 500 5th av.

WEBSTER B. MABIE & CO. rented for Spear & Co., as agents, the store and basement in 28 and 30 West 25th st to M. Rambow & Co., dealers in mosaic tiles.

SAMUEL H. MARTIN leased the store and basement in 2173 8th av to Otto Hinrich.

SAMUEL H. MARTIN leased for Susie Scott Hall the 4-sty dwelling at 128 West 65th st to Mary McCall.

MOOYER & MARSTON rented to Plympton, Gardiner & Co. of 27 William st the 2d floor in 26 Exchange place; to Robert J. Reiley, architect, of 481 5th av, the 5th floor in 477 5th av; the store and basement in 89 Broad st to Whalen & Morgan, who will open a restaurant as soon as extensive alterations have been completed; half of the 1st floor in the same building to I. Lehmann; to Ella Jeynes and Ida J. C. Bottjer, the top floor in 48 West 46th st; the 3d floor in 61 West 46th st to Pauline W. Palmer, and the 4th floor front to Mme. Fani Tischler.

MOORE, SCHUTTE & CO. leased for Clara W. Picken 465 West 141st st, a 4-sty dwelling, to Charles D. Koppell.

A. L. MORDECAI & SON leased the only remaining apartment in their building at 119 West 71st st to Frederick L. Reis; also rented in their new buildings at 151 to 161 West 86th st apartments to Mrs. Adeline S. Weed, Mrs. Lillie Sieghert, Joseph Nathan, Herbert B. Newman, Claude S. Newman and Irving L. Ernst; and a loft in 121 East 24th st to Mendelson Bros.

THE CHARLES F. NOYES CO. leased a store and basement in 68 Warren st for Charles Goldmann & Son to Edward Jones; the store and basement in 242 Pearl st for the estate of H. V. B. Frankel to John Cahan and Adolph Isaac and a floor in 228 Pearl st for the White Realty Co. to James C. Bogert, of 91 Maiden lane.

THE CHARLES F. NOYES CO. leased the 5-sty building at 264 to 268 South st, containing 50,000 ft of space, for the New York, New Haven & Hartford Railroad Co. to Shalita Bros. of 262 South st. The lease is for ten years at an aggregate rental of about $65,000. The tenants are making extensive alterations to the building and will occupy the entire premises for their business.

THE CHARLES F. NOYES CO. leased offices in the 80 Maiden Lane Building to Wood Bros. & Peck, of 100 William st, for 5 years; in the Market and Fulton National Bank Building to the American Code Co., of 83 Nassau st; in 37 and 39 Liberty st to Paul B. Warner, of 37 Liberty st, and in 61 Beekman st to John De Cock.

O'CONNOR & ELLISON leased the 4th floor and ½ of the store and basement in 55 5th av to the Watters Laboratories and Hospital Supplies Co. of 33 West 13th st.

PEASE & ELLIMAN leased for Mrs. Anna Stewart Lincoln the 3-sty house, 20x100, at 164 East 64th st to Mrs. William C. Morgan; also the parlor floor in 12 East 46th st to Charles Thorley for the display and sale of flowers during the Easter season; a store in 73 East 92d st to Hest & Solomon; apartments in 903 Park

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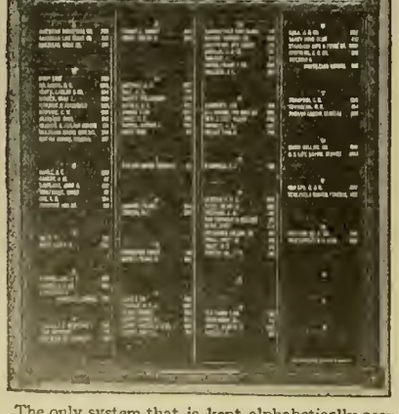
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av to Seelye Benedict, of Benedict & Benedict, the insurance underwriters, and to Mrs. Hennessey, of Butte, Mont. Mrs. Morris K. Jesup, the owner, was represented by Douglas Robinson, Charles S. Brown Co.; the 5-sty house on a lot 25x102, at 119 West 71st st to Thomas Marsalls; for the Ludin Realty Co., as agents, the store in 312 West 34th st to the Zouri Drawn Metals Co.; in Aeolian Hall to R. S. Piggott, E. H. V. Hoffman and Joseph Muir; and apartments at 24 West 59th st to Dr. Fred Wise, in 116 East 58th st to Mrs. D. S. McNamee, and in 44 West 37th st to Carl Mueller.

PORTER & CO. leased to the Columbia Graphophone Co. the store in 143 West 125th st; also to Edna M. Park, the store in 313 Lenox av, and to the Central Shoe Repairing Co., of 2339 8th av, the store in 2317 8th av.

GUSTAVE PRITT leased the 3-sty dwelling 303 West 18th st for Elizabeth F. Cutter, of Boston, Mass., to Charles Dixon; the 1st floor in 161 8th av to the Sherry Democrat Club, and the 2d and 3d floors to Charles Roeheck.

ROBERT R. RAINEY leased for the Rhinelander estate the 1st and 2d lofts in 91 Barclay st to the Pull Down Towel Cabinet Co.

GEO. R. READ & CO. leased to the American Tobacco Co. the four top floors in the Constable Building at the northeast corner of 5th av and 18th st for their executive offices. The Supreme Court recently granted permission for the lease to be made by the Constable estate at a rental of $50,000 a year. The tobacco company now occupies all of the building above the ground floor under a lease expiring in 1916.

GEO. R. READ & CO. leased for B. Crystal & Sons the store in 47 and 49 West st to the Wyeth Chemical Co. of 17 Battery pl; for Meinken Estate 10,000 sq ft in 859 to 877 Washington st to the Bright Star Battery Co. of 47 Vesey st; for James Carroll 606 Washington st to Louis Wertheim; for George N. Robinson space in 2 to 10 Church st to Stillman & Van Siclen; for the Reliance Paint Co. the entire upper part of 16 Coenties Slip to the Eric Appelquist Co; in conjunction with Ruland & Whiting the store, basement and 1st loft in 233 Water st to E. F. & H. O. Sibbert of 131 Beekman st; and the 3d floor in 27 Pine st to the Exchange firm of Gilbert Elliott & Co of 37 Wall st.

RICE & HILL leased for P. Adolphe to Juliette M. Johns the store and basement in 41 West 46th st; also for George Henry Warren to J. and B. Pudlin the store in 1591 Broadway.

MICHAEL A. ROFRANO, as attorney, leased to C. Moriggia for 21 years 165 to 169 West Houston st, 67.11x77.3, formerly occupied by the Italian Hospital. The site may be improved with a moving picture theatre.

SCHINDLER & LIEBLER rented the store in 242 East 80th st to Michael Guintana.

HERBERT A. SHERMAN rented a loft in 15 and 17 West 18th st to Isidor Harlib.

THE LOTON H. SLAWSON CO. leased space in 171 Madison av to George B. David Co., of 225 5th av; to Louis Weber Building Co., of 1 Madison av; to McHarg-Barton Co., of 165 Broadway; and to Lembcke von Bernuth Co., of 78 Wall st.

MALCOLM E. SMITH & CO. leased to the Goetz Silk Co. of 148 5th av the 2d floor at the northeast corner of 34th st and Madison av.

SPEAR & CO. rented for Carl Rosenhaum the store, basement and sub-basement in 138 and 140 Greene st to Jos. Rubin & Son of 178 Prince st; for Robert Colgate & Co. the 5th loft in 46 Great Jones st to A. B. C. Raincoat Co.; for the Helena Realty Co. the 2d loft in 44 to 48 West Houston st to Mirahle & Wilson; for Brooke & Georger the 1st loft in 146 and 148 West 28th st to Louis Salzberg.

UNGER & WATSON, INC., leased for Jennie S. Meyer to Alfred Hopkins the 2-sty private dwelling at 318 East 51st st.

UNGER & WATSON, INC., leased for Solomon Kahn to Martin Miczynski a 3-sty private dwelling at 5 Mitchell pl.

UGOBUNO & RAPETTO, a provision firm, leased the 3-sty building at 100 6th av through J. May for ten years at a rental of $30,000.

VAN NORDEN & WILSON and Van Wyck Ferris leased space in 662 and 664 6th av for the Sperry Realty Co. to the Star Window Shade Co.; also to Alfred C. Oberheu, interior decorator, space in 5-9 West 37th st.

WALTER J. SALOMON leased the store in 503 5th av to Vincent D. Sheridan, jeweler; in 1 West 42d st to Morris Tigner; in 742 6th av to Oscar Greenberg; in 745 6th av to Jacques Bonomo; in 821 Sixth av to Western Union Telegraph Co; offices in 503 5th av to Gordon & Turpisch and W. E. Ward; in 17 West 42d st to New Amsterdam Realty Co, and George C. Hubbs; 25 West 42d st to Hebrook Co.

WILLIAM A. WHITE & SONS leased the store in 22 Hudson st, extending through to 114 and 116 West Broadway, to the Interborough News Co., of 406 West 45th st, from May 1. The lessees must vacate their premises on Varick st, owing to the 7th av extension.

WILLIAM A. WHITE & SONS have leased to Babson Brothers of Chicago, who recently leased 473 5th av for New York salesrooms, 10,000 sq. ft. of space in 443-445 Broadway, as a distributing station.

WILLIAM H. WHITING & CO. have leased for Ruth Livingston, from plans by James S. Maher, the 3-sty building to be erected covering the block front in the south side of Beekman st, between Water and Front sts, to "Blackfords," wholesale fish dealers. The lessees, occupants of Fulton Market for half a century, have been forced to vacate through the city's decision to abandon that market. The fact that they have decided to remain in the neighborhood will tend to keep the wholesale fish business in that section. The lease is for 15 years, at an aggregate rental of about $150,000.

F. R. WOOD, W. H. DOLSON CO. sub-leased the dwelling at 53 West 85th st for Agnes Morgan to Solomon Gugenheim.

WORTHINGTON WHITEHOUSE leased with George R. Read the 4-sty dwelling at 22 East 45th st to Mrs. S. G. Thompson.

Bronx.

HAROLD H. HARDING leased for the Jasper Bayno Co. the building at 1078 Nelson av to the Highbridge Club; also the dwelling at 917 Summit av to Florence Everleigh, and the dwelling at 165th st and Girard av to Philip Rose.

HANSCOM & CO., bankers, leased three stores in the building now being erected by the Rollins estate at the southeast corner of Jerome av and Fordham rd.

Queens.

PAYSON McL. MERRILL CO., INC., leased for Mrs. F. Tilden Brown to Corporation Counsel Frank L. Polk the country estate, Windward, at Lawrence.

THE LEWIS H. MAY CO. leased at Far Rockaway, for Roy Foster, the Sapphire Cottage on Franklin av, to Mrs. E. Morall; for Sarah Gipson, cottage on Gipson pl to Morris Langsdorf; for Wm. E. Fee, cottage on Seneca st, to Arnold Michaelis; at Arverne, for H. H. Realty Co., on Ocean av, to Rev H. Meyer; for H. H. Realty Co., on Amerman av, to E. A. Eichner; for S. & L. Construction Co., premises on the Boulevard to D. Hollander; at Edgemere, for Henry Merkel, cottage on Harriman av, to D. Barnstein; for M. H. Hauser, cottage on Beach av, to Sig Sternberg, and for Celia May, cottage on Grandview av to Moritz Kirschberger.

Suburban.

LEON S. ALTMAYER leased for Margaret Brewster to M. Wolff property known as The Brewster cottage on Signal Hill, Lake Placid, N. Y.

VAN NORDEN & WILSON leased for Carl C. Conway his summer place at Lake Placid to O. E. Foster; and for Mrs. S. W. Mygatt her camp at Essex on Lake Champlain to John Whitmore.

COUST & BOLTON leased 6,000 sq. ft. of space at 46 Lafayette st, Newark, from May 1, to be used for the manufacturing of leather belting. The company has been located in the vicinity for the last 16 years.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 Mar. 27 to April 2	1913 Mar. 28 to April 3
Total No.	180	207
Assessed value	$8,646,000	$11,497,000
No. with consideration	19	38
Consideration	$719,214	$1,157,466
Assessed value	$582,500	$1,650,000
	Jan. 1 to April 2	Jan. 1 to April 3
Total No.	1,780	2,153
Assessed value	$109,274,613	$136,097,512
No. with consideration	192	298
Consideration	$7,597,828	$13,612,003
Assessed value	$8,058,017	$13,090,962

Mortgages.

	Mar. 27 to April 2	Mar. 28 to April 3
Total No.	101	133
Amount	$2 103,619	$4,665,096
To Banks & Ins. Cos.	21	28
Amount	$620,500	$1,581,500
No. at 6%	40	43
Amount	$711,085	$1,021,646
No. at 5½%	4	2
Amount	$119,000	$22,000
No. at 5%	28	39
Amount	$442,500	$2,357,050
No. at 4½%	2	13
Amount	$227,000	$551,500
No. at 4%	1	.....
Amount	$6,500	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	26	36
Amount	$597,534	$712,900
	Jan. 1 to April 2	Jan. 1 to April 3
Total No.	1,113	1,445
Amount	$34,491,418	$60,537,364
To Banks & Ins. Cos.	257	347
Amount	$19,786,700	$34,101,350

Mortgage Extensions.

	Mar. 27 to April 2	Mar. 28 to April 3
Total No.	43	54
Amount	$1,675,500	$1,580,500
To Banks & Ins. Cos.	17	11
Amount	$794,500	$572,500
	Jan. 1 to April 2	Jan. 1 to April 3
Total No.	589	535
Amount	$24,661,835	$24,113,585
To Banks & Ins. Cos.	186	189
Amount	$13,925,450	$15,165,050

Building Permits.

	Mar. 23 to April 3	Mar. 29 to April 4
New buildings	12	14
Cost	$932,600	$1,176,000
Alterations	$210,776	$201,926
	Jan. 1 to April 3	Jan. 1 to April 4
New buildings	126	159
Cost	$11,595,290	$17,523,615
Alterations	$3,683,175	$2,557,331

BRONX.

Conveyances.

	Mar. 27 to April 2	Mar. 28 to April 3
Total No.	123	147
No. with consideration	10	22
Consideration	$124,533	$74,052
	Jan. 1 to April 2	Jan. 1 to April 3
Total No.	1,468	1,760
No. with consideration	182	196
Consideration	$1,890,489	$2,091,557

Mortgages.

	Mar. 27 to April 2	Mar. 28 to April 3
Total No.	86	89
Amount	$666,830	$671,587
To Banks & Ins. Cos.	7	7
Amount	$154,500	$36,000
No. at 6%	31	41
Amount	$179,599	$290,697
No. at 5½%	13	3
Amount	$96,400	$40,000
No. at 5%	10	13
Amount	$112,300	$163,100
Unusual rates	12	4
Amount	$6,466	$8,340
Interest not given	20	28
Amount	$272,065	$169,450

	Jan. 1 to April 2	Jan. 1 to April 3
Total No.	888	1,219
Amount	$7,861,462	$13,232,071
To Banks & Ins. Cos.	113	132
Amount	$2,279,801	$2,669,029

Mortgage Extensions.

	Mar. 27 to April 2	Mar. 28 to April 3
Total No.	5	20
Amount	$67,500	$450,750
To Banks & Ins. Cos.	2	3
Amount	$43,500	$101,000

	Jan. 1 to April 2	Jan. 1 to April 3
Total No.	206	178
Amount	$3,643,300	$3,110,150
To Banks & Ins. Cos.	31	29
Amount	$858,000	$815,500

Building Permits.

	Mar. 27 to April 2	Mar. 28 to April 3
New buildings	15	28
Cost	$393,500	$684,050
Alterations	$25,820	$40,100

	Jan. 1 to April 2	Jan. 1 to April 3
New buildings	192	267
Cost	$4,180,455	$7,335,366
Alterations	$312,880	$267,725

BROOKLYN.

Conveyances.

	1914 Mar. 26 to April 1	1913 Mar. 27 to April 2
Total No.	462	577
No. with consideration	56	55
Consideration	$234,535	$219,936

	Jan. 1 to April 1	Jan. 1 to April 2
Total No.	5,741	6,251
No. with consideration	644	429
Consideration	$4,950,380	$3,391,186

Mortgages.

	Mar. 26 to April 1	Mar. 27 to April 3
Total No.	280	429
Amount	$1,870,036	$1,512,916
To Banks & Ins. Cos.	56	90
Amount	$1,289,200	$504,450
No. at 6%	155	228
Amount	$389,026	$607,559
No. at 5½%	66	54
Amount	$274,200	$244,200
No. at 5%	47	125
Amount	$1,168,550	$592,607
Unusual rates	1	4
Amount	$2,000	$23,275
Interest not given	11	18
Amount	$36,260	$45,275

	Jan. 1 to April 1	Jan. 1 to April 2
Total No.	3,885	4,420
Amount	$15,804,838	$16,415,145
To Banks & Ins. Cos.	763	1,072
Amount	$6,233,500	$6,701,581

Building Permits.

	Mar. 27 to April 2	Mar. 28 to April 2
New buildings	83	68
Cost	$770,000	$1,170,000
Alterations	$80,235	$114,073

	Jan. 1 to April 2	Jan. 1 to April 2
New buildings	1,016	1,008
Cost	$10,275,685	$8,370,037
Alterations	$672,114	$910,619

QUEENS.

Building Permits.

	Mar. 27 to April 2	Mar. 28 to April 2
New buildings	203	196
Cost	$563,575	$260,840
Alterations	$16,662	$15,215

	Jan. 1 to April 2	Jan. 1 to April 2
New buildings	1,054	1,192
Cost	$4,366,087	$3,620,910
Alterations	$247,830	$281,431

RICHMOND.

Building Permits.

	Mar. 27 to April 2	Mar. 28 to April 3
New buildings	41	18
Cost	$41,384	$24,690
Alterations	$4,042	$ 5,030

	Jan. 1 to April 2	Jan. 1 to April 3
New buildings	163	165
Cost	$276,450	$287,527
Alterations	$48,202	$49,472

REAL ESTATE NOTES.

SAMUEL H. MARTIN has been appointed agent for 121-127 West 67th st.

ARTHUR H. COHEN will be located at 1 East 42d st after April 1.

LUDWIG C. TRAUBE has been appointed agent for 1254-1260 Madison av.

SPEAR & CO. have been appointed agents for 28 Waverly pl and 16 West 3d st.

D. H. JACKSON CO. has moved from 135 Broadway to 35 Nassau st.

GEORGE W. BRETTELL has been appointed agent for 176-178 East 123d st, 64 East 109th st and 225 East 121st st.

GEORGE EHRET is the buyer of the 4-sty hotel at the northwest corner of Columbus Circle and 59th st, sold last month by Mary E. Jones.

PEASE & ELLIMAN have been appointed managing agents for 829 Park av by the Jekyll-Walker Corporation.

CARL HERRMANN was the broker in the recent sale of 360-362 East 151st st for the Benenson Realty Co.

WEBSTER B. MABIE & CO. have been appointed rental agents of the American Felt Co. property at 110 to 116 East 13th st.

WILLIAM BARBOUR is the buyer of Dorenzo Court, a 6-sty apartment house at 545 and 547 West 158th st, sold last week by the Moray Realty Co. through William B. May & Co.

THE MARESI CO., CATERERS, is the purchaser of the dwelling, 25x100.5, at 17 East 48th st, sold recently by the estate of Caroline Butterfield through John N. Golding.

FARMINGDALE REAL ESTATE CO. is being incorporated to do a general real estate business in Farmingdale, L. I., with offices in the Bank of Farmingdale Building.

SHAW & CO. were the brokers who sold for the Estates Mortgage Securities Co. to James Henry 246 East 128th st, a 5-sty apartment house.

DESMOND DUNNE CO., dealers in real estate investments, for many years located at 176 Montague st, Brooklyn, have discontinued that office and are now located in the 42d St. Building, 30 East 42d st.

ICE MANUFACTURING CO. bought 150 Elizabeth st, a 6-sty tenement, 25x98.3, adjoining their present property at the corner of Broome st. The combined holdings will be used as a site for an ice plant.

PEASE & ELLIMAN and George F. Ladue have secured a mortgage of $300,000 at 4½ per cent for the Dreicer Realty Co. on the building 10-12 West 57th st, which is leased to Henri Bendel.

TIMOTHY F. PADDELL, the leasehold owner of the southwest corner of 7th av and 42d st, has acquired title to the property and that adjoining, comprising in all 200-208 West 42d st. According to the records, Mr. Paddell paid $66,225 to the Janes Estate for the building at 208.

THE NEW YORK TRUST CO., as trustee under the will of Janes Brown, has asked the Supreme Court for permission to sell, at $45,000, the northeast corner of Front st and Gouverneur Slip to the city for use in connection with the new subway to Brooklyn.

E. NELSON ERHART was the broker in the recent sales of the White Plains property of John Miles to a Rochester syndicate. The struc-

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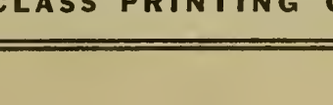
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tures sold were the Tod Building, the Miles Building and the Marlon Building. The reported price was $350,000.

WILMORE REALTY CO., Franklin C. Albee, president, is the buyer of the "Florham," the 7-sty apartment house at 256 West 97th st, reported sold in the Record and Guide of March 14. The property was sold by Electus T. Backus for the estate of George J. Smith.

CHURCH OF THE DIVINE INSPIRATION has taken title to 20 West 91st st, a 4-sty dwelling, from the Runline Realty & Construction Co., and will convert it into a church. The stated consideration was $26,000. The congregation has been holding services in Carnegie Lyceum.

THE TITLE GUARANTEE and Trust Co. loaned $70,000 on a first mortgage to William Storrs Wells, on the 4-sty dwelling at 16 East 57th st, 20.8x100, for three years at 5 per cent.; also $50,000 on first mortgage to Caroline L. Landon on the 3-sty dwelling at 19 East 43d st, 25x100, for 5 years.

NEW YORK CENTRAL RAILROAD, which occupies most of the block bounded by 9th and 10th avs, between 32d and 33d sts, as a freight station, bought 389 10th av from Hugh P. Skelly. There are now only four small parcels at the southwest corner of 10th av and 33d st on that block not owned by the company.

JAMES F. WALDRON and Samuel Freedman, for many years associated with the late Alexander Wilson at 489 5th av, announce that they have formed a partnership under the firm name of Waldron & Freedman, for the purpose of continuing the real estate and insurance business at that address.

EDWARD H. MOUNT is the buyer of the southwest corner of Broadway and 20th st, which parcel formed part of the store of Lord & Taylor. Mr. Mount already held a one-third interest in the property, so that his purchase comprises the remaining two-thirds interest held by Catherine Deane and Millie C. Blagden.

DEEDS were exchanged yesterday at the office of Graves & Miles, attorneys, in the deal reported last November involving the purchase of the West Street Building, 90 West st, by the American Sugar Refining Co. The latter gave in part payment waterfront properties in Brooklyn. The transaction, which involved about $5,000,000, was negotiated by Thomas P. Graham and Frederick D. Kalley.

SMITH & PHELPS have obtained for the Robins Consto. Co. a first mortgage loan of $10,000 on the vacant plot, 131x100, on the west side of Jackson av, 118.9 south of 142d st; also for Minnie Reiffert $3,000 on the vacant plot, 45x100, on the south side of Westchester av beginning 31.4 west of White Plains av; and for Louise M. H. Tannon $3,000 on the 2-sty frame dwelling, 26x80, on the east side of Bathgate av beginning 60 ft south of Tremont av.

WM. LUSTGARTEN & CO., William Lustgarten, president, recently incorporated, has taken over all of the holdings of The Ralph Wallach Co. and the interests of Mr. Wallach and Mr. Newman. The company is incorporated for $200,000. All of the capital stock has been paid up. The Rudolph Wallach Co. will hereafter devote itself exclusively to building construction, and Joseph H. Newman remains president.

UNITY CLUB OF BROOKLYN will hold a meeting tomorrow to ratify the contract of purchase made by its committee for the Union League Club property on Bedford av at Grant sq. The price agreed upon between the club representatives and the Dime Savings Bank is said to be $125,000, including equipment. The Unity Club is reported to have received a good offer from the Brooklyn Chapter, Loyal Order of Moose, for their clubhouse at Franklin av and Hancock st.

WILLIAM F. BAKER obtained for the Olds Construction Co. a loan of $143,000 for the erection of a 6-sty elevator apartment house at the northeast corner of 7th av and 110th st, 71x100; also for the Jacobs Construction Co. $160,000 for a similar structure in the south side of 151st st, 150x100, 150 ft. west of Broadway; and $190,000 for the Coast Construction Co. for a 9-sty apartment house in the south side of West 87th st, 67x100, 100 ft. west of West End av.

VARIOUS RUMORS during the week involved the "Cleburne," the 14-sty apartment house occupying the block front in the north side of 165th st, between Broadway and West End av. The report had it that George Noakes was the buyer, but nothing definite could be learned except that the Federal Court would have to sanction the deal, since the property formerly belonged to Harry Schiff. J. Clarence Davies is receiver for Mr. Schiff, and he could not be reached yesterday. His presence in the Federal Court Building, however, may indicate that permission of that court to sell may soon be obtained.

MRS. PETER COOPER HEWITT has taken title from J. Sergeant Cram as executor of the estate of Henry A. Cram, to the vacant plot, 125x83x175, occupying the west side of the junction of Lenox av and St. Nicholas av, from Cathedral Parkway to 111th st. For many years Mrs. Hewitt resided at 11 Lexington av and it is believed that the trade invasion in the neighborhood of Gramercy Park has caused her to seek a new home further north. It is reported that she will build a residence on the newly purchased plot. Mrs. Stuyvesant Fish and Mrs. Lloyd Warren are also said to be considering home building in the neighborhood. The brokers in the present transaction were Davis & Robinson.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF ABNER K. BEDELL premises 1985 Madison av, valued at $14,000.

EVA DEUTSCH, 11 and 13 West 32d st, $478,000 and 317 West 88th st, $33,000.

FREDERICK FRANK, 211 East 117th st, $12,000.

SETH B. FRENCH (additional), 103 West 51st st, $40,000.

BARTOLOMEO GRANDOLFO, 61 Sullivan st, $17,000.

EMMA GRIFFIN, 644 3d av, $26,000.

ELIZA VOORHEES, 607-609 Hudson st, $70,000.

DANIEL E. BARRY, 311 East 44th st, $16,000.

ELLSWORTH M. BARRY, 325 East 36th st, $15,000.

HENRY LOWENBEIN, 262 Hudson st, $18,750.

ANN L. LIVINGSTON, 75 Beekman st, $50,000; 351 West 87th st, $35,000.

FRANCIS BECKER, 323 West 36th st, $15,000; 325 West 36th st, $25,000, and 17 West 63d st, $47,500.

MAX R. KUNKELY, 3104 Park av, $7,200.

WILLIAM I. HEMPHILL, 3103 Sedgewick av, $13,900, and 3054 Kingsbridge terrace, $5,000.

OBITUARY

WILLIAM H. PALMER, real estate dealer, died on Sunday at his home in Mamaroneck, New York, at the age of ninety. His father, Aaron Palmer, was one of the original settlers of Mamaroneck.

AUGUSTUS H. MERRITT, real estate broker, died on Thursday at his home, 507 Throop av, Brooklyn, of a complication of diseases. He was fifty-nine years old and a graduate of the Columbia Law School. A wife, three daughters and a son survive him.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Austin Market.

General conditions were reflected in the Exchange Salesrooms where parties in interest bought twenty-six of the thirty-seven offerings. Six were either withdrawn or adjourned, and outside bidders obtained only five. Earl A. Smith paid $65,400 for the tenements at 260-264 Broome street, and Jesse J. Culling obtained the tenement at 422 West 45th street on a bid of $20,700.

For the coming week, dwellings and apartment houses will comprise the bulk of the offerings. Several holdings of the New York Real Estate Security Co. will be sold by the M. Morgenthau, Jr., Co., and Bryan L. Kennedy, who will also offer the 10-story "Hotel Langdon" at 157-159 West 124th street. Joseph P. Day offers the 7-story loft building at 179-183 Wooster street, among a variety of other properties.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 3, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st

JOSEPH P. DAY.

Lispenard st, 13-5, ns, 125.11 e W Bway, 49.16x100x50.3x100, 5-sty stn loft & str bldg; withdrawn to be readvertised.

Water st, 650, ns, 207.10 e Scammel, 15.9 x84.1x16.6x42.7, 2-sty fr stable; partition; Owen E Livingston. 4,500

45TH st, 422 W, ss, 300 w 9 av, 25x100.4, 5-sty bk tnt; due, $21,457.43; T&c, $558.50; Jessie J Culling, party in int. 20,700

97TH st W, see Riverside dr, see Riverside dr, 244.

106TH st, 50 W, see Manhattan av, swc 106th.

110TH st, 211 E (*), ns, 160 e 3 av, 25x100.11, 4-sty stn tnt; due, $13,762.61; T&c, $411.30; J Frederic Kernochan & ano, trstes. 13,000

136TH st, 245 W (*), ns, 452 w 7 av, 17x99.11, 3-sty & b stn dwg; due, $10,754.80; T&c, $427.60; Equitable Life Assurance Soc of U S. 8,000

164TH st, 503-5 W (*), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; due, $11,846.46; T &c, $715.05; Edw D Fife Jr. 57,030

Amsterdam av, 1865, es, 138.11 s 153d, 19.6x100, 3-sty bk tnt & str, 1-sty ext; due, $1,466.72; T&c, $275; sub to mtg $3,250; Jos H Schwartz. 15,250

Amsterdam av, 689 (*), es, 87.6 s 94th, 18.2x74.1, 2-sty bk theatre; due, $12,816.66; T&c, $187.95; Walter S Cameron, gdn. 13,367

Brndhurst av, 28 (*), es, 78.11 n 143d, 21.1x75.5x21x77.6, 2-sty & b fr dwg, 1-sty ext; due, $5,366.53; T&c, $488.34; Bessie K Fieger. 5,000

Manhattan av, swc 106th (No 50), 17.4x75, 3-sty & b bk dwg; adj April 20.

Riverside dr, 244 (*), sec 97th, runs s 107.6xe50xs5.11xe58.11 xn 106.10 xw 71.11 to beg, 6-sty bk tnt; due, $35,539.96; T&c, $5,090.75; sub to pr mtg $195,000; Mary Lyons 415,000

M. MORGENTHAU JR. CO.

Broome st, 260-4, nwc Orchard (No 91), 65.2x56.6x65.2x55.10, three 6-sty bk tnts & strs; due, $64,811.35; T&c, $613.76; Earl A Smith. 65,400

Orchard st, 91, see Broome, 260-4.

82D st, 132 W (*), ss, 345 w Col av, 17x102.2, 4-sty & b bk dwg; due, $3,242.78; T &c, $387; sub to pr mtg $15,000; Wm F Moore. 1,000

99TH st, 25 E, see Madison av, 1440-8.

Madison av, 1440-8, nwc 99th (No 25), 100.11x120, 7-sty bk tnt & strs; due, $196,-505.50; T&c, $2,531.56; withdrawn. ——

HENRY BRADY.

110TH st, 209 E (*), ns, 135 e 3 av, 25x100.11, 4-sty stn tnt; due, $13,756.42; T&c, $411.30; J Frederic Kernochan et al, trstes. 13,000

125TH st, 16 W (*), ss, 185 w 5 av, 37.6x100.11, 5-sty bk tnt & strs; due, $115,-062.44; T&c, $1,101.85; Adolph Riesenberg et al. 105,000

BRYAN L. KENNELLY.

22D st, 267 W, ns, 200 e 8 av, 25x98.9, 3-sty bk tnt & 3-sty bk rear tnt; due, $3,-069.96; T&c, $590; sub to 1st mtg $10,500; Wm Baruch. 16,500

DANIEL GREENWALD.

158TH st, 522-6 W, ss, 350 w Ams av, 100x99.11, two 6-sty bk tnts; withdrawn. ——

SAMUEL MARX.

48TH st E, nec Madison av, see Mad av, 413.

Madison av, 413, nec 48th, 22x100, 5 & 7-sty stn office & str bldg; withdrawn. ——

Total	$752,747
Corresponding week, 1913	1,861,549
Jan. 1, 1914 to date	9,561,342
Corresponding period, 1913	14,519,468

Bronx.

The following are the sales that have taken place during the week ending April 3, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Jennings st, 806, ss, 75 w Bristow, 50x95, 2-sty fr dwg; due, $6,682.38; T&c, $280; Ferd W Fey et al. 7,250

136TH st, 436 E (*), ss, 318.9 e Willis av, 18.9x100, 3-sty bk tnt; due, $7,715.35; T&c, $353.67; Lawyers Mtg Co. 7,500

175TH st, 668 E, ss, 26.5 w Crotona av, 25x99.5, 2-sty fr dwg; due, $2,071.89; T&c, $150.38; withdrawn.

Cambreling av, 2493-5 (*), ws, 196.7 s Fordham rd, 49.6x100, 2-sty fr dwg & 1 & 2-sty fr dwgs; due, $12,207.18; T&c, $536.-57; Louise Gottschalk. 7,000

Decatur av, 2977 (*), ws, 51 s 201st, 39x110, 2-sty fr dwg; due, $1,011.88; T&c, $——; sub to mtg $7,000; Saml L Feldman. 7,100

Gifford av (*), ns, 181.8 e Balcolm av, 25x100; due, $3,969.05; T&c, $30; Alfred Loweth. 3,500

Greene av (*), ns, 250 e Mapes av, 50x100; due, $2,075.95; T&c, $44.73; Westchester County Brewing Co. 1,500

Tinton av, 625 (*), ws, 212.6 s 152d, 37.6x100, 5-sty bk tnt; Action 1; due, $8,138.98; T&c, $——; Jno McCarthy. 26,000

Tinton av, 629 (*), ws, 175 s 152d, 37.6x100, 5-sty bk tnt; Action 2; due, $8,136.98; T&c, $——; Jno McCarthy. 26,000

M. MORGENTHAU JR. CO.

235TH st, 651 E, ns, 455.3 w White Plains av, 24.9x114.6; Action 1; due, $3,893.-72; T&c, $73.05; Henry C Gerhars. 3,600

235TH st, 653 E (*), ns, 430.3 w White Plains av, 25x114.6; Action 2; due, $3,893.-72; T&c, $73.05; Central Mtg Co. 4,100

Gifford av (*), ns, 155.7 e Balcom av, 25x100; due, $3,972.60; T&c, $30; Alice L Thatcher. 3,500

JAMES L. WELLS.

140TH st, 382 E, ss, 84.6 w Willis av, 22x75, 2-sty & a fr dwg; due, $4,347.06; T&c, $141.64; adj Apr16.

152D st E, nec Morris av, see Morris av, nec 152d.

Morris av, 642-4 (*), nec 152d (No 271), 50x70.3, 3-sty fr tnt & strs & 1-sty fr str; due, $14,593.37; T&c, $728; Rosalie D Lockwood et al, exrs & trstes. 15,000

L. J. PHILLIPS & CO.

Herkimer pl, swc 235th, see 235th E, swc Herkimer pl.

235TH st E (*), swc Herkimer pl, runs s50xw90xn25xe65xn95.5xe25 to beg, vacant; due, $1,774.82; T&c, $177.22; Hugo Lehmann. 1,000

JACOB H. MAYERS.

Stebbins av, 1237, ws, 160 s 169th, runs w100xn60xw9.5xsw67.11xse104.2 xne 97.3 xe 60.5xn20.6 to beg, 1 & 2-sty fr rear stable; due, $4,374.37; T&c, $600; Katharina Bonifer. 5,000

GEORGE PRICE.

227TH st E (*), ns, 130 e Barnes av, 25x114.5; due, $4,539.81; T&c, $500; Louis W Slocum. 4,100

SAMUEL GOLDSTICKER.

235TH st, 655 E, ns, 405 w White Plains av, 25.3x114.6; action due, $3,893.72; T&c, $73.05; Henry C Gerhads. 4,000

235TH st, 657 E (*), ns, 380 w White Plains av, 25x114.6; Action 4; due, $3,893.-72; T&c, $73.05; Central Mtg Co. 4,100

Total	$130,250
Corresponding week, 1913	235,257
Jan. 1, 1914, to date	1,478,105
Corresponding period, 1913	1,586,993

Brooklyn.

The following are the sales that have taken place during the week ending April 1, 1914, at the Brooklyn Salesrooms, 189 Montague street:

WILLIAM H. SMITH.

CEDAR ST, ses, 86.5 sw Myrtle av, 20x57.6x irreg; withdrawn. ——

CHAUNCEY ST, ss, 305 e Hopkinson av, 20x100; A B Roberts. 4,800.00

EMERSON PL, 151, es, 137 n Willoughby av, 25x46.3x25x45.2; Pratt Institute 4,150.00

HENRY ST, ws, 260 s Joralemon, 25x100; T Ellett Hodgskin. 7,500.00

KOSSUTH PL (*), ss, 405 e Bway, 20x100; David Engel. 3,000.00

MIDDAGH ST, swc Fulton, 68.1x25.2; Hannah Jacobs 12,800.00

PACIFIC ST, ns, 252 w Hopkinson av, 25x100; adj sine die. ——

TERRACE PL (*), ss, 100 w 20th, 156.7 x100x irreg; City of N Y. 3,572.00

E 38TH ST, es, 527.6 n Av H, 40x100x 39.9x99.1; Jno M Bissert. 3,750.00

E 48TH ST (*), es, 490 s Av L, 18x100; Julia E Eldert. 2,425.00

70TH ST, nes, 282.10 nw 18 av, 20x100; Fior A Pellegrino. 3,025.00

73D ST, ss, 320 w 19 av, 20x100; Wm J Smith 3,950.00

73D ST, ss, 340 w 19 av, 20x100; Wm J Smith 3,950.00

73D ST, ss, 360 w 19 av, 20x100; Wm J Smith 3,950.00

73D ST, ss, 380 w 19 av, 20x100; Wm J Smith 3,950.00

73D ST, ss, 400 w 19 av, 20x100; Wm J Smith 3,950.00

73D ST, ss, 420 w 19 av, 20x100; Wm J Smith 3,950.00

HAMBURG AV (*), sws, intersec nws Moffat, 25x100; Albt F Seeker et al.. 100.00

LAFAYETTE AV, ns, 80 w Nostrand av, 20x80; Cornelius Driscoll. 4,000.00

NEPTUNE AV, swc W 1st, 102.10x98.9; withdrawn ——

PROSPECT AV, sws, 20 se 10 av, 20x100; A B Roberts. 4,000.00

RUTLAND RD (*), ss, 365 e Bedford av, 20x100; Louis Rosenberg Realty Co. 6,000.00

SHORE RD, nec 1 av, 52.3x275; withdrawn ——

ROAD (*) leading from New Lots rd to Forbell's landing, adj land of Saml McCoon. 573x286x480x177; also PLUNDERS NECK RD, ns, adj land of Herman Lutz, 131x205x irreg; also LAND bounded wx Old Mill rd sx land of Geo W Forbell, nx land Lear Jager, containing about ¼ acre; Louis Weil. 1,000.00

WM. P. RAE.

BRADFORD ST (*), ws, 100 s Arlington av, 25x100; Eliz Voigt. 3,200.00

DEGRAW ST, ss, 156.4 e 4 av, 16.4x100; withdrawn ——

PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6x100; withdrawn ——

PACIFIC ST, ns, 227 w Hopkinson av, 25x100; withdrawn ——

BAY 10TH ST (*), es, 100 s Benson av, 60x96.8; Lavinia M Gascoigne... 600.00

17TH ST, nes, 340.3 se Prospect Park W, 40x115.6; also 17TH ST, nes, 380.3 se Prospect Park W, 20.1x118.11x irreg; Christine Camichel 10,700.00

66TH ST, sws, 260 nw 14 av, 20x100; Peter J Van Note. 2,550.00

76TH ST (*), es, 100 se 3 av, 20x107.2; Carrie Baer 4,250.00

BROADWAY (*), cl, 400 w Utica av, 435 x309.1x irreg; Lazarius Well. 5,300.00

CATON AV (*), sec E 2d, 40x100; Sophie Carlson 7,500.00

5TH AV, nws, intersec nes 41st, 40x100; withdrawn ——

5TH AV, nws, 40 ne 41st, 38x78; withdrawn ——

CHAS SHONGOOD.

AMES ST, ws, 322.11 n Sutter av, 20x100; S H Weinberg 500.00

PACIFIC ST, ns, 277 w Hopkinson av, 25x100; withdrawn ——

ST JOHNS PL, ss, 100 w Rochester av, 40x100.7; Ida Goetz 18,240.00

W 9TH ST, es, 400 n Av T, 36x100; Culp Co, Inc. 8,525.00

E 14TH ST (*), es, 140 s Av X, 60x100; Jennie Perlman 6,625.00

17TH ST (*), ss, 200 w 9 av, 100x100.2; Forrest Co 6,000.00

FLUSHING AV, ss, lot 26, block 328; Jno Jacobs 2,000.00

JAMES L. BRUMLEY.

PUBLIC ROAD (*), leading to Canarsie Landing, nes, 100 se Av E, 40x158.7x irreg; Herbert C Smith et al.. 1,000.00

JERE JOHNSON, JR. CO.

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; adj Apr 16 ——

Total	$160,812
Corresponding week 1913	238,765

VOLUNTARY AUCTION SALES.

Manhattan.

APRIL 8.

BRYAN L. KENNELLY.

ESSEX ST, 142, near Rivington, 25x100, 5-sty stn tnt & strs (exr).

39TH ST, 522 w, ss, 325 w 10 av, 25x98.9, 5-sty bk tnt (exr).

GREENWICH AV, 49, 21x77, 4-sty bk tnt & strs (exr).

MADISON AV, 812, swc 68th, 100.5x20.6, 4-sty & b stn dwg (vol).

3D AV, 545, 24.8x100, 4-sty bk tnt & strs (exr).

3D AV, 575, 20x84, 5-sty bk tnt & strs (exr).

Bronx.

APRIL 8.

BRYAN L. KENNELLY.

EASTCHESTER RD, ws, near Stillwell av, about 9 acres (vol).

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ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

APRIL 4.

No Legal Sales advertised for this day.

APRIL 6.

123D ST, 423 E, ns, 256.3 e 1 av, 18.3x100.11, 3-sty & h hk dwg; Chas Corn et al—Chas Meyers et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Jas J Golden (R); due, $4,-541.83; T&c, $124.45; Henry Brady.

130TH ST, 500 W, see Ams av, 1414.

131ST ST, 134 W, ss, 350 e 7 av, 20x99.11, 3-sty & b stn dwg; Rosa Mack—Harold B Ahrams et al; M S & I S Isaacs (A), 52 William; Jno A Anderson (R); due, $10,533.07; T&c, $132.12; Joseph P Day.

136TH ST, 626 West, ss, 331.3 w Bway, 43.9x 99.11, 5-sty bk tnt; Dora Schiffer—Annie Koplik et al; Wolf & Kohn (A), 203 Bway; Edw D Dowling (R); due, $47,062.47; T&c, $1,400; Joseph P Day.

AMSTERDAM AV, 1414, swc 130th (No 500), runs s24.11xw43xs4xw—xs7xsw—xn51xe100 to beg, 3-sty bk tnt & strs & 4-sty bk rear tnt; Harlem Savgs Bank—Eliz H Larkin et al; Edw S Clinch (A), 41 Park Row; Jos P McDonough (R); due, $12,712.85; T&c, $3,-036.68; Joseph P Day.

APR. 7.

73D ST, 219 E, ns, 260 e 3 av, 25x102.2, 5-sty stn tnt & strs; Frederic de P Foster et al, trstes—M M Hart, Inc, et al; Frederick F de Rham (A), 44 Wall; Chas E Heydt (R); due, $16,145.62; T&c, $872.60; Joseph P Day.

124TH ST, 62 W, ss, 175 e Lenox av, 50x100.11, 6-sty stn tnt; Irving Savgs Institution—N Y Real Estate Security Co et al; Action 1; Deyo & Bauerdorf (A), 111 Bway; Chas P Sanford (R); due, $62,937.79; T&c, $117. Bryan L Kennelly.

124TH ST, 64 W, ss, 150 e Lenox av, 25x100.11, 6-sty stn tnt; same—same; Action 2; same (A); same (R); due, $39,652.59; T&c, $61; Bryan L Kennelly.

124TH ST, 157-9 W, ns, 125 e 7 av, 50x100.11, 10-sty bk hotel; Newburgh Savgs Bank—Jimal Realty Co et al; Harold Swain (A), 176 Bway; Edw D Dowling (R); due, $134,-630.88; T&c, $5,722.60; Bryan L Kennelly.

144TH ST, 417 W, ns, 195 e Convent av, 19x 99.11, 4-sty & b bk dwg; Germania Life Ins Co—Thos J Brady et al; Dulon & Roe (A), 41 Park Row; A Welles Stump (R); due, $17,579.00; T&c, $672.42; Henry Brady.

2D AV, 2073, ws, 50.11 s 107th, 25x75, 4-sty bk tnt & strs; Kath L Meuser—Ray V Kirschbaum et al; Thos J Farrell (A), 20 Vesey; Jos V Mitchell (R); due, $17,414.74; T&c, $410; Henry Brady.

APR. 8.

18TH ST, 323 E, ns, 360 w 1 av, 20x92, 3-sty & b bk dwg; Eliza Forster—Fredk R Kaldenberg et al; Niebrugge & Maxfield (A), 233 Bway; Neilson Olcott 2d (R); partition; Joseph P Day.

33D ST, 308-10 E, ss, 100 e 2 av, 40x98.9, 6-sty by tnt & strs; Sarah Haas et al, exrs—Minnie Stern et al; Action 1; Kantrowitz & Esberg (A), 320 Bway; Percival H Gregory (R); due, $8,108.09; T&c, $1,141.47; sub to pr mtg $40,000; Joseph P Day.

33D ST, 312-14 E, ss, 140 e 2 av, 40x98.9, 6-sty bk tnt & strs; same—same; Action 2; same (A); same (R); due, $8,095.99; T&c, $5,-551.25; sub to pr mtg $40,000; Joseph P Day.

101ST ST, 313 E, ns, 200 e 2 av, 25x100.11, 5-sty bk tnt & strs; Rector, Church Wardens & Vestrymen of the Church of the Incarnation of the City of N Y—Leah Cohn et al; Harrison, Elliott & Byrd (A), 59 Wall; Alfred J Talley (R); due, $14,959.84; T&c, $849.40; Jnseph P Day.

129TH ST, 617 W, ns, 275 w Bway, 25x199.10 to 130th (No 622 W), 3 & 4-sty bk tnt & strs; Chas A Robinson, indiv & trste—Wm Mulligan et al; Rollins & Rollins (A), 32 Nassau; Jno S Sheppard, Jr (R); due, $21,288.31; T&c, $631.78; Joseph P Day.

130TH ST, 622 W, see 129th, 617 W.

130TH ST, 29 W, ns, 360 w 5 av, runs nSxe.06 xn46.2xw.06xn45.8xw20xs99.11xe20 to beg, 4-sty & h stn dwg; Anne D Thomson—Jacob B Chasis et al; Everett, Clarke & Benedict (A), 37 Wall; Winter Russell (R); due, $13,-032.11; T&c, $141.95; Henry Brady.

137TH ST, 128 W, ss, 350 w Lenox av, 25x99.11, 5-sty stn tnt; Wm J Quinlan et al trste—Raffaele D'Sperite et al; W P & G F Chamberlin (A), 31 Nassau; Wm J Amend (R); due, $21,177.84; T&c, $286.20; Joseph P Day.

OLD BROADWAY, es, 50.5 n 130th, 50x100, vacant; Wm T Smith et al, trstes—Jos H Beall et al; Edw P Lyon (A), 46 Cedar; Jno H Rogan (R); due, $12,947.58; T&c, $1,507.43; Bryan L Kennelly.

APR. 9.

No Legal Sales advertised for this day.

APR. 10.

WOOSTER ST, 179-83, ws, 100 s Bleecker, 74.8x 100x75.4x100, 7-sty bk loft & str bldg; Guaranty Trust Co of N Y—Sol Brooks et al; Jerome, Rand & Kresel (A), 37 Wall; Chas J Leslie (R); due, $16,953.75; T&c, $2,800; sub to pr mtg $115,000; Joseph P Day.

APR. 11.

No Legal Sales advertised for this day.

APR. 13.

DIVISION ST, 243, ss, 46 w Montgomery, 23x 48.6x23x48.7, 6-sty bk loft & str bldg; Florence N Harris et al—Fredk C Callen et al; Jos C Levi (A); Philip C Samuels (R); due, $14,299.95; T&c, $321.25; mtg recorded Mar 8'10; Herbert A Sherman.

ST MARKS PL, 119, ns, 113 w Av A, runs n 93.10xw25xn2xw12.6xs94xe37.6 to beg, 6-sty bk tnt & strs; Chas H Bohland—Meyer H Wolf et al; Feltenstein & Rosenstein (A), 309 Bway; Phoenix Ingraham (R); due, $12,-474.01; T&c, $158.50; mtg recorded Jan14'06; D Phoenix Ingraham.

WADSWORTH AV, 248, ws, 60.2 n 185th, 50x 115x49.2x115, 5-sty bk tnt; Ver Planck Estate —Comfort Realty Co et al; Bowers & Sands (A), 46 Cedar; Vance Hewitt (R); due, $30,-695.76; T&c, $1,737.60; M Morgenthau, Jr, Co.

WADSWORTH AV, 252, ws, 110.2 n 185th, 50x 115, 5-sty bk tnt; Ver Planck Estate—N Y Real Estate Security Co et al; Bowers & Sands (A), 46 Cedar; Vance Hewitt (R); due, $30,239.06; T&c, $1,737.60; M Morgenthau, Jr, Co.

WADSWORTH AV, 256, ws, 160.2 n 185th, 54.5x 115, 5-sty bk tnt; Ver Planck Est—Jas N Rosenberg, rec'r, &c, et al; Bowers & Sands (A), 46 Cedar; Vance Hewitt (R); due, $30,038.16; T&c, $1,737.60; M Morgenthau, Jr, Co.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

APRIL 4.

No Legal Sales advertised for this day.

APRIL 6.

228TH ST E, ns, 155 w Bronxwood av, 25x114; Sheriff's sale of all right, title, &c, which Adam Renz, Jr, had on Nov26'12, or since; Percival H Gregory (A), 256 Bway; Jas F O'Brien, sheriff; Anthony V Caggiano.

APR. 7.

178TH ST, 461 E, ns, 88.4 w Washington av, 16.8 x—; also 178TH ST, 457 E, ns, 121.8 w Washington av, 16.8x—; also 178TH ST E, nwc Washington av, 88.5x1, 2-2-sty fr dwgs; Bettie Sam—Geo W Skinner et al; Clocke, Koch & Reidy (A), Geo B Hayes (R); due, $373.89; T&c, $——; Henry Brady.

178TH ST, 457 E, see 178th, 461 E.

178TH ST E, nwc Washington av, see 178th 461 E.

WASHINGTON AV, nwc 178th, see 178th, 461 E.

3D AV, 3704, es, 52.7 n 170th, 26x100, 5-sty bk tnt & strs; German Savgs Bank in the city of N Y—Wm H Zeltner et al; Action 4; Amend & Amend (A), 119 Nassau; M M Friend (R); due, $16,127.92; T&c, $834.31; Joseph P Day.

APR. 8.

134TH ST, 447 E, ns, 425 e Willis av, 25x100, 2-sty fr dwg; Harry M Goldberg—Wm H Harden; Jno J O'Brien (A), 38 Park Row; Francis X Kelly (R); due, $366.49; T&c, $311.01; sub to pr mtg $4,000; George Price.

164TH ST, 424 (688) E, ss, 48.10 e Brook av, 18 x98 to Brook av x29x—, 2-sty fr dwg; Asa A Spear et al trstes—Chas R Manning et al; Henry W Baird (A), 66 Bway; Jno J Hynes (R); due, $2,959.77; T&c, $22.62; Chas A Berrian.

211TH ST E, ss, 100 e White Plains av, 57.7x 36.8x57.10x24.2; Richd J Doyle, committee—Adelaide Eurlando et al; Austin, McLanahan & Merritt (A), 13 5Bway; Francis S McAvny (R); due, $3,211.32; T&c, $330.19; Joseph P Day.

BROOK AV, es, abt 80 s 164th, see 164th, 424 (688) E.

APR. 9.

ARTHUR AV, 1836, es, 134.11 s 176th, 17.8x 100, 3-sty fr tnt; J Herbert Carpenter et al, exrs—Wm G Mulligan et al; Butler, Brown, Wyckoff & Campbell (A), 54 Wall; Percival H Gregory (R); due, $9,845.65; T&c, $518.97; mtg recorded May7'10; Joseph P Day.

QUARRY RD, 2010, es, 201.3 s Oak Tree pl, 29.8x95.7x26.3x87.8, 2-sty fr dwg; J Herbert Carpenter et al, exrs—Wm G Mulligan et al; Butler, Brown, Wyckoff & Campbell (A), 54 Wall; Percival H Gregory (R); due, $4,-564.01; T&c, 461.40; mtg recorded May7'10; Joseph P Day.

APR. 10.

234TH ST E, ns, 460 e Katonah av, 50x100, vacant; Geo Brown & Co—J C Vreeland Bldg Co et al; Action 2; Dilworth & Wurts (A), 15 Broad; Robt F Wagner (R); due, $3,-763.05; T&c, $87.36; Henry Bracy.

240TH ST E, us, 175 e Martha av, 50x—x82.8x —, vacant; Geo Brown & Co—J C Vreeland Bldg Co et al; Action 1; Dilworth & Wurts (A), 15 Broad; Robt F Wagner (R); due, $3,763.05; T&c, $101.82; Henry Brady.

MAPES AV, 2055, ws, 128.10 n 179th, 22x145.2, 2-sty fr dwg; Paul Gotthell—Reinhold Witthaus et al; Kendall & Herzog (A), 233 Bway; Archibald E Baxter (R); due, $4,370; T&c, $130; M Morgenthau, Jr, Co.

APRIL 11 AND 13.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

APRIL 4.

FOUNTAIN AV, es, 100 n Liberty av, 100x100; Margt M Culhane—Burr L Houghton, Jr; Jas W Redmond (A), 44 Court; Peter B Hanson (R); Wm H Smith.

LOTS 88 to 97, 100 to 109, 112 to 117, block 7728; Albt H F Seeger—Joseph H Wollkof et al; Peter Cantline (A), Newhurgh, N Y; Harry R Lydecker (R); Wm P Rae.

APRIL 6.

LINCOLN PL, swc Rochester av, 23.5x31.5x irreg; Morris Goldberg—Schuyler Miller et al; Seley & Levine (A), 215 Montague; Andw F Van Thun, Jr (R); Chas Shongood.

72D ST, ss, 105.10 w 6 av, 20x100; Jeremiah J Andreas—LaFayette Killam et al; Jno H Mann (A), 68 Broad; Danl L Donovan (R); Wm P Rae.

BELMONT AV, ss, 25 e Shepherd av, 30x100; Abr Benedict—Betty Fischeri et al; Engel Bros (A), 132 Nassau, Manhattan; Otis S Carroll (R); Joseph P Day.

LOT 4, block 1353, sec 5; Henry Seinfel—Stephen Branagan et al; Albt A Weinstein (A), 189 Montague; Abr Rockmore (R); Chas Shongood.

LOT 5, block 1353, sec 5; same—same; same (A); Jno L Mitchell (R); Chas Shongood.

APR. 7.

FLOYD ST, ns, 281 w Lewis av, 20x100; Bernard Blumberg—Pauline Wolff et al; Murray M Himowich (A), 233 Bway, Manhattan; Max Rosenblum (R); Chas Shongood.

FULTON ST, ns, 345 w Tompkins av, 41.7x87.7x irreg; Williamshurgh Savgs Bank—Jos G Bassman et al; S M & D E Meeker (A), 217 Havemeyer; Abr L Lazarus (R); Wm P Rae.

W 9TH ST, ws, 292 n Av R, 17x100; Carrie E Bennett—Geo L Durbaum et al; Chas A Kenmore (A), 26 Court; Henry S Rasquin (R); Wm H Smith.

LIBERTY AV, sec Watkins, 80x100; Harry Silverstone—Retta H Barranger et al; W Wolodarsky (A), 361 Stone av; Wm Murray (R); Wm H Smith.

3D AV, nws, intersec sws 8th, 22x71.6; Maria H Rider—Julia A Laufer et al; Jno M Rider (A), 44 Cedar, Manhattan; Henry S Rasquin (R); Wm H Smith.

3D AV, es, 91 s 10th, 17x70; Fannie Johnston—Thos K West et al; Henry J Davenport (A), 375 Pearl; Edw H Maddox (R); Wm H Smith.

5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.

LOTS 256 & 257, block 7726, 32d Ward; Martin Carrig—Saml Strausberg et al; Jno R Jones (A), 55 Liberty, Manhattan; Mortimer B Hoffman (R); Wm H Smith.

APR. 8.

59TH ST, ns, 180 w 16 av, 20x100.2; The Thrift —Saml W Post et al; Francis Jordan (A), 207 Ryerson; Edw Kelly (R); Wm H Smith.

PARK PL, ns, 225 w Buffalo av, 25x127.9; Jas Martin—Clara Ennis; Rufus L Perry (A), 375 Fulton; Frank H Field (R); Jas L Brumley.

E 72D ST, ws, bet Av V & W, Lot 68; Tax Lien Co of N Y—Wm E Huntington et al; Aug Weymann (A), 68 William, Manhattan; Edwin L Garvin (R); Wm H Smith.

72D ST, ss, 214.6 e 5 av, 20x100; Louis F Monteagle et al—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Isaac Allen (R); Wm P Rae.

19TH AV, swc 60th, 100x488.8; Chas A Rippman—Brill Constn Co et al; Clarance P Corner (A), 375 Pearl; Earl D Deremer (R); Wm H Smith.

APR. 9.

FREEMAN ST, ns, 100 w Oakland, 25x100; M Marcelle Sloane—Jacob Block et al; Julius Siegelman (A), 887 Manhattan av; Saml Weinstein (R); Chas Shongood.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x 100; Chas A Hitchcock et al—Peter Green et et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.

QUINCY ST, ss, 100 w Tompkins av, 20x100; Chapin Home for Aged & Infirm—Herman Rosenbluth et al; Harry L Thompson (A), 175 Remsen; Chas H Haubert (R); Wm H Smith.

ROBINSON ST, ss, 76.3 w Nostrand av, 280x122; Bond & Mortgage Guarantee Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Harry Wishnew (R); Wm H Smith.

W 19TH ST, ws, 270 n Mermaid av, 20x118.10; also W 19TH ST, ws, 290 n Mermaid av, 20x 118.10; Cath Arnold admtrx—Giovannina Marino et al; Reynolds & Geis (A), 359 Fulton; Chas M Hall (R); Wm H Smith.

64TH ST, ns, 140 e 14 av, 20x88.2; Johanna Eden et al—Rocco V Ursino et al; Effingham L Holywell (A), 38 Court; Jno B Stephens (R); Wm H Smith.

72D ST, ns, 374.6 w 6 av, 20x117.4; Harriet A Hartman—Jno E Sullivan et al; Harry L Thompson (A), 175 Remsen; Robt H Ernest (R); Wm H Smith.

79TH ST, ss, 151 e 2 av, 30.4xG7 to Bennetts or Van Brunts la x irreg; Smith Students Aid Society, Inc—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jos E Clark (R); Wm H Smith.

86TH ST, nes, 80 se 21 av, 40x100; Lewis D Mason—Kingshire Realty Co Inc et al; Harry L Thompson (A), 175 Remsen; Aug C Flamman (R); Wm H Smith.

BROADWAY, ns, 125.3 e Bedford av, 21.9x100; also MANHATTAN AV, swc Montrose av, 25x 100; also MANHATTAN AV, es, 50 n Montrose av, 25x100; also TROUTMAN ST, nws, 86.2 sw Bushwick av, 25x100; Emilie R Wills —Fredk Wills et al; Fisher & Voltz (A), 84 Bway; Jno B Stephens (R); partition; Wm H Smith.

CLASSON AV, es, 388.3 n Myrtle av, 25x92.6; Louis Etter et al—Luigi Cucco et al; Eghert K Van Beuren (A), 25 Pine; Thos J Molley (R); Wm H Smith.

CONEY ISLAND AV, Bridge Company's Turnpike rd, adj land of Maria Lott runs e242.8 xn286xw400xs250 to beg; also LAND on Guisberts or Johnson's Island near Shore rd, runs s—xe—xn—xw 250; Methodist Episcopal Hospital in the City of Brooklyn—Sarah V Tremper et al; Harry L Thompson (A), 175 Remsen; Carl S Flanders (R); Wm H Smith.

FLATBUSH AV, nes, 45 nw Sterling pl, 50x 134.2; Henry A Jackson, Jr—Geo P Foote et al; Kiernan & Moore (A), 141 Bway; Myles Purvin (R); Chas Shongood.

FT HAMILTON AV, nwc 68th, 76.3x85.9x irreg; Jno Kuesel—Mina Knoth et al; Furst & Furst (A), 215 Montague; Emanuel Celler (R); Wm H Smith.

MERMAID AV, nwc W 37th, 220x100; Jas W McDermott—Equitable Realty Co et al; Chas J McDermott (A), 2 Rector, Manhattan; Wm Howard Jr (R); Wm P Rae.

5TH AV, es, 21.2 s 74th, 20.8x92.7; Bank for Savgs of Ossining—Jno E Sullivan et al; Action 1; Harry L Thompson (A), 175 Remsen; Jacob L Holtzman (R); Wm H Smith.

5TH AV, es, 41.10 s 72d, 20.2x87.6; same—same; Action 2; same (A); same (R); Wm H Smith.

LOT 518, Sectional Map No 4, Village of Ft Hamilton; also 85TH ST, nes, 100 se 22 av, 60x100; also 86TH ST, sws, intersec nws Bay 41st, 58x100; also BAY 41ST, nws, 100 sw 86th, 96.8x100; also BAY 41ST, nws, 200 sw 86th, 80x96.8; Mechanics Bank Bklyn—Jas P Graham et al; Owens, Gray & Tomlin (A), 189 Montague; Thos H Troy (R); Thos Hovendon.

86TH ST, ss, 382 w Gravesend av, 60x195; Lena Keck—Guiseppe Scura et al; Alvah W Burlingame Jr (A), 391 Fulton; Wm S O'Connell (R); Wm H Smith.

APR. 10.

POWELL ST, es, 150 n Sutter av, 50x106; Esther Hershenov—Jos Horne et al; Herzfeld & Sweedler (A), 44 Court; Hermon H Shook (R); Chas Shongood.

ATLANTIC AV, nec Nichols av, 127x55.9; Emma O Bevier—Chas J Steinman et al; Harry L Thompson (A), 175 Remsen; Ellis Lord (R); Thos Hovendon.

BAY RIDGE PARKWAY, ns, 440 w 10 av, 120x100; American Church Building Fund Commission—Maud E Townsend et al; Harry L Thompson (A), 175 Remsen; J Warren Greene (R); Wm P Rae.

5TH AV, es, 20.7 s 72d, 24x93.11; Farmers & Mechanics Savgs Bank of City Lockport—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Geo A Steves (R); Wm P Rae.

10TH AV, ses, intersec nes 40th, 95.2x20; Danl Sand—Louis Flaxman et al; Walzer & Rosenblume (A), 46 Graham av; Sidney M Gottesman (R); Chas Shongood.

APR. 11.

No Legal Sales advertised for this day.

APR. 13.

FULTON ST, sec Saratoga av, 20.4x64; Dime Savgs Bank of Brooklyn—Richd Montgomery Realty & Constn Co et al; Action 1; Dykman, Oeland & Kuhn (A), 177 Montague; Chas H Winslow (R); Wm H Smith.

FULTON ST, ss, 20.4 e Saratoga av, 20x64; same—same; Action 2; same (A); same (R); Wm H Smith.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 28.

SCAMMEL ST, nec Madison, 41x96x irreg; Aug Ruff et al—Isadore Marans et al; amended; Gettner, Simon & Asher (A).

9TH ST, 337 E; Olivia H Conyngham et al—Isaac Salmanowitz et al; Bowers & Sands (A).

62D ST, ss, 160 e Lex av, 20x100.5; Geo W Wickersham—Rosalie Joel et al; Cadwalader, Wickersham & Taft (A).

131ST ST, ns, 125 w Park av, 25x99.11; Henry T Molter—Fortunato D'Onofrio et al; L S Goebel (A).

144TH ST, ns, 136 e Convent av, 39x99.11; two actions; Germania Life Ins Co—Theo Kilian et al; Dulon & Roe (A).

MAR. 30.

105TH ST, 312 E; City Real Estate Co et al—Bartolomeo Palumbo et al; H Swain (A).

128TH ST, 119 E; Emelie J Murray—Michl K O'Neill et al; Olcott, Gruber, Bonynge & McManus (A).

141ST ST, 103-5 W; Rental Mtg Securities Corpn—Inter City Land & Securities Co et al; H S Mansfield (A).

144TH ST, 540 W; Moses Esberg—New Haven & N Y Realty Corpn et al; Kantrowitz & Esberg (A).

MARBLE HILL AV, nws, 166.11 ne Terrace View av, 50x100; Clara E Brophy gdn—Anue Goldstone et al; H M Kirk (A).

MAR. 31.

EAST BROADWAY, ns, 211 e Montgomery, 21.2 x59; Fernando G Echeverria—Abr Kommel et al; W F Clare (A).

39TH ST, 56 W; Chas H Freeman—Alice B Scott et al; H W Freeman (A).

56TH ST, ns, 300 w 9 av, 25x100.5; Bertha Wolf—Annie M Jones; Diamond & Abrahams (A).

80TH ST, ss, 290 e Amsterdam av, 20x102.2; Peoples Trust Co—M Ralston Hart et al; Wingate & Cullen (A).

114TH ST, ns, 100 w 1 av, 25x100.10; Sol Sulzberger—Angelo Dibenedetto et al; M Sulzberger (A).

118TH ST, ns, 200 e 2 av, 50x100.11; Elise T Underhill—Jos Edelstein et al; Cary & Carroll (A).

RIVERSIDE DR, sec 109th, 151.10x100; also 109TH ST, ss, 100 e Riverside dr, 75x100.11; Arrow Realty Co—Paul B Pugh et al; Woodford, Bovee & Butcher (A).

6TH AV, 517-19; also 21ST ST, 100-4 W; also 6TH AV, 513-15; leasehold; Robt McGill—City NY et al; Elkus, Gleason & Proskauer (A).

7TH AV, 2525; Central Trust Co NY—Eli M Cohen et al; Joline, Larkin & Rathbone (A).

APR. 1.

MANGIN ST, 25; Union Trust Co of N Y—Alfred C Bachman et al; Miller, King, Lane & Trafford (A).

86TH ST, 124 E; Jules S Bache, trste—Alex Herzog et al; Wolf & Kohn (A).

8TH AV, nwc 146th, 25x100; Fredk Plump—Eliza T Wray et al; Elfers & Abberley (A).

APR. 2.

CLINTON ST, 93; Sidney Wallach—Anna I Koran; S Wallach (A).

124TH ST, ss, 360 e 3 av, 40x100; B Aymer Sands, trste—Monroe J Fischer et al; M S Borland (A).

131ST ST, ss, 200.11 w Mad av, 18.2x99.11; N Y Trust Co—Bernhard Mainzer et al; Bowers & Sands (A).

MADISON AV, 1427-9; Benoit Wasserman—Hamilton Holding Co et al; S D Matthew (A).

APR. 3.

MARKET ST, 11; Annie J Gunner et al—Kupeler Realty & Personality Commercial Co et al; M S Borland (A).

NORTHERN AV, nwc 181st, 78x138.11; Chas M Rosenthal—First Preferred Realty Corpn et al; H Swain (A).

WEST END AV, swc 78th, 102.2x75; Rosalie L Rafalsky—Cambridge Constn Co et al; J C Meyers (A).

Bronx.

MAR. 27.

153D ST, swc Morris av, 75x100; Mary D Gerard—Michl Santangelo et al; Bowers & S (A).

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Foreclosure Suits, Bronx, Continued.

MAR. 28.

SIMPSON ST, es, 175 n 167th, 40x100; Max Borck—Eliza T Wray et al; C L Borck (A).
150TH ST, 541 E;** Emma Schlag—Fredk Dammann et al; H. Cracauer (A).
VYSE AV, sec 173d, 35x100; Edwin B Meeks—Martha Perna et al; E G Duvall (A).
WALTON AV, ws, 308.7 n 184th, 19.9x96.6; Eliz K Upham—Anna E Jones et al; Merrill & R (A).

MAR. 30.

ANTHONY AV, 2184; David A Tower & ano—Hessie C Lord et al; Martin & H (A).
LEGGETT AV, ws, 50 n Beck, 25x107.5; Virginia Danziger & ano—Wm J Hauser et al; M Gross (A).
LEGGETT AV, ws, 75 n Beck, 25x107.5; same & ano—same et al; M Gross (A).
LEGGETT AV, ws, 100 n Beck, 25x107.4; same & ano—same et al; M Gross (A).
LEGGETT AV, ws, 125 n Beck, 25x107.5; same & ano—same et al; M Gross (A).
MORRIS AV, ws, 150.9 n 165th, 25x100; Mina Franke—Ida Silverman; H C Kudlich (A).

MAR. 31.

239TH ST, ss, 160 w Katonah av, 100x100; Warren B Sammis—Otto P Schroeder et al; W E Sammis (A).
BROOK AV, es, 209.1 n St Pauls pl, 25x100; Harlem Savgs Bank—Rubin Siegel et al; E S Clinch (A).
BRYANT AV, es, 126.4 n 167th, 33.3x100; Anna C Stephens—Saml Lyttle et al; T F Keogh (A).
WALES AV, es, 75.2 n 149th, 24.4x105; Mary Hinternhoff—Thos P Connor et al; J Whalen (A).

APR. 1.

175TH ST, 731 E; also CLINTON AV, 1820; Rental Mortgage Securities Corpn—The Inter-City Land & Securities Co et al; H S Mansfield (A).
241ST ST, ns, 100 e Katonah av, 35x100; Rosalie Sammis—Otto P Schroeder et al; W E Sammis (A).
BRYANT AV, es, 92.7 n 167th, 33.3x100; Thos C Stephens—Saml Lyttle et al; T F Keogh (A).
BRYANT AV, es, 159.4 n 167th, 33.3x100; Anna C Stephens—Saml Lyttle et al; T F Keogh (A).

APR. 2.

BRYANT AV, 1489; Christina Gerstner et al—Jacob Kronenberger et al; Deyo & Bauerdorf (A).
PROSPECT AV, es, 289 s 165th, 75x160.7; also 189TH ST, swc 3d av, 58.3x104.3; Natban A Eisler—Geo Keller Constn Co et al; J J Baker (A).
ROBBINS AV, ws, 25 s 147th, 50x100; Dollar Savgs Bank—Annie Straus et al; Lexow, M & W (A).
SUMMIT AV, ws, 111.6 s 166th, 25.11x159.4; Sylvia H Josephi—Michl H Haffey et al; H Swain (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 26.

MADISON ST, 353; Arelaide K Thomas —Lottie Belden; House, Grossman & Vorhaus (A); Saml Marx (R); due 2,887.65
110TH ST, 366 E; Niagara Life Ins Co—Eugene B Schiller et al; Gregg & McGovern (A); Wm C Bowman (R). due 20,900.44

MAR. 27, 28, 30 & 31.

No Judgments in Foreclosure Suits filed these days.

APR. 1.

DIVISION ST, 123 & 123½; Esther Goldman—Rachel Friedman et al; Henry M Flateau (A); Edwin D Hays (R); due 2,014.53
101ST ST, 50 E; Conrad Stein—Mary Sturman et al; Joseph F Stier; David G McConnell (R); due.....20,916.67
126TH ST, ns, 213.7 e Lenox av, 17.10x 99.11; Charles G Moller—Wm C Hill; Bowers & Sands (A); Phoenix Ingraham (R); due 12,601.67
160TH ST, ss, 375 w Broadway, 78.4x 126.6; Manhattan Savings Institution —Realty Co of Ft Washington; Rapalle & Kennedy (A); hoenix Ingraham (R); due.....169,.556.66
AMSTERDAM AV, 1495; Metropolitan Savings Bank—Herrmann Realty Co et al; A S & W C Hutchins (A); James C Connell (R); due.....34,342.92
AMSTERDAM AV, 1489; same—same; same (A); same (R) due.....23,935.97
[illegible]RAL PARK WEST, swc 65th, 100.5x125; Republic of Panama—Apartment Holding Co et al; Sullivan & Cromwell (A); Arthur D Truax (R); due.....729,575.00

Bronx.

MAR. 26.

RAILROAD AV,** es, 104 n 170th, 25x 150; Jno Ruser—Julia A Rueer or Davenport; Gustav Goodman (A); Irving Washburn (R); due..... 2,257.50
LONGFELLOW AV,** ws, 350 n Lafayette av, 153x101.10; Albt J Leon—Broad Realty Co et al; Chas P Latting (A); Geo B Hayes (R); due....10,540.00

MAR. 27.

241ST ST, ** 327 E; Jos Hall—Howard L Bell; Fredk Beltz (A); Walter W Irwin (R); due..... 5,181.98
241ST ST, ** 333 E; same—same; same (A); same (R); due..... 5,317.13
MORRIS AV, ** es, 243.9 n 179th, 18.9 x100; Jas C Green—Koox Constn Co; Clocke, Koch & Reidy (A); Earnest R Eckley (R); due 1,963.75
MORRIS AV,** es, 225 n 179th, 18.9x 100; same—same; same (A); same (R); due 2,008.76

MAR. 28.

No Judgments in Foreclosure Suits filed this day.

MAR. 30.

DAWSON ST,** es, 356 n Longwood av, 50x100; Dry Dock Savgs Inst—Ittner Realty Co et al; Frank M Tichenor (A); Thos P Peters (R); due.....37,165.00
175TH ST,** 486 E; American Savgs Bank—Mary Randrup; Irwin & Orr (A); Robt H Bergman (R); due..... 4,737.51
187TH ST,** ns, 19.10 e Belmont av, 40.7x54.8; Rosina Cavaliere—Pietro Zappile; Fischer & Rosenbaum (A); Jno D Lannon (R); due..... 4,223.09

MAR. 31.

No Judgments in Foreclosure Suits filed this day.

APR. 1.

LOTS 96 & 97,** Map of Hunts Point Estate, Bronx; John G Borgstede—Rebecca Hast; Appel & Taylor (A); Joseph L Egan (R); due..... 3,416.15
LOTS 33 & 34** same map; same—same; same (A); Julian A Leve (R); due 4,482.50

**Recorded in N Y County.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 28.

No Lis Pendens Filed this day.

MAR. 30.

20TH ST, ss, 206.8 e 4 av, 26.8x92; M J Callanan Co—Matilda O Rhinelander et al; counterclaim; Pressinger & N (A).
20TH ST, ss, 206.8 e 4 av, 26.8x92; Duffy Bros Inc—Matilda O Rhinelander et al; counterclaim; Pressinger & Newcombe (A).
57TH ST, 500-2 W; A Le Poidevin & Co—N Y Opthalmis & Aural Institute et al; counterclaim; Pressinger & Newcombe (A).
58TH ST, 304 W; Fanny Light—Louis Fischer et al; action to set aside conveyance; Hirsch, Scheuerman & Limburg (A).

MAR. 31.

9TH ST, ns, 250 e 12 av, 40x80; Jno J Flanagan et al—Thos W Campbell et al; counterclaim; Phillips & Avery (A).
22D ST, 242 W, ss, bet 7 & 8 avs, Lot 61; Rudolph Wallach Co—Sarah A Lyons et al; foreclosure of tax lien; A Weymann (A).

APR. 1.

HESTER ST, 23; Sarah Werbelovsky—Rebecca Lasky et al; partition; H S & C G Bachrach (A).
LUDLOW ST, es, 126.6 s Hester, 25.1x87; also 75TH ST, ss, 175 w 2 av, 24.2x102.2; Dora Peirlman—Pearl Kornblum et al; action to declare lien; L B Brodsky (A).
MINETTA ST, ws, bet Minetta la & Bleecker, Lot 23; Rudolph Wallach Co—Melvin G Palliser; amended foreclosure of tax lien; A Weymann (A).
121ST ST, 342 E; Hiller Slavin et al; Guiseppa De Maria; action to foreclose mechanics lien; L Freiman (A).
8TH AV, 588; Gustav Robinson—Benj Lavieter et al; action to foreclose mechanics lien; J Rosenzweig (A).

APR. 2.

114TH ST, ns, 150 w Mad av, 25x100; Hyman Leventbal—Lillie S Lustig; action to foreclose mechanics lien; Rosansky & Goldberg (A).
BROADWAY, swc, whole block bet 131st & 132d. 199.10x100; also 90TH ST, ss, 255.6 e 5 av, 51.1x100.8; also 90TH ST, ss, 306.8 e 5 av, 25.6x100.8; also BROADWAY, sec 183d, 105.10 x103.7x104.11x118; also BROADWAY, ws, 112.10 s 68th, 28.1x117.4; also BROADWAY, ws, 28.7 n 67th, 56.2x93; also BROADWAY, nwc 67th, 28.7x118.8; Morita Falkenau—Helen Hammersblag et al; partition; A L & S F Jacobs (A).
7TH AV, 2420; Jacob Victer et al—Marian S I Martin et al; action to foreclose mechanics lien; W B Marx (A).

APR. 3.

WILLETT ST, 5, ½ part; also WILLETT ST, ws, 100 n Grand, 9 ins x 100, right, title, &c; also MONROE ST, 39, ½ part; Meyer Kraushaar—David Kotler et al; action to set aside transfer; A Rosenthal (A).
39TH ST, ns, 250 e 12 av, 40x80; Thos W Campbell et al—Jos Stern & Sons, Inc et al; action to foreclose mechanics lien; Hovell, McChesney & Clarkson (A).
10TH AV, swc 57th, 75.5x40; Harold C Knoeppel —Jos Miller et al; counter claim; H C Knoeppel (A).

Bronx.

MAR. 27.

No Lis Pendens filed this day.

MAR. 28.

WILLIS AV, 378; Benj M Loutrel—Charlotte Van Benebotten et al; partition; Wilder, E & P (A).

MAR. 30.

PARK AV, 4595, 4599, 4603 & 4607; Vincenzo Abbenante—Tremont Park Realty Co et al; action to foreclose mechanics liens; H M Flateau (A).
3D AV**, swc 182d, 80x103; Empire City Gerard Co—Corgil Realty Co et al; counterclaim; Pressinger & Newcombe (A).

MAR. 31.

179TH ST,** 816-20 & 830 E; also 178TH ST, 936 E; also MARMION AV, 2017; two actions; Peter F Wirsing—Chas L Keil et al; S Wray (A).

APR. 1.

139TH ST, ns, 18.9 w Morris av, 45x irreg; Horace A Demarest—Frank A Carr et al; partition suit; A O Van Doren (A).
144TH ST, ss, 225 e Willis av, 16.8x100; Horace A Demarest—Andw J Rice et al; action to recover possession; A O Van Doren (A).
182D ST, swc 3d av, 80x103; Empire City Gerard Co—Paul W Hartwig et al; counterclaim; Pressinger & N (A).
WEBSTER AV, ws, 148 s 169th, 100x100; Glenwood Amusement Co—Yorktown Realty Co et al; action to obtain judgment; H Mansfield (A).

APR. 2.

MARCY PL, ns, being Lot 77 on tax map; Anna R Crossin—Lloyd D Waddell et al; action to foreclose tax lien; H Swain (A).
134TH ST E, ss, 96.8 e St Anns av, 16.8x100; Marian K Kuper—Wm H Kuper et al; admeasurement of dower; J S Frank (A).
BOSTON POST RD, nws, 60.7 sw Mechanics, 46.5x97x irreg; also LOT 250, block G, map of property belonging to Hudson P Rose (known as Mapes Estate); Moritz Falkenau—Helen Hamersblag; action to establish claim; A L & S F Jacobs (A).
CARPENTER AV, ws, bet 234th & 237th, known as Gore Lot 124, on map of Wakefield; Isabella McKenzie—Robt Croskery et al; action to foreclose tax lien; E L Brisach (A).
SOUTHERN BLVD, es, being Lot 6, on Tax Map; Simeon M Barger—Wertheim Realty Co et al; action to foreclose tax lien; H Swain (A).
WALTON AV, ws, being Lot 52 on Tax Map; Jas A Dimelow—Jas A Woolf et al; action to foreclose tax lien; H Swain (A).
LOTS 102 & 127 on Map of property belonging to Hudson P Rose, known as St Raymonds Park; Hugo C Cook—Geo H Williams et al; action to foreclose mechanics lien; O E Davis (A).
**Recorded in N Y County.

Brooklyn.

MAR. 26.

AMES ST, es, 267 n Pitkin av, 23x100; North River Savgs Bank—Henry Schnurer et al; T F Redmond (a).
SKIDMORE LA, nc Main rd leading to Canarsie Landing, 60.9x119.10; Nicholas F Tietjen—Jno F Eteilin et al; Jonas, Lazansky & N (A).
STERLING PL, ns, 168.4 w Ralph av, 46.8x100; Herman C Lehrenkrauss—Bernstein Bldg Co et al; S Seiderman (A).
BAY 11TH ST, ws, 332.7 ne Cropsey av, 20x 96.8; Jno R Sparrow—Lena Fishgal et al; Culhane & Krouse (A).
77TH ST, ns, 123.6 w 5 av, 40x100; Emma L Crane—Patk J Reynolds et al; J E Ruston (A).
80TH ST, ns, 310 e 3 av, 40x109.4; Emma L Crane—Patk J Reynolds et al; J E Ruston (A).
ATLANTIC AV, ns, 220 w Troy av, 40x149.1; Chas Foster—Georgianna I Foster et al; to determine equities; New, Gilchrist & S (A).
FRANKLIN AV, ws, 31.2 n St Marks av, runs w90xn68.10xne—xe64xs79.8 to beg; Otto W Walter—Rogers Impt Co et al; J H Lack (A).
6TH AV, nws, 44.4 ne Prospect av, 18x80x—x 80; Jno R Sparrow—Gaetano Malito et al; Culhane & Krouse (A).

MAR. 27.

CRESCENT AV, ws, 246.8 n Fulton, 20x105; Gustav A Frietsche—Barbara A Schwille et al; Watson & Kristeller (A).
DEAN ST, ns, 80 e Albany av, 20x80; Margt A Hodgson—Jessie Chadwick; partition; G B Van Wart (A).
DECATUR ST, ss, 95.10 e Reid av, 18x100; Ida H Crook—Augustus F Gardner et al; Wilson, Parker & W (A).
DECATUR ST, ss, 113.11 e Reid av, 18.1x100; Mary B Kellogg—Augustus F Gardner et al; Wilson, Barker & W (A).
MADISON ST, ns, 150 e Stuyvesant av, 25x100; Margt Simrock—Peter Huwer et al—Overend & Buchner (A).
MADISON ST, ss, 119 w Lewis av, 19x100; Kate M Alzamora—Jacob Newkirk et al; B R Duncan (A).
MAPLE ST, ss, 320 w Nostrand av, 20x100; Kings Co Savgs Inst—Jacob Voelbel et al; W W Taylor (A).
UNION ST, ss, 300 w Troy av, runs s95xw18.4 xnw7.7xn87.8xe20 to beg; Betty Norek—Chas F Steenwerth et al; H S & C G Bachrach (A).
E 5TH ST, ws, 400 n Av L, 20x120.6; also PLOT begins 420 n Av L & 100 — E 5th, runs w 20.6xn20xe20.6xs20 to beg; Eagle Savgs & Loan Co—Thos Costello et al; J C McLeer (A).
14TH ST, ns, 146 w 3 av, 24x100; The Thrift—Augustine P O'Toole et al; F Jordan (A).
40TH ST, swc Ft Hamilton av, 55.2x135.2; McNab & Hablin Mfg Co—Jno J O'Neil et al; foreclosure of mechanics lien; Kellogg & Rose (A).
E 42D ST, ws, 217.6 n Av J, 40x100; Emma C Mayer—Lydia Ellenbeck et al; Caldwewll & Holmes (A).
83D ST, ss, 281.10 e 20 av, 18.2x100; Edwin L O'Bryan—Morris L Baird et al; W Langdon (A).
BLAK EAV, nec Williams av, 20x80; Diedrich Wolff—Jos Wallan et al; M S Feller (A).
BROADWAY, nes, 62 se Chauncey, 19x95; Kings Co Savgs Inst—Wm Schall et al; W W Taylor (A).
FOSTER AV, ss, 109.6 w E 17th, runs s85.9xw 50xn63.5xe54.9 to beg; Lawyers Title Ins & T Co—Eva Dikeman et al; Dean, Tracy & M (A).
OCEAN AV, nwc Caton av, 110x150x105x—; Robt M Curry—Ethel G Hawkins et al; foreclosure of mechanics lien; Hovell, McChesney & C (A).
PARK AV, ns, 131.8 w Bway, runs n11xne85.3x nw107.1xsw91.5xnw27xn7.4xw9.3xs100xe114.3 to beg; also LAFAYETTE AV, sec Patchen av, runs e68.9xse76.8xsw64.8xse27xw86.10xn175 to beg; also GREENE AV, ns, 180 e Patchen av, runs n100xe130.10xne87.8xse160.11xsw—vw— to beg; also BROADWAY, sws, 47.8 se Greene av, runs se25xsw100xnw16.6xn10.3xne32.10xne60 to beg; also GREENE AV, ss, 26.8 ww Bway, runs w25xs20xe20xne42xn58.3 to beg; also FORREST ST, ses, 100 ne Central av, 100x 250; also GEORGE ST, nws, 225 sw Hamburg av, 125x200; also STARR ST, ns, 150 e Hamburg av, 25x100, lots 141 to 144 on map of land in village of Williamsburgh belonging to

Jno Miller; also PROP in Nassau County; Directors of Williamsburgh Trust Co—Edw T Jenkins et al; to set aside deed; W W Taylor (A).
PITKIN AV, sec Cleveland, runs —150xe97.6xn 60xw59.6xn90xw38 to beg; Square Lumber Co —Pitkin-Cleveland Realty Corpn et al; foreclosure of mechanics lien; A A Kotzen (A).

MAR. 28.
BLEECKER ST, ses, 225 ne Hamburg av, 25x 100; Margt Simrock—Barbara Walter et al; Overend & Buchner (A).
DEAN ST, ss, 180.4 e Troy av, runs e100xs67.6 xsw105.7xn101.8 to beg; Metropolitan Associates—Wesley Thorn et al; I Roth (A).
McDONOUGH ST, ns, 22.6 w Throop av, 27x 100; Pythian Home—Chauncey G Cozine et al; H L Thompson (A).
E 19TH ST, es, 180 s Av O, 40x125.9; Lawyers Title Ins & T Co—Chas W Jackson et al; Dean, Tracy & M (A).
54TH ST, ss, 283 w 2 av, 17x100.2; Union Trust Co—Treak C Day et al; Miller, King & L (A).
ATLANTIC AV, 1970; Emma C Kornder—Allen W Rose et al; D J Meserole (A).
LOT 64 on map 5 of Village of Ft Hamilton; Eugenia R Thompson—Margt Remsen & ano; Hovell, McChesney & C (A).

MAR. 30.
BRISTOL ST, ws, 300.2 s Dumont av, 20x100; Sally Scharlach—Saml Klein et al; S A Telsey (A).
BUTLER ST, ns, 90 w 5 av, 20x144.8; Maria M Von Spreckelstein—Jno F Farrell et al; T Burgmyer (A).
DOUGLASS ST, ws, 230.3 s Dumont av, 20x100; Morris Kaplan—Douglass Bldg Co; specific performance; I Solomon (A).
HANCOCK ST, ses, 303 ne Bway, 18x100; also WEIRFIELD ST, nws, 310 ne Knickerbocker av, 20x100; Louise Hohner—Jos Malone et al; to set aside deed; Alexander & Green (A).
MONTAGUE TER, es, 113 s Montague, 26x103; Horace L Kent—Emma Hoefling et al; Cary & Carroll (A).
SMITH ST, ws, 50 n Luqueer, 25.6x100x25.2x100; also SMITH ST, ws, 75.2 n Luqueer, runs w 100xn25.3xe100xs25.2 to beg; also SMITH ST, ws, 100.4 n Luqueer, 19.3x100x19.8x100; Michl J McGrath—Thos M McGrath et al; to create a trust; E F Driggs (A).
59TH ST, ns, 200 w 6 av, 20x100.2; Addison C Thorne—Jno E Sullivan; T P Mulligan (A).
74TH ST, ss, 313.7 e 6 av, 20x100; Fredk Eischoff—Jno E Sullivan Co et al; J J Bakerman (A).
BEDFORD AV, es, 210 s Clarendon rd, 20x100; Henry Kiechlin—Asbury Impt Co et al; G J Goldberg (A).
BEDFORD AV, es, 64.3 n Sterling pl, runs n 35.0xe73.3xse11.5xs30.10xw90.10 to beg; Alice E Schoenberger—Russel J Hertz et al; Cary & Carroll (A).
CHURCH AV, ns, 329.1 e Flatbush av, 32.2x 113.5x32.2x—; A Arnold Weston—Frank E Roberts et al; K C & M V McDonald (A).
RAILROAD AV, es, 90 s Blake av, 20x100; Bertha Steinberg—Guiseppe Menniti et al; K C & M V McDonald (A).
SARATOGA AV, es, 80 s St Marks av, 19x100; Julie Kahle—Clara Rosenberg et al; Cary & Carroll (A).
16TH AV, ses, 325 ne Bath av, runs se216.8xne 103xnw108.4xne20xnw108.4xsw123 to beg; Gertrude V French—Elsie L Hanneman et al; J H Stoutenburgh (A).

MAR. 31.
BRISTOL ST, es, 260 n Sackett, 40x100; I K Realty Co—Harry Silverstone et al; to remove a cloud from title; Jones, McKinny & S (A).
EAGLE ST, ns, 125 e Oakland, 25x100; also EAGLE ST, ns, 175 e Oakland, 25x100; Stephen J Sullivan—Michl Sullivan et al; partition; J M Zurn (A).
ELDERT ST, ses, 225 ne Knickerbocker av, 25x 100; Dime Savgs Bank of Williamsburgh—Jacob Schauf et al; O F Struse (A).
FREEMAN ST, 237; Herman Mandel—Jacob Meyer; Harman & Howell (A).
LAWRENCE ST, ws, 170.1 s Johnson, 20x107.6; Anna B Blackburne—Patron Realty Co et al; A L Lott (A).
MADISON ST, ns, 150 e Stuyvesant av, 25x100; Margt Simrock—Peter Huwer et al; Overend & Buchner (A).
TROUTMAN ST, ses, 91.3 ne Irving av, runs se 43.9xne8.9xse56.3xue91.3xnw100xsw100 to beg; Balthaser Klee—Mary J Rothenbach et al; R E Moffett (A).
3D ST, ns, 337 e 5 av, 22x90; Mutual Benefit Life Ins Co—Wilbur H Hendrickson et al; Dexter, Oshorn & F (A).
S 9TH ST, ss, 75 w Roebling, 25x100; Henry R Evans—Sarah A Paynter et al; to set aside deed; Burnstine & Geist (A).
BAY 15TH ST, nws, 115.4 sw Cropsey av, 100x 142.2x100.4x35.4; Thos A Degan—Michl Schiavone et al; A L Hurley (A).
E 39TH ST, es, 97.6 n Av J, 40x100; Eva E Kerr —Cortelyou Constn Co et al; A W Linton (A).
BEDFORD AV, nec Av D, 20x100; Rector, Church Wardens & Vestrymen of St Matthews P E Church—Gertrude S Higgins et al; Cary & Carroll (A).
BELMONT AV, sec Essex, 25x100; Agnes Postis —Teodor Savietoski et al; J C Kinkel (A).
BLAKE AV, ns, 20 w Milford, 80x90; Albro J Newton—Burr L Houghton, Jr; G V Brower (A).
8TH AV, ses, 80 sw 5th, 20x107.10; Wmsburgh Savgs Bank—Nathan Levy et al; S M & D E Meeker (A).
LOTS 13 & 14, map of 121 lots in Sheepshead Bay; Willard G Reynolds—Laura J L Stillwell et al; Davison & Underhill (A).

APR. 1.
BOERUM ST, ns, 125 w Graham av, 25x100; Kings Co Savgs Inst—Abr Jarashow et al; W W Taylor (A).
CLINTON PL, ns, 40 w Crescent, 20x90; Margt Young—Christian Locher et al; J A Sheehan (A).
JEFFERSON ST, nws, 225 ne Knickerbocker av, 24.11x100; Kings Co Savgs Inst—Cath Gabriel; W W Taylor (A).
PRESIDENT ST, ss, 185 w 3 av, 15x100; Edw Taunay—Angelo Montemarano et al; A Feinstein (A).
E 7TH ST, es, 250 n Av P, 20.4x120.6; Natalie B Norton—Abr Saffren; H M Bellinger, Jr (A).
E 7TH ST, es, 270.4 n Av P, 19.8x120.6; Helen M Carnana—same; same (A).
E 18TH ST, es, 120 s Av O, 60x100; Julie T Frank—Mary E Bradbury et al; B J Isecke (A).
43D ST, ns, 200 w 5 av, 20x100.2; Edw A Everit —Dora Johnson & ano; G W Pearsall (A).
47TH ST, sws, 180 nw 12 av, 40x100.2; Title Guar & T Co—Eliz Rogow et al; T F Redmond (A).
89TH ST, ns, 200 e 2 av, 20x100; Moses J Wright—Jessie K Dowling et al; G J Stacy (A).
AV F, nwc Gravesend av, 20x80; Eliza M Salmon —Clara Gilbride et al; T F Redmond (A).
CLERMONT AV, ws, 107 n Atlantic av, runs w38.11xsw26xse20xe30.6xn31 to beg; Bertha I Treat—Mary F V Holland et al; L & A W Zinke (A).
MYRTLE AV, ns, 180 w Tompkins av, 20x100; Sinclair Tousey—Jessie Driscoll et al; H L Thompson (A).
NOSTRAND AV, 2019; Obermeyer & Liehmann—Jno Mahoney; specific performance; R E Moffett (A).
ST NICHOLAS AV, nes, 25 nw Greene av, 25x 90; Kings Co Savgs Inst—Jacob Blank et al; W W Taylor (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAR. 28.
46TH ST, 63-9 W; Michl A Lyons—Helenita Realty Co & Jno J Hearn Constn Co 194.50

MAR. 30.
GREENE ST, 221; Wm Klenert—Estate of Geo H Schumann, Chas W Schumann & Fraad Contracting Co (189). 30.00
9TH ST, 51 E; Atlantic Contracting Co —Chas Rosenberg & Bldg Contracting Co (206) 22.00
13TH ST, 43-5 W; E-J Electric Installation Co—Selig Rosenbaum, Leo A Price, Rothenberg & Co, Mary A S Chisholm & Henry Siegel (187)..... 435.00
14TH ST, 304-12 W; Murtha & Schmohl Co—Chas I Weinstein Realty Co & Antonio Fillipi (216) 1,150.00
25TH ST, 330 W; Wm Klenert—Fraad Contracting Co (221) 45.00
39TH ST, 56 W; Hull Grippen & Co—Elica H Scott & Paul DeB Laighton (renewal) (185) 127.36
39TH ST, 54 W; Hull Grippen & Co—Isidore Jackson & Paul DeB Laighton (renewal) (186) 48.90
46TH ST, 56 W; Wm Klenert—Jno A & Louise R Weed & Fraad Contracting Co (219) 70.30
46TH ST, 61 W; Wm Klenert—Wm H Brown & Emil Fraad (220) 10.25
46TH ST, 61 W; Jacob Abrams—Wm H Brown, Jno J Boyd exrs, Emil Fraad & Fraad Contracting Co (215)..... 70.00
59TH ST, 38 W; Jno S Sutphen et al —38 West 59th St Co (214)..... 590.00
201ST ST, ss, 220 e Academy, 550x— Edw Schmid—United Electric Light & Power Co & F T Nesbit, Inc (207).. 22.00
SAME PROP; Jno J Jamour—same (208). 22.00
SAME PROP; Jno Cullen—same (209). 18.00
201ST ST, HARLEM RIVER & SHERMAN CREEK, —x—; Jos B Ward—United Electric Light & Power Co & F T Nesbit & Co, Inc (210)..... 22.00
201ST ST, ss, 250 e Academy, 550x—; Jas Delmore—United Electric Light & Power Co & F T Nesbit & Co (191) 22.00
201ST ST, ss, 220 e Academy, 550x—; Alex Wood—same (192)..... 22.00
SAME PROP; Richd Tobin—same (193) 22.00
SAME PROP; Wm McMullen—same (194) 22.00
SAME PROP; Chas Rathwell—same (195) 22.00
SAME PROP; Louis Hirsch—same (196) 22.00
SAME PROP; H Heessel—same (197). 22.00
SAME PROP; Jos J Mulvey—same (198) 19.50
SAME PROP; Carl Dieringer—same (199) 22.00
SAME PROP; Fredk H Hackett—same (200). 22.00
SAME PROP; Jno Holloway—same (201) 22.00
SAME PROP; M C Helder—same (202). 22.00
SAME PROP; Jno Barry—same (203). 22.00
SAME PROP; Geo Magill—same (204).. 24.00
SAME PROP; Robt W Dawson—same (205) 22.00
201ST ST, HARLEM RIVER & SHERMAN CREEK, —x—; Jos Haag—United Electric Light & Power Co & F T Nesbit Co, Inc (211)..... 22.00
SAME PROP; Marcus F Bull—same (212) 22.00
BOWERY, 292; Wm Klenert—Mayer Sanft, Wolf Sanft, Frank Rosenstein, Harry Friedman & Fraad Contracting Co (188) 36.50
BROADWAY, swc 148th, 99.11x75; also BROADWAY, nwc 147th, 99.11x125; Chas S Waldo—Louis W Morrison, Alice M Ulman exrs, Edw Morrison, Theresa B Morrison, 147th & 148th St Corpn & Keystone Constn Co (184).. 624.51
BROADWAY, 1581; Wm Klenert—Bway & Seventh Av Co & Fraad Contracting Co (218) 21.50
2D AV, 145; Ferdinand T Landor—Jenny Faber & Roth & Frieber (213)... 63.00
7TH AV, 721; Wm Klenert—Geo H Earle Jr & Fraad Contracting Co (217) 340.00

MAR. 31.
GREENWICH ST, 460; Aug G Stotz—A F Beckmann & Co & Jos Nolan (228) 14.33
MADISON ST, 223; Philip Polusky—Aron Schapiro Estate & Sarah Schapiro (225) 170.00
12TH ST, 245 W; Aug G Stotz—12th St Garage Co, Inc & Jos Nolan (229). 34.50
33D ST, 18-28 W; Leonard D Hosford—Estate of Jno J Astor & 24 W 33d St Co (223) 750.00
46TH ST, 46 W; M J Callahan Co—Arthur Brisbane & Antoo Strand (230). 304.50
105TH ST, 112-38 W; Johnston Heating Co—Mary A Loeffler & Wm H Heddendorf (renewal) (222) 1,273.75
173D ST, 555 W; Jacob Stokar—Belle Golla (227) 65.55
201ST ST, ss, 220 e Academy, 550x202; Adolph de Lemos—United Electric Light & Power Co & F T Nesbit & Co, Inc (224) 246.66
AUDUBON AV, 109; Carl L Rieger—Gustav Boehm (226)..... 5,829.18

APR. 1.
LEROY ST, 19; Ross & Sisti, Inc—Margarita & Pasquale Campiglia & Michele Brescia (1)..... 215.00
40TH ST, 26 W; Baker, Smith & Co—Arnold & Jacob Knapp & W A Gleason (5) 313.00
46TH ST, 216 W; Sigmund Sussman—Helen B Lugar, Marion F Turoey, Annie Moore & Jas Moore (7)..... 193.00
51ST ST, 160-6 E; Crescent Insulated Wire & Cable Co—Hammerstein Opera Co & Oscar Hammerstein (3)..... 1,319.58
AUDUBON AV, 109; Henry H Meise & Son, Inc—Gustav Bohm & Carl Rieger (4) 112.50
BROADWAY, es, 30.11 s 41st, 22.11x78.9 x irreg; also BROADWAY, sec 41st, 31.2x84.11x irreg; Davis Laheney & Co, Inc—41st St Realty Co & Hotels Realty Holding Corpn (6)..... 3,510.25
RIVERSIDE DRIVE, nec 155th, 105.11x 131.7x irreg; Harry Fisher—Strathcona Constn Co (2)..... 2,300.00

APR. 2.
LEROY ST, 19; Theo C Ward—Margareta & Pasquale Campiglia & Michl Erescia & Son (8)..... 261.85
PRINCE ST, 177; Fowler Sanitary Engineering Co, Inc—Brown-Weiss Realties, Inc & Markowitz & Greenberg (10) 224.87
45TH ST, 7-11 W; Fleischmann Bros Co—Forty-fifth St Realty Co (9)..139,427.83
AUDUBON AV, 109; Klenert & Rosenhluth, Inc—Gustave Coehme & Woodward F Ebner (11)..... 500.00
3D AV, 1991; Ida Leventhal—Payne Estate, Inc & Siegel Contracting Co (12) 80.00

APR. 3.
9TH ST, 51 E; Issi Mahowitz—Trustees of Sailors Snug Harbor, Chas Rosenberg & Building Contracting Co (23). 225.00
29TH ST, 39-41 W; Bethlehem Steel Co —Rockbridge Realty Co & Ravitch Bros (15) 9,715.03
49TH ST, 9 E; Philip Reilly—Chas Brown & Henry C Smith Bldg Co, Inc (26) 905.00
57TH ST, 10-12 W; A E Klotz Fireproofing Co—Dreicer Realty Co & Geo Vassars Son & Co (renewal) (14).. 1,509.38
87TH ST, 168 to 180 E; also 86TH ST, 169 E; Architectural Plastering Co—Glendive Amusement Corpn & Cathcart & Kissell (13)..... 1,921.99
87TH ST, 302 to 308 W; Bethlehem Steel Co—Coast Constn Co & Ravitch Bros (18) 6,992.74
95TH ST, 158 to 164 W; Bethlehem Steel Co—Julius Tishman, Julius Tishman & Sons, Inc & Ravitch Bros (17) 8,953.97
95TH ST, 156 to 166 W; Passaic Structural Steel Co—Julius Tishman, Julius Tishman & Sons, Inc & Ravitch Bros (20) 3,812.97
97TH ST, 47 W; Jacob Schenwald—Mrs Wilson & Standard Decorating Co (22) 110.00
103D ST, 105-7 E; Abr Sonken—Yeshiveth Torah Chaim of Harlem (25).. 6,476.96
105TH ST, 417 to 421 E; also 106TH ST, 416 E; Morris Spergel—Nathan Mfg Co & Blain Bros (24)..... 90.00
110TH ST, 31 W; Bethlehem Steel Co —Young Women's Hebrew Ass'n & Ravitch Bros (16) 3,784.76
110TH ST, 31 W; Passaic Structural Steel Co—Young Women's Hebrew Ass'n & Ravitch Bros (19)..... 4,741.13
120TH ST, ns, 200 e Ams av, 75x100; M Ramhow & Co—Susan Devin, Ferber Doyle Tile Co & P J Brennan & Son (27) 659.20
135TH ST, 221 E; Chas Schneider Co—Alice C Furlong & Furlong & Furlong (renewal) (21) 325.00

Bronx.

MAR. 27.
BOSTON RD, ws, 212.2 n 167th, 170.6x 163.1; Holland Machine Co—Weissager Amusement Constn Co (40).... 1,108.55
KINGSBRIDGE RD, 3121; Peerless Heater Co—Francis W Pollock & Thos R Maguire (38) 106.00
SAME PROP; Niagara Radiator & Boiler Co—Mary Maloney (39)..... 163.65
LONGFELLOW AV, 1430-32; Jno F Mason—Friedman & Rabinowitz & Fort Masonry Cousin Co (41)..... 185.00

MAR. 28.
LIND AV, 1245-47; A B Brown Co—Lamberti Constn Co (42)..... 67.00
LONGFELLOW AV, 1430-32; Fort Masonry Co—Saml Rabinowitz, Jacob Rabinowitz & Chas Friedman (43)... 7,140.00

MAR. 30.
CLAREMONT PARKWAY, 421; Henry Krammer—Home Guardian Co of New York & Jos G Abramson (44)..... 11.30

Mechanics' Liens, Bronx, Continued.

MAR. 31.

173D ST, 308 E; Michl Flynn & Wm Greenfield—Dora Ebenstein (46)..... 120.00
179TH ST, nwc Morris av, 100x175; Wm K Gold—Aug Jacob Constn Co & Schwartz & Weinstein (47) 1,400.00

APR. 1.

No Mechanics' Liens filed this day.

APR. 2.

No Mechanics Liens filed this day.

Brooklyn.

MAR. 26.

BRISTOL ST, es, 260 n Sutter av, 40x100; S Schwartz—Wilson Constn Co Jas Millman..... 100.00
BRISTOL ST, es, 260 n Sackett, 40x100; J Lieb—Wilson Contracting Co & Jas J Millman..... 58.44
NEW LOTS AV, ss, bet Vermont & Wyona, 99x200; J Stallibinsky—Wyona Bldg Co & Max Cohen..... 160.00

MAR. 27.

FRANKLIN AV, ws, 175.2 nww Willoughby av, 22.6x154.2; J Shosteck—Harry Aronson 1,625.00
PITKIN AV, sec Cleveland, 50x100; L Shepeloff—Pitkin Cleveland Corpn, Abr Frankel, Jacob Pincus & L H Pincus 58.00

MAR. 28.

WEBSTER AV, ss, 335 e 3d, —x—; Rosenthal Co—Est of Thos Bennett, Henry Van De Sand, Elsa Aret, H. Lutz, Ralph Henry, Jr, Frank H Parson & Alice & Mary Bennett..... 112.53

MAR. 30.

VAN BRUNT ST, 330-6; M Yankowitz—Bklyn Terrace Realty Co; Kane Constn Co..... 300.00
SO 9TH ST, 105; T F McEnaney—Hugh F, Jno J and Jas Curry..... 42.57
DE KALB AV, 714-6; Pratt & Lambert, Inc—714 DeKalb Av Realty Co & Curtin Constn Co..... 300.60

MAR. 31.

HINSDALE ST, nec Dumont av, 100x100; N Alexander—Almont Holding Co, John Romano & Frank Orlando.. 77.00
PRESIDENT ST, 1497-9; N Osthorg—Percy F Emmet as pres of P F Emmet Co..... 505.00
SEIGEL ST, ss, 100 w Humboldt, 25x100; H Kulkowsky—Frank Tannenbaum 367.50
W 20TH ST, es, 190 n Mermaid av, 40 x118; J Koppel—Jas Cavanagh..... 500.00
KINGS ORDER IN PAYMENT.

MARCH 31.

AMES ST, ws, 125.5 s Newport av, 50 x100; H Finkelstein on Rosa H Levine to pay Klein Material Co..... 225.00

APR. 1.

HENDRIX ST, 310; J H Steffens—Terence Gannon 30.10
S 3D ST, ses, 320 e Kent av, 128.4x—Guilio Gazzani—American Sugar Refining Co & Jos Balaban Co..... 48.37

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAR. 28.

44TH ST, 347-9 W; Max Newman—Katie Heidelberg et al; Feb16'14.... 229.50

MAR. 30.

ESSEX ST, 154-6; also STANTON ST, 121; Jos Fagen—Emily Garside et al; May21'13 ..... 180.00
SAME PROP; Abe Warm—same; Apr8'13 ..... 1,877.70
ESSEX ST, 156-8; Rubin Fischer—same; Aug5'13 ..... 80.00
ESSEX ST, 154-6; also STANTON ST, 121; Abe Warm—same; Apr10'13... 1,877.70
28TH ST, 104 W; Chas Glasser—Matilda Rich et al; Nov17'13 ..... 75.00
SAME PROP; Kovalsky Bros—Michl P Rich et al; Nov5'13..... 525.00
SAME PROP; same—Matilda Rich et al; Nov11'13 ..... 525.00
42D ST, 215 W; Barnett L Ahrams—Sperry & Hutchinson Co et al; Mar 14'14 ..... 290.00
SAME PROP; Fagen Iron Works—same; Mar14'14 ..... 300.00
85TH ST, ns, 200 e Park av; Shapiro & Aronson—Jno T Brady & Co, Inc; Sept20'13 ..... 310.00
[2]181ST ST, 817-21 W; Thos J McCahill—Chas C Marshall et al; Mar5'14.... 73.00
CENTRAL PARK W, 300; Alfred Peats Co—Audley Realty Co et al; Mar2'14. 474.89
5TH AV, 668-70; Standard Paint Co—Dreicer Realty Co et al; Mar27'14.. 211.86

MAR. 31.

[2]59TH ST, ss, 245 e 6 av; Benj Riesner Sheet Metal Works, Inc—38 West 59th St Co et al; Mar20'14..... 595.40
BROADWAY, 710; Jas F Kelly—H & J Meinhardt et al; Jan10'14 ..... 72.00
BROADWAY, nec 53d; Raisler Heating Co—Jno H Inman et al; Jan8'14..... 1,074.67

APR. 1.

[2]BROADWAY, 1372-82; also 37TH ST, 109-21 W; also 38TH ST, 114 W; H W Bell Co—Hobart Estate Co et al; Mar19'14 ..... 1,386.02
[2]SAME PROP; Standard Sand & Gravel Co—same; Mar18'14 ..... 1,442.00
[2]SAME PROP; Hydraulic Press Brick Co—same; Mar18'14 ..... 3,228.30
[2]SAME PROP; Candee, Smith & Howland Co—same; Mar18'14 .....15,901.31
[2]SAME PROP; American Clay Products Co—same; Mar19'14 ..... 3,120.00
[2]SAME PROP; Sayre & Fisher Co—same; Mar19'14 ..... 900.00
[2]SAME PROP; Vermont Marble Co—same; Mar19'14 ..... 865.27

APR. 2.

[3]58TH ST 223-27 W; J F Murphy Lumber Co—Jas M Monheimer et al; May 6'13 ..... 528.22
65TH ST, 23 W; Harry Glassover Arenal Realty Co et al; Dec13'13.... 68.00
84TH ST, 324-6 W; Candee, Smith & Howland Co—324 West 84th St Co, Inc et al; Mar18'14..... 4,606.80
[1]BROADWAY, 1372-8; also 37TH ST, 109-17 W; also 38TH ST, 114 W; Jno Best—Hobart Estate Co et al; Mar 30'14 ..... 80.00
MADISON AV, 5TH AV, 100TH & 101ST, block, &c; Alfred Gray—Mt Sinai Hospital et al; Mar2'14..... 79.50

APR. 3.

[3]45TH ST, 7 to 11 W; Sam S Glauber, Inc—Forty-Fifth St Realty Co et al; Dec23'13 ..... 180.85
[3]SAME PROP; Delaney & Otten Co, Inc—same; Dec24'13 ..... 145.00
[3]SAME PROP; Starrett & Jones Co—same; Dec23'13 ..... 473.48
[3]SAME PROP; G L Noll Asbestos Co—same; Dec22'13 ..... 170.00
[3]SAME PROP; Gurney Mfg Co—same; Dec20'13 ..... 2,713.80
[3]SAME PROP; W C Davis & Co, Inc—same; Jan3'14 ..... 195.00
[2]SAME PROP; Harry Alexander—same; Feb27'14 ..... 601.99
59TH ST, 38 W; Sutphen & Myer—Thirty-Eight West Fifty-Ninth St Co et al; Mar19'14..... 590.00
[2]12TH ST, 36 W; Isaac Appelbaum—Marcia A Townsend et al; Sept14'11. 1,383.00
BROADWAY, 1372 to 1382; also 37TH ST, 109 to 121 W; also 38TH ST, 114 W; Sayre & Fisher Co—Hobart Estate Co et al; Mar19'14..... 668.50
LEXINGTON AV, 423 & 425; Louis Kirschbaum—Neclar Realty Co et al; Arp8'13 ..... 290.00
ST NICHOLAS AV, 1000 & 1002; Jno J McGrath Plumbing Co—N Y Public Library et al; Mar13'14..... 760.68

Bronx.

MAR. 27.

No Satisfied Mechanics Liens filed this day.

MAR. 28.

[2]FULTON AV,** nwc 170th; B Franklin Hart Jr & Co—Liberty Brewing Co et al; Oct24'13 ..... 2,092.30

MAR. 31.

182D ST,** ss, from Crotona pkway to Mohegan av; Geo Goldberg—F & B Constn Co et al; Dec13'13..... 666.74
UNIONPORT RD, 1653; Antonio Possillipo—Frank Negro et al; Mar24'14... 95.00
3D AV,** es, 225 s 171st; Perfect Cornice & Roofing Co—Nora Constn Co; Oct10'13 ..... 425.00
SAME PROP; Goodman Constn Co Inc—same; Mar18'13. ..... 900.00

APR. 1.

STEBBINS AV, 1271; Chas F Darby—Peter Heubsch et al; Mar17'14..... 18.75
WHITE PLAINS AV, ** 3677-81; Attenasio Corella Co—Antonio Erandi et al; July12'13 ..... 75.00

APR. 2.

No Satisfied Mechanics Liens filed this day.

**Recorded in N Y County.

Brooklyn.

MAR. 26.

[3]POWELL ST, es, 100 s Livonia av, 50x100; Sam Zitowsky—Docket Impt Co (Inc) Feb13'14 ..... 175.00
E 14TH ST, es, 105.6 s Kings Hway, 170x100; Liss & Diamond (Inc)—Ritter, Schwartz & Cohen (Inc); Mar 24'14 ..... 500.00
56TH ST, ss, 100 w 4 av, 44.2x100; Martin Behrer—Francis Lee & Frank Hogan; Feb9'14 ..... 266.40

MAR. 27.

UNION ST, ss, 150 e Nostrand av, 50x127.9; General Gas Appliance Co—Sylfred Constn Co, Chester A Hoff & R Sylvester Baker; Jan10'14..... 218.50
E 38TH ST, 996 to 1010; Christian McCormack—Annie S & Wm Wingerath; Dec24'13 ..... 84.00

MAR. 28.

[2]BERGEN ST, ss, 55 e Eastern Pkway Extension, 75x127.9; Chas Mele—Salvatore Bonagura; Mar3'14..... 400.00

MAR. 30.

[1]BERRIMAN ST, es, 100 n Pitkin av, 210x100; Turner Contracting & Impt Co—Berrilen Realty Co; Mar23'14... 500.00
[2]HINSDALE ST, es, 100 s Blake av, 100 x100; Morris Judelovitz—W F S Constn Co (Inc); Feb9'14..... 200.00
[2]SAME PROP; Jacob Pschecarsky—same; Feb11'14 ..... 265.00
QUINCY ST, 124; H B Smith Co—Mary R Copeland & Henry E Joli; Feb19'13 81.50
51ST ST, 318; Henry Schuman—David Jaret & Jos Bernstein; Nov12'13..... 21.50
[1]PITKIN AV, nwc Powell, 50x100; Empire City Lumber Co—Brein Amusement Co (Inc); Feb9'14..... 312.96

MAR. 31.

[1]KING ST, nwc Van Brunt, —x—; Benj Levenson—Kane Constn Co & Eugene J Skelly; Mar4'14..... 78.50
RICHMOND ST, swc Fulton, 50x115; Salvatore Marceca & ano—Concord Photo Co & Ferdinand Hoffmann & Ferdinando Penna; Dec30'13..... 165.00
SAME PROP; Salvatore Catapano—Concord Photo Co & Ferdinando Penna; Jan14'14 ..... 540.00
RICHMOND ST, swc Fulton, 132x115; Adam Buh—Concord Photo Play (Inc) & Ferdinando Penna; Jan5'14..... 535.31
[1]VAN BRUNT ST, ws, 25 n King, —x—; Fred Hassler—Jas Kane & Jas P Judge; Mar11'14 ..... 325.00
VARET ST, swc Humboldt, —x—; Chas I Rosenblum Co—Seuft Realty Co & "Jacob" Goldstone; Feb13'14..... 123.23
CATON AV, sec Stratford rd, 98x105; Hay Walker Brick Co—Plandome Constn Co; Jan5'14..... 146.00
[2]CHRISTOPHER AV, ws, 50 s Riverdale av, 50x100; Morris Rosenblitt—Powell Impt Co (Inc); Jan23'14..... 315.00
CONKLIN AV, ss, 200 e E 98th, —x—; Albt Eucholz—Margt E McCook & Jno Bennett; Dec31'13..... 53.75
SAME PROP; Chas Ruhl—same; Dec 31'13 ..... 51.75

APR. 1.

22D ST, 266½; Abr Segal—Cath Hill & Geo Heitlen; Mar27'14..... 110.35
MARLBOROUGH RD, 315; Harry Bolstein—Marie L Van Leer; May2'13.. 121.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAR. 26.

No Attachments filed this day.

MAR. 27.

BLACKWELL, Josiah L; Idoline L Ellard; $4,250; Cadwalader, Wickersham & Taft.

MAR. 28.

GEDDES, Jas P; Isaac C Lawrence; $714.92; C Brandt, Jr.

MAR. 30, 31 & Apr. 1.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MARCH 27, 28, 30, 31, APRIL 1, 2.

Bodinger, Saml. Canal st, 202.. Max Hirsch & ano. Fixtures..... 1,400.00
Delaney, T M. 7th av, 395..Consolidated Chandelier Co. Fixtures..... 208.70
Mercogliano, Sam. Bowery, 76..Ermino Esposito. Mirrors 164.00
Wolff, Wm & Co, Inc. 45th st, 17 W.. M Gruber & Son. Fixtures..... 600.00

Brooklyn.

MARCH 26, 27, 28, 30, 31, APRIL 1.

Benson Carage Co. 48 Love lane..S F Bowser & Co. Tank..... 100.00
Bristol Bldg Co. West st, bet Church av & Av C..Flatbush Gas & Elec Fix. Gas Fix 210.00
Cervadora, Dominick. E 48th st, c Maple..Colonial Mantel Refrigerator Co. .....(R) 200.00
Hab Bldg Co., E 29th st, nr Av F.. Daru & Hoffman. Gas Fix..... 120.00
Habena, Inc. Williams av..Century Gas & Elec Fix Co. Gas Fix..... 213.00
International Gas & Elec Fix Co. 14th av, bet 78th & 77th..Guarantee Chandelier Co. Gas Fix..... 475.00
Monteleone, Jno. Webster av, nr 1st.. A Weinstock. Mantels 92.00
Moore, Jas. E 7th st, nr Av U.. Colonial Mantel & Refrigerator Co.(R) 127.00
Sacco Santo. 7106 to 7110 15 av—Robt Findlay Mfg Co. Gas Fix..... 119.00
Sylfred Constn Co. Union st, nr Nostrand av..Byrnes Lumber & Mfg Corpn. Consols 456.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAR. 31.

FT WASHINGTON AV, sec 179th, 92.7x125; Lawyers Title Ins & Trust Co loans H M Constn Co to erect a 6-sty apt; 11 payments 180,000.00

APR. 1.

87TH ST, 302-8 W; Albt, Meyer & Louis Jarmulowsky & Max Markel loan Coast Constn Co, Inc, to erect a 9-sty apartment; 9 payments 131,000.00

APR. 2.

86TH ST, ns, 158.8 w West End av, 40.2x100; Albt, Meyer & Louis Jarmulowsky & Max Markel loan Waitt Investing Co, Inc, to erect a 12-sty apartment; 10 payments.....149,000.00

APR. 3.

204TH ST, ss, 100 e Ams av, 150x99.11; Peter J Shields loans Orosant Constn Co to erect three —sty apartments; — payments 66,000.00

Bronx.

MAR. 30.

223D ST, see Carpenter av, 27x90; Wm Arrowsmith loans W M Realty Co to build frame dwellings; 4 payments.. 4,000.00
TWO LOTS adjoining above plot on es Carpenter av; Sophie F Senior loans W M Realty Co to build — sty frame dwellings; 4 payments..... 7,000.00
223D ST, —s. 79 e Carpenter av, 26x90; Lucille J Goff loans W M Realty Co to build — sty frame dwelling; 4 payments 3,000.00

ORDERS.

Brooklyn.

MAR. 28.

BRISTOL ST, es, 100 nDumont av, 50x100; The Lirock on Realty Associates to pay Realty Supply Corpn..... 1,250.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED.

Named Streets.

—Allen st, 155—Adolph Lucker.....E
Attorney st, 87-9—Erster C Duckler, Hagen Abraham Congregation C
Birmingham st, 2—Joseph Masursky.....C
Clarke st, 2-6—Trinity Church Corpn.....SS-A
East Broadway, 39-41—Barnett Liberman.....I
East Broadway, 123—David Daniels.....C-I
Grand st, 175-9—Golden Brothers.....A
Grand st, 175-9—Emil Schultz.....A
Grand st, 175-9—Green & Wunderlich.....A
Grand st, 175-9—Esther Grossman.....A
Grand st, 175-9—Duff & Son.....A
Greene st, 133-5—Robert Colgate & Co.....C
Greene st, 175-7—Julius Tishman.....DR
Greene st, 175-7—Roth & Lask.....DR
Greene st, 175-7—Simon Gottlieb Co.....DR
Greene st, 175-7—Moltz & Scoff.....DR
Greene st, 175-7—Samuel Miller.....DR
Hester st, 72—Majestic Dress Goods House...M
Madison st, 290—Anshe Sincer Congregation..C
Mercer st, 113—Aaron Weiss.....C
Murray st, 29—Consolidated Gas Co.....C
Pier 14-15, N R—New England S S Co.....SS
Pier 40, N R—New England S S Co.....SS
Pier 48, N R—Southern Pacific S S Co....SS-A
Prince st, 131-5—Max Typermass.....C
Rutger slip, 82-6—Jacob Orlowsky & Son...C-A
Spring st, 154—Nathan Harrison Realties..DR
Spring st, 154—W H Kemp & Co.....DR
Spring st, 154—Belle Friedman.....DR
Spring st, 154—Bernard Feldman.....DR
Spring st, 154—United Ladies' Waists Mfg Co DR
Spring st, 154—Manuel Rabinowitz.....DR
Suffolk st, 65-7—Louis J Kaufman, Inc.....K
University pl, 24-34—Rosenberg & Salny....DR
University pl, 24-34—H Kamber & Co.....DR
University pl, 24-34—Ostrich & Fancy Feather Boa Co .....DR
University pl, 24-34—Louis Lewit.....DR
University pl, 24-34—Abraham Bauman.....DR
University pl, 24-34—Julius Prince.....DR
University pl, 24-34—Samuel Wieder.....DR
University pl, 24-34—Schattman, Rosenberg & Schattman .....DR
University pl, 24-34—Perfect Coatfront Pad Co .....DR
University pl, 24-34—Prince Lauten Co., Inc.DR
University pl, 24-34—Levy & Meyrich.....DR
University pl, 24-34—Nathan, Strauss & Co.DR
Washington st, 60-2—George F Carein.....G
Water st, 445—Gerard Ragone.....G
Wooster st, 77-81—Bergstein Bros.....C
Wooster st, 77-81..Favorite Paper Box Co..I-G

Numbered Streets.

2d st, 103—Gregore Palozneck.....C
2d st, 103—Carl Francke C
2d st, 103—Kate Laskulka C
3d st, 35 W—Isaac Scheinman.....G-A
3d st, 35W—Nathan Ahrams .....G-A
12th st, 652 E (rear)—Lizzie Drosin.....C
17th st, 50 W—L Wohl & Co.....DR
17th st, 50 W—Rabinowitz Bros.....DR
17th st, 50 W—Empire Infants' Wear Co. Inc .....DR
17th st, 50 W—The Giant Waist Co.....DR
17th st, 50 W—Morris J Rubin.....DR
17th st, 50 W—Ginnzberg & Gross.....DR
17th st, 50 W—Uhr & Schneider.....DR
17th st, 230 W—Ferdinand Kurzman.....C
21st st, 15-17 W—Frankenthal Bros Co.....DR
21st st, 15-17 W—Joseph Jonasson & Co.....DR
21st st, 15-17 W—Louis Barnett Sons, Inc...DR
21st st, 15-17 W—Simon Ginsburg & Bros, Inc DR
21st st, 15-17 W—William Cohen & Sam'l Matthews .....DR
21st st, 15-17 W—L I Baron Co.....DR
21st st, 15-17 W—Dion Waist Co.....DR
21st st, 15-17 W—Mayfair Waist Co.....DR
21st st, 31-33 W—Jacob Polonsky.....C-G
21st st, 127 W—Kitty N Tomkins.....C
23d st, 67 W—Charles K Briddon.....C
23d st, 118 W—Royal Muff Y Bed Mfg Co....G
23d st, 132 W—Jacob Lempit & Co.....G
23d st, 236 E—Herbert Baum.....C
23d st, 236 E—Sylvester E Staggs.....C
23d st, 269 W—Sam Yung C
23d st, 269 W—Marius Rolondex.....C
23d st, 403 E—Samuel Jarnow & Co.....C
27th st, 61 W—Harry Post & Rosenkranz.....G
27th st, 109-11 W—Shulof & Co.....DR
27th st, 109-11 W—Joseph H Friedman.....DR
27th st, 109-11 W—B & J Messinger.....DR
27th st, 109-11 W—Louis M Schaff.....DR
27th st, 109-11 W—Joseph J Rosenmayer Co.DR
27th st, 109-11 W—W S Berchansky & Co....DR
27th st, 109-11 W—Max Wolff.....DR
27th st, 121-7 W—Isreal Unterberg.....DR
27th st, 121-27 W—G Gandig & Blum.....DR
27th st, 121-27 W—A H Hotman & Co.....DR
27th st, 121-27 W—The Freitag Mfg Co.....DR
27th st, 121-27 W—Morton Weisman.....DR
27th st, 121-27 W—Cross Bros.....DR
27th st, 121-27 W—Benis & Co.....DR
27th st, 121-27 W—I Goodmau, Cohen & Co..DR
27th st, 121-27 W—Nelson & Landsberg, Inc.DR
27th st, 121-27 W—H Rosenthal & Son.....DR
27th st, 121-27 W—John Fried.....DR
27th st, 121-27 W—South Jersey Underwear Co .....DR
27th st, 121-27 W—Joseph Corn.....DR
27th st, 154-6 W—Ruben E Fichthorn.....C
27th st, 158-64 W—Bernard Epstein.....C
32d st, 22-6 W—Rappaport & Gottlieb.....DR
32d st, 22-6 W—The Robbins Dress Co.....DR
32d st, 22-6 W—Levy-Hussey Co.....DR
32d st, 22-6 W—Isaac Loewenberg & Co.....DR
32d st, 22-6 W—Max Lachman & Son.....DR
32d st, 22-6 W—Albert Harris .....DR
32d st, 22-6 W—Henry H. Finder.....DR
32d st, 22-6 W—Herman Ziegler & Co.....DR
32d st, 22-6 W—Jesse Shulman & Co.....DR
32d st, 22-6 W—Regina Kobler.....DR
32d st, 22-6 W—Kagel & Kagel.....DR
32d st, 22-6 W—Carl Bonwit Co.....DR
35th st, 131-7 W—J Deyfoos Son & Co.....DR
41st st, 234-8 W—James S Griffins.....D
41st st, 234-8 W—Packard Transportation & Repairing Co .....D
46th st, 400 W—Margaret B Cantlon.....C
47th st, 435 W—Anna Marie Ehrenberg.....G
57th st, 614-40 W—Mason-Seamon Trans Co..D
74th st, 300 E—Mrs Ellen King.....C
75th st, 318 E—Frank S Meyers C
75th st, 318 E—George Myslik C
78th st, 160 E—Elizabeth L McKnight.....C
98th st, 151 W—Drayton Burrill.....C
106th st, 153 W—Arthur B Kelly.....C
125th st, 313-15 W—The Garden of Cathay....C
125th st, 313-15 W—Picker Bros Realty & Imp Co C
131st st, 231 W—Samuel A Gonld.....C
163d st, 449-53 W—St Lawrence Hospital.....C

Namcd Avenues.

Broadway, 472—Gen Soc of Mechanics & Tradesmen of C of N Y.....SS
Broadway, 473—Joseph J Little.....E-C
Broadway, 475—475 Broadway Co.....E-C
Broadway, 625—Simon Cohen & Co.....G
Broadway, 625—Samuel Horowitz.....G
Lexington av, 1072—Thomas E Fitzgerald.....C
Park av, 1901-15—Edelbert S Nichols.....D
Park av, 1901-15—Elisha D Hurlbut.....DR
Park av, 1901-15—Carlton S Welch.....DR-C
Park av, 1901-15—Joseph C C Mantle.....DR
Park av, 1901-15—Louis E Newman.....DR
Park av, 1901-15—Louis Haas.....DR-D

Numbered Avenues.

2d av, 2337—David Goldstone.....D
3d av, 2155-63—Samuel & William Bauman E-F-SS-C-E-G-D
4th av, 79—Fussell Ice Cream Co.....DR
4th av, 79—Tobias Kraner.....DR
4th av, 79—Lichtbual & Schwartz.....DR
4th av, 79—M Hammer & Co.....DR
4th av, 79—Joseph Maltz.....DR
4th av, 79—Schwartz Bros.....DR
5th av, 79-83—Rothschild Realty Co.....D
5th av, 79-83—Loewenstein Bros.....C
5th av, 142—Wurzberger & Hecht.....D
5th av, 142—Est of Henry O Havermeyer.....D
5th av, 142—Fair Amusement Co.....D
5th av, 142—Bond Mfg Co.....D
6th av, 229-33—Sarah T Adams et al.....SS
8th av, 972—Benj Freeman & Louis Cohen....C

BRONX ORDERS SERVED.

Numbcrcd Strects.

166th st and Washington av—Centenary M E Church .....F-C

BROOKLYN ORDERS SERVED.

Named Streets.

Bond st, 357—Reliance Paint Co.....K
Columbia st, 150-152—Nettie H Morrison.....C
Fulton st, 479—William F Kuhr.....B
Furman st, 349—Christian A Damm.....D
Henry st, 93—H Planten & Son.....C-G-D
Jefferson st, 5-7—Tompkins Realty League....C
Monroe pl, 28—Forster-Peabody.....E-C
Pearl st, 56-60—Edw F Cole.....M
Sidney pl, 20—The Silver Estate.....C-B
Sidney pl, 20—Mrs Emma Orchid.....A-F
Sterling pl, 724-30—Bernard Brunjes.....C-M
Wallabout st, 249-251—Isaac Levin.....C-M
Wallabout st, 249-251—Edward Altman.....A
Wallabout st, 249-251—Jacob S Kwawer....G-A
Wallabout st, 297—Samuel Glass.....M
Walton st, 61—Bernard Sol.....C

Numbcred Streets.

39th st, 360-4—Amin Merbige.....C
97th st, 456—Henry S Christenson.....C

Namcd Avcnues.

Atlantic av, 2516-20—Gustave Lurie.....C
Bedford av, 1095—Mrs Jane Balland.....B
Flushing av, 910—Henry Fisher & Co....C-A-G
Lewis av, 231 (rear)—Samuel Sludsky.....A-G
Myrtle av, 1383-91—United Cities Realty Corpn D
Nostrand av, 354—John Keisler.....G-A
Nostrand av, 354—William Scher.....C
Tompkins av, 370—Bernard Hoch.....C-A-G

Numbered Avenucs.

3d av, 923-927—Robert Graves Co.....M
5th av, 534—Eugene C Lack.....M
6th av, 555-557—Dominick Lignante.....C

QUEENS ORDERS SERVED.

Namcd Strcets.

Amity st, 93 (Flushing)—Philip Beck.....B
Lent st, 54—Frank Clancy.....C-M
Murray st, sec Myrtle av (Flushing)—Patrick C Shearon C

Numbcred Streets.

13th & 14th sts & East av—John F Calvin....K
21st st es nr Franconia av (Flushing)—Henry Grimmer C

Named Avcnues.

Boulevard, 1015-19 (L I C)—Meyer Weisberg & Isaac Baer, Inc.....C-A

BOARD OF EXAMINERS.

Digest of Decisions.

APPEAL 13 of 1914, Alteration 52 of 1914, premises north side Jamaica avenue, 40 feet west of Willard street, Queens, W. E. Sandifer, appellant.

Theatre; motion pictures. Courts, clear spaces.

DISAPPROVED.

APPEAL 14 of 1914, New Building 104 of 1913, premises southwest corner Lafayette and White streets, Manhattan, Wm. E. Austin, appellant.

Wood floors (non-fireproof) in 17-story fireproof printing house.

APPROVED.

APPEAL 15 of 1914, New Building 5 of 1914, premises Nos. 149-157 West 24th street, Manhattan, Geo. Fred Pelham, appellant.

Wall thickness, 12-story building.

Withdrawn by appellant.

APPEAL 16 of 1914, New Building 15 of 1914, premises 2-16 West 33d street and 5-15 West 32d street, Manhattan, Herman Lee Meader, appellant.

Pent house; janitor's quarters and studio for sculptor.

APPROVED ON CONDITION that no portion of the pent house shall be used for living purposes, excepting only for the janitor and his family; and on the further condition that all of the pent house except the janitor's apartment be equipped with automatic sprinklers, and that the public corridor be extended to reach both stairways.

APPEAL 17 of 1914, New Building 447 of 1913, premises 508 West 24th street, Manhattan, Paul C. Hunter, appellant.

Walls.

Dismissed. (No adverse decision from which to appeal.)

APPEAL 18 of 1914, New Building 766 of 1914, premises north side 13th street, 97 feet 10½ inches east of Fourth avenue, Brooklyn, Shampan & Shampan, appellants.

Walls, height of 12-inch. Section 31.

APPROVED ON CONDITION that an unpierced brick wall be built from first floor up to and through the roof, eight inches thick, at the points marked "A" and "B" on the first and upper floor plans; and that said wall shall be supported on fireproofed steel girder at the cellar ceiling.

APPEAL 19 of 1914, Alteration 276 of 1914, premises 16 West 54th street, Manhattan, Geo. J. Cavalieri, appellant.

Elevator enclosure, additional story.

APPROVED.

APPEAL 20 of 1914, New Building 5 of 1914, premises 149-157 West 24th street, Manhattan, Geo. Fred Pelham, appellant.

Walls, 12-inch. 12-story lofts.

APPROVED.

APPEAL 21 of 1914, New Building 36 of 1914, premises Courtlandt avenue and 149th street, The Bronx, H. B. Herts, appellant.

Theatre, 1-story brick, with stores.

Withdrawn by appellant.

APPEAL 22 of 1914, Alteration 37 of 1914, premises west side Brown avenue, 66.21 feet north of Rhinelander avenue, The Bronx, Henry Nordheim, appellant.

Tenement House Dept. permit not obtained.

DISAPPROVED.

APPEAL 23 of 1914, New Building 1061 of 1914, premises 176-180 South 8th street, Brooklyn, Shampan & Shampan, appellants.

Walls, 12-inch. Six-story apartment.

APPROVED.

APPEAL 24 of 1914, New Building 38 of 1914, premises 4 East 65th street, Manhattan, Thomas Nash, appellant.

Pent house, laundry; private dwelling.

DISAPPROVED.

APPEAL 25 of 1914, Alteration 6922 of 1914, premises, 7211 13th avenue, Brooklyn, W. A. Gorman, appellant.

Theatre, pictures.

APPROVED ON CONDITION that the rear exit he made not less than ten feet wide.

APPEAL 26 of 1914, Alteration 513 of 1914, premises 203-217 West 24th street and 204-6 West 25th street, Manhattan, J. E. Ditmars, appellant.

Floors wood (non-fireproof); 16-story addition to 11-story loft building.

APPROVED.

APPEAL 27 of 1914, New Building 15 of 1914, premises 2-16 West 33d street and 5-15 West 32d street, Manhattan, Herman Lee Meader, appellant.

Walls; 13-story fireproof offices and showrooms. Sec 36.

APPROVED.

Bureau of Buildings.

MANHATTAN.

Bulletin No. 3 for 1914 issued by Rudolph P. Miller, Superintendent of the Bureau of Buildings, Manhattan, reads as folows

The provision of Section 93 of the Building Code which requires that wood covers on top of water tanks be placed on roofs shall be covered with tin nced not be considered as applying to tanks elevated at least ten feet above roofs of buildings and having supports of incombustible material, provided such covers or roofs of tanks have an inclination or slope of not less than thirty degrees with the horizontal. Dated Feb. 24, 1914.

BROOKLYN.

General Order No. 17, 1914, issued by P. J. Carlin, Superintendent of Buildings, Brooklyn, reads as follows:

Aplications for permits dating from March 1 must show, upon the plot diagram, the established grade of the street upon which the proposed building is to be constructed. No application without this data will be accepted.

BUILDING MANAGEMENT

WAYS OF RENTING SPACE IN AN OFFICE BUILDING

BY WILLIAM H. GLASS, Secretary Geo. R. Read & Co.

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

THE renting of space in office buildings during the last few years has developed to such an extent that it requires men and work of a specialized character. It is a form of salesmanship which requires demonstrating to a keen business man the fact that he requires the particular space which you are offering. The man who engages in this work must have the best of dispositions, a ready smile and the ability to make the prospect feel that the man is not only endeavoring to rent the space and earn a commission, but that he is also looking after the best interests of the prospective tenant. He must be a good judge of human nature, a good mind reader, and have the ability to secure the right tenant for the right space.

The renting man must be a hard worker, not easily discouraged, but willing to smile at his failures, always hoping that ultimately he will obtain the tenant. Above all things, the renting man must have confidenec in the property he is offering. He must not only be thoroughly familiar with the space which he wishes to lease but must know everything about the building in which the space is located, thus being able to point out to the prospective tenant the advantages that his building has over others.

Methods of Renting.

The methods of renting an office building—either one that is new or one that has been established for some time—are by personal call, letter canvass and advertising. Of these, it is my belief that one cannot succeed without the other. Letter canvass and advertising bring the leads, make it possible for a personal call and bring the agent into contact with the prospect, and give the opportunity of offering the desired space. In a new building project, long before the building is completed, the plan of campaign should be mapped out and the public familiarized with the desirability of the building as to location, construction, layout and other features. The more work done along these lines before the completion of the building, the more that building will have a proper start, it being remembered that the carrying charges of an office building during construction, and the operating expenses after completion, are tremendous, and unless there is activity in renting the space, the owners quite properly will be dissatisfied. The best building will not rent itself, but requires the services of a good office renting man, who, in my opinion, is not made, but born.

Constant Personal Representation.

In renting a new building it is necessary to have a good man on the premises at all times, as well as to have the district in which the building is located thoroughly circularized or visited. The outside men should make a personal call on individuals and concerns in the section, whose names are procured in various ways. Letters should be sent out, descriptive of the building, and be accompanied by a pamphlet showing illustrations of the building, together with diagrams of the several floors. The renting man should keep in close touch with the prospective tenant, and maintain an interest in the building. He should at all times be careful not to force the prospect too much and not to confuse him with too many offerings.

The needs of the prospective tenant should be first ascertained, and then the renting man should constitute himself the representative of the tenant, aiding him by showing how the office could be sub-divided for his needs, and, if necessary, how his furniture can be placed to the best advantage. This will give the tenant the minimum amount of space for his needs, which often prevents dissatisfaction on the tenant's part if he finds that he has more space than he really requires. The renting man may not be rewarded in every case with a rental, but he has at least given the impression to the tenant that he has been aiding him, and I have found this plan to result in rentals several years after.

Office building renting is unlike other forms of leasing, in that the prospect is a business man or concern, expected to pay very high rental and justly demanding the best of everything, and it is for the renting man to prove to him that the building being offered is where the best value can be found, and that the location is the best for the tenant's particular business. One of the vital points to bring out is the character of the occupancy of the building, and the manner in which the property is maintained.

Use Care in Selecting Tenants.

Great care should be exercised in selecting tenants, as many a good building has started with a bad reputation, due to the character of the occupancy, and when this reputation is once established, the building manager has obstacles to overcome which appear to be unsurmountable. But, on the other hand, if the building is tenanted by reputable concerns, its future has been established and no apologies are necessary. It will be found that in approaching prospective tenants they often ask the question, "Who is in your building?" If your tenants have been well selected and those who have not a good reputation have been rejected, you should take pleasure in showing the prospect a list of your tenants. This is a material help in the renting of offices.

I have told you much about the renting of new buildings. The same methods would apply in those that have been constructed for several years. In the older buildings all the work and energy expended on the part of the renting man result in few tenants if the building is not properly maintained; but given a well operated building, the renting man, if he is a good one, will have success. When he brings his prospect into the building it should not be necessary for him to apologize for any condition of uncleanliness or apparent neglect in it. On the other hand, if he takes his man into a vacant space, properly lighted and painted and thoroughly clean, the impression received by the prospective tenant is a good one, so that, when all has been said, it is necessary for the renting man of the older property to have the assistance and co-operation of the operating man.

Ascertain the Tenant's Needs.

The renting man should not take his prospect through all the vacant offices he may have for rental, but, as mentioned above, should ascertain the needs of the tenant, find the particular space or spaces meeting these needs, and then center all his activities on those spaces. To illustrate: It would appear foolish to submit to a man requiring 2,000 square feet of office space divided into six or seven rooms, a space of that size which could not be divided into more than, say, five rooms. This mistake of applying the tenant to the space rather than the space to the tenant, is seldom productive of good results.

The net returns of office building properties are not so great as from other forms of real estate, and the rent roll should, therefore, be maintained at the maximum. This can only be done by the efforts and success of the renting man in increasing the gross income, and by the operating department maintaining the building at the lowest figure consistent with the character of its occupancy. The renting man should be always wide awake, working hard not only to obtain new tenants, but to retain the old ones. With the right man in the right place and working along proper lines, he will obtain the results and the owners of the property will be satisfied.

COST OF OFFICE BUILDINGS.

33 Cents Per Cubic Foot Considered a Fair Working Average.

William C. Hazlett, architect and engineer, 1133 Broadway, considers that the cost of constructing first-class office buildings should not exceed 35 cents per cubic foot. In an article on the economical planning and designing of high office buildings which he prepared for Engineering and Contracting (Chicago), Mr. Hazlett agrees that the cost of buildings of this class and the opportunity afforded for an economical reduction of the cost are matters of interest and moment to the investor. As it would be useless to compare the gross cost of two buildings varying in size, scheme, and numberless conditions, or to predicate anything about gross cost, unless all conditions are known, such a comparison is not attempted.

There is, however, he says, a means of comparison—by the unit cost—which may be useful, and that unit has been, by convention, assumed to be the cost per cubic foot. In other words, we can safely compare the cubic foot costs of buildings if the conditions are known. In arriving at the cost, however (which cost is the gross cubic contents multiplied by the price per cubic foot), we must agree upon some method of determining the gross cubic contents. The following is thought to represent the best present practice: Multiply the area of the plot by the distance from the average ground level to a point 1 ft. below the lowest basement floor; add to this the cubic contents of the walk vaults, areas, etc.; then add to this sum the cubic contents of the building above the average ground level, omitting courts; the sum will give gross cubic contents.

The cost of these buildings may be further differentiated thus: Gross cost, which is the sum that the owner has expended at completion and which includes all fees, commissions, interest charges, taxes, etc.; and net cost which is the builder's charge, including his profit and the designer's fee.

Without going into an exhaustive investigation of this matter and without quoting unverified data, Mr. Hazlett says it may be assumed that the cost of first-class buildings of this kind should not exceed 35 cts. per cubic foot. By reason of a fortuitous combination of circumstances, this cost may be reduced to 30 cts. per cubic foot. Perhaps 33 cts. per cubic foot may be a fair working average, but no building of this kind should cost more than the first-named figure. It is quite true that many, in fact most, buildings have been built at a greater cost; but the reasons for this increased cost lie within the limbo of an economical and logical distribution of the plan, the structure of that plan, and the machinery which goes with it. The exterior finish of the building may greatly affect the cost.

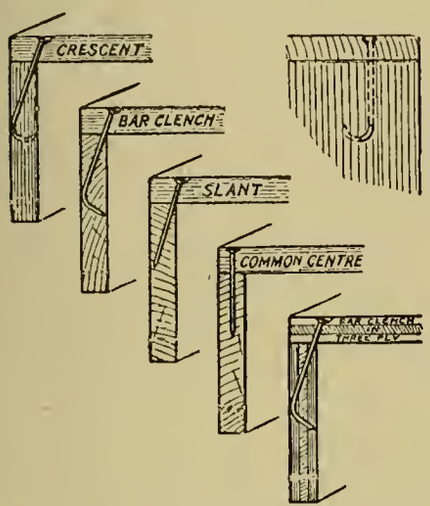
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

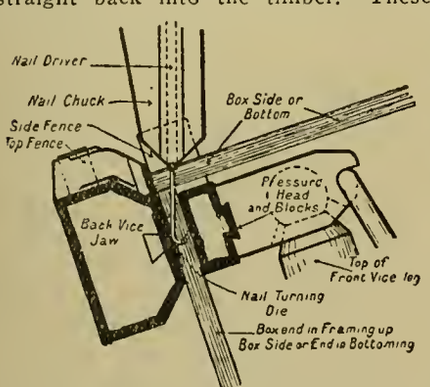
A Nail-Clinching Machine.

BUILDERS, especially concrete contractors, who have experienced the costly annoyance of having forms pull apart when tamping is in progress, may be interested in a new machine that is being introduced, the great novelty of which lies in its ability to turn every nail driven into a mold into a hook that holds intersecting boards together tighter than screws, lags or bolts. It not only drives the nails, but clinches them so that thinner boards may be used to obtain the same nail-holding power.

The nailing is effected in a nailing-machine fitted with a patented device



attachment which automatically grips the under or vertical board while the nails are being driven. The back jaw of the vice carries a series of nail-turning dies, so shaped as to turn the nails back into the boards in hook form. The nails are driven angularly across the intersection of the boards, then through the outer face of the box-side or end, and turned back into the board in hook form. The nail-turning dies are made in two forms, being known as "straight" or "bar" dies, and "curved" or "crescent" dies. The bar dies turn the nails straight back into the timber. These



are most suitable for driving nails across the grain, as when nailing on bottoms. The curved or crescent dies turn and hook nails back into the timber in a diagonal direction, as shown in the sketch of crescent driving, this form being used for frame nailing with the grain, as when nailing sides to ends. The dies make slight impressions in the board, but cause the nail stitches to lie beneath the surface. The indentation, however, does not materially detract from the virtue of the mold. The device is manufactured by J. Collis & Sons, 43 Regent Square, Graves Inn Road, Kings Cross, London, N. C., England.

Concrete Columns with Iron Core.

DR. F. von Emperger, of Vienna, Austria, after three or four years of experimenting has perfected a concrete column with an iron core that is attracting considerable attention from concrete construction interests.

The core, as proposed, was so large that the column would in effect be a cast-iron column, strengthened by a shell of hooped concrete to toughen it. He has not limited the idea to columns, but of late has extended it also to compression members such as the ribs of arch bridges. An arch bridge of 138-foot span, the Swarzenberg bridge, was built during the last winter in Leipzig, Germany, as a footbridge over the railway tracks near the International Architectural Exhibition. Experiments made on members built according to the combination cast-iron-and-concrete system have shown very remarkable toughness and high strength. They show in the testing machine a complete absence of the brittleness which characterizes the ordinary crushing, in failure of cast-iron columns. The failure loads of such columns, after deducting the load-carrying capacity of the hooped concrete shell, were over twice as high as the capacities of the unreinforced cast-iron columns.

Electric Fans as Fly Screens.

AN enterprising business man in Mobile, Ala., has installed a ceiling fan over the entrance to his store to prevent flies from coming in. He has found that this form of fly screen is effective and does away with the bother of having a screen door for his patrons to open and slam shut. Heretofore flies would enter when the door was opened, and would collect in the display windows, making it necessary to clean the windows and the display objects frequently. Now he has no trouble.

Exterior Wood Paint.

A VERY satisfactory formula as to vehicle and pigments for use in painting exterior wood work of new soft pine and woods of similar character and also for second coat consists of 80 per cent. pure raw linseed oil and 20 per cent. pure spirits of turpentine. For third coat, 90 per cent. oil and 10 per cent. turpentine. When four coats are applied, the first, second and third coats should be the same—that is, 80 per cent. oil and 20 per cent. turpentine.

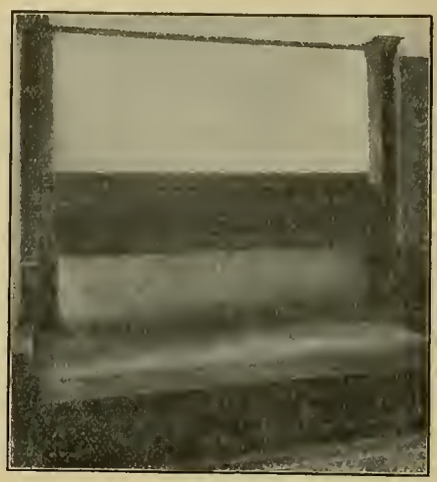
These proportions will permit of a uniform expansion and contraction. The 10 per cent. of turpentine in final coat will assist in drying and hardening, also in enabling the painter to better control the application of his paint. In repainting over old work the condition of the old paint must determine the proportions of oil and turpentine in first coat. The second coat should consist of 90 per cent. oil and 10 per cent. turpentine. Notwithstanding a diversity of opinion as to pigment and combinations of pigments, use from 75 per cent. to 80 per cent. pure white lead and from 25 per cent. to 20 per cent. zinc oxide.

An Inside Outside Bed.

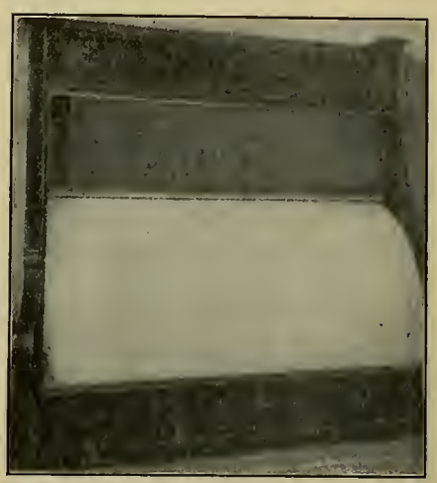
CALIFORNIA, famous for its fruit, flowers, fogs, fires and fresh air, now bids for further fame through a combination inside-out bed. It is a device that gives ample opportunity for getting all the vivifying ozone a person can absorb, not only in the daytime, but through the night as well. The accompanying illustrations show the three stages of the bed in each twenty-four hours. First, there is the spacious davenport that rests the weary daytime visitor. Then night comes; the host or guest retires in a nocturnal glory that only Californians or those who have been there can understand. It seems a crime to draw apart from that glorious outdoors with its pure air, the drowsy hum of night bird and insect, the languid, majestic sweep and breath of the healthful eucalyptus. So came about the sleeping porch and the saying that all California sleeps outdoors.

The guest retires. His bed, the couch he rested on earlier in the day, is now transformed as in the twinkling of an eye, into a spacious double bed. A curved alcove panel that seemed to be only part of the architecture of the room, is raised, and, behold, a bed, one-half of which is in the house and the other out of doors.

Closer observation reveals that the dome shaped wall of the alcove revolves and by simply swinging it over to the inside, the occupant of the bed finds



himself out in the open, protected by a heavy wire screen and an adjustable storm-proof curtain. By reversing the operation, the bed is really inside again, just as much so, in fact, to all intents and purposes as any other article in the room, thereby making it possible for one to retire to his room, sleep in the life-lengthening fresh air all night and



arise in the morning, again in the warmth and comfort of his own room.

Sleeping porches are expensive luxuries, except in new homes when they can be figured in the general plans and, with the idea of bringing the desirable benefits of out-of-door sleeping to those of modest means, the California Fresh Air Bed Company, of 166 Geary street, San Francisco, perfected this device



that puts the sleeper out of doors while, in reality, he is still within.

The device can be used as a three-quarter fresh air bed and as a davenport at the same time. The bed can be installed at a very small cost in houses already built as well as in new houses being planned.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

COMPARATIVE TABLE OF PLANS FILED

Brooklyn Shows Increase in New Dwellings and Tenements—Decrease in Manhattan of $9,408,625 and of $3,000,000 in the Bronx.

THE following tables show the number and estimated cost of new buildings for which plans were filed since January, according to the revised figures of the Building Bureaus in the various boroughs, after allowing for the plans withdrawn, rejected and revised.

In Manhattan the quarter closed with a decrease compared with the corresponding quarter in 1913, by 52 buildings, at a total cost of $9,408,625. Tenement house construction in this borough compared with the same period last year shows a small increase in numbers. In stores and lofts costing over $30,000, there was a falling off of five buildings, totaling $4,445,000.

There was a better showing in the volume of plans for alteration work, an increase of 229 buildings to cost $1,312,509 more than last year.

In the Bronx there was a decrease of 66 buildings, costing $2,994,611. A steady growth continues in the construction of factories, workshops and office structures, while there is a large falling off of tenement houses and dwellings.

Brooklyn has taken the lead over all the boroughs, showing an increase of 30 buildings, costing $1,178,815, the advance being especially in one-family dwellings, involving less than $20,000 and tenements costing between $20,000 and $50,000.

The boroughs of Queens and Richmond show a more equal average with the figures of the corresponding quarter.

There is every promise of a better building record for the coming three months of this year. The Southern Boulevard from 174th street to Bronx Park is becoming an active center of a new and attractive apartment house district. With its good transit facilities and natural advantages of its location, it has attracted the attention of both the builder and investor. About thirty-five plans have been reported in the last few weeks for new buildings in this section. The P. J. Dwyer Building Company is having plans prepared for several apartment houses to be erected at the northwest corner of Southern Boulevard and Crotona Parkway. John McNulty, a Bronx builder, will soon start two five-story houses at the southwest corner of Southern Boulevard and Elsemere Place. Edward A. Thornton, of Thornton Bros. Co., will soon start ten two and three-story residences with stores in the south side of 169th street from College to Findlay avenues. The Nesta Building Company is now excavating at the northeast corner of Crotona avenue and 187th street for several apartment houses. At the northwest corner of Third avenue and 188th street Reville Siesel Company is preparing to erect a brick taxpayer.

On the upper west side the Aspinwall Apartments Company is planning for the immediate erection of four five-story apartments on the east side of Audubon avenue, between 185th and 186th streets, and on the north side of 181st street west of Northern avenue the Harvey Realty Company will soon start a six-story apartment house. Another high class apartment is contemplated at the northwest corner of Fort Washington avenue and 169th street by the 114th Street and Seventh Avenue Construction Company of which Julius Weinstein is president. A large number of similar buildings of this type too numerous to mention, have been previously announced in these columns.

Manhattan

PLANS FILED FOR NEW BUILDINGS

January 1, to March 31, Inclusive

	1913 No.	1913 Cost.	1914 No.	1914 Cost.
Dwellings, over $50,000	2	$575,000	2	$450,000
Betw'n $20,000 and $50,000	4	145,000	1	50,000
Under $20,000	2	25,000	..	.....
Tenements	31	3,730,200	33	3,695,000
Hotels	2	220,000	..	.....
Stores, lofts, etc. over $30,000	16	7,558,000	11	3,113,000
Betw'n $15,000 and $30,000	4	100,000	4	85,000
Under $15,000	2	18,000	1	5,000
Office buildings	6	2,215,000	3	2,330,000
Manufacturies and Workshops	9	2,797,000	8	354,000
Schoolhouses	3	540,000	2	150,000
Churches	1	150,000	1	200,000
Public Build'gs Municipal	6	245,000	1	70,000
Places of Amusement, etc.	24	1,683,500	12	518,500
Stables and Garages	13	489,500	8	237,000
Other Structures	38	110,915	26	38,990
Hospitals	3	280,000	1	150,000
Totals	166	$20,855,115	114	$11,446,490
	144	11,446,490		
Decrease, quarter, 1914	52	$9,408,625		

ALTERATIONS IN MANHATTAN

	1913 No.	1913 Cost	1914 No.	1914 Cost
			1147	$3,645,948
	818	$2,333,439	818	2,333,439
Increase quarter 1914			229	$1,312,509

Bronx

PLANS FILED FOR NEW BUILDINGS

January 1, to March 31, Inclusive

	1913 No.	1913 Cost.	1914 No.	1914 Cost.
Dwell'gs Brick over $50,000	..	.....	..	.....
Dwell'gs, brick Bet $50,000 and $20,000	1	$20,000	..	.....
Under $20,000	35	233,300	22	153,300
Tenem'ts, brick over $15.000.	127	5,786,351	65	2,914,000
Under $15,000.	2	12,500	..	.....
Tenements frame	1	7,000	..	.....
Hotels	..	.....	2	12,000
Stores over $30,000	..	.....	1	30,000
Stores, between $30,000 and $15,000	..	.....	1	20,000
Under $15,000	8	34,200	10	33,050
Office Build'gs.	2	41,000	5	100,550
Manufacturies and workshops	15	343,490	17	186,180
Schoolhouses	8	261,700	7	136,000
Churches	2	11,500	1	35,000
Public Build'gs —Municipal	2	97,000	2	120,000
Places of Amuse'nt, etc.	8	149,000	9	260,000
Stables and Garages	11	38,250	5	9,375
Dwell'gs, frame	25	106,700	32	137,800
Other Structures	9	2,775	11	2,900
Totals	256	$7,144,766	190	$4,150,155
	190	4,150,155		
Decrease, quarter, 1914	66	$2,994,611		

ALTERATIONS IN THE BRONX

1913 No.	1913 Cost.	1914 No.	1914 Cost.
482	$377,739	625	$377,576

Brooklyn

NEW BUILDINGS

January 1 to March 31, Inclusive

	1913 No.	1913 Cost.	1914 No.	1914 Cost.
Dwellings, 1 family, over $50,000	..	.....	..	.....
Dwellings, 1 family, btwn. $20,000 and $50,000	..	.....	..	.....
Dwellings, 1 family, under $20,000	106	528,000	169	$645,400
Dwellings, 2 family, under $20,000	122	485,800	130	574,900
Tenements, Bet. $20,000 and $50,000	78	2,671,500	119	4,272,500
Tenements under $20,000	55	568,500	48	374.900
Stores, over $30,000	..	.....	..	.....
Stores Bet. $15,000 and $30.000	..	.....	..	.....
Stores, under 15,000	10	47,900	8	15,800
Stores and two families	31	187.500	69	387,400
Office buildings	2	575,000	4	98,500
Factories and Workshops, brick	22	540,100	14	857,400
Manufactories and Workshops, frame	6	9,650	2	2,500
Schoolhouses	1	200,000	..	.....
Churches	1	100,000	2	111,000
Public build'gs, Municipal	1	50,000	3	370,300
Places of Amusement, etc.	8	270,000	12	250,300
Stables	38	169,075	28	107,550
Warehouses	2	113,000	..	.....
Brick sundries.	38	150,580	16	58,575
Dwell'gs, frame	254	696,250	220	547,800
Tenem'ts, "	40	280,000	11	72,700
Stores, frame, two family	8	23,500	3	5,900
Other frame structures	68	39,915	63	111,660
Totals	891	$7,686,270	921	$8,865,085
			891	6,686,270
Increase, quarter, 1914			30	$1,178,815

ALTERATIONS IN BROOKLYN

1913 No.	1913 Cost.	1914 No.	1914 Cost.
1,454	$839,966	1,409	$865,800

Queens

NEW BUILDINGS.

(The classifications have not been completed at this writing.

1913 No.	1913 Cost.	1914 No.	1914 Cost.
1,282	$4,523,141	1,089	$4,383,667
1,089	4,383,667		
Decrease quarter, 1914 193	$139,474		

ALTERATIONS IN QUEENS

1913 No.	1913 Cost.	1914 No.	1914 Cost.
503	$208,833	527	$292,302

Richmond

NEW BUILDINGS

(The classifications have not been completed at this writing.)

1913 No.	1913 Cost.	1914 No.	1914 Cost.
156	$358,100	164	$317,173

THE BILLBOARD WAR.

The Ordinance Is Both Strongly Favored and Opposed.

Few ordinances that have been introduced in recent years in the Board of Aldermen have claimed so much attention from real estate interests as the one which Mr. Curran has introduced for the Billboard Commission. The bill-posting companies have marshaled strong forces in opposition, while on the other hand the fundamental principle in question is supported by various city departments, a number of civic organizations and by a strong current of public opinion. The indications are that the committee will make a number of amendments.

Real estate owners who may eventually be affected by the ordinance if it should be passed, in cases where they derive revenue from permitting billboards or sky signs to be erected on their premises, while not opposed to regulation of some sort, seem to be out against the Curran bill.

At a hearing on Wednesday given by the Building Committee, which is in charge of the ordinance, one of the governors of the Real Estate Board, Mr. E. A. Treadwell, stated that while the board had taken no action with respect to this ordinance, it was in favor of regulation on general principles. But it was also the feeling of the officers of the board that the ordinance should be recast.

A member of the committee asked if the Real Estate Board would assist the committee in perfecting the regulations, and Mr. Treadwell replied affirmatively, saying that no doubt the board would be willing to appoint a committee to work with the Aldermanic committee.

Mr. Treadwell in some further remarks spoke of the large revenue which the city receives from electric signs, and said the Building Committee should consider the city's interests as well in this connection. At the same time the aesthetic side of the city should be encouraged. "You have got to do something to make the city more beautiful," he said. "At present the city touches on the question of beauty only in the high spots. We believe in regulation, but we ask for a workable ordinance."

Ingalls Kimball said he had talked with several billboard advertisers and that they had agreed that if the number of signs was reduced it would make the remaining space more valuable.

Raymond Fosdick, Commissioner of Accounts under Mayor Gaynor, made a strong plea for the regulation on general principles. He said there were 3,700 billboard spaces in the city, twenty-five per cent. of which were double-decker boards. Out of 500 billboards investigated 412 violated the existing law; 165 extended outside of the building line, and the sanitary conditions around many of them were bad. It was inconsistent to lay out beautiful boulevards at great cost and have them defaced by billboards, as was the case of Riverside Drive, opposite Grant's Tomb; upper Fifth avenue, opposite Central Park, and many other prominent places.

Those who were against regulation were using arguments fifty years behind the times.

Others who appeared in favor either of the ordinance as it stands or the main principles contained therein were Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, which loans more money on New York City real estate than any other institution; representatives of the Department of Health and the Department of Charities; Frank B. Williams and Dr. James P. Haney, of the Municipal Art Society; Mrs. Rosalie Loew Whitney, of the Woman's Municipal League; George M. Welsh, of the Brooklyn Legislative Committee; Franklin W. Hooper, of the Brooklyn Institute of Arts and Sciences, and Mrs. Florence Spiegelberg and Sidney Newborg, of the Citizens' Union Aldermanic Committee.

On request of Charles O. Maas, attorney for the O. J. Gude Company, the committee decided to hold another hearing next Wednesday. Mr. Maas stated that he would submit an alternative regulating ordinance in behalf of the outdoor advertising men at that time.

Brooklyn Bridge To Be Double-Decked.

Double-decking Brooklyn Bridge, the oldest of the three suspension bridges connecting the Boroughs of Manhattan and Brooklyn, of Greater New York, will probably be undertaken when work on the Queensboro Bridge, a cantilever structure spanning the East River at Blackwell's Island, is sufficiently advanced. The tentative plans, which have been made public by F. J. H. Kracke, Commissioner of Bridges, contemplates building the new level on top, where it will be used principally for pedestrian traffic, although provision for one trolley line will be made. On the lower level all other surface and elevated lines will run, including the Brighton line, which will connect with the dual subway system.

Eastern Parkway Subway Contract Awarded.

The Public Service Commission during the week awarded the contract for the construction of Section No. 1-A of Routes No. 12, a part of the Eastern Parkway subway in Brooklyn, to the Cranford Company, for $2,225,519.25. This company was the lowest bidder among eighteen contractors who submitted proposals last Friday, and it has had previous experience in subway construction in the Centre street loop subway in Manhattan and on the Fourth avenue subway in Brooklyn. Alfred Craven, chief engineer of the commission, recommended that its bid for this section be accepted.

Section No. 1-A of Route No. 12 lies in Flatbush avenue, Brooklyn, between St. Marks avenue and Prospect Park plaza. The plans call for a subsurface railroad with six tracks for the greater part of the distance. Four of these tracks will connect with the existing subway and will extend out Eastern Parkway to Buffalo avenue. They will be operated by the Interborough Rapid Transit Company. Two of the tracks will connect the Fourth avenue subway with the Brighton Beach Railroad, and will be operated by the New York Municipal Railway Corporation. These two tracks separate from the other four tracks at the plaza. When completed, the Eastern Parkway subway will be extended as a three-track elevated line from Buffalo avenue through East 98th street and Livonia avenue to New Lots avenue, and will also have a two-track branch subway down Nostrand avenue from Eastern Parkway to Flatbush avenue.

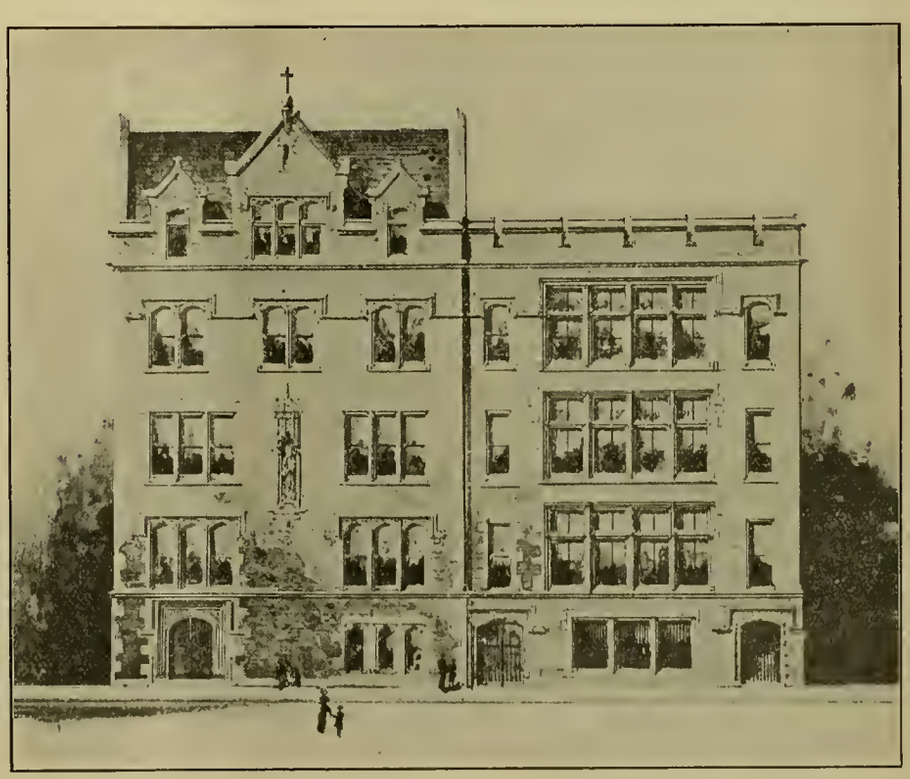
Addition to Standard Mail Order Co.'s Building.

Henry B. Herts, architect, has been retained by the Standard Mail Order Co. to prepare plans for a twelve-story addition to their recently completed building at 423-37 West 55th street. The structure will adjoin the present building on the west and give the owners a total frontage of 425 feet in 55th street and an overall depth of 122.2 feet. Isaac A. Hopper, Inc., general contractor, who erected the original building, has received the contract for the addition, which will cost in the neighborhood of $200,000.

Contract for Princeton Stadium.

Geo. A. Fuller Co., 111 Broadway, received the general contract for the erection of a stadium for Princeton University, from plans prepared by Henry J. Hardenbergh, architect, 47 West 34th street. The new stadium, which is a gift to the university from Edgar Palmer, an alumnus will be built of reinforced concrete and have a seating capacity of 41,000. All modern conveniences for players and spectators will be included, toilets, dressing-rooms, shower baths and plunge. The project will represent an expenditure of $300,000.

EDUCATIONAL BUILDING FOR NEGROES.



THIS school and residence for negro children will be erected in 138th St., near Lenox Av. It is the first structure of this kind to be established in New York City by the Roman Catholic Church. The school will be four stories high and the residence five, of fireproof construction throughout; the entire floor construction will consist of steel framing with cinder concrete floor arches and wooden floors. The exterior will be finished with a light brown Pompeian brick with light terra cotta trimmings and slate mansard roof. Special features will be a chapel in the first story of the residence, and roof gardens for boys and girls in connection with the school. The building is to be erected by the Sisters of the Blessed Sacrament of Cornwells, Pa., Mother Mary Katherine Drexel, Superior. Ballinger & Perrot, of Philadelphia, who have New York offices in the Marbridge Building, are the architects and engineers. The cost will be about $50,000.

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New Theatre for Brooklyn.

Frank A. Keeney, 1493 Broadway, N. Y. C., is having plans prepared by Wm. E. Lehman, 738 Broad street, Newark, for a theatre, seating 2,450, to be erected on Livingston street, Brooklyn. The new theatre will be built opposite the Montauk Theatre and will be of brick with terra cotta trimmings and absolutely fireproof and modern in every respect. Work will be started early this spring and the building ready for use during the coming winter. The cost will be about $200,000.

New Brooklyn Factory.

Phoenix Hermetic Co. (John H. Giles, president), 194 Chambers street, Manhattan, is having plans prepared by Henry A. Smith, architect, 1181 Broadway, for a new factory building to be erected in Brooklyn.

The new building will be located at the corner of Thirty-eighth street and Fourteenth avenue and will cost about $150,000. The building will be four stories in height and will be built of reinforced concrete. Further details of construction will be announced in a later issue.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Mrs. Franklin Simon, 95 Riverside Drive, contemplates remodeling the 4-sty stone residence at 96 Riverside Drive. No architect selected.

MANHATTAN.—The 684 Sixth Av. Realty Co., 11 East 30th st, contemplates the erection of a 9-sty loft and store building at 682-684 6th av. Brown Bros., 11 East 30th st, general contractors. No architect selected.

GENEVA, N. Y.—The New York Central Iron Works, Hagerstown, Md., contemplates altering the 3-sty brick factory, 40x150 ft., in Exchange pl, opposite the N. Y. Central station, for store and office purposes. No architect selected.

MONTCLAIR, N. J.—The First Congregational Church, Frank A. Ferris, Jr., 2 Warren pl, Montclair, contemplates rebuilding the brick and stone church at Fullerton and Plymouth avs. No architect selected.

TOWN OF UNION, N. J.—The committee of the Town of Union, Emile Bautz, town clerk, Adolph Van Neste, chairman, contemplates the erection of a 2-sty brick fire house at 3d st and Palisade av, to cost about $15,000. No architect selected.

BALDWIN, L. I.—The Board of Education of Baldwin, Dr. J. Steel, president, contemplates the erection of a school here. No architect selected.

WATERFORD, N. Y.—The Town of Waterford, Harry Davidson, town clerk, is receiving competitive sketches for rebuilding the 3 or 4-sty brick and stone town hall in Broad st, to cost about $25,000.

GLEN HEAD, L. I.—The Harmonie Club, 10 East 60th st, N. Y. C., Emil Goldmark, president, contemplates the erection of a clubhouse here. No architect selected.

ELMIRA, N. Y.—F. & A. M., of Elmira, contemplates rebuilding the roof of masonic building at Lake and Market sts, which was destroyed by fire. No architect selected.

PELHAM HEIGHTS, N. Y.—W. C. Baxter, 206 Cliff st, contemplates the erection of a residence on Irving pl and Highbrook av. No architect selected.

LARCHMONT, N. Y.—J. Ross Collins, Woodbine av, contemplates the erection of a 2½-sty frame residence on Boston Post rd, to cost about $7,000. No architect selected.

MANHATTAN.—Irvin Hotel for Women, care of William M. Baldwin, chairman of building committee, 17 Battery pl, contemplates the erection of a brick and stone hotel at 308-312 West 30th st, between 8th and 9th avs. No architect selected.

LANCASTER, N. Y.—The Buffalo Shirt Co., Oliver Goldsmith, president, contemplates the erection of a brick or concrete plant here. No architect selected. Cost, about $15,000.

ORADELL, N. J.—The Board of Freeholders of Bergen County, Martin J. Brestel, chairman and secretary of committee, 275 Main st, Hackensack, N. J., contemplates the erection of a $50,000 tuberculosis camp three miles from Oakland, N. J. An architect will probably be selected by competition.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—The Hermax Building Co., 1836 Wallace av, owner, is taking bids on subs for a 5-sty tenement, 50x98 ft., in the north side of 156th st, 100 ft. west of Elton av, from plans by M. W. Del Gaudio, 401 East Tremont av. Cost, about $55,000.

MANHATTAN.—Browne & Almiroty, 220 5th av, architects, are taking bids for a 3-sty shop and tenement, 25x95 ft., at 230 East 63d st for Patrick Burns, 250 East 62d st. Cost, about $20,000.

DWELLINGS.

BROOKLYN.—John M. Anderson, 13 Reeves pl, owner, is taking bids on general contract for two 2-sty frame residences, 16x60 ft., on the west side of Reeves pl, 150 ft. north of Prospect av, from plans by Benj. F. Hudson, 319 9th st. Cost, about $4,000.

BRONXVILLE, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., architect, is taking bids for a 2-sty brick veneer and terra cotta block or stucco residence, 40x120x25 ft, at Lawrence Park, for Thomas E. Wing, 14 Wall st, N. Y. C. Cost, about $30,000.

HICKSVILLE, L. I.—Frank Kratzel, 815 Flushing av, Brooklyn, owner, is taking bids on subs for two 2½-sty brick residences, 30x40 ft., from plans by Val Schiller, 391 10th av, Astoria, L. I., architect. Cost, about $6,000 each.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Bids will close April 6 for the factory on the north side of Johnson av, 76 ft. east of Varick st, for the Ellanam Adjustable Dress Forms Co., I. Levine, president, 380 Throop av. Eugene Schoen, 25 West 42d st, N. Y. C., architect. Cost, about $120,000.

HALLS AND CLUBS.

NEWBURGH, N. Y.—Bids will close about April 10 for the 3-sty brick, terra cotta and limestone Masonic temple, 63x101 ft., in the east side of Grand st, about 300 ft. north of Broadway, for the Newburgh Lodge F. & A. M. No. 309 and Hudson River Lodge No. 607, D. E. McKinstry, chairman, 22 Water st. Cost, about $100,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Carl L. Otto, 130 Fulton st, N. Y. C., architect, is taking bids for a 3-sty brick and stone nurses' home, 34x104 ft, in Stockholm st, north of St, Nicholas av, for the German Hospital of Brooklyn, on premises. Cost, about $50,000.

THEATRES.

WOODHAVEN, L. I.—Lott & Gascoyne, 1264 Jamaica av, owners, are taking bids for a 2-sty brick moving picture theatre, 50x97 ft., on the south side of Jamaica av, 40 ft. west of Boyd av, from plans by George E. Crane, 2706 Jamaica av, Richmond Hill, architect. Cost, about $25,000.

MANHATTAN.—The Libman Contracting Co., 130 West 46th st, is figuring revised plans for the theatre at 153-155 West 49th st, from plans by Murphy & Dana, architects.

MISCELLANEOUS.

BROOKLYN.—E. J. Meisinger, 394 Graham av, architect, is taking bids for a 2-sty brick milk station, 82x100 ft, at 163 Ellery st, for John Bosch's Sons, 163 Ellery st. Cost, about $20,000.

MANHATTAN.—Bids will close at 12.15 p. m. April 24 at the office of the commission, 153 Nassau st, for constructing section 2 of routes 4 and 36, a part of the Broadway-4th Av. Rapid Transit R. R. Alfred Craven, 154 Nassau st, chief engineer. B. J. Arnold, 154 Nassau st, consulting electrical engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

24TH ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for alterations to the 5-sty tenement, 25x83 ft., in the south side of 24th st, 100 ft. west of Av A, for Silas Downing, on premises. Cost, about $5,000.

38TH ST.—Paul C. Hunter, 191 9th av, is preparing plans for a 12-sty bachelor apartment, 25x100 ft., at the southeast corner of 38th st and Lexington av, for the Allerton Realty Co., James S. Cushman, 240 West 23d st. Bids are desired on blasting by the architect.

ACADEMY ST.—George F. Pelham, 30 East 42d st, is preparing plans for two 5-sty apartments, 100x137 ft., in the west side of Academy st, 120 ft. north of Broadway, for Knapp & French, Inc., 868 East 162d st, owners and builders, who will take bids on subs about April 28. Cost, about $90,000.

BLEECKER ST.—Chas. M. Straub, 147 4th av, is preparing plans for a 6-sty apartment, 42 x63 ft., at 382-384 Bleecker st, southwest corner Perry st, for Lippman & Gold, care of architect. Cost, about $40,000.

204TH ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for three 5-sty tenements, 50x88 ft., in the south side of 204th st, 100 ft. east of 10th av, for the Crosant Construction Co., 184th st and Webster av, owner and builder. Total cost, about $135,000.

123D ST.—Neville & Bagge, 215 West 125th st, are preparing plans for a 9-sty apartment, 60x85 ft, at 118-122 West 123d st, for the McMorrow Engineering & Construction Co., 271 West 125th st, Patrick McMorrow, president. Robert E. Moss, 126 Liberty st, engineer. Cost, about $200,000.

LILLIAN PL.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 5-sty brick tenement, 79x72 ft, at the southwest corner of Lilliac pl and 177th st, for the Rudolph Wallach Co., 68 William st, owner and builder. Cost, about $65,000.

LEXINGTON AV.—Gross & Kleinberger, Bible House, have completed plans for alterations to the 5-sty tenement 1275 Lexington av for the Ande Realty Co., 2 Rector st. Cost, about $8,000.

FT. WASHINGTON AV.—Neville & Bagge, 217 West 125th st, have completed plans for a 6-sty apartment at the northeast corner of Ft. Washington av and 171st st for the Tilman Construction Co., 445 Audubon av. Cost, about $150,000.

FT. WASHINGTON AV.—Neville & Bagge, 217 West 125th st, have completed plans for a 6-sty apartment at the southeast corner of Ft. Washington av and 172d st for the Tilman Construction Co., 445 Audubon av. Cost, about $150,000.

FT. WASHINGTON AV.—Chas. B. Meyers, 1 Union Sq West, has completed plans for a 6-sty apartment at the southeast corner of Ft. Washington av and 179th st for the H. M. Construction Co., 927 East 163d st. Cost, about $160,000.

DWELLINGS.

79TH ST.—H. Van Buren Magonigle has completed plans for the 5-sty residence for Mrs. Elvira Brokaw Fischer, 9 West 47th st, to be erected at 7 East 79th st. The contract has not been awarded.

FACTORIES AND WAREHOUSES.

183D ST.—The Belmont Embroidery Works, 592 East 183d st, Solomon Hirschkorn, contemplates alterations to the 2-sty brick factory, 72x100 ft., at 592-596 East 183d st, from plans by R. F. Knockenhauer, Tremont av and 3d avs, architect. Cost, about $8,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Townsend, Steinle & Haskell, 47 West 34th st, are finishing plans for the 10-sty store, loft and office building, 49x166 ft., and 40x90 ft., at 481-485 5th av, 2-7 East 41st st, and 4-6 East 42d st, for Rogers Peet & Co., 258 Broadway, owner of building and lessee of ground. Pattison Bros., 1182 Broadway, electrical engineers. Nygreu, Tenny & Ohmes, 101 Park av, steam engineers. Cost, about $500,000.

38TH ST.—Rouse & Goldstone, 40 West 32d st, are preparing sketches for a 12-sty store and loft building, 55x88 ft., at 57-61 West 38th st for Goldberg & Kramer, 11 East 26th st. Cost, about $210,000.

ORCHARD ST.—O. Reissmann, 30 1st st, has completed plans for a 6-sty brick store and loft building, 25x29 ft, at 18 Orchard st, for Isadore Abraham, 22 Orchard st. Harry Goldstein & Bros., 22 Orchard st, lessees. Cost, about $30,000.

5TH AV.—Rouse & Goldstone, 40 West 32d st, have been commissioned to prepare plans for a 6-sty store and loft building at 616 5th av, for Bergdorf & Goodman Co., 32 West 32d st, owner of building. Cost, about $85,000.

THEATRES.

9TH ST.—Louis A. Sheinart, 194 Bowary, is completing plans for a 3-sty moving picture theatre and office, 26x125 ft., at 300-308 East 9th st, for Philip & Benjamin Menschel, 142 2d av, owners, who will soon take bids. Cost, about $15,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HUNTS POINT.—C. B. Meyers, 1 Union sq, has been commissioned to prepare plans for three 5-sty apartments at the southeast corner of Hunts Point and Garrison avs, for the Baronetto Construction Co., 71 Nassau st.

AV ST. JOHN.—Excavation is under way for two 5-sty apartments, 58x93 ft., at the southeast corner of Av St. John and Beck st for the Normal Construction Co., 661 Tinton av, John Brown, president. C. B. Meyers, 1 Union sq, architect. Bronx Roofing Co., 4133 3d av, roofing work; Melrose Plumbing Co., 453 East 160th st, plumbing; and Levine & Posher, 533 East 119th st, structural and ornamental iron work. Cost, about $100,000.

DWELLINGS.

TOWN DOCK RD.—J. A. Diognardi, Larchmont, N. Y., has completed plans for a 2-sty brick and hollow tile residence, 20x48 ft., on the east side of Town Dock rd, 125 ft. north of Wilcox st, for A. Di Maio and R. Scorpnato, 334 East 106th st. Cost, about $4,500.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids March 30 for installing heating and ventilating apparatus in P. S. 51, Wall Engr. & Construction Co., low bidder at $51,333. For installing temperature regulation in same school, Johnson Service Co., at $4,952.

BRONX.—Bids were opened by the Board of Education March 30 for furnishing and erecting two portable buildings at P. S. 5, Louis G. Glantz, low bidder at $2,293; two portable buildings at P. S. 6, Louis G. Glantz at $2 262 and one portable building at P. S. 26, Louis G. Glantz at $1,180.

STORES, OFFICES AND LOFTS.

TREMONT AV.—Fred Jaeger, 441 East Tremont av, is preparing plans for six 1-sty brick stores, 86x65 ft, on the north side of Tremont av, 43 ft west of Daly av, for George Paulson, owner. Cost, about $15,000.

THEATRES.

SOUTHERN BOULEVARD.—Work has been started on two theatre buildings, 165x100 ft, on Southern boulevard, 163 ft north of Westchester av, by the Property Operating Corporation, 66 Broadway, owners. Paul B. La Velle, 507 5th av, architect. The work consists of an indoor seating theatre seating 600 and an open-air theatre, seating 900. Cost, about $75,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BAY 23D ST.—Charles M. Straub, 147 4th av, N. Y. C., is preparing plans for a 4-sty tenement, 51x84 ft., in the west side of Bay 23d st, 117 ft. south of Bath av, for Pedro Tamonini, 181 Bay 17th st, owner and builder.

5TH ST.—Chas. M. Straub, 147 4th av, N. Y. C., is preparing plans for a 6-sty tenement, 50x87 ft., at 357-359 South 5th st, for the Solomon Kraus Construction Co., 217 Havemeyer st, owner and builder.

2D ST.—Nast & Springsteen, 21 West 45th st, are preparing plans for a 6-sty tenement, 50x102 ft., at 366-368 South 2d st for the Gaynor Improvement Co., 249 Kosciusko st, Louis Pomerantz, president and builder. Cost, about $40,000.

ADELPHI ST.—Farber & Markwitz, 189 Montague st, are preparing plans for a 5-sty tenement, 50x86x100 ft., at 88-90 Adelphi st for the Kahan Construction Co., 320 Schermerhorn st, owner and builder.

CHURCHES.

YORK ST.—Excavating is under way for the brick and stone church, 50x100 ft., and 2-sty brick and stone rectory in the north side of York st, east of Gold st, for St. George's R. C. Church. Rev. Father Anthony Kodis, 225 High st. Robert J. Reiley, 481 5th av, N. Y. C., architect. McDermott & Hanigan, 103 Park av, N. Y. C., general contractors. Cost, about $40,000.

DWELLINGS.

BROOKLYN.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame and stucco residence, 26x21x45 ft., for George Oneywald, care of Midwood Associates, 805 Flatbush av. Cost, about $9,000.

HANCOCK ST.—Maxwell A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for six 2-sty brick residences in the north side of Hancock st, 95 ft west of Irving av, for Church & Gough, 1344 Jefferson av, owner and builder. Cost, about $4,000 each.

WILLIAMSBURGH, L. I.—F. J. Dassau, 1376 Broadway, Brooklyn, is preparing plans for three 2-sty brick residences, 20x60 ft., in the west side of Himrod st, 38 ft. south of Grandview av, for Frank Reichert, Myrtle av, near Harmon st, owner and builder. Cost, about $4,500.

FACTORIES AND WAREHOUSES.

VARICK ST.—P. Tillion & Son, 381 Fulton st, are preparing plans for a 1-sty brick foundry, 100x100 ft., in the west side of Varick st, 200 ft. north of Nassau av, for the Franklin Brass Foundry, M. J. Reilly, 102 Varick st. Cost, about $6,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Fay Kellogg, 32 Union sq, N. Y. C., has been commissioned to prepare plans for a memorial hospital for the Memorial Dispensary for Women and Children, 827 Sterling pl, owner. Mrs. W. D. Munson, 220 New York av, president. The selection of a site has not been made. Cost, about $40,000.

BROOKLYN AV.—Ludlow & Peabody, 101 Park av, are preparing plans for a 4-sty brick and limestone hospital, 35x93 ft., at the southeast corner of Brooklyn av and President st, for the House of St. Giles the Cripple, Garden City, L. I., Thomas A. Davis, 360 Fulton st, Brooklyn, chairman of building committee. Cost, about $75,000.

SCHOOLS AND COLLEGES.

EUCLID AV.—F. J. Berlenbach, 260 Graham av, has completed plans for a 3-sty brick and hollow tile parochial school, 110x62 ft, on the east side of Euclid av, 175 ft north of Fulton st, for the Church of the Blessed Sacrament, Rev. Father Kielly, pastor. Cost, about $75,000. Bids will be taken about April 10.

BROOKLYN.—Bids were opened by the Board of Education March 20 for the general construction of additions to and alterations in P. S. 36, Peter Cleary, low bidder at $84,700. For plumbing and drainage of same school, James Harley Plumbing Co at $10,959.

BEVERLY RD.—F. Helmle, 190 Montague st, will soon be ready for bids on general contract for a school on Beverly rd and East 17th st, for the Church of the Holy Innocents, Rev. Father Wm. J. Costello and Martin J. Biggane. Cost, about $75,000.

STORES, OFFICES AND LOFTS.

FLATBUSH AV.—Eisenla & Carlson, 16 Court st, are preparing plans for alterations to the 2-sty brick store on Flatbush av, near 7th av, for Joseph McCowan, 493 8th st. Cost, about $12,000.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M. on Tuesday, April 21, 1914, for Contract 118, for the construction of eleven superstructures along the line of Catskill aqueduct. The buildings are to be of brick with concrete-stone trimmings. Ten of the buildings are 30 feet by 39 feet by 27 feet and the other is somewhat smaller. The substructures or foundations of the buildings have been built and The City will furnish and erect the tile roof for the buildings. The work is located in the towns of Phillipstown, Putnam County, and Cortlandt, Yorktown and Mt. Pleasant, Westchester County, New York.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders, and contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars ($10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President.
CHARLES N. CHADWICK,
JOHN F. GALVIN,
Commissioners of the Board of Water Supply.

W. BRUCE COBB, Secretary.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 21, 1914.—Sealed proposals will be opened in this office at 3 p. m., April 30, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of the United States post office at Bryan, Tex. One story and basement building; ground area, 5,700 square feet; nonfireproof construction throughout; stone and brick facing; tin and composition roof. Drawings and specifications may be obtained from the custodian of site at Bryan, Tex., or at this office. O. Wenderoth, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 31, 1914.—Sealed proposals will be opened in this office at 3 p. m., May 11, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures and approaches) of the United States post office at Huntingdon, Pa. Two-story-and-basement building; ground area, 4,800 square feet; fireproof construction; stone and brick facing; composition roof. Drawings and specification may be obtained from the custodian of site at Huntingdon, Pa., or at this office, in the discretion of the Supervising Architect, O. Wenderoth, Supervising Architect.

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FLATBUSH AV.—Eisenla & Carlson, 16 Court st, are preparing plans for alterations to six stores and seven offices on the west side of Flatbush av, north of 7th av, for St. Thomas Amusement Co., Jos. McGowan, president. Cost, about $10,000.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—L. J. Frank, 206 Crescent st, Brooklyn, is preparing plans for a 2-sty frame and brick veneer residence, 20x40 ft., at the corner of Manor and Ashland avs, for the Garlweis Construction Co., 86 Franklin st. Cost, about $4,000. Bids will be taken by the owner.

KEW GARDENS, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have completed plans for a 2½-sty frame and stucco residence, 29x30 ft., for J. F. Kendall, 102 Beverly rd, Brooklyn, owner and builder. Cost, about $6,000.

KEW GARDENS, L. I.—Henry Haugaard, Richmond Hill, L. I., is preparing sketches for a 2½ sty hollow tile and stucco residence, 36x30 ft., on Abingdon rd for Chas. Adams, care of architect. Cost, about $8,000.

JAMAICA, L. I.—W. H. Spaulding, this place, is preparing plans for a 2-sty frame residence, 24x40 ft., on Hillcrest av for Mrs. T. H. Sweeney, 106 Grand av, owner. Cost, about $5,000.

RICHMOND HILL, L. I.—George E. Crane, 2706 Jamaica av, is preparing plans for three attached and four semi-attached 2-sty frame residences, 20x40 ft., to cost about $17,500. Owner's name for the present withheld.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, N. Y. C., is preparing plans for a 2½-sty concrete block, frame and stucco residence, 34x40 ft., for Mrs. A. D. Miller, 191 Sterling pl, Brooklyn. Cost, about $9,000.

QUEENS, L. I.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for five 2½-sty frame and stucco residences, 20x40 ft, for William Windergrath, 735 Av Y, Brooklyn, owner and builder. Cost, about $4,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Ballinger & Perrot, 1328 Broadway, N. Y. C., are preparing plans for a 6-sty reinforced concrete factory on Jackson av, near Bridge Plaza, for the National Casket Co., James P. Linahan, secretary, 48 Great Jones st, N. Y. C. Bids will be received by architects about April 22. Cost, about $200,000.

SCHOOLS AND COLLEGES.

CORONA, L. I.—Bids will close April 6 at 3 P. M. for installing electric equipment in P. S. 14, northwest corner of Hillside and Fairview avs, for the City of New York. Board of Education, Thomas W. Churchill, president. C. B. J. Snyder, care of owner, architect. Peter Cleary, 115 Marion st, Brooklyn, general contractor. Cost, $150,000.

QUEENS.—The Board of Education opened bids March 30 for furnishing and delivering glass to various schools. Pittsburgh Plate Glass Co. low bidder at $1,052.47.

STABLES AND GARAGES.

FLUSHING, L. I.—R. W. Johnson, Corona, L. I., has completed plans for a 1-sty concrete block garage, 68x72 ft., at 110 Broadway, for M. Gilroy, this place. Cost, about $5,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—The Uneas Manufacturing Co. has purchased the plot, 60x200, running through from 10th to 11th st, 100 ft. west of East av, Long Island City, for improvement with a 2-sty concrete building.

Nassau.

DWELLINGS.

FREEPORT, L. I.—John Burmeister, 416 Cornelia st, Brooklyn, has completed plans for a 2½-sty frame residence, 20x28 ft., on the east side of New York av, 125 ft. north of Central av, for William V. Noble, Woodhaven, L. I., owner. F. Droesch, Woodhaven, general contractor. Cost, about $5,000.

SCHOOLS AND COLLEGES.

FREEPORT, L. I.—Plans are being revised and new bids will be received from the previous low bidders to erect a school at Columbia av, Orchard st and Rutland rd, for the Board of Education of Union School District No. 9, Town of Hempstead. Cost, about $60,000.

Westchester.

DWELLINGS.

TARRYTOWN, N. Y.—Taylor & Levi, 105 West 40th st, N. Y. C., have been commissioned to prepare plans for exterior and interior alterations to the country residence of Louis Rosenstein, 373 Washington st, N. Y. C.

HARTSDALE, N. Y.—H. G. Larzelere, builder, 44 Hill st, New Rochelle, contemplates the erection of a $12,000 residence, for which plans will be prepared privately.

SCARSDALE, N. Y.—William G. Gallowhur, Heathcote rd, contemplates the erection of an addition to his residence on Heathcote rd, from plans by Jas. Brite, 1170 Broadway, N. Y. C. Cost, about $4,000.

HARTSDALE, N. Y.—Beverly S. King, 103 Park av, N. Y. C., has just been commissioned to prepare plans for a new residence for Clarence J. Wyckoff, to cost about $15,000. Hollow tile and stucco, slate roof, hot water heat.

PUBLIC BUILDINGS.

NEW ROCHELLE, N. Y.—Oscar Wenderoth, Washington, D. C., has completed plans for a post office building for the U. S. Government. Cost, about $80,000. Bids will be advertised for about April 4.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

16TH ST.—J. F. Murphy, 628 East 9th st, has received the general contract to alter the 3 and 5-sty store and tenement, 25x26 ft., at 405 East 16th st, for Chas. McManus, 99 Nassau st. Jacob Fisher, 25 Av A, architect. Cost, about $5,000.

FOX ST.—(Sub.).—Brand & Silverstein, 4014 Park av, have received the structural and ornamental iron contract for the 5-sty tenement in the east side of Fox st, 233 ft. north of 165th st, for the Max Building Co., Max Cohen 1062 Morris av, president and builder. Cost, about $45,000.

NEWARK, N. J.—Israel Blum, 146 South 21st st, Irvington, N. J., has received the general contract to erect a 4-sty apartment, 50x83 ft., at 28 Broad st for W. Frank Hopping, 132 Astor st. Edward V. Warren, 31 Clinton st, architect. Cost, about $35,000.

170TH ST.—(sub.)—Paterson Bros. have received the framing contract and Rubin & Marcus the plumbing for two 6-sty buildings at 170th st and Wilkins av, for Louis E. Kleban, owner. Maximilian Zipkes, 220 5th av, architect.

BANKS.

HOBOKEN, N. J.—Martin Farrell, 1108 Garden st, has received the general contract to alter the 5-sty brick and stone bank building northwest corner of Washington and Newark sts for the Hoboken Bank for Savings. L. Meystre & Son, Savings Bank Building, Hoboken, architects. Cost, about $30,000.

DWELLINGS.

HARTSDALE, N. Y.—Emil Johanson, 730 Cranford st, Woodlawn, N. Y., has received the general contract to erect a frame and stucco residence, 40x60 ft., at the northwest corner of Colvin pl and Greenacres av, for Hope L. Smith, owner, care of E. J. Lang, 481 5th av, N. Y. C., architect. Cost, about $13,000.

DOVER, N. J.—The R. W. Whitham Co., Blackwell st, Dover, N. J., has received the general contract to erect a 1-sty bank at the northeast corner of Blackwell and Warren sts, for the Dover Trust Co., E. E. Rosveer, cashier, J. W. Sterling, president. Mowbray & Uffinger, 56 Liberty st, N. Y. C., architects. Cost, $40,000.

WEST NUTLEY, N. J.—Frederick Clark, 31 Church st, Nutley, has received the general contract to erect the 2-sty frame residence, 24x35 ft., on the west side of Hillside av, near Vreeland av, for Ellis V. Ort, 119 West 40th st. Armstrong & De Gelleke, 122 East 25th st, N. Y. C., architects.

KATONAH, N. Y.—John Fallon, 225 5th av, N. Y. C., has received the general contract to erect a 2½-sty frame residence, 51x130 ft., for Edward L. Coster, Irvington, N. Y., owner. Grenville Temple Snelling, 114 East 28th st, N. Y. C., architect. Cost, about $50,000.

FACTORIES AND WAREHOUSES.

MORGAN AV.—Newman & Carey, 215 Montague st, have received the general contract to erect a 1 and 2-sty brick stable and storage, 95x185 ft., at the southwest corner of Morgan av and Maujer st, for Levy Bros., on premises, owners. William Debus, 86 Cedar st, architect. Cost, about $20,000.

RUTHERFORD, N. J.—Claus Ahrens, East Rutherford, has received the general contract to erect a 2-sty brick factory on Railroad pl, near Humboldt st, for Chas. S. Morton & Co., 810 Broadway, owners. Cost, about $12,000.

JERSEY CITY, N. J.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract by C. F. Mueller & Co. (manufacturers of macaroni) for the construction of factory at High st and Baldwin av, Jersey City, N. J. Building will be reinforced concrete throughout, 4-stys, 160x160 ft. F. P. Sheldon & Co., architects. Work will be undertaken at once.

LONG ISLAND CITY.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract for the foundation work for a factory building for the American Every Ready Co. on Thompson av and Orten st. Building is to be 8-stys, 300x200 ft. Foundation work to go ahead at once. Maynicke & Franke, architects.

PUBLIC BUILDINGS.

MANHATTAN ST.—E. E. Paul Co., 101 Park av, has received the general contract to erect the 2-sty brick and limestone library, 50x100 ft., in the south side of Manhattan st to 126th st, for New York Public Library, 5th av and 42d st. Carrere & Hastings, 225 5th av, architects.

SCHOOLS AND COLLEGES.

FAIRVIEW, N. J.—A. W. Crone & Son, 498 Central av, Jersey City, N. J., have received the general contract at $60,897 to erect the 2-sty brick and limestone school at Anderson and Day avs, for the Board of Education. Joseph Turck, 770 Bergenline av, West New York, architect.

138TH ST.—The Amsterdam Building Co., 43 West 27th st, has received the contract, exclusive of plumbing, heating and wiring, for the 3-sty brick and terra cotta parochial school and sisters' residence in 138th st, 200 ft east of Lenox av for the Sisters of the Blessed Sacrament. Ballinger & Perrot, Marbridge Building, architects.

STORES, OFFICES AND LOFTS.

WORCESTER, MASS.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract to erect a terminal loft building at Grafton av and Franklin st, for John E. Bradley. The building will be 8-stys, 212x100 ft., reinforced concrete throughout. In addition there will be a power house and concrete railroad trestle. Work will be undertaken at once. W. S. Timmis, Broadway and 34th st, N. Y. C., is architect.

FLATBUSH AV.—Thomas Drysdale, 26 Court st, has received the general contract to erect a 3-sty brick office building, with stores, 20x28 ft., on the east side of Flatbush av, 60 ft. north of Hanson pl, for Gabriel Schwager, 140 Flatbush av, owner. H. G. Dangler, 215 Montague st, architect. Cost, about $45,000.

6TH AV.—H. H. Oddie, Inc., 251 4th av, has received the general contract to remodel the dance hall at the southeast corner of 6th av and 30th st for store purposes for Klein & Jackson, 149 Broadway. Rouse & Goldstone, 40 West 32d st, architects.

24TH ST.—Erskine Van Houten, 201 East 68th st, has received the contract to erect an 8-sty store and loft building and alter the store and loft building at 26 West 24th st and 24-28 West 24th st through to 23d st, for the William C. Schermerhorn Estate, care of L. J. Carpenter, 25 Liberty st. H. J. Hardenbergh, 45 West 34th st, architect. Cost, about $100,000.

55TH ST.—Isaac A. Hopper, Inc., has received the contract to erect the new 12-sty building for the Standard Mail Order Co. on a 200-foot plot in the north side of 55th st, 100 ft. east of 10th av.

THEATRES.

SOUTHERN BOULEVARD.—The Murphy Const. Co. has received a contract from the Property Operating Corporation for the erection of two theatres and eight stores on the Southern Boulevard, north of Westchester av. One theatre will be open air and will seat 900, and the indoor theatre 600. The building will be 165x100 ft. and will be entirely of white enamel brick and terra cotta trimmings. Paul B. LaVelle is the architect.

MISCELLANEOUS.

ATLANTIC AV.—Adam Wischerth, Highland boulevard, has received the general contract to erect a dairy, office building and stable at Atlantic and Schenck avs, Liberty av and Darby st, for the Empire State Dairy Co., 502 Broadway, J. F. Worth in charge. Otto Strack, 220 East 23d st, N. Y. C., is achitect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

79TH ST, 5-7 East, 5-sty brick and stone residence, 35x102; cost, $100,000; owner, Farmers' Loan & Trust Co., Trustee for Mrs. Elvira B. Fischer, 9 West 47th st; architect, H. Van Buren Magonigle, 101 Park av. Plan No. 107.

FACTORIES AND WAREHOUSES.

53D ST, 238-40 West, 6-sty brick store and factory, 37x100; cost, $30,000; owner, Jacob Maltern, 215 West 53d st. architect, Henry A. Koelble, 114 East 28th st. Plan No. 104.

93D ST, 209 East, 1-sty brick storage, 60x101; cost, $20,000; owner, George Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 110.

SCHOOLS AND COLLEGES.

138TH ST, 57 West, 3 and 4-sty brick and stone school and residence, 75x81; cost, $50,000; owners, Sisters of the Blessed Sacrament, Mother Mary K. Drexel, Superior, Cornwells, Pa.; architects, Ballinger & Perrot, 1328 Broadway. Plan No. 111.

STABLES AND GARAGES.

115TH ST, 436 W, 1-sty brick garage, 25x100; cost, $1,000; owner, Wm. W. Astor Estate, 21 West 26th st; architect, Jas. S. Maher, 431 West 14th st. Plan No. 101.

ST. NICHOLAS AV, 178 ft. from n e cor of West 100th st, 2-sty brick garage, 25x115; cost, $8,000; owner, Gustav Scholer, M.D., 10 Jumel pl; architect, Francis Averkamp, 522 West 147th st. Plan No. 112.

STORES AND TENEMENTS.

SHERMAN AV & 207TH ST, n e cor, 5-sty brick tenement, 100x90; cost, $115,000. owner, Halpin Realty Co., 154 Nassau st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 100.

CENTRAL PARK WEST, 469, 1-sty brick stores, 19x97; cost, $10,000; owners, Estate of Emanuel Heilner and Moses J. Wolf, Moses J. Wolf, executor, 32 East 42d st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 109.

STORES, OFFICES AND LOFTS.

41ST ST, 5-7 East, 10-sty brick store and lofts, 165x197; cost, $500,000; owner, Oceanic Investing Co., Albert E. Thorne, Pres., 49 Wall st; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 103.

6TH AV, 467-69, n w cor 28th st, 3-sty brick store and offices, 49x77; cost, $30,000; owners, Harris Mandelbaum and Fisher Lewine, 135 Broadway; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 102.

ORCHARD ST, 18, 6-sty brick store and lofts, 25x89; cost, $30,000; owner, Isidore Abraham, 22 Orchard st; architect, Otto Reissmann, 30 1st st. Plan No. 106.

55TH ST, 441-443 West, 16-sty brick stores, offices and lofts, 45x100; cost, $180,000; owner, Alida Beekman Emmet, 32 Liberty st; architect, Henry B Herts, 35 West 31st st. Plan No. 105.

THEATRES.

72D ST, 346-350 East, 1-sty brick moving picture theatre, 42x102; cost, $15,000; owner, The 72d St. Amusement Co., 346-50 East 72d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 99.

MISCELLANEOUS.

52D ST, 311-323 West, 1-sty brick lavatory, 24x11; cost, $1,600; owners, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 108.

Bronx.

DWELDINGS.

MOSHOLU PARKWAY, e s, 50 n 206th st, 1½-sty frame dwelling, shingle roof, 33x51; cost, $5,000; owner, W. W. Niles, 11 Wall st; architect, Arthur E. Dore, Jr., West New York. Plan No. 141.

FACTORIES AND WAREHOUSES.

JENNINGS ST, s s, 100 e Wilkins av, rear 1-sty brick storage, tin roof, 60x50; cost, $6,000; owner, Beck St. Const. Co., Ferd Hecht, Sec., 761 East 169th st; architect, Fred Hammond, 391 East 149th st. Plan No. 144.

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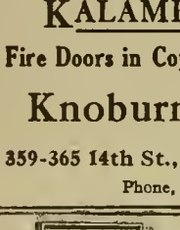
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Plans Filed, New Buildings, Bronx (Cont.).

HOTELS.

BOSTON RD, w s, 64.8 n 177th st, 3-sty frame hotel and store, size irregular, slag roof; cost, $10,000; owners, Meyer & Klussmann, 180 Edgecomb av; architect, Wm. Kurtzer, 192 Bowery. Plan No. 138.

STORES AND DWELLINGS.

JENNINGS ST, s s, 100 e Wilkins av, two 1-sty brick stores and dwellings, tin roof, 25.4x67.5, 48x69.6; cost, $12,000; owner, Beck St. Const Co., Ferd Hecht, Sec., 761 East 169th st; architect, Fred Hammond, 391 East 149th st. Plan No. 143.

STORES AND TENEMENTS.

178TH ST, n s, 98.3 w Boston rd, two 5-sty brick tenements, 44x88, slag roof; cost, $70,000; owner, Hull Building Co., Patrick O'Rourke, 3185 Hull av, Pres., architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 136.

EAGLE AV, e s, 100 n 161st st, two 5-sty brick tenements, 50x111, plastic slate roof; cost, $100,000; owner, Chas. T. Streeter Con. Co., Chas. T. Streeter, 204th st and Webster av, Pres.; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 139.

PROSPECT AV, e s, 47.2 s 178th st, 5-sty brick tenement, 53x104.4, slag roof; cost, $55,000; owner, Flo Realty Corpn., Jacob Bloom, 1832 Clinton av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 140.

GRAND CONCOURSE, n e cor Bush st, 6-sty brick tenement, plastic slate roof, 89.6x102.5; cost, $65,000; owners, K. & R. Const. Co., Ignatz Roth, 35 Nassau st, Treas; architects, Tremont Archtl Co., 401 Tremont av. Plan No. 145.

MISCELLANEOUS.

CABOT ST, foot of East River, 3 brick mills and engine house, one 4-sty, 79x123.11, two 2-sty, 79x53 & 28x9; cost, $70,000; owner, Rock Plaster Mfg. Co., D. H. Haight, 381 4th av, Pres.; architects, Turner Construction Co., 11 Broadway. Plan No. 137.

DAVIS ST, n w cor Leland av, 1-sty frame shed, 20x15; cost, $500; owner, N. Sweglia, on premises; architect, Albert S. D'Agostina, 513½ East 118th st. Plan No. 142.

Brooklyn.

DWELLINGS.

HANCOCK ST, s s, 95 w Irving av, six 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $24,000; owners, Cheek & Gough, 1344 Jefferson av; architects, Nast & Springsteen, 21 West 45th st, N. Y. Plan No. 1707.

EAST 7TH ST, w s, 341.5 s Av P, 2-sty frame dwelling, 22.4x35.2 shingle roof, 1 family; cost, $4,500; owner, Rich C. Doggett, 801 Av O; architects, Slee & Bryson, 154 Montague st. Plan No. 1728.

EAST 7TH ST, w s, 285.5 s Av P, 2-sty frame dwelling, 22.4x35.2, shingle roof, 1 family; cost, $4,500; owner, Richard C. Doggett, 801 Av Q; architects, Slee & Bryson, 154 Montague st. Plan No. 1703.

EAST 7TH ST, w s, 319.5 s Av P, 2-sty frame dwelling, 30x23.8, shingle roof, 1 family; cost, $4,000; owner, Richard C. Doggett, 801 Av Q; architects, Slee & Bryson, 154 Montague st. Plan No. 1702.

EAST 18TH ST, e s, 427 s Av N, 2-sty frame dwelling, 22.2x33.8, shingle roof, 1 family; cost, $4,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 1729.

LAFAYETTE AV, s s, 250 e Reid av, 4-sty brick dwelling, 50.6x84, slag roof, 17 families; cost, $45,000; owners, Stober & Bernstein, 244 Lafayette av; architects, Shampan & Shampan, 772 Broadway. Plan No. 1742.

LINCOLN RD, s s, 240 e New York av, 2-sty frame dwelling, 20x30, tin roof, 2 families, cost, $2,100; owner, Antonio Buovo, 398 Lefferts st; architect, E. Dennis, 241 Schenck av. Plan No. 1808.

LIBERTY AV, s w cor Forbell av, 3-sty brick dwelling, 21x55, gravel roof, 2 families; cost, $6,000; owner, Rockmore Realty Co., 1531 48th st; architect, Henry Rockmore, 1531 48th st. Plan No. 1813.

RUTLAND RD, s s, 100 e Flatbush av, nine 3-sty brick dwellings, 17x40, gravel roof, 1 family each; total cost, $45,000; owner, Brighton Building Co., 135 Westminster rd; architect, Peter J. Collins, 135 Westminster rd. Plan No. 1812.

WEST 1ST ST, w s, 200 s Sheepshead Bay rd, 2-sty frame dwelling, 16x30, shingle roof, 1 family; cost, $2,000; owner, Oscar Rubin, West 1st st and Sheepshead Bay rd; architect, Harry D. Whipple, 1968 East 8th st. Plan No. 1773.

HEMLOCK ST, s e cor Danforth st, 1-sty brick dwelling, 19x55, tin roof; cost, $3,500; owner, Louis Mehrmann, 132 Crescent st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1819.

HEMLOCK ST, e s, 19 s Danforth st, thirteen 2-sty brick dwellings, 19x55, tin roof, 2 families each; total cost, $45,500; owner, Louis Mehrmann, 132 Crescent st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1818.

UNION ST, s e cor Rogers av, 3-sty brick store and dwelling, 20x84, "Barnett" roof, 2 families; cost, $8,000; owner, Union Rogers Co., 1562 Myrtle av; architect, Arne Rehli, 106 Fulton st, N. Y. Plan No. 1828.

UNION ST, s s, 20 e Rogers av, four 3-sty brick dwellings, 20x43, "Barnett" roof, 1 family each; total cost, $20,000; owner, Union Rogers Co., 1562 Myrtle av; architect, Arne Delhi, 106 Fulton st, N. Y. Plan No. 1829.

EAST 14TH ST, n s, 300 s Av I, two 2-sty frame dwellings, 17x40, shingle roof, 1 family each; total cost, $8,000; owner, Oak Crest Building Corp., 612 Saratoga av; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 1845.

EAST 15TH ST, w s, 140 e Av N, two 2-sty frame dwellings, 16.6x37.6, shingle roof, 1 family each; total cost, $5,000; owner, Jos. J. Finley, 577 Woodside av; architect, John C. Wandell, 4 Court sq. Plan No. 1815.

WEST 35TH ST, w s, 280 n Canal av, 3-sty brick dwelling, 20x25, gravel roof, 1 family; cost, $2,400; owner, Jos. Quick, 1564 Gravesend av; architect, same. Plan No. 1846.

RAILROAD AV, w s, 39.2 s Danforth st, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, $7,000; owner, Louis Mehrmann, 132 Crescent st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1817.

14TH AV, n e cor 47th st, 2-sty frame dwelling, 26x46, shingle roof, 1 family; cost, $6,500; owner, Isidore Lashner, 119 Bleecker st, N. Y.; architects, Eisenla & Carlson, 16 Court st. Plan No. 1848.

HASTINGS ST, n w cor Oriental blvd, 2-sty frame dwelling, 56.4x31, tile roof, 1 family; cost, $15,000; owner, Nellie H. Vernon, Hotel Marie Antoinette, N. Y. C.; architects, McKennee & Cassidy, 272 Beaumont st. Plan No. 1864.

EAST 17TH ST, e s, 290 s Av R, 2-sty frame dwelling, 20x38.8, shingle roof, 1 family; cost, $4,000; owner, Henry W. Franklin, 110 Ft. Greene pl; architects, Slee & Bryson, 154 Montague st. Plan No. 1854.

WEST 35TH ST, e s, 260 s Mermaid av, 2-sty frame dwelling, 26x19, gravel roof, 2 families; cost, $2,000; owner, Mrs. Rebecca Panken, 2848 West 36th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1865.

FACTORIES AND WAREHOUSES.

FULTON ST, s s, 60 e Sackman st, 1-sty brick storage, 18x30, gravel roof; cost, $500; owner, John T. Sullivan, 2360 Fulton st; architect, John M. Halloren, 1494 Bushwick av. Plan No. 1749.

SANDS ST, n s, 131 w Bridge st, 4-sty brick storage, 24.8x95, slag roof; cost, $20,000; owner, Ralph Cohn, 131 Sands st; architect, David A. Walsh, 398 Lexington av. Plan No. 1745.

HANSON PL, s e cor Ft. Greene pl, 1-sty brick storage, 20x52, gravel roof; cost, $1,500; owner, Max Kornblum, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1852.

SCHOOLS AND COLLEGES.

EUCLID AV, e s, 175 n Fulton st, 3-sty brick school, 110x61.8, gravel roof; cost, $65,000; owner, R. C. Church of Blessed Sacrament, 200 Euclid av; architect, Francis J. Berlenbach, 260 Graham av. Plan No. 1754.

STABLES AND GARAGES.

WESTMINSTER RD, w s, 250 s Slocum pl, 1-sty frame garage, 16x20, shingle roof; cost, $500; owner, Christian K. Ducell, 326 Westminster rd; architect, Geo. Hitchings, 391 Fulton st. Plan No. 1740.

HEMLOCK ST, e s, 100 s Liberty av, 1-sty brick garage, 30x62, carborite roof; cost, $3,000; owner, Geo. W. Forbell, 561 Grant av; architect, same. Plan No. 1777.

HERKIMER ST, n s, 325 e Saratoga av, 1-sty brick garage, 16x18, slag roof; cost, $400; owner, Margaret Cannella, 81a Hull st; architects, Cannella & Gallo, 60 Graham av. Plan No. 1778.

EAST 17TH ST, w s, 380 n Av J, 1-sty frame garage, 13x18, shingle roof; cost, $400; owner, Wm. Bordfeld, 636 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1810.

CARROLL ST, s s, 280 e New York av, 1-sty brick garage, 17x20, gravel roof; cost, $300; owner, Harris Bldg. Co., 1264 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1866.

CARROLL ST, s s, 380 e New York av, 1-sty brick garage, 17x20, gravel roof; cost, $300; owner, Harris Bldg. Co., 1264 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1867.

CARROLL ST, n s, 340 e New York av, 1-sty brick garage, 17x20, gravel roof; cost, $300; owner, Harris Bldg. Co., 1264 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1858.

STORES AND DWELLINGS.

SOUTH 1ST ST, n e cor Roebling st, 3-sty brick store and dwelling, 11.2x45.2, slag roof, 2 families; cost, $5,000; owner, Ove Jensen, 264 Grand st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1743.

WEST 23D ST, n e cor Highland View av, 1-sty frame store and dwelling, 97x18, gravel roof, 1 family; cost, $2,000; owner, Edw. Zins, Surf av and West 16th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1797.

STORES AND TENEMENTS.

UNION ST, s s, 50 e Albany av, 4-sty brick tenement, 50x91.10, gravel roof, 16 families; cost, $45,000; owner Jas. K. Cole, 1440 Union st; architect, L. Allmendinger, 926 Broadway. Plan No. 1752.

UNION ST, s e cor Albany av, 4-sty brick tenement, 50x78, gravel roof, 17 families; cost, $46,000; owner, Jas. K. Cole, 1440 Union st; architect, L. Allmendinger, 926 Broadway. Plan No. 1751.

NEW YORK AV, e s, 50 s Union st, 4-sty brick tenement, 53x85, slag roof, 16 families; cost, $30,000; owner, Cath. McAllister, 1294 President st; architect, Arne Dehli, 106 Fulton st, N. Y. Plan No. 1734.

NEW YORK AV, s e cor Union st, 4-sty brick tenement, 50x89.10, slag roof, 17 families; cost, $30,000; owner, Cath. McAllister, 1294 President st; architect, Arne Dehli, 106 Fulton st, N. Y. Plan No. 1732.

57TH ST, n s, 160 e 4th av, three 4-sty brick tenements, 46.8x89.2, gravel roof, 17 families each; total cost, $84,000; owner, Wm. Beckman, 457 Ovington av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1755.

STONE AV, s w cor Riverdale av, 4-sty brick store and tenement, 50x90, gravel roof, 23 families; cost, $25,000; owner, Stone Av. Building Co., 407 Christopher av; architect, Chas. A. Mele, 37-43 Liberty av. Plan No. 1803.

45TH ST, n s, 250 e 7th av, two 4-sty brick tenements, 50x87.4, tin roof, 16 families each; total cost, $54,000; owner, August Moritz, 244 Prospect av; architect, Chas. Brann, 459 41st st. Plan No. 1869.

ALABAMA AV, e s, 100 s Dumont av, two 4-sty brick tenements, 50x89, slag roof, 23 families each; total cost, $50,000; owner, Domicile Realty & Constn. Co., 55 South 16th st, Flushing; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1862.

STORES, OFFICES AND LOFTS.

FRONT ST, s s, 115.4 w Garrison st, 6-sty brick loft, 55.5x95, "Barnett" roof; cost, $30,000; owner, John P. Zerega, 55 Front st; architect, Turner Construction Co., 11 Broadway, N. Y. Plan No. 1780.

MISCELLANEOUS.

BAY 23D ST, e s, 100.2 s Benson av, 1-sty frame shed, 13x28, —— roof; cost, $750; owner, Rebecca Rosenkrantz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1738.

NEPTUNE AV, s s, 90 e West 12th st, 1-sty office and grotto to "Witching Waves," 40x25; cost, $7,000; owner, Luna Amusement Co., Luna Park, C. I.; architect, Peter F. Meyer, 165 Norwood av. Plan No. 1713.

NEPTUNE AV, s s, 90 e West 12th st, 1-sty frame entrance to "Witching Waves," 50x16, ruberoid roof; cost, $500; owner, Luna Amusement Co., Luna Park, C. I.; architect, Peter F. Meyer, 165 Norwood av. Plan No. 1712.

14TH AV, e s, 20 s 43d st, 1-sty frame shed, 16x11, slag roof; cost, $150; owner, Isaac Levine, 1341 43d st; architects, Farber & Markowitz, 189 Montague st. Plan No. 1717.

MERMAID AV, n w cor West 23d st, 1-sty frame meeting room, 18x40, tar roof; cost, $400; owner, Sea Gate Sisterhood, Surf av and West 20th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1811.

Queens.

DWELLINGS.

BELLE HARBOR.—Essex av, w s, 192 s Washington av, 2½-sty frame dwelling, 22x43, shingle roof, 1 family; cost, $4,500; owner, Chas. Schermeisler, 310 Ocean Parkway, Brooklyn; architect, Benj. F. Hudson, 319 19th st, Brooklyn. Plan No. 749.

BELLE HARBOR.—Hampton av, e s, 77 s Washington av, 2½-sty frame dwelling, 22x43, shingle roof, 1 family, steam heat; cost, $4,500; owner, Chas. Schermeisler, 310 Ocean Parkway, Brooklyn; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan No. 748.

COLLEGE POINT.—17th st, n e cor 6th av, two 2-sty frame dwellings, 21x44, tin roof, 2 families; cost, $5,000; owner, Fred C. Bucholtz, 865 6th av, College Point; architect, John G. Pfuhler, 14 12th st, College Point. Plan No. 759.

DUNTON.—South Morris av, e s, 125 s Beaufort st, 2½-sty frame dwelling, 17x37, shingle roof, 1 family, steam heat; cost, $3,500; owner and architect, Henry Dean, 126 Liberty st, N. Y. C. Plan No. 756.

FLUSHING.—Forest av, s s, 40 e Bowne av, 2-sty frame dwelling, 25x50, tin roof, 2 families; cost, $3,800; owner, N. Gricco, Smart av, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan No. 754.

JAMAICA.—Baisley st, n s, 66 w Martha av, 1-sty frame dwelling, 20x32, shingle roof, 1 family; cost, $1,000; owner, Louis H. Pink, 44 Court st, Brooklyn; architect, G. F. Leonard, 5 Beekman st, N. Y. C. Plan No. 760.

JAMAICA.—Lincoln av, w s, 43 n Yukon av, 2-sty frame dwelling, 22x39, shingle roof, 1 family; cost, $2,000; owners, Hoscroft & Walton, 149 Herkimer st, Brooklyn; architect, Wm. H. Jones, 415 Pacific st, Brooklyn. Plan No. 761.

RICHMOND HILL.—Greenwood av, e s, 350 s Chichester av, two 2-sty frame dwellings, 18x40, tin roof, 1 family, steam heat; cost, $4,000; owners, Suttmeier Bros., Broadway and Maple av, Richmond Hill; architect, Wm. A. Blecher, 4420 Knickerbocker av, Brooklyn. Plan Nos. 752-53.

RICHMOND HILL CIRCLE.—Remington av, w s, 126 n Stover pl, 2-sty frame dwelling, 14x24, shingle roof, 1 family; cost, $400; owner, Gustave Link, 397 Chauncey st, Brooklyn; architect, owner. Plan No. 758.

RICHMOND HILL.—Chestnut st, e s, 400 n Lexington st, 2½-sty frame dwelling, 17x37, shingle roof, 1 family, steam heat; cost, $3,500; owner; Julia Dean, South Vine st, Glen Morris; architect, Henry Dean, 126 Liberty st, N. Y. C. Plan No. 757.

WOODHAVEN.—Dumas pl, w s, 140 s Ferris st, three 2½-sty frame dwellings, 16x45, shingle roof, 1 family; cost, $7,500. Ferris st, s s, 100 w Ferry st, two 2½-sty frame dwellings, 16x45, shingle roof, 1 family; cost, $5,000; owner, Edward Sutterlein, 13 Russell pl, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 743-44-45-46-47.

ARVERNE.—Beach 71st st, e s, 898 s Boulevard, five 1-sty frame dwellings, 17x58, shingle roof, 2 families; cost, $10,000; owner, Carlton Summerfield Estates, 35 Nassau st, N. Y. C.; architects, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan Nos. 822 to 826.

ARVERNE.—Beach 70th st, w s, 667 s Boulevard, fifteen 1-sty frame dwellings, 17x58, shingle roof, 2 families; cost, $30,000; owner, Carlton Summerfield Estates, 35 Nassau st, N. Y. C.; architects, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan Nos. 828 to 842.

BELLE HARBOR.—Henly av, w s, 420 n Bayside drive, 2-sty brick dwelling, 22x26, tile roof, 1 family, water heat; cost, $4,500; owner, Mrs. Delia K. Loovan, 205 West 21st st, N. Y. C.; architects, Smith & Holler, 82 Wall st, N. Y. C. Plan No. 858.

ELMHURST.—Maurice av, e s, 100 s Manilla st, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, $3,000; owner, Fred Lapp, Jr., 61 Park av, Corona; architect, owner. Plan No. 806.

FLUSHING.—Lincoln av, n s, 112 w Percy st, 2½-sty frame dwelling, 32x27, shingle roof, 1 family, water heat; cost, $4,600; owner, C. E. Wood, 218 Barclay st, Flushing; architect, Milton F. Duflocq, 68 Barclay st, Flushing. Plan No. 847.

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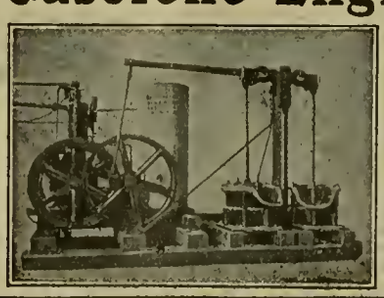
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(Plans filed—Queens—Continued.)

MIDDLE VILLAGE.—Metropolitan av, n s, 68 e Ward st, 2-sty frame dwelling, 21x50, tin roof, 2 families; cost, $3,400; owner, Martin Wesser, 2081 Metropolitan av, Middle Village; architect, Frank J. Hahn, 2121 Metropolitan av, Middle Village. Plan No. 810.

RICHMOND HILL.—Welling st, n e cor Chichester av, 2-sty frame dwelling, 19x46, tin roof, 2 families, steam heat; cost, $4,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 808.

RICHMOND HILL.—Belmont av, s s, 41 e Briggs av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $2,700; owners, Zochow & Zochow, 1345 Briggs av, Richmond Hill; architect, A. A. Zachow, same address. Plan No. 807.

RICHMOND HILL.—Fulton st, s s, 100 w Herald av, five 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $12,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 817 to 821.

RICHMOND HILL.—Sherry st, n s, 100 w Herald av, five 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $12,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 811-12-14-15-16.

ROCKAWAY BEACH.—Eldert av, w s, 428 n Boulevard, 2-sty frame dwelling, 14x24, shingle roof, 1 family; cost, $300; owner, Walter Allen, 423 3d st, Brooklyn; architect, Peter F. Meyer, 165 Norman av, Brooklyn. Plan No. 809.

ROCKAWAY BEACH.—Judson av, e s, 520 n L. I. R. R., 1-sty frame dwelling, 19x15, shingle roof, 1 family; cost, $400; owner, Chas. Valentine, 545 Hart st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan No. 855.

ROCKAWAY BEACH.—Bayside pl, e s, 525 n L. I. R. R., two 1-sty frame dwellings, 19x15, shingle roof, 1 family; cost, $800; owner, Chas. Valentine, 545 Hart st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan Nos. 856-57.

ROCKAWAY BEACH.—Bayside pl, e s, 500 n L. I. R. R., four 1-sty frame dwellings, 19x15, shingle roof, 1 family; cost, $1,600; owner, Chas. Valentine, 545 Hart st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan Nos. 851-2-3-4.

ROCKAWAY BEACH.—Judson av, ws, 100 n Boulevard, 1-sty frame dwelling, 19x15, shingle roof, 1 family; cost, $400; owner, Henry Rothenberg, 19 Judson av, Rockaway Beach; architect, Wm. Sandifer, Rockaway Beach. Plan No. 850.

ROCKAWAY BEACH.—Bayside pl, e s, 525 n L. I. R. R., 1-sty frame dwelling, 19x15, shingle roof, 1 family; cost, $1,200; owner, Chas. Valentine, 545 Hart st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan No. 849.

ROCKAWAY BEACH.—Thomas st, e s, 115 n L. I. R. R., 2-sty frame dwelling, 15x20, shingle roof, 1 family; cost, $600; owner, Mrs. E. Wassmann, 1035 1st av, N. Y. C.; architect, A. W. Knoll, Rockaway Beach. Plan No. 844.

ROCKAWAY BEACH.—Judson av, e s, 200 s Boulevard, 2-sty frame dwelling, 19x26, shingle roof, 1 family; cost, $500; owner, Mrs. M. Regan, Bond av, Rockaway Beach; architect, A. Knoll, 10 Beach 97th st, Rockaway Beach. Plan No. 843.

WOODHAVEN.—Oceanview av, e s, 130 s Ferris st, 2½-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, $3,000; owner, Parkway Const. Co., Ferry st, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 845.

BAYSIDE.—Hillcrest av, n s, 60 w Highwood rd, two 2-sty frame dwellings, 27x28, shingle roof, 1 family; cost, $4,600; owner, Acme Contracting Co., Bismark av, Bayside. Plan Nos. 932-33.

BAYSIDE.—Warhurton av, s w cor 1st st, 2½-sty frame dwelling, 24x28, shingle roof, 1 family, steam heat; cost, $3,600; owners, Wilson & Strongren, Prometcha av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 929.

BELLAIRE COURT.—4th av, w s, 202 n Cedar av, 2-sty frame dwelling, 18x38, shingle roof, 1 family; cost, $6,400; owner and architect, Mansfield H. Hunt, 363 Nostrand av, Brooklyn. Plan No. 881.

BELLE HARBOR.—Chester av, w s, 140 s Bayside drive, 1-sty frame dwelling, 22x30, shingle roof, 1 family; cost, $7,000; owner, Mrs. Frank Trudden, 63 4th st, N. Y. C.; architects, Meyer Bros., Rockaway Beach. Plan No. 865.

COLLEGE POINT.—Breen av, n s, 350 w 13th st, 2½-sty frame dwelling, 19x28, shingle roof, 1 family heat, water heat; cost, $2,800; owner, Henry H. Breen, College Point; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 883.

CORONA.—Park av, n s, 300 w Central av, two 2-sty frame dwellings, 21x45, tin roof, 2 families; cost, $8,000; owner and architect, J. Simkin, Grand av, Corona. Plan Nos. 859 and 862.

CORONA.—Cedar av, n e cor Lent st, 2½-sty brick dwelling, 25x37, shingle roof, 1 family, steam heat; cost, $5,000; owner, M. Massucci, 1st st, N. Y. C.; architect, C. L. Varrone, Corona av, Corona. Plan No. 923.

CORONA.—Railroad av, n s, 350 e Myrtle av, 2½-sty frame dwelling, 18x28, shingle roof, hot air heat, 1 family; cost, $2,600; owner, J. Mauzari, 251 Corona av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 930.

CORONA.—Shopoler av, n w cor Hillside av, 2½-sty brick dwelling, 24x34, shingle roof, 1 family, steam heat; cost, $5,700; owner, J. Spanier, 16 Fairview av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 931.

CORONA.—High st, n s, 100 w Chestnut st, 2½-sty frame dwelling, 19x30, shingle roof, 1 family, steam heat; cost, $3,000; owner, H. Bugglein, 44 Way st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 927.

ELMHURST.—Jansen av, w s, 140 e Washington av, 2-sty frame dwelling, 17x46, tin roof, 2 families; cost, $3,000; owner, A. Gervaise, 4 Vandervoort pl, Brooklyn; architect, C. L. Varrone, Corona av, Corona. Plan No. 924.

FOREST HILLS.—Goodwood rd, n w s, 103 n e Greenway South, 2½-sty brick dwelling, 29x36, tile roof, 1 family; cost, $8,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 892.

FOREST HILLS.—Groton st, n e s, 138 s e Groton lane, 2½-sty brick dwelling, 21x35, tile roof, 1 family, steam heat; cost, $7,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 891.

FOREST HILLS.—Shorthill rd, s e s, 257 n e Greenway South, 2½-sty brick dwelling, 38x32, tile roof, 1 family, steam heat; cost, $8,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 890.

GLENDALE.—Walling st, w s, 223 n Northern boulevard, 2-sty frame dwelling, 18x40, tar and gravel roof, 2 families; cost, $2,000; owner, Louis Campo, Walnut st, Glendale Park; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 882.

JAMAICA.—Strenski st, n w cor Henry st, 2-sty frame dwelling, 31x37, shingle roof, 1 family; cost, $3,200; owner, Stephen Funtowicz, 32 Newell st, Brooklyn; architect, Jos. Hrostoski, Hollis, L. I. Plan No. 876.

JAMAICA CREEK.—Bay av, w s, 630 s Kissam lane, 1½-sty frame dwelling, 16x24, shingle roof, 1 family; cost, $400; owner, Chas. A. Herr, Drew av, Union Course. Plan No. 874.

JAMAICA.—Park av, s s, 120 e Union av, 2-sty frame dwelling, 22x34, shingle roof, 1 family; cost, $3,000; owner, J. R. Christie, Jamaica; architect, owner. Plan No. 880.

JAMAICA.—Hillcrest av, w s, 200 n Highland av, 2½-sty frame dwelling, 24x40, shingle roof, 1 family; cost, $45,000; owner, Mrs. T. H. Sweeney, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 878.

LITTLE NECK.—Browvale drive, s s, 100 e Highland av, five 2-sty frame dwellings, 24x38, shingle roof, 1 family, steam heat; cost, $17,000; owner, H. Horton, 149 Broadway, N. Y. C.; architect, Wm. Moore, 30 East 42d st, N. Y. C. Plan Nos. 884 to 888.

RICHMOND HILL.—Chichester av, n s, 25 e Welling st, 2-sty frame dwelling, 19x56, tin roof, 2 families, steam heat; cost, $3,600; owner, Lydia P. Hall, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 889.

ROCKAWAY BEACH.—Eldert av, w s, 421 n Boulevard, four 2-sty frame dwellings, 14x24, shingle roof, 1 family; cost, $1,200; owner, Walter L. Allen, 423 3d st, Brooklyn; architect, Peter F. Meyer, 165 Norwood av, Brooklyn. Plan Nos. 893-94-95-96.

ROCKAWAY BEACH.—Neptune av, e s, 130 a Boulevard, twenty-two 1-sty frame dwellings, 13x18, shingle roof, 1 family; cost, $7,700; owner, Isaac Zaret, 535 Boulevard, Rockaway Beach; architect, John A. Lasher, Rockaway Beach. Plan Nos. 897 to 918.

ROCKAWAY BEACH.—Ward st, e s, 125 n Boulevard, eight 1-sty frame dwellings, 20x16, shingle roof, 1 family; cost, $3,200; owner, Mrs. M. Morris, 330 Steinway av, L. I. City; architect; architect, owner. Plan Nos. 866 to 873.

ROCKAWAY BEACH.—Thetis av, e s, 100 s Boulevard, four 1-sty frame dwellings, 13x16, shingle roof, 1 family; cost, $2,800; owner, Frederick L. Georgren, 304 Hart st, Brooklyn; architect, John A. Lasher, Rockaway Beach. Plan Nos. 919 to 922.

FLUSHING.—Flushing av, n s, 56 e Furman av, 1-sty frame water closet, 9x5; cost, $1,500; owner, M. Barth, 68 Furman av, Flushing. Plan No. 935.

FOREST HILLS GARDENS.—Exter st, s s, 190 w Continental av, 3-sty frame dwelling, 38x24, shingle roof, 1 family, steam heat; cost, $9,000; owner, A. M. Wolfson, Kew; architect, H. M. Baer, 665 5th av, N. Y. C. Plan No. 939.

JAMAICA COURT.—3d st, s s, 120 w Adelaide av, 2-sty frame dwelling, 20x26, shingle roof, 1 family; cost, $1,800; owner and architect, P. Vinciguerra, Rockaway rd, South Jamaica. Plan No. 947.

ROCKAWAY BEACH.—Cedar av, e s, 200 n Bay av, four 1-sty frame dwellings, 12x28, shingle roof, 1 family; cost, $1,400; owner and architect, John J. Carpenter, Eldert av, Rockaway Beach. Plan Nos. 940-41-42-43.

FACTORIES AND WAREHOUSES.

RIDGEWOOD.—Hancock st, e s, 95 s Cypress av, 2-sty brick bottling plant, 120x47, slag roof; cost, $25,000; owner, The Frank Brewing Co., Evergreen; architect, Paul Ott, 50 Church st, N. Y. C. Plan No. 802.

LAUREL HILL.—Columbia av, n s, 45 w Clifton av, 1-sty frame dance hall, 25x50, tin roof; cost, $1,500; owner, Jos. Lukowski, Clifton av, Laurel Hill; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 938.

STABLES AND GARAGES.

JAMAICA.—Brown av, w s, 200 n Cumberland st, 1-sty frame stable, 12x12, paper roof; cost, $35; and 1-sty frame coop, 9x9, paper roof; cost, $10; owner, B. D. Allerton, premises. Plan Nos. 750-51.

CORONA.—Highland av, s w cor Fairview av, 1-sty frame barn, 10x15, tin roof; cost, $100; owner, Jos. Corsello, premises. Plan No. 925.

FLUSHING.—Barclay st, s s, 155 e Percy st, 1-sty frame garage, 10x13, shingle roof; cost, $100; owner, G. B. Hill, premises. Plan No. 864.

HOLLIS.—Villard av, w s, 50 n Prospect av, 1½-sty frame garage, 14x18, shingle roof; cost, $400; owner, Albert Naase, Hollis; architect, J. Hrostoski, Hollis. Plan No. 879.

DOUGLASTON.—Cherry st, s s, 300 w Prospect st, 1-sty frame garage, 21x19, shingle roof; cost, $1,000; owner, Stewart D. Warner, Douglaston; architect, G. Howard Chamberlain, Yonkers, N. Y. Plan No. 937.

FLUSHING.—16th st, n w cor Broadway, 1-sty frame garage, 10x16, shingle roof; cost, $200; owner, Thomas Hopswell, premises. Plan No. 946.

STORES AND DWELLINGS.

RIDGEWOOD.—Myrtle av, n w cor Cornelia st, seven 3-sty brick stores and dwellings, 33x50, slag roof, 2 families; cost, $39,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 803-4-5.

RICHMOND HILL.—Metropolitan av, n w cor Gould st, 2-sty brick store and dwelling, 24x73; tin roof, 2 families; cost, $6,250; owner, Ralph Pauessa, premises; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. S77.

STORES AND TENEMENTS.

L. I. CITY.—9th av, e s, 100 s Jamaica av, 4-sty brick tenement, 25x80, slag roof, 8 families; cost, $14,000; owner, Frank Borgia, 628 6th av, L. I. City; architect, W. Sprosser, 211 12th av, L. I. City. Plan No. 848.

THEATRES.

CORONA.—Albertus av, e s, 50 s Kingsland av, 1-sty frame moving picture, 21x90, tin roof; cost, $3,400; owner, Antonio Dunnino, 8 Albertus st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 928.

MISCELLANEOUS.

EAST WILLIAMSBURG.—Metropolitan av, s w cor Rene pl, erect booth, ticket office and screen for moving picture airdrome; cost, $1,500; owners, A. & H. Block, 80 Stockholm st, Brooklyn; architect, Henry A. Sand, 192 St Marks av, Brooklyn. Plan No. 755.

JAMAICA CREEK.—Snyder av, s w cor Arcadia av, 1-sty frame boat house, 18x18, shingle roof; cost, $300; owners and architects, E. E. Meacham Sons, Park Row Building, N. Y. C. Plan No. 762.

ARVERNE.—Board walk, e s, from 70th to 71st st, 1-sty frame pavilion and bath house, 174x83, paper roof; cost, $12,000; owner, Carlton Summerfield Estates, 35 Nassau st, N. Y. C.; architects, W. T. Kennedy Co., Boulevard, Rockway Beach. Plan No. 827.

FLUSHING.—Smart av, 125, frame coop, 12x16, paper roof; cost, $40; owner, Rocco Pilero, premises. Plan No. 846.

L. I. CITY.—Nott av, 237, 1-sty frame shed, 14x25, paper roof; cost, $25; owner, M. J. Cannon, premises. Plan No. 813.

CORONA.—Lincoln av, n s, 150 w Rapelje av, 1-sty frame shed, 12x10, tin roof; cost, $150; owner, Alex. Iucino, Lincoln st, Corona. Plan No. 926.

JAMAICA.—Pulaski st, e s, 300 n Pacific st, 1½-sty frame tool house, 16x13, paper roof; cost, $75; owner, J. Paviloda, Pulaski st, Jamaica. Plan No. 875.

L. I. CITY.—Ridge st, n s, 200 e Sherman st, 1-sty brick cleaning establishment, 10x36, tin roof; cost, $2,000; owner, Karl Guddeman, 156 Lexington av, N. Y. C.; architect, Frank Hausle, 81 East 125th st, N. Y. C. Plan No. 863.

L. I. CITY.—Division st, s s, 250 e West av, 1-sty steel shed, 27x28, steel roof; cost, $300; owner, Aztec Aphalt Co., 90 West st, N. Y. C. Plan No. 866.

ROCKAWAY BEACH.—Judsen av, e s, 200 n Boulevard, 1-sty frame bakery, 25x74, shingle roof; cost, $6,000; owners, Brunner Bros., 274 Boulevard, Rockaway Beach; architect, Wm. Sandifer, Rockaway Beach. Plan No. 861.

FAR ROCKAWAY.—Columbus av, w s, 85 n Mott av, 1-sty frame greenhouse, 25x100, glass roof; cost, $1,000; owner, Henry Seamann, Far Rockaway. Plan No. 944.

GLENDALE.—Myrtle av, s e cor Webster av, erect airdrome; cost, $1,000; owner, Alfred Wagner, 421 Dill pl, Ridgewood. Plan No. 936.

L. I. CITY.—Jackson av, s e cor Honeywell st, 1-sty frame temporary shed, 155x120, gravel roof; cost, $1,200; owner, Ford Motor Co., premises. Plan No. 945.

RIDGEWOOD.—Myrtle av, s s, 150 e Cypress av, erect merry-go-round; cost, $100; owner, Fred A. Grandell, premises. Plan No. 934.

Richmond.

DWELLINGS.

BRIGHTON ST, w s, 400 n Clermont av, Tottenville, to frame dwelling, 12x34; cost, $700; owner, Andrew Carlson, Tottenville; architect and builder, A. Lindquist, Tottenville. Plan No. 124.

HIGH ST, 175 e Princess Bay av, Princess Bay, four 1-sty frame bungalows, 12x24; total cost, $600; owner and builder, A. G. Marscher, Princess Bay. Plan No. 109.

NEW DORP LANE, 300 e Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x32; cost, $445; owner, Nora C. Kennedy, 13 Hawthorn av, Yonkers; builder, A. Mathon, Grant City. Plan No. 114.

SEAFOAM ST, w s, 240 n Cedar Grove av, South Beach, 2-sty frame dwelling, 14x30; cost, $500; owner and builder, John Sidebottom, 1854 Cornelia st, Ridgewood, Borough of Queens; architects, L. Berger & Co., Ridgewood, Borough of Queens. Plan No. 128.

WAVECREST ST, e s, 240 n Cedar Grove av, South Beach, two 1-sty frame bungalows, 14x29; total cost, $1,000; owner, H. W. Thompson, 38 West 33d st, N. Y. C.; architect and builder, Dinnebeil Bros., 200 5th av, N. Y. C. Plan No. 129.

9TH ST, w s, 240 s Lincoln av, Woodland Terrace, 1½-sty frame dwelling, 32x32; cost, $4,500; owner, Mrs. Rose Matthews, 519 West 152d st, N. Y. C.; architect and builder, H. W. Putnam, New Dorp. Plan No. 121.

BRIGHTON AV, s s, 57 e Glen av, New Brighton, 2-sty brick dwelling, 23x32; cost, $2,000; owners, Piciocco & Mastroparolo, New Brighton; architect, John Davies, Tompkinsville; builder, A. Carelli, Rosebank. Plan No. 112.

CHARLES AV, 100 w Lafayette av, Port Richmond, 2-sty frame dwelling, 20x48; cost, $3,800; owner, John Brown, Port Richmond; architect, T. C. Larsen, Port Richmond; builder, George Larsen, Port Richmond. Plan No. 104.

GLENWOOD AV, s s, 500 e Seaside boulevard, South Beach, five 1-sty frame bungalows, 16x23; total cost, $875; owner, architect and builder, Ocean Side Const. Co., Stapleton. Plan No. 111.

HOLCOLM BOULEVARD, s s, 180 w Wieland av, Tottenville, 2-sty frame dwelling, 24x30; cost, $4,000; owner, N. A. Rosen, 200 5th av, N. Y. C.; architect and builder, Dinnebeil Bros., 200 5th av, N. Y. C. Plan No. 115.

MIDLAND AV & 10TH ST, Midland Beach, 1-sty frame bungalow, 13x37; cost, $400; owner, Joe Becker, 338 East 34th st, N. Y. C.; architect and builder, T. W. Biddle, Jr., Midland Beach. Plan No. 107.

OLD TOWN RD, n s, 70 e Madison av, South Beach, 2-sty brick dwelling, 27x71; cost, $4,000; owner, Nicola Mancino, 47 Oak st, N. Y. C. Plan No. 119.

PALMER AV, n s, 75 w Decker av, Port Richmond, 2-sty frame dwelling, 19x30; cost, $3,000; owner, architect and builder, Peter Larsen, Port Richmond. Plan No. 122.

RICHMOND AV, n s, 75 s Wallace av, South Beach, 2-sty brick dwelling, 21x38; cost, $3,000; owner, A. Perrato, Arrochar; architect and builder, J. W. Nastasi, South Beach. Plan No. 126.

VERMONT AV, w s, 75 s Clifton av, Rosebank, 1-sty brick dwelling, 21x26; cost, $1,200; owner, Giovanni Mrasciullo, Rosebank; architect, Chas. B. Hewker, Tompkinsville; builder, Michael Tedesco, Rosebank. Plan No. 116.

FACTORIES AND WAREHOUSES.

RICHMOND TERRACE, e s, 200 s Railroad, 1949, Port Richmond, 1-sty frame storage, 21x24; cost, $200; owner, David Parish, Port Richmond; architect, John Davies, Tompkinsville; builder, Sam Molinoff, Port Richmond. Plan No. 120.

OLD STONE RD, 600 s Fisk av, Port Richmond, two frame storages, 30x60; total cost, $2,000; owner, Consolidated Fire Works, Graniteville; architect and builder, W. H. Ellis, Port Richmond. Plan No. 131.

STABLES AND GARAGES.

CENTRE ST n s, 100 w Townsend av, Clifton, 1-sty frame garage, 14x20; cost, $500; owner, Wallace McDonald, Chicago, Ill; architect and builder, Thos. Cummings, Stapleton. Plan No. 127.

JERSEY ST, w s, New Brighton, 1-sty concrete stable; cost, $350; owner, Cummo, New Brighton; builder, J. W. Nastasi, South Beach. Plan No. 135.

GLENWOOD AV, n s, 300 e Grand av, Concord, 1-sty frame garage, 14x18; cost, $375; owner, Chas. Frichtmueller, Concord; builder, Chas. Lange, Stapleton. Plan No. 117.

LINCOLN AV, w s, cor 7th st, Midland Beach, 1-sty frame garage, 10x20; cost, $200; owner and builder, J. H. Baublen, 30 Church st, N. Y. C. Plan No. 105.

RICHMOND RD, 798, Rosebank, 1-sty frame stable, 10x15; cost, $15; owner and builder, M. Gardella, Rosebank. Plan No. 118.

STORES AND DWELLINGS.

CASTLETON AV, n s, 225 e Taylor st, West New Brighton, 2-sty brick store and dwelling, 24x58; cost, $6,000; owner, Askel Isaacs, West Brighton; architect, Jas. Whitford, New Brighton; builder, G. Ericson, Port Richmond. Plan No. 108.

MISCELLANEOUS.

STATE ST, e s, 200 s High st, West New Brighton, 1-sty frame lumber shed, 16x18; cost, $69; owners, Wood & Selich, West New Brighton; builder, A. T. Nichol, West Brighton. Plan No. 110.

BLOOMINGDALE RD, e s, 2000 n Amboy rd, Tottenville, 1-sty frame chicken coop, 16x60; cost, $200; owner, A. F. Piazza, Princess Bay; builder, E. Homan, Princess Bay. Plan No. 132.

CENTRAL AV, w s, 200 w Wiener pl, New Brighton, 1-sty frame chicken coop, 7x8; cost, $25; owner and builder, Richmond L. & R. R. Co., New Brighton. Plan No. 133.

OLD STONE RD, w s, 600 s Fisk av, Port Richmond, 1-sty frame office, 20x31; cost, $600; owner, Consolidated Fire Works, Graniteville; architect and builder, W. H. Ellis, Port Richmond. Plan No. 130.

ROSE AV, n s, 50 s 2d st, New Dorp, brick cesspool; cost, $75; owner, Felix Boehm, New Dorp; builder, Dan Timberio, New Dorp. Plan No. 123.

SEASIDE BOULEVARD, 350 e Ocean av, South Beach, 1-sty frame office, 18x18; cost, $100; owner, architect and builder, Lambert O'Neill, Arrochar. Plan No. 134.

SOUTHFIELD BOULEVARD, n w cor Seaview av, Dongan Hills, steel laboratory, 10x50; cost, $500; owner, A. Roosevelt, 20-22 Exchange pl, N. Y. C.; architect and builder, Metal Shutter Co., Whitehall Building, N. Y. C. Plan No. 106.

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Plans Filed, New Buildings, Richmond (Cont.).

WASHINGTON AV, 15, Graniteville, 1-sty frame wagon shed, 20x30; cost, $80; owner and builder, Killian Keller, Graniteville. Plan No. 113.

WILD AV, s s, 100 s Melvin av, Linoleumville, 1-sty frame wagon shed, 20x30; cost, $75; owner and builder, Heiman Schmul, Linoleumville. Plan No. 125.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ANN ST, 19, new store front to 3-sty brick store and lofts; cost, $150; owner, Daniel McElroy, 3 West 42d st; architect, John H. Knubel, 305 West 43d st. Plan No. 1031.

BLEECKER ST, 157, remove encroachments to 3-sty brick moving picture theatre and stores; cost, $950; owners, Carlotta E. Patten et al, 155 Bleecker st; architect, Clement B. Brun, 1 Madison av. Plan No. 1101.

BROAD ST, 101-103, masonry, new stairs and plumbing to 5-sty brick lofts; cost, $2,500; owner, Maynard A. Lyons, 1531 Broadway; architect, Milton T. Craig, 136 Stuyvesant pl, New Brighton. Plan No. 1089.

CANAL ST, 26, new partitions to 5-sty brick store, dwelling and lofts; cost, $500; owner, Ida Breakstone, 7 Suffolk st; architect, Samuel Levingsoo, 39 West 38th st. Plan No. 1058.

CANAL ST, 51-53, new store front and steel to 5-sty brick stores and tenement; cost, $5,500; owner, the estate of Samuel J. Silberman, 83 Canal st; architect, David Bleier, 545 East 139th st. Plan No. 1124.

CHATHAM SQ, 6, fireproofing to 4-sty brick store and lodging house; cost, $200; owners, David McClenahan et al, 179 8th av, Brooklyn; architect, Eugene Schoen, 25 West 42d st. Plan No. 1038.

CLINTON ST, 187-189, new stairway to 5-sty brick tenement; cost, $300; owners, Morris Goldberg and Nathan Shancuff, 149 Division st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1067.

CHRISTOPHER ST, 168-174, brick elevator shaft to 3-sty brick stable; cost, $3,000; owner, New York Railways Co., 165 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 1061.

DUANE ST, 75-77, new store front to 5-sty brick store and lofts; cost, $200; owner, Chas. F. Hoffman, 258 Broadway; architect, Jno. B. Snook Sons, 261 Broadway. Plan No. 1077.

DUANE ST, 12, reset stairs to 6-sty brick store and loft; cost, $300; owner, Sherman B. Townsend, 12 Duane st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1113.

EAST HOUSTON ST, 220, new store front to 3-sty brick stores and tenement; cost, $150; owner, Egerton L. Winthrop, 242 East Houston st; architect, Jacob Fisher, 25 Av A. Plan No. 1092.

ELM ST, 28, alterations to 7-sty brick store, office and lofts; cost, $300; owner, Bernhard Droge, 229 East 85th st; architect, Richard Rohl, 128 Bible House. Plan No. 1099.

LEROY ST, 64, remove portion of building to 5-sty brick tenement; cost, $2,500; owner, Estate of Henry Weil, Thos. G. Field, trustee, 261 Broadway; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1086.

MARKET ST, 36, reset store front to 5-sty brick store and dwelling; cost, $100; owner, Moses L. Marrus, 62 West 124th st; architects, Cohen & Felson, 329 4th av. Plan No. 1080.

MOTT ST, 164, masonry and new toilet to 6-sty brick store and tenement; cost, $50; owner, Giacomo Rosapepe, 3 Elizabeth st; architect, Ferdinand Savignano, 17 Cleveland pl. Plan No. 1081.

MURRAY ST, 75, alterations to 5-sty brick store and lofts; cost, $1,000; owners, Estate of Jas. Phelan, 31 Liberty st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1098.

NASSAU ST, 83, mezzanine floor to 5-sty brick store and lofts; cost, $1,000; owner, estate of Florence W. B. Platt, care N. Y. Life Ins. & Trust Co., 52 Wall st; architect, Chas. J. Reinschmidt, 147 4th av. Plan No. 1125.

RIDGE ST, 46-48, new partitions to 6-sty brick lodging house; cost, $75; owner, Seventh Presbyterian Church of Jesus Christ, premises; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 1094.

RIVINGTON ST, 98, alterations to 5-sty brick store and tenement; cost, $200; owner, Morris Levine, 48 West 114th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1117.

SOUTH ST, 264-68, new stairs, partitions and elevator shaft to 4-sty brick storage, warehouse and factory; cost, $5,000; owner, Morris Shalita, 262 South st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1022.

SOUTH ST, 177, extensions, new flooring and stairs to 5-sty brick warehouse; cost, $7,000; owner, John J. Wallenstein, 274 4th av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1053.

STANTON ST, 316, new store front to 5-sty brick stores and tenement; cost, $300; owner, Clara Goldberg, 31 Liberty st; architect, Jacob Fisher, 25 Av A. Plan No. 1093.

WARREN ST, 21-23, fireproof doors to 5-sty brick store and lofts; cost, $100; owner, A. Baudoine Estate, 1181 Broadway; architect, Wm. G. Wilson, 1214 Wheeler av. Plan No. 1088.

9TH ST, 347 East, n w cor 1st av, fire repairs to 4-sty brick store and tenement; cost, $8,000; owner, Estate of Elias Jacobs, 30 East 42d st; architects, Cohen & Felson, 329 4th av. Plan No. 1047.

10TH ST, 245 East, masonry and new partitions to 4-sty brick store and tenement; cost, $1,500; owner, Wm. J. Morris, 303 East 9th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 1029.

12TH ST, 1 East, n e cor 5th av, new partition to 18-sty brick stores, lofts and offices; cost, $900; owners, Ellisdale Co., Inc., 9 Church st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1110.

14TH ST, 114 East, new stairs and partitions to 6-sty brick store and dwelling; cost, $500; owner, John Stich, 320 Broadway; architects, Horenberger & Bardes, 122 Bowery. Plan No. 1023.

16TH ST, 425 West, new partitions to 5-sty brick store and tenement; cost, $1,500; owner, Abraham Hirshfield, 219 West 81st st; architect, Otto Reissmann, 30 1st st. Plan No. 1072.

17TH ST, 211 East, new stairs and partitions to 4-sty brick dwelling; cost, $150; owner, George Killian, 244 East 68th st; architect, Abraham S. Sacks, 1482 2d av. Plan No. 1037.

18TH ST, 4 West, new front and rear to 2-sty brick store and loft; cost, $5,000 lowner, Estate of Eugene A. Hoffman, Inc., Wm. H. Harris, Pres., 258 Broadway; architect, Fred. P. Platt, 1123 Broadway. Plan No. 1114.

18TH ST, 50-52 West, new door to 2-sty brick store and loft; cost, $75; owner, John G. McCrory, 280 6th av; architect, Frederick Jacobsen, 132 East 23d st. Plan No. 1028.

20TH ST, 452 West, new wash-basins to 4-sty brick tenement; cost, $50; owners, Estate of Charlotte Fitch, 14 Wall st; architect, Milton Zeisler, 433 East 74th st. Plan No. 1116.

21ST ST, 37-39 East, sprinkler tank to 10-sty brick store and lofts; cost, $500; owner, Estate of Geo. D. Wick, 37 East 21st st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 1097.

22D ST, 3-7 West, alterations to 10-sty brick store and lofts; cost, $500; owner, James McCutcheon, 5th av and 34th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1102.

23D ST, 54 West, masonry to 6-sty brick store, office and loft; cost, $75; owner, Annie W. Gould, 150 West 59th st; architect Jas. P. Whiskeman, 30 East 42d st. Plan No. 1111.

25TH ST, 28-30 West, sprinkler tanks to 12-sty brick lofts; cost, $1,900; owner, Henry P. Gardner, 140 West 71st st; architect, Royal J. Mansfield, 135 William st. Plan No. 1103.

34TH ST, 203 West, sky sign to 3-sty brick stores and dwellings; cost, $175; owner, Thos. E. Crain, 121 West 75th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1104.

34TH ST, 327-29 East, reconstruct fire damaged 5-sty brick lofts and store; cost, $10,000; owner, Samuel Lennig, 113½ East 31st st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1040.

34TH ST, 112 West, alterations to 4-sty brick theatre; cost, $1,000; owner, Jerome Rosenberg, 112 West 34th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1042.

37TH ST, 60 West, new foundations, partitions and duct to 5-sty brick stores and bachelor apartments; cost, $5,000; owner, Mrs. Victoria Carmody, Bronxville, N. Y.; architect, Adrian L. Beineix, 500 5th av. Plan No. 1121.

40TH ST, 320 West, new partitions and windows to 4-sty brick tenement; cost, $1,200; owner, Maurice Gross, 318 West 40th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1119.

42D ST, 103 West, new sign to 4-sty brick store and offices; cost, $75; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Schier, 17 West 42d st. Plan No. 1087.

42D ST, 138-140 East, alterations to 1-sty brick stores; cost, $700; owner, Robert W. Goelet, 9 West 17th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1101.

44TH ST, 160-166 West, extend grill room to 15-sty brick hotel; cost, $10,000; owner, Claridge Co., John Hill, Pres., 1510 Broadway; architect, R. D. Blauvelt, 51 Wall st. Plan No. 1060.

45TH ST, 25 West, new partition to 16-sty brick stores and offices; cost, $246; owner, Century Holding Co., Jas. T. Lee, Pres., 1182 Broadway; architect, Aron H. Jacobson, 139 West 24th st. Plan No. 1052.

46TH ST, 102-4 West, new flooring, partitions and fireproofing to 5-sty brick garage; cost, $3,000; owner, Robt. Taggart, 103 West 45th st; architect, Alfred C. Wein, 160 West 99th st. Plan No. 1051.

48TH ST, 128 West, front extension and stores to 3-sty brick dwelling; cost, $4,000; owners, Cecil Levin and Isidore H. Kempner, 17 West 42d st; architect, Rudolph Boehler, 195 Lexington av. Plan No. 1066.

49TH ST, 26-28 East, general alterations to 4-sty brick stores and tenement; cost, $18,000; owner, Advocate Realty Co., Wolcott G. Lane, Pres., 80 Broadway; architect, S. Edson Gage, 340 Madison av. Plan No. 1079.

55TH ST, 11 East, masonry and new plumbing to 4-sty brick store and dwelling; cost, $4,000; owner, Mrs. Henry L. Redmond, Hotel Plaza; architect, Mott B. Schmidt, 15 East 40th st. Plan No. 1065.

55TH ST, 528 West, new floor and foundation to 2-sty brick paint shop; cost, $200; owner, Anna B. Schumacher, 530 West 55th st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 1076.

55TH ST, 300 West, alterations to 4-sty brick store and dwelling; cost, $25; owner, John T. Wall, 152 West 185th st; architect, James Scollan, 883 10th av. Plan No. 1044.

56TH ST, 162 West, masonry to 2-sty brick garage and lofts; cost, $500; owners, May & Finn, 879 7th av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1087.

64TH ST, 345-347 East, new balcony to 1-sty brick moving picture theatre and stores; cost, $500; owner and architect, Louis A. Sheinart, 194 Bowery. Plan No. 1095.

79TH ST, 531-33 East, masonry, steel and new partitions to 2-sty brick market; cost, $1,000; owner, Louis Newman, 531-33 East 79th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1074.

79TH ST, 236 East, new partitions to 3-sty brick dwelling; cost, $30; owner, John Mohl, 208 East 75th st; architect, John Mohl, 208 East 75th st. Plan No. 1068.

80TH ST, 123 East, new front, plumbing and roofing to 5-sty brick dwelling; cost, $8,000; owner, Walter E. Hope, 53 East 73d st; architect, Aug. N. Allen, 2 West 45th st. Plan No. 1082.

83D ST, 100 East, partition and store to 6-sty brick store and tenement; cost, $300 owner, Joseph McNamara, 122 East 85th st; architect, Eugene Cotta, 31 East 27th st. Plan No. 1127.

90TH ST, 255 West, new plumbing and fixtures to 12-sty brick apartment; cost, $2,500; owners, A. C. & H. M. Hall Realty Co., 2789 Broadway; architect, Gaetan Ajello, 1 West 34th st. Plan No. 1050.

92D ST, 55 East, rear extension to 4-sty brick residence; cost, $2,000; owner, Samuel Schulman, 55 East 92d st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 1027.

94TH ST, 14 East, new partitions to 4-sty brick dwelling; cost, $500; owner, Herman Kraus, 14 East 94th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1083.

95TH ST, 200 East, masonry to 5-sty brick tenement; cost, $50; owner, Helene V. Engle, 545 West 111th st; architects, Wortmaon & Braun, 114 East 28th st. Plan No. 1064.

109TH ST, 346-350 East, new partitions and store fronts to 5-sty brick stores and tenement; cost, $1,500; owner, The Henry Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 1032.

110TH ST, 207 East, new stairs and stalls to 2-sty brick stable; cost, $1,000; owner, Chas. T. Leonard, 501 5th av; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 1049.

110TH ST, 62-64 East, masonry, steel and new partitions to 5-sty brick stores and tenement; cost, $3,525; owner, Sam. Gordon, 62 East 110th st; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 1112.

117TH ST, 211 East, masonry and steel to 3-sty brick store and dwelling; cost, $175; owner, Herman Weinberg, 211 East 117th st; architect, Clement B. Brun, 1 Madison av. Plan No. 1030.

123D ST, 424-426 East, garage to 5-sty brick loft; cost, $3,000; owners, Estate of Edward Raftor, Arthur L. Raftor, Exec., 41 Union sq; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 1048.

124TH ST, 202 West, 1-sty brick extension to 3-sty brick store and dwelling; cost, $800; owner, Thos. Cunningham, 219 West 116th st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 1126.

133D ST, 2 West, new plumbing fixtures to 5-sty brick store and tenement; cost, $200; owner, Chas. Kaufman, 859 9th av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1054.

155TH ST, 609-615 West, extension to 3-sty brick library and offices; cost, $35,000; owners, Hispanic Society of America, Archer M. Huntington, Pres., 1083 5th av; architect, Chas. P. Huntington, 15 West 81st st. Plan No. 1063.

AV B, 163, new show windows to 5-sty brick store and tenement; cost, $200; owner, Isaac Merrick, 1905 Park av, Weehawken, N. J.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1034.

AMSTERDAM AV, 1945-47, alterations to 1-sty brick stores; cost, $700; owners, Jas. Butler, Inc., 390 Washington st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1041.

AMSTERDAM AV, 1299, alterations to 5-sty brick store and tenement; cost, $2,500; owner, Jacob Reiper, 71 Liberty st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1100.

BOWERY, 71, retaining wall to vacant lot; cost, $200; owner, Estate of Smith Ely, Wm. W. Watson, trustee, 43 West 37th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1120.

BROADWAY, 2561-67, fire escapes to 3-sty brick theatre, stores and lofts; cost, $1,000; owners, Broadway & 96th St. Realty Co., 126 West 46th st; architect, Thomas W. Lamb, 644 8th av. Plan No. 1056.

LEXINGTON AV, 163, iron railing to 12-sty brick hotel; cost, $50; owner, Business Women's Hotel Co., 163 Lexington av; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 1090.

LEXINGTON AV, 176, install stores to 4-sty brick dwelling; cost, $3,000; owner, Milford Simis, Hilburn st, Hollis, L. I.; architects, Beineix & Landsman, 500 5th av. Plan No. 1123.

MADISON AV, 171, new partitions to 16-sty brick offices; cost, $1,800; owner, Burrell Realty Co., Loton H. Slawson, Pres., 17 Madison av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1075.

MANHATTAN AV, 507, new partitions and plumbing to 3-sty brick stores and dwelling; cost, $6,500; owner, Harry Shwitzer, 1391 Madison av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1108.

MORNINGSIDE AV, 171, masonry and steel to two 5-sty brick tenements; cost, $600; owner, Jennie Lederer, 171 Morningside av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1070.

PARK AV, 1144, extension to 5-sty brick dwelling; cost, $1,500; owner, Mrs. Adrian Iselin, 1144 Park av; architect, Ogden Codman, 340 Madison av. Plan No. 1115.

RIVERSIDE DRIVE, 341, masonry and new windows to 5-sty brick dwelling; cost, $200; owner, John F. Galvin, 341 Riverside Drive; architect, Walter Jenkins, 1547 Broadway. Plan No. 1091.

1ST AV, 407, new extension, plumbing and heating to 3-sty brick store and dwelling; cost, $3,000; owner, John Krack, 409 1st av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1033.

1ST AV, 1191, rearrange partitions to 5-sty brick store and tenement; cost, $500; owner, Jacob Munk, 87 Fourshaw av, Yonkers; architect, Geo. Dress, 1436 Lexington av. Plan No. 1105.

2D AV, 382-384, extension of stairs to 5-sty brick lofts; cost, $250; owner, E. W. Bliss Bldgs., Inc., Jas. W. Lane, Pres., 334 4th av; architect, W. W. Knowles, 1133 Broadway. Plan No. 1036.

2D AV, 386-390, extension of stairs to 5-sty brick lofts; cost, $250; owner, E. W. Bliss Bldgs., Inc,, Jas. W. Lane, Pres., 312 East 23d st; architect, W. W. Knowles, 1133 Broadway. Plan No. 1035.

2D AV, 568, new plumbing to 4-sty brick stores and tenement; cost, $350; owners, May Dorsch et al, 568 2d av; architect, Julius J. Diemer, 118 East 28th st. Plan No. 1045.

2D AV, 472, toilet compartments to 3-sty brick moving picture theatre; cost, $250; owner, Bertha C. M. Johnson, 330 Chestnut st, Roselle Park, N. J.; architect, Abraham Berres, 35 Nassau st. Plan No. 1062.

2D AV, 655, new plumbing to 3-sty brick moving picture theatre and dwelling; cost, $250; owner, Mayer Zalka, 238 East 51st st; architect, Abraham Berres, 35 Nassau st. Plan No. 1057.

2D AV, 2218, masonry, steel and new stairs to 4-sty brick stores and tenement; cost, $7,000; owner, Abraham Cohn, 269 Main st, Greenfield, Mass.; architect, Morris Schwartz, 194 Bowery. Plan No. 1078.

3D AV, 173-177, fireproofing to 5-sty brick stores and tenement; cost, $600; owner, St. George's Church Corp., 209 East 16th st; architects, M. L. & H. G. Emery, 68 Bible House. Plan No. 1055.

3D AV, 2291, new stairs and fireproofing to 4 & 5-sty brick store and lodging house; cost, $1,000; owner, Wendoling J. Nauss, 2291 3d av; architect, Bart & John P. Walther, 147 East 125th st. Plan No. 1071.

3D AV, 101, new store front to 5-sty brick store and dwelling; cost, $150; owner, Jonas Kind, care of Hopkins & Boyd, 11 West 39th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1046.

3D AV, 1545, new store front to 3-sty brick stores and work-room; cost, $200; owner, Mrs. Jacob Fuhs, 871 Park pl, Brooklyn; architect, W. H. Johnston, 1303 Atlantic av, Brooklyn. Plan No. 1024.

3D AV, 1575, new partition to 5-sty brick stores and tenement; cost, $150; owners, Estate of Ellen A. Corcoran, Edw. A. Dawling, Exr., 280 Broadway; architect, Daniel J. Clune, 301 East 39th st. Plan No. 1109.

5TH AV, 53, new partitions to 18-sty brick lofts and offices; cost, $1,000; owner, Thos. Ryan, 53 5th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1106.

5TH AV, 630, alterations to 5-sty brick studio, store and lofts; cost, $250; owner, Henry Clews, 17 Broad st; architect, Archie Schwartz, 162 West 20th st. Plan No. 1026.

5TH AV, 320-322, fireproof passage to 11-sty brick offices; cost, $500; owner, New York Business Bldgs. Corp., 347 5th av; architect, Wm. G. Howard, 13-21 Park Row. Plan No. 1039.

5TH AV, 1380, alterations to 5-sty brick dwelling; cost, $50; owner, John Gerken, 1382 5th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1043.

5TH AV, 190-200, alterations to 14-sty brick stores and offices; cost, $150; owner, The 5th Av. Bldg Co., 200 5th av; architect, Wm. I. Starr, 200 5th av. Plan No. 1118.

5TH AV, 717-717a, new store front and elevator shaft to 12-sty brick stores and hotel; cost, $2,500; owner, The 719 5th Av. Co., Daniel Jackson, Pres., 149 Broadway; architect, Robt. N. Cleverdon, 14 East 42d st. Plan No. 1069.

5TH AV, 1047-48, s e cor, general alterations to 5-sty brick residence; cost, $2,000; owner, Wm. S. Miller, 39 5th av; architects, Carrere & Hastings, 225 5th av. Plan No. 1084.

6TH AV, 657, new store front to 4-sty brick stores and tenement; cost, $250; owner, Helen T. Packe, 30 E 20th street; architect, Benj. Bialek, 53 W 125th street. Plan No. 1096.

7TH AV, 218, sky sign to 2-sty brick stores and loft; cost, $175; owners, Walter P. Bradley et al, 111 East 59th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1073.

7TH AV, 567, new store front and marquise to 4-sty brick hotel; cost, $500; owner, Emil Frank, Sheepshead Bay, N. Y.; architect, John H. Knubel, 305 West 43d st. Plan No. 1059.

8TH AV, 472, alterations to 4-sty brick store and dwelling; cost, $375; owner, Chas. H. Kuhn, 472 8th av; architect, W. Joseph Harrison, 230 Grand st. Plan No. 1025.

11TH AV, 617-621, yellow pine girders to 2-sty brick storage; cost, $500; owner, Ballantine & Co., 58 Freeman st, Newark, N. J.; architect, Wm. G. Howard, 13-21 Park Row. Plan No. 1122.

Bronx.

133D ST, 485, new tank to 5-sty brick factory; cost, $2,090; owners, Wasle & Co., Anthony Doll, Jr., on premises, Pres.; architects The Rusling Co., 39 Cortlandt st. Plan No. 131.

138TH ST, n w c Brook av, raise to new grade four 5-sty brick stores and tenements; cost, $7,500; owners, The Herman Stursberg Realty Co., 45 E 17th street; architect, I. E. Ditmars, 111 5th av. Plan No. 146.

149TH ST, 368, new partitions to 3-sty brick and frame nicolette; cost, $150; owner, Abraham Kaufman, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 137.

151ST ST, 281, 1-sty frame extension, 25x10.4, to 2-sty frame dwelling; cost, $1,000; owner, Saverio Agnelli, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 139.

165TH ST, 774, new partitions to 4-sty brick store and tenement; cost, $1,200; owner, Amelia Lutz, 817 East 175th st; architect, Louis Lening, Jr., 160 5th av. Plan No. 144.

184TH ST, 575, 1-sty frame extension, 26.6x19.2, to 2-sty frame stores and dwelling; cost, $1,000; owner, Lawrence Duffy, 2265 Bathgate av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 140.

184TH ST, 591, new bake oven to 2-sty frame store and dwelling; cost, $800; owner, Francesco Marciano, 593 East 184th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 149.

228TH ST, n s, 305 w Barnes av, 1-sty frame extension, 18x12, to 1-sty and attic frame dwelling; cost, $800; owner, John Galuba, on premises; architect, E. Liske, Jr., 748 East 225th st. Plan No. 148.

236TH ST, s s, 335 W Katonah av, 2-sty frame extension, 20x20, to 2-sty frame dwelling; cost, $1,000; owner and architect, Kate E. Farrell, 256 E 236th st. Plan No. 145.

BRONX RIVER RD & N Y & HARLEM R R, 183 n 233d st, move 1-sty frame office; cost, $80; owners, Weeks Bros., 335 Gun Hill rd; architect, Geo. P. Crosier, 223d st & White Plains av. Plan No. 133.

HOLLAND AV, w s, 295.5 s Van Nest av, 1-sty frame extension, 5.6x12, and move 2-sty frame dwelling; cost, $2,500; owners, Garvey Bros., White Plains av and Bronx pl; architect, Henry Nordheim, 1087 Tremont av. Plan No. 143.

INTERVALE AV, 1133, new partitions to 2-sty frame dwelling; cost, $300; owner, Geo. Graziadio, 1040 Fox st; architect, M. W. Del Gandio, 401 Tremont av. Plan No. 141.

JACKSON AV, 1157, new partitions to 4-sty brick store and tenement; cost, $200; owners, Harry & Morris Rosennasser, 472 Broadway; architect, M. W. Del Gandio, 401 Tremont av. Plan No. 142.

LONGWOOD AV, n s, from Beck to Kelly st, new moving picture booth to 4-sty brick school; cost, $600; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 150.

MORRIS PARK AV, s s, 95.01 e Barnes av, new story of frame built under 2-sty frame dwelling; cost, $2,500; owner, Charlotte Duerholz, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 136.

OGDEN AV, 1434, new roof to 2-sty and attic frame dwelling; cost, $100; owner, Jos. A. Adler, on premises; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 132.

PROSPECT AV, 782, new columns, &c, to 5-sty brick tenement; cost, $2,500; owners, Osserman & Gottlieb, 1053 So Boulevard; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 147.

WASHINGTON AV, 1099, remove projections to 2-sty frame dwelling; cost, $500; owner, Columbia Knickerbocker Trust Co., Wm. V. King, 148th st and 3d av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 134.

3D AV, e s, 25 s 153d st, move and new partitions to 2½-sty frame stores and dwelling; cost, $1,000; owner, Geo. Urstadt, on premises; architect, B. Ebling, 135 Westchester sq. Plan No. 138.

Brooklyn.

DECATUR ST, 1198, interior alterations to 2-sty dwelling; cost, $150; owner, Jos. Goetz, on premises; architect, Wm. Debus, 86 Cedar st. Plan No. 1802.

FULTON ST, 897, interior alterations to theatre; cost, $600; owner, Jos. Colucci, 466 Adelphi st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1704.

FULTON ST, 2015, interior alterations to 3-sty store and tenement; cost, $500; owner, Ethel A. Patts, 210 Schenectady av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1840.

FULTON ST, 489, extension to 4-sty loft and store; cost, $1,000; owner, Mangles Estate, 817 West End av, N. Y. C.; architect, Max Muller, 115 Nassau st, N. Y. C. Plan No. 1876.

GRAND ST, 318, interior alterations to 3-sty lodge rooms; cost, $300; owner, Julius Miller, 147 West 119th st, N. Y.; architect, Max Cohn, 280 Bedford av. Plan No. 1775.

HALSEY ST, 989, interior alterations to 2-sty dwelling; cost, $400; owner, John Hartmann, 1576 Broadway; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 1737.

HANCOCK ST, 509, repair roof of 2-sty garage and dwelling; cost, $350; owner, Samuel C. Robins on premises; architect, Michael Rosenberg, 350 Fulton st. Plan No. 1875.

HANCOCK ST, 938, extension to 3-sty garage; cost, $2,000; owner, Wm. Savage, 903 Halsey st; architect, Wm. H. Ludwig, 801 Eastern Pkway. Plan No. 1759.

HANSON PL, 42, interior alterations to 2-sty storage; cost, $300; owner, Max Kornblum, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1760.

HENRY ST, 32, extension to 3-sty store and dwelling; cost, $300; owner, Sophia Druckman, 112 18th st; architect, David A. Lucas, 98 3d st. Plan No. 1794.

HERKIMER ST, 27, exterior alterations to 3-sty storage; cost, $2,000; owner, Jos. Ryan, 146 Monroe st; architect, Wm. H. Ludwig, 801 Eastern Pkway. Plan No. 1758.

HART ST, 57, interior alterations to 2-sty shop; cost, $250; owner, C. Schwarz, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 1747.

HICKS ST, 361, plumbing to 4-sty store and tenement; cost, $125; owner, Wm. Naylor, 81 Pacific st; architect, Michael Hart, 420 Degraw st. Plan No. 1870.

HOPKINS ST, 88, plumbing to 5-sty tenement; cost, $7,500; owner, Isaac Fishel, 22 University pl, N. Y.; architect, Sam'l Friedman, 130 Broome st, N. Y. Plan No. 1746.

IRVING ST, 46, interior and exterior alterations to manufactory; cost, $10,000; owner, Hills Bros. Co., 375 Washington st, N. Y.; architect, Benj. White, 110 East 23d st, N. Y. Plan No. 1844.

JOHN ST, 160, interior alterations to 10-sty factory; cost, $200; owner, Sigmund Sternan, on premises; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 1814.

KOSCIUSKO ST, 356, interior and exterior alterations to 2-sty dwelling; cost, $300; owner, Annie Lavitz, 354 Kosciusko st; architect, M. Jos. Harrison, 230 Grand st, N. Y. Plan No. 1820.

MAGENTA ST, 158, extension to dwelling; cost, $500; owner, Chas. E. May, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1781.

MIDDLETON ST, 133, extension to factory; cost, $300; owner, Adolph Ludwig, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 1744.

PARK PL, 1695, exterior alterations to dwelling; cost, $500; owner, Meyer Goodman, 145 Griffith st, Jersey City, N. J.; architects, Farber & Markowitz, 189 Montague st. Plan No. 1842.

ROCKWELL PL, 2-6, interior alterations to 2-sty storage; cost, $500; owner, Edison Elec. Ill. Co., 360 Pearl st; architect, same. Plan No. 1868.

SACKMAN ST, 556, extension to 2-sty tenement; cost, $550; owner, Max Strauss, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1841.

SEIGEL ST, 280, extension to engine house; cost, $800; owner, National Cork Co., Bogart & Seigel sts; architect, L. Allmendinger, 926 Broadway. Plan No. 1748.

STANHOPE ST, 122, extension to 2-sty mfg.; cost, $250; owner, Wm. Lindemann, on premises; architect, Benj. Finkensieper, 134 Bway. Plan No. 1871.

VARET ST, 146, interior alterations to 3-sty tenement; cost, $300; owner, Sarah Shine, 963 Myrtle av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1769.

WATKINS ST, 416, extension to 3-sty dwelling; cost, $300; owner, Isaac Goldstein, on premises; architect, Chas. A. Mele, 37-43 Liberty av. Plan No. 1801.

EAST 3D ST, 605, extension to 2-sty dwelling; cost, $250; owner, Agnes E. Roberts, on premises; architect, Chas. C. Wessel, 1563 East 46th st. Plan No. 1805.

90TH ST, 311, extension to 1-sty dwelling; cost, $500; owner, Jos. Fusaro, on premises; architect, Harry Rocker, 371 Fulton st. Plan No. 1753.

ATLANTIC AV, 328, interior alterations to 4-sty tenement; cost, $250; owner, George Cotler, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1750.

ATLANTIC AV, n s, 223.4 w Beach 42d st, extension to 2-sty dwelling; cost, $3,000; owner, Charles Hammerschlag, 257 West 86th st, N. Y. C.; architect, W. L. Stoddart, 30 West 38th st, N. Y. C. Plan No. 1879.

BELMONT AV, 114, interior and exterior alterations to 4-sty store and tenement; cost, $750; owner, Herman Kronenberg, 1601 Pitkin av; architects, Farber & Markowitz, 189 Montague st. Plan No. 1716.

BROADWAY, 1395, interior alterations to 3-sty dwelling; cost, $150; owner, John Uzmann, on premises; arcbitects, Gronenberg & Leuchtag, 303 5th av, N. Y. Plan No. 1701.

BUSHWICK AV, 797, extension to 4-sty home; cost, $3,000; owner, Little Sisters of the Poor, 203 East 70th st, N. Y.; architect, R. F. Almirall, 185 Madison av, N. Y. Plan No. 1849.

CLARKSON AV, 492, interior and exterior alterations to 2-sty dwelling; cost, $2,000; owner, Richard Crown, 496 Clarkson av; architect, A. A. Formoso, 235 Lenox rd. Plan No. 1860.

CLARKSON AV, 496, extension to 2-sty store and dwelling; cost, $3,000; owner, Richard Crown, on premises; architect, A. A. Formoso, 235 Lenox rd. Plan No. 1861.

CONEY ISLAND AV, 968, exterior alterations to 2-sty dwelling; cost, $800; owner, Mrs. Henrietta Blakeley, 379 Webster av; architect, Geo. Hitchings, 391 Fulton st. Plan No. 1806.

DIVISION AV, 32, shafts and plumbing to 5-sty tenement; cost, $3,000; owner, Mollie Druss, 504 Hendrix st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1725.

EAST N. Y. AV, 1315, extension to dwelling; cost, $1,500; owner, Sallie Pensak, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 1709.

EASTERN PKWAY, 1612, interior alterations to 3-sty dwelling; cost, $200; owner, Florence V. Krupet, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1872.

EMMONS AV, 3154, extension to 2-sty hotel; cost, $10,000; owner, Peter Galotti, 64 West 10th st, N. Y.; architect, G. A. Schellenger, 339 West 18th st, N. Y. Plan No. 1757.

GEORGIA AV, 181, interior alterations to 2-sty dwelling; cost, $125; owner, Morris Sorgen, 151 Glenmore av; architect, Max Cohn, 510 Linwood st. Plan No. 1834.

GRAHAM AV, 100, interior alterations to 4-sty store and dwelling; cost, $500; owner, Leih Lurie, 98 Graham av; architect, Ignatius A. Crawford, 1095 Lorimer st. Plan No. 1722.

GRAHAM AV, 308, extension to 3-sty manufactory; cost, $4,500; owner, Sundel Hyman, 2069 5th av, N. Y.; architect, Lew Koen, 9 Debevoise st. Plan No. 1718.

KINGSLAND AV, 315, plumbing to 1-sty store; cost, $200; owner, Mr. Klein, 72 Norman av; architect, Wm. C. Ferrer, 114 Norman av. Plan No. 1770.

MANHATTAN AV, 958, extension to 3-sty dwelling; cost, $1,500; owner, Morris Pomeranz, 457 Graham av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1730.

MONTAUK AV, 192, extension to 3-sty dwelling; cost, $2,000; owner, Dan'l Mittendorf, 140 Madison av, N. Y.; architect, Ernest Dennis, 241 Schenck av. Plan No. 1721.

MYRTLE AV, 662, extension to 3-sty dwelling; cost, $600; owner, Antonio Pagello, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 1779.

Plans Filed—Alterations—Brooklyn (Contin'd)

NOSTRAND AV, 743, extension to 3-sty dwelling; cost, $1,000; owner, Bessie Weinstein, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 1855.

OCEAN AV, 2364, exterior alterations to 2-sty orphanage; cost, $1,000; owner, Brooklyn Baptist Orphanage, Coney Island av and Av I; architect, Wm. Werner, 657 Vanderbilt av. Plan No. 1784.

PITKIN AV, 1813, bay window to dwelling; cost, $600; owner, David J. Steinhardt, 210 Riverside Drive, N. Y.; architect, ——. Plan No. 1830.

RIDGEWOOD AV, 385, interior alterations to 3-sty dwelling; cost, $285; owner, August Schlipp, 264 Ridgewood av; architect, Adam E. Fischer, 373 Fulton st. Plan No. 1790.

ROCKAWAY AV, 543, interior alterations to 3-sty tenement; cost, $800; owner, Morris Weinstein, 408 Junius st; architect, Sam'l Reiser, 1777 Park pl. Plan No. 1731.

SURF AV, 819, extension to hotel; cost, $500; owner, Sam'l B. Weisberger, on premises; architect, Albert Ulrich, 371 Fulton st. Plan No. 1739.

SURF AV, 3330, extension to 3-sty hotel; cost, $1,500; owner, Misses Sixsmith, 220 Bishop st, Montreal, Canada; architects, Shire & Kaufman, 373 4th av, N. Y. Plan No. 1768.

SUTTER AV, 485, extension to 2-sty dwelling; cost, $300; owner, Chas. Fleigelman, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 1708.

THATFORD AV, 475, extension to 2-sty dwelling; cost, $500; owner, Abraham Markransky, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1853.

WAVERLEY AV, 513, extension to 3-sty garage; cost, $2,500; owner, Reid Ice Cream Co., 524 Waverley av; architect, L. Lauritzen, 525 Bedford av. Plan No. 1792.

2D AV, 5801-23, enlarge car barn; cost, $1,000; owner, Brooklyn Heights R. R. Co., 85 Clinton st; architect, Walter K. Taylor, 19 Bergen av, Jamaica, L. I. Plan No. 1711.

4TH AV, 9004, exterior and interior alterations to 1-sty store; cost, $200; owner, Domonick Fizzario, 373 91st st; architect, Harry Rocker, 371 Fulton st. Plan No. 1880.

6TH AV, 450, interior alterations to 3-sty store and dwelling; cost, $1,000; owner, Casper Koestey, on premises; architect, Frank Straub, 25 West 42d st, N. Y. Plan No. 1765.

7TH AV, 137, exterior alterations to two 3-sty dwellings; cost, $1,000; owner, Realty Associates, 162 Remsen st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 1789.

Queens.

BAYSIDE.—2d st, s s, 150 n Ashburton av, gas piping in dwelling; cost, $10; owner, A. Vorina, premises. Plan No. 465.

BROOKLYN HILLS.—Freedom av, w s, 75 n Maple st, new plumbing in dwelling; cost, $65; owner, John S. Rahal, premises. Plan No. 472.

COLLEGE POINT.—18th st, w s, 100 s 4th av, interior alterations to dwelling; cost, $50; owner, A. Zoellner, 25 13th st, College Point. Plan No. 514.

COLLEGE POINT.—2d av, s e cor 10th st, gas piping in dwelling; cost, $15; owner, A. Smith, premises. Plan No. 511.

CORONA.—Park av, n s, 20 w 48th st, 2-sty frame extension, 20x17, rear 2-sty frame dwelling, tin roof, interior alterations; cost, $1,000; owner, J. Girsosomine, 40 East Park av, Corona; architect, A. Magnoni, 45th st, Corona. Plan No. 467.

DOUGLAS MANOR.—Arleigh rd, n s, 200 e Centre drive, raise roof of dwelling 5 ft.; cost, $500; owner, Phillip Boileau, 11 West 30th st, N. Y. C. Plan No. 513.

ELMHURST.—Dewey st, w s, 109 n Columbus av, erect new foundation to dwelling; cost, $500; owner, A. Morrilliona, premises. Plan No. 471.

EVERGREEN.—Fresh Pond rd, n e cor Cooper av, erect marquise on store; cost, $250; owner, Wm. Ulmer Brew. Co., premises. Plan No. 519.

FAR ROCKAWAY.—Rue de St. Felix, e s, 280 n South st, new plumbing in three dwellings; cost, $900; owner, I. Monks, 175 West 75th st, N. Y. C. Plan Nos. 508-9-10.

FAR ROCKAWAY.—Waterview av, n s, 250 s Bayswater av, interior alterations to dwelling, shingle roof; cost, $300; owner, Louis Leavitt, 129 West 88th st, N. Y. C.; architect, D. Blaire, 545 East 139th st, N. Y. C. Plan No. 500.

FLUSHING.—Franklin terrace, 88, enclose porch; cost, $300; owner, Dr. M. Maxwell, premises. Plan No. 518.

FLUSHING.—Bradford av, 23, gas piping in dwelling; cost, $12; owner, W. Mantello, premises. Plan No. 489.

FOREST HILLS.—Station sq, s w s, 20 e Continental av, 1-sty brick extension, 41x40, rear 3-sty hotel, interior alterations; cost, $1,000; owner, Sage Foundation Homes Co., Forest Hills. Plan No. 504.

GLENDALE.—Glasser st, n s, 242 e Harriman av, 2-sty frame extension, 12x22, rear and side dwelling, tin roof; cost, $1,200; owner, J. V. Blaney, 33 Glasser st, Glendale; architect, J. Bachman, Glendale. Plan No. 502.

JAMAICA.—Harriman av, n s, 70 s Graves pl, general alterations to barn; cost, $400; owner, Starr-Brinckerhoff Co., 87 Harriman av, Jamaica. Plan No. 497.

JAMAICA.—Washington av, w s, 100 s Atlantic st, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, $100; owner, Chas. Beardsley, premises. Plan No. 468.

L. I. CITY.—15th av, e s, 450 s Wilson av, new plumbing in dwelling; cost, $75; owner, J. Flynn, premises. Plan No. 470.

L. I. CITY.—Van Alst av, 111 & 113, erect new water closet compartments to tenement; cost, $40; owner, Santo Maggio, premises. Plan No. 491.

L. I. CITY.—7th av, e s, 400 s Broadway, erect new water closet compartments in dwelling; cost, $900; owner, Mrs. A. Mand, 254 7th av, L. I. City. Plan No. 492.

L. I. CITY.—12th av, 177, interior alterations to dwelling; cost, $150; owner, A. H. Reges, 304 Grand av, L. I. City. Plan No. 496.

L. I. CITY.—Ridge st, 73, interior alterations to dwelling; cost, $1,000; owner, A. Poliziom, premises; architect, Thomas J. Reidy, 76 Hoyt av, L. I. City. Plan No. 499.

L. I. CITY.—Noble st, n w cor Van Alst av, sky sign; cost, $300; owner, Consumers Brewing Co., 55th st and Av A, N. Y. C. Plan No. 506.

MASPETH.—Clinton av, s s, 250 w Clermont av, 2-sty frame extension, 8x4, rear dwelling, tin roof, interior alterations; cost, $700; owner, Mary Silkowski, 149 Clinton av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 517.

MASPETH.—Burroughs av, s s, 50 w Lexington av, gas piping in dwelling; cost, $10; owner, Chas. Adelsohn, premises. Plan No. 507.

METROPOLITAN.—John st, 11, interior alterations to dwelling; cost, $750; owner, Alois Burchard, premises. Plan No. 466.

MIDDLE VILLAGE.—Satterlee av, n s, 75 e Ward st, new plumbing in dwelling; cost, $50; owner, W. Ryerson, premises. Plan No. 488.

MORRIS PARK.—Sherman st, e s, 250 s Beaufort st, new plumbing in dwelling; cost, $50; owner, G. Allen, premises. Plan No. 473.

OZONE PARK.—Jerome av, n s, 67 e Oxford av, new plumbing in dwelling; cost, $120; owner, J. H. Bissette, premises. Plan No. 469.

RICHMOND HILL.—Jamaica av, 2001, electric sign on store; cost, $50; owner, Eber Dunning, 324 Chestnut st, Richmond Hill. Plan No. 475.

RICHMOND HILL.—Curtis av, e s, 75 n Beaufort st, new plumbing in dwelling; cost, 50; owner, L. Behrens, premises. Plan No. 474.

RICHMOND HILL.—Myrtle av, junction Jamaica av, new plumbing in dwelling; cost, $50; owner, N. W. Horsely, premises. Plan No. 494.

RICHMOND HILLS.—Hamilton st, w s, 182 s Curtis av, new plumbing in dwelling; cost, $60; owner, A. W. Graves, premises. Plan No. 486.

RICHMOND HILL.—Belmont av, w s, 100 s Division av, new plumbing in dwelling; cost, $30; owner, Kew Gardens Corp., premises. Plan No. 487.

RICHMOND HILL.—Jamaica av, s s, 92 w Briggs av, new plumping in dwelling; cost, $50; owner, Wm. Wade, 235 Elm st, Richmond Hill. Plan No. 498.

RICHMOND HILL.—Wick st, 315, new plumbing in dwelling; cost, $50; owner, T. McDermott, premises. Plan No. 515.

RICHMOND HILL.—Curtis av, w s, 160 n Jerome av, new plumbing in dwelling; cost, $90; owner, Louis Messcheid, 1124 Curtis av, Richmond Hill. Plan No. 501.

RIDGEWOOD.—Onderdonk av, 871, electric sign on store; cost, $100; owner, John Baehm, premises. Plan No. 512.

ROCKAWAY BEACH.—Waverly av, e s, 400 s Boulevard, 2-sty frame extension, 24x14, rear 2-sty frame dwelling, tin roof, interior alterations; cost, $1,500; owner, Lillian Charde, 34 South Waverly av, Rockaway Beach; architect, Edgar Hovell, 31 Kane pl, Brooklyn. Plan No. 464.

ROCKAWAY PARK.—3d av, w s, 330 s Washington av, 2-sty frame extension, 10x12, rear 2-sty frame dwelling, tin roof; cost, $350; owner, Eliz. Blake, 35 3d av, Rockaway Park; architect, Walter K. Taylor, 19 Bergen av, Jamaica. Plan No. 476.

ROCKAWAY BEACH.—Grove st, w s, 75 n Railroad, enclose porch on dwelling; cost, $25; owner, Mrs. J. Clare, premises. Plan No. 490.

ROCKAWAY BEACH.—Bayside pl, e s, 440 n Fairview av, 1-sty frame extension, 24x10, rear dwelling, tin roof; cost, $200; owner, Ed. Layer, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 503.

SPRINGFIELD.—Springfield av, cor Central av, 1-sty frame extension, 25x12, rear shed; cost, $75; owner, Montifore Cemetery Corp., 14 Delancey st, N. Y. C. Plan No. 505.

WOODHAVEN.—Jerome av, n s, 47 e Oxford av, new plumbing in dwelling; cost, $85; owner, J. H. Bressell, premises. Plan No. 495.

Richmond.

EGBERT PL, e s, 228 n Fingerboard terrace, Fort Wadsworth, 1-sty extension and stucco to frame dwelling; cost $450; owner and builder, W. S. Lee, Rosebank. Plan No. 66.

HOUGENOUT ST, n s, 200 w Jewitt av, West New Brighton, concrete footing, new partitions, &c, to frame dwelling; cost, $600; owner, Edward Briggs, West New Brighton; architect and builder, A. T. Nichol, West New Brighton. Plan No. 62.

RICHMOND TERRACE, 449, New Brighton, new partitions and new store front to frame store and pool room; cost $200; owner and builder, J. Stanislaw, New Brighton; architect, John Davies, Tompkinsville. Plan No. 59.

RICHMOND TERRACE, n s, fronting Davis av, Livingston, new floors and veranda to frame store; cost, $600; owner, Monroe Eckstein Brewery, Castleton Corners; builder, F. Skerritt, Port Richmond. Plan No. 63.

RICHMOND TERRACE, 2040, Port Richmond, to erect a 5-ft. electric sign; cost, $25; owner and builder, Barent P. Winant, Port Richmond. Plan No. 69.

VAN DUZER & BROAD STS, s e cor, Stapleton, masonry to brick store; cost, $145; owner, Taylor Milk Co., Stapleton; architect, Jas. E. Grunert, New Dorp; builder, Chas. H. Lange, Stapleton. Plan No. 64.

10TH ST, s s, 60 e Lincoln av, Midland Beach, partitions to frame stable; cost, $5; owner and builder, C. J. Chambers, Midland Beach. Plan No. 71.

BELAIR RD, s w, 86 w New York av, Rosebank, side extension, concrete footings, partitions, etc., to terra cotta dwelling; cost, $1,000; owner, Mrs. Bertha Dreyfus, Rosebank; builder, W. S. Lee, Rosebank. Plan No. 65.

BRITTON AV, 480, Concord, new plumbing to frame dwelling; cost, $40; owner, John Di Lisa, Concord; builder, M. Esposito, Concord. Plan No. 67.

DAVIS AV, w s, 300 s Castleton av, West New Brighton, 1-sty addition to frame dwelling; cost, $560; owner, Cornelius Collins, West New Brighton; builder, John J. Murphy, West New Brighton. Plan No. 68.

FINGERBOARD RD, 185, 150 n Tompkins av, Fort Wadsworth, two bay windows to frame dwelling; cost, $75; owner, G. Fingardo, Fort Wadsworth; builders, Geo. Haverkamp & Son, Richmond.

LINCOLN AV, 122, Grant City, 1-sty extension to frame dwelling; cost, $150; owner, Armia Eitner, Grant City; builder, Gustav Periet, Grant City. Plan No. 70.

RICHMOND TURNPIKE, 7, Tompkinsville, new partitions and plastering to brick store and dwelling; cost, $25; owner and builder, Mrs. Krancer, Tompkinsville; architect, John Davies. Plan No. 60.

MIDLAND AV, n s, 43 n 2d st, Beach Park, 7-ft. porch and masonry to frame residence; cost, $100; owner, Alexandra Karlson, Midland Beach; architect and builder, Otto Karlson, Midland Beach. Plan No. 61.

BOARDWALK, w s, 900 w Sand la, South Beach, new ruhberoid roof to frame hotel; cost, $67.50; owner, Jacob Warshauer, Rosebank; builder, S. L. Hopping, Rosebank. Plan No. 72.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending March 28, The location is given, but not the owner's address:

CLIFFSIDE PARK.—Nicola Carrella, s a Walker st, 35 ft. e Nagle st, 2-sty brick, $5,000.

NEWARK.—Scally Caruso, 5 14th av, 3-sty brick, alteration, $2,000; Morris Weniger & Co., 125 North 3d st, 3-sty frame, $6,000; Abraham Rudnewitz, 807 South 17th st, 3-sty frame, $8,000; Carmino Transanti, 396 East Kinney st, 3-sty brick, $7,000; Nicola Martino, 179 Newton st, 3-sty frame, alteration, $300; George F. Schnle, 49 Winans av, 3-sty frame, alteration, $500; Bernard Mosias, 68 Bruce st, 3-sty frame, alteration, $1,000; Jacob Harrison, 237 Jelliff av, 4-sty brick, alteration, $300.

WEEHAWKEN.—Peter Mulcahey, n s 5th st, 40 ft. e Park av, 3-sty brick, $23,000.

GARFIELD.—Gerritsen & Stewart Lumber Co., 108 and 110 Passaic st, two 3-sty frame, alteration, $1,000.

WEST HOBOKEN.—Joseph DeGeorgis, 513 John st, 2-sty frame, alteration, $200; Battista Marchass, 400 Union st, two 3-sty frame, alteration, $300.

EAST ORANGE.—Richard Henderson, n w cor Burnett st and Lenox av, 4-sty brick, $32,000.

HARRISON.—Robert Snyder, 317 Ann st, 3-sty frame, $5,000.

SOUTH ORANGE.—Century Corporation, 133 South Orange av, 3-sty brick, $24,000.

TOWN OF UNION.—Franklin D. Haas & Bros., 147 Hudson av, 3-sty frame, alteration, $1,500.

APARTMENTS, FLATS AND TENEMENTS.

WEST NEW YORK, N. J.—A. E. Dore, Jr., 650 Bergenline av, West New York, has completed plans for a 3-sty brick store and apartment, 25x80 ft., in 15th st, west of Bergenline av, for E. Dragnetti, 320 12th st, West New York, owner. Cost, about $9,000.

MONTCLAIR, N. J.—A. Ginsburg, 225 Main av, Passaic, N. J., is about ready for bids for a 2-sty brick apartment, 97x60 ft., on Bloomfield av, for Harry Simons, 225 Main av, Passaic, owner. Cost, about $17,000.

PALISADE PARK, N. J.—A. E. Dore, Jr., 650 Bergenline av, West New York, has nearly completed plans for a 3-sty apartment, 37x80 ft., on Broadway, for the Steenland Construction Co., this place, owner. Cost, about $12,000.

JERSEY CITY, N. J.—W. H. Bogart, 250 Jackson av, is preparing plans for two brick 4-sty apartments, 44x80 ft., at the northeast corner of Bidwell and Jackson avs, to cost about $25,000.

BANKS.

BELVIDERE, N. J.—Donn Barber, 101 Park av, N. Y. C., has been commissioned to prepare plans for a 1 or 2-sty brick and stone bank building for the Belvidere National Bank, C. Ledyard Blair, president.

SOMERVILLE, N. J.—P. C. Van Nuys, Main st, has about completed plans for a 2-sty stone and brick bank and office building at the southeast corner of Bridge and Main sts for the Second National Bank of Somerville, C. L. Voorhees, president, and in charge. Cost, about $40,000.

CHURCHES.

HOBOKEN, N. J.—Max J. Beyer, 2d National Bank Building, is preparing plans for a 2½-sty brick synagogue, 36x90 ft., at Park av and 1st st for the Star of Israel Association, Solomon Lubash, president, 108 Washington st. Cost about $25,000. Bids will soon be received by the architect on general contract.

DWELLINGS.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, has completed plans for alterations to four residences for loft purposes at Green and Montgomery sts for Emanuel Gross, 315 Henderson st. Cost, about $10,000.

WEST NEW YORK, N. J.—A. E. Dore, 412 8th st, West New York, is preparing plans for thirty-eight 2½-sty brick and frame residences in 13th st, between Jackson av and Boulevard, for Joseph Stilz, 681 Bergenline av, owner. Cost, about $4,000 each.

WOODCLIFFE, N. J.—William Mayer, Jr., 693 Bergenline av, West New York, N. J., has completed plans for a 2-sty frame residence, 25x56 ft., at 31st st and Hudson av for Rose Virzi, Buchanan pl and 17th st, West New York, owner. Cost, about $4,500.

FACTORIES AND WAREHOUSES.

WEST NEW YORK, N. J.—P. A. Vivarttas, 110 4th st, Town of Union, N. J., has completed plans for a 2-sty brick silk mill, 48x200 ft., for E. N. Wood, 15 Columbia terrace, Weehawken. Cost, about $40,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 2-sty brick cottage at the New York Custodial Asylum, Rev. Henry H. Stebbins, president and in charge. Cost, about $60,000. Bids will be taken about May 20.

UNION HILL, N. J.—The North Hudson Hospital, Union Hill, William Gulden, secretary, contemplates the erection of an extension to the 3-sty brick hospital, 32x68 ft., on Park av, between Clifton st and Columbia terrace, from plans by P. A. Vivarttas, 110 4th st, Town of Union. Cost, about $35,000.

PUBLIC BUILDINGS.

RIDGEWOOD, N. J.—C. S. Keyser, 75 Hermance pl, has completed plans for a 1 or 2-sty brick armory, 75x100 ft., on East Franklin av, north of Ridgewood st, for Company C, of Ridgewood, J. J. Smith, captain, Prospect st. Cost, between $15,000 and $25,000.

SCHOOLS AND COLLEGES.

MOUNTAIN LAKE, N. J.—The Board of Education of Hanover Township, J. C. Layer, president, Morris Plains, N. J., contemplates the erection of a 1-sty field stone public school here to cost about $22,000. Competitive sketches have been prepared.

THEATRES.

MORRISTOWN, N. J.—Ed. Monahan, Bergenline av, Woodcliffe, N. J., is preparing preliminary plans for a 3-sty brick theatre and store building, 60x190 ft., in Park st, near Washington st, for James J. Lyon, general contractor, Farley Building. Cost, about $65,000.

MISCELLANEOUS.

WEST HOBOKEN, N. J.—Ed. McDermott, 582 Spring st, West Hoboken, has been commissioned to prepare plans for a 1-sty brick addition, 25x60 ft. to the bottling plant in Walnut st, for N. Faisthl, at site.

Other Cities.

BANKS.

GLENS FALLS, N. Y.—Mowbray & Uffinger, 56 Liberty st, N. Y. C., have been commissioned to prepare plans for a 1-sty brick bank building at the northeast corner of Glen st and Park av, for the First National Bank of Glen Falls, 104 Glen st, Bryan Lapham, president. Cost, about $90,000.

DWELLINGS.

PEARL RIVER, N. Y.—Gillespie & Carrell, 1123 Broadway, N. Y. C., are preparing plans for a 2½-sty frame residence, 30x50 ft. for John Tonner, 320 East 31st st, Brooklyn. Cost, about $12,000. Bids will be taken by the architects about April 9.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—The Buffalo Shirt Co., 752 Main st, Oliver Goldsmith, president and in charge, contemplates the erection of a brick and concrete plant, to cost about $35,000. Site and architect are not selected.

MUNICIPAL WORK.

UTICA, N. Y.—The New York State Department of Public Works, Duncan W. Peck, superintendent, Capitol, contemplates the erection of a steel bridge, 210 ft. long and 42 ft. wide, over the Erie Canal from plans by John A. Bensel, Capitol, state engineer. Cost, about $120,000. Work will probably go ahead this summer.

SCHOOLS AND COLLEGES.

GOUVERNEUR, N. Y.—William T. Towner, 320 5th av, N. Y. C., has been commissioned to prepare plans for a 2½-sty brick high school, 80x124 ft., for the Village of Gouverneur, Jas. Dolan, president. Jenney Deane, Governeur, donor. Cost, about $80,000.

PLEASANTVILLE, N. Y.—Wilson Potter, 1 Union sq, N. Y. C., has about completed plans for a 2-sty brick addition to the school on Bedford rd, District 9, F. H. Parmer, president. Cost, about $30,000. Bids will be called for about April 10.

ALBANY, N. Y.—Fuller & Robinson, 95 State st, have completed plans for a 3-sty brick and stone medical college building on Delaware av, Myrtle av and Lark st, for the Albany Medical College, Delaware av, Dr. Albert Vander Veer, chairman. Frank A. Dwyer, 12 Academy st, Amsterdam, N. Y., is steam engineer. Cost, about $100,000. The architects will take bids about April 6, to close around April 26.

PERSONAL AND TRADE NOTES.

JOSEPH H. McGUIRE, architect, has moved his offices to 101 Park avenue.

NATHAN HARRIS, architect, has moved his offices to 21 South Orange av, Newark, N. J.

LEROY T. GODFREY has opened an office for the practice of architecture at 127 Main av, Ocean Grove, N. J.

GLUCROFT & GLUCROFT ,architects, have moved their office from 34 Graham av to 671 Broadway, Brooklyn.

ROBERT J. REILEY and Eugene Lang, architects, will move their offices from 481 Fifth avenue to 477 Fifth avenue.

N. I. MATHER, architect, has moved his offices from the O'Neil Building to 20 Court street, Binghamton, N. Y.

MICHAEL F. GLEASON, plumbing contractor, has moved his offices from 131 Fifth avenue to 772 St. Johns place, Brooklyn.

S. MILLMAN & SON, architects, have moved their offices from 189 Montague street to the fifth floor of 26 Court street, Brooklyn.

THE PERFECT CONTRACTING CO., Chas. J. Schlesinger, president, formerly of 317 East 70th street, has removed to 150 Nassau street.

JAMES McWALTERS & SON, builders, formerly of 90th st and Broadway, have removed to the Putnam Building, Broadway and 43d st.

FOOTE & HEADLY, architects, have moved their offices from 347 Cutler Building to the Carter Building, corner State and Church streets, Rochester.

C. W. REQUARTH CO., INC., Charlotte, N. C., has opened branch offices at 15 East 40th st, N. Y. C., and in the Ganson Building, Lancaster, S. C.

ESTEY ORGAN CO. has moved its pipe-organ department to 25 West 45th st. The department is in charge of Reginald Ley McAll as sales manager.

BRICKEL & BRICKEL, architects, Bradford, Pa., will discontinue their office at Buffalo and open a branch office in the Theatre Building, Olean, N. Y.

WILLIAM GUERIN, formerly Acting Chief of the Bureau of Fire Prevention in the Fire Department, has accepted the presidency of the Conran Standpipe Co.

WALTER C. ALLEN, formerly general manager of the Yale & Towne Manufacturing Co., 9 East 40th st, has been elected vice-president and general manager of the company.

FRANK T. CORNELL, 125 East 23d st, Seymour & Schoenwald, 7 West 42d st, and Lester A. Kintzing will move in about two weeks to the Grand Central Terminal Building, 4733-4735.

ESCHER & TUCKER, mason contractors, have opened offices in the Bronx Theatre Building, 150th st and Melrose av, where they will conduct a general contracting business.

WILBUR S. KNOWLES, architect, has moved his offices to 103 Park av. He will jointly occupy offices with Joseph Wolf, who has been located at that address for some years.

AN EXHIBITION of the work accomplished by the graduates and undergraduates of the Columbia School of Architecture will be held at the University, Friday, May 1, 1914.

HENRY BACON, architect, of New York City, who has spent part of the winter in Florida, stopped off at Savannah, Ga., on his return. During his visit at Savannah he was entertained by the local architects.

WILLIAM P. THORNTON, engineer for a number of years in the plate department of the Ritter-Conley Mfg. Co., Pittsburgh, has resigned and accepted a similar position with the M. H. Treadwell Co., 130 Cedar st, N. Y. C.

FRED. B. SMITH has recently been appointed assistant to T. F. Manville, president of the H. W. Johns-Manville Co. For many years Mr. Smith has been secretary of the International Committee of the Young Men's Christian Association.

HENRY R. KENT, of the firm of Henry R. Kent & Co., N. Y. C., has formed a partnership with Carl M. Vail, to conduct a general engineering practice under the firm name of Henry R. Kent & Co., engineers, with offices at 141 Broadway.

E. T. VON KNOPKE, architect, and J. M. O'Donnell, structural engineer, are now associated under the firm name of Von Knopke & O'Donnell, at 511 Schere Bldg., Detroit, Mich., and request catalogues and samples from manufacturers interested in the building trades.

JAMES N. WALLACE, president of the Central Trust Co., has been elected a director of the Westinghouse Electric & Mfg. Co., succeeding Thomas W. Lamont, resigned, and H. H. Westinghouse has been elected a director, succeeding the late George Westinghouse.

MORTIMER E. ROSENBAUM, for many years representing the Shannon Manufacturing Company, has severed his connection with that firm, and will hereafter be associated with the American Clothes Dryer Company, which manufacturers clothes dryers and domestic laundry equipments, in the capacity of sales manager.

BY ORDER OF THE POST OFFICE DEPARTMENT, at Washington, the name of Bay Station, which is located in Model Bush Loft Building, No. 7, at the foot of 34th st, South Brooklyn, has been changed to "Bush Terminal Station." The department agreed to the change in response to requests made by the 200 odd tenants in the industrial colony, who claim that they prefer to have this station, which handles practically nothing else but their mail and parcel post business, more closely identified with the location.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July and August.

NATIONAL PIPE & SUPPLIES ASSOCIATION will hold its annual convention April 20-21 at the Hotel Biltmore, N. Y. C. The sessions will be held in the music room on the second floor of the hotel.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

MASTER BUILDERS' ASSOCIATION of New Jersey will hold its annual convention in Orange, N. J., April 23, 1914. V. P. Christofferson, Perth Amboy, N. J., secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore. Preliminary notices will soon be sent out.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m.

BROOKLYN ENGINEERS' CLUB will hold its fourth annual exhibition of engineering materials and processes at the club house, 117 Remsen st, Brooklyn, April 15-22. Many of the latest inventions applying directly to the engineering profession will be displayed. The exhibition is open to the public without charge.

AMERICAN INSTITUTE OF ELECTRICAL Engineers will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

THERE will be a meeting of the Plate Glass Underwriters' Association in connection with the meeting of the Great Eastern Casualty Company at 10.30 a. m. on Wednesday, April 8. The present situation in New York is precarious by reason of the fact that there are six companies not members of the organization quoting cut rates, and some action will have to be taken with regard to this competition.

THE LOCAL CHAPTER of the National Fire Protective Association will hold a meeting on Monday, April 6, at the City Club, 55 West 44th st, at 8:15 p. m. Addresses will be made by J. O. Hammitt, Chief of the Bureau of Fire Prevention, on "Compulsory Fire Protection," and by Rudolph P. Miller on "Tests of Fireproofing Materials."

AT THE ANNUAL MEETING of the Master Builders' Association of Poughkeepsie, held in Columbus Institute, the following officers were elected for the ensuing year: President, P. A. Peterson; first vice-president, William Degenhardt; second vice-president, Lawrence Wolf; recording secretary, Joseph Keating; financial secretary, Lewis T. Davis, and treasurer, Eugene Shover.

THE SIXTEENTH ANNUAL DINNER of the Brooklyn League will be held at Masonic Temple, Brooklyn, Friday evening, May 15. Hon. William Jennings Bryan will be the principal speaker of the evening.

MECHANICS' AND TRADERS' EXCHANGE, of Brooklyn, held the annual meeting of the exchange at 367 Fulton street Tuesday afternoon, March 31. The annual reports of the officers and committees were read and adopted. The Exchange is in a fine condition from all standpoints and the outlook for the season of 1914 is bright. At this meeting the annual election of officers and directors was held and the one ticket placed in nomination was elected unanimously. The officers and directors elected for 1914 are as follows: President, Walter L. Castle; vice-president, W. C. Williams; treasurer, J. J. Dalton; board of managers, Rufus H. Brown, J. Morton Halstead, Wesley C. Bush, John McKeown, C. E. Anselm, Jos. A. Guider, M. M. Canda.

THE MASTER PLUMBERS of New Rochelle have organized an association, with twenty members on the roll. The following officers were elected: Alexander Magee, president; Grant Archibald, vice-president; Daniel C. Cunneen, secretary; Louis Goss, treasurer. Meetings are to be held in the old post office building, and a large membership is expected in the near future.

NEW YORK CHAPTER of the American Society of Landscape Architects was formed at a meeting held on March 12, at the Transportation Club. The society is a national organization, founded in 1899 among the practising landscape architects of the country with the object of raising the standards of the profession, of protecting their interests and the interests of their clients, of disseminating knowledge in regard to this branch of the fine arts. With the growth of the profession, the greater appreciation of its work on the part of the public and with the ever increasing importance of local problems, the need arose for local chapters. They are now established in New York, Boston and Minneapolis, and they will greatly contribute toward the maintenance of the high standards established by the national society and toward the correct solution of local problems, both private and public, pertaining to the artistic development of land for use, recreation and pleasure.

OBITUARY

WILLIAM HOUGHTON, plastering contractor, died at his home, 104 Avenue I, Brooklyn, Monday, March 30, aged fifty-five years.

PATRICK TERNAN, a retired hardware dealer, died of general debility, at his home, 932 Pacific st, Brooklyn, Monday, March 30, aged eighty-four years.

Trolley Extension Commenced.

Extension of the Union Railway from Eighth avenue and 155th street westward to Amsterdam avenue, was commenced this week. The 3,000 additional feet of rail must be completed by April 15. The extension will also provide better facilities for handling the large crowds which attend the games at the Polo Grounds.

BUILDING MATERIALS AND SUPPLIES

WATCHFUL WAITING THE APPARENT KEYNOTE IN CONSTRUCTION—MARCH STEEL TONNAGE ABOUT EQUAL TO JANUARY

Brick Makers in Conferences—Lumber Quiet
—Plan Filings Continue Moderately Active

WATCHFUL waiting seems to be a settled a policy in the building construction. Hesitation is frankly ascribed to the continued unsettled weather conditions, but the recent discharge of large numbers of railway employees by one of the prominent lines has had a dampening effect upon the business outlook at a time when conditions were showing some signs of improvement.

But the action of the railroad companies should not be construed a 100 per. cent. narcotic to the building business in general.

In the first year of the operation of the parcel post system one mail order house turned over to the parcels post more than 1,000,000 shipments that would otherwise have gone by express. The express companies are paying the railroads 50 per cent. of their revenue from their shipments; the government is forcing the railroads to carry parcel post shipments for comparatively nothing. The system is invading the regular freight business of the railroads. Suppose the rate limit was raised to 100 pounds as the Postmaster General now advocates, it would permit the further extension of postal mail carrying and the railroads would have to charge off still more of their income now derived from express haulage and freight shipments. Bags of cement could be shipped under that rate through the mails! And after 100 lbs. are permitted what will be the ultimate limit?

In addition to that loss, the railroads have been confronted with hostile legislation, such as the full-crew bills, and those for the compulsory use of steel cars and consequently heavier rails. In the mean time they have asked for an increase in freight rates, but have not yet received that permission from the Interstate Commerce Commission, nor have they any intimation as to whether that privilege will be extended to them when the decision is rendered.

Under such circumstances it naturally will greatly impress the commission if a few roads find it expedient to make wholesale discharges and pass a few dividends at the psychological moment; the moment, by the way, when the time expired for all railroad companies to have their reports in the hands of the commission.

As far as the metropolitan district is concerned, there is plenty of evidence showing that, given settled weather, construction will go on apace. New building plans filed for the city this week showed Queens, with 203 valued at $563,575; Brooklyn, with 83 valued at $770,000; Bronx, with 15 valued at $393,500; Manhattan, with 12 valued at $932,600, and Richmond, with 41 valued at $41,384. The total for the city was 354, valued at $2,701,059, as compared with 349 valued at $4,037,706 reported last week. New building plans filed in East Jersey show a healthy development and increasing activity.

BRICK MARKET HOLDS FIRM.

Manufacturers Plan Organization of Barge Company.

HUDSON common brick held firm on demand this week and prices also showed more stability and unloading was more active. Raritan brick also reflects the improvement noted in the Hudson department.

Interest this week centered in meetings held by manufacturers with the idea of changing the system of operating brick-carrying barges. The plan is to form a barge company composed of owners of brick-carrying barges and to move all brick of stockholders on their own barges, paying a dividend upon the company's profits, and incidentally, if possible, to obtain more efficiency and to operate a smaller number of barges. About 400 are now regularly employed in the Hudson brick trade to supply this market and about 225 of these are owned by brick manufacturers. There is some talk of the 175 other barge owners combining to meet the proposed organization with a rate cutting campaign if the company finally is formed although no attempt has so far been made by these private barge owners to organize.

Official transactions for Hudson common brick covering the week ending Thursday, April 2, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, March 26—6.

	Arrived.	Sold.
Friday, Mar. 27	2	1
Saturday, Mar. 28	0	7
Monday, Mar. 30	14	4
Tuesday, Mar. 31	2	2
Wednesday, Apr. 1	1	0
Thursday, Apr. 2	2	2
Total	20	16

Reported enroute Friday A. M., April 3—3.

Condition of market, improving. Prices, Hudsons, —— to $6.25; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7 to —— (yard). Easing. Left over, Friday A. M., April 3—10.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Mar. 20	286,000	Mar. 27	1,350,000
Mar. 21	219,000	Mar. 28	130,000
Mar. 23	421,500	Mar. 30	816,000
Mar. 24	596,000	Mar. 31	1,401,100
Mar. 25	496,000	Apr. 1	1,267,600
Mar. 26	900,500	Apr. 2	1,036,600
Total	2,919,000	Total	5,991,300

1913.

Left over, Friday A. M., Mar. 28—50.

	Arrived.	Sold.
Friday, Mar. 28	0	3
Saturday, Mar. 29	4	5
Monday, Mar. 31	22	9
Tuesday, Apr. 1	4	3
Wednesday, Apr. 2	2	6
Thursday, Apr. 3	12	10
Total	44	36

Condition of market, dull. Prices: Hudsons, $7 to $7.25; covered, $7.50; Raritans, $6.87½ to $7. Newark, $8.25. Left over Friday A. M., April 4—58.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to April 2, 1914	143
Total No. bargeloads sold Jan. 1 to April 2, 1914	133
Total No bargeloads left over April 3, 1914	10
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to April 3, 1913	332
Total No. bargeloads sold Jan. 1 to April 3, 1913	274
Total No. bargeloads left over April 4, 1913	58

LINSEED OIL DEMAND BRISK.

Shortage of Supply of A Quality—Window Glass May Boost Prices.

PAINT and varnish manufacturers were active buyers of linseed oil this week with the result that ruling quotations of fifty-four and fifty-five cents were firm to stiff. A continued movement of linseed oil at this time of the year indicates heavy supplemental orders that an unusually active retail paint selling season makes necessary. Seed prices in the Northwest have fluctuated mildly with an upward tendency, according to late advices received in this city.

Turpentine is being held in yard at forty-nine to forty-nine and one-half cents with purchases rather light. Rosins are dull and nominal with substantially no change in quotations, common to good strained in yard on the basis of 280 pounds, a barrel ruling at $0.25 and D grade at $4.35 a barrel.

Prospective builders will find the window glass market strengthening. Production is proceeding again normally. There is reported to be a shortage in A quality and higher prices are predicted later in the season.

WHOLESALE LUMBER FIRMER.

Quick Shipments the Rule Throughout the District.

A GOOD part of the current wholesale lumber business is for quick shipment, and for the past few weeks there has been much complaint made of delays in transportation. The supplies in the hands of the local manufacturing trade and the yards are still below normal, and it seems that restocking must come soon.

COAL MARKET.

Anthracite In Good Shape—Quiet Follows Issuance of Spring Prices.

THE anthracite trade, both as regards the present situation and future prospects, is in much better shape than anybody anticipated a few weeks ago, when the outlook was for a dull April followed by a period of comparative quite after the spring prices went into effect. Owing to the size of dealers' stocks, it appears certain that an unusually large quantity of coal will be carried over into May.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, April 3, 1914.

BRICK—

Hudson common (Nominal)	$6.50@ ——
Raritan common	6.25@ 6.50
2d hand common	2.25@ 2.50
2d hand com. (truck load of 1,500)	4.50@ ——
Front or face	18.00@32.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland	$1.58@ ——
Cons. Rosendale Nat.	.90@ ——
Alsen's German	2.10@ 2.15
Dyckerhoff German	2.10@ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in.	$1.10
Trap rock, ¾ in.	1.20
Bluestone, 1½ in.	1.05
Bluestone, ¾ in	1.15@ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in.	$0.90
¾ in.	1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—		
4x12x12	in.	$0.06
6x12x12	in.	.084
8x12x12	in.	.102
10x12x12	in.	.12
12x12x12	in.	.15
Interior—		
2x12x12	in.	$0.048
3x12x12	in.	.048
4x12x12	in.	.054
6x12x12	in.	.072
8x12x12	in.	.096

LIME (Standard 300 lb. bbls. wholesale, select finishing):

Farnham Cheshire, finishing	$1.55@ ——
Eastern, common	1.25 @ ——

LINSEED OIL—

American Seed City Raw	$0.54@$0.55
American Seed City Boiled	.53@ .54

LUBRICANTS (Mineral):

Black, refined	13 @13½
Black, reduced, 27 gravity, 35@30 c. t.	13½@14
Black, reduced, 30 gravity, 15 cold test	14½@15
Cylinder, light, filtered	21½@23
Dark, steam, refined	15½@25
Paraffin, high, viscosity	19 @26
23½@24 gravity	15 @15½
28 gravity	13 @13½
Wax, crude per lb.	3½@ 3¾
Refined, 120 m. p. per lb.	4½@—
Refined, 125 m. p. per lb.	4¾ @—
Refined, 130 m. p. per lb.	5¼ @—

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.)	
8 to 12 in.	$23.00@$30.00
14 to 16 in.	31.00@ 34.50
Heart face siding 4-4 & 5-4..	30.00@ 31.50
Flooring, 13-16x2½ & 3 ins...	15.50@ 28.00
Hemlock, Pa., f. o. b. N. Y. base price per M.	22.00@ 24.00
Hemlock, W. Va., base price per M.	——@ 24.50
Hemlock, Eastern mixed cargoes..	19.50@ 22.50
(To mixed cargo price add freight, $1.50.)	
Spruce (W. Va., f. o. b. N. Y., lighterage limits)	
2x4, 18 and 20 ft.	$29.50
2x6, 10 and 14 ft.	24.00
2x8, 12 and 14 ft.	25.00
2x10, 3x10, 10 to 16 ft.	30.00
8x8 and under, 16 ft and under.	26.00
9 in, 16 ft and under.	31.00
4x10 to 10x10, 16 ft and under.	31.00
2x10 and 3x12, 16 ft and under.	31.00
12 in. 18 and 20 ft	33.00
Add $1.00 per M. for each inch over 12 ins.	
Add $1.00 per M. for every 2 ft over 20 ft in length.	
1x2 shingling lath, rough or dressed one side	$28.00
4-4x6 in merchantable quality	28.00
4-4x8 in merchantable	26.00
4-4x10 in merchantable	29.00
4-4x12 in merchantable quality	32.50

LATHS (Eastern spruce f. o. b. N. Y.):

1¼-in. round wood	——@$3.90
1½- in slab	$4.00@$4.10

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton	$10.50

BLOCKS:

2 in. (solid) per sq. ft.	.06
3 in. (hollow)	.06½
4 in. (hollow)	.07¼
Boards 5/8 in. thick, per sq. yd.	.16

SAND:

Screened and washed Cow Bay, 500 cu. yd. lots, wholesale	$0.50

SLATE (Per Square, N. Y.).

Penn. Bangor ribbon	$4.10@$4.75
Munson, Maine No. 1	5.50@ 7.75
Munson, Maine No. 2	4.50@ 6.75
No. 1 red	10.00@12.00
Unfading green	4.00@ 6.00
Genuine Bangor	4.75@ 6.75
Pen Argyle	4.00@ 6.00
Vermont, sea green	3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot.

Beams and channels up to 14 in.	$1.31@$1.36
Beams and channels over 14 in.	1.31@ 1.36
Angles 3x2 up to 6x8	1.31@ 1.36
Zees and tees	1.31@ 1.36
Steel bars, half extras	1.31@ 1.36
Steel bars, half extras	1.31@ 1.36
Universal & sheared 31 in. & und.	1.46@ 1.51

WHITE LEAD: Per lb.

American, dry, car lots	$0.07
In oil, in 100, 250 and 500-lb. kegs	0.09

On lots of 500 pounds or more a discount of ½c per pound is allowed.

Red Lead and Litherage—

In 100-lb. kegs	$0.08

On lots of 500 pounds or more a discount of ½c per pound is allowed.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 11, 1914

GREENWICH VILLAGE INVESTORS' MECCA

A Thousand Flats Wanted, to Rent from $20 to $50 a Month—Land Cheap and Investment Possibilities Large—Record and Guide Thanked in Resolutions

BY DR. EDWIN ZIMMERMAN

WHEN the announcement was made that the new subway system was to be built through the Greenwich Village section, a new field for the speculative builder was immediately created, and the process of discounting the new transit improvement commenced. On some of the main thoroughfares new loft structures were erected and tenants were readily found, but this condition did not apply only to mercantile buildings. The influx of new concerns into the section brought a large number of residents, and the apartment houses became well filled. There is hardly a house which has a vacancy, and in fact in several of the real estate offices there is a waiting list of people who desire flats averaging about $50 a month.

Probably the most important sign of the times, as applied to this section of old Manhattan, is the fact that the professional operator invaded the section to be traversed by the new subway line and bought many of the available corners, at increasing prices. The parcels will be resold, in all probability to builders for improvement, as this class of speculator rarely improves for his own account, unless he has a prospective tenant in sight who is willing to lease the entire structure for a long term of years.

Some investors have realized the residential possibilities of the section as shown by the recent apartment house construction movement in the vicinity of Washington Square. Others are building flats in the village itself, but the volume of this type of construction is still so limited that it is apparent building investors are not yet fully aware of the changes that are taking place.

Look back for thirty or forty years at this section of New York and then compare it with the Greenwich Village of to-day. In the former days the street layout was most inconsistent and caused much traffic confusion.. In the last few years marked progress has been made in straightening out this condition. True, many of the thoroughfares to-day follow the cowpaths and trails laid out by the early settlers in the section, but counteracting that is the one-hundred-foot wide swath the city is slashing through the very heart of its most populous district to create an arterial street providing direct and easy communication to every other part of the community.

Wanted, 1,000 Flats.

Three hundred pieces of property were condemned by the city for the extension of Seventh avenue, a project which the committee has fought for consistently more than six years. During all that time the splendid support of the Record and Guide has been given, and its influence has done much in bringing about the present happy conclusion. Therefore, it was only fitting that at a meeting held on March 11 at the home of Harman Reher, at 276 West Eleventh street, at which I had the honor of presiding, a resolution of thanks should have been unanimously adopted and ordered sent to the Record and Guide for its valuable services. These three hundred buildings, which housed at least a thousand families, are now being torn down. Where



DR. EDWIN ZIMMERMAN.

have these residents gone? They have been compelled to seek quarters in other sections of the city. They are trying to come back, and the appeal we make to building investors is not the appeal of mere speculative possibility, but of positive knowledge that we need a thousand flats renting from $20 to $50.

Not a Loft Building Centre.

Our fight, now that we have won the Seventh avenue extension and the four-track subway, was not with the purpose of making Greenwich Village a great loft building section, but rather a great residential district. I appeal to those men with money to invest in flat and apartment houses to come to our rescue and build for us at least a thousand flats and apartments similar to those that are being erected in Harlem and the Bronx. All we ask is that you give us the same rent. Tell me what man, woman or child will hang on a subway car strap for an hour after a tiresome day in the store, shop or office when homes can be had within walking distance of their downtown places of business, or the wives can walk to good shopping districts?

We shall maintain this district as a residential section for fifty years or more. West of Hudson street we have a natural loft building territory by reason of its proximity to the river front. There may be found abundant space for business buildings, but in Greenwich Village, east of Hudson, in the territory lying between 14th street, Houston, Sixth avenue and Hudson, we must preserve the true residential character.

I say to those who will build these flats and apartments that we can fill them with a most desirable class of permanent tenants. But we are not going to be a village of Micawbers, waiting for something to turn up. We are alive to the possibilities of this territory because we have lived here so long.

For years the residents in the Greenwich Village section have been under a severe handicap in the matter of rapid transit. This is specially true during the morning rush hours, for by the time the trains on the elevated system reach the locality, all the seats are occupied and passengers are forced to stand. Of course, it must be considered that the time consumed in travel is only a few minutes, but still, when taken in the aggregate, this time amounts to considerable at the end of a month. In the evening, however, the condition is somewhat reversed, and those boarding trains downtown stand an even chance with those residing in other sections of Manhattan.

When the new system is opened we look for a decided betterment in conditions and hope that the present congestion will be greatly relieved. The Greenwich Village section has been neglected so long, as far as improvements are concerned, that only those with unbounded faith were able to maintain hope. When the Board of Estimate and the Public Service Commission finally came to a decision as to the Seventh Avenue route and work started, hope was renewed, and today we actually see the physical work in progress. Houses are being demolished in several sections along the line and it should be only a comparatively short time before the remaining building obstructions are removed and the actual digging commenced.

The extension of Seventh avenue in itself is a great boon. At the present time we are hemmed in, but soon we will have a main north and south artery, which should have the affect of increasing the population in the section.

A RESOLUTION.

By the Greenwich Village Public Service Committee.

Whereas, The Greenwich Village Public Service Committee has, with the aid of the people of Greenwich Village, been successful in obtaining from the City of New York the much needed extension of Seventh avenue and a four-track subway, and

Whereas, For eight years prior to this meeting (held on the eleventh day of March, 1914, at the home of Herman Reher, 276 West 11th street, in the City of New York, with Dr. Edwin Zimmerman presiding), the Real Estate Record and Builders' Guide consistently aided us in the accomplishment of our purpose; be it therefore

Resolved, That we, the members of this Greenwich Village Public Service Committee, give public expression of our thanks to the Record and Guide for its generous services; and that it be further

Resolved, That our President be directed to have a copy of this resolution forwarded to the editor of the Record and Guide as an evidence of our gratitude.

INDUSTRIAL CENTER AT LONG ISLAND CITY

Railroads are Large Influencing Factors in Upbuilding a District Which Has Long Been Dormant—Many New Structural Operations Projected and Under Way.

ONE of the interesting developments in the real estate field during the last two years has been the reclaiming of a large amount of vacant land in Long Island City and the establishing of a large number of manufacturing plants, which will in time employ many thousands of artisans. This new field was opened largely as a result of the locating of the Long Island terminal at Sunnyside yards and the projected New York Connecting Railroad, to the Bronx and the New England States, but aside from this the erection of the Queensboro bridge, which produced direct communication with Manhattan, had a far reaching effect. When the industrial movement to the east started land values were very low; in fact, the entire district was a "deserted city." Since the development has taken place, however, realty values have jumped, but even today there are many choice parcels, ripe for industrial improvement, which can be obtained at reasonable figures

The entire section was in a comatose condition, largely because owners were afraid to make any improvement, fearing mistakes, but once the trend was established and it was found that improved railroad facilities were to become an actual fact, the entire situation changed.

In addition to new manufacturing concerns, there is in progress a decided building movement in the erection of tenements to house those employed with these concerns, and plans have been drawn for many multi-family houses to meet the demand. One of the difficulties experienced by manufacturing concerns was that there was not adequate housing facilities for their employees, but this condition is righting itself and in the course of a few months will be eliminated almost entirely.

To Develop Another Section.

Announcement was made this week that arrangements had been completed by the Stuyvesant Realty Company, which is affiliated with the Pennsylvania Railroad interests, for the expansion of the industrial zone in Long Island City. Ten blocks at the east end of the Sunnyside yards will be improved and developed for factory purposes. The property extends along the main line of the railroad from Laurel Hill avenue in the west, to Woodside avenue and the extension of the Old Newtown road, in the east, and is crossed by Packard, Bliss, Grove, Locust, Heiser, Piling, Stone, Dickson and Caroline avenues The north boundary is Jackson avenue and the south is Dryer avenue and the railroad right of way. The union station is within a few blocks of the property.

When the Stuyvesant Realty Company purchased the Sunnyside yard property several years ago, much land was acquired which was not needed for the railroad improvement, though it was deemed advisable to purchase the land as an insurance against unexpected requirements. The streets have been mapped out to conform with the topographical charts covering that section of Long Island City, but several important changes will be necessary in order to provide for the railroad sidings which will have to be installed.

Changes in the Map.

Tentative diagrams showing these changes have been submitted to the Board of Estimate, and will come officially before that body on April 17, when a public hearing will be held. It is said that negotiations are pending with several large manufacturing concerns, which propose to improve some of the property with modern buildings, but no definite information along these lines could be obtained this week.

As projected more than $10,000,000 is involved in the tentative plans for factory plants to be erected upon the new tract and it is estimated that about 15,000 workmen will be employed there after the development is well under way. This will mean that between 30,000 and and 40,000 people will have to be housed within a reasonable distance of the property.

Concerted opposition, by the Taxpayers' and Business Men's Associations, of Astoria, is being taken to the suggestion to establish barge canal terminals on Bowery Bay and on Dutch Kills Creek, but none on the East River. At a meeting recently held, L. C. L. Smith, formerly chief engineer of the Borough of Queens, stated that $19,000,000 had been appropriated for barge canal terminal purposes and that the Astoria or Long Island section should get at least $1,000,000 of it. Mr. Smith states that careful soundings had been made of the waters in Hallett's Cove and that it was found that the depth varied from seventeen to thirty feet, at mean high water, which he considered ample to meet the requirements of the canal barge. The following resolution addressed to the Borough President was offered and unanimously adopted:

"We, the undersigned business men or property owners in Long Island City, hereby urge that you will use your influence to have a barge canal terminal located in the vicinit of Hallett's Cove. We further urge that inasmuch as the two Brooklyn terminals will give that borough a total wharfage of 10,156 feet, Long Island City is entitled to at least one-half this amount, and we therefore urge you to use your influence to have terminals in Long Island City, one of which shall be on the East River, in the vicinity of Hallett's Cove, and in such other location as may be approved, the combined dockage of the terminals to be not less than 5,000 feet."

Below is a table of twenty-four new manufacturing plants projected or in course of construction in Long Island City. The estimated cost of these improvements aggregate $3,843,000 the largest being that owned by the Degnon Realty Company, at the corner of Thompson avenue and Orton street, 212x437 feet, from designs by William Higginson, architect, and being erected by the Turner Construction Company. The building is nearing completion. There are a number of operations not enumerated in the table, but all these operations involve less than $20,000 each. As will be readily seen by glancing at the first column, there is a large variety of interests which will shortly locate in the district and which should give further impetus to the development of the section.

On Forehandedness.

Everyone familiar with the usages in vogue in renting real estate in New York City knows there is hardly ever a lease made where the owner does not bind himself to make certain alterations or renovations. The nature of these is pretty much fixed in every lease, and for this reason, they can almost always be anticipated. While, of course, tenants are pretty generally allowed to choose their own wall paper, as a rule the painting of the woodwork, and the finishing of the floors, as well as attention to the plumbing and heating system, can be just as well done long before the lease is signed as afterwards, and if a tenant desires immediate possession and finds these things demanding attention, it naturally may prejudice him in favor of some other location, where less time would be required for the necessary repairs.

Pease & Elliman, as renting agents, advise their clients to be forehanded in such matters, on the general principle that tenants appreciate the thoughtfulness that saves them from inconveniences and annoyances.

TABLE SHOWING NEW FACTORIES AT LONG ISLAND CITY.

Owner and Location.	Stories.	Const.	Size.	Cost.	Architect.	Contractor.	Condition.
Degnon Realty Co., cor Orton st & Thompson av...	9	Re Con.	212x437	$1,000,000	Wm. Higginson	Turner Const. Co.	Near'g Completion
Atlantic Macaroni Co, 295 Vernon av.....	5	Brick	.....	60,000	E. Necarsulmer	Leddy & Moore	Ready to Roof
C. A. Willey Co., 14th & Hancock sts.....	6	Re Con.	75x150	125,000	J. Boese	Not Let	Bids In
Am. Drug. Synd., Borden & Van Alst avs.....	6	Re Con.	140x 95 40x 50	150,000	P. P.	Not Let	
Columbia Paper Co., 3d & Van Alst avs.....	3	Re Con.	80x200	60,000	J. M. Baker	Industrial Eng. Co.	Near'g Completion
Edward Outwater, Crescent & Wilbur avs.....	6	Re Con.	100x100	200,000	P. P.	Owner	Contemplated
Nat. Casket Co., Jackson av.....	6	Re Con.	175,000 sq. ft.	200,000	Ballinger & Perrot	Not Let	Ready for bids
Ford Motor Co.....	8	Brick	320x200 150x256	200,000	Jno. Graham	Not Let	
Neptune Meter Co., Davis st nr Jackson av.....	1	Brick	123x100	18,000	H. Fougner	Industrial Eng. Co.	About Completed
Sicilian Asphalt Pav. Co., Newtown Creek.....	1 & 2	Brick	Various	150,000	Felber Eng. Co.	Owners	Near'g Completion
Grady Mfg. Co., Ely av nr Wilbur av.....	1 & 2	Brick	45x 85 21x 55	20,000	Hy Holder	Chatterton, Warwick & Collins	Roofed
N. Y. Cons. Card Co., Webster & 4th avs.....	5	Re Con.	70x458	450,000	Ballinger & Perrot	Turner Const. Co.	Roofed
Goodyear Tire Co., Jackson av.....	4	Re Con.	50x277	70,000	Bowditch & Co.	Nat. F. P. Co.	Completed
Am. Mach. & Found. Co., 55th st & 2d av.....	2 & 3	Re Con.	200x100 100x150	150,000	Francisco & Jacobus	Not Let	Contemplated
Am. Bar Lock Co., Borden av.....	2	Re Con.	50x 80	30,000	Ballinger & Perrot	Not Let	Bids In
Am. Ever Ready Co., Thompson & Nott avs.....	8	Re Con.	200x300	200,000	Maynicke & Franke	Not Let	Plans Completed
G. W. Brunsdorf, Webster av.....	5	Brick	52x 75	25,000	Leo MacCracken	Not Let	Figuring
General Vehicle Co.....	6	Re Con.	100x327	200,000	Harris & Richards	J. H. Deeves & Bro.	Completed
Neptune Meter Co., Crane av.....	5	Re Con.	75x175	125,000	H. Fougner	Industrial Eng Co.	Completed
N. Y. Studios, Harris st.....	—	Brick	100x140	100,000	E. Hohn	Not Let	Contemplated
Packard Motor Co., Hill st.....	1	Brick	22x 89	40,000	G. F. Pawling	Not Let	Contemplated
Am. Ag. Chem. Co., Blissville.....	1	Brick	80x106	50,000	A. H. Nickerson	Guarantee Const. Co.	Foundations
Imperial Paint Co.....	3	Brick	50x100	20,000	Not Selected	.....	Contemplated
Renault Freres, Beebee & Lathrop avs.....	2	Brick	97x200	200,000	Not Selected	.....	Contemplated

REAL ESTATE BOARD'S BILLBOARD POLICY

Definitely Stated By the President to Aldermanic Committee—A New Ordinance to Be Substituted Which Will Be Less Drastic.

SO STRONG was the opposition to the proposed billboard ordinance that Alderman Curran, who introduced announced at the close of the hearing held at City Hall this week, that he would withdraw this particular measure and replace it with another. Chairman Hamilton intimated during the hearing that the Building Committee wished to report an ordinance that would be generally satisfactory. The most powerful influence that has so far been brought to bear against the measure is the Real Estate Board. Opposition was expected from the billboard and advertising companies as a matter of course, but the judgment of the Real Estate Board was awaited and has been the decisive argument against the bill.

Should Be Sanely Regulated.

The reasons for the opposition of the Real Estate Board were made plain at Wednesday's hearing (which was the third) by President Laurence M. D. McGuire, who spoke for the board on this occasion under special authority. He said that the board believes there is wide room for improvement in the character and also in the methods now employed by the billboard and advertising companies. The board would like to see the enterprise regulated, but it believes in sane legal control. He continued:

"To a certain extent the ordinance works unnecessary hardship on the bill-posting business. But the board is not interested in this phase of the matter. It is concerned entirely with the effect this ordinance would have on the revenue to real estate owners. If it were merely a question of reduced revenue, necessary to proper regulation, worked out upon practical and legal lines, the objection would be less emphatic. But this ordinance is impractical in many provisions, and in many particulars does not seem to me to be legal.

"The section providing that ground signs shall be only 10 feet high, though not a serious matter, is coupled with a provision that these signs may exceed this height when set back one and a half times the height of the sign. This may be a necessary provision, but the need for it is not obvious. Certainly it would confiscate the double-deck signs and would very materially reduce their number.

The Most Serious Provision.

"Section 7 is perhaps the most serious of all the provisions. It prohibits the erection of signs on any tenement house, hotel or other dwelling, except detached dwellings, which are at least 40 feet from any other dwelling. The word 'tenement' suggests to the casual reader the tall multi-family house; but this section applies equally to any building in which three families live and do their cooking independently. The word 'hotel' suggests the magnificent tall hostelry, but the provision applies with equal force to the many small buildings along the lines of the 'L' and railroads in suburban territory which are operated under hotel licenses.

"The larger hotels are permitted signs only when they advertise the business of the hotel. It is doubtful whether this provision is legal. Certainly it is neither fair nor reasonable to restrict the owners of low, safe buildings, occupied by only three families, or the owners of small hotels. If signs are allowed at all, there should be no discrimination of this sort.

"Nor is there any reason why the owner of a private house should be deprived of this form of revenue. Such advertising may not be desirable, but I believe the ordinance in this respect invades a constitutional right.

"Section 9 provides that there shall be no closed roof signs on any except fireproof buildings. There is no justification for this. It would practically eliminate all roof signs; and to say that the owner of a frame dwelling in the suburbs facing railroad stations and tracks cannot receive the benefit of this advertising is going a great deal too far in the restriction of property rights. I am reliably advised that it is not legal.

"Section 10, which requires that signs should be able to resist a 40-pound wind pressure is unreasonable. Section 16, to regulate signs on property facing parks, etc., touches an unpleasant form of the advertising business. Unfortunately, however, this provision cannot do what the courts many times have decided is unconstitutional.

"Section 19 is wholly unnecessary as a regulating provision. It is absurd to say that because a cornice encroaches 6 or 8 inches that an owner cannot have the right to erect a sign.

"Another exceedingly serious fault in the proposed ordinance is the unfair position in which it would place owners of existing buildings upon which sign structures are erected. If this ordinance were passed it would be practically impossible for the owners of these buildings to renew their leases except upon terms satisfactory to the advertising concerns and the signs they might wish to erect could not be made to comply with the proposed ordinance.

"The only proper thing to do is to recast this ordinance in such a way as to conserve the interests of the city and the owners of real estate and still give due weight to legitimate aesthetic requirements."

United Owners Protest.

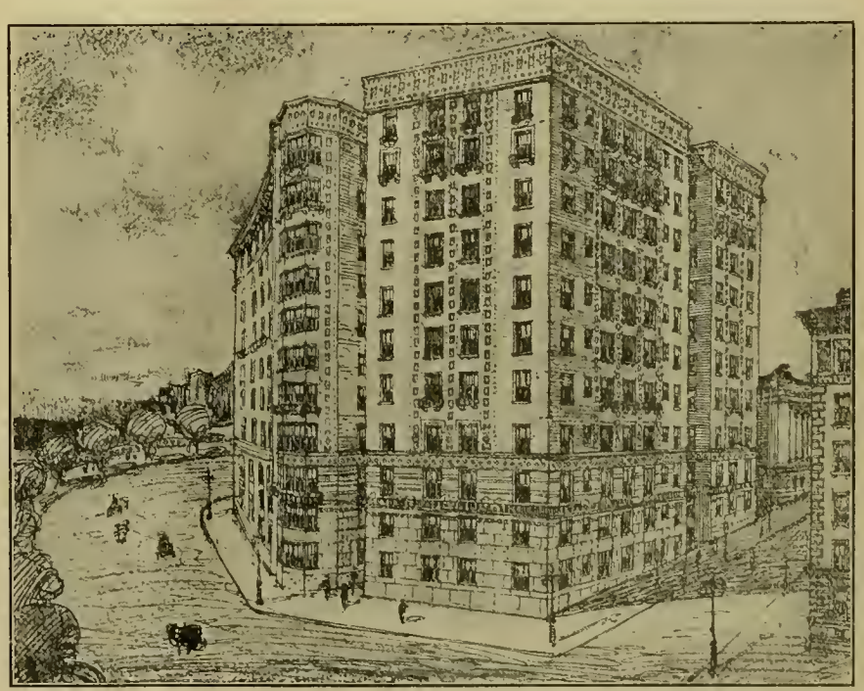
President Henry Bloch, of the United Real Estate Owners' Association, said:

"Our organization—a federation of large local taxpayers' associations—is opposed to this ordinance in its entirety.

"We believe that the present ordinance is crudely drawn. Instead of wisely regulating billboards and outdoor advertising, it attacks the ownership of real estate, seeking to deprive it of a legitimate source of income. Real estate, which now practically alone pays the cost of the running of our city government, is constantly being made a target of attack The ordinance should be recast in such a way as to overcome the evil complained of, and at the same time conserve the interests of owners of real estate.

A special committee of the United Real Estate Owners' Associations has been appointed to draft a new ordinance. This committee has been working industriously on the matter for the past four or five days, and we expect that the ordinance will be ready for submission shortly."

UNIQUE APARTMENTS FOR THE DRIVE



George and Edward Blum, Architects.

WORK on a new ten-story apartment has recently been started at the northeast corner of Riverside Drive and 155th street. Plans of the building were prepared by George and Edward Blum, architects, 505 Fifth avenue, for the Strathcona Construction Co., Harry Falk, president. The building will occupy a plot 100x150x irregular and will contain seventy-two apartments, which are arranged in an interesting manner.

On the ground floor there will be a six-room apartment with two baths, and a specially planned doctor's apartment of seven rooms with two baths. The upper floors will have seven apartments to each floor, the apartments ranging in size from seven rooms with two baths, to four rooms and one bath. Each apartment will have a large entrance foyer and ample closet room.

The facade will be striking and distinctive. Limestone in large blocks will be employed from the granite base course to the second-story level. Tapestry brick and faience tile in ornamental design will be used above this point. The building is surmounted by a rich parapet wall of the same materials.

The building is to be entirely fireproof, each apartment having two separate exits to fire stairs. The estimated cost of the project is about $500,000.

TAXATION LAW UNCHANGED BY LEGISLATURE

Some of the Bills That Failed—Factory Law Modified in Favor of Small Buildings—Added Powers for Fire Commissioner Opposed.

NO important changes in the tax law were made at the recent session of the Legislature. Among the bills passed in the closing days and now before the Mayor is one which amends the New York City Charter in relation to assessments for public improvements. (Senate bill, printed No. 1084, by Mr. Duhamel.) Section 1089-a is changed so that an assessment may be paid in ten installments if the amount exceeds three per centum of the assessed value of the property, "exclusive of improvements."

A new clause provides that when in the opinion of the Board of Estimate an assessment is excessive or confiscatory, or the combined assessments against any parcel in any two consecutive years exceed fifty per cent. of the assessed value of the property, the board may direct that the assessment be divided into twenty parts or take such measures for the relief of property owners as it may deem just and equitable.

A bill was passed and is now in the hands of the Governor making some changes in the administration of the mortgage recording tax; its chief effect would be to enable the entire tax to be paid on mortgages covering property both within and without the State, with a corresponding exemption of the total value of the bonds secured thereby.

A bill was passed revising the methods of assessing and collecting taxes in Westchester County, and substituting a more efficient system for the present cumbersome and expensive methods. This proposed change has aroused some opposition, and the Governor announced that a hearing would be given April 9.

The so-called "half-rate" tax bill (reducing the tax on buildings in the city of New York) which has received much notice was not reported from committee.

The Inheritance Tax Law Unchanged.

Bills were introduced in both Senate and Assembly to change the Inheritance Tax law in three particulars: first, to repeal the present exemption of intangible personal property of non-resident decedents, and thereby restore the double taxation, which was abolished by the present law in 1911; second, to tax bequests to benevolent and educational institutions in other States, and, third, to abolish most of the present exemptions for small bequests and to change the gradings in such a way as to make a considerable increase on bequests of moderate amounts. All of these changes were strongly opposed by the New York Tax Reform Association, of which A. C. Pleydell is secretary, and those relating to the taxation of non-residents had opposition from financial institutions that foresaw a possible loss of business through the withdrawal of deposits and securities by non-residents of the State. The Senate bill was reported favorably by committee, but advanced no further than second reading; the Assembly bill was not reported.

Bills were introduced in both houses to repeal the Secured Debt law, but were not reported. Subsequently, near the end of the session, a bill was introduced in the Senate making the tax on securities that now come under the secured debt law 30 cents per hundred dollars annually, and exempting from this tax for a period of three years the securities which have already been registered under the secured debt law. This bill was reported favorably from committee but did not reach a vote before adjournment.

Tenement Law Changed.

An important bill which awaits the Governor's signature was introduced by Assemblyman McGrath and amends the Tenement House law in relation to civil penalties for violations by providing that the judges of the Municipal Courts shall have the power of discretion instead of being subject to a mandatory law requiring a fine of $50 for the first offense and $250 for a continued violation.

The Herrick bill, making property owners criminally liable if certain nuisances or evils exist on their premises, was amended so as to require a guilty knowledge of the facts on the owner's part before he can be punished.

The widowed mothers' pension bill was defeated in the Assembly, but the same body passed the McCue Child's Welfare bill, which would have caused a heavy expense to taxpayers had it been enacted. The bill was defeated in the Senate.

Modifications in the Factory Law.

The amendments to the Labor Laws which were secured by the efforts of the Real Estate Board of New York, as contained in Senate bill No. 1224, which received the Governor's signature this week, are briefly as follows:

Fire-escapes can be used as a required means of exit on buildings of five stories or less in height, except when in the opinion of the Industrial Board they do not furnish adequate means of escape from fire.

Fire-escapes on buildings over six stories in height may be used as the required means of exit, when in the opinion of the Industrial Board they can be safely used.

Interior stairways, serving as a required means of exit, do not have to be enclosed in buildings of five stories or less in height, unless the Industrial Board, because of conditions, deems it necessary.

Window frames and sashes can be covered with metal, instead of being of metal.

Standard Fire Policy.

The Horton bill (Assembly Int. No. 1789), which provided for the changing of the Standard Form of fire insurance policy, was lost. While the present form of policy is explicit, it covers a large number of subjects, still, since its adoption, many changes have taken place, and at the present time policies are apt to have a number of exceptions stated on their face which confuse the insured. The new form is in concise shape and is so arranged that specific clauses can be found at a glance, which is a matter of great convenience. The bill failed to pass, but this introduction was only designed as a preliminary step, and in all likelihood the matter will be taken up again when the Legislature re-convenes. Under the present form of policy the clauses are so placed that without careful study it is almost impossible for one inexperienced in insurance to locate any desired section, while under the suggested form each important clause has a margin note indicating the subject dealt with.

More Power for the Fire Commissioner.

During the closing hours of the Legislature a large number of bills were hurried through both houses, not all of which are for the good of real estate. Among these was the Hoff bill (Int. No. 1254) which amends the city charter so as to give the fire commissioner authority over fire-escape equipment, as well as over the storage, keeping, sale, manufacture and transportation of combustibles.

The Bureau of Combustibles is abolished and its power and authority vested in the fire commissioner. With his added authority he has power to declare any building a nuisance which he considers perilous to life or property in case of fire therein, by reason of the nature or condition of its contents, overcrowding of persons therein, defects in its construction, fire-extinguishing or fire-escape equipment, or by reason of any violation of law or order of the fire commissioner. He has power in case his orders are ignored to vacate the building.

The Board of Trade has appealed to the Mayor for a hearing on this bill and will strongly oppose this extension of autocratic authority, and Wednesday, April 15, at two o'clock, in the Mayor's office, have been appointed as the time and place.

The alleged joker in this bill, according to the Board of Trade, rests in the fact that it not only abolishes the Municipal Explosion Commission, but it also empowers the same man who detects alleged nuisances to abate it. This is considered to be too arbitrary for the best interest of real estate owners in New York City and it also is said to be a real menace to a person's business in that he may be forced to vacate premises, a removal from which would mean the possible wrecking of his business.

Elevator Insurance.

The Ramsperger bill to amend the insurance law, which encountered stiff opposition in the Legislature, has been signed by the Governor. This authorizes the incorporation of life, health and casualty companies for the purpose of insuring against loss or damage to elevators or other property, except by fire, caused by the maintenance, operation or use of elevators, and including loss by legal liability for damage therefrom and against damage from loss or use or occupancy of premises by reason of the breakage or leakage of sprinklers, pumps or water pipes.

Bills Before the Mayor.

Mayor Mitchel granted hearings this week on the following named bills, which passed both branches of the Legislature and have come to him for approval:

Senate Bills Int. No. 898, to amend the Greater New York Charter in relation to salaries of the teaching staff; Int. No. 34, to amend the Greater New York Charter, in relation to salaries of the members of the supervising and teaching staffs of the board of education; Assembly Bill Int. No. 1243, to amend the Greater New York Charter, in relation to salaries of the teaching staff of the board of education. These bills were strongly opposed by representatives of the Real Estate Board, the United Owners and many taxpayers' associations.

Senate Bill Int. No. 191, to amend the Greater New York Charter, in relation to assessments for local improvements confirmed after the first day of January, 1908.

Senate Bill Int. No. 944, to amend the Greater New York Charter, in relation to the adoption of rules and regulations by the Commissioner of Docks and their enforcement.

Senate Bill Int. No. 231, to amend the Greater New York Charter in relation to costs awarded to the City of New York.

Senate Bill Int. 772, to amend the Greater New York Charter in relation to the funds for street and park openings and for street improvement.

Senate Bill Int. No. 1073, to amend chapter 4 of the laws of 1891, entitled "An act to provide for rapid transit railways in cities of over one million inhabitants," with reference to procuring work and materials, with reference to security, with reference to contracts for limited amounts and with reference to the acquisition of property.

EFFORTS TO AVOID PLATE GLASS WAR

Meeting Held By Plate Glass Underwriters' Association To Avert Critical Condition Now Existing.

THE Plate Glass Underwriters' Association of Greater New York held a meeting last Wednesday at the office of the Great Eastern Casualty Company for the purpose of discussing the local situation and to consider ways and means of adjusting the present rate situation. A full representation was present and after considerable discussion a committee of seven was appointed to prepare a rating plan which would provide district rates according to the general hazard which ultimately would do away with the specific rating of risks, and it is anticipated that this scheme of rating will meet with the approval of companies which are not now members of the association and also will have the support of the Insurance Department. The committee is expected to make its report before May 1 and a meeting will be called to give further consideration to the subject before that date.

An Acute Situation.

During the last few months a serious condition has arisen in the plate glass insurance business, so much so that several meetings of the Plate Glass Underwriters' Association have been called, in order to discuss fully the situation and apply the proper remedy. So acute is the situation that a large number of the members of the association seriously considered the suspension of the rules regarding rates and commissions, due to the growing competition of non-members. Of course the final analysis spells a rate war, which would be disastrous to business interests. It is the easiest thing in the world to reduce rates and "go after" business in a cut-throat manner, but when the day of reckoning comes the property owner pays the entire bill.

Temporarily, the owner might benefit by the rate war, as far as the actual outlay of money is concerned, but it is only a matter of a comparatively short time before the stability of the insurance companies is affected and the security impaired. The question would be continually in the owners' mind, "Am I insured in the safest company?" or, "Is my broker insuring me to my best advantage, or is he placing the risk in the company which will yield him the best returns?" Eventually the rate war would be over and then premiums would rise to such a figure that, in some cases, hardships might result.

Co-operation the Remedy.

There is one remedy that could be applied which would cure the existing evils that beset the Plate Glass Underwriters' Association, namely the co-operation of the brokers in the maintenance of proper practices. The average plate glass account of brokers of importance will run from $3,000 to $5,000 a year. The average premium of a store front risk is about $12, therefore it can be inferred that the broker places about 350 to 400 risks a year. This means that he has between 30 and 35 clients a month whose interests have to be conserved, requiring him to obtain the best possible rate and incidentally to insure himself against competition on the general lines which he carries for his client, it is imperative that he deliver a plate glass policy at the lowest rate.

Twenty-five companies are writing plate glass insurance in New York City, and in order that he can make sure that he obtains the lowest rate he has to submit an application to every company, necessitating the procurement of about 750 estimates a month. In order to make sure that each company quotes upon the schedule covered by the existing policy, a comparison of twenty-five surveys has to be made with the original schedule. The work attending this procedure is of such importance that it cannot be neglected.

If the carrying company quotes a higher rate than one of the competitors and it develops that there are broken plates on the premises, then the broker has to require the replacement of the plates. It frequently happens that the tenant does not want the glass replaced, which results in friction between the property owner, the tenant and the insuring company.

There are many other difficulties which arise in a situation following a rate war that should prompt brokers to exert every possible means to prevent such a disaster in the business. The commission return from his present volume of $5,000 or $1,250 per annum. is reduced by reason of the cutting of the rates to $600 or $700. It is therefore clearly in the interest of the broker to encourage the companies to maintain instead of reducing rates.

It may be held that the broker is employed by the property owner instead of the insurance company, which is of course true. Nevertheless, satisfactory results never have been had from a chaotic condition. Insurance rates should be based upon substantial lines, giving the property owner real insurance, the broker his legitimate commission and the company enough profit so that the business may be conducted upon a thoroughly conservative basis.

THE EASIER WAYS.

Of Meeting the Requirements of the New Factory Laws—Efficiency of Horizontal Exits.

Real estate owners have been agitated over the requirements and limitations of the new factory laws, which apparently require them to make expensive alterations in their buildings, but fire prevention experts say there are easier ways of complying with the law and avoiding its penalties.

Instead of going to the expense of constructing fireproof walls around the stairways of their non-fireproof loft buildings, and of fireproofing windows and doors, owners have at least two alternatives. One is to cut a doorway through into the next building on every floor, which is one way of making a horizontal exit and at the same time getting the advantage of a firewall.

Another way is to connect the balconies of their fire-escapes with the balconies of their next door neighbor's, or build a balcony around the party wall.

Mr. A. L. A. Himmelwright of the Masonic Hall Building, at Sixth avenue and 23rd street, said yesterday that he believed that fully 90 per cent. of the existing old style residences used as factory buildings in Manhattan not now complying with the law are situated so that they can make this easy and inexpensive connection. In many cases adjoining buildings are under the same ownership and it is a simple operation to cut doorways through the party wall and protect the openings with firedoors. The cost would be about $200 per floor.

Connect Fire-Escapes.

Another way of getting a horizontal exit is to connect the exterior fire-escapes (or fireproof stairways) of adjoining buildings on either side or in the rear. All windows opening on outside fire-escapes must extend to within six inches of the floor level, and must be made fireproof. The cost of the alterations would be in this case $300 per floor. Mr. Himmelwright showed how easily this could be done in case of some buildings within view from the windows of his offices. In one case the fire-escape of a building fronting on 23rd street comes within a foot or two of the fire-escape of the building in the rear, fronting on 24th street. Five or ten dollars per floor would probably defray the cost of making the physical connection in this case.

What the Law Says.

In respect to horizontal exits the statute reads (paragraph 6 of section 27-e) that in any building where a horizontal exit is provided on any floor, as many persons may be employed on that floor as can occupy the floor of the adjoining or nearby building which has been connected by either putting a doorway through, or by connecting the exterior fire-escapes, or by bridging the intervening space to the building in the rear, allowing five square feet of unobstructed floor space per person. Anyone can figure how many persons can be employed on any one floor of given dimensions under this rule. This expedient takes no account of stairway widths or fireproof stairways and enclosures; if owners can show a sufficient and legal way of escape into the next building, the authorities will be satisfied.

Efficacy of Fire Walls.

Mr. Himmelwright and his associate, Mr. H. J. F. Porter, are firm believers in the efficacy of fire walls and horizontal exits, more so than in fireproof stairways and ordinary fire-escapes. Both were retained as engineers in an advisory capacity by the Legislative Factory Investigating Commission which framed the new factory bills, but they regret to say that the factory laws as enacted are far from being what they recommended or can approve.

The danger of depending solely on interior stairways grows out of the limited capacity of the stairs and the proneness of persons using them in an emergency to become panic-stricken. It was Mr. Porter's recommendation to the commission that the occupancy of each factory floor should be limited to the capacity of the stairway, which he figured at two persons for every foot of height of ceiling on stairs three feet wide. People going downstairs must have a vacant step in front of them to tread on, and they can, therefore, be on every other step only, or they will be lock-stepped and cannot move.

In a loft building with 10-foot ceilings the floors are about 1 foot 3 inches thick. In the height of 11 feet 3 inches the flight of stairs there are eighteen steps 7 1-2 inches high. The flight of stairs can, therefore, hold nine persons in single file and eighteen in double file, and two extra persons can stand on the landing, making twenty in all; if the stairs are wide enough for three abreast, the total capacity will be thirty persons.

The Legislative commission, however, took liberties with Mr. Porter's figures and adopted as a standard a dwarf building having ten feet between floors of which there are none except old converted tenements, instead of a building with 10-foot ceilings, as he had specified.

The allowable capacity of stairways was arbitrarily increased to 14 persons for each 18 inches of width of stairs, with one person added for the thickness of the floor between ceiling and the finished floor above, making 15 in all, which was a 50 per cent. increase over the 10 persons he had specified. Fifty per cent. additional was then allowed for the presence or installation of automatic sprinklers, which latter Mr. Porter regards of problematical value as to life-saving and useful principally as a property-saving device. This arbitrary allowance by the commission increased the allowable stairway capacity to over 100 per cent. more than he had recommended; thus permitting one person on every step of the stairways and making the lock-step condition legal in every factory building.

Too much emphasis cannot be placed upon the better, safer, quicker and much larger capacity offered by the fire or division wall with its horizontal exit, according to Messrs. Himmelwright and Porter.

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Bradstreet's index number for cost of commodities is down to 8.8320, the lowest since October, 1911. The highest point was 9.5462 in December, 1912. The cost of living ought to be declining, but will have to descend to a much lower level and include lower taxation before the difference will be very noticeable.

Out of 108,000 premises inspected last month by the uniformed force of the Fire Department, under the provisions of the Fire Prevention law, dangerous conditions were found to exist in only 849 places, which is less than one per cent. of the whole number. In 80,000 cases there was no cause of complaint, and in 28,000 the violations were only minor, and doubtless have been or will be quickly remedied. The firemen inspect all classes of buildings except tenements. For the first going-over, this speaks fairly well for the good conditions maintained in this great city.

The attempt of the manufacturers of non-union trim in the West to force open-shop conditions upon New York City has, after several years of litigation, resulted in their defeat. The U. S. Circuit Court of Appeals has dismissed the suit of the Paine Lumber Company and others against the representative organizations in the local carpenter and woodworking trades, both employers and journeymen, who have made for many years common cause against the non-union material. The court, holding that the New York craftsmen have violated no law, sustains the Circuit Court, in dismissing the injunction which the Westerners had obtained in the New York State courts. The decision seems to give countenance to the principle long contended for by local mechanics, that they cannot pay the high cost of city living and compete with the product of Western planing mills operated with non-union labor.

Real Estate Bodies Should Be Public Spirited.

It is very much to be hoped that the success obtained by the real estate interests of New York in defeating the proposed increase of the land taxes during the Legislative session will not result in any false appraisal of the real nature and dangers of the existing situation. The same or some similar bill will undoubtedly be introduced at the next session of the Legislature, and the same fight will have to be made all over again. In order to meet an attack of this kind successfully, the real estate interests of the city should not wait until a crisis has arrived and they are forced to put forward all their efforts to avert the danger. They should keep an active organization and agitation alive between Legislative sessions, and they should show the same kind of interest in the better government of the city and in its general welfare as their opponents do.

Whatever one may think of the proposed increase of the land tax, its advocates are for the most part public-spirited people who sincerely believe that the single tax or the nearest possible approximation to it will make for the social betterment of the poorer inhabitants of New York. If the organization of property owners exhibited somewhat more general public spirit and made more effective and extensive contributions to the better government of the city, they would be in a stronger position when they came forward to oppose undesirable and harmful proposals for an increase in the land taxes and excessively expensive plans for social betterment.

Property owners' associations will never attain the weight in the community to which they are entitled as long as they confine themselves to advocating municipal improvements from which they benefit or to opposing social reforms which affect their interests injuriously. The collective interests of the inhabitants of New York are becoming of more importance than the interests of any section of the city or of any class of its citizens. Property owners' associations should recognize this fact and should become as far as possible civic rather than merely class organizations. They should study not merely their own interests, but the public needs of the whole city and the best means of satisfying.

Prepare for the Constitutional Convention.

One matter of large public policy which should be carefully considered by the property owners of the city is the approaching Constitutional convention. The people of New York have voted by a very small majority of a very small vote to hold a convention in April, 1915, to revise the fundamental law of the State. It is a great pity that so important a decision should be made by such an exceedingly small proportion of the voters; but this evidence of the lack of public interest in the matter makes it all the more necessary for good citizens to organize for the purpose of electing able and disinterested delegates and to agitate on behalf of a sound policy of Constitutional revision; otherwise it will be easy for the politicians or the extremists to secure control of the convention and to draw up a new instrument which would be even worse than that under which we are still being governed. No intelligent citizen of this city needs to be informed as to the importance to him of securing a better Constitution for the State. To call the existing government representative would be a joke.

The Legislature has shown again and again that it is incompetent, cowardly and open to all kinds of dubious influences. It will oppose desirable reforms for years at the bidding of political bosses, only in the end to pass them in the same spirit of abject subserviency. The organization of the Executive is equally unsatisfactory. The Governor has no control over his own proper subordinates and cannot be made responsible for the conduct of the business of the State. He cannot even control effectively his own appointees, because the Senate is able to use its power of confirmation to force him to make political appointments. The consequence is a sickening spectacle of corruption and incompetence, against which under prevailing conditions the better public opinion of the State struggles in vain. The expenses of the State government have been increasing faster even than the expenses of the city government.

By far the largest proportion of this increase in taxation is paid by the business or propertied interests of New York City. The approaching Constitutional convention will afford them the best single opportunity which they are likely to have for a great many years to deal a body blow to this system of wholly irresponsible and incompetent government. They can replace it with a government which will be independent of the political machines, which will be organized for efficiency and which will be really responsible to public opinion. What the business and real estate interests of New York should immediately do is to form an association for the purpose of acting effectively in relation to this all-important matter. The association should be well equipped with funds, and should draw up a plan both for the election of non-partisan and competent delegates and for subsequent action in relation to the framing of the new Constitution. In considering the Constitutional changes which it will advise, the association should call experts to its assistance. The improvement of State Constitutions is being seriously studied in different parts of the country, and, as a result of this study, certain conclusions have been reached. The men who have reached them will be very glad to offer to a New York association the benefit of their investigations.

Growth of Long Island Travel.

The Long Island Railroad Company has been obliged to make certain expensive alterations in the plan of its station in order to make provision for the expected increase in traffic next summer which is extraordinary, considering that the station has not been in use for more than a few years. There can be no doubt that the growth in travel will be very considerable in the near future. As the process of electrification continues, the various stations along the line of the road obtain an extremely close connection with Manhattan. When places in which land is still so cheap as Port Washington are brought within thirty-five minutes of the Pennsylvania Terminal, a large diversion of population in that direction is inevitable and will be quick. At present it is retarded by the isolation of the Manhattan terminal, and this isolation will not be cured for several years. But the amount of business transacted near the terminal is constantly increasing, and this fact is adding largely to the number of possible commuters on the Long Island Railroad.

It is becoming more and more evident that the boroughs of Brooklyn and Queens and the county of Nassau will be the areas of greatest activity in real estate development during the next few years. The new subway systems will be on the whole of more benefit to Long Island than to any other part of the metropolitan district. Its residents will have many alternative methods of reaching different districts of Manhattan. They can, for instance, come in from Jamaica either to lower Broadway, the Pennsylvania Terminal or to 59th street; and, of course, the reverse journeys will be equally easy. An enormous and radical shifting of the population will take place before the end of the current decade.

Engineering Societies Consolidate.

Editor of the RECORD AND GUIDE:

At the annual meeting of the American Institute of Electrical Engineers a paper was read and discussion took place on the subject of combining the membership, or parts thereof, of the national engineering societies into one association.

The primary object might be sufficiently and plainly described as "to foster and develop the human factor in the engineering profession, to place the engineer on the same plane as the lawyer and doctor, for the discussion of engineering in general, except scientific and technical subjects."

There was no adverse discussion, and both paper and discussion show beyond doubt that even the leading members of the great national societies whose objects are to advance science and engineering realize that something more is needed. What they realize may be stated in this way:

(1) An organization separate from those of a scientific character is essential to develop the standing of the engineer as a social unit.

(2) There is no "adjectival" distinction between engineers when their interests in society are to be protected or advanced. At such a time architectural, civil, electrical, mechanical and mining men stand as a unit.

It will probably take much time to develop a scheme which will appeal to the members of four or five different bodies so large in numbers and pregnant with tradition as our national engineering societies, but in the meantime it cannot fail to be of interest to the profession at large to know that younger bodies are leaving the slow and heavy methods of debates to their elders and are, fittingly, up and doing.

The most important consolidation of societies which has taken place in the history of American engineering has just been effected by an order of the Supreme Court of the State of New York which has merged the Technical League of Engineers and the American Society of Engineer Draftsmen, both incorporated bodies, into a new organization, to be known as the Technical League of America. The name was adopted because it includes architecture and every branch of engineering, as well as every grade of worker in all those branches from engineer-in-chief to tracer or technical student.

These two societies, though comparatively young, have done splendid work, the Technical League of Engineers among civil service departments and the America Society of Engineer Draftsmen in commercial fields.

This consolidation is the result of a thorough and comprehensive study of every phase of the question of placing the engineering profession on a higher social plane and obtaining for the engineer and his assistants that recognition, both economic and social, which is due to men through whose untiring efforts almost every possible safeguard for human health and every device for the higher development of the human race is conceived and perfected.

The league cordially invites those members of existing national societies who believe in advancing the status of the engineer through the medium of legislation and organized effort to send in their applications to the league forthwith, without prejudice to their present affiliation. The league most heartily extends this invitation also to the members of other State and local societies, and particularly to that great body of men in the profession, of all grades, who belong to no organization but who have been waiting for the event of the Technical League of America.

WALTER M. SMYTH,
General Secretary,
Technical League of America.
74 Cortlandt Street, N. Y., April 6.

"The Unearned Increment."

Editor of the RECORD AND GUIDE:

This is the euphonious phrase used daily by socialists, single taxers, and political economists. It is generally used in relation to real estate; is meant to represent the increased value of land, on the assumption that the community as a whole produced such and the owner did not; that the community is entitled to such increase either in whole or in part, the percentage depending upon the emotional make-up of each individual who is an "unearned increment" taxer.

"Unearned increment" is the basic foundation of the single tax, yet there are people, even so-called economists, who condemn the principle of the single tax and advocate the principle of the "unearned increment" tax. Let us apply the principle of "unearned increment" to other human activities and see where it leads to:

Where a purchaser of commodities or securities for speculation realizes a profit in excess of say 6 per cent, interest on his investment, such profit is "unearned increment." Where silent partners in financial, commercial and manufacturing establishments receive profits in addition to say 6 per cent. on their investment, such is "unearned increment." Where those living solely on fixed incomes receive more than 6 per cent. dividends on stock investments, or where they receive profits due to increased values on stocks and bonds, the excess is "unearned increment."

The difference between the above three classes and the urban vacant lot owner is,—that the former receive annual interest on their investment and in cash a larger "unearned increment," and the latter receives no interest on his investment, but instead pays out taxes annually and special assessments which in many cases eat up his "unearned increment" if he is lucky enough to have an actual and not a paper one.

Where a purchaser of commodities for actual delivery and resale at an advance realizes an abnormal profit, such is "unearned increment." Where active partners in financial, commercial and manufacturing establishments receive a profit in addition to say 6 per cent. interest on their investment, plus a salary for management, such profit is "unearned increment." They are in the same position as the owning managers of business buildings. Where farmers have the value of their crops increased by reason of war, or by failure of like crops elsewhere, such increase is "unearned increment." The part played by the sun and rain in ripening crops is "unearned increment," as is also increased value of crops due to new railroads, new towns, etc.

There is "unearned increment" accruing to merchants, manufacturers, middlemen and farmers due to contiguity to market. There is "unearned increment" due to superiority of the soil of some farm over others.

There is "unearned increment" due to superior opportunity, superior mentality, superior physique, superior psychic reactions, superior sense touch, superior education, superior heredity, superior environment, superior sex (i. e., higher male wages than female for like work).

Every person in every land, from monarch to tramp, enjoys the results of community efforts as well as those of individual efforts; no man or number of men can differentiate between man's active and passive activities and the resulting financial benefits.

The whole trend of taxation to-day is not to tax for the expenses of government according to the financial benefits received and protection afforded persons and property, but to tax so as to equalize all the individual productive differences due to heredity, environment, education, mentality, physique, opportunity, fate and laziness; in fact, the unfit and lazy want State socialism, and everyone on the same level. They are crazy enough to believe that all of them will fare better than they do to-day, instead of which they would die of starvation.

To tax realty "unearned increment" and leave untaxed all other "unearned increment" is illogical, uneconomic, and is class legislation. To tax realty "unearned increment" before it is cashed in, and which exists largely on paper and is generally brought into being by the necessities of increased taxation, is criminal. STEWART BROWNE.
170 Broadway, March 31.

Building Code Revision in Experienced Hands.

Superintendent Rudolph P. Miller, who has been appointed by the Board of Alderman to assist the Building Committee in revising the Building Code, said yesterday that he would not hand in his resignation as Superintendent of the Manhattan Bureau of Buildings until the resolution of the board received the official approval of the Mayor. Immediately upon the re-introduction of the Amended Building Code in the Board of Aldermen, in January, the Building Committee sent a copy to the Superintendent of Buildings in each borough with a request for his criticism and suggestions. Mr. Miller, for one, found it impossible to undertake a task so difficult in addition to his many other duties. The present understanding is that he will be the editor of the new revision and have the assistance of the building superintendents of the Boroughs of Brooklyn, Bronx, Queens and Richmond; and that upon the conclusion of the work he will be restored to his present position.

The original resolution named Mr. Miller only, but as it was explained that building construction in each borough had its own particular features and problems, the majority (45 to 20) voted for an amendment directing Mr. Miller to "consult and co-operate throughout with" the other superintendents, who, on their part, were requested to consult with him in the preparation of the code. Mr. Miller will receive a compensation of $3,000, as it is expected he will be engaged in the work for five months, during which time he will receive no part of his salary as Superintendent.

Mr. Miller desires that it be understood at the outset that he does not mean to prepare an entirely new code. The probabilities are strong that any code which these five experienced men will recommend will be enacted by the Board of Aldermen in short order. After ten years of fruitless revisory work the administration is anxious to dispose of the subject finally.

WOULD STOP UNIFORM RATING.

New Jersey Legislature Asked to Modify the Insurance Law of October 4, 1913.

Building managers and real estate men in general, and particularly those in the New Jersey section of the metropolitan district, were considerably disturbed this week when they learned that the Richard's bill, H. B. 230, had been passed by the House and was in the hands of the Senate. The objectionable feature of this measure is its aim to prevent uniform rating of buildings by classes by the State Rating Expert, approved by 170 companies doing fire insurance business within the confines of New Jersey.

It is the purpose of this bill to compel each building to stand subject to individual inspection, so that the rate of insurance on that structure will depend entirely upon the nature of its construction. Under the present law Atlee Brown, of Newark, has been appointed the rating expert for the entire State, subject to the approval of 98 per cent. of all the fire insurance companies doing business in New Jersey. This schedule of rates is filed with the Commissioner of Banking and Insurance at Trenton, and upon these rates fire insurance in all classes of buildings is placed. In operation it is said that it has resulted in the saving of large amounts of money on high-class private and public structures throughout the State. In Jersey City fire insurance companies holding policies on public buildings recently voluntarily rebated $435 for insurance that had been placed under schedules existing before the new rates were made.

According to Assemblyman Richards, who is the minority leader in the House, there is a great deal of complaint on the part of owners of small buildings, such as residences and flats, that the operation of a general rating system works a hardship upon them and makes their insurance rates higher. It is in response to the protests of these policy holders that the bill has been introduced.

—At the Exposition of the Efficiency Society of New York, which is being held this week at the Grand Central Palace, New York City, the Public Service Commission for the First District exhibits some of the results of its work in building rapid transit lines and in regulating corporations. Charts and maps of the dual subway system and models of some of the new stations, together with stereopticon views of the progress of construction on rapid transit work, are shown.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Apartment Houses Held the Centre of Interest

Real Estate Board's Code of Ethics

The Real Estate Board has adopted the following rules of conduct to govern relations between members and between members and clients:

1. When a member accepts from another member a customer for a property, the first transaction closed shall relieve each member from further obligation to the other in connection with subsequent business done with such customer, unless by prior written agreement to the contrary.

2. A member shall give an unprejudiced opinion, if he gives any, concerning another member's proposition when asked to do so by a prospective customer.

3. No member shall put a sign on a building without first having the written order from the authoritative persons, and it is the sense of this Board that too many signs do more harm than good.

4. No member shall offer property for sale or for lease or submit any application for a loan without the knowledge and consent of the owner, or his authorized agent, and then only on such terms as authorized.

5. No member shall furnish information concerning a property to other members either in respect to its sale, lease or mortgage, claiming sole agency, unless he shall have been retained in such capacity. No member shall offer any property so furnished him upon any other terms than precisely those stated by the member sending out the information, and all negotiations shall be carried on through such member.

6. No member shall under any conditions claim or receive any commission or rebate upon repairs made, or supplies purchased, in the operation and management of properties in his charge without the consent of the owner.

7. Members are advised to invite friendly arbitration by the board rather than to appeal to the courts of law in settling differences with other agents or owners.

8. In all cases where an operator, owner, or other person shall act in bad faith towards a member, and the member claims that he has been unjustly deprived of a commission, the facts may be reported to the board of governors and the governors shall, after consideration of the claim, request the operator or owner or other person to arbitrate the claim of the member, and shall preserve records of all requests to arbitrate and answers thereto which shall at all times be open for the inspection of the members of this board.

9. All requests for arbitration, compaints and communications of any kind to the board must be made in writing.

10. The term "member" as used herein shall include all resident or non-resident active members and men associated in a member's office.

11. A member shall not put his name in the newspapers in connection with a transaction unless he receives a part of the commission or has actually acted as agent for one of the parties.

12. In case of any infraction of these rules, the board of governors shall determine the penalty, which, at the option of the governors, shall be a reprimand, suspension for a given period, or expulsion.

—Outdoor work is being resumed, excavators are starting numerous operations, and there is every indication that there has been a material decrease in the number of the city's unemployed.

Chester Local Improvements.

The Local Board of Chester has adopted the following resolutions:

For paving with bituminous concrete on a cement concrete foundation the roadway of Castlehill avenue, from Westchester avenue to Lafayette avenue, adjusting curb where necessary at a total estimated cost of $54,400.

For constructing sewers and appurtenances in Rhinelander avenue, between Cruger avenue and Wallace avenue, and in Wallace avenue, between Rhinelander avenue and Bear Swamp Road; Bear Swamp Road, between Wallace avenue and Bronx Park, east, Bronx Park East, between Bear Swamp road and the summit north of Mace avenue; Bronx and Pelham Parkway North between Bronx Park east and Olinville avenue; Olinville avenue, between Bronx and Pelham Parkway north and Waring avenue; Waring avenue, between Olinville avenue and the east side of White Plains road; White Plains road, west side, between Waring avenue and the summit north of Mace avenue; and in White Plains avenue, east side, between Waring avenue and Mace avenue, together with all work incidental thereto.

For acquiring title to the lands necessary for Rhinelander avenue, from Cruger avenue to Stillwater avenue.

The following resolutions were denied: Acquiring title to the lands necessary for Furman avenue, between East 236th street and East 239th street.

Acquiring title to the lands necessary for Matilda avenue from East 236th street to East 242d street.

Acquiring title to the lands necessary for Carpenter avenue, from East 219th street to northern line of the city of New York; for regulating, grading, flagging, etc., in Randall avenue, from the Pier and bukhead line of the Bronx river to White Plains road, together with all work incidental thereto at a total estimated cost of $91,600.

The following resolution was withdrawn: For acquiring title to the lands necessary for Wilder avenue from East 233d street to the northerly boundary line of the City of New York.

The following resolution was recommended to the Board of Estimate: For laying out on the City Map Baker avenue, between Garfield street and White Plains avenue at a width of 50 feet, with the understanding that the owners agree to restrict property 5 feet from the building line from any future improvement, but the present improvements shall remain.

PRIVATE REALTY SALES.

Well distributed sales, early in the week, involving a variety of properties, appeared to indicate that the business would be unusually good, but the approach of the Easter and Passover holidays seemed to have a deterrent effect and toward the end of the week came a noticeable lack of interest in local real estate. Apartment houses on the west side were prominent, however, investors from Colorado and Virginia figuring in big deals. A Denver capitalist purchased a valuable multi-family structure in 105th street, in a transaction which involved about $2,000,000, while a Southerner expended a large outlay of cash for an apartment house on Fort Washington avenue. Other interesting sales concerned a loft building in 20th street, a much transferred Madison avenue building, the St. Thomas apartment on Amsterdam avenue, "Morris Hall," on Cathedral Parkway, and a row of

dwellings on Park avenue, which are to become the site of a high class apartment house.

The leasing market was moderately active; the most important development bringing activity in that section which is becoming the center of the new woolen and worsted trades. A number of leases in Duane street indicate the intention of the shoe and rubber industry to remain located in that vicinity. With the spring building season at hand the lending market was stimulated by reports of good loans obtained on well located properties where apartment house construction is intended.

The total number of sales reported and not recorded in Manhattan this week was 26, as against 26 last week and 29 a year ago.

The number of sales south of 59th street was 10, compared with 9 last week, and 5 a year ago.

The sales north of 59th street aggregated 16, as compared with 17 last week and 24 a year ago.

The total number of conveyances in Manhattan was 146, as against 180 last week, 17 having stated considerations totalling $519,950. Mortgages recorded this week numbered 95, involving $1,793,585, as against 101 last week, aggregating $2,103,619.

From the Bronx 17 sales at private contract were recorded, as against 19 last week, and 19 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $518,077, compared with $882,997 last week, making a total since January 1 of $11,620,524. The figure for the corresponding week last year was $1,389,000, and the total from January 1, 1913, to April 12, 1913, was $17,636,061.

Hennessy Estate Sale.

Builders and investors who look to the Bronx to lead the next big movement in real estate when the new subways are completed, just as when the present finished subway started the city's realty activity ten years ago, will be given their first oportunity of the spring to buy lots at a free for all public sale on April 28th. On that date, in the Vesey street salesroom, Joseph P. Day has been authorized to make public offering at absolute sale without reserve, by Michael Coleman, Forbes J. Hennessy and Mrs. Ellen M. Parker, executors of the estate of Ellen M. Hennessy, 134 well located building sites in the University Heights section.

The lots of the Hennessy Estate are adjacent to the University and are directly opposite Berkeley Oval, an athletic pleasure ground owned by the Gould family, and are admirably situated from the viewpoint of transit, and with their high-grade surroundings form one of the best collections of lots that have come to the auction block in recent years.

University avenue, a 150 foot thoroughfare, thoroughly improved and upon which is in operation a trolley line connecting with the subway at the 181st street station, runs through the property. Three blocks from the property is Jerome avenue.

"Since the announcement of the proposed liquidation of these lots by auction was made," said Mr. Day yesterday, "much interest has developed in the property, as it is regarded by well informed real estate men as an opportunity developed chiefly by adversities of the owners seldom given people who desire to buy, to build or to invest for future increment in a high grade neighborhood."

All the streets, with the exception of Hennessy and Oshorne Places, are sewered, graded and curbed, and the land lies high, and right for building, assuring occupants of whatever structures may be erected there untiring and unobstructed views of the Harlem River Valley and the surrounding country. The sale will be what the buyers make it, as there is no restriction whatever, the executors having ordered the disposal of the lots without reserve, for what they will bring in open competition.

Two-Million-Dollar Sale.

The Cleburne Apartments, occupying the block in the north side of 105th street from Broadway to West End avenue, 109.4x150x100.11x192.3 feet, and covering about eight lots, has been sold by L. J. Phillips & Co. for J. Clarence Davies as receiver for the West 82d Street Realty Co. to Lawrence C. Phipps, of Denver, formerly a vice-president and treasurer of the United States Steel Corporation, and the partner of Andrew Carnegie. The transaction marks the first New York real estate venture of the buyer, who is a nephew of Henry Phipps. He buys for investment, and paid about $1,500,000 for the property, giving in part payment properties in Pittsburgh held at $500,000. The sale of the property has been confirmed by the United States District Court, S. Stanwood Menken, of Beekman, Menken & Griscom, acting for Mr. Schiff. The ground upon which the Cleburne stands formerly contained the home of the late Isidor Straus. The Title Guarantee & Trust Co. will represent Mr. Phipps in closing title.

New Negro Church in Harlem.

Richard M. Bolden, Bishop of the Emanuel Church, has purchased the dwelling at 105 West 130th street, which he intends to convert into a church for his negro congregation. The announcement created a stir among residents of the block which is beyond what has been styled the negro district. No colored people had come south of 131st street. In the street are dwellings owned by the Astor estate, Jordan L. Mott, Little Sisters of the Ascension and several members of the newly-formed Harlem Property Owners' Association which has been seeking to restrict the negro residential section. The colored people are well supplied with church edifices in 134th street, 133d street and a new building in 132d street between Fifth and Lenox avenues which would be an ornament to any block.

New Park Avenue Operation.

The Swan-Brown Co. has purchased through Moore & Wycoff and the Cruikshank Co. the dwelling at 409 Park avenue from Almy G. Gallatin, and through the former firm the adjoining houses at 411 and 413 from Mrs. Fredericka Wetterau and Philip B. La Roche, on a combined plot 75x90 feet. With this purchase the Swan-Brown Co. represents the ownership of the entire block front on the east side of Park avenue, from 54th to 55th street. The recently acquired plot will be improved with a twelve story building, the facade of which will correspond with the 54th street property of the same owners.

"St. Thomas" Apartment in Trade.

Frederick Zittel & Sons and W. C. Woodburn & Son sold for the Ansonia Realty Co. the "St. Thomas," a six-story elevator apartment house, on plot 100x100 feet, at the northwest corner of Amsterdam avenue and 178th street, to the Queens Park Realty Co., which gave in part payment 500 lots at Queens Park, L. I. The apartment house was held at $250,000.

Mrs. Earle Buys Lofts.

M. L. & C. Ernst have sold the nine-story loft and store building at 11 West 20th street, on plot 28.6x92, to Mrs. Lillie J. Earle, widow of General Earle, who gave in part payment the former home of Ferdinand Pinney Earle, her son, at Monroe, Orange County, N. Y., a 123-acre estate, known as "Vinorholm," and held at about $100,000.

Oft-Sold House in Deal.

James A. Farley has resold 416 Madison avenue, a four-story dwelling, on lot 24.5x95, through Pease & Elliman. The property was held by Mr. Farley at $150,000. In December, 1910, it was sold by J. D. Slayback to the Swan-Brown Company, the latter reselling it to Charlotte Weatherly early in 1911 and in January, 1912, Mrs. Weatherly resold the property to Mr. Farley.

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908; July 5, and July 12, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on April 14, 1914. Record and Guide Company, 119 West 40th St.

Manhattan—South of 59th Street.

WARREN ST.—Robert R. Rainey sold for the Phelps Stokes estates, 117 Warren st, a 4-sty loft and store building, on lot, 25x92.10, 109 ft west of Washington st. The buyer will occupy at the expiration of present leases.

WEST HOUSTON ST.—Pepe & Brother sold for George Kenny & Bro., 90 West Houston st, 19x100, a 4-sty front and rear building, to Joseph Personeni.

5TH ST.—The Educational Alliance sold to Abraham Landberg 624 East 5th st, a 4-sty structure on a lot 25x96. The building will be torn down by the purchaser and a Turkish bath establishment erected.

14TH ST.—Margaret E. Walsh sold to Mrs. H. Feinberg, 418 East 14th st, 5-sty tenement, on lot 25x91.

30TH ST.—Contracts were signed this week for the sale of the former Hotel Burlington property at 8-14 West 30th st, by David A. Heyman to Isaac A. Hopper, Inc., who have obtained from the seller a building and permanent loan of $650,000. Both transactions were negotiated by W. F. Fuerst and Maurice Runkle. The buyer will erect a 12-sty loft building.

41ST ST.—Bernard J. Foss sold for Jacob J. Talbot the 4-sty building, 414 West 41st st, to A. A. McDonald.

46TH ST.—Pease & Elliman have re-sold for Dr. James Bishop the dwelling 24-26 East 46th st, "Castle House," adjoining the corner of Madison av, on plot 40x100.5, to the Henry Phipps Estate, which owns the corner building, 20x100, and also owns 100x100 directly abutting at the northwest corner of 45th st and Madison av. The buyer now controls about 16,000 sq ft. All of this property is held under short term leases.

MADISON AV.—Francis L. Robbins, of Winthrop & Stimson, representing a client of that office, has purchased from Elijah George, as executor of the estate of Sibel G. Bullard, through Pease & Elliman, the 4-sty dwelling at 302 Madison av, on lot 22.4x74. The adjoining northwest corner of the avenue and 41st st is owned by Mrs. Charles H. Senff, whom unconfirmed rumors credit as buyer.

Manhattan—North of 59th Street.

CATHEDRAL PARKWAY. — Brown-Weiss Realties bought from Eva V. C. Hawkes and Newbold Morris the 10-sty apartment house "Morris Hall," on plot 125x95.11, at the northwest corner of Cathedral Parkway and Amsterdam av. The building was erected about four years ago by the Yorktown Realty Co. The brokers in the present transaction were Robert M. Bush and E. H. Ludlow & Co.

78TH ST.—Frederick Zittel & Sons sold for Mrs. Charles E. Wilcox, the 4-sty dwelling, at 150 West 78th st, on lot 20x102.2.

79TH ST.—Dr. Bernard Weiss has sold the 3-sty dwelling, on lot 15.6x102.2, near Lexington av, for a price reported to be $40,000.

80TH ST.—Mrs. Bertha Ritter has sold 161 West 80th st, 5-sty single flat, on lot 20x102.2.

125TH ST.—Shaw & Co. have sold for Jennie A. Moffatt 317-319 East 125th st, two 3-sty dwellings, each 20x100.

125TH ST.—It was reported yesterday that a syndicate was negotiating for the purchase of the properties at 11-15 East 125th st and 6-14 East 126th st, as a site for a new moving picture theatre. The property at 13-15 East 125th st was transferred this week to the Vendome Realty Co, but no definite information could be obtained with regard to its plans.

162D ST.—G. A. Walker, a Virginian, has purchased "Chambolt Court," a 6-sty elevator apartment house at the southeast corner of Fort Washington av and 162d st, on plot 100x150, from the Friedman Construction Co. It was reported that Mr. Walker paid $265,000 over a mortgage of $185,000. I. Freidus was the broker.

BROADWAY.—Marion S. I. Martin purchased from the Johnson estate through Malcolm E. Smith & Co. the 7-sty elevator apartment house at 2788 Broadway, on plot 25.9x93.9, between 107th and 108th sts.

BROADWAY.—Pauline D. Riggs and William Oothut sold to the Broadway and 146th St. Co., represented by Weschler & Kohn, the northwest corner of Broadway and 146th st, 100x100. The site will be improved with a 10-sty apartment house.

EDGECOMBE AV.—J. G. Bassman of the Nicholls-Ritter-Goodnow Realty Co. and I. Henry of Axelrod & Feinberg sold for the Trebla Realty Co. the Belvedere, a 6-sty apartment house, 100x99.11, at the southeast corner of Edgecombe av and 150th st, for about $225,000. In part payment the buyer, Samuel A. Jenkins, gave the apartment house, 50x100, at 212 and 214 West 141st st, together with Brooklyn property.

MARISON AV.—Harry R. Davis is reported to have sold 1998 Madison av, a 3-sty dwelling near 127th st.

WEST END AV.—John J. Judge, as executor of the estate of Clara Cruger Thayer, sold, through Slawson & Hobbs, the 3-sty dwelling at 226 West End av, on lot 17x70.

2D AV.—Normandie Realty Brokers sold for the Union Trust Co. to M. D. Canero 2451 2d av, 5-sty tenement with stores, 25x75.

3D AV.—E. Francis Hillenbrand sold for Phillip P. Curry to Hugh P. Skelly, president of the Kips Bay Brewing Co., the northeast corner of 3d av and 74th st, a 5-sty building with store, on lot 22x71. The property is leased to Leddy & Leddy until May, 1916; at the expiration of the lease the new owners will use the premises.

Bronx.

FEATHERBED LANE.—S. H. Frankenheim sold the plot in the south side of Featherbed lane, near the junction of Nelson av, known as lot 51, for Annie T. Morris to David Kaufman.

KELLY ST.—Samuel Cowen sold to W. M. Wechsler the southeast corner of Kelly and East 163d st s, a 6-sty apartment house with stores on lot 45x85.

LORILLARD PL.—Ernest Califano sold for M. Bauer 2412 Lorillard pl, a 2-sty dwelling, lot 25x100.

SIMPSON ST.—The Podgur Realty Co. sold 961 Simpson st., an apartment house, on plot 42x110 ft. It is one of six houses erected at that point by the selling company.

145TH ST.—Charles Erdenbrecher purchased through Kurz & Uren three 3-sty dwellings at 330-334 East 145th st, on plot 50x150, 150 ft. west of 3d av.

236TH ST.—Lauter & Blackner sold for Sadie Byrne the plot 135x100 in the north side of 236th st, 225 ft. west of Oneida av.

CEDAR AV.—D. Thomas Costar sold for the Steinmetz Construction Co. the plot 50x117, on the west side of Cedar av, between 179th and 180th sts, to Henry A. Studney for improvement with apartments. In part payment he gave the two-family dwelling 3325 Perry av and thirteen lots at Quogue, L. I.

CROTONA AV.—The Benenson Realty Co. sold to Charles Doll 2259 Crotona av, a 4-sty house, on lot 24x65, between Grote and 183d sts. The buyer gave other property in part payment.

NELSON AV.—Louis Mieckes and Charles Cathie sold to Walter R. Clark the 3-sty 3-family house at 1071 Nelson av, on lot 25x100.

OGDEN AV.—Robert Wynn sold to Lloyd Phyfe, the plot, 89x105, on the east side of Ogden av, 50 ft. south of 170th st. The buyer will improve with a 5-sty apartment house.

PROSPECT AV.—David Kraus sold for D. F. Lorenzo a plot on the west side of Prospect av, 25 ft south of Oakland pl.

SENECA AV, ETC.—Samuel Cowen sold for the Hunts Point Realty Co. the plot 50x100 at the southwest corner of Seneca av and Whittier st; the plot in the westerly side of Whittier st, 100 ft. south of Seneca av, having 167 ft. frontage and being irregular in depth, and one in the east side of Whittier st, 100 ft. south of Seneca av, 185x160x irreg. In exchange, was given the 5-sty apartment house at the northwest corner of Hewitt pl and Macy pl, on lot 25x100.

TRINITY AV.—Lauter & Blackner sold for John Wilkins 1097 Trinity av, a 5-sty flat, on plot 36x100, near 165th st.

ZEREGA AV.—W. E. & W. Brown, Inc., and with Mrs. M. M. Henning have sold for the Bronx Savings Bank the 2-family frame house at 1433 Zerega av, on a lot 25x100. The attorneys were Cahn & Pittman.

3D AV.—Arnold, Byrne & Baumann sold for August Kuhn to Edward Callan, Harlem dry goods dealer, the northwest corner of 152d st and 3d av, on plot 106x112x145x150. The corner store is leased to Baumann & Co., furniture dealers, for ten years, while the adjoining building is leased for four years.

Brooklyn.

HANCOCK ST., ETC.—Ketcham Bros. sold the 2-sty dwelling at 758 Hancock st, on lot 18x100, for Sarah Johnston, to Charles E. Cox; for J. Caird, 525 McDonough st, a 2-sty dwelling, on lot 20x100, to William Leech, and for M. Reed, 616a McDonough st, a 2-sty dwelling, on lot 18x100, to John Blatz.

ST. JOHNS PL.—John Pullman Real Estate Co. sold 1280 St. Johns pl, 3-sty dwelling, on lot 20x100, to the Harris Building Co.

WELLINGTON CT, ETC.—W. H. Goldey sold 43 Wellington ct, a dwelling, on plot 55x115, to S. C. Clark; also the bungalow 978 Rugby rd for the Oak Crest Building Co; dwelling 544 Ocean blvd for the Dembar Realty Co, and the plot, 44x100, in the east side of East 21st st, 100 ft. north of Albemarle rd, for F. S. McDevitt.

WEST 21ST ST.—The Brooklyn Children's Aid Society sold to the Wagner Getsoff Co. the plot bounded by West 21st st and Warehouse av, the right-of-way of the New York and Coney Island Railroad Co., and Mermaid av, for about $15,000.

44TH ST.—Tutino & Cerny have sold for the Estate of Adolph Johnson the 2-sty two-family dwelling on lot 20x100, at 642 44th st.

GREENE AV.—Bulkley & Horton Co. sold 462 Greene av, 3-sty dwelling, for Emma E. Durrin to E. I. Grimes.

HAMBURG AV.—E. A. Konter sold the 4-sty frame double tenement at 269 Hamburg av, 25x100, for a Mrs. Hartmaier to M. Rannazzisi, and also the 2-sty house at 34 Lawton st, lot 20x90, for Mrs. Gissel to Otto Schmidt.

OVINGTON AV.—Frank A. Seaver & Co. sold for Thomas Miniter the 2-sty, two-family house at 340 Ovington av.

5TH AV.—Samuel Galitzka Co. sold for the John E. Sullivan Co. 7403 5th av, Brooklyn, a 4-sty apartment house with stores.

Queens.

ARVERNE.—Annie Levy sold to the Lowell Construction Co. 32 lots on the Somerville Realty Co.'s property on Jamaica Bay, with a frontage of 200 ft. north of Kate pl, 200 ft. east side of Seaview av, 350 ft. south side of Adah av and 200 ft. west side of Somerville Harbor.

FAR ROCKAWAY.—Lewis H. May Co., Eddy Weinstein, of the A. N. Gitterman Corporation, and S. H. Raphael Co. sold for Edward Bracken Corey, owner of the Cort Theatre and other Manhattan property, his large Colonial house on Atlantic av, together with a plot on the opposite side of the street, 150x100, known as Shore Acres, to Harris Rosenthal.

FLUSHING.—Albert Hergenhau bought from Rebecca Agnew, the former Sellers property in Main st, opposite Washington st, for about $40,000. He will erect a theatre and public hall.

RIDGEWOOD.—Matthew Breitenbach and Caroline Ruppenstein sold to Rose Seligman, three plots at Ridgewood, valued at about $100,000,

comprising 100 ft. in Madison st, 314 ft. northeast of Wyckoff av, 70 ft. in the east side of Madison st, 200 ft. to Putnam av, and 12 lots in the southeast side of Madison st, 484 ft. northeast of Wyckoff av, and adjacent to Myrtle av.

ROSEDALE.—New York Suburban Land Co. sold 40x100 on Park av to Jerome C. Koch; 60x100, on Park Boulevard to Alex Lane; and 60x100 in Oxford place to Kenneth Scott.

Nearby Cities.

NEWARK, N. J.—American Real Estate Co. purchased from the Progressive Investment Co. the Globe Building, 800-804 Broad st, 6-sty office building, on plot 67x170, corner of Mechanic st. The property is assessed at $612,900.

Rural and Suburban.

BAYSHORE, L. I.—Charles W. Morse purchased the old Holder estate on Montgomery av, which will be altered for summer occupancy.

COLD SPRING HARBOR, L. I.—S. Osgood Pell & Co. sold for Mrs. F. B. Burrows, her summer residence to Mrs. Wallace Fairbanks.

GARWOOD, N. J.—New York Suburban Land Co. sold to Will H. Hill, 200x150 on 5th av; to Dudley Heath, 40x150 on 4th av, and to James S. Bradley, 60x100 on Hazel av, and at Westfield, N. J., to William H. Blair, 40x100 on Hetfield av; to Robert A. Ferguson, 60x100 on Elizabeth av; and to Albin J. Bennett, 40x100 on New York av.

MT. VERNON, N. Y.—The Anderson Realty Co. sold for Harry B. Davis to Dr. Albert E. Eckerson the Colonial dwelling at the corner of Cottage and East Lincoln avs, with large plot of ground and garage. In part payment was given the two-family house at 118 13th av, Mount Vernon.

NEW ROCHELLE, N. Y.—O'Connor & McCann sold for Rodney D. Chipp, his residence in Beechmont Park. It was held at $17,000.

NORTH YONKERS, N. Y.—Samuel Untermyer has added to his holdings in North Yonkers the 32-acre estate "Duncraggen," the country place of Mrs. Thomas Ewing, which has been held at about $300,000. It includes a large mansion and outbuildings overlooking the Hudson River.

OCEANSIDE, L. I.—The Windsor Land and Improvement Co. sold at Oceanside to S. D. Maravelas and N. Varounes, 20x100 on Lawson av; to K. Sheny 20x93, to J. Quaglin, 88x75, and to H. Tiedemann 20x61 on Bayside av; to F. W. Cann and C. B. Crawford each 60x100 on Windsor Parkway, and to H. and E. Schriefer each 40x100 on Merrifield av; and at Rockville Centre, to C. D. Warncke 40x100 in Bedell st and Fortesque av; at East Rockaway, to H. Burkhardt 60x100 in Dewey st, east, and 60x100 in Cooke st east; to C. Krepela 60x100 on Rockaway Boulevard; at Hempstead to E. Roche 40x100 in Booth st; to F. A. Slingerland 40x125 on Willow av; to S. Grumbach 40x100 on Homan Boulevard; to T. Collins 80x120 on Acacia av; at Floral Park to J. Brosman 40x100 on Carnation av, and at Rosedale to E. O'Dwyer 40x100 on Booth av; to J. McInnes 40x100 in Victoria Place; and to J. J. Mannion 40x100 in Bradley Place.

RYE, N. Y.—Charles S. Faulkner has sold for James D. Foot two acres on Highland rd, near the Apawamis Club, to James D. Burke, who intends to erect a fine residence; also sold for the Oakland Beach Co. a plot 175x150 in Halstead pl and three lots in Dearborn pl, Oakland Beach Park, to New York clients.

TUXEDO PARK, N. Y.—Edward J. Hogan sold the Lorillard estate at Tuxedo Park, N. Y., consisting of a stucco house, stable and outbuildings and 18 acres of land. Mrs. Lorillard was represented by George Griswold, of the Tuxedo Park Association. The property was held at $200,000.

LEASES.

Big Apartment Rental.

Mrs. John P. Laflin, widow of one of the founders of the Laflin & Rand Powder Co., of Chicago, has leased, through Douglas L. Elliman & Co., one of the largest apartments in the city, in 246 West End avenue, northeast corner of 71st street. This apartment, which comprises the entire twelfth floor, consists of 27 rooms and 8 baths. One of its features is a living-room over 56 feet long, overlooking the Hudson. The total rent to be paid is about $50,000.

Important Fourth Avenue Lease.

Frederick Southack & Alwyn Ball, Jr., leased for the Eagle Investing Corporation to the United States Worsted Co., now at Fifth avenue and 15th street, the seventh and eighth floors in the Eagle Building, 257-65 Fourth avenue, southeast corner of 21st street, at an aggregate rental of over $100,000. The same brokers have negotiations pending with several other large Fifth avenue worsted concerns to lease space in this building, which is in the new centre of the woolen and worsted trades.

Manhattan.

THE ALLWIN REALTY CO., Adolph Humpfner, president, leased for 5 years the store and basement in 219 East 23d st for Hyman Sharff to Ignatz Stubenrauch of 314 3d av; also for Mrs. Anna Wengenroth the 5-sty private house at 232 East 12th st to Charles Dani.

THE ALLWIN REALTY CO, Adolph Humpfner, president, leased the 5-sty private dwelling

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at 135 East 17th st, for Robert Niemann to Mr. and Mrs. Jos. Bauer, for 5 years; also for James L. Van Sant the 5-sty private dwelling at 138 East 16th st, to a Mrs. Emerson; for H. C. Glaser the loft building at the Southeast cor. of 20th st and 3d av, to Abraham Unger; and the private dwelling at 221 East 18th st, to Mrs. Margaret Drake.

THE WILLIAM S. ANDERSON CO. leased for William Sloane the 4-sty dwelling at 1011 Lexington av.

WRIGHT BARCLAY, INC., leased the basement store in 425 4th av to Joseph Tennachio for a barber shop, and an apartment in 135 Lexington av to Mrs. D. Ward.

BARNETT & CO. leased to Max Glauber the store in 14 East 125th st and the east store in 64 East 125th st to the Manhattan Upholstery Co., of 934 2d av.

DANIEL BIRDSALL & CO., leased the buildings at 137 to 141 Duane sts, and 62 to 66 Thomas st, on lot 75x175, to the United States Rubber Co., of Broadway and 58th st, at an aggregate rental of about $200,000. Extensive alterations will be made to the buildings.

DANIEL BIRDSALL & CO. leased the store, basement and sub-basement in 349 Broadway, formerly occupied by the Southern Pacific Railway Co., to Charles Chipman's Sons, of 88 Leonard st, manufacturers of hosiery, at an aggregate rental of about $40,000.

MYER BONDY leased the store in 744 Broadway to J. B. Samuels; and the 4th loft, containing 10,000 sq ft, in 48 to 56 West 38th st to M. Gross.

HENRY BRADY leased for T. J. Goodman to a Mr. Egloff the store and basement in 230 7th av.

GUSTAVE BRITT leased the 3-sty dwelling at 265 West 11th st for Mrs. C. M. Benson to Mary Page, and the 3-sty dwellings at 296 and 298 West 12th st for Mary E. Troup to Mary Foley and Harriet Roy, respectively.

THE CROSS & BROWN CO. leased the 4th floor in 19 and 21 West 62d st to Lawrence Jeminz and Morris Rosenbloom, and the 6th floor at the northeast corner of West End av and 64th st to Geo. L. Howlett.

CROSS & BROWN CO. leased for Frank J. Cassidy to Clyde M. Powers, the store at 231 West 42d st, and the easterly half of the 3d floor in the Heidelberg Building, Broadway and 42d st to Reis Theatrical Enterprise, Inc.

CROSS & BROWN CO. and the Douglas Robinson, Charles S. Brown Co. leased the parlor floor store in 158 Madison av to Mrs. Barger Wallach, of 135 East 65th st.

THE DUROSS CO. leased the 2d loft in 408 West 13th st to the Bullock Manufacturing Co.; also the 2d loft in 11 West 20th st to Rosenberg & Co.; the 6th loft to Joseph Schwartz; the store at 70 7th av to Joseph Richt; the 1st floor to the Wolmark Chemical Co. of 70 7th av; and the store in 75 8th av to Gustave Huegel.

DOUGLAS L. ELLIMAN leased for Mrs. Adrian Iselin 1140 Park av, a 4-sty dwelling, to J. F. A. Clark.

DOUGLAS L. ELLIMAN & CO. leased, from the plans, two adjoining apartments forming one large one, of 17 rooms and 6 baths in the new building being erected at 116 East 63d st, to George C. Hollister, of Hollister, Lyon & Walton, bankers; 17 rooms and 5 baths in 960 Park av to Dr. Rufus Cole, of the Rockefeller Institute for Medical Research; and in 103 East 86th st to Mrs. Austin Flint.

DOUGLAS L. ELLIMAN & CO. leased for the Easter season the store in 11 East 47th st to A. T. Bunyard, florist, of 413 Madison av, and 34 East 38th st, a 5-sty dwelling, for Gilbert T. Rafferty to Franklin Q. Brown, of Redmond & Co., bankers.

J. B. ENGLISH leased for Emily C. Kruger, the 4-sty building at 147 West 48th st, to the League for Political Education, who will make extensive alterations and occupy the premises as a club house; also offices in the Astor Theatre Building to B. Goichman.

EWING, BACON & HENRY rented the dwelling at 46 West 48th st to Miss Margaret Ryan; space in 101 Park av to Colihan & Co., of 1 Madison av, Stradle Manufacturing Co, Ritch-Hughes & Co., of 1123 Broadway, and Jos. H. McGuire, of 45 East 42d st; space in 34 5th av to Victor Steinfeld Co. and John H. Duncan; in 250 West 54th st to the Combusto Devices Corporation and the Van Kannel Revolving Door Co., of the Fuller Bldg.; in 36 West 40th st the 2d floor to Paul Brunet.

M. FORMAN & CO. leased the store in 132 East Broadway for David Sobel to Birnstein & Margolis.

M. FORMAN & CO. leased part of the 2d floor in 159 to 163 West 25th st to Sol. Rossman & Co.; about 3,000 sq. ft. in 43 to 47 West 24th st to the Furtex Cloak Co., and the 1st loft in 133 Greene st to Horowitz & Handwerger.

M. FORMAN & CO. rented for Cross & Brown, as agents, the 5th store north in the Broadway side of the Strand Theatre Building, between 47th and 48th sts to the Murray Shop, Asch & Gillette.

SAMUEL FOX, heading a syndicate, leased for 21 years from the Arco Realty Co. the buildings, 40x100, at 104 and 106 West 116th st. A theatre seating about 500 people will be erected.

SIMON S. FRIEDBERG leased the residence at 389 Manhattan av for Henry W. Ruppert to Mrs. L. J. Jones.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Rita Building Co., in 128 and 130 East 23d st, a store and loft to Ernest Goldbacher, dealer in optical and photography goods, of 108 East 23d st.

PETER GILSEY & CO. leased the 2d loft in 1199 Broadway to Henry Sobol; also the store and basement in 732 Broadway for 10 years to Samuel Shapiro, of 450 Greenwich st, for a lunch room.

GROSS & GROSS CO. and the Douglas Robinson, Charles S. Brown Co. leased 302 3d av, for the Lorillard Estate to John A. Flynn, for 15 years at an aggregate rental of about $125,000.

GROSS & GROSS CO. leased 3,300 ft of ground floor space to the Hartford Insurance & Indemnity Co. in the Woodbridge Building, 100 William st; also stores at 12-16 John st to R. Longman Sons and Howard & Co.; stores and lofts 38-40 West st, 60-2 Washington st and 49 Nassau st.

M. M. HAYWARD & CO. have leased for G. R. Smith the 4-sty dwelling 148 West 121st st to A. G. Kairer; also the store 219 West 100th st to the Straight Edge Food Co.

M. M. HAYWARD & CO. and Mark Rafalsky & Co. leased the 3d floor in 511-513 West 42d st to the Thomas Anderson Stores Co.

HEIL & STERN leased for Chas. Kaye, the 3d floor in the new building at the corner of Madison av and 30th st, containing 12,500 ft, to Ginsburg & Pearlstein, of 146 West 25th st. This completes the renting of the entire 20-sty building.

M. & L. HESS (Inc.) leased the 9th loft in 24 and 26 West 25th st to Lustgarten & Bloch of 25 West 15th st; the 5th loft in 140 5th av to E. G. Thorner; the 8th loft in 31 and 33 West 21st st to Mandel Bros.; space in 49 to 53 East 21st st to the Public Waist Co. of 236 Eldridge st and Frederic Grunig; and space in 7 to 11 West 45th st to Cire Hat Works.

M. & L. HESS (INC.) leased the 8th loft, containing 10,000 ft, at 48 to 52 East 21st st, running through to and including 49 East 20th st, to the well-known bankers to the textile trade, Peierls, Buhler & Co., who have taken this space in addition to the 8-sty building they now occupy at the southwest corner of 21st st and 4th av, contaning 113,000 sq ft.

GEORGE KETCHUM leased for Rice & Hill, as agents, for the estate of George Henry Warren to Herman A. Cohn a large store in 1593 Broadway.

GEORGE KETCHUM, in conjunction with Morris E. Sterne, leased for the Whitely Co. to Sidney Ash the north store in 216 and 218 6th av.

THE LEAGUE FOR POLITICAL EDUCATION, pending the construction of the Societies Building, at 108 to 120 West 49th st, leased for its occupancy the 4-sty building at 147 West 48th st from Emily C. Kruger. The building will be altered.

ASBURY LESTER leased the store and basement in 105 and 107 Hudson st and 174 Franklin st, with large office rooms in the Powell Building, to the Thomas & Betts Co., manufacturers and dealers in electrical appliances, of 299 Broadway.

EDGAR A. MANNING leased the store in 61 West 46th st for Mooyer & Marston, agents, to the Siberia Fur Co., of 43 West 46th st, and for Pease & Elliman, agents, the centre store and basement in 44 and 46 West 37th st to the Schubert Piano Co., of 6 West 33d st, for 5 years.

SAMUEL H. MARTIN leased for Gross & Crook the store and basement in 432 Columbus av to Joseph Cucurello.

MOORE & WYCOFF and Pease & Elliman leased in the new 12-sty apartment house now being erected for the Ogden Goelet Estate at 410 Park av, a 14-room and 4-bath apartment to Mrs. J. W. Holton; and another in 115 East 53d st to John T. Terry, Jr.

MOORE & WYCOFF leased in the apartment house now nearing completion at 115 East 53d st, an apartment to Mrs. D. B. St. John Roosa, and one to F. S. Rogers.

J. P. & E. J. MURRAY leased the 3-sty dwelling at 69 East 120th st to Dr. Max Meyer.

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CHARLES F. NOYES CO. leased for Daniel P. Morse, for 10 years, 118-120 Duane st, on plot 50x116, containing about 40,000 sq. ft. of space, to Lazarus Fried & Sons and the Duane Rubber Co., now at 116 Duane st. The lessees will alter with a new front, additional story, new elevator, etc. The same broker also leased 116 Duane st and sub-leased a portion of the building to a large Brockton shoe manufacturing concern. These leases together with those involving six other buildings, elsewhere reported, indicate the continuance of the shoe and rubber trade in that vicinity.

THE PAYSON McL. MERRILL CO (INC.) leased the westerly store and basement in the World's Tower Building, 110 West 40th st. The lessees are Clark & Gibby of 84 Fulton st, dealers in office furniture.

PEASE & ELLIMAN leased for Edward Severin Clark the 3-sty dwelling, on a lot 19.9x100, at 147 West 73d st; for Cross & Brown, as agents, a store in 62d st and Broadway to the Overman Tire Co., of 250 West 54th st; for Kenneth Frazer to C. Lawrence Smith, the 4-sty house, on a lot 20x100, at 23 East 65th st; for Mrs. James D. Barclay to John W. Brett, the 4-sty house, 21x100, at 17 West 51st st; in conjunction with Douglas J. Elliman, an apartment in 103 East 86th st to James C. Auchincloss; for the Century Holding Co., Lee & Fleischman, ½ of the 13th floor in 25 West 45th st to the Saint Nicholas Luncheon Club; in the new building under construction at 850 Park av, as large apartment to James McD. Breed and in 875 Park av to Jesse Rice; offices in Aeolian Hall to the Daniel Greene Shoe Co., and furnished apartments in 375 West End av for David Spero to Mrs. M. Ebling.

PEASE & ELLIMAN and Horace S. Ely & Co. leased to the Standard Lunch Co., Max Auster, president, in the Langdon Building, the stores 95 and 97 Duane st. The premises will be extensively altered and ready for occupancy June 1.

PEPE & BROTHER leased for Robert F. Smith 190 Wooster st for 15 years to the Bleecker Lumber Co., of 132 Bleecker st, together with an option of purchase. The parcel will be used by the lessee for the storage of lumber.

GEO. R. READ & CO. leased for Mrs. Marie Torrance Hadden the dwelling at 379 5th av, to Miss Ida L. Frees, for 21 years from June 1 at an aggregate rental of about $500,000. The lessee will alter and occupy with a tea-room. This building, one of the few remaining private houses on 5th av, between 34th and 42d sts, was bought by the late Commodore Vanderbilt for his residence in 1875 for $70,000, and was occupied by him up to the time of his death. The present owner is the Commodore's granddaughter, who inherited it from her mother.

WILLIAM J. ROOME & CO. (Inc.) have leased for the Metropolitan Life Insurance Co. to the E. E. Smith Contracting Co. the property 917 and 919 Broadway, being the southwest corner of 21st st, a plot 48x126 with an L 46x48. The E. E. Smith Contracting Co. is now building the Broadway subway from 14th to 27th st.

THE RULAND & WHITING CO. leased for William H. Whiting & Co., the building at 211 Pearl st to George Lueders & Co., of 218 Pearl st; also for Daniel Birdsall & Co., the store, basement and sub-basement in 70 Duane st., to J. H. Albere, of 46 Beekman st; the store and basement in 164 Pearl st to George W. Roeser, of 61 Fulton st; the west store in 62 Fulton st, to John Byrne, the 2d loft in 77 Beekman st, to C. Simes, the top floor in 177 Pearl st, to A. Zafaris, and the 1st floor in 117 Nassau st, to S. Solomon.

LOUIS SCHLIEP FACTORY BUREAU leased a loft in 131 West 24th st for H. A. Hollman & Co. to the Jagenburg Engineering Works.

LOUIS SCHRAG leased for Charles Connor the store in 120 West 20th st to the National Packing & Shipping Co.

LOUIS SCHRAG leased for Ferdinand Kurzman the 3d loft in 230 to 234 West 17th st to the New York Engravers' Supply Co. of 103 Mott st; and for the Riker-Hegeman Co. the 5th loft in 109 and 111 West 27th st to Morris Hotkiss.

JACOB J. TABOLT leased for the Kineo Realty Co. the 4-sty building 150 West 44th st, to Louis Bonnott, who, after alterations, will occupy for restaurant purposes; also for Nellie C. McNally the 4-sty dwelling 252 West 52d st; and the store and basement northwest corner of 10th av and 45th st to J. Neffler.

E. A. TREDWELL rented the 2d floor store in William st to the Sample Clothes Shop of the Times Bldg.

E. A. TREDWELL leased space in 41 Park Row to the Wholesale Typewriter Co., of 314 Broadway; Progressive Motion Picture Corporation, Fraser Pencil Co., Patterson & Coane, of the Times Building; Mohawk Film Co., of the Times Building; Life Saving Devices Co., of the Times Building; Folding Stand Co., Inc., of 1475 Broadway; Adams & Olmsted, Morales & Rodriguez, of the Times Building; Harwell, Cannon & McCarthy, of 200 5th av; F. W. Whitney and William J. Ross, J. J. Ahern and J. J. Varley and S. Berkenstein & Son.

HENRY TRENKMANN leased the 6th floor in 407 Broome st to the Ehrenberg Brass Manufacturing Co., Inc., of 216 Centre st, and the top floor in 429 Broome st to the May-Michaelson Novelty Co.

UNGER & WATSON, INC., leased the store in 865 3d av for the estate of Hieronimus Herold to the Great Atlantic & Pacific Tea Co. for 5 years.

UNGER & WATSON, INC., leased the store and basement in 863 3d av for the estate of Hieronimus Herold to Charles A. Hasbrouck, of 819 3d av, for 5 years.

J. K. VAN VRANKEN & CO. leased for Cross & Brown, agents, a store at the southeast corner of Broadway and 54th st to the Benz Automobile Sales Corporation.

THE VANDERBILT AVENUE BUILDING CORPORATION leased office space in the Vanderbilt Avenue Building, at the northwest corner of 42d st and Vanderbilt av, to John J. Jackson, Dr. Bert A. Burns, Dr. Matthew P.

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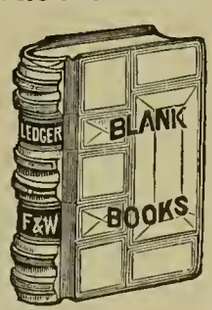
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LEOPOLD WEISS leased through I. V. Cohen and Pease & Elliman the buildings 31 and 33 West 65th st. Extensive alterations are contemplated.

J. P. WHITON-STUART CO. leased for William A. White & Sons, as agents for William Rockefeller, the private dwelling at 9 East 54th st, to E. M. Hodgins, an English art concern, which will use it for the exhibition of paintings.

WILLIAM H. WHITING & CO. leased the store in 186 William st to Lewis Roberts; the store and basement in 32 Spruce st to John F. Kaiser, Inc., of 26 Gerry st; the store and basement in 111 Av A to Richard H. Long; lofts in 69 Dey st to William H. Armstrong of 64 Dey st; and in 35 Spruce st to John H. O'Donnell & Co. of 83 Gold st.

WILLIAM H. WHITING & CO. leased for the Aberdeen Realty Co. the 3d loft in 150 to 156 Lafayette st to the American Blank Book Co., of 165 William st, for 10 years at an aggregate rental of about $40,000.

J. P. WHITON-STUART CO. leased the dwelling at 126 East 64th st for Dr. J. Dodge Peters to Mrs. Lawrence B. Stoddard.

ARTHUR E. WOOD leased the dwellings at 244 West 132d st for John H. Deeves to Mrs. Anna F. Carroll; 110 East 122d st for Charles W. Dayton to William Calligan; 304 East 120th st for Dr. J. G. Maeder to John Viviano, and 125 East 127th st for Miss Harriet D. Fuller to Mrs. Catherine De Nike.

F. R. WOOD, W. H. DOLSON CO. leased for Geo. Lane Woodruff the 4-sty dwelling at 107 West 76th st to Miss Eleanor du Moulin for 5 years.

Bronx.

THE HERMAN KNEPPER CO. leased the King Theatre, at 4048 3d av, for the Zarland Realty Co. to the Crotona Amusement Co., at an aggregate rental of $20,000; for 5 years for A. G. Michaels a photograph studio, at 1740 Bathgate av; the lower floors of the same building to Eli Kautrowitz for use as a public bath.

Brooklyn.

HOWARD C. PYLE & CO. leased the lower half of the factory building at 108 and 110 Lawrence st to James B. Slattery & Bro. for James McEnery.

E. T. NEWMAN leased dwellings at 12 Fiske pl to Louis Compson; 210 Garfield pl to Mrs. Winger, 418 1st st to Reginald Worme and 405 1st st to Mrs. Mettler, and the store in 196 Garfield pl to M. E. Short.

Queens.

HARRY LEVY leased for William Willet, Jr., to Corse Payton the new theatre in Central av, Far Rockaway, at an aggregate rental of about $75,000, for the production of stock plays.

JOHN STICH & CO. rented at Far Rockaway for Mrs. Margaret Furlong to I. N. Jacobson, cottage on Healy av; for the S. & L. Construction Co., cottage at 17 Hudson av, Edgemere, to Mrs. E. Bernstein; for Mrs. Augusta Case, cottage 31 Chanler av to Thomas J. Corcoran; for Harry Traver, cottage on Shanler av to Thomas L. Byrnes, and for Mrs. M. Rairdon, cottage on Birdsall av to Rudolph Rothschild.

THE CROSS & BROWN CO. leased for the American Locomotive Co., to Charles Singer, space in their building on Jackson av, Long Island City.

THE LEWIS H. MAY CO. leased for Nathaniel Mills, Jr., Carlton Hall, a summer hotel, in the west side of Carlton av, Arverne, to B. Frischman.

Suburban.

PEASE & ELLIMAN leased for William B. Randall his country place in Park av, Pelham Manor, to James Harold Warner, president of the Mexican Title Mortgage Co.

MESSMER & CARREAU leased Sunnyside estate at Briarcliff for the Briarcliff Realty Co. to Gen. and Mrs. J. F. Weston.

FISH & MARVIN and Charles Field Griffen & Co. rented the property of William C. Prime at Rye, comprising three acres, a Colonial house and outbuildings.

FEIST & FEIST leased the Navarre Hotel, 882-884 Broad st, Newark, at an aggregate rental of about $155,000, to the Navarre Operating Co., William E. Woodman, president, and Gardner Crane, treasurer. The building is a modern, high-class structure, on plot 50x150x220x100, and has been completely renovated. John N. Dochney is the local manager.

DOUGLAS L. ELLIMAN & CO. and B. M. Osborn leased for the season the Lockwood Place at Easthampton, L. I., to Andre Massanet.

THE GEDNEY FARM CO. leased to Justin Seubert of New York a Colonial stucco residence on Park Drive, Gedney Farm within a short distance of the Gedney Farm Hotel.

GEORGE A. BOWMAN leased for Maximilion Lowlusou his country estate consisting of 22 acres, with large dwelling, 2 cottages, stables and outhouses, known as Clover Nook, on the Drake road, Scarsdale, to Stephen Farrelly of the American News Co.

ALLAIRE & SON leased the Silver Bay House at Little Silver Point, to S. Richard Bennett. Richard Borden, the owner, who conducted the hotel for 45 years, retires from active management in favor of the new lessee.

FEIST & FEIST leased for Joseph Oschwald to the Packard Automobile Co. of New York the southeast corner of Broad and Kinney sts, 66x141. The site is to be improved with a 3-sty garage.

HERBERT A. SHERMAN rented for Richard T. Wainwright to John L. Cutler the estate known as Killua at Milton Point, Rye, N. Y.

GEORGE ALBREE FREEMAN, the architect, has leased through S. Osgood Pell & Co. a new house at Sands Point, L. I., owned by the Wampage Holding Co.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 April 3 to 9	1913 April 4 to 10
Total No.	146	137
Assessed value	$9,883,170	$7,534,400
No. with consideration	17	14
Consideration	$519,950	$1,225,742
Assessed value	$619,500	$1,644,000
	Jan. 1 to April 9	Jan. 1 to April 10
Total No.	1,926	2,290
Assessed value	$119,157,783	$143,631,912
No. with consideration	209	312
Consideration	$8,117,778	$14,837,745
Assessed value	$8,677,517	$14,736,962

Mortgages.

	April 3 to 9	April 4 to 10
Total No.	95	78
Amount	$1,793,585	$3,433,377
To Banks & Ins. Cos.	26	19
Amount	$1,004,900	$2,048,000
No. at 6%	44	32
Amount	$477,835	$584,127
No. at 5½%	1	1
Amount	$175,000	$60,000
No. at 5%	28	22
Amount	$758,100	$1,332,750
No. at 4½%	1	5
Amount	$30,000	$149,000
No. at 4%	.....	2
Amount	.....	$46,500
Unusual rates	.....	1
Amount	.....	$72,000
Interest not given	21	15
Amount	$352,650	$1,189,000
	Jan. 1 to April 9	Jan. 1 to April 10
Total No.	1,268	1,523
Amount	$36,285,003	$63,970,741
To Banks & Ins. Cos.	283	366
Amount	$20,791,600	$36,149,350

Mortgage Extensions.

	April 3 to 9	April 4 to 10
Total No.	30	33
Amount	$4,740,250	$970,500
To Banks & Ins. Cos.	18	10
Amount	$4,410,000	$100,500
	Jan. 1 to April 9	Jan. 1 to April 10
Total No.	619	568
Amount	$29,402,085	$25,084,085
To Banks & Ins. Cos.	204	199
Amount	$18,335,450	$15,565,550

Building Permits.

	April 4 to 10	April 5 to 11
New buildings	8	15
Cost	$1,042,500	$1,862,700
Alterations	$278,866	$299,720
	Jan. 1 to April 10	Jan. 1 to April 11
New buildings	134	174
Cost	$12,637,790	$19,386,315
Alterations	$3,962,041	$2,857,054

BRONX.

Conveyances.

	April 3 to 9	April 4 to 10
Total No.	168	93
No. with consideration	13	14
Consideration	$71,451	$118,303
	Jan. 1 to April 9	Jan. 1 to April 10
Total No.	1,576	1,853
No. with consideration	195	210
Consideration	$1,961,940	$2,209,860

Mortgages.

	April 3 to 9	April 4 to 10
Total No.	69	69
Amount	$648,862	$590,265
To Banks & Ins. Cos.	8	11
Amount	$65,050	$188,000
No. at 6%	27	33
Amount	$244,232	$247,990
No. at 5½%	12	5
Amount	$44,700	$29,500
No. at 5%	12	15
Amount	$79,825	$148,000
Unusual rates	2	1
Amount	$9,255	$753
Interest not given	16	15
Amount	$270,850	$164,022
	Jan. 1 to April 9	Jan. 1 to April 10
Total No.	957	1,288
Amount	$8,510,324	$13,822,336
To Banks & Ins. Cos.	121	143
Amount	$2,344,851	$2,857,029

Mortgage Extensions.

	April 3 to 9	April 4 to 10
Total No.	20	15
Amount	$379,300	$274,000
To Banks & Ins. Cos.	5	6
Amount	$92,500	$227,000

	Jan. 1 to April 9	Jan. 1 to April 10
Total No.	226	193
Amount	$4,022,600	$3,384,150
To Banks & Ins. Cos.	36	35
Amount	$950,500	$1,042,500

Building Permits.

	April 3 to 9	April 4 to 10
New buildings	22	20
Cost	$680,200	$477,600
Alterations	$16,650	$11,300
	Jan. 1 to April 9	Jan. 1 to April 10
New buildings	214	287
Cost	$4,860,655	$7,812,966
Alterations	$329,530	$279,025

BROOKLYN.

Conveyances.

	1914 April 2 to 8	1913 April 3 to 9
Total No.	450	532
No. with consideration	38	58
Consideration	$162,147	$272,909
	Jan. 1 to April 8	Jan. 1 to April 9
Total No.	6,191	6,783
No. with consideration	682	487
Consideration	$5,112,527	$3,664,095

Mortgages.

	April 2 to 8	April 3 to 9
Total No.	326	376
Amount	$2,067,495	$1,477,490
To Banks & Ins. Cos.	77	93
Amount	$811,641	$617,250
No. at 6%	171	203
Amount	$461,494	$577,865
No. at 5½%	78	54
Amount	$840,950	$216,650
No. at 5%	56	90
Amount	$224,560	$553,865
Unusual rates	3	2
Amount	$8,600	$6,000
Interest not given	18	27
Amount	$531,891	$123,110
	Jan. 1 to April 8	Jan. 1 to April 9
Total No.	4,211	4,796
Amount	$17,872,333	$17,892,635
To Banks & Ins. Cos.	840	1,165
Amount	$7,045 141	$8,318,831

Building Permits.

	April 3 to 9	April 3 to 10
New buildings	153	136
Cost	$816,300	$880,950
Alterations	$52,995	$80,381
	Jan. 1 to April 9	Jan. 1 to April 10
New buildings	1,169	1,144
Cost	$11,091,985	$9,250,987
Alterations	$725,109	$991,000

QUEENS.

Building Permits.

	April 3 to 9	April 3 to 10
New buildings	80	130
Cost	$344,025	$329,753
Alterations	$21.356	$21,775
	Jan. 1 to April 9	Jan. 1 to April 2
New buildings	1,134	1,322
Cost	$4,710,112	$3,950,663
A terations	$269,186	$303,206

RICHMOND.

Building Permits.

	April 3 to 9	April 4 to 10
New buildings	23	31
Cost	$19,105	$54,860
Alterations	$9,050	$11,870
	Jan. 1 to April 9	Jan. 1 to April 10
New buildings	183	196
Cost	$295,555	$342,387
Alterations	$57,252	$61,342

REAL ESTATE NOTES.

WILLIAM CRUIKSHANKS SONS will move on April 10 to 37 Liberty st.

JOSEPH P. DAY is foreman of the April Grand Jury, first panel.

CRUIKSHANK CO. was the broker in the sale of the 3-sty dwelling, 165 East 79th st, for Jerome Monks.

DUFF & BROWN have been appointed agents of the apartment houses at 601-607 West 122d st, 887 8th av, 300 West 53d st and 460 West 144th st.

M. MORGENTHAU, JR., CO. has procured for Hirsch Rabinowitch a mortgage of $40,000 at 4½ per cent. for 5 years on the northeast corner of Rivington and Ludlow sts.

McDOWELL & McMAHON have been appointed agents for the Warrington Hall apartments at the southwest corner of Pinehurst av and 181st st.

MRS. E. HOPE NORTON is the purchaser of the dwelling 119 East 61st st, sold recently by William B. May & Co. for Mrs. L. W. Gray. Mrs. Norton will occupy.

THE JULIUS FRIEND, EDWARD M. LEWI CO. has been appointed agent for the 11-sty commercial building 159-163 West 25th st.

THE J. ROMAINE BROWN CO. has been appointed agent for the Alta Crest apartment house at 158th st and Broadway.

THE GOVERNORS of the Real Estate Board of New York will hold a meeting on Tuesday, April 14, at the board rooms, 115 Broadway.

HENRY F. WELLS REALTY CORPORATION opened offices at 3637 Broadway, where they will conduct a general real estate and insurance business

RICHARD HEYNEMANN has severed his connections with the H. M. Weill Co. and has opened an office in the Candler Building, 220 West 42d st, where he will transact a general real estate and insurance brokerage business.

MORTIMER J. FOX, of the Henry Morgenthau Co., returned home from Europe, Wednesday, on the George Washington. Mr. Fox sailed with Ambassador Morgenthau five months ago, and spent most of his stay abroad at the Morgenthau villa on the Bosphorus at Therapia.

JUSTICE WALTER H. JAYCOX appointed Louis Goodman receiver of rents for the property on Remington av, ocean front, opposite the Arverne Hotel at Arverne, L. I., consisting of stores, bachelor apartments, bath houses, bungalows and an open air moving picture house.

WILLIAM H. FALCONER celebrated his eighty-fourth birthday on Monday at Garden City, L. I. He is one of the oldest members of the Union League Club, and in his time was a leading real estate man in this city. He is also a member of the Huguenot Society, the St. Nicholas Society and the Sons of the Revolution.

MRS. JULIAN HEATH, president of the Housewives' League, will deliver a lecture this morning at 11 A. M. in the Country Life Permanent Exposition, Grand Central Terminal, to fifty or more students of Cornell University. Mrs. Heath's subject will be on phases of agriculture of special interest to housewives.

AMES & CO. negotiated the recently recorded sale of the 4-sty dwellings at 304-308 East 34th st, on plot 63.9x100, for John H. Henshaw to Emma Harburger, who is having plans drawn for a loft building for the printing trade. In part payment, Mrs. Harburger gave three 5-sty flats at 3706-3710 3d av, Bronx.

E. TOUISSANT WELCOME, president; S. W. Van Derzee, treasurer, and J. T. Welcome, secretary, are the officers of the newly-formed Frederick Douglass Bond & Mortgage Co. of Jamaica, which will carry mortgages on good properties owned by negroes in Jamaica. It is probably the first bond and mortgage company in the state exclusively controlled by negroes, and is associated with the Douglass Realty Co of 3 Standard place, Jamaica.

FRIEDMAN CONSTRUCTION CO. has obtained loans for apartment house construction from the Metropolitan Life Insurance Co., of $175,000 on the southeast corner of 161st st and Fort Washington av, and $185,000 on the southeast corner of 162d st and Fort Washington av. The transactions were negotiated through the J. Romaine Brown Co., which also obtained for Irving Judis, a loan of $175,000 on the northwest corner of Fort Washington av and 161st st, from the Brooklyn Savings Bank.

HOUGHTON COMPANY.—Frank R. Houghton and son, Herbert R., have associated themselves under the name Houghton Company for the transaction of a general real estate and insurance business, with offices at Broadway, southwest corner 72d street, telephone Columbus 280, and 156 Broadway, telephone Cortlandt 1540. The former has been engaged in the real estate business in New York for 40 years, and the latter for 10 years, the last two of which were with F. R. Wood and W. H. Dolson Co.

EUGENE WOLFSOHN AND WILLIAM G. AUGUST have opened an office at 1313 St. Nicholas av, near 176th st, under the firm name of Wolfsohn & August for the transaction of a general real estate and insurance business. Mr. Wolfsohn was formerly connected with the Real Estate Department of Curtis Mallet-Prevost & Colt, and Bing & Bing. Both Mr. Wolfsohn and Mr. August, until recently, were connected with the management of property owned by the Hoguet Estate and others.

LOUIS F. HAFFEN was elected president of The Bronx County Property Owners' Association at its recent meeting. Other officers are Alfred P. Schmitt, Thomas F. Goldman, Peter Barry, William S Smith and H. E. Astarita, vice-presidents; H. B. Tuttle, secretary; Simon M. Platt, financial secretary; Simon B. Arctander, treasurer, and Charles H. Baxter, chairman of Executive Board. Otto T. Smith, Constantine Wagner and Henry Schaefer were elected trustees and H. B. Tuttle, C. H. Baxter, Theodore Schrepper and Arthur B. Arctander directors. The association decided to hold a banquet on April 28 at the Bronx Opera House.

UPPER MANHATTAN PROPERTY OWNERS' ASSOCIATION will hold its first annual banquet on Thursday evening, April 30, at Ben Riley's Arrowhead Inn, Fort Washington av and 177th st. The organization, formed last year, comprises a number of large real estate owners, builders and real estate men, on the upper West Side, and has already done effective work in the way of protecting and furthering property interest in that section. The officers are Frank B. Lassette, president; William Picken, vice-president; John Robertson, treasurer; T. Ward Wasson, secretary, and Edwin C. Dillon, assistant secretary. John Knox McAfee is chairman of the executive committee, which also includes Harry Goodsteln, Thomas Dwyer, S. L. Murphy, H. A. Blumenthal, William Rankin and Alex. McDowell.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

SIMON EPSTEIN—Premises at 28-30 Division st, valued at $60,000; 606 West 46th st, $16,000, and 404 East 102d st, $10,000.

ISIDOR FRIEDLANDER—1845-1847 7th av, $206,000; 1849-1851 7th av, $206,000; 1853-1855 7th av, $202,000, and 54 St. Nicholas av, $70,000.

MINNIE KRAUSE—38 West 47th st, $65,500.

MARY A. FAXON—111 East 38th st, $55,000.

ELEANOR FITZGERALD—127 East 56th st, $43,000.

MAX SILVERMAN—51 East 106th st, $52,000.

OBITUARY

LEWIS KRULEWITCH, prominent real estate operator and at one time business partner of Smith Ely, died on Sunday at his home, 59 West 115th st. He was seventy-six years old and is survived by a widow, three daughters and five sons, one of whom is Samuel K. Krulewitch, Republican leader of the 26th Assembly District.

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AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Wednesday was the only day this week, which produced outside buyers. Out of thirty-six offerings at the Manhattan and Bronx Exchange Salesrooms, parties in interest obtained twenty-six; seven were withdrawn or adjourned and outsiders purchased three. Aaron Zwerdling paid $32,100 for an Essex street tenement and Nathan Glassheim bid $15,800 for a similar building on Greenwich avenue, both offered at voluntary sale. The other buyer was Robert R. Heywood, who purchased 617 West 129th street for $22,250. The sale of the Hotel Langdon in 124th street was adjourned until next Tuesday.

For the coming week, most of the scheduled sales concern tenements and apartments, although several large holdings will be offered. Joseph P. Day will sell a 12-sty loft building at 29-33 West 35th street, besides valuable apartment houses in West 163d street and on Seventh avenue, and a number of East Side tenements. The M. Morgenthau, Jr., Company offers three apartment houses on Wadsworth avenue; Herbert A. Sherman, a Division street loft building and the other auctioneers a number of miscellaneous properties in various sections of the city.

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Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 10, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st

JOSEPH P. DAY.

Wooster st, 179-83, ws, 100 s Bleecker, 74.8x100x75.4x100, 7-sty bk loft & str bldg; due, $16,[illegible] T&c, $2,800; sub to pr mtg $115,000; Newstate Co party in int. 120,513

18TH st, 323 E, ns, 360 w 1 av, 20x92, 3-sty & b bk dwg; partition; Fredk R Kaldenberg et al, defts. 14,800

33D st, 308-10 E (*), ss, 100 e 2 av, 40x98.9, 6-sty bk tnt & strs; Action 1; due, $8,-108.09; T&c, $1,141.47; sub to pr mtg $40,-000; Sarah Haas et al, exrs. 44,000

33D st, 312-14 E (*), ss, 140 e 2 av, 40x98.9, 6-sty bk tnt & strs; Action 2; due, $8,095.99; T&c, $5,551.25; sub to pr mtg $40,000; Sarah Haas et al exrs. 43,000

73D st, 219 E (*), ns, 260 e 3 av, 25x102.2, 5-sty stn tnt & strs; due, $16,145.62; T&c, $872.60; Frederic de P Foster et al, trstes. 13,000

101ST st, 313 E (*), ns, 200 e 2 av, 25x100.11, 5-sty bk tnt & strs; due, $14,959.84; T&c, $849.40; Rector, Church Wardens & Vestry Men of the Church of the Incarnation of the City N Y. 15,250

129TH st, 617 W, ns, 275 w Bway, 25x199.10 to 130th (No 622 W), 3 & 4-sty bk tnt & strs; due, $21,288.31; T&c, $631.78; Robt R Heywood. 22,500

130TH st, 622 W, see 129th, 617 W.

130TH st, 500 W, see Ams av, 1414.

131ST st, 134 W (*), ss, 350 e 7 av, 20x99.11, 3-sty & b stn dwg; due, $10,533.07; T&c, $132.12; Rosa Mack. 8,000

136TH st, 626 W (*), ss, 331.3 w Bway, 43.9x99.11, 5-sty bk tnt; due, $47,062.47; T &c, $1,400; Dora Schiffer. 46,000

137TH st, 128 W (*), ss, 350 w Lenox av, 25x99.11, 5-sty stn tnt; due, $21,177.84; T&c, $286.20; Wm J Quinlan et al, trste. 20,000

BRYAN L. KENNELLY.

Essex st, 142, es, abt 175 n Rivington, 25x100, 5-sty stn tnt & strs (exr); Aaron Zweidling. 32,100

39TH st, 522 W, ss, 325 w 10 av, 25x98.9, 5-sty bk tnt (exr); bid in at $12,750. ——

124TH st, 62 W, ss, 175 e Lenox av, 50x100.11, 6-sty stn tnt; action 1; due, $62,-937.79; T&c, $117; Isaac Breakstone, a party in int. 62,250

124TH st, 64 W, ss, 150 e Lenox av, 25x100.11, 6-sty stn tnt; action 2; due, $39,-652.59; T&c, $61; Isaac Breakstone, a party in int. 31,250

Greenwich av, 49, ws, abt 60 s Perry, 21x77, 4-sty bk tnt & strs (exr); Nathan Glassheim. 15,800

Madison av, 812, swc 68th, 100.5x20.6, 4-sty & b stn dwg (vol); bid in at $94,750. ——

Old Broadway (*), es, 50.5 n 130th, 50x100, vacant; due, $12,947.58; T&c, $1,507.43; Wm T Smith et al trstes. 12,000

3D av, 545, es, 25 n 36th, 24.8x100, 4-sty bk tnt & strs (exr); bid in at $19,500. ——

3D av, 575, es, abt 25 s 38th, 20x84, 5-sty bk tnt & strs (exr); bid in at $25,250. ——

HENRY BRADY.

123D st, 423 E (*), ns, 256.3 e 1 av, 18.3x100.11, 3-sty & b bk dwg; due, $4,541.83; T&c, $124.45; Chas Corn et al. 25,000

130TH st, 29 W (*), ns, 360 w 5 av, runs n8xe.06xn46.2xw.06xn45.8xw20xs99.11xe20 to beg, 4-sty & b stn dwg; due, $13,032.11; T&c, $441.95; Anne D Thomson. 8,000

144TH st, 417 W, ns, 195 e Convent av, 19x99.11, 4-sty & b bk dwg; due, $17,579; T&c, $672.42; withdrawn. ——

2D av, 2073 (*), ws, 50.11 s 107th, 25x75, 4-sty bk tnt & strs; due, $17,414.74; T&c, $410; Kath L Meuser. 12,000

Total	545,463
Corresponding week 1913	1,271,125
Jan. 1, 1914 to date	10,106,805
Corresponding period 1913	15,790,593

Bronx.

The following are the sales that have taken place during the week ending April 10, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

211TH st E (*), ss, 100 e White Plains av, 57.7x36.8x57.10x24.2; due, $3,211.32; T&c, $330.19; Richd J Doyle, committee. 3,000

Arthur av, 1836 (*), es, 134.11 s 176th, 17.8x100, 3-sty fr tnt; due, $9,845.65; T&c, $518.97; J Herbt Carpenter et al, exrs. 8,500

Quarry rd, 2010 (*), es, 201.3 s Oak Tree pl, 29.8x95.7x26.3x87.8, 2-sty fr dwg; due, $4,564.01; T&c, $461.40; J Herbt Carpenter et al exrs. 4,650

3D av, 3704 (*), es, 52.7 n 170th, 26x100, 5-sty bk tnt & strs; due, $16,127.92; T&c, $834.31; German Savgs Bank in the City N Y. 12,000

HENRY BRADY.

178TH st, 457 E (*), ns, 121.8 w Washington av, 16.8x—; also 178TH ST E (*), nwc Washington av, 88.5x1, 2-2-sty fr dwgs; due, $373.89; T&c, $——; Bettie Sam. 200

178TH st, 461 E, ns, 88.4 w Washington av, 16.8x—; Adolph Reithmann. 100

178TH st, 457 E, see 178th, 461 E.

178TH st E, nwc Washington av, see 178th, 457 E.

Washington av, nwc 178th, see 178th, 457 E.

BRYAN L. KENNELLY.

Eastchester rd, ws, near Stillwell av, abt 9 acres (vol); bid in at $32,500. ——

GEORGE PRICE.

134TH st, 447 E, ns, 425 e Willis av, 25x100, 2-sty fr dwg; withdrawn. ——

CHAS. A. BERRIAN.

164TH st, 424 (688) E (*), ss, 48.10 e Brook av, 18x98 to Brook av x29x—, 2-sty fr dwg; due, $2,959.77; T&c, $22.62; Asa A Spear et al trstes. 3,164

Brook av, es, abt 80 s 164th, see 164th, 424 (688) E.

ANTHONY V. CAGGIANO.

228TH st E, ns, 155 w Bronxwood av, 25x114; withdrawn. ——

M. MORGENTHAU JR. CO.

Mapes av, 2055 (*), ws, 128.10 n 179th, 22x145.2, 2-sty fr dwg; due, $4,370; T&c, $130; Paul Gottheil. 4,000

Total	$35,614
Corresponding week 1913	117,875
Jan. 1, 1914 to date	1,513,719
Corresponding period 1913	1,704,868

Brooklyn.

The following are the sales that have taken place during the week ending April 8, 1914, at the Brooklyn Salesrooms, 189 Montague street:

WILLIAM H. SMITH.

W 9TH ST (*), ws, 292 n Av R, 17x100; Carrie E Bennett. 3,500.00
E 42D ST (*), es, 137.6 s Glenwood rd; Martin Carrig 1,000.00
59TH ST, ns, 140 e 8 av, 220x100.2; adj May 4 ——
59TH ST (*), ns, 180 w 16 av, 20x100.2; The Thrift 4,000.00
E 72D ST (*), ws, bet Av V & W, Lot 68; Tax Lien Co of N Y. 400.00
DRIGGS AV, ws, 25 s N 9th, 25x100; Jas A McCafferty. 2,900.00
FOUNTAIN AV (*), es, 100 n Liberty av, 100x100; Margt M Culhane. 2,500.00
LIBERTY AV (*), sec Watkins, 80x100; Harry Silverstone. 8,850.00
3D AV, nws, intersec sws 8th, 22x71.6; Abr A Emmens. 7,000.00
3D AV, es, 91 s 10th, 17x70; Denis J Driscoll 1,230.00
19TH AV, swc 60th, 100x488.8; Mary E Thomas 82,000.00

WM. P. RAE.

FULTON ST (*), ns, 345 w Tompkins av, 41.7x87.7x irreg; Williamsburgh Savgs Bank 15,000.00
McKIBBIN ST (*), ns, 175 w Lorimer, 29x134.7; Maude B Weaver 30,000.00
TALLMAN ST (*), ss, lot 18, 24x47; Mary A Thomas 800.00
72D ST, ss, 105.10 w 6 av, 20x100; Wm B Boate 4,785.00
72D ST, ss, 214.6 e 5 av, 20x100; Michl Shellens 5,700.00

CHAS. SHONGOOD.

COLUMBIA ST (*), sec Cranberry, 100x100; Clementine Correja 28,000.00
FLOYD ST (*), ns, 281 w Lewis av, 20x100; Bernard Blumberg 3,950.00
GRAND ST, ss, 58 w Wythe av, 20x100; A C Meyer 4,700.00
HANCOCK ST (*), ns, 305 e Sumner av, 26.8x100; Merchants Cooperative Mtg Co 10,000.00
LINCOLN PL, swc Rochester av, 23.5x31.5x irreg; A Kotzen 50.00
LAFAYETTE AV (*), ns, 112.6 w Grand av, 18.6x100; also FT HAMILTON AV, nec 75th, 203.4x328.6x irreg; Collective Holding Co, Inc. 27,900.00
5TH AV, es, 89.2 s 72d, 24x107.9; adj Apr14 ——
LOT 4, blk 1353, sec 5; adj Apr24 ——
LOT 5, blk 1353, sec 5; adj Apr24 ——

JAMES L. BRUMLEY.

PARK PL (*), ns, 225 w Buffalo av, 25x127.9; Jas Martin. 2,650.00
E 40TH ST, es, 75.6 s Av H, 80x100; also E 43D ST, ws, 317.6 s Av I, 100x100; also FOSTER AV, nwc E 38th, 97.6x100; A B Roberts. 3,400.00
79TH ST, ss, 215.1 e 2 av, 33.2x70.3x irreg; withdrawn ——

JOSEPH P. DAY.

BELMONT AV (*), ss, 25 e Shepherd av, 30x100; Abr Benedict. 4,000.00

Total	$254,315
Corresponding week, 1913	258,891

VOLUNTARY AUCTION SALES.

Brooklyn.

APRIL 14.

WILLIAM H. SMITH.

79TH ST, 2252, swc 23 av, 180x100, 2-sty fr dwg (exr).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

APR. 11.

No Legal Sales advertised for this day.

APR. 13.

DIVISION ST, 243, ss, 46 w Montgomery, 23x 48.6x23x48.7, 6-sty bk loft & str bldg; Florence N Harris et al—Fredk C Callen et al; Jos C Levi (A); Philip C Samuels (R); due, $14,299.95; T&c, $321.25; mtg recorded Mar 8'10; Herbert A Sherman.

ST MARKS PL, 119, ns, 113 w Av A, runs n 93.10xw25xn2xw12.6xs94xe37.6 to beg, 6-sty bk tnt & strs; Chas H Bohland—Meyer H Wolf et al; Feltenstein & Rosenstein (A), 309 Bway; Phoenix Ingraham (R); due, $12,-474.01; T&c, $158.50; mtg recorded Jan14'06; D Phoenix Ingraham.

AMSTERDAM AV, 1414, swc 130th (No 500), runs s24.11xw43xs4xw—xs7xsw—xn51xe100 to beg, 3-sty bk tnt & strs & 4-sty bk rear tnt; Harlem Savgs Bank—Eliz H Larkin et al; Edw S Clinch (A), 41 Park Row; Jos P McDonough (R); due, $12,712.85; T&c, $3,-036.68; Joseph P Day.

WADSWORTH AV, 248, ws, 60.2 n 185th, 50x 115x49.2x115, 5-sty bk tnt; Ver Planck Estate —Comfort Realty Co et al; Bowers & Sands (A), 46 Cedar; Vance Hewitt (R); due, $30,-695.76; T&c, $1,737.60; M Morgenthau, Jr, Co.

WADSWORTH AV, 252, ws, 110.2 n 185th, 50x 115, 5-sty bk tnt; Ver Planck Estate—N Y Real Estate Security Co et al; Bowers & Sands (A), 46 Cedar; Vance Hewitt (R); due, $30,239.06; T&c, $1,737.60; M Morgenthau, Jr, Co.

WADSWORTH AV, 256, ws, 160.2 n 185th, 54.5x 115, 5-sty bk tnt; Ver Planck Est—Jas N Rosenberg, rec'r, &c, et al; Bowers & Sands (A), 46 Cedar; Vance Hewitt (R); due, $30,038.16; T&c, $1,737.60; M Morgenthau, Jr, Co.

APRIL 14.

ELIZABETH ST, 168, es, 115 s Spring, 25x100, 6-sty bk tnt & strs; also HENRY ST, 23, ns, 100 e Catherine, 25x87.6, 5-sty stu tnt; Jno Aspinwall—Michele Fava et al; Elkus, Gleason & Proskauer (A), 170 Bway; Jas G Wallace, Jr (R); due, $9,304.83; T&c, $73.10; mtg recorded Jan14'06; Joseph P Day.

HENRY ST, 23, see Elizabeth, 168.

12TH ST, 323-5 E, ns, 280.6 e 2 av, 40x103.3, 6-sty bk tnt & strs; Rachel Hyman, extrx—Rebecca Haims et al; Maurice Hyman (A), 135 Bway; Jno Gruenberg (R); due, $11,-118.06; T&c, $678.25; Joseph P Day.

114TH ST, 336-8 E, ss, 250 w 1 av, 49.11x100.11, 6-sty bk tnt & strs; Equitable Life Assur Soc of U S—Alice Ledcrer et al; Alexander & Green (A), 165 Bway; Winston H Hagen (R); due, $50,366.27; T&c, $732.05; Joseph P Day.

124TH ST, 157-9 W, ns, 125 e 7 av, 50x100.11, 10-sty bk hotel; Newburgh Savgs Bank—Jimal Realty Co et al; Harold Swain (A), 176 Bway; Edw D Dowling (R); due, $134,-630.88; T&c, $5,722.60; Bryan L Kennelly.

140TH ST, 542 W, ss, 215.4 e Bway, 16.4x67.3, 3-sty & b bk dwg; Delia A Holston—Mollie Steinberg et al; Lemuel Skidmore (A), 69 Wall; Jno P O'Brien (R); due, $2,965.24; T&c, $340.18; sub to 1st mtg $7,000; Joseph P Day.

MANHATTAN AV, 456, es, 73.11 s 120th, 26.11 x94.10, 5-sty bk tnt; Peoples Trust Co, trste —Mary Stavenhagen et al; Wingate & Cullen (A), 20 Nassau; Percival H Gregory (R); due, $26,343.92; T&c, $324.40; Joseph P Day.

7TH AV, 1858-60, ws, 75.11 n 112th, 50x100, 7-sty bk tnt & strs; Manhattan Savgs Inst—Nathan Hutkoff et al; Rapallo & Kennedy (A), 66 Bway; Chas H Murray (R); due, $73,-216.79; T&c, $4,000; mtg recorded Nov17'04; M Morgenthau, Jr, Co.

APRIL 15.

56TH ST, 247 E, ns, 75 w 2 av, 25x100.5, 4-sty bk tnt & strs, 1 & 3-sty extension; Francis Speir et al, trstes—Bessie Botvinick et al; Speir & Bartlett (A), 52 Wall; Chas L Hoffman (R); due, $15,228.06; T&c, $350.90; M Morgenthau, Jr, Co.

APRIL 16.

163D ST, 543-9 W, ns, 100 e Bway, 110x99.11, 6-sty bk tnt; Morris W Levine—Edw Fagan; Morris & Saml Meyers (A), 220 Bway; Nathan Burkan (R); due, $14,950.03; T&c, $3,184.50; sub to 1st mtg $140,000; Joseph P Day.

APRIL 17.

35TH ST, 29-33 W, ns, 405 w 5 av, 65x98.9, 12-sty bk loft & str bldg; Union Mortgage Co—Arnel Realty Co, Inc, et al; Merrill & Rogers (A), 100 Bway; Isidore D Morrison (R); due, $567,001.97; T&c, $4,685.55; Joseph P Day.

APRIL 18.

No Legal Sales advertised for this day.

APRIL 20.

CATHERINE ST, 53-5, on map 53, es, 48.2 n Monroe 27x105.1x27x104.2, 5-sty bk tnt & strs; Robt McGill—Jacob Morrison et al; Elkus, Gleason & Proskauer (A), 170 Bway; Harold P Coffin (R); due, $9,142.73; T&c, $1,018.96; sub to two pr mtgs aggregating $33,000; Joseph P Day.

106TH ST, 50 W, see Manhattan av, swc 106.

129TH ST, 107 E, ns, 115 e Park av, 25x99.11, 4-sty bk tnt & strs; Lizzie Van Boskerck—Abr Gabriel et al; Chas P Northrop (A), 31 Nassau; Harry Biiur (R); due, $11,391.75; T&c, $284.28; J H Mayers.

MANHATTAN AV, swc 106th (No 50), 17.4x75, 3-sty & b bk dwg; Helen H Greene et al—Lillian P Dyer et al; Thenford Woodhull (A), 4 Court sq, Brooklyn; Jno B Lord (R); partition; Joseph P Day.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated

APRIL 11 AND 13.

No Legal Sales advertised for these days.

Directory of Real Estate Brokers

MANHATTAN

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Advertised Legal Sales, Bronx, Continued.

APRIL 14.
179TH ST, S16 E, ss, 114.2 w Marimon av, 36x75.3x36x75.2, 4-sty bk tnt; Christian G Kuhner et al—C K Realty Co et al; Action 3; Geo A Steinmuller (A), 1511 3 av; Geo H Engelhard (R); due, $2,490.97; T&c, $930; sub to 1st mtg $16,500; mtg recorded Mar9'11; Joseph P Day.
179TH ST, S20 e, ss, 78.2 w Marmion av, 36x75.2, 4-sty bk tnt; same—same; Action 2; same (A); same (R); due, $2,916.87; T&c, $815; sub to 1st mtg $16,500; mtg recorded Mar9'11; Joseph P Day.
179TH ST, S30 E, swc Marmion av, 78.2x39.1, 4-sty bk tnt; Christian G Kuhner et al—C K Realty Co et al; Action 1; Geo A Steinmuller (A), 1511 3 av; Geo H Engelhard (R); due, $2,938.64; T&c, $1,500; sub to 1st mtg $23,000; Joseph P Day.
GIFFORD AV, 2733, ns, 330.7 e Balcom av, 25x100; Central Mortgage Co—Rudolf Hall et al; Action 1; Otis & Otis (A), 60 Wall; Earnest R Eckley (R); due, $3,950,39; T&c, $40; mtg recorded May2S'13; Maximilian Morgenthau, Jr, Co.
GIFFORD AV, 2735, ns, 355.7 e Balcolm av, 25x100; same—same; Action 2; same (A); same (R); due, $3,947.39; T&c, $40; mtg recorded May2S'13; Maximilian Morgenthau, Jr.
GIFFORD AV, 2737, ns, 380.7 e Balcom av, 25x100; same—same; Action 3; same (A); same (R); due, $3,944.39; T&c, $40; mtg recorded May2S'13; Maximilian Morgenthau, Jr.
MARMION AV,, swc 179th, see 179th, S03 E.

APRIL 15.
LORING PL, es, 387.8 n 181st, 79.4x127.11x77.11 x113.5; Sheriff's sale of all right, title, &c, which Wm E Smith et al had on Jan2S'14, or since; Phillips & Avery (A), 41 Park Row; Jas F O'Brien, sheriff; Anthony V Caggiano.
224TH ST E, swc Carpenter av, see Carpenter av, swc 224.
CARPENTER AV, swc 224th, 75x105; Ebling Brewing Co—Albt Mielke et al; Eugene Cohn (A), 132 Nassau; Solomon H Eisler (R); due, $2,852.59; T&c, $500; sub to pr mtg $5,000; Joseph P Day.
ROAD from N Y to Boston, sec road to O'Dells Landing, runs s514.7xe414xn335xw248.3xn280x w391.3 to beg; Max Erlanger—Jos S Acker et al; Beekman, Menken & Griscom (A), 52 William; Fredk C Gladden (R); due, $16,611.86; T&c, $3,245.41; Joseph P Day.
ROAD to Odells Landing, see rd from N Y to Boston.
ST PETERS AV, 1627, ws, 105.6 s Maclay av, 50x92.9x50x92.11; Helen Le R Pearsall—Salvatore Pristera et al; Chas P Hallock (A), 999 E 180; Bernard H Arnold (R); due, $2,315.67; T&c, $475; M Morgenthau, Jr, Co.
SOUTHERN BOULEVARD, 2145, ws, 287.5 s 182d, 45.10x135.10x44.1x123.3, 5-sty bk tnt; Church & Dwight Co—Waverly Constn Co et al; Rounds, Schurman & Dwight (A); Walter L McCorkle (R); due, $41,263.63; T&c, $3,303.61; Joseph P Day.
VYSE AV, 1433-5, ws, 225 s Jennings, 50x100, 5-sty bk tnt; Morris Lederman—Blue Ridge Constn Co et al; Jno L Bernstein (A), 5 Beekman; Theo H Friend (R); due, $6,861.72; T&c, $645; James L Wells.

APRIL 16.
140TH ST, 382 E, ss, 84.6 w Willis av, 22x75, 2-sty & a fr dwg; Christine Wilkie extrx &c —Wm H Harden et al; Julius Heiderman (A), 783 Elton av; H C S Stimpson (R); due, $4,347.06; T&c, $141.64; James L Wells.

APRIL 17.
233D ST, 776 E, ss, 65.2 e Barnes av, 18.9x100; Title Guarantee & Trust Co—Deiudicibus Building Co et al; Harold Swain (A), 176 Bway; Geo B Hayes (R); due, $4,337.16; T&c, 214.18; Joseph P Day.
234TH ST E, ns, 460 e Katonah av, 50x100, vacant; Geo Brown & Co—J C Vreeland Bldg Co et al; Action 2; Dilworth & Wurts (A), 15 Broad; Robt F Wagner (R); due, $3,763.05; T&c, $87.36; Henry Brady.
240TH ST E, ns, 175 e Martha av, 50x—x82.8x —, vacant; Geo Brown & Co—J C Vreeland Bldg Co et al; Action 1; Dilworth & Wurts (A), 15 Broad; Robt F Wagner (R); due, $3,763.05; T&c, $101.82; Henry Brady.

APRIL 18.
No Legal Sales advertised for this day.

APRIL 20.
CLINTON AV, 1972, es, 75 s 178th, 25x100, 2-sty fr dwg; Wm Fink—Rose M Cody; Justus W Smith (A), 60 Wall; Jno J Hynes (R); due, $2,619.06; T&c, $49.77; M Morgenthau, Jr, Co.
CROTONA AV, 1979, ws, 191.8 s 179th, 16.8x90.6 x17.6x95.6, 2-sty fr dwg; Trstes of the Northern Dispensary of the City of N Y—Mary Randrup, Indiv & extrx et al; B W B Brown (A), 52 Wall; Martin C Ansorge (R); due, $4,017.38; T&c, $43; mtg recorded Jan27'09; Joseph P Day.

STATEMENT OF THE OWNERSHIP, MANAGEMENT, ETC.,
of
Real Estate Record and Builders' Guide, published weekly at New York (required by Act of August 24, 1912).
Managing Editor.
A. K. Mack, 119 W. 40th St., New York.
Business Manager:
W. D. Gregory, 119 W. 40th St., New York.
Publisher:
Record and Guide Co., 119 W. 40th St., New York.
Owners:
F. W. Dodge Co., 119 W. 40th St., New York.
Known bondholders, mortgagees and other security holders, holding 1 per cent. or more of total amount of bonds, mortgages or other securities——None.
RECORD AND GUIDE CO.,
Walter D. Gregory, Bus. Mgr.
Sworn to and subscribed before me this first day of April, 1914.
A. H. JUNGHANS,
Notal Public, New York County, No. 1854, Register's No. 6012.
Certificate filed in New York County.
(My commission expires March 30, 1916.)

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

APR. 11.
No Legal Sales advertised for this day.

APR. 13.
FULTON ST, sec Saratoga av, 20.4x64; Dime Savgs Bank of Brooklyn—Richd Montgomery Realty & Constn Co et al; Action 1; Dykman, Oelaud & Kuhn (A), 177 Montague; Chas H Winslow (R); Wm H Smith.
FULTON ST, ss, 20.4 e Saratoga av, 20x64; same—same; Action 2; same (A); same (R); Wm H Smith.

APRIL 14.
FENIMORE ST, ns, 260 w Bedford av, 35x100; Edw F Patchen—Alma P Bunn et al; Henry M McKean (A), 189 Montague; Mortimer W Byers (R); James L Brumley.
ST JOHNS PL, ns, 316.8 e Underhill av, 41.8x123.6; Poughkeepsie Savgs Bank—Eddy Glickman Building Concreting & Improvement Co et al; Hirsh & Newman (A), 391 Fulton; Isaac Luhlin (R); Wm H Smith.
WALLABOUT ST, nec Heyward, 52.4x irreg to Wythe av, —x—; Obermeyer & Liebmann—Kath Von Der Lieth et al; Hugo C Gollmar (A), 134 Bway; Edw B Thompson (R); Wm H Smith.
E 24TH ST, ws, 212.6 n Av L, 37.6x100; Westminster Heights Co—Saml Peck et al; Edw A Freshman (A), 177 Montague; Jos P Conway (R); Wm H Smith.
70TH ST, ns, 100 w 19 av, 20x100; Horace M Taber—Geo F Stainton et al; Geo Hill (A), 41 Park Row, Manhattan; Geo C Buchner (R); Wm H Smith.
70TH ST, ns, 160 w 19 av, 20x100; Horace M Taber—Geo F Stainton et al; Geo Hill (A), 41 Park Row, Manhattan; Geo C Buechner (R); Wm H Smith.
70TH ST, ns, 160 w 19 av, 20x100; Geo Hill—Geo F Stainton et al; Lawrence E French (A), 41 Park Row, Manhattan; Geo C Buechner (R); Wm H Smith.
72D ST, sws, 143.10 nw 6 av, 20x100; Bank for Savgs in the City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Chas Shongood.
73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.
EASTERN PARKWAY EXTENSION, nws, 141.10 x128.8x irreg; Action 2; Meyer H Davis—Kath Storz et al; Chilton & Levin (A), 215 Montague; M Furst (R); W H Smith.
HARWAY AV, nwc of a right-of-way adj lands of L V Fields & G M Ryder, —x—; Gertrude M Ryder—Floyd L Remsen et al; Melville J France (A), 44 Court; Richd W Smith (R); Wm P Rae.
HOPKINSON AV, swc Prospect pl, —x—; Meyer H Davis—Kath Storz et al; Chilton & Levin (A), 215 Montague; Michl Furst (R); Wm H Smith.
NOSTRAND AV, es, 127.9 n Myrtle av, 30x90; Williamsburgh Savgs Bank—Ruegamer & Auer Co et al; S M & D E Meeker (A), 217 Havemeyer; Chas E Russell (R); Wm H Smith.

APRIL 15.
HART ST, ns, 430 w Lewis av, 16x100; Fannie King—Carrie J Moadinger et al; Walter H Davies (A), 215 Montague; Grover Moscowitz (R); Chas Shongood.
66TH ST, ss, 120 e 14 av, 20x100; Jos Demasi—Luigi Bozzicolonna et al; Antonio Madeo (A), 26 Court; Fred P Bellamy (R); Wm H Smith.
72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of the Presbyterian Church in the U S of Am—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.
81ST ST, ns, 80 e 5 av, 225.7x100; Long Island Safe Deposit Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen st; A W Burlingame (R); Wm P Rae.
E NEW YORK AV, nws, 171.9 sw Sterling pl, 44x74; Margarete E Kelly—Max Holtzer et al; Action 1; Chilton & Levin (A), 215 Montague; Walter Thorn (R); Wm H Smith.
E NEW YORK AV, nws, 215.9 sw Sterling pl, 44x74; same—same; Action 2; same (A); Fred A Behrens (R); Wm H Smith.
SUTTER AV, nwc Barrett, 99.11x100; Mae M Bertges—Barrett Constn Co et al; Chilton & Levin (A), 215 Montague; Ward W Pickard (R); Wm H Smith.
5TH AV, es, 44.7 n 73d, 24x110.1; Isaac W Heidelberg—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Wallace R Foster (R); Wm P Rae.
16TH AV, es, 120 n 70th, 20x100; Chester B Lawrence—Wm S Crouch et al; Foley & Martin (A), 64 Wall, Manhattan; Wilbur Larremore (R); Wm P Rae.

APRIL 16.
FLEET PL, e s, 210.2 s Tillary, 26x41.6; Elsie Schwarz—Sarah V Tremper et al; Harry L Thompson (A), 175 Remsen; Cornelius B Van Brunt (R); Wm H Smith.
E 17TH ST, es, 200 n Av G, 50x100; Mary E Woodworth—Susan M De Moya et al; Dykman, Oeland & Kuhn (A), 177 Montague; David Hirshfield (R); Wm H Smith.
66TH ST, ss, 140 e 14 av, 20x100; Fredk W Sherman—Rosa Salamone et al; Julius Krause (A), 105 Lexington av, Manhattan; Wm W Pellet (R); Wm H Smith.
66TH ST, sws, 160 se 14 av, 40x100; Philipp J Gleason et al—Rosa Salamone et al; Julius Krause (A), 105 Lexington av, Manhattan; Richmond L Brown (R); Wm H Smith.
72D ST, sec 5 av, 99.7x20.7; M Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno H Donlan (R); Wm H Smith.
74TH ST, ss, 363.8 e 6 av, 20x100; Herman Meyer—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.
75TH ST, sec 5 av, 103.8x21.11; Arthur J Hughes—Jno E Sullivan et al; Watson & Kristeller (A), 100 William, Manhattan; Harry L Thompson (R); Wm H Smith.
GRAVESEND AV, ws, 75 n Av U, 45x75; Ada F Welwood—Sarah V Tremper et al; Harry L Thompson (A), 175 Remsen; Rufus L Perry (R); Wm H Smith.

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philliphar (R); Jere Johnson Jr Co.
5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.
5TH AV, es, 20.7 n 73d, 24x104.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.
5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Molly et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.
5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.
5TH AV, es, 21.11 s 75th, 21.5x88.1; Arthur J Hughes—Jno E Sullivan et al; Action 2; Watson & Kristeller (A), 100 William, Manhattan; H L Thompson (R); Wm H Smith.
5TH AV, es, 85.8 s 75th, 21.1x85.3; same—same; Action 3; same (A); same (R); Wm H Smith.

APRIL 17.

SCHWEICKERTS WALK, cl, 133.7 s Surf av, runs s— to ns Bowery xe113 to cl Strattons New Walk xnw61.8xs1.3xnw51 to beg; also CORTLANDT ST, es, 499.9 s Neptune av, 27.5 x100x21.3x100.1; Flora Fields—Solomon Pariser et al; Saml E Klein (A), 367 Fulton; Barker D Leich (R); Chas Shongood.
73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park Row, Manhattan; Algernon 1 Nova (R); Chas Shongood.
MERMAID AV, ss, 99.5 e W 33d, 19x100; Ethel Brilliant—Solomon Pariser et al; Saml E Klein (A), 367 Fulton; Barker D Leich (R); Chas Shongood.
ROGERS AV, ws, 220 n Clarendon rd, 20x100; Williamsburgh Savgs Bank—J Henry Small Realty Co et al; Action 1; S M & D E Meeker (A), 217 Havemeyer; Howard O Wood (R); Jas L Brumley.

APRIL 18.

No Legal Sales advertised for this day.

APRIL 20.

BERGEN ST, ss, 97.6 e Schenectady av, 26.6x127.9; Albt Zapfe et al—Max Brooks et al; Saml Seiderman (A), 26 Court; Saml L Judelsohn (R); Chas Shongood.
HENRY ST, es, 20 s Degraw, 20x62; Minnie Schlech—Geo A Montiney et al; Jacob M Peyser (A), 2 Court; Geo Goldberg (R); Chas Shongood.
STANHOPE ST, nws, 163.7 s Myrtle av, 25x78.11x27.1x68.5; Franz Boegner—Nathan Jarashow et al; Chas A Clayton (A), 44 Court; Chas S Warbasse (R); Wm P Rae.
BAY RIDGE AV, nes, 330.3 se 2 av, 80x290; Jennie L Church—Antonio Musica et al; Dykman, Oeland & Kuhn (A), 177 Montague; Benj T Hock (R); Chas Shongood.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 4.

71ST ST, ss, 100 w Av A, 50x145.4; East River Savgs Institution—Travelers Realty Corpn et al; amended; O F Hibbard (A).

APRIL 6.

26TH ST, 355 W; Harriet B Piester—Stanley Golliek Co et al; amended; Arrowsmith & Dunn (A).
39TH ST, 218 W; Jennie B Crispell—Lonise Frank et al; H H Frost, Jr (A).
50TH ST, ss, 250.10 e 5 av, 21.5x100.5; Albt Rothbarth et al—Geo B de Forest et al; Cary & Carroll (A).

APRIL 7.

MOTT ST, 16; German Savgs Bank in City NY—Chinese Charitable & Benevolent Assn of City NY; M Auerbach (A).
10TH ST, 31-3 E; Warren W Foster et al—Engel-Heller Co et al; Stewart & Shearer (A).
10TH ST, ss, 248.3 e University pl, 25.6x92.3; also 10TH ST, 34 E; two actions; German Savgs Bank in City NY—Bonwit Realty Co et al; Amend & Amend (A).
22D ST, 306 W; Saml P White Jr—Julia E Shotland et al; B E Rabell (A).
102D ST, 225 E; Chas A Robinson—Benj Jacobs et al; amended; Rollins & Rollins (A).
135TH ST, 30-32 W; Greenwich Savgs Bank—Aaron Coleman et al; B A Sands (A).

APRIL 8.

106TH ST, 58 W; Jos Greissgrow—Hannah Cohn et al; J A Kohn (A).
130TH ST, 256 W; Isaac Metzger—Isidore C Reshower et al; H Swain (A).

APRIL 9.

HOUSTON ST, 497-501 E; Saml Malvin—Otto Lorence et al; Engel Bros (A).
39TH ST, 56 W; Chas H Freeman—Alice B Scott et al; amended; H W Freeman (A).
69TH ST, ns, 150 w Park av, 25x100.5; Union Theological Seminary in the City of N Y—J Harper Poor et al; Stewart & Shearer (A).
77TH ST, 216 E; Bertha B B Walker—Julius Hochdorf et al; F Keck (A).
77TH ST, 103 W; Paul Baumgarten—J Henry Dutting et al; Elfers & Abberley (A).
137TH ST, 616 W; Sigmund Ashner—Louvre Realty Co et al; Lind & Pfeiffer (A).
PARK AV, nec 123d, 100.11x35; Emigrant Industrial Savgs Bank—Geo W Rogers et al; R & E J O'Gorman (A).

APRIL 10.

ORCHARD ST, 23; also CANAL ST, 63; U S Trust Co of NY—Abr J Dworsky et al; Stewart & Shearer (A).
113TH ST, 60 E; Clarence Tucker et al—Annie D Wallace et al; C P & W W Buckley (A).
115TH ST, ss, 175 w 1 av, 25x100.11; NY Trust Co et al—Carmela Palermo et al; M S Borland (A).
124TH ST, 129 E; Chas B Squier—Astoria Metal Working Co et al; Benjamin, Shepard, Houghton & Taylor (A).
AMSTERDAM AV, 1521-3; Mary E Horton—Monaton Realty Investing Corpn et al; R K Brown (A).

Bronx.

APRIL 3.

5TH ST, ns, 298.11 e Graan la, 25x100; Eliz L Fox—Hugo Cohen et al; Goldsmith, R & M & B (A).
INTERVALE AV, ws, 330.6 n 167th, 25x120.7; Chas Spengler—Carmine Cioffi et al; Rahe & K (A).

APRIL 4.

181ST ST, ss, 40.3 e Belmont av, 45.5x140.1; Jacob Bernstein—Crownhill Constn Co et al; S Edelman (A).
LOTS 63 & 84, on map of lands of Jos Husson, Clason Point; Agnes A Phillips—Porter Realty & Development Co; W A Kirk (A).

APRIL 6.

FULTON AV, ws, 213.5 s 175th, 40x100; Morris Mayer—Portia Horwitz et al; C W Stern (A).

APRIL 7.

CROTONA AV, ws, 144.6 s 176th, 18.4x100; Fredk J & Katie E Krauth—Edw J Reilley et al; H C Kudlich (A).

APRIL 8.

ANTHONY AV, 1842; Albt Schaefer—Moritz Dooh et al; A Josephson (A).
COLLEGE AV, 1031; Isabella G Francis—Max Zagury et al; Merrill & Rogers (A).
GRAND BLVD & CONCOURSE, es, 34.4 s E 164th, 100x191.1; Emigrant Indus Savgs Bank—Mildred E White et al; R & E J O'Gorman (A).
3D AV, swc 182d, 80x102.11; Regina Hyman—Corgil Constn Co et al; Strausberger, E & S (A).

APRIL 9.

261ST ST, swc Tyndall av, 37.6x100; Frances H Leavitt—Forster Property Builders et al; Hunt, H & B (A).
LOT 57, map of Olinville; Eva K Muller—Pasqualina Belotta et al; J Davis (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 2.

No Judgments in Foreclosure Suits filed this day.

APRIL 3.

MADISON ST, 350; Eliz C Farnham—David Kotler et al; Wm R Adams (A); Alex A Tansky (R); dne, $18,343.

APRIL 4.

No Jndgments in Foreclosure Suits filed this day.

APRIL 6.

5TH ST, ns, 400 e Av D, 175x103.1; Frank Rauch—Eliz M Ford et al; Gerlich & Schwegler (A); Townsend Morgan (R); due $1,600.

APRIL 7.

CATHERINE ST, 38; Frank Davin—Wm J Colihan et al; Walter B Hopping (A); Jno F Joyce (R); due, $14,245.88.

APRIL 8.

No Judgments in Foreclosure Suits filed this day.

Bronx.

APRIL 2, 3 & 4.

No Judgments in Foreclosure Suits filed these days.

APRIL 6.

4TH ST, ns, & 5TH ST, ss, Lot 96, map of Unionport, Bronx; Martin Friedlander—Alex F Walsh et al; Lindsay, Kalish & Palmer (A); Manrice J McCarthy (R); dne, $9,281.50.
EASTBURN AV, es, 188.4 n 174th, 25x95; Lucy E Wallace—Sarah Cohen; Chas H Beckett (R); —— (A); due, $6,965.74.

APRIL 7.

No Jndgments in Foreclosnre Suits filed this day.

APRIL 8.

MANIDA ST, sws, 183.1 se Garrison av, 25x100; Chas D Williams—Meehan Bldg Co; Andw Wilson (A); Winter Russell (R); due, $7,831.25.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 4.

WASHINGTON ST, es, bet Rector & Carlisle, Lot 9; Rudolph Wallach Co—Wm E Cook et al; foreclosnre of tax lien; A Weymann (A).
43D ST, 300 W; also 8TH AV, 671-677; Mary C. McPartland—Mary A McPartland et al; partition; J F McNaboe (A).

APRIL 6.

CHERRY ST, ns, bet Corlears & Jackson, Lot 44; Rudolph Wallach Co—Johanna Griffin; foreclosnre of tax lien; A Weymann (A).
20TH ST, ss, 206.8 e 4 av, 26.8x92; Wm P Young et al—T J Oakley Rhinelander et al; action to foreclose mechanics lien; Phillips & Avery (A).
155TH ST, 522-8 W; Doric Theatre Co—Rose Simon et al; action to declare lien; W H Grasse (A).
1ST AV, 1026-30; Doric Theatre Co—Simon Simon et al; action to set aside deed &c; W H Grasse (A).

APRIL 7.

46TH ST, 344-6 E; Max Besunder—Alex Herzog et al; action to set aside conveyance; J M Mandelbaum (A).
86TH ST, 124-6 E; Max Besunder—Alex Herzog et al; action to set aside conveyance; J M Mandelbaum (A).
AUDUBON AV, nwc 173d, 100x100; Benj Feldman—Fletcher Court Co; action to foreclose mechanics lien; Z Eichhorn (A).
3D AV, 1156-62; Max Besunder—Alex Herzog et al; action to set aside conveyance; J M Mandelbaum (A).

APRIL 8.

77TH ST, ns, 150 e Park av, 25x102.2; Owen King—Ellen King et al; partition; Quackenbush & Adams (A).

APRIL 9.

100TH ST, 209 E; Adolph Loewe—David Litc; action to foreclose mechanics lien; M D Mosa (A).
122D ST, 407 E; Martin Boylston et al—Edw A Boylston et al; partition; B W Moore (A).

APRIL 10.

22D ST, ns, 96 e 1 av, 23.6x98.9; Geo F W Poggenburg et al—Albt H W Protzman et al; partition; W N Vreeland (A).
30TH ST, ss, 172.8 e 9 av, 18.4x98.9; also 48TH ST, 321-3 W; also 48TH ST, 311 W; also 48TH ST, ns, 278 w 8 av, 18x100.5; also 48TH ST, ns, 296 w 8 av, 18x100.5; also 52D ST, 307 W; also 47TH ST, ss, 80 w 9 av, 20x50; also 47TH ST, 402 W; Margt E Baker—Eliz M Myers et al; amended partition; Rollins & Rollins (A).
82D ST, 26 E & prop in Westchester County; Marie V Siegel—Henry Siegel et al; action to declare agreement void; Rockwood & Haldane (A).

Bronx.

APRIL 3.

2D AV, es, 300 n 1st, 50x100; Hayman Komissar—Jno Byrnes; action for the specific performance of a contract; I Rosenberg (A).

APRIL 4.

No Lis Pendens filed this day.

APRIL 6.

167TH ST, ns, 87.6 e Simpson, 90x37.6; May C McPartland—Mary A McPartland et al; partition; J F McNaboe (A).

APRIL 7.

CLINTON AV, es, being lot 15, blk 2934, sec 11, on tax map; Elway Co—Jno Reilly et al; action to foreclose tax lien; H Swain (A).

APRIL 8.

130TH ST E,**, ss, bet Wales & Tinton avs, Lot 13; Philip Paff—Peter Albecker et al; foreclosure of tax lien; F X Kelly (A).

APRIL 9.

SIMPSON ST, 1245; Rudolph Wallach Co—Robt J Rooney et al; action to foreclose transfer of tax lien; A Weyman (A).
179TH ST E, ns, 125.1 w Mapes av, 20.6x62.6; Kath A McMahon—Kath A McMahon et al; partition suit; A Vogel (A).
** Recorded in N Y County.

Brooklyn.

APRIL 2.

BERGEN ST, nwc Underhill av, runs n23xw74.4 xse26.4xe61.9 to beg; Isidor Kantor—Lonis Grossman et al; B W Slote (A).
BOGART ST, es, 75 n Rock, 25x100; Anna M Peck—Anna B Meyer et al; Moore, Williams & U (A).
HENDRIX ST, es, 260 n Liberty av, runs n10xe 100xs70xw25xn60xw75 to beg; Juliette F Potter—Jessie O'Connor et al; S A Potter (A).
PARK PL, ss, 103 w Troy av, 18x127.9; Fannie M Aldrich—Isabella G Price et al; J M Belford (A).
STERLING PL, ns, 183.4 w Howard av, 41.8x127.9; Victor Green—Sam Rudes et al; L Sacks (A).
E 37TH ST, es, 140 s Av J, 40x100; Bank Clerks' Co-op B & L Assn—Jno J Roberts et al; H Reeves (A).
52D ST, sws, 140.2 nw 9 av, 100.1x100.2; Henry Kettelhodt—Annie Clinton et al; T Wittle (A).
AV W, ns, 100.4 w Coney Island av, 60x100; Thos F Ferris—Union Trust Co of Lancaster, Pa et al; foreclosnre of mechanics lien; C J Ryan (A).
ALABAMA AV, ws, 20 s Glenmore av, 20x50; Hamilton Trust Co—Jas M Schwartz et al; McGuire, Delaney & N (A).
ALABAMA AV, ws, 60 s Glenmore av, 20x50; same—same; same (A).
ALABAMA AV, ws, 40 s Glenmore av, 20x50; same—same; same (A).
CLINTON AV, ws, 100 s Lafayette av, 22x200; Foster Crampton—David D Vincent et al; F Crampton (A).
DRIGGS AV, 30; also HUMBOLDT ST, 615; also DIAMOND ST, 18-20; also GUERNSEY ST, 188; also LORIMER ST, 960-2; also DIAMOND ST, 107; also HUMBOLDT ST, es, 120 n Norman av, 40x100; Patk Keenan—Cath McCuen; specific performance; E J Reilley (A).
MILLER AV, ws, 109.5 n Atlantic av, 50x100; Wm H Ziegler—Bernhard Burchardi et al; McGuire, Delaney & N (A).
SUTTER AV, nwc Rockaway av, 29.8x100; Maria Goetz—Doris Brown et al; J J Metzger (A).
UTICA AV, ws, 47.3 s Bergen, 20x80; Jno Ludlum—Wm H Evory et al; Huhbard & Cushmore (A).
UTICA AV, ws, 67.3 s Bergen, 20.6x100; Anna R Seaman—same; same (A).
7TH AV, nec Prospect av, 34.11x99x45.2x95; Dora Peirlman—Pearl Kornblum; to declare a lien; L B Brodsky (A).
13TH AV, ws, 140.2 n 43d, 20x80; Alice H Madden—Golde Kurlander et al; H N Warbasse (A).
16TH AV, ses, 455 sw 86th, 20x108.4; Ernest W Tyler—Annie Mandelis et al; E W Tyler (A).
PLOT begins at int of rd from Hunterfly Farm to Alms House and land of Jno Vanderveer, runs se— to land of J J Lott xsw— to land of Sylvanus Smith xnw— to land of Rich Thompson xne— to beg, contains 12 acres; also PROP beginning at chestnut tree cnt swc land of Rich Thompson, runs ne— to land of Danl Collins xse— to land of J J Lott xsw— to land of Jno Vanderveer xnw— to land of Jacobus Lott xne—xne— to beg, contains S acres; Moritz Falkenau—Helen Hamershlag et al; to create a title; A L & S F Jacobs (A).

APRIL 3.

DAHLGREN PL, ses, 150 sw 88th, 16.8x125; Anna Schlenk—Alice Moore et al; S Seiderman (A).

(Lis Pendens, Brooklyn, Continued.)

DAHLGREN PL, ses, 166.8 sw 88th, 16.8x125; Sidonia M Rau—same; same (A).
ESSEX ST, ws, 260 n Arlington av, 20x100; Jno A Brooks—Edwin W Brooks et al; partition; R L Haskell (A).
ST JOHNS PL, ss, 150.10 e Schenectady av, 40x 240.7; Leo H Hirsch—Realty Dealers et al; Bandler & Haas (A).
VAN BUREN ST, 412; Jno J McGuinness—Nellie M. Maguire; specific performance; J R Jones (A).
4TH ST, 478 & 472; Patk Molloy—Delia Smith et al; partition; Clarke & Clarke (A).
70TH ST, ss, 200 e 8 av, 20x100; Sarah E Griffin—Walter Bevan et al; W H Garrison (A).
86TH ST, ss, 211.3 e W 10th, 40x100; Jas C Danzilo—Wm B Lake; J M Peyser (A).
ATLANTIC AV, ns, 267.11 e Schenectady av, 26.10x99.1; Wm M Allison—Geo Arbogast et al; Bonynge & Bonynge (A).
DIVISION AV, ss, 175 w 10th, 34.9x78.6x25x 102.9; Anna C Palmer—Adolph Voege et al; Lindsay, Kalish & P (A).
RALPH AV, es, 60 s Chauncey, 20x75; Rosa Tannelli—Allotto G Battista; L C Carlin (A).

APRIL 4.

KOSCIUSKO ST, ss, 75 e Throop av, 32x75; Clara Murray—Gertrude Murray et al; partition; Moore, William & U (A).
PACIFIC ST, nwc Hopkinson av, 100x100; Jennie S Blair—Waverly Associates et al; H M Bellinger, Jr (A).
2D ST, ss, 42 w Hoyt, 20x64; also 2D ST, ss, 20 w Hoyt, 20x64; also 2D ST, swc Hoyt, 26x64; also HOYT ST, ws, 64 s 2d, 26.4x68.1x26x66; also 2D ST, ns, 51.6 w Hoyt, 16x96.6; also 2D ST, ns, 35.6 w Hoyt, 16x96.6; Jas B Hunter—Mary Hunter et al; partition; W J Carlin (A).
E 18TH ST, ws, 180 s Av J, 40x100; Mary E Bond—Jno S. Tebbetts et al; J Z Lott (A).
36TH ST, sws, 220 nw 15 av, 20x100.2; Leah Weinberg—Francis Dombek; foreclosure of mechanics lien; R K Jacobs (A).
75TH ST, nes, 216 se 15 av, 18x100; N Y Mtg & Sec Co—Jno A Jones Bldg Co et al; H M Bellinger, Jr (A).
77TH ST, ss, 409.2 w 14 av, 30.10x100; S Bklyn Savgs Inst—Louis M Greene et al; Coombs & Whituey (A).
DUMONT AV, ns, 20 w Alabama av, 20x75; Frank Wischerth—Eastern Wood Working Co et al; P P Huberty (A).
GRAVESEND AV, ws, 66 n Av S, runs n 102.8 xw410.8xs131.1xe410.6 to beg; Kath H Wetmore—Philip H Judd et al; F E Phillips (A).
NEPTUNE AV, ss, 40 e W 29th, 80x100; Edwin Mandeville—Filippo Todaro et al; C J Ryan (A).
TILDEN AV, ss, 450 w Lott, 50x150; Christina Roeder—Edw J Atwood et al; Kiendl & Sons (A).

APRIL 6.

BEDFORD AV, ws, 161.10 s Myrtle av, 50x100; also BEDFORD AV, ws, 211.10 s Myrtle av, 25x100; Peoples Trust Co—Fannie Dreyfuss et al; Wingate & Cullen (A).
ELMWOOD AV, sec E 4th, runs s120xe100xn20 xw40xn100xw60 to beg; Evelyn P Behman & ano sub trste for Marguerite Behman et al—Rosa E Meyer et al; Hirsh & Newman (A).
KIMBALL AV, cl at int ss Hobson av, runs ne 675 to Flatbush av, xn368.7xnw314.6xsw522xse 613 to beg; also PLOT begins cl rd bet land formerly H I Lott & Eliza A Voorhees in centre of rd leading from same to Elijah H Kimball, runs ne672.6xse1,617.9xsw672.6xn1,-619.11 to beg; also ROAD leading to land formerly E H Kimball cl from rd bet lands formerly H I Lott & Eliza Voorhees, 336.3 from monument located in cl said rds, runs nw582.4xne335.2xs594xsw— to beg, excepting certain portions thereof; Felix F Curtze—Buffalo-Flatbush Corpn et al; G H Brevillier (A).
RICHMOND ST, ws, 398 s Jamaica Turnpike, 46 x150; Maurice E Connolly—Henry D Bergen et al; F S Rauber (A).
TEN EYCK ST, ns, 100 e Lorimer, 25x100; Kings Co Savgs Inst—Henry Hirshfield et al; W W Taylor (A).
W 6TH ST, es, 560 n Av U, 60x120; Chas A Hitchcock—Frank Ott et al; C A Hitchcock (A).
12TH ST, ss, 197.10 w 5 av, 25x100; Eliza Mathisen—Chas G Cronin et al; H M Bellinger, Jr (A).
22D ST, nes, 109 nw 4 av, 26x100.2; also LOT 427a block 7322 map of 1st addition to Homecrest; also PROP in Bellport, L I; Anna Astarita—Jos Astarita et al; admeasurement of plaintiff's dower; R A Rendich (A).
75TH ST, nes, 144 se 15 av, 18x100; Mary Banta—Jno A Jones Bldg Co et al; H M Bellinger, Jr (A).
75TH ST, nes, 126 se 15 av, 18x100; same—same; same (A).
CENTRAL AV, ec Forrest, 90x100; Nathan Miller—Harriet J Bloomingdale et al; E P Korkus (A).
LEXINGTON AV, swc Nostrand av, 20x100; Kings Co Savgs Inst—Wolf Scher et al; W W Taylor (A).
MYRTLE AV, ss, 250.2 e Bway, runs e25xs112.8 xnw26.8xn103.1 to beg; Kings Co Savgs Inst—Louis Keller et al; W W Taylor (A).
MYRTLE AV, swc Stanhope, 26.7x63.7; same—same; same (A).
SUMNER AV, ws, 91.1 n Pulaski, 17.9x82; Kings Co Savgs Inst—Harry Prager et al; W W Taylor (A).

APRIL 7.

BERGEN ST, sec Howard av, 20x100; Jacob Frevele—Rosie Lefkowitz et al; R E Moffett (A).
KOSCIUSKO ST, ns, 471.3 w Stuyvesant av, 14.3 x100; Title Guar & Trust Co—Rebecca Solomon et al; T F Redmond (A).
MACON ST, nwc Reid av, 25x80; American Church Bldg Fund Commission—Ida Modell et al; T F Redmond (A).
PACIFIC ST, ss, 363.10 from Rochester av, 16.9x107.2; Rose Kornbluth—Jacob Samuels et al; foreclos tax lien; S Kornbluth (A).
PACIFIC ST, 925; Annie McGuire—Concetta Romano et al; E L Brooks (A).
ROSS ST, nws, 72.4 sw Wythe av, 18.6x38x18.6x 35.5; Williamsburgh Savgs Bank—Frances A Drew et al; S M & D E Meeker (A).
SKILLMAN ST, es, 148.11 s Park av, 16.8x100; David Lippmann—Bertha Caspari et al; M H Latner (A).
UNION ST, nes 159 ne 7 av, 50x40; also UNION ST, sws, 259 se 7 av, —x40x29x40; Nassau Elec R R Co—Cath H Cabot; to acquire title; G D Yeomans (A).
4TH ST, sws, 186.4 se 8 av, 17x100; Otto E Reimer—Sarah Brooks et al; Sackett & Lang (A).
38TH ST, nes, 238.10 se New Utrecht rd, 20x 90; Wm Dunker & ano—Woodworth Realty Co et al; J Siegelman (A).
58TH ST, nes, 320 se 14 av, 40x100.2; Burpee & Co—Eliz Chaffers; C W Wright (A).
CLERMONT AV, ws, 107 n Atlantic av, runs w 38.11xsw26xse20xe30.6xn31 to beg; Bertha I Treat—Mary F V Holland et al; L & A U Zinke (A).
LIVONIA AV, sec Rockaway av, 20x100; also ROCKAWAY AV, sec Livonia av, 25x100; also ROCKAWAY AV, es, 25 s Livonia av, 25x100.2; Isaac P Hubbard & ano as exrs &c Lewis Hurst—Gabriel Bloch et al; J F Ward (A).
TROY AV, ws, 127.9 n St Marks av, 27.9x100; Bedford Co-op Bldg Loan Assn—Mary McEnany et al; M S Cohen (A).

APRIL 8.

BOND ST, es, 45 n Bergen, 20x100; Lachlan McLean—Nettie M Arnold; E Lord (A).
W 8TH ST, es, 440 n Av R, 20x82.6; J Louis Bosch—Chas W Sass et al; Bacher & Klein (A).
W 36TH ST, es, 370 n Neptune av, 80x118.9; Lafayette Trust Co—Ralph Abbondanza et al; F M Patterson (A).
W 37TH ST, es, 190 n Neptune av, 80x118.9; also W 37TH ST, es, 270 n Neptune av, 80x 118.9; also NEPTUNE AV, ss, 40 e W 37th, 40x100; also NEPTUNE AV, ss, 80 e W 37th, 40x100; also NEPTUNE AV, ss, 160 e W 37th, 40x100; also NEPTUNE AV, swc W 36th, 37.6 x100; Lafayette Trust Co—David R Magee et al; F M Patterson (A).
92D ST, sec 3 av, runs se 146.4xsw64.5xnw130.7 xn67.2 to beg; Trustees of Second Congregational Society of Northampton, Mass—Chas D Sullivan et al; H L Thompson (A).
ATLANTIC AV, ns, 80 w Gunther pl, 15x98.7; Alfred Bruumme—Christopher E Hill et al; foreclosure of tax lien; J F Brush (A).
DE KALB AV, ns, 59.8 w Sandford, runs n39.4 xn43.8xw19.8xs45xs38xe20 to beg; Margt Money—Jno J Bettcke et al; C C Van Valkenburgh (A).
NASSAU AV, sec Hausman, 27.6x100; Stephen Burkard—Fredk A Feldman et al; Weismann & Hertz (A).
PROP bounded on n Kings Highway xne Stillwell av xsw 78th, —x—; Philip Schildwachter Gregory Impt Co et al; H J Davenport (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APRIL 4.

DELANCEY ST, swc Orchard, 87.6x 76.1; Passaic Structural Steel Co—Manhattan Holding Co & Ravitch Bros (31) 2,879.21
DELANCEY ST, 81-3; J Edw Ogden Co—Manhattan Holding Co & Ravitch Bros (32) 54.30
MADISON ST, 83; Benj Kurtz—Chas W Walters & Geo G Hallock, Jr, Sons (29) 50.00
3D ST, 161-9 E; Pasquale Lauro—Church of the Most Holy Redeemer & Trovatello, Tomasello & Borgia (33). 101.00
22D ST, 140 E; Terwilliger Floor Mfg Co—Leonard Landes (30) 443.00
29TH ST, 39-41 W; J Edw Ogden Co—Rockbridge Realty Co & Ravitch Bros (28) 166.00
6TH AV, 510-12; Industrial Iron Works—Louis Appell & Edw J Appell, Inc (34) 2,138.00

APRIL 6.

LEROY ST, 19; Anthony F Lama—Margareta & Pasquale Campiglia & Michele & Jno Brescia (39)..... 48.00
46TH ST, 16 W; Coleman & Krause—16 W 46th St Co & Thos J Steen Co (renewal) (36) 879.00
BROADWAY, swc 29th, 105.9x94.5; Louis Pellerano et al—Lucy Gilsey & Princess Realty Co (38)..... 646.69
2D AV, ws, 50 s 2d, 41x89; Anton H G Bruns & Son—Bernhard Lefkowitz (37) 312.96

APRIL 7.

LEROY ST, 19; Bleecker Lumber Co—Margarita & Pasquale Campiglia & Michele & Tony Brescia (41)..... 60.06
49TH ST, 9 E; Harry Rosenbaum Iron Works—Mary A Nicoll, Henry Amerman, Chas Brown & Henry C Smith Bldg Co, Inc (43)..... 148.50
98TH ST, 315-17 W; Alex Bryant Co—Minnie G Frank Realty Co (40)... 315.00
BROADWAY, 1448-50; Newman Mfg Co—Forty-first St Realty Co (42)..... 417.00

APRIL 8.

LAFAYETTE ST, 74; Otis Elevator Co—Josephine Ahrens & M T Ahrens (48) 1,320.30
SCAMMEL ST, 59; also WATER ST, 630; Morris Spergel—Maria S Bitondi & Luigi Bitondi (46)..... 123.00
49TH ST, 9 E; Empire Door & Trim Co—Mary A Nicoll, Henry Amerman, Chas Brown & Henry C Smith Bldg Co, Inc (44)..... 200.75
SAME PROP; Henry C Smith Bldg Co, Inc—Henry Amerman, Mary A Nicoll & Chas Brown (45)..... 2,943.00
125TH ST, 259 W; Jacob Kopelson—Saml D & Jacob D Lit & Chas Slessinger (47) 40.00

APRIL 9.

LEROY ST, 19; Michele Brescia—Margarita Campiglia (55) 3,950.00
WEST WASHINGTON PL, 82-4; Morris Rothbard et al—Rosie Levy & Fraad Contracting Co (52)..... 70.00
46TH ST, 46 W; Kawneer Mfg Co—Arthur Brisbane & Anton Strand (53) 250.00
59TH ST, 36-8 W; D E Weeks & Son—Norman L Munro Est (renewal) (54) 100,089.77
BROADWAY, 1195-1203; also 29TH ST, 30 W; Vogel Cabinet Co—Lucy Gilsey & Princess Realty Co (renewal) (50) 1,400.50
8TH AV, 2285; Edw Segal—Edw Bach & Isaac Greenthal & Michel & Sohel (51) 225.00

APRIL 10.

HARLEM RIVER, SHERMAN ST & 201ST ST; Aaron Grollman—United Electric Light & Power Co & F T Nesbit & Co, Inc (56)..... 21.25
7TH AV, 721; Harry Slepian—Geo H Earle, Jr & D F Clancy (57)..... 78.25
49TH ST, ns, 200 e 5 av, 22.3x100.5; Fulton T Matheson—Chas Brown, Mary A Nicoll, Henry Amerman & Henry C Smith Bldg Co (58)..... 377.50

Bronx.

APRIL 3.

No Mechanics Liens filed this day.

APRIL 4.

WESTCHESTER AV, 626; Jacob Mendelsohn—Ebling Realty Co, Benj & Saml Panish (2). 149.75

APRIL 6.

UNIVERSITY AV, n—c Merriam av, 125 x42.9; Geo Colon & Co—Sarah B & Emma Smith & Fitzgerald Constn Co (3) 3,833.40
3D AV, 3706-8; Aron Feigenbaum—Emma Harburger & Saml Glass (4)..... 13.15

APRIL 7.

No Mechanics Liens filed this day.

APRIL 8.

BELMONT AV, sec 181st, 40.3x100.9; Christ Fabel—Crownhill Constn Co (5) 16.25
UNIVERSITY AV, 1492-4;** Wm McPherson & Co—Towanda Coustn Co (49) 1,485.94

APRIL 9.

No Mechanics Liens filed this day.
**Recorded in N. Y. County.

Brooklyn.

APRIL 2.

RODNEY ST, nws, 100 ne S 3d, 40x 61.11; Realty Supply Corpn—Ridgewood Realty Associates & Fundy Co. 438.95
55TH ST, nr 7 av, 20x55; Union Cornice & Roofing Co—Mapes Realty Co..... 36.00
BATH AV, ns, bet 22 av & Bay 29th, 193.9x298; B Sternbach—Benj J Grossman 52.35
BROOKLYN AV, ws, 107.4 n Linden av, 80x100; B Litwak—Sunshine Constn Co, Louis Annin & Leon Schaffer.... 225.00
7TH AV, swc 55th, 80x100; Union Cornice & Roofing Co—Mapes Realty Co. 70.00

APRIL 3.

14TH AV, sc 77th, —x—; V Errante—Allborough Constn Co..... 677.00

APRIL 4.

HAVEMEYER ST, 43; N Jasper—Mary Richardson 75.00
FLATBUSH AV, 1060; L F Muelbe Art Glass Works—Chas Waentig, Wm J Nixon Co & Wm J Nixon..... 40.00
KENT AV, ws, 194.9 n Willoughby av, 30.2x153.8; Shostack Bros—Harry Aronson & Morris B Arnold..... 1,700.00

APRIL 6.

SACKMAN ST, nwc Liberty av, —x—; M Milner—Meyer Abelson 70.00
WATKINS ST, 428; H Schiff—Morris Kaufman, Jane Kaufman & Jos Levy. 28.00
WATKINS ST, 428; M Fein—Mollie & Moses Kaufman, Paul Levy & Jacob Altman 195.00
CHURCH AV, sec Marlborough rd, 52.5x 105.10; Parshelsky Bros—Louis Mader, Peter Guthy & Temple Beth-Emith.. 613.00

APRIL 7.

MONROE ST, 639; Ermire Krevulin—Sol Present 500.00
W 20TH ST, es, 190 n Mermaid av, 40x 120; Viucenzo Nasta—Jas Cavanagh. 624.00
DUMONT AV, nec Hinsdale, 100x100; National Sash & Door Co (Inc)—Almont Holding Co (Inc)..... 125.00

APRIL 8.

MIDWOOD ST, ss, 200 e Nostrand av, 40 x100; F D Creamer & ano—Aug Williams 1,093.48
MIDWOOD ST, ss, 350 e Nostrand av, 40x100; F D Creamer & ano—Aug Williams 1,093.48
VERMONT ST, es, 100 s New Lots rd, 16x100; D Loges—Vermont Bldg Co. 1,320.00
CHURCH AV, sec E 15th, 52x105.9x52.5 x100; N Pressman—Temple Beth Emeth, Louis Mader & Peter Guthy, Inc 341.00
CLINTON AV, es, 125.4 s Park av, 80x 125; N Y Roofing Co—Harry Kiefer & Rufus H Brown..... 450.00
DUMONT AV, nec Hinsdale, 100x100; Pirozzi & Son, Inc—Almont Holding Co 200.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

APRIL 4.

RIVERSIDE DR, nec 155th; Harry Fisher et al—Strathcona Constn Co et al; Apr1'14 ..... 2,300.00

5TH AV, 935; Jno W Goetschmir—S Reading Bertro et al; Jan31'13..... 442.46

APRIL 6.

12TH ST, 539 E; Benj Schnelwert—Herbert H Herrman et al; Nov7'13.. 109.50
PARK AV, 1022-4; Acme Wood Carpet Flooring Co—Louis J de Milhau et al; Jan8'14 ..... 750.00

APRIL 7.

[1]87TH ST, 162-72 W; Braunfels Browning & Co—West Side Constn Co et al; Jan28'14 ..... 64.24
[1]SAME PROP; Pelham Operating Co—same; Jan27'14 ..... 112.00
ST NICHOLAS AV, 346; Saml Cohen et al—Jno Samuels et al; Nov7'13..... 25.50
6TH AV, 187; Candee, Smith & Howland Co—Eliza Hawthorne et al; Jan 29'14 ..... 225.63
SAME PROP; J L Keating & Co—Eliz Hawthorne et al; Jan23'14..... 90.87
6TH AV, 187; Doty & Orr Co—Jno Doe et al; Jan9'14 ..... 226.00
[2]10TH AV, 100-2; Manhattan Sand Co—Michl McGuire et al; Jan27'14..... 267.75
[2]SAME PROP; H W Bell Co—same; Feb4'14 ..... 220.47
[2]SAME PROP; Wm Corrigan—same; Feb4'14 ..... 14.00
[2]SAME PROP; J Greenberg Co—same; Feb3'14 ..... 93.35
[2]SAME PROP; Tremont Moulding Mill—same; Jan28'14 ..... 500.00
[2]SAME PROP; Hudson Coating Co—same; Jan27'14 ..... 100.00
[2]SAME PROP; Alht Blechner's Sons Inc—same; Mar28'14 ..... 749.90
[2]SAME PROP; New Jersey Terra Cotta Co—same; Jan27'14 ..... 385.00
[2]SAME PROP; M F Westergren Inc—same; Mar28'14 ..... 450.00
[2]SAME PROP; Church E Gates & Co—same; Jan27'14 ..... 803.77
[2]SAME PROP; Star Fireproof Door & Sash Co—same; Jan26'14..... 162.50
[2]SAME PROP; Otto & Zang—same; Jan 26'14 ..... 375.00
[2]SAME PROP; Vermont Marble Co—same; Jan29'14 ..... 200.00
[2]SAME PROP; Globe Fire Proof Door & Sash Co, Inc—same; Jan26'14.... 200.00
[2]SAME PROP; Otto Walter —same; Jan26'14 ..... 240.00
[2]SAME PROP; Peter Gillings—same; Jan26'14 ..... 249.00

APRIL 8.

[3]1ST AV, 2294; Jacob Plotkin et al—Gaetano Riccio et al; Feb7'14..... 125.00

APRIL 9.

118TH ST, 216 E; Herman Schapierer—Jacob Lowenthal et al; Feb19'14.... 180.00
ST NICHOLAS AV, swc 148th, Bedford Plumbing Co—Rembrandt Realty Co et al; Mar26'13..... 750.00
2D AV, 2032; Alois Standt—Ida Leventhal et al; Mar24'14..... 163.20
2D AV, 241; Rubin Solove—Mary S Towle et al; Aug30'13..... 153.00

APRIL 10.

8TH AV, 588; Gustav Robinson—Levi Morris et al; Feb7'14..... 299.00
PRINCE ST, 177; Margovitz & Greenberg—Brown-Weiss Realties et al; Dec18'13 ..... 5,350.00
59TH ST, 38 W; Sutphen & Myer—38 W 59th St Co et al; Mar30'14.... 590.00
85TH ST. 252-4 W; J Edw Ogden Co—Woolsey Realty Corpn et al; Apr4'14. 236.04

Bronx.

APRIL 3.

No Satisfied Mechanics Liens filed this day.

APRIL 4.

No Satisfied Mechanics Liens filed this day.

APRIL 6.

158TH ST, 314 E; Columbia Metal Box Co—Cedar Constn Co et al; Jan27'14. 81.25

APRIL 7.

CORLEAR AV,** ws, 86.9 s E 232d; Edw J Morrison—Estate of Bradley et al; Sept6'13 ..... 415.75

APRIL 8.

199TH ST,** ns, 150 w Grand Blvd & Concourse; Raffael Luongo—D'Ambra Constn Co et al; Oct23'11..... 4,128.25
199TH ST,** ns, 105 w Grand Blvd & Concourse; same—same; Aug31'11... 3,838.74

APRIL 9.

GARRISON AV, 1390; Frank Wennemer—McConnell Coal & Ice Co et al; April3'14. ..... 1,368.00
** Recorded in N. Y. County.

Brooklyn.

APRIL 2.

STERLING PL, sec Rochester av, 120x100; M J Sheflin—J V Cunningham, Inc & Spencer Aldrich; Jan26'14.... 100.00
SAME PROP; Marceca Bros—Acme Homes Co; Jan22'14 ..... 273.00
83D ST. 2165-67, 2173-75; Wm W Quirk & ano—Annetta Villari, G Villari, & Jas W White; Feb28'14..... 73.00
ROCHESTER AV, es, 95 s Sterling pl, 25x100; Realty Supply Corpn—J V Cunningham, Inc & Spencer Aldrich; Jan26'14 ..... 1,000.00
ROCHESTER AV, sec Sterling pl, 45x100; same—same; Jan26'14 ..... 2,250.00
UTICA AV, nwc Union, 80x57.8 or 578; Acme Metal Ceiling Co—Sterling Hills Co & Geo Potts, Jr; Dec22'13..... 115.00

APRIL 3.

FULTON ST, swc Richmond, —x—; Realty Supply Corpn—Concord Photo Play Co, Johanna Hoffman, Ferdinando Penna & Jos Auditore; Jan12'14. 1,446.88
RICHMOND ST, swc Fulton, 133x116; Realty Supply Corpn—Concord Photo Play Co, Inc, Johanna & Ferdinand Houman & Jos Auditore; Jan15'14... 1,446.88
E 10TH ST, 1660; Liss & Diamond, Inc—Arnold Steinhardt & Henry Heutchel; Jan22'14 ..... 45.00
SUMNER AV, 39; Louis Breiner & ano—Alex Smith; Dec7'12 ..... 68.30

APRIL 4.

[1]POWELL ST, es, 100 s Livonia av, 50x100; Max Levin—Docket Impt Co; Feb27'14 ..... 50.00
[1]POWELL ST, es, 100 s Livonia av, 50x100; Congress Varnish Wks—Docket Impt Co; Mar9'14..... 42.63
VAN BRUNT ST, 330-36; Morris Yankovitz—Bklyn Terrace Co, Inc & Kane Constn Co; Mar30'14..... 300.00
E 23D ST, ws, 134.8 from Av D, 83.8x41x86x41; Jos Rich—Moskowitz Bldg Co & N Y Title Ins Co; Mar24'14.... 429.72
SAME PROP; Chestnut Ridge White Brick Co—Moscowitz Bldg Co; Mar 25'14 ..... 484.15

APRIL 6.

[3]AV C, swc Ocean av, —x—; J Willman—Henry Van Well & Cortelyou Investing Co; Feb20'14..... 50.05
[3]SAME PROP; Atlas Steel Column Mfg Co—Cortelyou Investing Co & General Iron Works; Jan9'14..... 265.00
BLAKE AV, sec Douglass, 100x250; Morris Grotenstein & ano—Bernstein Bldg Co, Harry Simon & Saml Bernstein; Nov6'13 ..... 525.00

APRIL 7.

E 38TH ST, ws, 257.6 n Av I, 160x100; Caranza Roofing Co—Anna S & Wm Wingerath; Dec15'13 ..... 153.29
55TH ST, swc 7 av, 100x100; Joe Sklar—Mapes Realty Co (Inc); Mar24'14. 545.00
SNEDIKER AV, ws, 90 s Hegeman av, 40x100; David Weiss—Esther Wallin & L Whitney Searle; Jan27'14..... 300.00
SAME PROP; David Weiss—Esther Wallin; Mar24'14 ..... 388.50

APRIL 8.

AMES ST, ws, 125.5 s Newport av, 50x100; Klein Material Co—H Finkelstein & Rosa H Levino; Mar31'14..... 225.00
EDWARDS PL, ss, 60 w W 30th, —x—; Albro J Newton Co—Jos P Creamer & Robt Brocklehurst; June11'13..... 941.35
EDWARDS PL, ss, 60.6 w W 30th, 40x100; J P Duffy Co—Dr J Creamer, R Brockelhurst & J J Gallagher; June 9'13 ..... 366.50
HANCOCK ST, 400; Chas Alden—Julian Lucas, Jr & Adelaide E Lucas; Aug 26'13 ..... 463.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

APRIL 2, 3, 4, 6, 7 & 8.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

APRIL 3, 4, 6, 7, 8 & 9.

Acme Electric Garage, 410 E 32d..Alberger Gas Engine Co. Engine, etc.. 4,300.00
Antes & Greite, 3199 3d av..Hy Kroger & Co. Fixtures (R)..... 5,000.00
Brown, Geo. 209 W 95th..Carmine Doino & Bros. Machine, &c..... 175.00
Kelly, Mary J. 167th st, ss, 350 w Lind av..Sharp & Gunn. Plumbing & Gas Fitting 100.00
Naddio, Francesco. 628 6th av..Ermino Esposito. Fixtures..... 600.00
Strathcona Constn Co. Edgecombe av, ws, 75 s 153d..Otis Elevator Co. Elevator..... 2,625
Wyanoke Realty Co. 203-7 W 19th.. Gurney Elevator Co. Elevators (R). 7,500.00

Bronx.

APRIL 3, 4, 6, 7, 8 & 9.

Cohen (Jacob) Constn Co. 2147 Honeywell av..The O K Clothes Dryer Co. Clothes Dryers 108.75

Brooklyn.

APRIL 2, 3, 4, 6, 7 & 8.

Allborough Realty Co. 14th av bet 77th & 78th sts..Jno McCloskey. Radiators 1,200.00
Cervadoro, Dominick. E 48th cor Maple ..Wm Kerby Co. (R)..... 242.00
Same. Maple cor E 48th....same (R).. 90.00
Clarkson, Sidney A. E 3d bet Avs I & J..Eastern Mantel Co. Consols..... 45.00
Clarkson Sidney Co. E 3d bet Avs I & J..Eastern Mantel Co. Consols..., 45.00
Hainer & Wilenken. Powell nr Livonia av..Isaac A Sheppard & Co (R).... 480.00
Same....same (R) 950.00
Rapaport, Max. Prospect pl nr Saratoga av..Isaac A Sheppard & Co (R)... 1,400.00
Vermont Bldg Co. Vermont bet New Lots rd & Hegeman av..Popkin Gas Fix Co. Gas Fix..... 1,790.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

APRIL 6.

30TH ST, S-14 W; David M Heyman loans Isaac A Hopper, Inc, to erect a 12-sty loft; 7 payments..... 650,000
152D ST, ns, whole front bet St Nicholas av & St Nicholas pl, 121.9x25.4x irreg x24.11; Montrose Realty Co loans W 152d St Constn Co, Inc to erect a — sty bldg; 8 payments..... 38,000

APRIL 10.

6TH AV, 782-6; Union Mtg Co loans 784 6th Av, Inc, to erect an 8-sty store & lofts; 8 payments.....400,000.00

Bronx.

APRIL 3.

158TH ST, nwc Union av, 50x103.11; Manhattan Mtg Co loans 173d St Improvement Co, Inc, to erect 5-sty store and apartment; 13 payments..65,000.00

APRIL 4.

ROBIN AV, es, 200 s Tremont rd, 25x100; Eliz Amsler loans Julian Bally, Aug Tfelt & Alfonse DeBonver to erect 2-sty hollow tile 2-famiy house; 3 payments 3,600.00

APRIL 6.

BEACH AV, ws, 100 n Randall av, 25x100; Fridolin C & Helen Mehler loan Aug Diener Constn Co Inc to erect 2½-sty frame dwelling; 3 payments 3,000
CLAY AV, es, 1047 n 169th, 136.7x98x irreg; Rockland Realty Co loans Sikora Realty Corpn to erect three 6-sty tenements; 12 payments..... 84,000

ORDERS.

Brooklyn.

APRIL 7.

STARR ST, 12; G Modico & ano on Barney & Harry Zirinsky to pay I Feldman 160.00

APRIL 8.

E 23D ST, ws, 134 n Av D, 83.8x80; Moskowitz Bldg Co on New York Title Ins Co to pay Jos Rich..... 279.00

DEPARTMENTAL RULINGS.

New York State Department of Labor.

(New Factory Buildings.)

79a.—No factory shall be conducted in any building hereafter erected more than one story in height unless such building shall conform to the following requirements:

1. All buildings more than four stories in height shall be of fireproof construction. The roofs of all buildings shall be covered with incombustible material, or shall be of tar and slag or plastic cement supported by or applied to arches of fireproof material, and the cornices shall be constructed of incombustible material. All exterior walls within twenty-five feet of any non-fireproof building shall not be less than eight inches thick and shall extend three feet above the roof.

2. Floor area and required exits. The term floor area as used in this section signifies the entire space between fire walls, or between a fire wall and an exterior wall of a building, or between the exterior walls of the building where there is no intervening fire wall. From every floor area there shall not be less than two means of exit remote from each other, one of which on every floor above the ground floor shall be an interior enclosed fireproof stairway or an exterior enclosed fireproof stairway, and the other shall be such a stairway or a horizontal exit. No point in any floor area shall be more than one hundred feet distant from the entrance to one such means of exit. Whenever any floor area exceeds five thousand square feet there shall be provided at least one additional means of exit as hereinbefore described for each five thousand square feet or part thereof in excess of five thousand square feet. In every building over one hundred feet in height there shall be at least one exterior enclosed fireproof stairway which shall be accessible from any point in the building.

3. Stairways. All stairways shall be constructed of incombustible materials and shall have an unobstructed width of at least forty-four inches throughout their length, except that hand rails may project not more than three and one-half inches into such width. There shall be not more than twelve feet six inches in height between successive landings. The treads shall be not less than ten inches wide exclusive of nosings, and the rise shall be not more than seven and three-fourth inches. No stairway with "winders," shall be allowed except as a connection from one floor to another. The treads shall be constructed and maintained in such manner as to prevent persons from slipping thereon. Every stairway shall be enclosed on all sides by fireproof partitions extending continuously from the lowest story to which such stairway extends to three feet above the roof, and the roof of the enclosure shall be constructed of fireproof material at least four inches thick with a skylight at least three-fourths the area of the shaft. All stairways serving as required means of exit shall extend to the roof and shall lead continuously to the street or to a fireproof passageway independent of other means of exit from the building, opening on a road or street, or to an open area affording unobstructed passage to a road or street. All stairways that extend to the top story shall be continued to the roof. Provisions shall be made for the adequate lighting of all stairways by artificial light.

4. Door and doorways. All doors shall open outwardly. The width of the hallways and exit doors leading to the street, at the street-level, shall be not less than the aggregate width of all stairways leading to them. Every door lead-

ing to or opening on a stairway shall have an unobstructed width of at least forty-four inches.

5. Partitions. All partitions in the interior of buildings of fireproof construction shall be of incombustible material.

6. Openings to be enclosed. All elevators and dumbwaiter shafts, vent and light shafts, pipe and duct shafts, hoistways and all other vertical openings leading from one floor to another shall be enclosed throughout their height on all sides by enclosures of fireproof material. Every such enclosure shall have a roof of fireproof material, and if the enclosure extends to the top story it shall be continued to three feet above the roof of the building and shall have at the top a skylight in a metal frame at least three-fourths of the area of the shaft or exterior window with metal frame and sash. The bottom of the enclosure shall be of fireproof material unless the opening extends to the cellar buttom. All openings in such enclosures shall be provided with fireproof doors, except that opening in the enclosnres of vent and light shafts shall be provided either with fireproof doors or with windows having metal frames and sash and wired glass where glass is used. (Added by L. 1913, ch. 461.)

By 351 of the Insurance Law it is made the duty of the State fire marshal to enforce all laws relating to exits from factories outside of New York City. Similar duties in New York City are by 774 of the charter laid upon the fire commissioner.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

Hints to Building Owners and Managers

A little advance information as to what the inspectors of the Fire Prevention Bureau will look for on premises under surveillance by the Fire Commissioner will be sure to save, if heeded, vexatious orders when the fire inspector comes around. The Fire Commissioner has given out a list of the principal items that inspectors will look for. The Commissioner gives this information to real estate and building managing interests, believing in the axiom that an ounce of prevention is worth a pound of cure.

The inspectors are ordered to obtain proper legal evidences where doors are found to be locked or bolted during business hours and where smoking is being done in violation of the law.

Inspectors are ordered to confine their inspections to the matters specifically mentioned, except any unusnal or dangerous conditions that may be discovered.

Inspectors will look for defects in standpipe equipment, such as defective siamese couplings on the outside of buildings or defective couplings on the inside; to replace missing or broken signs on standpipe lines and to remedy any misplacement of checked valves or improper connections to roof tanks.

To remove immediately and to keep the premises clear of all accumulations of rubbish, such as cloth and cotton goods clippings, broken boxes, excelsior, and inflammable waste of all kinds.

To refill water pails where such are found to be empty, and to have all such pails accessible and ready for instant use in case of fire.

To repair defective firedoors when broken or improperly hung.

To change doors opening inward and see that they open outward.

To change stovepipes where such pipes are not properly secured in passing through wooden partitions.

To unlock or have the bolts withdrawn where doors are found to be locked or bolted during business hours.

To clear aisles leading to fire-escapes where aisles are found to be obstructed, and to display conspicuously "No Smoking" signs in places where such signs are required; to discontinue smoking in all places where smoking is prohibited.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--	Signifies,	Auxiliary Fire Appliance. (Sprinklers, etc.)
B--	"	Fire Escape.
C--	"	Fireproofing and Structural Alteration.
D--	"	Fire Alarm and Electrical Installation.
E--	"	Obstruction of Exit.
F--	"	Exit and Exit Sign.
G--	"	Fireproof Receptacles and Rubbish.
H--	"	No Smoking.
I--	"	Diagrams on Program and Miscellaneous.
J--	"	Discontinue use of premises.
K--	"	Volatile, Inflammable Oil and Explosive.
L--	"	Certificates and Miscellaneous.
M--	"	Dangerous condition of heating or power plant.
O--	"	Discontinue use of Oil Lamps.
DR--	"	Fire Drills
SS--	"	Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED.

Named Streets.

Bleecker st, 228—Wolf Boroschek.....C
Broad st, 51—Stillman Printing Co.....C
Chatham sq, 22—Fannie Breakstone.....D
Chatham sq, 22—Max Breakstone.....D-F
Clinton st, 155—Social Halls Association.....E
Columbia st, 66—Harry Schwartz.....A-G
Gouverneur st, 1-9—Chas Gateson.....C-G-A
Gouverneur st, 1-9—Sam Atlas.....C-G-A
Gouverneur st, 1-9—Louis Goldstein....C-G-A
Gouverneur st, 1-9—Benj Olshansky....C-G-A
Henry st, 89—Progressive Brethren of Nieswich C
Henry st, 173-7—Moritz Klein Realty & Construction Co .....SS
Hester st, 122-4—Arnold Barkass.....C-I
Hester st, 122-4—Max Mantelman.....C
Houston st, 483 E—Izzy Altschieler.....C-I
Houston st, 485 E—Miss Isabella S Gillis....C
Houston st, 485 E—Bernard Marmelstein.....C
Hudson st, 121-3—Seeman Bros.....E
Lafayette st, 129-35—Geizel Press.....I
Lafayette st, 129-35—Hepner Press.....I
Lewis st, 11—Klara Israel C
New Bowery, 44-8—Dominick Mileno.....D
New Bowery, 44-8—David Alberico.....F
New Bowery, 44-8—Dominick Milano.....D
New Bowery, 63—Eugene Mulry.....F
Pearl st, 450—Thomas F Connery, Jr....D-F
Pearl st, 456—Fred Koessel et al.....D-F
Pearl st, 460—Albert De Parma & Bro.....F
Reade st, 137—R S Porter Co.....E
Reade st, 151—Eugene A Hoffman Estate.....E
South st, 183—Mary Healy .....D
South st, 183—Joseph Diaz.....D-F
Suffolk st, 155—Jones Cohen .....E
Water st, 296-8—James Nesmith et al.....C

Numbered Streets.

2d st, 108-10 E—Abraham Kornbluth.....C
5th st, 821-3 E—Sussman, Wallach & Sontag.C
9th st, 71 W—Hudson & Manhattan R R Co C
11th st, 225 E—Howard Missiou & Home for Little Wanaerers .....B-E
14th st, 126-8 E—Sullivan & Krause.E-B-C-J-SS
17th st, 243-7 W—Motor Car Spring Co.....G
17th st, 243-7 W—Everwear Play Suit Co...G
23d st, 2-6 E—Susan W Grand de Hauteville .....SS-C-B-A
23d st, 2-6 E—Isaac Butt.....A
23d st, 2-6 E—John Thomas.....A-C
23d st, 2-6 E—Frank Winter.....A
23d st, 2-6 E—Harry Grossman.....A
23d st, 2-6 E—Harry A Beltz.....A
23d st, 2-6 E—Michael L. Warmuth.....A
23d st, 2-6 E—American Art Association.....F
23d st, 2-6 E—Victor J Smedley.....A
23d st, 2-6 E—Dr Otto Sjogren.....A
23d st, 2-6 E—Lawrence X Champeau.....A
23d st, 2-6 E—George A Traver.....A
23d st, 2-6 E—Alice Boughton.....A
23d st, 2-6 E—The Johnson Chemical Co.....A
23d st, 2-6 E—The American Art Works.....A
23d st, 2-6 E—Messudiah Turkish Tobacco, Inc. .....A
23d st, 2-6 E—The Patent Pearl Works.....A
23d st, 2-6 E—Fair Amusement Co.....A
23d st, 2-6 E—Berksier Lunch.....A
23d st, 2-6 E—John Watts Kearney.....C
23d st, 2-6 E.Henry Schwartz.....A
23d st, 2-6 E—Joseph Heinricks.....A
23d st, 2-6 E—Schwartz & Goldberg.....A
23d st, 2-6 E—Postal Telegraph Cable Co....A
23d st, 54 W—Anna W Gould.....C
23d st, 54 W—Bernard D Price.....G-C-DR
23d st, 54 W—Dr Archibald R Gardner.DR-A-E
23d st, 145 E—May Hewlett.....C
23d st, 149 W—Louis Ruttner.....G
23d st, 149 W—Bertha Cohen.....G
23d st, 163 W—Arrow Novelty Co.....G
23d st, 248 W—Louis J Oppenheimer & Tauber .....G
23d st, 248 W—Isidore Stark.....G
23d st, 248 W—Mabel Snedeker.....G
23d st, 248 W—Joseph M Straus.....G
23d st, 248 W—American Soda Fountain Co...G
24th st, 419-23 E—Chris D Rehm.....C
25th st, 34 W—Rexton Realty Co.....C
25th st, 36-8 W—Jacob Pollock.....G
26th st, 54 W—Astor Estate.....C
26th st, 64 W—Jacob Feinberg.....C
31st st, 31-3 W—Durham Realty Co.....C
36th st, n w c 10th av—Hill Publishing Co..SS
39th st, 246 W—Richard Vellender.....C
44th st, 19 E—Thomas B Hidden.....C
113th st, 134 W—Sophia Oppenheimer.....C
125th st, 40 W—Lawyers Realty Co.....C

Named Avenues.

Park av, 1901-15—Chas Worth.....DR
Park av, 1901-15—Daniel F Tracy.....DR
Park av, 1901-15—Wm P Haines & Co.....DR
Park Row, 173—Eusabia Ghelardi.....F
Park Row, 189—Vincenzo Capute.....F

Numbered Avenues.

3d av, 1600-2—Louis Stein.....D
3d av, 1600-2—Grabmelis & Koykos.....D
3d av, 1600-2—Arthur Goldstone.....D
3d av, 2094—N Y Edison Co.....D
3d av, 2155-63—Consolidated Gas Co.....C
3d av, 2995—Mrs Henry Gurkin.....D
5th av, 2232—Boudeau Co.....C
8th av, 972—Columbia Circle Arcade Co.....C

BRONX ORDERS SERVED.

Named Streets.

Dean pl, 65—Dominick Fascillo.....C

Named Avenues.

Sedgwick av & 188th st—Webb's Academy & Home for Shipbuilders.....SS

BROOKLYN ORDERS SERVED.

Named Streets.

Adams st, 301-3—The Just Mfg Co.....G-C-DR
Adams st, 301-3—The Staines, Bunn & Taber Co. .....G-C-DR
Adams st, 301-3—K A Feore & Co.....G-C-DR
Adams st, 301-3—Chas Keeseman & Edgar Cuming .....G-C-DR
Adams st, 301-3—Kings & Westchester Land Co. .....A-C
Adams st, 301-3—Kings & Westchester Land Co. C
Bayard st, 130-132—Anthony P Smith.....A
Cumberland st, 28-32—The Chas Gasau Est.C-M
Fulton st, 1415-1417—Hyman Harrison & Benj Harrison .....G
Grand st, 602—Uneeda Raincoat Co.....A-G
Harman st, 383-385 (rear)—Bernard Koenen..C
Havemeyer st, 185—William Moss.....G-A-E
Havemeyer st, 185—Ferdinand Anmann....C-M
Henry st, 93—Bklyn Union Gas Co.....A
Hoyt st, 197—Calesdonie Busorde.....G
Hull st, 198—Mrs Annette Abernethy.....C
John st, 106-116—Brooklyn Union Gas Co.....A
John st, 106-116—National License Co.....A-G
Melrose st, 113 (rear)—John Degelmann..C-A
Montague st, 130—Estate of Timothy G Sellow .....C-B-A
Summit st, 68—Michael & Samuel Sharp....C-G
Summit st, 68—Morris Liebowitz.....C-G
Summit st, 68—Mrs Margaret A Cody.....M
Van Brunt st, 75-77—Emile Perinevich & Camille Bianchi .....F-A-D
Van Brunt st, 75-77—Bklyn Union Gas Co....A
Wallabout st, 234-8—Lawrence Paper Box Co. DR-G
Wallabout st, 234-8—John Albert & Son....A-C
Wallabout st, 234-8—Roy H Haskins Co..DR-A
Wallabout st, 249-251—Isaac Levine.....C
Wallabout st, 249-51—Bklyn Union Gas Co....A

Numbered Streets.

3d st, 55-57—Edward J Trum.....C
11th st, 69-73 N—Bklyn Cooperage Co.....C
11th st, 69-73 N—Arkell Safety Bag Co..A-DR
35th st, W, w s, 50 ft n Neptune av—William Burns .....M-C
67th st, 1741—Henry Cherscheimer.....C
73d st, 1052—Lillian B Koepke.....C

Named Avenues.

Av R, 1615—Congregation Alvasholmn.....C-M
Brighton Beach—Brighton Beach Stadium..K-G
Buffalo av, 205—Chas Delbean.....C
Cortelyou rd, 1416—Abraham Traube.....G
DeKalb av, 860—Bklyn Union Gas Co.....A
DeKalb av, 860—Isidor H Sarem.....C-A
Gates av, 1171—Rose Cummins.....C
Greene av, 145—Mrs James Pringle.....C
Jamaica av, 814—William Beck.....C-M
Kent av, 430-4—Bklyn Union Gas Co.....A
Kent av, 430-4—John Skinner.....A-DR
Kent av, 430-4—Stephen Ellsworth.....C-DR
Kent av, 430-4—Louis Sametz, Inc.....C-D-DR
Kent av, 430-4—Wilson & Co.....A-DR
Kent av, 430-4—Wm Burrows & Co.....DR-C-A
Kent av, 430-4—Edmond R Collins.....DR
Kent av, 430-4—Mrs Anna E Ring.....C
Kent av, w s, bet Division av & Rush st—Brooklyn Rapid Transit Co.....C
Marcy av, 635—Chas Schimmiester.....M-C
Myrtle av, 15—John Constantino.....C
Myrtle av, 348—Samuel Rosenthal.....C-G-M
Myrtle av, 348—Solomon Feinburg.....C
Pitkin av, 2433 & 2437—George J Thaden....C
Prospect av, 1248—Mrs Eliza Ash.....C
Railroad av, 467—Mary L Osen.....C-M
Railroad av, 469—Domenico Adams.....C-M
Reid av, 92—Frederick Schmidt.....C
Surf av, n e c W 35th st—Alfred Schelby..M-C
Thatford av, 48—Ida Neufield.....C-M
Tompkins av, 370—Thomas H Coats.....C

QUEENS ORDERS SERVED.

Named Streets.

Union Hall st, nr State st (Jamaica)—William Volk C
Washington st, n e c South sts (Jamaica)—Long Island Electric R R Co.....C-M-G
Wyckoff st, 153—Abraham Ledisky.....C

Named Avenues.

Queens Boulevard (Jamaica)—Josephine Nunsiate .....B-F-A
Yale av, 3 (Jamaica)—Augustus M Price.....C

BOARD OF EXAMINERS.

APPEAL 28 of 1914, New Building 11 of 1914, premises, northeast corner Metropolitan avenue and Union turnpike, Queens, Koch & Wagner, appellants.

Theatre, picture; bowling alley under.

APPROVED.

APPEAL 29 of 1914, New Building 76 of 1914, premises 36-46 East 31st street, Manhattan, Walter Haefeli, appellant.

Walls, section 36; 20-story fireproof loft.

APPROVED ON CONDITION that the side and rear walls be increased to sixteen inches in thickness up to the underside of the third tier of beams, except those portions of the walls back of the elevators.

APPEAL 30 of 1914, New Building 1120 of 1914, premises 338 South 2d street, Brooklyn, Benj. Cohn, appellant.

Walls, section 31.

APPROVED ON CONDITION that an unpierced brick wall at least eight inches thick be erected at the point marked "A" in red on the first floor plan, this wall to extend from the first floor up to and through the roof; and on the further condition that the piers marked "B" in the front and rear walls be at least sixteen inches thick in all stories.

BUREAU OF BUILDINGS.

Borough of The Bronx.

Architects are advised that in filing plans for new buildings or alterations where it is proposed to raise, move or lower structures that an architect's survey conforming with the map of the city must be filed in every case. The survey must show the relation of the building to the established grades, street lines and sewers as shown on the City Map. And the grade figures appearing in the City Map must be checked up by the Topographical Bureau in the offices of the President of the Borough of The Bronx before any action by the department can be taken.

Architects are further advised that they will expedite action on plans submitted for building construction of any kind by obtaining prior approval of the plan by the Tenement House Department for tenement houses; the Department of Labor for factory buildings, stores and mercantile buildings; Department of Docks and Ferries, for buildings adjacent to the waterfront, and Park Department for all buildings within its jurisdiction. The order is signed by Robert W. Moorehead, Superintendent of Buildings.

Bulletins in Pamphlet Form.

Superintendent Rudolph P. Miller of the Bureau of Buildings, Manhattan, has issued in pamphlet form the bulletins issued by the bureau January 1, 1910, and October 23, 1913. The volume of 124 pages has been carefully indexed and contains a number of illustrations. The compilation was made for the convenience of architects and others having dealings with the bureau, and will serve a useful purpose. The bulletins contain rulings upon or modifications of provisions in the Building Code.

BUILDING MANAGEMENT

PROBLEMS TO BE FACED IN EMPLOYERS' LIABILITY*

By WALTER A. HUGHES, Vice-President Ritch-Hughes Co.

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

AFTER July 1 a new condition will exist in the insurance situation as applied to liability insurance for employers of labor. The subject in itself is so large that of necessity only the "high spots" can be dwelt upon. In the first place, it is important to obtain definite data as to the rates to be charged by the State Insurance Association and also what things will have to be done in order to comply with the requirements and obligations of the association. The insured should also know what rates are to be charged by mutual associations, the nature of the management, the experience of the men in charge, and what must be done to comply with the by-laws and requirements of the association of which he becomes a member.

Definite information should be had on the stock company's rates, the financial standing of the company, and its methods of handling business under the existing laws and its willingness to adjust cases outside of the policy contract where business reasons are involved.

The new law provides that after July 1 any employer of labor who has failed to provide for insurance protection of a nature acceptable to the Insurance Commission will be subject to a fine of the pro rata premium charged by the State Fund, for a period which he is without insurance. Employers of labor must advise the Insurance Commission before July 1 which methods of insurance have been accepted, and if a stock company has been decided upon or a mutual association, and the name of the company and a copy of the contract must be furnished.

Four Ways to Get Protection.

Four methods of protection insurance may be selected: Option 1, the insured may carry his own insurance, providing proper qualifications be made before the commission as to financial responsibility. In this case a deposit must be made in proportion to the size of the employer's operations. The security must be in the nature of United States bonds, New York State bonds, municipal bonds in New York State or guaranteed mortgages on improved realty in the State. The collateral must be deposited with the commission.

Option 2. A State insurance association may be formed, under the supervision of the five commissioners, who have power to appoint as many deputies, assistants and clerks as they require.

Option 3. Mutual associations may be formed. Any association composed of forty employers, employing not less than 2,500 people.

Option 4. Stock companies, if qualified as to their financial and moral standing, are privileged to issue insurance to employers.

Mutual insurance is attractive in theory, and many times have the large profits of these associations been placed before different realty owners and employers of labor, and many times have the companies gone to the wall. Liability or compensation insurance means a guarantee of protection against loss and inefficient service, to make recommendations to prevent accidents and to furnish legal advice. The mutual association must administer and furnish this if it is to be of practical value.

Supporters of State insurance in New York State when asked whether a policy with the State will cover actions for damages reply that it provides protection only against accidents that are squarely within the provisions of the act and that the employer must himself satisfy any judgments recovered in a court of law.

Limited Protection from State Fund.

In the beginning, the rates of the State Fund will be cheaper than those of stock companies. It is this way in Germany. However, as in Germany, where the rates have been increasing steadily for the last twenty years, the State Fund will in time be so high that no employer will accept this kind of protection. The employer must not forget that the rates of the State Fund contemplate only limited protection and do not protect against the following:

1. Claims or suits on account of accidents happening outside the State.
2. Claims or suits on account of accidents to employees who do not come within any one of the forty-two groups of employment.
3. Claims or suits on account of accidents that do not arise out of and in the course of employment.
4. Claims or suits if the law is declared unconstitutional.
5. Assessments on employers.
6. Damage suits that are improperly brought, such as where an employee comes squarely under the law but chooses to bring an action for damages.
7. Compensation payments under the statute of a sister State in a case where the employee is injured in such State.
8. Accidents to persons other than employees on elevators, scaffolds, hod hoists, in building or other premises under the control of the employer, or by reason of the operation of teams or automobiles.
9. Accidents to employees of sub-contractors who may be injured by the negligence of the principal employer or his employees.

A Question for Consideration.

The question to be considered is, can a mutual association furnish and administer insurance protection as efficiently and as securely as the stock companies can and are now doing? The contention is made that there still exists some mutual life and fire insurance companies and they must be able to comply with these requirements, otherwise they would go out of business. Comparison shows that the existing rates of the mutual life companies and the stock companies are practically the same, proving that the mutual companies found it necessary to charge these rates in order to continue business.

Life insurance, fire insurance and liability and compensation insurance cannot be placed in the same class. The mortality tables, from years of experience, show almost accurately the percentage of deaths at a given age. So a substantial basis for rates exists. The law of averages also applies to fire insurance companies, and a fairly accurate estimate can be obtained. Losses are minimized by limiting the amount insured in a given locality. Compensation insurance is, however, in its infancy in our country. We have no extensive experience to guide us and there is no good basis on which to figure rates, excepting the use of the stock companies' experience under old law conditions. That is not a good basis because conditions have entirely changed. Employees are better posted as to what they are entitled to. The labor unions play an important part in the adjustment of losses and have given the workmen instructions to enable them to make advantageous settlements.

Under the Compensation Law there is no limit of liability. The State law is such that it will not permit an insurance carrier to limit its liability and there is a very indefinite limit under the liability policy. Each man injured or killed is entitled to full compensation allowed by law so there is no way of figuring the employers' total specific liability.

Hazardous Employments.

The new law states: "Compensation shall be paid for injuries sustained or death incurred in certain hazardous employments." These employments have been grouped according to the judgment of the framers of the law. For example, group No. 42 contains the sweeping description which covers construction, repair and demolition of buildings and bridges, which would mean that every one engaged in the building industry would come under the law. By injury is meant only accidental injury arising out of and in the course of employment and disease and infection, naturally and unavoidably arising therefrom. Investigating these cases on their merit and the average weekly basis on which compensation is to be paid injured employees requires efficient organization and will mean expense to mutual associations.

The law states that an injured employee is entitled to compensation while in his occupation, except when injured through his own wilful intentions or intoxication, or wilful intention to bring about an injury to another employee. Many other stipulations are made along these lines in the law and it is fair to ask the question, "Will the Mutual's Association organization be large enough to handle these cases promptly?"

The question of mutual insurance comes up again and it is my opinion that people who are unable to get insurance in stock companies on account of their risk being bad, either morally or physically, will be the first in line to take up insurance in the Mutual Association, or State Fund.

Germany and Austria, where compensation is probably the oldest, have a uniform compensation insurance law for the entire empire. The rates in those countries have been increased for the last 25 years and from present indications will continue to increase. Where premiums received from employees are not sufficient to meet the requirements of losses to be paid, the empire is called upon to make up the deficiency. This notwithstanding the fact that it is compulsory for employers to insure with the empire.

Section No. 53 provides that the employer is not relieved from liability in the event of the insolvency or bankruptcy of the Mutual Company or State Fund. If the insurance carrier is unable to pay, then the employer must pay. Thus it appears that the personal estate of the employer must guarantee the insurance carrier, an absurd relation. The possibility of being called upon to contribute to stock companies is very remote owing to their many millions of assets.

Finally, the rates to be charged by stock companies and mutual associations will be under the supervision and approval of the State Superintendent of Insurance. He has sent a letter of instruction to the effect the schedule of rates to be charged after July 1, 1914, must be filed at his office before May 1, next.

*Excerpt from paper read before the Master Painters' Association on April 7.

—The Waldorf-Astoria is twenty-one years old The Waldorf opened in March, 1893, as a ten-story, 600-room hotel, facing 33d street. Four and a half years later the 34th street side of the hostelry was opened, increasing the capacity of the house to 1,600 rooms. The original structure was erected by William Waldorf Astor and the addition by the late John Jacob Astor.

SYSTEM IN MANAGEMENT.

Tabulating Items of Cost—What the Monthly Report Sheet Should Show.

By Spear & Company.

THE progressive business man is constantly seeking to reduce his business in terms of figures. Costs of material, labor, and every possible expenditure that enter in the overhead charges are carefully tabulated so that he can lay his finger at any moment of the day on any phase of his business.

This same principle is extended in our office to arrive at a detailed cost of management of each building.

Necessity of an Efficient Head for Management Department.

As the care of business property is the very foundation of our business and not a mere side issue, the management department is the most important. Here all supplies and repairs are ordered and help engaged. It is apparent that the head of this department calls for an individual who is thoroughly conversant with every branch of the building trades; he must have a complete knowledge as to the value of the various supplies that are required in and about a building. His ability at arriving at a just estimate on contracts for repairs is a means of saving thousands for our clients every year. He makes the purchases for the office, and because these purchases are made in large quantities the individual owner receives the benefit of the lower prices that are obtained.

Monthly Report Sheet Keeps Building Manager Informed.

The system that is followed in our office when supplies or repairs are ordered for any particular building is as follows:

A monthly report sheet is left at each building, which must be ready on the first of every month, signed by the engineer. This report, carefully kept during the month by the engineer, tells the building manager what supplies have been received and what are required; what repairs have been made, which mechanic did the work, how long it took him and what further repairs are needed; the amount of coal received, the amount burned, and the amount on hand; the readings of all meters, electricity, gas, and water.

Economy in Repairs.

The repairs which the engineer believes are required are passed upon by the building manager as to their absolute necessity. The letting out of the work must be done with an eye to economy; the building manager must see that the job is done properly and the right quality of material used. He must be careful to notice that no time is wasted by the mechanics doing a "time and material" job.

The monthly sheet keeps the building manager informed as to the amount of coal consumed during the month, and if this amount varies to any extent from the average of previous months he immediately investigates the cause.

The readings of the various meters, electricity, gas, and water, carefully tabulated on the monthly sheet, must tally with the reports of the Edison Company, gas company, and Department of Water Supply.

All bills are checked by three different department heads to see that they are absolutely correct before payment is made.

Every item of overhead charges is then entered on a card reserved for each building, so that each owner may know at any time what the expenditures for the year have been.

An Effective Fire Drill for Factories.

A simple, though effective, set of regulations for fire drills for factories and similar structures has been adopted by the Fire Prevention Bureau of the New York Fire Department. They can well be applied in any city where no specific fire drill regulations are being enforced by the local authorities.

The regulations are as follows:

1. An employe shall be designated to transmit the alarm to the City Fire Department from the nearest street fire alarm box.

2. All employes shall be formed into squads or companies and a monitor or captain designated to take charge of each squad for the purpose of conducting same from the premises; a monitor or captain shall also be designated to take charge of each squad assigned to operate auxiliary fire appliances installed for the purpose of retarding or extinguishing fires.

3. Upon the receipt of an alarm of fire all employes shall assemble upon their respective floors at such points and in such manner as shall be designated by the monitor or captain in charge of that floor; and remove all portable articles from aisles; form couples with arms linked, and when ordered to, march from the floor in a rapid, but orderly manner to such exit as may be designated by said monitor or captain.

4. There shall be a sufficient number of employes designated by the owner, tenant or lessee of the premises to take charge of the drill and to operate properly the auxiliary fire appliances.

5. Guards shall be stationed at the head and foot of each flight of stairs to preserve order, to keep the line in motion or to retard the same, as may be necessary.

6. Squads shall be designated to search for those who may have fainted or fallen.

7. All drills shall be conducted in silence save for the orders issued by those in authority.

SHOP FRONTS.

Large Windows of First Importance for Renting Value of the Premises.

Like every other question, there are two points of view to the one of shop fronts. The architect's view—and, generally speaking, the landlord's—is that large panes of glass are objectionable. That no building ought to be allowed to "stand on glass" is a dictum of the profession, and this is confirmed by the public, who are only concerned with abstract ideals.

The Retail Trader's View.

The other is the retail trader's view—that every foot of window frontage represents to his business so many commercial travellers engaged in selling his goods. He has obtained a lease from his landlord at a maximum rent to erect a building suitable in every way to carry on his business and make a reasonable return on his capital, and to be told that he must devote a large part of his frontage to solid masonry in order to please the taste of those in a position to dictate to him is, in his opinion, contrary to all rules of commercial morality and business equity. If a landlord or community wants a sacrifice of this kind they should be prepared to pay for their whims.

The shop front, like the binding of a good book, is the first invitation to look inside, and retailers, in the belief that this sentiment pays, do not hesitate to spend large sums, that in other days would have sufficed for an entire building, on the ornamentation and furnishing of shop fronts. This tendency has been developed by the architect artists and the skilled craftsman of the shopfitter, who have moved with the times in providing ideas for the embellishment of our shops and beautifying our otherwise sombre streets.

From a trader's standpoint in certain localities large and suitable shop windows are of paramount importance. Shopping thoroughfares are daily visited by thousands of intending purchasers, who make a practice of studying the window displays before determining what and where they shall purchase, and much therefore depends on such displays, which may be taken as a general index of the goods kept and sold within.

A London Merchant's Opinion.

Cities differ in many ways of conducting their business; in New York we have long been wedded to glass fronts, but in London traders have only recently awakened to the fact that good windows "well dressed" mean good business. One of the principal retail merchants there. H. Gordon Selfridge, an American, says many London architects fail to recognize the growing need of a continuous and unbroken line of glass, and the letting values of many important shop properties are very much depreciated in rental value in consequence of the heavy stone columns and recessments of the windows, which militates against the trader's selling possibilities.

Mr. Selfridge refers as an instance of this to a case in Regent street. When the first design of the Piccadilly Hotel was prepared the letting values of the shops beneath the hotel were estimated by Messrs. May & Rowden to have a rental value of some £32,000 per annum. The original plans, however, were rejected, and heavy stone columns and recessed windows were substituted in place of what would be considered normal windows. Result: When the present elevation was decided on Messrs. May & Rowden promptly withdrew their valuation. It was at once found that tenants were not forthcoming who would pay for stone columns instead of windows, consequently the shops remained empty for several years, and were ultimately let for less than half the rent they would have produced had proper consideration been given to the trading requirements.

Merchant or Shopkeeper.

Mr. Selfridge was asked for his opinion in respect to shop fronts by the London Builder, and he wrote in reply that it was his judgment that the edifice which holds the large department store should carry with it a dignity consistent with the business which it is to house.

"I think the art of architecture is too often forgotten by the merchant, who, by only striving for one thing (and that is plate glass), makes himself a shopkeeper instead of a merchant. No building should be constructed which denies the general principles of architecture. For example, that building which is all plate glass, and which has no evident means of support, is one which is totally opposed to those general principles of architecture, which require ample evident means of support for all superstructures. The building in which the piers are all hidden by mirrors are all wrong, and are quite inexcusable from every standpoint except that simple one of selling goods.

"Business should make the arts its servants rather than oppose them entirely."

Our Old Dutch Names.

All authorities agree that the streets below Wall street, and some beyond, were laid out by the Dutch authorities, says Hopper Striker Mott. Some of them still retain the original names, somewhat altered, like Pearl, Beaver and Bridge in the lower city and Maiden Lane and the Bowery. Broadway was known by the first settlers by a number of designations, as: de Heere Wegh, de Groot Wagen Wegh; that is, the High Way, the Great Wagon Way. It became de Heere Straat as far as Wall street when well built upon, and at as early a date as 1665, at any rate, it was de Breede Wegh. Even after the English conquest it was so dominated by Domine Selyns in 1686, on the list of church members, enrolled according to residence. Now the exact meaning of de Breede Wegh is the Broad Way, so that to a literal translation of this term we are indebted for the name of the great thoroughfare.

Sewel's Dutch-English Dictionary, printed in Amsterdam in 1707, is referred to for the derivation of the words cited above.

New street was the last and consequently the newest laid out below Wall street. It was ordered "staked out" by Governor Andros, May 5, 1679. Twenty years later an innkeeper "on one of the worst places in New York, viz: New street," petitioned relative to the excise. Many still hold to the opinion that this street, as synonymous with Wall street, is yet a wicked resort.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

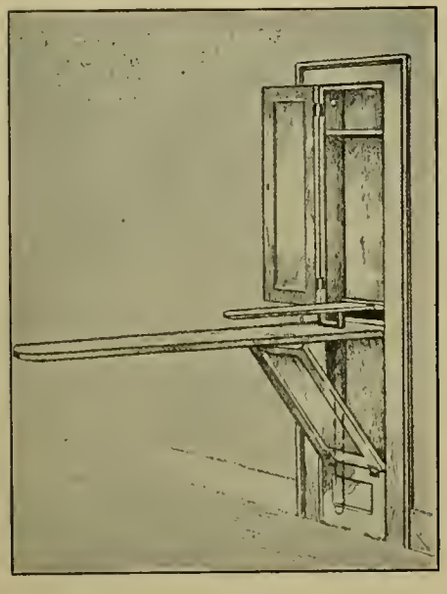
A Wire Shovel Ash Sifter.

HERE is a new device that will interest many who have ashes to sift, whether it be a janitor or an occupant of a suburban home. The shovel is manufactured by the American Wire Shovel Co., of Boston, and consists of a sawed, curved, modern handle, split at the top, forming a substantial grip. It is braced on both back and front with steel plates. Wires run through the handle, and are attached at the bottom of the plate made of compressed steel wire. The shovels are from 9 to 14 inches in size, and when in operation sift the ashes under the ash pit of the furnace and the unburned coal may thus be immediately lifted out and returned to the firing furnace. The device is said to save time and labor as well as to increase the service of the fuel.



Kitchenette Novelty.

A NOVELTY that is almost sure to please the flat dweller is an ironing board cabinet located in the kitchen. This ironing board is compact and convenient. It is inexpensive, but has the ability to attract prospective tenants, because of the apparent thoughtfulness that the owner has exercised in saving



the woman of the house from unnecessary lifting and the care of an extra implement. It consists of a disappearing ironing board, which is built into a recess in the wall as shown. It also serves as a kitchen table. It is manufactured by the Peerless Ironing Board Co., of San Francisco.

A Substitute for Cement.

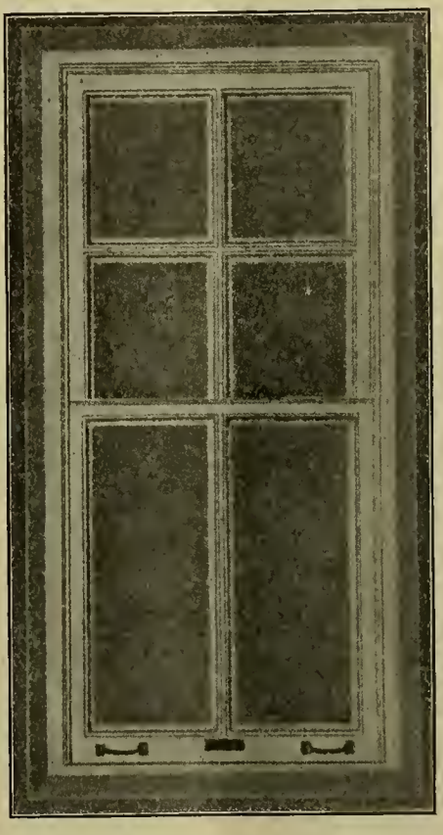
ACCORDING to a consulate report, experiments looking toward the substitution of some other admixture for Portland cement have proved remarkably successful in Harput, Turkey, where Portland cement is not generally known to the average builder. The mixture is equally satisfactory in water as in places exposed to the weather. The mixture is slaked lime, linseed oil and cotton fibre. The process is started by pouring the oil on a handful of cotton, after which the lime is dusted in. It is then kneaded until the whole is thoroughly mixed and about the consistency of dough. The more it is kneaded the better the mixture becomes. It is then placed in position and allowed to thoroughly dry.

According to the report, this compound has undergone a severe endurance test at the American consulate at Harput. Two years ago the stone floor in the balcony on the north side of the consulate leaked in several places and rotted the woodwork supporting the balcony. The floor was finally taken up, new timber added and the stone flags again put down. Between each stone this mixture was forced in and smoothed over the joint.

The oil spread out on the stone for about half an inch from each joint, leaving a slight mark; but the compound soon hardened like cement, and now the surface over the part where the stones are joined is said to be as hard and smooth and watertight as if rich cement had been used.

A Fireproof Window.

IN conversation with one of the leading fireproof experts of the country the other day, a reporter of the Record and Guide staff learned that the fire insurance underwriters, architects, and



building experts throughout the country have made exhaustive efforts to produce a window that is absolutely fire resisting. As a matter of fact, the window is one of the weakest spots in latter-day construction.

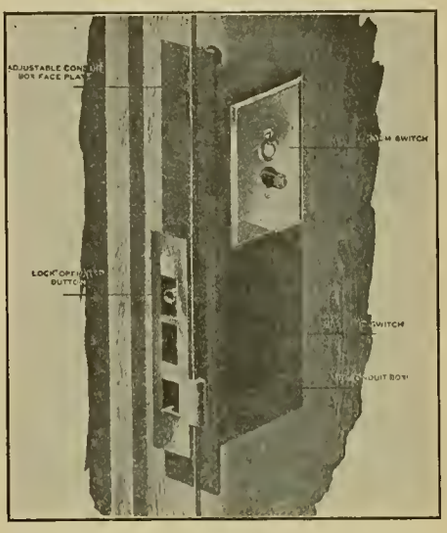
With this in mind it may be of interest to our readers to know that a window manufactured by the Foster Sheet Metal Works, of Springfield, Ill., which is illustrated herewith, has been put under test by the Underwriters' Laboratories, and has been found to have exceptional resisting virtue. This is manufactured of metal frame and wire glass. The glass in the window is of special roll over a perfectly taut wire mesh, which is strong enough to withstand the action of heat, but not so heavy as to make conspicuous the wire buried in the plate.

Fire-Killed Timber.

THE prejudice against the use of fire-killed material is a mistaken one, says the Department of Agriculture, for there is no inherent difference in wood seasoned on the stump and wood cut when green and then seasoned. On many areas such material remains entirely sound for a number of years after the fire which killed it and besides is thoroughly seasoned and thus ready for preservative treatment as soon as cut. It has a particular field in interior weathered wood decoration.

An Automatic Light Saver.

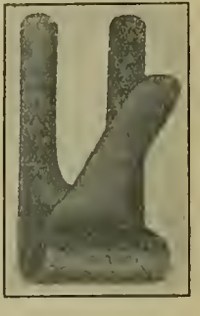
ONE of the most startling novelties introduced in the electric field of late is an automatic reminder of the present high cost of living. It consists of a switch, controlled by a door bolt, so that as the door of a room or apartment closes the lights are automatically

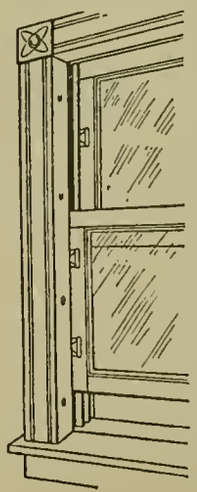


switched off. This is controlled from the corridor side of the door by an electric contact between the switch, the bolt and the lights within. The lights inside are controlled by a push button switch, the lock bolt having no effect when operated from the room inside of the door. The device illustrated shows the locations of the shutoff switch. It is particularly applicable in hotels and public rooms where occupants are likely to be careless regarding the amount of unnecessary current consumed for lighting purposes. The Hart Manufacturing Co., of 203 Broadway, makes them.

Prevents Rattling of Windows.

THIS little device which is manufactured by the Angell Co., of Boston, is designed to prevent the rattling of windows in tall buildings where panes are exposed to varying wind pressures. The device consists of stamped out plates of tempered steel, which are secured to the runway of the casement. The lip shown in the illustration rests against the window with a pressure sufficient to pre-





vent rattling, yet does not interfere in any way with the raising or lowering of the sash. The second illustration shows the anti-sash rattler in position on the sash. The device is very simple in itself. The efficiency of the device rests in its peculiar form. The idea being to give as little bearing surface as possible upon moving parts of the sash. In consequence it offers little friction. The contact point is made of extremely highly tempered steel so as to conduce as far as possible to the longevity of the device. They are made of an anti-rusting steel so that once installed they are said to be permanently efficient.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

NOTABLE IMPROVEMENTS IN TERMINAL ZONE

New Structure For Yale Club and Office Building Adjoining Will Complete Development of Vanderbilt Avenue Block Front.

IF the present rate of progress is maintained it will not be long before the improvement of the Grand Central Terminal zone is completed. The two most recent projects will cover the block front on the west side of Vanderbilt avenue, between 44th and 45th streets. On the northwest corner of 45th street and Vanderbilt avenue the 20-sty. Yale Club is being erected, and plans have been completed for a modern office building of approximately the same height to cover the adjoining 100-foot plot on the north. This latter structure will be known as the Vanderbilt Concourse Building. Both buildings have been designed in a modified Renaissance style and will be complimentary to the other buildings in the zone, particularly the recently completed Biltmore Hotel.

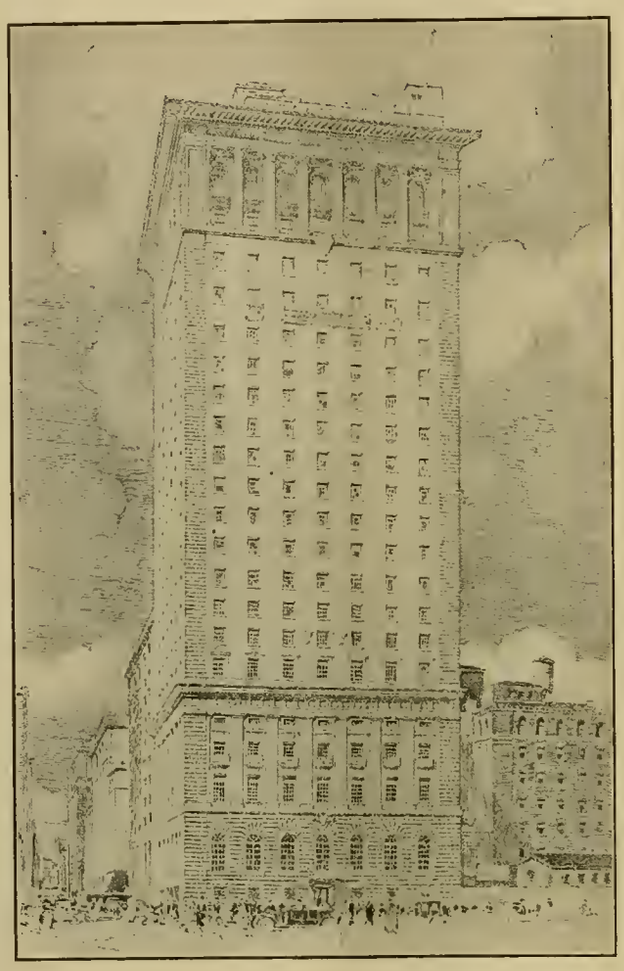
Owing to the fact that these buildings are to be erected above two levels of railroad tracks, the engineers of the Grand Central Terminal station have taken entire charge of placing the foundations for them. The contractors for the super-structure, starting operations at the basement level; all work below this being performed by the railroad company, although under the supervision of the architects. These buildings will be supported by steel columns passing through two levels of tracks and resting on steel grillage at bed rock.

The distance from the basement level to the top of grillage is approximately 45 feet. On account of the extreme length of these columns they are braced at the express or upper deck level. They are entirely independent of the track steel and follow the system used in the construction of the Biltmore Hotel. Previously the track steel was designed to carry a load equal to the weight of a 20-story building, and it was proposed originally that all buildings would be supported on it, but the company's engineers have decided that independent columns through both track levels to bed rock would be more economical as well as more efficient.

A slight variation of arrangement was found necessary for the Vanderbilt Concourse Building, however, than was used in the Yale Club, although the principles are identical. Under this building the tracks expand in such a manner that the regular spacing of columns was not possible, so a cantilever girder system at the first floor level was resorted to. These girders, which are about 54 feet in length, are supported on 18 columns which rest on bedrock. The girders in turn support the majority of the columns necessary to complete the building.

The Yale Club plans which were prepared by J. Gamble Rogers, architect, 470 Fourth avenue, and which is being erected by Marc Eidlitz & Sons, general contractors, will be, on completion, the largest club house in the world. Brick, Indiana limestone, and terra cotta are the materials used in the construction, and the building will be as near fireproof as is possible to make it. It will cover a plot 100x90 feet, and it will cost about $1,000,000, exclusive of decorations and furnishings.

The first floor will have the main entrance from Vanderbilt avenue with vestibule and lobby. A reception room to the left and offices to the right with the main stairway opposite the entrance. On this floor also will be located the cloakroom, toilet-rooms, telephone central station and booths, and the cigar-stand. The service entrance is from 44th street and leads directly to three freight elevators and the service stairs.



J. Gamble Rogers, Architect.
NEW CLUBHOUSE FOR YALE MEN.

The second floor will consist of a large social hall decorated in the Colonial manner. Back of this will be a lounging lobby with a cafe at one end and a short flight of stairs at the other end, which leads to the grillroom on the mezzanine floor above. The grill room will be 22 feet in height, and is designed in the manner of an ancient dining-hall. This room is placed at mid-level between the billiard room and social hall, providing easy access to both.

The third floor will be devoted to a large billiard room with alcoves for the enjoyment of other games. The library and cardrooms will be located on the fourth floor. It is proposed to make the library one of the most attractive rooms in the building. It will be decorated in Colonial style, with alcoves for reading and writing and with a large open fireplace at one end. On this floor as well as upon every floor are located the necessary service rooms, lavatories and telephone conveniences.

The fifth and sixth floors form in themselves a distinct unit. On the fifth floor will be the Turkish bath, swimming pool, and locker rooms, while on the sixth will be located the gymnasium and five squash courts. Much thought in planning has made communication between the various parts of these floors simple and easy.

Bedrocms, arranged singly or in suites, will make up the layout of the floors from the seventh to seventeenth inclusive. Each bedroom will have private bath and ample closet space. It is proposed to decorate and furnish these rooms in an individual manner which will be decidedly more attractive than those in a regular hotel.

The dining-rooms will be on the eighteenth and twentieth floors, with kitchens, pantries, and serving-rooms upon the nineteenth. The eighteenth floor will be devoted to large and small private dining-rooms and on the twentieth floor will be the main dining-room, all of which will be decorated in the Colonial style. The kitchen and pantries will be equipped with the most modern appliances for cooking and ventilation.

Upon the roof there will be a garden with view in all directions and in the pent house will be located apartments for the superintendent, storage, wine and supply rooms. The service department of the club has received careful attention on the part of the architect. Four dining-rooms, smoking-room, locker rooms and lavatories have been provided for thec lubs help.

The building which will occupy the north half of this block has been designed by the Grand Central Station architects, Warren & Wetmore, for the Vanderbilt Concourse Corporation of 103 Park avenue, David R. Todd, president. This building will be practically the same as the Yale Club, which adjoins, the level of the stone-work corresponding. In construction approximately the same materials will be used for the facade. The building will cost about $600,000.

Steam for heating and power purposes as well as electricity and water supply for both buildings will be obtained from the service station of the Grand Central Terminal. The property upon which both these buildings are to be erected is owned by the New York Central and Hudson River Railroad Company and has been leased to the owners of the buildings for long terms.

—Seven thousand men are now working on subway construction.

DEPARTMENT OF ARCHITECTURE.

Lewis F. Pilcher Designated State Architect with New Powers.

The McDonald-Frawley bill which designates Lewis F. Pilcher, of Brooklyn, as State architect for a term of six years at a salary of $10,000 a year, has received the Governor's signature.

The bill establishes a new State Department of Architecture. The plan had the support of the New York Chapter of the American Institute of Architects. Under its terms Prof. Pilcher may appoint three deputies, secretary and assistants. The bill reappropriates $110,-441.56 for the conduct of the State Architect's office.

Lewis Frederick Pilcher was professor of architecture in the University of Pennsylvania for five years and for eleven years he held a similar position in Vassar College.

He was a member of the firm of Pilcher & Tachau, architects, of 109 Lexington avenue, Manhattan, is 43 years old, and is the son of Dr. Lewis S. Pilcher of Brooklyn.

"There is a big proposition before the Department of Architecture," said Mr. Pilcher, "in the construction of public buildings. The work as now contemplated ought to save millions of dollars to the State. There are hospitals, reformatories, office buildings and parks to construct and it naturally follows if this work is done under one system it can be done better and more economically.

"The entire plans can now be worked out from beginning to end before any appropriation at all is made for a building. Then it will be known just what that building is to cost. Under the old method one never knew what a building was going to cost. There is no more reason for this uncertainty in the construction of public buildings than there is in the construction of private buildings.

"Another important point is that the work of the contractor will be under the direct supervision of men who know just the sort of work that should be done and just the sort of material that should be used. In other words, the State will have men working for it instead of against it."

Uniformity of Style.

"To my mind one of the most essential things in State buildings is uniformity in the style of architecture and the construction of State buildings. That doesn't necessarily mean carrying out the same designs for all buildings, but a uniform, appropriate and impressive architectural plan which the buildings now lack, and which would be a guide to the members of the Legislature in voting appropriations. By following this procedure much that is now waste would be eliminated."

Another Hospital for Brooklyn.

The Brownsville & East New York Hospital Society (Louis Jaffe, 1922 Prospect place, president) has retained E. M. Adelsohn, architect, 1776 Pitkin avenue, to prepare plans and specifications for the hospital to be erected by the society. About $100,000 will be expended on the building, which will stand at the corner of East 98th street and Rockaway Parkway. Brick and limestone will be used in construction. The hospital will be four stories in height, absolutely fireproof and cover a plot 100 by 100 feet. The most up-to-date equipment and conveniences for the care and comfort of patients will be installed. Work will probably be started during the coming summer.

Exhibition of Mural Paintings.

An exhibition of mural paintings which should be of great interest to artists and architects, as well as to others interested in the building trades, was opened Tuesday, April 7, in the auditorium of the Washington Irving High School, corner 16th street and Irving place. The paintings shown are the decorations for the auditorium of the Carnegie Institute of Technology at Pittsburgh, and were executed by James Monroe Hewlett, Charles Basing and Arthur T. Hewlett, under the general direction of Henry Hornbostel, architect for the building. The works consist of the drop curtain and two series of three panels which will be placed at each side of the proscenium arch. The entire collection is an exact representation of the progress of architecture and art through the ages. The curtain is a grouping of fragments of the best in the architecture of the Romans; having as its central motif the colonnade of the Corinthian order from the Temple of Vesta, Rome, about which various interesting details have been included. The six panels portray the art and architecture of Egypt, Assyria, Greece, Byzantium, Middle Ages and the Renaissance, and include examples of the best that has been handed down by history and archaeology. The exhibition is open to the public, without charge, until April 15.

Hudson Navigation Co. to Build Pier.

Arnold W. Brunner, 101 Park avenue, Manhattan, is at work on plans for a pier, freight shed and office building to be erected at the foot of State street, Albany, New York, for the Hudson Navigation Company, 32 North River, of which John W. McKinnon, is president and Campbell Carrington secretary. The construction will be fireproof, of brick, steel and stone. The pier and pier shed will be 1,200 feet long and 30 feet in width. There will be offices on the second floor 200 feet long.

Big Apartment House on Park Avenue.

Schwartz & Gross, 347 Fifth avenue, were selected architects this week for a twelve-story apartment house which the Putnam Construction Company, Samuel A. Herzog, 299 Madison avenue, is to erect at the southeast corner of Park avenue and 54th street. The building will be one of the finest houses, architecturally, on the avenue. The size of the plot is 100x115 feet. Plans will be ready for estimates in about three or four weeks. The owner will have the general contract.

Call for Subway Bids.

Bids have been called for by the Public Service Commission to be opened April 24th at 12.15 p. m., for the construction of Section No. 2 of Routes Nos. 4 and 36, the Broadway subway in Manhattan, for operation by the New York Municipal Railway Corporation. This subway is already under construction from the lower part of Manhattan to Broadway and 26th street. Section No. 2 extends under Broadway from 26th street to about 38th street. On this section there will be a local station at 28th street and an express station at 34th street.

NEW WEST SIDE APARTMENT HOTEL.

PRIVATE dwellings in the neighborhood of West 86th street are rapidly disappearing, to be supplanted by twelve-story apartment houses which, owing to the width of the street, makes buildings of this type feasible for that thoroughfare. The improvement of the plot, 309 to 311 West 86th street by the Waitt Investing Company (W. E. Waitt, president, 165 Broadway) with a twelve-story apartment hotel was started this week, the contract for clearing the premises having been awarded to the C. H. Southard Company, of Ninth avenue and 15th street. There will be suites of one room and bath, two rooms and bath and three rooms with two baths. On the ground floor will be doctors' offices, restaurant and reception rooms, and two electric elevators.

The interior finish will be highly ornamental, and every up-to-date convenience has been planned for. The exterior will be of granite and limestone to the third story, and terra cotta above. The foundation work has been placed with Clark & Company, of 225 Fifth avenue; structural steel to the Hedden Iron Construction Company, 30 Church street; terra cotta to the Conkling-Armstrong Terra Cotta Company, 1133 Broadway, and limestone to John Hutchingson, of Philadelphia, Pa. The cost will be around $250,000. Laurence A. Ball, 19 East 24th street, is steel engineer. William R. Hearst, who owns the twelve-story house, 350 West 86th street, will make general renovations throughout the building, plans for which have been prepared by Charles E. Birge, 29 West 34th street.

The two large houses which the Almore Realty Company, Benjamin Mordecai, president, 30 East 42d street, is building at 149 to 193 West 86th street, at a cost of about $500,000, from plans by Rouse & Goldstone, are now being trimmed. In West 87th street, 302 to 308, work is in progress on a nine-story house for the Coast Construction Company, of which Samuel G. Hess, 149 Broadway, is president, to cost $200,-000.

In 85th street, the south side, 100 feet east of West End avenue, the nine-story house which the Woolsey Realty Corporation, A. Kahn, president, is erecting is now being roofed. This will cost $200,000.

Another twelve-story apartment hotel, which Julius Tishman & Sons, 299 Broadway, are building at 324 to 326 West 84th street at a cost of $200,000, will probably be ready for occupancy before midsummer, the mason work being up to the roof line.

Klein & Jackson, 149 Broadway, are having plans prepared by Rouse & Goldstone, 38 West 32d street, for a nine-story apartment house and two residences, to be erected at the north corner of 88th street and Riverside Drive. The Excelsior Holding Company, Samuel Levy, president, 600 West End avenue, has plans for an eight-story house at 311 to 317 West 89th street on a plot 80x84 feet, to cost $200,000. Wallis & Goodwillie, 346 Fourth avenue, have prepared the plans.



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NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

HACKENSACK, N. J.—The city of Hackensack, Harry A. Shuart, clerk, contemplates the erection of a borough hall. No site and architect selected. A meeting will be held April 21 to vote on the advisability of erecting a new building to cost about $55,000.

PLAINFIELD, N. J.—The Board of Education of Plainfield, H. R. Conger, clerk, H. M. Maxon, superintendent of schools, contemplates the erection of a brick school on Evergreen av, to cost about $125,000. No architect selected.

PORTCHESTER, N. Y.—The Village of Portchester, William Ryan, president, contemplates making alterations to the 3-sty fire house in South Main st, to cost about $10,000. A vote will be taken April 28 for the issuance of bonds. No architect selected.

MARION, N. Y.—The First National Bank of Marion, R. S. Bush, Coudersport, Pa., contemplates the erection of a bank here. No architect and site selected.

ROCHESTER, N. Y.—St. Paul's Episcopal Church, Rev. Z. S. Farland, assistant rector and in charge, contemplates the erection of a church at Melville and Griely sts. No architect selected.

CORNING, N. Y.—Fay H. White, 206-7 First National Bank Building, contemplates the erection of a 2-sty brick and steel addition to the theatre and office building to cost about $10,000. No architect selected.

YONKERS, N. Y.—The city of Yonkers, James T. Lennon, Mayor, contemplates the erection of a crematory plant. No architect selected. A committee, composed of W. F. Corbalis, 213 Lake av, D. H. Bricker, 116 Waverly st, J. S. Davis, 177 Warburton av, and D. R. Dedrick, 53 Maple st, all of Yonkers, has been appointed to select a site for same.

SCARSDALE, N. Y.—The Board of Education of Scarsdale, William H. Sage, president, 156 Broadway, Manhattan, contemplates the erection of a public school on the east side of Post rd, south of Popham rd. An appropriation of $40,000 will be voted on at the meeting to be held April 22, also for an appropriation of $20,000 for the purchase of a site for same. No architect selected.

BREESPORT, N Y.—The Southern Light Lodge, 725 F. & A. Masons, contemplates the erection of a temple opposite Biglus Brink Hotel. No architect selected.

SCHENECTADY, N. Y.—The Mercy Hospital, 404 Union st, Walter G. Robinson, 277 State st, contemplates the erection of a hospital here, to contain 75 beds. No architect and site selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

WEST NEW YORK, N. J.—Joseph Turck, 771 Bergenline av, architect, is taking bids for three stores and flats, 50x82 ft, at the corner of 21st st and Bergenline av, for Baptist Wagner, owner, care of architect. Cost, about $28,000.

SOUTH RIVER, N. J.—Alex Merchant, 363 George st, New Brunswick, N. J., architect, is taking bids on separate contracts for two 2-sty brick apartments, 40x75 ft, in Main st, for Arthur Levy, Main st, owner. Cost, about $10,000.

BANKS.

WEST HOBOKEN, N. J.—Leo S. Feinen, 3697 Boulevard, Jersey City, architect, is ready for bids on a 3-sty bank building, 95x100x100, at the northeast corner of Summit av and Paterson Plank rd for the National Bank of North Hudson, Summit av and Demott st. Cost, about $50,000.

DWELLINGS.

DITMARS AV.—George M. Lawton, 30 East 42d st, N. Y. C., has completed plans and will call for bids from a selected list of contractors about April 15 for a 2½-sty brick and frame residence, 35x51 ft, at the northeast corner of Ditmars and Ocean avs, for Robert M. King, 45 Winthrop st, owner. Cost, about $15,000.

BROOKLYN.—Figures are being received for the 3-sty brick and stone nurses home in Stockholm st, north of St. Nicholas av, for the German Hospital of Brooklyn, on premises. Carl L. Otto, 130 Fulton st, Manhattan, architect. Cost, about $50,000.

SCARSDALE, N. Y.—Eddy Fairchild, 224 5th av, Manhattan, architect, is taking bids on general contract for a 2½-sty hollow tile and stucco residence, 23x56 ft, at Murray Hill, for H. M. Lydenberg, 158 South Broadway, White Plains, owner. Cost, about $9,500.

ATLANTIC HIGHLANDS, N. J.—Alfred Peter, 238 Washington st, Newark, architect, is taking bids for a 1-sty frame summer bungalow, 28x44 ft, at Brevant av and Monmouth st, for Mrs. Julia Crossley, 39 Belleville av, Newark, owner. Cost, about $4,000.

EDGEMERE, L. I.—Chas. M. Straub, 147 4th av, Manhattan, architect, desires estimates at once from local contractors on a frame cottage to be erected here.

HALLS AND CLUBS.

NEWBURGH, N. Y.—Bids will close April 16 for the 3-sty masonic temple, 63x101 ft., in the east side of Grand st, 300 ft. north of Broadway, for the Newburgh Lodge, F. & A. M. 309 and Hudson River Lodge 607. Fuller & Robinson, 95 State st, Albany, N. Y., architects. Cost, about $100,000.

HOSPITALS AND ASYLUMS.

MONTCLAIR, N. J.—York & Sawyer, 50 East 41st st, Manhattan, architects, are taking bids to close April 15 for a 3-sty brick hospital on Highland av for the Mountainside Hospital, Dr. J. C. Brown, in charge. L. O. Ivey, chairman of committee.

MUNICIPAL WORK.

MANHATTAN.—The Department of Docks and Ferries, Pier A, foot of Battery pl, North River, is taking bids, to close April 17 at 12 M., for making repairs to pier 52 at the foot of Stanton st.

MANHATTAN.—Bids will close April 16 at 3 P. M. for the 2-sty brick and stone additions J and K of the Metropolitan Museum of Art, Central Park, 5th av and 81st st, for the Department of Parks, 5th av and 64th st, Cabot Ward, president. Cost, about $500,000. McKim, Mead & White, 101 Park av, architects.

PUBLIC BUILDINGS.

MANHATTAN.—The Libman Contracting Co., 130 West 46th st, is figuring the general contract and desires bids on subs prior to April 14 for additions J and K to the Metropolitan Museum of Art, in Central Park, on the west side of 5th av.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Department of Education, 59th st and Park av, is taking bids to close April 13 at 11 a. m. for the 4-sty brick P. S. 95 at the northeast corner of Van Siclen st and Neck rd from plans by C. B. J. Snyder, 59th st and Park av. Cost, about $170,000.

ORANGE, N. J.—Taylor & Mosley, 40 Wall st, N. Y. C., architects, are taking bids for an addition to the school, 54x70 ft, for the Carteret Academy, The Kennedy Mead Co., proprietors, 291 Essex av, Orange.

YONKERS, N. Y.—The Board of Education of Yonkers, C. P. Easton, president, is taking bids to close April 14 at 8 P. M., for a 3-sty brick addition, 35x80 ft, to school 18, at Park Hill av and Chauncey st, from plans by T. Howard Chamberlain, 18 South Broadway. Cost, about $30,000.

BROOKLYN.—The Libman Contracting Co., 130 West 46th st, Manhattan, is figuring the general contract for P. S. 95 at the northeast corner of Van Sicklen st and Neck rd, from plans by C. B. J. Snyder.

JERSEY CITY, N. J.—Plans are being figured for the 3-sty brick parochial school at Boulevard and St. Paul's av for St. John's Roman Catholic Church, Rev. Father P. W. Smith, pastor, 3026 Boulevard. John T. Rowland, Jr., 98 Sip av, architect.

STABLES AND GARAGES.

MANHATTAN.—C. H. Caldwell, 101 Park av, architect, is taking preliminary estimates for a 1-sty brick garage, 98x40 ft., at 537-547 West 26th st for John Williams, 556 West 27th st. Cost, about $25,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—O. Reissmann, 30 1st st, has completed plans and is taking bids on general contract for a 6-sty store and loft building at 18 Orchard st for Isadore Abraham, 22 Orchard st. Harry Goldstein & Bros., 22 Orchard st, lessees. Cost, about $30,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

123D ST.—Neville & Bagge, 215 West 125th st, are preparing plans for a 9-sty apartment, 60x85 ft., at 118-122 West 123d st for the McMorrow Engineering & Construction Co., 271 West 125th st, Patrick McMorrow, president and builder. Robert E. Moss, 126 Liberty st, is engineer. Cost, about $200,000.

45TH ST.—Tracy & Swartwout, 244 5th av, are preparing plans for a 7-sty apartment, 120x100 ft., in the north side of West 45th st, about 125 ft. west of 8th av, for the John Jacob Astor Estate, care of Vincent Astor, 23 West 26th st. James McWalters, Putnam Building, Broadway and 43d st, has general contract. Cost, about $225,000.

PARK AV.—Cross & Cross, 10 East 47th st, have been commissioned to prepare plans for the 13-sty apartment house at 409-413 Park av, southeast corner of 44th st, for a syndicate, care of the Swan Brown Co., 340 Madison av.

152D ST.—Henry A. Koeble, 114 East 28th st, has completed plans for the 6-sty apartment northeast corner of 152d st and St. Nicholas av for the West 152d St. Construction Co., 71 Nassau st. Cost, about $42,000.

151ST ST.—Samuel Sass, 32 Union sq, has completed plans for the 6-sty apartment in the south side of 151st st, 150 ft. west of Broadway, for the City Construction Corporation, 501 West 157th st. Cost, about $175,000.

160TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment southwest corner of 160th st and Colonial Parkway for Albert J. Schwartzler, 1150 Clay av. Cost, about $800,000.

169TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 6-sty apartment northwest corner of 169th st and Fort Washington av for the 114th St. & 7th Av. Construction Co., 1884 7th av. Cost, about $150,000.

182D ST.—J. C. Cocker, 2017 5th av, has completed plans for the 5-sty apartment in the north side of 182d st, 100 ft. west of St. Nicholas av for Henry Sullivan, 259 West 109th st. Cost, about $35,000.

PARK AV.—Robert T. Lyons, 119 West 40th st, has completed plans for the 12-sty apartment at 993 Park av, corner of 84th st, for the Charter Construction Co., 505 5th av. Cost, about $400,000.

206TH ST.—John P. Boyland, Fordham rd and Webster av, has completed plans for the 5-sty apartment, 46x90 ft., at the northeast corner of 206th st and 10th av for Michael J. Dowd, 2541 Valentine av. Cost, about $50,000.

175TH ST.—Nast & Springsteen, 21 West 45th st, are preparing plans for two 6-sty apartments and taxpayer at the northeast corner of 175th st and St. Nicholas av for the 175th St. Holding Co., David Zipkin, president, 180 Broadway, owner and builder. Mason Construction Co., 661 Tinton av, Bronx, mason. Cost, about $100,000.

HOSPITALS AND ASYLUMS.

BLACKWELL'S ISLAND.—Max G. Heidelberg & Emile Levy, 12 West 31st st, have been commissioned to prepare plans for an infirmary and isolation hospital here, for the Department of Charities, foot of East 26th st. Dr. Chas. B. Bacon, Brooklyn, superintendent.

MUNICIPAL WORK.

MANHATTAN.—Bids were opened by the Department of Bridges for granite paving blocks. Hildreth Granite Co., 290 Broadway, low bidder, at $2,624.25. J. Leopold & Co., Woolworth Building, 2d low bidder at $2,639.67. Rockport Granite Co., 13 Park Row, 3d low bidder at $2,640.

PUBLIC BUILDINGS.

30TH ST.—Griffin & Wynkoop, 30 Church st, are working on plans for the 14-sty brick stone and steel women's jail, court and detention house in West 30th st, near 7th av, opposite Police Station, for the City of New York, Department of Correction, 148 East 20th st, K. B. Davis, Commissioner. Cost, about $450,000.

MANHATTAN.—The Museum of Peaceful Arts Association, care of John A. Stewart, 50 Church st, chairman of executive committee; Theo. N. Vail, 15 Dey st, Thomas Commerford Martin, 29 West 39th st; Calvin W. Rice, 25 West 39th st, and Dr. George F. Kunz, 601 West 110th st, committee on plans and site, contemplates the erection of about twenty structures around a stadium to be devoted to the study of peaceful arts and sciences. The selection of an architect will probably be considered at a meeting to be held April 23. Cost, about $25,000,000.

STORES, OFFICES AND LOFTS.

JOHN ST.—Chas B. Meyers, 1 Union sq, has been commissioned to prepare plans for a 6-sty brick and stone store and office building at 6-10 John st for Elias A. Cohen, president of the Convent Park Construction Co., 198 Broadway.

NASSAU ST.—Theo. C. Visscher, 299 Madison av, is preparing plans for alterations and additions to the store and office building at 35-39 Nassau st, southwest corner of Liberty st, for the Postal Life Insurance Co., 35 Nassau st, William R. Malone, president. Cost, about $150,000. Figures have not been taken.

DUANE ST.—B. E. Stern, 1 East 40th st, is completing plans for alterations to the 5-sty loft building 118 Duane st, for Morse & Rogers, Duane and Hudson sts. Lazarus Fried & Sons, 116 Duane st, lessees. Cost, about $20,000. Bids will soon be taken.

6TH AV.—The 784 Sixth Av. Co., Alex Brown, Jr., president, 33 East 20th st, contemplates the erection of an 8-sty store and loft building for which an architect will soon be selected.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

182D ST.—J. C. Cocker, 2017 5th av, is preparing plans for a 5-sty flat, 50x100 ft, in the north side of 182d st, 100 ft west of St. Nicholas av, for Henry Sullivan, 259 West 109th st, owner and builder, who will take bids on subs about April 15. Cost, about $40,000.

DWELLINGS.

CARPENTER AV.—Lloyd S. Phyfe, 970 Anderson av, is preparing plans for a 2-sty brick store and residence, 55x35 ft., at the northeast corner of Carpenter av and 233d st for J. Harris Jones, University av and Washington Bridge, to cost about $7,000.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids April 6 for furnishing and securing in position fire extinguishers in various schools. The Croker National Fire Prevention Engineering Co. was low bidder at $1,275.

STABLES AND GARAGES.

135TH ST.—J. C. Cocker, 2017 5th av, is preparing plans for a 2-sty brick public garage, 25 x100 ft., in the south side of 135th st, 80 ft. west of 3d av, for Mrs. Mary F. Deane, 174 West 141st st. Bids will be received by architect about April 15. Cost, about $12,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

STERLING PL.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick tenement, 41x100 ft., on the north side of Sterling pl, 308 ft. east of Howard av, for Samuel Tierstein, 502 Sutter av, owner and builder. Cost, about $25,000.

91ST ST.—F. W. Stork, 7416 3d av, is preparing plans for two 4-sty brick tenements, 41x 89 ft., in the south side of 91st st, west of 3d av, for E. Strayer, 76th st, between 3d and 4th avs, owner and builder. Cost, about $25,000 each.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty apartments on Eastern parkway, near Utica av, for Rudolph Marek, 1622 48th st, owner and builder. Cost, about $50,000.

BROOKLYN.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 50x89 ft., for Cornfeld, Inc., Chas. Cornman, president, 127 Bristol st, owner and builder. Cost, about $50,000.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av, are preparing plans for three 4-sty brick apartments, 50x88 ft., on Eastern parkway, near Schenectady av, for the Parkvale Realty Co., Mr. Flynn, president, 216 Utica av. Cost, about $90,000.

BARBEY ST.—Farber & Markowitz, 189 Montague st, are preparing plans for a 3-sty brick tenement, 25x60 ft, at the northeast corner of Barbey st and Sutter av, for the New Age Construction Co., Max Stromer, president, 996 Sutter av, owner and builder. Cost, about $8,500.

2D ST.—Nast & Springsteen, 21 West 45th st, Manhattan, are preparing plans for a 6-sty tenement, 50x82 ft, at 242-244 South 2d st, for Jacob Pomerantz, 185 Heyward st, owner and builder. Cost, about $40,000.

DEAN ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty apartment, 60x89 ft., in the south side of Dean st, 140 ft. north of Kingston av, for the G. & M. Improvement Co., Mr. Grodsky, president, 26 Court st. Cost, about $45,000.

9TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment, about 40x90 ft, in South 9th st, between Wythe av and Berry st for Dr. Henry Mendlowitz 271 Berry st.

ST. MARKS AV.—Cannella & Gallo, 60 Graham av are preparing plans for a 4-sty tenement 25x70 ft, at 342 St. Marks av, for John Generosa, 834 Dean st, owner and builder. Cost, about $11,000.

DWELLINGS.

CRESCENT ST.—Laspia & Salvati, 525 Grand st, are preparing plans for a 2-sty brick residence, 20x55 ft., in the south side of Crescent st, 180 ft. east of Vienna av, for Michael Mattera, 186 Hamburg av, owner and builder. Cost, about $4,000.

SUNNYSIDE AV.—William C. Writers, 106 Van Siclen av, is preparing plans for a 2-sty brick residence, 20x55 ft, on the north side of Sunnyside av, 50 ft west of Barbey st, for August Kuhnla. Cost, about $4,000. The architect will take bids about April 13.

FACTORIES AND WAREHOUSES.

56TH ST.—Francisco & Jacobus, 200 5th av, Manhattan, have completed plans for a 4-sty factory, 700x70 ft, and a 1-sty power house, 68x 110 ft, in 56th st, between 1st and 2d avs, for the American Machine & Foundry Co., 346 Carroll st, Brooklyn. Cost, about $150,000.

HALLS AND CLUBS.

BROOKLYN.—Welson & Bosworth, Jamaica av and Jefferson st, Richmond Hill, L. I., have been commissioned to prepare plans for rebuilding the clubhouse at Canarsie, for the Canarsie Yacht Club, care of Commodore Louis Wedel, 1930 Fulton st, Brooklyn, Joseph R. Hodgson, 367 Flushing av, Brooklyn, chairman of building committee.

HOSPITALS AND ASYLUMS.

98TH ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty hospital, 100x100 ft, at East 98th st and Rockaway Parkway, for the Brownsville & East New York Hospital Association, Louis Jaffer, president, 1922 Prospect pl. Cost, about $100,000.

BROOKLYN AV.—Ludlow & Peabody, 101 Park av, Manhattan, have plans well advanced for the 4-sty brick and limestone hospital, 35x 93 ft, at the southeast corner of Brooklyn av and President st, for the Home of St. Giles The Cripple. Cost, about $100,000. All communications should be addressed to the Building Committee, House of St. Giles The Cripple, 184 Joralemon st, Brooklyn, not as reported in issue of March 28.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids April 8 for installing heating and ventilating apparatus in P. S. 179. Blake & Williams, low bidders, at $51,682. For installing temperature regulation in same school Johnson Service Co., low bidder, at $5,209.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M. on Tuesday, April 21, 1914, for Contract 118, for the construction of eleven superstructures along the line of Catskill aqueduct. The buildings are to be of brick with concrete-stone trimmings. Ten of the buildings are 30 feet by 39 feet by 27 feet and the other is somewhat smaller. The substructures or foundations of the buildings have been built and The City will furnish and erect the tile roof for the buildings. The work is located in the towns of Phillipstown, Putnam County, and Cortlandt, Yorktown and Mt. Pleasant, Westchester County, New York.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders, and contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars ($10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President.
CHARLES N. CHADWICK,
JOHN F. GALVIN,
Commissioners of the Board of Water Supply.

W. BRUCE COBB, Secretary.

NOTICE TO CONTRACTORS: Sealed proposals for reconstruction of Electric Lighting System, Steam and Exhaust piping at Binghamton State Hospital, Binghamton, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until April 27th, 1914, at 2.30 P. M., when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope furnished by the State Architect with plans and specifications for this work, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and contractors to whom the awards are made will be required to furnish surety company bonds in the sum of 50% of the amount of contract within thirty days after offcial notice of award of contract and in accordance with the terms of Specifications Nos. 1719-A and 1872. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Binghamton State Hospital, Binghamton, N. Y., and at the office of the tSate Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,
Secretary State Hospital Commission.
Dated Albany, N. Y., April 4, 1914.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 31, 1914.—Sealed proposals will be opened in this office at 3 p. m., May 11, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures and approaches) of the United States post office at Huntingdon, Pa. Two-story-and-basement building; ground area, 4,800 square feet; fireproof construction; stone and brick facing; composition roof. Drawings and specification may be obtained from the custodian of site at Huntingdon, Pa., or at this office, in the discretion of the Supervising Architect, O. Wenderoth, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 6, 1914.—Sealed proposals will be opened in this office at 3 p. m., May 18, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of the United States post office at La Fayette, La. One story and basement building; ground area, 3,850 square feet; non-fireproof construction; stone and stucco facing; tin roof. Drawings and specifications may be obtained from the custodian of the site at La Fayette, La., or at this office. O. Wenderoth, Supervising Architect.

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THEATRES.

BROADWAY.—A. C. Kunzi, 182 Harmon st, has completed plans for a 1-sty brick moving picture theatre, 42x100 ft, at 1901-1903 Broadway, for Herman Weingarten, builder, owner and lessee, 676 Humboldt st. Cost, about $15,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for seven 3-sty tenements, 33x50 ft, in the west side of Cornelia st, corner of Myrtle av, for August Bauer, 355 Highland Boulevard, Brooklyn. Cost, about $30,000.

L. I. CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, owner and architect, is preparing plans for a 5-sty brick apartment, 40x90 ft, on 5th av, to cost about $40,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for three 3-sty brick tenements, 33x50 ft., on the east side of Cypress av, corner Putnam av, for August Bauer, 355 Highland boulevard, Brooklyn.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Final plans have been started privately for a 6-sty reinforced concrete warehouse on Borden av, Van Alst av and 3d st, for the American Druggist Syndicate, H. Loewe, 205 Borden av, in charge, who will call for bids on general contract about May 1. Cost, about $150,000.

HALLS AND CLUBS.

BAYONNE, N. J.—L. E. Jallade,, 37 Liberty st, Manhattan, has completed plans for a 4-sty brick and reinforced concrete Y. M. C. A. building at Broadway, 38th and 39th sts for the Y. M. C. A. of Bayonne, A. W. Forman, president. Bids will be taken about April 15. Cost, about $100,000.

ARVERNE, L. I.—W. T. Kennedy Co., 462 Boulevard, Rockaway Beach, L. I., has completed plans for a 1-sty frame dance hall and bathing pavilion on the Boardwalk, between Carlton and Sommerfield avs, for the Carlton Sommerfield Estates, 35 Nassau st, Manhattan. Cost, about $15,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened April 6 by the Board of Education for the general construction of P. S. 91. Mitchell Construction Co., low bidder, at $204,987. For plumbing and drainage of same school, Altman Plumbing Co., low bidder, at $13,690.

QUEENS.—The Board of Education opened bids April 6 for installing electric equipment in Richmond Hill High School. Doncourt Construction Co., low bidder, at $3,444.

QUEENS.—Bids were opened by the Board of Education April 6 for installing electric equipment in new P. S. 14. All bids were laid over.

Nassau.

DWELLINGS.

SEA CLIFF, L. I.—Foundations are under way for a 2½-sty frame residence, 30x30 ft., for J. H. W. Jonas, 22 Spruce st, Manhattan. Jos. Martin Sea Cliff, general contractor. Cost, about $6,000.

SEA CLIFF, L. I.—Excavating is under way for a 2½-sty hollow tile and stucco residence for F. J. M. Gerland, 157 William st, Manhattan, owner and architect. Jos. Martin, Sea Cliff, general contractor. Cost, about $7,000.

HOSPITALS AND ASYLUMS.

HICKSVILLE, L. I.—Frederick H. Briggs, Plandome, L. I., has completed plans and will take bids shortly for a 2-sty brick and steel almshouse, 158x200 ft., for the Jones Institute, Brookville, L. I., owner.

SCHOOLS AND COLLEGES.

WOODMERE, L. I.—William Adams, 15 West 38th st, Manhattan, is preparing plans for a brick private school for an association, care of James Frank, president 30 East 42d st, Manhattan. Cost, about $50,000.

MANHASSET, L. I.—Frederick Briggs, Plandome, L. I., is preparing sketches for a 2-sty school, about 40x60 ft., for the Board of Education of Manhasset, C. M. Neisley, president. Cost, about $70,000. A meeting will soon be held to vote on an appropriation.

Suffolk.

HALLS AND CLUBS.

HUNTINGTON L. I.—The Huntington Historical Society, Mrs. Frederick Sammis, president, contemplates the erection of a 2-sty hollow tile and stucco memorial hall, 40x55 ft, at New York av and High st, from plans by Alfred B. Sammis, this place, architect. Cost, about $10,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—J. W. Kirst, 12 North Broadway, is preparing plans for a 4-sty brick apartment, 50x40 ft, in London st, for P. H. McGrath, 99 Morris st, owner and builder. Cost, about $14,000.

YONKERS, N. Y.—The American Real Estate Co., Glenbrook av, Park Hill, has nearly completed plans for a 4-sty brick apartment, 50x48 ft, on Bayley av, for Miss Edna B. Lewis, care of architect. Cost, about $25,000.

YONKERS, N. Y.—The American Real Estate Co., Park Hill, contemplates the erection of a 4-sty brick apartment, 40x70 ft, on Bayley av, to cost about $25,000.

DWELLINGS.

YONKERS, N. Y.—E. J. Brogan, 25 Portland pl, has completed plans for a 2½-sty frame residence, 24x53 ft., at 39 Douglas av for John D. Reilley, 108 Glenwood av, owner, who will take bids on separate contracts. Cost, about $7,000.

YONKERS, N. Y.—The American Real Estate Co., construction department, Park Hill, Yonkers, is preparing plans for a 2½-sty frame residence, 28x43 ft., on Bayley av for Maurice Morrison, 108 Greenwood av. Cost, about $10,000.

WHITE PLAINS, N. Y.—Frank Horton Brown, 106 Railroad av, is preparing sketches for a 2½-sty frame residence, 31x35 ft, to cost about $7,000.

HASTINGS-ON-HUDSON, N. Y.—Lester A. Kintzing, 7 West 42d st, Manhattan, is preparing plans for a 2½-sty frame residence, 38x34 ft, for E. B. Karr, care of architect, owner. Cost, about $6,000.

LARCHMONT, N. Y.—Henri Vallet, 57 Lawton st, New Rochelle, is preparing plans for two 2½-sty residences on Palmer av, for Victor Haan, owner, care of architect. Cost, about $7,000 each.

WHITE PLAINS, N. Y.—N. Serracino, 1170 Broadway, Manhattan, has been commissioned to prepare plans for several country houses for the White Plains Estate.

MUNICIPAL WORK.

MAMARONECK, N. Y.—Chas. T. Oakley, Post rd, is preparing plans for a 2-sty brick fire house, 35x60 ft, on Mamaroneck av for the village of Mamaroneck, F. J. Hunter, president. Cost, about $8,500. Bids on general contract will be received about April 15.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

86TH ST.—Contracts for the 12-sty apartment hotel which the Waitt Investing Co., 165 Broadway, is to erect at 309-311 West 86th st from plans by Schwartz & Gross, 347 5th av, were awarded to the following: Foundations to Clark & Co., 225 5th av; steel to the Hedden Iron & Construction Co., of 30 Church st; terra cotta to the Conkling-Armstrong Terra Cotta Co., 1133 Broadway, and limestone to John Hutchingson, of Philadelphia, Pa. The building is to cost about $250,000. Lawrence A. Ball, 19 East 24th st, is steel engineer. C. H. Southard Co., 9th av, near 15th st, has the contract for demolishing.

NEWARK, N. J. (sub.).—Fred Fatzler, 810 Broad st, has received the mason contract, Zather & Kurrle, Irvington, N. J., the carpentry for the 4-sty apartment, 50x100 ft, at the northwest corner of Pennsylvania av and Astor st, for Benjamin N. Scudder, 27 East Park st. Jordan Green, 27 Clinton st, is architect. Cost, about $40,000.

VANDERBILT AV.—Fred Jung, Evergreen av, has received the general contract to erect two stores with apartments at the northwest corner of Vanderbilt av and Fulton st, for the William Ulmer Brewing Co., 31 Belvidere st, owner. Koch & Wagner, 26 Court st, are architects. Cost, about $8,000.

85TH ST (sub.).—Chas. M. Gray, 711 Vernon av, L. I. City, has received the marble contract for the 9-sty apartment in the south side of 85th st, 100 ft east of West End av, for the Woolsey Realty Corporation, A. Kahn, president, 214 5th av, owner and builder. Schwartz & Gross, 347 5th av, architects. Edward Roach, 60 West 90th st, mason. Wolfinger & Lasberg, 346 Broadway, carpenters. Empire City Gerard Co., 40 East 22d st, trim. Cost, $200,000.

BANKS.

UTICA, N. Y.—Ralph H. Howes Construction Co., 105 West 40th st, Manhattan, has received the general contract to erect a 1-sty bank building at the northwest corner of Seneca and Columbia sts for the Citizen's Trust Co., W. I. Tabor, president. Mowbray & Uffinger, 35 Nassau st, Manhattan, architect. Cost, about $113,000.

CHURCHES.

FLUSHING, L. I.—Robert Nash & Co., 93 Amity st, have received the general contract to erect a 2½-sty frame and stone church at Central av and Bullard pl, for the Flushing Unitarian Church, Rev. James H. Ecob D. D., pastor, 100 Sanford av. Bates & How, 542 5th av, Manhattan, architects. Cost, about $18,000.

DWELLINGS.

ENGLEWOOD, N. J.—James L. Bried, 175 Tenafly rd, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 45x27 ft., on Linden av, for James E. McMann, 104 John st, Manhattan, owner. F. G. Hasselman, 30 East 42d st, Manhattan, architect. Cost, about $15,000.

PELHAM MANOR, N. Y.—William Crawford, 5 East 42d st, Manhattan, has received the general contract to erect a 2½-sty brick residence and garage, 40x100 ft, for Denistoum Bell, 683 The Esplande. Trowbridge & Livingston, 527 5th av, Manhattan, are architects. Cost, about $60,000.

KATONAH, N. Y.—L. C. Remsen, 133 Croton av, Mount Kisco, has received the general contract to erect a 2½-sty stone and terra cotta block residence, 30x75 ft, for Miss Francis S. Mead, Lake Waccabuc, N. Y., owner. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about $20,000.

FOREST HILLS GARDENS, L. I.—J. A. Johnson & Co., 22 North Fairview av, Hammels, L. I., have received the general contract to erect a 2½-sty hollow tile and stucco residence in the south side of Exeter st, 100 ft west of Continental av, for Arthur Wolfson, 54 Morningside dr, Manhattan. Herbert M. Baer, 665 5th av, Manhattan, architect. Cost, about $10,000.

SOUTH ORANGE, N. J. (sub.).—Nelson Construction Co., 196 High st, Orange, has received the mason work and F. M. Struck, 22 Railroad pl, East Orange, carpentry for the 2½-sty brick and stone residence on Scotland rd, for C. F. Steifel, care of Scherring & Glatz, Maiden la and Front st, Manhattan. Taylor & Mosley, 40 Wall st, N. Y. C., architects. Cost, about $40,000.

65TH ST.—Jacob & Youngs, 116 West 32d st, have received the general contract to erect the 6-sty residence at 4 East 65th st, for Mrs. Anna

L. Bliss, care of Clinton F. Harris, 150 Nassau st, owner. Thomas Nash, 1170 Broadway, architect.

FACTORIES AND WAREHOUSES.

KENT AV.—W. G. Cornell & Co., 4th av and 17th st, Manhattan, have received the heating contract for the warehouse, factory and office building on the west side of Kent av, North 3d to North 4th sts, Brooklyn, for Havemeyer & Elder, 128 Front st, Manhattan. Austin Nichols & Co., Inc., 61 Hudson st, Manhattan, lessees. Cass Gilbert, 11 East 24th st, Manhattan, architect. Gunvald Aus, 101 Park av, Manhattan, steel engineer. Clark, MacMullen & Riley, 101 Park av, Manhattan, steam and electrical and refrigerating engineers, and the Turner Construction Co., 11 Broadway, Manhattan, general contractors. Cost, about $1,700,000.

FLATBUSH AV.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract to erect an addition to the Pioneer Warehouses at 45 Flatbush av, Brooklyn, for L. L. Firuski. The building will be 10-stys, 100x70 ft, reinforced concrete throughout, except brick veneer on the street fronts. J. G. Glover, 222 Navy st, Brooklyn, architect. Work will go ahead at once. Cost, about $90,000.

METROPOLITAN AV.—William Kennedy Construction Co., 215 Montague st, has received the general contract to erect a factory on the southeast side of Bushwick Branch of the L. I. R. R., on Metropolitan av, for the C. E. French Cabinet Co., 401 Flushing av, Crighton B. French, president. Frank H. Quinby, 99 Nassau st, Manhattan, architect. Cost, about $30,000.

NEWARK, N. J.—The Essex Construction Co., 85 Academy st, has received the general contract to erect a 3-sty brick factory, 44x86 ft, at 56-58 Arlington st, for the Haussling Soda Apparatus Manufacturing Co., 24 Arlington st, Valentine Braun, president and treasurer. Cost, about $20,000.

YONKERS, N. Y.—George T. Kelly, 22 John st, Yonkers, has received the general contract to erect a 4-sty brick and reinforced concrete addition to the factory at the northwest corner of Axminster st and Saw Mill River rd for the Alex Smith Co., Palisade av. Porter Freeman, care of owner, engineer. Cost, about $60,000.

HOTELS.

SYRACUSE, N. Y.—The Amsterdam Building Co., 43 West 27th st, Manhattan, has received the contract to erect an addition to the Onondaga Hotel. Esenwein & Johnson, Buffalo, N. Y., architects. Cost, about $400,000.

SCHOOLS AND COLLEGES.

WEST NEW YORK, N. J.—Thomas Ayling, 430 13th st, West New York, has received the general contract to erect an assembly hall in the rear of P. S. 5, Hudson av, for the Board of Education of West New York, Jos. Stilz, president, 687 Bergenline av. Gregory B. Webb, 104 West 42d st, Manhattan, architect.

FREEPORT, L. I.—Thomas A. McHugh, 676 Leonard st, Brooklyn, has received the general contract to erect the school at Columbia av, Orchard st and Rutland rd for the Board of Education of Union School District 9, Town of Hempstead. Baker, Smith & Co., 83 West Houston st, Manhattan, have the heating work; Edward A. Rice, Grove st, Freeport, plumbing, and James Campion, Grove st, Freeport, wiring. Cost, about $60,000.

STABLES AND GARAGES.

80TH ST.—The Amsterdam Building Co., 43 West 27th st, has received the general contract to erect the 5-sty reinforced concrete stable and garage, 75x100 ft, at 305-309 East 80th st, for the Sterling Stanle Co., 523 East 73d st, owner, C. P. Kimmey, president. Tooker, Marsh & Barnett, 101 Park av, architects. E. E. Seely, 101 Park av, structural engineer.

LARCHMONT, N. Y.—William H. Fissell, 1133 Broadway, has received the general contract to erect a 2½-sty stone and brick garage with apartment at Quaker Ridge for James Clark, Esq., Weaver st, owner. Joseph H. McGuire, 101 Park av, Manhattan, architect.

STORES, OFFICES AND LOFTS.

34TH ST.—A. Brose, 1 Madison av, has received the general contract to alter the store and loft building at 327-329 East 34th st, for Samuel Lennig, 113½ East 31st st. Bruno W. Berger & Son, 121 Bible House, architects. Cost, about $10,000.

THEATRES.

GRAND ST.—The Murphy Construction Co., 50 Church st, has received the general contract to erect a 3-sty brick and limestone neighborhood theatre, 50x100 ft, at 466-470 Grand st, for the Terrain Realty Co., G. S. Nelson, president. Harry Creighton Ingalls and F. Burrail Hoffman, Jr., 15-17 East 40th st, architects. Cost, about $60,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

70TH ST & 5TH AV, s e cor, 5-sty brick residence, 158x33; cost, $150,000; owner, Philip Realty Co., John J. O'Leary, Pres., 24 Broad st; architect, Thos. Hastings, 225 5th av. Plan No. 117.

FACTORIES AND WAREHOUSES.

16TH ST, 610-612 East, 1-sty brick shop, 50x26; cost, $1,000; owner, Nicholas J. Unger, Roselle, N. J.; architect, W. T. McCarthy, 16 Court st, Brooklyn. Plan No. 113.

MISCELLANEOUS.

LEXINGTON AV, 311, s e c 38th st, 12-sty brick hotel and store, 24x100; cost, $90,000; owner, Allerton 38th St. Co., Jas. S. Cushman, Pres., 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 120.

STABLES AND GARAGES.

74TH ST, 522 East, 2-sty brick garage, 18x20; cost, $1,500; owner, Frank Opitz, 432 East 73d st; architect, Frank J. Schefcik, 4168 Park av. Plan No. 118.

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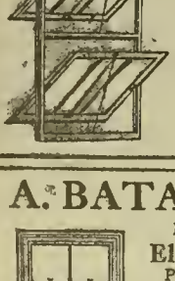
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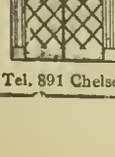
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Plans Filed (Continued).

STORES AND TENEMENTS.

EAST BROADWAY, 275-279, 6-sty brick tenement, 63x66; cost, $75,000; owner, Grover A. Whalen, 31 West 11th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 114.

151ST ST, s s, 150 w Broadway, 6-sty brick store and tenement, 150x88; cost, $175,000; owner, City Const. Corp., Harry Jacobs, Pres., 501 West 157th st; architect, Samuel Sass, 32 Union sq. Plan No. 115.

STORES, OFFICES AND LOFTS.

31ST ST, 31-37 East, 12-sty brick store and lofts, 85x98; cost, $300,000; owner, 31 East 31st St. Realty Co., Inc., Geo. Backer, Pres., 51 Hamilton Terrace; architects, Wallis & Goodwille, 56 West 45th st. Plan No. 116.

5TH AV, 402-404, s w c 37th st, 8-sty brick lofts and stores, 65x141; cost, $250,000; owner, Robt. W. Goelet, 9 West 17th st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 119

Bronx.

FACTORIES AND WAREHOUSES.

MORRIS AV, e s, from 143d to 144th st, 1-sty brick store and shop, plastic slate roof, 126.8 x47.11; cost, $12,000; owner, Patrick Murphy, 371 East 144th; architects, Moore & Landsiedel, 3d av and 149th st. Plan No. 162.

HALLS AND CLUBS.

WILLIAMSBRIDGE RD, w s, 300 s Morris Park av, 1-sty frame hall and restaurant, composition roof, 49.6x64; cost, $3,500; owners, Pearsall, Humphrey & Bergman, 62 Riverside Drive; architect, S. L. Waller, 154 Nassau st. Plan No. 159.

STABLES AND GARAGES.

MACLAY AV, n w cor Overing st, 1-sty brick garage, 15x18; cost, $500; owner and architect, Wm. J. Curley, 1641 Overing st. Plan No. 156.

STORES AND DWELLINGS.

233D ST, n e cor Carpenter av, two 2-sty frame stores and dwellings, slag roof, 19.7x35, 35.5x35; cost, $6,000; owner, Highbridge Bldg. Co., J. H. Jones, 1451 University av, Pres.; architect, Lloyd J. Phyfe, 970 Anderson av. Plan No. 150.

STORES AND TENEMENTS.

HOE AV, w s, 208.7 n Freeman st, 5-sty brick tenement, plastic slate roof, 50x88; cost, $40,000; owner, Galveston Bldg. Co., Philip Herschowsky, 1041 Hoe av Pres; architect, Samuel Sass, 32 Union sq. Plan No. 163.

MELROSE AV, n w cor 160th st, two 6-sty brick tenements, plastic roof, 45x89 and 55x86; cost, $96,000; owner, Cedar Constn. Co., Jos. J. Lese, 35 Nassau st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 161.

OGDEN AV, e s, 50 s 170th st, 5-sty brick tenement, slag roof, 89.9x92; cost, $50,000; owners, Phyfe Bldg. Co., Lloyd I. Phyfe, 1451 University av, Pres and architect. Plan No. 164.

179TH ST, s s, 99.3 e Bryant av, 5-sty brick tenement, slag roof, 46.6x112; cost, $50,000; owner, Anna Reiss, 1503 Bryant av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 154.

BAILEY AV, w s, 129.4 s 231st st, two 5-sty brick tenements, plastic slate roof, 40x71.9, 40x 77; cost, $80,000; owner, Ole G. Bertelson, 231st st and Bailey av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 153.

156TH ST, n s, 100.9 w Elton av, 5-sty brick tenement, tin roof, 49.9x86.8; cost, $55,000; owner, Herman Realty Co., Herman Tuchman, 1836 Wallace av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 151.

167TH ST, s e cor Hoe av, 5-sty brick tenement, slag roof, 60x81; cost, $50,000; owner, Absar Realty Co., Abraham Weisman, 919 Fox st, Pres.; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 146.

FAIRMOUNT PL, n w cor Southern Boulevard, 5-sty brick tenement, slag roof, 54.11x 113; cost, $70,000; owner, P. J. Bldg Co., P. J. Dwyer, 176th st and Trafalgar pl; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 148.

INTERVALE AV, w s, 270.4 s Jennings st, two 5-sty brick tenements, slag roof, 42.6x98; cost, $80,000; owners, Robertson & Gammie, 192d st and Wadsworth av; architect, J. C. Cocker, 2017 5th av. Plan No. 149.

WASHINGTON AV, e s, 401.5 n 169th st, 6-sty brick tenement, slag roof, 50x100; cost, $60,000; owner, W. A. J. Bldg Co., W. A. Janota, 176th st and Trafalgar pl, Pres.; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 147.

STORES, OFFICES AND LOFTS.

135TH ST, n s, 25 w Rider av, 1-sty brick office, 15x20; cost, $100; owner, Wm. J. Tourney, 321 East 140th st; architect, Albert E. Davis, 258 East 138th st. Plan No. 157.

NELSON AV, e s, 410 n 174th st, 1-sty frame store and office, tin roof, 18x32; cost, $800; owner, Eugene Stratton, 94 Brandt pl; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 160.

THEATRES.

SENECA AV, n s, from Hunts Point av to Irvine st, open air theatre, 121.3x114.7; cost, $10,000; owner, Economy Real Property Co., Chas. G. Phillips, 231 West 39th st, Pres.; architect, Herbert M. Baer, 665 5th av. Plan No. 158.

MISCELLANEOUS.

MARION AV, e s, 200 n 189th st, 4-sty brick rectory and meeting rooms, slag roof, 27.10x 99.1; cost, $16,000; owner, R. C. Church of Our Lady of Mercy, Rev. P. N. Breslin, 2496 Marion av, rector; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 152.

VAN BUREN ST, e s, 95 s Van Nest av, 1-sty frame shed, 25x25; cost, $300; owner, Louis Mazza, 524 Van Nest av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 155.

Brooklyn.

DWELLINGS.

COLERIDGE ST, e s, 160 s Hampton av, 2-sty brick dwelling, 76x45, tile roof, 1 family; cost, $11,000; owner and architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 1907.

COLERIDGE ST, w s, 260 s Hampton av, 2-sty brick dwelling, 24x40, tile roof, 1 family; cost, $11,000; owner, Paul J. Gallagher, 210 Corbin pl; architect, same. Plan No. 1905.

DOVER ST, w s, 100 s Hampton av, 2-sty brick dwelling, 27x40, tile roof, 1 family; cost, $11,000; owner and architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 1906.

TERRACE PL, w s, 65.3 n Sherman st, 3-sty brick dwelling, 32.5x53, gravel roof, 2 families; cost, $5,000; owner, Wm. M. Calder Co., 1648 11th av; architects, Eiseola & Carlson, 16 Court st. Plan No. 1916.

74TH ST, n s, 83.9 w 11th av, twelve 2-sty brick dwellings, 18x40, slag roof, 1 family each; total cost, $54,000; owner, Isaac Gold, 258 Thatford av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1892.

COLERIDGE ST, e s, 220 s Hampton av, 2-sty brick dwelling, 29x42, tile roof, 1 family; cost, $11,000; owner, Paul J. Gallagher, 210 Corbin pl; architect, same. Plan No. 1920.

EAST 18TH ST, e s, 351 s Av N, 2-sty frame dwelling, 22.4x35.2, shingle roof, 1 family; cost, $4,500; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 1928.

ENFIELD ST, e s, 100 s Pitkin av, 2-sty frame dwelling, 26x32.6, shingle roof, 1 family; cost, $4,000; owner, Geo. Murman, Ridgewood av and Hemlock st; architect, Geo. W. Forbell, 561 Grant av. Plan No. 1943.

HANCOCK ST, n s, 95 w Irving st, six 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $24,000; owners, Fred Church & ano, 1344-6 Jefferson av; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 1951.

EAST 12TH ST, e s, 220 s Av J, 2½-sty frame dwelling, 24x45, shingle roof, 2 families; cost, $5,000; owner, Burant Holding Co., 1124 Av J; architect, Sterling Architectural Co., 13 Park Row, Manhattan. Plan No. 1972.

WEST 30TH ST, w s, 140 n Mermaid av, three 1-sty frame dwellings, 17x38.6, shingle roof, 1 family each; total cost, $3,750; owner, Jos. Tonkonogy, 92 Liberty av; architect, Rocco Mega, 285-7 West 5th st. Plan No. 1953.

74TH ST, 444-52, five 2-sty brick dwellings, 20x41, gravel roof, 1 family each; total cost, $22,500; owner, Boyd Wood, 416 74th st; architect, Thos. Bennett, 3d av cor 52d st. Plan No. 1977.

MERMAID AV, n w cor West 31st st, 1-sty frame dwelling, 17x51, shingle roof, 2 families; cost, $1,500; owner, Mrs. C. T. Batcheler, on premises; architect, Wm. Richter, 4411 18th av. Plan No. 1957.

CRESCENT ST, e s, 180 s Vienna av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,000; owner, Michele Mattera, 186 Hamburg av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2004.

WEST 1ST ST, w s, 691 s Sheepshead Bay rd, eight 1-sty frame dwellings, 18x30, shingle roof, 1 family each; total cost, $3,200; owner, Sachard Rubins, 202 West av; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 2021.

EAST 16TH ST, w s, 130 n Albemarle rd, 2-sty frame dwelling, 40.2x26.2, shingle roof, 1 family; cost, $9,000; owner, Geo. Ohnewald, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 1996.

WEST 36TH ST, s w cor Mermaid av, twelve 1-sty frame dwellings, 12x30.8, shingle roof, 1 family each; total cost, $8,400; owner, Anna Polovsky, West 30th st & Mermaid av; architect, William Richter, 4411 18th av. Plan No. 2019.

AV K, n w cor East 28th st, two 2-sty frame dwellings, shingle roof, 1 family each; total cost, $7,000; owner, Caroline E. Lacy, Edgewater, N. J.; architect, Geo. Hitchings, 391 Fulton st. Plan No. 2013.

WEST 31ST ST, w s, 20 s Railroad av, two 1-sty frame dwellings, 17x29, shingle roof, 1 family each; total cost, $2,000; owner, Terry Smith, 257 Broadway New York; architect Jas. A. McDonald 2329 Surf av. Plan No. 2038.

WAREHOUSE AV, w s, 275 n Mermaid av, 2-sty frame dwelling, 33x35, gravel roof, 1 family; cost, $3,000; owner, Salvatore D'Esposito, — Cottage pl; architect, Olof B. Almgren, 2329 Surf av. Plan No. 2039.

BOARDWALK, n s, 1200 e Ocean Parkway, nine 1-sty frame dwellings, 18x22, tar paper roof, 1 family each; total cost, $1,800; owner, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 2050.

ELMORE PL, w s, 290 s Av J, 2-sty frame dwelling, 38.2x32.4, shingle roof, 1 family; cost, $8,000; owner, Cora W. Park, 1651 East 10th st; architects, Slee & Bryson, 154 Montague st. Plan No. 2061.

SIDNEY PL, w s, 210.1 n State st, 4-sty brick dwelling, 24.6x84.11, gravel roof, 1 family; cost, $15,000; owner, Fortuna Bldg. Co., 177 Remsen st; architects, Slee & Bryson, 154 Montague st. Plan No. 2094.

WEST 9TH ST, e s, 200 n Av U, 1-sty frame dwelling, 12.10x32, shingle roof, 1 family; cost, $800; owner, Pietro Comando, on premises; architect, Alaf B. Almgren, 2329 Surf av. Plan No. 2098.

WEST 35TH ST, s e cor Railroad av, 1-sty frame dwelling, 12x40, shingle roof, 1 family; cost, $1,000; owner, Eliz. F. Hart, Ocean parkway and Av N; architect, Olaf B. Almgren, 2329 Surf av. Plan No. 2097.

51ST ST, n s, 80 e 16th av, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $4,000; owner and architect, Henry Olsen, 1633 51st st. Plan No. 2056

WILLIAMS AV, w s, 251.4 n Hegeman av, 2-sty brick dwelling, 19.4x44, gravel roof, 2 families each; total cost, $5,200; owner, Benj. W. Wisch, 645 Georgia av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2080.

WILLIAMS AV, w s, 170 n Hegeman av, two 2-sty brick dwellings, 19.4x44, gravel roof, 2 families each; total cost, $5,200; owner, Benj. W. Wisch, 645 Georgia av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2079.

WILLIAMS AV, w s, 208.8 n Hegeman av, two 2-sty brick dwellings, 19.4x51, gravel roof, 2 families each; total cost, $7,000; owner, Benj. W. Wisch, 645 Georgia av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2078.

FACTORIES AND WAREHOUSES.

DUFFIELD ST, e s, 147 s Willoughby av, 7-sty brick warehouse, 62x100.3, concrete roof; cost, $80,000; owners, Towns & James, 174 Fulton st; architect, Henry O. Chapman, 334 5th av, N. Y. Plan No. 2055.

62D ST, s s, 100 w 6th av, —sty brick factory, 42.8x112, concrete roof; cost, $20,000; owner, Jos. M. Huber, 65 West Houston st, N. Y.; architect, Brutus Grundlach, 185 Madison av, N. Y. Plan No. 2033.

FLUSHING AV, s s, 119 w Franklin av, 1-sty brick shop, 50x108.10, gravel roof; cost, $7,500; owner, Anton Scholl, 348 Pulaski st; architect, Louis Allmendinger, 926 Broadway. Plan No. 2091.

REID AV, w s, 86 n Hancock st, 1-sty brick shop, 22.2x50, gravel roof; cost, $800; owner, Rose Ehrichts, 228 Reid av; architect, Willard Parker, 34 McDonough st. Plan No. 2074.

ROCKAWAY AV, n e cor Stanley av, 1-sty frame storage, 16x75, slag roof; cost, $250; owner, Empire City Lumber Co., 251 Bristol st; architects, Farber & Markowitz, 189 Montague st. Plan No. 2087.

ROCKAWAY AV, s w cor Livonia av, 2-sty frame storage, 13x17, tar paper roof; cost, $100; owner, Frank Weintraub, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2057.

STABLES AND GARAGES.

76TH ST, n s, 100 w 5th av, 1-sty brick garage, 16x20, slag roof; cost, $500; owner, Esor Realty Corp., 208 Pulaski st; architect, Francis Stork, 7416 3d av. Plan No. 1888.

CORBIN PL, w s, 40 s Oriental boulevard, 1-sty brick garage, 24x24, tile roof; cost, $2,000; owner, Edw. Gallagher, on premises; architect, Paul J. Gallagher, on premises. Plan No. 1921.

PARK PL, s s, 100 e Rogers av, 1-sty brick garage, 25x126.9, slag roof; cost, $5,000; owner, Wm. H. Behrman, 159 Rogers av; architect, A. Lupien, 1204 Carroll st. Plan No. 1930.

HANCOCK ST, n s, 95 w Irving st, 1-sty brick garage, 10.6x42.3, slag roof; cost, $400; owners, Fred Church & ano, 1344-6 Jefferson av; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 1952.

HANCOCK ST, n s, 95 w Irving st, 1-sty brick garage, 10.6x23, slag roof; cost, $400; owners, Fred Church & ano, 1344-6 Jefferson av; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 1950.

EAST 29TH ST, w s, 273.6 n Av D, 1-sty brick garage, 40x100, gravel roof; cost, $4,500; owner, Dan'l Stewart, 350 East 29th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1974.

OCEAN AV, n e cor Ditmas av, 2½-sty frame garage and dwelling, 35.2x51.1, shingle roof, 1 family; cost, $13,000; owner, Robt. M. King, 45 Winthrop st; architect, Geo. M. Lawton, 30 East 42d st, Manhattan. Plan No. 1963.

60TH ST, n s, 234.10 e 10th av, 1-sty frame stable, 28x16, iron roof; cost, $800; owner, Martin Anderson, 1033 60th st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 2020.

59TH ST, n s, 320 w 8th av, 1-sty brick garage, 20x18, iron roof; cost, $200; owner, Anson W. Neely, on premises; architect, W. H. Harrington, 510 57th st. Plan No. 2083.

OCEAN AV, w s, 150 n Albemarle rd, 2-sty brick garage, 24x26, shingle roof; cost, $1,200; owner, Fred A. Koch, on premises; architect, Robert T. Schaefer, 1526 Flatbush av. Plan No. 2089.

STORES AND DWELLINGS.

LIBERTY AV, s s, 21 w Forbell av, three 3-sty brick store and dwelling, 20x55, gravel roof, 2 families each; total cost, $12,000; owner, Rockmore Realty Co., 1531 48th st; architect, Henry Rockmore, 1531 48th st. Plan No. 1883.

SUTTER AV, s s, 60 w Saratoga av, two 3-sty brick stores and dwellings, 20x52, slag roof, 2 families each; total cost, $11,000; owner, Local Bldg. Co., 293 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1887.

STORES AND TENEMENTS.

BRISTOL ST, e s, 150 n Dumont av, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $30,000; owner, Lirock, Inc., 1311 East New York av; architects, Cohn Bros., 361 Stone av. Plan No. 2099.

EAST 21ST ST, e s, 119.3 s Newkirk av, 4-sty brick tenement, 60x84, tin roof, 20 families;

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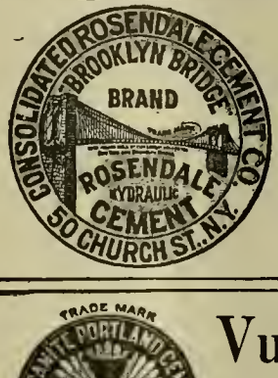
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Plans Filed—New Buildings—Bklyn. (Contd.).

cost, $45,000; owner, Nils Anderson, 466 Rutland rd; architects, Cohn Bros., 361 Stone av. Plan No. 1889.

EASTERN PARKWAY, s s, 120 e Franklin av, two 4-sty brick tenements, 50x93, gravel roof, 16 families each; total cost, $70,000; owners, Wilson & Baman Co., 1914 Av J; architect, F. L. Hine, 189 Montague st. Plan No. 1912.

SHERMAN AV, n w cor Terrace pl, 3-sty brick tenement, 18.6x45.3, gravel roof, 2 families; cost, $5,500; owner, Wm. M. Calder Co., 1648 11th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1915.

SURF AV, n e cor West 36th st, 1-sty frame store, 80x31.2, slag roof; cost, $2,000; owner, Robert T. Quale, 180 Montague st; architect, Wm. Richter, 4411 18th av. Plan No. 1897.

TROY AV, e s, 102.6 s St. Marks av, 4-sty brick tenement, 50x69, slag roof, 16 families; cost, $30,000; owner, Jas. Nass, 430 Van Siclen av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1893.

ST. PAUL'S PL, s w cor Woodruff av, 4-sty brick tenement, 48.11x84.2, gravel roof, 13 families; cost, $30,000; owner, Marcus Bldg. Co., 1770 Park pl; architects, Slee & Bryson, 154 Montague st. Plan No. 1933.

ST. PAUL'S PL, w s, 94.11 s Woodruff av, 4-sty brick tenement, 31.4x111.8, gravel roof, 12 families; cost, $20,000; owner, Marcus Bldg. Co., 1770 Park pl; architects, Slee & Bryson, 154 Montague st. Plan No. 1932.

NEWKIRK AV, s s, 91 w Flatbush av, 4-sty brick tenement, 40x80, gravel roof, 12 families; cost, $25,000; owner, Maxberg Const Co., 963 Prospect av, Bronx; architect, W. T. McCarthy, 16 Court st. Plan No. 1923.

WOODRUFF AV, s s, 49.3 w St. Paul's pl, two 4-sty brick tenements, 48x77.11, gravel roof, 12 families each; total cost, $40,000; owner, Marcus Bldg Co., 1770 Park pl; architects, Slee & Bryson, 154 Montague st. Plan No. 1934.

FULTON ST, n s, 250 w Schenck av, two 3-sty brick tenements, 20x75, slag roof, 6 families each; total cost, $13,000; owner, Sherley S. Lloyd, 105 West 40th st, Manhattan; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 2012.

ST MARKS AV, s s, 160 e Kingston av, 4-sty brick tenement, 60x110, gravel roof, 20 families; cost, $45,000; owner, Novelty Building Co., 1199 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 2049.

TAYLOR ST, s w cor Lee av, 1-sty brick store, 11.8x75, slag roof; cost, $1,500; owner, Jennie Zimmerman, 540 West 159th st, N. Y.; architect, Fraok Straub, 25 West 42d st, N. Y. Plan No. 2040.

THEATRES.

WASHINGTON ST, e s, 27 n High st, 1-sty brick stores and moving picture show, 37x100, gravel roof; cost, $10,000; owner, Jacob Somers, East 3d st and Neptune av; architect, Geo. Suess, 2966 West 29th st. Plan No. 1949.

BROADWAY, n s, 35 e Eastern Parkway, 1-sty brick moving picture show, 42.8x100, slag roof; cost, $10,000; owner, Herman Weingarten, 676 Humboldt st; architect, Albert C. Kunzi, 182 Harman st. Plan No. 1975.

5TH AV, e s, 25 s 47th st, 1-sty brick moving picture show, 42x100, gravel roof; cost, $10,000; owner, Gustav Konigswald, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1979.

HIMROD ST, s w cor Cypress av, open air theatre, 37x100, —— roof; cost, $300; owner, Anna L. Scattergood, 79 Adelphi st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2018.

NASSAU AV, s s, 60 w Hausman st, open air theatre, 48.8x100, —— roof; cost, $600; owner, Herman Weingarten, 676 Humboldt st; architect, Albert C. Kunzi, 182 Harman st. Plan No. 2005.

OCEAN PARKWAY, n e cor Brooklyn Rapid Transit, open air theatre, 72x120, —— roof; cost, $2,000; owner, Jacob Sommer, East 30th st and Neptune av; architect, same. Plan No. 2032.

MISCELLANEOUS.

JUNIUS ST, w s, 150 n Pitkin av, two 1-sty frame sheds, 20x19.6, slag roof, total cost, $350; owner, Louis Gordon, 1226 Park pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1895.

25TH AV, s s, 360 w Warehouse av, 1-sty frame pavilion, 70x70, iron roof; cost, $600; owner, Wm. Ulmer Bwg. Co., Beaver st and Bushwick av; architect, Wm. A. Fine, 358 Fulton st, Jamaica. Plan No. 1881.

WEST 21ST ST, e s, 100 s Surf av, 1-sty frame hangar, 110x128, rubberoid roof; cost, $3,000; owner, Hydro Airship Co., on premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 1954.

WEST 36TH ST, e s, 100 n Mermaid av, 1-sty frame lodging house, 16x40, gravel roof; cost, $250; owner, Hewlet Robinson, East Patchogue, L. I.; architect, Abram D. Hinsdale, 96 Coney Island av. Plan No. 1984.

SNEDIKER AV, e s, 225 s Riverdale av, 1-sty brick poultry and slaughter house, 25x60, gravel roof; cost, $2,500; owner, Harry Dworkin, 429 Stone av; architect, Morris Rothstein, 627 Sutter av. Plan No. 1967.

SCHENECTADY AV, w s, 180 s Linden av, 1-sty frame carriage shed, 18x12, asbestos roof; cost, $200; owner, Henry Green, on premises; architect, W. H. Senior, 415 East 46th st. Plan No. 2022.

Queens.

DWELLINGS.

FOREST HILLS.—Colonial av, s w cor Ibis st, 2-sty frame dwelling, 44x26, shingle roof, 1 family, steam heat; cost, $5,000; owner, Edward Woodin, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 949.

HOLLIS.—Thomas st, w s, 100 s Chichester av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, $3,000; owner, Frank Kaza, 325 East 71st st, Manhattan; architect, Frank J. Schefcik, 4168 Park av, Bronx. Plan No. 954.

JAMAICA.—Orchard st, w s, 322 n Oceanview av, 2½-sty frame dwelling, 28x28, shingle roof, 1 family, steam heat; cost, $2,800; owner, Chas. E. Clancey, 162 Willett Court, Jamaica; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1013.

WOODHAVEN.—Manor av, n e cor Ashland av, six 2-sty frame dwellings, 16x42, shingle roof, 1 family, steam heat; cost, $24,000; owner, Garlweis Constn Co., 86 Franklin st, N. Y. C.; architect, Lawrence J. Frank, 206 Crescent st, Brooklyn. Plan Nos. 1015-16-17.

CORONA.—Home st, s s, 173 e Corona av, 2-sty frame dwelling, 21x45, tin roof, 2 families; cost, $3,100; owners, Kaller & Glantz, 156 Home st, Corona; architect, A. Schoeller, Mulberry av, Corona. Plan No. 957.

DOUGLASTON.—Brownvale Drive, w s, 60 s Deepdale pl, 2-sty frame dwelling, 23x25, shingle roof, 1 family, steam heat; cost, $3,500; owner and architect, John A. Brown, Little Neck Hills, L. I. Plan No. 963.

ELMHURST.—Suydam st, n s, 250 w Toledo av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, $2,800; owner, John Froenhofer, 51 Gerry av, Elmhurst; architect, Lars Olsen, 88 Horton st, Elmhurst. Plan No. 960.

JAMAICA.—Jeffrey av, w s, 25 s Rowland st, two 2-sty frame dwellings, 18x43, shingle roof, 1 family; cost, $5,000; owner, Wm. Spencer, 4055 Ferris st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 965-66.

JAMAICA.—Warwick av, n w cor Cannonbury rd, 1½-sty frame dwelling, 35x35, shingle roof, 1 family, water heat; cost, $4,500; owner, Mrs. Mary Bittmann, 22 Melville pl, Brooklyn; architect, Wm. C. Winters, 106 Van Siclen av, Brooklyn. Plan No. 968.

ROCKAWAY BEACH.—Park av, e s, 475 n Boulevard, 1-sty frame dwelling, 29x10, shingle roof, 1 family; cost, $400; owner, H. Bassmann, premises; architect, M. H. Wertheimer, Remington av, Arverne. Plan No. 975.

ST. ALBANS.—Linden st, s s, 100 w Morris av, 2½-sty frame dwelling, 22x51, shingle roof, 1 family; cost, $4,000; owner and architect, Wm. Reckel, 1246 Hancock st, Brooklyn. Plan No. 970.

SPRINGFIELD.—Springfield av, s e cor Roseland av, 2½-sty frame dwelling, 26x35, shingle roof, 1 family, water heat; cost, $2,500; owner, G. Miller, Springfield Gardens; architect, Jos. Gunther, Jr., Jamaica. Plan No. 958.

SPRINGFIELD.—Broughton av, n s, 100 e Belfort av, 2½-sty frame dwelling, 20x34, shingle roof, 1 family, water heat; cost, $2,500; owner, Louis Taylor, Springfield; architect, Jos. Gunther, Jamaica. Plan No. 959.

COLLEGE POINT.—8th st, s w cor Lucerene pl, 2½-sty frame dwelling, 28x28, shingle roof, 1 family, water heat; cost, $3,000; owner, Mrs. C. Weddle, 9th st and Av D, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 991.

EDGEMERE.—Frank av, s w cor Boulevard, 1-sty frame dwelling, 16x51, shingle roof, 1 family; cost, $300; owner, Mrs. J. Mehrtens, Frank av, Edgemere; architect, Wm. Sandifer, Rockaway Beach. Plan No. 984.

ELMHURST.—Chicago av, w s, 50 n Suydam st, 2½-sty frame dwelling, 27x35, shingle roof, 1 family; cost, $3,500; owner, John Ziegler, Manheim st, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 989.

ELMHURST.—Manhattan blvd, s s, 26 e Bay 5th st, 2½-sty frame dwelling, 20x26, shingle roof, 1 family; cost, $2,800; owner, Frank Mangelletti, Madison st, Ridgewood; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 987.

FLUSHING.—Cypress av, n s, 313 w Murray st, three 2½-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, $9,750; owners, Miller & Rubin, Inc., Nebraska av, Dunton; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan Nos. 981-82-83.

JAMAICA.—Yukon av, s w cor Lincoln av, two 2-sty frame dwellings, 22x39, shingle roof, 1 family; cost, $4,200; owners, Horscroft & Walters, 149 Herkimer st, Brooklyn; architect, Walter H. Jones, 485 Pacific st, Brooklyn. Plan Nos. 992-93.

SPRINGFIELD.—Murray av, n s, 428 w Farmers av, 2-sty frame dwelling, 18x26, shingle roof, 1 family; cost, $2,000; owner, G. Roller, Meyer & Morris avs, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 985.

ARVERNE.—Remington av, w s, 40 n Gouvernor av, 2½-sty frame dwelling, 24x40, shingle roof, 1 family, steam heat; cost, $4,000; owner and architect, John E. Moore, Remington av, Arverne. Plan No. 1000.

ELMHURST.—Horton st, n s, 140 w Hanover av, two 2½-sty frame dwellings, 21x47, shingle roof, 1 family, steam heat; cost, $8,000; owner, F. A. Mertens, Maurice av, Elmhurst; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan Nos. 1005-6.

FLUSHING.—28th st, e s, 200 s State st, three 2½-sty frame dwellings, 27x26, shingle roof, 1 family, steam heat; cost, $13,500; owner, Grace E. Watson, Sandford av, Flushing; architect, Harold F. Smith, 16 Prospect av, Flushing. Plan Nos. 1009-10-11.

FLUSHING.—State st, s s, 60 e 28th st, 2½-sty frame dwelling, 27x26, shingle roof, 1 family, steam heat; cost, $4,500; owner, Grace E. Watson, Sandford av, Flushing; architect, Harold F. Smith, 16 Prospect av, Flushing. Plan No. 1008.

KEW.—Austin st, w s, 130 s Quentin st, 2½-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, $6,000; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architects, Slee & Bryson, 159 Montague st, Brooklyn. Plan No. 999.

WOODHAVEN.—Dalrymple av, n s, 71 w Byebridge, two 2½-sty frame dwellings, 20x30, shingle roof, 1 family, steam heat; cost, $5,000; owner, Wm. Samuels, 4012 Belmont av, Woodhaven; architect, Chas. G. Wessell, 1563 East 46th st, Brooklyn. Plan Nos. 1001-2.

WOODSIDE.—5th st, e s, 15 n Woodside av, 2-sty brick dwelling, 25x40, slag roof, 2 families, water heat; cost, $5,000; owner, Jos. Brown, 1 Greenpoint av, Woodside; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 1007.

UNION COURSE.—Syosset st, s s, 20 w Yarmouth st, two 2-sty frame dwellings, 39x59, tin roof, 2 families, steam heat; cost, $7,000; owner, Oscar Stiles, 257 Av A, N. Y. C.; architect, Henry Luderman, 335 Chestnut st, Brooklyn. Plan No. 995.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Hamilton st, n s, 250 w Webster av, 2-sty brick factory, 35x75, slag roof; cost, $6,500; owner, John C. Fischer, 448 East 79th st, Manhattan; architect, Frederick W. Kaufmann, 465 13th av, L. I. City. Plan No. 951.

L. I. CITY.—Hamilton st, w s, 100 n Freeman av, 1-sty frame storage room, 25x90, paper roof; cost, $1,000; owner, Franklin Construction Co., 1 Hudson st, Manhattan. Plan No. 950.

STABLES AND GARAGES.

ELMHURST.—Lamont st, n w cor 6th st, 1-sty frame garage, 14x20, tin roof; cost, $400; owner, Thomas Sindler, premises; architect, I. P. Card, Corona. Plan No. 953.

L. I. CITY.—Payntar av, n s, 50 w Prospect st, 1-sty brick garage, 50x95, slag roof; cost, $7,000; owner, A. Saso, 796 8th av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 948.

MASPETH.—Fisk av, e s, opposite Fulton st, 1-sty frame garage, 13x16, rubberold roof; cost, $100; owner, Geo. W. Rappold, 148 Fisk av, Maspeth. Plan No. 971.

ROCKAWAY BEACH.—Huron st, w s, 180 n Neponset av, 1-sty frame garage, 12x18, shingle roof; cost, $300; owner and architect, Arnold Johnson, 121 Huron st, Rockaway Beach. Plan No. 967.

ST. ALBANS.—Linden st, s s, 100 w Morris av, 1-sty frame garage, 20x18, shingle roof; cost, $250; owner, Wm. Reckel, 1246 Hancock st, Brooklyn. Plan No. 969.

WOODSIDE.—Woodside av, n s, 75 e 3d st, 1-sty frame garage, 12x17, corrugated iron roof; cost, $150; owner, H. T. Howell, premises. Plan No. 972.

ELMHURST.—Cook av, s s, 280 w Hanover av, 1-sty frame garage, 11x16, tin roof; cost, $350; owner, F. Amortis, premises. Plan No. 974.

FLUSHING.—Center st, s s, 125 w Union st, 1-sty frame garage, 18x16, tin roof; cost, $200; owner, A. Hallett, 161 Amity st, Flushing. Plan No. 994.

JAMAICA.—Shelton av, n w cor Avolan av, 1-sty frame garage, 12x18, shingle roof; cost, $300; owner, G. H. Dilldine, 27 Avolan av, Jamaica; architect, N. C. Mortinson, Rosedale. Plan No. 975.

KEW.—Greenfell av, n e cor Onslow pl, 1½-sty frame garage, 21x21, tin roof; cost, $1,000; owner, Sidney H. Burns, Kew; architect, Chas. G. Peker, 178 Fulton st, N. Y. C. Plan No. 1003.

STORES AND DWELINGS.

RIDGEWOOD.—Cypress av, s e cor Putnam av, three 3-sty brick stores and dwellings, 20x60, tin roof, 2 families; cost, $19,000; owner, August Bauer, 355 Highland Boulevard; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 961-62.

WOODHAVEN.—Jamaica av, n w cor Woodland av, five 2-sty brick stores and dwellings, 22x55, tin roof, 1 family; cost, $22,800; owner, Michael Zummo, Russell st, Woodhaven; architect, Jas. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 964.

BAYSIDE.—Bell av, e s, 142 n Montauk av, two 2-sty brick stores and dwellings, 20x55, tin roof, 1 family; cost, $9,000; owner, John Dayton, Inc., Bell av, Bayside; architect, Chas. W. Ross, 71 Woodland av, Woodhaven. Plan No. 988.

MASPETH.—Clinton av, n s, 103 w Willow av, three 2-sty brick stores and dwellings, 16x40, tin roof, 2 families; cost, $7,500; owner, Antonia Wiencorkowski, 128 Clinton st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 990.

STORES AND TENEMENTS.

L. I. CITY.—Vandeventer av, n e cor 11th av, four 4-sty brick tenements, 45x85, slag roof, 24 families; cost, $108,000; owner, Superior Building Co., 580 9th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. C. Plan Nos. 976-77-78-79.

RICHMOND HILL.—Jamaica av, s s, 88 e Hamilton st, 1-sty brick store, 20x55, slag roof; cost, $2,500; owners, Meruk & May, 189 Montague st, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 996.

STORES, OFFICES AND LOFTS.

NEWTOWN.—Bushwick turnpike, s s, 200 e Newtown av, 2½-sty frame office, 50x27, shingle roof; cost, $7,000; owner, St. Patrick's Cathedral, 24 East 52d st, Manhattan; architect, Henry C. Wynn, 312 Madison av, Manhattan. Plan No. 952.

MISCELLANEOUS.

FLUSHING.—20th st, w s, 260 n State st, 1-sty frame shed, 12x17, slate roof; cost, $250; owner, Edith F. Long, 20th st, Flushing. Plan No. 1004.

L. I. CITY.—Jackson av, n e cor 11th av, frame sign board, 300x12; cost, $250; Jackson av, s e cor Steinway av, frame bill board, 200x12; cost, $150; owners, Disosway & Fisher, 1075 3d av, N. Y. C. Plan Nos. 997-98.

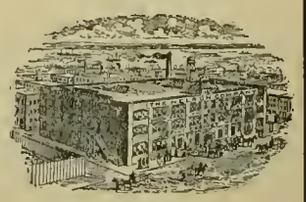
GLENDALE.—Myrtle av, s e cor Webster av, toilet, 14x9, tin roof; cost, $200; owner, A. Wagner, 419 Dill pl, Glendale. Plan No. 1014.

L. I. City.—Railroad av, w s, 588 n Greenpoint av, 1-sty brick boiler house, 44x63, tar and gravel roof; cost, $7,500; owner, American Agricultural Co., premises; architect, owner. Plan No. 1012.

L. I. City.—Pierce av, s w cor 1st av, fence, 100x140; cost, $175; owner, M. Crawford, 7 East 42d st, N. Y. C. Plan No. 956.

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(Plans filed—Queens—Continued.)

L. I. CITY.—Pierce av, s w cor 1st av, 1-sty frame shed, 90x15, tin roof; cost, $350; owner, M. Crawford, 7 East 42d st, N. Y. C. Plan No. 955.

RIDGEWOOD.—Ooderdonk av, s w cor Bleecker st, frame toilet, 8x7; cost, $300; owners, Hoeft & Latto, 1926 Grove st, Ridgewood. Plan No. 986.

Richmond.

DWELLINGS.

SEASIDE BOULEVARD, w s, 1000 s Burgher av, South Beach, 1-sty frame bungalow, 14x27; cost, $200; owner, George Noyes, 187 South st.

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Jersey City Heights; builders, McCourt Bros., South Beach. Plan No. 158.

WAVECREST ST, s s, 280 s Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 24x13; cost, $280; owners and builders, Sanjour Bros., New Dorp. Plan No. 148.

4TH ST & MIDLAND AV, s w cor, South Beach, four 1-sty bungalows, 16x21; total cost, $2,400; owner, Herman Brasch, 60 Wall st, Manhattan; architect and builder, C. H. Markham, Westerleigh. Plan No. 143.

BURKE AV, s s, 200 s Penn av, Linoleumville, 2-sty frame dwelling, 20x26; cost, $1,600; owner, A. Polisay, Linoleumville; architect and builder, A. Ellis, 33 Union av, Mariners Harbor. Plan No. 142.

FISHER AV, w s, 80 n Chestnut st, Tottenville, 2-sty frame dwelling, 24x26; cost, $2,600; owner and architect, Ernest Dahbs, Tottenville; builder, E. R. Paugh, Tottenville. Plan No. 136.

MIDLAND AV, e s, 80 n 3d st, Midland Beach, 1-sty frame bungalow, 14x26; cost, $330; owner, Mrs. R. Schwartz, 292 9th av, N. Y. C.; builder, A. Alverson, Beach Park. Plan No. 141.

1ST AV, w s, 800 n Midland av, South Beach, 1-sty frame bungalow, 12x30; cost, $300; owner, Clara M. Craig, 441 Linde av, Elizabeth, N. J.; builder, C. A. Craig, 441 Linde av, Elizabeth, N. J. Plan No. 144.

SOUTH BEACH, 200 e Glenwood av, South Beach, 1-sty frame bungalow, 16x18; cost, $175; owner, S. Marcuse, South Beach; architect and builder, W. J. Keeley, Rosebank. Plan No. 154.

SOUTH BEACH, 200 e Greenwood av, South Beach, 1-sty frame bungalow, 16x18; cost, $175; owner, Chas. E. Workman, South Beach; architect and builder, W. J. Keeley, Rosebank. Plan No. 153.

ON THE BEACH FRONT & GUYON AV, Oakwood, two 1-sty frame bungalows, 12x18; total cost, $80; owner and builder, G. F. Orphal, 17 Battery pl, N. Y. C. Plan No. 147.

HALLS AND CLUBS.

SOUTHFIELD BOULEVARD, 468 e Great Kills rd, South Beach, 2½-sty brick clubhouse, 70x60; cost, $8,000; owner and builder, Great Kills Yacht Club, Great Kills; architect, W. S. Boyd, 203 West 14th st, Manhattan. Plan No. 145.

STABLES AND GARAGES.

ATLANTIC AV, e s, Dongan Hills, 1-sty tile garage, 20x20; cost, $1,000; owner, N. H. McDonald, Dongan Hills; architects and builders, T. H. Frank & Co., 215 Montague st, Brooklyn. Plan No. 156.

MISCELLANEOUS.

RICHMOND TERRACE, foot of Andros st, Mariners Harbor, 1-sty frame storage, 20x14; cost, $300; owner, architect and builder, Staten Island Ship Building Co., Mariners Harbor. Plan No. 149.

ROFF ST, n s, 125 s Vanderbilt av, Stapleton, 1-sty frame wagon shed, 16x40; cost, $60; owner, C. A. Mulgrew, Stapleton; builder, C. H. Koenig, Stapleton. Plan No. 157.

SCHOOL ST, n s, 400 w New York av, Southfield, 1-sty frame shop, 16x20; cost, $125; owner and architect, John Yordt, Fort Wadsworth; builder, Hans Yordt, Fort Wadsworth. Plan No. 155.

BEMENT AV, w s, 100 s Henderson av, West New Brighton, 1-sty frame storage, 14x20; cost, $350; owner, J. E. Wilson, West New Brighton; architect and builder, W. H. C. Russell, New Brighton. Plan No. 151.

BROADWAY, 153, West Brighton, 1-sty frame kitchen, 11x14; cost, $50; owner and builder, D. Lowrie, West Brighton. Plan No. 150.

MANOR RD, e s, 90 n Richmond Turnpike, Castleton Corners, 1-sty frame wagon shed, 18x33; cost, $150; owner, G. W. Vroome, Castleton Corners; builder, J. W. Burbank, Castleton Corners. Plan No. 146.

OLD STONE RD, 600 s Fisk av, Linoleumville, 1-sty frame shed, 20x80; cost, $175; owner, Consolidated Fire Works Co., Graniteville; builder, W. H. Ellis, Port Richmond. Plan No. 138.

OLD STONE RD, w s, 600 s Fisk av, Linoleumville, 1-sty frame wagon shed, 20x30; cost, $90; owner, Consolidated Fire Works Co., Graniteville; builder, W. H. Ellis, Port Richmond. Plan No. 137.

RICHMOND RD, w s, 50 n Newberry av, Midland Heights, 1 brick retaining wall, 8x22; cost, $75; owner, Mary Conti, Midland Heights; builder, Edw. Conti, Midland Heights. Plan No. 152.

RICHMOND TURNPIKE, n s, — e Lexington av, Linoleumville, 1-sty frame wagon shed, 20x30; cost, $225; owner, E. Wiegmann, Middle Village, L. I.; builder, A. Coors, Elmhurst. Plan No. 140.

WATERSIDE AV, n s, 20 w Bayview av, New Dorp Beach, 1-sty frame bungalow, 14x25; cost, $365; owner, Mary Schriefer, 622 West 39th st, Manhattan; builder, Adam Marks, Jr., Dongan Hills. Plan No. 139.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ANN ST, 55, board partitions to 4 & 5-sty brick storage-house; cost, $300; owner, Arthur W. Spair, 55 Ann st; architect, Otto Reissmann, 30 1st st. Plan No. 1243.

ANN ST, 28-30, new dumbwaiter and shaft to 12-sty brick offices; cost, $150; owners, The Estate of Geo. B. Wilson, Geo. B. Wilson, Jr., Trustee, 93-99 Nassau st; architect, Frank Hausle, 81 East 125th st. Plan No. 1234.

BLEECKER ST, 150-152, alterations to brick moving picture hall; cost, $1,000; owner, Harry Rosenbaum, 707 St. Nicholas av; architect, Geo. J. Casazza, 1133 Broadway. Plan No. 1137.

BROAD ST, 64-68, roof tank to 10-sty brick offices; cost, $1,000; owner, Valentine Building Co., 64-68 Broad st; architect, Wm. G. Howard, 13-21 Park Row. Plan No. 1166.

BROOME ST, 407, new window to 7-sty brick factory; cost, $100; owner, Willhena Trekmen, 181 Lafayette st; architect, Harry Ziot, 63 Grand st. Plan No. 1167.

BROOME ST, 504, new partition and stairs to 3-sty brick stores and lofts; cost, $100; owners, John C. Crothers et al, 43 West 10th st; architects, Bruno W. Berger & Son, 43 West 10th st. Plan No. 1157.

CARMINE ST, 63, masonry and new fire-escape to 5-sty brick store and tenement; cost, $300; owners, Estate of Chas. Decker, Wm. J. Amend, Executor, 119 Nassau st; architect, John Pb. Voelker, 979 3d av. Plan No. 1154.

CATHERINE ST, 54, masonry and new partitions to 4-sty brick store and lofts; cost, $1,000; owners, Edward Smith Estate, Geo. R. Smith, Executor, 154 Greenwich st; architect, Chas. J. Reinschmidt, 147 4th av. Plan No. 1240.

CLEVELAND PL, 15, n e cor Kenmore st, rearrange stairs and partitions to 4-sty brick store and loft; cost, $150; owner, Augusta Leibertz, 15 Cleveland pl; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1213.

CLINTON ST, 204-6, new store front to 6-sty brick tenement and stores; cost, $900; owner, Tobias Kower, 145 Lewis av; architects, S. Millman & Son, 26 Court st. Plan No. 1192.

DEY ST, 1, new partition and door to 6-sty brick stores and offices; cost, $250; owners, Oceanic Investing Co., 49 Wall st; architect, Carleton E. Smith, 103 Park av. Plan No. 1179.

DIVISION ST, 62-68, store alterations to 6-sty brick store and tenement; cost, $6,000; owner, Eliza S. Pease, 61 West 74th st; architect, Max Muller, 115 Nassau st. Plan No. 1201.

EAST BROADWAY, 103, new stairs to 6-sty brick store and lofts; cost, $150; owners, Estate of Bernard Shlanowsky, 140 East Broadway; architect, Morris Schwartz, 194 Bowery. Plan No. 1183.

EAST BROADWAY, new partitions, skylight and plumbing to 4-sty brick stores and lofts; cost, $300; owner, Simon Siegal, 87 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1184.

GRAND ST, 351, new skylight to 3-sty brick studio; cost, $150; owners, Friedman & Freidman, 351 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 1191.

HAMILTON PL, 1, new stairs to 2 and 3-sty brick restaurant and dance hall; cost, $500; owners, Aaron C. Allen Estate, 45 Fort Washington av; architect, Sol. S. Sugar, 600 West 181st st. Plan No. 1150.

HANOVER SQ, 1-2, general alterations to 4-sty brick stores, restaurant and offices; cost, $10,000; owner, Geo. Ehret, 235 East 92d st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 1138.

HUDSON ST, 676, masonry to 6-sty brick loft; cost, $800; owners, Newton Building Co., Thos. J. Kenny, president, Boston, Mass.; architect, Edwin Burhorn, 71 Wall st. Plan No. 1178.

JAMES ST, 2½, new show window to 4-sty brick store and tenement; cost, $500; owner, Robert Carbone, 2½ James st; architect, Samuel Levingson, 39 West 38th st. Plan No. 1149.

LIBERTY PL, 7, and 49 Nassau st, new store front and stairs to 4-sty brick store and offices; cost, $500; owner, Thos. Diamond, 139 West 32d st; architects, Cohen & Felson, 329 4th av. Plan No. 1255.

MANHATTAN ST, 130-136, alterations to 2-sty brick stores and offices; cost, $250; owner, Robt. W. Olyphant, 14 Wall st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1194.

MULBERRY ST, 196-204, new stairs to 6-sty brick factory; cost, $125; owner, H. Herrmann Estate, 470 4th av; architect, Wm. Kurtzer, 192 Bowery. Plan No. 1181.

NASSAU ST, 154-160, fireproof flooring to 19-sty brick offices; cost, $1,000; owner, The Tribune Assn., 154 Nassau st; architect, Daniel A. Mason, 154 Nassau st. Plan No. 1133.

NASSAU ST, 35-39, s w c Liberty st, 5-sty added in height to 20-sty brick stores and offices; cost, $150,000; owner, Postal Life Ins Co., Wm. R. Malone, Pres., 35 Nassau st; architect, Theo. C. Visscher, 299 Madison av. Plan No. 1135.

SOUTH ST, 236, new windows to 5-sty brick warehouse; cost, $500; owner, Fred. J. Kernochan, 44 Pine st; architect, Max Müller, 115 Nassau st. Plan No. 1177.

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SOUTH ST, 159, new partition and iron column to 5-sty brick storage and junk shop; cost, $50; owner, Mrs. Alice G. Stewart, 1119 N. Charles st, Baltimore, Md.; architect, Carl P. Knudson, 116 West st. Plan No. 1161.

SPRING ST, 19, new plumbing fixtures to 5-sty brick store and tenement; cost, $35; owner, Carmela Zuccaro, 19 Spring st; architect, Joseph Monda, 372 Broome st. Plan No. 1180.

SPRING ST, 39, new toilet room to 3-sty brick moving picture theatre and loft; cost, $60; owner, Joseph Campo, 39 Spring st; architect, Ferdinand Savignano, 17 Cleveland pl. Plan No. 1173.

STANTON ST, 281, alterations to 5-sty brick store and tenement; cost, $150; owner, Isaac Goodstein, 36 West 119th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1171.

WASHINGTON ST, 859-877, iron awning to 5-sty brick stores and lofts; cost, $2,000; owner, Henry Meinken, 611 West 13th st; architect, Otto Rettig, 289 East 146th st. Plan No. 1188.

WASHINGTON ST, 43-45, reset store fronts to 6-sty brick stores and tenements; cost, $500; owner, Joseph Zaloorn, 21 Washington st; architect, Otto Reissmann, 30 1st st. Plan No. 1209.

WASHINGTON ST, 38, new store fronts to 6-sty brick stores and tenements; cost, $300; owner, Joseph Zaloorn, 21 Washington st; architect, Otto Reissmann, 30 1st st. Plan No. 1210.

WASHINGTON ST, 36, new store front to 6-sty brick store and tenement; cost, $250; owner, Joseph Zaloorn, 21 Washington st; architect, Otto Reissmann, 30 1st st. Plan No. 1211.

WEST ST, 19, reset store front to 3-sty brick store and dwelling; cost, $100; owner, Whitehall Realty Co., 200 Broadway; architects, Sterling Architectural Co., 13 Park Row. Plan No. 1241.

1ST ST, 23-25 East, s w cor 2d av, new partitions to 3-sty brick moving picture theatre, stores and school; cost, $200; owner, Louis Minsky, 111 East Houston st; architect, Louis A. Sheinart, 194 Bowary. Plan No. 1230.

2D ST, 18, steel and new partition to 3-sty brick store and dwelling; cost, $250; owner, Herman Alberts, 99 3d st; architect, Otto Reissman, 30 1st st. Plan No. 1207.

9TH ST, 1 East, rearrange partitions to 3 and 4-sty brick tenement; cost, $2,000; owner, Daniel E. Sickles, 23 5th av; architects, Horenberger & Bardes, 122 Bowery. Plan No. 1185.

12TH ST, 101-107 East, n e cor 4th av, roof tank to 8-sty brick stores and loft; cost, $300; owners, Hamilton Fish Corpn., 52 Wall st; architect, Emanuel L. Ververr, 540 West 58th st. Plan No. 1168.

12TH ST, 740 East, new roof tank to 3-sty brick factory; cost, $300; owner, Quintard Iron Works Co., 742 East 12th st; architect, Henry Regelmann, 133 7th st. Plan No. 1245.

13TH ST, 222 East, new store front to 3-sty brick store and dwelling; cost, $500; owner, Clara Josephson, care of Katz & Co., 114 East Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 1208.

14TH ST, 20 East, enlarge skylight to 4-sty brick store and lofts; cost, $250; owner, Estate of S. Henchel, Chas. H. Burke, Trustee, 20 East 14th st; architect, W. G. Clark, 458 West 40th st. Plan No. 1200.

15TH ST, 575 East, alterations to 4 and 5-sty brick tenements; cost, $800; owner, Elsie Caruse, 244 Av A; architect, Arthur Weiser, 271 West 125th st. Plan No. 1136.

17TH ST, 10 West, alterations to 3-sty brick lofts; cost, $350; owners, Estate of Catherine Kernochan, Tuxedo, N. Y.; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1195.

17TH ST, 17-19 West, alterations to 11-sty brick offices and lofts; cost, $800; owners, The E. E. M. Co., 2 Rector st; architect, Wm. G. Howard, 13-21 Park Row. Plan No. 1192.

18TH ST, 125-127 East, n w c Irving pl, 2-sty extension to 5-sty brick stores, offices and residence; cost, $5,500; owner, John Healy, Esq., 3536 Broadway; architect, Harrison G. Wiseman, 2309 Broadway. Plan No. 1134.

19TH ST, 5 East, masonry and new store front to 5-sty brick department store; cost, $1,385; owner, Ella Blackburn, care of Eldridge Duval, 277 Broadway; architect, John H. Duncan, 208 5th av. Plan No. 1215.

19TH ST, 7 East, masonry and new store front to 5-sty brick department store; cost, $1,521; owner, Hetty D. Carter, care of Samuel Carter, 111 Broadway; architect, John H. Duncan, 208 5th av. Plan No. 1214.

20TH ST, 8 East, masonry and new windows to 5-sty brick department store; cost, $4,305; owner, Samuel Carter, 111 Broadway; architect, John H. Duncan, 208 5th av. Plan No. 1216.

22D ST, 103-117 West, new partition to 5-sty brick stores and lofts; cost, $100; owners, Evelyn L. Ehrich et al, 1 West 72d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1141.

22D ST, 20-26 West, new partitions and doors to 16-sty brick store and offices; cost, $126; owners, Est. of Jno. H. Taylor, premises; architect, Aron H. Jacobson, 139 West 24th st. Plan No. 1164.

22D ST, 20-26 West, new partitions to 16-sty brick loft; cost, $350; owners, John H. Taylor Estate, Reginald D. Taylor, trustee, 20-26 West 22d st; architect, Murdoch Smith, 207 West 20th st. Plan No. 1156.

24TH ST, 119-125 West, mezzanine floor to 12-sty brick loft; cost, $475; owners, Graf Realty Holding Co., premises; architects, Blum & Blum, 505 5th av. Plan No. 1175.

27TH ST, 230 West, new partitions, store front and windows to 5-sty brick store and tenement; cost, $1,600; owner, Ottavio Drago, 241 West 26th st; architect, Arthur Arctander, 391 East 149th st. Plan No. 1233.

28TH ST, 112 West, new store fronts to 3-sty brick stores and lofts; cost, $500; owner, Bernard Rosen, 48 West 29th st; architect, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1128.

32D ST, 29-35 West, sprinkler tanks to 12-sty brick store, lofts and offices; cost, $4,000; owner, Emily B. Hopkins, care of Rufus B. Cowing, Jr., 49 Wall st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 1231.

32D ST, 16-20 West, fireproof doors to 11-sty brick lofts; cost, $150; owner, H. Jaeckel, 16 West 32d st; architect, J. E. Hankinson, 147 Watts st. Plan No. 1203.

34TH ST, 134 West, new partitions to 5-sty brick store and lofts; cost, $2,000; owner, John B. Manning, 2 Wall st; architect, M. J. Harrison, 230 Grand st. Plan No. 1222.

34TH ST, 169 West, new store front to 4-sty brick hotel; cost, $3,000; owners, Estate of Levi Morris, 55 Liberty st; architect, John H. Knubel, 305 West 43d st. Plan No. 1148.

35TH ST, 1 East, mezzanine balcony to 3-sty brick store and bachelor apartments; cost, $800; owner, Estate of Benjamin Altman, Michael Friedman et al, Executors, 361 5th av; architect, W. Orrin Bartlett, 738 Broad st, Newark, N. J. Plan No. 1235.

36TH ST, 47 West, carpentry to 4-sty brick store and storage; cost, $15; owners, Bulls Estate, 45 West 53d st; architect, B. Katz, 132 Prince st. Plan No. 1174.

36TH ST, 247-249 West, studio skylight to 7-sty brick store and lofts; cost, $500; owner, Mrs. Louise McAllister, 35 West 30th st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 1249.

38TH ST, 17-19 East, n w cor Madison av, marquise to 4-sty brick offices; cost, $400; owner, Geo. F. Baker, Jr., 258 Madison av; architect, Frank J. Wiesner, 601 West 26th st. Plan No. 1198.

39TH ST, 621-627 West, mezzanine floor to 9-sty brick slaughter house; cost, $3,000; owners, The Chas. E. Appleby Estate, John Appleby et al, Executors, 11 John st; architects, Joseph Stern & Sons, Inc., 621-627 West 39th st. Plan No. 1236.

40TH ST, 119 West, fireproof partitions to 22-sty brick offices and lofts; cost, $3,500; owner, West 40th St. & 41st St. Realty Co., Philip Lewisohn, Pres., 119 West 40th st; architects, Kirby & Petit, 103 Park av. Plan No. 1146.

42D ST, 304-306 West, new balcony to 5-sty brick stores; cost, $500; owner, Heyman Vogel, 304 West 42d st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1220.

42D ST, 51 East, n w cor Vanderbilt av, new partitions to 6-sty brick stores and offices; cost, $250; owners, The N. Y. C. & Harlem River R. R. Co., East 42d st; architect, Geo. A. Sumner, 989 Southern blvd. Plan No. 1169.

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42D ST, 109 West, new toilet to 5-sty brick restaurant and offices; cost, $200; owners, Emma J. Adams and Mary A. Saunders, care Edward R. Finch, 32 Nassau st; architect, John C. Westervelt, 36 West 34th st. Plan No. 1252.

44TH ST, 553 West, new partitions, windows and plumbing to 4-sty brick stores and tenement; cost, $1,500; owner, Floyd M. Horton, 359 West 22d st; architect, Otto Reissmann, 30 1st st. Plan No. 1159.

45TH ST, 25 West, fireproof partitions to 10-sty brick stores and offices; cost, $200; owners, Century Holding Co., 1182 Broadway; architect, Aron H. Jacobson, 139 W. 24th st. Plan No. 1187.

49TH ST, 344 East, fireproof flooring to 4-sty brick loft and dwelling; cost, $350; owner, Emanuel Maass, 344 East 49th st; architect, Chas. Gens, 158 7th av. Plan No. 1159.

52D ST, 343 West, new skylights and partitions to 4-sty brick store and tenement; cost, $95; owner, Michael J. Callahan, 354 West 50th st; architect, Daniel W. Gillum, 354 West 50th st. Plan No. 1186.

52D ST, 353 East, toilet partition to 5-sty brick tenement; cost, $50; owner, Wilhelmina Michaels, 353 East 52d st; architect, John H. Friend, 148 Alexander av. Plan No. 1163.

53D ST, 400 West, metal projection to 5-sty brick store and tenement; cost, $100; owner, Philipp J. Curry, 400 West 53d st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1143.

59TH ST, 67-69 East, masonry, new partitions and skylights to 4-sty brick store and studios; cost, $5,000; owner, C. I. C. Realty Co., Solomon S. Carvalho, Pres., 50 Church st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1250.

65TH ST, 18 East, new plumbing, partitions and masonry to 4-sty brick residence; cost, $5,000; owner, Clara A. Bowron, 64 East 65th st; architect, Joel D. Barber, 4 East 85th st. Plan No. 1129.

70TH ST, 134 East, new stairs, front wall and window to 4-sty brick residence; cost, $8,000; owner, A. Leo Everett, 134 East 70th st; architects, Walker & Gillette, 128 East 37th st. Plan No. 1131.

76TH ST, 1 East, n e cor 5th av, new bay window to 5-sty brick residence; cost, $1,000; owner, Mrs. J. J. Wysong, 1 East 76th st; architect, Paul Schleich, 13 East 36th st. Plan No. 1212.

78TH ST, 9 East, new stairs to 5-sty brick residence; cost, $1,000; owners, The Estate of Thos. E. Stillman, Wm. A. Taylor, executor, 109 Worth st; architect, Geo. H. Griebel, 16 East 42d st. Plan No. 1160.

80TH ST, 536-540 East, new plumbing to 3-sty brick laboratories; cost, $200; owners, The New York Edison Co., 55 Duane st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1193.

82D ST, 80 West, s e cor Columbus av, reconstruct store front to 5-sty brick stores and tenement; cost, $1,000; owner, Ellen A. Slaven, Bluehire, Maine; architect, M. J. Harrison, 230 Grand st. Plan No. 1221.

88TH ST, 209-215 East, masonry to 5-sty brick tenement; cost, $450; owner, John T. Stanley, 642 West 30th st; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 1202.

97TH ST, 47 West, iron balcony to 4-sty brick dwelling; cost, $75; owner, Mrs. Nat Wills, 47 West 97th st; architect, Morris Cohen, 101 East 4th st. Plan No. 1227.

98TH ST, 320 East, alterations to 2-sty brick stable and dwelling; cost, $200; owner, Jacob Cuckell, 210 East 100th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 1172.

124TH ST, 309 East, new partitions to 3-sty brick dwelling; cost, $150; owner, Morris E. Greenberg, 309 East 124th st; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1256.

125TH ST, 127-129 West, new stairs, store front and fireproofing to 3 and 4-sty brick store and dwelling; cost, $1,475; owner, Roht. Reid Co., Walter R. Comfort, Pres., 32 New Chamber st; architect, Chas. T. E. Dieterlen, 41 West 127th st. Plan No. 1205.

132D ST, 168-170 West, s e cor 7th av, masonry, new plumbing and partitions to 3-sty brick store and hall rooms; cost, $3,000; owner, Meyer Jarmulowsky, 1269 Broadway; architect, Louis Brooks, 489 5th av. Plan No. 1162.

157TH ST, 551-559 West, nec Broadway, rear extension to 2-sty brick stores and offices; cost, $200; owners, Gross & Herbener, 3786 Broadway; architects, Neville & Bogge, 217 West 125th st. Plan No. 1170.

AV A, 51, new partitions to 3-sty brick, moving pictures and dwelling; cost, $750; owner, Wm. Waldorf Astor, 21 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 1190.

AMSTERDAM AV, 1721-1727, n e cor 145th st, new show windows to 2-sty brick stores; cost, $150; owner, Wm. Hobson, 571 West 181st st; architect, Sol. S. Sugar, 600 West 181st st. Plan No. 1206.

AUDUBON AV, 214, toilet compartment to 6-sty brick tenement; cost, $100; owners, Herleen Realty Co., 73 East 90th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 1153.

BOWERY, 99, new fireproof stairs to 4-sty brick lodging house and restaurant; cost, $1,000; owners, Estate of John R. Ackerman, care of Title Guarantee & Trust Co., 196 Montague st, Brooklyn; architect, Benj. Driesler, 153 Remsen st, Brooklyn. Plan No. 1147.

BOWERY, 250, new store front to 3-sty brick store and loft; cost, $100; owner, Harmanus B. Duryea, 165 Broadway; architect, Joseph J. Eberle, 489 5th av. Plan No. 1228.

BOWERY, 14, new store front to 3-sty brick store and dwelling; cost, $550; owner, Edward D. Farrell, 158 West 125th st; architect, Andrew Aro, 173 Utica av, Brooklyn. Plan No. 1238.

BROADWAY, 777, new stairs to 6-sty brick store and lofts; cost, $125; owners, Sailors Snug Harbor, 31 Nassau st; architect, John Cox, Jr., 156 5th av. Plan No. 1237.

BROADWAY, 893 & 13 East 19th st, masonry to 4-sty brick department store; cost, $410; owners, Estate of John M. Dodd, 52 Broadway; architect, John H. Duncan, 208 5th av. Plan No. 1219.

BROADWAY, 310, widen stairs to 5-sty brick offices; cost, $25; owners, The Woodbury G. Langdon Co., Inc., 31 Liberty st; architects, The Oliver Typewriter Co., 310 Broadway. Plan No. 1155.

BROADWAY, 948-956, sky-signs to 7-sty brick stores and offices; cost, $350; owners, Susan L. D'Hautzelle, 2 Wall st; architect Wm. G. Browne, 220 West 42d st. Plan No. 1165.

BROADWAY, 1317-29, new store front to 8-sty brick department store; cost, $300; owners, R. H. Macy & Co., 1317 Broadway; architect, Chas. E. Halback, 27 East 21st st. Plan No. 1140.

LENOX AV, 313, new show windows to 3-sty brick stores and dwelling; cost, $75; owner, John Thees, 313 Lenox av; architect, Frank H. Hines, 104 West 124th st. Plan No. 1182.

LEXINGTON AV, 1938, new windows and partitions to 4-sty brick tenement; cost, $100; owner, David Prowler, 101 West Broadway; architect, Gilbert S. Prowler, 569 DeKalb av, Brooklyn. Plan No. 1142.

1ST AV, 2317, new bake oven to 5-sty brick stores and tenement; cost, $2,000; owner, Mary Cavagnaro, 62 4th st, L. I. City; architects, LeRose & Cavalieri, 2333 1st av. Plan No. 1130.

1ST AV, 653, resct plumbing fixtures to 6-sty brick lofts; cost, $1,800; owners, Chas. A. Winter et al, Great Neck, L. I.; architect, Chas. Hibson, 237 Lexington av. Plan No. 1152.

2D AV, 1819, new store front to 5-sty brick tenement; cost, $300; owner, Teresa Michaels, 1865 7th av; architect, Adolph Balschun, 483 Willis av. Plan No. 1151.

3D AV, 398, alterations to 5-sty brick store and tenement; cost, $275; owner, Emma L. Stanley, 1748 Broadway; architect, Raffael J. Wolkenstein, 1876 Belmont av. Plan No. 1246.

3D AV, 1534, new store front to 5-sty brick stores and dwelling; cost, $150; owner, Mary E. Baab, 1534 3d av; architect, Edgar T. Hovell, 31 Kane pl, Brooklyn. Plan No. 1189.

3D AV, 545, fireproof stair enclosure to 4-sty brick store, dwelling and assembly; cost, $300; owner, Estate of Ellen A. Corcoran, Ed. Dowling, exr., 53 Bond st; architect, John H. Knubel, 305 West 43d st. Plan No. 1139.

3D AV, 1332, new show window to 5-sty brick store and tenement; cost, $200; owner, Raphael Lyons, 1164 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1204.

3D AV, 2106, new show windows to 5-sty brick store and tenement; cost, $100; owner, Estate of Simon Fox, Julia Steindler, Executrix, 210 Riverside Drive; architect, Adolph S. Wexler, 329 West 13th st. Plan No. 1242.

3D AV, 477, reset store front to 4-sty brick store and dwelling; cost, $200; owner, Moritz Brown, 477 3d av; architect, Rudolph Boehle, 195 Lexington av. Plan No. 1239.

3D AV, 2132, bay window to 4-sty brick store and office and apartments; cost, $200; owner, S. Chas. Welsh, 256 Broadway; architect, Walter H. Volckening, 116 Decatur st, Brooklyn. Plan No. 1232.

4TH AV, 477, new partition to 5-sty brick hotel; cost, $300; owner, Louis Immeu, 359 East 201st st; architect, Michael Bernstein, 185 Madison av. Plan No. 1229.

5TH AV, 1368-70, s w cor 114th st, new partitions to 5-sty brick store and tenement; cost, $100; owners, Frances M. Wilcox and Aneta Clark, 283 Elizabeth st; architect, R. Warren Lawrence, 350 East 140th st. Plan No. 1244.

5TH AV, 561, new partition to 5-sty brick offices and lofts; cost, $500; owners, Klein & Jackson, 149 Broadway; architect, Wm. E. White, 235 East 35th st. Plan No. 1132.

5TH AV, 505, alterations to 17-sty brick offices; cost, $600; owner, Joseph J. O'Donohue, Receiver, 165 Broadway; architects, Golden & Goldsmith, 773 Dawson st. Plan No. 1196.

5TH AV, 129-131 & 4-6 East 20th st, new windows to 8-sty brick department store; cost, $4,590; owners, Estate of J. R. Roosevelt, W. Emlen Roosevelt, Executor, 30 Pine st; architect, John H. Duncan, 208 5th av. Plan No. 1217.

5TH AV, 119-121 & 3 East 19th st, masonry and fireproof stairs to 8-sty brick storage; cost, $1,968; owners, Gardiner Estate, Mrs. W. T. Moynan, Trustee, 11 East 68th st; architect, John H. Duncan, 208 5th av. Plan No. 1218.

5TH AV, 400, new store front to 5-sty brick store and lofts; cost, $250; owner, Butterfield Estate, Marx Ottinger et al, exrs., 135 Broadway; architect, James A. Reese, 249 West 18th st. Plan No. 1253.

6TH AV, 675, new partitions, stairs and store fronts to 4-sty brick store, offices and dwelling; cost, $1,000; owner, John McKeefrey, 1416 Broadway; architects, Stever & Vander Clute, 33 West 42d st. Plan No. 1158.

6TH AV, 487, new doors to 4-sty brick store and lofts; cost, $100; owner, Carl Oestreicher, 487 6th av; architect, Jno. A. Rofrano 11 Oliver st. Plan No. 1223.

7TH AV, 2082-2098, alterations to 13-sty brick store and hotel; cost, $100; owner, Gustave Seidenberg, 66 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 1226.

7TH AV, 478, new stairs and partitions to 4-sty brick store, workroom and dwelling; cost, $800; owner, Louis Kalisky, 8 West 119th st; architect, Otto Reissmann, 30 1st st. Plan No. 1247.

7TH AV, 2303, masonry, new store and partitions to 3-sty brick store and dwelling; cost, $2,500; owner, Robt. Blackburn, 253 South Irving st, Ridgewood, N. J.; architect, Frank Hausle, 81 East 125th st. Plan No. 1176.

7TH AV, 582, steel girders to 4-sty brick store and hotel; cost, $100; owner, Mary A. Early, n w c 7th av and West 41st st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1144.

8TH AV, 2363-2365, s w c 127th st, new partitions and rewinding booth to 1-sty brick store and moving picture theatre; cost, $300; owner, Harry J. Jacobs, 2363 8th av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1251.

8TH AV, 725, new show windows to 4-sty brick store and apartments; cost, $100; owner, Henry Mahler, 725 8th av; architect, Albert L. Fessler, 102 Manhattan av. Plan No. 1254.

12TH AV, 2304, new grain bins to 1-sty brick bay and grain warehouse; cost, $1,000; owner, estate of Richard Weber, 120th st and 3d av; architect, John J. Durkin, 1 Madison av. Plan No. 1248.

BROOKLYN BRIDGE, 5 & 6, 3-sty extension to 3-sty brick cold storage warehouse; cost, $8,000; owner, City of New York, Dept. of Bridges, Municipal Bldg.; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1145.

Bronx.

CLARKE PL, s s, 290 e Jerome av, new partitions to 2-sty frame dwelling; cost, $300; owner, L. Oppenheim, on premises; architect, Thos. Riley, 2977 Webster av. Plan No. 153.

135TH ST, s s, 206 w Willis av, new partitions to 3-sty frame dwelling; cost, $250; owner and architect, Chas. A. Becker, 62 West 142d st. Plan No. 152.

135TH ST, s s, 281 w Willis av, new bath, new partitions to 3-sty frame dwelling; cost, $250; owner and architect, Chas. A. Becker, 62 West 142d st. Plan No. 157.

138TH ST, 410-412, new columns, new girders, &c, to 2-sty brick nickelette and lofts; cost, $3,000; owner, Mary J. McNamara, 71 East 92d st; architect, Jas. R. Turner, Forest Hill, L. I. Plan No. 158.

161ST ST, 869, new girders, new columns to 1-sty brick stores; cost, $1,000; owner, Henry Acker, 2472 Grand av; architects, Koppe & Moore, 830 Westchester av. Plan No. 162.

BERGEN AV, s e cor 149th st, 1-sty terra cotta extension, 5.3x45, etc., to 5-sty brick offices; cost, $4,000; owners, Steurer Publishing Co., on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 164.

TINTON AV, s e cor 161st st, two 1-sty frame extensions, 3.3x18.6, 21.2x15, to 2-sty frame store and dwelling; cost, $2,000; owner, Elizabeth Bartoli, 781 East 161st st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 151.

UNIONPORT RD, 1732, new show windows to 2½-sty frame store and dwelling; cost, $250; owner, Julius Kast, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 156.

WHITE PLAINS AV, 3864, move two 3-sty frame stores and dwellings; cost, $1,000; owner, Frank L. Bacon, Far Rockaway; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 161.

3D AV, 2904, new area to 2-sty frame stores; cost, $200; owner, Geo. W. Fennell, 2860 3d av; architect, Morris Schwartz, 194 Bowery. Plan No. 163.

3D AV, e s, 130 n 170th st, new partitions, new toilets to two 4-sty brick stores and tenements; cost, $1,000; owner, Thos. D. Malcolm, 3702 3d av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 160.

3D AV, e s, 26 n 170th st, new toilets, new partitions, &c, to 5-sty brick tenement; cost, $500; owner, Thos. D. Malcolm, 3702 3d av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 159.

3D AV, s w cor 184th st, two 1-sty frame extensions, 10.2x62.5 and 17.0x9.8, to 3-sty frame hotel; cost, $2,800; owners, Russell Bros., on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 154.

3D AV, n e cor 169th st, remove projections to 3-sty brick store and dwelling; cost, $100; owner, Margaretha B. Reinhards, 539 East 169th st; architect, M. J. Garvin, 3307 3d av. Plan No. 155.

Brooklyn.

BERRY ST, 279, interior alterations to 3-sty dwelling; cost, $150; owner, Jacob N. Cohen, 277 Berry st; architect, Max Cohen, 280 Bedford av. Plan No. 1910.

BOND ST, 195, store front to 2-sty store and dwelling; cost, $200; owner, Clara Birner, 671 Bedford av; architect, Max Hirsch, 391 Fulton st. Plan No. 1993.

COMMERCE ST, 12, new toilet to 2-sty factory; cost, $250; owner, Bernard Meiners, 49 Murray st, Manhattan; architect, John J. Dixon, 29 Atlantic av. Plan No. 1962.

COMMERCE ST, 68, interior alterations to 1-sty factory; cost, $200; owner, Richard B. Busell, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2092.

EAGLE ST, 82, interior alterations to 3-sty tenement; cost, $500; owner, Wm. Mayer, 184 Eagle st; architect, C. Bauer, Jr., 651 Leonard st. Plan No. 1899.

FULTON ST, 1869, plumbing to 3-sty dwelling; cost, $200; owner, M. E. Treschman, on premises; architect, Roht. Gerlinger, 1790 Broadway, Manhattan. Plan No. 1900.

FULTON ST, 2836, store front and interior alterations to 3-sty store and dwelling; cost, $500; owner, Frank L. Ward, 1456 Bedford av; architects, Van Buskirk & White, 307 Washington st. Plan No. 1965.

HART ST, 609, extension to 2-sty storage and dwelling; cost, $600; owner, Eliza Hill, on premises; architect, Lee Samenfeld, 741 McDonough st. Plan No. 1961.

HAVEMEYER ST, 53, interior alterations to 3-sty store and tenement; cost, $2,000; owner, Salvatore Di Pasquale, 33 Havemeyer st; architects, Cannella & Gallo, 60 Graham av. Plan No. 1970.

HENDRIX ST, 450, extension to 2-sty synagogue; cost, $1,500; owner, Chara Kisher Achim Anshe Sfard of E. N. Y., 509 Barbey st; architect, Louis F. Schillinger, 167 Van Sicien av. Plan No. 2009.

HOOPER ST, 194, interior alterations to 3-sty dwelling; cost, $300; owner, Saml. Engelman, 274 Broadway; architect, H. M. Entlich, 29 Montrose av. Plan No. 2075.

LIVINGSTON ST, 36-40, new elevators to 6-sty apartment; cost, $2,400; owner, Akron Bldg. Co., 505 5th av, Manhattan; architect, A. B. See Elec. Elev. Co., 220 Broadway, Manhattan. Plan No. 1945.

LYNCH ST, 227, interior alterations to 3-sty tenement; cost, $300; owner, Harris Josephson, on premises; architects, Caonella & Gallo, 60 Graham av. Plan No. 1947.

NEWELL ST, 199, concrete floor to 3-sty garage; cost, $300; owner, Leo P. Marx, on premises; architect, Jacob Fisher, 25 Av A, Manhattan. Plan No. 1914.

PULASKI ST, 50, plumbing to 4-sty dwelling; cost, $225; owner, J. Howard Ashfield, 526 Nostrand av; architect, Wm. Johnson, 365 Rutland rd. Plan No. 1935.

ROCKWELL PL, 2-6, interior alterations to 2-sty office; cost, $200; owner and architect, Edison Electric Illuminating Co., of Brooklyn, 360 Pearl st. Plan No. 2023.

SACKMAN ST, 546, extension to 2-sty tenement; cost, $500; owner, Max Dickstein, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 1937.

SACKMAN ST, 550, repair fire damage to 2-sty tenement; cost, $1,000; owner, Eta Rosen, 464 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1895.

SCHERMERHORN ST, 91-93, new elevators to 6-sty apartment; cost, $2,400; owner, Akron Bldg. Co., 505 5th av; Manhattan; architect, A. B. See Elec. Elev. Co., 220 Broadway, Manhattan. Plan No. 1946.

UNION ST, 649, interior and exterior alterations to 5-sty store and tenement; cost, $400; owner, John Carfarno, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2093.

WALLABOUT ST, 160, interior alterations to 3-sty dwelling; cost, $300; owner, Joseph Cardinale, 7 Goerck st, Manhattan; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1926.

NORTH 6TH ST, 167, interior alterations to 4-sty dwelling; cost, $1,500; owner, R. C. Church of St. Vincent de Paul, on premises; architect, Frank J. Helme, 190 Montague st. Plan No. 2070.

8TH ST, 848, interior alterations to 4-sty tenement; cost, $2,560; owner, Lowell Const. Co., 220 Broadway, Manhattan; architect, Robert T. Schaefer, 1526, Flatbush av. Plan No. 2086.

SOUTH 9TH ST, 236, interior alterations to 3-sty dwelling; cost, $500; owner, Hyman M. Rubin, on premises; architect, David Bleier, 545 East 139th st, Manhattan. Plan No. 2085.

SOUTH 10TH ST, 66, extension to 1-sty garage; cost, $300; owner, Chas. Kalling, 1455 Dean st; architect, Ignatius A. Crawford, 1095 Lorimer st. Plan No. 2047.

NORTH 12TH ST, 206, enlarge entrance to 2-sty stable; cost, $500; owner, Louis Leavitt, 454 Driggs av; architect, David Bleier, 545 East 139th st, N. Y. Plan No. 2015.

WEST 17TH ST, 2736, interior alterations to 2-sty hotel; cost, $200; owner, Michl. Amate, 302 9th av; architect, Rocco Mega, 2857 West 5th st. Plan No. 1944.

EAST 21ST ST, 311, move structure to 2-sty dwelling; cost, $600; owner, Wm. M. Strong, 526 Westminster rd; architect, Benj. F. Hudson, 319 9th st. Plan No. 1958.

WEST 32D ST, e s, 320 s Mermaid av, additional story to 2-sty dwelling, 2 families; cost, $1,700 owner, Gertrude M. O'Connell, Napanock, N. Y.; architect, Rocco Mega, 2857 West 5th st. Plan No. 1948.

60TH ST, 1029, move structure, 1-sty store; cost, $600; owner, Martin Anderson, 1033 60th st; architect, J. Sarsfield Kennedy, 157 Remsen st. Plan No. 1976.

62D ST, 1350, interior and exterior alterations to two 2-sty dwellings; cost, $2,000; owner, Carmine Festo, on premises; architect, Angelo Martire, 6005 14th av. Plan No. 2052.

84TH ST, 2219, plumbing to 2½-sty dwelling; cost, $170; owner, Jos Gatti, 320 Lafayette st, Manhattan; architect, Jas. A. Boyle, 371 Fulton st. Plan No. 1986.

90TH ST, 337, plumbing to 2-sty dwelling; cost, $235; owner, Chas. Johnson, 366 89th st; architect, Jos. A. Sley, 82 Battery av. Plan No. 1998.

ATLANTIC AV, 1906, extension to 3-sty factory; cost, $200; owner, Mrs. Lillie Meyer, on premises; architect, Edgar T. Howell, 31 Kane pl. Plan No. 1913.

BATH AV, 1931, extension to 3-sty assembly rooms; cost, $750; owner, Barnett Farber, 1931 Bath av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2058.

BELMONT AV, 538, extension to 2-sty dwelling; cost, $200; owner, Thos. Meridith, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 2014.

CARLTON AV, 452, extension to 3-sty dwelling; cost, $500; owner, Luigi Novellino, 642 President st; architects, Laspia & Salvati, 522 Grand st. Plan No. 2082.

FLATBUSH AV, 288, interior alterations and extension to three 2-sty stores and theatres; cost, $8,000; owner, St. Mark's Amusement Co., on premises; architects, Eisenla & Carlson, 16 Court st. Plan No. 2095.

GATES AV, 856, interior alterations to theatre; cost, $4,000; owner, Campbell Amusement Co., on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 1919.

GREENPOINT AV, 260, plumbing to 3-sty mill; cost, $265; owner, Empire City Co., on premises; architect, Wm. P. Sheehan, 200 Greenpoint av. Plan No. 2077.

KNICKERBOCKER AV, 407, interior alterations to 4-sty tenement; cost, $500; owner, Catherine Wieder, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2096.

MORGAN AV, 176, extension to 1-sty manufactory; cost, $1,200; owner, L. I. Wood Co., 11 Vandervoit av; architect, Wm. Werner, 194 Ridgewood av. Plan No. 2067.

MYRTLE AV, 1163, extension to 2-sty dwelling; cost, $1,00; owner, Alfred R. Miller, 1165 Myrtle av, architect, Richard C. Bock, 42 Berkley pl. Plan No. 2076.

MYRTLE AV, 53, store front to 3-sty store and dwelling; cost, $200; owner, Patron Realty Co., 16 Court st; architect, Jacob Fisher, 25 Av A, N. Y. Plan No. 2048.

NOSTRAND AV, 44, exterior and interior alterations to 4-sty storage; cost, $4,000; owner, Arabol Mfg. Co., premises; architects, Janes & Cordes, 124 West 45th st, N. Y. Plan No. 1898.

PITKIN AV, 1671, interior and exterior alterations to 3-sty theatre; cost, $500; owner, Sam Palley, 1685 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2062.

RUGBY RD, 198, extension to 2½-sty dwelling; cost, $600; owner, Julia N. MacDonald, on premises; architect, Geo. Hitchings, 391 Fulton st. Plan No. 1971.

SARATOGA AV, 407, extension to 4-sty tenement; cost, $600; owner, Ada S. Aaron, on premises; architect, Abraham Berres, 35 Nassau st, Manhattan. Plan No. 2071.

SNEDIKER AV, 319, extension to 2-sty dwelling; cost, $400; owner, Morris Goldstein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2059.

STONE AV, 369, store front to 5-sty store and tenement; cost, $900; owner, Wolf Bornzon, 45 East Broadway, Manhattan; architects, Farber & Markwitz, 189 Montague st. Plan No. 1896.

SURF AV, 3305, move 2-sty dwelling; cost, $1,500; owner, Mrs. Eliz F. Hart, Ocean Parkway and Av N; architect, Olaf B. Almbgren, 2329 Surf av. Plan No. 2054.

SUTTER AV, 512, lower 2-sty store and dwelling; cost, $600; owner, Morris Wiener, 117 West 110th st, Manhattan; architects, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 1936.

SUTTER AV, 679, extension to 3-sty store and tenement; cost, $500; owner, Morris Liberman, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 1942.

2D AV, 5802, extension to 3-sty store and dwelling; cost, $1,000; owner, Timothy A. Cronin, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2051.

3D AV, 3908, move 2-sty frame store and dwelling; cost, $600; owner, Peter Pendias, 3904 3d av; architect, same. Plan No. 1995.

13TH AV, 6424, interior alterations to 2-sty dwelling; cost, $1,000; owner, Frank Carbone, on premises; architect, Matthew W. Del Gaudio, 401 East Tremont av, Bronx. Plan No. 1922.

Queens.

COLLEGE POINT.—3d av, 216, interior alteration to office; cost, $100; owner, American Hard Rubber Co., premises. Plan No. 553.

COLLEGE POINT.—6th st, 508, interior alterations to dwelling; cost, $40; owner, M. F. Pauli, premises. Plan No. 548.

CORONA.—Shell rd, n s, 50 w Sycamore av, 2-sty frame extension, 18x12, rear 2-sty dwelling, tin roof; cost, $1,000; owner, W. F. Carroll, Shell rd, Corona. Plan No. 524.

CORONA.—Grand av, 16, new plumbing, store; cost, $200; owner, Chas. Schloos, 10th st, Elmhurst. Plan No. 561.

EVERGREEN.—Cypress av, e s, 280 s Cooper av, new plumbing in dwelling; cost, $50; owner, Mrs. J. Bennett, premises. Plan No. 523.

EVERGREEN.—Cypress av, s s, 30 e Cooper av, new plumbing in dwelling; cost, $65; owner, J. Brunges, premises. Plan No. 550.

FAR ROCKAWAY.—Nielson av, w s, 300 n State st, repair porch on dwelling; cost, $60; owner, O. Metzger, premises. Plan No. 530.

FAR ROCKAWAY.—Rue De St. Felix, w s, 360 s Sea Girt av, new plumbing and new porch on dwelling; cost, $800; owner, B. Jacobs, Hewletts, L. I. Plan No. 531.

FAR ROCKAWAY.—Rue De St. Felix, w s, 300 s Sea Girt av, new plumbing and interior alterations to dwelling; cost, $800; owner, B. Jacobs, Hewletts, L. I.; architect, J. H. Cornell, Far Rockaway. Plan No. 529.

FLUSHING.—Central av, e s, 121 s Sandford av, 2-sty bay window on dwelling; cost, $400; owner, Aubrey Weymouth, 130 Central av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 535.

FLUSHING.—23d st, w s, 80 s State st, new foundation to dwelling; cost, $200; owner, Holding & Dev. Co., 23d st, Flushing. Plan No. 536.

FLUSHING.—State st, s s, 50 w 13th st, erect new porch on dwelling; cost, $200; owner, Caeser Adelit, 435 State st, Flushing. Plan No. 522.

FLUSHING.—Maple av, n s, bet Jagger and Jamaica avs, interior alterations to dwelling; cost, $100; owner, W. C. Kane, premises. Plan No. 542.

FLUSHING.—Murray st, e s, 360 n Cypress av, new plumbing dwelling; cost, $40; owner, L. Russell, premises. Plan No. 562.

FLUSHING.—Delaware st, n s, 300 w Murray st, new plumbing, dwelling; cost, $50; owner, H. E. Langhorn, premises. Plan No. 573.

FLUSHING.—Farrington st, S, interior alterations to dwelling; cost, $15; owner, C. P. Williams, premises. Plan No. 574.

GLENDALE.—Welling st, n s, 123 e Northern Boulevard, repair stable after fire damage; cost $1,500; owner, Marino & Gigliano, premises. Plan No. 584.

GLENDALE.—Welling st, n s, 123 e Northern Boulevard, 1-sty frame extension, 16x33, side, milk house, tin roof; cost, $450; owner, Marino & Gigliano, premises; architect, M. M. Perlstein, 37 Fulton av, Middle Village. Plan No. 583.

GLENDALE.—Webster av, w s, 135 n Cooper av, new plumbing in dwelling; cost, $35; owner, J. N. Laubsher, premises. Plan No. 544.

JAMAICA.—Highland av, n s, 150 w Bergen av, 1-sty frame extension, 20x19, side 1-sty frame garage, tin roof; cost, $700; owner, R. W. Higbie, premises; architect, G. A. Stahl, Ozone Park. Plan No. 579.

JAMAICA.—Rockaway rd, 143, 1-sty frame extension, 8x8, rear dwelling; cost, $250; owner, P. Tevillo, premises. Plan No. 545.

JAMAICA.—Ray st, e s, 150 n Grove st, 2½-sty frame extension, 27x25, rear 2½-sty dwelling, tin roof; cost, $2,000; owner, Sarah Kaiser, 56 Ray st, Jamaica; architect, L. Dananchor, 370 Fulton st, Jamaica. Plan No. 546.

JAMAICA.—Rockaway rd, e s, 335 n e Smith st, repair dwelling after fire damage; cost, $250; owner, John Meegan, 99 Flushing av, Jamaica. Plan No. 538.

L. I. CITY.—Jamaica av, n w cor Academy st, 1-sty frame extension, 17x22, on side 2-sty dwelling, tin roof, interior alterations; cost, $1,000; owner, Herman C. Assendorf, 317 Jamaica av, L. I. City; architect, Edw. Linke, 575 Grant av, Brooklyn. Plan No. 526.

L. I. CITY.—Ely av, bet Wilbur & Payntar avs, install elevator in factory; cost, $500; owner, Grady Mfg. Co., 509 West 30th st, N. Y. C. Plan No. 541.

L. I. CITY.—Greenpoint av, 245, new plumbing in tenement; cost, $350; owner, Mrs. P. Powers, 7 Hulst st, L. I. City. Plan No. 547.

L. I. CITY.—Paynter av, 34, interior alterations to dwelling; cost, $250; owner, Frank Paladino, 1079 3d av, N. Y. C. Plan No. 575.

L. I. CITY.—Grand av, 468, electric sign on store; cost, $200; owner, Mathews Building Co., premises. Plan No. 572.

L. I. CITY.—Academy st, 152, repair shop; cost, $40; owner, J. J. O'Donnell, premises. Plan No. 560.

L. I. CITY.—15th av, e s, 500 s Wilson av, gas piping, dwelling; cost, $15; owner, J. Flynn, premises. Plan No. 586.

L. I. CITY.—Franklin st, 37, gas piping, dwelling; cost, $10; owner, Mrs. Tiel, premises. Plan No. 582.

MASPETH.—Linden st, S, gas piping, dwelling; cost, $10; owner, Jos. Katzlick, premises. Plan No. 563.

MASPETH.—Flushing av, n e cor Creek st, interior alterations to electric sub-station; cost, $2,000; owner, N. Y. & Queens Electric Co., 444 Jackson av, L. I. City. Plan No. 581.

MASPETH.—Perry av, s s, 75 w Hamilton pl, erect porch on dwelling; cost, $75; owner, Wm. Miller, premises. Plan No. 527.

MASPETH.—Hull av, w s, 25 e Elmweir av, erect new stoop on dwelling; cost, $25; owner, Louise Mielker, premises. Plan No. 521.

MASPETH.—Madison av, e s, 40 s Calmis rd, 2-sty frame extension, 24x15, rear 2-sty dwelling, tin roof; cost, $1,300; owner, M. Halsey, 114 Metropolitan av, Maspeth; architects, Edw. Rose & Son, Elmhurst. Plan No. 552.

METROPOLITAN.—Grandview av, n s, 360 e Metropolitan av, 1-sty frame extension on side stable; cost, $10; owner, Aug. Baner, 355 Highland Boulevard, Ridgewood. Plan No. 537.

MORRIS PARK.—Beaufort st, s s, 21 w Sherman st, new plumbing in dwelling; cost, $50; owner, L. Smith, premises. Plan No. 556.

MORRIS PARK.—Ward st, w s, 40 s Beaufort st, new plumbing in dwelling; cost, $50; owner, J. Taunstrom, premises. Plan No. 557.

MORRIS PARK.—Beaufort st, s s, 75 w Ward st, new plumbing in dwelling; cost, $50; owner, J. Taunstrom, premises. Plan No. 558.

MORRIS PARK.—Beaufort st, w s, 200 s Curtis av, new plumbing, dwelling; cost, $50; owner, N. Rideaux, premises. Plan No. 559.

NORTH BEACH.—Old Bowery rd, s e cor Clifton av, new plumbing in rink; cost, $100; owner, Geo. Bonhag, premises. Plan No. 539.

OZONE PARK.—Curtis av, w s, 130 s Broadway, new plumbing in dwelling; cost, $250; owner, H. B. Silverthorn, premises. Plan No. 554.

OZONE PARK.—McCormack av, w s, 200 n Liberty av, new plumbing in dwelling; cost, $25; owner, N. Knovas, premises. Plan No. 549.

OZONE PARK.—Freedom av, w s, 140 n Kimball st, new plumbing in dwelling; cost, $50; owner, J. Stoek, premises. Plan No. 550.

QUEENS.—Fulton st, n w cor Vogel st, 1-sty frame extension, 11x10, rear 2½-sty frame dwelling, new plumbing, tin roof; cost, $600; owner, Benj. Berger, premises. Plan No. 585.

RICHMOND HILL.—Jefferson st, e s, 80 s Atlantic av, new plumbing, dwelling; cost, $60; owner, L. Fugler, premises. Plan No. 577.

RICHMOND HILL.—Grove st, e s, 219 s Chichester av, new plumbing in dwelling; cost, $100; owner, John Fick, premises. Plan No. 576.

RICHMOND HILL.—Jamaica av, n s, 120 e Lefferts av, new plumbing in dwelling; cost, $300; owner, Henry Rush, premises. Plan Nos. 568-69-70-71.

RICHMOND HILL.—Jerome av, n e cor Lefferts av, new plumbing, four dwellings; cost, $300; owner, J. Stiermann, premises. Plan Nos. 564-65-66-67.

RICHMOND HILL.—Chichester av, n s, 70 e Chestnut st, new plumbing in dwelling; cost, $50; owner, F. Straub, premises. Plan No. 555.

RICHMOND HILL.—Walnut st, w s, 240 s Kimball av, new plumbing, dwelling; cost, $50; owner, J. J. Crosby, premises. Plan No. 533.

RICHMOND HILL.—Chestnut st, e s, 230 n Jerome av, new plumbing, dwelling; cost, $50; owner, G. J. Beck, premises. Plan No. 534.

RICHMOND HILL.—Chestnut st, w s, 200 s Atlantic av, 2-sty frame extension, 18x6, rear 2-sty frame dwelling, tin roof, interior alterations; cost, $300; owner, W. Shannon, premises. Plan No. 532.

Plans Filed, Queens, Continued.

RICHMOND HILL.—Chestnut st, w s, 200 s Chichester av, new plumbing, dwelling; cost, $50; owner, C. J. Stoll, premises. Plan No. 528.

RIDGEWOOD.—Myrtle av, 1831, electric sign on store; cost, $200; owner, B. Hessner, 162 Suydam st, Brooklyn. Plan No. 545.

RIDGEWOOD.—Butler st, 51, 2-sty brick extension, 22x29, rear 2-sty dwelling, tin roof, interior alterations; cost, $3,500; owner, Mrs. K. Vandervegt, 2328 Linden st, Evergreen; architect, C. W. Vandervegt, same address. Plan No. 551.

ROCKAWAY BEACH.—Boulevard, 353, electric sign on store; cost, $100; owner, Geo. E. Lambert, premises. Plan No. 525.

WHITESTONE.—18th st, n s, 50 e S av, gas in dwelling; cost, $6; owner, A. C. Dare, premises. Plan No. 578.

WOODHAVEN.—Atlantic st and Jamaica av, install new elevator in factory; no cost given; owners, Lance & Grosjean Co., premises. Plan No. 520.

Richmond.

JERSEY ST, w s, 475 n Brighton av, New Brighton, temporary scaffold to frame synagogue; cost, $50; owner, Synagogue, New Brighton; builder, P. Fiore, New Brighton. Plan No. 79.

VAN DUZER ST, w s, 75 n Hannah st, Stapleton, masonry, partitions to frame dwelling; cost, $250; owner and builder, Michael Di Martino, Stapleton. Plan No. 77.

5TH ST, n s, 125 w Ocean av, 205, New Dorp, new piazza to frame dwelling; cost, $150; owner and builder, Emil Peterson, New Dorp. Plan No. 82.

CASTLETON & DAVIS AVS, n w cor, New Brighton, masonry, steel, galvanized iron, etc., to brick church and parish house; cost, $4,000; owner, St. Mary's Church, New Brighton; architects, Jardin, Hill & Murdock, 3 West 29th st, N. Y. C. Plan No. 75.

LINCOLN AV, e s, cor 3d st, Midland Beach, 1-sty extension and new roof to frame dwelling; cost, $400; owner and builder, Aug. Alverson, Midland Beach. Plan No. 81.

PROSPECT AV, w s, 510 s Four Corners rd, Dongan Hills, masonry, stud partition, etc., to frame wagon shed; cost, $1,500; owner, Richmond Co. Country Club, Dongan Hills; architect and builder, Westinghouse, Church, Kerr & Co., 37 Wall st, N. Y. C. Plan No. 83.

RICHMOND AV, e s, 50 s Church st, Port Richmond, masonry and new partitions to brick store; cost, $1,600; owner, John Watters, Port Richmond; architect and builder, O. H. Lee, Port Richmond. Plan No. 78.

RICHMOND AV & RICHMOND TERRACE, s w cor, Port Richmond, new stairs to frame hotel; cost, $350; owner, Aug. Weblein, Milwaukee, Wis.; builder, W. F. Behler, Port Richmond. Plan No. 80.

SHORE AV, s w cor Private rd, Princess Bay, masonry and concrete to frame foundry; cost, $500; owner and builder, S. S. White Dental Mfg. Co., Princess Bay. Plan No. 74.

SEASIDE BOULEVARD, 350 e Ocean av, Arrochar, repair porch and new roof to frame dwelling; cost, $150; owner and builder, Lambert O'Neill, Arrochar. Plan No. 76.

WATER FRONT, 1200 n New Creek, South Beach, new addition to frame bungalow; cost, $100; owner, F. Morehead, 405 1st st, Hoboken; builder, Edmund Knag, 753 Tinton av, N. Y. City. Plan No. 84.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending April 4. The location is given, but not the owner's address:

JERSEY CITY.—Woodward Realty Co., 207 and 211 Woodward st, twn 3-sty brick, $28,000; Tobias Grassmann, 3590 Boulevard, 3-sty frame, $7,000; Anna L. Adam, 3219 Boulevard, 3-sty brick, $10,000.

KEARNY.—Joseph Kamezis, 111 Schuyler av, 2-sty frame, $4,000.

NEWARK.—Frank Chiusiano, 216-218 Bloomfield av, 4-sty brick, $24,000; W. Frank Hopping, 28-30 Broad st, 4-sty brick, $28,000; John F. Dey, 257 Lake st, 4-sty brick, $16,000; Nathan Shapiro, 179 Avon av, 3-sty frame alteration, $300; Harry Feldman, 136-138 Spruce st, two 3-sty frame alterations, $1,000; Girardo Ruglio, 6 Stone st, 4-sty brick, $14,000.

ELIZABETH.—Vincenzo Manetta, 802 3d av, 3-sty brick, $9,000.

ATLANTIC CITY.—James T. Bew, south side South Carolina av, 75 ft. east of Pacific av, 5-sty brick, $45,000.

WEST NEW YORK.—Joseph Syfel, northeast corner Jackson and 15th sts, 4-sty brick, $30,000.

IRVINGTON.—Baczyl Slobodinak, 587 Grove st, 3-sty frame, $8,000; Louis Karasik, 418 Grove st, 3-sty frame, $9,000.

WEST HOBOKEN.—Achille Ermeti, 127-129 Clinton av, 5-sty brick, $20,000; Emilio Viotto, 613 Hague st, 3-sty brick, $8,000.

NORTH BERGEN.—National Building Co., west side Paterson Plank rd, north of Traphagen st, 4-sty brick, $12,000.

PASSAIC.—Pink & Pashman, northeast corner Gregory av and Park pl, two 4-sty brick, $50,000.

APARTMENTS, FLATS AND TENEMENTS.

PLAINFIELD, N. J.—E. H. Schneider, 284 Broad st, Elizabeth, N. J., is preparing plans for three stores and flats of cement block and frame construction, 44x80 ft, at the corner of 4th st and Plainfield av, for the Bloom Contracting Co., Plainfield, N. J., owner. Cost, about $10,000.

ELIZABETH, N. J.—Oakley & Son, 280 North Broad st, owners and architects, have completed plans for a 3-sty brick apartment, 88x40 ft, on Fairmount av, between Newark av and North Broad st, to cost about $20,000. Bids will be called about April 18.

DWELLINGS.

ENGLEWOOD, N. J.—Hays & Hoadley, 2010 Broadway, Manhattan, are preparing plans and will take bids about April 22 for a 2½-sty frame residence, 50x33 ft., on Linden av for P. H. Keefer, this place. Cost, about $12,000.

RAHWAY, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, N. J., is preparing plans for a 2½-sty frame residence for Felix Seeler, 43 Bryant Terrace, owner. Cost, about $6,000.

ELIZABETH, N. J.—E. H. Schmeider, 276 North Market st, is preparing plans for a 2½-sty frame residence in Fulton st, for Forman Bros., care of architect, owner. Cost, about $4,000.

MONTCLAIR, N. J.—Messenger Fisher, 483 Bloomfield av, is preparing sketches for a 2½-sty frame residence, 38x31 ft, to cost about $8,000. Owner's name for the present withheld.

HOSPITALS AND ASYLUMS.

MORRISTOWN, N. J.—A. S. Pierson, Trust Co. Building, is preparing plans for a 1-sty brick laundry building, 28x60 ft., at the Tuberculosis Hospital for the Board of Chosen Freeholders of Morris County, J. White, clerk, H. Pruden, chairman of building committee, Mt. Kemble av. Cost, about $11,000.

SCHOOLS AND COLLEGES.

DENVILLE, N. J.—The Board of Education of Denville contemplates the erection of a $12,000 public school here, for which competitive sketches have been received.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, is preparing plans for a 3-sty brick and terra cotta school at 60-62 Morton st for the Talmud Torah Association. Cost, about $35,000.

MONTCLAIR, N. J.—Starrett & Van Vleck, Everett Building, Manhattan, will have plans ready about April 15, for the 3-sty brick high school on Midland av, Park av and Chestnut st, for the Board of Education of Montclair, Arthur C. Harris, president. Cost, about $500,000.

HANOVER, N. J.—Armstrong & De Gelleke, 122 East 25th st, Manhattan, have been commissioned to prepare plans for a 1-sty hollow tile and stucco school for the Board of Education to cost about $6,500.

WHIPPANY, N. J.—A. S. Pierson, Trust Co. Building, Morristown, N. J., has been commissioned to prepare plans for an addition to the public school to cost about $8,500. J. C. Layer, president Board of Education.

JERSEY CITY, N. J.—The Board of Education of Jersey City, Oliver Blanchard, 37 Clinton av, C. Fred Ege, secretary, City Hall, has recommended to the Board of Estimate, 277 Broadway, Manhattan, an appropriation of $1,795,000 for purchasing property for new schools and alterations to school buildings here. John T. Rowland, 98 Sip av, Jersey City, supervising architect.

JERSEY CITY, N. J.—J. T. Rowland, Jr., 98 Sip av, has nearly completed plans for the 3-sty brick school, No. 5, in Merseles st, between 3d and 4th sts, for the Board of Education. Cost, about $225,000. Bids will be taken before summer.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Dunn Bros., Firemen's Building, Newark, are preparing plans for a store and office building, 100x82 ft, at 20-28 Clinton st, for E. P. Earle, manufacturer and importer, 165 Broadway, Manhattan. Cost, between $150,000 and $200,000.

Other Cities.

HALLS AND CLUBS.

UTICA, N. Y.—Competitive sketches are being prepared for a brick and stone clubhouse at the corner of Charlotte and Mary sts, for the Utica Lodge, 33, B. P. O. E., George W. Cammell, chairman of building committee. Cost, about $50,000. Those competing include: Linn Kinne, John Hobbes and Agne, Rushmer & Jennison, all of Utica.

HOTELS.

UTICA, N. Y.—Linn Kinne, 97 Utica City National Bank Building, Utica, is preparing plans for an 8-sty brick and stone annex to the hotel northwest corner of Elizabeth and Burnet sts, for William M. Martin, 233 Bleecker st, owner. Cost, about $100,000.

MUNICIPAL WORK.

HERKIMER, N. Y.—A. W. Wilbur, City Hall, village engineer, has completed plans for a sewerage disposal plant and sewers in Washington st near the Mohawk River, for the Village of Herkimer. E. W. Sluyter, Municipal Commissioner, Tawney & Wood, Main st, consulting engineers. Bids will be taken about June 1. Cost, about $30,000.

PUBLIC BUILDINGS.

WALDEN, N. Y.—The U. S. Government contemplates the erection of a post office building at the southeast corner of Maple st and Orange av, plans for which will be prepared by Oscar Wenderoth, Treasury Department, Washington, D. C. Cost, about $60,000.

SCHOOLS AND COLLEGES.

PORT JERVIS, N. Y.—George Streeter, 31 East 27th st, Manhattan, has nearly completed plans for a 2 or 3-sty brick parochial school in Hammond st, between Fowler and Sussex sts, for St. Mary's Church, Rev. Edward F. Leonard, 46 Ball st. Cost, about $20,000.

GOUVERNEUR, N. Y.—William T. Towner, 320 5th av, N. Y. C., is preparing plans for a frame addition to the West Side School, 30x58 ft, for the Village of Gouverneur Board of Education, James Dolan, president. Cost, about $10,000.

GOUVERNEUR, N. Y.—William T. Towner, 320 5th av, N. Y. C., is preparing palns for a 2-sty brick high school, 68x124 ft, for the Village of Gouverneur, Board of Education, Jenny Doane, this place, donor. Bids will be called about April 10. Cost, about $80,000.

STORES, OFFICES AND LOFTS.

UTICA, N. Y.—Agne, Rushmer & Jennison, 209 Arcade Building, have nearly completed plans for a 2-sty brick and marble office building, 40x80 ft, in Washington st, for the Consolidated Water Co., 234 Genesee st, owner, Richard U. Sherman, president. Architects will take bids about April 15. Cost, about $20,000.

MISCELLANEOUS.

ALBANY, N. Y.—Arnold W. Brunner, 101 Park av, N. Y. C., is preparing plans for a brick, steel and stone pier, freight shed and office building at the foot of State st, for the Hudson Navigation Co., Pier 32, North River, John W. McKinnon, president. Cost, about $100,000.

PERSONAL AND TRADE NOTES.

JOHN H. DUNCAN, architect, will move his offices to 347 5th av.

GEORGE KEISTER, architect, has moved his offices from 12 West 31st st to 56 West 45th st.

J. G. GLOVER, architect and engineer, has moved his offices from the Woolworth Building, Manhattan, to 222 Navy st, Brooklyn.

FREDERICK FATZLER CO., general contracting, formerly of 120 Market st, Newark, has removed to 810 Broad st, Newark.

CORK & ZICHA, marble workers, 325 East 94th st, will shortly move to their new factory at Vernon and Graham avs, Long Island City.

WALTER P. PLUMMER, of the Pearson & Sons Contracting Co., will soon leave for an extended trip to Brazil in the interests of his firm.

ALBERT P. NUCCIARONE, architect, 43 Minton pl, Orange, N. J., desires catalogues and samples from manufacturers interested in the building trades.

ASBESTOS PROTECTED METAL CO., Beaver Falls, Pa., has moved its New York office to 52 Broadway. P. M. Stewart, district manager, in charge.

CHARLES LONG AND CHARLES McVEAN have formed a partnership to do a general contracting business and have opened offices at Le Roy, N. Y.

H. O. CHUTE, 197 Pearl st, has been appointed New York agent for the Swenson Evaporator Co., Chicago, handling the entire line of general and special equipment.

BANG & FITZ RANDOLPH, builders, 1328 Broadway, have purchased the business of F. W. Silcock, Tuxedo, N. Y., and will open a branch office in Tuxedo.

W. W. BEATTY, architect, 55 Broadway, formerly a member of the firm of Beatty & Stone, architects, has discontinued his practice and will retire from the profession.

JASPER BAYNE CO., mill supplies, 23-27 Sullivan st, Manhattan, has been appointed sole agents for New York and New Jersey for A. M. Byers Co., manufacturers of wrought iron pipe.

LURZ & SANDHOPE, architects and builders, formerly located at Elmhurst, L. I., have opened offices at 58 Main st, Hempstead, L. I., where they will conduct a general architectural practice.

NEW YORK ARCHITECTURAL SCHOOL, 175 East Broadway, N. Y. C., desires to receive from manufacturers, samples and catalogues of materials used in the building trades for use in classwork.

OTTO M. EIDLITZ, builder, gave testimony this week before the U. S. Commission on industrial relations. He favored strong organizations, both for employers and journeymen, as, he said, they make for peace.

FREDERICK SQUIRES, architect, 27 East 22d st, has discontinued his New York office and practice and will move to Zanesville, Ohio, where he will continue the business of his brother, who recently died.

RING, CLEAVES, GRAHAM CO., architectural engineers, have opened offices at 280 Broad st, Elizabeth, N. J., where they will conduct a general engineering and contracting business. The office will be in charge of W. C. Ring.

MICHAEL MULVERY, for the last five years connected with the Geo. A. Just Company, has resigned to enter the employ of the Phoenix Iron Co. Mr. Mulvery will go to Panama, where he will have charge of the company's branch office.

SHANNON MFG. CO., makers of Chicago clothes dryers and domestic laundry equipment, has moved its offices, showrooms and factory to larger quarters at 150-154 West 22d st. A. E. Morford, for years general sales manager, has been elected president of the company, and George P. Goodman, secretary.

ROBERT D. KOHN, president of the New York Chapter, American Institute of Architects, will address the graduates and friends of the Mechanics' Institute at the closing exercises of the school department. These exercises will be held at the Engineering Societies Building, 25 West 39th st, Thursday, April 16, at 8.15 P. M.

GEORGE A. TAEER, consulting professor of water and sewage disposal in the Polytechnic Institute of Brooklyn, and for the past twelve years connected with the Board of Water Supply of New York City, has become a member of the engineering staff of the office of Nicholas S. Hill, Jr., consulting engineer, 100 William st.

THE MACDONALD bill, designating Lewis F. Pilcher, of the firm of Pilcher & Trachan, architects, 109 Lexington av, N. Y. C. as State architect for a term of six years at an annual salary of $10,000, was signed by Gov. Glynn Saturday, March 4. The bill was passed by both houses without a dissenting vote.

THE SIXTH ANNUAL CONFERENCE ON CITY PLANNING will be held at Toronto on May 25-27. The conference is divided into seven sessions, and speeches will be made by Frederick L. Olmsted, Andrew Wright Crawford, J. V. Davies, John A. McCollum, Lawrence Veiller, R. S. Gourlay and Henry V. Hubbard. Registration will be held at the conference headquarters, Hotel King Edward, noon, May 25, following which will be made a tour of inspection of the city and harbor.

OBITUARY

PATRICK E. M'CORMICK, general contractor, died suddenly at his home in South Orange, N. J., Tuesday, April 7. He was born in Ireland sixty years ago.

DAVID FORCE REED, retired general contractor, died at the Home for Aged Men and Couples, 745 Classon av, Brooklyn, Friday, April 3, at the age of seventy-seven years.

DAVID R. LOSEY, landscape engineer and contractor, died Tuesday, March 31, at his home, 38 Morris street, Morristown, N. J. Mr. Losey was seventy-two years of age and a veteran of the Civil War. As a landscape contractor, he laid out a number of large estates in the vicinity of Morristown.

JAMES J. LYONS, general contractor, 482 Van Buren street, Brooklyn, died Thursday, April 2, in St. Catherine's Hospital. Mr. Lyons was fifty-five years of age and prior to entering the contracting field on his own account, spent fifteen years as foreman for the P. J. Carlin Construction Co. He is survived by his widow, three sons and three daughters.

JOHN D. BALDWIN, president of the Baldwin Lumber Co., Jersey City, died at his home in Hackensack, N. J., Wednesday, April 8. He was sixty-three years of age and had been engaged in the lumber business for many years. Mr. Baldwin was an active member of the Oritani Field Club and the Hackensack Lodge of Elks. He is survived by his widow, one son and one daughter.

JOHN McNAMEE, formerly a member of the firm of Crawford & McNamee, general contractors, who built sections of the subways of the city, died at his home, 237 Jefferson avenue, Brooklyn, Tuesday, April 7. He was born in Brooklyn in 1842 and had been a member of the Board of Education in Brooklyn for twenty-one years. Mr. McNamee retired from the contracting business in 1909, but continued his interests in other lines, being president of the Eagle Warehouse & Storage Co., a trustee of the Kings County Trust Co., and a director in the Brevoort Savings Bank, National Water Meter Co. and other corporations. He is survived by his widow, a son and a daughter.

GEORGE W. ROGERS, a general contractor, died at his home 518 North Broad street, Elizabeth, N. J., Friday, April 3. Mr. Rogers was born in New York City and was the senior member of the firm of George W. Rogers & Co., 20 Broadway, Manhattan. The firm do a general contracting business, particularly heavy foundation, dock and terminal construction. The firm erected the Lehigh Valley R. R. terminal in Jersey City and docks for the New York Central, Erie and other railroad companies. Mr. Rogers was a member of Union League, Engineers and Whitehall Clubs, the Museum of Natural History and the Navy League of Washington. He is survived by his widow.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July and August.

NATIONAL PIPE & SUPPLIES ASSOCIATION will hold its annual convention April 20-21 at the Hotel Biltmore, N. Y. C. The sessions will be held in the music room on the second floor of the hotel.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

MASTER BUILDERS' ASSOCIATION of New Jersey will hold its annual convention in Orange, N. J., April 23, 1914. V. P. Christofferson, Perth Amboy, N. J., secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m.

BROOKLYN ENGINEERS' CLUB will hold its fourth annual exhibition of engineering materials and processes at the club house, 117 Remsen st, Brooklyn, April 15-22. Many of the latest inventions applying directly to the engineering profession will be displayed. The exhibition is open to the public without charge.

AMERICAN INSTITUTE OF ELECTRICAL Engineers will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

THE SIXTEENTH ANNUAL DINNER of the Brooklyn League will be held at Masonic Temple, Brooklyn, Friday evening, May 15. Hon. William Jennings Bryan will be the principal speaker of the evening.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS will hold its midsummer convention July 3 and July 4 at Brighton Beach, Brooklyn. July 3 will be devoted to papers and discussions of general engineering construction and Saturday, July 4, will be devoted to papers and discussions on "Best Roads."

ILLUMINATING ENGINEERING SOCIETY (Chicago section) held a meeting in the Western Society of Engineers auditorium, Chicago, Wednesday, April 7. Papers were read by Thomas S. Stevens, of Santa Fe; Dr. Nelson M. Black, of Milwaukee, and Dr. H. P. Gage, of Corning, N. Y.

RECENT INCORPORATIONS.

CHELSEA CRESIT CO. is a $100,000 corporation chartered, with offices in Manhattan, to do a realty and construction business. The directors are Isidor and Ida Blumenkrohn, both of 790 Riverside Drive, and Abraham L. Taylor, 755 Jennings st. The attorney is Lewis S. Marx, 128 Broadway.

THE FORD PULLEY & HARDWARE CO. has been incorporated with a capitalization of $10,000, with offices in Manhattan, to manufacture and deal in pulleys, apparatus, hardware, etc., and construction material. The papers were filed by L. D. Ford, Albert Cole, E. P. Rowland, all of 241 West 20th st, and three others, as directors. J. Walz, 271 West 125th st, is the company's attorney.

TRADE LITERATURE

Mechanical Pioneer Specialists.

Though specialization in manufacturing is generally believed to be of recent origin, it found application with the pioneers in the mechanical field in the United States. It is found recorded in Harper's Encyclopedia of United States History that in 1643, two hundred and seventy years ago, General Robert Sedgwick with John Winthrop, Jr., established the first furnace and ironworks in America, at Lynn, Mass.

For ten generations, except when called to the defense of their country in the Colonial and Revolutionary wars, the Sedgwicks have continued in the craft, manufacturing from metal and wood machines and mechanical devices which have contributed largely to the wonderful progress of the United States, handing down from father to son the skill and experience accumulated during more than two and a half centuries of specialized effort.

In 1844, Charles Henry Sedgwick, the seventh direct descendent of General Robert Sedgwick, brought the business to Poughkeepsie, N. Y., its present location. Some years later, Alonzo Sedgwick, son of Charles Henry Sedgwick, associated with Justus Ingersoll Wakelee, erected a new plant and concentrated their united energies on the manufacture of hand power elevators and dumbwaiters with which they have been nationally identified ever since.

An attractive catalogue of absorbing interest has just been published by the Sedgwick Machine Works. It is interesting because of its historic value, and shows the wonderful progress made in the mechanical field, and particularly the development in hand power elevator and dumbwaited manufacture and adaptability. This booklet will be sent upon request.

To Rehabilitate Metal Products Co.

President Turner of the United Metal Products Company, in his annual report to stockholders, gives assurances that it will be only a short time when advances may be resumed on the preferred stock. The company is said to be making satisfactory progress in the rehabilitation of its credit and business and further progress is indicated in a plan which the president has in mind for scaling down the capitalization of the company by a reduction in the $5,000,000 common stock. Speaking of this plan Mr. Turner says that he suggests that when the proper time comes the common stock will be reduced to such an extent that the good will account may in a large measure be eliminated. The capital account of the company shows that "good will" has been capitalized at $3,813,365. The common stock outstanding is $5,000,000, which is owned to a great extent by interests identified with the Assets Realization Company. The entire amount charged to the good will account, including organization expenses and patents, totals $4,543,274. The income account for the year shows net profits of only $33,659, before considering losses on contracts aggregating $63,000.

Boycotts and the Labor Struggle.

In view of the recent decision of the courts in the Danbury Hatters' case, and the consequent concerted action which is being taken to amend the Sherman Anti-Trust act so as to exempt trade unions from liability from damages in boycotting cases, the volume on "Boycotts and the Labor Struggle", written by Harry W. Laidler, a member of the New York bar, and published by John Lane Company, New York, is just now of special interest to all employers of labor. The author deals exhaustively with both the economic and legal aspects. The book contains an introduction by Prof. Henry R. Seager, professor of the trust problem and the labor problem at Columbia Universty.

Mr. Laidler traces the interesting origin of boycotting; describes its employment in America, both by traders, employers and working men; examines the present status of the common and statute laws, both on trade and labor boycotts; sets forth with impartiality arguments for and against the legality of boycotting; presents a cross-section of the labor struggle, showing what weapons are used in labor disputes, both by workingmen and employers, and describes all of the trade and labor boycott cases and other conspiracy cases decided by the federal courts and higher state courts.

New Ceresit Booklet.

The Ceresit Waterproofing Company, of Chicago, Ill., has issued an interesting booklet entitled "Waterproofing for Concrete Houses." The use of cement stucco and the necessity for safeguarding against dampness has been dwelt upon exhaustively.

The Building Height Problem.

Electus D. Litchfield, architect, who was named eight years ago by the Board of Aldermen as a member of a commission of experts to revise the Building Code, and who was chairman of the special committee having in charge the particular work of the limiting of height and area, believes the solution of the heights of buildings problem is a matter of trial and error and slow growth.

"Many of the earlier structures were designed by men who were not masters of their profession," he told the members of the Brooklyn Municipal Club, "and even the leaders in architecture found the successful treatment of these towering structures for the time beyond them. Moreover, to the man in the street, these tremendous constructions seemed unsafe in the extreme, and so many of the American cities passed restrictive ordinances prohibiting the erection of any buildings beyond a comparatively moderate limit of height. Boston, Washington, Indianapolis and other cities were among the number.

"Fortunately no such law was passed by the City of New York. Of itself, there is nothing evil in the high building. It is only when it is improperly designed that it is bad, esthetically, structurally or from other points of view.

"Take away the towers of New York, from the now modest Giralda of Madison Square to the towering shapes of the Metropolitan and Singer towers, and the splendid bulks of the Candler Building, the Liberty Tower, and the Bankers Trust, and much of the outward evidence of the glory of New York would disappear."

Mr. Litchfield, however, commended the work of the members of the Heights of Building Commission, saying that the legislation they have recommended is fraught with great good to the people of the city.

BUILDING MATERIALS AND SUPPLIES

LOWERING OF LOCAL INTEREST RATES MAKES MONEY EASIER AND BUILDERS HOPE FOR BETTER BUILDING CONDITIONS.

Brick Buying Much Better — The New Market Bill Passes—Inquiry Strengthening

TRANSACTIONS on the Building Material Exchange this week were barely above the sluggish levels reported during the last three months, but distributors reported a firmer inquiry for summer deliveries. Plan filings in the various boroughs reflected the improvement in the money market to some extent,

Buyers of building materials coming into the market between now and July first will find price and supply conditions ample for their needs, but those who expect to defer action until later in the year on plans already filled may look for terms far stiffer than those that may be obtained now. In the first place, the western Portland cement manufacturers have advanced the price of their commodity again. The reason Lehigh Valley producers have not followed suit is because of the stagnant condition of the building and general construction market here, but local agents freely predict that if the money situation continues to ease and building construction goes ahead, there will be no good reason why eastern manufacturers should not enjoy the higher mill price levels that the western interests are now commanding.

Steel and common brick seem destined, on the other hand, to remain at or near the present levels for the present Competition in these two lines is still keen, and demand is light Lumber prices show little or no fluctuation, but there is a short supply both here in the distributing market and at the producing centers. Wholesalers say that there never was such a favorable time for dealers to stock heavily, but the dealers say they have no inclination to speculate with plan-filling as sluggish as it has been of late. This makes the consumers subject to the slightest fluctuation in prices. Window glass may be expected to run to higher levels at almost any time, and the same is true of linseed oil. Paints are beginning to stiffen owing to the upward movements of white lead and oil.

Material men were interested in the passage of the bill at Albany empowering the city to erect markets, the first to go up being the Gansevoort, Manhattan; Harlem River Market, The Bronx; Wallabout Market, Brooklyn; St. George Market, Richmond, and another at Greenpoint, Brooklyn, or Long Island City. The members of the commission are Mayor Mitchel, President McAneny of the Board of Aldermen and the President of the Borough of The Bronx, Douglas Mathewson.

If the money market is accorded the same assistance from the government treasury as was given during the stress of last fall, namely the deposits of public funds in the banks of the agricultural sections of the country during the crop moving periods, lenders of building money at present foresee no reason why the present lowering tendency of interest rates should not continue and construction work resume its normal gait. It was pointed out that call money is being held at 1¾ per cent as a minimum, with the banks showing no disposition to compete by offering lower figures. Meanwhile time money on maturities extending into the new year is available at 3½ and 4 per cent. The Stock Exchange demand for funds is unusually light, and the mercantile and industrial requirements are also much below normal. This is a condition that usually follows trade reaction and is, furthermore, a condition that remains until the prices of iron, steel and other important products decline to attractive prices and encourage the renewed use of funds for building as well as other uses.

The price of building commodities is practically at bed rock now, therefore, if precedents count for anything at all in the present situation, the lowering of the rates of money here in the east cannot help but forecast an improvement.

CRUSHED STONE.

Quarries Have Resumed Operations—Demand Strengthening.

THERE are indications in the crushed stone market that the demand for both traprock and bluestone will be such in the near future as to tax the capacities of the crushing plants. The requirements of the subway and other large engineering works in this vicinity keep this department busy, and any marked improvement in building construction will result in a sharp stiffening of prices. There has been no change in quotations.

HARDWARE.

Wholesale Market Feels Spring Activity in the Suburbs.

HARDWARE distributors report a slightly improved market for ordinary building grades of hardware. The volume, however, is not sufficiently great to indicate any unusual building conditions and is mostly confined to dealers replenishing of stock. Building orders for New York City show little improvement except in outlying territories, but inquiry for big building equipment has shown a slight gain.

Wire nail trade is fair, but far below what it should be for this month. Prices quoted this week were $1.85 to $1.90 per keg base. Cut nail prices are being well maintained on the basis of $1.85 per keg out of store.

IRON BUSINESS HOLDING OFF.

Pig Market Is Active in Consumption, But Replenishing Is Restricted.

WHILE the reports of the steel requirements for the Metropolitan district show little if any change for the better, strengthening indications are to be found in the pig iron market. The consumption of pig iron, according to dealers, continues in large volume and the mill production has not abated to any extent, but there is almost entire absence of buying. Equipment interests such as fire-escapes, radiators and pump manufacturers apparently are holding off until such time as they can get a better line upon the fall requirements. Deliveries over the second quarter are reported to be still running actively but third quarter business is still confined to inquiry so far. Prices current for shipment over the second quarter for 1914 are 15.25c. and 15.75c. for No. X foundry northern; 14.70c. and 15.25c. for No. 2 X foundry northern; 14.25c. and 14.75c. for No. 2 plain foundry; 15.25c. and 15.50c. for No. 1 foundry southern and 13.75c. and 14c. for grey forge.

The output of blast furnaces last month was 2,341,551 tons, a gain of 452,944 tons, compared with February. The steel works, or non-merchant furnaces, which make pig iron for their own use, relighted 16 stacks in March and made the larger gain. The gain of 13 stacks was achieved by the end of March over February.

The significance of this rather contradictory condition of affairs in the pig iron market is interpreted as indicating continued conservatism pending the settlement of legislative issues that are now generally affecting the general freedom of business. In the meantime, however, there is a decided shortening in reserve stocks at manufacturing centres which would seem to indicate that simultaneous with any general improvement in building conditions, should be a favorable reaction in the steel and other basic building material departments.

STRUCTURAL STEEL.

Contracts Continue Light With Subway Contracts Predominating.

STRUCTURAL steel contracts for the week were practically negligible. Most of the business was in 300 to 500 ton quantities, among the latter being the steel equipment for the Waitt apartment house at 309 West 86th street, Schwartz & Gross, architects, which will take 300 tons from the Hedden Iron Construction Co., 50 Church street. Bids will shortly be taken for 5 000 tons of steel for the Broadway-Fourth Avenue Subway branch. Other subway steel requirements are expected to be made known before the end of the month. Prices for structural steel are weak on the 1.31 and 1.36 basis.

PORTLAND CEMENT.

Some Price Shading Here—Quotations Up in the West.

WHILE the Portland cement market is steady at the present time in this section of the country, a further advance is reported in this commodity in the west. Chicago is paying an advance of ten cents, owing to the improved demand. One reason why the price here has been kept low is because certain interests have been shading quotations in order to keep their mills going. There is some talk of ripping open the market in another price war, but the more impetuous producers are being restrained by conservative minds, who foresee the fearful results of another price war at a period of recovery from a general depression. The current basic quotation for Portland cement in this market is still $1.58 F. O. B. in 500-barrel quantities alongside dock New York.

GENEBAL BUILDING CONDITIONS.

Country-Wide Building Plan Filings Shows Marked Improvements Over February.

AFTER studying the quarterly reports of building plans filed, with estimated costs of construction, in the Record and Guide of April 4, some of the dissappointment arising over the fact that New York had not made a better showing is removed by a review of the far healthier conditions prevailing in other parts of the country. Bradstreets April summary for March shows that that month made a better record both in numbers and values than any other month since March, 1913.

Expenditures of 121 cities for last March aggregate $73,628,348, as against only $43,314,104 in February and $70,366,543 in March a year ago. There is here shown a gain of 70 per cent. over February and of 4.6 per cent. over March last year, with 68 out of the 121 cities showing increases over the corresponding month last year and 53 showing decreases.

New York city returns for three boroughs are irregular. Thus the total expenditure for March in Greater New York was $13,186,707, as against only $7,106,028 in February and $15,264,288 in March last year, a gain of 85.5 per cent. over February, but a decrease of 13.6 per cent. over March, 1913. It will be seen that New York only provides $6,000,000 of the $30,000,000 gain in March over February, while the $3,262,000 gain at all cities over March, 1913, was made despite an actual loss of $2,100,000 at New York.

YELLOW PINE AT BED ROCK.

Consumers Will Find Market Ruling at List—No More Concessions.

CONSUMERS of yellow pine will find prices running close to list, with concessions harder to get. Prices for this commodity are as low as they can go in the wholesale market and if there is to be any change from now on it will be upward, and there is some possibility that by June 1 another dollar will be added to the present list prices.

North Carolina pine is weaker on demand, except from the outlying districts. Long Island dealers have been more active in the wholesale market.

COMMON BRICK.

Market Strengthening On Demand and Inquiry.

COMMON brick continues to show improvement, reflecting the freer building movement in all parts of the district. The week closes with only three bargeloads unsold at the wholesale docks and four were reported enroute yesterday morning. Manufacturers still have plenty of brick to meet building requirements here, but a scarcity of barges has prevented prompt forwarding, hence the moderate quantity on hand at the week-end. The demand in the Newark section of the district also shows some improvement. Unloading also shows a gain over last week.

Official transactions for Hudson common brick covering the week ending Thursday, April 9, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, April 3—11.

	Arrived.	Sold.
Friday, Apr. 3	3	3
Saturday, Apr. 4	8	4
Monday, Apr. 6	7	4
Tuesday, Apr. 7	3	7
Wednesday, Apr. 8	6	13
Thursday, Apr. 9	6	10
Total	33	41

Reported enroute, Friday A. M., April 10—4.

Condition of market, strengthening. Prices: Hudsons, —— to $6.25; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Firm. Left over Friday A. M., April 10—3.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Mar. 27	1,350,000	Apr. 3	1,386,500
Mar. 28	130,000	Apr. 4	616,500
Mar. 30	816,000	Apr. 6	971,000
Mar. 31	1,401,100	Apr. 7	1,095 400
Apr. 1	1,267,600	Apr. 8	1,128,900
Apr. 2	1,036,600	Apr. 9	1,210,250
Total	5,991,300	Total	6,408,550

1913.

Left over, Friday A. M., April 4—58.

	Arrived.	Sold.
Friday, Apr. 4	5	6
Saturday, Apr. 5	15	10
Monday, Apr. 7	6	2
Tuesday, Apr. 8	7	5
Wednesday, Apr. 9	10	8
Thursday, Apr. 10	6	8
Total	49	39

Condition of market, easier. Prices: Hudsons, $7 to $7.25; covered, $7.50; Raritans, $6.87½ to $7.12½; Newark, $8.25. Left over Friday A. M., April 11—68.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to April 9, 1914	177
Total No. bargeloads sold Jan. 1 to April 9, 1914	174
Total No. bargeloads left over April 10, 1914	3
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to April 10, 1913	381
Total No. bargeloads sold Jan. 1 to April 10, 1913	313
Total No. bargeloads left over April 11, 1913	68

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 18, 1914

YONKERS A CITY OF HOMES AND INDUSTRIES

Many Real Estate Developments Are Drawing New Population From New York—Apartment House Work Hindered By Uncertainties of the Housing Law.

ADJOINING the northerly line of New York City lies Yonkers with an area of 22½ square miles, which is larger than Manhattan Island. The growth of the city, industrially and otherwise, has been influenced to a marked degree through the activities of the Chamber of Commerce, which comprises the best business elements in Yonkers. Their slogan has been "Yonkers—next to the largest city in the United States."

It is the sixth largest city in the State and from present indications should become, within a reasonable time, the fourth largest. As part of the port of New York, it has a wharf frontage on the Hudson River of four and a half miles—a deep-water channel, enabling large sea-going vessels to dock conveniently. There are in the city nineteen passenger depots for the various railroads which put Yonkers in touch with the greater city and other parts of the State. On the east is the N. Y. C. & H. R. R., Harlem division; on the west the main line of the N. Y. C. & H. R. R., and in the very center from north to south runs the Putnam division of the same system. Additional transit facilities are furnished by 36 miles of surface lines connecting with nearly all sections of Manhattan and the Bronx.

Conveniently scattered throughout the city are seven parks, one a fully equipped public playground for children, and in addition South Yonkers receives the benefit of Van Cortlandt Park, just over the city line. Other established institutions in Yonkers include 61 churches, of all denominations; 100 clubs and fraternal societies; 24 schools, including a high school; 6 banks, including three discount, one trust company and two savings banks, with estimated deposits of about $23,000,000.

The city in the way of municipal improvements has 130 miles of streets, of which 88 are macadamized and 7 of sheet asphalt, besides 45 miles of sewers and 80 miles of street lighting. Best evidence of the increase in real estate values of Yonkers and its growth and development may be obtained from an examination of the assessed valuations for the last ten years. In 1903 real estate in Yonkers was taxed for $43,463,760, in 1908 for $63,977,310 and in 1913 for $91,903,517.

With the population of 90,000 as compared with 79,000 for 1910 and 48,000 for 1900, and with a number of development companies offering attractive residential properties at moderate prices to home-seekers, the population is expected to reach 150,000 within a short time.

While real estate activity has not been deterred, the passage of the Housing Law (known as Chapter 744), "An act for housing people in cities of the second class," which became a law on May 31, 1913, has had a deterrent effect on apartment house operations, new construction in the last two years having been confined principally to private dwellings. Due to concerted efforts of a number of civic and trade organizations in Yonkers, an amendment has been obtained which postponed the date of the enforcement of the act from October 1, 1913, to February 1, 1915. The bill provides for the Speaker of the House to appoint two members, the President of the Senate to appoint two members and the Governor to appoint three to investigate the subject of housing in second class cities and to draft a new measure.

By this law the erection of private dwellings and two-family houses is particularly favored. Under the provision of the new law if an owner wishes to build a detached dwelling on a plot 40x100, the width of the house may be 30 feet and the depth 80, with a yard 5 feet wide on each side. It is obvious that it is possible for the architect to get in a building of that size any disposition or arrangement of the interior that may be desired. Should the plot be 50 feet wide the house may have a width of 40 feet.

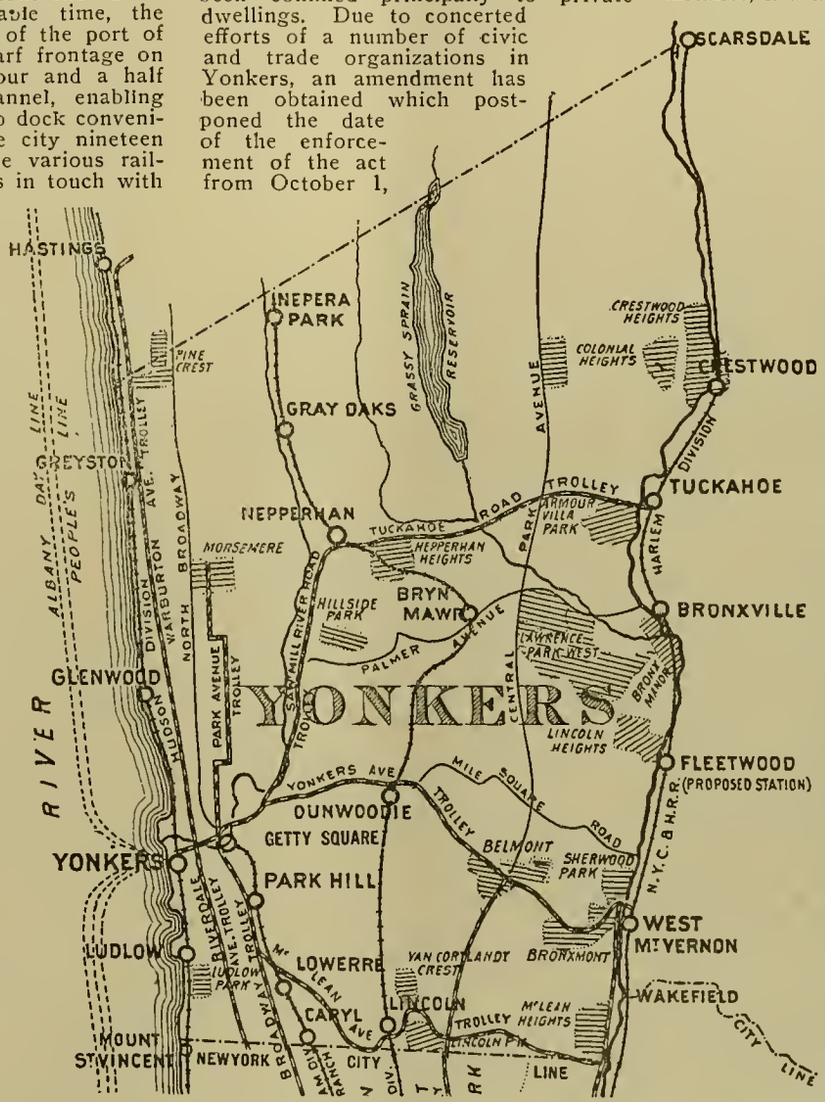
The law, however, is said to make apartment house construction difficult for builders in cities of the second class. For instance, if a five-story building is to be erected on a lot 25x100, with a total area of 2,500 square feet, the law requires a rear yard 25x40 or 1,000 square feet, and a court 16x32 or an additional 512 square feet, leaving 988 square feet or 39 per cent. of the lot as a site for the building.

Yonkers builders contend that the allowable area is too small for a floor plan that will meet modern requirements, and considerable difficulty would be encountered in obtaining desirable tenants at rentals which would make a profitable investment. If the purpose of this law is to discourage the building of apartments on lots 25x100, that purpose has been achieved.

The report of J. S. Bartley, building inspector of Yonkers, for the year 1913 shows that plans were filed for 659 structures, to cost approximately $4,262,800, but no plans for multi-family dwellings of any description were filed, indicating an unwillingness on the part of builders to erect houses of this type until the status of the new housing law is settled.

Another provision of the law does not permit frame tenements of any description to be erected, and another section makes fireproofing compulsory in every structure more than four stories in height, which adds materially to the cost of construction.

Yonkers may be likened to one real estate development after another. The total area of 22½ square miles is dotted with real estate developments of all kinds. In South Yonkers are the Park Hill and Lawrence properties owned by the American Real Estate Company; also Van Cortlandt Terrace, Ludlow



MAP OF THE CITY OF YONKERS, SHOWING REAL ESTATE DEVELOPMENTS.

Park, Lowerre-Summit Park, Caryl, Lincoln, Lincoln Park, Van Cortlandt Crest, McLean Heights, Belmont and Bronxmont, the latter two holdings being owned by the New York Realty Owners. This company owns more than twelve miles of street frontage. The Belmont development contains about 3,000 lots restricted to residential purposes along the line of Jerome avenue, just north of the proposed subway station at 236th street. Bronxmont, just east, is in the immediate neighborhood of the proposed Bronx Parkway, where the Parkway Commission has already purchased about $2,000,000 worth of land. This development is separated from New York City by the Bronx River and is restricted to one and two-family houses. The generally prevailing type of construction is the attractive stucco residence. Bronxmont, with its good transit facilities and municipal improvements, including water, gas and sewer system, and its available building sites, is particularly ripe for further improvement.

North of Getty Square are Bryn Mawr, Hillside Park, Valley Farms, Nepperhan Heights, Nepperhan, Morsemere, Gray Oaks, Nepera Park, and Pine Crest, Glenwood, Graystone, and River View Colony. Some of these developments are highly restricted while in others more laxity is given to appeal to the home seeker of more moderate means.

A New Apartment House Section.

Along South Broadway in the neighborhood of Riverdale and Valentine avenues and Post and Morris streets, a new apartment house section has grown up in the last four years. While other sections of Yonkers have such structures, this is the only part which marks any concerted attempt to create an apartment house district. Equipped with all modern improvements, and situated only about five blocks from the city line, the houses have been successful from the renting point of view, nearly all the apartments being rented at the general average of $8 per room, and elevator apartments paying as high as $9 per room. The passage of the Housing Law which makes similar construction almost prohibitive has caused a steady demand for apartments in those buildings already erected and excellent renting conditions prevail.

Numerous Residential Parks.

The entire easterly section of Yonkers along the line of the Bronx River and the proposed Bronx River Parkway is gemmed with residential parks including Bronxville, Lawrence Park West, Sherwood Park, Lincoln Heights, Bronx Manor, Armour Villa Park, Tuckahoe, Crestwood, Colonial Heights, Crestwood Heights, and part of Scarsdale. In Bronxville several new high-grade apartment houses have been built and have met with success. The older structures of this type are still maintaining their own.

The exceptional growth of Yonkers is attributed by many to the great manufacturing industries which have been established along the waterfront, as well as to the overflow of population from New York. The largest carpet manufacturing plant in the world, the Alexander Smith & Sons Carpet Company mills, on a tract of 45 acres, the Otis Elevator Works, Waring Hat Manufacturing Company, the National Sugar Refining Company, the Federal Sugar Refining Company, the Habirshaw Wire Company, the Arlington Chemical Company and its associated enterprises, the Zinsser Company, manufacturing chemists, the Pure Oil Company, D. Saunders' Company, Inc., the Valvoline Oil Company, A. O. Lawrence, and many others, are types of industrial concerns permanently established at Yonkers.

NATURE OF THE MURRAY HILL COVENANT

Exact Wording of the Document—The Section Is Restricted to Dwelling Houses, Churches and Stables—Is An Apartment House a Dwelling?

A QUESTION, whether an apartment house is a "dwelling" within the meaning of the law, is being submitted to the courts for an answer under an agreement. The parties to the action, which is for specific performance of contract of sale, are the officers of South Church as plaintiffs, and the Madison Avenue Building Company as defendant. The controversy has arisen over the Murray Hill restrictive covenant.

The language of this covenant, the plaintiff claims, does not prohibit the erection upon the premises at the southeast corner of Madison avenue and 38th street of an apartment house, such as described in the contract which has been made between the parties; that the erection upon the premises of such a building could not by reason of the facts be restrained at the suit of the owner of adjoining property, and that its existence and maintenance would not render the title to the premises unmarketable.

The Madison Avenue Building Company, the defendant, claims, on the other hand, that under the covenant the erection of an apartment house could be restrained at the suit of the owner of adjoining property, that its maintenance upon premises would render the title to the premises, unmarketable, and that, consequently, the officers of the church are not entitled to specific performance by the owner of the contract.

Nature of the Covenant.

The restrictive covenant which is now being submitted to the courts for a test was made in the year 1847 between Mary Murray, John R. Murray, John R. Murray, Jr., and Anna Vernon, his wife; Elizabeth Giles, John Murray Ogden, Harriet R. Ogden, Murray Hoffman and wife and Lindley M. Hoffman and wife. They were owners of various parcels of land lying between 34th and 38th streets, Madison and Lexington avenues.

They covenanted and agreed that neither of them nor his heirs or assigns, should at any future time erect or cause to be erected upon any of the lots owned by them respectively, or any part of the same, any building or erection other than brick or stone dwelling houses of at least two stories in height, and with the ordinary yard appurtenances to dwelling houses; and except churches and stables of brick or stone for private dwellings. And, further, that they will not hereafter erect or permit upon such lots or any part of the same any livery stable, slaughter house, smith shop, forge, furnace, steam engine, brass foundry, nail or other iron factory, or any manufactory of gunpowder, glue, varnish, vitriol, ink or turpentine, or for the tanning, dressing or preparing skins, hides or leather or any brewery, distillery, museum, theatre, circus, place for the exhibition of wild animals or any other erections known as nuisances in the law; and it is further agreed and covenanted that the above covenants shall be deemed and taken to be covenants running with the land. And that in case of any violation or attempted violation of the covenants herein contained by any of the parties hereto, his, her or their heirs, executors or assigns, a bill may be filed by any one or more of the other parties hereto, their or his heirs, executors or assigns to obtain a perpetual injunction against the same."

Any Distinction in Terms?

The use of the land, therefore, is restricted to "brick or stone dwelling houses of at least two stories in height" "churches" and "stables of brick or stone" in connection with "private dwellings." It will be noted that in one case "dwelling houses" are mentioned and in the other "private dwellings," and a natural inquiry is, Is there any difference in the meaning of the terms as here used?

The new Housing Law which has been adopted for second-class cities in this State, and which will go into effect next February, divides dwellings into three classes: (1) private dwellings, when each is occupied by one family; (2) two-family dwellings; (3) multiple dwellings, when dwellings are occupied otherwise than as private dwellings and two-family houses.

Multiple dwellings are divided into two broad classes: Class A includes dwellings which are occupied more or less permanently for residence purposes by several families. This class includes apartment houses, apartment hotels, bachelor apartments, studio apartments, duplex apartments, kitchenette apartments. Class B multiple dwellings are dwellings which are occupied as a rule transiently. This class includes hotels, lodging houses, boarding houses, furnished room houses, clubhouses, convents, asylums, hospitals, jails.

If the restriction contained in the Murray Hill covenant is in favor of "dwelling houses" in a broad sense and not in favor of "private dwellings" only, the fact that the State of New York has enacted a law which brings apartment houses within the classification of "dwellings" would have a bearing on this case.

Kings County Court House.

Mayor Mitchel has approved the Kings County Court House bill and returned it to the Governor for action.

The bill authorizes the erection of a new building on the site occupied by the present structure and in addition the site of the Municipal Building, Murphy Park and the property adjoining with a frontage on Court street.

The closing of part of Joralemon street is also provided for in the measure, and the allotment to the B. R. T. Company of another street in the same district for the operation of the surface car lines which now run through Joralemon street.

The first step to be taken will be the acquisition of the Court street property. Controller Prendergast will make an offer to the owners for their holdings, and if this is not accepted the city will go to condemnation. Borough President Pounds will have charge of the preparation of plans for the building, and is expected to arrange for a competition in which the most noted architects in the country will submit designs. A commission of experts will be named to judge the plans. The appropriation for the preparation of plans will be made by the Board of Estimate shortly. The first physical move for the construction of the Court House will be the razing of the Municipal Building, which will be vacated within thirty days.

WILL PROTECT RESIDENCE DISTRICTS

Heights of Buildings and Districting Regulations Signed—Other Vital Legislation Passed Upon—Real Estate Must Give Street Numbers

T LAST there is on the statute books a law regulating the heights of buildings in New York City. The Conkling bill (Assem. Int. No. 935) has received the Mayor's approval and the Governor's signature. The new law is the product of the labors of the Heights of Buildings Advisory Commission, of which Edward M. Bassett was chairman. The bill amends the city charter by adding thereto two new sections, 242-a and 242-b, which bestow upon the Board of Estimate the power to regulate and limit the height and bulk of buildings hereafter erected, and to regulate and determine the area of yards, courts and open spaces.

The board may divide the city into districts of such number, shape and area as it may deem best suited to carry out the purpose intended, provided that the regulations shall be uniform for each class of buildings throughout each district. Reasonable regard must be paid to the character of buildings already erected in a district, the value of the land and the use to which it may be put, to the end that such regulations shall promote public health, safety and welfare and the most desirable use for which the land of each district may be adapted, and may also tend to conserve the value of buildings and enhance the value of land throughout the city. The board shall appoint a commission to recommend the boundaries of districts and appropriate regulations to be enforced therein. The commission will hold public hearings.

The Board of Estimate may also regulate and restrict the location of trades and industries and the location of buildings designed for specified uses, and may divide the city into districts for that purpose. For each district regulations may be imposed designating the trades and industries that may be excluded or subjected to special regulations and designating the uses for which buildings may not be altered.

Reasonable consideration shall be given by the board to the character of the district, its peculiar stability for particular uses, the conservation of property values and the direction of building development in accord with a well considered plan. The Board of Estimate shall appoint a commission to regulate the boundaries of districts and appropriate regulations. The act takes effect immediately.

The Mayor has his doubts about the constitutionality of the bill, but President McAneny, who was chairman of the special committee of the Board of Estimate which investigated the subject, with the aid of the advisory commission, is confident that the law will be sustained by the courts of this State.

The Market Bill Fails.

While favoring the fundamental idea and plan of the Public Market Bill, the Mayor has found therein defects which in his opinion should be remedied before the measure is put on the statute books, and he has therefore vetoed it. Hon. Cyrus C. Miller, chairman of the committee of the Board of Estimate which investigated the subject and framed the bill, agreed with the Mayor that the measure, as passed, had best be vetoed. The bill sought to establish department markets and provided for at least one wholesale market in each borough. The Mayor objects to the mandatory provisions, to the stipulation that the markets shall be connected with "main line tracks" of railroads, holding that thereby a monopoly might be granted (to the New York Central) in Manhattan; to the provision for the listing reputable commission men, as capable of abuse, and to other features.

More Power for the Fire Commissioner.

The Mayor has given his approval to the Simpson bill (Senate Int. No. 583) to amend the charter in relation to the better prevention of fires. The fire commissioner of the city is empowered to enforce all the laws and rules of the Industrial Board of the State Department of Labor in respect to the prevention of fires and danger to life and property. He may order in writing the remedying of any condition found to exist in any building except a tenement house in violation of any law or regulation of the Industrial Board, but he is not to make any order respecting the means and adequacy of exit from a factory as defined by the labor law. He may order in writing the installation of automatic or other firealarm system or fire-extinguishing equipment, or the construction of safe means of exit from all buildings except tenement houses and factories.

The commissioner, in cases where provision is not otherwise made by law or ordinance, is empowered in his discretion to require and compel the regular and periodical performance of a fire drill in all buildings and premises where numbers of persons work, live or congregate, except in tenement houses.

The Mayor has given his approval to Senator Patten's bill (Int. No. 948) providing for laying out, opening and extending Queens Boulevard through the land of Maple Grove Cemetery.

Also to the McClelland bill (Senate Int. 944) in relation to the adoption of rules and regulations by the Commissioner of Docks. The bill empowers the Commissioner to establish all needful rules and regulations for the government and care of all property in his charge, instead of having to first obtain authority by means of ordinances passed by the Board of Aldermen.

One of the bills the Mayor vetoed was to amend the Rapid Transit act so as to allow the Public Service Commission, with the approval of the Board of Estimate, to employ persons and purchase machinery to construct a subway road "when the public interests so require," and to permit the commission to award contracts not exceeding $25,000 without public letting. The present act prescribes a limit of $10,000 for contracts without public letting.

Signed by the Governor.

Governor Glynn has approved of the Malone bill (Assembly Int. No. 1496), changing the date when the new state housing law for second class cities shall take effect from October 1, 1913, to February 1, 1915. The housing law is chapter 66 of the consolidated laws. Governor Glynn wrote the following memorandum:

"The housing law of 1913 was an important law, designed to improve health conditions in cities of the second class, but it was drastic in its terms and many of its provisions were made the subject of protest in every city affected. It has been suggested that it would not be a step forward in the cause of reform to suspend the operation of this law for the time indicated in this bill, but I am of the opinion that the cause of reform should not move so swiftly as to leave in its trail havoc and ruin to legitimate business interests; nor do I see any fair objection to suspending the operation of the law until the people in the cities affected have a fair opportunity to adapt themselves to the requirements thereof.

"It has also been urged that the suspension of the law may leave these cities without any health laws. I am advised that there is no merit in this objection, especially in view of the home rule law (Laws of 1913, chapter 247), which expressly confers power on every city to regulate by ordinance any matter within its powers and expressly includes as one of such powers the right to preserve and care for the safety, health, comfort and general welfare of its inhabitants. I therefore approve the bill."

The Governor has also signed the Cullen bill (Senate Int. No. 1372) appropriating the sum of $5,000 to defray the expenses of a commission which the Governor is authorized to appoint and charge with the duty of investigating housing conditions in the second class cities of the state, which comprise Yonkers, Albany, Troy, Schnectady, Utica and Syracuse.

One Educational Bill Gets By.

Governor Glynn has signed Senator Velte's bill to amend the Greater New York Charter, in relation to the teaching staff of the Board of Education. This bill has the approval of President Finley and the State Department of Education, and was also approved by Mayor Mitchel, who disapproved the other bills relating to teachers' salaries. The Governor's approval of this bill will enable the Board of Education to secure the services of a considerable number of men teachers, who, when the equal pay law went into effect, were on an eligible list for license number one or were serving as public teachers in fourth term work, or as students in a training school, or who as regularly matriculated students had completed or entered upon a course in the Department of Education, or who had resigned from the teaching force and had been reappointed from an eligible list for license number one.

The Foley bill (Senate Int. No. 1174) amending the lien law in relation to justification of sureties has received the Governor's approval. The amendment provides that when a certificate of insolvency has been issued by the superintendent of insurance, no justification or notice thereof shall be necessary.

The Boylan bill (Senate No. 1117), amending the tax law relative to assessment rolls, has been approved by the Governor. It amends sections 6, 8 and 34, repeals section 21 and inserts a new section 21, providing that an owner shall be allowed a deduction for all taxable personal property to the extent of just debts owing by him.

Must Give the Street Number.

The Ramsperger bill (Senate Int. No. 214), amending the real property law in relation to the recording of instruments, has been approved by the Governor. It provides that after May 1, 1914, a recording officer shall not record or accept for record any conveyance of real property in a city of over 200,000 inhabitants unless the street number of the residence of the purchaser shall be stated therein.

Tenement Amendment Vetoed.

The Governor vetoed the bill which would allow courts in discretion to impose any penalty from $1 up to the present fixed sums for violation of the tenement house regulations in New York City.

"This proposed amendment," he said, "would make the provision as to penalties a nullity and tend to make the tenement house law unenforcible."

MUST PREVENT POLLUTION OF WATERWAYS

Physicians and Sanitary Engineers Agree Health of Community Is Predicated Largely Upon Improvement of Existing Conditions—Main Drainage Works Necessary.

BOTH physicians and sanitary engineers of this city are agreed that the conditions now prevailing in regard to the discharge of unfiltered sewage into the restricted waters of the inner harbor cannot go on indefinitely. The recent reports by the Metropolitan Sewerage Commission of New York should therefore be of interest to the taxpayers of this city.

In a report issued in February, 1914 by the commission, attention is called to the fact that the conditions which led to the construction of the Boston main drainage works were, to a considerable extent, similar to those which exist at the present time in New York. The sewage discharged locally through numerous outlets into the restricted waters of the inner harbor, caused sludge deposits with other objectionable consequences, and the gross pollution of certain natural tributaries of the harbor was so great as to give rise to offensive odors during the summer season. It was impossible to trace individual cases of disease to the polluted water, but prominent physicians declared that no fact was better established by general experience than that foul air was unfavorable to health, and they gave it as their opinion that changes in the sewerage system of an extended character, costing large sums of money, could alone accomplish practical good.

Subject a Problem in Boston.

In New York the sewage problem has been the subject of official investigation for eleven years. The Boston works were also built after a long period of investigation. In 1870 the consulting physicians addressed to the city authorities a remonstrance to the existing conditions, and the Boston Board of Health, established in 1872, constantly urged improvements in their reports. In 1875 a commission was appointed to study the causes of the objectionable conditions, and in its report recommended the construction of a system of intercepting sewers, to intercept the flow of the numerous sewers discharging into water around the city and carry it to a single outlet at an island in the outer harbor. The main features of this plan were ultimately adopted in the construction of the Boston main drainage system, and this was the beginning of the entire metropolitan works which now exists.

It is worthy of note that, as in New York, various protective measures were first adopted in Boston, such as extending the sewers farther from shore; and while these improvements relieved the objectionable conditions for a time, the nuisance soon recurred.

The objectionable conditions which led Boston to build its main drainage works were not confined to that city. In the densely populated wards of Cambridge, Somerville, Chelsea, East Boston and other sections, the conditions were much the same, and the commission of 1875 considered the whole territory as a proper field for its investigations. In respect to its scope, the Metropolitan Sewerage Commission of New York has also considered conditions outside of New York, and in its report of April, 1910, reported equally upon the need of sewage disposal in New Jersey and New York.

Big Improvement Shown.

The City of Boston improved its own sewerage conditions in accordance with an act of the Legislature, passed in 1876. It took eight years to so far complete the works as to permit sewage to be discharged from Moon Island Works.

Following the Boston City Main Drainage, the North Metropolitan Main Drainage Works were put into service in 1895 and the South Metropolitan works in 1904. Twenty-four cities and towns now discharge their sewage through these three outlets.

At Moon Island, where nearly half the total volume is disposed of, the discharge occurs at the surface of the water during about two hours of the outgoing tide, being held in storage basins for the remainder of the time. The storage basins act as sedimentation tanks, which remove part of the suspended matter. At Deer Island and Peddocks Island the sewage is discharged continuously after coarse screening. The sewage discharged from Moon Island spreads over a wide area, but careful analysis of the water in the vicinity shows little trace of it within a few hours after the discharge ceases. Near Deer Island and Peddocks Island little evidence of sewage can be detected, except in the direct line of the sewage flow.

Sedimentation Recommended.

Sedimentation is a standard form of sewage treatment which the commission has recommended strongly in connection with some of its projects for the preparation of New York's sewage before discharge into the tidal waters. It is the method of treatment proposed for the sewage after collection to the large central stations at Ward's Island, Classon Point, Tallman's Island and the Ocean Outlet Island.

Sedimentation is accomplished in settling basins in which those suspended solids that are capable of subsiding from sewage are deposited when brought to a state of comparative rest. The rate of deposit is such that, to be effective, the capacity of the basins must be sufficient to accommodate the flow for one or two hours.

The commission desiring to obtain an authoritative opinion upon the use of sedimentation tanks and more particularly the Emscher tank, which was designed by Dr. Karl Imhoff, of Essen, Germany, requested Dr. Imhoff to make a report upon his invention as applicable to New York. The Imhoff tank, as it is more commonly called, has rapidly gained favor among engineers, and numerous plants operating upon this principle have been put under construction within the last four years. It should be noted, however, that most of the Imhoff tanks installed have been in connection with sprinkling filters, and sprinkling filters would be impracticable in New York, because of the large areas required and the nuisance from odors and flies.

Shipped Out to Sea.

The commission published the report of Dr. Karl Imhoff, and from that report it seems that Dr. Imhoff would utilize his tanks in the local treatment of New York sewage. The tanks could be built, in his opinion, beneath the streets or in open spaces and covered like the subways so as not to interfere with traffic overhead. The sludge could be pumped into tank ships, which would carry it to the ocean for final disposal.

After giving careful consideration to Dr. Imhoff's report and making various studies for such work in various locations, the commission stated that, in its opinion, the suggestion that Imhoff tanks could be located in the built-up parts of the city would not be satisfactory. They would not be satisfactory because of their cost, probability of nuisance, and the practical certainty of public opposition.

Another difficulty to be overcome, and a more serious one, would be found in the fact that the streets beneath the surface are already occupied with water and steam pipes and conduits for electric light, telegraph, telephone and power purposes. Serious questions might be raised as to the probability of trouble from the gas given off in the fermentation of sludge in Imhoff tanks when placed in crowded positions beneath the city's streets. The odors might not be offensive, although this is not certain, but large volumes of inflammable gas would be produced and this, when mixed with air in the confined space beneath the street pavements, might lead to explosions.

Sedimentation Basins on Ward's Island.

The plans which have already been formulated by the commission of locating large sedimentation basins on Ward's Island, Classon Point, Tallman's Island and the Ocean Outlet and supplementing these sedimentation basins with chemical precipitation, seem far more practical and would be a more effective protection to the harbor waters. This plan would also be far less expensive.

The commission, in considering chemical precipitation, requested Dr. Samuel Rideal of London, to make a report on the possibilities of direct chemical oxidation. Dr. Rideal's report has been published in full by the commission.

It is Dr. Rideal's opinion that all the sewage produced now and in the next generation in the metropolitan district of New York and New Jersey can be sufficiently purified on properly selected sites near where it is produced to permit of its discharge into the waters of the inner harbor without violating any of the provisions of the commission's standard of cleanliness. The purification works, he thinks, should be able to remove all the unsightly and offensive floating suspended matters of the sewage.

A considerable part of Dr. Rideal's report is devoted to the question of forced aeration as a method of sewage disposal, and the results of various calculations are given to show that it would be impracticable to oxidize New York sewage by this means.

Since the system of main drainage proposed by the commission will eventually cost many millions of dollars, it is desirable that the taxpayers should understand the benefits to accrue from it.

On comparing the death rate of New York with those of London, Paris and Berlin for the last year, it appears that New York's rate was exceeded only by that of Paris. For the ten years, ending 1909, New York's death rate exceeds that of all other three cities. For the purpose of studying the relative healthfulness of cities, death rates are indispensable.

There appears to be no reason why New York should not have as low a death rate as London or Berlin. New York is a good example of a city of the largest class wherein the highest requirements of sanitation are demanded, and are, at the same time, capable of being satisfied. Occupying an unrivaled situation, a favorable climate, good and abundant water supply and an efficient health administration, it should be the aim of every citizen to make New York's death rate the lowest to be found among the municipalities of the class to which this city belongs.

UNIONPORT EXPECTS LARGE GROWTH

The Subway Will Bring It Within The Five Cent Zone, And It Has Great Advantages For Manufacturing and Shipping.

UNIONPORT, in the easterly part of the Annexed District, through which will run a portion of the Lexington avenue subway route, is a section of the Bronx which is attracting the attention of many builders and real estate men. In anticipation of the five-cent fare to all parts of New York City there has been a demand for desirable properties on Westchester avenue and in the adjacent streets. The section has been handicapped in growth and long lain dormant on account of its inaccessibility, although there are several trolley lines connecting other portions of the borough. However, Unionport is still one of the undeveloped parts of the city, in spite of the fact that nearly all of the streets are provided with sewers; half of them are regulated and graded. The borough administration is considering municipal improvements for the remainder. The most characteristic type of building is the small one or two-family house. In several instances rentals of single-family houses with neighboring plot can be obtained for from $25 to $30 per month. According to local agents, flats of four, five or six rooms bring from $17 to $20, while those with heat bring from $19 to $22. Apartment house construction has not been particularly noticeable, although a few such buildings have been erected. William Howells recently completed a five-story structure at the corner of Overing street and Walker avenue and is contemplating additional operations.

Frank Gass, established many years in that locality, said this week: "There is no doubt but that Unionport with its proposed transit facilities offers unusual advantages to the homeseeker, that portion north of Westchester Square being particularly well adapted for residential purposes. Business will become established in the main streets, such as Westchester, Walker and Castle Hill avenues, the latter a hundred-foot thoroughfare, just paved with asphalt block. The side streets will become filled with one and two-family houses.

"There is an extensive waterfront, with thousands of feet along Westchester Creek, ripe for industrial or manufacturing improvement. Several large concerns have already established branches, among others the Watson Contracting Company and the Silleck Lumber Company."

County Clerk J. Vincent Ganly, who is president of the Chester Taxpayers' Alliance, said: "Additional transit facilities have been needed for many years, and with these in sight a practically undeveloped section will be ripe for improvement. Construction of the new subway places Unionport within the five-cent zone, and this fact, coupled with the other advantages, should stimulate realty activity. The former Northern Bank property, known as Tremont Terrace, is restricted to private houses and may become, in time, a finer residential district. Several apartment houses recently built and well filled indicate that such structures may successfully be erected. The new ferry at Clason Point which is to connect the Bronx with Queens by way of College Point, and the new Unionport bridge which has been authorized by the Board of Estimate to replace the present old structure at Ludlow avenue, will also be factors in the growth of this part of the Bronx."

UNIVERSITY HEIGHTS.

A Constructional Movement Expected to Follow the Hennessy Lot Sale.

Inquiries for data concerning lots of the estate of Ellen M. Hennessy which are to be auctioned at absolute sale by Joseph P. Day and J. Clarence Davies on April 28 in the Vesey street salesroom have been of such volume and character as to make almost certain a constructional movement in that section.

Builders have made the most requests and keen interest has also been aroused among the faculty and students and other well wishers of New York University as to the possible use of the Hennessy lots, because the land is practically a part of the University grounds. The development foreshadowed by the imminent passage of the estate's property after an ownership of nearly half a century to individual lot owners conjures doubt whether private dwellings or apartment houses are to come.

The latter kind of improvements are more probable, as the lots are accessible from the lower city business centers, directly or by transit to every transit facility—subways, new and old, elevated and surface lines of the city. Still, despite this fact, and that there will be a subway express station on the Jerome avenue line at Burnside avenue, the present well-developed growth of the University Heights district, with a fine type of private and two-family dwellings, may have a strong influence in directing such use of the Hennessy lots.

It is of interest to point out the similarity to Manhattan of the ridge forming the east bank of the Harlem River of which the University Heights section forms a part. The highland is also narrow and in consequence ought to develop in the same intensive northerly direction as affected Manhattan Island.

The University buildings and their finely kept lawns, with the Hennesy lots almost beginning where they end, comprise practically all the land with the boundaries of Sedgwick, Burnside and University avenues, an oval shaped area, probably the highest point in the Bronx, and as signally favored in point of accessibility to and from the business centers. The Morris Heights station of the New York Central and Putnam railroads, a few blocks west of the Hennessy lots, is eighteen minutes from 42d street; the University avenue cars, passing through the Hennessy lots, connect with the 181st street subway station and the Burnside avenue crosstown cars connect at Tremont avenue and 177th street with the Second and Third avenue elevated lines.

"With all the existing facilities and the Jerome avenue express station at Burnside avenue, the investment feature of the Hennessy offering is obviously plain," said Joseph P. Day this week. "It is conceded that builders have not the cash to invest in lots at the present time. Therefore purchasers at this absolute sale of the Hennessy estate can feel assured that here is one strong element of profit when this market does turn so the builder has cash, as he must come to this favorable section having in mind the profits made around Columbia University."

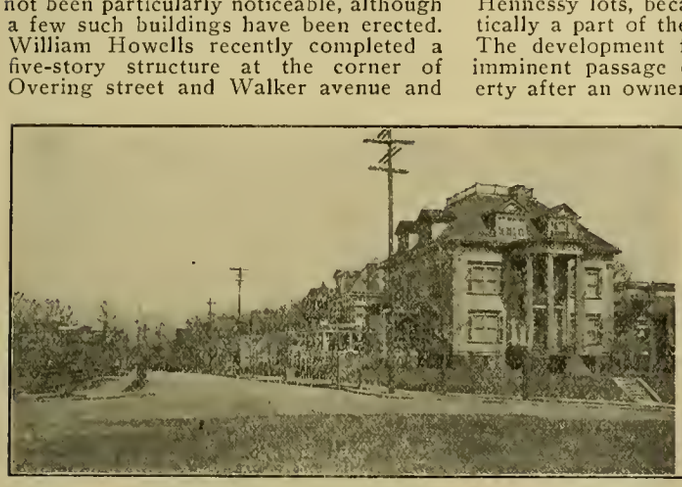
CALLING CITY MORTGAGES.

City Chamberlain Explains Attitude of Department in the Action.

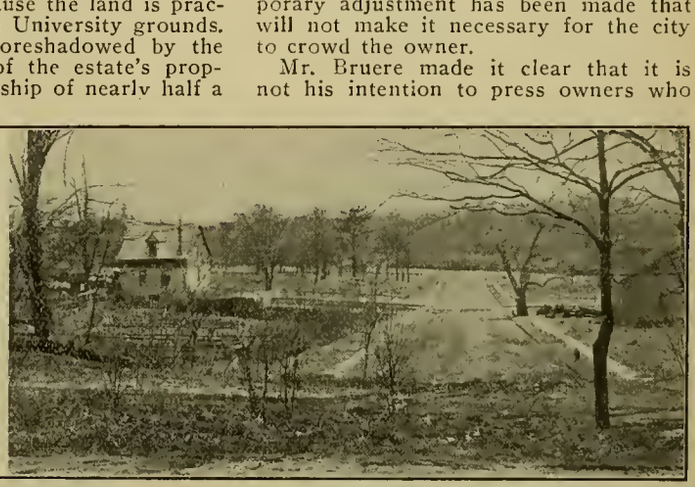
Henry Bruere, the City Chamberlain, outlined for the Record and Guide this week the attitude of his department in the matter of compulsory calling of loans on real estate mortgages. He said there are 104 such mortgages covering property in all parts of the city. One of them dates back to 1857. Practically all are over due. In the case of one at 123 Greenwich street, which is known as the Thames Building, on which there is a mortgage of $125,000, but appraised by Mr. Bruere's department at $150,000, the interest was paid this week and threatened foreclosure on the property is thus temporarily averted. In the case of a Houston street property a temporary adjustment has been made that will not make it necessary for the city to crowd the owner.

Mr. Bruere made it clear that it is not his intention to press owners who have complied with the terms of the loans by paying taxes and interest promptly. "There is nothing revolutionary in this action," said Mr. Bruere. "We are compelled to change the form or the class of security in which city money is invested. It is the disposition of the department to treat all those concerned with the greatest possible consideration. It, undoubtedly, would work a hardship upon many people if these departments assumed a raptorial course which, however, is not the intention of this department to take."

The money which has been invested in real estate mortgages by various city chamberlains belongs to estates in litigation of estates for which no claims have appeared. Under recent rulings of the State Comptroller all such moneys must hereafter be invested in city or state bonds. When Mr. Bruere took hold he found several mortgages long past due on properties and he is merely clearing up this matter, at the same time exercising all the leniency he is permitted to allow on such matters.



UNIVERSITY HEIGHTS—NORTH FROM LORING PLACE.



THE UNDEVELOPED SECTION SOUTH OF THE UNIVERSITY.

—The Jamaica-Flushing Canal bill failed to get through the Legislature, but its friends are asking for its consideration in the coming special session.

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Building Construction and Building Management
in the Metropolitan District

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Suppose the Interstate Commerce Commission should act adversely on the application of the railroads for freight-rate increases? In some quarters it is not believed that the roads have proved the need of higher rates, but have rather established that their free terminal services have represented more than the five per cent. additional charge which they are asking. Anyway, general business interests should not count too heavily on the railroads getting the higher rates.

The acceptance by Rogers, Brown & Co., New York City pig-iron agents, of the American agency for a Canadian producing concern is taken to mean the beginning of a large import movement in iron into New England, where the Canadians can now underbid any competitor by virtue of a lowered tariff and their cheaper shipping charges. No doubt other countries will be sending iron and steel products to this market as business picks up, which will at least have the effect of keeping local prices at a low level for any general movement in real estate that may arise.

New York City oftentimes loses the advantage to be derived from good legislation because of minor defects contained in bills otherwise admirable, but which are deemed to call for the exercise of the veto power. In the case of the Public Market Bill, which originated with former President Miller's commission, such subtle defects were found that even Mr. Miller agreed that the enactment should be postponed until the bill can be perfected. One of the great benefits that will be conferred by this bill when enacted will be the establishing of a public market on the Harlem River to serve both upper Manhattan and lower Bronx. The existing markets in Manhattan are now too far from the homes of most of the people.

A Ray of Sunshine.

At a time when business and financial conditions are, on the whole, extremely discouraging, it is comforting to have one ray of sunshine break through the clouds. The city has been able to sell $65,000,000 of its securities at a better price than it had been able to get for five years. Its four and a half per cent stock was marketed in a block at a substantial premium above par, which means that investors will pay a still larger premium for the security. It is true, no doubt, that the price still seems very high. Time was when New York could borrow all the money it needed at less than 3½ per cent; and in the present instance a 4¼ per cent security would have brought less than par at a time when money was supposed to be easy. But on the other hand, it looked not long ago as if New York might have to pay almost five per cent for some of the money needed for the new subway system. Predictions were freely made to that effect in 1913, and if these predictions had proved to be true, a considerably increased burden would have been imposed upon the taxpayers of New York. They have been saved from this threat at least for the time being, and it even looks possible that in this respect their worst troubles are over.

The recent sale of city stock marks the beginning of a period during which the city's credit will constantly improve. A number of conditions are beginning to be effective which may contribute to this result. In the first place, investors are coming to prefer state and municipal securities to those issued by private corporations. The uncertainties of the general business situation, the timidity inspired by the persistent interference with business on the part of legislative and administrative bodies and the apprehension that business cannot count on fair treatment either by the public authorities or by public opinion, all tend to make investors reluctant to buy railroad or industrial securities. Doubtless these fears will be gradually allayed but they are not likely to be allayed for a number of years, and as long as they are not allayed there will be a proportionately large amount of capital seeking investment in public securities.

Moreover, coincident with the increasingly favorable standing of public securities from the point of view of the investor, the city of New York will be forced steadily to decrease the amount of the issue of new obligations. Its debt margin is becoming extremely small. Practically the whole of it has been appropriated for the subways, the Court House and other improvements to which the city is legally committed. In order to provide for additional issues, the Board of Estimate will have to depend upon the increased assessed valuation of real estate, and during the near future there will not be any increased assessed valuation of real estate. Assessed valuations are already in a great many instances larger than the prices at which the property could be sold. A smaller amount of new building is under construction than at any time for fifteen years. Its aggregate will not be sufficient to compensate the tax rolls for the diminution in ground values which is taking place in certain parts of the city. In all probability the assessed valuation of taxable real estate in the city of New York will be stationary or even worse than stationary until the effects of the new subway system begin to be felt; and in this respect it is most unfortunate that serious delays should be occurring in breaking ground for essential parts of the new system.

However, in spite of the fact that many million dollars of city stock will have to be sold during the next few years for projected improvements, the city will unquestionably be obliged to reduce its new borrowing to the lowest possible limit. It is safe to predict that during the next five years its total borrowings will be substantially smaller than during the last five years, while, as we have already seen, there may well be a larger fund seeking investment in state and municipal securities in general. If this analysis of the situation is correct, the City of New York may again be borrowing in the not remote future at a rate of interest approximating to four per cent; and at any rate, the danger of a five per cent rate, which at one time looked imminent, seems definitely to have passed.

Will Conserve Real Estate Interests.

Mayor Mitchel has signed and presumably Governor Glynn will sign the bill passed by the Legislature which bestows upon the Board of Estimate and Apportionment the power to regulate the height of buildings and to divide the city into building districts. The fact that this power has been conferred on the Board of Estimate instead of the Board of Aldermen is a curious commentary on the existing standing of the legislative branch (so-called) of the city government. If there is one aspect of municipal policy which the Board of Aldermen might be considered competent to pass upon it is the subject of the height and distribution of buildings. It has the power to determine building regulations in other respects, and if it is competent to decide whether any one set of building regulations makes for public safety, it should be competent to determine whether or not the public interest demands the imposition of a limitation on their height.

Furthermore, the Aldermen would seem to be particularly well qualified to plan a system of building districts, because its members are elected from local constituencies, and should presumably be well acquainted with the needs of their own particular part of the city. Nevertheless, the duties of planning a system of height-limitation and building distribution is expressly taken away from them and as expressly conferred on the Board of Estimate. The Record and Guide approves of the bestowal of this task upon the Board of Estimate. It will undoubtedly be more quickly and more ably accomplished by that body than it would be by the Board of Aldermen. But in that case why impose upon the taxpayers the duty of supporting such an incompetent and superfluous branch of the city government? Whenever any important matter of city policy has to be determined, public opinion instinctively and almost necessarily turns to the Board of Estimate for the accomplishment of the work. It is rapidly accumulating all the legislative, if not all the administrative powers which are lodged in governing boards of a city with a commission at its head. When the municipal charter is revised, it is very much to be hoped that these facts will be recognized and that the Board of Aldermen will be thrown into the institutional scrap heap. At present it merely supplies unnecessary places and salaries for a few local politicians and the taxpayers would be positively benefitted in case it were abolished and its few remaining duties conferred upon other branches of the local administration.

The Mayor signed the bill in spite of the fact that he fears its provisions are in conflict with the State Constitution. In his opinion a legal limitation of the height of buildings may well be condemned by the courts as the taking of property without due process of law. The Court of Appeals of this State may indeed find that a regulation of the height of buildings does conflict with the "due process of law" clause in the State Constitution; but in that case it will be ignoring precedents in other States, and it will be handing down a decision not warranted by the economic facts. The regulation of the height of buildings is not in any real sense of the phrase either depriving a man of his property without compensation or in any way diminishing rights which the individual property owner is entitled to enjoy. The right to erect a building to an unlimited height is a right of dubious economic value. It may for a short time and under special conditions result in a certain increase in values, but in

the long run it reacts diliteriously on the price of the property.

A skyscraper which is not protected against the shutting off of its own light is in a very vulnerable position. Its owner is either obliged to buy adjoining property for purposes of self-protection, or else submit eventually to being deprived of light, which is essential to the rental value of his buildings. That is what has been happening recently in the financial district. If a reasonable limitation on height had been imposed from the beginning, it is possible that the value of certain corners might not have risen quite so high, but in all probability the general trend of land values south of Chambers street would have been higher. The right of building as high as the property owner pleases is one of those suicidal rights, which becomes valueless in proportion as it is generally exercised. It would be hard to imagine a more legitimate exercise of the police power of the State than a law which compelled property owners to confine their skyscrapers to a certain proportion of their lots.

QUEENS NEEDS MORE HOMES.

George A. Fleury, President U. S. Title Guaranty Co., Optimistic.

George A. Fleury, President of the United States Title Guaranty Company, discussing the outlook for Queens Borough for the coming season, said, this week, that he believed the whole eastern section of New York City was shaping itself for healthy expansion, and that if any one doubted all he had to do was to look at the great increase in the number of commuters as reported by the Long Island Railroad.

"When a railroad shows a jump in the number of commuters it carries from a monthly average of 7,399 in 1906, to 33,000 in 1913, there is evidently something more than mere optimism warranted in the future of the territory it covers. It begets positive faith and that is what I have in Queens.

"Take last year, which was a dull one, there were 6,300 new homes erected on Long Island, not including Brooklyn and Long Island City. In Riverhead ten new buildings were erected, while in some sections as many as 600 structures were completed."

The organization of the United States Title Guaranty Company was effected in September, 1902, by a merger of the People's Guaranty and Indemnity Company and the Long Island Title Company, and began business in December, 1902, under the name of the United States Title Guaranty & Indemnity Company, under the presidency of George J. Grossman, at 160 Broadway, Manhattan.

In 1905, the company erected a building in Jamaica, and in 1911 was reorganized with Mr. Fleury as president, at which time the home office itself was moved from Manhattan to Brooklyn. As the company had discontinued the procuring of further condemnation business that part of the name referring to such work was dropped in September, 1911, when the name was changed to the present title. The company reports that it has placed the second largest total amount in that borough for the year ending July 1, 1913, of any lending institution. The total involved for all was $332,936,782, of which $309,168,000 represented trust mortgages.

The officers of the company are George A. Fleury, president; Paul C. Cloyd, vice-president and secretary; Charles E. Covert, vice-president; George W. Cummings, Jr., assistant secretary; Charles J. Lockett, assistant secretary, and James G. DeBevoise, assistant secretary.

Owners to Meet at the Exchange.

At the Real Estate Exchange, 14 Vesey street, on Tuesday, April 21, at 4 p. m. the Realty Owners of the City of New York will hold a meeting for the purpose of further strengthening the movement in the different boroughs. With the announcement that Mayor Mitchel has appointed a Taxation Committee to study the subject of taxation, the Realty Owners intend to provide for suitable representation of real estate interests before this body. The Realty Owners will also appoint a committee to confer with the Borough President and other city and State officials in the matter of conflicting orders and violations.

ACTION BY R. E. BOARD.

Takes a Stand on a Number of Questions Affecting Public Improvements.

At the regular monthly meeting of the Board of Governors of the Real Estate Board of New York, held this week, a number of matters of vital importance to property owners were acted on.

Resolutions were adopted and forwarded to Mayor Mitchel stating the board's attitude on a number of questions affecting public improvements, upon which hearings were held this week.

The membership of the board was also enlarged by the addition of 33 new members taken in since the last monthly meeting of the Board of Governors.

One of the measures endorsed was the bill limiting the height of buildings. This plan has always had the support of the board and its attitude was reflected in a recent report by its Heights of Buildings Committee. At a hearing on Monday the Board of Estimate was informed of the Real Estate Board's endorsement of the plan to limit the height of buildings and to lay out the city in zones to accommodate various types of structures.

A resolution of endorsement was forwarded to Mayor Mitchel prior to the hearing on the bill permitting the Board of Estimate to acquire land by excess condemnation.

The Pollock bill for a market commission was opposed by resolution, sent to the Mayor, on the ground that the public was insufficiently enlightened on details of the scheme and for other reasons. This bill the Mayor has since vetoed.

A resolution was forwarded to the Mayor opposing the Senate bill, giving drastic powers over fire-escapes to the Fire Commissioner, and transferring to him the powers of the Fire Explosive Commission; and a resolution opposing Senate Bill Int. 1132, permitting the teachers' permanent pension fund to be depleted for current needs. The position taken by the board was that legislation of this kind should be opposed unless it had the endorsement of the Board of Estimate and the Board of Education.

Other school bills before the Mayor this week granting salary increases to teachers were opposed, at the hearing last week, by President Laurence M. D. McGuire and E. A. Tredwell, and were subsequently vetoed by the Mayor.

The board also accepted the report of its Committee on Civic Centre. Its report was a qualified endorsement of the plan, with the suggestion that the question of total expense be carefully scrutinized. The report emphasized the necessity of proper soundings before the work of constructing the new court house is begun.

BARGE CANAL TERMINALS.

The State Engineer to Give a Hearing in Queens to Decide on Locations.

At the request of the Chamber of Commerce of the Borough of Queens, John A. Bensel, State Engineer and Surveyor, and Maurice E. Connolly, President of the Borough of Queens, have fixed a date for a joint hearing regarding the selection of Barge Canal terminals for the Borough of Queens. The hearing will be held next Friday afternoon, April 24, at 3 p. m., in the Local Board Room at Borough Hall, Long Island City.

To this meeting all business men interested in the establishment of barge canal terminals in Queens Borough are invited, and arguments in favor of the different terminals proposed will be heard. The State Engineer desires the approval of both the borough officials and commercial organizations of any locations selected. Manufacturers are requested to furnish as definite information as possible as to both the probable kinds and quantities of freight which will be brought to and from the borough over the barge canal, also the districts in the borough from which such freight will be taken. This information will have to be convincing as to the necessity for the proposed terminals to secure the necessary appropriations from the State for their construction.

FEAR ONE-MAN POWER.

Merchants Protest to Mayor Against Favoring Hoff Bill.

Vigorous protest was made against the Hoff bill at a hearing given by the Mayor on Wednesday afternoon, when the question as to whether the bill providing for the transfer of the powers now vested in the Municipal Explosives Commission to the Fire Commissioner should be approved or not. The Mayor heard arguments for and against the bill for almost an hour. The speakers against the approval of the bill of the Mayor were in the majority and were led by William H. Gibson, president of the Board of Trade, who also represented the Merchants' Association and several other organizations of real estate owners, merchants and manufacturers, including the warehouse interests.

Dr. C. F. McKenna, the consulting chemist represented about a dozen different societies, chief among which was the New York section of the American Chemist Society, which has a voice in the selection of one member of the Municipal Explosives Commission. Charles Thaddeus Terry, representing the Auto Dealers' Association, elicited from the Mayor a statement that he was very much impressed with the arguments against the need of greater coordination between the different departments of the city government. Another speaker against the approval of the bill was J. A. Haskells, of the Du Pont Powder Company, who spoke in behalf of the interests shipping explosives into this city.

Fire Commissioner Adamson urged upon the Mayor the approval of the bill on the grounds that the bill provided for the termination of a body whose legislative functions had long since expired. He explained that apparent confusion existed among the protestants owing to the fact that the proposal did not interfere in any way with the prerogatives of the Bureau of Combustibles, but only concerned itself with a commission whose operations conflicted with the best possible fire-prevention service that the Fire Department could render if it had full power to make rules governing the handling of explosives in the city.

A number of others spoke for the bill covering largely the ground concisely outlined by the Fire Commissioner. The salient point in their arguments was that the Explosives Commission had made laws which deserved the credit for the absence of serious explosions, such as the Tarrant Chemical Company of some dozen years ago.

Objection was made that it would be a physical impossibility for the Fire Commissioner to exercise the duties now performed by a competent body of experts who give each problem coming before it exhaustive study and consideration before drafting rulings having largely to do with the welfare of the residents of New York City. It was said that, while every confidence is now being imposed in the Fire Commissioner, that the time may come when such an officer would use the discretion that the bill invests him with to work a hardship against business houses, who depend upon a fair and equitable interpretation of the law as to what constitutes a nuisance.

C. M. Joyce, representing the New York section of the American Chemical Society, introduced Dr. C. F. McKenna, who made the point that the Fire Commissioner would be compelled to employ expert chemists in an advisory capacity in framing rules and regulations for the handling of high explosives in New York City and that, therefore, it would not be possible for the city to save much by the change.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Brooklyn Properties Figured Prominently in the Business.

Activities of the United Owners.

The United Real Estate Owners' Associations has gone on record opposing the zone system advocated in the recent report of the Heights of Buildings Commission. While they have no objection to the regulation of building heights, it was decided at last Tuesday's meeting to present arguments before the Governor urging him to veto that particular section of the proposed enactment. The United Owners maintain that a zone system would be unconstitutional, and would be an unwise attempt to artificially create centers of activity. It is preferable to allow centers to be created through natural growth and progress.

The president of the association appeared this week before the commission now considering the matter of pensions for city employees. He suggested that since real estate owners would eventually have to contribute most of the money which would have to be paid out, they should be granted the opportunity of presenting their opinion at a public hearing, as to how the fund should be created. A communication was forwarded to the Mayor requesting that the committee be increased by the addition of several representatives of owners of real estate.

A committee of the United Owners is working daily, in co-operation with representatives of the Building Committee of the Board of Aldermen, preparing a new ordinance effecting billboards and out-door advertising.

At the previous meeting of the Associations, the Forty-second Street Association, a powerful organization of owners in the mid-town section of the city, was admitted to membership in the central body.

Advisory Council Formed.

To protect real estate, in co-operation with general business, the Advisory Council of Real Estate Interests was organized this week with seven delegates from property owners' associations and eight from other representative fields.

John Claflin was chosen chairman. The Executive Committee consists of Cyrus C. Miller, Chairman; Laurence M. D. McGuire, Alfred E. Marling, Adolph Bloch, Clarence H. Kelsey. Others of the council are President Charles A. Peabody of the Mutual Life Insurance Company, President Thomas M. Mulry of the Emigrant Industrial Savings Institution, Albert C. Milbank, William J. Amend, Frederic B. Pratt.

The Advisory Council will hold regular meetings to consider the matters affecting both realty and general city development. It will consult with public officers and make suggestions in regard to city and State administrations, and endeavor to obtain just treatment of their interests. It will start a campaign to build up the membership and power of the local realty associations in all boroughs and will perform a public service which should have been begun years ago.

Shore Hotel at Auction.

Hollywood Hotel, at West End, N. J., built about ten years ago by the late John Hoey, president of the Adams Express Co., and in its time one of the finest hostelries in the country, will be sold at auction on Thursday, April 23, by Charles E. Shongood, United States auctioneer. The property, including the palatial hotel, eight richly furnished adjoining cottages, garage, laundry, stables and about 400 bathhouses covering in its entirety about 50 acres and representing an investment of about $1,000,000, will be sold unreservedly free and clear of all incumbrances. The property is well located within two blocks of the ocean, the old Monmouth County race track and the railroad station, and is in the immediate vicinity of the beautiful estates of J. B. Greenhut, the Seligmanns, the Guggenheims and the late John A. McCall.

Carl E. Trulock, the trustee who will dispose of the property anticipates a large attendance and spirited bidding on account of the desirability of the smaller plots for immediate improvement or for investment purchase. The extensive collection of art objects, including rare works of art, statuary and bric-a-bac, is expected to attract a large number of prominent collectors.

Mayor's Taxation Committee.

Mayor Mitchel has appointed a committee of twenty-five to be known as the Mayor's Taxation Committee, to study methods of taxation in use here and in other cities in this country and abroad. The committee, which is to act as a voluntary one, is made up as follows: Alfred E. Marling, Robert S. Binkerd, George Cromwell, Frank Harvey Field, John N. Francolini, Frederick C. Howe, Hamilton Holt, Jeremiah W. Jenks, Walter Lindner, Frederick C. Leubuscher, Cyrus C. Miller, Louis Heatin Pink, David Rumsey, Oscar R. Seitz, Robert E. Simon, E. R. A. Seligman, F. S. Tomlin, Delos F. Wilcox, Lawson Purdy, Charles T. White, John J. Halleran, Collin Woodward. Ardolph L. Kline, Frederick B. Shipley and George V. Mullan.

PRIVATE REALTY SALES.

Extreme quietude prevailed in all branches of the market this week. The holiday apparently has not been conducive to activity. The element of exchange figured largely in the business, indicative of the general weakness of the real estate situation. In Brooklyn, however, some strength was evident through the presence of the small investors among buyers and the increased number of sales of small holdings. Several properties in that borough figured in one of the large deals of the week, involving in trade a Pine street building. The more important transactions of the week concerned a Park avenue block front, Madison avenue apartment houses exchanged for a Long Island development, two structures in East 42nd street purchased by investors, and a row of sixteen apartment houses in the Bronx. The mystery as to the identity of the buyer of the vacant plot at 882 Fifth avenue was cleared up by the announcement that O. G. Jennings would erect dwelling for his own occupancy. His former residence in East 72nd street figured in this deal.

The total number of sales reported and not recorded in Manhattan this week was 32, as against 26 last week and 32 a year ago.

The number of sales south of 59th street was 16, compared with 10 last week, and 14 a year ago.

The sales north of 59th street aggregated 16, as compared with 16 last week, and 18 a year ago.

The total number of conveyances in Manhattan was 143, as against 146 last week, 9 having stated considerations

totalling $352,600. Mortgages recorded this week number 79, involving $2,573,073, as against 95 last week, aggregating $1,793,585.

From the Bronx 22 sales at private contract were recorded, as against 17 last week, and 13 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $795,400, compared with $518,077 last week, making a total since January 1 of $12,415,924. The figures for the corresponding week last year was $1,445,765, and the total from January 1, 1913, to April 19, 1913, was $19,081,826.

Riverside Drive Plot Sold.

Bernard Smyth & Sons and the Duff & Brown Co., sold for William Gamble and John Brown, the plot 100x80 at the northeast corner of Riverside Drive and 147th street to Charles M. Rosenthal. The plot was held at $110,000. Mr. Rosenthal recently acquired Picken Court, the ten-story apartment house, adjoining.

$1,500,000 Park Avenue Deal.

It was reported yesterday that the F. & M. Schaefer Brewing Co., property occupying the block front on the east side of Park avenue from 50th street to 51st street, had been sold to interests which intend to replace the five-story brick brewery and seven old dwellings with apartment houses or high class dwellings. The property has been held at about $1,500,000. The brokers were the Douglas Robinson Charles S. Brown Co.

Pennsylvania Investor Buys.

Ex-Governor William M. Brown, of Pennsylvania, bought from the Alpha Construction Co., and the Mansad Construction Co., the entire block front on the east side of Madison avenue, between 82d and 83d streets, which is improved with two eleven-story apartment houses on plot 200x90. In exchange was given Long Island property known as Stewart Manor, which comprises about 2,000 lots, just beyond Garden City. It is said that the new owners contemplate developing the property for home sites. The entire transaction involved nearly $2,000,000. Ex-Governor Brown, now a resident of Newcastle, Pa., was represented by Stoddard & Mark. The brokers were Ambrose F. Becker, Herman Feinberg, and J. G. Bassman, of the N-R-G Realty Co.

Oceanic Company Adds to Holdings.

The Oceanic Investing Co., which several months ago purchased the southeast corner of Fifth avenue and 42d street, and the 41st street corner of the same block, has bought, through Leopold Weil, from the estate of Margaret Scully, the 5-sty building at 1 East 42d street and through Slawson & Hobbs, from Carolina O. Colfree, the 6-sty building at 3 East 42d street, on plot 40x100. The sale was made subject to leases on the property held by the Childs Restaurant Company and the Riker-Hegeman Corporation.

Sale on Bankers' Row.

Maurice G. Strauss and John E. Henry, Jr., sold for Edward King to the Arles Realty Company, Arthur Pinover president, 38 Pine street, a three-story structure, 23.7x61.8, between Nassau and William streets, for which he gave in part payment Brooklyn property, a four story apartment house on the south side of Caton avenue, between East 17th and 18th streets; also forty lots in the north side of 68th street, between Twenty-first and Twenty-second avenues, and nine dwellings at the northeast corner of Cropsy avenue and Bay 13th street. The transaction involves property held at about $768,500. Negotiations are said to be well advanced for the re-sale of the Pine street building to a prominent bond house.

Big Bronx Deal.

Alexander Selkin and David Mintz have sold for The Fleischman Realty Co., the 16 five-story houses 1503 to 1525 Charlotte street, 5 being 40x100 each, and 8 being 37.6x100, and 1458 to 1462 Wilkens avenue 37.6x100 each. The property was held at $750,000. This was an all cash transaction over the first mortgages. The buyer was John J. Tully, a Bronx builder, who will offer the property for sale.

72d Street Residence Sold.

Oliver G. Jennings has sold his four-story residence at 7 East 72d street, on plot 28x102.2, near Fifth avenue to the 4 West Fifty-seventh Street Corporation, W. Emlen Roosevelt, president. The company recently sold the vacant sit, 30x175, at 882 Fifth avenue, which it is learned was taken by Mr. Jennings and on which he contemplates erecting an English basement house from plans by Walter B. Chambers and Stephenson & Wheeler. The brokers were William B. May & Co.

Manhattan—South of 59th Street.

GRAND ST.—Katherine Turnbull sold, through Hiram Rinaldo and the Charles F. Noyes Co. the 3-sty building at 209-211 Grand st to Rinelli & Guaraedino, who will improve with a moving picture theatre. The property has been in the same family for over a century.

LUDLOW ST.—Walter A. Steveus, Inc., sold for F. R. Peixotto to M. Katz the 5-sty front and rear tenemeuts at 14 Ludlow st, 32.4x87.6.

SOUTH ST.—D. & W. Mullins have sold for Augusta K. Werrick and others to Reardon Brothers 228 and 229 South st, running through to 449 and 451 Water st, a 5-sty warehouse on plot 40x160. The property is between Market and Pike slips and was acquired by the sellers several years ago.

13TH ST.—William A. White & Sons and C. & G. Razzetti have sold for Mrs. Mary B. Hopson the 3-sty dwelling, on lot 20.10x103.3, at 122 West 13th st to Domenico Cella, who owns the adjoining property at 124. With this property Mr. Cella now controls a 41.8 ft. plot.

21ST ST.—William B. May & Company and William H. Archibald have sold the 3-sty residence 427 West 21st st for the estate of Frances A. Young.

22D ST.—Edwin E. Butler and G. DeWitt Williamson, as executors of the estate of Elias Butler, have sold to Joseph F. A. O'Donnell, through Ogden & Clarkson, the 4-sty dwelling, on lot 25x98.9, with frame building in rear, at 129 East 22d st. Elias Butler bought the property in 1849 and it has ben considered one of the landmarks of the section.

37TH ST.—William A. Kane sold to the Kips Bay Brewing Co., Hugh P. Skelly, president, the plot 100x97x irregular, in the north side of 37th st, 125 ft. east of 1st av. The plot will be improved with a 2-sty garage for the brewing company's automobile trucks. In part payment the purchaser gave the vacant plot at 239 East 38th st.

46TH ST.—Pease & Elliman sold for the estate of William Tousey, Dr. Sinclair Tousey and E. A. Carley, executors, 14 East 46th st, a 4-sty dwelling, 25x100.

46TH ST.—Jacob J. Tabolt and John P. Kirnan & Sons have sold for Henry C. Fullan, H. Augusta Walsh and Mary L. O'Shea, the 4-sty dwelling at 331 West 46th st, on lot 19.6x100.5.

48TH ST.—John C. Forster sold through E. Henry Eckhardt, 609 West 48th st.

50TH ST.—Taylor Bros. sold for the estate of Frances L. Wilson the 4-sty dwelling 44 West 50th st, on lot 20x100.5, Columbia College leasehold.

LEXINGTON AV.—Dr. Earle Connor has purchased for occupancy, from Fernando Wood, the 4-sty dwelling, on lot 25x100, at 284 Lexington av, which was formerly the home of Natalie Schenck Laimbeer. The brokers were Francis B. Robert and C. Walter Cushier.

Manhattan—North of 59th Street.

71ST ST.—Douglas L. Elliman & Co. sold for William S. Post, 171 East 71st st, a 3-sty dwelling, on lot 15x102.2, to Dr. Albert R. Lamb for occupancy. This house adjoins the new 30-ft. house of Mrs. Ransom S. Hooker.

71ST ST.—Pease & Elliman have sold for Mrs. N. J. Sexton 22 West 71st st, a 4-sty dwelling, on lot 18x100.5. Alda and Anna Lester, of Chicago, bought 20 West 71st st, adjoining, through the same brokers last year.

86TH ST.—The Corn Exchange Bank has purchased from Bella Glaser the two 5-sty flats at 124 and 126 East 86th st, on plot 51x102.2. The bank will alter the lower floor of the house at 126 and establish a branch of the Corn Exchange Bank there in the near future. Later the entire property may be improved with a large banking office on the ground floor. The brokers were Duff & Conger.

97TH ST.—Northcote Realty Co., Edgar A. Levey, president, sold to Lowenfeld & Prager, the 5-sty tenement, 203 East 97th st.

101ST ST.—Joseph F. A. O'Donnell has resold to Mrs. H. Resse, the 5-sty flat, on plot 25x100.11, at 72 West 101st st, which he bought last September from the First United Presbyterian Church.

118TH ST.—Joseph Corbett sold 73 West 118th st, a 5-sty flat, on lot 20.6x100.11, near Lenox av, to R. Plechner, who gave in part payment 758 Beck st, a 2-sty two-family house, on lot 25x100, between 156th st and Longwood av.

131ST ST.—James J. Connor sold for Michael Dwyer 252 West 131st st, a 3-sty dwelling, 17.6 x99.11. The purchaser, Charles A. Lock, gave in part payment the cafe at 487 West Broadway.

132D ST.—Friday & Lehmann sold for the heirs of Adolph E. Lux the 5-sty apartment house at 548 West 132d st. The buyer gave in part payment three 2-family houses at 718, 722 and 724 Rector av, Queens.

138TH ST.—Charles Wynne has sold to an investor 115 West 138th st, a 5-sty flat, on a lot 25x100. Mr. Wynne purchased the property two weeks ago.

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164TH ST.—Edward B. Corey has purchased from the Half-Moon Realty Co., the 5-sty apartment house at 434-436 West 164th st, on plot 50x112, through Eddy A. Weinstein, of the A. N. Gitterman Corporation, the Lewis H. May Co. and the S. H. Raphael Co.

AMSTERDAM AV.—The Rutherford Court, a 6-sty elevator apartment house, on plot 100x150, at the southwest corner of Amsterdam av and 175th st, has been sold by Charles M. Rosenthal to John M. Wellbrock. The property has been held at $300,000. In part payment the buyer gave a 40-acre country estate, with residence and outbuildings at Smithtown, Suffolk County, L. I., held at $50,000.

AMSTERDAM AV.—The Henry Morgenthau Co. has sold through Louis Fine 2296 and 2298 Amsterdam av, southwest corner of 174th st, a 6-sty flat, on plot 50x100, to the Delmar Realty Corporation, Arthur A. Mosher, president, which gave in exchange the northeast corner of Audubon av and 170th st, a vacant plot of 5 lots, 100x120. The latter property was resold this week to Aaron Goodman, who will build 6-sty apartment houses.

CONVENT AV.—Moore, Schutte & Co. have sold for the Merit Realty Co., 427 Convent av, a 3-sty dwelling, on lot 16x85.

WEST END AV.—Lowenfeld & Prager have bought from Emma W. Mehler 619 West End av, southwest corner of 90th st, a 4-sty dwelling, on lot 24x90.

Bronx.

FOX ST.—The Henry Morgenthau Co. has sold to the Mack Construction Co. the plot, 80x100, in the south side of Fox st, 100 ft. east of Av St John. The property will be improved with two 5-sty apartment houses.

134TH ST.—Lowenfeld & Prager have bought from the Northcote Realty Co., Edgar A. Levey, president, 530 and 532 East 134th st, a 5-sty apartment house, on plot 50x100.

167TH ST.—W. E. & W. I. Brown, Inc., have sold for Catherine A. Burton the plot in the south side of 167th st, 94 ft. west of Tiffany st, 50x100, to Greenstein & Meyers, who will improve.

174TH ST.—The Taxpayers' Realty Co. has bought from Azniv Aghajau 490 East 174th st, a 1-sty building, on 20x100, near Washington av.

190TH ST.—Arthur E. Briggs sold for Mrs. Hattie Wheatley to Robert D. Ireland a plot, 55 x175, in the south side of 190th st, 20 ft. east of Morris av. The property contains a 3-sty dwelling and a frame stable at the rear, and adjoins the block front recently sold by the Haskins estate to Mark A. Kelley.

ARTHUR AV.—Cahn & Pittman have sold 2122 Arthur av, a 2-sty dwelling, on lot 16.8x91, to John and Margaret Byrne, who will occupy.

BASSFORD AV.—John Drakard has sold to Bernard J. and Alfred B. De Passe, 2250 Bassford av, a 4-sty apartment on plot 35x100. In part payment the buyers gave a lot on the corner of Seneca and Longfellow avs, 3 lots at Cranford, N. J., and acreage at Atlantic City. Charles A. Furthman represented the seller.

BATHGATE AV.—Martin Taendler has sold for Frederick Braun 1988 Bathgate av, a 3-family house, on lot 16.8x85.8, near Tremont av, to Anna M. Hawlick, who gave in part payment a new residence, 40x100, at St. Albans, L. I. Mr. Braun will occupy the latter property.

BELMONT AV.—Kurz & Uren, Inc., have sold to the Daily Realty Co., 2340 Belmont av, the southeast corner of Crescent av, a 5-sty new law apartment with stores, on plot 77x96.

BROOK AV.—Richard Dickson has sold for Jacob Wolf to the Taxpayers' Realty Co. the plot, 39.2x21.5x irreg., on the west side of Brook av, 225 ft. south of Kindermann pl, to a client who will improve the site with a taxpayer.

PARK AV.—J. Clarence Davies has sold for W. F. Hogan 2440 Park av, a 2-sty dwelling, on lot 18x100.

PROSPECT AV.—Eugene J. Busher sold for the Putnam Realty Co. the plot, 100x95, on the west side of Prospect av, 270 ft south of 187th st.

PROSPECT AV.—Arnold, Byrne & Baumann have sold for Osserman & Gottlieb 782 Prospect av, 80 ft. south of Longwood av, a 5-sty house on plot 37.6x120x irreg. It was held at $45,000.

ST. LAWRENCE AV.—George J. McCaffrey sold for Jacob Cohen the apartment house at the northeast corner of St. Lawrence av and Gleason av, lot 25x100.

SIMPSON ST.—Cahn & Cahn sold for the Tully Construction Co. to an investor 1058 Simpson st, a 5-sty new law house, on plot 40x100.

STEBBINS AV.—The Advance Construction Co., Adelstein & Arvutine, has resold the plot 54x47x irreg at the southwest corner of Stebbins av and Chisholm st.

UNIVERSITY AV.—McLernon Bros. have sold for John Albert to Milo M. Wells for occupancy 2236 University (Aqueduct) av, a 2-sty dwelling, on plot 50x102.2, 50 ft south of 183d st.

WHITE PLAINS AV.—Hall J. How & Co. sold for William Sorley to William S. Weiss the northeast corner of White Plains av and 242d st, a plot of 5 lots. The buyer plans no improvement.

ZEREGA AV.—John Muller bought from Ida Brantman, the lot 25x100, in the north side of Dorsey st, 105 ft. east of Zerega av. In part payment was given 248 Lockwood av, New Rochelle. The brokers were Alexander Selkin and David Mintz.

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DEAN ST.—Bulkley & Horton Co. sold 1215 Dean st, 3-sty dwelling, on lot 20x100, for L. I. Grimes to Dr. C. Durrin.

ENFIELD ST.—The Rapelyea Co. sold 372 Enfield st, a 2-sty dwelling, on lot 20x100.

POWERS ST, ETC.—Westervelt Prentice sold for the Shults Bread Co. two 2-sty frame dwellings, on plot 50x100, at 179 and 181 Powers st; to T. L. Neff & Son, who will reimprove the site with a 2-sty factory; for Rosie Schoenbrund the 2-sty dwelling, on lot 18x100, at 708 Humboldt st; for John Klein, 276 Ainslie st, a 2-sty dwelling, on lot 25x100; for Eliza Bleicker, 307 Graham av, a 2-sty dwelling, on lot 18x75; for Jennie Ritter, 131 Devoe st, a 2-sty dwelling, on lot 25x100, and for W. S. Rosa, 21 Devoe st, a 2-sty house, on lot 25x100.

STERLING PL.—Ghegan & Levine have sold for the Novelty Building Company the 4-sty apartment house at 1049 Sterling place to a Mr. Lee. The buyer gave as part payment a plot of lots at Hollis, L. I., subject to mortgages of $10,000. The same brokers have sold the 2-sty two-family house at 1341 Bergen st, on lot 20x100, for Isabella K. Campbell to Robert J. White.

SOUTH 1ST ST.—Trustees of the First United Presbyterian Church, South 1st and Rodney sts, sold their property to David Solomon, who resold it to the Jewish Synagogues of Beth Jacob Ansche Scholom. This congregation will take possession on June 1.

SOUTH 2D ST.—Joseph Metzger sold for Jacob Fisch, the 6-sty tenement, 265-267 South 2d st, on plot 50x100.

12TH ST.—McInerney-Klinck Realty Co. sold for Dr. Frederick Quydort, the plot 50x100, in the south side of 12th st, 297.10 ft. east of 5th st. The buyer will erect a 4-sty apartment house, a building loan having been obtained through the same brokers.

76TH ST.—Frank A. Seaver & Co. sold the one-family frame detached house 266 76th st for R. B. Tholens.

AV D, ETC.—Maurice G. Straus has sold for G. Girard three lots, 50x100 each, including the northwest corner of Av D and East 32d st, the northeast corner of Av D and East 32d st, and the northeast corner of Av D and New York av. The latter plot was purchased by a builder who will erect an apartment house. Mr. Straus also has sold for the Howard Improvement Co. four dwellings on the south side of Av S, 40 ft. east of East 13th st close to the Brighton line.

CHESTER AV.—Somerville & Somerville have sold for Mary L. Behrens 42 lots on Chester av, Tehama and Clara sts to Isaac W. Weldon. The purchaser will improve the property with one and two-family dwellings.

EVERGREEN AV, ETC.—Friday & Lehmann sold 569 Evergreen av, Bushwick section, a 2-sty 2-family dwelling, for Christian J. Strauh to Rev. George E. Wright; also 412 Marion st, 2-sty 2-family dwelling, to William Rohmer, for occupancy, and 193 Richmond st, Cypress Hills, 3-sty flat house to Vincent Schmous.

FRANKLIN AV.—The Unity Club property, on plot 80x230, at Franklin av and Hancock st, has been bought by the Loyal Order of Moose. Adjoining it is an area 110x100, on which are tennis courts and a recreation field.

HAMILTON AV.—Frederick M. Smith has sold 337, 339 and 341 Hamilton av for Eugene R. Shotwell to Charles Gilson and Michael Samuels. This is the 4-sty triangular building with stores at the intersection of Hamilton av, Court and Centre sts, fronting 54 ft. on Hamilton av and 70 ft. in Centre st.

McKINLEY AV.—James B. Fisher has sold four 2-sty brick houses, 9, 11, 15 and 17 McKinley av, for the Ridgewood Holding Co.; 279 Berry st, a 3-sty dwelling, to Dr. J. Cohen for occupancy; 32 Division av, a 5-sty tenement, for William A. Roberts; and 1844 East 18th st, a 2-sty cottage, for John F. Kendall.

OCEAN AV.—The Arundel Realty Co. has sold to Mrs. Alice G. McCoon, Arundel Court, a 4-sty apartment house at the northeast corner of Ocean av and Cortelyou rd, on plot 95.4x118. Mrs. McCoon gave in part payment the northeast corner of Court and Pacific sts, a plot 100x150. This is part of the old Patchen farm and will be improved with apartments. John E. Henry, Jr., and Maurice G. Straus were the brokers in this transaction.

ONDERDONK AV.—The G. X. Mathews Co. has sold to Chris. Haenighausen the southwest corner of Onderdonk av and Madison st, a 6-family flat on lot 25x100, and to Julia Leas 1868 Madison av, a 6-family flat on lot 27.6x100.

RALPH AV.—C. P. Crawford has obtained an option on a plot 200x125, occupying the block front on Ralph av, between Gates av and Monroe st, on which it is planned to erect a burlesque theatre to cost about $200,000.

WESTMINSTER RD.—Alfred Muller has sold for E. Pasker the dwelling at 405 Westminster rd.

6TH AV.—Lowenfeld & Prager have sold the 3-sty dwelling at 378 6th av, corner of 6th st, to Dora O'Neill.

Queens.

ARVERNE.—A. Kodziesen has sold to John Jamieson 12 lots on the easterly side of Vernam av, between Amsted boulevard and the right-of-way of the Long Island Railroad, at Somerville Park.

ARVERNE.—A. Levy has sold to the Lowell Construction Co. 32 lots at Somerville Park, between Sea View av, Kate pl, Adah av and fronting on Somerville Harbor. The buyer will improve the property by the erection of one-family frame cottages.

BAYSIDE.—Herbert Corthell, the actor, has purchased for occupancy from John Dayton, Inc., through D. Lacey Dayton, a 12-room house on the corner of 8th st and Montauk av for about $12,250.

Richmond.

ANNADALE.—Mrs. Kate Poe Richardson sold through Cornelius G. Kolff to Mrs. Lydia H. Thomson the Williams Farm of 5 acres with house and stable on the Annadale rd. This farm has changed hands three times in three years at advancing prices.

PROSPECT AV.—Cornelius G. Kolff has sold for A. L. Eglinton to C. Nordenholt a plot 100x100 on Prospect av near Barrett av, where the purchaser intends to erect a residence for his own occupancy.

TOTTENVILLE.—D. T. Cornell has sold the Ellis Ship Yard to James Ross Valentine.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for the M. Straus Estate to Harry Austin, president of the Robertson Novelty Company, plot of six lots, 75x208, in the south side of South st, running through to Thomas st and about 200 ft. east of Pacific st. A modern mill constructed building for the manufacture of picture frames, trays, etc., will be erected; also sold for the Aetna Realty Co. to Littleton Kirkpatrick, the concrete factory building now occupied by the Sterling Waxed Paper Manufacturing Company, at 245 to 249 South st, on a plot 100x200, and for Jacob H. Lehman the eight stores and dwellings on a plot 156 ft. front on the southeast corner of Mt. Prospect av and Coeyman st for about $40,000.

Rural and Suburban.

GREENWOOD LAKE, N. J.—The Frank Hallock farm of 251 acres near Greenwood Lake, N. J., has been purchased by Daniel H. Jackson of the D. H. Jackson Realty Co.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold at Hempstead to D. Gallagher, 40x100 in Booth st; to J. McCoy, 40x100, on Hempstead Parkway; to R. Murray, 40x100, and to W. Lawrence, 40x120, on Homan boulevard; to K. S. Murphy, 60x100, on Kennedy av and Homan boulevard; to F. Schumacher, 40x100, and to D. Baum, 50x125, on Willow av; to T. Collins, 80x120, on Acacia av; to J. Granholm, B. Devine and C. Conroy and J. Finnerty, each, 40x100, on Botsford av; to L. McDermott, 20x96, on Milburne av; to J. P. Basson, 80x114, on Grenwich and Kennedy avs, and 100x130, on Greenwich av and Henry st; to C. Henngott and T. Tarmey each 40x100 on Kennedy av; also at Floral Park to K. E. King, 40x100, in Oak st; to F. Wille, 60x100, on Tulip av; at Rosedale, to W. I. Ogg, 40x100, on Booth av; at East Rockaway to J. D. Foldender, 40x100, in Bay View st West; to M. Mott, 40x100, in Martin st West; to L. Selig, 40x100, in Evans st East; at Valley Stream to J. Flotti and P. Schneider each, 40x100, in Argyle st; to M. Martin, 40x100, in Grove st, and at Oceanside to C. Hulzer and H. A. Bunjer each, 40x100, on Oceanside Parkway; to E. Goldbach, 80x100, on Merrifield av, and to W. A. Buckley, 40x100, on Perkins av.

PLANDOME, L. I.—L'Ecluse, Washburn & Co., in conjunction with Henry Duchardt, have sold to Thomas D. Neelands a house of old English design located at Plandome on Manhasset Bay.

LEASES.

Chicago Firm Takes Loft Space.

R. W. Goelet leased to Gates Bros. & Co. of Chicago 20,000 square feet on the eight-story building on the southwest corner of 5th avenue and 37th street. The lease is for 15 years at an aggregate rental of about $350,000. Work on the projected building will begin May 1. The ground floor was leased a short time ago to Mark Cross & Co., and Stewart & Co., the latter firm now occuping the ground floor of the present structure.

Manhattan.

THE ADAMS BUILDING CO. leased in 61 Broadway space to Judge Warren W. Foster; John R. Dos Passos; Jacob Newman; Thomas B. Harrison, of 60 Wall st; Robert W. Watson, of 14 Wall st; Theodore Gross, of 165 Broadway; McClure & Prentice, of 22 William st; Seymour, Megrath & Billings, of 71 Broadway, and Kenyou & Kenyon, of 49 Wall st, the latter taking half of the 26th floor. Leases were also made for space with these Stock Exchange firms: Mills & Stewart, of 10 Wall st; Chauncey & Co., of 20 Broad st; Chapman & Seaman, of 2 Wall st; also S. M. Swenson & Sons, of 37 Wall st, bankers, who take the entire Broadway frontage of the 18th floor; offices to P. L. Foster; Erich Benjamin, of 59 William st; the Barney Estate Co., of 135 Broadway; Roswell Eldridge & H. K. Knapp; Pure Water Apparatus Co., and the entire west end of the 22d floor to the National Incinerator Co., of 303 5th av.

THE ALLWIN REALTY CO., Inc., leased the loft building on the southeast corner of 3d av and 20th st for H. C. Glaser to Abraham Unger, of 336 East 64th st, who will use it for manufacturing purposes.

THE LOUIS BECKER CO. leased for David Cohn, the large store in 1970 Amsterdam av for 3 years from May 1 to Antonio Palagano.

VASA K. BRACHER has leased a store for William S. Devery at 242 West 60th st to the Plaza Pleasure Club; also for Mr. Christian Pabst a store at 450 West 54th st to John A. McMahon; and a store at 333 West 59th st to Miss Lulu Davis.

BRADSHAW & CO., a recently formed firm, leased the store in the Astor property at 22 to 26 West 34th st, which has been vacant since the Forsythe Corporation closed down last year. The lease is for the remainder of the Forsythe lease, made in May, 1911, for 15 years at $65,000 per annum.

GUSTAVE BRITT leased the 3-sty dwelling at 26 Bank st for Louis M. Pearsall to Annie Bartel; the 3-sty dwelling at 251 West 11th st for George Jeremiah to Martha Gross, and the 3-sty dwelling at 323 West 12th st for M. B. Miller to Annie Doyle.

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THE TABLET & TICKET CO.
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Chicago San Francisco

A. P. COBURN leased 2,500 sq. ft. in 409 Pearl st to F. Holmes' Sons for 5 years.

THE CROSS & BROWN CO. leased to Underwood & Underwood, of 12 West 37th st, photographers and press picture bureau, the major portion of the top floor in the Bonwitt Teller Building, 38th st and 5th av. Extensive alterations are to be made, including reconstruction of the top floor and the addition of one story on the rear portion of the building. After alterations Underwood & Underwood will use the 11th floor as offices and salesrooms for their various departments and the top floor will be used for studios and galleries. Plans for the alterations are being prepared by Buchman & Fox, architects.

THE CROSS & BROWN CO. leased for the Kelly-Springfield Motor Truck Co. to Partridge, Clark & Kerrigan, Inc., the entire building at 237 West 56th st and office space in the building at the southwest corner of Broadway and 57th st to J. W. Pearson.

THE DUROSS CO. leased 38 Grove st to Eugenie Stevens, 336 West 14th st to Julius Levi, 19 West 12th st to Sophie McDevitt, 152 West 14th st to A. D. Barton and 47 Barrow st to M. J. Franey.

DOUGLAS L. ELLIMAN & CO. leased for the County Holding Co. 126 East 39th st, a 4-sty dwelling, to Mrs. W. W. Shippen.

DOUGLAS L. ELLIMAN & CO. leased for Jonathan Ingersoll an apartment in 40 East 83d st to William A. Scully; also in conjunction with Joseph F. Seitz, in 246 West End av, an apartment of 12 rooms and 4 baths to Irving J. Benjamin; one in 116 East 63d st to Bancroft G. Braine; and in 122 East 82d st to Trenholm H. Marshall.

J. B. ENGLISH leased for Edward Glennon to the Constantinople Hotel Co., the 4-sty building at 153 West 48th st. The place has been known as the Cafe Bergui. The lessees have purchased through the same broker the entire contents including the fixtures and furniture. After extensive alterations the premises will be occupied by a high-class Turkish and American restaurant.

M. M. HAYWARD & CO. leased for G. R. Smith, the 4-sty dwelling at 148 West 121st st to A. G. Kairer.

M. & L. HESS, INC., leased the parlor floor in 53 West 46th st to B. A. Allen; space on the 8th floor in 7 to 11 West 45th st to E. J. Fagan, of 116 West 31st st, and the 8th loft in 31 and 33 West 21st st to Landau Bros., of 58 East 11th st.

M. & L. HESS leased part of the 2d floor at 90 West Broadway to the Cambridge Glass Co. of 24 Murray st; parlor floor in 49 West 28th st to I. Perlberg of 109 West 26th st, and offices in 172 5th av to Kansas & Co.

HEIL & STERN leased for the Jeffrey Realty Co. top loft in 27 to 35 West 24th st to Prashker Bros. of 3 Washington pl; for Henry C. Lytton 4th loft in 18 to 22 West 20th st to Gross-Simon Co., Inc., of 375 West Broadway; for the 25th Construction Co. 3d loft in 22 and 24 West 25th st to Rubin Bros.; for the New Centre Co. 1st loft in 37 West 32d st to Hart & Co., Inc., of 15 West 32d st; and in the new building at 1372 to 1382 Broadway, 10,000 sq ft on 7th loft to Friedberg & Youdelman of 30 West 24th st.

HUBERTH & HUBERTH and John J. Clancy & Co. rented the 4-sty brownstone private house at 327 West 8th st to Ernest E. Monette, and in the New York American Building at 1789 Broadway, offices to Edward Thayer, John B. Stam & Co. and Klear-Vieu Co.

JAMES KYLE & SONS rented the 3-sty stable at 153 East 63d st to George H. Shaffer for Mrs. John R. Drexel.

CARSTEIN & LINNEKIN, INC., leased 2,000 sq. ft. in 450 to 454 4th av to the Arden Mills, Inc.; also a large space on the 10th floor to Louis Levin; in conjunction with Stephen H. Tyng & Co., the 4th floor in the same building to Louis Hammer, Inc., of 11 West 17th st; additional space in the American Woolen Building to H. A. Caesar & Co; 2,000 sq. ft. to the Ludwig Goldfield Corp.; 3,000 sq. ft. to H. Clendinning; the 3d loft in 369 Broadway to J. Bogen; offices in 341 to 347 5th av to Lord & Thomas, of 290 5th av; American Barrows Construction Co.; Lewis T. Knox, of 347 5th av; Chas. E. Hires Corp., of 341 5th av; Max Krause, of 347 5th av; Jacobs & Gillman; Elliott & Lynch; Leo H. Sire; W. J. Feeley & Co., of 341 5th av; space in 456 to 460 4th av to Richard Osmun; the 3d loft in 55 West 16th st to Lenchitsky & Adelson; an apartment in 12 West 12th st to Mansfield M. Doty; space in 221 4th av to Henry Glett; space in 1161 Broadway to Theo. Weiss, of 25 West 27th st, and the Merritt Advertising Agency; half a floor in 320 and 322 5th av to Charles A. Rich, of 320 5th av; offices in the same building to F. W. Maher, of 320 5th av; M. H. & H. Horwitz; C. F. Brown; Henry Levin, of 320 5th av; Bares & Zimmer; Louis Prager; Morris Bergmann; Michael Dryspool; Charles Neggersmith and Harry A. Jacobs; offices in 1161 Broadway to Frank Trapain; Charles H. Ladenberger, Jr., and United Thread Co.; offices in 432 4th av to H. G. Porter & Co., Ltd., of 411 5th av; offices in 320 and 322 5th av to Elmer J. White, Hall Smith & Co., and David H. Jolley, of 320 5th av; the 1st and 2d lofts in 133 to 137 East 16th st to H. Oppenheim; the 2d, 3d, 4th and 5th lofts in 171 and 173 MacDougal st to Tomkins, McIndoe & Co., of 171 MacDougal st; also the store and basement in the same building to William Kiene, of 133 MacDougal st; 3,000 sq. ft. in 257 4th av to Harry B. Shaen; for Sol. Stern, space in 31 and 33 East 27th st to Thos. Wilkinson; in 1161 to 1175 Broadway space to David A. Schultz and I. & L. Cohen; 3,000 sq. ft. in 303 5th av to Jackson Jacobs; the 8th loft in 53 to 57 West 36th st to the Federal Costume Co.; for Webster B. Mahie & Co., part of the 8th floor to Mark Werthmann, of 116 East 19th st.

EDGAR A. MANNING leased to the German American Insurance Co., of 1 Liberty st, space in 26 East 42d st for a branch office.

MOORE & WYCKOFF leased in the new 12-sty apartment house at 410 Park av an apartment of 14 rooms and 4 baths to Frederic de Zaldo, and apartments of 12 rooms and 3 baths to Miss Gertrude A. Freeman and John H. Lynch; and an apartment in 123 East 53d st to Dr. A. O. Jimenis.

J. P. & E. J. MURRAY leased the store in 2104 3d av to Simon Cantor.

THE CHARLES F. NOYES CO. leased offices in the "Smith Gray Building," Broadway and Warren st, to the Ensign Manufacturing Co. and the Munson Supply Co. of 261 Broadway, and has negotiated a lease with the Bureau of Municipal Research, present tenants, for practically an entire floor in the building for 5 years at an aggregate rental of about $60,000. Extensive alterations will be made for the Bureau.

THE CHARLES F. NOYES CO. leased the 2d floor of 10 to 20 Astor pl for the O. B. Potter Properties, Inc., to the Oakland Chemical Co., of 98 Front st, for 5 years; the 11th floor of 91 William st to the Bering Sea Co., of 55 John st, and the 5th floor of 332 Broadway for James N. Jarvie to Weissfeld Bros., of 115 Nassau st.

THE CHARLES F. NOYES CO. leased the building at 236 South st through to 461 Water st for J. Frederic Kernochan to Jaffe & Co., of 75 Rutgers Slip, for 5 years; also the store, basement and sub-cellar of 57 Ann st to William F. Birmingham.

PEASE & ELLIMAN leased for Drayton Burrill to Herman Alberts the 4-sty dwelling at 151 West 98th st; and to Carl Stolberg the 3-sty dwelling at 143 East 27th st; to F. T. Howard an apartment in 144 East 40th st, and to Miss Louise Koerner an apartment in 510 Park av; for Mary Solley to George Thompson a store in 589 Lexington av; and for Walter J. N. Donovan to David Clarke's Sons a store in 2146 Broadway; to Kerr, Page, Cooper & Hayward of 149 Broadway offices in the Liberty Tower, at 55 Liberty st, at an aggregate rental of about $30,000; also to Harry L. Duncan of Duncan & Duncan; Albert F. Nathan, and larger quarters to Twombly & Henney, Raymond Hull Noble, and the Wern Stone Paving Co.

JOHN PETERS leased for Henry Herrmann, to Nathan Trasky, the parlor store in 302 East 14th st, and for Christian J. Uhl to Gabriel G. Dobroff, publisher of the Russian Immigrant, the parlor store in 349 East 14th st.

EDWARD A. POLAK leased for Solomon L. Pakas to Louis Schlechter two large apartment houses at 15 to 21 Fort Washington av at an aggregate rental of about $125,000 for 5 years. The houses involved, known as the Rio Vista and Rio Grande, are 6-sty elevator structures, covering plots 75x115 and 60x103.

LOUIS SCHRAG leased for Thomas Kelly, the 5-sty business building at 453 6th av.

ROYAL SCOTT GULDEN leased the store in 402 Madison av, in the Carlton Chambers to Charles Stollberg, an art dealer, of 1 East 41st st, for S. Osgood Pell & Co., agents, and the 1st loft in 22 East 41st st to Mark C. Lynam, tailor, for Cross & Brown Co., agents.

THE LOTON H. SLAWSON CO. leased the 7th floor in 171 Madison av to the United Paperboard Co., of 200 5th av.

SLAWSON & HOBES leased for the Wayside Realty Co. (Arlington C. Hall, president) the dance hall and roof garden occupying the entire 2d floor of the new building now in course of construction in the east side of Broadway, from 134th to 135th st, to the Salle de Danse Co. (Edgar A. Mayer and Nathan Tekulsky) for ten years from September 1, 1914, at an aggregate rental of about $100,000.

SPEAR & CO. and W. J. Schoonmaker rented for Philip Braender the store and basement in the Ashland Building, 4th av and 24th st, to Otto E. Dryfoos & Sons, hosiery and underwear, located for over thirty years on Church st. This was the last of the large 4th av stores which was untenanted.

E. A. TREDWELL leased the 2d floor store in 85 William st to Sample Clothes Shop, of the Times Building, and space in the Times Building to Larry Goldberg, Jerome Kennedy, the Wholesale Typewriter Co., of 314 Broadway and M. A. Morris.

STEPHEN H. TYNG, JR., & CO. leased space in the Madison Av Building, at the corner of Madison av and 25th st to the following: Space on the 18th floor for executive offices, to the Autoplate Co. of America of 1 Madison av; on the 17th floor to James & E. H. Wilson of 79 5th av, dealers in woolens; on the 9th floor to Frank L. Wendell of 50 Union Square, dealer in woolens; on the 16th floor to Charles A. Valentine and associate architects of 346 4th av; and on the 15th floor to the Pennsylvania Textile Co. for executive offices. Also leased in the Farragut Building, at 19 Madison av, space on the 7th floor to Alfred Sohland of 111 5th av, dealer in broad silks; and on the 8th floor to the Brooklyn Art Publishing Co. of 128 East 23d st, dealers in post cards; also sub-leased for the Globe Woolen Co. space on the 14th floor in the Fourth Av Building at the corner of 4th av and 27th st, to H. Sumner Sternberg Co., advertising and space on the 9th floor to Gaynor & Clark of 111 5th av, dealers in silks; the 8th floor of 48 to 52 East 21st st for the Kroywen Realty Co. to A. S. Ferguson Co. of 381 Broadway, dealers in toys; the 11th floor in 73 5th av for the 73 Fifth Av Co., to Newson & Co. of 27 West 23d st, publishers; in 17 and 19 Waverly pl space on the 5th floor to M. & J. Weinstein, on the 4th floor to the Ontario Thread Co. and on the 2d floor to Leo Stein; the entire 3d floor in 33 Union sq for Lowenfeld & Prager to the Bryan-Marsh Works of the General Electric Co. of 1 Madison av; and in 17 East 17th st the store and basement to Grossman & Goldenstein of 89 Eldridge st, dealers in dress goods and silks.

UNGER & WATSON, INC., leased the store in 704 Lexington av for Carrie Schwab to Max Jacobs.

THE WALL REAL ESTATE CORPORATION leased a loft in 204 and 206 Greene st to Louis Kornfeld.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased offices in the Trinity Building, 111 Broadway, to Caldwell, Masslich & Reed, of 100 Broadway.

WILLIAM A. WHITE & SONS leased for the Cruikshank Co., as agent, the building at 32

North Moore st to Scaramelli & Co., dealers in groceries, of 202 Franklin st. The adjoining building at 28 and 30 was recently leased by Burton Davis Co. The same brokers also leased to H. Muehlstein & Co. the 6-sty building on plot 75x80, at the southeast corner of Hubert and Washington sts.

WM. A. WHITE & SONS rented to John Menist office space in 100 Hudson st; to G. Sachnoff & Co. the 4th loft in 168 Centre st; for the United Merchants Realty & Improvement Co. to John S. Bushnell, the 2d loft in 146 Liberty st, and for the F. R. Wood, W. H. Dolson Co. to Etna Chemical Co. of 708 Washington st, the 2d loft in 59 Bank st; office space in 50 Broad st to Paula Bates and Godnick & Wilson, of 31 Nassau st; the basement of 323 Greenwich st to Saal Brothers, of 156 Reade st; offices in 10 and 12 Old slip to Greason, Morris & Rogers and Arend M. Kraan, and for B. M. Shipman & Co. to Abraham Gash, of 27 Roosevelt st, the store and basement in 7 Worth st.

Bronx.

THE M. MORGENTHAU, JR., CO. leased the two 5-sty apartment houses at 1553 and 1555 Minford pl for the Stability Realty Co. The property consists of two 5-sty, four-family apartment houses, each on lot 37.6x100, just south of the junction of Boston rd and 173d st.

Brooklyn.

HOWARD C. PYLE & CO. leased 147 State st, a 3-sty brownstone dwelling, for Dr. H. Y. Ostrander; also 175 and 177 Joralemon st, two 2-sty brick dwelling houses for Dr. A. DeWitt Mason.

CHARLES E. RICKERSON leaed 144 Underhill av, a 3-sty brownstone dwelling for Joseph Stern to Dr. George A. Powers, and 497 Bergen st, a 3-sty dwelling, for Mrs. M. Cunningham to William Pendleton.

Queens.

THE FREDERICK W. AVERY CO. leased for John J. McKenna the house in the south side of Cedar av, Cedarhurst, to S. C. Powell; also for Mrs. A. D. Beers a cottage at 18 Neilson av, Far Rockaway, to Robert E. Leary; the craftsman bungalow at 312 North Remington av, Arverne, to M. H. Lewis, and 119 South Vernam av Arverne, to Herman Burger.

THE LEWIS H. MAY CO. leased for Jos. H. Myers, cottage at Wave Crest to Lester H. Newburger; for Jos. H. Myers, cottage at Wave Crest to Jesse Rosenfeld; for E. H. Williams, cottage on Gipson pl to A. B. Leffler; at Edgemere, for Jacob Strauss, cottage on Grandview av to Jacob Sperber; and also stucco cottage on Rochester av to I. Hochberger; for S. & L. Construction Co., cottage on Harriman av to Sigmund Weltner; at Rockaway Park, for C. F. Stadtmuller, cottage on North 8th av to Wm. G. Davis; for the Sherwood Estate, cottage on North 6th av to J. Saalberg.

LEWIS B. SHARP leased for 10 years from the Long Island Railroad a plot, 112x45, on the station plaza, at the corner of Mott st and Central av, Far Rockaway. Work will be started this week on a 1-sty concrete building which will contain 8 stores.

WILLIAM H. BOWMAN leased at Far Rockaway to Emil Held the Burkhander cottage, in Pinson pl; also to Emil Mayer the Norton cottage, in Atlantic av; also to Harry Newcorn, the Oppenheim cottage in Broadway, and to Isaac Lahn the Murphy cottage in Cornaga av.

Suburban.

FEIST & FEIST leased the upper part of the new 5-sty "Slow Burning" factory building at 156 and 158 Summit st for the Weingarten Brothers Realty Co., Levi Weingarten, president, to Beerman & Frank, manufacturers of high-class silk waists, now at 90 5th av, N. Y. C., with 7 other branches in the metropolitan district.

L. A. D. PERCIVAL, president of the Amalgamated Paint Co., leased through S. Osgood Pell & Co. a new house at Sands Point, L. I., owned by the Wampage Holding Co.

JOHN F. SCOTT has rented for Marian Rand Francke her country place on Meadow lane, Lawrence, L. I., to Edwin Mayer.

PEASE & ELLIMAN leased for H. H. Webb his estate immediately near the Country Club, in Dublin rd, Greenwich, Conn., to Herbert S. Collens of the Riker-Hegeman Co. The property comprises about 30 acres and overlooks the sound.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages. Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 April 10 to 16	1913 April 11 to 17
Total No.	143	158
Assessed value	$8,741,800	$6,863,000
No. with consideration	9	21
Consideration	$352,600	$1,526,950
Assessed value	$279,500	$484,000

	Jan. 1 to April 16	Jan. 1 to April 17
Total No.	2,069	2,448
Assessed value	$127,899,583	$150,494,912
No. with consideration	218	333
Consideration	$8,470,378	$16,364,695
Assessed value	$8,957,017	$15,220,962

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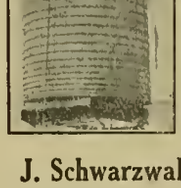
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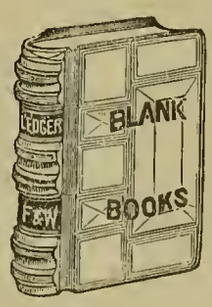
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Mortgages.

	April 10 to 16	April 11 to 17
Total No.	79	97
Amount	$2,573,073	$4,256,091
To Banks & Ins. Cos.	18	23
Amount	$594,500	$1,694,500
No at 6%	35	36
Amount	$1,278,023	$856,122
No. at 5½%	2	5
Amount	$10,000	$1,262,000
No. at 5%	18	26
Amount	$547,500	$517,500
No. at 4½%	4	7
Amount	$377,000	$176,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	2
Amount	.....	$1,002,719
Interest not given	20	21
Amount	$360,550	$441,750
	Jan. 1 to April 16	Jan. 1 to April 17
Total No.	1,287	1,620
Amount	$38,858,076	$68,226,832
To Banks & Ins. Cos.	301	389
Amount	$21,386,100	$37,843,850

Mortgage Extensions.

	April 10 to 16	April 11 to 17
Total No.	37	82
Amount	$2,473,500	$4,052,750
To Banks & Ins. Cos.	10	45
Amount	$1,637,500	$2,823,850
	Jan. 1 to April 16	Jan. 1 to April 17
Total No.	656	650
Amount	$31,875,585	$29,136,835
To Banks & Ins. Cos.	214	244
Amount	$19,972,950	$18,389,400

Building Permits.

	April 11 to 17	April 12 to 18
New buildings	14	15
Cost	$2,112,000	$1,737,570
Alterations	$227,533	$327,455
	Jan. 1 to April 17	Jan. 1 to April 18
New buildings	148	189
Cost	$14,749,790	$21,123,885
Alterations	$4,189,574	$3,184,509

BRONX.
Conveyances.

	April 10 to 16	April 11 to 17
Total No.	101	114
No. with consideration	9	12
Consideration	$120,945	$90,600
	Jan. 1 to April 16	Jan. 1 to April 17
Total No.	1,6 7	1,967
No. with consideration	27	222
Consideration	$2,082,885	$2,300,460

Mortgages.

	April 10 to 16	April 11 to 17
Total No.	86	87
Amount	$860,133	$934,280
To Banks & Ins. Cos.	6	9
Amount	$214,000	$119,250
No. at 6%	42	38
Amount	$302,840	$425,730
No. at 5½%	9	4
Amount	$149,750	$17,300
No. at 5%	12	18
Amount	$61,601	$314,850
Unusual rates	3	1
Amount	$77,397	$30,000
Interest not given	20	26
Amount	$268,545	$146,400
	Jan. 1 to April 16	Jan. 1 to April 17
Total No.	1,043	1,375
Amount	$9,370,457	$14,756,616
To Banks & Ins. Cos.	127	152
Amount	$2,558,851	$2,976,279

Mortgage Extensions.

	April 10 to 16	April 11 to 17
Total No.	14	14
Amount	$463,500	$253,250
To Banks & Ins. Cos.	3	2
Amount	$77,500	$180,000
	Jan. 1 to April 16	Jan. 1 to April 17
Total No.	240	207
Amount	$4,486,100	$3,637,400
To Banks & Ins. Cos.	39	37
Amount	$1,028,000	$1,222,500

Building Permits.

	April 10 to 16	April 11 to 17
New buildings	18	28
Cost	$148,800	$1,075,300
Alterations	$17,475	$19,000
	Jan. 1 to April 16	Jan. 1 to April 17
New buildings	232	315
Cost	$5,009,455	$8,888,266
Alterations	$347,005	$298,025

BROOKLYN.
Conveyances.

	1914 April 9 to 15	1913 April 10 to 16
Total No.	368	493
No. with consideration	45	37
Consideration	$152,837	$186,438
	Jan. 1 to April 15	Jan. 1 to April 16
Total No.	6,559	7,276
No. with consideration	727	524
Consideration	$5,265,364	$3,850,533

Mortgages.

	April 9 to 15	April 10 to 16
Total No.	269	343
Amount	$1,104,546	$1,226,808
To Banks & Ins. Cos.	76	69
Amount	$607,450	$512,662
No. at 6%	143	181
Amount	$355,514	$420,801
No. at 5½%	54	44
Amount	$512,175	$193,540
No. at 5%	61	91
Amount	$217,500	$462,930
Unusual rates	2	3
Amount	$872	$31,500
Interest not given	9	24
Amount	$18,185	$118,037
	Jan. 1 to April 15	Jan. 1 to April 16
Total No.	4,480	5,139
Amount	$18,976,879	$19,119,443
To Banks & Ins. Cos.	916	1,234
Amount	$7,652,591	$8,831,493

Building Permits.

	April 10 to 16	April 11 to 17
New buildings	118	59
Cost	$1,097,100	$449,958
Alterations	$84,186	$73,090
	Jan. 1 to April 16	Jan. 1 to April 17
New buildings	1,287	1,203
Cost	$12,189,085	$9,700,945
Alterations	$809,295	$1,064,090

QUEENS.
Building Permits.

	April 10 to 16	April 11 to 17
New buildings	157	75
Cost	$919,685	$242,220
Alterations	$22,474	$28,778
	Jan. 1 to April 16	Jan. 1 to April 17
New buildings	1,291	1,397
Cost	$5,629,797	$4,192,883
A terations	$291,660	$331,984

RICHMOND.
Building Permits.

	April 10 to 16	April 11 to 17
New buildings	41	27
Cost	$60,822	$35,935
Alterations	$11,270	$1,540
	Jan. 1 to April 16	Jan. 1 to April 17
New buildings	224	223
Cost	$356,377	$378,322
Alterations	$68,522	$62,882

REAL ESTATE NOTES.

SAMUEL H. MARTIN has been appointed agent of 158-160 West 65th st.

O. G. CONNFELT represented Mrs. John R. Drexel in the recent lease of 153 East 63d st.

FREDERICK M. HILTON, president of William A. White & Sons, has been elected a director of the Garden City Co.

PEASE & ELLIMAN have been appointed agents of 178 Fulton st, a 5-sty mercantile structure.

M. MORGENTHAU, JR., COMPANY negotiated a first mortgage loan of $45,000 for 5 years on the southeast corner of Wilkins av and Jennings st, a 5-sty apartment, 50x100.

WILLIAM J. ROOME & CO. have been appointed agents of the Palher Chambers, at 179 Madison av; also by the Bruner estate, of 767 1st av.

HERBERT A. SHERMAN has removed his downtown office to the Fourth National Bank Building at 20 Nassau st.

E. S. WILLARD & CO. have been appointed agents for the 15-sty office building at 68 William st, northeast corner of Cedar st.

VAN NORDEN & WILSON have opened a downtown office at 189-191 Broadway, for which building they have been appointed agents.

HERBERT C. SCHLEY, formerly with Mark Rafalsky & Co., has opened a real estate office at 489 5th av.

GROSS & GROSS CO. have placed for the owner of "Fowler Court," the big apartment house at 400 Riverside Drive, a loan of $300,000 on that property.

GEORGE W. BRETTELL placed a loan of $10,000 for a client of John Fords on the flat property at the northeast corner of 122d st and Pleasant av.

MULVIHILL & CO. were the brokers in the leasing of the dwelling 160 East 122d st; also the corner store and basement in 1645 Madison av.

H. L. JUDD CO. is the buyer of 87-89 Chambers st, recently sold for the Ayer estate through Daniel Birdsall & Co. The Judd Co. has occupied the property for thirty years.

MORTIMER L. SCHIFF acquired title on Tuesday to the old Bijou Theatre property, which was sold by auction on January 8, at the stand of Joseph P. Day, for $465,000. The building is known as 1237 and 1239 Broadway extending through to 502 and 504 6th av.

M. H. GAILLARD, who was connected with the McVickar, Gaillard Realty Co. for 15 years, has removed his office from 489 5th av to 2299 Broadway, southwest corner of 83d st, where he will specialize in the selling and management of apartment houses.

CROSS & BROWN CO. has been appointed agents of the Miller Building, a new 5-sty factory building, 80x200, at the northeast corner of Greenpoint and Kingsland avs, Brooklyn, and of the Goodyear Tire & Ruhber Co.'s new 5-sty loft building at the southwest corner of Jackson av and Honeywell st, Long Island City.

JOHN R. AND OSCAR L. FOLEY placed for L. B. Eskesen a first mortgage of $52,500 at 5 per cent. on the 1-sty store and theatre building northwest corner of St. Nicholas av and 174th st, purchased through the above firm, and recently leased with the improvements for 21 years to the Esalmo Amusement Co.

MRS. E. H. HARRIMAN has deeded to Trinity School, a plot of ground covering 5⅝ acres on the Boston Post rd, in the Bronx. The announcement was made at the annual dinner of the Alumni Association held at the Martinique Hotel early in the week. The ground will be levelled and used for an athletic field. Later, additional school buildings may be built.

JOSEPH M. NIMHAUSER, formerly connected with the firm of L. J. Phillips & Company, for a period of over eight years, has severed his connection with that firm since his admission to the har and is now associated with the law firm of Phillips, Mahoney & Wagner, of 51 Chambers st, New York City, where he is engaged in the practice of law.

COLUMBUS O'D. ISELIN, of 3 West 52d st, has commenced on action to restrain Margaret Flynn, a dressmaker, of 29 West 52d st, from carrying on her business at that address. Mr. Iselin contends that the use of the property for dressmaking violates a restriction made upon it many years ago by Benjamin Stevens and Augusta H. Holly, who formerly owned most of the block.

FRANK LEFFMANN, real estate broker, who for more than thirty years occupied an office at Ralph and Atlantic avs, Brooklyn, and who retired from business a few years ago, has opened an office at corner of Church and Atlantic ave. He says that realty conditions have so much improved in the past few months that the com-

ing spring will be very active, and with this prospect in view he decided to return to his old occupation.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold a regular meeting on Monday evening, April 20, at the Riverside Theatre Building, Broadway and 96th st. An important report will be made in reference to all of the bills which were presented to the Legislature for its consideration, and which vitally affected real estate owners, and also in reference to the bills which have passed both houses of the Legislature and are now either before Mayor Mitchel or Governor Glynn for approval.

CHARLES L. HOFFMAN, appointed referee on an application by Emma Christine Turney as trustee under the will of Christian Jourgenson, who died in 1895, for permission to sell the property at 96 to 100 Malden lane and 54 and 55 South st, has filed his report in the Supreme Court recommending that permission be granted. He found that the property on Malden lane is worth $160,000 and the South st parcel $60,000. The former consists of three 5-sty buildings and the South st property comprises the 6-sty Howland building, on plot 42.1 x80.10.

J. CLARENCE DAVIES, a life member of the New York Historical Society and owner of a remarkable collection of old views of New York City, has just purchased from J. H. Jordan, of 212 Broadway, an original old painting of this city entitled "A View of New York," executed about the year 1700—perhaps earlier. Mr. Davies has been forming his collection of old New York views for the last 25 years. In this collection are the "Beschrivinge," first edition of 1651, which contains the first known view of New York, and the first New York City directory for 1786, said to be the most perfect example of each and both from the Robert Hoe library sale.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

BETTINA ROSENBERG—Property at 774-790 Westchester av, valued at $63,000.

JAMES P. TUTTLE—Leasehold property 42 West 50th st, $12,000.

WILLIAM J. TONER—508 West 34th st, $14,000.

OBITUARY

CLERMONT LIVINGSTON CLARKSON, member of the firm of Ogden & Clarkson, at 657 Fifth av, corner of 52d st, died last Saturday at his residence, 131 East 94th st, of apoplexy. Mr. Clarkson was born at the homestead on the Hudson near Tivoli 52 years ago, the son of the late Thomas Streatfield and Mary Clarkson. He was a grandson of Chancellor Livingston, who administered the oath of office to Washington on the occasion of his first inauguration to the Presidency. Mr. Clarkson married his cousin, Miss Adelaide Clarkson, who survives him. He was a member of the Union Club and the Calumet Club. He entered the real estate firm of Thomas S. Clarkson & Co. in 1881, his partners being his father and brother. In the year 1897, the two brothers, with Henry Ogden (formerly of Ogden & Clark), formed the firm of Ogden & Clarkson, which continues under the same name, although Mr. Ogden died in 1901. Mr. D. A. Clarkson is now the only surviving member.

JOHN W. SWEENEY, for the last forty-five years a real estate dealer, died at his home, 196 7th av, Brooklyn, on Wednesday, aged 77 years. Mr. Sweeney was born in that borough and was commissioned a Second Lieutenant of the Forty-sixth Regiment, New York Volunteers, during the Civil War. He was formerly employed in the Kings County Clerk's office and the Brooklyn Tax Department.

EDWARD H. PIRSSON, a prominent real estate dealer of New York during the eighties, died Wednesday night at his home, 225 West 92d st, aged 56 years. He was a son of the late Talbot and Rebecca Pirsson, and for a number of years lived in Flushing, L. I.

JAMES E. CUSACK, a real estate dealer, and connected with the real estate and insurance firm of John H. Cusack at 122 Court st, Brooklyn, died at his home, 629 17th st, Bay Ridge, aged 54 years.

CHARLES BRUNING, an employee of the Tax Department for many years, is dead.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Only three outside buyers figured in transactions at the Manhattan and Bronx Exchange Salesroom this week; one of them, Richard J. Lynch, paying $115,600 for the ten-story Hotel Langdon in West 124th strect. Plaintiffs and other parties in interest obtained twenty-two properties and seven were either adjourned or withdrawn.

For the coming week the usual assortment of miscellaneous holdings will be sold with residential properties constituting the major portion of the offerings. Joseph P. Day will have another Special Sales Day on Thursday, and will present among others the old Jordan-Moriority furniture building in East 23d street, and properties in all the boroughs except Richmond.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 17, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st

JOSEPH P. DAY.

Elizabeth st, 168 (*), es, 115 s Spring, 25x100, 6-sty bk tnt & strs; also HENRY ST, 23, ns, 100 e Catherine, 25x87.6, 5-sty stn tnt; due, $9,304.83; T&c, $873.10; Jno Aspinwall. 67,800

Henry st, 23, see Elizabeth, 168.

127TH st, 323-5 E, ns, 280.6 e 2 av, 40x103.3, 6-sty bk tnt & strs; due, $11,118.06; T&c, $678.25; Louis Milgrim & Frank Gens. 50,000

35TH st, 29-33 W, ns, 405 w 5 av, 65x98.9, 12-sty bk loft & str bldg; due, $567,001.97; T&c, $4,685.55; adj sine die.

114TH st, 336-8 E, ss, 250 w 1 av, 49.11x100.11, 6-sty bk tnt & strs; due, $50,366.27; T&c, $732.05; Alice Lederer et al. 43,150

140TH st, 542 W (*), ss, 215.4 e Bway, 16.4x67.3, 3-sty & b bk dwg; due, $2,965.24; T&c, $340.18; sub to 1st mtg $7,000; Delia A Holston. 8,000

163D st, 543-9 W (*), ns, 100 e Bway, 110x99.11, 6-sty bk tnt; due, $14,950.03; T&c, $3,184.50; sub to 1st mtg $140,000; Morris W Levine. 145,000

Manhattan av, 456, es, 73.11 s 120th, 26.11x94.10, 5-sty bk tnt; due, $26,343.92; T&c, $324.40; Patk J Molloy. 27,100

M. MORGENTHAU JR. CO.

56TH st, 247 E (*), ns, 75 w 2 av, 25x100.5, 4-sty bk tnt & strs, 1 & 3-sty ext; due, $15,228.06; T&c, $350.90; Francis Speir et al, trstes. 15,500

Wadsworth av, 248 (*), ws, 60.2 n 185th, 50x115x49.2x115, 5-sty bk tnt; due, $30,695.76; T&c, $1,737.60; Ver Planck Estate. 26,000

Wadsworth av, 252 (*), ws, 110.2 n 185th, 50x115, 5-sty bk tnt; due, $30,239.06; T&c, $1,737.60; Ver Planck Estate. 25,000

Wadsworth av, 256 (*), ws, 160.2 n 185th, 54.5x115, 5-sty bk tnt; due, $30,038.16; T&c, $1,737.60; Ver Planck Estate. 25,000

7TH av, 1858-60 (*), ws, 75.11 n 112th, 50x100, 7-sty bk tnt & strs; due, $73,216.79; T&c, $4,000; Manhattan Savgs Instn. 78,200

BRYAN L. KENNELLY.

124TH st, 157-9 W, ns, 125 e 7 av, 50x100.11, 10-sty bk hotel; due, $134,630.88; T&c, $5,722.60; Richd J Lynch. 115,600

HERBERT A. SHERMAN.

Division st, 243 (*), ss, 46 w Montgomery, 23x48.6x23x48.7, 6-sty bk loft & str bldg; due, $14,299.95; T&c, $321.25; Florence N Harris. 14,500

D. PHOENIX INGRAHAM.

St Marks pl, 119 (*), ns, 113 w Av A, runs n93.10xw25xn2xw12.6xs94xe37.6 to beg, 6-sty bk tnt & strs; due, $12,474.01; T&c, $158.50; Chas H Bohland. 18,000

Total	$658,850
Corresponding week 1913	1,215,847
Jan. 1, 1914, to date	10,765,655
Corresponding period 1913	17,006,440

Bronx.

The following are the sales that have taken place during the week ending April 17, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

179TH st, 830 E (*), swc Marmion av, 78.2x39.1, 4-sty bk tnt; due, $2,938.64; T&c, $1,500; sub to 1st mtg $23,000; Christian G Kuhner et al. 26,000

179TH st, 820 E, ss, 78.2 w Marmion av 36x75.2, 4-sty bk tnt; due, $2,916.87; T&c, $815; sub to 1st mtg $16,500; withdrawn.

179TH st, 816 E (*), ss, 114.2 w Marmion av, 36x75.3x36x75.2, 4-sty bk tnt; due, $2,490.70; T&c, $930; sub to 1st mtg $16,500; Christian G Kuhner et al. 19,500

224TH st E, swc Carpenter av, see Carpenter av, swc 224th.

Bronx blvd, 4643, ns, 100 w 241st, 50x100; adj May7.

Carpenter av, swc 224th, 75x105; due, $2,852.59; T&c, $500; sub to pr mtg $5,000; Geo Lahrmann. 8,600

Marmion av, swc 179th, see 179th, 803 E.

Road to Odells Landing, see rd from N Y to Boston.

Road from N Y to Boston, sec road to Odells Landing, runs s514.7xe414xn335xw248.3xn280xw391.3 to beg; adj May5.

Southern blvd, 2145 (*), ws, 287.5 s 182d, 45.10x135.10x44.1x123.3, 5-sty bk tnt; due, $41,263.63; T&c, $3,303.61; Church & Dwight. 30,000

M. MORGENTHAU JR. CO.

Gifford av, 2733 (*), ns, 330.7 e Balcom av, 25x100; due, $3,950.37; T&c, $40; Central Mtg Co. 3,500

Gifford av, 2735 (*), ns, 355.7 e Balcom av, 25x100; Action 2; due, $3,947.39; T&c, $40; Central Mtg Co. 3,500

Gifford av, 2737 (*), ns, 380.7 e Balcom av, 25x100; due, $3,944.39; T&c, $40; Central Mtg Co. 3,500

St Peters av, 1627 (*), ws, 105.6 s Maclay av, 50x92.9x50x92.11; due, $2,315.67; T&c, $475; Helen Le R Pearsall. 2,700

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Auction Sales, Bronx. Continued.

JAMES L. WELLS.

140TH st, 382 E, ss, 84.6 w Willis av, 22x75, 2-sty & a fr dwg; withdrawn. ——

Vyse av, 1433-5 (*), ws, 225 s Jennings, 50x100, 5-sty bk tnt; due, $6,861.72; T&c, $645; Morris Lederman. 38,500

ANTHONY V. CAGGIANO.

Loring pl, es, 387.8 n 181st, 79.4x127.11 x77.11x113.5; adj Apr29. ——

HENRY BRADY.

234TH st E (*), ns, 460 e Katonah av, 50 x100, vacant; Action 2; due, $3,763.05; T&c, $87.36; Geo Brown & Co. 350

240TH st E (*), ns, 175 e Martha av, 50 x—x82.8x—, vacant; Action 1; due, $3,763.05; T&c, $101.82; Geo Brown & Co. 400

Total	$136,550
Corresponding week 1913	229,918
Jan. 1, 1914 to date	1,650,269
Corresponding period 1913	1,934,786

Brooklyn.

The following are the sales that have taken place during the week ending April 15, 1914, at the Brooklyn Salesrooms, 189 Montague street:

WILLIAM H. SMITH.

FULTON ST (*), sec Saratoga av, 20.4 x64; Dime Savgs Bank of Brooklyn; Action 1 .....14,600.00

FULTON ST (*), ss, 20.4 e Saratoga av, 20x64; Dime Savgs Bank of Brooklyn; Action 2..... 6,200.00

QUINCY ST, ss, 100 w Tompkins av, 20x100; A B Roberts..... 4,700.00

ST JOHNS PL, ns, 316.8 e Underhill av 41.8x123.6; U S Title Guarantee Co..35,000.00

TROUTMAN ST, nws, 86.2 sw Bushwick av, 25x100; Ferd Nestlen 4,250.00

WALLABOUT ST (*), nec Heyward, 52.4x irreg to Wythe av, —x—; Obermeyer & Liebmann 13,500.00

W 9TH ST (*), ws, 270 n Mermaid av, 20x118.10; also W 19TH ST, ws, 200 n Mermaid av, 20x118.10; Cath Arnold admtrx 4,100.00

64TH ST, ns, 140 e 14 av, 20x88.2; Alex Doecks 850.00

66TH ST (*), ss, 120 e 14 av, 20x100; Jos Demasi 6,500.00

70TH ST (*), ns, 100 w 19 av, 20x100; Horace M Taber 3,800.00

70TH ST (*), ns, 180 w 19 av, 20x100; Horace M Taber..... 3,800.00

72D ST, ns, 374.6 w 6 av, 20x117.4; withdrawn ..... ——

79TH ST, ss, 151 e 2 av, 30.4x67 to Bennetts or Van Brunts la x irreg; withdrawn ..... ——

79TH ST, 2252, swc 23 av, 180x100, 2-sty fr dwg (exr); Wm T Pratt..... 9,500.00

86TH ST, ss, 382 w Gravesend av, 60x 195; adj May 12..... ——

86TH ST, nes, 80 se 21 av, 40x100; Danl G Whitlock..... 5,475.00

BROADWAY (*), ns, 125.3 e Bedford av, 21.9x100; Emilie R Wills..... 6,550.00

CLASSON AV, es, 388.3 n Myrtle av, 25x92.6; Michl Greco 5,200.00

CLINTON AV (*), es 245.11 s Myrtle av, 65.10x200; East River Savgs Inst.40,000.00

CONEY ISLAND AV, Bridge Company's Turnpike rd, adj land of Maria Lott, runs e242.8xn286xw400xs250 to beg; also LAND on Guisberts or Johnson's Island near Shore rd, runs s—xe—xn —xw 250; withdrawn ..... ——

E NEW YORK AV (*), nws, 171.9 sw Sterling pl, 44x74; Action 1.....15,025.00

E NEW YORK AV (*), nws, 215.9 sw Sterling pl, 44x74; Action 2; Margarete E Kelly 15,025.00

EASTERN PKWAY EXTENSION, nws, 141.10x128.8x irreg; Action 2; Harry A McDermott 12,000.00

FT HAMILTON AV (*), nwc 68th, 76.3x 85.9x irreg; Jno Kuesel..... 7,500.00

HOPKINSON AV, swc Prospect pl, —x —; Harry A McDermott 3,200.00

MANHATTAN AV, swc Montrose av, 25x100; Max J Annenberg.....14,400.00

MANHATTAN AV, es, 50 n Montrose av, 25x100; Wm Meyer..... 6,200.00

NOSTRAND AV, es, 127.9 n Myrtle av, 30x90; Frank J Hill..... 6,660.00

SUTTER AV (*), nwc Barrett, 99.11x 100; Mae M Bertges.....52,100.00

5TH AV, es, 41.10 s 72d, 20.2x87.6; Action 2; withdrawn ..... ——

WM. P. RAE.

72D ST, ns, 394.6 w 6 av, 20x117.5; adj Apr 29 ..... ——

81ST ST, ns, 80 e 5 av, 225.7x100; adj Apr 29 ..... ——

BAY RIDGE PKWAY, ns, 440 w 10 av, 120x100; withdrawn ..... ——

GRANT AV, ws, 147.5 s Jamaica av, 20x107; withdrawn ..... ——

HARWAY AV (*), nwc of a right of-way adj lands of L V Fields & G M Ryder, —x—; Gertrude M Ryder.... 2,000.00

MERMAID AV (*), nwc W 37th, 220x 100; Jas W McDermott..... 6,340.00

5TH AV, es, 44.7 n 73d, 24x110.1; adj Apr 29 ..... ——

16TH AV (*), es, 120 n 70th, 20x100; Chester B Lawrence 4,000.00

CHAS. SHONGOOD.

FREEMAN ST, ns, 100 w Oakland, 25x 100; Florence Raynor 2,100.00

HART ST (*), ns, 430 w Lewis av, 16x 100; Fannie King 2,000.00

POWELL ST, es, 150 n Sutter av, 50x 100; B Hershenov 8,750.00

72D ST, sws, 143.10 nw 6 av, 20x100; adj Apr 28 ..... ——

73D ST, nec 5 av, 93.10x20; adj Apr 28. ——

FLATBUSH AV, nes, 45 nw Sterling pl, 50x134.2; withdrawn ..... ——

GREENE AV, ns, 150 e Grand av, 25x 100; J C Danzilo 2,700.00

5TH AV, es, 89.2 s 72d, 24x107.9; adj Apr 28 ..... ——

10TH AV (*), ses, intersec nes 40th, 95.2x20 ..... 4.100.00

CHAUNCEY REAL ESTATE CO.

ATLANTIC AV, nec Nichols av, 127x 55.9; A B Roberts 2,300.00

JAMES L. BRUMLEY.

FENIMORE ST (*), ns, 260 w Bedford av, 35x100; Edw F Patchen..... 6,000.00

Total	$336,425.00
Corresponding week 1913	320.100.00

VOLUNTARY AUCTION SALES.

Manhattan.

APRIL 22.

BRYAN L. KENNELLY.

48TH ST, 546 W, ss, 200 e 11 av, 30x100.5, 3-sty bk tnt & str & 2-sty bk rear tnt (vol).

WEST END AV, 346-8, es, 62.6 n 76th, 39.8x90, vacant (vol).

APRIL 23.

JOSEPH P. DAY.

BURLING SL, 11, nwc Water, 19.6x56x19.9x 54.10, 4-sty bk loft bldg (vol).

CLINTON ST, 133, ws, 50.2 n Broome, 25x100.5, 3-sty bk bldg & str.

25TH ST, 274 W, ss, 119.11 e 8 av, 17.2x98.9, 4-sty dwg (vol).

33D ST, 311 W, ns, 182 w 8 av, 22.8x98.9, 3-sty stn dwg (vol).

3D AV, 1984-8, nwc 109th, 60.11x95, 3-4-sty bk tnt & strs.

Bronx.

APRIL 23.

JOSEPH P. DAY.

CEDAR AV, 1874, es, 274.4 n 177th, 2-sty fr dwg (exr).

Brooklyn.

APRIL 23.

JOSEPH P. DAY.

SOMERS ST, 84, ss, 80 w Stone av, 20x100, 4-sty & b bk tnt (vol).

CENTRAL AV, 524 to 528, ws, 25 n Hancock, 75 x90, 3-sty fr tnt & strs.

GATES AV, 694, ss, 119.6 w Lewis av, 19.6x 100, 3-sty bk tnt (vol).

IRVING AV, 196, swc Himrod, 25x100, 3-sty fr tnt & strs (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

APRIL 18.

No Legal Sales advertised for this day.

APRIL 20.

CATHERINE ST, 53-5, on map 53, es, 48.2 n Monroe, 27x105.1x27x104.2, 5-sty bk tnt & strs; Robt McGill—Jacob Morrison et al; Elkus, Gleason & Proskauer (A), 170 Bway; Harold P Coffin (R); due, $9,142.73; T&c, $1,018.96; sub to two pr mtgs aggregating $33,000; Joseph P Day.

106TH ST, 50 W, see Manhattan av, swc 106.

129TH ST, 107 E, ns, 115 e Park av, 25x99.11, 4-sty bk tnt & strs; Lizzie Van Boskerck—Abr Gabriel et al; Chas P Northrop (A), 31 Nassau; Harry Bijur (R); due, $11,391.75; T&c, $284.28; J H Mayers.

AMSTERDAM AV, 1414, swc 130th (No 500), runs s24.11xw43xs4xw—xs7xsw—xn51xe100 to beg, 3-sty bk tnt & strs & 4-sty bk rear tnt; Harlem Savgs Bank—Eliz H Larkin et al; Edw S Clinch (A), 41 Park Row; Jos P McDonough (R); due, $12,712.85; T&c, $3,036.68; Joseph P Day.

MANHATTAN AV, swc 106th (No 50), 17.4x75, 3-sty & b bk dwg; Helen H Greene et al—Lillian P Dyer et al; Thenford Woodhull (A), 4 Court sq, Brooklyn; Jno B Lord (R); partition; Joseph P Day.

APRIL 21.

9TH ST, 226 E, ss, 245 w 2 av, 21x75, 4-sty bk tnt & str; Hermine Hinze—Mendel Alterman et al; Dean, Tracy & McBarron (A), 160 Bway; Louis A Cuvillier (R); due, $16,624.27; T&c, $1,193.92; Henry Brady.

97TH ST, 24 E, see Mad av, 1392-8.

117TH ST, 536 E, ss, 351.11 e Pleasant av, 18.1x 100.10, 3-sty & b bk dwg; Anna R Morris—Michl H Reidy et al; Henry L Morris (A), 32 Liberty; Nicholas A Donnelly (R); due, $4,190.59; T&c, $384.06; J H Mayers.

125TH ST, 543 W, ns, 175 e Bway, 25x99.11, 5-sty bk tnt & strs; Tessie D Herman et al—Sarah B Lipfeld et al; Sydney H Herman (A), 35 Nassau; Neilson Olcott, 2d (R); due, $1,523.41; T&c, $280.20; sub to first mtg $20,000; mtg recorded Dec10'10; Joseph P Day.

131ST ST, 205 W, ns, 125 w 7 av, 17.8x99.11, 3-sty & b bk dwg; Anna E Donald—Hester Bates et al; Jas C Meyers (A), 527 5 av; Francis S McAvoy (R); due, $10,891.85; T&c, $885.92; mtg recorded Dec10'10; Joseph P Day.

134TH ST, 102 W, ss, 100 w Lenox av, 25x 99.11, 5-sty stn tnt & strs; Gustavus Sidenberg et al exrs—Edwin J Pettet et al; Lachman & Goldsmith (A), 35 Nassau; Clifford S Bostwick (R); due, $14,870.90; T&c, $269.60; Joseph P Day.

MADISON AV, 1392-8, swc 97th (No 24); 100.11x103.4x103.4x81.1, two 6-sty bk tnts & strs; Peerless Holding Co, Inc—Morris Behm et al; Lind & Pfeiffer (A), 46 Cedar; Morris B Moskowitz (R); due, $6,523.91; T&c, $4,357.55; M Morgenthau, Jr, Co.

APRIL 22.

MADISON ST, 353, ns, 192 e Scammel, 24x96, 5-sty bk tnt & strs; Adelaide K Thomas—Lottie Belden et al; House, Grossman & Vorhaus (A), 115 Bway; Saml Marks (R); due, $3,122.90; T&c, $600; sub to 1st mtg $18,000; mtg recorded Aug10'12; Danl Greenwald.

SOUTH ST, 242, ns, 26 e Pike, 27x60x26.11x60, 5-sty bk loft & str bldg; Alfred W Kiddle trste—Jesse Price et al; Kiddle & Margeson (A), 115 Bway; Edw T Hiscox (R); due, $20,942.16; T&c, $219.70; Herbert A Sherman.

12TH ST, 605 E, see Av B, 195-203.

35TH ST, 412 W, ss, 125 w 9 av, 25x98.9, 4-sty bk tnt & strs & 2-sty fr rear tnt; Raoul Dupuy—Marie B Dupuy et al; Frank D Arthur (A), Cotton Exch Bldg; S Stanwood Menken (R); partition; Joseph P Day.

110TH ST, 336 E, ss, 200 w 1 av, 25x100.11, 6-sty bk tnt & strs; Niagara Life Ins Co et al—Eugene B Schiller et al; Gregg & McGovern & Jos C Kadane (A), 141 Bway; Wm L Bowman (R); due, $21,280.26; T&c, $1,023.97; mtg recorded Nov30'08; Bryan L Kennelly.

119TH ST, 36-S E, see Mad av, 1828-30.

141ST ST, 351 W, ns, 535.2 w 8 av, 30.10x100x 34.9x99.11, 3-sty & b fr dwg; Franklin Savgs Bank in City N Y—Thos F Hogan et al; Wilson M Powell (A), 7 Wall; Rollin M Morgan (R); due, $5,000; T&c, $397.41; Joseph P Day.

AV B, 195-203, nec 12th (No 605), 129x93, three 6-sty bk tnts & strs; Peerless Holding Co, Inc —Morris Newman et al; Lind & Pfeiffer (A), 46 Cedar; Henry Waldman (R); due, $111,068.91; T&c, $3,924.62; Joseph P Day.

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MADISON AV, 1828-30, swc 119th (Nos 36-8), 40.11x75, 6-sty bk tnt & strs; Helen Fuld—Wm Lefkowitz et al; Action 2; Kurzman & Frankenheimer (A), 25 Broad; Phoenix Ingraham (R); due, $9,470.12; T&c, $2,642.98; sub to mtg $50,000; D Phoenix Ingraham.
1ST AV, 1957-9, ws, 63.5 n 100th, 37.6x100, 6-sty bk tnt & strs; The Roosevelt Hospital—Alfred Florio et al; Roosevelt & Kobbe (A), 44 Wall; Timothy A Leary (R); due, $37,-120.80; T&c, $1,955.24; Joseph P Day.

APRIL 23.

HOUSTON ST, 32 W, ns, 65 e Greene, 20x83, 2 & 3-sty bk loft & str bldg; Margt Demarest et al—Amalia Kann et al, exrs; Reeves & Todd (A), 165 Bway; H C S Stimpson (R); due, $17,208.19; T&c, $886.30; Joseph P Day.
65TH ST, 433 E, ns, 175 w Av A, 37.7x100.5, 6-sty bk tnt; State Bank—Jos Isaacs et al; J Chas Weschler (A), 141 Bway; Albert P Massey (R); due, $14,070.27; T&c, $878; Joseph P Day.
108TH ST E, sec 5 av, see 5 av, 1263-9.
5TH AV, 1263-9, sec 108th, 100.11x84, two 6-sty bk tnts & strs on cor; Peerless Holding Co, Inc—Annie Gordon et al; Lind & Pfeiffer (A), 46 Cedar; P Lewis Anderson (R); due, $43,496.07; T&c, $4,644.86; J H Mayers.

APRIL 24.

111TH ST, 186-90 E, see 3 av, 2012-8.
160TH ST W, swc Ft Washington av, see Ft Washington av, 25-33.
FT WASHINGTON AV, 25-33, swc 160th, 131.11 x126.5x85.7x78.4, 6-sty bk tnt; Manhattan Savgs Inst—The Realty Co of Ft Washington et al; Rapallo & Kennedy (A), 66 Bway; Phoenix Ingraham (R); due, $169,900.76; T&c, $24,000; mtg recorded Jan15'09; Bryan L Kennelly.
3D AV, 2012-8, swc 111th (Nos 186-90), 100.11 x100; five 4-sty bk tnts & strs & 4-sty bk tnt; Mary Wood—David Levine et al; Chas J McDermott (A), 2 Rector; Edw H Kelly (R); due, $1,244.22; T&c, $2,615.93; Bryan L Kennelly.

APRIL 25.

No Legal Sales advertised for this day.

APRIL 27.

SUFFOLK ST, 45-51, ws, 125.10 s Broome, 74.11 x100.7, 1-sty bk theatre; David Frankel—Sale Agid et al; Sohmer & Sonnenthal (A), 277 Bway; Louis Lande (R); due, $8,475.05; T&c, $1,802.60; sub to mtg $1,520.96; Joseph P Day.
RIVERSIDE DR, 865, ws, 130.8 n cl 159th if extended, 24.9x59.11x20.5x70.3, 3-sty & h bk dwg; Otto R Hartmann—N Y Real Estate Security Co et al; M S Schector (A), 34 Pine; Matthew P Breen Jr (R); due, $11,269.24; T&c, $148.22; sub to pr mtg $9,000; George Price.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

APRIL 18.

No Legal Sales advertised for this day.

APRIL 20.

CLINTON AV, 1972, es, 75 s 178th, 25x100, 2-sty fr dwg; Wm Fink—Rose M Cody; Justus W Smith (A), 60 Wall; Jno J Hynes (R); due, $2,619.06; T&c, $49.77; M Morgenthau, Jr, Co.
CROTONA AV, 1979, ws, 191.8 s 179th, 16.8x90.6 x17.6x95.6, 2-sty fr dwg; Trstes of the Northern Dispensary of the City of N Y—Mary Randrup, Indiv & extrx et al; B W B Brown (A), 52 Wall; Martin C Ansorge (R); due, $4,017.38; T&c, $43; mtg recorded Jan27'09; Joseph P Day.

APRIL 21.

233D ST, 776 E, ss, 65.2 e Barnes av, 18.9x100; Title Guarantee & Trust Co—Delndicibus Building Co et al; Harold Swain (A), 176 Bway; Geo B Hayes (R); due, $4,337.16; T&c, $214.18; Joseph P Day.
BRONX PARK E, es, 50.1 s Waring av, 50x 116.4x50x115.1; also OLINVILLE AV, es, 150 n Mace av, 100x139.1x101.7x120.9; Florence Levy—Sarah Jackson et al; no (A); Edw E McCall (R); partition; Joseph P Day.
CRESCENT AV, 614, swc Hughes av (No 2315), 36.8x82.3x28.6x105.3; also CRESCENT AV, 618, ss, 79 w Hughes av, 49.6x24.6x38.6x55.6, 2-4-sty bk tnts & strs; Theo Wentz—Tesoro Constn Co et al; Boothby, Baldwin & Hardy (A), 42 Bway; F Granville Munson (R); due, $1,848.01; T&c, $——; Joseph P Day.
HUGHES AV, 2315, see Crescent av, 614-8.
MARMION AV, 2017, ws, 39.1 s 179th, 36x78.2, 4-sty bk tnt; Margaretha Altman—Chas L Keil et al; Thos P Conlon (A), 19 Av A; Thos C McDonald (R); due, $1,725.08; T&c, $588.81; sub to 1st mtg $17,000; mtg recorded Mar9'11; D Phoenix Ingraham.
OLINVILLE AV, es, 150 n Mace av, see Bronx Pk E, es, 50.1 s Waring av.
WHITLOCK AV, 832-44, es, 431 s Tiffany, 156x 90, 4-5-sty bk tnts; Freida Uffman—Lockwhit Co et al; De La Mare & Morrison (A), 140 Nassau; Irwin Kurtz (R); due, $12,459.65; T&c, $1,172.10; Daniel Greenwald.

APRIL 22.

241ST ST, 315 E, ns, 427.4 w Martha av, 25x 100, 2-sty fr dwg; Jos Hall exr—Howard L Bell et al; Action 1; Fredk Beltz (A), 165 Bway; Jno Reilly (R); due, $5,214.29; T&c, $——; Joseph P Day.
241ST ST, 321 E, ns, 377.4 w Martha av, 25x 100, 2-sty fr dwg; same—same; Action 2; same (A); same (R); due, $5,043.32; T&c, $——; Joseph P Day.
241ST ST, 327 E, ns, 327.4 w Martha av, 25x 100, 2-sty fr dwg; same—same; Action 3; same (A); Walter W Irwin (R); due, $5,-473.15; T&c, $——; mtg recorded Sept22'09; Joseph P Day.
241ST ST, 333 E, ns, 252.4 w Martha av, 25x 100, 2-sty fr dwg; same—same; Action 4; same (A); same (R); due, $5,611.68; T&c, $——; mtg recorded Sept22'09; Joseph P Day.
GREENE AV, ss, 150 e Mapes av, 25x100; Eliz M Rogan—Jno H Carpenter et al; G Arnold Moses (A), 145 Nassau; Jno Mulholland (R); due, $151.08; T&c, $36.85; Jno S Mapes.
OLD BOSTON POST RD, ns, adj lands of Geo Faile and Thos Secord, abt 125.7x—; Mount Vernon Trust Co—Ellen Fitzgerald et al; Gescheidt & Toomey (A), Mt Vernon, N Y; Wm D Sawyer (R); partition; Joseph P Day.

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Advertised Legal Sales, Bronx, Continued.

APRIL 23.

JENNINGS ST, 145, ns, 110 e Union av, runs e 46xn44.6xnw36xsw26.1xs64.8, 5-sty bk tnt; Henry Krauth—Eliz C Specht et al; Adolph & Henry Bloch (A), 99 Nassau; Chas H Friedrich (R); due, $6,042.50; T&c, $628; sub to 1st mtg $20,000; Joseph P Day.

LONGFELLOW AV, ws, 350 n Lafayette av, 153.1x100x133.10x101.10; Albt J Leon—Broad Realty Co et al; Chas P Latting (A), 34 Pine; Geo B Hayes (R); due, $10,926.87; T&c, $899.68; mtg recorded Dec23'10; M Morgenthau, Jr, Co.

APRIL 24.

215TH ST, 762 E, ss, 80.5 w Barnes av, 25x125; Wm H Weygandt—Filomena De Carlo et al; Michl B McHugh (A), 115 Bway; Jno J Hynes (R); due, $3,905.89; T&c, $630.67; Chas A Berrian.

225TH ST E, ns, 371.8 e Bronxwood av, 25x109; also 225TH ST E, ns, 300 w Paulding av, 25x109; Margt McGill—Philip H Krausch et al; J J Karbry O'Kennedy (A), 99 Nassau; Jno J Hynes (R); due, $1,211.69; T&c, $100; Henry Brady.

225TH ST E, ns, 300 w Paulding av, see 225th st E, ns, 371.8 e Bronxwood av.

APRIL 25.

No Legal Sales advertised for this day.

APRIL 27.

DAWSON ST, 840, es, 356 n Longwood av, 50x100, 5-sty bk tnt; Dry Dock Savgs Inst—Ittner Realty Co et al; Action 3; Frank M Tichenor (A), 38 Park Row; Thos P Peters (R); due, $37,550.45; T&c, $1,861.90; mtg recorded Sept 23'12; George Price.

187TH ST, 655 E, ns, 19.10 e Belmont av, 40.7x24.4x irreg, 4-sty bk tnt & strs; Rosina Cavaliere—Pietro Zappile et al; Fischer & Rosenbaum (A), 115 Bway; Jno D Lannon (R); due, $4,562.51; T&c, $——; sub to pr mtg $12,500; mtg recorded Sept23'12; Joseph P Day.

SO BOULEVARD, 1106, es, 90 s 167th, 40x100, 5-sty bk tnt & strs; Chas Schneider—Marie Pettke et al; David Steckler (A), 135 Bway; Saml Joseph (R); due, $5,303.36; T&c, $171.15; sub to 1st mtg $32,000; Saml Marx.

WHY

DID NEW YORK UNIVERSITY choose University Heights for its home and for the HALL OF FAME?

BECAUSE

it is one of the most beautiful locations in Greater New York.

EXAMINE

The 134 LOTS

Opposite the grounds of New York University

At 179th St., University and Burnside Aves., and Adjoining Streets, To be Sold at

Absolute and Unreserved Auction Sale

to Close Estate of Ellen M. Hennessey

APRIL 28, AT 10:30 A. M.

EXCHANGE SALESROOM, 14 VESEY STREET

70% can remain on mortgage. **Titles Insured Free.**

For maps and particulars apply to JOSEPH P. DAY, 31 Nassau St.
Or J. CLARENCE DAVIES, 149th St. & 3d Ave.
Agents and Auctioneers.

Special Sales Day
Next Thursday, April 23d
AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14-16 VESEY ST., N. Y. C.

Absolute Sale

BY TRUSTEE AND HEIRS.
To Close the Estate of WALTER BOWNE
By instructions from
GUARANTY TRUST COMPANY OF NEW YORK, TRUSTEE,
and WILLIAM B. & EDWARD R. BOWNE & OTHERS, Heirs.

N. W. Cor.
109th St. and Third Ave.
and 2 Adjoining Parcels

(Known as Nos. 1984-1986-1988 Third Avenue.)
Three 4-story and cellar brick tenements, on plot 60.11x95.

N. W. Cor.
Burling Slip and Water St.

(Known as No. 11 Burling Slip.)
A 4-story and cellar brick loft building, on a lot 19.7x54.7x19.5x56.

133 Clinton Street

(Adjoining N. W. Cor. Broome Street.)
A 3-story and cellar brick loft building, with extension and 3-story rear building. Size of lot 25x100.

70 Per Cent. on each of the above properties may remain on mortgage for 1, 2, or 3 years at 5 Per Cent.

PARSONS, CLOSSON & McILVAINE, Attorneys, 52 William St., N. Y. C.
STETSON, JENNINGS & RUSSELL, Attorneys, 15 Broad St., N. Y. C.

274 West 25th Street

(Bet. Seventh & Eighth Avs.)
A 4-story dwelling containing 16 rooms and bath, on lot 17.2½x98.9.
60% ON MORTGAGE
JAMES F. BRAGG, Esq., Agt.,
181 Eighth Av., N. Y. City.

311 West 33d Street

Opposite the New Post Office.
A 3½-story dwelling on lot 22.8x98.9.
JOHNSTON & JOHNSTON, Attys.,
256 Broadway, N. Y. City.

155 157 & 159 East 23d St.

(At 3d Av. Elevated Station.)
A 5-story loft and store brick building, 3 elevators; size of plot, 78x98.9.
HENRY S. COOK, Esq., Atty.,
38 Park Row, N. Y. City.

Estate of MARGARET COCKBURN, Dec'd.
1874 Cedar Avenue.

(Bet. West 177th & 178th Sts., Bronx.)
Plot 74x125, partly occupied by a 2½-story, 10-room frame dwelling.
ROBERT J. HARE POWEL, Esq.,
Atty., 19 Cedar St., N. Y. City.

Wavecrest, Far Rockaway, L. I.
N. W. Cor. Grove St. and Wavecrest Ave.

Large corner plot, comprising about 12½ lots, partly occupied by a 2½-story frame dwelling and stable.
75% ON MORTGAGES
FELTENSTEIN & ROSENSTEIN, Attys.,
309 Broadway, N. Y. City.

TELEPHONE
744 CORT.

Joseph P. Day
Auctioneer

WRITE FOR BOOKLET
31 NASSAU ST.,
N. Y. CITY.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

APRIL 18.

No Legal Sales advertised for this day.

APRIL 20.

BERGEN ST, ss, 97.6 e Schenectady av, 26.6x127.9; Albt Zapfe et al—Max Brooks et al; Saml Seiderman (A), 26 Court; Saml L Judelsohn (R); Chas Shongood.

HENRY ST, es, 20 s Degraw, 20x62; Minnie Schlech—Geo A Moutiney et al; Jacob M Peyser (A), 2 Court; Geo Goldberg (R); Chas Shongood.

STANHOPE ST, nws, 163.7 s Myrtle av, 25x78.11x27.1x68.5; Franz Boegner—Nathan Jarashow et al; Chas A Clayton (A), 44 Court; Chas S Warbasse (R); Wm P Rae.

BAY RIDGE AV, nes, 330.3 se 2d av, 80x290; Jennie L Church—Antonio Musica et al; Dykman, Oeland & Kuhn (A), 177 Montague; Benj T Hock (R); Chas Shongood.

APRIL 21.

FULTON ST, swc Richmond, 132.1x115.9; Chauncey C Cozine et al—Alma P Hoffman et al; Walter L Durack (A), 215 Montague; Walter S Doernberg (R); Wm H Smith.

E 24TH ST, ws, 212.6 n Av L, 37.6x100; Westminster Heights Co—Saml Peck et al; Edw A Freshman (A), 177 Montague; Jos P Conway (R); Wm H Smith.

45TH ST, ns, 264.2 e 2 av, 20x100.2; Fredk Weidner—Anna M Timmermann et al; Edw R W Karutz (A), 26 Court; Chas T Kunkel (R); Wm P Rae.

46TH ST, sws, 300 nw 15 av, 40x100.2; Alex Stott—Antonia M Salemi et al; Henry J Davenport (A), 375 Pearl; G Burchard Smith (R); Wm H Smith.

79TH ST, sws, 285 nw 14 av, 18.6x100; Carrie A McKean—Rosina Realty Co et al; Wm D Niper (A), 189 Montague; Wm Howard Jr (R); Jas L Brumley.

BUSHWICK AV, ws, 100 s Withers, 25x95; Martha A Day—Danl J Carroll et al; Jno A Holzapfel (A), 260 Bway; M Shaler Allen (R); Jas L Brumley.

EUCLID AV, ws, 240 s Vienna av, 30x97.3; Amelia Bonn et al—Schwenck Constn Co et al; Van Alen & Dyckman (A), 215 Montague; Louis Karasik (R); Wm H Smith.

EUCLID AV, ws, 270 s Vienna av, 30x99.9; Alice M Gauthier—Schwenck Constn Co et al; Van Alen & Dyckman (A), 215 Montague; Edw I Garvar (R); Wm H Smith.

FLATBUSH AV, sws, 204 nw Lincoln rd, 26.8x100; Abr Engel—Gabrielle Constn Co et al; Saml Bitterman (A), 309 Bway; Jno MacCrate (R); Wm P Rae.

RALPH AV, ws, 20 s Sumpter, 20x50; Philip Renner—Wm H Allen et al; Action 1; Robt E Moffett (A), 894 Bway; Henry B Ketchum (R); Wm H Smith.

RALPH AV, ws, 40 s Sumpter, 20x50; same—same; Action 2; same (A); same (R); Wm H Smith.

RALPH AV, ws, 60 s Sumpter, 20x50; same—same; Action 3; same (A); same (R); Wm H Smith.

ROGERS AV, ws, 280 n Clarendon rd, 20x100; Williamsburgh Savgs Bank—J Henry Small Realty Co et al; Action 3; S M & D E Meeker (A), 217 Havemeyer; Edw J Dowling (R); Wm H Smith.

7TH AV, ws, 50 s Lincoln pl, 33.4x110; Wm H Post—Jane Whelan et al; Davison & Underhill (A), 26 Court; Sydney H Palmer (R); Jas L Brumley.

LOT 91, Map of Village of Williamsburgh; sheriff's sale of all right, title, &c, which Simon Rinder et al had on Feb10'14, or since; Lewis M Swasey (R); Wm P Rae.

APRIL 22.

16TH ST, nec 8 av, 88x28; South Brooklyn Savgs Institution—Irma Sessler et al; Coombs & Whitney (A), 44 Court; Sheldon A Du Cret (R); Wm H Smith.

63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.

82D ST, ns, 80 e 5 av, 142.10x100.2; Bond & Mtg Guarantee Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; A F Van Thun (R); Wm P Rae.

DE KALB AV, swc St Felix, 64x20x irreg; Lilian W Sbiff—David M Kahan et al; Bloomfield Littell (A), 71 Wall, Manhattan; Robt F Manning (R); Wm H Smith.

APRIL 23.

DODWORTH ST, ws, 74 s Bushwick av, 20x90; David B Jacobs—Lillian Marks et al; Max E Lehman (A), 16 Court; Harris G Eames (R); Wm H Smith.

GATLING PL, nec 92d, 95.6x25; Greater N Y Savgs Bank—Florence J Fletcher et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Jos S Buhler (R); Wm H Smith.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.

SANDFORD ST, ws, 407.3 s Park av, 25x100; Martha J Smith—Mary V Higgins et al; Jno L Danzilo (A), 119 Franklin av; Chas Y Van Doren (R); Wm H Smith.

S 9TH ST, nes, 129 se Wythe av, 25x93.4; Wm Sturz et al—Louisa Sturz et al; H Willard Griffiths (A), 53 Main, Hempstead, L I; Felix Reifschneider (R); Wm H Smith.

60TH ST, 1714, sws, 100 se 17 av, 40x100; Preston B Bailey—Edgar L Jones et al; Walter B Hopping (A), 165 Bway, Manhattan; Wm S Bennett (R); Herbert A Sherman.

JEFFERSON AV, ses, intersec nes Knickerbocker av, 95x21.6; Mary R Baldwin—Innocenza Livoti et al; Chas J McDermott (A), 5 Rector, Manhattan; Leander B Faber (R); Wm H Smith.

APRIL 24.

MARION ST, ss, 125 w Patchen av, 25x100; Henry F Tredob—Wm H Mellish et al; Edw G Nelson (A), 350 Fulton; Augustus L Koehler (R); Wm H Smith.

RALPH ST, nws, 200 ne Evergreen av, 25x100; Theo Melkotter—Emma Melkotter et al; Geo B Keeler (A), 375 Fulton; Jas W Monk (R); Jas L Brumley.

41ST ST, ns, 100 e 8 av, 25x100.2; Wm C Siegert—Isidore Koss et al; Edw J Reilley (A), 142 Norman av; Jacob A Freedman (R); Chas Shongood.

50TH ST, ss, 360 e 8 av, 20x100.2; Hilma C Edwards—Mary M Biggins et al; Jno J Bakerman (A), 5014 5 av; Geo C Jeffrey (R); Chas Shongood.

64TH ST, sws, intersec nws 24 av, 409.4x100; also 64TH ST, sws, intersec ses 24 av, 130.9x100; also 64TH ST, nes, intersec nws 24 av, 468.10x153.4; also 64TH ST, nws, intersec ses 24 av, 71.5x72.4; also 62D ST, sws, intersec ses 24 av, 87x122.6; also GRAVESEND AV, ws, 339.4 n Av O, 94x100x irreg; also 62D ST, nes, interses nws 24 av, 469.8x97.8x irreg; also 62D ST, sws, intersec nws 24 av, 584.6x174.11; United States Life Ins Co in the City of N Y—Manhattan-Gravesend Land Co et al; Harry L Thompson (A), 175 Remsen; Jno Z Lott (R); Jas L Brumley.

CONEY ISLAND RD, ns, 20 w Brighton pl, 40x110; Brooklyn Trust Co—Jane Gilfeather et al; Edw J Flanagan (A), 44 Court; J Arthur Hilton (R); Wm H Smith.

5TH AV, es, 20.7 s 72d, 24x93.11; Farmers & Mechanics Savgs Bank of the City of Lockport—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Geo A Steves (R); Wm P Rae.

5TH AV, es, 20.7 s 72d, 24x93.11; Farmers & Mechanics Savgs Bank of City Lockport—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Geo A Steves (R); Wm P Rae.

LOT 4, block 1353, sec 5th; Henry Seinfel—Stephen Branagan et al; Albt A Weinstein (A), 189 Montague; Abr Rockmore (R); Chas Shongood.

LOT 5, block 1353, sec 5th; same—same; same (A); Jno L Mitchell (R); Chas Shongood.

APRIL 25.

No Legal Sales advertised for this day.

APRIL 27.

YORK ST, ss, 25.7 e Jay, 25x75; Eliz Crimmins—Wm Carey et al; York & York (A), 271 Bway, Manhattan; Geo W Martin (R); Wm H Smith.

W 9TH ST, es, 547 n Av R, 17x100; Herman H Doehler—Otto Singer et al; Action 1; Harry E Lewis (A), 215 Montague; Chas J Ryan (R); Wm P Rae.

W 9TH ST, es, 496 n Av R, 17x100; same—same; Action 2; same (A); Geo W Sickles (R); Wm P Rae.

W 9TH ST, es, 394 n Av R, 17x100; same—same; Action 3; same (A); Saml Marks (R); Wm P Rae.

41ST ST, ns, 315.2 e 8 av, 20x100.2; Eugene P Martin—S Casola & Bro, Inc, et al; Katz & Sommerich (A), 15 William, Manhattan; Eugene Sherk (R); Jas L Brumley.

AV K, ss, 66 e E 9th, 40x100; Gustave Selner—Christian Gaul et al; Jacob M Peyser (A), 26 Court; Maurice L Rippe (R); Chas Shongood.

5TH AV, es, 82.8 s 74th, 20.8x87.2; Michl Shellens—Jno E Sullivan Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Henry S Goodspeed (R); Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 11.

102D ST, 108 E; Marie Robert—Timothy J Murphy et al; Bowers & Sands (A).

119TH ST, 140 W; United States Trust Co of N Y—Nellie L Roedels et al; amended; Stewart & Shearer (A).

127TH ST, 48 W; Bank for Savgs in City of N Y—Camilla M Petterson et al; Cadwalader, Wickersham & Taft (A).

LEXINGTON AV, nwc 88th, 100x41.8; Marie Himowich—Harriet S Goldsmith et al; M M Himowich (A).

APRIL 13.

130TH ST, 249 W; Sol Wertheim—Michl J Doyle et al; E A Karelsen (A).

BROADWAY, es, 30.11 s 41st, 22.11x78.9x irreg; also BROADWAY, sec 41st, 31.2x84.11; Florence L Mahee—41st St Realty Co et al; J S L'Amoreaux (A).

MANHATTAN AV, 527; Henry L Morris—Henry A Brann et al; Cary & Carroll (A).

APRIL 14.

10TH ST, 27 E; Greenwich Savgs Bank—Morris Levy etal; B Aymar Sands (A).

104TH ST, 312 E; Casimir deR Moore—Vincenza M Messuri et al; F L Holt (A).

131ST ST, ss, 250 e 8 av, 17.6x99.11; City Real Estate Co—Saml R Waldron et al; H Swain (A).

135TH ST, 17 W; Golconda Realty Co—Louis Rosner et al; M S Hyman (A).

178TH ST, ss, 100 w St Nicholas av, 99.11x100; Ellen A Stewart et al—Monaton Realty Investing Corpn et al; R K Brown (A).

APRIL 15.

ORCHARD ST, 24; Marks Kirshbaum—Harry Goldstein et al; J Gans (A).

17TH ST, 16 E; Franklin Savgs Bank in the City of N Y—Chas D Haines et al; amended; W M Powell (A).

31ST ST, 208 E; Florence H Allen—Edw L Montgomery, Jr, et al; H Odell (A).

80TH ST, ss, 223 e Av A, 37.6x102.2; Saml M Rechnitz—Santa Rumore et al; M H Harris (A).

131ST ST, ns, 125 w Park av, 25x99.11; Henry T Molter—Fortunato D'Onofrio et al; L S Goebel (A).

8TH AV, 781; Veronica Mock et al—Ellen Leonard et al; J J Harris (A).



GREAT BANKRUPTCY SALE of REAL and PERSONAL PROPERTY

of the Famous **HOLLYWOOD** Hotel and Cottages,

WEST END, N. J.

BY ORDER OF THE UNITED STATES DISTRICT COURT
Charles Shongood, United States Auctioneer

Will Sell at Auction, **THURSDAY, APRIL 23, 1914,** the

HOLLYWOOD HOTEL and COTTAGES

made famous by the late John Hoey. The sale will include the hotel with its furnishings,

8 COMPLETELY FURNISHED COTTAGES, and About 150 LOTS OF REAL ESTATE

Situated in the Heart of the Millionaires' Residential Section Along the Jersey Coast.

The furnishings of the hotel include furniture of all kinds, statuary, paintings, linen, silverware, &c, of the highest quality. The sale of real estate offers

The Opportunity of a Lifetime to Persons Desiring to Buy Property for a Summer Residence

For the convenience of such purchasers the improved land will be sold in small parcels. Everything will be

Sold Free and Clear of All Encumbrances

THE SALE WILL COMMENCE ON

THURSDAY, APRIL 23, 1914, AT 11 A. M.

at Hollywood or West End, N. J., and continue thereafter daily at the same hour until everything is sold.

Trains leave the Pennsylvania Station, 32d Street, Manhattan, at 9.04 A. M., arriving at Hollywood at 10.42 A. M. Another train leaves the Jersey Central Station at the foot of West 23d St. at 8.20 A. M. (Liberty St., 8.30 A. M.), arriving at West End at 10.19 A. M.

A full DESCRIPTIVE CATALOGUE WITH CHARTS OF THE REAL ESTATE and all other particulars will be furnished upon application to any of the following:

Carl E. Trulock, Trustee, 1181 Broadway, New York
Frederick Klein, 277 Broadway, N. Y. } Attorneys for
S. C. Sugarman, 35 Nassau St., N. Y. } Trustee.
Charles Shongood, U. S. Auctioneer, 539 Broadway, N. Y.

OFFICE SPACE FOR RENT

IN THE NINETEEN STORY

Consolidated Gas Co. Building

Cor. 15th St. and Irving Place

NEW YORK CITY

One block from 14th Street Subway Station



Offices on 2d, 3d, 4th, 5th and 13th (Auditorium) floors. The remaining space of the 19 floors is occupied by the Consolidated Gas Co., N. Y. Edison Co. and other gas and electric companies.

Each entire floor covers 17,000 sq. ft. and is splendidly adapted for show room and office purposes. Space will be divided into large or small offices to suit tenants.

No manufacturing permitted on the premises.

The construction of the building is absolutely fireproof and incorporates every improvement and convenience known to modern science.

Ready for immediate occupancy. Descriptive booklet and floor plans on request.

'Phone 744 Cortlandt

Joseph P. Day

31 Nassau St. N. Y. City

Renting Agent

Foreclosure Suits, Manhattan, Continued.

APRIL 16.
8TH AV, es, whole front bet 150th & Macombs pl, 179x irreg; Thos W Clacher—N Y County National Bank et al; W F Kimber (A).

APRIL 17.
ESSEX ST, 85-9; State Bank—Abr Kosower et al; J A Kohn (A).
GREENE ST, 204-6; Central Trust Co of N Y—Fannie Hamlin et al; Joline, Larkin & Rathbone (A).
MERCER ST, ws, 150 s Houston, 50x100; S Howell Jones—Wm S Fairchild et al; E P Mowton (A).
61ST ST, ns, 458.4 w Columbus av, 13.10x100.4; Cath S Hunter—Jno H Parry et al; Geller, Rolston & Horan (A).
92D ST, 106 E; Amy A C Montague—Jno P Meagher et al; G H Montague (A).
96TH ST, ss, 325 w Central Park W, 17x100.8; Henry G Timmermann et al—Pearl Silverson et al; C J McDermott (A).
118TH ST, 212-14 E; Union Trust Co of NY—Gault Realty Co et al; Miller, King, Lane & Trafford (A).
5TH AV, nwc 118th, 25.11x100; Jacob Selig—Harris Rogers et al; L W Harburger (A).

Bronx.

APRIL 10.
JULIANA ST, ns, 100 w Elliott av, 25x100; Jno T Andrews—Jos Poldow et al; O H Stern (A).
170TH ST, 835 E; Marie Saltzsieder—Mary A Nolan et al; H Swain (A).
182D ST, swc 3 av, 102.1x80; Regina Hyman—Corgil Realty Co et al; Strasbourger, Eschwege & Schallek (A).
184TH ST, ns, 128.7 w Washington av, 16.7x100; Johann C Hofmann et al—Unexcelled Sales Corpn et al; G Frey (A
MOSHOLU PARKWAY S, ws, 36.4 n 203d 64.6x76.6; Marie S Messick Gravel—Elise Levy et al; Wing & Wing (A).

APRIL 11.
175TH ST, ns, 100 w Prospect av, 100x200; Mary Ann Bressel—Anna C Cotter; H C DeWitt (A).

APRIL 13.
PARK AV, es, 54.6 s 153d, 50.6x109.7; Natl Bank of Far Rockaway—Alfred C Michaud et al; Erwin, F & C (A).

APRIL 14.
LOTS 1 & 2 block 1 map No 1087; (2) LOTS 3 block 1 map 1087; Jno H Stobhe & ano—Paul Arnold; Maerkle & Maerkle (A).

APRIL 15.
SHERMAN AV, ws, 207.6 n 163d, 45x100; Annie C Gedney—The 182d St Realty Co; Clocke, Koch & Reidy (A).
SHERMAN AV, ws, 252.6 n 163d, 45x100; Virginia Wood—182d St Realty Co; Clocke, Koch & Reidy (A).

APRIL 16.
174TH ST E, ns, 95.6 e Bathgate av, 20x101.7; Mary A D Lange—Thos Callahan et al; F C Leuhuscher (A).
FOREST AV, 859; Isaac Lowenfeld—Lewis Realty & Constn Co et al; Lind & Pfeiffer (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 9.
128TH ST, 45 W; Chas A Sherman—Nathalie Schreiner; Bowers & Sands (A); Fredk R Toombs (R); due, $6,778.96.

APRIL 10.
48TH ST, ss, 275.6 e S av, 99.6x100.5; Union Estates Co—Frazee Realty Co et al; Eisman, Levy, Corn & Lewine (A); Lawson Lachman (R); due, $76,765.16.

APRIL 11.
No Judgments in Foreclosure Suits filed this day.

APRIL 13.
5TH AV, 2451; Dora Schiffer—Max A Herzog; Wolf & Kohn (A); Wm Allen (R); due, $25,888.89.

APRIL 14.
MACDOUGAL ST, 115; MINETTA LA, 2 & 21; MINETTA ST, 16-22; Hannah Sullivan—Pietro Alveno et al; Henry J & Fredk E Goldsmith (A); Wm W Pellet (R); due, $7,368.67.
74TH ST, ss, 62 w 9 av, 18x102.2; Arabella A MacFarland—Henry M Black et al; Coudert Bros (A); Jno H Rogan (R); due, $21,335.44.

APRIL 15.
126TH ST, 237 W; J Leland Wells—Edw J Murray; Arthur L Howe (A); Alfred L Rose (R); due, $15,045.

Bronx.

APRIL 9.
PRESCOTT AV,** nws, 225.10 ne Bolton rd, 100x297.10; Edw F Cole—Clementine Rechnitzer et al; Wm F Wund (A); Harold H Hertz (R); due, $15,214.50.

APRIL 10 & 11.
No Judgments in Foreclosure Suits filed these days.

APRIL 13.
133D ST,** ns, 450 e Cypress av, 16.8x103.6; Harlem Savgs Bank—Augusta Dillman et al; Edw S Glinch (A); Jas A Foley (R); due $3,412.50.

APRIL 14.
GRAND BLVD & CONCOURSE,** sec 17Sth, 37.7 x95.5; American Swedenborg Printing & Pub Co—Hagemann Constn Co et al; Edmond C Brown (A); Timothy A McCarthy (R); due, $12,708.50.

APRIL 15.
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 11.
77TH ST, ns, bet Columbus & Amsterdam avs, Lot 11; Rudolph Wallach Co—Herman L Collyer et al; foreclosure of tax lien; A Weymann (A).

APRIL 13.
20TH ST, ss, 206.8 e 4 av, 26.8x92; Wm P Youngs et al—T J Oakley Rhinelander et al; action to foreclose mechanics lien; Phillips & Avery (A).
68TH ST, 222-8 W; Candee, Smith & Howland Co—Jas Butler, Inc; action to foreclose mechanics lien; A R Hager (A).
WEST END AV, nwc 82d, 102.2x100; Nicholas Fehlinger—Helena A. Gillender extrx Asinari et al; action to foreclose mechanics lien; H E Herman (A).
10TH AV, ws, 49.4 n 31st, 24.8x100; Martha W MacGregor—Mathilda B Lynch et al; partition; S B Hamburger (A).

APRIL 14.
10TH ST, ss, bet Avs C & D, Lot 29; Bessie Schwartz—Abr Bernstein et al; foreclosure of tax lien; T I Schwartzman (A).
13TH ST, 326 E; Florence Kafka—Geo Bendfeldt et al; partition; R E Walsh (A).

APRIL 15.
HESTER ST, ss, bet Allen & Orchard, Lot 20; Lewis Michaels—Hannah Weinberg et al; foreclosure of tax lien; T I Schwartzman (A).
MOORE ST, ws, bet Water & Front, Lot 10; Lewis Michaels—Wm Mulry et al; foreclosure of tax lien; T I Schwartzman (A).

APRIL 16.
COLUMBIA ST, ws, bet Stanton & Rivington, Lot 58; Bessie Schwartz—Leon Sobel et al; foreclosure of tax lien; T I Schwartzman (A).
20TH ST, ss, 325 w 4 av, —x—; Fredk Enders —Conrad Czarra; notice of attachment; Young & Hughes (A).

APRIL 17.
120TH ST, ns, bet 2 & 3 avs, Lot 7; Rudolph Wallach Co—Mary A Meager et al; amended forcclosure of tax lien; A Weymann (A).
LEXINGTON AV, 567-71; also 51ST ST, 140-66; Jno Simmons Co—Albt Oliver et al; action to foreclose mechanics lien; H W Sykes (A).

Bronx.

APRIL 10.
BOSTON RD, ws, being Lot 54, on Tax Map; Anna R Crossin—Jno Reilly et al; action to foreclose tax lien; H Swain (A).
EASTERN BLVD, nwc Arnow av, 275.10 e Schuyler pl, easterly side lands of Baxter Est, 142 s from rd leading from Westchester to Pelham, through to the ws of Eastern Blvd, 880 ft on blvd, 215 on rd x irreg; Saml Cohen et al—Chas Rosenberg et al; partition; Lindsay, Kalish & Palmer (A).
LOT 74, Blk 28, Map of Edenwald; Land Lien Co—H Horatio N Meredith et al; action to foreclose transfer of tax lien; M Frank (A).

APRIL 11.
173D ST, 308 E; Flynn & Greenfeld—Dora Ebenstein; action to foreclose mechanics lien; S A Singerman (A).

APRIL 13.
137TH ST, ns, 225 e Lincoln av, 75x100; Gussie Englander—Christian F Bode; action to enforce agreement; G Hamburger (A).
MINNEFORD AV, es, 100 n Beach, 150x288x irreg; Jno Franklin—Annie Winter et al; partition sale; L O Van Doren (A).

APRIL 14.
No Lis Pendens filed this day.

APRIL 15.
MINFORD PL, ws, 188.8 n Charlotte, 16.9x100; also LOT 364, Village of Wakefield; Wm D Lenihan, Jr—Thos McGoldrick; action to enforce trust; McKeown & Flynn (A).

APRIL 16.
No Lis Pendens filed this day.

APRIL 17.
LUDLOW AV,** ss, bet Castle Hill & Olmstead avs, Plot 118; Land & Lien Co—Wm Becker et al; foreclosure of transfer of tax lien; M Frank (A).
**Recorded in New York County.

Brooklyn.

APRIL 9.
CHAUNCEY ST, ss, 70.6 w Rockaway av, 20x100; Hugo Scheller—Nicola Di Russo et al; G F Alexander (A).
COOK ST, 83; Louis Tow—Bertha Bolstein; specific performance; N D Shapiro (A).
DEAN ST, ns, 150 w Troy av, 25x107.2; Henry C Needham—Kath M Donovan; H C Needham (A).
HARMAN ST, nws, 225 ne Irving av, 50x100; Fredk W Hallam—Bernard Koenen; lease; Belfer & Belfer (A).
RAPELYEA ST, ns, 125 w Hicks, 18.9x100; Jno A Kern—R C Church of Nativity of Our Blessed Lord; to determine a claim; L C Wills (A).
TEN EYCK ST, nwc Lorimer, 25x100; Frank Gens—Tanbe Abramovitz et al; M A Rabinovitch (A).
12TH ST, sws, 97.10 nw 8 av, 50x100; Benj Martin—David Kane & ano; specific performance; J Gans (A).
E 39TH ST, ws, bet Av D & Clarendon rd, —x—; Tillie Karasik—Jno H Schmalling & ano; foreclosure of tax lien; L Karasik (A).
CARLTON AV, 242; Brian G Hughes—Edna W Coolidge; M F McGoldrick (A).
FLUSHING AV, ses, 108 sw Onderdonk av, 90x125; Edgar Impt Co—Louise Gmelin et al; H E Lewis (A).
OCEAN PARKWAY, ws, 45 n West av, 60x200; Hannah K Van Vranken—Fredk Oppikofer et al; Davison & Underhill (A).
ROCKAWAY AV, ws, 85 s Lott av, 100x100; also ROCKAWAY AV, ws, 185.6 n Hegeman av, 20x100; Abr Silverman—Harry T Berry et al; A Casper (A),
WOODRUFF AV, ns, 306 w Flatbush Plank rd, 50x110; East Bklyn Savgs Bank—Woodruff Realty Co et al; Phillips & Avery (A).

APRIL 10.
MADISON ST, ns, 100 e Stuyvesant av, 30x100; East Bklyn Savgs Bank—Jno F Gompert et al; Phillips & Avery (A).
14TH ST, ns, 237.10 e 3 av, 22.6x100; Agnes McAvoy—Jno J Skelly et al; partition; T Murray (A).
79TH ST, ns, 33.10 w 20 av, 84.2x100; also 79TH ST, ns, 134.10 w 20 av, 100x134.8; also 78TH ST, ss, 377.4 w 20 av, 51.1x100; also 78TH ST, ss, 445.5 w 20 av, 34.7x100; Chas Frankland—Marloe Constn Co et al; K C & M V McDonald (A).
ALBEMARLE RD, nec Rogers av, 26.10x110.3x 23.7x110; Title G & T Co—Valentine Goetz et al; T F Redmond (A).
CANAL AV, swc W 36th, 77.6x100; Lafayette Trust Co—Jos A McGann et al; F M Patterson (A).
CLERMONT AV, ws, 107 n Atlantic av, 26x38.11 x20x30.6; Bertha I Treat—Mary F V Holland et al; L & A U Zinke (A).
DITMAS AV, sec E 4th, 30x100; Henry B Kirkland—Danl H Butts et al; C P Northrop (A).
GLENMORE AV, ss, 100 e Hinsdale, 25x100; Saml Marcus—Anna Cantor & ano; to set aside deed; P A Katske (A).
LEWIS AV, ws, 40 s Hart, 20x80; East Bklyn Savgs Bank—Mary Reilly et al; Phillips & Avery (A).
NEPTUNE AV, ns, 40 e W 37th, 40x100; Lafayette Trust Co—Jas G McGann et al; F M Patterson (A).
SURF AV, ss, at int of block 14 on map of Sea Gate, runs —178.6xse—xne141.6 to beg; also LOTS 416 to 421, block 7, map of Sea Gate, prop of Norton Point Land Co; also PLOTS "B" and "C" block 11 map of Sea Gate, prop of Norton Point Land Co; also LOTS 482 to 485, block 11, map of Sea Gate, prop of Norton Point Land Co; also LOTS 486 to 489, block 11 map of Sea Gate, prop of Norton Point Land Co; also LOTS 468 to 473, block 11 map of Sea Gate, prop of Norton Point Land Co; also PROP in Westchester Co; in the matter of the judicial settlement of the account and proceedings of Kath Lindemann as extrx of Julia M Meyer (decd); Fergnson & Ferguson (A).
LOT 692 map of prop of Jno A Meserole; Lottie C Weil—Louis Sheer et al; Sullivan & Cromwell (A).

APRIL 11.
BERGEN ST, sws, 120 se Nostrand av, 20x100; Lizzie E Orr—Emmie W Young & ano; G A Logan (A).
LINCOLN PL, ss, 150.10 e 7 av, 21x100; Dime Savgs Bank—Ella A Liftchild & ano; Dykman, Oeland & K (A).
CORTELYOU RD, sec E 17th, 63.10x75.8x70x35; Germania Savgs Bank—Claude E Lasher et al; H J Davenport (A).
PROSPECT AV, ws, 548.6 n Greenwood av, 12.6 x125; Sheffield Constn Co—Laura A Smith; L W Emerson (A).
ROGERS AV, swc Martense, 22.3x95.6x23.5x95.6; Louis Suckle—Link Realty & Constn Co; H H Silver (A).
ROCKAWAY AV, nec Livonia av, 75x100; Rose Mattison—Sadon Realty & Constn Co; I Siegmeister (A).

APRIL 13.
BLEECKER ST, ses, 125 ne Hamburg av, 25x100; Margt Simrock—Jno Brody et al; Overend & Buchner (A).
HALSEY ST, ns, 29 w Nostrand av, runs n85 xw4xn15xw15.6xs100xe19.6 to beg; Oliver B La Freniere—J Aubrey Vaughan et al; R K Jacobs (A).
JEROME ST, ws, 200 n Dumont av, 20x100; Gabriel Debany—Jas Grand et al; C C Clark (A).
LORIMER ST, es, 80 s Richardson, 20x75; Lizzie Italia—Nicola Caprio; to create a lien; F Reifschneider, Jr (A).
SMITH ST, ws, 40.9 s Nelson, 20x80; 1st Natl Bank of Freeport—Fannie G Lynch et al; E Jackson (A).
10TH ST, ns, 195.4 e 8 av, 19.6x92.6; N Y Investors Corpn—Clara L Whitlock et al; H L Thompson (A).
E 34TH ST, ws, 276.2 s Linden av, 22.6x100; Rosa Fink—Andw Ruegamer, Jr et al; R E Moffett (A).
GATES AV, 499; East Bklyn Savgs Bank—Jno G Martens et al; Phillips & Avery (A).
GATES AV, 501; same—same; same (A).
HEGEMAN AV, nec Hinsdale, 20x90; Vahan S Amadony—Wolf Tepper & ano; S L Oelinger (A).
LOT 79 on Tax Assessment Map of 22d Ward; Henry J Beilman—Mary E Jones et al; specific performance; W S Butler (A).

APRIL 14.
BRISTOL ST, es, 180.3 s Dumont av, 20x100; Emma Doig—Jacob Kaufman et al; T F Redmond (A).
GRAFTON ST, ws, 80.5 n Sutter av, 20x76.9; N Y Investors Corpn—Benj Tarnoff et al; T F Redmond (A).
HULL ST, ns, 133.4 w Hopkinson av, 16.8x100; Investing Associates—Vera F Douglas et al; foreclosure of tax lien; R W Kenyon (A).
N ELLIOTT PL, ws, 183.5 n Myrtle av, 20x100; Paul Klemdienst—Mary A Carroll et al; Herzfeld & Sweedler (A).
VANDERVEER ST, ss, 79.6 e Bushwick av, 17.6 x100; Wyckoff H Garrison—Chas Troester et al; W H Garrison (A).
6TH ST, nes, 251.10 se 8 av, 22x90; Franklin Trust Co—Gussie Kaiser et al; McKeen, Brewster & M (A).
E 7TH ST, es, 250 n Av P, 20.4x120.6; Natalie B Norton—Abr Saffren et al; H M Bellinger, Jr (A).
E 7TH ST, es, 270.4 n Av P, 19.8x120.6; Helen M Caruana—Abr Saffren et al; H M Bellinger Jr (A).
BLAKE AV, nwc Alabama av, 20x80; Caroline E Walden—Harris Liberman et al; T F Redmond (A).
CONEY ISLAND AV, nec Slocum pl, 48.11x100x 56.4x100.4; Maria Muller—E Lillian Quinn et al; H F Schmaltz (A).
EAST N Y AV, ns, 120 w Park pl, 20x70; Robt W Derby—Sadie H Rivkin et al; T F Redmond (A),

WILLOUGHBY AV, ns, 300.2 e Nostrand av, 19.9 x100; Alice S Heinz—Wm G Ashton et al; partition; J O Ball (A).
LOTS 43 & 44 block 4897 on map of Rugby; Cora I Read—Sadie Smith; to set aside deed; N Selvaggi (A).
LOTS 43 & 44 block 4696 map of Rugby; Ella M Wilding—Rugby Investors Bldg Corpn et al; L S Coit (A).

APRIL 15.
STERLING PL, 989; Chas W Leeman—Christian J Haaf et al; partition; J T Cruser (A).
WEST ST, ws, 63.4 s Tehema, 20x105.6x21.4x 98.8; Robert Gleed—Letitia De Lacey & ano; to create a decree; Eppstein & Rosenberg (A).
WYONA ST, es, 180 s Pitkin av, 20x100; Title Guar & Trust Co—Benj Sobel et al; T F Redmond (A).
75TH ST, ss, 86.6 w 5 av, 20x100; Bay Ridge Savgs Bank—John E Sullivan Co et al; W J Bolger (A).
AV C, nec West, 20x80; Robert Gleed—Pauline Abel et al (to create a decree); Eppstein & Rosenberg (A).
BEDFORD AV, es, 20 s Lexington av, 40x100; Title Guar & Trust Co—Clarence Levy et al; T F Redmond (A).
CHRISTOPHER AV, es, 100 n Blake av, 18.9x 100; Title Guar & Trust Co—Rosie Grossbach & ano; T F Redmond (A).
CLINTON AV, sec Greene av, runs s 47.6xe110xs 3xe30xn50.6xw140 to beg; Savgs Bank of Utica—Jno C Kluber et al; Miller & Fincke (A).
NEW UTRECHT AV, ws, 22.3 n 63d, runs n22.3 xnS3.4xsw40xse20xne20xse— to beg; Title Guar & Trust Co—Angel Perez et al; T F Redmond (A).
NOSTRAND AV, es, 20 s Maple, 20x100; Bowery Savgs Bank—Arcadia Realty Co et al; T F Redmoud (A).
SUTTER AV, ss 40.3 w Cleveland, 20x90; Oswego Savgs Bank—Jacob Goldstein et al; T F Redmond (A).
THATFORD AV, ws, 243.1 s Sutter av, 18.9x90; Bklyn Trust Co—Simon Alenik et al; T F Redmond (A).
17TH AV, ws, 80 n 63d, 20x80; Robert Gleed—Eva Hopcraft; to obtain a decree; Eppstein & Rosenberg (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APRIL 11.
14TH ST, 312-14 W; Geo E Sealy Co—Chas I Weinstein Realty Co & Katz & Kanter, Inc (62) 200.00
201ST ST, ss, 100 w Harlem River, 331 x200; Saml Tunison—United Electric Light & Power Co & F T Nesbit & Co (59) 75.95
SAME PROP; Geo Denick—same (60). 33.00
SAME PROP; Wm Egan—same (61)... 20.00

APRIL 13.
11TH ST, 218-20 E; Saml Laber—Annie Hochstim (64) 54.50
49TH ST, ns, 200 e 5 av, 23x100.5; Geo H Storm & Co—Chas Brown, Mary A Nicoll, Henry Amerman & Henry C Smith Bldg Co (63)..... 188.31
131ST ST, 4-6 W; Jno J Gordon—N Y Savgs Bank & Harlem Catering Co (65) 34.71

APRIL 14.
42D ST, ns, bet Lexington & Madison avs; Martin Trucking & Rigging Co—N Y Central & Hudson R R R Co, Jno Pierce Co & Standard Plunger Elevator Co (67)..... 41.91
49TH ST, 9 E; Knickerbocker Metal Ceiling Co—Mary A Nicoll, Henry Amerman, Chas Brown & Henry C Smith Building Co (69)..... 110.00
55TH ST, 421-5 E; N & W J Peck Co—Peter Doelger Brewing Co & Paul J Exner Co (70) 1,733.45
5TH AV, 424-34; Martin Trucking & Rigging Co—F V & J H Burton, E Brooks & Co & Standard Plunger Elevator Co (68)..... 280.45

APRIL 15.
DELANCEY ST, 77-9; Passaic Structural Steel Co—Manhattan Holding Co & Ravitch Bros (77)..... 2,897.21
42D ST, 219 W; Jos Hamerman—Sperry & Hutchinson Co & Abe Bernstein (80) 550.00
42D ST, 217 W; Jos Hamerman—Sperry & Hutchinson Co & Aaron Glazeroff (79) 538.00
49TH ST, 9 E; Frank Mofsenson—Chas Brown & Henry C Smith Bldg Co, Inc (78) 50.00
55TH ST, 421-5 E; Edw E Buhler Co—Peter Doelger Brewing Co, Inc & Paul J Exner Co (71)..... 70.00
55TH ST, ns, 274 e 1 av, 75x100; Colonial Sand & Stone Co—Peter Doelger Brewing Co & Paul J Exner Co (75) 225.64
64TH ST, 241-5 W; Jno R Woods—Bournonville Realty Co & F J Ashfield & Sons; renewal (81)..... 360.00
64TH ST, 241-5 W; Candee, Smith & Howland Co—Bournonville Realty Co & F J Ashfield & Sons; renewal (74). 1,352.74
201ST ST, Harlem River & Sherman av; Peter Hulprett—United Electric Light & Power Co & F T Nesbit Co, Inc (72)..... 17.00
SAME PROP; Wm Baum—same (73). 17.50
FT WASHINGTON AV, 454; Louis Fagin—Brown-Weiss Realties (76).. 597.50

APRIL 16.
46TH ST, 64 W; Rudolph Kast—Sidney P Henshaw & Jno Henshaw (85).... 39.50
49TH ST, 9 E; Purcell & Gilfeather, Inc—Mary A Nicoll, Henry Amerman, Chas Brown & Henry C Smith Bldg Co, Inc (87) 74.00
49TH ST, 9 E; Kirschen Bros—Chas Brown & Henry C Smith Bldg Co, Inc (82) 165.00
49TH ST, 9 E; Stockinger Bros, Inc—Mary A Nicoll, Henry Amerman, Chas Brown & Henry C Smith Bldg Co (90) 23.85
55TH ST, 421-5 E; Chesebro Whitman Co—Peter Doelger Brewing Co & Paul J Exner Co (88) 225.00
64TH ST, 241-5 W; S P Pomeroy Co, Inc—Bournonville Realty Co & F J Ashfield; renewal (84) 350.38
85TH 141 W; C C Job—Mr & Mrs Arthur C Brown (83) 31.00
136TH ST, ss, 225 w Lenox av, 29.11x 99.11; Jos J Halpin—Fourth Moravian Church of the City of N Y & Stephen Wilcox (86) 90.00
201ST ST, Sherman av & Harlem River; Robt Craig—United Electric Light & Power Co & F T Nesbit & Co, Inc (89) 20.00

APRIL 17.
55TH ST, 421-5 E; Christian Vorndran Sons—Peter Doelger Bwg Co & Paul J Exner Co (97) 432.18
87T HST, 302-8 W; Lukens Iron & Steel Co—Coast Constn Co & Ravitch Bros (94) 134.24
95TH ST, 156-66 W; Lukens Iron & Steel Co—Julius Tishman, Julius Tishman & Sons, Inc, & Ravitch Bros (95) 334.95
AUDUBON AV, sec 171st, 20x100; Henry G Silleck Jr—Gustav Boehme & Carl L Rieger (91) 184.54
AUDUBON AV, 109; Woodford F Ebner —same (92) 180.00
BROADWAY, nec 37th, 100x150; Lukens Iron & Steel Co—Times Square Improvement Co & Ravitch Bros (93). 22.17
CATHEDRAL PKWAY, ns, 400 e Lenox av, 100x100; Jno A Hendricks Co—Young Women's Hebrew Assn & Ravitch Bros (96)..... 2,000.00

Bronx.

APRIL 10.
No Mechanics Liens filed this day.
APRIL 11.
No Mechanics Liens filed this day.
APRIL 13.
No Mechanics Liens filed this day.
APRIL 14.
WESTCHESTER AV, 2319; Leo Tyroler —Alruth Realty Co & L Fischer (6).. 68.00
APRIL 15.
226TH ST, ss, 230 e Barnes av, 21x100; Hudson Refrigerator Co—C Guidone, Inc (7) 47.00
APRIL 16.
No Mechanics Liens filed this day.

Brooklyn.

APRIL 9.
MIDWOOD ST, ss, 350 e Nostrand av, 50x100; Watson & Pittinger—Aug Williams 1,374.12
PITKIN AV, 2174; W Lipschitz—Aaron Benjamin & Mr Stone..... 35.00
WILLIAMS AV, ws, 220 s Sutter av, 80 x100; Brownsville House Wrecking Co—The Habaena 175.93
14TH AV, nec 64th, 60x100; Kawneer Mfg Co—Jos Sesse & Ferdinando Penna 125.00

APRIL 10.
FRONT ST, nwc Hudson av, 50x100; United Plumbing & Constn Co—Borream & Pease Co & Automatic Sprinkler Co 329.40
JORALEMON ST, 190-206 & COURT ST, 46 to 50; New Jersey Clay Products Co—Weinboros Real Estate Co & Jno H Parker Co..... 1,449.77
MIDWOOD ST, ns, 350 e Nostrand av, 50x100; L J Quadre—Aug William... 700.00
49TH ST, es, 260 s Linden av, 40x100; W Hessler, Jr—Owen McCormack.... 250.00
PITKIN AV, nec Cleveland, 35x110; A Meschkow—Pitkin-Cleveland Realty Corpn 25.00

APRIL 11.
PARK PL, 294; Dayton & Montgomery —Bert E A Winham..... 201.38
11TH ST, 592; Phelps Bros Co—Sol L Youngentob 50.00
CATON AV, sec Stratford rd, 98x105.10; Cohn Cut Stone Co—Plandome Constn Co 1,476.25

APRIL 13.
VANDERBILT ST, ns, bet 18th & Prospect av, 160x100; Glumon Cornice Co—Acme Homes Co & Jas V Cunningham 90.00
DITMAS AV, nec E 17th, 100x100; Alex Schnekler—Forest B Wood..... 90.90
PITKIN AV, nec Cleveland, 35x100; Baldinger & Kupferman Mfg Co—Pitkin-Cleveland Realty Co..... 85.00
PITKIN AV, nwc Powell, 50x100; Atlas Steel Column Mfg Co—Brien Amusement Co & Frank Rabinowits..... 97.00

APRIL 14.
E 13TH ST, nwc Av P, 100x100; J Sidoti —Provident Associates 66.00
W 20TH ST, es, 170 n Mermaid av, 40x 120; V Nocta—Rose A & Jas Cavanagh 624.00
BROOKLYN AV, es, 107 n Linden av, 72x100; United Cornice & Roofing Co—Sunshine Constn Co..... 90.00
KINGSLAND AV, 276; D Glasser—Julia & Geo Waller..... 28.00
LENOX RD, 984; Square Lumber Co—Eva & Morris Camner..... 74.79

APRIL 15.
ALBANY AV, ws, 117 s Av H, 60x100; R S Paris—Michael J Callanan..... 497.50
CHRISTOPHER AV, ws, 100 s Riverdale av, 50x100; L Brook—New Lots Constn Co & Harry Schneider..... 145.00
15TH AV, swc 71st, 90x80; Hudson Refrigerator Co — Guiseppe Fristachi, Santo S Sacco & Fristachi, Jackson & Molea 129.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

APRIL 11.
PRINCE ST, 177; Fowler Sanitary Engineering Co—Brown-Weiss Realties, Inc; Apr2'14 ..... 224.87

APRIL 13.
PRINCE ST, 177; Annie Brill—Brown-Weiss Realties, Inc, et al; Dec18'13.. 75.00
6TH AV, 626-8; Natl Sash & Door Co, Inc—Adolph R Hageman; Mar23'14.. 140.00

APRIL 14.
PINE ST, 69; Saml Spector—Mary Bittner et al; July15'13..... 145.00

APRIL 15.
[1]55TH ST, 124-6 W; Pelham Operating Co—Herald Square Holding Co et al; Jan27'14 ..... 159.00
108TH ST, 416 E; Murtha & Schmohl Co—Jas Rudden et al; Feb20'14..... 276.63

APRIL 16.
MT MORRIS PARK W, 35-8; Gustave J Weber et al—N Y Real Estate Security Co et al; Dec8'13..... 143.50
23D ST, 55 W; Chas Fash—Eden Musee American Co et al; Mar25'14.... 57.08
42D ST, 202 W; Chas Sieburg—Jno P Eindolph et al; July21'08..... 6,786.63
AUDUBON AV, 109; Klenert & Rosenbluth, Inc—Gustav Boehme et al; Apr2'14 ..... 500.00
CENTRAL PARK W, 300-2; Isidor Flato—Audley Realty Co et al; Feb 5'14 ..... 193.51

APRIL 17.
37TH ST, 60 W; Vincenzo Avarello—Carrie Brown et al; Apr14'14..... 1,165.00

Bronx.

APRIL 10.
No Satisfied Mechanics Liens filed this day.
APRIL 11.
[2]FRISBY AV, ss, 175.2 e Benson av, 20x 100; Church E Gates & Co—Bronx Gas & Electric Co; Jan30'14..... 116.98
[3]SAME PROP; Albt Oliver—same; Jan 27'14 ..... 55.27
[2]FRISBY AV, es, 63.3 s Walker av, 25x 91; Carl H Klappert—same; Jan29 14. 82.50

APRIL 13.
GLEASON AV,** nec St Lawrence av; Globe Sash & Door Co—Jacob Cohen et al; June26'13..... 800.00
GLEASON AV,** nec St Lawrence av; Globe Sash & Door Co—Jacob Cohen et al; June28'13..... 800.00
3D AV,** es, 225 s 171st, Webster Iron Works—Nora Constn Co et al; Apr 22'13 ..... 1,320.00

APRIL 14.
WEBSTER AV,** nec 205th, Jno Lyons —Simon Hess et al; Aug7'13..... 309.75
3D AV, 3754 and 3756; Philip Benjamin & Robt Adelman—Nora Constn Co; Feb20'14 ..... 265.00

APRIL 15.
CROTONA PKWAY, sec 182d; Sutphen & Myer—F & B Constn Co; Feb 4'14 ..... 300.00

APRIL 16.
FRISBY AV, ss, 175.3 e Benson av, 20x 100; Mallet Contracting & Supply Co, Inc—Bronx Gas & Electric Co et al; Jan28'14 ..... 282.45
3D AV, 3706-8-10; Tony Carpentieri—S Glass et al; Jan2'14 ..... 90.00

APRIL 17.
WILLIS AV,** 124; Jacob Levitin—Everett Harrison et al; Dec18'13.... 24.25
**Recorded in New York County.

Brooklyn.

APRIL 9.
BUSHWICK AV, sws, 25.6 se Melrose, 75x105.9; Harris Mankin & ano—Daret J Werchen & David Werchen; Feb 10'14 ..... 16,000.00

APRIL 10.
AINSLIE ST, 135; Geo W Koerner—Mary E Shield & Wm Keegan; Jan 28'14 ..... 98.00
CHESTER ST, 130-6; Turner Contracting & Impt Co—Serota Bros Constn & Realty Co; Jan6'14..... 200.00
MIDWOOD ST, ss, 350 e Nostrand av, 50x100; Spatt Plumbing Supply Co—Aug Williams & Geo W Felter; Mar 7'14 ..... 252.55
MIDWOOD ST, ss, 350 e Nostrand av, —x—; Edw J O'Connell—Aug Williams; Jan26'14 ..... 1,500.00
PARK PL, ss, 100 e Ralph av, 50x120; Isaac Cohen—Congregation Men of Justice; Dec6'13 ..... 260.00
SHEPHERD AV, nec Stanley av, 75x 140; Morris Lieberman—Sarah Egel & Annie Goldstein & Jos Egel; Nov 7'13 ..... 125.00
14TH AV, sc 78th, 48.2x200; Victor Errante—Allborough Cousin Co; Apr 3'14 ..... 677.00

APRIL 11.
BRISTOL ST, es, 100 n Dumont av, 50 x100; Realty Supply Corpn—Lirock (Inc); Mar28'14 ..... 1,250.00

APRIL 13.
[3]E 39TH ST, es, 257.6 n Av J, 40x100; Wm M Young—Gottlieb Stiegler & Ernst G Hillert; Jan2'13..... 126.75

APRIL 14.
[1]FT GREENE PL, ses, 277.10 n Fulton, 47x100; Abraham Wohl & ano—Hartman Constn Co; Mar2'14..... 800.00
[3]POWELL ST, es, 100 s Livonia av, 50x100; Max Levine—Docket Impt Co (inc); Feb27'14..... 50.00
[3]SAME PROP; Congress Varnish Works —same; Mar9'14 ..... 42.63

Satisfied Mechanics' Liens, Brooklyn, Continued.

APRIL 15.

E 22D ST, swc Newkirk av, —x—; Robt Griffen Co—Edw R Strong & Odlots Realty & Constn Co; Dec1'13. 387.10

CATON AV, sec Stratford rd, —x—; Union Cornice & Roofing Co—Plandome Constn Co; Apr14'14. 460.00

[3]WILLIAMS AV, 734; Max Shedrofsky—Nathan Galinko; Dec24'12. 139.50

[3]SAME PROP'; Moses Anenberg—same; Dec2'12 ———

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

APRIL 9, 10 & 11.

No Attachments filed these days.

APRIL 13.

ATLANTIC BEACH CORPN; Irving National Bank; $3,501.30; G C DeLacy.

APRIL 14.

POWER, Beatrice et al; J Tobias Goldberg; $1,400; A G Lampke.

APRIL 15.

KLEINE, Geo; Wm L Payne; $4,625; Prince & Nathan.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

APRIL 10, 11, 13, 14, 15, 16.

Azzaro, Antoaino. 260 W 35th..Clemente Pasquale. Chairs. 195.00

Gramercy Candy Co. 203-5 E 49th..Voss Ice Machine Works. Machine.. 2,230.00

Riley, Frank G. 119-21 W 45th..Nelson Co, Inc. Fixtures. 4,350.00

Bronx.

APRIL 10, 11, 13, 14, 15, 16.

Byrnes, Jas F & Mary J Kelley (by Eleanor Barnes, atty). 167th st, ss, 350 w Lind av, —x—. Sharp & Gunn. Plumbing. Total amt, $595; due. 100.00

Ehlers, Wm. R. 1053 Westchester av.. Chas Kling. Saloon, Chattels, Lease, &c (R) 8,700.00

Brooklyn.

APRIL 9, 10, 11, 13, 14, 15.

Boyd Constn Co (a corpn) & Sarah D Fogelson. West st nr Church av.. Michl Dumey (Inc). Plumbing Fixtures 750.00

Rosenthal, Hyman. Powell st nr Livonia av..Isaac A Sheppard & Co. Ranges 456.00

Sacco, Santo & Fristachi & Jackson & Molea. 15th av & 71st st..Hudson Refrigerator Co. Mantels, &c. 259.00

Walsh, Pierce. 70 Greenpoint av.. Kate McElmeel. Plumbing Fixtures. 400.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

APRIL 15.

70TH ST, ss, 358.4 w Amsterdam av, 66.8x100.5; City Mtg Co loans 230 W 70th St Co, Inc, to erect a 9-sty apartment; 9 payments 165,000.00

70TH ST, ss, 291.8 w Amsterdam av, 66.8x100.5; same loans 230 W 70th St Co, Inc, to erect a 9-sty apartment; 9 payments 165,000.00

APRIL 16.

31ST ST, 32-4 E; Bronx Investing Co loans Adroit Bldg Co, Inc, to erect a 12-sty loft; 11 payments 200,000.00

APRIL 17.

AUDUBON AV, es, whole front het 185th 186th, 214.10x120x95x irreg; Allenel Constn Co loans Aspinwall Apartments, Inc, to erect a 5-sty apartment; 3 payments 225,000.00

Bronx.

APRIL 11.

BOLTON AV, es, 175 s 152d, 42.11x100; Fridolin C Mehler & Helen Mehler loans to Eliz Dietrich to build 2-sty frame bldg; 2 payments 2,200.00

APRIL 15.

156TH ST E, ns, 100.9 w Elton av, 49.9x98.5; Rockland Realty Co loans Herman Realty Co to erect 5-sty tenement; 13 payments 35,000.00

174TH ST E, ns, 98.2 w Boston rd, 44.2x100; Manhattan Mtg Co loans Hull Bldg Co, Inc to erect 5-sty apartment house; 15 payments 32,000.00

APRIL 16.

178TH ST E, ns, 142.5 w Boston rd, 43.2x100; Manhattan Mtg Co loans Hull Bldg Co, Inc, to erect 5-sty apartment; 15 payments 32,000.00

ORDERS.

Brooklyn.

APRIL 10.

E 23D ST, ws, 134.8 n Av D, 83x80; Moscowitz Bldg Co on N Y Mtg & Security Co to pay Realty Supply Corpn 885.00

ROCHESTER AV, ec Sterling pl, —x—; J V Cunningham, Inc, on Spencer Aldrich to pay M J Shevlin. 60.00

APRIL 13.

ROCHESTER AV, es, 95 s Sterling pl, 25x95; Acme Homes Co on Spencer Aldrich to pay Chestnut Ridge White Brick Co 180.00

APRIL 14.

E 23D ST, ws, 134.8 n Av D, —x—; Moskowitz Bldg Co on N Y Mtg & Security Co to pay Jacob Schauf. 150.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxillary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED.

Named Streets.

Albany st, 2—Eqnitable Life Assurance Society of the United States. SS

Canal st, 49—Nicholas Mariany. DR

Canal, st, 49—Simon Ackerman. A-G

Canal st, 49—William Arkin. DR

Canal st, 49—Philip Wolfers. DR-D

Canal st, 49—Samuel Strulovitz. D-C-DR

Canal st, 49, Samuel Kabat. DR

Canal st, 49—Pincus Shapiro. DR

Canal st, 49—Solomon Simon. C-DR

Canal st, 49—Joseph Tafkow. DR

Canal st, 49—Harry H Hamilton. DR

Centre st, 218—Max Baranowitz. C

Centre st, 218—William Kroneberg. C

Centre st, 218—Levinson & Cohen. C

Duane st, 173-5—Ireland Real Estate Co. B-E

Lafayette st, 150-6—George I Wilson. DR

Lafayette st, 150-6—Eastern Printing Co. DR

Lafayette st, 150-6—Le Huray & Co, Inc. DR

Lafayette st, 150-6—The H E Boucher Mfg Co. DR

Lafayette st, 150-6—Meyer Feinberg Co, Inc. DR

Maiden Lane, 89—Estate of Mary C Clarke. C

Mercer st, 133—L Becker & Son. DR

Mercer st, 133—Wegweiser & Susman. DR

Mercer st, 133—International Seal & Knot Protector Co DR

Mercer st, 133—Drucker Printing Co. DR

Mercer st, 133—Garing Bros. DR

Mercer st, 133—M E Greenfield Co. DR

Mercer st, 133—Mohilef & Altman. DR

Norfolk st, 96—Pauline A Wagner. C

North William st, 20—Thomas Russell. C-B

No William st, 20—Nathan Lyons & Co. N-L-F-C

Rivington st, 6—Caroline White Est, Geo Hoffman D-E-L-C-B-F-A

Rivington st, 6—Harris Gill. A-G

Roosevelt st, 4—Bernard M Cowperthwait Est. C

South st, 198—Bernard Brunges. L-F

Washington Sq W—William J Knott. F-SS-A-E

Water st, 33—Samuel Brody. G-E

Willett st, 48—David Baum. C

Numbered Streets.

10th st, 22 E—Chas Percival. C

12th st, 215 W—Rhinelander Real Est Co. C

18th st, 6-8 W—Princess Corset Co. DR

19th st, 44-56 E—E T Mason & Co. DR

19th st, 44-56 E—J H Thorp. DR

19th st, 44-56 E—Frank A Hall & Sons. DR

19th st, 44-56 E—Beck Engraving Co. DR

19th st, 44-56 E—American Lithographic Co. DR

20th st, nec 2d av—N Y Post Graduate Medical School & Hospital. D

21st st, 48-50 W—Hyman Cohen & Son. DR

21st st, 48-50 W—Frances Chorta & Simon Minthen DR

22d st, 271 W—Mrs Elenore Stewart. C

22d st, 467 W—Mary E Liptay. C

22d st, 467 W—Catherine Doyle. C

23d st, 24 E—Estate Chas W Smith. C

23d st, 32 E—Julia C Horner. C

23d st, 49-51 W—Cohen & Feinberg. G

23d st, 49-51 W—Saleme Skonry. G

23d st, 49-51 W—Harry Levinson Bros. A-G

23d st, 71-7 W—Keitel Mfg Co. DR

23d st, 71-7 W—The Brady Co. G-DR

23d st, 77-7 W—Theatre Film Co. A-DR

23d st, 71-7 W—Gleason Tiebout Co. DR-A

23d st, 71-7 W—Western Import Co. DR-A

23d st, 71-7 W—V J Hedden Sons & Co. DR

23d st, 71-7 W—John F Kolkebeck. DR

23d st, 71-7 W—Roman J Irwin. DR

23d st, 71-7 W—Famous Players Exchange. A-DR

23d st, 71-7 W—De Luxe Feature Film Co. DR-A

23d st, 71-7 W—Charles Parks. DR

23d st, 71-7 W—Daniels & Fisher Stores Co. DR

23d st, 71-7 W—Feuerersen & Margradsan. A-G-DR

23d st, 71-7 W—The Keyes Product Co. DR

23d st, 71-7 W—Wohlfahrt Fashion Co. DR-A-G

23d st, 71-7 W—Merchants Collections Agency DR

23d st, 71-7 W—Hartford Lunch Co. A

23d st, 71-7 W—Phillip Mark. G-A-DR

23d st, 71-7 W—Wright & Co. G-A-DR

23d st, 71-7 W—A J Cazelar & Co. DR

23d st, 71-7 W—Jessie R Beals, Inc. DR-A

23d st, 71-7 W—Bearman & Harris. G-C-DR

23d st, 71-7 W—Aaron Alper. DR-G-A

23d st, 71-7 W—Harry Neadel. DR-G-A-C

23d st, 71-7 W—Feature Film Co. A-DR

23d st, 71-7 W—Julius Shapiro. G-DR

23d st, 71-7 W—Mendelson Bros, Inc. DR

23d st, 71-7 W—William B Loweastein. DR-G-A

23d st, 71-7 W—Barasch Grandenger. A-G-DR

23d st, 71-7 W—Bernard Kutz. G-DR

23d st, 71-7 W—Florence Barry. DR-G-A

23d st, 71-7 W—Molinia Woolen Co. A-DR

23d st, 71-7 W—Lyons Mfg Co. DR-G-A

23d st, 71-7 W—George D Beinert, Inc. SS-A-DR

23d st, 71-7 W—Simone Cap Co. A-DR

23d st, 71-7 W—William Nengass Bros. G-C-DR

23d st, 71-7 W—Clarmont Waist Co. DR-G-C

23d st, 71-7 W—M H Rosenberg & Co. G-A-DR

23d st, 71-7 W—Epstein Underwear Co. DR-G-A

23d st, 71-7 W—Hirsch Bros. G-DR

23d st, 71-7 W—M Wilhur Dyer Co. DR-G-A

23d st, 71-7 W—Excelsior Savings Bank. DR

23d st, 71-7 W—Meccano Co. G-DR

23d st, 71-7 W—Louis Goetz & Co. DR-A

23d st, 71-7 W—Regal Feature Film Co. DR-A

23d st, 71-7 W—Philip Kamrass, A J Shapiro and H Bernstein DR

23d st, 71-7 W—E V Trading Service Co, Inc. DR

23d st, 71-7 W—Eagle Feature Film Co. DR-G-A

23d st, 71-7 W—General Film Co. G-DR

23d st, 71-7 W—National Cloak & Suit Co. DR-G

23d st, 71-7 W—Mutual Film Co. DR-A

23d st, 71-7 W—American Fashion Co. DR-G-A

23d st, 134 W—Morris Zaretsky. G

23d st, 134 W—Spanish American Art Store. G

23d st, 134 W—Reuben Jacobs. G

23d st, 329-41 E—Hornthal & Co. SS

23d st, 543 W—H Blanchard Dominick & Hoff. G

24th st, 13 W—Sigismund Jackter. G

24th st, 14 W—Max Schwartz & Co. G

24th st, 14 W—Joseph Weinberg. G

24th st, 46-8 W—Trustees of Masonic Hall & Asylum Fund. SS-A-C-G

25th st, 34 W—Lerner & Fleishman. G

25th st, 34 W—Schwartz & Zeltten. G

25th st, 34 W—Knauer & Augenstein. G

25th st, 34 W—Harry Mark. G

25th st, 169 W—Emma E Horn et al. C

28th st, 37-9 W—Woodrow & Marketos. DR

28th st, 37-9 W—J L Bloch & Co. DR

28th st, 37-9 W—Wolff Rothberg & Bloom. DR

28th st, 37-9 W—Hittler Bros. DR

28th st, 37-9 W—Stoopack & Marcus, Inc. DR

28th st, 37-9 W—The Beckelman Co. DR

28th st, 37-9 W—Oscar Rosenfeld. DR

28th st, 37-9 W—Abraham Garfunkel. DR

28th st, 37-9 W—Beck Newman & Scheller. DR

42d st, 515 W (rear)—Weser Bros. C

49th st, 11 E—Eliz C S Vatable. C

60th st, 4 E—Harmonie Club, Emil Goldmark, pres SS

63d st, 105 E—Mrs Emma B Lyman. K

66th st, 42 E—Arenal Realty Co, Nathan Hirsch, pres SS

70th st, 178 E—Henrietta M Parker. SS

124th st, 179-81 E—Sarah R Jenkins et al. B-C-D

124th st, 179-81 E—James Freney & Fred Nathan F-A-E-D

124th st, 179-81 E—Louis A Pepe. A-G

Named Avenues.

Broadway, 826-8—Morewood Realty Holding Co. A

Lexington av, 658—Alfred C Capen. C

Lexington av, 658—F Strausburger, Inc, C-A-G-DR

Park Row, 211—Albert J Azerras. DR

West Broadway, 378—Chas Weiland, Inc. DR

West End av, 869—Consolidated Gas Co. C

West End av, 869—Alfred C Dodman. A-C

Numbered Avenues.

6th av, 510-12—Louisa Appell. SS

BROOKLYN ORDERS SERVED.

Named Streets.

Adams st, 333—Estate Annie Howell. C

Ainslie st, 108—Jacob Dessner. G-C-B

Beard st, 118—Estate George O'Brien. C

Centre st, 207—Mrds Sarah Haggerty. C

Fulton st, 435-45—Rothschild Realty Co. C-M

Fulton st, 1615—Pauline Duckler. C

George st, 65-67—Tascarella Bros. C-M

Greene st, 259-273—John C Wiarda & Co, Inc. C

Lorimer st, 638—Carmine Riggi. C-A

Monroe st, 617—Fred Kinzinger. C

Sterling pl, ns, 100 w 7th av—First Church of Christ C-A

Vandervoort pl, 4—Mrs Emile Burge. C

Vandervoort pl, 4—Henry Burge. A

Withers st, 40—E Reed Burns. C

Numbered Streets.

1st st, 300 So—Mary Dunn. C

2d st, 105 So—Joseph Horne. M

51st st, 371—Peter Lythgoe. B

71st st, 205—Alfred L Fawcett. M

Named Avenues.

Bedford av, 603—Solomon Neuville. C

Belmont av, 152-56—Rachel Rothenberg. C-B

Broadway, 1561—Otto Huber. C-M

Brooklyn av, 306—Joseph H Squires. C

Bushwick av, 480—Benjamin Becker. C

Flushing av, 1012—John Maurer. C

Graham av, 536—Rudolf Nerek. C

Johnson av, 30—Louis Bossert. C

Manhattan av, 52-56—Harry Feldman. DR

Marcy av, 473—William Mernk. C

Metropolitan av, 234—Anna Lurie. M

Union av, 118-120—Lena Camenson. C

QUEENS ORDERS SERVED.

Named Streets.

High st, nr Grand st (Maspeth)—John F Kaiser Co, Inc. C

Main st, 105 (L I City)—Dr Harry Holmes. C

Named Avenues.

Blackwell, Riker av, Kowenhaven & Williams la—Steinway & Sons. A-C

Marlborough rd, 26 (Flushing)—Clara A Doughty C

BUILDING MANAGEMENT

LENGTH OF LIFE OF BUILDING POWER PLANTS*

BY C. M. RIPLEY

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

PART ONE.

IN April, 1913, Mr. W. H. Chesebrough, president of the Alliance Realty Co., asked the author the following question: "How long can a private electric plant be run before it has to be replaced?" It was an original and searching question and one which sought for facts. Others have asked frequently how much depreciation should be charged off on engineering installations of various kinds. This question desired no one's conclusions—merely the facts in the case.

The electrical profession is in such infancy that up to the present time we have had very little data on the subject of the life of electric plants in buildings. It has been the custom of many engineers and architects to assume a 5 per cent. depreciation as the proper annual charge-off on such installations. It has been the opinion of eminent men who have examined the facts developed by Mr. Chesebrough's question, that 5 per cent. depreciation has been used temporarily in the absence of better data, that it has been only guesswork, that it must now be upset as incorrect, and that preconstruction methods of figuring must be revolutionized.

Oldest Private Electric Plant.

It is an interesting fact that the oldest plant for generating electricity in a building in New York City was installed and in operation less than four years after Thomas A. Edison announced his discovery of the incandescent electric light in October, 1879. In the year 1883 George B. Post let the contract for a private electric plant in the Mills Building, opposite the Stock Exchange on Broad street, New York City. This was before there were trolley cars in New York City. This plant is still in daily operation. It seems miraculous that the fifteenth and nineteenth dynamos made by Thomas A. Edison have run every day for over 31 years and are still in perfectly serviceable condition. Not only are the same dynamos in operation, but the original engines installed at the same time by the New York Safety Steam Engine Co., long since out of business, are the sole means of driving the dynamos. A year later another unit of exactly the same type and capacity was added. Mr. A. M. Bogart, the chief engineer of the building, states that these machines operate daily until the load becomes too large for them to handle it. This time is between 4 and 7 a. m. every day.

As an example of how the erection of high buildings in the neighborhood has increased the need of electric light in the Mills Building, it should be noted that the owners installed at later dates a 75, a 100 and a 160 k. w. dynamo to carry the increase thus made necessary. The three original dynamos were each of 25 k. w. capacity, showing that the new equipment was used to supplement, and not replace the older and smaller apparatus. Regulation of the height of buildings will make unnecessary such additions to future electric plants.

Mr. Bogart calls attention to the further fact that even though these engines and dynamos may be assumed to have a lower efficiency than more modern apparatus, he must heat the building during a large part of the year; thus he explains the fact that these engines are used. Had machines of higher efficiency been installed, the exhaust steam from them would not have been sufficient to heat the building and live steam from the boilers would have to be used in larger quantities than is required even now on cold days to supplement the exhaust from these old engines.

George B. Post is responsible for the oldest electric plant in New York City, if not in America or in the world. Thus did he and Thomas A. Edison link their talents and "builded better than they knew." This adds one more triumph to his record of original achievements, which include the installation of the first passenger elevator in an office building, the compilation of the first tables of moments of inertia of steel beams, the design of the first building over 12 stories in height, the idea of hanging scaffolds from openings in the building rather than building them up from the ground on the outside, and besides he was the first to order floor arches to be installed as the steel work rose.

Rate of Depreciation.

At this point the question raised by Mr. Whitaker, editor of The Journal of the American Institute of Architecture, may be introduced. He asked: "Why not figure out for each of the old plants what would have been the proper rate of depreciation to have charged off from the start?" In order to carry out this important suggestion, a report was obtained from a certified public accountant, which is included here because of its brevity and clearness:

New York City, October 30, 1913.—Mr. C. M. Ripley, Pattison Bros., Consulting Engineers, 1182 Broadway, New York City, Dear Sirs: In compliance with your request, we report to you as follows:

TIME REQUIRED FOR A SINKING FUND TO EQUAL ORIGINAL INVESTMENT.

(*Sinking fund earning 4½ per cent. interest, compounded annually.*)

Percentage depreciation Charged off annually		Years required to Refund investment
1½	Between	31 and 32
2	Between	26 and 27
2½	Between	23 and 24
3	Between	20 and 21
3½	Between	18 and 19
4	Between	17 and 18
4½	Between	15 and 16
5	Between	14 and 15

It is proper and conservative to assume the above rate of interest on a sinking fund. We trust that these facts fully answer your questions. If we can be of further service to you, we await your wishes. Yours very truly,

CERTIFIED AUDIT COMPANY OF AMERICA,
(Signed) By Edward M. Hyans, Certified Public Accountant.

Other Plants of Historical Interest.

On the basis of the figures quoted in the foregoing it will be seen that in the following plants the annual depreciation has been less than 2 per cent.

In the Dakota Apartments, H. J. Hardenbergh installed a private electric plant in 1885. Some of the same apparatus is still running every day. One direct connected unit was added afterward because of increased load due partly to the erection of large buildings on either side. This plant also supplies a dozen or so private residences on 72d and 73d streets with heat and electricity. The machines were Edison dynamos also. Another plant in its twenty-ninth year of service is in the Wells Building, in which the New York Quotation Company has a private plant supplying electricity to 1,200 tickers below Fulton street. The Osborne apartment house contains an old belted Edison dynamo held in reserve. This machine is 29 years old.

By referring to the figures quoted by the accountant it will be seen that the annual depreciation in the following plants is less than 2½ per cent.

The Evelyn apartment house has a 25-year-old plant, which consists of one engine and dynamo, which runs every day from late afternoon till 1:30 o'clock a. m. The Bank of New York has an old outfit 25 years old, which is held as a reserve, but is run once a week to keep it in good condition. The Union Trust Co. for 25 years past has had its same engines and dynamos running, and at present they operate from 8 o'clock a. m. to 10 p. m. The Tower Building, soon to be razed, has a plant 24 years old which has the record of running as long as the building has stood.

Good Records.

For 24 years the electric dynamo at 79 Crosby street has supplied electricity to the building and now supplies two other buildings. Madison Square Garden has a private plant that is now idle after working 23 years. The superintendent claims that during the past summer he has saved money by shutting down the plant in May. Those in charge say they can run the plant if they want to, as that provision was made in the electric contract. The Nevada apartments still obtain their electricity from the old belted plant that has been under the sidewalk for 23 years. This plant has never been enlarged, as the building occupies the entire flatiron block and tall buildings could not be built adjacent. The Mechanics and Metals Bank operated a plant for about 23 years and abandoned it. Shortly after, the building was torn down to make room for the new Morgan Building.

Attention might also be called to the following plants, which have been in operation sufficiently long to warrant placing the annual depreciation at less than 3 per cent.

Delmonico's, also on a flatiron corner at Beaver street, still obtain their electricity from the same old engine and dynamo that have served them for 22 years. The same is true of the Butler Brothers' store on Broadway: no change in 22 years. The same is true of the United Charities Building, which also supplies next door. The Evening Mail Building has a plant now reported to be in its twentieth year of service.

The Potter Building plant has seen 19 years of service and is still running. Thus, the annual depreciation of its plant is less than 3½ per cent. Mr. Hardenbergh's Waldorf-Astoria has a plant in perfect condition after 17 years, and the owners of the Bennett Building state that their plant is now in its 18th year. In these two the annual depreciation has therefore been less than 4 per cent.

The Sterling Building on East 17th street has had one engine and one dynamo for 17 years; no other. Mr. C. C. Mailloux, an electrical engineer, reports the unique and successful installation of a gas engine, dynamo and storage battery in St. Paul's Methodist Church which has run continuously for 16 years. The engine operates three days per week and the battery furnishes lights during the rest of the week. It will thus be seen that in these two buildings the annual depreciation is less than 4½ per cent.

Interesting But Not Conclusive.

The foregoing are only a few of the many plants which were inspected during the search for the oldest plant in New York. The data are interesting and historically instructive, but no logical conclusion can be drawn therefrom for the reason that the plants which were failures are not to be found. Possibly some one may say the foregoing plants were selected and are even exceptional cases.

(To be continued.)

*Paper read at annual meeting of the American Society of Heating and Ventilating Engineers.

USEFUL APPLIANCES

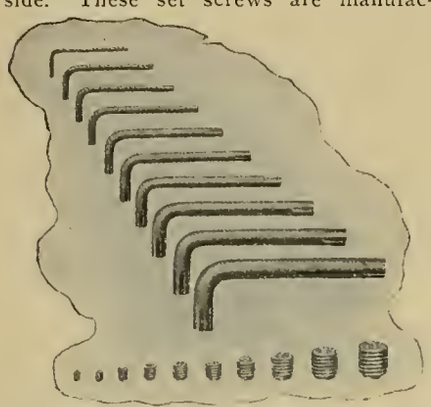
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Safety Set Screw.



OCCASIONALLY one hears of accidents occuring to men working around machinery, despite precautions taken by employers in putting guards around revolving wheels and gears. But the Bristol Company, of Waterbury, Conn., has recently put on the market a patented safety set screw that eliminates entirely all danger of clothing catching in projecting "buds" on machinery.

The accompanying illustration shows the spanners or wrenches used to operate these set screws, the actuary of which is on the inside instead of outside. These set screws are manufac-



tured under patent rights which include 6 dove-tailed slots, as shown in the initial cut, inside the hollow head of the set screws, and corresponding flues on the outside of the special wrenches used with them. The dove-tailed design is such that when these set screws are set up hard with the special wrench, there is not the usual tendency to expand and crack the hollow head, but from the angles of the surfaces of the slots there is a tendency for the wrench to contract or compress the head of the screw. They are made in a great variety of sizes, and a special treatment process used makes the screws glass hard on the outside and extremely tough on the inside. The "safety first" movement has progressed so far that great attention is now being given to changing the design of machinery to protect human life, and the elimination of the old-style set screws with projecting heads is one of the things which safety engineers and insurance inspectors insist upon.

A Liquid Pipe Opener.

THERE are innumerable mechanical devices on the market for opening up clogged drain pipes, but Chamberlain, Haber & Co., Cleveland, Ohio, are putting on the market a combination of mineral elements so compounded that upon the introduction of water, grease, soap, rags, paper, hair, vegetables and other foreign matter are immediately liquified, generating at the same time heat and powerful gases. This solution when introduced into an obstructed drain or sewer pipe will, because of its pacific gravity, seek the obstruction and completely disintegrate it at once.

It is commended to building managers because it is economical, at least, in so far as it obviates the necessity of opening drains through floors or fracturing pipes by running rammers through them. These methods often entail the straining or disconnection of pipes with more or less injury to the plumbing and an increase in the liability of leakage.

Flywheel Explosions.

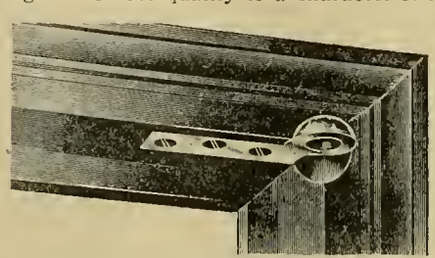
"FLYWHEELS sometimes burst without any apparent cause, even when the load, speed and running conditions are normal at the time of the accident," said an inspector for the Travelers' Insurance Company recently. "When the material is examined it may be that no defects can be discovered on the fractured surfaces; and no cracks, blow-holes nor discolorations can be found. When the fractured parts of the wheel are tested for strength, there is often no physical evidence whatsoever of inferiority in the material."

An accident may sometimes result from internal stresses in the material, due to faulty design or to careless cooling of the casting; but severe internal stresses seldom occur except in wheels made in one piece. Some other explanation must therefore be sought for accidents of this nature, and the cause will often be found to be the use of improper raw material in the foundry. Chemical analysis shows that the iron is not of a grade suitable for machine castings. Such iron invariably contains a large percentage of phosphorus. Phosphorus lowers the melting point, but makes the iron brittle; and machine casting should never contain more than four-tenths of one per cent. of it.

The Engineering Division of the Travelers' Insurance Company has a record of a case where a pulley burst under ordinary running conditions, and where no defects could be discovered in the broken wheel by a visual examination; but an analysis of the iron showed that it contained 1.37 per cent. of phosphorus, or nearly 3½ times the maximum that should have been allowed. There is little doubt that brittleness of the metal, due to this high percentage of phosphorus, was the cause of the break.

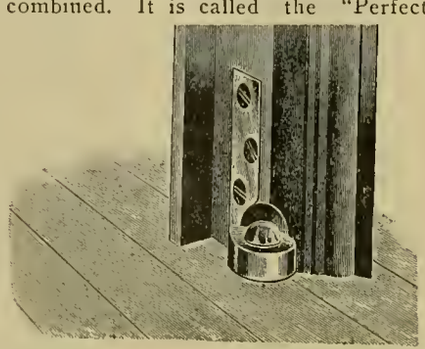
A Ball Door Hinge.

IF ONE were asked to mention the qualities indispensable for a perfect door hinge, those that would occur at once to the mind would be strength, noiselessness and smoothness of working. The first quality is a characteristic



shared in by many hinges of inferior as well as superior make. But the presence of the two others may generally be accepted as a sign that the hinge is a good one.

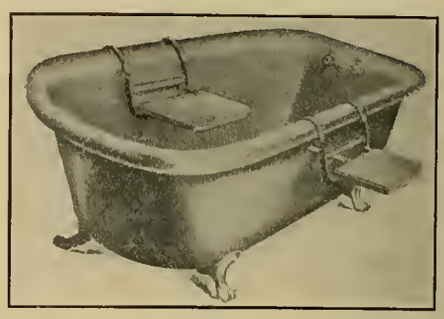
In a hinge recently put on the market by Nettlefold & Sons, Ltd., 54 High Holborn, W. C., London, a special effort has been made to ensure that all three qualities with other advantages, will be combined. It is called the "Perfect"



ball hinge, and is quite different from butt hinges. There are four gunmetal straps, which are screwed into the frame, door and jamb, two at the top and two at the bottom. Each strap ends in a half cup at right angles to its length, which serves to hold the metal ball on which the door turns. The straps not only act as a hinge, but also clamp the stile of the door to the rail, thus making the door considerably stronger than with ordinary butt hinges. Each of the four should be set quarter of an inch from the edge, as in this position the joint is a close one, whether the door be open or shut. The hinge is easily fixed, neat in appearance, noiseless, practically dustproof and does not injure the surface of the door. An adjustable center for swing doors has also been designed, employing the above principle of the single loose ball.

Bathtub Seat—Bath Room Chair.

THIS is a novelty that is being introduced by the Dualette Bath Seat Manufacturing Company, of 212 East 52d street, and seems to fill a demand that has arisen by reason of the constantly decreasing size of bath rooms in apartment houses. The device shown in the accompanying illustration consists of a specially arranged seat that will perfectly adjust itself to the inside of the tub as well as to the outside where



it can be used for dressing children or as a seat for the bather. Many tubs are built flush with the wall so that the ordinary seat can not be used, but this particular device can be used regardless of position of the tub. It is particularly adaptable in bath rooms where the space is so limited as to prevent the use of a stool or chair. It is compactly built and can be folded out of the way either inside or outside of the tub. It is manufactured in several different styles and the price in each case is moderate.

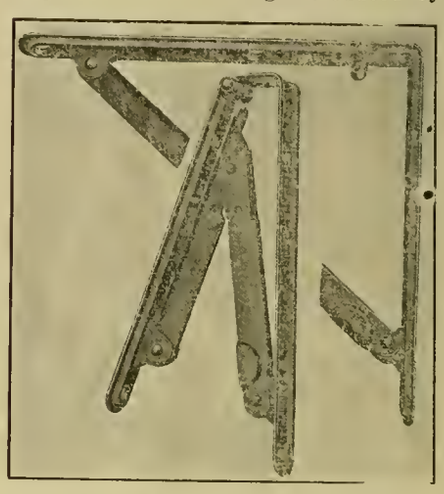
Substitute for Composition Board.

ARCHITECTS have an opportunity for specifying something new in decorative and finishing material, according to advices received from the lumber trade. It is a genuine built-up wood that is cut into very thin veneers and then, under great hydraulic pressure, practically made into a solid piece of wood by the employment of a patented mica cement just perfected under a secret formula. It is being put on the market in stock sizes up to 7x15 feet without joints and in practically any kind of wood that architects are accustomed to work with.

A Folding Shelf Bracket.

THE building manager or apartment owner, who bears in mind the little things that appeal to the eye of the woman seeking quarters in multi-tenanted buildings, has a better selling proposition when he can point to space saving as well as labor saving devices.

One of the former that seems to have a special merit is being introduced by



the Stanley Works of New Britain, Conn., and is shown in the accompanying illustration. It is a shelf bracket that permits of folding when the shelf is not in use. It has a special service as a substitute for the kitchen table, especially in kitchenettes. The device is well built of good steel and it has a locking device that positively prevents the collapse of the shelf when in position of usefulness.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

A Change at the Building Bureau.

Rudolph P. Miller resigned this week as Superintendent of Buildings for the Borough of Manhattan, in order to assist the Building Committee of the Board of Aldermen in a revision of the Building Code for the city, in accordance with a resolution passed by the board at its meeting of March 31 and now signed by the Mayor. Deputy Superintendent Ludwig is now Acting Superintendent. Chairman James Hamilton of the Committee on Buildings of the Board of Aldermen, said:

"It is not the purpose of the Building Committee to write an entirely new ordinance, but rather to revise the draft prepared by the Building Committee of the previous board and reintroduced in the present board some time in January. Mr. Miller's efforts will be directed toward meeting, as far as possible, the objections and criticisms made against the pending measure when it was under discussion last year and those that may still be offered. In this work he is to act in consultation with the superintendents of buildings for the several boroughs. He will also be glad to receive from all interested parties and critics such suggestions as they may wish to offer. As far as possible the public will be kept informed of all proposed changes in the draft published in the City Record of January 15, 1914.

"It is assumed that the draft under consideration, being the outcome of the work of several commissions and private committees and following the lines laid down by these bodies after discussions at public hearings, represents the kind of ordinance that the architects, builders and real estate interests feel should be enacted."

The office of the Building Committee will be in the Municipal Building.

Paul Cravath Residence to be Rebuilt.

Guy Lowell, 225 Fifth avenue, Manhattan, who designed the handsome residence at Locust Valley, Long Island, for Paul Cravath, lawyer, of 52 William street, which was destroyed by fire a few days ago, will probably be retained architect for rebuilding the structure. Architecturally the building will be along the same lines as the original building, although this detail has not been actually determined. The cost will no doubt reach $300,000. The general contractors for the burned building were Gascoigne & Shattuck, of 201 Devonshire street, Boston, Mass.

Kroder & Ruebel Co., To Build.

Richard Berger, 309 Broadway, Manhattan, has been commissioned to prepare plans for a factory building 50x129 feet, for The John Kroder and Henry Ruebel Company, 107-109 East 17th street, manufacturers of curtain poles, to be erected at the northwest corner of Herbert and Monitor streets in the Greenpoint section, Brooklyn. Bids will be received by the architect about May 1.

George Sykes Gets Florida Contract.

The George Sykes Company, 314 East 34th street, Manhattan, has received the contract in competition for the erection of a large mansion at Miami, Florida, for James Deering, Esq., of Chicago. This contract does not include the interior equipment. F. Burrall Hoffman, of 17 East 40th street, is the architect.

Architects for Hewitt Residence.

Warren & Wetmore, 16 East 47th street, have been selected architects for the new residence which Mrs. Peter Cooper Hewitt is to erect at the northwest corner of Cathedral Parkway, Lenox and St. Nicholas avenues. Further details will be announced in a later issue.

Bank for Lower East Side.

Glucroft & Glucroft, 671 Broadway, Brooklyn, have plans in progress for a two-story brick bank building, 50x50 feet, to be erected on the lower east side. The exact location and the name of the owner is for the present withheld. Estimated cost is about $50,000.

New Home for O. G. Jennings.

Oliver Gould Jennings, 7 East 77th street, has engaged W. B. Chambers of 109 Broad street and Stephenson & Wheeler, 2 West 45th street, to prepare plans and supervise the construction of a six-story residence, 30x175 feet, at 882 Fifth avenue.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MOUNT VERNON, N. Y.—E. B. Nordholm, North 2d st and 51 North st, contemplates the erection of a resideuce at Villa and Livingston avs. No architect selected.

NORWOOD, N. Y.—W. S. Welch, Mechanic st, contemplates rebuilding the 3-sty brick hotel in Mechanic st, to cost about $20,000. No architect selected.

MONTCLAIR, N. J.—The Central Presbyterian Church, Albert French, contemplates the erection of a new church or the erection of an addition to the present church at Claremont and Midland avs. No architect selected.

CORNING, N. Y.—George E. Thomas, 170 Cedar st, and Chas. H. Almy, 140 East 1st st, Corning, contemplate the erection of a 3-sty brick, stone and steel store and moving picture theatre at 16 East Erie st. No architect selected.

MADINA, N. Y.—Vincent White, 309 Catherine st, contemplates the erection of a brick moving picture theatre, 70x95 ft., at Pearl and Main sts, to cost about $10,000. No architect selected.

GENEVA, N. Y.—R. Schnirel, Castle st, contemplates the erection of a residence on Hamilton st. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Walker & Ward, Marbridge Building, 47 West 34th st, architects, are taking bids on masonry and rough carpenter work for the 4-sty apartment, 50x100 ft, at 372-374 St. Johns pl for The Dandridge Co., care of architects, owner.

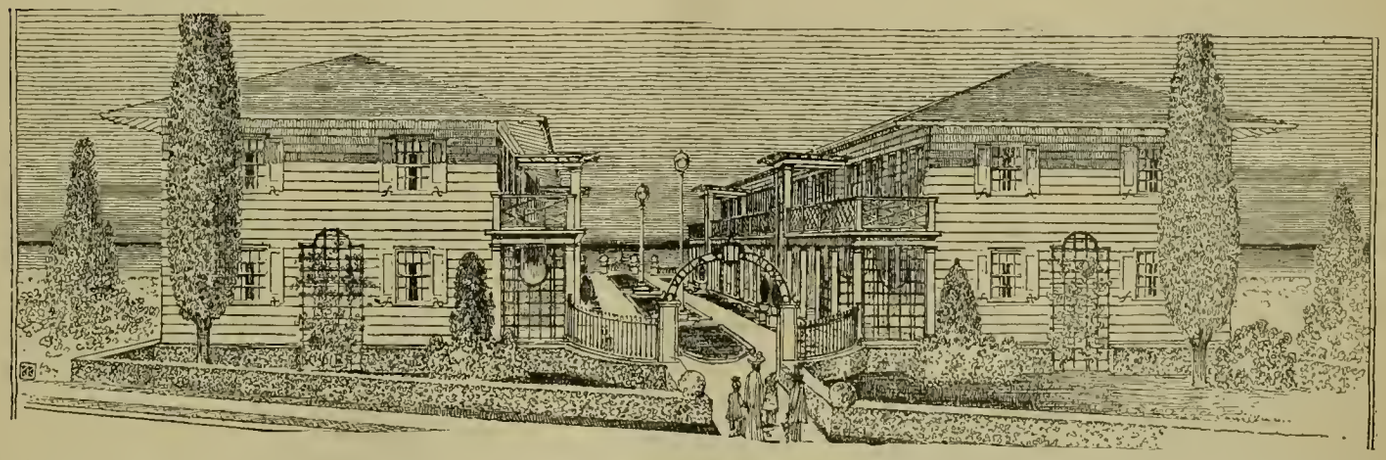
HOBOKEN, N. J.—George C. Brokhaus, 402 Washington st, architect, is taking bids on general and separate contracts for a 5-sty brick flat, 20x80 ft., at 602 Park av for the estate of Alesia Gaul, 29 Wainwright st, Newark. Cost, about $18,000.

CHURCHES.

WEST NEW YORK, N. J.—R. C. Dixon, Jr., Park av, Weehawken, N. J., architect, is taking bids for a 1-sty hollow tile and stucco church, 32x55 ft., for Svenska Evangelical (Miss Forsamlingen), care of architect. Cost, about $7,000.

NEWARK, N. J.—Plans are being figured for a 2-sty brick and stucco church, 75x75 ft., for the First Baptist Church, Rev. C. C. MacFarland, pastor. M. H. Hubbard, 212 Paul Building, Utica, N. Y., architect. Cost, about $25,000.

NEW BUNGALOW APARTMENTS AT CONEY ISLAND.



Just outside of Sea Gate, on Surf avenue, at Coney Island, Davis, McGrath & Kiessling, the architects, have under construction for a client an interesting group of apartment bungalows.

The property is situated at the corner of West 37th street and Surf avenue, Coney Island, where an exclusive bungalow colony is developing. There are 20 4-room apartments, eight 3-room apartments, and twenty 2-room apartments. Each apartment is provided with a toilet and kitchenette, the kitchenette having a space saver sink and washtub combined, a gas stove and a refrigerator. The second story of the bungalows are approached by means of open stairways leading from the first story piazza. The rentals have been established on the basis of $100 a room for the season.

Plans Figuring—Continued.

MANHATTAN.—A. F. Bernhardt, care of James Gamble Rogers, 11 East 24th st, architect is taking bids for a 1-sty brick and terra cotta church at 239 East 199th st, for the German Evangelical Lutheran Church, care of architect. Cost, about $10,000.

BAY SHORE, L. I.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the contract for St. Patrick's Church to be erected here from plans by G. E. Steinback, 15 East 40th st, Manhattan.

DWELLINGS.

TENAFLY, N. J.—J. B. Hoecker, Jr., 574 7th st, Brooklyn, owner, is taking bids for a 2½-sty frame and stucco residence, 40x60 ft., at Laurel av and Engle st, to cost about $12,000.

FAR ROCKAWAY, L. I.—T. O'Kane, O'Kane Building, Far Rockaway, architect, is taking bids for a 2½-sty frame and stucco residence, 30 x42 ft., at Windsor Park for John F. Reid, 114 West 39th st, Manhattan. Cost, about $12,000.

WHITE PLAINS, N. Y.—Louis Petry, Depot sq, architect, is taking bids on general contract to close April 20 for a 2-sty frame and stucco residence, 44x50 ft., for Dr. Walter E. Lowthian, 180 Martine av, to be erected at Gedney Farms. Cost, about $12,000.

SAYVILLE, L. I.—John H. Duncan, 208 5th av, Manhattan, architect, is taking bids for a terra cotta block and stucco residence for George W. Behrman, care of architect.

NEWARK, N. J.—William D. Jones, Essex Building, architect, and George S. Cooper, 180 Summer av, owner, are taking bids for a 2½-sty frame residence, 28x36 ft., at the northeast corner of Highland and Montclair avs, to cost about $7,000.

MORRISTOWN, N. J.—Plans are being figured for a 2½-sty brick residence, 30x50 ft., for George P. Fiske, 47 Maple av. Kirby & Petit, 103 Park av, Manhattan, architects.

CRANFORD, N. J.—Frank Harmer, 224 Etna st, Brooklyn, N. Y., owner and architect, is taking bids for a 2½-sty brick residence to cost about $6,000.

BROOKLYN.—Wesley C. Bush, 135 Lincoln pl, owner, is taking bids for eight brick residences, 20x55 ft., on the east side of Flatbush av, 80 ft. south of Ditmars st, from plans by Vanderskirk & White, 307 Washington st, architects. Cost, about $8,000 each.

LONG BEACH, L. I.—Steward Wagner, 244 5th av, Manhattan, architect, is taking bids for a 2½-sty hollow tile and stucco residence, 30x40 ft., for P. Schultz Berger, care of Heine & Co., 7 Platt st, Manhattan, owner. Cost, about $16,000.

GARDEN CITY, L. I.—Robert Helmer, 286 5th av, Manhattan, architect, is taking bids for a 2½-sty residence and garage for C. S. Ludlam, care of architect. Bids will close April 22.

FACTORIES AND DWELLINGS.

LONG ISLAND CITY.—Maynicke & Franke, 25 East 26th st, Manhattan, architects, are taking bids for the 8-sty reinforced concrete factory and warehouse, 200x300 ft, at Thompson and Nott avs, Orton and Manley sts, for the American Ever-Ready Co., care of the National Carbon Co., 304 Hudson st, Manhattan. Pattison Bros., 1182 Broadway, Manhattan, steam, electrical and power plant engineers. The Turner Construction Co., 11 Broadway, Manhattan, has foundation work. Cost, about $200,000.

HOSPITALS AND ASYLUMS.

BINGHAMTON, N. Y.—The State Hospital Commission, J. H. B. Hanify, secretary, Capitol, Albany, owner, is taking bids to close April 27 at 2.30 p. m. for power equipment at the Binghamton State Hospital. John A. Bensel, Capitol, Albany, State Engineer. Cost, about $50,000.

HOTELS.

MANHATTAN.—The Thompson Starrett Co., 49 Wall st, general contractor, is taking bids on subs for alterations to the 15-sty hotel at 160-166 West 44th st, for The Claridge Co., John Hill, president, 1510 Broadway. R. D. Blauvelt, 51 Wall st, architect. Cost, about $10,000.

PUBLIC BUILDINGS.

NEWARK, N. J.—Bids will close at 3 p. m. April 22 for a 2-sty addition, 52x70 ft., to the county jail in Newark st for the Board of Chosen Freeholders of Essex County, Court House, August L. Lacombe, chairman of building committee. Herman Kreitler, 45 Clinton st, architect.

NEW ROCHELLE, N. Y.—The U. S. Government, Hon. A. S. Burleson, Post Master General, Washington, D. C., is taking bids to close May 16 at 3 p. m., for a 2-sty brick, stone and terra cotta post office building at the southeast corner of Rose and Huguenot sts, from plans by Oscar Wenderoth, Treasury Department, Washington, D. C., architect. Cost, about $80,000.

MANHATTAN.—Bids close at 3 p. m. April 23 for all plumbing work in addition J and for certain rough work in addition K of the Metropolitan Museum of Art, Central Park, west side of 5th av and 81st st, for the Department of Parks, 5th av and 64th st. McKim, Mead & White, 101 Park av, architects. Cost, about $500,000.

MINEOLA, L. I.—W. B. Tubby, 81 Fulton st, Manhattan, architect, is taking bids for two wings, 60x160 ft. each, to the court house for the Board of Supervisors of Nassau County, Court House. Philip J. Christ, chairman. Cost, about $225,000.

SCHOOLS AND COLLEGES.

PORTCHESTER, N. Y.—Plans are being refigured for the 2-sty brick high school on Irving av for the Board of Education of Portchester, Homer B. Smith, president. Hewitt & Bottomley, 527 5th av, architects. J. F. Musselman, 101 Park av, Manhattan, electrical, heating and ventilating engineer. Cost, about $150,000.

BROOKLYN.—Frank Helmle, 190 Montague st, architect, is taking bids for a 2-sty brick and reinforced concrete school, 100x160 ft., in East 17th st and Beverly rd for the Church of the Holy Innocents, Rev. Father William J. Costello, pastor. Cost, about $75,000.

NEWARK, N. J.—The Board of Education of Newark, Chas. P. Taylor, president, is taking bids to close April 28 at 3.15 p. m. for a 3-sty brick addition, 104x144 ft., to the Lafayette Public School in Lafayette st, from plans by E. F. Guilbert, City Hall, Newark, architect. George W. Knight, City Hall, engineer. Cost, about $175,000.

BRONX.—Thomas J. Duff, 407 West 14th st, architect, is taking bids on general contract for a 2-sty brick school, 65x100 ft., at the northwest corner of 183d st and Washiogton av for the Church of Our Saviour, Rev. Father Francis P. Duffy, D.D., pastor, 183d st and Washington av. Cost, about $60,000.

BOUND BROOK, N. J.—The Board of Education of Bound Brook, George Stryker, chairman of building committee, is taking bids to close April 21 at 8 p. m. for the public school at Vossler and 2d sts, from plaos by J. N. Pierson & Son, 95 Smith st, Perth Amboy, N. J., architects. Cost, about $45,000.

JERSEY CITY, N. J.—Plans are being figured for the 3-sty parochial school at Boulevard and St. Pauls av for St. John's Roman Catholic Church, Rev. Father P. W. Smith, pastor, 3026 Boulevard. John T. Rowland, Jr., 98 Sip av, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the contract for alterations to the building at 1-9 Gouveneur st, from plans by Louis Brooks, 132 Nassau st. Cost, about $30,000.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the contract for a 2-sty addition, 45x54 ft., to the building in the north side of 41st st, 95 ft. east of 1st av, for the New Amsterdam Gas Co., 22 East 22d st, owner. N. Y. Edison Co., 55 Duane st, lessee. Cost, about $6,000.

HOBOKEN, N. J.—Chas. Fall, 100 14th st, architect, is taking bids on general contract for a 3-sty brick loft building, 50x110 ft., in 17th st, near Willow av, for the Hoboken Land & Improvement Co., 1 Newark st. Cost, about $30,000.

MANHATTAN.—Shape & Bready, 220 West 42d st, architects, are taking bids to close about April 20 for remodeling the store and office building at 473 5th av for Jennie K. Stafford, 16 East 33d st, owner. Cost, about $20,000.

MANHATTAN.—Warren & Wetmore, 70 East 45th st, architects, are taking bids for the store and office building at the southwest corner of 5th av and 37th st for Robert W. Goelet, 9 West 17th st.

MANHATTAN.—Plans are being figured for alterations to the store and loft building at 12 Monroe st, for tenement purposes, for Kazemeir & Uhl, 108 East Broadway. Chas. J. Reinschmidt, 147 4th av, architect. Cost, about $14,000.

THEATRES.

BRONX.—Herbert M. Baer, 665 5th av, architect, is taking bids for an open air moving picture theatre, 200x115 ft., on the north side of Seneca av, from Hunts Point av to Irvine st, for the Economy Real Property Co., Chas. G. Phillips, 231 West 39th st, president. Cost, about $10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Max G. Heidelberg & Emile Levy, 12 West 31st st, are preparing sketches for a 10 or 12-sty apartment house, about 50x100 ft., for the Feminist Alliance, care of architects. Site will be either at Washington sq or Waverly pl.

BLEECKER ST.—Chas. M. Straub, 147 4th av, has nearly completed plaos for a 6-sty tenement, 42x63 ft., at 382-384 Bleecker st, southwest corner of Perry st, for Lippman & Gold, 565 West 162d st, owner and builder. Cost, about $40,000.

204TH ST.—Lucian Pisciotta, 391 East 149th st, has completed plans for three 5-sty apartments, 50x87.92 ft, in the south side of 204th st, 100 ft east of 10th av, for the Crosant Construction Co., 367 East 184th st. Cost, about $135,000.

186TH ST.—Andrew J. Thomas, 2526 Webster av, has completed plans for a 5-sty apartment at the southeast corner of 186th st and Audubon av, for the Aspinwall Apartments, Inc., 30 East 42d st. Cost, about $60,000.

AUDUBON AV.—Andrew J. Thomas, 2526 Webster av, has completed plans for two 5-sty apartments, 53x81.7 ft, on the east side of Audubon av, 107.2 ft north of 185th st, for the Aspinwall Apartments, Inc., 30 East 42d st. Cost, about $90,000.

BENNETT AV.—Gilbert & Burnham, 80 Maiden Lane, have completed plans for a 6-sty apartment, on the east side of Bennett av, 212.4 ft north of 181st st, for the McNulty Bros., Inc., 549 West 52d st. Cost, about $85,000.

23D ST.—William Kurtzer, 192 Bowery, has completed plans for alterations to the 5-sty tenement, 161 East 23d st, for Louis L. Lorillard of Newport, R. I. Cost, about $8,500.

3D AV.—George Dress, 1436 Lexington av, has completed plans for alterations to the 4-sty tenement, 871 3d av, for Anton Rauch, 871 3d av.

MORTON ST.—Frederick Jacobsen, 132 East 23d st has completed plans for alterations to the 5-sty tenement 22 Morton st for John O. Grode, 53 Main st, Hackensack, N. J.

DWELLINGS.

5TH AV.—W. B. Chambers, 109 Broad st, and Stephenson & Wheeler, 2 West 45th st, have been commissioned to prepare plans for a 6-sty brick and stone residence, 30x175 ft., at 882 5th av, for Oliver Gould Jennings, 7 East 72d st.

CATHEDRAL PARKWAY.—Warren & Wetmore, 16 East 47th st, have been commissioned to prepare plans for a residence at the northwest corner of Cathedral parkway, Lenox and St. Nicholas avs, for Mrs. Peter Cooper Hewitt, care of Peter Cooper Hewitt, Madison Square Garden.

HOTELS.

MANHATTAN.—Plans are being refigured for the 4-sty brick and terra cotta hotel and cafe, 25x100 ft., at 301 West 48th st, for P. J. McGuinness, 681 5th av, owner. Clarence L. Sefert, 110 West 40th st, architect.

STABLES AND GARAGES.

BROADWAY.—The Riverside Drive Realty Co., 2789 Broadway, A. C. Hall, president, contemplates the erection of a 2-sty brick, stone and steel garage on the east side of Broadway, 133d to 134th sts. Architect's name for the present withheld.

72D ST.—William H. Gompert, 171 Madison av, has been commissioned to prepare plans for a 3-sty reinforced concrete garage, 125x200 ft., in the south side of 72d st, between Av A and Exterior st, for George H. Storm & Co., 521 East 72d st. The Automobile Club of America, 247 West 54th st, lessee.

MANHATTAN.—Frank Straub, 25 West 42d st, is preparing plans for a 2-sty brick and steel garage, 100x100 ft., for M. Krause, president of the Eureka Auto Station, St. Nicholas av and 122d st. Frymier & Hanna Co., 25 West 42d st, general contractor. Cost, about $25,000.

60TH ST.—Otto H. Taub, 130 West 46th st, has completed plans for a 3-sty brick garage, 25x95 ft., at 246 West 60th st for Ethel Bernstein, Montclair Hotel, Montclair, owner. Cost, about $15,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 1-sty taxpayer on the east side of Broadway, 48 ft north of 231st st, for Edward Payne, 25 Madison av. Cost, about $5,000.

14TH ST.—Robert E. Moss, 126 Liberty st, structural engineer, is revising plans for the 9-sty brick and steel loft building, 50x95 ft., at 255-257 West 14th st for James H. Cruikshank, 55 Liberty st, owner, who will take bids about May 8. Cost, about $135,000.

37TH ST.—Blauner Bros., 54 West 21st st, contemplate the erection of a loft building at the northeast corner of 37th st and Broadway from plans by E Schoen, 25 West 42d st. Cost, about $9,000.

MADISON AV.—Herbert M. Baer, 665 5th av, is preparing plans for a 3-sty stucco store and office building, 40x50x150 ft., at the northeast corner of Madison av and 58th st for Paul M. Herzog, Woolworth Building, owner. Park & Tilford, 329 West 42d st, lessees. Cost, about $150,000.

THEATRES.

16TH ST.—Gross & Kleinberger, 75 Bible House, are completing plans and will take bids on separate contracts for a 1-sty brick and stone moving picture theatre at 104-106 West 16th st, for the Arco Realty Co., 30 East 42d st, Mayer S. Auerbach, president.

MISCELLANEOUS.

5TH ST.—Jacob Fisher, 25 Av A, is preparing plans for a 4-sty Turkish bath at 624 East 5th st for Abraham Landberg, 109 West 26th st, owner. Cost, about $15,000.

ELLIS ISLAND.—An appropriation of $230,000 has been granted for the completion of an additional story to the baggage and dormitory building and furnishing and equipping same at the Immigrant Station, from plans by F. S. Howell, 1182 Broadway.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

DALY AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment on the west side of Daly av, 288.63 ft. south of 180th st, for the Steinmetz Construction Co., 1416 Glover st. Cost, about $45,000.

DALY AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty tenement, 44x100 ft., at 2075 Daly av, for the Steinmetz Construction Co., 1416 Glover st, owner and builder. Cost, about $50,000. Bids will be taken about May 1.

CONCORD AV.—John Hauser, 360 West 125th st, is preparing plans for two 5-sty tenements, 50x88 ft., on the east side of Concord av, 100 ft. south of 147th st, for the B. & B. Construction Co., Vito Bonomo, 2091 2d av, president and builder. Cost, about $85,000.

HOME ST.—Harry T. Howell, 149th st and 3d av, is preparing plans for two 5-sty tenements at the southwest corner of Home st and Bryant av for William Sinnott, 967 East 165th st, owner and builder. Total cost, about $117,000.

STORES, OFFICES AND LOFTS.

FOX SQ.—Excavating is under way for a 2-sty telephone building, 47x97 ft., at the southeast corner of Fox sq and West Farms rd, for the N. Y. Telephone Co., 15 Dey st. McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Gillies Campbell Co., 101 Park av, general contractor. Cost, about $79,500.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

RAILROAD AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for a 3-sty brick tenement, 20x55 ft., on the west side of Railroad av, 200 ft. south of Liberty av, for Martziana Rebotski, 484 Railroad av, owner. John Skura, 484 Railroad av, general contractor. Cost, about $7,000.

MERMAID AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick tenement at the southwest corner of Mermaid av and West 21st st for Wagner-Getzoff Co., West 17th st, Coney Island, owner and builder. Cost, about $25,000.

8TH AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty brick tenement, 50x90 ft., at the southwest corner of 8th av and 40th st for D. Becker, 1154 41st st, Brooklyn, owner and builder. Cost, about $30,000.

SCHERMERHORN ST.—Excavating is under way for two 6-sty apartments in the north side of Schermerhorn st, near Clinton st, through to Livingston st, for the Akron Building Co., 505 5th av, Manhattan, owner and builder. Robert T. Lyons, 505 5th av, Manhattan, architect. Frank & Frank, 33 West 111th st, carpentry. Cost, about $200,000.

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Contemplated Construction—Continued.

KOSCIUSKO ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty apartment, 50x88 ft., in the north side of Kosciusko st, near Reid av, for Kahn Bros., Inc., 954 Myrtle av, owner and builder. Cost, about $30,000.

CLINTON AV.—William Debus, 86 Cedar st, is preparing plans for a 4-sty apartment, 22x90 ft., on the west side of Clinton av, 100 ft. south of Lafayette av, for Lenora Klinger, 445 1st st. Cost, about $24,000.

EASTERN PARKWAY.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty brick apartment, 40x95 ft., on the south side of Eastern parkway, 20 ft. west of Park pl, for the Banff Construction Co., Joseph Lipshits, president, 132 Nassau st, Manhattan, owner and builder. Cost, about $25,000.

HOWARD AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty brick tenemeuts, 50x89 ft., on the west side of Howard av, 275 ft. south of Sutter av, for The Crisfit, Inc., Henry Fricdland, president, 743 Saratoga av, owner and builder. Cost, about $56,000.

VERMONT ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty brick apartment, 40x90 ft., in the east side of Vermont st, 65 ft. north of Glenmore av, for Fannie Meyrowitz, 247 Vermont st, owner and builder. Cost, about $20,000.

15TH ST.—Maxwell A. Cantor, 29 West 38th st, Manhattan, has nearly completed plans for six 4-sty brick apartments, 25x100 and 29x100 ft, in the west side of 15th st, between 43d and 44th sts, for the J. J. Lack Construction Co., 44 Court st, owner and builder. Cost, about $120,000.

DWELLINGS.

DITMARS AV.—George M. Lawton, 30 East 42d st, Manhattan, has completed plans for a 2½-sty brick and frame residence, 35x51 ft, at the northeast corner of Ditmars and Ocean avs, for Robert M. King, 45 Winthrop st, owner. Cost, about $15,000.

7TH ST.—B. F. Hudson, 319 9th st, is preparing plans for three 2-sty brick residences, 18x36 ft., in the south side of 7th st, 103 ft. east of Av T, for J. C. McIntire, 1127 Av G, owner and builder. Cost, about $3,500.

38TH ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 2-sty brick residence, 20x50 ft., in the east side of 38th st, 140 ft. south of Snyder av, for Frank Grissler, 290 East 38th st, owner and builder. Cost, about $5,000.

13TH ST.—Revised plans have been completed for the 2½-sty frame residence, 29x65 ft., in the east side of East 13th st, 253 ft. south of Av A, for F. J. W. Diller, 117 Montague st. Gillespie & Carrel, 112 Broadway, Manhattan, architects, Miller & Dyatt Co., 47 West 34th st, Manhattan, general contractors. Cost, about $10,000.

LINCOLN AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for three 2-sty frame residences, 16x40 ft., on the west side of Lincoln av, 597 ft. south of Jamaica av, for Florian L. Huemrich, 69 Railroad av, owner. Cost, about $9,000.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—Arthur Koch, 26 Court st, has nearly completed plans for the 2-sty brick and concrete artificial ice plant, 180x100 ft., on the south side of Atlantic av, between Grand and Classon avs, through to Pacific st, for the Central Hygienic Artificial Ice Co., Joseph Cook, president, 543 Madison st. Cost, about $150,000.

ATLANTIC AV.—S. S. Sugar, 600 West 181st st, Manhattan, is preparing plans for a 1-sty brick factory, 90x120 ft., at the coruer of Atlantic av and Logan st for the Star Safety Razor Co., 8 Reade st, Manhattan, owner, who will call for bids on general contract about May 1. Cost, about $18,000.

MUNICIPAL WORK.

BROOKLYN.—Bids were opened by the Board of Water Supply, Municipal Building, Manhattan, for conduits from Fort Greene Park, along Myrtle av, Washington Park and Willoughby av to Broadway. A. L. Guidone & Co., Inc., 131 East 23d st, Manhattan, low bidder at $297,141.50.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education April 13 for the general construction of P. S. 95. Peter Cleary low bidder at $159,700. For plumbing and drainage of same school James Harley Plumbing Co., at $12,857.

STABLES AND GARAGES.

LEXINGTON AV.—Lew Koen, 9 Debevoise st, is preparing plans for a 2-sty private garage, 21x100 ft., on the north side of Lexington av, east of Tompkins av, for Kahn Bros., Inc., 954 Myrtle av, owners and builders. Cost, about $4,500.

THEATRES.

RALPH AV.—C. P. Crawford et al, care of Max Hereth, 1334 Broadway, Brooklyn, contemplates the erection of a brick, limestone and terra cotta theatre with a seating capacity of about 2,050, on Ralph av, between Gates av and Monroe st, from plans by Henry B. Herts, 35 West 31st st, Manhattan. Cost, about $200,000.

GRAFTON ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 2-sty brick moving picture theatre and billiard room in the west side of Grafton st, 100 ft. south of Pitkin av, for Pincus Glichman, 44 Court st, owner and lessee. Cost, about $15,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—H. T. Jeffrey & Son, Morris Park, L. I., are preparing sketches for a 4-sty apartment, 50x86 ft., for William Wade, owner and builder, Richmond Hill. Cost, about $30,000.

LONG ISLAND CITY.—Excavating is under way for four 4-sty brick tenements, 50x90 ft., on the west side of Vanderventer av, between 11th and 12th avs, for Daniel J. Lahey, Tremont and Ellis avs. Frank Braun, 585 9th av, architect. Cost, about $120,000.

LONG ISLAND CITY.—Walter Jenkins, 1547 Broadway, Manhattan, has completed plans for a 5-sty brick tenement, 45x81 ft., at the northwest corner of Washington av and Albert st, for the John J. Hearn Construction Co., 505 5th av, John J. Hearn, president. Cost, about $37,500.

DWELLINGS.

RIDGEWOOD, L. I.—Foundations are under way for five 3-sty residences, 20x35 ft., at the northeast corner of Forest av and Madison st for Charles Tritschler, 404 Stuyvesant st, owner and builder. William Debus, 86 Cedar st, Brooklyn, architect. Cost, about $25,000.

FLUSHING, L. I.—C. L. Varrone, Corona, L. I., has completed plans for a 2½-sty frame residence, 20x36 ft., at the southeast corner of Maple and James sts, for Joseph Baroncini, 10 James st. Cost, about $4,000.

BAYSIDE, L. I.—Excavating is under way for three 3-sty brick stores and residences, 16x55 ft., on the west side of Bell av, 100 ft. south of Palace boulevard, for the Lawrence Manor Construction & Realty Co., Inc., this place, John Dayton, president. C. W. Ross, 47 West 34th st, Manhattan, architect. Cost, about $5,000.

Richmond.

HOTELS.

SOUTH BEACH, S. I.—Laspia & Salvati, 525 Grand st, Brooklyn, are preparing plans and will at once call for bids for a 3-sty brick and stone hotel and residence, 30x72 ft., for Concetta Nocella, at site, owner and builder. Cost, about $12,000.

Nassau.

DWELLINGS.

LYNBROOK, L. I.—Charles Schweitzer, Scranton av, owner, has completed plans for a 2½-sty frame residence, 25x30 ft., in 2d st, near Clinton av, to cost about $5,000.

WESTBURY, L. I.—John Russell Pope, 527 5th av, Manhattan, is preparing plans for a 2½-sty frame and brick residence, 40x75 ft., and will take bids on general contract about May 8.

GREAT NECK, L. I.—Tooker, Marsh & Barnett, 101 Park av, Manhattan, are preparing plans for a 2-sty frame and stucco residence, 26x60 ft, for D. Jerome Leary, 126 East 12th st, Manhattan. Bids will be taken on general contract about May 10 by architects.

GREAT NECK, L. I.—George J. Hardway, 347 5th av, Manhattan, is revising plans for a 2½-sty frame residence for George Stanley, care of architect, owner. Cost, about $15,000.

STABLES AND GARAGES.

FREEPORT, L. I.—Jacob Post, owner and architect, is preparing plans for a 6-sty brick garage in Main st, Olive boulevard, Pine and Church sts, to cost about $25,000. Bids will probably be taken about May 20.

Suffolk.

DWELLINGS.

AMITYVILLE, L. I.—Foundations are under way for the 2½-sty frame residence, 36x32 ft., on Bennett pl, for E. A. Saxton, Broadway, owner, Lewis Inglee, Broadway; architect, T. Ketcham and J. Purdy, Amityville, general contractors. Cost, about $7,000.

MUNICIPAL WORK.

RIVERHEAD, L. I.—William E. Sexton, Mineola, L. I., has completed plans for a 1-sty pumping station, 55x48 ft., for the Board of Trustees of Riverhead. Cost, about $100,000.

Westchester.

DWELLINGS.

RYE, N. Y.—Urwin J. McGill, Rye Gate Park, Rye, contemplates the erection of three 1½-sty frame hungalows here from private plans at a cost of about $3,500 each.

WHITE PLAINS, N. Y.—Frank Horton Brown, 106 Railroad av, has nearly completed plans for a 2½-sty frame residence, 31x35 ft., at Lester Hill for William Stoddard, 59 Fulton st, owner. Cost, about $7,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Bids were opened by the Board of Education for addition to school 18 at Park Hill av and Chauncey st, from plans by T. Howard Chamberlain, 18 South Broadway. The Kelly Construction Co., 45 Warburton av, low bidder at $31,498.

YONKERS, N. Y.—H. Lansing Quick, 18 South Broadway, has been commissioned to prepare plans for a brick school for the Halsted School, Mary B. Jenkins, principal, 211-221 North Broadway. Cost, about $50,000.

STORES, OFFICES AND LOFTS.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing sketches for 1-sty brick stores, 50x95 ft., on the east side of 3d av, south of 1st st, for James Carafano, 45 South 3d av, owner and mason. Cost, about $8,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

WEST NEW YORK, N. J.—Harry Rogel, West New York, N. J., has received the general contract to erect a 4-sty brick apartment at the northeast corner of 10th st and Hudson av for John Mans, Guttenberg, N. J., owner. Percy A. Vivarttas, 110 4th st, Town of Union, architect. Cost, about $18,000.

BRONXVILLE, N. Y.—(Sub.)—Hansen & McHugh, Broadway and 34th st, Manhattan, have received the carpenter contract for 4-sty hollow tile and stucco apartments, 100x60 ft., on the north side of Penfield rd, about 300 ft. west of tracks for the Lawrence Park Realty Co., Lawrence Park, owner. Bates & How, 542 5th av, Manhattan, architects. North Eastern Construction Co., 225 5th av, Manhattan, general contractor. Cost, about $75,000.

BANKS.

SPARKILL, N. Y.—Chas. B. Bell, Sparkill, N. Y., has received the general contract to erect a 1-sty brick and limestone bank building at Post Office sq for the First National Bank of Sparkill, W. E. Carne, president. Hutton & Buys, 103 Park av, Manhattan, architects. Cost, about $8,000.

CHURCHES.

2D ST.—Clark & Appelman, 419 East 16th st, have received the general contract to alter the asylum and synagogue at 274-280 2d st for the Austrian Hungarian Free Hebrew Burial Orphan Asylum Society, 17 Clinton st. Eugene Schoen, 25 West 42d st, architect. Cost, about $100,000.

CORONA, L. I.—George F. Driscoll Co., 548 Union st, Brooklyn, has received the general contract for alterations to the 1-sty brick church, 50x64 ft., on Shell rd for the Church of Our Lady of Sorrows, Rev. Father James Corrigan. William J. Ryan, 162 Ryerson st, Brooklyn, architect. Cost, about $20,000.

DWELLINGS.

HARTSDALE, N. Y.—H. G. Larzelere, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty brick, stucco and marble residence on the north side of Walworth av, corner of Colvin pl, for Livingston Middleditch, care of architects, Ford, Butler & Oliver, 101 Park av, Manhattan.

70TH ST. (Sub.)—Norcross Bros., 103 Park av, have received the contract for excavating and foundations necessary for the residence at the southeast corner of 70th st and 5th av for the Phillips Realty Co., J. J. O'Leary, 24 Broad st. Thomas Hastings, 225 5th av, architect. Owen Brainard, 225 5th av, consulting engineer.

COLONIA, N. J.—John Wolke, 81 South Lawrence st, Rahway, N. J., has received the general contract to erect a 2-sty frame residence, 30x45 ft., for D. L. Hedges, care of Good Housekeeping, 119 West 40th st. George Nichols, 34 Lynwood pl, Manhattan, architect. Cost, about $8,000.

NEWARK, N. J. (sub.).—Anderson & Perry, 22 High st, have received the mason work and T. Jensen, 886 South Orange av, Orange, N. J., carpentry for the 2½-sty frame and stucco residence at 740 Parker st for Nathan D. B. Fish, 106 Commerce st. E. H. Fougner, 800 Broad st, architect. Cost, about $7,500.

FOREST HILLS, L. I.—Jordan Christie, 948 Lexington av, Manhattan, has received the general contract to erect a 2½-sty cottage, 28x40 ft., on Greenway South for Charles Robinson Smith, 34 West 69th st, Manhattan, owner. Peabody, Wilson & Brown, 389 5th av, Manhattan, architects. Cost, about $8,000.

MANHATTAN BEACH ESTATES, L. I.—George Bauer, 2746 Bedford av, Brooklyn, has received the general contract to erect a 2½-sty hollow tile block and stucco residence, 28x50 ft., for Mrs. W. T. Purdy, care of architect, owner. Benjamin Driesler, 153 Remsen st, Brooklyn, architect. Cost, about $8,000.

WHITE PLAINS, N. Y.—Adam Kirchoff, Mayflower av, New Rochelle, has received the general contract to erect a 2-sty hollow tile and stucco residence, 70x25 ft., at Gedney Farms, for L. Ward Prince, Walworth av, White Plains. Chester A. Patterson, 262 Main st, New Rochelle, architect. Cost, about $14,000.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y.—(Sub.)—Spencer W. Stewart, 17 Battery pl, Manhattan, has received the contract for the foundation work, excavation, shoring and underpinning for the reinforced concrete warehouse for Walker & Gibson. Russell & King, Syracuse, N. Y., architects. Ford, Buck & Sheldon, Inc., Hartford, Conn., are consulting engineers and have charge of work.

24TH ST.—John T. Brady, 103 Park av, has received the general contract to erect an addition to the 5-sty brick factory, 25x98 ft., at 417 East 24th st for the Bishop Gutta Percha Co., Henry D. Reed, vice-president, 420 East 25th st. Frank F. Ward, 203 Broadway, architect. Cost, about $30,000.

SEYMOUR, CONN.—The Turner Construction Co. has received a general contract from the L. E. Waterman Co. for the construction of a new manufacturing plant for the H. P. & E. Day Co. The building will be 5-stys, 100x30 ft., with a 1-sty extension, 60x24 ft. Work will be undertaken at once.

LONG ISLAND CITY.—H. D. Best & Co., 320 5th av, Manhattan, have received the general contract to erect a 3-sty brick and steel factory in North 12th st for the Standard Oil Co., 26 Broadway, Manhattan, owner.

NEWARK, N. J.—The Essex Construction Co., 87 Academy st, has received the general contract to erect a 3-sty brick factory addition at 62 Arlington st for the Haussling Soda Apparatus Manufacturing Co., 64 Arlington st, owner. Cost, about $15,000.

93D ST.—(Sub.)—Chas. Loesch, 415 West 50th st, has received the mason work and George A. Just Co., 239 Vernon av, L. I. City, the steel for the 2-sty brick storage building in East 93d st, 90 ft. east of 3d av, for George Ehret, on premises, owner. Louis E. Dell, 1133 Broadway, architect.

LIBRARIES.

ENGLEWOOD, N. J.—W. H. Whyte, Construction Co., 382 Railroad av, Hackensack, has received the general contract to erect a 1-sty brick and stone Carnegie Library, 40x70 ft., for the Town of Englewood, Vernon Monroe, Mayor. E. L. Tilton, 32 Broadway, Manhattan, architect. Cost, about $25,000.

155TH ST.—J. C. Udall, 29 West 34th st, has received the general contract to make alterations and extensions to the 3-sty brick library and offices, 50x61 ft., at 609-615 West 155th st for the Hispanic Society of America, Archer M. Huntington, president, 1083 5th av. Chas. P. Huntington, 15 West 81st st, architect. Cost, about $35,000.

PUBLIC BUILDINGS.

JERSEY CITY, N. J.—(Suh.)—Anthony Dwyer, 533 Jersey av, has received the painting contract at the City Hall, Grove and Montgomery sts, for the Board of Commissioners of Jersey City.

SCHOOLS AND COLLEGES.

ENDICOTT, N. Y.—The Schaefer Construction Co., 5 West st, Manhattan, has received the general contract to erect a 2-sty high school, 124x139 ft., at the corner of Washington and Main sts, for the Board of Education of District of Endicott, George Ames, president. Tiffany & Conrad, Phelps Building, Binghamton, N. Y., architects.

GLENDALE, L. I.—The Mitchell Construction Co., 4 Court sq, Brooklyn, has received the general contract to erect the 5-sty brick P. S. 91 on the south side of Central av, from Fosdick to Folsom avs, for the City of New York, Board of Education, 500 Park av, Manhattan. C. B. J. Snyder, 500 Park av, Manhattan, architect. Altman Plumbing Co., 325 East 6th st, Manhattan, contract for plumbing and drainage. Cost about $300,000.

STAMFORD, CONN.—The Vuono Construction Co., Stamford National Bank Building, Stamford, has received the general contract to erect a brick addition to the grade school for the Town of Stamford, J. J. Dooney. Nelson E. Emmons, 1 Bank st, Stamford, architect. Cost, about $45,000.

STORES, OFFICES AND LOFTS.

30TH ST.—H. P. Wright & Co., 42d st and Madison av, have received the general contract to alter the 4-sty brick loft, 25x92 ft., at 28 West 30th st for Albert J. Middlebrook, West Hartford, Conn. E. Hustace Simonson, 315 5th av, architect. August Janssen, proprietor of the Hofbrau Haus, 34 West 30th st, lessee. Cost, about $10,000.

5TH AV.—Irons & Todd, 101 Park av, have received the general contract to erect the 10-sty store, loft and office building at 481 5th av, 3-7 East 41st st and 4-6 East 42d st for Rogers, Peet & Co., 258 Broadway, owner of the building and lessee of land. Oceanic Investing Co., 49 Wall st, owner of land. Townsend, Steinle & Haskell, 47 West 34th st, architects. Pattison Bros., 1182 Broadway, electrical engineers. Nygren, Tenney & Ohmes, 101 Park av, steam engineers. Cost, about $500,000.

23D ST.—(Sub.)—Jos. A. Smith, 1454 3d av, has received the plumbing contract for alterations to the 5-sty store and loft 27-33 West 23d st and 8-14 West 24th st for the estate of Richard Arnold, care of Harris D. Colt, 30 Broad st. S. E. Gage, 340 Madison av, architect. Cost, about $30,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—R. F. Redfern & Son, 571 Jackson av, Jersey City, have received the general contract to erect a 3-sty reinforced concrete and brick bath building, 50x100 ft., in Forest st for the Peoples Palace. George W. Saxton, manager. Dodge & Morrison, 135 Front st, Manhattan, architects. W. W. Farrier, 44 Montgomery st, has heating and plumbing work.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

SEALED PROPOSALS will be received by the undersigned in the Chambers of the Board of Supervisors on the 5th day of May, 1914, at 10 a. m., for the erection of additions to the Nassau County Court House, in accordance with the plans, general conditions and specifications thereof, prepared by W. B. Tubby, Architect, of 81 Fulton Street, New York City.

All bids shall be presented in sealed envelopes on or before the day and hour above named, and shall be accompanied by a certified check upon a National or State Bank, drawn to the order of Daniel J. Hegeman, Treasurer of the County of Nassau, enclosed in a separate sealed envelope, which checks shall be drawn in the following sums:

Checks accompanying bids upon the entire work shall be for a sum total of at least Twelve thousand ($12,000) Dollars:

Checks accompanying bids upon the general work, excluding plumbing, heating and electric wiring, a sum not less than Ten thousand ($10,000) Dollars.

Checks accompanying bids for plumbing work complete, a sum in at least One thousand ($1,000) Dollars.

Checks accompanying bids for heating and ventilating work complete, a sum in at least One thousand ($1,000) Dollars.

Checks accompanying bids for electric wiring complete, a sum not less than One thousand ($1,000) Dollars.

Such deposits shall be returned to all except the successful bidder or bidders within a period of ten days after the opening of the bids.

The amount deposited by the successful bidder will be retained until the execution of the formal contract. Should the successful bidder upon receipt in writing of a notice of the acceptance of his bid, neglect or refuse to execute the contract, the amount of his certified check shall be retained and applied to making up the difference between the amount of any contract for the said work which may be entered into by the Board of Supervisors, and that of his own unexecuted bid, and as so applied shall be accepted in full as liquidated damages for such breach of contract.

No bid will be accepted from, or contract awarded to any person, firm or corporation who is in arrears to any municipal corporation, upon debt and contract or who is a defaulter, a surety or otherwise, upon any application to any municipal corporation and who is not a resident and a citizen of the State of New York.

Separate estimates are to be taken:

1. General contract work (excluding plumbing, heating and electric wiring).
2. Plumbing work complete.
3. Heating and ventilating work complete.
4. Electric wiring work complete.

These four contracts may be let separately, preferably to concerns making a specialty of the trades covered.

Blanks will be furnished to each prospective bidder, and all proposals must be made out upon such blanks, and attention is directed to the necessity of filling out all alternate estimates required.

Each bid shall be made upon the whole work covered under this specification and must be based upon the work as set forth by them and the contract drawings, and if signed by any one acting as agent for the principal, must be accompanied by a power of attorney for such signature.

It is incumbent upon each bidder to examine the existing conditions at the site before making up his proposals, and the fact of the submittal of such proposal will be considered as evidence that these conditions have been so examined and that the bidder is familiar with the terms and requirements of the drawings, specifications, contract and the bond, and thereby signifies his acceptance of each and all of them. No claim for relief on account of mistakes or omissions in bidding will be entertained, and each bidder will be held strictly to his bid under penalty of forfeiture of his deposit.

Any bid will be rejected when opened, if the same is not submitted on a furnished form blank and upon which the alternative bids required are not fully priced.

Any bid will be rejected when opened, if the same contains any erasure or written memoranda qualifying the same.

The bidder or bidders to whom the award of the contract is made will be required to furnish a satisfactory bond in the form to be provided by W. B. Tubby, Architect, of 81 Fulton Street, New York City, and executed by an acceptable Surety Company for the faithful performance of said contract and covering the guarantee in accordance with the contract plans and specifications, in a sum equal to 33⅓% of the amount of said contract.

For the convenience and use of intending bidders, a full set of drawings and specifications will be loaned to them by the architect, upon receipt of a deposit of Twenty-five ($25) Dollars, in cash or a certified check, drawn to the order of said architect.

Such plans and specifications must be returned to the architect's office, prior to the day of the opening of the bids, whereupon the deposit will be returned, and in the event of the non-return of such drawings and specifications as above stated, the deposits shall be forfeited.

The Board of Supervisors reserves the right to reject any and all bids.

The form of contract and of the bond which the successful bidder shall be required to execute may be had upon application to the architect.

Dated, at Mineola, April 13th, 1914.

By order of the Board of Supervisors,

GEORGE M. GOODALE,
Clerk.

NOTICE TO CONTRACTORS.—Sealed proposals for New Elevators and Wiring Thereto at the Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until April 27, 1914 at 2:30 p. m., when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope furnished by the State Architect with plans and specifications for this work, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 1887. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Kings Park State Hospital, Kings Park, N. Y., the office of the State Hospital Commission, 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,
Secretary, State Hospital Commission.
Dated Albany, N. Y., April 4, 1914.

NOTICE TO CONTRACTORS.—Sealed proposals for Additional Boiler Capacity and Underground Steam Connections to Existing Buildings at Gowanda State Hospital, Collins, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until April 27th, 1914, at 2:30 p. m., when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope furnished by the State Architect with plans and specifications for this work, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specification No. 1741-A. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Gowanda State Hospital, Collins, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany.

J. H. B. HANIFY,
Secretary, State Hospital Commission.
Dated Albany, N. Y., April 4, 1914.

NOTICE TO CONTRACTORS: Sealed proposals for reconstruction of Electric Lighting System, Steam and Exhaust piping at Binghamton State Hospital, Binghamton, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until April 27th, 1914, at 2.30 P. M., when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope furnished by the State Architect with plans and specifications for this work, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and contractors to whom the awards are made will be required to furnish surety company bonds in the sum of 50% of the amount of contract within thirty days after offcial notice of award of contract and in accordance with the terms of Specifications Nos. 1719-A and 1872. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Binghamton State Hospital, Binghamton, N. Y., and at the office of the tSate Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,
Secretary State Hospital Commission.
Dated Albany, N. Y., April 4, 1914.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 6, 1914.—Sealed proposals will be opened in this office at 3 p. m., May 18, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of the United States post office at La Fayette, La. One story and basement building; ground area, 3,850 square feet; non-fireproof construction; stone and stucco facing; tin roof. Drawings and specifications may be obtained from the custodian of the site at La Fayette, La., or at this office. O. Wenderoth, Supervising Architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

186TH ST & AUDUBON AV, s e cor, 5-sty brick tenement, 95x48; cost, $60,000; owners, Aspinwall Apts., Inc., Chas. L. Grad, Pres., 30 East 42d st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 131.

AUDUBON AV & 185TH ST, n e cor, 5-sty brick tenement, 120x48; cost, $75,000; owners, Aspinwall Apts., Inc., Chas. L. Grad, Pres., 30 East 42d st; architect, A. J. Thomas, 2526 Webster av. Plan No. 133.

AUDUBON AV, e s, 54 n 185th st, two 5-sty brick tenements, 53x81; cost, $90,000; owners, Aspinwall Apts., Inc., Chas. L. Grad, Pres., 30 East 42d st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 132.

FORT WASHINGTON AV & WEST 170TH ST, s e cor, 6-sty brick apartments, 92x115; cost, $160,000; owners, H. M. Construction Co., Sam Muiskoff, Pres., 927 East 163d st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 130.

HOTELS.

8TH AV, 791-793, n w c 48th st, 4-sty brick stores and hotels, 25x100; cost, $30,000; owner, Patrick J. McGuinness, 681 8th av; architect, Clarence L. Sefert, 110-112 West 40th st. Plan No. 127.

STORES, OFFICES AND LOFTS.

30TH ST, 8-14 West, 12-sty brick loft, 100x98; cost, $125,000; owner, Runline Realty & Const. Co., Maurice Runkle, Pres., 507 5th av; architect, Thos. W. Lamb, 644 8th av. Plan No. 124.

36TH ST, 233-235-237 West, 12-sty brick store and lofts, 55x94; cost, $150,000; owner, Holland Holding Co., Judson S. Todd, Pres., 23 East 73d st; architect, Frederick C. Zobel, 35-37 West 39th st. Plan No. 134.

45TH ST, s w cor Vanderbilt av, 19-sty brick stores and offices, 100x90; cost, $900,000; owner, N. Y. C. & H. R. R. R. Co., Grand Central Terminal; architects, Warren & Wetmore, Grand Central Terminal. Plan No. 129.

STORES AND TENEMENTS.

BENNETT AV, e s, 212 n 181st st, two 6-sty brick tenements, 93x88; cost, $170,000; owner, Patrick H. McNulty, Great Neck, L. I.; architects, Gilbert & Burnham, 80 Maiden lane. Plan No. 123.

FT. WASHINGTON AV, 276-284, s e c 172d st, 6-sty brick tenements, 93x122; cost, $125,000; owner, Tilman Const. Co., 445 Audubon av; architects, Neville & Bagge, 217 West 125th st. Plan No. 121.

FT. WASHINGTON AV, 266-274, n e c 171st st, 6-sty brick tenement, 98x90; cost, $125,000; owner, Tilman Const. Co., 445 Audubon av; architects, Neville & Bagge, 217 West 125th st. Plan No. 122.

18TH ST, 4 West, 2-sty brick stores, 25x80; cost, $5,000; owner, Estate of Eugene A. Hoffman, Inc., 258 Broadway; architect, Fred. P. Platt, 1123 Broadway. Plan No. 126.

THEATRES.

3D AV, 110-112, 2-sty brick moving picture theatre, stores and offices, 42x100; cost, $12,000; owner, Stuyvesant Estate, care N. Y. Life Ins & Trust Co., 52 Wall st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 125.

Bronx.

DWELLINGS.

OLINVILLE AV, e s, 20.8 n Burke st, 2-sty brick dwelling, slag roof, 21x55; cost, $6,000; owner and architect, Julia G. Larty, 3208 Olinville av. Plan No. 171.

VAN NEST AV, s s, 20 e Taylor av, 2-sty frame dwelling, tin roof, 18x22; cost, $2,000; owner, Robt. Handel, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 170.

BROADWAY, e s, 149.48 n 231st st, 1-sty frame stores and dwelling, slag roof, 49.6⅞x75; cost, $5,000; owner, Edw. J. Payne, 25 Madison av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 175.

WILCOX AV, e s, 175 n Layton av, 2-sty and attic frame dwelling, shingle and tin roof, 22x35; cost, $3,000; owner, Wm. J. Merritt, 1320 Findlay av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 176.

PALMER AV, w s, 75 n Needham av, three 1-sty frame bungalows, 15x27; cost, $1,200; owner, Crawford Real Est. & Bldg. Co., Geo. Crawford, 5 East 42d st, Pres; architect, Wm. Keegan, 5 East 42d st. Plan No. 180.

PALMER AV, e s, 125 n Needham av, three 1-sty frame bungalows, 15x27; cost, $1,200; owner, Crawford Real Est. & Bldg. Co., Geo. Crawford, 5 East 42d st, Pres; architect, Wm. Keegan, 5 East 42d st. Plan No. 179.

STABLES AND GARAGES.

FRANKLIN AV, e s, 108.4 n 170th st, 2-sty brick garage and storage, 48.6x31; cost, $3,000; owner and architect, Russell D. Tether, 145 East 23d st. Plan No. 177.

Remount Depot, Front Royal, Va., April 13, 1914.—Sealed proposals in triplicate for constructing the following public buildings on reservation here, including steam heat, electric light and plumbing:—1 Barrack, 1 Administration Building and Storehouse, 1 Commanding Officer's Quarters, 2 Junior Officer's Quarters, 1 Veterinarian's Quarters, 2 Double N. C. O. Quarters, 1 Dispensary, 3 Colt Stables, 1 Wagon Shed, 1 Shop Building, 1 Veterinary Storehouse, Subsoil Drainage System—will be received until 11 a. m., May 15, 1914, and then publicly opened. A deposit will be required on all plans furnished prospective bidders to insure their return. Information furnished upon application to Constructing Quartermaster.

WESTCHESTER AV, n s, 401 e Pugsley av, 1-sty frame stable and shed, 23x20; cost, $600; owner, Jas. V. Ganby, 1445 Doris st; architect, Anton Pirner, 2069 Westchester av. Plan No. 178.

STORES AND DWELLINGS.

HOLLAND AV, w s, 100 s 212th st, two 2-sty brick stores and dwellings, slag roof, 25x35, and stable, shingle roof, 16.4x13.4; cost, $5,500; owner and architect, Felicia Avello, 746 East 215th st. Plan No. 172.

STORES, OFFICES AND LOFTS.

TINTON AV, w s, 287.2 s 163d st, 3-sty brick store, loft and dwelling, tin roof, 27x120; cost, $10,000; owner, Samuel Cohen, 343 East 164th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 166.

STORES AND TENEMENTS.

BAILEY AV, e s, 450.11 s 238th st, 2-sty frame tenement, tar and gravel roof, 25x73; cost, $5,000; owner, Morris Raab, 237 West 60th st; architect, Chas. J. Reinschmidt, 147 4th av. Plan No. 165.

3D AV, w s, 62.9¼ s 152d st, 5-sty brick store, 61.9¼x114.11½, tar and gravel roof; cost, $35,000; owner, J. Clarence Davies, 524 Willis av; architects, Buchman & Fox, 30 East 42d st. Plan No. 167.

WEST FARMS RD, north intersection Hoe av, 5-sty brick tenement, slag roof, 134.3¾x88; cost, $70,000; owner, Absar Realty Co., Abraham Weisman, 919 Fox st, Pres.; architect, Kreymborg Archtl Co., 1029 East 163d st. Plan No. 173.

BENNETT AV, e s, 212½ w 181st st, 6-sty brick tenement, 88x88; cost, $85,000; owner, McNulty Bros., Inc., 549 West 52d st; architects, Gilbert & Burnham, 80 Maiden Lane. Plan No. 128.

MISCELLANEOUS.

165TH ST, n e cor Ogden av, 1-sty frame stable and shed, 14x25; cost, $500; owner, August Kellerman, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 168.

NEWBOLD AV, n s, 301.9 w Olmstead av, 1-sty frame toilets, 20x15; cost, $600; owner, Katherine Schmitz, 2044 Westchester av; architect, Anton Pirner, 2069 Washington av. Plan No. 169.

TREMONT AV, s s, 237.7 e Public pl, 2-sty frame storage, slag roof, 15x11; cost, $200; owners, Mitchell & McDermott, 1987 Tremont av; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 174.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

AMES ST, e s, 242.11 n Sutter av, two 4-sty brick tenements, 37.6x89, slag roof, 16 families each; total cost, $52,000; owner, Dewey Realty Co., 2086 Douglass st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2259.

POWELL ST, e s, 300 s Livonia av, two 4-sty brick tenements, 50x88, slag roof, 24 families each; total cost, $57,000; owner, Plymouth Improvement Co., 60 Liberty st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2291.

SOUTH 2D ST, s s, 150 w Hooper st, 6-sty brick tenement, 50x102, slag roof, 35 families; cost, $38,000; owner, Gaynor Impt. Co., 492 Kosciusko st; architects, Nast & Springstein, 21 West 45th st, Manhattan. Plan No. 2254.

SOUTH 3D ST, s s, 103.6 w Driggs av, 6-sty brick tenement, 50x82, tin roof, 30 families; cost, $30,000; owner, Jos. Segal, 562 Bedford av; architect, Chas. J. Reinschmidt, 147 4th av, Manhattan. Plan No. 2271.

LIBERTY AV, s e cor Barbey st, 4-sty brick store and tenement, 30x90, slag roof, 15 families; cost, $15,000; owner, Nathan Rothstein, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2298.

DWELLINGS.

WEST 33D ST, e s, 170 n Mermaid av, 1-sty frame dwelling, 13x25.6, shingle roof, 1 family; cost, $500; owner, Wm. F. Keenan, 360 6th av; architect, Rocco Mega, 2857 West 5th st. Plan No. 2121.

MERMAID AV, s w cor West 25th st, six 1-sty frame dwellings, 12.10x31.8, shingle roof, 1 family each; total cost, $3,700; owner, Fredk. Stehman, 3529 West 24th st; architect, Wm. Richter, 4411 18th av. Plan No. 2108.

EAST 4TH ST, n w cor Caton av, ten 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $40,000; owner, Sherlock Bldg. Co., 212 8th av; architect, Sherlock Bldg Co., 212 8th av. Plan No. 2140.

CLEVELAND ST, w s, 85 s Hegeman av, 2-sty brick dwelling, 18x42, gravel roof, 2 families; cost, $2,500; owner, Sam Peres, 268 New Lots av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2161.

CLEVELAND ST, w s, 110 s Hegeman av, 2-sty brick dwelling, 28x42, gravel roof, 2 families; cost, $2,700; owner, Sam Peres, 268 New Lots av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2160.

LINWOOD ST, w s, 20 n Dumont av, five 2-sty brick dwellings, 20x53, tin roof, 2 families each; total cost, $17,500; owner, South Side Bldg. Corp., 287 Vermont st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2178.

WEST 7TH ST, e s, 220 s Av R, four 2-sty frame dwellings, 17x40, shingle roof, 1 family each; total cost, $12,000; owner, Highlawn Realty Co., 13 Willoughby st; architect, Wm. Hendry, 414 Rutland rd. Plan No. 2155.

EAST 13TH ST, e s, 225 s Av A, 2-sty frame dwelling, 47x54.8, shingle roof, 1 family; cost, $10,000; owner, Frank J. Diller, 177 Montague st; architects, Gillespie & Carrell, 1123 Broadway, Manhattan. Plan No. 2151.

EAST 15TH ST, e s, 300 n Av J two 2-sty brick dwellings, 19x36, slag roof, 1 family each; total cost, $8,000; owner, John S. Dahl, 213 East 9th st; architect, John C. Wandell, 4-5 Court sq. Plan No. 2143.

WEST 32D ST, w s, 181 n Mermaid av, 1-sty frame dwelling, 13x28, shingle roof, 1 family; cost, $650; owner, Mrs. Mary O'Donnel, 201 Sterling st; architect, Rocco Mega, 2857 West 5th st. Plan No. 2167.

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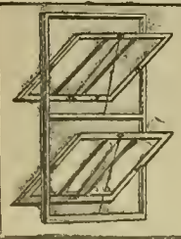
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Plans Filed, New Buildings, Brooklyn (Cont.)

EAST 38TH ST, e s, 120 s Snyder av, 2-sty brick dwelling, 20x50, slag roof, 2 families; cost, $5,000; owner, Frank Grissler, 290 East 38th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2175.

84TH ST, s s, 280 w Ridge boulevard, 2-sty frame dwelling, 23.4x43.8, shingle roof, 1 family; cost, $5,000; owner, E. T. J. Thygeson, 260 88th st; architects, Slee & Bryson, 154 Montague st. Plan No. 2163.

EUCLID AV, e s, 269.9 s Jamaica av, 2-sty frame dwelling, 18.4x39, gravel roof, 1 family; cost, $3,000; owners, Gatehouse Bros., Inc., 57 Chestnut st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2180.

FT. HAMILTON AV, w s, 101.7 n 64th st, two 2-sty frame dwellings, 17x27.8, tin roof, 2 families each; total cost, $1,800; owner, A. Barone, on premises; architect, Chas. A. Olsen, 1314 70th st. Plan No. 2157.

LINCOLN AV, e s, 260 s Blake av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, $3,500; owner, Jos. Makohon, 1154 Glenmore av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2179.

OCEAN AV, w s, 300 n Av G, 2-sty frame dwelling, 30x36.6, shingle roof, 1 family; cost, $9,500; owner, Minnie L. vom Lehn, 2701 Glenwood rd; architects, Richard vom Lehn Sons, 2701 Glenwood rd. Plan No. 2165.

BAY 46TH ST, e s, 135.8 s Cropsey av, 1-sty frame dwelling, 22x30, shingle roof, 1 family; cost, $1,500; owner, Giovanni Milici, 282 Av A, Manhattan; architect, Lucian Pisciotta, 391 East 149th st, Bronx. Plan No. 2214.

75TH ST, n s, 360 w 12 av, twelve 2-sty frame dwellings, 13.4x49, slag roof, 1 family each; total cost, $42,000; owner, Meister Bldg. Co., 220 Broadway, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2201.

APOLLO ST, w s, 415.11 n Meeker av, four 2-sty brick dwellings, 19x50, slag roof, 2 families each; total cost, $18,000; owner, David E. Morris, Inc., 16 Bedford av; architect, P. Tillion & Son, 381 Fulton st. Plan No. 2223.

EAST 23D ST, w s, 380 s Av M, 2-sty frame dwelling, 22x51, shingle roof, 1 family; cost, $4,500; owner, Geo. H. Sawkins, 1816 Av N; architect, Jos. A. Brock, 865 Gates av. Plan No. 2231.

55TH ST, s s, 150 e 16th av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $9,000; owner, David Porter, 1452 55th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2235.

82D ST, s s, 100 w Ridge Blvd, four 2-sty brick dwellings, 20x39, gravel roof, 1 family each; total cost, $20,000; owner, Malone-Herting Realty Co., 338 77th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2236.

SURF AV, s s, 100 w 35th st, 2-sty frame dwelling, 15x32, shingle roof, 2 families; cost, $2,000; owner, Wm. Stevenson, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2238.

61ST ST, s s, 80 w 6th av, 2-sty brick dwelling, 20x30, slag roof, 2 families; cost, $2,500; owner, Anthony Sono, 1367 61st st; architect, Angelo Adamo, 1526 71st st. Plan No. 2273.

LINCOLN AV, w s, 597.3 s Jamaica av, three 2-sty frame dwellings, 16.8x42, tin roof, 2 families each; total cost, $6,000; owner, Florian L. Huemrich, 69 Railroad av; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2272.

FACTORIES AND WAREHOUSES.

ENFIELD ST, e s, 206 s Pitkin av, 2-sty brick factory, 25x95, carboride roof; cost, $9,000; owner, George Furman Mfg. Co., Ridgewood av and Hemlock st; architect, Geo. U. Forbell, 506 Grant av. Plan No. 2152.

VARRICK ST, w s, 200 n Nassau av, 1-sty brick foundry, 80x100, slag roof; cost, $6,000; owner, Martin J. Reilly, 100 Young st, L. I. City; architects, P. Tillion & Son, 381 Fulton st. Plan No. 2147.

SCHOOLS AND COLLEGES.

EAST 17TH ST, n e cor Beverly rd, 2-sty brick school, 99x172, slag roof; cost, $50,000; owner, Church of the Holy Innocents, on premises; architect, Frank J. Helmle, 190 Montague st. Plan No. 2118.

STABLES AND GARAGES.

PARK PL, s s, 175 w Saratoga av, 1-sty brick stable, 21.4x14.4, slag roof; cost, $200; owner, Mary E. McHenry, 1802 Park pl; architect, Willard Parker, 34 McDonough st. Plan No. 2102.

MORGAN AV, w s, 79 s Meeker av, 1-sty brick stable, 17.10x49.7, gravel roof; cost, $1,800; owner, Ernest Martens, 651 Leonard st; architect, C. Bauer, Jr., 651 Leonard st. Plan No. 2130.

EAST 17TH ST, e s, 540 n Av J, 1-sty frame garage, 13x18, shingle roof; cost, $350; owner, Wm. Bordfeld, 636 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2166.

AV G, s s, 200 e East 14th st, 1-sty frame garage, 18x20, shingle roof; cost, $200; owner, Eliz. F. Lefferts, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2154.

NEWKIRK AV, n s, 225 e East 19th st, 1-sty frame garage, 12x18, shingle roof; cost, $400; owner and architect, Arthur H. Strong, 600 East 18th st. Plan No. 2153.

BERGEN ST, n s, 110 e New York av, 2-sty brick garage, 55.6x113.11, gravel roof; cost, $12,000; owner, Dr. Domenick Saladino, 381 Broome st, Manhattan; architect, Eugene De Rosa, 644 5th av, Manhattan. Plan No. 2189.

EAST 14TH ST, e s, 248 s Ditmas av, 1-sty frame garage, 16x18, shingle roof; cost, $200; owner, Boyd H. Keller, on premises; architect, A. White Pierce, 59 Court st. Plan No. 2184.

MARLBOROUGH RD, w s, 190 n Av D, 1-sty frame garage, 12x18, shingle roof; cost, $450; owner, Wm. S. Deln, on premises; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 2279.

ELDERT LA, w s, 926 s Fulton st, 2-sty frame stable, 29x100, slag roof; cost, $3,500; owner, Henry Rusch, 226 Stockholm st; architect, T. Engelhardt, 905 Broadway. Plan No. 2065.

DRIGGS AV, w s, 25 s North 9th st, 1-sty brick garage, 25x100, slag roof; cost, $4,000; owner, Jas. A. McCafferty, on premises; architects, P. Tillion & Son, 380 Fulton st. Plan No. 2269.

STORES AND DWELLINGS.

FLATBUSH AV, w s, 120.6 n Newkirk av, eight 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, $52,000; owner, Bush Bldg. Co., 367 Fulton st; architect, Chas. B. White, 307 Washington st. Plan No. 2232.

STORES, OFFICES AND LOFTS.

ATLANTIC AV, s s, 80 e Eastern parkway, 4-sty brick loft building, 26x100, tin roof; cost, $18,000; owner, Salvatore Bonagura, 1815 Eastern parkway; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2177.

STORES AND TENEMENTS.

QUINCY ST, n s, 300 e Nostrand av, 4-sty brick tenement, 50x89, slag roof, 17 families; cost, $35,000; owners, Giffuin & Richard, 186 Hamburg av; architect, Frank Adams, 216 Boerum st. Plan No. 2122.

SOUTH 9TH ST, s s, 120 w Berry st, 6-sty brick tenement, 50x104.9, slag roof, 36 families; cost, $55,000; owner, Illinois Realty Co., 271 Berry st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2119.

WEST 21ST ST, s w cor Mermaid av, 4-sty brick tenement, 46x85, gravel roof, 16 families; cost, $30,000; owner, Agner Getzoff Co., West 17th st, C. I.; architects, Cohn Bros., 361 Stone av. Plan No. 2110.

EASTERN PARKWAY, n s, 59 e Schenectady av, 4-sty brick tenement, 50x79.7, gravel roof, 16 families; cost, $45,000; owner, Parkvale Realty Co., 216 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 2100.

NEWKIRK AV, n s, 80 w Flatbush av, two 4-sty brick tenements, 50x90, slag roof, 16 families each; total cost, $70,000; owner, Brooklyn Union Bldg. Corp., 44 Court st; architect, Simeon S. Eisendrath, 500 5th av, Manhattan. Plan No. 2103.

8TH AV, s e cor 3d st, 4-sty brick tenement, 80x112.10, slag roof, 31 families; cost, $100,000; owner, Cranston Const. Corp., 483 5th av; architects, Shampan & Shampan, 772 Broadway. Plan No. 2105.

ST. JOHNS PL, s s, 375 e Underhill av, 4-sty brick tenement, 50x84, slag roof, 16 families; cost, $22,500; owner, Dandridge Co., 55 John st, Manhattan; architects, Walker & Ward, 47 West 34th st, Manhattan. Plan No. 2197.

WEST 23D ST, e s, 58.9 n Highland View av, two 1-sty frame stores, 27.6x20, gravel roof; total cost, $1,200; owner, Edw. Zins, Surf av and West 12th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2205.

HOPKINSON AV, e s, 48 s Marion st, 1-sty brick store, 26.10x16.8, wood roof; cost, $1,500; owner, John Ehlenberger, 245 Chauncey st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2183.

MILLER AV, n w cor Blake av, 4-sty brick tenement, 60x90, slag roof, 20 families; cost, $30,000; owners, Blake & Miller, Inc., 118 Cleveland st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2182.

TOMPKINS AV, n e cor Greene av, 4-sty brick tenement, 25x90, slag roof, 8 families; cost, $20,000; owner, Clifton Place Realty Co., 359 Clifton pl; architects, Shampan & Shampan, 772 Broadway. Plan No. 2215.

VERMONT ST, w s, 150 s Pitkin av, 4-sty brick tenement, 25x75, slag roof, 8 families; cost, $17,000; owner, Benj. Hoffman, 454 Hinsdale st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2252.

THEATRES.

CROPSEY AV, n e cor 20th av, open air theatre, 32x10, iron roof; cost, $1,000; owner, F. Martini, 1603 Neptune av; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 2174.

MISCELLANEOUS.

76TH ST, s s, 86 w 5th av, 1-sty brick shed, 30x19, concrete roof; cost, $250; owner, Jas. Donovan, on premises; architect, same. Plan No. 2150.

HALSEY ST, s s, 80 e Bedford av, 1-sty brick toilet, 7x5.4, gravel roof; cost, $100; owner, Regent Theatre, Inc., Fulton st, near Bedford av; architect, Geo. P. Chappel, 258 Broadway, Manhattan. Plan No. 2123.

MORGAN AV, w s, 79 s Meeker av, 1-sty frame shed, 12.8x53.6, gravel roof; cost, $600; owner, Ernest Martens, 651 Leonard st; architect, C. Bauer, Jr., 651 Leonard st. Plan No. 2131.

HIGHLAND VIEW AV, n e cor West 23d st, 1-sty frame restaurant, 58.9x20, gravel roof; cost, $1,650; owner, Edw. Zins, Surf av and West 16th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2204.

THATFORD AV, 241, 1-sty frame wagon shed, 17x30, tar paper roof; cost, $200; owner, Sarah Meltzer, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2186.

GRAND ST, s e cor Morgan av, 1-sty frame washroom, 10x6; tin roof; cost, $100; owner, Newton Creek Lard Co., on premises; architect, W. H. Dusenbury, 234 5th av, Manhattan. Plan No. 2276.

NORTH 12TH ST, n s, 515 w Kent av, 3-sty brick factory, 265x50.8, gravel roof; cost, $85,000; owner, Standard Oil Co., 26 Broadway, Manhattan; architect, same. Plan No. 2266.

Queens.

DWELLINGS.

GLEN MORRIS.—Church st, e s, 300 s Ridge av, 2½ sty frame dwelling, 24x20, shingle roof, steam heat, 1 family; cost, $4,000; owner, C. E. Anderson, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1053.

JAMAICA.—Wicks st, e s, 284 n Metropolitan av, seven 2-sty frame dwellings, 17x30, shingle roof, 1 family; cost, $17,500; owner, Jos. S. Rourke, 197 Winthrop av, Brooklyn; architect, Christian Bauer, Jr., 651 Leonard st, Brooklyn. Plan No. 1051.

JAMAICA SOUTH.—Birch st, e s, 240 s School st, 2-sty frame dwelling, 32x40, shingle roof, 2 families; cost, $4,500; owners, Olsen & Anderson, 44 Kaiser av, So. Ozone Park; architect, Jos. Anderson, same address. Plan No. 1048.

L. I. CITY.—Flushing av, 465, frame summer dwelling, 22x45; cost, $110; owner, Edw. Muller, premises. Plan No. 1050.

ROCKAWAY BEACH.—Beach 82d st, w s, 277 s Boulevard, 2-sty frame dwelling, 20x25, shingle roof, 1 family; cost, $2,000; owner, Pauline Hartung, 18 Beach 83d st, Rockaway Beach; architect, Paul Hartung, same address. Plan No. 1015.

ROSEDALE.—Dartmouth pl, s s, 340 e Clifton av, 2-sty frame dwelling, 21x26, shingle roof, 1 family; cost, $2,000; owner and architect, Luther Russell, Dean st, Rosedale. Plan No. 1049.

DUNTON.—Frost av, e s, 300 s Jerome av, 2-sty frame dwelling, 19x32, shingle roof, 1 family; cost, $2,300; owner, A. G. Smith, 210 Parkside av, Brooklyn; architect, owner. Plan No. 1036.

EDGEMERE.—Hudson av, w s, 200 n Edgemere av, 2-sty frame dwelling, 30x50, shingle roof, 1 family; cost, $3,500; Lincoln av, n e cor Dickerson av, 2-sty frame dwelling, 22x46, shingle roof, 1 family; cost, $3,500; owner, Edgemere Crest Co., 30 East 42d st, Manhattan; architects, Howard & Callmann, Far Rockaway. Plan Nos. 1033-34.

EDGEMERE.—Cheever av, n w cor Cedar av, 2-sty frame dwelling, 30x42, shingle roof, 1 family; cost, $3,500; owner, Edgemere Crest Co., 30 East 42d st, Manhattan; architects, Howard-Callmann Co., Far Rockaway. Plan No. 1032.

ELMHURST.—Evergreen av, s s, 320 w Hanover av, 2½-sty frame dwelling, 19x35, shingle roof, 1 family, steam heat; cost, $3,000; owner and architect, J. Simkin, 51 East Grand av, Corona. Plan No. 1031.

ELMHURST.—Suydam st, n s, 100 w Hanover av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family; cost, $3,000; owner and architect, J. Simkin, 51 East Grand av, Corona. Plan No. 1030.

ELMHURST.—Toledo av, n w cor Gerry av, 2½-sty brick dwelling, 34x38, shingle roof, 1 family, water heat; cost, $7,500; owner, Agna Marshall, Toledo av, Elmhurst; architect, P. E. Anderson, 16 20th st, Elmhurst. Plan No. 1037.

EDGEMERE.—Rockaway av, w s, 860 n Boulevard, four 1½-sty frame dwellings, 20x27, shingle roof, 1 family; cost, $6,000; owner, Parkway Construction Co., Edgemere; architect, A. D. Hough, Edgemere. Plan Nos. 1038-39-40-41.

FLUSHING.—16th st, e s, 129 n Sandford av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, $4,200; owner, C. C. Clayton, 17 Battery pl, Manhattan; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1042.

JAMAICA.—Brown av, w s, 200 n Cumberland st, 1-sty frame dwelling, 24x20, shingle roof, 1 family; cost, $400; owner, B. D. Allerton, Phraner av, Jamaica. Plan No. 1027.

BELLE HARBOR.—Bayside Drive, s w cor Park av, 2½-sty frame dwelling, 23x26, shingle roof, 1 family, steam heat; cost, $3,400; owner, Samuel Kahn, 1 Madison av, Manhattan; architect, R. J. Sands, 99 Nassau st, Manhattan. Plan No. 1056.

FAR ROCKAWAY.—Hollywood av, n e cor Willow pl, 2-sty frame dwelling, 24x62, shingle roof, 1 family, steam heat; cost, $6 000; owner, J. Halpin, Far Rockaway; architect, A. J. Bogart, Far Rockaway. Plan No. 1071.

GLENDALE.—Memorial st, n s, 201 w Morton av, five 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, $18,500; Pulaski st, s s, 150 w Morton av, two 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, $7,200; Pulaski st, s s, 60 e Griffeth av, three 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, $9,600; Pulaski st, s s, 100 w Morton st, six 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, $20,000; Griffeth av, s e cor Pulaski st, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, $4,200; owner, Morton Park Realty Co., 464 Grand st, Manhattan; architect, Lew Koen, 9 Debevoise st, Brooklyn. Plan Nos. 1060 to 1069.

ROCKAWAY PARK.—9th av, e s, 100 s Washington av, 1½-sty frame dwelling, 23x38, shingle roof, 1 family, steam heat; cost, $4,950; owner, Jos. Roth, 508 West 135th st, Manhattan; architect, A. Johnson, Huron st, Neponset. Plan No. 1077.

BAYSIDE.—Riverside dr, s s, 420 w Harbor rd, 2½-sty frame dwelling, 30x40, tile roof, steam heat, 1 family; cost, $7,500; owner, Chas. T. Mured, 210 West 108th st, N. Y. C.; architect, Emery Roth, 507 5th av, N. Y. C. Plan No. 1085.

BEECHURST.—29th st, n s, 186 e 14th av, 2½-sty frame dwelling, 26x32, shingle roof, 1 family, steam heat; cost, $5,000; owner, Edward Stern, 87 Nassau st, N Y. C.; architect, B. Herzborn, 319 West 116th st, N. Y. C. Plan No. 1098.

CORONA.—48th st, w s, 157 n Jackson av, 2-sty brick dwelling, 18x50, tin roof, 2 families; cost, $3,500; owner, Rocco DeMarino, 120 48th st, Corona; architect, A. DeBlasi, East Grand av, Corona. Plan No. 1101.

DUNTON.—Beaufort st, w s, 75 n Lowell av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family, steam heat; cost, $3,000; owner, T. Nagel, 103 Lowell av, Jamaica; architect, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1088.

HOLLIS.—Flushing av, s w cor Prospect av, 2½-sty frame dwelling, 24x38, shingle roof, 1 family, steam heat; cost, $5,000; owner, C. Muller, Palatina av, Hollis; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 1095.

HOLLIS.—Chichester av, s e cor West Point av, two 2½-sty frame dwellings, 20x37, shingle roof, 1 family, steam heat; cost, $8,000. West Point st, n s, 225 s Chichester av, two 2½-sty frame dwellings, 20x29, shingle roof, 1 family, steam heat; cost, $7,000; owner, F. W. Scutt Co., 336 Fulton st, Jamaica; architect, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 1086-7-9-90.

JAMAICA.—Sylvester av, s s, 125 e West st, 2½-sty frame dwelling, 19x30, shingle roof, 1

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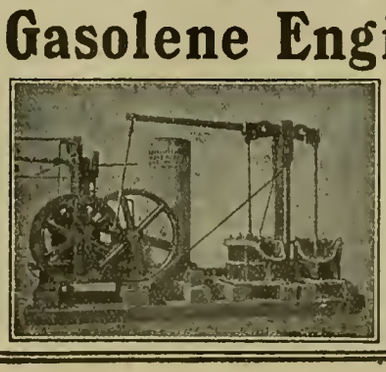
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Plans Filed, New Buildings, Queens (Continued)

family; cost, $1,800; owner, W. Kludzewski, Rockaway rd, Jamaica; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 1096.

JAMAICA.—Dewey av, s s, 790 e Merrick rd, seven 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $12,600; owner, Anna Lazerwitch, 53 Henry st, N. Y. C.; architect, I. M. Kirby, Jamaica. Plan Nos. 1108 to 14.

JAMAICA.—Shore av, s s, 100 e Henry st, two 2-sty brick dwellings, 22x40, tin roof, 2 families; cost, $5,600; owner, B. Zmalczyowski, South and Jay sts, Jamaica; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 1094.

UNION COURSE.—Snediker av, e s, 100 s 7th st, two 2½-sty frame dwellings, 20x32, shingle roof, 1 family, furnace heat; cost, $4,000; owner, Jos. C. Kelly, Jefferson av, Queens; architect, I. M. Kirby, Jamaica. Plan Nos. 1106-07.

CORONA.—44th st, w s, 155 n Jackson av, 2-sty frame dwelling, 20x49, tin roof, 2 families; cost, $3,000; owner, Peter Grimm, 46 West Jackson av, Corona; architect, A. J. Grimm, same. Plan No. 1140.

EDGEMERE.—Beach 43d st, e s, 240 n Boulevard, twenty 2-sty frame dwellings, 18x26, shingle roof, 1 family, steam heat; cost, $60,000; owner, Edgemere Building Co, premises; architect, Phil. Caplan, 477 Boulevard, Rockaway Beach. Plan Nos. 1117 to 1136.

FAR ROCKAWAY.—Beach 43d st, w s, 100 n Boulevard, 2-sty frame dwelling, 29x48, shingle roof, 1 family, steam heat; cost, $5,000; owner, Jos. Reinhorn, 1543 Broadway, Manhattan; architect, Chas. J. Reinschmidt, 147 4th av, Manhattan. Plan No. 1142.

JAMAICA.—Brenton av, w s, 116 s Fulton st, five 2-sty brick dwellings, 20x35, shingle roof, 1 family; cost, $20,000; owners, Feinsher & Krochman, 306 New Jersey av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1137.

KEW.—Abingdon rd, s s, 88 e Richmond Hill av, 3-sty frame dwelling, 25x42, shingle roof, 1 family, steam heat; cost, $9,000; owner, Daniel W. Nye, Kew; architect, Aymar Embury, 132 Madison av, Manhattan. Plan No. 1143.

FACTORIES AND WAREHOUSES.

METROPOLITAN.—Metropolitan av, n w cor L. I. R. R. right of way, two 1-sty brick factories, 309x220, tar and gravel roof; cost, $95,000; owner, C. B. French Cabinet Co., 401 Flushing av, Middle Village; architect, F. H. Quinby, 99 Nassau st, Manhattan. Plan No. 1057.

LONG ISLAND CITY.—East River, 125 e West av, 2-sty brick warehouse, 330x140, asphalt roof; cost, $200,000; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 1100.

LONG ISLAND CITY.—East River, 265 e West av, 2-sty brick factory, 385x140, asphalt roofing; cost, $200,000; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 1099.

STABLES AND GARAGES.

BAYSIDE.—Braddish av, s s, 75 e Johnson av, 1-sty brick garage, 12x20, shingle roof; cost, $250; owner, Alex. H. Fox, Bayside; architect, G. Cooper, Whitestone av, Flushing. Plan No. 1075.

KEW.—Metropolitan av, s s, 385 e Leggert pl, 1-sty frame garage, 20x20, shingle roof; cost, $350; owner, J. H. Turton, premises. Plan No. 1070.

RICHMOND HILL.—Abingdon rd, s s, 65 w Willow st, 1-sty frame garage, 14x18, shingle roof; cost, $300; owner, S. Marcus, premises; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1055.

WOODHAVEN.—Fulton st, s s, 101 e Woodhaven av, 1-sty frame garage, 16x16, shingle roof; cost, $150; owner, Joel Fowler, 3400 Jamaica av, Woodhaven; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1054.

ELMHURST.—Ithaca st, w s, 100 n Britton av, 1-sty frame garage, 12x18, shingle roof; cost, $150; owner, D. Rea, premises. Plan No. 1025.

JAMAICA.—Park pl, w s, 137 s Locust st, 1-sty frame garage, 15x18, tin roof; cost, $150; owner, S. Epstein, premises. Plan No. 1023.

ARVERNE.—Meredith av, w s, 58 n Boulevard, 1-sty frame garage, 10x20, gravel roof; cost, $150; owner, Isaac Simon, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1102.

FAR ROCKAWAY.—Breez Point pl, s s, 400 e Mott av, 2-sty frame stable, 35x25, shingle roof; cost, $2,000; owner, H. D. Zucker, Far Rockaway; architect, Jos. H. Cornell, Far Rockaway. Plan No. 1115.

RICHMOND HILL.—Clinton av, e s, 200 s Liberty av, 1-sty frame stable, 24x24, paper roof; cost, $200; owner, J. F. Reichard, 12 Oak st, Brooklyn Hill. Plan No. 1083.

WOODHAVEN.—Dennington av, 10, 1-sty frame garage, 10x16, shingle roof; cost, $125; owner, Chas. G. Papper, premises. Plan No. 1103.

FAR ROCKAWAY.—Beach 43d st, w s, 100 n Boulevard, 1-sty frame garage, 16x16, shingle roof; cost, $500; owner, Jos. Reinhorn, 1543 Broadway, Manhattan; architect, Chas. J. Reinschmidt, 147 4th av, Manhattan. Plan No. 1141.

STORES AND DWELLINGS.

L. I. CITY.—Greenpoint av, n s, 100 w Bradley av, 3-sty frame store and dwelling, 25x47, tin roof, 2 families; cost, $4,800; owner, Chas. Ramonoirtsb, 119 Greenpoint av, L. I. City; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1052.

RIDGEWOOD.—Cypress av, n e cor Myrtle av, 3-sty brick store and dwelling, 39x28, tin roof, 2 families; cost, $20,000; owner, Aug. Bauer, 355 Highland blvd, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1019.

FAR ROCKAWAY.—Mott av, n w cor Central av, eight 1-sty frame stores, 15x41, slag roof; cost, $10,000; owner, L. I. R. R. Co., Penn. Terminal, Manhattan; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1082.

RIDGEWOOD.—Fresh Pond rd, s w cor Putnam av, four 3-sty brick stores and dwellings, 25x51, tin roof, 2 families; cost, $36,000; owner, Esor Realty Co., 208 Pulaski st, Middle Village; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan Nos. 1079-80-81.

BAYSIDE.—Bell av, w s, 98 s Palace Boulevard, three 2-sty brick store and dwellings, 16x55, slag roof, 1 family; cost, $9,000; owner, John Dayton, Inc., Bell av, Bayside; architect, Chas. W. Ross, Woodhaven. Plan No. 1104.

JAMAICA.—Dewey av, s s, 420 e Merrick rd, 3-sty frame store and dwelling, 19x47, slag roof, 2 families; cost, $3,800; owner, Louis Defner, 38 Dewey av, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1084.

QUEENS.—Wertland av, s w cor Whittier av, 1-sty frame store, 40x54, tin roof; cost, $350; owner, John A. Simon, premises. Plan No. 1097.

STORES AND TENEMENTS.

L. I. CITY.—11th av, e s, 51 n Newtown av, two 3-sty brick tenements, 28x55, tin roof, 3 families; cost, $12,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan Nos. 1043-44.

THEATRES.

RIDGEWOOD.—Palmetto st, n s, 144 w Seneca av, airdrome; cost, $600; owners, Schmidt & Gauser, 422 Ralph st, Brooklyn; architects, L Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1020.

MISCELLANEOUS.

FOREST HILLS.—Austin st, n s, 58 e Shellbourne av, frame coal pocket, 57x37; cost, $4,500; owners, J. E. Backus & Son, Forest Hills. Plan No. 1046.

JAMAICA.—Hillside av, n e cor Lewis av, frame signboard, 60x20; cost, $300; owner, C. J. Bilfer, 367 Fulton st, Brooklyn. Plan No. 1047.

CORONA.—Locust st, 62, erect cesspool; cost, $40; owner, F. Young, premises. Plan No. 1035.

JAMAICA.—Johnson av, s s, 308 w Bryant st, erect cesspool; cost, $15; owner, T. Albertuzzi, premises. Plan No. 1022.

L. I. CITY.—Railroad av, n s, 100 s Greenpoint av, 1-sty brick oil storage, 30x8, slag roof; cost, $500; owner, American Agricultural Co., premises. Plan No. 1024.

L. I. CITY.—Pierce av, cor 9th av, fence, 277x8; cost, $325; owner, E. E. Paul Co., 101 Park av, Manhattan. Plan No. 1028.

L. I. CITY.—Webster av, 147, 1-sty frame shed, 10x10, paper roof; cost, $10; owner, Geo. Genio, premises. Plan No. 1021.

SPRINGFIELD.—Springfield av, s e cor Roseland av, 1-sty frame barn, 22x18, gravel roof; cost, $300; owner, G. Miller, premises. Plan No. 1029.

MEADOWMERE PARK.—3d st, n s, 50 e 1st st, 1-sty frame boat house, 20x25, tin roof; cost, $600; owner, Chas. Meyer, Jamaica. Plan No. 1026.

CORONA.—Corona av, s w cor Fairview av, 1-sty frame office, 8x10, tin roof; cost, $100; owners, Blom Bros., Corona. Plan No. 1076.

GLENDALE.—Pulaski st, s s, 85 e Griffeth av, four 2-sty frame dwellings, 18x34, tin roof, 1 family; cost, $10,200; owner, Morton Park Realty Co., 464 Grand st, Manhattan; architect, Lew Koen, 9 Dehevoise st, Brooklyn. Plan Nos. 1058-59.

JAMAICA.—Rockaway rd, 113, 1-sty frame shed, 12x24, paper roof; cost, $100; owner, N. Gussack, premises. Plan No. 1078.

MIDDLE VILLAGE.—Metropolitan av, n s, 91 w Ward st, 1-sty frame coop, 10x14, paper roof; cost, $50; owner, John Seiz, 10 Satterlee av, Middle Village. Plan No. 1074.

WHITE POT.—Hoffmann blvd, s s, near Old Town rd, frame billboard, 20x12; cost, $150; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 1073.

WINFIELD.—Thomson av, n s, 500 e Shell rd, frame billboard, 150x12; cost, $75; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 1072.

LONG ISLAND CITY.—2d av, 664, 1-sty frame shed, 10x12; cost, $25; owner, W. H. Breen, premises. Plan No. 1091.

LONG ISLAND CITY.—Jackson av, w s, 25 s 5th av, 2-sty frame summer house, 25x36, felt roof; cost, $125; owner, Frank Nagel, premises; architect, J. M. Grady, 265 8th av, L. I. City. Plan No. 1116.

LONG ISLAND CITY.—Davis st, w s, 375 s Jackson av, 1-sty brick shed, 33x128, gravel roof; cost, $5,000; owner, Neptune Meter Co., premises; architect, John M. Baker, Jackson av, L. I. City. Plan No. 1105.

ROCKAWAY PARK.—5th av, e s, 250 n Washington Boulevard, 1-sty frame baggage room, 14x18, slag roof; cost, $200; L. I. R. R. tracks, s s, near Oceanus av, 1-sty frame baggage room, 14x18, slag roof; cost, $200; owner and architect, L. I. R. R. Co., Penn. Terminal, N. Y. Plan Nos. 1092-3.

ELMHURST.—Thompson av, n e cor Cornish st, frame billboard, 46x12; cost, $35; owners, Disosway & Fisher, 1075 3d av, L. I. City. Plan No. 1138.

L. I. CITY.—Jackson av, 428, merchandise stand, 14x10, paper roof; cost, $50; owner, P. C. L. Wright, 45 Broadway, Manhattan. Plan No. 1144.

NEWTOWN.—Queens Boulevard, n e cor Roman av, frame billboard, 10x12; cost, $50; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 1139.

Richmond.

CHURCHES.

PRINCE BAY ROAD, e s, 1300 s Johnson av, Tottenville, 1-sty frame church, 32x45; cost, $5,000; owner, Prince Bay Union Church, Prince Bay; architect, A. H. McGeehan, Prince Bay; builder, G. Dissosway, Richmond Valley. Plan No. 170.

DWELLINGS.

CEDAR GROVE BEACH, near Cedar Grove av, South Beach, 1-sty frame bungalow, 14x27; cost, $310; owner, W. Goddard, 13 Church st, N. Y. C.; builder, Aug. Mathon, Grant City. Plan No. 159.

NEW DORP LANE, s s, 380 e Ocean Grove av, New Dorp Beach, two 1-sty frame bungalows, 14x29; total cost, $750; owner, Thos. L. Greegan, 38 So. Elliott pl, Bklyn.; builder, Adam Marks, Jr., Dongan Hills. Plan No. 19.

PROSPECT ST, s s, 250 e Elizabeth st, New Brighton, 2-sty frame dwelling, 26x28; cost, $4,000; owner, R. Baucher, New Brighton; architect, Jas. Whitford, New Brighton; builder, G. Ericson, Port Richmond. Plan No. 180.

ROCKAWAY ST, e s, 175 n Cleremont av, Tottenville, 1-sty frame dwelling, 18x28; cost, $800; owner, Annie May Brooklyn; architect and builder, C. O. Peterson, Tottenville. Plan No. 181.

SEAFOAM ST, w s, 100 s Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, $310; owner, Ocean Edge Land Co., 220 B'way, N. Y. C.; architect and builder, Sanjour Bros., New Dorp Beach. Plan No. 193.

SEAFOAM ST, e s, 260 s Britton lane, New Dorp Beach, 1-sty frame bungalow, 24x14; cost, $280; owner, Miss A. Hurley, New Dorp Beach; architect and builder, Sanjour Bros., New Dorp Beach. Plan No. 195.

VAN DUZER ST, w s, 100 n Hannah st, Tompkinsville, 2-sty brick dwelling, 19x36; cost, $2,000; owner and builder, M. Di Martino, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 191.

WHITAKER PL, e s, 195 s Richmond rd, Dongan Hills, 2-sty frame dwelling, 30x30; cost, $2,800; owner and architect, Frank McKenzie, New Brighton; builder, Hesse & Offinjour, Stapleton. Plan No. 160.

1ST ST, e s, 160 e Midland av, Midland Beach, 1-sty frame bungalow; cost, $250; owner, F. Frost, 413 West 46th st, N. Y. C.; architect and builder, J. Keegan, Concord. Plan No. 166.

2D ST, n s, 65 e Elm av, Midland Beach, 1-sty frame bungalow, 14x20; cost, $125; owner, Jessie G. Baird, 230 West 34th st, N. Y. C.; architect and builder, H. W. Hollister, 989 Orient av, Jersey City. Plan No. 165.

3D ST, w s, 100 s Lincoln av, New Dorp Beach, 1½-sty brick dwelling, 19x31; cost, $2,100; owner, Robert Norton Hill, 63 West 10th st, N. Y. C.; architect and builder, H. W. Putnam, New Dorp. Plan No. 177.

4TH ST, w s, 84 w Midland av, Grant City, 1-sty frame bungalow, 20x22; cost, $425; owner, W. Hughlan, Brooklyn; architect and builder, R. A. Seelin, Grant City. Plan No. 178.

6TH ST, w s, 61 w Lincoln av, Midland Beach, 1-sty frame bungalow, 12x32; cost, $280; owner, C. T. Sequine, 292 9th av, N. Y. C.; architect and builder, A. W. Mortenson, Midland Beach. Plan No. 171.

6TH ST, w s, 83 w Lincoln av, Midland Beach, 1-sty frame bungalow, 12x32; cost, $280; owner, C. T. Sequine, 292 9th av, N. Y. C.; architect and builder, A. W. Mortenson, Midland Beach. Plan No. 169.

6TH ST, w s, 65 n Lincoln av, Midland Beach, 1-sty frame bungalow, 12x32; cost, $280; owner, C. T. Sequine, 292 9th av, N. Y. C.; architect and builder, A. W. Mortenson, Midland Beach. Plan No. 168.

7TH ST & BARNES AV, s w cor, South Beach, 1½-sty frame dwelling, 16x30; cost, $800; owner, Margaret H. Evau, 452 West 57th st, Manhattan; architect and builder, A. J. McCaffrey, 217 West 142d st, Manhattan. Plan No. 163.

BAYVIEW AV, w s, 391 s 3d st, New Brighton, 2-sty frame dwelling, 21x50; cost, $4,000; owner, Henry A. Barnes, New Brighton; builder, John Karlsson, Tompkinsville. Plan No. 192.

BROADWAY EXT, e s, 100 n Mersereau av, Port Richmond, 2-sty frame dwelling, 19x32; cost, $2,450; owner, architect and builder, E. K. Whitford, Port Richmond. Plan No. 194.

CHARLES AV, n s, 50 w Sharp av, Port Richmond, 2½-sty frame dwelling, 20x45; cost, $2,800; owner, M. Hurley, Port Richmond; builder, John O. Johnson, Port Richmond. Plan No. 173.

DELAWARE AV, e s, 164 s Richmond rd, New Dorp, 2-sty frame dwelling, 27x21; cost, $3,000; owner, Ruberta Grunert, New Dorp; architect, Jas. E. Grunert, New Dorp; builder, Co-operative Const. Co., New Dorp. Plan No. 198.

FRANKLIN AV, e s, 197 s 3d st, New Brighton, 2½-sty frame dwelling, 32x30; cost, $3,600; owner, Mrs. Mary C. Smith, New Brighton; architect, J. A. Haabestad, Port Richmond; builder, Haabestad & Lohne, Port Richmond. Plan No. 172.

GREENWICH RD, s s and ANADALE AV, 379, Anadale, 1-sty frame stable, 16x20; cost, $90; owner and builder, Salvatoro Pitro, Anadale. Plan No. 179.

HENDERSON AV, n s, 150 w Lafayette av, New Brighton, 1-sty frame garage, 14x16; cost, $125; owner, R. Hoyt Sloan, New Brighton; builder, M. E. Hoose, 74 Fulton st, N. Y. C. Plan No. 167.

PELTON AV, e s, 524 s Henderson av, New Brighton, 2-sty frame dwelling, 22x30; cost, $3,000; owner and builder, Jas. Lawrence, 230 West 149th st, N. Y. C.; architect, W. Barndt, Smithville, L. I. Plan No. 176.

RICHMOND TURNPIKE, e s, 500 n Eddy st, Stapletonville, 2-sty brick dwelling, 36x34; cost, $4,300; owner, Frederick Rohde, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 175.

RICHMOND TURNPIKE, e s, 300 n Eddy st, Stapleton, 2½-sty frame dwelling, 35x51; cost, $4,300; owner, Frederick Rohde, Stapleton; architect, Otto, Loeffler, Stapleton. Plan No. 174.

ROCKLAND AV, n s, 900 w Forest Hill rd, New Springville, 2-sty frame dwelling, 22x23; cost, $3,200; owner, Fred W. Meyer, New Springfield; architect, Chas. B. Heweker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 189.

SARRETT AV, w s 271 s Sequine rd, Tottenville, 1-sty frame dwelling, 30x40; cost, $2,600; owner, Mrs. Mary Walz, Pleasant Plains; architect and builder, E. R. Paugh, Tottenville. Plan No. 188.

1ST AV, n s, 282 e Jersey st, New Brighton, 2-sty frame dwelling, 22x44; cost, $3,600; owner, J. J. Coogan, 2585 Marion av, Broox; architects, Allison & Ettlinger, West New Brighton; builder, Henry Reich, 1352 East 14th st, Brooklyn. Plan No. 184.

STABLES AND GARAGES.

ST. PAUL'S AV, n of Occident, Stapleton, 1-sty concrete garage, 13x20; cost, $250; owner and builder, A. W. Lenderoth, Stapleton. Plan No. 161.

WATERS AV, n s, 75 w Wardwell av, New Brighton, 1-sty frame garage, 12x17; cost, $180; owner, B. Cattler, New Brighton; builder, J. C. Elliott, West Brighton. Plan No. 183.

MISCELLANEOUS.

CATHERINE ST, s s, 250 n Decker av, Port Richmond, 1-sty frame shed, 20x22; cost, $175; owner, Mrs. Ida Ericson, Port Richmond; builder, Gustav Ericson, Port Richmond. Plan No. 182.

MAIN ST, w s, 67 n Amboy rd, Tottenville, 1-sty frame store, 16x45; cost, $1,200; owner, Sarah B. Walling, Tottenville; architect, C. B. Keffer, Tottenville; builders, Depuy & Jensen, Tottenville. Plan No. 164.

CEDAR GROVE AV, e s, 350 s New Dorp lane, New Dorp Beach, 1-sty frame store, 18x40; cost, $300; owner, H. Hitt, New Dorp Beach; architects and builders, Sanjour Bros., New Dorp Beach. Plan No. 196.

CLIFTON AV, e s, 25 n Fletcher st, Rosebank, 1-sty frame carpenter shop, 14x20; cost, $120; owner and builder, Jas. Littrell, Rosebank. Plan No. 186.

MOUNTAINVIEW AV, e s, 1,200 s Turnpike, Castleton Corners, 1-sty frame chicken house,

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Plans Filed, New Buildings, Richmond (Cont.).

8x30; cost, $87; owner, Maude Walcott, West Brighton; builder, Harry Bouham, West Brighton. Plan No. 190.

RICHMOND RD, e s, and NEWBERRY AV, Dongan Hills, concrete retail wall, 42x5; cost, $30; owner, M. Bianchi, Dongan Hills; builder, C. Bianchi, Dongon Hill. Plan No. 197.

SEASIDE BLVD, 1 block from Surf av, South Beach, 1-sty frame kitchen, 11x15; cost, $75; owner, Minnie Ettinger, South Beach; builder, John Smith, South Beach. Plan No. 185.

WALLACE AV, e s, 100 s Richmond arioskar, 1-sty frame tool house, 12x12; cost, $50; owner and builder, Salvatore Panzarella, 316 East 102d st, Manhatton. Plan No. 187.

WIELAND AV, s s, 320 s Jefferson Blvd, Anadale, 1-sty frame barn, 48x32; cost, $500; owner, architect and builder, R. A. Meyler, 2609 Jamaica av, Richmond Hill, L. I. Plan No. 162.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAXTER ST, 149-151, new supports and foundations to 6-sty brick lofts; cost, $600; owners, Jennie and Wm. Bardsley, Montclair, N. J.; architects, M. L. & H. G. Emery, 68 Bible House. Plan No. 1267.

BLEECKER ST, 59, new store fronts, fireproofing and partitions to 3-sty brick store and lofts; cost, $5,000; owners, Henry A. Kraus et al, care Samuel C. Herriman, 30 Broad st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1321.

BROOME ST, 236, new entrance and fireproofing to 3-sty brick moving picture theatre, office and synagogue; cost, $5,000; owner, Regina Gross, 853 Southern Blvd.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1346.

BROOME ST, 423, new roof to 7-sty brick lofts; cost, $800; owner, Thos. B. Walker, 299 Broadway; architect, L. Giller, 416 Broadway. Plan No. 1351.

CATHEDRAL PARKWAY, 210, alterations to 12-sty brick tenement; cost, $150; owner, Akron Bldg. Co., 505 5th av; architect, Robt. T. Lyons, 505 5th av. Plan No. 1310.

CROSBY ST, 53, new stairs to 6-sty brick loft; cost, $100; owners, Estate of George Williams, 270 Broadway; architects, Peter McCormick & Sons, 83 East 52d st. Plan No. 1262.

DELANCEY ST, 17, n w c Chrystie st, new stairs and plumbing to 6-sty brick store and shop; cost, $2,000; owner, James T. Horn, care Geo. W. Ellis, 149 Broadway; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 1317.

DIVISION ST, 28-30, new stairs to 6-sty brick stores and tenement; cost, $200; owner, Sarah M. Stiassny, 1851 7th av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1275.

EAST BROADWAY, 135, new plumbing fixtures and partitions to 5-sty brick stores and tenement; cost, $200; owner, Bernard Kassner, 22 West 119th st; architect, David Bleier, 545 East 139th st. Plan No. 1297.

ELIZABETH ST, 164, new door to brick store and tenement; cost, $35; owner, Eck Realty Co., Nathan Ullman, Pres., 338 East 59th st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1350.

FULTON ST, 191, n w cor Church st, alterations to 5-sty brick store and lofts; cost, $2,500; owners, Wm. & Duncan Phyfe, Hotel Buckingham; architect, Theo. C. Visscher, 299 Madison av. Plan No. 1330.

GRAMERCY PARK, 18, swc Irving pl, new kitchens to 5-sty brick club house; cost, $3,500; owner, Columbia University Club, Jno. H. Van Amringe, 48 West 59th st; architect, Fred. S. Keeler, 140 Cedar st. Plan No. 1285.

HUDSON ST, 105-107, n w cor Franklin st, fireproof partition to 11-sty brick offices; cost, $200; owner, Ida M. Powell, 326 West 72d st; architect, Joseph Mininghan, 444 Chauncey st, Brooklyn. Plan No. 1290.

LIBERTY ST, 33-35, and 48-50 Maiden lane, masonry, steel and new stairs to 4 and 5-sty brick office and loft; cost, $7,000; owner, Mutual Life Ins. Co., Chas. A. Peabody, 32 Nassau st; architect, John I. Downey, 410 West 34th st. Plan No. 1354.

MULBERRY ST, 196-204, n e c Kenmore st, masonry to 6-sty brick factory; cost, $60; owner, Henry Herrmann Estate, 470 4th av; architect, Ferdinand Savignaw, 17 Cleveland pl. Plan No. 1327.

PEARL ST, 141½, new plumbing to 2-sty brick junk shop; cost, $250; owner, Otto H. Restin, 8 State st; architect, David A. Lucas, 98 3d st, Brooklyn. Plan No. 1296.

PELL ST, 8, new roof, partitions and store front to 4-sty brick stores and tenement; cost, $6,000; owners, Estate of Hyman Schnitzer, Esther Schnitzer, Executrix, 277 Broadway; architects, Cohen & Felson, 329 4th av. Plan No. 1265.

RIVINGTON ST, 125, alterations to 5-sty brick assembly and moving picture theatre; cost, $2,000; owner, Isaac Suchman, 125 Rivington st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 1269.

SUFFOLK ST, 136, new flue pipe to 5-sty brick stores and tenement; cost, $150; owners, Estate of Seigmund I. Herschmann, Ely Simpson, Trustee, 27 Cedar st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1282.

SUFFOLK ST, 30, enlarge window to 6-sty brick store and lofts; cost, $100; owner, Jacob Levy, 220 Broome st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1283.

WARREN ST, 68, nw cor West Broadway, new store fronts to 5-sty brick stores and lofts; cost, $1,200; owner, S. Chas. Welsh, 256 Broadway; architect, Walter H. Volckening, 116 Decatur st, Brooklyn. Plan No. 1306.

WASHINGTON ST, 55, new store front, partitions and windows to 5-sty brick store and storage; cost, $700; owners, May R. Elliott and Kate Searles, Easton, Md.; architect, Sterling Architectural Co., 13 Park Row. Plan No. 1274.

WAVERLY PL, 16, alterations to 6-sty brick store and lofts; cost, $100; owner, Wm. Lauterback, 18 West 18th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1266.

4TH ST, 327 West, alterations to 3-sty brick tenement; cost, $500; owner, James M. Roland, 327 West 4th st; architect, Chas. J. Reinschmidt, 147 4th av. Plan No. 1388.

4TH ST, 321 East, new partitions and rear extension to 3-sty brick tenement; cost, $1,000; owner, Joseph Greif, 321 East 4th st; architect, Otto Reissmann, 30 1st st. Plan No. 1291.

6TH ST, 342 East, 1-sty brick extension to 5-sty brick stores and tenement; cost, $700; owners, Fodna Realty Co., 78 2d av; architect, Samuel Levingson, 39 West 38th st. Plan No. 1331.

8TH ST, 34 East, masonry and steel to 6-sty brick stores and lofts; cost, $500; owner, Samuel Hirsch, 67 Cedar st; architect, Otto Reissmann, 30 1st st. Plan No. 1277.

14TH ST, 58-60 West, new store fronts to 5-sty brick department store; cost, $500; owner, Frank Day, 1 West 64th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1342.

24TH ST, 404 East, new interior sash windows to 5-sty brick tenement; cost, $5,000; owner, Silas Downing, 33 West 48th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 1268.

24TH ST, 30-32 West, alterations to 12-sty brick store and lofts; cost, $800; owner, Marmac Construction Co., 316 West 30th st; architect, Wm. M. Farrar, 1269 Broadway. Plan No. 1280.

26TH ST, 42-58 East, fireproof partitions to 20-sty brick store, offices and lofts; cost, $750; owner, Hess Building Co., Nathaniel J. Hess, Pres., 907 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 1279.

29TH ST, 518-520 West, masonry, new stairs and roofing; cost, $350; owner, T. New Construction Co., Lewis W. Harrington, Pres., 518-520 West 29th st; architect, L. W. Harrington, 518-520 Wes. 29th st. Plan No. 1257.

30TH ST, 11 East, new partition to 5-sty brick store and offices; cost, $50; owner, Rutgers I. Hurry, 334 5th av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1261.

34TH ST, 144 East, alterations to 5-sty brick stores and dwelling; cost, $5,000; owner, John B. Dahlgren, care T. Ford, 171 3d av; architect, Albert L. Adams, 217 East 5th st. Plan No. 1349.

36TH ST, 260 West, fireproof windows to 10-sty brick retail furniture; cost, $500; owner, Ludwig Baumann & Co., 500 8th av; architect, Wm. E. Young, 1931 Broadway. Plan No. 1324.

39TH ST, 32 East, 1-sty addition in height to 4-sty brick dwelling; cost, $3,000; owner, Wm. R. Proctor, 32 East 39th st; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 1318.

40TH ST, 147 West, new store front, partitions and dumbwaiter shafts to 4-sty brick store and lofts; cost, $2,000; owners, Estate of Michael Deane, 2 Rector st; architect, John H. Knubel, 305 West 43d st. Plan No. 1292.

42D ST, 1 West, new store fronts to 8-sty brick stores and offices; cost, $150; owner, Walter J. Salomon, 17 West 42d st; architect, J. H. Scheier, 17 West 42d st. Plan No. 134.

42D ST, 17 West, new store front to 6-sty brick stores and offices; cost, $200; owner, State Realty Co., Walter J. Salomon, Pres., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 1271.

44TH ST, 31 East, n w cor Madison av, new windows to 5-sty brick stores and offices; cost, $35; owner, Thos. B. Hidden, 346 Madison av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1336.

44TH ST, 216-232 West, new fire-escape to 6-sty brick theatre and roof garden; cost, $600; owners, The 44th St. Realty Co., 216-32 West 44th st; architect, Henry B. Herts, 35 West 31st st. Plan No. 1294.

45TH ST, 22 East, new plumbing and door to 4-sty brick dwelling; cost, $350; owner, John B. Hidden, care of Geo. R. Read & Co., 20 Nassau st; architect, John H. Knubel, 305 West 43d st. Plan No. 1263.

46TH ST, 222 East, new partition to 4-sty brick shop; cost, $88; owner, G. H. Masten Realty Co., 222 East 46th st; architect, D. Brown, 2549 Decatur av. Plan No. 1303.

47TH ST, 315-317 West, fireproofing to 5-sty brick factory; cost, $1,000; owner, Chas. J. Richter, 119 West 73d st; architects, Joseph C. Schaeffler & Co., 38 West 32d st. Plan No. 1322.

48TH ST, 18-20 East, fireproofing and general alterations to 4-sty brick stores and apartments; cost, $15,000; owner, Advocate Realty Co., Wolcott G. Lane, Pres., 80 Broadway; architect, S. Edson Gage, 340 Madison av. Plan No. 1323.

50TH ST, 10 East, install store to 4-sty brick dwelling; cost, $5,000; owners, Eugenie Von Chorus & Albertine Runbach, 634 5th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1347.

57TH ST, 256 West, alterations to 9-sty brick tenement; cost, $300; owner, Alexander I. Cochran, Yonkers, N. Y.; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1313.

57TH ST, 205-209 East, alterations to 1 and 2-sty brick assembly; cost, $1,000; owner, The 205 E. 57th St. Co., premises; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 1314.

60TH ST, 120 West, fireproof stairs to 3-sty brick offices and study; cost, $1,000; owners, Paulist Fathers, West 59th st; architect, John J. Burke, 120 West 60th st. Plan No. 1280.

73D ST, 321 East, masonry and new door to 4-sty brick assemblage; cost, $100; owner, Bohemien Ben. & Literary Assn., Alois Kral, Pres., 440 East 77th st; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1353.

107TH ST, 339 East, new roof to 5-sty brick factory; cost, $300; owner, Filippa Rizzo, 239 East 106th st; architect, Mariano Di Micell, 241 East 108th st. Plan No. 1281.

107TH ST, 102-106 West, mezzanine floor to 4-sty brick garage; cost, $40; owner, Atlas Garage Realty Co., 130 East 42d st; architect, Wm. Haradon, 102-106 West 107th st. Plan No. 1316.

114TH ST, 117 East, alterations to 3-sty brick offices and dwelling; cost, $300; owner, Marcus L. Osk, 135 Nassau st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 1328.

125TH ST, 217 West, new door and plumbing to 5-sty brick tenement; cost, $75; owner, John H. Iden, 228 West 136th st; architect, Wm. Kurtzer, 192-194 Bowery. Plan No. 1345.

125TH ST, 149 West, new partition to 4-sty brick baths and store; cost, $250; owner, Fred Hollender, 149 West 125th st; architect, Adolph Balschun, 483 Willis av. Plan No. 1300.

127TH ST, 410 West, new floors and stairs to 3-sty brick storage; cost, $1,000; owner, Wm. Michaelson, 360 West 127th st; architect, J. C. Cocker, 2017 5th av. Plan No. 1325.

131ST ST, 700 West, s w cor 12th av, masonry, new partitions, plumbing and elevator to 2-sty brick storage; cost, $12,000; owner, Wm. M. Sheehan, 2299 12th av; architects, Swift & Co., Boston, Mass. Plan No. 1299.

131ST ST, 229 West, garage to 3-sty brick dwelling; cost, $2,500; owner, Pauline Miehling, 229 West 131st st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1270.

216TH ST, 416-422 West, alterations to 1-sty brick factory; cost, $500; owner, James Finden, 171 Amsterdam av; architect, Thos. F. Dunn, 953 Woodycrest av. Plan No. 1311.

AMSTERDAM AV, 67, reset store front to 5-sty brick store and tenement; cost, $300; owners, Roane Bros., 126 10th av; architect, T. A. Peden, 170 West End av. Plan No. 1307.

BOWERY, 195, alterations to 5-sty brick store, lofts and offices; cost, $100; owner, Joseph Schwartz, 286 Bowery; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1312.

BROADWAY, 1204-1210, alterations to 4-sty brick stores; cost, $1,000; owner, Francis D. Alvord, Morristown, N. J.; architect, Geo. A. Fitling, 1497 Broadway. Plan No. 1315.

BROADWAY, 1111, remove encroachments to 12-sty brick hotel; cost, $2,000; owner, Francis L. Kinney Estate, care of Farmers Loan & Trust Co., 22 William st; architect, W. F. Hemstreet, 484 Argyle rd, Brooklyn. Plan No. 1305.

BROADWAY, 1101-1109, n w cor 24th st, remove encroachments to 7-sty brick hotel; cost, $500; owners, Francis S. Kinney Estate, care of Farmers Loan & Trust Co., 22 William st; architect, W. F. Hemstreet, 484 Argyle rd, Brooklyn. Plan No. 1308.

BROADWAY, 2182-2186, new stair enclosure to 2-sty brick business; cost, $150; owner, Mrs. Eva Coe, 2182 Broadway; architect, Wm. E. Young, 1931 Broadway. Plan No. 1272.

BROADWAY, 753-755, s w cor 8th st, remove encroachments to 5-sty brick stores and lofts; cost, $250; owners, The Trustees of Sailors' Snug Harbor, 61 Broadway; architects, Maynicke & Franke, 25 Madison sq North. Plan No. 1337.

BROADWAY, 5199, new show windows and partitions to 3½-sty frame store and dwelling; cost, $1,500; owner, Fred P. Hummell, 1511 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1341.

BROADWAY, 1591-1593, n w c 48th st, new plumbing and store fronts to 4-sty brick store and tenements; cost, $1,000; owner, Geo. Henry Warren Estate, 68 Broad st; architect, Patrick J Murray, 2 Mitchell pl. Plan No. 1355.

BROADWAY, 1587-1589, s w cor 48th st, alterations to 5-sty brick store, offices and lofts; cost, $150; owner, Silk Realty Co., 1587 Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1260.

MADISON AV, w s, 85th to 86th st, new plumbing to 1-sty storehouse; cost, $200; owner, New York Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 1333.

MADISON AV, 299, n e cor 41st st, alterations to 12-sty brick offices; cost, $1,000; owner, Thos. L. Reynolds, 299 Madison av; architect, Theodore C. Visscher, 299 Madison av. Plan No. 1329.

MADISON AV, 167, s e c 33d st, new stores, extension and general alterations to 4-sty brick dwelling; cost, $15,000; owner, Madison Grant, 22 East 45th st; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 1319.

NEW BOWERY, 61-63, s w cor Oliver st, new partitions and store front to 5-sty brick stores and lodging; cost, $1,000; owner, George Microntsicos, 59-61 New Bowery; architect, Otto Reissmann, 30 1st st. Plan No. 1338.

NEW BOWERY, 59, masonry and new store front to 5-sty brick store and storage; cost, $500; owner, Geo. Microntsicos, 59-61 New Bowery; architect, Otto Reissmann, 30 1st st. Plan No. 1339.

PARK ROW, 93, alteration from moving picture theatre into cafe and restaurant; cost, $3,000; owner, Saling Simon, 40 East 14th st; architect, Joseph J. Eberle, 489 5th av. Plan No. 1335.

1ST AV, 1153, n w cor 63d st, new partitions to 1-sty brick theatre; cost, $200; owner, Victor Jeanette, 345 East 63d st; architect, Harry Zlat, 63 Grand st. Plan No. 1340.

2D AV, 2093, reset store fronts to 4-sty brick store and tenement; cost, $250; owner, Benjamin Abraham, 104 West 114th st; architect, Otto Reissmann, 30 1st st. Plan No. 1276.

2D AV, 530, new window, partitions and plumbing to 4-sty brick tenement; cost, $200; owner, Barnett Berkowsky, 532 2d av; architect, John H. Knubel, 305 West 43d st. Plan No. 1293.

3D AV, 923, new store front to 4-sty brick tenement; cost, $250; owner, Anna Stewart, 45 Wall st; architect, Adolph Balschun, 483 Willis av. Plan No. 1301.

3D AV, 746, new store fronts to 4-sty brick stores and tenement; cost, $100; owner, Harry Wasserman, 375 Grand st, Brooklyn; architect, Max Cohn, 280 Bedford av, Brooklyn. Plan No. 1302.

3D AV, 1545, s e cor 87th st, new store front to 3-sty brick stores and storeroom; cost, $200; owner, Mrs. Jacob Fuhs, 871 Park pl, Brooklyn; architect, Wm. B. Johnston, 1303 Atlantic av, Brooklyn. Plan No. 1309.

3D AV, 2046, n w cor 112th st, new store fronts and entrances to 5-sty brick stores and tenement; cost, $2,000; owner, Mrs. Lizzie L. Ball, 267 West 89th st; architect, Nathan Langer, 81 East 125th st. Plan No. 1287.

3D AV, 1476, reset store front to 3-sty brick store and dwelling; cost, $200; owner, Francis Wandell, 1476 3d av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 1273.

4TH AV, 257-265, s e cor 21st st, fireproof partitions to 20-sty brick lofts; cost, $2,000; owners, John H. & Chas. K. Eagle, 265 4th av; architect, Robt. Teichman, 22 William st. Plan No. 1286.

5TH AV, 473, new addition, stairs and elevator to 5-sty brick stores and loft; cost, $25,000; owner, Mrs. Jennie K. Stafford, Imperial Hotel, N. Y. C.; architects, Shape & Bready, 220 West 42d st. Plan No. 1284.

5TH AV, 616, alteration from residence to 6-sty brick store and lofts; cost, $35,000; owners, Trustees of Columbia College, Nicholas M. Butler, Trustee, et al, 65 Wall st; architects, Rouse & Goldstone, 38 West 32d st. Lessee, Edwin Goodman, 32 West 32d st. Plan No. 1258.

5TH AV, 586, reset and erect new partitions to 6-sty brick store and lofts; cost, $1,000; owner, David Lowenbein, 586 5th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1348.

5TH AV, 55, new partitions to 18-sty brick stores, offices and lofts; cost, $800; owner, The Ellilndale Co., Inc., 9 Church st; architects and lessees, Hospital Supply Co., 55 5th av. Plan No. 1320.

6TH AV, 430-434, n e c 26th st, mezzanine to 6-sty brick lofts and offices; cost, $100; owner, James J. Coogan, 604 Broadway; architect, Frank Massam, 29 West 34th st. Plan No. 1352.

6TH AV, 473, remove partition to 5-sty brick stores and lofts; cost, $50; owner, George Heuchen, 473 6th av; architect, Jno. A. Rofrano, 11 Oliver st. Plan No. 1326.

6TH AV, 523-525, masonry, new store front to 2-sty brick store and offices; cost, $200; owners, Isadore Jackson and Abraham Stern, 31 Nassau st; architect, John H. Knubel, 305 West 43d st. Plan No. 1332.

6TH AV, 357-371, n w cor 22d st, new stores, stairs and partitions to 5-sty brick stores and lofts; cost, $10,000; owner, 6th Av. 23d St. Corp., Alexander M. Powell, Pres., 415 Canal st; architects, Janes & Cordes, 124 West 45th st. Plan No. 1343.

7TH AV, 230, new partitions and doors to 4-sty brick store and tenement; cost, $500; owner, Owen Realty Co., Thos. J. Goodwin, Pres., 207 West 75th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 1295.

8TH AV, 555, new plumbing to 2, 3 and 5-sty brick moving picture theatre and dwelling; cost, $250; owners, Jacob Korn Estate, et al, 353 5th av; architect, C. B. Brun, 108-110 West 34th st. Plan No. 1304.

8TH AV, 817-829, new windows to 3-sty brick car house; cost, $100; owners, New York Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 1344.

8TH AV, 189, new windows and partitions to 3-sty brick moving picture theatre and dwelling; cost, $500; owner, Eros Amusement Co., 189 8th av; architect, Otto Reissmann, 30 1st st. Plan No. 1278.

9TH AV, 550, new store front to 5-sty brick tenement; cost, $200; owner, Abraham Halprin, 550 9th av; architect, Harry Zlot, 63 Grand st. Plan No. 1298.

10TH AV, w s, 53d & 54th sts, masonry, steel and new car elevator to 4-sty brick car barn; cost, $20,000; owners, Belt Line Railway Corp., Fred W. Whitridge, Pres., 3d av and 130th st; architect, Geo. T. McLauthlin, 120 Fulton st, Boston, Mass. Plan No. 1259.

10TH AV, 595-597, new store fronts to two 5-sty brick tenements; cost, $500; owners, Knickmann Estate, 595 10th av; architect, John H. Knubel, 305 West 43d st. Plan No. 1264.

Bronx.

141ST ST, 374 East, 2-sty brick extension 25 x11.7, new foundation to 3-sty frame dwelling and studio; cost, $4,000; owners, Newman & Friede, on premises; architect, Geo. Haf, Jr., 371 East 158th st. Plan No. 171.

157TH ST, s s, 90 e Park av, new columns, new girders, etc., to 2-sty brick factory; cost, $800; owner, Louisa Schmid, 288 East 157th st; architect, K. F. J. Seifert, 104 West 42d st. Plan No. 165.

170TH ST, 452 East, new partitions to 2-sty frame dwelling; cost, $100; owner, Adolph G. Furthman, 3d av and 148th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 167.

174TH ST, 517 East, new beams, new columns, &c, to 5-sty brick stores and tenement; cost, $3,000; owner, Elkan Kahn, 1018 East 163d st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 168.

CEDAR AV, w s, 90 s 177th st, 1-sty frame extension, 25x26, to 2-sty frame stores and dwelling; cost, $1,000; owner, Philip Traut, on premises; architects, Abneman & Younkheere, 3320 Bailey av. Plan No. 174.

JACKSON AV, 804, new columns, new beams, new partitions, etc., to 4-sty brick stores and tenement; cost, $2,000; owner, Paul Grathwahl, 143 9th av; architect, Jacob Fisher, 25 Av A. Plan No. 176.

MORRIS PARK AV, s e cor Wallace av, new show windows, etc., to 3-sty frame store and dwelling; cost, $1,200; owner, Wm. Norman, on premises; architect, T. J. Kelly, 782 Morris Park av. Plan No. 177.

PELHAM PARK, n s Pelham Park rd and East Pelham Bridge, new stairs, new window to 3-sty frame hotel; cost, $125; owner, City of New York; architects, Seifert & Webb, 104 West 42d st. Plan No. 172.

RIDER AV, w s, 418 s 144th st, two 1-sty brick extension, 31x25.4, 31x15.9, to two 1 and 2-sty brick office and shop; cost, $1,000; owner, Geo. Haiss, 205 Alexander av; architects, Geo. Haiss Mfg. Co., 141st st and Rider av. Plan No. 173.

ST ANNS AV, 210, new columns, beams, show windows, partitions, &c, to 5-sty brick stores and tenement; cost, $2,000; owner, Joseph Katz, 163 St Anns av; architect, Jesse Acker, 1045 Hoe av. Plan No. 170.

TIEBOUT AV, s e cor Fordham rd, new show windows to 1-sty frame stores; cost, $1,000; owner, John J. Holfelder, 1351 51st st, Brooklyn; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 169.

WHITE PLAINS AV, w s, 34 s 231st st, new partitions, &c, to 3-sty frame store and dwelling; cost, $1,000; owner, Jacob Kaistter, Sr., 1240 Hoe av; architect, Jac. Kaistter, Jr., 1319 Hoe av. Plan No. 166.

3D AV, 4696, 1-sty frame extension, 25x16, to 3-sty frame store and dwelling; cost, $250; owner, Thos. B. Dyer, 2963 Decatur av; architects, Holmes & Barry, 1757 Undercliffe av. Plan No. 175.

Brooklyn.

ADELPHI ST, 310, plumbing to 3-sty dwelling; cost, $200; owner, John Hartnett, 308 Waverly av; architect, same. Plan No. 2136.

ASHLAND PL, 24, interior alterations to garage; cost, $200; owner, A. D. Matthews & Sons Co., 398 Fulton st; architects, Koch & Wagner, 26 Court st. Plan No. 2133.

CONSELYEA ST, 183, exterior alterations to 2-sty school; cost, $1,200; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2230.

COURT ST, 497, interior alterations to 3-sty dwelling; cost, $300; owner, Michael Thorpe, 481 Court st; architect, Arthur J. Johnson, 438 Court st. Plan No. 2263.

DEAN ST, 970, extension to 3-sty factory; cost, $10,000; owner, John R. Stout, 1328 Pacific st; architect, T. Engelhardt, 905 Broadway. Plan No. 2264.

DUPONT ST, 80, exterior alterations to 3-sty school; cost, $2,000; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2229.

FLOYD ST, 69, interior alterations to 3-sty tenement; cost, $200; owner, Hyman Chernick, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2256.

FORT GREENE PL, 167, extension and exterior alterations to 4-sty meat market; cost, $7,000; owners, Figge & Hutwelker Co., 221 West 40th st, Manhattan; architect, C. B. Comstock, 110 West 40th st, Manhattan. Plan No. 2206.

FROST ST, 248, extension and interior alterations to 2-sty store and dwelling; cost, $1,000; owner, F. Mariani, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2216.

FULTON ST, 1223, store front to 3-sty store and dwelling; cost, $300; owner, Julia Hecht, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2299.

FULTON ST, 176, plumbing to 4-sty rooming house; cost, $376; owner, Annie Roland, 108 Pineapple st; architect, Arthur E. Schoener, 99 Pineapple st. Plan No. 2234.

HARRISON PL, 27, interior alterations to 4-sty dormitory; cost, $1,500; owner, Order of Sisters of St. Dominic, 157 Graham av; architect, Henry F. Schenk, 180 Montrose av. Plan No. 2270.

HARRISON ST, 238, extension to 3-sty store and dwelling; cost, $500; owner, Adolph Kahn, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2222.

HEYWARD ST, 280, exterior alterations to 3-sty school; cost, $2,400; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2226.

HOPKINS ST, 11, extension to factory; cost, $5,000; owner, Wm. T. Andrews, 1358 President st; architect, Hans Arnold, 2134 East 17th st. Plan No. 2148.

IMLAY ST, 56, elevator shaft to 4-sty storage; cost, $3,500; owner, N. Y. Dock Co., 8 Bridge st, Manhattan; architect, Gibbons Co., 318 Columbia st. Plan No. 2261.

JAVA ST, 132, exterior alterations to 3-sty school; cost, $2,000; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2227.

JUNIUS ST, 92, plumbing to 2-sty dwelling; cost, $150; owner, Louis Gordon, 1226 Park pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2294.

MAUJER ST, 264, interior alterations to 4-sty storage; cost, $200; owner, Wm. Hagerdorn, 1896 1st av, Manhattan; architect, Phillip Goldrich, 835 Beck st, Bronx. Plan No. 2245.

MESEROLE ST, 204, interior alterations to 4-sty tenement; cost, $350; owner, B. Scimemi, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2209.

MIDDLETON ST, 86½, interior alterations to 2-sty dwelling; cost, $600; owner, Alex Nelson, 306 Floyd st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2194.

OSBORN ST, 174, extension to 1-sty store; cost, $450; owner, Mrs. Mary Belanowitz, 176 Osborn st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2188.

SACKETT ST, 556, extension to 2-sty dwelling; cost, $500; owner, Frank Finnilla, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2145.

SACKMAN ST, 552, interior and exterior alterations to tenement; cost, $1,500; owner, Israel Skolnick, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 2158.

SOUTH 2D ST, s w cor Keap st, exterior alterations to 3-sty school; cost, $2,000; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2228.

ST FELIX ST, 10, exterior alterations to 2-sty stable; cost, $250; owner, Jason Moore Co., on premises; architect, Edw. W. Higgs, 141 Ash st, Queens. Plan No. 2135.

VERNON ST, 141, interior alterations to 2-sty dwelling; cost, $250; owner, G. Musa, on premises; architect, Louis F. Schillinger, 167 Van Sicklen av. Plan No. 2120.

NORTH 1ST ST, 141, exterior alterations to three 3-sty stores and dwellings; cost, $3,000; owner, Dora Shapiro, on premises; architect, Max Cohen, 280 Bedford av. Plan No. 2164.

EAST 4TH ST, 346, exterior alterations to 2-sty dwelling; cost, $600; owner, John S. Dahl, 213 East 9th st; architect, John C. Wandell, 4 Court sq. Plan No. 2101.

EAST 14TH ST, 1938, plumbing to 2-sty dwelling; cost, $100; owner, Sherman Gordon, on premises; architect, Jas. A. Boyle, 371 Fulton st. Plan No. 2124.

WEST 15TH ST, 2870, extension to 3-sty dwelling; cost, $600; owner, F. Seinllo, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 2113.

16TH ST, 308, plumbing to 2-sty dwelling; cost, $100; owner, Edw. H. Wilson, on premises; architect, R. Heepe, 461 7th av. Plan No. 2138.

83D ST, 1252, plumbing to 2-sty home; cost, $150; owner, Miss Nellie Furman, on premises; architect, Robert Young, 249 Nostrand av. Plan No. 2139.

65TH ST, 924, exterior alterations to 2-sty garage; cost, $200; owner, Dagmar Madsen, 6520 Ft. Hamilton av; architect, W. H. Harrington, 510 57th st. Plan No. 2257.

83D ST, 1268, interior alterations to 3-sty dwelling; cost, $110; owner, Mary E. McCarthy, on premises; architect, Justin R. Noyes, Bedford Hills, N. Y. Plan No. 2283.

EAST 96TH ST, 1785, interior alterations to dance hall; cost, $100; owner, Fredk. Buegel, Canarsie Shore; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2293.

ATLANTIC AV, 2775, exterior alterations to 3-sty dwelling; cost, $200; owner, Jos. Keifer, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 2149.

BROADWAY, 897, interior and exterior alterations to 4-sty tenement; cost, $400; owner, Barbara A. Schwille, 770 Bushwick av; architects, Koch & Wagner, 26 Court st. Plan No. 2278.

CENTRAL AV, 242, extension to 3-sty tenement; cost, $1,000; owners, Welz & Zerweck, Myrtle and Wyckoff avs; architects, Shampan & Shampan, 772 Broadway. Plan No. 2172.

EVERGREEN AV, 505, move 3-sty office and dwelling; cost, $2,000; owner, Albert J. Lamb, 1141 Park pl; architect, Henry Holder, 242 Franklin av. Plan No. 2112.

LENOX RD, 190, extension to 2-sty dwelling; cost, $1,000; owner, John M. Jones, on premises; architect, W. F. Hemstrect, 484 Argyle rd. Plan No. 2117.

MONTROSE AV, 103, exterior and interior alterations to two 2-sty dwellings; cost, $300; owner, Bessie Bell, 340 Marcy av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2289.

NORMAN AV, 123, exterior alterations to 2-sty school; cost, $650; owner, City of New York, Dept. of Education; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2225.

NOSTRAND AV, 51, exterior and interior alterations to two 3-sty tenements; cost, $600; owner, Estate of Theresa Huber, 2020 83d st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2288.

PARK AV, 592½, exterior and interior alterations to 3-sty tenement; cost, $300; owner, Mary Hauck, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2290.

PARK AV, 599, exterior and interior alterations to three 3-sty tenements; cost, $900; owner, Estate of Theresa Huber, 2020 83d st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2286.

PITKIN AV, 1628, extension to 3-sty store and dwelling; cost, $1,000; owner, Nathan Schonbrun, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 2190.

PITKIN AV, 1630, extension to 3-sty store and dwelling; cost, $1,000; owner, Michael Fishman, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 2191.

SHEFFIELD AV, 374, exterior alterations to 3-sty tenement; cost, $500; owner, Dora Singer, 1651 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2233.

SHEEPSHEAD BAY RD, 1741-9, extension to 3-sty hotel; cost, $350; owner, Francisco Vellanti, 215 Beaumont st, M. B.; architect, Geo. A. Elliott, Jamaica, L. I. Plan No. 2207.

SHEPHERD AV, 631, store front to 2-sty dwelling; cost, $100; owner, Becky Grill, 639 Shepherd av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2129.

WAVERLY AV, 513, extension to 3-sty stable; cost, $25,000; owner, Reid Ice Cream Co., 524 Waverly av; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2267.

Queens.

BAYSIDE.—Park av, s s, 117 e Belt av, 1-sty frame extension, 20x18, rear garage, tar and gravel roof; cost, $250; owner, W. R. Gregarlaus, premises. Plan No. 600.

BROOKLYN HILLS.—Maple st, n s, 150 w Freedom av, 1-sty frame extension, 12x12, rear dwelling, tin roof; cost, $150; owner, C. Ripp, premises. Plan No. 637.

CLARENCEVILLE.—Chestnut st, w s, 150 a Chichester av, new plumbing in dwelling; cost, $200; owner, John Hayes, premises. Plan No. 588.

Plans Filed—Alterations—Queens (Cont.)

CORONA.—Lake st, s s, 200 e Myrtle av, 1-sty to be built underneath dwelling; cost, $500; new plumbing; owner, Richard Prisse, 149 Lake st, Corona; architect, I. P. Card, Corona. Plan No. 616.

CORONA.—47th st, w s, 160 n Burnside av, 1-sty frame extension, 16x12, rear dwelling, tin roof; cost, $320; owner, Chas. Buchmann, 93 47th st, Corona; architect, A. DeBlasi, Corona. Plan No. 651.

EVERGREEN.—Cypress av, n w cor Cooper av, 1-sty frame extension, 21x6, rear dwelling, tin roof; cost, $200; owner, Ernest Preeg, premises. Plan No. 589.

EVERGREEN.—Covert av, e s, 450 w Cypress av, new plumbing in dwelling; cost, $35; owner, James Burke, premises. Plan No. 604.

FLUSHING.—Delaware st, s s, 200 w Murray st, new plumbing in dwelling; cost, $50; owner, L. W. Reegs, premises. Plan No. 622.

FLUSHING.—Murray st, s e cor Elm st, new plumbing in dwelling; cost, $25; owner, P. Hatcher, premises. Plan No. 605.

FLUSHING.—14th st, e s, 100 s State st, new foundation to dwelling, interior alterations; cost, $1,000; owner, H. L. DeAnges, 20 14th st, Flushing. Plan No. 610.

FLUSHING.—Madison st, n s, 75 e Boerum av, 2-sty frame extension front saloon, tin roof, interior alterations; cost, $500; owner, H. Rainne, 34 Madison st, Flushing. Plan No. 643.

FLUSHING.—Wilson av, w s, 100 n Amity st, interior alterations to dwelling; cost, $40; owner, J. W. Cadoo premises. Plan No. 644.

GLENDALE.—Freedom pl, s s, 300 e Tesla pl, new plumbing in dwelling; cost, $50; owner, M. D. Greene, premises. Plan No. 598.

JAMAICA.—Willow st, n s, 100 e Canal st, 2-sty frame extension, 21x12, rear dwelling, tin roof; cost, $700; owner, F. Hanocker, premises. Plan No. 648.

JAMAICA.—Fulton st, n s, 50 w Hardenbrook av, 3-sty frame extension, 22x4, on front 3-sty office and lodge room, tin roof, interior alterations; cost, $4,000; owner, M. Greenberg, 807 Cauldwell av, Bronx; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 611.

JAMAICA.—Rockaway rd, w s, 130 n Beaufort st, 2-sty frame extension, 12x12, rear 2-sty frame dwelling, interior alterations, tin roof; cost, $1,200; owner, James Clark, premises. Plan No. 626.

JAMAICA.—Harvard av, e s, 131 n Fulton st, interior alterations and new foundation to dwelling; cost, $550; owner, M. Volkle, premises. Plan Nos. 632-33.

JAMAICA.—Harvard av, e s, 395 n Fulton st, new plumbing in dwelling; cost, $25; owner, D. Kerr, premises. Plan No. 638.

L. I. CITY.—Radde st, 310, new plumbing in dwelling; cost, $50; owner, R. Donaldson, premises. Plan Nos. 632-33.

L. I. CITY.—East av, s e cor 14th st, water tank on factory; cost, $1,000; owner, Metropolitan Electric Co., premises. Plan No. 628.

L. I. CITY.—Henry st, 3 and 5, gas piping in two dwellings; cost, $50; owner, E. Vill, premises. Plan Nos. 635-36.

L. I. CITY.—Greenpoint av, n s, 80 w Hulst st, interior alterations to dwelling; cost, $250; owner, Celia Hillard, premises. Plan No. 609.

L. I. CITY.—Borden av, 31, electric sign on store; cost, $75; owner, N. Freidmann, premises. Plan No. 608.

L. I. CITY.—Mark pl, 9, porch on dwelling; cost, $50; owner, H. T. Mohrmann, premises. Plan No. 615.

L. I. CITY.—9th st, 111, new plumbing in dwelling; cost, $200; owner, Wm. McGowan, premises. Plan No. 596.

L. I. CITY.—Vernon av, 165, new plumbing in dwelling; cost, $200; owner, A. DeLucia, premises. Plan No. 595.

L. I. CITY.—6th st, n s, 200 e West av, interior alterations to shop; cost, $400; owner, Russell Machine Co., premises. Plan No. 594.

L. I. CITY.—Steinway av, 433, new store front; cost, $60; owner, E. Moller, premises. Plan No. 587.

L. I. CITY.—Hulst st, 65, interior alterations; cost, $150; owner, T. Gillen, premises. Plan No. 606.

L. I. CITY.—Newtown Creek, n s, 300 w Brook st, install two elevators in factory; cost, $3,000; owner, Nichols Copper Co., premises. Plan Nos. 602-3.

L. I. CITY.—Greenpoint av, 245, new plumbing in dwelling; cost, $150; owner, Mrs. Powers, premises. Plan No. 599.

L. I. CITY.—Jackson av, n e cor Diagonal st, new plumbing in store and hotel; cost, $700; owner, P. Doelger, 502 East 55th st, Manhattan. Plan No 642.

L. I. CITY.—Sherman st, 111, 1-sty to be built underneath dwelling, new plumbing; cost, $500; owner, Tony Majeski, 11 Freeman av, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 652.

MASPETH.—Zeidler av, w s, 125 s Flushing av, 1-sty frame extension, 22x25, rear shop, tin roof; cost, $100; owner, Adam Elz, premises. Plan No. 593.

MIDDLE VILLAGE.—Metropolitan av, s s, 125 w Morton av, interior alterations to dwelling; cost, $200; owner, Geo. H. Schegatzki, premises. Plan No. 627.

MORRIS PARK.—Wicks st, w s, 100 s Beaufort st, new plumbing in dwelling; cost, $50; owner, J. Watz, premises. Plan No. 629.

MORRIS PARK.—Atlantic av, s s, 24 e Elm st, new plumbing in dwelling; cost, $50; owner, J. Lindeman, premises. Plan No. 630.

MORRIS PARK.—Curtis av, w s, 140 s Beaufort st, new plumbing in dwelling; cost, $50; owner, W. Enterburg, premises. Plan No. 620.

MORRIS PARK.—Shermann st, e s, 20 s Beaufort st, new plumbing in dwelling; cost, $50; owner, H. Keneger, premises. Plan No. 618.

MORRIS PARK.—Briggs av, n w cor Beaufort st, 2½-sty frame dwelling, 22x16, rear dwelling, tin roof; cost, $600; owner, Anna F. Ryan, 3413 Beaufort st, Morris Park; architect, L. Dannacher, Fulton st, Jamaica. Plan No. 650.

MORRIS PARK.—Beaufort st, n s, 40 w Curtis av, new plumbing in dwelling; cost, $50; owner, L. Mathews, premises. Plan No. 619.

MORRIS PARK.—Jerome av, n w cor Birch st, new plumbing in dwelling; cost, $50; owner, H. Adicks, premises. Plan No. 640.

OZONE PARK.—Freedom av, e s, 100 s Grafton av, new plumbing in two dwellings; cost, $60; owner, Mrs. Ulrich, premises. Plan Nos. 645-647.

RICHMOND HILL.—Spruce st, e s, 90 s Beaufort st, new plumbing in dwelling; cost, $50; owner, J. Lamke, premises. Plan No. 641.

RICHMOND HILL.—Jamaica av, n w cor Walnut st, interior alterations to dwelling; cost, $75; owner, O. Nabor, premises. Plan No. 613.

RICHMOND HILL.—Metropolitan av, n e cor Gould st, new foundation to dwelling; cost, $200; owner, R. Ponessa, premises. Plan No. 612.

RICHMOND HILL.—Jamaica av, n s, 50 w Oak st, new plumbing in dwelling; cost, $50; owner, C. Aube, premises. Plan No. 601.

RICHMOND HILL.—Hamilton st, w s, 225 s Chichester av, new plumbing in dwelling; cost, $72; owner, B. Wicks, premises. Plan No. 631.

RICHMOND HILL.—Jerome av, n s, 658 e Spruce st, new plumbing in dwelling; cost, $50; owner, E. Gillespie, premises. Plan No. 634.

RIDGEWOOD.—Palmetto st, 519-21, interior alterations to theatre; cost, $100; owner, P. R. Gansser, 1722 Grove st, Ridgewood. Plan No. 639.

RIDGEWOOD.—Cypress av, s e cor George st, 1-sty frame extension, 14x12, rear 2-sty frame dwelling, tin roof; cost, $300; owner, Estate of J. Geo. Grauer, premises; architects, L. Berger & Co., Cypress and Myrtle avs, Ridgewood. Plan No. 590.

RIDGEWOOD.—Woodward av, 678, electric sign on store; cost, $250; owner, J. Stern, premises. Plan No. 653.

ROCKAWAY BEACH.—Boulevard, n w cor Eldred av, 1-sty frame extension side store, tin roof, interior alterations; cost, $1,000; owner, L. Morton, premises; architect, P. Caplan, Rockaway Beach. Plan No. 649.

ROCKAWAY BEACH.—Boulevard, n s, 50 e Pier av, new plumbing in dwelling; cost, $100; owner, I. Page, premises. Plan No. 625.

ROCKAWAY BEACH.—Washington av, s s, 125 w Center st, new plumbing in dwelling; cost, $50; owner, M. Ryan, premises. Plan No. 624.

ROCKAWAY BEACH.—Beach 34th st, w s, 260 s Edgemere av, new brick foundation to dwelling; cost, $650; owner, J. Rosenthal, 448 Boulevard, Rockaway Beach. Plan No. 607.

WHITESTONE.—North 8th av, 8, interior alterations to dwelling; cost, $12; owner, M. Laubmeiser, premises. Plan No. 621.

WOODHAVEN.—Graves pl, n s, 170 w Enfield st, interior alterations to dwelling; cost, $300; owner, T. Rubsam, premises. Plan No. 614.

WOODHAVEN.—Fulton st, s s, 191 e Yarmouth st, 1-sty extension to 2-sty dwelling, 7x10, tin roof; cost, $100; owner, W. D. Steel, premises. Plan No. 592.

WOODHAVEN.—Fulton st, s e cor Yarmouth st, 1-sty frame extension, 7x10, to 2-sty frame dwelling, tin roof; cost, $100; owner, C. Hermitager, premises; architect, J. F. D. BeBall, Jamaica. Plan No. 591.

WOODHAVEN.—Shoe and Leather st, s w cor Canal st, interior alterations to 2-sty frame dwelling, 16x20; cost, $1,000; owner Jos. Hartmann, premises; architect, J. Schodel, Water st, Woodhaven. Plan No. 597.

WOODSIDE.—Hancock st, e s, 225 n Queens blvd, new plumbing in dwelling; cost, $125; owner, C. Stern, premises. Plan No. 617.

Richmond.

JERSEY ST, w s, 75 n Hill st, New Brighton, masonry, partitions to frame store and dwelling; cost, $1,000; owner and architect, Henry F. Cumtois, New Brighton; builders, Steinberg & Cohen, New Brighton. Plan No. 94.

MAIN ST, e s, 250 n Amboy rd, Tottenville, 1-sty extension to frame store and dwelling; cost, $1,400; owner, W. Eppinger, Tottenville; architect and builder, W. S. Holbert, Huguenot Park. Plan No. 97.

NEW DORP LANE, s s, 260 w Vanderbilt av, New Dorp, concrete footing and general repairs to frame bungalow; cost, $200; owners, P. J. Crane & H. Crabtree, South Beach; builder, C. Heineman, Stapleton. Plan No. 91.

RICHMOND ST, w s, 50 s Market st, New Brighton, masonry, new stairs, etc., to frame dwelling; cost, $1,200; owner, Frank Zerrelli, West New Brighton; architect and builder, W. A. Pearson, Mariners Harbor. Plan No. 88.

SEASIDE BOULEVARD, s s, 600 e Sand lane, South Beach, side extension to frame dwelling; cost, $50; owner, Mrs. G. Miller, Rosebank; builder, J. W. Mastasi, Tottenville. Plan No. 93.

VAN DUZER ST, w s, 100 n Hannah st, 80, Tompkinsville, masonry and concrete footings to frame dwellings; cost, $150; owner and builder, Michael De Martino, Tompkinsville. Plan No. 86.

WATERSIDE ST, w s, 140 s Britton lane, New Dorp Beach, 1-sty extension to frame bungalow; cost, $100; owner, Mr. Masterson, New Dorp Beach; builders, Sanjour Bros., New Dorp Beach. Plan No. 92.

AMBOY AV, n s, 75 e Bentley st, New Brighton, masonry, new roof to frame dwelling; cost, $1,400; owner, C. Tate, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 89.

CASTLETON AV, n s, 62 e Taylor st, West New Brighton, new skylight to brick store and apartments; cost, $100; owner, Askel Isaacs, West New Brighton; architect, Jas. Whitford, New Brighton; builder, G. Ericson, Port Richmond. Plan No. 87.

CLOVE RD, 956, and Junet, Bement and Bard avs, West New Brighton, new roof, masonry, carpentry, painting, etc., to dwelling; cost, $1,300; owner, J. G. Timolat, 98 Front st, Manhattan; builder, Fred N. Van Name, Port Richmond. Plan No. 101.

FOUR CORNERS RD, e s, 115 n Richmond rd, Dongan Hills, new addition, masonry, new roof to brick garage; cost, $500; owner, M. C. Flor, Dongan Hills; architect, Jas. E. Grunert, New Dorp; builder, Cornelius Peters, Dongan Hills. Plan No. 100.

HARRISON AV, n s, 50 w Elm st, Port Richmond, new porch to frame dwelling; cost, $75; owner, W. H. Raab, Port Richmond; builder, David Davies, Mariners Harbor. Plan No. 98.

NEW YORK AV, e s, 25 s Nautilus st, Rosebank, masonry, partitions, new roof, etc., to brick store and dwelling; cost, $1,700; owner, P. J. Sandbuehler, Rosebank; architect, Otto Loeffler, Stapleton. Plan No. 85.

ROME AV, w s, 40 n Madina way, New Dorp, concrete foundation to frame bungalow; cost, $95; owner and builder, Siippo Manneso, 37 Prince st, Manhattan. Plan No. 102.

WILLARD AND LEONARD AVS, s e cor, Westerleigh, masonry, partitions and 2-sty extension to frame dwelling; cost, $1,000; owner, Chas. Timmerman, Westerleigh; architect, Jas. Whitford, New Brighton; builder, J. O. Johnson, Port Richmond. Plan No. 95.

WESTERVELT AV, 90, New Brighton, 1-sty extension to frame dwelling; cost, $150; owner, J. J. Dennis, New Brighton; builder, John A. B. Larsen, Port Richmond. Plan No. 99.

BEACH FRONT, 1,200 n New Creek, South Beach, 2-sty addition to frame dwelling; cost, $100; owner, Liza Moore, South Beach; builder, Edmund Knag, 753 Tinton av, Bronx. Plan No. 90.

BOARDWALK, w s, 600 n Midland av, Midland Beach, masonry and general repairs to frame hotel; cost, $750; owner and builder, Midland Beach Co., Midland Beach. Plan No. 96.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending April 11. The location is given, but not the owner's address:

TOWN OF UNION.—Bernardine Herting, 139-141-143 Blum st, three 3-sty frame alterations, $900.

NEWARK.—Pauline Siegel, n e cor Springfield av and Rankin st, 4-sty brick, $12,000; Herman & Co., 53-55 Osborne terrace, 3-sty brick, $30,000; Philip P. Ginsberg, 117 Hartford st, 3-sty frame alteration, $400; Adolph Goldberg, 406½-408 South Orange av, two 3-sty frame alterations, $1,000; Giuseppi Recigliano, 233 Hunterdon st, 3-sty frame alteration, $500; Nicola DeLuca, s e cor Market and Adams sts, 3-sty brick, $35,000; Babek & Stanek, 278 Ferry st, 3-sty frame alteration, $2,000; Pinkus Lehrhoff, 233 Court st, 3-sty frame alteration $400.

JERSEY CITY.—John A. Pihlman, 81-83 Bostwick av, two 3-sty brick, $16,000; Christian Durstwewitz, 170 Cambridge av, 3-sty brick, $11,000.

WEST NEW YORK.—Dragonetti & Currieri, south side 15th st, 100 ft. west of Jackson st, 3-sty brick, $9,000.

WEST HOBOKEN.—William Schrumpf, 500 Spring st, 3-sty frame alteration, $400.

BAYONNE.—Waciaw Zebrowski, 39 East 19th st, 3-sty frame alteration, $500; William D. Salter, 970 Broadway, 3-sty brick, $7,000.

BLOOMFIELD.—Scheider, Ruderman & Olman, northwest corner Thomas and Maolia sts, 3-sty frame, $7,000.

IRVINGTON.—Wiliam Heyeck, 517-518-521-523-525 South 21st st, five 3-sty frame, $28,000; Joseph Brin, 359 16th av, 3-sty frame, $5,000.

HARRISON.—Alphonso Tino, 110 North 2d st, 3-sty frame alteration, $300.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 4-sty double flat, 30x59 ft., on Stuyvesant av for J. Bergoff, 230 Bergen av, owner and builder. Cost, about $13,000.

WEST HOBOKEN, N. J.—William Weir, 809 Savoye st, has completed plans for a 3-sty brick apartment, 25x60 ft., in West st, near Malone st, for Chas. J. Moran, care of architect. Cost, about $9,000.

CHURCHES.

ASBURY PARK, N. J.—Clinton B. Cook, 508 Bond st, is preparing plans for a brick and sandstone trim church, 40x90 ft., for the A. M. E. Church, Rev. Mr. Conrad. Cost, about $15,000.

KINGSLAND, N. J.—F. J. Schwartz, 113 Ellison st, Paterson, N. J., is preparing plans for a 1-sty church on Page av for St. Michael's R. C. Church, Rev. Father S. Kruszek, Page av. Cost, about $15,000.

DWELLINGS.

PERTH AMBOY, N. J.—Jensen & Brooks, 190 Smith st, are preparing plans for a 3½-sty brick residence, 28x60 ft., at State and Market sts for Dr. F. C. Henry, 263 State st. Cost, about $10,000.

RIDGEWOOD, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for four 3-sty brick residences, 25x57 ft., at the southwest corner of Fresh Pond rd and Putnam

av for the Esor Realty Co., F. Richtberg, president, 208 Pulaski st, owner and builder. Cost, about $40,000.

ELIZABETH, N. J.—J. B. Beatty, 74 Broad st, is preparing plans for a 2½-sty frame residence, 21x50 ft., at 130 Reid st for Otto Wimmer, 132 Reid st. Cost, about $5,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, has completed plans for a 2½-sty frame residence, 25x56 ft., for George Grade, 42 4th st, Elizabeth. Cost, about $6,000.

WYCKOFF, N. J.—H. T. Stephens, 152 Market st, Paterson, N. J., is preparing plans for a 2½-sty field stone and frame residence, to cost about $8,000. Bids will be taken by architect about April 25.

CULVERS LAKE, N. J.—F. C. Ring, 280 Broad st, Elizabeth, N. J., is preparing plans for a 1½-sty frame bungalow, 30x32 ft., for George S. Bayes, 91 Hillside av, Orange, N. J., owner.

UPPER MONTCLAIR, N. J.—C. C. Grant, 37 East 28th st, Manhattan, is preparing sketches for a 2½-sty residence for Charles A. Fulle, care of architect, owner. Bids will be taken by the architect late in May. Cost, about $30,000.

LITTLE SILVER, N. J.—Hugh Roberts, 1 Exchange pl, Jersey City, N. J., is preparing plans and will soon call for bids on the general contract for a 2½-sty frame residence, 26x34 ft., for Henry Runyon, 15 Exchange pl. Cost, about $9,000.

HOSPITALS AND ASYLUMS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is completing plans and will advertise for bids about April 21 for a 3-sty brick and stucco stone addition to the hospital and nurses' home on Baldwin av, near Montgomery st, for the Board of Commissioners of Jersey City, Michael J. Fagan, clerk. Cost, about $250,000.

JERSEY CITY, N. J.—The Home for the Homeless, 266 Grove st, Miss C. J. Patterson, matron, contemplates the erection of a home at 78 Summit av, from plans by John T. Rowland, Jr., 98 Sip av, Jersey City, architect.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, is preparing plans for a 2-sty semi-concrete city home for the aged at the city farm for the city of Elizabeth. Bids will be taken about May 15. Cost, about $30,000.

OVERBROOK, N. J.—The Board of Chosen Freeholders of Essex County, Court House, opened bids for the addition to the tuberculosis hospital to cost about $285,000. Runyon & Carey, 120 Market st, ventilating and electrical engineer. Edward M. Waldron, Inc., Ordway Building, Newark, low bidder at $52,900 for masonry; Sharwell Co., North 5th st, Newark, N. J., at $30,983 for carpentry work; Jaehnig & Peoples, Inc., 223 13th av, Newark, N. J., at $6,936 for plumbing; Kelly & Kelley, 12th st, L. I. City, at $3,100 for painting; Storm & Co., 126 South 14th st, Newark, N. J., at $16,986 for heating and ventilating; and Davis Electrical Co., 22 Clinton st, Newark, N. J., at $5,147 for electric work, lighting and power.

MUNICIPAL WORK.

PASSAIC, N. J.—The Carrington Construction Co., Prior st, Jersey City, was low bidder at $252,202.50 for section 33 of the main intercepting sewer for the Passaic Valley Sewerage Commission, John S. Gibbon, Essex Building, Clinton st, Newark. William M. Brown, Essex Building, Clinton st, Newark, chief engineer.

PUBLIC BUILDINGS.

NEW BRUNSWICK, N. J.—George S. Drew, State House, Trenton, N. J., is preparing plans for a brick armory at Handy st and Codwise av for the State Armory Board of Trenton, State House. Cost, about $25,000.

SCHOOLS AND COLLEGES.

EAST RUTHERFORD, N. J.—Thomas Duff, 407 West 14th st, Manhattan, is preparing plans for a new school at Hoboken and Hackensack sts for St. Joseph's Parish, Rev. John B. Stark, Rutherford, pastor.

STABLES AND GARAGES.

JERSEY CITY, N. J.—George A. Flagg, 662 Newark av, is preparing plans for a 1-sty reinforced garage at St. Paul pl and Oakland av for the R. H. H. Steels Laundry, 138 Oakland av.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—F. W. Wentworth, 140 Market st, is preparing plans for a 4-sty brick addition to the silk mill, 60x187 ft., at 448 East 18th st for S. J. Aronsohn, at site, owner. Cost, about $40,000.

STORES AND DWELLINGS.

ELIZABETH, N. J.—E. H. Schmeider, 284 Broad st, is preparing plans for a 3-sty brick store and two apartments, 25x80 ft., at 1042 Elizabeth av for Silverman Bros., care of architect, owner. Cost, about $8,000.

STORES, OFFICES AND LOFTS.

ELIZABETH, N. J.—Albert. C. Stein, 110 Broad st, contemplates the erection of a 4-sty brick store and office building in West Jersey st, near Broad st, from plans by Oakley & Son, 280 Broad st, architects.

PERTH AMBOY, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans for three 3-sty brick and architectural terra cotta stores, offices and hall at the corner of Smith and McClellan sts for Edwin G. Fraser, of Fraser Bros., 194 Smith st. Cost, about $20,000.

ELIZABETH, N. J.—W. E. Clum, 74 Broad st, Elizabeth, has completed plans for four 1-sty brick, hollow tile and stucco stores, 71x75 ft., at Grand and Union sts for C. & W. W. Gilbert, care of Elizabeth Novelty Co., 221 Broad st, Elizabeth. Cost, about $9,000.

BAYONNE, N. J.—E. A. Munger, care of owner, is preparing plans for a 2-sty brick and stone telephone building at the southeast corner of Broadway and 29th st for the New York Telephone Co., 15 Dey st, Manhattan, owner. Cost, about $35,000.

THEATRES.

MORRISTOWN, N. J.—Ed. Monohan, Bergenline av, Woodcliffe, N. J., is preparing plans for a 3-sty brick theatre and two stores, 60x190 ft., in Park st, near Washington st, for James J. Lyon, Farley Building, owner and general contractor. Cost, about $65,000.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

BINGHAMTON, N. Y.—Marvin & Davis, 303 5th av, Manhattan, are preparing plans for a 6-sty brick, marble and terra cotta apartment house with stores at the northwest corner of Main and Oak sts, for John L. Moore, 288 Greenwich st, Manhattan. Cost, about $300,000.

HOSPITALS AND ASYLUMS.

WATERTOWN, N. Y.—The Jefferson County Board of Supervisors, County Building, William Maher, president, contemplates the erection of an addition to the tuberculosis pavilion in Coffeene st. Architect will be selected by competition about May 1. Cost, about $25,000.

MUNICIPAL WORK.

BEACON, N. Y.—The village of Beacon, Moses Lamont, Commissioner of Contracts, contemplates the construction of a reservoir to cost about $200,000. Ernest W. Clarke, Pleasantville, N. Y., engineer.

PERSONAL AND TRADE NOTES.

J. D. MOYNIHAN, contractor, has opened offices in the McRoy Building, Port Henry, N. Y.

GEORGE F. REINHARD, interior decorator, has moved his offices and studios to 22 East 54th st.

VAN KANNEL REVOLVING DOOR CO. will move their offices from the Fuller Building to 250 West 54th st.

SIDNEY DIAMANT, consulting engineer, has opened offices for the practice of his profession at 15 East 40th st.

N. M. WOODS, architect, will move his offices from 233 Broadway to the Marbridge Building, corner Broadway and 34th st.

LESTER KINTZING, architect, will move his offices from 7 East 42d st to the Grand Central Terminal Building, Rooms 4733-35.

FRANK T. CORNELL, architect, will move his offices from 125 East 23d st to the Grand Central Terminal Building, Rooms 4733-35.

WALTER J. CHAPMAN has opened offices at 76 Montgomery st, Jersey City, where he will conduct a general contracting business.

AMSTERDAM BUILDING CO., general contractors, 43 West 27th st, will move its offices about May 1, to 140 West 42d st.

THE PORT MORRIS LAND & IMPROVEMENT CO., formerly at 141 Broadway, has removed its office to 18 East 41st street.

ALBERT S. GOTTLIEB, architect, formerly at 156 5th avenue, has removed his office to 303 5th avenue. Telephone, Madison Square 228.

SEYMOUR & SCHOENWALD, architects, will move their offices from 7 East 42d st to the Grand Central Terminal Building, Rooms 4733-4735.

MACK & MACK, contracting electrical and illuminating engineers, 18 Beaufort st, Jamaica, L. I., desire catalogues and samples on electrical materials and fixtures.

P. G. KLEM and Wiliam Goodell, have formed a partnership under the firm name of Klem & Goodell and have opened an office for the conduct of a general contracting business at Herkimer, N. Y.

HERMAN N. LUBET, architect and engineer, has opened offices for the practice of his profession at 101 West 42d st, and desires catalogues and samples from manufacturers interested in the building trade.

CYRIL BENNETT, architect, has opened offices for the practice of his profession at 234 Boston Building, Pasadena, Cal., and desires catalogues and samples from manufacturers of building materials and devices.

GEORGE SYKES (INC.), 314 East 34th street, is in the market for building materials in connection with the construction of a three-story reinforced concrete residence, 140x160 ft., for which plans were prepared by F. Burrall Hoffman, Jr., 15 East 40th st.

CITY PLANNING.—The sixth annual conference will be held at Toronto May 25-27, with headquarters at the Hotel King Edward. The program will include the following papers: "Rapid Transit and the Auto Bus," John A. McCullom; "Protecting Residential Districts," Lawrence Vieller; and "Toronto's Waterfront Development," R. S. Gourlay. Frederick L. Olmstead, Andrew Wright Crawford, J. V. Davies and Henry V. Hubbard will also read papers.

THE ASBESTOS PROTECTED METAL COMPANY, of Beaver Falls, Pa., announces the removal of its Pittsburgh office to 1611 Bennedum-Trees Building, with H. E. Marks continuing as District Manager. Besides its well-known asbestos protected metal for roofing and siding, this company now manufactures a complete line of prepared roofing and shingles to meet the requirements of all kinds of buildings.

EXHIBIT AT THE MECHANICS' INSTITUTE.—The annual exhibition of the work of the students of the Mechanics' Institute, at 16-24 West 44th street, was held on the afternoon and evening of Monday, April 13, and attracted considerable attention and favorable comment on account of the excellency and high standard of the work exhibited. This exhibit was of particular interest to the builders of the city, because the General Society of Mechanics and Tradesmen has reached the nearest to a solution of the problem of the kind, and on account of the instruction given to those engaged in the building trades. Of its two thousand and odd students, the largest numbers are enrolled in the architectural drafting classes; there are ten classes in the first year, six in the second year, and four in the third year or graduation classes. In addition to the architectural work there were extensive exhibits of the work of art and clay modeling classes; the various classes in mathematics, science, mechanical drafting, industrial electricity and class in carriage drafting.

FEDERATED CIVIC ASSOCIATIONS.—With the purpose primarily of disseminating further information among those civic and kindred bodies whose interests would be directly or indirectly affected by the construction of further transportation facilities between this city and New Jersey, will hold an adjourned conference of delegates from these associations, Tuesday, May 5th, at 4 o'clock P. M., in the Sun Parlor of the Waldorf-Astoria. Representatives of the New York and New Jersey Bridge and Tunnel commissions and their engineers will be present for the purpose of explaining the situation as it exists and of answering any questions delegates may wish to ask. The last conference upon this subject, coosisting of representatives of about twenty associations, was a most interesting one, but few of the delegates present felt that the organizations they represented were sufficiently informed to take definite action upon the question at that time. The subject is of such importance to the community, however, that every association affected should be fully informed upon it so that it may be in a position to determine its opinion and exert its influence accordingly. Robert Grier Cooke is president.

OBITUARY

GUSTAVE BRUETT, general contractor, died at his home, 9 Linden avenue, Bloomfield, N. J., Wednesday, April 8.

EDWARD F. BURKE, a prominent builder of Flushing, L. I., died at his home, 40 West Amity st, Flushing, Friday, April 10, aged fifty-eight years.

ISRAEL J. LEHMAN, architect, and senior member of the firm of Lehman & Schmitt, Garfield Building, Cleveland, died at his home Thursday, April 2.

ENGELBERT JAUTZ, a retired carpenter and general contractor, died at his home, 1432 De Kalb av, Brooklyn, Monday, April 13. He was fifty years of age and a native of Germany, but had lived in Brooklyn for thirty years.

THOMAS KITTLES, carpenter and general contractor, died at his home, 149 25th st, Brooklyn, Tuesday, April 7. He was born in Norway fifty-four years ago and had lived in Brooklyn for over thirty years. He is survived by his widow and one daughter.

JOHN FINNIGAN, carpenter and general contractor, died at his home, 709 Myrtle av, Brooklyn, Friday, April 10. He was born in Ireland about fifty-four years ago and had lived in Brooklyn for twenty-five years, where he was active in Democratic politics in the Fourth Assembly District.

S. FRANCIS QUICK, general contractor, died at his home 526 Warburton avenue, Yonkers, N. Y., Monday, April 13. He was born in Rhinebeck, N. Y., in 1830 and had been a resident of Yonkers since 1850. Mr. Quick was the senior member of the firm of S. F. Quick & Son, general contractors, and during his activity superintended the erection of many of the public buildings and a great number of a private nature in the city of Yonkers. He was president of the Yonkers Publishing Co., and a director in the Yonkers Savings Bank and the First National Bank. He is survived by his widow, two sons and two daughters.

THEODORE TRUESDALE LINES, president of the Keystone Varnish Co., died at his home, 200 Hicks st, Brooklyn, Thursday, April 16. He was born in New York City seventy years ago and was a graduate of the College of the City of New York. After the Civil War, in which he served, he engaged in the varnish business. Mr. Lines was a prominent Mason and a member of Mecca Temple, in New York, Lloyd Aspinall Post, G. A. R., Society of Colonial Wars, Sons of the American Revolution, Military Society of the War of 1812 and the Society of Founders and Patriots.

AARON J. ZABRISKIE, engineer and secretary of the New York Monument Commission for the battlefields of Gettysburg, Chattanooga and Antietam, died at his home, 245 Whiton st, Jersey City, Wednesday, April 15. Mr. Zabriskie had been connected with this committee for the past 26 years. He was born in Jersey City in 1854 and was graduated from the Rensselaer Polytechnic Institute, Troy, N. Y., as a civil engineer in 1876. During his earlier business life he was engaged in the building business with his father and later entered construction work on railroads and sewers. Mr. Zabriskie was a member of the American Society of Civil Engineers and the Holland Society of New York City. He is survived by his widow, three sons and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m.

AMERICAN INSTITUTE OF ELECTRICAL Engineers will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

THE SAN FRANCISCO ARCHITECTURAL CLUB has completed arrangements for the National Architectural Exhibition to be held in San Francisco, in connection with the Panama-Pacific International Exhibition in 1915.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS will hold its midsummer convention July 3 and July 4 at Brighton Beach, Brooklyn. July 3 will be devoted to papers and discussions of general engineering construction and Saturday, July 4, will be devoted to papers and discussions on "Best Roads."

BUILDING MATERIALS AND SUPPLIES

THE CITY BOND SALE AND THE MEXICAN CRISIS: THEIR EFFECT UPON FUTURE CONSTRUCTION WORK HERE.

Hemp Rope Stiffening—Lubricants Firmer—Steel Tonnage Still Light.

AMONG the many interests that had binoculars trained upon the city bond sale this week the mortgage and material departments were conspicuous. Doubt seemed to have existed as to the disposition of money to come forward at the lower interest rate, but when it was seen that the sale was almost thrice over-subscribed at the quarter level, new hope arose in the well nigh despondent building material circles. It gave the first measure of the real financial situation in New York City, and it proved that there is plenty of money available for investment purposes, providing the borrower's credit is sound.

In other words, it signifies that this will not be a year of speculation in building erection. People are not ready to take chances, but there is a definite commercial development that was felt last fall and is beginning to make itself felt again this spring in Bronx and Queens, especially in the latter borough. Factory expansion, according to plan filings and projects on architects' boards, is an important factor in the present building movement and, because the bond sale shows that there is money available for sound investment at rates of interest lower than those which have been prevailing; construction work that has been held up on the plea of high interest rates and scarcity of money are now expected to move ahead more freely.

Bus simultaneously with this glimmer of encouragement within the metropolitan district loom ominous clouds on the national horizon that may affect the money market adversely. Financiers and building money lenders were not inclined to venture an opinion as to the effect open hostilities with Mexico will have upon the eastern building situation, but the results hardly can be expected to be conducive to a free and unhampered building year. At the same time lenders believe that the volume of prospective building operations that already has been financed is sufficient, if confidence in the administration's trust program can be retained, to keep building material moving into new construction work fairly steady during the remainder of the season. War with Mexico might have the effect of distracting the public mind from the depression bugaboo long enough to give business a chance to get on its feet anyway. It will give men a chance to small-talk about something else besides the eternal question: "How do you find things?" and in the opinion of most broad-guage business men that is what is most needed now.

The week developed no marked change in the wholesale building material prices. Buying was, if anything, a little slower, owing to the two wet days, but the movement of common brick showed a continued strengthening tone, Portland cement moved in better demand and steel showed some further sign of activity. Sand and concrete ingredients are a little more free in movement, but it is significant that prices continue weak in almost all lines. Some shading is being done and a good deal of paper in the form of stock is being swung on subcontracts. This paper is much easier to dispose of today, however, so that this feature cannot be considered as an evidence of weakness in building financing. Commodities, such as lubricants, coal, waste and wire rope are firming and petroleum products are likely to advance if intervention takes place in Mexico. That is why hemp rope is stiffening so sharply now and those who use rope, such as painters and riggers have been in the market to anticipate a further rise that is sure to come if certain parts of the material entering into the manufacture of hemp rope that come from Mexico are shut off from this market temporarily.

A strengthening tone is shown in the aggregate plan filings this week for the entire city as shown by the following comparative tables:

	Week Ending			
	No.	April 18.	No.	April 11.
Manhattan	14	$2,112,000	8	$1,042,500
Bronx	18	148,800	22	680,200
Brooklyn	118	1,097,100	153	816,300
Queens	157	919,685	80	344,025
Richmond	41	60,822	23	19,105
Totals	351	$4,326,407	286	$2,902,130

SUPPLY MEN IN CONVENTION.

New York Association Begins Meetings on Monday at the Biltmore.

THE annual convention of the National Pipe and Supplies Association will be held at the Biltmore Monday, Tuesday and Wednesday. The program will embrace an open session on the morning of April 20, to which all manufacturers and others interested in the manufacture and distribution of pipe, fittings and plumbing supplies have been invited. It is hoped to have a speaker of national prominence address this meeting on a subject that will command the interest and attention of the business men of the country.

The sessions of Monday afternoon and of Tuesday will be given over to discussion of matters of general interest to the entire trade, but both sessions of April 22 will be devoted exclusively to the plumbing supply interests of the members of the association. It is believed that this convention will be of unusual interest, not only on account of the questions of policy that will be discussed, but also because of the pending legislation now before Congress, which is exciting the attention and interest of the entire business world. It is hoped to be able to present some of these important matters to the convention through men of national prominence, who have given the various phases of trust legislation, price maintenance and concentration of industry careful thought and consideration.

STEEL AND IRON.

Interborough Authorizes Distribution of 49,944 Tons for "L" Lines.

STRUCTURAL steel showed some signs of improvement this week. The chief factor in the market was the authorizing by the Interborough Rapid Transit Company of the distribution of practically 50,000 tons of steel for third-tracking the Manhattan elevated lines. The American Bridge Co. took 13,423 tons, McClintic-Marshall Co. 13,619, Milliken Bros., Inc., 7,812, Phoenix Iron Works 3,929, L. F. Shoemaker & Co. 4,413, Belmont Iron Works 1,210 and Pennsylvania Steel Co. 5,548. Aside from this business there is little structural work coming out in the market. The American Bridge Co. took a contract for 6,000 tons for the Rosenbaum Building and the McClintic-Marshall Co. took about 1,400 tons of miscellaneous orders. Of the structural orders taken last week totaling 35,000 tons, about one-third of the business was for bridges.

The foundry iron market continued unchanged. A few more 100-ton lots were the subject of negotiation in the trade, but no large inquiries were forthcoming. The Bridgeport Malleable Iron Company has closed for a small lot of high silicon iron, but is holding off on 2,000 tons of No. 2 X upon which it has been quoted $15.45 delivered.

The situation in the Eastern market is reflected by the equally lifeless state of trade reported from other quarters. Dullness prevails in Pittsburgh, Cincinnati and Cleveland. Sales in Chicago are light and inquiries are few. Stock in the furnace yards there are small, and producers are booked to about the capacity for first half delivery. In the Philadelphia district Canadian pig iron is displacing the Southern product, a condition which has given the Birmingham makers some cause for uneasiness.

STONE MILLS STARTING UP.

Activity Reported From the Bedford District—Complaint of Price Cutting.

STONE mills that were closed down during February are starting up. The principal improvement this month is the increased number of inquiries, which foreshadow considerable activity in the stone trade. Enough work has come out lately to insure stone mills running on regular time schedule. While business has been slow, a feeling of confidence is apparent everywhere.

Stone operators in comparing present conditions with those in the past say that a fair quantity of work is being turned out; that all the mills are running now, though some of them not with a full force and that inquiries are coming in in larger numbers than usual, and more figuring is done on new work than in the same period of 1913.

Complaints of price cutting are heard, but it is believed that competition will diminish when mills begin to fill up.

COMMON BRICK.

W. H. Barnes to Stay With Gnybco—Weather Checks Sales.

TWO days of rain brought both the unloading and sales records for common brick below last week's figures. The strength of the market was shown, however, in only a moderate drop in the face of the adverse weather conditions, yet it was sufficient to keep prices on the lower grades of brick sluggish. As the week closed, the inquiry was much stronger, and indications now are that a sharp upturn in demand will develop over the week-end.

The market was startled at the rumor that Messrs. Barnes and McNamara, of the selling department of the Greater New York Brick Company, had resigned and that behind their resignations was a counteracting deal aimed at the organization of the barge owners carrying the Hudson brick trade. There was no connection between the barge project and the resignations. Neither was there any foundation for the report that Mr. McNamara had resigned. All reports were based upon the action of William H. Barnes, who represents, among other manufacturers, the Washburn and Hutton companies in the selling company, in handing in his resignation for personal reasons. The board received, but refused to accept, it. A conference with Mr. Barnes followed and it was officially stated yesterday morning that Mr. Barnes, whose acquaintance in the brick-selling market of Greater New York is very extensive, had reconsidered and will remain with Gnybco.

Official transactions for Hudson common brick covering the week ending Thursday, April 16, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, April 10—3.

	Arrived.	Sold.
Friday, Apr. 10	4	5
Saturday, Apr. 11	9	6
Monday, Apr. 13	18	14
Tuesday, Apr. 14	2	2
Wednesday, Apr. 15	7	6
Thursday, Apr. 16	8	6
Total	48	39

Reported enroute, Friday A. M., April 17, 4.

Condition of market, strengthening. Prices: Hudsons, —— to $6.25; Raritans, $6 to $6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Firm. Left over Friday A. M., April 17, 12.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Apr. 3	1,386,500	Apr. 10	576,000
Apr. 4	616,500	Apr. 11	1,265,000
Apr. 6	971,000	Apr. 12	1,281,500
Apr. 7	1,095,400	Apr. 13	1,412,000
Apr. 8	1,128,900	Apr. 15	698,500
Apr. 9	1,210,250	Apr. 16	408,500
Total	6,408,550	Total	5,241,500

1913.

Left over, Friday A. M., April 11—68.

	Arrived.	Sold.
Friday, Apr. 11	15	7
Saturday, Apr. 12	7	4
Monday, Apr. 14	6	2
Tuesday, Apr. 15	7	5
Wednesday, Apr. 16	10	8
Thursday, Apr. 17	6	8
Total	51	34

Condition of market, easier. Prices: Hudsons, $7 to $7.25; covered, $7.50; Raritans, $6.87½ to $7.12½; Newark, $8.25. Left over Friday A. M., April 19, 75.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to April 16, 1914	225
Total No. bargeloads sold Jan. 1 to April 16, 1914	213
Total No. bargeloads left over April 17, 1914	12
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to April 17, 1913	422
Total No. bargeloads sold Jan. 1 to April 18, 1913	347
Total No. bargeloads left over April 1, 1913	75

LUMBER.

Price Situation Unchanged, But May Drop Lower Later.

THE price situation remains unchanged, and it is hardly likely that lumber values will go lower. Of course there has not been any large production, and this has probably had much to do with keeping prices on their present basis. With the coming of more settled weather mill operations will be better able to carry on production, and unless the demand from the Northern markets increase proportionately, it may be impossible to hold to lists.

While the general report is that trade is still dull and the outlook not very promising, general conditions are sound throughout the country with the crop condition, perhaps, as favorable as at any time in history, and it is natural in the way of things for business to go forward. There are contrary influences no doubt; the uncertainty in business over pending legislation, and the recent change in the currency law, etc., and these probably are the chief causes contributing to the present business stagnation. That business is waiting for some reversal is evident; there are signs of some big work in contemplation as evidenced from the number of inquiries that are out, but it is hardly likely that these will materialize for a few months to come.

The export trade at this time is reported in an unsatisfactory condition. Much complaint is heard recently of heavy shipments on consignment, and this is seriously affecting trade in that quarter.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 25, 1914

REAL ESTATE BOARD'S NOTABLE VICTORY

Drastic Factory Laws For Low Buildings Modified By New Legislation—How the Amendments Were Obtained and What They Mean.

THE biggest victory that has been won by the real estate interests during the past ten years was gained through the untiring efforts of the Real Estate Board to secure amendments to the drastic labor laws that became operative October 1 last. These laws, passed last year after the State Factory Investigating Commission had filed its report, were particularly severe and drastic, as they related to comparatively safe four, five and six-story buildings. Unintentionally the laws as they were enacted meant confiscation of equities in many small store and loft structures, buildings that are practically safe, but which, because the definition of a factory "is a place where one or more persons are employed at labor," are brought within the scope of the law. They were placed in the same class as factory structures, like the Triangle Waist factory. The burning of that building, and the resultant loss of life, were chiefly responsible for this legislation of 1913.

The Real Estate Board encountered stubborn opposition at every move when it began to seek relief. The opposition came mostly from self-constituted bodies of uplift workers who were insistent that no change in the law was necessary. But the moment the State authorities commenced to enforce the laws a strong sentiment against certain provisions that were both drastic and unfair swept over the city, and was shared by both owners and tenants. Protests were raised on every hand, and it only needed a powerful body, such as the Real Estate Board of New York, to take up the fight and secure the desired results.

Early in March President McGuire called a meeting of fifteen real estate men to discuss ways and means of securing amendments. The situation was discussed, and a special committee consisting of President Warren Cruikshank and Chas. F. Noyes was appointed, with authority to handle the subject. At the meeting of fifteen there were present: Charles F. Noyes, Albert B. Ashforth, Frank Lord, of Daniel Birdsall & Co.; Gerald R. Brown, of the Equitable; W. T. Ropes, of Horace S. Ely & Co.; Laurence M. D. McGuire, Lawrence B. Elliman, of Pease & Elliman; Chas. D. Cone, of Douglas Robinson, Chas. S. Brown Co.; Alwyn Ball, Jr., of Southack & Ball; F. M. Hilton, of Wm. A. White & Sons; M. J. Engel, of the Central Iron Works; James Walker, of Wm. C. Walker's Sons; Lewis D. Sampson, Warren Cruikshank, of the Cruikshank Company.

The special committee immediately took up in an active way the matter of securing necessary relief from the Legislature, and received much valuable assistance from the Industrial and Building Codes Committee of the Board, of which committee Mr. Noyes is chairman.

A hearing before the State Factory Investigating Commission was secured about the middle of March, and while it was thought that only a few would be present, more than two hundred real estate men, representing not only the Real Estate Board but the United Real Estate Owners, the Merchants' Association, the American Institute of Architects and several engineering societies appeared at this hearing.



CHARLES F. NOYES
Chairman Industrial and Codes Committee.

The State Factory Investigating Commission and Abram I. Elkus, its counsel, recognizing the tremendous sentiment against the legislation as it affected low buildings—those of four, five and six stories—immediately co-operated with the real estate interests, and several conferences were held between the special committe of the board, the counsel of the State Factory Investigating Commission and the Industrial Board. The result of these conferences was that the amendments were finally passed on March 27, the day that the Legislature adjourned. The Governor has now signed both bills.

Great credit is due to the committee of three having charge of this legislation, as well as to the Industrial and Building Codes Committee. Alfred R. Kirkus and William P. Bannister also worked hard for the Real Estate Board to accomplish the desired results, as did also Alfred E. Smith, Democratic leader of the Assembly, and the Hon. Robert F. Wagner, majority leader of the Senate. In this connection it is of interest to real estate owners to know that Mr. Kirkus has been placed on one or two committees by the Industrial Board, and from now on the Real Estate Board is to be represented in all matters of importance that come up before the Industrial Board. Special credit is also due to Mr. E. A. Tredwell, who has always taken a profound interest in this phase of the board's work, both during his term as president of the board, and more recently as a member of the Fire Hazards Committee of the Industrial Board.

The Industrial Board, consisting of Maurice Wertheim, Pauline Goldmark, Richard J. Cullen and Charles C. Flaesch, is doing everything it can fairly to interpret the laws, and it is thought that this board will be practical in all of its interpretations of the law.

The amendments secured not only relieve the owners of buildings five stories or less in height from costly structural charges, but place the responsibility for proper ventilation, etc., in factories upon the tenant, instead of the owner. The following are the amendments:

Senate Bill Print. 1670 Int. 1223:

Fire escapes can be used as a required means of exit on buildings of five stories or less in height, except when in the opinion of the Industrial Board they do not furnish adequate means of escape from fire.

Fire escapes on buildings over five stories in height may be used as the required means of exit, when in the opinion of the Industrial Board they can be safely used.

Interior stairways, serving as a required means of exit, do not have to be enclosed in buildings of five stories or less in height, unless the Industrial Board, because of conditions, deems it necessary.

Window frames and sashes can be covered with metal instead of being of metal.

Senate Bill Print. 1670 Int. 1224:

These amendments are summarized as follows:

Openings in elevators and hoistways can be provided with a gate of suitable height instead of a 6 ft. gate as formerly required.

Fire-escapes erected on buildings constructed before Oct. 1, 1913, of five stories or less in height, need not comply with the new laws as to the cutting down of openings to the floor and the construction of such openings are to be governed by the present law applicable to fire escapes.

Persons operating factories are now compelled to look after the ventilation instead of the owner.

Persons operating factories are now compelled to provide dressing and emergency rooms instead of the owner.

Water closets may have suitable ducts leading to the outer air, as well as windows.

A Hearing Called.

The New York State Factory Investigating Commission, of which Senator Wagner is chairman, will give its first public hearing of the present year at City Hall next Tuesday morning at 10 o'clock.

A series of questions have been submitted to property owners concerning the fire hazard in mercantile establishments, so as to guide the commission in drafting its recommendations. Among the questions asked are these:

1. Shall all vertical openings between floors be enclosed in fireproof partitions,

or partitions of fire-resisting materials, and all openings from these enclosures to the various floors be protected by self-closing, fireproof doors or windows?

2. How many required means of exit shall there be from every floor of a building used as a mercantile establishment? What types of exits shall be accepted as required exits?

5. Shall all doors in buildings used for mercantile purposes open outward or be double swinging doors?

6. Shall doors from all interior rooms which are used as workrooms or from any interior room, where more than five persons are permitted, open outward or be double swinging doors?

7. Shall revolving doors be allowed at any entrance?

8. Shall the width of the hallways, vestibules and required exit doors leading therefrom to the street be not less than the aggregate width of all stairways and exits leading to them?

9. What provisions shall be adopted for adequate and sufficient exit facilities in existing and future mercantile establishments based upon area, height of building, number of occupants, etc.?

10. What special provisions shall be made for exits from the main floor.

11. Is it practicable to limit the number of occupants in mercantile establishments in accordance with the exit facilities provided? If so, on what basis should this be done?

12. In what classes of mercantile buildings should an automatic sprinkler system be required?

14. Shall the open floor area between fire walls be limited?

NEW LAWS TO RELIEVE REAL ESTATE BURDEN

Recording Taxes Can Be Saved by Assigning Mortgages—Brooklyn and Queens Plead for Favorable Railroad Legislation.

DURING the week Governor Glynn signed all but one of the New York City bills remaining on his desk. Among these were a number of bills which Mayor Mitchel had approved. Altogether, ninety-four city bills were passed by the Legislature and the Mayor fifty-six.

The two bills of first importance contained amendments to the factory laws which relieve low buildings from the operation of the new fireproofing requirements, and also relieve owners from the responsibility of providing ventilation, dressing rooms and emergency rooms, and placing the responsibility on the operators of the factory.

Assignment of Mortgages.

Gov. Glynn has signed the bill affecting borrowers on real estate, which provides that mortgagees on the expiration of mortgages must assign them to others if that is the desire of the owner of property involved. In other words, by this law, if a person owns a piece of property on which he has borrowed from a title company and, on the mortgage falling due the title company refuses to extend or renew it, he can go to another company, get it to take the mortgage and, by paying the amount to the original lender, have the mortgage assigned to the second company. The idea of this is to save recording taxes to the borrower and to protect him from other costs. This is the wording of the measure:

"Whenever a mortgage upon real property shall be due and payable the mortgagee or the owner and holder of the mortgage shall execute and deliver to any person or persons, or corporation, named by the owner of the land upon which the same is a lien, an assignment of the mortgage, duly executed, which may, by its terms, be without recourse to the assignor in any event, and discharge such assignor from any liability thereunder to the assignee; provided a demand has been made of the holder of the mortgage by the owner of the land upon which the same is a lien for such assignment, in lieu of a certificate of discharge of the same, and the full amount of principal and interest due on the mortgage and the usual fee for drawing the assignment is tendered or paid."

New Banking Law.

The Governor signed the Griffen bill, which amends Section 295 of the penal law by prohibiting the reception of any deposit by an officer or employee transacting any banking business as a banking corporation when such corporation is insolvent. This law becomes Chapter 383 of the Laws of 1914.

The Governor signed the McClelland bill (Senate Int. 944), giving the Commissioner of Docks and Ferries power to make rules and regulations for the government of his department, as heretofore he has had to obtain special authority by means of an ordinance whenever he desired to make a new regulation.

Mayor Mitchel on Wednesday afternoon gave consideration to the act before him for approval that will amend the transportation corporation law (Introductory No. 1138, Senate No. 1305), in relation to the ownership or control of stock and bonds of freight terminal companies by certain corporations and joint stock associations. Appearing against the act were Frank S. Gardner, secretary of the New York Board of Trade and Transportation, and W. E. Youker, secretary of the Citizens' Union, William Liebermann, chairman of the Industrial Committee of the Brooklyn League, appeared in favor of the measure.

Transportation Corporation Law.

The appeal exempts Brooklyn and Queens from the general act passed by the Senate and Assembly, prohibiting railroads from owning stock and bonds of freight terminal companies. The idea is to safeguard the harbor facilities against monopoly of the railroads upon the completion of the Barge and the Panama canals.

Mr. Gardner outlined the history of the measure, pointing out that if the appeal is approved and goes to the Governor for signature 248 miles of Brooklyn and Queens water front will be under the virtual control of railroad corporation. He besought the Mayor to weigh the whole question carefully in the light of the possible effect such an approval would have upon the welfare of the business and realty interests of the entire city, but especially to Brooklyn and Queens.

Mr. Youker ventured the opinion that if the bill became operative, there was no law that would prevent the exemption being made applicable to Manhattan and other boroughs through possible ownership of terminal stock in holding companies in Manhattan.

Mr. Liebermann in pleading for the Mayor's approval of the act feared that if this bill was not signed all the years of study and planning devoted to the commercial, residential and industrial welfare of Brooklyn and Queens would be set at nought and that it would stifle much of the progress that has been made in the past. He said that Brooklyn and Queens were straining at the leash for the right to proceed and develop, but that this development has been hampered because the railroads would not invest money in undertakings of such doubtful constitutionality. He said the exemption was made to encourage the railroads which now had the key to the situation to come in and open up Queens and Brooklyn to its commercial and industrial possibilities.

During the week Chairman Edward E. McCall, of the Public Service Commission, issued a statement criticising the action of Mayor John Purroy Mitchel in vetoing the bill, which had been favored by the commission, amending the Rapid Transit Act. The chairman stated that the Mayor's veto would undoubtedly be pleasing to the Contractors' Association, as that association, so far as he knew, was the only body to oppose the bill, either in Albany or before the Mayor. The proposed bill clothed the commission with power to do actual construction work on the new rapid transit lines, in the event of this becoming necessary by reason of some contractor not being able to perform the whole of his contract. It also raised the amount from $10,000 to $25,000, for which the commission could let contracts without formal competitive bidding. Before doing any work under either amendment it would have been necessary for the commission to secure the consent of the Board of Estimate and Apportionment, and in this manner the consent of the Mayor would be necessary, as he is a member of that Board.

Water Bill Vetoed.

News of the action of Governor Glynn in vetoing the Foley-Maier water bill was received with great satisfaction all over Queens, and especially in the Second Ward. The provisions of the bill that appear to have impressed the Governor most unfavorably are those that virtually prevented the city introducing the Catskill system, where a private company already exists. This would be unjust to the taxpayers who have paid for the construction of the Catskill system.

Smokeproof Towers.

Woodruff Leeming, past president of Brooklyn Chapter, American Institute of Architects, is a great believer in the efficacy of smokeproof towers as a life-saving device. Every new factory should have at least one, he advises, as open fire-escapes have proved time and again to be useless because of the smoke pouring out of the lower floors and cutting off those above, and interior fireproof stairs offer the same objection, as the doors, though fireproof and self-closing, must be kept open for an appreciable length of time, thus causing a draught and filling the upper flights of stairs with smoke.

—The subject of exclusive agency is interesting the real estate brokers of Westchester County, and steps are being taken to have this method generally adopted there. In the smaller cities this method of marketing property is very generally followed, and it is contended that it would be.

—There were 7,336 real estate conveyances and 5,439 mortgages filed in the Bronx last year, the latter totalling over $38,000,000. Fifteen miles of streets were graded and nearly fourteen miles were paved.

—The cost of living is declining, Bradstreet's index figure for April 1 being 8.7562, against 9.2976 a year ago. The declines in commodity prices were greatest in food products.

UNIVERSITY HEIGHTS A HOME COLONY

Builders Find Demand For Apartment Houses, and Vacancies Are Scarce—Educational Institutions Exert Refining Influence on District.

UNIVERSITY HEIGHTS section of the Bronx is destined to become a high-class residential section with detached dwellings and modern apartment houses, the prevailing type of construction. From the point of view of a builder who figured prominently for many years in the private house development of that portion of the Bronx, an architect who designed a great many buildings on University Heights, an investor and a local real estate broker, the probable growth will be along these lines.

That district bounded by 181st street, 183d street, University avenue, and Sedgwick avenue, with the exception of about five lots, is restricted until 1940 to private houses and has been improved in recent years with residences ranging in price from $14,000 to $40,000. There has been no particular apartment house construction, although William Evans built, about two years ago, just north of this restricted territory, a row of four-story apartments, and the Gaines & Roberts Company erected similar structures, which are fully rented for prices ranging as high as $8.50 a room. On Sedgwick avenue, adjoining the restricted area, the Colonial Holding Company erected about four years ago from plans by Andrew J. Thomas, apartment houses which are bringing to the owners as high as $10 a room, an exceedingly high rental, considering the location, but justified by the character of the surroundings and the type of construction. Similar structures are being erected at St. James Park and 193d street, Aqueduct avenue and 190th street. Others having been recently completed at Aqueduct avenue, corner Fordham road, and at Fordham road and Valentine avenue. A ten-story apartment hotel is contemplated at the northwest corner of Morris avenue and Fordham road, consisting of one, two and three-room suites with all modern improvements, including kitchenettes, etc.

Character of Construction.

The chief characteristic of University Heights has not been extensive apartment house construction, but rather the high class detached dwelling. William C. Bergen built about two years ago a row of residences on University avenue, from 181st to 183d streets, nearly all of which were sold from the plans; one house was recently bought by District Attorney Francis Martin, of the Bronx, for his own occupancy. That University Heights will retain its residential character and will continue to attract the same class of buyers is probable.

The refining influences of New York University, with its many stately buildings, and the presence of a number of educational and other institutions such as the Webb Academy and Home for Shipbuilders, Roman Catholic Orphan Asylum, Hebrew Infant Asylum, St. James' Episcopal Church, the University Heights Presbyterian Church, and the Church of St. Nicholas of Lolentine, all tend to offset the invasion of influences usually detrimental to residential property. This fact, coupled with the natural high elevation and the present and proposed transit facilities, aid in strengthening the opinion that University Heights will retain its residential character. A station of the New York Central Railroad places the district within twenty minutes of the Grand Central Station, and a number of cross-town trolley lines connect with 181st street subway station on the west side and the West Farms station on the east side. Other trolley lines place University Heights in touch with all sections of Westchester and the Bronx, including the shopping and theatrical center at 149th street. The continuation of the subway along Jerome avenue when operated will place University Heights in the five-cent zone and put the whole section in close touch with the entire city.

Opinion of a Builder.

William C. Bergen, the builder, said this week: "To-day University Heights is the only exclusive residential section of the Bronx, principally on account of its proximity to New York University and the restricted area on University avenue. The territory south of the University has not been particularly active in recent years, but is now ripe for improvement with either private houses or high class apartment houses. The fact that there is not a single vacant apartment in those structures recently erected between Washington Bridge and Fordham road shows that builders of such properties have been highly successful.

"The beauty of the distance is not marred by the small, unsightly buildings characteristic of many of the other sections of the borough. The older structures retain the same new up-to-date appearance that make the recently constructed buildings so attractive. I know of no other section of the Bronx which offers more possibilities than University Heights, particularly that district lying north of Washington Bridge and south of Fordham road."

Andrew J. Thomas, the architect, is another firm believer in the future of University Heights as a residential center. "The section," he said, "is particularly well adapted for residential purposes, not only on account of its high elevation but on account of its unusual scenic beauty. The fact that such excellent conditions prevail in those apartment houses already built proves that the speculative builder has an excellent opportunity in the construction of buildings of a similar type. With municipal improvements installed, the Jerome avenue subway in sight, and even the contour of the ground inviting in itself, it offers in my mind a most excellent field for the erection of either up-to-date apartment houses or high class detached dwellings."

Activity Anticipated.

Henry U. Singhi anticipated a revival of building activity on account of the proposed subway extension which will be put in operation in a short time. He expressed the opinion that Fordham road with a subway station at Jerome avenue would become the business hub of that portion of the Bronx. Mr. Singhi recently erected a two-story taxpayer at the northeast corner of Jerome avenue and Morris avenue, and adjoining it a 2-story moving picture theatre. Similar taxpayers are being erected in the immediate vicinity.

No More Private Houses.

"Private house construction is a thing of the past throughout the University Heights section of the West Bronx," said H. Nelson McLernon, of McLernon Brothers, real estate brokers, last week. "Builders who erected this type of house a few years ago were able to dispose of their product to advantage upon completion and very often from their plans. With the increase in land values which have occurred during the past few years, they found that they could not obtain so ready a market at the increased price this necessitated and either turned to new fields where land values were lower or went into the construction of apartment houses. Owing to the fact that there have been no new houses erected, the owners of the existing private residences are able to demand and obtain a very good price for their properties when they wish to sell.

"Builders who entered the apartment house field have been very successful. High class houses have been erected on University avenue, Andrews avenue, Loring place and Sedgwick avenue. These houses rented quickly and to a most desirable class of yearly tenants. There are now several new operations under way which will be ready for the autumn season. The average obtained runs from seven to ten dollars per room.

"It should not be hard to conceive the wonderful growth of this west side of the Bronx upon completion of the Jerome avenue extension of the Lexington avenue subway route. In addition to operating subway trains on this line, there is to be a connection with the Sixth and Ninth avenue elevated roads, for the operation of whose trains trackage rights were reserved in the agreement made with the Interborough company. We predict and anticipate that a building movement greater than that which occurred on Washington Heights or in the Hunts Point section will ensue with the completion and operation of this new transit line. University Heights, being the choicest of the property affected, will naturally be one of the first sections in which the development will show itself."

Will Test the Market.

Whether the general public is in a receptive mood for investments in real estate ripe for development or not, will doubtless be determined on next Tuesday, when Joseph P. Day and J. Clarence Davies will offer 134 lots in the University Heights section of West Bronx. The land, the property of the heirs of the estate of Ellen M. Hennessy, is to be sold without reserve. Some of the heirs wanted to hold the land for sentimental reasons, it having been an heirloom for nearly half a century, while others insisted upon a sale, even though the lots might not bring as much as under more favorable market conditions.

The Hennessy lots adjoin the grounds of New York University and are accessible to lower Manhattan via the Harlem and Putnam divisions of the New York Central Railroad, the West and East side elevated lines, the existing subway and a comprehensive system of trolley lines. The Jerome avenue subway will have a station at Burnside avenue.

Last of Grand Union Hotel.

Next Saturday will witness the closing of the Grand Union Hotel, occupying the block front in the east side of Park avenue, between 41st and 42d streets. The property was condemned by the Public Service Commission in order to facilitate the construction of the subway system connecting the Fourth and Lexington avenues routes and title will be taken by the city as soon as a commission can determine the value of the property, which has been roughly estimated to be worth $3,500,000.

The closing of the hotel will mark the passage of another famous hostelry in this section of the city. Several well known hotels in the district between 17th and 42nd streets have been closed down during the last few years to make way for modern loft and office buildings. In all probability the city will resell the Grand Union Hotel property, subject to a subway easement, as soon as the system is constructed.

—The Merchants' Association of New York has adopted a resolution condemning the proposed increase in the weight limit of the parcel post to one hundred pounds.

FIRE PREVENTION AND PROTECTION

American Institute of Architects and Board of Fire Underwriters Cooperate in Order to Protect Property Owner Against Conflagrations.

IN order to disseminate among architects, builders and property owners an outline of the main points in the science of fire prevention and protection, and to indicate where detailed information of these important subjects may easily be obtained, a pamphlet has been issued regarding fire insurance requirements.* The New York Chapter of the American Institute of Architects, represented by Julius Franke, of Maynicke & Franke, architects, and the New York Board of Fire Underwriters, represented by F. J. T. Stewart, have cooperated in this matter not only that the property owner may thereby be benefited in regard to his insurance, but also to stimulate the adoption of higher standards of construction and equipment. It is hardly necessary to call the attention of technical men to the enormous fire waste of our country, amounting to more than two hundred million dollars annually.

Broadly speaking, there are six important considerations which enter into the "hazard" in fire insurance, and likewise in the science of fire prevention and protection, namely:

Exposure to Fire From Without.

The architect may have little to do with this, as the site is generally chosen before he is called in. The exposure depends upon the width of streets or courts, the space between the new buildings and the neighboring buildings, and the nature of such neighboring buildings.

This hazard may be reduced, however, if the building is planned without openings facing the danger, or if wired glass windows (1), shutters, doors (2) and skylights (11) facing such exposure furnish standard protection. Outside sprinklers (3) and fire hydrants (4) can also be provided to reduce the danger.

Construction of the Building.

The hazard here is affected by the materials and workmanship entering into the construction, wall thickness and strength. An approved Building Code is generally utilized by the Underwriters in judging the adequacy of wall thicknesses and the strength of materials.

Structural steel members are required to be thoroughly covered with fire resistive material; as terra cotta, brick, concrete or other approved material of adequate thickness. The material and workmanship should also be of such that, in case of fire, a powerful hose stream will not destroy the protection and expose the steel to the flame.

The National Fire Protection Association at its annual convention in May, 1913, adopted regulations for a "Standard Fire Resistive Building of the Highest Type" (6). This standard is for a building that would resist a temperature of 2,000° Fahrenheit for four hours without material injury to its structural parts. Although impractical to erect all buildings as prescribed by this document, it is, nevertheless, an ideal that can be approached in any building at least in part. A suggested building ordinance especially intended for small towns and villages (5) was also adopted in 1913 and treats especially of protection for the "non-fireproof" buildings.

*In the appendix appears a list of standards issued by the National Board of Fire Underwriters, many of which are recommendations of the National Fire Protection Association. In the design of new buildings it will be helpful to consult the Underwriters if the cost of fire insurance is considered. The numerals appearing in this pamphlet in parenthesis ( ) refer to the number opposite the standards listed in the appendix.

The hazard here includes questions of height, area, the location of fire stops, facilities for the escape of the occupants and facilities for access for firemen. The height of a building seriously affects its insurance, because, beyond a certain height the Fire Departments cannot be depended upon, for the present at least, for effective work.

Plan of the Building.

It is evident also that the larger the area the greater the danger of fire getting beyond control. When the area of any floor exceeds 5,000 square feet the insurance cost is generally higher. Fire stops are provided to decrease the area.

For the purpose of allowing communication between the various areas in a horizontal direction and between the floors in a vertical direction, doors (2) are provided which should be standard.

Of other elements included in plan and construction are the electric wiring (7) and fittings (8), protection against lightning (10), whether the building be fire resistive or mill construction (13) and windows of wired glass with metal frames (1). Special standards have also been adopted for the construction of railway car houses (12) and for gravity tanks (31).

Fire Extinguishing Equipment.

The hazard here is affected by the character of the protective apparatus, either stationary or movable, such as sprinklers (3), standpipes (14), pumps (15), valves (18), water supply, hand extinguishers, watchman's clock, fire drills (29), fire alarms (16), hose (17), etc., all designed to extinguish fire in its incipient stage.

The Nature of the Occupancy.

The consideration of this hazard includes these points: Whether the merchandise and temporary fixtures are combustible or not, whether explosives or highly inflammable materials are stored, whether there are few or many employes, the nature of the work being done, whether or not the place is kept clean, whether or not the fire extinguisher apparatus is kept in order, and whether or not the special mechanism or apparatus being used is standard and properly taken care of. Gas machines (19) and engines (20), incubators and brooders (22), kerosene oil pressure systems (23), oxy-acetylene heating and welding apparatus (24), waste cans and ash cans (25), films (26), oil storage (27) and gasolene stoves for cooking (28) are all, if improperly installed, hazards of this nature.

The danger of fire due to carelessness or viciousness on the part of the owner, is commonly known among Underwriters as the moral hazard. It is quite distinct from the physical hazard, but a careful investigation of the moral hazard is essential in insurance.

Public Fire Protection.

This part of the hazard which depends on the efficiency of municipal departments—notably the Fire, Water and Building Departments, has an important bearing on the fire loss and consequently the cost of insurance. Architects, builders and property owners can exert an important influence in fire prevention by encouraging the enactment of adequate laws on these subjects and insisting on an efficient administration of such laws (30).

Appendix.

The principal publications referred to in the preceding pages by numbers or letters are listed herewith. Many of the standards described in detail in these publications will be of invaluable assistance to architects, builders and others interested in building construction and maintenance.

Any of these pamphlets may be procured from the New York Board of Fire Underwriters; they may be secured through insurance brokers, and they may be had on application to the National Fire Protection Association, No. 87 Milk street, Boston.

A. General information of the Underwriters' Laboratories with facsimiles of labels.

B. List of fire appliances.

C. List of gas, oil, mechanical and chemical appliances.

D. List of electrical fittings.

E. Index of publications on the subject of fire prevention and fire protection issued by the National Fire Protection Association.

1. Wired glass and metal window frame construction.
2. Fire doors and shutters.
3. Sprinkler equipments, automatic and open systems.
4. Fire hydrants.
5. Construction of buildings in small towns.
6. Standard fire resistive building.
7. Electric wiring and apparatus (National Electrical Code).
8. Electrical fittings, list of approved.
9. Underwriters' Laboratories—General information in reference to the nature of its work and the terms and conditions under which tests of fire appliances and materials are conducted.
10. Lightning, protection against.
11. Skylights.
12. Railway car houses (storage and operating), construction and protection of.
13. Uniform requirements—Standard mill construction, "inferior" construction, general hazards, oil rooms, general protection, stairway and elevator enclosures, watchmen, thermostats, etc.
14. Standpipes.
15. Fire pumps—steam, electric, centrifugal, rotary; steam pump governors and auxiliary pumps.
16. Signaling systems, used for the transmission of signals affecting the fire hazard.
17. Fire hose—for Fire Department use, for private department mill yard use, unlined linen, for use inside buildings; hose couplings and hydrant fittings, for public fire service; hose houses, for mill yards.
18. Valves, indicator posts and hydrants, for mill yard use.
19. Gasolene vapor gas lighting machines, lamps and systems; acetylene gas machines and storage of calcium carbide; coal gas producers (pressure and suction system).
20. Gas and gasolene engines.
21. The story of the National Fire Protection Association and a list of its publications.
22. Incubators and brooders.
23. Kerosene oil pressure systems.
24. Oxy-acetylene heating and welding apparatus.
25. Waste cans, ash cans, refuse barrels, fire pails and safety cans for benzine and gasolene.
26. Nitro-cellulose films (storage and handling).
27. Oil storage (fuel), storage and use of fuel oil and construction and installation of oil-burning equipment. Oil storage (inflammable), systems for storing 250 gallons or less of fluids which at ordinary temperatures give off inflammable vapors.
28. Gasolene vapor stoves, for cooking and heating.
29. Fire Departments, private.
30. Municipal fire alarm systems.
31. Gravity tanks.

NEW ARBITRATION PLAN.

How Amicable Relations Are Maintained in the Building Trades.

For several months a plan of settling jurisdictional disputes has been in vogue in the building trades of Greater New York and Long Island that is proving both expeditious and satisfactory. Since 1908 there has been no general arbitration agreement, but the essential principles that were contained in the plan of 1903 have persisted in the separate trades since the general board was dissolved and have served to keep the trades comparatively free from strikes and lockouts. An informal plan now being followed dispenses with local formalities and brings the question at issue directly to the attention of the higher powers.

Under this plan it is now the custom for the Emergency Committee of the Building Trades Employers' Association to meet in conference a committee from the Executive Council of the United Board of Business Agents, when, if there be any complaint on file from either a general contractor, subcontractor or trade union, because of any alleged unfairness, the complaint is heard at once, testimony taken d decision rendered. Two disputes of a jurisdictional nature over work on the Lord & Taylor building were quickly settled in this way.

So effectual have these conferences proved in preserving amiable relations, that it is now proposed that there shall be created a permanent joint committee, to consist of five employers and five union men, with delegated power to settle jurisdictional disputes when regularly presented for arbitration. A jurisdictional dispute is one arising over a question as to which of two trades is entitled to do certain work. Final action on the joint-committee plan has not yet been taken.

Before the general arbitration pact was signed, upon the conclusion of the great labor war of 1903, strikes and lockouts were of frequent occurrence. A large percentage of unnecessary cost of building operations was a consequence. During the five years which have passed since the closing of the general arbitration court even fewer strikes have occurred than during the five preceding years when the court was sitting. This is accounted for by the fact that the respective rights of employers and journeymen were so clearly defined in the decisions handed down by General Arbitration Board, that these decisions, with the principles on which they were founded, have continued to be recognized as standards of conduct in the trades. The good work of the Arbitration Board lives after it. Samuel B. Donnelly, late U. S. Public Printer, and former Secretary of the Arbitration Board, is now executive secretary of the Building Trades Employers' Association; and Roswell D. Tompkins is secretary of the United Board of Business Men; both are trained men in labor administration affairs. Should a general revival of building operations come this year, as hoped for, it is very certain that real estate operators and investors can safely continue to omit from their calculations such contingencies as labor strikes.

SUBWAY PROGRESS.

Two More Sections Put Under Contract—More Difficult Work Ahead.

The contract for building Section 1, of Route 33, of the new rapid transit railroad has been awarded to Booth & Flinn (Ltd.), the lowest bidders, for $2,059,182. Section No. 1 connects the new Broadway subway with the proposed East River tunnel to Montague street, Brooklyn, and runs from Trinity place and Morris street mainly through Whitehall street to South street, Manhattan. It will be a two-track line, with a station in Whitehall street extending from State street to Bridge street, for operation by the New York Municipal Railway Corporation. During the week the Commission also awarded the contract for Section No. 1 of Routes Nos. 4 and 38, the Seventh avenue subway in Manhattan, for operation by the Interborough Rapid Transit Company, to the Rapid Transit Construction Co., for $2,121,077. Section No. 1 begins under Battery Park and extends northerly to Greenwich street and Vesey street, where it will connect with Section No. 2. This section will be a two-track line, and at the Battery Park end it will connect with the existing subway.

The commission is advertising for bids, to be received May 12, 12:15 p. m., for the construction of Section 2 of Route No. 20, the Canal street cross-town subway in Manhattan, for operation by the New York Municipal Railway Corporation. This subway will connect the tracks coming over the Manhattan Bridge from the Fourth avenue subway and the Brighton Beach lines with the Broadway subway in Manhattan. This line will be the key of the whole Brooklyn rapid transit system. There will only be one station, which will extend from Centre street to near Broadway. This will be a general transfer point, where passengers coming from lines crossing the Williamsburgh Bridge may transfer to the Broadway subway and vice versa. The station will also have stairway communication with the Canal street station of the Centre street loop subway.

Owing to the depth of the line and the swampy character of the ground in this vicinity, the engineers of the commission have prepared two alternative plans. One method of construction is the usual "cut and cover" method, in which sheet piling will be driven on either side of the structure and the excavation made from within the pillage. The other type of construction calls for both the usual "cut and cover" method and for tunnel construction methods. There are to be two cast iron, concrete-lined tunnels, each large enough to contain one track, which are to be constructed by compressed aid methods, using a shield which is advanced from one end, the same as in the construction of river tunnels.

The Public Service Commission has adopted plans and contract forms for the two tunnels under the East river from lower Manhattan. The commission will advertise for bids at once, and will open proposals May 22. Provision will be made for any contractor to bid on one tunnel or both. The work in the construction of these tunnels will be the most difficult and expensive in the dual system. Each will have two circular cast iron tubes, one for each track, and will be built by the shield method. The total expenditures for these tunnels will range from $12,000,000 to $16,000,000.

Historic Duane Street Station Is Passing Out of Existence.

One of New York City's electrical landmarks, which had its origin in the mind of Thomas A. Edison and was developed under his skillful guidance, is about to pass out of existence, into the discard of things which have passed their day of usefulness. The old Edison generating station at Duane, Elm and Pearl streets, which is being vacated by the company, is of historical importance in the annals of electricity, for the experiments and developments worked out there have been adopted the world over.

Mr. Edison gave to New York the first large electric lighting system in the world, worked out by himself and now bearing his name. The Duane street station, which was built in 1891, was then held to be a wonderful achievement, says the Electrical Review—a show place which engineers came from everywhere to see. They laughed as they compared it with its predecessor, the Pearl street station, in which Edison used to sleep all night during the period of its construction. The comparison between the half-million-horsepower Waterside generating station of today and the Duane street station of that day is just as startling.

The general offices of the company have been moved to Irving place, and placards on the building advertise floors to rent.

RESIDENCE AT MIAMI FOR JAMES DEERING.



F. Burrall Hofman, Architect.

THE new residence, which James Deering, Esq., of Chicago, has just contracted for, will be located about two miles south of the town of Miami, Florida, and will be one of the finest private residences in that section of the country, as well as one unique in many respects. The architect is F. Burrall Hoffman, Jr., of 17 East 40th street, Manhattan, and the building will be erected under his supervision. It will have a height of two stories, with a basement above ground and two towers. The dimensions of the building are about 120 by 120 feet, with a 60-ft courtyard in the center. The grounds will be beautifully laid out with terraces in two tiers, with shrubbery and flower beds.

The facades will be of stucco facing on concrete, with a trim of native cut stone and a special mission tile roof. The first floor is arranged for nine rooms, with an especially large reception hall and library. On the second floor are seven master bedrooms and two salons, each with private baths. There will be rooms for about fifteen servants, with baths connecting. The equipment includes an automatic electric passenger elevator, electric dumbwaiter and car controller service elevator of Otis make, an ice-making plant, gas plant, vacuum cleaners, indirect steam heating system, electric plant, sewage disposal system, bowling alleys, a salt-water swimming pool and a pipe organ.

The George Sykes Company, of 314 East 34th street, Manhattan, has the contract to erect the building, exclusive of the interior which will not be awarded before next autumn. Excavating is to start about May 1.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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The first of May was in former years, before arbitration became the rule, a time of trouble in the building trades; but the times have changed, men have changed with them, and an entirely different order of things prevails.

War times have usually been good times for general business in this country. Coincident with the breaking out of the late war with Spain the long financial depression following the panic of 1893 disappeared. War is, of course, too heavy a price to pay for prosperity; but if it is inevitable, let it come.

A considerable advantage to the Tenement House and some other departments of the city will result for the time being from having the full and specific addresses of the purchasers of property made a part of the record of the conveyances, but no regulation prevents a buyer from changing his address afterward without notice to the authorities.

The Record and Guide congratulates the Real Estate Board upon the success which has rewarded its fight for an amelioration of drastic factory laws; and now that the State authorities have learned of the general public feeling on the subject, it is hoped that in their enforcement of the laws they will give fair and due consideration at all times to the rights of property.

Building operations in both Brooklyn and Queens are beginning the season at a good pace, and are considerably ahead of last year's record to date, as will be observed in our weekly statistical table. As in Brooklyn last year construction work reached nearly normal proportions, in the view of Superintendent Carlin of the Bureau of Buildings, the larger number of plans being filed there this spring is decidedly encouraging to real estate interests generally, while the builders, on their part, anticipate a good buying demand.

The Advisory Council of Real Estate Interests.

The announcement of last week that the Advisory Council of Real Estate Interests had been formed was received by real estate brokers, operators and owners with very general approval. The council has been organized for the purpose of mutual consultation and for that of public recommendations in respect to legislation, municipal ordinances, and all other matters affecting real property. Its plan of action is broad and is based upon the lessons learned from the failure of previous attempts at general real estate organization. There is no intention of adding to the number of existing associations. The object matter is to strengthen the prevailing local and trade organizations by bringing about their co-operation for common purposes. The committee consists consequently of representatives of the strongest and most useful existing societies, together with some few members at large, selected because of their ability, public spirit and high standing in the community.

It includes such men as John Claflin, Charles A. Peabody, Clarence H. Kelsey, Cyrus C. Miller, Frederick B. Platt, Albert G. Milbank, Alfred E. Marling, and others. The effectual influence of such a committee depends, of course, largely upon the personal influence of its members, and it is, consequently, very fortunate in securing the assistance of so many strong men. It remains to be seen whether it will constitute a better method of organizing the real estate interests than those which have already been tried. Our own guess would be that its value will depend entirely upon the intelligent and persistent activity of its constituent members. The work of such a committee cannot be performed by a paid secretary. The members will have to attend the regular meetings and give a good deal of time and attention to the work. If they will give the necessary time, they are bound to exercise an ameliorative influence both upon public policy and upon public opinion.

It is particularly encouraging that such a committee should be formed, not during an emergency, but during a period of comparative legislative and administrative inactivity. It is the result, apparently of a real and lively sense of the adverse effect on real estate of the present disorganized condition of its owners. Its work should be watched with solicitude by the property owners of New York, and its advice should be followed whenever it is necessary for the real estate interests to combine for a common purpose.

What the Tax Commission Can Do.

Another advisory committee has also been formed, whose work may have a beneficent effect upon real estate interests. The Mayor has appointed a commission to study the systems of local taxation here and abroad, and to report upon any changes which may be desirable in the existing methods of taxing real estate and personal property. This commission is, of course, the result of the attempt to increase the land tax made during the last session of the Legislature. Its object fundamentally is to study the economic questions involved by such an increase. At present grave divergence of opinion exists as to its probable effect. The tax reformers expect very much more from the increase in land taxation than the majority of economists are willing to grant. The matter needs, consequently, to be investigated, for the purpose, if possible, of reaching an agreement upon the facts.

It is not to be supposed that the commission will be able to agree to recommend a particular method of dealing with the problem, but it should be able to supply the information needed by intelligent men in making up their minds on this important matter. Every humane man cannot help but sympathize with this attempt of the tax reformers to diminish congestion, and to place the poor people within reach of cheaper land. The question is whether the increased land tax will produce any such results without the help of improved transit; and as soon as means of transit have been improved, would the increased land tax serve to increase its social efficacy?

Why Districting Is Necessary.

The United Real Estate Owners' Associations have decided to oppose both in and outside of the courts the attempt to establish zones within which buildings of a certain class only can be erected. It is natural that they should assume an attitude of resolute opposition to the placing of limitations upon the right of a real estate owner to build upon his property the kind of structure most satisfactory to himself, but the Record and Guide suspects that in the course of time their opposition to the establishment of zones will disappear, just as their opposition to the restriction to the height of buildings has disappeared. Time was when practically all real estate owners regarded the limitation of the height of buildings as an unwarranted interference by the city with individual rights. But little by little it has been clearly proved that the lack of building restrictions injures far more property owners and much more property than it benefits.

The members of the United Real Estate Owners' Associations are themselves now in favor of restriction, and inasmuch as they have committed themselves to restriction, they should bear in mind that restriction can be made both more effective and less injurious to individual interests in case it is united with the zone system. A method of restriction which is applied rigidly to a city in which local conditions vary as widely as they do in New York, is necessarily a compromise which permits certain property owners to build higher than is desirable and prevents others from building as high as they might very well be allowed to build. The report of the Heights of Buildings Commission showed clearly that the rule governing building heights should be adjusted to local conditions. But an adjustable rule implies in practice the establishment of zones; and real estate owners will find that this zone system will in the long run benefit them in the same way as will a restriction of the height of buildings. Its effect will be to give a desirable stability to real estate conditions and so prevent those fluctuations in the use of neighborhoods and in the price of property, which is just as often a source of loss to the property owner as a source of gain.

The Central Terminal District?

The removal of St. Bartholomew's Church to Park avenue will have an extremely good effect on the future of that avenue immediately north of the station. So far the efforts of the management of the New York Central Railroad Company to lease the building sites over its tracks to public institutions have proved to be a failure. The directors of the Metropolitan Opera House have definitely decided to remain where they are. The Fine Arts Building, which was to be erected near the station, has been abandoned. The only association of any prominence that is building on New York Central property is the Yale Club, and it seems improbable that any other club will follow its example. One cannot help wondering, consequently, how and when the blocks immediately north of the station will be improved. Either the railroad company will have to change its policy and permit the erection of commercial or residential buildings, or else the property will go unimproved for a long time. The removal of St. Bartholomew's to Park avenue will, however, help the situation by distinctly improving that part of the avenue. It will not only get rid of the brewery, which has always been an impediment to the building up of this neighborhood, but it will relieve the monotony of the apartment houses, which up to date are the only kind of edifice which private capital

seems inclined to erect. As soon as building revives, other similar projects are likely to be announced, for there can be no doubt that the whole Central Terminal district will be one of the first to feel the effects of a revival in interest in speculative real estate operating, leasing and building.

Dangerous Building Conditions.

Editor of the RECORD AND GUIDE:

With the disastrous fall of a derrick at the Equitable Building with its accompanying fatality, there is brought to mind the fact that during the last two years there have been several serious falls of building material onto the streets of the city. Fortunately none except this last fall has had fatal results. This good fortune has been due to nothing but chance, as all these falls have taken place during business hours when the streets are busy with people.

The writer has seen two of these falls of material, one being new material from the Metropolitan Tower and the other the brick ornamentation from the Western Union Building. The fall at the Metropolitan Building was that of several planks slipping from a sling load being hoisted from 24th street to the top of the tower. When about ten stories above the street, the load slipped in the sling and several planks fell out. The first plank came straight down and landed underneath the load on the south side of 24th street. The second plank rode the air on its side and sailed over to above the roof of the Madison Square Presbyterian Church, upon which it landed and rebounded to the street below. There were several pedestrians in the street at the time, none of whom would have been able to have dodged the planks had they come their way. The cause of this accident was purely carelessness on the part of the city and the man doing the hoisting, the fault of the city's to be explained later; the man's fault self-evident.

The fall of the brick corbels from the Western Union Building came without warning. The overhanging portions of the corbels broke under the weight above them and fell to the sidewalk below. Several people narrowly escaped being hit. This fall can be attributed to the carelessness on the part of the city and poor design on the part of the architect.

The fall of a girder being hoisted up the elevator shaft of the Equitable Building a few weeks after the fall of the derrick illustrated yet again the danger to which the people in the streets of New York are subjected by the erection of new buildings.

The city can be shown to be at fault when hoisted material falls into the street for allowing such hoisting to be done over the sidewalks which are open to the public. Although these sidewalks are shielded by means of heavy timbers, such shields cannot be made strong enough to withstand the force of a heavy object falling from the height of several stories. The fall of the derrick illustrated that fact. It was a wise regulation on the part of Supt. Rudolph P. Miller when he insisted that the sidewalks should be protected by heavy timber roofs; but when heavy stones and girders are being hoisted several hundred feet into the air over these sidewalks, it is a good policy to walk in the middle of the street instead of trusting to the protection of the timber tunnels.

Such hoisting should be confined inside the building lines of the lot upon which the work is being done. This would necessitate hoisting all the material up through a shaft in the middle of the building. The architect and the contractor would have to exercise some ingenuity to arrange the building in such a fashion that the hoisting would not interfere with the proper progress of the work. This is a small problem when compared with the fatal results of a fall under the present style of hoisting over the streets.

The fall of overhanging ornamentation on a building already erected can be easily prevented by forbidding and removing such overhangings. In cases where overhangs are deemed necessary such as window sills and lintels, the portion that projects beyond the wall should be a small fraction of the part embedded in the wall. For instance, a rowlock course of common brick should not project more than ½ inch for its 4 inches of depth and 8 inches of length. Ornamentation which is now effected by means of cornices and projecting ornaments, can be produced by the use of different shades and surfaces of building material. This opens up a broad field of design for the manufacturer of building material in order to avoid the montony of a smooth front to the building.

In this age of "Safety First" any trouble and expense incurred while protecting the busy and unconscious-of-danger passerby should be considered when designing the building and in estimating its cost. H. G. N.

New York, April 16.

INCOME TAX RULING.

What Is Meant by Deductible Interest? —As to Interest on Mortgages.

Questions have been raised as to the proper construction of the provisions of the Income Tax Law relating to deductions which corporations, especially corporations formed to buy and sell real estate, may make on account of interest paid on indebtedness. The provisions of the act permit a deduction on this account, but, just exactly what it is, neither the Act nor the General Regulations issued in January, 1914, make clear. Articles 113 and 148 of the General Regulations deal with this subject, but they give no formula which determines whether the amount, interest on which may be deducted, is one-half of the sum of the capital stock and indebtedness or is made up in some other way.

The Treasury Department has recently adopted a construction of the Act and its own regulations, being Treasury Decision No. 1960. This decision states that in the case of a corporation having capital stock, the deductable interest is interest actually accrued and paid within the year on an amount of indebtedness not exceeding the entire capital stock outstanding at the close of the year, increased by the addition to such entire capital stock of one-half the interest bearing indebtedness outstanding at the close of the year. This gives a definite formula which differs from the previous understanding of the Act.

The Commissioner of Internal Revenue has therefore instructed collectors that as many corporations did not take credit in their return for the full amount of the interest deduction to which, under the foregoing ruling they are entitled, collectors are instructed to advise all such corporations that they may have filed an amended return in which they deduct the full amount of interest authorized by the law as now construed by the Treasury decision.

If assessments have been made before the receipt of amended returns, the corporations may file claims for the abatement of any excess tax by reason of their failure to deduct the full amount of interest authorized as an allowable deduction by Treasury Decision 1960.

The Treasury Department has, however, not ruled in favor of the contention of corporations dealing in real estate on another more important subject. The Act provides that deduction may be made as an expense of doing business of all interest secured and paid by the company on indebtedness wholly secured by collateral the subject of sale in ordinary business of such corporation. Real property being the subject of sale in the ordinary business of a corporation formed to deal therein, it would seem that this provision clearly authorizes the deduction by way of expense of all interest paid on mortgages by corporations of that character. This question ought to be forced to a decision in favor of real estate corporations. There is no good reason why a corporation dealing in stocks and bonds which it pledges as collateral may treat the interest on its obligations as expense, while a corporation which deals in land as its ordinary commodity, must pay income tax on its debts. WALTER LINDNER.

BARGE CANAL TERMINALS.

At the hearing before State Engineer Bensel and Borough President Connolly, held yesterday afternoon in the Borough Hall, Long Island City, regarding the selection of Barge Canal terminals on Dutch Kills Creek, Hallets Cove, Bowery Bay and Flushing Creek, recommended by the Chamber of Commerce of the Borough of Queens, Walter I. Willis, secretary of the Chamber of Commerce of Queens, spoke in favor of the projects.

In the arguments presented by Mr. Willis facts showing the industrial growth of Queens and a comparison of its rank with other cities in the State were made. The following table shows the increase in manufacturing in Queens Borough for the past fifteen years:

Year	Value of Products	No. of Factories
1899	$35,428,000	395
1904	92,941,000	513
1909	151,680,000	771
1914 (Est.)	225,000,000	1,050

It was also pointed out that the value of manufactured products in Queens Borough for the year 1909—the last official Census taken by the Department of Commerce and Labor of the United States—was as great as the combined products of the cities of Syracuse, Utica, Amsterdam, Schenectady, Troy and Albany. In fact, for that year Queens was exceeded by only the Borough of Manhattan and Brooklyn and by Buffalo. The following table gives a comparison of the value of products in Queens Borough and the principal cities along the Barge Canal for the year 1909:

City	Value of Products	No. of Factories
Queens Borough	$151,680,000	771
Rochester	112,676,000	1,103
Yonkers	59,334,000	158
Syracuse	49,444,000	738
Bronx Borough	42,000,000	931
Schenectady	38,165,000	134
Troy	37,980,000	363
Utica	21,199,000	317
Albany	22,826,000	395
Amsterdam	22,449,000	97
Niagara Falls	28,652,000	156

Complete information is now being tabulated by the Chamber of Commerce, of just what articles and amounts will be shipped and received via the Barge Canal by the various factories throughout the borough.

Railroad Improvements Helping Real Estate.

Although the railroad situation throughout the country is not particularly cheering in its outlook to investors, the Long Island Railroad, which is not a trunk line and depends for its primary profits on heavy summer passenger traffic and all-year suburban business is an anomaly in American railroad conditions. The traffic of the road is steadily increasing, physical improvements are constantly being made and the rolling stock is being added to and modernized.

There are no large centers on Long Island except Brooklyn, Jamaica, Long Island City and Flushing; and, all of them except Brooklyn, are in Queensborough. Here another anomaly presents itself.

The Long Island Railroad did not make its vast terminal or union station improvement at Jamaica for the purpose of handling Queens traffic, but with the object of providing sufficient track facilities for the handling of trains bound to and from points east of the city line where growth of population is extensive. This is evident to any observer who stands in the Jamaica station and observes the arrival and departure of trains.

There has been, during the last twelve months, a marked increase in train service on all divisions of the road.

All of this salutary railroad condition is reflected in the general real estate situation. Each is correlative of the other. Long Island was the last comparatively vacant territory available for real estate exploitation and improvement. Ten years ago there were hundreds of acres within twenty-five miles of New York awaiting development, whereas now there are practically none. Steadily the suburban area on Long Island has been extended eastward into rural territory until the demand for all year homes has extended into Suffolk.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Little Improvement in Conditions May Be Noted.

REALTY OWNERS COMBINE.

To Consider Revision of Tax Laws.

Representatives of twenty-two real estate associations met at the Vesey street salesroom on Tuesday afternoon under the auspices of the Realty Owners of New York. It was decided that the organization should confine its activities to taxation matters. After addresses had been made by ex-Tax Commissioner Judson B. Wall, Allan Robinson, Henry Bloch and Charles H. Fuller, the following resolution was adopted: Resolved: That the chairman be authorized to appoint a committee of two from each of the boroughs of this city, to act as a standing committee for the associations affiliated with the "Realty Owners of New York," for the purpose of representing these associations before the special committee recently appointed by His Honor the Mayor to consider the revision of our tax laws, this committee to have such further power as it may deem necessary in order to oppose all legislation intended directly or indirectly to inaugurate the theory of the Sinxle Tax in the City or State of New York. The committee shall have power to enlarge its membership.

THE MORTGAGE MARKET.

More Difficult to Secure Good Mortgages in Manhattan at Satisfactory Rates.

The situation in the mortgage market is such that it is becoming more and more difficult to secure good mortgages in Manhattan yielding satisfactory rates of interest. Small guaranteed mortgages, covering properties in Brooklyn, are steadily growing in favor with the investing public. The experience of the Bond and Mortgage Guarantee Company proves that in point of safety they are fully on a par with mortgages in Manhattan and the Bronx. The percentages of the arrears of interest and taxes and the amounts under foreclosure show that these small borrowers are more prompt in their payments than the owners of larger properties in Manhattan and the Bronx. This class of lending is certainly safe if the mortgages are chosen with judgment and cared for with attention. These loans average $6,000 in amount, generally do not exceed 60 per cent. of the appraisal and are in many cases for a considerably less percentage of valuation.

Periodic Payments Recommended.

The directors of the Bond and Mortgage Guarantee Company strongly favor a change to a practice of mortgage lending which will provide for amortization or a systematic reduction of the principal of a mortgage during its term. The borrower, by making periodic payments on account of the principal during the life of the mortgage, will, at maturity, find himself in an essentially improved position. If the mortgage is called it will be replaced the more readily and fewer foreclosures will result.

In their annual report the directors express the belief that, "it is safe to say that if this practice had been generally adopted ten years ago the real estate market would not today be in so unpleasant a condition. This is a hard rule for weak holders to follow and will perhaps cut them out of the market, but everyone admits now that they should keep out of the market. They have brought about its present plight and are being eliminated by the much sterner process of foreclosure. No one should ever mortgage real estate who is not strong enough to make annual payments on account of his mortgage indebtedness."

City's Real Estate in Queens.

Thousands of dollars can be saved the taxpayers of the city by the utilization of the properties it now owns, instead of acquiring new lands, it is believed by those who favor a plan which the United Civic Associations of Queens Borough are about to consider. The subject will be considered at the next meeting of the associations, and it is likely that a resolution will be adopted suggesting that a map be prepared to show the number and dimensions of the parcels owned by the city in the borough.

Prior to consolidation the old Town of Flushing owned much property here and there in the various villages, and the villages, themselves, were in possession of many pieces. With the coming into effect of the Greater New York Charter in 1898 all of these properties became invested in the City of New York.

Taxes Due May 1.

On Friday, May 1, one-half of the real estate tax becomes a lien and all personal taxes become due. A discount at the rate of 4% per annum will be allowed on the second half of realty taxes which will become due on November 1, and which may be paid any time prior to that date, if the first half shall have been paid.

PRIVATE REALTY SALES.

PURCHASES of apartment houses presumably for investment was the only important development of the week. The more important deals involved Picken Court on Riverside Drive, and Donald Court on upper Broadway. The spring building season has brought with it comparatively little buying for improvement, although the Bronx contributed the sale of a big plot on Grand Boulevard and Concourse which is to be the site of a tall apartment house. Another interesting deal concerned a Hunts Point theatre and Columbus Circle holdings. The transactions in the main involved common place properties indicative of no particular trend or interest in any particular section of the city other than the upper West Side.

The total number of sales reported and not recorded in Manhattan this week was 28, as against 32 last week and 40 a year ago.

The number of sales south of 59th street was 12, compared with 16 last week, and 13 a year ago.

The sales north of 59th street aggregated 16, as compared with 16 last week and 27 a year ago.

The total number of conveyances in Manhattan was 165, as against 143 last week, 19 having stated considerations totaling $379,625. Mortgages recorded this week number 95, involving $2,822,764, as against 79 last week, aggregating $2,573,073.

From the Bronx 18 sales at private contract were recorded, as against 22 last week, and 17 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,320,170, compared with $795,400 last week, making a total since January 1 of $13,736,094. The figures for the corresponding week last year was $900,230, and the total from January 1, 1913, to April 26, 1913, was $19,982,056.

New Tall Bronx Apartment House.

Apex Construction Co., Edward S. Napolis, president, bought from ex-Register John H. J. Ronner, Henry Sherman and Louis Reiss, the plot of nine lots, 100x215, at the northeast corner of 160th street and Grand Boulevard and Concourse. It is reported that a 12-story apartment house will be erected on the site. The broker was Richard H. Scobie.

Shuberts Buy Bronx Theatre.

The Cecil Spooner Theatre at Southern Boulevard and 163d street, one of the group of community buildings erected by James F. Meehan, has been purchased by Shubert Brothers through Arnold, Byrne & Baumann. In exchange the Shuberts gave the row of six 5-story flats at 5 to 15 West 63d street, occupying a frontage of 150 feet. This property is directly opposite the Century Opera House and was acquired by the Shuberts a few years ago. The deal involves about $900,000.

Up-state Investors Buy Picken Court.

Charles M. Rosenthal sold through Calder, Nassoit & Lanning "Picken Court," the 10-story apartment house on plot 99.11x105, at the south corner of Riverside drive and 148th street, to the Mechanicville Associates of Mechanicville, N. Y., a group of bankers, who gave in part payment a tract of 44 acres at Mineola, L. I. Picken Court was built in 1912 at a cost of about $350,000, exclusive of land, by the George F. Picken Construction Co. and was purchased by Mr. Rosenthal, subject to a mortgage of $440,000.

Donald Court in Deal.

Donald Robertson, the builder, sold to a syndicate of investors represented by Charles P. L. Huston the 10-story apartment house, "Donald Court," on plot 103x138.9 at the southwest corner of Broadway and 179th street. The building was completed last November and is assessed at $550,000.

Manhattan—South of 59th Street.

FRONT ST.—Douglas Robinson, Charles S. Brown Co. sold for the Ronalds Estate, William H. Page and Alfred R. Conkling, executors, to William H. Douglas, 106 Front st, a 4-sty building on a lot 20.8x73. The property has been in the Ronalds family for more than 100 years. The buyer owns adjoining property.

22D ST.—Marie A. Dubar is reported to have sold the three dwellings on plot 41.10x98.9, at 451-455 West 22d st. The houses were recently purchased by the seller as defendant in a partition suit.

25TH ST.—Pease & Elliman have sold for Thomas Robins, trustee, two 4-sty dwellings, 44-46 East 25th st, on lot 50x100. These properties are situated 175 ft. east of Madison av, directly adjoining the new building recently erected by A. Fillmore Hyde. This property has been held at $150,000.

28TH ST.—Douglas L. Elliman & Co. have sold for Dr. John D. Quackenbos, 331 West 28th st, a 4-sty dwelling, 25x100.

48TH ST.—Horace S. Ely & Co. and Daniel Casey sold for the Travellers Aid Society the 3-sty dwelling at 238 East 48th st, on lot 18.9 x100. The seller has outgrown these quarters and will move on May 1 to 465 Lexington av, a 4-sty dwelling, 40.5x100, recently leased.

50TH ST.—Samuel Wacht sold to Louis Marks the vacant plot, 71x100.5, at 235-241 East 50th st. The buyer will improve with a new law apartment house.

BOWERY.—Jacob Finkelstein sold for Freedman & Mishkind, 338 Bowery, a 3-sty building, on lot 17x106x irreg, to the Leppien Construction Co., for about $25,000.

LEXINGTON AV.—Henry Morgenthau Co. has bought from the Lexington Av. Property Co., through Walter B. Parsons, the Odell stable property at 694-696 Lexington av, on plot 40x 90. In part payment was given 907-915 Fox st, three 5-sty apartment houses, on plot 120x100.

8TH AV.—Henry Brady has sold for Samuel A. Teets 507 8th av, a 4-sty flat on lot 20.3x95, near 35th st, to a client of James A. Lynch, attorney.

11TH AV.—Van Norden & Wilson sold for the estate of Bertha Volkening the southeast corner of 11th av and 53d st, plot 109.9x50x irreg, to Mrs. William Emerson, who plans to erect a model tenement. This will be adjoining the school of the Children's Aid Society at 552-554 West 53d st, and the first floor of the new building will communicate with and be used by the school.

Manhattan—North of 59th Street.

67TH ST.—Pease & Elliman sold for Heilner & Wolf 135 West 67th st, a 5-sty flat on a lot 25x100.5.

72D ST.—The 5-sty dwelling at 43 West 72d st, on lot 25x102.2, between Columbus av and Central Park West, has been reported sold. The owner of record is George J. Smith.

78TH ST.—James McLean sold through Francis Robert anpd the Douglas Robinson, Charles S. Brown Co., the 4-sty residence, 22 East 78th st, on lot 15x102.2, near Madison av. The property, which is directly opposite the home of Mrs. Stuyvesant Fish, has been held at $55,000.

81ST ST.—Pease & Elliman sold for J. N. Slattery Building Construction Co., John N. Slattery, president, 157 East 81st st, a 9-sty apartment house, 56.6x102.2. The building, which was completed about two years ago, has been held at $240,000.

87TH ST.—William R. Ware sold for the estate of Sara Gonsenheim, 128 West 87th st, a 3-sty dwelling, on lot 18x100, to Dr. L. F. Sturges.

93D ST.—Charles S. Reed is reported to have sold 262 West 93d st, a 5-sty residence on lot 17x100.8.

102D ST.—Arnold, Byrne & Baumann sold for the Fair Deal Realty Co. to Mary F. Martin, 15 West 102d st, a 5-sty apartment house, 18.6x100, for investment. This property was acquired by the seller in December, 1913.

112TH ST.—Alpha Holding Co., Wyatt M. Waitt, president, sold through Sharp & Co., the "Berkshire," a 6-sty elevator apartment house at 540-542 West 112th st, on plot 50x100.11, to the Wilmore Realty Co., which gave in part payment the 3-sty building at 190 Lexington av, and a plot 50x100 on the east side of Walton av, near 183d st. The Berkshire was purchased by Mr. Waitt in November, 1912, from the Kiltonga Realty Co.

134TH ST.—Revenue Realty Co. sold 28 West 134th st, a 4-sty dwelling, on lot 25x99.11, adjoining the southwest corner of Madison av.

163D ST.—Placid Realty Co., John Katzman, president, sold the two 5-sty apartment houses, known as the Woodstock and the Wallingford, at 535 and 541 West 163d st, on plot 155x99.11. The buyer gave in part payment the 5-sty tenement at 231 East 95th st, and Brooklyn property. The brokers were O'Reilly & Dahn.

HAVEN AV.—Casper Iha sold to Charles M. Rosenthal the plot, 50x103, on the west side of Haven av, 50 ft. north of 171st st. The buyer now controls a plot 86x103.

PARK AV.—Eleanor Frank has resold 1384 Park av, a 4-sty dwelling on lot 25.11x80, between 103d and 104th sts.

Bronx.

CHARLOTTE ST.—Alexander Selkin and David Mintz have resold for the John J. Tully Construction Co. 1517 to 1525 Charlotte st, five 5-sty apartment houses, each on plot 40x100, near 170th st. The transaction involves about $200,000.

CHARLOTTE ST.—John J. Tully has sold the northwest corner of Charlotte and 170th sts, a 5-sty apartment, on plot 37x100, to H. Hornstein. This is the seventh house sold of a row of 16 recently purchased by Mr. Tully.

CHARLOTTE ST.—Alexander Selkin and David Mintz resold for the John J. Tully Construction Co. 1503 Charlotte st and 1458 Wilkins av, two 4-sty apartment houses, each 37.5x100.

CHISHOLM ST.—Samuel Cowen sold for William G. Doig two dwellings with garage at 1291 and 1293 Chisholm st.

165TH ST.—George Ryder sold 862 East 165th st, a three-family house, on lot 18.2x91, between Prospect and Stebbins avs.

172D ST.—William C. Arnold has sold through E. J. Busher 11½ West 172d st, a 3-sty two-family house, on plot 25x82.1, between Jerome and Inwood avs.

205TH ST.—The Arthur J. Scholz Co. and H. E. Connolly has sold for Mrs. M. Bartner, of Brooklyn, six free and clear lots in 205th and 207th st, near White Plains av, east of the Botanical Garden in the Bronx, to James C. Gaffney, who gave in payment a 5-sty tenement, on lot 25x100.5, at 323 East 48th st. The deal involved about $40,000.

ANTHONY AV.—Alfred Freund has sold 1984-1986 Anthony av, two 2-sty dwellings, on plot 50x145.8, between 178th and 179th sts.

BARNES AV.—A. Mantinband sold for Bertha Grimes to Annie Epstein, 1883 Barnes av, Van Nest, a two-family frame house on a lot 25x100.

CRESCENT AV.—The Daily Realty Co. has sold the 5-sty flat, 660 Crescent av, on plot 51x100, near 183d st, to John B. Telesca, who gave in part payment a dwelling and 5 lots in 23d st. The deal involved about $50,000, and was negotiated by Simon J. Bloom.

JACKSON AV.—W. E. & W. I. Brown, Inc., sold for B. Epstein 1110 Jackson av, a 3-sty two-family house, on lot 20x87.5, to Dr. G. J. Petit for occupancy.

UNION AV.—Louis E. Kleban sold to Mrs. Tillie Johnson the 5-sty flat on plot 40x100 at the southwest corner of Union av and 167th st. In part payment the buyer gave her residence, 1714 Crotona av, on plot 50x100. Lowenthal & Son negotiated the transaction.

UNIONPORT.—Frank Gass has sold for Philip Maier the 2-sty house at 2518 St. Raymond av, on lot 20x100, for William J. Hines; the two family house at 1443 Commonwealth av; also lot 334 on map of Hudson P. Rose, situated in the east side of Parker st, 25 ft south of Castlehill av.

WHITLOCK AV.—Henry Morgenthau Co. sold to the Weber-Turek Building Co., southeast corner of Whitlock av and Tiffany st, plot 55x 100, to be improved with a 5-sty flat. Anthony Arent was the broker.

Brooklyn.

HOOPER ST.—Robert McIlvaine sold for E. F. Haight the 2-sty dwelling at 262 Hooper st, on lot 20x100.

4TH ST.—John Pullman Real Estate Co. has sold 490 4th st, between 7th and 8th avs, a 3-sty dwelling on lot 20x100, for Bernard Adler.

62D ST.—Frank A. Seaver & Co. have sold 1941 and 1943 62d st, two one-family brick houses, for C. H. Schultheis; also 1048 73d st, one-family cottage, for William Searing to John Cavanaugh for occupancy; plot of five lots on the southwesterly corner of 6th av and 72d st for George Graham; plot, 88x100, in the southerly side of 70th st, 160 ft. east of 17th av, for Benjamin Schwartz, and five lots in the south side of 87th st, 201 ft. east of 4th av, for William Wharton.

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908; June 14, July 5, July 12, and July 19, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good Condition. We also need BROOKLYN Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on April 28, 1914. Record and Guide Company, 119 West 40th St.

GREENE AV.—Bulkley & Horton Co. resold for L. I. Grimes to L. M. Hoffman, for occupancy, the 3-sty dwelling at 462 Greene av.

NOSTRAND AV.—McInerney Klinck Realty Co. sold for Albert Goeser, the 3-sty business building on lot 20x105, on the east side of Nostrand av, 100 ft. south of Martense st, for about $10,000.

ST MARKS AV.—Charles E. Rickerson sold 137 St. Marks av, a 3-sty dwelling, on lot 20x90, for Mrs. Mary D. Wheeler to Chas. H. Ryan.

6TH AV. ETC.—Jerome Property Corporation sold 378 6th av, northwest corner 6th st, to Mrs. George O'Neill; also 176 8th st, 3-sty flat, for the Rogers Improvement Co.; a detached one-family residence in the south side of 73d st, between 10th and 11th avs, to a Mr. Rosenberg; 174½ Garfield pl, a 3-sty dwelling, to F. Quinn; 424 1st st, 2-sty residence, for J. S. Corrigan; 166 Garfield pl, of the estate of the widow of ex-Mayor Schroeder, and 424 3d st, a 3-sty residence for John J. Connelly to a Mr. Albrechtsen.

Queens.

ARVERNE.—D. A. Karelson has sold the block fronting 300 ft on the east side of Vernon av, extending south from Amstel Boulevard, to John Jamieson, who will erect a row of private cottages. The property has been held at $20,000.

RIDGEWOOD.—The G. X. Mathews Co. has bought from Richard and Joseph Meyerrose and M. Brunges 19 lots with a frontage of 382 ft. in Madison st, for about $27,000, for improvement.

ROCKAWAY PARK.—The Lewis H. May Co. sold for Frederick Weisbrod, Jr., cottage and garage on the southwest corner Washington and West End avs, 100x100, to Dr. Hugh De Groot for occupancy.

SPRINGFIELD.—Mendel Presberger has sold to Darr Realty Co. 56 lots on the east side of New York av, about 400 ft. south of Cherry av, map of Jamaica Court.

Near-By Cities.

JERSEY CITY, N. J.—Howard B. McGeorge, of Summit, N. J., purchased from Mrs. Alexander White the plot at the southwest corner of Hudson blvd and Highland av, Jersey City, for about $25,000. The purchaser will improve the plot with a 10-sty apartment house.

NEWARK, N. J.—Feist & Feist have resold for Ephriam Bass, of New York City, to Julius Koch, of Long & Koch, jewelers, 4 West Park st, between Broad and Halsey sts a 3-sty commercial building on lot 25x108.

Rural and Suburban.

ARLINGTON, N. J.—H. G. Eilshemius sold at Arlington, N. J., for the Estate of Henry G. Eilshemius, to the Orrok Coal & Ice Co., a corner plot, 60x100, Devon st and Columbus av, for improvement and to the Arlington Co., a plot 105 ft. frontage on east side of Schuyler av.

BRONXVILLE.—Fish & Marvin have sold to W. A. Bostwick the Wellington property on Sunny Brook road at Lawrence Park West, Bronxville, and for the Lawrence Park Realty Co. to the same buyer an adjoining parcel. The property was held at $35,000.

DOBBS FERRY, N. Y.—William E. Morrell, Inc., sold for the estate of John H. Landers 4¼ acres on Dobbs Ferry rd, adjoining the Century Club, to John H. Lauren, who will erect a greenhouse; also sold to W. S. Randolph 4 lots on Lester Hill.

EDGEWATER, N. J.—Erie Railroad has bought, through its subsidiaries, the Erie Land & Improvement Co. and the Susquehanna Railroad, an 11-acre tract at Edgewater, extending from the railroad tracks of the Terminal to the river. Contemplated improvements include a large coal station and additional docking facilities.

GLADSTONE, N. J.—Henry Payne Whitney has sold to Channing P. Wiley his estate at Gladstone, N. J. The property consists of about 105 acres, with a large dwelling and numerous barns and outhouses. Whitney Kernochan and F. W. Jones, Jr., were the brokers in the transaction.

HEMPSTEAD, L. I., ETC.—The Windsor Land & Improvement Co. sold at Hempstead to G. Eldridge and D. Fogarty each 40x100 and to J. O'Brien, 40x120, on Kane av; to S. Modelsky and N. M. Casey each, 40x100, on Homan boulevard; to A. Guttman, 40x125, on Willow av; to E. A. Ayton, 40x100, on Windsor Parkway; to L. McCarthy, 40x100, in Weif st, and to J. Yeaman, 40x100, in Allen st; also at Rosedale to G. M. O'Dell, 60x100, on Cambridge rd; at Oceanside to W. T. Quinn and J. J. Dermody each, 40x100, on Yost Parkway; to K. Koenig, 40x100, on Windsor Parkway; to F. Meyer, 40x135, on Anchor av, and at Rockville Centre to D. Lutjen, 120x100, on Harvey av.

YONKERS, N. Y.—The American Real Estate Co. sold to Dr. Cyrus Townsend Brady, the novelist, a plot in Edgecliff terrace, Park Hill, for improvement with a Colonial residence. The plot runs through to Valley road, lying approximately 100 ft. below Edgecliff terrace. The same company also sold a strip of land adjoining his present holdings to Earle C. Bacon, on which he will build a hanging garden.

LEASES.

Ninety-Nine-Year Bronx Lease.

H. M. Weill Co. has leased for John R. Slattery, of Paris, France, the plot bounded by Carter avenue, Anthony avenue and 173d street, consisting of 3½ lots fronting on the latter street, for a term of 42 years, with privilege of renewal for 57 years more. Plans are being prepared for its improvement.

Truly Warner Leases "Original" Store.

Charles F. Noyes Co. has leased to Truly Warner for fourteen years the north store of the "Smith Gray Building" at Broadway and Warren street, size 12.6x60, at an aggregate rental of about $119,000. The Truly Warner business was started in the same premises in 1902, at which time his annual rental was $2,000, as against $8,500 in the lease just made. With this lease Mr. Warner has twenty-six stores, and while his total rent twelve years ago was $2,000 per annum, he is now paying an annual rental of over $260,000 per annum in various cities.

Feather Novelty Co. in 34th Street.

H. Freud leased for Revillon-Freres the 5-story building at 17 West 34th street, to the London Feather Novelty Co., for 13 years, at an aggregate rental of about $300,000, with the privilege of two 21 year renewals. The new tenant will extensively alter the building for occupancy.

High Store Rental.

Oswald Ottendorfer, for twenty-seven years in the Grand Union Hotel, has leased for about $10,000 a year a store in the Vanderbilt Building at Vanderbilt avenue and 42d street, for a barber shop. The brokers were Frederick Southack & Alwyn Ball, Jr.

Manhattan.

AMES & CO. leased for A. D. Juillard store in 32 to 36 West 18th st to B. T. Babbitt Soap Co., of 11 Broadway; store in 352 West 50th st to H. Senior, and for Terminal Realty Co., top loft in 26 West 31st st to Morris & Rosenfeld.

THE LOUIS BECKER CO. leased for Hubert B. McClellan, the 3-sty dwelling at 548 West 160th st, on lot 15.4x99.11, to a physician for 2 years from May 1.

DANIEL BIRDSALL & CO., INC., leased 44 West Broadway to the General Gas Light Co., of 46 West Broadway, and, in conjunction with Cruikshank & Co., the 1st floor in 18 White st to Alexander F. Reid & Sons, Inc., of 137 Duane st.

GEORGE W. BRETTELL leased for a Miss Clark to Mrs. Vogel 155 East 127th st, a 3-sty dwelling; also for Mrs. J. A. Hays to Frank Barriack 212 East 128th st, and for Valentyne Zaworski to Mr. Levine, 514 East 121st st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., rented the store in 807 Lexington av to R. Uabozo, dealer in bric-a-brac and antiques, for more than 14 years located at 51 East 62d st.

THE CLARK ESTATES leased the 4-sty dwelling 49 West 73d st to Leonard A. Hockstader.

CORN & CO. leased for the Guarantor Realty Corporation, as agents, a suite of offices in the Knabe Building, at 5th av and 39th st, to Toyo Kikuchi, photographer, of 418 5th av, for 5 years, and in conjunction with Pease & Elliman & Taylor-Sherman Co, the store and basement in 11 West 28th st, to Frank Simeone.

THE CROSS & BROWN CO. leased for Arthur S. Lewis to the Rex Specialty Co., of 4 West 33d st, the store and basement in 22 West 46th st, and for F. Weckers' Sons, to Colombia, Ltd., the easterly half of the store in 25 West 34th st, and for Louise Hashin to S. Van Vllem, part of the store in 44 West 34th st.

THE CROSS & BROWN CO. leased in 245 to 249 West 55th st, the 10th floor to Emanuel Silverman; part of the 5th floor to the Brady-Murray Motors Corporation of 245 West 55th st and the balance to Thos. F. Little and William A. Bell, and in the Strand Theatre building, Broadway and 47th st, office to Dr. Henri Iskowitz, and the cigar stand in the same building to Samuel Rafsky; for the Mitchell Motor Co. to the Dayton Rubber Manufacturing Co. the store and basement in 1851 Broadway, and in conjunction with De Selding Bros., as agents, the store in 1659 Broadway, to the American Voiturlette of New York.

THE CROSS & BROWN CO. leased for Robert Goelet to Greenfield & Co. space on the 5th floor in 1926 Broadway.

CROSS & BROWN CO. and J. K. Van Vranken & Co. leased the store and basement in 1700 Broadway to the Benz Auto Sales Corporation.

THE CROSS & BROWN CO. leased for Martin Beck to Shapiro Bernstein & Co., Inc., music publishers, of 1416 Broadway, the building at 224 and 226 West 47th st.

THE CROSS & BROWN CO. leased offices in the new building at 18 and 20 East 41st st to the Newspaper Advertiser Publishing Co.; D. J. Boylan, Jacob A. Zimmermann of 505 5th av, Julius Tishman & Sons of 299 Broadway, International Peace Forum of 185 Madison av, Smith, Hauser & MacIsaac, Inc.; Henry D. Winans, James Brite of 1170 Broadway, and Edwin Outwater of 208 5th av.

THOMAS E. DEMPSEY and Fowler Bros. leased for the Lee Brothers Storage and Van Co. to John F. Haase & Co., of 101 East 125th st, the store at the northeast corner of Park av and 125th st for 10 years at a gross rental of about $100,000.

DOUGLAS L. ELLIMAN & CO. leased for the Clark Estate the dwelling at 127 East 73d st, to Dr. John D. Quackenbos.

JOSEPH F. FEIST & CO. leased for George Reichard, the 3-sty loft building at 537 West 43d st to the B. D. Q. Transfer, Express & Storage Co. of 570 7th av for 3 years.

FREDERICK J. FEUERBACH leased for William H. Frey, lessee of the premises at the n e cor of 125th st and Lenox av, the store in 79 West 125th st to Joseph Kruh and the 2d floor loft in 77 West 125th st to George M. Worden, to be used as a billiard parlor.

J. ARTHUR FISCHER leased for the Oakwood Building Co. to Dr. Ward the 4-sty dwelling at 216 West 34th st; also for the Photodrome Co. the 2d loft in 683 6th av to J. Hernandez, and for the Arco Realty Co. the 5-sty dwelling at 26 West 60th st to O. & M. Depew.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Mutual Real Estate Co., 22,000 sq. ft. of space in 610 to 618 Broadway, to N. H. Borenstein & Sons, of 46 Wooster st.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Rexton Realty Co. 4,600 sq ft in 37 and 39 West 28th st to the Seif-Hollander Co.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased from the plans, for the Aeon Realty Co., the 8th floor containing 11,500 sq. ft., in 36 to 46 East 31st st, to Louis Cohen, manufacturer of cloaks and suits.

FROMAN & TAUBERT leased for Lester Goodkin the dwelling at 118 East 82d st, to L. Linberg; for Edwin Henes, dwelling at 128 East 93d st, to J. E. Fitch; for Frank Sheehy, the dwelling at 1251 Lexington av, to Mrs. M. Foerster, and an apartment in 104 East 1st st, for Estate of T. J. O'Reilly, to Dr. Rosenberg.

THE GAINES & DRENNAN CO. leased for Mrs. Annie W. Gould the store and basement in 54 West 23d st to C. B. & J. Warner, Inc., of 47 Warren st, and the 2d loft in 23 West 23d st to F. W. Reichenbacker of 25 West Broadway for the Fifth Avenue Building Co.

MORRIS C. HAMEL leased space in 1919 to 1929 Broadway to the Ryner Art Publishing Co., of 1265 Broadway, for the Oak Crest Realty Co.

M. & L. HESS, INC., leased space in 7 to 11 West 45th st to Altman & Szalkai; the 6th loft in 25 West 15th st to Sperling & Waxman, and the 2d loft in 83 Chambers st to Foulds & Ferere, Inc., of 110 Chambers st.

EDWARD J. HOGAN leased to the New York Central & Hudson River Railroad for its freight traffic department the north wing of the 14th floor in the Woolworth building.

THE HOUGHTON CO. leased for Charles S. Hirsch, the 3-sty dwelling at 161 West 95th st to David Winters.

JAMES KYLE & SONS leased the dwelling at 582 Lexington av to Annie Vallin for George W. Bond, Jr.

THE LONGACRE LAND CO. leased space at the northeast corner of Broadway and 42d st to the A. H. Andrews Co., of 1165 Broadway; the A. M. Briggs Co., of 1789 Broadway; Percival K. Frowert Co., Inc., of 23 West 42d st; the Norwood Improvement Co.; Merritt & Gilbert Co.; the W. G. Lynch Realty Co., of the Times Building; the Griffith Investing Co., of 1328 Broadway; the Harroun Carburetor Co., of 1476 Broadway; the Yerkes Bells & Chimes Co., of 1465 Broadway; Jones Sullivan, of 121 West 42d st; Henry Mager; A. C. Abadie; H. C. White; A. E. Sheridan, of 1451 Broadway; Louis Halpert; Arthur Woodward; Frederick S. Dickinson; Schimmel & Weber, of 1 Madison av; Dujardin-Leers Co.; the Interstate Tobacco Co., of 212 East 99th st; the Far Western Travellers' Association, of 13 Astor Place; Morris Rose, and the Long Island Properties Co., of 200 5th av.

SAMUEL H. MARTIN has leased the store and basement at 479 9th av to William Koch.

WILLIAM B. MAY & CO. leased to Charles H. Keep, president of the Columbia-Knickerbocker Trust Co., the residence of Mrs. Mary Blodgett, at 7 East 62d st; for Joseph B. Dickson, the 5-sty American basement dwelling at 38 East 39th st to Walter F. Gurnee; the dwelling at 148 East 74th st to Dr. William N. Bradshaw, and the dwelling 146 East 71st st for David A. Clarkson to Dr. Baldwin Mann for 3 years.

JOHN MILLER leased 210 East 60th st for Mrs. Rose Abrams to John Lintner; 157 East 65th st for Cruikshank Co. to Ignatz Sacher; an apartment in 134 East 57th st for Morris Blum to Mr. de Festetics; also an apartment in 748 Lexington av for Bloomingdale Brothers to Mrs. Fannie Rains.

J. P. & E. J. MURRAY leased the dwelling at 388 Pleasant av to A. Gripple.

THE NEW YORK REALTY OWNERS, Andrew S. Bronnell, president, leased the 5th floor in 299 Madison av, corner of 41st st.

THE CHARLES F. NOYES CO. leased offices in the Market & Fulton Bank building at 81 and 83 Fulton st to A. Y. Van Amringe; space in the Hanover Square Building at 130 and 132 Pearl st to Johnstone, Whitworth & Co. of 130 Peart st, and for the Lawyers' Title Insurance & Trust Co. offices in 37 and 39 Liberty st to Marshall S. Marden, of 68 William st, and Hermann G. Friedman and Willis B. Ehlers.

THE CHARLES F. NOYES CO. leased the store in 28 and 30 Frankfort st to Emperor Mills, Inc.; of 28 Frankfort st; a store in 320 and 322 Pearl st to Gustav H. Liebau; lofts in 217 to 221 Washington st to the Phoenix-Hermetic Co., of 194 Chambers st; in 124 Front st to Eppens Smith Co., of 107 Warren st; and in 228 Pearl st to Nicholas P. Handley and the Empire Bookbinding Co., of 159 William st. The rental of the 2 lofts in 228 Pearl st completes the renting of this building, which was renovated a few months ago from plans of Frederick Putnam Platt.

PEASE & ELLIMAN leased in the Strand Theatre Building, at the northwest cor. Broadway and 47th st, the large store directly south of the entrance, to Charles Wiener, for the MitcLell H. Mark Realty Co., through Cross & Brown, agents; for Jules Montant, the 4-sty high stoop residence on a lot 25x100 at 36 West 49th st, to Col. W. G. Bates, of the 71st Regiment; offices in Aeolian Hall to W. F. Ottanson, and an apartment of 7 rooms and 3 baths in 103 East 75th st, to George G. Murray.

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PEASE & ELLIMAN leased for E. L. Patterson the 4-sty dwelling, on lot 20x100, at 124 East 39th st, to Wilfried Kleunroth; an apartment in 24 West 59th st, to Miss D. Christianson; and one in 875 Park av to H. O. Tallmage; for Pedro DeFlorez, a duplex apartment of 14 rooms and 4 baths in 563 Park av to Mrs. R. M. Gilbert; through the Fifth Avenue Bond & Mortgage Co. a store in 44 West 37th st to the Biddle Piano Co.; an apartment for the Montana Realty Co. in 121 East 52d st to Kurt Schindler; for Mrs. B. Hunter McAlpin her 4-sty house on lot 25x100 at 46 West 58th st to Mrs. Edna E. Ackerson; offices in Aeolian Hall to the Panama-Pacific Exposition; for Mrs. Howard Page to Francis E. Dodge the 4-sty dwelling on a lot 17x100, at 121 East 39th st, and for the Moore Estate to Charles E. Forbes the 4-sty dwelling, 25x100, at 38 East 36th st; space in 52 Dey st to John Kennedy for the New York Trust Co.; in 191 Fulton st to McDevitt & Wilson, of 30 Church st; for William P. Andrews, through Rice & Hill, agents; offices in 77 Nassau st for Goldsmith Bros. to Emanuel & Co., in 71 Wall st to The William Jones Co., also Charles H. Waters, of 66 Beaver st; in 123 Liberty st to Bernard Berkitz, of 74 Cortland st; William H. Radernackers, Hugh G. Buchan and William Brady, and in 434 to 438 Broadway to Zachary Blum.

GEO. R. READ & CO. and Frank M. Widener leased the 4th floor in 392 5th av to the Farrington & Evans Co., milliners, of 402 5th av.

POST & REESE leased the building at 226 to 230 West 35th st, on lot 75x100, for Walter Brooks and Yorkville Realty Co. to the Colonial Motion Picture Corporation, of 18 East 41st st.

DOUGLAS ROBINSON-CHARLES S. BROWN CO. has rented apartments, each comprising an entire floor in the 17-sty building at 903 Park av, for Mrs. Morris K. Jessup, to Mrs. Eleanor G. Cuyler and George P. Black.

THE DOUGLAS ROBINSON, CHARLES L. BROWN CO. leased the 4-sty dwelling at 529 Madison av for Dr. L. Duncan Bulkley to Mrs. I. G. Birch.

WILLIAM J. ROOME & CO., INC., leased an apartment in 103 East 86th st to Harris Weed; and an apartment in the Palher Chambers at 179 Madison av to James A. Robinson.

THE M. ROSENTHAL CO. leased for Mandelbaum & Lewine the building at 525½ 6th av to Max's Busy Bee Restaurant.

THE GEORGE ROSENFELD CO., INC., leased the 3d loft in 29 East 31st st to the Printers' Ink Press of 45 Rose st.

THE M. ROSENTHAL CO. leased from the plans for the No. 31 East 31st St. Construction Co., George Backer president, the 12th floor in 31 to 37 East 31st st to Herzog & Maher.

LOUIS SCHRAG leased for The Newstate Co. the 8th loft in 130 and 132 West 21st st to J. Simpson.

LOUIS SCHRAG leased for Irene M. Thomas the dwelling at 244 West 21st st to Susan and Kate Misner.

SLAWSON & HOBBS leased for Theodore Myers a store in the Theatre Building at the corner of 181st st and Audubon av to Samuel D. Levy.

MALCOLM E. SMITH & CO. leased for the Montana Realty Co. to Dr. Foster Kennedy an apartment in 375 Park av.

MALCOLM E. SMITH & CO. leased a duplex apartment in 131 East 66th st to Arthur Hodges and apartments in 181 Claremont av to William Byrne, R. J. Leonard, E. J. Koneke and George E. O'Dell.

SPEAR & CO. rented for the West 26th Street Corp. the 5th floor in 37 to 43 West 26th st to the Gotham Waist Co., of 31 West 15th st; for the estate of John H. Taylor the 4th loft in 20 to 26 West 22d st to the Goldstein, Harris Co., of 60 East 10th st; for the Amco Realty Co. the store and basement in 158 and 160 West 29th st to Henry A. Kraus, of 59 Bleecker st; for Louis Ottman 2 lofts in 48 West 15th st to M. Rosenberg & Co. and the Toilette Products Co. of 1155 Broadway.

TUCKER, SPEYERS & CO. leased in 39 and 41 West 38th st the 10th floor east to Neaderthal & Co.; and the 7th floor east in conjunction with Mayo J. Abrahamson to Mitneck & Jacobson; in 741 5th av apartment to Schutte & Smidt; and in conjunction with John N. Golding an apartment to Adolph Hecht; in 29 to 33 West 38th st in conjunction with M. & L. Hess, space to the Fashion Fur Co.; space in 286 5th av, to F. W. C. Hayes; and in 12 and 14 West 37th space to Solomon & Altman in conjunction with Cross & Brown.

LUDWIG C. TRAUBE leased the store in 1402 Lexington av to Meade B. Grymes.

UNGER & WATSON leased for Samuel Samuels to George A. Truesdell the 4-sty dwelling at 420 East 50th st.

UNGER & WATSON, INC., leased for George A. Lavelle to Mary Grosjean the 4-sty dwelling at 149 East 51st st.

VAN NORDEN & WILSON leased for De Selding Bros., as agents, the store in 1653 Broadway, to Philip Dincin, who will alter and use it for a lunch room.

VAN VLIET & PLACE leased for 5 years for Conron Bros. Co. space in 404 West 14th st; also for the Lawyers' Mortgage Co. the dwelling at 132 West 131st st.

WILLIAM R. WARE leased to George R. Neilson the dwelling at 8 West 32d st, and to Mme. Florio the dwelling at 177 West 88th st.

J. G. WHITE & CO. leased the store in 121 to 125 West 17th st to the Vollrath Co.; the store in 143 Chambers st to William R. Keene, of 143 Chambers st, and the store in 931 Broadway to Louis Arons, of 97 3d av.

WM. H. WHITING & CO. leased for the Central Crosstown Railway for 21 years from May 1, the northwest corner of Avenue A and 22nd st, a plot 172.9x117.6, comprising in all about 20,000 sq ft, to H. J. Benjamin, president of the Auto Truck Storage & Exchange Co., who will erect on the site a fireproof garage. It will have accommodations for more than 400 cars. The property was formerly used by the Crosstown Railway as a car barn.

THE F. R. WOOD, W. H. DOLSON CO. leased for Mrs. S. A. Agatston the dwelling at 157 West 95th st; for R. E. Cocks, 222 West 129th st; for Agnes Morgan 53 West 85th st; for George L. Woodruff 107 West 76th st; building at 2072 to 2078 3d av to the Film Amusement Co. for 5 years, and the 2-sty garage at 103 West 51st st to Charles K. Starr of 103 West 51st st.

THE H. M. WEILL CO. leased for Patrick Fleming the store in 443 7th av to Diedrich Scheffer; the store in 254 West 34th st for Joshua Silverstein to John Pappas; an office in 254 West 34th st for Joshua Silverstein to the Ozias National Selling Co. of 1476 Broadway.

Bronx.

H. C. ALBRIGHT leased the store at the southwest corner of 167th st and Webster av to the Webster Bazaar.

WILLIAM J. GABEL leased for Louis H. Cramer to Edward J. Glennon, the 3-sty brick house at 744 East 175th st.

SCHARSMITH & NOLAN leased to Heise Bros., Washington Heights grocers, two stores in the market building being erected at the southeast cor. of Jerome av and Fordham rd by the Rollins Estate. The premises leased adjoin the three stores recently leased to Hanscom & Co., bakers.

THE H. M. WEILL CO. leased for John R. Slattery 343 and 345 East 136th st a plot 42x100. A garage is contemplated.

Brooklyn.

CITY CLUB OF BROOKLYN decided at a meeting of the Board of Directors last Saturday, to lease for a club-house, the De Witt mansion at 127 Remsen st, a 3-sty building, well equipped, and adjoining the property recently bought by the Brooklyn Club.

DOUGLAS L. ELLIMAN & CO. leased for C. W. and H. E. Mehrer, 7923 13th av, Dyker Heights, to C. H. Beakes, of the Beakes Dairy Co.

THE JOHN H. FIFE CO. leased the Brighton Beach Hotel to C. Morton Bellak for the seasons of 1914 and 1915. Mr. Bellak is proprietor of the Hotel Oxford and Hotel St. Louis in this city. The Brighton Beach Hotel will open for this season on Memorial Day.

THE H. M. WEILL CO. leased for Margaret E. Weill 1749 East 8th st, Flatbush, a 3-sty private residence to Alexander Ellwood.

Queens.

ROBERT E. PRENDERGAST leased, through Thomas Smith, the old Karsch brewery property at College Point, comprising a 3-sty building occupying the entire block bounded by 2d av, 3d av, 10th and 11th sts, and a plot on the southeast corner of 3d av and 11th st. The lessee, represented by Mr. Prendergast, is said to be a Philadelphia metal goods manufacturing firm.

THE LEWIS H. MAY CO. leased at Arverne for S. Mosbacher cottage on Meredith av to Mayer Stern; for Wm. Amerman cottage on Alexander av to Henry Plaut; for S. & L. Construction Co. cottage on the Boulevard to D. Hollander; at Edgemere for M. J. Mulqueen cottage on Rochester av to Mrs. Rose Block; for Mrs. H. E. Allen cottage on Cheever av to E. I. Bromson; for S. & L. Construction Co. cottage on Dickerson av to Edward Baruch; at Rockaway Park for Louis W. Werle cottage on S. West End av to Julius Abramson; for Wm. Mackenzie cottage on N. West End av to Hugo Baer; at Belle Harbor for Phyllis Rapelja cottage on Suffolk av to Abraham Cohen; for Christing Wood Bulwinkle cottage on Montauk av to Morris Meyer.

THE LEWIS H. MAY CO. leased for the S. & L. Construction Co. a boarding house on the east side of Grandview av, Far Rockaway, to Mrs. Nathan Friedman; also for Thos. Conerty, cottage in Seneca st to A. Cohen.

THE GEORGE ROSENFELD CO., INC., and Herman Frankfort leased for the season Ingomar Goldsmith's cottage on Bessemond av, Bayswater, Far Rockaway, to Israel Kutner.

JOHN F. SCOTT rented for Herbert A. Weeks the cottage "Onaway" on Briarcliff Crossing, Cedarhurst, L. I., to Eben E. Whitman.

Richmond.

THE NARRAGANSETT CLUB of Richmond leased through the Sewell Agency the 3-sty frame building at 158 Broadway, Port Richmond.

Suburban.

ALFRED E. SCHERMERHORN rented at Southampton, L. I., for the season for Mrs. Henry Meyer Johnson, South Cottage on the west side of First Neck Lane to J. Stevens Ulman; for Dr. John Hendley Barnhart, Sunnyside on the south side of Ox Pasture Road to Dr. H. Holbrook Curtis; for Mrs. Alfred Nelson, Ingleside in the Fair Lea Grounds to Baron Alfred von der Ropp; for Mrs. Frederic H. Betts, The Clovers on the east side of First Neck Lane to Lewis Livingston Delafield; for Marshall Fry, Wayside on the north side of Shinnecock Road to George Barton French; for Henry W. Brush, his cottage on the west side of Halsey's Neck Lane to Robert Hager, Jr., and for the Swayne Estate, Sandrigtham on the Shinnecock Hills to Benjamin Franklin Johnston.

DOERING & KISTINGER leased at New Rochelle the F. F. Green property on Mayflower av to P. Aitchinson; the Benjamin Crawford property in May st to Miss Rosetta O'Neill; the G. H. Kirchhoff property in Morris st to E. Valentine; the Reilly property on Stephenson av to W. W. Bussang; the Provident Development property in Van Guilder ter to C. E. Tully, and the D. Holstein property in Brookside pl to G. H. Schmalle.

S. S. WALSTRUM-GORDON & FORMAN leased for E. T. Sowter to Clarence E. Belding, of New York, the dwelling at 124 South Irving st, Ridgewood, N. J.

AMES & CO. leased for Dr. Fossume his residence at Great Neck to Edward Josephy; also for Mrs. H. Allen her residence to William Boyd, the actor; and for Charles Younger his 42 acre estate at New Brunswick, N. J., to H. Finnegan for 3 years.

BEDELL CO. has obtained a 17-year lease on the southwest corner of Broad and West Park sts, known as 679-81 Broad st, Newark, now occupied by Aaron Ward & Sons, grocers. The Bedell Co. has purchased the unexpired term of the Ward House, and has obtained a 10 year renewal from the owner of the property, Mrs. Betty Straus. Possession will be taken May 1, 1916, when the Bedell Co.'s present lease expires in the Arcade Building. The deal was negotiated by Robert T. Neely, of the Willard S. Burrows Co.

THE PAYSON McL. MERRILL CO. leased for Winthrop D. Smith his property on Wildwood av, Llewellyn Park, West Orange, N. J., consisting of dwelling, garage, outbuildings and about 4 acres of land, to Orson D. Munn.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 April 17 to 23	1913 April 18 to 24
Total No.	165	151
Assessed value	$12,027,500	$7,186,500
No. with consideration	19	17
Consideration	$379,625	$704,600
Assessed value	$138,000	$955,000
	Jan. 1 to April 23	Jan. 1 to April 24
Total No.	2,234	2,599
Assessed value	$139,927,083	$157,681,412
No. with consideration	237	350
Consideration	$8,850,003	$17,069,295
Assessed value	$9,395,017	$16,175,962

Mortgages.

	April 17 to 23	April 18 to 24
Total No.	95	73
Amount	$2,822,764	$1,144,979
To Banks & Ins. Cos.	32	14
Amount	$1,942,500	$417,000
No at 6%	39	30
Amount	$861,414	$192,439
No. at 5½%	6	.....
Amount	$62,000	.....
No. at 5%	27	14
Amount	$857,850	$338,000
No. at 4½%	3	4
Amount	$84,000	$84,000
No. at 4%	1	.....
Amount	$5,000	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	19	25
Amount	$952,500	$530,540
	Jan. 1 to April 23	Jan. 1 to April 24
Total No.	1,382	1,693
Amount	$41,680,840	$69,371,811
To Banks & Ins. Cos.	333	403
Amount	$23,328,600	$38,260,850

Mortgage Extensions.

	April 17 to 23	April 18 to 24
Total No.	62	32
Amount	$2,045,300	$1,093,500
To Banks & Ins. Cos.	14	9
Amount	$1,011,000	$460,500
	Jan. 1 to April 23	Jan. 1 to April 24
Total No.	718	682
Amount	$33,920,885	$30,140,335
To Banks & Ins. Cos.	228	253
Amount	$20,983,950	$18,849,900

Building Permits.

	April 18 to 24	April 19 to 25
New buildings	4	21
Cost	$412,500	$1,155,200
Alterations	$228,225	$150,580
	Jan. 1 to April 24	Jan. 1 to April 25
New buildings	152	210
Cost	$15,162,290	$22,279,085
Alterations	$4,417,799	$3,335,089

BRONX.

Conveyances.

	April 17 to 23	April 18 to 24
Total No	92	123
No. with consideration	3	18
Consideration	$20,033	$126,452
	Jan. 1 to April 23	Jan. 1 to April 24
Total No.	1,769	2,090
No. with consideration	30	240
Consideration	$2,102,918	$2,426,912

Mortgages.

	April 17 to 23	April 18 to 24
Total No.	58	94
Amount	$659,656	$901,691
To Banks & Ins. Cos.	6	7
Amount	$28,800	$50,400
No. at 6%	27	46
Amount	$459,799	$481,396
No. at 5½%	6	7
Amount	$24,000	$35,000
No. at 5%	6	13
Amount	$41,000	$104,960
Uousual rates	4	3
Amount	$5,682	$46,685
Interest not given	15	25
Amount	$129,175	$233,650
	Jan. 1 to April 23	Jan. 1 to April 24
Total No.	1,345	1,469
Amount	$39,517,732	$15,658,307
To Banks & Ins. Cos.	307	159
Amount	$21,414,900	$3,026,679

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Mortgage Extensions.

	April 17 to 23	April 18 to 24
Total No.	20	8
Amount	$724,000	$191,500
To Banks & Ins. Cos.	5	5
Amount	$340,000	$173,000
	Jan. 1 to April 23	Jan. 1 to April 24
Total No.	260	215
Amount	$5,210,100	$3,828,900
To Banks & Ins. Cos.	44	42
Amount	$1,368,000	$1,395,500

Building Permits.

	April 17 to 23	April 18 to 24
New buildings	17	26
Cost	$436,500	$270,150
Alterations	$38,900	$25,300
	Jan. 1 to April 23	Jan. 1 to April 24
New buildings	249	342
Cost	$5,445,955	$9,158,716
Alterations	$385,905	$323,325

BROOKLYN.

Conveyances.

	1914 April 16 to 22	1913 April 16 to 23
Total No.	419	466
No. with consideration	46	49
Consideration	$320,568	$178,815
	Jan. 1 to April 22	Jan. 1 to April 23
Total No.	6,978	7,742
No. with consideration	773	573
Consideration	$5,585,932	$4,029,348

Mortgages.

	April 16 to 22	April 17 to 23
Total No.	292	351
Amount	$1,085,225	$1,231,546
To Banks & Ins. Cos.	64	75
Amount	$446,050	$476,850
No. at 6%	146	211
Amount	$401,751	$610,015
No. at 5½%	69	50
Amount	$409,650	$218,550
No. at 5%	63	70
Amount	$243,080	$354,775
Unusual rates	1	2
Amount	$3,000	$3,200
Interest not given	13	18
Amount	$27,744	$45,006
	Jan. 1 to April 22	Jan 1 to April 23
Total No	4,772	5,490
Amount	$20,062,104	$20,350,989
To Banks & Ins. Cos.	980	1,309
Amount	$8,098 641	$9,308,343

Building Permits.

	April 17 to 23	April 18 to 24
New buildings	69	113
Cost	$348,250	$705,943
Alterations	$60,679	$116,826
	Jan. 1 to April 23	Jan. 1 to April 24
New buildings	1,356	1,316
Cost	$12,537,335	$10,406,888
Alterations	$869,974	$1,180,916

QUEENS.

Building Permits.

	April 17 to 23	April 18 to 24
New buildings	114	130
Cost	$609,595	$477,270
Alterations	$43.318	$21,913
	Jan. 1 to April 23	Jan. 1 to April 24
New buildings	1,405	1,527
Cost	$6,239,392	$4,670,153
Alterations	$334,978	$356,897

RICHMOND.

Building Permits.

	April 17 to 23	April 18 to 24
New buildings	42	43
Cost	$59,815	$50,370
Alterations	$8,525	$5,525
	Jan. 1 to April 23	Jan. 1 to April 24
New buildings	266	266
Cost	$416,192	$428,692
Alterations	$77,047	$68,407

REAL ESTATE NOTES.

DUNLOP & SMITH have moved their law offices to 67 Wall st.

LUDWIG C. TRAUBE has been appointed agent of 371 East 179th st.

NEW YORK REALTY OWNERS have moved from 489 5th av to 299 Madison av.

HORACE S. ELY & CO. will remove their uptown office to 489 5th av on May 1.

GROSS & GROSS CO. have been appointed agent for the 16-sty American Exchange National Bank Building at 128 Broadway.

DR. JAMES BISHOP is the reported purchaser of 416 Madison ac, sold recently for James A. Farley by Pease & Elliman.

A. H. MATHEWS, located for over half a century at 82 Nassau st, has moved to 181 Broadway.

PEASE & ELLIMAN have been appointed agents by William S. Rogers of the 6-sty apartment house 110 Riverside Drive.

SMITH & PHELPS have placed for the Cedar Construction Co. a first mortgage loan of $33,000 at 5% on the 5-sty apartment house in the south side of 159th st, 100 ft. west of Elton av.

PERMISSION has been given the Corn Exchange Bank, by the Banking Department of the State of New York, to open a branch at 126 East 86th st.

NEW YORK SUN has obtained a mortgage of $565,000 from the Mutual Life Insurance Co. on its property at the southeast corner of Nassau and Frankfort sts.

SAMUEL WILLIAMS, formerly agent of the Evening Post Building, and Edmund C. Eastman, formerly with Duff & Conger, are now associated with the office of Douglas L. Elliman & Co.

GEORGE FENNELL & CO., furniture dealers, are negotiating for a lease for 21 years of the new 5-sty building to be erected by J. Clarence Davies at 2929 3d av, from plans by Buchman & Fox.

SILSHIRE CONSTRUCTION CO., Lazarus Shiran, president, is the buyer of the plot, 50x114, on the west side of Bathgate av, 100 ft south of 175th st, sold recently by the Benenson Realty Co.

L. J. PHILLIPS & CO. have been appointed agents of the Cleburne apartment house, at Broadway and 105th st and West End av, title of which passed to Lawrence C. Phipps, of Denver, on Tuesday.

NICHOLAS-RITTER-GOODNOW REALTY CO. have been appointed sales agents of the Stewart Manor property comprising about 2,000 lots near Garden City, L. I., which former Governor Brown, of Pennsylvania, gave in exchange last week for Madison av apartment houses.

UNITED REAL ESTATE OWNERS' ASSOCIATIONS will hold a regular meeting on Tuesday, April 28, in Parlor A of the Grand Union Hotel. Among other matters, the questions of lower accident insurance premiums, pensions for city employees and the billboard ordinance will be considered.

NEGOTIATIONS are pending for the leasing of Oscar Hammerstein's new opera house, on the east side of Lexington av, from 50th to 51st sts, to a theatrical producing company. At Mr. Hammerstein's office it was stated this week that the deal had not yet been closed. The structure will be ready for use in a few weeks.

WILLIAM J. ROOME & CO. (INC.) have been appointed agents of the Murray Hill Chambers, at the southeast corner of Madison av and 33d st. This building will be ready for occupancy on June 10, 1914. The same brokers were also appointed agents of the Palher Chambers, at 179 Madison av, which has been reconstructed, and will be completed by May 1, 1914.

FORREST C. HIRLEMAN and Edwin Vaughan, Jr., announce that they have formed a co-partnership for the general practice of law, under the firm name of Hirleman & Vaughan. Mr. Vaughan, who has resigned as manager of the Bronx office of the Lawyers Title Insurance & Trust Co., with which office he has been connected for the last nine years, associated with Mr. Hirleman, will devote special attention to real estate law.

ST. BARTHOLOMEW'S EPISCOPAL CHURCH, now located at Madison av and 44th st, is the buyer of the F. & M. Schaefer Brewing Co. property, comprising the block front on the east side of Park av, from 50th to 51st sts. Their present structure is too small for present needs and a new church is to be erected on a portion of the plot just purchased. It was reported this week that the northeast corner of Park av and 51st st, opposite, had been obtained under option by apartment house builders for about $800,000, but nothing regarding this transaction could be learned. This property also belongs to the F. & M. Schaefer Brewing Co.

GEORGE F. LADUE, for the last eight years associated with Pease & Elliman, as director and manager of their bond and mortgage department, recently severed his connection with that corporation and has opened offices in the Liberty Tower, 55 Liberty st, at which address he will conduct a mortgage business in his own name. During his connection with Pease & Elliman, Mr. Ladue states, he negotiated loans on many prominently located improved properties, aggregating more than $8,500,000. The loans were placed upon office and mercantile buildings, hotels, apartments, residences, tenements and theatres, located in almost every section of Manhattan. Since opening his own offices Mr. Ladue has obtained a loan of $300,000 for the Dreicer Realty Co. upon 10-12 West 57th st, a 9-sty mercantile building, leased for 21 years to Henri Bendel, milliner.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF PIETRO RONCORNI—premises at 74, 76, 78 Vesey st, valued at $40,000.

FRANK J. PARKER—118 East 55th st, $31,000.

LOUISE MOELLER—2193 3d av, $32,500, 1809 Washington av, $20,000.

JACOB SHAMBERG—52 West 69th st, $42,500.

CATHERINE A. STEVENS—17 West 74th st, $37,500; 548 Greenwich st, $11,000; and 529 Washington st, $18,000.

OBITUARY

JOHN O'DONNELL, large property owner and real estate broker in Queens, died at his home in Jamaica, April 20, aged 81. Thirty years ago Mr. O'Donnell conducted "The Jamaica Standard" in the interests of farmers' rights and progressive farming. He was active in getting for the county an agricultural experiment station. At one time he was superintendent of ponds for the Brooklyn water system. In recent years he had devoted most of his time to work for civic progress and the care of his realty holdings.

ROBERT PARKMAN BLAKE, a real estate and insurance broker of Boston, died on Wednesday morning in his home at Millis, of pneumonia, after an illness lasting about a week. Mr. Blake, who was forty-three years old, was born in Boston and was a member of the Union Club, the Union Boat Club and the Norfolk Hunt Club, and of the Harvard Club of New York.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Out of the unusually large number of offerings this week at the Manhattan and Bronx Exchange Salesrooms, outside buyers obtained nine properties, parties-in-interest thirty-six and five were either withdrawn or adjourned. Operators purchased the northwest corner of Third avenue and 109th street for $50,400. A noticeable feature in the week's business in the Salesrooms was the spirited bidding by outsiders for properties offered at voluntary sale.

For the coming week interest will center largely on the Hennessy tract of 134 lots on University Heights, to be offered by Joseph P. Day on Tuesday. On Thursday the same auctioneer will offer a row of residences on Fordham Heights. Tenements and dwellings comprise the bulk of the other offerings.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 24, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Hurling st, 11, nwc Water, 19.6x56x19.9x54.10, 4-sty bk loft bldg (vol); Isidor M Levy. 17,050

Catherine st, 53-5 on map 53 (*), es, 48.2 n Monroe, 27x105.1x27x104.2, 5-sty bk tnt & strs; due, $9,142.73; T&c, $1,018.96; sub to two pr mtgs aggregating $33,000; Robt McGill. 35,000

Clinton st, 133, ws, 50.2 n Broome, 25x100.5, 3-sty bk bldg & str (vol); Dorothy F Sakolsky. 18,200

Houston st, 32 W (*), ns, 65 e Greene, 20x83, 2 & 3-sty bk loft & str bldg; due, $17,208.19; T&c, $886.30; Margt Demarest et al. 15,000

12TH st, 605 E, see Av B, 195-203.

23D st, 155-9 E, ns, 84 w 3 av, 78x98.9, 5-sty & b bk loft bldg (vol); withdrawn.

25TH st, 274 W, ss, 119.11 e 8 av, 17.2x98.9, 4-sty dwg (vol); bid in at $11,150. ——

33D st, 311 W, ns, 182 w 8 av, 22.8x98.9, 3-sty stn dwg (vol); bid in at $30,000. ——

35TH st, 442 W, ss, 125 w 9 av, 25x98.9, 4-sty bk tnt & strs & 2-sty fr rear tnt; partition; Jacob J Tabolt. 11,700

65TH st, 433 E, ns, 175 w Av A, 37.7x100.5, 6-sty bk tnt; due, $14,070.27; T&c, $878; Walter Kohn. 7,000

106TH st, 50 W, see Manhattan av, swc 106th.

125TH st, 543 W (*), ns, 175 e Bway, 25x99.11, 5-sty bk tnt & strs; due, $1,523.41; T&c, $280.20; sub to 1st mtg $20,000; Tessie D Herman et al. 20,100

131ST st, 205 W (*), ns, 125 w 7 av, 17.8x99.11, 3-sty & b bk dwg; due, $10,891.85; T&c, $85.92; Anna E Donald. 7,000

134TH st, 102 W (*), ss, 100 w Lenox av, 25x99.11, 5-sty stn tnt & strs; due, $14,870.90; T&c, $269.60; Gustavus Sidenberg et al, exrs. 12,000

Av B, 195-203 (*), nec 12th (No 605), 129x93, three 6-sty bk tnts & strs; due, $111,068.91; T&c, $3,924.62; Peerless Holding Co, Inc. 229,000

Amsterdam av, 1414, swc 130th (No 500), runs s24.11xw43xs4xw—xs7xsw—xn51xe100 to beg, 3-sty bk tnt & strs & 4-sty bk rear tnt; withdrawn. ——

Manhattan av, swc 106th (No 50), 17.4x75, 3-sty & b bk dwg; Partition; Lillian P Dyer et al, defts. 11,350

1ST av, 1957-9 (*), ws, 63.5 n 100th, 37.6x100, 6-sty bk tnt & strs; due, $37,120.80; T&c, $1,955.24; The Roosevelt Hospital. 35,000

3D av, 1984-8, nwc 109th, 60.11x95, 3-4-sty bk tnts & strs (vol); Maurice & Harris Mandelbaum. 50,400

BRYAN L. KENNELLY.

48TH st, 546 W, ss, 200 e 11 av, 30x100.5, 3-sty bk tnt & str & 2-sty bk rear tnt (vol); Jos T Feist. 9,950

110TH st, 336 E (*), ss, 200 w 1 av, 25x100.11, 6-sty bk tnt & strs; due, $21,280.26; T&c, $1,023.97; Niagara Life Ins Co et al. 15,000

111TH st, 186-90 E, see 3 av, 2012-8.

160TH st W, swc Ft Washington av, see Ft Washington av, 25-33.

Ft Washington av, 25-33 (*), swc 160th, 131.11x126.5x185.7x78.4, 6-sty bk tnt; due, $169,900.76; T&c, $24,000; Manhattan Savings Inst. 160,000

West End av, 346-8, es, 62.6 n 76th, 39.8x90, vacant (vol); C D Bailey. 71,750

3D av, 2012-8 (*), swc 111th (Nos 186-90), 100.11x100, five 4-sty bk tnts & strs & 4-sty bk tnt; leasehold; due, $1,244.22; T&c, $2,615.93; Mary Wood. 1,000

JACOB H. MAYERS.

108TH st E, sec 5 av, see 5 av, 1263-9.

117TH st, 536 E (*), ss, 354.11 e Pleasant av, 18.1x100.10, 3-sty & b bk dwg; due, $4,190.59; T&c, $384.06; Anna R Morris. 3,500

129TH st, 107 E, ns, 115 e Park av, 25x99.11, 4-sty bk tnt & strs; adj sine die. ——

5TH av, 1263-9 (*), sec 108th, 100.11x84, two 6-sty bk tnts & strs on cor; due, $43,496.07; T&c, $4,644.86; Peerless Holding Co, Inc. 175,000

M. MORGENTHAU, JR., Co.

97TH st, 21 E, see Mad av, 1392-8.

Madison av, 1392-8 (*), swc 97th (No 24); 100.11x103.4x103.4x81.1, two 6-sty bk tnts & strs; due $6,523.91; T&c, $4,357.55; Peerless Holding Co, Inc. 176,025

HENRY BRADY.

9TH st, 226 E (*), ss, 245 w 2 av, 21x75, 4-sty bk tnt & str; due, $16,624.27; T&c, $1,193.92; Hermine Hinze. 15,000

HERBERT A. SHERMAN.

South st, 242 (*), ns, 26 e Pike, 27x60x26.11x60, 5-sty bk loft & str bldg; due, $20,942.16; T&c, $219.70; Alfred W Kiddle, trste. 18,000

D. PHOENIX INGRAHAM.

St Marks pl, 119 (*), ns, 113 w Av A, runs n93.10xw 25xn2 xw 12.6 xs 94 xe 37.6 to beg, 6-sty bk tnt & strs; due, $12,474.01; T&c, $158.50; Chas H Bohland; corrects error in last issue, when consideration was $18,000. 48,000

119TH st, 36-8 E, see Madison av, 1828-30.

Madison av, 1828-30 (*), swc 119th (Nos 36-8), 40.11x75, 6-sty bk tnt & strs; due, $9,470.12; T&c, $2,642.98; sub to mtg $50,000; Helen Fuld. 54,250

DANIEL GREENWALD.

Madison st, 353 (*), ns, 192 e Scammel, 24x96, 5-sty bk tnt & strs; due, $3,122.90; T&c, $600; sub to 1st mtg $18,000; Adelaide K Thomas. 19,000

Total	$1,187,275
Corresponding week 1913	832,830
Jan. 1, 1914, to date	11,952,930
Corresponding period 1913	17,839,270

Bronx.

The following are the sales that have taken place during the week ending April 24, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Jennings st, 745 (*), ns, 110 e Union av, runs e46xn44.6xnw36xsw26.1xs64.8, 5-sty bk tnt; due, $6,042.50; T&c, $628; sub to 1st mtg $20,000; Henry Krauth. 22,500

233D st, 776 E (*), ss, 65.2 e Barnes av, 18.9x100; due, $4,337.16; T&c, $214.18; Title Guarantee & Trust Co. 3,500

241ST st, 315 E (*), ns, 427.4 w Martha av, 25x100, 2-sty fr dwg; Action 1; due, $5,214.29; T&c, $——; Jos Hall, exr. 4,500

241ST st, 321 E (*), ns, 377.4 w Martha av, 25x100, 2-sty fr dwg; Action 2; due, $5,043.32; T&c, $——; Jos Hall, exr. 4,500

241ST st, 327 E (*), ns, 327.4 w Martha av, 25x100, 2-sty fr dwg; Action 3; due, $5,473.15; T&c, $——; Jos Hall, exr. 4,500

241ST st, 333 E (*), ns, 252.4 w Martha av, 25x100, 2-sty fr dwg; Action 4; due, $5,611.68; T&c, $——; Jos Hall, exr. 4,500

Cedar av, 1874, es, 274.4 n 177th, 2-sty fr dwg (exr); bid in at $5,800.

Bronx Park E, es, 50.1 s Waring av, 50x116.4x50x115.1; partition; Ralph L Reiss. 2,570

Crescent av, 614 (*), swc Hughes av (No 2315), 36.8x82.3x28.6x105.3; also CRESCENT AV, 618, ss, 79 w Hughes av, 49.6x24.6x38.6x55.6, 2-4-sty bk tnts & strs; due, $1,848.01; T&c, $——; Theo Wentz. 31,000

Crotona av, 1979 (*), ws, 191.8 s 179th, 16.8x90.6x17.9x95.6, 2-sty fr dwg; due, $4,017.38; T&c, $43; Trustees of the Northern Dispensary of the City NY. 3,500

Hughes av, 2315, see Crescent av, 614-8.

Old Boston Post rd (*), ns, adj lands of Geo Faile & Thos Secord, abt 125.7x—; partition; Mt Vernon Trust Co. 3,100

Olinville av, es, 150 n Mace av, 100x139.1x101.7x120.9; partition; Bertha Levy & Wm Lichtenfels. 1,000

M. MORGENTHAU, JR., Co.

Clinton av, 1972 (*), es, 75 s 178th, 25x100, 2-sty fr dwg; due, $2,619.06; T&c, $49.77; Wm Fink. 3,700

Longfellow av (*), ws, 350 n Lafayette av, 153.1x100x133.10x101.10; due, $10,926.87; T&c, $899.68; Albt J Leon. 9,500

D. PHOENIX INGRAHAM.

Marmion av, 2017 (*), ws, 39.1 s 179th, 36x78.2, 4-sty bk tnt; due, $1,725.08; T&c, $588.81; sub to 1st mtg $17,000; Margaretha Altman. 18,900

DANIEL GREENWALD.

Whitlock av, 832-44 (*), es, 431 s Tiffany, 156x90, 4-5-sty bk tnts; due, $12,459.65; T&c, $1,172.10; Frieda Uffman. 10,100

JOHN S. MAPES.

Greene av, ss, 150 e Mapes av, 25x100; due, $151.08; T&c, $36.85; Jas Hennessey. 500

HENRY BRADY.

225TH st E, ns, 371.8 e Bronxwood av, 25x100; also 225TH ST E, ns, 300 w Paulding av, 25x109; due, $1,211.60; T&c, $100; Fredk W Fuhrman. 2,025

225TH ST E, ns, 300 w Paulding av, see 225th st E, ns, 371.8 e Bronxwood av.

CHAS. A. BERRIAN.

215TH st, 762 E (*), ss, 80.5 w Barnes av, 25x125; due, $3,905.89; T&c, $630.67; Wm H Weygandt. 3,000

Total	$132,895
Corresponding week 1913	67,400
Jan. 1, 1914, to date	1,783,164
Corresponding period 1913	2,002,186

Brooklyn.

The following are the sales that have taken place during the week ending April 22, 1914, at the Brooklyn Salesrooms, 189 Montague street:

WM. H. SMITH.

FLEET PL, es, 210.2 s Tillary, 26x41.6; withdrawn ——

FULTON ST, swc Richmond, 132.1x115.9; withdrawn ——

16TH ST (*), nec 8 av, 88x28; South Brooklyn Savgs Inst. 8,000.00

E 17TH ST (*), es, 200 n Av G, 50x100; Mary E Woodworth. 9,000.00

E 24TH ST (*), ws, 212.6 n Av L, 37.6x100; Westminster Heights Co. 250.00

46TH ST, sws, 300 nw 15 av, 40x100.2; Jay Holding Co. 2,000.00

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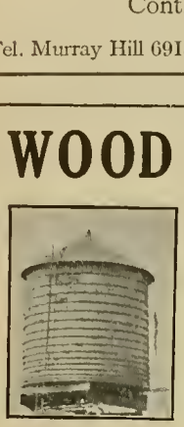
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Auction Sales—Brooklyn—Continued.

63D ST, nec 5 av, 100x40; adj May 13.. —
66TH ST, ss, 140 e 14 av, 20x100; adj May 14 .... —
66TH ST, sws, 160 se 14 av, 40x100; adj May 14 .... —
EUCLID AV, ws, 270 s Vienna av, 30x99.9; Richd Vom Lehn, Jr.... 250.00
EUCLID AV, ws, 240 s Vienna av, 30x97.3; Richd Vom Lehn, Jr.... 100.00
GRAVESEND AV, ws, 75 n Av U, 45x75; withdrawn .... —
RALPH AV (*), ws, 20 s Sumpter, 20x50; Philip Renner 5,000.00
RALPH AV (*), ws, 40 s Sumpter, 20x50; Philip Renner.... 5,000.00
RALPH AV (*), ws, 60 s Sumpter, 20x50. Philip Renner.... 5,000.00
ROGERS AV (*), ws, 280 n Clarendon rd, 20x100; Williamsburgh Savgs Bank 1,500.00
5TH AV, es, 21.2 s 74th, 20.8x92.7; withdrawn .... —

CHAS. SHONGOOD.

BERGEN ST, ss, 97.6 e Schenectady av, 26.6x127.9; H Nengass.... 5,500.00
HENRY ST (*), es, 20 s Degraw, 20x62; Minnie Schlech.... 6,000.00
SCHWEICKERTS WALK (*), cl, 133.7 s Surf av, runs s— to ns Bowery xe 113 to cl Strattons New Walk xnw61.8 xs1.3xnw51 to beg; also CORTLANDT ST, es, 499.9 s Neptune av, 27.5x100x21.3x100.1; Flora Fields....53,600.00
BAY RIDGE AV, nes, 330.3 se 2 av, 80x290; A Wheeler.... 7,160.00
MERMAID AV (*), ss, 99.5 e W 33d, 19x100; Ethel Brilliant.... 475.00

WM. P. RAE.

STANHOPE ST (*), nws, 163.7 s Myrtle av, 25x78.11x27.1x68.5; Franz Boegner 4,000.00
45TH ST (*), ns, 264.2 e 2 av, 20x100.2; Fredk Weidner 3,500.00
82D ST, ns, 80 e 5 av, 142.10x100.2; adj May 6.... —
FLATBUSH AV (*), sws, 204 nw Lincoln rd, 26.8x100; Abr Engel....19,400.00
LOT 91, Map of Village of Williamsburgh; withdrawn .... —

JAMES L. BRUMLEY.

79TH ST (*), sws, 285 nw 14 av, 18.6x100; Carrie A McKean.... 3,700.00
BUSHWICK AV, ws, 100 s Withers, 25x95; withdrawn .... —
ROGERS AV (*), ws, 220 n Clarendon rd, 20x100; Williamsburgh Savgs Bank 1,500.00
7TH AV (*), ws, 50 s Lincoln pl, 33.4x110; Wm H Post....15,000.00

CHAUNCEY REAL ESTATE CO.

LOT 518, Sectional Map No 4, Village of Ft Hamilton; also 85TH ST, nes, 100 se 22 av, 60x100; also 86TH ST, sws, intersec nws Bay 41st, 58x100; also BAY 41ST, nws, 100 sw 86th, 96.8x100; also BAY 41ST, nws, 200 sw 86th, 80x96.8; withdrawn.... —

Total $155,935
Corresponding week, 1913.... 663,625

VOLUNTARY AUCTION SALES.

Bronx.

JOSEPH P. DAY.

APRIL 28.
134 LOTS of estate Ellen M Hennessy, situate on Osborn pl, Hennessy pl, Loring pl, Andrews av, Burnside av, 179th st & University av, at 10.30 a m.

APRIL 30.
DEVOE TER, 2438-40, ss, 100 e Webb av, 39.10x81x124.2x—x120, 2-2-sty stucco dwgs.
WEBB AV, 2410-8, nec 188th, 6-3-sty stucco dwgs.

Brooklyn.

WM. H. SMITH.

APRIL 29.
AV W, 1206, ss, 29 e E 12, 28x100, 2-sty fr dwg (exr).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

APRIL 25.
No Legal Sales advertised for this day.

APRIL 27.
SUFFOLK ST, 45-51, ws, 125.10 s Broome, 74.11 x100.7, 1-sty bk theatre; David Frankel—Sale Agid et al; Sohmer & Sonnenthal (A), 277 Bway; Louis Lande (R); due, $8,475.05; T&c, $1,802.60; sub to mtg $1,520.96; Joseph P Day.
RIVERSIDE DR, 865, ws, 130.8 n cl 159th if extended, 24.9x59.11x20.5x70.3, 3-sty & b bk dwg; Otto R Hartmann—N Y Real Estate Security Co et al; M S Schector (A), 34 Pine; Matthew P Breen Jr (R); due, $11,269.24; T&c, $148.22; sub to pr mtg $9,000; George Price.

APRIL 28.
69TH ST, 9 E, ns, 265 e 5 av, 28x100.5, 4-sty & b stn dwg, 3-sty ext; Bowery Savgs Bank—Henry Dalley et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Martin Saxe (R); due, $118,524.71; T&c, $3,986.25; Joseph P Day.
101ST ST, 50 E, ss, 75 e Mad av, 25x100.11, 5-sty bk tnt & strs; Conrad Stein et al, exrs—Mary Sturman et al; Jos F Stier (A), 11 Bway; David G McConnell (R); due, $21,279.22; T&c, $153.18; mtg recorded May1'09; M Morgenthau Jr Co.
102D ST, 311 W, ns, 160 w West End av, 20x100.11, 3-sty & b stn dwg; Chelsea Realty Co —Adelaide R Hickey et al; Henry M Bellinger, Jr, (A), 135 Bway; Irving Washburn (R); due, $3,328.07; T&c, $678; Joseph P Day.
124TH ST E, sec Mad av, see Mad av, 1929.
MADISON AV, 1929, sec 124th, 20.6x80, 3-sty stn tnt & str; Rosetta Hart—Reginald H Schenck et al; Morris S Hart (A), 27 Cedar; Jno Lotito (R); due, $19,545.65; T&c, $665; Joseph P Day.

APRIL 29.
DIVISION ST, 123, ss, 185 e Pike, 25x62, 5-sty bg tnt & strs; Esther Goldman—Rachel Friedman et al; Henry M Flateau (A), 51 Chambers; Edwin D Hays (R); due, $2,360.09; T&c, $625; sub to three mtgs aggregating $16,000; mtg recorded Mar4'01; M Morgenthau, Jr, Co.
MADISON ST, 350, ss, 216.5 e Scammel, 23.6x95.1, 5-sty bk tnt & strs; Eliza C Farnham —David Kotler et al; Wm R Adams (A), 25 Broad; Alex A Tausky (R); due, $18,741.05; T&c, $570; mtg recorded Apr23'06; Joseph P Day.
87TH ST, 210-12 E, ss, 150 e 3 av, 33.4x100.8, 2-3-sty bk tnts; also LENOX AV, 507-9, ws, 53 n 135th, runs n45.5xw56xn.6xw44xs46.11xe 100 to beg, 2-5-sty bk tnts & strs; also PROP in Westchester Co; Cath M Welp—Caroline Henes et al; Peter Cook (A), 258 Bway; Chas O'Sullivan (R); partition; Joseph P Day.
119TH ST, 95 W, nec Lenox av (No 180), 85x75.2, 7-sty bk tnt & strs; Margaretha Eggers Jno F Stodder et al; Geo E Miner (A), 25 Broad; Enos S Booth (R); due, $18,626.20; T&c, $7.90; sub to pr mtg $125,000; Herbert A Sherman.
141ST ST, 351 W, ns, 535.2 w 8 av, 30.10x100x34.9x99.1, 3-sty & b fr dwg; Franklin Savgs Bank in City of N Y—Thos F Hogan et al; Wilson M Powell (A), 7 Wall; Rolin M Morgan (R); due, $5,000; T&c, $397.41; Joseph P Day.
LENOX AV, 180, see 119th, 95 W.
LENOX AV, 507-9, see 87th, 210-12 E.

APRIL 30.
136TH ST, 203 W, ns, 100 w 7 av, 17x99.11, 3-sty & b bk dwg; Broadway Savgs Inst of City of N Y—Sophia Personette; Richd Kelly (A), 233 Bway; Saml J Dickheiser (R); due, $12,619.19; T&c, $99.50; Joseph P Day.

MAY 1.
MOTT ST, 41, ws, abt 175 s Bayard, 25x93x25x94, 4-sty bk tnt & strs, 1 & 2-sty fr ext; Florence V Burden—Margery H Blyth et al; Le Roy D Ball (A), 290 Bway; Eugene F McGee (A); due, $21,652.36; T&c, $332.51; Henry Brady.

MAY 2 & 4.
No Legal Sales advertised for these days.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

APRIL 25.
No Legal Sales advertised for this day.

APRIL 27.
DAWSON ST, 840, es, 356 n Longwood av, 50x100, 5-sty bk tnt; Dry Dock Savgs Inst—Ittner Realty Co et al; Action 3; Frank M Tichenor (A), 38 Park Row; Thos P Peters (R); due, $37,550.45; T&c, $1,861.90; mtg recorded Sept 23'12; George Price.
187TH ST, 655 E, ns, 19.10 e Belmont av, 40.7x24.4x irreg, 4-sty bk tnt & strs; Rosina Cavaliere—Pietro Zappile et al; Fischer & Rosenbaum (A), 115 Bway; Jno D Lannon (R); due, $4,562.51; T&c, $——; sub to pr mtg $12,500; mtg recorded Sept23'12; Joseph P Day.
SO BOULEVARD, 1106, es, 90 s 167th, 40x100, 5-sty bk tnt & strs; Chas Schneider—Marie Pettke et al; David Steckler (A), 135 Bway; Saml Joseph (R); due, $5,303.36; T&c, $171.15; sub to 1st mtg $32,000; Saml Marx.

APRIL 28.
FREEMAN ST, 848, ss, 48 w Chisholm, 24x75, 2-sty fr dwg; Anna Weiler—Adolph Lang et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, $5,981.67; T&c, $65; James L Wells.
DORSEY AV, 2424, ss, 250 e Zerega av, 25x100; Francis S Phraner, exr & trste—Elda E Shaffer et al; Frank D Arthur (A), Cotton Exchange Building; Meyer M Friend (R); due, $3,957.04; T&c, $492.26; Joseph P Day.
GRANT AV, 991, ws, 60.3 n 164th, 45.2x80.8x45x84.3, 2-sty & b fr dwg; Ignatius Mueller—Solomon Moses et al; Dean, Tracy & McBarron (A), 160 Bway; Edw D Bolton (R); due, $5,506.09; T&c, $163; Joseph P Day.
MORRIS AV, 2022, es, 225 n 179th, 18.9x100, 2-sty bk dwg; Jas C Green—Saml B Henderson et al; action 2; Clocke, Koch & Reidy (A), 391 E 149th; Earnest R Eckley (R); due, $2,192.64; T&c, $550; su to 1st mtg $6,500; mtg recorded July14'11; Henry Brady.
MORRIS AV, 2024, es, 243.9 n 179th, 18.9x100, 2-sty bk dwg; Jas C Green—Saml B Henderson et al; action 1; Cloke, Koch & Reidy (A), 391 E 149th; Earnest R Eckley (R); due, $2,149.47; T&c, $550; sub to pr mtg $6,500; mtg recorded July14'11; George Price.
WALTON AV, es, 8.6 s 172d, 42.10x—x25x60.10, vacant; Anna R Crossin—Annie Rehill et al; Harold Swain (A), 170 Bway; Harry Bijur (R); due, $540.58; T&c, $219.11; J H Mayers.

APRIL 29.
LORING PL, es, 387.8 n 181st, 79.4x127.11x77.11 x113.5; Sheriff's sale of all right, title, &c, which Wm E Smith et al had on Jan28'14, or since; Phillips & Avery (A), 41 Park Row; Jas F O'Brien, sheriff; Anthony V Caggiano.
THOMAS ST, nwc rd to Westchester Docks, 105.5x30.8x100x41.3; Eliz B Clement—Thos B Watson et al; Payne, Wood & Littlejohn (A), Mineola, L I; Fredk C Leubuscher (R); due, $4,266.69; T&c, $2,350; Joseph P Day.
CARPENTER AV, ws, 224.1 n 234th, 90x105.6; Isabella McKenzie—Robt Croskery et al; Eugene L Brisach (A), 391 E 149; Maurice A Lynch (R); due, $2,576.06; T&c, $346.66; Joseph P Day.
HEATH AV, 2917, ws, 42.11 s 230th, 17.11x90, 2-sty bk dwg; Cordelia Nelson—Metzler Bldg & Constn Co et al; B W B Brown (A), 52 Wall; Jno J O'Brien (R); due, $5,019.48; T&c, $228.77; J H Mayers.

MORRIS AV, 997, ws, 100 n 164th, 23x105, vacant; Lien Investing Co—Anna C Wildey et al; Arthur O Ernst (A), 170 Bway; Chester Mayer (R); due, $1,507.77; T&c, $——; Danl Greenwald.
RD to Westchester Docks, nwc Thomas, see Thomas, nwc rd to Westchester Docks.

APRIL 30.
JENNINGS ST, 759 (No 1005), ns, 293 e Union av, 40x134.4x42.6x119.11, 5-sty bk tnt; Bertha Tim—Alfred C Bachman et al; David Tim (A), 280 Bway; Peter J Everett (R); due, $29,294.99; T&c, $560.75; Henry Brady.
BRYANT AV, nwc Randall av, see Randall av, nwc Bryant av.
EASTBURN AV, 1752, es, 188.4 n 174th, 25x95, 2-sty bk dwg; Lucy E Wallace—Sarah Cohen et al; Chas H Beckett (A), 135 Bway; Jno Gruenberg (R); due, $7,321.18; T&c, $733.47; M Morgenthau, Jr, Co.
HUNT'S POINT AV, ss, 218.11 e Coster, 50x—, vacant; Jno G Borgstede—Rebecca Hast et al; Action 1; Appell & Taylor (A), 51 Chambers; Julian A Leve (R); due, $4,761.86; T&c, $38.25; Joseph P Day.
MORRIS AV, 1001, ws, 146 n 164th, 23x105, vacant Edw Henshaw—Anna C Wildey et al; Arthur O Ernst (A), 170 Bway; Phelan Beale (R); due, $1,482.64; T&c, $——; Henry Brady.
RANDALL AV, nwc Bryant av, 50x100, vacant; Jno G Borgstede—Rebecca Hast et al; Action 2; Appell & Taylor (A), 51 Chambers; Jos L Egan (R); due, $3,663.85; T&c, $——; Joseph P Day.

MAY 1.
ELWOOD PL, nec Briggs av, see Briggs av, Old Boston rd, &c.
BRIGGS AV, OLD BOSTON RD & ELWOOD PL, 243x—x475.6x519.8; Sound Realty Co—Louis Celler et al; Lewis S Marx (A), 128 Bway; Chas C Marrin (R); due, $7,453.02; T&c, $9,819; Chas A Berrian.
OLD BOSTON RD, nec Briggs av, see Briggs av, Old Boston rd, &c.

MAY 2.
No Legal Sales advertised for this day.

MAY 4.
MANIDA ST, 859, ws, 183.1 s Garrison av, 25x100, 2-sty bk dwg; Chas D Williams—Meehan Building Co et al; Andw Wilson (A), 149 Bway; Winter Russell (R); due, $8,175.05; T&c, $270.35; mtg recorded May8'12; Henry Brady.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

APRIL 25.
No Legal Sales advertised for this day.

APRIL 27.
YORK ST, ss, 25.7 e Jay, 25x75; Eliz Crimmins—Wm Carey et al; York & York (A), 271 Bway, Manhattan; Geo W Martin (R); Wm H Smith.
W 9TH ST, es, 547 n Av R, 17x100; Herman H Doehler—Otto Singer et al; Action 1; Harry E Lewis (A), 215 Montague; Chas J Ryan (R); Wm P Rae.
W 9TH ST, es, 496 n Av R, 17x100; same—same; Action 2; same (A); Geo W Sickles (R); Wm P Rae.
W 9TH ST, es, 394 n Av R, 17x100; same—same; Action 3; same (A); Saml Marks (R); Wm P Rae.
41ST ST, ns, 315.2 e 8 av, 20x100.2; Eugene P Martin—S Casola & Bro, Inc, et al; Katz & Sommerich (A), 15 William, Manhattan; Eugene Sherk (R); Jas L Brumley.
AV K, ss, 66 e E 9th, 40x100; Gustave Selner—Christian Gaul et al; Jacob M Peyser (A), 26 Court; Maurice L Rippe (R); Chas Shongood.
5TH AV, es, 82.8 s 74th, 20.8x87.2; Michl Shellens—Jno E Sullivan Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Henry S Goodspeed (R); Wm P Rae.
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson Jr Co.

APRIL 28.
BARBEY ST, ws, 312.8 s Dumont av, 19.4x100; Wm Hawkins—Brown-Weiss Realties et al; Henry J Davenport (A), 375 Pearl; Wm M Benedict (R); Wm H Smith.
HULL ST, ns, 135 e Rockaway av, 15x100; Susan C Kiernan—Anna Barnes et al; Hirsh & Newman (A), 391 Fulton; Ephraim Byk (R); Wm H Smith.
MELROSE ST, ses, 271.3 sw Hamburg av, 26.3x100; Dime Savgs Bank of Williamsburgh—Jno H Bauer et al; Otto F Struse (A), 260 Bway; Jos P Conway (R); Wm H Smith.
NEVINS ST, es, 60 n Baltic, 20x75; City Savgs Bank of Bklyn—Bridget Duffy et al; Woodford, Bovee & Butcher (A), 1 Mad av, Manhattan; Fremont Cole (R); Wm H Smith.
ST JOHNS PL, ns, 191.8 e Underhill av, 41.8x123.6; Oswego City Savgs Bank—Eddy Glickman Bldg, Concreting & Impt Co et al; Hirsh & Newman (A), 391 Fulton; Robt H Haskell (R); Wm H Smith.
STERLING PL, ns, 100 w Saratoga av, 175x110.1; Isidore Silberberg et al—Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reiher (R); Wm H Smith.
E 9TH ST, es, 80.6 s Foster av, 80x100; Fanny T Sing et al—Chas F Greenawait et al; Chas S Stephenson (A), 27 Cedar; Chas F Murphy (R); Wm H Smith.
39TH ST, ss, 160 e 10 av, 20x95.2; Rufus C Read—Halberg Realty Co et al; Bradford W Hitchcock (A), 165 Bway; Jos J Speth (R); Wm H Smith.
72D ST, sws, 143.10 nw 6 av, 20x100; Bank for Savgs in the City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Chas Shongood.
73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.
SHEEPSHEAD BAY RD, ns, 40 w W 3d, 65x92.7x irreg; Lena Keck—Ernst Gartner et al; Alvah W Burlingame, Jr (A), 391 Fulton; I H Perkins (R); Wm P Rae.

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5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.

APRIL 29.

PACIFIC ST, ns, 284 w Nevins, 22x90; Jean B McArthur—DeWit Pesinger et al; T W McArthur (A), Glens Falls, N Y; Edw Q Carr (R); Wm H Smith.

W 5TH ST, nec Sea Breeze av, 124.9x73.5; Richd M Hoe et al—Nathan Levy et al; Harry L Thompson (A), 175 Remsen; Wm W Wingate (R); Jas L Brumley.

72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of Presbyterian Church in the U S of Am—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R) Wm P Rae.

81ST ST, ns, 80 e 5 av, 225.7x100; Long Island Safe Deposit Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen st; A W Burlingame (R); Wm P Rae.

CLERMONT AV, ws, 345.5 s Fulton, 50x100; A Gertrude Lowden—Esther A Lowden et al; Davison & Underhill (A), 26 Court; Wm H White (R); Wm H Smith.

GREENE AV, ss, 124.5 w Franklin av, 20x118; Maria Kraemer—Leonora A Lorillard; J Hunter Lack (A), 44 Court; Jas Gray (R); Wm P Rae.

WILLIAMS AV, ws, 96.8 s New Lots rd, 20.1x80; United Cities Realty Corpn—Vermont Bldg Co et al; Isaac Roth (A), 261 Bway; A M Milligan (R); Wm P Rae.

5TH AV, es, 44.7 n 73d, 24x110.1; Isaac W Heidelberg—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Wallace R Foster (R); Wm P Rae.

5TH AV, es, 62 s 74th, 20.8x84.7; Jno H Schiernbeck—Jno E Sullivan Co et al; Jno F Moroney (A), 203 Bway, Manhattan; Chas H Haubert (R); Wm H Smith.

10TH AV, ws, 40 s 68th, 20x80; Frances M Hibbard—Safe Realty Corpn et al; Action 1; Hubbard & Rushmore (A), 26 Court; Fredk A Drake (R); Wm H Smith.

10TH AV, ws, 60 s 68th, 20x80; same—same; Action 2; same (A); same (R); Wm H Smith.

APRIL 30.

72D ST, sec 5 av, 99.7x20.7; M Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno H Donlan (R); Wm H Smith.

74TH ST, ss, 363.8 e 6 av, 20x100; Herman Meyer—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.

NOSTRAND AV, ws, 72 s Clarkson, 28x89.7; Alfred L Staab—Clara Dittmanh et al; Harry L Thompson (A), 175 Remsen; R Hunter McQuistion (R); Wm P Rae.

OCEAN AV, 601, es, 264.11 n Albemarle rd, 72.1x240; Marquette County Savgs Bank—Grant R Pithlado et al; Steele & Otis (A), 25 Broad, Manhattan; Horatio C King (R); Jas L Brumley.

5TH AV, es, 20.7 n 73d, 24x104.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.

5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Molly et al; Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH ST, nes, 195.9 nw 6 av, 20x100; Martha A Waterman—Martha J Stilwell et al; Hirsh & Newman (A), 391 Fulton; Harry E Lewis (R); Wm H Smith.

MAY 1.

JEROME ST, es, 340 s Sutter av, 20x100; Margt J Brannigan—Edna S Gelhardt et al; Henry M Bellinger, Jr (A), 135 Bway; Raymond Malone (R); Wm H Smith.

REEVE PL, nec Prospect av, 41.1x104x irreg; Fred H Pouch et al—Louis Ratner Realty Co et al; Wm Langdon (A), 2 Rector, Manhattan; Leon R Jacobs (R); Wm P Rae.

RUSH ST, nec Kent av, 123.6x38x100x38.3; Martella Realty Co—Van Houten & Ten Broeck Co et al; Manasseh Miller (A), 350 Fulton; Wm T Simpson (R); Nathaniel Shuter.

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park Row, Manhattan; Algernon I Nova (R); Chas Shongood.

LOTS 1, 2, 3, 4 & 5, Block 4313, Map of property of 26th Ward Land & Impt Co; Wm Gluth—Dunloe Holding Co, Inc, et al; Henry Feldman (A), 230 Bway, Manhattan; Chas J Buchner (R); Jas L Brumley.

MAY 2.

No Legal Sales advertised for this day.

MAY 4.

12TH ST, ss, 222.10 w 7 av, 22.6x100; Eva M Stone—Florence S Fletcher et al; Jos H Breaznell (A), 26 Court; Edw R W Karutz (R); Wm P Rae.

59TH ST, ns, 140 e 8 av, 220x100.2; Peoples Trust Co—David P Leahy Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

59TH ST, ns, 180 w 16 av, 20x100.2; The Thrift—Saml W Post et al; Francis Jordan (A), 207 Ryerson; Edw Kelly (R); Wm H Smith.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 18.

60TH ST, 22 W; Wm Rau—Clarence E Anderson et al; M S & I S Isaacs (A).

105TH ST, 252 W; Linda S Rau—Anna L French et al; M S & I S Isaacs (A).

APRIL 20.

122D ST, 102 E; Chas W Dayton—Cornelia M Kimball et al; C W Dayton (A).

MADISON AV, nwc 65th, 100.5x28; Greenwich Savgs Bank—Helene R G Bosch et al; B A Sands (A).

MANHATTAN AV, 111; Albany Savgs Bank—Edgar Constn Co et al; Tracey, Cooper & Townsend (A).

APRIL 21.

CANAL ST, 63; also ORCHARD ST, 23; also ORCHARD ST, 24; Abr J Dworsky—Israel D Shlachetzki et al; Straus & Dworsky (A).

CROSBY ST, 59; Jas E March—Michl Briganti et al; Hedges, Ely & Frankel (A).

STANTON ST, 329; Metropolitan Savgs Bank—Elias Gelbwaks et al; amended; A S & W Hutchins (A).

114TH ST, 68 E; V Everit Macy et al—Leon B Stephens—Meyer Goldberg et al; Hill, Lockwood, Redfield & Lydon (A).

57TH ST, 245-7 E; Caroline H Johnston—Chas E Neier et al; Curtis, Mallet-Prevost & Colt (A).

114TH ST, 68 E; V Everitt Macy et al—Leon Giessman et al; Davison & Underhill (A).

116TH ST, 58 & 60 E; Central Trust Co of N Y—Hyman Goldfarb et al; Joline Larkin & Rathbone (A).

153D ST, ns, 300 e Amsterdam av, 219.10x99.11; Fredk H Osterwald—M R L Building Co et al; Phillips & Avery (A).

AUDUBON AV, swc 178th, 94.11x100; Harlem Savgs Bank—Washington Heights Development & Constn Co et al; E S Clinch (A).

CENTRAL PARK W, ws, 25.2 s 99th, 55.6x100; Union Dime Savgs Bank—Leon A Liebeskind et al; Woodford, Bovee & Butcher (A).

APRIL 22.

FRONT ST, 359; also SOUTH ST, 382; Josephine E Carpenter—Benj J Sforza et al; amended; W B & G F Chamberlin (A).

28TH ST, ss, 360 e 2 av, 20x98.9; Eliz S Cooke—Meyer Goldberg et al; Hill, Lockwood, Redfield & Lydon (A).

65TH ST, 325 E; Theo W Rockwell—Ferdinand J Kunkler et al; C A Deshon (A).

80TH ST, ns, 241 w West End av, 43x49.6x irreg; Hudson City Savgs Inst—Josephine E Stone et al; Collier & Browning (A).

109TH ST, 236 E; Walter A Burke—Little Italy Realty Co et al; Hill, Lockwood, Redfield & Lydon (A).

LEXINGTON AV, 1701; Marie L Constable—Saml Hanes et al; Fuller & Prest (A).

APRIL 23.

COLUMBIA ST, 77; Bella Feldman—Sarah Zazeela et al; A H Brill (A).

81ST ST, ss, 100 w Ams av, 37.6x102.2; Anna K Daniel, trste—Chas Cahn et al; A K Daniels (A).

AV D, S-12; Welz & Zerweck—Louis Schaffler et al; Goldfogle, Cohn & Dorf (A).

53D ST, 331-3 W; Geo B Lauck—Jas E J Martin et al; Cannon & Cannon (A).

APRIL 24.

22D ST, ss, 441.9 w 5 av, 50.1x98.9; Bank for Savgs in the City of N Y—Leo Silver et al; foreclosure of mortgage; Cadwalader, Wickersham & Taft (A).

Bronx.

APRIL 17.

No Foreclosure Suits filed this day.

APRIL 18.

PARK AV,** ws, 60 n 188th, 60x100; Bronx Artificial Stone Works—Henry J Hemmens, N Y Edison Co & Wm A Burr Co (R) (105) 1,033.21

183D ST, ns, 74.5 e Loring pl, 30.2x84.9; Mary K Owen—Edw C Becherer et al; R W MacKewan (A).

175TH ST,** sec 3 av, 113x138; Colonial Mantel & Refrigerator Co—Codae Realty Co (R) (103)..... 209.00

ROWLAND AV, ws, 48.5 s Frisby av, 75x100; North Side Mtg Corpn—Mary Jane Dailey et al; Clocke, K & R (A).

LOT T, on map of Cedar Hill Plot, Village of Fordham; Geo Wolf—Antonio Cimillo; G Ludwig (A).

LOT 88, on map of New Village of Jerome; David Stevenson Bwg Co—Filomen DeCarlo et al; Brown & Falkenberg (A).

LOT 989, on map of Laconia Park, Williamsbridge; Marie Voss—Michele Agugliaro et al; Neier & Van Derveer (A).

APRIL 20.

167TH ST, nec Franklin av, 25x100; Martha A Garrison—Jas J Martin et al; F A Southworth (A).

BATHGATE AV, 1757; Carrie Westerfield—

233D ST, ss, 55 e Carpenter av, 25x14; Fanny B Gardner—Wm H Grill et al; Allen & Sabine (A).

233D ST, —s, 50 e Carpenter av, 25x114; Fanny B Gardner—Wm H Grill et al; Allen & Sabine (A).

APRIL 21.

134TH ST, ns, 100 w Lincoln av, 25x100; Raymond Guarini et al—Mechelina Cantasano et al; A McShane (A).

143D ST, ns, 210.2 e Willis av, 14.7x100; Annie J Gruner—Louis Winderman et al; M S Borland (A).

WESTCHESTER AV, ss, 190.1 w Wales av, 45x131.10; Halton Realty Co, Inc—Ernst Keller Constn Co; M S Brown (A).

APRIL 22.

WESTERLY half of Lot 650; Harlem Savgs Bank—Michl Brennan et al; E S Cinch (A).

LOT 82, Block 5010, Sec 17, on land map; Geo W Hogan—Agnes Agnew et al; W A Keating (A).

APRIL 23.

LA FONTAINE AV, ws, 187.6 n 178th, 37.6x100; Leopold Haldegger et al—Sophie Busath et al; Hirleman & V (A).

MAPES AV, ws, 35 s 179th, 40x100; Clarence Mayer—Chas Schaefer, Jr, Co et al; A Frankenthaler (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 16.

41ST ST, 9 E; Fredk R Coudert et al—Edw Fagan; Coudert Bros (A); Lafayette B Gleason (R); due.....64,367.54

7TH AV, 1974; also 119TH ST, 200 W; Bettie Rothfield et al—Abe Kaufman; Seymour P Kurzman (A); David C Hirsch (R); due 46,399.92

APRIL 17 & 18.

No Judgments in Foreclosure Suits filed these days.

APRIL 20.

CHRYSTIE ST, 155; Frank M Tichenor—Lorenzo Ullo; Frank M Tichenor (A); Meyer M Friend (R); due. 2,599.00

54TH ST, ns, 323.4 e 2 av, 23.2x100.5; German Savgs Bank in the City of N Y—Markus Weil et al; Amend & Amend (A); Warren C Fielding (R); due 15,289.14

APRIL 21.

60TH ST, ns, 115 w 2 av, 20x100.5; Dry Dock Savgs Instn—Katrerine G Farrell; Frank M Tichenor (A); Wm Allen (R); due.....14,145.83

APRIL 22.

132D st, 277 W; N Y Physicians Mutual Aid Assn—Rachel Kantor; Geller, Rolston & Horan (A); Robt B Hinks (R); due 8,623.56

Bronx.

APRIL 16.

No Judgments in Foreclosure Suits filed this day.

APRIL 17.

CHARLOTTE ST, 1521; Edw H Bailey—Fleischmann Realty Co, Inc, et al; Roelker, Bailey & Stiger (A); Nathan F Giffon (R); due.....25,930.23

APRIL 18.

No Judgments in Foreclosure Suits filed this day.

APRIL 20.

COTTAGE ROW, es, n ½ of lot 3; City Island; Wm Webber—Thos W Larkin et al; Dominic L O'Reilly (A); Geo E Weller (R); due 1,720.50

APRIL 21 & 22.

No Judgments in Foreclosure Suits filed these days.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 18.

No Lis Pendens filed this day.

APRIL 20.

37TH ST, 60 W; E Riger & Co—Victorine Carmody et al; action to foreclose mechanics lien; L Rosenberg (A).

58TH ST, 5 W; Wm F Donnelly—Wm W McLoughlin et al; partition; F Bien (A).

APRIL 21.

86TH ST, 38 W; also 58TH ST, 231 W; also 5TH AV, 549; Jas Clendenin Eckert—Thos T Eckert, Jr, et al; partition and cancel lease; Earl & Russell (A).

105TH ST, 116-38 W; Louis Burchardt—Mary A Loeffler; specific performance; H R Seamans (A).

6TH AV, 392; Alex F Voigt—Ella V Schroeter; action to appoint committee, &c; Dykman, Oeland & Kuhn (A).

APRIL 22.

CHRISTOPHER ST, 105; Kate Madden—Anna E Schloffel et al; amended partition; P L Klock (A).

APRIL 23.

28TH ST, 11 W; Edw B Dunne adm—Chas A Dunne; action to impress lien; R Stewart (A),

PARK AV, nwc 49th, 200.10x50; Geo F Root Co—New York Central & Hudson River R R Co; action to foreclose mechanics lien; Williams & Hamburger (A).

APRIL 24.

PARCEL of land beg at a point 65 n Horatio & 33.4 e 4th, runs n1½ ins xe16.8xs2½ ins x 16.8 to beg; Gertrude Malbin—Jane F Gahn et al; partition; J Sapinsky (A).

Bronx.

APRIL 17.

174TH ST, ss, 100 e Washington av, 20x100; Taxpayers Realty Co—Azniv Aghajan et al; action to enforce contract; J Freeman (A).

APRIL 18.

WESTCHESTER AV, nec land of late Isaac Braithwaite, 25x100; Geo Kooden—Philip Maker; action affecting title and possession; Hitchings & Dow (A).

APRIL 20.

No Lis Pendens filed this day.

APRIL 21.

No Lis Pendens filed this day.

APRIL 22.

No Lis Pendens filed this day.

APRIL 23.

No Lis Pendens filed this day.

Brooklyn.

APRIL 16.

CHAUNCEY ST, ss, 70.6 w Rockaway av, 20x100; Hugo Scheller—Nicola Di Russo et al; G F Alexander (A).

PULASKI ST, ss, 216 w Stuyvesant av, 16.8x100; Laura V Carlisle—Esther Cohen et al; W F Cassedy (A).

N 5TH ST, 247; Anna Catalano—Wm A Thomson et al; J G Grambalvo (A).

61ST ST, ss, 175 e 15 av, 65.11x200x61x200.7; Henry G Meyer—Gerado Santoro et al; S Selderman (A).

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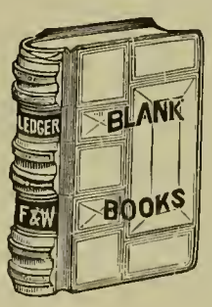
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BEDFORD AV, ws, 48 n S 3d, 24x94; also S 1ST ST, nes, 192.3 se Driggs av, 20x62.9; Courtney K Powell—Lois E Andressen et al; partition; V L Haines (A).
PAR KAV, ns, 40 e Franklin av, 20xS0; Jos Witt—Guiseppina Torchia et al; Bacher & Klein (A).

APRIL 17.

TEN EYCK ST, ns, 75 e Lorimer, 25x100; Kings Co Savgs Instn—Wm Gluck et al; W W Taylor (A).
4TH ST, nes, 136.4 se S av, 38.6x95; Lawyers Mtg Co—Ella H Aronstam et al; Cary & Carroll (A).
E 12TH ST, es, 950 s Beverly rd, 50x100; Sarah A G Skinner—Jack D Chalmers et al; Cary & Carroll (A).
CANARSIE AV, ns, 40 e E 29th, 20x91.6x20x 92.4; NY Mtg & Security Co—Alht S Schiller et al; H M Bellinger Jr (A).
CANARSIE AV, ns, 21 e E 29th, 20x90.11x20x 91.6; NY Mtg & Security Co—Alht S Schiller et al; H M Bellinger Jr (A).
KNICKERBOCKER AV, ec Hancock, 22x100; Kings Co Savgs Inst—Jas Church et al; W W Taylor (A).
NEWKIRK AV, ss, 145.3 e 1st, 25x69.9; Margt Shields—Adele M R Getteys et al; A C Asche (A).
NEW JERSEY AV, ws, 156.3 n Glenmore av, 43.9x100; Jamaica Paragon Plaster Co—Purdy Constn Co et al; M Monfried (A).
NEW JERSEY AV, ws, 112.6 n Glenmore av, 43.9x100; Margt M Cumming—same; same (A).
LOTS 129-132, on map of Conklin, Hendrickson & Remsen at Canarsie; Nathan May—Mendel Sapany et al; H Bloch (A).

APRIL 18.

BELMONT AV, sec Fountain av, —x—; also LOTS 1-8, map of prop of Jane Gilfeather in 26th Ward; Mary Davies—Kath F Mitchell & ano; Smith, Doughty & W (A).
IRVING AV, 279; Wm H Gompert—Meyer Nachomson et al; Watson & Kristeller (A).
LEWIS AV, es, 40 s Van Buren, 20x100; Mildred C Spena—Jno J Wood et al; partition; McDonnell & Libett (A).
PUTNAM AV, ss, 67.4 e Nostrand av, 16.5x79.8 x16.4x78; Wm McDonough—Jas McDonough; to create a title; Rollins & Rollins (A).

APRIL 20.

HINSDALE ST, es, 100 s Blake av, 100x100; Harry Levinson—W F S Constn Co & ano; to create a title; M Storch (A).
ST JOHNS PL, ss, 479.2 e Rochester av, 20.5x 120.3; Israel Weinstein—Strohbert Constn Co et al; to set aside deed; I M Silherman (A).
WALWORTH ST, ws, 290 s Willoughby av, 20x 100; Caroline M Lord—Della L Collins et al; J A Warren (A).
WARREN ST, ns, 220 w Hoyt, 20x100; Dermott Ryder—Fredk A Johnson et al; T F Redmond (A).
BAY 38TH ST, ws, 300 n Benson av, 96.8x180; Jos Grillo—Luigi Velotta et al; partition; Foley & Martin (A).
41ST ST, ss, 85 e 13 av, 25x100.2; Alht Lameling—Julius Kraus et al; W L Durack (A).
79TH ST, ns, 360 w New Utrecht av, 50x100; Saml B Allen—Milton S Kistler et al; H J Davenport (A).
AV U, ns, 40 e Homecrest av, 40x105; Blanche E Watson—Thos A Hagan et al; Watson, Daniel & H (A).
BELMONT AV, nwc Sackman, 25x100; Bond & Mtg Guar Co—Louis Sternlieh et al; T F Redmond (A).
FLATBUSH AV, 817-23; also 104 Lenox rd, in the matter of the application for appointment of a committee of the property of Ella V Schroeter; Dykman, Oeland & K (A).
OCEAN PKWAY, ws, 529.4 s Foster av, 24.3x 150; Gustav Girard—Mary E Byrne et al; R J Kent (A).
PUTNAM AV, ss, 87 w Howard av, runs s 74.4 xw13xs25.8xw4xn100xe17 to beg; Alletta L Phillips—Edw B Ecker et al; C H Fuller (A).
ROGERS AV, es, 260.4 s Vernon av, runs e 101 xs20.3xw100.5xn20.1 to beg; Fredk K Walbridge—Alfred Lazarowitz et al; H J Davenport (A).
6TH AV, es, 77.8 s 53d, 45x100; Mechanics Bank —Alht Goeser et al; J J Bakerman (A).
6TH AV, es, 32.8 s 53d, 45x100; same—same; same (A).

APRIL 21.

BRIDGEWATER ST, sws, 300.11 nw Meeker av, 28.11x121.7x25x136.2; Max Lewis—Baar Bros, Inc, et al; P A Katzke (A).
GRANT ST, ss, 200 e Lawrence, 25x113.3; also GRANT ST, ss, 19.4 w Nostrand av, runs w50 xs113.11xe50xn114.1 to beg; Michl J Buckley —Mary Buckley et al; partition; R A Rindich (A).
HAUSMAN ST, ws, 480 s Nassau av, 20x100; Hannah Weiser—Danl Maher et al; R E Moffett (A).
SCHERMERHORN ST, ss, 72.9 w Smith, 69x 99.9; also POINT at int cl block bet Schermerhorn & State, with a line from a point ns State 267.6 e Boerum pl, 20x20; also POINT at int cl block bet Schermerhorn & State, with a line from a point on ns State, 287.6 e Boerum pl, 18.6x20; also SCHERMERHORN ST, ss, 238 e Boerum pl, 23x99.9; Edw M Grout & ano—Kings Co Democratic Club et al; P Grout (A).
N 6TH ST, ss, 120 e Havemeyer, 20x76x21x85; Kings Co Savgs Inst—Maria G Picciano et al; W W Taylor (A).
E 12TH ST, 1839; Julius Lehrenkrauss & ano—Leila L da Costa; Reynolds & Geis (A).
38TH ST, nes, 218.10 se New Utrecht rd, 20x90; Charlotte E Ogilline—Anna E Mingus et al; J Siegelman (A).
AV P, swc Ocean pkway, runs s40xw250xn5.1x ne125.7xe129.4 to beg; Susan J Spence—Christian Loenzen et al; H J Davenport (A).
EUCLID AV, sec Sutter av, 20x100; also PINE ST, ws, 180 n Sutter av, 20x100; also PINE st, ws, 100 n Sutter av, 20x100; also SUTTER AV, nwc Pine, 20x100; also SUTTER AV, swc Pine, 20x100; also PINE ST, ws, 200 s Sutter av, 40x100; also PINE ST, ws, 280 s Sutter av, 20x100; also BLAKE AV, nwc Pine, 100x100; also SUTTER AV, nec Pine, 20x100; also SUTTER AV, sec Pine, 40x100; also PINE ST, es, 100 s Sutter av, 80x100; also PINE ST, es 240 s Sutter av, 20x100; also PINE ST, es, 340 s Sutter av, 40x100; also PINE ST, es, 400 s Sutter av, 60x100; also CRESCENT ST, nwc Sutter av, 20x100; also SUTTER AV, ns, 40 e Crescent, runs e59.4xn260 xw94.5xs160xe40xs100 to beg; also CRESCENT ST, es, 100 n Blake av, 140x107.2x140x104.8; also BLAKE AV, nec Pine, 20x100; Isaac L Zinke—Sarah M Chapman et al; L & A W Zinke (A).
GEORGIA AV, es, 324.8 n Hegeman av, 20x100; N Y Mtg & Security Co—Fanny Diament et al; H M Bellinger, Jr (A).

APRIL 22.

CRYSTAL ST, 137; Ida B Auerbahn—Abe Meyers et al; A A Feinberg (A).
WARWICK ST, es, 90 n Dumont av, 20x90; Fannie Meyrowitz—Abr Lenkowsky et al; Chilton & Levin (A).
E 5TH ST, ws, 40 n Albemarle rd, 30x100; Rudolph F Herting—Rose Shatzkin et al; G C Case (A).
43D ST, ns, 200 w 5 av, 20x100.2; Edw A Everit—Dora Johnson et al; G W Pearsall (A).
76TH ST, ns, 630 w 15 av, 20.9x100x19.4x100; Clara Hanson—Hilda A Nelson et al; W L Durack (A).
E 92D ST, nes, **140 nw Church av,** 20x100; Adolf Wandel—Nathan Weinstein et al; H Koppelman (A).
PUBLIC RD to Canarsie Landing, nes, 480 se Av E, 44.7x112x44.1x111.3; Althea Guild—Harry Danclk et al; H E Brown (A).
WOODRUFF AV, ns, 306 w Flatbush Plank rd, runs 50x100; Conrad V Dykeman—Morris N Lawrence et al; W S Miller (A).
LOTS 25 & 26, Map of 455 lots in Village of Sheepshead Bay; Roht A Atkinson—Isadore A Rouland et al; partition; J N Williams (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APRIL 18.

45TH ST, 17-21 W; Bayer-Gardner-Himes Co—Midville Realty Co & White Van Glahn & Co (R) (101)... 196.00
49TH ST, 9 E; Danl Darrow—Mary A Nicoll, Henry Amerman, Chas Brown & Henry C Smith Bldg Co (102)..... 213.81
49TH ST, 9 E; Louis Levin—Chas Brown & H C Smith Bldg Co (99)... 318.00
59TH ST, 38 W; Isidor Fajans—38 W 59th St Co (104)..... 603.28
135TH ST, 124 W; Harry Grohman—David Shaff & Gib A Young (R) (100) 275.54
AUDUBON AV, sec 171st, 20x100; Bierach & Co—Gustav Boehme & Carl Rieger (98) 500.00

ARE YOU SMART ENOUGH
To PROFIT BY EXPERIENCE?

The CAMMAN ESTATE was sold at auction June 6, 1899.
The CAMMAN ESTATE is just **north** of N. Y. University.
At that sale the lots brought **$500** to **$1,500** each.
They are now worth **$5,000** to **$10,000** each.

AT THE CAMMAN SALE

Mr. J. bought Lot 61, Andrews Ave. and Fordham Road.
He paid for it **$1,400**---$350 cash---Balance on mortgage.
He sold it for **$6,750**---All cash, October 11, 1906.

HE ALWAYS REGRETTED THAT HE HAD NOT BOUGHT MORE LOTS AT THE CAMMAN SALE

DON'T HAVE REGRETS

Just south of N. Y. University are the

134 LOTS TO BE SOLD

At Absolutely Unreserved Auction Sale, to Close the Estate of Ellen M. Hennessy

APRIL 28th, 1914, AT 10:30 A. M.

AT THE EXCHANGE SALESROOMS, 14 VESEY STREET

70% can remain on mortgage **Titles insured free to purchasers**

TO REACH THE PROPERTY

Take West Side Subway to 181st Street; thence University Avenue car across Bridge to property at Burnside Avenue.
Take 6th or 9th Ave. Elevated to 155th St.; thence Jerome Ave. car to Burnside Ave. and transfer or walk 3 blocks west to property.
Take 2nd or 3rd Avenue Elevated to 177th Street; thence Burnside Avenue car direct to property.

For Maps apply to **JOSEPH P. DAY,** 31 Nassau St. **J. CLARENCE DAVIES,** 149th St. and Third Ave.
Agents and Auctioneers

APRIL 20.
44TH ST, 15-17 W; Hudson Wrecking & Lumber Co—15 W 44th St Co, Inc (111) 1,139.40
49TH ST, 338-42 E; Jas Christie—Estate of J B Bloomingdale & Cornelius T Cornell (110) 21.00
125TH ST, 121-3 E; Edwin C Worns—Andrews Soher & Jacob D Cooper (106) 11.61
201ST ST, HARLEM RIVER & ACADEMY ST; Fred L Hatzfeld—United Electric Light & Power Co & F T Nesbit & Co, Inc (107) 18.43
SAME PROP; Geo Baum—same (108) 31.24
201ST ST, ss, 100 w Harlem River, 331 x200; Wm Nelson—United Electric Light & Power Co & F T Neshit & Co (109) 33.00
AUDUBON AV, 109; Louis Marks—Gustave Boehme & Carl L Reiger (112).. 228.00

APRIL 21.
LEROY ST, 19; Domenico Farnolo—Margarita Campaglia & Michele Brescia (117) 240.00
32D ST, 126-8 W; Eugene J Flood—Elbridge T Gerry & Forrest Box & Lumber Corpn (118) 370.00
38TH ST, 1-11 W; also 5TH AV, 424-34; also 39TH ST, 2-14 W; Elevator Signal Co—Jno H & Frank V Burton & Standard Plunger Elevator Co (114) 146.65
44TH ST, 11 E; M Abbotts Sons—Chas C Beaman Estate & Ellen Taylor (116) 351.92
109TH ST, 102 E; Carmelo De Sarvo—Minnie Levin, Razio Landi (113).... 22.00
11TH AV, nwc 47th, 100.5x125; Peter Byrnes—Model Fireproof Tenement Co & Edw Margolies (115)..... 227.46

APRIL 22.
40TH ST, 637-41 W; A C Wicke Mfg Co Chas E Appleby, Union Stockyard & Market Co, Erie R R Co & David Shannon Co (125)..... 308.54
46TH ST, 46 W; Claremont Iron Works—A B S Co, Inc & Anton Strand (123) 235.82
49TH ST, 9 E; Tileine Co—Geo V Ammerman & Henry C Smith Bldg Co, Inc (121) 75.00
116TH ST, 156 E; Louis Marks—D A Cefola (122) 77.25
116TH ST, 156 E; Acme Metal Ceiling Co—Donato M Cefola (120)..... 85.00
201ST ST, ss, 100 w Harlem River, 331 x200; Albt A Dawber—United Electric Light & Power Co & F T Neshit & Co (124) 16.50

APRIL 23.
DOWNING ST, 45-7; Manhattan Sand Co, Inc—Jos Tassi & J Savignano & Son (127) 133.90
37TH ST, 44-6 W; Jardin Co, Inc—44-46 W 37th St, Inc (129)..... 1,775.40
116TH ST, 156 E; Robt Elkan—Donato Cefola (130) 85.00
116TH ST, 156 E; Wm T Hookey Sons Co, Inc—Donato Cefola (126)..... 119.01

APRIL 24.
5TH AV, 668-70; Standard Paint Co—Dreicer Realty Co & Morris L Weiss (134) 146.00
DOWNING ST, 45-7; Jno A McCarthy & Bro—Jos Tassi, Raphael Tassi & J Savignano & Son (135)..... 471.10
25TH ST, 157 to 163 W; Oberg, Blumberg & Bleyer—Margt D Hellman, M D H Co, Inc, & Henry Hellman (140) 73.08
59TH ST, 38 W; Sterling Ceiling & Lathing Co—Thirty-Eight West Fifty-Ninth Street Co (137)..... 160.00
80TH ST 305-9 E; Gowanus Wrecking Co, Inc—Sterling Stable Co (139)... 490.00
116TH ST, 156 E; Josephine Goldstein—Donato M Cefola (136)..... 46.50
201ST ST, SHERMAN ST & HARLEM RIVER; Jno Knoll—United Electric Light & Power Co & F T Nesbit & Co, Inc (131) 17.50
SAME PROP; Ernest Winton—same (132) 17.50
SAME PROP; Alfred Berbig—same (133) 17.50
201ST ST, ss, 100 w Harlem River, 331 x200; F O Pierce Co—United Electric Light & Power Co & F T Nesbit & Co (138) 244.36

Bronx.

APRIL 17.
No Mechanics Liens filed this day.
APRIL 18.
No Mechanics Liens filed this day.
APRIL 20.
No Mechanics Liens filed this day.
APRIL 21.
VILLA AV, 3184-6; Attanasio Carella Co—Monaco Constn Co, Inc (S)..... 2,219.00
APRIL 22.
175TH ST, sec 3 av, 113x138; Colonial Mantel & Refrigerator Co—Codae Realty Co (renewal) (10)..... 209.00
UNIVERSITY AV, 1492-4;**Hyman Fleisher—Towanda Constn Co (renewal) (119) 300.00
WHITE PLAINS AV, ws, 50 s 221st, 50x100; Geo Anderson—Bolte Bros (9) 49.00
APRIL 23.
BOSTON RD, ws, 212 n 167th, 171x163; Kawneer Mfg Co—Weissager Amusement Co & Jno M Haffen Corpn (11) 620.00
DECATUR AV, 3192-4;** Westchester Woodworking Co—Wm Freeland (renewal) (128) 576.80

Brooklyn.

APRIL 16.
COURT ST, 222-4; Ole J Olsen—Marla E Wilson & †Jno Dennum..... 139.72
COURT ST, 46-50; Isaac Libson—Nassau National Bank & Parsth Electric Co. 943.75
MACON ST, 623; J F Eck—Chas & Anna Sievright 172.68
VARET ST, 131; David Tanenbaum—Herman Hirschkovitz & Esther Schlanger 125.00
SAME PROP; B Levinson—same..... 80.00
NOSTRAND AV, 1994; Jas J Lupton—Mabel & Fredk W Holmes..... 70.44
PITKIN AV, sec Cleveland, —x—; Globe Tile Co, Inc—Pitkin-Cleveland Realty Corpn 58.00
VERNON AV, ns, 100 e Tompkins av, 50x100; Max L Epstein—Aaron Zwerdling 664.00

APRIL 17.
BAY RIDGE PL, nws, 120.2 sw Bay Ridge av, 80x80; Schwarz & Cohn Inc—Montrose Bldg Co & Jacob Berkowitz, doing business as Glenmore Cornice & Roofing Works 95.00
CLEVELAND ST, sec Pitkin av, 50x100; Levine Kronenberg & Co—Pitkin-Cleveland Realty Corpn, Abr Fraokel & L H Pinkus 85.77
PRESIDENT ST, 1760; F A Rehn—Christen A Damm 45.00
WYCKOFF ST, 225A; J Lyon—Margt Kelly 130.00
ALABAMA AV, es, 92.11 s Sutter av, —x—; Levine Kronenberg Co—Dickey & Lemberg Co & Wallin & Hoffman. 208.66
BUSHWICK AV, 1180; J Lyon—Aug W Zeiss..... 30.41
LIVONIA AV, nec Barbey, 40x100; Chas Ferraro—Wm Harker..... 1,545.00

APRIL 18.
CARROLL ST, sec Albany av, 100x320; L Brook—Heights Bldg Corpn & Wm H Fleming 177.10
UNION ST, ss, 220 w Bond, 40x100; M J Hart—Carolina Kurtz 9.00
54TH ST, sec 1 av, 100x240; J P Duffy Co—Clydeford Constn Co & Wm Higginson 1,648.42

APRIL 20.
HINSDALE ST, es, 100 s Blake av, 100 x100; East N Y Cut Stone Co—W F S Constn Co 443.00
PITKIN AV, sec Cleveland, 38x110; M Cohen—Pitkin-Cleveland Realty Corpn 56.00

APRIL 21.
STERLING PL, sec Rochester av, 120x100; R L Williams—J V Cunningham. 50.00
VANDERBILT ST, ns, bet 18th & Prospect av, 169.5x100; R L Williams—J V Cuningham 25.00
30TH ST, nec 4 av, 200x200; Hatch Bros—Board of Education & N M Roos 174.91
LINDEN AV, ss, 100.2 e Nostrand av, 84x140; R L Williams—H K Moore.. 35.00

APRIL 22.
WEST ST, 436, 440 & 444; A Haspell—Lawyers Title Ins & T Co, David Kleinman Clarence Quaid & Albt Lohmao 24.00
W 3D ST, es, 100 n Sea Breeze av, 40x100; A S Edwards & ano—Rachel Rosenberg 5,090.65
W 29TH ST, ws, 380 s Mermaid av, —x—; J Bossert & ano—Mathilde B Jeltrup & Frank Martini..... 1,790.00
MYRTLE AV, 165; W T Biffi—Delia Kelly 40.00
STEAMSHIP "Bellona" located at Morse Dry Dock ft of 56th st; Johnson Bros—Reid-Donald Steamship Co, Kroeschell Bros Ice Machine Co & United Cork Co 3,222.26

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

APRIL 18.
No Satisfied Mechanics Liens filed this day.
APRIL 20.
GREENWICH ST, 398; Jos Rauchman—Estate of Jacob Weeks et al; Mar19'14 ..... 907.72
NEW CHAMBERS ST, 2; also DUANE ST, 14; Arthur Johnstone—Cath Diver et al; Jan2'14..... 910.01
SAME PROP; Leopold Barth—same; Jan12'14 ..... 1,570.47
SAME PROP; Jno Kull—same; Jan3'14. 7,762.11
87TH ST, 302-8 W; Bethlehem Steel Co—Coast Constn Co et al; Apr3'14.. 6,992.74

APRIL 21.
42D ST, 159 E; Aaron Kaufman— Geo Rothmann et al; June2'13..... 30.00
111TH ST, 235 W; Moll & Cornelis—Jos Liebling et al; Dec1'13..... 176.50
AUDUBON AV, 109; Carl Rieger—Gustav Boehme et al; Mar31'14..... 5,892.18

APRIL 22.
29TH ST, 39-41 W; Bethlehem Steel Co—Rockbridge Realty Co et al; Apr 3'14 ..... 9,715.03
29TH ST, 39-41 W; J Edw Ogden Co—Rockbridge Realty Co et al; Apr4'14. 166.00
113TH ST, 169 E; Geo Langer—Progress Holding Co et al; Dec31'13..... 24.80
BROADWAY, 716; Louis Zwerdling—A H Schalle et al; Mar25'14..... 56.76

APRIL 23.
AV A, 109; Triborough Marble & Tile Wks, Inc—Ladislaus W Schwenk et al; Feb18'14 ..... 447.00
2D AV, 31; A H C Bruns & Son—Barney Lufkowitz et al; Apr6'14..... 312.96

APRIL 24.
PARK AV, 960; Wm M Moore—960 Park Av Co, Inc, et al; Feb11'14.... 410.00
BROADWAY, nec 37th; Lukens Iron & Steel Co—Times Square Improvement Co et al; Apr17'14..... 22.17
57TH ST, 412 W; Gaetano W Giannini—Lillian S Gillespie et al; Mar2'14. 189.00
87TH ST, 302-8 W; Lukens Iron & Steel Co—Coast Constn Co et al; Apr17'14. 134.24
95TH ST, 156-166 W; Lukens Iron & Steel Co—Julius Tishman et al; Apr 17'14 ..... 334.95

Bronx.

APRIL 17.
No Satisfied Mechanics Liens filed this day.
APRIL 18.
No Satisfied Mechanics Liens filed this day.
APRIL 20.
No Satisfied Mechanics Liens filed this day.
APRIL 21.
MAPES AV, 2120; G Goldberg & Sons, Inc—Jno O'Keefe et al; Mar12'14 .. 285.00
APRIL 22.
²159TH ST,** ss, 100 w Elton av; Lanigan Bros, Inc—J J C Dunn et al; Sept24'13 ..... 88.20
²159TH ST,** ss, 150 w Elton av; same—Cedar Constn Co et al; Sept24'13... 123.60
APRIL 23.
133D ST, 763-5 E; Meyer Bank—Eureka Tile Co et al; Feb27'14..... 60.00
GUN HILL RD,** 210TH ST, STEUBEN AV; also GUN HILL RD, 210TH ST. WAYNE AV & BAINBRIDGE AV; also GUN HILL RD, 210TH ST WAYNE AV & TRYON AV; Davis Brown—Montefiore Home, &c, et al; Sept2'13 .....13,422.14
SAME PROP; Davis Brown—same; Aug 25'13 .....13,732.34
SAME PROP; Davis Brown—same; Sept2'13 ..... 410.20
APRIL 24.
SO BOULEVARD,** nec 163d; Kawneer Mfg Co—Kellwood Realty Co et al; Aug18'13 ..... 80.00
SO BOULEVARD,** ws, 743 s Westchester av; same—same; Aug18'13.. 240.00

Brooklyn.

APRIL 16.
CLINTON AV, 80; Philip Polesuk—Ida Finestone & Tina Finestone; Jan17'14 75.00
FOSTER AV, ss, 100 e E 19th, —x—; Ross & Snyder (Inc)—Edw R Strong Co & E R Strong; Nov7'13..... 988.02
MERMAID AV, ns, 80 w W 25th, —x—; Sebastiano Salerno—Jno W Jackson; Feb6'14 ..... 1,155.00
OCEAN AV, 807-9; Michl Fleck—Tip Top Realty Co; Feb10'14..... 90.00

APRIL 17.
HICKS ST, nec Remsen, 96x78; Mahnken Bldg Material Co—Phillipine Bossert, Harriet L Huber, Josephine Moser, Jno & Chas V Bossert, Philipine Cooney, May E Bossert, Harry McNally & Harry McNally Bldg Co; Dec16'13 ..... 3,745.43
SAME PROP; H W Bell Co—Harry McNally Bldg Co; Dec17'13.....3,672.38
S ELLIOTT PL, ws, 324.7 n Lafayette av, 40.5x100; Wm Savage & ano—Arm Realty Co (Inc); Dec22'13..... 414.00
SAME PROP; Gold & Taylor Cut Stone Co—Arm Realty Co; Dec19'13..... 350.00
SAME PROP; High Ground Iron Wks—same; Oct14'13 ..... 1,155.32
S ELLIOTT PL, 54-6; Bklyn Hoist & Dumbwaiter Co—Arm Realty Co; Oct 29'13 ..... 116.00
E 46TH ST, — —, bet Avs N & M; Pierce, Butler & Pierce Mfg Co—Schulle & Reilly; Mar17'14..... 167.47
AV P, nwc E 13th, 120x100; Harry Cohen—Provident Associates, Nathan Tilln & Philip Skolnik; Jan12'14..... 77.00
SAME PROP; Max Kirson—same; Jan 12'14 ..... 77.00
CATON AV, sec Stratford rd, —x—; Dellon-Watnick Co (Inc)—Plandome Constn Co; Dec17'13 ..... 1,250.00
CATON AV, sec Stratford rd, —x—; M Blumberg—Plandome Constn Co & Wood-Harmon Warranty Co; Jan15'14 260.00
KINGSLAND AV, 276; David Glasser—Julia & Geo Waller; Apr13'14..... 28.00
¹PITKIN AV, nec Powell, 50x100; Atlas Steel Column Mfg Co—Brein Amusement Co & ano; Apr13'14..... 97.00
¹15TH AV, swc 71st, 80x90; Hudson Refrigerator Co—Guiseppe Fristachi; Apr15'14 ..... 129.00

APRIL 18.
¹HINSDALE ST, nec Dumont av, —x—; Noah Alexander—Almont Holding Co; Mar31'14 ..... 77.00
S ELLIOTT PL, 54 & 56; S Cascio Marble Works—Arm Realty Co & Andrew Ruegamer, Jr; Oct16'13 ..... 300.00
STARR ST, 12; Cologero Modica—Gulseppe Infranco; Mar21'14 ..... 2,900.00

APRIL 20.
DEAN ST, ss, 200 w Saratoga av, 134 x105; Aniello Di Luca—Saml Sassulsky (Inc) & A Ratner; Jan6'14..... 103.00
MIDWOOD ST, ss, 350 e Nostrand av, 50x100; Louis Brook—Aug Williams; Mar9'14 ..... 49.50
SAME PROP; Louis J Quadre—same; Apr10'14 ..... 700.00
SAME PROP; Watson & Pittinger (a corp)—same; Apr9'14..... 1,374.61
SAME PROP; F D Creamer & Co (Inc)—same; Apr8'14 ..... 1,093.48
ORMOND PL, ws, 80 s Putnam av, 20x86; Michl Rosenberg—Esther Smith & C & C Auto Co (Inc); Jan3'14..... 50.00
STARR ST, 12; I Feldman—Barney & Harry Zirinsky & Guiseppe Infranco, G Modica & J Goldstone; Apr7'14.... 160.00
²SUTTON ST, es 100 n Nassau av, 240 x100; Building Contracting Co (Inc)—International Cork Wks (a corp) & Port & Crane Co; Mar23'14..... 1,225.65
ALABAMA AV, ws, 100 s Newport av, 100x100; Sam Becker—Jacob Book & Isaac Goncharick & Richd Warob; June9'13 ..... 101.00
ALABAMA AV, ws, 20 s Newport av, 80 x100; Abr Sakrais—Jacob Book & Isaac Goncharick; May5'13..... 100.00
NEW LOTS AV, ss, from Vermont av to Wyona, 200x99; Jake Stallibinsky et al—Wyona Bldg Co & Max Cohen; Mar26'14 ..... 210.00

Satisfied Mechanics' Liens, Brooklyn, Continued

APRIL 22.

S ELLIOTT PL, ws, 324.7 n Lafayette av, 40.4x100; Empire City-Gerard Co —Arm Realty Co; Oct11'13..... 171.00

SAME PROP; Chas H Van Der Leith—same; Oct24'13 ..... 175.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

APRIL 16.
No Attachments filed this day.

APRIL 17.
PAUL Andw G; Thos W Gleason; $690.37; B Fletcher.
BENQUIATM, Vitall & Leopold; P M Allo; $6,400; Ascher, Ogust & Goldstein.
CZARRA, Conrad H; Fredk Enders; $1,412.36; Young & Hughes.

APRIL 18.
No Attachments filed this day.

APRIL 20.
FLYNN, Geo T & Wm J; S H Brown; $5,000; Colby & Brown.

APRIL 21.
No Attachments filed this day.

APRIL 22.
CANTON-HUGHES PUMP CO; H G Vogel Co; $154.80; D Bernstein.
MOTLEY, Alfred H Jr; Hunter Eykes; $10,000; Davies, Auerbach & Cornell.
PRINT WEAVE CO; same; $10,000; same.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

APRIL 17, 18, 20, 21, 22 & 23.

Brown Bros & 105 W 72d St Co. 72d st, 105-9 W..Otis Elevator Co. Elevators. 6,800.00

Regina Constn Co. Mapes av, nwc 181st..O K Clothes Dryer Co. Dryers. 135.00

Bronx.

APRIL 17, 18, 20, 21, 22 & 23.

Jacob Streifler Co. Intervale av, ws, 185.4 s Jennings, 85x100..Sharp & Gunn. Plumbing & Gas Fitting..... 6,200.00

Brooklyn.

APRIL 16, 17, 18, 20, 21 & 22.

Basis Realty Co. 78th st, c Ft Hamilton av..Elsie E Kerby as extrx..(R) $36.00

Bon Ton Constn Co. Rogers av cor Beverly rd..Elsie E Kerby as extrx. .....(R) 100.00

Parker & Lepofsky. 41st st nr 13 av.. Elsie E Kerby as extrx .....(R) 693.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

APRIL 20.

10TH AV, ses, intersec ns 206th, 99.11x 100; Max Marx loans New County Realty Corpn to erect a 5-sty apartment; — payments 44,000.00

APRIL 22.

31ST ST, ns, 161.5 e Mad av, 85.8x98.9; Metropolitan Life Ins Co loans 31 East 31st Street Realty Co, Inc, to erect a 12-sty lofts; 9 payments....350,000.00

Bronx.

APRIL 17.

MARMION AV, ws, 48.8 n 178th, 66.8 x150.1; Comity Mtg Co loans Jos Diamond Constn Co to erect a 5-sty apartment; 7 payments 45,000.00

APRIL 18.

176TH ST, nwc University av, 36.5x 120.7x irreg; City Mtg Co loans Henry Cleland, Inc, to erect a 5-sty apartment; 12 payments 50,000.00

BEAUMONT AV, ws, 100 n 187th, 50x 95.7x irreg; Jas G. Wentz loans Farago Constn Co, Inc, to erect a 5-sty apartment; 8 payments 21,000.00

APRIL 21.

BEACH AV, ws, 150 n Randall av, 25x 100; Wooster, Caroline B & Clara S Beach loan Academy Bldg Co to erect 2-sty frame dwelling; 3 payments... 3,000.00

HUNTS POINT AV, ws, 766.4 n Lafayette av, 306.5x100; Hunts Point Constn Co loans Baronet Realty Co to erect 3 5-sty apartments; 2 payments.....15,000.00

SAME PROP; City Mtg Co loans Baronet Realty Co to erect 3 5-sty apartments; 10 payments.....125,000.00

APRIL 22.

HILL AV, es, 350 s Randall av, 25x100; Eastchester Savgs Bank loans Joel G Nelsen to erect 2-sty frame dwg; 3 payments 3,800.00

ORDERS.

Brooklyn.

APRIL 21.

NECK RD, ns, bet Van Siclen & Gravesend avs, —x—; Wm E Platt on Home Title Ins Co to pay Coney Island Constn Supply Co..... 196.13

APRIL 22.

RODNEY ST, swc Grant Extn, —x—; Ridgewood Realty Associates on Jonas, Lazansky & Neuberger to pay Bell Fireproofing Co 165.31

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED.

Named Streets.

Attorney st, 59—Henry N Greenberg.....B
Bleecker st, 33-7—Eisen & Wisotsky.DR-C-A-G
Canal st, 417-21—New York Edison Co.....D
Canal st, 417-21—Corp of Trinity Church.....D
Canal st, 417-21—J T Robinson & Sons.....D
Canal st, 417-21—Excelsior Quilting Co.....D
Chambers st, 85—George Kraft.....C-A-L-G-DR
Chambers st, 85—E J Willis Co.....DR-C-G-A
Chambers st, 85—Stephen Upson.....C-B-E-SS
Chambers st, 85—Charles E Day.....D
Clinton st, 225—Morris Wolinsky.....C
Clinton st, 225—Lena Wilsere.....C
Delancey st, 18—Lamauro & Vacearella.....C
Duane st, 78—New York Edison Co.....D
Duane st, 188—Lappin Tea Co.....E
Forsythe st, 39—Alex Frankenstein.....C
Frankfort st, 35-7—Goodman, Haffner &Co...A
Frankfort st, 35-7—Patrick J Gilroy.....A
Frankfort st, 35-7—Morris Uhlfelder.....A
Frankfort st, 35-7—Krupp & Troy Co.....A
Frankfort st, 35-7—Frederick Finch.....A
Frankfort st, 35-7—George M Young.....A
Frankfort st, 35-7—Sam Soltkin.....A
Frankfort st, 35-7—Joseph Comme.....A
Frankfort st, 35-7—Charles R. Strange.....A
Frankfort st, 35-7—George Beaverson.....A
Frankfort st, 35-7—Mark H Stone.....A
Frankfort st, 35-7—Conrad Granlich.....A
Frankfort st, 35-7—Frank De Julio.....A
Greene st, 18—Metropolitan Savings Bank..C-SS
Greenwich st, 169—Brill Bros.....C
Greenwich st, 634-42—Est of Chas F Hoffman. SS
Henry st, 142-44—David Garfield.....SS
Lafayette st, 187-93—David Daily.....A-C-G
Lafayette st, 187-93—Henry Trenkmann.....DR
Lafayette st, 187-93—Unique Art Mfg Co. C-G-A-DR
Lafayette st, 187-93—B London & Sons. C-A-G-DR
Lafayette st, 187-93—M Kelton's Sons.....DR
Lafayette st, 187-93—Hartford Machine Screw Co. .....DR
Lafayette st, 187-93—David Dally.....DR
Maiden la, 101—Woodhury G Langdon.....C
Monroe st, 86-8—Isaac Daniel.....C-E-B
Monroe st, 86-8—Morris Alper.....DR-A-G-C
Monroe st, 86-8—Samuel Shnider.....A-G-C-DR
Monroe st, 86-8—Chiert & Berman....A-G-C-DR
Monroe st, 86-8—Max Sokolof.....DR-C-G
Monroe st, 86-8—William Lifshitz....DR-A-G-C
Monroe st, 86-8—Liss & Newman.....C-G-DR
Monroe st, 86-8—Max Lepschiz.....DR-A-C-G
Murray st, 29—Fuchs, Lang Mfg Co....G-C-DR
Murray st, 29—Troy Laundry Machine Co. DR-C-F
Murray st, 29—J C McCarthy Co, Inc....DR-F
Murray st, 29—Charles B Alford.....DR-A-C-G
Murray st, 29—Eugene Aubry.....DR-G-A
Murray st, 29—L D Nelke, Inc.....G-DR
Murray st, 29—Wallace Addressing Machine Co. .....DR
Murray st, 29—Jane W Slevin.....C-B-SS
Park pl, 71-77—Herman Schedler.....C-G-DR
Park pl, 71-77—J E Athanassiades & Son. E-A-G-DR
Park pl, 71-77—Abraham H Altschul. DR-A-B-E-L-G-C
Park pl, 71-77—John F Lang.....A-DR
Park pl, 71-77—Charley Gugliotta.....DR-A
Park pl, 71-77—Trustees of Columbia College..C
Pitt st, 64—Isaac Goldstein.....E
South st, 198—Louis W Slocum.....D
Spuyten Duyvil pkway, ws (Seton Hosp.)—Sisters of Mercy.....C
Warren st, 60-2—U S Auto Battery Co....DR-A
Warren st, 60-2—Walk-Over Shoe Co.....F-DR
Warren st, 60-2—Burrell Press Clipping Bureau .....F-G-DR
Warren st, 60-2—Crescent Towell Supply Co. F-DR
Warren st, 60-2—Crescent Towel Supply Co. SS-F-DR
Washington sq W, 35-6—Consolidated Gas Co.C
Washington sq W, 36-6—Frederick D Fricke. B-C-E-D-SS
Washington st, 361-3—William A Camp & Co.E
Water st, 610—Isaac Goldberg.....C
William st, 214-18—Wm Edwin Rudge.....DR

Numbered Streets.

4th st, 26 E—Gallin, Rubel & Greenberg..G-C-A
4th st, 26 E—Charles Siegel.....C-A-L
4th st, 26 E—Aaron Alsohan.....C-A
4th st, 26 E—Phillip Feldman.....C-A
4th st, 26 E—Samuel J Gottlieb & Bro....G-A
4th st, 26 E—Jacob Aginsky.....G-C-A
4th st, 26 E—Berel & Adler.....G-A
4th st, 26 E—Roslna Groetzinger Est.....C
10th st, 374 E—Sol D Berler.....C
11th st, 61 E—Kaltman & Levere.....DR
13th st, 408 W—Giovanni B Raffetto.....C
13th st, 408-10 W—Pineolum Co.....G-A-DR
13th st, 408-12 W—G B Raffetto Co..G-A-C-DR
13th st, 408-12 W—Backus & Lesser Co....DR-G
13th st, 412 W—John A Keane.....G-DR
13th st, 412 W—Salve Olive Oil Co....DR-G-A
19th st, 220-30 W—New York Edison Co.....D
19th st, 220-30 W—G B Construction Co.....D
19th st, 220-30 W—Nathan Rosovsky & Philip Director .....DR
21st st, 30-2 E—Suffolk Engraving Co.....C
23d st, 152 E—Mrs Dimies Denison.....G-C
23d st, 152 E—Willis Abbott.....G
23d st, 152 E—Wein & Jackson.....G
23d st, 152 E—John J Moriarity.....C
23d st, 235-9 W—Eastman Kodak Co.....SS-A
23d st, 241-3 W—Fowler Mfg Co, Ltd.....G
23d st, 241-3 W—Wm W Horton Letter Co....G
23d st, 241-3 W—Carl A Avidson.....G-C
23d st, 241-3 W—John M Fulton.....C
23d st, 334-6 E—Standard Mfg Co.....A-G
23d st, 334-6 E—North American Store & Fixture Co .....A-G
23d st, 334-6 E—Henry Baumgard.....A-G
23d st, 334-6 E—Jacob M Leonhardt.....C-A-G
24th st, 137 W—Max Walzer & Fin.....G
24th st, 137 W—Maurice Kahn & Bros.....G
24th st, 137 W—Audreas Nillson.....G
24th st, 223 W—Marie Frank.....C
26th st, 22-4 W—David Shapiro & N Straus..G
26th st, 31 W—Joseph M Jacob & Co.....C
26th st, 31 W—Stephen M Blake.....C
26th st, 46 W—Estate Theodore J Ackerman.C
26th st, 46 W—Harris & Lipshitz.....G
34th st, 246 E—Friendly Aid Society.....C
35th st, 62-4 W—F DeKlyn Huyler.....G
43d st, 311-19 W—Chas Scribner's Sons. DR-G-L-A
43d st, 311-19 W—Chas & Arthur Scribner..G-A
43d st, 311-19 W—Arthur H Scribner.SS-C-D-A
43d st, 311-19 W—Color Plate Engraving Co. G-A-I-C-DR
43d st, 311-19 W—Rudolph Liede.....G-DR
43d st, 311-19 W—Art Gravure Co.....G-A-DR
43d st, 311-19 W—Redfield Bros.....G-A-DR
43d st, 311-19 W—N Y Electrotyping Co..DR-A
50th st, 300-44 W—Eighth Av Railroad Co..B-C
50th st, 300-44 W—Yellow Taxicab Co.....E-F
51st st, 123 W—H Olive Trowbridge.....C
55th st, 49 W—Mrs William R Cully.....C
75th st, 241 W—William W Astor.....B
75th st, 241 W—Frederick L Brown.....A
75th st, 241 W—Consolidated Gas Co.....C

Nomed Avenues.

Broadway, 3221—Francis Duffy.....D
West Broadway, 378—Nicholas N Perkins.....C
West End av, 646—Chas J Minners et al.....C

Numbered Avenues.

3d av, 2279-81—Adolph Finkenberg..E-F-B-C-SS

BROOKLYN ORDERS SERVED.

Named Streets.

Ames st, 8—Max Brokman.....C
Barbey st, 803—Morris Haskowitz.....C-M
Cooper st, 101—S Liebmann & Sons.....C-M
Fulton st, 296—Charles H Semken....L-D-A-C-F
Fulton st, 296—Brooklyn Union Gas Co.....A
Fulton st, 328—Jacob B Doblin.....A-G
Fulton st, 433—Lake H Sprinkle.....C
Fulton st, 435-445—Irving Hat Co.....A-G
Fulton st, 435-445—Agosto Borrelli & Dominick De Somma.....DR-A-G-D-C
Fulton st, 1333-35—Chas Hoffman.....G-DR
Fulton st, 133-35—Favorite Embroidery.....DR
Fulton st, 1333-35—Max G Faerber.....DR
Meserole st, 86-88—Estate of Jacob Werbelovsky .....C-M
Moore st, 50-52—Joseph Brander.....C
Moore st, 50-52—Jacob Seligman.....A
Moore st, 50-52—Estate Jacob H Werbelovsky. C-B

Named Streets.

Pacific st, 2404—Frank Olvina.....G-A
Pacific st, 2404—James Aquavella.....C
Quincy st, 277-79—Richard F Staley.....o
Sackett st, 28-30—The Chauncy Realty Co....C
Sands st, 153—Dominick Falco.....C
Seigel st, 278-282—Valentine Schehl Co..C-A-G
Van Brunt st, 75-77—Carmello Manzello....C-B

Numbered Streets.

4th st, 104-14 So—Frederick Gretsch.....C
4th st, 104-14 So—Interstate Electrical Novelty Co .....M
21st st, 153—Rocco Agoglis.....C
40th st, 270—Italo De Palmo & David Hoskwith .....F-D
40th st, 270—Brooklyn Union Gas Co.....A

Named Avenues.

Evergreen av, 84-90 (rear)—John G Meyer & John Richert .....G-A-C
Evergreen av, 84-90 (rear)—Sterling Brass Bed Co. .....G-A
Harrison av, 58-64—Mrs Julius Collect.....C
Harrison av, 58-64—Ogden Armour Co.....A
Johnson av, 18—Max Bernstein.....G-DR
Johnson av, 18—George Benzer.....DR
Johnson av, 18—Morris Birnbaum.....C-G-DR
Johnson av, 20-24—William Harberman...C-DR
Johnson av, 20-24—Joseph Tobias & Philip Gershman .....C-DR
Johnson av, 20-24—Ignatz Rosenberg.....DR
Johnson av, 20-24—Jacob Bonis.....C-DR
Kent av, 430-434—Chas E Ring.....C
Knickerbocker av, 103—Samuel A Levinson....C
Lafayette av, 536—Margaret Foley.....M
Morgan av, 341A—Mary W Cooper.....C

RICHMOND ORDERS SERVED.

Named Streets.

Elizabeth st, 37 & 67 (West Brighton)—Clarence H Brown .....G

Named Avenues.

Tompkins av, n e c St Mary's av (Rosebank) —St Joseph's R C Church.....E

BUILDING MANAGEMENT

LENGTH OF LIFE OF BUILDING POWER PLANTS*

BY C. M. RIPLEY

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

PART TWO.

THE only records open to the investigator who included those plants which are running as well as those which may have been scrapped are the records of the office with which he is identified. Thus all the plants "fathered" by this office of consulting engineers comprise a class in which an exhaustive investigation may be conducted with profit and which may lead to important conclusions. A personal inspection was therefore made of every private electric plant in New York City and Jersey City, which had been designed and constructed under the supervision of this certain engineering office. All plants mentioned hereinafter are therefore in either one of these two cities. The records referred to cover a period of 22 years, or from 1892 until 1914. All dates and ages have been given accordingly.

The records of private electric plants to which the investigator had access show the following now in operation, on which a 5 per cent. depreciation appears to have proved excessive. The four following are in their 22d year of service:

The New York Eye and Ear Infirmary runs its plant 18 hours daily and the rest of the time on a storage battery. It later added to its building, and installed an additional engine and dynamo, and the storage battery. Jacob Ringle & Son use an old engine which supplies belted power as well as electricity. The Havemeyer Building, which later added a larger dynamo owing to the erection of tall buildings next door and opposite on Church street and on Cortlandt street, and owing also to the increased use of electricity. The New York Herald Building, in which no new engines have been added, as the building occupies an entire flatiron block and no building could be erected adjacent. The dynamos now in service are not the ones originally installed, but the old engines are. This may be considered an exception. However, the chief engineer claims his plant is 42 years old, as with the Herald and the Telegram, both daily newspapers, it has done double duty.

Therefore it seems, on the basis of the table furnished by the certified public accountant, that the foregoing plants show less than a 3 per cent. depreciation with the possible exception of the Herald plant. If these plants operate for another year 2½ per cent. depreciation will appear to have been proved excessive.

Plant in Twenty-first Year of Service.

The Presbyterian Building has neither added to nor subtracted from its original electric plant, and since it is still operating in perfect condition a 3 per cent. depreciation has been proved excessive.

Plants in Twentieth Year of Service.

The St. Paul Building has made no change in its electric plant. This, according to history, was the first 25-story building ever erected. Both the manufacturer of the engines and the dynamos are long since out of business, but their product survives them.

The New York Clearing House has made no change in its electric plant. It obtained an advantageous rate for street steam and holds its boilers in reserve. Grace Chapel has run the same plant for all these years without change. The Liederkrantz Club has its original engines and dynamos. The plant runs battery serving the lights during the rest of the time. In all of the forenoons and evenings, the storage going plants 3½ per cent. depreciation may be considered as excessive.

Plants in Nineteenth Year of Service.

The American Surety Building now operates the same engines and dynamos as were originally installed. These were shut down for two years, but in 1913 were started up. The Metropolitan Building (Havemeyer Estate) and the Commercial Building (Havemeyer Estate) have been in operation without change since originally installed. The Criminal Courts Building is operating its original plant. It later added one other cheap engine and dynamo which are but little used. In the old Times Building one of the original engines and dynamos are still in service. St. Luke's Hospital operates every day between 11 o'clock p. m. and 8:30 a. m. its old engines and dynamos. Additions to the hospital necessitated installation of other units. In all of these plants 3½ per cent. depreciation, to all appearances, has been proved excessive.

Plants in Eighteenth Year of Service.

The Polhemus Memorial Clinic Dispensary has a plant which has been taken better care of than any of the other plants inspected in connection with compiling these data. The Mechanics Bank of Brooklyn still retains its same old apparatus, operating it daily. In these two plants 4 per cent. depreciation seems to have been proved excessive.

Plants in Seventeenth Year of Service.

The Empire Building has made no changes in its electric plant since first installed. The Germania Bank Building, the smallest office building with a plant, and the smallest plant in New York City, has a plant now operating in its 17th year. The building is 6 stories, 60 feet by 102 feet with 2 electric elevators. The New York Athletic Club has still the same engines and dynamos. This plant is operated on a yearly contract covering heat and electricity. The contractor paid for two new boilers. In the Vincent Building, National Bank of Commerce, and O'Neill's Department Store there have been no changes in the plants. The Terrace Garden plant was in a precarious condition when inspected, owing to lack of proper maintenance. The tenant is spending close to $10,000 per year for electricity from the street, it is said, but will not appropriate half this amount for improvements. His lease will expire shortly. The Church of the Holy Trinity has made no changes in the plant serving the boys' club, gymnasium, church house, parsonage, etc. In the foregoing plants, all in their 17th year of service, 4½ per cent. depreciation has been proved excessive.

Plants in Sixteenth Year of Service.

The Ormonde and Seminole apartments are operating the same equipment as originally installed. These were among the first apartments to give refrigeration service to tenants. The Sprague or Anderson Building and the Metropolitan Museum of Art are operating the original equipment. For 15 years the one engine and dynamo served the old Astor Library. When the Astor Library was removed to the New York Public Library Building the Director, the late Dr. J. S. Billings, and others in authority, voted that the old plant be carefully removed and installed ready for services in the new building. The plant, speaking sentimentally, has been pensioned as its reward for faithful service for a period of nearly 16 years. It is still capable of useful work. For experimental purposes this may be operated later or for periods of light load, or it may be sold and used elsewhere. In any case, it cannot be said that the plant is dead—just retired—perhaps only temporarily but certainly with credit. In the foregoing plants 4½ per cent. depreciation has apparently been proved excessive.

Plants in Fifteenth Year of Service.

The Navarre Hotel operates the same old apparatus and also supplies several stores next door with heat and electricity. The building at 395 Broadway still operates the plant as originally installed. The Wellington Hotel has retained its original plant, and the Commercial Trust Company, Jersey City, operates its original apparatus. The plant in the New York University (Hall of Fame, etc., University Heights), consisting of but a single engine and dynamo, supplies light and power to six buildings, and heat to twelve buildings, covering 37 acres. The plant is heavily overloaded. In these plants all doing their fifteenth year of service 5 per cent, depreciation, to all appearances, has been proved excessive.

The foregoing list of 34 private electric plants are all in operation, except the Library pensioner. This list covers every installation made in 1900 and earlier, by the office with which the author is identified. No plants installed in 1900, or before, have been scrapped, but during the current year some of these plants mentioned herein may be discontinued and sold for scrap. Within the year, the Stock Exchange and Blair Buildings will probably enter the lists to tend to disprove further the necessity of a 5 per cent. depreciation charge. It would impose needlessly on your time to note the younger plants installed at later dates than those in the foregoing lists, provided they are in daily operation. It is necessary, however, to refer to such later or younger installations which may have succumbed to the vicissitudes of active power plant life in a greater or lesser degree. In this class there is one idle plant, namely, the Ward Line Building, 84 ft. x 100 ft., 9 stories in height, still contains the plant installed in 1901 and operated between 9 and 10 years. This plant is now idle but through change of policy on the part of the owner or by sale to some outside party, it may yet see many years more of service. The data are insufficient to determine the percentage of depreciation.

Summary of Probabilities.

In no private electric plants investigated has the real depreciation been determined. The investigation covered the whole of the subject; i. e., every plant designed by the consulting engineering office referred to.

Taking into consideration private electric plants (installed as early as 1900), the results stand as follows:

34 show less than 5 per cent. depreciation.
29 show less than 4½ per cent. depreciation.
17 show less than 4 per cent. depreciation.
16 show less than 3½ per cent. depreciation.
4 show less than 3 per cent. depreciation.

1. (New York Herald) plant may or may not show less than 3 per cent. depreciation.

Summary of Possibilities.

Among the oldest survivors installed before the establishment of this engineering office, accompanied by an unknown number of "dead" plants, are the following:

16 show less than 3 per cent. depreciation.
11 show less than 2½ per cent. depreciation.
4 show less than 2 per cent. depreciation.
1 shows less than 1½ per cent. depreciation.

[FINIS.]

*Paper read at annual meeting of the American Society of Heating and Ventilating Engineers.

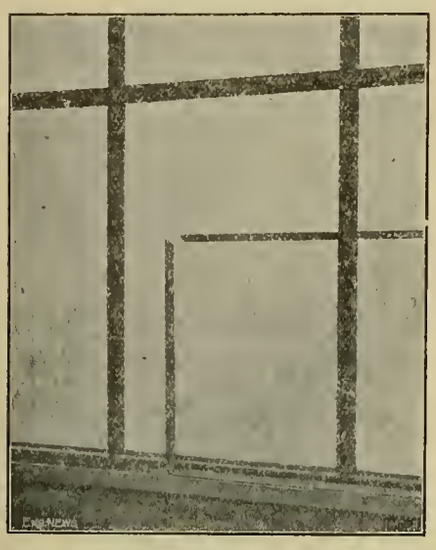
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

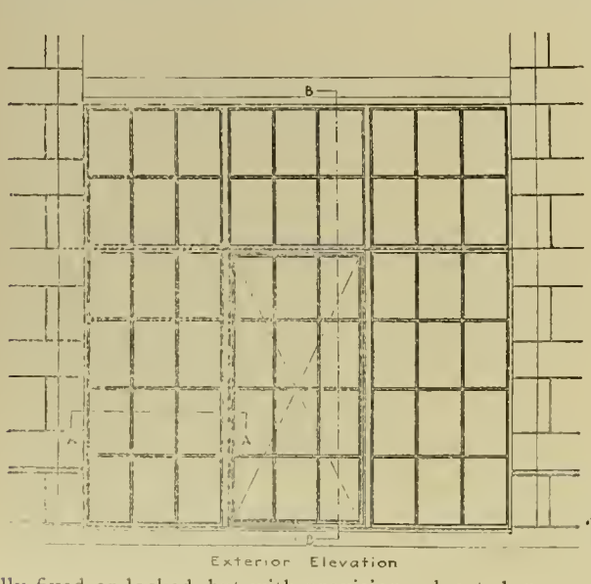
Tight Steel Sash.

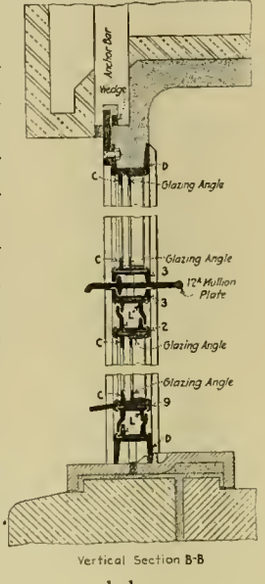
IN filling the requirements of the Hill Building, now nearing completion at Tenth avenue and 36th street, the Trussed Concrete Steel Co., of Youngstown, Ohio, produced a new type of sash to meet the requirements of forced ventilation and humidity control which will be distinctive features of this publishing house when it is completed. By courtesy of the Engineering News, the Record and Guide presents to its readers a brief description of this new sash. The illustrations show details of assembly, the ½x⅜-inch glazing angle and the design of the practically air-tight windows, with a sectional view of the same.

Three-quarters of the Hill Building window area consists of this kind of



panel. The chief requirements of the specifications for this structure were large panels 11½ by 11½ feet up to 11½ by 18 feet 10 inches with semi-circular topped maximum glass area; complete weather tightness, not only for water but also for air; unusual strength in spite of the large size panel and the desirability of avoiding light reducing mullions; good appearance outside and inside; sash normally fixed or locked, but with provision for passage of window cleaners. Puttyless glazing was required throughout.





Balanced Air Ventilation.

The building is ventilated by a balanced air supply and exhaust system, which is intended also to assure humidity control as required for fine printing. Open windows would interfere with good press work. The regular panels are made up of 14 by 22-inch lights, arranged to form five fixed and one swing section divided by one horizontal and two vertical mullions. The rails and stiles of the separate sections are made of unusually deep channel-shaped bar, giving great strength to the sections. The horizontal mullion bar, between upper and lower groups of sections, extends intact across the panel, and its ends are seated in the masonry. Its bending strength is due to a plate web, 4 in. deep, made integral with the sash rails seated against it, by through bolts. The vertical mullions, which are interrupted at the horizontal mullion and are supported by it, are formed by the channel stiles of the adjacent sections in conjunction with inner and outer 2x¼-in. steel plates, all clamped together by bolts through the plates. Spreader pieces between the two stiles insure correct spacing of the units.

To give good mechanical connection, and seal between sash and masonry, the panel is edged with a 2x2½-in. plate bolted to the stiles and lintel rail. This plate engages forked plate-anchors, built in the masonry about 18 in. apart, and is keyed in by steel wedges. This arrangement leaves a seal-space of ¼ to ½ in. between back of terra cotta and front of edging plate, which joint is sealed with oakum rope and mortar pointing. The brick work is set back far enough to permit surrounding of the edging plate with mortar at the back, where the interior plastering is carried against the sash frame.

The edging plate also enhances the appearance of the panel. In conjunction with the 2-in. plate fronts of the mullions, it produces a bordered panel effect without reducing the glass area.

Vertical Sash Pivots.

The narrow and high swing sections naturally called for vertical pivoting, whereas horizontal pivoting is customary in steel sash. The half-round rabbet rails used in United swing sash were not considered satisfactory for this case, and a special flat-lip bar was made from bar 6 by bending the longer leg to offset; thus a double set of flat seating surfaces was obtained without displacing the sash out of the general plane of the panel. On account of the vertical pivoting, the rabbet edges of the stiles are straight and unbroken the full height of the section, and thus the important vertical lines are preserved. The break in the horizontal lines at upper and lower rabbet rails in passing the pivots is not noticeable. The steel pivots (fitted with bronze pins) completely fill and seal the break between left and right rabbet rails.

Four simple turned buttons in the stiles fasten the swing section; they are located near upper and lower corners. Their center pins project through a shallow boss on the inner face of the stile and bear a slotted head with interrupted slot, requiring a special key for opening.

A Novel Fastening.

The glass is seated inside the stops, against a thin bedding layer of steel sash putty. A novel form of fastening was devised, in place of the usual spring clips. The glass is retained by a ⅜ by ½-in. glazing angle continuous around the edge. This angle is formed out of the tolled angle-bar by notching a length equal to the periphery of the light, at three points corresponding to the corners and mitering the ends; then bending to right angles at the notches. The one open corner gives perfect adjustment of the angle strip to the side of the stop. To hold the angle tee-point screws are used. These are small T-bolts formed with an oval head slotted for screwdriver. Slots in anglestrip and stop-strip enable the T-point to pass through, and a quarter turn then locks the fastening securely, the T-lugs being slightly beveled. As the slot in the angle-strip is vertical and that in the sto-strip is horizontal, adjustment in both directions is secured.

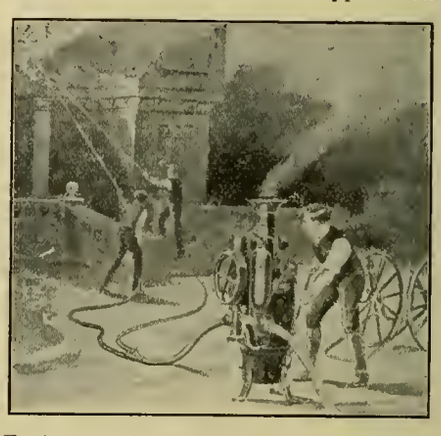
On the outside the window panel seats close against the inner edge of the terra cotta facing in the reveal. On the inside, at jamb and lintel, the wall and ceiling plaster is carried around the reveal and brought in against the edging plate, with a cove of 1-in. radius.

A cast-iron sill forms the seat for the button of the panel. The outer edge of the sill turns down over the brickwork to the terra cotta of the ledge. Along the inside of the sash a drain groove is formed in the sill to collect condensation.

"A Vest-Pocket Fire Engine."

MEASURING the efficiency of a new type of fire-fighting device being manufactured by Merryweather & Sons, 63 Longacre, London, W. C., by the readiness with which it can be operated and brought into play in an emergency, the designation of this piece of fire-fighting apparatus by the use of the terms "vest-pocket" fire engine is not so far amiss. The little device is to all intents and purposes a perfectly operating fire-engine that can be used very effectively for one or more streams.

The illustration shows its application.



Fuel used for the generation of steam is kerosene under air pressure, very much in the manner followed in operating plumbers' blow torches. The device is light enough to place upon a pair of wheels and be carried to any part of the premises and upon being set up gives the necessary force for effectively fighting fires with regulation sized fire hose on country estates. Such a device as this would have great value on estates where sparks from locomotives constitute not only a constant menace but an excuse for higher insurance rates.

Varnish Removal.

WHEN the tenants move out and renovation work begins, floor blemishes are frequently found to be a serious factor in re-renting. For that reason recourse is frequently made to varnish removers, which has given rise to the question of how various varnishes can be removed. Ordinary oil floor varnishes may be removed by many preparations on the market. Most of these discolor and roughen the wood. This requires scraping of the floor by machine or by the more tedious system of using steelwool. An alternative is to use one part of pearl ash and three parts lime. Slake the lime with water and add pearl ash, making the mixture the consistency of paint. Apply with a fibre brush and when the varnish is dissolved, clean up with water and wash the surface with weak vinegar.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

CREDIT ASSOCIATION.

Has Arbitrated Three Thousand Complaints—Annual Dinner.

The eighth annual dinner of the Credit Association of the Building Trades was held April 23, in the Green Room of the Hotel McAlpin. Speeches were delivered by Milton Schnaier, of Milton Schnaier & Company, president of the association; J. Harry Tregoe, secretary and treasurer of the National Association of Credit Men; Walter Gordon Merritt, counsel of the American Anti-Boycott Association; A. W. Ross, deputy superintendent of school buildings, Board of Education, and other officials of the association.

Secretary Franz Neilson's report shows an unusually large number of arbitrations conducted by the association during its seven years, viz., 3074; also total complaints adjusted in behalf of members to the number of over 3,600, involving three-quarters of a million of dollars; also credit information in the office files regarding 6,000 parties in the metropolitan district, and warnings in the present issue of the members' bulletin regarding 550 general contractors and owners to whom it is unsafe to extend credit. In this time, the association has published in the bulletin the names of 1,274 such parties.

Others at the guest table were: Robert D. Kohn, president N. Y. Chapter of the American Institute of Architects; Samuel Sass, director N. Y. Society of Architects; B. D. Traitel; C. G. Norman; M. F. Westergren, Lewis Harding and Andrew N. Petersen, former presidents of the association; Francis N. Howland, of Candee, Smith & Howland, third vice-president; P. H. Hart, fourth vice-president; and George G. Bradley, first vice-president.

To Compete for New St. Bartholomew's.

The selection of an architect for the new edifice to be erected by St. Bartholomew's Episcopal Church, which is to replace the old brewery structures on the east side of Park avenue, between 50th and 51st streets, will be by competition. There are about nineteen full city lots in the parcel, and at the present time it is not known whether the trustees of the church will use the entire plot frontage for its new building or dispose of a portion of it for other improvement. The final announcement of the proposed plans for moving the place of worship was made at the services on Sunday last by the rector, the Rev. Dr. Leighton Parks, although the matter has been under consideration at intervals for several years. It will probably be several years before the new church will be completed, as the purchase of the new property carries with it the condition of reasonable time for the present occupants to vacate. A portion of the facade of the church, including the bronze doors, the gift of Mrs. Vanderbilt, a few years ago as a memorial to her husband, Cornelius Vanderbilt, and designed by the late Stanford White, will be carefully taken down and reset in the new structure, together with other costly memorials within the church and chapel. The present site has a frontage of 100 feet on Madison avenue, and a depth of 145 feet in the south side of 44th street. There was a report around on Tuesday that this property might ultimately become the home of a large and well known clothing establishment, but nothing definite regarding an improvement of this character has yet been determined. The estimated cost of the new church with site will likely exceed $2,000,000. E. R. L. Gould is treasurer of the vestry.

Plans for Schaefer Brewery Ready.

Mortenson & Co., 114 West 28th street, have just completed plans for the $1,500,000 brewery, fireproof, brick, limestone and terra cotta construction, which the F. & M. Schaefer Brewing Company, now located at Park avenue and 51st street, is soon to erect on the East River front, from 51st to 52d streets. Contracts for the work have not been awarded. The present brewery site now occupied by this company comprises a depth of 225 feet in 50th street and 250 feet in 51st street, fronting on the east side of Park avenue. This property, which is valued at $1,500,000, has been sold to St. Bartholomew's Episcopal Church for improvement with a new edifice and rectory.

Six-Story Building for Fifth Avenue.

Bergdorf & Goodman Company, of 32 West 32d street, have commissioned Rouse & Goldstone, 38 West 32d street, to design plans for a six-story business building to be erected at 616 Fifth avenue on a plot 30x125 feet. The property was recently acquired from the Butterfield Estate. The fee to the land is owned by Columbia College. Work on the new building is to start immediately so that work will be completed for occupancy about October 1. N. A. Berwin & Company have been appointed agents for the building.

Cauldwell-Wingate Co. Get Contract.

The general contract was placed this week with the Cauldwell-Wingate Company, of 381 Fourth avenue, for the eleven-story store, office and loft building to be erected at 415 Fifth avenue and 3-5-7 East 37th street, for Mrs. E. M. Anderson. The plans were prepared by Howells & Stokes, of 100 William street. The store and basement has already been leased to J. & J. Slater, shoe dealers, of Broadway and 25th street.

Hotel and Business Building on Bway.

The Francis S. Kinney Estate, care of the Farmers' Loan & Trust Company, 22 William street, is having plans prepared for the improvement of the northwest corner of Broadway and 24th street, now occupied by the Hotel Albemarle, with a twelve-story hotel and business building. Frank Hemstreet, of 44 West 44th street, will be the architect.

Contract for Montclair Church.

Charles T. Wills, Inc., 286 Fifth avenue, Manhattan, received the general contract this week to erect the First Congregational Church at Fullerton and Plymouth avenues, Montclair, New Jersey. Plans were prepared by Bertram C. Goodhue, of 2 West 47th street, Manhattan. The cost is placed at about $250,000.

Dulness in the Trades.

Not in twenty-five years have the building trades of Greater New York had so little to do as they have this spring. Seventy-five per cent. has been the proportion of unemployment during the winter, and some of the men have not earned a dollar in five months, according to the reports received from the various boroughs and adjacent counties on Long Island by Secretary Tompkins of the Executive Council of the United Board of Business Agents.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Corn Exchange Bank, 13 William st, Walter E. Few, president, contemplates altering the lower part of the building at 124-126 East 86th st. No architect selected.

BROOKLYN.—T. L. Neff's Sons, Inc., 105 Maujer st, Edwin Neff, president, contemplates the erection of a 1-sty brick factory, 50x100 ft., at 179-181 Powers st. No architect selected.

FLUSHING, L. I.—The First Church of Christ Scientist, P. O. Building, contemplates the erection of a church here. No architect selected. Marian E. Butler, 93 Amity st, Flushing, member of building committee.

SARATOGA, N. Y.—Howard B. Bullard, vice-president of the First National Bank, 360 Broadway, contemplates the erection of an apartment house on Broadway. No architect selected.

SHERBURNE, N. Y.—The Board of Education of Sherburne, Harold Kautbach, chairman of building committee, contemplates the erection of an addition to the present high school. No architect selected.

COHOES, N. Y.—The Cohoes Hospital Asso., Miss Anna F. Coon, superintendent, 225 Main st, contemplates the erection of a nurses' home in the west side of Congress st, opposite the hospital. No architect selected.

ALBANY, N. Y.—Finke Bros., H. A. Finke, 301 New Scotland av, E. C. Finke, 13 West st, contemplates the erection of an apartment house at Lake av and Elberon pl. No architect selected. Cost, about $100,000.

BELLEVILLE, N. J.—The Board of Education of the Town of Belleville, John W. Depue, president, contemplates the erection of a brick bihg school here. An architect will probably be selected by competition. No site selected. Cost, about $175,000.

BATAVIA, N. Y.—The Church of the Sacred Heart, R. C., Rev. Father Joseph J. Winnicki, 302 South Jackson st, contemplates the erection of a church at Ellicott and South Swan sts, to cost about $30,000. No architect selected.

HOFFMANS, N. Y.—John C. Hatcher, N. Y. Central R. R. Station, Schenectady, N. Y., contemplates the erection of 1½-sty frame bungalow near Schenectady. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

ST NICHOLAS AV.—Henry J. Koelble, 114 East 28th st, architect, is taking bids for a 6-sty apartment at the northeast corner of St Nicholas av and 152d st, for the West 152d Street Co., 71 Nassau st. Cost, about $42,000.

BROOKLYN.—Shampan & Shampan, 772 Broadway, architects, are taking bids for two 5-sty tenements, 50x88 ft., in the south side of Siegel st, 415 ft. east of Bushwick av, for Meta Mayer, 20 Belvidere st. Total cost, about $90,000.

MANHATTAN.—George J. Cavalieri, 3 East 44th st, architect, is taking bids for alterations to the residence 115-117 West 45th st, for apartment and business purposes. R. H. Davis, 3 East 44th st, owner. Cost, about $25,000.

BANKS.

WEST HOBOKEN, N. J.—Leo S. Feinen, 3697 Boulevard, Jersey City, architect, is taking bids on separate contracts for a bank building at the northeast corner of Summit av and Paterson Plank rd for the National Bank of North Hudson, Summit av and Demott st, Howell S. Bennett, president. Cost, about $50,000.

KEANSBURG, N. J.—The Keansburg National Bank, Main st, Thomas Collins, president, is taking bids to close May 1 for a 2-sty brick bank and office building, 30x50 ft, at the southwest corner of Church st and Selina pl, to cost about $9,000. George Martin Huss, 65 East Morningside av, Manhattan, architect.

CHURCHES.

KINGLAND, N. J.—F. J. Schwartz, 113 Ellison st, Paterson, N. J., architect, is taking bids for a 1-sty brick and limestone church, 50x70 ft, on Page av, for St. Michaels R. C. Church, Rev. Father S. Kruszek, Page av. Cost, about $15,000.

DWELLINGS.

SOUTHAMPTON, L. I.—Plans are being figured for the 2½-sty terra cotta block and stucco residence, 50x180 ft, for H. H. Rogers, care of the Standard Oil Co., 26 Broadway. Walker & Gillette, 128 East 37th st, architects. Donnelly & Corrigan, Windmill Lane, contractor for foundations.

CLINTON, N. J.—The State of New Jersey Board of Managers of Women's Reformatory, Mrs. C. B. Alexander, 41 Newark st, Trenton, is taking bids to close May 1 at 1 P. M. for a 2½-sty brick, concrete and hollow tile cottage.

Plans Figuring (Continued).

30x120 ft., at the women's reformatory, from plans by George S. Drew, State House, Trenton, N. J., state architect. Cost, about $25,000.

RIDGEWOOD, N. J.—Louis H. Kroder, 150 Irving st, architect, is taking bids for a 2½-sty frame residence, 24x30 ft, in Irving st, for Chas. Demaya, owner. Cost, about $5,000.

NEW ROCHELLE, N. Y.—Plans are being refigured for the 2½-sty brick and stone residence, 94x30 ft., at Beachmont for John W. R. Crawford, 26 Broadway, Manhattan, owner. Lawrence I. Barnard, 46-48 Lawton st, architect. Cost, about $30,000.

RIDGEWOOD, N. J.—Louis Kroder, 150 Irving st, has completed plans for a 2-sty frame residence, 24x31 ft, in Irving st, for Robert Blackburn, 53 Grove st. Cost, about $4,000.

GARDEN CITY, L. I.—Kirby & Petit, 103 Park av, Manhattan, architects, are taking bids on general contract for a 2½-sty brick, frame and stucco residence, 35x50 ft, for Arthur S. Moore, care of architect. Cost, about $15,000.

70TH ST.—Plans are being refigured for the 4-sty marble residence, 33x158 ft., southeast corner of 70th st and 5th av, for the Phillips Realty Co., care of Thomas Hastings, 225 5th av, architect. Owen Brainard, 225 5th av, consulting engineer.

FACTORIES AND WAREHOUSES.

PASSAIC, N. J.—Samuel Hird & Sons, Inc., Garfield, N. J., owners, are taking bids on general contract for a 1 and 3-sty brick and steel weave shed and warehouse, 30x112 ft., from plans by Lockwood Greene & Co., 60 Federal st, Boston, Mass., and 101 Park av, Manhattan. Cost, about $40,000.

HOBOKEN, N. J.—Chas. Fall, 14th and Washington sts; architect, is taking bids on a 5-sty brick factory, 50x100 ft., in Grand st, near 15th st, for P. J. Ebbecke, Grand st.

HALLS AND CLUBS.

MANHATTAN.—Plans are being figured for the 7-sty Y. M. C. A. building at 6 East 3d st, for the Y. M. C. A., H. W. Hoot, secretary, 153 Bowery. Jackson & Rosencrans, 1328 Broadway, architects. R. D. Kimball Co., 15 West 38th st, steam and electrical engineer. Cost, about $400,000.

FLUSHING, L. I.—St. Michael's Lyceum, Rev. Father Donnelly, on premises, is taking bids on general contract for a 2-sty brick and limestone lyceum, 65x125 ft., in Monroe st, from plans by William J. Ryan, 162 Ryerson st, Brooklyn. Cost, about $50,000.

MUNICIPAL WORK.

FREEHOLD, N. J.—The Board of Water Commissioners of the Town of Freehold, W. B. Duryee, 33 South st, Freehold, is taking bids to close May 4, at 8 P. M., for the construction of a reinforced concrete receiving tank at the water plant.

PUBLIC BUILDINGS.

MINEOLA, L. I.—W. B. Tubby, 81 Fulton st, Manhattan, architect, is taking bids to close May 5 for additions to two wings of the court house for the Board of Supervisors of Nassau County. Cost, about $225,000.

NEW ROCHELLE, N. Y.—Bids will close at 3 P. M. May 16 for the 2-sty brick, stone and terra cotta post office at the southeast corner of Rose and Huguenot sts, for the U. S. Government, Hon. A. S. Burleson, Post Master General, Washington, D. C. Oscar Wenderoth, Treasury Department, Washington, D. C., supervising architect. Cost, about $80,000.

SCHOOLS AND COLLEGES.

WOODMERE, L. I.—William Adams, 15 West 38th st, Manhattan, architect, is taking bids for a 2½-sty brick private school for an association, care of James Frank, president, 30 East 42d st, Manhattan. Cost, about $50,000.

BROOKLYN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the contract for the 3-sty brick and hollow tile parochial school, 110x62 ft., on the east side of Euclid av, 175 ft. north of Fulton st, for the Church of the Blessed Sacrament, Rev. Father Kielly, pastor. F. J. Berlenbach, 260 Graham ac, architect. Cost, about $75,000.

ALBANY, N. Y.—Fuller & Robinson, 95 State st, are about ready to take bids for a 3-sty brick and stone medical college building, 150x75 ft., at Delaware av, Myrtle av and Lark st. Frank A. Dwyer, 12 Academy st, Amsterdam, steam engineer. Cost ,about $100,000.

BROOKLYN.—Plans are still being figured for the 2-sty brick and reinforced concrete school, 100x160 ft., at East 17th st and Beverly rd, for the Church of the Holy Innocents, Rev. Father Wm. J. Costello, pastor. Frank J. Helmle, 190 Montague st, architect. Cost, about $75,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are estimating on alterations to the 5-sty brick and stone loft building at 118-120 Duane st, for D. P. Morse, Duane and Hudson sts. B. E. Stern, 1 East 40th st, architect. Cost, about $20,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

AUDUBON AV.—Aaron Goodman, 117 West 119th st, contemplates the erection of two 6-sty apartments at the northeast corner of Audubon av and 170th st from plans by George F. Pelham, 30 East 42d st.

48TH ST.—S. Edson Gage, 340 Madison av, is preparing plans for alterations to the 4-sty brick stores and apartments, 25x100 ft., at 20 East 48th st for the Advocate Realty Co., Wolcott G. Lane, president, 80 Broadway. Cost, about $15,000.

175TH ST.—Excavating is under way for three 6-sty apartments, 50x96 ft., in the north side of 175th st, east of St. Nicholas av, for the Moses Goodman Corporation, 287 Broadway. George Fred Pelham, 30 East 42d st, architect. The Raisler Heating Co., 129-131 Amsterdam av, has heating contract. Total cost, about $150,000.

MOTT ST.—Marshall R. Grimes, 39 East 42d st, has about completed plans for a 5-sty brick and stone tenement, 75x90 ft, at 33-37 Mott st, for the James Naughton Estate, care of John Naughton, executor, 611 Lexington av, owner. Bids will soon be called for.

175TH ST.—Excavating is under way for two 5-sty apartments, 175x100 ft., northwest corner 175th st and Audubon av, for the 175th St. Holding Co., David Zipkin, president, 180 Broadway. Sommerfeld & Steckler, 21 Union sq, architects. Dewey Engineering Co., 25 Hancock pl, heating work, and the Park Iron Works, 712 East 136th st, structural and ornamental iron. Cost, about $130,000.

7TH AV.—Excavating is under way for the 6-sty apartment house, 71x100 ft., northeast corner 7th av and Cathedral Parkway, for the Olds Construction Co., 320 Broadway, Julius Weinstein, president. Gronenberg & Leuchtag, 303 5th av, architects. Bunt & Son, 215 West 125th st, mason work, and Gallo & Boscarelli, 1923 Barnes av, plastering. Cost, about $80,000.

AUDUBON AV.—Andrew J. Thomas, 2526 Webster av, has completed plans for the 5-sty apartment at the northeast corner of Audubon av and 185th st for the Aspinwall Apartments, Inc., 30 East 42d st. Cost, about $75,000.

BLEECKER ST.—Chas. J. Reinschmidt, 147 4th av, has completed plans for the 6-sty tenement at 382-4 Bleecker st for Max Lipman, 565 West 62d st. Cost, about $35,000.

79TH ST.—G. & E. Blum, 505 5th av, have completed plans for the 12-sty apartment, 60x84.2 ft., at 156-60 East 79th st for H. S. & S. O. Crystal, Inc., 47 West st. Cost, about $300,000.

BENNETT AV.—Gilbert & Burnham, 80 Maiden lane, have completed plans for the 6-sty apartment, 93.4x88 ft., on the east side of Bennett av, 300 ft. north of 181st st, for McNulty Bros., Inc., 549 West 52d st. Cost, about $85,000.

ACADEMY ST.—George F. Pelham, 30 East 42d st, has completed plans for two 5-sty tenements in the west side of Academy st, 725 ft. north of Broadway, for Knapp & French, Inc., 868 East 162d st. Cost, about $100,000.

51ST ST.—Hertz & Siegel, 117 West 83d st, has completed plans for alterations to two 4-sty tenements 128-30 East 51st st for Isse Koch, Hotel Theresa, 125th st and 7th av. Cost, about $10,000.

18TH ST.—O. Reissmann, 30 1st st, has completed plans for alterations to two 5-sty tenements 410-12 East 18th st for Aaron Stone, 23 East 124th st.

115TH ST.—DeRosa & Cavalieri, 2333 1st av, have completed plans for alterations to the 3-sty tenements 341 East 115th st for Lena Manzion, 341 East 115th st.

CHURCHES.

153D ST.—Upjohn & Conable, 86 5th av, are preparing plans for an addition to the church and parish house in the south side of 153d st, about 100 ft. east of Broadway, for the Washington Heights Evangelical Lutheran Church, 546 West 153d st. Cost, about $35,000. Bids will be taken about May 1.

MORNINGSIDE AV.—Excavating is under way for the 1-sty brick and stone cathedral, 100x160 ft., at Morningside av, 114th to 115th sts, for the Notre Dame R. C. Church, 40 Morningside dr, Rev. Father T. Wucher, pastor; Cross & Cross, 10 East 47th st, architects. Cost, about $800,000.

AMSTERDAM AV.—Excavating is under way for the 1-sty stone chapel at Amsterdam av, 113th to 114th sts, for the Cathedral of St. John the Divine, on premises. Miss Clementine Furniss, 280 Madison av, donor. Cram, Goodhue & Ferguson, 2 West 47th st, architects. Jacob & Youngs, 116 West 32d st, general contractors. E. G. Hantsche & Co., 733 1st av, carpenters; Baker Smith & Co., 83 West Houston st, heating work; John P. Blair, 349 Park av, plumbing; and Hixon Electric Co., 246 Summers st, Boston, Mass., wiring. Cost, about $150,000.

DWELLINGS.

78TH ST.—Howard Major, Jr., 281 5th av, is preparing plans for a 3-sty residence, 20x70 ft., at 157 East 78th st for Chas. W. Tripp, 163 East 78th st, owner. Cost, about $20,000.

HALLS AND CLUBS.

BARROW ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for an 8-sty settlement house at 27-31 Barrow st, for the Co-Operative Social Society, 52 William st, Dr. E. R. L. Gould, chairman.

MUNICIPAL WORK.

SOUTH FERRY.—A. B. Fry, Custom House, chief engineer, is preparing plans for two piers of concrete on piles, 18x175 and 10x185 ft., one ferry slip for Governor's Island Ferry and one ferry slip for Ellis Island Ferry. An appropriation of $90,000 has been granted.

PUBLIC BUILDINGS.

MANHATTAN.—Bids for the construction of the two wings, 204x148 ft and 138x107 ft, of the Metropolitan Museum of Art for the housing of the Morgan and Altman collections were opened by the Board of Park Commissioners. The lowest bid, $624,095, for the two wings, was that of P. F. Kenny & Co., 33 Old Broadway. The Commissioners did not award the contract, but sent the lowest bid to the Comptroller, who probably will award the contract to Kenny & Co. The two wings must be completed in 500 days from the time of awarding the contract.

SCHOOLS AND COLLEGES.

AUDUBON AV.—Bids were opened by the Board of Education for installing electric equipment in P. S. 169 on Audubon av, 168th and 169th sts, from plans by C. B. J. Snyder, 500 Park av. Eugene Frank, 22 East 21st st, was low bidder at $6,293. For fire protection work, W. H. Quinn & Co., 103 Chambers st, $4,249.

MANHATTAN.—The Board of Education opened bids April 20 for completing and finishing the general construction of additions and alterations in P. S. 72 in accordance with the original plans and specifications of contract awarded to J. & L. Moreland Co., Inc., which has been declared abandoned. J. M. Knopp was low bidder at $4,164.

STABLES AND GARAGES.

65TH ST.—Howell & Howell, 1182 Broadway, have completed plans for a 1½-sty brick garage, 50x100 ft, at 206-208 East 65th st, for Jane Saunders and Katherine M. Rose, care of H. S. Ely & Co., 21 Liberty st, owners. Blacks Garage Co., Henry S. Black, president, 209 East 64th st. Cost, about $12,500.

STORES, OFFICES AND LOFTS.

5TH AV.—Bids are in for the brick and stone annex to the store and loft southwest corner of 5th av and 38th st, for Franklin Simon & Co., 414 5th av, Franklin Simon, president. Edward Necarsulmer, 507 5th av, architect.

31ST ST.—Wallis & Goodwillie, 56 West 45th st, have nearly completed plans for a 12-sty store and loft building, 86x98 ft., at 31-37 East 31st st for the 31 East 31st Street Realty Co., Inc., George Backer, president, 51 Hamilton terrace. Cost, about $300,000.

36TH ST.—Frederick Zobel, 35-37 West 39th st, is completing plans for the 12-sty store and loft building, 55x94 ft., at 233-237 West 36th st, for the Holland Holding Co., 18 East 41st st, J. S. Todd, 23 East 73d st, president and builder. Cost, about $150,000. Bids on subs will be taken about May 15 by owner.

ORCHARD ST.—O. Reissmann, 30 1st st, is revising plans for the store and loft building at 18 Orchard st, for Isadore Abraham, 22 Orchard st. Harry Goldstein & Bros., 22 Orchard st, lessees. Cost, about $30,000.

THEATRES.

90TH ST.—Excavating is under way for the 1-sty theatre, 101x162 ft., southwest corner of 90th st and Broadway, for Robert Goelet, 9 West 17th st. Thomas W. Lamb, 644 8th av, architect. Coftahile & Co., 440 East 116th st, contractors for foundations. Isaac A. Hopper, Inc., 110 West 40th st, general contractor, Madison Iron Works, 449 East 120th st, has contract for ornamental iron work. Cost, about $100,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

176TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 5-sty tenement, 50x90 ft., in the south side of 176th st, 100 ft. west of Clinton av, for Mitchell & McDermott, 1094 Southern Boulevard, owners. Cost, about $40,000.

FOX ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for two 5-sty tenements, 40x88 ft., in the south side of Fox st, 100 ft. east of Av St. John, for the Mack Construction Co., Inc., 957 Hoe av. Total cost, about $70,000.

SCHOOLS AND COLLEGES.

BRONX.—Trinity School, care of Major Duncan B. Harrison, 475 5th av, contemplates the erection of an annex to the school on 3d av, near Old Boston Post rd. No architect selected.

MISCELLANEOUS.

171ST ST.—S. B. Shaffler, 80 Maiden lane, is preparing plans for a 2-sty Turkish bath building, 50x50 ft., at the northeast corner of 171st st and Park av for Philip Wattenberg, care of architect. Cost, about $14,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

19TH ST.—Wortmann & Braun, 114-116 East 28th st, Manhattan, are preparing plans for a 4-sty apartment, 70x100 ft., at 360 East 19th st for the Pinover Construction Co., 45 Court st, owner and builder. Cost, about $70,000.

UNION ST.—Harry Dorf, 614 Kosciusko st, is preparing plans for three 4-sty apartments at the northeast corner of Union st and Albany av for Samuel Kellner, 1538 Union st, owner and builder. Cost, about $39,000.

MILLER AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 60x90 ft., at the northwest corner of Miller and Blake avs. Cost, about $30,000.

CATON AV.—Foundations are undar way for the 4-sty apartment, 50x84 ft., southeast corner Caton av and East 21st st, for the Ginsburg Moss Realty Co., 117 Pennsylvania av. C. Infanger, 2634 Atlantic av, architect. Cost, about $30,000.

DWELLINGS.

4TH ST.—James A. Boyle, 367 Fulton st, is preparing plans for eleven 2-sty brick residences, 20x55 ft., in the east side of East 4th st, south of Fort Hamilton av, for the Sherlock Building Co., R. P. Sherlock, president, 212 8th av. Cost, about $4,500 each.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—S. S. Sugar, 600 West 181st st, Manhattan, is preparing plans for a 1-sty brick factory, 90x120 ft., at the corner of Atlantic av and Logan st, for the Star Safety Razor Co., 8 Reade st, Manhattan. Cost, about $18,000.

ATLANTIC AV.—Bids will soon be taken for the 1-sty brick factory, 115x100 ft., at Atlantic av and Logan st, for Kampfe Bros., R. Kampfe, in charge. S. S. Sugar, St. Nicholas av and 181st st, Manhattan, architect. Cost, about $20,000.

STABLES AND GARAGES.

NIAGARA AV.—C. Bauer, Jr., 651 Leonard st, has about completed plans for a 1-sty brick

and frame stable and wagon shed, 22x50 and 25x51 ft, at the southwest corner of Niagara and Driggs avs, for Ernest Martens, care of architect. Cost, about $4,500.

7TH ST.—C. Bauer, Jr., 651 Leonard st, is preparing plans for a 2-sty brick stable, 50x50 ft., at 207 North 7th st, for Joseph Casalino, on premises, owner. Cost, about $5,000.

THEATRES.

BUSHWICK AV.—Hopkins & McEntee, 37 East 28th st, Manhattan, are preparing plans for a 2-sty brick, stucco and tile moving picture theatre, 50x100 ft., at the northeast corner of Bushwick av and Hancock st for the Beacon Photo Play Corporation, 1 Madison av, Manhattan. Cost, about $25,000.

GRAFTON ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 2-sty brick moving picture theatre and billiard room, 75x75 ft., in the west side of Grafton st, 100 ft. south of Pitkin av, for Pincus Glichman, 44 Court st, owner. Cost, about $15,000.

MADISON ST.—Foundations have been completed for a 2-sty brick theatre, 122x87 ft., in Madison st, adjoining the Bushwick theatre, for B. F. Keith, 1496 Broadway, owner and lessee. W. H. McElfatrick, 701 7th av, Manhattan, architect. John Auer & Sons, 648 Lexington

MISCELLANEOUS.

WALLABOUT BASIN.—E. B. Asbby, chief engineer, care of owner, is preparing plans for the reconstruction and extensions to shed and pier 5 at Wallabout Basin for the Lehigh Valley R. R., 143 Liberty st, Manhattan. Cost, about $35,000.

Queens.

DWELLINGS.

QUEENS, L. I.—Plans have been prepared privately for sixty 2-sty brick residences on Rockaway rd for G. R. Tutthill, 136 Liberty st, Manhattan, to cost a total of about $180,000. General Engineering & Construction Co., 136 Liberty st, Manhattan, general contractor.

FLUSHING, L. I.—F. Johnson, 46 Prospect st, has completed plans for a 2½-sty frame residence, 24x26 ft., on the south side of Forest av, near Bowne st, for Henry Johns, Forest av, owner.

COLLEGE POINT, L. I.—T. Gorden, 8 Lawrence st, Flushing, L. I., has completed plans for a 2-sty frame residence, 20x46 ft, in 17th st, 175 ft north of 5th av, for Alfred Brown, 11th st, College Point. Cost, about $4,000.

Nassau.

DWELLINGS.

FREEPORT, L. I.—E. S. Randall, Long Beach av, has completed plans for eight 2½-sty frame residences, 20x30 ft., on Bayview and Atlantic avs for the John J. Randall Co., 6 Brooklyn av, owner and builder. Total cost, about $25,000.

Suffolk.

BANKS.

STONY BROOK, L. I.—Bids are in for a 1-sty brick and limestone bank building, 28x55 ft., for the Bank of Suffolk County. Cost, about $6,000. Mowbray & Uffinger, 56 Liberty st, Manhattan, architects.

DWELLINGS.

SOUTHAMPTON, L. I.—Warren & Clark, 14 East 42d st, Manhattan, have been commissioned to prepare plans for rebuilding the 2½-sty frame summer residence for Mrs. Peter F. Collier, 29 5th av, Manhattan, owner. Cost, about $40,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

PORTCHESTER, N. Y.—D. H. Ponty, Depot square, is preparing plans for a 3-sty brick apartment, 46x60 ft., on Traverse av, for Mitchell Rosenweig, 57 Traverse av. Cost, about $15,000.

DWELLINGS.

RYE, N. Y.—Paul R. Allen, 1133 Broadway, Manhattan, has about completed plans for a 2½-sty frame residence, 100x40 ft., in Purchase st for Chas. Greer, Purchase st, owner. Cost, about $75,000.

NEW ROCHELLE, N. Y.—L. L. Barnard, Lawton st, is preparing plans for a 2½-sty frame residence for W. C. Evans, 94 Sickles av, owner.

SCARSDALE, N. Y.—Upjohn & Conable, 456 4th av, Manhattan, have been commissioned to prepare plans for a parish house for the Church of St. James, Rev. W. O. Jarvis, pastor, Church lane. W. T. Bliss, chairman of building committee. Cost, about $20,000.

BRONXVILLE, N. Y.—Bids will close about April 27 for a 2-sty brick veneer and terra cotta block or stucco residence, 40x120x25 ft., at Lawrence Park, for Thomas E. Wing, 14 Wall st, Manhattan. H. T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about $30,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BOERUM PL.—James V. Whalen, 503 18th st, has received the general contract to erect a 4-sty tenement, 25x53 ft., at the northwest corner of Boerum pl and Bergen st, for James O'Connell, 127 Boerum pl, owner. L. F. J. Weiher, 271 West 125th st, Manhattan, architect. Cost, about $20,000.

DWELLINGS.

22D ST.—Albert Jansen, 218 76th st, has received the general contract to erect a 2½-sty frame residence, 28x38 ft., in the west side of East 22d st, between Avs J and K, for W. M. Parks, 5 Nassau st, Manhattan. Slee & Bryson, 154 Montague st, architects. Cost, about $8,000.

GREENWICH, CONN.—J. P. Crosby, Smith Building, has received the general contract to erect a residence on Dublin rd for A. W. Johnson, 830 Park av, Manhattan, owner. T. E. Blake, care of Carrere & Hastings, 225 5th av, Manhattan, architects. Joseph Christinao, 21 Le Grande av, Greenwich, mason for foundations. Cost, about $70,000.

STAMFORD, CONN.—F. H. Wakeham Co., 4 West 47th st, Manhattan, has received the general contract to erect a 2½-sty local stone and brick residence at Shippan Point for F. J. Marlen, 235 West 23d st, Manhattan. Cost, about $100,000.

HARTSDALE, N. Y.—Charles F. Richards, 26 Midland av, White Plains, N. Y., has received the general contract to erect the 2½-sty frame and stucco residence on Brayton pl, for Hutton & Buys, 103 Park av, Manhattan, owners. Cost, about $12,000.

80TH ST.—The Gillies Campbell Co., 101 Park av, has received the general contract to alter the 5-sty brick residence, 18x57 ft., at 123 East 80th st, for Walter E. Hope, 53 East 73d st. A. N. Allen, 2 West 45th st, architect. Cost, about $8,000.

MOUNT VERNON, N. Y.—Peterson Bros., 42 Woodbury st, New Rochelle, have received the general contract to erect a 2-sty title residence, 43x49 ft., on Winfield av, for A. P. O'Brien, 37 Clinton pl, Mt. Vernon, and 47 West 34th st, Manhattan. Ludwig Lindenmeyr, 37 East 28th st, Manhattan, architects. Cost, about $15,000.

NEWARK, N. J.—(sub.)—L. Hotz's Sons, 270 Norfolk st, have received the mason work and W. K. Bingham, 395 Mulberry st, carpentry, for a 2½-sty frame and stucco residence, 36x34 ft, at the southwest corner of Shepard av and Maples pl, for J. A. Thompson, 487 Orange st, Newark. Frederic Bigelow, 1 Clinton st, architect. Cost, about $9,000.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—P. S. Van Kirk Co., Fulton st, has received the general contract to erect a silk mill at 4th av and Riverside st, for the Gaede Silk Dyeing Works, at site, Robert Gaede, president. Felix Pettit, Market st, Paterson, mason. Cost, about $200,000.

HOSPITALS AND ASYLUMS.

ELLIS ISLAND.—H. B. Smyth, Inc., 413 East 34th st, Manhattan, has received the contract for the glass enclosure to the hospital at the Immigrant Station for the U. S. Government, care of Bryon H. Ubl, acting commissioner, Treasury Department, Washington, D. C. Alfred Brook Fry, Custom House, Manhattan, engineer. Cost, about $28,000.

HOTELS.

8TH AV.—John T. Brady & Co., 103 Park av, have received the general contract to erect the 4-sty hotel at 791-793 8th av, for P. J. McGuinness, 681 8th av. Clarence I. Sefert, 110 West 40th st, architect. Cost, about $30,000.

STABLES AND GARAGES.

WAVERLY AV.—Thomas Donlon Co., 294 Butler st, has received the general contract to erect a garage and wagon shed on the east side of Waverly av, 153 ft south of Fulton st, Brooklyn, for the Reid Ice Cream Co., 524 Waverly av, Walter Comfort, president. Voss & Lauritzen, 65 De Kalb av, architects. Cost, about $20,000.

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Contracts Awarded (Continued).

STORES, OFFICES AND LOFTS.

23D ST.—Fountain & Choate, 110 East 23d st, have received the general contract to alter the store and loft building at 27-33 West 23d st for the Estate of Richard Arnold, care of Harris D. Colt, 30 Broad st. Loeb & Schoenfeld, 451-453 Broadway, lessees. S. E. Gage, 340 Madison av, architect. Cost, about $30,000.

5TH AV.—The Cauldwell-Wingate Co., 381 4th av, has received general contract to erect the 11-sty store, office and loft building at 415 5th av, 3-7 East 37th st, for Mrs. E. M. Anderson. Howells & Stokes, 100 William st, architects.

WILLIAM ST (SUB.).—The Otis Elevator Co., 11th av and 26th st, has received the contract for three electric service elevators at 226-228 William st, for the Rhinelander Real Estate Co., 31 Nassau st, Wm. R. Stewart, president. Clinton & Russell, 32 Nassau st, architects. V. J. Hedden Sons Co., 71 West 23d st, general contractor. Cost, about $100,000.

5TH AV (SUB.).—The Otis Elevator Co., 11th av and 26th st, has received the contract for the installation of one electric passenger elevator at 804 5th av, for W. Emlen Roosevelt, 804 5th av.

THEATRES.

74TH ST.—George A. Violante, 241 Camelia st, L. I. City, has received the general contract to erect a 1-sty brick moving picture theatre at 336 East 74th st for the Bohemian Benevolent & Literary Association, Mr. Kral, president, 321 East 73d st, Anton Jursik, chairman of building committee, 1509 1st av. Frank Braun, 585 9th av, Astoria, L. I., architect. Cost, about $30,000.

BROOKLYN.—J. Freeman, 103 Van Buren st, has received the general contract to erect a 1 and 2-sty brick moving picture theatre, 83x100 ft, at the southwest corner of Prospect and Vanderbilt avs, for Morris Peller, 452 Broadway, Manhttan. M. A. Cantor, 39 West 38th st, Manhattan, architect. Cost, about $20,000.

GRAND ST.—The Murphy Construction Co. has received the general contract to erect the theatre at 466-470 Grand st, for Alice and Irene Lewisohn, of 43 5th av. Plans were prepared by Ingalls & Hoffman, of 17 East 40th st. Work will commence immediately.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

STABLES AND GARAGES.

65TH ST, 202-208 East, 1½-sty brick garage, 50x100; cost, $12,500; owners, Jane Saunders and Katherine M. Rose, care of H. S. Ely & Co., 21 Liberty st; architects, Howell & Howell, 1182 Broadway. Plan No. 135.

STORES AND TENEMENTS.

BENNETT AV, e s, 300 n 181st st, 6-sty brick tenement, 93x88; cost, $85,000; owner, McNulty Bros., Inc., 549 West 52d st; architects, Burnham & Gilbert, 80 Maiden lane. Plan No. 136.

WEST END AV, 372-378, s e c 78th st, 12-sty brick tenement, 83x57; cost, $300,000; owner, 78th St. & West End Av. Realty Co., Inc., George Backer, Pres., 56 West 45th st; architects, Schwartz & Gross, 347 5th av. Plan No. 137.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV, e s, 100 n 190th st, 5-sty brick tenement, tin roof, 50x105.2; cost, $60,000; owner, Wm. Moore, on premises; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 186.

DWELLINGS.

KINGSBRIDGE TERRACE, e s, 1508.42 n Kingsbridge rd, four 2-sty brick dwellings, tin roof, 18.9x20; cost, $16,000; owner, Arlington Construction Co., August C. Nitsch, 2 Hudson st, Yonkers; architect, Alfred Willis, 2 Hudson st, Yonkers. Plan No. 182.

FACTORIES AND WAREHOUSES.

EASTERN BOULEVARD, easterly junction Cabot st, 1-sty frame storage, 63x163; cost, $5,000; owner, Church E. Gates Co., B. L. Eaton, 138th st and 4th av, Treas.; architect, Anton Pirner, 2069 Westchester av. Plan No. 190.

HALLS AND CLUBS.

EVANS AV, s e cor Haynes av, 1-sty frame dancing pavilion and bowling alleys, tar paper roof, 40x60; cost, $1,000; owners, Sonn Bros., 149 Church st; architect, Anton Pirner, 2069 Westchester av. Plan No. 192.

HOSPITALS.

143D ST, n s, 144th st, s a, from Brook to St. Ann's avs, 2-sty brick hospital, slag roof, 29.10x49.4; cost, $10,000; owner, St. Joseph's Hospital, on premises; architect, Thos. J. Duff, 407 West 14th st. Plan No. 187.

STABLES AND GARAGES.

CROMWELL AV, e s, 112.29 s 170th st, 1-sty brick stable, 52.3x48.4, slag roof; cost, $800; owner, Michael Breen, 1276 Cromwell av; architect, F. E. Glasser, 70 Manhattan st. Plan No. 181.

190TH ST, n s, 82.24 e University av, 1-sty frame garage, 18x20; cost, $200; owner, Wm. Moore, on premises; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 189.

STORES AND TENEMENTS.

188TH ST, n e cor Park av, two 5-sty brick tenements, slag roof, 42.6x88 & 35.4x90; cost, $75,000; owners, Reville Siesel Co., P. J. Reville, 1559 Southern Boulevard, Pres.; architects Kreymborg Architectural Co., 1029 East 163d st. Plan No. 183.

BROOK AV, w s, 275.5 n 169th st, 1-sty brick stores, tin roof, 40x21.3; cost, $3,500; owner, Taxpayers Realty Co., Philip Wattenberg, 1109 Forest av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 184.

SEABURY PL, w s, 142.9 s Boston rd, 1-sty brick stores, tin roof, 57.09x43.3; cost, $5,000; owner, Terrace Const. Co., Herman Champoli, 116 West 90th st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 185.

WASHINGTON AV, e s, 210 s 172d st, two 6-sty brick stores and tenements, tin roof, 43x94.7; cost, $90,000; owner, H. M. Goldberg, 309 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 188.

CONCORD AV, e s, 101.90 s Dater st, two 5-sty brick tenements, slag roof, 50x88; cost, $80,000; owner, B. & B. Const Co., Vito Bonomo, 2091 2d av, Pres.; architect, John Hauser, 360 West 125th st. Plan No. 193.

DALY AV, w s, 288.63 s 180th st, 5-sty brick tenement, plastic slate roof, 44.1x93.4; cost, $45,000; owner, Steinmetz Const. Co., Samuel B. Steinmetz, 1416 Glover st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 194.

HOE AV, s w cor 174th st, 5-sty brick tenement, plastic slate roof, 38x90; cost, $45,000; owner, Trask Bldg. Co., August J. Schwarzler, 1662 Boston rd, Pres.; architect, Tremont Archtl Co., 401 Tremont av. Plan No. 191.

Brooklyn.

DWELLINGS.

EAST 48TH ST, w s, 200 s Av L, two 2-sty frame dwellings, 20x50, tin roof, 2 families each; total cost, $5,000; owner, Francesco Pagliaonga, 434 Keap st; architect, Max Cohn, 280 Bedford av. Plan No. 2311.

85TH ST, n s, 160 w 12th av, 2-sty frame dwelling, 54.4x54.4, shingle roof, 1 family; cost, $15,000; owner, S. A. Bixby, 1150 84th st; architect, Arthur W. B. Wood, 103 Park av, Manhattan. Plan No. 2334.

RIVERDALE AV, s s, 60 w Chestnut st, 1-sty frame dwelling, 20x13, tin roof, 1 family; cost, $300; owner, Nathan Lubow, 186 Riverdale av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2330.

SHEEPSHEAD BAY RD, n s, 100 w Emerson pl, five 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, $32,500; owner, Chas. Lindenbaum, 1838 Park pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2304.

SURF AV, s s, 100 w West 35th st, 2-sty frame dwelling, 15x41.6, —— roof, 2 families; cost, $2,000; owner, Wm. Stevenson, on premises; architect, Geo. H. Suess, 2966 West 20th st. Plan No. 2315.

WEST 33D ST, e s, 220 s Mermaid av, 1-sty frame dwelling, 17x36, shingle roof, 1 family; cost, $1,500; owner, Patrick O'Sullivan, West 33d st near Mermaid av; architect, Wm. Richter, 4411 18th av. Plan No. 2336.

ASHFORD ST, w s, 150 n Livonia av, three 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $13,500; owner, Warwick Impt. Co., 635 Ashford st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2343.

MANSFIELD PL, e s, 340 s Av M, 2-sty frame dwelling, 20.6x34.10, shingle roof, 1 family; cost, $4,000; owner, Fredk. B. Norris, 188 Fenimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 2348.

WEST 35TH ST, w s, 280 n Canal av, 1-sty frame dwelling, 20x25, gravel roof, 1 family; cost, $800; owner, Jos. Quick, 1564 Gravesend av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2358.

80TH ST, n s, 69 e 6th av, seven 2-sty brick dwellings, 20x38, slag roof, 1 family each; total cost, $17,500; owner, Henry Roth Bldg. Co., Myrtle and Wyckoff avs; architect, Wm. Debus, 86 Cedar st. Plan No. 2369.

MANSFIELD PL, e s, 420 s Av M, 2-sty frame dwelling, 20.8x35, shingle roof, 1 family; cost, $4,000; owner, Fred'k B. Norris, 188 Fenimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 2397.

39TH ST, n s, 40 e 14th av, two 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $6,000; owner, T. R. Realty Co., 1346 41st st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2413.

61ST ST, s s, 460 e 6th av, eight 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $34,000; owner, Thos. Williams, 615 75th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2402.

MERMAID AV, s w cor West 3d st, two 2-sty frame dwellings, 14x24, rubberoid roof, 2 families each; total cost, $3,000; owner, Frank Coroeby, Tuxedo Park, N. Y.; architect, Geo. H. Sues, 2966 West 29th st. Plan No. 2412.

20TH AV, s w cor 64th st, 3-sty brick store and dwelling, 20x80, slag roof, 2 families; cost, $6,000; owner, Henry Gold, 373 Fulton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2380.

MANSFIELD PL, w s, 280 s Av M, 2-sty frame dwelling, 22x39.8, shingle roof, 2 families each; cost, $4,000; owner, Fred'k B. Norris, 188 Fenimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 2437.

67TH ST, s s, 180 w 20th av, two 2-sty frame dwellings, 17x50.4, gravel roof, 2 families each; total cost, $7,200; owner, Seeler-Mager Construction Co., 1835 67th st; architect, Fred H. Seeler, 1835 67th st. Plan No. 2441.

SUNNYSIDE AV, n s, 100 w Barbey st, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,000; owner, August Kuhla, 106 Van Siclen av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2433.

MARION ST, n e cor Stuyvesant av, 2-sty brick store and dwelling, 18.9x30, gravel roof, 1 family; cost, $2,000; owner, Edw. W. Larner, 594 McDonough st; architect, Alfred Di Blasi, 94 East Jackson av, Corona, L. I. Plan No. 2488.

REEVE PL, n s, 111.2 e Prospect av, two 2-sty frame dwellings, 15x51, gravel roof, 2 families each; total cost, $5,000; owner, John P. Anderson, 13 Reeve pl; architect, B. F. Hudson, 319 9th st. Plan No. 2473.

WEST 5TH ST, e s, 400 n Mermaid av, 1-sty frame dwelling, 19x60, gravel roof, 1 family; cost, $1,500; owner, Nicola Rugglero, 2860 West 15th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 2459.

EAST 12TH ST, w s, 260 n Av V, 2-sty brick dwelling, 26x44, and 1-sty brick garage, 30x20, tile roof, 2 families; cost, $7,300; owner, Florence E. Becker, 2114 East 12th st; architect, H. H. McKee, 2233 East 12th st. Plan No. 2467.

FACTORIES AND WAREHOUSES.

PARK PL, n s, 200 w Brooklyn av, 1-sty brick storage, 16x21.4, tile roof; cost, $1,000; owner, Henry Healy, 502 Fulton st; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 2356.

BOERUM ST, s s, 175 w Lorimer st, 5-sty brick factory, 60x88, slag roof; cost, $46,000; owner, Sam'l Sheindelman, 15 East 4th st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2426.

STABLES AND GARAGES.

97TH ST, n s, 100 w Marine av, 1-sty frame garage, 11x18, tin roof; cost, $300; owner, H. M. Landgraff, 156 97th st; architect, Jefferson R. Edwards, 7616 Ridge blvd. Plan No. 2335.

BEVERLY RD, 207, 1-sty frame garage, 18x18, shingle roof; cost, $200; owner, Estelle Leavens, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2378.

BEVERLY RD, 209, 1-sty frame garage, 18x18, shingle roof; cost, $200; owner, Herbert Prime, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2377.

WATKINS ST, e s, 100 n Livonia av, 2-sty brick stable and loft, 25x12, tin roof; cost, $800; owner, Jos. Sobelman, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2466.

CATON AV, n s, 692 e Kenmore pl, 1-sty frame garage, 18x20, shingle roof; cost, $500; owner, Arthur A. Kloster, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2484.

STORES AND DWELLINGS.

COURT ST, s w cor 4th pl, 3-sty brick store and dwelling, 20.10x42.6, tin roof, 1 family; cost, $6,500; owner, Augustin Smith, 480 Court st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2360.

20TH AV, w s, 20 s 64th st, four 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, $22,000; owner, Henry Gold, 373 Fulton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2379.

WATKINS ST, e s, 100 n Livonia av, 2-sty brick store and dwelling, 25x60, slag roof, 1 family; cost, $5,000; owner, Jos. Sobelman, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2465.

STORES AND TENEMENTS.

BARRETT ST, e s, 100 s Sutter av, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $30,000; owner, Adolph Koepple, 124 Williams av; architects, Cohn Bros., 361 Stone av. Plan No. 2329.

SUTTER AV, n e cor Barbey st, 3-sty brick store and tenement, 25x81, slag roof, 6 families; cost, $7,500; owner, New Age Construction Co., 996 Sutter av; architects, Farber & Markowitz, 189 Montague st. Plan No. 2434.

38TH ST, s s, 120 e 15th av, two 2-sty frame tenements, 20x77.6, slag roof, 4 families each; total cost, $13,000; owner, Sherman Holding Co., 1480 38th st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 2472.

THEATRES.

9TH ST, n s, 155 w 5th av, 1-sty brick theatre, 15x160, slag roof; cost, $15,000; owner, Dr. John H. Sands, on premises; architects, Harde & Short, 3 West 29th st, Manhattan. Plan No. 2385.

WASHINGTON AV, s e cor Lincoln pl, 1-sty brick theatre, 52.6x122.3, slag roof; cost, $13,000; owner, Thos. A. Clarke, 26 Court st; architects, Harde & Short, 3 West 29th st, Manhattan. Plan No. 2456.

MISCELLANEOUS.

BEDFORD AV, n e cor Eastern Parkway, 1-sty brick office, 12x15, tin roof; cost, $400; owner, Jos. Fallert Brewing Co., 346 Lorimer st; architects, J. C. Walsh & Co., 450 Av U. Plan No. 2333.

ROGERS AV, e s, from Carroll to Crown sts, 1-sty brick auditorium, 60x138, slag roof; cost, $10,000; owner, Brooklyn Academy, 1162 Carroll st; architect, John Kilcourse, 1467 Dean st. Plan No. 2347.

WATKINS ST, e s, 100 n Livonia av, 1-sty brick wagon shed, 12.8x28, tin roof; cost, $500; owner, Jos. Sobelman, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2466.

FLATBUSH AV, e s, 70 s Tilden av, 1-sty brick toilet, 12x5, tin roof; cost, $250; owner, Louis Miller, 1011 Flatbush av; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 2471.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Van Alst av, e s, 35 s 12th at, two 5-sty brick tenements, 40x77, tin roof, 20 families; cost, $80,000; owner, Thomas Bunt, 215 West 125th st, N. Y. C.; architects, Gronenberg & Leuchtag, 303 5th st, N. Y. C. Plan Nos. 1186-87.

DWELLINGS.

BAYSIDE.—Chambers st, n e cor Washington av, four 2½-sty frame dwellings, 23x30, shingle roof, 1 family, steam heat; cost, $16,000; owner and architect, Geo. Harnden, Bayside. Plan Nos. 1159-60-61-62.

BAYSIDE.—Jones av, n s, 185 w Higgins av, 2-sty frame dwelling, 26x16; shingle roof, 1 family; cost, $1,300; owner and architect, M. Stover, Bayside. Plan No. 1153.

BELLE HARBOR.—Henly av, w s, 420 n Bayside Drive, 2-sty frame dwelling, 22x26, shingle roof, 1 family, steam heat; cost, $4,500; owner, Mrs. D. K. Lorrean, 205 West 22d st, Manhattan; architect, Arnold Johnson, Huron st, Neponset. Plan No. 1167.

COLLEGE POINT.—17th st, e s, 125 s North blvd, 2-sty frame dwelling, 19x38, shingle roof, 1 family, steam heat; cost, $2,300; owner, Chas. Landa, College Point; architect, I. P. Card, Corona. Plan No. 1155.

CORONA.—Hayes av, e s, 40 w 49th st, two 2-sty frame dwellings, 18x48, tin roof, 2 families; cost, $7,000; owner, Domeico Laiese, 60

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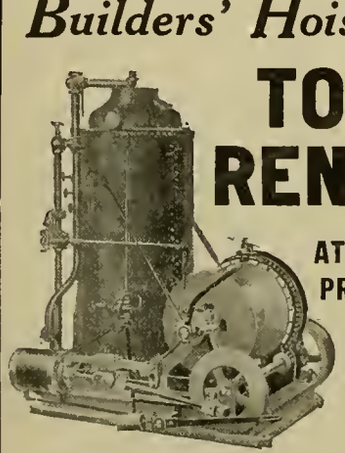
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Plans Filed, New Buildings, Queens (Continued)

East Hayes av, Corona; architect, A. D. Anstey, 34 East Shell rd, Corona. Plan Nos. 1168-9.

EDGEMERE.—Beach 43d st, w s 1060 n Boulevard, six 1-sty frame dwellings, 14x37, shingle roof, 1 family; cost, $2,400; owner, Meister Beach Realty Co., 220 Broadway, Manhattan; architect, A. D. Hough, Edgemere. Plan Nos. 1146-48-49-50-51-52.

FLUSHING.—Forest av, s s, 77 w Bowne av, 2½-sty frame dwelling, 20x24, shingle roof, 1 family, air heat; cost, $2,200; owner, Henry Johns, 131 Forest av, Flushing; architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 1177.

FLUSHING.—Doden lane, n s, 376 w Jamaica av, 2½-sty frame dwelling, 52x38, asbestos shingle roof, 1 family, water heat; cost, $8,000; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 1176.

FOREST HILLS.—Euclid av, s s, 250 e Colonial av, 2½-sty brick dwelling, 31x40, shingle roof, 1 family, steam heat; cost, $6,000; owner, Cord Meyer Co., Forest Hills; architect, Wm. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 1156.

JAMAICA.—Lincoln av, n s, 50 e Allen st, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $2,000; owner, Max Gross, South st, Jamaica; architect, Ole Harrison, Jamaica. Plan No. 1147.

JAMAICA PARK SOUTH.—Quail st, s s, 194 e Garfield av, 1-sty frame dwelling, 18x..8, tin roof, 1 family; cost, $650; owner, Jamaica Park South Realty Co., 176 Broadway, Brooklyn; architect, John L. Young, 236 Fulton st, Jamaica. Plan No. 1173.

NEPONSET.—Bannock Boulevard, w s, 442 e Washington av, 2-sty brick dwelling, 30x29, shingle roof, steam heat, 1 family; cost, $5,500; owner, Neponset Realty Co., Neponset, L. I.; architect, J. P. Powers Co., Rockaway Beach. Plan No. 1172.

OZONE PARK.—Freedom av, w s, 175 s Liberty av, 2-sty frame dwelling, 20x55, tin roof, 2 families; cost, $2,000; owner, Wm. Boos, Woodhaven; architect, A. W. Lewis, 929 Portland av, Brooklyn. Plan No. 1165.

ROSEDALE.—Washington av, s s, 150 w Rosedale av, 2-sty frame dwelling, 24x30, shingle roof, 1 family, water heat; cost, $4,000; owner and architect, J. J. Halpin, 798 East 170th st, Bronx. Plan No. 1174.

WOODHAVEN.—Bigelow pl, e s, 221 s Beaufort st, three 2-sty frame dwellings, 17x55, tin roof, 2 families; cost, $6,000; owner, W. S. Remmert, 181 Sumpter st, Brooklyn; architect, A. W. Lewis, 929 Portland ay, Brooklyn. Plan No. 1164.

KEW.—Onslow pl, n s, 345 e Austin st, 2-sty frame dwelling, 36x30, shingle roof, 1 family, steam heat; cost, $8,600; owner, Richard T. Childs, 505 Pearl st, N. Y. C.; architect, W. M. Woods, Woolworth Building, N. Y. C. Plan No. 1185.

QUEENS.—North Weryland av, w s, 525 n Jericho turnpike, 2½-sty frame dwelling, 37x30, shingle roof, 1 family, water heat; cost, $3,000; owner, Anna C. Rosa, 137 North 7th st, Brooklyn; architect, Paul Rosa, same. Plan No. 1184.

ROCKAWAY BEACH.—Thetis av, w s, 380 s Boulevard, four 1-sty frame bungalows, 13x20, shingle roof, 1 family; cost, $3,200; owner, W. J. Maxwell, Rockaway Beach; architect, Edw. Stellges, 40 Kneer av, Arverne. Plan No,. 1180-81-82-83.

EDGEMERE.—Beach 44th st, e s, 240 n Boulevard, 1½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, $2,000; owner, Rockaway Coast Realty Co., Edgemere; architect, A. D. Hough, Edgemere. Plan No. 1192.

ELMHURST.—Ivy st, n s, 250 e Justice st, 2-sty frame dwelling, 20x42, shingle roof, 1 family, steam heat; cost, $3,000; owner, Manley V. Payntar, Ivy st, Elmhurst; architects, Levy & Landhop, Hempstead, L. I. Plan No. 1199.

FLUSHING.—Lott lane, s s, 800 e Union Turnpike, 2-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, $3,200; owner, Lena G. Gates, 250 West 154th st, Manhattan; architect, owner. Plan No. 1194.

WOODHAVEN.—Park pl, e s, 215 n Broadway, two 2-sty frame dwellings, 40x43, tin roof, 2 families; cost, $4,000; owner, F. Corbinina, 3948 Broadway, Woodhaven; architect, A. Cehlo, same address. Plan No. 1195.

WOODHAVEN.—Water st, s s, 50 e Park pl, two 2-sty brick dwellings, 20x45, tin roof, 2 families; cost, $5,000; owner, Madeline Ferrara, 86 Mulberry st, Manhattan; architect, A. Cehlo, 3948 Broadway, Woodhaven. Plan No. 1201.

WOODHAVEN.—Ferry st, e s, 100 s Grafton av, two 2-sty brick dwellings, 20x45, tin roof, 2 families; cost, $5,000; owner, A. Alloca, Rockaway rd and Broadway, Woodhaven; architect, A. Cehio, 3948 Broadway, Woodhaven. Plan No. 1198.

COLLEGE POINT.—17th st, w s, 175 n 5th av, 2-sty frame dwelling, 20x44, tin roof, 2 families; cost, $2,800; owner, Alfred Brown, 11th st, College Point; architect, A. Gordon, 8 Lawrence st, Flushing. Plan No. 1222.

CYPRESS HILLS.—Eldert lane, e s, 20 n Graves pl, five 2-sty frame dwellings, 17x45, tar and gravel roof, 1 family; cost, $15,000; owner, Augusta Price, premises; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 1223-24-25.

DUNTON.—Beaufort st, n s, 25 e Morris av, two 2½-sty frame dwellings, 18x28, shingle roof, 1 family, steam heat; cost, $5,000; owner, C. V. Cruser, 268 Union Hall st, Jamaica; architects, H. T. Jeffrey Sons, 923 Lefferts av, Richmond Hill. Plan Nos. 1210-11.

FLUSHING.—Elm st, s s, 140 w Murray st, 2½-sty brick dwelling, 22x32, shingle roof, 1 family, steam heat; cost, $3,200; owner, Joseph Gasfono, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1219.

MIDDLE VILLAGE.—Steuben st, w s, 164 s Hinman st, four 2-sty frame dwellings, 20x52, tin roof, 2 families; cost, $11,200; owner, Isidore Frank, 1026 Madison st, Brooklyn; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 1217.

MIDDLE VILLAGE.—Metropolitan av, s s, 50 w Morton av, four 2-sty brick dwellings, 18x55, slag roof, 2 families; cost, $14,400; owner, Peter Becker, Metropolitan av and Dry Harbor rd, Middle Village; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 1216.

RICHMOND HILL.—Vine st, e s, 90 s Central av, six 2-sty frame dwellings, 16x38, shingle roof, 1 family; cost, $12,000; owner, W. H. Wade, Jr., 235 Elm st, Richmond Hill; architects, H. T. Jeffrey Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1204-5-6-7-8-9.

ROCKAWAY BEACH.—Bannock boulevard, s e cor Washington av, 2½-sty frame dwelling, 32 x52, shingle roof, 1 family, steam heat; cost, $4,800; owner, Neponset Realty Co., Neponset, L. I.; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1221.

ARVERNE.—Hillmeyer st, n s, 320 w Germain st, 2-sty frame dwelling, 23x33, shingle roof, 1 family; cost, $500; owner, N. J. Hoffmann, 62 Morton st, Brooklyn; architect, J. A. Crawford, 1095 Lorimer st, Brooklyn. Plan No. 1231.

CORONA.—44th st, w s, 175 n Polk av, 2-sty brick dwelling, 18x50, tin roof, 2 families; cost, $3,500; owner, Paul A. Diougardi, 29 East Jackson av, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 1233.

MORRIS PARK.—Kimball av, s s, 65 e Briggs av, 2½-sty frame dwelling, 17x36, shingle roof, 1 family; cost, $3,000; owner, Oswald Eben, 1126 Church st, Richmond Hill; architect, Chas. Holm, 227 Briggs av, Richmond Hill. Plan No. 1234.

ROCKAWAY BEACH.—South Grove av, 61, 2-sty frame dwelling, 30x20, slag roof, 1 family; cost, $1,000; owner, F. A. Grauer, 63 So. Grove av, Rockaway Beach; architect, E. T. Hovell, 31 Kane pl, Brooklyn. Plan No. 1232.

FACTORIES AND WAREHOUSES.

L. I. CITY.—10th st, e s, 150 e Vernon av, 2-sty brick factory, 50x80, slag roof; cost, $7,000; owner and architect, Imperial Paint Co., 118 9th st, L. I. City. Plan No. 1158.

L. I. CITY.—Hancock st, e s, 126 s Graham av, 2-sty brick shop and dwelling, 21x58, slag roof, 2 families; cost, $4,000; owner, Walter M. Brophy, 61 Sandford st, L. I. City; architects, Seifert & Wintzdorf, 545 2d av, L. I. City. Plan No. 1197.

L. I. CITY.—Borden av, n s, 225 e Hayward st, 1-sty brick factory, 75x180, slag roof; cost, $19,000; owner, American Bar-Lock Co., 26th st and Pennsylvania av, Philadelphia; architects, Ballinger & Perrot, 1328 Broadway, Manhattan. Plan No. 1203.

STABLES AND GARAGES.

BAYSIDE.—Wright av, e s, 100 n Lawrence Boulevard, 1-sty frame garage, 25x20, shingle roof, 1 family; cost, $475; owner, T. A. Dorgan, Bayside. Plan No. 1163.

FLUSHING.—Doden la, n s, 376 w Jamaica av, 1-sty frame garage, 23x20, shingle roof; cost, $600; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 1178.

FLUSHING.—Chestnut st, s s, 525 w Parsons av, 1-sty brick garage, 14x20, slate roof; cost, $375; owner, J. Stafford, 183 East 80th st, Manhattan; architect, Wm. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1157.

WOODHAVEN.—Benedict av, w s, 75 n Fulton st, 1-sty brick garage, 24x20, shingle roof; cost, $600; owner, John W. Luca, 3943 Fulton st, Woodhaven; architect, Thomas W. Morrissie, 3941 Fulton st, Woodhaven. Plan No. 1166.

WOODHAVEN.—Yarmouth st, e s, 181 n Hillside av, 1-sty frame garage, 14x20, shingle roof; cost, $500; owner, Dora Meyers, 377 Yarmouth st, Woodhaven; architect, C. Infanger, Broadway, Brooklyn. Plan No. 1175.

RICHMOND HILL.—Guion pl, e s, 209 s Jamaic av, 2-sty brick stable and dwelling, 35x59, slag roof, 2 families; cost, $8,000; owner, Henry Gievel, 2613 Jamaica av, Richmond Hill; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1226.

OZONE PARK.—Portland av, w s, 240 n Jerome av, 1-sty frame garage, 16x16, shingle roof, cost, $250; owner, C. Pechin, premises. Plan No. 1229.

WINFIELD.—Queens boulevard, n s, 80 w Meyers av, 1-sty frame garage, 10x16, shingle roof; cost, $150; owners, Frawley & Kaufmann, 51 Chambers st, Manhattan. Plan No. 1227.

STORES AND DWELLINGS.

L. I. CITY.—10th st, s s, 150 e Vernon av, 2-av, 1-sty frame store, 84x80, slag roof; cost, $8,000; owner, John Klages, 37 Vernon av, L. I. City; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 1145.

ROCKAWAY BEACH.—Carlton av, e s, 440 n L. I. R. R., 2-sty frame store and dwelling, 24x48, shingle roof, 1 family; cost, $2,500; owner, Teresa Spinnela, 547 Carlton av, Rockaway Beach; architect, W. E. Sandifer, Rockaway Beach. Plan No. 1170.

JAMAICA.—Jamaica av, n w cor Willard av, two 2-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, $10,000; owner, Kaiser & Schaeffer, 1197 Jamaica av, Jamaica; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 1236.

STORES, OFFICES AND LOFTS.

GLEN MORRIS.—Rockaway rd, n e cor Hamilton st, 1-sty frame office, 17x17, tin roof; cost, $400; owner, E. M. Burr, Ridge av, Glen Morris. Plan No. 1193.

STORES AND TENEMENTS.

RIDGEWOOD.—Madison st, s s, 295 w Cypress av, 3-sty brick tenement, 17x68, tin roof, 3 families; cost, $9,000; Madison st, s e cor Cypress av, 3-sty brick store and tenement, 20x65, tin roof, 3 families; cost, $9,000; Madison st, s s, 47 e Cypress av, ten 3-sty brick tenements, 27x68, tin roof, 6 families; cost, $90,000; owner, August Bauer, 355 Highland boule-

vard, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress av, Ridgewood. Plan Nos. 1188-89-90-91.

RIDGEWOOD.—Fresh Pond rd, n e cor Van Cortland av, two 3-sty brick tenements, 20x90, tin roof, 6 families; cost, $13,000; owner, Chas. Fritz, 10 Silver st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1202.

RIDGEWOOD.—Stockholm st, n w cor Woodward av, 3-sty brick tenement, 29x72, tin roof, 6 families; cost, $10,000; owner, Geo. Spitzer, 1870 Harman st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1228.

THEATRES.

L. I. CITY.—Hunter av, w s, 94 s Wilbur av, 1-sty brick theatre, 118x133, slag roof; cost, $135,000; owner, Wm. E. Payntar, Hunter av, L. I. City; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 1196.

FLUSHING.—Main st, e s, 150 s Broadway, airdrome; cost, $1,000; owner, Nathan Moskowitz, 1472 Fulton st, Brooklyn. Plan No. 1218.

MISCELLANEOUS.

RICHMOND HILL CIRCLE.—Lula st, n s, 125 w Walnut st, 1-sty frame shed, 8x13, tin roof; cost, $50; owner, Frank Sikora, 41 Rose st, Manhattan. Plan No. 1200.

MASPETH.—Clinton av, n s, 475 w Maiden la, 2-sty frame cow barn, 35x76, slag roof; cost, $2,800; owner, Henry Beyer, Clinton av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1179.

ROCKAWAY BEACH.—Oceanus av, w s, 250 s Lefferts pl, 1-sty frame bath house, 100x100, slag roof; cost, $9,000; owner, Wm. L. Ficke, 16 Beaver st, Manhattan; architect, Wm. E. Sandifer, Rockaway Beach. Plan No. 1171.

WINFIELD.—Thompson av, s w cor Fitting st, frame billboard, 40x12; cost, $20; owners, Disoswy & Fisher, 1075 3d av, Manhattan. Plan No. 1154.

GLENDALE.—Proctor st, e s, 175 n Willow pl, 1-sty frame shed, 20x16, tin roof; cost, $500; owner, W. Werner, premises. Plan No. 1215.

L. I. CITY.—Jackson av, e s, 25 s Skillman av, frame sign, 30x10; cost, $100; owner, C. L. Wright, 41 Broadway, Manhattan. Plan No. 1214.

L. I. CITY.—10th av, e s, 25 s Vandeventer av, frame bill board, 30x10; cost, $75; owner, Henry Sachs, premises. Plan No. 1213.

ROCKAWAY BEACH.—Oceanus av, w s, 350 s Dinman st, 1-sty frame bath house, 74x102, paper roof; cost, $3,500; owner, Wm. R. Ficke, Beaver st, Manhattan; architect, Wm. Sandifer, Rockaway Beach. Plan No. 1220.

UNION COURSE.—L. I. R. R., n s, junction of Rockaway rd, frame fence, 92x12; cost, $150; owner, O. J. Gude Co., 220 West 42d st, Manhattan. Plan No. 1212.

FLUSHING.—Queens st, s s, 25 w Smart av, 1-sty frame shed, 16x12, paper roof; cost, $150; owner, L. Rocko, premises. Plan No. 1230.

MIDDLE VILLAGE.—Juniper av, e s, 40 n Karlin pl, 1-sty frame shed, 12x12, paper roof; cost, $150; owner, Frank Wasmarowski, 86 Corinth av, Elmhurst. Plan No. 1235.

Richmond.

DWELLINGS.

ATLANTIC ST, n s, 117 w New Dorp lane, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, $200; owner and builder, L. Manenzo, 77 Rivington st, Manhattan; architect, Jas. E. Grunert, New Dorp. Plan No. 226.

HOLTON ST, s s, 500 e Princess Bay av; Princess Bay, 1-sty frame dwelling, 22x28; cost, $1,700; owner, F. C. Keep, 120 East 17th st, Manhattan; architect, E. Dabbs, Tottenville; builder, H. Dunham, Tottenville. Plan No. 237.

LORETTA ST, s s, 400 e Clermont av, Tottenville, 1-sty frame bungalow, 18x24; cost, $500; owner, Timothy O'Connor, 2439 Jerome av, Bronx; architect and builder, Metropolitan Commissary Co., Tottenville. Plan No. 214.

RICHMOND ST, e s, 50 s Market st, West New Brighton, two 2-sty frame dwellings, 32x32; total cost, $2,800; owner, Frank Zarelli, West New Brighton; architect, John Davies, Tompkinsville; builder, W. A. Pearson, Mariners Harbor. Plan No. 204.

WATERSIDE ST, n s, 320 e Cedar Grove av, New Dorp Beach, two 1-sty frame bungalows, 20x20; total cost, $1,000; owner, architect and builder, Hugh M. Rae and John Rigg, 969 Amsterdam av, Manhattan. Plan No. 208.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

SEALED PROPOSALS will be received by the undersigned in the Chambers of the Board of Supervisors on the 5th day of May, 1914, at 10 a. m., for the erection of additions to the Nassau County Court House, in accordance with the plans, general conditions and specifications thereof, prepared by W. B. Tubby, Architect, of 81 Fulton Street, New York City.

All bids shall be presented in sealed envelopes on or before the day and hour above named, and shall be accompanied by a certified check upon a National or State Bank, drawn to the order of Daniel J. Hegeman, Treasurer of the County of Nassau, enclosed in a separate sealed envelope, which checks shall be drawn in the following sums:

Checks accompanying bids upon the entire work shall be for a sum total of at least Twelve thousand ($12,000) Dollars:

Checks accompanying bids upon the general work, excluding plumbing, heating and electric wiring, a sum not less than Ten thousand ($10,000) Dollars.

Checks accompanying bids for plumbing work complete, a sum in at least One thousand ($1,000) Dollars.

Checks accompanying bids for heating and ventilating work complete, a sum in at least One thousand ($1,000) Dollars.

Checks accompanying bids for electric wiring complete, a sum not less than One thousand ($1,000) Dollars.

Such deposits shall be returned to all except the successful bidder or bidders within a period of ten days after the opening of the bids.

The amount deposited by the successful bidder will be retained until the execution of the formal contract. Should the successful bidder upon receipt in writing of a notice of the acceptance of his bid, neglect or refuse to execute the contract, the amount of his certified check shall be retained and applied to making up the difference between the amount of any contract for the said work which may be entered into by the Board of Supervisors, and that of his own unexecuted bid, and as so applied shall be accepted in full as liquidated damages for such breach of contract.

No bid will be accepted from, or contract awarded to any person, firm or corporation who is in arrears to any municipal corporation, upon debt and contract or who is a defaulter, a surety or otherwise, upon any application to any municipal corporation and who is not a resident and a citizen of the State of New York.

Separate estimates are to be taken:

1. General contract work (excluding plumbing, heating and electric wiring).
2. Plumbing work complete.
3. Heating and ventilating work complete.
4. Electric wiring work complete.

These four contracts may be let separately, preferably to concerns making a specialty of the trades covered.

Blanks will be furnished to each prospective bidder, and all proposals must be made out upon such blanks, and attention is directed to the necessity of filling out all alternate estimates required.

Each bid shall be made upon the whole work covered under this specification and must be based upon the work as set forth by them and the contract drawings, and if signed by any one acting as agent for the principal, must be accompanied by a power of attorney for such signature.

It is incumbent upon each bidder to examine the existing conditions at the site before making up his proposals, and the fact of the submittal of such proposal will be considered as evidence that these conditions have been so examined and that the bidder is familiar with the terms and requirements of the drawings, specifications, contract and the bond, and thereby signifies his acceptance of each and all of them. No claim for relief on account of mistakes or omissions in bidding will be entertained, and each bidder will be held strictly to his bid under penalty of forfeiture of his deposit.

Any bid will be rejected when opened, if the same is not submitted on a furnished form blank and upon which the alternative bids required are not fully priced.

Any bid will be rejected when opened, if the same contains any erasure or written memoranda qualifying the same.

The bidder or bidders to whom the award of the contract is made will be required to furnish a satisfactory bond in the form to be provided by W. B. Tubby, Architect, of 81 Fulton Street, New York City, and executed by an acceptable Surety Company for the faithful performance of said contract and covering the guarantee in accordance with the contract plans and specifications, in a sum equal to 33⅓% of the amount of said contract.

For the convenience and use of intending bidders, a full set of drawings and specifications will be loaned to them by the architect, upon receipt of a deposit of Twenty-five ($25) Dollars, in cash or a certified check, drawn to the order of said architect.

Such plans and specifications must be returned to the architect's office, prior to the day of the opening of the bids, whereupon the deposit will be returned, and in the event of the non-return of such drawings and specifications as above stated, the deposits shall be forfeited.

The Board of Supervisors reserves the right to reject any and all bids.

The form of contract and of the bond which the successful bidder shall be required to execute may be had upon application to the architect.

Dated, at Mineola, April 13th, 1914.

By order of the Board of Supervisors,

GEORGE M. GOODALE,
Clerk.

NOTICE TO CONTRACTORS.—Sealed proposals for New Elevators and Wiring Thereto at the Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until April 27, 1914 at 2:30 p. m., when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope furnished by the State Architect with plans and specifications for this work, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 1887. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Kings Park State Hospital, Kings Park, N. Y., the office of the State Hospital Commission, 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,
Secretary, State Hospital Commission.
Dated Albany, N. Y., April 4, 1914.

Remount Depot, Front Royal, Va., April 13, 1914.—Sealed proposals in triplicate for constructing the following public buildings on reservation here, including steam heat, electric light and plumbing:—1 Barrack, 1 Administration Building and Storehouse, 1 Commanding Officer's Quarters, 2 Junior Officer's Quarters, 1 Veterinarian's Quarters, 2 Double N. C. O. Quarters, 1 Dispensary, 3 Colt Stables, 1 Wagon Shed, 1 Shop Building, 1 Veterinary Storehouse, Subsoil Drainage System—will be received until 11 a. m., May 15, 1914, and then publicly opened. A deposit will be required on all plans furnished prospective bidders to insure their return. Information furnished upon application to Constructing Quartermaster.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 24, 1914.—Sealed proposals will be opened in this office at 3 p. m., June 1, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Brigham City, Utah. Two-story building; ground area, 3,700 square feet; first floor fireproof; stone and brick facing; composition roof. Drawings and specifications may be obtained from the custodian of site at Brigham City, Utah, or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Plans Filed, New Buildings, Richmond (Cont.).

SEAFOAM ST, n s, 140 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x40; cost, $250; owner, architect and builder, Leitz & Hochme, 19 Grove st, Manhattan. Plan No. 200.

WINEGAR PL, e s, 325 s Henderson av, West New Brighton, two 2-sty frame dwellings, 21x44; total cost, $8,600; owner and builder, Steinberg & Cohen, New Brighton; architect, Henry F. Comtois, New Brighton. Plan No. 217.

1ST ST, s s, 100 w Oak st, Midland Beach, 1-sty frame bungalow, 14x28; cost, $200; owner, W. A. Johnston, 747 51st st, Brooklyn; architect and builder, M. Boncharon, Stapleton. Plan No. 236.

STH ST, w s, 183 s Midland av, Beach Park, 1-sty frame bungalow, 14x41; cost, $425; owner, Mrs. Clara Higgins, 320 Park av, Weehawken, N. J.; architect and builder, Otto Karlsson, Midland Beach. Plan No. 215.

BURGHER AV, e s, 222½ s Richmond rd, Dongan Hills, 2½-sty frame dwelling, 32x43; cost, $3,500; owner, John Pesce, 68 Baxter st, Manhattan; architect, Robert Curry, 299 Broadway, Manhattan; builder, E. Orsin, 33 Lawrence st, Astoria. Plan No. 233.

CEDAR AV, 314 n New Dorp lane, New Dorp, 1-sty frame bungalow, 20x30; cost, $400; owner, R. C. Saunders, 21 Liberty st, Manhattan; architect and builder, J. W. Clark, 86 Roosevelt st, Manhattan. Plan No. 211.

CLOVE AV, e s, 100 s Targee st, Dongan Hills, 2-sty frame dwelling, 22x28; cost, $2,400; owner and architect, Geo. W. Doetsch, Stapleton; builder, Chas. F. Lange, Stapleton. Plan No. 234.

CRESCENT AV, w s, 240 s Boulevard, Great Kills, 1-sty frame bungalow, 20x26; cost, $600; owner and builder, W. Korbach, 818 Park av, Hoboken. Plan No. 206.

DECKER AV, e s, 310 s Palmer av, Port Richmond, 2-sty frame dwelling, 22x29; cost, $3,050; owner, John Delaney, Port Richmond; architect, J. O. Johnson, Port Richmond; builder, John H. Lee, Port Richmond. Plan No. 205.

DELAWARE AV, w s, 127 s Richmond rd, Dongan Hills, 2-sty frame dwelling, 25x46; cost, $3,250; owner, W. A. Stahl, 1686 Clay av, Bronx; architect, Jas. E. Grunert, New Dorp; builder, C. Whitaker, Grasmere. Plan No. 207.

GLEN AV, w s, 100 n Brighton av, New Brighton, 2-sty brick dwelling, 24x44; cost, $4,500; owner, Guiseppi Tasiello, New Brighton; architect, H. F. Comtois, New Brighton; builder, M. Fedesco, Rosebank. Plan No. 229.

HART AV, w s, 415 s Forest av, New Brighton, 2-sty frame dwelling, 35x25; cost, $5,150; owner, F. Cooke, Hart Park; architect, P. R. Osborn, Port Richmond; builders, U. W. Osborn & Son, Mariners Harbor. Plan No. 213.

LINCOLN AV, n s, 25 w 10th st, Midland Beach, 1-sty frame bungalow, 14x26; cost, $300; owner, Mrs. M. Noblet, Midland Beach; architect and builder, A. Alverson, Midland Beach. Plan No. 232.

RICHMOND TURNPIKE, e s, 400 n Eddy st, Stapleton, 2½-sty brick dwelling, 38x36; cost, $4,300; owner, Frederick Rohde, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 216.

SEA AV, s s, South Beach, 1-sty frame dwelling, 16x18; cost, $85; owner, Mrs. M. Callahan, New Brighton; builder, E. B. Callahan, New Brighton. Plan No. 203.

1ST AV, e s, 166 s Pine st, New Brighton, two 2-sty frame dwellings, 42x46; total cost, $5,000; owner, Max Ginzberg, New Brighton; architect and builder, Louis Meyerson, New Brighton. Plan No. 220.

NEW DORP BEACH, 400 w New Dorp lane, New Dorp, 1-sty frame bungalow, 16x20; cost, $125; owner, Liberty Camping Club, 527 Knickerbocker av, Brooklyn; builder, A. W. Sheriff, care owner. Plan No. 231.

STABLES AND GARAGES.

ARENTS AV, n s, 200 w Johnson av, Tottenville, 1-sty brick store and garage, 26x25; cost, $400; owner and architect, Frank L. Hadkins, Tottenville; builder, Harry Cline, Tottenville. Plan No. 235.

FINGERBOARD RD, n w cor Cleveland pl, Ft Wadsworth, 1-sty brick garage, 12x18; cost, $400; owner, Philip Rice, Fort Wadsworth; architect, Daniel Santoro, Tompkinsville; builder, P. Canora, Fort Wadsworth. Plan No. 228.

JOHNSON AV, 145, Tottenville, 1-sty frame garage, 14x8; cost, $20; owner, George E. Rolle, Tottenville; builder, E. Butler, Tottenville. Plan No. 201.

OAKLAND AV, n s, 150 e Henderson av, 213, West New Brighton, 1-sty gal. iron garage; cost, $125; owner, J. F. Smith, West New Brighton; builder, Andrew Greis, 337 West 19th st, Manhattan. Plan No. 225.

SPRINGFIELD AV, s s, 140 w Willard av, Westerleigh, 1-sty frame garage, 12x16; cost, $100; owner and builder, L. Kipp, West New Brighton. Plan No. 202.

VANDERBILT AV, 265, Clifton, 1-sty frame garage, 12x20; cost, $150; owner, G. W. Vanderbilt, Clifton; builder, Mr. Pinnoun, Cleveland, Ohio. Plan No. 218.

STORES, OFFICES AND LOFTS.

LINCOLN AV, s s, 80 e 9th st, Midland Beach, 1-sty frame office, 10x10; cost, $35; owner, J. A. Matthews, Midland Beach; builder, A. Holman, Midland Beach. Plan No. 224.

STORES AND DWELLINGS.

CANAL ST, s s, 240 w Brook st, Stapleton, 2-sty brick store and dwelling, 30x57; cost, $6,400; owner, K. G. Winter, Stapleton; architect, H. E. Witteman, Stapleton; builders, Hy Spruck & Son, Stapleton. Plan No. 212.

HILL & WARREN STS, n e cor, Stapleton, 2-sty brick store and dwelling, 24x31; cost, $3,000; owners, Thomas and Mary Ann Reech, Stapleton; architect and builder, Jos. Tortora, Stapleton. Plan No. 209.

MISCELLANEOUS.

ST. AUSTIN PL, e s, 300 n St. Austin av, 21, New Brighton, 1-sty frame tool house, 12x16; cost, $125; owner, Mrs. Bertha Cozzens, New Brighton; builder, Ignatz Ruger, West New Brighton. Plan No. 221.

WAVE ST, n s, 300 e Bay st, Stapleton, 1-sty frame wagon shed, 62x16; cost, $400; owner, Parish Produce Co., Stapleton; architect, Alex. Doerr, Jr., Stapleton; builder, Mrs. Monhoff, Stapleton. Plan No. 230.

STH ST, e s, 260 n Midland av, Midland Beach, 1-sty frame kitchen house, 19x14; cost, $100; owner, J. E. Kirkman, 1173 Mary st, Elizabeth, N. J.; builder, W. Bedlington, 747 Jefferson av, Elizabeth, N. J. Plan No. 222.

HUGHES AV, e s, 125 s Decker av, Bloomfield, 1-sty frame chicken house, 15x18; cost, $50; owner and builder, Aug. McIntyre, Box 44, R. F. D. Plan No. 219.

LINCOLN AV, n s, 60 e Sth st, Midland Beach, 1-sty frame kitchen house, 10x10; cost, $50; owner, J. A. Matthews, Midland Beach; builder, A. Holman, Midland Beach. Plan No. 223.

SEASIDE BOULEVARD, s s, 200 e Ocean av, Dongan Hills, 1-sty frame toilet, 8x12; cost, $40; owner, architect and builder, Lambert O'Neill, South Beach. Plan No. 227.

SHORE FRONT, near New Creek, South Beach, 1-sty frame water closet, 12x15; cost, $90; owner, architect and builder, Estate of W. L. Scott, Stapleton P. O. Plan No. 210.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEEKMAN ST, 22, new store front to 5-sty brick store, offices and loft; cost, $300; owners, Estate of Thos. McCarthy, 40 Wall st; architect, Jacob Fisher, 25 Av A. Plan No. 1417.

BLEECKER ST, 372, toilet partition to 4-sty brick tenement; cost, $100; owner, John H. Cooper, 372 Bleecker st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 1468.

CATHERINE ST, 7-9, n e cor East Broadway, new store front to 4-sty brick stores and loft; cost, $100; owner, Elias A. Cohen, 198 Broadway; architect, Wm. E. Young, 1931 Broadway. Plan No. 1469.

DUANE ST, 52-56, s e cor Elm st, new partitions, vault light and stairs to 10-sty brick store and offices; cost, $4,000; owners, Hollywood Cottage & Hotel Co., Wm. S. Barrett, Vice-Pres., 71 Broadway; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 1410.

DUANE ST, 118-120, new front, elevators and general alterations to 5-sty brick storage and lofts; cost, $20,000; owner, Daniel P. Morse, 369 Washington av; architect, Benj. E. Stern, 56 West 45th st. Plan No. 1363.

ELDRIDGE ST, 48, new store front to 6-sty brick store anh tenement; cost, $200; owner, Louis Bachrach, 254 Broome st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1356.

ELIZABETH ST, 281, new store front to 4-sty brick store and tenement; cost, $150; owners, Estate of Jacob Weeks, Bartow S. Weeks, trustee, 283 Elizabeth st; architect, Otto Reissmann, 30 1st st. Plan No. 1445.

ESSEX ST, 134, new plumbing to 6-sty brick moving picture theatre; cost, $500; owner, Michael Tenzer, 191 Broome st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1460.

FRANKLIN ST, 47, new marquise to 2-sty brick cafe and restaurant; cost, $100; owner, Samuel Wolf, 600 West 113th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1358.

FRONT ST, 215, alterations to 5-sty brick store and loft; cost, $500; owner, Wm. A. Winant, 133 Beekman st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1457.

HAMILTON PL, 3-5, new store fronts and partition to 2-sty brick stores; cost, $1,000; owner, Birchwood Realty Co., 18-20 East 41st st; architect, Maximilian Zipkes, 220 5th av. Plan No. 1378.

IRVING PL, 36-50, alter stereopticon booth to 8-sty brick high school; cost, $300; owner, City of New York, Bd. of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1357.

JOHN ST, 12-16, new partitions to 12-sty brick store and office; cost, $700; owners, 14 John St. Realty Co., 14 John st; architect, Jean Jeaume, 37 Sullivan st. Plan No. 1438.

LISPENARD ST, 39-41, reinforced columns to 6-sty brick store and lofts; cost, $90; owner, Anna Woershoffer, care Carter, Ledyard & Milburn, 54 Wall st; architect, Chas. E. Miller, 111 Nassau st. Plan No. 1394.

MONROE ST, 85, new dumbwaiter and stairs to 5-sty brick stable and factory; cost, $3,000; owner, Samuel Kleinberg, 1 East 85th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1411.

MULBERRY ST, 164, new partitions to 5-sty brick moving picture theatre and lofts; cost, $200; owner, Francis R. Stabile, 189 Grand st; architect, Chas. M. Straub, 147 4th av. Plan No. 1468.

PARK PL, 67-69, fireproof dumbwaiter shaft to 5-sty brick restaurant and stores; cost, $300; owner, S. Chas. Welsh, 256 Broadway; architect, Alexander S. Traub, 217 West 125th st. Plan No. 1380.

PEARL ST, 116, alterations to 4-sty brick stores and lofts; cost, $1,500; owner, August Kliptein, care W. A. White & Son, 62 Cedar st; architect, Axel S. Hedman, 371 Fulton st, Brooklyn. Plan No. 1376.

RIVINGTON ST, 159, new partitions to 4-sty brick moving pictures and assembly; cost, $500; owner, Goldie Klisky, 159 Rivington st; architect, Jacob Fisher, 25 Av A. Plan No. 1418.

SHERIFF ST, 78, masonry to 6-sty brick store and tenement; cost, $300; owner, Louis Rand, 78 Sheriff st; architect, Jacob Fisher, 25 Av A. Plan No. 1420.

STANTON ST, 153½, re violation to 5-sty brick tenement; cost, $10; owner, Katherine Bonifer, 810 McDonough st, Brooklyn; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1422.

SULLIVAN ST, 140, new partitions to 6-sty brick moving picture and loft; cost, $250; owner, Wilhelmina Balback, 169 West 57tb st; architect, Louis V. Spinapont, 68 Bedford st. Plan No. 1447.

WALKER ST, 9-13, sprinkler tanks to 7-sty brick store and lofts; cost, $2,500; owner, Eliza Guggenheimer, 37 Wall st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 1432.

WALL ST, 35, new windows to 10-sty brick offices; cost, $300; owners, Ogden Mills and Elizabeth M. Reid, 15 Broad st; architect, T. Joseph Bartley, 151 Broad st. Plan No. 1430.

WASHINGTON ST, 104, new windows to 4-sty brick store and loft; cost, $200; owners, Haten Bros., 104 Washington st; architect, Sterling Archtl Co., 13 Park Row. Plan No. 1384.

WASHINGTON ST, 222, new columns at entrance to 3-sty brick stores and loft; cost, $50; owner, Emma Moller, 132 New York av, Brooklyn; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1360.

WASHINGTON ST, 785, girders and wood posts to 3-sty brick store, lofts and dwelling; cost, $75; owner, Emerence K. Ager, 36 West 31st st; architect, Eugene Schoen, 25 West 42d st. Plan No. 1462.

WOOSTER ST, 155-157, masonry and steel to 8-sty brick lofts; cost, $250; owner, Abner T. Bowen, 11 Wall st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1441.

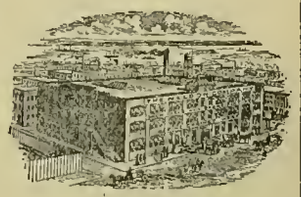
WOOSTER ST, 179-183, reconstruct fire damages to 7-sty brick store and loft; cost, $10,000; owner, Moe Isaacs, premises; architect, Henry H. Holly, 39 West 27th st. Plan No. 1305.

5TH ST, 624 East, new front to 3-sty brick bath; cost, $15,000; owner, Abraham Landberg, 109 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 1415.

11TH ST, 64-66 West, out garden to 4-sty brick restaurant and dwelling; cost, $1,500;

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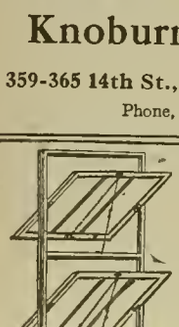
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Plans Filed—Alterations—Manhattan (Cont.)

owners, John Enrico & John Paglieri, 64-66 West 11th st; architect, Robert A. Fash, 163 West 20th st. Plan No. 1407.

13TH ST, 43-45 West, sprinkler tanks to 8-sty brick store and lofts; cost, $3,000; owner, Selig Rosenbaum, 43-5 West 13th st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 1450.

17TH ST, 243-247 West, sprinkler tanks to 12-sty brick store and lofts; cost, $2,500; owner, Philip Lewisohn, 119 West 40th st; architects, The Rustling Co., 39 Cortlandt st. Plan No. 1421.

17TH ST, 141-145 West, n e cor 7th av, wood chute to 6-sty brick lofts; cost, $50; owners, Wilbert Realty Co., 1 Maiden Lane; architects, Blum & Blum, 505 5th av. Plan No. 1470.

20TH ST, 242 West, new door to 3-sty brick store and dwelling; cost, $20; owner, Chas. S. Furst, 132 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1434.

22D ST, 150-154 West, new store fronts to 12-sty brick lofts; cost, $110; owner, J. J. Steindler Co., 210 Riverside Drive; architect, Shannen Manufacturing Co., 150-154 West 22d st. Plan No. 1427.

22D ST, 119 West, alterations to 3-sty brick stores and tenement; cost, $70; owner, H. Pereiri Mendes, 99 Central Park West; architect, Joseph Mitchell, 332 West 24th st. Plan No. 1401.

23D ST, 161 East, n w cor 3d av, alterations to 5-sty brick dwelling; cost, $8,600; owner, Louis L. Lorillard, 14 Wall st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 1456.

24TH ST, 425-435 East, new partitions to 11-sty brick printing; cost, $425; owner, J. J. Little Estate, premises; architect, Abraham Schaeffer, 132 West 16th st. Plan No. 1379.

25TH ST, 28-30 West, new door to 12-sty brick store and loft; cost, $50; owner, Wm. Gordon, 840 Broadway; architects, Cohen & Felson, 329 4th av. Plan No. 1371.

34TH ST, 112 West & 111 West 33d st, alterations to 4-sty brick moving picture theatre; cost, $1,000; owner, Jerome Rosenberg, 112 West 34th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1362.

42D ST, 120 East, new marquise to 4-sty brick store and lofts; cost, $100; owners, 42d St, Manhattan & St. Nicholas Av. Railway Co., 120 East 42d st; architects, Brune W. Berger & Son, 121 Bible House. Plan No. 1359.

42D ST, 120 East, new store front to 4-sty brick store and loft; cost, $100; owners, Manhattanville & St. Nicholas Av. R. R. Co., 3d av & 129th st; architect, Louis E. Dell, 1133 Broadway. Plan No. 1408.

44TH ST, 203-207 East, rear extension to 3-sty brick lofts; cost, $1,500; owners, Lillian & Marshall P. Runk, 80 Argyle rd, Brooklyn; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1398.

45TH ST, 169 West, rear extension to 5-sty brick stores and bacheler apartments; cost, $300; owner, Thos. B. Hedden, 71 West 23d st; architect, Samuel Levingson, 39 West 38th st. Plan No. 1465.

45TH ST, 115-117 West, new front and rear walls to 5-sty brick steres and bacheler apartments; cost, $20,000; owner, Robt. H. Davis, 3 East 44th st; architect, Geo. J. Cavalieri, 3 East 44th st. Plan No. 1426.

46TH ST, 43 West, alterations to 5-sty brick store, studio and dwelling; cost, $10,500; owners, Mary A. & Elizabeth C. Keeno, 43 West 46th st; architect, John E. Nitchie, Reom 502 Werld Bldg. Plan No. 1375.

46TH ST, 5 West, alter residence into 5-sty brick stere and loft; cost, $22,000; owner, Lillie G. Phoenix, care of Thee. C. Camp, 68 Broad st; architects, Maynicke & Franke, 25 Madison sq N. Plan No. 1366.

47TH ST, 224-226 West, new partition to 3-sty brick offices; cost, $1,500; owner, Martin Beck, 1564-6 Broadway; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 1458.

47TH ST, 620 West, fireproefing to 8-sty brick sterage warehouse; cost, $3,500; owner and architect, Ernest Flagg, 109 Broad st. Plan No. 1442.

52D ST, 327 East, new dumbwalter shaft to 5-sty brick tenement; cost, $250; owner, Adelph Paskowitz, 949 1st av; architect, Frank Hansle, 81 East 125th st. Plan No. 1443.

54TH ST, 250 West, new partition to 12-sty brick stores and lofts; cost, $200; owner, James Shaddack, 250 West 54th st; architect, Rebt. A. Fash, 163 West 20th st. Plan No. 1365.

55TH ST, 319 West, rear extension to 3-sty brick restaurant and dwelling; cost, $2,000; owner, Mrs. Carey T. Young, care of Arthur Southerland, 45 William st. Plan No. 1440.

56TH ST, 123 West, fireproofing and plumbing to 2-sty brick garage; cost, $2,500; owners, 130 West 57th st. Co., 130 West 57th st; architect, Jas. R. Turner, 123 Harvest st, Forest Hills, L. I. Plan No. 1409.

56TH ST, 4 West, masonry, new roof to and stairs to 6-sty brick stores; cost, $1,500; owner, Mrs. Goin Rionda, 30 West 59th st; architect, E. S. Haynes, 501 5th av. Plan No. 1435.

59TH ST, 417-425 West, new porch to 2-sty brick monastery; cost, $400; owner, The Paulist Fathers, 425 West 59th st; architect, Peter J. Moran, 425 West 59th st. Plan No. 1428.

62D ST, 239-241 East, fireproofing to 1-sty brick meeting room; cost, $95; owner, Home of the Christian Hungarian Society, 239-241 East 62d st; architect, I. Leitersdorfer, 1271 Hoe av. Plan No. 1388.

63D ST, 41 East, new front, stairs and elevator shaft to 4-sty brick restaurant; cost, $7,000; owners, Edward L. & Margaret T. Hunt, 54 West 50th st; architect, Arthur C. Nash, 345 5th av. Plan No. 1448.

66TH ST, 139 East, n e cor Lexington av, new door and partition to 10-sty brick studio apartments; cost, $500; owners, The 139 East 66th St. Studio Bldg. Co., 139 East 66th st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 1449.

76TH ST, 208-212 West, fireproefing to 6-sty brick garage; cost, $15,000; owner, Mary E. Goodsell, 324 West 72d st; architect, Chas. H. Dalhauser, 441 East 85th st. Plan No. 1386.

76TH ST, 502 East, alter tenement into 2-sty brick stable; cost, $1,500; owner, Thos. Nugent, 325 West 84th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 1433.

86TH ST, 131 East, n w cor Lexington av, new store frent to 5-sty brick stores and tenement; cost, $100; owner, John Volz, 131 East 86th st; architect, Geo. J. Hardway, 347 5th av. Plan No. 1403.

91ST ST, 250 West, s w cer Broadway, new wiodow to 6-sty brick store and tenement; cost, $200; owners, Estate of Eliza M. Pelgram, 440 West End av; architect, Frank J. Schefcik, 4168 Park av. Plan No. 1405.

92D ST, 338-340 East, alterations to 6-sty brick stores and tenement; cost, $300; owners, Franconia Realty Co., 52 Norfolk st; architect, Joseph Bloom, 5305 13th av, Brooklyn. Plan No. 1436.

101ST ST, 317 East, new store fronts to 6-sty brick stores and tenement; cost, $750; owners, Mayden Realty Co., 317 East 101st st; architect, Jacob Fisher, 25 Av A. Plan No. 1419.

104TH ST, 210-214 East, alterations to 3-sty brick store and assembly; cost, $2,000; owner, Louis Rand, 214 East 104th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1374.

113TH ST, 73 West, rearrange partitions to 3-sty brick dwelling; cost, $300; owner, Mark Levy, 73 West 113th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1451.

116TH ST, 104-106 West, 1-sty brick motion picture theatre, 40x100; cost, $15,000; owners, Arco Realty Co., Mayer S. Auerhach, president, 30 East 42d st; architects, Gross & Kleinberger, Bible House. Plan No. 138.

118TH ST, 206-210 West, new partitions to 5-sty brick hotel; cost, $250; owner, Wm. B. Franke, premises; architect, John Brandt, 271 West 125th st. Plan No. 1391.

118TH ST, 206-210 West, s e c St. Nichelas av, masonry, new stairs, partitions and plumbing to 5-sty brick hotel; cost, $3,000; owner, Wm. B. Franke, premises; architect, John Brandt, 271 West 125th st. Plan No. 1392.

125TH ST, 304 West, new store front to 5-sty brick hetel and restaurant; cost, $400; owners, Wm. Astor Estate, 23 West 26th st; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 1361.

125TH ST, 115 West, new partitions to 1-sty brick store; cost, $100; owner, Major A. White, 91 William st; architect, Louis Brooks, 489 5th av. Plan No. 1425.

135TH ST, 15 West, reset stairs and erect partitions to 4-sty brick dwelling; cost, $500; owner, Fannie B. White, 11½ West 135th st; architect, Otto Reissmann, 30 1st st. Plan No. 1446.

160TH ST, 500 West, s w cor Amsterdam av, alterations to 3-sty brick stere and lofts; cost, $75; owner, Morris Rothberg, 44 West 125th st; architects, Cohen & Felson, 329 4th av. Plan No. 1453.

AV A, 6-8, erect marquise to 5-sty brick stere; cost, $200; owners, Eliza S. Kernochan et al, 174 Madison av; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 1383.

BOWERY, 267, new store front to 5-sty brick store and lofts; cost, $400; owner, Joseph Adrian, 137 East 34th st; architect, Otto Reissmann, 30 1st st. Plan No. 1369.

BOWERY, 183, steel and new store fronts to 5-sty brick stores and ledging; cost, $500; owner, Elizabeth Dessecher, 1097 Gates av, Brooklyn; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1387.

BOWERY, 12, new partitions and plumbing to 4-sty brick store and dwelling; cost, $1,000; owner, John F. Geis, 44 Court st, Brooklyn; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1429.

BROADWAY, 1565, sky-sign to 4-sty brick stores and lofts; cost, $200; owners, John Murphy Estate, London, England; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1464.

BROADWAY, 696-702, n e cor 4th st, alterations to 8-sty brick stores and lofts; cost, $7,000; owners, Estate W. Schermerhorn, 25 Liberty st; architects, Maynicke & Franke, 25 Madison Square. Plan No. 1454.

BROADWAY, 1237, remove gallery to 5-sty brick moving picture theatre; cost, $100; owner, Felix Harburg, 1237 Breadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1452.

BROADWAY, 738, alterations to 5-sty brick store, lofts and factory; cost, $400; owners, Thos. Morgan et al, 138 West 86th st; architect, Mort C. Merritt, 1170 Broadway. Plan No. 1437.

BROADWAY, 2614-2622, n e c 99th st, rear extension to 1-sty brick stores; cost, $900; owner, Malcolm Haywood, 2640 Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1389.

BROADWAY, 1607, s w cor 49th st, new stairs to 3-sty brick restaurant; cost, $300; owner, James Churchill, 1607 Broadway; architect, Wm. H. Gempert, 171 Madison av. Plan No. 1372.

BROADWAY, 1237-1239, new store front to 5-sty brick store and offices; cost, $100; owner, Felix M. Warburg, 87 Nassau st; architect, Chas. H. Richter, 68 Bread st. Plan No. 1364.

BROADWAY, 305-309, n w cor Duane st, new store fronts to 14-sty brick offices and stores; cost, $200; owner, Mary B. Brandagee, Boston, Mass.; architect, John W. Clark, 86 Reosevelt st. Plan No. 1467.

BROADWAY, 707-709, sprinkler tanks to 10-sty brick lofts; cost, $3,600; owner, rFancis E. Ward, 656 Broadway; architects, Maxwell Eng. Co., Inc., 30 Church st. Plan No. 1466.

BROADWAY, 732, reset store front to 4-sty brick stere and loft; cost, $200; owner, Helen A. Wisman, 732 Breadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1402.

COLUMBUS AV, 965, reset store front to 5-sty brick stores and tenement; cost, $110; owner, Abraham Joachim, 97 Hamilton pl; architect, Abraham Joachim, 97 Hamilton pl. Plan No. 1423.

COLUMBUS AV, 440-454, pent house to 7-sty brick hotel and stores; cost, $350; owner, The Vivian Estate, Henry Thompson et al, trustees, 2 Wall st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 1396.

MADISON AV, 1068-1070, s w c 81st st, new partitions and doors to 8-sty brick tenement; cost, $250; owner, Moses Ehrenreich, 1070 Madison av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1397.

MADISON AV, 233, alter bay windows to 7-sty brick dwelling; cost, $600; owner, Joseph R. De Lamar, 233 Madison av; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 1461.

WEST END AV, 205, reset roof tank to 6-sty brick garage; cost, $250; owner, The White Co., s w c 62d st and Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1390.

1ST AV, 207, new stores and extension to 4-sty brick store and dwelling; cost, $1,500; owner, Grossman Investing Co., 1851 7th av; architect, Henry M. Entlich, 29 Montrose av, Brooklyn. Plan No. 1382.

1ST AV, 282, new partitions, windows and flues to 4-sty brick store and tenement; cost, $1,200; owner, Henry Ottinger, 282 1st av; architect, Otto Reissmann, 30 1st st. Plan No. 1368.

1ST AV, 1571, new store front to 4-sty brick stores and tenement; cost, $100; owner, Samuel D. Wohlfeil, 441 East 87th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1424.

2D AV, 115, new stairs to 3-sty brick store and school; cost, $200; owner, Margarete Miller, Willo pl, Mt. Vernon; architect, Ignatz I. Rosenberg, 250 West 112th st. Plan No. 1431.

2D AV, 54, n e cor 3d st, new partition to 4-sty brick store, dwelling and office; cost, $300; owner, Louis Tertel, 101 2d st; architect, Jacob Fisher, 25 Av A. Plan No. 1416.

2D AV, 199, new window to 4-sty brick tenement; cost, $125; owner, Henry Borst, 199 2d av; architect, Frank J. Schefcik, 416S Park av. Plan No. 1399.

2D AV, 1171-1173, new plumbing to 4-sty brick stores and tenement; cost, $2,000; owner, Leopold Hellinger, 16 East 96th st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 1385.

2D AV, 2238, new partitions to 4-sty brick store and tenement; cost, $1,000; owner, Consumers Brewing Co., Av A and 55th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 1444.

3D AV, 2374, alterations to 4-sty brick store and lodging house; cost, $1,500; owner, Henry Hunneke, Jr., 1718 Crotona Park East; architect, Fred Hammond, 391 East 149th st. Plan No. 1455.

3D AV, 477, new store front to 4-sty brick store and dwelling; cost, $300; owner, Nicholas C. Brown, 154 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1439.

3D AV, 1852, two buildings into 4-sty brick moving picture theatre and dwelling; cost, $6,500; owner, Estate of John J. Warden, John J. Sullivan, trustee, 135 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 1400.

3D AV, 1911, new partitions to 3-sty brick store and dwelling; cost, $50; owner, Mrs. Elizabeth Weimer, 1911 3d av; architect, Wm. H. Barnett, 236 West 20th st. Plan No. 1393.

3D AV, 337, s e cor 25th st, new plumbing to 3-sty brick stores, hotel and loft; cost, $300; owner, George Schuchman, 142 West 49th st; architect, Samuel Levingson, 39 West 38th st. Plan No. 1367.

3D AV, 122-124, remove partition to 3-sty brick store; cost, $50; owners, J. Edgar Leaycroft Co., 30 East 42d st; architect, Joseph E. Knopp, 8 Charles st. Plan No. 1413.

3D AV, 2078-2080, side extension to 5-sty brick moving picture theatre and store; cost, $10,000; owner, Mary E. Jones, Cold Spring Harbor, N. Y.; architect, Nathan Langer, 81 East 125th st. Plan No. 1414.

3D AV, 852, s w cor 52d st, new marquise to 4-sty brick store and loft; cost, $500; owner, Fred. B. Jennings, 15 Broad st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1412.

4TH AV, 431, alterations to 7-sty brick hotel; cost, $200; owner, Harry C. Hallenbeck, 497 Worth st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1373.

5TH AV, 146, new store front to 4-sty brick store and loft; cost, $200; owner, David C. Cook, 160 5th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1459.

7TH AV, 319, alterations to 4-sty brick store and tenement; cost, $250; owner, Edwin A. Whitfield, 112 West 74th st; architect, Frederick P. Platt, 1123 Broadway. Plan No. 1377.

7TH AV, 2043, remove partitions to 4-sty brick club; cost, $250; owner, Cayuga Club, 2043 7th av; architects, Cohen & Felson, 329 4th av. Plan No. 1370.

7TH AV, 215-221, s e cor 23d st, new partitions, operator's booth and seating to 2-sty brick moving picture theatre, store and offices; cost, $6,000; owners, Estate of Isaac Stern, 569 5th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1403.

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Plans Filed—Alterations—Manhattan (Cont.)

9TH AV, 829, reset store fronts to 5-sty brick stores and tenement; cost, $220; owner, Mrs. Rosalie Hesslein, 357 West 16th st; architect, John H. MacDonald, 357 West 16th st. Plan No. 1381.

8TH AV, 2436, new stairs and floors to 5-sty brick store and tenement; cost, $600; owner, Heiman S. Isaacs, 2436 8th av; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 1404.

Bronx.

TIFFANY ST, 1043, new show windows, new partitions to 3-sty frame store and tenemeot; cost, $1,500; owner, Taxpayers Realty Co., Philip Wattenberg, 1109 Forest av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 189.

153D ST, ss, opposite Sheridan av, 2-sty brick extension, 37.6x44.5, to 2-sty brick power station; cost, $20,000; owners, N. Y. C. & H. R. R. R. Co., 70 E. 45th st; architect, A. F. Halderman, 70 E. 45th st. Plan No. 191.

203D ST, s s, 117.2 e Grand Concourse, 1-sty frame extension, 25x33, to 1½-sty frame stable and barn; cost, $500; owner, John Kenny, 214 East 203d st; architect, Auguste Swestre, 2860 Webster av. Plan No. 180.

241ST ST, s s, 125 e Carpenter av, new store front to 3-sty frame store and dwelling; cost, $150; owner, Louis Feinberg, 2891 Broadway; architect, Robt. S. Krivan, 4436 Carpenter av. Plan No. 187.

CLASON POINT ROAD, ws, 134 s Beach av, move 1-sty frame office; cost, $50; owners, Clason Realty Co, 2069 Westchester av; architect, Anton Pirner, 2069 Westchester av. Plan No. 192.

CRUGER AV, e s, 50 n Sagamore st, move three frame dwellings, one 1½-sty, two 2-sty; cost, $7,500; owners, Garvey Bros., White Plains av and Brown pl; architect, Henry Nordheim, 1087 Tremont av. Plan No. 188.

JEROME AV, w s, 548.11 s 190th st new windows, new doors to 4-sty brick stores and tenement; cost, $50; owner, Geo. Barthold, 2443 Jerome av; architect, Frank P. Schiavone, 4182 Park av. Plan No. 182.

LELAND AV, 1321, new bath room to 2-sty brick dwelling; cost, $300; owner, Omero Caste, on premises; architect, A. Vendrasco, 1457 Bronxdale av. Plan No. 179.

MORRIS PARK AV, s e cor Unionport rd, new show windows, new partitions to 1-sty frame stores; cost, $500; owner, Wm. J. Peters, 1044 Tremont av; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 190.

ST. LAWRENCE AV, 1522, new doors, new partitions to 2-sty brick dwelling; cost, $100; owner, Luigi Alfieri, 315 Madison st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 183.

TREMONT AV, 453-455, new floor to 2-sty brick theatre and offices; cost, $250; owner, Avenue Amusement Co., Wm. Fox, 126 West 46th st, Pres.; architect, Thos. Lamb, 644 8th av. Plan No. 181.

UNIONPORT RD, 1728, move 2-sty brick dwelling; cost, $500; owner, Thos. Windle, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 185.

WALLACE AV, s e cor Van Nest av, move two 2 and 3-sty frame dwellings; cost, $5,500; owner, James Brownshield, 309 Broadway; architects, Horenberger & Bardes, 122 Bowery. Plan No. 184.

WASHINGTON AV, 992-4-6, remove projections to three 2-sty frame dwellings; cost, $500; owner, Mary W. Rowland, Scarsdale, N. Y.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 178.

WEBSTER AV, e s, opposite 198th st, new foundations to 2-sty brick power station; cost, $1,500; owner, N. Y. C. & H. R. R. R. Co., 70 45th st; architect, H. F. Halderman, 70 East 45th st. Plan No. 186.

Brooklyn.

ADELPHI ST, 1, extension and interior alterations to 3-sty store and dwelling; cost, $1,000; owner, Louis Del Gaudio, 76 Carlton av; architect, W. J. Conway, 400 Union st. Plan No. 2367.

CLINTON ST, 16, extension to 3-sty store and dwelling; cost, $8,000; owner, Maresi Co., 30 Clinton st; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 2355.

COLES ST, 30, extension to 2-sty dwelling; cost, $1,000; owner, G. Collozzo, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 2352.

COLUMBIA ST, 210, plumbing to 3-sty dwelling; cost, $150; owner, Teresa Ruggiero, 145 Sackett st; architect, Michael J. Hart, 429 Degraw st. Plan No. 2470.

CROWN ST, 103-5, move two 1-sty dwellings; cost, $3,000; owner, Patrick Byrnes, 103 Crown st; architect, J. Henry Hamann, 208 Throop av. Plan No. 2395.

DEAN ST, 2451, interior alteration to 3-sty tenement; cost, $200; owner, Carlo Miranda, 2416 Dean st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2478.

FULTON ST, 1606, plumbing to 3-sty dwelling; cost, $300; owner, John Pemyos, on premises; architect, L. Christensen, 4708 New Utrecht av. Plan No. 2431.

HALL ST, 33, interior and exterior alterations to two 5-sty factories; cost, $4,000; owner, Mergenthaler Linotype Co., Park av & Ryerson st; architects, Industrial Engineering Co., 30 Church st, Manhattan. Plan No. 2392.

HAMILTON ST, 146, interior alterations to two 4-sty tenements; cost, $400; owner, J. H. Williams & Co., 9 Richards st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2357.

HART ST, 93, interior alterations to 3-sty dwelling; cost, $150; owner, Wm. Drennan, 189 Montague st; architect, Lew Koen, 9 Debevoise st. Plan No. 2344.

JAY, PLYMOUTH, PEARL ST AND EAST RIVER, connecting bridge to two 10 and 11-sty warehouses; cost, $1,500; owner, Arbuckle Bros., foot of Jay st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 2463.

KINGSTON AV, 269, extension to 3-sty dwelling; cost, $800; owner, Morris Kane, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2423.

MOORE ST, 141, exterior alterations to 2-sty store and dwelling; cost, $700; owner, Abr. Gratz, on premises; architect, Lew Koen, 9 Debevoise st. Plan No. 2428.

NAVY ST, 86, plumbing to 2-sty tenement; cost, $150; owner, Jas. Ambrose, 84 Navy st; architect, Geo. M. Miller, 186 Remsen st. Plan No. 2386.

NAVY ST, 136, raise 3-sty frame store and dwelling; cost, $800; owner, Vincent De Muria, 224 Johnson st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2372.

PITKIN AV, 1757, interior alterations and store front to 3-sty store and dwelling; cost, $1,000; owner, Frank Rosenberg, 375 Fulton st; architect, Chas. A. Mele, 37-43 Liberty av. Plan No. 2453.

PRESIDENT ST, 1508, extension to 2-sty dwelling; cost, $300; owner, Edw. Vogeley, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 2341.

PRINCE ST, 97, interior alterations to 3-sty dwelling; cost, $200; owner, Chas. Dorf, 233 East 21st st, Manhattan; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2354.

QUINCY ST, 245, extension to 2-sty dwelling; cost, $300; owner, Mrs. Oliva C. Wood, on premises; architect, Wells F. Gardner, 110 Miller av. Plan No. 2489.

SACKETT ST, 693, extension to 3-sty tenement; cost, $500; owner, Antonio Fischitto, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2403.

SEIGEL ST, 149, interior alterations to 2-sty Turkish bath; cost, $2,500; owner, Isaac Bershutsky, on premises; architect, T. A. Crawford, 1095 Lorimer st. Plan No. 2317.

SEIGEL ST, 232, extension to 2-sty loft; cost, $300; owner, Louis Linder, 213 Moore st; architect, Lew Koen, 9 Debevoise st. Plan No. 2429.

SPENCER ST, 99, interior alterations to 2-sty dwelling; cost, $50; owner, Salvatore Barbutto, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 2338.

VERNON AV, 157, plumbing to 5-sty tenement; cost, $575; owner, Aaron Ziverdling, 403 South 5th st; architect, Max L. Epstein, 371 South 5th st. Plan No. 2427.

WALWORTH ST, 163, interior alterations to 2-sty factory; cost, $150; owner, Anton Chapel, 413 Willoughby av; architect, Emil J. Meisinger, 394 Graham av. Plan No. 2319.

WARREN ST, 528, extension to 3-sty tenement; cost, $125; owner, John Feminella, on premises; architect, W. C. Conway, 400 Union st. Plan No. 2475.

WARREN ST, 510, interior alterations to 3-sty tenement; cost, $250; owner, Eberhard F. Risch, 312 11th st; architect, David A. Lucas, 98 3d st. Plan No. 2400.

WASHINGTON ST, 292, fire escape to 5-sty building; cost, $1,100; owner, Wm. Berri, on premises; architect, Willard Parker, 34 McDonough st. Plan No. 2407.

WOODHULL ST, 29, extension to 3-sty store; cost, $3,500; owner, M. Stavenhogen Co., on premises; architect, Chas. Werner, 316 Flatbush av. Plan No. 2481.

NORTH 1ST ST, 149, extension to 5-sty loft and bakery; cost, $8,000; owner, Henry W. Tholen, 61 Cortland st, Manhattan; architects, Shampan & Shampan, 772 Broadway. Plan No. 2318.

2D PL, 91, interior alteration to 3-sty tenement; cost, $300; owner, Hossack Bros., 62 Schermerhorn st; architect, W. F. Muller, 173 Court st. Plan No. 2457.

NORTH 6TH ST, 63, exterior and interior alterations to 3-sty store and tenement; cost, $300; owner, Sam'l Wiza, 131 Kent av; architect, L. Allmendinger, 926 Broadway. Plan No. 2405.

EAST 14TH ST, 1938, extension to 2-sty dwelling; cost, $500; owner, Wm. M. Robinson, on premises; architect, I. Rosenthal, 1206 Kings Highway. Plan No. 2406.

EAST 19TH ST, 1773, extension to 2-sty dwelling; cost, $195; owner, Chas. W. Anderson, on premises; architect, Edw. L. Quirk, 443 East 184th st, Bronx. Plan No. 2398.

21ST ST, 137, interior and exterior alterations to 3-sty store and dwelling; cost, $150; owner, Luigi Parrella, 144 21st st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2374.

WEST 23D ST, 2855, interior alteration to 2-sty dwelling; cost, $150; owner, Pietro Cores, 2855 West 23d st; architect, Wm. Richter, 4411 18th av. Plan No. 2464.

39TH ST, 268, extension to 2-sty dwelling; cost, $2,500; owner, Samuel A. Weeks, on premises; architect, Jas. F. O'Rourke, 264 39th st. Plan No. 2326.

88TH ST, 151, extension to 2-sty dwelling; cost, $600; owner, John J. O'Connor, on premises; architect, J. N. Linn, 371 Fulton st. Plan No. 2305.

ARGYLE RD, 136, exterior alterations to 1-sty garage; cost, $150; owner, Chas. H. Whitcomb, on premises; architects, Roman Stone Construction Co., 626 East 16th st. Plan No. 2408.

ALABAMA AV, 183, extension to 2-sty dwelling; cost, $300; owner, Soul Hold, 1921 Pitkin av; architects, S. Milliman & Son, 1780 Pitkin av. Plan No. 2458.

ATLANTIC AV, 665, interior alterations to 2-sty dwelling; cost, $600; owner, Wm. Rich, 189 South Portland av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2337.

ATLANTIC AV, 588, exterior alterations to two 4-sty store and tenement; cost, $800; owner, Peter F. Reilly, 538 Carlton av; architect, Harold G. Dangler, 215 Montague st. Plan No. 2363.

ATLANTIC AV, 586, exterior alterations to 4-sty store and tenement; cost, $400; owner, Peter F. Reilly, 538 Carlton av; architect, Harold G. Dangler, 215 Montague st. Plan No. 2364.

BEDFORD AV, 649, interior alteration to 3-sty dwelling; cost, $500; owner, Legation Realty Co., 594 McDonough st; architect, Alfred Di Blasi, 94 East Jackson av, Corona, L. I. Plan No. 2487.

CARLTON AV, 295, plumbing to 4-sty dwelling; cost, $375; owner, Davenport R. E. Co., Fulton and South Oxford sts; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2308.

FLUSHING AV, 714, extension to 3-sty dwelling; cost, $800; owner, Morris Miller, on premises; architect, T. A. Crawford, 1095 Lorimer st. Plan No. 2316.

GRAHAM AV, 122, store front and interior alterations to 4-sty store and tenement; cost, $100; owner, Fannie Newmsn, 118 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2321.

GRAND AV, 69, interior alterations to 3-sty tenement; cost, $300; owner, Munziato Pantalone, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 2339.

HUDSON AV, 194, interior alterations to 3-sty store; cost, $500; owner, Peter Russo, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2312.

HUDSON AV, 330, store front to 3-sty store and tenement; cost, $150; owner, Vincenzo Monaco, 187 Navy st; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2393.

MANHATTAN AV, 875, interior alteration to 1-sty store; cost, $500; owner, Isabel Smith, on premises; architect, G. Erda, 826 Manhattan av. Plan No. 2462.

MASPETH AV, 39, extension to 3-sty storage; cost, $350; owner, Wm. Grosback, on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 2373.

MYRTLE AV, 645, store front to 4-sty store and tenement; cost, $500; owner, Jas. J. Ward, 141 Franklin av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2342.

MYRTLE AV, 723, interior alterations to 3-sty tenement; cost, $300; owner, Esther Cohen, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 2303.

MYRTLE AV, 541, interior alterations to 2-sty dwelling; cost, $300; owner, Mike Rita, 553 Myrtle av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2302.

PARK AV, 529, interior alteration to 1-sty theatre; cost, $300; owner, Vincent Pudula, 1410 Park pl; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2482.

RUTLAND RD, 489, extension to dwelling; cost, $214; owner, Angela Stabile, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 2486.

SHEFFIELD AV, 311, extension to 2-sty dwelling; cost, $600; owner, Elias Perling, 61 Attorney st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2301.

STONE AV, 378, extension to 3-sty tenement; cost, $800; owner, Rubin Rudnick, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2345.

SURF AV, 1106, interior and exterior alterations to 2-sty store and dwelling; cost, $500; owner Rich. Garms, 649 East 18th st; architect, F. Schulze, 252 Kings Highway. Plan No. 2375.

VERNON AV, 338, extension to 4-sty store and tenement; cost, $2,800; owner, Julius Rusch, on premises; architect, Henry Loeffler, 804 Jefferson av. Plan No. 2409.

WILLOUGHBY AV, 393, exterior alterations to 2-sty factory; cost, $500; owner, Geo. R. Wallace, Fitzhugh, Mass.; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2306.

WILLOUGHBY AV, 608, extension to 2-sty dwelling; cost, $250; owner, G. Violi, 42 North Portland av; architect, David A. Lucas, 98 3d st. Plan No. 2309.

WYTHE AV, 253, extension to 3-sty dwelling; cost, $1,200; owner, Leonard Michel, Bond and 3d sts; architect, John Gibbons, 504 Court st. Plan No. 2350.

4TH AV, 319, interior alteration to 3-sty tenement; cost, $150; owner, Mrs. Maria Padavonnia, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2476.

5TH AV, 320, interior alterations to 3-sty dwelling; cost, $150; owner, Francis L. Turnbull, Baltimore, Md.; architect, Geo. J. Ohl, 176 Atlantic av. Plan No. 2399.

6TH AV, 739, extension to 4-sty store and tenement; cost, $600; owner, Clausen-Flanagan Brewery, 262 West 23d st, Manhattan; architect, A. V. Bourke, 220 Broadway, Manhattan. Plan No. 2421.

Queens.

ARVERNE.—Carlton av, n e cor L. I. R. R., interior alterations to dwelling; cost, $40; owner, Sarah V. Frenper, premises. Plan No. 669.

ARVERNE.—Clarence av, e s, 180 s Amstel boulevard, new dormer window on dwelling; cost, $200; owner, T. K. Simon, premises. Plan No. 657.

ARVERNE.—Vernam av, e s, 25 n Boulevard, new plumbing in hotel; cost, $10; owner, T. & E. Const. Co., Arverne. Plan No. 679.

BROOKLYN HILLS.—Freedom st, w s, 50 n Maple st, new plumbing in dwelling; cost, $75; owner, Wm. Masterson, premises. Plan No. 732.

COLLEGE POINT.—14th st ws, 100 s Monument av, 1-sty frame extension, 7x6, rear dwelling, tin roof; cost, $100; owner, Alois Moss, 11th st, College Point; architect, H. T. Morris, 13th st, College Point. Plan No. 733.

CORONA.—Shopoler av, s w cor Walker st, new foundation to dwelling; cost, $100; owner, P. Verzove, premises. Plan No. 725.

CORONA.—Park av, n e cor Alburtus av, 1-sty brick extension, 77x59, rear 1-sty church, slate roof; cost, $——; owner, Our Lady of Sorrows, premises; architect, Wm. J. Ryan, 162 Ryerson st, Brooklyn. Plan No. 717.

DUNTON.—Beaufort st, n s, 25 w Longfellow av, 1-sty frame extension, 10x15, rear dwelling; cost $1,250; owner, Geo Van Nostrand, premises. Plan No. 745.

ELMHURST.—Judge st, s s, 125 w Elmhurst av, interior alterations to dwelling; cost, $140; owner, A. Nelson, premises. Plan No. 670.

EVERGREEN.—Cypress av, w s, 65 n Cooper av, new plumbing in dwelling; cost, $310; owner, M. Kink, 344 Tompkins av, Evergreen. Plan No. 662

EVERGREEN.—Wyckoff av, 1059, interior alterations to dwelling; cost, $1,000; owner, H. Sailesbury, premises. Plan No. 711.

EVERGREEN.—Cypress av, e s, 51 s Lafayette st, 1-sty frame extension, 4x12, rear dwelling, tin roof, interior alterations; cost, $500; owner, M. Quinn, premises; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 710.

EVERGREEN.—Cypress av, w s, 25 s Washington av, new plumbing in dwelling; cost, $90; owner, A. Adler, premises. Plan No. 674.

EVERGREEN.—Summerfield st, n s 35 e Wyckoff av, new plumbing in dwelling; cost, $30; owner, C. Wirth, premises. Plan No. 706.

FAR ROCKAWAY.—Oak pl, e s, 50 n Willow pl, interior alterations to shop and dwelling, new plumbing; cost, $250; owner, Geo. Homan, premises. Plan No. 719.

FAR ROCKAWAY.—Cornaga av, n w cor Smith st, 1-sty frame extension, 10x18, side 2½-sty frame dwelling, tin roof, interior alterations; cost, $2,000; owner, Max Katz, Far Rockaway; architect, Jos. Cornell, Far Rockaway. Plan No. 660.

FAR ROCKAWAY.—Central av, n s, 275 s Birdsall av, 2-sty frame extension, 3x22, rear garage, interior alterations; cost, $4,400; owner, Queens Boro Gas & Electric Co., Far Rockaway; architect, Morrell Smith, Far Rockaway. Plan No. 678.

FLUSHING.—Beech st, n s, 100 e Wilson av, 1-sty frame extension, 9x12, rear dwelling, tin roof; cost, $200; owner, Wm. H. Gartlemann, premises. Plan No. 735.

FLUSHING.—North Prince st, 79, 1-sty frame extension, 10x12, rear dwelling, tin roof; cost, $1,400; owner, Thomas Atkinson, premises; architect, owner. Plan No. 716.

FLUSHING.—Maple av, n s, bet Jamaica av & Jagger av, 1-sty frame extension, 17x4, front dwelling, tin roof, interior alterations; cost, $1,200; owner, Wm. C. Kane, 59 Jagger av, Flushing; architects, Upjohn & Conable, 456 4th av, Manhattan. Plan No. 718.

FLUSHING.—Cypress av, n w cor Murray st, new plumbing in dwelling; cost, $75; owner, Frank Valentine, Edgemere. Plan No. 664.

FLUSHING.—Delaware st, s s, 300 w Murray st, new plumbing in dwelling; cost, $40; owner, R. P. Quendroth, premises. Plan No. 675.

FLUSHING.—Murray st, n w cor Delaware st, new plumbing in dwelling; cost, $100; owner, A. Carlsen, premises. Plan No. 680.

FLUSHING.—Elm st, 63, new plumbing in dwelling; cost, $27; owner, E. Henry, premises. Plan No. 681.

FLUSHING.—Forest av, s e cor Smart av, new plumbing in dwelling; cost, $50; owner, H. Wirth, premises. Plan No. 701.

FLUSHING.—Lawrence st, n e cor Bank st, gas piping in dwelling; cost, $10; owner, T. Donley, premises. Plan No. 673.

FLUSHING.—22d st, s e cor Corchron av, new plumbing in store and office; cost, $200; owner, Realty Co. of Broadway, Flushing, premises. Plan No. 654.

GLENDALE.—Glasser st, n s, 242 e Yale av, new plumbing in dwelling; cost, $60; owner, Ida E. Engel, premises. Plan No. 672.

GLENDALE.—Continental av, w s, 381 s Metropolitan av, new foundation to dwelling; cost, $300; owner, Hirsch Goldberg, premises. Plan No. 736.

GLENDALE PARK.—Continental av, w s, 381 s Metropolitan av, 1-sty frame extension, 20x12, rear 2-sty dwelling, tin roof; cost, $300; owner, H. Goldberg, premises; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 739.

GLENDALE.—Foxall st, No. 115, interior alterations to dwelling; cost, $250; owner, Carl Dilling, premises. Plan No. 749.

JAMAICA.—Lincoln st, No. 311, new plumbink, dwelling; cost $75; owner, U. S. Title Co., Jamaica. Plan No. 740.

JAMAICA.—Rockaway rd, No. 157, 1-sty frame extension, 22x36, side, 2-sty frame dwelling, tin roof; cost, $200; owner, J. Meegan, 99 Flushing av, Jamaica; architects, S. Millman & Son, Pitkin av, Brooklyn. Plan No. 750.

JAMAICA.—Fulton st, n s, 80 e Union av, 3-sty brick extension, 52x18, front office and store, interior alterations; cost, $7,000; owner, Plaut Realty Co., 381 Fulton St., Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 752.

JAMAICA.—Fulton st, s e cor Standard pl, new store front to dwelling; cost, $400; owner, W. C. Baker, 76 Hardenbrook av, Jamaica. Plan No. 715.

JAMAICA.—Unionhall st, e s, 557 n South st, 2-sty frame extension, 7x13, rear dwelling, tin roof, new plumbing; cost, $350; owner, G. E. Trace, premises. Plan No. 659.

JAMAICA.—Willow st, s e cor Columbus av, bay window on dwelling; cost, $400; owner, Emil Bohl, premises. Plan No. 668.

JAMAICA.—Brown av, w s, 250 s Pacific st, new plumbing in dwelling; cost, $850; owner, Peter Mazansky; new foundation; architect, J. F. D. BeBall, Jamaica. Plan No. 726.

LAUREL HILL.—Montgomery av, n w cor Water st, 1-sty frame extension, 21x26, rear 3-sty tenement, interior alterations; cost, $1,000; owner, A. Krazowski, 164 Dupont st, Brooklyn; architect, C. Bauer, Jr., 651 Leonard st, Brooklyn. Plan No. 751.

L. I. CITY.—Sherman st, w s, 125 n Payntar av, 1-sty frame extension, 25x15, rear 1-sty frame dwelling, tin roof, interior alterations; cost, $2,000; owner, A. Parsons, 10 Sherman st, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 738.

L. I. CITY.—Payntar av, s s, 100 w Academy st, new plumbing, dwelling; cost, $250; owner, M. Bradley, 150 Prospect st, L. I. City. Plan No. 741.

L. I. CITY.—2d av, No. 415, new plumbing, dwelling; cost, $250; owner, W. Siebrecht, 1st av and Broadway, L. I. City. Plan No. 748.

L. I. CITY.—Radde st and Bridge Plaza, new plumbing, factory; cost, $1,500; owner, Brewster & Co., premises. Plan No. 754.

L. I. CITY.—10th st, s s, 250 w West av, 2-sty frame extension, 18x47, side pump house, interior alterations; cost, $2,100; owner and architect, Standard Oil Co. of New York, 26 Broadway, Manhattan. Plan No. 734.

L. I. CITY.—Greenpoint av, n w cor Hulst st, interior alterations to dwelling; cost, $400; owner, Celia Hillard, 225 Greenpoint av, L. I. City. Plan No. 722.

L. I. CITY.—Goodrich st, w s, 150 n Flushing av, new plumbing in dwelling; cost, $50; owner, M. Rosenbaum, premises. Plan No. 723.

L. I. CITY.—10th av, 946, interior alterations to dwelling; cost, $300; owner, Mrs. Anna Zunatski, 60 Remsen pl, Maspeth; architect, G. Dukman, 102 Java st, Brooklyn. Plan No. 714.

L. I. CITY.—Vernon av, w s, 150 s Harris av, 1-sty frame extension, 31x34, side garage, tin roof; cost, $2,000; owners, Young & Metzner, premises; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 663.

L. I. CITY.—Academy st, w s, 228 n Webster av, 2-sty frame extension, 21x10, rear dwelling, interior alterations; cost, $1,200; owner, Chas. Gallagher, 412 Academy st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 656.

L. I. CITY.—Boulevard, w s, 200 n Graham av, gas piping in dwelling; cost, $15; owner, M. Mazil, premises. Plan No. 671.

L. I. CITY.—Elm st, 140, 1-sty frame extension, 14x20, rear dwelling, tin roof; cost, $200; owner, A. Wehler, premises. Plan No. 677.

L. I. CITY.—Goodrich st, w s, 100 n Flushing av, new plumbing in dwelling; cost, $50; owner, M. Garvin, premises. Plan No. 682.

L. I. CITY.—Goodrich st, w s, 125 n Flushing av, new plumbing; cost, $35; owner, W. Sandbore, premises. Plan No. 683.

L. I. CITY.—Radde st, 309, new plumbing in dwelling; cost, $300; owner, J. Keegan, premises. Plan No. 686.

L. I. CITY.—Hunters Point av, 531, new plumbing in club house; cost, $75; owner, St. Raphel's R. C. Church, Blissville. Plan No. 702.

L. I. CITY.—Hunters Point av, s e cor Greenpoint av, new plumbing in church; cost, $50; owner, St. Raphel's R. C. Church, Blissville. Plan No. 703.

L. I. CITY.—Marion st, w s, 25 n Washington av, new plumbing in dwelling; cost, $60; owner, G. Napolins, premises. Plan No. 704.

L. I. CITY.—Hancock st, 383, new plumbing in dwelling; cost, $100; owner, M. Jones, premises. Plan No. 705.

L. I. CITY.—Pierce av, 512, install new elevator in factory; cost, $2,000; owner, Prospero-DeNobila Cigar Co., premises. Plan No. 707.

METROPOLITAN.—Metropolitan av, 1511, new plumbing in dwelling; cost, $125; owner, Chas. E. Doevr, premises. Plan No. 733.

MIDDLE VILLAGE.—Metropolitan av, 2057, new gas piping in dwelling; cost, $15; owner, C. Kollenbren, premises. Plan No. 708.

MIDDLE VILLAGE.—Metropolitan av, n s, 75 e Paullis av, 1-sty to be built underneath dwelling, new foundation; cost, $1,500; owner, Jos. Maas, premises; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 709.

MORRIS PARK.—Beaufort st, s s, 25 w Wicks st, new plumbing in dwelling; cost, $50; owner, J. Bart, premises. Plan No. 699.

MORRIS PARK.—Curtis av, w s, 150 n Broadway, new plumbing in dwelling; cost, $50; owner, L. Nichols, premises. Plan No. 743.

MORRIS PARK.—Church st, e s, 30 n Chichester av, new plumbing in dwelling; cost, $50; owner, E. W. Griffen, premises. Plan No. 744.

MORRIS PARK.—Jefferson av, 141, new plumbing in dwelling; cost, $150; owner, P. W. Marshall, premises. Plan No. 728.

OZONE PARK.—Broadway, n s, 75 e Washington av, new plumbing in dwelling; cost, $100; owner, N. Bruzzo, premises. Plan No. 746.

RICHMOND HILL.—Jerome av, s s, 45 e Spruce st, new plumbing in dwelling; cost, $60; owner, M. Engelhardt, 175 Hart st, Brooklyn. Plan No. 727.

RICHMOND HILL.—Chestnut st, 141, new plumbing in dwelling; cost, $150; owner, P. Leahy, premises. Plan No. 720.

RICHMOND HILL.—Walnut st, 1031, new plumbing in dwelling; cost, $45; owner, T. D. Gibbons, premises. Plan No. 721.

RICHMOND HILL.—Bedford av, w s, 100 n Jamaica av, new plumbing in dwelling; cost, $50; Chas Reis, premises. Plan No. 655.

RICHMOND HILL.—Jamaica av, 3323, new gas piping in dwelling; cost, $25; owner, J. Vandick, premises. Plan No. 658.

RICHMOND HILL.—Jamaica av, 4712, new plumbing in dwelling; cost, $100; owner, T. E. O'Brien, premises. Plan No. 665.

RICHMOND HILL.—Chichester av, s s, 85 e Chestnut st, new plumbing in dwelling; cost, $50; owner, G. Scudder, premises. Plan No. 691.

RICHMOND HILL.—Freedom st, s e cor Poplar st, new plumbing in dwelling; cost, $100; owner, J. Mangeld, premises. Plan No. 666.

RICHMOND HILL.—Briggs av, e s, 210 n Jerome av, new plumbing in dwelling; cost, $50; owner, V. Kilgren, premises. Plan No. 687.

RICHMOND HILL.—Cedar st, w s, 125 n Chichester av, new plumbing in dwelling; cost, $50; owner, C. Carr, premises. Plan No. 688.

Plans Filed—Alterations—Queens (Cont.)

RICHMOND HILL.—Cedar st, w s, 115 n Chichester av, new plumbing in dwelling; cost, $50; owner, T. P. Lally, premises. Plan No. 689.

RICHMOND HILL.—Hamilton st, w s, 160 n Chichester av, new plumbing in dwelling; cost, $50; owner, T. Lally, Cedar st, Richmond Hill. Plan No. 690.

RICHMOND HILL.—Church st, e s, 200 s Atlantic av, new plumbing in dwelling; cost, $50; owner, M. Markey, premises. Plan No. 693.

RICHMOND HILL.—Church st, w s, 100 n Chichester av, new plumbing in dwelling; cost, $50; owner, K. Corwin, premises. Plan No. 694.

RICHMOND HILL.—Briggs av, w s, 400 n Jerome av, new plumbing in dwelling; cost, $50; owner, W. Dugan, premises. Plan No. 695.

RICHMOND HILL.—Walnut st, w s, 170 n Kimhall st, new plumbing in dwelling; cost, $50; owner, J. Conway, premises. Plan No. 696.

RICHMOND HILL.—Beaufort st, s s, 40 e Ward st, new plumbing in dwelling; cost, $56; owner, A. W. Smith, premises. Plan No. 697.

RICHMOND HILL.—Atlantic av, s s, 20 n Church st, new plumbing in dwelling; cost, $50; owner, J. Rampmeyer, premises. Plan No. 697.

RICHMOND HILL.—Jamaica av, n s, 25 w Birch st, new plumbing in dwelling; cost, $50; owner, M. Marx, premises. Plan No. 700.

RIDGEWOOD.—Myrtle av, 2301, interior alterations to dwelling; cost, $20; owner, W. Schwartz, premises. Plan No. 692.

RIDGEWOOD.—Grove st, n s, 200 e Onderdonk av, new stoop on dwelling; cost, $65; owner, P. Sornherge, premises. Plan No. 661.

RIDGEWOOD.—Stanhope st, 1702, interior alterations to dwelling; cost, $500; owner, John Schaible, premises. Plan No. 712.

RIDGEWOOD.—Ralph st, 1862, interior alterations to tenement; cost, $200; owner, Lena Schiller, 19 Delta pl, Glendale. Plan No. 713.

RIDGEWOOD.—Gates av, n s, 300 w Fresh Pond road, gas piping in dwelling; cost, $25; owner, J. Gerlipp, premises. Plan No. 747.

RICHMOND HILL.—Hamilton st, e s, 218 n Belmont av, 1-sty frame extension, 4x21, side of dwelling, tin roof; cost, $250; owner, Alex. Orr, premises; architect, E. H. Miller, 1225 Hamilton av, Richmond Hill. Plan No. 737.

ROCKAWAY BEACH.—Pleasant av, e s, 125 s Boulevard, new plumbing in dwelling; cost, $50; owner, Mrs. Smith, premises. Plan No. 676.

ROCKAWAY BEACH.—Broadway, n w cor Lockwood av, 1-sty frame extension, 8x18, rear dwelling, tin roof; cost, $125; owner, Thomas H. Scanler, premises. Plan No. 684.

ROCKAWAY BEACH.—Wainwright pl, s w cor Boulevard, 1-sty frame extension, 38x10, rear of hotel, tin roof; cost, $400; owner, D. Valentine, premises. Plan No. 730.

ROCKAWAY BEACH.—Grove st, 9, interior alterations to dwelling; cost, $400; owner, F. Baldwin, premises. Plan No. 724.

UNION COURSE.—Forest Park, w s, 197 n Jamaica av, repair porch on dwelling; cost, $45; owner, D. W. Ketcham, premises. Plan No. 731.

UNION COURSE.—Jamaica av, s s, 40 w Rector st, erect concrete storage vault to store; cost, $1,000; owner, Geo. Stover, premises. Plan No. 742.

WHITESTONE.—14th av, s e cor 6th st, new foundation under dwelling; cost, $100; owner, A. Heine, premises. Plan No. 667.

WINFIELD.—Walnut st, e s, 300 s Woodside av, 1-sty frame extension, 10x14, rear dwelling, tin roof; cost, $45; owner, Sophie Teffert, S Wilton st, Winfield. Plan No. 685.

Richmond.

ARIETTA ST, s s, and railroad, New Brighton, erect a 12-in. fire wall and concrete footings to brick storage; cost, $2,400; owner and architect, American Dock Co., Tompkinsville; builder, John McKeefry, 1416 Broadway, Manhattan. Plan No. 121.

BAY ST, w s, 75 s Richmond rd, Stapleton, 1-sty extension to frame store; cost, $40; owner, B. W. Daly, Stapleton; builder, L. Langere, Rosebank. Plan No. 116.

CENTRE ST, s s, 100 e Garretson st, Richmond, masonry, concrete, new roof, etc., to brick store and dwelling; no cost; owner, Henry Holterman, Richmond; architect, John Schroll, Richmond; builder, C. Wohlschlegle, Richmond. Plan No. 120.

LIVINGSTON PL, n s, 100 e Davis av, Livingston, general repairs to tower to frame dwelling; cost, $120; owner, D. F. Coonley, Livingston; builder, N. W. Osborne & Son; Mariners Harbor. Plan No. 122.

PINE ST, 33, cor 1st av, New Brighton, partitions, new stairs to frame dwelling; cost, $200; owner and builder, W. Segler, New Brighton. Plan No. 119.

SEASIDE BL, e s, 400 s Sand lane, South Beach, remove partitions to frame hotel; cost, $10; owner and builder, Adolf Stern, South Beach. Plan No. 109.

VAN DUZER ST, e s, s Richmond turnpike, Tompkinsville, 2-sty addition to frame dwelling; cost, $250; owner, J. Forlenzo, Tompkinsville; architect, John Davis, Tompkinsville; builder, A. Forlenzo, Tompkinsville. Plan No. 105.

WAVE ST, n s, 300 e Bay st, Stapleton, concrete floors, new stalls, etc., to frame stable; cost, $150; owner, Parish Produce Co., Stapleton; architect and builder, Mrs. Monhoff, Stapleton. Plan No. 118.

AMBOY RD, s s, 500 n Midland rd, Great Kills, masonry, plastering, tar roof to brick dwelling; cost, $275; owners, Winkler & Jacobs, Great Kills; builder, D. Timborio, New Dorp. Plan No. 112.

ANNADALE RD, n s, 225 w railroad, Annadale, masonry to frame dwelling; cost, $225; owner, B. Schlick, 433 West 51st st, Manhattan; builder, G. W. Slaight, Princess Bay. Plan No. 108.

ATLANTIC AV, e s, 200 s St. James av, Dongan Hills, new addition to frame telescope house; cost, $275; owner, R. H. Loines, Dongan Hills; builder, J. J. Sullivan, Dongan Hills. Plan No. 110.

BEMENT AV, e s, 300 s Carey av, West New Brighton, new bay window to frame dwelling; cost, $80; owner, E. Love, West New Brighton; builder, A. Deppi, West New Brighton. Plan No. 114.

CAREY AV, s s, 50 w Burgher av, West New Brighton, 1-sty addition, partitions to frame dwelling; cost, $400; owner, M. Farrell, 28 Sidney pl, Brooklyn; architect, John Davies, Tompkinsville; builder, W. Nulle, 534 West 51st st, Manhattan. Plan No. 111.

CASTLETON AV, s s, 100 w Caroline st, West New Brighton, new partitions, roofing, etc., to frame dwelling; cost, $850; owner, Katherine Fink, West New Brighton; architect and builder, Wm. H. Curry, West New Brighton. Plan No. 107.

MIDLAND AV, n s, 45.1 w 10th st, Beach Park, small extension to frame bungalow; cost, $50; owner, Mrs. T. Ilgen, 506 West 179th st, Manhattan; builder, W. B. Garabrandt, Beach Park. Plan No. 113.

OLD STONE RD, e s, 1,000 s Vedder av, Graniteville, 1-sty extension and concrete footings to frame waiting room; cost, $1,800; owner, Baron Hirsch Cemetery, Port Richmond; architect and builder, F. H. Skerritt, Port Richmond. Plan No. 103.

RICHMOND HILL RD, s s, 1,000 w Old Stone rd, Port Richmond, masonry, new roof, etc, to frame dwelling; cost, $400; owner, John M. Cortelyou, New Springville; architect and builder, G. E. Cortelyou, New Springville. Plan No. 115.

RICHMOND RD, n e cor Oak st, Concord, 1-sty extension and plastering to frame dwelling; cost, $300; owner, L. C. Butler, New Dorp; architect, Chas. B. Heweker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 106.

VAN PELT AV, 190, Mariners Harbor, 1-sty addition and new partitions to frame dwelling; cost, $250; owner, Michael Guinno, Mariners Harbor; builder, M. Martino, Mariuers Harbor. Plan No. 104.

WOOD AV, w s, 414 s Broadway, Tottenville, 1-sty extension partitions, &c, to frame dwelling; cost, $450; owners, Anna Reid & Eva Allen, Tottenville; architect and builder, E. R. Paugh, Tottenville. Plan No. 117.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending April 18. The location is given, but not the owner's address:

JERSEY CITY.—Alexander Hilczarski, 138 Garfield av, 3-sty brick, $11,000; Joseph Greenberg, n w cor Ocean av and New st, 3-sty brick, $9,000; Joseph Greenberg, 271-273 Ocean av, 3-sty brick, $9,000; Edward E. Koch, 479 Palisade av, 4-sty brick, $11,000; Thomas W. Coyle, 68-70 Tennale av, 4-sty brick, $30,000; Richard Wahltman, 119 Bidwell av, 4-sty brick, $20,000; Dagesta & Benadas, 391-393 1st st, 3-sty frame, alteration, $1,600; Louis Lenchowsky, 7-9 Rutgers av, 3-sty brick, $8,000.

PATERSON.—William G. Ahrens, 378 Grand st, 4-sty frame, alteration, $100; Raffaele Madane, 15 Elm st, 3-sty frame, alteration, $600.

NEWARK.—Paul Ludwig, 629 15th av, 3-sty frame, alteration, $3,000; Jacobowitz and Bernstein, 104-108 Sunset av, two 3-sty frame, $15,000; Henry Wolkenberg, 22 Hillside pl, 3-sty frame, alteration, $600.

MONTCLAIR.—Pietro Secla, 10 Glenridge av, 3-sty brick, $18,000.

VENTNOR.—Ventnor City National Bank, n e cor Atlantic and Suney avs, 3-sty brick, $17,000.

WEST HOBOKEN.—Joseph Kremin, 808 Courtland st, 3-sty frame alteration, $200.

CLIFTON.—George Bamijon, 4 Harrison pl, 2-sty brick, $5,000.

BAYONNE.—Isaac Levin, 348 Av C, 3-sty brick, $6,000.

WEST NEW YORK.—Alfonse ' Sica, 4978 Boulevard, 2-sty brick, $5,000.

BLOOMFIELD. — Ruderman & Alman Schneider, n w cor Maolia and Thomas sts, 3-sty brick, $9,000.

ELIZABETH.—Harris Silherman, 468-470 3d av, 2-sty frame, $5,000; Peter Riamandi, 227 Niles st, 2-sty brick, $4,000.

PASSAIC.—Ezak Hurtz, 90-98 Sherman st, two 3-sty brick, $40,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—W. H. Bogart, 250 Jackson av, is preparing plans for a 4-sty brick apartment, 22x65 ft., on Baldwin av near Fleet st, to cost about $9,000.

NEWARK, N. J.—R. Botello, Ordway Building, is preparing plans for a 3-sty tenement, 30x 60 ft., in Winthrop st, near Summer av, for Peter Rolandello, 161 Verona av. Cost, about $8,000.

JERSEY CITY, N. J.—H. & W. Newmann, 202 Ogden st, have been commissioned to prepare plans for a 4-sty brick and stone apartment on Tonnelle av, near Magnolia av, for J. H. Mahlenbrock, 56 Tonnelle av, owner. Cost, about $60,000.

JERSEY CITY, N. J.—W. H. Bogart, 250 Jackson av, is preparing plans for a 3-sty apartment, 35x82 ft., to be erected in the Greenville section to cost about $22,000, and is about ready for bids. Owner's name and site for the present withheld.

EAST ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has completed plans for three brick frame and stucco flats, 26x72 ft, on Central av, 125 ft west of Harrison st, for Phillip Herman, 800 Broad st, Newark. Cost, about $9,000 each.

ELIZABETH, N. J.—E. H. Schmeider, 284 Broad st, is preparing plans for a 2-sty frame and stucco flat, 42x44 ft, on Jackson av, near Fairmount st, for Louis Schmeider, 599 Adams av, owner and builder. Cost, about $6,000.

CHURCHES.

MONTCLAIR, N. J.—Bertram G. Goodhue, 2 West 47th st, Manhattan, has been commissioned to prepare plans for rebuilding the brick and stone church at Fullerton and Plymouth avs, for the First Congregational Church, Frank A. Ferris, Jr., 2 Warren st.

DWELLINGS.

MORRISTOWN, N. J.—Bertram G. Goodhue, 2 West 47th st, Manhattan, has completed plans for a 1 and 3-sty local stone parish house for St. Peter's Episcopal Church, Rev. P. F. Sturges, rector. Cost, about $100,000.

UPPER MONTCLAIR, N. J.—Chas. F. Peck, 5 East 42d st, Manhattan, is preparing plans for a 2½-sty brick residence on Norwood av, corner Sunset parkway, for F. B. Cooper, 192 Inwood av, owner.

SUMMIT, N. J.—B. V. White, 110 East 23d st, Manhattan, is preparing plans for a 2½-sty terra cotta block residence for George T. Dunlap, care of Grosset & Dunlap, 518 West 26th st, Manhattan. Cost, about $20,000.

NEWARK, N. J.—William H. Smith, at site, superintendent, is about ready to start work on a 2½-sty frame residence, 38x42 ft., at 279-281 Delavan av, for R. Arthur Keller, Kinney Building. Cost, about $9,000.

SUMMIT, N. J.—Mann & MacNeille, 70 East 45th st, Manhattan, are preparing plans for a 2½-sty stucco residence on Edgemont rd, for Park Terrell, 60 Broadway, Manhattan, owner. Cost, about $12,000.

ELIZABETH, N. J.—Work is about ready to start on eighteen 2-sty hollow tile and brick residences on Newark av, north of North av, for the Gourley Construction Co, Samuel Gourley, president, 215 Westfield av. Cost, about $5,000 each.

WATCHUNG, N. J.—Oakley & Son, 280 Broad st, Elizabeth, are preparing plans for a 1½-sty frame bungalow on Dugway Hill rd, near Plainfield, for W. H. Campbell, 80 Maiden la, Manhattan. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—E. S. Fickes, 2402 Oliver Building, Pittsburgh, Pa., architect and engineer, has about completed plans for a 4-sty reinforced concrete factory, 60x200 ft., at Belmont av for the Aluminum Goods Mfg. Co., 699 Springfield av, Mr. Koenig, manager. Cost, about $150,000.

JERSEY CITY, N. J.—Chris H. Ziegler, 75 Montgomery st, is preparing plans and will call for bids about May 15, for a 2-sty brick cooperage plant, 150x180 ft., at 42 Fairmount av, for Charles Heidt & Sons, 98 Fairmount av. Cost, about $50,000.

LIBRARIES.

BELMAR, N. J.—Edward L. Tilton, 32 Broadway, Manhattan, has completed plans for a 1-sty brick and stone library, 58x23 ft., for the Board of Trustees, W. B. Bamford, president, 614 10th av. Bids wil lbe taken shortly. Cost, about $8,000.

PUBLIC BUILDINGS.

WEST NEW YORK, N. J.—The Town Council of the Town of West New York, Mayor L. Aufderheide, contemplates the erection of a town hall in the north side of 16th st, extending from Tyler to Harrison pl, to cost about $100,000. An architect will soon be announced.

NEWARK, N. J.—The Board of Chosen Freeholders of Essex County, Court House, August L. Lacombe, chairman of building committee, opened bids this week for a 2-sty addition, 52x70 ft, to the county jail and house of detention for male witnesses, at Newark, New and Wilsey sts, from plans by Herman Kreitler, 45 Clinton st. E. M. Waldron Inc., Ordway Building, Newark, low bidder at $18,600.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Plans are nearly completed and bids will be called for about May 15 for a 4-sty brick addition, 100x135 ft., to the public school in North 7th st, for the Board of Education of Newark, Chas. P. Taylor, president. E. F. Guilbert, City Hall, Newark, architect. George W. Knight, City Hall, Engineer. Cost, about $90,000.

WESTFIELD, N. J.—Henry C. Pelton, 8 West 36th st, Manhattan, has completed plans for a 3-sty brick puhlic high school at Elm and Walnut sts, for the Board of Education of Westfield, Dr. C. N. F. Egel, president. Cost, about $90,000.

EAST RUTHERFORD, N. J.—F. J. Duff, 407 West 14th st, Manhattan, is preparing plans for a 2-sty brick parochial school, about 80x50 ft., at Hoboken and Hackensack rds for St. Joseph's R. C. Church, Rev. J. B. Stark, pastor. Cost, about $30,000.

NORTH BERGEN, N. J.—Fred Hensel, 809 Savoye st, West Hoboken, is preparing preliminary plans for rebuilding the 3-sty school No. 5, at Smith and Roberts sts, for the Board of Education of North Bergen. Cost, about $130,000.

SOUTH RIVER, N. J.—W. H. Boylan, 390 George st, New Brunswick, N. J., has completed plans for a 2-sty addition to the brick public school north side of Prospect st, near William st, for the Board of Education of South River, Joseph Mark, president. Bids will be taken about May 1, by architect. Cost, about $35,000.

STABLES AND GARAGES.

ELIZABETH, N. J.—Nathan Myers, 7 Nelson pl, Newark, is completing plans for a 2-sty brick and architectural terra cotta garage, 60x

180 ft., on Westfield av, through to Union st, for L. F. Hersh & Bro., 209 Broad st, owners. Cost, about $30,000.

THEATRES.

WEST HOBOKEN, N. J.—Fred Hensel, 809 Savoy st, owner and architect, contemplates the erection of a 2-sty moving picture theatre on Summit av, near Savoy st, to cost about $50,000.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

BINGHAMTON, N. Y.—Marvin & Davis, 303 5th av, Manhattan, are preparing plans for a 6-sty apartment house with stores, 145x204 ft., at the northwest corner of Main and Oak sts, for John L. Moore, 288 Greenwich st, Manhattan, owner. Cost, about $300,000. The architects will take bids on the general contract about May 10.

DWELLINGS.

LAKE GEORGE, N. Y.—W. J. Scales, 201 Insurance Building, Glens Falls, is preparing sketches for a 2½-sty frame residence, about 45 x45 ft., and garage on the east side of Dunham Bay, for Isidore J. Kresel, 37 Wall st, Manhattan. Cost, about $15,000.

LAKE GEORGE, N. Y.—R. H. Rhinelander, 5 Berry st, Glens Falls, N. Y., has completed plans for a 2½-sty frame residence and garage on the lake, two miles north of the railroad station, for T. Moultrie Mordecai, Peoples Building, Charleston, S. C. Cost, about $30,000.

HALLS AND CLUBS.

LAKE GEORGE, N. Y.—W. J. Scales, 204 Insurance Building, Glens Falls, has completed plans for a 2-sty frame and stucco temple, 34x86 ft, in Montcalm st, for Lake George Lodge I. O. O. F. 912, Lake George, E. A. Knight, Noble Knight. Cost, about $9,000.

GREENWICH, CONN.—Plans are being refigured for the Y. M. C. A. building for the Y. M. C. A. of Greenwich, E. T. Bates, New Haven, Conn. Nathaniel Witherell Estate, 5 East 42d st, Manhattan, donor. M. L. & H. G. Emery, Bible House, Manhattan, architects. J. R. Moore, 156 5th av, Manhattan, electric engineer. Cost, about $200,000.

PUBLIC BUILDINGS.

LOCKPORT, N. Y.—Neal M. Dunning, Main and Utica sts, Buffalo, is preparing sketches for a 2-sty brick and terra cotta city hall, 80x100 ft., for the City of Lockport, Rev. George A. Brock, mayor. Cost, about $100,000.

WATERFORD, N. Y.—William E. Clark, 506 Frear Building, Troy, is preparing preliminary plans for rebuilding the town hall in Broad st, for the Town of Waterford, Harry Davidson, town clerk. Cost, about $40,000.

STORES, OFFICES AND LOFTS.

WEST BRIGHTON, N. Y.—The Rochester Motion Picture Play Co., C. J. Crumeter, owner and architect, is preparing plans for a 1-sty concrete studio building to cost about $10,000.

PERSONAL AND TRADE NOTES.

HARTMAN-SANDERS CO., manufacturers of Koll's patent lock joint staved columns, has moved its New York office from 1123 Broadway to 6 East 39th st.

FREDERICK B. COOK, for several years past director and vice-president of the Perfect Safety Scaffolding Co., has resigned and has assumed the vice-presidency and management of the American Mailing Device Corporation, 103 Park avenue.

PIERCE, BUTLER & PIERCE MFG. CO. has moved its Philadelphia office to the sixth floor of the Abbott Building, corner of Broad and Race sts. They will continue to carry a full line of boilers, radiators and supplies at their Philadelphia warehouse.

CHARLES H. SCAMMELL CO. announces that it has acquired the expanded metal plant of the Roebling Construction Co. The company has opened an office in the Metropolitan Tower. Mr. Scammell, who was for twenty-five years with the Roebling Construction Co., is president of the concern bearing his name.

SIDNEY DIAMANT, Consulting Engineer, has opened an office at 15 East 40th st. He is a graduate of Columbia University, 1902. Since that time he has been engaged in the design and erection of steel, reinforced concrete and timber structures, comprising office and loft buildings, warehouses, schools, public buildings, railway structures, car barns and power plants.

GLOBE AUTOMATIC SPRINKLER COMPANY, 47 West 34th street, has obtained the contract for the automatic sprinkler equipment for the new Equitable Building. The sprinkler system covers kitchen, store-rooms, etc., including parts of several stories and three basements. The sprinklers on the 36th story are supplied from a steel gravity tank on the 38th story; those on the 3d story are supplied from two steel pressure tanks 45 ft. long in the same story; the sprinklers on the first floor and the several basements are supplied by two 4-inch connections from the street mains.

OBITUARY

JOHN H. LEITH, general contractor, builder of a number of high class apartments on the upper West Side of Manhattan, died suddenly of heart disease at Pleasant Valley, N. Y., Tuesday, April 14. He was born in London fifty-two years ago and had lived for a number of years at 150 Wilson av, Flushing, L. I. He is survived by his widow and two daughters.

ALFRED NOBLE, a distinguished engineer who specialized in railroad, tunnel and canal work, died at St. Luke's Hospital, N. Y. C., Sunday, April 19. He was born in Michigan, August 7, 1844, and was graduated from the University of Michigan in 1870. During the Civil War he served in the Army of the Potomac for three years. Mr. Noble has served on many important boards and commissions, being active on the Nicaragua Canal Board in 1895, the U. S. Board of Engineers on Deep Waterways in 1899-1900, and on the Isthmian Canal Commission from 1899 to 1903. He came to New York City in 1902 and was chief engineer in charge of the East River tunnels for the Pennsylvania and Long Island Railroads. He was an honorary member of the Institute of Civil Engineers of Great Britain, was president of the Western Society of Engineers in 1897 and of the American Society of Civil Engineers in 1903.

TRADE AND TECHNICAL SOCIETY EVENTS.

BROOKLYN LEAGUE will hold its sixteenth annual dinner at the Masonic Temple, Friday, May 15. The principal speaker of the evening will be the Hon. William J. Bryan, Secretary of State for the United States.

BUILDERS & TRADERS' EXCHANGE of Newark, will hold its annual outing at Washington Park, Gloucester, N. J., Saturday, May 9. Those attending will have an opportunity to witness a shad haul in the Delaware River, and after the usual day's sports a planked shad dinner will be served.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m.

AMERICAN INSTITUTE OF ELECTRICAL Engineers will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

THE SAN FRANCISCO ARCHITECTURAL CLUB has completed arrangements for the National Architectural Exhibition to be held in San Francisco, in connection with the Panama-Pacific International Exhibition in 1915.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS will hold its midsummer convention July 3 and July 4 at Brighton Beach, Brooklyn. July 3 will be devoted to papers and discussions of general engineering construction and Saturday, July 4, will be devoted to papers and discussions on "Best Roads."

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July and August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

RECENT INCORPORATIONS.

HOOSICK VALLEY LIME CO. has been chartered with $50,000 capital stock to manufacture, deal in lime, patent mortar, artificial stone, etc., and to do a general construction and realty business, with offices in Manhattan. The directors are Jacob M. Krafft, 14 Essex st, Brooklyn, Francis E. Scott, 627 West 113th st, and A. P. Delahunt, 227 Audubon av. William F. Kimber, 141 Broadway, attorney.

LATHAM IMPROVEMENT CORPORATION, realty, construction and contracting, with offices in Manhattan, has been chartered with a capitalization of $10,000. Papers were filed by Claude M. Swartz, 1474 Broadway, John Felicks, 1474 Broadway, and Madeleine C. Zeil, 379 West 127th st, as directors. Manhattoe Realty Co., 1474 Broadway, attorney.

CATON REALTY CORPORATION is a $160,000 company chartered to do realty, brokerage, construction, furnishing, dealing in building materials, hardware, fittings, etc., business, with offices in Manhattan. The directors are Evan L. Tamblyn, 424 1st st, Brooklyn, Almet R. Latson, Jr., 230 Jefferson av, Brooklyn, and Barker D. Leigh, 314 Monroe st, Brooklyn. Latson, Tamblyn & Pickard, 55 John st, Manhattan, attorneys.

BRINER REALTY & CONSTRUCTION CO. has been incorporated with a capital stock of $15,000 to do a realty and construction business with offices in Manhattan. The directors are Magdalena, Mabel L. and Florence A. Briner, all of 452 West 145th st. Albert Zimmerman, 206 Broadway, attorney.

THE FIREPROOF CONTRACTORS CORPORATION has filed incorporation papers with $25,000 capital stock with offices in the Bronx to do a business of reinforced concreting, general fireproofing, construction and realty. The incorporators are Anthony A. DeCiccio, Clark st, Queens, Warren C. Fielding, 111 East 177th st, the Bronx, and Vincent L. Leibell, 65 East 93d st, Manhattan. Hirschman & Drucker, 299 Broadway, attorneys.

OPERATORS LEASING & REALTY CORPORATION has been chartered with $10,000 capital stock to do a realty, building and dealing in building materials business with offices in Manhattan. Edward W Drucker, Joa. Hirschman, both of 299 Broadway, Reuben Lyons, 531 West 124th st, and one other, are directors. Hirschman & Drucker, 299 Broadway, attorneys.

THE INTER-OCEAN LAND CORPORATION, realty, construction and contracting, with offices in Manhattan, has filed papers with $10,000 capital stock. The incorporators are Frank Krevoruck, David Stoller, Jacob J. Kramer and one other, all of 229 Broadway. Kramer & Bourle, 229 Broadway, attorneys.

REILLY CONSTRUCTION CO. OF BROOKLYN is a $10,000 company chartered to do a realty, construction and brokerage business with offices in Brooklyn. Philip J. Reilly, 7324 10th av, William A. Deegan, 448 51st st, and Jas. Sullivan, 6918 5th av, all of Brooklyn, are incorporators. Ralph B. Ittelson, 170 Broadway, attorney.

THE CONANT REALTY CO. is a $20,000 company chartered to do a realty, construction and contracting business with offices in Manhattan. The directors are Reginald C. Conant, 334 5th av, Clifford L. Russell, 306 Brackett st, Portland Me., and Samuel Woodbury, 141 West 36th st. Conant & Co., 334 5th av, attorneys.

S. R. HOLDING CO. has filed papers with $25,000 capital stock to do a realty and construction business with offices in Brooklyn. The incorporators are M. Murry Forma, 123 West 115th st, Manhattan, J. Lewis Natter, 421 Rogers av, Brooklyn, and Jas. A. Tillman, 53 Park Row, Manhattan. Abraham Crosney, 53 Park Row, attorney.

BAUER & STIER BUILDING CORPORATION has been chartered with a capitalization of $10,000 with offices in Queens to do a realty, construction, manage, control, etc., hotels, breweries, stores, mills, etc. August Bauer, 355 Highland boulevard, Brooklyn, Paul Stier, 6 Islington pl, Jamaica, Louis Berger, Bay View av, Pt. Washington, N. Y., and one other, are directors. S. M. & D. E. Meeker, 217 Havemeyer st, Brooklyn, attorneys.

BING & BING CONSTRUCTION CO. has been incorporated with offices in Manhattan to do a construction, contracting and realty business with Alexander M. Bing and Leo S. Bing, both of 2170 Broadway, and Herbert E. Mitler, 300 West 169th st, as directors. Bing & Bing, 505 5th av, are attorneys.

THE JOHN M. HAFFEN CORPORATION is a $50,000 company, chartered with offices in The Bronx to do a realty, brokerage and construction business. The directors are John M. Haffen, 553 Grant av, Henry Bruckner, 414 East 161st st, and William F. A. Kurz, 951 Grant av, and one other. John F. Frees, 3029 5th av, is the attorney for the company.

THE ELYTON REALTY CORPORATION is a $75,000 company chartered to do a realty, mortgage and construction business with offices in Manhattan. The directors are Chas. P. Sawyer, 478 West 158th st, Aaron Wolff, Jr., 13 West 36th st, and Thomas J. King, 234 Bradhurst av. Eugene V. Daly, 32 Nassau st, is the attorney.

JAC. ABRAMS & BRO. have filed incorporation papers with offices in Manhattan to do a general contractiog, plumbing and heating business. Isidor, Jas and Harry Abrams, all of 86 West 103d st, are the incorporators. Chas. H. Friedrich, 37 Nassau st, is the attorney.

THE FOLDING PARTITION CO. has been chartered to manufacture and deal in folding and collapsible partitions, doors, trim, etc., with offices in Manhattan. The directors are Herman W. Meyer and John H. Meyer, both of 1069 East 8th st, Brooklyn, and John T. Fairhurst, 2 East 23d st. Thomas A. Hill, Woolworth Building, is attorney.

HENRY SIEBERT, JR. CORPORATION has been chartered with a capitalization of $10,000 to do a realty, construction and contracting business with offices in Manhattan. Henry Siebert, Jr., 562 West 161st st, William T. Siebert, 517 West 169th st, and Anitae Thomson, 562 West 161st st, are directors. The attorney is Edward Miehling, 258 Broadway.

LIVIA REALTY CORPORATION is a $10,000 company chartered to do a realty, construction and brokerage business with offices in Manhattan. The directors are William H. Hilts, President st, New Rochelle, N. Y.; Patrick J. Leahon, 25 Hubert pl, New Rochelle, and Frank M. Pepe, 38 King st, Manhattan. Patrick J. Leahon, 50 Pine st, Manhattan, attorney.

OSWIN W. SHELLEY CO. has been incorporated with $25,000 capital stock to do a general construction and realty business with offices in Manhattan. The incorporators are Lionel P. Kristeller, 302 West 22d st, Jas. E. Beggs, 122 East 27th st, and Martin B. Hofman, 161 West 36th st. Williams & Hamburger, 949 Broadway, attorneys.

THE MOORE-SIMON REALTY HOLDING CORPORATION is a $200,000 company, chartered to do a realty, construction, management of hotels, restaurants, etc., and garage business with offices in Manhattan. Papers were filed by Frank S. Moore, 52 William st, Manhattan; Edward T. Moore and Philip Simon, both of Lawyers Building, Passaic, N. J., as directors. Frank S. Moore, 62 William st, attorney.

THE CHRISTON CORPORATION has been chartered with a capital stock of $65,000 with offices at Mineola, L. I., Nassau County. C. Chester Painter, Oyster Bay, N. Y., George C. Howe, New Canaan, Conn., Joab H. Banton, 1 Liberty st, Manhattan, and two others are directors. H. H. Frost, Jr., 141 Broadway, attorney.

MALONE-HERTING REALTY CO., realty, construction, etc., with offices in Brooklyn, has filed incorporation papers with Frank H. Malone, 338 77th st, Frank A. Herting, 467 77th st, and William R. Young, 559 52d st, all of Brooklyn, as directors. Ernest P. Seelman, 261 Broadway, Manhattan, attorney.

EIERMANN BROS. have been incorporated with a capitalization of $10,000 with offices in Brooklyn, to do a realty, construction and dealing in building materials and hardware business. The directors are Adelaide E. and Frederick H. Eiermann, both of 63 Ridgewood av, and George Eiermann, 432 Jamaica av. The attorney is George H. Boyce, 110 Van Siclen av.

BUILDING MATERIALS AND SUPPLIES

LOW PRICES RESPONSIBLE FOR HEAVIER INQUIRY FOR BASIC COMMODITIES—WAR WILL NOT AFFECT MONEY.

Larger Steel Tonnage—Brick Sales
Slack—Supply Men Elect Officers.

SELDOM, if ever, has it been possible to get good material in the New York market at such low figures as those prevailing to-day. Moreover, the prospect is that if production of basic commodities and circumscribed building plan filings continue along the restricted levels now prevailing, the keen competition that has materially clipped the margins from otherwise good contracts cannot help but keep prices low for some time to come. The same condition seems to obtain everywhere east of Pittsburgh. Buyers are not going into the raw material market for supplies beyond the second quarter, even at this late date, unless the quotations are made attractive to them. They buy only as they see an immediate outlet. This is reflected, in turn, in the figures submitted to architects.

Viewing the market as a whole, it is apparent that the possibility of a conflict with Mexico has long since been discounted, so far as financing of building operations is concerned. There was no serious talk in money circles regarding a possible boost of interest rates in anticipation of the levying of war taxes, and the receipt of assurances from Washington, to the effect that such action is not being considered by the treasury department, has had the effect of allaying any possible retardation of building projects in this market at least.

A slight improvement in the steel tonnage figured this week gave to the building material market further ground for encouragement. Pig iron also spruced up a bit on demand, and the improvement in certain lines of sheet metal, paint and glass, while chiefly confined to inquiry, was sufficient to offset the general feeling that intervention in Mexico would immediately be felt in a restricted buying movement.

The lower prices prevailing for plain structural shapes and fabricated material have resulted in the placing of some larger orders with the fabricating shops during the last ten days, some of the more interesting contracts being 1,800-ton requirements of the addition to the Metropolitan Museum of Art, the 3,000-ton requirements for the Todd Building at Vanderbilt avenue and 45th street (behind the Biltmore), and the 1,500 tonnage for the Goelet loft building. The Rogers Peet Company operation and the Melrose Telephone Exchange building will require another 1,000 tons.

Other lines seem to be waiting for the building movement to develop. The common brick market showed no improvement in strength, either on demand or prices this week, and reflected the status of other departments. Concrete ingredients are moving heavily into the various sections of the subway, but the chief activity in building construction seems still to be centered in figuring on prospective work.

Equipment companies, specializing in fire escapes, ornamental metal work and supplies affected by departmental orders, such as fire prevention, factory and tenement violations are principal buyers in the basic material markets. This business represents what is called hand-to-month purchasing, however, which while it amounts to considerable in the aggregate, does not represent free outlets and favorable profits. Wood-working plants in the outskirts of the city feel the impetus in small building construction that seems to be featuring the season in suburban residential districts, but competition is keen and margins of profit are pared closely in figuring practically all bids.

Plan filings for new buildings in the five boroughs this week compared with last week's follow:

	Week Ending			
	No.	April 18.	No.	April 25.
Manhattan	14	$2,112,000	4	$412,500
Bronx	18	148,800	17	436,500
Brooklyn	118	1,097,100	69	348,250
Queens	157	919,685	114	609,595
Richmond	41	60,822	42	59,815
Totals	348	$4,338,407	246	$1,866,650

PIPE.

Cut in Price Made By National Tube Co. Met by Others.

FOLLOWING the lead taken by the National Tube Company, in cutting the price of their product $1 a ton some time ago, other concerns have followed suit. The volume of business that has followed the reduction has not been increased to any great extent, the same policy of hand-to-mouth buying prevailing throughout the district. The inquiry is reported to be strengthening, however, and manufacturers are preparing for a marked improvement in demand after the turning of the first half of the year.

PAPER.

Stiffening Tone in All Tarred Material—Prices Steady.

BUILDING paper has been reported in a stiffer tone following the announcement of hostilities in Mexico where some of the fibre used in its production comes from. Tarred paper is also firmer on price for the same reason. Current prices rule at about the following levels:

1 ply, per net ton	$33 to $35
Standard 2 ply, 108 ft. per roll	$0.52
Heavy 2 ply	$0.62
Standard 3 ply	$0.72 to $0.82

HARDWARE.

Building Paper Irregular—Window Glass Dull.

THE general hardware market shows little indication of a strong buying movement as far as building requirements are concerned. Nails are sluggish, sheets are only moderately active, with flashing comparatively a negligible factor in the market. Small dealer business is going ahead fairly well, but contracts for supplying buildings of size in this city are not coming out as freely as had been expected earlier in the year.

There are some irregularities in the building paper department. Some merchants are quoting their products direct to consumers, which has further disrupted the local market. The demand for tarred felt seems to be in a healthier condition, and the demand is quite good for this season of the year. Rosin sized sheathing ranges from $30 to $32 a ton; deafening felt at $45 to $47 a ton and 1-ply tarred felt at $34 to $35 a ton. Two-ply is sold at 48 cents a roll and 3-ply at 68 cents a roll. Slater's felt varies at from 60 cents to 80 cents a roll, according to quality.

Window glass trade is dull. Merchants are not disposed to buy for more than actual necessities, and lower prices, it is believed, will not make any appreciable difference in the volume of business. Everybody seems to be waiting and stocks are about normal. Collections are referred to as slow in this department. Window glass in this market is 90-20 per cent. on single thick and 90-25 discount on double thick, from jobbers' list, with some quotations both higher and lower, according to quality and seller.

PAINT INGREDIENTS.

General Tone Stronger—White Lead Stiffer—Linseed Oil Steady.

WHITE lead is stiffening on prices due to the heavy demand now ruling for paints. It is still not considered high, however, but the early movement is such as to warrant expectations of higher prices before long, according to the best opinion in the trade. Linseed oil is still steady at the 54 and 55 cent levels for American city, raw. Revised current prices in this department follow:

American white lead, in oil, kegs, not less than 500 lbs., 7½c.; same in 25 lb. tin pails, 7¾c.; red, bbls., ½ bbls. and kegs not less than 500 lbs., 7¼c.

IRON BARS.

Still Shading Pittsburgh Prices—Sheets Dull at Lower Levels.

CONTINUED weakness marked the iron bar market this week. Pittsburgh base sales were reported at $1.25 per hundred pounds, as against a former quotation of $1.30 to $1.35. The decline of a dollar a ton in sheets early in the week did not result in a strengthened demand. Tin plate, however, has a stronger undertone, probably reflecting the spring demand for roofing.

SUPPLY MEN CONVENE.

Cost Conditions and Financial Situation Discussed—Officers Reelected.

REFLECTING the general tendency of business of all kinds to meet the new conditions under which business has to be conducted, the annual convention of the National Pipe and Supplies' Association spent most of its time in conferring upon weaknesses in price schedules, cost of conducting jobbing business and in meeting foreign competition.

The convention opened at the Biltmore Hotel on Monday, when C. H. Simmons, president of the John H. Simmons Company and president of the association, welcomed the delegates, who numbered about 100, from all parts of the country, and William M. Pattison, the president, replied.

Tuesday morning was taken up with a discussion "Trade association, with particular reference to the Sherman Anti-Trust Law"; Felix H. Levy, Esq., of this city, was the speaker. He outlined the limitations set upon trade organizations by the Anti-Trust Act, and the discussion which followed his paper centered on the question of how the jobber can reorganize his business to meet existing conditions. The fact was developed that of fifty-five jobbers reporting, the average cost of doing business under present conditions existing in the trade was 16.74 per cent. of gross; that the average gross profit was 20.77 per cent., and the average net profit was only 4.03 per cent. It was held that supply jobbers are now operating under a retail expense account, while making wholesale prices, which is a tendency toward smaller net profits.

Theo. Ahrens, president of the Standard Sanitary Manufacturing Co. of Pittsburgh, gave an informal talk on some of the conditions governing the plumbing supply business in Continental Europe, emphasizing the fact that the American mind should be dispossessed of the idea that this country does not need a protective tariff on the ground that American workmen turn out better goods more efficiently per dollar's worth than do European artisans. He cited the plants of the American Radiator Company in Germany and France in proof of the fact that a great change has come over European workmen, and the finished product is so near to the perfection of American workmen that it would stand comparison in an American market with American goods.

The officers were re-elected on Wednesday with W. M. Pattison, of Chicago, president, and I. W. McIlwaine, of Pittsburgh, secretary. The new executive committee consists of J. B. Rahm; Omaha; A. Merkle, Cincinnati; L. C. Heusmann, Baltimore; W. W. Wales, Bostoo; Alvin Smith, Richmond; F. A. Berchmann, New York; G. B. Denny, Savannah, and J. C. Lembert, Chicago.

COMMON BRICK.

Unloading Heaviest This Year—Wholesale Prices Weak.

THE slight improvement reported last week in building construction throughout the city is reflected in this week's lightened Hudson brick barges. The unloading was heavier than at any time so far this year by more than a million brick.

Official transactions for Hudson common brick covering the week ending Thursday, April 23, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.
Left over, April 16—12.

	Arrived.	Sold.
Friday, April 17	4	6
Saturday, April 18	3	0
Monday, April 20	18	6
Tuesday, April 21	3	13
Wednesday, April 22	9	5
Thursday, April 23	7	7
Total	44	37

Reported enroute, Friday, A. M. April 24—2.

Condition of market, strengthening. Prices: Hudsons, —— to $5.75; Raritans, —— to $6 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Dull. Left over Friday A. M., April 24—19.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

April 10	576,000	April 17	1,457,500
April 11	1,265,000	April 18	824,500
April 12	1,281,500	April 20	1,487,500
April 13	1,412,000	April 21	1,504,250
April 15	698,500	April 22	1,222,000
April 16	408,500	April 23	1,012,250
Total	5,241,500	Total	7,508,000

1913.
Left over, Friday A. M., April 18—75.

	Arrived.	Sold.
Friday, April 18	9	4
Saturday, April 19	7	11
Monday, April 21	10	9
Tuesday, April 22	4	9
Wednesday, April 23	4	5
Thursday, April 24	9	16
Total	43	54

Condition of market, easier. Prices: Hudsons, $7 to $7.25; Raritans, $6.87½ to $7.12½; Newark, $8.25. Left over Friday A. M., April 25—64.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to April 23, 1914	269
Total No. bargeloads sold Jan. 1 to April 23, 1914	250
Total No bargeloads left over April 24, 1914	19
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to April 24, 1913	465
Total No. bargeloads sold Jan. 1 to April 24, 1913	401
Total No. bargeloads left over April 25, 1913	64

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 2, 1914

ADVOCATES FREE PORT FOR NEW YORK

Will Tend To Hold Present Industries And Attract New Ones—Merchants' Association To Hold Meeting To Discuss Problem

BY WILLARD REED MESSENGER

OF all municipal improvements, New York's port development now appears most imperative. Viewed relatively, New York City is today losing ground industrially. At this time a strong effort is being made before the Federal authorities at Washington by rival communities to deprive New York of the lighterage service now provided by the New Jersey railroads.

None of the other great seaports of the world suffers from the meagre facilities and congestion which hampers commerce at this port. We have no ships of our own, and we offer the most inadequate accommodations to the shipping which enters our harbor. We ought to provide drydocks, but we don't, while other seaports do. The terminals for the barge canal, which have been discussed for two or three years, have not yet had their locations determined. Moreover, little thought appears to be given to whether or not it is necessary to spend several million dollars for special Barge Canal terminals. There is no radical difference between the Barge Canal terminals and other terminals for water-borne traffic. Terminals and basins may be a very important matter along the line of the canal where there are no facilities except those provided for the exclusive use of the canal traffic; but in New York there is just as much need for terminals for coastwise traffic, coming down from New England or up from the South, as there is for traffic coming down the Hudson. There are fifty-seven locks in the Barge Canal system, and thirty-five locks on the Erie Canal branch. The locks will not permit the passage of a boat over 311 feet long, or over 45 feet wide, and with about 10-foot draft, which would afford a capacity of about 3,000 tons.

The type of boats most desirable has not yet been determined, but two or four boats may be used instead of the one larger boat, but the aggregate tonnage which could pass the locks at any one time would remain about 3,000 tons. If allowance were made for boats going in the opposite direction through the lock channels, then only about half the tonnage, or 1,500 tons, could pass at one time.

Canal Terminals and Public Markets.

Also there seems to be little consideration given regarding the question of the location of Barge Canal terminals in relation to the proposed public market. Freight brought to New York by the canal may be for export or coastwise shipment, and therefore will need to be transferred to ocean-going vessels, but little or no attention seems to be given to this question.

Now it is proposed to establish a free port district in New York Harbor. Fortunately, this has aroused the interest of the owners of water-front properties, railroads and steamship companies, the bonded warehouse interests, importers and exporters, and manufacturers, whose product is shipped for export trade. The term "free port" is often misunderstood. The free port district, as proposed for



WILLARD REED MESSENGER.

New York, would comprise one or two hundred acres, or as some advocate, possibly one or two thousand acres, with piers, docks and terminal facilities, where vessels carrying cargoes of imported goods would be permitted to discharge their cargoes without customs inspection or detention, and without payment of customs duties by the merchants, importers and manufacturers receiving the goods.

Free from Inspection and Tariff Duty.

Within the area of the free port district, the goods would be free from inspection and free from tariff duty. The goods could thus be conveniently handled, repacked, assembled, assorted, or manufactured for trans-shipment to South America or Canada or Australia, or any other foreign point, without any restriction, or delays, from the customs authorities. But such goods as were not trans-shipped to foreign ports, or to other ports in this country, but entered the United States beyond the area of the free port district, would pay the usual customs duties.

Four Fundamentals.

The four fundamental requirements of a free port district at New York should be:

1st. Adequate water depth and adequate pier and dock facilities, and terminal equipment.

2nd. Railroad connections, articulating with the docks and piers.

3rd. An adjacent labor market for the manufacturing industries.

4th. A sufficient area of moderately priced land.

The establishment of free port districts at New York Harbor has been recently urged by a large number of prominent business men, and has in the past been advocated by government officials. Hon. Leslie M. Shaw, ex-secretary of the United States Treasury, several years ago publicly advocated the creation of bonded zones for export, and recommended their establishment at Atlantic and Gulf seaports in the United States. Mr. Austin Corbin, as far back as 1914, while then president of the Long Island Railroad, advocated the establishment of a free port district at Montauk Point. The Merchants' Association of New York has indicated an interest in this subject, and has recently published the report of an expert who was retained by the association to investigate the free ports of Europe. The association has also recently retained an engineer to make a study of the physical facilities of New York Harbor in connection with the proposed free port district, but this report is not yet published.

A Meeting Called.

On Tuesday, May 12, the association will hold a meeting in the Woolworth Building, 233 Broadway, under the auspices of the Foreign Trade Committee, Paul Fuller, Jr., chairman. The object of the meeting is to decide whether to start an active campaign to make New York a free port, or whether to drop the entire subject definitely.

While investigating commercial and industrial conditions abroad during the past year, I made a special visit to the principal seaports of both northern and southern Europe, where free port districts exist, and such districts have met with almost universal favor. I found that the railroads were not opposed to such free port districts, and I believe that the railroads in the United States would not oppose the creation of free port districts at seaports here, because I believe the opinion to be that such districts would tend to increase the total volume of business.

Some few persons who have given superficial attention to the subject from a purely theoretical standpoint, have been led to feel that free port districts have not been a success in Europe, but this results largely from carelessness in the use of the term "free port" and the term "free port district." Free ports have existed in Europe since the sixteenth century, and have been created or abolished from time to time as result of wars, revolutions and political changes. Thus, Italy's free ports were abolished in 1865, soon after the Italian Unity. The free ports of France were abolished at the time of the revolution. Hamburg, Bremen and Lubeck were originally free ports and also free cities. Most of the seaports which were originally free ports have adopted a plan of free port districts. From the economic and commercial, and also from the industrial standpoint, such free port districts have been quite generally endorsed. Attention is sometimes called to the fact that some countries, such as England, have no free port, although Gibraltar is a free port; but this is accounted for from the fact that such countries are usually free trade countries. Although there are no free port districts in the United States, the government has done a great deal in various directions to encourage commerce and industry by the same princi-

ple which renders a free port district desirable, especially in such a large shipping port as New York.

The Mexican government established what was practically a free tariff district until about ten years ago along the United States border. The Mexican free zone was a strip of land about twelve miles wide, extending along the entire boundary of Mexico. It was not a strictly free zone, since the goods entering the zone from the United States paid 11½ per cent. of the usual impost levied by the Mexican Government.

This zone was originally established along part of the Northern Mexican boundary in 1858, and extended across the entire frontier in 1885, and its object was to discourage the emigration of Mexicans to the United States. The object of a free port district in New York would be to discourage the emigration of industry and the loss of shipping, which might be retained or obtained by means of a free port district.

The government has recognized the necessity for the extension of bonded warehouse facilities, and for a number of years has permitted bonded manufacturing warehouses where imported goods may be manufactured and re-exported without the payment of duty, and goods may be transferred from a bonded warehouse to a bonded manufacturing warehouse without the payment of duty; but this is only possible under strict supervision and inspection, which is both costly and inconvenient.

CREATING A RESIDENTIAL PARK AT MALBA

WHILE located within the city limits Malba on the North Shore of Long Island, embraces many of the advantages of a strictly suburban section, yet having all municipal improvements. The property, which is owned by the Malba Estates Corporation, is distant about twelve miles from the Pennsylvania station at Seventh avenue and 33rd street, having a service of about fifty trains daily. The running time is slightly less than one-half an hour, by express, the electrification of the road and the tunnels under the East River having materially reduced the train time.

Malba is a strictly home section, all of the property being restricted to high-class residences, except a short stretch in 21st street, which is adjacent to the railroad station. While no store buildings have been erected as yet, still it is the purpose of the company to either build structures of this type, or sell to builders, so that the residents may obtain their supplies on the spot. Malba has the advantage of free delivery from the large department stores in Manhattan and in addition there are abundant shops in Flushing and Whitestone where goods may be purchased.

The tract is exceedingly favorably situated in a cove just west of Whitestone, and from the property a wide and diversified view may be obtained over the Long Island Sound. Excellent bathing, boating and fishing can be had in the Sound and one of the features of the place is the interest taken in water sports.

In addition to the service of the Long Island Railroad, Malba has the advantage of a trolley service to Flushing, and during the summer months the Wall street boat makes a stop at the pier which is at the property. This affords a delightful trip to and from business and while more time is consumed, still for those not in a hurry the comfort well repays the time expended.

After the property was first opened several large and costly houses were erected. The prices ranged from $15,000 to $35,000, but now the company is going to inaugurate a new policy of erecting a number of dwellings, which with the plots, will average from $8,000 to $15,000. These dwellings will be complete in every particular, though will not have the number of rooms that are contained in the larger structures.

William Sugarman, president of the Alco Building Company, who is also associated with the Realty Trust, has assumed active supervision of the Malba development. Mr. Sugarman said last week: "The company is going to start an active campaign, under my supervision, and before many weeks we expect to have accomplished great results. It is the intention of the company to erect about forty stucco and tile residences, which will cost on an average of about $10,000. These houses will be built in various sections of the property and are designed to meet the requirements of the most exacting home-seekers. One of the large residences, which is now erected and owned by the company will be converted into a clubhouse for the use of the owners.

"Water, sewers, electric lights and gas have been installed; also a considerable amount of macadamized roads, sidewalks and curbs laid. Last week I placed a large force of men at work on the property and before the end of the summer the property will be materially beautified. Malba is thoroughly restricted and contains about 163 acres of land, much of which is wooded."

Another Alco Development.

Mapleton Park presents a typical example of the enhancement of real estate values which precedes the opening of the new subway facilities. The Sea Beach subway which runs through the heart of Mapleton Park is now one-third completed and the operation of both express and local trains is definitely announced to commence in April, 1915. The owners and developers of Mapleton Park are the Alco Building Co., William Sugarman, president.

Five years ago what is now Mapleton Park was then a bare stretch of farm land where vegetables were raised and sent "to the city." Today Mapleton Park has about 850 private one-family residences, eleven blocks of stores and flats; a motion picture theatre; the Mapleton Park Clubhouse, and is on the verge of getting the finest four-track subway service in Greater New York, to be an open cut, operated as an extension of the Fourth Avenue subway. Mapleton Park will have an express station at 62nd street and New Utrecht avenue, and three local stations, at 18th, 20th and 22nd avenues.





TYPICAL VIEWS OF MALBA AND MAPLETON SECTIONS.

TO IMPROVE CONDEMNATION PROCEDURE

City Should Stand For Tax Department's Appraisal and Make Prompt Payment on Taking Title—Let the Court Fix Compensation of Experts.

BY BENNO LEWINSON

SHORTLY after his induction into office, Mayor Mitchel is reported to have suggested that steps be taken for the creation of a civil service list from which appointees as condemnation commissioners should be selected. The Mayor seemed to think that by this means would be most readily cured the many crying evils in the present practice and procedure for the taking of land for public purposes.

The present condemnation law is archaic, unfair and insufficient; and much of the practice under it is so unsatisfactory as often to have been almost scandalous. Many efforts have from time to time been made to cure these evils; only to fail of final accomplishment. I refer particularly to a well-organized movement in 1904, in the course of which there was a most thorough investigation of the grievances called forth by the law and the practices under it: with a voluminous and exhaustive report to the Legislature by a commission, of which J. Noble Hayes was the chairman, which resulted in the passage by the Legislature of an act for the appointment of a body of commissioners of condemnation by the Appellate Division of the Supreme Court in the First Department.

This was the most hopeful movement of all; but it failed because the then Governor vetoed the legislation upon the opinion of the Attorney General, who advised that the law was unconstitutional in that it deprived the judges of the Supreme Court, as individual judges, of the untrammeled right given them by the Constitution, to make their own selection of commissioners upon each separate application.

Only Scratched the Surface.

It is hard to see how, in view of this opinion, the proposed measure of Mayor Mitchel can be made effectual. But, even if it could, the taking of the appointments for these commissions from a competitive civil service list would be only a scratch on the surface of the crying evils of today.

It is my purpose to point out some of the deficiencies of the present law; but before doing so I venture to call attention to the fact that the commissioners who are now being appointed from time to time are on the whole, perfectly competent and generally earnest. I doubt very much whether a higher class of men would submit to examination for the purpose of being placed upon such a competitive list, than the average of the body of men now being appointed.

And that is so, because the compensation which the law awards to these commissioners is senseless and inadequate. In the ordinary proceeding (to which there are now very rare exceptions) a condemnation commissioner receives ten dollars a day for each day upon which he acts as commissioner in a procceding, provided the session of the commission lasts not less than one full hour. Often it is less, through no fault of the commissioners, as, for instance, when the parties are not ready to proceed. I say that very frequently, although a commissioner may have sacrificed practically half a day, he cannot be paid even this small amount of ten dollars.

There doubtless are men who, when they have nothing else to do, would be very glad to be upon a civil service list and serve for that compensation. But no man of any kind of success in life can afford to take this work to the exclusion of other work; and it will be conceded by all reasonable men that a person who is willing to wait for the casual sittings of these commissioners to earn not to exceed ten dollars a day is not likely to be a man of the qualifications which are desirable for a good condemnation commissioner. Wherefore it would certainly seem doubtful whether a competitive list could be made up which would improve the tone of the commissionerships.

BUT for certain defects in the bill passed at the last session of the Legislature with the intent to carry out a constitutional amendment providing for excess condemnation and give some relief from present burdensome methods in condemning property, the Mayor would have given his approval to the bill. As it was, he expressed his sympathy with the intent of the bill and returned it to the Legislature for reconstruction into correct form. The present article by Mr. Lewinson makes suggestions for further improving the practice in condemnation procedure so as to lessen the delays and stop the hardships to which owners are subject.

Let the Court Fix the Compensation.

There is only one single practicable cure for these particular evils; this consists in changing the law so that the compensation of these commissioners shall be, in each instance, such gross amount as shall be fixed by the Supreme Court after the completion of the proceeding and upon notice to all parties in interest, as was provided for by special legislation in the recent case of the new court house proceeding.

I have often felt that it would be another salutary reform if the law provided that the commissioners could, in any particular proceeding, apply to the Supreme Court for the designation by the court of an expert witness, his compensation to be taxed in the proceedings; particularly in such proceedings where (as is only too often the case) the testimony of the experts retained by the respective parties is irreconcilable and therefore of little aid to the commission.

Of course the owner cannot be denied the right to produce witnesses of his own; but I am quite certain that if the practice were that the court designate an expert the effect of that would be to discourage owners from going to the expense (often very considerable) of hiring witnesses of their own. I understand that in the Court House proceeding one owner's "expert" received a fee of ten thousand dollars for his services.

If the suggestion were carried out, that the court should select experts, then nothing better could happen, as a practical matter, than that the Real Estate Board of New York should be constituted a body from among whom to designate these official witnesses, because that organization maintains a particularly effective service of that kind: assigning the making of estimates of value among its members in accordance with an established method of selection, which secures the best expert opinion for each particular location and parcel.

The foregoing suggestions, in my opinion, cover the principal weakness of the present practice.

There are other things which might be required which would lessen the delays and cure many other hardships of these proceedings. I would like to see the law amended so as to make the following changes as well, namely:

File Official Searches.

1. With every application for the appointment of a condemnation commission the petitioner should be required to file official searches, or else the certificate of a recognized title insurance company, showing who is the present owner of record of each parcel affected, and also all liens and incumbrances then existing against such parcel. The returns on such searches or certificate shall be deemed prima facie evidence of the facts thus disclosed. Any party desiring to contest a return so made shall file an affidavit stating concisely the nature of his claim; and the condemnation commissioners may then determine the issue or issues thus raised.

(This simple procedure, which modern methods of searching have made practicable, will do away with a great deal of time-consuming labor in the ascertainment of title and liens.)

Tax Department's Appraisal.

2. Such petitioner shall also file with his papers a certificate from the Board of Tax Commissioners stating the value of each parcel affected as appraised by the city for the purpose of taxation.

(The city ought not to be heard, either in law or morals, to say that property is worth less than the amount at which it assesses it for taxation. An additional reason for this suggestion will appear further on.)

3. With the filing of the petition for the appointment of condemnation commissioners the applicant shall also file in the County Clerk's office a notice of lis pendens; and the proceeding shall not in any way be affected by any rights, liens or other interests which may arise subsequent to the filing of such notice of lis pendens.

(This is in analogy to the practice in foreclosures, and there is no reason why this should not be done. It will often save much time by obviating the necessity of considering interests which may arise subsequent to the appointment of a commission, but prior to the vesting of title.)

When to Vest Title.

4. Title in the property sought to be condemned shall always vest in the petitioner (city), thirty days after the entry of the order appointing commissioners, unless a notice of appeal from such order shall have been filed prior to the expiration of said thirty days, in which case title shall vest thirty days after entry of the order of affirmance.

(There is no reason why, when once the court has determined that the petitioner is entitled to maintain his condemnation proceedings, the title should not vest. This is infinitely better than the "suspended" ownership otherwise created, and it prevents a situation which has sometimes arisen, when, between the commencement of the proceedings and the vesting by confirmation, values have so changed that the evidence has to be taken all over again. This suggestion is made in connection with the succeeding one, which, if adopted, makes it doubly valuable.)

Prompt Payment.

5. Whenever title shall have thus vested, any party to the proceeding claiming to be entitled thereto shall be permitted to make an application to the

BUILDING CODE REVISION PLANNED

Order in Which the Subjects Will Be Taken Up—The Fire Limits Will Be First Considered—New Suggestions Invited.

TEMPORARILY released of his duties as Superintendent of Buildings for the Borough of Manhattan, Mr. Rudolph P. Miller has taken up at the direction of the Board of Aldermen the task of assisting the Building Committee in revising the Building Code. The existing code went into effect in December, 1899, since which date changes in the municipal government and in building practice have occurred that in the opinion of the authorities long ago rendered a revision of the building law advisable.

Of all the cities of the United States, New York was the first to enact specific laws relating to the construction of buildings. In a primitive way up to the year 1860 public supervision over buildings was exercised by Fire Wardens. The regulations of that period aimed simply to prevent the erection of frame buildings in downtown streets. In the year 1866 the line was advanced from 52nd to 86th street, between the North and East rivers, and by the year 1899 to 190th street in Manhattan and 149th street in the Bronx.

In 1860 a separate building law for New York City was enacted by the Legislature. It created a Department of Buildings and provided for the appointment of a Superintendent of Buildings, a Deputy Superintendent and eight inspectors. The first Superintendent of Buildings was Jonas N. Phillips and the first Deputy Superintendent was James M. MacGregor. By a series of progressive steps the building law was brought up to a high standard of excellence, for the art of building is progressive, and in order to keep up with modern methods the code needed almost yearly revision.

Between 1892 and 1899, however, the code remained substantially unaltered, except for changes in the fire limits and a reduction of the allowable height for non-fireproof buildings from 85 to 75 feet. The existing code was framed by a commission of which Building Commissioner Thomas J. Brady was chairman. The late William J. Fryer was the editor of the code. Only seven important amendments have been made to the code since its enactment, one being the theatre section. Mr. Miller says it was a good code and would still be good if amendments were made to meet new conditions. It is an advantage to continue an existing code, not only because the public is familiar with it but also because it has been the subject of thorough interpretation by the department and of judicial decisions by the courts.

Mr. Miller's duty is, however, to revise the latest of several successive revisions, and particularly the one inherited by the present building committee, of which Alderman James Hamilton is chairman, from the building committee of the preceding administration, of which committee Alderman A. W. Herbst was chairman.

Planning the Work.

For convenience in discussing the several parts of the Amended Code the sections are to be considered by Mr. Miller in about the following order: Anyone desiring to discuss any of these subjects is invited by Mr. Miller to communicate with him at room 1227, Municipal Building, indicate the particular part of the code he wishes to discuss and he will then in due time be notified by mail when the questions will come up. By arrangement with Mr. Miller the Record and Guide will keep its readers informed of the progress of the work, so that all those interested may, if they have any further suggestion of real importance to offer, submit it at the opportune time.

The grouping arrangement of subjects is made entirely for convenience and is not to be considered as in any way indicative of any sections in the final draft. The section numbers given below are those of the draft under consideration by the Board of Aldermen, introduced at the meeting of January 13, 1914.

Fire Limits: Section 13.

Units for Calculations: Section 45, Floor Loads; 47, Wind Pressure; 60, Weights of Materials; 61, Computations; 62, Working Stresses; 63, Column Loads; 64, Eccentrically Loaded Columns; 83, Bearing Capacity of Soils (see *Foundations); 46, Strength of Existing Floors.

Materials of Construction: Section 48, Tests; 49, Brick; 50, Sand; 51, Lime; 52, Lime Mortar; 53, Cement; 54, Cement Mortar; 55, Lime-Cement Mortar; 56, Hollow Building Blocks; 57, Concrete; 58, Timber; 59, Steel.

Steel and Iron Construction: Section 65, Cast Iron Columns; 66, Cast Iron Lintels; 67, Rolled Steel Columns; 68, Steel Girders; 69, Steel Floor and Roof Beams; 70, Connections; 71, Riveting; 72, Bolting; 73, Trusses; 74, Riveted Steel Trusses; 75, Pin Connected Trusses; 76, Painting.

Wood Construction: Section 77, Wood Beams; 78, Anchors, etc.; 79, Columns, etc.

Foundations: Section 83, Bearing Capacity (see Units for Calculation); 84, Foundations; 85, Piers to Rock or Hard Pan; 86, Footings; 87, Piles.

Masonry Walls: Section 88, Walls; 89, Piers; 90, Stone Walls; 91, Ashlar; 92, Mortar; 93, Thickness; 94, Enclosure Walls; 95, Curtain Walls; 96, Fire Walls and Partitions (see Definitions); 97, Parapet Walls; 98, Walls of Buildings Raised, etc.; 99, Existing Walls; 100, Furred Walls, etc.; 101, Recesses, etc.; 102, Arches and Lintels.

Reinforced Concrete: Section 108.

Exit Facilities: Section 17, Entrances and Doors; 18, Stairs; 19, Required Number of Exits, etc.; 20, Exits, Existing Buildings; 21, Engineers' Stationary Ladders; 36, Scuttles (see Construction above Roof).

Safeguards Against Spread of Fire: Section 15, Floor Area Between Fire Walls; 22, Shafts More Than 6 Square Feet; 23, Shafts Less Than 6 Square Feet; 25, Fireproof Doors, etc.

Fireproof Construction: Section 103, General Requirements; 104, Fireproofing of Buildings; 105, Miscellaneous Provisions; 106, Partitions; 107, Tests.

Construction Above the Roof: Section 32, Roofing; 33, Cornices, Gutters; 34, Leaders; 35, Tanks; 36, Scuttles (See Exit Facilities); 37, Pent Houses; 41, Skylights; 42, Roof Protection (see Precautions During Construction).

Fire Extinguishing Appliances: Section 24, Standpipes, etc.

Light and Ventilation: Section 14, Limits of Area; 16, Light and Ventilation.

Heating Equipment: Section 109, Chimneys, etc.; 110, Smoke Pipes; 111, Hot-Air Flues; 112, Heating and Cooking Apparatus, Vent Flues, etc.

Precautions During Construction: Section 42, Skylight and Roof Protection (see Construction Above Roof); 26, Cellar Drainage; 43, Sidewalk Sheds; 44, Scaffolds; 81, Excavations; 82, Foundations of Adjoining Party Walls.

Construction Outside Building Line: Section 29, Vaults; 30, Projections; 31, Bay Windows, etc.

Fences: Section 124, Fences, etc.; 125, Electric Signs.

Miscellaneous: Section 27, Cellar and Ground Floors; 28, Cellar Ceiling; 38, Ducts for Pipes; 29, Wainscoting; 40, Floor Lights.

Places of Assembly: Section 119, Public Safety; 120, Theatres, etc.

Plumbing: Section 122, Plumbing and Drainage, Gas Piping; 123, Registration of Plumbers.

Elevators: Section 121.

Frame Buildings: Section 113, Frame Buildings Within Fire Limits; 114, Frame Buildings Outside Fire Limits; 115, Foundations; 116, Walls and Partitions; 117, Ceilings; 118, Chimneys.

Enforcement of Law: Section 5, Committee of Surveyors; 126, Violations and Penalties; 127, Courts Having Jurisdiction; 128, Notices of Violations, etc.; 129, Unsafe Buildings; 130, Surveys; 131, Court Proceedings; 132, Order to Remove Buildings, etc.; 133, Recovery of Bodies; 134, Imprisonment for Violations; 135, Existing Actions; 136, Tenement House Law; 137, Fund for Use of Bureau.

Definitions: Section 3, Definitions; 11, Classification; 12, Classification of Construction; 96, Fire Walls (see Walls).

Administration: Section 1, Title; 2, Liberal Construction; 4, Powers and Duties; 6, Applications; 7, Ordinary Repairs; 8, Demolishing Buildings; 9, Certificate of Occupancy; 10, Change of Occupancy; 138, Repealing Provision; When Effective?

CONDEMNATION PROCEDURE.

(Continued from preceding page.)

court, on motion, for an order directing the condemning party to pay over to him "pro tanto" the amount which in the certificate of the Board of Tax Commissioners is stated to be the assessed value of the parcel affected. Notice of such application shall be given to such parties and in such manner as the court may direct; and the court may also require the petitioning party to give an undertaking of indemnity, as the circumstances may warrant.

(I have already argued that the city ought not to be heard to say that the property is worth less than its appraised value in any event. So, premising, I see no reason why that much should not be paid to the claimants at the outset. This will leave comparatively moderate interests for a contest; and the great benefit to the city will be that upon such amounts thus paid the city will save interest charges. But the main benefit of this benign provision would be in preventing the great hardship of the present method whereby owners are deprived both of their property and of its value; sometimes for periods of such great length as to create, in many instances, real suffering and great injustice.)

Taxing the Costs.

6. Just as we tax the city's costs and expenses as part of the proceedings which are paid for on condemnation, so equally the costs of the property owner whose land is being taken should, after having been taxed and approved by the court, be added to the cost of the proceeding and included in the assessments, so that the property owner may have his award without any loss for expenses and attorneys' fees.

(Under the law the commissioners may give an owner only the fair market value which the property has at the time it is being taken. This "market" value means a price which a person willing, but not obliged, to sell can realize from another who is willing, but not compelled, to buy. This limitation of the award is sound enough in theory; but it doubtless works a hardship very frequently.)

REAL HOMES FOR SELF-SUPPORTING WOMEN

Responding to a Pressing Need, Several New Hotels Are to Be Opened—The Devinclare Residence Managers Will Supervise the Recreations of Their Guests.

RECENT real estate and building developments prove conclusively that New York is fully awake to the necessity for providing suitable housing facilities for the constantly increasing number of self-supporting women. A large percentage of these women have no families. Many have come to the city from distant towns, but have not the time, means or inclination to maintain separate homes. They have depended largely upon boarding and rooming houses, but few of these have ever been homes except in name.

These young women are demanding and have a right to better accommodations than they have been able to obtain in the past and there is no question that better housing can be had for little more outlay, with rooms furnished with greater care and kept in better shape than those found in the average boarding-house, where second-hand and oftentimes ready-to-be discarded furniture is used. It is the personal touch in the room that makes it a home rather than merely a place to sleep. Rooms should have furniture that will stand on its own legs and hangings that have not lost their freshness. The materials need not be silk or velour; chintz is far more comfortable and homelike as well as being more sanitary. A built-in bookcase and a well placed bank of drawers make all the difference in the world to the woman of education and taste who, although she has to spend many hours of her day in gainful employment, still has a longing for the little comforts that make life worth living.

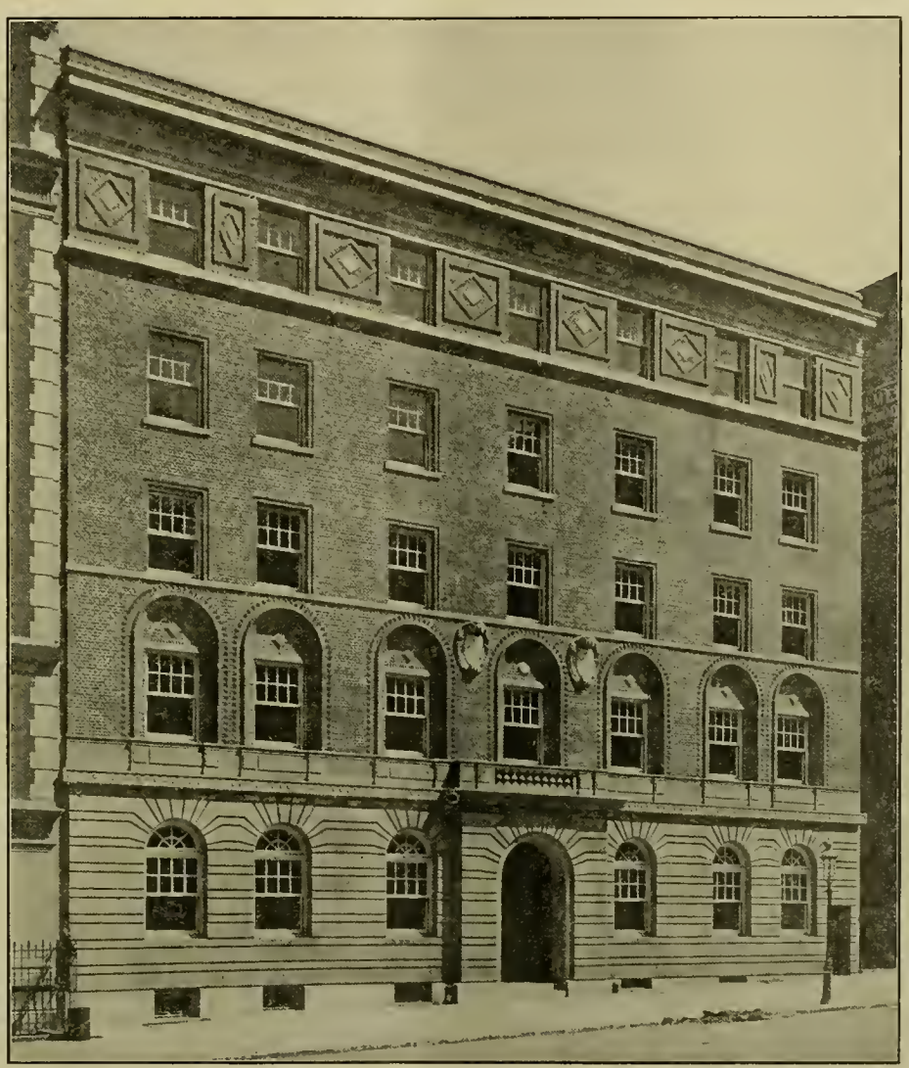
A further and most natural demand is that the meals should be improved both in quality and service. Only one who has been forced to live in a boarding house can possibly know the feeling aroused as the front door is opened and the boarder is greeted by the familiar odor of the menu always scheduled for that day. A calendar is unnecessary; the sense of smell will quickly inform her what day of the week it is. Much can and will be done to improve the service, and vary the menu for the business women, with the result that their efficiency will be increased as well as the profits of those catering to their wants and necessities.

Hotels managed and run exclusively for women guests and more particularly for the woman who must work, seem to give the best response to the quest for real homes. The Martha Washington, in East 29th street, the first hotel exclusively for women guests has prospered from its opening. During the past two weeks one new hotel has been opened and one hotel corporation has been chartered and is making preparations to erect a modern building.

The Hotel Avon, at the corner of 30th street and Lexington avenue, has been reorganized, remodeled and refurnished for the exclusive use of women. Many innovations have been introduced by the new management for the comfort and convenience of the guests. On account of its central location and the quality of the service offered, the hotel should attract many women as permanent guests.

This hostelry, which will be known as the "Business Women's Hotel," was formally opened Tuesday evening. The lobby was decorated with palms and flowers and an orchestra provided an interesting musical program. The entire building was open for inspection and on the opening date forty-two women had registered and will make this their home.

The Hotel Irvin for women has recently been chartered and has had preliminary plans prepared for the erection of an up-to-date fireproof building on the property at 308 to 312 West 30th street. This hotel will be twelve stories in height and will represent an investment of about $500,000 when ready for its opening.



West 120th Street. Lawlor & Haase, Architects.

DEVINCLARE RESIDENCE FOR SELF-SUPPORTING WOMEN.

A third project having the same object, but conducted along different lines, is now nearing completion in the Harlem section of the city. This building will be known as the Devinclare Residence for Self-Supporting Women. It is situated in the north side of 120th street, 200 feet east of Amsterdam avenue, and was built from plans by Lawlor & Haase, architects, 69 Wall street. The building with the ground it occupies, is the gift of Mrs. Susan Devin to the authorities of the Roman Catholic Church. The management of the project will be under the direction of the Regina Angelorum of the Sisters of Mercy.

The building is five stories in height, with basement, roof-garden and sun parlor. It occupies a plot 75x90 feet. Harvard brick and buff Indiana limestone were the materials employed in the construction and the building is fireproof throughout.

In the basement is the heating and service plant, laundry, service dining-room, kitchen and trunk and coal storage space.

The first floor has an entrance lobby and reception room, a large living-hall, the main dining-room, with serving-room and kitchen. A small chapel, having a seating capacity of 75, is also on this floor.

The second, third and fourth floors have all the same layout. They contain private bedrooms arranged for the accommodation of one or two guests, with baths and toilet rooms and a sewing-room on each floor.

The fifth floor has a large dormitory to be used by transient guests when the rooms are all occupied and where the prices for accommodations are considerably lower. There is also upon this floor a large assembly room where social gatherings and dances may be held.

The building is steam-heated and is lighted throughout by electricity and has telephone conveniences on every floor. The rooms will be furnished comfortably and in good taste. It is proposed to provide room and board at prices ranging from $3 to $5 per week, according to the location of the room and the number occupying it.

This project is not a charity in any sense of the word, nor is it intended for profit. If the managers are able to provide better quarters and board than can be found in the average boarding-house, supervise in a general way the recreations of the guests and still manage to break even, they will feel that their purpose has been accomplished.

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The National Association of Real Estate Exchanges is to have its seventh annual convention in Pittsburgh on July 8, 9, 10 and 11 next.

The annual expenditure of New York City for the care of destitute aliens amounts to $2,000,000. This is one of the many reasons why rents and taxes are high.

The "deadly fire peril" which some fire prevention experts have said exists in the New York City schools was effectually overcome in the case of the fire which broke out in the Bronx school house, by the vigilance and efficiency of the fire department on the one hand and the efficacy of the children's fire drill on the other, two safeguards which have never failed.

While general business is rather flat at present it is the concensus of opinion of merchants and manufacturers that stocks of goods are low, and that a moderate increase of demand would practically exhaust them in a short time. It is conceded in nearly all quarters that business would revive quickly if the railroad rate matter were disposed of satisfactorily.

The city's credit improves under better municipal management. With the exception of one year, the yield from city bond sales has annually decreased during a long succession of years, until this present year, when it cost the city less to borrow than it did in the preceding year. The yield of the city bond sale of this year is reported at 4.18 per cent. as against a yield of 4.49 per cent. in 1913. For several years the city's credit had been strengthening, but during the money stringency it was not possible to effect an actual decrease in the price of capital to reward a conservative and really economical administration.

Growth Without Prosperity.

According to the Census Bureau the present population of the City of New York is 5,333,537. This is an increase of 566,000 over 1912, or almost 12 per cent. It would be interesting to know how and why the Census Bureau selected this particular rate of increase. During the decade from 1900 to 1910 the percentage of increase in population of the City of New York was approximately 38 per cent. or 3.8 per cent. for each year. If the same rate of growth were continued the increase for the four years would be nearer 15 than 12 per cent. and the existing total would be nearer 5,500,000 than 5,300,000. This comment, however, is not intended to cast any doubt on the validity of the estimate of the Census Bureau. In all probability the rate of increase has diminished. From 1900 to 1910 the change in industrial, commercial and financial conditions favored New York. It was a period of industrial and financial concentration, the economic effects of which were peculiarly beneficial to the financial and commercial metropolis of the country.

That phase of the economic development of the American people has come to a close, and the result has undoubtedly been to dry up some of the sources of the prosperity of New York. The moderate amount of stock speculation compared to 1901 or 1906 is in itself sufficient very considerably to diminish the purchasing power of New York City and its demand for labor. For these and other reasons the Census Bureau is almost certainly right in estimating a smaller rate of increase during the past four years than that which prevailed during the previous decennial period. Indeed, the probability is that the decrease has been greater rather than smaller than the official estimate. We shall know next year when the state census is taken; but in the meantime we cannot help wondering how and where this enormous increase in the population of New York City is swallowed up.

According to the bureau's figures there are some 566,000 more people living in New York now than there were four years ago. In other words, New York has added to her inhabitants a city of approximately the same size as Baltimore or Pittsburgh.

Its industries must have increased sufficiently to provide all these people with means of livelihood. At the present time the increase must be still continuing at the rate of something like 160,000 inhabitants every year. Yet in spite of the fact of this expansion in population the ground value of real estate has not, except in a few favored districts, perceptibly increased since 1910. On the contrary, it has in many parts of Manhattan actually decreased, and in all probability the full measure of this decrease has not yet been written off on the assessment rolls of the city. It is certainly an extraordinary fact that a city can add to the number of its inhabitants in four years another city equal in size to Baltimore or Pittsburgh and yet witness during that period stationary or declining real estate values.

Discrimination Against New York City.

There are other interesting phases to the recent estimate by the Census Bureau of the population of New York. According to that calculation there are approximately 5,300,000 people now living in the metropolis against about 9,900,000 living in the whole State. New York City, that is, has within its limits over 53 per cent. of the population of the State. If the representation in the State Legislature were proportionate to the population, there would be more Assemblymen and Senators from this city than there would be from all the rest of the State put together. But, of course, the representation is not proportionate to the population. When the existing State constitution was framed, almost twenty years ago, the possible future supremacy of New York City in population was anticipated. It was expressly provided that the control of the Legislature should remain with the rural districts.

New Yorkers have always chafed under this discrimination. They have believed and believed rightly that the tax system of the State has imposed excessive burdens on the business of this city and that in the distribution of the benefits the rural districts were favored. Under the provisions of the existing constitution the supremacy of the other parts of the State will continue, no matter what proportion of the population comes to reside in New York City. This is manifestly unfair, and a strenuous effort will be made to remedy this unfairness in the State Constitutional Convention which will assemble next April. Indeed it looks as if the controversy about the method of districting the State will dominate proceedings of the convention. The chief object of the Democrats in providing for the partisan designation of candidates for the position of delegate was that of securing a majority of Democrats pledged to a new system of districting.

When the question of whether a convention should or should not be held was submitted to popular vote a few weeks ago, the local Democratic organization got out a considerable vote in favor of the constitutional convention especially for the purpose of securing an opportunity to redistrict the State. The Republicans, on the other hand, exercised their influence against a convention because they did not want the question to be raised, and they almost succeeded in defeating the project. The convention will be held and New York will make a resolute attempt to do away with the discrimination against this city which has been written into the fundamental law of the State. It is a great pity that the deliberations of a constitutional convention should be prevented by the injection of a fierce partisan controversy, but New Yorkers can hardly be expected to submit without protest to a system of representation which deprives them of the influence on the policy of the State to which their numbers and their wealth entitle them.

The Work of the Advisory Council.

The subcommittee on plan and scope of the advisory council of real estate interests has made a most admirable report. The committee points out that the most important function of the Advisory Council will be to harmonize conflicting views of public policy which may be entertained by public officials on the one hand and on the other by the property owners and their organizations. It proposes to work wherever possible through these local organizations, but in order that it may give really useful advice to these organizations, and in order that its opinions may be listened to with sufficient respect by local and State officials, its action and counsel must be based upon full information and the most careful possible consideration of the facts. The committee considers consequently that the Advisory Council will need the assistance of a small permanent organization which will make a business of acquainting itself with the facts and of a fund large enough to permit it occasionally to employ expert assistance.

It is very much to be hoped that these recommendations of the subcommittee will be accepted. The Record and Guide has frequently pointed out that no real estate organization can exercise any sufficient influence on public policy as long as it merely voices the opinions and the interests of its members. The policy of a great municipality has become more and more a matter which cannot be effectively criticised except in the light of expert knowledge, such as can be obtained only by men who make a business of investigating municipal problems. Any powerful organization of the real estate interests must be able to reinforce its advice and opinions with authentic facts, and that is precisely what the subcommittee wants to do. If it succeeds, a new era of usefulness and influence will begin for the real estate organizations of New York City.

City Planning for Newark.

The latest report of the City Planning Commission of Newark summarizes much of the work which the commission has been doing during the last three years. Messrs. E. P. Goodrich and George B. Ford, who have been acting throughout this period as the experts of the commission, have tried to assemble in this one volume a discussion of almost all the phases of city planning. As there was virtually no precedent for this idea, the authors had to feel their way. Presumably it is in the hope of counteracting in the public mind any feeling of resentment because of the criticisms necessarily contained in the report that marked attention is paid to Newark's material advantages in the introductory pages of what is on the whole an exceptionally interesting, as well as highly scientific and complete consideration of the problem.

The opening chapter, which has to do with widening and extending streets, contains practical and pertinent suggestions, but more attention could advantageously have been devoted to showing the economic value of each of the suggestions made and combining with that a table of their relative urgency.

A chapter on decorative improvements consists of schemes for civic centers that have been presented to the commission from time to time by local architects. As yet the commission has not worked out a scheme of its own for these architectural problems, because it is not an urgent matter when compared with others on which attention has been concentrated. There are chapters on harbor development, public markets, trolley transportation, the Morris canal and municipal recreation. A review of the commission's work cites a number of other reports which have been published from time to time by this commission, including reports on housing, street traffic, paving and signs.

The community can well afford to give careful attention to the proposals contained in the present report. Apparently the most urgent matters have now been examined and discussed, but others should be considered if the commission is to furnish a comprehensive plan for the whole city. The subject of the water-front, the railroads, the streets, street fittings, sub-structures, rapid transit, industrial districts, market system, housing, recreation, parks and parkways, civic structures, restrictions, and finally the means of paying for improvements, are all matters and subjects yet unfinished. The ideal city planning report should cover all the subjects referred to in this report and should consist of resumes of the previous reports on each of the special subjects considered. The commission and the experts would have a clearer perspective and sense of proportion with regard to the whole problem.

Is New York the Biggest City?

While the City of New York (proper) contained in the 1910 census 4,766,883 inhabitants, it is officially estimated that on the first of July next it will hold 5,583,871 inhabitants. In "the metropolitan district" of New York which includes not only the city proper, but a large suburban territory, that is substantially a part of the metropolis, making 616,927 acres, there was in 1910, 6,474,568 inhabitants as compared with 7,252,963 in the metropolitan district of London, in 1911. New York was increasing at the rate of 40.5 per cent. in ten years and London at the rate of only 10.2 per cent.

It is now claimed by some statisticians, that New York's metropolitan district in this year of 1914 contains 7,454,296 inhabitants, against 7,448,681 in London. If this is correct, New York is now the greatest city in the world.

New York the Greatest Seaport.

According to statistics prepared by the Department of Commerce at Washington, New York is the greatest seaport in the world, having in 1913 had 14,464,161 tons of entered shipping and 14,370,619 of cleared shipping. Hamburg, Antwerp, London. Rotterdam and Hong Kong came after in amount of shipping entered and cleared.

EXCESS CONDEMNATION.

Why the Mayor Was Obliged to Disapprove of the McGrath Bill.

OWING to defects in the legislative bill intended to put in operation the municipal machinery for taking property by excess condemnation as provided for in a late amendment to the State Constitution, the city will not get the benefit of the new system immediately. Unfortunately, the title to the McGrath bill gave little or no indication of its contents and therefore received little or no attention from the public press, else certain defects in its construction might have been pointed out and remedied. As it was, the Mayor was obliged to withhold his approval from the bill while yet in sympathy with its purpose.

The theory of the bill is to allow the city to take more property than is physically needed for the particular improvement and to place the trial of condemnation cases in the Supreme Court without juries. The defects which the Mayor found in the bill and on which he based his disapproval were these:

"1. The law is to take effect immediately.

"2. It stops the present procedure in condemnation immediately.

"3. Throwing upon the courts the great number of condemnation proceedings that will be prosecuted in the near future will so crowd the machinery of the courts as to seriously interfere with their business.

"4. Although, as said above, this bill will throw the extra burden upon the courts, apparently no attempt has been made to take up with the Appellate Divisions the question of providing for additional judges, and additional parts to meet the extra burdens.

"5. The title of this bill contains no reference to excess condemnation. The question of excess condemnation has been considered of such great importance that a constitutional amendment has been made and voted for by the people, and yet no warning in the title conveys to the readers' mind the fact that excess condemnation is provided for in the bill. I believe that the bill on this ground alone is unconstitutional."

There were many minor mechanical defects in the bill, such as failure to provide for damages for intended regulation of streets and avenues. The Mayor regretted the necessity for disapproving the bill, but the matter was one of such great importance that he deemed it his duty to return the bill to the Legislature so that it may be reconstructed and put into correct form as soon as possible.

REAL ESTATE QUESTIONS.

Which the Advisory Council Will Be Called Upon to Consider.

In the report which Messrs. Cyrus C. Miller and Laurence M. D. McGuire, a subcommittee on plan and scope, have made to the Advisory Council of Real Estate Interests, some extracts from which have appeared in the daily press, they give a list of the matters which the council may be called upon to consider in behalf of property owners. The list is as interesting as it is formidable:

(1) The personnel of the commission to be appointed by the Board of Estimate and Apportionment for the purpose of recommending the boundaries of districts and property regulations in compliance with the provisions of that act of the Legislature empowering the Board of Estimate and Apportionment to regulate and limit the height and bulk of buildings hereafter erected, and to determine the area of yards, courts and other open spaces.

(2) The hearings to be given by the State Factory Investigation Commission relative to the proposed recodification of the labor law.

(3) The hearings to be given before the Mayor's Commission on Taxation.

(4) The repeal of the Secured Debt Law.

(5) The recodification of the new Building Code.

(6) The court house site and the civic center in all its details.

(7) A definite plan by which the various departments of State and city issuing orders affecting real estate may be combined in one department and until such combination is brought about, some definite procedure for the issuing of orders so they will not conflict.

(8) To consider the activities of various self-constituted bodies, which have been active in framing laws which are harmful to real estate and to confer with them on the manner of accomplishing necessary reforms so as to conserve the interests of the real estate owner.

(9) Proper representation before the Industrial Board of the State Labor Department and its various subcommittees, with a view to minimizing the requirements in low and comparatively safe buildings.

The committee believes that the various real estate interests of the city have looked forward to the formation of a council like this and will come to depend upon its labors more and more as its efficiency is shown.

Fire Protection Convention.

The eighteenth annual meeting of the National Fire Protection Association will be held in the auditorium of the Insurance Exchange at Chicago next week, May 5, 6 and 7. A number of New Yorkers will attend, including D. Everett Waid, A. M. Feldman, Robert D. Kohn, Professor Woolson, Rudolph P. Miller, F. J. T. Stewart, Robert Adamson, E. P. Boone, F. M. Griswold, On Tuesday, May 5, the meeting will be opened with an address by the president, Robert D. Kohn. On the afternoon of Tuesday addresses will be delivered by Frank D. Chase, president of the Chicago chapter of the association on "The Adoption of N. F. P. A. Standards by State and Municipal Action;" by Dr. S. W. Stratton, director of the Bureau of Standards, U. S. Department of Commerce, on the "Possible Co-operation between the Federal Government and the National Fire Protection Association;" Hon. Robert Adamson, Fire Commissioner of New York City on "Municipal Fire Prevention;" William H. Merrill, manager of the Underwriters' Laboratories, on "New Features in the Work of Underwriters' Laboratories."

During the convention reports will be read by Charles H. Lum, New York, chairman of the Laws and Ordinances committee; George W. Booth, of New York, chairman of the Automobile Fire Apparatus committee; H. B. Machen, New York, chairman of the the High Pressure Fire Service Systems committee; H. O. Lacount, Boston, chairman of the Fire Pumps committee; Dana Pierce, New York, chairman of the Controlling Equipments for Electric Fire Pumps committee Benjamin Richards, Boston, chairman of the Manufacturing Risks and Special Hazard committee; Gorham Dana, Boston, chairman of the Gravity Tanks committee.

At the morning session on Thursday, May 7, F. J. T. Stewart, of New York, will preside. Reports will be made by the following named: F. E. Cabot, Boston, chairman of the Electrical committee; W. C. Robinson, Chicago, chairman of the Fire Protection Coverings for Window and Door-Openings committee; A. M. Feldman, New York, chairman of the Blower Systems for Heating, Ventilating and Stock Conveying committee; Ira Woolson, New York, chairman of the Fire-Resistive Construction committee; W. C. Robinson, Chicago, chairman of the Standards committee; E. P. Boone, New York, chairman of the Automatic Sprinklers committee; Charles A. Hexamer, Philadelphia, chairman of the Explosives and Combustibles committee.

—The number of applications for reduction of taxes on real estate last year was 10,099 for the whole city, compared to 12,720 in 1912 and 20,216 in 1911. Since the year 1899 the lowest total number of applications was in the prosperous year of 1906, when 3,948 applications were filed.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Interest Centered on the Bronx

United Owners New Activity.

At the last meeting of the United Real Estate Owners' Associations a committee, with L. Victor Weil as chairman, was appointed to study the new factory laws and to suggest amendments that may make them less burdensome. The committee will endeavor to obtain a more accurate definition of the word "factory," besides bringing the various provisions of the law to the attention of the city officials in an effort to enlist their support for possible modifications. The billboard committee has been working on a new ordinance to take the place of the one recently introduced in the Board of Aldermen. At the meeting held Tuesday the provisions of the proposed ordinance were considered and discussed. It is expected that it will be in shape for submision within a week or two.

PRIVATE REALTY SALES.

Considerable interest in Bronx properties was manifested this week, principally along the line of the proposed transit improvements. The West Bronx in particular attracted attention on account of the big auction sale, and buying along the line of the Jerome avenue extension. Other interesting deals in that borough concerned a large plot on the Grand Boulevard and Concourse and the block front on Fordham Road. In the other boroughs no new developments were noticeable, nor did there seem to be any indication of an improvement in the condition of the market. The more important deals concerned a loft building in 32nd street traded for Brooklyn and New Jersey property, similar structures on Audubon avenue and Broadway also traded for out of town holdings, and an apartment house in West 72nd street.

The total number of sales reported and not recorded in Manhattan this week was 30, as against 28 last week and 39 a year ago.

The number of sales south of 59th street was 8, compared with 12 last week, and 13 a year ago.

The sales north of 59th street aggregated 22, as compared with 16 last week and 26 a year ago.

The total number of conveyances in Manhattan was 143, as against 165 last week, 17, having stated considerations totaling $577,350. Mortgages recorded this week number 87, involving $2,832,037, as against 95 last week, aggregating $2,822,764.

From the Bronx 24 sales at private contract were recorded, as against 22 last week, and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,103,393, compared with $1,320,170 last week, making a total since January 1 of $14,739,487. The figures for the corresponding week last year were $583,687, and the total from January 1, 1913, to May 3, 1913, was $20,565,743.

John Miles in $500,000 Deal.

John Miles has purchased through E. Nelson Erhart, the 6-story apartment house, "Greenville Hall," at 5000 Broadway, on plot 118.6x187.6, and containing 84 apartments. The building was completed about a year ago by the Hazel Real Estate Co. In part payment Mr. Miles gave 100x215 on Northern avenue which he recently bought from R. B. Dula, and also 60 acres at Elmsford, N. Y.

Haskins Estate Sells Block.

The Winnie Co., Maurice Muller, president, has purchased through Porter & Co. from the Haskins estate the south half of the two-block-long panel extensions from Fordham road to 192d street, between the Grand Boulevard and Concourse and Creston avenue, on which stands the old Haskin's mansion. The parcel sold extends from Fordham road north to the middle line of 191st street, when cut through, and has frontages of 128 feet on Fordham road, about 370 feet on both the Concourse and Creston avenue. The 191st street frontage will be about 200 feet, and there will also be a frontage of about 88 feet in 190th street. The new owners plan to improve with apartment houses.

Prominent Institution on Grand Boulevard.

The Episcopal Home of the Holy Comforter for Aged People has bought through George R. Read & Co. from Major R. Dickinson Jewett, the northwest corner of the Grand Boulevard and Concourse and 196th street, having a frontage of 200 feet on the Concourse and 170 feet in the street. It is reported that a new home will be built on the plot.

Loft Building in Three-Cornered Trade.

Pease & Elliman sold for the Bramko Realty Co., Brody, Adler & Koch, the 12-story loft building at 31-33 East 32nd street, on plot 50x100, to the Meany Realty Corporation, which gave in part payment four dwellings and 27 acres of land in Convent, N. J., adjoining the Morris County Golf Club. In the same deal the Mortgage Financing Co. sold 36 one-family houses in 66th street, between Eighteenth and Twentieth avenues, Brooklyn, to the Meany Realty Co., which gave in part payment 116 acres at Convent, N. J. The Brooklyn houses, with the four dwellings at Convent, were taken by the Bramko Co. in exchange for the 32d street loft building.

Heights-Jersey Exchange.

The W. J. Rich Development Co. and Leo Stein purchased from Brown Brothers the two six-story apartment houses forming the block front on the east side of Audubon avenue, between 172d and 173d street, giving in part payment 16 dwellings and 100 free and clear lots at Hillsdale, Bergen County, N. J. The deal involved properties held at about $595,000.

M. F. Loughman Sells Apartment House

Franklin Haines has bought, through L. J. Phillips & Co., from Michael F. Loughman the 12-story apartment house at 164-168 West 72d street on plot 59x102.2, just east of the junction of Broadway and Amsterdam avenue. The house was built about two years ago by Brown Bros., who sold it to Mr. Loughman for a price said to have been about $617,500.

Manhattan—South of 59th Street.

BROOME ST.—The D. H. Jackson Co. has sold to Arthur G. Schaffner, 16-20 Broome st, n e cor of Mangin, a 6-sty new law tenement on plot 50x75. Meyer Levinsohn was the broker. The sellers bought this property last year from Henry Wendt.

21ST ST.—James N. Wells' Son has sold for Frederick Myers, to A. E. Straker, 336 to 338½ West 21st st, three 4-sty buildings, on plot 50x92. Moore estate leaseholds.

36TH ST.—The D. H. Jackson Co. has bought from Mary L. Whitehead 239 West 36th st, a 3-sty dwelling, on lot 18.6x98.9. The sellers acquired the property in 1883.

39TH ST.—The West Side Construction Co., Jacob Axelrod, president, sold the three 4-sty dwellings at 143 to 147 East 39th st, on plot 53.2x98.9, near Lexington av. The site will be improved with a 9-sty apartment house by John J. Hearn. The property was given in exchange for the Bright apartment house at 555 West 170th st, adjoining the northwest corner of Audubon av.

46TH ST.—Horace S. Ely & Co. sold for the Anderson Auction Co., the lease, which has about ten years to run, on property formerly occupied by that firm at 12 East 46th st, a 4-sty building, altered for business, 25x100.5. The property is owned by the Home Club Co., which is reported to be the buyer of the lease.

48TH ST.—Joseph F. Feist has resold the 3-sty building and store at 546 West 48th st, 30x100.5, which he bought at an auction recently for $9,950.

4TH AV.—Nelson & Lee sold for Samuel K. Jacobs to Robert P. Zobel, for about $450,000, the property at the northwest corner of 4th av and 28th st, 95x78, on which will be erected a high class mercantile structure. The seller acquired the corner about a year ago from the Edgar estate. Nelson & Lee have been appointed agents for the property.

BOWERY.—Bernard and Michael Flinn have purchased through Jacob Finkelstein from Alfredo De Genevieve 13 Bowery, a 6-sty lodging house, on a lot 22x100 ft, for about $45,000.

Manhattan—North of 59th Street.

ACADEMY ST.—Dr. Wesley Wait has sold the plot in the south side of Academy st, 125 ft. west of Broadway, 100x125x137x100, to a builder, who is said to be preparing plans for a 5-sty apartment house.

62D ST.—Dr. James S. Bishop has bought from Lizzie Von Boskerck, through Pease & Elliman, the 4-sty dwelling at 109 East 62d st. It is on lot 19x100.5, just in the rear of the 12-sty apartment house at the southeast corner of Park av and 62d st which Dr. Bishop recently purchased and will be used to protect that structure.

72D ST.—Edward W. Browning has bought through Leroy Coventry, from the estate of Morris Loeb, the 4-sty dwelling, on lot 25x102.2, at 118 West 72d st. Mr. Browning is also the buyer of the dwelling at 43 West 72d st, reported sold last week by the estate of George J. Smith.

73D ST.—Jay Gould has purchased from James McLean, through Herbert A. Sherman, the garage at 163 East 73d st, which he has been using for some time under lease. It is a 3-sty building on lot 25x102.2, between Lexington and 3d avs.

76TH ST.—Mrs. Andrew McKinney is reported to have sold the 5-sty dwelling at 26 East 76th st, on lot 19x102.2, near Madison av.

96TH ST.—Duff & Conger and Daniel Birdsall & Co., Inc., sold for James A. Farley the five 5-sty apartment houses, 100x100, at 58 to 66 East 96th st, between Madison and Park avs, to a Frederick Ayer, who gave in part payment a plot of lots on Nott av, Long Island City. The apartment houses have been held at $150,000.

97TH ST.—H. Eisnitz has bought for occupancy from Justine Buchsbaum, the 3-sty dwelling at 55 West 97th st, on lot 17x100.11.

AMSTERDAM AV.—James McClenahan, of the David Stevenson Brewing Co., is reported to have sold the 4-sty flat at 601 Amsterdam av, on lot 25x80.

BROADWAY.—Hall J. How & Co. have sold for the T. G. Galardi Co. to M. S. Barns, for investment, the 2-sty taxpayer at southeast corner of Broadway and 207th st, on plot 100x100, under lease to one tenant for 20 years.

CONVENT AV.—Moore, Schutte & Co. resold for John Albert the 3-sty dwelling, 427 Convent av, to Dr. C. M. Hoblitzell. Mr. Albert bought this property several weeks ago through the same brokers.

MADISON AV.—Paul A. McGoldrick bought from Herman Cassel, 1694 Madison av, a 5-sty apartment house with stores, on a plot 25x100, adjoining the northwest corner of 112th st.

MADISON AV.—John J. Kavanaugh sold for the estate of John Jay Jenkins to Dr. Alexander Wolff, the 4-sty dwelling, 1060 Madison av, on lot 20x70; adjoining the n w cor of 80th st.

PARK AV.—Margaret Calhoun has sold the 5-sty flat at 955 Park av, on lot 25.8x80.

ST. NICHOLAS AV.—Max Kayser sold for Alfred Fechheimer the southeast corner of St. Nicholas av and 133d st, a 5-sty apartment house on lot 25x100.

SHERMAN AV.—Charles W. Smith sold for the Vermilyea Realty Co., Charles Hensle, president, the 5-sty apartment house with seven stores, at the northwest corner of Sherman av and 204th st, on plot 100x55, held at $100,000. In part payment the buyers gave 446 and 448 West 125th st, two 5-sty flats, with stores, on lots 25x100, between Amsterdam av and Manhattan st, held at $64,000.

3D AV.—Harris & Maurice Mandelbaum and Lowenfeld & Prager have resold through John Armstrong to a client of Mitchell & Mitchell the three 4-sty tenements, on plot 60x95, at 1984-1988 3d av, northwest corner of 109th st. The sellers acquired the property at auction last week for $50,400.

Bronx.

JENNINGS ST.—Henry Brady sold for Bertha Tim to Mrs. Agnes Pregnell 759 Jennings st, 5-sty tenement, on plot 40x134.

156TH ST.—The Benenson Realty Co. bought from the James F. Meehan Co., 1015 East 156th st, a 5-sty new-law flat, on plot 40x100, near Southern boulevard. In part payment were given eight lots on Castle Hill, Story and Grindy avs.

184TH ST.—Henry U. Singhi is reported to have sold the 1-sty taxpayer at the northwest corner of Jerome av and 184th st. The building is one block south of Fordham rd and was erected about 5 years ago by Mr. Singhi.

BELMONT AV.—John R. and Oscar L. Foley have sold for the Agency Realty and Mortgage Co. the northwest corner of Belmont av and 186th st, a 5-sty flat, with stores, on plot 50x87.6.

CRESTON AV.—Richard H. Scobie sold for Mrs. Caroline G. Storey to Dr. George H. McGuire, the 14-room house at 2519 Creston av, on plot 73x150, between 190th and 191st sts. The property has been held at $30,000.

CRUGER AV.—Pease & Elliman have sold for the Hunt Land Corporation, to William Vincent Astor, the entire block front on the east side of Cruger av, between Bear Swamp rd and Brady av. In exchange Mr. Astor gives 18 lots on Holland av, west side, running north from Brady av 450 ft, together with the interior lots abutting the property of the Hunt Land Corporation fronting on Cruger av in the same block. The effect of this exchange eliminates the irregular boundaries between the two properties.

FORDHAM RD.—McLernon Bros. have sold for the Fleischmann Realty Co. an irregular shaped plot, fronting 62 ft. on the south side of Fordham road, about midway between Sedgwick av and Loring place. The property will be improved.

JEROME AV.—Walter Wilkius re-sold for George W. McAdam, the plot of 5½ lots at the southwest corner of Jerome av and 176th st, a plot 138x112, which he acquired two months ago from John F. Kaiser.

JEROME AV.—Auna S. Watt is reported to have sold the plot, 75x100, on the west side of Jerome av, 300 ft north of 176th st. Another Watt property, on the same block, recently sold is the plot, 75x100, on the west side of Jerome av, 175 ft north of 176th. Title to the parcel was taken earlier in the month in the name of George E. Rumrill, who transferred it to Edward C. Cammann.

JEROME AV.—Edmund Coffin has sold the plot, 75x100, on the east side of Jerome av, 50 ft south of 179th st. Another plot that is reported to have changed hands is the 50x100 site on the east side of Jerome av, about 232 ft south of Tremont av. There has also been sold the plot of over five lots on the east side of Jerome av, located about 455 ft north of Burnside av.

ST. LAWRENCE AV.—Leon G. Losere has sold for B. R. Buckingham to Dr. C. E. O'Grady the house on the east side of St. Lawrence av, 181 ft. south of Walker av.

STEBBINS AV.—Fulton Leasing Co. sold for Carl Ernst, 1382 Stebbins av, a 2-sty frame dwelling on plot 25x103, to Benjamin Mandolowitz and resold same to Nathan Sacks.

TELLER AV.—John A. Steinmetz sold for L. W. Divine 1051 Teller av, a 3-family brick tenement, on lot 20x100, to E. Beck, who gave in part payment a hotel at Lake Waramaug, New Preston, Conn.

UNION AV.—D. Thomas Costar sold 581 Union av, a 2-family frame dwelling, the buyer giving in part payment a vacant plot, 100x104, on the west side of Castle Hill av, 500 ft. north of Starling av.

WILKINS AV.—Susan Lyons has sold to Louis Klehan, 1336-1338 Wilkins av, two 3-sty three-family frame houses, on plot 50x122x irregular, between Freeman and Jennings sts. The buyer will alter the buildings, installing stores.

FIELDSTON.—The Delafield estate has sold to Dr. George A. Wyeth a plot on the west side of Goodridge av, near Fieldston rd. Plans are now being completed by Dwight J. Baum for a large Colonial residence and garage.

SOUTH WASHINGTONVILLE.—Hugo Wabst sold the plot, 100x100, known as lots 96 and 97, map of South Washingtonville.

Brooklyn.

DEAN ST.—Bulkley & Horton Co. sold 1173 Dean st, 3-sty dwelling, between Nostrand and Bedford avs, for John A. Van Cleef to Dr. R. Morrison, who will occupy.

HALSEY ST, ETC.—Friday & Lehmann sold 853 Halsey st, a 6-family apartment house, for Emil Wiederhold, and a plot of 5 lots on the corner of East 37th st and Canarsie lane, Flatbush, for Bridget McNamee.

PIERREPONT ST.—Alexander White, of the banking firm of White & Weld, has bought the residence of the late Edward M. Shepard, at 44 Pierrepont st, on plot 26.6x200, running back to Montague st. The reported price was $48,000.

PRESIDENT ST.—Jerome Property Corporation sold 699 President st, between 5th and 6th avs, a 2-sty dwelling, on lot 18.6x100, for Charles Giblett, Jr., to Mrs. Clavin for occupancy.

2D ST.—A. Peace & Son have sold for Louis Bonert the 3-sty dwelling at 609 2d st to A. L. Furnald; 20 Montgomery pl, a 3-sty dwelling with dining room extension for the W. A. Gunnison estate.

62D ST, ETC.—Frank A. Seaver & Co. sold two one-family brick houses, 1945 and 1947 62d st, near 20th av, for C. H. Schultheis; also for B. Schwartz, plot 83.10x100 in the north side of 71st st, 104.7 ft east of 17th av to the South Jersey Land Co; and for Geo. A. Danforth eight lots in the north side of 60th st, 100 ft west of 20th av.

72D ST.—B. J. Sforza has sold for William Brudi the 2-family frame cottage, on plot 40x100, at 1345 72d st.

75TH ST.—The Meister & Bache Realty Co. purchased from Dr. George E. Hamlin 8 lots in the north side of 75th st, 360 ft west of 12th av, Bay Ridge, upon which there will be erected a row of one-family houses; also bought 457 Warren st, a 3-sty dwelling, 17x100.

88TH ST.—The Sinmacros Realty Co., Inc., sold for D. Cappeluto the 2½-sty, two-family dwelling, 350 88th st, on a plot 25x70, irregular.

Queens.

ROCKAWAY BEACH.—G. Taus & Son have sold for N. Stapleton to Gussie Berglass, the row of stores and flats at the southwest corner of the Boulevard and Chase av; also two cottages on the west side of South Chase av; for John

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WANTED, lot about 60 feet front, west of 6th av., between 40th and 70th sts., suitable for first class theatrical apartment. Give full particulars. Box 302, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908; June 14, July 5, July 12, and July 19, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on May 5, 1914. Record and Guide Company, 119 West 40th St.

Regan the row of brick stores and flats on the northwest corner of the Boulevard and Keneer av; for Carrie G. Buck the Buck Homestead on the west side of South Pleasant av to Dora Schwartz, who will erect two cottages; for Emma Closs a plot on the east side of North Eldert av to William Goedel, who will improve for his own occupancy; for Emma Closs a corner plot adjoining the Long Island Railroad to John Lynch, and for Henry Ronager to G. Miron his new cottage on the west side of Clarence av.

LONG ISLAND CITY.—Cross & Brown Co. has sold for John M. Carron a lot 25x100 on the south side of Beebe av, 25 ft. east of William st, and for Stephen J. Duffy, a lot 25x100 at the s e cor of Beebe av and William st.

Richmond.

GRANT TERRACE.—Cornelius G. Kolff and Joseph P. Day sold for Clara F. Taylor, of Florida, her property at Grant Terrace, Staten Island, to Carl F. Grieshaber, who will improve with 1-family dwellings.

PROSPECT AV.—Cornelius G. Kolff sold for A. L. Eglinton to C. Nordenholt the plot 100x100 on Prospect av, near Barrett av, Staten Island, where the purchaser intends to erect a residence for his own occupancy.

GARWOOD, N. J.—New York Suburban Land Co. sold to A. J. Bender, 40x100 on Hemlock av; to Alfred G. Lange, 80x100 on Willow av; to E. J. Hughes, 60x100 on Hickory av; and to Mrs. M. L. Clark, 40x100 on Spruce av; to Charles W. Ellis, 60x100, on Willow av; to Daniel J. Leach, 40x100, on Myrtle av; and to Robert S. Kelsh, 60x100, on Pine av; also sold at Westfield, N. J., 40x100 on South av to Wm. B. Crain and 40x100 on Newark av to Mrs. E. Bowman; to A. C. Johnson, 40x100, on Princeton av; to Frank H. Resch, 40x100, on Fanwood av; and to Geo. W. Aldrich, 60x100, on Newark av.

HARTSDALE, N. Y.—F. Rutledge Davis has purchased from the Scarsdale estate a plot 150x200, just north of Huntington av, on which he will erect a 12-room residence.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to John J. Tansey, 40x100, on Windsor Parkway, to Kate Masterson, 40x100, in Botsford st; to H. L. Cooper and F. V. Dempsey each, 40x100, on Kennedy av; to Ivan Bankoff, 20x96, on Milburn av; to M. Foltynski, 40x100, on willow av; to J. Fooney, 40x120, on Kane av, and to N. Sroka, 60x100, on Homan Boulevard; also at East Rockaway, to C. Daft, 60x100, on Hewlett Bay Boulevard East and Cooke st East; to M. J. Walker, 100x100, in Dewey st West and 20x100 in Cooke st West; at Oceanside, 40x100, to F. Sorenson on Hoke av, and to W. R. Schow, 40x100, on Ebert av, and at Rockville Centre, 60x100, to H. & A. Junge, on Fortesque av.

NEW ROCHELLE, N. Y.—W. E. & W. I. Brown, Inc., sold for Dr. G. J. Petit, a one-family house on plot 40x122, at the northwest corner of Chauncy av and Clove rd.

RIDGEWOOD, N. J.—F. J. Goertner has purchased the country home of James A. Townsend, on the East Saddle River rd, north of Ridgewood, consisting of a residence and about 50 acres. Frank M. Stevens and Frederick A. Tetor negotiated the transaction.

ROCHELLE HEIGHTS, N. Y.—O'Connor & McCann sold for Mary A. Starrett her residence on Rochelle Heights. The property was held at $18,000.

ROSEDALE.—New York Suburban Land Co. sold to E. A. Erb, 60x100 on Park av; 40x100 on President av to Fred C. Steffens and 40x100 in Dale pl to Albert Bister; to Miss A. T. Hilbert, 40x100 on Union av, and to Thomas L. Ryan, 60x100, in Oxford pl.

SCARSDALE ESTATES.—Kirby Thomas has purchased from the Scarsdale Estates a plot, 75x150, on Walworth av, adjoining the Bronx Parkway, where he is preparing to build a Colonial house of ten rooms for occupancy this fall.

WOODMERE, L. I.—W. K. MacDonald sold for Leopold Stern a plot of 6 lots in Lafayette pl, north of Central av, to Dr. A. H. Beaman.

LEASES.

New Piano Factory in Queens.

Another large Manhattan manufacturing concern has joined the rapidly growing industrial center in Long Island City. The Walters Piano Co., owned and controlled by Bloomingdale Brothers, has leased from the Queensboro Corporation the large plot at the corner of Wilbur avenue and Sunswick street, Long Island City, fronting 185 feet on the avenue and 75 feet in the street, on which a six-story, fireproof reinforced concrete building is in course of construction. Five stories have already been completed. The former plant of the Walters Piano Co., at 226 and 228 East 63rd street, Manhattan, was destroyed by fire several months ago, but the manufacture of pianos and player-pianos has been going on uninterrupted in their factory annex in East 72nd street. The entire product is sold through the piano department of Bloomingdale Brothers. The lease is for a term of 5 years with privilege of renewals.

Banker's Home for Shops.

Connor Lawrence and Charles F. de Casanova have leased for Washington E. Connor, retired banker, his residence at 532 Madison avenue, northwest corner of 45th street, on lot 25x70, for 21 years, with renewal privileges, the rental for the first period aggregating about $200,000. The lessee is a newly-formed corporation represented by S. Morrill Banner, which will alter the building into stores and apartments from plans by Theodore E. Visscher.

$950,000 Astor Leasehold.

Nelson & Lee have leased the 11-story mercantile structure at 3, 5 and 7 West 35th street to the First Leaseholding Company of Albany, for the balance of the first 21-year term of the lease between the Brunswick Realty Co. and the Astor Estate, at a rental averaging $50,000 per annum. The property was leased in 1912 from the Astor Estate to the Brunswick Realty Co., which erected the present building and has leases here with Best & Co., the Exchange Buffet and I. Schlivek, etc. The entire building is rented with the exception of two lofts. Nelson & Lee have been appointed agents of the property.

Another Restaurant for Times Square.

Herman Gertner, formerly of the Astor House and known as the "millionaire waiter," has taken a lease from the Saxe Amusement Co. through Daniel Birdsall & Co., of the store and basement in the building being erected by Henry Youngs at 1446 Broadway just south of 41st street. He will pay an aggregate rental of about $100,000.

Rural and Suburban.

GREENACRES, N. Y.—Kirby Thomas leased, through the Westchester Land Exchange, the residence of Prof. Gary N. Calkins at Greenacres. W. A. Bours leased ground at Gedney Farm, and a house is to be built for him on plot 80x175, opposite the new residence of L. Ward Prince, and adjoining the Gedney Farm Hotel. Plans are being prepared by Chester A. Patterson. This house will be completed early in September.

Manhattan.

THE ALLWIN REALTY CO., INC., and Adolf Humpfner leased for 4 years the building at 178 1st av to Thomas Cassesse, who will conduct a first class vaudeville and moving picture establishment.

THE ALLWIN REALTY CO. leased for the Gramway Co. the 5-sty private dwelling at 39 Gramercy Park East to William J. Williams, for occupancy.

AMES & CO. leased for Samuel W. Peck store in 6 West 29th st to Wah Tai, and the 1st loft to Henry Maerlender, of 6 West 29th st; for H. A. Mirick the dwelling at 74 West 12th st to E. Meurale; for Dr. S. A. VanSaun the dwelling at 354 West 27th st to Mrs. H. Cullen; for Mrs. A. L. Robinson, dwelling at 329 West 51st st to a Mr. Vogt; for F. H. Lamb dwelling at 339 West 55th st to Mrs. K. C. Doyle; for Charles Gachot dwelling at 158 West 35th st to Caroline Corrido.

JULIA BEVERLEY HIGGENS leased an apartment in 61 East 86th st to Mrs. Arthur Cobb and sublet for Mrs. Gordon Willis an apartment in 16 Central Park West to C. P. Wiley.

DANIEL BIRDSALL & CO. (INC.) and the Cruikshank Co. leased the 1st floor and basement in 18 White st to Alexander F. Reid & Sons of 137 Duane.

DANIEL BIRDSALL & CO. (INC.) leased the first floor in 136 and 138 West 22d st to Kotlarsky & Son; part of the 4th loft in 49 and 51 West 24th st to Joseph Jaffe; part of the 2d floor in 114 and 116 East 28th st to the Norwich Wire Basket Co., of 1123 Broadway; the 7th loft in 10 to 14 Bleecker st to D. Spilton of 336 Delancey st; the store in 1237 Broadway to the Jacobs Hat Co., of 99 Nassau st, and the 7th loft in 114 and 116 West 14th st to Monsheimer & Jacobs of 28 West 36th st; the building at 44 West Broadway to the General Gas Light Co., of 46 West Broadway; 7,500 sq. ft. in 10 to 14 Bleecker st to Dinnerman & Saltzman, of 236 Eldridge st, and 2 lofts in 60 Grand st to Alball Mfg. Co., and H. K. Lorentzen, of 256 Pearl st.

VASA K. BRACHER leased the 3-sty dwelling at 302 East 65th st for Mrs. Ellen Hickey to Charles Mischan.

GEORGE A. BOWMAN leased to the Standard Typewriter Co., of 1493 Broadway, the store and basement in the new building at 141 West 42d st.

JOHN J. CLANCY & CO. leased for Felix Isman, Inc., the store in 17 7th av to the Saxon Tire Co.

THE CROSS & BROWN CO. leased for Robert Goelet to the A. E. Ranney Co., of 1700 Broadway, Eastern distributors of Hudson automobiles, the 6th floor, comprising 21,000 sq. ft., in the building at the northeast corner of Broadway and 64th st, and for De Selding Bros., as agents, to Harry Veghte and Frank McAllister the store in 1659 Broadway, and for the Locomobile Co. of America to the U. S. Light & Heating Co., of 30 Church st, the 4th floor in 16 to 24 West 61st st.

THE CROSS & BROWN CO. leased for Scott & Griffith to Frank Barber the southerly half of the 2d floor in 1700 Broadway and offices in 1737 Broadway to the Rhineland Machine Works

Co., of 140 West 42d st, and the southwest corner of Broadway and 57th st to the Spanish-American Engineering Co., of 1777 Broadway, and in the Strand Theatre Building, at the northwest corner of Broadway and 47th st, to J. R. Munter and B. Greenburg.

THE CROSS & BROWN CO. leased part of the 9th floor in 12 and 14 West 37th st to Salman & Altman and in conjunction with Royal Scott Gulden the 1st loft in 22 East 41st st to Lyman & Helenius, men's tailors of 481 5th av.

DUROSS CO. leased for Peter D. Strauch the two 4-sty buildings at 28-30 10th av to Swift & Co., wholesale provision house, and to the George Hotchkin Co., provision brokers.

THE DUROSS CO. leased the store at 242 West 14th st to John S. Johnson and the 2d loft to Goldsmith & Stein.

DUROSS CO. and J. W. Cushman & Co. leased the 3d loft in 11 West 20th st to the Missionary Education Movement, Inc. The Duross Co. also leased the 6th loft in 10 West 18th st to John Eglofsten and the 2d loft in 124 West 18th st to Joseph Berman and Herman Siegel.

O. D. & H. V. DIKE leased the 2d and 3d lofts in 218 West 42d st to Atsco, Inc., and the 4th loft to the Chrono-Kinetograph Co., of 222 West 42d st.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 14 rooms and 4 baths, comprising the entire 10th floor in 635 Park av, to Alfred I duPont, vice-president of the E. I. duPont de Nemours Powder Co. of Wilmington, Del.

DOUGLAS L. ELLIMAN & CO. leased apartments in the new 12-sty apartment house under construction at 103 East 86th st to Miss Susan Ellis, Miss Amy Ellis, Mrs. John J. Cocks, Miss Ethel Brooks, Mrs. Marshall Phillips, Dr. James A. Miller and Albert Harkness; and in the new 9-sty apartment house being erected at 116 East 63d st to Miss Kingsford.

DOUGLAS L. ELLIMAN & CO. leased apartments in the new building at 116 East 63d st to Mrs. George I. Malcom; in 178 East 70th st to Charles R. Leonard; a duplex in 829 Park av for Pease & Elliman to Paul Armstrong, the playwright; and in the new building at 150 East 72d st to Raymond J. Schweizer.

J. ARTHUR FISCHER leased for Congressman Jefferson M. Levy and L. Napoleon Levy the 4-sty dwelling at 236 West 38th st to J. J. Barron and the store in 787 6th av for L. Guersch to I. Friedman, restaurateur.

FULTON LEASING CO. leased in 284-6 Pearl st and 105-7 Beekman st, 1st loft to Thompson & Hendrickson, and Abraham M. Van Praag of 80 Maiden la; offices to the Independent Sponge Co. Inc., S. Caplan & Co., importers, of 239 Water st; J. N. Bogle of 101 Beekman st and H. M. Bellin Photo Co.; also for Joseph Cohen, receiver, the new 3-sty brick stable at 337-9 Water st to the Acker Trucking Co., and the 4-sty brick building at 178 South st to Darmstadt, Scott & Courtney the present tenant.

M. H. GAILLARD & CO. leased to Taylor Trunk Works of Chicago, Ill., the 3d loft in 519 8th av; to Columbia Supply Co. of 302 West 36th st the 2d loft in 519 8th av; to Dennis Sheridan a store in 116 West End av; to Frank Rochlin a store in 73 West 82d st; to E. Doyle a store in 73 West 82d st; to S. Simon 2 floors in 506 6th av; to W. Euler, basement and wine cellar in 129 Grand st; to W. McNear a loft in 48 West Broadway; also a renewal at 506 6th av, store and rear building. The brokers report that the new rental is a 20 per cent. increase over the amount of the lease made 3 years ago.

GOODWIN & GOODWIN rented for Jacob Israelson to Edwardo Correa, the 3-sty dwelling at 129 West 121st st.

GOODWIN & GOODWIN rented for Mary A. Smith to Solomon M. Ungar, the 3-sty dwelling at 56 West 113th st.

GOODWIN & GOODWIN rented for the estate of Wm. R. Beal to the Vigilant Cycle Club, Inc., the 4-sty dwelling at 1 West 121st st.

M. & L. HESS (INC.) leased the store and basement in 213 West 40th st to Adolf Prince; the store and basement in 11 West 17th st to E. Bocher, and the building at 154 West 29th st to A. Edmonston.

M. & L. HESS, INC., leased the 6th loft in 25 West 15th st to Sperling & Waxman, and the 2d loft in 133 and 135 West 19th st to H. Sirowitz & Co., and 214 to 218 West 28th st to M. Stone Packing Box Co., of 132 West 32d st.

M. & L. HESS (INC.) leased room 1301 at 432 4th av to the Cumberland Silk Mill, and room 1107-S on the 11th floor to H. G. Porter & Co., Ltd., of 111 5th av; the latter lease having been negotiated by Carstein & Linniken; also the 3d loft in 49 to 53 East 21st st to Koerting & Methieson of 22 East 21st st, New York agents for the well-known "Excello" Lamp.

EDWARD J. HOGAN leased to the Public Service Commission the front of the 12th floor, also space on the 15th floor of the Woolworth Building, for its engineering and draughting departments.

EDWARD J. HOGAN leased space in the Woolworth Building to the Canadian Pacific Railroad Co. on the 15th floor for 10 years; to the Chicago and Northwestern Railroad space on the 14th floor; to the Union Bag & Paper Co. and Warren Mfg. Co. the south wing of the 19th floor; to Earle Scott, of 27 William st, and J. Ward Follette, of 27 William st space on the 11th floor; and offices to William Denison Morgan, P. G. Pickman & Bros., Inc., the Newport News Shipbuilding & Dry Dock Co., of 30 Church st; the Eagle Smelting & Refining Co., of 738 East 14th st; Joseph Joseph & Bros. Co., of 50 Church st; Nestle's Food Co., of 233 Broadway; the Perolline Co. of America, of 39 Cortlandt st; Moss Laimbeer, Marcus & Wels, of 299 Broadway; Rooney & Beha, of 29 Broadway; the Shredded Wheat Co. of 277 Broadway; the Hooper-Falkenau Engineering Co. and to the Pitts & Kitts Mfg. Co., of 30 Cortlandt st.

HORACE S. ELY & CO. and Pease & Elliman leased the entire 5th av section of the 2d story in the contemplated Rogers Peet Building at 5th av and 41st st, comprising about 12,500 square ft, with a frontage of 73 ft on the av and 166 ft in the st. The name of the tenant is being withheld for the present. The lease

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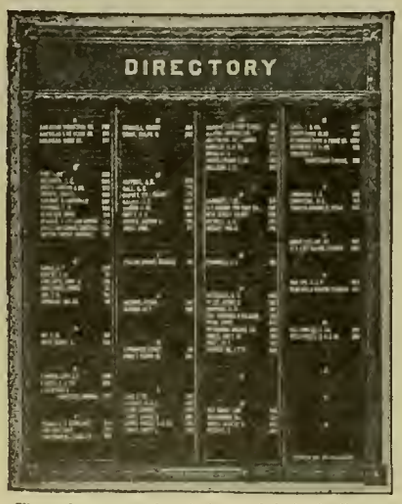
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dates from Feb. 1, 1915, one month after the building is scheduled to be completed.

C. F. W. JOHANNING leased for Abraham J. Hoffman to Abraham Porter the store in 2656 8th av for 5 years.

C. F. W. JOHANNING leased for Chas. Hoffman to Henry Treuhold of 2076 8th av the store in 2076 8th av for 5 years, with a privilege of a further lease for 3 years; also leased for E. G. Hantsche the stores in 2102 8th av to Bruns Bros. of 2102 8th av and Chas. Meyer, for 3 years.

CHAS. S. KOHLER has leased for Minnie Miller to Anna Hastings the 3-sty dwelling at 113 Manhattan av; also for the Eureka Auto Sta., to William T. Armstrong the single store at 12 Cathedral Parkway, for City Real Estate Investing Co. to Paul Sayetta, the basement store at 107 West 104th st, and for John H. Diersen to John Malanga the house at 104 West 100th st.

JAMES KYLE & SONS rented the 3-sty dwelling at 226 East 52d st for Walter H. Watson to Dr. William A. Dalton.

SAMUEL H. MARTIN leased for Jermiah J. Campion the store in 1860 Broadway to Walter K. Hadley and the store in 1862 Broadway to C. B. Derby & Co. of 1862 Broadway.

WILLIAM B. MAY & CO. rented for Mrs. Mary Louise Fuller 49 East 61st st, and for Howland Pell 51 East 61st st to Arthur H. Cutler. This property will be used for the Cutler School, one of the oldest private schools in the city, originally at 20 West 43d st 30 years ago, and for the past 20 years at 20 East 50th st.

WILLIAM B. MAY & CO. leased the late Colonel Harris's residence at 306 West 75th st to Charles H. Venner.

JOSEPH P. McHUGH & SON leased from Otto Grimmer through Douglas Robinson, Charles S. Brown Co. 232 and 234 East 37th st, opposite the Murray Hill Evening Trade School. The building will be used in manufacturing furniture and house fittings designed by this firm.

THE M. MORGENTHAU, JR., CO. leased for Christian Luckey a store in 306 Broadway, in the building formerly occupied by the Tower Manufacturing & Novelty Co., to the Western Union Telegraph Co., who will make this store their headquarters for this section. This completes the sub-letting of these premises with the exception of the top loft. Mr. Luckey recently leased the entire building through the M. Morgenthau, Jr., Co. and has completely remodeled same.

THE NEHRING CO. leased for the Curb Realty Co. 510 West 135th st, a 6-sty apartment house, for 5 years.

FERDINAND NAGEL leased the store in 2104 Amsterdam av to I. Oestreicher for 3 years; in 2134 Amsterdam av for Jacob Polatcheck; in 2176 Amsterdam av to A. Seh, and in 2178 Amsterdam av to Daniel Reeves, Inc., for 3 years.

THE CHARLES F. NOYES CO. sub-leased offices in 42 Broadway for W. C. Langley & Co. to Popper, Sternbach & Co; in 80 Maiden la to the Lumbermen's Credit Assn of 55 John st; in the Smith Gray Building, Broadway and Warren st to Samuel J. Hess of 256 Broadway; in the Hanover Square Building at 130 and 132 Pearl st to Jose D. Riera & Co. of 96 Water st and space in 61 Beekman st to Frank Vanderstuyf.

PEASE & ELLIMAN leased apartments in the "Stratton," at 342 West 85th st to Mrs. Katherine R. Stahl; one of 8 rooms and 3 baths, duplexed, at 829 Park av to J. W. Welsh; in 344 West 72d st, through Ewking, Bacon & Henry, to Charles L. Parmalee, in 101 West 85th st to Miss Alida S. Williams; and in 165 West 72d st to Miss Florence M. Morris; also as agents, leased, in conjunction with Myer Bondy, for the Century Holding Co., Lee & Fleischman, the 12th loft, 100x100, in the Central Building at 25 to 33 West 45th st to Seckendorf Sisters, manufacturers of ladies' hats, of 652 Broadway; an apartment in "Marquand House," at 68th st and Madison av, to Frederick W. Allen of the counsel of the Mutual Life Insurance Co.; an apartment in 144 East 40th st to Miss Sylvia Wilder; offices in Aeolian Hall to the National Retail Dry Goods Association of 33 West 42d st to Dr. H. A. Loomis and to Frank M. Hill; temporarily for Edward D. Harris, as receiver, the large corner store and basement at the northeast corner of Broadway and Chambers st; in 7 Wall st, for the United States Trust Co, offices to Charles E. Merrill & Co. of 71 Broadway; and in 123 Liberty st, offices to Henry M. Williams of 107 Reade st.

PEASE & ELLIMAN and William H. Whiting & Co. leased for Augusta Larned the store and basement in 52 Vesey st to Harry Goldstein.

GEO. R. READ & CO. leased for the Adams Express Building Co., in the new Adams Building, at 61 Broadway, space on the 24th floor to the Cuban Telephone Co., of 60 Broadway; space on the same floor to Rojas Niese & Co., Inc., of 60 Broadway; the entire westerly front of the 22d floor to the Railway Improvement Co., of 165 Broadway, and the westerly half of the 26th floor to Kenyon & Kenyon, of 49 Wall st; also about 2,000 sq. ft. on the 17th floor of the Hanover National Bank Building to Reed, Gwinn & Deming, of 2 Rector st, and Horace E. Deming, of 15 William st; 3,000 sq. ft. on the 8th floor of 130 Fulton st for Clarence W. Bowen to the American City Publishing Co.

THE J. ROMAINE BROWN CO. leased apartments in 2170 Broadway to Arthur B. Heine, Tillie Cahn and Anna McNally.

THE M. ROSENTHAL CO. leased for the United Realty & Improvement Co, the 3d loft at 28 and 30 West 34th st, to Landauer & Perl, of 14 West 33d st.

THE M. ROSENTHAL CO. leased a floor in 491 6th av to the Hopp Press of 370 8th av.

LOUIS SCHRAG leased for George Kelly the 4-sty building at 105 West 16th st for 5 years.

MOORE, SCHUTTE & CO. leased for Thomas McBride the store in 1689 Amsterdam av.

JAMES A. SHEERAN leased the store in 1052 Park av to John E. Rooney of 977 Park av.

TUCKER, SPEYERS & CO. leased for Ell B. Springs the 2d floor in 29 to 33 West 38th st, to the Pathe Freres Phonograph Co.

E. A. TURNER leased the basement store in 47 East 28th st to Paul Breskin, tailor of 81 Madison av; the store in 196 Lexington av to Paul & Stephen Kondrajian for 2 years; the building at 128 East 32d st to M. J. Freund; the 1st floor in 181 Lexington av to the Albro Society; the store at 119 Lexington av to Traplin Bros., jewelers; the store in 717 Lexington av to Madam Alloncius; the store in 186 Lexington av to the Five in One Co., and the dwelling at 122 East 27th st to Kathrine Josephine West for 3 years.

W. F. WHITEHOUSE rented through Worthington Whitehouse the 5-sty American basement house at 125 East 73d st. The dwelling was completed 3 years ago by Charles Brendon.

WILLIAM H. WHITING & CO. leased the store and basement in 22 Beekman st to the Progressive Lunch Co., of 8 West Broadway; the store and basement in 10 and 12 Vandewater st to the American News Co., of 11 Park pl; store and basement in 7 Dutch st to Standard Hollow Ware Co., of 12 Dutch st; and the store and basement in 52 Vesey st to H. Goldstein.

WILLIAM H. WHITING & CO. leased for the New York Railways Co. the 4-sty structure at 64 Vesey st, with a 10-ft. frontage on West Broadway, to Peter Suryee & Co., who occupy the adjoining building. The lessees will extend that structure over the newly leased lot.

THE WORKMEN'S COMPENSATION COMMISSION, Robert E. Dowling, chairman, leased the 30th, 31st and 32d floors of the Metropolitan Tower at Madison av and 23d st, from the Metropolitan Life Insurance Co. to be used as offices of the commission in this city.

Bronx.

EUGENE J. BUSHER leased for J. & M. Haffen Brewing Co. the 3-sty brick building at 2858 3d av to the Hanover Lunch Co. for 10 years from May 1, at a net rental of about $65,000.

Brooklyn.

AMES & CO. leased for Pastoria Chase the store in 857 and 859 Manhattan av to W. L. Douglas Shoe Co.

HENRY PIERSON & CO., INC., and W. C. Burling leased the Plaza Theatre at 7th and Flatbush avs, and the 3-sty dwelling at 34 Sterling pl for Edgar L. Bradford.

Queens.

THE LEWIS H. MAY CO. leased at Far Rockaway, for Catherine Barry cottage in Prospect st to Mrs. Susan H. Crane; for Frederick Haberman cottage 7 in Reads la to Felix H. Levy; for Frederick Haberman cottage 2 in Reads la to M. Wallach.

A. E. & D. A. KARELSON leased for Mrs. Sophia Hoffman her hotel facing the ocean on Dickerson av, Edgemere, to Mrs. Ray Scheinberg of Arverne.

THE LEWIS H. MAY CO. leased for L. M. Mosauer the ocean front casino and dance hall, fronting on the Boardwalk at Remington av, Arverne, to the Harred Amusement Co., which will conduct the premises on the style of the new Riveria at 97th st and Broadway, Manhattan.

Suburban.

VAN NORDEN & WILSON leased for the season the furnished cottage of Henry Giedel, in Lawrence, to Mrs. William Henry Frances; and through Lewis H. May Co., the furnished cottage of Lloyd Craft, in Lawrence, to Mrs. Richard Windolph Horne.

S. OSGOOD PELL & CO. and Horace S. Ely & Co. leased to George E. Chisholm, for the coming season, the large estate of John F. O'Rourke at Great Neck, L. I.

VASA K. BRACHER leased a furnished cottage at Bearsville, Ulster County, for the season, to Dr. H. W. Wootton of Manhattan.

THE LEWIS H. MAY CO. leased at Cedarhurst for William Mitchell, cottage on Washington av to Otto Frohkneckt; for Lloyd L. Craft cottage on Washington av to C. M. Horne; at Lawrence, for Keoridge Realty Co. cottage to Theodore Sternfeld; and at Woodmere, cottage in Linden st to J. J. Frank.

ASBURY PARK, N. J.—Feist & Feist, of Newark, N. J., have leased the second largest hotel and restaurant in Asbury Park for Morris May to August F. and Olga Stender, of New York City. The 4-sty hotel, known as the Winthrop, located at the southwest corner of 2d av and Kingsley st, fronting on the ocean, was built by Mr. May about four years ago contains 125 rooms, 40 baths and two large European and American restaurants. There are also five stores on the ground floor facing Kingsley st. The hotel is completely furnished.

FISH & MARVIN rented the Michel Kirtland Estate on Sound View av, White Plains, to H. Rawitser; the residence of Edgar W. Winmill on Tompkins road at Scarsdale to Eugene A. Sichel, and the Torchio residence at Lawrence Park, Bronxville, to W. P. Mackenzie of the firm of Shearson, Hammill & Co.

S. OSGOOD PELL & CO. leased the Alexander Trowbridge place at Sands Point, L. I.

PEASE & ELLIMAN leased for Mrs. J. B. Taylor her country place, consisting of 110 acres at Jericho, L. I., to Mrs. W. K. Vanderbilt, Jr. It is one of the most notable estates on Long Island, and was built several years ago by Ralph J. Preston, who afterward sold it to Mrs. Taylor. The dwelling was designed by Warren & Wetmore, and is one of the handsomest houses in the Piping Rock section. In the immediate vicinity are the estates of Middleton S. Burrill, Ralph N. Ellis, Joseph S. Stevens, and others. The lease is for 1 year, and the rent asked was $18,000.

FISH & MARVIN rented for E. C. Gude his residence on Meadow road, the Grange, Scarsdale, furnished for the summer, to Otto Meyer of this city; the Sutton estate, consisting of a residence and seventeen acres at Rye, to Joseph Feder of Lewisohn Bros., bankers.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 April 24 to 30	1913 April 25 to May 1
Total No.	143	232
Assessed value	$9,647,000	$12,843,360
No. with consideration	17	35
Consideration	$577,350	$1,247,860
Assessed value	$663,600	$984,600
	Jan. 1 to April 30	Jan. 1 to May 1
Total No.	2,377	2,831
Assessed value	$149,574,083	$170,524,772
No. with consideration	254	585
Consideration	$9,427,353	$18,317,155
Assessed value	$10,058,617	$17,160,562

Mortgages.

	April 24 to 30	April 25 to May 1
Total No.	87	159
Amount	$2,832,037	$24,607,219
To Banks & Ins. Cos.	22	42
Amount	$1,382,500	$22,632,050
No at 6%	27	57
Amount	$373,024	$826,311
No. at 5½%	4	4
Amount	$677,500	$991,000
No. at 5%	26	50
Amount	$1,174,500	$995,508
No. at 4½%	2	11
Amount	$77,000	$451,000
No. at 4%	.....	1
Amount	.....	[$50,000
Unusual rates	1	2
Amount	$7,013	$20,510,000
Interest not given	27	34
Amount	$523,000	$783,400
	Jan. 1 to April 30	Jan. 1 to May 1
Total No.	1,469	1,852
Amount	$44,512,877	$93,979,030
To Banks & Ins. Cos.	355	455
Amouot	$24,711,100	$60,892,900

Mortgage Extensions.

	April 24 to 30	April 25 to May 1
Total No.	32	33
Amount	$2,250,500	$587,500
To Banks & Ins. Cos.	15	8
Amount	$1,550,500	$206,000
	Jan. 1 to April 30	Jan. 1 to May 1
Total No.	750	715
Amount	$36,171,385	$30,727,835
To Banks & Ins. Cos.	243	261
Amouot	[$22,534,450	$19,055,900

Building Permits.

	April 25 to May 1	April 26 to May 2
New buildings	15	26
Cost	$523,400	$900,900
Alterations	$291,045	$287,631
	Jan. 1 to May 1	Jan. 1 to May 2
New buildings	167	236
Cost	$15,685,690	$23,179,985
Alterations	$4,708,844	$3,622,721

BRONX.

Conveyances.

	April 24 to 30	April 25 to May 1
Total No.	121	147
No. with consideration	18	16
Consideration	$101,261	$137,618
	Jan. 1 to April 30	Jan. 1 to May 1
Total No.	1,890	2,237
No. with consideration	48	256
Consideration	$2,204,179	$2,564,530

Mortgages.

	April 24 to 30	April 25 to May 1
Total No.	86	76
Amount	$942,211	$701,256
To Banks & Ins. Cos.	9	3
Amount	$297,800	$53,000
No. at 6%	36	36
Amount	$226,816	$407,722
No. at 5½%	8	5
Amount	$61,000	$27,000
No. at 5%	13	17
Amount	$95,880	$134,000
Unusual rates	2	2
Amount	$4,715	$36,284
Interest not given	27	16
Amount	$553,800	$96,250
	Jan. 1 to April 30	Jan. 1 to May 1
Total No.	1,431	1,545
Amount	$40,459,943	$16,359,563
To Banks & Ins. Cos.	316	162
Amount	$21,712,700	$3,079,679

Mortgage Extensions.

	April 24 to 30	April 25 to May 1
Total No.	20	7
Amount	$503,500	$80,000
To Banks & Ins. Cos.	2	2
Amount	$9,400	$50,000
	Jan. 1 to April 30	Jan. 1 to May 1
Total No.	280	222
Amount	$5,713,650	$3,908,900
To Banks & Ins. Cos.	46	44
Amount	$1,377,400	$1,445,500

Building Permits.

	April 24 to 30	April 25 to May 1
New buildings	23	37
Cost	$447,775	$739,875
Alterations	$32,450	$12,470

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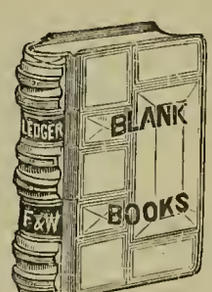
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	Jan. 1 to April 30	Jan. 1 to May 1
New buildings	272	378
Cost	$5,893,730	$9,898,591
Alterations	$418,355	$335,795

BROOKLYN.
Conveyances.

	1914 April 23 to 29	1913 April 24 to 30
Total No.	458	463
No. with consideration	43	47
Consideration	$135,756	$235,083

	Jan. 1 to April 29	Jan. 1 to April 30
Total No.	7,436	8,205
No. with consideration	816	620
Consideration	$5,721,688	$4,264,431

Mortgages.

	April 23 to 29	April 24 to 30
Total No.	375	366
Amount	$1,348,003	$1,545,322
To Banks & Ins. Cos.	87	99
Amount	$517,950	$690,800
No. at 6%	199	201
Amount	$484,855	$672,273
No. at 5½%	83	67
Amount	$429,540	$389,340
No. at 5%	73	85
Amount	$322,238	$368,050
Unusual rates	2	1
Amount	$3,000	$60,000
Interest not given	18	12
Amount	$108,370	$55,659

	Jan. 1 to April 29	Jan. 1 to April 30
Total No.	5,147	5,856
Amount	$21,410,107	$21,896,311
To Banks & Ins. Cos.	1,067	1,408
Amount	$8,616 591	$9,999,14

Building Permits.

	April 24 to 30	April 25 to May 31
New buildings	84	63
Cost	$800,950	$929,190
Alterations	$72,825	$162,635

	Jan. 1 to April 30	Jan. 1 to May 1
New buildings	1,440	1,379
Cost	$13,338,285	$11,336,078
Alterations	$942,799	$1,343,551

QUEENS.
Building Permits.

	April 24 to 30	April 25 to May 1
New buildings	86	117
Cost	$326,025	$386,815
Alterations	$28.602	$58,165

	Jan. 1 to April 30	Jan. 1 to May 1
New buildings	1,491	1,664
Cost	$6,565,417	$5,056,968
A terations	$363,580	$415,962

RICHMOND.
Building Permits.

	April 24 to 30	April 25 to May 1
New buildings	39	43
Cost	$57,872	$33,520
Alterations	$4,875	$3,470

	Jan. 1 to April 30	Jan. 1 to May 1
New buildings	305	309
Cost	$474,064	$162,212
Alterations	$81,922	$71,877

REAL ESTATE NOTES.

JULIUS TISHMAN & SONS have moved to 18 East 41st st.

BRAUDE-PAPAE CO. has moved to 3436 Broadway at the southeast corner of 104th st.

AXELROD & FEINBERG, INC., has been reorganized and will continue in business at their present address.

J. ROMAINE BROWN CO. has been appointed agent of the Tiemann Hall apartments, at 619 West 127th st.

C. F. W. JOHANNING has been appointed agent for 85 West 118th st, 110 West 113th st and 207 and 209 West 115th st and for 300 West 112th st.

CHARLES S. KOHLER was the broker in the sale of 158 West 106th st for Lizzie Ford to Robert Heyman. Title passed Thursday.

JOHN F. ZEREGA, for many years with Renwick C. Hurry & Co. and the J. P. Whiton-Stuart Co., is now with S. Osgood Pell & Co.

FULTON LEASING CO. has been appointed agent for the Commonwealth Building, 284-6 Pearl st, and 105-7 Beekman st, and has opened offices in the building.

CHARLES S. KOHLER has been appointed agent for 29 West 84th st, 158 West 106th st, 617 West 129th st, 622 West 130th st, 309 West 97th st and 727 Columbus av.

PEASE & ELLIMAN have been appointed agents of the Rivercrest, a 6-sty elevator apartment house at Fort Washington av and 180th st by the Manhattan Savings Institution; and also of 316 West 91st st.

GIBBS & KIRBY were the brokers who negotiated the recent loan of $175,000 on the northwest corner of Fort Washington av and 161st st, for Irving Judis from the Brooklyn Savings Bank.

ABOUT 300 PERSONS attended the Thomson Hill auction sale of 25 lots held last Saturday by the M. Morgenthau, Jr., Co., in Long Island City. An average of about $1,000 per lot was obtained. Among the buyers were George E. Evans, W. S. Parsons and D. L. Brown.

LAWSON PURDY, president of the Department of Taxes and Assessments, will speak on "The New York Tax Department" on Friday evening, under the auspices of the Good Government Club, at Masonic Hall, Westchester Village.

LLOYD N. WORTH has moved his office to 149 Broadway, where he will continue to specialize in real estate mortgages.

PHILIP REILLEY is the buyer of the 3-sty dwelling at 238 East 48th st, recently sold by the Travelers Aid Society, through H. S. Ely & Co.

JUDGE BARTOW S. WEEKS has purchased through the Douglas Robinson, Charles S. Brown Co. from the Convent Park Construction Co., E. A. Cohen, president, 102 and 104 Convent av, a 5-sty flat, on plot 71.6x100. Title passed on Tuesday. In part payment was given the 6-sty loft building at 13 Elizabeth st.

EDWARD E. McCALL, chairman of the Public Service Commission, and representatives of the Fifth Av. Association, Federated Civic League, 32d St. Association, Harlem Board of Commerce, 42d St. Society and the Municipal Art Society, were the guests of the Broadway Association at the "Dutch Night" of that organization at the Hotel Martinque, on Thursday evening.

MRS. MARGARET SAGE, through her agents, has accepted an application for a first mortgage loan of $1,000,000 at 4½ per cent. made by O. D. & H. V. Dike for Asa G. Candler, on the 24-sty office building at 220-224 West 42d st, with a 17-sty wing at the rear. There are on the parcel at present mortgages aggregating about $480,000, and these will probably be taken up as soon as the larger loan is obtained.

BRONX PROPERTY OWNERS' ASSOCIATION, formerly the 23d Ward Property Owners' Association, held its first annual dinner on Tuesday evening, April 28, at the Bronx Opera House. There was no speechmaking, in spite of the fact that speeches are generally regarded as necessary adjuncts at every banquet. Although a number of the most prominent citizens of the borough were present, no one was called on to talk.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for the various properties of the Advocate Realty Co., which include 18 and 20 East 48th st, and 24, 26 and 28 East 49th st, forming plot corner of Madison av. These properties are to be altered into stores and apartments. The same firm has been appointed agent for the new 9-sty apartment house to be erected at 43-47 East 62d st, by the East 62d St. Co.

WILLIAM A. WHITE & SONS. have placed for the Adroit Building Co. a temporary loan of $81,000 on the two 4-sty dwellings at 32 and 34 East 31st st; also for the McKeon Realty Co. $375,000 at 5 per cent. for 5 years on the 12-sty structure 424 to 438 West 33d st; for A. E. Donald et al $75,000 on the three dwellings at 59 to 63 East 56th st; for Schanhous & Rodt $58,000 on the 6-sty tenement at 404 to 406 West 44th st; and $500,000 on a 5th av corner near 46th st; for C. Payne $100,000 on 63 to 65 West 36th st; for S. Lipmann $28,000 on the 6-sty tenement 348 and 350 East 119th st; for the Cross Realty Co. $150,000 on 145 and 147 West 28th st, a 12-sty loft building leased to one tenant for 21 years; and a building loan for the Adroit Building Co. of $200,000 on 32 to 34 East 31st st; for the Gorham Construction Co. $180,000 on the 6-sty apartment house at the northeast corner of Manhattan av and 115th st; and for Gerdes Brothers $40,000 on the 6-sty tenement at 204 and 206 East 40th st.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

JOHN DANIEL—441 West 43d st, $13,000.

JOHN VOGEL—426 West 55th st, $11,000.

RUBIN ROBINSON—33 Bayard st, $14,500.

PETER DUNN—303 East 105th st, $14,000, and 2046 2d av, $23,000.

LENA MEYER—1273 2d av, $55,000.

ESTATE OF CONRAD HEINLEIN—premises at 151 East 110th st, valued at $14,000.

CHARLES V. FAILE—106 West 43d st, $65,000.

CARRIE KRAUS—54 West 106th st, $26,000; and 352 West 45th st, $20,000.

JENNIE BERNSTEIN—309 West 116th st, $25,000.

PHILIP F. CLARK—345 7th av, $36,000.

BRIDGET McEVOY—2021 Honeywell av, $6,250.

JOHN O'NEILL—518 West 37th st, $9,000; and 3638 Willet av, Bronx, $4,500.

LAURA SCHNEITTACHER—318 East 51st st, $7,000.

MARION L. DAVIS—253 West 130th st, $11,875.

CATHERINE HAYDEN—203-205 West 87th st, $90,000.

WILLIAM SKIDMORE—636 West 52d st, $7,500.

ANN WILEY—325 West 34th st, $27,500; 258 West 41st st, $37,000; and 308 West 42d st, $41,000.

GEORGE HEGEMAN—657-569 East 239th st, $6,000.

ROSE HYMAN—502 West 38th st, $22,000; 233 East 59th st, $25,000; and 7 Rivington st, $38,000.

S. LEICHENTRITT—557 2d av, $14,500.

LIZZIE D. LOCKWOOD—½ interest in 6 East 68th st, $38,500, and ½ lot. in 328 East 39th st, $6,000.

ADOLPH LOEWENTHAL—132 West 75th st, $32,500.

WILLIAM D. RAMSEY—145-149 Perry st and 705-711 Washington st, $70,000.

MORRIS TUCH—1996 2d av, $24,000.

WILLIAM TOUSEY—14 East 46th st, $118,000; 46 Charles st, $11,000.

FRANCIS E. SULLIVAN—2262 Tremont av, $6,800; 2345 and 2347 Newbold av, $5,200.

FANNIE H. CONOVER—20 Mt. Hope pl, $10,500.

ANNA M. KAUFMANN—286 East 10th st, $22,000.

ALEXANDER LAMONT—1404 Commonwealth av, $4,700.

ELIZABETH F. PARKER—4130 Digney av, $4,000.

HARRIS RICH—310 East 51st st, $13,000.

MARY WIGGER—151 West 66th st, $36,000; and 4641 Carpenter av, $4,000.

ELIZABETH J. CLARKE—125 East 50th st, $18,000; and 37-39 West 16th st, $25,000.

TERRENCE J. BRADY—North st, Bronx, Block 3198, lot 58, $2,125; and three lots on Gleason av. known as Nos. 34, 35, 36 of the Amended Map of Portion of Gleason property, $4,125.

MICHAEL MEEHAN—951, 953 and 955 Whitlock av, each $8,500; nwc Hoe av and 174th st, 21x100x15, $5,000; and lot in east side of Faile st, 337 ft. north of Lafayette av, 77.8x100, $5,000.

JOHN T. WILLETS—27 West 35th st, $73,000; 39 West 54th st, $80,000; 64-66 Cliff st, and 303 Pearl st, $71,000; and 140 East 62d st, $31,000.

KATHERINE DUBOIS—1020-1024 Woodycrest av, $22,500; 2714 3d av, $16,000; 1076, 1082 and 1086 Anderson av, $50,000; 330 East 145th st, $4,000; 332 East 145th st, $4,200; 334 East 145th st, $4,000; 2586-2588 3d av, $9,000; 277 East 139th st, $6,000; 615-617 Courtlandt av, $30,000; and 343 East 151st st, $14,000.

OBITUARY

OSCAR O. BREWER, for many years treasurer of the Newark Fire Insurance Company, died on Tuesday at the home of his sister, Mrs. Harry Van Iderstein, No. 14 Euclid avenue, Maplewood, N. J., of heart disease. Mr. Brewer was well known among fire insurance men throughout the country and he was regarded as an expert in the finances of such concerns having prepared tables that were quoted as authority by leaders in insurance finance.

JOHN EWEN DODGE, retired real estate operator and for many years treasurer of Arion Lodge, is dead at his home, 168 Court street Brooklyn. He was 61 years old and a son of the late Col. Charles J. Dodge. He is survived by a widow and three daughters.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Interest this week was focused on the big Bronx sale held by Joseph P. Day and J. Clarence Davies, comprising 134 lots on University Heights, for the account of the Ellen M. Hennessy estate. The total sum realized was $284,350, the average lot price being about $2,122, or about $6,400 above the assessed valuation of the tract. The willingness of small buyers to invest, in spite of the prevailing impression of hard times, revealed a confidence in well located properties which is most encouraging.

Buying was confined in the main to local owners, William C. Bergen and John F. Kaiser being the largest individual purchasers. Mr. Bergen, a pioneer builder on University Heights, obtained for $57,850 one of the choicest parcels, a plot of 13 lots opposite Public School No. 26, just east of the gore plot at the corner of Burnside and University avenues, which brought $7,000, the highest price for any single lot offered.

Mr. Day began the sale with lot No. 97, in West 179th street. The first bid was $500, but it eventually was struck down to Philip Kaufman for $1,350. Adjoining lots were later sold for $1,425. Inside lots on Andrews avenue brought $2,400; in the west side of Loring Place $1,525, and the east side $1,975. In Hennessy Place several lots sold for $800, while in Osborne Place $950 was realized for inside lots. Most of the property on West Burnside avenue was bought by John F. Kaiser who paid $20,920 for the block front on that avenue between Loring and Hennessy Place.

At the other sales of the week, held in the Exchange salesrooms, buying was confined principally to plaintiffs and other parties in interest; of the total number of forty-one offerings, such buyers obtained thirty-one, outside buyers purchased six and four were either withdrawn or adjourned. The Bowery Savings Bank on a bid of $105,000 became the owner of the dwelling at 9 East 69th street.

For the coming week the usual assortment of miscellaneous properties will be sold by the various auctioneers, with tenements and dwellings comprising the bulk of the offerings.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 1, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Madison st, 350 (*), ss, 216.5 e Scammel, 23.6x95.1, 5-sty bk tnt & strs; due, $18,741.50; T&c, $570; Eliza C Farnham. 18,000

Suffolk st, 45-51 (*), ws, 125.10 s Broome, 74.11x100.7, 1-sty bk theatre; due, $8,475.05; T&c, $1,802.60; sub to mtg $1,520.96; David Frankel. 112,000

69TH st, 9 E (*), ns, 265 e 5 av, 28x100.5, 4-sty & b stn dw, 3-sty ext; due, $118,524.71; T&c, $3,986.25; Bowery Savgs Bank. 105,000

102D st, 211 W (*), ns, 160 w West End av, 20x100.11, 3-sty & b stn dwg; due, $3,328.07; T&c, $678; Chelsea Realty Co. 20,500

124TH st E, see Mad av, see Mad av, 1929.

136TH st, 203 W (*), ns, 100 w 7 av, 17x99.11, 3-sty & b bk dwg; due, $12,619.19; T&c, $99.50; Bway Savgs Instn of City N Y. 10,000

141ST st, 351 W, ns, 535.2 w 8 av, 30.10x100x34.9x99.1, 3-sty & b fr dwg; due, $5,000; T&c, $397.41; Tilmel Realty Co. 6,050

Lenox av, 507-9, see 87th, 210-12 E.

Madison av, 1929 (*), sec 124th, 20.6x80, 3-sty stn tnt & str; due, $19,545.65; T&c, $665; Rosetta Hart. 12,000

M. MORGENTHAU, JR., CO.

Division st, 123, ss, 185 e Pike, 25x62, 5-sty bk tnt & strs; due, $2,369.08; T&c, $625; sub to three mtgs aggregating $16,000; Nathan Horowitz. 26,543

101ST st, 50 E (*), ss, 75 e Mad av, 25x100.11, 5-sty bk tnt & strs; due, $21,279.22; T&c, $453.18; Conrad Stein et al, exrs. 20,00

HERBERT A. SHERMAN.

119TH st, 95 W (*), nec Lenox av (No 180), 85x75.2, 7-sty bk tnt & strs; due, $18,626.20; T&c, $7.90; sub to pr mtg $125,000; Margaretha Eggers. 141,716

Lenox av, 180, see 119th, 95 W.

GEORGE PRICE.

Riverside dr, 865 (*), ws, 130.8 n cl 159th if extended, 24.9x59.11x20.5x70.3, 3-sty & b bk dwg; due, $11,269.24; T&c, $148.22; sub to pr mtg $9,000; Otto R Hartmann. 14,900

Total	$486,709
Corresponding week 1913	478,277
Jan. 1, 1914, to date	12,439,639
Corresponding period 1913	18,317,547

Bronx.

The following are the sales that have taken place during the week ending May 1, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Sale of 134 lots of the Hennessy Estate. Held at New York Real Estate Salesroom.

Hennessy pl, es, 225 s 179th, 25x85; C Langemis. 900

Hennessy pl, see 179th, see 179th W, sec Hennessy pl.

Hennessy pl, nec Burnside av, see Burnside av, nec Hennessy pl.

Hennessy pl, swc 179th, see 179th W, swc Hennessy pl.

Hennessy pl, nwc Burnside av, see Burnside av, nwc Hennessy pl.

Hennessy pl, es, 250 s 179th, 25x85; J J K O'Kennedy. 900

Hennessy pl, ws, 200 s 179th, 100x85; George Singer. 3,400

Hennessy pl, ws, 165.10 n Burnside av, 25x85; Albt F Mizeroeki. 875

Hennessy pl, ws, 140.10 n Burnside av, 25x85; Gabriel M Carabee. 900

Hennessy pl, es, 100 s 179th, 50x85; Jno J McDonagh. 1,700

Hennessy pl, es, 150 s 179th, 25x85; Jno J McDonagh. 850

Hennessy pl, es, 175 s 179th, 50x85; Peter McDermott. 1,600

Hennessy pl, ws, 115.10 n Burnside av, 25x100; W A Gaedeke. 1,100

Hennessy pl, ws, 150 s 179th, 50x85; Gustav Spitzer. 1,800

Hennessy pl, ws, 100 s 179th, 50x85; R J Parker. 1,900

Hennessy pl, es, 106.1 n Burnside av, 25 x85; Marshall Hollister. 1,025

Hennessy pl, es, 131.1 n Burnside av, 25 x85; Mary M Dover. 975

Hennessy pl, es, 156.1 n Burnside av, 25 x85; Jno Yunker. 900

Hennessy pl, es, 181.1 n Burnside av, 50 x85; C W Bennett, Jr. 1,800

Loring pl, sec 179th, see 179th W, sec Loring pl.

Loring pl, nec Burnside av, see Burnside av, nec Loring pl.

Loring pl, nwc Burnside av, see Burnside av, nwc Loring pl.

Loring pl, swc 179th, see 179th W, swc Loring pl.

Loring pl, es, 104.3 n Burnside av, 200x86.5x202.8x119.5, 8 lots, $1,975 each; Wm C Oestring. 15,800

Loring pl, es, 178.9 s 179th, 50x119.5x50.8 x127.8; Saml Kaufman. 4,100

Loring pl, es, 103.9 s 179th, 75x127.8x76 x140; Wm Pedrick. 6,000

Loring pl ws, 130.11 n Burnside av, 75x90; R J Parker. 5,325

Loring pl, ws, 105.11 n Burnside av, 25x75; Jno F Kaiser. 1,400

Loring pl, ws, 100 s 179th, 25x90; Dr J J Edmondson. 1,600

Loring pl, ws, 125 s 179th, 100x90; T J Brennan. 6,000

Loring pl, ws, 225 s 179th, 100x90; R J Parker. 6,100

Osborne pl, nec Burnside av, see Burnside av, nec Osborn pl.

Osborne pl, sec 179th, see 179th W, sec Osborne pl.

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MAY 2, 1914.

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Auction Sales, Bronx, Continued.

Osborne pl, es, 325.6 s 179th, 25x75.3x25x76.5; Antonio Fiore. 1,000

Osborne pl, es, 300.5 s 179th, 25x76.5x25x77.8; Robt M Russell. 975

Osborne pl, es, 100 s 179th, 50x84.11x50x83.4; Rev Jno A Gaspercik. 2,150

Osborne pl, es, 150.1 s 179th, 50.1x82.7x50x84.11; Pullman & Lewis. 2,000

Osborne pl, es, 200.2 s 179th, 100.3x77.8x100x82.6; Farber Contracting Co. 3,800

179TH st W, ss, 25 w Hennessy pl, 22x100. R. J. Parker. $1,825

179TH st W, swc Hennessy pl, 25x100; R J Parker. 2,400

179TH st W, ss, 47 w Hennessy pl, 44x100; R J Parker. 3,600

179TH st, W, sec Osborne pl, 26.8x100x33.4x100; A L Odom. 3,125

179TH st W, ss, 26.8 e Osborne pl, 44x100; Rev Jno A Gaspercik. 3,850

179TH st W, swc Andrews av, see Andrews av, swc 179.

179TH st W, sec Loring pl, 25x103.9x25x103.1; Jos McConnell. 2,700

179TH st W, ss, 25 e Loring pl, 25x103.1x25x102.5. Jos McConnell. 2,000

179TH st W, swc Loring pl, 25x100. Dr J J Edmondson. 2,600

179TH st W, ss, 25 w Loring pl, 50x100. Dr J J Edmondson. 3,400

179TH st W, ss, 75 w Loring pl, 25x100; Philip Kaufman. 1,350

179TH st W, ss, 50 e Hennessy pl, 25x100; Philip Kaufman. 1,400

179TH st W, ss, 25 e Hennessy pl, 25x100; Gabriel M Carabee. 1,425

179TH st W, sec Hennessy pl, 25x100; Riker R James. 1,700

179TH st W, ss, 50 e Loring pl, 50x102.5x50x101.1; Chas A Dearborn. 3,600

179TH st W, ss, 100 e Loring pl, 25x101.1x25x100.5; Robt Randell. 1,800

179TH st W, ss, 125 e Loring pl, 25x100.5x25.7x103.2; Raymond L Garmont. 1,650

179TH st W, ss, 150 e Loring pl, 25x103.2x26.5x110.11; A Stein. 1,700

179TH st W, ss, 104.8 w Andrews av, 40.5x110.11x3x117; W Parsons Todd. 1,600

Andrews av, nwc Burnside av, see Burnside av, nwc Andrews av.

Andrews av, swc 179th, 47.11x104.8x17x100; W Parsons Todd. 3,500

Andrews av, ws, 47.11 s 179th, 25x100; W Parsons Todd. 2,350

Andrews av, ws, 72.11 s 179th, 25x100; W Parsons Todd. 2,400

Andrews av, ws, 97.11 s 179th, 50x100; Jos McConnell. 4,200

Andrews av, ws, 147.11 s 179th, 50x140x50.8x131.9; F O Rowlse. 5,200

Andrews av, ws, 197.11 s 179th, 200x131.9x202.8x98.10; 8 lots, $2,400 each; Wm C Oestring. 19,200

Andrews av, ws, 397.11 s 179th, 75x98.10x76x86.5; 3 lots, $2,475 each; Wm C Oestring. 7,425

Burnside av, nwc Loring pl, 25.11x105.11x25x104.1; Jno F Kaiser. 3,400

Burnside av, ns, 25.11 w Loring pl, 25.2x104.1x25x101.9; Jno F Kaiser. 2,700

Burnside av, ns, 50.3 w Loring pl, 25.3x101.9x25x98.10; Jno F Kaiser. 2,500

Burnside av, ns, 25.8 e Hennessy pl, 76.4x123.10x75x111.5; Jno F Kaiser. 7,800

Burnside av, nec Hennessy pl, 25.8x111.5x25x106.1; Jno F Kaiser. 3,100

Burnside av, nec Osborne pl, 108x95.9x35.3; F R Core. 2,700

Burnside av, ns, 106.5 w Hennessy pl, 27.9x107.1x25x95.9; F R Core. 1,750

Burnside av, nec University av, see University av, nec Burnside av.

Burnside av, see University av, see University av, sec Burnside av.

Burnside av, nec Loring pl, 25x104.10x25x104.3; Jno F Kaiser. 3,700

Burnside av, ns, 25 e Loring pl, 25x104.10; Jno F Kaiser. 3,575

Burnside av, nwc Andrews av, 78x45.9x77.3; gore; David Kaufman. 3,500

Burnside av, ns, 50 e Loring pl, 77.7x77.3x77.1x104.10; Louis Friedman. 7,950

Burnside av, nwc Hennessy pl, 26.3x115.10x25x108.5; Jno F Kaiser. 4,000

Burnside av, ns, 26.3 w Hennessy pl, 53.2x108.5x50x91.7; Jno F Kaiser. 4,000

Burnside av, ns, 79.5 w Hennessy pl, 26.11x91.7x25x82.1; Bertha Haut. 1,750

University av, es, abt 402.4 s Burnside av, 41.4x93.2x92.8; gore; W C Bergen. 3,800

University av, es, abt 326.7 s Burnside av, runs s75.9xse92.8xe108.4xn29xnw193.1 to beg; W C Bergen. 12,300

University av, es, abt 176.4 s Burnside av, 150.2x193.1x156.11x146.7; W C Bergen. 27,600

University av, es, abt 100.6 s Burnside av, 75.10x146.7x90.7x85.8; W C Bergen. 13,950

University av, sec Burnside av, 75x65.1x54.9; R J Parker. 7,000

University av, es, abt 75 s Burnside av, 25.6x85.8x29.7x65.7; R J Parker. 4,600

University av, nec Burnside av, 67.11x53; Nicholas J Botsacos. 1,300

Devoe ter, 2440, ss, 115.1 e Webb av, 24.9x81x68x86.6; also DEVOE TER, 2438, ss, 100 e Webb av, runs s120xe—xne56.2xn86.6xw 15.1 to beg; Vincent King & Richd M Montgomery. 19,500

Thomas st (*), nwc rd to Westchester Docks, 105.5x30.8x100x41.3; due, $4,266.69; T &c, $2,350; Eliz B Clement. 5,000

187TH st, 635 E (*), ns, 19.10 e Belmont av, 40.7x24.4x irreg, 4-sty bk tnt & strs; due, $4,562.51; T&c, $——; sub to pr mtg $12,500; Rosina Cavaliere. 14,500

188TH st W, nec Webb av, 33.8x99x33.8x105; Edw S Savage. 20,000

Carpenter av (*), ws, 224.1 n 234th, 90x105.6; due, $2,576.06; T&c, $346.66; Isabella McKenzie. 2,400

Dorsey av, 2424 (*), ss, 250 e Zerega av, 25x100; due, $3,957.04; T&c, $492.26; Francis S Phraner, exr & trste. 3,500

Grant av, 991 (*), ws, 60.3 n 164th, 45.2x80.8x45x84.3, 2-sty & b fr dwg; due, $5,506.09; T&c, $163; Ignatius Mueller. 5,000

Hunt's Point av (*), ss, 218.11 e Coster, 50x—, vacant; due, $4,761.86; T&c, $38.25; Jno G Borgstede. 2,500

Bryant av, nwc Randall av, see Randall av, nwc Bryant av.

Randall av (*), nwc Bryant av, 50x100, vacant; due, $3,663.85; T&c, $——; Jno G Borgstede. 2,000

Rd to Westchester Docks, nwc Thomas, see Thomas, nwc rd to Westchester Docks.

Webb av, 2410, es, 135 n 188th, 30x120x35.11x138.1; Dr J P von Janinski. 14,000

Webb av, 2412-4, es, 60 s Devoe ter, 60x100; Edw S Savage. 22,500

Webb av, 2416-8, sec Devoe ter, 60x100; Floyd S Corbin & Francis B Robert. 22,500

HENRY BRADY.

Jeanings st, 759 (1005) (*), ns, 293 e Union av, 40x134.4x42.6x119.11, 5-sty bk tnt; due, $29,294.99; T&c, $560.75; Bertha Tim. 20,000

Morris av, 1001, ws, 146 n 164th, 23x105, vacant; due, $1,482.64; T&c, $——; Henry J Uderitz. 1,675

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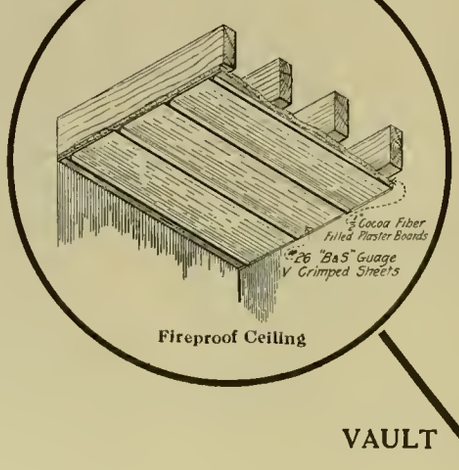
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Morris av, 2022 (*), es, 225 n 179th, 18.9 100, 2-sty bk dwg; due, $2,192.64; T&c, $550; sub to 1st mtg $6,500; Jas C Green. 8,000

JACOB H. MAYERS.

Heath av, 2917 (*), ws, 42.11 s 230th, 17.11x90, 2-sty bk dwg; due, $5,019.48; T&c, $228.77; Cordelia Nelson. 4,600

Walton av (*), es, 8.6 s 172d, 42.10x—x 25x60.10, vacant; due, $540.58; T&c, $219.11; Anna R Crossin. 250

M. MORGENTHAU, JR. CO.

Eastburn av, 1752 (*), es, 188.4 n 174th, 25x95, 2-sty bk dwg; due, $7,321.18; T&c, $733.47; Lucy E Wallace. 1,000

JAMES L. WELLS.

Freeman st, 848, ss, 48 w Chisholm, 24x 75, 2-sty fr dwg; due, $5,981.67; T&c, $65; Otto Nauss. 6,125

GEORGE PRICE.

Dawson st, 840, es, 356 n Longwood av, 50x100, 5-sty bk tnt; due, $37,550.45; T&c, $1,861.90; withdrawn. ——

Morris av, 2024 (*), es, 243.9 n 179th, 18.9x100, 2-sty bk dwg; due, $2,149.47; T&c, $550; sub to pr mtg $6,500; Jas C Green. 8,000

SAMUEL MARX.

Southern blvd, 1100 (*), es, 90 s 167th, 40x100, 5-sty bk tnt & strs; due, $5,303.36; T&c, $171.15; sub to 1st mtg $32,000; Chas Schneider. 32,150

DANIEL GREENWALD.

Morris av, 997, ws, 100 n 164th, 23x105, vacant; due, $1,507.77; T&c, $——; Henry J Uderitz. 2,325

ANTHONY V. CAGGIANO.

Loring pl, es, 387.8 n 181st, 79.4x127.11x 77.11x113.5; withdrawn. ——

CHAS. A. BERRIAN.

Elwood pl, nec Briggs av, see Briggs av, Old Boston rd, &c.

Briggs av, Old Boston rd & Elwood pl (*), 243x—x475.6x519.8; due, $7,453.02; T&c, $9,819; sub to pr mtg $9,819; Sound Realty Co. 14,819

Old Boston rd, nec Briggs av, see Briggs av, Old Boston rd, &c. ——

Total	$516,684
Corresponding week 1913	105,410
Jan 1, 1914, to date	2,299,848
Corresponding period 1913	2,107,596

Brooklyn.

The followinig are the sales thot have taken ploce during the week ending April 29, 1014, at the Brooklyn Salesrooms, 189 Montogue Street:

WILLIAM H. SMITH.

BARBEY ST (*), ws, 312.8 s Dumont av, 19.4x100; Wm Hawkins. 3,000.00

DODWORTH ST, ws, 74 s Bushwick av, 20x90; Michl Roehrig. 3,325.00

GATLING PL (*), nec 92d, 95.6x25; Greater N Y Savgs Bank. 9,000.00

MARION ST (*), ss, 125 w Patchen av, 25x100; Henry F Tredoh. 1,750.00

MELROSE ST, ses, 271.3 sw Hamburg av, 26.3x100; withdrawn. ——

NEVINS ST, es, 60 n Baltic, 20x75; Henry V Raymond & Jno M Rider. 1,665.00

PACIFIC ST, ns, 284 w Nevins, 22x90; Wm E Anderson, Jr. 5,375.00

ST JOHNS PL, ns, 191.8 e Underhill av, 41.8x123.6; U S Title Guarantee. 20,000.00

SANDFORD ST (*), ws, 407.3 s Park av, 25x100; Martha J Smith. 4,500.00

E 9TH ST (*), es, 80.6 s Foster av, 80 x100; Fanny T Sing et al. 2,700.00

S 9TH ST, nes, 129 se Wythe av, 25x 93.4; Harry W Perlman. 2,075.00

39TH ST (*), ss, 160 e 10 av, 20x95.2; Rufus C Read. 2,500.00

AV W, 1206, ss, 29 e E 12th, 28x100, 2-sty fr dwg (exr); withdrawn. ——

CLERMONT AV (*), ws, 345.5 s Fulton, 50x100; A Gertrude Lowden. 12,100.00

CONEY ISLAND RD (*), ns, 20 w Brighton pl, 40x110; Brooklyn Trust Co 1,000.00

DE KALB AV, swc St Felix, 64x20x irreg; Thos Gorman. 11,600.00

JEFFERSON AV, ses, intersec nes Knickerhocker av, 95x21.6; Geo D Rainsford 19,730.00

5TH AV, es, 62 s 74th, 20.8x84.7; withdrawn ——

5TH AV, es, 20.7 n 73d, 24x98.8x23.4x 104.4; adj May 14. ——

5TH AV, sec 72d, 20.7x99.7x20x104.6; adj May 14. ——

10TH AV (*), ws, 40 s 68th, 20x80; Frances M Hibbard. 2,850.00

10TH AV (*), ws, 60 s 68th, 20x80; Frances M Hibbard. 2,900.00

WM. P. RAE.

W 9TH ST (*), es, 547 n Av R, 17x 100; Herman H Doehler. 3,100.00

W 9TH ST (*), es, 496 n Av R, 17x100; Herman H Doehler. 2,950.00

W 9TH ST, es, 394 n Av R, 17x100; Herman H Doehler. 2,950.00

72D ST, ns, 394.6 w 6 av, 20x117.5; adj May 13 ——

81ST ST, ns, 80 e 5 av, 225.7x100; adj May 13. ——

GREENE AV (*), ss, 124.5 w Franklin av, 20x118; Maria Kraemer. 4,825.00

SHEEPSHEAD BAY RD (*), ns, 40 w W 3d, 65x92.7x irreg; Lena Keck. 6,000.00

WILLIAMS AV, ws, 96.8 s New Lots rd, 20.1x80; Burroughs Bldg Material Co 2,180.00

5TH AV, es, 44.7 n 73d, 24x110.1; adj May 13 ——

CHAS. SHONGOOD.

50TH ST (*), ss, 360 e 8 av, 20x100.2; Hilma C Edwards. 200.00

72D ST, sws, 143.10 nw 6 av, 20x100; adj May 12. ——

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Auction Sales—Brooklyn—Continued.

73D ST, nec 5 av, 93.10x20; Adj May 12 ——
AV K (*), ss, 66 e E 9th, 40x100; Gustave Selner 5,000.00
5TH AV, es, 89.2 s 72d, 24x107.9; adj May 12..... ——
LOT 4, block 1353, sec 5th; adj sine die ——
LOT 5, block 1353, sec 5th; adj sine die ——

JAMES L. BRUMLEY.

RALPH ST, nws, 200 ne Evergreen av, 25x100; Emma Melkotter et al..... 5,900.00
W 5TH ST, nec Sea Breeze av, 124.9x 73.5; Henry J Journeay.....16,000.00
41ST ST, ns, 315.2 e 8 av, 20x100.2; withdrawn ..... ——
64TH ST, sws, intersec nws 24 av, 409.4 x100; also 64TH ST, sws, intersec ses 24 av, 130.9x100; also 64TH ST, nes, intersec nws 24 av, 468.10x153.4; also 64TH ST, nws, intersec ses 24 av, 71.5 x72.4; also 62D ST, sws, intersec ses 24 av, 87x122.6; also GRAVESEND AV, ws, 339.4 n Av O, 94x100x irreg; also 62D ST, nes, intersec nws 24 av, 469.8x97.8x irreg; also 62D ST, sws, intersec nws 24 av, 584.6x 174.11; withdrawn ..... ——

JOSEPH P. DAY.

SOMERS ST, 84, ss, 80 w Stone av, 20x 100, 4-sty & b bk tnt (vol); bid in at $4,500 ..... ——
CENTRAL AV, 524 to 528, ws, 25 n Hancock, 75x90, 3-sty fr tnt & strs; bid in at $19,000..... ——
GATES AV, 694, ss, 119.6 w Lewis av, 19.6x100, 3-sty bk tnt (vol); bid in at $4,925 ..... ——
IRVING AV, 196, swc Himrod, 25x100, 3-sty fr tnt & strs (vol); bid in at $7,600 ..... ——

HERBERT A. SHERMAN.

60TH ST, 1714 (*), sws, 100 se 17 av, 40x100; Preston B Bailey..... 4,000.00

Total $159,175
Corresponding period, 1913..... 442,318

VOLUNTARY AUCTION SALES.

Manhattan.

MAY 7.

JOSEPH P. DAY.

BAYARD ST, 51, 5-sty bk tnt & str, 25x85x—.
26TH ST, 439 W, 5-sty bk tnt & strs, 27x98.9.
68TH ST, 61 W, 3-sty & b stn dwg, 18x100.5.
121ST ST, 67 E, 4-sty bk tnt, 21x100.10.
140TH ST, 322 W, 3-sty & b stn dwg, 15x99.11.
COLUMBUS AV, 171-9, sec 68th, 5-sty bk tnt & strs, 25x100.5.
1ST AV, sec 95th, vacant.
7TH AV, 320, swc 28th, 5-sty bk tnt & strs, 22 x56.
8TH AV, 403, nwc 30th, 25x100.11, 4-sty bk tnt & strs.

M. MORGENTHAU, JR., CO.

52D ST, 65 W, ns, 95 e 6th av, 20x100.5, 4-sty & b stn dwg.
LEXINGTON AV, nwc 120th, 100x65, vacant.
9TH AV, nwc 208th, 200 to 209thx200x—x100, vacant.

Bronx.

MAY 7.

JOSEPH P. DAY.

EASTCHESTER RD, 7 acres.
MORRIS AV, 1543 & 1547, 2 2½-sty bk & fr dwgs, 50x75.

M. MORGENTHAU, JR., CO.

198TH ST, E, ns, 51.9 w Concourse, 51x116.9x 50x103.4, vacant.
234TH ST, E, ns, 144.7 w Verio av, 25x200 to 235th, vacant.
WASHINGTON AV, es, 25 s 185th, 25x89.4x25x 89.6, vacant.
WILLOW AV, sec 138th, 100x225, vacant.

Brooklyn.

MAY 5.

WILLIAM H. SMITH.

EAST 21ST ST, 435, es, 43.4 s Cortelyou rd, 45x 80, 2½-sty fr dwg.

MAY 6.

57TH ST, 135 ns, 386 w 2d av, 19x100.2, 3-sty bk tnt.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

MAY 2 & 4.
No Legal Sales advertised for these days.

MAY 5.
MACOMBS PL, ws, 28.3 s 153d, 56.9x86.6x50x 113.6, vacant; Sarah H Corwith—Thos L Reynolds et al; Davison & Underhill (A), 26 Court, Brooklyn; Henry B Singer (R); due, $22,318; T&c, $1,900; Samuel Marx.
98TH ST, 44 E, ss, 120 e Madison av, 25x100.11, 5-sty bk tnt; Soc for the Relief of Destitute Children of Seamen—Mary J McDaniel et al; Fredk de P Foster (A), 44 Wall; Richd H Clarke (R); due, $21,812.42; T&c, $3,358.65; Joseph P Day.
116TH ST, 307 W, ns, 130 w 8 av, runs n100.11 xw10xsw10.10xs96.8xe20 to beg, 5-sty bk tnt; Rector, Churchwardens & Vestrymen of the Church of the Incarnation of City of N Y—Fredk P Forster et al; Harrison, Elliott & Byrd (A), 59 Wall; Jos P McGowan (R); due, $17,669.39; T&c, $903.27; Henry Brady.

MAY 6.
DUTCH ST, 17, see Fulton, 112.
FULTON ST, 112, swc Dutch (No 17), 25.3x 83.5x25.2x82.6, 5-sty bk loft and str bldg; Mary G Davis—Chas A Reilly et al; Morris S Hart (A), 27 Cedar; Jno G Pheil (R); due, $15,342.43; T&c, $88,361.25; Herbert A Sherman.
JACKSON ST, 83-91, see South, 386-7.
SOUTH ST, 386-7, nwc Jackson (Nos 83-91), 50x 104.4, 6-sty bk tnt & strs; Excelsior Savgs Bank of City of N Y—Adolph Schlesinger et al; Jno C Gulick (A), 132 Nassau; Emery C Weller (R); due, $47,790.84; T&c, $563.10. Henry Brady.
87TH ST, 210-12 E, ss, 150 e 3 av, 33.4x100.8, 2-3-sty bk tnts; also LENOX AV, 507-9, ws, 53 n 135th, runs n45.5xw56xn.6xw44xs46.11xe 100 to beg, 2-5-sty bk tnts & strs; also PROP in Westchester Co; Cath M Welp—Caroline Henes et al; Peter Cook (A), 258 Bway; Chas O'Sullivan (R); partition; Joseph P Day.

MAY 7.
CATHERINE ST, 38 ws, 54.3 n Madison, 18.1 x98.9x18.1x98.6, 3-sty bk tnt & str & 1-sty ext; Frank Davis et al, exrs—Geo J McCafferty et al; Walter B Hopping (A), 165 Bway; Jno F Joyce (R); due, $14,635.46; T&c, $500; Joseph P Day.
51ST ST, 33 W, ns, 494 w 5 av, 42x100.5, 12-sty bk hotel; Union Trust Co of N Y—Julia M Cary et al; Miller, King, Lane & Trafford (A), 80 Bway; Jas A Lynch (R); due, $135,-723.40; T&c, $2,505.75; Joseph P Day.
7TH AV, 2195, es, 24.11 s 130th, 18.9x75, 5-sty bk tnt & str; Julia Coddington—David Fawlowitz et al; Harold Swain (A), 176 Bway; Richd J D Keating (R); due, $16,279.68; T&c, $15.51; J H Mayers.

MAY 8.
MOTT ST, 41, ws, abt 175 s Bayard, 25x93x25x 94, 4-sty bk tnt & strs, 1 & 2-sty fr ext; Florence V Burden—Margery H Blyth et al; Le Roy D Ball (A), 290 Bway; Eugene F McGee (A); due, $21,652.36; T&c, $332.51; Henry Brady.

MAY 9.
No Legal Sales advertised for these days.

MAY 11.
BROOME ST, 42-4, ns, 86.3 e Lewis, 38.9x75, 6-sty bk tnt & strs; Geo W Dibble—Nathan Tuckman et al; Wm F Wund (A), 156 Bway; Wm H Chadbourne (R); due, $36,441.48; T&c, $2,087.62; Herbert A Sherman.
49TH ST, 125 W, ns, 325 w 6 av, 25x100.4, 5-sty bk tnt & str; Jeremiah Kavanagh—Margt M Kavanagh et al; Jno T Fenlon (A), 55 Liberty; Percival H Gregory (R); partition; M Morgenthau Jr Co.
65TH ST W, swc Central Park W, see Central Park W, 50.
69TH ST, 333 W, ns, 450 w West End av, 25x 100.5, 5-sty bk tnt; Mary N Agnew—Isaac J Danziger et al; Worcester, Williams & Saxe (A), 30 Broad; Jas C Brady (R); due, $13,-000.82; T&c, $550; Bryan L Kennelly.
CENTRAL PARK W, 50, swc 65th (Nos 2-6), 100.5x125, 12-sty bk tnt; Republic of Panama—Apartment Holding Co et al; Sullivan & Cromwell (A), 49 Wall; Arthur D Truax (R); due, $729,907.90; T&c, $23,885; Henry Brady.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

MAY 2.
No Legal Sales advertised for this day.

MAY 4.
MANIDA ST, 859, ws, 183.1 s Garrison av, 25x 100, 2-sty bk dwg; Chas D Williams—Meehan Building Co et al; Andw Wilson (A), 149 Bway; Winter Russell (R); due, $8,175.05; T&c, $270.35; mtg recorded May5'12; Henry Brady.

MAY 5.
138TH St, 113-15 E, nwc Walton av (No 251-9), 49.11x100x28.3x102.2, 2 & 5-sty bk factory; Louis Merzbach—Chas B Lawson et al; Hillquit & Levene (A), 30 Church st; Earnest R Eckley (R); due, $16,708.68; T&c, $686.50; sub to 1st mtg $27,000; James L Wells.
156TH ST, 843 (1013) E, ns, 94.4 w Prospect av, 40x130.5x40.1x128.10, vacant; Jno J Brennen—Jonas Weinberger et al; Gallert & Heilborn (A), 31 Liberty; Bernard S Deutsch (R); due, $3,885.11; T&c, $90.50; sub to 1st mtg $4,000; Joseph P Day.
157TH ST, 511 E, see Brook av, 760, or German pl.
BROOK AV, 760, or GERMAN PL, nec 157th (No. 511), 25x78.11x25x77.9, 4-sty bk tnt & strs; Payne Estate—Aug Schieck et al; Reeves & Todd (A), 165 Bway; Jno J Hynes (R); due, $17,075.53; T&c, $211.90; Chas A Berrian.
ROAD from N Y to Boston, sec road to O'Dells Landing, runs s514.7xe414xn335xw248.3xn280x w391.3 to beg; Max Erlanger—Jos S Acker et al; Beekman, Menken & Griscom (A), 52 William; Fredk C Gladden (R); due, $16,611.80; T&c, $3,245.41; Joseph P Day.
ROAD to Odells Landing, see rd from N Y to Boston.
ROAD to Dock, ws, 91.6 n Thomas, 75x106.2x 68.9x102.8; Presbyterian Hospital in City of N Y—Thos B Watson et al; De Forest Bros (A), 30 Broad; Paul C Wolff (R); due, $12,-926.90; T&c, $3,766.74; Joseph P Day.
WALTON AV, 251-9, see 138th, 113-15 E.

MAY 6.
MAIN ST, es, 100.1 s Halperin, 32.6x102.10x 17.1x100.11; Farmers Loan & Trust Co, trstes—Geo Costar et al; Wingate & Cullen (A), 20 Nassau; Lawrence N Martin (R); due, $10,886.36; T&c, $259.58; Joseph P Day.
CRUGER AV, ws, 100 s 211th, 25x100; Sidney B Hickox—Francesco Cerbone et al; Alfred J Wolff (A) 115 Bway; Jas A Allen (R); due $768.47; T&c, $1,000; sub to 1st mtg $3,-500; Henry Brady.
MIDDLETOWN RD, 287S, ss, — e Mapes av, 50x100; David Bolke—Mary Kane et al; Norbert Blank (A), 38 Park Row; Sidney Harris (R); due, $1,181.07; T&c, $285.62; M Morgenthau Jr Co.

MAY 7.
147TH ST, 806 E, see Tinton av, sec 147.
BRONX BOULEVARD, 4643, ws, 100 s 241st, 50 x100; Charlotte H Whitley—Michl Brennan et al; Wood & Bennett (A), Mt Vernon, N Y; J Homer Hildreth (R); due, $2,831.84; T&c, $248.87; Joseph P Day.
TINTON AV, sec 147th (No 806), 50x100, vacant; Eliz C Cornell—Henry Fox et al; Geo M Boynton (A), 132 Nassau; Wm S Smith (R); due, $4,828.95; T&c, $753.73; George Price.
WALLACE AV, 1911, ws, 975 n Morris Park av, 25x100; Bernard Meyer—Jno Hyer et al; Henry F Lippold (A), 63 Park Row; Henry C Botty (R); due, $3,336.33; T&c, $365.80; George Price.

MAY 8.
235TH ST, 117 E, ns, 175 e Oneida av, 25x100, 2-sty fr dwg; Adelaide R Kavanagh et al—Wesley Constn Co et al; Reed & Pallister (A), 233 Bway; Chas V Halley, Jr (R); due, $415.40; T&c, $137.06; Herbert A Sherman.
HOUGHTON AV, ss, 405 w Zerega av, see Quimby av, ns, 405 w Zerega av.
QUIMBY AV, 2339, ns, 405 w Zerega av, 100x— to Houghton av; Martin Friedlander—Alex F Walsh et al; Lindsay, Kalish & Palmer (A), 27 William; Maurice J McCarthy (R); due, $9,620.76; T&c, $1,899; M Morgenthau Jr Co.

MAY 9 & 11.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

MAY 2.
No Legal Sales advertised for this day.

MAY 4.
YORK ST, ss, 25.7 e Jay, 25x75; Eliz Crimmins —Wm Carey et al; York & York (A), 271 Bway, Manhattan; Geo W Martin (R); Wm H Smith.
12TH ST, ss, 222.10 w 7 av, 22.6x100; Eva M Stone—Florence S Fletcher et al; Jos H Breaznell (A), 26 Court; Edw R W Karutz (R); Wm P Rae.
59TH ST, ns, 140 e 8 av, 220x100.2; Peoples Trust Co—David P Leahy Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.
59TH ST, ns, 180 w 16 av, 20x100.2; The Thrift —Saml W Post et al; Francis Jordan (A), 207 Ryerson; Edw Kelly (R); Wm H Smith.

MAY 5.
BOERUM ST, ns, 572.8 e Bushwick av, 25x52.5; Minnie Muller—Osias Haness et al; Jno A Holzapfel (A), 260 Bway; Herman Joerg (R); Nathaniel Shuter.
CLARKSON ST, ns, 210.10 e Flatbush Turnpike, 20x120.5; Realty Associates—Richd A Cary et al; Harry L Thompson (A), 175 Remsen; Abr Rockmore (R); Chas Shongood.
STERLING PL, ns, 100 w Saratoga av, 175x 110.1; Isidore Silberberg et al—Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reiher (R); Wm H Smith.
RODNEY ST, ws, 180 n Ainslie, 20x32; Ellen A Green et al—Emil J Bartel et al; Geo A Logan (A), 44 Court; Chas M Hall (R); Wm H Smith.
HULL ST, ns, 135 e Rockaway av, 15x100; Susan C Kiernan—Anna Barnes et al; Hirsh & Newman (A), 391 Fulton; Ephraim Byk (R); Wm H Smith.
REGENT PL, ss, 27 e E 21st, 27x100; Anna M Renner—Morris Cohn et al; Robt E Moffett (A), 894 Bway; Henry B Ketcham (R); Wm H Smith.
REGENT PL, ss, 54.1 e E 21st, 27x100; Louis Fink—Morris Cohn et al; Robt E Moffett (A), 894 Bway; Henry B Ketcham (R); Wm H Smith.
E 26TH ST, es, 110 n Av D, 20x100; Rosalie C Bodine—Arthur Gamble et al; Harry L Thompson (A), 175 Remsen; Algernon I Nova (R); Chas Shongood.
E 49TH ST, es, 153.4 s Av L, 26.8x100; Benoit Wasserman—Homesborough Realty Co et al; Saml D Matthews (A), 258 Bway, Manhattan; Horatio C King (R); Wm H Smith.
58TH ST, nes, 170 se 16 av, 40x100.2; Theresa M Bang—Ellenor J Gillam et al; Chas A Hitchcock (A), 46 Cedar, Manhattan; W Rossiter Redmond (R); Wm H Smith.
GREENE AV, nwc Sumner av, 20x80; Jno Nolty —Jno F Graham et al; Henry A Ingraham (A), 189 Montague; Louis N Jaffe (R); Wm P Rae.
PUTNAM AV, ss, 316.8 w Sumner av, 18.4x100; Wm F Taylor—Jno Heiberger et al; Julius Siegelman (A), 887 Manhattan av; Thos H Williams (R); Nathaniel Shuter.
TILDEN AV, ss, 100 w Nostrand av, 20x100; Henry L Cochran—B & D Constn Co et al; Philip H Leifert (A), 215 Montague; Fred G Milligan (R); Wm H Smith.
TOMPKINS AV, ws, 20 s Putnam av, 20x95; Wm H Hamilton et al—Eben Goodwin et al; Hamilton, Gregory & Freeman (A), 100 Bway, Manhattan; Algernon S Norton (R); Wm P Rae.

MAY 6.
LOMBARDY ST, ns, 200 w Morgan av, 75x150; Jno Geiler—Jacob Klueg et al; K C & M V McDonald (A), 189 Montague; Emory F Dyckman (R); Wm H Smith.
57TH ST, ss, 120 e 1 av, 200x100.2; Jos L Hart —Abels Gold Realty Co et al; Wm R Murphy (A), 189 Montague; Jas P Collins (R); Wm H Smith.
82D ST, ns, 80 e 5 av, 142.10x100.2; Bond & Mtg Guarantee Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; A F Van Thun (R); Wm P Rae.
ROCKAWAY AV, ws, 165.6 n Hegeman av, 20x 100; Syndicate Development Co—Jennings-Danz Realty Co et al; Action 1; Chas H Levy (A), 26 Court; Henry D L Strack (R); Nathaniel Shuter.
ROCKAWAY AV, ws, 145.6 n Hegeman av, 20x 100; same—same; Action 2; same (A); Arnold Schmidt (R); Nathaniel Shuter.
ROCKAWAY AV, ws, 125.6 n Hegeman av, 20x 100; same—same; Action 3; same (A); Jas Gray (R); Wm P Rae.

ROCKAWAY AV, ws, 85.6 n Hegeman av, 20x100; same—same; Action 4; same (A); Robinson Leech (R); Nathaoiel Shuter.
3D AV, ws, 55.2 s 47th, 20x100; Josephine G Van Pelt—Lillian I Doyle et al; Furst & Furst (A), 215 Montague; Harry J Sokolow (R); Wm H Smith.

MAY 7.
PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.
ROBINSON ST, ss, 76.3 w Nostrand av, 280x122; Bond & Mortgage Guarantee Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Harry Wishnew (R); Wm H Smith.
E 9TH ST, es, 320 s Av C, 20x95; Title Guarantee & Trust Co—Wm B Donaldson et al; Harry L Thompson (A), 175 Remsen; Wm C Rodger (R); Wm H Smith.
19TH ST, nes, 280.4 nw 10 av, 20x100; Edw A Everitt—Thos Lorenzen et al; Geo W Pearsall (A), 49 Court; Geo J S Dowling (R); Wm H Smith.
70TH ST, sws, 171.5 se 18 av, 20x100; Robertine W Brown—Jacob Kaiser Improvement Co et al; Geo V Brower (A), 44 Court; Henry J Davenport (R); Wm H Smith.
70TH ST, sws, 191.5 se 18 av, 20x100; Kings County Trust Co—Jacob Kaiser Improvement Co et al; Action 1; Geo V Brower (A), 44 Court; Henry J Davenport (R); Wm H Smith.
70TH ST, sws, 211.5 se 18 av, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.
70TH ST, sws, 231.5 se 18 av, 20x100; same—same; Action 3; same (A); same (R); Wm H Smith.
70TH ST, sws, 251.5 se 18 av, 20x100; same—same; Action 4; same (A); same (R); Wm H Smith.
70TH ST, sws, 271.5 se 18 av, same—same; Action 5; same (A); same (R); Wm H Smith.

MAY 8.
McDOUGAL ST, ss, 300 e Saratoga av, 25x100; Alex Goepferich—Dunloe Holding Co, Inc, et al; Henry Feldman (A), 280 Bway, Manhattan; Alht C Wheeler (R); Jas L Brumley.
SACKMAN ST, es, 100 s Lott av, 135.7x105.11; Robt Kloiber—Thos J Lillis et al; Isidore Solomon (A), 44 Court; Fredk A Drake (R); Nathaniel Shuter.
78TH ST, nes, 240 nw 14 av, 20x100; Leslie G King—Annie O Clinton et al; Caldwell & Holmes (A), 44 Court; Michl H Rose (R); Nathaniel Shuter.
GELSTON AV, sc Atlantic av, 100x116.3; Henry Pape—Chas M Anderson et al; Joline, Larkin & Rathbone (A), 51 Wall, Manhattan; Fred M Ahern (R); Wm P Rae.
ROCKAWAY AV, ws, 325 s Bway, 25x100; Edw Lippmann—Geo Wiener et al; Frank Wasserman (A), 37 Liberty, Manhattan; Irving Katz (R); Chas Shongood.
5TH AV, es, 20.7 s 72d, 24x93.11; Farmers & Mechanics Savgs Bank of City Lockport—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Geo A Steves (R); Wm P Rae.

MAY 9.
No Legal Sales advertised for this day.

MAY 11.
OAKLAND ST, ws, 100 n Calyer, 275x100; also MILTON ST, nwc Manhattan av, 96.10x—; Penobscot Realty Corpn et al—Isabella C N Smith et al; Edw J Reifley (A), 142 Nostrand av; Howard E Greene.
71ST ST, nes, intersec ses Ridge blvd, 100x30.4; Miriam Morse—Island View Corpn et al; Action 1; Saml Berzick (A), 320 Bway, Manhattan; Sidney F Strongin (R); Nathaniel Shuter.
RIDGE BOULEVARD, ses, 30.4 ne 71st, 35.8x100; same—same; Action 2; same (A); same (R); Nathaniel Shuter.
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Alht B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson Jr Co.
5TH AV, es, 82.8 s 74th, 20.8x87.2; Michl Shellens—Jno E Sullivan Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Henry S Goodspeed (R); Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 25.
GOERCK ST, 77 & 65; two actions; Benjamin Hart—Lena Drexler et al; A H F Seeger (A).
PRINCE ST, 62; Roman Catholic Orphan Asylum in the city of N Y—Rosa Marasco et al; J D Daly (A).
130TH ST, 256 W; Isaac Metzger—Marie de los Angeles Govin de Madan et al (amended); H Swain (A).
AUDUBON AV, swc, 178, 94.11x100; Harlem Savings Bank—Washington Heights Development & Construction Co et al (amended); E S Clinch (A).

APRIL 27.
BRADHURST AV, sec 151st, 49.11x85; Ahr N Leventhal—Flourish Realty Co et al; Lese & Connelly (A).

APRIL 28.
MOTT ST, ss, 75.8 s Houston, 25x86.10; David Israel—Pietro Alvino et al; I J Danziger (A).
44TH ST, 110 W; Federal Estates Corpn—Jos ornhauser et al; Wolf & ohn (A).
90T HST, ss, 120.8 e Park av, 29.2x100.8; Ray Weil—Wm C F Paul et al; Rosansky & Goldberg (A).
133D ST, 63 W; Wm C Bowers—Eva Kramer et al; Bowers & Sands (A).
AV D, swc 8th, 60x50; Lawyers Mortgage Co—Moses A Horowitz et al; Cary & Carroll (A).
AUDUBON AV, ws, whole front bet 176th & 177th; Mary Newton et al—New York Real Estate Security Co et al; H G Sandford (A).
2D AV, 1324; Sophie Smith et al—Esther Rauch; C Recht (A).

APRIL 29.
FORSYTH ST, 39 & 39½; Saml Wacht—Dora Frankenstein et al; Arnstein & Levy (A).
117TH ST, ss, 350 e 2 av, 25x100.11; Kath R Jackson et al—Minnie A Cohen et al; amended; M S Borland (A).
5TH AV, es, 50.11 s 108th, 50x84; N Y Nursery & Child's Hospital et al—Chas I Weinstein et al; Harris & Towne (A).

APRIL 30.
13TH ST, 70S E; Amelia Wiegand—Jos Bruder et al; Amend & Amend (A).
18TH ST, ss, 225 e 9 av, 25x92; Maybelle Realty Co—Carrie A Miller et al; Engel Bros (A).
31ST ST, nec 6 av, 60x20; Jno Noonan—Alfred E Marling et al; Fletcher, McCutchen & Brown (A).
101ST ST, ns, 75 e 2 av, 25x100.11; Kath Bonifer, extrx—Moritz Weil et al; P J O'Beirne (A).
114TH ST, ns, 395 w 5 av, 20x100.11; Thos W Strong et al—Ahr Lewis et al; Finck, Cobb & Hnhby (A).
115TH ST, 605-7 W; Ahr Davis et al—Gertrude R Smith et al; J H Zieser (A).
COLUMBUS AV, 783-5; two actions; Laurence Curnen—Arthur Otten et al; W F Clare (A).

MAY 1.
93D ST, 340 E; Gertrude Faust et al—Fredk Plaut et al; E R Mead (A).
154TH ST, ss, 333.10 w St Nicholas av, 18x99.11; Anna M DuBois—Edw M Schreiner et al; amended; Cary & Carroll (A).
LEWIS ST, 109 W; Amelia Wiegand—Mary Weiser et al; Amend & Amend (A).

Bronx.

APRIL 24.
No foreclosure suits filed this day.

APRIL 25.
VAN BUREN ST, es, 308.3 s Columbus av, 41.6x100; Frederick A Southworth—Benedetto Cairo et al; W R Brinkerhoff (A).
JEFFERSON AV, ws, 1,020 ft n Morris Park av, 25x100; North Side Mortgage Corporation—Patrick J McSorley et al; Clocke, K & R (A).
UNION AV, es, 154.9 s 156th, 18.9x93.7; Adline Cohen—Simon T McNally et al; Lindsay, K & P (A).

APRIL 27.
No Foreclosure Suits filed this day.

APRIL 28.
205TH ST, nec Lishon pl, 93.3x111.9; Estelle E Lyons & ano—Mosholu Realty Co et al; T Baumeister (A).
240TH ST, ns, 260 w Katonah av, 40x100; Susan Ashland et al—Triangle Constn & Realty Co et al; J E Duross (A).
AQUEDUCT AV, es, 760.2 s Plympton av, 56.4 x131.7; Michel Real Estate & Mortgage Co—Towanda Constn Co et al; W Henkel (A).

APRIL 29.
LOT 339, on map prop at Woodlawn Heights; Mary Clark & ano—Triangle Constn & Realty Co et al; J T Bunt (A).
LOTS 274 & 275 map 473 lots of Haight Estate; Bronx Security & Brokerage Co—Ellen Marie Gerard et al; I Levison (A).

APRIL 30.
5TH ST, ns, 298.10 e Green av, 25x101.2; Eliz L Fox—Hugh Cohn et al; Goldsmith, R, M & B (A).
212TH ST, sec DeKalb av, 75x100; Conradine Friess—Francis J McCooey et al; L G Friess (A).
WALTON AV, ws, 470.11 s Fordham rd, 19.8x96.6; Edw H Bailey—Jas T Blunt et al; Roelker, Bailey & Stiger (A).
3D AV, 3870; Chas L Kellner—Paula Moskowitz et al; Straus & Dorsky (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 23.
126TH ST, ns, 166.8 e 7 av, 16.8x99.11; Chas A Sherman—Jule A De Rytha; Bowers & Sands (A); Chas M Beattie (R); due, $12,423.33.

APRIL 24.
113TH ST, ns, 200 w 7 av, 16.8x100.11; Mary S Maddock—Amalia Kann et al; Thompson, Koss & Warren (A); Maurice Goodman (R); due, $10,575.58.

APRIL 25.
No Judgments in Foreclosure Suits filed this day.

APRIL 27.
MONROE ST, 237-9; Bernard Mayer—Eliza Cohn; Isaac S Heller (A); Jeremiah T Mahoney (R); due, $31,476.37.
AMSTERDAM AV, ws, 24.11, n 130th, 37.6x100; Haskell A Josephson—Simon Shapiro et al; Marks & Marks (A); Theo K McCarthy (R); due, $10,250.

APRIL 28.
DELANCEY ST, 268; Julia Bachrach—Annie Martin et al; Alht R Lesinsky (A); David C Hirsch (R); due, $13,862.70.

APRIL 29.
AMSTERDAM AV, 1930; Metropolitan Savgs Bank—Margt R Mulvany; A S & W Hutchins (A); Jas G Wallace, Jr (R); due, $14,092.50.

Bronx.

APRIL 23, 24 & 25.
No Judgments in Foreclosure Suits filed these days.

APRIL 27.
171ST ST,** 498 E; Lawyers Mtg Co—Eliz L Golden; Cary & Carroll (A); Fredk C Hunter (R); due, $3,148.32.

APRIL 28.
No Judgments in Foreclosure Suits filed this day.

APRIL 29.
BATHGATE AV,** ws, 181.11 n 3 av, 25x105.6; Herman Kappes—Theresa Tanaskovich; Geo H Hyde (A); Jno T McGovern (R); due, $8,403.38.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 25.
132D ST, ss, 147.6 e Lenox av, 18.6x99.11; Lucy C. Jacobs—Mary E Pearce; action to appoint committee, &c; J O Snyder (A)

APRIL 27.
LAFAYETTE ST, nwc Franklin, 80x28; Otis Elevator Co—Josephine Ahrens et al; action to foreclose mechanics lien; H L Brant (A).
21ST ST, 218-20 W; Jas Curran Mfg Co—Brookmire Realty Co; action to foreclose mechanics lien; Phillips & Avery (A).
59TH ST, 38 W; Isidor Fajans—Thirty-Eight West Fifty-Ninth Street Co et al; action to enforce mechanics lien; J G Abramson (A).
86TH ST, 124-6 E; also 3D AV, 1156-62; also 46TH ST, 344-6 E; Harry Miller—Solomon Herzog et al; action to impress lien; J M Mandelbaum (A).

APRIL 28.
118TH ST, ss, bet Lenov & 7 avs, Lot 47; Rudolph Wallach Co—Harry Schrier et al; amender foreclosure of tax lien; A Weymann (A).

APRIL 29.
AMSTERDAM AV, swc 130th, 24.11x100; Jno J Curtin—Adam S Sands; action to enforce attorney's lien; H R Guggenheimer (A).
PARK AV, es, 40 n 169th, 50x100; Cath W Hering et al—Henry Hering et al; partition; E J Helmick (A).
8TH AV, ses, 34.7 sw Jane, 22.9x84.3x irreg; also 7TH AV, ws, 62.9 s 30th, 19x75; also 7TH AV, ws, 81.9 s 30th, 19x64x irreg; also 56TH ST, ss, 250 w S av, 21.8x100.5; Estelle L Marzolf—Amelia M Baucehle et al; partition; W N Vreeland (A).

APRIL 30.
No Lis Pendens filed this day.

MAY 1.
35TH ST, 217-19 W; Johanna Von Meyer—Jno G Lindemann; action to appoint committee; C A Dryer (A).

Bronx.

APRIL 24.
149TH ST, ss, 216.5 w Brook av, 116.6x100; Tillie Raskin—Bronx 149th St Realty Co et al; action to foreclosure mechanic's lien; Warshow & Berger (A).

APRIL 25.
No Lis Pendens filed this day.

APRIL 27.
RESERVOIR OVAL E,** ss, bet Woodlawn rd & Holt pl, Lot 28; Tax Lien Co of N Y—Augustus E Berrian; amended foreclosure of tax lien; W Lustgarten (A).

APRIL 28.
MORRIS AV, nwc 150th, 59.1x100; Ralph Kargef—Caritina Spallone et al; action to vacate and set aside two conveyances; N Tonkin (A).
WEBSTER AV, es, 25 n Lot 141, on map of Village of Mount Hope, 75x157; Barney Goldman—Max Cohen & ano; action to recover one-third interest and cash; H S Mack (A).
LOTS 134 to 139, map of 143 lots of Paul Estate, Town of Westchester; Benno Cohen et al—Benno Cohen et al; partition; Lindsay, Kalish & Palmer (A).

APRIL 29.
No Lis Pendens filed this day.

APRIL 30.
LONGWOOD AV, nwc Garrison av, 24.5x67.8; Blackwood Realty Co—Blackwood Realty Co et al; partition; F R Swartout (A).
LOT 352-1, map of Wakefield on tax map; Louis. Pines—Michele Arra et al; action to foreclose transfer of tax lien; T I Schwartzman (A).
**Recorded in N Y County.

Brooklyn.

APRIL 23.
BERGEN ST, ns, 275 w Rockaway av, 25x107.2; Aron Antopolsky—Amelia E Kauffman et al; foreclosure of mechanics' liens; D O'Connor (A).
CORNELIA ST, ns, 115 w Irving av, 20x100; Richard M Clark—Helena Steffen et al; H C Glore (A).
REMSEN ST, ns, 288 w Court, 45x100; Isaac P Conklin—Ellen A O'Connell et al; foreclosure of mechanics' lien; G B Van Wart (A).
STERLING PL, ns, 332.6 w Troy av, 17.6x127.9; Wm Herod—Ahr Martins et al; C S Taber (A).
MANHATTAN AV, es, 75 n Clay, 25x100; Chas R Sargeant—Patk Sullivan et al; Seley & Levine (A).
NEW YORK AV, ws, 68.2 s Church av, 21.10x80; Cath M Otterstedt—Ideal Realty Co et al; R E Moffett (A).
NEW YORK AV, ws, 48.2 s Church av, 20x80; same—same; same (A).
REID AV, es, 80 n Quincy, 20x85; Mary E Drury—Harriet L Dunn & ano; G W Titcomb (A).
13TH AV, ws, 106 n 37th 18.3x100; also 13TH AV ws, 142.6 n 37th 18.4x100; also 57TH ST, ss 156 w 16 av, 28x100.2; also 57TH ST, ss, 184 w 16 av, 28x100.2; Wm J O'Brien—Owen McCormack et al, partition; Overend & Buchner (A).

APRIL 24.
COLUMBIA ST, 163; also 63D ST, nc 17 av, 80x80; also 66TH ST, sws, 533.10 nw 18 av, 58.4x140x62x140; Mary A Gallagher—Ann Nolan et al; partition; J J Kean (A).
FULTON ST, ss 69 e Kingston av, 100x100; Wm J Sanders—Costas Stamatis et al; to dissolve partnership; S Plumer (A).
JACKSON ST, 94 & 96; also LEONARD ST, 340, 340½ & 342; Gaetano Trupiano—Domenico De Candra et al; partition; H S Lucia (A).
ST JOHN'S PL, ss, 180 e Classon av, 103.8x122.10x104.6x109.10; Thos F Martin Realty Co—Glaton Holding Co et al; Hovell, McCheaney & C (A).

(Lis Pendens, Brooklyn, Continued.)

STERLING PL, ns, 216 e Eastern P'kway Extn, runs e20xn31.8xnw100xsw20xse94.2xs25.10 to beg; Pauline May—Son Wolf et al; Solinger & Solinger (A).
2D PL, ss, 75 w Court, 25x100; Wm F Abrams—Greta Casavant et al; Manning & Buechner (A).
53D ST, sec 6 av, 32.8x100; Louis Schwarz—Francis D Winslow et al; M M Himowich (A).
59TH ST, sws, 480 se 17 av, 40x100.2; Jennie M Hinch—Isaac & Savacool & wife; R W Woodhead (A).
65TH ST, ss, 264.9 w 19 av, 35.1x100; Danl J O'Conor—Jno T Haskell et al; Gannon Seibert & R (A).
65TH ST, ss, 434.9 w 19 av, 35x100; same—same; same (A).
CLINTON AV, sec Greene av, runs s47.6xe110xs3 xe30xn50.6xw140 to beg; Ellen A Stewart—Margt Cummisky et al; R K Brown (A).
6TH AV, nec 54th, 32.8x100; Max Schwarz—Francis D Winslow et al; M M Himowich (A).
LOTS 21 to 25, map of Rugby; Hamilton Investing Corpn—Philip Schmitt et al; H C Glore (A).

APRIL 25.

DEAN ST, ss, 200 e Schenectady av, 25x107.2; Jno W Luca—Nettie S Croger; Kiendl & Sons (A).
POLHEMUS PL, ws, 153 n Garfield pl, 18x96; Blanche W Cameron—Jessie Price et al; C P & W W Buckley (A).
STERLING PL, ns, 168.4 w Ralph av, 23.4x100; Max Rotberg—Yetta Nestrowitz; specific performance; S S Schwartz (A).
63D ST, sws, 100 nw 5 av, 20x100; Fowler A Ward—Martha Mullins et al; H L Thompson (A).
AV C, ss, 20 e E 9th, 20x80; Eagle Savgs & Loan Co—Wm Bradley et al; Latson, Tamblyn & P (A).

APRIL 27.

HINSDALE ST, ws, 120 s Newport av, 20x100; Abr Dicker—Abr Sagalowitz; specific performance; Jos Gans (A).
KOSCIUSKO ST, ss, 400 e Nostrand av, 25x100; Jos Rosenzweig—Saml A Kessler et al; to obtain a judgment; F D W Searing (A).
LOGAN ST, ws, 190 s Belmont av, 20x100; Title G & T Co—Sarah Drucker et al; T F Redmond (A).
PARK PL, ns, 210 w Howard av, 20x127.9; Title G & T Co—Minnie Lippman et al; T F Redmond (A).
E 4TH ST, ws, 260 s Av M, 60x100; Chas R Stillwell—Woodworth Realty Co et al; W C Rodger (A).
43D ST, sws, 120 nw 12 av, 20x100.2; N Y Investors Corpn—Annie Blankstein et al; T F Redmond (A).
44TH ST, nes, 260 nw 17 av, 40x100.2; Title G & T Co—Arthur W Cherrington et al; T F Redmond (A).
51ST ST, nes, 300 nw 13 av, 40x100.2; Title G & T Co—Rosa Klotz et al; T F Redmond (A).
59TH ST, nes, 140 se 14 av, 40x100.2; Geo S Otis—Jas F McCarthy et al; T F Redmond (A).
72D ST, ss, 314.6 e 5 av, 20x100; Jeremiah J Andreas—Bridget Rice et al; J H Mann (A).
E 92D ST, nes, 140 nw Church av, 100x120; Adolf Mandel—Nathan Weinstein et al; H Koppleman (A).
ATKINS AV, es, 190 s Belmont av, 20x100; Title G & T Co—Anna M Gorman et al; T F Redmond (A).
BROADWAY, ss, 60 w Rockaway av, 20x100; Title G & T Co—Isaac Appelman et al; T F Redmond (A).
FLUSHING AV, ns, 38.1 e Morgan av, runs n 87.4xe25.11xsS0.4xw25 to beg; Danl Spitzer—Morris Kunitz; specific performance; H S & C G Bachrach (A).
GLENMORE AV, sec Snediker av, 19.4x75; Title G & T Co—Lillian Tonkin et al; T F Redmond (A).
LIBERTY AV, nwc Osborn, runs n59.8xsw185 xe175 to beg; Oswego City Savgs Bank—Henry Luhrs et al; T F Redmond (A).
NEWKIRK AV, swc E 21st, runs wS1xs164.7xe 10.6xn180.1 to beg; Elmer E O'Donnell—Wm Jacobs et al; Watson & Kristeller (A).

APRIL 28.

BUTLER ST, ns, 332.6 w Troy av, 17.6x127.9; Kate Moore—Abr Martins et al; W R Davies (A).
DEGRAW ST, ss, 192.6 e Franklin av, 27.6x92; Board of Foreign Missions of M E Church—Louis Goodman et al; T F Redmond (A).
DEGRAW ST, ss, 165.6 e Franklin av, 27x92; Bond & Mtg Gnar Co—Louis Goodman et al; T F Redmond (A).
LINWOOD ST, ws, 225 n Liberty av, 25x90; Josephine Groppe—Michl Minkes et al; C H Heidenreich (A).
UNION ST, cl at int cl 8 av, 30x385; also UNION ST, cl, 359 se 7 av, 37.6x30; also UNION ST, cl, 434 se 7 av, 30x310; Nassau Elec R R Co—Julia W Barr & ano as comm of Mary E Leqnin; to acquire title; G D Yeomans (A).
WATKINS ST, ws, 60 s Blake av, 20x75; Anna Zopf—Frank Feldman et al; Reynolds & Geis (A).
S 1ST ST, nwc Kent av, —x—; Elias Mead—Eliz Plnmer et al; T G Bergen (A).
61ST ST, ns, 380 w 11 av, 20x100; Eqnitable Co-op B & L Assn—Wm L Anderson et al; J P Jndge (A).
76TH ST, ns, 380 e 20 av, 60x100; Eagle Savgs & Loan Co—Delia Walsh et al; J C McLeer (A).
83D ST, sws, 200 se 24 av, 60x100; Eagle Savgs & Loan Co—Delia Walsh et al; J C McLeer McLeer (A).
EASTERN PARKWAY, ns, 160 e Franklin av, 20x100; Title G & T Co—Fannie Wolff et al; T F Redmond (A).
LEWIS AV, es, 20 s Macon, 20x77; Title G & T Co—Bessie Dreyer et al; T F Redmond (A).
WASHINGTON AV, ns, 57.3 e Gelston av, 18x100; Jennie L Church—Ellen Emery et al; Dykman, Oeland & K (A).
14TH AV, nws, 62.8 sw 54th, 37.6x100; Title G & T Co—Bertha Toplon et al; T F Redmond (A).

APRIL 29.

DRESDEN ST, es, 260 n Atlantic av, 25x100; Hattie Harburger—Jno Scanlan et al; foreclosure of tax lien; E Jacobs (A).
ELTON ST, ws, 124.5 n Liberty av, 25.7x90; Kips Bay Bwg & Malting Co—Domenico Cassano et al; T F Keogh (A).
LOGAN ST, ws, 110 n Sutter av, 40x100; also MILFORD ST, es, 190 s Glenmore av, rnns e 200xs20xw100xs20xw100xn40 to beg; Bond & Mtg Guar Co—Nathan Drucker et al; T F Redmond (A).
PACIFIC ST, swc Sackman, 25x85; also PACIFIC ST, ss, bet Stone av & Sackman, —x—; also PACIFIC ST, ss, 249.6 w Sackmao, .06 x107.2; also GRANT AV, ws, 152.11 s Ridgewood av, 20x100; also GRANT AV, ws, 212.11 s Ridgewood av, 20x100; also HEMLOCK ST, ws, 341.10 s Jamaica av, 25x85.1x25x85.9; Lydia Molinari—Jos Molinari et al; for dower rights; J A Nolan, Jr (A).
8TH ST, nwc 2 av, runs nw97.11xne120x—100 xse—xsw— to beg; also 2D AV, swc 8th, 25x 95; also MILTON ST, ss, 418.6 e Franklin, 22.6x100; Mary Purcell—American Mfg Co; to recover judgment; W E Buckley (A).
E 15TH ST, ws, 180 n Foster av, 20x100; N Y Life Ins Co—Tion Realty Co et al; H M Bellinger, Jr (A).
80TH ST, ns, 280 e Ridge blvd, 80x118.8; Harry H Bloomfield—Michl K Neville et al; J H Lack (A).
WYCKOFF AV, nes, 40 nw Grove, 20x90.8x20x 90.1; also WYCKOFF AV, nes, 60.1 nw Grove, 20x91.4x20x90.8; Isaac Feldman—Chas Antony et al; foreclosure of mechanics lien; F Weinstein (A).
6TH AV, nws, 144.3 sw 16th, 18.11x75; Maria Kraemer—Julius Barnet & ano; J H Lack (A).
11TH AV, nws, 20.2 ne 50th, 20x100; Williamsbnrgh Savgs Bank—Binburh Realty & Impt Co et al; T F Redmond (A).
23D AV, nws, 300 sw Benson av, 60x96.8; Title G & T Co—Mary F Fleming et al; T F Redmond (A).
LOTS 34-5 block 4750 map "Rugby E"; Bryant C Preston—Geo A Preston & wife; G S Ingraham (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APRIL 25.

No Mechanics' Liens filed this day.

APRIL 27.

Fulton st, sec Church, 33x78; Oscar Lowinson—Louise & Martin Goldsticker, Saml K Jacobs & Fulton Church Co, Inc (150) $82.86
GREENWICH ST, 2; Eichenbaum Bros—Mand L Marshall, Henry L Rauch & Central Brewing Co (148) 74.32
29TH ST, 41 W; Barnet Schacht—Rockbridge Realty Co, Victoria Building & Constn Co & Theo C Klein (141) 1,290.00
46TH ST, 46 W; Nich Gregorio & Co—Arthur Brisbane, A B S Co, Inc & Anton Strand (145) 1,262.50
59TH ST, 38 W; Simons & Mayer—Thirty-Eight West Fifty-Ninth Street Co (147) 4,251.30
201ST ST, HARLEM RIVER & SHERMAN AV; Lonis Krieg—United Electric Light & Power Co & F T Nesbit & Co, Inc (142) 35.00
SAME PROP; Geo Jnng—same (143) .. 10.00
RIVERSIDE DRIVE, nec 97th, 100.11x 123.6; Edw Byrnes—Lillie J Earle & Leo J McIntosh (151) 51.77
3D AV, 1370; Marks Chain—Jno Doe & Mrs G E McGlynn (144) 90.50

APRIL 28.

FULTON ST, sec Church, 33x78.8; Oscar Lowinson—Louise & Martin Goldsticker, Saml K Jacob & Fulton Church Co (161) $82.86
4TH ST, 31-5 E; Saml Sidoroff—Abram M Grossman & Gniseppe & Jno Rogazzino (162) 143.02
59TH ST, 326 W; Jacob Rubin—Salo Kohn & E Riger & Co (158) 110.00
78TH ST, 258 E; Alex Glatter—Jeanette Rogers (152) 147.00
88TH ST, 165 E; Colwell Lead Co—Kotholischer Gesselen Verein & T J Cummins Plumbing Co (154) 1,409.75
175TH ST, ns, whole front bet St Nicholas & Audnbon avs, 350x99.11; Lamura Contracting Co—David Zipkin & Robertson & Govanni (156) 242.66
175TH ST, ns, 100 w Andubon av, 100x 99.11; Michl J Fitzgerald—Mose Goodman Corpn & Robertson & Govanne Contracting Co (159) 190.00
201ST ST, ACADEMY ST & HARLEM RIVER; Barth S Cronin Co—United Electric Light & Power Co & F T Nesbit & Co, Inc (153) 3,594.45
MADISON AV,, 43D & 44TH STS & VANDERBILT AV, block, &c; Standard Metal Furring & Lathing Co—N Y C & H R R R Co & Jno C Landeen & Co (155) 1,589.39
ST NICHOLAS AV, nwc 176th, 99.11x 125; Lamura Contracting Co—Stephen J Egan & Robertson & Govanni (157) 212.66
ST NICHOLAS AV, nwc 176th, 99.11x 100; Michl J Fitzgerald—Stephen J Egan & Rogertson & Govanne Contracting Co (160) 270.00

APRIL 29.

13TH ST, 36-8 W; Thos C Edmonds & Co—Timothy Kieley or Estate of Timothy Kieley, Jno J Donovan & Thos L King & Bernard J Johnson; (163). 144.00
28TH ST, 132 W; Lonis Cohen—Wm E Hopkins & H Peter (165) 28.00
116TH ST, 156 E; Jno F Cronin—Donato Cefola (164) 7.54
149TH ST, 514 W; Leslie B McClure—B L Andrews & Paul & Minna Vondrann (167) 59.59
149TH ST, 552 W; same—Henry R C Watson & Paul & Minna Vondrann (168) 70.00
149TH ST, 512 W; same—Eliz Marks & Paul & Minna Vondrann (169) 59.69
175TH ST, ns, whole front bet St Nich & Audubon avs, 350x99.11; E I Du Pont De Nemours Powder Co—David Zipkin & Orin Goodman (166) 11.43
AUDUBON AV, sec 171st, 95x20; Christian Jacobs Fireproofing & Concrete Co, Inc—Gustav Boehme & Carl Rieger (170) 156.90
ST NICHOLAS AV, nwc 176th, 100x 115; E I Du Pont De Nemours Powder Co—Stephen J Egan & Robertson & Govanne (171) 115.78
3D AV, 807; Abr H Backer—Robt Main & Wm R Moore (172) 56.60
8TH AV, 2153-61; Morton F Kane—Jno Forster & Earle & Calhoun (renewal) (173) 296.00

APRIL 30.

VANDAM ST, swc Hndson, 200x107; S H Pomeroy Co—Henry Heide & Thos J Brody Jr & Co (180) 953.00
46TH ST, 216 W; Nicholas Zurla—Jas Moore & Nathan Picket (181) 300.00
91ST ST, 61 W; Alex C Patterson—Ida M Conklin (renewal) (175) 87.53
116TH ST, 156 E; Jos Lo Medico—Donato M Cafola (179) 80.00
175TH ST, ns, 100 w Audnbon av, 100 x99.11; Nappi Contracting Co—Mose Goodman Corpn & Robertson-Giovanni Contracting Co (177) 72.00
175TH ST, ns, 100 e St Nicholas av, 150x99.11; Dittmar Powder Works, Inc—Mose Goodman Corpn & Robertson—Giovanni Contracting Co, Inc (174) 74.04

MAY 1.

45TH ST, 7-11 W; Pollack & O'Neill —45th St Realty Co & Fleischmann Bros Co (1) 1,361.72
9TH AV, 506; Louis Appel—Jno Delahunty & Jas E Landy (2) 187.50
BROADWAY, 1448; Estey Wire Works Co—41st St Realty Co & Lourre Hotel Co (3) 44.90
MADISON AV, 651; also 110TH ST, 51 E; Saml Epstein, Inc—M Campbell W Macey & M Shanholt (4) 60.00
201ST ST, HARLEM RIVER & ACADEMY ST; Philip Hess—United Electric Light & Power Co & F T Nesbit & Co, Inc (5) 17.50
SAME PROP; Louis Prudham—same (6) 17.50
24TH ST, 225 E; Geo Mattern—Louis Walter, Rettberg & Lango & B Monteith Webb (7) 259.00

Bronx.

APRIL 24.

145TH ST, ss, 315 w Brook av, 61x104; Mike Yarrobino—Janess Bryant (13). 130.00
EAGLE AV, es, 94 ft n 156th, 210.1x 112; L Lake & Son, Inc—P & W Ebeling Co, Felber Engineering Wks (12) 178.00

APRIL 25.

GLOVER ST, 1628; Pasquale Giacobbe—Anna Waldron (14) 20.00
BATHGATE AV, 1740; Yorkville Plumbers' Supply Depot, Inc—Daniel W McHill; Flynn & Greenfeld (15). 223.52

APRIL 27.

CHARLOTTE ST, es, 110.5 n Seabury, pl, 75x100; J Rosenblum & Co—Tiber Building Corpn (16) 350.00
163D ST, 782 E; Thos Flach—Kath Morris (18) 29.66
BATHGATE AV, ws, 108 n 176th, 43x 94x irreg; Jos Borello —Milo (17) 1,600.00
3D AV,** sec 171st, 25x100; Domenico A Del Donno—Eliz Schultz (149) 2,227.95

APRIL 28.

172D ST, 856-60-64 E; Frank O Burnett—Sole Realty Co & Chas Kansen (14) 68.00

APRIL 29.

CLAREMONT PKWAY, 425; Jacob Rnbin—Jos Yarvitz & E Rieger & Co (20) 100.00
CHARLOTTE ST, es, 110.5 n Seahnry pl, 75x100; Jos Starobin—Tiber Bldg Corpn (21) 560.00

APRIL 30.

BATHGATE AV, ws, 108 n 176th, 43x 94.5; Jos Borell—173d St Improvement Co & Aaron Miller (22) 1,600.00
HUNTS POINT AV, sec Seneca av, 100x 100; Pietro Indella—Geo G Graham Constn Co (23) 850.00

**Recorded in N Y County.

Brooklyn.

APRIL 23.

W 29TH ST, es, 380 s Mermaid av; —x—; J Bossert—Mathilde B Jeltrnp 2,265.00

APRIL 24.

SEIGEL ST, 120; H Kulkowsky—Frank Tannenbaum 257.50
MEEKER AV, 57; C H Hewey—Rankin & Ross Co & Jas A Farrell 108.50
ROCHESTER AV, sec Sterling pl, 25x 100; M Flom—J V Cunningham, Inc.. 36.00

APRIL 25.

AMITY ST, 147; J F Corcoran—Fredk O'Lacey 35.55
W 9TH ST, es, 220 s Av U, 20x100; N Lenzzi—Filomena & Frank Dicanio 2,101.00
AV U, ns, 20 w 9th, 20x100; N Leuzzi —Frank Ciaffone 2,088.87
LAWRENCE AV, 135; Friestedt Underpinning Co—Ralph Henry, Jr 1,501.83

APRIL 27.

CAMBRIDGE PL, 119; J Slipyan—Addreatta Goodwin & Saml Carlson 25.00
HINSDALE ST, nec Dumont av, 100x 100; M Annenberg—Almound Holding Co & Harry Friedland 322.00

PARK PL, ss, 50 e Utica av, 180x100; Sam Lien—M Siegel & Peter Di Pino. 193.50
WASHINGTON ST, 187; East N Y Glass Works—Leon Mirel 75.00
BROOKLYN AV, 1678; J Hagerstrom—Jno J & Henry Smith..... 12.00
SUTTER AV, ss, 118.9 e Barbey, 19x100; Hyman Katz—Fremid Glotzer & Berl Besner 355.00

APRIL 28.
BERGEN ST, 1142-6; A Stiria—Wm B Greenman & Wm H Winter..... 145.00
LAKE ST, es, 486 n 86th, 20x100; Coney Island Constn Co—Stephano De Rienzo 247.61
LINCOLN PL, sec Bedford av, —x—; F W Randall—Louis & Jas V Camardella & Carmina Camardella..... 193.50
W 3D ST, es, 100 n Sea Breeze av, 40x118; F Cronin—Rachel Rosenberg, Chas Rosenberg & Co & West & Edwards 513.50
W 24TH ST, es, bet Neptune & Mermaid avs, —x—; A Amato—Martin Schauer 200.00
SNEDIKER AV, ws, 90 s Hegeman av, 40x40; D Weiss—Esther Wallin & Louis Wallin 98.50

APRIL 29.
FULTON ST, 721—S H Vanderbeck—Ella O'Brien & Wm F Farrell..... 110.00
HAMBURG AV, ss, 75 w Bleecker, 25x90; M Schmelz—Rosa K G Stubing.. 11.81
MYRTLE AV, 1353; H Kaplan—Louis Dankner, Nathan Sarter & Frank Krefetz 45.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

APRIL 25.
[2]37TH ST, 60 W; E Riger & Co—Victorine Carmody et al; Oct16'13..... 4,850.00
125TH ST, 253-9 W; also 126TH ST, 240-58 W; Jos Fried—Stumpf & Langhoff et al; Jan21'14..... 150.00
126TH ST, 240-58 W; Sulin Construction Co—Stumpf & Langhoff Co et al; Jan21'14 ..... 1,110.75

APRIL 27.
CATHEDRAL PARKWAY, ns, 400 e Lenox av; Passaic Structural Steel Co—Young Women's Hebrew Assn et al; Apr3'14 ..... 4,741.13
CATHEDRAL PARKWAY, 31 W; Jno A Hendricks Co—same; Apr17'13... 2,000.00
CATHEDRAL PKWAY, 31; Bethlehem Steel Co—Young Women's Hebrew Assn et al; Apr3'14..... 3,784.76
FRANKLIN ST, ss, 59 w Lafayette; Simon Sturnin—Lazzaro P Faccini et al; June17'13 ..... 337.00
SAME PROP; same—same; July9'13.. 337.00
NEW CHAMBERS ST, 2; also DUANE ST, 14; Roeser & Sommer Co—Berg Cafe et al; Feb17'14..... 320.00
30TH ST, 203 W; Morris Shapiro et al —Robt P Wadhams et al; Apr12'13.. 1,334.75

APRIL 28.
ELSMERE PL, sec Crotona Pkway; Jas D Leary—Defender Constn Co et al; Nov21'13 ..... 810.39
HENRY ST, 318; East Side Lumber Co —Philip Sweiller et al; Mar29'13.... 126.22
84TH ST, 324-6 W; H W Bell Co—324-326 West 84th St Co et al; Mar19'14. 147.40

APRIL 29.
[2]125TH ST, 245-51 W; Gough Mfg Co, Inc—Jno Cromwell et al; Feb13'14.. 300.00
[2]SAME PROP; David Iseeks—same; Mar5'14 ..... 135.00
BROADWAY, nec 94th; Saml Zucker—Harry Schiff et al; Nov26'13..... 1,200.00
35TH AV, 1250; Standard Plumbing Supply Co—Geo H Earle Jr et al; May9'13 ..... 374.62
6TH AV, 626-8; Crane & Clark—Adolph Hageman et al; Apr27'14..... 101.87
APRIL 30.

APRIL 30.
LUDLOW ST, 14; Hyman Rosenblum—Michl Mettner et al; July10'13..... 103.23

MAY 1.
84TH ST, 324-6 W; Jas McLaughlin Co —324 W 84th St Co, Inc, et al; Mar19'14 ..... 395.00
NEW CHAMBERS ST, 2; also DUANE ST, 14; Hoffman & Elias—Cath Diver et al; Dec22'13..... 352.50
[2]135TH ST, 221 E; Chas Schneider Co —Fredk M Billings et al; Apr1'13.. 325.00
[1]Av B, swc 19th; Marcus Contracting Co, Inc—Rutan & MacAdam & Co et al; Apr30'14 ..... 141.07
HUDSON ST, swc Vandam; M F Westergren, Inc—Henry Heide et al; Apr 30'14 ..... 530.05
PARK AV, 4512-16; Geo E Sealy Co, Inc—Henry Lang et al; Dec13'13.... 170.00

Bronx.

APRIL 25.
[2]159TH ST,** 314 E; Noonan Building Material Co, Inc—?; Nov17'13..... 916.80
[2]159TH ST,** 428 E; Same—Cedar Construction Co, Inc, et al; Nov17'13.... 953.15
WOODLAWN AV & 210TH ST (square block); John F Farrell—Montefiore Home for Invalids; March17'14..... 15.00

APRIL 27.
176TH ST,** ns, 191 e Marmion av; Del Balso Contracting Co—Robt J Rooney et al; Sept20'13..... 1,936.88

APRIL 28.
No Satisfied Mechanics Liens filed this day.

APRIL 30.
FREEMAN ST, 960; Bronitsky & Berrson—Martha Perna et al; Feb 28'14 ..... 10.50
[3]LORING PL,** es, 170 s West Fordham rd; Generoso Lapio—Beckmann Realty & Constn Co et al; July29'13..... 37.00

MAY 1.
182D ST,** 546-50 E; Geo E Sealy Co Inc—Corgie Realty Co et al; Dec 13'13 ..... 170.00
HOE AV, ** 1057; Geo E Sealy Co Inc —Wm Oppenheim et al; Dec13'13.. 189.60
**Recorded in N Y County.

Brooklyn.

APRIL 23.
HICKS ST, nec Remsen, 100x98; N Ryan Co—Estate of Louis Bossert & Harry McNally Bldg Co; Dec16'13.... 591.45
HICKS ST, nec Remsen, 200x78; Henry Maurer & Son (inc)—Estate Louis Bossert & Harry McNally; Dec17'13. 1,083.96
[2]JORALEMON ST, 190-206; also COURT ST, 46-50; New Jersey Products Co—Jno H Parker Co & Weinbros R E Co; Apr10'14..... 1,449.77
55TH ST, swc 7 av; 100x100; Union Cornice & Roofing Co—Mapes Realty Co; Apr2'14..... 70.00
SAME PROP; same—same; Apr2'14... 36.00

APRIL 24.
HENDRIX ST, 310; Jos E Steffens—Terrence Gannon; Apr11'14..... 30.10
PACIFIC ST, 314; Harris Orowitz—Sadie H Karfunkel; Jan27'14..... 300.00
BAY RIDGE PL, nws, 120 sw Bay Ridge av, 80x80; Schwarz & Cohn (inc)—Montrose Bldg Co & Jacob Barkowitz, doing bus Glenmore Cornice & Roofing Wks; Apr17'14..... 95.00
[3]8TH AV, nec 8th, 100x100; Bell Fireproofing Co—Martella Realty Co; Dec 19'12 ..... 161.00
13TH AV, sec 54th, 40x100; Geo W Woods (inc)—Rose Gootenberg & David Epstein; Nov18'13..... 87.00
14TH AV, nec 64th, 6x100; Kawneer Mfg Co—Joseph Sessa & Ferdinando Penna; Apr9'14..... 125.00

APRIL 25.
DUMONT AV, nec Hinsdale, 100x100; Klein Material Co—Almont Holding Co; Feb2'14..... 484.79
SAME PROP; Simon Gasner & Sons Co —same; Feb4'14..... 1,450.00
SAME PROP; National Sash & Door Co —same; Apr7'14..... 125.00
SAME PROP; Pirozzi & Son (inc)—same & Henry Freidland & Phillip Silver as Sec; Apr8'14..... 200.00
SAME PROP; Henry B Singer—Almont Holding Co & Kurlandzik & Alport (inc); Feb17'14..... 1,550.00
SAME PROP; General Cornice & Roofing Co—Almont Holding Co (inc); Feb26'14 .....
13TH AV, 5401; Nelson & Landgren—Rose Gootenberg & J & E Epstein Co; Dec1'13 ..... 150.00
13TH AV, sec 54th, —x—; Carl Almquist—Rose Gootenberg & G E Epstein; Nov18'13 ..... 108.00
13TH AV, nwc 54th, —x—; Morris Howit—Rose Gootenberg & J & E J Epstein Co (inc); Dec3'13..... 90.00

APRIL 27.
PARK PL, ss, 100 e Ralph av, 50x127; Michl Rosenberg—Congregation Men of Justice & A Rotne; Sept17'13..... 150.00
KNICKERBOCKER AV, 389; Jacob Goldstein—Annie Greenfield & Chas Schneider; Mar3'14 ..... 180.00

APRIL 28.
49TH ST, es, 260 s Linden av, 40x100; Wm Hessler Jr—Owen McCormack; Apr10'14 ..... 250.00
49TH ST, es, 260 s Linden av, —x—; F D Creamer & Co—same; Jan23'14. 320.50
ALBANY AV, ws, 117 s Av H, 60x100; Robt S Paris—Michl J Callanan; Apr15'14 ..... 497.50
WEBSTER AV, ss, 98.9 w Coney Island av, 77x106.6; Simon Bernstein—Jno Montelone; Mar6'14 ..... 183.00
WEBSTER AV, ss, 388.7 e E 1st, 77x106; Jno C Austin—Jno Monteleone; Mar4'14 ..... 640.72
WEBSTER AV, ss, 387 e 1st, 77x106.6; Morris G Williams Co—same; Mar 12'14 ..... 62.00
SAME PROP; Harry Bialack—same; Mar10'14 ..... 100.00
SAME PROP; J P Duffy Co—same; Feb25'14 ..... 256.93
WEBSTER AV, ss, 387 e 1st, 77x106.5; Szemko & Gaydica—same; Feb24'14. 61.50
WEBSTER AV, ss, 387 e 1st, —x—; Robt G White—same; Mar4'14..... 674.00
SAME PROP; Jno Olsen—same; Mar 7'14 ..... 280.00

APRIL 29.
HINSDALE ST, es, 100 s Blake av, 100 x100; East N Y Cut Stone Co—W F S Constn Co; Apr20'14..... 443.00
RICHMOND ST, swc Fulton, 132.2x150; Wm B Lawrence & ano—Concord Photo Play Co & Ferdinand Penna; Dec10'13 ..... 485.10

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

APRIL 23, 24, & 25
No Attachments filed these days.

APRIL 27.
AMES, Cortlandt F; Commercial Vehicle; $600.53; D Burke.

APRIL 28.
ALBERTINI, Stockwell Reynolds Diaz; Leo J Matty; $2,567.50; F Trenholm.
TRENTINI, Emma; Arthur Hammerstein; $6,815.75; O'Brien, Malevinsky & Driscoll.

APRIL 29.
QUINTANA, Jose; Wm A Higgins et al; $2,026.45; Phillips & Avery.
MICHAUD, Michl; Frank C Woodruff et al; $921.64; Hirschman & Drucker.
SARSON, Saml T; Jos M Cohen; $36; Thatcher & Williams.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

APRIL 24, 25, 27, 28, 29 & 30.
Dari, Giovanni. 9th av, 204..Ermino Esposito. Fixtures. 174.00
Gay, Geo H. Broadway, 3542..Melville H Bearns. Fixtures 2,500.00
Grand Corrugated Paper Co. Grand st, 83-7..Faidbanks Co. Machines..... 270.00
Hecht, Michl. Lexington av, 884-6.. Melville H Bearns. Fixtures..... 3,500.00
Joseph H Davis Bldg Co. 74th st, ss, 225 W 74th..Consolidated Chandelier Co. Fixtures..... 2,500.00
Niemeyer, Diedrich. Park av, 1815-7; also 125th st, 100-6 E..Melville H Bearns. Fixtures..... 5,781.99
Schneider, Wm F. Columbus av, 760.. Melville H Bearns. Fixtures..... 2,000.00

Bronx.

APRIL 24, 25, 27, 28, 29 & 30.
Vitale Guiseppe. 2470 Beaumont av.. Erminio Esposito. Barber Fixtures, Mirrors, &c. 702.00

Brooklyn.

APRIL 23, 24, 25, 27, 28 & 29.
L, B & C Constn Co. 58th st nr Ft Hamilton av..Colonial Mantel & Refrigerator Co .....(R) 180.00
Cornman, Chas. 127 Bristol st..Wm Kerby Estate .....(R) 25.00
Cervadoro, Dominick. E 48th st c Maple..Wm Kerby Estate.....(R) 60.00
Bishop, W E. 1334 79th st..Bayside Chandelier Co. Gas Fix..... 125.00
Parkling (Inc). Park pl nr Howard av..Voletsky & Jarcho (Inc). Bath Tubs. 585.00
Property Impt Co. Nostrand av c Midwood..same .....(R) 200.00
Weiman & Lewin. W 30th st nr Mermaid av..Robt Findlay Mfg Co. Gas Fix. 50.00
Somers, Jacob. Surf av bet W 33d & 34th..Metropolitan Chandelier Co. Chandeliers, &c 155.00
Same. W 32d st nr Railroad av..same. same 80.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

APRIL 29.
HAVEN AV, ws, 375 n 170th, 86.7x103.4 x irreg; Chas M Rosenthal loans Filrose Constn Co to erect a 5-sty apartment; 13 payments.....85,000.00

APRIL 30.
7TH AV, nec 110th, 70.11x100; Albt, Meyer & Lodis Jarmulowsky loan Olds Constn Co, Inc, to erect a 6-sty apartment; 11 payments.....65,000.00

Bronx.

APRIL 24.
ROGERS PL, ws, 217.1 n Westchester av, 66.7x73.4; Manhattan Mortgage Co loans the 182d St Realty Co to erect one 5-sty apartment house; 13 payments 40,000.00
TIEBOUT AV, es, 258.2 n 188th, 65x 106.7; Manhattan Mortgage Co loans 2,490 Tiebout Ave Co, Inc, to erect one 5-sty apartment house; 12 payments..50,000.00

APRIL 25.
BRYANT AV, es, 150 n Lafayette av; Clara Smith Lean loans Albert Gerhards to erect 1 2-fam dwelling; 1 payment 1,000.00

APRIL 27.
VYSE AV, ws, 142.6 s 178th; Jas G Wentz loans Jos Diamond Constn Co to erect one 5-sty apartment; 10 payments 44,000.00

APRIL 28.
CROTONA AV, es, 100 n 187th, 50x 100; Manhattan Mortgage Co loans to Nista Constn Co, Inc, to erect one 5-sty apartment; 14 payments.....32,000.00
CROTONA AV, es, 150 n 187th, 50x100; Manhattan Mortgage Co loans Nista Constn Co, Inc, to erect one 5-sty apartment; 14 payments.....32,000.00

APRIL 29.
LONGFELLOW AV, ws, 250 s Garrison av, 100x100; Mathias Haffen loans Schlatter Embroidery Co to erect one 2-sty bk factory building; 2 payments 8,500.00

APRIL 30.
FOX ST, es, 273.2 n 165th, 50x100; Manhattan Mortgage Co loans Max Building Co Inc to erect one 5-sty apartment; 14 payments.....36,000.00

ORDERS.

Brooklyn.

APRIL 23.
CATON AV, —c Stratford rd, —x—; Plandome Const Co on Wood-Harmon Co to pay M Blumberg..... 270.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED.

Named Streets.

Beach st, 48-60—Varick Warehouse Co.....E
Canal st, 217—Newman Cowen Est.....C
Canal st, 217—Morris Tischler.....G
Canal st, 417-21—Philo-Selby Co....DR-A-C-G
Canal st, 417-21—Maintenance Co.....DR-C-G
Canal st, 417-21—J. T. Robinson & Son.DR-G-C
Canal st, 417-21—Excelsior Quilting Co....DR-G
Canal st, 417-21—Walter Janvier & B Allen Co. .....DR
Canal st, 417-21—Peter A. Frasse & Co.DR-A-G
Canal st, 417-21—Corp. of Trinity Church ..... SS-B-D
Dey st, 24—George Chockous.....A
Dey st, 24—United Cigar Stores Co.....A
Dey st, 24—The Tiger Shirt Co.....A
Dey st, 24—United District Messenger Co. ..... A-F-I-G-E-C
Dey st, 24—Trinity Lunch Club .....A-E-F
Dey st, 24—Astor Estate .....C-SS-B-E
Dey st, 24—Denzi & Phillips, Inc., ...A-G-C
Gold st, 4-6—Est. Marie Campbell.....C
Grand st, 100-102—The Star Kimono Co..G-DR
Grand st, 100-102—Katz Bros.....A-C-G-DR
Grand st, 100-102—Grand St, Realty Co....C-B
Grand st, 100-102—Alpha Neckwear Co..... ..... DR-A-C-G
Grand st, 100-102—John Bister.....G-DR
Grand st, 100-102—Russell Murray & Co.G-DR
Lafayette st, 187-193—August F Trenkmann Estate .....SS-A
Lafayette st, 187-93—Trenkmann Bros.C-G-DR
Lafayette st, 187-93—Joseph Tatarsky...DR-D
Lafayette st, 187-93—The Star Knee Pants Co. .....C-A-G-DR
Lafayette st, 187-93—Otto Reichardt...C-A-DR
Lafayette st, 187-93—Louis De Rmilo.....DR
Pier 52, N. R.—Southern Pacific Steamship Co. .....A-G-SS
Warren st, 60-2—Robert L. Morrell.....C
Willett st, 70—Congregation Rzeszower Verhe Verrin .....t..C
Wooster st, 207-209½—Wm. Elias & Jacob Arnoff .....G-A
Wooster st, 207-209½—Max Sager & David Lipman .....G-A
Wooster st, 207-209½—Benj. Oestreicher...G-A
Wooster st, 207-209½—N. Y. Flower & Feather Co.....G-A

Numbered Streets.

3d st, 5 W.—Morris Brooks.....G
8th st, 24 E.—Harry Thomashefsky.....C-D
8th st, 24 E.—M. A. Frey.....D
13th st, 410-12 W.—Equitable Trust Co.....C
20th st, 43 E.—French Art Emb. Co.....A-G
20th st, 43 E.—Arthur W. Ware.....A
20th st, 43 E.—Harry Meistrich.....A-G
20th st, 43 E.—Louis Wagner.....A
20th st, 43 E.—Friedlander & Sammett.....A
20th st, 43 E.—Arthur Otto.....A
20th st, 43 E.—Benj. Flaumermann & Julius Boderman .....A-G
21st st, 132-4 W.—The Newstate Co., Inc....A
24th st, 159-61 W.—Ernest Bruno.....G
25th st, 38-46 W.—Solomon Cohen.....C-I
25th st, 40-46 W.—New York Edison Co....D
25th st, 40-46 W.—Solomon Gottesmann.....C
25th st, 40-46 W.—Hyman Jacoby.....C-D
25th st, 40-46 W.—Joseph Durst & Herman Rubin .....C-D-I
29th st, 129-33 W.—Abr. Bases.....G
29th st, 129-33 W.—Essenfeld Co.....A-G
29th st, 129-33 W.—Otto Godfrey Becker.....C
29th st, 129-33 W.—Adolph Schwartz.....A-G
29th st, 129-33 W.—Flaxman & Freund...A-G-I
29th st, 129-33 W.—Lorenz & Friedman.....G-C
29th st, 129-33 W.—Greenberg & Sokolower ..... A-C-G
29th st, 129-33 W.—Fischlowitz & Dantes....G
29th st, 129-33 W.—United Garment Co.....A
29th st, 129-33 W.—Max Sternberg.....A-G-C
29th st, 129-33 W.—East 30th St. Construction Co .....SS
36th st, 205-19 (rear)—Seventh Av Association .....C-B
36th st, 205-19 W.—Patrick Tully.....A
38th st, nec 11th av—Morgan Steam Laundry Co. .....C-F-A-B
42d st, 123 W.—Est Mary C. Warren.....B-C
42d st, 123 W.—Benj. H. Kaufman.....G
56th st, 133 W.—Margaret Magan..... ...C
90th st, 127 W.—William J. Tierney.....C
94th st, 26 W.—William P. Willis.....I

Named Avenues.

Bowery, 275—Lyons Co. (Nathan Lyons, pres.) .....C-F-A-E-D
Bowery, 275—Robert M. Weed Est.....D-C-B-E
Bowery, 275—Consolidated Gas Co.....C
Bowery, 370—James Elliott & Co....A-C-G-E-F
Bowery, 370—Consolidated Gas Co.....C
Broadway, 370—Carson C. Peck.....SS
Broadway, 503—Columbia College Trustees.B-C
Broadway, 580-90—Wm. Glucken & Co..A-C-DR
Broadway, 580-90—Granville Daley, Jas. H. Baker, Chas. E. Plumbridge.....A-G-DR
Broadway, 580-90—Julius Heimann & Morris Lechten .....A-G-DR
Broadway, 580-90—Leo Sonneborn Bros.....C-G
Broadway, 580-90—The United States Hat Co. .....A-G-DR
Broadway, 580-90—Sol Newman.....A-G-C-DR
Broadway, 580-90—Samuel & Leo Steinfeld..A
Broadway, 580-90—Jno F. Comey & Jno W. Rodgers .....A-G
Broadway, 580-90—Benj. Apthaker.....A-G
Broadway, 580-90—Edw. A. Staples.....A
Broadway, 580-90—Max Mindheim.....A
Broadway, 580-90—Adolph Meyer....A-G-C-DR
Broadway, 580-90—Philip Epstein & Son.G-C-A
Broadway, 580-90—Jos. Schwartz & Co..A-G-C
Broadway, 580-90—Ferdinand Jacobson & Son ..... A-G-DR
Broadway, 580-90—Jacob Freezer & Jacob Cohen .....A-C-G-DR
Broadway, 580-90—Walter Arnstein & Bros. ..... A-C-G-DR
Broadway, 580-90—Henry Weil, Jules Lorminler & Benj. Greenbaum.....A-C-G-DR
Broadway, 580-90—Jos. & Mark Marcus Bros. ..... A-C-G-DR
Broadway, 580-90—Frederick Gotthold & Morrice Berg.....A-DR
Broadway, 580-90—Harry & Bennett Frank Bros. .....A-G-DR-C
Broadway, 580-90—Edward Bill.....G-A-DR
Broadway, 580-90—Theresa Weil, et al.....SS
Broadway, 580-90—The Bouquet Flower & Feather Co.....A-G-C-DR
Broadway, 580-90—The Union Headgear Co. ..... C-DR-A-G
Broadway, 580-90—The Modern Trimmed Hat Co. .....DR-A-G
Broadway, 580-90—Schiff & Solomon..DR-C-G
Broadway, 580-90—The Specialty & Wear-fine Fur Coats.....A-G-C
West Broadway, 378—Nicholas N. Perkins..C
West Broadway, 378—Chas. Weiland, Inc. .....C-A-L-G
West End av, 601—Consolidated Gas Co....C
West End av, 601—Thomas Dwyer.....E-B
West End av, 601—N. Archibald Shaw....A-F

Numbered Avenues.

6th av, 214—Samuel Licht.....E
8th av, 405—Frank O. K. Gee.....C
8th av, 405—Henry G. Stone.....C

BRONX ORDERS SERVED.

Numbered Avenues.

3d av, 2689-93—Central Union Gas Co.....C
3d av, 2689-93—Francis Rogers .....E-SS

BROOKLYN ORDERS SERVED.

Named Streets.

Fulton st, 12-16—Annex Hotel.....F-D-A
Fulton st, 281-5—Michael Cosgrove.....A
Fulton st, 281-5—Geo. W. Blumer.....A
Fulton st, 296—Elizabeth Chesebrough ..D-B-C
Fulton st, 339—Joseph Wechsler Estate.....C
Fulton st, 435-45—Brooklyn Union Gas Co..A
Fulton st, 1333-35—Brooklyn Union Gas Co..A
Moore st, 15—Morris Teumann.....C
Moore st, 50-52—Brooklyn Union Gas Co....A
Moore st, 50-52—Community Sons of Israel.F-A
Pacific st, 2404—Brooklyn Union Gas Co.....A
Rock st, 2-8—Louis Greiff.....DR-A
Rock st, 2-8—Joseph Skolney.....DR-G-M
Rock st, 2-8—Morris & Louis Schneider..... DR-G-A-M
Rock st, 2-8—Edward Pacht.....DR-G-C-M
Rock st, 2-8—Nathan Siegel.....G-C
Rock st, 2-8—Philip Fleischer....M-G-D-A-DR
Siegel st, 278-82—Brooklyn Union Gas Co....A
Summit st, 2-18—American Metal Cap Co..DR
Summit st, 2-18—B. Z. Toy Mfg. Co....G-A-DR
Summit st, 2-18—The Cork Mfg. Co..G-A-D-DR
Van Brunt st, 75-77—Carmello Manzella.....D
Washington st, 21-27—Kirkman Soap Co..G-DR
Washington st, 21-27—Robert Gair Co.G-C-A-DR

Numbered Streets.

5th st, 135-137 N.—Max Rohbe.....C
10th st, 240-44 N.—John Pirkel.....M-C
29th st, 506 E.—Hilar Schoenig.....B-C
29th st, 510 E.—Hilar Schoenig.....B

Named Avenues.

Dumont av, 993—Milford Construction Co.M-C
Evergreen av, 84-90 (rear)—Brooklyn Union Gas Co. .....A
Evergreen av, 84-90 (rear)—Isaac Meyer....C
Flushing av, 919-21—Jacob Solot.....A-G-C
Flushing av, 919-21—Morris Brust..DR-A-G-C
Flushing av, 919-21—Louis Wagner & David Sennenman .....DR
Hamilton av, 80—John Cordes.....C-B
Harrison av, 58-64—Mrs. Julius Collect.....C
Johnson av, 18-24—Nathan & Samuel Schwartz .....DR
Johnson av, 18-30 (front bldgs)—Estate Louis Bossert C
Johnson av, 20-24—Morris Feldman & Widgor Regenbogen .....C-DR
Johnson av, 26-28—Harry Lieberman.....G-DR
Johnson av, 26-28—Chas. Burscano.....C-M-DR
Johnson av, 26-28—Geo. W. Ranton.....G-DR
Johnson av, 26-28—William Binn.....DR
Johnson av, 26-28—Chas Hausner.....G
Johnson av, 26-30—Emanuel Spitzer.....G
Johnson av, 26-30—William Guldenfield.....G
Johnson av, 30—John Dinger.....G-DR
Johnson av, 30—Frederick Spitzer.....DR
Johnson av, 30—David Sable.....G-DR
Myrtle av, 44-48—The Long Island Furniture Co. .....A

QUEENS ORDERS SERVED.

Named Avenues.

Atlantic av, swc Seaview av, (Far Rockaway)—C. Martin Black.....M
Eastern av, 14-16 (Rockaway Beach)—Queens Borough Gas, Electric Co.....A
North Remsen av & Jamaica Bay (Rockaway Beach)—Queens Borough Gas, Electric Co.....A

RICHMOND ORDERS SERVED.

Named Streets.

Arrietta st, ft of (Thompkinsville)—American Dock Co.....B-C-E-L-SS-D

BUREAU OF BUILDINGS.

(Manhattan.)

Bulletin No. 5 issued by Superintendent Rudolph P. Miller reads as follows:

No permit will be issued for any application filed on or after June 1, 1914, until a complete, correct, unmutilated set of prints is submitted, in duplicate, of the operation as approved, one of these sets being for the office files and one set to be kept at the premises during the operation for the use of the inspector. No changes will be permitted in these plans, except such as can be fully described in an amendment. When an application is amended, requiring extensive changes in plans, new prints showing such changes must be submitted, in duplicate, in the same way as the above. All disapproved plans will be returned to the architect if desired; otherwise they will be destroyed.

BOARD OF EXAMINERS.

APPEAL 31 of 1914, New Building 1245 of 1914, premises 389-391-393 South Second Street, Brooklyn, Messrs. Nast & Springsteen, appellants.

Walls. Section 31.

APPROVED ON CONDITION that brick division walls at least eight inches (8") thick be provided at points marked "A" in second to sixth stories inclusive; these walls to extend to the underside of the roof boards.

APPEAL 32 of 1914, Alteration 3550 of 1913, premises 248 West 14th Street, Manhattan, Charles B. Meyers, appellant.

Theatre (pictures); bowling alley under.

APPROVED ON CONDITION that all the requirements called for in the approval of Appeal 147 of 1913 be complied with.

APPEAL 33 of 1914, Alteration 863 of 1914, premises 4 and 6 Lafayette Street, corner Reade Street, Manhattan, Joseph C. Cocker, appellant.

Dumbwaiter shafts. Section 97.

APPROVED ON CONDITION that the top of each dumbwaiter shaft be covered with a concrete slab not less than four inches (4") thick, and that all openings be provided with self-closing fireproof doors; and on the further condition that a fireproof vent-flue for each shaft be provided at least eight inches (8") in inside diameter, carried up to and through the roof.

APPEAL 34 of 1914, New Building 1395 of 1914, premises east side Vanderbilt Avenue, 134' 10" north of Gates Avenue, Brooklyn, Messrs. S. Millman & Son, appellants.

Walls, 12-inch. Section 31.

APPROVED ON CONDITION that an unpierced brick wall at least eight inches (8") thick be built at the point marked "A" on the first floor plan; said wall to extend from the first floor up to the underside of the roof-boards.

APPEAL 35 of 1914, Alteration 468 of 1914, premises 6524 Fort Hamilton Avenue, Brooklyn, Messrs. Eisenla & Carlson, appellants.

Buttresses. Section 32.

DISAPPROVED.

APPEAL 36 of 1914, Alteration 1020 of 1914, premises southeast corner 38th Street and Fifth Avenue, Manhattan, Messrs. Buchman & Fox, appellants.

Walls; pent house.

APPROVED.

APPEAL 37 of 1914, New Building 16 of 1914, premises 121-123 West 48th Street, Manhattan, William H. Gompert, appellant.

Walls. Section 36.

APPROVED ON CONDITION that the basement walls be not less than twenty inches (20") thick, and the first story walls not less than sixteen inches (16").

APPEAL 38 of 1914, New Building 97 of 1914, premises 63 and 65 Broadway, Manhattan, Messrs. Renwick, Aspinwall & Tucker, appellants. (American Express Co. Building.)

Walls. Section 36.

APPROVED ON CONDITION that all walls up to the third floor be not less than sixteen inches (16") thick.

APPEAL 39 of 1914, Alteration 6313 of 1913, premises 856 Gates Avenue, Brooklyn, Walter B. Wills, appellant.

Theatre (pictures) exits.

DISAPPROVED.

APPEAL 40 of 1914, New Building 2119 of 1914, premises 66-68-70 South 9th Street, Brooklyn, Messrs. Shampan & Shampan, appellants.

Walls. Section 31.

APPROVED ON CONDITION that an unpierced brick wall at least eight inches (8") thick be built at the point marked "A" on the first floor plan; said wall to extend from the first floor up to the underside of the roof-boards.

APPEAL 41 of 1914, Alteration 596 of 1914, premises 55 West 54th Street, Manhattan, Julius Harder, appellant.

Walls, pent house; extension to fireproof hotel.

APPROVED.

APPEAL 42 of 1914, New Building 116 of 1914, premises 31 to 37 East 31st Street, Manhattan, Messrs. Wallis and Goodwillie, appellants.

Walls. 12-story fireproof lofts.

APPROVED ON CONDITION that the first story walls be made sixteen inches thick, except adjacent to stairs, elevators and vent shafts, and where old party-walls are lined; and that all walls shall be laid up in Portland cement mortar.

APPEAL 43 of 1914, New Building 120 of 1914, premises 311 Lexington Avenue, Manhattan Paul C. Hunter, appellant.

Walls. Section 36.

APPROVED ON CONDITION that the walls be at least sixteen inches thick in the first story, except adjacent to the stairs; and that all walls shall be laid up in Portland cement mortar.

APPEAL 44 of 1914, Alteration 151 of 1914, premises southeast corner 161st Street and Tinton Avenue, The Bronx, Matthew W. Del Gaudio, appellant.

Raising frame building, section 142. Additional story.

APPROVED ON CONDITION that the partition separating entrance hall from the store be made of brick at least eight inches (8") thick, and that the entire store ceiling be covered with plaster board and metal; and that the door from the entrance hall to the store be made fireproof.

BUILDING MANAGEMENT

PRACTICAL DEVICES FOR MINIMIZING THE SLIPPING HAZARD

BY H. W. MOWERY, Sales Manager, American Abrasive Metals Co.

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

SLIPPING is the prime or contributing cause of probably one-fourth of all preventable industrial accidents and an indefinite number of injuries to people passing along streets, in buildings, shopping, traveling and otherwise engaged in activities not industrial. Experience and trustworthy statistics from explicit classifications, in the near future, should point the way to amended laws and new rulings, that will cover a wider field than simply stair treads in factories as at present, and make compulsory the providing of efficient anti-slip surfaces wherever needed. In the meantime architects and builders can lend their efforts and in no small measure promote the cause of universal safety by specifying and using for certain purposes such materials as will minimize the slipping hazard.

Heretofore, accidents from slipping, though they are a specific type, have received very little consideration. Federal, state and municipal departments, where such records should be obtainable, in general have no statistics that throw light on this subject. The reason for this lack of facts and figures with regard to accidents from slipping is not difficult to find, because such accidents are usually placed in various classifications that are either misleading or at best so vague as to be useless for any practical purpose. If a man working around moving machinery slips and gets caught, losing a finger or his life, the cause of the accident is given as "unguarded machinery." If a person in an office building is injured by slipping on a metal elevator door saddle it is classified as "injured getting on and off elevator cars."

No Accurate Statistics.

Though it is impossible at present to show any exact statistics, nevertheless there are instances where the available information tends to show the seriousness of slipping as a hazard. The United Gas Improvement Company, of Philadelphia, investigated 2,200 industrial accidents and found that double the average from any one cause, or exactly 12.8 per cent. were from "slipping, tripping and falls." The Massachusetts Industrial Accident Board in the year ending June 30, 1913, summarized a total of 89,694 accidents. Of this total there were 8,411 or 9.3 per cent due to "falls," as follows:

		Percentage of accidents due to falls.
From fixed ladders	19	.02
Into holes, pits, etc	459	5.45
Over obstructions	481	5.71
From permanent structures	162	1.92
From poles	60	.71
From or with portable ladders	802	9.53
From scaffolding, etc	780	9.27
Slipping on floor level	1,381	16.42
Down stairways	858	10.20
Miscellaneous	3,409	40.77

It should be noted particularly that there were 2,239 accidents from "falls on stairs" and "slipping on floor level." It does not embrace those accidents to the general public through slipping on sidewalks, coal-hole covers or stairs. In New York City, according to the coroner's office, there were 327 immediate deaths due to falls on stairs and sidewalks in 1912 and 1913. Owing to the nature of the classification, these deaths must have been caused largely by slipping. And it is reasonable to assume that there must have been a very great number of subsequent deaths and disabilities from the same cause.

While it actually pays to prevent accidents in general, there is an added reason for preventing slipping. By providing a sure foothold for workmen, efficiency is greatly increased. Firemen can not rake their fires properly when working on slippery cast or rolled metal plate. Men pulling heavy loads cannot get the best results when they have a slippery footing. Machinists often spoil heavy parts and damage costly tools by losing their balance on slippery, oily surfaces. Operatives in rolling mills, planing mills and other wood-working establishments, and industrial plants in general, not only endanger life and limb but also frequently spoil costly work through insecure footing on oily or slippery floors and other surfaces. The simple feeling that he is safe from slipping makes every operative work with more confidence and increased skill.

Move in Right Direction.

It is gratifying to note that new laws and rulings show an awakening to the need of eliminating slipping as a hazard. The amended Labor Law of New York State, 79-a, 3, requires that in all factory buildings over one story in height, the stair "treads shall be constructed and maintained in such manner as to prevent persons slipping thereon." Other States are considering similar requirements. The National Fire Protection Association, at its last annual meeting, embodied the same provision in its specifications for standard buildings. Inspectors from State labor departments and accident liability insurance companies are insisting that slippery surfaces be eliminated by the use of an efficient anti-slip material properly installed in new construction or replacing or covering ordinary materials in old structures.

In factories and office buildings probably the most common hazard from slipping is to be found in threshold plates at elevator and fire doors. These are usually of cast iron or checkered steel worn bright and slippery. A little oil or moisture makes them exceedingly dangerous. For places of this nature there is no question as to the desirability of an anti-slip material. Stair treads more than all other surfaces should be made of good durable anti-slip material and in general should be constructed with much more regard to safety than is given them. In the case of reinforced concrete stairs it is essential to give some special protection.

In new construction the proper method of protecting concrete steps against chipping and wear, and to safeguard people from slipping is by setting a 6-inch wide abrasive metal insert, flush with the surrounding cement surface, extending to within 4 inches of the stringers and held in place by metal anchors.

Station Stair Construction.

The new elevated railroad station at 38th street and Sixth avenue, Manhattan, has an excellent form of stair construction. The riser is cast with flange on back at top and on front at bottom. On these flanges rests a tread of abrasive metal, only ⅜ inch thick, with holes for fastening spaced symmetrically and front and back edges rounded off so that either edge may be the front and when worn smooth can be changed around to the back. The risers carry the load and are bolted to angles which in turn are riveted to the plate strings. For ordinary service a plate and angle riser instead of the cast iron riser is preferable.

Very few accidents happen to people going upstairs. It is when going down that they are injured most frequently and severely. Therefore, it is obvious that the foot of a person descending a stair should have a contact point that will not permit slipping. This contact point is the nosing or front edge of the step, and if accidents from slipping on stairs are to be prevented it must provide a positive anti-slip surface of extreme durability along its entire length.

If in addition to the slippery edge there is in the body of the tread a series of grooves parallel to the edge, a condition exists that is a positive menace; for a slight slip on the nosing will cause the front edge of the heel to catch in one of the grooves, pitching the persons forward, to strike on his head.

On steps a series of grooves parallel to the nosings, besides catching heels, make it almost impossible for a person descending a stair to distinguish where one step ends and other begins.

Dangers of Coal Holes.

Coal-hole and man-hole covers, drainage gratings and similar metal surfaces, as they are commonly found on the streets and sidewalks, are possibly the most vicious type of slipping hazard. Putting rivet heads in them, or making them with irregular surfaces, does not prevent slipping, unless carried to such an extreme that tripping is likely to occur. When new coal and man-hole covers are to be installed they should be so constructed and set that the cover and frame are flush with the surrounding surfaces.

In the old-style sidewalk or vault light where the glasses are set in an iron frame, there is usually a border which adds to the danger of slipping on such surfaces especially on wet or snowy days. Sometimes rivet heads are put in these borders. They make a very unpleasant surface on which to walk. In newly constructed sidewalk lights, the method of preventing slipping is by placing crosses of abrasive metal in the cement between each glass and projecting about 1-16 inch above the surface, before it hardens.

When the "lead-filled" steel plate is used in exposed places the lead is frequently removed by vandals. Considered from a purely technical point of view, a "lead-filled" steel plate is not efficient as a preventive of slipping. The lead is softer and wears away more rapidly than the steel, so that it does not project and is not the point of contact. The tops of steel ribs are the points of contact. In addition, lead itself is not an anti-slip element. It is used for bearings and is the base of all anti-friction metals, as babbitt and magnolia metal.

The efforts put forth by progressive commissions, boards and corporations show beyond all doubt that there is a general feeling of need for preventing accidents from slipping. They thought that action along this line was desirable, searched for a means to prevent such accidents and now they know that preventing slipping actually pays in greater efficiency and lower maintenaince costs as well as less expense for compensation, hospital and medical attention, lawyers' fees or breaking in new men. But while many industrialists have taken up this sort of accident prevention for their own profit, what protection against slipping hazards will be given in the ordinary factory or public place? Much of the responsibility for the existence of the enormous number of slipping hazards in all kinds of buildings can be laid directly to the architect. It rests with him to specify and insist upon the use of efficient and durable anti-slip surfaces wherever people must walk.

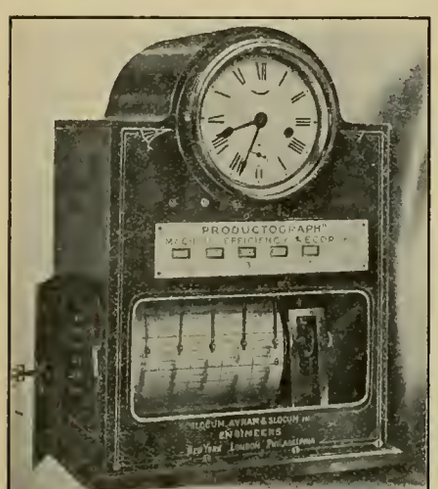
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Machinery Detectograph.

WHAT the detectograph is to the detective so the "Productograph" could be to the building manager. This device gives a positive record of the work each machine or engine in the mechanical department of a building performs, how long it operates and under what conditions it was operated. It checks off the possibility of wasteful, slow speed or excessive racing. It is a device that finds a position on the top of the manager's roll top desk or on the wall, and there it gives a record by minutes during the entire day of just how efficient each machine has been and permits a comparison at a glance.

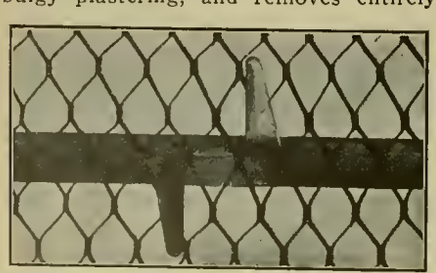
It furnishes an accurate and permanent record of the operation of any kind of a machine to which it may be attached, according to the manufacturers, Slocum, Avram, Slocum, Inc., 87 Nassau street. On an indelible chart responsibility for delays and break-downs is fixed beyond dispute. Furthermore, it



eliminates the necessity of providing supervision in mechanical departments, all of which is taken care of mechanically in the manager's own office. In operation immediately a machine begins to work the pin makes a mark across the chart in the space corresponding to the machine no matter in what part of the building the machine may be. This marking is arranged so that the rate of speed can be seen at a glance, each hundredth mark or multiple thereof being extended as shown in the illustration. It is a positive check on machines which are rented on a basis of royalty, according to their production, and for this reason it would seem to have a value on brick manufacturing plants where royalties are based upon machine outputs.

Prongs Hold Metal Lath.

A NOTICEABLE improvement in the use of metal lath is made possible by the use of a prong studding that grips the lath, as shown in the illustration, preventing skipping on tieing, sagging and bulgy plastering, and removes entirely



the necessity of using wire bonds to fasten the lath to studding in partition and fireproofing work. The prongs grip the lath on both sides and are affixed to the lath by a sharp blow of a hammer. Being a composite part of the studding itself, there can be no slipping or warping of the fabric upon which the plaster is laid. Furthermore, it makes possible the drawing taut of the lath with more force than ordinarily can be exerted by the use of wire and plyers.

Combines Gas and Coal Stove.

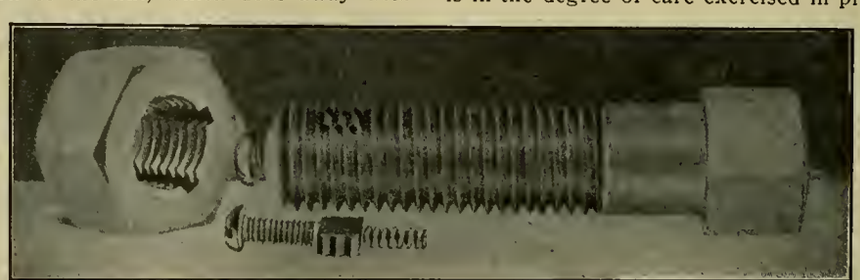
HERE is a device to appeal to prospective builders as well as to occupants of flats and small apartments. It is in the form of a coal stove combined with a gas stove that permits the use of coal in winter when the surplus heat may be used to good advantage for warming the abode, while in the summer months the same equipment can be used for cooking by gas, giving heat on



the utensil where it is needed without unnecessarily heating up the house. The illustration shows the device as it is being turned out by the Valley Star Stove Company, of Wheeling, West Virginia. The stove, according to the manufacturers, is simply made. The gas burners can be removed as easily as a lid can be taken off an ordinary stove and yet the heating efficiency is not sacrificed.

A New Patented Nut Lock.

THIS newly patented device is in the form of a nut lock, the basic idea of which is the off-setting of some of the threads by a screw attachment fixed in the center of the bolt. The features claimed for it are that it retains its tensile, bending and shearing strength and locks automatically at the slightest turn of the nut, which does away with



the use of washers. The thread in the end of the bolt can be tapped out of standard or filled with composition to keep unauthorized persons from meddling, and it makes jarring loose of mechanical parts impossible.

The device is said to be not only novel, but safe, simple, durable and effective. The set screw in the end of the bolt moves the threads in or out of alignment, unlocking or locking the nut automatically with a click. The tension is off the spring when it is locked. No parts are exposed to the elements and the set screw is removed after locking.

Patching Broken Wash Stands.

FREQUENTLY accidents happen to iron, porcelain and soapstone tubs, bowls and wash trays, causing them to crack, but not sufficiently damaging the fixture, providing a proper cement can be applied. For cases of this kind a satisfactory cement may be made that will stand hot water and long use by mixing powdered litharge with concentrated glycerine. This must be applied quickly for it hardens rapidly. It is essential that the surface be dried when it is applied and that no water be permitted to touch the repaired part for at least half an hour after the cement has been applied. For indentations mix two parts by weight of mineral brown and one part of powdered litharge, three parts of iron filings with enough strong boiled linseed oil to make the consistency of putty. This must be well kneaded. For stone tubs mix twenty parts by weight of fine river sand, two parts of powdered litharge, one part fresh lime, powdered with boiled linseed oil to proper consistency for use.

Keyless Pad Lock.

ONE of the novelties being introduced in the hardware trade this year is a keyless padlock that works on the principle of a safe combination. It has a special value to contractors and office managers because it cannot be picked or opened in any way except by one who knows the combination. It has the additional value of not requiring illumination for opening, thus doing away with dangers from fire by employes striking matches in dark places where tool and supply chests are kept. It is manufactured by the American Minute Photo Company, 2214 Ogden avenue, Chicago. The locks are made of an anti-rusting metal and cannot become clogged by dust, oil, grease, water, heat or coal. More than 50,000 combinations are possible in operating the lock.



The Menacing Catch-All.

FIRE prevention is the only real economy now possible in safety planning in view of the excessive losses all over the country in spite of the fact that the expense of maintenance of fire departments is enormous and increasing as rapidly as the losses. To make our important buildings reasonably safe by preventive measures against fire would be better for the city at large than any possible expansion in the fire department that could be urged. In fact, when weighed fairly there is a great deal more efficiency on the side of the fire-fighting facilities in New York City than there is in the degree of care exercised in preventing fire. Fire-prevention has its root in ordinary cleanliness around a building. Are there any catch-all closets, areas or receptacles in your buildings?

Key Locks Light Globes On.

THERE need be no further danger of panic from sudden darkness by maliciously inclined persons, for the General Electric Company, 30 Church street, is introducing an incandescent lamp socket that affords positive protection to lamps in public or semi-public places from theft or disturbance. The locking device on these sockets is said to actually prevent the removal of the lamp by unauthorized persons. The key is removable and when it is not in position to lock or unlock the globe the bulb swivels freely in the socket, preventing injury to either lamp base or socket if an attempt is made to remove the lamp without the key. There is a special need for such a locking device in public buildings, lavatories and factories.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

AN EXAMPLE OF SPECIALIZED CONSTRUCTION

The Hill Building on Tenth Avenue Has the Deepest Terra Cotta Floor Construction Ever Used in New York, and Will Be Vibrationproof and Soundproof.

DURING the past winter the steel frame for an eleven-story building intended for the printing and publishing trade was fully completed and enclosed at Tenth avenue and 36th street, and some time during the spring the owner will take possession. There is no building so tall anywhere near it, and from its upper stories one can overlook everything as far eastward as Broadway. The newcomer is a striking example of the remarkable rebuilding movement that is taking place on the far West Side.

This is the first publisher's building to come into the section, or at least so far from Broadway. It is a special building in every sense of the word. The best models of business buildings for a number of lines of industry have been built in the last two years over here where the city's great terminals are going to be established some time, where the marginal railroad is to run and where the oversea commerce of the country will center.

Specialized Construction.

What is meant by specialized construction and equipment can best be learned by a study of one of these special buildings, and for example the Hill Building. Publishers and large printers in the city have mostly had to accommodate their business to somebody's conventional loft building. Rarely have they been privileged to arrange their works as they knew they ought to be for efficient service; they have not been able to plan a logical layout of the component parts of their establishments so that there will be an orderly sequence for material and product, and comfortable working conditions for those who pass most of their conscious hours therein. Skimpy pressrooms, low ceilings, inadequate light and danger from fire have been accepted as the common lot.

Things will be different in the Hill Building, as it has been designed around its business. On the outside it is good to look at, being surfaced with ivory colored tile like the Woolworth, Candler and some other buildings. About three-fourths of its external surface is glass, which means as good light as can be obtained for a class of work requiring the keenest of perception. There will be no quivering or throbbing to this structure to wear out the nerves of its tenants; the floors are too thick and the walls too sturdy. The floor girders are double and between them is a hollow-tile arch sixteen inches deep with six inches of solid stone concrete on top, which is the deepest terra cotta floor construction that has ever been used in this city. So far as architectural skill can make it, this building is or will be vibration proof and sound proof.

Unusual Conveniences.

The floors are designed for live loads of 300 lbs. per square foot on all floors. The steel beams are spaced 8 feet on centers.

Shippers from ordinary loft buildings waste time, money and patience, and annoy their neighbors as well, because of inefficient freight-handling facilities. Into this building teams will be driven right up to the elevator doors and will discharge their loads on to the elevators without intermemediate handling or congestion. The entrance for teams is twenty feet wide, and the elevators will lift any machine or load that a truck can carry. Besides the elevator there is a spiral merchandise chute through which to send sacks or bundles to the street in a hurry. The chute is also an ideal fire-escape.

Filtered and chilled drinking water circulates through the building and hot-water is the heating medium, because it gives you just the right amount of heat.



Goldwin Starrett & Van Vleck, Architects.
Tenth Avenue at 36th Street.
THE HILL BUILDING.

Variation in humidity is the enemy of register, and with bad heat conditions is the principal cause of static electricity (a hole where printer's profits drop through). In the Hill Building the windows are closed, no dirt or noise from the outside. Over each floor is distributed a constant stream of air drawn from the street by powerful machinery, washed, tempered, and humidified, 30 cu. ft. per minute for each person on each floor. On the roof a similar set of fans exhaust the used air in the same quantity.

The Hill Publishing Company will occupy the top floors. The estimated cost of the structure, exclusive of land and equipment costs, was $650,000, and it is understood that the owner has set a rental price of $11,000 per floor for the remaining seven floors, which figures out about 63 cents per square foot for gross area. Goldwin Starrett & Van Vleck are the architects, and the Theodore Starrett Co. is the general contractor.

Need of Skilled Workmen.

The American architect is handicapped almost fatally by the lack of good artificers to work out the detail of his plans, is the opinion held by Ralph Adams Cram, consulting architect of the Cathedral of St. John the Divine. The blame is placed largely upon our school system, which does not educate craftsmen and upon those labor unions that discourage the spirit of emulation. Mr. Cram's views are expressed in a paper which was read by him before the fourth annual convention of the American Federation of Arts.

"Nearly all our expert labor in the artistic trades," says Mr. Cram, "is imported from Europe. We pay large wages to foreign workmen but refuse to educate our own people so that this financial benefit may accrue to them. In other words, our prosperity results in benefiting the alien, and we allow our citizens to degenerate, furnishing no new employment for the rising generation, but fitting it only to those limited callings which already are overstocked, and in which it can command but a minimum wage.

"Every architect knows that the success or failure of his work depends largely on the craftsmen who carry it out and complete it with all the decorative features of form and color, and yet in a nation of 100,000,000 people, with a dozen schools of architecture, practically nothing is done toward educating these same craftsmen, and we either secure the services of foreign-trained men, accept tenth-rate native work, or go without.

"Take a case in point; it is decided to build a metropolitan cathedral with little regard to cost; plans are made (we will say satisfactorily), what then? If it is to be a great and comprehensive work of art it needs (and exactly as much as it needs its architect) sculptors, painters, carvers in wood and stone, glass-makers, mosaicists, embroiderers, leather workers. Are there enough schools in America to train all the craftsmen needed in this one monument—if so, where?

Training Schools Suggested.

"One of the foolish arguments against Gothic is that it is quite dependent on the artist-craftsman, and as we have none, we must abandon the style; one of the foolish arguments in favor of classical design is that anybody can learn to carve an acanthus, therefore we had better stick to what we know we can do. Neither argument is sound; if we have no artist-craftsmen then it would be better for us to close up half the schools that are turning out architects and employ the funds for the training of the only men who can give life to the architect's designs."

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Building Operations—Continued.

To Figure on Kahn Residence by July.

C. P. H. Gilbert, 1123 Broadway, Manhattan, architect for the new residence which Otto Kahn, the banker, is to erect at the northeast corner of Fifth avenue and 91st street, will not be ready to receive estimates before about July 1. The construction will be fireproof, of brick and foreign stone, four stories in height with dimensions of 100x110 feet. Rene Sargeant, of Paris, France, will be the consulting engineer.

Contract for Brewster Residence.

C. T. Wills (Inc.), 286 Fifth avenue, has been selected as the general contractor, on percentage, for the erection of a brick residence at Brookville, L. I., for George S. Brewster, the banker, 49 Wall street. The plans for the residence are being prepared by Trowbridge & Livingston, architects, 527 Fifth avenue. The building will be situated on an estate of 190 acres which will be developed as a model farm.

Telephone Building for Bayside.

The New York Telephone Company, 15 Dey street, Manhattan, is having preliminary plans prepared by E. A. Munger for a telephone building to be erected here. Nothing definite has yet been decided.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

NEWARK, N. J.—C. W. Stuart Co., Extracts, Main st, contemplates enlarging its business building in Main st. No architect selected.

ELIZABETH, N. J.—The First Presbyterian Church of Elizabeth, Rev. Dr. William F. Whitaker, pastor and chairman of building committee, 142 Stiles st, contemplates the erection of a brick and stone parish house in Broad st, near Caldwell pl. No architect selected.

SYRACUSE, N. Y.—Syracuse Lodge, Order of Moose, F. Gerhard, president, contemplates the erection of an office building with club rooms in this city. Site and architect not selected. Estimated cost about $200,000.

PALMYRA, N. Y.—The First Methodist Church, Rev. W. S. Wright, pastor, contemplates making alterations and additions to the church and Sunday school to cost between $8,000 and $10,000. No architect selected.

JAMESTOWN, N. Y.—The City of Jamestown School Board of Trustees, Arthur Kettle, president, 500 Felton Building, contemplates the erection of a 1-sty brick power plant in 2d st and the Erie Railroad tracks. No architect selected.

JAMESTOWN, N. Y.—The Crown Metal Construction Co., R. W. Clark, 118 Steel st, contemplates the erection of a 4-sty brick factory on the Erie tracks. No architect selected.

HERKIMER, N. Y.—Harry Copeland, 119 North Main st, contemplates the erection of two 3-sty brick stores and apartments in the west side of North Main st, south of Green st, to cost about $15,000. No architect selected.

PENN YAN, N. Y.—The First Presbyterian Church of Penn Yan, Rev. N. D. Bartholmew, pastor, Main st; C. Russell, Penn Yan, chairman of building committee, contemplates the erection of an addition to the church in Main st. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—S. Edson Gage, 340 Madison av, architect, is taking bids for alterations to the 4-sty store and apartments, 25x100 ft., at 20 East 48th st for the Advocate Realty Co., Wolcott G. Lane, president, 80 Broadway. Cost, about $15,000.

2D ST.—Nast & Springsteen, 21 West 45th st, Manhattan, are completing plans for a 6-sty tenement with stores, 45x107 ft, at 362-364 South 2d st, for the Solomon Kraus Realty Co., 217 Havemeyer st. Cost, about $40,000. The owner will take bids ou subs and materials at once.

BANKS.

SOMERVILLE, N. J.—Plans are being figured to close May 16 at 3 P. M., for the bank building and offices at the southeast corner of Bridge and Main sts, for the Second National Bank of Somerville. P. C. Van Nuys, Main st, architect. Cost, about $40,000.

CHURCHES.

CLINTON, N. J.—The New Jersey State Reformatory for Women, Mrs. C. B. Alexander, president Board of Managers, Mine Mountain, Bernardsville, N. J., is taking bids for a 1-sty brick, hollow tile and stucco chapel, 31x65 ft., from plans by Delano & Aldrich, 4 East 39th st, Manhattan.

DWELLINGS.

LITTLE FALLS, N. Y.—Linn Kinne, Utica, N. Y., is ready for bids for a 2½-sty residence and garage, 45x94 and 24x40 ft, in Prospect st, for J. J. Gilbert, president of the Gilbert Knitting Co., 42 W. Gansevoort st, Little Falls, to cost about $50,000. Trowbridge & Ackerman, 62 West 45th st, Manhattan, are associate architects.

HARTSDALE, N. Y.—Parker Morse Hooper, 15 West 38th st, Manhattan, architect, is taking bids for a 2½-sty frame residence on Greenacres av for Fred Lavis, 50 Church st, Manhattan. Cost, about $8,000.

PERTH AMBOY, N. J.—Plans are being figured for a 2½-sty brick and stucco residence, 32x25 ft., in the east side of Water st, 300 ft. south of Gordon st, for Mrs. Margaret C. Ciani, care of architect. John W. Ingle, 527 5th av, Manhattan, architect.

YONKERS, N. Y.—G. Howard Chamberlin, 18 South Broadway, architect, is taking bids on general contract for a 2½-sty frame residence, 32x38 ft., on Fairfield rd, for M. R. Briney, Morris Crescent, Yonkers. Cost, about $8,000.

MANHATTAN.—Walker & Gillette, 128 East 37th st, architects, are taking bids for alterations to the 4-sty brick residence, 20x57 ft., at 134 East 70th st, for A. Leo Everett, 134 East 70th st. Cost, about $8,000.

OAKLAND, N. J.—George Von Arx, 75 Montgomery st, Jersey City, has nearly completed plans for a 2½-sty frame residence, 36x40 ft. and garage for Mrs. Sarah E. Milliams, Oakland, owner. Cost, about $10,000.

MANHATTAN.—Arthur C. Nash, 345 5th av, architect, is taking bids for alterations to the 4-sty brick residence, 18x60 ft., at 41 East 63d st, for Edward L. and Margaret T. Hunt, 54 West 50th st. Cost, about $7,000.

WESTHAMPTON BEACH, L. I.—Hiss & Weeks, 452 5th av, Manhattan, are taking revised bids on separate contracts for a 2½-sty terra cotta block and stucco residence for H. H. Butts, care of J. H. Richardson & Co., 1 Maiden lane, Manhattan.

FACTORIES AND WAREHOUSES.

BRONX. — Borden's Milk Co., 108 Hudson st, S. Frederic Taylor, president, owner, is taking bids for a 3-sty brick pasteurizing plant, 50x141 ft., on the east side of Park av, 136 ft. south of 180th st, from plans by A. Ullrich, 367 Fulton st, Brooklyn. Cost, about $90,000.

HOTELS.

WHITE PLAINS AV.—Moore & Landsledel, 148th st and 3d av, are preparing plans and will take bids until May 10, for a 3-sty hotel, 39.3x41.6 ft., at the northwest corner of 219th st and White Plains av, for the Jacob Ruppert Realty Corp., 90th st and 3d av. Cost, about $21,000.

PUBLIC BUILDINGS.

MINEOLA, L. I.—The Libman Contracting Co., 126 West 46th st, is figuring the general contract for two additions to the court house for the Board of Supervisors of Nassau County, Philip J. Christ, chairman. Cost, about $225,000.

NEW ROCHELLE, N. Y.—Bids will be taken up to May 16, 3 o'clock, p. m., by Oscar Wenderoth, supervising architect, Washington, D. C., for the 2-sty post office building, at Rose and Huguenot sts, to cost about $80,000.

BROOKLYN—R. I. Dodge, 233 Broadway, Manhattan, will call for bids about May 3, for the 8-sty factory, 90x80 ft, reinforced concrete, in Van Brunt st, Brooklyn, for the Adriance Machine Works, 254 Van Brunt st, to cost $100,000.

NEW ROCHELLE, N. Y.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general construction for the United States Post Office Building here from plans by Oscar Wenderoth, architect, Washington, D. C., and desire bids on all sub-contracts prior to May 14th.

MINEOLA, L. I.—Bids will close May 5 for additions to the 1 and 2-sty reinforced concrete and steel court house, 60x160 ft. each for the Board of Supervisors of Nassau County, Court House, Philip J. Christ, chairman of building committee. W. B. Tubby, 81 Fulton st, Manhattan, architect. Cost, about $225,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Howells & Stokes, 100 William st, Manhattan, architects, are taking bids to close May 4 for the 4-sty brick, terra cotta and stone manual training school, 60x112 ft., at the Pratt Institute, 215 Ryerson st.

ORANGE, N. J.—Plans are being figured for a 3-sty brick and limestone addition, 54x70 ft, to the school for the Carteret Academy, The Kennedy Mead Co., proprietors, 291 Essex av, Orange. Taylor & Mosley, 40 Wall st, Manhattan, architects.

BROOKLYN.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for the Manual Training School of Pratt Institute, Steuben st, from plans by Howells & Stokes, architects.

MANHATTAN.—Plans are being refigured for the 5-sty brick and limestone school, 25x75 ft., at 118th st and St. Nicholas av, for the Church of St. Thomas the Apostle, 118th st, west of St. Nicholas av. Rev. Father J. B. McGrath, pastor. F. A. DeMeuron, 31-33 East 27th st, architect.

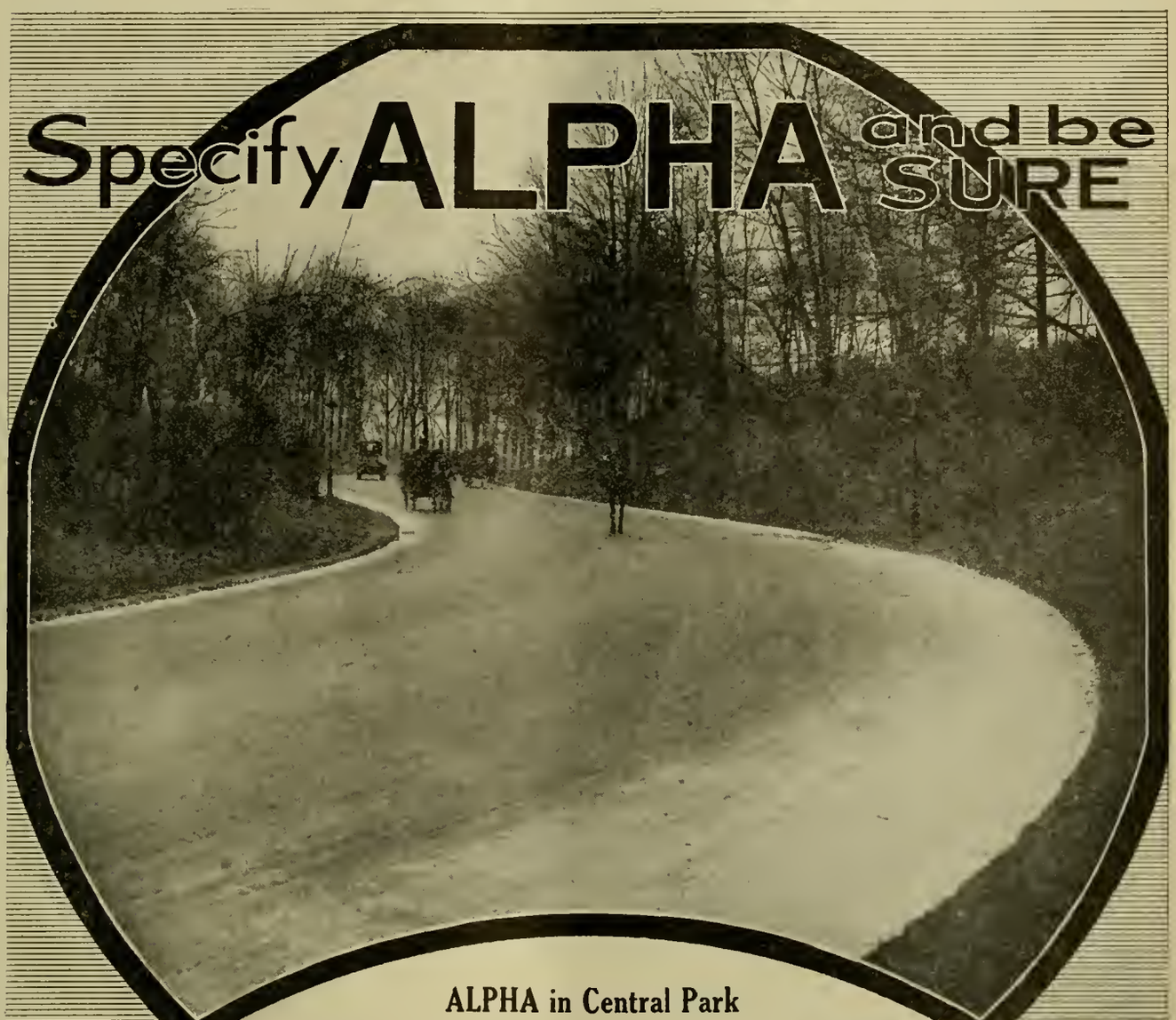
STABLES AND GARAGES.

BROOKLYN.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for the stables at 134 Jamaica av, for the Department of Water Supply, Gas & Electricity.

STORES, OFFICES AND LOFTS.

MANHATTAN.—David Bleir, 545 East 139th st, architect, is taking bids for changing the 6-sty brick lofts, northwest corner of Canal and Chrystie sts, for the 125 Canal Street Co., Davis Schoff, president, into offices and stores.

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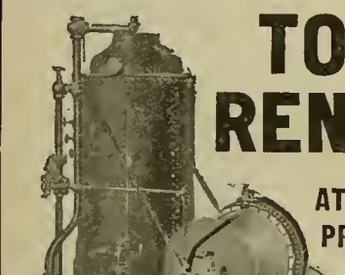
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APARTMENTS, FLATS AND TENEMENTS.

50TH ST.—Sommerfeld & Steckler, 31 Union sq, have been commissioned to prepare plans for a 6-sty tenement, 71x100 ft. at 235-241 East 50th st, for L. J. Marks, 257 Broadway, owner and builder.

63D ST.—The Kreymborg Architectural Co., 163d st and Southern boulevard, has been commissioned to prepare plans for alterations to the 5-sty flats 5-15 West 63d st, for bachelor apartments. James F. Meehan, 1029 East 163d st, owner.

PARK AV.—Schwartz & Gross, 347 5th av, are still preparing plans for the 10 or 12-sty apartment at the southeast corner of Park av and 54th st for the Putman Construction Co., Samuel A. Herzog, president, 299 Madison av, owner and builder.

123D ST.—Neville & Bagge, 217 West 125th st, have completed plans for the 9-sty apartment, 59.11x85.1 ft., 118-22 West 123d st, for Patrick McMorrow, 271 West 125th st. Cost, about $125,000.

4TH ST.—Samuel Sass, 32 Union sq, has completed plans for the 6-sty apartment, 47.2x83 ft., 307-9 East 4th st for Dr. J. B. Prager, 309 East 4th st. Cost, about $40,000.

175TH ST.—Nast & Springsteen, 21 West 45th st, have completed plans for two 6-sty apartments at the northeast corner of 175th st and St. Nicholas av for the 175th St. Holding Co., 180 Broadway. Cost, about $52,000 and $58,000.

PARK AV.—Rouse & Goldstone, 38 West 32d st, have completed plans for alterations to the 12-sty apartment on the east side of Park av, 52d to 53d sts, for the Montana Realty Co., 30 East 42d st. Cost, about $5,000.

5TH AV.—George Provot, 104 West 42d st, has completed plans for alterations to the 12-sty apartment, 636 5th av, for the T. R. A. Hall Est., 39 East 42d st. Cost, about $5,500.

BROADWAY.—Nathan Langer, 81 East 125th st, has completed plans for alterations to two 5-sty apartments 2682-4 Broadway for Mrs. Marion S. I. Martin, 331 Madison av.

6TH AV.—John Ph. Voelker, 979 3d av, has completed plans for alterations to the 4-sty tenement 820 6th av for the Stephen Hayes Estate, 2 East 128th st.

WEST END AV.—Clinton & Russell, 32 Nassau st, have completed plans for alterations to the 7-sty apartment 400 West End av for the Hewitt Realty Co., 50 Church st. Cost, about $7,500.

8TH AV.—Clarence L. Sefert, 110-12 West 40th st, has completed plans for alterations to the 5-sty tenement 930 8th av for Emily A. Redmond, 56 8th av, Brooklyn.

MORTON ST.—Bartocini & Vindrasco, 498 West Broadway, have completed plans for alterations to the 5-sty tenement 13 Morton st for John E. Rosasco, 45 Morton st.

1ST AV.—Chas. M. Straub, 147 4th av, has completed plans for alterations to the 4-sty tenement 2242 1st av for Pietro Alvino, 319 East 17th st.

DWELLINGS.

5TH AV.—G. P. H. Gilbert, 1123 Broadway, will be ready to take bids about July 1 for the 4-sty brick and foreign stone residence, 100x110 ft, at the northeast corner of 5th av and 91st st, Otto Kahn, 52 William st. Rene Sargeant, Paris, France, is consulting engineer.

PUBLIC BUILDINGS.

5TH AV.—The City of New York, Department of Parks, opened bids for all plumbing work in addition J and for certain rough work in addition K, from plans by McKim, Mead & White, 101 Park av. P. F. Kenny Co., 33 Old Broadway, low bidder, at $6,300.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened April 27 for alterations, repairs, etc., to various public schools. M. D. Lundin was low bidder for P. S. 11 at $1,005 and for P. S. 32 at $645; H. Portnof for P. S. 17 at $498; James S. Newman for P. S. 26 at $224 and for P. S. 28 at $314; W. H. Quinn for P. S. 33 at 518; Sirkus & Jacobson for P. S. 45 at $365; Newman & Siegler P. S. 56 at $1,150; Arthur T. Wibom, Inc., for P. S. 58 at $564; Morris & Keplowitz for P. S. 67 at $417 and for P. S. 127 at $215; Samuel Rappaport for P. S. 69 at $519; C. L. Dooley, Inc., for P. S. 84 at $289; S. Langer, P. S. 87 at $224; W. C. Redlich, P. S. 94 at $229; and Frank Nebeling for DeWitt Clinton High School at $873.

MANHATTAN.—The Board of Education opened bids April 27 for alterations and repairs to heating and ventilating apparatus in various public schools. Daniel J. Rice was low bidder for P. S. 1 at $1,089; for P. S. 2 at $1,157; for P. S. 12 at $494; for P. S. 19 at $149; for P. S. 31 at $1,134; for item 2 P. S. 62 at $1,444, and for P. S. 79 at $1,968. Robertson & Cury were low bidders for P. S. 14 at $148; for P. S. 25 at $248, and for P. S. 77 at $358. Philip & Paul for P. S. 59 at $1,444 and for item 1 P. S. 62 at $1,159. William E. Mason for P. S. 188 at $442.

STORES, OFFICES AND LOFTS.

DUANE ST.—B. E. Stern, 56 West 45th st, has completed plans for alterations to the 5-sty loft building 118 Duane st, for Morse & Rogers, Duane and Hudson sts, owners. Lazrus Fried & Sons, 116 Duane st, lessees. Cost, about $20,000.

IRVING PL.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have completed plans for alterations to the 6-sty brick telephone exchange, 53x100 ft., at 61-63 Irving pl, for the New York Telephone Co., 15 Dey st, Union N Bethell, president. Cost, about $10,000.

THEATRES.

5TH ST.—Louis A. Sheinart, 194 Bowery, is preparing plans for alterations to the police station at 5th st and 1st av, for moving picture theatre purposes, costing about $7,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

184TH ST.—Plans have not yet been started for the 5-sty apartments at the northwest corner of 184th st and Park av for the Winnie Realty & Construction Co., Maurice Muller, president, 939 Intervale av, Koppe & Moore, 830 Westchester av, architects.

BATHGATE AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 6-sty apartment, 54x114 ft., on Bathgate av, between 174th and 175th sts, for the Mason Construction Co., 919 Beck st, Samuel Silverberg, president. Bids have not been taken.

161ST ST.—Harold L. Young 1204 Broadway, is preparing plans for three 6-sty apartment houses, 50x90 ft., in the north side of 161st st, between Fort Washington av and Riverside dr, for the Friedman Construction Co., 171 Broadway, owner. Henry Friedman, president.

CHURCHES.

WASHINGTON AV.—Maximilian Zipkes, 220 5th av, has been commissioned by the Congregation and Great House of Learning of Israel of the Bronx to draw plans for a 2-sty synagogue on the west side Washington av, north of Claremont Parkway, to cost about $25,000.

DWELLINGS.

SCRIBNER AV.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 2-sty brick and limestone residence, 23x42 ft., on the west side of Scribner av, about 96 ft east of Balcom av, for John Carlucci, 3956 Park av, owner and builder. Cost, about $4,000.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids April 27, for installing electric equipment in Public School 51. New York Construction Co., $10,840, low bidder; Eugene Frank, $11,183.

BRONX.—The Board of Education opened bids April 27 for Item 1, installing heating and ventilating apparatus in Public School 51. John F. Dalton, $52,387, low bidder. Other bidders were: Daniel J. Rice, $53,873; Raisler Heating Co., $52,750; Grimshaw & Sturges, Inc., $54,174; Wall Eng. & Cont. Co., Inc., $52,933; Wells & Newton Co., of New York, $52,661.

STORES, OFFICES AND LOFTS.

WILKINS AV.—Maximilian Zipkes, 220 5th av, has been commissioned by Louis E. Kleban to prepare plans for alterations to the building at 1336-1338 Wilkins av for store purposes.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

2D ST.—Samuel Sass, 32 Union sq, Manhattan, has completed plans for a 6-sty store and tenement, 75x69 ft, at 302-306 South st, for the Havemeyer Const. Co., 1104 Broadway, Brooklyn, estimated cost $60,000.

ROGERS AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 49x85 ft, at Rogers av and Beverly road, for Louis Rotner, Stone and Pitkin avs, to cost $25,000. Owner takes bids.

GEORGIA AV.—M. W. Del Gaudio, 401 East Tremont av, Bronx, is preparing plans for a 3-sty tenement, 25x70 ft., on the west side of Georgia av, 185 ft. north of Atlantic av, for Filomena Jannace, 40 Georgia av, owner and builder. Cost, about $10,000.

DWELLINGS.

95TH ST.—L. F. Schillinger, 167 Van Siclen av, is preparing plans for six 2-sty frame residences, 19x50 ft, in the east side of East 95th st, 176 ft. north of Farragut rd, for Margaret McCook, 156 Barbey st, owner and builder. Cost about $3,000 each.

LINCOLN PL.—Antonio Cocarro, 1538 Lincoln pl, owner, is having plans prepared by Laspia & Salvati, 525 Grand st, Brooklyn, for two 2-family residences, 20x45 ft, on the south side of Lincoln pl, 380 ft east of Buffalo av, to cost $4,000 each.

NORWOOD AV.—William C. Winters, 106 Van Siclen av, is preparing plans for seven 2-sty 1 and 2 family dwellings, 20x55 ft, at the northwest corner of Norwood and Jamaica avs, to cost $25,000. Thomas Smith, 106 Van Siclen av, owner.

MUNICIPAL WORK.

BROOKLYN.—The Riverdale Contracting Co., 39 East 28th st, Manhattan, was low bidder at $32,504.20, for water mains and appurtenances in 2d, 3d, 19th and Prospect avs, 6th and 60th sts, for the City of New York, Department of Water Supply, Gas & Electricity.

BROOKLYN.—Bids were opened by the Department of Water Supply, Gas & Electricity, Municipal Building, William Williams, commissioner, for water mains and appurtenances. Norton & Gorman, 303 Douglas st, $63,229.08, low bidder for East New York av; Knight & DeMicco, Inc., 4441 Park av, Manhattan, were low bidders for 4th, 47th, 51st, 57th, 64th, 68th, 69th, 75th, 76th, 77th and 83d sts, 17th and Webster avs and in Wakeman pl; Louis D. Gregory, Pilot st, City Island, Bronx, was low bidder for Mermaid, West 24th and West 30th sts.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education April 27, for the general construction, etc., of retaining walls, fences, sidewalks, on and about the athletic field, Borough of Brooklyn: James I. Newman, $3,987, low bidder.

BROOKLYN.—Bids were opened April 27 by the School Board for Item 1, general construction of additions to and alterations in Public School 36. William H. Egan, $105,105; Peter Cleary, $102,390; H. C. Stowe Construction Co., $102,690. All bids were laid over.

BROOKLYN.—Bids were opened by the Board of Education April 27 for alteration, repairs, etc., in various schools. James S. Newman was low bidder for P. S. 3 at $860; for P. S. 83

at $1,383; for P. S. 106 at $2,222; for P. S. 113 at $717; for P. S. 144 at $2,079; Boys' High School at $2,487, and for the Commercial High School at $4,187. Nathan Frey for P. S. 41 at $400. Joseph Weinstein for P. S. 66 at $1,759 and for P. S. 125 at $625. B. Diamond for P. S. 70 at $926 and for P. S. 156 at $1,470. Julius Haas' Sons for P. S. 84 at $1,029. S. Languer for P. S. 85 at $1,969. Bernstein & Cohen for P. S. 93 at $788. Morris Cohen for P. S. 155 at $1,023 and M. D. Lundin for the Girls' High School at $4,650.

STABLES AND GARAGES.

PARK AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 1-sty brick wagon shed, 52x68 ft, on the north side of Park av, 50 ft. east of Ryerson st, for Fred Huberm, 314 Park av. Cost, about $8,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—R. George Smart, 501 Curtis av, Richmond Hill, L. I., has completed plans for ten 3-sty brick tenements, about 20x60 ft, on the west side of 11th av, between Newton rd and Grand av, for the Mathews Building Co., 560 Grand av, owner and builder. Total cost, about $60,000.

DWELLINGS.

SPRINGFIELD GARDENS, L. I.—P. Tillion & Son, 389 Fulton st, Brooklyn, have completed plans for a 2½-sty frame rectory, 30x40 ft., in Willow st, north of Broadway, for St. Mary Magdalene's Church, Rev. Father Tinney, on premises, owner. Matthew Smith & Son, 511 Lorimer st, Brooklyn, general contractors. Cost, about $8,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Frank Mangialetti, 2417 Madison st, Ridgewood, L. I., has been commissioned to prepare plans for a 2-sty brick factory, 50x80 ft., for the Imperial Paint Co., A. Vogel, in charge, 118 9th st. Cost, about $20,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids April 27 for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 95: Item 1, all bids were laid over. Item 2, National Regulator Co., $3,150, low bidder.

Richmond.

DWELLINGS.

STATEN ISLAND.—E. H. Lyall, 334 5th av, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence, 29x32 ft., near St. George, S. I., for Mrs. Pendleton, care of architect. Cost, about $6,000.

Nassau.

DWELLINGS.

OYSTER BAY, L. I.—Chas. A. Platt, 11 East 24th st, Manhattan, is preparing plans for a 2½-sty frame residence, stable and garage on the south side of North Hempstead turnpike for Lewis Cass Ledyard, Jr., 54 Wall st, Manhattan. Floyd Dusinberre, Main st, Port Washington, L. I., has contract for grading and roads. Cost, about $30,000.

SCHOOLS AND CLLLEGES.

ROCKVILLE CENTRE, L. I.—Frank J. Berlenbach, 260 Graham av, Brooklyn, is preparing plans for a parochial school here for St. Agnes R. C. Church, Rockville, Rev. Father Queeley, pastor.

Suffolk.

DWELLINGS.

RIVERHEAD, L. I.—Foundations are under way for a 2½-sty frame residence, 30x36 ft., at Main st and Riverside drive, for George W. Hillerith, Riverhead, L. I., owner. Edward Blume, Main st, architect. Martin Slenson, this place, general contractor. Cost, about $6,000.

MATTITUCK, L. I.—Foundations have been completed for the 2½-sty frame residence, 25x35 ft., for Wyman Archer, Cutchogue, L. I., owner. Edgar Tuttle, Peconic, L. I., general contractor. Cost, about $5,000.

LAKE RONKONKOMA, L. I.—Percy E. MacDonald, 245 West 107th st, Manhattan, has completed plans for a 1-sty frame residence, 48x65 ft., for Adolph Weichers, 200 West 72d st, Manhattan. Cost, about $12,000.

HOSPITALS AND ASYLUMS.

KINGS PARK, L. I.—Bids were opened by the New York State Hospital Commission, Capitol, Albany, for electrical work at cottages A, B, C and D, of the Kings Park State Hospital, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y. The Lord Electric Co., 105 West 40th st, Manhattan, was low bidder at $16,000.

MUNICIPAL WORK.

BAYSHORE, L. I.—E. L. Phillips, 50 Church st, Manhattan, is preparing preliminary plans for a 2-sty brick coal gas system building for the Suffolk City Gas & Electric Co., Main St., Bayshore, owner. Bids will not be taken until next fall.

SCHOOLS AND COLLEGES.

RIVERHEAD, L. I.—The New York State Board of Education has approved plans for a frame school, R. F. D. district 3, by Edward H. Blume, Riverhead, architect.

Westchester.

DWELLINGS.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 1123 Broadway, Manhattan, has completed plans for the 2½-sty brick and stone residence, 35x145 ft., on South Broadway for David L. Luke, 353 West 87th st, Manhattan. Cost, about $150,000. Several outbuildings will be erected later. Bids will not be taken before August 1.

PELHAM HEIGHTS, N. Y.—W. F. Fay, Woodland rd, Madison, N. J., contemplates the erection of a 2½-sty frame residence from plans by W. H. Orchard, 122 West 42d st, Manhattan. Cost, about $7,000.

NEW ROCHELLE, N. Y.—Joseph V. Gahan, 221 Huguenot st, is preparing plans for a 2½-story frame residence, 24x32 ft., on the Boston Post rd, for Amanda Hanson, 164 Locust av and Hudson Park rd. Cost, about $5,000.

YONKERS, N. Y.—G. Howard Chamberlin, 18 South Broadway, has about completed plans for a 2½-sty residence, 38x44 ft., on North Broadway, near Shonnard pl, for E. A. Fitch, care of the Otis Elevator Co., Woodworth av, corner Wells av. Cost, about $11,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

STONY BROOK, L. I.—John Thatcher & Son, 60 Park av, Brooklyn, have received the gentral contract to erect a 1-sty brick and limestone bank building for the Bank of Suffolk County, Stony Brook. Mowbray & Uffinger, 56 Liberty st, Manhattan, architects. Cost, about $6,000.

CHURCHES.

WARD'S ISLAND.—F. W. Burham, 30 East 42d st, has received the general contract to erect the 1-sty brick chapel, 90x32 ft., for the Chapel Altar Guild of the City Mission Society, Inc., care of F. D. Robinson, 1123 Broadway, architect. Foundations are completed.

DWELLING.

QUOGUE, L. I.—R. W. Carman, 283 Madison av, Flushing, L. I., has received the general contract to erect a frame bungalow here for Mrs. J. R. Finley, of Garden City, to cost about $4,000. F. S. Stone, 55 Broadway, Manhattan, architect.

NEW ROCHELLE, N. Y.—Charles Ward Hall, 140 Nassau st, Manhattan, has received the general contract to erect a 2½-sty brick and stone residence, 94x30 ft., at Beachmont for John W. R. Crawford, 26 Broadway, Manhattan. Lawrence L. Barnard, 46-48 Lawton st, architect. Cost, about $30,000.

MADISON AV.—The Midtown Contracting Co., 303 5th av, has received the general contract to make alterations to the 3-sty brick residence at 1130 Madison av, for Mrs. Mary L. Finch, care of Edward R. Finch, 32 Nassau st.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Frank Woermann, Century Building, St. Louis, Mo., has received the general contract to erect a 6-sty reinforced concrete paint factory, 75x150 ft, at 14th and Hancock sts, for the C. A. Willey Co., Vernon and Mott avs. John Boese, Bridge Plaza, architect. Cost, about $125,000.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

SEALED PROPOSALS will be received by the undersigned in the Chambers of the Board of Supervisors on the 5th day of May, 1914, at 10 a. m., for the erection of additions to the Nassau County Court House, in accordance with the plans, general conditions and specifications thereof, prepared by W. B. Tubby, Architect, of 81 Fulton Street, New York City.

All bids shall be presented in sealed envelopes on or before the day and hour above named, and shall be accompanied by a certified check upon a National or State Bank, drawn to the order of Daniel J. Hegeman, Treasurer of the County of Nassau, enclosed in a separate sealed envelope, which checks shall be drawn in the following sums:

Checks accompanying bids upon the entire work shall be for a sum total of at least Twelve thousand ($12,000) Dollars:

Checks accompanying bids upon the general work, excluding plumbing, heating and electric wiring, a sum not less than Ten thousand ($10,000) Dollars.

Checks accompanying bids for plumbing work complete, a sum in at least One thousand ($1,000) Dollars.

Checks accompanying bids for heating and ventilating work complete, a sum in at least One thousand ($1,000) Dollars.

Checks accompanying bids for electric wiring complete, a sum not less than One thousand ($1,000) Dollars.

Such deposits shall be returned to all except the successful bidder or bidders within a period of ten days after the opening of the bids.

The amount deposited by the successful bidder will be retained until the execution of the formal contract. Should the successful bidder upon receipt in writing of a notice of the acceptance of his bid, neglect or refuse to execute the contract, the amount of his certified check shall be retained and applied to making up the difference between the amount of any contract for the said work which may be entered into by the Board of Supervisors, and that of his own unexecuted bid, and as so applied shall be accepted in full as liquidated damages for such breach of contract.

No bid will be accepted from, or contract awarded to any person, firm or corporation who is in arrears to any municipal corporation, upon debt and contract or who is a defaulter, a surety or otherwise, upon any application to any municipal corporation and who is not a resident and a citizen of the State of New York.

Separate estimates are to be taken:

1. General contract work (excluding plumbing, heating and electric wiring).
2. Plumbing work complete.
3. Heating and ventilating work complete.
4. Electric wiring work complete.

These four contracts may be let separately, preferably to concerns making a specialty of the trades covered.

Blanks will be furnished to each prospective bidder, and all proposals must be made out upon such blanks, and attention is directed to the necessity of filling out all alternate estimates required.

Each bid shall be made upon the whole work covered under this specification and must be based upon the work as set forth by them and the contract drawings, and if signed by any one acting as agent for the principal, must be accompanied by a power of attorney for such signature.

It is incumbent upon each bidder to examine the existing conditions at the site before making up his proposals, and the fact of the submittal of such proposal will be considered as evidence that these conditions have been so examined and that the bidder is familiar with the terms and requirements of the drawings, specifications, contract and the bond, and thereby signifies his acceptance of each and all of them. No claim for relief on account of mistakes or omissions in bidding will be entertained, and each bidder will be held strictly to his bid under penalty of forfeiture of his deposit.

Any bid will be rejected when opened, if the same is not submitted on a furnished form blank and upon which the alternative bids required are not fully priced.

Any bid will be rejected when opened, if the same contains any erasure or written memoranda qualifying the same.

The bidder or bidders to whom the award of the contract is made will be required to furnish a satisfactory bond in the form to be provided by W. B. Tubby, Architect, of 81 Fulton Street, New York City, and executed by an acceptable Surety Company for the faithful performance of said contract and covering the guarantee in accordance with the contract plans and specifications, in a sum equal to 33⅓% of the amount of said contract.

For the convenience and use of intending bidders, a full set of drawings and specifications will be loaned to them by the architect, upon receipt of a deposit of Twenty-five ($25) Dollars, in cash or a certified check, drawn to the order of said architect.

Such plans and specifications must be returned to the architect's office, prior to the day of the opening of the bids, whereupon the deposit will be returned, and in the event of the non-return of such drawings and specifications as above stated, the deposits shall be forfeited.

The Board of Supervisors reserves the right to reject any and all bids.

The form of contract and of the bond which the successful bidder shall be required to execute may be had upon application to the architect.

Dated, at Mineola, April 13th, 1914.

By order of the Board of Supervisors,
GEORGE M. GOODALE,
Clerk.

BUILDINGS.

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A.M., on Tuesday, June 2, 1914, for Contract 124, for the construction of nine concrete-stone and brick superstructures at and near the Ashokan reservoir, in the town of Olive, Ulster county, New York. The largest of the buildings is approximately 62 feet by 114 feet by 45 feet and the smallest 19 feet by 31 feet by 18 feet. The substructures or foundations of the buildings have been built and The City will furnish and erect the roof cover for the buildings.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders, and pamphlets of contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars ($10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President,
CHARLES N. CHADWICK,
JOHN F. GALVIN,
Commissioners of the Board of Water Supply.
W. BRUCE COBB, Secretary.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 30, 1914.—Sealed proposals will be opened in this office at 3 p. m., June 11, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States Post Office at Bennettsville, S. C. Two story and basement building; ground area 3,800 square feet; construction nonfireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Bennettsville, S. C., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Remount Depot, Front Royal, Va., April 13, 1914.—Sealed proposals in triplicate for constructing the following public buildings on reservation here, including steam heat, electric light and plumbing:—1 Barrack, 1 Administration Building and Storehouse, 1 Commanding Officer's Quarters, 2 Junior Officer's Quarters, 1 Veterinarian's Quarters, 2 Double N. C. O. Quarters, 1 Dispensary, 3 Colt Stables, 1 Wagon Shed, 1 Shop Building, 1 Veterinary Storehouse, Subsoil Drainage System—will be received until 11 a. m., May 15, 1914, and then publicly opened. A deposit will be required on all plans furnished prospective bidders to insure their return. Information furnished upon application to Constructing Quartermaster.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 24, 1914.—Sealed proposals will be opened in this office at 3 p. m., June 1, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Brigham City, Utah. Two-story building; ground area, 3,700 square feet; first floor fireproof; stone and brick facing; composition roof. Drawings and specifications may be obtained from the custodian of site at Brigham City, Utah, or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Contracts Awarded (Continued).

BUFFALO, N. Y.—Cramp & Co., 25 East 26th st, Manhattan, have received the general contract to erect a brick, steel or reinforced concrete bakery in Genesee st, near Belt Line, for the Ward Baking Co., Southern Boulevard and St. Mary's st, Bronx, Robert B. Ward, president. C. B. Comstock, 110 West 40th st, Manhattan, architect. Cost, about $200,000.

FORT LEE, N. J.—The Libman Contracting Co., 126 West 46th st, Manhattan, has received the contract for the erection of a film factory on Linwood av, for the Motion Picture Properties Co., from plans by Charles Jourjon.

HOSPITALS AND ASYLUMS.

SNAKE HILL, N. J.—John J. Egan, 223 Mercer st, Jersey City, has received the general contract to erect the 3-sty brick addition, 77x124 ft, to the Insane Asylum for the Board of Freeholders of Hudson County, Court House, Jersey City, Walter O'Mara, clerk. C. Frederick Long, 1 Montgomery st, Jersey City, architect. Cost, about $92,000.

BROOKLYN. — The Tower Construction Co., 1 Madison av, Manhattan, has received the general contract to erect a 3-sty brick and stone nurses' home in Stockholm st, north of St. Nicholas av, for the German Hospital of Brooklyn, on premises. Carl L. Otto, 130 Fulton st, Manhattan, architect. Cost, about $50,000.

HOTELS.

MANHATTAN.—John T. Brady & Co., 103 Park av, has received the general contract to erect the 4-sty brick hotel and stores at 8th av, northwest corner 48th st, for P. J. McGuinness, 681 8th av. C. I. Sefert, 110 West 40th st, architect. Estimated cost, $30,000.

MUNICIPAL WORK.

ALLENDALE, N. J.—The Melrose Construction Co., 147 East 125th st, Manhattan, has received the general contract to install a water system here for the Mayor and Council of the Borough of Allendale, Chas. F. Smith, Borough Clerk. William M. Torrance, 123 William st, Manhattan, engineer, and J. S. Swindells, 171 Madison av, associated engineer. Cost, about $40,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—The Kelly Construction Co., 45 Warburton av, has received the general contract to erect an addition to school No. 18 at Park Hill av and Chauncey st, for the Board of Education of Yonkers. G. Howard Chamberlin, 18 South Broadway, Yonkers, architects. Cost, about $30,000.

BROOKLYN.—Peter Cleary, 115 Marion st, Brooklyn, has received the general contract to erect the 4-sty public school, 160x112 ft, northeast corner Van Siclen st and Neck road for the Board of Education. James Harley Plumbing Co., 870 Flatbush av, has plumbing and drainage work. Estimated cost, $170,000. C. B. J. Snyder, 500 Park av, Manhattan, architect.

MANHATTAN.—J. M. Knopp, 544 West 43d st, has received the general contract to erect an addition at Lexington av and 105th st, to Public School No. 72. Estimated cost, $32,000. C. B. J. Snyder, 500 Park av, architect.

JERSEY CITY, N. J.—Alex Damorsky, Harrison, N. J., has received the general contract to erect a 2-sty brick and limestone addition to the parochial school at 205-209 Tonnelle av, for St. Ann's Polish Church, Rev. I. Szudwicz, 272 St. Pauls av, rector. Frederick J. Schwarz, 113 Ellison st, Paterson, architect. Cost, about $18,000.

NEWARK, N. J.—Joseph B. Riker, 197 Dickens st, has received the general contract to erect a 2-sty brick and stone church, Sunday school and parsonage at 87 to 95 North 5th st, for the First German Evangelical Lutheran Church, Rev. L. Siebert, pastor. Charles Granville Jones, 280 Broadway, Manhattan, architect. Cost, about $50,000.

JERSEY CITY, N. J.—M. T. Connolly Contracting Co., Tuers av, has received the general contract to erect a 3-sty brick parochial school at the Boulevard and St. Paul's av, for St. John's R. C. Church, Rev. Father P. W. Smith, pastor, 3026 Boulevard. John T. Rowland, Jr., 98 Sip av, architect.

STABLES AND GARAGES.

MANHATTAN.—T. J. Brady, Jr., 1170 Broadway, has received the general contract to erect a 1-sty brick garage, 98x40 ft, at 537-547 West 26th st, for John Williams, 556 West 27th st, owner. C. H. Caldwell, 101 Park av, architect. Cost, about $25,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Frank Wexler, 171 Prince st, has received the contract for alterations and additions to the two stores at 210-214 Harrison av. R. W. Erler, 45 Clinton st, architect. Cost, about $7,000.

ALBANY, N. Y.—Feeney & Sheehan Building Co., 164 Montgomery st, has received the general contract to erect the 9-sty telephone building at State and Park sts, for the New York Telephone Co., 15 Dey st, Manhattan. McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, architects. F. I. Ley & Co., 307 Main st, Springfield, Mass., has foundation contract. Estimated cost, $500,000.

MANHATTAN.—Standard Concrete Steel Co., 413 East 31st st, has received the general contract to erect the 3-sty loft building in Beekman st, between Water and Front sts, for M. Livingston, 431 West 14th st. J. S. Maher, 431 West 14th st, architects.

MANHATTAN.—L. Goldstein, 88 Division st, has received the general contract to erect 5-sty store and loft, 25x29 ft, at 18 Orchard st, for Isadore Abraham, 22 Orchard st, from plans by O. Reissmann, 30 1st st. Estimated cost, $30,000.

BROOKLYN.—M. Armendinger & Son, 1153 Myrtle av, have received the general contract to erect a 2-sty brick bakery, 37x80 ft, in the north side of Robinson st, 232 ft east of Rogers av, to cost $10,000. William Entenmann, 594 Rogers av, owner. Frederick R. Ashfield, 933 East 15th st, Brooklyn, architect.

BAYONNE, N. J.—Ahlfeld Bros., 577 Broadway, Bayonne, have received the general contract to erect a 2-sty brick store building, 52x108 ft., at Broadway and West 20th st for Berkowitz Bros., 418 Broadway, owners. Walter H. Clarkson, 424 Av E, architect. Cost, about $26,000.

BROOKLYN.—Miller & Dyatt Co., 47 West 34th st, Manhattan, has received the general contract to erect a 2-sty brick and stone store and office building in the south side of Livingston st, 116 ft. west of Nevins st, for William E. Harmon, 261 Broadway, Manhattan, owner. Irving B. Ells, 47 West 34th st, Manhattan, architect. Cost, about $20,000.

BRONX. — (Sub.). — Philip Lenges, 307-11 East 122d st, has received the contract for the structural and ornamental iron work, for the new store and office building at Webster av, Fordham rd and Decatur av, Bronx, for Arthur Murphy, owner. William Bergen, general contractor.

CANAL ST.—Silberman-Schampain Co., 104 West 42d st, has received the general contract to make alterations to the 5-sty brick store and loft, 25x105 ft. northeast corner of Canal and Orchard sts, for the Estate of Samuel Silberman, 83 Canal st. Levey Bros., at site, lessees. David Bleyer, 545 East 139th st, architect.

33D ST.—The Libman Contracting Co., 126 West 46th st, has received the contract for alterations to the building southeast corner of 33d st and Madison av for the Madison Grant Estate. Starrett & Van Vleck, architects.

MISCELLANEOUS.

JERSEY CITY, N. J.—Stillman, Delahenty & Ferris, 26 Exchange pl, have received the general contract to erect a beef storage and cooler at the Penn Railroad yard, foot of 6th st, for the Penn Railroad, Penn Station, Samuel Rea, president.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

207TH ST & POST AV, s e cor, two 2-sty brick dwellings, 75x50; cost, $17,000; owner, Edwin A. Cruikshank, 141 Bway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 141.

STABLES AND GARAGES.

WATER ST, 618-650, 3-sty brick stable, 35x84; cost, $20,000; owners, James & Daniel Reardon, 237 South st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 142.

STORES AND TENEMENTS.

HAMILTON ST, 21-23, 6-sty brick tenement, 32x50; cost, $20,000; owner, Luigi Torregrossa, 18 Monroe st; architect, Chas. Gallo, 60 Graham av, Brooklyn. Plan No. 144.

182D ST, n s, 100 w St Nicholas av, 5-sty brick tenement, 50x67; cost, $35,000; owner, Henry Sullivan, 259 West 109th st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 139.

FT WASHINGTON AV & 169TH ST, n w cor, 6-sty brick tenement, 96x85; cost, $100,000; owners, 114th St. & 7th Ave. Co., 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 140.

152D ST, 440 West, n e c St. Nicholas av, 6-sty brick stores and tenement, 25x109; cost, $45,000; owner, West 152d St. Const. Co., Anthony F. Koelble, Pres., 71 Nassau st; architect, Henry A. Koelble, 114 East 28th st. Plan No. 149.

204TH ST, 428-438 West, three 5-sty brick tenements, 50x87; cost, $135,000; owner, Orosant Const. Co., 367 East 184th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 145.

10TH AV & 206TH ST, n e c, two 5-sty brick tenements, 53x85; cost, $71,000; owner, Michael J. Dowd, 2541 Valentine av; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 146.

STORES, OFFICES AND LOFTS.

46TH ST, 14 East, 8-sty brick stores and lofts, 25x95; cost, $75,000; owner, Ritz Realty Co., Lester Florgheim, Pres., 27 Cedar st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 148.

THOMPSON ST, 16, 2-sty brick bakery, 22x84; cost, $5,000; owner, David Schwartz, 16 Bible House; architect, R. Irving Dodge, 233 Broadway. Plan No. 147.

MISCELLANEOUS.

64TH ST, 210 East, 1-sty brick repair shop, 8x30; cost, $400; owners, Manhattan Eye, Ear & Throat Hospital, 208-216 East 64th st; architect, Reuben O'Brien, 210 East 64th st. Plan No. 143.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CLAY AV, w s, 111.12 s 167th st, 5-sty brick tenement, plastic slate roof, 50x85.3; cost, $34,000; owner and architect, Albert J. Schwarzler, 369 East 167th st. Plan No. 211.

CLAY AV, s w cor 167th st, two 5-sty brick tenements, plastic slate roof, 45.7x101.11, 64.4x77.5; cost, $60,000; owner and architect, Albert J. Schwarzler, 369 East 167th st. Plan No. 212.

CHURCHES.

199TH ST, n s, 69.6 e Valentine av, 2-sty brick church, slate roof, 27x62½; cost, $10,000; owner, Grace Evan. Lutheran Church, Rev. Aug. Koerber, 2924 Valentine av, pastor; architect, A. F. Bernhard 470 4th av. Plan No. 198.

DWELLINGS.

224TH ST, n s, 330 w White Plains av, 2-sty frame dwelling, tin roof, 26.6x17; cost, $3,000; owner, Jas. F. Moore, 669 East 224th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 203.

CROMWELL AV, e s, 112.3 s 170th st, 1-sty brick dwelling, slag roof, 27x67.6; cost, $1,500; owner, Michael Breen, 127 Cromwell av; architect, F. E. Glasser, 70 Manhattan st. Plan No. 209.

DUDLEY AV, n w cor William pl, three 2-sty and attic frame dwellings, shingle roof, 20x31; cost, $9,000; owner, Bentz Cont. Co., John Bentz, 2362 Westchester av. Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 206.

FACTORIES AND WAREHOUSES.

LONGFELLOW AV, w s, 250 s Garrison av, 2-sty brick factory, tar and gravel roof, 52x70; cost, $12,000; owners, Schlatter Embroidery Co., Aug. Moebus, 161st st and 3d av, Pres.; architect, John C. Schaeffler, 38 West 32d st. Plan No. 205.

CANNON PL, e s, 25 n 238th st, 1-sty brick warehouse, slag roof, 17.8x21.8; cost, $300; owner, P. A. Gallagher, on premises; architect, J. L. De Mesquita, 307 West 36th st. Plan No. 210.

HOTELS.

219TH ST, n w cor White Plains av, 3-sty brick hotel and stores, plastic slate roof, 39.3x41.6; cost, $21,000; owner, Jacob Ruppert Realty Corp., Jacob Ruppert, 90th st and 3d av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 199.

STABLES AND GARAGES.

135TH ST, s s, 88.94 w 3d av, 2-sty brick garage, slag roof, 45x100; cost, $15,000; owner, Mary F. Deane, 174 West 141st st; architect, J. C. Cocker, 2017 5th av. Plan No. 202.

STORES AND TENEMENTS.

177TH ST, s w cor Lillian pl, 5-sty brick stores and tenement, slag roof, 79.8x77.11; cost, $75,000; owner, Rudolph Wallock Co., Jos. Newman, 68 William st, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 201.

223D ST, n s, 377.2 e Corsa lane, 3-sty brick stores and tenement, tin roof, 21x40; cost, $5,000; owner, G. Varanelli, 2421 Hoffman st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 200.

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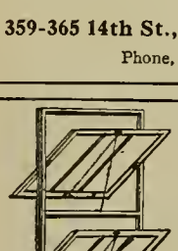
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Plans Filed, New Buildings, Bronx (Cont.).

FOX ST, s s, 100 e Av St. John, two 5-sty brick tenements, slag roof, 40x88; cost, $70,000; owner, Mack Const. Co., Dudley S. MacDonald, 957 Hoe av, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 196.

WEST FARMS RD, s w cor 167th st, 5-sty brick tenement, slag roof, 88x92; cost, $60,000; owner, Absar Realty Co., Abraham Weisman, 919 Fox st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 195.

176TH ST, s s, 100 w Clinton av, 5-sty brick tenement, 49.10x90, slag roof; cost, $45,000; owners, Mitchell & McDermott Construction Co., P. J. Mitchell, 1922 East 177th st, Pres.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 204.

TREMONT AV, n s, 43.2 w Daly av, 1-sty brick stores, 86.6x65, slag roof; cost, $15,000; owner, Geo. E. Paulson, 32 Nassau st; architect, Frederick Jaeger, 441 Tremont av. Plan No. 208.

THEATRES.

PROSPECT AV, w s, 97 n 161st st, open air theatre, 70x145; cost, $3,500; owner, Henry Acker, 2472 Grand av; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 197.

231ST ST, s w cor Broadway, open air theatre, 85.5x40; cost, $300; owner, Chas. E. Maniene, 35 Liberty st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 214.

MISCELLANEOUS.

136TH ST, s s, 165 e Locust av, 1-sty frame toilet, 12.6x9.6; cost, $175; owners and architects, John H. Shipway & Bros., on premises. Plan No. 207.

JEROME AV, s e cor Clifford pl, 1-sty brick laundry, slag roof, 25x100; cost, $8,000; owner, Riker R. Janes, 19 Pinehurst av; architects, Hooper & Co., 118 Market st, Newark. Plan No. 213.

Brooklyn.

DWELLINGS.

42D ST, s w cor 15th av, 3-sty brick store and dwelling, 25.2x100, slag roof, 2 families; cost, $11,000; owner, J. J. Lack Const. Co., 44 Court st; architect, Maxwell A. Cantor, 39 West 33d st, Manhattan. Plan No. 2494.

AV T, n s, 120 e East 17th st, 1-sty frame dwelling, 23x36, shingle roof, 1 family; cost, $3,200; owner, John G. McDonald, 2014 East 17th st; architect, same. Plan No. 2511.

98TH ST, e s, 100 s Av F, 2-sty frame dwelling, 20x40, gravel roof, 2 families; cost, $2,400; owner, Aloysius Moser, 285 Stagg st; architect, Herman E. Funk, 1008 Gates av. Plan No. 2529.

DEAN ST, s s, 140 w Kingston av, 4-sty brick dwelling, 60x87, slag roof, 21 families; cost, $55,000; owner, C. & M. Improvement Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2539.

MANSFIELD PL, w s, 420 s Av M, 2-sty frame dwelling, 22.4x35.10, shingle roof, 1 family; cost, $4,500; owner, Fred'k B. Morris, 188 Fenimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 2550.

4TH ST, n s, 297.8 e 5th av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $10,000; owner, Louis Bonert, 625 62d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2560.

55TH ST, s s, 140 w 8th av, six 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $27,000; owner, Thomas Mayhew, 5201 4th av; architect, Thos. Bennett, 3d av corner 52d st. Plan No. 2548.

EAST 95TH ST, e s, 176.6 n Farrsgut rd, six 2-sty frame dwellings, 19x55, slag roof, 2 families each; total cost, $18,000; owner, Margaret E. McCook, 156 Barbey st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2542.

WASHINGTON AV, s s, 500 w 1st st, five 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $17,500; owner, Francis A. Norris, 552 Rugby rd; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2571.

WEST 35TH ST, w s, 200 s Canal av, two 1-sty frame dwellings, 16x32, rubberoid roof, 1 family each; total cost, $1,700; owner, Wm. C. Knoll, 52 Stanhope st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2671.

EAST 39TH ST, e s, 360 s Linden av, 2-sty frame dwelling, 17x38, shingle roof, 1 family; cost, $2,000; owner, Herman Lorjesen, 489 Fairview av; architect, Thomas Goldman, 275 Bridge st. Plan No. 2677.

60TH ST, n s, 260 e 10 av, 2-sty frame store and dwelling, 20x53, slag roof, 2 families; cost, $3,500; owner, Martin Anderson, 1033 6th st; architect, J. S. Kennedy, Brooklyn. Plan No. 2672.

BAINBRIDGE ST, n s, 83 e Ralph av, 2-sty brick dwelling, 17x54, slag roof, 2 families; cost, $5,000; owner, John Hiller, 889 Jefferson av; architect, Chas. H. Richter, 68 Broad st, Manhattan. Plan No. 2589.

LINCOLN PL, s s, 380 e Buffalo av, two 2-sty brick dwellings, 20x45, gravel roof, 2 families each; total cost, $7,000; owner, Antonio Coccaro, 1588 Lincoln pl; architects, Laspia & Salvati, 525 Grand st. Plan No. 2585.

WEST 1ST ST, w s, 691 s Sheepshead Bay rd, 1-sty frame dwelling, 20x48, shingle roof, 2 families; cost, $400; owner, Sacharo Rubins, 202 West av; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 2610.

EAST 19TH ST, e s, 140 s Av O, three 2-sty frame dwellings, 18x44, shingle roof, 1 family each; total cost, $9,000; owner, Wm. Dillon Barnes, 1203 Beverly rd; architect, W. H. Barnes, 1203 Beverly rd. Plan No. 2606.

68TH ST, n s, 140 w 11th av, 2-sty brick dwelling, 20x43, gravel roof, 2 families; cost, $2,500; owner, Geo. E. Fuller, 1063 68th st; architect, Nicholas Mitchell, 305 Stanhope st. Plan No. 2592.

UTICA AV, e s, 100 s Av N, ten 2-sty brick dwellings, 20x30, slag roof, 2 families each; total cost, $30,000; owner, Peter Marcello, 930 70th st; architect, W. T. McCarthy, 16 Court st. Plan No. 2615.

FACTORIES AND WAREHOUSES.

POWERS ST, n s, 150 e Graham av, 2-sty brick factory, 50x98, gravel roof; cost, $10,000; owner, T. L. Neffs Sons, 105 Maujer st; architect, Francis L. Berlenbach, 260 Graham av. Plan No. 2527.

INDIA ST, n s, 200 w Provost st, 1-sty brick boiler shop, 25x100, slag roof; cost, $1,600; owner, Anna Craven, 156 Meserole av; architect, Jas. McKillop, Jr., 154 India st. Plan No. 2634.

5TH AV, n w cor 42d st, 1-sty brick storage, 13x20, —— roof; cost, $350; owner, Jacob Wachsman, 514 47th st; architect, E. Ghilardi, 1217 47th st. Plan No. 2700.

STABLES AND GARAGES.

BOND ST, n e cor Sackett st, 1-sty brick garage, 25x48, gravel roof; cost, $2,000; owner, Z. O. Nelson & Son, 490 Degraw st; architects, Slee & Bryson, 154 Montague st. Plan No. 2495.

EAST 29TH ST, w s, 273.6 n Av D, 1-sty brick garage, 43x100, gravel roof; cost, $5,500; owner, Daniel Stewart, 350 East 29th st; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 2518.

THATFORD AV, w s, 100.5 n Lott av, 1-sty brick stable, 10.8x15, slag roof; cost, $500; owner, Annie Perlman, 1593 St. Marks av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2570.

EAST 19TH ST, w s, 187 n Av I, 1-sty frame garage, 17x19, shingle roof; cost, $650; owner, Ascutney Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 2660.

STORES AND DWELLINGS.

ELTON ST, w s, 80 n Liberty av, 3-sty brick store and dwelling, 20x45, slag roof, 2 families; cost, $9,000; owner, Emil Visone, Dakota av, Union Course, L. I.; architect, Chas. P. Cannella, 60 Graham av. Plan No. 2595.

HAMILTON AV, w s, 57 n Mill st, 3-sty brick store and dwelling, 20.10x46.10, gravel roof, 2 families; cost, $6,000; owner, M. J. McGuinness, Hamilton av and Mill st; architect, Thos. Bennett, 3d av cor 52d st. Plan No. 2630.

NORTH 1ST ST, n s, 73.4 w Bedford av, 3-sty brick store and dwelling, 31x59, gravel roof, 2 families; cost, $3,000; owner, Dora Shapiro, 143 North 1st st.; architect, Max Cohn, 280 Bedford av. Plan No. 2670.

STORES AND TENEMENTS.

52D ST, n s, 260 e 8th av, two 3-sty brick tenements, 20x78.4, gravel roof, 6 families each; total cost, $13,000; owner, Annie E. Murphy, 519 54th st; architect, Emil J. Errieson, 5418 5th av. Plan No. 2500.

SOUTH 2D ST, n s, 149 e Marcy av, 6-sty brick tenement, 80.5x94.3, composition roof, 40 families; cost, $60,000; owner, Havemeyer Const Co., 1104 Broadway; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 2528.

SOUTH 3D ST, s s, 175 e Havemeyer st, 1-sty brick store, 45.11x27.9, slag roof; cost, $1,500; owner, Realty Redemption Co., 68 William st, Manhattan; architect, Geo. A. Boehm, 7 West 42d st, Manhattan. Plan No. 2555.

EAST 18TH ST, w s, 78.4 s Church av, 4-sty brick tenement, 75.10x70.6, slag roof, 16 families; cost, $40,000; owner, Sam'l Hyams, 4810 14th av; architect, W. T. McCarthy, 16 Court st. Plan No. 2544.

HEGEMAN AV, n w cor New Jersey av, 1-sty frame store, 32x20, gravel roof; cost, $800; owner, Isaac Sandler, 167 Louisiana av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2563.

STERLING PL, s e cor Ralph av, 4-sty brick tenement, 40x115, gravel roof, 21 families; cost, $30,000; owner, Wm. Scottman, 99 South 9th st; architects, Cohn Bros., 361 Stone av. Plan No. 2628.

7TH ST, n s, 97.10 e 4th av, 4-sty brick tenement, 50x89, gravel roof, 20 families; cost, $28,000; owner, Cornfeld, Inc., 127 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 2629.

HARRISON ST, s w cor Tiffany pl, 1-sty brick store, 18.6x24, gravel roof; cost, $850; owner, Carmine Grimaldi, 63 Summit st; architect, David A. Lucas, 98 3d st. Plan No. 2651.

McDONOUGH ST, n s, 318.4 w Tompkins av, three 4-sty brick tenements, 46.8x30.4, slag roof, 16 families each; total cost, $150,000; owner, Sumner Development Co., 26 Court st; architects Shampan & Shampan, 772 Broadway. Plan No. 2659.

EASTERN PARKWAY, s s, 189 w Nostrand av, four 4-sty brick tenements, 50x91, gravel roof, 16 families each; total cost, $128,000; owner, Solomon Kraus Realty Co., 216 Havemeyer st; architect, Cohn Bros., 361 Stone av. Plan No. 2635.

BATH AV, n e cor Bay 22d st, 1-sty frame store, 21x32, slag roof; cost, $750; owner, Barnet Barber, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2673.

8TH AV, n w cor 40th st, 4-sty brick store and tenement, 50.2x90, slag roof, 20 families; cost, $35,000; owner, D. Becker, 1154 41st st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2675.

THEATRES.

SARATOGA AV, e s, 67 n St. Marks av, 1-sty brick theatre, 52.2x52.3, slag roof; cost, $10,000; owner, Main Bldg. Co., 1464 Eastern parkway; architects, Eisenla & Carlson, 16 Court st. Plan No. 2523.

BROADWAY, n s, 135 w Marcy av, 2-sty brick theatre, 70x100, slag roof; cost, $25,000; owner, Sam'l Marcorici, 189 Hooper st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2619.

GATES AV, 633, open air theatre, 80x100; cost, $1,000; owner, Robt. Adair, 11 South Portland av; architect, C. M. Bampton, Jr., 89 Somers st. Plan No. 2679.

TOMPKINS AV, w e, 100 s Hancock st, 2-sty brick theatre, 52x80, tin roof; cost, $12,000; owner, Clefeck Am. Corp., 32 Liberty st, Manhattan; architect, Walter Van Dreser, 504 West 112th st, Manhattan. Plan No. 2681.

MISCELLANEOUS.

5TH AV, e s, 46.6 n 68th st, 1-sty frame grandstand, 300x18.6, —— roof; cost, $1,500; owner, John Weir, 324 Fulton st; architect, J. R. Vander Putten. 460 60th st. Plan No. 2510.

GRAND ST, n s, 86.2 w Bushwick av, two 1-sty brick machine booths, 7x5.4, gravel roof; total cost, $200; owner, Patrick Kelly, 153 Greene st; architect, Christian A. Bauer, Jr., 651 Leonard st. Plan No. 2572.

75TH ST, s s, 100 w 13 av, 1-sty frame carriage house, 16x18, tin roof; cost, $350; owner, Abraham Marcus, 1770 Park pl; architects, Farber & Markwitz, 189 Montague st. Plan No. 2566.

THATFORD AV, w s, 100.5 n Lott av, 1-sty frame wagon shed, 20x15, slag roof; cost, $200; owner, Annie Perlman, 1593 St. Marks av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2569.

THATFORD AV, w s, 100.5 n Lott av, 1-sty brick slaughter house, 20x70, slag roof; cost, $2,000; owner, Annie Perlman, 1593 St Marks av; architect, E. M. Adelsohn, 1776 Pitkin av. lan No. 2568.

EAST 28TH ST, w s, 420 n Farragut rd, 1-sty frame wagon shed, 16x32, tar roof; cost, $200; owner, W. J. Tienken, 1424 Flatbnsh av; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 2609.

BARREN ISLAND, East End, 1-sty brick boiler house, 33x32, iron roof; cost, $2,200; owner, N. Y. Sanitary Utilization Co., 190 Montague st; architect, H. K. Seebeck, 50 Church st, Manhattan. Plan No. 2625.

BARREN ISLAND, East End, 1-sty brick boiler house, 27x50, iron roof; cost, $2,800; owner, N. Y. Sanitary Utilization Co., 190 Montague st; architect, H. K. Seebeck, 50 Church st, Manhattan. Plan No. 2623.

BARREN ISLAND, East End, 2-sty brick dryer house, 52x44, iron roof; cost, $7,000; owner, N. Y. Sanitary Utilization Co., 190 Montague st; architect, H. K. Seebeck, 50 Church st, Manhattan. Plan No. 2624.

BERRIMAN ST, e s, 60 n Glenmore av, 1-sty frame wagon shed, 25x14, gravel roof; cost, $200; owner, Harry Katofsky, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2664.

Queens.

APARTMENTS FLATS AND TENEMENTS.

L. I. CITY.—5th av, e s, 101 s Jamaica av, four 4-sty brick tenements, 37x89, slag roof, 16 families; cost, $80,000; owner, Helenita Construction Co., Queens Plaza Court Bldg., L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1274.

WHITESTONE.—8th av, s w cor 16th st, 4-sty brick tenement, 50x90, plastic slate roof, 23 families; cost, $30,000; owner, Wm. J. Weisener, 140 South 11th av, Whitestone; architect, Frank J. Schafcik, 4168 Park av, Bronx. Plan No. 1257.

DWELLINGS.

EDGEMERE.—Lincoln av, n e cor Cedar av, 2-sty frame dwelling, 24x45, shingle roof, 1 family; cost, $3,500; owner, Edgemere Crest Co., Edgemere; architects, Howard & Callmann, Far Rockaway. Plan No. 1241.

EDGEMERE.—Cedar av, n e cor Brinkerhoff av, 2-sty frame dwelling, 27x58, shingle roof, 1 family; cost, $3,500; owner, Edgemere Crest Co., Edgemere; architects, Howard & Callmann, Far Rockaway. Plan No. 1240.

FAR ROCKAWAY.—Nielson av, e s, 250 n Sea Girt av, 2-sty frame dwelling, 30x42, shingle roof, 1 family; cost, $4,000; owner, Bannister Realty Co., 30 East 42d st, Manhattan; architects, Howard & Callmann, Far Rockaway. Plan No. 1242.

FOREST HILLS.—Exter st, s s, 320 w Continental av, 2½-sty brick dwelling, 38x26, tile roof, 1 family, steam heat; cost, $7,500; owner, Mrs. Eugenie S. Kerr, 528 West 111th st, Manhattan; architect, R. W. Farrington, 66 Beech st, Forest Hills. Plan No. 1251.

JAMAICA SOUTH.—Ferry st, w s, 280 s Snediker av, 2-sty frame dwelling, 20x31, shingle roof, 1 family; cost, $2,000; owner, R. A. Addock, 26 Delap pl, Jamaica; architect, L. H. Wolf, New York av, Jamaica. Plan No. 1244.

NORTH BEACH.—Glenworth av, w s, 100 s Old Bowery Bay rd, 1-sty brick dwelling, 22x36, tin roof, 1 family; cost, $1,200; owner, M. Kohler, North Beach; architect, J. H. Knubel, 305 West 42d st, Manhattan. Plan No. 1250.

RICHMOND HILL.—Greenwood av, e s, 525 n Liberty av, two 2-sty frame dwellings, 18x40, shingle roof, 1 family; cost, $5,200; owner, Geo. Dotterwich, Richmond Hill; architect, E. F. Cooney, 4557 Atlantic av, Richmond Hill. Plan Nos. 1238-39.

COLLEGE POINT.—13th st, n e cor Schleichers ct, 2-sty frame dwelling, 37x42, tin roof, 2 families, steam heat; cost, $5,800; owner, Carl Stern, 13th st, College Point; architect, H. T. Morris, Jr., 13th st, College Point. Plan No. 1261.

FAR ROCKAWAY.—Nielson av, e s, 130 n Sea Girt av, 2-sty frame dwelling, 29x50, shingle roof, 1 family; cost, $8,000; owner, Bannister Realty Co., 30 East 42d st, Manhattan; architects, Howard & Callmann Co., Far Rockaway. Plan No. 1267.

FLUSHING.—Markey st, e s, 120 n Av A, 2½-sty frame dwelling, 20x36, shingle roof, 1 family; cost, $4,000; owner, Felix Ealkowsky, Fresh Meadow rd, Flushing; architect, H. Grinnen, 22d st, Flushing. Plan No. 1262.

GLEN MORRIS.—Walnut st, e s, 220 s Hawtree av, 2½-sty frame dwelling, 35x31, shingle roof, 1 family, water heat; cost, $3,000; owner Mrs. Francis Collins, Walnut st, Glen Morris; architect, Wm. Rapp, Ridge av, Glen Morris. Plan No. 1263.

HOLLIS.—Roundout st, w s, 245 s Chichester av, 2½-sty frame dwelling, 33x20, shingle roof, 1 family; cost, $4,000; owner, F. W. Scutt Co., 336 Fulton st, Jamaica; architects, H. T. Jeffrey & Co., Lefferts av, Richmond Hill. Plan No. 1256.

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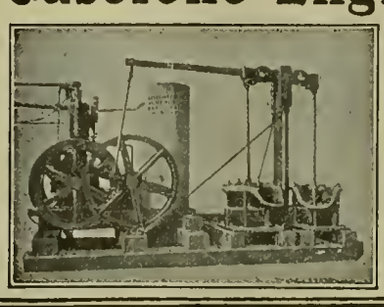
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Plans Filed, New Buildings, Queens (Continued)

ROCKAWAY BEACH.—Thetis av, e s, 106 s Boulevard, four 1-sty frame dwellings, 17x24, shingle roof, 2 families; cost, $4,800; owner, Mrs. N. Blum, Rockaway Beach; architects, Colton Bros., Washington av, Rockaway Beach. Plan Nos. 1270-71-72-73.

ROCKAWAY BEACH.—Pleasant av, e s, 380 s Boulevard, 2-sty frame dwelling, 16x20, shingle roof, 1 family; cost, $700; owner, N. J. Freidmann, premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 1269.

SPRINGFIELD.—Clifford av, n s, 125 w Central av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $2,600; owner, C. E. Mills, Springfield; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1288.

SPRINGFIELD.—Clifford av, n s, 125 e Kolea av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $2,500; owner, C. E. Mills, Springfield; architects, H. T Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1289.

WINFIELD.—Prospect st, n s, 104 e Fisk av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, $2,500; owner, Jas. J. Brill, 8 Prospect st, Winfield; architect, Wm. T. Gerbe, Shell rd, Winfield. Plan No. 1258.

WINFIELD.—Woodside av, n s, 87 w Meyers av, 2-sty dwelling, 20x43, tar and gravel roof, 1 family, water heat; cost, $3,800; owner, A. C. Frank, Woodside av, Winfield; architect, R. W. Johnson, Grove st, Elmhurst. Plan No. 1254.

WOODHAVEN.—Hatch av, e s, 160 n Atlantic av, four 2½-sty frame dwellings, 18x38, shingle roof, 1 family; cost, $13,200; owner, John Schifflein, Napier av, Woodhaven; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 1282-3-4-5.

WOODHAVEN.—Syosset st, s s, 200 w Yarmouth st, 2½-sty frame dwelling, 18x43, shingle roof, 1 family; cost, $2,000; owner, Wm. Molitor, 163 3d st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1276.

WOODHAVEN.—Hopkington av, w s, 285 n Atlantic av, 2½-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, $3,000; owner, F. W. Scutt Co., 336 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1287.

WOODHAVEN.—Hopkington av, e s, 275 n Chichester av, 2½-sty frame dwelling, 18x34, shingle roof, 1 family; cost, $3,000; owner, F. W. Scutt Co., 336 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1290.

MASPETH.—Monteverde av, e s, 149 n Grand st, 2-sty brick dwelling, 22x54, tin roof, 1 family; cost, $4,500; owner, John Murphy, Grand st, Maspeth; architect, A. Stines, 4th st and Jackson av, L. I. City. Plan No. 1305.

WOODHAVEN.—Benedict av, e s, 540 s Ferris st, 2½-sty frame dwelling, 24x48, shingle roof, 1 family, air heat; cost, $5,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1306.

BAYSIDE.—1st st, w s, 100 n Montauk av, 2½-sty frame dwelling, 30x32, shingle roof, 1 family, water heat; cost, $4,000; owner and architect, W. C. Smart, Bayside. Plan No. 1307.

ELMHURST.—Suydam pl, n s, 325 e Chicago av, three 2½-sty frame dwellings, 17x35, shingle roof, 1 family; cost, $8,400; owner, John J. Froenhoefer, 51 Gerry av, Elmhurst; architect, Lars Olsen, Elmhurst. Plan Nos. 1308-9-10.

COLLEGE POINT.—13th st, e s, 203 s Av C, two 2-sty frame dwellings, 24x40, shingle roof, steam heat, 2 families; cost, $8,200; owner, J. D. McPherson, M. D., 507 13th st, College Point; architect, L. H. Andrews, 13th st, College Point. Plan Nos. 1311-12.

WOODHAVEN.—Hopkinton av, s e cor Atlantic av, two 2-sty frame dwellings, 18x39, shingle roof, 1 family, steam heat; cost, $6,000; owner, F. W. Scutt Co., 330 Fulton st, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan Nos. 1313-14.

EAST RIDGEWOOD.—Brush st, w s, 665 n Myrtle av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $4,000; owner, Herman Sandner, 2013 Bleecker st, Ridgewood; architect, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1315.

RICHMOND HILL.—Ferry st, w s, 90 n Jamaica av, 2¼-sty frame dwelling, 18x37, shingle roof, 1 family; cost, $3,200; owner, M. Brezinski, Richmond Hill; architect, Edward Jackson, Fulton st, Jamaica. Plan No. 1320.

COLLEGE POINT.—Boulevard, e s, 43 n Lucerne pl, 2½-sty frame dwelling, 23x32, shingle roof, 1 family, steam heat; cost, $2,800; owner, Frances L. Fehn, 212 13th st, College Point; architect, Sidney, M. Fehn, same adress. Plan No. 1318.

COLLEGE POINT.—7th av, n w cor 14th st, 2½-sty frame dwelling, 21x33, shingle roof, 1 family; cost, $3,500; owner, Henry Weigmann, 46 West 65th st. Manhattan; architect, H. T. Morris, 13th st, College Point. Plan No. 1302.

CORONA.—Randell av, w s, 292 s Jackson av, two 2-sty frame dwellings, 20x53, tin roof, 2 families; cost, $7,000; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan Nos. 1292-3.

FLUSHING.—Hawthorne st, n s, 100 w Lawrence av, 2-sty frame dwelling, 22x58, shingle roof, 1 family; cost, $2,500; owner and architect, Fred S. Yale, 385 Sandford av, Flushing. Plan No. 1301.

JAMAICA.—Glenn av, n s, 40 e Clinton av, two 2½-sty frame dwellings, 24x28, shingle roof, 1 family, steam heat; cost, $9,000; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan Nos. 1298-99.

JAMAICA.—Shore av, n s, 100 e Wyckoff av, two 2-sty frame dwellings, 14x37, shingle roof, 1 family, steam heat; cost, $4,000; owners Gerus & Chanuta, 22 Church st, Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan Nos. 1295-96.

MASPETH.—Mazedn st, e s, 377 n Grand st 2-sty brick dwelling, 20x48, tin roof, 2 families; cost, $3,500; owner, Julius Draye, Monteverde av, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1303.

WOODHAVEN.—Chichester av, s s, 195 e Woodhaven av, 2-sty frame dwelling, 16x36, shingle roof, 1 family, air heat; cost, $2,500; owner, Frank E. Gibson, 1635 Woodhaven av, Woodhaven; architect, Ed. Ball, 524 Freedom av, Richmond Hill. Plan No. 1294.

STABLES AND GARAGES.

BAYSIDE.—8th st, n e cor Montauk av, 1-sty frame garage, 16x20, tin roof; cost, $250; owner, J. Dayton, Bayside. Plan No. 1243.

BROOKLYN HILLS.—Ridge av, s s, 300 e Oxford av, 1-sty frame garage, 22x30, slag roof; cost, $500; owner, J. Jacobs, premises. Plan No. 1249.

FLUSHING.—Congress av, n e cor Park pl, 1-sty frame garage, 14x22; cost, $150; owner, Gaumont & Co., premises. Plan No. 1245.

WHITESTONE.—Bayside av, n e cor 19th st, 1-sty frame garage, 11x21, slag roof; cost, $100; owner, Wm. F. Fippinger, premises. Plan No. 1252.

DOUGLAS MANOR.—Hollywood av, s w cor Center Drive, 1-sty frame garage, 20x20, shingle roof; cost, $400; owner, T. A. Ralston, premises. Plan No. 1265.

ELMHURST.—46th st, w s, 196 s Astoria av, 1-sty frame garage, 16x16, shingle roof; cost, $75; owner, Anna S. Skillmann, premises. Plan No. 1253.

JAMAICA.—Kings st, s s, 190 e Madison av, 1-sty frame garage, 9x15, paper roof; cost, $150; owner, K. Jaeppole, premises. Plan No. 1266.

FAR ROCKAWAY.—Ocean av, s s, 350 w Meadow av, 1-sty frame garage, 14x16, shingle roof, 1 family; cost, $175; owner, Paul Rieff, Ocean av, Far Rockaway. Plan No. 1297.

KEW.—Austin st, s e cor Newbold pl, 1-sty frame garage, 22x16, shingle roof; cost, $375; owner, J. F. Kendall, Kew. Plan No. 1304.

QUEENS.—Whittier av, s s, 100 w Creed av, 1-sty frame garage, 112x16, shingle roof; cost $150; owner, B. H. Rose, premises. Plan No. 1300.

STORES AND DWELLINGS.

RIDGEWOOD.—Grandview av, e s, 86 s Gates av, 3-sty brick store and dwelling, 54x34, tin roof, 2 families; cost, $5,500; owner and architect, G. X. Mathews Co., Putnam av, Ridgewood. Plan No. 1281.

RIDGEWOOD.—Gates av, s e cor Grandview av, 3-sty brick store and dwelling, 27x40, tin roof, 2 families; cost, $4,000; owner and architect, G. X. Mathews, Putnam av, Ridgewood. Plan No. 1277.

RIDGEWOOD.—Madison st, n s, 295 e Cypress av, 3-sty brick store and dwelling, 16x70, tin roof, 2 families; cost, $7,000; owner, Aug Bauer, 355 Highland Boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1280.

RIDGEWOOD.—Gates av, s w cor Forest av, 3-sty brick store and dwelling, 30x40, slag roof, 2 families; cost, $4,000; owner and architect, G. X. Mathews, Putnam av, Ridgewood. Plan No. 1278.

STORES AND TENEMENTS.

FAR ROCKAWAY.—Central av, s s, 149 e Cornaga av, 1-sty frame store, 25x35, rubberoid roof; cost, $1,150; owner, J. J. Ward, Lawrence, L. I.; architect, J. H. Cornell, Far Rockaway. Plan No. 1248.

L. I. CITY.—Graham av, s e cor Brill st, 5-sty brick tenement, 40x90, slag roof, 24 families; cost, $20,000; owner and architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1291.

STORES, OFFICES AND LOFTS.

BELLAIRE.—Linden st, s w cor Hollis av, 1-sty frame office, 13x21, tin roof; cost, $300; owner, Luzon Realty Co., 63 Park pl, Manhattan. Plan No. 1246.

FLUSHING.—Main st, 83, 1-sty frame store, 9x15, tin roof; cost, $400; owner, J. E. Hellyer, 80 Sandford av, Flushing. Plan No. 1319.

MISCELLANEOUS.

L. I. CITY.—10th av, s e cor Riker av, 1-sty frame shed, 50x26, slag roof; cost, $500; owner, Lewis-Thompson Co., premises; architect, C. F. Koch, 187 Purdy st, L. I. City. Plan No. 1237.

WOODHAVEN.—Atlantic av, n w cor Clinton pl, 1-sty frame shed, 15x16, gravel roof; cost, $200; owner, Lalance & Grosjean Co., premises. Plan No. 1247.

EDGEMERE.—Florence av, e s, 570 s Boulevard, 1-sty frame shed, 8x10, paper roof; cost, $70; owner, C. M. Russell, 50 Church st, Manhattan. Plan No. 1256.

EDGEMERE.—Boulevard, n s, 67 w Beach 43d st, 1-sty frame office, 14x20, shingle roof; cost, $400; owner, Edgemere Building Corp., Edgemere; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 1268.

ELMHURST.—Clinton pl, w s, 140 s Jamaica av, brick cesspool to dwelling; cost, $30; owner, Chas. Staiger, premises. Plan No. 1264.

L. I. CITY.—10th st, n s, 380 e West av, 2-sty brick pump house, 24x20, slag roof; cost, $800; owner and architect, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 1260.

L. I. CITY.—Whitney av, e s, 80 w Academy st, 1-sty frame shed, 12x20, slag roof; cost, $100; owner, E. Vill, 643 Academy st, L. I. City. Plan No. 1255.

RICHMOND HILL.—Bergen Landing rd, n e cor Lulu av, 1-sty frame boat house, 12x24, tin roof; cost, $200; owner, G. Wilton, premises. Plan No. 1259.

RIDGEWOOD.—Forest av, n w cor Silver st, booth and water closet compartments for air drome; cost, $500; owner, Lillian Kaiser, Fresh Pond rd, Ridgewood. Plan No. 1279.

WOODHAVEN.—Fulton st, s w cor Oceanview av, 1-sty frame shed, 20x12, tin roof; cost, $150; owner, Aug. Gerken, 1042 Jamaica av, Woodhaven. Plan No. 1275.

EVERGREEN.—Irving av, e s, 25 s Cooper av, 1-sty frame shed, 14x21, paper roof; cost, $500; and 1-sty frame office, 15x53, gravel roof; cost, $500; owner, E. Muller, premises. Plan Nos 1316-17.

Richmond.

DWELLINGS.

NEPTUNE ST, w s, 120 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 18x24; cost, $300; owner, C. Chaban, 543 Broome st, Manhattan; architect and builder, Sanjour Bros., New Dorp Beach. Plan No. 251.

WATERSIDE ST, e s, 160 s Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x29; cost, $300; owner, Mr. Anderson, 712 Union av, Manhattan; architect and builder, Sanjour Bros., New Dorp Beach. Plan No. 250.

WATERSIDE ST, s s, 260 w Ocean Grove av, New Dorp Beach, 1-sty frame bungalow, 14x25; cost, $375; owner, Mrs. M. Boyd, 1047 3d av, Manhattan; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 259.

WATERSIDE ST, e s, 60 s Britton lane, New Dorp, 1-sty frame bungalow, 16x40; cost, $500; owner, architect and builder, P. & M. Wolf, 202 West 114th st, Manhattan. Plan No. 244.

2D ST, n s, 50 e Elm av, Midland Beach, 1-sty frame bungalow, 14x20; cost, $100; owner, Miss Jessie G. Baird, 230 West 34th st, Manhattan; architect and builder, H. N. Hollister, 98 Orient av, Jersey City. Plan No. 253.

1ST ST, w s, 100 n Lincoln st, Midland Beach, 1-sty frame bungalow, 12x20; cost, $105; owner, A. Eitner, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 248.

1ST ST, w s, 100 n Lincoln st, Midland Beach, 1-sty frame bungalow, 12x20; cost, $105; owner, A. Eitner, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 249.

1ST ST, w s, 100 n Lincoln st, Midland Beach, 1-sty frame bungalow, 12x20; cost, $105; owner, A. Eitner, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 246.

1ST ST, w s, 100 n Lincoln st, Midland Beach, 1-sty frame bungalow, 12x20; cost, $105; owner, A. Eitner, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 247.

2D ST, s s, 50 e Elm av, Midland Beach, 1-sty frame bungalow, 14x20; cost, $100; owner, Miss A. G. Sporrel, 230 West 34th st, Manhattan; architect and builder, H. N. Hollister, 98 Orient av, Jersey City. Plan No. 256.

2D ST, e s, 140 n Maple av, Midland Beach, 1-sty frame bungalow, 14x24; cost, $500; owner, A. McGuire, 138 Ridgewood av, Newark, N. J.; architect and builder, J. Keegan, Concord. Plan No. 270.

2D ST, e s, 100 n Maple av, Midland Beach, 1-sty frame bungalow, 14x38; cost, $500; owner, E. A. Sherwood, 128 Union av, Irvington, N. J.; architect and builder, J. Keegan, Concord. Plan No. 271.

2D ST, s s, 275 w Chestnut av, New Dorp, 1½-sty brick dwelling, 22x24; cost, $1,100; owner, architect and builder, Henry Butler, New Dorp. Plan No. 274.

4TH ST, w s, 140 s Maple av, Midland Beach, 1-sty frame bungalow, 14x16; cost, $200; owner, M. A. Burdett, 2130 Belmont av, Bronx; architect and builder, J. Keegan, Concord. Plan No. 272.

8TH ST, w s, 343 n Midland av, Beach Park, 1-sty frame bungalow, 14x35; cost, $450; owner, P. S. Donovan, 257 West 68th st, Manhattan; architect and builder, Otto Kalson, Midland Beach. Plan No. 245.

8TH ST, e s, 220 n Midland av, Midland Beach, 1-sty frame bungalow, 14x24; cost, $305; owner, C. Fleischman, 316 East 90th st, Manhattan; architect and builder, J. Keegan, Concord. Plan No. 239.

CRESCENT AV, w s, 600 s Boulevard, Great Kills, 1-sty frame bungalow, 20x28; cost, $500; owner, Mr. Zeoller, 942 Summit av, Jersey City; architect and builder, W. Peters, Great Kills. Plan No. 266.

CRESCENT AV, w s, 500 s Boulevard, Great Kills, 1-sty frame bungalow, 24x30; cost, $885; owner, H. Liezegang, 304 Central av, Jersey City; architect and builder, W. Peters, Great Kills. Plan No. 267.

CHARLES AV, s s, 150 w Lafayette av, Port Richmond, 2-sty frame dwelling, 20x48; cost, $3,800; owner, John Brown, Port Richmond; architect, T. C. Larsen, Port Richmond; builder, Geo. Larsen, Port Richmond. Plan No. 242.

DETROIT AV, e s, 145 s Ellsworth av, Huguenot, 1-sty frame bungalow, 16x20; cost, $250; owner, architect and builder, Chris. J. McGuire, 931 Amsterdam av, Manhattan. Plan No. 240.

MADISON AV, e s, 975 s Post av, Port Richmond, 2½-sty frame dwelling, 19x41; cost, $3,600; owner, architect and builder, Ole Jensen, Port Richmond. Plan No. 265.

MADISON AV, w s, 100 s Cedar av, South Beach, 1-sty frame bungalow, 14x28; cost, $225; owner, P. V. Farino, South Beach; architect and builder, J. W. Nastasi, Arrochar. Plan No. 260.

RICHMOND AV, w s, 100 s Sherman st, Port Richmond, two 2-sty frame dwellings, 19x28; total cost, $4,000; owner, E. Laforge, Port Richmond; architect and builder, Peter Larsen, Port Richmond. Plan No. 258.

WINAN AV, e s, 750 s Boulevard, Great Kills, 1-sty frame bungalow, 18x26; cost, $450; owner, Mr. Granel, 329 East 20th st, Manhattan; builder, W. Peters, Great Kills. Plan No. 264.

WYMAN AV, e s, 1,000 s Boulevard, Great Kills, 1-sty frame bungalow, 20x28; cost, $300; owner, Max Lublum, Great Kills; architect and builder, William Peters, Great Kills. Plan No. 255.

5TH AV, s s, 303 w Westervelt av, New Brighton, 2-sty frame dwelling, 22x36; cost, $3,000; owner, W. Holscher, New Brighton; architect and builder, Thos. Cummings, Stapleton. Plan No. 263.

2D ST, s s, 75 e Elm av, Midland Beach, 1-sty frame bungalow, 14x20; cost, $100; owner, Miss A. G. Spoerel, 230 West 34th st, Manhattan; architect and builder, H. N. Hollister, 98 Orient av, Jersey City. Plan No. 254.

CEDAR GROVE BEACH, one-fourth mile s w St. John's Guild, Cedar Grove Beach, 1-sty frame bungalow, 14x20; cost, $200; owner, M. Parker, Cedar Grove Beach; builder, Sanjour Bros., New Dorp Beach. Plan No. 252.

FACTORIES AND WAREHOUSES.

JEWETT & CASTLETON AVS, s e cor, New Brighton, 1-sty brick storehouse, shops and office, 107x82; cost, $25,000; owner, City of N. Y.; architect, J. M. de Veroda, chief engineer, Municipal Bldg., Manhattan. Plan No. 238.

HALLS AND CLUBS.

SEASIDE BOULEVARD, s s, 435 w Sand lane, South Beach, 1-sty frame dancing pavilion, 100x69; cost, $5,000; owner, Aquehonga Amuse. Co., South Beach; architect, B. C. Pneuman, Midland Heights; builder, J. W. Nastasi & Son, Arrochar. Plan No. 241.

HOTELS.

MIDLAND AV, s e cor, & 1st st, Beach Park, 2-sty brick hotel, 24x50; cost, $4,800; owner, B. Schor, Columbus av and 104th st, Manhattan; architect and builder, H. W. Putnam, New Dorp. Plan No. 269.

STABLES AND GARAGES.

NEW DORP LANE, s s, 230 e Cedar Grove av, New Dorp Beach, 1-sty sheet metal garage, 10x14; cost, $100; owner, B. C. Applegate, New Dorp Beach; builder, E. Hitt, New Dorp Beach. Plan No. 273.

SOUTHSIDE PL, s s, 217 w Ellingville av, Ellingville, 1-sty frame garage, 18x19; cost, $225; owner, Estate Fred Mohler, 26 Broadway, Manhattan; architect, W. Hoffman, West New Brighton; builder, G. Wort, Rossville. Plan No. 261.

OLD STONE RD, w s, one-eighth mile n Merrell av, Bull's Head, 1-sty frame stable, 16x28; cost, $150; owner, Isaac Winant, Bull's Head; builder, M. Von Stoffenberg, Bull's Head. Plan No. 262.

STORES, OFFICES AND LOFTS.

MANOR RD & RICHMOND TURNPI[illegible] s w cor Castleton Corners, 1-sty frame office, 8x10; cost, $119; owner, M. Gescheidt, Castleton Corners; builder, G. B. Vromm & Sons, Castleton Corners. Plan No. 243.

MISCELLANEOUS.

WESTERVELT AV, 150-154, New Brighton, concrete retain wall, 75x9; cost, $180; owner, Isadore Fernstein & Victor Winters, New Brighton; builder, Jas. Ball, New Brighton. Plan No. 275.

WYMAN AV, w s, 600 s Boulevard, Great Kills, 1-sty frame shed, 6x12; cost, $38; owner, T. Blush, Stapleton; architect and builder, W. Peters, Great Kills. Plan No. 268.

SISCO PARK e s, Richmond terrace, Port Richmond, 1-sty frame stand, 100x15; cost, $200; owner, Barnes Estate, Port Richmond; architect and builder, S. I. Ship Bldg. Co., Port Richmond. Plan No. 257.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 89-91, alterations to 4-sty brick stores; cost, $250; owner, S. Chas. Welsh, 256 Broadway; architect, Alexander S. Traub, 217 West 125th st. Plan No. 1489.

BAXTER ST, 113-117, alterations to 2 & 5-sty brick church and dwelling; cost, $10,000; owner, Church of the Most Precious Blood, 113 Baxter st; architects, Reid & Buongiorna, 119 East 23d st. Plan No. 1551.

BROOME ST, 187, new partition and flooring to 3-sty brick P. S. 120; cost, $600; owner, City of N. Y., Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1537.

CHRYSTIE ST, 167, new stairs to 4-sty brick factory and dwelling; cost, $115; owners, Estate of Henry C. Miner, Inc., 1402 Broadway; architect, Nathan Lipner, 20 2d st. Plan No. 1511.

CHRYSTIE ST, 65, new doors, windows and floors to 5-sty brick storage and lofts; cost, $1,000; owner, Robt. W. Goelet, 9 West 17th st; architect, Albert M. Gray, 1402 Broadway. Plan No. 1480.

CLINTON ST, 61, alterations to 5-sty brick store and tenement; cost, $250; owner, Daniel Cohen, 733 Broadway; architect, Otto S. Spannhake, 233 East 78th st. Plan No. 1478.

CORNELIA ST, 22, alterations to 5-sty brick tenement; cost, $200; owner, Henry Schepp, Valley Cottage, N. Y.; architect, Willis I. McCullagh, 148 West 4th st. Plan No. 1563.

DELANCEY ST, 124, alterations to 5-sty brick store and dwelling; cost, $200; owner, Myer Kaplan, premises; architect, Lewis Newman, 117 Forsythe st. Plan No. 1532.

ELIZABETH ST, 194, new fire-escape to 4-sty brick wagon repair shop; cost, $500; owner, Philip Happersberger, 194 Elizabeth st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1523.

GRAND ST, 333, new store fronts to 3-sty brick store and shop; cost, $250; owner, Wm. Polinsky, 304 Grand st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1572.

HANCOCK PL, 35-37, n e cor Morningside av, new partition to 5-sty brick store and tenement; cost, $20; owner, Geo. B. Wilson, 35-37 Hancock pl; architect, Jno. H. Friend, 148 Alexander av. Plan No. 1516.

HENRY ST, 227, new partition to 3-sty brick dwelling; cost, $500; owners, Hedges Deed Trust, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 1492.

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Plans Filed—Alterations—Manhattan (Cont.)

HOUSTON ST, 171 West, new store front to 4-sty brick store and dwelling; cost, $200; owners, Estate of Francis H. Leggett, Theo. Whitmarch, Exr., s.e cor Franklin and Hudson sts; architect, Louis F. Skenapout, 68 Bedford st. Plan No. 1481.

HUDSON ST, 105-109, alterations to 11-sty brick store and offices; cost, $150; owner, Alexander M. Powell, n e cor Canal and Sullivan sts; architect, Nelson K. Vanderbeeck, 22 Morse pl, Englewood, N. J. Plan No. 1490.

HUDSON ST, 108, n e cor Franklin st, sprinkler tank to 10-sty brick offices; cost, $500; owners, Borden's Condensed Milk Co., 108 Hudson st; architects, Maxwell Engineering Co., 30 Church st. Plan No. 1495.

MADISON ST, 40, s w cor James st, alterations to 4-sty brick lodging house; cost, $9,000; owner, Rebecca O'Brien, 172 Bay 23d st, Brooklyn; architects, Cosino & Contas, 40 Madison st. Plan No. 1548.

MORTON ST, 22, install stores to 5-sty brick tenement; cost, $3,000; owner, John O'Grode, Hackensack, N. J.; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 1569.

OAK ST, 18-20, new elevator shaft to 5-sty brick offices and lofts; cost, $1,500; owner, Wm. G. Ihrig, 255 Washington st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 1496.

ORCHARD ST, 19, masonry, plumbing and new stairs to 5-sty brick store and lofts; cost, $1,500; owners, The Chichester Estate, premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1560.

RIVINGTON ST, 42-44, new store front to 6-sty brick store and tenement; cost, $200; owner, Rebecca Mandle, 42-44 Rivington st; architect, Otto Reissmann, 30 1st st. Plan No. 1485.

WALKER ST, 121, new windows and stairs to 4-sty brick store and loft; cost, $75; owner, George W. Hallock, 401 Grand st; architect, Max Zipkes, 220 5th av. Plan No. 1559.

WASHINGTON ST, 426, n w cor Vestry st, fireproof elevator enclosure to 5-sty brick warehouse; cost, $1,000; owners, Anna & Lewis Morris, 84 William st; architect, Bernard Berger, 24 Gold st. Plan No. 1513.

WEST ST, 397, steel and new store front to 2-sty brick store; cost, $400; owner, Samuel Seigel, 397 West st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 1575.

WEST HOUSTON ST, 165-167, alterations to 4-sty brick boarding house; cost, $2,500; owners, Italian Hospital 83d st and East River; architect, Anthony V. Bourke, 220 Broadway. Plan No. 1550.

2D ST, 20, new stairs to 3-sty brick factory; cost, $250; owner, Robert Reis, Broadway and 19th st; architect, Nathan Lipner, 20 2d st. Plan No. 1512.

9TH ST, 219-227 East, s e cor Stuyvesant st, alterations to 6-sty brick school; cost, $125,000; owner, Hebrew Technical Institute Corp., 34 Stuyvesant st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1477.

9TH ST, 63 East, alterations to 3-sty brick lofts; cost, $20; owner, Sailors Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 1529.

17TH ST, 211 East, masonry and new partitions to 4-sty brick dwelling; cost, $600; owner, George Kilian, 244 East 68th st; architect, Abraham S. Sacks, 1482 2d av. Plan No. 1556.

18TH ST, 245-247 West, alter dwellings into 3-sty brick garage, office and apartments; cost, $3,200; owner, Rabcansie Realty Co., Edward Eisenacher, Pres., 413 East 31st st; architect, S. K. Hasbrouck, 163 West 73d st. Plan No. 1524.

20TH ST, 40-46 West, sprinkler tanks to 12-sty brick store and lofts; cost, $2,500; owner, Eliza Guggenheimer, 37 Wall st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 1528.

23D ST, 146 West, new partitions and door to 5-sty brick stores and lofts; cost, $50; owner, Emile Sherwood, 1 West 91st st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 1547.

24TH ST, 49-51 West, fireproof passageway to 11-sty brick loft; cost, $1,000; owner, Edmund Coffin, 34 Pine st; architects, Hill & Stout, 299 Madison av. Plan No. 1515.

30TH ST, 201 East, n e c 3d av, new marquise to 6-sty brick stores and tenement; cost, $200; owner, Geo. Lowther, Jr., 500 5th av; architect, Eli Benedict, 1947 Broadway. Plan No. 1545.

40TH ST, 607 West, masonry to 2-sty brick slaughter house; cost, $25; owners, David Shannon Co., 607 West 40th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 475.

41ST ST, 245-259 West, alterations to 5-sty brick theatre; cost, $500; owner, Estate of Zebrowski, 22 Exchange pl; architect, Thos. W. Lamb, 644 8th av. Plan No. 1564.

42D ST, 253-257 West, new store fronts and marquise to 1-sty brick store and hotel; cost, $1,000; owner, Geo. H. Earle, Jr., Real Estate Trust Building, Phila., Pa.; architect, William S. Layer, 301 Dykman st. Plan No. 1470.

43D ST, 147 West, new doors to 6-sty brick club; cost, $450; owner, Berghoff Brewing Co., Ft. Wayne, Ind.; architect, Joseph Grosheim, 232 West 40th st. Plan No. 1538.

44TH ST, 14 East, new partitions, stairs and extension to 5-sty brick store and dwelling; cost, $2,000; owner, H. Taylor Sherman, 542 5th av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1540.

44TH ST, 9 East, new skylights to 4-sty brick dwelling and studio; cost, $75; owner Daniel Saron, 9 East 44th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1576.

47TH ST, 165 West, new yard floor to 4-sty brick club; cost, $450; owner, Fred Pappa, 150 West 47th st; architect, G. L. Howland, 110 West 47th st. Plan No. 1493.

48TH ST, 19 East, new plumbing, front extension and elevator shaft to 6-sty brick stores and studios; cost, $16,000; owner, Alfred J. O'Donovan, 381 5th av; architect, David Scott, 119 West 33d st. Plan No. 1542.

55TH ST, 9 East, extend stairs to 4-sty brick dressmaking shop; cost, $250; owner, Richard A. Canfield, Providence, R. I.; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1519.

59TH ST, 427 West, new store front to 4-sty brick store, office and apartment; cost, $100; owners, The Panlist Fathers, 425 West 59th st; architect, Peter J. Morgan, 425 West 59th st. Plan No. 1510.

60TH ST, 141 West, new store front to 5-sty brick store and tenement; cost, $100; owners, Dorothea E. Egan and Alex. List, 670 9th av; architect, Chas. Wilson, 220 West 61st st. Plan No. 1554.

64TH ST, 106 West, new door to 4-sty brick store and dwelling; cost, $50; owner, Nathan Hirsch, 133 West 21st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1518.

71ST ST, 326 East, new ventilation to 5-sty brick store and tenement; cost, $150; owner, Elizabeth K. Ranch, 9 West 103d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1506.

72D ST, 162 West, new windows to 4-sty brick office; cost, $300; owners, Slawson & Hobbs, 162 West 72d st; architect, Frank J. Schefcik, 4168 Park av. Plan No. 1501.

72D ST, 53 West, n e cor Columbus av, alterations to 7-sty brick store and tenement; cost, $300; owner, Madeleine Smith, 53 West 72d st; architect, Eli Benedict, 1947 Broadway. Plan No. 1507.

73D ST, 318 East, alterations to 5-sty brick tenement; cost, $500; owner, Rudolph Offner, 1293 2d av; architect, Abraham Saffian, 1395 2d av. Plan No. 1488.

74TH ST, 160 East, rear extension to 4-sty brick dwelling; cost, $400; owners, Grosvenor Atterbury and Stowe Phelps, 20 West 43d st; architects, Atterbury & Phelps, 20 West 43d st. Plan No. 1552.

78TH ST, 131 East, new doors and partition to 4-sty brick residence; cost, $750; owner, Chas. P. Howland, 131 East 78th st; architect, Clarence A. Currie, Sound Beach, Conn. Plan No. 1486.

78TH ST, 262 East, alterations to 3-sty brick dwelling; cost, $75; owner, Moses Meyer, Freeport, L. I.; architect, John Mohl, 278 East 75th st. Plan No. 1530.

78TH ST, 157 East, general alterations to 3-sty brick dwelling; cost, $2,500; owner, Lucy A. Trippe, 163 East 78th st; architect, Howard Major, 281 5th av. Plan No. 1561.

90TH ST, 82 East, s w c Park av, new stairs to 5-sty brick stores and tenement; cost, $50; owner, Estate of Timke H. Klinker, 2558 Creston av; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 1541.

94TH ST, 329-331 East, new store front and partitions to 6-sty brick tenement and stores; cost, $700; owner, Simon Lefkowitz, 784 Kelley st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1474.

95TH ST, 312-318 East, masonry to 5-sty brick marble works; cost, $200; owner, Central Spar Verein of N. Y. City, premises; architects, Neville & Bagge, 217 West 125th st. Plan No. 1546.

113TH ST, 26 West, masonry and new windows to 5-sty brick tenement; cost, $200; owner, Regina Kander, 51 West 119th st; architect, Henry Klein, 505 East 15th st. Plan No. 1574.

116TH ST, 58 West, new window to 6-sty brick tenement; cost, $40; owner, Jacob London, 28 Beekman pl; architect, Nathan Langer, 81 East 125th st. Plan No. 1482.

125TH ST, 253-259 West & 240-258 West 126th st, new windows and partitions to 3-sty brick theatre and hotel; cost, $1,200; owners, Stumpf & Langhoff Co., Milwaukee, Wis.; architect, Geo. Keister, 56 West 45th st. Plan No. 1558.

125TH ST, 165 East, new marquise to 3-sty brick theatre; cost, $200; owners, Sullivan & Kraus, 165 East 125th st; architect, Marion J. Ross, 469 East 10th st. Plan No. 1509.

125TH ST, 127 & 129 West, new entrance and stairs to 3 and 4-sty brick stores, offices and dwelling; cost, $2,000; owner, Robt. Reid Co., 32 New Chambers st; architect, Chas. T. E. Dieterlen, 41 West 127th st. Plan No. 1568.

130TH ST, 619-621 West, beef cooler to 4-sty brick wholesale grocer and meat market; cost, $3,000; owner, Leopold Oppenheimer, 509 West 110th st; architect, Edward Glag, 198 Broadway. Plan No. 1521.

132D ST, 82 West, s e c Lenox av, new front and steel to 2-sty brick moving pictures and pool parlor; cost, $5,000; owners, Max Oestreicher & Jacob Van Brink, 442 Lenox av; architect, Jacob Fisher, 25 Av A. Plan No. 1544.

141ST ST, 413 West, masonry and new partitions to 3-sty brick residence; cost, $700; owner, Emma J. Burtsell, 413 West 141st st; architects, Hahn & Dusenbury, 234 5th av. Plan No. 1499.

145TH ST, 501 West, n e cor Amsterdam av, carpenter work to 5-sty brick storage and assembly; cost, none; owners, Benj. F. Hooper Estate, 1 West 81st st; architect, Theo. E. Thomson, 1 West 81st st. Plan No. 1550.

146TH ST, 500 West, s w cor Amsterdam av, new store front to 5-sty brick tenement and stores; cost, $250; owner, Mary S. Donnelly, 412 West 149th st; architect, Frank J. Schefcik, 4168 Park av. Plan No. 1502.

AV A, 19-21, new store fronts, plumbing and masonry to 4-sty brick store and storage; cost, $6,000; owner, Walburga Horn, 447 East 9th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1573.

AMSTERDAM AV, 84, new store front to 5-sty brick store and dwelling; cost, $100; owner, John Wall, 84 Amsterdam av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1517.

AMSTERDAM AV, 1764, new store front to 5-sty brick store and tenement; cost, $300; owner, Peter Sackman, 1438 Jessup pl; architect, Frank J. Schefcik, 4168 Park av. Plan No. 1503.

AMSTERDAM AV, 989, roof tank to 5-sty brick apartment; cost, $150; owner, Ebling Realty Co., premises; architect, Wm. Ebling, 989 Amsterdam av., Plan No. 1562.

BOWERY, 125-127, s e cor Grand st, new partitions to 5-sty brick stores and lodging house; cost, $1,300; owners, Pauline Myers et al, 1 Madison av; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 1497.

BOWERY, 216½, alterations to 3-sty brick store and dwelling; cost, $200; owner, Roza Zabriski, 216½ Bowery; architect, Louis Newman, 117 Forsythe st. Plan No. 1541.

BROADWAY, 260-261, n w c Warren st, new stores, partition and stairs to 12-sty brick store and office; cost, $2,000; owner, Willard F. Smith, estate Edward F. Smith, trustee, 261 Broadway; architect, Conrad Ritterbusch, 156 5th av. Plan No. 1543.

BROADWAY, 656-658, s e cor Bond st, enlarge mezzanine floor to 12-sty brick office and loft; cost, $500; owner, Ehrick K. Rossister, 15 West 67th st; architects, Rossiter & Muller, 15 West 38th st. Plan No. 1505.

BROADWAY, 5-11, sprinkler tank to 16-sty brick offices; cost, $500; owners, Broadway Realty Co., 11 Broadway; architects, Maxwell Engineering Co., 30 Church st. Plan No. 1494.

BROADWAY, 756-770, alterations to 14-sty brick department store; cost, $200; owner, John Wanamaker, Philadelphia, Pa.; architect, Thos. J. McCullough, 148 West 4th st. Plan No. 1476.

BROADWAY, 1651-1665, reset store front to 5-sty brick store and tenement; cost, $200; owners, Albany Apartment Corp., 128 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1504.

BROADWAY, 1887, new exits, stairs and balconies to 3-sty brick Colonial theatre; cost, $750; owners, B. F. Keith's N. Y. Theatre Co., 1564 Broadway; architect, Wm. H. McElfatrick, 701 7th av. Plan No. 1522.

BROADWAY, 1211, new store front to 1-sty brick store; cost, $150; owner, David Palm, 9 Carmine st; architect, Anthony Venarasco, 496-98 West B'way. Plan No. 1472.

COLUMBUS AV, 140-144, sky sign to 2-sty brick store and offices; cost, $475; owner, Udo M. Fleischmann, 1 Madison av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1514.

LEXINGTON AV, 1275, sec 86th st, alterations to 5-sty brick stores, offices and tenement; cost, $8,500; owner, Ande Realty Co., 2 Rector st; architects, Gross & Kleinberger, Bible House. Plan No. 1565.

MADISON AV, 1130, n w cor 84th st, alterations to 4-sty brick dwelling; cost, $5,000; owner, Mary L. Finch, 37 5th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1549.

PARK ROW, 143-145, new partitions and vent duct to 2-sty brick store and loft; cost, $100; owner, Bernheim Leerburger, 295 Pearl st; architect, Michael Conniffee, 23 Duane st. Plan No. 1527.

PARK ROW, 124-126, new store front to 3-sty brick stores and lofts; cost, $65; owners, Estate of Wm. H. Taylor, premises; architect, Adolph S. Wexler, 329 West 13th st. Plan No. 1491.

WEST BROADWAY, 480, new store front and plumbing to 4-sty brick store and lofts; cost, $2,000; owners, Annie I & Maude E. Knapp, Mountain av, Montclair, N. J.; architect, Jean Jeannie, 37 Sullivan st. Plan No. 1498.

WEST BROADWAY, 14, s w cor Barclay st, new stairs to 3-sty brick store and offices; cost, $100; owners, Ficken & Haaren, Inc., 68-70 Barclay st; architect, Olaf Olsen, 4 West Broadway. Plan No. 1479.

1ST AV, 2097, new plumbing to 1 and 2-sty brick moving picture theatre and photo gallery; cost, $250; owner, John Cullen, 333 East 107th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1500.

1ST AV, 2028, sidewalk awning to 5-sty brick tenement; cost, $500; owner, Abraham Dworsky, 5 Beekman st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1570.

1ST AV, 2026, sidewalk awning to 5-sty brick tenement; cost, $500; owner, Nathan Kirsh, 133 Chrystie st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1571.

3D AV, 2097, new store front to 5-sty brick tenement; cost, $500; owner, Wm. Liebenow, Hawley, Pena.; architect, Henry Regelmann, 133 7th st. Plan No. 1483.

3D AV, 1945, n e c 107th st, alterations to 1-sty brick moving picture theatre; cost, $3,000; owner, Jas. Roddy, 1945 3d av; architect, Louis Leining, 160 5th av. Plan No. 1534.

3D AV, 1464-66, new partitions to 3-sty brick tenement; cost, $100; owner, Estate of Jacob & Wm. Scholle, 5 Nassau st; architect, Jacob Levy, 1533 2d av. Plan No. 1535.

5TH AV, 437-439, s e c 39th st, new partitions to 11-sty brick store and offices; cost, $250; owner, Harry D. Hutchins, 26 Broadway; architect, Archie W. Schwartz, 162 West 20th st. Plan No. 1539.

5TH AV, 804, masonry and new dumbwaiter to 4-sty brick residence; cost, $300; owner, Wm. E. Roosevelt, 804 5th av; architect, Wm. J. Larch, 30 East 42d st. Plan No. 1555.

6TH AV, 189-191, n w c 13th st, fireproofing to 5-sty brick loft; cost, $300; owner, Rhinelander Real Estate Co., 31 Nassau st; architect, J. A. Hays, 2010 Broadway. Plan No. 1536.

6TH AV, 753, alterations to 4-sty brick store and dwelling; cost, $200; owners, Marion Kahn et al, 110 West 46th st; architect, G. L. Howland, 110 West 47th st. Plan No. 1487.

6TH AV, 485-487, n w cor 29th st, masonry to 4-sty brick store and lofts; cost, $150; owners, Oscar & Carl Oestreicher, 1409 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 1508.

6TH AV, 216-218, new doors and partition to 4-sty brick stores and offices; cost, $75; owner, Mrs. Wykoff Bent, 1773 Washington av; architect, Edgar T. Havell, 31 Kane pl, Brooklyn. Plan No. 1473.

8TH AV, 2384, reset store fronts to 4-sty brick stores and apartments; cost, $150; owner, Henry Stapelfeld, 2384 8th av; architect, Jobst Hoffman, 318 West 121st st. Plan No. 1525.

8TH AV, 432, masonry to 4-sty brick store and dwelling; cost, $1,000; owners, Auerbach Realty Co., 386 Central Park West; architect, Morris Schwartz, 194 Bowery. Plan No. 1484.

8TH AV, 336, new partitions and plumbing to 3-sty brick moving picture theatre; cost, $35; owner, Benj. F. Bloomfield, 336 8th av; architect, Wm. H. Barnett, 236 West 20th st. Plan No. 1520.

9TH AV, 451, n w c 35th st, alterations to 4-sty brick tenement; cost, $500; owner, Anthony Weaver, 485 10th av; architect, Geo. Hof, Jr., 391 East 158th st. Plan No. 1533.

10TH AV, ws, 53d to 54th st, alterations to 4-sty brick car storage; cost, $3,000; owner, Belt Line Railway Corpn, 2396 3d av; architect, T. F. Mullaney, 2396 3d av. Plan No. 1566.

10TH AV, 32, s e cor 13th st, new elevator, stairs and plumbing to 4-sty brick market; cost, $15,000; owners, Astor Estate, 23 West 26th st; architect, Edward Glas, 198 Broadway. Plan No. 1553.

11TH AV, 396-400, n e cor 34th st, reset stalls and masonry to 4-sty brick loft and stable; cost, $700; owner, Carl J. Koster, 400 11th av; architect, W. G. Clark, 438 West 40th st. Plan No. 1526.

11TH AV, 645-651, n w cor 47th st, alterations to 7-sty brick stores and moving picture studios; cost, $30,000; owners, Model Fireproof Tenement Co., 109 Broad st; architect, Ernest Flagg, 109 Broad st. Plan No. 1567.

Bronx.

SIMPSON ST, 1247, 1-sty brick extension, 17.6x5, and 1-sty of brick built under 2-sty frame store & dwelling; cost, $2,000; owner, Mrs. S. E. Martin, 52 Baxter av, Elmhurst; architect, Carl J. Itzel, 847 Freeman st. Plan No. 197.

172D ST, n s, 130 e Park av, move 2½-sty frame dwelling; cost, $500; owner, Hyman Samuelson, 457 East 172d st; architect, Walter Martin, 441 Tremont av. Plan No. 196.

173D ST, 501, new partitions to 4-sty brick stores and tenement; cost, $100; owner, Mary F. Klaberg, Patchogue, L. I.; architect, Frank P. Schiavone, 4182 Park av. Plan No. 195.

BATHGATE AV, 1606, new partitions to 3-sty frame stores and dwelling; cost, $600; owner, Ida Bogolowitz, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 201.

BELMONT AV, w s, 65 n 189th st, new show windows, new partitions to 3-sty brick store and tenement; cost, $1,000; owner, Maria Boigiorne, on premises; architect, M. W. Del Gandio, 401 Tremont av. Plan No. 194.

BROOK AV, e s, 154.4 s 167th st, 2 stories of brick built upon 2-sty brick factory; cost, $25,000; owner, Giles Whiting, 2 West 45th st; architect, S. J. Stammers, 286 5th av. Plan No. 200.

LONGWOOD AV, 866-868, new store front, new partitions to 1-sty brick and frame stores and billiard room; cost, $500; owner, Samuel Winters, 357 West 118th st; architect, John Brandt, 271 West 125th st. Plan No. 198.

ST. ANN'S AV, e s, 238.1 n 149th st, new roof, new partitions to 3-sty frame store and dwelling; cost, $1,500; owner, Wm. B. Kirchof, 579 Eagle av; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 199.

WASHINGTON AV, e s, 100.3 n 173d st, new show window to 6-sty brick stores and tenement; cost, $250; owner, Morris Silverman, 1840 Clinton av; architect, Tremont Archtl. Co 401 Tremont av. Plan No. 202.

WESTCHESTER AV, n s, 125 w Olmstead av, 1-sty frame extension, 16x12, to 2-sty frame hotel and dwelling; cost, $1,000; owner, Chas. H. Baechler, 1126 Walker av; architect, B. Ebeling, 135 Westchester square. Plan No. 193.

Brooklyn.

AMOS ST, n s, 50 w Debevoise av, move 3-sty dwelling; cost, $750; owner, Rocco Losquarda, 235 Frost st; architect, G. H. Madigan, 243 Withers st. Plan No. 2509.

BAINBRIDGE ST, 197, interior alteratiasn to 3-sty factory; cost, $175; owner, Mrs. Ceclia Simon, 197 Bainbridge st; architect, John Nigro, 1703 Atlantic av. Plan No. 2698.

BERGEN ST, No. 694, plumbing to 2-sty dwelling; cost, $2,000; owner, John Byrnes, 1438 Sterling pl; architect, Geo. A. Barczik, 216 Utica av. Plan No. 2616.

CEDAR ST, 92, interior alterations to 3-sty tenement; cost, $225; owner, Bertha Greenfield, 1139 Broadway; architect, Sidney L. Gould, 419 Chauncey st. Plan No. 2668.

COURT ST, 472, store front to 3-sty ——; owner, Augustin Smith, 480 Court st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2646.

COURT ST, No. 22, extension and alt to 7-sty office bldg; cost, $20,000; owner, Metropolitan Associate Corp., 261 Broadway, Manhattan; architect, Benj. W. Levitan, 20 West 31st st, Manhattan. Plan No. 2622.

CUMBERLAND ST, 329, store front to 2-sty store; cost, $350; owner, Rochelle Realty Co., 156 B'way, Manhattan; architect, Wm. J. Dilthey, 1 Union sq, N. Y. Plan No. 2512.

DEAN ST, 114, interior alterations to tenement; cost, $200; owner, Clementine Schnoor, on premises; architects, Brooks & Rosenberg, 350 Fulton st. Plan No. 2536.

DECATUR ST, 747, general alterations to open air theatre; cost, $1,000; owner, Frederick Mills, Broadway and Rockaway av; architect, Louis, Allmendinger, 926 Broadway. Plan No. 2554.

DOOLEY'S LA, n s, 100 w East 23d st, extension to 2-sty dwelling; cost, $450; owner, Hans C. Kuruka, 2265 Emmons av; architect, E. E. Payne, Bay Side Hotel, Coney Island. Plan No. 2524.

ELLERY ST, 9, exterior alterations to 3-sty tenement; cost, $300; owner, Estate of Theresia Haber, 2020 83d st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2581.

FLOYD ST, 338, interior alterations to 3-sty tenement; cost $300; owner, Eliz. Kirchherr, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2501.

FRONT ST, 1-7, plumbing to condenser; cost, $250; owner, Standard Oil Co., 26 Broadway, Manhattan; architect, Ernest A. Johnson, 439 Ridgewood av. Plan No. 2636.

FULTON ST, 308, interior and exterior alterations to 4-sty store; cost, $3,000; owner, A. D. Matthews Sons, on premises; architect, Charles C. Wagner, 26 Court st. Plan No. 2653.

FULTON ST, 280, interior and exterior alterations to 3-sty store and dwelling; cost, $500; owners, Salant & Salant, Klocker av and Bleecker st; architect, Louis Berger & Co., 1652 Myrtle av. Plan No. 2538.

GARDEN PL, 13, plumbing to 3-sty dwelling; cost, $500; owner, John W. Dodsworth on premises; architect, Machael Rosenberg, 350 Fulton st. Plan No. 2491.

HAVEMEYER ST, 163, exterior alt to 3-sty dwelling; cost, $1,000; owner, Abr. Siegel on premises; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 2513.

HINSDALE ST, 293, interior alterations to stable; cost, $150; owner, Samuel O. Knm, 126 New Lots av; architect, Lonis Danancher, 370 Fulton st, Jamaica. Plan No. 2667.

HINSDALE ST, 143, interior alterations to 3-sty storage; cost, $250; owner, Frank Webb, 139 Hinsdale st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2546.

IMLAY ST, 116, interior alterations to 6-sty factory; cost, $700; owner, N. Y. Dock Co., 10 Bridge st, Manhattan; architect, John J. Graflin, 1575 Brooklyn av. Plan No. 2562.

NEWELL ST, 199, plumbing to 3-sty garage; cost, $300; owner, Geo. P. Marx, on premises; architect, Jacob Fisher, 25 Av A, Manhattan. Plan No. 2556.

NOBLE ST, 16, raise 4-sty factory; cost, $20,000; owner, American Mfg. Co., Noble and West sts; architects, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 2545.

PARK ST, 18, interior alterations to 3-sty tenement; owner, Abe Newman, 18 Park st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2697.

RAYMOND ST, 99, interior alterations to 2-sty dyeing house; cost, $1,000; owner, Wm. Teschemacher Co., 105 Raymond st; architect, Benj. Finkenspier, 134 Broadway. Plan No. 2596.

SACKMAN ST, 534, plumbing to 2-sty dwelling; cost, $200; owner, Rebecca Janevy, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2640.

STEUBEN ST, 88, interior alterations to 3-sty tenement; cost, $300; owner, Harry Wolff, 1061 Prospect pl; architect, Tobias Goldstone, 49 Graham av. Plan No. 2608.

WARREN ST, 625, plumbing to 4-sty tenement; cost, $400; owner, Andrew Van Thun, 1469 55th st; architect, Frank O. Kalin, 655 6th st. Plan No. 2547.

NORTH 1ST ST, 145, extension to 3-sty office and dwelling; cost, $500; owner, Dora Shapiro, 143 North 1st st; architect, Max Cohen, 280 Bedford av. Plan No. 2669.

9TH ST, 272 East, extension to 2-sty dwelling; cost, $200; owner, Victor Grofscik, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2507.

EAST 15TH ST, 1625, interior alterations to 2-sty dwelling; cost, $600; owner, Geo. A. Hogarty, 111 Broadway, Manhattan; architect, Chas. A. Olsen, 1314 70th st. Plan No. 2620.

EAST 15TH ST, 1619, extension to 2-sty dwelling; cost, $600; owner, Mrs. Eliz. Whiteman, on premises; architect, Chas. A. Olsen, 1314 70th st. Plan No. 2598.

WEST 28TH ST, 2963, raise 2-sty dwelling; cost, $1,000; owner, Lorenzo Mienci, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2578.

EAST 31ST ST, 97, interior alteratiasn to dwelling; cost, $250; owner, Nicholas Dodato, 97 East 31st st; architects, Farber & Markowitz, 189 Montague st. Plan No. 2701.

44TH ST, 1402, extension to 3-sty dwelling; cost, $500; owner, Morris Strominger, on premises; architect, W. T. McCarthy, 16 Court st. Plan No. 2561.

BAY 46TH ST, 73, construction to 2-sty dwelling; cost, $200; owner, Rosario Reina, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2694.

AV H, 1816, exterior alterations to 2-sty dwelling; cost, $700; owner, Hy. Moller, 1816 Av H; architect, L. Allmendinger, 926 Broadway. Plan No. 2695.

ATLANTIC AV, 577, plumbing to store and offices; cost, $1,200; owner, Brooklyn Times; architect, John Skelly, 467 5th av. Plan No. 2691.

ATLANTIC AV, 393, interior alterations to 3-sty store and dwelling; cost, $150; owner, Rose Erler, on premises; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 2565.

ATLANTIC AV, 479, interior and exterior alterations to 4-sty store and tenement; cost, $900; owner, Hyman Rose, 468 Atlantic av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2593.

ATLANTIC AV, 1659, interior and exterior alterations to 3-sty tenement; cost, $300; owner, Chas. Crowell, 2211 B'way, Manhattan; architect, Chris. Williams, 1805 Atlantic av. Plan No. 2496.

ATLANTIC AV, 469, Plumbing to 3-sty dwelling; cost, $300; owner, Louis Kozrarski, on premises; architect, Chas. E. Muller, 27 Willoughby st. Plan No. 2493.

EAST N. Y. AV, s w c Tapscott av, exterior to 2-sty dwelling; cost, $500; owner, Patrick McLaughlin, on premises; architect, W J. Conway, 400 Union st. Plan No. 2526.

FLATBUSH 9V, n e cor Fulton st, exterior alteratiosn to open air theatre; cost, $500; owner, City of N. Y.; architect, Wm. A. Gorman, 560 92d st. Plan No. 2699.

GRAHAM AV, 359, interior and exterior alterations to store and dwelling; cost, $500; owner, Lonis Bergman, 367 Graham av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2537.

GRAHAM AV, 346, interior alterations to 3-sty tenement; cost, $300; owner, Phillip Gest, 344 Graham av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2502.

GRAHAM AV, 34, store front to 3-sty store and dwelling; cost, $300; owner, Samuel Gilman, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2582.

KINGSLAND AV, 379, plumbing to 2-sty shop; cost, $300; owner, Standard Oil Co., 26 Broadway, Manhattan; architect, Ernest A. Johnson, 439 Ridgewood av. Plan No. 2641.

LAFAYETTE AV, 950, interior alterations to 2-sty dwelling; cost, $175; owner, Chas. W. Evans, 322 Argyle rd; architect, Jas. Wolfender, 704 Monroe st. Plan No. 2576.

LOUISIANA AV, 88, extension to 1-sty dwelling; cost, $300; owner, Thomas Hagan, on premises; architect, L. Danancher, 370 Fulton st, Jamaica. Plan No. 2666.

MARCY AV, 484, plumbing to 3-sty tenement; cost, $400; owner, Frederick Wills, 17 Troutman st; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 2656.

METROPOLITAN AV, 370, interior alterations to 4-sty store and tenement; cost, $500; owner, Donato Jacaruso, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 2584.

MONTROSE AV, 240, interior and exterior alterations to 2-sty dwelling; cost, $300; owner, Chas. M. Beck, 262 Rutledge st; architects, L. Berger & Co., 1652 Myrtle av. Plan No. 2499.

NEW JERSEY AV, 252, extension to 2-sty dwelling; cost, $500; owner, Chas. Rabus, on premises; architect, Dagobert Timendorfer, 205 West 101st st, Manhattan. Plan No. 2648.

PROSPECT AV, 1330, extension to 2-sty dwelling; cost, $1,200; owner, Thos. J. Meadows, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 2627.

ROCKAWAY AV, 1240, operator's booth to concert hall; cost, $200; owner, Whittaker Casino Co., on premises; architect, Chas. A. Mele, 37 Liberty av. Plan No. 2662.

SNEDIKER AV, 151, extension to 2-sty dwelling; cost, $300; owner, Michael Pasner, on premises; architect, Chas. A. Mele, 37-43 Liberty av. Plan No. 2633.

SNEDIKER AV, 248, extension to 2-sty dwelling; cost, $500; owner, Wolf Margulis, on premises; architect, Morris Rothstein, 627 Sutter av. Plan No. 2602.

VIENNA AV, 425, interior alterations to 1-sty dwelling; cost, $150; owner, Francis Knight, on premises; architect, Lonis Danancher, 370 Fulton st, Jamaica. Plan No. 2665.

WAVERLY AV, 380, extension to 2-sty garage; cost, $1,800; owner, Lonise W. Stockwell, on premises; architect, Howard J. Schmitt, 119 Erasmus st. Plan No. 2682.

WILLOUGHBY ST, 45, store front to 3-sty store; cost, $500; owner, Golden Realty Co., 13 Willoughby st; architect, W. J. Dilthey, 1 Union sq, Manhattan. Plan No. 2655.

7TH AV, 88, interior alterations to 3-sty tenement; cost, $2,000; owner, Herman Otto, 94 7th av; architect, Albert Ulrich, 371 Fulton st. Plan No. 2637.

8TH AV, 117, extension to 3-sty dwelling; cost, $300; owner, Alvin E. Ivie, on premises; architect, H. E. Esterbrook, 1463 Fulton st. Plan No. 2688.

17TH AV, 8625, enclose porch on dwelling; cost, $300; owner, Anna M. Kaufman, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2642.

Queens.

BAYSIDE.—Broadway, s s, 150 e Torry av, 1-sty frame extension, 42x49, rear of shop, tin roof; cost, $1,600; owner, G. Henshell, Bayside; architect, G. A. Sheffield, Bayside. Plan No. 770.

BROOKLYN HILLS.—Freedom av, w s, 41 n Maple st, new plumbing in dwelling; cost, $40; owner, C. Masterson, premises. Plan No. 757.

COLLEGE POINT.—13th st, w s, 200 s 6th av, new plumbing in dwelling; cost, $50; owner, P. Roehl, premises. Plan No. 776.

CORONA.—Lake st, n s, 300 w Summit av, 1-sty frame extension, 14x15, rear dwelling, tin roof; cost, $500; owner, Thomas Coan, 165 Lake st, Corona; architect, A. Schoeller, Mulberry av, Corona. Plan No. 766.

CORONA.—Hayes av, bet Jackson and 51st sts, new plumbing in dwelling; cost, $600; owner, Luke A. Burke, 25 West 42d st, Manhattan. Plan No. 801.

CORONA.—East Jackson av, 44, electric sign on store; cost, $25; owner, W. A. Waller, premises. Plan No. 811.

DOUGLAS MANOR.—Arleigh rd, n s, bet Centre and East drive, new plumbing in dwelling; cost, $150; owner, P. Boileau, premises. Plan No. 799.

EDGEMERE.—Florence av, e s, 490 s Boulevard, interior alterations; cost, $105; owner, C. M. Russell, 50 Church st, Manhattan. Plan No. 774.

ELMHURST.—Lamont av, e s, 100 s 5th st, new plumbing in dwelling; cost, $25; owner, J. F. Keegan, premises. Plan No. 758.

EVERGREEN.—Cypress av, w s, 65 n Cooper av, new plumbing in dwelling; cost, $310; owner, M. Rink, 744 Tompkins av, Glendale. Plan No. 778.

EVERGREEN.—Cypress av, s w cor Lafayette st, interior alterations to dwelling; cost, $300; owner, J. McBride, premises. Plan No. 785.

EVERGREEN.—Cypress av, e s, 150 n Cooper av, new plumbing in dwelling; cost, $95; owner, J. McBride, premises. Plan No. 786.

Plans Filed—Alterations—Queens (Cont.)

FAR ROCKAWAY.—Reids lane, n e cor Cedar av, 2-sty frame extension, 7x13, side 2½-sty dwelliug, tin roof; cost, $500; owner, J. Beady, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 763.

FAR ROCKAWAY.—Central av, s s, 310 e Cornaga av, interior alterations to store and dwelling; cost, $400; owner, M. A. Harrison, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 764.

FAR ROCKAWAY.—Horton pl, w s, 300 s Sheridean boulevard, interior alterations to dwelling, new plumbing; cost, $150; owner, Jas. Perranzo, Lawrence, L. I.; architect, J. H. Cornell, Far Rockaway. Plan No. 765.

FLUSHING.—Delaware st, s s, 225 w Murray st, new plumbing in dwelling; cost, $40; owner, M. Hix, premises. Plan No. 755.

FLUSHING.—22d st, e s, 200 n Queens av, new plumbing in dwelling; cost, $50; owner, Frank Maiser, premises. Plan No. 769.

FLUSHING.—Amity st, 157, repair porch on dwelling; cost, $50; owner, P. Denning, premises. Plan No. 789.

FLUSHING.—Union st, 53, erect new store front on store; cost, $36; owner, Mary E. Pinkham, premises. Plan No. 795.

FLUSHING.—Sandford av, 426, repair porch on dwelling; cost, $250; owner, M. Bowne, premises. Plan No. 800.

FLUSHING.—Murray st, w s, 80 n Delaware st, new plumbing in dwelling; cost, $65; owner, J. Altossa, premises. Plan No. 817.

FLUSHING.—Linden av, 75, gas piping in dwelling; cost, $15; owner, M. Franklin, premises. Plan No. 797.

GLENDALE.—Central av, e s, 100 s Sherman st, new plumbing in dwelling; cost, $50; owner, W. A. Walters, premises. Plan No. 759.

JAMAICA.—Wexford terrace, n e cor Homer Lee av, 1-sty frame extension, 41x7, side dwelling, tin roof, interior alterations; cost, $3,000; owner, W. J. Degran, premises; architect, A. Thompson, 1133 Broadway, Manhattan. Plan No. 771.

JAMAICA.—Grand st, w s, 104 n Fulton st, 1-sty frame extension side garage, slag roof; cost, $150; owner, Saml. Klinger, 485 Fulton st, Jamaica. Plan No. 812.

L. I. CITY.—Radde st, 305, 1-sty frame extension, 25x3, front of dwelling, tin roof, interior alterations; cost, $1,500; owner, Geo. W. Barker, 410 Academy st, L. I. City; architect, Geo. Malcolm, 421 West 121st st, Manhattan. Plan No. 756.

L. I. CITY.—5th av, e s, 175 n Pierce av, 2-sty frame dwelling, 22x12, rear 2-sty frame dwelling, tin roof, interior alterations; cost, $1,200; owner, A. Morlath, 204 5th av, L. I. City; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 762.

L. I. CITY.—10th av, 781, gas piping in dwelling; cost, $10; owner, E. Varina, premises. Plan No. 781.

L. I. CITY.—10th st, w s, 125 s Jamaica av, 1-sty brick extension, 24x80, side 3-sty store and office, tar and gravel roof, interior alterations; cost, $5,000; owner, Enterprise Lodge K. of P., premises; architect, Jacob Berger Co., 349 13th av, L. I. City. Plan No. 773.

L. I. CITY.—Davis st, w s, 367 s Jackson av, install new elevator in factory; cost, $700; owner, Neptune Meter Co., premfses. Plan No. 794.

L. I. CITY.—Jackson av, 593, 1-sty frame extension, 12x15, rear of store, tin roof; cost, $100; owner, B. Timoney, premises. Plan No. 790.

L. I. CITY.—Ridge st, n s, 125 w Court st, interior alterations to dwelling; cost, $10; owner, V. Palzeria, premises. Plan No. 782.

L. I. CITY.—14th av, 158, 2-sty frame extension, 19x17, rear 2-sty dwelling, tin roof, interior alterations; cost, $1,000; owner, J. Strohmann, premises; architect, G. J. Fischer, L. I. City. Plan No. 802.

L. I. CITY.—Hulst st, 7, new plumbing in dwelling; cost, $100; owner, Mrs. P. Powers, 71 Hulst st, L. I. City. Plan No. 804.

L. I. CITY.—Hulst st, 9-11-13, new plumbing in three dwellings; cost, $660; owner, Mrs. Andrew Conklin, 11 Hulst st, L. I. City. Plan Nos. 805-6-7.

L. I. CITY.—Jamaica av, s s, 200 e Hopkins av, 1-sty brick extension, 21x12, rear dwelling, tin roof, interior alterations; cost, $1,500; owner, John Perrone, 20 Jamaica av, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 813.

L. I. CITY.—18th av, s e cor Jackson av, gas piping in dwelling; cost, $26; owner, H. Hirsch, premises. Plan No. 796.

MASPETH.—Hull av, 37, new foundation to dwelling; cost, $250; owner, F. Ceresky, premises. Plan No. 777.

MASPETH.—Linden st, n s, 225 w Fresh Pond rd, install gas piping in dwelling; cost, $15; owner, J. Katzlik, premises. Plan No. 775.

MASPETH.—Flushing av, n s, 260 e Metropolitan av, new plumbing in factory; cost, $4,000; owners, Richey, Brown & Donald Co., premises. Plan No. 772.

MASPETH.—Muller st, 62, 2-sty frame extension, 16x12, rear 2-sty frame dwelling, gravel roof; cost, $200; owner, J. Mertz, premises. Plan No. 798.

MORRIS PARK.—Spruce st, 1119, new plumbing, dwg; cost, $100; J. Fay, 398 West 145th st, Manhattan. Plan No. 760.

MORRIS PARK.—Beaufort st, s s, 100 w Birch st, new plumbing in dwelling; cost, $75; owner, J. Resty, premises. Plan No. 814.

MORRIS PARK.—Spruce st, w s, 190 n Jerome av, new plumbing in dwelling; cost, $30; owner, J. Dolan, premises. Plan No. 816.

OZONE PARK.—Lawn av, w s, 263 n Liberty av, new plumbing in dwelling; cost, $150; owner, M. Tortoa, premises. Plan No. 788.

RICHMOND HILL.—Briggs av, e s, 75 n Beaufort st, new plumbing in dwelling; cost, $100; owner, F. Ryan, premises. Plan No. 783.

RICHMOND HILL.—North Villa av, e s, 200 n Fulton st, 1-sty frame extension, 31x22, on rear of factory; cost, $400; owner, Richmond Hill Foundry Co., premises. Plan No. 793.

RICHMOND HILL.—Freedom av, w s, 85 n North st, new plumbing, dwelling; cost, $85; owner, W. Young, premises. Plan No. 761.

RICHMOND HILL.—Hamilton st, w s, 276 s Chichester av, new plumbing, dwelling; cost, $30; owner, J. Harrington, premises. Plan No. 767.

RICHMOND HILL.—Birch st, w s, 180 s Chichester av, new plumbing, dwelling; cost, $35; owner, J. Nelson, premises. Plan No. 768.

RICHMOND HILL.—Freedom av, w s, 175 n Jerome av, new plumbing in dwelling; cost, $60; owner, W. Pospissel, premises. Plan No. 809.

RICHMOND HILL.—Jerome av, n w cor Napier av, new plumbing in dwelling; cost, $75; owner, N. Anderson, premises. Plan No. 815.

RIDGEWOOD.—Woodward av, 516, new store front to dwelling; cost, $150; owner, D. Hood, 40 Morrell st, Brooklyn. Plan No. 779.

RIDGEWOOD.—Myrtle av, 2307, interior alterations to store and dwelling; cost, $100; owner, Max W. Gross, premises. Plan No. 787.

RIDGEWOOD.—Onderdonk av, 567, interior alterations to store; cost, $100; owner, F. Hemplemen, 1167 Ralph st, Brooklyn. Plan No. 7

RIDGEWOOD.—Fairview av, s w cor Greene av, erect water closet compartments rear dwelling, new plumbing; cost, $100; owner, J. C. Steuben, 553 Onderdonk av, Ridgewood. Plan No. 808.

ROCKAWAY BEACH.—Wygant pl, e s, 431 s Boulevard, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, $325; owner, Josephine Weil, premises. Plan No. 380.

ROCKAWAY BEACH.—Huron st, e s, 450 Washington av, interior alterations to dwelling; cost, $700; owner, Neponset Building Co., Neponset, L. I.; architect, J. P. Powers Co., Rockaway Beach. Plan No. 791.

ROCKAWAY BEACH.—Washington av, s s, 100 e Center st, new plumbing in dwelling; cost, $150; owner, F. Stoddard, premises. Plan No. 803.

ROCKAWAY BEACH.—Hollywood av, e s, s Boulevard, new plumbing in dwelling; cost, $400; owner, C. Schilling, premises. Plan No. 818.

WINFIELD.—Burroughs av, w s, 200 s Woodside av, 2-sty frame extension, 24x10, rear dwelling, shingle roof; cost, $500; owner, Chas. F. Ricke, 16 Burroughs av, Winfield. Plan No. 810.

WOODSIDE.—Greenpoint av, s e cor Hancock st, new plumbing in dwelling; cost, $50; owner, H. Steinman, premises. Plan No. 792.

Richmond.

BAY ST, e s, 100 n Water st, 591, Stapleton, new store front to brick store and dwelling; cost, $200; owner, Eliz. McDowell, Stapleton; builder, Thos. Cummings, Stapleton. Plan No. 137.

BROOK ST, n s, 128 e Westervelt av, 21, Tompkinsville, new plumbing and plastering to frame tenement; cost, $60; owner, Mrs. A. Turpisch, New Brighton; architect and builder, John Davies, Tompkinsville. Plan No. 132.

ELIZABETH ST, w s, 215 n Prospect st, West New Brighton, flat roof and general repairs to frame hennery; cost, $100; owner, Mrs. A. E. Smith, West New Brighton; builder, Ephraim Smith, West New Brighton. Plan No. 135.

JERSEY ST, w s, 125 s Center st, New Brighton, masonry, new girder and new store front to frame store and dwelling; cost, $500; owner, Mrs. E. Goodman, New Brighton; architect, John Davies, Tompkinsville; builder, L. Desquia, New Brighton. Plan No. 141.

JOHN ST, w s, 700 n Douglas st, 56, Port Richmond, 2-sty addition and general alterations to frame store and dwelling; cost, $400; owner, Mrs. John Osinski, Port Richmond; architect, Geo. W. Paul, Port Richmond; builder, Leo W. Paul, Port Richmond. Plan No. 129.

RICHMOND TERRACE, s s, 100 w Granite av, West New Brighton, new stairs to frame store and dwelling; cost, $200; owner, Mrs. J. P. Kempnaar, West New Brighton; builder, W. D. Bailey, Mariner's Harbor. Plan No. 140.

RICHMOND TERRACE & TAYLOR ST, s e cor, West New Brighton, 1-sty addition to frame dwelling; cost, $480; owner, Dr. J. G. Clark, West New Brighton; builder, A. Deppe, West New Brighton. Plan No. 128.

SAND LANE, e s, 50 s Cedar av, 185, Arrochar, Y. P. beams to frame restaurant; cost, $250; owner, N. Roborte, Arrochar; architect, F. A. Gallow; builder, C. P. Perrella, 1311 Pugsley av, Manhattan. Plan No. 139.

SEASIDE BL, s s, 850 w Sand lane, South Beach, new addition to frame bungalow; cost, $25; owner, S. S. Keteltas, South Beach; builder, R. Witte, South Beach. Plan No. 138.

VAN DUZER ST, e s, 300 s Turnpike, 47, Tompkinsville, extension, masonry, partitions, to frame dwelling; cost, $350; owner and builder, Salvator Zio, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 130.

WRIGHT ST, 3, 50 front Water st, Stapleton, new store front to frame store; cost, $100; owner, A. Jannone Rosebank; builder, J. Guerrera, Rosebank. Plan No. 126.

10TH ST, w s, 140 n Midland av, Midland Beach, general repairs to frame dwelling; cost, $70; Owner and builder, J. H. Gardner, on premises. Plan No. 142.

BRITTON AV, 435, Concord, 1-sty addition, partitions, new roof, etc., to frame dwelling; cost, $100; owner, architect and builder, Geo. Smith, Concord. Plan No. 133.

CASTLETON AV, s s, 100 e Taylor st, 1206, West New Brighton, 2-sty addition, heating, porch, to frame store and dwelling; cost, $500; owner and builder, J. J. Fox, West New Brighton; architect, John Davies, Tompkinsville. Plan No. 144.

CRESCENT AV, e s, 100 s Southfield boul, South Beach, girders and new partitions to frame dwelling; cost, $75; owner, Mrs. M. Sweeney, Great Kills; builder, L. E. Decker, Great Kills. Plan No. 134.

ELM AV, s s, bet 3d and 4th sts, Midland Beach, new addition, partitions to frame dwelling; cost, $100; owner, Mary Dumbar, Midland Beach; builder, U. Altornari, 1 Centre Market place, Manhattan. Plan No. 123.

SOUTH BEACH, bet Boul & Bd wk, lower top dip 6 feet to frame roller coaster; cost, $150; owner and builder, Roller Boller Coaster Co., South Beach. Plan No. 124.

TODT HILL RD, w s, 300 n Schmidt's lane, West New Brighton, 2-sty extension, plastering, to frame dwelling; cost, $325; owner, Grace Tyson and Nellie Gillis, West New Brighton; builder,, N. D. Burgher, West New Brighton. Plan No. 143.

TODT HILL RD, e s, 800 s Ocean terrace, Dongan Hills, new partitions to frame dwelling; cost, $260; owner, Edw. W. Brown, Dongan Hills; architect, W. H. Messereau, Dongan Hills; builder, W. Mahr, Tompkinsville. Plan No. 136.

UNION AV, e s, s Richmond terrace, Mariners Harbor, new porch, partition, etc., to frame dwelling; cost, $500; owner and builder, Walter Fritts, Mariners Harbor. Plan No. 131.

WATCHOQUE RD, n s, 100 w Jewett av, West New Brighton, new stairs and partition to frame dwelling; cost, $30; owner and builder, J. Meier, West New Brighton. Plan No. 127.

WESTERVELT AV, w s, 350 s Terrace, 42, New Brighton, 1-sty extension, concrete footings, etc., to frame dwelling; cost, $300; owner, I Scheinberg, New Brighton; architect, John Davies, Tompkinsville; builders, Block & Uslau, New Brighton. Plan No. 125.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending April 25. The location is given, but not the owner's address:

ATHENIA.—John Chesla, 53 VanHouten av, 2-sty brick, $6,000.

JERSEY CITY.—Louis Lenckowsky, n w cor Rutgers and Cator avs, 3-sty brick, $8,000; Louis Dorison, 132 and 138 Arlington av, 2 3-sty brick, $18,000; Harry Rothberg, 99 Morris st, 2 4-sty brick, $12,000; Louis Rabinovitz, 172 Hutton st, 2 3-sty frame, $9,000; Rose Bergoff, 109 and 113 Stuyvesant av, 3 4-sty brick, $20,000; Enrich Mike, 109 Mallory av, 2-sty frame, $3,000; Joseph DeCristofano, 53 Wallis av, 2-sty brick, $4,000.

NEWARK.—Benjamin N. Scudder, s w cor Pennsylvauia av and Astor st, 4-sty brick, $37,000.

MILBURN.—Peter Mercentomio, w s Maln st, 200 ft s of Springfield av, 3-sty brick, $8,000.

ORANGE.—Anthony & Nicholas Norselli, n w cor Cone and Mechanic sts, 3-sty brick, $12,000.

EAST ORANGE.—Essex Real Estate Cons. Co., 86 & 96 Harrison st, 2 5-sty brick, $120,000; Philip Herman, n s Central av, 125 ft w of Harrison st, 3 3-sty brick, $24,000.

KEARNY.—George M. Severance, s w cor Devon and Duke sts, 3-sty frame alteration, $3,000; William Mohan, 149 Kearny av 3-sty frame, $7,000.

TRENTON.—Alfred F. Robertshaw, n w cor West State st and Westfield av, 3-sty brick, $12,000.

ELIZABETH.—Hedwig Swensky, 601 Maple av, 2-sty frame, $4,000.

PASSAIC.—Concettina Lazzara, 317-319 Oak st, 3-sty brick, $12,000.

WEST HOBOKEN.—Clelia Introzzi, 167 West st, 3-sty frame alteration, $1,200.

WEST ORANGE.—Abraham Hauptman, n e cor High and Ridge sts, 3-sty frame, $6,000.

APARTMENTS AND FLATS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for a 3-sty flat, 32x62 ft., in Bergen st, for Richard Dorison, Lemheck av, owner and builder. Cost, about $10,000.

JERSEY CITY, N. J.—H. & W. Newmann, 202 Ogden st, are preparing preliminary plans for a 4-sty brick and stone apartment, 75x75 ft., on Tonnella av, near Magnolia av, for J. H. Mahlenbrock, 56 Tonnelle av. Cost, about $60,000. Bids will be taken this summer.

CHURCHES.

NEWARK, N. J.—H. L. Larzelere, 528 Mercantile Building, Rochester, N. Y., has completed plans for remodeling the 3-sty brick and reinforced concrete church and Sunday school at the corner of Church and Maple sts, for the Park Presbyterian Church of Newark, Rev. C. M. Creighton, pastor, 7 William st; C. P. H. Vary, 12 William st, chairman of building committee. Cost, about $50,000. Bids will be taken about May 15.

RAMSEY, N. J.—Chas. E. Sleight, 136 Washington st, Paterson, N. J., has completed plans for a church on Central av, for the Presbyterian Church of Ramsey. A. S. Van Orden rector. Cost, about $20,000. Bids have not been taken.

PORT READING, N. J.—J. K. Jensen and C. W. Brooks, 196 Smith st, Perth Amboy, are preparing plans and will soon take bids for a 1-sty brick church, 33x71 ft., for the R. C.

Church of Port Reading, Rev. Father Columbia Galassi, in charge, Perth Amboy. Cost, about $8,000.

DWELLINGS.

GARFIELD, N. J.—Joseph DeRose, 119 Ellison st, Paterson, has about completed plans for a 2½-sty brick residence, 21x36 ft, at 217 Palisade av, for George Cronek, 219 Palisade av, owner. Cost, about $6,000.

ALPINE, N. J.—Edward Monahan, 950 Bergenline av, Woodcliff, N. J., is completing plans for a 2½-sty stone residence, 26x40 ft, for Thadins Walker, 31st st, Woodcliffe. Cost, about $10,000.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, architect, is preparing plans for a 2-sty frame residence in High st, for William Scott. Cost, about $5,000.

GARFIELD, N. J.—Anton L. Vegliante, 256 Passaic av, Garfield, has plans for a 2-sty brick store and residence, 22x40 ft, on Malcolm av, to cost about $4,000. Andrew Oliva, 530 East 13th st, Manhattan, owner.

RAHWAY, N. J.—Oakley & Son, 280 Broad st, Elizabeth, have plans for remodeling the residence in Bryant st, for A. H. Chamberlain. Bids will be taken by the architect.

SECAUCUS, N. J.—Fred Hansel, 809 Savoye st, West Hoboken, N. J., is preparing plans for a 2-sty brick residence, 28x38 ft., on the Paterson Plank rd, to cost about $8,000.

NEWARK, N. J.—George E. Jones, Union Building, has nearly completed plans for a 2½-sty frame residence, 28x32 ft., on Shanley av, near Madison av, for a Mr. Constam, care of architect. Cost, about $6,000.

KEARNY, N. J.—J. B. Warren, 31 Clinton st, Newark, has completed plans for a 2½-sty frame residence, 22x48 ft., at the southeast corner of Highland av and Grove st, for D. P. Decker, 290 Maple st, owner. Cost, about $5,000.

EAST ORANGE, N. J.—Frank W. Bower, 44 Harrison st, East Orange, is preparing sketches for a 2½-sty frame residence, 30x40 ft., to cost about $6,500.

LEONIA, N. J.—W. H. Drummond, Palisade, N. J., owner and architect, contemplates the erection of a 2½-sty frame residence, 32x25 ft., to cost about $4,500.

WEST ORANGE, N. J.—Frank W. Bower, 44 Harrison st, East Orange, is preparing sketches for a 3-sty frame residence, 30x50 ft., to cost about $10,000.

FACTORIES AND WAREHOUSES.

WEST HOBOKEN, N. J.—William Weir, 809 Savoye st, is preparing plans for a 2-sty brick factory, 45x75 ft., on Highpoint av, near Summit av, for the S. & Z Cleaning Co., 730 Highpoint av. Cost, about $7,500.

HALLS AND CLUBS.

ROSELLE, N. J.—W. E. Clum, 78 Broad st, Elizabeth, N. J., is preparing plans for a 3-sty brick and hollow tile lodge building with stores on 2d av, near Chestnut st for Sherman Council No. 61, Junior Order of United American Mechanics. Building committee consists of Bartley Tuthill, 37 Chestnut st, Dr. W. R. Smith, 33 Westfield av, East Roselle Park, Chas. R. Trimmer, 115 1st av, Wm. Lovell, 431 Walnut st, and others. Cost, about $15,000. Bids will be called about May 15.

MUNICIPAL WORK.

NORTH BERGEN, N. J.—Clyde Potts, 30 Church st, Manhattan, is preparing preliminary plans for a sewage disposal plant and sewerage system in the northeast section for the Town of North Bergen, Patrick A. Brady, clerk. Bids will be received about June 1.

PUBLIC BUILDINGS.

LODI, N. J.—J Kelly, P. O. Building, Paterson, N. J., has even retained to prepare plans for alterations to a residence for the Borough of Lodi into a borough hall. Nicholas Ciampo, chairman of building committee.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has been commissioned to prepare plans for a county jail in Willow st, between Newark and Pavonia avs, for the Board of Chosen Freeholders of Hudson County, J. J. O'Melia, supervisor. T. J. Wasser, County House, county engineer.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

BINGHAMTON, N. Y.—Marvin & Davis, 303 5th av, Manhattan, are preparing plans for a 6-sty brick, marble and terra cotta apartment house with stores, at the northwest corner of Main and Oak sts, for John J. Moore, 288 Greenwich st, Manhattan. Cost, about $300,000. Bids will be taken about May 10.

CHURCHES.

JAMESTOWN, N. Y.—Freeburg & Fidler, Architects, Chadakoin Building, are preparing plans for rebuilding the brick and stone church, 100x180 ft., at 4th and Church sts, for the First Baptist Church, on premises; Rev. George C. Moor, 117 Church st, pastor. Cost, about $60,000.

POUGHKEEPSIE, N. Y.—Edward C. Smith, 39 Market st, has been commissioned to prepare plans for a 1½-sty stone addition to the chapel, in North Hamilton st, for St. Paul's Church; Rev. Irvine Goddard, 46 North Hamilton st, rector. Cost, about $20,000.

FACTORIES AND WAREHOUSES.

BREWSTER, N. Y.—S. A. Guttenberg, Proctor Building, Mount Vernon, has been commissioned to prepare plans for a 3-sty hollow tile and stucco factory, 30x50 ft., for the Sterilized Grain Co., Robert Stock, president, 39 Villa av, North Pelham. Cost, about $15,000.

HALLS AND CLUBS.

ELMIRA, N. Y.—Pierce & Bickford, 118 Lake st, have been commissioned to prepare plans for rebuilding the stone and steel Masonic temple building at Lake and East Market sts for the Masonic Temple Association, Harvey Ludlow, Chas. Howe and H. K. Ball,, all of Elmira, building committee.

SCHOOLS AND COLLEGES.

UTICA, N. Y.—Agne, Rushmer & Jennison, 209 Arcade Building, are preparing preliminary plans for a 3-sty brick, steel and stone technical high school for the City of Utica Board of Education, Frank R. Winant, president. Cost, about $450,000.

PERSONAL AND TRADE NOTES.

BECKMAN BROS., plumbing contractors, have moved from 4622 3d av, to 311 47th st, Brooklyn.

DAVID E. KENNEDY (Inc.) has moved from temporary quarters at 48 West 38th st to 53-55 5th av.

L. E. NEWPORT, special agent for insulating materials, has opened offices at 366 5th av, Room 516.

KAYFETZ BROS., plumbing contractors, have moved from 90 Amboy st to 530 Ralph av, Brooklyn.

WHITESIDE-BOCKELMAN CO. has moved its offices from 305 East 43d street to 612 West 55th street.

LOUIS WEBER BUILDING CO.'S offices have been moved to 171 Madison av, telephone, Murray Hill 809.

MITCHELL-TAPPEN CO., manufacturing contractors, steel and iron, has moved its offices to 44 Broad st.

A. M. BARROWS CONSTRUCTION CO.'S offices have been moved from 45 West 34th street to 347 Fifth avenue.

VAN KANNEL REVOLVING DOOR CO.'S offices have been moved to 250 West 54th st. Telephone Columbus 7252-3-4.

BING & BING, general contractors and real estate operators, have moved their offices from 505 5th av to 119 West 40th st.

HAZARD MANUFACTURING CO. (George B. Norris, manager) has moved its offices from 50 Dey street to 531-533 Canal street.

GEORGE H. SHUMAN CO,, successors to Geo. H. Shuman, contracting and electrical engineer, has opened offices at 405 Lexington av.

B. H. & C. M. WHINSTON, architects, have opened offices for the practice of their profession at the corner of 148th st and 3d av, Bronx.

NELSON & BOSWORTH, architects, have opened offices in the Royal Arcanum Building, corner Jamaica and Jefferson avs, Richmond Hill, L. I.

R. W. CREUZBAUR and C. L. PARMELEE, engineers and specialists in methods and construction costs, have moved their offices to the Woolworth Building.

CLINTON ELECTRIC CO. has opened a shop and office at 1831 Trafalgar pl, Bronx. The company is the reorganized Dwyer Electric Co., formerly at 906 East 176th st.

HALEY & SHANE, structural steel engineers and contractors, 103 Henry avenue, Syracuse, N. Y., have taken over the business of the Warren Structural Co., of Syracuse.

GRANT CONTRACTING CO., general contractors, formerly at 1123 Broadway, has moved its offices to the Transit Building, 5-7 East 42d st. Telephone Murray Hill 4897.

E. WYATT BLANCHARD, formerly connected with the firm of Tullis & Blanchard, general contractors, has opened offices at 114 East 28th st. where he will conduct a general building business.

BOROUGH PRESIDENT MARKS has appointed Frank H. Hines as Superintendent of Public Buildings and Offices at a salary of $5,000 a year. Mr. Hines succeeds Julian Beatty, who resigned last month.

H. N. HINCKLEY, architect, has opened offices for the practice of his profession in the Ithaca Savings Bank Building, Ithaca, N. Y., and desires samples and catalogs from manufacturers interested in the building trades.

MORRIS WHINSTON, formerly of the firm of Whinston & Polak, architects, has opened an office for the practice of architecture at 450 Stone avenue, Brooklyn, and desires catalogues and samples from manufacturers interested in the building trades.

H. De B. PARKSONS, member of the American Society of Mechanical Engineers and also of the Metropolitan Sewerage Commission, will give an illustrated talk on the plans as proposed by the commission at the society's rooms, 29 West 39th st, on Tuesday evening, May 12, at 8.15.

DOUGLAS MATHEWSON, Borough President of The Bronx, announced the following appointments: to be secretary of the Borough President, at $4,000 a year, Emanuel Friendlich; Commissioner of Public Works, at $4,000, Frederick C. Humphries; Assistant Superintendent of Buildings, $3,000, John J. Knewitz, and as Chief Inspector of Buildings, $3,000 a year, Jacob Vreeland.

NEW WESTERN ELECTRICAL DEAL.—An alliance has been formed between the Conlon Washer Machine Company,, of Chicago, and the Western Electric Company. Under the arrangements, the entire line of Conlon electric washing machines will be marketed exclusively by the Western Electric Company under the trade name of the "Western Electric-Conlon." This selling arrangement involves no changes in the manufactory. Ample stocks will be carried at each of the twenty-eight Western Electric distributing houses located at shipping centers throughout the United States.

OBITUARY

ARCHIBALD McDONALD, mason and general contractor, died from general debility at his home, 131 Decatur street, Brooklyn, Sunday, April 25. He was born in Brooklyn fifty-nine years ago.

SAMUEL C. FOULKS, carpenter and general contractor, died from paralysis at his home, 856 Greene av, Brooklyn, Friday, April 24. He was born in Manhattan sixty-six years ago and had lived in Brooklyn for about forty years.

FREDERICK W. BURDICK, for ten years manager of the contracting department of the H. W. Johns-Manville Co., died at his home, 72 East 190th st, Monday, April 27. He was forty-nine years of age and came to New York from Chicago about twelve years ago.

JACOB J. FOX, general contractor, died at his home, 51 Johnson avenue, Morris Park, L. I., Wednesday, April 22. He was born in Jamaica, L. I., 51 years ago and had been active in the building business in Queens County for thirty years.

AUGUSTIN F. KNIGHT, retired architect, died suddenly in his room at the Lambert Hotel, St. Paul, Minn., Friday, April 17. He was 83 years of age and a veteran of the Civil War. Mr. Knight retired from his profession about two years ago. He had lived in St. Paul for many years and designed a number of the city's most notable buildings.

TRADE AND TECHNICAL SOCIETY EVENTS.

BUILDERS & TRADERS' EXCHANGE of Newark, will hold its annual outing at Washington Park, Gloucester, N. J., Saturday, May 9. Those attending will have an opportunity to witness a shad haul in the Delaware River, and after the usual day's sports a planked shad dinner will be served.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. Secretary, J. R. Wemlinger, 11 Broadway, New York.

AMERICAN INSTITUTE OF ELECTRICAL Engineers will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

THE SAN FRANCISCO ARCHITECTURAL CLUB has completed arrangements for the National Architectural Exhibition to be held in San Francisco, in connection with the Panama-Pacific International Exhibition in 1915.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS will hold its midsummer convention July 3 and July 4 at Brighton Beach, Brooklyn. July 3 will be devoted to papers and discussions of general engineering construction and Saturday, July 4, will be devoted to papers and discussions on "Best Roads."

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

AMERICAN WATER WORKS ASSOCIATION will hold its annual convention at Philadelphia, Pa., May 11-15. Secretary J. M. Diven, 47 State st, Troy, N. Y.

THE TECHNICAL LEAGUE OF AMERICA will hold its regular monthly meting in the New York World Building, Room 506, on May 15, at eight o'clock, when the subject of the limitation of the height of commercial buildings and hotels will be discussed by Mr. Herman Kobbe and Mr. C. B. J. McManus.

GUY B. WAITE, M. Am. Soc. C. E., has prepared a paper on cinder concrete as used by the City of New York, and the comparison of the same as used by various other cities in the United States. The paper will be read and discussed at a meeting of the American Society of Civil Engineers to be held on the evening May 6. This paper will later be published by the society, as it discusses the entire subject of cinder concrete, which has been contested in all of the recent proposed building codes and it is possible that it may form a basis for contentions in codes yet to come.

GUM LUMBER Manufacturers' Association will hold its annual meeting and convention at the Gayoso Hotel, Memphis, Tenn., May 19-20. The association is sending attractive invitations, printed on pieces of unfinished Red Gum veneer to those interested in the manufacture or use of this wood. Interesting programs for all sessions of the convention are being prepared, one of the principal features of which will be the report of Robert M. Carrier, chairman of the Committee on Technical Research. This report will deal with the questions of proper methods of manufacture, handling and caring for gum lumber, and will be of considerable importance to those interested in obtaining the wonderful decorative and utilitarian results that can be obtained from the use of this wood.

FEDERATED CIVIC ASSOCIATIONS.—It has been found desirable to postpone the conference of delegates, to further consider the matter of increased transportation facilities across the North River, which was scheduled to be held in the sun parlor of the Waldorf-Astoria, Tuesday, May 5. The revised date for this conference will be Tuesday, May 19, at four o'clock, at the same place. Representatives of the New York and New Jersey Bridge and Tunnel commissions and their engineers will be present for the purpose of explaining the situation as its exists and of answering any questions delegates may wish to ask. The last conference upon this subject, consisting of representatives of about twenty associations, was a most interesting one, but few of the delegates present felt that the organizations they represented were sufficiently informed to take definite action upon the question at that time. The subject is of such importance to the community, however, that every association affected should be fully informed upon it so that it may be in a position to determine its opinion and exert its influence accordingly. Robert Grier Cooke is president.

BUILDING MATERIALS AND SUPPLIES

GENERAL SLUMP IN QUOTATIONS ON MAY FIRST AS COMPARED WITH THOSE RULING A MONTH AGO—STRUCTURAL STEEL WEAK.

Second Hand Brick in Heavy Demand — Plan Filings Compared.

PRICES of building materials on May first reflect the sluggishness of demand throughout the district. White lead in oil, second-hand common brick and wax are the only building commodities that do not show a cut from last month's wholesale quotations, and two of these represent a gain of only a fraction of a cent a pound. Linseed oil is the only one that reports stiffness sufficient to warrant expectations of an early advance, although gravel in the New York market is remarkably firm. This strength, however, is attributed to subway construction and not to heavier building requirements.

Brick heads the list with a slump of about seventy-five cents a thousand for Hudsons and fifty cents for Raritans. Second-hand brick, however, shows a jump in price of a dollar a thousand or $3.50 per M., with $4.50 quoted for cartloads of 1,500. Newark common brick yard prices remain steady at $7.25 to $7.50, with only a moderate call. Portland and natural cement stand pat, the former at the ninety cent mill base.

No changes are reported from the winter schedule of prices in crushed stone, gravel, terra cotta interior or exterior hollow tile, lime or lubricants, but uniform cuts of a dollar to two dollars are shown down the entire soft lumber column, including yellow pine, hemlock, and spruce. Hardwoods are firm on price but in light demand.

But the most significant feature about May prices current is the slump in structural steel quotations at tidewater. At the first of April the quotations in this department ruled at 1.31c and 1.36c, while today the figures are 1.26c and 1.31c. On March first the quotation temporarily was at 1.36c and 1.41c. The material market has proved true to tradition: "As goes steel, so goes other structural commodities."

Building financiers seem less inclined to lend money on speculative enterprises. The great majority of mortgages now being recorded call for six per cent. interest, while rates on other classes of investment are lower than that by one to one and a half per cent.

As for class of construction now prevailing, apartment houses seem to be moving more freely in the Washington Heights section of Manhattan and for cheaper apartments in the Bronx, while Brooklyn and Queens operations are confined more generally to flats and dwellings. Washington square is also showing activity in apartment house construction. In East Jersey, factory extension and dwelling construction leads. Materials are moving sluggishly in that section and dealers are buying only from hand to mouth. A revival in loft building construction seems to be under way on Fourth avenue after about a year's cessation.

The crisis in Mexico is having a retarding effect upon building investment, but those who are closely informed say that it may, in the end, work for good. Legislation has hit building owners hard during the winter and it has also operated as a retarding influence upon business in general. Some profess to believe that money is being manipulated to the end that the Interstate Commerce Commission may be made to see the wisdom of granting the railroads the freight rate increase they ask for and to encourage the Administration to postpone action on contemplated legislation affecting big business. They hold that the Mexican crisis may serve to act as a counter-irritant to the Administration, diverting the attention of the Congress from its trust-controlling program toward other matters; in the mean time permitting business to get its bearings, as it were, under the new laws before further legislation along that line is attempted.

Plan filings for new buildings in the five boroughs this week compared with last week's follow:

	Week Ending			
	No.	April 23.	No.	April 30.
Manhattan	4	$412,500	15	$523,400
Bronx	17	436,500	23	447,775
Brooklyn	69	348,250	84	800,950
Queens	114	609,595	86	326,025
Richmond	42	59,815	39	57,872
Totals	246	$1,866,650	247	$2,156,022

COMMON BRICK.

Heavy Gain in Unloading Made Last Week Is Increased.

DEALERS in common brick were active buyers in both the wholesale and retail markets this week. Unloading exceeded last week's gain by a slight margin. Sales at the wholesale docks were heavier than at any time this year. Two Hudson plants have started their dryers, but no open yards have resumed yet. Prices remain unchanged. New building plan filings were slightly heavier.

Official transactions for Hudson common brick covering the week ending Thursday, April 30, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.
Left over, April 24—19.

	Arrived.	Sold.
Friday, April 24	4	9
Saturday, April 25	5	4
Monday, April 27	12	11
Tuesday, April 28	3	8
Wednesday, April 29	6	10
Thursday, April 30	8	8
Total	38	50

Reported enroute, Friday, A. M., May 1—5.

Condition of market, firm. Prices: Hudsons, —— to $5.75; Raritans, —— to $6 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Dull. Left over Friday A. M., May 1—7.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

April 17	1,457,500	April 24	1,333,050
April 18	824,500	April 25	718,000
April 20	1,487,500	April 27	1,361,400
April 21	1,504,250	April 28	1,395,500
April 22	1,222,000	April 29	1,403,650
April 23	1,012,250	April 30	1,533,750
Total	7,508,000	Total	7,745,350

1913.
Left over, Friday A. M., April 25—64.

	Arrived.	Sold.
Friday, April 25	17	8
Saturday, April 26	4	15
Monday, April 28	6	10
Tuesday, April 29	0	9
Wednesday, April 30	4	4
Thursday, May 1	4	12
Total	35	58

Condition of market, easier. Prices: Hudsons, $7 to $7.25; Raritans, $6.87½ to $7.12½; Newark, $8.25. Left over Friday A. M., May 2—41.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to April 30, 1914.	307
Total No. bargeloads sold Jan. 1 to April 30, 1914.	300
Total No. bargeloads left over May 1, 1914.	7
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left over Jan. 1 to May 1, 1913.	500
Total No. bargeloads sold Jan. 1 to May 1, 1913	459
Total No. bargeloads left over May 2, 1913.	41

SKYLIGHT GLASS.

Demand Moderate With Slight Steading of Prices.

GLASS, as a whole, does not show much improvement in demand, but special grades, such as ribbed and plain skylights were reported to be in better inquiry. Current prices for skylight glass run about as follows per square foot:

⅛ in. thick	$0.07
3/16 in. thick	.10
¼ in. thick	.15
Wires, ¼ in. thick	.25

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, May 1, 1914.

BRICK—

Hudson common	——@ 5.75
Raritan common	5.75@ 6.00
2d hand common	3.00@ 3.50
2d hand com. (truck load of 1,500)	4.50@ ——
Front or face	18.00@32.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland	$1.58@ ——
Cons. Rosendale Nat.	.90@ ——
Alsen's German	2.10@ 2.15
Dyckerhoff German	2.10@ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in.	$1.10
Trap rock, ¾ in.	1.20
Bluestone, 1½ in.	1.05
Bluestone, ¾ in	1.15@ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in.	$0.90
¾ in.	1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—	
4x12x12 in.	$0.06
6x12x12 in.	.084
8x12x12 in.	.102
10x12x12 in.	.12
12x12x12 in.	.15
Interior—	
2x12x12 in.	$0.048
3x12x12 in.	.048
4x12x12 in.	.054
6x12x12 in.	.072
8x12x12 in.	.096

LIME (Standard 300 lb. bbls. wholesale, select finishing):

Farnham Cheshire, finishing	$1.55@ ——
Eastern, common	1.25 @ ——

LINSEED OIL—

American Seed City Raw	$0.54@$0.55
American Seed City Boiled	.53@ .54

LUBRICANTS (Mineral):

Black, refined, summer	13 @13½
Black, reduced, 27 gravity, 35@30 c. t.	13½@14
Black, reduced, 30 gravity, 15 cold test	14½@15
Cylinder, light, filtered	21½@23
Dark, steam, refined	15½@25
Paraffin, high, viscosity	19 @26
23½@24 gravity	15 @15½
28 gravity	13 @13½
Wax, crude per lb.	3½@ 3¾
Refined, 120 m. p. per lb.	4¼@—
Refined, 125 m. p. per lb.	4¼@—
Refined, 130 m. p. per. lb.	5¼ @—

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.)	
8 to 12 in.	$22.00@$26.00
14 to 16 in.	28.00@ 32.00
Heart face siding 4-4 & 5-4.	30.00@ 31.00
Flooring, 13-16x2½ & 3 ins.	15.50@ 28.00
Hemlock, Pa., f. o. b. N. Y. base price per M.	——@ 24.50
Hemlock, W. Va., base price per M.	——@ 24.50
Hemlock, Eastern mixed cargoes	19.50@ ——

(To mixed cargo price add freight, $1.50.)

Spruce (W. Va., f. o. b. N. Y., lighterage limits)	
2x4, 18 and 20 ft.	$28.50
2x6, 10 and 14 ft.	23.00
2x8, 12 and 14 ft.	24.00
2x10, 3x10, 10 to 16 ft.	29.00
8x8 and under, 16 ft. and under	25.00
9 in., 16 ft. and under	30.00
4x10 to 10x10, 16 ft. and under	29.00
2x12 and 3x12, 16 ft. and under	30.00
12 in., 18 and 20 ft.	31.00
Add $1.00 per M. for each inch over 12 ins.	
Add $1.00 per M. for every 2 ft over 20 ft in length.	
1x2 shingling lath, rough or dressed one side	$27.00
4-4x6" merchantable quality	27.00
4-4x8" merchantable	25.00
4-4x10" merchantable	28.00
4-4x12" merchantable quality	31.50

LATH (Eastern spruce f. o. b. N. Y.):

1½-in. round wood	——@ ——
1½-in slab	$3.85@$4.00

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton	$10.50
BLOCKS:	
2 in. (solid) per sq. ft.	.06
3 in. (hollow)	.06½
4 in. (hollow)	.07¼
Boards ⅝ in. thick, per sq. yd.	.16
SAND:	
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale	$0.50

SLATE (Per Square, N. Y.).

Penn. Bangor ribbon	$4.10@$4.75
Munson, Maine No. 1	5.50@ 7.75
Munson, Maine No. 2	4.50@ 6.75
No. 1 red	10.00@12.00
Unfading green	4.00@ 6.00
Genuine Bangor	4.75@ 6.75
Pen Argyle	4.00@ 6.00
Vermont, sea green	3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot.

Beams and channels up to 14 in.	$1.26@$1.31
Beams and channels over 14 in.	1.26@ 1.31
Angles 3x2 up to 6x8	1.26@ 1.31
Zees and tees	1.26@ 1.31
Steel bars, half extras	1.26@ 1.31
Universal & sheared 34 in. & und.	——@ ——

WHITE LEAD:	Per lb.
American, dry, car lots	$0.07½
In oil, in 100, 250 and 500-lb kegs	0.09½

On lots of 500 pounds or more a discount of ½c per pound is allowed.

Red Lead and Litherage—	
In 100-lb. kegs	$0.08

On lots of 500 pounds or more a discount of ½c per pound is allowed.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 9, 1914

OUR CHAOTIC BUILDING REGULATIONS

Thirteen Separate Departments of Government Exercise Jurisdiction Over Buildings to the Great Annoyance and Injury of Owners

HARDLY a year passes but some new board, commission or bureau is created by either the Legislature or the Board of Aldermen to regulate or supervise something relating to buildings. When a great disaster occurs in a building our legislators at once begin to work the grist mill of legislation overtime, turning out new laws, creating new commissions and boards to employ regiments of inspectors, in an attempt to remedy conditions supposedly responsible for the disaster. Rarely, if ever, is an attempt made to strengthen an existing department or bureau in order to render it more efficient, the belief apparently being that only by the creation of new commissions, boards or bureaus can the conditions be remedied and the results desired brought about.

Thirteen Corps of Inspectors.

At this time there are thirteen departments, boards or bureaus that have jurisdiction over matters affecting buildings, as follows:

First, the Bureau of Buildings. The duty of this bureau is to pass upon plans and applications for new construction and alterations to existing buildings, plumbing and elevators, to issue permits therefor, and to generally enforce the provisions of the Building Code. This bureau is also charged with the duty of inspecting the buildings during the construction and alterations.

Second, the Tenement House Department, whose jurisdiction extends to all boroughs, over all houses or buildings occupied, in whole or in part, as the home or residence of three families or more, living independently of each other and doing their cooking upon the premises, and includes apartment houses, flat houses and all other houses so occupied. Before a multi-family house can be erected or altered, plans must be filed and approved by this department in conforming to the requirements of the Tenement House Law. Afterward the plans must be sent to the Bureau of Buildings for approval as to construction, two sets of plans being necessary.

The Firemen's Inspections.

The Fire Prevention Bureau of the Fire Department has jurisdiction over all matters pertaining to exits and means of egress from buildings, and, according to the opinion of the Corporation Counsel, it also has jurisdiction over the following:

1, The construction of fireproof buildings; 2, fireproofing; 3, fire walls; 4, fireproof partitions; 5, chimneys, flues and the installation of appliances for heat, light and power; 6, floor and roof openings for hoistways, dumbwaiters, conduits and pipes; 7, the protection of windows and other openings in walls by fireproof shutters, sills or sashes, or by wire glass construction.

While the law does not specifically require that plans be filed with the Fire Department, yet, as it has jurisdiction, prudence would dictate that plans be submitted to it for approval; this course is being followed to a large extent.

The Bureau of Combustibles has jurisdiction over garages and other places where combustibles are kept.

THE present status of the supervision of buildings and their construction in New York City can be described only as chaotic. The property owner hardly knows where to turn. He is confronted on every side by a multiplicity of city departments, each having jurisdiction over something that pertains to the construction or equipment of his building, and the jurisdictions overlap. In attempting to comply with the orders of one department, an owner frequently finds that he is conflicting with the requirements of some other department. Complaints coming from every direction against this economic waste have caused the Real Estate Board of New York to make an expert analysis of the situation, and the results are given in this article.

The Department of Water Supply, Gas and Electricity has jurisdiction over wiring and the installation of electrical equipment.

Police Department: All theatrical and concert licenses are issued by this department upon certification by the Fire Department and the Bureau of Buildings that all requirements of the law relating to places of public amusement have been met.

Bureau of Boiler Inspection: Under the charter of the City of New York all steam boilers must be inspected, and the police are charged with this duty.

Must Have a License.

The Bureau of Licenses, Mayor's office, issues licenses for moving picture shows where the seating capacity is less than six hundred, and for other places of amusement seating less than three hundred persons, where theatrical and concert licenses are not required; also dance halls, etc. Before issuing licenses the Bureau of Licenses requests reports from the Bureau of Buildings and the Fire Department.

The Department of Docks and Ferries has jurisdiction over buildings located on or near the waterfront, including those on land formerly under water, but since reclaimed.

The Department of Parks has jurisdiction over projections on buildings within 350 feet of any park, parkway, etc. Plans must be submitted and approved. Special ordinances cover projections on Riverside drive, Fifth avenue fronting on Central Park.

The Department of Health, under the provisions of the Sanitary Code, exercises jurisdiction over all classes of buildings in the matter of ventilation, drainage and plumbing.

The Bureau of Highways has jurisdiction generally over all projections on buildings extending beyond the building line, except such as may front on parks, parkways or within 300 feet thereof, which come within the jurisdiction of the Park Department. These projections include awnings, marquises, storm doors and signs. Permits for the use of streets and sidewalks during building operations are also issued by this bureau.

The Department of Bridges has no specific jurisdiction in the matter of buildings; on occasions, however, by special legislation, certain buildings have been placed under its jurisdiction—the new Municipal Building, for instance.

Factory Inspections.

The Industrial Board of the Department of Labor is a State department, and the Commissioner is appointed by the Governor. The Industrial Board has jurisdiction over all factories, factory buildings, mercantile establishments, etc. The act creating the Industrial Board provides as follows:

> "All factories, factory buildings, mercantile establishments and other places to which this chapter is applicable shall be so constructed, equipped, arranged, operated and conducted in all respects as to provide reasonable and adequate protection to the lives, health and safety of all persons employed therein; and the said board shall from time to time make such rules and regulations as will effectuate the said policy and intent."

Under this act it will appear that the Industrial Board has full jurisdiction over all matters pertaining to any of the above enumerated buildings, including exits and means of egress which, under the Fire Prevention Law, were formerly within the jurisdiction of the Fire Department.

The U. S. Department of Agriculture: Under certain conditions it may be necessary to file plans with this department, as, for instance, when a factory is to prepare food and engage in interstate commerce, the Pure Food Law would be operative.

A Wasteful System.

When so many bureaus or bodies exercise jurisdiction (which is not too well defined) over matters pertaining to buildings, it cannot be surprising that confusion and conflict or overlapping of jurisdiction results.

In order to maintain these numerous bodies having to do with the inspection, construction, supervision, etc., of buildings, an appropriation per annum of over $2,000,000 is needed, and between six hundred and seven hundred inspectors and engineers are required—or are, at least, employed; in addition a numerous clerical force is needed for administration.

One of the greatest drawbacks to the present wasteful system is the large number of inspectors rendered necessary to perform the functions of the various departments and bureaus, each operating independently of the other. One qualified inspector should be able to look after, in large part, everything that pertains to the construction and appurtenances of a building, instead of

the three or four that are now necessary under the present system, which makes duplication of work unavoidable.

The scattering of authority and the lack of concentration has not only increased the cost of building operations in this city very materially to the owner, architect and builder, but has also made the enforcement of the laws relating to buildings more difficult.

In order to conduct a building operation in this city, in many instances it may be necessary to secure permits from three to eight different bureaus or departments; this is a wholly needless and unnecessary expense.

The Remedy.

In the preceding discussion an attempt has been made to indicate in a way the chaotic conditions of matters relating to buildings in this city, and the consequent confusion and annoyance to citizens resulting from the lack of concentration of authority.

The rational and effective remedy would be the uniting or consolidation of the various departments, bureaus or commissions that may have to do with buildings into one great department which should have exclusive jurisdiction over all matters pertaining to buildings of every description, including the issuance of licenses for concert, theatrical and other shows.

The creation of such a department would center responsibility in one head, and would make for both increased efficiency and economy. A conservative estimate would be $300,000 saved per annum.

It is probably too much to expect at this time so radical a departure from past policy, as such a reform would necessitate the discharge of several hundred city employes, and might not be considered good politics, at least. However, a beginning could be made, and a step in the right direction would be the consolidation of the Bureau of Buildings and the Fire Prevention Bureau of the Fire Department, or else the creation of a new department to take over the functions of both of the above bureaus.

It may be an open question which of the two methods would give the better results, and arguments can be advanced in favor of each. The essential point, however, is the consolidation by whichever method, and this seems to admit of comparatively little argument, at least from the standpoint of those having dealings with the Bureaus of Buildings and the Fire Prevention Bureau.

Architects Take Action.

At the last meeting of Brooklyn Chapter, American Institute of Architects, a resolution was adopted saying that the present system of departmental control over buildings and building operations in the City of New York is cumbersome, extravagant and illogical for the following reasons:

"1st. The employment of plan examiners to go over practically the same ground by two departments when the building is to be a tenement, by two departments when the building is a place of public assemblage, by two departments when the building is to be a factory.

"2nd. The present system requires a duplication of indexing and filing at an enormous cost for labor and for filing space.

"3rd. The employment of inspectors representing each department when one inspector could easily do the work of two, this duplicate inspection being an inexcusable waste of public funds.

"4th. That the present system not only leads to wasteful use of public funds but also results in contradiction of orders as a result of conflicting rulings of the various departments having jurisdiction.

"5th. That the present system is a source of unnecessary annoyance and expense to owners of buildings and all interested in the construction of buildings.

"The Brooklyn Chapter of the A. I. A. hereby urges the Board of Estimate and Apportionment and those having in charge of the preparation of a new Charter for the City of New York to endeavor to obtain such legislation as may be necessary to bring about the consolidation of the Bureau of Buildings, the Tenement House Department, the Industrial Board and the Bureau of Fire Prevention, that the present cumbersome, extravagant and illogical system may be abolished, adhering to and possibly extending the requirements of the above mentioned departments with a view to the safety, health and welfare of the community."

TWO WAYS OF HELPING MORTGAGE MARKET

The Amortization Plan Generally Adopted Would Be Popular—Bring the Buying Public to Foreclosure Sales—Views of Mr. Morgenthau.

MUCH has been written about the present-day mortgage market conditions, and many real estate men take the stand that until this branch of the business becomes straightened out no material improvement can be hoped for. Mr. M. Morgenthau, Jr., chairman of the Mortgage Loan Committee of the Real Estate Board, said this week:

"It is difficult to tell from which direction the wind is coming when the flag hangs listless from the flagpole. So too, it is difficult to discern the trend of the mortgage market when the market is as dull as at present. We can philosophize and prophesy, but after all the correctness of our deductions will depend very largely on shrewd guess work. Nevertheless, a brief review of the present situation may be helpful.

"There has been no material change in the mortgage loans situation since the beginning of the year. Just after January 1 there was quite a demand for choice mortgages, but this demand was quickly satisfied and it then became apparent that no definite revival had taken place. The demand was merely incidental to the larger market for all investment securities, due to the January disbursements.

Number of Mortgages Recorded.

"Since the first of the year up to April 16 the records show that there were 1,287 mortgages recorded in Manhattan against 1,620 recorded last year. The amount involved was $39,000,000, against $68,000,000 last year. While this, of course, was counterbalanced to the extent of about $2,500,000 increase in mortgage extensions, there was still a falling-off in Manhattan alone of about 33 1-3 per cent. About the same per cent. of falling-off is recorded in the Bronx.

"Now, we must not forget that this record of this year is compared with the year of 1913, which in turn was the worst year which we have had in the mortgage market for many years. In Manhattan alone for 1913 there was a falling-off of over $100,000,000 in recorded mortgages. The deduction is that the contraction in business has not yet run its course.

A Turn in the Market.

"In considering the question of whether a turn in the market may now be expected, we must remember the various causes that have led up to this tremendous change in the mortgage situation. These causes are well known to those who have been in direct touch with the real estate situation. We may refer in passing to the increased expense incident to the holding of real estate, due to increased taxes, and to the multiplication of inspection. We might also refer to the tremendous falling off in real estate speculation due in part to the above and to the money stringency and high rates prevailing throughout the world. On the whole, the outlook is more encouraging now than it has been for many months past. There has been a decided reaction against over-regulation and over-inspection of real estate.

"Rental conditions throughout the city are good. In addition to this, concerted action on the part of the real estate organizations has at last been obtained and a permanent association has been formed which will do much to see that justice is done the property owner in future. Furthermore, Mayor Mitchel has appointed a commission on taxation, including in its membership some of the best known real estate men; and President Marks of the Borough of Manhattan has given the real estate community every assurance that they will get fair treatment and co-operation from him and the departments which are under his guidance.

Helpful Factors.

"All of these factors are helping to restore confidence in real estate and this is all that is needed to bring the mortgage market back to a normal condition. No one has questioned that real estate still offers the very best security for the investment of money. The percentage which may be loaned with safety may vary somewhat and the desirability of certain particular classes of property as security for conservative loans may change, but with proper and intelligent care money may still be more safely invested in first mortgages on choice New York real estate than in any other security devised by man.

Amortised Mortgages Favored.

"I am one of those who believe that the real estate market would be tremendously benefited if a form of amortised mortgages would be introduced. Steps in this direction have already been taken, but a campaign of education will be necessary to show both borrowers and lenders the advantages of this over the old methods. Some of our best authorities agree that the present situation would not have developed if the system of first mortgages with annual payments had been introduced years ago. It is, of course, much easier for the owner to pay a small amount annually in the reduction of his mortgage than to meet a large payment at maturity. And as these payments will take care of any possible depreciation the mortgage is at all times safer.

"Another important matter which has recently been brought very forcibly to my attention is the need for a wider actual market for parties forced to foreclosure. It is true that many of these foreclosures are the result of over-lending and lending without proper judgment, but many of them do not fall in these classes. The mortgage situation has been hurt very much by the fact that so many of these properties are sold to the plaintiff, that is to the lender. We have found that a little intelligent publicity and bringing the offering to the attention of those who might be interested in purchasing a bargain in that particular section will do a great deal to eliminate this. The difficulty is that the legal fees in foreclosures are not sufficient to allow for this publicity and work. Some method of eliminating this difficulty should be devised."

HESTER STREET VALUES ON STABLE BASIS

Old Thoroughfare, After Many Changes, Now On Permanent Footing—Owners Receive Good Returns on Investment—Few Store Vacancies.

FORMERLY a beautiful Quaker settlement lined with stately trees and pretty residences, Hester street is today a flourishing business thoroughfare, which is persistently maintaining its own. The thoroughfare begins at Centre street and runs east to Clinton street, the heart of the Ghetto of the lower East Side. The Bowery is a clear line of demarcation between its Jewish and Italian divisions, the first named population confining itself to the east and the latter to the west. The generally prevailing type of construction is the five-story tenement with stores, on a lot 25x100 feet, with an average room rental of about $5.50 for three and four room flats.

East of the Bowery and covering about nine blocks there are forty-one five-story structures, seventeen six-story, five four-story, thirteen three-story dwelling houses remodelled for business, three two-story and two one-story. West of the Bowery, a distance of five blocks, there are seventeen five-story buildings, twelve six-story, twelve four-story, four three-story, one two-story, one seven-story, one nine-story, the latter the new Italian school and Children's Aid Society Building, at the corner of Elizabeth street.

An Italian Quarter.

The push cart element in the business of the street which has been materially lessened on account of the general exodus to desirable locations under the Williamsburgh Bridge does not become particularly conspicuous until one reaches Mulberry street, walking east from Centre. This is a typical Italian quarter and the push cart dealers sell almost every household commodity. There is no particular business development in this neighborhood, although there are several large furniture concerns and kindred businesses in nearby and intersecting streets. The only relic of Quaker occupancy is the old church at the corner of Elizabeth street now occupied as the office of the Consolidated Gas Company.

In the Jewish Section.

East of the Bowery begins the Jewish section and the stores are occupied with woolen dress goods, trimmings, silks, velvets and clothing establishments. Scattered here and there are various jewelry concerns but the prevailing businesses are interested in high grade dressmaking and tailoring merchandise. Rentals in this neighborhood are unusually high when compared with some other sections of the city. A store in a building on a lot 25x100 feet brings $100 a month in Hester street, while corner stores net to their owners over twice that amount. So great is the demand for store properties that a canvass made this week revealed only a single vacancy in the whole length of the street.

East of Allen street the stores are chiefly occupied by lace, velvet and silk concerns; opposite Seward Park the same development is noticeable. The class of merchandise offered in these places is of such a grade that it attracts buyers from all sections of the city and even from neighboring cities. Storekeepers have little to fear from push cart competition, since the removal of a great number of these to places under the Bridge has reacted to their benefit. Around Seward Park there remain, however, a great number of peddlers who carry around on their shoulders second-hand garments to sell or exchange.

Hester street is dotted with schools, No. 62, the largest in the city, being at the corner of Essex street, opposite the playground in Seward Park. On the next block, at Ludlow street is Public School 42; in Allen street there are two more, in Forsythe street near Hester, is Public School 65, near Chrystie street is Public School No. 7, while in the Italian section, besides the new Italian educational institution at Elizabeth street, a new structure is being erected at the corner of Baxter street.

Has Become a Wholesale Center.

"Remarkable transformations in values on the East Side have been going on, although few people realize this fact," said Elias A. Cohen, this week. "Hester street has changed in its character from purely a retail neighborhood to a wholesale center which supplies stores in all sections of the country. Division street is the second largest market for millinery goods and cloaks and suits. Canal street supplies one-half the peddlers who travel through the Eastern States with notions, fancy goods and jewelry. The Bowery is a crockery and hardware center. Grand street is the amusement as well as the retail district.

"The sweat-shop industry, far over on the East Side, has fallen off and the factories are located in better structures than ever before. On the whole the East Side is as crowded as it ever was, and values in the main are as high as they were five years ago, in spite of the generally prevailing impression to the contrary. The difficulty which confronts the East Side landlord is the continual calling in of mortgages and the unwillingness of mortgagees to take the slightest trouble to ascertain real estate conditions and learn the truth for themselves.

"Hester street began to be built up about forty-five years ago. Lots were then worth about $8,000. Prices rose to a high mark in 1906 when lots brought about $35,000, but in 1908 values declined to about $25,000 and since then they have steadily maintained their firmness. Hester street with its great number of lace, ribbon and silk establishments caters to a large and extensive trade and dressmakers realizing the worth of the materials displayed there have made it the center of their buying activity."



HESTER STREET, LOOKING WEST FROM THE BOWERY.



LOOKING EAST IN HESTER STREET FROM LUDLOW STREET.

Opinions of Brokers.

Hiram Rinaldo, realty broker, said: "Hester street has always been a valuable tenement section and produced most excellent income for its property owners. The large number of stores along the street attracts great crowds of people, which has resulted in the steady demand for stores, and there are practically no vacancies. Present business is so firmly established and flourishing that there is but little doubt that Hester street will retain for a long time its present character. It will still be a market for all kinds of merchandise and the old tenements will continue to attract the same class of immigrant tenants."

"Hester street is one of the East Side streets which has upheld its prestige," said John H. Hallock. "While there have been no material changes, rentals in a number of cases are as high as they have ever been.

"In my opinion I can see no reason why the values of real estate in Hester street should not be maintained."

SEPARATE ORDINANCE FOR FIRE LIMITS

Will Not Be Part of the Building Code—Limits Recommended By the Fire Commissioner—Amendments to the Dumbwaiter Ordinance.

IN order that the fire limits may be considered independently when the revised Building Code comes up for adoption in the Board of Aldermen, they will be made the subject of a special ordinance, so that such opposition as may arise to any part of the geographical boundary to be set between frame construction and masonry construction may not reflect upon the code as a whole.

This will be the recommendation of Superintendent Miller, who is now engaged at the direction of the Board of Aldermen in assisting the Building Committee in revising the code which the present board inherited from the previous administration. The fire limits are the first of the subjects to receive attention.

The boundaries of the zones from which frame construction is barred at the present time are detailed in section 143 of the code now in force, which went into effect December 23, 1899. The limits proposed by the Building Committee of 1913 will be found in section 13 of the amended code, as printed in full in the City Record of January 15, 1914.

While the subject is now up, Mr. Miller is ready to receive new suggestions. The order in which other subjects will be considered was detailed in the Record and Guide of May 2. This paper will regularly report the weekly progress of the work of revision.

Using Charts.

In connection with the subject of fire limits Superintendent Miller is being materially aided by a series of colored charts, which were prepared by the Heights of Buildings Commission and exhibited at the City Planning Exposition held at the Public Library. Of the Borough of the Bronx there are three charts, which show (1) the residence and business sections, (2) the undeveloped sections, (3) the fire limits, to illustrate the amount of frame construction within the present fire limits, and also the amount of brick construction beyond the limits where frame construction is permissible.

In Superintendent Miller's opinion, the only valid reason for extending fire limits is to relieve existing buildings from a further hazard through the erection of additional inflammable structures.

The Commissioner's Recommendations.

Recommendations from the Fire Commissioner as to the extension of the city's fire limits are to the effect that the entire borough of Manhattan be included. At the present time a narrow irregular shaped strip at the north end is left out. The Fire Commissioner would include Inwood Hill and even Marble Hill.

Commissioner Adamson agrees with the Borough President of Richmond that no change need be made in the fire limits so far as the Borough of Richmond is concerned.

The Commissioner and the Superintendent of Buildings in the Bronx both believe that the fire limits in the Bronx should start in the latitude of 184th street. The exact line recommended to Superintendent Miller by the Fire Commissioner for the Borough of the Bronx is as follows:

Proposed Bronx Fire Limits.

"I recommend that that part of the Borough of the Bronx be included in the fire limits commencing at the bulkhead line on the south side of 184th street and Harlem river; 184th street south side to Fordham road, south side of Fordham road to Southern Boulevard, west side of Southern Boulevard to East 182nd street, south side of 182nd street to Bronx Park Square, south side of Bronx Park Square to Boston road, west side of Boston road to 180th street, south side of 180th street to Bronx river, Bronx river west and south sides to Long Island Sound, north side of Long Island Sound to East river, north side of East river to Bronx Kills, north side of Bronx Kills to Harlem river, east side of Harlem river to 184th street."

The limits suggested by the Fire Commissioner for Brooklyn can be briefly described as including Bay Ridge, part of the 29th Ward, and a large part of the 30th Ward, where buildings are already restricted under the present code to the use of but 80 per cent. of the width of the lot. The Commissioner would extend the limits in East New York and Brownsville, in Ridgewood out to the city line, and there is an extension proposed for Greenpoint, but not very much. For Coney Island the Fire Commissioner has suggested that the limits be set at Mermaid avenue on the north, Ocean avenue on the south, 37th street on the east and 9th street on the west.

In Queens, the Fire Commissioner would include all Long Island City south of Washington street and northwest of the Sunnyside Yards, and the main business street of Jamaica.

Presumably the Fire Commissioner's suggestions represent the maximum of the extensions that will be proposed, and the discussion will resolve itself into such questions as whether it is necessary to include such localities as University Heights, Marble Hill, Fort Washington Ridge and Inwood. Much opposition is likely from University Heights and Marble Hill at least.

Dumbwaiter Shafts.

Alderman Hamilton, chairman of the Building Committee, introduced this week an ordinance to amend section 97 of the Building Code relating to dumbwaiter shafts in an important particular. The section now provides that all dumbwaiter shafts except those which do not extend more than three stories above the cellar or basement in dwelling houses, shall be enclosed in suitable walls of brick or burnt-clay blocks set in iron frames of proper strength, or fireproof blocks, strengthened with metal dowels, or such other fireproof material or form of construction as may be approved by the Superintendent of Buildings having jurisdiction. All openings in the enclosing walls must be provided with self-closing fireproof doors.

The Court of Appeals after years of litigation has decided that the ordinance is retroactive. It means existing buildings as well as those to be erected. Superintendent Miller estimates the cost of building the fireproof enclosing walls at one to two thousand dollars in old buildings. The amending ordinance is proposed as a measure of relief to property owners, recommended by the United Real Estate Owners' Associations.

The principal amendment provides that the ordinance shall apply only to buildings "hereafter erected," except that in all existing buildings where the dumbwaiter shaft extends into the cellar or lowest story it shall be enclosed in that story with walls of brick eight inches thick, with openings provided with self-closing fireproof doors.

The Building Committee has under consideration a proposed ordinance, not yet introduced, regulating partition fences and retaining walls. It provides that when an excavation has been made in any lot requiring the construction of a retaining wall between the lands of two owners, such wall shall be made and retained jointly, and in the case of any dispute the Borough President or his representative will decide.

FUEL WASTE IN NEW YORK CITY

Instances Showing How Some Apartments Are Run Cheaper Than Others.

Government analyses of Pennsylvania, Maryland, and West Virginia bituminous coals, which are sold in this market to the volume of 7,000,000 short tons a year at an average price of $3.75 per ton, show that this coal averages about 14,100 British thermal units a pound. The cheapest anthracite coal that can be burned in ordinary boilers and comply with New York City's stringent smoke ordinance, is a pea sized coal costing $4.75 per ton. This grade of hard coal contains only about 12,000 heat units per pound, according to a booklet being issued under the title of "Cutting Coal Costs in New York City," by the Kewanee Boiler Company, of 47 West 42nd street. Some of the information contained in this booklet gives comparative statistics of fuel cost in typical apartment houses that are interesting.

In an apartment building at the corner of West End avenue and 71st street, where smokeless boilers are installed, a daily average of 1½ tons of bituminous coal costing $3.75 a ton is used. This puts the cost of coal at $5.62 a day. In another building of the same size, owned by the same concern, and erected by the same builders, under the supervision of the same engineer, another make of boiler is installed. To heat this building more than three tons of anthracite pea coal costing $4.50 a ton are used daily. This brings the daily coal cost up to $13.50. This makes the annual saving $1,654.80 for a heating season of 210 days, to the overhead charges of the apartment using the smokeless boiler.

Smoke is visible proof of wasted fuel. So any boiler which is capable of burning a highly volatile soft coal without smoke is proving itself to be highly efficient. For instance:

In an apartment house at 3 East 85th street a smokeless boiler equipment carrying 6,100 square feet of radiation and supplying in addition the hot water used, burns an average of 4-10 tons of bituminous coal a day. This coal costs $3.75 per ton which makes the daily coal cost about $1.50. In another apartment house nearby, an ordinary straight draught boiler is used to heat 5,300 square feet of radiation and burns daily an average of one ton of prepared anthracite coal costing $6.50.

Hearing on the Free Port Project.

The Merchants' Association's Committee on Foreign Trade announces that the date of the hearing on the "Free Port" project in the assembly room at the headquarters of The Merchants' Association has been changed to May 14 2 p. m.

In order to test the sentiment of the members of The Merchants' Association upon the project, an expression was invited by the committee. Of 250 answers received, 167 were in favor of the project, twenty-seven opposed it, and fifty-six declined to express any opinion.

STANDARDS OF BUILDING CONSTRUCTION

National Fire Protection Association Hears Recommendations of Special Committee of Which Ira H. Woolson Is Chairman

CONFERENCES held this week at Chicago by the National Fire Protection Association, in annual convention, undoubtedly will be the beginning of a number of radical changes in future construction. In the first place, the term "fireproof" will be tabooed hereafter whenever reference to type of construction is made. "Fire resistive" will be the term substituted. In the next place, it was the purpose of the committee, of which Ira H. Woolson, consulting engineer of the National Board of Fire Underwriters, is chairman, to rationalize and popularize the principles of fire-resistive construction, embracing all standards which have thus far been adopted by the association. The special committee's recommendations were drafted merely as a framework for future action by the national body, but so thoroughly has the work been done by the experts comprising the committee that it was the general belief that the recommendations eventually will find themselves in a formal standardization code covering the entire country.

The committee comprised the chairman, Ira H. Woolson; W. F. Ballinger, Phillip H. Bevier, E. T. Cairns, J. E. Curtis, Julius Francke, Richard L. Humphrey, Robert Palm, A. G. Patton, W. G. Sanderson, Walter Smedley, Mason R. Strong, Henry V. Thayer and J. Foster Warner. In their recommendations they urge the discontinuance of the term "fireproof," on the ground that it has in the past been erroneously applied to buildings and materials of a more or less fire-resistive or incombustible nature, and in its indiscriminate use has produced much misunderstanding, and has often engendered a feeling of security entirely unwarranted. Instead, the term "fire resistive" is suggested, which, however, is to be applied to all structures or materials which will satisfactorily resist the effects of a serious fire in accordance with the classification given below.

New Terms.

"Incombustible," if the committee's suggestion is followed, will be a term applied to structures or materials that will not readily ignite and burn when subjected to fire, while "non-inflammable" will refer to material which may burn when subjected to fire, but will not support flame.

The question naturally arises as to how the basis of these standards will be determined, and in answer the committee offers a standard test which discriminates between fire-resistive materials and systems of construction affording the full, partial and temporary protection against fire which may be properly summarized, with a few exceptions, as follows: (a) Full protection, implying a resistance to a severe fire for four hours, (b) implying a resistance to a severe fire for two hours, and (c) temporary protection, indicating a resistance to a severe fire for at least one hour.

STANDARD TEST REQUIREMENTS FOR FIRE-RESISTING CONSTRUCTION.

Floors, Roofs, Columns and Other Structural Supports.

Class.	Duration of test in minutes.	Average temperature, degrees F.	Minimum superficial area under test. sq. ft.	Minimum time for application of water under pressure. minutes.
(a)	240	1,700	100	10
(b)	120	1,700	100	5
(c)	60	1,500	100	2

In all cases the load applied after the fire shall be four times that during fire. The committee was not prepared to make any recommendation for loads, except for floor slabs, under full protection which shall be 150 pounds per square foot during fire. Columns will eventually be included in this table.

PARTITIONS.

Class.	Duration of test in minutes.	Average temperature, degrees F.	Thickness of material.	Minimum time for application of water under pressure. minutes.
(a)	180	1,700	6-in.	5
(b)	120	1,700	Optional	2
(c)	60	1,500	Optional	

The minimum superficial area under test in class (c) sball be 137¾ sq. ft. 9'6"x14'6".

PROTECTION OF WALL AND PARTITION OPENINGS.

Class.	Duration of test in minutes.	Average temperature degrees F.
(a)	240	1,700
(b)	120	1,700
(c)	60	1,500

The committee is not at present prepared to make any recommendations as to thickness of material, area tested, or time of application of water. The above tables are only tentative drafts of requirements thus far considered by the committee. The test for wired glass windows shall be a temperature gradually rising to 1,500 degrees F. at the end of one hour.

Classification.

The classification of buildings is made according to occupancy, as follows:

Public buildings — Railroad stations, markets, armories, etc.

Federal, state, county and municipal buildings—Custom houses, post offices, state houses, court houses, city halls, police stations, fire houses, bath houses, etc.

Places of worship — Churches, synagogues, temples, etc.

Educational institutions — Colleges, schools, seminaries, etc.

Institutions for culture—Art galleries, libraries, museums, etc.

Places of amusement—Theaters, assembly halls, amusement pavilions, exposition and fair buildings, motion picture halls, skating rinks, etc.

Places for social intercourse—Lodges, dancing academies, etc.

Institutions for sick and infirm—Asylums, hospitals, sanatoriums, etc.

Penal and reformatory institutions—Prisons, houses of correction, etc.

Benevolent institutions—Orphanages, homes for incurables, etc.

Resident buildings—Including all buildings in which people are voluntarily housed or lodged.

The latter class includes all buildings subdivided, as follows:

Places for transient lodging—Hotels, apartment hotels, club houses, etc.

Places for permanent lodging—Tenement, apartment, lodging and rooming houses, nurseries, etc.

Private residences.

The final classification deals with business buildings, a term which embodies places where actual business is conducted and which are used for executive administration and for the manufacture, sale and storage of merchandise. These are to be listed as follows:

Places for executive administration—Office buildings, etc.

Places for manufacturing purposes—Factories, workshops, printing houses, powder mills, grain elevators, breweries, distilleries, slaughter and packing houses, canneries, gas producers, blasting furnaces, foundries, etc.

Places for sale of merchandise—Mercantile establishments of all kinds, stores, restaurants, etc.

Places for receiving, handling and storing merchandise—Freight stations, docks and wharves, car barns, stables, cold storage and warehouses, etc.

Fire-Resistive Furnishings.

The committee recommends fire-resistive furnishings for fire-resistive buildings, and adds:

All solid partitions to be of metal lath and cement plaster, terra cotta, brick, magnesia or other incombustible material, and all doors with trim shall be of metal or metal-covered or other non-inflammable material, and no wood shall be used, except metal cover.

All glazing of sash partitions, including doors, shall be of ¼-inch wired glass in metal frames, with the remainder of the construction of metal, or metal and plaster, or other incombustible material, and no wood, unless covered with metal, shall be used.

Wooden slat partitions or slat guards back of fire doors or elsewhere shall not be used; wire screens set in metal frames or other metal guards are suggested.

All shelving shall be of metal or other suitable incombustible material. Where the contents of the shelving is of an inflammable nature, the fronts of all shelving are to be provided with doors of same material as shelves, and, if required to be glazed, the same must be done with wired glass fastened with metal, independent of putty.

All clothes lockers or closets shall be of metal and not more than ten in one space or area, unless kept in a separate room, enclosed with fire-resistive partitions and doors.

Table Tops Only Exceptions.

All furniture, such as tables, benches and chairs, shall be of metal or other fire-resistive material. No wood shall be allowed, except in tops, where the under side must be protected with metal.

All stock rooms or storage rooms containing inflammable goods must be enclosed to the ceiling with fire-resistive material; no wooden slat partitions shall be used.

In order to reduce the fire hazard due to inflammable goods, it is recommended, where large quantities are stored, to have more than one room, and that the area of no such room exceed 500 square feet, unless the goods are packed or stored in separate enclosed fire-resistive shelving or closets, in which case the area of stock or storage room is not to exceed 5,000 square feet, unless equipped with automatic sprinklers, in which case it is not to exceed 10,000 square feet.

No inflammable material, unless in actual process of manufacture, is to remain exposed, but shall be kept in fire-resistive stock or storage rooms or fire-resistive enclosed shelving or closets.

Fire-resistive solid boxes or receptacles, with covers of metal or wood, metal-covered, are to be used for all waste rubbage or refuse, which must be collected and placed therein twice a day, and removed or destroyed once every day. Oily waste or rubbish should have the receptacles set above the floor on legs twelve inches high. Small quantities of excelsior or other inflammable material used for packing shall be kept in fire-resistive receptacles, and large quantities should be stored in separate fire-resistive rooms or vaults.

The use of electricity is recommended in preference to gas for illuminating.

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Is not the Broadway Association arguing after judgment has been entered in its propaganda against limiting the height of buildings? What has inspired its belated appeal?

A general revolt against over-regulation and unnecessary inspections of buildings is imminent. The Brooklyn architects, the Real Estate Board and Miss Anne Morgan, with other ladies, have recently joined with property owners' associations in protesting against further imposition.

A special investigation as to what happened to the bill introduced by Senator Herrick to require the equipment of all passenger elevators (except those in private residences) with automatic devices to regulate starting, disclosed the fact that the bill was left in the Senate Judiciary Committee when the Legislature adjourned. This measure has been introduced in various forms in the last four or five years, but never did it come back from the committee to which it was referred, in this respect being like a number of other bills annually introduced at Albany by statesmen who do not seem to care how much trouble and expense drastic legislation may bring upon the real estate owners.

The first step to be taken by the Board of Estimate in putting into operation the new law for the limitation of the heights of buildings will be the appointment of the members of a commission to make rules and regulations. No resolution on the subject has yet been introduced. In the interim a small agitation has been started by certain downtown opponents of the principle of limiting building heights. They assert that the first attempt to restrict will be made the subject of a case in the courts to test the constitutionality of the law, and especially the districting feature. No doubt there are some who believe in free-for-all neighborhoods, but most of us don't.

The Passing of Old Hotels.

The new subway will be responsible for the destruction of two of the oldest hotels in New York. The Astor House was obliged to yield to condemnation a year ago, and every New Yorker who took any pleasure in the antiquities of the city, must have regretted its fate. It was not an attractive building, but it was dignified and substantial looking; it was associated with some interesting incidents in the history of New York, and was worthy of the pride with which it had early been regarded by the citizens. It was the first big building which prophesied the future metropolitan eminence of the city. It has had many successors, but none which aroused any high enthusiasm among the people in the midst of whom such buildings were constructed. Structures like the Woolworth or the new Equitable Building attract far less popular attention than did the Astor House when it was first constructed.

The Grand Union Hotel has gathered about it no corresponding associations. It was built at a later period and it was flimsier in construction and entirely lacking in architectural substance and dignity. But it was the first hotel erected near the Grand Central Station and it was long a favorite place for commercial travelers. Its destruction is not to be regretted, for it will be replaced by a much better looking and more useful building. Indeed, the interest which its tearing down arouses is more a matter of the future than of the past. What kind of a building will be substituted for it? Apparently, the neighborhood already contains as many hotels as the traffic will bear. The whole city is, for the time being, over-stocked with this particular class of housing accommodations. The New York Central Railroad Company has abandoned or indefinitely postponed its project of building a hotel chiefly for commercial travelers at Lexington avenue and 42d street, and if any such hotel is constructed the better site would be the cheaper property on Lexington avenue than the dearer property on Park avenue.

It is impossible also that the erection of an office or a loft building on the site would be a profitable investment in the near future. It is true that the 42d street building is fairly well rented and that the owner of the Rapid Transit Building has bought property in the rear on 43d street, for the purpose of extending the existing structure. Nevertheless, a skyscraper covering the site of the Grand Union Hotel would almost double the available office accommodation for rent in the neighborhood and in all probability it would not be fully occupied until several years after it was constructed. It must be admitted that the business development of this region tributary to the Grand Central Station has been, up to date, distinctly disappointing. The railroad company has been unsuccessful in securing tenants for its property and the whole neighborhood is for the time being standing still. Of course, this check is only temporary, but it remains to be seen how temporary it will be.

The Municipal Civil Service.

Of all the tasks which the existing administration of the city is pledged to undertake, probably the most important is the improvement of the municipal civil service. Any real efficiency and economy in the transaction of the city's business is practically impossible as long as the departmental offices are filled with clerks who take only an occasional and languid interest in their work, who have no ambition to gratify, and whose object is to get through their day's job with the least possible waste of personal energy. Practically everybody who has studied the question of municipal administration efficiency is agreed that the greatest leakage of all occurs in the city's payroll. If there was any way of measuring the labor cost of transacting the city's business, it would certainly be found very largely to exceed the corresponding labor cost of transacting the business of any ordinarily efficient private company.

The civil service rules and system do nothing to promote efficiency. Their whole effect is rather to encourage inefficiency and to prevent the subordinate official from acquiring any real interest in his work. The very protection which these rules afford against dismissal makes the departmental employee comparatively independent of his superiors and encourages him to prefer safe and slow routine methods to this expenditure of initiative and energy which would not be appreciated and rewarded. The whole service is lacking in esprit de corps, in wholesome official standards and public opinion and in any genuine interest in its work. The measures which are needed to remedy this condition must run very deep and be very comprehensive. They must include a better classification and grading of the whole civil service. A method of promotion which will encourage merit and a method of assigning work which will develop both special efficiency and a certain amount of versatility. A competent commission has, we understand, been at work for sometime on a plan of reorganization, which will doubtless be given to the public sometime during the current year.

The administration proposes, however, to go still further in its effort to convert the city into a good employer and its officials into loyal and efficient public servants. The Chamberlain, Mr. Henry Bruere, has submitted to the Mayor a plan for introducing a certain amount of democracy and self-government into the municipal departments. He wants to encourage staff patriotism by giving to the employees a real control over their own conditions of employment. The idea is to begin with the formation of an employees' conference committee who will be consulted from the start about the details and the purposes of any plan of reorganization. This committee will help to devise the details of a practicable system of departmental discipline and promotion. It will have in part to decide upon the basis of permanent representations, upon the classes into which the employees of any department will have to be divided, upon the kind of questions which will be submitted to representative committees and the kind which should be referred back to the whole body of the employees.

The conference committee will also be asked to consider a proper pension and retirement system, some method of training employees for more difficult work, and consequently for promotion, and a better plan of dealing with the grievances of the employees and of promoting their social welfare. Some method of giving pensions exist in many departments at present, but they have been so badly devised that they are certain to break down. A pension committee is now at work on the matter, but it could be enormously assisted by real co-operation from a committee of employees. The advantages of training schools are obvious and so far they have been introduced only into the Fire and Police Departments. But perhaps the most important matter of all is the provision of some regular method of investigating and adjusting grievances. Grievances, which spread from one person to another, or which affect whole classes of employees, provoke a kind of discontent which is fatal to efficiency. At present their proper adjustment is left to chance or to the caprice of the immediate superiors of the aggrieved individuals. Such employees should certainly have an arbitration board, before whom they could appear, and which would have full authority to investigate and to return a verdict for or against the complainant. The prosecutors of this wise and liberal idea should be watched with the keenest interest by the real estate interests of New York. If they want to encourage effective economy and efficiency in the municipal administration, they cannot do better than to give the city government their assistance in its present project.

New Regime for Snug Harbor Estate.

Considerable as are the income resources of Sailors' Snug Harbor, they have not sufficed to meet the expenses of extinguishing the outstanding ground leases and the improvement of any considerable portion of this large Manhattan estate. The capital resources of the Harbor not being available for that purpose without a sale of some of the land, the trustees have therefore been seeking authority to dispose of some. For various reasons they were reluctant to act on the permission obtained from the Legislature in 1901, and in the summer of 1911 a suit was instituted with a view to obtaining a decision from the courts that the Legislature had the power to authorize the trustees to make the change.

New York State has ever been more rigid than other States in its limitations upon perpetuities, and here is one which in effect has been a conspicuous instance of perpetual restriction upon the alienation of lands situated in an active business center. Knowing the State traditions on the subject, the trustees wished to fortify their position against successful attack for all time by obtaining the judgment of the court, as well as the consent of the Legislature. Decisions have been obtained, favorable to the change, from the Supreme Court, the Appellate Division, and now finally from the Court of Appeals, which this week handed down an opinion to the effect that the trustees are authorized to administer the trust in such manner as will more effectively accomplish the intention of the testator.

This will be welcome news to the owners of property in mid-Broadway and thereabouts where the inability or unwillingness of the trustees has long been regarded as a great hindrance to the progress of the community. And manifestly it will be for the benefit of the Sailors' Sung Harbor trust if it can now so use the estate as to derive a greater income from it, and at the same time be relieved of the criticism of being in part responsible for a deadening influence in the neighborhood. Of late years the character of the section in which most of the investment property is situated has been changed in the natural order of things from residential to busIness uses, and a majority of the buildings, which once were dwellings, were long ago altered into stores and lofts of an inferior type. The altered buildings served for a time but are now physically inadequate as a class to the normal present-day demands of the kind of business which desires to continue in that vicinity. Another handicap to the property has been the higher insurance rate which lessees have had to pay, in comparison with lower rates accorded to the owners and occupants of the new fireproof buildings uptown.

Under the new policy now fully authorized the estate will dispose of some of its holdings and with the funds so obtained will erect from time to time a new building on an old site. This will eventuate in a double improvement and perhaps in time lead to a reversal of the migration which has for some years militated against real estate in that zone. In spite of all the untoward circumstances which the trustees have had to contend with, the estate presents an example to investors of the intrinsic merit of real property as an income paying investment for what Wall street terms a long pull. The real and personal property which Captain Randall left in 1801 has grown in value from $45,000 to more than $20,000,000, producing a gross income in 1911 of $560,000, notwithstanding that out of the annual income the trustees have maintained meanwhile the splendid institution on Staten Island known as Sailors' Snug Harbor. There have been years of plenty and years of scarcity for this estate as well as for others, but it is plain that, taking the poor years with the good, real estate continues to offer as ever the best as well as the safest way of investing money both for the present and the future.

—The proportion of women to men in downtown business pursuits is now about 20 per cent., an increase of 5 per cent. in a decade.

Better Times Ahead.

Editor of the RECORD AND GUIDE:

Having had a long and varied experience as a real estate lawyer and as a Tax Commissioner who devoted a great deal of time to hearing appeals from assessed valuations on real estate, a word at this juncture or state of affairs in the realty world may not be out of place. While I do not take a pessimistic view, by any means, it is meet and proper to see things at every angle and just as they are at present.

Values based on actual sales are difficult to arrive at, as the prevailing prices have been low. Values determined by returns, results or rents are to be differentiated, as one is indeed fortunate who has rented for a long term of years at a good rental from an owner who is competing against new structures, whether for business or residential purposes. Values have fallen and so have rents, from 34th street south to Chambers street, and from Fifth avenue and Broadway to the North River. Tenants have left the old drygoods and manufacturing district, to stay away "forever and a day," as the old buildings became obsolete, and the new ones are attractive, and fire-insurance rates are very materially less.

Would that I could foretell who is to fill the vacancies in deserted blocks. Mr. Editor, can you, with all your optimism, predict? If there could be united action on the part of property owners generally in a down-going district, and if improvements of a substantial and telling character would be made to meet the demands of tenants,—then and then only could tenants be obtained and held. Is it not the rule that estates have been unable to sell many of their holdings, and so had to be contented, though unsatisfied, with an income of about three per centum? I can point out many instances in Manhattan where no income is obtained. Broadway on both sides from 32nd street way down to Chambers street has been badly hit and hurt for some years past, and further reductions are imminent.

Lenders are timid, as foreclosures are so numerous and common. Owners are obliged to extend the payment of their mortgages on the best terms obtainable. No one save the plaintiff appears in the auction room. Deeds are very frequently given by mortgagors to avoid foreclosures, and more particularly where they are on the board. Mortgagees are watching and waiting, and nursing along the owners in many instances, rather than take the property and see the owner move out and have to look for new tenants. These are the conditions confronting the greatest number today. Why befog the issue? Why not seek remedies to correct this state of things? Capital must be attracted to real estate, and it cannot be unless it is rendered safe and sound in the investments offered. It cannot be questioned that one-half of one per centum has been added to the interest rate for some time past. Money has been diverted from real estate mortgages to corporation bonds of all kinds.

Your publication can aid much by discussion and agitation. Like Moses, lead the realty people out of the wilderness.

CHARLES PUTZEL,
Woolworth Building, May 5.

Where our correspondent stands he can see only the shadows of the real estate situation. Fewer applications for reduction of assessments were made to the Tax Board last year than during the year before, and only about one-half as many in 1913 as in 1911. In every line of business there has been a declension for well known causes, and the real estate market has been no exception. What the market is waiting for now is a stimulus, and that will come soon from several sources, notably from anticipation of the developing power of the new rapid transit system now under construction, in a large measure also from the new oversea commerce via the Panama Canal, and in some degree, later on, from the new inland trade which will come to us from the New York State Barge Canal.

Through all the years of receding activity no one has doubted the inherent soundness of real estate values. Every day financiers of large means are changing their investments from rails and industrials to real estate. No one ever questions the safety of well buttressed real estate bonds and mortgages, or the safety of reasonably fortified real estate equities. It is only the slenderly margined holder in ill-advised locations who is worried in such times as these—when the course is nearly run, when the unfavorable conditions are nearly all discounted and when values have reached their lowest ebb.—Editor.

Condemnation Procedure.

Editor of the RECORD AND GUIDE:

I have read the very interesting article in your issue of May 2 by Benno Lewinson concerning improvements in condemnation procedure. The spirit of the article is to be admired, but I cannot see any good reason for burdening the Justices of the Supreme Court with the selection of real estate experts.

Following this suggestion, it would be necessary for the justices to personally examine all real estate experts before designating them to appraise, and inasmuch as there is no abuse by the present method of having the Corporation Counsel make these selections and compel the witness to prove his qualifications as an expert before the commission, there is nothing to be gained by any change in the present method.

Mr. Lewinson also suggests that these experts to be selected by the court should be recommended by the Real Estate Board. It is not necessary for a real estate man to prove his qualifications as an expert to become a member of this board. He merely has to pay his dues and be of a character satisfactory to them.

The members of the Real Estate Board of New York are doing very good work in behalf of the taxpayers of this city, but before leaving this selection of expert witnesses in condemnation to them, they could be of a great deal of assistance in helping the court select experts if they would make strict rules concerning members of their board who go into court in these proceedings and appraise the properties to be condemned at unreasonable, excessive values.

If the real estate experts called on in behalf of property owners would appraise the property at a fair market value, it would save a great deal of time consumed by the Corporation Counsel in cross-examining these witnesses to prove that the values are excessive. If the values placed upon the property to be condemned by the city's experts and the property owners' experts were close together, a great deal of time would be saved on cross-examination and thereby decrease the expense of the commissioners' fees.

In the Court House condemnation proceedings held last year, some members of the Real Estate Board appeared as expert witnesses and appraised as follows:

	Property owners' witness.	City witnesses.	Final award.
43 Centre street....	$319,000	$100,000	$135,000
142-52 Worth street.	536,000	241,000	279,000
121 Worth street....	114,370	60,000	68,500
27-5 Lafayette street	669,500	247,000	260,500

These are only a few instances out of the sixty-five parcels, but are enough to illustrate what I have mentioned.

You can imagine the great amount of time spent by the attorneys for the city and property owners in trying to reconcile by cross-examination the difference in these values.

There is, therefore, good work in store for the Real Estate Board to censure such of their members who knowingly swear to excessive values of property about to be acquired by the City of New York.

HENRY BRADY.
262 West 23d Street, May 7.

—Governor Fielder, of New Jersey, has signed the bill creating a New Jersey Harbor Commisssion which is to have general jurisdiction over port improvements in the State.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Conditions Remain Unchanged.

Clearing House for Suburban Homes.

The New York Suburban Land Company, 30-34 West 33rd street, has instituted a listing system of real estate which embraces all the communities within the suburban zone. After an extended period of preparation an organization has been formed, with central offices at their headquarters and branch offices in many of the nearby towns and villages. Information, floor plans and photographs have been obtained about hundreds of properties which are offered for sale, and the plan is to create a sort of clearing house where a prospective purchaser may obtain information about property in any given section, with a minimum amount of trouble and expense. The New York City office will be open daily from 9 a. m. to 9 p. m., except Sundays when the hours will be 9.30 a. m. to 3 p. m. The suburban realty enterprise differs materially from other plans inasmuch as the originators act solely as brokers and are not interested personally in any particular location. Local brokers, who do not handle suburban realty are privileged to avail themselves of the facilities offered by the new enterprise.

Billboards Can Be Regulated, But Not Prohibited.

The provision of the Building Code of the City of New York restricting the heights of signboards erected within the fire limits when constructed entirely of metal, or of wood covered with metal, is held by the Appellate Division of the First Department to be a valid exercise of the police power of the municipality. This decision was rendered in the case of the Peopel ex rel Van Buren and New York B. P. Co. vs. Miller, 161 App. Div., March 6, 1914.

On the other hand, the Court of Appeals, the highest court in the State, has rendered a later decision in the case of the City of Newburgh vs. a local bill-posting company, that an ordinance prohibiting altogether the erection and maintenance of billboards, was invalid, in that it contravened the Fourteenth Amendment of the Constitution of the United States, which forbids any State "to make or enforce any law which will deprive any person of life, liberty or property without due process of law."

In other words, billboards may be regulated by having their dimensions and method of construction defined by the municipality, but they may not be absolutely prohibited by ordinance.

Court House Site Uncertainties.

The Real Estate Board believes that the general layout of the new court house site and the streets and blocks around it can be decidedly improved upon, but that the first thing to do before considering any present plans of modification is definitely to determine the precise nature of the subsurface of the site. In a communication prepared by a committee of the board and addressed to the Court House Board and the Borough President it is said:

"Any proposition which contemplates a building such as the proposed new Court House, without knowing the character of the material in which the foundation is to be laid, is obviously a mistake and the cost of making borings is a small item compared with the proposed cost of the improvements; and we cannot understand why these borings were not made before the land was acquired.

"The commission estimates the building will cost $10,000,000, or rather it was stated the cost would be kept within $10,000,000,. This was divided as follows: $7,000,000 for the building; $2,000,000 for foundations and $1,000,000 for contingencies.

"In discussing the matter with an authority, a member of your committee understood this estimate, $10,000,000, covered only the bare building—without any ornamentation, no statuary, no frescoed ceilings, no interior decorations, no furniture or court equipment. What this may add to the cost is most difficult to say. Door hardware for single pairs of doors in the interior of the Hall of Records cost $350 a set—the same price that single mahogany desks cost in the same place."

The Northwest Corner of the City.

The northwest corner of the Bronx was the old Manor of Philipseburgh, and when the Commissioners of Forfeiture sold the sequestered estates of Colonel Frederick Philipse in 1785, Capt. John Warner of the Revolutionary army became the purchaser of a large farm extending half a mile along the river. A part of the farm came into the possession of Edwin Forrest, the play actor. He called his place "Font Hill," and erected upon it a handsome castellated stone residence, intending that after his death it should become the home of aged actors. The Forrest mansion is now one of the buildings of Mount St. Vincent de Paul.

Immediately south of Mount St. Vincent is Riverdale, which is partially located on the old farm of George Hadley, bought from the Commissioners of Forfeiture in 1785. In 1843 about one hundred acres were acquired by William G. Ackerman, and ten years later a syndicate bought a large part of the Ackerman purchase and laid it out as a village. The construction of the New York Central Railroad first made the property accessible from the city for daily commuters. The highest point of land in the Borough of the Bronx is in Riverdale. There is no store in Riverdale and no village in the ordinary sense of the word.

South of Riverdale was the farm of William Hadley, extending from the river to the Albany post road. Hadley acquired it in two parcels; one from Colonel James Van Cortlandt, grandson of the first of the name, in 1761, and the other from the Commissioners of Forfeiture in 1786. The two parcels, comprising 237 acres, were bought from Hadley's executors in 1829 by Joseph Delafield, and the property remains with his descendants to this day. South of the Delafield property lies Hudson Park, which was laid out by a land company in 1853, on a farm formerly belonging to Samuel Thomson, and south of Hudson Park is the bold promontory now known as Spuyten Duyvil Neck.

PRIVATE REALTY SALES.

A $1,300,000, 12-story apartment house at the corner of Seventh avenue and 58th street, bought by a large investor in Manhattan real estate, and a 12-story apartment house on Park avenue, just north of 53d street, purchased by a Californian, figured as the most important transactions of one of the dullest weeks of the current year. Most of the business involved unimportant and commonplace holdings, and nearly all of the larger deals involved an element of trade. The seeming lack of ready cash

and the apparent unwillingness of buyers to expend any large outlay has been the most conspicuous feature of the trading for many weeks, buyers appearing to prefer an exchange of equities. The more interesting sales of the week concerned a plot in East 43d street, purchased by the owner of abutting property; a Fifth avenue and 42d street corner, and Washington Heights apartment houses.

The total number of sales reported and not recorded in Manhattan this week was 29, as against 30 last week and 25 a year ago.

The number of sales south of 59th street was 14, compared with 8 last week and 10 a year ago.

The sales north of 59th street aggregated 15, as compared with 22 last week and 15 a year ago.

The total number of conveyances in Manhattan was 184, as against 143 last week, 19 having stated considerations totaling $795,867. Mortgages recorded this week number 107, involving $2,651,983, as against 87 last week, aggregating $2,832,037.

From the Bronx 14 sales at private contract were recorded, as against 24 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $960,285, compared with $1,103,393 last week, making a total since January 1 of $15,699,772. The figures for the corresponding week last year were $968,690, and the total from January 1, 1913, to May 10, 1913, was $21,534,433.

B. N. Duke in $1,300,000 Deal.

Benjamin N. Duke, the tobacco manufacturer, added to his extensive New York City real estate holdings by purchasing this week from the Paterno Construction Co., Dr. Charles V. Paterno, president, the 12-story apartment house at the southwest corner of Seventh avenue and 58th street, on plot 100x100. The deal was negotiated by A. C. & L. A. Marks, the sellers being represented by Stoddard & Mark. The structure, which was held at $1,300,000, was completed last autumn, from plans by Gaetan Ajello, and has a total rent roll of about $125,000 a year. Dr. Paterno bought the site of the building in June, 1912, from Franklin Pettit, who previously acquired the land from the estate of Rolph Marsh, by whom it had been held nearly half a century.

Out-of-Town Investor in Deal.

Clarence Payne, of California, has purchased for investment from the Montana Realty Co., E. Clifford Potter, William H. Chesebrough and Benjamin Mordecai, the 12-story apartment house at 383 to 387 Park avenue, located 25 feet north of 53d street. The building, which was erected by the sellers in 1912, from plans by Albert J. Bodker, is fully tenanted, with a rent roll of about $70,000, and has been held at $650,000. In part payment Mr. Payne gave 63 and 65 West 36th street, four and five-story buildings on plot 50x98.9. The brokers were R. E. L. Mordecai and Robert C. Knapp. Messrs. Potter and Chesebrough were among the pioneers in restoring Park avenue south of 59th street, and have done much to make it a choice residential section.

Joseph Milbank Enlarges Holdings.

Thomas Kelly, represented by George J. Gillespie, sold to Joseph Milbank, owner of the Transit Building, the two old 4-story dwellings at 6 and 8 East 43d street, on plot 41x100, adjoining the 17-foot dwelling at 10 East 43d street, also owned by Mr. Milbank. On this 58-foot frontage a 10-story building will be erected, to be connected with the Transit Building by an arcade in the street level floor. Special attention will be given also to a large interior court between the two buildings, protecting the light in the fullest measure to both. The building will be ready for tenants early in 1915. The Transit Building was the pioneer office building in 42d street, has always been well tenanted, and is now fully rented. The 43d street plottage was held at $300,000. The brokers in the deal were Homer Foot, Jr., and Douglas L. Elliman & Co. Title passed last Monday.

Oceanic Co. Sells a Corner.

The Investors' Estates Corporation, controlled by Nathaniel McCready, which holds an 84-year lease on the land occupied by an 8-story building at the northeast corner of Fifth avenue and 42d street, plot 50x115, has acquired title to the site from the Oceanic Investing Co., a syndicate of English capitalists. The sellers acquired the corner from Robert E. Dowling three years ago, at a reported price of $1,100,000. It was for many years the site of the old Langham Hotel.

Heights-Jersey Exchange.

W. J. Rich Development Co. has bought from the Picken Building Co., William H. Picken, president, the two 6-story apartment houses "Cliffwood" and "Westwood," occupying the block front on the west side of Fort Washington avenue, between 179th and 180th streets, each on plot 100x115. The properties have been held at $550,000. In part payment the buyer gave six private dwellings and several lots at Hillsdale, Bergen county, N. J. Several weeks ago the Rich Development Co. bought a block front of apartment houses on Audubon avenue from Brown Bros., also giving in part payment property at Hillsdale.

Big Brooklyn Transaction.

J. S. Bailey & Co., of Boston, operators of a chain of five and ten cent stores, have purchased through Joseph P. Day, for about $750,000, the property of the Central Branch of the Brooklyn Young Men's Christian Association, with a frontage of 20 ft. in Fulton street, 125 ft. in Bond street and an additional frontage in Hanover place, containing in all a total of 19,840 sq. ft. The new owners will improvve with a business structure from designs by Parfitt Bros., for occupancy. The deal was negotiated by D. V. Eskell of Mr. Day's office.

Manhattan—South of 59th Street.

BAYARD ST.—The estate of Charles H. Rugen sold the 5-sty tenement on lot 25x85, at 51 Bayard st, which was scheduled for public sale by Joseph P. Day on Thursday.

DOWNING ST.—John J. Tully purchased through Kurz & Uren from Hubener & Escher 24, 26 and 28 Downing st. a 7-sty loft building, on plot 60x75, between Bleecker and Bedford sts.

3D ST.—Airmor Co. has bought from Mary L. Richards the 7-sty loft building at 35 West 3d st, on plot 45x102.8. The property is subject to a mortgage of $110,000.

15TH ST.—Adolph Jacoby is reported to have sold 161 West 15th st, a 5-sty building, on lot 25x103.3, just east of 7th av.

17TH ST.—Morris W. Levine sold through Arnold, Byrne & Baumann the 12-sty loft building on plot 50x100 at 40-42 West 17th st. The building was completed five years ago. The buyer gave in part payment lots at Babylon, L. I.

24TH ST.—Van Norden & Wilson have sold for Mrs. L. & C. F. Behrens the 5-sty tenement at 431 West 24th st to Arthur Bisland, who is the owner of the property adjoining. He now has a plot 50x98.9 ft.

25TH ST.—The Gray Realty & Construction is reported to have obtained, through Goodale, Perry & Dwight, an option to buy 41-43 West 25th st, an 11-sty loft building, on plot 50x98.9, held under a long lease by the John J. Mitchell Publishing Co.

36TH ST.—Goodale, Perry & Dwight sold for the Daniel H. Jackson Co. 239 West 36th st, a dwelling 18.6x98.9, to Holland Holding Co., Judson S. Todd, president, which owns 233 to 237. Last month plans were filed by Frederick C. Zobel for a 12-sty factory for the Holland Co., which will be carried over the newly acquired lot.

39TH ST.—M. & L. Hess (Inc.) sold for Amy U. Boardman, to the Realty Holding Co., 212 West 39th st, 20.6x98.9. This purchase gives the new owners control of a plot 61.6x hal fthe block, 84.6 west of the south west corner of 7th av. The Realty Holding Co. contemplates the erection of a modern, mercantile building upon this plot, and negotiations are now pending for the leasing of the same.

AV A.—The Allwin Realty Co., Inc., and Mr. Haslinger, of Woodhaven, L. I., have sold the 4-sty store and tenement 20 years lease-hold properties of the Charles Astor Bristed Estate, of Stockbridge, Mass., at 97 and 99 Av A, to Franz Ganz. Adolf Humpfner was the broker.

3D AV.—The Kennedy estate sold through Pease & Elliman to the Kenton Realty Co., Fisher Lewine and I. H. Kempner, the 4-sty tenement at 777 3d av, on lot 25x95.5, at the northeast corner of 48th st. Later, the property was resold through Victor Freund & Sons to Frank Mosher, a baker, for investment.

6TH AV.—Robert R. Rainey and Pepe & Bro. sold for the Merit Realty Co., Marcus L. Osk, president, the two 4-sty tenements at 15-17 6th av, on plot 35.8x102x irreg., diagonally opposite West 3d st to H. Savignone.

11TH AV.—Chris. Schierloh sold for Mrs. Catherine Sauri, of Ponce, Porto Rico, 837 11th

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Wants and Offers
The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

BOOKS ABOUT ELEVATORS.—Bolton's Elevator Service, $5.00; Baxter's Hydraulic Elevators, $2.50, and others. WM. A. MORSE, 21 Union Place, Yonkers, N. Y.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on May 12, 1914. Record and Guide Company, 119

av, a 3-sty building on plot 25.5x100, to Mullen Bros., who will build a fireproof storage building. The property has not changed hands in 38 years.

Manhattan—North of 59th Street.

70TH ST.—The Mutual Life Insurance Co. sold to Sadowit & Shapiro 234 East 70th st, a 4-sty tenement, 25x100.

78TH ST.—Pease & Elliman sold for Henry A. L. Houguet, 310 West 78th st, 4½-sty dwelling, 16x102.2, between West End av and Riverside Drive.

79TH ST.—Bert G. Faulhaber & Co. have sold for Henry M. Michaelis and Elizabeth Burggraf 167 and 169 East 79th st, old dwellings, on plot 31x102.2. The buyer is a department store, which plans to build a garage.

84TH ST.—Samuel A. Herzog bought through Douglas L. Elliman, from Edward M. James, the stable at 120 East 84th st, adjoining the site of his contemplated 9-sty apartment house.

90TH ST.—Froman & Taubert sold for William C. F. Paul 108 East 90th st, a 4-sty flat, on plot 29.2x102, to Manert Realty Co.

99TH ST.—Brown-Weiss Realties sold to L. Guihany the 5-sty apartment house at 114-116 West 99th st, on plot 42x100.

101ST ST.—Brown-Weiss Realties sold the 6-sty flat on plot 27.6x100, at 327 East 101st st, to a buyer who gave in part payment 2261-69 Creston av, five 3-sty dwellings, each 20x123.

124TH ST.—Theodore Ottman has sold for Francis Zombo 523 West 124th st, a 5-sty flat on plot 27x100.

125TH ST.—John J. Clancy & Co. sold for S. H. Hunter 551 West 125th st, a 5-sty apartment house, 25x100.

125TH ST.—Samuel Hunter has sold through P. A. McGolrick to A. Carrabrant 551 West 125th st, a 5-sty apartment with stores, on plot 25x99.11.

128TH ST.—Charles W. Smith resold for the Charles Hensle Realty Co. to Frank G. Banister 12 West 128th st, a 3-sty dwelling, on lot 15x100, between 5th and Lenox avs.

162D ST.—Daniel Birdsall & Co. sold for Jackson & Stern the vacant plot, 100x99.11, at 528 to 540 West 162d st, between Amsterdam av and Broadway. The purchaser will improve the site with a 4-sty garage.

ST. NICHOLAS AV.—The Lewis H. Ma-- Co. has sold for Lena Friedlander the southeast corner of 113th st and St. Nicholas av, on plot 75x100x irregular, a 15 family apartment to Edward B. Corey, who gave in part payment "Kenmare" fronting on three streets, Franklin, Ocean and Meadow avs, Far Rockaway, L. I., consisting of a cottage and out-buildings on 14 lots. This is the last of the Corey holdings at Far Rockaway.

ST. NICHOLAS AV.—Ennis & Sinnott have bought from the Aldus Construction Co. 1505 and 1507 St. Nicholas av, a newly completed 5-sty apartment house, with stores, on plot 57.2 x100, adjoining the northwest corner of 185th st. The buyers gave in part payment the plot 50x100 in the north side of 184th st, 95 ft west of Wadsworth av, which will be improved with a 6-sty apartment house, and the lot, 25.10x134.8, on the east side of Haven av, 100 ft south of 170th st. Andrew Schaefer and Sigmund Cohn were the brokers.

WADSWORTH AV.—John R. Davidson sold for Samuel Harris the southeast corner of Wadsworth av and 179th st, a 5-sty modern apartment house, 45x100.

1ST AV.—The Sarah J. Grant Estate sold to William F. Cunningham the plot, 100.8x103, at the southeast corner of 1st av and 95th st. This property was scheduled to be sold at auction Thursday by Joseph P. Day, but was withdrawn.

Bronx.

CHARLOTTE ST.—Alexander Selkin and David Mintz have resold for the John J. Tully Construction Co. 1507 to 1515 Charlotte st, five 5-sty apartment houses, each on plot 37.6x100, to the Colton Realty Co., which in part payment gave the 6-sty elevator apartment house at 502 and 504 West 151st st, on plot 75x100.

139TH ST.—W. A. De Baun has sold for Herman Syricks 379 East 139th st, a 2-sty dwelling, on a lot 16.8x50 ft.

165TH ST.—Alexander Selkin sold for Ida Brantman 862 East 165th st, a 3 family frame house, on a plot 18.3x91.

GRANT AV.—The Schoen & Westchester Realty Co. and Mr. Rines sold for Patrick O'Rourke the 3-family house 270 Grant av.

HOE AV.—Goodale, Perry & Dwight, Inc., have sold for the Mack Construction Co. the 5-sty apartment house, 957 Hoe av, on plot 50x100. The buyer is the Hamilton Securities Co., which gave in part payment the plot on Undercliff av, 158x143, 69 ft north of Washington Bridge Park. The Mack Construction Co. intends to erect on this plot four 5-sty apartment houses.

McGRAW AV.—George Hefter has bought from Sidney B. Hickock, through Frank Gass, the 1-family dwelling, on plot 33x125, at 2023 McGraw av.

TREMONT AV.—Clement H. Smith and George Wohn purchased from C. A. Becker, president of the Creston Co., the 2-sty brick building, 25x100, on the north side of Tremont av, 32 ft. east of Webster av. The building is occupied by the Slayback Dry Goods Co.

WALTON AV.—Duross Co. has sold for James T. Bunt to A. W. Mitchell, 2409 Walton av, near Fordham rd, a 3-sty dwelling, on lot 20x100.

WATSON AV.—Frank Gass has sold for Elise Bentz to Deliaher Fleming 2047 Watson av, a 2-family dwelling, on lot 25x100.

WEBSTER AV.—Paul Weber sold the 3-family dwelling at 1339 Webster av, 20x90, for M. Sparks.

3D AV.—The estate of Catherine S. Duhois has sold the 3-sty building at 2714 3d av, on plot 28x93, between 144th and 145th sts.

Brooklyn.

HERKIMER ST.—William A. Rigoulot sold for Margaret Archer the store and apartment property on the southeast corner of Herkimer st and Schenectady av.

LINCOLN PL.—A. Peace & Son sold 127 Lincoln pl, a 3-sty dwelling, for Miss T. L. Boon.

PEARL ST.—Charles W. Seitz sold for Mrs. Frances A. Foley, 253 to 257 Pearl st, between Concord and Tillary sts, on plot 50x103.5, to builders, who will raze the 3 buildings and erect modern flats.

UNION ST.—Bulkley & Horton Co. sold for Emanuel Lehman the 3-sty semi-detached residence at 1388 Union st, between Kingston and Brooklyn avs.

OCEAN AV.—Wolfinger & Larberg, builders, purchased the plot at 544 Ocean av from the Karslow Construction Co, for improvement with apartment houses.

SOUTH ELLIOTT PL.—Charles W. Seitz sold to a large corporation of New York builders 43 South Elliott pl for A. H. & W. E. Eckart, 45 South Elliott pl for Mary Hart and 47 South Elliott pl for L. C. Keeler, a total plot of 60x100. The builders will raze the three dwelings and erect a 5-sty apartment house, ready for occupancy Dec. 1.

50TH ST.—The Brown-Weiss Realties have bought from D. B. Kent 216 and 218 50th st, two 4-sty flats, each on lot 25x100, between 2d and 3d avs. In exchange the seller took 24 lots at Hasbrouck Heights, N. J.

SHORE RD.—Frank A. Seaver & Co. sold the frame house and 50 ft. plot at the southeast corner of Shore rd and 70th st for R. E. Powell.

5TH AV, ETC.—David Meyer sold for John E. Sullivan to I. Gohus the 4-sty apartment house at 7407 5th av; also for Annie Reilly to John A. Spitznagel the 4-sty apartment house at the southwest corner of 5th av and 74th st; and for Blanche M. Meyer to Otto Kirse the new flat at the northwest corner of 6th av and 57th st.

7TH AV.—Jerome Property Corporation sold 315 7th av, adjoining the corner of 9th st, a 4-sty business property, containing store and apartments, on lot 20x90, for J. Lehner and F. Plate to a client of M. Bennett & Sons. Also 699 President st, a 2-sty dwelling, for Charles E. Gihlett, Jr.

RIDGE COURT.—Frank A. Seaver & Co. sold the 1-family brick house 7103 Ridge court, Bay Ridge, for Grant Gregory.

Queens.

ARVERNE.—Jacob Rosenthal has sold to the Interocean Land Corporation 280 lots, with a frontage of 2,800 ft. on both sides of Lucia av and 200 ft. on the north side of Arverne boulevard, extending to Jamaica Bay. Forty dwellings, to cost about $130,000, and 10 bungalows will be erected this season.

BAYSIDE.—The Rev. Franklin K. Matthew, chief librarian of the Boy Scouts of America, has purchased from George Harnden a cottage on Elmwood av, between Palace boulevard and the Long Island Railroad tracks, for occupancy.

RIDGEWOOD.—The G. X. Mathews Co. has sold the following 6-family houses, each on plot 27½x100, between Onderdonk and Woodward avs: to Mrs. A. Amsler, 1823 Putnam av; William and M. Schneider, 1859 Putnam av; W. S. Booth, 1863-1865 Putnam av; W. and K. Thomas, 1867 Putnam av, and George and M. Beimhrink, 1869-1871 Putnam av. J. Hoeninghausen has bought the corner of Onderdonk av and Madison st.

Richmond.

WEST NEW BRIGHTON.—Moffatt & Schwab have sold to Joseph Johnson's Sons of Broadway, West New Brighton, for Mrs. James J. Gillen of Philadelphia, Pa., a house and 6 lots in Prospect st, adjoining their present place of business; also sold to James H. Swift of New Brighton 3 lots in Bay View pl, Bay View Park, formerly a portion of the Ward estate, Ward Hill.

Nearby Cities.

NEWARK, N. J.—A. Feist sold for W. V. Snyder & Co. to Oscar Michael the department store property at 697-905 Broad st and 1-17 Cedar st, plot 76.8x215, with an L in rear, 63x129, and occupied by a 4-sty building. The transaction involves an unexpired lease on the property, covering a long period of years, together with the business and good will of W. V. Snyder & Co. Mr. Michael now controls 45,000 sq ft of land in the block bounded by Broad, Halsey and West Park sts, one of the largest, centrally located holdings in Newark. The Parker estate is the owner of record of the property. The deal involves about $1,000,000.

Rural and Suburban.

EAST ORANGE, N. J.—Wm. A. White & Sons have sold to D. M. Conover the 3-sty dwelling and stable, on plot 75x130, at 25 Hawthorne av, for the A. Keyser Investment Co., of Salt Lake City, Utah.

GRANTWOOD, N. J.—The Banking Department of the State of New York has bought for the New York Mortgage Co., from George R. Beach, receiver for the Columbia Real Estate Co., about 700 lots and several houses at Grantwood, Hudson Heights, N. J., which were subject to mortgages held by the New York Mortgage Co. The Banking Department has been authorized to offer these lots and houses at private sale, and they will be sold in connection with the sale of the properties of the Industrial Savings and Loan Co. in liquidation, which began on March 1. The sale is in charge of Benjamin D. Haight, special deputy superintendent of banks.

HEMPSTEAD, L. I., ETC.—The Windsor Land and Improvement Co. sold at Hempstead to T. Ivory, Ellen White and J. Finnegan, each 40x100, in Allen st; to Wm. Goudie and G. Overstrom, each 40x100, in Botsford st; to K. C. V. Holan, 60x100, in Baldwin st; to J. Granholm, 60x100, in Booth st & Nassau Parkway; to E. F. Murphy, 40x100, in Nassau Parkway; to M. J. Fl-magan, 40x100, in Windsor Parkway; to Jacob T. Thomson, 20x97, in Milburn av; to

Wolff & Cohen, 40x85, in Miller st; to J. J. Dini, 40x120, in Homan Boulevard; to C. T. Koffler, 40x100, in Henry st, and to M. D. Ferrari, 40x107, in Grand av; also at Floral Park to D. D. Sullivau, 40x100, in Aspen st; at Oceanside to J. Gerken and K. Maravelas, each 40x102 and 20x100, respectively, in Lawson av, and to W. Landsberg, 60x100, on Elbert av; at Rockville Centre to H. & A Junge, 60x100, in Mount av, and at Rosedale to Leonard Lester, 60x100, in Cambridge rd.

LITCHFIELD, CONN.—John F. Scott and C. R. Duffie have sold for Dr. Joseph A. Blake his country estate and farm in Litchfield, Conn., to Dr. B. Austin Cheney, of New Haven, Conn. The property contains about 700 acres, a handsome residence, stable, garage, etc.

NEW ROCHELLE, N. Y.—O'Connor & McCann have sold for John McNamara of Brooklyn a 1¼ acre plot in Lyncroft. The property was held at $8,000.

NEW ROCHELLE, N. Y.—Mrs. Edmund W. Bodine sold for Denistoun M. Bell the Pickney property at Davenport Neck. The property was held at $20,000.

SANDS POINT, L. I.—S. Osgood Pell & Co. sold for the Wampage Realty Co. to Mrs. R. E. Knight the McDonald place at Sands Point, L. I., consisting of 5 acres of land, with dwelling and outbuildings, adjoining the Laidlaw, Hoffstot, Browning and Sloane places.

WINSTED, CONN.—The Rev. Karl Reiland, rector of St. George's Episcopal Church, has purchased for a summer home the 181 acre farm of A. M. Raydenbow in the Highland Lake section of Winsted, Conn. Other farms have been purchased by George T. Stockham and Charles M. Miller.

LEASES.

School Leases Playground.

The Ethical Culture School, of Central Park West and 63d street, has leased, through Henry M. Moeller, from the Pinkney estate, the entire block bounded by Lenox avenue, 147th, 148th and Exterior streets, with the exception of 125 feet in Exterior street used by the Interborough R. R. Co. The property will be used as a playground and athletic field for children, and a running track, tennis courts and general gymnasium apparatus will shortly be installed.

Manhattan.

THE WILLIAM S. ANDERSON CO. leased for the estate of Robert B. Walsh the 4-sty dwelling at 986 Lexington av for 3 years.

ARNOLD, BYRNE & BAUMANN leased for the Fifth Avenue & 26th Street Co., George F. Johnson, president, the store in 212 5th av, to Milton & Henry, haberdashers, of 950 Broadway, for 10 years, at an aggregate rental of about $65,000.

F. E. BARNES rented space in 62 West 45th st to C. A. Hutchings Co., of 569 5th av; and to the International Agents' Protective Association.

BARNETT & CO. leased to the Vogel Clothing Co., of 167 East 125th st, the 3-sty building at 2290 and 2292 3d av, and to the Wise Piano Co. for Michael Lorsch, the store in 17 and 19 East 125th st.

THE LOUIS BECKER CO. leased for James Butler, the large store in 1945 Amsterdam av from May 1, to Levine & Rabinow, who will occupy same as a first class dry goods and trimming business.

THE LOUIS BECKER CO. leased for Andrew T. McKegney for 10 years the store at the northwest corner of Amsterdam av and 165th st to S. Leon, who will establish a five and ten cent store.

THE LOUIS BECKER CO. leased in the Beulah at 469 West 157th st apartments of 7 rooms and bath each to John S. Hallam, Frank Quigg, Claude S. Brandt and Dr. Alfred S. Benedict.

DANIEL BIRDSALL & CO. leased for Frank L. Froment the building at 60 Thomas st to the United States Rubber Co., of Broadway and 58th st; at about $6,000 per annum. The rubber company recently leased through the same brokers the adjoining property, 62 to 66 Thomas st, extending through to 137 to 141 Duane st.

A. P. COBURN leased the 11th floor in the Bowenette, 11 West 31st st, to Charles P. Spooner, of 14 Wall st, and half of the 10th floor of the Scott & Bowne Building at 409 Pearl st to a newly organized lithographing concern.

COLIHAN & CO. leased for the estate of Richard E. Buckley 223 East 106th st for 5 years to John Wenning; also the dwelling at 151 East 90th st to Mary Stedtmuller for 3 years.

LEROY COVENTRY leased 248 West 72d st, a 4-sty dwelling, to A. H. Paynter.

THE CROSS & BROWN CO. leased to E. Machi the store in 809 Washington st and to Abram Kaback the 5th and 6th floors in 343 to 347 West 26th st.

THE CROSS & BROWN CO. leased from the plans for the John Williams Co., Inc., the building to be erected at 537 to 547 West 26th st, to cover a plot having a frontage of 140 ft. The lessee is the Schwartz-Gaskell Corp., recently formed by Henry R. Schwartz, formerly president, and C. W. Gaskell, formerly assistant general manager of the Yellow Taxicab Co. The building, plans for which have been drawn by C. H. Caldwell, will be used as a commercial garage, and will be of fireproof construction.

THE CROSS & BROWN CO. leased for Charles A. Gould to Charles Bernstein the 8th floor in 840 Broadway, and for Mooyer & Marston as agents to J. & C. Benkert office space in 315 5th av, and to Niagara Falls Linen Co. in 396 Broadway.

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Telephone, 8000 Main (Connecting all Branches)

THE CROSS & BROWN CO. leased for Henry Spies to A. Hirsch the store and basement in 1524 3d av, and for the Model Fireproof Tenement Co. to Carl H. Page & Co., of 1627 Broadway, 2d floor and part of the ground floor in the new building at the northwest corner of 47th st and 11th av.

RICHARD DICKSON leased for the Co-Free Co. 4064 to 4070 3d av, consisting of four 4-sty brick buildings, with stores and apartments above, on a plot 100x100, for 5 years; also for Susie E. Piser 3373 3d av, a 3-sty brick building, for 10 years, at an aggregate rental of about $16,500.

THE DUROSS CO. leased the 4-sty house at 304 West 14th st to Herbert J. E. Hallett.

DOUGLAS L. ELLIMAN & CO. leased 177 East 71st st, a 5-sty American basement dwelling, for Douglas L. Elliman to W. C. Potter, vice-president of the Guaranty Trust Co.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 3 baths in 12 East 87th st, overlooking the private gardens of Bradley Martin, Jr., to William A. Redding, which completes the renting of this building; also 9 rooms and 3 baths, comprising an entire floor, in 30 East 55th st, for Henry S. Van Duzer to John W. Eginton, which also completes the renting of this building, and Mrs. H. W. Schiff, 108 East 64th st, a 4-sty dwelling on a lot 17.6x80 ft. to Dr. James A. Harrar.

DOUGLAS L. ELLIMAN & CO. leased for the Barney Estate, an apartment of 14 rooms and 4 baths in 777 Madison av, to Mrs. John H. Sanderson; 14 rooms and 4 baths in 246 West End av to Max Weinstein, for the Estate of Thomas W. Ormiston, and an apartment in 103 East 86th st to Dr. Ralph G. Stillman.

HORACE S. ELY & CO. leased for the Hotel Renaissance the store and basement at 510 5th av to the Warner Brothers Co., corset manufacturers of 225 5th av. The lessee will take possession in the early autumn and open a retail business under the name of Redfern Corset Shop.

THE FEDERAL ESTATES CORPORATION leased to Larimore & Co., now at 1 West 46th st, the store and basement in 24 East 55th st, for 15 years.

J. ARTHUR FISCHER leased for George Kern and John F. Moser the 6-sty loft building at 447 West 36th st, with renewal privilege.

THE FIFTY-SECOND STREET AND SEVENTH AVENUE CO. has taken over a 10-year lease from the Consumers Wine and Liquor Co. an Eldorado Hall, a 2-sty structure at the northwest corner of 7th av and 52d st, on plot 75.5x74. The lessees will alter the building.

FREDERICK FOX & CO. leased for Slawson & Hobbs to Joseph Heinrichs, now at 948 Broadway, the basement store in 461 5th av; for Cross & Brown the 10th loft in 129 and 131 West 22d st to William P. Brainin; for the Estate of Mary A. Chisolm the 8th loft in 56 and 58 West 22d st to Max Hellinger; for Vincent Astor the 4th loft in 20 West 27th st to Pearlstein & Magenheim; for Gross, Engel & Co., the 1st loft in 113 West 27th st to Henry A. Wohl; for Church & Webb, Inc., the 8th loft in 31 East 31st st to the Arrow Dress Co., Inc.; for Edward H. Proudman the store floor in 64 West 38th st to N. Pollin & Son of 64 West 38th st.

EDWARD S. FOLEY & CO. leased for G. S. Westervelt to Marie Reymond the 3-sty dwelling at 241 West 16th st; 263 West 16th st for Mary E. Shaw to William Bicker; 46 7th av for the Hoguet estate to Joseph Becker; 219 West 13th st for William Young to Mrs. Therese Minderman; 32 7th av for the Rhinelander estate to R. E. Snyder, and 122 West 13th st for Dominico Cella to M. A. Tennyson.

THE FRIEDMAN PRINT, now in the McKeon Building, at 424 West 33d st, is going to move to the Hill Building, at the corner of 10th av and 36th st. The Friedman company has taken an option on 5 floors, a total of 87,500 sq ft, which is more than 3 times the space the company now has in the old building. The space will be taken for 10 years at a rental of about $45,000 a year.

THE GAMUT CLUB, whose quarters in the Gibson Studios were destroyed by fire on February 15, leased for a new home 69 West 46th st.

THE GERMAN EXCHANGE BANK leased the southerly store in the Breslin Hotel, corner of Broadway and 29th st. The bank has been located at the corner of Bowery and Bond st for 38 years and the new store will be used as a branch to accommodate up-town clients.

A. N. GITTERMAN CORPORATION leased for the Belmert Realty Co. 6-sty apartment houses at 214 West 111th st.

A. A. HAGEMAN leased the 5th and 6th lofts in 105 West 39th st to The Camp Importation Co., of 71 West 44th st, and space in the same building to the Fuchs & Lang Manufacturing Co., of 113 West 40th st, and to J. A. Boman the building at 820 6th av, from May 1.

JOSEPH HEINRICKS, now at 948 Broadway, leased the store in the former Furniss residence, at the northeast corner of 5th av and 40th st.

M. & L. HESS (Inc.), leased ½ of the 3d loft in 25 and 27 West 34th st to Dr. Charles L. Fox, of 352 6th av; 1st loft in 26 City Hall pl to J. S. Lewis, and space in 10 and 12 West 22d st to the 20th Century Button Die Co., of 53 West 3d st; and also in 49 East 21st st to North American Embroidery Co., of 200 5th av.

JOHN J. KAVANAGH leased the 4-sty dwelling at 11 East 77th st to George C. Heilner; the store in 953 Park av to M. Jeremiah & Co., and the store in 1122 Madison av to Russo Bros.

JAMES KYLE & SONS rented the 3-sty house at 154 East 45th st for Michael Tracy to Cecelia Corcoran.

J. EDGAR LEAYCRAFT & CO. leased the store in 114 3d av to the United Cigar Stores Co; in 109 3d av to M. Gluck; in 11 West 30th st to the New York Coin and Stamp Co., of 8 East 30th st; the upper part of 146 3d av to Mrs. A. Kassmayer; the dwelling at 145 West 118th st to a Mrs. Brown; 276 West 132d st to A. & A. V. McCormack, and 112 Washington pl to Mrs. Rose Chelini.

EDWARD MARGOLIES leased the corner store in the Casino Theatre Building, southeast corner of Broadway and 39th st, to Patrick McGirr of 655 6th av, for 10 years at a total rental of about $100,000. The lessee will use the space for a cafe.

SAMUEL H. MARTIN leased the 4-sty dwelling at 158 West 65th st for Charles E. Hackley to Kate O'Leary for 3 years, and offices in the Simpson Building, Broadway and 67th st to George H. Griebel, of 16 East 42d st.

SAMUEL H. MARTIN leased for Gross & Crook the 4-sty dwelling at 104 West 81st st to Annie McEnaney.

WILLIAM B. MAY & CO. rented the dwelling at 16 East 80th st for Mrs. J. Arnstein to James Imbrie.

McDOWELL & McMAHON leased stores at the northwest corner of 182d st and St. Nicholas av to the Prospect Suit and Skirt Co.; 1425 St. Nicholas av to the Drake Shoe Co. for 5 years; 613 West 171st st to J. B. Lanzner for 5 years, and 602 West 171st st to the Washington Heights Hat and Shoe Cleaning Co. for 3 years.

A. W. MILLER & CO. leased for the Rellim Realty Co. to the Silver Lunch Co. the store and basement in 1035 Broadway, 25x100. The rent for the term will total about $75,000.

MRS. MONTGOMERY leased 203 West 34th st to J. Patella & Bros., of 203 West 34th st; also offices in Aeolian Hall, 27 West 42d st, to John L. Roberts, of 47 West 34th st, William Nickols and Mrs. Helen Young, of 225 5th av.

MOORE & WYCKOFF leased an apartment of 12 rooms and 3 baths in the new 12-sty fireproof apartment house now being erected for the estate of Ogden Goelet at 410 Park av to Ernest C. Bliss, and an apartment of 8 rooms and 3 baths in 115 East 53d st to Thomas J. Ryan.

MAXIMILIAN MOSER leased for the Allied Realty Investors Co. 14 to 20 West 107th st, two 6-sty apartment houses, to the Owners' Standard Realty Corporation for 3 years at a total rental of about $88,000.

J. P. & E. J. MURRAY leased to Marx Hartman the saloon in 2102 3d av, and the south store in 1786 Lexington av to the Cen-Ten Co., of 66 Broadway.

J. P. & E. J. MURRAY leased the building at 108 East 112th st to Abraham Abramowitz for dwelling and business purposes.

THE MUTUAL LIFE INSURANCE CO. leased the store and basement in 40 Maiden lane to Wolk & Cohn for restaurant purposes.

THE CHARLES F. NOYES CO. leased for Edward S. Savage the store and basement in 70 South st to Samuel Becker for 5 years; the store in 44½ to 46 Maiden lane to Isaac W. Applebaum, temporarily, and the 1st loft in 116 Duane st for 5 years to the George H. Snow Co., of 127 Duane st; also offices in 46 West 24th st for the Masonic Trustees to the Production Film Corporation; the 2d loft in 144 Water st for S. G. Salomon to Julius Kaufman; offices in 46 Cedar st for the Continental Insurance Co. to J. Andrews Coon; space in 92 Fulton st for the estate of George H. Jones to Donal Stillman, and in 61 Beekman st for John J. Burton to Hanck & Schelly.

PATERNO BROTHERS rented the corner store in the new Rexford apartment house at Broadway and 79th st to the Union Drug Co. for 10 years.

PEASE & ELLIMAN leased space for Slawson & Hobbs in 561 5th av to Mrs. E. Kennedy, a milliner formerly at 5th av and 41st st; apartments in 144 East 56th st to Mrs. W. H. Baldwin; in 929 Park av to Mrs. J. C. Heinsheimer; for the Sol Realty Co., F. P. Zobel, the 5th loft in 15 and 17 West 24th st to Joseph Hartman; apartments in the new apartment hotel at 56th st and 5th av, known as the "Langdon," to Henry Willink; in the new house under construction at Park av and 77th st to Edgar M. Leventritt, of Leventritt, Cook & Nathan; the 3-sty house, 16.8x156, at 610 West 147th st, to John J. Fay, of Cleveland, Ohio; an apartment in 150 East 72d st, the new house being built by the E. A. L. Construction Co., Edgar A. Levy, to Dr. Bernard Weiss; for Mrs. James S. Barclay the 3-sty stable, 25x100, at 115 West 54th st, to Luther Kountze, of Kountze Brothers, the bankers; a store for Alexander Smith Cochran at 26 West 59th st to Charles J. Fisk; sub-leased, furnished, for Mrs. Hazel S. Jaeckel her apartment in 24 West 59th st to Mrs. Katharyne Rose; and for the Lenox Hill Realty Co. an apartment in 116 East 63d st to E. B. Grossman.

PEASE & ELLIMAN leased for Stephen Peabody to Ruthven Wodell the 3-sty house at 122 East 82d st; for Mrs. Elisha Dyer her 5-sty residence at 37 West 56th st to V. Everit Macy; and an apartment of 8 rooms and 3 baths in the new building under construction at the southwest corner of Park av and 77th st to John N. Miller.

RICE & HILL leased the corner store and basement in the building to be remodeled at 191 Fulton st to Barlow & Levy. After extensive alterations the store will be used for cafe purposes.

RICE AND HILL leased for the Times Square Automobile Co. to "Siegel the Tailor" the store in 1716 Broadway.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to John W. Brett for Louis Frith the 4-sty dwelling at 37 West 37th st for business purposes. Mr. Brett is also the lessee of 27, 45 and 47 West 37th st.

THE M. ROSENTHAL CO. leased to Richard Copley & Co. the store in 872 Broadway.

J. WALTER SALOMON leased the store in 1576 Broadway to Arthur Hanneman; 6th floor of 15 and 17 West 42d st to the Cuban Engineering and Contracting Co. of 17 West 42d st; offices to Cassiott & Schneider in 101 West 42d st; to William Caldwell at 96 Warren st; to Marcus & Ullman and Samuel T. Raynor at 503 5th av; to William V. Cleary and to Grand Chapter, Order of the Eastern Star, in 25 West 42 st.

HERBERT C. SCHLEY leased for Herbert A. Sherman the 4th floor in 15 and 17 West 18th st to Fence & Neigler.

SCHINDLER & LIEBLER leased the store and basement at the southeast corner of 78th st and 3d av to Frederick Brandt; and for Gilbert Elliott the store and basement in 210 East 74th st to Emile Poinson, of 235 East 41st st.

CHRIS. SCHIERLOH leased 147 Chambers st, running through to 129 Reade st, to the Charles Weiland Co. of 149 Chambers st.

JOSEPH F. SEITZ leased the dwelling at 145 East 57th st to Herman Fast; 222 East 61st st to Thomas White; 308 East 65th st to John E. Potter; 144 East 54th st to Hans Harder; 669 Lexington av to G. M. Hildebrand; 216 East 60th st to Katherine Wolf; also apartments in 784 Park av to Mary E. McCabe; in 759 Lexington av to Frank Van Vleet Thompson; 123 East 59th st to Jacob Barandon.

MALCOLM E. SMITH & CO. rented 241 West 68th st for the Granby Corporation to Thornley Auto Service, Inc., as a garage, for 5 years. It is a 3-sty building on lot 25x100.

STATE BANKING DEPARTMENT, New York office, now at 60 Broadway, has leased larger quarters on the 26th floor of the Adams Building, 61 Broadway, and will take possession today, when E. L. Richards becomes Superintendent of Banks.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased space in 111 Broadway to Nathaniel Cone; Paul Beardsley & Co., of 141 Broadway; Howard J. Bloomer; the United States Metal Products Co., of 203 West 40th st; Julius W. Jensen and Caldwell, Masslich & Reed; and in the United States Realty Building at 115 Broadway to the Estates Mortgage & Securities Co., of 160 Broadway; Louis A. Stern; Smith Potter, of 10 Wall st; United Vitaphone Sales Co.; M. R. Matteo, of 203 Broadway; Samuel C. Duberstein, of 99 Nassau st; Mario Fornari; Thomas Fleming Walsh, of 115 Broadway; Vachee Cypress Co. and S. C. Dickenson.

SIDNEY L. WARSAWER leased for the Sperry & Hutchinson Co. the 4-sty house at 228 West 43d st to M. McCarthy.

JOHN E. WEISS leased for Dora Klausner 137 3d av, a 4-sty building, to Louis Cohen, who will occupy same as a saloon and hotel.

J. G. WHITE & CO. leased in conjunction with Frederick Southack and Alwyn Ball., Jr., the building at 152 and 154 Franklin st to P. Pastene & Co., of 148 Franklin st.

WM. A. WHITE & SONS. leased for Cammann, Voorhees & Floyd, as agents, the building at 426 Washington st to the Italian Importing Co., of 100 Hudson st; for Alfred A. Herberman & Co. the store and basement in 314 Washington st to Frank Gargiulo; for George M. Rittenhouse & Co. the 2d loft in 23 and 25 Jay st to the Weddle Tea Co., of 19 Jay st; the building at 35 East 32d st to the New York Osteopathic Clinic; the garage at 303 West 129th st to Philip H. Senior, and space in 10 and 12 Old Slip to Mathias J. Fitzpatrick and Uriah Lenson, of 76 Water st; Feodor Burgmann, of Dresden, Germany, the 4th loft in 26 John st for his New York office. This completes the renting of the building; also leased for D. Phoenix Ingraham the building at the southeast corner of Maiden lane and Water st to the Cayey Caguas Tobacco Co., of 133 Water st; for the Chas. F. Noyes Co., as agents, the building at 7 and 9 Water st to the H. L. Converse Co., of 92 Broad st; for Elizabeth De Witt Robinson the building at 14 Coenties slip to the Excelsior Export Packing & Shipping Co.; also the corner store in 108 Broad st to Van Slaars Brothers, and space in 50 Broad st to O. Ullman & Co.

Bronx.

THE DELAFIELD ESTATE leased to Mrs. Clermont L. Clarkson for the summer months a residence, furnished and owned by Dr. H. H. Janeway, on Livingston av; also to Professor George Drayton Strayer, of Columbia University, a furnished house on Fieldston rd, pending the completion of his own residence in West 246th st.

WILLIAM J. GABEL leased for Julia M. Reynolds to Mrs. Daly the 3-sty 2 family house at 720 East 175th st.

Brooklyn.

CHARLES E. RICKERSON leased 613 Carlton av, a 3-sty dwelling, for George L. Morse to William Werner; and 125 Prospect pl, a 4-sty dwelling, for Miss Virginia L. Stafford to Mrs. Mary Wehber.

E. T. NEWMAN leased the 4-sty dwelling at 102 Berkeley pl to Francis Sullivan; the 3-sty dwelling 583 7th st to Mrs. Raphael.

HERBERT RUSSELL LUDDEN leased the building at the northwest corner of Pearl and Prospect sts, containing 20,000 sq ft of floor space and belonging to William Schimpf, to the Hills Brothers Co. for 10 years, at a gross rental of about $50,000; and the 2d floor in 292 Taaffe pl for Joseph Beechan to Lewis H. Clark.

THE MANHATTAN BEACH ESTATES rented the following properties at Manhattan Beach. 75 Coleridge st, to L. H. Haughey; 172 Amherst st, to W. Morson; 66 Coleridge st, to M. Aronson; 16 Dover st, to C. B. Kempt; 149 Amherst st, to Hugo Heyman; 135 Amherst st, to D. C. Reed; 98 West End av, to F. E. Cothrine; 30 Amherst st, to Mary A. Brannen; 94 West End av, to E. H. Bailey; 96 West End av, to S. Anderson; 47 Beaumont st, to W. R. Schremp; 92 West End av, to R. H. Meehan; 35 Beaumont st, to C. D. Davies.

Queens.

MISS HENRIETTA BRUNO rented for Frank L. Bacon his cottage at the corner of Central av and Oak st, Far Rockaway, to Martin Beckhard, of Manhattan.

JOHN STICH & CO. report the following rentals at Far Rockaway: For Mrs. Janet Stokes cottage on Seaview av to Mrs. A. Rose; for Dennis O'Neil a cottage in Willow pl to Jacob Israelson; for Mrs. Evelyn Althause garage on

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Mott av to Simon Ascher; for Mrs. G. W. Galinger cottage at Wave Crest to Nathan Marcus, and for Dennis O'Neil cottage in Willow pl to J. R. Woodrough.

Suburban.

JOHN F. SCOTT leased at Cedarhurst for Miss Jennie McC. Taylor the country dwelling at the corner of Ocean av and Longwood Crossing to John E. Cowdin.

HERBERT A. SHERMAN leased for George Mercer the country place at Orienta Point, Mamaroneck, N. Y., fronting on the water, formerly owned by Clifford Brokaw, consisting of a dwelling, stable, garage and squash court.

PEASE & ELLIMAN leased for Austin Corbin a house at Centreport, L. I., to L. B. Cummings, of Indianapolis.

FISH & MARVIN rented for William B. Shaw his residence at Scarsdale to Mrs. Hugo N. Schloss of this city and the Tiffany estate known as Fox Hurst, Port Chester, for the summer to Mrs. William Strauss.

JOHN F. SCOTT rented for G. Clinton Miller his house known as Briar Hall on Ocean av, Cedarhurst, to Mrs. Hester G. Bartol, and for Samuel P. Hinckley his place known as Hollyhocks, at Cedarhurst, to Henry G. Bartol.

BURKE STONE, INC., leased to William Warnock for Mrs. Elizabeth B. Custer her house at Tuckahoe; also the Kraft house at Bronxville to A. Y. Tucker; to Isabel O'Connor the Alexander house, and to Ralph W. Williams the Hillcrest on Marquand av.

S. S. WALSTRUM GORDON & FORMAN leased at Ridgewood, N. J., residence for J. D. Hasbrouck, on Heights rd, to William M. Treadwell; also for W. H. Dunton, on Richmond av, to J. Dixon; and for J. Harvey Birch, on Heights rd, to Edward G. Zabriskie.

PEASE & ELLIMAN leased a house at Amagansett, L. I., for the season for Dr. Johnson to J. J. Belden.

COCKS & WILLETS leased the John C. Rennard house at Locust Valley, L. I., to Henry W. Loew; the Mrs. Adolf Ladenburg house at Westbury, L. I., to Henry F. Godfrey, and the cottage at Bayville, L. I., owned by Mrs. Winslow S. Pierce, to Bertrand L. Taylor, Jr.

HORACE T. CHARTERS & CO. leased at Long Beach to George M. Cohan the Devanny pl, corner Magnolia boulevard and Beach st; to Samuel H. Harris the cottage adjoining, in Beach st; to Thomas E. Donovan, John McCann's house in Market st, and to Jennie Kloffer the Edward Gumbs cottage in Fulton st.

FISH & MARVIN leased the Walter Scott residence at Pelham to S. R. Hollander, of Scarsdale; also the Cornell house at Bronxville to Fielder J. Coffin, and to William McComb the Ward Leonard property at Lawrence Park, Bronxville, known as Green Gables.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 May 1 to 7	1913 May 2 to 8
Total No.	184	162
Assessed value	$12,859,054	$11,604,000
No. with consideration	19	36
Consideration	$795,867	$1,443,501
Assessed value	$818,654	$1,649,500
	Jan. 1 to May 7	Jan. 1 to May 8
Total No.	2,561	2,993
Assessed value	$162,433,137	$182,128,772
No. with consideration	273	621
Consideration	$10,223,220	$19,760,656
Assessed value	$10,876,671	$18,810,062

Mortgages.

	May 1 to 7	May 2 to 8
Total No.	107	114
Amount	$2,651,983	$3,542,133
To Banks & Ins. Cos.	23	32
Amount	$480,250	$2,529,000
No. at 6%	48	47
Amount	$617,553	$550,406
No. at 5½%	.....	4
Amount	.....	$1,253,500
No. at 5%	23	34
Amount	$1,531,750	$1,078,477
No. at 4½%	4	10
Amount	$66,000	$428,000
No. at 4%	.....	1
Amount	.....	$5,000
Unusual rates	1	.....
Amount	$1,047	.....
Interest not given	31	18
Amount	$435,633	$226,750
	Jan. 1 to May 7	Jan. 1 to May 8
Total No.	1,576	1,966
Amount	$47,164,860	$97,521,163
To Banks & Ins. Cos.	378	487
Amount	$25,191,350	$63,421,900

Mortgage Extensions.

	May 1 to 7	May 2 to 8
Total No.	61	38
Amount	$2,154,600	$1,509,083
To Banks & Ins. Cos.	29	10
Amount	$1,492,500	$949,800
	Jan. 1 to May 7	Jan. 1 to May 8
Total No.	811	753
Amount	$38,325,985	$32,236,918
To Banks & Ins. Cos.	272	271
Amount	$24,026,950	$30,005,700

Building Permits.

	May2 to 9	May 3 to 9
New buildings	13	23
Cost	$2,144,000	$1,677,825
Alterations	$251,507	$340,492
	Jan. 1 to May 9	Jan. 1 to May 9
New buildings	180	259
Cost	$17,829,690	$24,857,810
Alterations	$4,960,351	$3,963,213

BRONX.

Conveyances.

	May 1 to 7	May 2 to 8
Total No.	167	143
No. with consideration	22	17
Consideration	$400,074	$85,116
	Jan. 1 to May 7	Jan. 1 to May 8
Total No.	2,057	2,380
No. with consideration	70	273
Consideration	$2,604,253	$2,649,646

Mortgages.

	May 1 to 7	May 2 to 8
Total No.	88	91
Amount	$947,324	$860,401
To Banks & Ins. Cos.	4	9
Amount	$49,500	$198,500
No. at 6%	39	37
Amount	$594,904	$327,803
No. at 5½%	11	7
Amount	$49,000	$102,200
No. at 5%	14	12
Amount	$69,120	$169,800
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	24	35
Amount	$234,300	$260,598
	Jan. 1 to May 7	Jan. 1 to May 8
Total No.	*1,275	1,636
Amount	*$11,919,648	$17,219,964
To Banks & Ins. Cos.	*146	171
Amount	*$2,934,951	$3,278,179

Mortgage Extensions.

	April 1 to 7	May 2 to 8
Total No.	18	10
Amount	$501,000	$129,000
To Banks & Ins. Cos.	6	2
Amount	$309,000	$56,000
	Jan. 1 to May 7	Jan. 1 to May 8
Total No.	298	232
Amount	$6,214,650	$4,037,900
To Banks & Ins. Cos.	52	46
Amount	$1,686,400	$1,501,500

*Corrected as of issue of April 25.

Building Permits.

	May 1 to 7	May 2 to 8
New buildings	20	29
Cost	$495,662	$530,900
Alterations	$19,700	$9,750
	Jan. 1 to May 7	Jan. 1 to May 8
New buildings	292	407
Cost	$6,389,392	$10,429,491
Alterations	$438,055	$345,545

BROOKLYN.

Conveyances.

	1914 April 30 to May 6	1913 May 1 to 7
Total No.	569	519
No. with consideration	44	52
Consideration	$308,335	$172,798
	Jan. 1 to May 6	Jan. 1 to May 7
Total No.	8,005	8,724
No. with consideration	860	672
Consideration	$6,030,023	$4,437,229

Mortgages.

	April 30 to May 6	May 1 to 7
Total No.	443	429
Amount	$2,045,696	$3,063,669
To Banks & Ins. Cos.	97	78
Amount	$678,050	$611,900
No. at 6%	240	232
Amount	$839,928	$904,497
No. at 5½%	88	76
Amount	$535,850	$427,000
No. at 5%	91	93
Amount	$601,545	$444,138
Unusual rates	1	3
Amount	$700	$8,235
Interest not given	23	25
Amount	$67,673	$1,279,199
	Jan. 1 to May 6	Jan. 1 to April 7
Total No.	5,590	6,285
Amount	$23,455,803	$24,959,980
To Banks & Ins. Cos.	1,164	1,486
Amount	$9,294,641	$9,611,043

Building Permits.

	May 1 to 7	May 2 to 8
New buildings	117	72
Cost	$1,155,600	$925,166
Alterations	$86,540	$126,182
	Jan. 1 to May 7	Jan. 1 to May 8
New buildings	1,557	1,451
Cost	$14,493,885	$12,261,244
Alterations	$1,029,339	$1,469,733

QUEENS.

Building Permits.

	May 1 to 7	May 1 to 8
New buildings	146	158
Cost	$548,580	$821,205
Alterations	$53,220	$18,600
	Jan. 1 to May 7	Jan. 1 to May 8
New buildings	1,637	1,822
Cost	$7,113,997	$5,878,173
Alterations	$416,800	$433,662

RICHMOND.

Building Permits.

	May 1 to 7	May 2 to 8
New buildings	37	37
Cost	$38,235	$100,795
Alterations	$5,355	$19,136
	Jan. 1 to May 7	Jan. 1 to May 8
New buildings	342	316
Cost	$512,299	$563,007
Alterations	$87,277	$91,013

REAL ESTATE NOTES.

M. B. RUBINGER has opened a Brooklyn office in the Bridge Building, 197 Havemeyer st.

MAURICE S. CASS has been admitted to membership in the firm of E. H. Ludlow & Co.

SIDNEY S. COHEN has moved to 331 Madison av.

BURTON THOMPSON is now located at 7 Wall st.

JOHN E. WEISS has been appointed agent of 137 3d av and 319 East 74th st.

DAVID J. CORBITT has moved to 125½ St. Nicholas av, between 172d and 173d sts.

BRAUDE PAPAE CO. has moved to 3436 Broadway, at the southeast corner of 140th st.

SCHWAB REALTY CO. is now located at 233 Broadway.

PEERLESS INVESTING CO., Lewis Coon Pres., has moved to 46 Cedar st.

CROSS & BROWN CO. has been appointed agents of the Lisle Building, 14-16 East 33d st.

M. & L. HESS (INC.), have been appointed agents of 26 West 20th st.

PAYSON McL. MERRILL CO. has moved its offices from 481 5th av to the street store at 9 East 44th st.

GOVERNORS of the Real Estate Board of New York will meet in the board rooms on Tuesday, May 12.

HENRY BRADY has been appointed agent for 338 East 115th st and 110 West 44th st, pending foreclosure proceedings.

HARRY SWANSON, formerly with Spear & Co., has resumed his connection with L. Tanenbaum, Strauss & Co., Inc.

DR. SIDONIA WEISS is the buyer of 331 West 28th st, sold recently for Dr. John D. Quackenbos by Douglas L Elliman & Co.

GOODALE, PERRY & DWIGHT have been appointed agents of the 5-sty apartment houses, 4585 and 4589 Park av, and 957 Hoe av, Bronx.

MANHATTAN BEACH ESTATES have moved their offices from 501 5th av into larger quarters at 192 Broadway.

PEASE & ELLIMAN have been appointed agents by L. A. Ripley of the 3-sty garage, 25x100,, at 123 West 52d st.

EDWARD POLAK, INC., formerly Edward Polak, has moved from the A-re-co Building to 578 Tremont av, east of 3d av.

JOSEPH E. MARX is the purchaser of the plot 100x137 in the south side of Academy st, 125 ft. west of Broadway, recently sold by Dr. Wesley Wait.

BELA D. EISLER has moved his office to 49 Wall st, where he will continue the general practice of law, devoting special attention to matters affecting the taxation of real estate.

EDWARD AGRAMONTE, for many years manager of the renting department of Ames & Co., is now connected with Edward Margolies at 19 East 33d st.

JOHN R. DAVIDSON negotiated the recently recorded sale of the two apartment houses at 353 and 357 West 118th st, for the Acme Realty Co. to Marie Schwartz.

WILLIAM A. WHITE & SONS reported last week the placing of mortgage loans aggregating over $1,800,000, on Manhattan and Bronx properties in various locations.

VAN NORDEN & WILSON announce the association of John F. Bottomley with their downtown office at 189 Broadway, who will handle their mortgage and insurance business.

ROBERT E. FARLEY, president of Scarsdale Estates and the Gedney Farm Co., has assumed the Management of Nepperhan Heights, a suburban development in the northeastern section of Yonkers.

EDWARD J. HOGAN sold for the Galt Estate of Washington, D. C., the building at 406 to 410 7th st, N. W., Washington, D. C., held at $200,000. Randall H. Hagner & Co., of Washington, were associate brokers.

CATHOLIC CHURCH OF THE HOLY SPIRIT has acquired 4 lots at the corner of Burnside and University avs, of the Hennessy Estate, sold last week by Joseph P. Day and J. Clarence Davies. The lots were bought for the church at the auction by William C. Bergen.

M. MORGENTHAU JR. Co. placed a first mortgage loan of $27,000 at 4½ per cent. for Mrs. Martha Freund on the 4-sty dwellings at 125-129 West 83d st; also for Emanuel Reese, a first mortgage of $25,000 on the 5-sty flat, 455 9th av.

"LITTLE ZION," the African Methodist Episcopal Church, in 118th st, between Lenox and 5th avs, will be sold at auction as the result of a suit brought by George Schweppenhauser to foreclose a mortgage of $5,000.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 9-sty apartment house to be erected by the Surrey Realty Co., Samuel A. Herzog, Pres., at 114-118 East 84th st, between Park and Lexington avs.

MAURICE WERTHEIM, for eighteen years with Henry D. Winans & May, announces his removal from the Singer Building to the Vanderbilt Av Building, 51 East 42d st, where he will continue the real estate brokerage and management business.

L. J. PHILLIPS & CO. will offer in partition proceedings on May 21, at the Vesey St Exchange Salesroom, the dwelling at 275 West 127th st, located in a block between 7th and 8th avs, where there is not a single unoccupied dwelling on that side of the street.

RITZ REALTY CO., incorporated by Lester Floresheim, is the buyer of the Tousey estate dwelling at 14 East 46th st, which was sold last week by Pease & Elliman. The property is directly opposite the 46th st entrance to the Ritz-Carlton Hotel. An 8-sty loft building will be erected from plans by H. F. J. Weiher.

TRINITY SCHOOL has purchased from the Crawford Real Estate and Building Co. a tract of 100 lots adjacent to the Baychester station of the N. Y., Westchester and Boston Railroad. It will be used as an athletic stadium. The land fronts 453 ft. on Westchester av, 380 ft. on Boston rd, with a westerly line running back 627 ft. Title passed on Thursday for a stated consideration of $50,000.

NEW YORK TITLE INSURANCE CO. has made a building loan of $200,000 on the southwest corner of Fort Washington av and 162d st to the Friedman Construction Co., which has built a number of houses in the section, and contemplates erecting a 6-sty elevator apartment house to be ready for occupancy next Fall.

B. H. WEISKER was the broker who sold last week for the Watt Estate to Richard W. Lawrence the plot, 75x100, on the west side of Jerome av, 175 ft north of 176th st; also for Charles W. Lindsley the plot, 77x100, on the east side of Jerome av, 50 ft north of Mount Hope pl; for Edmund Coffin the plot, 75x100, on the east side of Jerome av, 50 ft south of 179th st, and for Henry U. Singhi the northeast corner of Jerome av and 184th st, a 1-sty taxpayer, with 15 stores, 150x100.

E. C. BOYCE has sold 1,002 lots in the East New York section of Brooklyn, to builders and investors in anticipation of the extension of the Liberty av elevated road. He sold for the Embro Land Co. 750 lots along Jerome, Liberty and Atlantic avs, between Ruoy and Rockaway road to L. T. Hughes, for about $535,000; 58 lots were later resold to the Foster-Lannon Co., of Philadelphia; also for the Pitkin-Ruby Co. 140 lots for about $68,000 to T. J. Haliman, a Bronx operator. The property lies on both sides of Glenmore and Pitkin avs, between Liberty av and the Brooklyn aqueduct. For the Hancraft Land Corporation 85 lots for about $48,500 to G. J. Stickley, of Syracuse, N. Y., in the south side of Liberty av, at Hudson and Amber sts; and for the Chalmers estate 32 lots in Ruby st, at the corner of Glenmore av, for about $26,000, to the John T. Murphy Building Co., of Newark, N. J.

JOHN FINCK has placed the following first mortgage loans: $45,000 at 4½ per cent. for Mrs. Caroline S. Fellows, on 4 East 81st st; $16,000 at 4½ per cent. and $20,000 respectively on 95 and 96 Riverside drive for Franklin Simon; $50,000 at 4½ per cent. for Charles S. Haight on the southeast corner of Madison av and 69th st; $50,000 at 4½ per cent. for William Guggenheim on 3 Riverside drive; $57,000 at 5 per cent. for Harris H. Uris on 521-523 West 26th st. $30,000 at 5 per cent. for C. C and E. J. Ellis on 443-445 9th av; $60,000 for Nathan Kean Co. on 503-505 East 69th st and 504 East 70th st; $18,000 at 5 per cent. for Thomas F. Devine on the southeast corner of Clinton av and 178th st; $20,000 at 5 per cent. for Emile Meyer on 277 West 117th st; $11,000 for August Silz on 254-256 West 17th st; $20,000 for the Brown Realty Co. on 177 Prince st; $18,000 for E. H. Larkin on the southwest corner of Amsterdam av and 130th st; and a second mortgage of $7,000 for B. Bolton on 147-149 Clinton st.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF ISAAC O. WOODRUFF—premises at 152 West 78th st, valued at $26,000.

OBITUARY

GEORGE LATHAM CRUM, general manager of the Equitable Life Assurance Society, at 165 Broadway, died last week, at his home in Long Branch, N. J., of diabetes. Mr. Crum was for many years connected with the Mutual Life before the acceptance of a position with the Equitable in 1886. He was a veteran of the Civil War, having served in the 161st Regiment, N. Y. Volunteers, throughout the rebellion. Mr. Crum was a member of the Chamber of Commerce of Long Branch, a director of the Long Branch Banking Co. and an honorary member of the Neptune Hose Co. of Long Branch. He is survived by a widow, three daughters and a son.

HENRY W. DAY, manager of the Pasadena Apartments, Broadway and 61st st, died last week, aged 66, of hydrophobia. Mr. Day was bitten in the hand two weeks ago by a pet dog, but the mark was so slight that he did not treat it.

FRANK E. KENNY, of the Title Guarantee & Trust Co., died last week at his home, 948 Fulton st, Brooklyn, from pneumonia. He was 28 years old, and served for one year as secretary of the Diocesan Union of Young Men's Catholic Clubs, and as treasurer of St. Joseph's Young Men's Union for a term.

SIGMUND G. WARSHING, seventy-one years old, a real estate broker, died last Saturday night at the Jamaica Hospital. He became ill when returning from Far Rockaway to his home, 213 Madison av, Flushing.

PHILIP RICHARDS, aged forty-one, a real estate dealer of 58 South 3d av, Rockaway Park, died suddenly of apoplexy Monday morning at Moe Felio's Hotel, 1 South 5th st, Rockaway Park.

ABBOT LOW DOW, retired importer and real estate operator, died on Tuesday of angina pectoris, at the Buckingham Hotel, aged seventy. Mr. Dow, before he engaged in importation of East Indian products and became interested in real estate, was for many years New York representative of the banking firm of Brown, Shipley & Co., London.

ANDREW J. CORSA died on Tuesday night, aged fifty-eight, at his apartment in the Clarendon Hotel in Brooklyn, from hardening of the arteries which followed an attack of heart disease. Mr. Corsa was a candidate for Register of Kings County last November. For the last twenty years he was the manager of the Brooklyn office of the Queens Insurance Co. of America and of the Sun Insurance Co. of London. Mr. Corsa was the organizer and first president of the old Brooklyn Underwriters' Association.

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AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Better demand for properties at public auction was manifested last week in the Real Estate Salesroom, 14-16 Vesey street, and in a number of instances parcels went to outside interests. Two special sales were held last Thursday, one at the stand of Joseph P. Day and the other by M. Morgenthau, Jr., Company. Among the buyers at Mr. Day's sale were Hugh J. Smyth, who paid $55,100 for the southwest corner of Seventh avenue and 28th street, and $46,000 for the northwest corner of Eighth avenue and 33d street, William Lustgarten who bought a 26th street tenement for $15,300, and Catharine Marrone who bid successfully with $30,450 for a seven acre tract in Eastchester road.

Among those who acquired property at Mr. Morgenthau's stand were the following: The Yen Realty Co., which paid $45,000 for a dwelling in West 52d street, and Henry P. Wall, who obtained the vacant plot at the northwest corner of Lexington avenue and 120th street for $48,000. The twelve-story hotel at 33 West 53d street, offered by Joseph P. Day at foreclosure, was sold to Robert McGill for $199,225.

Out of a total of forty-two offerings this week, parties-in-interest obtained twenty-two, four were either adjourned or withdrawn, and sixteen went to outside bidders.

For the coming week tenements and apartment houses comprise the bulk of the offerings. The most important sale of the week will concern the big apartment house at 50 Central Park West to be sold by Henry Brady as a result of an action brought by the Republic of Panama against the Apartment Holding Company to recover $729,907.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 8, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Bayard st, 51, ss, 150.3 w Bowery, 25x85, 5-sty bk tnt & str; withdrawn.

Catherine st, 38 (*), ws, 54.3 n Madison, 18.1x98.9x18.1x98.6, 3-sty bk tnt & str & 1-sty ext; due, $14,635.46; T&c, $500; Frank Davin et al exrs. 10,000

26TH st, 439 W, ns, 390.9 w 9 av, 27.1x98.9, 5-sty bk tnt & strs; Wm S Lustgarten. 15,300

51ST st, 33 W, ns, 494 w 5 av, 42x100.5, 12-sty bk hotel; due, $135,723.40; T&c, $2,505.75; Robt McGill. 199,225

68TH st, 61 W, ns, 169 e Columbus av, 18x100.5, 3-sty & b stn dwg; Jno D Barry. 18,500

87TH st, 210-12 E, ss, 150 e 3 av, 33.4x100.8, 2-3-sty bk tnts; Edw Henes. 18,000

98TH st, 44 E (*), ss, 120 e Madison av, 25x100.11, 5-sty bk tnt; due, $21,812.42; T&c, $3,358.65; Soc for the Relief of Destitute Children of Seamen. 24,900

121ST st, 67 E, ns, 121.3 w Park av, 21.3x100.11, 4-sty bk tnt; Anna M Horne. 13,000

140TH st, 322 W, ss, 85 e Edgecombe av, 15x99.11, 3-sty & b stn dwg; Thos J Goodwin. 5,500

Columbus av, 171-9, sec 68th, 5-sty bk tnt & strs, 25x100.5; withdrawn.

Lenox av, 507-9, ws, 53 n 135th, runs n 45.5xw56xn.6xw44xs46.11xe100 to beg, 2-5-sty bk tnts & strs; Lowenfeld & Prager. 45,000

1ST av, sec 95th, 100.8x103, vacant; withdrawn.

7TH av, 320, swc 28th, 19.8x56.6, 5-sty bk tnt & strs; Hugh D Smyth for a client. 46,500

8TH av, 403, nwc 30th, 25x100.11, 4-sty bk tnt & strs; Hugh D Smyth for a client. 55,100

HENRY BRADY.

Jackson st, 83-91, see South, 386-7.

Mott st, 41 (*), ws, abt 175 s Bayard, 25x93x25x94, 4-sty bk tnt & strs, 1 & 2-sty fr ext; due, $21,652.36; T&c, $332.51; Florence V Burden. 22,100

South st, 386-7 (*), nwc Jackson (Nos 83-91), 50x104.4, 6-sty bk tnt & strs; due, $47,790.84; T&c, $563.10; Excelsior Savings Bank of City NY. 40,000

116TH st, 307 W (*), ns, 130 w 8 av, runs n100.11xw10xsw10.10xs96.8xe20 to beg, 5-sty bk tnt; due, $17,669.39; T&c, $903.27; Rector, Church Wardens & Vestrymen of the Church of the Incarnation of City N Y. 17,800

M. MORGENTHAU, JR., CO.

52D st, 65 W, ns, 95 e 6 av, 20x100.5, 4-sty & b stn dwg; E & En Realty Co. 45,000

209TH st W, ss, 100 w 9 av, 100x99.11; M Brenner. 16,000

Lexington av, nwc 120th, 100x65, vacant; Henry P Wall. 48,000

9TH av, nwc 208th, 200 to 209th x100, vacant; withdrawn.

HERBERT A. SHERMAN.

Dutch st, 17, see Fulton, 112.

Fulton st, 112 (*), swc Dutch (No 17), 25.3x83.5x25.2x82.6, 5-sty bk loft and str bldg; due, $15,342.43; T&c, $88,361.25; Mary G Davis. 94,361

JACOB H. MAYERS.

7TH av, 2195 (*), es, 24.11 s 130th, 18.9x75, 5-sty bk tnt & str; due, $16,279.68; T&c, $15.51; Julia Coddington. 14,000

SAMUEL MARX.

Macombs pl (*), ws, 28.3 s 153d, 56.9x86.6x50x113.6, vacant; due, $22,318; T&c, $1,900; Sarah H Corwith. 15,000

Total	$763,286
Corresponding week, 1913	768,748
Jan. 1, 1914, to date	13,202,925
Corresponding week, 1913	19,086,295

Bronx.

The following are the sales that have taken place during the week ending May 8, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Main st (*), es, 100.1 s Halperin, 32.6x102.10x17.1x100.11; due, $10,886.36; T&c, $259.58; Farmers Loan & Trust Co, trste. 11,000

156TH st, 843 (1013) E (*), ns, 94.4 w Prospect av, 40x130.5x40.1x128.10, vacant; due, $3,885.11; T&c, $90.50; sub to 1st mtg $4,000; Jno J Brennen. 8,300

Bronx Blvd, 4643 (*), ws, 100 s 241st, 50x100; due, $2,831.84; T&c, $248.87; Charlotte H Whitley. 3,400

Eastchester rd, tract of 7 acres; Catharine Marrone. 30,450

Morris av, 1543 & 1547, ws, 39.2 se Belmont, 50x75, 2 2½-sty bk & fr dwgs; S G Katzen. 8,000

Road (*), from N Y to Boston, sec road to O'Dells Landing, runs s514.7xe414xn335xw248.3xn280xw391.3 to beg; due, $16,611.80; T&c, $3,245.41; Max Erlanger. 17,000

Road (*) to Dock, ws, 91.6 n Thomas, 75x106.2x68.9x102.8; due, $12,926.90; T&c, $3,766.74; Presbyterian Hospital in City of N Y. 10,000

Road to Odells Landing, see rd from N Y to Boston.

M. MORGENTHAU, JR. CO.

198TH st E, ns, 51.9 w Concourse, 51x116.9x50x103.4, vacant; S G Katzen. 6,100

234TH st E, ns, 144.7 w Verio av, 25x200 to 235th, vacant; Edw James. 3,200

Houghton av, ss, 405 w Zerega av, see Quimby av, ns, 405 w Zerega av.

Middletown rd, 2878 (*), ss, — e Mapes av, 50x100; due, $1,181.07; T&c, $235.62; David Bolke. 4,700

Quimby av, 2339 (*), ns, 405 w Zerega av, 100x— to Houghton av; due, $9,620.76; T&c, $1,899; Martin Friedlander. 11,000

Washington av, es, 25 s 185th, 25x89.4x25x89.6, vacant; C J Packard. 4,600

Willow av, sec 138th, 100x225, vacant; bid in at $42,000.

HENRY BRADY.

Manida st, 859, ws, 183.1 s Garrison av, 25x100, 2-sty bk dwg; due, $8,175.05; T&c, $270.35; Frederick W Sorch, party in interest. 8,000

Cruger av (*), ws, 100 s 211th, 25x100; due, $768.47; T&c, $1,000; sub to 1st mtg $3,500; Sidney B Hickox. 3,600

GEORGE PRICE.

147TH st, 806 E, see Tinton av, sec 147.

Tinton av, sec 147th (No 806), 50x100, vacant; due $4,828.95; T&c, $753.73; Clarence A Weill. 6,000

Wallace av, 1911 (*), ws, 975 n Morris Park av, 25x100; due, $3,336.33; T&c, $365.80; Bernard Meyer. 3,800

JAMES L. WELLS.

138TH st, 113-15 E (*), nwc Walton av (Nos 251-9), 49.11x100x28.3x102.2, 2 & 5-sty bk factory; due, $16,708.68; T&c, $686.50; sub to 1st mtg $27,000; Louis Merzbach. 38,849

Walton av, 251-9, see 138th, 113-15 E.

CHAS. A. BERRIAN.

157TH st, 511 E, see Bronx av, 760, or German pl.

Brook av, 760, or German pl (*), nec 157th (No 511), 25x78.11x25x77.9, 4-sty bk tnt & strs; due, $17,075.53; T&c, $211.90; Payne Estate. 15,000

HERBERT A. SHERMAN.

235TH st, 117 E (*), ns, 175 e Oneida av, 25x100, 2-sty fr dwg; due, 415.40; T&c, $137.06; Adelaide R Kavanagh et al. 4,000

Total	$196,999
Corresponding week, 1913	199,942
Jan. 1, 1914, to date	2,496,847
Corresponding period, 1913	2,307,538

Brooklyn.

The following are the sales that have taken place during the week ending May 6, 1914, at the Brooklyn Salesrooms, 189 Montague street:

WILLIAM H. SMITH.

JEROME ST (*), es, 340 s Sutter av, 20x100; Margt J Brannigan. 2,200.00

LOMBARDY ST, ns, 200 w Morgan av, 75x150; Maybell McMurray. 2,500.00

REGENT PL (*), ss, 54.1 e 21st, 27x100; Louis Fink 13,000.00

REGENT PL (*), ss, 27 e 21st, 27x100; Anna M Renner 13,000.0

RODNEY ST, ws, 180 n Ainslie, 20x32; withdrawn

YORK ST (*), ss, 25.7 e Jay, 25x75; Eliz Crimmins 3,700.00

5TH ST nes, 195.9 nw 6 av, 20x100; Martha J Stillwell, def. 200.00

E 21ST ST, 435, es, 43.4 s Cortelyou rd, 45x80, 2½-sty frame dwg; Louis J Jurgens 5,575.00
22D ST (*), ss, 100 w 5 av, 50x100; Benoit Wasserman 10,000.00
E 49TH ST (*), es, 153.4 s Av L, 26.8x100; Benoit Wasserman 2,500.00
57TH ST, ss, 120 e 1 av, 200x100.2; withdrawn ..... —
57TH ST, 135, ns, 386 w 2 av, 19x100.2, 3-sty bk tnt; Thos Wilson 3,600.00
58TH ST, nes, 170 se 16 av, 40x100.2; adj May 19 ..... —
59TH ST, ns, 140 e 8 av, 220x100.2; withdrawn ..... —
75TH ST, sec 5 av, 103.8x21.11; withdrawn ..... —
AV W, 1206, ss, 29 e E 12th, 28x100, 2-sty fr dwg (exr); withdrawn ..... —
TILDEN AV (*), ss, 100 w Nostrand av, 20x100; Henry L Cochran 1,000.00
3D AV, ws, 55.2 s 47th, 20x100; withdrawn ..... —
5TH AV, es, 21.11 s 75th, 21.5x88.1; withdrawn ..... —
5TH AV, es, 85.8 s 75th, 21.1x85.3; withdrawn ..... —

WILLIAM P. RAE.

REEVE PL, nec Prospect av, 41.1x104x irreg; Mary L Behrens 10,600.00
12TH ST, ss, 222.10 w 7 av, 22.6x100; Wm J Stone 6,200.00
82D ST, ns, 80 e 5 av, 142.10x100.2; withdrawn ..... —
GREENE AV, nwc Sumner av, 20x80; Adj May 19 ..... —
NOSTRAND AV, ws, 72 s Clarkson, 28x80.7; Thos B Saddington 6,700.00
ROCKAWAY AV (*), ws, 125.6 n Hegeman av, 20x100; Action 3; Syndicate Development Co 4,050.00
TOMPKINS AV, ws, 20 s Pntnam av, 20x95; Wolf Margolin 6,000.00

CHAS. SHONGOOD.

CLARKSON AV (*), ns, 210.10 e Flatbush Turupike, 20x120.5; Realty Associates 7,700.00
41ST ST (*), ns, 100 e 8 av, 25x100.2; Wm C Siegert 4,250.00

NATHANIEL SHUTER.

BOERUM ST, ns, 572.8 e Bushwick av, 25x52.5; L Amelkin 2,400.00
RUSH ST (*), nec Kent av, 123.6x38x 100x38.3; Martella Realty Co 40,000.00
PUTNAM AV, ss, 316.8 w Snmner av, 18.4x100; G Kenreuther 6,700.00
ROCKAWAY AV (*), ws, 165.6 n Hegeman av, 20x100; Action 1; Syndicate Development Co 4,050.00
ROCKAWAY AV (*), ws, 145.6 n Hegeman av, 20x100; Action 2; Syndicate Development Co 4,050.00
ROCKAWAY AV (*), ws, 85.6 n Hegeman av, 20x100; Action 4; Syndicate Development Co 4,050.00
NEW LOTS RD, sec Cleveland, 90x100; Matilda Sussman 3,600.00

Total $167,625
Corresponding week, 1913 157,986

VOLUNTARY AUCTION SALES.

Manhattan.

MAY 14.

BRYAN L. KENNELLY.

13TH ST, 161 W, ns, 100 e 7 av, 20x103.3, 3-sty & b bk dwg (vol).
145TH ST, 418 W, ss, 117 e Convent av, 16.6x 99.11, 4-sty stn dwg (vol).
LEXINGTON AV, 1896, swc 118th (No 130), runs s17.7xw55xs100.11xw20xn100.11 to st xe75 to beg, 2 & 3-sty bk & fr dwgs (vol).

Brooklyn.

MAY 12.

JAMES L. BRUMLEY.

JAVA ST, 191, ns, 400 e Manhattan av, 25x100, 3-sty fr tnt (vol).

MAY 14.

WILLIAM H. SMITH.

HENRY ST, 522-4, ws, 20 s Union, 40x85, two 4-sty bk tnts.
STRONG PL, 8-10, ws, 75 s Harrison, 50x109; two 4-sty bk tnts (vol).
56TH ST, ns, 100 e 7 av, 80x100.2; also 56TH ST, ns, 240 e 7 av, 20x100.2, vacant (vol).

Bronx.

MAY 14.

BRYAN L. KENNELLY.

169TH ST, 409 E, ns, 71.2 e Webster av, 27x 73.10, 4-sty bk tnt.
KATONAH AV, nwc 240th, 40x85; also KATONAH AV, ws, 40 s 241st, 80x85, vacant.
UNDERCLIFF AV, ws, 321.10 s Sedgwick av, 25x100, vacant.
UNDERCILFF AV, ws, 147.9 n 176th, 50x100, vacant.
WASHINGTON AV, nwc 189th, 100x95, vacant.
WEBSTER AV, 1476, sec 171st, 25x99.6x31x98.4.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

MAY 9.

No Legal Sales advertised for this day.

MAY 11.

BROOME ST, 42-4, ns, 86.3 e Lewis, 38.9x75, 6-sty bk tnt & strs; Geo W Dibble—Nathan Tuckman et al; Wm F Wund (A), 156 Bway; Wm H Chadbourne (R); due, $36,441.48; T&c, $2,087.62; Herbert A Sherman.

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Advertised Legal Sales—Manhattan—Continued

49TH ST, 125 W, ns, 325 w 6 av, 25x100.4, 5-sty bk tnt & str; Jeremiah Kavanagh—Margt M Kavanagh et al; Jno T Fenlon (A), 55 Liberty; Percival H Gregory (R); partition; M Morgenthau Jr Co.

65TH ST W, swc Central Park W, see Central Park W, 50.

69TH ST, 333 W, ns, 450 w West End av, 25x100.5, 5-sty bk tnt; Mary N Agnew—Isaac J Danziger et al; Worcester, Williams & Saxe (A), 30 Broad; Jas C Brady (R); due, $13,-000.82; T&c, $550; Bryan L Kennelly.

CENTRAL PARK W, 50, swc 65th (Nos 2-6), 100.5x125, 12-sty bk tnt; Republic of Panama—Apartment Holding Co et al; Sullivan & Cromwell (A), 49 Wall; Arthur D Truax (R); due, $729,907.90; T&c, $23,885; Henry Brady.

MAY 12.

GRAND ST, 59, ss, 64 e W Bway, 22x67, 4-sty bk loft & str bldg; U S Trust Co of N Y—Herrman Harris et al; Stewart & Shearer (A), 45 Wall; Chas D O'Connell (R); due, $17,430.84; T&c, $489.30; Joseph P Day.

NICHOLS PL, ss, abt 225.10 e Bolton rd, see Prescott av, ns, 225.10 e Bolton rd.

98TH ST, 37 to 41 W, ns, 300 e Col av, 50x100.11, 6-sty bk tnt & strs; Peerless Holding Co, Inc—Anton Rinschler, exr et al; Lind & Pfeiffer (A), 46 Cedar; Henry Fluegelman (R); due, $17,320.82; T&c, $218; Joseph P Day.

107TH ST, 68 W, ss, 100 e Col av, 48.9x100.11, 7-sty bk tnt; H Frank Darrow—Jno F Stodder et al; Sparks, Fuller & Stricker (A), 44 Court, Bklyn; Jno A Anderson (R); due, $7,-039.29; T&c, $1,356.60; sub to 1st mtg $60,000; M Morgenthau Jr Co.

PRESCOTT AV, ns, 225.10 e Bolton rd, 100x297.10x to Nichols pl, x104.7x293.8, vacant; Edw F Cole—Clementine Recbnitzer et al; Wm F Wund (A), 156 Bway; Harold H Herts (R); due, $15,563.58; T&c, $300; J H Mayers.

MAY 13.

18TH ST, 315 E, ns, 460 w 1 av, 20x92, 3-sty & b bk dwg; Wilhelmina K Gronholz—Harrie A James et al; Adolph Waxenbaum (A), 124 Stanton; Harry Crone (R); due, $2,779.83; T&c, $10; M Morgenthau Jr Co.

126TH ST, 63 W, ns, 213.7 e Lenox av, 17.10 x99.11, 3-sty & b stn dwg; Chas G Moller et al—Harrison B Arnold et al; Bowers & Sands (A), 46 Cedar; Phoenix Ingraham (R); due, $12,961.81; T&c, $1,328.95; mtg recorded July 18'89; D Phoenix Ingraham.

126TH ST, 237 W, ns, 300 w 7 av, 25x99.11, 4-sty stn tnt; J Leland Wells—Edw J Murray et al; Arthur L Howe (A), 165 Bway; Alfred L Rose (R); due, $15,465.36; T&c, $1,601.16; mtg recorded July31'07; Joseph P Day.

128TH ST, 45 W, ns, 422.6 e Lenox av, 12.6x99.11, 3-sty & b stn dwg; Chas A Sherman et al, exrs & trstes—Leonard G Juram et al; Bowers & Sands (A), 46 Cedar; Fredk R Toombs (R); due, $7,090.93; T&c, $66.82; mtg recorded Jan5'09; Joseph P Day.

2D AV, 2365, ws, 135.11 s 122d, 20x53.11, 3-sty bk tnt & str; Albt Jarmulowsky et al—Otillie Hyams et al; Theo K McCarthy (A), 43 Exchange pl; Jno C Coleman (R); due, $2,-365.67; T&c, $294.54; Herbert A Sherman.

MAY 14.

30TH ST, 237 E, ns, 210 w 2 av, 20x98.9, 3-sty & b bk dwg; Emigrant Indus Savgs Bank—Cath V Corduke et al; R & E J O'Gorman (A), 51 Chambers; Henry A Forster (R); due, $9,569.69; T&c, $258.35; mtg recorded Mar18'08; Chas A Berrian.

124TH ST, 531-3 W, ns, 283 e Bway, 52x100.11, 7-sty bk tnt; Carl Stein—Solomon Margareten et al; Herbt Reeves (A), 55 Liberty; Edw L Parris (R); due, $69,176.45; T&c, $906.50; Joseph P Day.

8TH AV, 2451, ws, 49.11 n 131st, 24.9x100, 5-sty bk tnt & strs; Dora Schiffer—Max A Herzog et al; Wolf & Kohn (A), 203 Bway; Wm Allen (R); due, $26,267.86; T&c, $560.15; mtg recorded Jan9'09; Samuel Marx.

MAY 15.

60TH ST, 115 W, ns, 175 w Col av, 25x100.5, 5-sty stn tnt; Annie E Wohlfrom—Louis F Comellas et al; Action 1; Curtis, Mallet-Prevost & Colt (A), 30 Broad; Alfred J Talley (R); due, $4,774.09; T&c, $1,225.87; Joseph P Day.

60TH ST, 117 W, ns, 200 w Col av, 25x100.5, 5-sty stn tnt; same—same; Action 2; same (A); Michl J Mulqueen (R); due, $3,636.54; T&c, $213.60; Joseph P Day.

87TH ST, 6 W, ss, 108 w Central Park W, 22x100.8, 5-sty & b bk dwg, 1-sty ext; Julia G Lyle—Oscar A Norman et al; Beekman, Menken & Griscom (A), 52 William; Lester M Friedman (R); due, $37,348.55; T&c, $1,-275.95; Saml Goldsticker.

BROADWAY, es, — n 185th, see Wadsworth av, 248-56.

WADSWORTH AV, 248-256, ws, 60.2 n 185th, 154.5x115, three 5-sty bk tnts; also BROADWAY, es, abt 65 n 185th, runs n149.5xe176.4xs 2.1xe35x154.5xw191, vacant; also WADSWORTH AV, es, 59.8 n 185th, 155.2x200x156x 200, vacant; Benj Blossom—N Y Real Estate Security Co et al; Fletcher, McCutcheon & Brown (A), 128 Bway; Warren Leslie (R); due, $39,844.72; T&c, $3,212.75; sub to pr mtgs aggregating $100,000; Joseph P Day.

WADSWORTH AV, es, 59.8 n 185th, see Wadsworth av, 248-56.

1ST AV, 2354, es, 40.11 s 121st, 19.9x80, 4-sty bk tnt & strs, 1-sty ext; Edw C Schaefer et al trstes—Edw Sharum et al; Henry M Bellinger Jr (A), 135 Bway; Jos D Kelly (R); due, $8,-280.43; T&c, $240.15; Henry Brady.

MAY 16 & 18.

No Legal Sales advertised for these days.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

MAY 9 & 11.

No Legal Sales advertised for these days.

MAY 12.

152D ST, 401 E, nec Melrose av (No 644), 20x100, 2-3-sty fr tnts & strs; Timothy Sullivan—Wm Davis, Jr, et al; Michl J Sullivan (A), Willis av & 148th; Sidney Harris (R); due, $1,309.27; T&c, $1,225; Joseph P Day.

HOUGHTON AV, ns, 400 w Olmstead av, 175x103.1; Frank Rauch—Emma A Wolfrath et al; Gerlich & Schwegler (A), 1511 3 av; Townsend Morgan (R); due, $1,775.22; T&c, $454; Joseph P Day.

MELROSE AV, 644, see 152d, 401 E.

MORRIS AV, 999, ws, 123 n 164th, 23x105, vacant; Lieu Investing Co—Anna C Wildey et al; Arthur O Ernst (A), 170 Bway; Phoenix Ingraham (R); due, $1,496.38; T&c, $——; D Phoenix Ingraham.

PARK AV, 3710, es, 104 n 170th, 25x150x30x150, 1 & 2-sty fr shop; Jno Ruser, admr—Julia A Ruser or Davenport et al; Gustav Goodmann (A), 346 Bway; Irving Washburn (R); due, $2,602.83; T&c, $186.72; sub to pr mtg $1,250; Joseph P Day.

WALTON AV, es, 51.4 s 172d, 32.7x19.1x—, gore, vacant; Simeon M Barber—Jas A Woolf et al; Action 1; Benj G Bain (A), 176 Bway; Clifford S Bostwick (R); due, $361.63; T&c, $227.40; Herbert A Sherman.

MAY 13.

CHARLOTTE ST, swc Boston rd, see Boston rd, ss, whole front bet Wilkins av & Charlotte.

THWAITES PL, ss, 114.1 e Williamsbridge rd, runs se98.9xe56.2xn136.11 to Thwaites pl xw 50xs111.4xnw78.7 to Thwaites pl xw26.1 to beg; also THWAITES PL, ss, 107.8 w Boston rd (old line), 50x175; Lawyers Realty Co—Jno Perry et al; Dean, Tracy & McBarron (A), 160 Bway; Peter J Mullaly (R); due, $1,-632.91; T&c, $345.57; sub to 1st mtg $4,000; J H Mayers.

THWAITES PL, ss, 107.8 w Boston rd, see Thwaites pl, ss, 114.1 e Williamsbridge rd.

BAY AV, ss, 435 w Main, see Fordham av, ns, 450 w Main.

BOSTON RD, ss, whole front bet Wilkins av & Charlotte, runs sw on curve, 244.4xs31.9xe 100xn25xe100xn111.9, vacant; Lawyers Title Ins & Trust Co—Fleischmann Realty Co et al; Dean, Tracy & McBarron (A), 160 Bway; Ellsworth J Healy (R); due, $49,687.12; T&c, $411.77; Joseph P Day.

WILKINS AV, sec Boston rd, see Boston rd, ss, whole front bet Wilkins av & Charlotte.

MAY 14.

180TH ST, 880 E, ss, 65.2 w Honeywell av, 25.1 x118.2, 2-sty bk dwg; Herman F Epple—Wm H Deere et al; Lawrence E French (A), 41 Park Row; Jas F Donnelly (R); due, $2,-603.27; T&c, $305; Geo Price.

233D ST E, ss, 60 e Paulding av, 25x13.6x40.6x45.6; Lillian W White—Mary Horan et al;



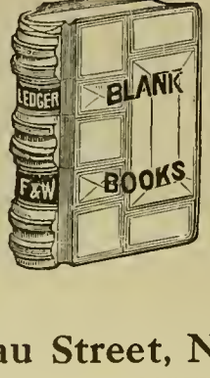
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Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, $320.88; T&c, $18.73; Jas L Wells.
CEDAR AV, ws, 550 s Elm, 25x100; Lillian W White—Arthur J Mace et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, $191.88; T&c, $70; Jas L Wells.
CEDAR AV, ws, 509 s Corsa av, 25x136.4x25x 131.1; Lillian W White—Chas Hefferman et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, $211.64; T&c, $82; Jas L Wells.

MAY 15.
FORDHAM AV, ns, 450 w Main, 100x100; also Bay av, ss, 435 w Main, 50x100, City Island; Jas G Lock, exr, &c—Mary L Roeder et al; Henry W Kennedy (A), 66 Bway; Chas L Hoffman (R); due, $5,545.17; T&c, $100; Saml Marx.

MAY 16 & 18.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

MAY 9.
No Legal Sales advertised for this day.

MAY 11.
OAKLAND ST, ws, 100 n Calyer, 275x100; also MILTON ST, nwc Manhattan av, 96.10x—; Penobscot Realty Corpn et al—Isabella C N Smith et al; Edw J Reilley (A), 142 Nostrand av; Howard E Greene.
71ST ST, nes, intersec ses Ridge blvd, 100x 30.4; Miriam Morse—Island View Corpn et al; Action 1; Saml Berzick (A), 320 Bway, Manhattan; Sidney F Strongin (R); Nathaniel Shuter.
RIDGE BOULEVARD, ses, 30.4 ne 71st, 35.8x 100; same—same; Action 2; same (A); same (R); Nathaniel Shuter.
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philiphar (R); Jere Johnson Jr Co.
5TH AV, es, 82.8 s 74th, 20.8x87.2; Michl Shellens—Jno E Sullivan Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Henry S Goodspeed (R); Wm P Rae.

MAY 12.
3D ST, ns, 220 w 7 av, 44x90; Mary L Beacon—Kathryn Corriston et al; Geo V Brower (A), 44 Court; Michl J Joyce (R); Wm H Smith.
E 4TH ST, ws, 120 n Ditmas av, 40x100; Aggie C Foley, gdn—Philip Kitzler et al; Frank G Wild (A), 277 Bway, Manhattan; Michl Dittmore (R); Jas L Brumley.
W 5TH ST, ws, 144 n Av T, 18x100; Geo Zechiel—Elsie L B Edmundson et al; Henry J Davenport (A), 375 Pearl; Geo E Brower (R); Wm H Smith.
W 8TH ST, es, 213.6 s Av R, 19.4x82.6; Charlotte E Findlay et al—Union Holding Co et al; McGuire, Delaney, Niper & Connolly (A), 189 Montague; Howard M Rowe (R); Wm H Smith.
24TH ST, ns, 60 nw 4 av, 30.3x100.2; Anna Werther—Jane A McDowell et al; Wm J Bolger (A), 149 Bway, Manhattan; Henry B Ketcham (R); Wm P Rae.
38TH ST, es, 258.10 s New Utrecht av, 20x90; Louise M Higham—Bessie F Goetschius et al; Julius Siegelman (A), 887 Manhattan av; Wm A Moore (R); Nathaniel Shuter.
60TH ST, swc Cowenhoven la, 39.8x100.2; Jno A Voorhees et al—Providenza Terrano et al; Robt O'Byrne (A), 6 Wall, Manhattan; David Hirshfield (R); Wm H Smith.
61ST ST, nes, 254 se 18 av, 18x100; also 61ST ST, nes, 290 se 18 av, 18x100; also 61ST ST, nes, 325.10 se 18 av, 18x100; Chas A Rippmann—Brill Constn Co et al; Action 2; Clarence F Corner (A), 375 Pearl; Ephralm C Cushman (R); Wm H Smith.
61ST ST, nes, 397.10 se 18 av, 18x100; also 61ST ST, nes, 415.10 se 18 av, 18x100; also 61ST ST, nes, 234 nw 19 av, 18x100; also 61ST ST, nes, 216 nw 19 av, 18x100; also 61ST ST, nes, 198 nw 19 av, 18x100; also 61ST ST, nes, 180 nw 19 av, 18x100; also 61ST ST, nes, 162 nw 19 av, 18x100; also 61ST ST, nes, 126 nw 19 av, 18x100; also 61ST ST, nes, 90 nw 19 av, 18x100; also 61ST ST, nes, 54 nw 19 av, 18x 100; also 61ST ST, nes, 36 nw 19 av, 18x100; also 61ST ST, nes, 18 nw 19 av, 18x100; same —same; Action 3; same (A); Henry D Barmore (R); Wm H Smith.
72D ST, sws, 143.10 nw 6 av, 20x100; Bank for Savgs in the City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Chas Shongood.
73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.
86TH ST, ss, 382 w Gravesend av, 60x195; Lena Keck—Guiseppe Scura et al; Alvah W Burlingame Jr (A), 391 Fulton; Wm S O'Connell (R); Wm H Smith.
AV H, ns, 40 e E 8th, 40x100; Melvin Brown—Milton S Kistler et al; Howell, McChesney & Clarkson (A), 177 Montague; Wm H White (R); Wm H Smith.
CONEY ISLAND AV, es, 260.4 n Av S, 120x100; Albt Berry—Rebecca Stein et al; Geo C Case (A), 189 Montague; Leone D Howell (R); Wm H Smith.
HOWARD AV, ws, 20.6 s Prospect pl, 19.6x90; Rubin Chernoff—Israel Gordon et al; Chas H Levy (A), 26 Court; Henry E Wilke (R); Wm H Smith.
PENNSYLVANIA AV, es, 100 n Dumont av, 20 x100; Wm W Seymour—Moses Gutman et al; Geo W Titcomb (A), 215 Montague; Robt F Manning (R); Wm H Smith.
5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.
12TH AV, sec 36th, 136.10x98.10; Robt A Lindsay—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Abner C Surpless (R); Wm H Smith.
HULL ST, ns, 135 e Rockaway av, 15x100; Susan C Kiernan—Anna Barnes et al; Hirsh & Newman (A), 391 Fulton; Ephraim Byk (R); Wm H Smith.
STERLING PL, ns, 100 w Saratoga av, 175x 110.1; Isidore Silberberg et al—Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reiher (R); Wm H Smith.
E 26TH ST, es, 110 n Av D, 20x100; Rosalie C Bodine—Arthur Gamble et al; Harry L Thompson (A), 175 Remsen; Algernon I Nova (R); Chas Shongood.

MAY 13.
N 8TH ST, ss, 277.8 e Havemeyer, 25.8x100; Nellie A Lowndes—Maria Franzese et al; Wm S Miller (A), 837 Manhattan av; Isidor Buxbaum (R); Nathaniel Shuter.
63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.
71ST ST, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Kath Fischer—Jacob Kaiser Improvement Co et al; Davison & Underhill (A), 26 Court; J Hunter Lack (R); Wm H Smith.
72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of Presbyterian Church in the U S of Am—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.
81ST ST, ns, 80 e 5 av, 225.7x100; Long Island Safe Deposit Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen st; A W Burlingame (R); Wm P Rae.
NASSAU AV, us, 45 e Kingsland av, 19x100; Addie L Morine—Annie Baron et al; Wm S Miller (A), 837 Manhattan av; Thos F Garvey (R); Nathaniel Shuter.
WASHINGTON AV, ws, 138 n Gates av, 20x113; Jno Schumacher—Mary T L Warren et al; Mark S Feller (A), 44 Court; Alfred W Andrews (R); Nathaniel Shuter.
5TH AV, es, 44.7 n 73d, 24x110.1; Isaac W Heidelberg—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Wallace R Foster (R); Wm P Rae.

MAY 14.
FULTON ST, ss, 300 w Nostrand av, 50x100; also MACON ST, ss, 235 e Nostrand av, 70x 100; sheriff's sale of all right, title, &c, which Jas G Wagner had on Nov17'13, or since; Isaac N Miller (A), 50 Church, Manhattan; Lewis M Swasey, sheriff; Wm P Rae.
GRAND ST, ss, 100 w Humholdt, 24.4x100; Geo Fischer—Lena Fischer et al; Bernard Bloch (A), 233 Bway, Manhattan; Edw H Maddox (R); partition; Nathaniel Shuter.
HICKS ST, 54, front part of lot; Jonathan C Sanneman—Fredk A Smith et al; Jay & Smith (A), 204 Montague; Wm L O'Malley (R); Wm H Smith.
66TH ST, sws, 220 se 13 av, 160x100; Danl Woodcock—Giuseppe Russo et al; Senftner & Senftner (A), 13 Astor pl, Manhattan; Frank H Field (R); Jas L Brumley.
66TH ST, ss, 140 e 14 av, 20x100; Fredk W Sherman—Rosa Salamone et al; Julius Krause (A), 105 Lex av, Manhattan; Wm W Pellet (R); Wm H Smith.
66TH ST, sws, 160 se 14 av, 40x100; Philipp J Gleason et al—Rosa Salamone et al; Julius Krause (A), 105 Lex av, Manhattan; Richmond L Brown (R); Wm H Smith.
72D ST, sec 5 av, 99.7x20.7; M Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno H Donlan (R); Wm H Smith.
73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.
73D ST, ns, 95 se 15 av, 75x100; Henry L Nostrand—Michl J Grady et al; Furst & Furst (A), 215 Montague; Allen Robertson (R); Wm H Smith.
FORT HAMILTON PKWAY, ss, 250 e Chester av, 50x201.10 to Minna x50x201.10! also LOTS 86 & 103, map of lands of heirs of Geo Martense, Town of Flatbush; Anna M Everett—Richd B Shannon et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm H Smith.
MONTAUK AV, es, 170 s Pitkin av, 20x100; Mary Howley—Stephen L Maloney et al; Toivo H Nekton (A), 189 Montague; Abr Levitt (R); Nathaniel Shuter.
ST MARKS AV, ns, 20 w Nostrand av, 20x100; Indust Savgs & Loan Co—Susanna A LeRoy et al; Frank M Patterson (A), 66 Liberty, Manhattan; Chas Y Van Doren (R); Wm H Smith.
SNYDER AV, ns, 20 w E 34th, 20x100; Jennie W Francis—Benj Silberstein et al; Action 1; Jos J Robinson (A), 26 South, Manhattan; Mortimer S Brown (R); Wm H Smith.
SNYDER AV, ns, 40 w E 34th, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.
72D ST, sec 5 av, 99.7x20.7; M Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno H Donlan (R); Wm H Smith.
5TH AV, es, 20.7 n 73d, 24x104.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

MAY 15.
14TH ST, nes, 456 nw 3 av, 20x100; Julia Lichtenstern—Peter Hadle et al; Jno D Barber (A), 375 Fulton; Michl J Grady (R); Nathaniel Shuter.
73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park Row, Manhattan; Algernon I Nova (R); Chas Shongood.
74TH ST, ss, 363.8 e 6 av, 20x100; Herman Meyer—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.
OCEAN AV, 601, es, 264.11 n Albemarle rd, 72.1 x240; Marquette County Savgs Bank—Grant R Pithlado et al; Steele & Otis (A), 25 Broad, Manhattan; Horatio C King (R); Jas L Brumley.
5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Molly et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.
5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.
5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.
47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.
47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.
47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.
51ST ST, sws, 390 nw 5 av, 30x100.2; Jno Schiernbeck—Jno E Sullivan Co et al; Jno F Moroney (A), 203 Bway, Manhattan; Chas C Lockwood (R); Wm P Rae.
EMMONS AV, ns, 178.6 e E 16th, 29.2x111.3x irreg; Gustav Selner—Geo A Hahn et al; Action 1; Jacob M Peyser (A), 26 Court; Abr Rockmore (R); Nathaniel Shuter.
EMMONS AV, ns, 207.8 e E 16th, 20.2x112.11; same—same; Action 2; same (A); Abr H Kesselman (R); Nathaniel Shuter.

MAY 16 & 18.
No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 2.
70TH ST, 325-7 W; two actions; Fredk A Clark —Walter E Thompson et al; Ver Planck, Prince & Flanders (A).
108TH ST, ns, 250 w Ams av, 50x100.11; Sophie Wagner—Thomas Realty Co et al; Rosansky & Goldberg (A).
116TH ST, ns, 131 e Park av, 35.8x100.11; Saml Seidman—Herman F Grossman et al; J F Cowan (A).
185TH ST, ns, 170.3 e St Nich av, 19.10x103; Noah C Rogers—Mary A Fawcett et al; P Merrill (A).

MAY 4.
HOUSTON ST, 96 W; Jos Personeni—Mary Jahn (specific performance); L A Valente (A).
8TH ST, ns, 108.11 w Av C, 25x93.11; Jacob Greenhaum—Allan C Craig (notice of attachment); A. Henig (A).
8TH ST, ns, 238.6 w Av C, 24.9x93.11; Lena Schilling—Henry M Schiffel et al; L S Goebel (A).
33D ST, 340-342 E; Betty Gusthal—Hulda B Ahrahams et al; Bowers & Sans (A).
105TH ST, ss, 160 w Columbus av, 171.6x84.9x irreg; Jacob Wicks, Jr—Mary A. Loeffler et al; J B Mitchell (A).
131ST ST, 8 E; Rudolph F Rahe et al—Sarah McCormick et al; E E Mead (A).

MAY 5.
50TH ST, 224-32 W; Joseph L Graf et al—Bonwit Realty Co et al; Weed, Henry & Meyers (A).
116TH ST, 156 E; Berktha Lippmann—Donato M Cefola et al; Hamburger, Goldey & Fat (A).
130TH ST, 502 W; Moses Esherg, exr—Eugenie Rosendorf et al; Kantrowitz & Esherg (A).
136TH ST, 6, 12-14 W; three actions agt Gustav Lange—Jacob Smalls et al; G Lange, Jr (A).
136TH ST, 134 W; Trustees of Robert College of Constantinople—John G Taylor et al; Geller Rolston & Horan (A).

MAY 6.
MANHATTAN ST, 111; Alhany Sevgs Bank—Edgar Constn Co et al; Tracey, Cooper & Townsend (A).
12TH ST, 224 E; Ida W Inniss—Francis P A McGowan et al; Wells & Snedeker (A).
61ST ST, 202 E; Greenwich Savgs Bank—Jacques Weill et al; B A Sands (A).
122D ST, ss, 374.9 w Lenox av, 17.6x100.11; N Y Life Ins Co—Fannie V Malone et al; G W Hubbell (A).

MAY 7.
54TH ST, 226-8 E; Bazena T D Merriman—Jos Doelger et al; E F Moran (A).
83D ST, 35 W; Felicitas Fuhr—Chas F Wildey, Jr, et al; amended; A W Venino (A).
106TH ST, 156 E; Saml Shapiro—Eva Cohen et al; A Hutter (A).

MAY 8.
50TH ST, 224-32 W; Jos L Graf et al—Bonwit Realty Co et al; amended; Weed, Henry & Meyers (A).
105TH ST, ss, 160 w Columbus av, 171.6x94.2x irreg; Morris Mayer—Mary A Loeffler et al; S W Stern (A).
4TH ST, ws, lot 127, map of estate of Mangle Minthorne; Birdie Berliner—Saml Klausner et al; Myers & Goldsmith (A).
RIVERSIDE DR, es, 107.6 n 116th, 48.9x123.10; N Y Life Ins Co et al—Paterno Bros, Inc et al; amended; Cary & Carroll (A).

Bronx.

MAY 1.
136TH ST, 304 E; Margaretha Wiegand—Johanna Klein; C Brandt, Jr (A).
175TH ST, ss, 35.8 ne 3d av, 39x100; Michl Piel —Codae Realty Co et al; Fitch, Mott & Grant (A).
BAY AV, ss, 276.7 w Main, 33.3x100; Percy Jordan—Jas Reynolds et al; M Hall (A).
WALTON AV, ws, 308.7 n 184th, 19.9x96.4; Eliz K Upham—Anna E Jones et al; Merrill & Rogers (A).
WEBSTER AV, 3542; Bronx Investing Co—Irving Constn Co et al; Merrill & Rogers (A).
3D AV, 2422; Gustav A Brandt—Elmina Kelly et al; H Swain (A).
LOT 27, parcel No 1, on map of subdivision of estate of Wm B Ogden; Stephen E Brown—Jno Sohns; Davis, T, D & D (A).

MAY 2.
MORRIS AV, es, 170 s 160th, 75x100; Helene Mez—Julius Max Hoffman et al; P Schnitzler (A).
MORRIS AV, es, 195 s 160th, 50x108.1; same—same; same (A).

Foreclosure Suits, Bronx, Continued.

MAY 4.
136TH ST, ns, 225 e Lincoln av, 25x100; Frederick Correll—Bernard Fortgang et al; Elkus G & P (A).
ARTHUR AV, ws, 27.7 n 179th, 100.3x190; Frank F. Russell—Louise Thomas et al; Bassett .Thompson & Gilpatric (A).
SOUTHERN BOULEVARD, ws, 150 n Home, 25x100; Morris E. Webber—Aaron Herzberg et al; J. W. Webber (A).

MAY 5.
No Bronx Foreclosure Suits filed this day.

MAY 6.
139TH ST, ns, 475 e St Anns av, 25x100; Robt C Fulton et al—Mary E Flynn et al; Mare & Morrison (A).
BRIGGS AV, ns, 150 e 200th, 50x100; also MOSHOLU PKWAY, nec Hull av, 119.6x105.8; also BRIGGS AV, ns, 250 e 200th, 100x110; Ida W Innis—Francis P A McGowan et al; Wells & Snedeker (A).
HOE AV, 1200 & HOME ST, 975, 981 & 985; Hoe Realty Co—First Preferred Realty corpn et al; Wise & Lichtenstein (A).

MAY 7.
SOUTHERN BLVD, ws, 184.2 s 180th, 30x149.6; Victor Stolte—Arthur G Muhlker et al; Wesselman & Kraus (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 30, MAY 1 & 2.
No Judgments in Foreclosure Suits filed these days.

MAY 4.
129TH ST, 640 W; also RIVERSIDE DR, 564; Israel Lewis—Albt London; L & I J Joseph (A); Albt Bunger (R); due 34,526.57
100TH ST, ns, 220 e 2 av, 40x100.11; Equitable Trust Co—Gittle Goldberg; Cary & Carroll (A); Morris Cukor (R); due 36,000.00

MAY 5.
154TH ST, ss, 189.4 w St Nicholas av, 18.9x99.11; Wm H Jeffers—Josephine Miller; Rose & Paskus (A); due..... 1,578.56
34TH ST, ss, 152 w 2 av, 18.3x98.9; Lawyers Mtg Co—Simon Myers et al; Cary & Carroll (A); Jos D Kelly (R); due.13,133.33

MAY 6.
LEWIS ST, es, 75 n Stanton, 21x100; J Frederic Kernochan—Henry F Miller (A); Isaac S Hiller (R); due.....18,648.34
BRYANT ST, nec New Boston rd, 79.3x124.10; Saml Keeler—Jno Bogart; Saml Keeler (A); Howard Humiston (R); due 1,050.33
118TH ST, 320 E; Wilson M Powell—Alvine Gross; Wilson M. Powell, Jr (A); Melvin H Dalberg (R); due....17,850.00
72D ST, 14 E; U S Tract Co of N Y—Roht W Tailer et al; Stewart & Shearer (A); Melvine G Dalberg (R); due.125,610.00

Bronx.

APRIL 30.
WOODYCREST AV,** es, 324 n lot 56, map of Highbridgeville, Bronx, 20.4 x100; Wm Totten et al—E Van Rensselaer Ketchum; Saml Riker, Jr (A); Thos Gilleran (R); due 6,586.67

MAY 1, 2, 4, 5 & 6.
No Judgments in Foreclosure Suits filed these days.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 2.
No Lis Pendens filed this day.

MAY 4.
35TH ST, 217-219 W; Johanna Von Meyer—Jno G Lindemann; action to appoint committee, &c; C A Dryer (A).
46TH ST, 46 W; Nicholas Gregorio & Co—A B S Co, Inc, et al; action to foreclose mechanics' lien; Menken Bros (A).

MAY 5.
117TH ST, swc 5th av, 45.6x100.11; Frederic F. de Rahm—Isidor Kraushaar et al; F. de F. Foster (A).
87TH ST, ss, 130 w Central Park W, 20x100.8; Arthur V. Gwynne—Abraham Gwynne et al (partition); C. R. Waterbury (A).
BROADWAY, sec 127th, lot 65; Wesley S Sawyer—Patrick Mangin et al; foreclosure of tax lien; Elkus, Gleason & Proskauer (A).

MAY 6.
38TH ST, ss, bet 1 & 2 avs, Lot 54; Tax Lien Co of N Y—Edgar S Appleby et al; amended foreclosure of tax lien; A Weymann (A).

MAY 7.
HARRISON ST, 27; Esther Lifschitz—Albt Bultmann et al; foreclosure of transfer of tax lien; C H Schwartzman (A).
32D ST, ss, 435 w 6 av, 20x40.2x irreg; Marjorie D Oleand—Kathleen M Russell et al; partition; J W Russell (A).
11TH AV, es, bet 51st & 52d, Lot 61; Rudolph Wallach Co—Jas S Seagrave et al; foreclosure of tax lien; A Weymann (A).

MAY 8.
50TH ST, ss, 175 w 6 av, 25x100; Leslie Bros Engineering Co—Alex M Mitchell et al; action to foreclose mechanics lien; Hardy, Stancliffe & Whitaker (A).

Bronx.

MAY 1.
No Lis Pendens filed this day.

MAY 2.
PARK AV, es, 40 n 169th st, 50x100; Wilhelmina Herring—Wilhelmina Herring et al; partition; E J Helmick (A).

MAY 4.
LOT 20, Block 1,011, Richard st, ws, bet Mace av & Fulton st; Hugo Wahst—Anna Becker; action to foreclose transfer of tax lien; Shaw & Landon (A).

MAY 5.
No Lis Pendens filed this day.

MAY 6.
No Lis Pendens filed this day.

MAY 7.
No Lis Pendens filed this day.

Brooklyn.

APRIL 30.
BARBEY ST, ws, 100 n Blake av, 25x100; Saml L Hough—Abr Epstein et al; G A Logan (A).
BRISTOL ST, ws, 240.3 s Livonia av, 20x100; Title G & T Co—Saml Rosendorf et al; T F Redmond (A).
BRISTOL ST, ws, 340.3 s Livonia av, 20x100; Title G & T Co—Saml Rosendorf et al; T F Redmond (A).
BRISTOL ST, ws, 300.3 s Livonia av, 20x100; same—same; same (A).
BRISTOL ST ws, 260.3 s Livonia av, 20x100; same—same; same (A).
GROVE ST, ss, 181.8 e Wyckoff av, 25x100; Wm Abel—Morris Friedman et al; Manu, Buxbaum & S (A).
MORRELL ST, es, 75 n Debevoise, 25x75; Hamilton Trust Co—Saml Silver et al; T F Redmond (A).
STARR ST, nws, 100 ne Irving av, 100x222.1x 103.10x194; Christian Schneider—Mary J Rothenbach et al; C W Philipbar (A).
39TH ST, nes, 40 se 10 av, 20x75; N Y Investors Corpn—Gessie Bleetstein et al; T F Redmond (A).
46TH ST, 176S; Kingsboro Realty Co—Michl Clancy et al; I Roth (A).
CHURCH AV, ns 200 w Nostrand av, 50x148; also CHURCH AV, ns, 250 e Nostrand av, 49.11x149.6x49.1x149.11; Albt Berry—Sarah P Fogelson et al; G C Case (A).
CLERMONT AV, ws, 145.5 s Fulton, 53.10x115.5 x50x96; Philip Lucks—Lavinia S Le Baron et al; foreclosure of mechanics lien; R Stone (A).
ROCKAWAY AV, ws, 105.6 n Hegeman av, 20x 100; Jno Auer—Bklyn, Queens House & Home Corpn et al; C H Levy (A).
21ST AV, ses, 82 ne Cropsey av, runs se80xne18 xse16.8xne20xnw96.8xsw38 to beg; N Y Mtg & Security Co—Marian P Franklin et al; H M Bellinger Jr (A).

MAY 1.
DEAN ST, ss, 175 e Rogers av, 20x114.5; Ernest Arnold—Jos B Kammerlohr et al; Reynolds & Geis (A).
LOGAN ST, es, 240 s Sutter av, 20x100; Columbia Kid Hair Curlers Mfg Co—Jos Sirott et al; M D Siegel (A).
LOGAN ST, ws, 150 n Sutter av, 20x100; Mary A Lang—Nathan Drucker et al; Sackett & Lang (A).
REEVE PL, 42, Jno W Reid—Fredk F Bowen et al; C F Corner (A).
SMITH ST, es, 80 s Huntington, 20x75; also 13TH AV, ws, 55 n 37th, 51x80; also 58TH ST, sc 9 av, 100x100.2; also 59TH ST, sws, 220 se 9 av, 100x100.2; also 59TH ST, wc 9 av, runs sw60.2xnw100xsw40xnw20xne100.2xse 120 to beg; Michl Harrigan—Wm Harrigan et al; partition; W S Butler (A).
WATKINS ST, 411; Ike Borenstein—Perz Borenstein et al; partition; J D Nussbaum (A).
E 3D ST, ws, 244.5 n Greenwood av, 20x100; Griswold I Keeney—Emily M Murphy et al; H J Davenport (A).
E 5TH ST, ws, 312 n Beverly rd, 24.10x100x61x 106.4; N Y Investors Corpn—Emma Hoffman et al; T F Redmond (A).
E 15TH ST, es, 500 n Albemarle rd, 87x100x52.5 x105.10; Parshelsky Bros—Temple Beth Emeth of Flatbush et al; foreclosure of mechanics lien; H S & C G Bachrach (A).
17TH ST, ss, 225 e S av, 12.6x100; Kate B Forbell—Wm Rankin et al; G W Pearsall (A).
21ST ST, sws, 175 se 3 av, 25x100.2; Title G & T Co—Luigi Parrella et al; T F Redmond (A).
21ST ST, sws, 275 se 3 av, 50x100; same—same; same (A).
21ST ST, nes, 300 se 3 av, 25x100; Ella Cory—Frank Spero et al; T F Redmond (A).
E 33D ST, ws, 100 s Av I, 20x100; Lizzie Ernst—Cath E Du Bois et al; A Lotary (A).
E 34TH ST, es, 313.10 n Av I, 25x100; Rose Reis—Bridget A Smith et al; Armstrong & Brown (A).
54TH ST, sc New Utrecht av, 28.6x58.6x55.8x 33.7; Chas A. Hitchcock—Rostof Co et al; F W Moxley (A).
PENNSYLVANIA AV, ws, 50 s Liberty av, 83.4 x100; Rich'd Meyer—Rose Tapis et al; to set aside deed; J H Meyer (A).
6TH AV, ws, 103.6 s Carroll, 19.5x97.10x19.4x96; Claus Hohorst—Mary F MacGregor et al; Coller & Coller (A).
LOT 25, plot 2 map of Evan Evans & C McCauley in Flatbush; also TROY AV, es, 180 s Av E, 60x125.2x60x127.9; Louise M Davenport—Edw Jones et al; H J Davenport (A).

MAY 2.
BOND ST, ws, 25 n Butler, 20x50; Phebe A Cheesman—Jno Martin et al; E F Taber (A).
PARK PL, ss, 235 e Vanderbilt av, 19x131; Dayton & Montgomery, Inc—Bert E A Winham; foreclosure of mechanics lien; Thompson & Fuller (A).
SEIGEL ST, ns, 146.6 w Ewen, 24x100; Ray Nedis—Milton Kempner et al; partition; W V Zipser (A).
W 15TH ST, ws, 320 n Mermaid av, 40x118.10; Martino Caso—Maria Vastola et al; C I Masone (A).
LINDEN AV, ns, 75 e E 45th, 25x100; Bklyn Trust Co—Marin-Sigel Realty & Constn Co et al; Dykman, Oeland & K (A).
MARINE AV, sec 94th, runsse73.2xsw80xn108.1 to beg; also MARINE AV, es, 218.8 n 94th, 34.9x17.4x53.3x56.9; also MARINE AV, sec 93d, 17x17.4x25x25; also 4TH AV, sec Marine av, 100x125; Marion A Smith—Alpheus Robinson et al; partition; H A Ingraham (A).
6TH AV, sec 53d, 32.8x100; Saml Bloomberg—Francis D Winslow et al; L & M Blumberg (A).
6TH AV, nec 54th, 32.8x100; same—same; same (A).

MAY 4.
BAINBRIDGE ST, ss, 190 w Saratoga av, 20x 100; John G Singer—States B Hagerman et al; H E Brown (A).
BARTLETT ST, ns, 75 w Throop av, 37.6x100; Newburgh Savgs Bank—Great Central Palace Co et al; T F Redmond (A).
BRISTOL ST, es, 260 n Sackett, 40x100; I K Realty Co—Wilson Constn Co et al; I F Greene (A).
GARNET ST, n s, 20 w Smith, 20x67; Susette R Miller—Jas H Plumstead et al; H C Conrady (A).
S 3D ST, nes, 204.4 se Keap, runs s 50.5xne120x nw50xsw70xnw.05xsw50 to beg; Edw M Thomas—Max Bernhang et al; H A Ingraham (A).
E 14TH ST, ws, 140 s Av R, 40x100; Walter D Hoag—Geo H Haynor, Jr, et al; H J Davenport (A).
BAY 24TH ST, ws, 115 s Bath av, 50x73.11x50x 75.8; Lena Schumann—Lillie Kojan et al; A W Burlingame, Jr (A).
58TH ST, ns, 126.8 w 4 av, 26.8x100.2; Henrietta Lemken—John E Sullivan Co & ano; H M Curren (A).
CHURCH AV, ns, 375 e Rogers av, runs n 137.5xw40xs11.9xw69.7xs124.1xe112 to beg; Wm W Spence—Wm A A Brown et al; Dean, Tracy & M (A).
DUMONT AV, nwc Thatford av, 25x100; Prudential Bond & Mtg Co—Abra Damsky et al; J Sapinsky (A).
LOTS 377 to 379, block 6781, map Kings Oak; Wm Gremler—Fredk M Seiler & ano; J M O'Neill (A).

MAY 5.
CLARKSON ST, ss, 193 e Flatbush av, runs s 114.9xe19.3xn114.9xw19.3 to beg; Sarah F Mead—Wm M Kennard et al; W H Orr (A).
DOUGLASS ST, es, 192.11 n Sutter av, 25x100; Edmund D Teller—Buckingham Realty Co et al; Solinger & Solinger (A).
E 5TH ST, es, 100 n Av I, 50x100; Title G & T Co—Henry Jacob et al; T F Redmond (A).
E 21ST ST, es, 160 n Beverly rd, 17.3x129.2x42.3 x127.6; Henry P Ansorge—Hanway Realty Co et al; L Karasik (A).
50TH ST, swc 4 av, 80x140.4; Albert Hergenham—Jno Dobbin et al; L B Giusburg (A).
CONEY ISLAND AV, sec Lewis pl, 100x124.8x 100.4x132.1; Chas V Lott—Alfred W Bardin et al; W C Roe (A).
FLATBUSH AV, nes 243.8 se Av K, 19.6x68.1x 19.3x71.4; Mary A De Nyse—Nellie Thompson et al; Coombs & Wilson (A).

MAY 6.
66TH ST, ss, 100 w 14 av, 20x100; Ernest Burkard—Homewood Bldg Co et al; Reynolds & Geis (A).
66TH ST, ss, 100 w 12 av, 20x100; Josephine H Manneck—Vincenzo Gerecitano et al; Reynolds & Geis (A).
66TH ST, ss, 120 w 14 av, 20x100; Danl P Weirich—Homewood Bldg Co et al; Reynolds & Geis (A).
67TH ST, ss, 500 e 14 av, 20x120; Jno Gorski—Homewood Bldg Co et al; Reynolds & Geis (A).
74TH ST, ns, 395.11 e Stewart av, 100x140; Jacob E Neufeld—Lawyers' Title Ins & T Co & ano; foreclosure of mechanics' lien; Chilton & Levin (A).
LOTS 419 to 421, & 455 to 457, map of land of Asa W Parker; Caroline L Burkley—Catharine Kerrigan et al; H C Conrady (A).
CRYSTAL ST, es, 250 s Pitkin av, 25x100; Frank C Lang—Tillie Held & ano; Sackett & Lang (A).
WINTHROP ST, ss, 1640.5 e Main Plank rd, 26x 122.6; Alice Aston—Asbury Impt Co; J MacCrate (A).
E 10TH ST, ws, 220 n Av M, 40x100; Eagle Savgs & Loan Co—Jennie Melander et al; J C McLeer (A).
40TH ST, ss, 300 e 5 av, 50x100.2; Emil A Koski—McKinley Park Holding Co et al; Carrington & Pierce (A).
LIVONIA AV, nwc Douglass, 100x250.3; Jeanette Selinger—H M B Bldg Co et al; S A Telsey (A).
NOSTRAND AV, ws, 580 s Av C, 60x100; Mtg Securities Co—Lucretia Dower et al; H J Davenport (A).
OVERBAUGH PL, ses, 112.9 nw E 41st, 41.1x 189.7xirreg; Hyman S Sulsky—Annie R Towne; foreclosure of mechanics lien; J J Kean (A).
LOT 487 blk 6742, map "The Lindens"; Fredk M Knowles—Anna E Mondshain et al; G B Davenport (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 2.
29TH ST, 105-7 E; Fredk D Shaper—29th St Constn Co (renewal) (9).... 200.00
175TH ST, ns, whole front bet St Nich & Audubon avs, 300x—; Ricco Donato—Moses Goodman Corpn & Robertson Giovanni Contracting Co (8)..... 54.00

MAY 4.
175TH ST, ns, whole front bet St. Nicholas & Audubon avs, —x—; Frank Falk Co—Moses Goodman Corp; Robertson Giovanni Contracting Co (12)..... 120.00
ANDUBON AV, sec 171st, 20x90; Emil Nikolai—Guatav Boehme; Carl L Rieger (11)..... 100.00
6TH AV, 626-628; National Sash & Door Co, Inc—Adolph A Hageman; Nathan Picket (10)..... 65.00

MAY 5.
14TH ST, 138 E; Smith & Rosenfeld—Solomon Schinasi; Warren E Green Co (17)..... 175.00

42D ST, 403 W; Stanley & Patterson, Inc—William Daniels; George Shuman (19) 131.67
46TH ST, 46 W; Chas A Hasbrouck—Arthur Brisbane & A B S Co, Inc; Anton Strand (18) 219.62
48TH ST, 220-28 W; W P Nelson Co—Adlon Construction Co; Frazee Realty Co (14) 6,963.00
50TH ST, 224-28 W; Rebecca Rabinowitz—Delphon Realty Co, Inc; C E Hartshorne (13) 1,698.50
201ST ST, ACADEMY ST & HARLEM RIVER; Hermann Hoerst—United Electric Light & Power Co; F T Nesbit & Co, Inc (16) 17.50
BROADWAY, es, 30.11 s 41st, 22.11x irreg; also Broadway, sec 41st, 31.2x 93.4; J P Zurla Tile Co—41st Street Realty Co & Hotels Realty Holding Corp (15) 1,153.09

MAY 6.
CANAL ST, 133-7; Mayer Schnee—Eliz M Fisher, Jacob J Schmuckler, Taylor Constn Co & Chas Olsen (20). 155.00
134TH ST, 63 W; Louis E Suglaad—Estate of Richd S Conwell & Richd S Conwell (21) 238.95

MAY 7.
201ST ST ,ACADEMY ST & HARLEM RIVER; Frank Schwoerer—United Electric Light & Power Co & F T Nesbit & Co, Inc (22) 8.75

MAY 8.
BROADWAY, 2633-35; Hull, Grippen & Co—Wm E D Stokes, Quincy Amusement Co & Leslie Bros Engineeriog Co (23) 87.75
120TH ST, 341-5 E; Morris Breuner—Florence E Goldschmidt & David Chenkin (24) 171.50
LEROY ST, 19; Anthony Polzella—Margarita Campiglia & Michele Brescia (25) 321.00
21ST ST, 218-20 W; Flachner & Weinstein—Adolph Meyer (26) 156.00

Bronx.

MAY 1.
145TH ST, ss, 315 w Brook av, 61x104; G Vettorino—Jas Bryant & Edw Webber (1) 75.00

MAY 2.
WASHINGTON AV, 1182-4; Benj Cycle Heating Co—H Hornickel (2) 310.00

MAY 4.
No Mechanics Liens filed this day.

MAY 5.
No Mechanics' Liens filed this day.

MAY 6.
226TH ST, 826-8 E; Jno Martoccia—Charity Tompkins, Felicia Bernacchio &C Giudoni (3) 90.00

MAY 7.
No Mechanics Liens filed this day.

Brooklyn.

APRIL 30.
BARBEY ST, nec Livonia av, 40x100; Realty Supply Corpn—Wm & Mary Harker 307.80
HINSDALE ST, 336; J Siegel—Anna Segal & Julius Segal 50.00
OSBORN ST, es, 100 n Blake av, 25x100; S Epstein—Freda Borden & Louis Borden 145.75
74TH ST, ns, 395.11 e Stewart av, 140x100; J E Neufeld—Danl Mack & Mafin Constn Co 178.50
PENNSYLVANIA AV, 365-71; Jacob Siegel—Glory of Israel Institute & H Brimberg 183.00
PROSPECT AV, 413; L Weinstein—Rudolph Flick 400.00
3D AV, nec 31st, 100x100; Szemko & Gaydica—Farina & Golka Bldg Co.. 377.08

MAY 1.
AMES ST, nwc Sutter av, 100x100; D Fisher—Jno Jaffe & Louis Abramowitz 96.90
POWELL ST, es, 100 s Livonia av, 50x100; M Bordman—Docket Impt Co & Sam Zitowsky 157.00
BAY 17TH ST, 171; H F Meistrell Heating Co—Antonio Di Candia & S E S Realty Corpn 286.46
BAY 17TH ST, 181; same—Antonio Di Candia 120.00
W 28TH ST, 2945; M Sater—Rachel Lerneer & Katie Schmukler..... 537.50
PENNSYLVANIA AV, 365-71; Simon Dorf—Glory of Israel Hebrew Institute 179.84
WEBSTER AV, ss, 335 e 3d, 20x100; J Slochawit—Ela Allt & Gustave Wolf 90.00
LAWRENCE AV, ns, 200 e E 3d, 100x100; Johnson Bros—Ralph Henry.... 49.05
SURF AV, ns, 41 e W 33d, 81x103x irreg; Sterling Wood Working Co—Fanny Biber, Rose Altschuler & Jacob Sommer 87.50

MAY 2.
LIVONIA AV, nec Barbey, 40x100; Graff Furnace Co—Wm Harker..... 425.00

MAY 4.
AMES ST, nwc Sutter av, 100x100; D Fisher—John Jaffe & Louis Abramowitz 96.90
POWELL ST, es, 100 s Livonia av, 50x100; M Bordman—Docket Impt Co; Sam Zitowsky..... 157.00
BAY 17TH ST, 171; H F Meistrell Heating Co—Antonio De Condia & S E S Realty Corpn 286.46
BAY 17TH ST, 187; same—Antonio De Candia 120.00
W 28TH ST, 2945; M Sater—Rachel Lerneer & Katie Schmukler..... 537.50
PENNSYLVANIA AV, 365-75; Simon Dorf—Glory of Israel Hebrew Institute 174.84
WEBSTER AV, ss, 335 e 3d, 20x100; J Slochaurtz—Ella Allt; Gustave Wolf. 90.00

MAY 5.
E 15TH ST, ns, 78 e Neck rd, 75x200; Dominick Vitelli—Vanadrian Bldg Co. 1,700.00
3D AV, es, 63 s 21st, —x—; M Goldberg—Geo Lodes 858.50
7TH AV, wc 55th, 100x100; Joe Sklor—Mapes Realty Co..... 261.35

MAY 6.
W 31ST ST, 2970-2; L Greenberg—Perry Smith & Bklyn Plumbiog Co... 115.00
CATON AV, sec E 11th, —x—; E E Peirson Co—Plaudome Constn Co & Morris Fine 167.60
PITKIN AV, nwc Powell, 50x100; Block & Greenberg Lumber Co—Brien Amusement Co 102.61

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAY 2.
VANDAM ST, 84; S H Pomeroy Co, Inc—Henry Heide et al; Apr30'14..... 953.00
MANHATTAN AV, 364; Abr Meltzer—Gorham Constn Co et al; Sept11'13.. 117.25

MAY 4.
40TH ST, 26 W, Baker, Smith & Co—Arnold Knapp et al; Apr1'14..... 313.00
97TH ST, 315 W; Edward Byrnes—Lillie J Earle et al; Apr27'14..... 51.77
AUDUBON AV, 109; Woodford F Ebner—Gustav F Boehme et al; Apr 17'14 ..... 180.00
SAME PROP; Louis Marks—same; Apr20'14 ..... 228.00
BROADWAY, nec 94th; Salvatore Maiorino—West 82d St Realty Co et al; Nov25'13 ..... 2,800.00
SAME PROP; Frank Morell Co—same; Nov25'13 ..... 7,500.00
SAME PROP; James H Young Stone Co—same; Nov25'13..... 3,750.00

MAY 5.
FULTON ST, secor Church; Oscar Lowinson—Louise Goldsticker et al; Apr 27'14 ..... 882.86

MAY 6.
25TH ST, 11 W; Adin G Pierce Co—11 W 25th St Co et al; Nov3'13 ..... 422.00
88TH ST, 165 E; Colwell Lead Co—Katholischer Gesellen Verein et al; Apr28'14 ..... 1,409.75
97TH ST, 47 W; Jacob Scheinwald—Mrs Wilson et al; Apr3'14 ..... 110.00
105TH ST, ns, whole front bet Bway & West End av; Mandel Steru—West 82d St Realty Co et al; Nov30'13..... 613.12
SAME PROP; Jos B Friedlander Co—same; Nov25'13 ..... 2,271.22
AV A, 109; Triborough Marble & Tile Works, Inc—Jno Doe et al; Dec26'13. 517.00
AV A, sec 7th; same—same; Dec23'13. 476.00
BROADWAY, 2741-7; Otis Elevator Co—West 82d St Co et al; Nov24'13.. 2,000.00
BROADWAY, 2520; Otis Elevator Co—Harry Schiff et al; Nov24'13..... 6,000.00
BROADWAY, nwc 94th; Selig Rosenberg—West 82d St Realty Co et al; Nov24'13 ..... 4,800.00
WEST END AV, 924; Union Bldg Material Co—W 82d St Realty Co et al; Nov28'13 ..... 180.00
WEST END AV, 924; Pittsburgh Plate Glass Co—West 82d St Realty Co et al; Nov25'13 ..... 490.00
WEST END AV, 355; McLaury Tile Co—West 82d St Co et al; Dec25'13.... 3,847.25

MAY 7.
24TH ST, 225-7 E; Geo Mattern—Louis Walter et al; May1'14 ..... 259.00
110TH ST, ns, 145 w 5 av; Vincent Valentine Contracting Co—A Rosenstein et al; Nov6'13 .....10,000.00
BROADWAY, nec 94th; Thos C Edmonds Co—West 82d St Realty Co et al; Nov 25'13 ..... 1,150.00

MAY 8.
3D AV, 2754-6; Browning & Lorz, Inc—Nora Constn Co et al; Dec29'13.... 750.00
5TH AV, 668-70; Standard Paint Co—Dreicer Realty Co et al; Apr24'14... 146.00
SAME PROP; same—same; Mar26'14. 211.86
[2]44TH ST, 15-7 W; Hudson Wrecking & Lumber Co—15 W 44th St Co, Inc, et al; Apr20'14 ..... 1,139.40
105TH ST, ns, whole front bet West End av & Bway; American Clothes Dryer Co—Harry Schiff et al; Nov25'13..... 600.00
SAME PROP; Selig Rosenberg—West 82d St Realty Co et al; Nov24'13..... 4,760.00
SAME PROP; Heyman Denker—same; Nov26'13 ..... 6,325.00
SAME PROP; Jno P Kane Co—same; Nov25'13 ..... 900.50
SAME PROP; Empire Architect Bronze Co—same; Nov28'13 ..... 3,319.25
SAME PROP; Eureka Tile Co—same; Nov28'13 ..... 2,097.75
SAME PROP; Jas D W Young Stone Co—same; Nov25'13 ..... 3,000.00
SAME PROP; N Y Roofing Co—same; Nov26'13 ..... 250.00
SAME PROP; J H Macx Co, Inc—same; Nov28'13 .....1,300.00

Bronx.

MAY 1.
No Satisfied Mechanics Liens filed this day.

MAY 2.
180TH ST, 612 E; Hyman Rosenberg—D'Auria Constn Co et al; Feb26'14.. 400.00

MAY 4.
No Satisfied Mechanics' Liens filed this day.

MAY 5.
[3]LORING PL,** es, 170 s Fordham rd W; Giuseppe Georgi—Beckmann Realty & Constn Co et al; July22'13..... 74.00
[3]SAME PROP; Giacomo Longone—same; July22'13 ..... 217.32
[3]SAME PROP; Michl Girome—same; July22'13 ..... 38.00
[3]SAME PROP; Filippo Di Stainslag—same; July22'13 ..... 95.55

MAY 6.
172D ST, ws, 150 s Boston rd, 25x100; Chas Kausen—Sole Realty Co Inc et al; Mar5'14 ..... 106.00

MAY 7.
180TH ST, ss, 126 w Hughes av; G B Raymond & Co—D'Auria Constn Co et al; Feb24'14..... 1,186 86
HUNTS POINT AV, sec Seneca av, 100x100; Pietro Indelli et al—Geo G Graham Constn Co et al; Apr30'14..... 850.00
**Recorded in N Y County.

Brooklyn.

APRIL 30.
MAPLE ST, swc Kingston av, 10x74.6; Geo W Woods (Inc)—Jacob Zilber; June25'13 ..... 95.00
NEWPORT AV, swc Williams av, —x—; Mario Nicolisi—Book & Larice; Apr17'13 ..... 36.00
NEWPORT AV, swc Alabama av, 100x100; same—same; May6'13..... 36.00

MAY 1.
No Satisfied Mechanics Liens filed this day.

MAY 2.
E 21ST ST, nec Av M, 40x100; Adolf Broman & ano—Edw R Strong & E R Strong Co (Inc); Nov13'13..... 200.00

MAY 4.
LAKE ST, es, 486 n 86th, 20x100; C I Constn Supply Co—Stephano De Rienzo; Apr28'14 ..... 247.61

MAY 5.
WEST ST, ws, 82 n 40th, 75x90x75x77.9; Hudson Plumbing Co—Clarence D Quaid & Lawyers Title I & T Co; Feb20'14 ..... 475.00
AV U, ns, 20 w W 9th, —x—; Nicola Leuzzi & ano—Frank Ciaffone; Apr 25'14 ..... 2,088.87
BATH AV, ns, 193.9 on Bath av, x 298.1 on 22 av, —x—; Bernard Sternbach—Benj J Grossman & Louis Lewin; Apr2'14 ..... 52.35

MAY 6.
STERLING PL, ns, 145 w Ralph av 70x100; Morris Grotenstein & ano—Bernstein Bldg Co, Saml, Harry & Simon Bernstein; Nov6'13 ..... 525.00
MARLBOROUGH RD, es 61.3 s Foster av 95x105; Blue-Quaripel Co—Maria Hargrave; Nov13'13; release. 150.00
MEEKER AV, ns, 140 e Graham av; 23x100; Chas H Hewey—Ranken & Ross Co & Jas A Farrell; Apr24'14..... 108.50

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

APRIL 30.
BANCO NACIONAL DE MEXICO; Jas Speyer et al; $235,561.40; Caldwalader, Wickersham & Taft.
L WERTHEIM COAL & COKE CO; R & L Co; $3,300; H A Rubino.

MAY 1.
MERCHANTS MOTOR SALES CO; Blanche Lloyd; $1,083.25; J C Oldmixon.

MAY 2.
No Attachments filed this day.

MAY 4.
C I HOFFMAN'S SONS; Lewis, Frank & Sons; $2,091.97; H L Herzog.
TORRES, T Llorens; E R Brackett Co; $564.40; T P Hall.

MAY 5.
DE NEUFVILLE, Alexander & Robert; Raphael M Blauer; $12,500; Goldman Hendenheimer & Unger.
VAN HORN, Louis; Thos F Carey; $25,000; F W Garvin.

MAY 6.
No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 1, 2, 4, 5, 6 & 7.
Garden Garage Co. 51st st, 131 W.. Fairbanks Co. Machinery 1,000.00
Cardinale, Giovanni. Monroe st, 40.. Ermino Esposito. Fixtures 300.00
Cefola, Danta. 1st av, 2297, or 116th st, 156 E..Rothberg & Rosenbliet. Fixtures .....50.00 or 73.00
38 W 59th St Co. 59th st, 38 W..Otis Elevator Co. Elevator.....(R) ——

Bronx.

May 1, 2, 4, 5, 6 & 7.
No Chattels filed these days.

Brooklyn.

APR 30, MAY 1, 2, 4, 5, 6.
Bristol Bldg Co. West st nr Av C.. Sage Bros. Radiators, &c. 214.00
Property Impt Co. Midwood st..Hudson Mantel & Mirror Co (Inc). (R). 150.00
Toback, David. Union st nr Utica av.. Hudson Mantel & Mirror Co. (R)... 248.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAY 2.
FT WASHINGTON AV, swc 162d, 162.3x 140; Montrose Realty Co loans Friedman Constn Co to erect a —sty bldg; — payments 145,000.00
WADSWORTH AV, ws, 60.2 n 185th, 50 x115; Ver Planck Estate loans Wadsworth-Washington Corpn to erect a 5-sty apartment; 5 payments.....52,000.00
WADSWORTH AV, ws, 160.2 n 185th, 54.5x115; same loans same to erect a 5-sty apartment; 5 payments.....55,000.00
WADSWORTH AV, ws, 110.2 n 185th, 50x115; same loans same to erect a 5-sty apartment; 5 payments.....52,000.00

Bronx.

MAY 1.

165TH ST, nwc Hall pl, 50x93.9x irreg; County Mortgage Co loans Angel Constn Co, Inc, to erect 5-sty apartment; 6 payments.....23,500.00

MAY 5.

STEBBINS AV, ws, 369.8 s Westchester av, 200x100; The City Mtg Co loans Foxvale Realty Co to erect 5 5-sty apartments; 10 payments.....135.000.00

MAY 7.

FOX ST, ss, 140 e Av St John, 40x100; —The City Mtg Co loans Mack Constn Co, Inc, to erect 5-sty apartment; 11 payments 25,000.00

FOX ST, ss, 100 e Av St John, 40x100; same loans same to erect 5-sty apartment; 11 payments 25,000.00

UNION AV, ws, 64.3 n 147th, 39.3x100; Manhattan Mtg Co loans Criscuolo Realty Co, Inc, to erect 6-sty apartment & stores; 12 payments.....30,000.00

ORDERS.

Brooklyn.

MAY 6.

GOLD ST, 333; Tredennick Co on Natl Bridge Works to pay Jacob Klinger 900.00

GOLD ST 333; same on same to pay Jas Mitchell 1000.00

59TH ST, ns, 320 e 11 av, —x—; Pisarra Constn Corpn on J Lehrenkrauss & Sons to pay Gowanus Wrecking Co. 500.00

CLINTON AV, ws, 134.10 n Gates av, 66x150; Peru Realty Co on Peoples Trust Co & ano to pay Gowanus Wrecking Co 1,250.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--	Signifies,	Auxiliary Fire Appliance. (Sprinklers,etc.)
B--	"	Fire Escape.
C--	"	Fireproofing and Structural Alteration.
D--	"	Fire Alarm and Electrical Installation.
E--	"	Obstruction of Exit.
F--	"	Exit and Exit Sign.
G--	"	Fireproof Receptacles and Rubbish.
H--	"	No Smoking.
I--	"	Diagrams on Program and Miscellaneous.
J--	"	Discontinue use of premises.
K--	"	Volatile, Inflammable Oil and Explosive.
L--	"	Certificates and Miscellaneous.
M--	"	Dangerous condition of heating or power plant.
O--	"	Discontinue use of Oil Lamps.
DR--	"	Fire Drills
SS--	"	Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 202—Jerome W Wilson et al.....C
Broad st, 86—Samuel Lakow.....A
Broad st, 123—Est Adelaide E Nevins.....B
Broome st, 32—Morris Behrens.....A-C
Broome st, 32—Philip Garlick.....A-G
Broome st, 32—Samuel Lahovitzch.....A-C-G
Broome st, 32—Joseph Jacobs.....A-C-G
Broome st, 32—Samuel Cohen.....A-G
Broome st, 283-85—Yetta Beckaler.....C-I
Canal st, 181—James F Malcolm.....C
Catherine st, 20—James Y Watkins.....DR
Catherine st, 24—Jacob Schwartz.....C
Chambers st, 111—Grace Church Corp.....SS
Cherry st, 306—Hahnemann Hospital.....C
Chrystie st, 195-97—Minsker Realty Co, et al. SS
East Broadway, 2-6—Lawrence Holding Co..A
East Broadway, 123—Morris Breidhoit.....C
East Broadway, 123—Philip Levine.....C
East Broadway, 123—Abraham Weiss.....C
East Broadway, 123—Samuel Hynowitz.....C
East Houston st, 435—Ann E Livermore.....C
Front st, 2—Wm M Cruikshank et al.....C
Grand st, 291-93—Est Wm H Burr.....C
Grand st, 309-11—Edwin A Ridley.....E
Grand st, 494-96-98—Meyer London.....C
Greenwich st, 644-54—Julius Kayser.....SS-C
Henry st, 262—Hebrew Day Nursey.....E
James st, 29—St James R C School.....C-D-F
Lafayette st, 142-48—The Industrial Press..DR
Lafayette st, 142-48—The Reynolds Printing Co. .....DR
Lafayette st, 142-48—Knox Printing Co.....DR
Lafayette st, 142-48—The Frand Shepart Co.DR
Lafayette st, 42-48—The Bradstreet Co....DR
Lafayette st, 142-48—The Citatoo Pub Co..DR
Maiden la, 36—Michael Hunt.....A
Maiden la, 36—Peter Hartman.....A
Malden la, 36—Rudolph Braun.....A
Maiden la, 36—Frederick Nauman.....A
Malden la, 36—Dionye, Weiss & Konvalinkz..A
Mangin st, 93-95—Fannie Freedman.....C
Pearl st, 265—Woodbury G Langdon.....C
Pike st, 47-51—Max Siderknopf.....DR
Pine st, 27-29—Pine Street Co.....SS
Prince st, 177—Salvatore Ciccone.....A-G
Prince st, 177—New England Paper Box Co.A-G
Rose st, 18-20—William E Rudge.....G-A
Rose st, 18-20—Edward F Ellert.....G-A
Rose st, 18-20—Hurbert Gardiner.....G
Rose st, 18-20—Edwin Flower.....G-A
Rose st, 18-20—Frederick Pearce.....G-A
Rose st, 18-20—Berkeley Press Co.....A
Rose st, 18-20—Eugene C. Lewis Co.....G
Rose st, 18-20—Milton Rusling Wood.....G-A
Rose st, 18-20—Clarence Browning.....G-A
Rutgers slip, 80-84,—Louis Stampler.....C
Rutgers slip, 80-84—Benj Schwartz.....C
Rutgers slip, 80-84—Jacob Levine.....C
Rutgers slip, 80-84—Herman Hirsch.....C
Rutgers slip, 80-84—Abr Ranis O Diale.....C
Rutgers slip, 80-84—Louis Brager & Isaac Strum C
Rutgers slip, 80-84—Solomon Goldman.....C
Rutgers slip, 80-84—Harris Binchuch & Son..C
Rutgers slip, 80-84—Jacob Orlowsky.....C
Rutgers slip, 80-84—Gurshin Stutsky.....C
Rutgers slip, 80-84—Philip Cohen.....C
Rutgers slip, 80-84—Louis Morris.....C
Rutgers slip, 80-84—Arb Fine.....C
Rutgers slip, 80-84—Bernard Goldstein.....C
Rutgers slip, 80-84—Philip Margolis.....C
Rutgers slip, 80-84—Morris Hoffman & Son..C
Rutgers slip, 82-86—Philip Margolis.....C-G
Stanton st, 61-65—Louis Schuster.....C
University pl, 60—Morris Liberman.....C-A-G
University pl, 60—Herman & Jos Hishman. C-A-G
University pl, 60—Phinkus Morganstein..C-A-G
University pl, 60—Morris Eagart.....C-A-G
University pl, 60—Klubeck & Silverberg..C-A-G
Waverly pl, 10—Chas Lantenberg.....A
Waverly pl, 10—Patrick F. Moriarty.....A
Waverly pl, 10—Raymond Hirt.....A-G
Waverly pl, 10—Cyreil Guerin.....A
Willett st, 50—David Baum.....B
Wooster st, 160-162—Hobbs Mfg Co.....DR
Wooster st, 160-162—Juris & Soloff.....DR
Wooster st, 160-162—Monroe Belt Co.....DR
Wooster st, 160-162—Adelson Bros Co.....DR
Wooster st, 160-162—A Hirch & Co.....DR
Wooster st. 160-162—Columbia Ladies' Waist Co. .....DR

Numbered Streets.

4th st, 66-68 E—Mrs. Dora Levy.....C
4th st, 66-68 E—Chas. Hirsch.....C
4th st, 368-70 E—Julius Herschkowitz.....I
10th st, 81 E—Goldstein & Horowitz.....C-G
10th st, 81 E—Grabois & Terketout.....C-G
10th st, 81 E—Yonkon, Donna, Reyes.....C-G
10th st, 85 E—Samuel Rose.....C
11th st, 64-66 E—Federal Printers' Sup Co..G
11th st, 64-66 E—Wynkopp, Hallenbeck & Crawford .....G
11th st, 64-66 E—Continental Felt Co.....G
11th st, 64-66 E—Victoria Waterproof Co.....G
11th st, 64-66 E—Sang & Kreinstzman.....G
11th st, 64-66 E—Jacob Cohen.....C
12th st, 22-4—Reisman, Eudman, Luber.....G
12th st, 34 E—Schneider & Malitzky.....C
12th st, 34 E—Isaac & Herman J Rosenberg. G-A
12th st, 34 E—Samuel Genauer.....G
12th st, 34 E—Michael Agrest.....G
12th st, 34 E—Colonial Coat & Suit Co.....G
12th st, 36-38 E—Levy & Lyon.....G
12th st, 36-38 E—Colonial Tailoring Co.....G
12th st, 36-38 E—Morris Rosemann.....G
12th st, 43-45—The Heller Co.....G
12th st, 441 E—Louis Salinsky.....C
12th st, 652 E (rear)—Jos Borshski.....G
13th st, 1-3 E—A C Resselman & Co.....C-D
13th st, 1-3 E—Henry Spingler Est.....D
13th st, 1-3 E—Leiseuax Bros.....D
13th st, 1-3 E—Finkelstein Bros.....D
14th st, 210 W —Chas Rubinger.....C
16th st, 4-6 W—Max Ernst.....SS
16th st, 15-17 E—Kunstler Bros.....G
16th st, 629-33 E—The Advance Box Co.....G
16th st, 629-33 E—Fanny Rudnick.....C
17th st, 33-35 W—Paul S Halpern.....G-A
19th st, 8-10 W—Samuel Silverblatt.....A-G
19th st, 8-10 W—Cecil Shaffer.....A-G
19th st, 8-10 W—Benj Martin.....A-G
19th st, 8-10 W—Samuel Altholz.....A-G
20th st, 6-8 W—Estroff & Lipshez.....G
20th st, 6-8 W—Judkins & McGormick.....G
20th st, 6-8 W—Isaac Schlessinger.....C
20th st, 37-45 W—D Pankin & Sons.....DR
21st st, 19-27 W—Neidelman & Hoffman.....DR
21st st, 31-33 W—Holland Holding Co.....SS
21st st, 132-34 W—Commercial Thread Co...G
21st st, 132-34 W—Louis Levy.....G
21st st, 132-34 W—David Spear.....G
21st st, 132-34 W—David Basin.....G
21st st, 132-34 W—Chas Spear.....G
22d st, 140-44 W—Shulman & Brick.....DR
23d st, 31-33 W—Chas Weinberg & Co.....C
23d st, 31-33 W—Caroline H Johnston.....C
23d st, 148-56 W—Chas Blaser.....DR
23d st, 153-57 W—Abdaallah Barsa.....G-A
23d st, 153-57 W—Henry J Pasternack.....G
23d st, 153-57 W—Sachs & Freed.....G
24th st, 221 W—Mary H Tompkins.....C
25th st, 40-46 W—Drourr Dretzin.....C
25th st, 40-46 W—Mayers & Lester.....DR
25th st, 107-113 W—Louis Stein.....DR
25th st, 138-44 W—Goldstein & Ludwig, Inc.DR
25th st, 138-44 W—Broufman & Sheinberg..DR
25th st, 138-44 W—Philip Rothenberg.....DR
25th st, 138-44 W—Wachtel & Sameth.....DR
25th st, 138-44 W—Harry A. Shoenen.....DR
25th st, 138-44 W—Cerf Bros.....DR
25th st, 138-44 W—Paul Wolf & Co.....DR
25th st, 138-44 W—Jaffa, Hoffman Co.....DR
25th st, 138-44 W—Markus Pollak.....DR
25th st, 138-44 W—Mann & Lovejoy.....DR
25th st, 138-44 W—Herzenstein Bros.....DR
25th st, 138-44 W—Benj J Grossman.....DR
25th st, 138-44 W—The Vogue Dress Co....DR
25th st, 147-49 W—Zelickson, Lisman & Levine .....DR
26th st, 22-24 W—Shapiro, Strauss & Dereno. DR
26th st, 37-43 W—Rapp & Jolenko.....DR
26th st, 37-43 W—The May Department Stores Co. .....D
26th st, 55-57 W—N Y Cut Flower Co.....G
26th st, 110-112 W—John S Lodewick & Co. G-A-C
26th st, 110-112 W—Nathan Bell & Wm Winter .....C-A-G
26th st, 110-112 W—Samuel Power & Louis Salzberg .....C-A-G
26th st, 110-112 W—Louis Bloom.....C-A-G
26th st, 110-112 W—Asher Greenebaum Co. C-A-G
26th st, 110-112 W—Henry Burstein.....G-A-C
26th st, 110-112 W—Solomon Desser.....C-A-G
26th st, 110-112 W—Anna Brenner & A Arnold .....G-A-C
26th st, 110-112 W—Morris Wohl & Chas Raeder .....C-A-G
26th st, 142-44 W—Isaac Fudlemann.....A-G
26th st, 142-44 W—Louis Frunkis.....A
26th st, 142-44 W—Decker & Ginsberg.....A
26th st, 142-44 W—Abr Bloomberg.....A
26th st, 142-44 W—Benjamin Hambergh.....A
26th st, 142-44 W—Louis Sternberg.....A
26th st, 142-44 W—Joseph Shaff.....A-G
26th st, 142-44 W—Emil Berkowitz & Joseph Treuhoff .....A-G
28th st, 140-42 E—Harris Mandelbaum et al..C
29th st, 301 W—Morris Rubin.....C
32d st, 318-24 E—Wart & Bond Co.....A
32d st, 318-24 E—Fuller, Burr & Co.....A
32d st, 318-24 E—Frankel Bros.....A
34th st, 114-20 W—Mary E Olcott.....E
34th st, 246-48 E—The Friendly Aid Society..C
34th st, 341 E—Patrick McCormick.....C
35th st, 302-6—College Dental & Oral Surgery.A
40th st, 104 E—Ferguson Bros & Foreshay....A
100th st, 407 E—Alrose Realty Co.....C
100th st, 409 E—Manhattan Holding Co.....C
104th st, 231-35 E—Union Theological Seminary .....SS
106th st, 430-40 E—Julia Tuska.....C
111th st, 188 E—Paul Diamond.....C-G
111th st, 232-34 E—Riser & Bord.....G
116th st, 60 E—Ridgewood Developing & Construction Co. C
123d st, 512-18 W—Central Building & Investment Co. C
124th st, 501 W—William H Hall.....C

Named Avenues.

Broadway, 396-98—Chas A Gould.....SS
Broadway, 610-14—E & J Bass.....DR
Broadway, 610-14—Rich Bros.....DR
Broadway, 610-14—M Goldsmith & Co.....DR
Broadway, 610-14—A W Rosen & Co.....DR
Broadway, 941—P J & A A Giacomo.....I
Pleasant av, 378—Myron Ritter.....C

Numbered Avenues.

5th av, 139—Charles Maisel.....G-C
5th av, 431—The Arnold Knitting Co.....A
5th av, 431—William Schachleton.....A
5th av, 431—John Fitzgibbon.....A
5th av, 431—Addison Misner.....A
6th av, 340—R E McDonald Co.....L
6th av, 375-7—Adolph H Cohn.....C
7th av, 122—Midtown Construction Co.....C
7th av, 2442—Albert G Brandsteller.....C
9th av, 566—Anson Weisberger Est.....C
9th av, 916—Benjamin Freeman & Louis Coen.C

BRONX ORDERS SERVED.

Numbered Streets.

174th st, 489 E—Joseph Leven.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Adams st, 74—George H Berns .....C-M
Ashford st, 220-28—Maida Twinem.....M-C
Cook st, 108—Abraham Ocheret.....A
Fulton st, 281-85—Geo F Langenbacker....F-A
Fulton st, 435-45—The Rothschild Realty Co.A-C
Fulton st, 1333-35—Mrs Jennie Murphy.....C
Grand st, 134—John F Smith.....B-C-E
Grand st, 134—Jacob M Hoskwith.....F-D
Halsey st, 474—Estate Timothy G Sellew..C-M
Harrison st, 70—Louis Silver.....A-G
Humboldt st, 266 (rear)—Louis Solomon....C-A
McKimmin st, 136—Israel & Morris Mendelsohn C
Meserole st, 148—Pascale Fortanato.....C-M-G
Middleton st, 133-37—Frank A Hanweber....C
Montageu st, 189-91—Bklyn R E Exchange, Ltd. .....B-C-G-F-A
Pearl st, 355—Lyons Hotel Co.....D-F-A-G
Pine st, 567—Springfield Realty Co.....C
Sand st, 44—Horatio S Potter.....C
Seigel st, 154—Victor Melsha.....C
Stockton st, 32-40—John Clark Estate, Inc..M-C
Summit st, 2-18—New York Dock Co.....C
Suydam st, 136-38—Augusta Schurmann.....C
Vandervoort pl, 4—Henry Burge.....C
Varet st, 85-87—Karp Bros.....C

Numbered Streets.

38th st, 584-6 E—Chas Desch, pres.....C-M

Named Avenues.

Bedford av, 293-97—Fannie Klauber.....M-C
Flushing av, 919-21—Rose Mantell.....C
Gates av, 1029-31—Henry Fettle.....C-M
Kent av, 17—Margaret Keeley.....C-M
Lee av, 80—Peter P Fitzsimons.....C
Liberty av, 232—Bernard Apter.....DR
Liberty av, 735—Vito Silva.....M-C
Liberty av, 735 (rear)—Mary Cosido....G-A-C
Ocean Front, bet W 32d and 33d sts—Bklyn Borough Gas Co.....A
Shepherd av, 152-54—Emil Rositzke.....C-M
Wythe av, 762-80—Wythe Electric & Power Co.C
Wythe av, 762-80—American Tobacco Co..C-A

Numbered Avenues.

3d av, 135—Morris Simon.....C

QUEENS ORDERS SERVED.

Named Streets.

Claud pl, 200 e N Y av (Cedar Manor—Richard M Daley .....K
Dill pl, 420 (Glendale)—Constantin Goetz....C
Hamilton st, 512 (L I C)—De Nobill Cigar Co.C

Named Avenues.

Jamaica av, cor Diamond av—Thomas Napier. D-G
Metropolitan av, 1796-8 (Middle Village)—Otto Metzger .....C-M
Murray av, s e c Myrtle av (Flushing)—Patrick C Scheron.....C
Review nr Bordon av (L I C)—Brunswick-Balke-Collender Co. C
So Bond av, 33 (Rockaway Beach)—Benjamin Friedman .....C-M
So Holland av, 41 (Rockaway Beach)—Chas O Baumann .....C-G
Thompson av (Woodside)—Mrs Annie Newman L
Washington av, 231-33 (Rockaway Beach)—John Devanney .....D

BUILDING MANAGEMENT

THE NEED OF FIRE-PUMP PROTECTION AND THE BEST KINDS OF PUMPS TO HAVE

BY EZRA E. CLARK*

Conducted by Raymond P. Roberts, Building Manager ot American Real Estate Co.

THE argument is being advanced today that because 90 per cent. of our fires are being extinguished with perhaps a few sprinkler heads, rarely requiring the service of a fire pump, insurance interests are demanding supplies of water far more generous than is reasonable, and that much smaller supplies and smaller pipe connections would amply suffice to give reasonable protection. This logic is attractive to the man who pays for the equipment. But fires have a way of proceeding along illogical lines, and it is the wise man who holds himself prepared for the illogical and the unexpected condition, even for the worst conceivable condition, the doubtful 10 per cent.

In this paper the term fire pump is used in its restricted sense, i. e., a pump that is installed in a fixed position for fire purposes. In this sense there are three or four distinct types, generally acknowledged, rotary, duplex, centrifugal and the power pumps.

Type of Pump.

The type of pump to be selected should be determined by the character of power available for the purpose. Naturally the most reliable source of power

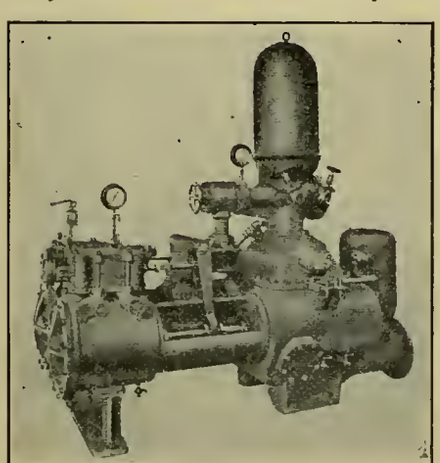


FIG. 1. UNDERWRITER STEAM FIRE. PUMP.

at any situation would be chosen, and then a pump selected that can best be driven with that power. This should be the general rule. Every type of pump, however, has its own limitations, and these must be kept in mind when studying the whole problem. The natural selection would be a pump that can run at or near the speed of the prime-mover.

Duplex Pumps.

Where steam is the most reliable source of power the duplex "Underwriter" pump is usually the choice, because of its record of proved value. It is also much the cheapest of any steam-driven fire pump of acceptable reliability, selling for approximately ten cents a pound. In spite of its numerous parts, liable to derangement, this pump has been so thoroughly boiled down, so to speak, that with present day construction it is proving to be one of the most reliable of fire-protection appliances. The steam-turbine driven centrifugal pump is, of course, available for those who are willing to pay the price, but it costs approximately twice as much. Its main advantage over the duplex is its simplicity of working parts. Its disadvantages lie in the fact that a pressure of 100

*Engineer and Inspector Factory Mutual Fire Insurance Company. This article is condensed from a paper delivered before the American Society of Mechanical Engineers, 29 West 39th street, New York.

THIS paper calls attention to the need of fire-pump protection, and its relation to the business man, to the valuable service given and to be given by the fire pump, and to the development of the so-called Underwriter fire pump and the essential constructional features of each type. The suitability of each type for the character of power available is discussed and the importance of a proper installation to secure a fire pump's best service pointed out.

to 125 lbs. of steam is required for good results, whereas, with a duplex pump, 50 lbs. of steam is ample for ordinary fire pressures. The outfit is also subject to the same limitations as to suction lift as all centrifugal pumps. When the steam turbine centrifugal has become standardized and its price made more nearly competitive with that of the duplex, no doubt it will receive a much wider introduction as a fire pump.

As steam began to supplement and in cases supplant water power in mills, steam-driven pumps were installed to help out or replace the rotary. At first the single cylinder pump was used, but the advent of the duplex pump marked the beginning of a better machine for fire purposes. The duplex type of fire pump is so well known that it seems hardly necessary to describe it, full information as to construction being available in published specifications. This pump as first made for the trade lacked several features demanded for fire protection, and frequent failures in the field resulted. Improvement was plainly needed. When the development of the Underwriter type of duplex pump was undertaken by Mr. John R. Freeman in the early nineties much opposition was encountered. Pump builders did not fully sense the importance of some of the features that were demanded.

The old trade duplex pumps were found with steam and water passages restricted, but these have been enlarged in the Underwriter type, and a higher speed thus made possible. The trade pumps were iron fitted and rapidly became rusted through neglect, so that they could not be started; the Underwriter pump is brass fitted wherever corrosion is liable to seize the working parts.

Electrically Driven Pumps.

Where the electric motor is the most reliable source of power the centrifugal pump naturally becomes the choice. The speed of a centrifugal pump can readily

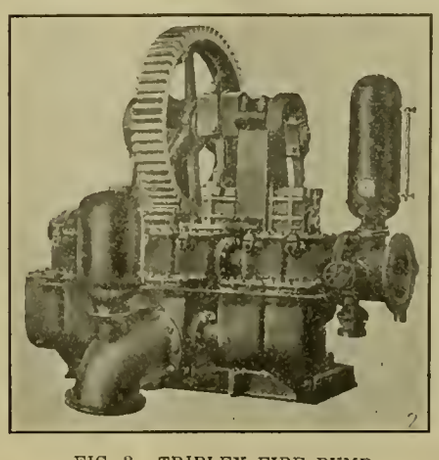


FIG. 2. TRIPLEX FIRE PUMP.

be made to conform to the speed of the standard motor and all intermediate gearing avoided. The direct-connected motor and pump form thus the simplest possible arrangement. It has, however, certain limitations which will be noted later, and there may exist conditions which some form of power pump electrically driven would meet with better satisfaction.

Their Best Field.

Comparatively few power pumps are in use as fire pumps, owing to their higher cost. Their best field is where a constant service pump of good efficiency is needed, that can in the emergency be used for fire purposes. The triplex type of power pump is much to be preferred to the single or duplex forms, owing to its steadier discharge pressure, and as it is usually built in the vertical form the floor space required is the minimum. A strong point in favor of the triplex power pump as compared with a centrifugal is its higher efficiency, running as high as 80 to 85 per cent. for outside packed plungers as against the usual 65 to 70 per cent. for the centrifugal. That type of triplex pump employing one centrally located driving gear is much to be preferred to those having two overhung gears. Ex-

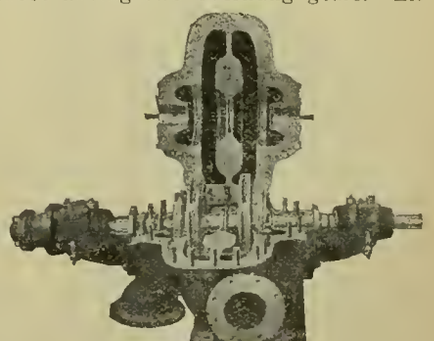


FIG. 3. VOLUTE TYPE OF CENTRIFUGAL FIRE PUMP.

perience has shown that the central gear drive will better insure an even distribution of power, and thus avoid undesirable stresses on gear teeth and possible breakage. A notable example of the central gear triplex power pump may be found in the high-pressure fire service station in Philadelphia, where seven such pumps are operated by gas engines, and have given excellent satisfaction with a minimum of repairs.

The centrifugal pump is comparatively a newcomer in the fire pump field. It is distinguished from all others in being a velocity pump—the pressure varying directly as the square of the peripheral velocity of the impeller—for any given quantity of water. The electric motor is no doubt responsible for its coming so rapidly into favor. The constant speed motor direct-connected to the pump makes the simplest and cheapest arrangement and affords a fairly wide range of capacities and pressures. The variable speed motor or steam turbine, costing a little more, would place the pump more nearly on a par with the steam duplex as to range of pressures, and, the author believes, would make the preferable outfit. Its greater cost and complication is the general objection to it.

There are two types of centrifugal fire pumps built, one with the simple cylindrical case, known as the volute pump, and the other being provided with a diffusion vane casting or chute case. The diffusion vane type, sometimes called the turbine pump, employs a series of gradually enlarging passages that permit a

more gradual change of the velocity of the water into pressure than does the volute, which results in some slight gain in efficiency. This, however, is not an essential part of an acceptable fire pump, and as the volute type of pump (Fig. 3) is much simpler in construction and yields efficiencies that are satisfactory (60 to 70 per cent.), this type of centrifugal fire pump is being generally adopted. This type also lends itself better to the horizontal division of casing, which is preferred to the circumferential division, as it permits quicker and better access to the interor for overhauling or cleaning.

The simplicity of the centrifugal, having but one moving part, appeals to every engineer. There are no valves to choke up, no plunger to wear out, no valve motion or gears to break, and no dangerous pressures possible even with all outlets closed, unless specially provided with a variable-speed prime mover. The discharge is steady, smooth, devoid of shocks, and more nearly approximates that from a gravity supply than any other pump. But it has its limitations, which should be fully realized and considered in making an installation. Unless provision is specially made for a variable speed, its maximum working pressure is usually not planned to be very much above 100-lb. pressure, running for the smaller flows in some cases up to 130 or 140 lb. So that the water pressure needs of a situation should be carefully studied before deciding on this form of pumping outfit, and if higher pressures are needed, either a special form of impeller should be substituted or a variable speed provided.

A centrifugal has no power to exhaust the air from a suction pipe, as has the rotary, duplex, or other displacement pump. For this reason, the suction supply should come to the pump under enough head to flood the pump casing, thus insuring its being primed. If a lift is unavoidable, then it becomes necessary to provide a suitable foot valve and a generous supply of priming water, enough to fill completely the suction pipe and pump casing. This feature, of course, limits the centrifugal to situations where there are easy suction supply conditions.

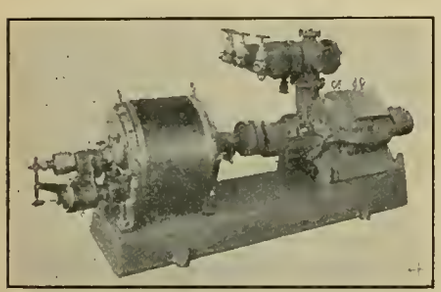


FIG. 4. STEAM TURBINE DRIVEN CENTRIFUGAL FIRE PUMP.

In cost the centrifugal pump with bedplate is but little more than the duplex per pound, but the addition of driving motor brings up the price very materially, so that the outfit combined costs 15 to 16 cents per pound, and weighs about the same as a duplex pump. For a given type, the speed of a motor determines its size and influences the total price of outfit. It may roughly be stated that the centrifugal pump and motor costs 50 per cent. more than the duplex. There is a wide difference, however, in the weights of the same size pump among different manufacturers.

Installation.

In a brief paper like this the details of a pump's installation cannot be properly reviewed, and yet the success or failure of a fire pump depends very much on its being properly erected and connected up. Briefly, it may be said that a fire pump must be so located as to be safe at all times from the breakage of its pipe connections due to the falling of floors and machinery, and safeguarded from any influence such as smoke, fire or flood that might drive away the operator. It should be accessible at all times for operating and overhauling, and not blockaded by miscellaneous storage. It must permit of practicable pipe connections, the suction pipe receiving first consideration, and the steam and discharge pipes so run as to be safe from damage and always be in commission. The exhaust should go direct to atmosphere, and not be tied up with other pipes.

The suction supply should preferably be practically inexhaustible, such as a river or lake, and a suitable intake, properly screened, provided. Where a stored supply only is available, it should be large enough to supply the pump for two hours, more or less, depending on conditions. No cast-iron rules can well be established, as the insurance engineer having jurisdiction is expected to weigh conditions, and secure a reliable pump service without expensive or complicated refinements. Full details as to pump installation have been covered in the several publications and specifications which from time to time have been developed in the Factory Mutual Inspection Department.

It will perhaps be of interest, and not altogether without value, to look a bit into the future and try to discern what is to be the development of the fire pump. It is not at all unlikely that the steam turbine centrifugal will gradually displace the duplex pump, as its design becomes simplified and standardized, and its cost lowered. Where steam is not available, we shall find the electric-driven centrifugal, or the gasoline-diven rotary, and as fast as its development permits, the gas-turbine-driven centrifugal will possibly win recognition and receive adoption. To whatever extent insurance interests adopt these new appliances, it will be done with any eye single to their proved value, as regards simple and rugged construction and reliability of performance.

Committee Reports at Duluth.

At the convention of the National Owners and Building Managers' Association, to be held in Duluth July 14-17, the following committees are slated to make reports.

Standardization of Forms—C. M. Duncan, Little Rock, Chairman; Ralph Hawley, Seattle; R. E. Barber, Pittsburgh, Pa.

Income Tax—T. E. Bainbridge, Chicago, Chairman; George T. Mortimer, New York; Edward H. Hamblen, Springfield, Mass.

Membership Committee — William Marshall Ellis, Chicago, Chairman; C. E. Terrill, Cleveland; C. F. Wilkinson, Atlanta.

Plumbing—E. H. Doyle, Detroit, Chairman; W. H. Joplin, Cleveland, Ohio; W. J. Arnold, Providence; R. E. Barber, Pittsburgh; Whitney Wall, Duluth; J. J. Forbrich, Detroit.

Fire Insurance—William Peyton Howard, Kansas City, Chairman; Charles E. Doty, Cleveland; T. E. Bainbridge, Chicago; Cullen Brown, Detroit; J. T. Curran, Seattle; George T. Mortimer, New York.

National Fire Protection Association —John C. Knight, New York, Delegate; H. G. Perring, Jacksonville, Associate.

Electrolysis—Ralph Hawley, Chairman, Seattle; C. T. Coley, New York; J. H. Hall, Cincinnati.

Government Buildings — John C. Knight, New York, Chairman; Tysilio Thomas, Newark; Charles E. Doty, Cleveland.

Building Restrictions—C. E. Horton, Seattle, Chairman; C. E. Terrill, Cleveland; William P. Howard, Kansas City.

Rental Area Basis—A. L. Hawley, Seattle, Chairman; Claude B. Ricketts, St. Louis; H. G. Loomis, Omaha.

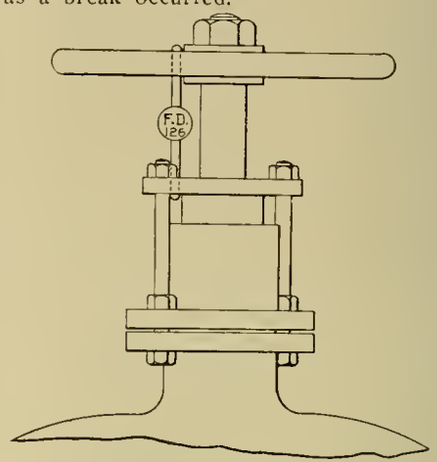
Committee for Advancement of Local Organizations—T. E. Bainbridge, Chicago, Chairman; C. E. Horton, Seattle; E. H. Doyle, Detroit; H. C. Loomis, Omaha; R. F. Hanke, Spokane; John H. Hall, Cincinnati.

—For a city of 2,098,000 people, extending over an area of 106 square miles, Vienna enjoys a remarkable immunity from serious fires. The total losses for the last year amounted only to $355,000, arising from 1,062 fires. In the first half of the same year New York City's losses are reported as $5,820,000 from 8,455 fires.

STANDPIPE GATE VALVES.

Fire Commissioner Robert Adamson Modifies Recent Order for Removal of Gate Valves.

FIRE Commissioner Robert Adamson issued an order a short time ago which called for the removal of gate valves in standpipe lines. The object of this order was to prevent the shutting off of these valves by carelessness or with malicious intent, resulting in rendering the line useless in case of fire. A committee from the New York Building Managers' Association waited upon the Fire Commissioner to remonstrate against this order, with the argument that when gate valves were removed, if any leak should occur in the standpipe system, it would be impossible to prevent damage caused by the emptying of the tank. On the other hand, with the gate valve present, a minimum amount of damage might be sustained by its being shut off as soon as a break occurred.



VALVE WITH SEAL ATTACHED.

A suggestion was made to the Commissioner to permit the gate valves to remain strapped with flexible wire and seals attached to this wire, these seals and wire to be furnished by the owners of the building and sealed with a punch to be retained at fire station nearest the building and allowing the fireman to make inspections when he inspects the building and repunch a new seal in the event of its being necessary to break the original in case of emergency. A sign could then be placed near the seal to read as follows:

> Do not break this seal, except in case of emergency, under penalty of the law.
> By order of
> ROBERT ADAMSON,
> Fire Commissioner.

This suggestion was placed before the Commissioner during a visit of the committee, and later by letter, asking him to take the matter into serious consideration. Commissioner Adamson realized the strength of the argument advanced by the Building Managers' Association and in a recent letter from him he rescinded his former action and ordered the change in the regulation by the following order:

> "In cases where gate valves are used under tanks in standpipe lines, provided they are sealed open with an approved lead seal, and a notice posted requiring the superintendent or engineer of the building to immediately notify the commanding officer of the nearest fire company when it is found necessary to break the seal."

"This action on the part of the Fire Commissioner," said William M. Shackford, of the New York Building Managers' Association, "has created a favorable impression among real estate interests who are working for a closer harmony between real estate owners and public officials."

—The action of the Public Service Commission in approving the route for the extension of the Fulton street elevated line to Jamaica means that all points in southern Nassau County will be brought nearer to Park Row in point of time by joint trolley and elevated service.

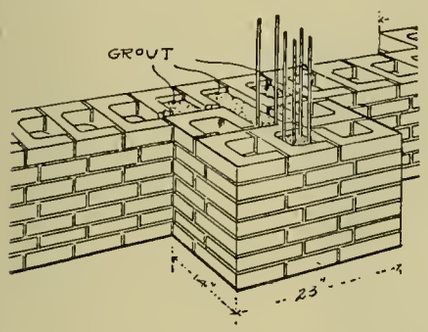
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A New Type of Construction.

A NEW form of construction is being introduced in the West that promises to have many applications in building construction throughout the country. Through the courtesy of A. Warren Gould, an architect of the Washington metropolis, and the Pacific Builder and Engineer, the Record & Guide is privileged to present a description with illustrations showing the application of unit concrete brick construction which was followed in actual construction at Fourth avenue and Seneca street, Seattle.

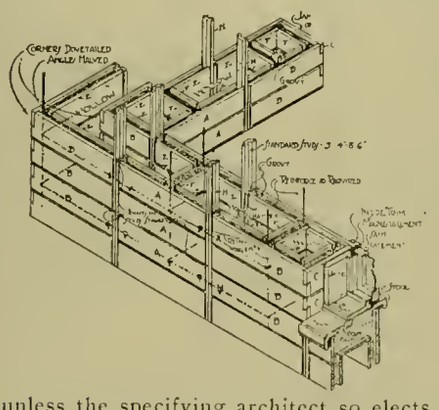
There are two distinct modes of construction; one, unit brick; and the other,



unit concrete sectional construction. The former consists of concrete units equaling in bulk several bricks in usual wall construction, but so shaped as to give a face representing brickwork of ordinary appearance. At the same time there is furnished a hollow wall of remarkable strength and lightness, the face of the wall being of character and color of the best work produced by the use of pressed face brick.

The other, or sectional construction, is the more novel and interesting, as a large variety of walls and roofs can be constructed by the use of the same molds. The finish may be in color and texture to suit the individual taste. The economic advantages are identical with those of other types of fireproof construction. The cuts illustrate the application of both types. The Washington Unit Brick & Tile Company, of Seattle, is the manufacturer of this novel building commodily invented by F. McM. Sawyer, a Los Angeles architect.

More closely described, the unit brick is made up in convenient dimensions, less bulky than the familiar concrete building block, and yet not in such small units as the common or face brick size,



unless the specifying architect so elects. Ample furring space is provided to ensure positive insulation against heat and cold, and at the same time affording absolute freedom from deadly wall dampness. But its great advantage seems to be that the brick as laid up in the wall gives an automatic bond which eliminates the use of tie-rods, frequent headers or mortar bonds. Furthermore, the bond is said to be uniform in all parts of the wall. It is claimed that the bearing strength of these units is nearly equal to that of the ordinary sandlime brick.

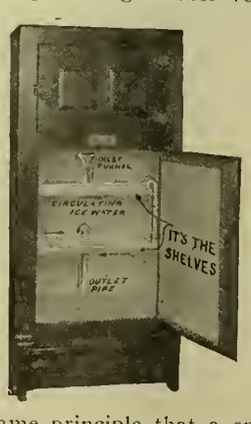
Waste space in walls may be eliminated by running flues, ventilator ducts, wires, steam pipes water pipes or soil pipes through them. Thus concealed it is a simple matter to cut out a row of these brick in order to get at the pipes, and after the repairs have been made, to cover up the defect in the wall by using unit bats that will match the remaining half of the damaged unit brick. The brick can be used in conjunction with any kind of front brick facing. A bricklayer can set up, it is claimed, an equal area of wall with greater ease in a given time than he can in an ordinary brick wall.

Compression tests at Columbia University by James S. Macgregor on a built-up column of unit concrete brick set on end resulted in an ultimate strength of 1,785 pounds per square inch. Another compression test on a rectangular portion after transverse test revealed an ultimate strength of 2,910 pounds per square inch.

An absorption test was made on the other half of the same brick employed in the same compression test. The specimen was dried thoroughly and weighed. It was then immersed to within one-half inch of the upper surface. When removed from the water and weighed at successive intervals, the percentage of increase in weight showed, after soaking 30 minutes, an increase of 1.81; after 2 hours, 2.56; after 4 hours, 2.88; after 24 hours 3.59 and after 48 hours 3.83 per cent. The transverse test showed a modulus of rupture of 531 pounds per square inch.

Hollow Shelf Refrigeration.

OWNERS desiring to incorporate a distinct novelty in their projected apartment houses, private residences, hotels and similar buildings where ice bills run up to large monthly figures, will find in a refrigerator ice-water system being introduced into this territory something that will conduce largely to the success of their enterprise. The system, in a word, utilizes the water flowing from the melting ice and employs it in procuring further ventilation



on the same principle that a smokeless boiler utilizes smudge-smoke, the waste product of the coal, by reburning these gases thus obtaining a 99 per cent. combustion from the fuel instead of only 33 1-3. The hollow shelf system of refrigeration utilizes 99 per cent. of the refrigerating power of ice instead of only one-third. Ice water is valuable refrigeration gone to waste. This system conserves it.

The cut shows the salient features of the device that does not employ chemicals, salt or ammonia in its operation. This shelving, furthermore, can be installed in any refrigerator regardless of size. The system is being installed here by the Efficiency Metal Products Company, Inc., 220 West 42nd street.

Solving a Ceiling Problem.

IN the new Jefferson Theatre building, just being completed in Philadelphia, stringent building laws presented a rather difficult problem to the construction of the auditorium ceiling. In that city it is required that the structural steel of such structures be protected with 3 inches of concrete. This is usually accomplished by making the ceilings, which hang below the structural steel work of the roof, of a 3-inch concrete slab.

This slab can be constructed in the usual manner with wood forms and the slab reinforced with rods or expanded metal, but the unusual height of the auditorium made this type of construction both inconvenient and expensive. After inspecting various types of self-centering materials, the Bureau of Building Inspection finally approved 1 inch, No. 26 gauge Rib-Trus plates, manufactured by the Berger Manufacturing Co., Canton, Ohio, for spans not exceeding 3 feet. The construction calls for plates resting on the flanges of angles or "T," which are bolted to the chord of trusses or other main bearings. Over the Rib-Trus is placed 3 inches of cinder concrete, and the bottom of the plates are plastered to form the finished ceiling.

New Way of Teaching Drawing.

A NEW way of teaching free-hand drawing is being introduced by Anson Kent Cross, of 1020 Commonwealth avenue, Brookline, Mass. Glass is used instead of paper. The students draw

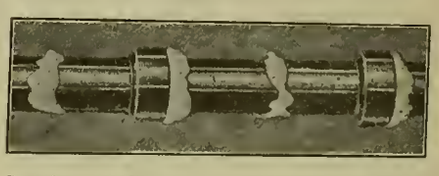


by eye alone. When the sketch is as perfect as it can be made, it is held before the object to see if it will cover it in all details. This is accomplished by the use of a small spirit level in the frame. When this spirit level shows the glass to be level, comparison is made with the object, and if it thoroughly conforms to the subject, it is considered perfect. The illustration shows a sketch made of one of the transparent drawing glasses after only a few months' practice.

Repair Pipe Without Excavation.

IN this age of invention, ingenuity and higher economics in building maintenance and construction, it is not surprising to have money saving propositions put up to owners and managers. But the announcement that all kinds of underground piping and conduits can be repaired so as to make them watertight without the necessity of excavating is somewhat startling. Buildings in London have this sort of service at their disposal.

The illustration shows a piece of ordinary vitrified tile sewer pipe repaired by a process perfected by the Rapid Drain Repairing & Construction Co., of



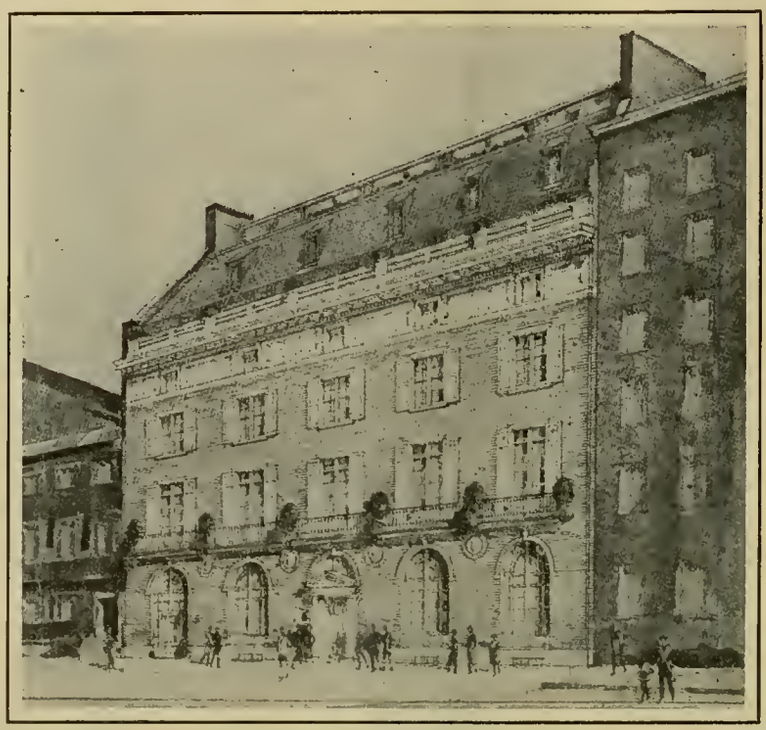
Stanhope Terrace, Gloucester Gate, London, N. W. By the use of patented machinery this company makes fractured drains permanently water-tight without incurring the expense and inconvenience incidental to excavating. The pipes are first chemically cleansed and then liquid cement is forced into all cracks, fractures and leaking joints, after which all the cement not actually used in filling in defects is removed and the pipes are left with a clean, true bore, as serviceable and with as full capacity as they had originally. The method is inexpensive.

CURRENT BUILDING OPERATIONS

Settlement House For Barrow Street—To House the Various Activities, Social, Educational and Philanthropic Societies in This Section of the City.

MANHATTAN will be justly proud of a new settlement house that is to be typical of the progressive spirit of the community which it is to serve. In style it will be a dignified Georgian Colonial structure of Harvard brick with either marble or limestone trimmings, or a harmonizing nature. The structure will be situated at 27-31 Barrow street, one of the oldest thoroughfares in Greenwich Village, at the intersection of the new Seventh avenue extension now being built, and will contain all the physical comforts that experts have been able to devise, within the appropriation of approximately $180,000.

The purpose of this building is to house the various activities, social, educational and philanthropic of the Greenwich House Settlement, surrounding this extremely long neglected territory of the Borough of Manhattan. Architecturally, the exterior is to be modeled upon the type of the old architecture of Greenwich Village, to preserve a domestic effect and to avoid as far as possible the appearance of a public institution. The detail of the interior will follow very closely the character of the exterior in style, and this interior is treated in a very broad and simple manner. The woodwork throughout will resemble such as is customary in hospitals, very simple in design with cove moldings, of white-wood, finished in white enamel paint.



The height of the building will be eight stories in the rear and four in front, with a steep mansard roof, the ground dimensions being 75 by 80 feet. The basement contains a carpenter shop for instruction in manual training, the kilns for pottery made at the settlement, laundry, storage, heater and coal rooms, kitchen, cold and storage rooms and janitor quarters.

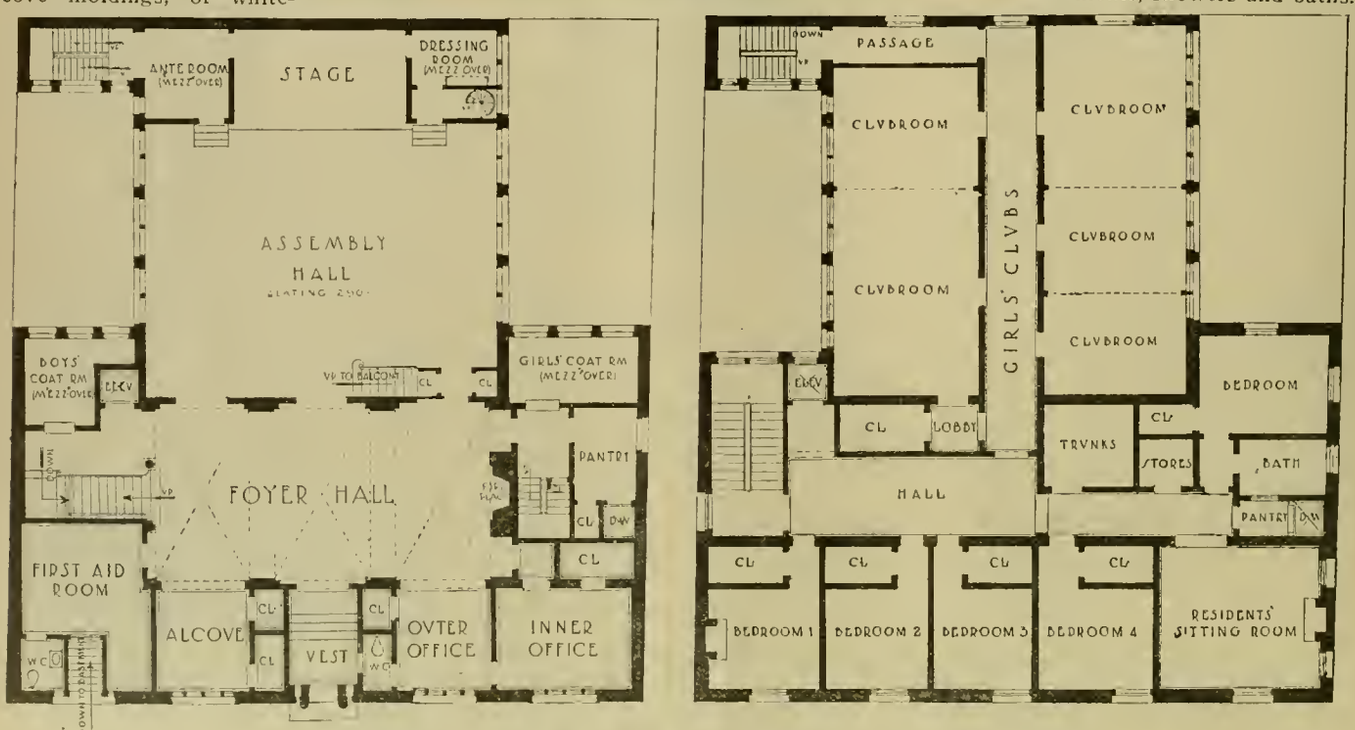
On the first floor is the large foyer hall covered by a vaulted ceiling and lighted by the large arches across the front; also the first aid room, a small neighborhood clinic and offices, boys' and girls' coatrooms, and at the rear is the assembly hall with a balcony affording a seating capacity of nearly three hundred for the use of meetings, entertainments and gatherings.

On the second floor, opening on to an ornamental iron balcony along the front, are the residents, drawing-room and dining-room used for smaller gatherings, as well as the exhibition-room intended for the flourishing art department of the settlement, a balcony, pantry and boys' toilets.

The third floor is equipped with an art department itself and glazing-room together with the living-rooms, study and baths for the head residents, Professor and Mrs. Simkhovitch. There is also arranged on this floor a small flat to be used in teaching the elements of proper housekeeping in surroundings no different in size from their own to the young girls of the tenements.

The fourth floor is divided into five girls' clubrooms, four bedrooms, baths, and sitting-rooms. The fifth floor is given up to boys' clubrooms, council-room and common room. The sixth floor has a large gymnasium, residents' rooms, girls' locker and baths, boys' locker and baths and office for the physical director.

On the eighth floor is a large sun-parlor stretching across the front, nine bedrooms with large press closets and a bath. The roof will be laid out with an enclosed playground, and the entire construction is to be fireproof throughout. The equipment includes one electric passenger elevator, one dumb-waiter, a steam heating plant, best electric fixtures and iron stair-cases with marble treads and risers. An innovation that will be appreciated is the splendid toilet arrangements, showers and baths.



INTERESTING SETTLEMENT HOUSE TO BE ERECTED IN BARROW STREET.

Delano & Aldrich, of 4 East 39th street, the architects of this complete enterprise, have had previous experience in the wants of a modern building of this character, for they have designed other structures of this type in this vicinity and elsewhere. The working drawings have not yet been started and it is yet indefinite just when building

operations will be undertaken, owing to the fact that only half of the funds necessary have been subscribed. Preliminary estimates will be received by the architects within a few days.

The properties were accumulated through Pepe & Brother, who bought them for the society from Louis Malavita and Anterio Giordano, who previously purchased them from the owners, James A. Lowe, Kate Masterson and Liugia Ranazzotti.

The society has for its president, Herbert Parsons, of 52 Williams street. Dr. E. R. L. Gould is chairman of the building committee, which also includes Miss Clara Spence, William Demerest and Mrs. V. G. Simkhovitch.

Bronx Y. M. C. A. to Cost $300,000.

Louis E. Jallade, 37 Liberty street, architect for the new association building which the Young Men's Christian Association, 215 West 23rd street, contemplates erecting at 160th-161st streets and Washington avenue, the Bronx, will in all probability be ready to call for bids from general contractors about May 15. The exterior will be of brick and limestone, four stories, with ground dimensions of 200 x 75 feet. Every part of the building will be strictly fireproof. The estimated cost is $300,000. Officers of the association are: William Fellows Morgan, president; Samuel Sloan, treasurer, and Harry M. Orne, secretary.

Edison Co. to Start 39th St. Station.

The New York Edison Company, 130 East 15th street, now plans to start operations on its large convertor station at 117-119 West 39th street, sometime before July 1. Bids are to be taken for the construction about June 1, and the contract will be awarded soon after. The building is to cost approximately $250,000, will be six stories in height, 50 x 100 feet in size, of brick and steel. William Weissenberger, Jr., 55 Duane street, is the architect. Contract for the foundation has been placed with the Kennwell Contracting Company, of 12 Elm street.

New Fourth Avenue Loft Building.

Frederick Zobel, architect, 35 West 39th street, is preparing preliminary plans for a store and loft building to be erected at the northwest corner of Fourth avenue and 28th street for Robert Zobel, builder, 35 West 39th street. The new building will be twelve or sixteen stories in height and will be built of brick, limestone and terra cotta. The owner will build, but it has not been decided when work will be started.

New York Architects Win Competition.

Tracy & Swartwout, architects, 244 Fifth avenue, were selected as having presented the most satisfactory plans for the proposed George Washington memorial to be erected at Washington, D. C. The memorial will cost in the neighborhood of $2,000,000 and plans were submitted in competition by many of the leading architects of the country. The plans will now be submitted to the National Fine Arts Commission for approval.

Business Building for Sixth Avenue.

Albert Joseph Bodker, 62 West 45th street, is preparing preliminary plans for an eight-story store and loft building with ground dimensions of 60 x 125 feet, to be erected at 874 Sixth avenue. The name of the owner is, for the present, withheld. Bids will probably be taken by the architect about June 1. The last owner of the property on record is the Estate of David W. Bishop, 14 Wall street.

Plans for Remodeling Post Office.

Oscar Wenderoth, supervising architect, at Washington, D. C., will soon start plans for remodeling the post office building in City Hall Park, for which the Government is to spend approximately $300,000. A. B. Fry, Custom House, is engineer.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Mullen Bros., 761 9th av, contemplates the erection of a brick and stone storage building at 837 11th av, southwest corner of 57th st. No architect selected.

BROOKLYN.—The A. J. Nutting Co., Mr. Ladd, on premises, contemplates making alterations to the store at Jay and Fulton sts. No architect selected.

SOUTH NORWALK, CONN.—The Elks of South Norwalk, Conn., are considering building a $30,000 home on a lot 71x198 ft. J. J. Linweiler is chairman of the committee to whom designs may be submitted. J. T. Hubbell is secretary of the committee.

ITHACA, N. Y.—Cornell University, J. G. Sherman, president, contemplates the erection of a drill hall, about 200x400 ft., at Cornell Heights, to cost about $300,000. No architect selected.

TUCKAHOE, N. Y.—Alfred Lenny and Maude Hague, Bronx st, contemplate the erection of a 2½-sty frame residence at Lake av Park, to cost about $5,000. No architect selected.

LYNBROOK, L. I.—Thomas F. O'Connor, Atlantic av, Lynbrook, contemplates the erection of a 1-sty moving picture theatre, 30x25 ft., on Atlantic av, near Union st, to cost about $12,000. No architect selected.

MECHANICVILLE, N. Y.—Tho Village of Mechanicville, C. F. Greer, village clerk, Farrington L. Mead, chairman of building committee, contemplates the erection of a brick and stone city hall here. An architect will probably be selected by competition.

BRONX.—The Home of the Holy Comforter, Riverside Drive and 139th st, contemplates the erection of a brick and stone home for incurables at the Grand Boulevard and Concourse and 196th st. No architect selected.

LONG ISLAND CITY.—The Beyer Dyeing & Printing Co., 509 West 50th st, Manhattan, contemplates the erection of two factory buildings at the northeast and northwest corners of Paynter av and Boulevard. Architect and engineer not selected.

CRANFORD, N. J.—The Presbyterian Church of Cranford, Rev. C. F. Greene, 9 Springfield av, pastor, contemplates the erection of a parish house on Springfield av. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the contract for alterations to the building at Greenwich and Harrison sts from plans by V. Hugo Koehler, 485 5th av, architect.

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Plans Figuring—Continued.

BANKS.

KEANSBURG, N. J.—The Keansburg National Bank, Main st, Thomas Collins, president, is taking bids to close May 15 at 7:30 P. M. for a 2-sty brick bank and office building at the southwest corner of Church st and Selina pl, from plans by George Martin Huss, 65 East Morningside av, Manhattan. Cost, about $9,000.

NEW BRIGHTON, S. I.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids to close May 15 for a 4-sty brick and sandstone bank and office building at 14th st and Richmond Terrace, for the Corn Exchange Bank, 13 William st, Manhattan. Walter E. Frew, president. Cost, about $30,000.

CHURCHES.

BRONX.—M. Zipkes, 220 5th av, will take bids about May 10 for the 2-sty synagogue, 45x69 ft., on the west side of Washington av, north of Claremont av, for the Congregation of Israel of The Bronx, Hyman Drusin, 1525 Fulton st, president. Cost, about $25,000.

NEWARK, N. J.—Gordon Green, Essex Building, architect, is taking bids on the general and separate contracts to close about May 18 for a 1-sty brick and limestone church, Sunday school and parsonage at the northeast corner of Clinton av and South 14th st, for the First German Baptist Church, Rev. R. G. Hack, pastor. Cost, about $20,000.

DWELLINGS.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, architect, is taking bids on general contract to close about May 15 for a 2½-sty frame residence, 34x42 ft., in East Jersey st, near Reid st, for Dr. A. W. Lamy, 126 East Jersey st, owner. Cost, about $9,000.

PLAINFIELD, N. J.—Marsh & Gette, 46 Cedar st, Manhattan, architects, are taking bids for a 2½-sty frame residence, 25x60 ft., for Mrs. Maude A. Huntsman, Plainfield, to cost about $12,000.

BRONXVILLE, N. Y.—W. H. McElfatrick, 701 7th av, Manhattan, architect, is taking bids from a selected list of contractors for a 2½-sty brick residence at Sagamore Park for Samuel A. Scribner, 7th av and 47th st. Cost, about $12,000.

SOUTH OZONE, L. I.—Gustave E. Steinback, 15 East 40th st, Manhattan, architect, is taking bids for a 2-sty brick and frame rectory for St. Clements R. C. Church, to cost, about $8,000.

WOODMERE, L. I.—Morrell Smith, Bank Building, Far Rockaway, architect, is taking new bids to close about May 12 for a 3-sty frame residence, 61x50 ft., at Woodmere Park, for M. Heineman, Cedarhurst, L. I. Cost, about $30,000.

FACTORIES AND WAREHOUSES.

QUEENS, L. I.—Chas. P. Van Allen, architect, care of Gimbel Bros., Broadway and 33d st, Manhattan, is taking bids for a brick and steel distributing station, 50x100 ft., to cost, about $15,000.

HALLS AND CLUBS.

BAYONNE, N. J.—Bids will close about May 16 for the 4-sty Y. M. C. A. building at Broadway, 38th to 39th sts, for the Y. M. C. A. of Bayonne, A. W. Foreman, president. L. E. Jallade, 37 Liberty st, Manhattan, architect. Cost, about $100,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Thomas J. Duff, architect, 407 West 14th st, architect, is taking bids on the general construction for a parochial school in East 102d st, near 2d av, for St. Lucie's R. C. Church, Rev. Father P. J. Lennon, pastor, 344 East 104th st.

MANHATTAN.—Joseph L. Steinam and Rouse & Goldstone, 38 West 32d st, architects, are taking bids on general contract for a 6-sty addition to the school at the intersection of Stuyvesant and 9th sts, for the Hebrew Technical School, 34 Stuyvesant st. Edgar S. Barney, 34 Stuyvesant st. Cost, about $125,000.

MANHATTAN.—All bids were laid over May 4 by the Board of Education for removing and installing toilets in Girls' yard at P. S. 58.

MANHATTAN.—Bids were opened by the Board of Education May 4 for a workshop in the west yard at P. S. 16. William H. Egan, low bidder at $3,589. Bids were also submitted for similar improvements at P. S. 73, for which the Consolidated Construction Co., Inc., at $1,-938, was low bidder.

BROOKLYN.—The Lihman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for P. S. 36 in Stagg st, from plans by C. B. J. Snyder, architect.

HICKSVILLE, L. I.—The Jones Institute, Brookville, Chas. Berner, president building committee, is taking bids for a 2-sty brick and artificial stone dormitory, 46x100 ft., about 1¼ miles east of Hicksville, from plans by Frederick H. Briggs, Plandome, L. I. Cost, about $60,000.

QUEENS.—Bids were opened by the Board of Education for the general construction of a portable addition to the portable school annex to P. S. 46. Knapp Portable Permanent Building System, low bidder at $3,015.

QUEENS.—The Board of Education opened bids May 4 for item 2 for plumbing and drainage of new P. S. 91. Bids will be readvertised.

WESTFIELD, N. J.—The Board of Education of Westfield, Chauncey M. F. Egel, Pres., 219 Elm st, owner, is taking bids to close May 15 for the 3-sty brick public high school at Elm and Walnut sts, from plans by Henry C. Pelton, 8 West 36th st, Manhattan, architect. Cost, about $90,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Charles S. Clark, 441 East Tremont av, architect, is taking bids to close May 15 for a 4-sty brick and stucco addition to the film studio northeast corner of Decatur av and Oliver pl, for Thomas A. Edison, Inc., on premises. Cost, about $20,000.

MISCELLANEOUS.

JAMAICA, L. I.—The Queens Electric Light & Power Co., 444 Jackson av, L. I. City, C. J. M. Thomas, president, is taking bids on the general contract to close May 25, from a selected list of contractors for a sub-station, garage and storage building on Van Wyck av, near the L. I. R. R. Terminal, from plans by W. W. Knowles, 1133 Broadway, Manhattan, architect. J. Deved, care of owners, engineer. Cost, about $150,000.

OYSTER BAY, L. I.—The Town of Oyster Bay, L. I., M. Wicks, clerk, is taking bids to close May 15 for a 2-sty hollow tile and stucco bathing pavilion at Bayville, Oak Neck Park, from plans by Edward S. Betts, care of Westinghouse, Church, Kerr & Co., 37 Wall st, Manhattan. Cost, about $15,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

175TH ST.—Excavating is under way for three 6-sty apartments, 50x96 ft., in the north side of 175th st, 100 and 200 ft. east of St. Nicholas av, for Moses Goodman Corporation, 287 Broadway, owner and builder. George F. Pelham, 30 East 42d st, architect. The Mason Construction Co., 661 Tinton av, Bronx, has mason work, and Rubin & Marcus, 1580 Washington av, Bronx, plumbing. Total cost, about $150,000.

84TH ST.—Plans are about to be filed by the Surrey Realty Co., Samuel A. Herzog, President, for the 9-sty apartment house on the 87-ft plot in the south side of 84th st, between Park and Lexington avs, recently accumulated through Douglas L. Elliman & Co., to be completed and ready for occupancy on or before October 1, 1915. There will be four apartments to a floor, containing from 6 to 8 rooms and baths, equipped with every convenience, open fireplaces, individual store rooms. The most important features, however, will be the moderate rentals and the unusual light obtained from a 25-ft vacant lot to the east which has small chance of being improved for some time to come, and a 40-ft. strip to the west which is too small to develop, and which will separate this building from the new 12-sty apartment house being erected on the southeast corner of Park av. Douglass L. Elliman & Co. have also been appointed rental agents for this property.

HAVEN AV.—Gronenberg & Leuchtag, 303 5th av, have been commissioned to prepare plans for a 5-sty apartment house on the west side of Haven av, 75 ft. north of 171st st, for the Fillrose Construction Co., 412 West 148th st, owner. Cost, about $80,000.

MADISON AV.—A client of S. Morril Banner, 170 Broadway, contemplates making alterations to the residence, 532 Madison av, for store and apartment purposes, from plans by Theo. C. Visscher, 299 Madison av.

3D ST.—B. W. Berger & Son, 121 Bible House, have completed plans for alterations to the 5-sty tenement, 87 East 3d st, for Josephine Werckle, 87 East 3d st.

123D ST.—W. H. C. Hornum, 11 East 125th st, has completed plans for alterations to three 5-sty tenements, 124-8 East 123d st, for Adolph Finkenberg, 2279 3d av.

BROADWAY.—Townsend, Steinle & Haskell, 1328 Broadway, have completed plans for alterations to the 5-sty apartment, 2820-2 Broadway, for Thalia W. Millett, Irving-on-Hudson, N. Y.

79TH ST.—Jacob Fisher, 25 Av A, has completed plans for alterations to two 4-sty tenements, 422-4 East 79th st, for T. Hohenstein and A. Rosenthal, 422 East 79th st.

114TH ST.—O. Reissmann, 30 1st st, has completed plans for alterations to the 5-sty tenement, 17 East 114th st, for Dora Reitman, 143 Orchard st.

FACTORIES AND WAREHOUSES.

39TH ST.—W. Weissenberger, Jr., 55 Duane st, is preparing plans for the 6-sty brick and steel convertor station, 50x100 ft., at 117-119 West 39th st, for the New York Edison Co., 130 East 15th st, owner, Anthony N. Brady, president. Kennwell Contracting Co., 12 Elm st, contractor for foundations. Cost, about $250,000.

ACADEMY ST.—Joseph E. Marx, 3609 Broadway, contemplates erecting a garage or storage warehouse in the south side of Academy st, 125 ft. west of Broadway, from plans by George F. Pelham, 30 East 42d st.

HOSPITALS AND ASYLUMS.

GOUVERNEUR SLIP.—McKim, Mead & White, 101 Park av, have completed plans for the 4-sty brick dispensary building at the northeast corner of Gouveneur Slip and Front st, for the City of New York Department of Bellevue & Allied Hospitals, foot of East 26th st. Cost, about $200,000. No bids will be taken for at least six weeks.

HOTELS.

BROADWAY.—The Francis S. Kinney Estate, care of Farmers Loan & Trust Co., 22 William st., will probably start work about September 1, on the 12-sty hotel and business building at the northwest corner of Broadway and 24th st, from plans by William F. Hemstreet, care of W. W. Bosworth, 527 5th av.

PUBLIC BUILDINGS.

MANHATTAN.—The U. S. Government, Treasury Department, contemplates remodeling the post office building at City Hall Park, from plans by Oscar Wenderoth, Treasury Department, Washington, D. C. A. B. Fry, Custom House, Manhattan, engineer. Cost, about $300,-000.

STABLES AND GARAGES.

99TH ST.—C. P. H. Gilbert, 25th st and Broadway, will call for bids about May 25, for a brick and stone garage in the south side of 99th st, 125 ft. east of 5th av, for Otto Kahn, care of Kuhn, Loeb & Co., 52 William st.

20TH ST.—Paul C. Hunter, 191 9th av, has been commissioned to prepare plans for a 4-sty brick, steel and concrete garage at 518-530 West 20th st for Miss Katherine Moore, care of James N. Wells Sons, 191 9th av.

STORES, OFFICES AND LOFTS.

11TH AV.—Ernest Flagg, 109 Broad st, is preparing plans for alterations and additions to

the 7-sty store and moving picture studio at 645-651 11th av for the Model Fireproof Tenement Co., 109 Broad st, Sheperd Kide Forest, president. Cost, about $20,000. Bids will be taken by architect about May 18.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CLAY AV.—Foundations have been completed for three 6-sty tenements on the east side of Clay av, 1047 ft. north of 169th st, for Ludwig Sikora, S 9th av, L. I. City, owner and builder. John H. Friend, 148 Alexander av, architect. Daniel J. Lahey Building Co., 427 East 141st st, Bronx, has brick mason work, and Peter Sinnott, 967 East 165th st, Bronx, the heating. Cost, about $125,000.

CHISOLM ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty tenement, 60x90 ft., at the northwest corner of Chisolm st and Stebbins av, for the Joseph Sousin Co., 1344 Bristow st, Brooklyn, owner and builder. Cost, about $60,000.

BRIGGS AV.—Mitchell & McDermott, 1094 Southern Boulevard, contemplate the erection of a 5-sty apartment, 50x110 ft., on the west side of Briggs av, 140 ft. north of 176th st, from plans by the Kreymborg Architectural Co., 1029 East 163d st.

CRESTON AV.—Andrew J. Thomas, Fordham rd and Webster av, is preparing plans for a 5-sty tenement, 70x95 ft., on the east side of Creston av, 205 ft. south of 188th st, for the John Woods Corporation, care of architect. Cost, about $55,000.

CLINTON AV.—Mrs. Harrington, 1478 Vyse av, contemplates the erection of a 5-sty apartment at the southwest corner of Clinton av and 176th st, from plans by Harry T. Howell, 149th st and Willis av. Work will not start before fall.

HALLS AND CLUBS.

160TH ST.—Louis E. Jallade, 37 Liberty st, is preparing plans for a 4-sty brick and limestone Y. M. C. A. building, 200x75 ft., at 160th and 161st sts and Washington av, for the Y. M. C. A. of the Bronx, 215 West 23d st, William Fellowes Morgan, president. Cost, about $300,000. The architect will likely call for bids on the general contract about May 18.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

19TH ST.—Wortmann & Braun, 114-116 East 28th st, Manhattan, have completed plans for a 4-sty apartment, 60x79 ft., at 360 East 19th st, for the Floria Realty Co., 16 Court st, owner and builder. Cost, about $70,000.

CHURCHES.

BUSHWICK AV.—Hopkins & McEntee, 37 East 28th st, Manhattan, have completed plans for a 1-sty brick and limestone church, 56x110 ft., at the corner of Bushwick av and Cooper st for St. Thomas P. E. Church, Bushwick av, corner of Hooper st. D. McPherson Genns, pastor. Cost, about $40,000.

DWELLINGS.

64TH ST.—Charles A. Olsen, 1314 70th st, is preparing plans for a 2-sty brick residence, 20x45 ft., in the north side of 64th st, 180 ft. east of 13th av, for Guisenpa Dellosa, 1323 64th st, owner. Cost, about $3,000.

PITKIN AV.—Cohn Bros., 361 Stone av, are preparing plans for ten 3-sty brick residences, 20x75 ft, on the north side of Pitkin av, Douglas st to Saratoga av, for Shapiro & Aronson, 245 Glenmore av, owners and builders. Cost, about $90,000.

STERLING ST.—Benj. Dreisler, 153 Remsen st, is preparing plans for eleven 2-sty brick residences, 20x40 ft, in the north side of Sterling st, 520 ft west of Bedford av, for the Realty Associates, 162 Remsen st, owner and builder. Total cost, about $33,000.

75TH ST.—J. C. Wandell, 4 Court sq, Brooklyn, has completed plans for seven 2-sty brick residences, 18x38 ft., in the north side of 75th st, 79 ft. east of New Utrecht av, for the Arcadia Building Co., Vorns Chute, president, Woolworth Building, Manhattan, owner and builder. Cost, about $3,500 each.

FACTORIES AND WAREHOUSES.

POWERS ST.—Frank J. Berlenback, 260 Graham av, is preparing plans for a 2-sty brick factory, 50x98 ft., at 179-181 Powers st, for T. L. Neff's Sons, Inc., 105 Maujer st, Edwin Neff, president. Cost, about $20,000.

PRINCE ST.—A. Ullrich, 367 Fulton st, is preparing plans for a 5-sty reinforced concrete furniture warehouse in Prince st, near Johnson st, for C. F. Rohmann, Sons & Co., 343 Adams st. Cost, about $55,000. The architect will take bids about May 16.

SCHOOLS AND COLLEGES.

BROADWAY.—F. J. Helmle, 190 Montague st, is preparing plans for a brick school at Broadway and De Sales pl for Our Lady of Lourdes Church, on premises. Rev. Father John J. McCullough, 1875 Broadway.

STABLES AND GARAGES

6TH ST.—Eisenla & Carlson, 16 Court st, are preparing plans for a 2-sty brick public garage, 80x100 ft, at the northwest corner of 6th st and 3d av, for William H. Nicolay, 357 3d st, Brooklyn, owner. Cost, about $26,000.

STORES, OFFICES AND LOFTS.

BELMONT AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 6-sty brick loft building, 100x100 ft., at the southwest corner of Belmont av and Junius st, for Adolph Koeppel, 608 Stone av, owner and builder. Cost, about $80,000.

COURT ST.—Benjamin W. Levitan, 20 West 31st st, Manhattan, is preparing plans for alterations to the office building, 22 Court st, for the Metropolitan Associate Corporation, 261 Broadway, William E. Harmon, president. Cost, about $20,000. Bids will be taken by the architect about June 1.

FULTON ST.—Jason S. Bailey, of Boston, contemplates remodeling the building at Fulton st, Hanover pl, and Bond st, from plans by Parfitt Bros., who were the architects for the old building about thirty years ago. Plans will be started at once for the entire reconstruction

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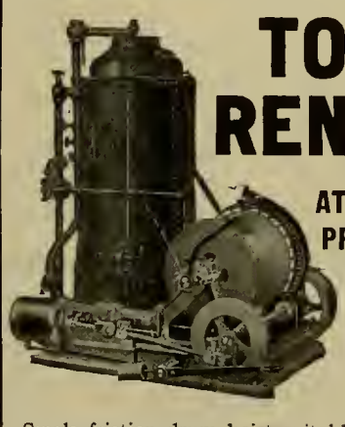
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of the building for store and loft purposes, to be conducted as a 5 and 10 cent store, hut bids will not be taken for 6 months and work will not be started before July, 1915.

THEATRES.

LIVINGSTON ST.—Bids will soon be called for the theatre at 300 and 300A Livingston st for Frank A. Keeuey, 1493 Broadway, Manhattan. William E. Lehman, 738 Broad st, Newark, N. J., architect. Cost, about $150,000.

WASHINGTON AV.—Harde & Short, 3 West 29th st, Manhattan, have completed plans for a 1-sty brick and terra cotta moving picture theatre, 52x122 ft., at the southeast corner of Washington av and Lincoln pl, for Thomas A. Clarke, 26 Court st. Cost, about $13,000. Bids will be taken at once by the owner.

Queens.

DWELLINGS.

ROCKAWAY BEACH, L. I.—J. B. Smith, 67 North Fairview av, has completed plans for a 2-sty frame residence, 16x40 ft., at 28 Bayview av, for Joseph Shepberd, 318 West 48th st, Manhattan. Cost, about $3,000.

HOLLIS PARK, L. I.—Harry Dean, Glen Morris, L. I., is preparing plans for a 2½-sty stucco and hollow tile residence, 37x35 ft., for Oscar Reeffarth, 501 Macon st, Brooklyn, owner. Cost, about $8,000.

BELLE HARBOR, L. I.—William A. Hogan, Rockaway Park, L. I., is preparing plans for a 2-sty hollow tile and stucco residence, 28x30 ft., at Rockaway Beach, for M. Ferguson, care of architect. Cost, about $6,000.

WOODHAVEN, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, L. I., have completed plans for four 2½-sty frame residences, 18x38 ft, on Napier av, near Atlantic av, for John Sifferlin, Napier av, Woodhaven, owner and builder. Cost, about $16,000.

FOREST HILLS GARDENS, L. I.—Foundations are completed for the 2½-sty hollow tile and stucco residence, 23x38x16 ft, in the south side of Exeter st, 190 ft west of Continental av, for Arthur Wolfson, 54 Morningside dr. Herbert M. Baer, 655 5th av, Manhattan, architect. J. A. Johnson & Co., 22 North Fairview av, Hammels, L. I., general contractors. Cost, about $10,000.

MIDDLE VILLAGE, L. I.—A. H. Stines, Jr., 132 4th st, Hunters Point, L. I. City, is preparing plans for a 2-sty frame residence, 20x50 ft, in Ward st, near Stearn st, for Anthony Michaels, Ward st, Maspeth, owner. Cost, about $4,000.

ROCKAWAY BEACH, L. I.—John A. Lasher, builder and owner, has completed plans for a 2½-sty frame residence, 28x40 ft., on Monmouth av, 100 ft. north of Newport av, to cost about $6,000.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza North, Long Island City, has completed plans for two 2½-sty frame residences for the Cord Meyer Development Co., Forest Hills, L. I., owner and builder. Cost, about $6,000 and $7,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Ballinger & Perrot, 1328 Broadway, Manhattan, are completing plans for the 6-sty reinforced concrete casket factory on Jackson av, near Bridge Plaza, for the National Casket Co., James P. Linahan, secretary. Cost, about $200,000.

SCHOOLS AND COLLEGES.

CORONA, L. I.—Our Lady of Sorrows Church, Rev. Father Jas. J. Corrigan, pastor, contemplates the erection of a brick and stone convent school in Polk st, near Albertus av, from plans by W. J. Ryan, 162 Ryerson st, Brooklyn.

MISCELLANEOUS.

RAVENSWOOD, L. I.—Edward Hahn, Bridge Plaza, L. I. City, has completed plans for a frame coal pocket, 45x80 ft, for the Bottlers' Manufacturing & Supply Co., Ravenswood, L. I. Cost, about $7,000.

Richmond.

BANKS.

NEW BRIGHTON, S. I.—Gunvald Aus, 11 East 24th st, Manhattan, steel engineer, is preparing structural steel plans for the 4-sty brick and sandstone bank and office building, 50x80 ft., at 14th st and Richmond Terrace, for the Corn Exchange Bank, 13 William st. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about $30,000.

FACTORIES AND WAREHOUSES.

TOTTENVILLE, S. I.—Plans are being prepared privately for the 1-sty brick factory, 100x300 ft., which Mann Bros., 250 South st, Manhattan, F. Mann in charge, is to erect near the Atlantic Station here. The owner will take bids on separate contracts about June 1.

Nassau.

DWELLINGS.

LYNBROOK, L. I.—Foundations are under way for the 2½-sty rectory on Pearl av, for St. James Methodist Episcopal Church, Rev. Mr. Adams. Stamford Rider, this place, architect. Cost, about $6,000. G. Winters, this place, general contractor.

MUNICIPAL WORK.

NEW HYDE PARK, L. I.—I. B. Baylis, 55 Main st, Hempstead, L. I., has completed plans for a 2-sty frame fire house for the Board of Commissioners of New Hyde Park, to cost about $6,000.

PUBLIC BUILDINGS.

MINEOLA, L. I.—Bids were opened by the Board of Supervisors of Nassau County, Court House, for two new wings, from plans by W. B. Tubby, 81 Fulton st, Manhattan. The Libman Contracting Co., 126 West 46th st, Manhattan, was low bidder at $173,880 for the general construction; Wills & Newton Co., Av E and 17th st, Manhattan, for plumbing at $10,855; J. H. Merritt, 48 Cliff st, Manhattan, for heating and ventilating, at $10,580; and the Commercial Construction Co., 8 Bridge st, Manhattan, for electric work at $3,823.

SCHOOLS AND COLLEGES.

FARMINGDALE, L. I.—Lewis F. Pilcher, Capitol, Albany, has completed plans for a brick directors residence at the State School for Agriculture, for the Board of Managers of the New York State School of Agriculture, to cost, about $12,000. Also completed plans for a $60,000 dormitory and a $40,000 agronomy building at the same school. Bids will be taken late in May.

Suffolk.

DWELLINGS.

AMITYVILLE, L. I.—L. Inglee, this place, has completed plans for a 2½-sty frame residence, 30x55 ft., at Bennett pl, near Saxon st, for Timothy Baldwin, this place, owner. Cost, about $5,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Stephen J. Kodak, 45 Warburton av, has completed plans for a 4-sty brick apartment, 34x80 ft., at the corner of North Broadway and Irving pl, for L. Becker and Arthur White, Wickes av, owner and builder. Stephen J. Kodak, 45 Warburton av, architect. Cost, about $30,000.

DWELLINGS.

HARTSDALE, N. Y.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have been commissioned to prepare plans for a residence on the east side of Greenacres av, for F. Rutledger Davis, this place, owner.

HARTSDALE, N. Y.—Beverly S. King, 103 Park av, Manhattan, has about completed plans for the 2½-sty residence, 30x65 ft., for Clarence J. Wyckoff, New York Post rd, White Plains. Cost, about $12,000.

SCARSDALE, N. Y.—Plans are nearly completed for a 2½-sty brick and marble residence on Walbrooke av, for R. F. Chatillon, 85 Cliff st, Manhattan. Smith & Ross, 15 East 40th st, Manhattan, architects. A. F. Brinkerhoff, 15 East 40th st, Manhattan, landscape architect.

PUBLIC BUILDINGS.

MOUNT VERNON, N. Y.—George M. Bartlett, 103 Park av, Manhattan, is preparing plans for the 2½-sty marble and brick city hall, 180x64 ft., for the City of Mount Vernon. Edwin W. Fiske, mayor.

STORES, OFFICES AND LOFTS.

SCARSDALE, N. Y.—Slee & Bryson, 154 Montague st, Brooklyn, are preparing plans for a 2-sty frame and rubble stone office building, 25x75 ft, for the Scarsdale Co., on premises, owner and builder. Cost, about $8,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN. — (Sub.). — Neenan Elevator Company, 65-75 Clymer st, Brooklyn, has received the elevator contract for the 6-sty apartments northeast corner 171st st and Ft. Washington av, for Tilman Const. Co., 445 Audubon av, A. Ruth, president, owner. Neville & Bagge, 217 West 125th st, architects.

MANHATTAN. — (Sub.). — Neenan Elevator Company, 65-75 Clymer st, Brooklyn, has received the elevator contract for the 6-sty apartments southease corner 172d st and Ft. Washington av for Tilman Const. Co., 445 Audubon av, A. Ruth, president, owner. Neville & Bagge, 217 West 125th st, architects.

BRONX.—Davis Levin, 834 East 155th st, has received the general contract to alter the tenement at 3-7 East 135th st, for J. M. Cohen, 1913 2d av, owner. L. A. Sheinart, 192 Bowery, architect. Cost, about $5,000.

MANHATTAN.—(Sub.)—The Hay Foundry & Iron Works, 15 Madison sq, have received the structural steel contract for a 12-sty apartment house, 83x57 ft., southeast corner of West End av and 78th st for George Backer and Armstein & Levy, 128 Broadway. Schwartz & Gross, 347 5th av, architects. C. J. Jeppesen, Inc., 62 West 45th st, steel engineer. Cost, about $300,000.

BANKS.

TUPPER LAKE, N. Y.—B. B. Lantry, Arden st, Tupper Lake, has received the general contract to erect a 1-sty brick and stone bank building, about 35x60 ft., in Main st, for the Tupper Lake National Bank, H. H. Day, president and chairman of building committee. W. E. Moran, 50 East 41st st, Manhattan, architect. Cost, about $30,000.

DWELLINGS.

SCARSDALE, N. Y.—Fielding Gower, 8 John st, Yonkers, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 30x50 ft., at Murray Hill, for Arthur Stewart, 31 East 22d st, Manhattan. W. S. Phillips, 103 Park av, Manhattan, architect.

GLEN RIDGE, N. J.—Lohse Building & Construction Co., Clinton rd, has received the general contract to erect a 2½-sty frame and stucco residence on the west side of Clinton rd, 50 ft. from Oshorn st, for Edwin A. Barnes, 68 Essex av, owner. Cost, about $5,500.

MANHATTAN.—Norcross Bros., 103 Park av, have received the general contract to erect the 4-sty marble residence, 33x158 ft., at the southeast corner of 70th st and 5th av, for the Phillips Realty Co., care of Thomas Hastings, 225 5th av, architect. Owen Brainard, 225 5th av, consulting engineer.

LONG BEACH, L. I.—G. Aarvig Co., Inc., Park pl, Long Beach, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 30x40 ft., in Walnut st, between National boulevard and Magnolia boulevard, for B. Schultz Berger, care of Helne & Co., 7 Platt st, Manhattan. Steward Wagner, 244 5th av, Manhattan, architect. Cost, about $16,000.

BRONX.—Ahneman & Younkheere, Inc., 3320 Bailey av, have received the general contract to erect a 2½-sty frame and local stone residence on Goodridge av, plot 13, Fieldstone, Bronx, for

Dr. George A. Wyeth, 30 East 42d st, Manhattan. D. J. Baum, Waldo av, Riverdale, architect. Cost, about $15,000.

RAHWAY, N. J.—J. Westlecraft & Son, Bernardsville, N. J., have received the general contract to erect two 2½-sty frame and stucco double residences on Milton av, between Pierrepont st and George av, for the Rahway Realty Co., Aaron Grier, president. D. M. Ach, 1 Madison av, Manhattan, architect. Total cost, about $12,000.

MANHATTAN.—Bunn & Nase, 1123 Broadway, have received the general contract on a percentage basis to alter the 4-sty stone and brick residence 932 5th av, for Mortimer Schiff, on premises. C. P. H. Gilbert, 1123 Broadway, architect. Cost, about $15,000.

GREAT NECK, L. I.—Standard Builders, Inc., 70 East 45th st, Manhattan, has received the general contract to erect a 2½-sty residence, 28x45 ft, for Bernard A. Calingham, 225 West End av, Manhattan. Mann & MacNeille, 70 East 45th st, Manhattan, architects.

NEW ROCHELLE, N. Y.—G. W. Symonds, New Rochelle, has received the general contract to erect a 2½-sty frame residence, 50x40 ft., on the west side of Webster av, 100 ft. south of Whitfield terrace, for W. C. Evans, 94 Sickles av, L. L. Barnard, Lawton st, architect. Cost, about $14,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—S. Niewenhous, Inc., 1 Madison av, has received the general contract to erect a 6-sty brick and stone store and factory, 37x92 ft., at 238-240 West 53d st, for the Jacob Mattern Wagon Co., 215 West 53d st, owner. Henry A. Koelble, 114 East 28th st, architect. Cost, about $30,000.

MANHATTAN.—Alex List & Sons, 105 West 40th st, have received the general contract to erect a 3-sty brick warehouse, 75x100 ft, at 591-595 11th av, for Chas. F. Bauerdorf, 111 Broadway. Edward C. Striffler, 674 9th st, is lessee. Mulliken & Moeller, 103 Park av, are architects. Cost, about $30,000.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract from George Laub & Sons for the construction of a new factory for the manufacture of sole leather. The building will be reinforced concrete throughout, 118x255 ft., 5-sty. Work will be undertaken at once.

EVERGREEN, L. I.—John Auer & Sons, 648 Lexington av, Brooklyn, have received the general contract to erect the 2-sty brick and steel bottling plant, 52x67x30x119 ft., for the Frank Brewery, Evergreen, L. I., William C. Frank, president. Paul Otto, 50 Church st, Manhattan, engineer. Cost, about $30,000.

LONG ISLAND CITY.—H. D. Best & Co., 320 5th av, Manhattan, have received the general contract to erect a 3-sty reinforced concrete box factory at the foot of 10th st, for the Standard Oil Co. of New York, 26 Broadway, H. C. Folger, Jr., president. C. A. Ellis, care of owner, 26 Broadway, engineer.

BRIDGEBURG, CANADA.—The Turner Construction Co., 11 Broadway, Manhattan, received the general contract for the construction of a manufacturing plant for the Tuttle & Bailey Manufacturing Co., 76 Madison av, Manhattan, at Bridgeburg, Ontario, Canada. The building will be 200x100 ft, 2-sty, reinforced concrete throughout. Peter B. Gordon, engineer. Work will be undertaken at once.

HOSPITALS AND ASYLUMS.

PLEASANT PLAINS, S. I.—Campbell & Dempsey, 92 St. James st, Kingston, N. Y., have received the general contract to erect a 3-sty brick orphan asylum, 110x50 ft., for Mount Loretto School, Rev. Mallick J. Fitzpatrick, 375 Lafayette st, Manhattan, owner. F. E. Estabrook, 75 2d st, Newburgh, architect. Cost, about $50,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The George A. Fuller Co., 111 Broadway, has received the general contract to erect two 10-sty store and office buildings at the southwest corner of 5th av and 37th st, for Robert W. Goelet, 9 West 17th st, owner. Warren & Wetmore, 70 East 45th st, architects.

BROOKLYN.—George M. Martin Building Co., 228 State st, Manhattan, has received the general contract to alter and make extensions to the meat market at 167 Fort Greene pl, for the Figge & Hutwelker Co., 221 West 40th st, Manhattan. C. B. Comstock, 110 West 40th st, Manhattan, architect. Cost, about $7,000.

MANHATTAN.—The Midtown Contracting Co., 148 West 36th st, has received the general contract to alter the residence 5 West 46th st, for

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Contracts Awarded—Continued.

store and loft purposes, for Lillie G. Phoenix, care of Theodore C. Camp, 68 Broad st, owner. Maynicke & Franke, 25 Madison Square North, architects. Cost, about $22,000.

BROOKLYN.—Howard J. Smith & Son, 256 St. James pl, have received the general contract to alter the 4-sty brick office building, 50x80 ft, at 69 Schermerhorn st, for the Brooklyn Bureau of Charities, Dr. Riely, on premises. W. B. Tuhby, 81 Fulton st, Manhattan, architect. Cost, about $12,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV, 993, s e c 84th st, 12-sty brick apartment, 133x91; cost, $400,000; owner, Charter Const. Co., Henry Edelmuth, Pres., 119 West 40th st; architect, Robt. T. Lyons, 119 West 40th st. Plan No. 150.

COLONIAL PARKWAY, s w c of 160th st, 12-sty brick apartment, 102x138; cost, $500,000; owner, Albert Schwarzler, 369 East 167th st; architects, Schwartz & Gross, 347 5th av. Plan No. 160.

FACTORIES AND WAREHOUSES.

6TH AV, 668-672, s e cor 39th st, 4-sty brick storage, stores and lofts, 64x60; cost, $30,000; owner, Chas. E. Johnson, 9 West 29th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 156.

HOSPITALS AND ASYLUMS.

GOUVERNEUR SLIP & FRONT ST, n e cor, 4-sty brick dispensary, 70x131; cost, $200,000; owners, City of N. Y., Bellevue and Allied Hospitals, 1st av and East 26th st; architects, McKim, Mead & White, 101 Park av. Plan No. 159.

HOTELS.

56TH ST, 200-202 West, s w cor 7th av, 12-sty brick apartment hotel, 100x25; cost, $125,000; owner, Theodore W. Meyer, 20 New st; architects, Buchman & Fox, 30 East 42d st. Plan No. 157.

STORES, OFFICES AND LOFTS.

2D AV, 2295, 4-sty brick store and lofts, 20x62; cost, $20,000; owner, Trinity M. E. Church, Inc., Wm. Barker, Pres., 305 East 118th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 151.

149TH ST & 8TH AV, n e c, 1-sty brick stores and photo theatre, 103x100; owner, Vincent Astor, 23 West 26th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 162.

STORES AND TENEMENTS.

BLEECKER ST, 382-384, s w c Perry st, 6-sty brick tenement and stores, 42x63; cost, $25,000; owners, Lipman & Gold, 565 West 162d st; architect, Chas. J. Rheinschmidt, 14 74th av. Plan No. 153.

ACADEMY ST, w s, 125 n Broadway, two 5-sty brick tenements, 50x129; cost, $100,000; owners, Knapp & French, Inc., 870 East 162d st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 158.

50TH ST, 235-241 East, 6-sty brick tenement, 71x82; cost, $60,000; owner, Louis J. Marx, 257 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 155.

181ST ST, n s, 138 w Northern av, 6-sty brick tenement, irreg; cost, $125,000; owner, Harvey Realty Co., 40 East 22d st; architects, Schwartz & Gross, 347 5th av. Plan No. 154.

THEATRES.

8TH AV, 951-965, 1-sty open air theatre and store, 20x55; cost, $7,000; owner, Van-Kelton Amusement Corp., Amedee Van Buren, Pres., 53 Claremont av; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 152.

MISCELLANEOUS.

METROPOLITAN MUSEUM OF ART, w s 5th av, bet 81st and 84th sts, 1-sty brick extension, 41x20; cost, $2,000; owner, City of N. Y., Dept. of Parks; architect, Jaros Kraus, Arsenal, Central Park. Plan No. 161.

Bronx.

DWELLINGS.

MATTHEWS AV, w s, 100 n Rhinelander av, 2-sty frame dwelling, 21x46, tin roof; cost, $4,500; owners, Fred & Pauline Blum, 1843 Muliner av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 219.

WHITEHALL PL, n s, 100 e Byron av, 2-sty brick dwelling, tin roof, 20x35; cost, $1,200; owner, Caroline R. Grezzi, 305 West 67th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 224.

MINNEFORD AV, e s, 125 s Elizabeth st, 2½-sty brick dwelling, 28x45.6, slate roof; cost, $7,000; owner, Emil Waldenberger, Minneford av, City Island; architects, Seifert & Webb, 104 West 42d st. Plan No. 228.

WILLETT AV, e s, 351.8 n 213th st, 2-sty frame dwelling, tin roof, 22x61; cost, $5,500; owner, James O'Neill, 3638 Willett av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 231.

FACTORIES AND WAREHOUSES.

WESTCHESTER AV, s e cor Park st, 626, 1-sty brick shop, 26.6x72, gravel roof; cost, $1,200; owner, Elizabeth Wright, White Plains, N. Y.; architect, Chas F. Lohse, 428 East 83rd st. Plan No. 216.

STABLES AND GARAGES.

PARK AV, w s, 146.9 n Tremont av, 1-sty brick stable, 58x74.10, slag roof; cost, $3,500; owner, John Graham, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 226.

STORES AND DWELLINGS.

WESTCHESTER AV, s s, 273.10 w Castle Hill av, 1-sty brick store and dwelling, 16x52, slag roof; cost, $2,000; owner, Anna Morestadt, 2150 Westchester av; architect, Max Hausle, 2223 Powell av. Plan No. 229.

STORES, OFFICES AND LOFTS.

VAN NEST AV, 506, 1-sty frame office, 16x12; cost, $300; owner, Carlo Totaro, 508 Van Nest av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 215.

STORES AND TENEMENTS.

TIFFANY ST, s e cor Whitlock av, 5-sty brick tenement, slag roof, 50.3x90; cost, $60,000; owner, Wilhur Turek Building Co., Harry Turek, 961 Hoe av, Pres.; architects, Kreymborg Architectural Co., 1029 163d st. Plan No. 220.

172D ST, s s, 128.5 e Boston rd, 5-sty brick tenement, tin roof, 51.4x77.9; cost, $40,000; owner, Terrace Const. Co., Herman Champoli, 116 West 190th st, Pres.; architect, J. N. Fenemore, 440 Manhattan av. Plan No. 223.

HUNTS POINT AV, s w cor Garrison av, three 5-sty brick tenements, 65.13x76.10, 30.93x88.0 and 61x—, plastic slate roof; cost, $185,000; owner, Baronet Realty Co., Hyman Adelstein, 71 Nassau st, Pres.; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 225.

HOME ST, s w cor Bryant av, two 5-sty brick tenements, slag roof, 90.4x55.2 and 50.3x50.3; cost $117,000; owner, Wm. Sinnott, 967 East 165th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 230.

THEATRES.

SO BOULEVARD, e s, 135 n Freeman st, open-air theatre, 54x100; cost, $2,000; owner, P. J. Tierney, 76 Franklin av, New Rochelle; architect, Israel Goldsmith, 773 Dawson st. Plan No. 227.

MISCELLANEOUS.

WESTCHESTER AV, s s, 48 w Park st, 1-sty frame shed, 37x25; cost, $500; owner, Mrs. G. A. Wright, foot East 130th st and 3d av; architect, Isidor Kaplan, 575 Westchester av. Plan No. 217.

WESTCHESTER AV, s s, 87 w Park st, 1-sty frame shed, 40x25; cost, $500; owner, Mrs. G. A. Wright, foot 130th st and 3d av; architect, Isidor Kaplan, 575 Westchester av. Plan No. 218.

132D ST, s s, foot of St Anns av, platform, 5x265; cost, $462; owners, N. Y., N. H. & H. R. R. Co., 132d st and Willis av; architect C. D. Perkins, 132d st and Willis av. Plan No. 221.

PARK AV, e s, 135.10 s 180th st, 3-sty brick pasteurizing building, slag roof, 37.6x105; cost, $65,000; owner, The Bordens Condensed Milk Co., S. F. Taylor, 108 Hudson st, Pres.; architect, Albert Ullrich, 371 Fulton st, Brooklyn. Plan No. 222.

Brooklyn.

CHURCHES.

LOGAN ST, w s, 170 n Glenmore av, 2-sty brick synagogue, 32x80, slag roof; cost, $30,000; owner, Cong. of Ahawath Hachin Benain Abraham, 126 Fountain av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2801.

DWELLINGS.

STERLING ST, n s, 250 w Bedford av, eleven 2-sty brick dwellings, 20x40, gravel roof, 1 family each; total cost, $38,500; owners, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 2717.

EAST 10TH ST, w s, 220 n Av Q, two 2-sty frame dwellings, 17x44.8, shingle roof, 1 family each; total cost, $4,600; owner, Jas. Manley, 24 Gravesend Neck rd; architect, Michael M. Foley, 2247 Homecrest av. Plan No. 2733.

EAST 38TH ST, e s, 267.6 n Av H, two 2-sty frame dwellings, 20x36, gravel roof, 1 family each; total cost, $5,000; owner, Wm. Wingerath, 735 Av Y; architect, Benj. F. Hudson, 319 9th st. Plan No. 2753.

PITKIN AV, s s, 100 w Atkins av, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $3,000; owner, Sam'l Bader, 2525 Pitkin av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2720.

CARROLL ST, n s, 200 e New York av, five 2-sty brick dwellings, 20x44.2, gravel roof, 1 family each; total cost, $27,500; owners, Harris Bldg. Co., 1264 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2795.

WEST 29TH ST, e s, 220 s Mermaid av, 1-sty frame dwelling, 14x25, shingle roof, 1 family; cost, $900; owner, Chas. J. Mann, 2939 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2787.

WEST 30TH ST, w s, 100 n Mermaid av, two 1-sty frame dwellings, 14.9x28.3, shingle roof, 1 family each; total cost, $1,400; owner, John Dwyer, Surf av, near West 30th st; architect, Wm. Richter, 4411 18th av. Plan No. 2791.

OCEAN PARKWAY, e s, 10 n B. R. T., 1-sty frame dwelling, 12x30, asbestos roof, 1 family; cost, $300; owner, Jacob Sommer, East 3d st, n e cor Neptune av; architect, Same. Plan No. 2790.

BOARDWALK, n s, 1200 e Ocean Parkway, seven 1-sty frame dwellings, 18x22, tar paper roof, 1 family each; total cost, $1,400; owners, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 2784.

EAST 14TH ST, w s, 260 s Av I, two 2-sty frame dwellings, 20x60.6, tin roof, 2 families each; total cost, $8,000; owners, Weinmuller Construction Co., 506 Grant av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2811.

EAST 14TH ST, w s, 300 s Av I, two 2-sty frame dwellings, 20x60.6, tin roof, 2 families each; total cost, $8,000; owners, Weinmuller Construction Co., 506 Grant av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2811.

EAST 18TH ST, e s, 300 n Av L, two 2-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, $10,000; owners, Oakcrest Bldg. Corp., 612 Saratoga av; architects, Slee & Bryson, 154 Montague st. Plan No. 2842.

EAST 18TH ST, e s, 100 n Av L, two 2-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, $10,000; owners, Oakcrest Bldg. Corp., 612 Saratoga av; architects, Slee & Bryson, 154 Montague st. Plan No. 2841.

EAST 18TH ST, e s, 220 s Av K, two 2-sty frame dwellings, 18x39, shingle roof, 2 families each; total cost, $10,000; owners, Oakcrest Bldg. Corp., 612 Saratoga av; architects, Slee & Brysou, 154 Montague st. Plan No. 2840.

54TH ST, n e s, 340 s e 21st av, 2-sty frame dwelling, 20.4x49.2, shingle roof, 2 families; cost, $4,300; owner, Geo. B. Elfast, 2046 59th st; architect, same. Plan No. 2813.

64TH ST, n s, 200 e 13th av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, $3,000; owner, Guiseppe Dellasala, 1323 64th st; architect, Chas. A. Olsen, 1314 70th st. Plan No. 2816.

75TH ST, n s, 79 e New Utrecht av, seven 2-sty brick dwellings, 18x38, slag roof, 1 family each; total cost, $31,500; owners, Acadia Bldg. Co., 232 Broadway, N. Y.; architect, John C. Wandell, 4 Court sq. Plan No. 2804.

JAMAICA AV, s w cor Norwood av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,000; owner, Thos. Smith, 6 Forest Parkway; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2843.

NORWOOD AV, w s, 44 s Jamaica av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $8,000; owner, Thos. Smith, 6 Forrest parkway ;architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2808.

NORWOOD AV, w s, 84 s Jamaica av, four 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, $12,000; owner, Thos. Smith, 6 Forest Parkway; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2809.

WARWICK ST, w s, 225 n Pitkin av, 2-sty brick dwelling, 20x55, 2 families; cost, $3,500; owner, Frank Broderick, 316 Milford st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2927.

73D ST, s s, 89.8 w 5th av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $22,500; owner, Herman H. Lucke, 412 58th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2923.

EAST 94TH ST, w s, 130.3 s Av K, five 2-sty frame dwellings, 18x28, shingle roof, 1 family each; total cost, $10,000; owner, Ollie Halberg, 56th st, near 11th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 2925.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

BUILDINGS.

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A.M., on Tuesday, June 2, 1914, for Contract 124, for the construction of nine concrete-stone and brick superstructures at and near the Ashokan reservoir, in the town of Olive, Ulster county, New York. The largest of the buildings is approximately 62 feet by 114 feet by 45 feet and the smallest 19 feet by 31 feet by 18 feet. The substructures or foundations of the buildings have been built and The City will furnish and erect the roof cover for the buildings.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders, and pamphlets of contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars ($10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President,
CHARLES N. CHADWICK,
JOHN F. GALVIN,
Commissioners of the Board of Water Supply.
W. BRUCE COBB, Secretary.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 30, 1914.—Sealed proposals will be opened in this office at 3 p. m., June 11, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States Post Office at Bennettsville, S. C. Two story and basement building; ground area 3,800 square feet; construction nonfireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Bennettsville, S. C., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Remount Depot, Front Royal, Va., April 13, 1914.—Sealed proposals in triplicate for constructing the following public buildings on reservation here, including steam heat, electric light and plumbing:—1 Barrack, 1 Administration Building and Storehouse, 1 Commanding Officer's Quarters, 2 Junior Officer's Quarters, 1 Veterinarian's Quarters, 2 Double N. C. O. Quarters, 1 Dispensary, 3 Colt Stables, 1 Wagon Shed, 1 Shop Building, 1 Veterinary Storehouse, Subsoil Drainage System—will be received until 11 a. m., May 15, 1914, and then publicly opened. A deposit will be required on all plans furnished prospective bidders to insure their return. Information furnished upon application to Constructing Quartermaster.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 5, 1914.—Sealed proposals will be opened in this office at 3 p. m., June 16, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Grenada, Miss. Two story and basement building; ground area, 3,800 square feet; construction nonfireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Grenada, Miss., or at this office, in the discretion of the Supervising Architect, O. Wenderoth, Supervising Architect.

WEST 1ST ST, w s, 691 s Sheepsbead Bay rd, 2-sty frame dwelling, 18x55, gravel roof, 1 family; cost, $3,000; owner, Sacharo Rubins, 202 West av; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 2879.

WEST 28TH ST, e s, 119 n Surf av, 1-sty frame dwelling, 16x67.6, shingle roof, 1 family; cost, $400; owner, Mrs. Alice Ward, 2530 Railroad av; architect, Abram D. Hinsdale, 96 Coney Island av. Plan No. 2862.

AV L, s s, 40 e East 48th st, six 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, $15,000; owner, Margarette J. Crawford, 14 West 94th st, Manhattan; architect, Chas. G. Wessel, 1503 East 46th st. Plan No. 2851.

CHURCH AV, n s, 42 e Gravesend av, 1-sty frame dwelling, 42x52.5, tin roof, 2 families; cost, $4,000; owner, Kraslow Constn Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 2871.

FACTORIES AND WAREHOUSES.

BAYARD ST, s s, 50 e Leonard st, 2-sty brick storage, 100x100, slag roof; cost, $8,000; owners, Marcott & Campoell, 298 Union av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 2861.

ESSEX ST, s e cor Wartman av, 1-sty brick manufacturing, 60x62, gravel roof; cost, $4,000; owner, New Lots Co-op. Pasteurizing Co., 998 Linwood st; architect, John L. Plock, 126 Liberty st, Manhattan. Plan No. 2901.

STABLES AND GARAGES.

45TH ST, n s, 175 w 13th av, 1-sty frame garage, 14x18, shingle roof; cost, $200; owner, Geo. Coleman, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2899.

EAST 13TH ST, e s, 100 s Av G, 1-sty frame garage, 14x18, shingle roof; cost, $200; owner, Cornelius Behon, premises; architect, Thos. MacMechan, 395 Fulton st. Plan No. 2833.

81ST ST, n s, 280 w 1st av, 1-sty frame garage, 12x18, shingle roof; cost, $250; owner, Chas. C. Valentine, 346 Broadway, N. Y.; architects, Slee & Bryson, 154 Montague st. Plan No. 2839.

VERMONT ST, w s, 186.9 s Atlantic av, 1-sty brick garage, 25x100, slag roof; cost, $4,000; owner, Gustave Marquardt, 416 Liberty av; architect, Fred'k A. Wonnberger, 30 Snedeker av, Union Course, L. I. Plan No. 2752.

RAILROAD AV, w s, 150 s Liberty av, 1-sty frame garage, 14x20, tin roof; cost, $400; owner, H. Sandman, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2756.

SUNNYSIDE AV, s s, 102.3 e Hendrix st, 1-sty brick garage, 20x20, wood roof; cost, $300; owner, Frank Richards, Jamaica av and Hendrix st; architect, Wm. C. Winters, 100 Van Siclen av. Plan No. 2754.

WEST 28TH ST, w s, 210 n Mermaid av, 1-sty frame garage, 16x26, shingle roof; cost, $200; owner, Michael R. Ginsti, 335 West 36th st; architect, O. B. Olmgren, Surf av and West 24th st. Plan No. 2792.

MALTA ST, e s, 155 s Vienna av, 1-sty frame stable, 34x83, gravel roof; cost, $5,000; owner, Nathan Katz, 452 Christopher av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2874.

SAME PROP, 1-sty frame milkhouse, 25x12, slag roof; cost, $500; owner and architect, same as above. Plan No. 2875.

EAST 18TH ST, e s, 136.6 n Cortelyou rd, 1-sty frame garage, 16x19, shingle roof; cost, $400; owner, Irving G. Thursby, on premises; architect, Jos. A. McCarroll, 2108 Av Q. Plan No. 2880.

STORES AND DWELLINGS.

ALBANY AV, e s, 81 n Union st, 3-sty brick store and dwelling, 19x55, gravel roof, 2 families; cost, $3,500; owner, Sam'l Kellner, 1538 Union st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2719.

STORES, OFFICES AND LOFTS.

SCHERMERHORN ST, s s, 60 w Bond st, 3-sty brick office and dwelling, 20x52, tin roof, 1 family; cost, $5,000; owner, Rose Goldstein, Woodhaven, L. I.; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2800.

STORES, OFFICES AND LOFTS.

DRIGGS AV, s e cor North 9th st, 2-sty brick office, 25x75, gravel roof; cost, $5,000; owner, Jas. A. McCafferty, on premises; architect, Christian Bauer, Jr., 651 Leonard st. Plan No. 2961.

STORES AND TENEMENTS.

ST MARKS AV, s s, 350 e Underhill av, 4-sty brick tenement, 25x47.2, tin roof, 8 families; cost, $10,000; owner, John Generosa, 834 Dean st; architects, Cannella & Gallo, 60 Graham av. Plan No. 2866.

OCEAN AV, w s, 100.5 s Church av, 4-sty brick tenement, 70.1x116.6, slag roof, 20 families; cost, $70,000; owners, Wolfinger & Lasberg Building Co., 346 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 2770.

OCEAN AV, w s, 170.6 s Church av, 4-sty brick tenement, 70x116.6, slag roof, 20 families; cost, $70,000; owners, Wolfinger & Lasberg Building Co., 346 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 2771.

UNION ST, n e cor Albany av, 4-sty brick store and tenement, 27.10x81, gravel roof, 6 families; cost, $15,000; owner, Sam'l Kellner, 1538 Union st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 2715.

UNION ST, n s, 27.10 e Albany av, two 4-sty brick tenements, 36.6x64.10, gravel roof, 8 families each; total cost, $26,000; owner, Sam'l Kellner, 1538 Union st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2716.

SOUTH 5TH ST, n s, 200 w Hooper st, 6-sty brick tenement, 50x83.5, tin roof, 35 families; cost, $35,000; owner, Solomon Kraus Realty Co., 217 Havemeyer st; architect, C. J. Rheinschmidt, 147 4th av, Manhattan. Plan No. 2760.

OCEAN AV, s e cor Newkirk av, 4-sty brick tenement, 46x141.8, slag roof, 29 families; cost, $80,000; owner, Kirknew Realty Corporation, 450

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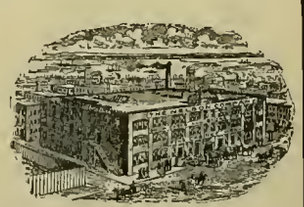
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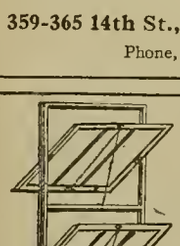
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Plans Filed, New Buildings, Brooklyn (Cont'd)

Audubon av, Manhattan; architects, Harde & Short, 3 West 29th st, Manhattan. Plan No. 2718.

12TH ST, s s, 297.10 e 5th av, 4-sty brick tenement, 50x89, slag roof, 20 families; cost, $40,000; owners, Woodstock Realty Co., 63 Park Row, Manhattan; architects, Shampan & Shampan, 772 Broadway. Plan No. 2779.

EAST 19TH ST, w s, 83.7 n Dorchester rd, 4-sty brick tenement, 60x79, slag roof, 17 families; cost, $10,000; owners, Floria Realty Co., 16 Court st; architects, Worthmann & Braun, 114 East 28th st, Manhattan. Plan No. 2785.

EASTERN PARKWAY EXTENSION, s s, 20 w Park pl, 4-sty brick tenement, 40x92.8, slag roof, 16 families; cost, $25,000; owners, Banff Const. Co., 318 West 48th st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2780.

ADELPHI ST, w s, 311.10 s Park av, 5-sty brick tenement, 50x88, slag roof, 25 families; cost, $30,000; owners, Kahan Construction Co., 320 Schermerhorn st; architects, Farber & Markowitz, 189 Montague st. Plan No. 2844.

4TH ST, n s, 247.10 e 5th av, 4-sty brick tenement, 39.10x64, gravel roof, 8 families; cost, $16,000; owner, Louis Bonert, 625 2d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2819.

STERLING PL, s e cor Washington av, 1-sty brick store, 51.9x48, tin roof; cost, $2,500; owner, Henry Voege, premises; architect, Max Muller, 115 Nassau st, N. Y. Plan No. 2838.

VERMONT AV, c s, 65 n Glenmore av, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, $24,000; owner, Fannie Meyerowitz, premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2807.

KOSCIUSKO ST, n s, 229.7 w Reid av, 4-sty brick tenement, 50.2x88, gravel roof, 17 families; cost, $35,000; owner, Kahn Bros., Inc., 771 Lafayette av; architect, Lew Koen, 9 Debevoise st. Plan No. 2903.

EAST 22D ST, w s, 124.11 n Foster av, two 4-sty brick tenements, 40x88, gravel roof, 16 families each; total cost, $60,000; owner, Harry Arnold, 2011 Av G; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2912.

BAY 23D ST, w s, 117.10 s Bath av, 4-sty brick tenement, 51x83.4, tin roof, 23 families; cost, $30,000; owner, Pietro Tamonini, 181 Bay 17th st; architect, Charles J. Reinschmidt, 147 4th av, Manhattan. Plan No. 2906.

THEATRES.

LIVINGSTON ST, s s, 336.3 w Nevins st, 3-sty brick theatre, 154.10x100, concrete roof; cost, $200,000; owner, Frank A. Keeney, 1493 Broadway, Manhattan; architect, Wm. E. Lehman, 738 Broad st, Newark, N. J. Plan No. 2762.

MISCELLANEOUS.

WYTHE AV, e s, 90 s South 4th st, 1-sty frame shed, 37.10x30, gravel roof; cost, $300; owners, Taylor & Fox, 45 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2740.

BLAKE AV, s s, 75 e Thatford av, 1-sty frame shed, 25x23, tar paper roof; cost, $300; owner, David Feirstein, premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2799.

WESTMINSTER RD, e s, 232.2 s Av C, 1-sty frame shed, 12x20, shingle roof; cost, $250; owner, Jas. G. Godfrey, premises; architect, Wm. Weggenman, Stewart av and Townsend st. Plan No. 2837.

Queens.

DWELLINGS.

BAYSIDE.—1st st, w s, 175 s Warburton av, 2½-sty frame dwelling, 24x36, shingle roof, 1 family, steam heat; cost, $3,500; owner and architect, Hansen Building Co., Bayside. Plan No. 1324.

BAYSIDE.—Lawrence Boulevard, n w cor Wright av, 2½-sty frame dwelling, 24x36, shingle roof, 1 family, steam heat; cost, $3,500; owner and architect, Hansen Building Co., Bayside. Plan No. 1323.

CORONA.—Smith av, n s, 80 w 50th st, two 2½-sty frame dwellings, 17x30, shingle roof, 1 family, steam heat; cost, $5,200; owner, C. M. Faint, 61 39th st, Corona; architect, H. M. Faint, same address. Plan Nos. 1338-39.

CORONA.—38th st, e s, 369 s Jackson av, five 2-sty frame dwellings, 18x45, shingle roof, 1 family; cost, $10,000; owner and architect, Alphonzo Napoli, 43d st, Corona. Plan Nos. 1332-33-34-35-36.

DUNTON.—Chichester av, s s, 154 w Van Wyck av, three 2½-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat; cost, $7,500; owner and architect, J. Leonardi, 289 Hillside av, Jamaica. Plan Nos. 1326-27-28.

ELMHURST.—11th st, w s, 222 n Lamont av, 2-sty frame dwelling, 20x31, shingle roof, 1 family, steam heat; cost, $4,000; owner, J. L. Gundry, 143 9th st, Elmhurst; architect, J. H. Lochart, care of architect. Plan No. 1337.

GLEN MORRIS.—Briggs av, e s, 100 s Sutter av, 2½-sty frame dwelling, 28x32, shingle roof, 1 family, steam heat; cost, $3,500; owner, Jacob Shad, Briggs av, Glen Morris; architect, W. C. Winters, 106 Van Siclen av, Brooklyn. Plan No. 1331.

JAMAICA.—Highland av, n e cor Union av, 2½-sty frame dwelling, 21x52, shingle roof, 1 family, steam heat; cost, $5,000; owner, F. E. Gray, Jamaica; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1344.

RICHMOND HILL.—Tory st, w s, 125 n Jamaica av, 2½-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat, two houses; cost, $6,400; owner, M. Brezwenski, Richmond Hill; architect, Edward Jackson, Fulton st, Jamaica. Plan Nos. 1321-22.

WOODHAVEN.—Prospect av, w s, 243 n Jamaica av, four 2½-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, $12,000; owner, Wilmot D. Losee, 726 Napier av, Woodhaven; architects, C. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan Nos. 1340-41-42-43.

WOODHAVEN.—Ridgewood av, s s, 20 e Oceanview av, two 2-sty frame dwellings, 16x30, shingle roof, 1 family, air heat; cost, $4,000; owner, Frank S. Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 1345-46.

ROCKAWAY BEACH.—Beach 87th st, w s, 235 n Railroad Tracks, 1-sty frame dwelling, 16 x38, shingle roof, 1 family; cost, $350; owner and architects, Meyer Bros., Eldert av, Rockaway Beach. Plan No. 1329.

SPRINGFIELD.—Higbie av, s w cor Elsie av, 2½-sty frame dwelling, 24x37, shingle roof, 1 family, steam heat; cost, $4,900; owner, W. H. Mills, Springfield; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1325.

ELMHURST.—Banta st, n s, 40 e Van Dine st, 2½-sty frame dwelling, 22x50, tin roof, 2 families; cost, $4,700; owner, H. Bode, 2 Banta st, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 1365.

FLUSHING.—Maple av, s e cor James st, 2½-sty frame dwelling, 20x36, shingle roof, 1 family, steam heat; cost, $3,000; owners, G. & M. Baronani, 10 James st, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan No. 1364.

JAMAICA.—South st, n s, 50 e Allen st, 2½-sty brick dwelling, 18x29, shingle roof, 1 family, steam heat; cost, $3,000; owner, Joseph Ripp, 115 South st, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1358.

JAMAICA.—Van Wyck av, e s, 40 n Metropolis av, four 2½-sty frame dwellings, 18x37, shingle roof, 1 family, steam heat; cost, $8,800; owner, Theo. LeBeau, Minnesota av, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 1359-60-61-62.

L. I. CITY.—Sherman st, e s, 277 n Payntar av, 2-sty brick dwelling, 25x40, shingle roof, 2 families; cost, $3,400; owner, G. Martuarino, 13 Sherman st, L. I. City; architect, Rocco V. Petrolina, 228 Hoyt av, L. I. City. Plan No. 1356.

QUEENS.—Madison av, n w cor Orange st, five 2-sty frame dwellings, 20x36, shingle roof, 1 family, steam heat; cost, $15,000; owner, Wm. Wingerath, 735 Av Y, Brooklyn; architect, Benj. F. Hudson, 319 South st, Brooklyn. Plan No. 1367.

ROCKAWAY BEACH.—Beach 109th st, w s, 100 n Boulevard, two 2-sty frame dwellings, 16x 40, slag roof, 1 family; cost, $3,000; owner, Mrs. Mary Johnson, 49 Wayne st, Jersey City; architect, J. B. Smith, Rockaway Beach. Plan Nos. 1350-51.

ROCKAWAY BEACH.—Bruce pl, s s, 66 w 87th st, 2-sty frame dwelling, 15x19, shingle roof, 1 family; cost, $800; owner, M. Davy, adjoining premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 1349.

SOUTH OZONE PARK.—Goshen st, w s, 100 n School st, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, $2,500; owner, B. Olsen, 196 Helen av, South Ozone Park; architects, Olsen & Anderson, same. Plan No. 1355.

WOODHAVEN.—Chichester av, s s, 135 e Woodhaven av, three 2-sty frame dwellings, 16x 36, shingle roof, 1 family, steam heat; cost, $7,500; owner, Frank E. Gibson, Woodhaven av, Woodhaven; architect, Edw. Ball, Freedom av, Richmond Hill. Plan Nos. 1352-53-54.

BELLE HARBOR.—Monmouth st, w s, 100 n Newport av, 2-sty frame dwelling, 28x35, shingle roof, 1 family, steam heat; cost, $4,000; owner and architect, John A. Lasher, 37 Beach 116th st, Rockaway Beach. Plan No. 1394.

ELMHURST.—Pettit pl, n w cor 2d st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, $3,000; steam heat; owner and architect, John Nichols, Broadway, Elmhurst. Plan No. 1372.

FAR ROCKAWAY.—Mott av, n w cor Allcott pl, 2-sty frame dwelling, 30x25, shingle roof, 1 family, water heat; cost, $5,000; owner, Francis Draz, 24 Hudson st, Manhattan; architects, Palmer, Hornbostel & Jones, 63 William st, Manhattan. Plan No. 1390.

FAR ROCKAWAY.—Beach 4th st, w s, 200 s Sea Girt av, 1-sty frame dwelling, 20x26, shingle roof, 1 family; cost, $350; owner, A. W. Skidmore, Far Rockaway. Plan No. 1376.

FLUSHING.—30th st, e s, 240 s State st, 2½-sty frame dwelling, 23x32, shingle roof, 1 family, water heat, 1 family; cost, $4,000; owner, Geo. C. Bancker, Wilson av, Flushing; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1393.

JAMAICA.—Hillside av, n s, 126 e Union av, 2½-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, $2,800; owner, Mrs. Sarah V. Rider, Lefferts av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 1384.

FLUSHING.—Oak av, n w cor 20th st, 3-sty frame dwelling, 30x30, shingle roof, 1 family, steam heat; cost, $5,000; owners, Smith & Smith, Parsons av, Flushing; architects, Smith & Davis, 70 East 45th st, Manhattan. Plan No. 1406.

L. I. CITY.—Park pl, e s, 212 n Woolsey av, 2-sty frame dwelling, 17x40, tin roof, 2 families; cost, $3,500; owner, Chas. Hammon, 221 Park pl, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1397.

ROCKAWAY BEACH.—Beach 87th st, e s, 521 s Boulevard, two 2-sty frame dwellings, 14x48, shingle roof, 1 family; cost, $3,600; owner, F. A. Grainer, Grove av, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 1407-8.

ROCKAWAY BEACH.—Eldert av, e s, 170 n L I R R, 1-sty frame dwelling, 14x16, shingle roof, 1 family; cost, $300; owner, Henry Back, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1409.

ARVERNE.—Boulevard, n s, 1900 e Storm av, three 1-sty frame dwellings, 12x18, shingle roof, 1 family; cost, $540; owner and architect, J. A. Carpenter, Beach 87th st, Rockaway Beach. Plan Nos 1415-16-17.

FOREST PARK.—Emerson av, ws, 180 n Myrtle av, 2-sty frame dwelling, 20x52, tin roof, 3 families; cost, $5,250; owner P. Kreisberg, 25

Fulton av, Middle Village; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 1430.

MIDDLE VILLAGE.—Hinman av, es, 375 n Market st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $2,000; owner, Mrs. Rose Sherman, 2105 3d av, Manhattan; architect, Morris Perlstein, Fulton av, Middle Village. Plan No. 1422.

RIDGEWOOD.—Prospect st, ws, 372 s Metropolitan av, two 2-sty brick dwellings, 20x5, slag roof, 2 families; cost, $7,600; owner, J. Bach, 1880 Himrod st, Brooklyn; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 1420.

HOLLIS.—Woodhull st, e s, 375 s Chicopee av, 2-sty frame dwelling, 21x55, tin roof, 2 families, steam heat; cost, $4,000; owner, Margareta Adler, 375 East 150th st, Manhattan; architect, Henry Luning, 68 Leggett av, Woodhaven. Plan No. 1371.

JAMAICA.—Eastwood pl, e s, 160 s St. Albans pl, 2-sty frame dwelling, 24x45, shingle roof, 2 families, steam heat; cost, $3,900; owner, Theo. Frances, 16 DeLap st, Jamaica; architect, C. H. Williams, Clinton av, Ozone Park. Plan No. 1373.

OZONE PARK.—Wyckoff av, w s, 85 n Broadway, six 2-sty frame dwellings, 16x30, shingle roof, 1 family; cost, $12,000; owner, John Russo, 1 Hoffman av, Chester Hill; architect, Edward C. George, 4181 Fulton st, Woodhaven. Plan No. 1380.

RAMBLERSVILLE.—New Canal, e s, 100 n Hawtree Creek, 2-sty frame dwelling, 22x25, shingle roof; cost, $800; 1 family; owner and architect, J. P. Applegate, 292 Quincy st, Brooklyn. Plan No. 1377.

RICHMOND HILL.—Tory st, w s, 225 n Jamaica av, three 2½-sty frame dwellings, 48x37, shingle roof, 1 family; cost, $9,600; owner, M. Brezweski, Richmond Hill; architect, Edwin C. Jackson, Fulton and Barrett sts, Richmond Hill. Plan Nos. 1381-82-83.

RICHMOND HILL.—Abindon rd, w s, 226 n Brevoort st, 2-sty brick dwelling, 36x36, shingle roof, 1 family, steam heat; cost, $4,500; owner, C. J. Adams, 211 East 59th st, Manhattan; architect, H. E. Haugaard, Richmond Hill. Plan No. 1378.

ROCKAWAY BEACH.—Huron st, e s, 140 s Bayside Drive, 2-sty frame dwelling, 28x40, shingle roof, 1 family, steam heat; cost, $4,000; also Adirondack Boulevard, e s, 400 s Neponset av, 2½-sty frame dwelling, 27x46, shingle roof, 1 family, steam heat; cost, $4,000; also Huron st, w s, 200 n Newport av, 1½-sty brick dwelling, 30x46, shingle roof, 1 family; cost, $4,000; also Dakota st, e s, 180 s Bayside drive, 1½-sty brick dwelling, 30x45, shingle roof, 1 family; cost, $4,000; owner, Neponset Building Co., Neponset, L. I.; architect, J. P. Powers Co., Fairview av, Rockaway Beach. Plan Nos. 1423-24-25-26.

ROCKAWAY BEACH.—Eldert av, e s, 295 n Railroad, 1-sty frame bungalow, 14x16, shingle roof, 1 family; cost, $150; owner, Carl Schmidt, premises; architects, Meyer Bros., North Eldert av, Rockaway Beach. Plan No. 1428.

ROCKAWAY BEACH.—Seminole av, e s, 460 n Bayside Drive, 1½-sty brick dwelling, 28x40, shingle rof, 1 family; cost, $4,000; steam heat; owner, Neponset Building Co., Neponset, L. I.; architect, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 1427.

UNION COURSE.—8th st, s e cor Montana av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, $8,000; owner, Edward Hass, 8th st, Union Course; architect, Fred J. Dassau, 1373 Broadway, Brooklyn. Plan No. 1429.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Greenpoint av, s s, 150 e Creek st, 1-sty brick storage, 80x161, sheet iron roof; cost, $2,500; owner, Degnon Contracting Co., 30 East 42d st, Manhattan. Plan No. 1348.

STABLES AND GARAGES.

FLUSHING.—Prospect st, s s, 100 w Division av, 1-sty brick garage, 10x18, shingle roof; cost, $350; owner, C. B. Grotz, 11 King st, Flushing. Plan No. 1347.

JAMAICA.—Quinn av, e s, 142 s Rockaway rd, 1-sty frame garage, 14x18, shingle roof; cost, $250; owner, Henry Greiglit, premises. Plan No. 1330.

BEECHURST.—Shore rd, w s, 100 s Boulevard, 1-sty frame garage, 18x20, shingle roof; cost, $300; owner, Mrs. G. K. Morgan, premises; architect, W. J. McCormack, 22d st, Whitestone. Plan No. 1392.

L. I. CITY.—17th av, w s, 175 n Jamaica av, 1-sty frame garage, 25x16, shingle roof; cost, $200; owner, J. Froblessem, premises. Plan No. 1374.

RICHMOND HILL.—Abindon rd, n w cor Brevoort st, 1-sty frame garage, 12x16, shingle roof; cost, $175; owner, Mrs. R. Cantor, Beverly rd, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 1379.

RICHMOND HILL.—Ashland av, s e cor Walnut st, 1-sty frame garage, 12x18; cost, $100; owner, Kew Garden Corp., Jamaica av and Park st, Richmond Hill. Plan No. 1391.

SPRINGFIELD.—Higbie av, s s, 78 e Farmers av, 2-sty frame stable, 30x22, shingle roof, 1 family; cost, $900; owner, W. H. Mills, Springfield; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1385.

ST. ALBANS.—Central av, s s, 250 e Banks st, 1-sty frame garage, 12x12, shingle roof; cost, $80; owner, Albert Hohleister, premises. Plan No. 1395.

FLUSHING.—Cypress av, s s, 320 e Bowne av, 1-sty frame garage, 10x15; cost, $55; owner, H. Nash, Flushing. Plan No. 1419.

RIDGEWOOD.—Prospect av, w s, 392 s Metropolitan av, 1-sty brick garage, 30x15, slag roof; cost, $1,000; owner, J. Bach, 1880 Himrod st, Brooklyn; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 1421.

WOODHAVEN.—Woodhaven av, e s, 131 s Jamaica av, 1-sty brick garage, 27x20, shingle roof; cost, $700; owner, R. Delevan, 1691 Woodhaven av, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1418.

STORES AND DWELLINGS.

CORONA.—Jackson av, n s, 80 e Cleveland st, 3-sty brick store and dwelling, 20x52, tin roof, 2 families; cost, $5,000; owner, Josephine Lorenz, 72 East Jackson av, Corona; architect, T. A. DeBlasi, West Jackson av, Corona. Plan No. 1414.

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Plans Filed, New Buildings, Queens (Continued)

STORES AND TENEMENTS.

L. I. CITY.—12th av, s e cor Grand av, twelve 3-sty brick tenements, 25x75, tin roof, 6 family; cost, $107,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan Nos. 1387-88-89.

L. I. CITY.—Albert st, w s, 175 n Ditmars av, 2-sty frame tenement, 25x70, tin roof, 4 families; cost, $5,000; owner, Frank Falk, 709 Albert st, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 1405.

RIDGEWOOD.—Myrtle av, s w cor Madison st, eight 3-sty brick stores and tenements, 20x55, tin roof, 2 families; cost, $57,500; owner, Lancaster Realty Co., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 1410-11.

RIDGEWOOD.—Madison st, n e cor Cypress av, eleven 3-sty brick stores and tenements, 27x68, tin roof, 6 families; cost, $109,000; owner, August Bauer, 355 Highland Boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1398-99-1400.

THEATRES.

MASPETH.—Woodill pl, e s, 125 n Grand st, open airdrome; cost, $600; owner, A. Rocker, 90 Woodbine st, Ridgewood; architect, A. H. Stines, 4th st, L. I. City. Plan No. 1368.

MISCELLANEOUS.

L. I. CITY.—Washington av, s e cor 3d av, platform, 8x10; cost, $10; owner, S. C. Seibolt, premises. Plan No. 1366.

L. I. CITY.—5th av, n w cor Pierce av, three frame platforms, 100x15; cost, $18,000; owner, N. Y. Telephone Co., Dey st, Manhattan; architect, J. King Wright, same address. Plan No. 1369.

MASPETH.—Metropolitan av, a s, 125 e Rene pl, 2-sty frame pasteurizing plant, 20x59, tar and gravel roof; cost, $3,000; owner, John Solodino, 1446 Metropolitan av, Maspeth; architect, Tobias Goldstone, 49 Graham av, Brooklyn. Plan No. 1363.

MASPETH.—Maurice av, e s, near Borden av, 1-sty frame shed, 12x30, paper roof; cost, $95; owner, Maurice Realty Co., 15 William st, Manhattan. Plan No. 1357.

GLENDALE.—Walnut st, s s, 150 e North boulevard, 1-sty frame sitting room, 18x28; cost, $500; owner, J. H. Lehnert, 100 Walnut st, Glendale; architect, S. Guilfoy, 4 Shipley st, Woodhaven. Plan No. 1386.

QUEENS.—Walnut st, n s, 200 w Madison av, frame coop, 8x8; cost, $25; owner, N. Stadtfield, premises. Plan No. 1370.

ROCKAWAY BEACH.—Ocean av, s s, 140 w Pier av, 2-sty frame bathhouse, 40x200, rubberoid roofing; cost, $3,000; owner and architect, E. F. Cojean, Belle Harbor. Plan No. 1375.

FLUSHING.—Lott lane, n e cor Union Turnpike, 1-sty frame shed, 10x12; cost, $10; owner, F. Burnet, premises. Plan No. 1401.

FLUSHING.—19th st, e s, 150 s Sandford av, cesspool; cost, $95; owner, McKnight Realty Co., 347 5th av, Manhattan. Plan No. 1402.

JAMAICA.—Hoffmann av, e s, 461 n Hillside av, frame fence, 50x10; cost, $100; owner, H. J. O'Brien, Jamaica. Plan No. 1403.

L. I. CITY.—4th av, w s, 313 s Flushing av, 1-sty frame shed, 22x22, gravel roof; cost, $400; owner, M. Palanta, premises. Plan No. 1396.

ROCKAWAY BEACH.—Wainwright pl, n e cor Private Walk, 1-sty frame shed, 21x60; cost, $350 and platform; cost, $350; owner, Rockaway Witching Waves Co., 145 West 45th st, Manhattan. Plan Nos. 1412-13.

WOODSIDE.—Woodside av, n e cor Greenpoint av, frame fence, 50x10; cost, $100; owner, D. J. Lyons, 200 West 24th st, Manhattan. Plan No. 1404.

JAMAICA.—Fulton st, n s, n w cor Ackroyd av, 1-sty frame barn, 12x18, tin roof; cost, $200; owner, Dr. C. K. Belden, premises. Plan No. 1431.

Richmond.

DWELLINGS.

BAYWAY ST, e s, 50 n Depew av, Tottenville, 1-sty frame bungalow; cost, $450; owner and builder, Frank Williams, 239 Beacon av, Jersey City, N. J. Plan No. 304.

GANSVOORT BL, w s, 300 a Turnpike, Four Corners, 1½-sty frame dwelling, 24x22; cost, $1,800; owner, Lyman Lord, 3061 Bailey av; architects and builders Archibald & Bailey, Tribune Building. Plan No. 286.

JAMES ST, e s, 232 s Broadway, Tottenville, four 2-sty frame dwellings, 34x50; total cost, $3,850; owner, Mrs. O. Anderson, Tottenville; architects and builders, Palmer & Lindquist, Tottenville. Plan No. 292.

NEPTUNE ST, e s, 460 s Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 20x30; cost, $500; owner, A. Hank, New Dorp Beach; architects and builders, Sanjour Bros., New Dorp Beach. Plan No. 300.

NEW DORP LA, 350, CEDAR GROVE AV, New Dorp Beach, 1-sty frame bungalow, 18x27; cost, $400; owner and builder, H. J. Schreiber, 1136 Clay av, Manhattan. Plan No. 289.

NEW DORP LA, 350, CEDAR GROVE AV, New Dorp Beach, 1-sty frame bungalow, 18x36; cost, $400; owner and builder, H. J. Schreiber, 1136 Clay av, Manhattan. Plan No. 287.

1ST ST, w s, 120 n Maple av, Midland Beach, 1-sty frame bungalow, 14x36; cost, $385; owner, Miss N. Burke, 126 West 100th st, Manhattan; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 282.

4TH ST, s e cor, & ELM AV, Midland Beach, two 1-sty frame bungalows, 14x26; total cost, $675; owner, John Cools, 312 East 164th st, Manhattan; architect and builder, A. Alverson, Midland Beach. Plan No. 295.

6TH ST, w s, 146 s Lincoln av, Woodland Terrace, 1-sty frame bungalow, 18x24; cost, $850; owner, Mrs. M. Wernecke, 324 Jackson st, Hoboken, N. J.; architect and builder, Otto Kalson, Midland Beach. Plan No. 293.

8TH ST, w s, 100 n Lincoln av, Midland Beach, 1-sty frame bungalow, 24x34; cost, $825; owner, M. Bartogn, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 281.

9TH ST, w s, 140 n Midland av, Midland Beach, 1-sty frame bungalow, 14x38; cost, $400; owner, W. M. Demarest, 587 9th av; architect and builder, J. Keegan, Concord. Plan No. 278.

12TH ST, s s, 100 w Lincoln av, Woodland Terrace, 1-sty frame bungalow, 16x49; cost, $600; owner, Mary P. Dickinson, 568 Halsey st, Brooklyn; architect and builder, R. Seelin, Midland Beach. Plan No. 302.

12TH ST, w s, 100 n Isabella av, Oakwood, 1½-sty frame dwelling, 20x25; cost, $1,300; owner, H. M. Bailey, Richmond; architect and builder, S. H. Bailey, Richmond. Plan No. 285.

AMBOY RD, a e cor & 1ST ST, New Dorp, 2-sty frame dwelling, 32x25; cost, $3,000; owner and architect, Chas. B. Heweker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 283.

JEWETT AV, e s, 375 s Post av, West New Brighton, 2½-sty frame dwelling, 24x26; cost, $3,275; owner, H. Flannagan, Port Richmond; architect and builder, Frank B. Sterner, West New Brighton. Plan No. 291.

MAPLE AV, e s, 40 ft. from 2d st, Midland Beach, 1-sty frame bungalow, 16x40; cost, $400; owner and builder, F. L. McSorley, 40 Cedar st, Brooklyn; architect, H. R. Cullmer, care of owner. Plan No. 296.

OCEAN AV, n w cor & 5TH ST, New Dorp, 2-sty frame dwelling, 22x30; cost, $2,000; owner, architect and builder, Emil Peterson, Princess Bay. Plan No. 276.

OLD STONE RD, e s, 250 n Merrill av, Bulls Head, 2-sty brick dwelling, 20x28; cost, $2,400; owner, Guiseppe Quarino, Bulls Head; architect and builder, Jos. Tortora, Port Richmond. Plan No. 280.

ST PAULS AV, s e cor & UNNAMED ST, Stapleton, two 2½-sty frame dwellings, 22x50; total cost, $11,000; owner, Ida Dibble, Stapleton; architect, Chas. B. Hewcker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 284.

WAYCREST AV, e s, 340 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 18x22; cost, $500; owner, J. B. Earley, 267 West 25th st, Manhattan; architects and builders, Sanjour Bros., New Dorp Beach. Plan No. 277.

CEDAR GROVE BEACH, Camp No. 7, 1-sty frame bungalow, 25x30; cost, $500; owner, J. H. Maloy, West Brighton; builder, Fred Deppe, West Brighton. Plan No. 294.

CEDAR GROVE BEACH, ¼ mile from Marine Hospital, 1-sty frame bungalow, 20x26; cost, $330; owner, Mr. Rix, Cedar Grove Beach; architects and builders, Sanjour Bros., New Dorp Beach. Plan No. 301.

CEDAR GROVE BEACH, ¼ mile west Marine Hospital, 1-sty frame bungalow, 18x18; cost, $200; owner, Thos. L. Crawford, Cedar Grove Beach; builders, Sanjour Bros., New Dorp Beach. Plan No. 299.

CEDAR GROVE BEACH, 200 w New Dorp la, New Dorp, two 1-sty frame bungalows, 18x28; total cost, $500; owner, H. Kittel, P. O. Box 957, Manhattan; architect and builder, Geo. Hoverkamp, Richmond. Plan No. 303.

STABLES AND GARAGES.

MORNINGSTAR RD, w s, 25 s Ennis st, Port Richmond, 1-sty frame garage, 12x18; cost, $100; owner, Mrs. Long, Port Richmond; builder, Jos. Buttermark, Port Richmond. Plan No. 297.

JEWETT AV, w s, 375 a Post av, West New Brighton, 1-sty frame barn, 20x44; cost, $725; owner, H. Flannagan, Port Richmond; builder, Frank B. Sterner, West New Brighton. Plan No. 288.

MISCELLANEOUS.

BAY AV, Mariners Harbor, 1-sty frame shed, 14x20; cost, $100; owner, architect and builder, Owen Boylan, Mariners Harbor. Plan No. 298.

LINCOLN AV, e s, 60 n 2d st, Midland Beach, 1-sty frame bake oven, 8x10; cost, $200; owner, J. O'Malley, care of architect; architect and builder, E. Steingroher, Midland Beach. Plan No. 306.

MIDLAND AV, s s, 80 e 3d st, Midland Beach, 1-sty frame store, 10x12; cost, $120; owner, J. Bellotte, 254 West 28th st, Manhattan; builder, J. Littrell, Princess Bay. Plan No. 305.

RICHMOND TURNPIKE, 138-144, Tompkinsville, stone retain wall, 105x4; cost, $200; owner, Meyer Rosenholz, Tompkinsville; builders, Block & Uslan, New Brighton. Plan No. 279.

CRESCENT BEACH, n s, foot of Nelson av, Gifford's, 1-sty frame shed, 20x30; cost, $250; owner, Jacob Sauer, Great Kills; builder, G. Weissman, New Dorp. Plan No. 290.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 34, new elevator shaft to 5-sty brick stores and lofts; cost, $500; owner, The Acme Bldg Co., Edwin Flaherty, Pres., 32 Union sq; architect, Wm. G. Pigueron, 59 Pearl st. Plan No. 1583.

BEEKMAN ST, 105-107, masonry to 7-sty brick store and lofts; cost, $25; owner, 284 Pearl St Co., Inc., 284 Pearl st; architect, Christian E. Harle, 96 Warren st. Plan No. 1597.

BLEECKER ST, 120, masonry to 2-sty brick dwelling; cost, $100; owner, Max Isaac, 325 4th av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1674.

BLEECKER ST, 27-31, alterations to 7-sty brick lofts; cost, $810; owner, Estate of Conrad Stein, 1775-7 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 1676.

CANAL ST, 83, fireproofing to 2-6 and 4-sty brick store and lofts; cost, $150; owner, David Schaff, 83 Canal st; architect, Max Muller, 115 Nassau st. Plan No. 1586.

CANAL ST, 264-266, fireproofing to 6-sty brick stores, shop and lofts; cost, $1,000; owner, Catherine H. DuBois Estate, care of Homer Foot, Jr., Trustee, 7 West 42d st; architect, Otto Reissmann, 30 1st st. Plan No. 1645.

CLINTON ST, 180, new partition to 3-sty brick moving picture theatre, storage and synagogue; cost, $200; owner, City of New York, City Hall; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1643.

CLINTON ST, 170, new partitions to 5-sty brick stores and tenement; cost, $750; owner, Morris Shidlovsky, 133 West 21st st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 1579.

DIVISION ST, 9-9½, new store front to 3-sty brick store and dwelling; cost, $1,500; owner, Wm. H. Carpenter, 84 William st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1644.

GREENWICH ST, 200, masonry, new stairs and skylight to 5-sty brick hotel; cost, $400; owner, Henry A. Wingert, Elizabeth, N. J.; architect, Albert E. Davis, 258 East 138th st. Plan No. 1577.

HUDSON ST, 405-421, new partitions and plumbing to 8-sty brick printing office; cost, $1,500; owners, Corporation of the Trinity Church, 187 Fulton st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1660.

MAIDEN LA, 40, new flue to 4-sty brick store and lofts; cost, $125; owner, Mutual Life Ins. Co., 32 Nassau st; architect, Peter Seifert, 36 West 34th st. Plan No. 1671.

MERCER ST, 50-52, new stairs to 5-sty brick loft; cost, $100; owners, Rhinelander Real Estate Co., Wm. R. Stewart Pres., 31 Nassau st; architect, J. Acker Hays, 2010 Broadway. Plan No. 1604.

MORTON ST, 9-11, rearrange apartments to 5-sty brick apartment; cost, $1,500; owner, Miriam L. Twigg, Howard J. Mandell Attorney, 135 Broadway; architect, Robt. E. LaVelle, 2801 Valentine av. Plan No. 1609.

READE ST, 155, n e c Greenwich st, water cooler to 9-sty brick cold storage warehouse; cost, $500; owner, Estate of E. A. Hoffman, Inc., 258 Broadway; architect, B. Franklin Hart, Jr., 50 Church st. Plan No. 1585.

SOUTH ST, 87, s w cor Burling Slip, new stairs and window to 6-sty brick store and loft; cost, $1,000; owners, Estate of Patrick Skelly, 646 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1658.

STANTON ST, 152, new partition to 4-sty brick store and tenement; cost, $100; owners, Jacob & Meyer Rosenberg, 80 St. Nicholas av; architect, Chas. J. Rheinschmidt, 147 4th av. Plan No. 1615.

THOMAS ST, 62-66, 137-141 Duane st, alteration to three 3 & 5-sty brick storage; cost, $25,000; owner, Bates Bros. R. E. Co., Providence, R. I.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1617.

WATER ST, 748-755, general alterations to 4-sty brick warehouse; cost, $15,000; owners, Estate of Chas. A. Coe, Inc., Henry E. Coe, Exr., 69 Wall st; architect, Ferd. Dahlem, Washington and Water sts, Brooklyn. Plan No. 1648.

3D ST, 87 East, masonry and new partitions to 5-sty brick tenement; cost, $2,500; owner, Josephine Werckle, 87 East 3d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1591.

5TH ST, 344 East, s w cor 1st av, alter police station into 2-sty brick moving picture theatre; cost, $6,000; owner, The City of N. Y., City Hall; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1621.

9TH ST, 735-739 East, iron stairs to 6-sty brick loft; cost, $110; owner, Wm. P. Youngs, 432 East 110th st; architect, S. Fassler, 439 East 10th st. Plan No. 1633.

10TH ST, 348 East, masonry to 5-sty brick stores and tenement; cost, $150; owner, Henry Tishman, 316 West 112th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 1580.

11TH ST, 147 West, new partitions, plumbing and flooring to 4-sty brick dwelling; cost, $3,500; owners, St. Vincent's Hospital of the City of N. Y., Julia M. Dunne, Pres., Mt. St. Vincent-on-Hudson; architect, I. E. Ditmars, 111 5th av. Plan No. 1592.

14TH ST, 431 West, new marquise to 3-sty brick store and tenement; cost, $425; owner, John J. Gille, 431 West 14th st; architect, M. T. Lamb, 44 Bergen st, Brooklyn. Plan No. 1606.

14TH ST, 141 East, fireproof passageway to 2-sty brick theatre; cost, $500; owners, Sullivan & Krauss, 141 East 14th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1678.

17TH ST, 121 West, new partition to 8-sty brick store and lofts; cost, $300; owners, Domestic Realty Co., 30 West 22d st; architect, Oliver Ravekes, 248 West Houston st. Plan No. 1610.

17TH ST, 31 East & 36 East 18th st, roof tank to 11-sty brick offices and lofts; cost, $300; owners, Farmers Loan & Trust Co., 22 William st; architect, Wm. F. Conran, 305 Pearl st. Plan No. 1642.

18TH ST, 245-247 West, alter dwellings into 2-sty brick garage and office; cost, $4,200; owner, Rehcausie Realty Co., Edward Eisenacher, Pres., 413 East 31st st; architect, Samuel K. Hasbrouck, 413 East 31st st. Plan No. 1677.

23D ST, 115 East, new partitions to 12-sty brick offices and lofts; cost, $3,000; owners, 115 East 23d st, E. P. Abbot, Pres., premises; architect, Howard Peck, 15 East 40th st. Plan No. 1600.

24TH ST, 130-134 West, masonry to 5-sty brick stores, theatre and loft; cost, $150; owner, Elmer A. Darling, Hotel Seville; architect, John W. Merrow, 1564 Broadway. Plan No. 1641.

27TH ST, 149 West, new stairs, plumbing and freight lift to 3-sty brick loft; cost, $5,000; owner, Morris Manheimer, 204 West 34th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1581.

27TH ST, 21 East, n w cor Madison av, marquee to 11-sty brick stores and apartments; cost, $400; owner, Irving T. Smith, 149 Broadway; architect, Frank J. Wiesner, 601 West 26th st. Plan No. 1636.

28TH ST, 13-15 West, sprinkler tank to 10-sty brick loft; cost, $500; owners, Estate of Robt. Hoe, 30 Church st; architects, Maxwell Eng. Co., Inc., 146 24th st, Brooklyn. Plan No. 1595.

29TH ST, 329 East, fireproofing to 10-sty brick factory; cost, $400; owner, The Bush Terminal Co., 100 Broad st; architect, Wm. Higginson, 21 Park Row. Plan No. 1578.

31ST ST, 120-122 East, sprinkler tank to 8-sty brick apartment; cost, $600; owner, Otto Grimmer, 230 East 37th st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 1614.

34TH ST, 46 East, alterations to 4-sty brick stores and dwelling; cost, $75; owner, August Belmont, 44 East 34th st; architect, John Mozean, 2331 Gleason av. Plan No. 1653.

34TH ST, 208 West, masonry to 4-sty brick restaurant; cost, $200; owner, Hartford Realty Co., Jacob Hirsh, Pres., 47 Cedar st; architect, Geo. M. Pollard, 127 Madison av. Plan No. 1668.

35TH ST, 27 West, new door and window to 3-sty brick store and dwelling; cost, $200; owner, Howard Willet, 27 West 35th st; architects Gronenberg & Leuchtag, 303 5th av. Plan No. 1634.

42D ST, 356 West, rear extension to 4-sty brick stores and dwelling; cost, ——; owner, Maria Dunseith, 354 West 42d st; architect, Henry Davidson, 400 West 23d st. Plan No. 1628.

50TH ST, 500 West, s w cor 10th av, alterations to 4-sty brick store; cost, $400; owner, George Ehret, 92d st and 2d av; architect, Louis Kru, 92d st and East River. Plan No. 1618.

54TH ST, 9 East, install A. B. See elevator to 5-sty brick dwelling; cost, $3,500; owner, Wm. Rockefeiler, Wm. A. White & Sons, Agent, 62 Cedar st; architect, Jean Jeannie, 37 Sullivan st. Plan No. 1663.

60TH ST, 221 West, masonry and new doors to 4-sty brick tenement; cost, $100; owner Thos. Malloy, 149 East 90th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1651.

64TH ST, 114 East, 1-sty rear extension to 4-sty brick residence; cost, $800; owner, Albert Symington, 35 Wall st; architect, Herbert M. Baer, 665 5th av. Plan No. 1596.

66TH ST, 55-69 West, indoor bleacher to 2-sty brick skating rink; cost, $600; owners, St. Nicholas Skating and Ice Co., Corp., 69 West 66th st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1602.

83D ST, 200 West, remove partitions to 4-sty brick stores and tenement; cost, $500; owners, Estate of Annie E. Crumbie, 2 Liberty st; architects, F. B. & A. Ware, 1170 Broadway. Plan No. 1649.

FIFTEEN MEN MET IN 1906

What they did.
What happened
will be of direct
personal interest to you

Decoration Day
May 30, 1914

Plans Filed—Alterations—Manhattan (Cont.)

90TH ST, 69-71 West, alterations to baths into 4-sty brick laboratory; cost, $7,500; owners, Samuel Block and Robt. Spero, premises; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1607.

93D ST, 202-204 East, roof extension and new sidewalk vault to 1-sty brick auto repair shop; cost, $3,000; owner, George Ehret, 235 East 92d st; architect Louis E. Dell, 1133 Broadway. Plan No. 1627.

98TH ST, s s, 40 e 1st av, new doors to 2-sty brick stables; cost, $500; owner, Wm. Hagedorn, 1896 1st av; architect, Phillip Goldrich, 835 Beck st. Plan No. 1603.

107TH ST, 117-131 East, n w cor Lexington av, alterations to theatre, stores and offices; cost, $1,000; owner, Wm. Fox Amusement Co., 126 West 46th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 1656.

115TH ST, 301-303 West, n w cor 8th av, new plumbing to 2-sty brick store and loft; cost, $300; owner, Hyman Sonn, 465 Washington av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1647.

118TH ST, 106 West, alterations to 3-sty brick store and dwelling; cost, $500; owner, Emanuel Lieberman, 106 West 118th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1654.

125TH ST, 162-164 West, alterations to 3-sty brick stores and lofts; cost, $300; owner, Edward D. Farrell, 162 West 125th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1655.

125TH ST, 211 West, fireproofing to 5-sty brick theatre; cost, $1,500; owner, Estate of Benj. Lichtenstein, n e cor 135th st and Willow av; architect, Wm. H. McElfatrick, 701 7th av. Plan No. 1605.

125TH ST, 123-125 West, new elevator enclosure to 3-sty brick store and school; cost, $1,000; owner, Frank Warnier, 120 West 126th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1661.

136TH ST, 100 West, s w cor Lenox av, new toilet room to 5-sty brick stores and apartments; cost, $75; owners, Lenox Investing Co., 30 Broad st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 1626.

181ST ST, 646 West, s w cor Wadsworth av, cellar stairs to 2-sty brick stores and offices; cost, $50; owners, Estate of Robt. E. Westcott, 52 William st; architect, Robt. J. Conrad, 503 West 141st st. Plan No. 1670.

207TH ST, 548 West, s w cor Sherman av, new store front and marquises to 1-sty brick store; cost, $1,500; owner, Geo. L. Lawrence, 2228 Broadway; architect, Geo. Dress, 1436 Lexington av. Plan No. 1659.

AV A, 17 masonry, steel and new store front to 4-sty brick store, office and dwelling; cost, $6,000; owner, Walburga Horn, 447 East 9th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1646.

AMSTERDAM AV, 1722, alterations to 5-sty brick tenement; cost, $50; owner, Chas. Ungrich, 475 West 144th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1616.

BOWERY, 145-149, new plumbing, stairs and store fronts to 5-sty brick store and lofts; cost, $5,000; owners, Estate of Hyman Morange, 127 West 183d st, John H. Fisher, Trustee; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1652.

BOWERY, 77-79, masonry, new partitions and fireproofing to 5-sty brick factory; cost, $5,000; owner, Lucy J. Smith, care of Farmers Loan & Trust Co., 22 William st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1650.

BOWERY, 209, new windows to 5-sty brick store and loft; cost, $200; owner, Chas. L. Stickney, 49 East 127th st; architect, Wm. Clark, 66 Pearl st. Plan No. 1630.

BOWERY, 83-85, new doors and partitions to 5-sty brick lodging house; cost, $300; owners, John P. Jube & Wm. H. Lyons, 85 Bowery; architect, Max Muller, 115 Nassau st. Plan No. 1662.

BROADWAY, 1794, n e cor 58th st, new door and partition to 2-sty brick store; cost, $200; owner, George Ehret, 1197 Park av; architect, Joel D. Barber, 569 5th av. Plan No. 1666.

BROADWAY, 192, n e cor John st, fireproof mezzanine floor to 16-sty brick offices; cost, $1,612; owners, Chatham & Phoenix National Bank, 192 Broadway; architects, J. W. Fiske Iron Works, 78 and 80 Park pl. Plan No. 1611.

BROADWAY, 733-735, fireproofing to 10-sty brick lofts and stores; cost, $1,500; owners, The Estate of John Downey, 2 Wall st, Chas. A. Peabody, Trustee; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 1587.

BROADWAY, 874, n e cor 18th st, change partition to 10-sty brick offices; cost, $300; owners, The Estate of Ewen McIntyre, 303 West 74th st; architects, Smith & Miller, 1181 Broadway. Plan No. 1631.

BRADWAY, 1426, increase tank capacity to 4-sty brick theatre and offices; cost, $500; owner, Al Hyman, Empire Theatre Building; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1632.

BROADWAY, 1192-1198, s e cor 29th st, new doors and partitions to 12-sty brick hotel and stores; cost, $2,000; owners, Hotel Operating Association, 111 Broadway; architect, W. Bloom, 111 Broadway. Plan No. 1620.

BROADWAY & 109TH ST, n e cor, masonry, new front and partitions to 5-sty brick stores and tenement; cost, $5,000; owner, Thalia W. Millett, Irvington-on-Hudson; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 1619.

COLUMBUS AV, 141-147, n e cor 66th st, pent-house to 4-sty brick restaurant and assembly; cost, $100; owner, Thos. Healy, 141-147 Columbus av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1640.

LENOX AV, 291, new window to 4-sty brick tenement and store; cost, $50; owner, George Ehret, 1197 Park av; architect, Frank Hausle, 81 East 125th st. Plan No. 1639.

PARK AV, 590-592, masonry to 4-sty brick store and tenement; cost, $2,000; owner, City Real Estate Co., 701 Madison av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1584.

PARK ROW, 182, iron stairs and new partitions to 5-sty brick lodging house; cost, $500; owner, Louisa M. Gerry, 258 Broadway; architect, Harry Zlot, 63 Grand st. Plan No. 1672.

1ST AV, 1682, se cor 88th st, new partitions, store front and plumbing to 4-sty brick stores and tenements; cost, $1,000; owner, Wm. Infeld, 306 East 72d st; architects, Stever & Vander Clute, 33 West 42d st. Plan No. 1594.

1ST AV, 87, new store front to 5-sty brick tenement; cost, $350; owner, Leopold Barth, 32 Cooper sq; architect, Adolph Mertin, 34 West 28th st. Plan No. 1589.

1ST AV, 1185-1187, n w cor 64th st, new balcony and stairs to 1-sty brick moving picture theatre; cost, $100; owner and architect, Louis A. Sheinart, 194 Bowery. Plan No. 1629.

1ST AV, 65, new plumbing to 4-sty brick store and tenement; cost, $500; owner, Anna Schmidt, 159 East 80th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1625.

2D AV, 328-334, n e cor 19th st, masonry to 4-sty brick hospital; cost, $200; owners, N. Y. Skin & Cancer Hospital, 19th st and 2d av; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1637.

2D AV, 1313, n w cor 69th st, new store fronts to 5-sty brick stores and tenement; cost, $500; owners, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1624.

2D AV, 430, masonry and steel to 4-sty brick tenement; cost, $400; owner, Estate of M. J. Adrian, 137 East 34th st; architect, John H. Friend, 148 Alexander av. Plan No. 1601.

2D AV, 1817, n e cor 94th, new store front to 5-sty brick tenement; cost, $100; owner, Frank J. Eberhard, 291 Lenox av; architect, Louis E. Dell, 1133 Broadway. Plan No. 1667.

3D AV, 2314, fire escape to 1-sty brick moving picture theatre; cost, $100; owner, John D. Thees, 313 Lenox av; architect, Jonas King, 1931 Madison av. Plan No. 1612.

3D AV, 1334, new store front to 5-sty brick store and tenement; cost, $200; owners, Aaron & Rosenberg, 11 John st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1638.

4TH AV, 295-297, s e cor 23d st, 2-sty addition in height to 8-sty brick store, offices and home; cost, $30,000; owners, The N. Y. Society for the Prevention of Cruelty to Children, John D. Lindsay, Pres., 297 4th av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1598.

5TH AV, 2238, new windows and partitions to 5-sty brick stores and tenement; cost, $1,000; owners, Weil & Mayer, 5 Beekman st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 1613.

5TH AV, 418-420, s w cor 38th st, new front elevator and flooring to 6-sty brick store and lofts; cost, $60,000; owner, Charlotte Weatherley, care Thos. A. Weatherley, 628 5th av; architect, Edward Necarsulmer, 507 5th av; lessee, Flurscheim & Simon, 414 5th av. Plan No. 1599.

5TH AV, 932, masonry, new stairs and plumbing to 4-sty brick dwelling; cost, $3,000; owner, Mortimer L. Schiff, 932 5th av; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 1590.

5TH AV, 562, wood tank to 5-sty brick store and offices; cost, $150; owner, Caroline S. Harper, care W. A. White & Co., 62 Cedar st; architect, Wm. H. Dusenbury, 234 5th av. Plan No. 1588.

5TH AV, 1358, s w c West 113th st, iron columns to 5-sty brick stores and tenement; cost, $400; owner, Joseph Stern, 96 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1582.

5TH AV, 546, n w cnr 45th st, new store front, stairs and elevator to 6-sty brick store and offices; cost, $5,000; owners, Estate of Adelaide S. Browning, Wm. H. Browning, Exr., 16 Cooper sq; architect, Julius Harder, 120 West 32d st. Plan No. 1623.

5TH AV, 11-17, n e cor 8th st, masonry and steel to 5-sty brick hotel; cost, $1,000; owner, Emma C. Roche, 127 Hilton av, Hempstead, L. I.; architect, Geo. Provot, 104 West 42d st. Plan No. 1665.

5TH AV, 381, new balcony, stairs and store front to 6-sty brick store and lofts; cost, $4,000; owners, Estate of Thomas Carner, Columbus O. Iselin, Trustee, New Rochelle, N. Y.; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1673.

6TH AV, 820, general alterations to 4-sty brick store, offices and dwelling; cost, $2,500; owners, Estate of Stephen Hayes, Isabelle M. Hayes et al, Exec., 2 East 128th st; architect, John P. Voelker, 979 3d av. Plan No. 1608.

6TH AV, 523½, new store front to 2-sty brick store; cost, $100; owners, Mandelbaum & Lewine, 135 Broadway; architect, Paul C. Haan, 110 West 34th st. Plan No. 1593.

8TH AV, 612-616, alterations to 3-sty brick store, office and dwelling; cost, $5,000; owner, Louis F. Massucci, 612 8th av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1635.

8TH AV, 551, new plumbing to 3-sty brick moving picture theatre and photographer; cost, $150; owner, Louise Livingston, 27 West 57th st; architect, C. B. Brun, 108-110 West 34th st. Plan No. 1669.

8TH AV, 644-648, alterations to 5-sty brick stores and offices; cost, $300; owners, Wm. Morris, Inc., Times Bldg; architect, Thos. W. Lamb, 644 8th av. Plan No. 1657.

8TH AV, 930, n e cor 55th st, new store fronts and general alterations to 5-sty brick store and tenement; cost, $2,500; owner, Emily A. Redmond, 56 8th av, Brooklyn; architect, Clarence L. Sefert, 110 West 40th st. Plan No. 1675.

9TH AV, 741, n w cor 50th st, rearrange partitions to 5-sty brick stores and tenement; cost, $250; owners, Estate of John Tietjen, 174 Centre st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 1664.

9TH AV, 517, new operators and plumbing to 3-sty brick moving picture show and club; cost, $500; owner, Mrs. Lora Block, 149 Pulaski st; architects, Glucroft & Glucroft, 34 Graham av, Brooklyn. Plan No. 1622.

Bronx.

HOFFMAN ST, w s, 120 n 184th st, alter booth and seats to open air theatre; cost, $200; lessee, Chas. Cogut, 35 West 115th st; architect, Edw. J. L. Raldiris, 167th st and Teller av. Plan No. 210.

LEBANON ST, 1111, move 2-sty and attic frame dwelling; cost, $1,000; owner, Francis J. Unger, 1113 Lebanon st; architect, Wm. Krais, 121 S. 9th av, Mt. Vernon. Plan No. 203.

LEBANON ST, 1115, move 2-sty and attic frame dwelling; cost, $1,000; owner, Francis J. Unger, 1113 Lebanon st; architect, Wm. Krais, 121 S. 9th av, Mt. Vernon. Plan No. 203.

LEBANON ST, n s, 75 e Devoe st, move 2½-sty frame dwelling; cost, $700; owner, Marie Richly, premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 212.

VAN BUREN ST, 1631, 1-sty frame extension, 20.6x10, to 2-sty frame dwelling; cost, $200; owner, Wm. Abele, on premises; architect, Anthony Vendraseo, 1457 Rosedale av. Plan No. 213.

137TH ST, 520, new toilets to 4-sty brick nicolette and meeting rooms; cost, $250; owner, The 7th Av. Amusement Co., 74 Broadway; architect, Abraham Berres, 35 Nassau st. Plan No. 205.

139TH ST, 365, 1-sty brick extension, 25x 14.6, to 3-sty frame store and dwelling; cost, $800; owner, Irene Schmaelzlein, on premises; architect, Albert E. Davis, 258 East 138th st. Plan No. 214.

165TH ST, s w cor Washington av, new roof to 1-sty frame store; cost, $1,000; owner, Elise Ehrweiler, 1031 Washington av; architect, Fred Hammond, 391 East 149th st. Plan No. 227.

165TH ST, 432, new wall to 2-sty frame dwelling; cost, $200; owner, A. C. Anberry, 35 Nassau st; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 226.

173D ST, 501, new beams, new columns, new partitions to 4-sty brick store and tenement; cost $2,000; owner, Oscar Kloberg, 452 East 179th st; architect, Frank P. Schiavone, 4182 Park av. Plan No. 211.

179TH ST, s s, 125 w Bronx Park av, move 2-sty frame dwelling; cost, $800; owner, Michael D. Howard, 2017 Boston rd; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 222.

187TH ST, s s, 21.8 e Arthur av, two 1-sty frame extensions, 16.6x14 each to two 2-sty frame stores, dwellings and offices; cost, $800; owner, Peter Cinelli, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 228.

BRONX PARK AV, w s, 123.36 s Walker av, move two 2-sty and attic frame dwellings; cost, $3,000; owner, Chas. H. Baechler, 1126 Walker av; architect, B. Ebeling, 135 Westchester sq. Plan No. 215.

CHATTERTON AV, s e cor Havemeyer av, move 1-sty frame shed; cost, $200; owner, J. M. Mary, 907 Faile st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 207.

CLINTON AV, n s, 119.11½ s 181st st, new partitions to 2-sty brick dwelling; cost, $50; owner, Annie E. Lieberum, on premises; architect, John G. Schuman, Jr., 2110 Mapes av. Plan No. 209.

CYPRESS AV, 112, new show windows, new stairs, new partitions to 3-sty frame store and dwelling; cost, $700; owners, Catherine & Water St. Bldg. Co., 14 Maiden lane; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 218.

FOREST AV, 930, 2-sty frame extension, 12.6x 5.6, and new store front to 3-sty frame store and dwelling; cost, $1,000; owner, Wm. Surtlink, 742 St Anns av; architects, Koppe & Moore, 830 Westchester av. Plan No. 216.

VAN NEST AV, 867, remove projections from 2-sty frame dwelling; cost, $300; owner, John Jung, on premises, architect, Fredk. Seelmann, 848 Van Nest av. Plan No. 224.

WALKER AV, n s, 134.02 w Bronx Park av, move 2-sty frame dwelling; cost, $1,500; owner, Michael D. Howard, 2017 Boston rd; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 221.

WALLACE AV, w s, 65.9 s Bronxdale rd, move 2½-sty frame dwelling; cost, $1,000; owner, Andrew J. Flood, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 225.

WASHINGTON AV, 1527, remove projections from 5-sty brick tenement; cost, $400; owner, Ida Goldblum, on premises; architect, Oscar Lowinson, 5 West 31st st. Plan No. 217.

WASHINGTON AV, 1077, remove projections from 5-sty brick tenement; cost, $400; owner, Henry Lunsman, 1134 Fox st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 219.

WASHINGTON AV, 1073-1075, remove projections from two 5-sty brick tenements; cost, $800; owner, Wm. Ilubert, 361 South 4th av, Mt. Vernon; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 220.

WASHINGTON AV, 1648 to 1652, remove encroachments and new fire passage to two 6-sty brick tenements; cost, $1,000; owner, Nathan Cohen, 73 East 124th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 208.

WESTCHESTER AV, 2366, new store front, new partitions to 2-sty frame store; cost, $300; owner, Elize Bentz, Chatterton av; architect, Anton Pirner, 2069 Westchester av. Plan No. 206.

WILKINS AV, 1334, new post, new girder to 3-sty frame store and dwelling; cost, $100; owner, August Badt, on premises; architect, J. Ludvigson, 1181 Stebbins av. Plan No. 223.

Brooklyn.

BAYARD ST, 143, extension to 2-sty tenement; cost, $500; owner Sabino Laviglia, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 2726.

BARBEY ST, 543, extension to 2-sty dwelling; cost, $100; owner, Victor Bochon, premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 2834.

ELLERY ST, 7, repair fire damage to 3-sty tenement; cost, $300; owner, Hyman Shapiro, on premises; architect, Chas. A. Mele, 37 Liberty av. Plan No. 2884.

GRAFTON ST, 56, interior alterations to 3-sty store and tenement; cost, $350; owner, Fannie Edelstein, 1840 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2856.

HAVEMEYER ST, 185, interior and exterior alterations to 2-sty dwelling; cost, $800; owner, F. Anmann, 351 Bedford av; architect, Harold G. Dangler, 215 Montague st. Plan No. 2763.

KEAP ST, 140, interior alterations to 3-sty dwelling; cost, $300; owner, Abraham Weinbaum, premises; architect, Jacob Fein, 99 Powell st. Plan No. 2794.

LEONARD ST, 641, interior alterations to 3-sty tenement; cost, $500; owner, Frances M. Patterson, on premises; architect, R. Sylvester Baker, 1942 61st st. Plan No. 2870.

MAGENTA ST, 93, extension to garage; cost, $2,500; owner, Geo. Coleman, 91 Magenta st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2714.

MAGENTA ST, 112, interior alterations to 4-sty tenement; cost, $150; owner, Emil Reineking, 386 Crescent st; architect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 2882.

MAUJER ST, 231, exterior alterations to 4-sty tenement; cost, $500; owner, Sam'l Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2744.

NOLL ST, 19, interior and exterior alterations to 2-sty pack house; cost, $10,000; owners, Obermeyer & Liebmann, Inc., on premises; architects, F. Wunder & Son, 957 Broadway. Plan No. 2724.

NORTH ELLIOTT PL, 39, interior alterations to 7-sty tenement; cost, $300; owner, Saverio Scali, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2742.

OAK ST, 17-27, extension to 4-sty shop; cost, $10,000; owner, American Mfg. Co., Noble and West sts; architect, Wm. Higginson, 21 Park row, Manhattan. Plan No. 2775.

OAKLAND ST, 95, interior alterations to 3-sty dwelling; cost, $700; owner, John J. Beehil, on premises; architect, John G. Dryer, 75 Oakland st. Plan No. 2755.

PARK PL, 1721, alterations to 2-sty store and dwelling; cost, $600; owner, Hyman Schwartz, on premises; architects, Faber & Markowitz, 189 Montague st. Plan No. 2710.

PARK PL, 1728, extension to 1-sty store; cost, $200; owners, Harry & Bessie Schwartz, 189 Montague st; architects, Farber & Markowitz, 189 Montague st. Plan No. 2888.

ST JOHNS PL, 1424, exterior alterations to 1-sty frame dwelling; cost, $200; owner, Geo. O'Neill, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2863.

SANFORD ST, 108, interior alterations to 3-sty tenement; cost, $500; owner, John J. Simpson, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2872.

STATE ST, 194, exterior alterations to dwelling; cost, $900; owner, Kath V. Garvey, 67 Livingston st; architects, Parfit Bros., 26 Court st. Plan No. 2749.

WASHINGTON ST, 103, interior alterations to 4-sty tenement; cost, $200; owner, Jas. McKenny, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2712.

SOUTH 1ST ST, 34, extension to 5-sty factory; cost, $1,750; owners, S. Monday & Son, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 2745.

WEST 1ST ST, 3032, general alterations to 2-sty stable; cost, $1,200; owner, Sacharo Rubins, 202 West av; architect, Robert T. Schaefer, 1526 Flatbush av. Plan No. 2759.

75TH ST, 1270, move 2-sty dwelling; cost, $500; owner, Abr. Marcus, 1770 Park pl; architects, Farber & Markowitz, 189 Montague st. Plan No. 2855.

EAST 13TH ST, 1483, exterior alterations to 2-sty dwelling; cost, $600; owner, Miss Margaret O'Brien, premises; architect, Chas A. Olsen, 1314 70th st. Plan No. 2815.

WEST 15TH ST, 2870, raise 3-sty dwelling; cost, $600; owner, Francesco Senilla, premises; architect, Rosso Meza, 2857 West 5th st. Plan No. 2803.

20TH ST, 270, store front to 3-sty store and tenement; cost, $250; owner, Carmela Trimboli, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 2907.

85TH ST, 2329, raise 2-sty dwelling; cost, $200; owner, John Kaufman, 2165 84th st; architect, O. B. Almgren, Surf av and West 24th st. Plan No. 2793

EAST 94TH ST, 1445, extension to 2-sty dwelling; cost, $1,000; owner, Wm. L. Klee, on premises; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 2757.

AV D, 3903, chimneys to four 2-sty dwellings; cost, $300; owner, Julius Lehrenkrauss, 359 Fulton st; architect, Maxwell A. Cantor, 39 West 38th st, Manhattan. Plan No. 2797.

ARLINGTON AV, 157, extension to 2-sty dwelling; cost, $350; owner, Martha Whispell, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2928.

BROADWAY, 1843, interior alt to 4-sty store and dwelling; cost, $500; owner S. Liebmann's Sons Brewing Co., 26 Forrest st; architect, T. Engelhardt, 905 Broadway. Plan No. 2786.

BUFFALO AV, 34, extension to 2-sty dwelling; cost, $250; owner, John Dyer, on premises; architect, Irving B. Ells, 47 West 34th st, Manhattan. Plan No. 2883.

BUSHWICK AV, 1632, plumbing to garage; cost, $350; owner, Evergreen Brewery, on premises; architect, August Keller, 168 East 91st st, Manhattan. Plan No. 2709.

CARLTON AV, 437, fire-escapes to 5-sty warehouse; cost, $500; owner, Edw. Smith, Rodney st and Bedford av; architect, Willard Parker, 34 McDonough st. Plan No. 2911.

CENTRAL AV, 116, extension to 3-sty tenement; cost, $350; owner, Giacomo Marchese, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2865.

CHRISTOPHER AV, 290, interior alterations to 3-sty tenement; cost, $500; owner, Samuel Brettschneider, premises; architects, Eisenla & Carlson, 16 Court st. Plan No. 2796.

DE KALB AV, 488, interior alterations to 3-sty store and dwelling; cost, $2,340; owner, Adeline E. Wyckoff, 58 Hanson pl; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 2750.

DE KALB AV, 557 interior alterations to 5-sty factory; cost, $500; owner, Jacob Albert, premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2805.

EASTERN PARKWAY, 874, extension to 3-sty dwelling; cost, $3,000; owner, James S. Gold, 3d av and 1st st; architects, Laspia & Salvati, 525 Grand st. Plan No. 2727.

EVERGREEN AV, 97, exterior alterations to 3-sty tenement; cost, $200; owner, Abraham Roskowitz, premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2829.

GRAHAM AV, 434-6, store fronts to two 3-sty stores and tenements; cost, $800; owner, Esther Weiner, 432 Graham av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2876.

HAMBURG AV, 610, enlarge booth in theatre; cost, $150; owner, Chas. L. Meister, 612 Hamburg av; architect, Louis Berger & Co., 1652 Myrtle av. Plan No. 2914.

HOPKINSON AV, 432, interior and exterior alterations to dwelling; cost, $3,000; owner, Dora Green, 335 Amboy st; architects, Cohn Bros., 361 Stone av. Plan No. 2713.

HOPKINSON AV, 906, extension to 1-sty store and dwelling; cost, $1,000; owner, Max Rosenberg, 915 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 2868.

HUDSON AV, 196, interior and exterior alterations to 2-sty dwelling; cost, $850; owner, John Delegro, 186 4th av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2854.

JAMAICA AV, 189, exterior alterations to two 2-sty dwellings; cost, $2,000; owner, Hugh Rosenstein, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2886.

JAMAICA AV, 128, interior alterations to 1-sty shop; cost, $250; owner, Wm. F. Deegan, 575 Hart st; architect, David A. Lucas, 98 3d st. Plan No. 2860.

JAMAICA AV, 46, interior alterations to 2-sty factory; cost, $100; owner, John W. Gasteiger, 44-6 Boerum pl; architect, Louis F. Schillinger, 106 Van Siclen av. Plan No. 2929.

MONTROSE AV, 1173, interior alterations to 3-sty store and dwelling; cost, $350; owner, F. Paterno, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2864.

PITKIN AV, 1840, interior alterations to 3-sty store and tenement; cost, $500; owner, Max Kahane, 35 Ellery st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2857.

PITKIN AV, 1716, extension to 3-sty store and dwelling; cost, $2,200; owner, Linax Bernstein, 1741 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2806.

ROCHESTER AV, 80, move 1-sty shed; cost, $600; owner, Hugh Kenney, 1801 Dean st; architects, Parfitt Bros., 26 Court st. Plan No. 2812.

ST. MARKS AV, 251, extension to 3-sty garage and dwelling; cost, $15,000; owner, John T. McGarvey, on premises; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 2734.

SARATOGA AV, 617, interior alterations to 2-sty dwelling; cost, $1,000; owner, Lena Lippman, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 2867.

STONE AV, 734, extension to stable; cost, $1,000; owner, Sam'l Birnbaum, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2708.

SUTTER AV, 511, extension to 2-sty store and dwelling; cost, $500; owner, Chas. Lesser, 501 Sutter av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2778.

SUTTER AV, 408, interior alterations to 3-sty store and tenement; cost, $100; owner, Jas. Stern, 164 Stanton st, Manhattan; architects, Cohn Bros., 361 Stone av. Plan No. 2930.

TILDEN AV, 2152, move 3-sty store and dwelling; cost, $3,500; owner, Louis Miller, 1011 Flatbush av; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 2900.

WASHINGTON AV, 301, interior alterations to 3-sty dwelling; cost, $4,000; owner, Darwin R. James, on premises; architect, Howard Major, 281 5th av, Manhattan. Plan No. 2764.

WILLIAMS AV, 14, interior and exterior alterations to 2-sty stable; cost, $1,500; owner, Alex Campbell Milk Co., 802 Fulton st; architects, Hopkins & McEntee, 37 East 28th st, Manhattan. Plan No. 2769.

WILLIAMS AV, 886, extension to dwelling; cost, $1,000; owner, Louis Winegar, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 2707.

13TH AV, 4911, extension to dwelling; cost, $2,000; owner, Morris Kaplan, on premises; architect, Henry Z. Harrison, 61 West 117th st, Manhattan. Plan No. 2743.

15TH AV, 5511, exterior alterations and extension to 2-sty dwelling; cost, $1,000; owner, Ellz. Sugarman, premises; architect, Maxwell A. Cantor, 39 West 38th st, Manhattan. Plan No. 2798.

Queens.

ARVERNE.—Remington av, n w cor Boardwalk, new plumbing; M. P. Shaw; cost, $50; owner, L. Goodmann, 399 Broadway. Plan No. 865.

ARVERNE.—Boulevard, 1007, store front; cost, $100; owner, Sheffield Farms Co., 528 West 57th st, Manhattan. Plan No. 859.

BAYSIDE.—8th st, n e cor Broadway, electric sign on store; cost, $50; owner, C. M. Greiner, premises. Plan No. 867.

BEECHURST.—15th av, e s, 82 s 32d st, new bay window to dwelling; cost, $125; owner, Mrs. Mary Deinke, premises. Plan No. 863.

BROOKLYN HILLS.—Freedom av, s w cor Worth st, new plumbing, dwelling; cost, $50; owner, W. H. Cole, premises. Plan No. 886.

COLLEGE POINT.—13th st, n e cor 1st av, 1-sty frame extension, 60x129, rear of Sunday school, interior alterations; cost, $2,000; owner, St. Paul's Chapel, College Point; architect, Frank A. Collins, 24 South st, Flushing. Plan No. 869.

COLLEGE POINT.—14th st, e s, 200 s 6th av, gas piping in dwelling; cost, $10; owner, H. Smith, premises. Plan No. 826.

COLLEGE POINT.—2d av, n s, 100 e 12th st, plumbing dwelling; cost, $100; owner, M. G. Blackwell, premises. Plan No. 840.

EDGEMERE.—Wavecrest av, e s, 600 s Sprayview av, new porch to dwelling; cost, $185; owner, Rebecca Wright, premises. Plan No. 862.

EVERGREEN.—Summerfield st, n s, 376 e Wyckoff av, new plumbing in dwelling; cost, $50; owner, A. Weisenberger, premises. Plan No. 829.

FAR ROCKAWAY.—Forest av, w s, 190 n Bayview av, 1-sty frame extension, 9x15, rear dwelling, tin roof; cost, $250; owner, Geo. Muller, premises. Plan No. 868.

FAR ROCKAWAY.—Mott av, n w cor Alcott pl, 2-sty frame extension, 36x17, side 2-sty frame dwelling, shingle roof, general interior alterations; cost, $15,000; owner, Frances Draz, 24 Hudson st, Manhattan; architects, Palmer, Hornbostel & Jones, 63 William st, Manhattan. Plan No. 864.

FLUSHING.—Main st, e s, 107 s Washington st, interior alterations to dwelling to provide for moving picture show; cost, $15,000; owner, Rebecca Agnew, 604 East 135th st, Bronx; architect, T. W. Lamb, 644 8th av, Manhattan. Plan No. 873.

FLUSHING.—Wilson av, n e cor Madison av, repair stand; cost, $50; owner, L. I. R. R. Co., Penn Terminal, Manhattan. Plan No. 827.

FLUSHING.—Jamaica av, 243, new plumbing in dwelling; cost, $190; owner, H. Wise, premises. Plan No. 822.

FLUSHING.—Amity st, 469, 1-sty frame extension, 24x10, rear dwelling, tin roof; cost $250; owner, Elsie Hilt, premises. Plan No. 846.

GLENDALE.—Cooper av, s s, 156 w Metropolitan av, 1-sty frame extension, 13x18, side milk house, tin roof; cost, $300; owner, Jacob Blum, premises; architect, M. Perlstein, Middle Village. Plan No. 844.

GLENDALE.—Indiana pl, n s, 140 w Tesla pl, new plumbing in dwelling; cost, $60; owner, N. Allbrecht, premises. Plan No. 823.

JAMAICA.—Hillside av, n w cor Flushing av, new porch on hotel and interior alterations; cost, $2,800; owner, Ulmer Brewing Co., Brooklyn; architects, Koch & Wagner, Court st, Brooklyn. Plan No. 825.

JAMAICA.—Rockaway rd, e s, 376 n South st, interior alterations to dwelling; cost, $500; owner, J. Jakazewski, 151 Rockaway rd, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 870.

L. I. CITY.—8th av, s w cor Wolcott av, gas in dwelling; cost, $30; owner, F. Chris, premises. Plan No. 837.

L. I. CITY.—Greenpoint av, 47, interior alterations to tenement to provide water closet compartments, new plumbing; cost, $325; owner, Mrs. P. Powers, 7 Hulst st, L. I. City. Plan No. 831.

L. I. CITY.—Borden av, 83, new plumbing in dwelling; cost, $75; owner, Ida Hass, premises. Plan No. 821.

L. I. CITY.—Marion st, w s, 272 n Payntar av, 1-sty to be built underneath dwelling, interior alterations; cost, $700; owner, M. Cheise, 13 Marion st, L. I. City; architect, Wm. Lehr, 212 Prospect st, L. I. City. Plan No. 819.

L. I. CITY.—Foot of Front st, new plumbing in wash room; cost, $150; owner, McWilliam Property, 1 Broadway, Manhattan. Plan No. 848.

L. I. CITY.—Hamilton st, 475-77-79, 1-sty brick extension, 22x22, rear dwelling, tin roof, interior alterations; cost, $2,500; owners, Seifert & Wintzdorf, 545 2d av, L. I. City. Plan No. 847.

L. I. CITY.—Grand av, s s, 100 w 2d av, new plumbing, dwelling; cost, $25; owner, M. Danadag, 536 2d av, L. I. City. Plan No. 858.

L. I. CITY.—Jamaica av, s w cor Lockwood st, new plumbing, dwelling; cost, $150; owner, M. Jones, premises. Plan No. 851.

L. I. CITY.—13th av, w s, 150 n Newton rd, new plumbing, dwelling; cost, $100; owner, H. Wagner, premises. Plan No. 854.

L. I. CITY.—2d av, 546, gas piping, dwelling; cost, $20; owner, M. Blackstead, premises. Plan No. 855.

L. I. CITY.—Elm st, 192, new plumbing, dwelling; cost, $20; owner, M. Markstein, premises. Plan No. 856.

L. I. CITY.—Hancock st, w s, 285 s Pierce av, 2-sty frame extension, 6x9, rear dwelling, tin roof; cost, $300; owner, Julia Lorese, 411 Hancock st, L. I. City. Plan No. 866.

L. I. CITY.—Van Alst av, 560, new foundation and other slight alterations to dwelling; cost, $450; owner, D. Pascarosa, premises. Plan No. 872.

L. I. CITY.—6th av, e s, 475 s Broadway, 2-sty frame extension, 24x12, side and rear dwelling, tin roof, interior alterations; cost, $900; owner, A. Fisher, 256 6th av, L. I. City; architect, Jacob Berger Co., 349 13th av, L. I. City. Plan No. 883.

Plans Filed—Alterations—Queens (Cont.)

L. I. CITY.—North William st, 47, new plumbing, dwelling; cost, $50; owner, H. Green, premises. Plan No. 874.

L. I. CITY.—Van Pelt st, e s, 68 s Greenpoint av, new plumbing, dwelling; cost, $50; owner, Mrs. Cahill, premises. Plan No. 875.

L. I. CITY.—South Washington pl, s s, 200 e Academy st, new plumbing, dwelling; cost, $25; owner, N. Hollwick, premises. Plan No. 876.

L. I. CITY.—South Washington pl, s s, 100 e Academy st, gas piping, dwelling; cost, $25; owner, G. Stoppil, premises. Plan No. 877.

L. I. CITY.—Radde st, 133, gas, dwelling; cost, $25; owner, M. Werner premises. Plan No. 878.

L. I. CITY.—16th av, e s, 500 s Wilson av, gas piping, dwelling; cost, $10; owner, J. Flynn, premises. Plan No. 880.

MASPETH.—Perry av, 115, 1-sty frame extension, 20x24, rear of dwelling, tin roof; cost, $180; owner, L. Barzewski, premises. Plan No. 871.

MIDDLE VILLAGE.—Metropolitan av, n s, 400 w LeForge st, new plumbing, dwelling; cost $75; owner, M. Palmer, premises. Plan No. 882.

MORRIS PARK.—Lefferts av, e s, 140 s Beaufort st, new plumbing, dwelling, cost, $50; owner, A. Kessler, premises. Plan No. 884.

MORRIS PARK.—Beaufort st, s s, 30 w Vine st, new plumbing, 2 dwellings, cost, $100; owner, D. Dun, premises. Plan Nos. 842-43.

MORRIS PARK.—Broadway, n s, 100 e Wicks st, new plumbing in store; cost, $30; owner, H. Poppe, Jamaica. Plan No. 828.

RICHMOND HILL.—Spruce st, e s, 130 s Jerome av, plumbing in dwelling; cost, $90; owner, C. B. Singer, premises. Plan No. 834.

RICHMOND HILL.—Jerome av, e s, 100 w Lefferts av, new plumbing in dwelling; cost, $90; owner, C. E. Keller, premises. Plan No. 835.

RICHMOND HILL.—Church st, w s, 30 s Chichester av, new plumbing in dwelling; cost, $90; owner, W. Keenan, premises. Plan No. 836.

RICHMOND HILL.—Clinton st, w s, 410 n Jerome av, plumbing, dwelling; cost $50; owner, R. E. Lee, premises. Plan No. 838.

RICHMOND HILL.—Clinton st, w s, 285 n Jerome av, new plumbing, dwelling; cost $50; owner, R. E. Lee, premises. Plan No. 839.

RICHMOND HILL.—Metropolitan av, n s, 68 e Gould st, new foundation to shop; cost, $40; owner, R. Guideron, premises. Plan No. 860.

RICHMOND HILL.—South Oak st, 31-33, new plumbing, dwelling; cost, $50; owner D. Deutsch, premises. Plan No. 857.

RICHMOND HILL.—Hamilton st, w s, 180 s Chichester av, new plumbing, dwelling; cost, $50; owner, C. Heller, premises. Plan No. 885.

RIDGEWOOD.—Myrtle av, s w cor Madison av, interior alterations to hotel; cost, $3,000; owners, Welz & Zerweck, premises; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 833.

RIDGEWOOD.—Madison st, n s, 160 w Myrtle av, interior alterations to garage; cost, $500; owners, Welz & Zerweck, Myrtle and Wyckoff avs, Ridgewood; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 832.

RIDGEWOOD.—Cooper av, n s, 103 w Irving av, erect new porch on dwelling; cost, $75; owner, Jos. Anton, premises. Plan No. 824.

RIDGEWOOD.—Palmetto st, 637, 1 and 2-sty frame extension, 14x69, front stable, tin roof; cost, $1,000; owner, John Kull, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 820.

ROCKAWAY BEACH.—Grove av, w s, 75 e Boulevard, new plumbing, dwelling; cost, $150; owner, Emil E. Kummers, premises. Plan No. 861.

ROCKAWAY POINT.—Washington av, s s, 100 w Mohawk st, install new passenger elevator in hospital; cost, $3,500; owner, Sea Breeze Hospital, premises. Plan No. 852.

ROCKAWAY BEACH.—Boulevard, 122-24, new store front; cost, $25; owner, J. Wagner, premises. Plan No. 850.

WHITESTONE.—22d st, n s, 100 e 8th av, new plumbing, dwelling; cost, $75; owner, W. Ensign, premises. Plan No. 849.

WHITESTONE.—North 8th av, 83, new porch dwelling; cost, $100; owner, C. F. O'Donnel, premises. Plan No. 841.

WHITESTONE.—7th av, n e cor 20th st, 2½-sty frame extension, 13x9, side, 2½-sty dwelling, tin roof; cost, $300; owner, John Quinn, 7th av, Whitestone. Plan No. 845.

WHITESTONE.—West 6th st, 29, 1-sty frame extension, 46x10, front of shed, tin roof; cost, $150; owner, J. Dooley, premises. Plan No. 853.

WINFIELD.—Forest st, e s, 200 n Worthington st, new foundation to dwelling; cost, $350; owner, J. Kleach, Winfield. Plan No. 830.

Richmond.

ALBION PL, s s, 125 e Heberton av, Port Richmond, small addition to frame dwelling; cost, $50; owner, Mrs. L. Scofield, Port Richmond; builder, F. B. Sterner, West Brighton. Plan No. 155.

GRIFFIN ST, w s, 125 s Turnpike, 10, Tompkinsville, 1-sty addition, cement floor, to frame dwelling; cost, $500; owner, E. L. Kindt, Tompkinsville; builder, G. B. Jenkins, Stapleton. Plan No. 148.

TARGEE ST, e s, 150 s Van Duzer st, 13, Stapleton, masonry, new roof and side extension to frame dwelling; cost, $400; owner, A. Heldermeyer, Stapleton; architect and builder, Peter J. Larsen, New Brighton. Plan No. 149.

2D ST, e s, 112 n Lincoln av, Midland Beach, new partitions to frame dwelling; cost, $100; owner, A. Eitner, Midland Beach; builder, A. W. Mortensen, Midland Beach. Plan No. 150.

3D ST, w s, 120 n Lincoln av, Midland Beach, new partitions to frame dwelling; cost, $65; owner, Mrs. C. F. Sequine, 292 9th av, Manhattan; builder, A. W. Mortensen, Midland Beach. Plan No. 151.

DECKER AV, e s, 200 s Penn av, Linoleumville, 1-sty extension, masonry, partitions, etc., to frame dwelling; cost, $250; owner, Stephen Urbausk, Linoleumville; builder, Jos. Dirking, Linoleumville. Plan No. 147.

EGBERT AV, 65, bet 3d and 4th sts, New Dorp, new cesspool to frame dwelling; cost, $75; owner and builder, B. Fushino, New Dorp. Plan No. 153.

FRESH KILL RD, e s, 100 s Allentown la, 4724, Kreischerville, new addition 12 ft. long to frame barn; cost, $100; owner, Mrs. C. Schmieg, Kreischerville; builder, G. Dissosway, Tottenville. Plan No. 152.

JEWETT AV, e s, 75 e Egbert av, West New Brighton, new store front and 1-sty extension to frame store and dwelling; cost, $1,340; owner, Eckstein Brewery Co., Castleton Corners; architect and builder, R. H. Leadley, Port Richmond. Plan No. 158.

JEWETT AV, w s, 250 s Bement av, 32, Port Richmond, flat roof, partitions, to frame dwelling; cost, $100; owner, architect and builder, P. Rappaport, Port Richmond. Plan No. 162.

MADISON AV, e s, 275 n 1st av, New Brighton, 200 additional seats to brick school 16; cost, $200; owner, City of N. Y.; architect, C. B. J. Snyder. Plan No. 161.

MORNINGSTAR RD & RICHMOND TERRACE, Elm Park, metal ceiling and general repairs to frame dwelling; cost, $800; owner, Geo. Bauer, Tompkinsville; builder, W. H. Lynch, West New Brighton. Plan No. 145.

OCEAN AV, e s, Oakwood Beach, 1-sty addition to frame bungalow; cost, $100; owner and builder, Emil R. Fuchs, 205 East 9th st, Manhattan. Plan No. 160.

RICHMOND TURNPIKE, 60 e Hamilton av, Linoleumville, new store front to frame store; cost, $250; owner, N. Mielliarch, on premises; builder, Abram Ellis, Jr., Linoleumville. Plan No. 154.

WASHINGTON AV, s s, 50 s Harbor rd, Mariners Harbor, 1-sty extension and new roof to frame dwelling; cost, $425; owner, O. Castalucci, Mariners Harbor; builder, E. Bush, Mariners Harbor. Plan No. 157.

WYMAN AV, n s, 1200 s Boulevard, Great Kills, concrete footings to frame bungalow; cost, $100; owner and builder, Jos. A. Gillis, Great Kills. Plan No. 146.

CEDAR GROVE BEACH, New Dorp, new partitions, etc., to frame dwelling; cost, $300; owner, D. B. Pickering, East Orange, N. J.; builder, Frank Wood, East Orange. Plan No. 156.

OAKWOOD BEACH, new foundations to frame bungalows; total cost, $200; owner and builder, Emil R. Fuchs, 205 East 9th st, Manhattan. Plan No. 159.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 2. The location is given, but not the owner's address:

WEST NEW YORK.—Domenico Bandine, 531 15th st, 2-sty frame, alteration, $1,400; Dominick Maganelli, 693 Palisade av, 3-sty brick, $10,000.

IRVINGTON.—Abraham Gennet, 185-189-191-193 22d st, four 3-sty frame, $20,000.

PASSAIC.—Stephen Koran, 84 Hope av, 3-sty frame, alteration, $400.

NEWARK.—Mrs. Julia R. Lines, 125 Pennsylvania av, 4-sty frame alteration, $2,500; Salvatore Vitale, 75 Stone st, 3-sty frame, alteration, $500; Morris Epstein, 656 South 15th st, 3-sty brick, $8,000; Angelo Frannicola, 184 Orange st, 3-sty frame, alteration, $800; Ignatz Haber, 522 15th av, 4-sty brick, $13,000; Adam Giuliano, 446 Summit pl, 4-sty brick, $14,000; Ella A. Walters, 281 North 5th st, 3-sty brick, $8,000; William Philburn, 292 North 4th st, 3-sty brick, $8,000; Yetta Cohen, 180 Spruce st, 3-sty frame, alteration, $500; Martha Petendorf, 824 South 17th st, 3-sty frame, $6,000.

EAST ORANGE.—Charles H. Walker, 36 Steuben st, 3-sty frame, $6,000; Michael Mauriello, 248 Sheppard av, 3-sty brick, $7,000.

JERSEY CITY.—Harry J. Max, 388-390-392-396 Communipaw av, four 3-sty brick, $32,000; Richard Derison, 382 Bergen av, 3-sty brick, $10,000; James Fitzpatrick, 322 Baldwin av, 4-sty brick, $9,000.

KEARNY.—Philip Mendelson, 403 Kearny av, 3-sty frame, $8,000.

TRENTON.—Mary T. Ress, 239-241 East Hanover st, 4-sty brick, $32,000.

NUTLEY.—Giorgio Vitetto, south side East Passaic av, 100 ft. west of Columbia av, 3-sty frame, $5,000.

BAYONNE.—Bernard Evers, northwest corner Boulevard and West 15th st, 3-sty frame, $7,000; August Kraft, 109 West 6th st, 2-sty brick $7,000.

MONTCLAIR.—H. S. Connolly & Co., east side Bradford pl, 150 ft. north of Crescent st, 3-sty brick, $25,000.

HOBOKEN.—Erneste Braca, 405 Monroe st, 3-sty frame, $7,000.

ELIZABETH.—James Demo, southwest corner 4th av and John st, 3-sty brick, $16,000.

APARTMENTS, FLATS AND TENEMENTS.

HOBOKEN, N. J.—W. H. Bogart, 250 Jackson av, Jersey City, is preparing plans for a 4-sty brick flat, 75x80 ft, on Jackson av, near 8th st, for John Caruso, care of architect. Cost, about $42,000.

CHURCHES.

BLOOMFIELD, N. J.—The First Presbyterian Church of Bloomfield, Rev. Dr. George Curtis, pastor, 23 Park pl, Bloomfield, is having preliminary plans prepared by Cady & Gregory, 40 West 32d st, Manhattan, for a Sunday school and parish house, to cost, about $26,000.

DWELLINGS.

ELIZABETH, N. J.—John Lammerding, 1182 Magnolia av, contemplates the erection of several frame residences on Union av, from private plans, at a cost of about $5,000 each.

DOVER, N. J.—J. J. Vreeland, 16 West Blackwell st, is preparing plans for a 3-sty hollow tile store and residence, 30x80 ft., in West Blackwell st for Max Youngleson, 35 West Blackwell st. Cost, about $10,000.

MORRISTOWN, N. J.—Bertram G. Goodhue, 2 West 47th st, Manhattan, has completed plans for the 1 and 3-sty local stone parish house for St. Peter's Episcopal Church, Rev. P. F. Sturges, rector. Cost, about $100,000. Figures will be taken about May 30.

NORTH BERGEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, is preparing plans for a 2-sty brick residence, 25x55 ft., at 4183 Boulevard, to cost, about $6,000. August Kleffman, 4183 Boulevard, owner.

EAST ORANGE, N. J.—B. H. Shepard and Harry W. Dyer, associate architects, 99 Warren st, Manhattan, have completed plans for the 2½-sty hollow tile and stucco residence, 22x36 ft., in Eastwood st, for the Glenwood Realty Co., W. K. McFarlin, 29 Eastwood st, owner and contractor. Cost, about $7,000.

RUTHERFORD, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., has completed plans for the 2½-sty frame and stucco residence, 17x41 ft, for M. Boon, 59 Paulison av, Passaic, owner and builder. Cost, about $6,000.

FACTORIES AND WAREHOUSES.

HARRISON, N. J.—George Bippus, care of owner, is preparing plans for a 2-sty brick shipping warehouse, 112x112 ft., on Railroad av for H. J. Heinz Co., 1062 Main st, N. S., Pittsburgh, Pa., and 256 West st, Manhattan. Cost, about $50,000.

JERSEY CITY, N. J.—Chris H. Ziegler, 75 Montgomery st, is preparing plans for a 2-sty brick cooperage plant, 150x180 ft., at 42 Fairmount av, for Charles Heidt & Sons, 98 Fairmount av, owners. Cost, about $50,000. Bids will soon be taken on general contract.

GLEN RIDGE, N. J.—Percy B. Taylor, Essex Building, Newark, consulting engineer, is about ready for bids for a factory, consisting of five 1-sty brick buildings, main building, 50x200 ft; office building, 25x40 ft; laboratory building, 25x25 ft; acid house, 30x36 ft, and power house, 40x52 ft, on Belleville av and Erie Railroad, for the Condensite Co. of America, on premises. Cost, about $50,000.

PUBLIC BUILDINGS.

ORANGE, N. J.—Plans are nearly completed for a 1-sty brick and limestone post office building, 90x90 ft., for the U. S. Government, Oscar Wenderoth, supervising architect. York & Sawyer, 50 East 41st st, Manhattan, architects. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Cost, about $100,000.

SCHOOLS AND COLLEGES.

HACKETTSTOWN, N. J.—J. J. Vreeland, 16 West Blackwell st, Dover, N. J., is preparing plans for a 2-sty brick addition and remodeling the 2-sty brick public school for the Board of Education of Hackettstown, J. M. Saunders, president. Cost, about $75,000.

JERSEY CITY, N. J.—J. T. Rowland, Jr., 98 Sip av, has nearly completed plans for the 3-sty brick school No. 5, 120x160 ft., in Merseles st, between 3d and 4th sts, for the Board of Education of Jersey City, G. Fred Ege, secretary. Cost, about $225,000. Bids will be called about May 25.

STABLES AND GARAGES.

NEWARK, N. J.—Hughes & Backoff, Essex Building, 31 Clinton st, Newark, have been commissioned to prepare plans for a brick city stable building here for the Common Council of the City of Newark, Mayor Jacob Hausling, City Hall, Chas. F. Kraemer, 776 Broad st, chairman of building committee.

STORES, OFFICES AND LOFTS.

ATLANTIC HIGHLANDS, N. J.—E. A. Munger, care of the New York Telephone Co., 15 Dey st, Manhattan, is preparing tentative plans for a telephone building here. Nothing definite decided.

Other Cities.

DWELLINGS.

PITTSFORD, N. Y.—William McFarland, 519 German Ins. Building, 79 Culver rd, Pittsford, contemplates the erection of a residence and private garage at Clover Hill Track, to cost, about $9,000. An architect will be selected at once.

HALLS AND CLUBS.

HAVERSTRAW, N. Y.—The Stony Point Lodge, F. & A. Masons, Frank DeNoyelles, Allison av, contemplates the erection of a temple and have voted to purchase property for same, for which an architect has practically been selected. Cost, about $20,000.

MUNICIPAL WORK.

KINGSTON, N. Y.—John A. Bensel, Capitol, Albany, State engineer, is preparing plans for a steel and concrete bridge over Roundout Creek for the State of New York, Department of Highways and Bridges, Capitol, Albany, Duncan W. Peck, superintendent. Cost, about $200,000.

SCHOOLS AND COLLEGES.

BEACON, N. Y.—The Board of Education of Beacon, Union Free School District No. 8, E. A. McComber, president, contemplates the erection of a high school on Fishkill av, from plans by William T. Towner, 320 5th av, Manhattan. Cost, about $50,000.

PERSONAL AND TRADE NOTES.

ROBERT J. REILEY, architect, has moved his offices to 477 5th av.

JAMES BRITE, architect, has moved his offices from 1170 Broadway to 18 East 41st st.

DRESSAN-YOUNG CO. has moved from 27 Thames st to the n w cor of Church and Liberty sts.

MALCOLM A. RUE, consulting engineer, has moved his offices from 200 5th av to 74 Broadway.

THE EMPIRE DOOR & TRIM CO. announces its removal from 30 East 42d st to 15 East 40th st.

W. M. TORRANCE, consulting engineer, has moved his offices from 123 William st to 171 Madison av.

WILLIAM J. LODGE, architect, will move his offices to larger quarters at 740 Broadway, Bayonne, N. J.

D. H. BURNHAM & CO., architects, Railway Exchange Building, Chicago, have changed the firm name to Graham, Burnham & Co.

JOHN GALLIN & SON, masons and general contractors, have moved their offices from 56 Pine st to 6 Gold st. Telephone John 2907.

ROBERT S. KENT, consulting and mechanical engineer, has moved his offices from the Mechanics Bank Building to 30 Court st, Brooklyn.

M. RAMBOW & CO., tiles, has moved their showrooms and office from 133 West 24th st to 28-30 West 25th st. Telephone, Madison Square 3651-2.

ABENDROTH & ROOT MFG. CO., manufacturers of water-tube boilers, has moved its New York Sales office from 50 Church st, to 45 Broadway.

THE AMERICAN METAL CEILING CO. has moved from 215 Montague st, Brooklyn, to 1529 Fulton st, near Throop av, Brooklyn. The telephone number is 8376 Bedford.

DOUGLAS I. McKAY, ex-Police Commissioner, has been made assistant to President James Gilbert White of J. G. White & Co., engineering contractors, 43 Exchange pl.

VAN NAME & CO., general contractors, 80 Wall st, N. Y. C., have opened a branch office at Huntington, L. I., where the business in connection with their local operations will be transacted.

J. C. McCARTY & CO., 29 Murray st, have been appointed general selling agents for the Turner & Seymour Mfg. Co., Torrington, Conn., manufacturers of high grade upholstery and house furnishing hardware.

THE FORT WAYNE ENGINEERING & MANUFACTURING CO., Fort Wayne, Ind., announces that it has recently opened a New York office at 110 West 34th st. O. L. Rimoldi is in charge of the office.

H. R. HALL and S. W. MATTERSON, carpenters, have formed a partnership under the name of Hall & Matterson, to do a general contracting business. They have opened offices on Mechanic st, Norwich, N. Y.

HENRY O. ROFF, formerly designing engineer with the Concrete-Steel Engineering Co., has opened offices at 21 Park Row where he will practice as a consulting engineer. He intends to specialize in reinforced concrete in all its branches.

THOMAS FRASER and GEORGE WILSON have form a partnership under the name of Fraser & Wilson, to do a general contracting business. They have opened an office in Fort Covington, N. Y., and will specialize in bridge and road construction.

P. & F. CORBIN, manufacturers of hardware, have consolidated the uptown and downtown offices and have opened offices, show and sales rooms in the new Architects' Building, 101 Park av. Deliveries of goods are made from the ware rooms at 98 Lafayette st, but all business is conducted from the new offices.

WALTER A. HUGHES, of Ritch-Hughes Co., Insurance Specialists, delivered a lecture Wednesday evening on "The Growth and Effect of Workman's Compensation" before The General Society of Mechanics and Tradesmen of the City of N. Y., at the Mechanics' Institute, 20 West 44th street. This address was recently published in The Record and Guide.

THE NEW HAVEN TRAP ROCK COMPANY, a $2,000,000 corporation, filed articles of incorporation in Hartford, Conn., with James H. Ready, Steven J. Moriarty and Frederick H. Brethaner, of New Haven, as formal incorporators. The New Haven Company is controlled jointly by the Blakeslee interests, contractors, the Hayden Stone Company of Branford, Conn., the Fisk quarry interests of Branford, and the Branford Steam Railroad Co., which connects the quarries with tidewater. The Blakeslee interests have incorporated and organized the Waverly Construction Company of New Haven. W. Scott Eames will be the general manager of the new quarry corporation, and his brother, Edward B. Eames, the New Haven manager for Hayden Stone Company. The company has taken title to about one thousand acres of property in and around North Branford, Conn., and will spend about $750,000 at once in the development of quarries and tidewater facilities.

TRADE AND TECHNICAL SOCIETY EVENTS.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. Secretary, J. R. Wemlinger, 11 Broadway, New York.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS will hold its midsummer convention July 3 and July 4 at Brighton Beach, Brooklyn.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

THE TECHNICAL LEAGUE OF AMERICA will hold its regular monthly meeting in the New York World Building, Room 506, on May 15, at eight o'clock, when the subject of the limitation of the height of commercial buildings and hotels will be discussed by Mr. Herman Kohbe and Mr. C. B. J. McManus.

GUM LUMBER Manufacturers' Association will hold its annual meeting and convention at the Gayoso Hotel, Memphis, Tenn., May 19-20.

FEDERATED CIVIC ASSOCIATIONS.—It has been found desirable to postpone the conference of delegates, to further consider the matter of increased transportation facilities across the North River, which was scheduled to be held in the sun parlor of the Waldorf-Astoria, Tuesday, May 5.

CHARLES T. SCHONDELMEIR, M.D., will deliver his lecture on "Sewage Disposal in the City of New York," Monday evening, May 18. The lecture is held under the auspices of the Brooklyn Institute of Arts and Sciences and the Brooklyn League, and will be held in the Lecture Hall of the Academy of Music.

BROOKLYN LEAGUE, executive offices and Meeting Rooms are now in the new Terminal Building, 50 Court street, Brooklyn, on the sixth floor, rooms 610-11.

BROOKLYN CHAPTER of the American Institute of Architects at a recent meeting declared themselves strongly in favor of a public competition for the selection of plans for the new Court House. It is proposed to draft resolutions to this effect, which will shortly be submitted to Borough President Pounds.

AMERICAN SOCIETY ENGINEERS, ARCHITECTS AND CONSTRUCTORS.—The first regular meeting will be held at the United Engineering Building, 25 West 39th street, next Tuesday evening, at 8 o'clock. George N. Green will deliver an address on "Sub-surface Structures of New York City." The midsummer convention will be held at Brighton Beach on July 3.

BROOKLYN LEAGUE will hold its sixteenth annual dinner at the Masonic Temple, Friday, May 15. The principal speaker of the evening will be the Hon. William J. Bryan, Secretary of State for the United States.

RECENT INCORPORATIONS.

TERMINAL ORNAMENTAL IRON WORKS has been chartered with $10,000 capital stock with offices in Brooklyn to manufacture and deal in ornamental iron and bronze works and structural iron and steel, etc. The papers were filed by Elizabeth V. Petersen, Peter L. Petersen and Peter Petersen, all of 909 52d st, Brooklyn, as directors. The attorneys are McDowell & Lehety, Woolworth Building.

WHITEHALL ESTATES have been incorporated to do a realty and construction business with offices in Manhattan with a capitalization of $3,000,000. The directors are John Cole, 75 Maple av, Hackensack, N. J.; Francis T. Tilton, 426 Clifton av, Clifton, N. J., and Alfred N. Wager, Flushing, L. I. Edwin W. Whitfield, 60 Wall st, attorney.

GOLDSOLL REALTIES have filed incorporation papers with $125,000 capital stock with offices in Manhattan to do a realty, construction, brokerage, insurance, etc., business with Frank J. Goldsoll, Paris, France; Louis J. Rosett, 29 Liberty st, and Abraham Goldberg, 1345 Broadway, as incorporators. The attorney is Louis J. Rosett, 29 Liberty st.

THE MEANY REALTY CORPORATION is a $200,000 company, chartered to do a realty, construction and brokerage business with offices in Manhattan. The directors are Shannon L. Meany, Edward P. Meany, both of Convent, N. J., and William S. James, 113 McDonough st, Brooklyn. William S. James, 55 Liberty st, attorney.

HYDE REAL ESTATE CORPORATION is a $750,000 company, chartered to do a realty and construction business with offices in Manhattan. The directors are A. Fillmore Hyde, Morristown, N. J.; Paul R. Towne, 27 East 35th st, and Georgina M. Bath, 55 Liberty st. Harris & Towne, 258 Broadway, attorneys.

THE AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS was recently incorporated for the purpose of promoting science and instruction in the department of civil engineering, architecture, engineering and building construction; also the allied arts and for the fostering of a fraternal and protective spirit among its members. The trustees for the first year include the following: James Waite Howard, C. E. E. M.; Oliver Randolph Parry, architect; Joseph Rock Draney, United States Asphalt Refining Co.; Charles F. Dingman, constructor; William P. Comstock, editor; John A. Yates, C. E., and T. Hugh Boorman, C. E.

OBITUARY

SAMUEL E. BROWN, formerly president of the Cleveland Hardware Co., of Cleveland, died of pneumonia, at his home, 90 Warwick street, Brooklyn, Tuesday, May 5. He was 70 years of age.

H. R. HUELLE, civil engineer, of Brooklyn, died at Reno, Nev., Tuesday, April 28, as the result of an automobile accident. He had been connected with the Nevada State Engineering Department.

WILLIAM McLOUGHLIN, general contractor, died at his home, 1862 70th st, Brooklyn, Tuesday, April 28. He was born in Chicago sixty-two years ago and had lived in Brooklyn for several years.

CHARLES EPPINGER, general contractor, died after a brief illness at his home in Reid st, South River, N. J., Saturday, April 25, aged forty-two. During his activity as a builder he erected many notable buildings in his town and vicinity.

WILLIAM F. WIDMAYER, retired civil engineer and architect, died of a complication of diseases at his home, 609 West 178th st, Monday, May 4. He was seventy-two years of age and was a graduate of the University of Heidelberg and the University of Wittenberg. Mr. Widmayer was for many years a city surveyor with offices at Stapleton, S. I. He is survived by his widow and five children.

FRANKLIN A. GREEN, Deputy Superintendent of School Buildings in New York, died from an abscess of the brain at his home, 253 West 100th st, Wednesday, April 29. Mr. Green was born in Elmira, N. Y., in 1866. He was graduated from Cornell University in 1890, as an architect and began the practice of his profession at Tacoma, Wash. The plans for the Tacoma City Hall and the Washington State Capitol were prepared by him. Mr. Green had been connected with the New York City Board of Education for the past fifteen years, entering as a draftsman in 1899. He was a member of the American Institute of Architects.

TRADE LITERATURE

Factory Heating.

The new Stevens Duryea plant at East Springfield, Mass., is heated by a very unique method by the use of unusually large heating coils without the use of a vacuum. The system which was provided by Warren Webster & Co., Camden, N. J., is a semi-modulation system, involving the Webster Sylphon automatic trap at the return end of each coil and an automatic sylphon regitherm controlling balanced steam supply valves admitting steam to the coils. It is said that this instrument does its work with precision under all sorts of varying weather changes. The system has proved effective and satisfactory during the two winters it has been in use.

A Portfolio of Lighting Helps.

The National X-Ray Reflector Company of 6 East 29th street, this city, has issued an elaborate portfolio catalogue describing in detail the method and type of installations recently installed in prominent buidings. The catalogue is accompanied by a set of twenty-four detail drawings with half-tone inserts showing types of installations, all bound in cloth and board. Only a restricted number of these catalogues have been issued to architects.

New Pomeroy Catalogue Out.

The S. H. Pomeroy Co., successors to Voigtmann & Co., 282 East 134th street, announces the issuance of its 1914-1915 catalogue which is full of information of value to architects and prospective owners facing window, sash and transom problems in building construction. Since the company began the manufacture of fire windows in 1897 the company has introduced twenty-six varieties of window construction, some of which are in use in the largest buildings in the city. The company specializes in high grade products all manufactured under the label of the Underwriters' Laboratories.

March Doorways.

The Richards Wilcox Manufacturing Co., of Aurora, Ill., in sending out the March edition of doorways announces that while the mailing list for this little interesting magazine is already large, it will be glad to add to it the name of any architect who does not now receive it. The publication is sent out gratuitously. It keeps the architect, builder and dealer in monthly touch with the development and improvement of sliding doors.

BUILDING MATERIALS AND SUPPLIES

GLASS MANUFACTURERS PREPARING TO MEET BELGIAN COMPETITION IN THIS MARKET—COMMERCIAL SIZES OF COAL CRAMPED

Effect of New Standard of Buildings on Construction—The General Market.

WITH a slightly firmer tone in common brick prices, a strengthening of sentiment in structural steel and an improvement in the demand for Portland cement, even though prices had to be shaded to bring it about, the week's movement of building materials in the wholesale market was such as to inspire greater confidence in the construction field. Building operations, some of which were planned long ago, are moving ahead and others are about to come out.

There is likely to be trouble in the window-glass department, due to the activity of Belgian manufacturers in trying to gain a foothold in this country. At a meeting of the American manufacturers in Pittsburgh endorsement was given to the price-cutting campaign now being waged by domestic interests on the Pacific coast, and the threat was made that if foreign glass continues to under-sell the Eastern market the same tactics would be followed here as in the West with the idea of protecting the local market from the inroads of foreign producers. Current quotations are 90-20 per cent. on single thick and 90-25 on double thick, wholesale to dealers with A quality still scarce.

Since investors take their cues from the railroads and the iron and steel industry, the low volume of steel tonnage handled by the U. S. Steel Corporation, with the general policy of conservation advertised by the railroads since the first of the year, has had its effect upon financial interests, which have been slow to encourage building speculation. The result has been that only self-financed operations, such as factories, specialty buildings, loft and residences have been able to move on their plans, some of which have been filed for half a year or more.

But since the Steel Corporation is showing a disposition to hold fast to current quotations, with the apparent idea of letting the smaller mills fill up on small profit margins, while they wait for the larger business and larger profits that now appear to be on their way, there is an increasing tendency on the part of prospective builders to take advantage of the low prices prevailing everywhere in the building material department with the exception of hardwood, crushed stone and sand, by coming into the market for material and going ahead with their long deferred building operations.

There is another factor that may operate toward an increasing volume of plan filing and speedy operation. Out in Chicago this week there was in session the National Fire Protection Association. One of the important matters before it is a proposition to change the standard of so-called fireproof construction. In fact, the word "fireproof" is to be discontinued as a description of a type of building construction, and the word "fire resistive" substituted. No wood is to be permitted, whether in construction or furnishing of "fire-resistive" buildings, save only in table tops. If this recommendation is adopted, general changes in building codes throughout the country will ultimately result for the reason that the National Board of Fire Underwriters have approved, through its consulting engineer, Ira H. Woolson, of the measure, and instead of old style "fireproof" buildings enjoying special insurance rates, it is quite probable that still lower rates will be made on "fire-resistive" buildings with the result that codes everywhere will have to be changed to meet the better type of buildings. Ultimately this new standard will be made to conform to tenement houses.

Plan filings for new buildings in the five boroughs this week compared with last week show big gains.

	Week Ending			
	No.	April 30.	No.	May 7.
Manhattan	15	$523,400	13	$2,144,000
Bronx	23	447,775	20	$495,662
Brooklyn	84	800,950	117	1,155,600
Queens	86	326,025	146	548,580
Richmond	39	57,872	37	38,235
Totals	247	$2,156,022	333	$4,382,077

WINDOW GLASS.

Manufacturers Take Action Against Inroads of Foreign Interests.

IF the architect or builder who has been searching in vain for an answer to the question, "What is the matter with the glass market?" had been present at the meeting of twenty-five American manufacturers in Pittsburgh this week he would have learned that the American producers of window glass are worried over the activity of the Belgian manufacturers of this commodity in the American market.t He would have heard endorsed the action of the American Window Glass Company in making very low prices to distributors on the West Coast and a strong intimation that if the importers on the Atlantic seaboard continue to wage a price cutting war the same tactics would be adopted here. In other words, it is not the intention of the American glass manufacturing interests to surrender the field to foreign producers. It was stated that stocks in the hands of American manufacturers are in such shape that it would be a simple matter to carry the necessary surplus to meet the expected demand during the summer and fall.

Current quotations on window glass in this market is 90-20 per cent. on single thick, and 90-25 per cent. on double thick, from jobbers' lists with A quality glass on light supply.

COMMERCIAL COAL.

Steam Sizes in Lower Grades Accumulating—Cold April Upsets Calculations.

WHEN the New York building managers close up their accounts for the year they will find that their expenditures for coal have been heavier than in many former years, owing to the cold weather in the latter part of April and the first part of May. Incidentally, the demand for coal today is much heavier than distributors had expected, and the supply is not quite so free, with the exception of steam sizes in lower grades. These sizes have been accumulating until this week, when they began to move out, partly as substitute material, until the supply of better grade coal could be replenished. Barley coal has been especialy troublesome in this particular, but it is in better demand now. In the upper anthracite porta all sizes are firm on circular.

The bituminous trade reports little spot demand. As many steam consumers have ordered contract deliveries cut down, the operatars affected by the central Pennsylvania suspension have not been obliged to come into the market heavily to take care of obligations, most of them having had a large tonnage on cars when the shutdown occurred.

All loading ports are still congested, though the amount of demurrage coal at piers has been reduced to some extent during the last few days. The men have voted to return to work at the old schedules, but the companies aver that no matter what the decision of the men is the mines will not resume operations until June 1. This will keep prices up and the supply low. Some are now making future contracts where it is possible to do so.

CEMENT COMPANY EXPANDS.

Lehigh Portland With Its Subsidiaries Now Has Output of 12,000,000 Barrels.

ALL the real estate, personal property, including stores, of the New Castle Portland Cement Company, located at New Castle, Lawrence County, Pa., have been purchased by the Lehigh Portland Cement Company. It has also purchased the New Castle & Butler Railway Company, an industrial line having connections with various industries at New Castle. The mill of the New Castle Portland Cement Company has four kilns with an annual capacity of 800,000 barrels, and the real estate consists of 1,000 acres, containing shale and limestone. The Lehigh Company has two plants at New Castle, which have been in operation for several years. They have an annual capacity of 200,000 barrels. This additional plant, therefore, will give the Lehigh Company a capacity of 1,000,000 barrels.

With its new purchase the Lehigh Portland is now the owner of twelve mills. Five of these, at West Coplay, Ormrod and Fogelsville, are in Lehigh County, three at New Castle, two at Mitchel, Ind., one at Mason City, Ia., and one at Metaline Falls, State of Washington. The total annual capacity of the company is 12,000,000 barrels. The deal was authorized several weeks ago by the stockholders of the New Castle Company and is said to involve $1,200,000.

$300,000 FRONT BRICK CONCERN.

Kittanning Interests Incorporate to Handle Clay Products Here.

WILLIAM A. SIMPSON of Kingston, N. Y.; David F. Oliver of 314 West 177th street, and Edward Doyle of 155 East 85th street, are incorporators of record in papers filed at Albany this week, incorporating the Kittanning Face Brick Company for $300,000. The papers were filed by James F. Mack, an attorney of 293 Broadway. The charter gives the company the right to manufacture and deal in fire brick, fire clay, face brick, tile, terra cotta and other clay products. The company contemplates the erection of a plant at East Mosgrove, Pa. It has no connection with the Kittanning brick interests represented here by Fredenburg, Lounsbury & Houghtalling, Inc., whose plants are at Cowanshannock, Pa., just outside of Kittanning; and at East Brady, Pa.

STRUCTURAL STEEL.

Optimists Look for June Rally—Larger Discount on Pipe.

STEEL, the barometer of all building materials in this territory, is strengthening in tone, as indicated by the belief among optimists in the trade that June will bring a change for the better. This belief rests upon the expectations of many that the Interstate Commerce Commission will grant the prayed-for rate increase, which will give immediate stimulation to building construction everywhere.

At the same time it was learned in the steel trade this week that some of the larger companies had declined to take reasonably large orders at further concessions in prices, being disposed to make a stronger stand for remunerative returns. Th esmaller mills are anxious to keep their mills employed and are not, at present, taking such a determined position.

Mill advices show that April ingots were produced by all companies to the total of 1,700,0.0 tons, of which only a little over 1,500,000 tons were cast by the U. S. Steel Corporation. Upon this basis the total production of rolled products was about 1,300,000 tons, of which about 785,000 tons were produced by the subsidiaries of the U. S. Steel Corporation. Total orders were estimated at about 830,000 tons, of which 500,000 were taken by the corporation, indicating a decrease in unfilled orders by all companies close to 470,000 tons, a possible decrease of 280,000 tons from March totals.

The National Tube Company announced a reduction of price of 2 inch line pipe on May 1 by increasing the discount one point, or $1 per ton.

COMMON BRICK.

Backward Weather Responsible for Sluggish Demand.

COMMON brick showed practically no gain either in unloading or wholesale selling this week, due to backward building weather. There were better prices obtained for special or culled brick, however. Local top prices ran as high as $6 per M. and for Newark lightered brick of special quality approximately $6.25 per M. Sales in the wholesale market were approximately 700,000 below arrivals.

Official transactions for Hudson common brick covering the week ending Thursday, May 7, in the wholesale market, with comparisons for the corresponding period last year, and a comparjative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.
Left over, May 1—7.

	Arrived.	Sold.
Friday, May 1	6	4
Saturday, May 2	5	5
Monday, May 4	18	10
Tuesday, May 5	4	7
Wednesday, May 6	8	11
Thursday, May 8	3	1
Total	41	50

Reported enroute, Friday A. M., May 7—8.

Condition of market, firm. Prices: Hudson, basic, —— to $5.75; Raritans, —— to $6 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Dull. Left over Friday A. M., May 7—9.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

April 24	1,333,050	May 1	1,914,750
April 25	718,000	May 2	862,000
April 27	1,361,400	May 4	1,747,500
April 28	1,395,500	May 5	164,500
April 29	1,403,650	May 6	1,363,000
April 30	1,533,750	May 7	1,596,000
Total	7,745,350	Total	1,647,750

1913.
Left over, Friday A. M., May 2—41.

	Arrived.	Sold.
Friday, May 2	6	8
Saturday, May 3	7	14
Monday, May 5	17	12
Tuesday, May 6	2	4
Wednesday, May 7	6	11
Thursday, May 8	3	1
Total	41	50

Condition of market, easier. Prices: Hudsons, $7 to $7.25; Raritans, $6.87½ to $7.12½; Newark, $8.25. Left over Friday A. M., May 9—32.

OFFICIAL SUMMARY.

Left over Jan 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 7, 1914	355
Total No. bargeloads sold Jan. 1 to May 7, 1914	346
Total No bargeloads left over May 8, 1914.	9
Total No bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left over Jan. 1 to May 8, 1913	549
Total No bargeloads sold Jan. 1 to May 8, 1913	509
Total No. bargeloads left over May 9, 1913.	32

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 16, 1914

SUB-SURFACE STRUCTURES IN NEW YORK

Assessed Values For Franchise Purposes Aggregate About $500,000,000 —About 3,800 Miles of Conduits and Mains in Manhattan Alone

By CHARLES N. GREEN*

PART I.

FEW people, including engineers, realize the importance of underground structures in our everyday life, and the need for making a more intelligent use of underground space. The reason is that the increase in the number and variety of public utilities has been so great and so rapid that they are now lying in confusion beneath the street surface in the congested districts of the larger cities.

As illustrating the importance of subsurface structures, I might say that the assessed value for franchise purposes of the utilities occupying the streets of New York City is about $500,000,000, and the companies owning these structures are capitalized at about twice this amount. This, of course, includes neither the water and $24,000,000 for sewer systems, which are municipally owned and operated, nor street paving, which is largely affected by structures beneath it.

In Manhattan alone there are nearly 500 miles of street, with over 1,400 miles of gas mains, over 900 miles of water mains, and nearly 500 miles of sewers of all kinds, and over 1,000 miles of trench for high and low tension electric service.

The laying and maintaining of street structures constitute one of the serious problems which confront the distribution department of all companies and bureaus that are compelled to use the streets for their distribution systems. The importance of these structures is only brought to our attention when something goes wrong—either our water supply is temporarily cut off, our sewers clogged, gas pipes are frozen, or some accident has occurred and our telephone, electric light or subway is temporarily out of commission.

The needs of primitive man were few, very few, indeed, and until he began to herd together in camps, little but his personal needs occupied his attention. When he began to build a permanent home, and his own tribe, clan, family or those with a common interest built near him, it became necessary to have adequate water supply, and to dispose of bodily and camp or town wastes. In his further development, the higher he rose in civilization, the greater became his necessities, both actual and those which contributed to his convenience and luxury, and after the water and sewers there followed artificial light, means of transportation for the community, heat, telegraph, telephone, refrigeration, pneumatic tubular despatch, compressed air or hydraulic pressure for ventilation or power. It was a wise town which anticipated its future needs both in the general plan of its streets and in their width. The lack of such foresight has inspired the present day and generation with the idea of city planning as a measure tending to economy, convenience and beauty.

Water was the first necessity, and we find the Greeks and Romans building extensive systems of water supply long before the dawn of Christianity. European and American cities have followed in later times much the same plans used by the Greeks and Romans. The supply of water for New York City was first from wells, but about the year 1800 pipes were laid by the Manhattan Water Company to supply the city with water. These pipes were logs of wood, bored out and reinforced at each end with an iron band driven into the end of the log.

DO YOU appreciate the extent and scope of the sub-surface improvements in New York City? The entire municipality is honeycombed with pipes and wires, all having their uses, and playing a vital part in daily life. The Record and Guide publishes today the first installment of an article by Charles N. Green dealing with this subject and showing the construction of these various improvements and their growing needs. Millions of dollars have been invested by private corporations as well as the city in sub-surface work. One of the difficulties encountered is that not only must present-day requirements be complied with but provisions must be made for years to come, in order that the highways will be undisturbed. The engineering difficulties encountered are also dealt with in Mr. Green's article.

First Water Supply.

In most cases the municipality has built, owned and operated its own water and sewer systems, but there are many places where both are still owned and operated by private companies. The reverse of this condition is true of nearly all the other public utilities.

The first gas mains were laid about 1823. The gas and water pipes of this early date had shallow hubs and were cast horizontally, differing from the present day practice. Some of this old pipe is still in service in the city. The water pipes are still laid with poured lead joints, which until recently was also true of gas pipes. Gas pipes now are more generally laid with lead wool, which makes a joint that is less liable to leak. Water pipes 20 inches and larger in diameter should be laid with air cocks at high points, and a blow-off at low points; gas mains should drain to drips which are pumped out periodically.

The first sewers were built about 200 years ago, but nearly all of them have been built since 1835. They were built in the center of the street, so that they could be easily reached from either side, unless the streets were so wide that the laterals cost more than enough to balance the cost of another sewer. In the case of water and gas mains the cost of house service is so much greater that in most instances mains have been laid on both sides of the street.

Franchises were granted to so many gas companies, each restricted to a small area, and in most cases overlapping or covering the same territory, that in some streets there were, ten years ago, five or six companies owning mains on both sides of the same street. Today it is not uncommon to find three companies in the same street, each with mains large enough to supply the total demand. Besides these service mains there are in various streets large supply or distribution mains and pumping mains. These only feed the service mains or run from the works to a holder, or from holder to holder, and serve to maintain the required pressure.

Advent of the Horse Car.

Horse cars were the first public conveyances occupying a permanent position in the streets. Whether or not the rails consisted of strap iron on wooden stringers, I do not know, but such construction was used in some cities. Sometimes the ends of the straps would become loose, curl up, and perhaps run up through the bottom of the car, to the great inconvenience and danger to passengers. The next development was, I believe, the cable, with a great deal of underground construction for sheave-pits, etc. Then the overhead trolley superseded many horse car lines, and the underground trolley superseded the cable. The underground trolley was, I believe, first used in this country in 1895 and 1896. It had formerly been used in Budapesth, but has been modified to suit climatic conditions here. Its underground construction is simpler than the cable railway. In the construction of the Broadway subway a wheel-pit was encountered at Houston street which extended from the cable building to the east side of the easterly track, thus taking up more than half the street. This pit was about 20 feet below the street surface to the floor, and was used as a wheel-pit to turn the cables coming from the basement of the cable building which was used as a power house.

The latest development has been the storage battery cars, but the street work of the track does not differ materially from that used for horse cars. There are in the city many miles of track on which cars are not operating for passengers, but solely to hold down the franchise. They occupy space which could be used to far better advantage.

Steam Pipes Installed.

About 1880 the first steam pipes were laid under the streets of New York. These pipes are of wrought iron and vary from 4 to 20 or 24 inches in diameter. Originally they were laid in wooden logs, and later in a brick conduit with a wooden cover and the space around the pipe filled with mineral wool. In the modern form the pipe is covered with air cell covering. The conduit is built of hollow tile and the space filled, as before, with mineral wool. Instead of a plank top, half a sewer tile is used, making an arched roof. On account of the need of expansion joints, valves, etc., and to prevent radiation of heat to the street surface, these mains are placed deep in the [illegible]

*Lecture delivered at meeting of American Society Engineers, Architects and Constructors, in United Engineering Building, May 12.

about 15 miles of these steam mains in Manhattan, and I believe none in the other boroughs.

Then there are the elevated roads. The foundations for the supporting columns are large and restrict the area available for other structures.

Pneumatic tubes were first laid in the city about 1898. They are laid in pairs, and usually 8 inches in diameter. The pipe is cast iron, bored true throughout, and has hub and spigot joints corked with lead, except at bends, where flanged pipe is used. Bends are counterbored and made in arcs of 22½, 11¼, 10, 7 and 5 degrees, with a minimum radius of 8 feet. Particular attention is paid to the radius of bends, as it is here that trouble occurs most frequently, and it is for this reason that the pipe is flanged to provide for easy removal. Sometimes an air pipe is laid alongside the mail tubes, to reinforce the pressure at points along the line.

The carriers for 8-inch tubes are of sheet steel, 7 inches in diameter by about 23 inches outside length; the forward end is a stamped steel cap with a circular buffer of felt; the rear end is a dished lid, hinged and locked. Bearing rings of cotton duck and vulcanized rubber are held to the body by steel rings soldered on. They weigh about 20 pounds empty, and the outside is tinned; they carry from 200 to 600 ordinary letters, and weigh when filled about 30 pounds.

Wear on Carrier Rings.

When carrier rings wear down one-quarter of an inch a new set is put in. In New York City a set of rings lasts about nine months. The carriers travel from 12,000 to 15,000 miles on one pair of rings, and wear out on the average two pairs of rings before the carrier is scrapped. The speed of the carriers in various cities where mail tubes are in use is from 25 to 30 miles per hour as a maximum, with a minimum of 15 to 25 miles. The carriers are operated under pressure. Vacuum system would theoretically require less power for operation, but practical difficulties make the pressure system preferable. Speaking roughly, about three pounds per square inch per mile of tube is necessary for the mean velocity in 8-inch tube, but the initial pressure per mile of tube increases with the length of tube, so that three pounds is only correct for the first mile or two miles; 12 pounds is about the maximum initial pressure required in any mail tubes, and many of them run as low as 6 or 8 pounds.

(To Be Continued.)

MONIED INTERESTS TO VIEW BRONX

"BANKERS' DAY," now an annual event in the Bronx, will be held under the auspices of the North Side Board of Trade on Thursday, May 21. It has been the custom in the past to invite presidents of the banking institutions in Manhattan to take a trip around the Borough and to look over the present-day advantages and see where future expansion is possible and probable. At the present time those most interested in the welfare of the Borough are endeavoring to locate new industrial concerns within its boundaries and to this end much stress is being laid upon the unusual water-front advantages, as well as the facilities at hand for shipment of goods by rail.



NEW TERMINAL.

Thousand-foot piers are now being constructed in the Bronx and in the course of a short time it will be possible for ocean-going steamers to reach New York, by means of the Long Island Sound, and dock at the piers of the Bronx Terminal Corporation, in the Hunt's Point section. When this is an accomplished fact it should tend to revolutionize the movement of ocean freight traffic, for another new and important method of handling shipments will be provided and the present congestion relieved to a considerable extent.

An enormous amount of freight is annually landed in lower Manhattan and then carted to the upper sections of the city, but when the new order of things is put in operation this will be reversed and hundreds of thousands of dollars will be saved annually.

In addition to the docks, piers and warehouses, the development of the Bronx Terminal Corporation embraces more than two hundred acres of industrial properties, situated directly back of the water-front improvements. Railway connections will run from the piers through the industrial properties, accommodating the manufacturing plants and connect with the railroads, such as the New York, New Haven and Hartford Railroad, the New York Central Railroad, also by means of the New York connecting bridge with the Pennsylvania Railroad, and by lighter with all of the New Jersey railroads.

This is probably the most important industrial undertaking now actively being developed in New York and will add several millions of dollars annually in new payrolls and give employment to thousands. As this development is entirely new, the most modern terminal equipment can be provided, industrial buildings of the newest type can be constructed and handling charges of freight reduced to a minimum.

Living conditions for employees are also attractive. The American Bank Note Company has its plant located in this locality and affords employment to several thousands. The new industrial improvement is accessible for employees for a five-cent fare from Manhattan and all sections of the Bronx. Employees can find find the most modern type of apartments at reasonable rentals in this section, or for those who prefer to own their own homes there much undeveloped property is available toward the northern section of the city, with adjacent parks, public golf links and bathing beaches. These advantages have been recognized and manufacturers who have an international market for their products have already perfected plans for the construction of their plants on these properties just as soon as the piers are completed and the railroad connections are made.



BUILDING THE 1000-FOOT PIERS.

The New York connecting bridge will be ready, in all probability, next year, and it is hoped to have at least part of the thousand-foot piers completed for use at the same time. Some of the largest ocean-going, freight-carrying vessels will then immediately dock at the new location.

One of the important problems to be faced in any section where industrial development is desired is the labor problem, but in this respect the Bronx is particularly favored. It has been estimated that the borough is supplying about twenty per cent. of its toilers to manufactories located outside its limits, while with the influx of new concerns these artisans could be employed locally, the advantages of which are self-evident. In many new sections where industries are located the labor must be imported and owners find great difficulty in obtaining sufficient help of the right calibre, but fortunately for the Bronx this condition does not exist, and this in itself should be a great help in the upbuilding of its waterfront.

The creation of the new terminal in the Hunt's Point section will be the means of bringing into use a large tract of land which has heretofore lain idle. Several years ago several auction sales of lots located in the vicinity were held and these owners should eventually reap the benefit of the improvement. So large is the undertaking now in course of construction by the Johnson-Kahn interests that several years will elapse before it is completed, though the owners hope that before long enough of the work will have been completed so that some vessels of size can use the location for the loading and unloading of their cargoes.

While announcement of the project was first made some time since, still there were a number of preliminary details to be arranged before active work could be started. After all the surveying and laying out of the project had been completed, then the War Department had to be consulted and consents obtained, for the work extended out into the water for some distance. Only when these details were completed could the work be started.



LOOKING ACROSS BRONX KILLS.

23rd STREET AND THE CHELSEA SECTION

A Once Deserted Thoroughfare Entering Upon a New Career —Many Public and Private Improvements in Old Chelsea.

By JOSEPH W. CUSHMAN

FEW cities in the world have been able to show as rapid and radical changes as has the City of New York. Even in this wonderful city few sections have known the changes that have been seen in the vicinity of 23d street.

Only thirty or forty years ago, this was an exceedingly high-class residential district. It was composed of splendidly built private houses. The sidewalks of both 22d and 23d streets were shaded by trees from river to river. One of the first houses to be altered for business was the Nathan House at 12 West 23d street, which, after the celebrated murder, stood vacant for many years. It was finally remodeled and occupied by the Adams Express Company.

Stern Brothers moved from Sixth avenue and occupied a location in the middle of the block. Their store was constantly enlarged and improved with the growth of their business. At this time, in the early 80's, there were few shops even on Fifth avenue —and many will remember Colonel DeLancy Kane's coach the "Tally-ho" starting from the old Hotel Brunswick at Fifth avenue and 26th street.

The success of Stern Brothers brought many other shops to this section. Property became very valuable and the district grew into a high-class retail shopping center. A full lot would rent on a ground lease at $25,000 per year.

An Adverse Combination.

The sudden development of the uptown movement left 23d street at first temporarily somewhat deserted. These vacancies, in combination with high taxes, various necessary alterations and the orders of the new Factory Department, including new spring styles in fire escapes, have proved a great hardship. Owners, however, are now encouraged by the outlook.

The number of leases already made in an unusually dull season is a hopeful indication of what may be expected under ordinary conditions. The new subways, with stations at 23d street on both the Broadway and Seventh avenue lines, will make the district unusually accessible. The extensions of Sixth and Seventh avenues southward will also aid materially in this development.

The Chelsea Neighborhood Association has been doing excellent work in encouraging the development of the quieter streets in the western section as a residential neighborhood. Chelsea Park is now well lighted and policed. The public schools are being brought up to date, with gymnasium classes for both sexes.

Chelsea may proudly boast one of the finest baths in the city when the new building at 409 West 28th street, facing Chelsea Park, opens its swimming-pool, gymnasium, baths, roof-garden and running track to the public during the summer. The structure will cost $170,000, and will be fitted out to accommodate conveniently both sexes.

For the Young People.

The Board of Education will shortly establish at Public School 56, 18th street, west of Eighth avenue, a girls' afternoon athletic center, the first in Chelsea, where 1,300 girls will have an opportunity to build up healthy bodies. Evening recreation centers are being established, and many other activities are contemplated to keep the young off the streets, especially at night, and to interest them in the general civic welfare.

It is probable that this improvement for residential purposes will continue in the quieter streets adapted for this purpose. The modern apartment houses already built are occupied by a good class of tenants, and as long as this class of construction is profitable it is likely to continue.

The growth of 23d street itself as a wholesale center for specialties, laces, china, glass, etc., is apt to continue, and gain increasing force. The standing of the many firms that have already leased quarters in this vicinity, and the fact that they have been so long established in old quarters, assures a permanency for the new neighborhood that it never possessed in the past.



SEVENTH AVENUE, NORTH OF 23D STREET, SHOWING THE NEW ADDITION FOR THE NATIONAL CLOAK COMPANY.

23d Street As a Wholesale Center.

The rapidity with which this change is coming, as well as the high-class character of the firms who have already located and others who are still negotiating, is most encouraging for the other owners and tenants in 23d street. It is our opinion that this movement will extend both east and west, as well as north and south of 23d street.

The large office buildings of the Metropolitan Life Insurance Co. and the Fifth Avenue Building have already identified Fifth avenue and 23d street with high-class business corporations. Other corporations and firms needing larger amount of room or buildings of their own will be compelled to seek quarters somewhat further from this center. It is likely that parties making leases at present will be able to secure very much better terms than they will a short time from now.

Twenty-third street began as a residential center of the highest character. It then became a retail section, second to none. With its largely increased accessibility it would seem safe to judge the future from the past and predict for this street a career as a wholesale and business center that will surpass even its own brilliant history.

The former Horner furniture building, at 63 to 67 West 23d street, vacated a year ago for the new offices in 36th street, near Fifth avenue, has been remodeled and occupied by one of the large toy importing firms of the city, the Strobel & Wilken Co., formerly of 591 Broadway. S. Herbert & Co., importers of cut glass, have moved to 35 and 37 West 23d street. The chinaware and glass importing house of Lazarus & Rosenfeld, long situated at 60 Murray street, has leased the old McCutcheon building, at 14 West 23d street, in addition to a portion of the 22d street building, in the rear. The 22d street building is held on a long leasehold. Space in the Dutton and Putnam publishing houses has been leased for a long term by the Arnold estate to the wholesale lace firm of Loeb & Schoenfeld. The Sixth Avenue and Twenty-third Street Corporation, of 415 Canal street, has also leased from Ida M. Powell the southeast corner of 23d street and Sixth avenue, and the Exide Battery Depots (Inc.), of 19th and Allegheny avenues, Philadelphia, have leased 527 to 541 West 23d street from the McKeon Realty Company. L. D. Block has leased and is already occupying the old Scribner building, and the long-established firm of Calhoun, Robbins & Co., who deal in notions and novelties have leased the Lord & Taylor old building. The new Masonic building at Sixth avenue and 23rd street, has also recently been erected and is already on an excellent basis, with many most desirable tenants. Since May 1 the conditions in 23rd street, between Fifth and Sixth avenues, show material improvement.

Bronx Street Encroachment.

In December, 1913, the Board of Estimate passed an ordinance rescinding permits and licenses for building encroachments of all kinds, news stands and encroachment signs over the building line in 149th street, between St. Ann's avenue and Third avenue. The Local Board has now adopted a resolution recommending to the Board of Estimate that the resolution be rescinded in so far as it affects 149th street [illegible] block between St. Ann's [illegible] Brook avenue.

BUILDING LAWS UNDER REVISION

Rumors Concerning the Office of Building Superintendent Refuted —New Billboard Ordinance—Factory Laws to be Scrutinized.

RUMORS concerning the office of the Superintendent of Buildings in the Borough of Manhattan have been current for several weeks. They are to the effect that Borough President Marks intends to appoint a certain architect to fill the position vacated by Mr. Miller. As the rumors come ostensibly from sources connected with the building trades, they would constitute a serious matter, if true, in view of the attitude taken by the trades last fall. From the President of New York Chapter of the American Institute of Architects, Mr. Robert D. Kohn, the Record and Guide has received the following note, which can be accepted as an authoritative and final statement of the truth of the matter, and of the Borough President's intention:

"It seems to me that the architects, engineers, builders and others interested forcibly expressed their views with regard to the administration of the Building Department during the recent campaign. Any such action as that to which the rumor refers would, therefore, be a disinct backward step, if it were to be taken without conference with the Joint Committee or some other body representing all those directly interested in the administration of the Building Department in this borough.

"When these rumors first reached me I took it upon myself to deny them, privately. I felt certain they had no foundation in fact. When it seemed likely that Mr. Miller would have to retire from the Building Department in order to devote all his time to the Building Code, I thought it was generally understood that he was to retire for a limited period and return to his original position as soon as this work was completed. One of those directly associated with Mr. Miller's administration might properly have been appointed to the position temporarily. It seemed, however, that the Borough President preferred to leave the vacancy unfilled.

"This, I am sure, is Mr. Marks' point of view. I am certain that it is not now, nor has it been the intention of the Borough President to appoint any one to the position of Superintendent of Buildings until Mr. Miller can return. It is his desire that Mr. Miller do so return to the position which he held before his resignation for the work on the Building Code at the earliest possible date. President Marks has stated that only his appreciation of the overwhelming importance of Building Code work influenced him to spare Mr. Miller from the Manhattan Department. I trust that this statement will set the rumors definitely at rest.

"ROBERT D. KOHN,
"President New York Chapter A. I. A."

New Billboard Ordinances.

Alderman Curran, the majority leader of the Board of Aldermen, has given up the effort to regulate billboards by ordinance, on the grounds of public heauty. As such regulation would be of doubtful validity, he has abandoned the ordinance which he introduced some weeks ago, and has this week substituted another based on the principles of public safety, health and morality. Mr. Curran has devoted much time and study to the subject, which has proved to be an unexpectedly big one. At the outset he wished to respond in his official capacity to a very evident public desire for some curb upon a line of enterprise that had perplexed the city fathers as well as annoyed esthetic tastes. But cities have tried not only to prohibit but to regulate billboards from the esthetic standpoint and have failed after long legal fights. Cities can by ordinance regulate billboards for reasons of public safety, health and morality, but cannot prohibit them, under the U. S. Constitution. New York proposes to try a different method—the method of voluntary co-operation and general consent, which may be even stronger than an ordinance. By so doing the city will take a step which no other city has yet taken.

Conferences have been held in which the Mayor's Billboard Commission, the Citizens' Union, the Real Estate Board, Supt. R. P. Miller, Chairman Hamilton of the Building Committee, and the City Club have participated. The conferees faced frankly the legal dificulties and resolved to ask the co-operation of the billboard companies in favoring the appointment of a voluntary outdoor advertising commission with the hope of bringing about greater consideration for public beauty and propriety. A letter addressed by Secretary Binkerd of the City Club to the billposting and outdoor advertising companies brought a cordial acquiescence from the O. J. Gude, the Van Beuren & New York Billposting Co. and the New York Edison Company.

Synopsis of the Billboard Ordinance.

The pending ordinance provides for three kinds of signs and billboards: ground signs, roof signs, and signs on the walls. Ground signs must all be constructed within the building-line; must not be over 12 feet high, except that when the face is constructed of metal they may be erected to a height of 24 feet. The owners of such signs must assume all the duties of the landlord so far as concerns the maintenance of sanitary conditions of the law and the removal of snow from the sidewalk in front of the sign.

Roof signs must be constructed so that there will be a clear space of 7 feet above the roof between the upright supports of the sign. They must not obstruct any openings to the roof or interfere with any of the fire escapes. They must be constructed entirely of metal and capable of resisting a wind pressure of 30 lbs. per square foot of surface. If they have a solid face they are limited to 31 feet in height above the roof level. If of open work, like electric signs, the limit of height is 75 feet on fireproof buildings and 50 feet on non-fireproof buildings.

Signs on walls must not obstruct windows or interfere in any way with the means of ingress or egress from the buildings. They must not project above the cornice of the buildings, except that signs at right angles to the building may be carried not more than two feet above the cornice or parapet wall.

Existing signs which obstruct windows or interfere with the means of egress are declared unlawful and must be removed within 60 days after notice from the City, otherwise the City may remove them.

Permits must be obtained for all new signs from the Bureau of Buildings, and if illuminated with electricity from the Department of Water Supply, Gas and Electricity as well.

License fees of $2.00 are imposed on all ground signs. The fees for roof signs are $5.00 if they have solid faces and $10.00 if it is an open-faced sign.

Yearly inspection of signs is provided for.

All signs must be registered with the Bureau of Buildings and the owner's name and address must be attached to the sign.

Any unsafe signs must be removed or made secure within ten days after notice from the Bureau of Buildings, excepting that when there is immediate danger the sign must be removed or repaired at once.

Existing signs cannot be enlarged or altered unless made to comply with all the provisions of the ordinance.

The provisions of this ordinance do not in any way rescind or interfere with the present ordinance regarding the licensing of electric signs.

A hearing on this ordinance will be given at the Aldermanic Chamber, City Hall, on Monday, May 18, 1914, at half-past two o'clock.

The voluntary commission on outdoor advertising is likely to be composed of the president of the Architectural League, the president of the Real Estate Board, the president of the Municipal Art Society, the president of the Mural Painters of America, and a representative from each of the advertising corporations named above.

Duplication of Inspection—A Hearing Appointed.

Next Monday at 10:30 in the Aldermanic Chamber, City Hall, the New York State Factory Investigating Commission will give a public hearing, particularly to consider to what extent there is a duplication of inspection of manufacturing and mercantile establishments in this city, by different city and State departments, and what remedies shall be adopted therefor. The following pertinent question will be taken up:

"Shall there be a permanent conference board of the heads of city and State departments making inspections of buildings in New York City, which shall meet at regular intervals, the object of which shall be to reduce by working agreement the multiplicitv of inspections, so far as that is possible and desirable, and to prevent the issuance of conflicting orders against the same premises?"

A still more pertinent question would be: Shall a number of the city and State departments making inspections of buildings in this city be consolidated, with the object of reducing the number of inquisitional inspections, mitigating the annoyance to tenants and owners and saving expense to the city?

More Inspections Imminent.

In view of the fact that the Factory Investigating Commission of the State is contemplating an extension of the Fire Prevention provisions of the Labor Law to mercantile establishments, which are defined as "places where goods, wares or merchandise are offered for sale," giving the State Department of Labor jurisdiction over their enforcement, the Committee on Fire Prevention and Insurance of the Merchants' Association has recommended that the association oppose this extension of the powers of the Department of Labor and advocate the enforcement of fire prevention laws solely by the Fire Department.

Welcomes the Advisory Council.

The Real Estate Board welcomes the Advisory Council of Real Estate Interests as a co-ordinating central body and will be pleased if it is of service to real estate. Says the R. E. Bulletin: "We trust this connection may serve as an added incentive to our own members to strengthen this board in building up our board membership."

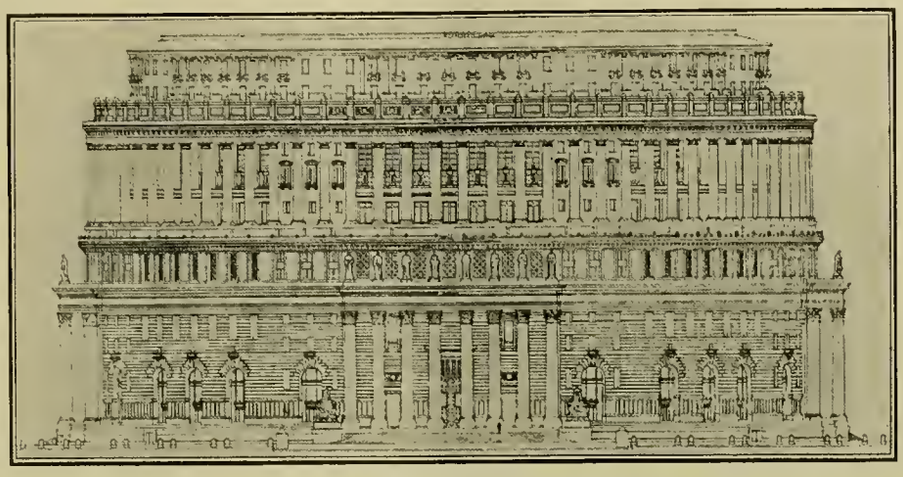
NEW COURT HOUSE SITE WILL SAVE MONEY

By Avoiding Extra Foundation Expenses and Damages to Property By Closing Streets—Exterior of Building Only Slightly Changed.

ONE MILLION DOLLARS will be saved to the city in cost of construction work at least by the change in the site for the New York County Court House which was publicly recommended this week by the Committee on City Plan of the Board of Estimate and supported by the subsequent publication of the second annual report of the Court House Board.

Although the delay in accepting plans was a source of regret, the additional time gained for studying the requirements bids fair to result in a remarkable grouping of public buildings and parks.

Lands for the site have already been selected by the Board of Estimate, and purchased. The city took title in August, 1913. The site in City Hall Park, which for economic reasons was recommended by the Court House Board, was not acceptable to the public and the Board of Estimate, and the present site was rather hastily chosen, without thought as to the nature of the foundation offered or of the cost of arching the subway.



For ten years there has been a dipute over the selection of a site for this building, primarily caused by the wide expanse of land desired by the Justices of the Supreme Court and the enormous cost of acquiring so much land in a prominent situation. Six sites were successively selected and disapproved. The present location was chosen by the Board of Estimate January 18, 1912. Under the Court House Acts, the Court House Board named, after an interesting competition, Mr. Guy Lowell as architect to prepare plans for the building, and the Supreme Court justices have concurred in the selection and approved the preliminary plans. Some changes in the interior arrangements have been made, at the suggestion of the judges, but the general design of the round court house is retained, except for certain modifications of the upper portion, including the elimination of one of the attic stories.

The members of the Court House Board are Edward M. Grout, Morgan J. O'Brien, L. Laffin Kellogg, E. Clifford Potter and Charles Steckler. Members of the staff are: Walter Cook, consulting architect, salary $10,000; E. P. Goodrich, consuling engineer, salary $7,500; Alanson T. Briggs, executive secretary, salary $5,000.

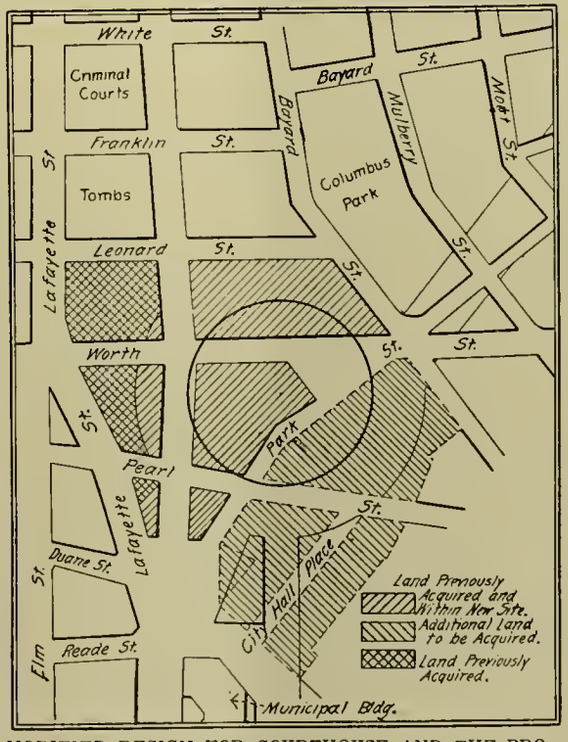
The property acquired as part of the court house site consists of six square or triangular blocks of land, the buildings on which are now being demolished. The final report of the commissioners of estimate and appraisal fixed the estimate of damage at $6,243,688.35. The awards were actually paid within fifteen months after the institution of the proceedings. Eventually the discovery was made that the site overlay the former Collect Ponds and offered a poor support for the foundations for the building, that the cost of the foundations would be excessive and that Worth and Centre streets would have to be closed, with resulting large damages to property interests.

The more the site was studied the more apparent became its deficiencies. When it became certain that readjustment of the streets within the area would be necessary a committee of architects comprising Messrs. La Farge, Flagg, Ford, Swartwout, Kendall, Magonigal and Brainard was invited by the borough president to suggest modifications in connection with the circular plan of the court house. This committee submitted a number of sketches to illustrate a considerable modification of the original site, the essential feature of which consisted in shifting the building to the east of Centre street and north to Franklin, the layout of a large park approach from the Municipal Building and a new broad diagonal street extending from the Municipal Building to the Manhattan Bridge Plaza.

These sketches were submitted to the architect and the consulting architect of the Court House Board for further consideration and as the result of further study the architect prepared modified sketches which combined all the advantages of a grouping of public buildings contained in the civic center plan and the additional suggestion of the committee of architects modified.

It is now proposed that in addition to the tract already taken the city acquire parcels in three other blocks to the eastward which would extend the bounds of the site over beyond City Hall Place and nearly to Park Row. It would take in space now occupied by the 12-storied Hallenbeck-Hungerford building and the Lupton building. It would add 165,612 square feet to the area in hand, making a total of 288,547, equivalent to 115 city lots. The average cost per lot of the present site was $85,295.

It is proposed to retain 1,221,935 square feet, costing $3,600,000, and buy $3,968,000 worth more, making a total investment for land of $7,568,500. Even at this figure it is estimated that the city will save, besides the one million in foundation costs mentioned above, a sum estimated by Mr. McAneny at $600,000, and by the Court House Board at $1,000,000, through not having to pay damages for street closings and changes in grades. By the new plan we get more land for less money than the other plan would have ultimately cost, but the net result is that the total estimated cost of the project is increased by the sum of $1,325,000. The chief considerations of the new plan are compactly stated by the Court House Board in its annual report issued this week, as follows:



MODIFIED DESIGN FOR COURTHOUSE AND THE PROPOSED NEW SITE.

Chief Considerations.

(1) The avoidance of making changes in the Centre street subway.

(2) The avoidance of the area in which the worst foundation conditions were to be expected.

(3) The avoidance of closing streets, and the consequent damage to property.

(4) The reasonable adjustment of street grades in the vicinity.

(8) The opening up of plazas north of the Municipal Building and providing convenient street connections.

(9) The creation of a circular plaza, in the center of which, as in a close, the circular building for the court house is placed, leaving a broad parkway all around it.

(10) The provision by the circular parkway for the maximum freedom of circulation between the irregular streets opening into it.

(11) The facing of the entrances of the court house so that vehicular traffic will not block the movement of people.

(12) The ownership and control by the city of all of the property fronting on the court house plaza.

(13) The reservation of the right to restrict the character and use of buildings facing on the court house square.

(14) A financial plan which will bring back to the city a return equivalent or greater than its expenditure.

(15) The various proceedings to be taken to carry out this programme under the statutory provisions.

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Everything is backward this Spring, the weather as well as business.

The new law regulating building height does not prohibit towers, as some believe, but does insure good light and air through the setback provision.

A week rarely passes now that some financier from Wall Street does not cast an anchor to windward by either investing in a New York real estate equity or a bond and mortgage of large dimensions.

Building projects in Brooklyn have run two million dollars in value ahead of the record of last year to the corresponding date, and in Queens over one million dollars ahead. Perhaps the first of the great real estate revival has reached the suburbs. The real estate market in Brooklyn and Queens has also taken a decided turn for the better.

While the suggested limitations upon the heights of buildings are not in reality very much different from the average practice of the time, still to some extent they would tend to spread out the city more evenly and to level up values more equitably. One of the drawbacks to real estate is that the city has developed too much within small areas.

The excess of new legislation from Washington has unquestionably been the main cause for the present depression in business throughout the country, financiers assert. Quite as plain is it that an excess of new legislation from Albany during the past five years has produced the untoward conditions from which real estate affairs in this city are suffering. Notwithstanding, the State Legislative Factory Investigating Commission keeps busy inventing new bills to make new places for inspectors.

The Decline of Broadway.

Broadway was long considered to be the leading thoroughfare in the most populous and wealthiest city of the Western Hemisphere. Certain parts of that avenue now present a most extraordinary spectacle. The whole district between Canal and 14th streets, which is for the most part improved with tall mercantile buildings, is in a somewhat depressed condition and real estate values have of late years had a tendency to shrink rather than expand. The section from Union square to 34th street wears if anything a still less fortunate aspect. Ten years ago most of the best stores in this city were situated on this part of Broadway. Now they have all with one or two exceptions moved and many houses are entirely vacant. Tall loft buildings are gradually replacing the old retail stores, but there is so much vacant property that the process will be slow and the change will prove expensive to property owners.

North of Greeley square conditions are better, in that no change for the worse has taken place, but on the other hand neither has any change for the better. This part of Broadway as far north as Long Acre square has for the most part been improved with second-rate buildings and has never been the scene of any business activity of a high class. During the last ten years, when so many handsome buildings have been added to the stock of New York City, none of them has been erected on these centrally situated Broadway blocks. From 42d street north the thoroughfare makes a better showing. Many fine buildings have been erected, large accessions of new business have been obtained, and the property owners on these streets have shared in the general prosperity of the city and contributed to it.

In spite, however, of this exception Broadway has on the whole undoubtedly fallen from its former high estate. It is no longer the thoroughfare upon which the most interesting and characteristic of the business activities of New York City take place. In the vicinity of Long Acre square it presents a spectacle at night which is extraordinarily different from that presented by any similar amusement district elsewhere in the world, but in all its other phases Broadway has ceased to be specially metropolitan. The heart of the financial district is at the intersection of Broad and Wall streets rather than the intersection of Broadway and Wall street. In the mercantile district lower Fifth avenue and Fourth avenue contain a larger number of good modern loft buildings than does Broadway. As for the retail trade, that branch of business has almost entirely deserted Broadway—its former favorite thoroughfare. Certain important dry goods and department stores are situated on Greeley square and may be said to transact their business on Broadway, but the characteristically metropolitan retail trade has all been transferred to Fifth avenue. That avenue, in spite of the fact that it is shorter than Broadway and that it lacks the advantage of being a transverse thoroughfare, presents a far more entertaining spectacle during the daytime than Broadway ever did. Both in its architecture, in its business and in the variety, and the bustle of its life, Fifth avenue is becoming worthy of its increasing reputation as the most interesting street in New York City.

Is there any special reason for the passing of Broadway? Could its decline in business distinction have been prevented by any action on the part of the municipal government or its property owners? Probably not. For the most part the shifting of business has been the result of conditions which have been beyond control by the existing or the immediately preceding generation. The great trouble with Broadway was its lack of breadth. It was not wide enough to accommodate an increasing amount of street traffic. What with its surface cars and its narrowness any large amount of vehicular travel could not move along Broadway, and the difficulty would be increased by the fact that it is intersected, not merely by the cross-town streets but by other avenues. Nevertheless, in case the Broadway property owners had behaved differently twenty years ago it is probable that the thoroughfare would have lost less than it actually has lost. When the first Rapid Transit Commission proposed to lay out the first subway along Broadway the property owners combined and defeated the plan. The consequence is that there will eventually be three subways on Broadway instead of only one, and that the business of that thoroughfare south of 42d street unquestionably suffered a severe loss. Doubtless even if the first subway had been built as originally planned, Fifth avenue would still have come up very much as it has come up; but, on the other hand, it is almost equally certain that Broadway would not have gone down to the extent that it has gone down. That thoroughfare was the natural route for a rapid transit service, and when it was deprived of its convenience as a line of travel it lost the source of its peculiar prosperity.

The New Court House and the Federal Government.

The change in the plans for the site of the Court House, which is proposed by the committee of the Board of Estimate, is unquestionably an improvement on the present plans. It has several very considerable advantages. The whole lay-out of the neighborhood is adapted to the circular plan of the Court House, and the result will undoubtedly be an increase of effectiveness in the appearance of the building. The city will acquire at approximately the same net outlay an additional area fifty-seven per cent. greater than the area already condemned. The additional area acquired will enable it to exercise much more complete control over the whole neighborhood. If the city, the State or the Federal government does not need all of the additional property acquired, some of it can be eventually re-sold under proper restrictions. Finally, the future laying out of a diagonal street to the Manhattan Bridge Plaza will give an extremely useful line of access and egress to the large traffic which comes or goes across the Manhattan Bridge. After the Court House is erected the city will have a unique building, situated in unusually appropriate and effective surroundings. An extremely unattractive district will be converted from a near slum into a convenient and handsome plaza—in which the citizens of New York can take pride as a symbol of intelligent public spirit. The only difficulty is that for the present no other buildings are likely to be added to the Court House. The city doubtless needs a new Criminal Courts Building, but it can scarcely afford to pay for one until real estate values begin to feel the effects of the operation of the new subways. The State is not purposing any immediate building operations, and Congress has rejected almost without consideration the proposal to construct a Federal Court House in the neighborhood of the County Court House. The Government has appropriated money for additional room for the Federal judges in the Woolworth Building, and it proposes to spend $300,000 in altering the existing postoffice. The spending of additional money upon such an ugly and inconvenient structure as the present postoffice is the poorest kind of economy. In the end it will have to be abolished and a convenient and sanitary modern building substituted for it. But Congress is always reluctant to spend much money in the city which contributes enormously to the national income, and New Yorkers will have to stand on their hopes that the City Hall Park will cease to be defiled with such an architectural excrescence and that the Federal Government will help in a perfectly legitimate way to make their new Court House plaza worthy of its name.

Building Height Limitation and Land Values.

Editor of the RECORD AND GUIDE:

It is too bad that the question of limiting the height of buildings, as well as regulating or limiting the style of buildings in the City of New York, was not given consideration many years ago.

By the construction of these abnormally high buildings incalculable harm has been done, but "better late than never," and it is yet time to stop further damage; and now that thought is ripe, let action be prompt.

It has been suggested that to limit the height of buildings would be to deprive the land owner of the full use and benefit of his land and that the value of land would be depressed. This is not so, as impartial and disinterested consideration will prove.

Another fallacy is the suggestion by trades unions that to limit the height of buildings would be to reduce the demand for labor. The limiting of the height of buildings will increase land values in a far greater proportion than the decrease which may result in a comparatively few instances.

Localities where the so-called skyscrapers may be a profitable structure from an investment standpoint cover but a small area in the Borough of Manhattan. In fact, I believe it is a serious question if these buildings of over a normal height, say of ten or twelve stories, are a profitable investment in any case, unless erected for some special purpose, other than renting to a large number of tenants in floors or offices. It is generally assumed, I believe, that buildings such as the one the Equitable Life Insurance Company is now erecting are erected not so much as a real estate proposition, but more as an advertisement. The Woolworth Building, I believe, is almost entirely vacant above the seventeenth floor.

As for the depreciation in value of land available for this purpose, it is safe to say the present values would never have been reached had these "towers of Babel" never been permitted. The titles to lands so affected by a limit on the height of buildings has mostly been held by the present owners for a great many years and no serious injury would be done. At the most paper profits might be partly eliminated. As I said before, this would occur only in a small area and affect very few. On the other hand, we should consider the much greater benefit resulting from such limitation.

The land owner who is damaged by the erection of these towers would no longer be deprived of the light and air for his smaller building to which he is justly entitled and with which the law of nature has endowed him. Life and property in a building eight or nine stories high is much safer.

The occupants of a twenty-four story building covering a lot fifty feet in width by a hundred feet in depth, if buildings were limited to eight stories, would require land one hundred and fifty feet in width by one hundred feet in depth. Note the natural increase in demand for land, which is purely simple mathematics. Will such increase depress or improve values? Land values are fixed not by legislation, but by the old-fashioned law of economics, supply and demand, which after all creates all values. What is a single lot worth in the most valuable section of the city, if a skyscraper is erected on each side of it? The owner could probably get very little for it.

A great many other reasons in favor of limiting the height of buildings could be advanced. I believe, though, these are sufficient, and I am afraid of tiring the reader. As for the effect on labor. Labor need not fear. The same law of supply and demand applies to it. If buildings and housing are in demand the required supply will be constructed and labor employed accordingly. The labor must be employed just the same, whether the housing is produced within an area principally contained in length and breadth on the face of the earth or in height up to the sky.

When the enormous territory on Manhattan Island, still covered with old tumble-down shanties in many sections, is once improved with buildings of normal height, and all the vacancies in buildings now existing are occupied, it will be time enough to provide dwellings or places of business up in the sky.

SAMUEL STRASBOURGER.

74 Broadway, May 14.

An Architect's Objections.

Editor of the RECORD AND GUIDE:

While so much is being said about the construction of skyscrapers, I should like to give my opinion on the subject. I am in great favor of limiting the height of the buildings in proportion to the width of the street, or square, on which the building is to be erected. I would suggest that all plans for buildings which are to be built on important streets of the city should be passed by the Art Commission. I would also mention that this is done in all the important and best cities of Italy, and only two years ago certain persons in Milan, Italy, tried to file plans with the city for a skyscraper; but the plans were disapproved by the Art Commission, because the building would not be aesthetical. Skyscrapers are horrible from the artistic standpoint, especially those built on narrow lots.

From the engineering standpoint, I note that all the skyscrapers have a steel skeleton and that it is this material which supports the load. The brick, stone and terra cotta form only an enclosure for the building. Everybody knows that when steel is not very well protected it corrodes and loses its strength. In a building where there are many plumbing and heating pipes the steel is likely to be injured by leakage of pipes; and as there are electrical currents in the building for lights and telephones, the steel is apt to disintegrate on account of electrolysis, due mostly to the unavoidable current of induction, and I see great future danger to this kind of construction.

If the work for all the skyscrapers could be performed by high-class architects and civil engineers, who would take care that all the steelwork is protected, I should not foresee such great danger, but unfortunately, I notice that the construction of tall buildings is going into the hands of speculative builders, who buy the plans from a draughtsman, for so much per set, then they sublet the work per lump figure to the cheapest contractors, and I see enormous dangers that are likely to result from buildings erected in this way.

Speculative builders have in mind when erecting a building, only the sale of the building. They give no thought to whether the building is properly constructed or whether it will improve the appearance of the city. Construction of such important buildings should be entrusted only to competent architects and engineers (for there are many in America), who should be responsible for at least twenty years.

From the real estate standpoint, I have noticed that whenever a skyscraper is erected among a large number of smaller buildings, invariably all the tenants of the smaller buildings adjoining move into the newly erected skyscraper, leaving the smaller buildings almost vacant. Thus, while the owner of the skyscraper makes a great deal of money on rents, the owners of each of the smaller buildings are compelled to suffer subsequent losses, due to having their tenants vacate their buildings. As matters stand at present there is no equilibrium for owners of real estate. If the height of buildings was restricted, this would not be the case.

I am writing this from a disinterested point of view, and have no personal aim other than to express my opinion on such a widely discussed topic.

N. SERRACINO.

1170 Broadway, May 8.

—The plan of the Heights of Buildings Commission seems to be is opposed only by those who misunderstand it. The hearings to begin next Tuesday afternoon at City Hall should dispel that misunderstanding.

TESTING A FIRE ORDER.

Owners of Many Factory Buildings Waiting for a Court of Appeals Decision.

The Court of Appeals has been asked to decide in a test case which was submitted this week whether a certain property owner of this city was justly convicted of a misdemeanor when he refused on the advice of counsel to obey an order issued by the Fire Commissioner to install automatic sprinklers upon his premises. In other words, did the Fire Commissioner have authority to the extent of ordering the arrest of a property owner who failed to obey one or more of the multiplicity of fire laws.

Acting on the opinion of Judge Edgar M. Cullen, late chief justice of the Court of Appeals, that the Commissioner exceeded his authority, the defendant determined to carry his case to the highest court. The cause was argued this week by Carlisle Norwood for the defendant-appellant, and the city was represented by Assistant Corporation Counsel Alexander C. MacNulty. The building affected by the order of the Fire Commissioner is twelve stories high, is used in whole or part for manufacturing purposes, and conformed at the time of its erection, only a few years ago, to all the building laws. When the defendant was served with the order the number of occupants was 526, of whom 188 were on the eighth floor and the floors above. The owner of the building and the nominal defendant in the action is Charles Kaye.

An amendment made to the City Charter in the year 1911 provides that any person who shall wilfully violate any order of the nature referred to in this case is guilty of a misdemeanor. Under section 775 of the charter the Commissioner is empowered to require in writing the installation as prescribed by "any law or ordinance" of automatic sprinklers. Counselor Norwood contends that there is no valid law or ordinance of that nature, and Judge Cullen (acting in his private capacity) agrees with him. Assistant Corporation Counsel MacNulty asserts, on the contrary, that the justification of the order from the Fire Commissioner to Mr. Kaye is contained in section 762 of the charter, or in the ordinance of December 19, 1911, both reading the same, as follows:

> "The owners and proprietors of all manufactories . . . office buildings, warehouses, stores and offices . . . shall also provide such fire hose, fire extinguishers . . . and other means of preventing and extinguishing fires as said Fire Commissioner shall direct."

The defendant claims in part that the ordinance is invalid, while plaintiff takes the position as regards this particular claim that it makes no difference whether the ordinance is valid or not, for if the ordinance is void, it did not repeal section 762 of the charter, and the fire-order which defendant has disregarded is, therefore, founded upon a law instead of an ordinance.

This is a test case; for, following the example of the defendant, many other owners of dangerous factory buildings have refused to comply with orders of the Fire Commissioner requiring the installation of automatic sprinklers, and the prosecution of these offenders has been postponed pending the determination of this appeal.

There are approximately 5,000 factory buildings in this city having an aggregate daily occupancy of over 500,000 people. Two-third of these toilers are women.

—Frederick Law Olmsted says the "obvious unfairness of creating by law a valuable monopolistic privilege" (that of maintaining existing buildings at excessive height) can be avoided by the simple expedient of taxing the special privilege, "if it is really of substantial value." Question: Is it a special privilege to derive an income of 3 per cent. from a skyscraper, when a building of normal dimensions on the same site would earn double the income rate?

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

General Weakness Prevailed In All Branches of the Market

R. E. BOARD PROTESTS.

Adopts Formal Resolutions Against Oppressive Labor Laws.

The Real Estate Board has passed the following resolutions:

Whereas, The existing labor laws and charter provisions for fire prevention are in many particulars unnecessary for the proper protection of life and needlessly burdensome to owners of real estate; and

Whereas, Orders issued by the State Labor Department and the Fire Department are in many cases conflicting, bewildering owners and causing needless duplication of expense; and

Whereas, Needless conflict exists between orders issued by the State Labor Department, the Fire Department and other departments of this City; and

Whereas, This condition is depreciating the value of real estate. restricting its marketability and driving manufacturers out of the City and State of New York.

Resolved, That it is the sense of this board that the duty of enforcing all fire prevention laws in the City of New York should be vested solely in the Fire Department, and that existing laws, while retaining provisions proper and necessary for the protection of life, should be so modified as to relieve property owners of needlessly burdensome requirements and unnecessary expense.

Resolved, That the President of this Board appoint a special or sub-committee to make a careful study and analysis of laws relating to fire prevention; to confer with the Labor Commissioner, the Fire Commissioner, the Borough Presidents or such other officials as may be necessary; to secure the views of such experts as this Board may sanction; this committee to report to this Board prior to the session of the Legislature of 1915 recommendations for the amendment of the existing labor laws.

Resolved, That the Board of Governors authorize such committee through the President, to employ counsel to assist and advise in making such analysis.

The Real Estate Board has also adopted a resolution saying that whereas, the New York State Factory Investigating Commission contemplates extending the fire prevention provisions of the labor laws to include mercantile establishments, whereby the enforcement of such provisions would devolve upon the State Department of Labor, that the Real Estate Board is opposed to such extension of the power of the State Labor Department and advocates the enforcement in New York City of all fire prevention laws by the Fire Department of the City of New York, which now has ample power for that purpose.

Two Important Hearings.

Two important hearings will be held at City Hall on Monday, at which real estate interests should be well represented. In the morning the State Factory Investigating Committee will hear objections to the new factory laws, and in the afternoon the Building Committee of the Board of Aldermen will hear what is thought of the new billboard ordinance.

Fulton Street Widening.

By general consent it would be a great advantage to have Fulton street considerably wider than it is, but the cost which prevents similar improvements elsewhere would be extremely heavy also in this case. The latest plan comes before the Board of Estimate from Chief Engineer Charles R. Ward of the Brooklyn Topographical Bureau.

It calls for the acquisition of a 20-foot strip on the north side of the street, between the Flatbush avenue extension and Rockwell place, where the Public Service Commission already holds a large area of ground acquired for subway purposes, and of a 10-foot strip on the south side of the street, between Rockwell and Ashland places, where the Public Service Commission likewise has a margin of land.

This widening, Mr. Ward points out, would make Fulton street 100 feet wide, between the Flatbush avenue extension and Rockwell place, and 90 feet wide between Rockwell and Ashland places. It would permit the laying out of two 19-foot sidewalks, two 23½-foot roadways and one 15-foot space for trolleys in the middle of the street.

LOCAL IMPROVEMENTS.

Van Courtlandt District.

The Local Board of Van Courtlandt has adopted the following resolutions: For paving with bituminous concrete on a cement concrete foundation the roadway of East 191st street, from Bathgate avenue to Hughes avenue, adjusting curb where necessary; total estimated cost about $4,900. For regulating, grading, flagging, etc., in Grand avenue and in Harrison avenue, from the northerly line of the property of the Jerome avenue Realty Company to West 181st street. The work to be done in Davidson avenue has been provided for under petition No. 989, now pending before the Board of Estimate and Apportionment. For paving with granite blocks on a sand foundation (preliminary pavement) Exterior street, from the existing pavement at the south side of 151st street to Jerome avenue, setting curb where necessary. For laying out a change of line of West 252nd street, between Goodridge avenue and Fieldstone road, so that the south line of said street will coincide with the south line of Heaton place, as shown on the map of the Griswold Estate.

Chester District.

The Local Board of Chester has adopted the following resolutions:

For acquiring title to the lands necessary for White Plains road, from the present southerly terminus to the bulkhead line of the East River.

For constructing sewers and appurtenances in Rhinelander avenue, between Cruger avenue and Wallace avenue; Wallace avenue, between Rhinelander avenue and Bear Swamp road; Bear Swamp road, between Wallace avenue and Bronx Park east; Bronx Park east, between Bear Swamp road and the summit north of Mace avenue; Bronx and Pelham Parkway north, between Bronx Park east and Olinville avenue; Olinville avenue, between Bronx and Pelham Parkway north and the summit north of Mace avenue; Waring avenue, between Olinville avenue and the east side of White Plains road; White Plains road, east side, between Waring avenue and Mace avenue.

For regulating, grading, flagging, etc., in Matthews avenue, from Bronxdale avenue (Bear Swamp road) to Bronx and Pelham Parkway south, at a total estimated cost of about $3,700.

For acquiring title to the lands necessary for Thwaites Place, between Bronx Park east and White Plains road.

For acquiring title to the lands necessary for Digney avenue, from East 233rd street to East 237th street.

To have the title vested to Fort Schuyler road, from West Farms road to Eastern boulevard. The Board of Estimate and Apportionment on January

30 adopted a resolution directing that the title to the whole of Fort Schuyler road from the easterly terminus of the land acquired for West Farms road at Westchester Creek to Morris Lane shall vest in the City of New York on March 2. Recommendations made by the acting corporation counsel that the resolution be amended in so far as it affects damage parcels 103 and 104 of the opening proceeding. On February 20 the Board of Estimate and Apportionment rescinded its resolution of January 30 which fixed March 2 as the date when title was to vest in the city. The matter of change of lines of Fort Schuyler road between Coddington avenue and Whittemore avenue was on the calendar of the Board of Estimate and Apportionment March 27 and May 1 was the date fixed for a hearing thereon.

An Encroachment Case.

It is the duty of a real estate broker to inquire as to the terms of sale and as to matters affecting the general character of the property placed in his hands for sale, but the owner is not bound to inform the broker of encroachment unless asked, and it is not misrepresentation, either wilful or inadvertent, for him to remain mute when he is not asked.

This is the substance of an interesting decision affecting real estate brokerage transactions handed down by the Supreme Court, Appellate Term, First Department, with Justices Guy, Seabury and Bijur sitting.

An action had been brought by Frank E. Wiggins against the estate of Charles E. Coddington to recover brokers' commissions for procuring a purchaser for real property at 128-130 West 47th street, belonging to the defendant. Judgment had been entered in favor of Mr. Wiggins in the city court and the defendant appealed. The Supreme Court ordered a reversal of the judgment and a dismissal of the complaint. The opinion of Justice Guy with which the other justices concnrred outlines the facts in the case. It reads:

"Plaintiff solicited of defendant's counsel an opportunity to sell the property, which defendant agreed to, fixing the price at $75,000. Several offers of purchasers at a less price and on unsatisfactory terms were presented by plaintiff and rejected. During all these negotiations nothing was said about encroachments. Plaintiff asked defendant to reduce the price to $68,000, and asked for a memorandum of sale at that amount to show to a prospective purchaser. Defendant prepared and gave to plaintiff such a memorandum, showing encroachments by a neighboring building to the extent of five and one-half inches at one point. Plaintiff's proposed purchaser refused to purchase solely because of the encroachments as shown by the memorandum. Plaintiff claims that he produced a purchaser ready and willing to purchase defendant's property on the terms previously fixed by defendant, which did not refer to encroachments. The court charged in effect that mere silence as to the encroachments, on the part of the prospective seller, might be a misrepresentation and charged that the jury 'may infer wilful misrepresentation by silence.'

"In this the learned trial court erred. The broker is an expert in such matters, and it is his duty to inquire as to terms of sale and as to matters affecting the general character of the property. There is no duty on the part of a real estate owner to inform a broker of encroachments unless he is asked about them. It is not misrepresentation, either wilful or inadvertent, for him to remain mute, when he is not asked, and when he is under no duty to volunteer or speak. So far as appears the defendant had a good, marketable title to the realty and its appurtenances, which he offered to sell. No terms but the price had been determined before the delivery to plaintiff of the memorandum of sale.

"The plaintiff broker was not entitled, under such circumstances, to his commission until he produced a purchaser who reached an agreement with the owner upon the price and terms upon which a sale could be made, or until the minds of the owner and proposed purchaser met not only upon the price but upon the essential terms of an agreement to purchase. . . . The plaintiff failed to produce such a purchaser and has not made out a cause of action. The judgment must be reversed, with costs, and the complaint dismissed, with costs."

The attorneys in the suit were E. Powis Jones of Jones & Carleton for the appellant and Charles Trask, for the respondent.

PRIVATE REALTY SALES.

With the exception of a $1,000,000 deal resulting in the accumulation of a site for a new hospital in Stuyvesant Park and several transactions involving high class mercantile structures in East 24th street, East 19th street and West 29th street, the week's trading confined itself in the main to inconspicuous properties. There was no indication from the week's business of any revival of interest, although in several instances quick re-sales showed a professional element in the trading. There was, however, no center of buying activity and no particular class of purchasers predominated, nor did any particular section of the city show active tendencies. All branches of the market were quiet, the limited number of leases and the purchases of nearly all the auction offerings by plaintiffs reflecting the general weakness of the situation.

The total number of sales reported and not recorded in Manhattan this week was 26, as against 29 last week and 42 a year ago.

The number of sales south of 59th street was 11, compared with 14 last week and 12 a year ago.

The sales north of 59th street aggregated 15, as compared with 15 last week and 30 a year ago.

The total number of conveyances in Manhattan was 169, as against 184 last week, 12 having stated considerations totaling $425,136. Mortgages recorded this week number 101, involving $2,620,366, as against 107 last week, aggregating $2,651,983.

From the Bronx 17 sales at private contract were recorded, as against 14 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,443,991, compared with $960,285 last week, making a total since January 1 of $17,143,763. The figures for the corresponding week last year were $814,958, and the total from January 1, 1913, to May 17, 1913, was $22,349,391.

New Million Dollar Hospital.

Beth Israel Hospital, now in Jefferson street, has purchased 12 Livingston place from Charles Nunan, 13, 14, 15 and 16 Livingston place, from the Rutherfurd Estate, and 332-334 East 17th street from Mabel Minaldi, a plot containing about 14,000 square feet, on which a new hospital building will be erected at an estimated cost of about $1,000,000. No architect for the project has been selected and it is possible that the designer will be decided upon by competition. The new building will be from 12 to 16 stories in height and will include every convenience for the care and comfort of patients, and all the latest appliances known to medical and surgical practice. Joseph H. Cohen is president of the hospital. The committee on site, which selected the plot, is composed of Isaac L. Phillips, chairman; Meyer Vessel, vice-chairman; Abraham Nelson, secretary, and Morris Asinof, Harry Fischel, Leon Kamaiky, Samuel G. Lamport, Reuben Sadowsky, Julius Schwartz and Louis S. Stroock. The sale was negotiated by the Lewis H. May Co. and J. Edgar Leaycraft & Co., the latter firm representing the Rutherfurd estate.

Loft—Apartment Deal.

M. & L. Hess, Inc., sold for the 20th Street Realty Co., John LaSpinna, president, the new 12-sty. mercantile building 115-125 West 29th street, with a frontage of 92 feet, to the Vulcan Realty Co., Aaron Coleman, president. The building, which was erected last year, was rented from the plans and is fully tenanted. The purchasers give in part payment the 6-sty.

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elevator apartment 240-242 West 49th street, the entire transaction aggregating about $700,000. William P. Dixon sold the 29th street plot, through the same brokers, to the Realty Holding Co. in 1912, which subsequently resold it to the 20th Street Realty Co. The frontage of this plot formed part of the famous "Old Rope Walk." Stoddard & Mark represented the sellers in the present transaction.

Mid-Town Lofts in Trade.

A. L. Mordecai & Son sold, through Johnson, Adams & Greacen, to Ewald Mommer, 121 and 123 East 24th street, a twelve-story mercantile structure on plot 50x98.9, between Fourth and Lexington avenues, which was erected in 1912 by the sellers from plans by Mulliken & Moeller. In part payment the buyer gave the nine-story loft building at 40 and 42 East 19th street, adjoining the southwest corner of Fourth avenue. The transaction involved about $600,000, the 24th street structure having been held at $350,000.

Manhattan—South of 59th Street.

WEST WASHINGTON PL.—Mooyer & Marston and William A. White & Sons sold 127 West Washington pl, a 4-sty dwelling, on lot 22x97; also for the Furbush Estate, 123 West Washington pl, a 4-sty dwelling on lot 22x97; to Lowenfeld & Prager, who resold the property later to A. Weinstein. The acquisition of these two parcels gives the purchaser a plot 44x97, on which he will erect, it is reported, a 6-sty high class apartment house.

7TH ST.—Hungarian Reformed Church has sold 121 East 7th st to Platon Rozdestvensky for about $36,000. The property is subject to a mortgage of $20,000.

24TH ST.—Frank A. Kleindienst is reported to have sold the 5-sty tenements, front and rear, at 411 East 24th st, on lot 25x98.9, near 1st av.

35TH ST.—Jacob J. Taholt sold, through P. T. Canavan, the 4-sty tenement, 412 West 35th st, on lot 25x98.9, which he bought at auction on April 22 for $11,700.

49TH ST.—Sarah Knight is reported to have sold 46 West 49th st, a 3-sty dwelling, on lot 16.4x100.5, Columbia College Trustees leasehold.

7TH AV.—M. & L. Hess, Inc., have sold for the Coleman Construction Co., 239 7th av, size 19.9x80.

9TH AV.—William A. Kaufman bought from Abraham Nelson through A. V. Amy & Co., the 5-sty flat on lot 25.9x70, at 856 9th av.

Manhattan—North of 59th Street.

69TH ST.—The Bowery Savings Bank has resold through the Douglas Robinson, Charles S. Brown Co., the 4-sty dwelling, on plot 28x100.5, at 9 East 69th st, which it acquired two weeks ago in foreclosure proceedings for $105,000. The buyer, Edwin C. Jameson, intends to raze the present building and erect a new residence for his own occupancy.

72D ST.—Edward Earl, vice-president of the Irving National Bank, sold as trustee for the estate of Wm. L. Brown, the 4-sty dwelling at 42 West 72d st, on lot 25x102.2. The buyer, Edward W. Browning, was represented by Duer, Strong & Whitehead.

80TH ST.—Mrs. Robert P. Huntington, grandmother of Mrs. Vincent Astor, has bought for a residence, from Mrs. Marion King, the 4-sty dwelling, 42 East 80th st, on lot 23x80, adjoining the southeast corner of Madison av, through Pease & Elliman.

93D ST.—Daniel B. Freedman bought through Porter & Co. from Patrick McMorrow, 63 East 93d st, a 3-sty dwelling, on lot 14.6x100.8. In part payment Mr. Freedman gave 5 West 120th st, a 4-sty dwelling, 20x100.11, recently acquired in an exchange. He later resold the 93d st house, taking in exchange an Englewood, N. J., dwelling.

93D ST.—William A. Bragg is reported to have sold 173 West 93d st, a 3-sty brick dwelling, on lot 17x109.8, near Amsterdam av. The house at 174, directly opposite, was recently bought by the Evangelical Lutheran Church of the Advent for use as a rectory.

112TH ST.—Israel Wener sold to H. Horwitz 68 East 112th st, a 5-sty flat, on lot 26.3x100.11, near Park av.

118TH ST.—The Schoen Westchester Realty Co. and M. Rines sold for Frederick Stichweh 537 and 539 East 118th st, a 5-sty flat, 40x100.11.

140TH ST.—Thomas J. Goodman resold to J. Romaine Brown, the 3-sty dwelling, 322 West 140th st, on lot 15x99.11, which he bought at auction last week for $5,500.

142D ST.—Thompson Bros., truckmen, the present tenants, bought through Hopkins & Boyd and W. J. Huston & Son, from the Pinkney estate, ten lots in the south side of 142d st, 275 ft. east of Lenox av and four lots in 144th and 145th sts, 325 ft. east of Lenox av, fronting 50 ft. in each street.

161ST ST.—E. E. Thomas sold for the Henry Siebert, Jr., Corporation 556 West 161st st, a 3-sty dwelling, 16x99.11, to Dr. W. H. Spicer.

LEXINGTON AV.—Marks L. Frank is reported to have sold the four 4-sty dwellings at 1437-1443 Lexington av, southeast corner of 94th st, on plot 80x86. Mr. Frank purchased the property in November, 1911, from the Gem Realty Co.

SHERMAN AV.—J. Arthur Fischer and the Dean Realty Co. sold for the Vermilyea Realty Co., Charles Hensle, president, the 5-sty apartment house at 152 Sherman av, near Dyckman st to Dr. James Porter Fiske and Mrs. William Grant Brown, who gave in exchange several acres and a Colonial residence at Greenwich, Conn.

5TH AV.—Joseph F. A. O'Donnell purchased from Hyman Harris, 1462 5th av, a 5-sty flat, on lot 25x100, adjoining the northwest corner of 118th st.

5TH AV.—Jacob Selig has resold 1460 5th av, the 5-sty flat on lot 25.11x100, northwest corner of 118th st. which he acquired last month from the Park-Madison Av Co.

Bronx.

FOX ST.—The 182d St. Realty Co., Frank Galotta, president, sold 1000 Fox st, a 5-sty apartment house, on plot 83.9x105, to Lowenfeld & Prager, who gave in part payment the plot, 50x100, on the east side of Intervale av 144 ft. north of 165th st. The brokers were the Schoen-Westchester Realty Co. and M. Rines. The Fox st property was resold in the week by Lowenfeld & Prager.

LORING PL.—Joseph P. Day and E. Osborne Smith & Co. sold for Thomas J. Brennan lots 62 and 63 of the Hennessy estate, 50x90, in Loring pl, 125 ft. south of West 179th st, to Peter C. Munn, who intends to erect a 2-family house.

147TH ST.—Mary A. Thornton bought, through E. J. Busher, from Mary Eckert, 464 East 147th st, a 5-sty flat on lot 25x100. The same broker placed for the new owner a first mortgage loan of $14,000 at 5 per cent. for five years on the property.

ARTHUR AV.—A. Blumenthal sold for the Peerless Holding Co., 50x90, on the east side of Arthur av, 94 ft. north of 180th st, to a builder, who will improve with a 5-sty new-law tenement.

BROOK AV.—John R. Davidson sold for Elizabeth Horling the southeast corner of 148th st and Brook av 5-sty flat, with stores, on plot 25x100, to Samuel Harris, who gave in exchange the 5-sty apartment house at the southeast corner of Wadsworth av and 179th st. The Brook av property was resold later in the week to Joseph Hyman.

COLLEGE AV, N E C 166TH ST.—The Star Holding Co., Frederick G. Potter, president, sold to John J. Tully 14 lots on College av, at the northeast corner of 166th; also 12 lots on Finlay av, at the northwest corner of 166th st. The purchaser will erect seventeen 5-sty apartment houses. Stoddard & Mark represented Mr. Potter as attorneys.

CROTONA AV.—The Benenson Realty Co. sold to Barnet Brodsky and Solomon Gettenberg the 5-sty flat, on plot 35x101.2, at the northwest corner of Crotona av and Crotona Park North.

HOLLAND AV.—J. Arthur Fischer and Charles Schano sold for P. M. Simon, executor of the estate of Mary Sullivan, the dwelling at 1828 Holland av.

MORRIS PARK AV.—Duff & Brown Co. sold for the Regent Realty Co., 57x245, on the northeast corner of Morris Park av and Rose st.

SOUTHERN BOULEVARD.—James T. Barry sold, through George E. Fowler & Co., to the Sherbe Building Co., 75x100, vacant, on the east side of Southern Boulevard, 200 ft. south of 172d st, which will be improved with 5-sty buildings.

UNION AV.—E. J. Busher sold for Joseph F. A. O'Donnell, the 3-sty dwelling on lot 21x100, at 1095 Union av.

UNIVERSITY AV.—Dr. R. J. Parker resold to William C. Bergen the two parcels comprising the southeast corner of University and Burnside av, fronting about 125 ft. on the curve at that junction, with easterly and southeasterly lines measuring 78 and 85.9 ft., respectively, which he purchased for $11,600 at the recent auction sale of the Hennessy estate property, conducted by Joseph P. Day and J. Clarence Davies. Mr. Bergen owns the remaining 13 lots on University av, with the exception of the four southerly lots, which he recently turned over to the Church of the Holy Spirit. The property will be improved with apartment houses.

WESTCHESTER AV.—The Schoen Westchester Realty Co. has sold for Katie Beman the 3-family house 853 Westchester av, on lot 20x75, to Lowenfeld & Prager.

CROTONA PARK NORTH.—William J. Gabel sold for the Washington Trust Co. as committee of the property of Annie B. Guigues, two lots in Crotona Park North, 50x94, 145 ft. east of Marmion av, to a builder, who will start at once to erect an apartment house.

3D AV.—Richard Dickson and Richard H. Scobie sold for the P. J. Dwyer Building Co. the 3-sty building at 3396 3d av, on lot 25x143.

3D AV.—P. J. Dwyer Building Co. sold through Richard Dickson and Richard H. Scobie the 2-sty building, 3551 3d av, on lot 25x63.

Brooklyn.

AINSLIE ST.—Westervelt Prentice sold for the estate of William Hawkins the 2-sty dwelling at 275 Ainslie st, on lot 18.9x75.

LINDEN ST.—William H. Ridoux sold to John J. McDermott 60 Linden st, on plot 41x100, taking in part payment a 313-acre farm at New Gretna, N. J.

PARK PL.—Henry Pierson & Co. sold for Sarah Bardell to Virginia Mack the 3-sty dwelling at 292 Park pl.

PROSPECT PL.—Henry Pierson & Co. sold the 3-sty dwelling, on lot 20x131, at 194 Prospect pl to A. Henders for occupancy.

REMSEN ST.—Amos S. Lamphear and John Muller sold for the Peoples Trust Co. to the John E. Sullivan Co., the dwellings at 147-149 Remsen st, on plot 50x100, which will be improved for business purposes and bachelor apartments. In part payment, the buyer gave 54 lots in 81st st, between 5th and 6th avs, which were later resold through the same brokers to a builder.

REVERE PL.—Ghegan & Levine sold the dwelling at 7 Revere pl for Isaac S. Douglas to Adelaide Terry, who will occupy.

SANFORD ST.—Walter T. Scott has sold the 3-sty flat at 102 Sanford st, near Myrtle av.

15TH ST.—A. Peace & Son have sold for G. M. Smith the 3-sty house at 268 15th st.

81ST ST.—Samuel Galitzka Co. sold for Michele Piccio to Mary Kleindienst the one-family detached house at 462 81st st, on lot 25x100.

82D ST.—Frank A. Seaver & Co. have sold the one-family frame detached house 1210 82d st, Dyker Heights, on plot 60x100, for Fannie F. Quinn.

BROADWAY.—J. Jacobs sold to E. A. Schweizer, the 3-sty frame building with store on lot 20x80, at 1525 Broadway, between Jefferson av and Hancock st, for about $28,000.

FORBELL AV.—Henry Rockmore, president of the Rockmore Realty Co., bought from the Boro Line Realty Co., 38 lots, comprising two block fronts on either side of Forbell av, between Atlantic av and Glenn st, for improvement. The company has been actively building in that section.

FOXHALL ST.—Schrieber & Westhall sold 173 Foxhall st, 2-sty dwelling, on lot 20x100, for Amelia Schurbel, and 1854 Cornelia st, 3-sty flat, on plot 27.6x100, for Bernard Nolan.

LAFAYETTE AV.—Collins, Toan & Co. and H. H. Esselstyn sold for the Bond and Mortgage Guarantee Co. the 4-sty apartment houses 333 to 339 Lafayette av to W. A. A. Brown, president of the Nassau Brewing Co. Mr. Brown gave in part payment four vacant plots, located at the northwest corner of Flatbush av and Clarkson st; the northwest corner of Bedford av and Robinson st; on Flatbush av, near Winthrop st, and on Flatbush av, near Parkside av.

MAPLETON PARK.—The Alco Building Co., associated with Realty Trust, reports the following sales of one-family houses, each on lot 25x100, in its 65-acre development at Mapleton Park: To I. Rosenholz, 3071 65th st; to John Macreay, 2072 66th st; and to L. Rosenholz, 2054 65th st.

SO. MARLBORO.—Wood, Harmon & Co. sold lots at South Marlboro to T. E. Bagnall, R. L. Branyon, H. A. Ligon, Jr., W. M. Dailey, R. E. Lincoln, N. P. Olney, Leon Fisher, W. S. Collins, C. S. McCants, F. W. Smitely and B. Hirsch.

MARCY AV.—Walter T. Scott has sold 716 Marcy av, a 3-sty dwelling at the corner of Clifton pl, for the Erasmus Realty Co.; also 1461 Fulton st, store and three flats, for Arthur O. Howard; 182-184-188 Sheffield av, three 3-sty flats near Glenmore av, for Elizabeth Meyer; the northeast corner of Liberty and Van Siclen avs, 2-sty frame building on lot 25x100, for Benjamin T. Hock and a plot, 75x127, in the south side of Park pl, near Rogers av, for William H. Behrmann.

ST. MARKS AV.—Bulkley & Horton Co. sold for W. J. Battey, 599 St. Marks av, a 3-sty residence on lot 20x128, near Bedford av.

UNDERHILL AV.—Henry Pierson & Co. have sold the 3-sty dwelling at 120 Underhill av, on lot 18x100, near Prospect pl.

Queens.

BAYSIDE.—The Sound View Realty & Construction Co., Thomas C. Bell, president, has purchased 103x119 at the northeast corner and 100x120 at the southeast corner of Bell and Warburton avs.

FLUSHING.—The Borough Asphalt Co., of Brooklyn, has purchased 5 acres on the North Hempstead Turnpike, adjoining Ireland Mill, near Flushing. The company will make extensive improvements.

ROSEDALE.—New York Suburban Land Co. sold to Wm. N. Harmon, 60x100, on Park av; to H. G. Gates, 60x100, on President av, and to Michael J. O'Conner, 40x100, on Kinsey av.

Richmond.

NEW DORP.—Cornelius G. Kolff sold for B. J. McCann, of Manhattan, 3 lots on Roma av, New Dorp, to L. Quituccio, who will build a residence for occupancy.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold to George Nelson, 160x150 on 5th av; to Henry S. Howard, 60x100, on Pine av; to Arthur F. Barlow, 40x100, on Spruce av; and to M. J. Sutton, 40x100, on South av; and at Westfield, N. J., to George C. Embler, 40x100, on Princeton av, and to Alfred P. Budd, 60x100, on South av.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold at Hempstead to M. Petterson and G. Jost, 40x100, in Booth st; to M. W. Turnquist, 40x100, in Botsford st; to B. McGough, 40x100, in Allen st; to J. Mejstrik, 40x100, in Baldwin st; to J. Madden, 40x100, in Emery st; to D. J. Henderson, 40x100 on Nassau Parkway; to E. Crean and D. Bumpus each, 40x100, on Kennedy av; to C. Kilcommons, 80x125, on Willow av; to J. A. Callahan, M. L. Callahan and C. Strahan, 40x120, 40x120 and 40x100, respectively, on Homan blvd, and to H. Noble, 100x126, on Oak av; also at Rockville Centre to R. Kersten, 40x100, on Fortesque av.

GREENWICH, CONN.—Mrs. E. J. Laidlaw has sold, through Thomas N. Cooke, her Colonial residence with 3½ acres of land and garage at Brookridge Park, Greenwich, Conn., to H. W. Hamil of New York.

MADISON, N. J.—Pease & Elliman sold for Adolph deBary his country estate at Madison, N. J., consisting of about 35 acres. It was formerly owned by the late Hamilton McKay Twombly, and later by the late Frederick C. Bell. Some of the adjoining estates are owned by Arthur Curtis Jamea, Charles W. Harkness, Richard H. Williams and the Hamilton McKay Twombly Estate.

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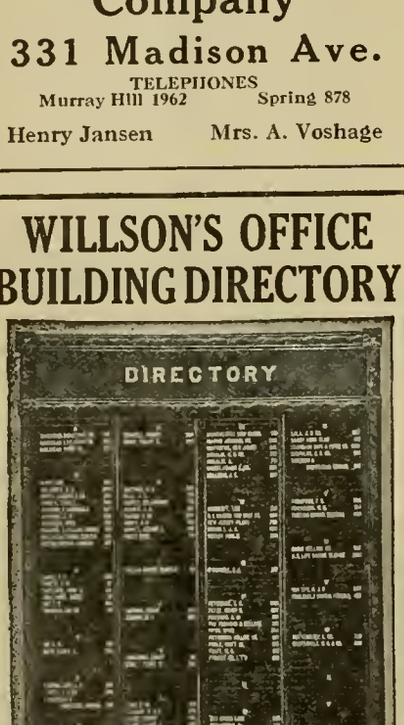
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MT. VERNON, N. Y.—Joseph P. Day sold for the Corn Exchange Bank to Lydia L. Stoeger a strip of land about 10x250 ft., on the easterly boundary line of a tract of 18 acres on California rd, Mt. Vernon, N. Y. The sale straightens out the boundary line between the Bank property and that of the purchaser. The same broker also sold for J Frank Walters, of Los Angeles, Cal., to Ignatius A. Scannell 85 ft. on Alta av and 103 ft. on Lakeside dr, being the southeast corner. The parcel is located in the restricted Park Hill tract, owned by the American Real Estate Co.

PELHAM HEIGHTS, N. Y.—The Cooley Realty Co. sold for the estate of Benjamin F. Corlies a plot 134x125, corner of Nyac av and 2d st, Pelham Heights, N. Y., and for J. Edward Spurr the residence of 154 Nyac av with plot 100x125.

PELHAM MANOR, N. Y.—Van Norden & Wilson sold for Elizabeth G. Baner to George M. Sicard lots 6 to 10, block 7, and lot 15, block 10, on the east side of Pelham Manor rd; also for the Manor Heights Corporation to George M. Sicard lot 5, block 7, on Pelham Manor rd; to Paul L. Mottelay lots 18 and 19 and lot 20 in block 9, on the west side of Pelham Manor rd. The buyers will erect dwellings for their own occupancy.

ROSLYN ESTATES, L. I.—L'Ecluse, Washburn & Co. have sold to Mrs. Alice Barney a new dwelling located on Intervale rd. It occupies a plot of half an acre.

RYE, N. Y.—Charles Ewing, of Ewing & Chappell, architects, purchased for about $20,000 from the Loodon and Edinburgh Co. four acres of water front property on Milton Harbor, Rye, N. Y., for improvement with a residence. The property forms a part of the John Jay estate, which adjoins the residence of John E. Parsons. Charles D. Boynton and Pease & Elliman were the brokers.

LEASES.

Large Printing Firm Lease.

The Carey Printing Co., of 6 East 13th street, and the Friedman Print, of 424-438 West 33d street, have combined their plants and leased from the Hill Publishing Co. five floors, comprising the second to the sixth, inclusive, in the Hill Building, at the northwest corner of Tenth avenue and 37th street, which will be ready for occupancy about July 1. The space leased comprises about 90,000 square feet and is for a term of ten years at an aggregate rental of about $500,000. The consummation of this lease, through the firm of M. & L. Hess, Inc., practically completes the renting of the building, the Hill Publishing Co. having taken the five top floors for their own plant.

L. & T. Bartholdi Lease Hotel.

Rice and Hill have leased for the Broadway Mortgage Investing Co. the ten-story hotel, 116-118 West 45th street, at an aggregate rental of approximately $200,000. The building is known as the Hotel Maurice and contains about 120 rooms. The lessees are L. and T. Bartholdi who have for the last twelve years conducted the Bartholdi Inn at 163 to 177 West 45th street. Alterations will be made which will include the installation of about twenty additional bathrooms. The lease contains a privilege to the tenants to purchase the property at any time within three years.

Manhattan.

ALBERT B. ASHFORTH, INC., leased space in 105 West 40th st to the Architects' Bureau of Technical Service, of 101 Park av; also to Miner Chipman; in 665 5th av to Elysabeth Smedeker, of 546 5th av; in 452 5th av to Frank R. Aldrich, and an apartment in 39 West 67th st to Mrs. Clara W. Parrish.

ALBERT B. ASHFORTH, INC., leased for the Harrison Estate, the top floor at 362-364 5th av to "Sarony," photographers, now at 256 5th av; also the entire building at 150 West 31st st for the estate of Francis P. Field to Frank W. Loomis; in conjunction with the Fifth Avenue Bond & Mortgage Co., for Louise J. Appell, the 10th loft at 510-512 6th av to the Roth Embroidery Co., of 474 6th av; for the Metropolitan Life Ins. Co., the store at 5 East 23d st to Edward L. Seip, of 106 East 23d st; 4,000 sq. ft. at 333 East 26th st for the Bellevue Realty Co. to A. E. Ehrsam, of 439 East 22d st, and the 3d loft at 22-26 West 32d st for the Imperial Investing Co., to the Foreign Art Association, Inc.

THE BROADWAY CENTRAL BANK, a newly organized State bank, leased quarters at the southeast corner of Broadway and 97th st. The directors are Frank Williams, Bert McKevett, Lew C. Wallick, Jacob S. Bretz, David W. Armstrong, Jr., George Kern, Simon Meyer, Leopold Brown and Edward J. Dowling, all of New York City.

CARSTEIN & LINNEKIN, INC., leased space in 320 5th av to Edward Alexander; also in 341 to 347 5th av space to Richard M. Woods and the King Waist Co. of 200 5th av; the parlor store in 313 Madison av to the Defiance Mfg. Co. of the Flatiron Building; space in 35 West 34th st to the Lenox Garment Co. of 111 5th av; in 456 4th av to Charles W. T. Davies, of 456 4th av; the 1st and 2d lofts in 19 East 15th st to Clifford D. Babcock; the store and basement in 217 Lenox av to Morris Passman; space in 456 4th av to Arthur H. Du Bois, and 2,000 sq. ft. to Simpson, Walter & Barket in 221 4th av.

THE CLARK ESTATES rented the dwelling at 27 West 73d st to Charles G. Dodd.

THE CROSS & BROWN Co. leased the 3d floor in 250 West 54th st to Ernest D. Anderson, and in conjunction with Ewing, Bacon & Henry offices in 18 East 41st st to the International Peace Forum, of 185 Madison av.

CORN & CO. leased for Morris Newgold the store and basement at 206-208 West 43d st to William Kerr; also for Edward Margolies the store and basement at 27 West 33d st to Wilhelm & Decseny, and to Pester & Randell, 4,000 sq. ft. in 164-166 West 25th st.

THE CROSS & BROWN CO. leased for the Mitchell H. Mark Realty Corp. to Watterson, Berlin & Snyder, Inc., the corner store in the Strand Theatre Building at the northwest corner of Broadway and 47th st; also the westerly half of the 4th floor at 250 West 54th st to Samuel Landes, of 102 West 46th st.

CROSS & BROWN CO. leased offices in 18 East 41st st to the Value & Service League, M. Gottesman & Son, of 154 Nassau st, and the Wallace Novelty Co., Inc., of 299 Madison av.

O. D. & H. V. DIKE leased for the Harvy Realty Co. two 5-sty apartment houses at 2367 and 2369 8th av, northwest corner of 127th st.

DUFF & CONGER leased store in 1169 Madison av to Meyer Pogoda, and renewed the lease with Fred Bauer of his apartment in 17 East 97th st.

THE DUROSS CO. leased space for the Iveagh Realty Co. in 108 West 11th st to Israel Grabelsky and Herman Grabelsky; and in 5 West 14th st for the Schuyler Land and Building Corporation to S. Cooperman, of 14 East 13th st.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 13 rooms and 3 baths in the new building under construction at 755 Park av, on the site of the old Freundschaft Club, to Mrs. J. C. Havemeyer, and apartments of 11 rooms and 3 baths in the same building to Mrs. Annie M. Good and Douglas L. Elliman; for the estate of Dr. Charles McBurney sub-leased an apartment comprising the entire 9th floor in 3 East 85th st, and in the same building for the owner, Mrs. Robert B. Minturn, the 1st floor to Charles D. Norton, vice-president of the First National Bank. This combination will give Mr. Norton 18 rooms and 5 baths.

DOUGLAS L. ELLIMAN & CO. leased apartments in 103 East 86th st to Mrs. John J. Cocks; in 122 East 82d st to Thomas G. Machen and John McE. Ellis; in the new building at 980 Madison av, to Miss M. M. Agne; in 901 Lexington av to Mrs. Albert Frost, and in conjunction with Douglas Robinson, Chas. S. Brown Co., an apartment in 40 East 83d st to Mrs. Vincent Picabia.

J. ARTHUR FISCHER leased for Adna H. Miller, executor of the estate of James C. Miller, the 4-sty dwelling 361 West 34th st to William Flemming.

J. ARTHUR FISCHER leased to E. M. Jouhert the building at 135 West 45th st and the 3d loft in 213 West 40th st to the Tri-borough Sporting Bulletin.

FREDERICK FOX & CO. leased for the Cross & Brown Co., representing the Seaich Realty Co., the 4th and 5th floors, containing about 15,000 sq. ft. of space, in the Seaich Building, at 38 to 42 East 32d st, to Charles J. Hirsch, manufacturer of costumes, waists and dresses, formerly of the firm of Hirsch & Cohen, Inc.

EDWARD S. FOLEY leased for the Rhinelander estate 18 West 16th st to Mrs. M. A. Morrison; space in 73 8th av for the Barr estate to J. A. Olsen.

CHARLES E. HAMES leased for the Rockfall Apartments the store in 2860 Broadway to the Acker, Merrall & Condit Co.

HARRIS & VAUGHAN leased to Keen's Chop House the 5-sty building at 107 West 44th st, part of the former Burns restaurant, which will be operated as a branch to the present Keen establishment in 36th st.

M. & L. HESS, INC., leased the 3d loft in 135 and 137 West 27th st to Bagedonow Bros., of 56 East 11th st; 2d loft in 26 West 20th st to Joseph Margolies; 3d loft to Ganin Cohen & Ganin, and 4th loft to Drachman, Ball & Green, of 28 East 20th st.

M. & L. HESS, INC., and Rice & Hill leased for the Fifty-second St. Co., to the Hageman Printing Co., of 515 West 56th st, the 5th loft in 126 to 146 West 52d st, covering 15,000 ft., for 10 years at an aggregate rental of about $70,000.

THE HOUGHTON CO. leased for Eugenia Rothschild the ground floor corner apartment of 10 rooms in the Wellesley, at 440 West End av, to Dr. James M. Kent.

JAMES KYLE & SONS leased the 3-sty dwelling at 584 Lexington av for George W. Bond, Jr., to Andrew E. Backstrom.

HARRY LEVY leased space in 240 East 37th st for Robert E. Kelly to L. Taigh, and the store in 609 1st av for Mrs. Looram to the Marsala Co., of 225 5th av.

SAMUEL H. MARTIN leased the dwelling at 124 West 65th st to David P. Saltzman.

SAMUEL H. MARTIN leased for the General Synod Reformed Church in America the 3-sty dwelling at 124 West 65th st to David Saltzman.

A. W. MILLER & CO. leased for Felix Donnelly the 5-sty building 872 8th av near 52d st; also for B. Haefer to the Handy Contracting Co., 230 West 53d st, and to the W. Lincoln McElravey Contracting Co., 243 West 43d st.

MOORE & WYCKOFF leased additional space on the 13th floor of the Passavant Building at 440 4th av to Boessneck, Broessel & Co., tenants of the 10th floor.

PEASE & ELLIMAN have leased for Mrs. George L. Cheney the 4-sty dwelling, at 131 East 57th st, to Miss May Lippincott.

PEASE & ELLIMAN leased for Phillips Thompson and Dexter Blagden to John W. Brett, the 5-sty house at 10 West 48th st; for Mrs.

Julia Draper McKeever, the 5-sty residence at 122 East 65th st to Henry W. Farnum; for Mrs. Catherine Boyle, the 3-sty house at 151 East 45th st to Mrs. E. L. Patterson; an apartment for George V. Foster in 138 East 40th st to Mrs. Margaretha H. Williams; for Mrs. F. B. Keech, her 4-sty residence at 14 East 65th st to Mrs. M. Dwight Collier; an apartment in 116 East 63d st for the Lenox Hill Realty Corporation to George Manson Prehn, and one in 145 East 35th st to Lemuel G. Benedict; for Robert Walton Goelet, the 3-sty stable, 25x100, at 140 East 53d st to Samuel W. Cole; 10 rooms and 4 baths in the new house now under construction at Park av and 77th st to Louis Auerbach; 7 rooms and 2 baths in 829 Park av to John F. Adams; 6 rooms and 2 baths in 104 East 40th st to Jacob London; for the Jones Estate, the 4-sty building just off Columbus Circle, known as 303 to 307 West 59th st, formerly occupied by the Cadillac Motor Car Co., to the A. Hartog Storage & Van Co.; apartments in 194 Riverside Drive for the Townsend-Odell Realty Co. to the Rev. C. M. Roome; in 640 West End av for Jesse M. Smith to J. H. Dunster; in 27 East 62d st to Joseph Dowd, of Bateson & Dowd, and in 110 Riverside Drive to W. H. Arnold.

RICE & HILL and George B. Corsa leased the store in 58 Church st for William P. Andrews to Theodore Laspites.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented apartments in 500 Madison av to William R. Herrick; in 105 East 53d st to Hugh F. Criss and William G. Sickel; in 471 Park av to Mrs. M. F. Watkins, and in 40 East 83d st, with Douglas L. Elliman & Co., to Vincent Picabia.

WILLIAM J. ROOME & CO., INC., leased for the Palher Realty Co. the 2d floor store in the Palher Chambers at 179 Madison av to the Olmstead Corset Co., which has been established since 1860 and for the last 12 years has been located at 44 West 22d st.

LOUIS SCHRAG leased for Dr. Herman F. Kudlich, the 5-sty dwelling at 151 West 21st st to Patrick Conlon; and for the William A. Boyd estate 272 West 25th st to Anna Jones.

THE LOTON H. SLAWSON CO. and Worthington Whitehouse leased for Frederick W. Vanderbilt the 4-sty building at 6 and 8 East 40th st to the Antique Furniture Exchange, now at 13 West 28th st. The building has a frontage of 50 ft. and is directly opposite Rogers Peet Company's new building. The entire building will be used as salesrooms.

TUCKER, SPEYERS & CO. leased for Captain William H. Wheeler to Louis Spiro, of 132 West 23d st, the store and basement in 26 West 38th st, and space in 29 to 33 West 38th st to L. A. Belier, of 398 5th av.

STEPHEN H. TYNG, JR., & CO. reports leases in the Madison Av Building, Madison av and 25th st, to the following concerns: To Strong Hewat & Co., of 79 5th av, large space on the 18th floor; space on the 11th floor to the Pontoosuc Woolen Mfg. Co., the Perseverance Worsted Co., William Stroud & Co. and H. M. Stockton & Co., all of 79 Fifth av; also in conjunction with Horace S. Ely & Co., the 19th floor to the Student Volunteer Movement for Foreign Missions, of 600 Lexington av; for Philip Braender the 8th floor in 104-112 East 25th st to Trippe, Barker & Co., of 73 Leonard st, dealers in white goods, etc.; for Carstein & Linnekin, space on the 10th floor of 225 4th av to Adolph Klar, of 621 Broadway, dealer in hair goods; for Brooke & Georger the 9th floor in 30 East 23d st to William Prym Co., of 621 Broadway, dealers in notions, and for Spear & Co. the 1st loft in 1141-1143 Broadway to the Binger Co., advertising signs, of 705 Broadway.

VAN NORDEN & WILSON leased through Heil & Stern the 2d loft at 28-32 West 27th st, to Nathan A. Rubin, formerly of Rubin Bros. This completes the renting of the building.

HENRY WACKER leased for the Betz estate of Philadelphia the store in 634 9th av to Patrick Parker for a grocery.

JAMES N. WELLS' SONS leased for the Bevins estate the 4-sty building at 528 West 22d st to O'Connor & Richman, Inc., of 524 West 24th st; for E. A. Fisher to F. S. Ferguson, Jr., of 95 Madison av, the 2-sty stable formerly occupied by Sheppard-Knapp at 344 West 24th st; to James Coffey the ground floor, basement and rear loft in 449 West 28th st; in 521 and 523 West 23d st the 6th floor to the Le Valley Vitae Compound Co., of 4123 Park av; the upper half of the new building at 504 and 506 West 24th st to the Lead Mould Electrotype Foundry, of 548 West 23d st; for J. H. MacDonald the ground floor of 357 West 16th st to Charles E. Matthews.

THE J. P. WHITON-STUART CO. rented for E. M. Tailer the residence at 10 East 86th et to Mrs. Robert Struthers.

THE F. R. WOOD, W. H. DOLSON CO. leased the dwelling at 132 West 83d st for Walter A. Wells; 266 West 89th st for the estate of A. P. Bigelow; 135 West 87th st for Mrs. Lucille Dreyfus and 115 West 93d st for the estate of Alice M. Knapp.

Bronx.

THE DELAFIELD ESTATE leased for Jarvis P. Carter a residence at Riverdale-on-Hudson to J. P. Whiton-Stewart, of 8 East 54th st.

RICHARD H. SCOBIE leased for Mrs. Susie E. Piser to W. Goldberg the 3-sty building with large store in 3373 3d av for 10 years, aggregating about $18,000. Mr. Goldberg will open a general market after extensive alterations are completed.

Brooklyn.

THE ALCO BUILDING CO. lease: To Henry Fox 6108 19th st; to Frank Lubbol 2059 63d st; to Dr. Siegmeister 1902 63 st; to W. C. Weisberge 2172 64th st; to O. G. Peet 2164 62d st; to R. Zaconoid 2176 66th st; to O. H. Pine 2146 66th, and to Frank Osborne 1655 66th st.

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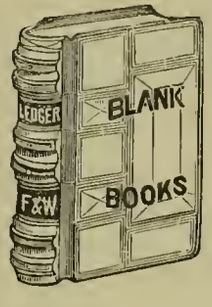
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THE LEWIS H. MAY CO. leased at Far Rockaway for S. G. Hess cottage on Hollywood av to Julius Cohen; for Frederick Haberman cottage on Reads lane to A. L. Strasser; for Henry Gipson cottage on Gipson pl to A. Marcus; at Arverne, for Max Ernst cottage on Jerome av to A. Liebovitz; for L. Hyman cottage on Jessica av to I. Miller; for Suburban Realty Co. on Remington av to Daisy W. Levy; at Edgemere, for A. A. Weigert cottage on Surf av to M. F. Loughman; for S. & L. Construction Co. cottage on Dickerson av to A. E. Lefcourt; for S. & L. Construction Co. cottage on Dickerson av to E. I. Oppenheimer; at Rockaway Park, for S. S. Campbell cottage on S. Columbus av to A. Gerstenzang; for Clara J. DeVose cottage on N. 7th av to Samuel L. Schwartz; at Belle Harbor, for John P. Hansen cottage on Essex av to Theo. W. Marburg; and for James T. Peto cottage on N. Oxford av to Fred F. Eiseman.

H. SCHUYLER CAMMANN leased Sunniecroft, comprising 2½ acres with a large 3-sty dwelling, on the southeast corner of Kirkwood av and Lindenmere drive, Merrick, L. I., fully furnished for the summer, to Arthur B. Satterlee.

LIEUTENANT H. P. HIRD, of New York, rented a summer cottage from the Halesite Co., Inc., at Port Washington, L. I.

W. K. MACDONALD rented for Allen S. Brower his house on Neptune av, Woodmere, to Dr. William A. Dunlop, of Manhattan, for 3 years; also for Daniel H. Cox his house at Woodmere Park to Leopold Weil, of Manhattan, for the summer, furnished.

S. OSGOOD PELL & CO. leased for Roland R. Conklin the Rosemary cottage on Lloyd's Harbor, Huntington, L. I.

JOHN F. SCOTT and Pease & Elliman rented for Arthur W. Connable his country place at Hewlett, L. I., to Edward Carpentier; and for M. Keller the house on Mistletoe way at Cedarhurst, L. I., to Charles S. Sargent, Jr.

ALFRED E. SCHERMERHORN leased at Southampton, L. I., for the season of 1914 for Mrs. Agnes K. Taylor "Gortmore," on the corner of Cow lane and First Neck lane, to L. du Pont Irving; for T. Markoe Robertson cottage in the east side of Main st to Kurnal R. Babbitt; for the estate of James H. Pierson cottage in the west side of Main st to Mrs. Russell H. Hoadley, Sr.; for Edward J. Corrigan cottage on the north side of Shinnecock rd to Mrs. P. F. Collier; for Dr. George E. Brewer cottage on the corner of Great Plains rd and Cooper's Neck lane to H. M. Mackintosh; for Mrs. De Lancey Nicoll cottage in the east side of First Neck lane to William W. Willock; and for Mrs. Russell H. Hoadley, Jr., "Bonnie Bourne," on the east side of First Neck lane to Charles H. Sabin.

THE GAUMONT MOVING PICTURE CO. leased from John W. Rapp the old Graham mansion on Stratton's Hill, College Point, overlooking Flushing Bay, for a moving picture studio.

HERMAN FRANKFORT leased at Far Rockaway the Killgallon cottage to A. Mittleman, Spero cottage to E. Frowenfeld, Ellsworth cottage to Charles Steckler, Lewis cottage to Miss I. Lax, Angarola cottage to Arnold Brasch, Pedesta cottage to Arnold Reuben, Cassidy cottage to Marcus Loew, Brodek cottage to Harry Cohen, Roche cottage to Joseph W. Stein, Tack-a-pousha Hotel to Henry Prince, Fulton Realty Co. cottage to David Samuels, Donovan cottage to S. K. Jacobs, Soper cottage to George Katz, Toleman cottage to L. Dreifuss, Knight cottage to Leo Goldberger and Campbell cottage to L. R. Salomon.

THE LEWIS H. MAY CO. leased cottages at Rockaway Park, L. I., for Fred C. Benson on North Columbus av to Mrs. J. Distillator, and on 10th av to A. Franklin; at Belle Harbor, for Emma Hiler to Julius Oppenheim; for William C. Ormond to A. Gottlieb; for Dennis J. Healy, to Joseph F. Foise, on Montauk av; at Hammels, for B. D. Jacoby, 10 Wygand place, to L. Mussbeck; for Jacob Rosenthal, on North Fairview av, to Harry Seiden, and for Charlotte Weiss, on South Pleasant av, to Irving Winkel.

JOHN F. SCOTT and Andrew McTigue rented at Coronado Beach, between Lawrence and Far Rockaway, the McCall house to H. F. Hadden, Jr., and the McNamara cottage to Robert L. Strebeigh.

Suburban.

CARLEY REALTY CO. leased at Mount Vernon for Ida J. Moss the dwelling at 106 Urban st for two years; for Edmund G. Congdon 227 Summit av, and for Emil Ams 315 Tecumseh av.

PEASE & ELLIMAN rented for Max E. Schmidt his property at Convent, N. J., for the summer season. The property consists of about 4 acres with an extremely attractive situation facing the Morris County Golf Club, and rented, in conjunction with George Lane, for Percival Beresford, his property at Short Hills, N. J., for the summer.

THE DOUGLAS ROBINSON-CHARLES S. BROWN CO. rented for Morgan Grace his country place at Great Neck, L. I., to George E. Dunscombe for the season.

FISH & MARVIN leased at Rye, N. Y., the Warner L. Churchill residence, in Highland rd, to Edwin K. Scheftel; at Chappaqua for Alfred Valentine, a residence and 27 acres to Herbert W. Morse, and the Ramorney cottage at Briarcliff Manor for Mrs. Frances Marshall to C. Austin Crane.

S. OSGOOD PELL & CO. rented for the season the property of Mrs. Jayne in Wilson Park, Tarrytown.

JOHN F. SCOTT leased at Lawrence for J. Howland Auchincloss the house in Breezy Way to E. S. Thurston, of Minneapolis, Tenn.

THE WESTCHESTER LAND EXCHANGE, Robert E. Farley, president, leased the house of the Bliss Realty Co. at 21 Midland av, White Plains, to a Mr. Levins, of Mount Vernon; the Frank M. Wilson residence in Prospect Park, White Plains, to James A. Ullman, of the Sigmund Ullman Co., ink manufacturers of Upper Manhattan, and the house owned by the Westchester Syndicate to William Johnson.

TUCKER, SPEYERS & CO. leased a furnished house for the season at Woodmere, L. I., to John P. Kane.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 May 8 to 14	1913 May 9 to 15
Total No.	169	186
Assessed value	$11,546,700	$10,916,730
No. with consideration	12	28
Consideration	$425,136	$777,710
Assessed value	$516,500	$666,000
	Jan. 1 to May 14	Jan. 1 to May 15
Total No.	2,730	3,179
Assessed value	$173,979,837	$193,045,502
No. with consideration	285	449
Consideration	$10,648,356	$20,538,366
Assessed value	$11,393,171	$19,476,062

Mortgages.

	May 8 to 14	May 9 to 15
Total No	101	120
Amount	$2,620,366	$4,875,332
To Banks & Ins. Cos.	20	28
Amount	$1,522,250	$2,217,200
No at 6%	48	50
Amount	$519,796	$1,074,307
No. at 5½%	1	3
Amount	$500,000	$349,600
No at 5%	29	36
Amount	$695,950	$1,954,925
No. at 4½%	2	9
Amount	$630,000	$224,600
No. at 4%	.....	1
Amount	.....	$97,000
Unusual rates	1	1
Amount	$1,770	$16,500
Interest not given	20	20
Amount	$272,850	$1,158,400
	Jan. 1 to May 14	Jan. 1 to May 15
Total No.	1,677	2,086
Amount	$49,785,226	$102,396,495
To Banks & Ins. Cos	398	555
Amount	$26,713,600	$65,639,100

Mortgage Extensions.

	May 8 to 14	May 9 to 15
Total No.	51	36
Amount	$2,137,450	$936,500
To Banks & Ins. Cos.	19	6
Amount	$1,394,000	$176,00.
	Jan. 1 to May 14	Jan. 1 to May 15
Total No.	862	789
Amount	$40,463,435	$33,173,418
To Banks & Ins. Cos.	291	277
Amount	$25,420.950	$20,181,700

Building Permits.

	May 9 to 15	May 10 to 16
New buildings	14	12
Cost	$821,100	$1,143,400
Alterations	$388,676	$304,295
	Jan. 1 to May 15	Jan. 1 to May 16
New buildings	194	271
Cost	$18,650,790	$26,001,210
Alterations	$5,349,027	$4,267,508

BRONX.

Conveyances.

	May 8 to 14	May 9 to 15
Total No.	142	116
No. with consideration	13	18
Consideration	$102,650	$130,085
	Jan. 1 to May 14	Jan. 1 to May 15
Total No.	2,199	2,496
No. with consideration	83	291
Consideration	$2,706,903	$2,779,731

Mortgages.

	May 8 to 14	May 9 to 15
Total No.	83	70
Amount	$632,690	$888,010
To Banks & Ins. Cos.	9	9
Amount	$162,300	$217,500
No. at 6%	38	27
Amount	$256,380	$362,721
No. at 5½%	12	6
Amount	$136,500	$25,000
No. at 5%	13	14
Amount	$117,965	$202,500
Unusual rates	3	3
Amount	$1,445	$3,282
Interest not given	17	20
Amount	$120,400	$294,507
	Jan. 1 to May 14	Jan. 1 to May 15
Total No.	1,358	1,706
Amount	$12,552,338	$18,107,974
To Banks & Ins. Cos.	155	180
Amount	$3,097,251	$3,495,679

Mortgage Extensions.

	May 8 to 14	May 9 to 15
Total No.	14	13
Amount	$452,000	$218,000
To Banks & Ins. Cos.	4	3
Amount	$172,000	$46.000
	Jan. 1 to May 14	Jan. 1 to May 15
Total No.	312	245
Amount	$6,666,650	$4,265,900
To Banks & Ins. Cos.	56	49
Amount	$1,858,400	$1,547,500

Building Permits.

	May 8 to 14	May 9 to 15
New buildings	15	23
Cost	$141,075	$658,300
Alterations	$57,160	$25,875
	Jan. 1 to May 14	Jan. 1 to May 15
New buildings	307	430
Cost	$6,530,467	$11,087,791
Alterations	$495,215	$371,420

BROOKLYN.

Conveyances.

	1914 May 7 to 13	1913 May 8 to 14
Total No	475	485
No. with consideration	35	51
Consideration	$211,890	$267,684
	Jan. 1 to May 13	Jan. 1 to May 14
Total No	8,480	9,209
No. with consideration	895	723
Consideration	$6,244,913	$4,704,913

Mortgages.

	May 7 to 13	May 8 to 14
Total No	367	350
Amount	$1,138,829	$1,535,102
To Banks & Ins. Cos	62	76
Amount	$373,250	$700,000
No. at 6%	187	202
Amount	$339,869	$806,148
No. at 5½%	98	65
Amount	$440,900	$270,283
No. at 5%	61	53
Amount	$288,250	$326,262
Unusual rates	6	4
Amount	$20,500	$37,500
Interest not given	15	26
Amount	$49,310	$91,909
	Jan. 1 to May 13	Jan 1 to April 14
Total No	5,957	6,635
Amount	$24,594,632	$26,495,082
To Banks & Ins. Cos	1,226	1,562
Amount	$9,667,891	$10,311,043

Building Permits.

	May 8 to 14	May 9 to 15
New buildings	144	48
Cost	$1,338,650	$215,250
Alterations	$87,330	$73,404
	Jan. 1 to May 14	Jan. 1 to May 15
New buildings	1,701	1,499
Cost	$15,832,535	$12,476,494
Alterations	$1,116,669	$1,543,137

QUEENS.

Building Permits.

	May 8 to 14	May 9 to 15
New buildings	62	81
Cost	$328,235	$265,900
Alterations	$30,993	$30,100
	Jan. 1 to May 14	Jan. 1 to May 15
New buildings	1,699	1,903
Cost	$7,442,232	$6,144,073
Alterations	$447,793	$463,762

RICHMOND.

Building Permits.

	May 8 to 14	May 9 to 15
New buildings	54	47
Cost	$69,980	$180,065
Alterations	$3,925	$4,525
	Jan. 1 to May 14	Jan. 1 to May 15
New buildings	396	393
Cost	$582,279	$743,072
Alterations	$91,202	$95,538

REAL ESTATE NOTES.

CHRIS. SCHIERLOH has opened a branch office at 1351 St. Nicholas av, near 177th st.

GEORGE W. RUDDELL CO. has moved its offices to 30 East 42d st.

LOUIS BECKER CO. has been appointed agent by the Direct Realty Co. for 1945 and 1947 Amsterdam av.

DUFF & CONGER have been appointed agents for 1142 Madison av by Charles Gulden, the owner.

PORTER & CO. negotiated the recent sale of the dwelling 49 West 128th st for the East River Savings Bank to Rosalina Frandsen.

JOHN J. KAVANAGH has been appointed agent for the buildings at the southeast corner of Lexington av and 86th st.

ALLWIN REALTY CO., INC., of 259 3d av, will open a branch office in its newly erected building at 157 3d av for the transaction of a general real estate and brokerage business.

HOWARD GOULD has taken a mortgage of $50,000 on the Globe Theatre, Broadway and 46th st, owned by the Dillingham Theatre Co., subject to a prior mortgage of $655,000.

OCEANSIDE ESTATES of Rockville Centre, L. I., has been incorporated with a capital of $500,000. The directors are: Moses Morris, Joseph G. Eichenbauer and William Schaumberg.

DUFF & CONGER have obtained for Oscar Hammerstein a loan of $450,000 for five years on the opera house he recently completed on the east side of Lexington av, between 50th and 51st sts.

CO-OPERATIVE LAND CO. is the buyer of the 12-sty mercantile structure at 40-42 West 17th st, sold last week by M. W. Levine. In part payment the seller gave 385 plots in Litchfield terrace, Babylon, L. I. The transaction involved about $450,000.

MANNING, MAXWELL & MOORE, one of the largest machinery concerns in the country, will pay $20,000 a year for 10 years for the 20th and 21st floors of the Lewisohn Building at 119 West 40th st. The firm took possession of their new quarters several months ago, having moved from Liberty st.

A MORTGAGE for $5,000,000, made by the Astoria Light and Power Co. to the Farmers' Loan and Trust Co., was filed in Jamaica last Saturday. It covers all property owned by the Astoria Co. and also the property of what was formerly known as the Citizens' Mutual Gas and Light Co. of Long Island City. The recording tax fee was $25,000.

A MASS MEETING under the auspices of the Real Estate Owners' Protective Association will be held at the Riverside Theatre Building, Broadway and 96th st, on Monday evening, May 18, for the purpose of advocating the construction of a subway along Central Park West, north of 59th st. Prominent speakers will address the meeting. Mrs. A. E. Ellison is chairman of the Mass Meeting Committee.

SMITH & PHELPS placed a first mortgage loan of $90,000 on the 2-sty business building at the junction of Amsterdam av, Manhattan st and 126th st; also for Clara A. Miller a first mortgage of $7,000 on property on Waterbury av, Throggs Neck; $6,000 on the dwelling at the southeast corner of Hoffmann and 191st sts, and a second mortgage of $5,000 on the 5-sty apartment house in the north side of 182d st, 303 ft. east of Crotona av.

BRYAN L. KENNELLY sold at auction last Saturday at White Plains the property of the late Reese Carpenter, known as Buena Vista at Valhalls, North White Plains, N. Y., consisting of 309 acres with residence, outbuildings, etc. The tract was sold in two parcels, a 301-acre piece going to John W. and James W. Daly for $110,000, and the remaining 8 acres to the Lawyers' Realty Co. of New York for $3,230.

GOODALE, PERRY & DWIGHT and Thomas L. Reynolds were the brokers in the sale of the 12-sty mercantile building at 41-43 West 25th st for the Gray Realty Co. to Florence Keller, who gave in exchange her beautiful country residence at Shelter Island, covering about 2½ acres and including two cottages. The deal involved about $475,000, the loft building having been held at $375,000 and the out-of-town property at $100,000.

JOHN C. PRENDERGAST, for seven years associated with Frederick Fox & Co., has formed a partnership with John V. Smith to conduct a general real estate business at 226 West 42d st. Mr. Smith is a newspaper man and made a study of New York real estate during his incumbency in the office of the Chamberlain under Mayor Gaynor's administration. The firm will be known as Prendergast and Smith.

QUEENS CHAMBER OF COMMERCE.—The following chairmen of the standing and special committees of the Chamber of Commerce of the Borough of Queens for the year 1914-1915 were appointed by the Board of Directors this week: Executive, Robert W. Higbie, president; Finance and Auditing, Henry L. Crandell; Commerce, Frederick Russell; Transit, John Adikes; Legislation, Clinton T. Roe; Manufacturing and Industrial, Jarvis Hicks; Arbitration, W. W. Gillen; Entertainment, Fred G. Randell; Highway, Treadwell D. Carpenter; Queens Boulevard, Frank W. Scott, and Improvement of Rockaway Turnpike, Edward Roche.

THOMAS B. HIDDEN, who owns 14, 16, 20 and 22 East 45th st, has purchased the intervening parcel, 18, from Rose B. Scognanmillo. Mr. Hidden now controls a plot 102x100.5, improved with five 4-sty dwellings. Mr. Hidden is also the owner of the six abutting houses at 15 and 23 to 31 East 44th st at the northwest corner of Madison av. A 16-ft. dwelling at 21, owned by Samuel P. Colt, separates the six houses. The abutting dwelling at 350 Madison av also belongs to Mr. Hidden. The combined parcels form one of the largest properties under one ownership in the immediate vicinity, and may be improved in the near future with a tall structure.

FILING OF DEEDS on Monday made known further details regarding the $1,300,000 purchase of B. N. Duke, reported last week. In part payment for the 12-sty apartment house at the southwest corner of 7th av and 58th st, he gave Dr. Charles V. Paterno, the two apartment house known as the "Marc Antony" and the "Prince Humbert" at 214-220 Cathedral Parkway, on plot 200x70, between Broadway and Amsterdam av. These structures were built by Dr. Paterno and were sold to Mr. Duke through A. C. & L. A. Marks, in May, 1913. In that deal Dr. Paterno took in exchange property at 5th av and 86th st, which he subsequently resold to V. Everit Macy and Carl D. Jackson.

JOSEPH P. DAY under the direction of William R. Willcox, as trustee, and Peter B. Olney, a referee in bankruptcy, sold on Thursday, in the Vesey Street Salesroom, 157 acres at Flushing, L. I., owned by the Interborough Realty Company. The properties were offered in three parcels and were disposed of as follows: The Hadley tract, of about 94 acres, on Willets rd, 11th av and Bayside rd, to A. P. Hilton, for the Rickert-Finlay Realty Co., for $500 above a mortgage of $104,443; the Bowne tract, of about 55 acres, running Bayside av to Mitchell av from 16th to 24th sts, for $600 above a mortgage of $75,000 to L. J. Phillips & Co., for a client, and the Carrahar tract, of about 7 acres, on Bayside av, from Murray lane to the center of proposed Boerum av, for $2,000 above a mortgage of $24,718 to Harry Goldolsky. The bids aggregated $3,100 above the mortgage encumbrances of $204,252.34.

OBITUARY

ARTHUR J. RIDLEY, for many years a prominent real estate broker, died of heart disease last Saturday, aged sixty, at his home, 118 East 64th st, where he had lived for forty years. He is survived by four sons and three daughters. The family has extensive real estate holdings in the Gravesend district of Brooklyn.

ELIHU J. GRANGER, president of the Brooklyn Real Estate Exchange, and a specialist in real estate law, died of diabetes last week at his home, 123 McDonough st, Brooklyn. Mr. Granger was eighty-two years old and began the practice of law in 1860. Besides practising law he operated in New Jersey and Long Island real estate. He is survived by a widow and daughter.

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REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF HENRY J. GARNER—premises 822 Ritter pl, $5,500.

LOUISE ACTON—118 W 118th st, $21,000.

MARY E. WICKES—56 Bank st, $4,500.

MARY A. DODWORTH—1193 Fulton av, $10,000.

CATHERINE JONES—337 East 74th st, $13,000.

MARY A. McGILL—449 West 32d, $20,650; 459 West 32d, $25,200, and 386 West 32d, $6,875.

PETER McGINN—1415 5th av, $53,500; 1452-1454 5th av, $90,500; 541-543 West 144th st, $52,500.

MATTHIAS ROCK—315 5th av, $737,500; 13-15 West 27th st, $375,000; and 31 East 57th st, $81,250.

EUGENE A. LAKE—One-third interest in 44-46 Duane st, $16,833; and one-third interest in 232 East 32d st, $3,833.

PATRICK F. McGOWAN—224 East 12th st, $21,000; Mosholu Parkway North, s e c Hull av, 119.6x105.8x irreg, $22,000; n s Briggs av, 150 ft. east of Bedford Park boulevard, 50x110, $7,000; and the n s Briggs av, 250 ft. east of Bedford Park boulevard, 100x110, $14,000.

BERNARD SHLANOWSKY—25 Monroe st, $21,000; 95 Division st, $28,000; 193 Madison st, $35,500; 245 Broome st, $40,000; 103 East Broadway, $40,000; 126-130 Division st and 2 Orchard st, $58,000; 294 Broome st, $30,000; 164-166 East Houston st, $70,000; 120 West 120th st, $19,000; and 81 Stanton st, $34,000.

HARRIET D. POTTER—308-310 West 15th st, $40,000; 44 West 83d st, $26,000; 810 6th av, $43,000; 74 West 46th st, $21,000; 76 West 46th st, $24,000; 78 West 46th st, $45,000; 98 Washington st, $35,000; 58 West st, $33,500; 30 Rector st, $18,000; 93 South st, $60,000; 58 Washington st, $26,500; 33 West st, $30,000; 57 West st, $45,000; 99 front st, $36,000; 12 Fulton st, $21,000; 241 Water st, $28,000; 146 Beekman st, $12,500; 148 Beekman st, $12,500; 106 Vesey st, $26,000; 593 Broadway, $125,000; 75 5th av, $109,000; s e c 80th st and East End av, $30,000; 1562-1568 1st av, $118,000; 403 East 81st st, $20,000; 141 Front st, $22,000; 131 East 35th st, $40,000; 106 East 36th st, $36,000; 46 West 39th st, $70,000, and 728 2d av, $27,500.

Special Sales Day

Tuesday, May 26th

At 12 o'clock noon, at Exchange Salesroom, 14 Vesey Street, N. Y. City.

96-98-100 Maiden Lane
(Bet. William & Pearl Sts.)

54-55 South Street
(Bet. Jones Lane & Wall St.)

908 Second Avenue
(Bet. 48th & 49th Sts.)

South Orange, N. J.
S. E. Cor. Fairview & So. Orange Avs.
N. E. Cor. Ward Pl. & So. Orange Av.
358 So. Orange Avenue.

Hackensack, N. J.
143 Summit Avenue.
(Near Beech Street.)

268 & 270 W. 131st St.
(Bet. Seventh & Eighth Avs.)
To be sold as one parcel.

235 West 30th St.
(Bet Seventh & Eighth Avs.)

3367 Sedgwick Ave.
(Bet. Giles Pl. & Ft. Independence St.)

411-417-419 E. 134th St.
(Bet. Willis Av. & Brown Place)
To be sold as one parcel.

Richmond Hill, L. I.
1015 Birch Street
(Bet. Chichester & Beaufort Avs.)

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Auctioneer

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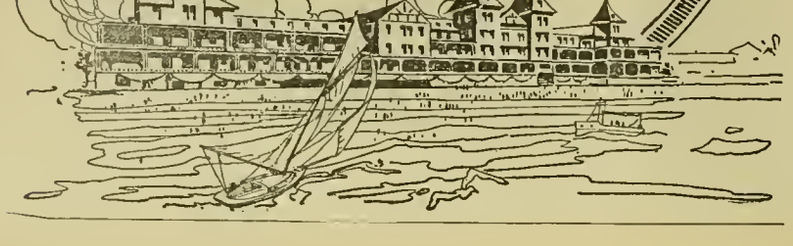
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Music by Maurice Levi

Reservations write to C. MORTON BELLAK, 35 E. 27th Street, N. Y. City.



AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Buying in the Manhattan and the Bronx sales-rooms was confined in the main to plaintiffs and other parties in interest, who obtained 34 of the 45 offerings. Five sales were withdrawn or adjourned, and six properties went to outside buyers. The Republic of Panama, under the title of the Fifty Central Park West Corporation, as plaintiff in foreclosure proceedings, became the owner of the 12-story apartment house at the south corner of Central Park West and 65th street, known as the Prasada. The sale came as the result of an action brought against the Apartment Holding Co. and others, to recover a judgment of $729,907.90 and back taxes of $23,885. Bidding started at $635,000, and the property was finally struck down for $711,000 by Henry Brady. Among the outside buyers at the voluntary sales held by Bryan L. Kennelly were William Lustgarten, who paid $17,750 for the dwelling at 130 East 118th street; S. A. Jones, who bought 418 West 145th street, a four-story dwelling, for $11,000, and Mary Wehnen, who obtained 409 East 169th street on a bid of $13,400.

For the coming week, a number of valuable properties will be offered, including a miscellaneous assortment of holdings in nearly all sections of the city. Joseph P. Day will sell among other properties the Longacre Theatre in West 48th street, and loft buildings in West 22d street and East 41st street. Bryan L. Kennelly will offer an eight-story mercantile structure in West 4th street besides a number of Bronx lots.

The other auctioneers will sell the usual variety of holdings being foreclosed, with dwellings and tenements comprising the bulk of the offerings.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 15, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Grand st, 59 (*), ss, 64 e W Bway, 22x67, 4-sty bk loft & str bldg; due, $17,430.84; T&c, $489.30; U S Trust Co of N Y. 14,500

60TH st, 115 W (*), ns, 175 w Col av, 25x100.5, 5-sty stn tnt; action 1; due, $4,774.09; T&c, $1,225.87; sub to mtg $20,000; Annie E Wohlfrom. 25,333

60TH st, 117 W (*), ns, 200 w Col av, 25x100.5, 5-sty stn tnt; action 2; due, $3,636.54; T&c, $213.60; sub to mtg $20,000; Annie E Wohlfrom. 23,333

98TH st, 37 to 41 W (*), ns, 300 e Col av, 50x100.11, 6-sty bk tnt & strs; due, $17,320.82; T&c, $218; Peerless Holding Co Inc. 60,000

124TH st, 531-3 W (*), ns, 283 e Bway, 52x100.11, 7-sty bk tnt; due, $69,176.45; T&c, $906.50; Carl Stein. 69,750

126TH st, 237 W (*), ns, 300 w 7 av, 25x99.11, 4-sty stn tnt; due, $15,465.36; T&c, $1,601.16; J Leland Wells. 13,000

128TH st, 45 W (*), ns, 422.6 e Lenox av, 12.6x99.11, 3-sty & b stn dwg; due, $7,090.93; T&c, $66.82; Chas A Sherman et al exrs & trstes. 6,500

Broadway, es, — n 185th, see Wadsworth av, 248-56.

Broadway (*), es, abt 65 n 185th, runs n 149.5xe176.4xs2.1xe35x154.4xw191, vacant; also WADSWORTH AV, es, 59.8 n 185th, 155.2x200x156x200, vacant; due, $39,844.72; T&c, $3,212.75; sub to pr mtgs aggregating $100,000; Benj Blossom. 127,250

Wadsworth av, es, 59.8 n 185th, see Wadsworth av, 248-56.

Wadsworth av, 248-256, ws, 60.2 n 185th, 154.5x115, 3-5-sty bk tnts; withdrawn. ——

BRYAN S. KENNELLY.

13TH st, 161 W, ns, 100 e 7 av, 20x103.3, 3-sty & b bk dwg (vol); Jos Butterweiser. 14,400

60TH st, 333 W (*), ns, 450 w West End av, 25x100.5, 5-sty bk tnt; due, $13,000.82; T&c, $550; Mary N Agnew. 2,000

145TH st, 418 W, ss, 117 e Convent av, 16.6x99.11, 4-sty stn dwg (vol); S A Jones. 11,000

Lexington av, 1896, swc 118th (No 130), runs s17.7xw55xs100.11xw20xn100.11 to st xe75 to beg, 2 & 3-sty bk & fr dwgs (vol); Wm Lustgarten & Co. 17,750

M. MORGENTHAU JR. CO.

18TH st, 315 E (*), ns, 460 w 1 av, 20x92, 3-sty & b bk dwg; due, $2,779.83; T&c, $10; Wilhelmina K Gronholz. 12,000

40TH st, 125 W (*), ns, 325 w 6 av, 25x100.4, 5-sty bk tnt & str; partition; Jeremiah Kavanagh. 36,400

107TH st, 68 W (*), ss, 100 e Col av, 48.9 x100.11, 7-sty bk tnt; due, $7,039.29; T&c, $1,356.60; sub to 1st mtg $60,000; H Frank Darrow. 67,900

HERBERT A. SHERMAN.

Broome st, 42-4 (*), ns, 86.3 e Lewis, 38.9x75, 6-sty bk tnt & strs; due, $36,-441.48; T&c, $2,087.62; Geo W Dibble. 35,000

HENRY BRADY.

65TH st W, swc Central Park W, see Central Park W, 50.

Central Park W, 50 (*), swc 65th (Nos 2-6), 100.5x125, 12-sty bk tnt; due, $729,-907.90; T&c, $23,885; Republic of Panama. 711,000

1ST av, 2354, es, 40.11 s 121st, 19.9x80, 4-sty bk tnt & strs, 1-sty ext; due, $8,280.43; T&c, $240.15; Basilius Busch, party in int. 8,750

JACOB H. MAYERS.

Nichols pl, ss, abt 225.10 e Bolton rd, see Prescott av, ns, 225.10 e Bolton rd.

Prescott av (*), ns, 225.10 e Bolton rd, 100x297.10 to Nichols pl x104.7x293.8, vacant; due, $15,563.58; T&c, $300; Edw F Cole. 12,500

D. PHOENIX INGRAHAM.

126TH st, 63 W (*), ns, 213.7 e Lenox av, 17.10x99.11, 3-sty & b stn dwg; due, $12,961.81; T&c, $1,328.95; Chas G Moller et al. 12,000

CHAS. A. BERRIAN.

30TH st, 237 E, ns, 210 w 2 av, 20x98.9, 3-sty & b bk dwg; due, $9,569.69; T&c, $258.35; adj May28.

SAMUEL MARX.

8TH av, 2451 (*), ws, 49.11 n 131st, 24.9 x100, 5-sty bk tnt & strs; due, $[illegible]; T&c, $560.15; Dora Schiffer. 20,000

SAMUEL GOLDSTICKER.

87TH st, 6 W (*), ss, 108 w Central Park W, 22x100.8, 5-sty & b bk dwg, 1-sty ext; due, $37,348.55; T&c, $1,275.95; Julia G Lyle. 30,000

Total	$1,330,366
Corresponding week 1913	562,558
Jan. 1, 1914, to date	14,533,291
Corresponding period 1913	19,648,853

Bronx.

The following are the sales that have taken place during the week ending May 15, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Charlotte st, swe Boston rd, see Boston rd, ss, Whole front bet Wilkins av & Charlotte.

152D st, 401 E, nec Melrose av (No 644), 20x100, 2-3-sty fr tnts & strs; due, $1,-309.27; T&c, $1,225; withdrawn to be re-advertised for May19.

Boston rd (*), ss, whole front bet Wilkins av & Charlotte, runs sw on curve, 244.4xs31.9xe100xn25xe100x n 111.9, vacant; due, $49,687.12; T&c, $411.77; Lawyers Title Ins & Trust Co. 48,000

Houghton av (*), ns, 400 w Olmstead av, 175x103.1; due, $1,775.22; T&c, $454; Frank Rauch. 3,300

Melrose av, 644, see 152d, 401 E.

Park av, 3710, es, 104 n 170th, 25x150x 30x150, 1 & 2-sty fr shop; due, $2,602.83; T&c, $186.72; sub to pr mtg $1,250; withdrawn.

Wilkins av, sec Boston rd, see Boston rd, ss, whole front bet Wilkins av & Charlotte.

BRYAN L. KENNELLY.

169TH st, 409 E, ns, 71.2 e Webster av, 27x73.10, 4-sty bk tnt; Mrs Wehnen. 13,400

Katonah av, nwc 240th, 40x85; bid in at $2,300.

Katonah av, ws, 40 s 241st, 80x85; vacant; bid in at $3,600.

Undercliff av, ws, 321.10 s Sedgwick av, 25x100, vacant; bid in at $1,500.

Undercliff av, ws, 147.9 n 176th, 50x100, vacant; bid in at $3,300.

Washington av, nwc 189th, 100x95, vacant; bid in at $14,100.

Webster av, 1476, sec 171st, 25x99.6x31x 98.4; G M Flagaus. 31,000

JAMES L. WELLS.

233D st E (*), ss, 60 e Paulding av, 25x 13.6x40.6x45.6; due, $320.88; T&c, $18.73; Lillian W White. 370

Cedar av (*), ws, 509 s Corsa av, 25x 136.4x25x131.1; due, $211.64; T&c, $82; Lillian W White. 300

Cedar av (*), ws, 550 s Elm, 25x100; due, $191.88; T&c, $70; Lilliam W White. 250

JACOB H. MAYERS.

Thwaites pl, ss, 107.8 w Boston rd, see Thwaites pl, ss, 114.1 e Williamsbridge rd.

Thwaites pl (*), ss, 114.1 e Williamsbridge rd, runs se98.9xe56.2xn136.11 to Thwaites pl xw50xs111.4xnw78.7 to Thwaites pl xw26.1 to beg; also THWAITES PL, ss, 107.8 w Boston rd (old line), 50x175; due, $1,632.91; T&c, $345.57; sub to 1st mtg $4,000; Lawyers Realty Co. 5,300

HERBERT A. SHERMAN.

Walton av, es, 51.4 s 172d, 32.7x19.1x—, gore, vacant; due, $361.63; T&c, $227.40; Geo T Wolff. 825

D. PHOENIX INGRAHAM.

Morris av, 999, ws, 123 n 164th, 23x105, vacant; due, $1,496.38; T&c, $——; Henry J Uderitz. 1,675

GEORGE PRICE.

180TH st, 880 E (*), ss, 65.2 w Honeywell av, 25.1x118.2, 2-sty bk dwg; due, $2,-693.27; T&c, $305; Herman F Epple. 3,200

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Auction Sales, Bronx, Continued.

SAMUEL MARX.

Bay av, ss, 435 w Main, see Fordham av, ns, 450 w Main.

Fordham av, ns, 450 w Main, 100x100; also BAY AV, ss, 435 w Main, 50x100, City Island; due, $5,545.17; T&c, $100; Chas P Halleck. 6,005

Total	$113,625
Corresponding week, 1913	252,400
Jan. 1, 1914, to date	2,610,472
Corresponding period 1913	2,559,938

Brooklyn.

The following are the sales that have taken place during the week ending May 13, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM H. SMITH.

STERLING PL, ns, 100 w Saratoga av, 175x110.1; adj June 2 —

3D ST (*), ns, 220 w 7 av, 44x90; Mary L Beacon 20,000.00

W 5TH ST, ws, 144 n Av T, 18x100; Sophia Gerdes 2,800.00

W 8TH ST (*), es, 213.6 s Av R, 19.4x82.6; Charlotte E Findlay et al 2,600.00

E 9TH ST, es, 320 s Av C, 20x95; A B Roberts 2,000.00

19TH ST, nes, 280.4 nw 10 av, 20x100; Stephen C Halstead 2,000.00

60TH ST (*), swc Cowenhoven la, 39.8x100.2; Jno A Voorhees et al 3,088.00

61ST ST, nes, 254 se 18 av, 18x100; also 61ST ST, nes, 290 se 18 av, 18x100; also 61ST ST, nes, 325.10 se 18 av, 18x100; Chas A Rippmann 9,500.00

61ST ST (*), nes, 397.10 se 18 av, 18x100; also 61ST ST, nes, 415.10 se 18 av, 18x100; also 61ST ST, nes, 234 nw 19 av, 18x100; also 61ST ST, nes, 216 nw 19 av, 18x100; also 61ST ST, nes, 198 nw 19 av, 18x100; also 61ST ST, nes, 180 nw 19 av, 18x100; also 61ST ST, nes, 162 nw 19 av, 18x100; also 61ST ST, nes, 126 nw 19 av, 18x100; also 61ST ST, nes, 90 nw 19 av, 18x100; also 61ST ST, nes, 54 nw 19 av, 18x100; also 61ST ST, nes, 36 nw 19 av, 18x100; also 61ST ST, nes, 18 nw 19 av, 18x100; Chas A Rippmann 36,500.00

63D ST, nec 5 av, 100x40; adj May 27 —

70TH ST (*), sws, 171.5 se 18 av, 20x100; Robertine W Brown 3,000.00

70TH ST (*), sws, 191.5 se 18 av, 20x100; Kings County Trust Co; Action 1 3,000.00

70TH ST (*), sws, 211.5 se 18 av, 20x100; Kings County Trust Co; Action 2 3,000.00

70TH ST (*), sws, 231.5 se 18 av, 20x100; Kings County Trust Co; Action 3 3,000.00

70TH ST (*), sws, 251.5 se 18 av, 20x100; Kings County Trust Co; Action 4 3,000.00

70TH ST (*), sws, 271.5 se 18 av; Kings County Trust Co; Action 5 3,000.00

71ST ST, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; adj May 27 —

86TH ST, ss, 382 w Gravesend av, 60x195; adj sine die —

AV H (*), ns, 40 e E 8th, 40x100; Melvin Brown 750.00

CONEY ISLAND AV (*), es, 260.4 n Av S, 120x100; Albt Berry 2,500.00

HOWARD AV, ws, 20.6 s Prospect pl, 19.6x90; Abr Schwartz 5,400.00

PENNSYLVANIA AV (*), es, 120 n Dumont av, 20x100; Wm W Seymour. 3,001.00

PENNSYLVANIA AV (*), es, 100 n Dumont av, 20x100; Wm W Seymour.. 3,001.00

5TH AV, sec 75th, 21.11x95.9x20.6x103.8; withdrawn —

5TH AV, es, 21.11 s 75th, 21.5x88.1x20x95.9; withdrawn —

12TH AV, sec 36th, 136.10x98.10; adj May 26 —

NATHANIEL SHUTER.

OAKLAND ST, ws, 100 n Calyer, 275x100; also MILTON ST, nwc Manhattan av, 96.10x—; Wm M Taylor 106,400.00

SACKMAN ST, es, 100 s Lott av, 135.7x105.11; withdrawn —

N 8TH ST (*), ss, 277.8 e Havemeyer, 25.8x100; Nellie A Lowndes 5,000.00

38TH ST (*), es, 258.10 s New Utrecht av, 20x90; Louise M Higham 1,000.00

71ST ST (*), nes, intersec ses Ridge blvd, 100x30.4; Miriam Morse 18,500.00

78TH ST (*), nes, 240 nw 14 av, 20x100; Leslie G King 3,900.00

NASSAU AV (*), ns, 45 e Kingsland av, 19x100; Addie L Morine 3,600.00

RIDGE BLVD (*), ses, 30.4 ne 71st, 35.8x100 19,000.00

WILLIAM P. RAE.

24TH ST (*), ns, 60 nw 4 av, 30.3x100.2; Anna Werther 3,100.00

72D ST, ns, 394.6 w 6 av, 20x117.5; adj May 27 —

81ST ST, ns, 80 e 5 av, 225.7x100; adj May 27 —

GELSTON AV (*), sc Atlantic av, 100x116.3; Henry Pape 2,600.00

5TH AV, es, 20.7 s 72d, 24x93.11; adj May 27 —

5TH AV, es, 44.7 n 73d, 24x110.1; adj May 27 —

CHAS. SHONGOOD.

72D ST, sws, 143.10 nw 6 av, 20x100; adj May 26 —

73D ST, nec 5 av, 93.10x20; adj May 26 —

ROCKAWAY AV, ws, 325 s Bway, 25x100; Moses Bernstein 9,600.00

5TH AV, es, 89.2 s 72, 24x107.9; adj May 26 —

JAMES L. BRUMLEY

JAVA ST, 191, ns, 400 e Manhattan av, 25x100, 3-sty fr tnt (vol); J Jones.. 3,600.00

McDOUGAL ST, ss, 300 e Saratoga av, 25x100; Jacob Lippstadt 2,100.00

E 4TH ST, ws, 120 n Ditmas av, 40x100; Saml Glazer 5,200.00

Total	$289,740.00
Corresponding week 1913	271,200.00

VOLUNTARY AUCTION SALES.

Brooklyn.

MAY 20.

BRYAN L. KENNELLY.

AT 14-16 VESEY ST., MANHATTAN.

WEST ST, es, 200 n Av J, 240x100, vacant (trste).

AV J, nwc Gravesend av, 100x120, vacant (trste).

BAY RIDGE PKWAY, nec 95th, 111.5x150xs 100xw130, vacant (exr).

NECK RD, nwc E 17th, runs w42.3xn103.1xw 58.4xn60.6xe100xs149.6 to beg, vacant (vol).

ST NICHOLAS AV, nec Willoughby av, 200 to Starr x116.4x200x114, vacant (extrx).

ST NICHOLAS AV, sec Suydam, runs s150.6xe 90.3xn22.4xe—xn127.11xw109.4 to beg, vacant (extrx).

VANDERBILT AV, 623, ns, 191.10 e Prospect av, 16.8x150, 2-sty fr dwg (extrx).

19TH AV, nec 52d, runs n200 to 51st xe700 to 20 av xs100xw360xs100 to 52d xw340 to beg, vacant (trste).

JAMES L. BRUMLEY.

ELMORE PL, 629, es, 400 n Farragut rd, 100x100, 3-sty f dwg (exr).

MAY 21.

WILLIAM H. SMITH.

27TH ST, 156, ss, 200 e 3 av, 25x100, vacant (vol).

ALBANY AV, 214, ws, 136.2 s Prospect pl, 16.7x100, 2-sty & b bk dwg (exr).

ALBANY AV, 216A, ws, abt 169.4 s Prospect pl, 16.6x80, 2-sty & b bk dwg (exr).

ALBANY AV, 220, ws, 36.7 n Park pl, 16.7x80, 2-sty & b bk dwg (exr).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

MAY 16.

No Legal Sales advertised for this day.

MAY 18.

BLEECKER ST, 305-7, es, 80.3 s Grove, 26.10x75, 2-2-sty bk tnts & strs; Geo W Dibble—Josephine Emmerich et al; Thos F Keogh (A), 90 West Bway; Wm R De Lano (R); due, $12,619.72; T&c, $815; Joseph P Day.

48TH ST, 220-8 W, ss, 275.6 e 8 av, 99.6x100.5, 4-sty bk theatre (Longacre); Black & Boyd Mfg Co—Frazee Realty Co et al; Feiner & Maass (A), 100 Bway; Powell Crichton (R); due, $4,262.43; T&c, $2,600; sub to 2 mtgs aggregating $290,000; Joseph P Day.

MAY 19.

CHRYSTIE ST, 67, ws, 50.4 s Hester, 25.2x84.5, vacant; Sarah E. Furnald—Jos J O'Donohue Jr, exr; Richd Kelly (A), 233 Bway; Martin J Keogh Jr (R); due, $15,990.43; T&c, $576.50; D Phoenix Ingraham.

MACDOUGAL ST, 115, nw cor Minetta la (No 2), runs n25xw74xn25xw26xs50xe100 to beg, 3-sty bk stable; also MINETTA ST, 16-22, swc Minetta la (No 21), 8x72, 2-2 & 3-3-sty bk fr tnts & strs; Hannah Sullivan—Thos Rosson et al; Henry J & Fredk E Goldsmith (A), 41 Park Row; Wm W Pellett (R); due, $7,823.71; T&c, $875; mtg recorded Jan26'12; Joseph P Day.

MACDOUGAL ST, 115, nwc Minetta la (No 2), runs n25xw74xn25xw26xs50xe100 to beg, 3-sty bk stable; Soc for the Relief of Poor Widows with Small Children—Rosa Marasco et al; Miller, King, Lane & Trafford (A), 80 Bway; Ezekiel Fixman (R); due, $25,790.83; T&c, $1,218.27; Bryan L Kennelly.

SOUTH ST, 178-9, ns, abt 65 e Roosevelt, 41.9x151.4 to Water st (Nos 337-9), 37.4x75.8, 4-sty bk tnt & strs, 4-sty bk market & 2 & 3-sty bk stahle; Moses Solomon—Fannie E D Story et al; Saml J Rawak (A), 256 Bway; Cecil B Ruskay (R); due, $9,069.15; T&c, $845.50; sub to two mtgs aggregating $28,500; Joseph P Day.

2D ST, 289-91 E, ss, 60.6 w Sheriff, 40.4x65.8 to Houston st (Nos 398-400), x40x60.7, 6-sty bk tnt & strs; Fischel Weintraub—Rialto Realty Co et al; David Drechsler (A), 140 Nassau; Hugo H Ritterbusch (R); due, $7,341.28 T&c, $593.70; sub to a prior mtg of $42,000; Joseph P Day.

4TH ST, 15-9 W, nwc Mercer st (Nos 265-7), 71.5x96.2, 8-sty bk loft & str bldg; N Y Life Ins & Trust Co—Guy Witthaus et al; Emmet & Parish (A), 52 Wall; Jno T McGovern (R); due, $255,883.35; T&c, $5,724.70; Bryan L Kennelly.

13TH ST, 107-9 W, ns, 125 w 6 av, 20x100, 6-sty bk loft & str bldg; Thos Develon, Jr—Sheppard, Knapp & Co et al; Ralph O L Fay (A), 55 John; Geo W Olvany (R); due, $26,628.74; T&c, $——; sub to two prior mtgs aggregating $115,000; Joseph P Day.

41ST ST, 9 E, ns, 166 e 5 av, 22x98.9 5-sty stn loft & str bldg; Frederic R Coudert et al—W Edw Fagan et al; Coudert Bros (A), 2 Rector; Lafayette B Gleason (R); due, $64,699.24; T&c, $——; sub to a 1st mtg of $65,000; mtg recorded July6'12; Joseph P Day.

54TH ST, 329 E, ns, 323.4 e 2 av, 23.2x100.5, 5-sty bk tnt & strs; German Savgs Bank in the City of N Y—Markus Weil et al; Amend & Amend (A), 119 Nassau; Warren C Fielding (R); due, $16,243.33; T&c, $756.70; mtg recorded Mar3'06; Henry Brady.

74TH ST, 106 W, ss, 62 w Col av, 18x102.2, 4-sty & b stn dwg; Arabella A Macfarland—Henry M Black et al; Coudert Bros (A), 2 Rector; Jno H Rogan (R); due, $21,678.24; T&c, —; mtg recorded Oct24'99; Joseph P Day.

77TH ST, 210 E, ss, 180 e 3 av, 25x102.2, 1 & 2-sty fr storage & 2-sty bk rear tnt; Francis F Robins—Andw Byrne et al; Theal & Beam A), 45 Wall; Abr G Meyer (R); due, $6,485.48; T&c, $475.14; M Morgenthau Jr Co.

133D ST, 171 W, ns, 75 e 7 av, 25x99.11, 5-sty bk tnt & strs; Albert Schaefer—Mirror Realty Co et al; Axel Josephsson (A), 141 Bway; Chas E Hughes Jr (R); due, $18,503.16; T&c, 683.60; Joseph P Day.

BROADWAY, 822-4, sec 12th st (No 60), 43.4x124.8x8.10x114.7, vacant; Title Guar & Trust Co—822 & 824 Broadway Co Inc et al; Harold Swain (A), 176 Bway; Jno E Roeser (R); due, $127,412.59; T&c, $4,939.63; Jas L Wells.

EDGECOMBE AV, 125, ws, 49.11 s 141st, 25x90, 5-sty bk tnt; Arnold Thayer et al—Magdalena O Heckman et al; Jas W McElhinney (A), 41 Park Row; Alfd D Lind (R); due, $20,748.72; T&c, $529.45; Joseph P Day.

EDGECOMBE AV, 123, ws, 74.11 s 141st, 25x90, 5-sty bk tnt; Arnold Thayer et al—Wm Oeters et al; Jas W McElhinney (A), 41 Park Row; J Gabriel Britt (R); due, $20,757.23; T&c, $562.45; Henry Brady.

2D AV, 2365, ws, 135.11 s 122d, 20x53.11, 3-sty bk tnt & str; Albt Jarmulowsky et al—Otillie Hyams et al; Theo K McCarthy (A), 43 Exchange pl; Jno C Coleman (R); due, $2,365.67; T&c, $294.54; Herbert A Sherman.

MAY 20.

No Legal Sales advertised for this day.

MAY 21.

SOUTH ST, 40, nwc Old sl (No 36), 23x44.10, 4-sty bk tnt & strs; Francis L Wandell et al—Margt C Feeter et al; Palmer & Serles (A), 46 Cedar; P Theo Davis (R); due, $1,412.78; T&c, $707.60; sub to three mtgs aggregating $25,000; Joseph P Day.

22D ST, 32 W, ss, 491.10 w 5 av, 32.8x98.9x31x98.9, 6-sty stn loft str bldg; Seamen's Bank for Savgs in City N Y—Julius E Siegel et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Jas W Hyde (R); due, $125,492.76; T&c, $3,349.95; Joseph P Day.

127TH ST, 275 W, ns, 150 e 8 av, 25x99.11, 3-sty & b stn dwg; Rebecca I Dempewolf—Eliza I Jonas et al; Jno E Roeser (A), 128 Bway; Patk J Leahon (R); (partition); L J Phillips & Co.

134TH ST, 267 W, ns, 162.6 e 8 av, 15.6x99.11, 4-sty bk dwg; Rudolph Wallach Co—Hannah H Newton; Aug Weymaun (A), 68 Wm; Edwin M Otterbourg (R); due, $1,254.44; T&c, $274.40; M Morgenthau Jr Co.

EDGECOMBE AV, 165-7, ws, 515 s 145th, 40x100, 5-sty bk tnt; Abr Rice—Nellie A Kelly et al; Saml Chugerman (A), 189 Montague, Bklyn; Myron Sulzberger (R); due, $6,707.23; T&c, $389.10; Joseph P Day.

MAY 22.

103D ST, 150 E, ss, 29.6 e Lex av, 20x106.10, 5-sty bk tnt & strs; Gussie Morgenstern—Jacob Vogelfanger et al; Hovell, McChesney & Clarkson (A), 50 Court, Bklyn; Hugh A McTernan (R); due, $1,432.17; T&c, $989.50; sub to prior mtgs aggregating $33,000; Joseph P Day.

125TH ST, 510 W, ss, 125 w Ams av, 25x100, 5-sty bk tnt; Isidor H Kempner—Morris Feder et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Geo L Lewis (R); due, $2,613.09; T&c, $805.20; M Morgenthau Jr Co.

131ST ST, 35-7, on map 35 W, ns, 410 w 5 av, 50x99.11, 6-sty bk tnt; Wm L Condit et al—Jacob Moss et al; Elkus, Gleason & Proskauer (A), 170 Bway; Theo M Riehle (R); due, $53,668.73; T&c, $760.50; Herbert A Sherman.

MAY 23.

No Legal Sales advertised for this day.

MAY 25.

CHRYSTIE ST, 155, ws, 50.7 n Delancey, 25.5x69.9x25.9x69.7, 5-sty bk tnt & strs; Ernst Flath—Lorenzo Ullo et al; Francis B Chedsey (A), 320 Bway; Harry Harris (R); due, $1,906.51; T&c, $736.16; sub to two prior mtgs aggregating $16,000; mtg recorded Nov23'11; Joseph P Day.

DELANCEY ST, 268, ns, 25 e Columbia, 25x100, 6-sty bk tnt & strs; Julia Bachrach—Jacob Furmann et al; Albt R Lesinsky (A), 149 Bway; David C Hirsch (R); due, $14,237.18; T&c, $1,225; sub to a prior mtg of $21,000; mtg recorded Apr3'06; Bryan L Kennelly.

136TH ST, 170-2 W, ss, 75 e 7 av, 25x99.11, 6-sty bk tnt; Walter S Gurnee et al; Sargold Realty Co et al; Sullivan & Cromwell (A), 49 Wall; Morgan J O'Brien, Jr (R); due, $52,923.88; T&c, $2,097.25; Bryan L Kennelly.

7TH AV, 1974, swc 119th (No 200), 26x100, 5-sty bk tnt & strs; Bettie Rothfeld et al—Leona Goldberg et al; Seymour P Kurzman; (A) 25 Broad; David C Hirsch (R); due, $46,725; T&c, $1,080; Bryan L Kennelly.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

MAY 16 & 18.

No Legal Sales advertised for these days.

MAY 19.

MAIN ST, es, 127.10 n Cemetery la, 26x—, City Island; Wm Webber, &c—Thos W Larkin et al; Dominic L O'Reilly (A), 258 Bway; Geo E Welles (R); due, $1,899.13; T&c, $840; Henry Brady.

152D ST, 401 E, nec Melrose av (No 644), 20x100, 2-3-sty fr tnts & strs; Tim Sullivan—Wm Davis Jr et al; Michl J Sullivan (A), Willis av & 148th, Bronx; Sidney Harris (R); due, $1,309.27; T&c, $1,225; sub to first mtg $8,000; Joseph P Day.

BEAUMONT AV, 2416, es, 133.3 n 187th, 33.3x100, 4-sty bk tnt; American Real Estate Co—Baldassare Scordato et al; Jas C Meyers (A), 527 5 av; Geo V Mullan (R); due, $8,690.81; T&c, $185.85; sub to a prior mtg of $16,000; M Morgenthau Jr Co.

S BOULEVARD, 1150, es, 275 n 167th, 37.5x100, 2-sty fr dwg & 2-sty fr rear stable; Louise Ebling—Bertha Kramer et al; Eugene Cohn (A), 132 Nassau; Henry K Davis (R); due, $2,993.25; T&c, $300; sub to a prior mtg of $8,000; Geo Price.

MAY 20.

BELMONT AV, 2451, nwc 188th, 45x87.5, vacant; Saml H Kupferman—Liberty Brewing

Co et al; Edw Jacobs (A), 25 Broad; Chas L Cohn (R); due, $4,121.79; T&c, $604.68; Saml Goldsticker.

BRONXDALE AV, nec Rhinelander av, 28.6x102.6x25x88.11; Wilhelmina E Hoffmann—Jacob Cohen et al; Action 1; Alfd & Chas Steckler (A), 170 Bway; Wm Klein (R); due, $1,791.44; T&c, $——; Bryan L Kennelly.

BRONXDALE AV, es, 28.6 n Rhinelander av, 28.6x116.2x25x102.6; Wilhelmina E Hoffmann—Jacob Cohen et al; Action 3; A & C Steckler (A), 170 Bway; Wm Klein (R); due, $1,316.05; T&c, $——; Bryan L Kennelly.

DAVIDSON AV, 2344, sec North, 100x15, 5-sty bk tnt; May P C Gref—Fleischmann Realty Co et al; Geo E Coney (A), 100 Bway; Jos P Hennessy (R); due, $12,808.22; T&c, $819.89; Geo Price.

GRAND BOULEVARD & CONCOURSE, 1942, sec 178th st (No 200), 37.7x95.5x36x106.5; 2-sty fr dwg; American Swedenborg Printing & Pub Soc—Hagemann Constn Co et al; Edmond C Brown (A), 233 Bway; Tim A McCarthy (R); due, $12,119.78; T&c, $2,225.50; Joseph P Day.

MULINER AV, nwc Neil av, 108.4x25x115.10x26.1; Wilhelmina E Hoffmann—Jacob Cohen et al; Action 2; Alfd & Chas Steckler (A), 170 Bway; Wm Klein (R); due, $1,435.14; T&c, $——; Bryan L Kennelly.

NEIL AV, ns, 78.3 w Muliner av, 26.1x138.4x25x130.10; Wilhelmina E Hoffmann—Jacob Cohen et al; Action 4; A & C Steckler (A), 170 Bway; Wm Klein (R); due, $1,213.98; T&c, $——; Bryan L Kennelly.

NEIL AV, ns, 52.2 w Muliner av, 26.1x130.10x25x123.4 same—same; Action 5; same (A); same (R); due, $1,213.98; T&c, $——; Bryan L Kennelly.

NEIL AV, ns, 26.1 w Muliner av, 26.1x123.4x25x115.10; same—same; Action 6; same (A); same (R); due, $1,213.98; T&c, $——; Bryan L Kennelly.

S BOULEVARD, ws, 475 n 187th, 117.6x102.4x22.10x59.11, vacant; Saml Goldsticker—Jos A Flannery et al; Edw Jacobs (A), 25 Broad; Chas L Cohn (R); due, $2,262.96; T&c, $781.57; Henry Brady.

MAY 21.

FOX ST, 1074, es, 656.11 n 165th, 20.6x100, 3-sty bk dwg; Clara Best—Martha Perna et al; Arrowsmith & Dunn (A), 261 Bway; Cornelius J Earley (R); due, $8,670.88; T&c, $375; Geo Price.

133D ST, 715 E, ns, 450 e Cypress av, 16.8x103.6, 3-sty fr tnt; Harlem Savgs Bank—Augusta Dillmann et al; Edw S Clinch (A), 41 Park Row; Jas J Foley (R); due, $3,824.28; T&c, $159.49; Henry Brady.

BROOK AV, 1216, es, 151.1 s 168th, 35x89.6, 1 & 2-sty fr shop; Max D Josephson—Henry Truberg et al; A M Wattenberg (A), 233 Bway; Maurice J McCarthy (R); due, $3,033.58; T&c, $377.80; sub to pr mtg $2,000; Chas A Berrian.

INTERVALE AV, 1017, on map 1015, swc 165th, 111.3x84.9x126.11x40.3, 5-sty bk tnt & strs; Jno Eggers et al—Interne Constn Co et al; Adolph & Henry Bloch (A), 99 Nassau; Richd H Clarke (R); due, $9,513.26; T&c, $700; sub to first mtg $54,000; Joseph P Day.

JACKSON AV, 648-50, es, 41.10 s 152d, 50x104, 6-sty bk tnt & strs; Sol Hoffman—Froma Realty Co et al; Fleischman & Fox (A), 32 Liberty; Wm L Bowman (R); due, $59,487.27; T&c, $1,559.71; M Morgenthau Jr Co.

MAY 22.

171ST ST, 498 E, ss, 124 w 3 av, 16x100, 2-sty fr dwg; Lawyers Mtg Co—Max Tannenbaum et al; Cary & Carroll (A), 59 Wall; Fredk C Hunter (R); due, $3,391.34; T&c, $259.22; mtg recorded Apr19'10; Henry Brady.

MAY 23 & 25.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

MAY 16.

No Legal Sales advertised for these days.

MAY 18.

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson Jr Co.

5TH AV, es, 82.8 s 74th, 20.8x87.2; Michl Shellens—Jno E Sullivan Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Henry S Goodspeed (R); Wm P Rae.

MAY 19.

BEAUMONT ST, ws, 540 n Oriental blvd, 80x100; Manhattan Beach Co—Frank J A Liston et al; Austin, McLanahan & Merritt (A), 135 Bway, Manhattan; Augustus J Koehler (R); Wm H Smith.

BRIDGEWATER ST, ss, 250.11 w Meeker av, 50x136.2x irreg; Geo W Sammis—Jacob Baar et al; M F McGoldrick (A), 189 Montague; Michl J Grady (R); Wm H Smith.

HALSEY ST, ns, 125 e Sumner av, 16.9x89.4; Sinclair Tousey—Wilfred Burr et al; Beardsley, Hemmens & Taylor (A), 50 Wall, Manhattan; Dominick B Griffin (R); Wm H Smith.

HULL ST, ns, 135 e Rockaway av, 15x100; Susan C Kiernan—Anna Barnes et al; Hirsh & Newman (A), 391 Fulton; Ephraim Byk (R); Wm H Smith.

E 26TH ST, es, 110 n Av D, 20x100; Rosalie C Bodine—Arthur Gamble et al; Harry L Thompson (A), 175 Remsen; Algernon I Nova (R); Chas Shongood.

53D ST, sws, intersec es New Utrecht av, 81.6x49.11x irreg; Margt McKibbin—Gracepek Trading Co et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

57TH ST, ss, 100 w 5 av, 20x100.2; Newburgh Home for the Friendless—Hannah M Hart et al; Harry L Thompson (A), 175 Remsen; Wm W Wingate (R); Jas L Brumley.

58TH ST, nes, 170 se 16 av, 40x100.2; Theresa M Bang—Elleanor J Gillam et al; Chas A Hitchcock (A), 46 Cedar, Manhattan; W Rossiter Redmond (R); Wm H Smith.

BLAKE AV, ss, 40 w Jerome, 20x60; Aaron Westheim—Sadie Friedman et al; Seley & Levine (A), 215 Montague; Louis Karasik (R); Nathaniel Shuter.

GREENE AV, nwc Sumner av, 20x80; Jno Nolty—Jno F Graham et al; Henry A Ingraham (A), 189 Montague; Louis N Jaffe (R); Wm P Rae.

MAY 20.

REMSEN ST, ss, 150 e Clinton, 25x100; Adirondack Trust Co—Apartment Holding Co et al; Edgar T Brackett (A), Saratoga Springs, N Y; Chas C Lockwood (R); Wm H Smith.

30TH ST, sws, 275 se 3 av, 25x100.2; Annie Quinlan—Thos Quinlan et al; Ignatius A Scannell (A), 31 Nassau, Manhattan; Francis B Mullin (R); (partition); Wm H Smith.

41ST ST, nes, 120 se 13 av, 20x100.2; Brooklyn Children's Aid Soc—Dufferin Realty Co et al; Harry L Thompson (A), 175 Remsen; Jas M Fawcett (R); Wm P Rae.

E NEW YORK AV, ss, 48 e Tapscott av, runs s120xw48xw14xs54.10xe102.8xs50xw102.8xs50 xe 102.8xs125xw102xs50xe102 xs150 xw102xs50 xe 101.6xs25xw101.6xs152.4xne207.6xn864.9xw156.9 to beg; Home Life Ins Co—Bensonhurst Co et al; Harry L Thompson (A), 175 Remsen; Allen Robertson (R); Wm P Rae.

AV U, ns, 40 e E 4th, 20x100; Home Title Ins Co of N Y—Henrietta Snell et al; Henry J Davenport (A), 375 Pearl; David Hirshfield (R); Wm H Smith.

WASHINGTON AV, ws, 138 n Gates av, 20x113; Jno Schumacher—Mary T L Warren et al; Mark S Feiler (A), 44 Court; Alfred W Andrews (R); Nathaniel Shuter.

MAY 21.

BUTLER ST, ns, 75 w Hoyt, 25x100; Cath Cordes—Guiseppe Ricciardello et al; Joyce & Kavanagh (A), 375 Fulton; Jos F Maguire (R); Wm H Smith.

SMITH ST, nec Baltic, 20x75; also BALTIC ST, ns, 75 e Smith, 25x100; Arthur H Waterman—Margt Kelly et al; Bruce R Duncan (A), 189 Montague; Jno L Mitchell (R); Jas L Brumley.

STATE ST, ns, 120 w 3 av, 20x100; Edmund H Davis—Mansur W Davis et al; Wells & Snedeker (A), 34 Nassau, Manhattan; Jno M Zurn (R); Wm H Smith.

E 7TH ST, ws, 130 n Av U, 20x125; also E 7TH ST, ws, 150 n Av U, 20x125; Christian M Shultheis—Mayhew Constn Co et al; Sadler & Knemeyer (A), 44 Court; W Rossiter Redmond (R); Wm H Smith.

N 8TH ST, ns, 175 W Wythe av, 25x100; Jas S Slavin—Ralph Lipschytz et al; Overend & Buchner (A), 26 Court; Jno B Stephens (R); Wm H Smith.

E 9TH ST, es, 160 n Av Q, 20x100; Metropolitan Associates of N Y—Barn Realty Co et al; Action 2; Isaac Roth (A), 261 Bway; Edwin C Morsch (R); Nathaniel Shuter.

E 10TH ST, ws, 140 n Av Q; 20x100; same—same; Action 1; same (A); John Klein (R); Nathaniel Shuter.

36TH ST, ns, 320 se 14 av, 20x100.2; Jno Schlegel, Jr et al—Laura Burtt et al; Edwards & Levy (A), Freeport, L I; Alfd W Andrews (R); Wm H Smith.

58TH ST, ns, 100 e 13 av, 60x100.2; Louis Schwartz—Wm F Grady et al; Schwartzman & Schwartzman (A), 44 Court; Wm H White (R); Nathaniel Shuter.

THE PANIC OF 1907

Dullness of business since—

The delay in the adoption of the Rapid Transit System and in the completion of the N. Y., Westchester and Boston R.R., prevented the buyers of the Pearsall Estate from carrying out their intention of developing and building on the property.

SINCE THAT TIME

Ten of them have died—

Their heirs, executors and trustees insist on the sale of the property at once.

THAT IS WHY IT HAS GOT TO BE SOLD

DECORATION DAY

May 30, 1914

70 per cent. can remain on mortgage

Send for maps to

J. Clarence Davies, 149th St. & 3rd Ave.
Joseph P. Day, 31 Nassau St.
Agents and Auctioneers.

Advertised Legal Sales, Brooklyn, Continued.

70TH ST, sws, 131.5 se 18 av, 20x100; Jas W McDermott—Jacob Kaiser Improvement Co et al; Action 1; Chas J McDermott (A). 2 Rector; Wm Watson (R); Wm H Smith.
70TH ST, sws, 151.5 se 18 av, 20x100; same—same; Action 2; same (A); Thos H Troy (R); Wm H Smith.
LOT 518, sectional map 4, Village of Fort Hamilton also 85TH ST, nes, 100 se 22 av, 60x100; also 86TH ST, sws, intersec nws Bay 41st, 58x100; also BAY 41ST ST, nws, 100 sw 86th, 100x96.8; also BAY 41ST ST, nws, 200 sw 86th, 96.8x80; Mechanics Bank of Bklyn—Jas P Graham et al; Owens, Gray & Tomlin (A); 189 Montague; Thos H Troy (R); Thos Hovendon.

MAY 22.
PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al; Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.
WARWICK ST, es, 190 s Dumont av, 20x90; Bertha Corlies—Thos Gray et al; Hunter & Hatch (A), 5 Beekman, Manhattan; Jay S Jones (R); Wm H Smith.
41ST ST, nes, 240 sw 13 av, 20x100.2; Dime Savgs Bank of Brooklyn—Saml Teplitz et al; Dykman, Oeland & Kuhn (A), 177 Montague; Jesse W Johnson (R); Jas L Brumley.
54TH ST, sws, 207.6 nw 3 av, 17.6x100.2; Union Trust Co of N Y—Emil Biele et al; Miller, King, Lane & Trafford (A), 80 Bway, Manhattan; Edw Q Carr (R); Wm H Smith.
ATLANTIC AV, ss, 200 w Hopkinson av, 100x100; Collective Holding Co—M & J Constn Co et al; Action 4; Saml A Telsey (A), 44 Court; I M Lerner (R); Nathaniel Shuter.
5TH AV, es, 20.7 s 72d, 24x93.11; Farmers & Mechanics Savgs Bank of City Lockport—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Geo A Steves (R); Wm P Rae.
18TH AV, ses, intersec nes 71st, 20x88.11; Louis C Pabst—Jacob Kaiser Improvement Co et al; Kramer, Cohn & Meyer (A) 898 Park av; R Hunter McQuistion (R); Wm H Smith.

MAY 23.
BERGEN ST, ss, 484.6 w Rockaway av, 58.1x110.11; Frances Kadans—Abr Silverman et al; Wm E Smith (A), 297 Stone av; Wm A Alcock (R); Wm H Smith.

MAY 25.
AMBOY ST, es, 420.8 s Pitkin av, 19.5x100; Hyman Sisselman et al; Jacob Kruger et al; Abr Rockmore (A), 26 Court; Leon Sacks (R); Nathaniel Shuter.
ST JOHNS PL, ns, 389.4 e Troy av, 26.4x120.3; Jno Mayer—Urban Realty Co et al; Weismann & Hertz (A), 391 Fulton; J Edw Schwerin (R); Nathaniel Shuter.
OAKLAND ST, sec Kent, 95x125; Citizens Trust Co of Brooklyn—Jno Gillies Co et al; Jonas, Lazansky & Neuberger (A) 115 Bway, Manhattan; A Deutsch (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 9.
ORCHARD ST, 24; Marks Kirshbaum—Israel D Shlachetzki et al; J Gans (A).
16TH ST, ss, 388 w 5 av, 21x103.3; Chas C Bull et al—Julius B Fox et al; H Hasbrouck (A).
61ST ST, 240 W; Lillian S Gillespie—Michl Zimmerman et al; Dexter, Osborn & Fleming (A).
RIVERSIDE DR, 145; Roman Catholic Orphan Asylum in the City of N Y—Ellen R Scott et al; J F Daly (A).

MAY 11.
CANAL ST, 63; also ORCHARD ST, 23 & 24; Abr J Dworsky—Israel D Shaichetzki et al; amended; Strauss & Dworsky (A).
PINE ST, 7; Seamen's Bank for Savgs in the City of N Y—Felix Bertine et al; Cadwalader, Wickersham & Taft (A).
31ST ST, ss, 600 se 10 av, 25x72.2; Jno Burns—Robt Gray et al; L S Goebel (A).
85TH ST, ss, 275 w West End av, 50.5x102.2; B Crystal & Son—Edith A Reiffert et al; Guggenheimer, Untermyer & Marshall (A).

MAY 12.
ELDRIDGE ST, 236-44; Greenwich Savgs Bank—Minsker Realty Co et al; B A Sands (A).
141ST ST, 103-9 W; Renttal Mtg Securities Corpn—Inter-City Land & Securities Co et al; H S Mansfield (A).
PARK AV, ws, 75.11 s 107th, 25x75; Amalie De Vries—Nicholas C Scedorf et al; E Pitske (A).

MAY 13.
32D ST, 34-6 E; Fredk Lewisohn et al—Wm R McClellan et al; Hoadly, Lauterbach & Johnson (A).
116TH ST, ns, 316.8 w 1 av, 16.8x100.11; Sadie Bernard—Jennie Dellon et al; I L Broadwin (A).

MAY 14.
E BROADWAY, 234; also DIVISION ST, 223; American Savgs Bank—Bertha Kremer et al; Irwin & Orr (A).
70TH ST, 228-32 E; three actions; Mutual Life Ins Co of N Y—Jno H Bodine et al; F L Allen (A).
108TH ST, ns, 250 w Amsterdam av, 50x100.11; Sophie Wagner—Thos Realty Co et al; Rosansky & Goldberg (A).
115TH ST, 605-7 W; Abr Davis et al—Gertrude B R Smith et al; J H Zieser (A).

MAY 15.
FORSYTH ST, 39-39½; Saml Wacht—Dora Frankenstein et al; Arnstein & Levy (A).
13TH ST, 506 E; Wm Jay—Giovanni Parisi et al; R W Candler (A).
81ST ST, 209 E; Karl M Goldsmith et al—David Rosenstein et al; L D Brandon (A).
81ST ST, 211 E; Karl M Goldsmith—Jno Muller et al; L D Brandon (A).
19TH ST, 417 E; Mary Stern—Fredk Ohlrogge et al; J Lilman (A).
MULBERRY ST, 288; Henry Hull—Emilie E Boldtmann et al; J & T H Troy (A).

Bronx.

MAY 8.
FOX ST, ws, 585.6 n 163d, 100x104.1x irreg; Hendrik Hudson Co—Fanny Rudomin et al; Ferriss & Storck (A).
BAILEY AV, 3460-62; Luigi Castaldo—Filomena Ventarola et al; action to foreclose mechanics lien; J Rosenzweig (A).

MAY 9.
No Foreclosure Suits filed this day.

MAY 11.
141ST ST, ns, 100.2 w Beekman av, 75.1x113.1; Wm Crawford—Geo H Jacob Constn Co et al; Bowers & Sands (A).
224TH ST, ns, 160 w White Plains rd, 20x114; Anna Young—David M Mayerson et al; Shaw & Landon (A).
WASHINGTON AV, 1718; Isaac Leader—Rebecca Goldberg & ano; O Englander (A).

MAY 12.
145TH ST, ss, 150 w St Anns av, 24.6x99.9; Caroline M Behnken—Andw Kitchen Realty Co, Inc, et al; Elfers & Abberley (A).
239TH ST, ns, 91.7 e Fulton, 50x100; Emma Laul—Mercedes Boesche et al; O E Davis (A).
239TH ST, ws, 41.7 e Fulton, 50x100; Emma Laul—Mercedes Boesche et al; O E Davis (A).
LOT 58, block B, on map of Mapes Estate; Fredk H St John—Jos Wm Krauer et al; J Levy (A).

MAY 13.
175TH ST, swc 3 av, 100.6x101.9; Corn Exchange Bank—Ayrshire Realty Co, Inc, et al; Bowers & Sands (A).
203D ST, ns, 120.7 e Grand blvd & Concourse, 25x127.5; Anna B Dyer—Jennie F Michelena et al; Niles & Johnson (A).
MOTT AV, ws, 50 s 150th, 25x98; Chas A Sherman—Eliz De Grauw et al; Bowers & Sands (A).
LOTS 263, 264, 265 & 266, Map of portion of the Huots Estate, Van Nest; Jno Foy—Edw N Lynch & ano; G Squieres (A).
LOT 39, Map of 120 lots known as Daily Estate, property of Hudson P Pose; Mary A Palmer—Maria Vinciguerre et al; H A Herold (A).

MAY 14.
176TH ST, E, ss, 62 w Marmion av, 50x100; Corporate Mtg Co—Geo K Mathewson et al; H D Patton (A).
BAINBRIDGE AV, 2781; Anton Szilgye—Lillian Fox et al; T P Conlon (A).
MOSHOLU PKWAY S, ws, 36.4 n 203d, 64.6x76.3; Peter Keber—Elise Levy; G A Steinmuller (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 7.
144TH ST, ns, 155 e Convent av, 20x99.11; Germania Life Ins Co; Theo M Killian et al; Dulon & Roe (A); Isidor Niner (R); due.....16,597.28
144TH ST, ns, 136 e Convent av, 20x99.11; same—same; same (A); same (R); due 16,709.10

MAY 8.
131ST ST, 64 W; Matthew McNamara—Sarah McCormick et al; Jno McLaren (A); Jno T McGovern (R); due 8,366.66
158TH ST, ss, 768.10 w Bway, 18.8x100; Edw C Osborn—Huntington W Merchant et al; Thompson, Freedman & Cooke (A); Roger Sherman (R); due 2,846.17

MAY 9.
No Judgments in Foreclosure Suits filed this day.

MAY 11.
34TH ST, ss, 132.10 w 3 av, 23.8x98.9x9.11x99.7; Ludin Realty Co—Jas Corkery et al; Deyo & Bauerdorf (A); Nathan Burkan (R); due..... 5,722.89
63D ST, 147 W; Amy A C Montague—Patk J Cosgrove; Gilbert T Montague (A); —— (R); due..... 2,447.08
101ST ST, ns, 100 w Bway, 54.9x100.11; Aug Ruff—Sender Feldman et al; Gettner, Simon & Asher (A); Saml Strasbourger (R); due.....14,142.33

MAY 12.
134TH ST, ns, 340 w Park av 25x99.11; Chas T Dotter—Sarah McCormick; Davison & Underhill (A); Joseph E Davidson (R); due.....15,055.83

MAY 13.
COLUMBUS AV, swc 79th., 76.8x18.6; Josiah H De Wilt—Leon Levy et al; Kiddle & Margeson (A); Jos Ullman (R); due 38,889.21
LENOX AV, es, 75.8 n 119th, 18x85; Mary W Scheper—Emily N R McLean et al; Wing & Russell (A); Albt Blumenstein (R); due 15,391.46

Bronx.

MAY 7, 8 & 9.
No Judgments in Foreclosure Suits filed this day.

MAY 11.
VALENTINE AV,** es, 100 n 187th, 101.11x135; Mortimer Smith—Marie J C Carey; Salter & Steinkamp (A); Wm T Quinn (R); due.....16,095.42

MAY 12 & 13.
No Judgments in Foreclosure Suits filed these day.
**Recorded in N. Y. County

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 9.
118TH ST, 70-2 W; Isaac Stern—Jennie Stern et al; partition; Cohen Bros (A).

MAY 11.
18TH ST, ss, bet 7 & 8 avs, Lot 47; Louis Pines—Robt Kennedy et al; foreclosure of tax lien; T I Schwartzman (A).
38TH ST, ns, bet 2 & 3 avs, Lot 9; Rudolph Wallach Co—Lewis Neumann et al; foreclosure of tax lien; A Weymann (A).

MAY 12.
114TH ST, 37 W; Bi State Realty Co—Isaac Deutsch et al; specific performance; D J Goldstone (A).
MADISON AV, sec 108th, 25.11x83; Benj H Bearman—Jacob Stone; action to recover ½ part of store and basement; Myers & Schwersenski (A).

MAY 13.
109TH ST, ss, bet 2 & 3 avs, Lot 30; Rudolph Wallach Co—Threshold Realty Corpn et al; foreclosure of tax lien; A Weymann (A).

MAY 14.
FT WASHINGTON AV, sec 181st, 173.10x140.6x irreg; Louis Fagin—Brown-Weiss Realties; action to foreclose mechanics lien; W Hauser (A).

MAY 15.
MONROE ST, ss, 125.5 w Jackson, 25x85.8; Raphael Prager—Wm Miller et al; foreclosure of tax lien; Lind & Pfeiffer (A).
7TH AV, nwc 48th, 112.6x104.5x irreg to Broadway; Emanuel Rosenberg—Helen C Juilliard et al; action to foreclose mechanics lien; Stroock & Stroock (A).
28TH ST, 202-4 W; also 50TH ST, 309 W; also 9TH AV, 730, and other property in Kings County; Abr Silberberg—Wm J Cregan et al; action to foreclose lien; A A Silberberg (A).
115TH ST, ns, bet 1 & 2 avs; Lots 13 & 14; Rudolph Wallach Co—Sarah J Imperatori; amended foreclosure of tax lien; A Weymann (A).

Bronx.

MAY 8.
No Lis Pendens filed this day.

MAY 9.
No Lis Pendens Filed this day.

MAY 11.
172D ST, ns, being lot 78, on tax map; Caroline C Back—Jas A Woolf et al; action to establish validity of tax lien; Reed & Pallister (A).

MAY 12.
MARCY PL, 143; Simeon M Barber—Lloyd D Waddell et al; action to foreclose tax lien; H Swain (A).

MAY 13.
181ST ST, swc Valentine av, 54.1x139.7; Anton Larsen & Son, Inc—Tobruk Constn Corpn et al; iction to foreclose mechanics lien; F E M Bullowa (A).

MAY 14.
HEWITT PL, es, being Lot 5½; Wm Mellich—Geo F Johnson et al; action to foreclose transfer of tax lien; A & H Bloch (A).

Brooklyn.

MAY 7.
COOPER ST, ses, 120 sw Knickerbocker av, 17x100; Rhoda Evans—Chas L Goldstein et al; Kramer, Cohn & M (A).
COOPER ST, ses. 141 sw Knickerbocker av, 17x100; same—same; same (A).
DECATUR ST, ses, 126 sw Hamburg av, 18.6x100; Jno Bischoff—Louis G Trautwein et al; S H Boyce (A).
LAKE ST, wc 86th, 72.6x42x58x45; also 86TH ST, nec Lake, runs n50xe108xs100xw42.2xnw 93.3 to beg; Maurice Kahn—Rose Nowak; S O Brien (A).
VAN BUREN ST, ss, 300 w Reid av, 14.3x100; Adaline Lamb—Thos Foxton et al; G F Alexander (A).
WITHERS ST, ns, 300 e Lorimer, 18x170.5x13x163.6; Jno L Witte—Chas H Sackmann & wife; Halbert & Quist (A).
WITHERS ST, nwc Leonard, 25x80.10x25x80.2; same—same; same (A).
74TH ST, ss, 220 e 10 av, 20x100; Emma Cavanagh—Millicent G Martin et al; G W Pearsall (A).
AV P, ss, 40 e E 9th, 40x100; Fredk Opolinsky—Chas Weeber et al; J M Peyser (A).
ATLANTIC AV, ss, 150 w Saratoga av, 100x100; Moses Benstein—Mancorn, Inc, et al; J J Schwartz (A).
BEDFORD AV, sec Clifton pl, 90x120; Mutual Life Ins Co—Moses H Moses et al; F L Allen (A).
GRANT AV, es, 161.4 s Ridgewood av, 20x100; Title Guar & Trust Co—Wm H Wanser et al; T F Redmond (A).
HOPKINSON AV, ws, 140.7 s Hegeman av, 20.2x100x20.5x100; Lelia P Cowhill—Sarah Edelist et al; C F Corner (A).

MAY 8.
MARTENSE ST, 353; Dora Boleg & ano—Arno H Koch; to set aside deed; Squiers & Lee (A).
WARWICK ST, es, 170 n Sutter av, 20x90; Laura Hechler—Isaac Brown et al; Rosansky & Goldberg (A).
W 3D ST, es, 100 n Sea Breeze av, 40x100; Sea Beach Iron Works—Rachel Rosenberg et al; foreclosure of mechanics lien; I Solomon (A).
E 12TH ST, es, 260 s Av P, 20x100; also E 12TH ST, es, 280 s Av P, runs e100xs17.2xsw10.2xw90.2xn20 to beg; Michl E Fuchs—Hollow Wall Constn Co et al; foreclosure of mechanics lien; J J Metzger (A).

E 49TH ST, ws, 240 n Snyder av, 20x100; Albt Berry—Rugby Investors Bldg Co et al; G C Case (A).
E 49TH ST, ws, 220 n Snyder av, 20x100; same —same; same (A).
ALBEMARLE RD, nec Rogers av, runs n110.2 xe26.10xs110.1xw27.7 to beg; Annie F Wallace—Valentine Goetz et al; H L Thompson (A).
CHURCH AV, ss, 80 w New York av, 22.6x90; Albt Berry—Ideal Realty Co et al; G C Case (A).
DE KALB AV, nwc Adelphi, runs n106.3xw13.11 xs26.2xs32xs45xe27.1 to beg; Peekskill Savgs Bank—Evelynn E Dunn et al; T F Redmond (A).
LOTS 131-2, block 7297, map 358 lots of M L Towns; Philip Ritzheimer—Ralph Stout et al; Reynolds & Geis (A).

MAY 9.
MARTENSE ST, 353; Dora Boleg—Arno H Koch; to set aside deed; Squiers & Lee (A).
VAN SICLEN ST, es, 460.6 s Av T, 18x100; S Bklyn Savgs Inst—Mary F Jeffards et al; Coombs & Whitney (A).
E 4TH ST, es, 125.4 n Church av, 30x100; U S Trust Co—Kraslow Constn Co et al; Stewart & Shearer (A).
E 4TH ST, es, 80 n Church av, 45.4x100x17.10x 103.10; same—same; same (A).
65TH ST, ss, 434.9 w 19 av, 35x100; Danl J O'Conor—Jno T Haskell et al; Gannon, Seibert & R (A).
65TH ST, ss, 264.9 w 19 av, 35.1x100; Danl K O'Conor—Jno T Haskell et al; Gannon, Seibert & R (A).
HARRISON AV, es, 25 s Middleton, 20x75; Jos Schulman—Fanny Kittner et al; F A Katske (A).

MAY 11.
CAMBRIDGE PL, ws, 172 n Fulton, runs n49.3 xw44xn.03xw55.11xs50xe—xn.03xe— to beg; Josephine F Brown—H B Hill Co et al; P P Smith (A).
UNION ST, ss, 100 e Nostrand av, 50x127.9; Wm J Shaw—Gertrude Savage et al; E R Vollmer (A).
16TH ST, sws, 226.2 nw 3 av, 17.7x51.6x17.7x 52.4; Donald Rathbun—Richd Bogardus et al; foreclosure of tax lien; Hovell, McChesney & Clarkson (A).
68TH ST, sws, 300 se 20 av, 60x100; Gustave Liebscher—Bertha A Mergenthaler et al; H J Davenport (A).
79TH ST, ns, 220 e Bay Pkway, 60x100; Muncy Purdy—Abram F Bucher et al; H J Davenport (A).
BUSHWICK AV, nc Gates av, runs ne100xnw100 xsw6xnw50xsw94xse150 to beg; also RALPH ST, sc Knickerbocker av, 25x100; also PROP in Queens Co; Laura J Abbott—Annie M Wilson et al; to determine validity of will; G M Schinzel (A).
CHRISTOPHER AV, ws, 275 n Newport av, 25x 100; Chas C Lewis—Guiseppe Capo et al; Neu, Gilchrist & S (A).
JOHNSON AV, ss, 109.3 e Bushwick av, 20x70; Barbara Hock—Geo Stamm et al; partition; J Linde (A).
ST NICHOLAS AV, sc Jefferson, 50x90; Oswego City Savgs Bank—Parshelsky Bros et al; T F Redmond (A).
ST MARKS AV, ns, 180 e Hopkinson av, 116.7x 49x44.6x89; Conrad N Pitcher—Jno Schreyer et al; R Link (A).

MAY 12.
AMES ST, ws, 477.11 s Pitkin av, 20x100; Barnet Levingston—Wolf Feldman et al; G Wiener (A).
HERKIMER ST, ns, 331 e Nostrand av, 20x100; Frank H Tyler—Sue S Ausenger et al; T P Peters (A).
HERKIMER ST, ss, 163 w New York av, 20.6x 185.6; Jos Podhorzer—Clara Firestone et al; N Friedman (A).
LEONARD ST, nwc Conselyea, 22x77; Jno Calligan—Carolina Sartori; to impress a lien; L J Altkrug (A).
PACIFIC ST, ss, 355 e Buffalo av, 20x107.2; Anna Cerovsky—F Donberger Realty Co et al; M Sulzberger (A).
3D ST, ss, 260 w Bond, 20x100; Kings Co Trust Co—Fannie G Lynch et al; G V Brower (A).
BAY 24TH ST, ws, 57.6 s Bath av, 57.6x71.11x 57.6x73.11; Thos B McNickle—Jas Wright et al; A F McNickle (A).
MYRTLE AV, ns, 64.8 w Prince, 16.2x100; Mary C Keenan—Delia Kelly et al; J H Lack (A).
ROCKAWAY AV, ws, 105 s Lott av, 20x100; Nettie B Anchell—Basonio Constn Co et al; M Reizenstein (A).
ROCKAWAY AV, ws, 125 s Lott av, 20x100; Rebecca Levine—same; same (A).
VAN SICLEN AV, ws, 195 n Liberty av, 20x100; Wilhelmine C Schimpf—Marks Myzel et al; Kiendl, Smyth & G (A).

MAY 13.
DOUGLAS ST, es, 417.11 s Pitkin av, —x—; Public Constn Co—Saml Witlin; specific performance; J Spanisky (A).
8TH ST, ns, 75 w 8 av, 18x100; 5th Av Savgs & Loan Assn—Eliz G McGowan & ano; J P Judge (A).
E 38TH ST, es, 137.6 n Av I, 40x100; Isabella Berwick—Kath Martin et al; O A Samuels (A).
53D ST, sec 6 av, 32.8x100; Saml Bloomberg—Francis D Winslow et al; L & M Blumberg (A).
54TH ST, nec 6 av, 32.8x100; Saml Bloomberg—Francis D Winslow et al; L M Blumberg (A).
FLATBUSH AV, ws, 19.9 s Dorchester rd, 19.9 x99.1x19.8x97.6; Sarah F Mead—Public Constn Co et al; W H Orr (A).
FLATBUSH AV, ws, 39.5 s Dorchester rd, 19.8 x101x19.8x99.1; same—same; same (A).
KENT AV, 899; Nathan Shostack—Harry Aronson et al; foreclosure of mechanics lien; G M Moscowitz (A).
NEWKIRK AV, ss, 145.3 e 1st, 25x69.9; Margt Shields—Adele M R Getteys et al; A C Asche (A).
SURF AV, ns, 101.6 e W 32d, 20.4x118.11x20x 115.9; Brettschneider Realty Co—Theodora Kutvn et al; foreclosure of mechanics lien; Phillips & Avery (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 9.
45TH ST, 7-11 W; Fordham Cornice Works, Inc—45th St Realty Co & Fleischman Bros Co (27) 271.56
121ST ST, 302 W; Benj Schuman—Daisy B McCloskey & J A McCloskey (29) 254.25

MAY 11.
46TH ST, 46 W; Jandous Electric Equipment Co—Arthur Brisbane & Anton Strand (33) 420.00
136TH ST, 124-6 W; Stephen Wilcox—Fourth Moravian Church (35)..... 1,182.59
137TH ST, 121-3 W; Frank Lee—Albt B Gross, Max Gross, Wm N Engel Agnes K & Jno A Taylor (36)..... 161.61
LENOX AV, 438; Green & Lebowsky—Harry Jacobs & Joshua B Wood (34). 100.00
7TH AV, 421; Peter J Ryan Building Co—Frank J Cassidy (32)..... 345.00

MAY 12.
29TH ST, 39-41 W; Hirschhorn, Schoenberger & Krieger—Rockbridge Realty Co, Inc, Victoria Bldg & Constn Co & Theo C Klein (41).... 900.00
46TH ST, 46 W; Gross & Shulman—Arthur Brisbane, A B S Co, Inc & Anton Strand (38) 206.00
49TH ST, 9 E; J L Keating & Co—Mary A Nicoll, Henry Amerman, Chas Brown & Henry C Smith Bldg Co, Inc (42) 37.50
53D ST, 115-9 E; Abr Hohr et al— 118 E 54th St Realty Co & A Rosenberg, rec'r (37) 235.91
109TH ST, 102 E; Max Savedoff—Minnie Levien & Louis Walenn (40).... 90.00
111TH ST, 29 E; Wm Hoffman—Jafoo Realty & Holding Co, Inc & Frank Locker (39) 51.25

MAY 13.
3D ST, 22 E; Joe Greenberg—Ignatz M Rottenberg & Henry Sohn (45)..... 70.00
42D ST, 250-2 E; H H Vought & Co—Geo H Earle Jr, Horn & Hardart Co, Elsrotte Amusement Co, Mrs Leslie E & Leslie E Hanning & Harold Graff (47) 1,085.00
BROADWAY, 1710; Max Zudek—Tyee Realty Co & Zwerling & Weitz (48). 175.00
BROADWAY, 2633-5; Jno F Ferguson—Wm E D Stokes & Quincy Amusement Co & Leslie Bros Engineering Co (46) 129.00
9TH AV, 736; J H Levin—Julia Colberg (44) 29.65

MAY 14.
45TH ST, 119 W; Christian Bauer, Jr —Jas Hebron & Frank N Reilly (63) 860.00
57TH ST, 557 W; Bennie Kulick—Maurice D Barry & Danl J Dowdney exrs & Geo Dann (68)..... 38.25
66TH ST, 42 E; Jno H Parker Co—Jackson Realty Co (67) 9,883.36
111TH ST, 29 E; Sol Jaffe—Frank & Julius Locker (65) 78.50
123D ST, 304 E; Sol Jaffe—Frank & Julius Locker (64) 49.50
125TH ST, 551 W; Abe Lifson—Saml H Hunter & J J Clancy & Co (62).. 50.50
201ST ST, Academy st & Harlem River; Geo Reid—United Electric Light & Power Co & F T Nesbit & Co (49).. 30.00
SAME PROP; Michl Heider—same (50) 22.00
SAME PROP; Fredk H Hackett—same (51) 22.00
SAME PROP; Jno Hollaway—same (52) 22.00
SAME PROP; Frank Careagno—same (53) 16.50
SAME PROP; Salvatore Mollo—same (54) 16.50
SAME PROP; Lazzaro Dughi—same (55) 17.87
SAME PROP; Alex Wood—same (56). 22.00
SAME PROP; Jas Delmore—same (57) 22.00
SAME PROP; Geo Magill—same (58). 24.00
SAME PROP; Richd Tobin—same (59) 22.00
SAME PROP; Wm McMullen—same (60) 22.00
BROADWAY, 2633-35; Leslie Bros Engineering Co—Wm E D Stokes & Quincy Amusement Co (61)..... 2,533.10
ST NICHOLAS AV, sec 118th, 118.5x 123.11; Benj Rosengarten—Franke Realty Co & Cecil Co (66)..... 290.20
5TH AV, ws, whole front bet 38th & 39th; Herrman & Grace Co—Frank V & Jno H Burton & Lord & Taylor (69) 1,868.83

MAY 15.
32D ST, 22-6 W; Herrmann & Grace Co—Midwest Realty Co (70)..... 2,828.00
WAVERLY PL, 262-4; Abr Moritzky—Margt M Fritz, Kings County Plumbing Co & Nathan Wexler (71)..... 85.00
PARK AV, 1665-71; Saul Jacobs—Saml Williams (72) 84.00
63D ST, 225 W; Reid, King & Co—Sallie Ellison & W D Ellison (73).. 129.02
46TH ST, 46 W; Jandous Electric Equipment Co—A B S Co & Arthur Brisbane & Anton Strand (74)..... 420.00

Bronx.

MAY 8.
226TH ST, 824-6 E; Jno Martoccia—Maria Viscardi Felicia Bernaochio & C Guidoni (4) 90.00

MAY 9.
AUGUSTA PL, 118; Builders Brick & Supply Co—Louis Boucha & Thereala Boucha (5) 340.79
185TH ST,** ns, bet Washington & Bathgate avs; Carl Reiger—Maurice Frank & Jno K Vaughan; renewal (30) 83.41
LAFONTAINE AV, 2086-88;** Carl Reiger—O'Grady Est & Jno H Vaughan; renewal (31)..... 48.01

MAY 11.
INTERVALE AV, 1133; Julius Riesmuller—Geo Grazzidio, Jno Doe & Angello Alteri (6) 62.50

MAY 12.
TINTON AV, 777; Nicholas Gregoria & Co, Inc—Lena & Nathan Kravitz (7). 10.00

MAY 13.
161ST ST, 700-2 E; Frank Goldman—Agnes G Fraguellown & R M Buge (8) 65.00

MAY 14.
No Mechanics Liens filed this day.
**Recorded in N. Y. County.

Brooklyn.

MAY 7.
COURT ST, swc Joralemon, —x—; M Glasser—Weinbro Realty Co & John H Parker Co..... 1,083.38
SAME PROP; same—Weinbro Realty Co 490.00
FULTON ST, nwc Jerome, 82.2x89.8x irreg; E M Pilzer—Fulton Jerome Theatre Molding Co & Abr Frankel.. 300.00
HUMBOLDT ST, 357; R B Hutchins—Louisa Castellana..... 121.11
SUYDAM ST, ec Central av, 25x90; Hyman Wolovitz—Jacob Annenberg & Frank Vitale..... 132.20
74TH ST, ns, 140 w 7 av, 140x100; F Lee—John Finkelstein..... 217.60
CENTRAL AV, 161; J Rockmore—Jacob & Rebecca Annenberg & Frank Vitale 66.00
CLINTON AV, 80, N Robin—Ida & Carl Feinstone 111.50
SAME PROP; M Barry—same..... 270.00

MAY 8.
AMES ST, ws, 125.5 s Newport av, 50x 100; J Silverstein—Harry Finkelstein 133.50
W 29TH ST, es, 380 s Mermaid av, —x —; J A McDonald—Mathilde B Jeltrup 433.75
CATON AV, sec Stratford rd, 100x 195.10; R C Purns—Plandome Constn Co & Morris Fine..... 600.00
PUTNAM AV, nwc Downing, —x—; General Gas Appliance Co—Absol Constn Co; Benj & Meyer Solomon... 432.30

MAY 9.
FULTON ST, 2019-21, M Fish—Geo & Ethel Potts & John Donnelly..... 57.00
ST JOHN'S PL, 1685-89, Moses Annenberg—St Mark's-Howard, Inc; A Koepple 1,300.00
SCHOLES ST, 49, L Tow—Meyer & Abr Silberman..... 108.30

MAY 11.
HICKS ST, ws, 50 n Rapalyea, 18.9x 80; Nathan Pintchik—Wm N De Forest & Raymond A De Forest..... 185.00
WEBSTER AV, ses, 335.4 ne 3 av, 25x 112; Robt Kloiber—Elsa Arlt..... 65.00

MAY 12.
AMES ST, ws, 125 s Newport av, 50x 100; United House Wrecking Co—Annie Weisman & Harry Finkelstein. 131.00
SUMNER AV, 265-71; A Moritzky—Kings Co Plumbing Co & Nathan Wexler 55.00
SURF AV, ns, 81 e W 32d, 20x100; S Fioto—Jacob Sommer & Simon Bros Holding Co. 65.00

MAY 13.
QUINCY ST, 283; M Zudek—Max Kessler & Zwerling & Weitz..... 365.00
QUINCY ST, ns, 350 e Nostrand av, 50x 100; Empire City Lumber Co—Max Kessler & Thrall Constn Co..... 153.03
E 15TH ST, ws, 101 n Neck rd, 180x 100; Hudson Mantel & Mirror Co—Van Adrian Bldg Co..... 90.00
CATON AV, sec Stratford rd, 100x100; M I Davidson—Plandome Constn Co. 47.88

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAY 9.
[3]48TH ST, 168 W; Peter Serringer et al—Fredk F Brueck et al; Aug1'13.. 20.00
[3]SAME PROP; Peter Doerr—same; Aug8'13 ..... 56.50
[3]SAME PROP; Philip Reilly—same; Sept27'13 ..... 165.00
BROADWAY, nec 94th; Morris Wolfinger et al—Harry Schiff et al; Nov 25'13 ..... 3,750.00

MAY 11.
[2]CANAL ST, 133-7; Mayer Schaae—J H Taylor Constn Co Inc et al; May6'14. 155.00
44TH ST, 11 E; M Abbots Sons—Chas C Beaman Estate et al; Apr21'14..... 351.92
AUDUBON AV, 109; H G Silleck, Jr—Gustav Boehme et al; Apr17'14..... 184.54
SAME PROP; Henry H Meise & Son Inc—same; Apr1'14 ..... 112.50
SAME PROP; Dierach & Co—same; Apr18'14 ..... 500.00
3D AV, 802; Abr H Backer—Robt Main et al; Apr29'14 ..... 56.61

MAY 12.
25TH ST, ns, 134.8 w Bway; Pascal Cohn—11 W 25th St Co, Inc; Nov 12'13 ..... 310.00
48TH ST, 168 W; Adolf Meyersburg—Fredk F Brueck et al; July25'13.... 237.25
SAME PROP; Adolf Weiss—same; July17'13 ..... 25.00
SAME PROP; Morris Levi & Co—same; July30'13 ..... 67.00

Satisfied Mechanics' Liens, Continued.

48TH ST, 168 W; Harry Ginsburg—Fredk F Brueck et al; June27'13.... 120.00
105TH ST, ns, bet Bway & W End av; Saml Spaiser—82d St Realty Co et al; Feb11'14 ..... 405.50
SAME PROP; Morris Wolfinger et al—same; Nov25'13 .....17,250.00

MAY 13.
65TH ST, 323 E; Oriental Fireproof Sash & Door Co—Kleinschmidt Magnesia Co et al; May9'14..... 110.00
95TH ST, 156-66 W; Passaic Structural Steel Co—Julius Tishman et al; Apr 3'14 ..... 3,812.97
BROADWAY, nec 94th; Hyman Denker—82d St Realty Co et al; Nov26'13. 500.00
[2]6TH AV, es, 63 s 31st; Industrial Iron Works, Inc—Edw J Appell Inc et al; Apr4'14 ..... 2,138.00

MAY 14.
48TH ST, 168 W; S Shanker Metal Ceiling Co, Inc—Fredk F Brueck et al; July30'13 ..... 59.00
3D AV, swc 68th; Norman Lipsky—Kathryne B O'Reilly et al; Dec23'13. 390.00

MAY 15.
55TH ST, 231-41 W; J P Duffy Co—Times Square Automobile Co et al; Jan17'14 ..... 777.11
SAME PROP; Jno P King Co—same; Jan16'14 ..... 2,271.31

Bronx.

MAY 8.
No Satisfied Mechanics Liens filed this day.

MAY 9.
161ST ST, nec Westchester av, 25x100; Theo C Wood—Geo F Johnson; Mar 5'14 ..... 664.65
173D ST, nwc Southern blvd, 50x100; Mugler's Iron Works—Trask Bldg Co et al; Feb5'14 ..... 478.83

MAY 12.
No Satisfied Mechanics Liens filed this day.

MAY 13.
172D ST, 856-60-64 E; Frank @ Brunett—Sole Realty Co et al; Apr27'14.... 68.00

Brooklyn.

MAY 7.
PROSPECT PL, 1063; Benj J Firth & Son—Estate of Saml Cohen (decd) & Anna Cohen; Apr19'13..... 8.00
STERLING PL, sec Rochester av, 100x120; Terminal Lumber & Trim Co—Acme Homes Co & Spencer Aldrich; Jan6'14 ..... 700.00
W 29TH ST, es, 380 s Mermaid av, 120x118.10; Louis Bossert & Sons—Mathilde B Jeltrup & Frank Martini; Apr23'14 ..... 2,265.00
W 29TH ST, ws, 380 s Mermaid av, 120x118.10; same—same; Apr22'14..... 1,790.00
55TH ST, swc 7 av, 100x100; Joe Sklar—Mapes Realty Co (Inc); May5'14.. 261.35
HUDSON AV, 374; Henry B Singer as assignee for Levin Kronenberg & Co—Ike Rosenbaum & Sackman Constn Co; Mar6'14 ..... 500.00
ST MARKS AV, 970-4; Benj J Firth & Son—Estate of Saml Cohen (decd) & Anna Cohen; Apr19'13..... 53.00

MAY 8.
No Satisfied Mechanics Liens filed this day.

MAY 9.
HAVEMEYER ST, 43; Nathan Jasper—Mary Richardson; Apr4'14..... 75.00
[2]MARLBOROUGH RD, sec Church av, 52.5x105.10; Parshelsky Bros (Inc)—Temple Beth Emeth & Peter Guthy (Inc); Apr6'14 ..... 613.00
[3]E 25TH ST, ws, 43.9 n Foster av, —x—; Arthur W Loasby as receiver of Pierce, Butler & Pierce Mfg Co—Michl Sholtz, Jas K Atkinson & Henry E Joli; Feb18'13..... 191.56
ROCHESTER AV, sec Sterling pl, —x—; M J Shevlin—J V Cunningham & Spencer Aldrich; Apr10'14..... 60.00
ROCHESTER AV, sec Sterling pl, —x—; R L Williams—J V Cunningham; Apr21'14 ..... 50.00

MAY 11.
COURT ST, 46-50; also JORALEMON ST, 200; Isaac Libson—Nassau Natl Bank, Parsth Electric Co & R B Ferguson; Apr16'14 ..... 943.75
ROSS ST, 164; Max Gottlieb—Rose Berkowitz & J & E J Epstein; Jan 26'14 ..... 19.00
[3]MARLBOROUGH RD, sec Church av, 52.5x105.10; Nathan Pressman—Temple Beth Emeth & Peter Guthy Inc; Apr8'14 ..... 341.00
[1]PITKIN AV, nwc Powell st, 50x100; Block & Greenberg Lumber Co—Brien Amusement Co; May6'14. ..... 102.61

MAY 12.
MELROSE ST, ss, 200 e Bremen, 25x100; Fredenburg, Lounsbury & Houghtaling, Inc—Faunie Bernstein, Andw Adams, Jos Adams & Andw Adams & Bros; Nov13'13 ..... 111.25

MAY 13.
S 1ST ST, nec Roebling, 50x77; E J O'Brien & Bros, Inc—Jno D H Schulz; Mar16'14 ..... 465.00
W 31ST ST, ws, 192 n Surf av, 40x100; Louis Greenberg—Bklyn Plumbing Co & Terry Smith; May7'14 ..... 115.00
HUDSON AV, nwc Front, —x—; United Plumbing & Contracting Co— Booraem & Pease Co & Automatic Sprinkler Co of America; Apr10'14 ..... 329.40
NOSTRAND AV, 718-20; Henry Levin & Bro—Harry Silverman & Geo La Pasta; Dec29'13 ..... 110.20

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAY 7.
AMERICAN BANK OF TORREON, S A; Arthur von Briesen et al; $3,485; Briesen & Knauth.

MAY 8.
SCOTT, Geo C & Jas S; Carl Grubman & Son; $8,994.76; Thompson, Koss & Warren.

MAY 9.
No Attachments filed this day.

MAY 11.
DE KAY, Henry E; R L Curtis recvr; $19,252.42; Barber, Watson & Gibboney.
SOUTHERN STATES PHOSPHATE & FERTILIZER CO; Atlantic Phosphate & Oil Corpn; $4,460.06; Tomlinson, Caxe & Tomlinson.

MAY 12.
No Attachments filed this day.

MAY 13.
CAIRE, Gabrielle, also known as Gaby Deslys; Sullivan & Teeling; $1,400; Davis, Doyle & Davis.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 8, 9, 11, 12, 13 & 14.

Beaumont Bldg Co., 189th st, nec Cambreling av; also 189th st, nwc Beaumont av..Reisler & Klein. Iron Work 3,150.00
Beaumont, Chas A. 24th st, 129 E.. Laura G Beaumont. Bill of sale, lease, chattels, &c.....OC& 100.00
Bianco, Alfonso. 10th st, 282 E.. Erminio Esposito. Fixtures. 454.25
Cortlandt Iron Works. Cortlandt av, 941..Fairbanks Co. Machines 595.00
Dunham, M L. 52d st, 136 W..Fairbanks Co. Machines..... 275.00
Guggenheimer, Eliza. 20th st, 40-6 W.. Rockwood Sprinkler Co of Mass. Sprinklers 8,935.00
Same. Walker st, 9-13..same. Same.. 5,285.00
Juno Realty Corpn. 110th st, 45-53 W ..Otis Elevator Co. Elevator 2,500.00
Lewisohn, Philip. 17th st, 243-7 W.. Otis Elevator Co. Elevator..... 9,975.00
Manhattan Av Theatre Corpn. Manhattan av, No 200, swc 109th..Heywood Bros & Wakefield Co. 843 chairs at .....3.20 each
Same. Same prop..same. 679 chairs at .....1.35 each
Pagano, Emilio. 6th st, 344 E..Erminio Esposito. Fixtures..... 564.00
Sweetman, Jacob. Orchard st, 26.. Reisler & Klein. Iron Work..... 605.00

Bronx.

MAY 7, 8, 9, 11, 12 & 13.

Beaumont Building Co. Cambreling av, nec 189th, —x—; Beaumont av, nwc 189th, —x—..Reisler & Klein. Iron Work 3,150.00
Di Marco Carmelo. 1010 Intervale av.. Erminio Esposito. Barber Fixtures.. 670.00

Brooklyn.

MAY 7, 8, 9, 11, 12 & 13.

Almont Holding Co, Inc. Dumont av, c Hinsdale..Isaac A Sheppard & Co. Ranges 759.00
Harker, Wm. Livonia av & Barbey Mantels, &c. 140.00
St Marks-Howard Co. St Johns pl, nr Howard av..Isaac A Sheppard & Co. Ranges 400.00
Sunshine Constn Co & Prudential Savgs Bank. Brooklyn av nr Linden av..Popkin Gas Fix Co. Gas Fixtures 230.00
Tarpey, Mary A. 11th av, bet 49th & 50th..Hudson Mantel & Mirror Co.(R) 500.00
Same. 23d av & 86th st..same....(R) 168.00
Webster Development Co. 267-9 Kosciusko st..Baldinger & Kupferman Mfg Co. Gas Fixtures..... 200.00
Weisberg Co. Ashford st nr Livonia av..Reisler & Klein.....(R) 282.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAY 9.
ST NICHOLAS PL, es, intersec cl 153d, runs s75xe100xn75xw100 to beg; Sadie Roth loans Dayton Bldg Co to erect a —-sty bldg; — payments.....35,000.00
BRADHURST AV, es, 119.9 s 153d, 39.11 x100; City Mtg Co loans Steinmetz Constn Co to erect a 6-sty apartment; 7 payments 30,000.00

MAY 12.
STATE ST, 1-3; also PEARL ST, 18½-20; Thompson-Starrett Co loans South Ferry Realty Co, Inc, to erect a 12-sty & basement & a 2-sty bldg; — payments 428,500.00

Bronx.

MAY 8.
BATHGATE AV, ws, 103.3 s 175th, 54x 114.4x irreg; Rockland Realty Co loans Macy Constn Co to erect 6-sty tenement; 13 payments.....42,000.00

MAY 11.
TIFFANY ST, sec Beck, 148.5x187.5; City Mortgage Co loans Kermit Realty Co, Inc, to erect 5-sty apartment; 10 payments 65,000.00

MAY 13.
232D ST E, ss, 220.3 w Laconia av, 25x114.8; North New York Savgs & Loan Assn loans Jno J McGurk to erect 2-sty & attic frame dwelling; 3 payments 3,800.00
LACOMBE AV, ss, 50 e Beach av, 25x100; Wm Grosspeter loans Tillie M Stadler to erect 2-sty & attic dwg; 3 payments 4,000.00

MAY 14.
173D ST, ns, 58 e Webster av, 50x92; Jas G Wentz loans Simplex Improvement Corpn to erect 5-sty apartment; 9 payments 27,000.00

ORDERS.

Brooklyn.

MAY 7.
14TH AV, es, from 77th to 78th, —x—, Allborough Realty Co on Lawyers' Title Inc Co to pay S Savedoff..... 200.00

MAY 8.
74TH ST, ns, 395.11 e Stewart av, 140x100; Mack & Mafin Constn Co on Lawyers' Title Ins & T Co to pay Jacob Appelbaum 100.00

MAY 11.
STERLING PL, sec Rochester av, 95x100; Jas V Cunningham on Spencer Aldrich to pay Terminal Lumber Co.. 242.00
WEBSTER AV, ses, 335.5 — 3d, 25x112; Elsa Arlt on Eagle Savgs & Loan Co to pay Robt Kloiber..... 65.00

MAY 12.
BRISTOL ST, es, 100 n Dumont av, 100x100; The Lirock, Inc, on Realty Associates to pay Realty Supply Corpn. 1,500.00
GOLD ST, 333; Tredennick Co on Natl Bridgs Works to pay Jas Mason. 352.45
SAME PROP; same on same to pay Wm Ericsson, Inc 426.25

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

East Broadway, 123—Aaron Cohen Estate.....C

Numbered Streets.

74th st, 443 E—Jos Tauber.....SS
96th st, 206 W—Chas E Neier.....C
105th st, 251 E—Julia Gildenberg.....C
135th st, 306 W—Howe Realty Co.....C

Named Avenues.

Av A, 1404—Lawrence E Brown.....C
Park av, 1501½—Joseph Miller.....C

BRONX ORDERS SERVED.

Named Avenues.

Concord av, 468—Daniel Altierl.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Fulton st, 12-16—Bklyn Union Gas Co.....A
Fulton st, 29-33—Bklyn Union Gas Co.....A
Fulton st, 35-45—Bklyn Union Gas Co.....A
Fulton st, 281-85—Bklyn Union Gas Co.....A
Garden st, 44 (rear)—Harry Goldberg.....C
Grand st, 134—Bklyn Union Gas Co.....A
Humboldt st, 266 (rear)—Bklyn Union Gas Co.A
Joralemon st, s s, bet Court & Fulton sts—Bklyn Union Gas Co.....A
Pearl st, 355—Bklyn Union Gas Co.....A
Rock st, 2-8—Bklyn Union Gas Co.....A
Summit st, 2-18—Amer Metal Cap Co.....C
Summit st, 2-18—Bklyn Union Gas Co.....A
Washington st, 21-27—Bklyn Union Gas Co....A

Named Avenues.

Atlantic av, 1191—Brooklyn Union Gas Co....A
Flushing av, 919-21—Brooklyn Union Gas Co..A
Hamilton av, 80—Brooklyn Union Gas Co.....A
Johnson av, 18-30—Brooklyn Union Gas Co....A
Throop av, 427—Edward Vrooman.....C

QUEENS ORDERS SERVED.

Ford av, 44 (Glendale)—Bernard Koernan....C

BUILDING MANAGEMENT

NEEDS IN LOWER BROADWAY LOFT SECTION

By AARON RABINOWITZ, President of Spear & Co.

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

IF the wholesale section is to realize its possibilities, the old structures must be replaced by thoroughly modern new buildings of large area. The requirements of the new building, factory and labor laws are such that only large buildings can meet the new demands satisfactorily and justify the large initial cost.

The changes and reforms that the new Tenement House Laws have brought about in the construction of tenements and modern apartment houses have their parallel in buildings intended for manufacturing purposes. The construction of such buildings is needed for a complete rehabilitation of the district, and should be the means of steadily enhancing values.

Precedents are not lacking on the main line of travel, of prosperous growth, depression, and a renewal of activity. As far back as 1863 upon the site of the St. Paul Building at the corner of Broadway and Ann streets, stood Barnum's Museum. It was then the center of a great retail trade. This trade moved to Canal street and as a consequence Barnum applied for a reduction of the assessment of $250,000. The land alone is at present assessed at $950,000—almost four times the amount of the old assessment. It is not intended to predict a like soaring of values, but it is not unreasonable to expect the old law of readjustment to assert itself.

The district calls for the erection of buildings for manufacturing purposes. It must remain distinctly a mercantile district. The shipping and transportation facilities, the accessibility to labor, and other elements are the decisive factors in fixing its character.

The model loft building is as much in demand as the model tenement. Its essentials can be best provided in large buildings. It is a matter of common knowledge that the larger the building, the lower the proportionate cost of operation. The large building makes possible small and large units and lends itself to the meeting of the expanding needs of tenants. It attracts the large tenant, and such as are financially responsible. Modern scientific business management demands thorough supervision. Labor and commodities must be kept under such close observation as can be assured only by single large areas.

Loft Building Requirements.

The essentials of the model loft building are: (1) light and air, (2) heavy construction (3) large single areas that can be easily adjusted to the needs of smaller tenants, (4) elimination of columns, (5) ample utilities such as elevators, etc., properly arranged, (6) fire protection, (7) adequate coal bunkers, (8) proper placing of boilers and machinery, (9) roof space available for employees.

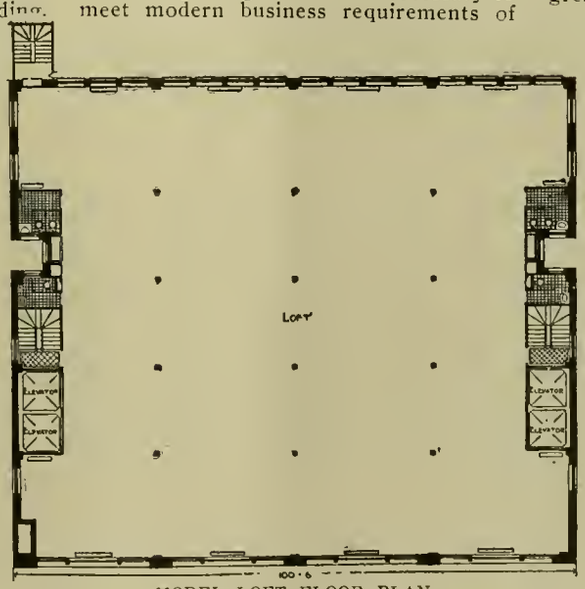
Light and air are the factors surpassing all others in importance. Where there is sufficient light there will be ample air. Natural light is important not only from the standpoint of economy but also because it commands the higher grade of employees. It reduces the problem of renting to a minimum. It is not necessary to sacrifice either architectural beauty or space; but where this is done, it may be considered fully justified. A contrast is afforded by the old Post Office building in New York and the Packard Building in Long Island City. In the one case the numerous pillars intended to give architectural beauty only serve to cut off light and air, and to make the building hideous within and without. In the other case, as much of the façade as possible is given up to windows, kept flush with the building wall. Only tradition limits large windows to the studio building.



AARON RABINOWITZ.

The heavy construction would be designed to meet the varying needs of the tenants, it would make the building suitable for the housing of heavy machines and would prevent vibration and incidental damage to the property. The carrying capacity of floors per square foot should be increased from the usual 120 lbs. to 250 lbs. per square foot. The greater initial cost is offset by the economy in the upkeep of the building as well as the increased possibilities in the matter of renting.

The large single areas are necessary to meet modern business requirements of substantial firms. Economy in time and in supervision are thus obtained by the tenant. Tenants will not occupy two or more floors when it is possible to obtain the requisite space on a single floor. These large floor spaces are adapted to the use of smaller tenants wherever necessary and greatly simplify the renting problem.



MODEL LOFT FLOOR PLAN.

Elimination of Columns.

The advantages of large single areas can only be fully availed of by the elimination of columns, or by such an arrangement of columns as will enable the owner to meet the changing requirements of tenancy through suitable and easily adjusted subdivision of lofts. A suitable and easily adjusted subdivision of lofts will also require that the utilities, that is to say the elevators, stairways, halls and toilets, be so arranged that access to them will not be cut off by subdivision.

The problem of arrangement of columns and elevators has been met in a building of one hundred foot front in the following manner: Two complete sets of utilities, including passenger and freight elevators, are ranged on either side of the building. Twelve columns are placed in three rows of four columns each, the centre row running through the center line of columns where the loft division of the loft the fireproof partition required by law can be placed along the centre line of columns where the loft is subdivided, the sprinkler system and sprinkler heads can be so arranged as not in any way to be interfered with by such partition. In effect, we have two buildings, distinct units, complete, as nearly perfect as possible. For the purposes of illustration we submit a floor plan of a building in our charge that is always kept fully rented. Such a plan makes every square part of space available.

The new building should have installed a sprinkler system of the most approved type, acceptable to the New York Fire Insurance Exchange and for which they will allow a reduction of one-half of the insurance rates. Every tenant shares in the saving accruing from this large reduction of insurance rates. This arrangement should include the fire alarm which automatically and promptly notifies the central station of the opening of a sprinkler head. This reduces damage by water as well as by fire to a minimum. The lessening of the danger to human life as well as property is as great as it is obvious.

A conscientious compliance with the requirements of the building and labor laws in the proper provision for means of egress, use of fireproof material in construction, etc., does not add materially to the cost of construction and yet in some cases are distinct factors in the saving of cost of maintenance.

Coal Supply.

There are few buildings in New York with coal bunkers that will hold more than one week's supply of coal. The lesson of recent experience is plain. There were numerous instances where the heavy snowfall delayed the delivery of coal, crippling plants, and forcing them to shut down. It should be a comparatively simple matter to provide bunkers that will hold at least a month's supply of coal.

The boiler room and machinery formerly as a rule placed, as a matter of course, in the rear, should be placed in the front of the building.

As in the case of the model tenement, the space on the roof should be utilized. The disastrous experiences of lower Fifth avenue can be avoided by an attempt to meet the social requirements of the employees and thus relieve as far as possible the noon-day crowding on the business thoroughfares.

In our opinion there can be no intelligent planning without the advice and assistance of the building manager. The day has passed when the owner and architect can exclude him from their councils. His advice is needed in matters affecting the arrangement of floors, columns and elevator plant.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

World's Largest Statuary Here.

THERE is being completed at the plant of William Bradley & Son, in Long Island City, the last figures of a group of statuary that is said to outclass in size any piece of stone carving of its kind ever done in any part of the world in modern times. Some of these pieces



of statuary are illustrated herewith by courtesy of "Stone," but a description of the colossal pieces is necessary in order that the reader may obtain a proper perspective of the scope of this piece of stone carving.

This group is being carved out of rough Indiana limestone and ultimately will form the adornment of the huge clock that will find its place in the 42d street facade of the great Grand Central terminal, opposite Park avenue. This clock is expected to surpass in size that of any other in the city, with the exception of the one in the Metropolitan tower. It will measure 13 feet across its face. The Metropolitan clock measures 15 feet. This clock will rest upon an elaborate floral decoration, and will be surmounted and surrounded by three symbolic figures, all of which were modeled by Jules Coutan, of Paris. The models, though huge themselves, will only be one-third the size of the finished group which is indicated by the comparatively diminutive model just seen in the background of the cut depicting the figure "Industry."





The center figure in the group will be Mercury, the ancient god of Travel, and behind him will tower an enormous eagle whose outstretched wings form the background of the entire group. Opposite "Industry" on the right of the clock will be a heroic statue of a woman in a thoughtful attitude, symbolizing intelligence. Near her are compasses, a globe, book and pencil.

Looked at close at hand in the Bradley shops the figures tower what seems to be like stories above the head of the vistor. The blocks of stone and the ladder in the background give some comparative size of the figure "Industry." As a matter of fact, the extreme length and height of the group are 66 by 48 feet. The height of the central standing figure of Mercury is 27 feet 6 inches, while the length of his right arm is 11 feet. The wings of the eagle measure from tip to tip 34 feet 4 inches, and the weight of the entire group is 1,500 tons, which is the equivalent of more than 20,000 feet of stone.

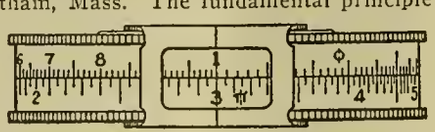
No marble is employed in the figure at any part. It is all Indiana limestone of exceptionally fine quality, which is the same material that the entire exterior of this terminal is laid up with. On the authority of the Bradley company the largest block of stone used in executing this remarkable piece of statuary was 12 feet 4 inches by 4 feet by 12 feet 4 inches. The stone came from the quarries of the Indiana Quarries Company at Bedford, Ind. The final carving is being done by Donnelley & Ricci under a sub-contract.

Hollow Building Block Patent.

THE Patent Office at Washington has awarded to Ferinand Buchartz, 17 Battery place, a patent on a new hollow building block and method of making it. The patent has been assigned to the Building Improvement Co., a corporation of this city. The patent rights cover the method of making hollow building blocks of plastic material which consists in extruding plastic material through a die to form a tube of polygonal or circular cross section, cutting said tube into desired lengths and then cutting away a portion from each end of the severed lengths to form integral extensions of the polygonal or circular body portion, and then, while the material is still plastic, bending said extensions over the open ends of said body portion, then baking or firing the block.

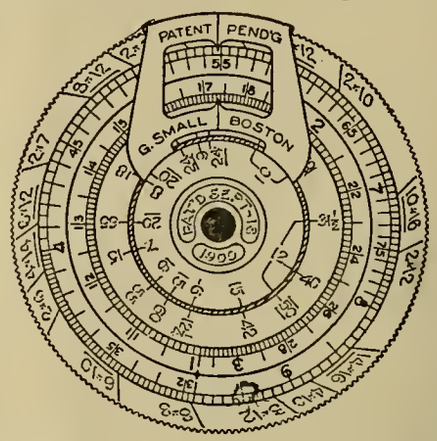
A Convenient Calculator.

ARCHITECTS and others having calculations to make of a complicated mathematical character will find convenient a small calculator being introduced by Small, Small & Co., of Waltham, Mass. The fundamental principle



in its design is that for a slide rule or a logarithmic graduation of the scales. This arrangement and shape are shown in the circular illustration.

The letters indicate the different scales, which are as follows: S, 6-in. scale for distances on plans, obtained by rolling the instrument along the line. The scale is graduated in eighths of an inch, while the milling on the edge is in thirty-seconds of an inch; A, sines of angles greater than 5 deg. 44 min.; B, reciprocals of numbers on C-scale, used for polyphase short-cuts; C and D, ordinary scales for multiplication and division, similar to those on straight slide



rules; E, square roots of numbers on D-scale having even numbers of digits; F, square roots of numbers on D-scale having odd numbers of digits; G, rectangular wooden beams. When the right-hand edge runner coincides with the slant line on the beam-scale the cross hair is on the corresponding section modulus on the D-scale, and vice versa. H and I are standard steel I-beam scales, H, giving the depth in inches and I the weight in pounds per linear foot. Read section modulus in the same manner as for wooden beams.

Ventilating Through Furniture.

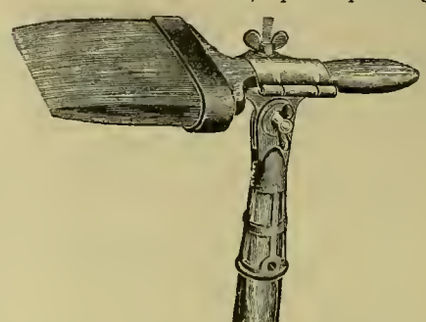
THERE are always waste surfaces in living-rooms that might be put to beneficial use, and it has remained for the Wooden Ventilator Company, of East Palestine, Ohio, to commercialize it. This company's specialty is the manufacture of wooden ventilators, as its name implies, but instead of putting the ventilator in the wall, where it constantly advertises its presence by its



conspicuousness, the vent is cleverly placed in a corner seat, in the ornamentation of a sideboard, a china closet, a music-rack, bookcase or in a grill over or under the bathroom window. The illustration shows how a corner window-seat in a living-room has been made to serve two purposes, a snuggle-nook and a source of fresh air.

An Extension Paint Brush.

WHEN renovating work has to be executed in a space of time so short that it does not permit of the erection of a scaffold, quick painting



work can be done in inaccessible places without the use of horses, ladders or platforms by the use of an extension brush holder that is being introduced by Samuel Nelson, 1748 Grace street, Chicago.

CURRENT BUILDING OPERATIONS

MODEL OFFICE AND LOFT STRUCTURES

Improvement of Old Victoria Hotel Site a Notable Addition to Fifth Avenue Colony—Building in 31st Street Embodies all Latest Devices.

SOME remarkable calculations have been devised by Frank Goodwillie, of Wallis & Goodwillie, architects, 56 West 45th street, for the twelve-story mercantile building to be erected at 31-37 East 31st street, by the 31 East 31st Street Realty Company, Inc., George Backer, president. The plot has ground dimensions of 85.8 x 98.9 feet, and will occupy the entire area less a 14.9 foot court in the rear. The façade is of Gothic design, with limestone up to the third story, light colored face brick and limestone trimmings above.

Mr. Goodwillie believes that the factory regulations, affecting the construction, which are included in the recent State Labor Law, are proper and useful; that factory and light manufacturing buildings can be designed to meet these requirements without entailing extra cost or loss of rental area. That the development of the fire tower or fire-escape in any form at the rear of the building is extravagant, as it necessitates a waste of space on the first floor for a fire passage to the street, and loss of daylight in each loft where it is most required.

In planning loft buildings machinery can be placed with the aisles opening at right angles to the light (in the rear) so that operators may have proper light. The boiler room should be in front of the cellar as this is the least desirable space for the tenant, owing to insufficient light and ventilation from bulkhead windows. Light generally coming from the rear of the building is very much more useful for the tenant. Boiler and coal storage being in the front is more economical in the use of space and reduces the necessity for handling. The congestion on the streets at noon, which has in some localities become unbearable, would be reduced if the owners of loft buildings would provide a proper lunch and rest room on the roof of buildings for the occupants and provide for open-air recreation.

By a slight enlargement in the size of the stair landings, utilizing otherwise useless space, Mr. Goodwillie adds to the number of operatives allowed by law for each floor. The owner is benefited by this new law, provided he takes the necessary precautions, and provided further that his architect uses his best efforts to solve the problem, recognizing the bread and butter necessities of good return on investment, the safety necessity of protecting the working people, and adding to the pride or credit of the tenant in occupying a good building. A tenant occupying a building so designed is relieved from the constant annoyances of making incessant changes due to frequent demands of the departments hitherto having jurisdiction.

The fire tower is so planned that those wishing to leave the building pass into an outside vestibule, which is open to the outside air; from this vestibule to the fire-tower platform descending to the exit on the first floor, which is outside the main entrance doors of the building. There is no objection to making these buildings fireproof, as the additional cost of fireproof material over the old method of wood floors and trim is so slight that the difference in cost is soon absorbed in the cost of maintenance, the entire fireproof building being cheaper to maintain. This plan allows under the law an occupancy to 176 persons per floor, which is within two persons of the total number that might be employed under any circumstances for the total given floor area of the loft, allowing 32 square feet for each person as required by the law. Provision is made on the roof of over one-half the area of the building for a rest and lunch room with kitchen attached, also a room for exercising, with necessary toilets. Elevators and staircases are carried to the roof and the balance of the roof is open to the air, and tiled for open-air recreation. The cost is placed at $300,000.



Wallis & Goodwillie, Architects.
LAST WORD IN LOFT CONSTRUCTION.



Schwartz & Gross, Architects.
OFFICES ON OLD VICTORIA HOTEL SITE.

The twenty-story mercantile building which is to occupy the site of the old Victoria Hotel at the corner of Broadway and 27th street, will be in all respects a creditable addition to this section. The owner of the new building

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is the 230 Fifth Avenue Corporation (Johnson-Kahn Company), which last year built a similar structure on the site of the old Martin Restaurant one block below.

The building under construction was designed by Schwartz & Gross, architects, 347 Fifth avenue, and occupies practically the entire plot with an area of about 20,000 square feet. This plot has a frontage of 62 feet on Fifth avenue, 254 feet in 27th street and 106 feet on Broadway. Manufacturing of any kind will not be permitted in the building.

The structure has been designed with a minimum of columns. On the Fifth avenue front there is a clear floor space of 40 by 40 feet, with a similar arrangement on the Broadway side. The structural steel for the building was designed by Laurence A. Ball, consulting engineer, who estimates the amount of steel necessary to be in the neighborhood of about five thousand tons. The foundations of the building, consisting of reinforced concrete piles, were installed in a most unusual manner, while the old building was being demolished.

In design the building is Gothic, and the fronts will have a base of Quincy granite and the stories above will be of matt glazed terra cotta and glazed brick. Eleven high-speed electric elevators will be installed and the car doors, and all hatchways will be provided with the latest safety devices for the control of elevator cars and the prevention of accidents. In the 27th street front a driveway sixty feet in width is being provided, so as to allow for the speedy and economical handling of freight, and also to reduce as far as practical sidewalk obstruction. Four additional elevators will connect this driveway with the cellar. In addition to these, the latest designed package chutes and freight-handling devices will be installed.

The driveway and shipping-room in the cellar, directly beneath, will be enclosed on all sides with enamel brick. The first floor will be arranged for stores. Upon this floor there will be an entrance and arcade, extending from Broadway, through to Fifth avenue, which will be nineteen feet in width. The entrance hall will be finished in rich marbles and mosaics and the elevator doors and enclosures will be of bronze. The building will have five stairways, four of which will be entirely enclosed and arranged in smokeproof towers, and one outside stairway reached from two different points of the building. A sprinkler system with one hundred per cent. efficiency will be installed, and all doors and window frames and sash will be of steel or copper. Floors throughout the building are to be of cement and will be coated with approved dust-proofing compound.

Low Bid For Tri-Borough Subway.

The Public Service Commission, 154 Nassau street, opened bids this week for section 2, route 20, of the Tri-Borough Subway route. The Underpinning & Foundation Co., 290 Broadway, Manhattan, submitted the lowest bid at $1,815,000. There were five other bids submitted from Smith, Hauser & McIsaacs, 18 East 41st street, $2,045,000; O'Rourke Engineering & Construction Co., 345 5th avenue, $2,051,000; Degnon Contracting Co., 30 East 42d street, $2,195,000, alternate bid $2,435,000; Oscar Daniels Co., Woolworth Building, $2,349,000, and P. McGovern Co., 1 Madison avenue, $2,472,000, alternate bid $2,496,000.

A Large Contract Awarded.

National Fireproofing Co., Broadway and 23d street, has received the general contract to erect an eight-story factory and warehouse building at Long Island City. This building will cost about $200,000 and is being built for the American-Every-Ready Co., from plans by Maynicke & Franke, architects, 25 East 26th street. The structure will cover a full city block (200 x 300 feet). Turner Construction Co. has the contract for foundations which are now underway.

Seventeen Tenements for 166th Street.

John J. Tully, 730 North Oak Drive, is having plans prepared by the Kreymborg Architectural Company of 1029 East 163d street, for the improvement of the north side of 166th street between College and Findlay avenues, Bronx, with seventeen five-story, semi-fireproof tenements with stores, 38 x 68 and 42 x 90 feet. The total cost will call for an expenditure of nearly $550,000.

Activity on University Avenue.

William C. Bergen, 130 West 180th street, has commissioned Walter Martin to prepare plans for the improvement of the west side of University avenue, opposite Public School 26, including the southeast corner of Burnside avenue, with five apartment houses.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—A client of Daniel Birdsall & Co., 317 Broadway, contemplates the erectioo of a 4-sty brick and stone garage at 528-540 West 162d st for which tentative sketches have been prepared, but no architect selected.

BRONX.—Excavating is under way for a 5-sty brick tenemeot on the west side of Fulton av, about 50 ft. south of 168th st, for William J. Diamond, 336 East 166th st, owner. An architect will probably not be selected for some time.

AUBURN, N. Y.—Sketches are being received for alterations to the store owned by the Y. M. C. A. for bank purposes for the Auburn Trust Co., Genesee st, M. R. Keeler, president, lessee.

BROOKLYN.—The South Fifth Construction Co., 685 Willoughby av, contemplates the erection of a 6-sty apartment, 62x100 ft., in the west side of South 5th st, 200 ft. north of Hooper st. An architect will probably be selected soon.

KINGSTON, N. Y.—The Board of Supervisors of Ulster County, C. K. Loughran, clerk, Court House, contemplates the erection of a surrogate's office in John st. No architect selected.

WEST ONEONTA, N. Y.—H. H. Buckley, Oneonta, N. Y., and 107 West 41st st, Manhattan, contemplates the erection of a summer residence and garage at Old Goodsell pl, to cost about $5,000. No architect selected.

STAMFORD, CONN.—The Town of Stamford, care of J. J. Looney, First Selectman, contemplates the erection of a grammar school on Adams av, to cost about $80,000. No architect selected.

BUFFALO, N. Y.—The Buffalo Academy of Medicine, care of Dr. P. F. Donavan, 153 Delaware av, contemplates the erection of a medical building on Linwood av, between North and Summer sts, to cost about $25,000. No architect selected.

UTICA, N. Y.—The Westminister Presbyterian Church, 116 Washington st, Rev. Dr. J. Howard Hobbs, 31 Rutger st, pastor, contemplates the erection of a 1-sty brick and stone chapel in Washington st, on the church grounds. No architect selected.

LOCKPORT, N. Y.—The Knights of Columbus, Hodge Opera Building, Lockport, Joseph Eilers, chairman of building committee, is receiving competitive sketches for remodeling the 3-sty brick and stone clubhouse at Pine and Walnut sts. No architect selected.

YONKERS, N. Y.—The Masonic Guild, F. & A. Masons, E. M. Yerkes, 32 North Broadway, Yonkers, contemplates the erection of a masonic temple at the southeast corner of Guion st and South Broadway to cost about $60,000. Funds are being raised. No architect selected.

DELHI, N. Y.—The Board of Education, H. J. Jewitt, president, J. A. Thompson, chairman of building committee, is receiving competitive sketches for a 2-sty brick, stone and concrete school to cost about $60,000.

LOCKPORT, N. Y.—Mrs. Amasse Taylor, 38 Spaulding st, contemplates the erection of a 2-sty residence in Spaulding st, near Locust st, to cost about $5,000. No architect selected.

IRONDEQUOIT, N. Y.—The School Board of Trustees of District No. 2, Edward J. Brookman, president, contemplates the erection of a 2-sty brick addition to the school. No architect selected.

WHITE PLAINS, N. Y.—The Board of Education of White Plains, John Lavery, president, contemplates the erection of a 2-sty brick school at Chattertoo Hill to cost about $20,000. No architect selected.

MOUNT VERNON, N. Y.—J. A. Stager, 49 Fletcher av, contemplates the erection of a residence on California rd. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Dr. J. Prager, 309 East 4th st, owner, is taking bids on the general contract for a 6-sty brick and stone apartment, 46x96 ft., at 307-309 East 4th st, from plans by Samuel Sass, 32 Union sq, architect. Cost, about $50,000.

MANHATTAN.—Knapp & French, Inc., builders, 868 East 162d st, owners, are taking bids on subs for two 5-sty brick and stone apartments in the west side of Academy st, 120 ft. north of Broadway, from plans by George F. Pelham, 30 East 42d st. Cost, about $90,000.

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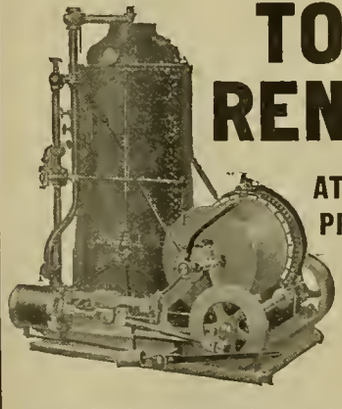
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Plans Figuring (Continued.)

BANKS.

ST. GEORGE, S. I.—Plans are being figured for the 4-sty bank and office building for the Corn Exchange Bank, 13 William st, Manhattan. Harrie T. Lindeberg, 2 West 27th st, Manhattan, architect. Gunvald Aus, 11 East 24th st, Manhattan, steel engineer. Cost, about $30,000.

CHURCHES.

HOBOKEN, N. J.—Max J. Beyer, 2d National Bank Building, Hoboken, is ready for bids for a 2-sty brick, stone and terra cotta synagogue, 40x90 ft., at Park av and 1st st for the Star of Israel Association, Solomon Lubash, president, 108 Washington st. Cost, about $25,000.

BROOKLYN.—Potach Tikvah Congregation, 1515 Lincoln pl, owner, is taking bids on general contract for a 2-sty temple, 100x100 ft., at the northeast corner of Rochester av and Lincoln pl, from plans by E. M. Adelsohn, 1776 Pitkin av. Cost, about $75,000.

GLEN RIDGE, N. J.—Plans are being figured for an addition to the church and Sunday school southwest corner of Ridgewood av and Clark st, for the Glen Ridge Congregational Church, Rev. Claume Hall Wilson, 187 Ridgewood av, pastor. Wilbur S. Knowles, East Orange, N. J., architect. Cost, about $55,000

187TH ST.—McDermott & Hanigan, 103 Park av, are figuring the rectory building at 187th st and Belmont av, for the Church of Our Lady of Mt. Carmel and desires bids on all subs. A. F. A. Schmitt, architect. Bids are to be in May 19.

DWELLINGS.

PORT WASHINGTON, L. I.—A. M. Gray, 1170 Broadway, Manhattan, supervising architect, is taking bids for alterations and additions to the 2½-sty hollow tile and stucco residence here for Dr. Forbes Hawkes, 124 East 65th st, Manhattan, and Sands Point, Port Washington. George Herbert Gray and Herman Wischmeyer, 1417 Starks Building, Louisville, Ky., architects. Cost, about $18,000.

WESTBURY, L. I.—John Russell Pope, 527 5th av, Manhattan, architect, is taking bids for a 2½-sty frame and brick residence for Robert L. Bacon, 105 East 53d st, Manhattan.

WEST NEW YORK, N. J.—John Knobloch, 20th st and Bergenline av, owner, is taking bids for a 2-sty brick residence in 7th st, near Bergenline av, from plans by William Mayer, Jr., 693 Bergenline av, architect. Cost, about $5,000.

MUNICIPAL WORK.

NEW JERSEY.—Bids will close May 27 at 2 P. M. for the construction of a bridge over the Passaic River between Wallington and Passaic, for the Board of Chosen Freeholders of Passaic and Bergen Counties. Ralph D. Earle, Court House, 281 State st, Hackensack, engineer. Cost, about $80,000.

NEW JERSEY.—Bids will close May 27 at 2 P. M. for the construction of a wooden block roadway on the Union Av Bridge over Passaic River, between Passaic and Rutherford, N. J., for the Board of Freeholders of Passaic and Bergen Counties.

SCHOOLS AND COLLEGES.

PATERSON, N. J.—W. T. Fanning, Colt Building, architect, is taking bids for a 2-sty brick school on Sherman av, for St. Mary's Church, Rev. Father F. M. McGuinness, 410 Union av, owner. Cost, about $30,000.

MANHATTAN.—Joseph L. Steinman and Rouse & Goldstone, 38 West 32d st, architects, are taking bids for a 6-sty addition to the school at the intersection of Stuyvesant st and 9th st, for the Hebrew Technical School, 34 Stuyvesant st, owner, Edgar S. Barney, principal. Cost, about $125,000.

DEPOSIT, N. Y.—The Board of Education of Deposit, E. D. Cumming, president, is taking bids to close May 27 at 3 P. M. for a 2-sty brick, stone and steel school at 2d and Centre sts, from plans by J. H. Phillips, Bank Building, architect. Plans and specifications may be seen at the office of the Record and Guide, 119 West 40th st, Manhattan.

WHITE PLAINS, N. Y.—The Board of Education of White Plains, John Y. Lavery, president, is taking bids to close May 26 at 8 P. M. for a 2-sty terra cotta block and brick school, 40x70 ft., on the east side of Post rd, between Sterling and Sound View avs, from plans by Beverly S. King, 103 Park av, Manhattan, architect. Cost, about $45,000.

SOUTH RIVER, N. J.—Bids will close May 26 at 8 P. M. for a 2-sty brick addition to the public school, 60x105 ft., in the north side of Prospect st, near William st, for the Board of Education of South River, Joseph Mark, president. W. H. Boylan, 390 George st, New Brunswick, N. J., architect. Cost, about $35,000.

STORES, OFFICES AND LOFTS.

BROOKLYN.—Salvatore Bonagura, 1815 Eastern Parkway, owner and builder, is ready for bids for a 4-sty brick loft, 26x100 ft., on the south side of Atlantic av, 80 ft. east of Eastern Parkway, from plans by Charles Infanger & Son, 2634 Atlantic av. Cost, about $18,000.

THEATRES.

MANHATTAN.—The Libman Contracting Co., 126 West 46th st, is figuring the general construction for the theatre at 110th st and Park Circle from plans by S. S. Sugar, architect.

BROOKLYN.—The Libman Contracting Co., 126 West 46th st, is figuring the general contract for the theatre building 300 Livingston st and 265 Schermerhorn st from plans by Wm. E. Lehman, architect, and desire bids on all subcontracts.

MISCELLANEOUS.

JAMAICA, L. I.—Bids will close May 19 for the sub-station, garage and storage building on Van Wyck av, near L. I. R. R. terminal, for the Queens Electric Light & Power Co., 444 Jackson av, L. I. City, owner, C. J. M. Thomas, president. W. W. Knowles, 1133 Broadway, Manhattan, architect. J. Deved, care of owners, engineer. Cost, about $150,000.

JAMAICA, L. I.—The Queens Electric Light & Power Co., 444 Jackson av, L. I. City, C. J. M. Thomas, general superintendent, owner, is taking bids to close May 25 for a sub station, garage and storage building on Van Wyck av, near the L. I. R. R. Terminal, from plans by W. W. Knowles, 1133 Broadway, Manhattan. J. Deved, care of owner, engineer. Cost, about $150,000.

GOVERNOR'S ISLAND.—Bids will be received until May 28 at 10.30 A. M. at the office of Capt. John B. Bellinger, Department Quartermaster, Governor's Island, for the erection of a hanger and guard house for hydro aeroplanes.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

63D ST.—The Walters Piano Co., Julius Bellman, president, on premises, contemplates the erection of a 6-sty brick tenement, 50x100 ft., at 226-228 East 63d st from plans by Browne & Almiroty, 220 5th av. Mr. Pullak, 230 East 63d st, superintendent.

84TH ST.—Schwartz & Gross, 347 5th av, have been commissioned to prepare plans for a 9-sty apartment house at 114-118 East 84th st for Samuel Herzog, 299 Madison av.

175TH ST.—Excavating is under way for three apartments in the north side of 175th st, 100, 150 and 200 ft. east of St. Nicholas av, for the Moses Goodman Corporation, 117 West 119th st, owner and builder. George F. Pelham, 30 East 42d st, architect. Corrects error of May 9, when owner's address was given as 287 Broadway.

NAGLE AV.—B. W. Levitan, 20 West 31st st, has completed plans for two 5-sty apartments, 50x92.8 ft., on the east side of Nagle av, 296 ft. south of Hillside av, for the Central Building, Improvement & Investing Co., 149 Church st. Cost, about $100,000.

62D ST.—Rouse & Goldstone, 38 West 32d st, have completed plans for the 9-sty apartment at 43-7 East 62d st, for the 62d St. Co., Inc., 30 East 42d st. Cost, about $250,000.

45TH ST.—Tracy & Swartwout, 244 5th av, have completed plans for the 6-sty apartment at 305-17 West 45th st, for Wm. Vincent Astor, 23 West 26th st, to cost about $165,000.

82D ST.—E. H. Janes & E. W. Cordes, 124 West 45th st, have completed plans for alterations to the 4-sty apartment 160 East 82d st, for Jacob H. Schiff, 965 5th av. Cost, about $10,000.

77TH ST.—The Snare & Triest Co., 233 Broadway, has completed plans for alterations to the 14-sty apartment 44 West 77th st, for the Manhattan Sq. Apartments Association, 44 West 47th st.

CHERRY ST.—O. Reissmann, 30 1st st, has completed plans for alterations to the 5-sty tenement 152 Cherry st, for Max Zion, 336 East 4th st.

134TH ST.—J. C. Cocker, 2017 5th av, has completed plans for alterations to the 5-sty apartment 134 West 134th st, for J. F. Alpaugh, 1723 Loew av. Cost, about $20,000.

GROVE ST.—Wortmann & Braun, 114 East 28th st, have completed plans for alterations to the tenement 61 Grove st and 76 Christopher st, for Jenning Messing, French Lick Springs, Indiana.

97TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 12-sty apartment house at the northwest corner of 97th st and West End av, for Isaac Polstein, 30 East 42d st, owner and builder.

HAVEN AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 5-sty apartment house, 87x100 ft., on the west side of Haven av, 75 ft. north of 171st st, for the Filrose Construction Co., P. Krulewich, 412 West 148th st, owner and builder. Cost, about $80,000.

HOSPITALS AND ASYLUMS.

99TH ST.—Arnold W. Brunner, 101 Park av, is preparing plans for four hospital buildings at 99th to 100th sts, Madison to 5th avs, for the Mount Sinai Hospital, 5th av and 100th st, George Blumenthal, president. C. E. Knox, 101 Park av, electrical engineer.

STABLES AND GARAGES.

72D ST.—William H. Gompert, 171 Madison av, is preparing plans and will take bids about May 20 for a 3-sty reinforced concrete garage, 125x200 ft., in the south side of 72d st, between Av A and Exterior st, for George H. Storm & Co., 521 East 72d st. The Automobile Club of America, 247 West 54th st, Frederick Whitridge, president, is lessee.

20TH ST.—Paul C. Hunter, 191 9th av, has been commissioned to prepare plans for a 4-sty garage, on a plot 175x92 ft., in the south side of 20th st, between 10th and 11th avs, for K. T. Moore, owner. Samson Selig, lessee, will turn it over to a new corporation known as the 20th St. Garage, Inc.

16TH ST.—James S. Maher, 431 West 14th st, has about completed plans for alterations to the 5 and 6-sty stable at 445-447 West 16th st, for James S. Hannen, Inc., 449 West 16th st. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

4TH AV.—Frederick Zobel, 35 West 39th st, has preliminary plans for a 12, 14 or 16-sty loft building and store at the northwest corner of 4th av and 28th st for Robert Zobel, 35 West 39th st.

LEXINGTON AV.—Gross & Kleinberger, 75 Bible House, are preparing plans for alterations to the 5-sty office, store and tenement 1275 Lexington av for the Aude Realty Co., 2 Rector st. Cost, about $8,500.

MADISON AV.—Warren & Wetmore, 70 East 45th st, have tentative sketches for the 12 or 16-sty store and office building at the northeast corner of Madison av and 28th st for the Robert Goelet estate, 9 West 17th st.

86TH ST.—Harrie T. Lindeberg, 2 West 47th st, has been commissioned to prepare plans for a 1-sty brick bank building at 126 East 86th st, for the Corn Exchange Bank, 13 William st, Walter E. Frew, president.

6TH AV.—Albert Joseph Bodker, 62 West 45th st, has sketches for an 8-sty store and loft building at 874 6th av for Alexander Brown, Jr., 33 East 20th st. Robert E. Moss, 126 Liberty st, steel engineer.

23D ST.—Renwick, Aspinwall & Tucker, 320 5th av, have completed plans and will take bids about May 25, for an 8-sty addition to the office building southeast corner of 23d st and 4th av, for the Society for the Prevention of the Cruelty to Children, 297 4th av. Cost, about $30,000.

HAMILTON PL.—Maximilian Zipkes, 220 5th av, has been commissioned to prepare plans for converting the moving picture theatre at 3-5 Hamilton pl into stores, for the Birchwood Realty Co., John Palmer, president. Cost, about $10,000.

THEATRES.

1ST AV.—T. R. Smith Realty & Construction Co., 151 West 125th st, contemplates altering the police station at 79-81 1st av, for moving picture theatre purposes, from plans by L. A. Sheinart, 192 Bowery.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CHISHOLM ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty tenement, 60x90 ft., at the northwest corner of Chisholm st and Stebbins av for the Joseph Cousin Co., 1344 Bristow st. Cost, about $60,000.

LORING PL.—Paul C. Hunter, 191 9th av, has been commissioned to prepare plans for a 5-sty apartment on the east side of Loring pl, 150 ft. south of Fordham rd, for John Beckmann.

FORDHAM RD.—Neville & Bagge, 215 West 125th st, are preparing plans for a 5 and 6-sty tenement at the southwest corner of Fordham rd and Sedgwick av, for Ernest Wenegman, 1078 Teller av, owner and builder. Cost, about $60,000.

159TH ST.—Edward S. Napolis (Apex Construction Co.), 149th st and 3d av, contemplates the erection of a 6-sty apartment house at the northeast corner of 159th st and Mott av, from plans by Edward J. Byrne, 3029 3d av. Cost, about $125,000.

BECK ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment, 114x148x158 ft., at the southeast corner of Beck and Tiffany sts, for the Kermit Realty Co., Inc., 1053 Southern Boulevard. Cost, about $85,000.

INTERVALE AV.—Frank Galotta, mason, 2289 2d av, contemplates the erection of two 5-sty apartments on the west side of Intervale av, 144 ft. north of 165th st, for the Kreymborg Architectural Co., 1029 East 163d st.

FACTORIES AND WAREHOUSES.

3D AV.—Harry T. Howell, 149th st and 3d av, is preparing plans for alterations to the 2-sty brick wagon manufacturing building 3476 3d av, for Frank B. Hill, on premises.

STORES, OFFICES AND LOFTS.

CLAREMONT PKWAY.—Maximilian Zipkes, 220 5th av, has been commissioned to prepare plans for converting the moving picture theatre at the corner of Claremont Pkway and Park av into five stores. The basement will be converted into a large modern bakeshop in conformity with the latest rulings of the Labor Bureau and Industrial Board. Louis E. Kleban, owner. Cost, about $10,000.

THEATRES.

JACKSON AV.—Paul B. LaVelle, 507 5th av, is preparing plans for a terra cotta and brick theatre and two stores, 70x175 ft., at the intersection of Jackson and Westchester avs, for the Harthill Realty & Mortgage Co., Inc., 25 West 42d st, Joseph Hersberg, president. Cost, about $100,000. Bids will be taken on general contract about May 20.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BRIDGE ST.—Horace Greeley Knapp, 111 Broadway, Manhattan, is preparing plans for the 12-sty apartment house on the block bounded by Bridge st, Mack pl and High st for W. Myron Reynolds, 31 Nassau st, Manhattan. Plans will be ready early in June.

WARWICK ST.—P. Tillion & Son, 389 Fulton st, are preparing plans for a 4-sty brick tenement, 25x86 ft., at the southwest corner of Warwick st and Belmont av for the General Contracting & Building Co., Benj. Tashoff, president, 338 Wyona st. Cost, about $16,000.

SUTTER AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty brick tenement, 40x90 ft., at the southeast corner of Sutter and Miller avs, for the Rubin Building Co., Hyman Rubin, president, 1933 Clinton av. Cost, about $35,000.

OCEAN AV.—Harde & Short, 3 West 29th st, Manhattan, have completed plans for a 4-sty apartment, 125x160 ft, at the southeast corner of Ocean av and Newkirk av, for the Kirkness Realty Corporation, 450 Audubon av, Manhattan, owner and builder. Cost, about $80,000.

9TH ST.—Shampan & Shampan, 772 Broadway, have prepared plans for a 6-sty apartment on a plot 50x144 ft., in the south side of South 9th st, 96 ft. west of Driggs av, for the Keap Construction Co., owner. Cost, about $60,000.

PEARL ST.—Malafsky & Rappaport, contractors, 333 Sheffield av, contemplate the erection of a brick and stone apartment house at 253-257 Pearl st. Cohn Bros., 363 Stone av, will, in all probability, be the architects.

32D ST.—Chas. M. Straub, 147 4th av, Manhattan, is preparing new plans for the 4-sty apartment in the east side of West 32d st, 220 ft. south of Mermaid av, for Marion S. Adler, 134 Henry st. Cost, about $25,000.

WILLIAMS AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for four 4-sty tenements on the west side of Williams av, 100 ft. south of Dumont av, for The Crisfit, Inc., H. Friedland, president, 743 Saratoga av, owner and builder. Cost, about $27,000 each.

DWELLINGS.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for eight 3-sty brick residences, 20x55 ft., at the southwest corner of Myrtle av and Madison st, for the Lancaster Realty Co., 44 Court st, Brooklyn. Total cost, about $57,500.

65TH ST.—C. O. Olsen, 1314 70th st, Brooklyn, is preparing plans for a 2-sty brick residence, 20x45 ft., in the north side of 65th st, 160 ft. east of 13th av, for Nick Burozzes, 1362 63d st, owner and builder. Cost, about $3,000.

39TH ST.—C. A. Olsen, 1314 70th st, is preparing plans for a 2-sty frame residence and store in the north side of 39th st, 80 ft. east of 13th av, for Harry Vhalvadesky, 39th st and 13th av, owner, who will take bids on general contract.

15TH ST.—Brook & Rosenberg, 350 Fulton st, are preparing plans for five 2-sty brick residences, 20x38 ft., in East 15th st, near Av H, for Gragvano Construction Co., Gragvano, president, 63 Withers st, owner and builder. Cost, about $3,500 each.

FACTORIES AND WAREHOUSES.

PRINCE ST.—A. Ullrich, 367 Fulton st, has about completed plans for the 5-sty reinforced concrete furniture warehouse, 68x80 ft., in Prince st, near Johnson st, for C. F. Rohmann Sons & Co., 343 Adams st. Cost, about $55,000.

HOSPITALS AND ASYLUMS.

DE KALB AV.—Revised plans have been completed for a power house, east and west pavilions and nurses' home at DeKalb av and Raymond st, for the Brooklyn Hospital, premises, owner, Harold I. Pratt, president. Lord, Hewlett & Tallant, 345 5th av, Manhattan, architects. Griggs & Holbrook, 3 South William st, Manhattan, steam and electrical engineers. Irons & Todd, 101 Park av, Manhattan, general contractors.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids May 11 for the general construction of additions and alterations to P. S. 36. All bids were laid over.

THEATRES.

SUTTER AV.—Farber & Markwitz, 189 Montague st, are preparing plans for a 1-sty brick moving picture theatre and stores at the southwest corner of Sutter and Miller avs, for M. Lesselbaum, 432 Ashford st, owner. Cost, about $18,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Cannella & Gallo, 60 Graham av, Brooklyn, are preparing plans for a 4-sty brick tenement, 25x88 ft., at 34 Paynter av for Frank Paladino, 1079 3d av, Manhattan. Cost, about $20,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for nine 3-sty tenements, 27x68 ft., in the south side of Woodbine st, 35 ft. east of Cypress av, for August Bauer, 355 Highland boulevard, owner and builder. Total cost, about $72,000.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for seven 3-sty tenements with stores on the south

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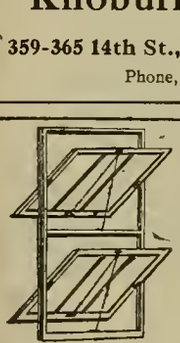


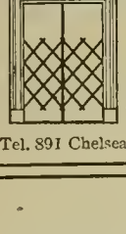
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Contemplated Construction Queens (Continued).

side of Myrtle av, 21 ft. west of Madison st, for the Lancashire Realty Co., 44 Court st, owner and builder. Cost, about $5,500 each.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for a tenement, 35x90 ft., at the southeast corner of Woodbine st and Cypress av, for August Bauer, 355 Highland boulevard, owner and builder. Cost, about $30,000.

L. I. CITY.—R. George Smart, Richmond Hill, L. I., has completed plans for five tenements at the southeast corner of Grand st and 11th av for the Mathews Building Co., 349 12th av, Astoria, L. I. Cost, about $6,000.

JAMAICA, L. I.—H. T. Jeffrey & Son, Lefferts av, Morris Park, are preparing plans for a 3-sty brick tenement, 19x56 ft., for Ignatz Wohl, Wyckoff st, owner and builder. Cost, about $6,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for a 3-sty tenement, 27x72 ft., in the south side of Woodbine st, 277 ft. east of Cypress av, for August Bauer, 355 Highland boulevard, owner and builder. Cost, about $8,000.

DWELLINGS.

FLUSHING, L. I.—E. Rose & Son, Elmhurst, L. I., have completed plans for a 2½-sty frame residence, 23x32 ft., in the east side of 30th st, 240 ft. south of State st, for George C. Bancker, Wilcox av, owner. Cost, about $6,000.

ELMHURST, L. I.—Edward Rose & Son, Elmhurst, L. I., have completed plans for two 2-sty frame residences, 20x46 ft., in the east side of Mannheim st, 265 ft. north of Jefferson st, for Charles Burkhardt, Koerner st, owner. Cost, about $5,000.

ELMHURST, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, are preparing plans for a 2½-sty hollow tile and brick veneer residence for John C. Young, Jr., Grant st, Maspeth. Cost, about $6,000.

FLUSHING, L. I.—Work has not yet been started on the 2-sty frame residence, 33x38 ft., on the north side of Myrtle av, 200 ft. west of Brewster av, for Thomas Cleary, Covert pl, Flushing, owner. G. A. Cooper, 75 Whitestone av, Flushing, L. I., architect. Cost, about $5,000.

ROSEDALE, L. I.—Hans Liebau, Fulton st, Jamaica, L. I., is preparing plans for a 2½-sty hollow tile and stucco residence, 24x30 ft., for John E. Minhen, care of architect. Cost, about $6,000.

JAMAICA, L. I.—Henry Haugaard, 3206 Jamaica av, Richmond Hill, L. I., has completed plans for a 2½-sty frame residence, 18x42 ft., on Hillside av, for Sarah V. Ryder, Lefferts av, Richmond Hill, owner. Cost, about $6,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—R. W. Johnson, Corona, L. I., is preparing sketches for a 1 or 2-sty fireproof brick factory, 92x83 ft., for Thomas Daly, Corona, L. I., owner. Cost, about $20,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education May 11 for installing heating and ventilating apparatus in P. S. 45, E. Rutzler Co., low bidder at $7,378, and for installing temperature regulation in same school, Johnson Service Co., at $1,542.

STORES, OFFICES AND LOFTS.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for a 2-sty frame carpenter shop, 20x75 ft., in Palmetto st, near Fairview av, for John Kull, 638 Palmetto st, owner and builder. Cost, about $4,000.

THEATRES.

RIDGEWOOD, L. I.—C. P. Cannella, 60 Graham av, has completed plans for a 1-sty brick and stone moving picture theatre, 50x100 ft., at the northwest corner of Covert and Greene avs, for Baldessane Livotta, 691 Knickerbocker av, Brooklyn, owner. Cost, about $15,000.

Richmond.

DWELLINGS.

STATEN ISLAND, N. Y.—Edward Jackson, Jamaica av, Jamaica, has completed plans for a 2½-sty hollow tile and stucco residence for William Mayer, 2609 Jamaica av, Jamaica, L. I., owner. Cost, about $6,000.

THEATRES.

PORT RICHMOND, S. I.—Work is about to start on the 2-sty brick theatre and stores, 53x123 ft., on the west side of Richmond av, 164 ft. north of Grove av, for Mrs. Emma DeHart, Richmond av, Port Richmond, owner. Harry W. Pelcher, National Bank Building, Port Richmond, architect.

Nassau.

DWELLINGS.

OYSTER BAY, L. I.—Charles A. Platt, 11 East 24th st, Manhattan, is preparing plans for a 2½-sty frame residence, stable and garage, on the south side of North Hempstead Turnpike, for Lewis Cass Ledyard, Jr., 54 Wall st, Manhattan. Cost, about $30,000.

GREAT NECK, L. I.—Foundations are under way for a 2½-sty terra cotta block and stucco residence at Kings Point, 30x45 ft., for Mrs. Alfonse Alker, this place, owner. J. W. O'Connor, 3 West 29th st, Manhattan, architect. Smull & Walsh, Port Washington, L. I., general contractors. Cost, about $15,000.

PLANDOME, L. I.—F. E. Truesdale, Diamond Point, Warren County, is preparing plans for a 2½-sty frame residence on Manhasset Bay, Central Drive, for R. D. White, care of Harris Forbes & Co., 56 William st, Manhattan. Cost, about $7,000.

HALLS AND CLUBS.

LONG BEACH, L. I.—Kirby & Petit, 103 Park av, Manhattan, have completed plans for a 1-sty frame auditorium and hall on the Boardwalk for the Long Beach Estates, 50 Church st, Manhattan. Edward Johnson, care of owner, superintendent. Cost, about $40,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

BRONXVILLE, N. Y.—George H. Olphert, Williamsbridge, Manhattan, has been commissioned to prepare plans for a 4-sty brick, stone and steel bachelor apartment house on Pondfield rd, for Frederick H. McGrath, this place, owner. Cost, about $50,000.

DWELLINGS.

RYE, N. Y.—Paul R. Allen, 1133 Broadway, Manhattan, has plans for a 2½-sty frame residence in Purchase st for Chas. Greer, Purchase st, Rye. Cost, about $75,000.

PELHAM MANOR, N. Y.—L. L. Barnard, 46-48 Lawton st, New Rochelle, is preparing plans for a 2½-sty brick residence on Boston Post rd and Highland av for M. D. Rogers, of Rogers & Thompson, Inc., 337 4th av, Manhattan.

WHITE PLAINS, N. Y.—Carl W. Johnson, 42 Robertson av, has had plans prepared for a 2½-sty frame residence, 34x40 ft., at Chatterton Hills, to cost about $6,500.

WHITE PLAINS, N. Y.—Chester A. Patterson, 262 Main st, New Rochelle, is preparing plans for a 2½-sty frame residence at Gedney Farms for W. A. Bours, Jr., 660 Pelham rd, Pelham Manor.

HARTSDALE, N. Y.—Mrs. Vernie Russell, Babylon, L. I., has had plans prepared for a 2½-sty frame residence, 26x36 ft., on Columbia av, to cost about $6,000. J. E. Walker, Columbia av, general contractor.

MAMARONECK, N. Y.—Charles T. Oakley, 54 West Boston rd, has about completed plans for a 2½-sty frame residence, 30x40 ft., to cost about $9,000. Owner's name for the present withheld.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

86TH ST.—Neptune B. Smyth, Inc., 413 East 34th st, has received the general contract to alter the 12-sty apartment 350 West 86th st, for Wm. R. Hearst, on premises. Chas. E. Birge, 29 West 34th st, architect. Cost, about $30,000.

CHURCHES.

199TH ST.—A. H. Hillers, 11 East 59th st, has received the general contract to erect a 1-sty brick and terra cotta church at 199th st and Valentine av for the German Evangelical Lutheran Church, care of architect. A. F. Bernhardt, 11 East 24th st, is architect. Cost, about $10,000.

DWELLINGS.

GARDEN CITY, L. I.—E. T. Abbott Co., 1133 Broadway, Manhattan, has received the general contract to erect a 2½-sty brick residence and garage from plans by Robert Helmer, 286 5th av, Manhattan.

MANHATTAN.—J. R. Bremner Co., 680 Madison av, has received the general contract without competition for alterations to the residence 75 West 74th st, for Joseph H. Wise, 35 West 74th st, owner. Herbert M. Baer, 665 5th av, architect.

MAMARONECK, N. Y.—Alexander Clarke, 295 Railroad av, has received the general contract to erect a 2½-sty frame and stone residence on Cortlandt av, for Augustus Mosser, 83 Palmer av. Chas. T. Oakley, 54 West Boston Post rd, Mamaroneck, architect. Cost, about $9,000.

HARTSDALE, N. Y.—The general contract has been re-awarded to Chas. F. Richards, Midland av, White Plains, to erect a 2½-sty brick, stucco and marble residence on the north side of Walworth av, corner of Colvin pl, for Livingston Middleditch, care of architect, owner. Ford, Butler & Oliver, 101 Park av, Manhattan, architects.

PERTH AMBOY, N. J.—M. J. Dinesen, 519 Amboy av, has received the general contract to erect a 2½-sty brick and stucco residence in the east side of Water st, 300 ft. south of Gordon st, for Mrs. Margaret C. Ciani, care of John W. Ingle, 527 5th av, Manhattan, architect.

SCARSDALE, N. Y.—John B. Mitchie, 5 Concord av, White Plains, N. Y., has received the general contract to erect a 2½-sty frame and stucco residence and garage for Jay Downer, Pine st and Circle rd, Scarsdale, from private plans. Cost, about $20,000.

SCARSDALE, N. Y.—Thomas Mahoney, 5 Summit av, White Plains, N. Y., has received the general contract to erect a 2½-sty hollow tile and stucco residence at Murray Hill for H. M. Lydenberg, 158 So. Broadway, White Plains, owner. Eddy Fairchild, 224 5th av, Manhattan, architect. Cost, about $9,500.

BRONXVILLE, N. Y.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has received the general contract to erect a 2-sty brick veneer and terra cotta block or stucco residence at Lawrence Park for Thomas E. Wing, 14 Wall st, Manhattan, owner. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about $30,000.

ENGLEWOOD, N. J.—William H. Whyte, 382 Railroad av, Hackensack, has received the general contract to erect a 2½-sty brick residence in Lydecker st for Henry Blake, 239 West 39th st, Manhattan, and Englewood, owner. Hays & Headley, Broadway and 68th st, Manhattan, architects. Cost, about $15,000.

JERSEY CITY, N. J.—Harry Hansen, at site, has received the general contract to erect two residences on the east side of Hudson boulevard, near Bayview av, for William H. Walkenburg, at site, owner. Cost, about $12,500. C. H. Ziegler, 75 Montgomery st, architect.

MONTCLAIR, N. J. (sub).—E. B. Brown, Fairview av, Verona, N. J., has received the carpenter work for the 2½-sty frame and stucco residence, 64x40 ft., on Ingleside rd, for Maud P. Tupper, this place, owner. Dudley S. Van Antwerp, 44 Church st, architect. Cost, about $13,000.

MANHATTAN.—A. J. Schlesinger, 264 West 34th st, has received the general contract to alter the 4-sty store and residence 67-69 East

59th st, for the C. I. C. Co., Solomon S. Carvallo, president, 50 Church st. George McCabe, 96 5th av, architect. Cost, about $5,000.

BROOKLYN.—M. Cannella & Son, 2984 Atlantic av, have received the general contract to erect two 3-sty brick residences at 192-194 27th st, for N. Loverdi, 700 4th av, Brooklyn. C. P. Cannella, 60 Graham av, architect. Cost, about $18,000.

WESTHAMPTON BEACH, L. I.—William H. Chapman, East Moriches, L. I., has received the general contract to erect a 2½-sty terra cottal block and stucco or stud stucco residence for H. H. Butts, care of J. H. Richardson & Co., 1 Maiden lane, Manhattan. Hiss & Weeks, 452 5th av, Manhattan, architects.

FACTORIES AND WAREHOUSES.

RAHWAY, N. J.—The Flynt Building & Construction Co., Palmer, Mass., has received the general contract to erect a 1-sty addition to the manufacturing plant along the Pennsylvania Railroad for Merck & Co., 45 Park pl, Manhattan, owner. J. F. Cyphers, care of owner, engineer. Cost, about $45,000.

11TH AV.—Alex List & Sons, 105 West 40th st, have received the general contract to erect a 3-sty brick warehouse at 591-595 11th av, for Chas. F. Bauerdorf, 111 Broadway. Edward C. Striffler, 674 9th st, lessee. Mulliken & Moeller, 103 Park av, architects. Cost, about $30,000.

PASSAIC, N. J.—C. Whitenour, 45 Burgess pl, Passaic, has received the general contract to erect a 3-sty brick weave shed and warehouse for Samuel Hird & Sons, Inc., Garfield, N. J., owners and lessees. Lockwood, Greene & Co., 60 Federal st, Boston, Mass., and 101 Park av, Manhattan, architects and engineers. Cost, about $40,000.

EDGEWATER, N. J.—John H. Dunn & Sons, Firemen's Building, Newark, have received the general contract for rebuilding the storage shed and dock along the water front for the Valveline Oil Co., on premises. Dunn Bros., Firemen's Building, architects. Chas. Goeller Construction Co., 45 Clinton st, Newark, has the steel contract. Cost, about $30,000.

L. I. CITY.—John T. Woodruff & Sons, Academy st, have received the general contract to erect a 2-sty brick factory, 136x100 ft., in the north side of 6th st, 200 ft. west of Vernon av, for Frederick Russell, 51 6th st, owner. Cost, about $45,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—The Thompsou-Starrett Co., 49 Wall st, has received the general contract to erect the 12-sty office building at 1-3 State st, northwest corner of Whitehall st, for the South Ferry Realty Co., Inc., Wm. H. Chesebrough, president. Goldwin Starrett & Van Vleck, Everett Building, architects. E. E. Ashley, Everett Building, steam, electrical and plumbing engineer. Cost, about $700,000.

PUBLIC BUILDINGS.

MINEOLA, L. I.—The Libman Contracting Co., 126 West 46th st, Manhattan, has received the general contract to erect the two wings to the court house for the Board of Supervisors of Nassau County, Court House. W. B. Tubby, 81 Fulton st, Manhattan, architect. Wells & Newton Co., Av B and 17th st, Manhattan, plumbing; J. H. Merritt, 48 Cliff st, Manhattan, heating and ventilating, and the Commercial Construction Co., 8 Bridge st, Manhattan, electric work. Cost, about $225,000.

SCHOOLS AND COLLEGES.

BOUND BROOK, N. J.—J. N. Apgar, New Market rd, Dunellen, N. J., has received the general contract to erect a public school at Vossler and 2d sts for the Board of Education of Bound Brook, George Stryker, chairmau of building committee. J. N. Pierson & Son, 93 Smith st, Perth Amboy, architects. Cost, about $45,000.

BROOKLYN.—Hermanns Madden Co., 103 Park av, Manhattan, has received the general contract to erect the 2-sty brick and reinforced concrete school, 100x160 ft., at East 17th st and Beverly rd for the Church of the Holy Innocents, Rev. Father Wm. J. Castello, pastor. Frank J. Helmle, 190 Montague st, architect.

STORES, OFFICES AND LOFTS.

WEST BROADWAY.—Concordia Contracting Co., 44 Court st, Brooklyn, has received the general contract for fire repairs to the 5-sty brick office building 390 West Broadway for the Estate of Samuel Louis, on premises. Cost, about $5,000.

MANHATTAN.—J. G. Deisler, 105 West 40th st, has received the general contract to alter the loft building 118 Duane st for Morse & Rogers, Duane and Hudson sts. Lazrus Fried & Sons, 116 Duane st, lessees. B. E. Stern, 56 West 45th st, architect. Cost, about $20,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

45TH ST, 305-317 West, 6-sty brick tenement, 115x87; cost, $165,000; owner, Vincent Astor, Rhinebeck, N. Y.; architects, Tracy & Swartout, 244 5th av. Plan No. 172.

DWELLINGS.

VAN CORLEAR PL, 38, 1-sty frame dwelling, 25x44; cost, $3,000; owner, Mrs. Emma M. Bormann, 27 Van Corlear pl; architect, John G. Michel, 323 45th st, Brooklyn. Plan No. 164.

FACTORIES AND WAREHOUSES.

76TH ST, 420 East, 1-sty brick storage, 22x102; cost, $1,500; owner, Margaret Oliver Sage, 111 Broadway; architects, Frankfort & Krischner, 830 Westchester av. Plan No. 167.

STABLE SAND GARAGES.

69TH ST, 259-261 West, 3-sty brick garage, 50x96; cost, $40,000; owner, Frederick G. Bowne, 149 Broadway; architect, Isaac H. Green, Sayville, N. Y. Plan No. 171.

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Plans Filed, New Bldgs., Manhattan (Continued)

137TH ST, 324 West, s e cor Edgecombe av, 1-sty brick garage, 21x19; cost, $600; owner, Henrietta Brunor, 328 West 137th st; architect, Kren N. L. Jensen, 147 East 125th st. Plan No. 165.

STORES, OFFICES AND LOFTS.

38TH ST, 57-61 West, 12-sty brick stores and lofts, 55x93; cost, $250,000; owner, Arthur Realty Co., 11 East 26th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 169.

STORES AND TENEMENTS.

62D ST, 43-47 East, 9-sty brick tenement, 75x83; cost, $250,000; owner, Sixty Second St. Co., Inc., 30 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 170.

ST. NICHOLAS AV, n e c 175th st, three 6-sty brick tenements, 56x86; cost, $110,000; owner, 175th St. Holding Co., 180 Broadway; architects, Nast & Springsteen, 21 West 45th st. Plan No. 163.

MISCELLANEOUS.

110TH ST, 412 to 422 East, 1-sty frame lumber shed, 100x18; cost, $500; owners, Mrs. Minnie Michel et al, 9 Ellison av, Bronxville, N. Y.; architect, John G. Michel, 323 45th st, Brooklyn. Plan No. 168.

EXTERIOR & 73D STS, s w cor, three 1-sty frame sheds, 17x91x irreg; cost, $500; owner, Geo. H. Storm, 521 East 72d st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 166.

Bronx.

CHURCHES.

187TH ST, n s, 70 w Belmont av, 3-sty brick church, slag roof, 23x70; cost, $12,000; owner, R. C. Church of Our Lady of Mt. Carmel, Rev. D. Burke, 2418 Hughes av, rector; architect, Anthony F. A. Schmitt, 604 Courtlandt av. Plan No. 233.

DWELLINGS.

226TH ST, s s, 155 e Carpenter av, 2-sty frame dwelling, shingle roof, 31.6x47.6; cost, $4,200; owner, Martha Cole, 168 State st, Brooklyn; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 241.

FACTORIES AND WAREHOUSES.

223D ST, n s, 130 e White Plains av, 1-sty frame storage, 15x25; cost, $50; owner, Selema J. Johnston, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 242.

STABLES AND GARAGES.

EDGEWATER RD, e s, 228 s Garrison av, 2-sty frame stable, tin roof, 30x80; cost, $2,000; owners, Burns Bros., 50 Church st; architect, Guarantee Con. Co., 140 Cedar st. Plan No. 240.

STORES AND TENEMENTS.

LORING PL, e s, 170.5 s Fordham rd, 5-sty brick tenement, slag roof, 50x97.8; cost, $40,000; owner, Beckmann Realty & Con Co., John H. Beckmann, 401 West 23d st, Pres.; architect, Paul C. Hunter, 191 9th av. Plan No. 236.

188TH ST, n w cor 3d av, 1-sty brick stores, 101.5¾x65.7½; cost, $12,000; owner, Riville Siesel Co., P. J. Riville, 1559 So. Boulevard, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 237.

190TH ST, s s, 118.6 e Morris av, 5-sty brick tenement, plastic slate roof, 50x110; cost, $50,000; owner, Arthur Realty Co., Arthur J. McSorley, 335 East 142d st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 234.

BEAR SWAMP ROAD, w s, 45.49 n Van Nest av, two 2-sty frame tenements, slag roof, 25x65; cost, $10,000; owner, Edw. A. Schill, 760 Van Nest av; archt, Fred Hammond, 391 E 149th st. Plan No. 243.

TREMONT AV, s s, 112 e Prospect av, 1-sty brick store, slag roof, 25x80; cost, $10,000; owner, Otto Silberman, 391 East 149th st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 232.

MISCELLANEOUS.

HUNTS POINT AV, n e cor Randall av, 1-sty frame cafe, plastic slate roof, 28x50; cost, $5,000; owner, Julia M. Broderick, 6 W. Burnside av; architect, J. J. Vreeland, 3 W. Burnside av. Plan No. 235.

PELHAM BAY PARK, e s, Shore rd, cor Orchard Beach lane, two 1-sty frame bath houses, 17x40; cost, $400; owner, City of New York; architect, W. G. Waldreaon, Claremont Park. Plan No. 239.

PELHAM PAY PARK, s e cor Baychester Beach and Huntington estate, two 1-sty frame bath houses, 17x48; cost, $425; owner, City of New York; architect, A. G. Waldreaon, Claremont Park. Plan No. 238.

Brooklyn.

CHURCHES.

DUMONT AV, s w cor Barbey st. 1-sty brick synagogue, 25x81.4, gravel roof; cost, $4,500; owner, Hebrew Inst. of E. N. Y., 842 Dumont av; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 3031.

DWELLINGS.

75TH ST, n s, 150 w 15th av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, $4,500; owner, Patrick J. Maher, 1719 75th st; architect, M. D. Foot, 1432 75th st. Plan No. 2977.

77TH ST, s s, 141.7 n 6th av, thirteen 2-sty brick dwellings, 18.5x44, slag roof, 1 family each; total cost, $45,500; owner, New Style Home Bldg. Co., 741 Howard av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2980.

AV J, s e cor East 39th st, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, $7,000; owner, Chas. Kappelmann, 12 Lewis av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 2960.

AV L, s s, 40 w Schenectady av, 2 1-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, $4,000; owner, United Realty Alliance, 350 Fulton st; architect, J. L. Brassington, 2006 East 47th st. Plan No. 2962.

AV M, s s, 80 e East 23d st, 1-sty frame dwelling, 24x32, shingle roof, 1 family; cost, $4,500; owner, William Bordfeld, 636 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2958.

BARBEY ST, e s, 60 s Dumont av, four 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $14,000; owner, Arvintz Bldg. Corporation, 1522 Eastern Parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3111.

WEST 9TH ST, w s, 140 s Av U, 2-sty brick dwelling, 20x40, tin roof, 1 family; cost, $4,500; owner, Rocco Motta, 232 Mott st, Manhattan; architect, F. Savignano, 260 Bay 11th st. Plan No. 3090.

EAST 13TH ST, w s, 480 s Av U, 2-sty frame dwelling, 21x33.6, shingle roof, 1 family; cost, $3,000; owner, Michael M. Foley, 2251 Homecrest av; architect, same. Plan No. 3087.

WEST 35TH ST, w s, 200 n Neptune av, 1-sty frame dwelling, 11x21.4, compo roof, 1 family; cost, $350; owner, Robt. Duelfer, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3083.

76TH ST, s s, 331.10 e 6th av, five 2-sty brick dwellings, 20x38, gravel roof, 1 family each; total cost, $20,000; owner, Patrick J. Carley, 600 76th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3076.

76TH ST, n s, 290.2 e 6th av, five 2-sty brick dwellings, 20x38, gravel roof, 1 family each; total cost, $20,000; owner Patrick J Carley, 600 76th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3077.

WATKINS ST, e s, 125 s Riverdale av, 2-sty brick dwelling, 20x54, slag roof, 2 families; cost, $4,000; owner, David Weiss, 356 Christopher st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3032.

SAME PREMISES, 2-sty brick stable, 45x26, slag roof; cost, $2,500; owner and architect, same as above. Plan No. 3033.

39TH ST, w s, 100 w 5 av, two 2-sty frame dwellings, 20x77.6, slag roof, 2 families each; total cost, $13,000; owner, Sherman Holding Co., 1480 38th st; architect, Maxwell A. Cantor, 39 West 38th st, Manhattan. Plan No. 3035.

65TH ST, n s, 160 e 13th av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, $3,000; owner, Nicola Burzzesso, 1362 63d st; architect, Chas. A. Olsen, 1314 70th st. Plan No. 3062.

AV M, s e cor East 23d st, 2-sty frame dwelling, 24x36, shingle roof, 1 family; cost, $5,000; owner, Wm. Bordfeld, 636 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3047.

WINDSOR PL, n s, 24 w 11th av, 32 2-sty brick dwellings, 18x38, gravel roof, 1 family each; total cost, $128,000; owner, Wm. M. Calder Co., 1648 11th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 2988.

WINDSOR PL, n w cor 11th av, 3-sty brick dwelling, 24x44.6, gravel roof, 2 families; cost, $5,000; owner, Wm. M. Calder Co., 1648 11th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 2986.

11TH AV, w s, 49.6 n Windsor pl, 3-sty brick dwelling, 50.6x24, gravel roof, 2 families; cost, $4,800; owner, Wm. M. Calder Co., 1648 11th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 2987.

MALTA ST, w s, 195 s Hegeman av, seven 2-sty brk dwgs, 20x44, gravel roof, 2 families each; total cost, $18,200; owner, Abr. Taborisky, 453 Stone av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3142.

OSBORN ST, e s, 275 n Vienna av, 2-sty brk dwg, 20x45, gravel roof, 2 families; cost, $3,500; owner, Guisseppe Masone, 37 Montauk av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 3115.

E 15TH ST, e s, 200 s Av J, five 2-sty brk dwgs, 20x38, gravel roof, 1 family each; total cost, $15,000; owner, Dragnono Constn. Co., 63 Withers st; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 3151.

81ST ST, s s, 210.7 w 5th av, 2-sty brk dwg, 21x55, gravel roof, 2 families; cost, $4,800; owner, Edw. Edwards, 424 81st st; architect, W. H. Harrington, 510 57th st. Plan No. 3119.

81ST ST, s s, 80 w 5th av, 2-sty brk dwg, 21x45, gravel roofs, 2 families; cost, $4,800; owner, Edw. Edwards, 424 81st st; architect, W. H. Harrington, 510 57th st. Plan No. 3120.

81ST ST, s s, 110.7 w 5th av, five 2-sty brk dwgs, 20x33, gravel, 2 families each; total, cost, $16,000; owner, Edw. Edwards, 424 81st st; architect, W. H. Harrington, 510 57th st. Plan No. 3121.

E 92D ST, e s, 102 n Av L, 2-sty frm dwg, 20x47, shingle roof, 1 family; cost, $3,500; owner, Fredk. W. Krier, 1383 E 92d st; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3118.

FACTORIES AND WAREHOUSES.

CONKLIN AV, s s, 115 w Rockaway av, 1-sty brick storage, 50x24, gravel roof; cost, $800; owner, Henry Abrahms, 133 Conklin av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2959.

BOND ST, n e cor Sackett st, 1-sty brick storage, 25x48, gravel roof; cost, $2,000; owners, Z. O. Nelson & Son, 490 Degraw st; architects, Slee & Bryson, 154 Montague st. Plan No. 2990.

GRATTAN ST, n s, 100 w Morgan av, 2-sty brick storage, 25x96, tin roof; cost, $5,000; owner, Simon Green, 21 Grattan st; architect, Lew Koen, 9 Debevoise st. Plan No. 3011.

WEST 10TH ST, w s, 245 s Surf av, 1-sty frame storage, 31x31, shingle roof; cost, $350; owner, Chas. Feltman, 130 8th av; architect, Abram D. Hinsdale, 96 Coney Island av. Plan No. 3023.

HERBERT ST, n w cor Monitor st, 3-sty brk factory, 50x129, slag roof; cost, $21,000; owner, John Kroeder & Henry Reubel Co., 108 Meeker av; architect, Richard Berger, 309 Bway, Manhattan. Plan No. 3137.

38TH ST, n w cor 14th av, 4-sty brk mfg, 166x138.6, composition roof; cost, $125,000; owner, Phoenix-Hermetic Co., 194 Chambers st, Manhattan; architect, Smith & Miller, 1181 Bway, Manhattan. Plan No. 3122.

SCHOOLS AND COLLEGES.

STEUBEN ST, w s, 80 s Willoughby av, 4-sty brick school, 112.11x61, copper roof; cost, $95,-

000; owner, Pratt Institute, 207 Ryerson st; architects, Howells & Stokes, 100 William st, Manhattan. Plan No. 2993.

STABLES AND GARAGES.

ARGYLE RD, 286, 1-sty frame garage, 15x17, shingle roof; cost, $200; owner, Arthur L. Hatch, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3012.

3D AV, n w cor 6th st, 1-sty brick garage, 80x100, tile roof; cost, $10,000; owner, W. H. Nicolay, 357 3d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2996.

8TH ST, s s, 25 e 2d av, 1-sty brick garage, 48.9x101; pitch roof; cost, $7,500; owner, Thos. Roulston, 100 9th st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 3048.

BAY 20TH ST, e s, 60 s 86th st, 1-sty frame garage, 20x20, shingle roof; cost, $500; owner, Wm. C. Ritter, 13 Bay 20th st; architect, C. Schubert, 13th av and 86th st. Plan No. 3043.

LINDEN AV, n w cor East 49th st, 1-sty frame garage, 15x24, shingle roof; cost, $500; owner, Mrs. Henry Hession, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3046.

EAST 15TH ST, w s, 160 s Av H, 1-sty frame garage, 10x18, shingle roof; cost, $200; owner, Lena Wilson, on premises; architect, Harold G. Dangler, 215 Montague st. Plan No. 2951.

56TH ST, s s, 100 w 15th av, 1-sty frame garage, 15x14, shingle roof; cost, $500; owner, Max Baron Bldg. Co., 49th st and New Utrecht av; architects, Harde & Short, 3 West 29th st, Manhattan. Plan No. 2949.

WOODRUFF AV, s w cor Kenmore pl, 1-sty brick garage, 18x18, tin roof; cost, $500; owner, Herbert Leonhardt, 784 Flatbush av; architects, Cannella & Gallo, 60 Graham av. Plan No. 2937.

HINSDALE ST, w s, 285.4 s New Lots av, 2-sty frame stable, 27x52, gravel roof; cost, $700; owner, Sam Okum, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 3067.

MARLBOROUGH RD, 448, 1-sty frame garage, 12x12, shingle roof; cost, $450; owner, Mrs. Henry B. Cohen, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3091.

OCEAN AV, w s, 90 s St Paul's Church, 1-sty brk garage, 17x17, shingle roof; cost, $500; owner, Paul Ihrig, on premises; architect, Henry K. Tully, 637 E 3d st. Plan No. 3136.

STORES AND DWELLINGS.

43D ST, n w cor 15th av, 3-sty brick store and dwelling, 25.2x100, slag roof, 2 families; cost, $11,000; owner, J. J. Lack Construction Co., 44 Court st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 3100.

STORES AND TENEMENTS.

BARRETT ST, 84, two 4-sty brick tenements, 50x88, gravel roof, 24 families each; total cost, $50,000; owner, I. & J., Inc., 1512 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 2972.

SOUTH 2D ST, s s, 100 w Havemeyer st, 6-sty brick store and tenement, 50x102, slag roof, 35 families; cost, $40,000; owner, Jacob Pomerantz, 185 Heyward st; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 3109.

15TH AV, w s, 125.6 n 43d st, four 4-sty brick tenements, 27.6x88, slag roof, 8 families each; total cost, $88,000; owner, J. J. Lack Construction Co., 44 Court st, Manhattan; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 3099.

ROGERS AV, s e cor Beverly rd, 4-sty brick tenement, 49.3x85.6, slag roof, 20 families; cost, $35,000; owner, I. Stanhope Co., 341 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3029.

PACIFIC ST, s s, 60 e Boerum pl, four 5-sty brick tenements, 47.9x88, gravel roof, 25 families each; total cost, $160,000; owner, 250 Pacific St., Inc., 45½ West 34th st, Manhattan; architects, Cohn Bros., 361 Stone av. Plan No. 3014.

SOUTH 2D ST, s s, 155 e Keap st, 6-sty brick tenement, 45x107, slag roof, 35 families; cost, $40,000; owner, Solomon Kraus Construction Co., 217 Havemeyer st; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 3013.

BAY 13TH ST, w s, 85 n Benson av two 3-sty brick tenements, 41x86, slag roof, 12 families each; total cost, $80,000; owner, Morris Kaiser, 8617 Bay 12th st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 2989.

STONE AV, w s, 50 n Riverdale av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, $30,000; owner, Barnet Baltowsky, 528 Chester st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2999.

STONE AV, n w cor Riverdale av, 4-sty brick tenement, 50x90, slag roof, 21 families; cost, $30,000; owner, Barnet Baltowsky, 528 Chester st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3000.

CARROLL ST, s s, 100 e Nostrand av, 4-sty brk tnt, 40x88, gravel roof, 16 families; cost, $30,000; owner, Serota Bros. Constn. & Realty Co., 1494 Eastern Parkway; architect, Cohn Bros., 361 Stone av. Plan No. 3147.

BOERUM PL, n w cor Bergen st, 4-sty brk str & tnt, 25x60, slag roof, 6 families; cost, $20,000; owner, Jas. O'Connell, 127 Boerum pl; architect, Lorenz F. Weiher, 271 W 125th st, Manhattan. Plan No. 3125.

44TH ST, s s, 50 w 6th av; 4-sty brk tnt, 49.44x85.10, gravel roof, 17 families; cost, $30,000; owner, Louis A. Stecker, 4516 6th av; architect, Eisenla & Carlson, 16 Court st. Plan No. 3153.

6TH AV, s w cor 44th st, 4-sty brk tnt, 50x90, gravel roof, 17 families; cost, $35,000; owner, Louis A. Stecker, 4516 6th av; architect, Eisenla & Carlson, 16 Court st. Plan No. 3152.

THEATRES.

WEST 10TH ST, w s, 615 s Surf av, 1-sty frame open air theatre, 15x82, gravel roof; cost, $2,000; owner, Chas. Feltman, 130 8th av; architect, Abram D. Hinsdale, 96 Coney Island av. Plan No. 3022.

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Plans Filed, New Buildings, Brooklyn (Cont'd)

HOWARD AV, w s, 427 s Park pl, 1-sty open air theatre, 85x100; cost, $450; owner, S. Iloh, 862 Bushwick av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3141.

TOMPKINS AV, w s, 100 s Hancock st, 2-sty brk theatre, 52x80, slag roof; cost, $12,000; owner, Clefeck Am. Corp., 32 Liberty st, Manhattan; architect, Walter Van Dresser, 504 W 112th st, Manhattan. Plan No. 3127.

MISCELLANEOUS.

BELMONT AV, 396, 1-sty frame shed, 22x20, slag roof; cost, $200; owner, Leonia Guenaro, 390 Belmont av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3021.

EAST 35TH ST, s w cor Snyder av, 1-sty frame greenhouse, 31x80, glass roof; cost, $900; owner, David J. Mellis, on premises; architect, Geo. Reich, 1429 Metropolitan av. Plan No. 2939.

CONEY ISLAND AV, e s, 100 s B B Pike, 1-sty frm stand, 16x28, shingle roof; cost, $450; owner, B. B. Devel Co., Woolworth Bldg., Manhattan; architect, S. B. McDonald, 2975 W 27th st. Plan No. 3146.

Queens.

DWELLINGS.

COLLEGE POINT.—20th st, w s, 140 s 4th av, 1-sty brick dwelling, 42x20, tar and gravel roof, 1 family; cost, $1,200; owner, A. Consport, premises; architect, A. Gorden, 8 Lawrence st, Flushing. Plan No. 1482.

JAMAICA.—Grand av, w s, 40 s Hillcrest av, 2½-sty frame dwelling, 24x33, shingle roof, 1 family, steam heat; cost, $5,000; owner and architect, L. F. Mellan, 44 King st, Jamaica. Plan No. 1474.

JAMAICA.—Green st, w s, 525 n Hillside av, 2-sty frame dwelling, 17x35, shingle roof, 1 family, steam heat; cost, $2,500; owner, H. Muller, Brooklyn; architect, H. Kohnwitzky, 24 Beaver st, Brooklyn. Plan No. 1484.

ROCKAWAY BEACH.—Undine av, w s, 286 n Boulevard, five 1-sty frame dwellings, 13x27, shingle roof, 1 family; cost, $2,500; owners, Harris & Kimmelin, Rockaway Beach; architect, J. J. Colton, Rockaway Beach. Plan Nos. 1485 to 1489.

WOODHAVEN.—Union st, n s, 175 e Snediker av, three 2-sty frame dwellings, 20x42, shingle roof, 1 family, steam heat; cost, $10,500; owner and architect, F. L. Rickmeyer, 4099 Ferris st. Plan Nos. 1478-79-80.

BAYSIDE.—Montauk av, s e cor 3d st, 2½-sty frm dwg, 35x24, shingle roof, 1 family, steam heat; cost, $4,000; owner and archt, Geo. A. Sheffield, 3d st, Bayside. Plan No. 1494.

DOUGLASTON.—Hollywood av, n s, 85 e West Drive, 2-sty brk dwg, 43x27, shingle roof, 1 family, water heat; cost, $8,000; owner, Mrs. Marco C. Evans, 601 W 156th st, Manhattan; archt, Chas. Evans, same. Plan No. 1493.

JAMAICA.—Desmond av, e s, 100 n Ayling av, 2½-sty frm dwg, 18x34, shingle roof, 1 family, steam heat; cost, $4,200; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; archt, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 1492.

ARVERNE.—69th st, e s, 420 n Amstel boulevard, 2½-sty frame dwelling, 23x27, shingle roof, 1 family, steam heat; cost, $5,000; owner, W. D. Sacks, 28th st. & 8th av, Manhattan; architect, L. Trumendorfer, 101 Park av, Manhattan. Plan No. 1490.

EDGEMERE.—Beach 43d st, w s, 116 n Boulevard, 1-sty frame dwelling, 16x32, shingle roof, 1 family; cost, $600; owner and architect, Meyer Bros., premises. Plan No. 1435.

ELMHURST.—Mannheim st, e s, 240 n Jefferson st, two 2-sty frame dwellings, 20x46, tin roof, 2 families; cost, $6,000; owner, Chas. Burkharot, Koerner st, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan Nos. 1441-42.

GLENDALE.—Poplar st, s s, 302 e Van Dine st, 2-sty frame dwelling, 20x34, shingle roof, 1 family; cost, $2,000; owner and architect, Geo. Froehlich, Van Dine av, Glendale. Plan No. 1439.

HOWARD ESTATES.—Hawtree av, e s, 40 n Hollins av, 2-sty frame dwelling, 25x33, shingle roof, 1 family, steam heat; cost, $2,500; owner, M. E. Balling, 765 Bushwick av, Brooklyn; architect, Radford Arch. Co., 178 Fulton st, Manhattan. Plan No. 1436.

JAMAICA.—Terrace av, s s, 360 Alsop st, 2½-sty frame dwelling, 30x38, shingle roof, 1 family, steam heat; cost, $5,000; owner, Michael Flanagan, 61 Hart st, Brooklyn; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1457.

KEW.—Onslow pl, n s, 412 e Austin st, 2-sty frame dwelling, 35x31, shingle roof, 1 family; cost, $8,000; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1449.

QUEENSBORO HILL.—Exeter st, w s, 100 n Highland av, 2½-sty frame dwelling, 22x44, shingle roof, 2 families; cost, $4,000; owner, Wm. Gunther, 35 Wilton st, Glendale; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1444.

WOODSIDE.—Bryant av, n w cor Monroe st, 2-sty brick dwelling, 20x40, tin roof, 2 families, water heat; cost, $4,500; owner, Oscar Dibler, 491 Columbus av, Manhattan; architect, Theo. Harvie, 906 9th st, Brooklyn. Plan No. 1450.

ARVERNE.—Boulevard, n s, 1900 e Horan av, two 1-sty frame dwellings, 12x18, slag roof; cost, $360; owner, J. Carscater, Beach 87th st, Rockaway Beach; architect, owner. Plan Nos. 1463-64.

FOREST HILLS.—Continental av, e s, 25 s Livingstone st, frame summer house, 16x15, shingle roof; cost, $150; owner, Cord Meyer Co., Forest Hills. Plan No. 1465.

FOREST HILLS.—Kelvin st, n s, 350 e Colonial av, 2½-sty brick dwelling, 33x23, tile roof, steam heat, 1 family; cost, $6,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1466.

SPRINGFIELD.—Garfield st, w s, 50 s 7th st, 1-sty frame dwelling, 16x23, shingle roof, 1 family; cost, $450; owner, F. M. Reade, 1064 Rodgers av, Brooklyn; architect, owner. Plan No. 1472.

WHITESTONE.—7th av, n s, 226 s 20th st, 2-sty frame dwelling, 20x48, shingle roof, 1 family; cost, $4,000; owner, Wm. Katcher, 427 Myrtle av, Brooklyn; architect, F. J. Grotz, Whitestone. Plan No. 1473.

WOODHAVEN.—Benedict av, w s, 135 s Grafton av, two 2-sty brick dwellings, 20x40, tin roof, 2 families; cost, $5,000; owner, Andrea Allocco, Rockaway rd and Ferry st, Woodhaven; architect, A. Cehio, 3948 Broadway, Woodhaven. Plan No. 1468.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Hancock st, s e cor 14th st, 6-sty brick factory, 122x75, slag roof; cost, $115,000; owner, C. A. Willey Co., Vernon and Nott avs, L. I. City; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 1433.

L. I. CITY.—6th st, n s, 200 w Vernon av, 2-sty brick factory, 136x100, slag roof; cost, $45,000; owner and architect, Fredk. Russell, 51 6th st, L. I. City. Plan No. 1458.

STABLES AND GARAGES.

FAR ROCKAWAY.—Hollywood av, e s, 225 n L. I. R. R., 1-sty frame garage, 12x18, shingle roof; cost, $150; owner, Mrs. Mullholland, premises. Plan No. 1434.

FLUSHING.—State st, n w cor Brewster av, 1-sty frame garage, 12x20, tin roof; cost, $200; owner, Elias Shuter, 266 State st, Flushing; architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 1446.

FLUSHING.—21st st, e s, 240 s Queens av, 1-sty frame garage, 12x16, shingle ronf; cost, $100; owner, W. Harvery, premises. Plan No. 1452.

L. I. CITY.—Academy st, 226, 1-sty frame garage, 10x18, paper roof; cost, $85; owner, H. Lehr, premises. Plan No. 1448.

ARVERNE.—Remington av, w s, 400 s Amstel boulevard, 1-sty frame garage, 13x20, shingle roof; cost, $100; owner W. E. Dietz, premises. Plan No. 1471.

STORES AND DWELLINGS.

GLENDALE.—Myrtle av, n s, 108 w Morton av, 2-sty brick store, dwelling and dance hall, 56x28, tin roof, 1 family, steam heat; cost, $20,000; owner, Geo. Schauble, premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1453.

JAMAICA.—Jamaica av, n s, 43 e Barrett st, two 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, $14,000; owner, Sophie Cozine, Van Wyck av, Jamaica; architect, Edw. Jackson, Fulton st, Jamaica. Plan No. 1447.

STORES, OFFICES AND LOFTS.

L. I. CITY.—Hancock st, e s, bet 13th and 14th sts, 1-sty frame office, 25x14, paper roof; cost, $45; owner, C. A. Willey Co., premises. Plan No. 1455.

MASPETH.—Clermont av, e s, 50 s Jay av, 1-sty frame office, 20x25, tin roof; cost, $150; owner, T. Drzwiecki, premises. Plan No. 1443.

STORES AND TENEMENTS.

L. I. CITY.—Jamaica av, s s, 90 e Steinway av, two 4-sty brick tenements, 28x68, slag roof, 8 families; cost, $16,000; owner and architect, Andrew Pipitone, 577 7th av, L. I. City. Plan No. 1459.

L. I. CITY.—Hoyt av, s s, 223 w Lawrence st, 4-sty brick tenement, 33x97, slag roof, 7 families and store; cost, $12,000; owners, Spero & Santonella, L. I. City; architect, Rocco V. Petrolino, 228 Hoyt av, L. I. City. Plan No. 1469.

RIDGEWOOD.—Putnam av, n e cor Cypress av, 3-sty brick store and tenement, 25x48, tin roof, 5 families; cost, $10,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1470.

THEATRES.

L. I. CITY.—11th av, s w cor Broadway, openairdrome and booth; cost, $800; owner, J. Pfeffer, 10 Vernon av, L. I. City. Plan No. 1462.

MISCELLANEOUS.

MIDDLE VILLIGE.—Metropolitan av, n w cor Harbor rd, 1-sty frame shed, 15x18, paper roof; cost, $200; owner, H. N. McCloskey, Richmond Hill. Plan No. 1467.

DOUGLAS MANOR.—Centre drive, s e cor Grosvenor st, frame tool house, 14x17, paper roof; cost, $200; owner, M. A. Welch, premises. Plan No. 1461.

BROOKLYN MANOR.—Jamaica av, s s, 170 w Diamond av, 1-sty frame waiting room, 6x24, tin roof; cost, $250; owner, L. I. R. R. Co., Manhattan. Plan No. 1432.

COLLEGE POINT.—Boulevard, 419, frame coop, 6x6; cost, $10; owner, D. Theilhart, premises. Plan No. 1456.

L. I. CITY.—14th st, n s, 125 w Boulevard, new foundation to dwelling; cost, $200; owner, T. Dondall, 104 14th st, L. I. City. Plan No. 1440.

L. I. CITY.—Hamilton st, w s, 25 n Pierce av, 1-sty frame shed, 9x11, paper roof; cost, $10; owner, D. Paperine, premises. Plan No. 1437.

MASPETH.—Grand st, s s, 300 e Cauldwell av, 1-sty frame shed, 9x30, tin roof; cost, $175; owner, Empire Wrecking Co., 400 Grand st, Manhattan. Plan No. 1451.

RAMBLERSVILLE.—Cramp pl, s s, 180 e Elkhorn st, new foundation; cost, $125; owner, L. Baretz, premises. Plan No. 1438.

RICHMOND HILL.—Jefferson st, e s, 90 n Atlantic av, 1-sty frame shed, 9x18, tin roof; cost, $125; owner, J. Wolf, 6 Jefferson st, Richmond Hill. Plan No. 1445.

FOREST HILLS, Hoffman boulevard, w s, 100 s White Pot rd, frame fence, 50x8; cost, $50; owner, O. J. Gude Co., 220 West 42d st, Manhattan. Plan No. 1481.

L. I. CITY.—14th st, w s, 140 w East av, new foundation to dwelling; cost, $1,000; owner, Thos. Dowdall, premises. Plan No. 1483.

MASPETH.—Charles st, s s, 200 n Broad st, 1-sty frame shed, 38x16, paper roof; cost, $200; owner, A. Geyer, 3d st, Maspeth. Plan No. 1477.

Richmond.

DWELLINGS.

BEACON PL, s s, 40 w Atlantic av, New Dorp Beach, 1-sty frame bungalow, 10x10; cost, $30; owner and builder, Frank Mauro, 26 Prince st, Manhattan. Plan No. 325.

CENTER ST, s s, 125 w McKinley av, Richmond, 2-sty frame dwelling, 24x27; cost, $1,800; owner, R. C. Turnbull, 52 William st, Manhattan; architect and builder, John Schroll, Richmond. Plan No. 343.

JAMES ST, e s, 150 s Broadway Tottenville, 2-sty frame dwelling, 28x30; cost, $2,000; owner, Sam Safran, Tottenville; architect, P. Jensen, Tottenville; builders, Depuy & Jensen, Tottenvile. Plan No. 338.

KNOX ST, e s, 200 s Henderson av, New Brighton, 2-sty frame dwelling, 20x47; cost, $3,250; owner, Bessie Cohen, New Brighton; architect, Hy. F. Comtois, New Brighton. Plan No. 341.

NEPTUNE ST, n s, 320 w Ocean Grove av, New Dorp Beach, 1-sty frame bungalow, 14x28; cost, $500; owner, J. Gallagher, 94 Hamilton pl, Manhattan; architect and builder, Adam Marks, Jr, Dongan Hills. Plan No. 314.

ROCKAWAY ST, w s, 200 n Depew av, Tottenville, 1½-sty frame dwelling, 24x24; cost, $1,400; owner, Geo. Bunnell, Jersey City; architect and builder, C. O. Peterson, Tottenville. Plan No. 308.

WATERSIDE ST, n s, 290 e Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 20x20; cost, $400; owner, H. Freeland, 152 Sherman av, Bronx; architect and builder, H. M. Roe, New Dorp Beach. Plan No. 321.

WAVECREST ST, n s, 140 w Ocean Grove av, New Dorp Beach, 1-sty frame bungalow, 14x30; cost, $400; owner, Harry Fox, 429 Gold st, Brooklyn; builder, Adam Marks, Jr, Dongan Hills. Plan No. 313.

1ST ST, s s, 100 w Oak st, Midland Beach, 1-sty frame bungalow, 14x21; cost, $135; owner, W. A. Johnston, 747 51st st, Brooklyn; builder, M. Goncharon, Midland Beach. Plan No. 311.

PROPOSALS

NOTICE TO CONTRACTORS.

Sealed proposals for Changes in Laundry and New Laundry Machinery for Buffalo State Hospital, Buffalo, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2.30 o'clock p. m., on Monday, June 1, 1914, when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and endorsed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 1873. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Buffalo State Hospital, Buffalo, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,
Secretary, State Hospital Commission.
Dated, Albany, N. Y., May 12, 1914.

NOTICE TO CONTRACTORS.

Sealed proposals for Steam Service Connections, Outside Water, Sewer and Storm Water Piping for Nurses' Home at Manhattan State Hospital, Ward's Island, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until June 1st, 1914, at 2:30 p. m., when they will be opened and read publicly. Bids will be received for each division of the work separately and no combination of bids will be considered. Proposals shall be enclosed in envelope furnished by the State Architect, sealed and endorsed, and shall be accompanied by certified check in the sum of 5% of the amount of bid, and the contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract, and in accordance with the terms of Specifications Nos. 1827 and 1829. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y.; at the office of the State Hospital Commission, 1 Madison Avenue, New York City; and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 5, 1914.—Sealed proposals will be opened in this office at 3 p. m., June 16, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Grenada, Miss. Two story and basement building; ground area, 3,800 square feet; construction nonfireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Grenada, Miss., or at this office, in the discretion of the Supervising Architect, O. Wenderoth, Supervising Architect.

1ST ST, s s, 100 w Oak st, Midland Beach, two 1-sty frame bungalows, 10x21; total cost, $240; owner, W. A. Johnston, 747 51st st, Brooklyn; builder, M. Goncharon, Midland Beach. Plan No. 312.

4TH ST & MIDLAND AV, s w cor, South Beach, eight 1-sty frame bungalows, 16x21; total cost, $4,800; owner, Herman Brasch, 60 Wall st, Manhattan; architect and builder, C. H. Markham, Westerleigh. Plan No. 337.

6TH ST & LINCOLN AV, n w cor, Woodland, 1-sty frame bungalow, 20x20; cost, $650; owner, W. A. Saiaides, 1022 6th av, Manhattan; architect and builder, H. W. Putnam, New Dorp. Plan No. 315.

7TH ST, e s, 200 n Midland av, Beach Park, 1-sty frame bungalow, 10x15; cost, $200; owner, P. Schenkman, New Brighton; builder, B. B. Babbitt, New Brighton. Plan No. 319.

7TH ST, e s, 220 n Midland av, Beach Park, 1-sty frame bungalow, 10x15; cost, $200; owner, P. Schenkman, New Brighton; builder, B. B. Babbitt, New Brighton. Plan No. 318.

BEECHWOOD AV, w s, 100 n Crescent av, New Brighton, eight 2-sty brick dwellings, 16x36; total cost, $12,000; owner and builder, W. A. Eadie, New Brighton; architect, John Davies, Tompkinsville. Plan No. 332.

BELMONT AV, n s, 150 e Bay st av, Tottenville, 1-sty frame dwelling, 19x42; cost, $800; owner, G. Butler, 301 East 193d st, Manhattan; architect, C. Keffer, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 307.

EDGEGROVE AV, e s, 520 s Jefferson blvd, Tottenville, 2½-sty frame dwelling, 18x35; cost, $4,000; owner, Harry Leisersohn, 110 West 124th st, Manhattan; architect, Sommerfeld & Steckler, 31 Union sq; builder, W. S. Holbert, Hugenot. Plan No. 324.

DEPEW AV, n w cor & Loretta st, Tottenville, 1-sty frame dwelling, 36x29; cost, $1,000; owner and architect, Thos. Stine, Hackensack, N. J.; builder, C. O. Peterson, Tottenville. Plan No. 309.

NEW YORK AV & FINGERBOARD RD, s w cor, Fort Wadsworth, 1-sty brick dwelling, 35x30; cost, $3,000; owner, Louise Walch, South Beach; architect, John Davies, Tompkinsville; builders, Nastasi & Bro., South Beach. Plan No. 340.

ODER AV, n s, 100 e Pierce st, Concord, 2-sty frame dwelling, 22x58; cost, $4,000; owner, Chas. Kattenhorn, Concord; architect and builder, J. C. Buttermark, Concord. Plan No. 310.

PELTON AV, w s, 375 n Henderson av, West New Brighton, 2-sty frame dwelling, 26x28; cost, $4,000; owner, Sophie J. Pelton, West New Brighton; architect, Jas. Whitford, New Brighton; builder, H. Hermanson, New Brighton. Plan No. 339.

RICHMOND TURNPIKE, e s, 200 n Eddy st, Stapleton, 2½-sty brick dwelling, 44x30; cost, $4,500; owner and builder, Fred Rohde, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 333.

SEASIDE BOULEVARD, e s, 20 s Sand la, South Beach, two 1-sty frame bungalows, 14x20; total cost, $400; owner, J. G. Meyer, South Beach; builders, McCort Bros., South Beach. Plan No. 317.

SEASIDE BOULEVARD, w s, 1,000 s Burgher av, South Beach, 1-sty frame bungalow, 12x18; cost, $150; owner, A. F. McDowell, 181 West 97th st, Manhattan; builders, McCort Bros., South Beach. Plan No. 316.

SPRAGUE AV, e s, 2423 s Jacob st, Tottenville, 1-sty frame bungalow, 24x44; cost, $800; owner and builder, H. C. Wasmund, 281 Prospect av, Brooklyn; architect, G. Kesstner, care of owner. Plan No. 329.

TOMPKINS AV, n s, 40 w Belair rd, Fort Wadsworth, 2-sty brick dwelling, 26x30; cost, $3,000; owner, Aug. Ulrich, Fort Wadsworth; architect and builder, Geo. Haverkamp, Richmond. Plan No. 335.

WILLOWBROOK RD, n s, cor Filmore av, West New Brighton, 1-sty frame bungalow, 14x23; cost, $150; owner, Jos. Reye, 318 East 13th st, Manhattan; builder, John Racka, West New Brighton. Plan No. 326.

WYMAN AV, e s, 500 s Southfield blvd, Crescent Beach, 1-sty frame bungalow, 18x24; cost, $450; owner, architect and builder, Frank Hoffman, 438 East 5th st, Manhattan. Plan No. 331.

CEDAR GROVE AV, 200 West, New Dorp, 1-sty frame bungalow, 20x26; cost, $250; owner, J. Rose, care of architect; architect and builder, Geo. Haverkamp, Richmond. Plan No. 334.

NEW DORP BEACH, 1-sty frame bungalow, 10x14; cost, $65; owner, M. A. Mallory, Liberty st; builder, H. M. Roe, New Dorp Beach. Plan No. 323.

NEW DORP BEACH, 1-sty frame bungalow, 12x16; cost, $110; owner, M. A. Mallory, Liberty st; builder, H. M. Roe, New Dorp Beach. Plan No. 322.

STABLES AND GARAGES.

CONGRESS ST, s s, 81 w Bay st, Stapleton, 1-sty brick garage, 48x67; cost, $3,100; owner, Jas. Thompson & Sons, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 328.

TAYLOR ST, 167 s Cary av, West New Brighton, 2-sty brick stable, 30x101; cost, $9,000; owner, City Real Estate Co., 176 Broadway, Manhattan; architect, Jos. Reydel, Jr., 1195 Madison st, Brooklyn; builder, A. G. Stone, 44 Court st, Brooklyn. Plan No. 330.

MISCELLANEOUS.

CHURCH ST, n s, 10 e Richmond av, Port Richmond, 3-sty frame shed, 69x44; cost, $2,500; owner and builder, Staten Island Ship Building Co., Port Richmond; architect, James Whitford, New Brighton. Plan No. 336.

BOULEVARD & GREAT KILLS RD, n e cor, Great Kills, 1-sty frame carriage shed, 20x20; cost, $250; owner, H. Salomons, Great Kills; builder, P. J. Gemdacker, Richmond. Plan No. 342.

CASTLETON AV & JEFFERSON BLVD, s e cor, Annadale, 1-sty frame temporary building, 20x40; cost, $300; owners, Wood-Harmon & Co., New Brighton; architect and builder, John Racka, West New Brighton. Plan No. 320.

ST PAULS AV, e s, 274 s Beach st, Stapleton, stone retain wall; cost, $——; owner, Mrs. L. Defonge, Stapletoo; architects, Delano & Aldrich, 4 East 39th st, Manhattan; builder, W. H. Behrens, Stapleton. Plan No. 344.

SOUTH BEACH, e of New Creek, 1-sty frame office, 14x20; cost, $150; owner, Estate John Scott, Stapleton; architect and builder, W. L. Scott, Stapleton. Plan No. 327.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAYARD ST, 47, new partitions and plumbing to 4-sty brick stores and apartments; cost, $300; owner, Herbert Baum, 987 Madison av; architects, Gross & Kleinberger, Bible House. Plan No. 1710.

BEAVER ST, 21, new store to 4-sty brick store and dwelling; cost, $150; owners, Sarah Von Beuren Meer et al, 21 Liberty st; architect, Leonidas W. Denslow, 44 West 18th st. Plan No. 1730.

CLINTON ST, 80-82, new columns, steel girder and doors to 5-sty brick moving picture theatre; cost, $2,000; owner, Estate of Martin Grossman, cor 3d av & 162d st; architect, Louis A. Sbeinart, 194 Bowery. Plan No. 1780.

COMMERCE ST, 9, alterations to 3-sty brick dwelling; cost, $300; owner, Sarah M. Sandford, 85 Ralph st, Bellville, N. J.; architect, Frank H. Quinby, 99 Nassau st. Plan No. 1706.

DELANCEY ST, 182, n e cor Attorney st, new partitions and windows to 4-sty brick store and tenement; cost, $1,000; owner, David Korn, 1 West 70th st; architect, Otto Reissmann, 30 1st st. Plan No. 1731.

EAST HOUSTON ST, 263, new marquise to 5-sty brick stores and loft; cost, $200; owner, Max Schwartz, 265 East Houston st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1725.

EAST HOUSTON ST, 265, alterations to 5-sty brick store and lofts; cost, $200; owner, Max Schwartz, 265 East Houston st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1725.

FORSYTH ST, 188-202, alterations and part of new roof cage to 5-sty brick Public School 91; cost, $3,500; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1779.

GREENWICH ST, 98-100, new plumbing, store fronts, elevator shaft to 5-sty brick stores; cost, $15,000; owner, John T. Smith, 154 Greenwich st; architect, Robt. J. Reiley, 477 5th av. Plan No. 1681.

HANCOCK PL, 35-37, n e c Morningside av, rearrange partition to 5-sty brick tenement; cost, $50; owner, Geo. B. Wilson, 99 Nassau st; architects, Neville & Bagge, 217 West 125th st. Plan No. 1714.

HESTER ST, 90-92, new partitions and doors to 4-sty brick lodging house and stores; cost, $1,000; owner, William Waldorf Astor, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 1774.

HUDSON ST, 101, s w cor Franklin st, new store fronts to 5-sty brick store and hotel; cost, $250; owner, Clause Hulle, 101 Hudson st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1775.

LAFAYETTE ST, 412-414, new fire-escapes to 4-sty brick factory; cost, $400; owner, Chas. Thompson, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1757.

MAIDEN LANE, 20, s e cor Liberty st, new stairs to 4-sty brick factory and stores; cost, $300; owner, Wm. H. Todd, 31 Gold st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1764.

MANHATTAN ST, 73-75, remove partitions to 6-sty brick stores and tenement; cost, $25; owner, Aaron Buchsbaum, 350 West 88th st; architect, George M. Lawton, 30 East 42d st. Plan No. 1699.

MERCER ST, 297-303, new flooring and fire-escape to 6-sty brick stores and lofts; cost, $2,000; owner, the Trustees of the Sailors' Snug Harbor, 61 Broadway; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 1755.

MORTON ST, 95, alterations to 8-sty brick warehouse; cost, $630; owner, St. John Park Realty Co., 55 Liberty st; architect, Edward C. O'Brien, 73 Morton st. Plan No. 1786.

MURRAY ST, 85, alterations to 4-sty brick store and dwelling; cost, $2,500; owner, James A. McDonald, 95 Liberty st; architect, Milton Zeisler, 430 East 74th st. Plan No. 1689.

ROSE ST, 45-51, sprinkler tank to 9-sty brick lofts; cost, $2,295; owner, Thos. E. Greacen, 200 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 1728.

ST. MARKS PL, 60, alterations to 4-sty brick tenement; cost, $100; owner, Dr. John Guttman, 60 St. Marks pl; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1770.

STANTON ST, 114, new store front to 6-sty brick tenement; cost, $100; owner, Jacob Goldstein, 71 St. Marks pl; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1683.

SUFOLK ST, 11, new partitions to 4-sty brick store, loft and dwelling; cost, $500; owner, Oscar Lowenstein, 20 West Houston st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1711.

WALKER ST, 104, new fire-escape to 5-sty brick factory and store; cost, $500; owner, Banyer Clarkson, 26 West 50th st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1761.

WEST HOUSTON ST, 124, remove stage and erect partition to 1-sty brick moving picture hall and lofts; cost, $400; owners, Louis & Victor Casazza, 190 Prince st; architect, Geo. J. Casazza, 1133 Broadway. Plan No. 1735

WILLIAM ST, 116, new store front to 5-sty brick store and loft; cost, $75; owner, South Manhattan Realty Co., 100 William st; architect, Frank Freeman, 132 Nassau st. Plan No. 1751.

3D ST, 231 East, new plumbing, windows and partitions to 5-sty brick store and tenement; cost, $1,000; owner, Vantage Realty Co., 231 East 3d st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1702.

11TH ST, 57-59 East, fireproof stairs to 11-sty brick factory; cost, $8,000; owner, United States Trust Co., Wm. M. Kingsley, Vice-Pres., 45 Wall st; architect, M. J. Engel, 420 East 48th st. Plan No. 1758.

12TH ST, 604-616 East, new roof cage to 5-sty brick Public School 61; cost, $3,500; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1778.

12TH ST, 1 East, n e c 5th av, alterations to 18-sty brick stores, lofts and offices; cost, $200; owner, Ellisdale Co., Inc., 9 Church st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1691.

14TH ST, 217-219 West, carpentry to 4-sty brick store and dwelling; cost, $50; owner, Estate of Adaline Legassia, 14 Pearl terrace, Cambridge, Mass.; architect, William S. Boyd, 203 West 14th st. Plan No. 1762.

16TH ST, 445-447 West, alterations to 5 and 6-sty brick stable; cost, $10,000; owner, James S. Hannon, Inc., 447 West 16th st; architect, Jas. S. Maher, 431 West 14th st. Plan No. 1690.

16TH ST, 414 West, new partition to 6-sty brick warehouse; cost, $600; owner, Alexander P. Knapp, Baltimore, Md.; architect, Robert Teichman, 22 William st. Plan No. 1788.

17TH ST, 207 East, new entrance, partition and stairs to 3-sty brick restaurant; cost, $700; owner, Robt. M. Bush, 149 Broadway; architect, Robt. Hynd, 28 East 23d st. Plan No. 1721.

18TH ST, 424-432 East, alterations to 3-sty brick stable; cost, $11,000; owner, Elizabeth Bickman, 327 East 18th st; architect, George F. Spelman, 101 Park av. Plan No. 1695.

18TH ST, 424-432 East, alterations to 1 and 5-sty brick stable and wagon shed; cost, $5,000;

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Plans Filed—Alterations—Manhatton (Cont.)

owner, Elizabeth Bickman, 327 East 18th st; architect, Geo. F. Spelman, 101 Park av. Plan No. 1696.

18TH ST, 410-412 East, new plumbing and windows to 5-sty brick stores and tenement; cost, $2,500; owner, Aaron Stone, 23 East 124th st; architect, Otto Reissmann, 30 1st st. Plan No. 1704.

20TH ST, 35 West, basement extension to 4-sty brick store and lofts; cost, $1,000; owner, Benj. Rosenberg, 7 West 20th st; architect, Otto Reissmann, 30 1st st. Plan No. 1753.

22D ST, 126-130 West, sprinkler tanks to 12-sty brick lofts; cost, $2,395; owner, Henry R. Browne, 54 Pearl st; architect, Royal J. Mansfield, 135 William st. Plan No. 1745.

25TH ST, 141-155 East, sprinkler tanks to 7-sty brick sub-stations and printing establishment; cost, $15,000; owner, N. Y. Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 1703.

26TH ST, 15-19 East, balcony to 20-sty brick stores and lofts; cost, $500; owner, Jacob Ruppert, 3d av and 92d st; architects, Koppe & Moore, 830 Westchester av. Plan No. 1716.

26TH ST, 204 East, new partitions and 1-sty extension to 5-sty brick store and tenement; cost, $500; owner, Joseph Hecht, 44 East 68th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1763.

27TH ST, 148 East, front and rear extensions and new stores to 4-sty brick dwelling; cost, $10,000; owner, Fannie Levy, care architect; architects, Gross & Kleinberger, Bible House. Plan No. 1708.

27TH ST, 330-332 West, mezzanine floor to 3-sty brick factory; cost, $500; owner, Cocoa Cola Co., 330-332 West 27th st; architects, Shape & Bready, Inc., 220 West 42d st. Plan No. 1685.

28TH ST, 50 East, new partition to 3-sty brick store and offices; cost, $100; owner, United Stores Realty Co., 44 West 18th st; architect, Paul C. Haan, 110 West 34th st. Plan No. 1709.

29TH ST, 120 West, new store front to 3-sty brick store; cost, $500; owner, Mrs. Geo. T. Bliss, Hotel St. Regis; architects, Commercial Cabinet Co., 38 Cooper sq. Plan No. 1729.

33D ST, 159 West, n e c 7th av; alterations to 3-sty brick stores and hotel; cost, $500; owner, Frank J. Cassidy, 421 7th av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1694.

34TH ST, 317-323 East, sprinkler tanks to 12-sty brick lofts; cost, $2,500; owner, Sternfield Bldg. Co., 20 West 37th st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 1787.

38TH ST, 4 West and 416 5th av, masonry to 12-sty brick store and loft; cost, $500; owner, 416 5th Av. Co., premises; architect, Edward Necarsulmer, 507 5th av. Plan No. 1733.

41ST ST, 132-134 East, fireproofing to 4-sty brick garage; cost, $1,000; owner, George Schuchman, 134 East 41st st; architect, John H. Knubel, 305 West 43d st. Plan No. 1739.

42D ST, 214 West, and 207-219 West 41st st, alterations to 7-sty brick dance hall; cost, $500; owner, Klaw & Erlanger Const. Co., 214 West 42d st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1705.

44TH ST, 155 West, front extension to 4-sty brick store and dwelling; cost, $1,000; owner, Mary Irwin, Clayton, N. Y.; architects, De Rose & Cavalieri 2333 1st av. Plan No. 1776.

45TH ST, 62 West, masonry to 12-sty brick offices; cost, $100; owner, Dr. Nathan S. Jarvis, Madison av and 26th st; architect, Geo. Butler, 62 West 45th st. Plan No. 1747.

45TH ST, 121 West, alterations to 3-sty brick stores and offices; cost, $10,000; owner, James Hebron, 265 West 70th st; architect, Lawrence M. Loeb, 37 East 28th st. Plan No. 1785.

46TH ST, 126-132 West, alterations to 5-sty brick store and lofts; cost, $900; owner, Leavitt Realty Co., 126 West 46th st; architect, Henry H. Holly, 391 West 18th st. Plan No. 1766.

47TH ST, 202 East, s e cor 3d av, new plumbing to 4-sty brick stores and dwelling; cost, $400; owner, Frank Breslin, 114 East 70th st; architect, Jos. Putzel, 29 West 34th st. Plan No. 1748.

47TH ST, 2-6 West, new partitions to 12-sty brick offices and lofts; cost, $900; owner, Frederick Ayer, care of D. Birdsall & Co., 317 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1771.

52D ST, 518 West, alterations to 3-sty brick lofts; cost, $200; owner, Bernhard F. Egan, 22d and State sts, Flushing, L. I.; architect, I. F. Feiner, 3143 Broadway. Plan No. 1693.

53D ST, 243 West, alterations to 2-sty brick shop and storeroom; cost, $1,000; owner, Bertha Hofer, 698 8th av; architect, Adrian L. Beinex, 500 5th av. Plan No. 1784.

58TH ST, 131 West, rear extension to 4-sty brick stores and bachelor apartments; cost, $400; owner, Wm. M. Leslie, 307 West 89th st; architect, Christian H. Lang, 131 West 58th st. Plan No. 1697.

62D ST, 339 East, new store front to 3-sty brick store and dwelling; cost, $500; owner, John Bozzuffi, 1128 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1760.

71ST ST, 530 East, masonry to 3-sty brick dwelling; cost, $200; owner, Joseph Fried, 530 East 71st st; architect, Frank Braun, 585 9th av. Plan No. 1746.

72D ST, 10 West, new lift, doors and skylight to 4-sty brick residence; cost, $500; owner, Milo M. Belding; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1765.

82D ST, 160 East, alter tenement into 4-sty brick garage and apartment; cost, $10,000; owner, Jacob H. Schiff, 52 William st; architect, E. H. Janes, 121 West 45th st. Plan No. 1701.

86TH ST, 158-160 East, alterations to 3-sty brick moving picture theatre and assembly; cost, $6,000; owner, Geller Co., 160 East 86th st; architect, Max Muller, 115 Nassau st. Plan No. 1743.

86TH ST, 124 East, alterations to 5-sty brick bank and tenement; cost, $3,500; owner, Corn Exchange Bank, 13 William st; architect, Harry T. Lindeberg, 2 West 47th st. Plan No. 1707.

96TH ST AND BROADWAY, s w c, sky sign to 2-sty brick stores and lofts; cost, $450; owner, Jesse W. Ehrich, 31 Liberty st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1722.

102D ST, 182-84, mason work, new extension, partitions to 1-sty brick moving picture theatre; cost, $7,000; owner, Eugene Higgins, 1 Madison av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1772.

107TH ST, 61 East, new plumbing to 3-sty brick nursery; cost, $100; owner, Etta Fine, 61 East 107th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1736.

110TH ST, 207 East, new stalls and hand power lift to 2-sty brick stable; cost, $300; owner, Chas. T. Leonard, 501 5th av; architect, Harold L. Young, 1204 Broadway. Plan No. 1741.

112TH ST, 108 East, masonry and new stairs to 3-sty brick wagon room and dwelling; cost, $700; owner, Esther A. Brewster, Freeville, N. Y.; architect, Nathan Langer, 81 East 125th st. Plan No. 1740.

125TH ST, 77 West, new store front to 2-sty brick store and dwelling; cost, $400; owner, Peter J. McCoy, 414 West 149th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1750.

190TH ST, n s, Amsterdam to Audubon avs, alterations to 4-sty brick home; cost, $250; owner, Isabella Heimath, premises; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1726.

AV A, 111, n w cor 7th st, alterations to 5-sty brick stores and tenement; cost, $250; owner, Anna M. Frommuller, 81 Moffat st, Brooklyn; architect, Albert E. Parfitt, 233 Broadway. Plan No. 1744.

AV A, 15, new store front and rear extension to 4-sty brick store, office and dwelling; cost, $5,500; owner, Walburga Horn, 447 East 9th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1732.

AV A, 1489, new store front to 5-sty brick store and tenement; cost, $585; owner, Henry Hornung, 515 East 86th st; architect, Stephen R. Voris, 215 7th av. Plan No. 1700.

AV B, 461 West, new store front, alterations to 5-sty brick store and tenement; cost, $100; owner, Hermina Abend, 938 Longwood av; architect, Morris Schwartz, 194 Bowery. Plan No. 1759.

AV B, 72, new store front to 3-sty brick store; cost, $200; owner, Notama Amusement Co., 72 Av B; architect, Abraham Davis, 59 Newark av, Jersey City, N. J. Plan No. 1687.

AV C, 755, alterations to 5-sty brick assembly; cost, $1,500; owner, Max Rosenbaum, 15 Herkimer st, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 1727.

AMSTERDAM AV, 780, n w cor 98th st, new plumbing fixtures and partitions to 5-sty brick stores and tenement; cost, $1,200; owner, Chas. L. E. Wolf, 202 West 96th st; architect, Joseph J. Reubel, 131 8th av. Plan No. 1737.

AMSTERDAM AV, 2128-2130, rear extension and operator's booth to 1-sty brick stores and moving picture theatre; cost, $6,000; owner, Andrew T. McKegnay, 2486 Devoe Terrace; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1738.

BROADWAY, 3240-3250, n e c 130th st, masonry and new door to 1, 2 and 4-sty brick garage, stable, office and shed; cost, $300; owner, James Pringle, 3242 Broadway; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 1713.

BROADWAY, 779, new stairs and skylight to 6-sty brick store and lofts; cost, $500; owner, Chesebro-Davidson Realty Co., 1167 1st av; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 1698.

BROADWAY, 3485-3487, new partition to 6-sty brick store and dwelling; cost, $120; owner, Mary Daly, 214 West 50th st; architect, Jas. J. Ryan, 523 West 146th st. Plan No. 1688.

BROADWAY, 1935, s w c 65th st, new store front to 4-sty brick stores and loft; cost, $800; owner, Abraham Silver, 903 8th av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1684.

BROADWAY, 365-7, n w c Franklin st, mezzanine balcony and decorations to 6-sty brick stores and lofts; cost, $5,000; owner, American Express Co., James C. Fargo, Pres., 65 Broadway; architect, Vernon Jarboe, 381 4th av. Plan No. 1680.

BROADWAY, 2682-2684, new store fronts to 5-sty brick tenement and stores; cost, $3,000; owner, Mrs. Marion S. I. Martin, 311 Madison av; architect, Nathan Langer, 81 East 125th st. Plan No. 1789.

CENTRAL PARK WEST, 21-30, 62d to 63d st, extensive interior alterations to 7-sty brick opera house; cost, $100,000; owner, "The New Theatre," Wm. K. Vanderbilt, Pres., 52 William st; architect, Wm. H. McElfatrick, 701 7th av. Plan No. 1720.

COLUMBUS AV, 127-129, sky sign to 4-sty brick stores and lofts; cost, $275; owner, Albert Crane, 37 Wall st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1756.

LENOX AV, 126, iron marquise to 2-sty brick store, loft and motion picture theatre; cost, $300; owners, Sophia Rothschild et al, 16 East 96th st; architect, Samuel Levingson, 39 West 38th st. Plan No. 1712.

LEXINGTON AV, 1273, alterations to 5-sty brick tenement; cost, $300; owner, Ande Realty Co., 2 Rector st; architects, Gross & Kleinberger, Bible House. Plan No. 1767.

MADISON AV, 1-7, new partitions and stairs to 11-sty brick offices; cost, $1,500; owner, Metropolitan Life Ins. Co., 1 Madison av; architect, J. Arthur Pinchbeck, 1 Madison avenue. Plan No. 1777.

ST NICHOLAS AV, 876, new addition to 3-sty brick dwelling; cost, $3,500; owner, Fred. D. Blauvelt, 115 Park av, East Orange, N. J.; architect, Louis U. Bruyers, 15 West 45th st. Plan No. 1742.

1ST AV, 405, new store front to 3-sty brick stores and dwelling; cost, $500; owner, Christian Kohl, 405 1st av; architect, Otto Reissmann, 30 1st st. Plan No. 1717.

1ST AV, 45, new windows and plumbing to 5-sty brick stores and tenement; cost, $2,000; owner, Harry Levy, 112 1st av; architect, Otto Reissmann, 30 1st st. Plan No. 1754.

2D AV, 159, new upright to 7-sty brick tenement; cost, $500; owner, Wolf Cohen, 375 Grand st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1781.

2D AV, 1425, alterations to 4-sty brick stores and tenement; cost, $250; owner, Louisa Heldt, 121 East 86th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1769.

2D AV, 1043, s w cor 55th st, new store front and extension to 4-sty brick stores and tenement; cost, $2,000; owner, Wilhelmina Harnischfeger, 1043 2d av; architect, Henry Regelmann, 133 7th st. Plan No. 1734.

3D AV, 2142, s w c 117th st, new store front and marquise to 4-sty brick store and tenement; cost, $500; owner, Geo. Strecke, 1019 East 180th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1723.

3D AV, 871, new bakery to 4-sty brick store and tenement; cost, $3,500; owner, Anton Rauch 871 3d av; architect, Geo. Dress, 1436 Lexington av. Plan No. 1679.

3D AV, 1883, n e cor 104th st, new plumbing, store front and marquise to 5-sty brick tenement; cost, $1,200; owner, Flo Realty Co., 764 West End av; architect, John H. Knubel, 305 West 43d st. Plan No. 1749.

3D AV, 593-595, new store fronts to 4-sty store and tenement; cost, $500; owner, Estate of Charlotte A. Mount, 137 East 34th st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 1782.

3D AV, 396, new store front to 5-sty brick store and tenement; cost, $400; owner, Wm. D. Ward, Morris Plains, N. J.; architect, Fred. Weber, Jr., 192 Woodbine st, Brooklyn. Plan No. 1773.

4TH AV, 152, s w c 14th st, alterations to 3-sty brick stores; cost, $2,500; owner, George Ehret, 235 East 92d st; architect, Samuel Sass, 32 Union sq. Plan No. 1692.

5TH AV, 883, 2-sty extension to 4-sty brick residence; cost, $10,000; owner, John Sloane, 883 5th av; architects, Cross & Cross, 10 East 47th st. Plan No. 1724.

5TH AV, 379, alter dwelling into 6-sty brick restaurant, store and lofts; cost, $30,000; owner, Marie T. Hadden, 379 5th av; architects, Hunt & Hunt, 28 East 21st st. Plan No. 1752.

6TH AV, 48, alterations to 3-sty brick store and dwelling; cost, $200; owner, Joseph Zurla, 157 East 33d st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 1768.

6TH AV, 476, new dumbwaiter to 4-sty brick cafe and restaurant; cost, $100; owner, Jane E. Britton, 476 6th av; architect, John H. Friend, 148 Alexander av. Plan No. 1791.

8TH AV, 2133-2139, rear extension to 1-sty brick stores and motion picture theatre; cost, $45,000; owner, Hyman Sonn, 149 Church st; architects, Koppe & Moore, 830 Westchester av. Plan No. 1783.

8TH AV, 856, new stairs and store front to 5-sty brick store and tenement; cost, $750; owner, James Maloney, 654 8th av; architect, James W. Cole, 403 West 51st st. Plan No. 1682.

8TH AV, 306, masonry to 1-sty brick restaurant and cafe; cost, $96; owner, Wm. S. McCotter, 150 West 4th st; architect, Thos. J. McCullough, 419 Lincoln rd, Brooklyn. Plan No. 1686.

9TH AV, 85, new iron stairs to 5-sty brick loft; cost, $200; owner, Joseph Beck, 85 9th av; architect, Taylor Iron Works, 223 Mercer st. Plan No. 1719.

9TH AV, 575, masonry to 4-sty brick stores and tenement; cost, $50; owner, Randegg Realty Co., 575 9th av; architect, Henry S. Lion, 38 West 32d st. Plan No. 1718.

9TH AV, 222, new store front to 4-sty brick tenement; cost, $400; owner, The Michael J. Adrian Corporation, 137 East 34th st; architect, John H. Friend, 148 Alexander av. Plan No. 1790.

10TH AV, 458-460, 1-sty extension to 1-sty brick milk pasteurizing plant; cost, $680; owner, Locust Farms Co., 310 West 113th st; architect, Michael Curley, 458 10th av. Plan No. 1715.

Bronx.

BURKE ST, s s, 75 e Barker av, move 2-sty frm dwg; cost, $800; owners, North Bronx Realty Co, 2022 Boston rd; archt, F. J. McGarry, 736 E 218th st. Plan No. 248.

146TH ST, 367, 1-sty extension, 25x24, to 1-sty frame storage; cost, $50; owner, Thos. Lenone, 307 West st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 240.

174TH ST, s s, 125 e Nelson av, new partitions to 5-sty brk tnt; cost, $300; owner, Henry Cleland, 176th st and Anthony av; archts, Tremont Archt. Co., 401 Tremont av. Plan No. 2144.

180TH ST, n s, 48.6 e Bryant av, 1-sty frame extension, 16x19.8, to 2-sty frame stores and dwelling; cost, $400; owner, Land Realty Co., John A. Steinmetz, 1009 East 180th st, Pres.; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 237.

BARKER AV, s e cor Burke st, move 2-sty frm dwg; cost, $800; owners, North Bronx Realty Co., 2022 Boston rd; archt, F. J. McGarry, 736 E 218th st. Plan. No. 247.

BARKER AV, w s, 150 n Rosewood st, move two 2½ and 2-sty frame dwellings; cost, $800; owner, P. E. Delarbre, Bronx boulevard; architect, D. Gissig, Jr., 104 East 56th st. Plan No. 231.

BATHGATE AV, w s, 239.2 n Wendover av, new toilet to 5-sty brick tenement; cost, $75; nwner, Lena Nichthaner, 32 West 38th st; architect, Max Kreindel, 338 East 121st st. Plan No. 234.

CITY ISLAND AV, e s, 50 n Cross st, move 1-sty frm shed; cost, $35; owner, John Taner, 705 Etton av; archts, Seipert & Webb, 104 W 42d st. Plan No. 245.

DECATUR AV, n e cor Oliver pl, new terra cotta block partitions, new windows, &c., to 3-sty brick and concrete studio; cost, $12,000; owner, Thos. A. Edison, Inc., Thos. A. Edison, Orange, N. J., Pres.; architect, Chas. S. Clark, 441 Tremoot av. Plan No. 229.

HAVILAND AV, 2181, new toilet, new show windows to 3-sty frame store and dwelling; cost, $600; owner, Caroline Mussig, on premises; architect, John H. Knubel, 305 West 43d st. Plan No. 230.

INDEPENDENCE AV, w s, 439 n 252d st, new columns, girders, stairs, partitions, &c to 2½-sty frm dwg; cost, $12,000; owners, Est. of Loring R. Gale, Philadelphia; archts, Parish & Schroeder, 12 W 31st st. Plan No. 246.

OLINVILLE AV, w s, 656 s Waring av, move 2-sty frm dwg; cost, $1,000; owners, Garvey Bros., 1911 White Plains av; archt, H. Nordheim, 1087 Tremont av. Plan No. 242.

OLINVILLE AV, e s, 74 and 114 s Lester st, move two 2-sty frame dwellings; cost, $500; owner, North Bronx Realty Co., F. J. McGarry, 2022 Boston rd, Pres. and architect. Plan No. 236.

PROSPECT AV, 589, new partition to 4-sty brick tenement; cost, $50; owners, Whitney & Mantel, on premises; architect, Philip Markowitz, 1521 Washington av. Plan No. 239.

ST. LAWRENCE AV, 1212, new water closet to 2-sty hollow tile dwg; cost, $50; owners, Benj. Troemovitz, 1791 Gleason av; archt, M. W. Del Gaudio, 401 Tremont av. Plan No. 243.

TYNDALL AV, w s, 208.10 s 259th st, 1-sty of frame built under 2½-sty frame dwelling; cost, $2,000; owner, Margaret Brophy, on premises; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 233.

WASHINGTON AV, w s, 209.11 s 172d st, 2-sty brick extension, 37.4x15, new partitions, new columns and girders to 2-sty frame dwelling and synagogue; cost, $15,000; owner, Cong. Great House of Learning of Isreal of the Bronx, Hyman Drusin, 1525 Fulton av, Pres.; architect, Maximilian Zipkes, 220 5th av. Plan No. 232.

WASHINGTON AV, w s, 25 n 159th st, new partitions to 1-sty frame store; cost, $200; owner, Mrs. A. J. L. Titus, 838 Elton av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 235.

WILKINS AV, w s, 100 s Boston rd, frame fence, 5x80, to 1-sty brick laundry; cost, $500; owner, H. & T. Const. Co., 163d st and Concourse; architect, Thos. Riley, 2977 Webster av. Plan No. 238.

3D AV, e s, 151 n 167th st, 1-sty brick extension, 45x81.3, to 4-sty brick workshop; cost, $7,000; owner, Frank B. Hill, 3476 3d av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 241.

PORT MORRIS R R YARD, s s, 149th st, 50 W Dock, new air ducts to 1-sty brk power house; cost, $3,000; owners, N Y C & H R R R Co, 70 E 45th st; archt, A. F. Haldeman, 70 E 45th st. Plan No. 249.

Brooklyn.

BERRY ST, 374, interior alterations to 2-sty dwg; cost, $200; owner, Mary J. Warren, 101 Bway; architect, Max Cohn, 280 Bedford av. Plan No. 3135.

CONSELYEA ST, 25, plumbing to 3-sty dwelling; cost, $200; owner, Philip Miller, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2971.

COOK ST, 83, interior alterations to 3-sty tenement; cost, $150; owner, Louis Low, 33 Humboldt st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2970.

DEAN ST, 2180, exterior and interior alterations to 2-sty dwelling; cost, $500; owner, Celia Shoenfeld, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3102.

DEVOE AV, 191, interior alterations to 3-sty str & dwg; cost, $200; owner, Contonis Gollo, on premises; architect, Glucroft & Glucroft, 671 Bway. Plan No. 3129.

FURMAN ST, w s, 400.9 s Fulton st, exterior and interior alterations to 6-sty brick warehouse; cost, $40,000; owner, National Cold Storage Co., 56 Furman st; architect, Axel S. Hedman, 371 Fulton st. Plan. No. 3084.

HANSON PL, 2, plumbing to 2-sty railroad station; cost, $500; owner, L. I. R. R. Co., on premises; architects, Gronenberg & Leuchtag, 303 5th av, Manhattan. Plan No. 3066.

HAVEMEYER ST, 167, plumbing to 6-sty store and tenement; cost, $200; owners, Spivack & Greenfield, 352 East 79th st, Manhattan; architect, Henry M. Entlich, 29 Montrose av. Plan No. 2961.

HENDRIX ST, 639, exterior alterations to 2-sty dwelling; cost, $250; owner, Lena Waxman, 242 Schenck av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3034.

HOOPER ST, 137, interior alterations to 3-sty dwelling; cost, $1,000; owner, Louis Glickman, on premises; architect, Jos. Harrison, 230 Grand st. Plan No. 3025.

JAY ST, 347, extension to 3-sty dwg; cost, $500; owner, Moravian Church, 55 Douglass st; architect, Louis Allmendinger, 926 Bway. Plan No. 3130.

LIVINGSTON ST, 163, exterior alterations to two 4-sty stores; cost, $2,500; owner, A. D. Matthews Sons, 398 Fulton st; architects, Koch & Wagner, 26 Court st. Plan No. 2963.

MACON ST, S, interior alterations to 3-sty dwelling; cost, $250; owner, Mr. Crain, on premises; architect, Sterling Architectural Co., 13 Park Row, Manhattan. Plan No. 2943.

MAIN ST, 62, plumbing to 4-sty store and tenement; cost, $270; owner, Antonio Grosso, on premises; architect, Jos. P. Rofrano, 215 York st. Plan No. 2945.

MALTA ST, 59, store front to 2-sty dwelling; cost, $1,200; owner, Benj. Gerscowitz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3052.

MELROSE ST, 312, interior alterations to 3-sty store and tenement; cost, $300; owner, B. Rondazzo, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2938.

POWELL ST, 456, extension to 2-sty dwelling; cost, $300; owner, Louis Silverman, on premises; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 3006.

RICHMOND ST, 165, raise roof of 2-sty factory; cost, $400; owner, Oscar Engelberg, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2995.

SMITH ST, 116, store front to 4-sty store and tenement; cost, $260; owner, Max Mayer, on premises; architect, B. Diamond, 12 Bergen st. Plan No. 3018.

SMITH ST, 474, interior alterations to 2-sty str & dwg; cost, $150; owner, Alfred Bergen, on premises; architect, Geo. J. Ohl, 176 Atlantic av. Plan No. 3145.

STERLING PL, 1766, interior alterations to 3-sty store and dwelling; cost, $800; owner Jonas Youngerman, 72 Forsythe st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3019.

SACKMAN ST, 10, tank on roof of 4-sty tenement; cost, $1,000; owner, Lerner Realty Co., 2061 Fulton st; architects, Cohn Bros., 361 Stone av. Plan No. 3063.

SOUTH 5TH ST, 278, interior alterations to 3-sty tenement; cost, $200; owner, Fannie Goodman, on premises; architect, G. H. Madigan, 243 Withers st. Plan No. 2985.

SOUTH 5TH ST, 341, interior alterations to 3-sty tenement; cost, $600; owner, Jacob Panomore, 835 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3004.

SOUTH 5TH ST, 174, extension to 3-sty tenement; cost, $1,300; owner, Keap Construction Co., 150 Hart st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3027.

NORTH 10TH ST, 110, interior alterations to 1-sty factory; cost, $1,000; owners, Little & Bailey Mfg. Co., 83 North 10th st; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 3089.

16TH ST, 74, extension to 1-sty dwelling; cost, $500; owner, Geo. E. Nostrand, 20th av, s e cor Cropsey av; architect, C. Schubert, 13th av and 86th st. Plan No. 3042.

EAST 18TH ST, w s, 450 n Alhemarle rd, interior alterations to 2-sty club; cost, $300; owner, Knickerbocker Field Club, on premises; architects, Clinton & Russell, 12 Nassau st, Manhattan. Plan No. 2975.

50TH ST, 1525, extension to 2-sty dwelling; cost, $800; owner, John O. Person, on premises; architect, Chas. Flor, 1620 45th st. Plan No. 3049.

62D ST, 1350, interior alterations to 2-sty dwelling; cost, $1,000; owner, Carmine Festo, 1354 62d st; architect, Angelo H. Martire, 6005 14th av. Plan No. 2979.

66TH ST, 643, extension to 2-sty dwelling; cost, $400; owner, Mary Hays, on premises; architect, Thos. Bennett, 3d av cor 52d st. Plan No. 3026.

EAST 92D ST, 1156, extension to 1-sty storage; cost, $350; owner, Geo. R. Krier, 9527 Glenwood rd; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3112.

ATLANTIC AV, 71, interior alterations to 4-sty tenement; cost, $200; owner, Jeremiah Cronin, 115 Atlantic av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3080.

BELMONT AV, 396, interior alterations to 2-sty dwelling; cost, $200; owner, Leonia Guenaro, 390 Belmont av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3020.

BROADWAY, 902, exterior alterations to 2-sty store; cost, $150; owners, Nowacke & Loesser Co., 149 Sandford st; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 3104.

BUSHWICK AV, 282, extension to 3-sty tnt; cost, $300; owner, Michael Dumey, 45 Boerum st; architect, Chas. A. Mele, 37 Liberty av. Plan No. 3114.

FLUSHING AV, 666, interior alterations to 3-sty tenement; cost, $800; owner, Max Shultz, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2969.

GRAHAM AV, 407, interior alterations to two 3-sty tenements; cost, $400; owner, Mary Callahan, 880 Madison st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2968.

GRAND AV, 428, interior alterations to 3-sty dwelling; cost, $400; owner, Henry C. Mott, on premises; architect, John A. Kehm, 1148 Belmont av. Plan No. 2950.

GREENE AV, 41, interior and exterior alterations to 3-sty club; cost, $18,000; owner, Apollo Club Holding Corp., 97 Columbia Heights; architects, Ludlow & Peabody, 101 Park av, Manhattan. Plan No. 2956.

GREENE AV, 593, plumbing to 3-sty tenement; cost, $200; owner, Adolph Scheer, on premises; architect, Jos. Harrison, 230 Grand st, Manhattan. Plan No. 3068.

KINGS HIGHWAY, 1315, extension to 1-sty store; cost, $1,000; owner, Direct Realty Co., 71st st and Broadway, Manhattan; architect, Chas. A. Olsen, 1311 70th st. Plan No. 3061.

LENOX RD, 629, move three 1-sty frm sheds; cost, $350; owner, Dailledouze Bros., on premises; architect, Geo. M. Lawton, 30 E 42d st, Manhattan. Plan No. 3149.

MERMAID AV, 2814, interior alterations to 2-sty dwelling; cost, $600; owner, Louis Mabenow, 116 Nassau st, Manhattan; architect, Boris W. Dorfman, 31 Stuyvesant av. Plan No. 2941.

MESEROLE AV, 158, extension to 3-sty tenement; cost, $1,000; owner, Chas. Knecht, on premises; architects, P. Tillion & Son, 381 Fulton st. Plan No. 2954.

NEW UTRECHT AV, 4806, plumbing to open air theatre; cost, $100; owner, Chas. F. Staeb, on premises; architect, Louis Christensen, 4708 New Utrecht av. Plan No. 2998.

OCEAN AV, 1030, roof to 3-sty dwelling; cost, $150; owner, Geo. E. Austin, on premises; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 3002.

SARATOGA AV, 601, extension to 3-sty dwelling; cost, $100; owner, Pincus Glickman, 1722 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3036.

SURF AV, 3309, plumbing to 1-sty dwelling; cost, $200; owner, Elizabeth F. Hart, Ocean parkway and Av N; architect, Olof B. Almgren, 2329 Surf av. Plan No. 2974.

SUTTER AV, 479, extension to 2-sty dwg; cost, $900; owner, Annie Schultz, 476 Sutter av; architect, Max Cohn, 510 Linwood st. Plan No. 3131.

THATFORD AV, 65, exterior and interior alterations to 3-sty dwelliog; cost, $200; owner, Philip Friedman, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 3082.

WYTHE AV, 506, general alterations to two 3-sty store and dwellings; cost, $1,500; owner, Adolph Friedman, 468 Marcy av; architect, Jacob Lubroth, 934 Myrtle av. Plan No. 3008.

3D AV, 667, extension to 3-sty dwelling; cost, $2,500; owner, Tebo Yacht Basin Co., on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 2935.

7TH AV, 5123, interior alterations to 1-sty theatre; cost, $500; owner, Ernest F. Wehnke, 233 Reid av; architect, Thos. Bennett, 3d av cor 52d st. Plan No. 3092.

Queens.

ARVERNE.—Ocean av, n s, 163 e Stoem av, 1-sty frm ext, 14x17, rear dwg, paper roof; cost, $50; owner, C. J. Lockitt, premises. Plan No. 963.

BEECHURST.—Riverside Drive, S, pent house on dwelling; cost, $275; owner, P. Prout, premises. Plan No. 907.

BROOKLYN HILLS.—Freedom av, w s, 40 n South st, new plumbing in dwelling; cost, $50; owner, W. H. Cotter, premises. Plan No. 887.

COLLEGE POINT.—2d av, s e cor 5th st, interior alterations to institution; cost, $500; owner, Poppenhausen Institute, premises. Plan No. 938.

COLLEGE POINT.—11th st, w s, 150 s 4th av, new dormer windows in dwelling, interior alterations; cost, $600; owner, Mrs. McRicker, 227 11th st, College Point; architect, P. Schrelnerk, Causeway, College Point. Plan No. 894.

CORONA.—Kingsland av, n s, 200 e Mulberry av, 2-sty frame extension rear dwelling, new plumbing; cost, $300; owner, C. Burkhardt. Plan No. 904.

CORONA.—Crown st, n s, 125 w Myrtle av, 1-sty extension, 8x11, rear of dwelling, tin roof; cost, $250; owner, N. Sario, 147 Crown st, Corona. Plan No. 921.

CORONA.—John st, w s, 400 n Jackson av, 1-sty frame extension, 19x14, front 1-sty frame dwelling, tin roof; cost, $500; owner, F. Kibley, premises. Plan No. 925.

EVERGREEN.—Cypress av, w s, 25 s Washington av, new plumbing in dwelling; cost, $50; owner, L. Adler, premises. Plan No. 930.

FAR ROCKAWAY.—Sea Girt av, n s, 140 e Nielson av, 2-sty frame extension, 10x14, rear dwelling, tin roof; cost, $395; owner, N. S. Puttit, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 926.

FLUSHING.—Washington st, s s, 200 w Main st, cut new windows to dwelling; cost, $15; owner, G. Mattleis, premises. Plan No. 915.

FLUSHING.—Monroe st, n s, 266 s Jamaica av, 2-sty frame extension, 16x26, side 2-sty day nursery, interior alterations; cost, $2,000; owner, Miss Flora Macdonald, 127 Jamaica av, Flushing; architect, Frank A. Collins, 24 Locust st, Flushing. Plan No. 934.

FLUSHING.—Madison av, e s, 225 s Union st, new plumbing in dwelling; cost, $100; owner, D. Barry, premises. Plan No. 936.

FLUSHING.—Barclay st, n e cor Union st, new plumbing in dwelling; cost, $118; owner, H. Rosenhanm, premises. Plan No. 943.

FLUSHING.—Delaware st, s s, 250 e Murray st, new plumbing in dwelling; cost, $70; owner, J. B. Lunnay, premises. Plan No. 951.

FLUSHING.—Delaware st, s s, 75 e Murray st, new plumbing in dwelling; cost, $70; owner, R. Bourgman, premises. Plan No. 952.

FLUSHING.—Broadway, s w cor Main st, new store front and interior alterations; cost, $1,100; owner, John Underhill, Broadway, Flushing. Plan No. 968.

HOLLIS.—Flushing av, n e cor Fulton st, new store front; cost, $400; owner, J. Balandict, premises. Plan No. 905.

JAMAICA.—Douglas st, n s, 100 e Canal av, 1-sty frm ext, 5x8, rear dwg, slag roof; cost, $400; owner, Meyer Lewis, Municipal Bldg., L. I. City. Plan No. 956.

JAMAICA. Phalan av, 37, new plumbing, dwg, $350; owner, Prudential Savings Bank, Stuyvesant av, near Bway, Bklyn. Plan No. 967

JAMAICA.—Rockaway rd, w s, ¼ mile s Lincoln av, 2-sty frame extension, 13x20, side dwelling; cost, $800; owner, Wm. S. Williamson, premises; architect, W. E. Burtis, 543 17th st, Brooklyn. Plan No. 906.

LAUREL HILL.—Columbus av, n s, 86 w Washington av, interior alterations to dwelling; cost, $250; owner, Frank Schaeffer, 190 Nassau st, Brooklyn. Plan No. 892.

LAUREL HILL.—Washington av, w s, 43 n Columbia av, interior alterations to two dwellings; cost, $450; owner, Fred Schaeffer, 190 Nassau st, Brooklyn. Plan No. 893.

Plans Filed—Alterations—Queens (Cont.)

L. I. CITY.—Boulevard, 233, gas piping in dwelling; cost, $15; owner, J. Sabano, premises. Plan No. 899.

L. I. CITY.—3d av, w s, 350 n Jamaica av, 1-sty frame extension, 12x15, rear 2-sty frame dwelling, tin roof; cost, $150; owner, S. P. Diener, premises. Plan No. 898.

L. I. CITY.—15th av, 234, gas piping in dwelling; cost, $50; owner, Jos. Cascola, premises. Plan No. 895.

L. I. CITY.—Greenpoint av, n e cor Hunterspoint av, new plumbing in dwelling; cost, $50; owner, T. Kearney, premises. Plan No. 903.

L. I. CITY.—Vandeventer av, s w cor 8th av, erect marquise, dwelling; cost, $100; owner, A. Pipitone, 577 8th av, L. I. City. Plan No. 918.

L. I. CITY.—Sherman st, 25, new plumbing, dwelling, new foundation; cost, $200; owner, Chas. Passer, premises. Plan No. 920.

L. I. CITY.—Hancock st, w s, 300 s Freeman av, plumbing in drying shed; cost, $40; owner, A. Konop, 263 Hancock st, L. I. City. Plan No. 923.

L. I. CITY.—Steinway av, w s, 100 s Wilson av, plumbing, air-drome; cost, $100; owner, P. J. Breenan, 624 Madison av, Manhattan. Plan No. 913.

L. I. CITY.—7th st, 61, gas piping in dwelling; cost, $35; owner, Jos. Scorine, premises. Plan No. 928.

L. I. CITY.—10th av, w s, 50 s Jamaica av, W. C. compartments in air-drome; cost, $200; owner, P. Miller, 492 2d av, L. I. City. Plan No. 929.

L. I. CITY.—3d av, 155, new store front; cost, $100; owner, Max Liebscher, 208 Irving pl, Brooklyn. Plan No. 933.

L. I. CITY.—17th av, 75, new plumbing in dwelling; cost, $100; owner, G. Steinberg, premises. Plan No. 935.

L. I. CITY.—Willow st, n e cor St. Johns pl, 1-sty brick extension, 22x13, rear dwelling, tin roof, interior alterations; cost, $1,200; owner, G. Di Bartonies, 64 Willow st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 949.

L. I. CITY.—Sherman st, e s, 135 n Broadway, new plumbing, dwg; cost, $85; owner, Jos. Bines, premises. Plan No. 962.

L. I. CITY.—15th av, 237, new plumbing, dwg, $140; J. Baumann, premises. Plan No. 964.

MASPETH.—Flushing av, n s, opposite Sophie st, interior alterations to office; cost, $1,600; owner, Richey, Brown & Donald Co., premises. Plan No. 900.

MASPETH.—Flushing av, n s, opposite Sophie st, 1-sty brick extension, 22x401, side 1-sty shop, tin roof; cost, $3,000; owner, Richey, Brown & Donald Co., premises. Plan No. 901.

MASPETH.—Flushing av, n e cor Milton st, interior alterations to dwelling; cost, $200; owner, G. Ruhl, premises. Plan No. 896.

MASPETH.—Flushing av, n s., opposite Sophie st, 1-sty frame extension, 24x15, rear shop, tin roof; cost, $1,400; owner, Richey, Brown & Donald Co., premises. Plan No. 902.

MASPETH.—Flushing av, n w cor Milton st, cut new doorways to dance hall; cost, $150; owner, Geo. Ruhl, premises. Plan No. 922.

MASPETH.—Washington av, s s, 53 n Hull av, interior alterations to dance hall; cost, $5,000; owner, Frank Lancucki, premises. Plan No. 961.

MIDDLE VILLAGE.—Metropolitan av, 2281, interior alterations to dance hall; cost, $100; owner, P. Backer, premises. Plan No. 897.

MORRIS PARK.—Oak st, e s, 2280 s Atlantic st, new plumbing, dwg, $50; E. Rooney, premises. Plan No. 966.

OZONE PARK.—Portland av, w s, 300 s Grafton av, new plumbing, dwg; cost, $50; owner, C. Peching, premises. Plan No. 959.

RAMBLERSVILLE.—Hawtree Creek, w s, 238 s Flynn av, 1-sty frame extension, 12x12, rear dwelling, slag roof; cost, $200; owner, G. H. Reehill, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 954.

RICHMOND HILL.—Jamaica av, n w cor Chestnut st, new plumbing in dwelling; cost, $75; owner, F. Aube, premises. Plan No. 888.

RICHMOND HILL.—Lefferts av, w s, 200 n Chichester av, new plumbing in dwelling; cost, $50; owner, R. Bolger, premises. Plan No. 889.

RICHMOND HILL.—Jamaica av, n s, 200 e Chestnut st, plumbing in dwelling; cost, $50; owner, A. C. Ebel, Richmond Hill. Plan No. 919.

RICHMOND HILL.—Willow st, w s, 125 n Hillside av, new plumbing in dwelling; cost, $50; owner, L. Meyers, premises. Plan No. 927.

RICHMOND HILL.—Curtis av, e s, 101 n Beaufort st, new plumbing in dwelling; cost, $50; owner, A. B. Gardner, premises. Plan No. 939.

RICHMOND HILL.—Spruce st, w s, 175 n Liberty av, new plumbing in dwelling; cost, $70; owner, F. Tibbell, premises. Plan No. 940.

RICHMOND HILL.—Lefferts av, e s, 100 s Jamaica av, new plumbing in dwelling; cost, $70; owner, A. Burbing, premises. Plan No. 941.

RICHMOND HILL.—Cedar st, n w cor Chichester av, new plumbing in dwelling; cost, $70; owner, T. A. Hughes, premises. Plan No. 942.

RICHMOND HILL.—Chichester av, s s, 200 w Hamilton st, new plumbing in two dwellings; cost, $100; owner, Mrs. J. Gurning, premises. Plan Nos. 946-947.

RICHMOND HILL.—Vine st, w s, 140 s Beaufort st, new plumbing in dwelling; cost, $50; owner, L. Kullmann, premises. Plan No. 944.

RICHMOND HILL.—Hamilton st, e s, 275 s Ridgewood av, new plumbing, dwg; cost, $50; owner, G. Solon, premises. Plan No. 960.

RICHMOND HILL.—Hamilton st, e s, 105 n Jerome av, new plumbing, dwg, $50; A. C. Munday, premises. Plan No. 965.

RICHMOND HILL.—Ridgewood av, n s, 50 e Hamilton st, new plumbing, dwg; cost, $50; owner, C. Stock, premises. Plan No. 958.

RIDGEWOOD.—Catalpa av, s w cor Anthon av, 1-sty brick extension, 20x40, rear dwelling, tin roof; cost, $300; owner, Paul Stier, Putnam av and Ring pl, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 932.

RIDGEWOOD.—Madison st, n s, 80 e Forest av, new plumbing in dwelling; cost, $100; owner, C. Tritschler, premises. Plan No. 937.

RIDGEWOOD.—Weirfield st, 914, new brick foundation to dwelling; cost, $200; owner, M. Quinn, 368 Weirfield st, Ridgewood. Plan No. 914.

RIDGEWOOD.—Palmetto st, 2002, interior alterations to dwelling; cost, $20; owner, J. Le Dosquet, premises. Plan No. 931.

RIDGEWOOD.—Forest av, s w cor Cornelia st, interior alterations to store and dwelling; cost, $300; owner, J. Rodler, 1817 Cornelia st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 911.

ROCKAWAY BEACH.—Bayside pl, e s, 440 n Fairview av, new plumbing in dwelling; cost, $100; owner, E. Layer, premises. Plan No. 924.

ROCKAWAY BEACH.—Boulevard, 353, electric sign on store; cost, $50; owner, C. L. Lambert Estate, 640 Eastern pkway, Brooklyn. Plan No. 917.

ROCKAWAY BEACH.—Beach 83d st, e s, 685 s Boulevard, 1-sty frame extension, 20x35, rear dwelling, slag roof; cost, $500; owner, Mrs. E. Nelson, adjoining premises. Plan No. 891.

ROCKAWAY BEACH.—Hammells av, e s, 222 s Boulevard, 3-sty frm ext, 22x20, rear dwg, slag roof, interior alterations; cost, $1,000; owner, W. B. Wright, premises. Plan No. 955.

ROCKAWAY BEACH.—Thetis av, w s, 500 s Boulevard, 1-sty frame extension, 42x36, front of hotel and bath house, tin roof; cost, $500; owner, L. Kruger, premises. Plan No. 948.

SOUTH OZONE PARK.—Old South rd, s s, 200 e Leahy av, 2½-sty frame extension, 17x27, side dwelling, interior alterations; cost, $1,200; owner, W. Molte, premises; architect, S. Guilfoy, 4 Dipley st, Woodhaven. Plan No. 945.

SOUTH OZONE PARK.—Idlewild pl, s s, 100 w Hamburg st, new foundation to dwelling; cost, $300; owner, O. B. Olsen, Field av, Ozone Park. Plan No. 1476.

WHITESTONE.—21st st, s s, 200 w 8th av, 2-sty frame extension, 20x15, rear dwelling, tin roof, interior alterations; cost, $1,500; owner, Mrs. John Smith, premises; architect, W. J. McCormack, 16 So. 22d st, Whitestone. Plan No. 950.

WHITESTONE.—18th st, w s, 75 n Bayside drive, gas piping in dwelling; cost, $10; owner, A. Seemann, premises. Plan No. 953.

WINFIELD.—Meyers av, s e cor Woodbine st, erect electric sign on dwelling; cost, $250; owner, T. H. Schultz, premises. Plan No. 916.

WOODHAVEN.—Vandeveer av, n w cor Shipley st, 2-sty frm ext, 19x14, rear dwg, tin roof; cost, $770; owner, M. Price, Vernon av, Bklyn. Plan No. 957.

WOODHAVEN.—Old South rd, s s, 400 e Cedar lane, 1-sty brick boiler house, 14x27, slag roof; cost, $300; owner, Frank Goldstein, premises. Plan No. 1490.

Richmond.

GRIFFIN ST, w s, 100 n Hannah st, Tompkinsville, new foundations and new roof to frame dwelling; cost, $300; owner, L. Tafuri, Tompkinsville; builder, J. Cirone, Tompkinsville. Plan No. 169.

HILL ST, w s, 603 s Castleton av, 30, West New Brighton, porch, new roof and flooring to frame dwelling; cost, $200; owner, A. B. Comins West New Brighton; builder, A. Deppe, West New Brighton. Plan No. 163.

ROCKAWAY ST, e s, 325 s Belmont av, Tottenville, new additions, new flooring, partitions, &c, to frame dwelling; cost, $400; owner, G. Watterson, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 164.

SAND LANE, s s, 140 s Richmond av, 137, Arrochar, 13-ft. shed to frame dwelling; cost, $30; owner and builder, A. Coppola, Arrochar. Plan No. 175.

WIMAN AV, w s, 481 s Boulevard, Great Kills, 1-sty kitchen and porch to frame bungalow; cost, $75; owner and builder, G. D. Wilking, 704 Communipaw av, Jersey City. Plan No. 165.

1ST ST, w s, 100 w Lincoln av, Midland Beach, new extension and flooring to frame bungalow; cost, $100; owner, A. Eitner, Midland Beach; builder, A. W. Mortensen, Midland Beach. Plan No. 167.

AMBOY ROAD, e s, 375 n Bay Terrace, Whitlock, masonry & side ext to frm dwg; cost, $65; owner & builder, W. P. Merrell Whitlock. Plan No. 172.

AMBOY RD, n s, 70 e Wood av, Tottenville, side extension and masonry to brick hotel; cost, $265; owner, M. A. Palmer, Tottenville; builder, W. S. Holbert, Huguenot Park. Plan No. 168.

DAVIS AV, w s, 600 s Henderson av, New Brighton, general repairs to frame dwelling; cost, $800; owner and builder, G. Russell, New Brighton; architect, A. Wood, New Brighton. Plan No. 166.

GREENWOOD AV, w s, 189 s Forest av, New Brighton, partitions, new stairs, porch, &c, to frame store and dwelling; cost, $300; owner and builder, J. Merante, on premises; architect, J. Davies, Tompkinsville. Plan No. 170.

MIDLAND AV, n s, 80 w 3d st, Midland Beach, extension and sheet metal work to frame restaurant; cost, $350; owner, H. Hett, New Dorp; builder, E. Hett, New Dorp. Plan No. 174.

RICHMOND TURNPIKE, n s, 150 w Jersey st, New Brighton, 1-sty addition, masonry and new roof to frame dwelling; cost, $300; owner, L. Levy, New Brighton; architect, John Davies, Tompkinsville; builder, L. Desgum, New Brighton. Plan No. 173.

3D AV, s s, 200 w Westervelt av, New Brighton, 2-sty addition and new porch to frame dwelling; cost, $750; owner, A. Tingaud, New Brighton; builder, E. Kashavsky, New Brighton. Plan No. 171.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 2. The location is given, but not the owner's address:

JERSEY CITY.—Frederick Seltmann, 80 Clerk st, 3-sty frame, $6,000; Isidore Gatoff, 5-7 Crescent av, 3-sty brick, $11,000; Norman Christie, 12 Paterson av, 3-sty frame, $6,000.

MONTCLAIR.—Pasquale Giannetti, s w corner New and Washington sts, 3-sty brick, $8,000; Raffaele & Luisa Guancione, 26 Orange rd, 3-sty brick, $8,000.

TOWN OF UNION.—Mango & Arena, 135 Liberty st, 3-sty brick alteration, $1,500; Albert E. Schultze, 131 Main st, 3-sty frame alteration, $1,200.

EAST ORANGE.—Essex Real Estate Cons. Co., 120-124-130-134 Hamilton st, four 2-sty frame, $16,000; Minerva A. Halladay, 8 South Arlington av, 4-sty brick, $30,000.

NEWARK.—Rosa P. Michel, 119 Lindsley av, 3-sty frame, $6,000; Adolph Taylor, 25 Somerset st, 3-sty frame alteration, $1,000; John Stanech, 791 South 15th st, 3-sty frame, $6,000; Nathan Levenson, 49 Rankin st, 4-sty brick, $6,000; Antonio Ceratto, 51 Hayes st, 4-sty brick, $9,000; William Frey, southwest corner Mt. Prospect and Verona avs, 3-sty brick, $15,000; Joseph Bancone, 610 North 5th st, 3-sty brick, $6,000.

PLAINFIELD.—Bloom Contracting Co., 705-707 West 4th st, 2-sty frame, $6,000.

PASSAIC.—Philip Sobel, 175 8th st, 3-sty brick, $7,000; Morris Ehre, 47 2d st, 3-sty frame alteration, $3,000; Samuel Cohen, 8-10 3d st, 3-sty brick, $12,000.

HARRISON.—Julius J. Twardus, 97-99 Hamilton st, 3-sty brick, $12,000; Frank Cundari, 104-106 South 3d st, 3-sty frame, $7,000.

IRVINGTON.—Salvatore Abruzzo, 1374 Springfield av, 3-sty brick, $4,000.

BAYONNE.—Fred Meschke, 2-4 Court pl, two 2-sty frame, $2,000; Hyman Penchansky, 22-24 East 29th st, two 3-sty frame, $12,000.

KEARNY.—Arthur Sauer, west side Chestnut st, 50 ft. south of Garfield av, 3-sty frame, $9,000.

BELLEVILLE.—Emanuele DiNoia, north side Cedar Hill av, 400 ft. east of John st, 2-sty frame, $5,000.

APARTMENTS, FLATS AND TENEMENTS.

LEONIA, N. J.—J. J. Ferry, Dean st, Englewood, N. J., is preparing sketches for six stores and ten apartments in Broad st, to cost about $35,000. Owner's name will be announced later.

CHURCHES.

ROSELLE PARK, N. J.—Floyd Y. Parsons, 1133 Broadway, Manhattan, has completed plans and will soon take bids on general contract for a 1½-sty brick and limestone church at Grant av and Chestnut st for the First Methodist Church of Roselle Park, Dr. Moulsdale, pastor. Cost, about $30,000.

DWELLINGS.

PERTH AMBOY, N. J.—J. K. Jensen, 196 Smith st, is preparing plans for a frame residence on Brighton av, near Gordon st, for F. Christianson, Madison av, owner. Cost, about $7,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, has completed plans for a 2½-sty frame and stucco residence on Beverly rd for Widmark Melin, Montclair, owner and builder. Cost, about $7,000.

MORRISTOWN, N. J.—Chas. I. Berg, 331 Madison av, Manhattan, is preparing plans for a 2½-sty brick and tile residence on Canfield rd, north of Madison av, for George M. Allen, 777 Madison av, Manhattan. Cost, about $125,000.

IRVINGTON, N. J.—C. F. Zachau, 45 Clinton st, Newark, N. J., is preparing plans for a 2½-sty frame residence, 24x52 ft., in the east side of Grove st, near Clinton av, for W. J. Scherer, 60 Beverly st, Irvington. Cost, about $6,500.

BOUND BROOK, N. J.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, are preparing plans for a 2½-sty hollow tile and stucco residence for Miss C. Lamonte, care of architect, owner. Cost, about $10,000.

MADISON, N. J.—E. V. Warren, Essex Building, Newark, N. J., has nearly completed plans for a 2½-sty frame residence on Central av, for Seymour Tucker, Union Building, Newark, owner, who will soon take bids on separate contracts. Cost, about $8,000.

MADISON, N. J.—Starrett & Van Vleck, Everett Building, Manhattan, are preparing plans for a 2-sty frame residence, 40x100 ft., near the golf grounds for Albert R. Palmer. Final estimates will probably be called about May 26.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—W. A. Balch, 110 West 40th st, Manhattan, has nearly completed plans for a 2-sty brick oil storage warehouse on Connelly av, for the N. B. Cook Oil Co., 148 Front st, Manhattan. Gilbert P. Smith, president.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, is preparing plans for a 1 and 2-sty factory, 50x150 ft., in the south side of South st, for the

National Dental Co., Chas. S. Cohen, president, 80 William st. Cost, about $10,000. Bids will be taken about May 15.

HALLS AND CLUBS.

NEWARK, N. J.—Frank Grad, American National Bank Building, is preparing plans for a 3-sty brick clubhouse in the north side of East Park st, near Division st, for the Newark Aerio, No. 44, Fraternal Order of Eagles, 15 West Park st, Newark. Cost, about $35,000.

SCHOOLS AND COLLEGES.

MONTCLAIR, N. J.—Starrett & Van Vleck, Everett Building, Manhattan, have completed plans for a 3-sty brick high school, 350x275 ft., on Midland av, Park av and Chestnut st, for the Board of Education of Montclair, Arthur C. Harris, president, Eagle Rock Way, Montclair. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineer. Cost, about $500,000.

WEST HOBOKEN, N. J.—Ernest Sibley, Palisades, N. J., is preparing plans for the 3-sty brick school at Clinton and Union avs, for the Board of Education of West Hoboken, Morris Eichmann, 414 Spring st. Edward McDermott, 582 Spring st, West Hoboken, will supervise. Cost, about $200,000. Bids will be called about June 1.

HIGHLAND PARK, N. J.—The Board of Education of Highland Park, J. A. Edgar, president, contemplates the erection of a 2-sty brick public school along the race track from plans by Alexander Merchant, 363 George st, New Brunswick. Cost, about $16,000.

STORES, OFFICES AND LOFTS.

CALDWELL, N. J.—Charles S. Holmes, 103 Park av, Manhattan, has been commissioned to prepare plans for a 2-sty face brick bank, 30x60 ft., at the northeast corner of Smull and Bloomfield avs, for the Citizens National Bank, Lewis J. Lockwood, president. Cost, about $20,000.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

BINGHAMTON, N. Y.—Marvin & Davis, 303 5th av, Manhattan, have about completed plans for a 6-sty brick, marble and terra cotta apartment house, 145x204 ft., at the northwest corner of Main and Oak sts for John L. Moore, 288 Greenwich st, Manhattan. Bids will be received by architects about June 1. Cost, about $300,000.

STAMFORD, CONN.—Maximilian Zipkes, 220 Fifth avenue, has been commissioned by the Spelke Construction Co. of Stamford, Conn., to erect three buildings on a block front Main street and Greyrock place, a plot 139x100 feet. The buildings are to be arranged in suites of apartments from 4 to 7 rooms with one and two baths. The apartments will be equipped with electric light and telephone service and will be in every way modern and in accordance with laws as are being built in New York City.

DWELLINGS.

TUXEDO, N. Y.—Carrere & Hastings, 5th av and 26th st, Manhattan, are preparing plans for a 2½-sty local stone residence at Tuxedo Park for J. I. Blair, 24 Broad st, Manhattan, owner. Cost, about $400,000. Bids will be taken by the architect about May 20 from a selected list of contractors.

FACTORIES AND WAREHOUSES.

PORT JERVIS, N. Y.—John Westervelt, Citizens Trust Building, Paterson, is preparing plans for a 2-sty concrete factory, 54x248 ft., for The Katterman & Mitchell Co., 300 Straight st, Paterson, owner. Architect will build and will take bids on subs about June 3. Cost, about $35,000.

HALLS AND CLUBS.

ROCHESTER, N. Y.—Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, are preparing plans for a Y. M. C. A. building at Gibbs st, corner of Grove pl, for the Rochester Y. M. C. A., Herbert P. Lansdale, general secretary. J. Foster Warner, Granite Building, Rochester, supervising architect. Bragdon & Arnold, 415 Cutler Building, designing architects. Cost, about $500,000.

HOTELS.

LAKE GEORGE, N. Y.—The Green Island Improvement Co., J. B. Simpson, care of Estey Co., 23 West 42d st, Manhattan, contemplates rebuilding the Sagamore Hotel from plans by S. G. Slocum, 23 West 42d st, Manhattan.

SCHOOLS AND COLLEGES.

MANCHESTER, N. Y.—Pierce & Bickford, 118 Lake st, Elmira, N. Y., have been commissioned to prepare plans for a 2-sty brick and steel school for the Village of Manchester, Dr. John H. Pratt, president of the board. Cost, between $30,000 and $35,000.

PERSONAL AND TRADE NOTES.

LOUIS BROOKS, architect, has moved his offices from 132 Nassau street to 489 Fifth avenue.

W. W. KNOWLES, architect, has moved his offices from 1133 Broadway to 37 West 39th street.

HENRY G. OPDYCKE, civil engineer, has moved his offices from 50 Church street to 286 Fifth avenue.

J. C. ROBINSON & SON, general contractors, have moved their offices from 1 Madison avenue to 15 East 40th street.

JACOB ZIMMERMAN, general contractor, has moved his offices from 505 Fifth avenue to 18 East 41st street.

THE HEADQUARTERS of the Fire Department of the City of New York have been moved to the Municipal Building.

WALTER K. POTTER, Manasquan, N. J., and Warren Hardenburgh, Point Pleasant, N. J., have formed a partnership to practice civil engineering.

GEORGE A. FULLER CO., general contractors, has the new steel frame 16-sty Hallenbeck-Hungerford Building at Lafayette and Franklin streets advanced to the top tier.

ADOLPH J. EGELHOF has been elected a vice-president of the Rome Corporation, general contracting, 105 West 40th street. Mr. Egelhof will have charge of the estimating department.

MR. CHATTERTON, of the firm of Chatterton, Warwick & Collins, general contractors, 108 South 8th street, Brooklyn, has withdrawn from the business. The firm in future will be known as Warwick & Collins.

BENNETT A. SANDGREN, 630 53d street, Brooklyn, is about to embark in business as a heating and plumbing contractor. He will open a shop and office in the Bay Ridge section of Brooklyn and desires catalogues from manufacturers and dealers in the trade.

KEYES & REEVES are a new firm who have started in the lumber business at the foot of 10th street and East River. The new firm is composed of Charles F. Keyes, who for some time past has been operating a wholesale and retail business at 11-13 Lewis street, Manhattan, and Ward S. Reeves, for many years with the Kalt Lumber Company, prominent Manhattan retail house.

REGINALD PELHAM BOLTON, as secretary of the Washington Heights Taxpayers' Association, has published an index and guide to the named streets and avenues in the Washington Heights, Inwood and Marble Hill sections. The booklet contains interesting and valuable notes, showing an intimate acquaintance with local history. The price of which is ten cents.

FOREST PRODUCTS.—At the New York division of the Forest Products Exposition, which opens at the Grand Central Palace, May 21, and continues to May 30, Lynde Palmer, Eastern representative of the St. Paul and Tacoma Lumber Company, Tacoma, Wash., will be present a large part of the time to give detailed information concerning the lumber products shown in the exhibit from the West Coast.

AMERICAN BRIDGE ENGINEERING CLUB held its annual dinner at the St. Denis Hotel Wednesday evening, May 13. A particularly interesting program was rendered after the dinner, the chief numbers being the talks of Messrs. John Brunner and J. E. Jones, of the engineering staff of the Illinois Steel Co. A male quartette and a sketch by members of the club provided the lighter entertainment of the evening.

THE ARCHITECTURAL BOWLING LEAGUE will hold its seventh annual dinner at Scheffel Hall, 3d avenue, near 17th street, on May 21. At this dinner the prizes won during the season of 1913-1914 will be presented to the winners. The five man tournament this year was won by the team representing Hoppin & Koen, and the three man by Rouse & Goldstone. The teams in the league represent the following offices: F. H. Kimball, Starrett & Van Vleck, McKim, Mead & White, Tracy & Swartout, Rouse & Goldstone, Hoppin & Koen, Cass Gilbert, James G. Rogers and Central Railroad of New Jersey.

BUSINESS OF THE OTIS ELEVATOR CO. for the first four months of 1914 has shown very little change from the same period in 1913. During the spring orders usually show some increase from month to month, but this year they appear to have struck a level. On the whole, the volume of business is normal with the promise of increase should a resumption of building activity ensue. The Otis company has recently completed several large jobs which include twenty-five machines in the Adams Building, 61 Broadway, seven machines in the 50 Broad Street Building and replacing the antiquated machines in the Park Row Building with nine elevators of the most modern type. Contracts which have recently been closed include the Equitable Building, which calls for fifty elevators, and the National Cloak & Suit Co.'s new building in which eight elevators and two dumbwaiters will be installed.

OBITUARY

GEORGE S. BRUCE, a prominent civil engineer and railroad builder, died in Baltimore, Tuesday, May 12. He was sixty-two years old.

JOHN WYETH, retired mason and general contractor, died at his home, 5712 17th avenue, Brooklyn, Wednesday, May 13, aged seventy-two years.

PHILIP FREUDENMACHER, retired general contractor, died at his home, 327 East 154th street, Thursday, May 7. He was born in Germany sixty-three years ago and had been active in the building business for over thirty years.

ALFRED B. AYRES, for many years in the lumber business in Newark, died at his home, 24 Fernwood road, Summit, N. J., Monday, May 11, aged 59. Mr. Ayres was a director of the North Ward National Bank of Newark and a member of the Canoe Brook Country Club and the Baltusrol Golf Club.

CHARLES E. REID, architect, died at his home, 1910 Davidson avenue, Thursday, May 7. Mr. Reid was sixty years old and was one of the first architects to design steel frame buildings. He practiced his profession for a number of years in Chicago and many of that city's earliest buildings of this type were planned by him and erected under his supervision.

JEREMIAH WOOD DIMICK, of Rifton, N. Y., died at the Hotel McAlpin, Wednesday, May 13. He was born in New York City in 1851 and had lived in Rifton for a number of years. Mr. Dimick was president of the J. W. Dimick Company, manufacturers of carpets and rugs, but had not been active in business for several years past. He spent most of his time on his 1,000-acre farm at Rifton, where he was interested in breeding Holstein cattle. His farm was one of the show places of Ulster County.

EDWARD A. MACRAM, who for twenty years was treasurer of the Carnegie Steel Co., died at his home, 1387 Dean street, Brooklyn, Sunday May 10. He was born in Ireland seventy-five years ago and came to America when a boy. His family settled in Pittsburgh and while still a young man Mr. Macram entered the steel business and was associated with Andrew Carnegie. Upon resigning from the Carnegie Steel Co., he went to Helena, Montana, where he engaged in the manufacturing business. He is survived by his sister, Miss Charlotte Macram.

LATHROP L. STURGES, for many years connected with the iron and steel industry, died yesterday at his home in Short Hills, N. J., of a complication of diseases. He was forty-nine years of age and had formerly been in business with his father at 52 Wall street. He had large interests in the Thomas Iron Company, McNeil Pipe & Iron Co., and the Harvey Steel Co. Upon the consolidation of these companies Mr. Sturges joined the stock brokerage firm of J. M. Martin & Co., from which he retired several years ago. He is survived by his widow and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS will hold its midsummer convention July 3 and July 4 at Brighton Beach, Brooklyn.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

GUM LUMBER Manufacturers' Association will hold its annual meeting and convention at the Gayoso Hotel, Memphis, Tenn., May 19-20.

CHARLES T. SCHONDELMEIR, M.D., will deliver his lecture on "Sewage Disposal in the City of New York," Monday evening, May 18. The lecture is held under the auspices of the Brooklyn Institute of Arts and Sciences and the Brooklyn League, and will be held in the Lecture Hall of the Academy of Music.

BROOKLYN LEAGUE, executive offices and Meeting Rooms are now in the new Terminal Building, 50 Court street, Brooklyn, on the sixth floor, rooms 610-11.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its annual meeting May 19-20 at the Waldorf-Astoria Hotel, N. Y. C. Secretary, George S. Boudinot, 30 Church street, N. Y. C.

AMERICAN INSTITUTE of Electrical Engineers will hold its annual convention at the Cadillac Hotel, Detroit, Mich., June 22-26.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION will hold its annual convention at the Cadillac Hotel, Detroit, Mich., June 15-18.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 16-18. Headquarters at Hotel Rudolf.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention at the Hotel Rudolf, Atlantic City, N. J., June 15.

MASTER STEAM AND HOT WATER FITTERS' ASSOCIATION will hold its annual convention at Atlantic City, N. J., June 10-13. Headquarters at the St. Charles Hotel.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS held its first regular meeting at the United Engineering Building, 25 West 39th street, Tuesday, May 12. Charles N. Green presented a paper on "Subsurface Structures of New York City," the first installment of which appears in this issue of the Record and Guide.

THE BUILDING TRADES ATHLETIC ASSOCIATION, with representatives from leading building firms in New York, has re-elected the following officers for the season of 1914: President, B. M. Smith; vice-president, Fred Deller, and secretary and treasurer, Joseph A. Deegan. The league's baseball championship season began on May 9. The schedule has been arranged for the 14 teams comprising the league.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. Secretary, J. R. Wemlinger, 11 Broadway, New York.

NATIONAL HARDWARE ASSOCIATION meets at Hotel Statler, Buffalo, Thursday, June 18. The New York Central will run a special train from Chicago on the evening of June 17, which will carry large delegations from the South and pick up large contingents en route. There will be the usual representative attendance from the hardwood producing sections of the Southwest and Nashville lumbermen, who are on a "boost" trip, will include the Buffalo convention in their itinerary.

BUILDING MATERIALS AND SUPPLIES

MANUFACTURERS ANTICIPATE RUSH OF BUYING MOVEMENT IF INTERSTATE COMMERCE COMMISSION GRANTS FREIGHT INCREASE

Crude Petroleum Makes Decided Drop in Prices — Brick Firmer

ADVICES from manufacturing centers indicate an impending improvement in building material purchases in the metropolitan district in particular and elsewhere in general. The intimation given out about ten days ago that the Interstate Commerce Commission might be expected to hand down its decision in the asked-for five per cent. increase in freight rates seems to have filled distributors of material with a keen desire to anticipate the rush that they think is sure to come if the railroads' petition is granted.

But coupled with the inquiry is a feeler on credits. Dealers are particularly interested in this state of the market. Should the decision be favorable and yet the date of effectiveness of the order be deferred three or six months, it would mean tying up large sums the interest on which plus carrying charges would more than eat up the saving made by coming into the market under the existing freight rates. As a matter of fact, in some lines, especially lumber, cement, common brick and some building supplies, the mill reserve stocks are large.

With a weak buying market it has been hard to move these stocks fast enough to keep factories going more than 60 per cent. of capacity and in some cases organizations have had to be sacrificed temporarily. In some lines, lumber and common brick particularly, decided sacrifices have had to be made to move this stock at all, and so there was general rejoicing all along the line when an improvement in inquiry was noted. The disposition of the mill men seems to be to meet the prospective wholesale buyer half way, and if this attitude is maintained the dealer will find it easy to come in and replenish his supplies.

In the meantime the consumer, who ultimately pays the freight, will be more inclined to consider going ahead with his plans if he sees a chance to bring his materials to his job and save the extra freight charge or, at least, avoid the delay in shipments that seems sure to follow the receipt of an affirmative answer to the railroads' plea for higher rates.

It was pointed out at the Building Material Exchange this week that should the rate be granted and the date of its effectiveness be even as late as January 1, crops would be moved in the interim, resulting in the usual shortage of cars. If, during that time, all the building material dealers in the country crowded the mills for supplies, delays in shipments would be sure to follow, with the result that fall building operations would be seriously interfered with.

Coincidentally, lumber is moving easier in Queens and Brooklyn, while East New Jersey is taking a larger quantity of Portland cement than formerly. The American Steel & Wire Co. reports receipt of specifications on a larger average daily rate than in April. Inquiries in the pipe department are also reported to be heavier. Common brick is also moving out quicker, but Hudson river manufacturers are slow about starting up their yards for the 1914 season. Paving brick manufacturers are reporting a big improvement in business with prices held firmly in all parts of the country owning to the fact that public improvements are going ahead on a larger scale, because municipalities have been able to sell their bonds on more favorable bases.

This has made gravel, crushed stone and sand fairly strong factors in the material market, while other commodities have been weak. Prices in these three departments are stiff and probably will continue to be so. In the supply department the steady decline in the price of crude petroleum foreshadows a possible decline in refined products which will benefit the paint and dressing markets. The drop in the last month of crude petroleum has been from $2.50 to $1.90 at wells when it was weak. The effect of the possible further destruction of wells at Tampico may check this decline, however. Lime is stiffening somewhat in a slowly recovering market, but prices are $1.55 on the 300-lb. now standard barrels, N. Y.

The general tenor of the building material and supply market is such as to indicate a stronger movement of materials, with fairly stationary prices. Manipulation of prices seems to have given way to steadier inquiry in the basic commodities so that prospective builders may be assured that whatever change does occur, prices will not drop to lower levels except possibly on petroleum products.

Plan filings for new buildings in the five boroughs this week compared with last week follows:

	Week Ending.			
	No.	May 7	No.	May 14
Manhattan	13	$2,144,000	14	$821,100
Bronx	20	495,662	15	141,075
Brooklyn	117	1,155,600	144	1,338,650
Queens	146	548,580	62	328,235
Richmond	37	38,235	54	69,980
Totals	333	$4,382,077	289	$2,699,040

STRUCTURAL STEEL.

May Orders More Brisk—Big Iron Orders Firmer.

REPORTS from the leading steel interests, supplying this market, indicate that there is a firmer tone in this department of the building material market. Prices, however, continue low.

It was announced that the steel contract for the Astor loft building will run up to about 2,500 tons. Contracts probably will be placed early in June. The 1,800 tons of steel required for the construction of the addition to the Metropolitan Museum of Art is expected to be placed next week. Minor changes in the interior structure of the Equitable Building have called for an additional order of 200 tons of structural shapes to be furnished by the American Bridge Company. Another 4,000 tons of structural steel was figured this week on Section 6A of Route 4-38 of the Seventh avenue subway and another 5,000 tons was figured at the close of the week. The orders placed last week in structural contracts totaled about 30,000 tons.

This volume is considered light for this time of the year. Steel building work continues to be light. The Hinckle Iron Works has been awarded the contract for 300 tons of fabricated structural steel for a three-story factory on Eleventh avenue.

The American Steel & Wire Company is receiving specifications at a larger average daily rate than in April, and there has also been some little improvement in new orders this month.

The American Bridge Company took orders for about 25,000 tons in the Eastern division during April, and about 60,000 tons went into independent fabricators, or a total tonnage for the Eastern part of the country of 95,000 tons. The eastern plant of the American Bridge Company are now producing about 19,000 tons a month within a total capacity of 25,000 tons. The Bridge Builders' & Structural Association reports total contracts for fabricated structural steel in April at eighty-eight per cent. of the total capacity of the country, which is estimated to mean sales of about 151,000 tons. This inquiry, however, includes some business reported in March. The total shipments of fabricated structural steel in April were about seventy-three per cent. of total capacity, equivalent to about 125,000 tons.

CRUDE PETROLEUM.

Sharp Decline In Price This Week—Foreshadows Change in Refined Products.

PENNSYLVANIA crude oil was reduced ten cents a barrel early this week, making the price $1.90 at mill. There were no developments in the refined oil market. Prices generally have been steady.

COMMON BRICK.

Manufacturers Starting 1914 Season at Heavy Capacity—Prices Firmer.

COMMON brick manufacturers have been complaining of the low prices their product has been bringing in this market. They have been sending down a better grade of brick and have restricted shipments so as to keep the market firm in the hope that quotations would stiffen, but the state of the market has been such that, except in the case of extra good brick, prices have held practically at unchanged levels although the demand is steadier and increasing slowly in volume.

Practically one-third of the manufacturers up the Hudson have started operations for the season. They are using nearly their full capacity, which is interpreted as an indication that this department, at least, is confident of the future building movement.

Official transactions for Hudson common brick covering the week ending Thursday, May 14, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow.

1914.
Left over, May 7—9.

	Arrived.	Sold.
Friday, May 9	8	9
Saturday, May 10	13	6
Monday, May 12	14	8
Tuesday, May 13	4	3
Wednesday, May 14	10	4
Thursday, May 15	5	10
Total	54	40

Reported enroute, Friday A. M., May 15, —15.

Condition of market, firm. Prices: Hudson, basic, —— to $5.75, special grades higher; Raritans, —— to $6 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Dull. Left over Friday A. M., May 15, 23.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

May 1	1,914,750	May 8	1,116,000
May 2	862,000	May 9	891,700
May 4	1,747,500	May 11	1,630,900
May 5	164,500	May 12	1,568,500
May 6	1,363,000	May 13	1,574,000
May 7	1,596,000	May 14	1,680,000
Total	7,647,750	Total	8,461,100

1913.
Left over, Friday A. M., May 9—12.

	Arrived.	Sold.
Friday, May 9	5	10
Saturday, May 10	11	11
Monday, May 12	13	6
Tuesday, May 13	2	6
Wednesday, May 14	9	8
Thursday, May 15	10	9
Total	50	50

Condition of market easier. Prices: Hudsons, $7 to $7.25; Raritans, $6.87½ to $7.12½; Newark, $8.25. Left over Friday A. M., May 16, 32.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 14, 1914	409
Total No. bargeloads sold Jan. 1 to May 14, 1914	386
Total No. bargeloads left over May 15, 1914	23
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to May 15, 1913	585
Total No. bargeloads sold Jan. 1 to May 15, 1913	567
Total No. bargeloads left over May 16, 1913	12

WINDOW GLASS.

Demand Light—Prices Have Little Bearing on Buying Movement.

THERE is only a moderate market for window glass and competition is extremely keen. Proces, no matter how deeply shaded, seem to have little effect upon stimulation of business. For that reason the tendency is not to lower quotations any farther. Factories in some instances have temporarily gone out of blast in order to make repairs, but some of them close down at this time of the year anyway. The only difference that, instead of waiting until the last of May, they are halting operations in the middle of the month. Quotations on this commodity are nominal at 90-20 per cent. discount on single thick and 90-25 on double thick, from jobbers' lists.

MARKET GENERALLY STRONGER.

Crushed Stone Plants Operating at Two-Thirds Capacity.

A SURVEY of the building material market in its entirety shows a generally strengthening tone. Crushed stone plants are operating at present at about two-thirds of capacity, and the outlook favors larger production in the near future. Prices are still nominal, however, at 90 cents to $1 for 1½ inch and 95 cents to $1.10 for ¾ inch sizes, for full cargo lots alongside dock.

Gravel is the strongest factor in the concrete ingredient market, but prices show no indicatinn of change. Sand is steady in an increasing demand. Paints, oils and varnishes are reported to be in an active market reflecting the general activity reported in the five boroughs in alteration work. The sharp drop in the price of crude petroleum is expected to benefit the paint, varnish and dressing manufacturing trade.

Second-hand brick is a strong commodity at present. The wholesale razing of something like three hundred buildings in Greenwich village has thrown a great quantity of used brick on the market which, in turn, has weakened the regular brick market, thus keeping prices for new brick down to low levels. Prices for second-hand brick range from $2.75 per m. to $3.50.

Linseed oil quotations have remained firm during the first quarter. This has been due to light supply, it is said, rather than to active demand. Wire products are strengthening in demand.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 23, 1914

PUBLIC REVOLT AGAINST OVER-REGULATION

Borough President Marks' Arraignment of the Lawmakers at Albany For Unreasonable and Needless Building Laws and the Multiplicity of Inspections.

BOROUGH PRESIDENT MARKS and a number of other informed and representative men gave testimony on Monday before the State Factory Investigating Committee concerning the over-regulation of buildings that did not seem to be pleasing to Lieutenant-Governor Wagner and Samuel Gompers, members of the commission, or to Abram I. Elkus, counsel. Mr. Elkus, especially, seemed reluctant to hear all the facts which the witnesses desired to relate, and endeavored at the outset to confine the testimony to precise instances of duplication of factory orders with names, places and dates. The members of the committee were not, to say the least, sympathetic hearers.

But after the Borough President, City Chamberlain Bruere, Fire Commissioner Adamson and other heads of departments had spoken, there was a better appreciation on the part of the committee of what property owners in this city have had to contend with for several years from regiments of inspectors, and there was a willingness to concede that there has been an unwarranted number of official visitations and a multiplicity of violation orders, if not an actual conflict of authority.

It seemed to be the opinion of the committeemen that through some system of conferences between heads of departments, with an interchange and co-ordination of violation orders, much of the annoyance from which owners suffer would be prevented. The oft-repeated suggestion that New York City be permitted to supervise the erection and maintenance of the buildings within her own boundaries was not well received; and Borough President Marks's pertinent ejaculation at one stage of the proceedings that there are "too many laws," evoked no reply. The statement from an early witness that there are no less than thirteen public departments and bureaus sending inspectors to visit buildings, obviously convicted the authorities of over-regulation, and also created a very strong implication of a duplication of work, although Counselor Elkus fought strenuously to defend the State Factory Bureau against the latter charge.

The Facts Concisely Stated.

So clearly and concisely stated are the real facts of the question as they appeared to the real estate owners that no better picture of the situation could be presented than the remarks of the Borough President, which are given here in full, as they have not so appeared elsewhere:

"The duplication of inspections and the conflict of orders issued by the State, city and borough authorities, in connection with the buildings of New York, have reached such a state that both owners and tenants are in despair.

"The most important consideration in government is to foster respect for the law.

"Recent developments in the activities of conflicting powers have tended to weaken this respect for the law. When the law demands that you swing your



BOROUGH PRESIDENT MARKS.

doors outward, and another law demands that you change this arrangement on account of intereference with passers-by on the sidewalk, it is pretty hard to be patient with the law. When a city department orders the owner to erect a fire-escape from the roof to the sidewalk, and he complies with the law, and a borough department issues an order for the removal of the fire-escape from the sidewalk, on the ground that it is an encumbrance, the citizen becomes demoralized and loses some of his respect for the law. When one department gives permission to connect two buildings, so that one fire-escape may answer for both, and another department orders fireproof doors to be erected in the openings which have been permitted, there is a wail of despair.

"I find that in New York City at least seven departments can send inspectors to a citizen's house or building. These are: (1) the Bureau of Buildings, (2) the Fire Prevention Bureau, (3) the Fire Department, (4) the Health Department, (5) the Tenement House Department, (6) the Department of Water Supply, Gas and Electricity, and (7) the License Bureau. Add to this the State Labor inspection and we have a total of eight legal inspections which can be made. In addition to this, each one of these inspectors has the right to lay down rules and instructions as to what shall or must be done to comply with the law, as his department sees it.

Must Call a Halt.

"No one can deny that these duplications and conflicts come to such a point that we are bound to call a halt.

"There are some who feel that New York is not a manufacturing city. They are not posted as to the facts. New York is one of the greatest manufacturing centers in the world, and to drive factories out of New York drives out homes also, because, unless there is an opportunity to earn wages, or to make profits in a factory, there is an equal lack of opportunity to be able to afford a home in the city. Drive out the factories and you drive out the homes and make it impossible for working people to live decently in our city.

"The ill effects will be felt by all classes of the community. Worst of all, this conflict of orders from various departments brings about a lack of respect for the law.

"I have been advised that it is quite likely that the situation will be further complicated by the addition of another authority which is entering the field. The conflict between borough, city and State authority will be increased if the Industrial Relations Committee, which is now dealing with manufacturing problems, should decide upon measures which will again conflict. I hope that this will not happen.

A Board of Inspections Suggested.

"There are two things to do in handling the present situation: The first is to bring about the greatest possible cooperation between the heads of the various bureaus under the present laws.

"The plan which I have suggested is the establishment of a Board of Inspections, and this I have recommended strongly in a letter to the Mayor. This board should be empowered to carry out the orders of all State and city departments, co-ordinating these orders, and calling attention to conflicts that may arise among them. Thus we would have a clearing house for inspections and orders, and instead of eight inspectors visiting the same building, two at the most would answer all purposes provided they were clothed with the proper authority and supplied with the necessary information.

"This would have a beneficial effect in two directions: By means of it the conflict will be reduced almost automatically to a minimum. Also, there would follow a betterment in the efficiency of the inspection itself. The men representing several departments would develop greater ability and become entitled to larger salaries in proportion to the grade of work they did.

Legislative Relief Needed.

"We cannot, however, eliminate the duplication, because the laws must be carried out. Therefore, comes the second method for relief, namely, legislation. There must be either a combination between more departments under one head, or the establishment of a Joint Board of Inspection. If all departments should place their orders into the hands of such a Joint Board, the officials of which will be authorized to harmonize differences, it would be a great saving to the State and city, as well as the elimination of conflict, which would be greatly appreciated by the citizens. Instead of eight inspectors going into a building and covering a large territory, two inspections would serve the purpose of all the departments, and each inspector would have a small territory to cover. The same

kind of ability that serves for one department will serve for several others and, in cases of special difficulty, consultants, who have exceptional ability, could be called into conference.

"Our department has been doing this by personal conferences between the president of the borough and various commisssioners, as well as similar conferences between engineers and other officials of the various bureaus. We are minimizing the conflict by such friendly co-operation.

"During the last few weeks I have received a volume of letters from business men, house owners and taxpayers in general, expressing hostility to the methods at present in use, and a strong desire to see the system rectified. The Real Estate Board of New York, at a meeting of its Board of Governors, held on May 12, 1914, adopted resolutions with this object in view. It is my sincere hope that some plan of relief will be quickly decided upon. Something must be done at once. There is hardly another feature of our city government that requires more immediate attention."

Another important presentation of the case was made by a representative of the Merchants' Association, Alfred R. Kirkus. He said the Merchants' Association had adopted resolutions declaring that the laws and ordinances relating to fire-prevention contain provisions that are unreasonable and unnecessary for the protection of life and needlessly burdensome to property and business interests, by reason of which real estate investments are in many instances rendered profitless, manufacturers are driven from the State, and business interests subjected to heavy expense. The Merchants' Association has also appointed a committee to report prior to the next meeting of the Legislature what amendments should be made to the existing laws.

Unreasonable and Unnecessary Laws.

Mr. Kirkus, speaking for the association, further said, that if a Department of Labor is necessary for New York City it should have laws and rules especially applicable here and not included in general laws for the State.

"We believe, however, that the existing departments and laws applicable to the City of New cover all matters taken care of in the labor laws.

"Establish an 'Examining and Enforcing Bureau' for the City of New York, in which the various city or other departments shall concentrate their usual or special inspection reports covering all buildings. This could be built up from selected employes of the various departments interested. These reports should be examined, tabulated and recorded, to see that there is no duplication or conflict. When a violation appear the bureau should differentiate between what should apply to the owner and what should apply to the occupant. The one order when issued should be specific and should include all the legal requirements in that case of each and every department. No order should be sent to an owner of the building that should apply to the tenant and vice versa, and in drafting laws this distinction should always be carefully considered. The usual procedure is to send an order to the owner of a building and force him to straighten out any difficulty or any illegality caused by no matter whom."

CHANGES IN BUILDING LAWS PENDING

Owners of Existing Buildings Will be Saved from Heavy Expense for Dumbwaiter Alterations—New Regulations for Partition Fences and Walls.

ALTHOUGH the Record and Guide in its issue of May 9 printed the fire limits for the different boroughs that have been suggested by the Fire Commissioner and the Building Superintendents, no criticism of the proposed extensions have been received by Superintendent Miller or Chairman Hamilton of the Building Committee of the Board of Aldermen. There seems to be a disposition on the part of the public to leave it to them.

Mr. Miller is now plotting on maps of the different boroughs the present fire limits and those proposed, and would be pleased to have criticisms or suggestions from parties interested as to the justification for the extensions recommended by the Fire Commissioner. He would be pleased to make appointments with anyone wishing to discuss the subject with him.

Superintendent Miller has received a copy of a resolution adopted by the Real Estate Board expressing agreement with his recommendation, heretofore made, that the fire limits be made the subject of a separate ordinance and not a part of the Building Code. The Real Estate Board has also adopted a resolution expressing satisfaction that Mr. Miller is editing the new revision and also authorizing the president to appoint a committee of five to give Mr. Miller such assistance and counsel as he may desire.

Dumbwaiter Amendments Reported.

The ordinance amending section 97 of the code, relating to dumbwaiter shafts, was reported favorably in the Board of Aldermen by the Building Committee, through Chairman Hamilton, this week and will come up for passage next week. It changes the law so as to make it apply, only to buildings hereafter erected, except that in existing buildings where the shafts extend to the cellar or basement they shall in that story be built fireproof. The amendments are designed for the relief of property owners who would be subjected to great expense should the existing law be enforced in its present form as recently interpreted by the highest court.

The New Billboard Ordinance.

In the Board of Aldermen this week the Building Committee also reported favorably the new billboard ordinance. At the public hearing held on the previous day only commendations were received for the new spirit in which the problem is being approached. By common consent, acting through a commission to be appointed, it is expected that there will be a system of regulation far more effective and satisfactory than could have been enforced by legal coercion. As Alderman Curran says, "Common consent is the greatest human force in the world."

Partition Fences and Retaining Walls.

The Board of Aldermen has under consideration an ordinance providing for the erection of partition fences and retaining walls in the city of New York. The substance of this ordinance is not really new, the object of the ordinance being to make the provisions applicable to the entire city. At present three sets of ordinances covering the subject matter are on the statute books as part of the Code of Ordinances, namely: Chapter 3, part 2, sections, 43 to 55, inclusive, applying to the Borough of Manhattan; Chapter 3, part 3, sections 30 to 43, inclusive, applying to the Borough of Brooklyn; and Chapter 2, part 4, sections 28 to 39, inclusive, applying to the section of the city formerly known as Long Island City.

Maintenance Cost Divided.

There is very little change in the requirements from those already applying to the parts of the city indicated. The ordinance provides, in the first place, for the maintenance of partition fences in the City of New York by the owners of the land on each side of such fences. It further provides for such cases where in improving a piece of property it is necessary either to cut down the original level of the ground or to raise the grade. The expense of the necessary retaining wall to preserve the artificial difference in level is to be shared by the adjoining property owners.

In case of any dispute as to the necessity for such a retaining wall, or the division of the cost, the matter is to be settled by the Borough President having jurisdiction, or his authorized representative. This function was, under the old ordinances, delegated to the Alderman of the district in which the partition fence or wall under question was situated. Where there is any claim as to improper charges for the work when undertaken by either party because the other fails to do something, the matter is then to be settled by any court having jurisdiction. Failure to comply with the provisions regarding retaining walls involves a penalty of not less than $10 nor more than $50 for each offense, and in addition $1 for each day that such offense shall continue after due notice has been given.

Many Sections Antiquated.

In preparing this ordinance to apply to the entire city, such sections which provided for the enclosing of properties by outside and boundary fences along public roads and highways have been omitted, as these provisions at this time are no longer necessary. The ordinances, so far as these provisions are concerned, are a dead letter. The purpose of these sections apparently was to prevent the encroachments of cattle, sheep, hogs and other animals. But this is now provided for in Sections 70 to 75 of the Sanitary Code, and also in Sections 553 to 559 of Part I of the Code of Ordinances.

It is to be noted that the provisions regarding retaining walls and the division of the expense between the adjoining owners apply only to such cases where the difference of level is made to bring the grade in conformity with the street grade; in other words, where the land is to be regulated as provided in the ordinance. Where an excavation is made below the surface for building purposes the provisions of Section 22 of the present Building Code will apply.

A Case in Point.

A case coming under the provisions of the old ordinances and Section 22 of the Building Code was decided by Mr. Justice Davis in the Supreme Court some time in 1906, reported in the New York Law Journal on April 28, 1906. It was made clear that whatever retaining wall was necessary because of an excavation below the street grade was to be provided at the expense, under Section 22 of the Building Code, of the parties causing the excavation to be made, and that the expense of such additional retaining wall as was necessary to maintain the natural ground level above the street grade was to be met equally by the adjoining property owners. The case is known as Ansorge vs. Egan.

BRIDGES A GREAT AID TO CITY'S GROWTH

Interesting Statistics Furnished by F. J. H. Kracke, Bridge Commissioner, Showing Trend of Population—Advocates Erection of New Structure.

NEARLY 743,000 people pass daily over the four great East River bridges which link Manhattan with Brooklyn and Long Island City. The Brooklyn Bridge which in 1912 bore fifty-two per cent. of the total traffic has taken second place to the Williamsburgh Bridge, which in 1913 carried 42.2 per cent of the traffic, as compared to 41.3 per cent. carried by the older structure. The other two bridges, Queensboro and Manhattan, disposed of 10.6 per cent. and 5.9 per cent. respectively A report of the Bridge Department on the comparison of traffic for one day in 1912 as against another in 1913 shows to a remarkable degree the growth and trend of the population of New York City.

In 1912 344,000 people crossed the Brooklyn Bridge in one day as compared to 306,845 for a similar period last year. Decrease in bridge traffic was noticeable, however, only over this structure, since the figures for the Williamsburgh Bridge indicate 313,000 for 1913 as compared to 240,000 for the previous year; the Manhattan Bridge carrying 43,000 in 1913, as compared to 14,000 for 1912, and the Queensboro Bridge 78,000 for 1913, as compared to 59,000 for the coresponding day in the preceding year. Other statistics compiled by the department supply evidence not only of an unusual increase in vehicular traffic, but also in railroad and pedestrian traffic.

Each year thousands of residents of Manhattan are following along the line of proposed transit improvement and are establishing homes outside of that borough. Brooklyn and Long Island, peculiarly favored with transportation facilities, are attracting a great number of these residents. No greater evidence of the extent of this general exodus can be learned than by an examination of these statistics.

Demand for New Bridge.

The Hon. F. J. H. Kracke, Bridge Commissioner, said this week: "There is a present demand for another bridge over the East River. More immediately this demand can be met by rebuilding the old Brooklyn Bridge. The rapid transit trains which would be brought to this structure by the rebuilt elevated railway lines will be limited in number and length to the capacity of the two tracks now doing full duty unless more roadway is provided. Crossing the East River are thirty-four tracks, comprising sixteen rapid transit, fourteen surface and four through railway of the Pennsylvania. system. These are carried on four bridges and in eight tubes, the former structures handling twenty-six, of which twelve are rapid transit and fourteen surface railway, while the tubes bear eight, of which four are rapid transit and four through railway courses of the Pennsylvania lines.

"On the bridges four rapid transit tracks are now in use and eight are idle, twelve of the surface railway are in use and two are



MR. F. J. H. KRACKE.
Commissioner of Bridges.

idle. Altogether sixteen are now being operated and ten are not. In the tube two rapid transit roads at the present time are being employed and two are unemployed. There are, therefore, twenty-two tracks now in use and twelve unused; of the idle tracks six are located on the Manhattan Bridge, four on the Queensboro Bridge and two in the Steinway tubes.

"Recently the city undertook the construction of six more rapid transit roads and tunnels under the East River and to place in operation the two underground and eight rapid transit tracks on the bridges. As a result thirty-eight of the forty which will cross over or under the East River, exclusive of those on the Hell Gate Bridge of the New York connecting railroad, will soon be in use. The remaining two are situated on the Queensboro Bridge.

Caring for Traffic.

"No plan has been presented which disposes of vehicular traffic as expeditiously as a bridge. I do not assert that such traffic may not be cared for in any other manner, but I believe there will be an increase in demand for roadways, for this particular class of travel. The present or proposed tunnels cannot, of course, meet the future demands of increased vehicular transportation because they are rapid transit tunnels. I have shown about what has been provided for railway travel. It will be seen that railroad facilities have been furnished to cover increases for some time to come, whereas no provision has been made for greater vehicular traffic."

Whether the bridges have been to any extent responsible for the shifting of the great portions of population with the resultant beneficial influences on property values in the vicinity of the approaches is, of course, problematical. While there is little doubt but that transit improvement has been the prime factor in the redistribution of the city population, the bridges have unquestionably contributed toward the same result. Bridge construction has made better transit possible through the elimination of the underwater problems which are so vexing and troublesome to engineers. In the neighborhoods of approaches and plazas land values have generally risen as a result of large increases in interboro traffic. The Long Island City end of the Queensboro Bridge is becoming one of the largest industrial colonies in the country and the beginning of its growth has been coincident with the opening of that bridge to traffic.

Engineering Marvels.

From the structural viewpoint the New York bridges take the highest rank. Thomas Hastings, in a magazine article several years ago, wrote: "They are more interesting from the engineering point of view than from the artistic." Brooklyn Bridge long stood as a marvel of engineering skill and the Queensboro stands today as the greatest cantilever in the United States. The others with these are fitting monuments to the growth and power of the great metropolis of New York City.

The total cost of these four structures was $90,000,000, and collectively consumed thirty-six years of building activity. The experience gained from the construction of the Brooklyn Bridge, which was commenced in 1870 and finished in 1883, was noticed in the erection of the Williamsburg Bridge, which was built in about eight years.

Prior to about three years ago, when Mayor Gaynor abolished the tolls system in force on the bridges, the income derived from the various sources may be said to have balanced the cost of maintenance, and even to have left a slight surplus. The bulk of this income, however, came from the tolls, and when these were discontinued the remaining funds accruing from rents, etc., were insufficient. to meet the needs of the department. At present the income of the four East River structures from the various sources does not meet the cost of maintenance. Exact figures showing this comparison could not be obtained, since part of the rent received from the bridge property goes direct to the Department of Finance, and it is difficult to ascertain what the approximate income is.

GENERAL DATA.

	Brooklyn.	Manhattan.	Williamsburgh.	Queensboro.	Totals.
Construction began.	Jan. 30, 1870	Oct. 1, 1901	Nov. 7, 1896	June, 1901	.....
Bridge opened.....	May 24, 1883	Dec. 31, 1909	Dec. 19, 1903	Mar. 30, 1909	.....
Cost of land.....	$8,850,837	$10,000,300	$9,096,000	$4,377,753	$32,324,890
Cost of construction.	13,236,580	14,104,900	14,181,560	13,496,500	55,019,540
Additions, etc.....	2,885,000	.....	.....	.....	*57,904,540
Total cost.....	24,972,417	24,105,200	23,277,560	17,874,253	90,229,430
Length river span...	1,595.5 ft.	1,470 ft.	1,600 ft.	1,182 & 984 ft.	.....
Length main bridge..	3,455.5 ft	2,920 ft.	2,793 ft.	3,724.5 ft.	.....
Length Manhattan approach	1,562.5 ft.	2,067 ft.	2,650 ft.	1,052 ft.	.....
Length Brooklyn approach	998 ft.	1,868 ft.	1,865 ft.	†2,672.2 ft.	.....
Width over all.....	86 ft.	122.5 ft.	118 ft.	89.5 ft.	.....
Tracks (L or sub)..	2	4	2	2	.....
Tracks (surface)....	2	4	4	4	.....
Roadways .....two	16' 9" wide	one 35' wide	two 19' 11" wide	one 53' 3" wide	.....
Footwalks .....one	15' 7" wide	two 13' 7" wide	two 17' 8" wide	two 16' 4" wide	.....
Number cables.....	4	4	4	.....	.....
Number wires	5,296	9,472	7,696	.....	.....
Number diameter each wire.....	0.165"	0.192"	0.192"	.....	.....
Cables, diameter....	15.75"	21.25"	18.625"	.....	.....
Cables, length, etc., anchorage pins....	3,578.5 ft	3,224 ft.	2,985 ft.	.....	.....
Steel in main bridge..	11,920 tons	41,680 tons	28,700 tons	54,200 tons	.....

*With additions. †Queens.

SUB-SURFACE STRUCTURES IN NEW YORK

Assessed Values For Franchise Purposes Aggregate About $500,000,000 —About 3,800 Miles of Conduits and Mains in Manhattan Alone*

By CHARLES N. GREEN, Engineer, Sub-surface Structures, Public Service Commission

PART II.

ANOTHER class of pipes, of which there are few in New York at present, are those of the refrigeration companies. They are usually small, but must be insulated in much the same way as are steam mains.

The wires underground may be divided into two classes—those used for signaling, or low tension, and those used for power, or high tension. To the former class belong the telephone, telegraph, police fire alarm and the various electric protective companies, while to the latter belong the light and power wires of the Edison Companies, the surface and elevated railways, and in some localities those used to operate the subways. Formerly these wires were strung on poles, but about 1884 the Legislature forced the City of New York, as it then existed, to order them underground. On this side of the river the duct lines are owned by the operating companies, but on the other side separate, but controlled, companies own the duct lines and rent space to the different owners of wires.

All the low-tension wires are grouped in ducts belonging to the Empire City Subway Co., and the high-tension wires in those owned by the Consolidated Telegraph & Electrical Subway Co.

The drawing-in system, as the system in use today is called, for laying of electric cables is high in cost of installation, but exceedingly low in maintenance, and I have it on the authority of one of the foremost electrical engineers in this country that this system probably represents the acme of the art of electrical distribution, and yet the companies using this system now had to be forced (about 30 years ago) to put their wires underground by all the powers of the Legislature and the City of New York combined.

Tube System First Used.

The original Edison lines laid in the ground were the tube system which is still in existence, but is being superseded by cable drawn in ducts. This system, sometimes known as bug lines, consists of articulated tubes with the copper or wires inside and the tube filled with a black bituminous cement. The bugs occur at the splices and are filled with the same cement. They may be straight or at almost any angle, so that we have a system which, if plotted, would resemble a spider web. Junction boxes connect the divisions of this system with the feeder cables. These are:

In Manhattan the telephone company and all other low-tension wires occupy ducts belonging to the E. C. S. Co. In the other boroughs, where the telephone companies own their own ducts, they may or may not rent space to the other owners of low-tension wires. In New York City the cables vary in size, dependent on whether the service carried by the cable is local or trunk line, from 100 pairs of wires to 800 pairs, and recently experiments have been made with single cables, carrying 1,000 pairs of wires; whether or not any of these are in use, I do not know. The later developments in telephonic long distance work use the Pupin system. This system requires relays to reinforce, as it were, the pulsations in the telephone circuit, so that at the present time it is possible to reach all points this side of the Rocky Mountains from the Seaboard. These relays are installed in auxiliary manholes at approximately fixed distances along the duct line, and consist of an iron pot set on the floor of the manhole; each cable runs into a single pot in this manhole, and thence back to the regular manhole in the duct line. The wires are continuous, and in the pot are wound in a particular way around the central core. This method is used to sharpen the electric pulsations traveling along the wire, which have a tendency to lag, even overlap.

*Lecture delivered at meeting of American Society Engineers, Architects and Constructors, in United Engineering Building, May 12.

THE RECORD AND GUIDE prints today the second and final installment of the article by Charles N. Green, on Sub-Surface Structures in New York City. The history of the placing of the wires underground is dwelt upon and a valuable and interesting account of how these lines are divided and utilized is given. Residents in a large city take public utilities for granted and rarely give consideration to these improvements until some break-down occurs when the service is interrupted. One of the difficulties which the large companies have to meet is in the new improvements which are continually being made. In some instances these innovations destroy the value of existing plants and mean that the operating companies must expend large sums of money to keep up to date.

There is a menace to all metallic structures in the ground which occurs in congested territory, and which is receiving more attention today than formerly and that is the question of electrolysis. Stray currents leaving the elevated roads, subways and overhead trolley lines must in some way return to the power station. These stray currents will follow a pipe for a considerable distance, until the path of least resistance requires a jump from one pipe to another or to some other structure, and it is when the current leaves such pipe that it does the damage.

Pipe Galleries.

The advisability of building pipe galleries has been discussed for a number of years. This discussion reached its climax in 1910, when pipe galleries were built for the subway in Delancey street. The opposition to placing pipes in these galleries was so strong that it became necessary to modify the original designs to such an extent that they are practically useless and no pipes have ever been placed in them.

So closely connected are the structures occupying space beneath the street surface with the street pavement that in many cities, including our own, the owners of such structures are not allowed to dig up the pavement for repairs, except for emergency purposes, within a period varying from five years in Philadelphia to three in Cincinnati and, I believe, two in New York City.

The water supply for Manhattan and the Bronx and a portion of Brooklyn and Richmond either does, or will in the near future, enter the city from the north, making the distribution along north and south lines. In order to accommodate structures sufficiently large to give an adequate supply, and at the same time not occupy space which may be needed later for subway construction, it became necessary to build a deep tunnel, which has been built so deep that it will probably never interfere with any other structures.

This plan has been considered by the telephone interests, but the results do not seem to warrant the outlay, owing to difficulties in handling and racking cables. The congestion in the streets makes prohibitive the laying of any large mains without some radical measures being adopted. The Board of Water Supply solved the problem by going so deep that probably no structure will ever reach them.

Telephone Distribution.

The telephone distribution for the whole Metropolitan district is centered in the lower end of Manhattan. The Cortlandt Exchange, which is the largest in the world, is this central point, and from it radiate the distribution systems in Manhattan, running approximately parallel with the subway systems, but it became necessary to cross Manhattan Island in many cases, and with large structures in order to connect up the various exchanges.

The gas companies, with their works on both the East and North rivers, must necessarily have large distribution mains crossing the subway lines, and the transfer of their works from Manhattan to Long Island will not change this distributing system.

The Edison plants are located similarly to those of the gas companies, and thus the problem of being able to serve the people, and that continuously throughout the future, is the big general problem which faces the companies themselves, the owners of the underground structures.

The Sewer Question.

The sewer problem is still more serious, on account of the nature of the sewer system and the fact that the discharge is to the rivers on the east and west of Manhattan Island, and to cross the lines of subways large siphons must be built underneath the subways, in order that the drainage system may be complete. This question of sewers has been and is being considered by a special commission which has already been studying them for some years. The solution of this problem doubtless means almost an entire reconstruction of the Manhattan sewer system.

Few cities have made maps or have any record of the locations of structures beneath the street surface. About 1884 Philadelphia began to map the structures in her streets, and while the work is not completed, sufficient has been done to make it of great value not only to the city, but to the Public Service Corporations themselves. Your own borough, Brooklyn, has, I think, improved on the work of Philadelphia, and for the time in which this work has been in progress has done more than perhaps any other city which has undertaken this work. Proper maps of the subsurface conditions in New York would have saved the city, both directly and through their contractors, immense amounts of money—the city in looking up, through the offices of the various owners, the locations of their structures, and the contractors in having accurate information of the locations. Such information would also save the Water Department and the Department of Sewers considerable amounts of money each year, for at the present time the only way to get a location for a new structure in the streets is to dig test pits, and in that way determine what is in the streets.

WHEN TO USE WOOD.

An Opportunity for Architects and Owners to Study Decorative Effects.

Within the confines of the Grand Central Palace have been placed the rich decorative treasures of many of the forests in the country, so that eastern architects and prospective building owners may see between now and Decoration Day some of the possibilities of this ancient building commodity that modern invention and up-to-date forestry have been able to produce.

Unlike most expositions, this one is not a selling proposition. It is strictly an educational exhibition designed to show factory owners, for instance, what is the best wearing wood they can use on the floors. The home owner, present or prospective, can see at a glance, instead of having to depend upon colored pictures or diminutive samples, just what decorative effects he can expect from different woods used for trim, or how different woods serve as flooring material. Furthermore, these woods are shown in their actual building application. In other words, the plan of the great Forest Products Exhibition, shown here for the first time, is to permit specifiers to see at a glance just what woods will best serve the purpose the architect or owner has in mind.

Besides, the U. S. Government has a $10,000 forestry exhibit there which is an education in itself. This exhibit shows graphically the story of wood production and conservation. As one enters the great exposition hall, the whirr of the band and buzz saw, the rich fragrance of the forest, and the shout of the lumberjack transport the visitor from the heart of the city to the great Northwest. The whole atmosphere is one so entirely unfamiliar to the work-a-day New Yorker that he is entranced with the novelty first, and then astounded to find that he knew so little about wood and its uses.

For instance, in one of the exhibits a demonstration is made of the structural values of different grades of lumber. He is shown why some woods will take a high polish and keep it. Others will take a high polish that will enrich itself with age, while others will take no polish at all, but in their natural form lend a decorative virtue scarcely dreamed of except by those who, through years of training in tree culture and wood treatment, have developed these beautiful shadings of grain and texture.

The show has been designed to interest business men in general, factory owners, architects, contractors, builders, carpenters, engineers and railway buyers, as well as lumber dealers who are striving to meet the requirements of those who call for the newest things in home and public building adornment.

There is also a speculative side to the show, including the giving away of a bungalow, a log-sawing contest by lumberjacks, and moving pictures showing the dangers of logging operations in the country's great forests.

Thomas W. Fry, secretary of the Charles F. Luehmann Hardwood Lumber Co., of St. Louis, Mo., in speaking of the exposition said yesterday: "We have an interesting exhibit which embraces a small cottage, in Colonial style of architecture, the interior being arranged as a library. The interior dimensions are 13x25 feet and all the material used, both inside and out, is red gum. The room is panelled to the ceiling. On one side is a fireplace with a large figured panel, whil on either side are bookcases. On the other side of the room are two windows and panels.

"There is nothing unusual in the finish of the room or nothing that could not easily be replaced. In fact the exhibit is a typical one and can be duplicated for about $750. The panel over the mantel is plain sawed gum, while the other panels are quarter-sawed gum. The modern tendency is to panel rooms of this character to the ceiling as the initial cost is about all the other has to meet. There will be no wallpaper or friezes to replace and the effect is always the same."

REAL ESTATE ASKS PROTECTION

Prevailing Opinion Strongly Favors Building Restriction and Districting.

A clear preponderance of opinion was made evident, at the public hearing before the Board of Estimate on Tuesday, in favor of the appointment of a commission in accordance with the new heights of buildings law. The duty of the commission will be to report regarding the localities where regulations controlling building height and percentage of lot covered should be imposed, and also the nature of the regulations for each locality. A continuation of the hearing was held on Friday.

At the first meeting Ernest Flagg read a paper to the effect that the limitations proposed by the Heights of Buildings Commission were much too liberal, and that the front walls of new buildings in every part of the city should not exceed the width of the street, instead of twice the width of the street. Other speakers against the proposed resolution were confessedly owners of specific parcels who thought that their intended buildings might be hampered. Roswell D. Tompkins represented the labor interests in the building trades, which want no limits set. Colonel Wm. D. Washington said we have too much regulation, and he opposed any more interference with real estate, on general principles.

Undue Apprehensions.

Dr. Henry Berg, representing the United Real Estate Associations, spoke in favor of the principle of regulation of building height as a measure plainly necessary, but he was opposed to the districting principle as he understood it. He said:

"I warn every one listening to me that if any such principle as this becomes a part of our laws, that it will work great injury from the commercial and from the civic aspects of our government. Is it not possible that if a law is passed to say in what part of the city there shall be buildings of certain heights, eventually the attempt may be made to state that in one section only Episcopalians shall live, in another only Jews, and in another only Catholics?"

On the other hand, those favoring the resolution made it clear that the regulations complained against were those that interfered with the interior uses of buildings and various requirements that cause owners of existing buildings constant expense; that something should be done to protect owners of buildings, and that the proposed regulations were in the line of protection, and not harassment. The opponents consumed about half of the time allotted to them, and then asked for an adjournment, as their other speakers were not present.

For Protection, Not Harassment.

Those favoring the resolution presented two and three minute talks, but were unable to have more than half of their speakers heard before their time had expired. The speakers in favor of the resolution were: Edward M. Bassett, chairman of the late Heights of Buildings Commission; Joel S. De Selding, of the Real Estate Board; Lawson Purdy; Walter Stabler, controller of the Metropolitan Life; Edward R. Hardy, of the Fire Insurance Exchange; Alfred E. Marling, of the Chamber of Commerce; Otto M. Eidlitz, Electus D. Litchfield D. Everett Waid, vice-president New York Chapter of Architects; Frank D. Veiller; Walter Lindner, representing the Title Guarantee and Trust Co.; Henry Moscowitz, of the Joint Board of Sanitary Control. Some who could not speak were: Reginald P. Bolton, Rev. Ernest M. Stires, Alfred T. White, Howard C. Smith.

285 SEA SHORE LOTS TO HIGHEST BIDDER



VIEW OF NEPONSIT BEACH; THE CLUB HOUSE IN THE BACKGROUND.

ANOTHER opportunity will be given home seekers to purchase seashore lots on the Rockaway peninsula. On Decoration Day the Jere Johnson, Jr., Company will offer on the premises, rain or shine. 285 lots and three cottages, at Neponsit Beach, West Rockaway, located between Jamaica Bay, Newport avenue, the clubhouse and Belle Harbor. Fifty-nine of the lots are situated directly on the bay. The property is improved with sewers, macadamized streets, cement sidewalks, curbs, electric lights, water and gas mains. Only one family dwellings, including bungalows, are permitted to be erected on the property, but no business structure of any kind. On the major portion of the property dwellings may be erected on forty feet, and on most of the lots garages are allowed. The property is accessible from either the Pennsylvania station, at Seventh avenue and 33d street, or Flatbush avenue, Brooklyn, to Rockaway Park, thence by trolley to Neponsit, the western terminus of the line being near the clubhouse Special trains will be run on Decoration Day at 12.30 from the Pennsylvania station and at 12.15 from Flatbush avenue station, returning after the sale. The auctioneer announces that the lots are sold free and clear of any mortgage or similar incumbrance. Each purchaser is given by deed access to and the perpetual right to use the ocean beach,

REAL ESTATE RECORD AND GUIDE BUILDERS

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Building Construction and Building Management
in the Metropolitan District

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Decoration Day will have at least the usual number of suburban lot auctions.

Easy money and bumper crops will, if nothing else, stimulate general business activity before long.

The public uprising against over-regulation of premises has at least served to hush cries from certain departmental heads for more inspectors.

The manufacturers who came from all parts of the country to attend the national convention at the Waldorf brought tidings of good cheer, as it was the prevailing opinion among them that the end of the period of business adjustment is near.

Said a city officer: "The trouble with our State and city inspectors of all descriptions is that they think they are not earning their salaries when they report no violations. The lawmakers at Albany fancy they must be diligent in passing new laws. Fortunately, at Albany we have a Governor to veto unnecessary bills. But here, alas we have nobody to put the veto on violation orders." The remedy is plain. Consolidate a number of the departments.

Once the title of "building inspector" applied only to the men who are sent out by the Superintendents of Buildings. Now there are inspectors of buildings from no less than a dozen city, State and national departments and bureaus, not counting certain private agencies. Virtually all are "building inspectors," and their work is represented by thousands upon thousands of violation orders to owners and tenants annually. Many persons competent to speak believe that the government should get back to first principles and leave the inspection of buildings entirely to the rightful "building inspectors," namely, those from the long-established building bureaus.

The Westchester Railroad Mystery.

The disclosures about the Westchester road which have been made before the Interstate Commerce Commission during the past week are sufficiently illuminating, but they by no means tell the whole story. The real question is, On what theory did the directors of the New Haven authorize the expenditure of such an enormous sum of money—an expenditure which any traffic expert knew would prove to be unremunerative for an indefinitely prolonged period? No such expenditure would have been necessary for the purpose of shutting off competition, because no one else could have afforded to compete. The real explanation lies in a totally different direction. The Westchester road is extremely unprofitable at the present time, largely because it does not carry its passengers to any point which enables them to get quickly to the lower part of Manhattan. Its situation will be enormously improved as soon as the new subway system is in operation, because its patrons will then be able to reach possible places of employment farther south in a comparatively short time.

There can be no doubt that the management of the New Haven road was fully alive to the necessity of providing an outlet to the south for the suburban systems which they were constructing north of the Harlem. There are many indications that the New Haven management at one time had practically decided to bid upon an East Side subway which would not merely be connected with their suburban system, but which would be operated as a part thereof. Several times in the course of a public hearing Mr. Mellen announced his intention of so doing, and the Public Service Commission in planning the so-called Triborough route expected that the New Haven company would compete for the privilege of operating it. The plans called for a subway of larger capacity than the old subway—one which could be used by the ordinary railroad passenger car. The Public Service Commission anticipated that in this way they could introduce a new and a strong power into the New York transit situation which would compete with the Interborough Company, and from whose competition the city would benefit.

It must have had some informal assurances that the New Haven road would bid upon the Triborough route, for no company but one already operating a steam railroad could have hoped to make it pay. Yet when the time came the New Haven company refused to bid, and to this day the reasons for its change of plan have not been divulged. What they were we can only guess. Perhaps the credit of the company was already being strained by the policy of expansion adopted by the management, and when the time came it could not stand the further burdens which would have been imposed upon it by the operation of the Triborough route. For the Triborough route itself would never have been a profitable enterprise. The New Haven company might have made it profitable by operating it as a southern outlet to its suburban system, and by increasing in this way the value of its Bronx and Westchester lines, but the subway itself was not laid out so as to develop the greatest possible amount of traffic, and its larger bore made its construction excessively expensive.

These facts should, however, be carried in mind in considering the reasons for the enormous sums of money which the New Haven Railroad sunk in its Westchester properties. A grave mistake in business judgment was undoubtedly committed, but the mistake was not so flagrant as it now appears to be. On the contrary, if the New Haven road had been able to build and operate the Triborough route it would have appeared rather as a public benefactor than as a malefactor. Its policy of developing its Westchester territory was similar to that of the Pennsylvania Railroad in making its enormous investments on Long Island. In both instances wealthy corporations spent huge sums of money, with the expectation of obtaining the advantage of its expenditures in the future. The difference is that the New Haven company exhausted its credit in carrying out its plan, while the Pennsylvania company did not.

Benefits From Building Restrictions.

A very large part of the property owners of New York hope and expect that the hearing of the Board of Estimate upon the limitation of the heights of buildings, which was held during the past week, will constitute the first step to decisive action. The matter has now been discussed for a sufficient length of time, all sides have been heard, a substantial consensus of public opinion has been declared in favor of limitation, and the actual plan of regulation now being considered will help rather than hurt the value of real estate. In times past property owners have as a rule opposed limitation, on the ground that it would injure the value of their property. They are now beginning to see that, with the exception of rare instances, its effects will be beneficial rather than the reverse.

The limitation of the height of buildings will give comparative stability to real estate prices, and that will be an enormous benefit to the large majority of property owners. Lack of restriction enables a few favorably situated owners to get higher prices for their land, but at the expense of less favorably situated owners. It stimulates the construction of modern buildings to a constantly higher level, and this increased volume of construction diminishes quickly the value of many existing buildings, particularly of those which were the skyscrapers of a few years back. The depressed condition of so much real estate in the mercantile district is the result of the excessively rapid construction of modern lofts further north—which were better situated and better equipped than the old buildings. In this way many million dollars' worth of mercantile construction has become superannuated before its time, and the owners of this property have suffered severe losses.

If the height of buildings had been restricted as it is now proposed to restrict it, such a condition would never have come about. Then it would have no longer been possible to erect sixteen-story lofts on streets sixty feet wide. The area on which skyscrapers could be located would have been very much diminished, and existing buildings would not have had to meet the fierce and relentless competition of such a large amount of new and perhaps better planned floor space. Thus restriction will serve to alleviate the severe fluctuations which are taking place in the real estate and building market, and it will tend to equalize as well as to stabilize real estate values. Business, instead of being concentrated in a few spots which are considered to be exceptionally favorable, will be distributed over a larger area. A larger number of property owners will benefit from the growth of the city, and the business of the city will be conducted under more sanitary and pleasant conditions. In this respect the interest of the great majority of property owners as individuals is coincident with the interest of the whole city.

Consolidation of Departments.

Editor of the RECORD AND GUIDE:

Your article, "Our Chaotic Building Regulations," was indeed of interest, and there is a great deal to be said for and against the causes which have created present conditions. I am in favor of consolidation, provided that specialization is maintained. No property owner is compelled to do business with all the departments at one time. It is only when the owner tries to become an architect and engineer that he finds the various department cumbersome and numerous. If violations exist in a building, it matters not whether one department will issue twenty items, or five de-

partments each issue four items. When a property owner wishes to comply and is represented by a proper architect, the architect studies the violations and after consultation with the various departments he is able to report to his client in very accurate form just what is to be done.

In many cases, however, owners are reluctant to comply with violation orders because the orders represent an outlay of money for which no return can be seen. From a real estate owner's standpoint, I do not see any necessity for consolidation or centralization of bureaus.

From an architect's standpoint, my opinion is that while it would be beneficial to do business with one department to be known, perhaps, as the "Department of Buildings," it would not greatly facilitate the work of the architect, for it would still be necessary to have separate and distinct divisions. A steel engineer is not properly equipped to examine tenement plans as to the law, nor is a tenement examiner qualified to pass on plumbing, etc. At present, when one files a plan for plumbing work in a building, it is not necessary for him to make out tenement or construction blanks, but if all the departments were consolidated there would be many blanks to file, one in each separate division. Instead of the work being reduced, it would be multiplied.

From a financial standpoint and under certain conditions I would favor a special consolidated bureau with special divisions. The head of this bureau to be the Borough President, and the heads of the divisions to be known as "chiefs" instead of commissioners; the blanks accompanying plans to be simplified and in loose-leaf form, so that one general question page may be used for the general information describing the building location, owner, etc., and the pages to follow to be specification pages pertaining to each division and describing the particular kind of work to be done and examined by the particular division so that the same piece of work shall not be examined by more than one division. If this should be done, it would (1) reduce printing bills, (2) reduce labor for the architect, (3) reduce unnecessary examinations.

The next item of expense and a source of annoyance is the inspection department. A tenement house should not be inspected as to construction until completed. This may sound interesting if not astounding. Why? you ask. My answer is that it is not necessary. All that a tenement house inspector should look for in a tenement house that is being erected under the proposed consolidated department plan would be to see that the stories are the proper height, that the rooms are as shown on plans as to size and shape, that the windows are as marked on plans as to size, that the courts, yards, etc., are as marked on plans, that the stairs are of the proper width and a few other items of similar nature.

Plans and specifications as approved by the tenement division call for certain definite figures and it should be up to the owner to see that these figures are carried out. If the builder is not competent to follow the plans, he should employ a competent superintendent or the architect, or a surveyor to layout his work, and not depend on the inspector to point out the mistakes. For this work a high grade special inspector shall be employed, who upon making examination, will issue violations which will not be petty or technical, but real violations; and when these have been issued the work of such special inspector shall cease and the following up as to compliance of the violations shall be done by a corps of less efficient inspectors, who do not inspect to find violations, but only to see that the violation issued by the special inspector have been complied with.

The getting of the proper grade of men should not be a matter of great concern, because under the new plan the city will be able to save hundreds of thousands of dollars annually, even though it may be required to pay more for the better grade of help.

If there be any doubt that men thoroughly familiar with building construction can be obtained to inspect and report intelligently with speed and precision, let him ask a dozen architects to act as volunteer inspectors of certain buildings in definite sections apportioning a number of houses a day, and I am sure that the result would be gratifying to the city and its Borough President. I for one am ready to do my share. Efficiency is the keynote of all business today, why not in the greatest city in the country.

MAXIMILIAN ZIPKES.
220 Fifth Avenue.

Skyscrapers Depress Values.

Editor of the RECORD AND GUIDE:

I have read the arguments advanced by Messrs. Robert E. Dowling and Jefferson DeMont Thompson against height restrictions, zones and districts, and consider their contentions wrong. Notwithstanding their assertions to the contrary, the fact remains that excessively tall buildings affect detrimentally light and air about them, produce congestion of traffic, and depress values in small real estate properties adjacent to them, besides which they have contributed to the disfigurement of the city generally.

Instead of progressing by the continued erection of the so-called "skyscraper," we are actually retrogressing in permitting an already intolerable condition to become worse. By adopting reasonable restrictions respecting height limits for buildings, and by the establishment of zones and districts, the city will eventually become a more desirable place in which to work and live.

JOHN R. HINCHMAN.
437 Fifth avenue, May 18.

Brooklyn and Queens Should Help Pay.

Editor of the RECORD AND GUIDE:

The Civic Center plan now purposes creating a diagonal parkway ending at Williamsburgh Bridge plaza. In the discussion on this matter at City Hall on Tuesday it developed that the charge for this would be levied on a separate area of assessment, as it is not included in the proceedings for the Court House site. Now, it behooves one to ask why should not Brooklyn and Queens pay the major portion of the cost of this diagonal parkway, as it is certainly intended to facilitate travel between the bridges to Brooklyn, rather than to be of any direct value to people residing in New York proper.

LEWIS PHILLIPS.
158 Broadway, May 20.

Will the Courts Uphold the Heights of Buildings Plan?

Editor of the RECORD AND GUIDE:

It would seem futile to add anything to that which the weighty supporters of the plan of "building districts and restrictions" said at Tuesday's meeting at City Hall. It all was good, and should certainly meet the approval of every one who has the welfare of the city at heart and takes pride not only in its appearance, but also in the general well-being and prosperity of its inhabitants, property owners and business people. But, while heartily in favor of this and any forward movement, it strikes me as of doubtful practicability, in view of the loose attitude taken by our courts on the subject of restrictions. Granting, for the sake of argument, that restrictions imposed by or under the guidance of the Board of Estimate and Apportionment are feasible and legal, the question presents itself as to how long the courts would uphold them.

All covenant restrictions have the full power, authority and solemnity of contractual obligations, and any imposed by the city could not possibly be more binding; yet what have the courts done with them here among us? The courts deliberately destroy, despite restrictions delightful private house neighborhoods by allowing apartment houses to be built on West 72d street and West 145th street. They call an apartment house a "family residence" in West 78th street They deny that an undertaking establishment is an objectionable neighbor to a high-class private residence on Madison avenue. They permit a loft building in a restricted part of West 26th street, and do not allow a business building on the south side of 40th street, between Fifth and Sixth avenues.

Will these same courts have any regard for these contemplated new restrictions, or will they in a longer or shorter time invent and use some change in the character of the neighborhood, or other argument which in their exalted opinion will make it inequitable to enforce such restrictions?

If so, what is the use? Shall we have our restriction troubles all over again and then, again, will the banks, trust companies and title companies refuse otherwise good loans because no one will be able to say what the restriction's effect may be? The courts, thanks to their weak and strangely inconsistent attitude, have caused enough havoc with values now. Do let us be extremely careful of giving them any new opportunities to do more damage.

A. T. SIEKER.
32 Liberty street, May 20th, 1914.

Heights of Buildings Not a New Theme.

For a generation off and on New York City has been talking about limiting the heights of buildings. The discussion antedated the era of steel construction for buildings and was directed at first against such great piles of solid masonry as the Tribune building and the Western Union building. Until 1879 these two stood alone as examples of modern tall buildings, not because of financial ill success, but because of hard times. In that year under more prosperous conditions, the era of high buildings commenced in earnest. The Morse building, at the northeast corner of Nassau and Beekman, the London, Liverpool and Globe, the Smith building in Cortlandt street, the Mills building in Broad street, the United Bank building at Broadway and Wall, Temple Court on the site once occupied by Clinton Hall, at Beekman and Nassau, were among the first of a large number of tall buildings whose construction preceded the introduction of steel framed buildings. They shut out the light and drained tenants from less attractive neighbors for a time, arousing many protests, among which there appeared the following in the Record and Guide of January 20, 1883, thirty-four years ago, from Messrs. James C. and Robert Lynd:

> "We think the time has come when some legal limit should be fixed upon the height to which buildings may be erected in the city of New York. In the first place, the rapidity with which ten-story structures are thrown up is appalling, the cost of the ground on which they are erected being so great that no time is wasted in getting them in condition for tenants.
>
> "Then, again, we consider it next to impossible to construct buildings of this character so as to render them absolutely fireproof. In the bill drawn up by Mr. Esterbrook, in relation to the erection of buildings in this city and which will come before the Legislature now in session for action, there is no limit fixed to the height to which anyone may build."

A generation of experience with skyscrapers has finally convinced the city authorities that "some legal limit" should indeed be fixed. The modern reasons therefore are succinctly set forth in the report of the Heights of Buildings Commission.

—The weekly payrolls of industries in New York State are on the increase according to the report of the secretary of the Manufacturers' Association of New York State. This healthful sign is to be shown in every other State soon, in the belief of Colonel George Pope, president of the national association.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Several Big Transactions Held the Centre of Interest

Real Estate Board Golf Tournament.

Local real estate men will be afforded an opportunity to abandon, at least for one day, all thoughts of the heights of buildings, the over-regulation of buildings and other interesting phases of the real estate situation, by attending the spring golf tournament of the Real Estate Board of New York, on Tuesday, June 2, on the grounds of the Baltusrol Golf Club, Short Hills, N. J. All members of the board, including their office force, and non-resident and associate members, as individuals, are eligible to compete for prizes in the morning and afternoon events, for a fee of $3, which covers incidental expenses, including luncheon.

These arrangements have been completed by the Golf and Tennis Committee of which Albert B. Ashforth is chairman. The other members of the committee are: Joel S. de Selding, Alfred V. Amy, John P. Kirwan, Leroy Coventry, Harry Parker, Walter Stabler, H. H. Hazleton and W. J. Van Pelt.

In the all-day event, 36 holes, two prizes have been arranged for class "A" —best gross and best net; two prizes for class "B"—best gross and best net, for the best selected individual 18 holes of the day. Handicaps in class A are from 0 to 15; class B from 16 upwards. One-half of the individual's handicap is to be allowed on selected score for the day. In the afternoon players will have a chance to compete for two prizes in class A and two in class B. For the afternoon play, 18 holes medal, full handicaps count. No player, however, may win more than one prize.

Last November the Real Estate Board held its first annual fall tournament at the Oakland Golf Club, this being the first attempt of the board to vary the monotony of its business routine by introducing out-door sports, and the event was unusually successful. Arrangements are not yet complete for the tennis tournament. Arrangements for the second annual fall golf tournament will also be announced later.

The Court House Hearing.

The Bench and Bar through their representatives made a formidable demonstration on Tuesday before the City Plan Committee of the Board of Estimate in favor of the committee's recommendation for a shifting of the Court House site. The speakers from the legal fraternity were supported by representatives from art and architectural societies. From only one source did direct opposition come. St. Andrew's Church, which is situated within the limits of the new site, naturally wishes to continue its work in the neighborhood, and Chairman McAneny said he would confer with the church authorities.

In view of the large expenditure of public funds involved in the improvement, aggregating probably twenty million dollars, the greater part of which must be raised by the taxation of real estate, it was proper that the Real Estate Board should voice its opinion on the project. President McGuire's remarks were in the nature of caution rather than of general criticism. He said the board was not against the extension of the site in principle, but desired to know if the committee was certain as to the sufficiency of the sub-soil for a good foundation in this instance. He advised that the nature of the ground be examined before it should be acquired. Mr. McGuire also asked about the committee's intention in regard to the local assessments to defray the expense of acquiring right-of-way and constructing the new diagonal parkway, and learned that it was to be a matter for separate proceedings.

Borough President Marks expressed himself as in favor of not condemning any more land until trial borings had been made, and Hon. Cyrus C. Miller, from the Advisory Council of Real Estate Interests also supported Mr. McGuire's attitude of caution.

President McAneny, on the other hand, was confident of the sufficiency of the foundations; and as for the assessments for the new streets, that would be matter for the Board of Estimate and not for the City Plan Committee.

LAW DEPARTMENT

Heating Adjoining Houses—Covenant by Tenant.

The owner of two adjoining houses, heated by a single boiler, the cost being shared equally by the tenants, leased the house with the boiler to a tenant who fully understood the situation and recognized an easement by implied reservation requiring him to do nothing to the disadvantage of the adjoining property. He thereafter disconnected the heating pipes leading to that property because his lease was silent as to heating it. In a suit by the owner it was held that, as he had no adequate remedy at law, equity would furnish a remedy by injunction to restrain the defendant from preventing the owner from maintaining a fire in the boiler. The tenant was required by his lease to surrender the premises at the end of his term in as good condition as reasonable use and wear would permit, damages by the elements excepted. It was held that he had no right to disconnect and plug up the heating pipes, rendering them useless for the purpose for which they were intended.—Smith vs. Taranto, 140 N. Y. Supp. 794.

Eminent Domain—Railroad—Right to Excavated Material.

So far as it is possible to state a rule applicable to all kinds of material found upon a railroad right of way, it seems to be settled that a railroad company is entitled to remove any material when the safety or convenience of the road requires such removal, and also of the road to appropriate so much of the material to its own use as is reasonably necessary for the construction and maintenance of its road, at least for use on that part of the road; but it has no right to sell or give away such material to another person.

The condemnation of a right of way for railway purposes is held in the Indiana case of Cleveland, C. C. & St. L. R. Co. v. Hadley, 45 L.R.A. (N.S.) 796, to include the right to use elsewhere so much of the earth, rock, and gravel as is necessary or convenient to remove in constructing or repairing the roadbed.

Guaranty for Supplies by Corporation—Validity.

A private corporation engaged in the construction of a hotel building made a contract with B, whereby B agreed to furnish the labor and materials for the installation of a heating plant, etc. The corporation transmitted to a company to whom B had applied for supplies a letter, signed by the hotel company's president and secretary informing the company to which B had applied of his being awarded the contract, that he had

placed his order for material with that company on terms that he was to pay 60% of the bills on delivery and balance in 60 days, and stating that the writers were prepared to meet such terms with B, so that the company would be perfectly safe in shipping material to him. The company furnished the material on the strength of the letter, and B failed to make the payment as agreed. In the action against the hotel company it was held that that company having received the benefit of the material furnished by the plaintiff on the faith of the guaranty that the price would be paid by B, and being in a position to protect itself by withholding from B sufficient to pay the plaintiff's demand, it was estopped, when sued on the guaranty, to claim that it was ultra vires.—Kellogg-Mackay Co. v. Havre Hotel Co., C. C. A., 199 Fed. 727.

Trinity Tenements.

Twenty-seven of the dwellings taken by the widening of Varick street belonged to Trinity Corporation, and 18 dwellings belonging to other owners stood on Trinity land held on ground leases. Fifty-nine apartments belonging to Trinity were vacated. As opportunity offered, houses or apartments have been reserved for old tenants in undisturbed neighborhoods.

The rents in the houses owned by Trinity have not been raised, in spite of the increased demand for accommodations. The average rate is still very low, that is, about $1 a week, or between $4 and $5 a month per room. The limits of the rents paid remain the same. One tenant renting the whole of a very small house pays only $12 a month. At the other end of the scale, one two-family house pays a monthly rental of $100. The apartment rents in three-family houses range from $7 a month for three rooms to $26 for five rooms.

The average number of families to a house in the dwellings now belonging to Trinity is 2.5. Of the total number of residence buildings, 107, or 31 per cent., are occupied by one family each; 128, or 37 per cent., are two-family houses, and 111, or 32 per cent., have accommodations for as many as three families each. Contrary to what seems to have been the popular impression, the majority—over two-thirds, in fact—of the residence properties are thus private dwellings for one or two families, and less than one-third would come under the legal definition of tenements—that is, houses for three or more families.

Only one house is occupied by a large number of tenants. This is a building erected years ago as a model tenement, containing 21 apartments—82 rooms. The next largest number of families in a house is 13, and the next is 10.

The number of ordinary dwelling houses now owned by Trinity is 346. There are accommodations for 850 families, or between 3,000 and 4,000 persons.

When Owner Is Entitled to Possession.

Contractors believe that the owner should not be entitled to possession of the building until the entire contract price has been paid. The Uniform Contract does not so prescribe. The contractor should be allowed possession of the premises until full payment of the sum agreed upon is made. An owner may bring up all kinds of work and trouble after he has taken possession of the premises, even though the work is satisfactory and in accordance with plans and specifications in every respect. He then withholds the money and tells the contractor to sue him. Just because a window does not slide as it ought two or three weeks after a house has been occupied is no reason why the owner should hold up the last payment, but this is often done in cases where the owner takes possession of the property before final payment is made. The contractor has action, but no class of business men hate litigation worse than contractors.

There should also be provisions in the Uniform Contract, warranting that the owners of a building proposed, are the owners in fee simple of the property upon which the building is to be erected, or if the owners are not, it should be stated under what conditions the ground is controlled. In other words the contractor should be assured of the ability of the owner to pay for the building. Not long ago in Columbus we had a case of a man who took bids and let the contract for a $60,000 structure, and after the contractors had put $10,000 into labor and materials on the job, it was found that the owner not only did not own the land upon which he was building, but he did not have the money with which to proceed with the work. This is pretty serious business to a contractor, whether he be operating in a large or a small way.

The writer is inclined to the opinion that differences may be remedied by concerted action in bringing the matter to the attention of the American Institute of Architects which promulgates the Uniform Contract and the General Conditions of specifications.—From "The Building Age."

Westchester Road Will Lessen Deficit Yearly.

Leverett S. Miller, president of the New York, Westchester & Boston Railway, presented some interesting facts in his testimony before the Interstate Commerce Commission in the New Haven inquiry.

He said: "The Westchester has now started to earn its operating expenses Its deficit after charges, which amounted to $1,400,000 in 1913, will lessen year by year, but cannot be entirely overcome before 1919 or 1920.

"It will require between four and a half and five times the present gross earnings of the Westchester to take care of the operating expenses, taxes and fixed charges.

"The New York, Westchester & Boston Railway will be a valuable investment for the New Haven Company when there is completed the line between New Rochelle and Port Chester, the line between White Plains and Brewster and between White Plains and Danbury, the Lexington avenue subway, the connection between the Lenox avenue subway and the Westchester at 180th street. The last named will be the first to get finished, and the contractors should complete the work within twelve months."

For a New West Side Subway.

A mass meeting in the Riverside Theatre Building, Broadway and 96th street on Monday night appointed a committee of fifteen to appear before the Public Service Commission in advocacy of a subway up Central Park West from Columbus Circle to connect with the present Lenox avenue line at 104th street. Among the speakers at the meeting were Henry Bloch, president of the United Real Estate Owners' Association; David Robinson, secretary of the Broadway Association, who also represented the Harlem Board of Commerce; Harry Goodstein of the Upper Manhattan Protective Association, Assemblyman Mark Eisner, Mrs. A. E. Ellison and Ira J. Ettinger. Joseph Caccavajo estimated the cost at $3,500,000, but said he would prefer to see the Brooklyn Rapid Transit's Broadway line extended up Central Park West and ultimately to Washington Heights.

Experts to Address Owners.

Tax Commissioner George V. Mullan, Cyrus C. Miller, Lawrence M. D. McGuire and Allan Robinson will address the members of the United Real Estate Owners' Associations, on Tuesday evening, May 26 at Tuxedo Hall, Madison avenue and 50th street. The associations at the recent State Factory Commission Hearing advocated the establishment of a central bureau of inspection for all municipal departments and have appointed a committee to make a study of this problem for the purpose of presenting before the Mayor a comprehensive plan for its solution.

PRIVATE REALTY SALES.

The realty market was stimulated this week by the consummation of several

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large sales, the principal one involving the Hotel Belle Claire, at Broadway and 77th street, which was acquired by Herbert Du Puy, of Pittsburg, president of the Crucible Steel Company, already a large property owner in the section. It is estimated that Mr. Du Puy's holdings in upper Broadway aggregate upwards of $15,000,000. Other transactions of interest were the acquisition of an apartment house site in East 74th street and the obtaining of an option to purchase the Gravesend race track property, in Brooklyn. Several multi-family structures in the Washington Heights section changed hands and in the suburban zones, dwelling leases were a feature.

The total number of sales reported and not recorded in Manhattan this week as 19, as against 26 last week and 26 a year ago.

The number of sales south of 59th street was 4, as compared with 11 last week and 7 a year ago.

The sales north of 59th street aggregated 15, as compared with 15 last week and 19 a year ago.

The total number of conveyances in Manhattan was 185, as against 169 last week, 20 having stated considerations totaling $614.125. Mortgages recorded this week number 103, involving $2,101,033, as against 101 last week, aggregating $2,620,366.

From the Bronx 13 sales at private contract were recorded, as against 17 last week and 16 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,198,297, compared with $1,443,991 last week, making a total since January 1 of $18,342,060. The figures for the corresponding week last year were $1,483,580, and the total from January 1, 1913, to May 24, 1913, was $23,832,971.

Herbert Du Puy Buys Hotel.

One of the largest realty transactions of the year has just been consummated, a well-known hotel in the upper Broadway section having been sold to a Pittsburgh investor, who gave in exchange a hostelry in that city. Herbert Du Puy, president of the Crucible Steel Company, has added to his already large holdings in Broadway by the purchase, through L. J. Phillips & Company, from Albert Saxe, of the Hotel Belle Claire, a ten-story structure, at the southwest corner of Broadway and 77th street, having a frontage of 105.5 feet in Broadway, 119.10 feet in 77th street, the other frontages measuring 102.2 and 146 feet, respectively. Mr. Saxe built the hotel several years ago as an investment. The property was held at $1.300,000.

In part payment Mr. Du Puy gave the Hotel Antler, at the corner of Smithfield and Wood streets, Pittsburgh, Pa., measuring 30x240 feet. Mr. Du Puy several years ago foresaw the possibilities of increment on upper Broadway, from 59th street north, and the great increase in values along this thoroughfare is a confirmation of his good judgment. Title to the Belle Claire will be taken by the Morewood Realty Holding Company, 71 Broadway, which with the Lansing Realty Holding Company are the two corporations holding title to all of Mr. Du Puy's real estate in this city. James C. Ewing is the managing director of these companies.

Aside from the Astors, Mr. Du Puy is ranked among the largest individual property holders in Manhattan. His holdings in the upper Broadway section are valued at about $15,000,000 and include the National Building, northeast corner of Broadway and 12th street, the Hotel Empire, Broadway, Columbus avenue and 63d street, the Van Dyck and Severn apartment houses on Broadway and Amsterdam avenue, between 72d and 73d streets, the Lansing Building, occupying the block front on the west side of Broadway, between 82d and 83d streets, the Adamston & Evanston apartments, which include almost the entire block bounded by Broadway, West End avenue, 89th and 90th streets, the Marseilles Hotel, Broadway and 103d street, Forrest Chambers, in the block front on the west side of Broadway, between 113th and 114th streets and the block front in the north side of 211th street, between Broadway and Amsterdam avenue.

New Brooklyn Department Store.

Oppenheim, Collins & Co. have purchased 481-485 Fulton street, Brooklyn, 396-402 Bridge street and 147-151 Lawrence street, adjoining their present quarters, as a site for a new store. The transaction, involving approximately $300,000, will be followed by the erection of a modern store building, to cost about $250,000. It is the intention of the firm to occupy the building early in the autumn of 1915. The plot fronts 60 feet in Fulton street, 100 feet in Bridge street, and about 63 feet in Lawrence street. The building to be erected will conform in nearly every respect to the establishment of the same firm in 34th street, Manhattan.

Lawyer Buys in East 61st Street.

John T. Pratt, a lawyer who resides at 11 East 61st street, has purchased the two adjoining 4-story dwellings, each 25 x 100, at 7 and 9 from Edward Tuck and Samuel Rosenthal, respectively. This newly acquired plot will be improved with a high-class residence. Adjoining on the west is the residence of Mrs. Pembroke Jones and at the Fifth avenue corner is the Bostwick property. Directly across the street, at 2 and 4 East 61st street, Mrs. E. W. Bliss is erecting a fine home. Both the Tuck and Rosenthal houses have not changed hands for many years. The former has been under one ownership since 1876 and the latter since 1872.

East Side Landmark to Go.

Edward N. Crosby & Co. have sold for the trustees of the Society for Promoting the Gospel among the Seamen in the Port of New York, the southwest corner of Madison and Catharine streets, known as the Mariners' Church on plot 70.3 x 65. This building has been for 98 consecutive years a house of worship among seamen, and is one of the old landmarks of the East Side. On account of neighborhood changes, the society has decided to carry on its work in the Chelsea district. The new owner, B. F. Golden, will tear down the present structure and erect on the site a 6-story tenement with stores.

Assemble Choice Plot.

Coudert Brothers have purchased from Thomas Hastings, through Pease & Elliman, the 5-story dwelling at 11 East 41st street, on lot 22x98.9, adjoining a similar building at No. 9, which they recently purchased at auction for $131,864. The buyers now control a 44 foot frontage in one of the most desirable side-street locations in the Fifth avenue section. It adjoins the Rogers-Peet Building, now in course of construction.

Gravesend Track Under Option.

A syndicate is reported to have obtained an option, which expires on July 1, on the old Gravesend Rack Track, comprising about 400 acres on Ocean avenue, Neck road and Jerome lane. The identity of the possible purchaser could not be learned although it was rumored that a motordrome was contemplated if the option is exercised.

New Lenox Hill Apartment.

John H. Taylor has acquired, through William A. White & Sons, the three stables at 101, 103 and 105 East 74th street from Robert S. Brewster, Oliver G. Jennings and the estate of Charles G. Gates, respectively. On this plot, 75x100, a 9-story apartment house will be erected.

Manhattan—South of 59th Street.

13TH ST.—The Airmor Co. has resold 626-628 East 13th st, a 6-sty flat, on plot 39x103.3, for about $48.000.

36TH ST.—Pease & Elliman sold for the estate of Samuel Sloan the 4-sty dwelling, 127 East 36th st, on lot 20x74.1, between Park and Lexington avs.

Manhattan—North of 59th Street.

ACADEMY ST.—Hall J. How & Co. sold 100x153 in the w s of Academy st, 225 ft n of Broadway, for Dr. Wesley Walt, of Newburgh, N. Y., to Joseph Marx.

80TH ST.—Washington H. Taylor has sold to F. Harris 171 West 80th st, a 5-sty flat, on lot 19.6x102.2, adjoining the northeast corner of Amsterdam av.

86TH ST.—Sarah Harris has sold 50 West 86th st, a 4-sty dwelling on lot 25x102.2, to a buyer who gave another property in exchange.

157TH ST.—Leton H. Slawson Co. sold for the New York State Investment Co. the 6-sty elevator apartment building "Victoria" at 551 West 157th st, on plot 75x98.9. The buyer is an investor who is making his first apartment purchase in this city.

169TH ST.—The Fair Deal Realty Co. Aaron Goodman president, has sold 511 and 513 West 169th st, a new 6-sty apartment house, on plot 50x81, between Amsterdam and Audubon avs, to Edward B. Corey, who gave in part payment 807 East 176th st, a plot 75x142, partly improved with a 3-sty dwelling. Arnold, Byrne & Baumann negotiated the transaction.

170TH ST.—The West Side Construction Co., Jacob Axelrod, president, has resold the 6-sty apartment house, known as the Bright, on plot 75x100, at 555 West 170th st. The seller acquired the property last month from the John J. Hearn Construction Co. in exchange for the dwellings 143 to 147 East 39th st.

AUDUBON AV.—L. Minzie has sold for the Manhattan Trust Co to the Value Realty Co the lot, 25x75, at the northwest corner of Audubon av and 183d st. The site will be improved with a 2-sty building.

AUDUBON AV.—The Freeman Street Co., Thomas Mulligan president, is reported to have sold the "Highcliff," a 6-sty apartment house on plot 100x100, at the southeast corner of Audubon av and 177th st.

LEXINGTON AV.—Harry E. Zittel sold for the estate of Frederick Beinhauer 93 Lexington av, a 5-sty apartment house southeast corner of 71st st.

LEXINGTON AV.—Duff & Conger and Axel A. Olsen have sold for M. L. Frank to James A. Farley the southeast corner of Lexington avenue and 94th st, four 4-sty flat houses, on plot 80x85. The property has been held at $100,000.

ST. NICHOLAS AV.—William C. Schmidt has sold through the J. Romaine Brown Co. the 6-sty elevator apartment house at 1253 St. Nicholas av, on plot 75x100, between 172d and 173d sts.

Bronx.

LORING PL.—Joseph P. Day has resold for William Pedric lots 51, 52 and 53, in Loring pl, near West 179th st. The buyer, Thomas F. Kane, will improve the site, which was sold at auction to Mr. Pedric on April 28.

SIMPSON ST.—Ruchi & Erdman have sold 1152 Simpson st, a 5-sty new law flat on plot 50x100.

143D ST.—The D. H. Jackson Co. has sold to a client of Lansford F. Chapman, 494 East 143d st, 5-sty flat and stores on plot 25x100. The sellers acquired the property last October from the Hynes estate.

170TH ST.—H. Hornstein has sold to Michael Ticotzky the 5-sty apartment house at 881 East 170th st, on plot 37.6x100, at the northwest corner of Charlotte st.

COLLEGE AV.—James Harris sold a plot on the west side of College av, 265 ft. north of 169th st, 125x85, to George Bockhaus, owner of the adjoining property.

HOE AV.—Harriet Canning has contracted to sell the plot, 50x100, on the east side of Hoe av, 75 ft south of 173d st, to the Bronx County Construction Co. for $7,000.

JACKSON AV.—Katherine Althoff sold to Philip Wattenberg, the 3-sty building at 844 Jackson av, on plot 25x75.

OLINVILLE AV.—Hugo Wahst has sold the plot 54x100 on the west side of Olinville av, 156 ft south of Fulton st.

PROSPECT AV.—The 114th St and 7th Av Co. Max Weinstein president, has sold 1145-1153 Prospect av, three 5-sty new law houses on plot 123x100.

VALENTINE AV.—Lauter & Blackner sold for James C. Barry to the Valhalla Corporation, 8 lots on the west side of Valentine av, through to Ryer av, 210 ft. north of 183d st, fronting 100 ft. on each av with a depth of 200 ft. In part payment, the buyer gave 982 Rogers pl, a 5-sty apartment house, on plot 60x82x irreg. near 165th st.

WILLIS AV.—George Price has sold for William H. Schroeder, the 2-sty building at 297 Willis av.

Brooklyn.

MAPLE ST.—R. C. Robinson sold for F. D. Ward the one-family dwelling at 206 Maple st to Fred H. Dumpak.

MILFORD ST.—Joseph Cohen has sold to Joseph Enstein the three dwellings 296, 298 and 300 Milford st, taking in payment the 66-acre farm near Waldoboro, Me.

PACIFIC ST.—Lester R. Trice and Mr. Macdonald, of S. Noonan's office, have sold the 2-sty house at 1593 Pacific st.

PIERREPONT ST.—Gotham Realty Co. sold to a New Jersey corporation through Amos Lamphear, the apartment houses known as the "Woodhall" in Pierrepont st and the "Graydon" in Montague st.

WILSON ST.—Arthur Gritman has sold to Truslow & Fulle the plot, 80x100, in the south side of Wilson st, 100 ft west of Wythe av, which will be improved with a 5-sty loft building. Two old structures are on the site, which were formerly used as malt mills.

EAST 18TH ST.—W. H. Goldey sold for Henry Schultz to the Oak Crest Building Corporation 12 lots in the e s of East 18th st, 220 ft s of Av K.

77TH ST.—Frank A. Seaver & Co sold for Mary S. Douglass to Fannie F. Quinn, the 2-sty house at 451 77th st, Bay Ridge.

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91ST ST.—Millard Velt sold 383 East 91st st, a 3-sty dwelling, on lot 20x100, to Michael Gelles, and also sold a similar building at 387 East 91st st to Mrs. A. Kass.

95TH ST.—Bryan L. Kennelly sold for the executors of the estate of James P. Farrell, the northeast corner of 95th st and Shore Road Driveway, to J. Seldman, an adjoining owner, for about $18,000. This property was to have been sold by Mr. Kennelly at auction on Thursday.

FLATBUSH AV.—Bennett & Sons sold for the Realty Associates to Morris Herowitz the old Cameron property, consisting of two 3-sty frame buildings, 45x103, at 205 to 207 Flatbush av. The transaction involved about $70,000.

PARKSIDE AV.—The Westwood Realty Co. sold for W. A. A. Brown the one-family dwelling at 290 Parkside av to a Mr. Walling for about $8,500.

5TH AV.—Tutino & Cerny have sold for John H. Bahrenburg the 4-sty store and apartment house, on plot 25.8x81, at 5624 5th av. This is the second sale of this property by these brokers in the past five months.

5TH AV.—Samuel Galitzka Co. sold for the John E. Sullivan Co. the block front on the east side of 5th av, from 81st to 82d sts, 209x100 ft.

RIDGEWOOD.—The G. N. Mathews Co. sold 1894 Cornelia st to G. Rohn; 1873 Putnam av to Frank Fix; and the southeast corner of Onderdonk av and Madison st to Christina Ellinger.

EASTERN PARKWAY.—Daniel T. Luyster has sold the 4-sty apartment house at 1081 Eastern Parkway, taking in part payment lots at Palisade, N. J. The deal involved about $60,000.

Queens.

ASTORIA.—The Rickert-Finlay Realty Co. sold to Anna Conroy the plot, 43x100, at the corner of Barclay st and Davidson pl, East River Heights.

BAYSIDE.—George W. Spaid has purchased two plots adjoining his residence on Odell av, between Lawrence boulevard and Palace boulevard, in the Bayside-Flushing section.

ELMHURST.—William J. Clegg has sold for Mrs. H. Liebovitz to Moran & Cunningham, builders, a plot 40x100 on Colonial parkway, Elmhurst. The buyers will erect a two-family house.

Richmond.

CLIFTON.—Cornelius G. Kolff sold for the estate of George W. Vanderbilt, 144 Vanderbilt av, corner of Center st, to Mrs. Alice Duncan, of Nutley, N. J. The residence is of the Elizabethan style of architecture and stands on grounds 50x100, in proximity to the Fox Hill Golf Grounds.

KREISCHERVILLE.—J. Sterling Drake has sold for William A. Cutting to Albert A. Meeker of Manhattan the large house on plot 54x106, corner Winant and Kreischer sts, which Mr. Meeker will occupy as his residence.

NEW DORP.—Cornelius G. Kolff sold for the Harmanos Realty Co. to Peter C. Spinnett and others of Manhattan, the 6½-acre Barron tract on the eastern side of Egbert av, near Rockland av. The buyers will erect dwellings and poultry houses and open a poultry farm.

Rural and Suburban.

BRONXVILLE.—The First Mortgage and Real Estate Co. sold through J. F. Donnell, two plots, including about an acre at Cedar Knolls, Bronxville, to Joseph Petruzzi, for about $12,000. Mr. Petruzzi will erect a sixteen-room brick dwelling. Mr. Donnell also sold to Mr. Pertruzzi 100x100 ft., at the corner of Pondfield Road and Gard av, Bronxville, for improvement.

CENTER MORICHES, L. I.—The Windsor Realty Co., Harvey B. Newins, president, sold the Arthur K. Hamm duck ranch, at Center Moriches, to an out of town purchaser, who will enlarge the present plant.

CHAPPAQUA, N. Y.—Joseph E. Merriam has sold to Albert W. Turner of Chappaqua the Choules property between Mount Kisco and Chappaqua, comprising about 55 acres.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to M. Crehan, 40x100, in Allen st; to N. McMahon, A. McAuley and A. M. Houston, each 40x100, on Windsor Parkway; to J. Begley, 40x100, in Botsford st; to J. A. Graff, 40x100, on Oceanside av; to B. K. Taft, 40x100, on Nassau Parkway; to R. Cotter, 40x88, in Miller st; to M. Hasselbusch, 95x100x100.55, in Henry st, Grand and Oak avs; to M. J. Kehoe, 60x100, on Homan blvd; to J. Beller, 129x119, on Grand and Willow avs; to C. Boyle, 40x100, on Kennedy av; to E. Chapman, 20x96, on Milburn av; to H. Kjeldsen, 50x125, on Willow av; also at Valley Stream to A. Linden, 40x100, on Morris Parkway; at East Rockaway to F. C. Padden, 40x100, on East Rockaway blvd; and at Oceanside to O. & J. Haar, 40x100, on Ebert av; to C. W. Foster a plot on Merrifield av; to J. C. Kimker, 40x100, on Perkins av; and to C. G. Knopp, 80x100, on Hoke av.

IRVINGTON-ON-HUDSON, N. Y.—The American Biscuit Co. has closed a deal for the purchase of the old Cosmopolitan plant formerly owned by John B. Walker, for a reported price of about $100,000. After renovation, the plant is expected to be put in operation in about three months.

LYNHURST, N. J.—L. N. Nicholson & Co. sold houses at Lyndhurst, N. J., to Mrs. Carrie Bode, John Paff, Gabriel Weil, William A. McIntyre and Peter Henchy; also 37.6x100, to Otto Kraft.

MANHASSET POINT, L. I.—L'Ecluse, Washburn & Co. have sold an 8-room house of Dutch colonial design to John W. Eagleson, who will occupy it as his all-year residence.

MONTCLAIR, N. J.—W. F. Suydam of Paterson, has purchased through Hughes & Whithy, from Thomas A. Doe, 80x160 ft, on the east side of South Mountain av, adjoining the Art Gallery. He will erect a residence.

MT. VERNON, N. Y.—Rich & Gill sold for Mrs. Harriette P. Dewey her residence at 322 Langdon av to Henry Doscher; also 245 Union av, a 2-family house, to Edward J. and Mary E. Kelley, and for William Wilson 141 South 9th av to the Macedonia Baptist Church.

RUMSON, N. J.—Joseph P. Day sold for John Hoe the 32 acres on Rumson rd, near the Rumson Country Club, lately occupied by the Thomas Rumson Inn. The property, which was acquired by the seller in 1882, was held at $50,000. Some of the buildings on the tract are over a 100 years old. The buyer intends to erect a residence.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. has sold to Ellen Peterson, of Manhattan, a plot with 80 ft. frontage in the south side of Queen's lane, 110 ft. east of Old House Landing rd.

YONKERS, N. Y.—P. S. Treacy sold through the J. Romaine Brown Co. his 3-sty dwelling at 440 Hawthorne av, near Valentine lane, on plot 70x132. The buyer is Charles Capehart, president of the Maiknown Advertising Methods, who will renovate the house and occupy.

LEASES.

Jeweler in Former Clews Residence.

Geo. R. Read & Co. and Horace S. Ely & Co. have leased the store and basement in 630 Fifth avenue, formerly the residence of Henry Clews, to E. M. Gattle & Co., jewelers, who recently sold the lease of the quarters they now occupy at the southwest corner of Fifth avenue and 38th street to Franklin Simon & Co. The store is now occupied by E. M. Hodgkins, an English art firm, which recently leased the dwelling at 9 East 54th street.

Manhattan.

THE ALLWIN REALTY CO., INC., Adolph Humpfner, president, leased for Louisa Helen Clausnitzer the 4-sty private dwelling at 157 East 30th st for 5 years to Stephen Butter, who will, after extensive alterations, occupy the premises as a ladies' tailoring establishment; and in conjunction with Maurice Wertheim leased the building at 232 3d av to Mrs. Elizabeth Schlaegel, who will occupy the premises.

THE AMERICAN BOOK BINDERY in Cherry st near Jefferson st leased the store, basement and first 4 lofts in the building to be erected by the McKeon Realty Co. at 410 to 426 West 31st st, just west of 8th av and opposite the new postoffice.

MYER BONDY leased the top loft in 258 and 260 Greene st to Halle Bros., of 14 Waverly pl; 2d loft in 203 and 205 Greene st to Henry Kopperl; 4th loft in 626 Broadway to Harry Kalish, of 621 Broadway, for Friedman Bros. & Sons, and 4th loft in the Puck Building to the Manhattan Ladies Hat Co., of 295 Lafayette st.

EDWARD N. CROSBY & CO. leased for the Hendrick Rutgers Estate the 4-sty dwelling at 201 East Broadway; the basement, store and 2d loft in 98 East Broadway; the stores and basement stores in 5-sty dwelling at 87 and 87½ Division st; the stores and lofts in 53 East Broadway and the vacant plot at 273 and 275 Cherry st running through to 526 and 528 Water st.

THE DUROSS CO. leased for the Salvation Army the 3-sty private house at 131 West 13th st to Stephen Frey and the 4-sty house at 151 West 14th st to Elizabeth Soutar.

THE DUROSS CO. leased 60½ Dover st to Patrick and Mary McGill; 134 West 13th st to Mary Freegans; the 3d loft in 797 and 799 Greenwich st to the American Peanut Co., of 799 Greenwich st; and 102 7th av to William Martin for 5 years.

THE J. C. EINSTEIN CO. (INC.) leased for the Aeon Realty Co. the 8th loft in the building about to be erected at 36 to 46 East 31st st to J. Bass & Co., of 22 West 21st st; for the Union Square Realty Co. the top loft in 18 East 16th st to the Nonflamoid Co.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 10 rooms and 3 baths at 755 Park av to Robert L. Bacon, of Kissel, Kinnicut & Co.; an apartment of 11 rooms and 3 baths to Waldo H. Marshall, president of the American Locomotive Co.; to Prof. Henry Fairfield Osborn, president of the American Museum of Natural History, the 5-sty American basement dwelling at 22 East 70th st, which is next to his dwelling at the corner of Madison av and 70th st to George E. McMurtry, Jr., of Benjamin, Ferguson & McMurtry, and 24 East 49th st, a 4-sty house, for the Advocate Realty Co.

DOUGLAS L. ELLIMAN & CO. leased for the E. A. L. Apartment Management Co. an apartment of 11 rooms and 3 baths in 755 Park av to Frederick W. Woerz; in 122 East 82d st an apartment to Gordon Ireland; in 103 East 86th st to Dr. James A. Miller and Gilliat Schroeder, and in 46 West 52d st to Miss M. P. Richardson.

HORACE S. ELY & CO. rented to Hunken, Neale & Forbes, millinery importers, additional space in the Rogers Peet Building, to be erected at 5th av, 41st and 42d sts. Hunken, Neale & Forbes have now signed a lease giving them the entire 5th av frontage on the 5th story and all the 42d st section of the 5th story with the exception of a small office.

HORACE S. ELY & CO. and J. C. Einstein & Co. leased to A. M. Silver & Co., of 170 5th av, importers of woollens for ladies' wear, the 5th loft in 14 and 16 East 42d st, with freight entrance at 7 East 41st st, from February 1, 1915. This is the 42d st section of the Rogers Peet Building now in process of erection at 5th av, 41st and 42d sts.

B. FLANAGAN & SON leased the 4-sty dwelling at 52 West 97th st for 3 years to Fred F. Lacey.

HOMER FOOT, JR, leased larger quarters in 5 to 11 East 42d st.

FREDERICK FOX & CO. leased, from the plans, for the 31 East 31st St. Co., George Backer president, the 8th and 9th lofts in the new 12-sty mercantile building to be erected at 31 to 37 East 31st st, to R. Schwed & Co., manufacturers of cloaks and suits now at 127 West 25th st. The brokers report that the six upper floors are rented.

FREDERICK FOX & CO. leased for the G. B. G. Manufacturing Co., the 8th loft, containing 10,000 sq ft, in 44 to 50 West 28th st, to Prakin & Lubofsky, of 88 University pl.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased from the plans the 8th floor in the Waldorf Building at 2 to 16 West 33d st, through to 32d st, to C. Stern & Mayer, importers of neckwear, of 44 East 14th st.

MARGARET H. GREENE has leased her 4-sty dwelling at 308 West 77th st to E. W. Eidlitz.

N. BRIGHAM HALL & WM. D. BLOODGOOD, Inc., and Heil & Stern rented the 6th floor in 470 4th av to the P. S. Farmer Co., of 129 West 27th st.

MORRIS C. HAMEL leased offices in the Lincoln Square Court Building to the Oriental Cigarette Co., the Diamond Baseball Card Co., Inc., and the Chauffeurs' Union Association

M. & L. HESS, INC., leased the 6th loft in 115 and 117 West 27th st to the Peerless Petticoat Co.; the 1st loft in 113 and 115 West 19th st to Joseph Hayflich, and 7th loft in 31 and 33 West 21st st to Brimberg & Margolis, of 31 West 21st st.

EDWARD MARGOLIES leased for the Winter Garden Co. the store adjoining the entrance to that theatre at Broadway and 50th st to "Dell's," candy dealer, at a reported rental of $7,000 a year.

SAMUEL H. MARTIN leased for Alice F. Ward the 4-sty dwelling at 118 West 64th st to Antonio Schroer for 3 years.

MESSIMER & CARREAU, INC., in conjunction with O. D. & H. V. Dike, leased to Lewis P. Flnehrer, formerly president of the United Fireproofing Co., offices in the Candler Bldg.; also warehouse space in the Hoboken Terminal Bldg. to the Pressed Metal Radiator Co. of 101 Park av.

MRS. MONTGOMERY leased space in Aeolian Hall Building to William F. Ottarson, of 47 West 34th st, and the parlor floor in 48 West 48th st to Beebee & Shaddle, of 402 5th av.

MOORE & WYCKOFF leased in the new 12-sty fireproof apartment house now being erected for the estate of Ogden Goelet at 410 Park av an apartment of 14 rooms and 4 baths to J. Henry Staats.

MRS. J. E. MORRIS has leased from E. L. Harris, the 4-sty dwelling at 275 West 73d st.

HEIL & STERN leased for Moses Sahlein the store, basement and sub-basement in 661 Broadway, running through to Mercer st, to Morris B. Horowitz; for the Mitchell, Vance Co., the top loft in 836 and 838 Broadway to the Heller Co., of 43 East 12th st; for the Adroit Building Co., the 10th loft in 32 and 34 East 31st st, to Mayer & Ikelheimer, of 32 West 18th st; for the Loft Holding Co., the 4th loft in 143 and 145 West 29th st, to Schwartz & Jungman, of 12 West 18th st; and for Max Radt the 5th loft in 450 6th av, to M. J. Bernstein & Co., of 41 East 21st st.

THE NEW YORK LIFE INSURANCE & TRUST CO. as trustee under the will of Lucille M. Stevens Spofford, has filed a petition in the Supreme Court for permission to execute a 10-year lease on 348 Greenwich st and 25 Harrison st to Frederick F. Lowenfels, a produce merchant, for $2,400 a year.

THE CHARLES F. NOYES CO. leased the store and basement in 116 William st to Joseph Brounstein, of 40 Beaver st; space in 4 and 6 Cedar st to A. C. Lattin; offices in the Masonic Building, 71 West 23d st, to the Western Import Co., of 71 West 23d st, and in 37 and 39 Liberty st to Julian M. Wilson, of 37 Liberty st, and George A. Senior, of 37 Liberty st.

S. OSGOOD PELL & CO. leased the estate of Mrs. Leslie W. Sherman at Sands Point, L. I., to E. W. McKenna, vice-president of the Chicago, Milwaukee & St. Paul R. R. Mr. McKenna will occupy the place during the coming season.

PEASE & ELLIMAN leased for Julius C. Stevens the 4-sty house at 129 East 31st st, to Mrs. Helen Baldwin; and apartments in 829 Park av to Oliver Iselin; and 27 East 62d st to Mrs. Rachel Dilling.

PEASE & ELLIMAN rented for the Phelps Stokes Estates, Inc., the 4-sty house at 53 East 73d st to Mrs. H. R. Sizer; for George C. Tuttle of Minneapolis an apartment in 335 Park av to Frederick Cromwell; for Mrs. Marcus Talbot the 5-sty American basement dwelling, at 34 East 81st st, to Henry A. Uterhart; apartments in the new apartment house now being erected at 72d st and Lexington av to Maitland Dwight for the E. A. L. Construction Co., Edgar A. Levy; in 72 East 96th st to Pierre Laird; in 50 Central Park West to Charles C. Lieh; in 136 Madison av to W. Gordon Fellows; in 110 Riverside Drive to J. O. White, and in 25 Fort Washington av to H. G. Loeber & David E. Block; for Dr. C. N. B. Camac the 5-sty American basement dwelling, at 108 East 65th st, to Dr. Jerome M. Lynch; and offices in Aeolian Hall to the Earps-Thomas Farms Co. and to Neuman & Luth.

MYRON REYNOLDS, as agent, leased space to the following tenants in the 42 Broadway Building: United Electric Service Co.; the Stock Exchange house of Cornwall; Reed & Meyer; the Stock Exchange house of Charles Morgan; A. J. Eveland; Leon B. Boileverie; Frank G. Rohins; Goodhue & Ray; S. F. Peavey, Jr.; National Fruit Co.; Finn & Co.; Popper & Sternbach and Efficiency Sales Co.

RICE & HILL leased for the Fifty-second Street Co. to Harry Meyers, the 1st loft in the building at 148 and 150 West 52nd st; and to C. A. Grandjean the 3d loft.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

160 Broadway, Manhattan
381-383 East 149th Street
188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton Street, Jamaica

More Heat for Less Money!!

A Kewanee Smokeless Firebox Boiler makes more heat for less money than any other hand fired, low pressure boiler in existence.

Various tests prove its efficiency averages 22% higher than other boilers. By that we mean it takes from coal, and uses for heat making purposes, on an average, 22% ***more*** of the heat than can be secured from coal by the ordinary boiler.

Here is another fact:

KEWANEE
Smokeless Firebox Boilers



Open Stair Tenements, 502-522 East 77th Street. Four Kewanee Boilers and Two Kewanee Water Heating Garbage Burners.

are smokeless. Even when burning the cheaper grades of soft coal they will not make enough smoke to conflict with any smoke ordinance no matter how stringent.

In many of the best buildings in New York City and elsewhere cheap soft coal is being burned smokelessly in Kewanee Smokeless Boilers.

That means that instead of paying high prices for Anthracite the cheaper grades of soft coal can be used. An additional saving above the 22% mentioned above.

We can prove the truth of these statements. Will you let us?

KEWANEE BOILER COMPANY
Kewanee, Illinois
Steel Power and Heating Boilers, Radiators, Tanks and Garbage Burners
New York City, 47 W. 42nd Street

THE DOUGLAS ROBINSON-CHARLES S. BROWN CO. leased to Joseph P. McHugh & Son, of 9 West 42d st, from Otto Grimmer, the buildings at 232 and 234 East 37th st, opposite the Murray Hill Evening Trade School; these premises will be occupied for the making of the furniture and fitments originated and designed by this firm.

LOUIS SCHRAG leased for Vincent Astor the store in 420 6th av; to Spivack & Spring, for Harry M. Greenberg, the 5th loft in 118 and 120 West 27th st, to the Consolidated Dress & Waist Co., of 137 West 23d st.

ROYAL SCOTT GULDEN leased the residence at 14 East 44th st, adjoining St. Bartholomew's Church, to L. Pierre Valligay, a perfumer, of 24 East 42d st. The tenant will alter the building into street level and parlor stores and will use the upper part of the building for his business.

THE LOTON H. SLAWSON CO. leased space in the Cuyler Building, at 116 to 120 West 32d st, to Desmond B. Hays; P. D. Dumont, of 120 West 32d st, and the Jamaica Park South Realty Corporation, of 206 West 34th st; in the Anderson Galleries to the Metropolitan Art Association, of 284 Madison av, and in the Willis Building at 286 5th av to Henry Opdycke.

SPEAR & CO. leased for M. M. Hayward & Co a loft in 511 and 513 42d st to the Monarch Piano Player and Roll Co.; a loft in 136 and 138 West 22d st to Feuermann & Lippman; a loft in 225 Greene st to Shepard S. Sahle & Co.; the store in 14 West 22d st to Harry Miller; a loft in 8 West 22d st to Herman Novelty Co.; a loft in 43 to 47 West 16th st to Bias Binding Co., of 70 West Houston st; a loft in 127 Spring st to Jacob Silver; a loft in 56 East 11th st to Kowensky & Goldstein and a loft in 131 Prince st to Kalman & Davis.

LUDWIG C. TRAUBE leased the dwelling at 166 East 93d st to Mary Duffy for the estate of Louis Wannamacher.

CHARLES B. WALKER leased the entire building at 396 and 398 Canal St. and 1 Laight St. for William Browning to the Heppe-Schoen Paper Box Co. of 33 Sullivan St. The store and basement in 107 Lafayette st. for Colwell Lead Co. to George Pfaff, of 79 White st. and the Banner Mfg. Co. store in 208 Canal st. to Harris Perelmutter of 460 Grand st. and a loft in the same building to G. G. Chemical Co.; loft in 210 and 212 Canal st. to Otto Kurz and loft for Morris Friedus in 210 Centre st. to M. Rubin & Co.; for Radway & Gardner, the top loft in 208 Centre st. to International Spraying Machine Co. for the Ideal French Doll Co., the top loft in 300 Canal st. and the 4th loft in 209 Centre st. to E. Fugo & Co.

WILLIAM R. WARE leased for Franklin Pettit 322 West 86th st, a 4-sty dwelling, to Nellie Glover; and for Jessie Shoepkens Van Riempst 152 West 73d st, a 4-sty dwelling, to Edward J. Ware.

WILLIAM A. WHITE & SONS leased for John D. Rockefeller, Jr., to Drs. Austin Flint, Jr.; William M. Ford and James F. Nagle, apartments in 16 West 54th st, at present being altered into physicians' offices and bachelor apartments.

WOLFSOHN & AUGUST leased the store in 1315 St. Nicholas av for the Jacob Ruppert Realty Corporation to Karl Goodman; for the 180th Street Corporation, for 6 years, at the northeast corner of St. Nicholas av and 186th st, to Leopold Oppenheimer; in 1324 St. Nicholas av for the National City Amusement Enterprises, for 5 years; to Propper & Schantz; for the Esalmo Amusement Co, for 6 years, two stores at the northeast corner of 174th st and St. Nicholas av, to Leopold Oppenheimer; an apartment in 600 West 176th st for the Jacob Ruppert Realty Corporation, and in 12B Washington ter to the Misses Newland.

Bronx.

GEORGE PRICE leased the 3-sty building at 2716 to 2720 3d av to Robert Loewry for 21 years and the building at 2669 3d av to William J. McIntyre for 5 years.

THE GEORGE BOCKHAUS CO. rented for Mrs. Clara Wessman to N. Kiamie 607 Walton av, a 3-sty brick dwelling; for John Toner to Mrs. J. Boyle, 148 East 150th st, a 3-sty brick dwelling; for the Erie Railroad Co. a building, 25x60 ft., adjoining 149th and Exterior sts., to John Lavelle.

CHARLES E. RICKERSON leased 41 Montgomery pl, a 3-sty dwelling, for E. H. Sayre to Norman W. Van Nostrand; and 205 6th av., a 3-sty. dwelling, for George Adams to Mrs. Amelia Undt.

Queens.

THE LEWIS H. MAY CO. leased at Far Rockaway, for E. B. Corey, cottage Lalla Rookh on Franklin av to Ernst Hoeber; for Harry A. King, cottage on Bayview av to Joseph Skolny; for Charles J. Nunan cottage Shore Acres on Atlantic av to Julia Rothschild; at Cedarhurst, for Arthur R. Smith, cottage on Atlantic av to Irwin Wile; for Lloyd L. Craft, cottage on Washington av to C. M. Horne; for William E. Walling, cottage on Broadway to Lawrence B. Cohen; at Lawrence, for Andrew Weston, cottage on the Turnpike to Raymond Ayers.

HERMAN FRANKFORT leased at Edgemere, 4 cottages for the S. & L Construction Co. to Jacob Strauss, L. Gartner, H. Merkel and P. McCaffrey.

THE LEWIS H. MAY CO. leased at Far Rockaway for Frederick Haberman cottage on Reads lane to Joseph M. Bleyer; for E. F. Keating cottage on Healy av to Henry Gutenstein; for Mrs. Marie O'Reilly cottage on Neilson av to Dr. Herman Schwarz; at Edgemere to Emma Hatch cottage on Grand View av; to L. Rosenschein, for S. & L. Cnostruction Co. cottage on Dickerson av to Philip Glemby.

Suburban.

HERMAN FRANKFORT leased at Lawrence, cottages to Edward L. Rosenfeld, Albert Salomon, Samuel R. Rosenberg, F. Jellenik, P. Heineman and Harry Lasker.

JOHN F. SCOTT rented for Charlotte D. Bellairs her house on Lakeside av, Cedarhurst, to Willard D. Straight of Old Westbury, L. I.

LAWRENCE DARR leased his residence furnished on the shore at Field Point Park, Greenwich, Conn., through Thomas N. Cooke to Alfred D. Mittendorf of Manhattan for the season. The property consists of 4½ acres, with a Colonial residence of 20 rooms.

FISH & MARVIN rented for William D. Judson his property at Rye, consisting of 5 acres and Colonial house, to John W. Horner, Jr., of this city; for the estate of William H. Macy, Jr., property at Sunny Ridge Farm, Harrison, known as Litchfield, containing 10 acres, to Col. William W. Ladd; for the Briarcliff Realty Co. the Mount Quhanie cottage at Briarcliff Manor to Mrs. William G. Wood of New York, and the Colonial residence of James H. Ward on Highland rd, Rye, to Gustave H. Schiff.

JULIA BEVERLEY HIGGENS leased at Mount Kisco for Robert B. Van Cortlandt the Guard Hill Farm to Mrs. William H. Draper.

THE LEWIS H. MAY CO. leased at Cedarhurst for Katherine J. White, a cottage on White's lane to Albert Robertson; at Lawrence, for A. I. F. Buxbaum, a cottage on Broadway to Sarah Hess; at Woodmere, for Moses M. Heineman a cottage on Pond Lane to Isaac Wolf.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. sub-leased for Arthur Goadby the Fearon Place at Glen Cove, to Drelincourt M. Martin for the season.

ANGELL & Co. leased for A. T. Kerr residence on Dubliu rd, Elmsford, to O. T. Carpenter; for Rollin Kirby residence on Circle rd, Scarsdale, to W. W. Lyons; for George Purser residence in Church lane, Scarsdale, to Gay E. Millus; for Maurice B. Thayer residence on Overhill rd, Scarsdale, to G. Richard Davis; and for Edward Raymone residence in the Greenacres section of Hartsdale to Godfrey T. Firth.

FISH & MARVIN leased the Holbrook cottage at Scarborough furnished for the summer to Edwin C. Johnston of this city.

JULIA BEVERLEY HIGGENS, with Bradford Weeks, rented Mrs. Loring's place at Oyster Bay to W. R. Craig of New York for the season.

KENNETH IVES & CO. leased for the estate of Gustav Schwab to Franklin Pettit the place known as Boscobel at Scarborough-on-Hudson. The property consists of a large residence, stable, garage, outbuildings and about 86 acres

JERE. JOHNSON JR. COMPANY

ABSOLUTE AUCTION

JERE. JOHNSON JR. COMPANY

DECORATION DAY

SATURDAY, MAY 30TH

at 1:30 P. M. on the premises, rain or shine

285 Seashore Lots

and also 3 ATTRACTIVE COTTAGES

NEPONSIT

On the Rockaway Coast, City of New York

Being that section of the Neponsit property lying between Jamaica Bay & Newport av., the Neponsit Club House & Belle Harbor.

59 OF THE LOTS DIRECTLY ON JAMAICA BAY

THE OCEAN BEACH at Neponsit is for the SOLE USE and enjoyment of the LOT OWNERS and cannot be built upon or otherwise obstructed.

THE LOTS are absolutely free and clear of any mortgage or similar encumbrance.

ALL TITLES INSURED by the Title Guarantee & Trust Co.

ALL CITY IMPROVEMENTS.

IDEAL SITES for bungalows and all the year round homes. Simple but protecting restrictions.

On the greater part of the property one house to 40 ft. permitted.

HOW YOU MAY PAY—10% and auction fees down; balance in 48 EQUAL MONTHLY PAYMENTS

or 60% on mortgage, or discount for all cash.

HOW TO GO:

Take any train on the Rockaway Park division of the Long Island R. R. at either the Penn. Terminal, Manhattan, or Flatbush Ave., Brooklyn, and ride to the end of the route at Rockaway Park; there take a Neponsit trolley, getting off right on the property to be sold.

SPECIAL TRAINS ON DAY OF SALE

For illustrated maps, complimentary passes, and further particulars, apply to

NEPONSIT REALTY CO., 1 W. 34th St., Manhattan;

REALTY ASSOCIATES, 162 Remsen St., Brooklyn,

JERE JOHNSON JR. CO.

187 Broadway, Manhattan, and 193 Montague St., Brooklyn

The Queensboro Corporation

LOTS PLOTS ACREAGE

BRIDGE PLAZA LONG ISLAND CITY

Developers of

HOUSES FACTORY SITES

Queens Borough Real Estate

The Roof Maintenance Co., Inc.

L. C. ANDERSON President

GRAVEL SLAG TILE **ROOFING** PLASTIC SLATE and ASPHALT

WATER and DAMP PROOFING

PHONE 285 HARLEM Established 1899 114 EAST 130th STREET

"Barrett Specification" Roofs a Specialty Estimates Furnished on Request

situated on Broadway adjoining the Sleepy Hollow Club.

WALTER LUKE leased the Whelpy residence on Tuckahoe rd, Scarsdale, furnished for the summer to Dr. W. S. Westcott of New York.

STANLEY H. MOLLESON and Margaret Donnelly, as executors of the estate of Alice B. Bradley, leased at Long Branch, N. J., through Benjamin Ritter, the Grand View House property, at the corner of Ocean and Seaview avs, to John H. Frone. The lessees will renovate the property and conduct the hotel as an all year round resort.

E. S. & S. F. VOSS leased at Hewlett for Joseph S. Auerbach the dwelling and 30 acres to Mrs. Joseph A. Flannery; also at Cedarhurst, in Central av to Joseph Divver, and on Summit av to E. A. Hirsch.

WORTHINGTON WHITEHOUSE leased at Glen Head for Mrs. Edward Livingston the country estate in the Piping Rock section, consisting of 20 acres, house and outbuildings, to James E. Miller, vice-president of the Columbia-Knickerbocker Trust Co.

FISH & MARVIN leased for the Residence Co. of Lawrence Park a property on Pondfield Road at Bronxville, known as Wayside, to Mrs. Catherine A. Taylor of New York city; also the H. D. Brewster estate at Scarsdale, consisting of a residence known as Bleak House and 4 acres to Charles H. Bernheim of New York for the Summer, furnished.

PEASE & ELLIMAN leased for Elwood W. Russel for the Summer season the residence portion of his large estate in North Greenwich, Conn., part of which property is under cultivation as a farm, being regarded as one of the most beautiful in the North St section of Greenwich; also leased for Miss Louise M. Grace and Miss Lucille Agnew their house at Great Neck, L. I., to John Auchincloss.

PAYSON McL. MERRILL CO., INC., leased at Lawrence, for Mrs. William Adams the property in Causeway rd to Spencer K. Mulford, Jr.

S. OSGOOD PELL & CO. leased for Edward W. Robinson his country place at Great Neck, L. I., to Albert A. Cohen, Secretary of the New York Consolidated Card Co.

WORTHINGTON WHITEHOUSE leased for Camille Weidenfeld his water front estate at Oyster Bay to James Brown, of Browne Brothers & Co., bankers.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 May 15 to 21	1913 May 16 to 22
Total No.	185	203
Assessed value	$13,320,800	$9,840,000
No. with consideration	20	38
Consideration	$614,125	$1,045,304
Assessed value	$687,500	$1,317,000
	Jan. 1 to May 21	Jan. 1 to May 22
Total No	2,915	3,382
Assessed value	$187,300,637	$202,885,502
No. with consideration	305	487
Consideration	$11,262,481	$21,583,670
Assessed value	$12,080,671	$20,793,062

Mortgages.

	May 15 to 21	May 16 to 22
Total No	103	127
Amount	$2,101,033	$4,078,633
To Banks & Ins. Cos.	25	40
Amount	$848,600	$1,658,500
No at 6%	31	47
Amount	$337,480	$1,612,783
No. at 5½%	3	1
Amount	$321,000	$385,000
No at 6%	24	39
Amount	$721,600	$1,200,750
No. at 4½%	6	12
Amount	$86,000	$216,000
No at 4%	.....	1
Amount	.....	$60,000
Unusual rates	1	.....
Amount	$1,770	.....
Interest not given	38	27
Amount	$633,183	$604,100
	Jan. 1 to May 21	Jan. 1 to May 22
Total No.	1,780	2,213
Amount	$51,886,259	$105,475,128
To Banks & Ins. Cos	423	595
Amount	$27,562,200	$67,297,600

Mortgage Extensions.

	May 15 to 21	May 16 to 22
Total No.	33	39
Amount	$7,961,500	$1,563,500
To Banks & Ins. Cos.	14	6
Amount	$7,572,000	$528,500
	Jan. 1 to May 21	Jan. 1 to May 22
Total No.	895	823
Amount	$48,424,935	$34,736,918
To Banks & Ins. Cos.	305	288
Amount	$32,992,950	$20,710,200

Building Permits.

	May 16 to 22	May 17 to 23
New buildings	10	14
Cost	$1,346,200	$456,550
Alterations	$775,859	$481,628
	Jan. 1 to May 22	Jan. 1 to May 23
New buildings	204	285
Cost	$19,996,990	$26,457,760
Alterations	$6,124,886	$4,749,136

BRONX.

Conveyances.

	May 15 to 21	May 16 to 22
Total No	147	121
No. with consideration	14	13
Consideration	$109,850	$128,475
	Jan. 1 to May 21	Jan. 1 to May 22
Total No.	2,346	2,617
No. with consideration	97	304
Consideration	$2,816,753	$2,908,206

Mortgages.

	May 15 to 21	May 16 to 2
Total No.	93	70
Amount	$1,108,395	$632,232
To Banks & Ins. Cos.	11	4
Amount	$194,600	$66,000
No. at 6%.	54	34
Amount	$590,300	$244,125
No. at 5½%	10	9
Amount	$194,750	$43,632
No. at 5%	6	9
Amount	$89,550	$62,750
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	23	18
Amount	$233,795	$281,725
	Jan. 1 to May 21	Jan. 1 to May 22
Total No.	1,451	1,776
Amount	$13,660,733	$18,740,206
To Banks & Ins. Cos.	166	184
Amount	$3,291,851	$3,561,679

Mortgage Extensions.

	May 15 to 21	May 16 to 22
Total No	13	7
Amount	$195,250	$96,000
To Banks & Ins. Cos.	3	1
Amount	$31,000	$85,500
	Jan. 1 to May 21	Jan. 1 to May 22
Total No.	325	252
Amount	$6,861,900	$4,351,900
To Banks & Ins. Cos	59	53
Amount	$1,889,400	$1,633,000

Building Permits.

	May 15 to 21	May 16 to 22
New buildings	12	20
Cost	$228,125	$594,800
Alterations	$12,475	$29,700
	Jan. 1 to May 21	Jan. 1 to May 22
New buildings	319	450
Cost	$6,758,592	$11,682,591
Alterations	$507,690	$401,120

BROOKLYN.

Conveyances.

	1914 May 14 to 20	1913 May 15 to 21
Total No	573	573
No. with consideration	62	61
Consideration	$314,301	$325,625

IN OCTOBER, 1904

Lots were selling at $750 to $1,500 each, between 160th and 180th Streets, in the vicinity of Westchester Avenue and Southern Boulevard.

IN NOVEMBER, 1904

The Subway started running through that section.

IN DECEMBER, 1904

The same lots were selling for $3,500 to $5,000 each.

THE ABOVE ARE THE COLD FACTS

A FEW HUNDRED DOLLARS

INVESTED BEFORE THE SUBWAY WAS RUNNING MADE THOUSANDS.

YOU HAVE EXACTLY THE SAME OPPORTUNITY AT THE PEARSALL ESTATE SALE.

A FEW HUNDRED DOLLARS INVESTED HERE WILL PRODUCE THOUSANDS WHEN THE SUBWAY EXTENSION, NOW BUILDING, IS RUNNING ON WHITE PLAINS ROAD.

THE PEARSALL PROPERTY

420 LOTS on PELHAM PARKWAY and Williamsbridge Road

HAVE GOT TO BE SOLD

at Auction without protection

DECORATION DAY, SATURDAY, MAY 30TH, 1914

Only 30% cash required.

Balance on Mortgage for 5 years.

TO REACH THE PROPERTY

Take 2d or 3d Avenue "L" to 129th St. and 3d Ave., thence N. Y., Westchester & Boston R. R. to Pelham Parkway station opposite property.

Take Bronx Park Subway train to 180th St. station, thence N. Y., Westchester & Boston R. R. to Pelham Parkway station opposite property.

Take Bronx Park Subway train to Tremont Ave. or 177th St. station, thence Morris Park Avenue trolley car to property. Take 2d or 3d Avenue "L" to Fordham station, where auto stage will take you to property.

Titles guaranteed by Title Guarantee & Trust Co.

Send for Maps to

J. Clarence Davies, 149th St. and 3d Ave.

Joseph P. Day, 31 Nassau St.

Agents and Auctioneers.

	Jan. 1 to May 20	Jan. 1 to May 21
Total No	9,053	9,782
No. with consideration	957	784
Consideration	$6,559,214	$5,030,538

Mortgages.

	May 14 to 20	May 15 to 21
Total No.	437	436
Amount	$1,931,807	$1,681,421
To Banks & Ins. Cos.	85	140
Amount	$727,500	$882,150
No. at 6%	222	197
Amount	$817,501	$457,776
No. at 5½%	123	81
Amount	$609,310	$443,380
No. at 5%	64	130
Amount	$457,422	$655,725
Unusual rates	3	.....
Amount	$9,250	.....
Interest not given	25	28
Amount	$41,324	$124,540

	Jan. 1 to May 20	Jan 1 to May 22
Total No	6,394	7,071
Amount	$26,529,439	$28,176,503
To Banks & Ins. Cos.	1,311	1,702
Amount	$10,395,391	$11,193,193

Building Permits.

	May 14 to 20	May 16 to 22
New buildings	139	70
Cost	$978,450	$535,875
Alterations	$98,900	$64,970

Money Well Spent

Every day in Brooklyn some already-built apartment house is made modern and convenient by the installation of electric light.

The owners of these buildings realize that the public is educated to the many advantages of electric service. They are quick to grasp not only the fact that vacant apartments rent quicker when electrically equipped, but also that tenants are willing to pay more for an electric-lighted apartment than for any other.

The money spent, then, to make the necessary installation is really not an expense, but an investment that pays large returns.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

General Offices

360 Pearl Street

Telephone, 8000 Main

	Jan. 1 to May 20	Jan. 1 to May 22
New buildings	1,840	1,569
Cost	$16,810,985	$13,012,369
Alterations	$1,215,569	$1,608,107

QUEENS.
Building Permits.

	May 14 to 20	May 16 to 22
New buildings	86	65
Cost	$274,800	$401,035
Alterations	$6,625	$28,404

	Jan. 1 to May 20	Jan. 1 to May 22
New buildings	1,785	1,968
Cost	$7,717,032	$6,545,108
Alterations	$454,418	$492,166

RICHMOND.
Building Permits.

	May 14 to 20	May 16 to 22
New buildings	32	27
Cost	$80,350	$31,559
Alterations	$6,030	$4,460

	Jan. 1 to May 20	Jan. 1 to May 22
New buildings	428	420
Cost	$662,629	$774,631
Alterations	$97,232	$99,998

REAL ESTATE NOTES.

HENRY I. COOPER has moved from 33 Union Sq. to 200 Broadway.

WORTHINGTON WHITEHOUSE was the broker in the leasing of 46 West 49th st for the estate of Sarah A. Knight.

LAUTER & BLACKNER negotiated the recently recorded sale of the dwelling 718 Union av for Daniel B. Bailey to Robert McKiever, who will occupy.

DANIEL B. FREEDMAN and Laurence Davies are the buyers of 3351 3d av, sold recently by the P. J. Dwyer Building Co., through Richard H. Scobie and Richard Dickson.

J. ARTHUR FISCHER has obtained for John A. Hennion and Maude Hennion, a second mortgage loan of $7,000 on the 5-sty apartment building at 411 West 45th st.

TRINITY CORPORATION has conveyed to William S. Coffin for a stated consideration of $66,000, the property at 11-15 Dominick st, with a frontage of 76.9 ft.

SMITH & PHELPS were the brokers in the sale of the vacant plot 167x110, on the south side of Tratman av, 98.4 ft. east of Zerega av, for the Tratman Av. Realty Co. to the J. W. R. Realty Co.

M. J. QUINN is the purchaser of the dwelling at 173 West 93d st, reported sold last week by Leroy Coventry and J. W. Strayer. He gave in exchange his country place of three acres at Teaneck, N. J.

JAMES W. GERARD, as plantiff in a foreclosure sale on Tuesday, bought for $75,000 sixty acres formerly included in the holdings of the Convent of the Sacred Heart, at Little Bayside, L. I. The property is on Willett's Point road and faces Long Island Sound.

PEASE & ELLIMAN have been appointed agents by the Durham Realty Co. for the 5-sty apartment house at 39-43 East 27th st; also by Mrs. M. A. Lillie, of the 5-sty apartment house at 159 West 63d st, and the 6-sty apartment house at 527 West 133d st.

G. GRIFFITH CLAPHAM has opened an office at Port Washington, L. I., where he will represent the Beacon Hill Development, of the Tuxill Realty Co. Mr. Clapham has moved his New York office to 339 5th av.

NEW YORK TITLE INSURANCE CO. has loaned $56,000 on the two-5-sty apartment houses, on the east side of Beaumont av, 170 ft south of 187th st, belonging to the J. M. Slattery Construction Co.

JOSEPH P. McHUGH & SON will offer at public auction on Wednesday, May 27, at half past ten o'clock, the contents of their former warehouse, 226 West 42d st, before moving into the new warehouse at 232-234 East 37th st.

HARVARD CLUB has obtained permission from the Supreme Court to mortgage its property at 27-31 West 44th st and 28-36 West 45th st for $500,000, for use in construction of an addition to the present clubhouse.

ARCHER M. HUNTINGTON has presented to the American Numismatic Society a vacant plot with a 50-ft. frontage adjoining its building in the north side of 155th st, between Broadway and Riverside drive. The society now controls 100 ft. in the middle of the block.

M. & L. HESS (INC.) negotiated the following loans aggregating $565,000 on three loft properties in the mid-town section: for the Polo Construction Co., $200,000 on 329 and 331 4th av; also for the Gibson Construction Co., $330,000 on 49 to 53 East 21st st, and $35,000 for the Realty Holding Co. on 212 West 39th st.

MAYOR MITCHEL in a special message to the Board of Aldermen has asked that body to authorize the issue of $100,000 in special revenue bonds to prepare the city's exhibit at the Panama Exposition next year. Alderman Stevenson introduced a resolution appropriating the amount asked for by the Mayor, and it was referred to the Committee on Finance.

J. P. MORGAN, William Church Osborn, Herbert Parsons, Warren Delano, George R. Sheldon, William D. Guthrie and others interested in Murray Hill residences have filed with the Secretary of State and the County Clerk papers for the incorporation of the Murray Hill Association, the object being to conserve the character of Murray Hill, which includes the territory between 34th and 38th Sts., Lexington to Madison Aves. Edward L. Baylies is counsel to the association.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF RATJE BUNKE.—Premises 408-410 East 110th st, valued at $14,500; 446-450 East 102d st, $28,000; 440-444 East 102d st, $35,000; 410 East 141st st, $34,000; 420 East 141st st, $34,000; 725 Fairmount pl, $25,000, and 427-433 East 164th st.

MARY B. PELL.—6 East 36th st, $125,000; 169-171 Broadway, $1,100,000; 185 Riverside dr, $85,000; 182 Riverside dr, $300,000; 2-2½ Coenties slip, $15,000.

CLARA C. THAYER.—226 West End av, $16,400, and a vacant interior lot 25x175xirreg at Dyckman st and Boulevard Lafayette, known as lot 70 in block 2,246, $2,716.

GEORGE A. COCKS.—22 Bank st, $11,000.

ABRAHAM BUCHBINDER.—525 East 135th st, $21,000.

ELIZABETH KROMEKE.—343 West 54th st, $8,000.

SIEGMUND I. HERSCHMANN.—235-237 West 116th st, $65,000; and 136 Suffolk st, $40,000.

EMELINE T. HOLDEN.—13 East 79th st, $85,000.

OBITUARY

SHELDON B. SHAW, real estate operator with an office at 149 Broadway, died last week at his home, 46 West 93d st, aged fifty-six.

JOHN J. COURTNEY, for forty years Manhattan representative of the Boston Marine Insurance Co., died of neuritis on Sunday, aged sixty-eight, at his home 8686 Bay 16th st, Brooklyn. He leaves four sons and three daughters.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Plaintiffs and other parties in interest bought twenty-nine of the forty-five offerings at the Manhattan and Bronx Exchange salesrooms this week; ten sales were either withdrawn or adjourned, and only six properties went to outside bidders. Among these were Howard Conkling who paid $7,400 for an old building in East 77th street. A. C. Cahn obtained the northeast corner of Melrose avenue and 152d street for $18,506 and August Eimen bought 1216 Brook avenue for $5,700. The six story loft building at 107 West 13th street was sold to the plaintiff for $118,150, and the sale of the Longacre Theatre in 48th street was adjourned to June 18th.

On Tuesday of next week in the Vesey street salesroom Joseph P. Day will conduct another of his special sales days, his principal offerings being high-class properties in Maiden lane, South street, West 131st street, and East 57th street.

The other auctioneers will offer the usual assortment of miscellaneous properties.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 22, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Macdougal st, 115, nwc Minetta la (No 2), runs n25xw74xn25xw26xs50xe100 to beg, 3-sty bk stable; also MINETTA ST, 16-22, swc Minetta la (No 21), 80x75, 2-2 & 3-3-sty bk & fr tnts & strs; due $7,823.71; T&c, $875; withdrawn. ——

South st, 40 (*), nwc Old sl (No 36), 23x44.10, 4-sty bk tnt & strs; due, $1,412.78; T &c, $707.60; sub to three mtgs aggregating $25,000; Francis L Wandell et al. 26,925

South st, 178-9, ns, abt 65 e Roosevelt, 41.9x151.4 to Water st (Nos 337-9), 37.4x75.8, 4-sty bk tnt & strs, 4-sty bk market & 2 & 3-sty bk stable; adj June19. ——

2D st, 289-91 E, ss, 60.6 w Sheriff, 40.4x65.8 to Houston (Nos 398-400), x40x60.7, 6-sty bk tnt & strs; due, $7,341.28; T &c, $593.70; sub to a prior mtg of $42,000; Osis Kestenbaum. 45,000

13TH st, 107-9 W, ns, 125 w 6 av, 20x100, 6-sty bk loft & str bldg; due, $26,628.74; T&c, $——; sub to two prior mtgs aggregating $115,000; Frank H Tyler. 118,150

22D st, 32 W (*), ss, 491.10 w 5 av, 32.8x98.9x31x98.9, 6-sty stn loft & str bldg; due, $125,492.76; T&c, $3,349.95; Seamens Bank for Savings in City NY. 129,000

41ST st, 9 E (*), ns, 166 e 5 av, 22x98.9, 5-sty stn loft & str bldg; due, $64,699.24; T&c, $——; sub to a 1st mtg of $65,000; Frederic R Coudert et al. 131,864

48TH st, 220-8 W, ss, 275.6 e 8 av, 99.6x100.5, 4-sty bk theatre (Longacre); due, $4,262.43; T&c, $2,600; sub to 2 mtgs aggregating $290,000; adj June18. ——

74TH st, 106 W (*), ss, 62 w Col av, 18x102.2, 4-sty & b stn dwg; due, $21,678.24; T&c, $——; Arabella A Macfarland. 22,355

103D st, 150 E (*), ss, 29.6 e Lex av, 20x106.10, 5-sty bk tnt & strs; due, $1,432.17; T&c, $989.50; sub to prior mtgs aggregating $15,500; Gussie Morgenstern. 16,427

133D st, 171 W (*), ns, 75 e 7 av, 25x99.11, 5-sty bk tnt & strs; due, $18,503.16; T&c, $683.60; Albert Schaefer. 10,000

Edgecombe av, 125 (*), ws, 49.11 s 141st, 25x90, 5-sty bk tnt; due, $20,748.72; T&c, $529.45; Arnold Thayer et al. 18,000

Edgecombe av, 165-7 (*), ws, 515 s 145th, 40x100, 5-sty bk tnt; due, $6,707.23; T&c, $380.10; Abr Rice. 38,000

BRYAN L. KENNELLY.

Macdougal st, 115, nwc Minetta la (No 2), runs n25xw74xn25xw26xs50xe100 to beg, 3-sty bk stable; due, $25,790.83; T&c, $1,218.27; Jas E Marsh, a party in int. 27,750

47TH st, 15-9 W (*), nwc Mercer (Nos 265-7), 71.5x96.2, 8-sty bk loft & str bldg; due, $255,883.35; T&c, $5,724.70; N Y Life Ins & Trust Co. 175,000

HENRY BRADY.

54TH st, 329 E (*), ns, 323.4 e 2 av, 23.2 x100.5, 5-sty bk tnt & strs; due, $16,243.33; T&c, $756.70; German Savgs Bank in the City of N Y. 16,000

Edgecombe av, 123 (*), ws, 74.11 s 141st, 25x90, 5-sty bk tnt; due, $20,757.23; T&c, $562.45; Arnold Thayer et al. 18,000

M. MORGENTHAU, JR. CO.

77TH st, 210 E, ss, 180 e 3 av, 25x102.2, 1 & 2-sty fr storage & 2-sty bk rear tnt; due, $6,485.48; T&c, $475.14; Howard Conkling. 7,400

125TH st, 510 W (*), ss, 125 w Ams av, 25x100, 5-sty bk tnt; due, $2,613.09; T&c, $805.20; Isidor H Kempner. 19,100

134TH st, 267 W, ns, 162.6 e 8 av, 15.6x 99.11, 4-sty bk dwg; due, $1,254.44; T&c, $274.40; adj sine die. ——

HERBERT A. SHERMAN.

131ST st, 35-7 on map 35 W, ns, 410 w 5 av, 50x99.11, 6-sty bk tnt; due, $53,668.73; T&c, $760.50; D A Cushman, party in int. 50,000

2D av, 2365, ws, 135.11 s 122d, 20x53.11, 3-sty bk tnt & str; due, $2,365.67; T&c, $294.54; leasehold; Chas Kramer, party in int. $1

JAMES L. WELLS.

Broadway, 822-4 (*), sec 12th (No 60), 43.4x124.8x8.10x114.7, unfinished bldg; due, $127,412.59; T&c, $4,939.63; Title Guar & Trust Co. 100,000

D. PHOENIX INGRAHAM.

Chrystie st, 67 (*), ws, 50.4 s Hester, 25.2 x84.5, vacant; due, $15,990.43; T&c, $576.50; Sarah E Furnald. 12,500

Total	$991,472
Corresponding week, 1913	1,306,655
Jan. 1, 1914 to date	15,524,763
Corresponding period, 1913	20,955,508

Bronx.

The following are the sales that have taken place during the week ending May 22, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

152D st, 401 E, nec Melrose av (No 644), 20x100, 2-3-sty fr tnts & strs; due, $1,309.27; T&c, $1,225; sub to first mtg $8,000; Arthur D Cahn. 18,100

Grand Blvd & Concourse, 1942, sec 178th (No 200), 37.7x95.5x36x106.5, 2-sty fr dwg; due, $12,119.78; T&c, $2,225.50; Fredk Hansen. 16,925

Intervale av, 1017, on map 1015 (*), swc 165th, 111.3x84.9x126.11x40.3, 5-sty bk tnt & strs; due, $9,513.26; T&c, $700; sub to first mtg $54,000; Jno Eggers et al. 62,000

BRYAN L. KENNELLY.

Bronxdale av (*), nec Rhinelander av, 28.6x102.6x25x88.11; action 1; due, $1,791.44; T&c, $——; Wilhelmina E Hoffmann. 900

Bronxdale av (*), es, 28.6 n Rhinelander av, 28.6x116.2x25x102.6; action 3; due, $1,316.65; T&c, $——; Wilhelmina E Hoffmann. 900

Muliner av (*), nwc Neill av, 108.4x25x 115.10x26.1; action 2; due $1,435.14; T&c, $——; Wilhelmina E Hoffmann. 900

Neil av (*), ns, 78.3 w Muliner av, 26.1x 138.4x25x130.10; action 4; due, $1,213.98; T &c, $——; Wilhelmina E Hoffmann. 900

Neil av (*), ns, 52.2 w Muliner av, 26.1x 130.1x25x123.4; action 5; due, $1,213.98; T &c, $——; Wilhelmina E Hoffmann. 900

Neil av (*), ns, 26.1 w Muliner av, 26.1x 123.4x25x115.10; action 6; due, $1,213.98; T &c, $——; Wilhelmina E Hoffmann. 900

CHARLES A. BERRIAN.

Brook av, 1216, es, 151.1 s 168th, 35x89.6, 1 & 2-sty fr shop; due, $3,033.58; T&c, $377.80; sub to pr mtg $2,000; August Eimer. 5,700

HENRY BRADY.

133D st, 715 E (*), ns, 450 e Cypress av, 16.8x103.6, 3-sty fr tnt; due, $3,824.28; T&c, $159.49; Harlem Savgs Bank. 3,500

171ST st, 408 E (*), ss, 124 w 3 av, 16x 100, 2-sty fr dwg; due, $3,391.34; T&c, $259.22; Lawyers Mtg Co. 3,400

Southern blvd, ws, 475 n 187th, 117.6x 102.4x22.10x59.11, vacant; due, $2,262.96; T &c, $781.57; Julius Figliaolo. 3,550

GEORGE PRICE.

Fox st, 1074, es, 656.11 n 165th, 20.6x100, 3-sty bk dwg; adj sine die. ——

Davidson av, 2344 (*), sec North, 100x15, 5-sty bk tnt; due, $12,808.22; T&c, $819.89; May P C Gref. 10,000

Southern blvd, 1150 (*), es, 275 n 167th, 37.5x100, 2-sty fr dwg & 2-sty fr rear stable; due, $2,993.25; T&c, $300; sub to a prior mtg of $8,000; Louise Ebling. 10,500

M. MORGENTHAU, JR. CO.

Beaumont av, 2416 (*), es, 133.3 n 187th, 33.3x100, 4-sty bk tnt; due, $8,690.81; T&c, $185.85; sub to a prior mtg of $16,000; American Real Estate Co. 18,000

Jackson av, 648-50 (*), es, 41.10 s 152d, 50x104, 6-sty bk tnt & strs; due, $59,487.27; T&c, $1,559.71; Sol Hoffman. 49,750

Total	$206,825
Corresponding week, 1913	176,925
Jan. 1, 1914, to date	2,817,297
Corresponding period, 1913	2,736,863

Brooklyn.

The following are the sales that have taken place during the week ending May 20, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM H. SMITH.

BEAUMONT ST (*), ws, 540 n Oriental blvd, 80x100; Manhattan Beach Co. 2,900.00

BRIDGEWATER ST (*), ss, 250.11 w Meeker av, 50x136.2x irreg; Geo W Sammis 2,500.00

HALSEY ST, ns, 125 e Sumner av, 16.9x89.4; Chas I Taylor 5,700.00

HENRY ST, 522-4, ws, 20 s Union, 45x 85; withdrawn ——

HICKS ST, 54, front part of lot; Fanny McCauley 5,000.00

HULL ST, ns, 135 e Rockaway av, 15x100; U S Title Guarantee Co. 2,250.00

MORTON ST, ss, 92 w Bedford av, 23x 75; withdrawn. ——

REMSEN ST, ss, 150 e Clinton, 25x 100; Wm P Rae 39,250.00

ROBINSON ST, ss, 76.3 w Nostrand av, 280x122; withdrawn. ——

STRONG PL, 8-10, ws, 75 s Harrison, 25x100; withdrawn ——

30TH ST, sws, 275 se 3 av, 25x100.2; Larinco Carzza & Silvia Carzza 1,985.00

53D ST, sws, intersec es New Utrecht av, 81.6x49.11x irreg; Margt McKibbin 2,000.00

58TH ST, nes, 170 se 16 av, 40x100.2; Julia E Beach 5,800.00

73D ST, ns, 95 se 15 av, 75x100; withdrawn ——

AV U, ns, 40 e 4th, 20x100; adj June 3. ——

ST MARKS AV, ns, 20 w Nostrand av, 20x100; adj sine die ——

SNYDER AV (*), ns, 20 w E 34th, 20x 100; Action 1; Jennie W Francis 4,350.00

SNYDER AV (*), ns, 40 w E 34th, 20x 100; Action 2; Jennie W Francis 4,350.00

4TH AV, ws, 50 s 48th, 100x100; Dime Savgs Bank of Bklyn 20,000.00



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Auction Sales—Brooklyn—Continued.

NATHANIEL SHUTER.

GRAND ST, ss, 100 w Humboldt,, 24.4x 100; partition; Lena Fischer, def...10,100.00
BLAKE AV (*), ss, 40 w Jerome, 20x 90; Aaron Westheim..... 2,900.00
EMMONS AV, ns, 178.6 E 16th, 29.2x 111.6x irreg; Action 1; withdrawn... ——
EMMONS AV, ns, 201.8 e E 16th, 20.2x x112.11; Action 2; withdrawn..... ——

WILLIAM P. RAE.

41ST ST, nes, 120 se 13 av, 20x100.2; A B Roberts 5,000.00
E NEW YORK AV, ss, 48 e Tapscott av, runs s120xw48xw14xs54.1ux1o2.8 xs90xw102.8xs90xe102.8xs120xw102 xs 90xe102xs100xw102xs90xe101.6xs20 xw 101.6xs102.4xne201.6xn864.9xw100.9 to beg; A B Roberts 140,800.00
FULTON ST (*), ss, 300 w Nostrand av, 60x100; also MACON ST, ss, 235 e Nostrand av, 70x100; Peter Horne, admr 1,100.00
GREENE AV, nwc Sumner av, 20x80; adj June 2 ..... ——

BRYAN L. KENNELLY.

AT 14-16 VESEY ST., MANHATTAN.

WEST ST, es, 200 n Av J, 240x100, vacant (trste); bid in..... ——
AV J, nwc Gravesend av, 100x120, vacant (trste); bid in ..... ——
BAY RIDGE PKWAY, nec 95th, 111.5x 150xs100xw130, vacant (exr); bid in. ——
NECK RD, nwc E 14th, runs w42.3xn 105.1xw58.4xn60.6xe100xs149.6 to beg, vacant (vol); bid in ..... ——
ST NICHOLAS AV, nec Willoughby av, 200 to Starr x116.4x200x114, vacant (extrx); bid in ..... ——
ST NICHOLAS AV, nec Suydam, runs s126xe107.9xn127.11xw109.4 to beg, vacant (extrx); A H Schlinger 6,975.00
ST NICHOLAS AV, es, 126 s Suydam, 24.6x90.3x22.4x90, vacant (extrx); bid in ..... ——
VANDERBILT AV, 623, ns, 191.10 e Prospect av, 16.8x150, 2-sty fr dwg (extrx); bid in ..... ——
19TH AV, nec 52, runs n200 to 51st xe700 to 20 av xs100xw360xs100 to 52d xw340 to beg, vacant (trste); bid in. ——

JAMES L. BRUMLEY.

ELMORE PL, 629, es, 400 n Farragut rd, 100x100, 3-sty fr dwg (exr); Mrs V Combremont 14,500.00
57TH ST, ss, 100 w 5 av, 20x100.2; withdrawn ..... ——
66TH ST, sws, 220 se 13 av, 160x100; withdrawn ..... ——
OCEAN AV, 601, es, 264.11 n Albemarle rd, 72.1x240; adj June 12.... ——

CHAS. SHONGOOD.

E 26TH ST, es, 110 n Av D, 20x100; adj June 2 ..... ——

Total $277,460.00
Corresponding week 1913..... 296,367.00

VOLUNTARY AUCTION SALES.

Manhattan.

MAY 26.

JOSEPH P. DAY.

MAIDEN LA, 96-100, ss, 81.5 w Pearl, runs w 65.11xs86.2xe43.7xn22.1xe13.6xu6.1 xe8.4 xn48.2 to beg, 2-5 & 6-sty bk loft & str bldgs (trstes).
SOUTH ST, 54 & 55, ws, 22.1 n Jones la, 42.1 x76.10x42.5x76.4, 6-sty bk loft bldg (trstes).
30TH ST, 235 W, ns, 360.6 w 7 av, 19.9x98.9, 3-sty bk tnt (vol).
57TH ST, 47 E, ns, bet Madison & Park avs, 20x80.5, 4-sty & b stn dwg (vol).
131ST ST, 268-70 W, ss, 100 e 8 av, 50x99.11, 2-5-sty stn tnts (vol).
2D AV, 908, es, 50.3 n 48th, 25.1x100, 4-sty bk tnt & str (exr).
3D AV, 1368-72, swc 78th (Nos 180-2), 63.11x 100, 3-4-sty bk tnts & strs; No 1372 is leasehold (trste).

Bronx.

MAY 26.

JOSEPH P. DAY.

134TH ST, 411-9 E, ns, 100 e Willis av, 75.2x 100, 2-2½-sty fr dwgs & vacant.
SEDGWICK AV, 3367, ws, 277.4 s Giles pl, 100 x109.1x88.2x90, 2½-sty fr dwg & vacant (vol).

Brooklyn.

MAY 28.

T. F. ARCHER.

GRAND ST, 696-700, ss, 175 w Graham av, 45x 100, on premises at 2 o'clock.

JOSEPH P. DAY.

160 LOTS on Kouwenhoven pl, Avs D & E, E 54th & E 55th sts in one parcel at 14 & 16 Vesel st, Manhattan.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

Manhattan.

MAY 23.

No Legal Sales advertised for this day.

MAY 25.

BLEECKER ST, 305-7, es, 80.3 s Grove, 26.10x 75, 2-2-sty bk tnts & strs; Geo W Dibble—Josephine Emmerich et al; Thos F Keogh (A), 90 West Bway; Wm R De Lano (R); due, $12,619.72; T&c, $815; Joseph P Day.
CHRYSTIE ST, 155, ws, 50.7 n Delancey, 25.5x 69.9x25.9x69.7, 5-sty bk tnt & strs; Ernst Flath—Lorenzo Ullo et al; Francis B Chedsey (A), 320 Bway; Harry Harris (R); due, $1,906.51; T&c, $736.16; sub to two prior mtgs aggregating $16,000; mtg recorded Nov23'11; Joseph P Day.
DELANCEY ST, 268, ns, 25 e Columbia, 25x 100, 6-sty bk tnt & strs; Julia Bachrach—Jacob Furmann et al; Albt R Lesinsky (A), 149 Bway; David C Hirsch (R); due, $14,237.18; T&c, $1,225; sub to a prior mtg of $21,000; mtg recorded Apr3'06; Bryan L Kennelly.
136TH ST, 170-2 W, ss, 75 e 7 av, 25x99.11, 6-sty bk tnt; Walter S Gurnee et al—Sargold Realty Co et al; Sullivan & Cromwell (A), 49 Wall; Morgan J O'Brien, Jr (R); due, $52,923.88; T&c, $2,097.25; Bryan L Kennelly.
7TH AV, 1974, swc 119th (No 200), 26x100, 5-sty bk tnt & strs; Bettie Rothfeld et al—Leona Goldberg et al; Seymour P Kurzman; (A) 25 Broad; David C Hirsch (R); due, $46,725; T&c, $1,080; Bryan L Kennelly.

MAY 26.

12TH ST, 34 W, ss, 350 w 5 av, 20.11x103.3, 4-sty & b stn dwg; Walter P David—Jos E Phillips et al; Mark Aaron (A), 27 Cedar; Phoenix Ingraham (R); partition; Joseph P Day.
17TH ST, 206 W; see 7 av, 106-10.
52D ST, 201 W; see 7 av, 300-8.
63D ST, 236 E, ss, 105 w 2 av, 25x100.5, 5-sty bk tnt & strs; Jonas Well & ano—Louis Levin et al; Action 1; Malcolm Sundheimer (A), 31 Nassau; Jas G Wallace, Jr (R); due, $5,728.82; T&c, $——; Joseph P Day.
63D ST, 238 E, ss, 85 w 2 av, 25x100.5, 5-sty bk tnt & strs; same—same; Action 2; same (A); Arthur M Levy (R); due, $7,519.51; T&c, ——; L J Phillips & Co.
100TH ST, 403 E, ns, 50 e 1 av, 50x63.5, 6-sty bk tnt & strs; Anna C F Schwartz—Benj Beller et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Albt Ritchie (R); due, $28,972.54; T&c, $926.40; Bryan L Kennelly.
113TH ST, 227 W, ns, 200 w 7 av, 16.8x100.11, 3-sty & b bk dwg; Mary S Maddock—Amalia Kann et al; Thompson, Koss & Warren (A), 256 Bway; Maurice Goodman (R); due, $11,006.78; T&c, $651.65; mtg recorded Sept4 '95; Joseph P Day.
132D ST, 277 W, ns, 625 w 7 av, 16.8x99.11, 3-sty & b stn dwg; N Y Physicians' Mutual Aid Ass'n—Racel Kantor et al; Geller, Rolston & Horan (A), 22 Exchange pl; Robt B Hincks (R); due, $8,953.79; T&c, $373.34; mtg recorded Apr9'12; Bryan L Kennelly.
134TH ST, 238 W, ss, 300 e S av, 25x99.11, 5-sty bk tnt; Gustavus Sidenberg—Caroline Wall et al; Lachman & Goldsmith (A), 35 Nassau; Geo W Clune (R); due, $19,761.45; T&c, $571.56; M Morgenthau, Jr, Co.
138TH ST W, ss, 175 e Lenox av, 50x99.11, pt 1-sty fr shed & 2-sty bk church; Geo Schweppenhauser—Jno R Gleed et al; Wm O Gantz (A), 52 Bway; Ely Rosenberg (R); due, $5,426.86; T&c, $158.78; sub to a first mtg of $25,000; Joseph P Day.
158TH ST, 522-8 W, on map 522-6 W, ss, 350 w Ams av, 100x99.11, 2-6-sty bk tnts; Sheriff's sale of all right, title, &c, which Rose Simon had on Dec9'13 or since; Harry A Gordon (A), 320 Bway; Max S Griffenhagen (sheriff); Danl Greenwald.
AMSTERDAM AV, 1930, ws, 50 s 156th, 25x100, 3-sty bk tnt & strs & 1-sty ext; Metropolitan Savgs Bank—Margt R Mulvany et al; A S & W Hutchins (A), 84 William; Jas G Wallace, Jr (R); due, $14,429.47; T&c, $741.99; mtg recorded Apr21'13; Joseph P Day.
7TH AV, 800-8, nwc 52d (No 201), 75.5x74.4, 3-sty bk bldg & str; Central Consumers Wine & Liquor Co—Mary G Cronin et al; Paskus, Gordon & Hyman (A), 2 Rector; Archibald E Baxter (R); due, $17,942.78; T&c, $2,350; Jacob H Mayers.
7TH AV, 106-10, ws, 52.11 s 17th, runs w79xn 52.11 to 17th (No 206) xw20xs104.11xe99xn52 to beg, 12-sty bk loft & str bldg; Oscar J Mayer—H S Realty Co et al; Stoddard & Mark (A), 128 Bway; Jno H Rogan (R); due, $66,814.30; T&c, $2,267.15; Saml Marx.

MAY 27.

39TH ST, 36 W, ss, 410 e 6 av, 25x98.9, 4-sty stn office bldg, 1-sty ext; Jno Vander Poel et al—Illuminating Engineering Pub Co et al; Worcester, Williams & Saxe (A), 30 Broad; Phineas Lewinson (R); due, $18,925.34; T&c, $1,830; Joseph P Day.
119TH ST, 71 W, ns, 265 e Lenox av, 18x100.11, 3-sty & b stn dwg; Jennie Steinman—Jos Levy et al; Meyer M Friend (A), 111 Bway; Isidore Cohen (R); due, $16,253.77; T&c, $443.98; Joseph P Day.
126TH ST, 161 W, ns, 166.8 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Chas A Sherman exr—Jule A De Ryther et al; Bowers & Sands (A), 46 Cedar; Chas M Beattie (R); due, $12,766.84; T&c, $1,571.15; Herbert A Sherman.

MAY 28.

ELLWOOD ST, nwc Hillside av, 115.7x200x 154.10x204, vacant; Peter Condon—Alfd B Cregan et al; Peter Condon (A), 38 Park row; Jas A Beha (R); due, $4,141.64; T&c, $4,043.25; Jas L Wells.
FORSYTH ST, 157, ws, 75 s Rivington, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Jno M Parker et al, exrs—Philip Lien et al; Chalmers Wood (A), 52 William; Jas G Wallace, Jr (R); due, $26,822.84; T&c, $783; Joseph P Day.

30TH ST, 237 E, ns, 210 w 2 av, 20x98.9, 3-sty & b bk dwg; Emigrant Indns Savgs Bank—Cath V Corduke et al; R & E J O'Gorman (A), 51 Chambers; Henry A Forster (R); due, $9,569.69; T&c, $258.35; mtg recorded Mar18'08; Chas A Berrian.

127TH ST, 275 W, ns, 150 e 8 av, 25x99.11, 3-sty & b stn dwg; Rebecca I Dempewolf—Eliza I Jonas et al; Jno E Roeser (A), 128 Bway; Patk J Leahon (R); (partition); L J Phillips & Co.

HILLSIDE AV, nwc Ellwood, see Ellwood, nwc Hillside av.

MAY 29.

MONROE ST, 237-9, ns, 191.6 e Scammel, 48x95.5, 2-4-sty bk tnts & strs & 2-4-sty bk rear tnts; Bernhard Mayer—Eliza Cohn et al; Isaac S Heller (A), 35 Nassau; Jere T Mahoney (R); due, $31,613.38; T&c, $466.71; mtg recorded Dec7'06; Henry Brady.

34TH ST, 238 E, ss, 152 w 2 av, 18.3x98.9, 3-sty & b bk dwg; Lawyers Mtg Co—Jno T Watson et al; Cary & Carroll (A), 59 Wall; Jos D Kelly (R); due, $13,529.32; T&c, $320.32; mtg recorded Jan14'11; Henry Brady.

100TH ST, 313-5 E, ns, 220 e 2 av, 40x100.11, 6-sty bk tnt & strs; Equitable Trust Co N Y—Gittel Goldberg et al; Cary & Carroll (A), 59 Wall; Morris Cukor (R); due, $38,950.54; T&c, $2,106.67; mtg recorded Nov22'06; Henry Brady.

131ST ST, 207 W, ns, 142.8 w 7 av, 16.8x99.11, 3-sty & h stn dwg; Anna E Donald—Annie Panse et al; Jas C Meyers (A), 527 5 av; Francis S McAvoy (R); due, $10,506.73; T&c, $162.84; Joseph P Day.

MAY 30 & JUNE 1.

No Legal Sales advertised for these days.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

MAY 23 & 25.

No Legal Sales advertised for these days.

MAY 26.

198TH ST E, swc Grand Blvd & Concourse, 42.4 x98x26.10x98.6, vacant, Anne Bergin—Wm J P McCrystal admr &c; Jno J Kean (A), 44 Court, Brooklyn; Jno J Hynes (R); due, $2,234.83; T&c, $700; sub to prior mtg of $4,500; Joseph P Day.

BATHGATE AV, 2381, ws, 181.11 n 3 av, 25x105.6x26.5x97, 3-sty bk tnt & strs; Herman Kappes—Elise Liess et al; Geo H Hyde (A), 41 Park row; Jno T McGovern (R); due, $8,823.08; T&c, $500; mtg recorded Apr26'12; Jas L Wells.

MAY 27.

BELMONT AV, 2451, nwc 188th, 45x87.5, vacant; Saml H Kupferman—Liberty Brewing Co et al; Edw Jacobs (A), 25 Broad; Chas L Cohn (R); due, $4,121.79; T&c, $604.68; Saml Goldsticker.

MAIN ST, es, 127.10 n Cemetery la, 26x—, City Island; Wm Webber, &c—Thos W Larkin et al; Dominic L O'Reilly (A), 258 Bway; Geo E Welles (R); due, $1,899.13; T&c, $840; Henry Brady.

WASHINGTON AV, ws, 138 n Gates av, 20x113; Jno Schumacher—Mary T L Warren et al; Mark S Feiler (A), 44 Court; Alfred W Andrews (R); Nathaniel Shuter.

MAY 28.

MAGENTA ST, ns, 231.4 w Bronxwood av, 25x89.6; Lillian W White—Herman Duden, Jr, et al; Williamson & Bell, 364 Alex av; Chas E Moore (R); due, $300.36; T&c, $225; Jas L Wells.

MAGENTA ST, ns, 256.5 w Bronxwood av, 25x89.6; Lillian W White—Herman Duden, Jr, et al; Williamson & Bell (A), 364 Alex av; Chas E. Moore (R); due, $300.36; T&c, $220; Jas L Wells.

MAGENTA ST, ns, 281.4 w Bronxwood av, 25x89.6; Lillian W White—Herman Duden, Jr, et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, $303.85; T&c, 220; Jas L Wells.

MAGENTA ST, ns, 181.4 w Bronxwood av, 25x89.5; Lillian W White—Herman Duden, Jr, et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, $297.13; T&c, $235; Jas L Wells.

MAGENTA ST, ns, 206.4 w Bronxwood av, 25x89.5; Lillian W White—Herman Duden, Jr, et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, $297.13; T&c, $230; James L Wells.

217TH ST E, ss, 525 e Paulding av, 24.4x103.9x25x104.4; Lillian W White—Arthur J Mace et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, $208.39; T&c, $240; Jas L Wells.

CITY ISLAND AV, es, 127.10 n Cemetery la, 26x—; Wm Webber, &c—Thos W Larkin et al; Dominic L O'Reilly (A), 258 Bway; Geo E Weller (R); due, $1,899.13; T&c, $900; Henry Brady.

JACKSON AV, 483-5, ws, 25 s 147th, 50x100, vacant; Dollar Savgs Bank of City N Y—Annie Strauss et al; Lexow, Mackellar & Wells (A), 43 Cedar; Edw D Bolton (R); due, $6,491.62; T&c, $179.92; Jas L Wells.

SACKETT AV, nec Bear Swamp rd, 74.4x141.7x181.9x94.6; Dollar Savgs Bank of City N Y—Francis E Walkley et al; Lexow, Mackellar & Wells (A), 43 Cedar; Harold C Knoeppel (R); due, $3,278.73; T&c, $537.99; Jas L Wells.

MAY 29.

150TH ST, 541 E, ns, 300 e Brook av, 25x100, 5-sty bk tnt; Emma Schlag indiv—Fredk Dammann et al; Herbert Cracauer (A), 271 Bway; N Otis Rockwood (R); due, $6,476.43; T&c, $291.85; Herbert A Sherman.

CASTLE HILL AV, ws, 905 n Starling av, 28x74x51x68; Bronx Security & Brokerage Co et al—Carlo Antonino et al; J Wilson Bryant (A), 391 E 149; Henry J Breen (R); due, $1,773.28; T&c, $575; Geo Price.

COLLEGE AV, ws, 95.6 n 163d, 16.6x100, vacant; Saml B Cooper—Jacob Luhs et al; Gustave J Goldberg (A), 170 Bway; Jos Beihilf (R); due, $1,291.12; T&c, $196.80; Danl Greenwald.

MAY 30.

No Legal Sales advertised for this day.

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Advertised Legal Sales, Bronx.—Continued.

JUNE 1.

TELLER AV, sec 170th, 104.10x29.7x111.6x 18.11; also COLLEGE AV, es, 25 n 171st, 25x 100; also COLLEGE AV, es, 100 s 171st, 25x 125, vacant; Blanche Wesselman—Annie Lamberti et al; Wesselman & Kraus (A), 55 Liberty; Saml Lesser (R); due, $4,429.48; T&c, $730.45; Bryan L Kennelly.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

MAY 23.

BERGEN ST, ss, 484.6 w Rockaway av, 58.1x 110.11; Frances Kadans—Abr Silverman et al; Wm E Smith (A), 297 Stone av; Wm A Alcock (R); Wm H Smith.

MAY 25.

AMBOY ST, es, 420.8 s Pitkin av, 19.5x100; Hyman Sisselman et al—Jacob Kruger et al; Abr Rockmore (A), 26 Court; Leon Sacks (R); Nathaniel Shuter.

ST JOHNS PL, ns, 389.4 e Troy av, 26.4x120.3; Jno Mayer—Urban Realty Co et al; Weismann & Hertz (A), 391 Fulton; J Edw Schwerin (R); Nathaniel Shuter.

OAKLAND ST, sec Kent, 95x125; Citizens Trust Co of Brooklyn—Jno Gillies Co et al; Jonas, Lazansky & Neuberger (A) 115 Bway, Manhattan; A Deutsch (R); Nathaniel Shuter.

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson Jr Co.

MAY 26.

CARROLL ST, ss, 218.9 w 7 av, 19x143; Asa A Spear—Lena Batchis et al; Clarence A Spear (A), 79 Wall, Manhattan; Selah B Strong (R); Wm H Smith.

W 19TH ST, ws, 130 n Mermaid av, 40x118.10; Gussie Morgenstern—Jacob Vogelfanger et al; Hovell, McChesney & Clarkson (A), 50 Court; Hugh A McTernan (R); Chauncey Real Estate Co.

47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.

47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.

47TH ST, ns, 360 e 5 av, 20x100.2 same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.

52D ST, sws, 140.2 nw 9 av, 80x100.2; Henry Kettlehodt—Annie Clinton et al; Theo Witte (A) 375 Fulton; Chas E Francis (R); Wm H Smith.

72D ST, sws, 143.10 nw 6 av, 20x100; Bank for Savgs in the City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Chas Shongood.

72D ST, sec 5 av, 99.7x20.7; M Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno H Donlan (R); Wm H Smith.

73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.

AV O, ss, 40 e E 3d, 40x100; Ann Connors—Jno E Dunn et al; M F McGoldrick (A), 189 Montague; Eugene F O'Connor (R); Wm H Smith.

FORT HAMILTON PKWAY, ss, 250 e Chester av, 50x201.10 to Minna x50x201.10; also LOTS 86 & 103, map of lands of heirs of Geo Martense, Town of Flatbush; Anna M Everett—Richd B Shannon et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connnor (R); Wm H Smith.

5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 20.7 n 73d, 24x104.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Molly et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R) Chas Shongood.

5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.

12TH AV, sec 36th, 136.10x98.10; Robt A Lindsay—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Abner C Surpless (R); Wm H Smith.

16TH AV, ses, 325 ne Bath av, 125x108.4x irreg; Gertrude V French—Elsie L Hanneman et al; Jno H Stoutenburgh (A), 140 Nassau, Manhattan; Edw M Bliven (R); Wm H Smith.

MAY 27.

E 3D ST, ws, intersec nws Church av, 75x24.10 x irreg; Geo C Beach—Jno F Stellen et al; Sylvanus D Ward (A), 43 Cedar st; W Rossiter Redmond (R); Wm H Smith.

63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.

71ST ST, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Kath Fischer—Jacob Kaiser Improvement Co et al; Davison & Underhill (A), 26 Court; J Hunter Lack (R); Wm H Smith.

72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of Presbyterian Church in the U S of Am—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.

81ST ST, ns, 80 e 5 av, 225.7x100; Long Island Safe Deposit Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; A W Burlingame (R); Wm P Rae.

ATLANTIC AV, ns, 267.11 e Schenectady av, 26.9x99.1; Wm M Allison—Geo Arbogast et al; Bonynge & Bonynge (A), 26 Exchange pl; Alfrd J Patterson (R); Wm P Rae.

BAY RIDGE AV, sws, 135 nw 3 av, 30.10x136.6; also BAY RIDGE AV, sws, 165.10 nw 3 av, 22.1x136.6; also SILLIMAN PL, nes, 159.7 nw 3 av, 52.2x143.2; Virginia M Monroe—Antonio Musica et al; Henry M Bellinger (A), 135 Bway, Manhattan; Albt E Richardson (R); Wm P Rae.

GATES AV, ss, 200 w Tompkins av, 20x100; Susan E Collins—Rita Galewski et al; Walter R Davies (A), 215 Montague; Arthur Smith (R); Wm H Smith.

5TH AV, es, 20.7 n 73d, 24x100.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

5TH AV, es, 44.7 n 73d, 24x110.1; Isaac W Heidelberg—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Wallace R Foster (R); Wm P Rae.

MAY 28.

CLEVELAND ST, ws, 205 n Stanley av, 40x 100; Kathryn L Alvenus—Grace Vail et al; Julius Siegelman (A), 887 Manhattan av; Harris G Eames (R); Nathaniel Shuter.

FULTON ST, ss, 20 e New York av, 60x80; Geo Sleicher—Ridgewood Realty Associates et al; Max E Lehman (A), 16 Court; Burt L Rich (R); Nathaniel Shuter.

HERKIMER ST, ss, 23 w Havens pl, 69x144x irreg; also SNEDIKER AV, es, 200 n Liberty av, 150x100; also FOSTER AV, wc E 93d, 303.6 x100; Herbert C Smith—Donato Briganti et al; Smith, Doughty & Weynberg (A), 44 Court; Fredk Cobb (R); Jas L Brumley.

47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.

47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.

47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.

CHURCH AV, ss, 20 w E 34th, 20x80; Chas J Schreifer et al—Sarah D Fogelson et al; Jos F Conran (A), 16 Court; Wm H Raftery (R); Wm P Rae.

CROPSEY AV, sws, intersec nws 20 av, 90x 311.1; also PARCEL of land beg at a point where the high water line of Gravesend Bay is intersected cl 20 av, runs sw1780.1xnw 158.1xne1772.1xse158.1 to beg; Home Life Ins Co—Mary T L Warren et al; Harry L Thompson (A), 175 Remsen; Jno F Gabriel (R); Nathaniel Shuter.

FORT HAMILTON PKWAY, ss, 250 e Chester av, 50x201.10 to Minna x50x201.10; also LOTS 86 & 103 map of lands of heirs of Geo Martense, Town of Flatbush; Anna M Everett—Richd B Shannon et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm H Smith.

MILLER AV, ws, 109.5 n Atlantic av, 50x100; Wm H Ziegler—Bernhard Burchard et al; McGuire, Delany & Niper & Connolly (A), 189 Montague; Max N Koven (R); Wm H Smith.

ROGERS AV, ws, 101 n St Johns pl, 26.9x100; Florence I Moore—Lillie I Baker et al; Isadore Neustaedter (A), 53 Park row, Manhattan; Meyer D Siegel (R); Wm P Rae.

5TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.

5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Malley et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 20.7 n 73d, 24x104.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

5TH AV, sec 72d, 20.7x104.6; M Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno H Donlan (R); Wm H Smith.

LOTS 767-8, map of 1,197 lots situated in Town of Flatubus & New Utrecht, Kings Co, belonging to Wm Ziegler; Annie M Hull—Max Helman et al; Reeves & Todd (A), 165 Bway, Manhattan; Grover M Mascowitz (R); Nathaniel Shuter.

MAY 29.

SKIDMORE'S LA, nws, intersec nes main rd leading to Canarsie Landing, runs nw60.9x ne119.10xse60.9xsw119.10 to beg; Nicholas F Tietjen—Jno F Stellen et al; Jonas, Lazansky & Beuburger (A), 115 Bway, Manhattan; Jas M Fawcett (R); Nathaniel Shuter.

SKILLMAN ST, es, 148.11 s Park av, 16.8x100; David Lippmann—Bertha Caspari et al; Martin H Latner (A), 350 Fulton; Wm A Robinson (R); Nathaniel Shuter.

E 45TH ST, ws, 197.6 n Av J, 40x100; LeRoy Coombs—Christioa Palliser et al; Henry M Bellinger (A), 135 Bway; Jno B Stephens (R); Wm H Smith.

51ST ST, sws, 330 nw 5 av, 30x100.2; Jno Schirenbeck—Jno E Sullivan Co et al; Jno F Moroney (A), 203 Bway, Manhattan; Chas C Lockwood (R); Wm P Rae.

72D ST, ns, 95.10 e 5 av, 30x118.4; Cayuga Co Savgs Bank—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; I M Lerner (R); Wm P Rae.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margt Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park row, Manhattan; Algernon I Nova (R); Chas Shongood.

73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al; Hoxie Realty Co et al; Phillips & Avery (A), 41 Park Row, Manhattan; Algernon I Nova (R); Chas Shongood.

74TH ST, ss, 363.8 e 6 av, 20x100; Herman Meyer—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.

74TH ST, ss, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; J Dwight Rogers (R); Wm P Rae.

ATLANTIC AV, ns, 267.2 e Troy av, 16.8x99; Sheriff's sale of all right, title, &c, which Jos J Gallagher had on Jan20'14, or since; Lewis M Swasey, Sheriff; Wm P Rae.
CARLTON AV, es, 527.3 s Park av, 25x100; Sheriff's sale of all right, title, &c, which Michl J Gallagher had on Jan20'14, or since; Lewis M Swasey, Sheriff; Wm P Rae.
FOSTER AV, nwc E 25th, 82.6x43.9; Wm D Lent—Lefferts Constn Co et al; Shaffer, Howell & Hinds (A), 115 Bway, Manhattan; Thos E O'Brien (R); Wm H Smith.
MYRTLE AV, ns, 150 w Sumner av, 41.6x100; Freda W Fraenkel—Benj Lauerbaum et al; Wolf & Kohn (A), 203 Bway, Manhattan; Jas M Fawcett (R); Wm H Smith.

MAY 30.
No Legal Sales advertised for this day.

JUNE 1.
N ELLIOTT PL, ws, 183.5 n Myrtle av, 20x100; Paul Kleindienst et al; Mary A Carroll et al; Herzfeld & Sweedler (A), 44 Court; Hermon H Shook (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 16.
CHARLES ST, 130-2; Myron Straus—Walter F Springstein et al; M Monfried (A).
E BROADWAY, 311; Ella S Hopkins—Young Men's Benevolent Ass'n et al; Ver Planck, Prince & Flanders (A).
124TH ST, 507-9 W; Andw Wilson—Minnie A Blanchard et al; H M Rowe (A).
125TH ST, 532 W; Jno M Lamhert—Edwin F Walton et al; F Hoar (A).

MAY 18.
STANTON ST, 127; Philip Klein et al—Morris Mandelskorn et al; F E Klein (A).
38TH ST, 427-9 W; Edmund Wilson—Patk Lenihan et al; R E Moffett (A).
104TH ST, ns, 66.10 e Col av, 16.6x100.11; N Y Bible & Common Prayer Book Society—Edwin Bendheim et al; Nash & Jones (A).
106TH ST, ss, 283 e Riverside dr, 17x100.11; Edw J O'Gorman et al—McKeon Realty Co et al; Halsey, Kiernan & O'Keefe (A).
107TH ST, ss, 225 w Columhus av, 100x100.11; Wm H Rolston et al—Walter F Hopper et al; Geller, Rolston & Horan (A).
121ST ST, 157 W; Helen B Rennell—Rosa Haft; Dutton & Kilsheimer (A).
126TH ST, 28 E; Farmers Loan & Trust Co—Selig Heilner et al; Geller, Rolston & Horan (A).
130TH ST, 249 W; Solomon Wertheim—Michl J Doyle et al; E A Karelsen (A).
158TH ST, ns, 142 w 12 av, 257.5x231.6x irreg; Manhattan Mtg Co—Edwina Co, Inc, et al; H Swain (A).
179TH ST, ns, 100 w Audubon av, 50x100; Harry Blauner—Wallace, Reisler & Co et al; J S Demovitch (A).

MAY 19.
SPRING ST, ss, 77.9 e Greene, 22.3x51; two actions; German Savgs Bank in the City of N Y—Geo J Jetter et al; M Auerhach (A).
66TH ST, 233 W; Sarah C Hadden—Julia W Porges et al; A Gardner (A).
211TH ST, cl, 275 e 9 av, runs s116.5xe—xn 118.2xw25 to beg; Sarah Dalhman—Corn Exchange Realty Co et al; C Putzel (A).
1ST AV, 1026-30; three actions; Ferdinand C Bamman—Rose Simon; S Wacht, Jr (A).

MAY 20.
82D ST, 246-8 E; Mutual Life Ins Co of N Y—Beth David Hospital et al; F L Alen (A).
MADISON AV, sec 120th, 40x75; Rector, Church Wardens, &c, of the Church of the Incarnation in the City & County of N Y—Chas Horton et al; Cadwalader, Wickersham & Taft (A).

MAY 21.
BOWERY, 207; Lincoln Trust Co—Lawrence Mulligan et al; Bowers & Sands (A).

MAY 22.
MONROE ST, sec Jackson, 100x20; Max Markel—Maximillian Davidoff et al; A Felt (A).
114TH ST, 349 E; Anna E Stemme et al; F B Chedsey (A).
126TH ST, 28 E; Farmers' Loan & Trust Co—Emanuel J Heilmer et al; Geller, Rolston & Horan (A).
138TH ST, ss, 225 e Lenox av, 100x99.11; Ellis P Earle—Sedonia J Kohn; Greene, Hurd & Stowell (A).
3D AV, ws, 25 n 126th, 24.11x100; Jno D Hass—Adolf H Landeker et al; C A Flammer (A).
8TH AV, 687; Veronica Mock et al—Vincent L Leonard et al; amended; J J Harris (A).

Bronx.

MAY 15.
138TH ST, 615-17 E; Stephen H Jackson—Chas A Rosen et al; C B Harris (A).
HUNT AV, es, 823.1 s Bronxdale av, 24.1x100; Karoline Behrens—Andrew Kitchen Realty Co, Inc; Elfers & A (A).
PROSPECT AV, es, 128 s 180th, 56.2x150.2; Bazena T D Merriman—Giosue Galiani et al; E F Moran (A).
LOT 315,map of Unionport, Westchester County; David L Gluck—Ellen Corrigan et al; E A Karolsen (A).

MAY 16.
HOFFMAN ST, es, 50 s 191st, 16.8x100; Arthur Geo Bell—Jos Tesore et al; Williamson & Bell (A).
141ST ST, ss, 784 e Willis av, 37.6x100; Herman Feld—Jacob Hirsch et al; M Monfried (A).

MAY 18.
BARNES AV, es, 175 s Morris Park av, 25x100; Herman Elfers et al—Delia Fetzer et al; J H Emmerich (A).
VYSE AV, ws, 42.5 s 178th, 20x100; Henry P Clark—Irving Constn Co et al; E D Barlow (A).

MAY 19.
COSTER ST, 628-30; Bronx Security & Brokerage Co—Thos P Kelly et al; I Levinson (A).
149TH ST E, ns, 104 e Jackson av, 50x100; Constantin Wagner—New Arcadia Real Estate Co et al; Quackenbush & Adams (A).
PARK AV, ws, 108 n 175th, running through & fronting on Webster av, 72xS3.6x irreg; Edgar S Appleby et al—Prudence S Ketterer et al; Cannon & C (A).
LOT 331, map of Washingtonville, Westchester Co; Octave B Herbert—Jno Rotando et al; W B Aitken (A).

MAY 20.
BECK ST, ns, 310 w Longwood av, 40x100; Workmen's Sick & Death Benefit Fund of the U S of America—Beck St Realty Co et al; Hillquit & Levine (A).
BRYANT AV, es, 225 n Lafayette av, 50x100; Sheldon Leavitt—Lawrence Davis et al; J E Roosevelt (A).
LOTS 6, 9, 13, 14 & lot marked "Sold" bet lots 14 & 16, 18, 25, n 75 lot 27, s, 50 lots 28, 29, 30, 31, 38 to 48, both inclusive, 49, 51 to 60 both inclusive, 61, 62, 73, 74, 75, 82, except part thereof w Independence av, as on final maps of the 23d & 24th Wards, 85, 88, 89, 90, 94 & 95, except part thereof conveyed by Liber 2,140 cp 26, N Y Co on a certain map entitled Map of Villa Sites at Riverdale, known as Map 977, 24th Ward, N Y C; also PLOTS 1 & 4, on map of land at Riverdale, prop of Jos Rosenthal, Map 824; Wm L Condit—Jos Auerhach, exr, et al; Elkus, Gleason & Proskauer (A).

MAY 21.
HOE AV, 1200; also HOME ST, 975, 981, 985; Hoe Realty Co—First Preferred Realty Corpn et al; Wise & Lichtenstein (A).
ZEREGA AV, nes, 428.5 e land formerly belonging to Melchoir Ill, 211.5x458x irreg; Dollor Savgs Bank of City N Y—Martha Roman et al; Lexow, Mackellar & Wells (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 14, 15, 16 & 18.
No Judgments in Foreclosure Suits filed these days.

MAY 19.
22D ST, 306 W; Saml P White, Jr—Julia E Shotland et al; Burlock E Rahell (A); Neilson Olcott (R); due.14,588.55
69TH ST, 46 W; E Lansing Satterle—Elsa L von Arkovy et al; Warren A Mayou (A); Abr Oherstein (R); due. 9,719.04

MAY 20.
No Judgments in Foreclosure Suits filed this day.

Bronx.

MAY 14.
No Judgments in Foreclosure Suits filed this day.

MAY 15.
VAN CORTLANDT AV, ss, & St Georges Cresent, ns, lots 616 & 618, map of property of Geo F & Henry B Opdyke, Bronx; Marc C Allinger—Annie McMahon; John A Bowen (A); Timothy & Leary (R; due..... 2,145.81

MAY 16.
No Judgments in Foreclosure Suits filed this day.

MAY 18.
BELMONT AV, ws, 200.5 s 177th, 200x163.6; Seamans Bank for Savings in the City of N Y—Mary A Fell et al; Cadwalader, Wickersham & Taft (A); Sidney W Fish (R); due..... 52,750

MAY 19 & 20.
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 16.
MADISON AV, sec 72d, 102.2x40; also 72D ST, 28 E; Dime Savgs Bank of Brooklyn—Louise G Butler et al; action to compel determination of claim; Merrill & Rogers (A).

MAY 18.
ATTORNEY ST, 152; Brooklyn Bldg Material Co, Inc—Kate Zucker et al; partition; S A Potter (A).
LUDLOW ST, 114; Jos Kantrowitz—Morris Kantrowitz et al; adjudication of lien; S A Langour (A).

MAY 19.
No Lis Pendens filed this day.

MAY 20.
No Lis Pendens filed this day.

MAY 21.
No Lis Pendens filed this day.

MAY 22.
STNICHOLAS AV, 258-64; also 17TH ST, 524-8 E; also 123D ST, 303 W; Geo J O'Reilly—Chas J O'Reilly et al; partition; L V Ehert (A).
11TH ST, ss, 125 w Av D, 72.4x90; Adolph Schwartz et al—Edw Ehlers et al; accounting, &c; D Friedmann (A).
6TH ST, 719 E; Abr Golinger—Israel Seide et al; partition; A Cohen (A).

Bronx.

MAY 15.
BAILEY AV, es, bet Fort Independence & 238th, known as Lot 120, Block 3,278, Section 12, on tax map; Kabee Realty Co—Joseph L. O'Brien et al (action to foreclose tax lien); A Bodenheimer (A).

MAY 16.
No Lis Pendens filed this day.

MAY 18.
No Lis Pendens filed this day.

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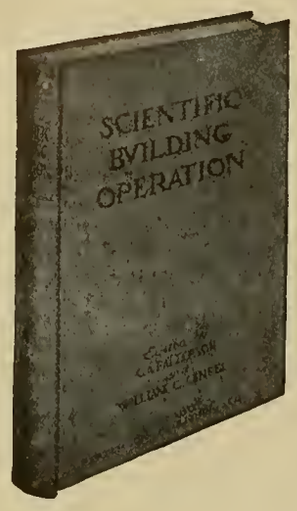
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Lis Pendens, Bronx (Continued.)

MAY 19.

BROOK AV, es, 150.7 n 139th, 1.7x27.6x irreg; The Rector et al St Anna Church—Rachel Lyon; ejectment; L O Van Doren (A).

MAY 20.

No Lis Pendens filed this day.

MAY 21.

149TH St, 777 E; Caroline L Schmidt—Eliz Erbe et al; action to cancel deed; M M Burnet (A).

CLAY AV, 1500; Consolidated Wafer Co—Maxim S Globe et al; action to set aside a deed of conveyance; M Shelnart (A).

Brooklyn.

MAY 14.

COLES St, sws 106.6 nw Hicks, 25x100; Timothy Galvin—Jno H Rickard; C H McCarty (A).

DEAN ST, nc Franklin av, 20x80; Cayuga Co Savags Bank—Jno Scheminger et al; T F Redmond (A).

DEWEY PL, ws, 98 s Herkimer, 23x97; Anton Knapp—Cath E Laubert et al; Murtha & Hanson (A).

HULL St, ss, 499.5 e Stone av, 20x85; Bond & Mtg Guar Co—Eliz S Walsh et al; T F Redmond (A).

MONROE St, ns, 300 w Reid av, 16.8x100; Ermire Krevolin—Sol Present; foreclosure of mechanics lien; A Miles (A).

PIERREPONT ST, 21; Alfred G Ryley—Mary C Pinkney et al; H B Snoemaker (A).

WHITE ST, swc Moore, 91x100; Title G & T Co—Abr F Friedelson et al; T F Redmond (A).

E 41TH ST, nec Caton av; 20x100; Jas Cline—Geo W Young et al; G W Pearsall (A).

E 32D ST, es, 160 s Tilden av 20x100; Wm Herod—Gustaf E Karlson & ano; C S Taber (A).

BEDFORD AV, sec Clifton pl, 90x120; Mutual Life Ins Co—Moses H Moses et al F L Allen (A).

BUSHWICK AV, nes, 110.4 nw Moore, runs e 93.3xn25xn22.8xw90.7xse52.7 to beg; Maurice Basseik—Hyman Rosenson & ano (specific performance); M M Kahn (A).

CLERMONT AV, ws, 145.5 s Fulton av, 50x96x 53.10x115.5; Jno R Sanford—Lavinia S Le Baron et al (partition); T C Hughes (A).

HAMBURG AV, 270; Casimir Yasso—Rosa K G Stubing; specific performance; E J Reilley (A).

HUDSON AV, es, 84.7 s DeKalb av, 25x75; Horace G Teele—Chas W .Church, Jr et al; H J Davenport (A).

VERNON AV, nec Clinton, 100x200; Julia B Collins—Bridget Dixon et al; Everett, Clarke & B (A).

VERNON AV, ns, 100 e Clinton, 50x200; same —same; same (A).

3D AV, ses, 100.8 ne 100th, 50.4x105.9x50x100; Jennie L Church—Frank B Byrns et al; Dykman, Oeland & K (A).

MAY 15.

VANDERBILT ST, nec 18th, runs e169.6xn200 xw100xs110xw100xs90 to beg; also 18TH ST, nec Vanderbilt, runs e169.5xne—xn100xw 100xs100xw100xs90 to beg; Watson & Pittinger—Acme Homes Co et al; Watson, Daniel & H (A).

E 9TH ST, ws, 320 s Av S, 20x100; Audley-Clarke Co—Fredk W Schomeyer et al; Owens, Gray & T (A).

40TH ST, ss, 240 e 13 av, 20x100.2; Sarah H Coruith—Christianna W Allen et al; Davison & Underhill (A).

50TH ST, nes, 240 se 11 av, 20x100.2; Nelson S Carman—Eliz Juchter et al; T F Redmond (A).

60TH ST, ns, 280 e 2 av, 20x100.2; Lillian H Crary—Gaspare Pirroe et al; T F Redmond (A).

71ST ST, ss, 256.7 w 14 av, 18.1x100; Savgs Bank of Utica—Laura Pscherhofer et al; T F Redmond (A).

AV J, 2415; Nellie M Hageman—Clara H Roehr et al; T W Burr (A).

ATKINS AV, es, 220 s New Lots rd, runs e 100xs40xe100xs20xw100xs80xw100xn140 to beg; Amanda S Carpenter—Vincenzo Mennella et al; Clark & Frost (A).

CLINTON AV, sec Greene av, runs s47.6xe110x s30xn50.6xw140 to beg; Ellen A Stewart—Margt Cummisky et al; R K Brown (A).

FLATBUSH AV, ws, 98.7 s Dorchester rd, 19.8 x104.9x19.8x106.7; Jno Nolty—Public Constn Co et al; H A Ingraham (A).

GLENMORE AV, ss, 20 e Milford, 20x90; Bklyn Home for Consumptives—Aaron Naumoff et al; T F Redmond (A).

LAFAYETTE AV, 645-52; also CALSSON AV, 197; also COURT ST, 243; also MYRTLE AV, 761, 667 & 657; also LAFAYETTE AV, 654; also prop in NEW YORK CO; Ahr A Silberberg—Wm J Cregan & ano; foreclosure of a lien; A A Silberberg (A).

MYRTLE AV, ns, 40 e Nostrand av, 50x86; N Y Investors Corpn—Christian Krahbe et al; T F Redmond (A).

RUGBY RD, ws, 700 s Beverly rd, 50x100; Trustees Reformed Prot & Dutch Church in Flatbush—Hattie M Ambler et al; J Z Lott (A).

WOODRUFF AV, ss, 116.7 e Kenmore pl, runs s138.2xe40.2xn15xe10xn150.10xw43.5 to beg; Realty Associates—Morris N Lawrence et al; H L Thompson (A).

MAY 16.

E 7TH ST, es, 100 s Av O, 60x120.6; Annie V Maloney—Marloe Constn Co et al; E J McCabe (A).

W 27TH ST, ws, 100 n Mermaid av, 118.10x 410; Henry P Journeay—Mary J McNiff et al; H C Rickaby (A).

61ST ST, ws, 135 se 15 av, 20x100; Harriet E Tunison—Annie Steinfeld et al; H J Davenport (A).

WASHINGTON AV, ws, 105.11 s Fulton, 16.8x 100; Fannie A M Terry—Walter J McKenna et al; W H Good (A).

LOTS 567 to 576, 577 to 590, 594 to 601, 602 to 610, 611 to 635, 829 to 833, 834 to 836, 837 to 844, on map of prop of Bensonburst Land Co in 30 Ward; Co-operative Bldg Bank—Milton S Kistlea et al; Lexow, Mackellar & W (A).

LOTS 1940-1941, blk 31, map of 1010 lots second addition to Bensonhurst-by-the-Sea; Juliette Schneller—Denver Realty Co et al; F F McGuire (A).

MAY 18.

BUTLER ST, ss, 175 e Hoyt, 25x100; Alvin B Leavitt—Herbert A O'Brien et al; foreclosure of tax lien; Niebrugge & Maxfield (A).

McDONOUGH ST, ss, 342 e Tompkins av, 20x 100; Geo W L Curtis—Wm H Faust & wife; Reeves & Todd (A).

57TH ST, sws, 250 nw 15 av, 100x100.2; Gulian Ross—Mary J Drake et al; H A Ingraham (A).

86TH ST, sws, 272 nw Gravesend av, 50x195; Julie Mercier-Lang—Sea View Realty Co et al; Reynolds & Geis (A).

WYCKOFF AV, nes, 100.1 nw Grove, 20x92.8x20 x92; R Meinberg—Frank M Muller et al foreclosure of mechanic's lien; F Weinstein (A).

MAY 19.

BAINBRIDGE ST, ss, 370 e Stuyvesant av, 20x 100; Frances A de Beer—Jennie H Suydam et al; G W Pearsall (A).

DE VOE ST, 305-7; Nicholas Chickley—Mary E Hellriegel et al; W W Butcher (A).

GRATTON ST, ss, 200 e Bogart, 25x100; Barnett Diamond—Frank Gerold et al; C S Ansel (A).

LOGAN ST, ws, 170 n Glenmore av, 40x100; Clarence S Nathan—Congregation Ahvath Achim Aushi, East N Y, et al; T F Redmond (A).

ROEBLING ST, es, 100 s S 9th, 37x100x39.6x100; Realty Associates—Gisella Hochman et al; T F Redmond (A).

VOORHIES PL, ws, 730.1 n Neptune av, runs w 157xne—xe130xs40 to beg; Dora Overton—Gustave R Bernstein & ano; J T Loew (A).

AV P, nwc E 13th, 100x100; Isabelle Bradley—Provident Associates et al; C A Clayton (A).

BROOKLYN AV, es, 200 s Av C, 20x100; also LOT 891, block 13, map Addition 1 to Vanderveer Park; also Lots 1220-1, block 20, map Addition 3, Vanderveer Park; also Lots 1417-8, block 23, map Addition 3, Vanderveer Park; also Lot 1834, block 28, and Lot 2194, block 50, map Addition 3 to Vanderveer Park and Lots 5480-1, block 111, map Addition 9 to Vanderveer Park; D Henry Waltermade—Kitchen Imp Co & ano; Elfers & Abberley (A).

GRAHAM AV, ws, 105.10 s Ten Eyck, 25x100; Max Sottenberg—Annie Levinkind et al; D Hirshfield (A).

PITKIN AV, ss, 75 w Hendrix, 25x100; also PITKIN AV, ss, 75 e VanSiclen av, 25x100; Manly R Hubbs—Vincent J Miccio et al; C S Heidenreich (A).

LOT 69, map of village of Ovington; Ada L Hill —Sarah F Kelley et al; T F Redmond (A).

MAY 20.

DOUGLASS ST, ss, 160 e Smith, 20x100; Matilda Delacey—Mary S Clark & ano; to set aside deed; A S Fraser (A).

ELTON ST, es, 450 n Liberty av, 25x90; Jennie Cohen—Guiseppina Visone et al; M H Latner (A).

HEYWARD ST, ses, 110 ne Harrison av, 30x 100; Louis Sauer—Marie Huggershof et al; A Christmann, Jr (A).

HICKS ST, es, 110.5 s Harrison, 25x83.6; also PACIFIC ST, nes, 118 nw Henry, runs ne 46xnw06xne10xse06xne34xnw22xsw90xse22 to beg; Annie F Kelly—Jas J Crown et al; partition; S W Severg (A).

MARION ST, ns, 150 w Howard av, 75x100; Gustave Selner—Hattie Steinhardt et al; J M Peyser (A).

SACKETT ST, ns, 128.6 w Court, 21.6x100; Bond & Mtg Guar Co—Raphael Scotte et al; T F Redmond (A).

WASHINGTON ST, sec Tillary, runs s98.9xe 128.11x—107.6xw62.11xw66.10 to beg; also TILLARY ST, swc Adams, runs s153.2xw114 xn22xw121xn24xe128.11xn107.6xe104.3 to beg; U S of America—Mutual Life Ins Co et al; condemnation proceedings; W J Youngs (A).

WYONA ST, 240; David Kesper—Hyman Frankel; specific performance; I Solomon (A).

38TH ST, sws, 150 se 12 av, 25x95.2; Title Guar & Trust Co—Bertha Backal et al; T F Redmond (A).

ATLANTIC AV, nwc Hemlock, runs e203.3xn 113.8xw100xs40xw100xe109.11 to beg; Robt F Miller—Jas Fiorenzo & ano; breach of express contract; Hills & Hills (A).

CONEY ISLAND AV, ws, 320 n Av P, 20x100; Edw H Crampton—Tomasz Jaworski et al; T F Redmond (A).

NEW UTRECHT AV, es, 48.6 n 54th, 20x84.3x 23.10x81.3; Margt A Whitby—Rostof Co et al; F C Haven (A).

PITKIN AV, ss, 243.7 e Eastern pkway, 20x 147.8x24.1x162.1; Harry D Spero—Jennie Dancik & ano; J J Schwartz (A).

PITKIN AV, ss, 75 w Hendrix, 50x100; Mary Bucaria—Vincent J Miccio et al; partition; Kiendl & Sons (A).

THATFORD AV, ws, 75 n Belmont av, 25x100; N Y Investors Corpn—Etta A Sosnowitz et al; T F Redmond (A).

10TH AV, ses, 20 ne Prospect av, 18x79.7; Title Guar & Trust Co—Benurb Realty & Constn Co et al; T F Redmond (A).

18TH AV, es, 200 n Bath av, 50x115.2x50x 117.8; Mary Levy—Augusta Stern et al; E L Jacobs (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 16.

No Mechanics Liens filed this day.

MAY 18.

46TH ST, 46 W; Jandous Electric Equipment Co—A B S Co, Inc, Arthur Brisbane & Anton Strand (77) 420.00

SAME PROP; Gustav B Geiger—same (78) 365.35

201ST ST, ss, 220 e Academy, 550x—; Jos J Mulvy—United Electric Light & Power Co & F T Nesbit & Co, Inc (75) 19.50
201ST ST, ACADEMY ST & HARLEM RIVER, entire blk, &c; Henry Hessel—United Electric Light & Power Co & F T Nesbit & Co (76)..... 22.00

MAY 19.
13TH ST, 36-8 W; Bernard Johnson—Van Beuren Estate & Tim J Kirby (94) 3,195.50
177TH ST, 346 W; Muglers Iron Works—N Y Tel Co & Cooper Electric Engineering Co (84) 79.15
201ST ST W, ss, 220 e Academy, 550x—; Robt W Dawson—United Electric Light & Power Co & F T Nesbit & Co, Inc (80). 22.00
SAME PROP; Chas Rothwell—same (81) 16.50
SAME PROP; Pasquale Mollo—same (82) 16.50
SAME PROP; Vincenzo Lupinacci—same (83) 16.50
201ST ST, ACADEMY ST & HARLEM RIVER; Jas Delmore—United Electric Light & Power Co & F T Nesbit Co, Inc (86) 22.00
SAME PROP; Lazzaro Dughi—same (87) 17.87
SAME PROP; Frank Caragno—same (88) 16.50
SAME PROP; Wm McMullen—same (89) 22.00
SAME PROP; Richd Tobin—same (90) 22.00
SAME PROP; Henry Hessel—same (91) 22.00
SAME PROP; Geo Magill—same (92) 24.00
SAME PROP; Geo Reid—same (93).. 30.00
AV B, 83-5; Union Cornice & Skylight Works — Max Froomkin & Jacob Varabe (85) 180.00
PARK AV, 929; Fredk Straub—929 Park Av Co & Alex Herzog (79)... 246.95

MAY 20.
MONROE ST, 188-90; Jos C Newman—Jno A Anger (96) 70.00
RUTGERS PL, 24-8; also CLINTON ST, 241-51; also CHERRY ST, 312-4; Jos C Newman—Jno A Anger (97).. 361.05
28TH ST, 34 E; Simon F Dorf—Ald Realty Co & Max Israel (99)..... 55.00
BROADWAY, 716; Simon Dorf—Jacob Scholle, Wm Scholle, Martin Herman & Max Israel (102) 50.00
1ST AV, sec 45th st, 90x106; Terminal Ornamental Works—Swift & Co & V J Hedden & Sons Co (98)..... 210.00
6TH AV, 626-8; Leon Kranz—Geo Cantrell & Nathan Pickett (95)..... 450.00

MAY 21.
116TH ST, 156 E; Levin E Landon—Donato Cofola (103) 38.69
6TH AV, 489; Abr Solomon—Jno Theodoropoulos & Richd Tzenpelis & Sandhop Contracting Co (104) 22.90

MAY 22.
ST NICHOLAS AV, nec 174th, 89.6x79; H W Palen's Sons—S Benjenharet Eskesen & Anton Day (107)..... 69.24
1ST AV, sec 45th, 90x106; Terminal Ornamental Iron Works—Swift Packing Co & V J Hedden & Sons Co (108) 210.00
AUDUBON AV, es, 74.11 n 183d, 20.7x70; Cross, Austin & Ireland Lumber Co—W 184th St Constn Co; renewal (109) 415.39
46TH ST, 216 W; Nathan Pickett—Annie Moore (111)..... 3,950.00
137TH ST, 9 W; Harry Grohman—Annie B Ritterband & R S Morgan (110). 8.00
201ST ST, ACADEMY ST & HARLEM RIVER; Jno Holloway—United Electric Light & Power Co & F T Nesbit & Co (105) 22.00
SAME PROP; Wm Payten—same (106). 10.00

Bronx.

MAY 15.
BEAUMONT AV, ws, 100 n 187th, 50x63.5x irreg; Melrose Plumbing Co—Farago Construction Co, Inc (9).... 2,400.00

MAY 16.
No Mechanics Liens filed this day.

MAY 18.
WASHINGTON AV, 1741; Wm Nachamkis—Sarah Axelrod & Alex Morganstern (10) 814.40
WASHINGTON AV, 1737; Wm Nachamkis—Julia Hoffman (11) 517.75

MAY 19.
231ST ST, sec Bway, 78.6x29; G Schaile & Son—Jno Gilbert & Schmitz & Eulenstein (13)..... 397.76
WEBSTER AV, sec 176th, 100.10x50.6; Montag Constn Co—Boscobel Bldg Co & Henry Gundlach, Pres (14)..... 5,500.00
3D AV, 2936; Arvid Johnson—O W Wuertz Co & Langley Slavin Co (12) 150.00

MAY 20.
ELSMERE PL,** nec Marmion av, 96x100; Salvatore Naccarato—Defender Constn Co & Kramer Contracting Co; renewal (100) 260.00
CROTONA PKWAY,**, nec Elsmere pl, 109.9x197; also CROTONA PKWAY, sec Elsmere pl, 109.9x202.7; Salvatore Naccarato—Defender Constn Co & Kramer Constn Co; renewal (101).. 900.00

MAY 21.
161ST ST, 700-2 E; Frank Goldman—Agnes G Pragnell & R M F Buge (16) 65.00
176TH ST, sec Webster av, 57x107; Harlem Cut Stone Works—Boscobel Bldg Co & Henry Gundlach (15).... 940.00
**Recorded in N Y County.

Brooklyn.

MAY 14.
ATLANTIC AV; 620; Ifshur & Co—Marianna H Moody, Jacob Sommer & Louis Jacobs 49.00
CATON AV, sec, Stratford rd, 100x98; J Barba—Plandome Constn Co..... 2,550.32
EASTERN PKWAY EXTEN, nws, 117 sw Lincoln pl, —x—; Harry Marcus Iron Works—Arenkay Amusement Co 750.00

MAY 15.
44TH ST, nes, 200 nw 15 av, 120x100; Cohn Cut Stone Co—Diaz Bldg Corpn. 1,150.00
LAWRENCE AV, ns, 200 e 3d, 100x100; H Mendelovitz—Ralph Henry, Jr, and Mike Dominico & Son..... 475.00
PENNSYLVANIA AV; 365-71; S Dorf—Glory of Israel Hebrew Inst of East N Y 163.17

MAY 16.
No Mechanics Liens filed this day.

MAY 18.
ST JOHNS PL, 1685-9; Congress Varnish Works—St Marks-Howard Co.. 49.38
STRONG PL, 37; Wm T Biffi—Louis Adelson & Nellie Isaac..... 45.00
WEST ST, 239-67; Otto Dreher—Bristol Bldg Co, Jas Moore, decd, & Jas Moore, Jr 274.68
2D ST, 371; also 16TH ST, ss, 83.10 e 3 av, 28.4x90; Walter S Ferguson—David A Ahrens & Grace Ahrens.... 80.29
43D ST, 807; Jens P Olsen—Martin E Bloom & Mary Funska 13.55
ALABAMA AV, nec Hegeman av, 141x100; Globe Title Co—Vernewl Realty & Constn Co, N Y Title Ins Co, Montrose Realty Co & Louis Geller, Inc. 224.73
NEW UTRECHT AV, 3901; Jens P Olsen—Wm Lindeman & Louis Goldberg 31.13
SUMNER AV, nec Quincy, 100x125; Empire Fireproofing & Concrete Constn Co—Sumner-Quincy Amusement Co & Dazie Constn Co..... 2,446.92

MAY 19.
E 3D ST, 545-9; F W Henacker—Bessie Rosenstein & Leib Rose Realty Co 25.00
W 35TH ST, ws, 100 n Neptune av, 20x100; G Bianco—Chas Basio & Jas De Leon 94.75
FRANKLIN AV, 176; J Shostack—Harry Aronson, Morris B Arnold as assignee & Jno A F Simpson as trustee 1,625.00

MAY 20.
BARBEY ST, nec Livonia av, 50x100; M Maten—Wm & Mary Harker..... 155.00
SUMNER AV, nec Quincy, 100x125; P F Fitzgerald—Sumner-Quincy Amusement & Dazie Constn Co..... 1,730.00
SAME PROP; G A Forman Co—same. 515.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAY 16.
48TH ST, 168 W; Luigi Costabile—Fredk F Brueck et al; July31'13.... 404.00
7TH AV, 421; Peter J Ryan Bldg Co—Frank J Cassidy et al; Dec17'13.... 195.00
SAME PROP; same—same; May11'14. 345.00

MAY 18.
48TH ST, ss, 100 e 7 av; Oriental Fireproof Sash & Door Co—Jno Brooks et al; July30'13 ..... 110.00
84TH ST, 324 W; Vermont Marble Co—324 W 84th St Co et al; Mar19'14. 297.00

MAY 19.
14TH ST, 138 E; Smith & Rosenfeld—Sol Schinasi et al; May 5'14..... 175.00
59TH ST, 326 W; Jacob Rubin et al—Salo Kohn et al; Apr28'14..... 110.00
3D AV, 1164; Arthur Brounet—Isaac Griggs et al; Jan12'14 ..... 500.00
6TH AV, 626-8; National Sash & Door Co—Adolph A Hageman et al; May 4'14 ..... 65.10

MAY 20.
[2]WASHINGTON ST, 449; Michl Fleck—Dani Edgar et al; Dec2'13..... 100.10
[2]SAME PROP; F Eckenroth & Son, Inc—same; Nov26'13 ..... 406.63
33D ST, 1-13 E; Atwell Contracting & Constn Co—Henry Corn et al; Oct 2'12 ..... 9,300.00
122D ST, 242 W; Jacob Meyer—Lizzie Hodermann et al; Jan21'14..... 58.45

MAY 21.
84TH ST, 324 W; Fredenburg, Lounsbury & Houghtaling, Inc—324 W 84th St Co et al; Mar18'14 ..... 336.00
[3]124TH ST, 170-80 E; B Schact Iron Works—R E Gentles et al; Jan23'13. 1,124.85

MAY 22.
3D AV, 884-6; Chas A Hasbrouck—Harry E Fry et al; Feb10'13..... 85.22
80TH ST, 305-9; Gowanus Wrecking Co—Sterling Stable Co; Apr24'14..... 490.00

Bronx.

MAY 15.
No satisfied liens filed this day.

MAY 18.
No Satisfied Mechanics Liens filed this day.

MAY 20.
VICTOR ST,** 1735; Saml Jampol—Sol Levine et al; Aug27'13..... 25.00

MAY 21.
No Satisfied Mechanics Liens filed this day.
**Recorded in N Y County.

Brooklyn.

MAY 14.
PARK PL, ss, 50 e Utica av, 180x100; Sam Lien—Peter Di Pino & M Siegel; Apr27'14 ..... 193.50
[2]CLARKSON AV, ss, 64.7 w Bedford av, 75x200; Bklyn Builders Supply Co—Powell Garage Co; Dec27'13..... 720.01
[2]SAME PROP; Riskin & Wolin—same & Hygeia Contracting Co; Dec24'13. 190.00
[2]SAME PROP; Peter J Dehler—same; Mar7'14 ..... 126.50
[2]CLARKSON AV, ss, 65 w Bedford av, 75x200; Leslie C McGuire—same; Jan22'14 ..... 628.50
[2]CLARKSON AV, ss, 65 w Bedford av, 75.6x100; Chas Bennett—same; Jan 19'14 ..... 427.94

MAY 15.
60TH ST, ns, 20.3 e 12 av, 20x77; Paladino & Bros—Andw Bria or Andriane Bria; Sept30'13; release.. ——
60TH ST, ns, 20 e 12 av, 20x77; D A Ziccardi Trim Co—Andriano Bria, Vincenzo Tria & Giovanni Parrilla; Oct3'13 ..... 170.00
SAME PROP;; Vincenzo Tria & ano Adriano Bria; Sept4'13..... 1,528.28
60TH ST, ns, 20 e 12 av, 20x77; Saml Glaser—Andriano Bria, Vincenzo Tria & Giovanni Parrilla; Sept 4'13.. 50.00
SAME PROP; Filippo Luongo—same; Sept5'13 ..... 168.00
SAME PROP; Guiseppe Licardi—same; Sept5'13 ..... 150.00
NOSTRAND AV, ws, 200 n Av F, 20x100; Jas J Lupton—Mabel Holmes & Fredk W Holmes; Apr16'14 ..... 70.44

MAY 16.
BRISTOL ST, es, 100 n Dumont av, 100x100; Realty Supply Corpn—The Lirock, Inc; May12'14 ..... 1,500.00
FULTON ST, 2019-21; Morris Fish & ano—Geo & Ethel Potts — Jno Donnelly; May9'14 ..... 57.00
60TH ST, ns, 20 e 12 av, 19.6x70; Felice Gengo—Andriano Bria, Giovanni Parrilla & Vincenzo Tria; Oct27'13 37.85

MAY 18.
[1]PRESIDENT ST, 1497-9; Nels Ostborg—Percy F Emmet & P F Emmet Co; Mar31'14 ..... 505.00
QUINCY ST, ns, 350 e Nostrand av, 50x100; Julius Mueller—Thrall Constn Co & Vernon Mason Bldg Co Inc; Mar23'14 ..... 1,000.00
QUINCY ST, ns, 350 e Nostrand av, 50x100; Meserole Masons Material Co—Thrall Constn Co & Max Kesler; Jan 3'14 ..... 40.51
15TH ST, 141-3; also 4TH AV, 546; Jos Yeselcom—Jos Fritsch as exr, &c, Dorothea Fritsch & Jos Fritsch; Jan 19'14 ..... 270.00
OCEAN AV, es, 174.11 s Newkirk av, 200x100; Aaron Benjamin—Hartman Bldg Co & Lawyers Mtg Co; May14'14. 1,000.00
MONTAUK AV, es, 90 s Belmont av, —x—; Morris Grotenstein & ano—Gioacchino Mazzola & Emanuel Larsen; Dec31'13 ..... 400.00

MAY 19.
PARK PL, 763-5; Chas H Hewey—Estate of Washington Bulkley & A E Bulkley trste; May18'14..... 303.45
QUINCY ST, ns, 350 e Nostrand av, 50x100; Bell Fireproofing Co—Thrall Constn Co; May15'14 ..... 340.00
SAME PROP; Empire City Lumber Co—same & Max Kessler as pres; May 13'14 ..... 153.03
FLUSHING AV, nec Knickerbocker av, 22.5x79.7x72.7x50; Flushing Iron Wks—Catb Gabriel; Nov10'13 ..... 157.49
ROCHESTER AV, es, 95 s Sterling pl, 25x95; Chestnut Ridge White Brick Co—Acme Holmes Co & Spencer Aldrich; Apr13'14 ..... 180.00
ROCHESTER AV, sec Sterling pl, 45x110; same—same; Feb4'14 ..... 365.00

MAY 20.
HICKS ST, ws, 50 n Rapelyea, 18.9x90; Nathan Pintchik—Wm N DeForrest & Raymond A De Forrest; May 11'14 ..... 185.00
LAWRENCE ST, 108; Moses Annenberg—Jas McEnery & J Farber; Mar 6'14 ..... 68.00
QUINCY ST, 283; Louis Bossert & Sons Thrall Constn Co; May14'14..... 929.69

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAY 14.
ARNOLD, LOUCHHEIM CO; Ashbaugh Corpn; $1,200; S Nordlinger.
BAREMORE, JAS E; Terrence G O'Brien; $1,000; Putney, Twombly & Putney.
MUNICIPAL UTILITIES CORPN; Burditt T Lyons; $3,000; B M Holden.

May 15, 16, 18 & 19.
No Attachments filed these days.

MAY 20.
FRASER, JNO M; M J Drummond & Co; $32,000 E J McGuire.
MUNICIPAL UTILITIES CORPN; Saml F B Morse; $2,000; B M Holden.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 15, 16, 18, 19, 20 & 21.

Dunham, M L. 52d st, 136 W..Fairbanks Co. Machines. 375.00
Juno Realty Corpn, 110th st, 55-63 W, & Lenox av, 2-8..Otis Elevator Co. Elevators. 2,500.00

Chattel Mortgages, Manhattan, Continued.

Kessler, Max. 111th st, 162 E.. Raisler Heating Co. Steam Heating Apparatus .....(R) 355.00

Bronx.

MAY 15, 16, 18, 19, 20 & 21.

No Chattel Mortgages filed these days.

Brooklyn.

MAY 14, 15, 16, 18, 19, 20.

Acme Homes Co. Vanderbilt st, ns, bet 18th & Prospect av..Oliver B Taylor, Inc. Ranges, &c 554.00
Brown, Wm. 51st st & 8th av..Elsie E Kerby as extrx, &c, Wm Kerby...(R) 327.00
Brown, A D. 92d st, bet 2 & 3avs.. Elsie E Kerby as extrx.....(R) 600.00
Bristol Bldg Co. West st, bet Church av & Av C..Miller Bros. Gas Fixtures. 90.00
Manganaro, G. 43 Rockwell pl..Elsie E Kerby as extrx .....(R) 76.00
Zitelli Bldg Co. 74th st nr 10 av.. Elsie E Kerby as extrx.....(R) 456.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAY 18.

PERRY ST 94; Max Lipman & Max Gold loan Altavista Holding Co to erect a —-sty bldg; — payments...20,000.00

MAY 19.

174TH ST, ss, 100 w Amsterdam av, 50x100; Lawyers Realty Co loans J B C Bldg Co, Inc, to erect a 5-sty apartment; 7 payments 40,000.00

Bronx.

MAY 16.

TIFFANY ST, sec Whitlock av, 50.2x 100, City Mtg Co loans Turek Realty Corpn to erect 5-sty apartment; 13 payments 35,000.00
176TH ST, nes, 545.5 n Southern blvd, 100x150; Greenwich Mtg Co loans The J W R Realty Co, Inc, to erect 2 5-sty tenements; 10 payments.....40,000.00

MAY 18.

167TH ST, swc Prospect av, 100x120; Comity Mtg Co loans Angel Constn Co to erect 3 6-sty brick and stone bldgs; 8 payments 97,500.00
DUDLEY AV, ss, 75 e Mayflower av, known as lot 107, map of Harrington est; Herman F Epple loans Fritz Gaertner to erect 2-sty brick 2-family dwellings; 3 payments..... 4,200.00
PROSPECT AV, nwc 166th, 80x100; Comity Mtg Co loans Angel Constn Co to erect 2 6-sty brick and stone bldgs; 7 payments 67,500.00
LOT 15, map of prop known as Lohbauer Park; Henry Falk loans Celia Levine to erect 1-sty & attic frame bldg; 3 payments 1,200.00

MAY 20.

163D ST, ss, blk front Stebbins av to Rogers pl, 127 on Stebbins av & 127 on Rogers pl; City Mtg Co loans Grossman Bros & Rosenbaum to erect 5 5-sty apartments and stores; 10 payments 205,000.00

MAY 21.

ARTHUR AV, es, 94.2 n 180th, 50.1x 93x irreg; Peerless Holding Co, Inc, loans Uwanta Constn Co to erect 5-sty apartment; 10 payments 23,000.00
CONCORD AV, es, 317 s 149th, 39.6x 100; Manhattan Mtg Co loans Wilmac Bldg Co, Inc, to erect 5-sty apartment; 17 payments 28,000.00
CONCORD AV, es, 277.6 s 149th, 39.6x 100; same loans same to erect 5-sty apartment; 17 payments 28,000.00
CONCORD AV, es, 238 s 149th, 39.6x 100; same loans same to erect 5-sty apartment; 17 payments 28,000.00

ORDERS.

Brooklyn.

MAY 14.

74TH ST, ns, 395.11 — Stewart av, 140 x100; Mafin Constn Co on Lawyers' Title Ins & T Co to pay Hay Walker Brick Co..... 470.00
OCEAN AV, es, 174 s Newkirk av, 100x 200; Hartman Bldg Co, on Lawyers' Mtg Co to pay Aaron Benjamin.... 1,000.00

MAY 15.

55TH ST, sws, 100 nw 8 av, 40x100.2; Marie Backie on Williamsburg Savgs Bank to pay Michl F Kelly..... 525.00

MAY 19.

PARK PL, ss, 300 e Howard av, 50x 127.9; The Parkling Inc on Title G & T Co to pay Interborough Sash & Door Co..... 600.00
W 32D ST, ws, 340 s Mermaid av, 80x 118.10; D A Ziccardy Trim Co on Michael D Gilmartin to pay Rode & Horn 293.00
W 33D ST, es, 260 s Mermaid av, 40x 118.10; D A Ziccardy Trim Co on Dora Vollman to pay Rode & Horn..... 156.00
SEA BEACH R R LINE, bet, ws New Utrecht av and ss 22 av; N L Kennedy Inc on N Y Municipal R R Corpn to pay Harris Mandebaum..... —

MAY 20.

UNION ST, ss, 100 e Nostrand av, 50x 127.9; Clifton Bldg Co on Title Guar & Trust Co to pay Hay-Walker Brick Co. 160.00
AV H, ss, 110 e Ocean pkway, —x—; Economy Homes Co on Title Guar & Trust Co to pay Chas H Finch & Co. 834.00

DEPARTMENTAL RULINGS.

Key to Classificationa Used in Divisions of Auxillary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Ann st, 53—Albert C Sonthall:.....C
Barclay st, 10—William W Astor.....C
Barclay st, 14—Oswald G Villard.....C
Beaver st, 87—U S Realty & Imp Co.....B
Broome st, 37½—Louis Heller & Son.....DR
Broome st, 37½—Goldstein Bros.....DR
Broome st, 482—Elterman & Martus.....DR
Broome st, 482—B Rosenwasser & Co.....DR
Broome st, 482—Flecker, Altschuler & Co..DR
Broome st, 482—Rosenberg & Hauser.....DR
Broome st, 482—N Y Leather Goods Co.....DR
Canal st, 179—Julia R Kinkele.....C
Canal st, 307-11—Robbins & Prokesoh.....DR
Canal st, 307-11—L P Henryson & Co.....DR
Canal st, 307-11—The N Y Waist Band Co..DR
Cannon st, 8—Mitchel Smolevoff.....B
Chambers st, 77—First Baptist Church.....C
Chambers st, 168—Chambers, Greenwich St Co. .....E
Delancey st, 176—Abraham Schwitzer.....DR
Delancey st, 190—Fannie Lefkowitz.....E
East Broadway, 27—Jacob J Consberg & Frank Abelson 1-G
East Broadway, 27—Frank J King.....C
East Broadway, 27—Goodman Cohen.....C-1
East Broadway, 27—Est Mary Crosby.....C
East Broadway, 39-41—Solomon Cohen.....G-C
East Houston st, 257-63—Max Schwartz.....E
Franklin st, 93-95—Est Wm Watson.....SS
Goerck st, 125—Wm M Reed.....C
Gold st, 40-42—Josephine L Doolittle et al..SS
Henry st, 257—Geo Graham.....C
Howard st, 35—Elizabeth Chesebrough.....C
Jacob st, 10—D B Fleming & Sons, Inc.....C
Lafayette st, 92—Rube Fogel.....C
Lafayette st, 92—Adam Boell.....C
Lewis st, 101—Erste Gorlicer Chevra.....C
Lewis st, 102—Anna Rosenblum.....C
Liberty st, 95-97—Singer Mfg Co.....SS
Madison st, 139—Turetzky & Taub.....C
Mott st, 41—Kunigunda Goetz.....C
Prince st, 102-4—Louis Siegbert & Bro.....DR
Prince st, 102-4—Isaac Hirsch & Son Co....DR
Prince st, 102-4—The Fashion Garment Co..DR
Prince st, 102-4—I Seidel & Sons.....DR
Prince st, 138-42—Albert M Fecheimer.....DR
Rivington st, 52—Morris Sohn & Chas Freeman C
Rivington st, 295—Morris Cohn.....C
Rivington st, 295—Wm H Schmohl.....C
Rose st, 50-58—Reid Ice Cream Co.....D
Rose st, 50-58—Morris Sendor.....C
Suffolk st, 136—Siegmund S Hirschmann.....C
Suffolk st, 180—Est Daytou Hobart.....E
Washington pl, 23-29—Jas J Asch.....SS
Washington st, 359—Kramer & Wanke.....C
Water st, 237—Mrs Bella Hirsch.....C
West Houston st, 65-7—Jos M Huber.....DR
West Houston st, 65-7—Adolph Hyman & Co.DR
West Houston st, 65-7—Irene Costume & Blouse Co. .....DR
West Houston st, 65-7—Josephson Bros....DR
West Houston st, 65-7—Samuel Green.....DR
West Houston st, 65-7—The Queen Mfg Co..DR
West Houston st, 65-7—Wm Seligman & Co.DR
West Houston st, 65-7—Abr Hochman.....DR
West Houston st, 65-7—Freeman Bros.....DR
West Houston st, 65-7—Malvin Lichter.....DR
Wooster st, 155—The Famous Paper Box Co. .....DR
Wooster st, 155—The Bee Hat Works.....DR
Wooster st, 155—Brand Bros.....DR
Wooster st, 155—The Eastern Waist Mfg Co.DR
Wooster st, 155—Cohen & Benjamin.....DR
Wooster st, 155—Minerva Cloak Co.....DR
Worth st, 47-49—Wm Watson Estate.....SS

Numbered Streets.

3d st, 1-9 W—Chas Straus.....A-C
3d st, 103 W—Amos F Eno.....C
4th st, 27-9 W—Michael Kramer.....G-DR
5th st, 620 E—Phllip Liberman.....C
5th st, 819-21 E—Director's Realty & Holding Co. .....E
9th st, 735-39 E—Est Wm F Young.....SS
10th st, 89 E—Ischell Brunner.....C
12th st, 8 E—Gross Bros.....G-C-L-DR
12th st, 17 E—The Bon Marchebe Co.....I
12th st, 17 E—Story & Flickinger.....C-G
14th st, 234 W—Frederick Kernochan.....C
16th st, 218 E—Estate James A Cox.....C
18th st, 145-51 W—The Keepsory Co.....A
18th st, 145-51 W—Libon & Halpert.....A
18th st, 145-51 W—Washington Pleating Co...C
18th st, 145-51 W—Crystal Dress Co.....A
20th st, 28-30 W—Levy & Auberbach.....A
20th st, 28-30 W—The New Toy Mfg Co.....A
20th st, 28-30 W—S & W Waist Co.....G
21st st, 12-14 W—Chas Kaye.....A
21st st, 22-28 W—Emanuel Kohn.....G
21st st, 22-28 W—Wm Greenberg.....G
21st st, 22-28 W—Joseph Weinstein.....G
21st st, 22-28 W—Jos Sheon.....C-G
23d st, 206 W—Maria A Simpson.....C
23d st, 214 W—West 23d St Presbyterian Church C
23d st, 338-46 E—Calvary Church.....C
26th st, 110-112 W—Land Map Realty Co....SS
26th st, 140-56 E—Christian Herald.....C
27th st, 115-17 W—I. Chasanoff & Co.....DR
42d st, 145-47 E—Est of Robert Goelet.....C
45th st, 116 W—B'way Mortgage Investing Co. .....SS
47th st, 30 W—Dr Oscar Burton.....C
47th st, 30 W—Henry Karger.....C
47th st, 422 W—Elizabeth W Lawrence.....C
48th st, 112 W—Eugene Granier.....C
48th st, 112 W—Sophia J Pratt.....C
58th st, 357 W—Jennie S Roll.....C
67th st, 231 W—Emandess Holding Co.....C
96th st, 340 E—Joseph Reichwein.....C-G
98th st, 228 E—Nathan Schancupp.....C
100th st, 161 W—Frank Bunge.....G
100th st, 161 W—Ida Hussey.....G
109th st, 199 E—Geo McGoveru.....C
111th st, 232-34 E—Abr Reiser & Isaac Bord..C
111th st, 232-34 E—Dean Holding Co.....C-G
115th st, 191 E—Est Simon Fox.....C
117th st, 366 W—Sol Maxheimer.....C
119th st, 84 W—Belle E Goldwater.....C
120th st, 202 E—Louis Scharr.....1
124th st, 116-18 E—James M Horton.....C
124th st, 179-81 E—Sarah E Jenkins et al...C
137th st, 622 W—Realty & Commercial Co....C

Named Avenues.

Av A, 1641—Est of Margaret Clauder.....C
Av D, 83—Est of Jno D Wendel.....C
Amsterdam av, 1491—Hermann Realty Co....C
Broadway, 10-12—N Y Produce Exchange Bank .....SS
Broadway, 141—Sherman Sq Realty Co.....SS
Broadway, 149—Singer Mfg Co.....SS
Broadway, 370—Carson C Peck.....SS-B-C
Broadway, 454—Morris Krim.....C
Broadway, 476—The Garland Mfg Co.....DR
Broadway, 476—S J Levy & Son.....DR
Broadway, 476—Rosenwasser Bros.....DR
Broadway, 476—M D Harris & Co.....DR
Broadway, 476—Jacobs & Janowitch.....DR
Broadway, 476—Loeser-Auslander & Co....DR
Broadway, 476—Kemp, Lundberg & Beatley.DR
Broadway, 476—I Oliver & Co.....DR
Broadway, 476—Samuel Salzman.....DR
Broadway, 640—G Reis & Bros.....G
Broadway, 832-4—Stability Realty Co.....SS
Broadway, 1648-50—Amos M Lyon.....C
Lexington av, 68—N Y Edison Co.....D
Madison av, 527—Helen Wilson.....C
Park Row, 160—United Electric Light & Power Co. .....D

Numbered Avenues.

3d av, 2162-4—Sanders Guttman et al.....C
3d av, 2199—Ignatz Witkowsky.....C
5th av, 431—The Old Masters Society.....A
9th av, 564—Wm M Ruschhaupt.....C
9th av, 566—Est Anson Weisberg.....C

BRONX ORDERS SERVED.

Named Avenues.

Claremont pkway, 492—Nannie Mooney.....C
Courtland av, 748—James Loizzi.....C
Courtland av, 748—Martha Saches & Paul Saches C
Hoe av, 1562—Raffaele Marrazzi.....C
Washington av, 1683—Jonas Weil.....C
Westchester av, 410-12—Central Union Gas Co C

Numbered Avenues.

3d av, 2929—Clarence Davies.....G

BROOKLYN ORDERS SERVED.

Named Streets.

Ainslee st, 33-37—Robert Hillis Cereal Co....C
Columbia st, 343-45—Louigi Massato.....C
Dean st, 455—Michael Driscoll.....C-M
Emerson pl, 35-37—Rudolph Vagt.....M-C
Essex st, 291—Barnet Davison.....C
Fleet pl, 49—Est Dan'l P Gardiner.....C
Fulton st, 478—Edw, Geo & Jno P Smith.....C
Fulton st, 478—Arthur L Braus.....A-G-C
Fulton st, 478—Brooklyn Union Gas Co.....A
Furman st, 127-129—The Peoples Pulpit Association .....SS
Hewes st, 407-409—Isotto Realty Co.....C-M
High st, 87—Mrs Stella Brennan.....C
La Grange st, 5-9—Weber & Co, Inc.....C
McKibben st, 164 (rear)—Samuel Lynn.....C
McKibben st, 164 (rear)—Michael Lyons.....C
McKibben st, 164 (rear)—Louis Kamen & Morris & Samuel Dreser.....C
McKibben st, 164 (rear)—Barnard Appelbaum & Herman Cohen C
Madison st, 1287—Nostrand Knitting Mills...C
Orange st, 91—Camermeyer Est.....C
Orange st, 91—Frederick Dieg.....DR
Pearl st, 56-60—Wm F Marresford..G-A-C-DR
Pearl st, 56-60—American Casting Co.DR-G-A-C
Pearl st, 56-60—Bklyn Union Gas Co.....A
St Edward's st, 74—John J Lattemann.....DR
Seigel st, 278-82—Valentine Schebl Co.....M
Summit st, 68—Samuel & Michael Sharp.DR-C-A
Summit st, 68—Morris Liebowitz.....DR-C-G
Summit st, 68—Margaret A Cody.....C
Summit st, 68—Sunlight Gas Machine Co..DR-C
Summit st, 68—Brooklyn Union Gas Co.....A

Numbered Streets.

9th st, 345—Young Men's Hebrew Association .....M
73d st, 1828—Nathan Hewitt.....C-M

Named Avenues.

Bedford av, 770—Adolf Mathes.....C
Central av, 126—Frank Abruzzo.....C
Central av, 518—Louis Goldschlager.....C-M
Central av, 520—Pincus Hirsch.....C
Dumont av, 122, 124 & 128—Douglas Bldg Co..C
Flushing av, 725—Hattie Flatow.....C
Gates av, 753—Morris Lang.....M

BUILDING MANAGEMENT

THE LAW AS IT AFFECTS MANUFACTURING LOFTS

By WILLIAM M. SHACKFORD, of Daniel Birdsall & Co.

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

TO the casual observer it would seem that most of the municipal and State authorities were devoting the major portion of their time and energy endeavoring to find some changes which can be made in the existing laws. While some of these changes are necessary and just, still others work a direct hardship to the property owner, without giving the desired relief. The basis for many of the changes in the laws was the disastrous Triangle fire, which caused large loss of life. Public sentiment was aroused to a high pitch, but the result of the enactment of the new laws has been the creation of a large number of new departments having jurisdiction over various sections of the laws, and it has been found that many of these departments conflict to a serious degree. An example of this might be cited in a recent order of the Labor Department.

About a year and a half ago the Fire Prevention Bureau ordered on a building a drop ladder reaching from the lowest fire escape platform to the street level. This order was promptly complied with to the satisfaction of the bureau. The recent rulings of the first mentioned department now condemn this style and require another kind of ladder. Such a system could go on indefinitely.

These many new laws have necessitated a radical change in the construction of twelve-story buildings; the cost of construction has been increased and the available rental space reduced. The result is that the net return to the property owner is less than in former times.

Many Laws Just.

Many of the laws are proper and just. For example, the provision that all exit doors must open outward is excellent and will undoubtedly be the means of saving many lives. Another beneficial law is the requirement that sprinkler systems be installed in twelve-story buildings. This latter measure is of advantage to both owner and tenant, as it tends to reduce overhead charges through a reduction in the insurance rate; and it raises the character of the tenants, for undesirables, from an incendiary point of view, frequently shun a sprinklered structure.

I am inclined to believe that the law requiring red lights at all exit doors is a good one. Such a light attracts attention and impresses on the mind whether one wishes it or not the fact that the light means something besides illumination. No matter how dull a person is the constant sight of the red light causes the thought of its purpose to percolate into his brain. And it must be admitted that the workers in these factories have as a whole a very low order of intellect.

In former times fire towers were not installed in a twelve-story building, stairways and fire-escapes (outside) being all that were required; and in the case of a building having frontages in two thoroughfares, one fire-escape on the factory end was all that was necessary to comply with the law. Today the same structure requires in addition the installation of at least one and possibly two smoke towers. Another thing that takes floor space is the extraordinary number of toilet facilities and the arrangement of partitions and hallways by which they are reached. Each year the demands of the department controlling that part of the building have called for more of these facilities, so that now the number is out of all proportion to what could be comfortably gotten along with.



WILLIAM M. SHACKFORD.

Today the trim of a twelve-story building must be fireproofed and that again raises the question of the increased cost of construction. Why it should be fireproofed I do not see, for it is difficult to set fire to the smooth side of any board, while in the very floor where all this fireproofing is built one will find piles of packing cases, wooden partitions, not reaching the ceiling, also desks, tables and other articles which go to make up obstructions on a factory floor.

I have in mind a twenty-story building, now in the course of construction, measuring about 75x250 feet, where one set of inside and one set of outside stairways are called for, and in addition two, and probably three, fire towers will be required. While it is always advisable to have plenty of outside stairways, there might be a tendency for providing more than are really necessary, in view of the fact that these buildings are of fireproof construction. In the first place these stairways and towers remove a large amount of what would be rentable space, and in the second place the department has ruled that one of the towers must be in a certain portion of the floor, which, by its very location, destroys about twenty or twenty-two feet of the most valuable light that any floor would be fortunate in having, namely, the north light.

All these requirements increase the cost of construction and do not, except in the case of the sprinkler, aid materially in obtaining rentals commensurate with the increased initial cost. The rental space is reduced by the requirements of the law.

Fears Ungrounded.

What is the cause of these requirements? Simply the fear that another catastrophe may visit one of these buildings. As a matter of fact, such a recurrence is very improbable, and would be more so if the owners of factories would be more strict with their employes, prohibiting smoking in the workrooms, keeping the premises clean and clear of waste materials and rags. Another very important thing is to train employes in fire drill and show them just what must be done to avoid panic and leave the building without loss of life or injury.

In the case of a building not located on a corner it is now necessary to construct a fireproofed hallway from the fire-escape in the rear to the front of the building. This either takes space from the store floor or, if the hallway runs on a balcony to the side of the building, it reduces the height of the wall space in the store. This has a decided effect upon the rental value of the store.

THE VALUE OF ENGINEERS.

For many years the value of the engineering force in large structures has been more or less minimized and the true importance of its work overlooked. During the last few years there has been a change in conditions, for it has been repeatedly demonstrated that an inefficient engineering force will ruin absolutely the owner's chances of obtaining an adequate return upon his money invested. G. J. Miller in speaking of this subject said last week:

"Occasionally some representative of building management attempts to minimize engineering talent and boost the building managers, thereby advertising mutual short comings and accomplishing nothing.

"The first and paramount position in management of buildings, naturally comes to the man that has made real estate and its financing a study. He must be one versed in every art pertaining to his business. His judgment must be excellent and place his services where they bring the maximum results with a minimum friction; this he can best do by pleasing his tenants through the agency of a well-equipped personnel; he cannot shirk the responsibilities that make his calling one of importance.

"The actual operation of a building rightfully belongs to a man who is a master mechanic and steam engineer, one who has a practical and theoretical training, gleaned by experience of many years; who knows the people he supervises, their habits and customs and is respected by them for his abilities; for it is a fact that the actual operation of a modern building is four-fifths mechanical and constructional. The day of the educated head-porter-superintendent has passed, and with it has vanished the individual owner-manager,

Misapplied Efforts.

"When we see a building manager wasting his time on cheese cloth or buying oil by test, we cannot refrain from stating that the engineering department, can, by leaky boiler setting or valves, waste more money in two weeks than the entire cost of janitor's supplies for one year. When we realize that the janitor's supplies against engineer's supplies (construction, alterations, maintenance, etc.) are as one is to twenty; and that the wages of the engineering department are one-third the entire payroll, notwithstanding the fact that only 20 per cent. of the entire personnel of buildings are in that department, we will understand its relative importance.

"Let the building managers unite and demand better conditions and establish their power by mitigating the present evils that almost amount to confiscation of property by municipal and state departments that have sprung up over night, that place violations on buildings and have not even a code to guide their recommendations, which recommendations sometimes conflict.

"The only men who are competent to rightfully judge these matters are those who have been trained in managing and operating buildings; for, financially, a building can stand only a certain expenditure a year."

AUTOMATIC SPRINKLERS.

They Have Made a Remarkable Record and Their Use Is Spreading.

The automatic sprinkler, as a means for protecting buildings from fire, developed from the perforated pipe or open head system which came into use in this country about 1850. In the perforated pipe system the buildings were fitted with networks of piping throughout. When fire occurred a gate valve placed at a point outside the building was opened and the water admitted, which found its way through the many perforations and extinguished the fire. With such a method it was, of course, necessary to discover the fire and the time lost in opening the valve controlling the flow of water, together with the large damage done by the excess of water, caused the automatic sprinkler heads to be developed. With their use the fire becomes localized and the amount of water used to extinguish it is very much reduced. The automatic heads came into use about 1860.

Mr. Grinnell's Invention.

Mr. Frederick Grinnell, who has been called the father of the automatic sprinkler, did not perfect the modern device until about 1882. This device consists essentially of an orifice held closed by various combinations of metallic levers, soldered in place with a fusible solder. This solder has various melting points, depending upon the position in which the head is placed. The lowest melting point is 150 degrees Fahrenheit and the highest 300 degrees Fahrenheit. It is necessary to put the high melting degree heads in places that are already subjected to some degree of heat such as skylights or engine rooms. The heads have also what are called distributors, so designed to throw the water about evenly in all directions. In general, the sprinkler system as applied to the modern loft building will consist of a network of pipes carrying at intervals the fusible heads. Two sources of water storage or supply are used, usually a pressure tank upon the roof and an open gravity tank, a water pump for filling the tanks and an air compressor for raising the pressure in the pressure tanks, thereby increasing the efficiency of distribution; in certain cases special valves are used to prevent the water from entering the pipes until the heads are fused; this is due to the fact that in some buildings heat is absent, and if the pipes were filled with water this water might freeze and the pipes burst.

There is now under consideration by the authorities in New York State the question of allowing the high-pressure water distributed in the Catskill aqueduct to be used as an additional source of supply in sprinkler systems in New York City by means of suitable reducing valves.

A Sprinkler in Action.

When a fire occurs one or more sprinkler heads fuse and open and water rushes through the system, and from these heads the air pressure supplied by the compressor in the pressure tank and the gravity tank increases the area covered by the water, at the same time electrical connections are made with the central station of the District Telegraph Co. apprising them of the fact that water has started from the heads. This is done to limit as much as possible damage due to water by defective heads and accidental opening of same.

As an additional safeguard the Underwriters demand the installation of watchmen with recording devices placed throughout the building registering their daily trips of inspection. The record of automatic sprinklers as compiled by the National Fire Protection Association for the past twelve years is remarkable. Out of 6,064 fires, 67 per cent. were entirely extinguished by sprinklers, 27 per cent. held in check so that the fires were easily controlled by hose streams, and 6 per cent. were not controlled chiefly on account of defective water supply and partial equipment of sprinklers. The records also show that 30 per cent. of these fires were extinguished by the opening of one sprinkler head, 45 per cent. by two sprinkler heads, 65 per cent. by five sprinkler heads, 17 per cent. by ten sprinkler heads and 90 per cent. by thirty sprinkler heads.

When it is taken into consideration that a sprinkler head means a ½-inch opening, this is an extremely fine record and shows the vital importance of controlling the fires at their inception. The reduction in insurance rates effected by sprinkler systems is very large and is such that the cost of installation is paid for in a few years.

Sprinkler systems have been installed successfully in storage warehouses, car barns, loft buildings and vessels, and their use has spread greatly in the last few years.

THE VALUE OF WASTE.

Millions of Dollars Saved Annually in Material Once Thrown Away.

NO longer is it a secret that a considerable part of the income derived by clever managers for their buildings is from the marketing of waste products that come out of offices. Managers frequently marvel at the liberal size of the bids made in the fierce competition existing between scavangers seeking the privilege of carting off the trash from business buildings, hotels, apartment houses and even tenements, but the answer to the problem was forthcoming at the meeting of the National Association of Waste Material Dealers.

A member stated that an annual business of $700,000,000 is done in salvaging stuff of all kinds that the country throws out as useless.

One concern pays the management of the McAlpin Hotel a large sum each year for the metal tops that come off beer bottles. The cork inside is used in making cheap life-preservers and insulating material for floors. The tin from these tops is chopped up and has a part in the manufacture of silk and for making metalized roofing material. There are gleaners of these metal tops in every hotel, restaurant and saloon in New York.

The bits of soap left by guests in the hotel rooms are used in making marble wash and for scouring tile floors if they are not remelted into larger sized soap cakes for the service department of the hotel. The oily waste that the engineer uses to clean up his engines with is bought and the oil is pressed out, refined and sold for cheap lubricants. Garbage is sent to Barren Island where it comes forth as the body of cheap perfumes, that is, that part of the vegetable oils that remains after the more valuable parts have been extracted from them for greases of one kind or another.

Waste Paper.

The waste paper is baled and sorted. Some of the linen bond is used for making a slightly inferior writing paper. Other kinds, according to their value in texture find their way into packing rooms of department stores, the newspaper is pulverized and finds its way into commercial cardboard after other ingredients have been used. Waste hemp rope produces mops, string and mats, composition floorings, wall lining, roofing and is also used as a substitute for bonding material in making lime mortar. Old carpet is transformed into writing paper and rugs. Cigarette butts and cigar stubs are garnered for fertilizer.

For the calendar years 1913 cotton rags were exported to the value of over $500,000, paper stock other than cotton rags to the value of over $800,000, woolen rags to the value of $1,000,000. scrap iron to the value of $1,200,000, old and reclaimed rubber to the value of $1,600,000, and scrap brass to the value of over $2,000,000. The figures of the imports of waste materials from foreign countries are even more striking. In the year 1913 scrap iron was imported to the value of $500,000, old copper to the value of $1,000,000, silk waste to the value of $3,000,000, old rubber to the value of more than $3,000,000, cotton rags to the value of $3,000,000, and other paper stock which was neither cotton rags nor wood pulp to the value of nearly $5,000,000.

CINDER CONCRETE FLOORS.

An Excellent Material in Need of Rational Code Regulation.

For such purposes as floors for buildings, cinders are used in concrete to a considerable extent, on account of their light weight. Cinder concrete weighs only from two-thirds to three-fourths as much as broken stone or gravel concrete. The strength, however, is correspondingly less, and whether for a given strength a floor may be made lighter by the use of cinders will depend upon the conditions of use and the character of the reinforcement.

Cinders for concrete construction are understood to mean either hard or soft coal ashes coming from boiler plants. Coal ashes from a stove or a small house boiler are generally too finely burned to be of use in this kind of concrete. Cinders from either hard or soft coal, and having sharp particles greatly in excess of the smooth ashes, make a concrete of considerable strength and of good fire-resisting qualities.

Cinder concrete floor construction will receive considerable attention by the framers of the new building code, and therefore the paper presented recently to the American Society of Civil Engineers by Guy B. Waite on this subject should be of interest to the building trade. In this paper Mr. Waite calls special attention to the arbitrary manner of using cinder concrete for floor construction and the insistence of continuing this arbitrary use by New York City, as indicated by the latest building codes.

Lack of Uniform Methods.

Although cinder concrete has acquired a large place in the field of concrete construction, the lack of uniform methods and the absence of specified unit stresses has brought it into disrepute in many circles, and unless some definite means are found to overcome these objections the revised code may prohibit their use entirely.

Mr. Waite calls attention to the fact that floor slabs of stone and gravel concrete, reinforced with steel, of the same general form as cinder concrete, have been systematized by engineers so that they are being used on a rational basis, but cinder concrete has been allowed to straggle along, without much attention from engineers in general, and is being used in a varied manner. The cities of Philadelphia, Boston and Chicago require cinder concrete for floor slabs to be designed, in thickness and in quantity of reinforcement, with certain values of unit stresses as a limit. But in New York City unit stresses are not considered in the use of such concrete.

Mr. Waite thinks the excuse that cinder concrete is so extremely variable as not to permit of the assignment of unit stresses, is not well founded. The fact that cinder concrete is being used extensively in engineering construction is sufficient reason for assigning for safety some unit stresses, in order to insure uniformity. The present manner of making arbitrary approvals has led to confusion. Various forms of reinforcement obtaining approvals in which the spans, thickness of concrete, quantities of reinforcement and floor loads vary beyond description. In New York City alone there have been 200 approvals for reinforced floor slabs of varying spans, thicknesses of concrete and quantities of reinforcement.

Mr. Waite gives the tabulated results of a large number of experiments performed on cinder concrete floor slabs, and explains fully how these experiments were performed and the conditions surrounding each experiment. He condemns most emphatically the practice of testing cinder concrete under the most favorable conditions, and then recommending the results of these tests to be used under the most unfavorable conditions.

It is estimated that more than 50 per cent. of the large fireproof constructions of New York City have reinforced cinder concrete floor slabs. This proportion would probably be increased if cinder concrete floor construction were removed from the realm of mystification and misrepresentation to the field of civil engineering.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

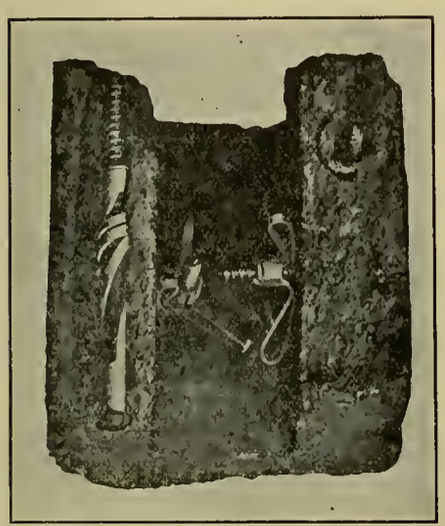
A Novel Expansion Bolt.

COMBINING the principles of the toggle expansion and anchor bolts, a device that is being introduced to the trade and described in the current Sweet's Catalogue (Architects' Edition) seems to have an appeal to contractors, building managers, plumbers, steam fitters and electricians. In many cases, according to the manufacturer, it forms a practical means of fastening articles quickly and securely to concrete walls, hollow tile, lath and plaster, expanded metal lath, metal window sashes, frames and kalamein.

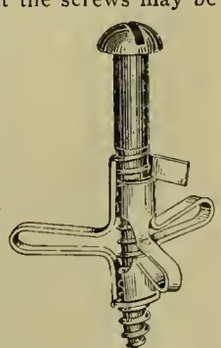


AUKYRA EXPANSION. BOLT CLOSED.

The large cut shows the operation of the device illustrated in the two small cuts in a concrete block indicating the action of the toggle in a hollow back surface and also the principle of the expansion bolt on a screw driven into concrete. The advantage claimed by the manufacturers,



which have offices at 149 Berkley street, Philadelphia, are that the screws may be removed and replaced at will. Another important application of this bolt is that it permits the hanging of radiators on walls and partitions. They are also successfully used in hanging of window shade fixtures, because it is said that no amount of jarring or strain will loosen the bolt or screw once it has been set with this device.



AUKYRA EXPANSION BOLT OPEN.

Another important virtue possessed by this bolt is that no matter what character the back of the wall may possess the expansion bolt invariably takes a firm hold and adjusts itself to surface conditions, holding tightly under steady or intermittent pulls. The spring feature of the toggle takes up slack and positively holds it, according to the manufacturers, so that once it is placed in position it cannot jar loose.

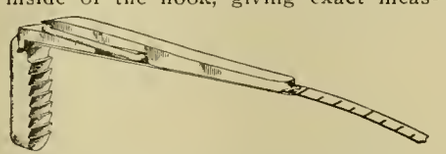
Makes One Light Look Like Fifty.

A NOVELTY that is said to have the advantage of cutting down the lighting charges for advertising illumination and signs is being introduced under the "Williams patents" at 181 Christopher street. It consists of a regulation enclosed electric sign, the letters of which are cut through the metal encasement. It differs, however, from the ordinary sign of this kind in that instead of having a dozen or more incandescent globes to form the outline of the letters, one or two suffice for the entire placque.

This is accomplished by a series of reflectors affixed to the interior of the sign case in such a way that the rays from the ordinary powered lamp or lamps within are concentrated into these reflectors and they give the lighting efficiency of fifty lights whereas only one or two are actually consuming power.

One-Man Measuring.

THIS is a device being introduced by the Lufkin Rule Company, of 106 Lafayette street. Its value lies in the fact that it enables one person to take long measurements. The arrangement is such that the zero point falls exactly inside of the hook, giving exact measurement. The hook is nickle plated and can instantly be attached to the loose end of a ¼ inch or ⅜ inch steel tape. Being serrated the hook grips firmly the end or a projection of the object to be measured.



Fights Fire with Steam.

LIVE steam as a fire fighting medium is employed in the new system of fire fighting being introduced by the Aero Fire Alarm Co., of 6 Church street.

The system consists of pipe disposed upon or near the ceiling of the place to be protected and fitted at short intervals with outlets normally closed by ordinary sprinkler heads, if water is to be the fire extinguishing agent, or with small unobstructed openings, if fire is to be fought with steam or gases. In the latter system the water or steam is kept out of the pipes by an electric main stop-valve, opening only when a fire starts.

The main stop-valve is of the quick-opening balanced variety, normally closed. It is fitted with an equal-ended lever and two unequal weights for opening and closing the valve. The lighter weight hangs directly on one end of the lever and keeps the valve shut; whereas, the heavier weight at the other end of the lever does not hang directly upon it, but is supported by an electrically-operated catch, engaging a hook on a slotted link sliding over the end of the lever.

When the catch is released electrically, the descent of the heavier weight overbalances the lighter weight, instantaneously pulling the valve wide open and allowing the steam or water to enter the sprinkler pipes and escape into the building through an open sprinkler head, or the unobstructed openings when a steam system is used. In either case the fire will be quickly extinguished by the steam or water issuing from the openings in the pipes.

The electrical release of the catch on the valve is operated by a contact closed by the Aero Fire Alarm detector.

The fire alarm or thermostatic portion of the system is the regular Aero tubing, placed on the ceiling of the room to be protected according to the usual practice, and it will not only give an audible or visual signal in case of fire, but will open the main supply of the live steam or sprinkler system and extinguish the fire.

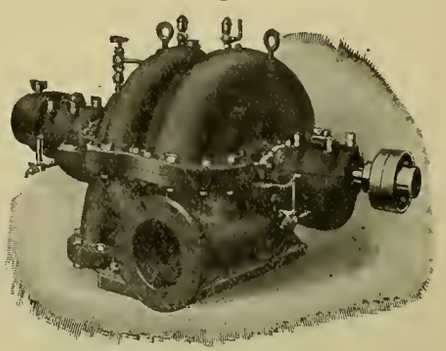
Fire Resistive Finishing Board.

THE latest thing in finishing boards for walls and ceilings is a combined cement and asbestos sheet that is said to have the virtue of not only being fire-resistive, but is capable of taking a fine decorative finish. The sheets are made in convenient sizes. The idea in putting this improved board on the market, apparently, is to put within the reach of every householder or every owner considering making alterations to the interior of buildings the means whereby he may practically cut his fire risk in half without heavy additional expense.

So the board has been made particularly applicable to kitchens, bathrooms, finished laundries and basements, also to attics and dumbwaiter shafts, or, in fact, to any other place where, under strong draught, a fire is likely to spread rapidly. It is capable of taking a coat of paint, yet its composition is so arranged that the decorative dressing will not crack or blister under varying temperatures as in bathrooms or kitchens or laundries. For office remodelling it is said to be particularly applicable, especially if pannelled effects are desired, because it is possible to wash down the painted surfaces if they become soiled.

New Centrifugal Fire Pumps.

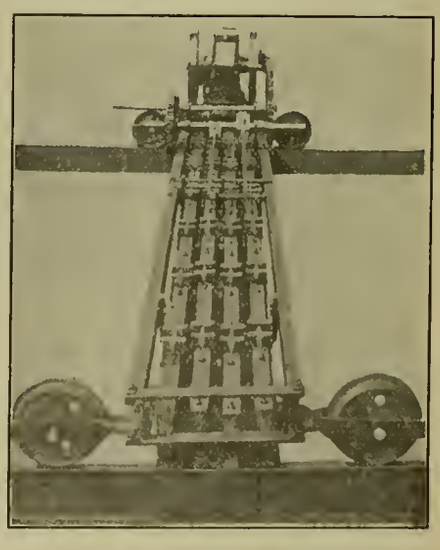
A NEW fire pump that has rather remarkable capacity is being introduced by the Goulds Manufacturing Company of Seneca Falls, New York. These pumps can be used to discharge direct into hose lines or for service with automatic sprinkler systems. In the latter service fifteen to twenty sprinklers are considered the equivalent of one and one-eighth inch fire stream



in the amount of water required. The capacity of this pump is large considering the floor space required and the weight is not great. The construction is simple and there is nothing to get out of order and cause delay when the pump is needed. It is adapted for direct connection with electric motors or steam turbines and it maintains a steady pressure at the discharge. The pump is built in conformity with the requirements of the Underwriters Laboratory.

Concrete Finishing Machine.

THE device illustrated is designed for the purpose of mechanically doing the work of shaping and finishing the surface of a concrete road or walk, a process which heretofore has required intelligent and pains-taking labor. The machine consists of a framework which spans the work to be done. There are four moving members which strike off the surface to a true grade and give



it an even surface. The machine is operated by a gasolene engine which moves the contrivance forward in striking. In floating the concrete the four barrel members are placed alternately, but move concurrently, thereby insuring a perfect surface.

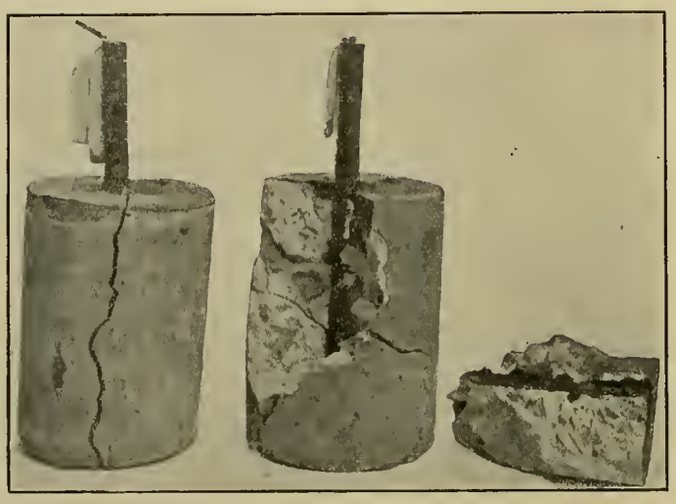
CURRENT BUILDING OPERATIONS

ELECTRIC CURRENTS INJURE CONCRETE

United States Bureau of Standards Gives Results of Investigation on Electrolysis

IT is usually difficult to determine the direct cause of failure of reinforced concrete structures and it will therefore be of interest to those engaged in this class of work to know that the United States Bureau of Standards has made an elaborate series of experiments to determine the effect of electrolysis on reinforced concrete. There has been considerable discussion as to the means employed to prevent damage by stray electric currents to underground cables and pipes, and while experts have long known to a limited extent that this damage also extends to reinforced concrete work, no definite information was available on this very important question. The results of experiments conducted by the United States Bureau of Standards have been published as Technologic Paper No. 18, "Electrolysis in Concrete." These experiments, which were started in 1910, proposed first to determine the nature and cause of the phenomena produced by the passage of electric currents; second, to investigate the probable extent of danger from electrolysis in practice and the conditions under which trouble is likely to occur, and third, to find means of mitigating the trouble due to electrolysis, leading to specific recommendations.

In the following abstract of this bulletin we have omitted the tabular data and that part of the discussion which is too technical to be of interest to our readers and given the results of the experiments that apply to practice.



EFFECT OF ELECTROLYSIS ON CONCRETE.

Of the numerous theories that have been advanced for the cracking of reinforced concrete due to electric currents, that one which attributes it to oxidation of the iron following electrolytic corrosion, has been fully established. The oxides formed occupy 2.2 times as great a volume as the original iron, and the pressure resulting from this increase of volume causes the concrete to crack.

Amount of Pressure.

The mechanical pressure developed at the surface of the iron has been measured in a number of cases, and has been found to reach values as high as 4,700 pounds per square inch, a value more than sufficient to account for the cracking of the concrete. Corrosion of iron even in wet concrete, is very slight when the voltage of the stray current does not exceed 15 volts, but the corrosion becomes rapid when the voltage exceeds 50 volts. Therefore, in order to insure safety of reinforced concrete from electrolysis the investigation shows that the voltage of stray currents must be kept low and this is especially true wherever the concrete is exposed to the action of salt water.

The voltage of stray currents may be kept below the danger point by observing the following precautions:

In wiring a concrete building with direct current circuits it is of the greatest importance that the construction be such as to preclude the possibility of either side of the circuit coming in contact with the concrete. The insulation should be of the best grade and the wires should be inclosed in continuous metal conduit. When practicable periodic tests should be made on the insulation and any defect remedied. All pipes entering the concrete building should be provided with insulating joints where the pipes enter the building. Lead covered cables coming into buildings should be insulated from the concrete structure by supporting them on wood or other similar insulating material . . . . In the case of new structures of reinforced concrete salt should be omitted altogether if there is the slightest probability that they may ever be subjected to the action of electric currents. Calcium chloride is quite as bad as sodium chloride, it being the chloride that does the harm. A good deal can be accomplished also by the proper construction of the basement, foundations, and footings of the building. If beneath the foundations and outside the basement walls, a layer of insulating material be placed, it will prevent the access of electric current through the building foundations.

Impractical Suggestions.

Suggestions of some engineers that copper-clad steel or aluminum be used as reinforcing material has been shown to be impracticable, since copper coating is readily destroyed and the aluminum is attacked by the alkali in the concrete. Painting or otherwise coating iron with an alkali resisting metal preservative before embedding it in concrete, may serve to minimize the dangers of electrolysis, but no such coating has been found that does not prevent the proper formation of the bond between the concrete and iron when the concrete sets. Attempts to increase the resistance of concrete by the addition of so-called waterproofing compounds to the cement before mixing have uniformly failed to give satisfactory results. A method frequently proposed to protect reinforced concrete by making the reinforcing material continuous throughout the building and connecting it to the negative terminal of a low-voltage generator is referred to, but only to point out the dangers of it.

When the time comes that all electric currents can be kept where they belong in wires provided for their especial use, when the street railway company provides negative returns for their systems which will prevent stray electric current from running wild over the city, then, and only then, will reinforced concrete building be absolutely safe.

EASTERN PARKWAY SUBWAY.

Brooklyn Will Celebrate Beginning of Construction—Other Progress Notes.

The Public Service Commission executed a contract with the Cranford Company for the construction of a part of the Eastern Parkway subway in Brooklyn. The Eastern Parkway subway will be operated by the Interborough Rapid Transit Company as an extension of the existing subway. The route begins at the present subway terminus, at Atlantic and Flatbush avenues, Brooklyn, and runs through Flatbush avenue and Eastern Parkway to Buffalo avenue, whence there will be an elevated extension through East 98th street and Livonia avenue to New Lots avenue.

There will also be a two-track branch subway from Eastern Parkway down Nostrand avenue to Flatbush avenue. For part of the distance in Flatbush avenue the subway will be a six-track structure, four tracks to be used by the Interborough Company and two by the New York Municipal Railway Corporation as a connection between the Fourth avenue subway and the Brighton Beach Railroad. The section covered by the Cranford contract lies in Flatbush avenue between St. Marks avenue and Prospect Park Plaza and will be mostly six-track construction. The contract price is $2,225,519.25, and the contractor must complete the work within thirty months. Work on this section will begin today, May 23, when the citizens of Brooklyn will celebrate the occasion by holding appropriate ceremonies.

Fourth Avenue Subway Progress.

The work of track laying in the Fourth avenue subway in Brooklyn probably will begin early in the coming summer, as the Public Service Commission has advertised for bids, to be opened May 21, for this work. The City of New York will furnish rails, ties, ballast and other material necessary to install the tracks, and the contractor will simply perform the work of putting them in place.

The contract calls for the laying of tracks from the Manhattan Bridge through Flatbush Avenue Extension, Fulton street, Ashland place and Fourth avenue to 86th street. From the Manhattan Bridge to 65th street the subway will be mainly a four-track line, although there will be parts of the road with as many as eight tracks. From 65th street to 86th street it will be a two-track railroad. Under this contract, however, no electrical or signal apparatus will be installed, as that is part of the equipment and will be placed by the operating company. The work must be finished within five months from the delivery of the contract. This will make it possible to finish the work of track-laying before the end of the year.

Edward H. Litchfield, B. B. Ward and George D. Ward have filed a petition with the Public Service Commission asking that a new station be built in the Fourth avenue subway in Brooklyn at Third street, which is about midway between the existing stations at Union street and Ninth street. A station at Third street, it is alleged, would be a convenience to the teachers and pupils attending the Manual Training High School, at Fourth street and Seventh avenue, as well as the patrons of the Washington Park baseball grounds. The matter has been referred to the chief engineer of the commission to report an estimate of the cost of building such a station.

The Public Service Commission has approved the form of contract submitted by the New York Municipal Railway Corporation for the construction of the third track on the Fulton street elevated railroad in Brooklyn for that portion of the road between Nostrand avenue and East New York. The company can now submit the contract to bidders.

Classon Avenue Sewer.

E. W. Voorhies, Commissioner of Public Works of the Borough of Brooklyn, says the work of building Classon avenue relief sewer is progressing rapidly and will be expedited as much as possible by the borough authorities. The completion of this sewer will permit the removal of a temporary sewer, which now occupies the space for the easterly track in the Fourth avenue subway between Butler street and Hanson place. The borough authorities expect to complete that part of the new sewer system needed to relieve the Fourth avenue subway before the end of the year. If this is done the temporary sewer can be removed from the subway in time for the beginning of operation.

Change of Route.

At the request of the Interborough Rapid Transit Company the Public Service Commission has modified the certificate granted that company on March 19, 1913, for the construction and operation of the Eighth avenue and 162d street connection, designed to connect the West Side elevated system with the new subway in Jerome avenue. The effect of the modification is to straighten the line and permit of its extension across Jerome avenue and through private property to River avenue, where it will connect with the new Jerome avenue line. As originally planned, the line turned south at the Jerome avenue crossing and then ran east through 162d street to River avenue. When the change is accepted by the company and its mortgage trustee, the modified certificate will go to the Board of Estimate and Apportionment for approval.

Storage of Gasolene.

The Court of Appeals holds, in the McIntosh vs. Fire Commissioner, that the ordinance of the City of New York storage of volatile inflammable oil shall be issued for any building, shed or inclosure situated within 50 feet of the nearest wall of a building occupied as a school is a constitutional regulation and a fair, reasonable and appropriate exercise of the police power. It is enforcible as against a building which was used as a garage prior to the enactment of the statute pursuant to which the regulation was adopted (Code Ordinances, sec. 370).

Contract for H. H. Rogers' Residence.

George Mertz's Sons, Portchester, have received the general contract to build a country residence at Southampton, L. I., for H. H. Rogers. The plans for the building were prepared by Walker & Gillette, architects, 128 East 37th street, and call for a building of hollow tile and stucco, semi-fireproof, approximately 50x180 feet, 2½ stories in height. The foundations for this building were awarded under a separate contract, and are well under way, and it is proposed to commence work on the superstructure in a few days.

Preliminary Plans for St. Bartholomew's

Bertram G. Goodhue, architect, 2 West 47th street, has been invited by the building committee of St. Bartholomew' Protestant Episcopal Church, Rev. Dr. Leighton Parks, rector, to prepare preliminary sketches for the new church group to be erected on the property recently purchased from the F. & M. Schaefer Brewing Co., on the east side of Park Avenue, between 50th and 51st streets. The building will be of brick and stone, thoroughly fireproof. The sketches will probably be submitted to the building committee about June 1, and if approved will then be referred to the vestry.

The "Tombs" to Be Improved.

Franklin B. Ware, 1170 Broadway, has made preliminary plans for extensive changes to the "Tombs" prison building in Centre street. One of the proposals is to provide new quarters for visitors, necessary hospital accommodations and the erection of a new building in the yard. The matter is now before the Board of Estimate for consideration, and just what will actually be done cannot be announced at this time.

Business to Replace Bronx Church.

Albert E. Davis, 258 East 138th street, has been retained as architect for an important building operation in the Bronx which involves the removal from Third avenue into 146th street of the old stone Mott Haven Reformed Church, one of the landmarks of the south Bronx, and which has stood on its present site for 61 years. The church and grounds were the gift of Jordan L. Mott, whose foundry was the beginning of Mott Haven, and whose handsome residence with grounds, foundations and statuary adorned Third avenue near the present site of the North Side Board of Trade Building. Upon the Third avenue front of the church property, a business structure will be erected, 80 x 90 feet, containing five stores on the ground floor with offices and lofts above.

S. M. Bixby & Co. to Enlarge Plant.

S. M. Bixby & Company, blacking manufacturers, of Second avenue and 46th street, Brooklyn, contemplate the construction of a large addition, about 100 x 100 feet in size, adjoining its present factory in 46th street, Brooklyn. The type of construction has not been decided yet, and no architect has been retained.

Another Apartment for Bronxville.

Joseph Petruzzi, tailor, of 463 Fifth avenue, contemplates the erection of an apartment house at the corner of Pondfield road and Gard avenue, Bronxville. Ogden, Pryor and Day, 1170 Broadway, Manhattan, will probably be the architects.

—Let the business sections spread out and give every section an equal chance to develop.

MOST MODERN FACTORY BUILDING



Lafayette, Franklin and White Streets. William E. Austin, Architect.

THE HALLENBECK-HUNGERFORD BUILDING.

CHARLES F. NOYES COMPANY and M. & L. Hess, the exclusive renting agents of the new Hallenbeck-Hungerford Building, now in course of construction, in Lafayette street, from Franklin to White streets, report many inquiries for space in the building. U. T. Hungerford Brass & Copper Company will occupy the ground floor, basement and second floor. The Wynkoop, Hallenbeck, Crawford Company will occupy about four floors. Several leases will probably be signed with other tenants within the next few days, as the demand is heavy for space from lithographers, printers, publishers and the diamond trades.

The Hallenbeck-Hungerford Building is sixteen stories high and covers a plot of 20,000 feet, is costing about $2,000,000 to construct, is from plans of William E. Austin, and is being constructed by the George A. Fuller Company. It is the most modern building in all its appointments downtown, and is particularly adapted for tenants using heavy machinery, where strength is necessary.

The site is not only central, but is in an improving locality, as the property is located right in the heart of the new Civic Center, close to the proposed new County Court House, near the subways, and only one block east of Broadway.

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NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Edwin C. Jameson, president of the Globe & Rutgers Fire Insurance Co., 111 William st, contemplates the erection of a 4-sty brick and stone residence at 9 East 69th st. An architect will probably be selected about June 1.

MANHATTAN.—The Irvin Hotel for Women, Wm. M. Baldwin, 17 Battery pl, chairman of building committee, is receiving competitive sketches for the 12-sty hotel, 66x100 ft., at 308-312 West 30th st, between 8th and 9th avs.

BRONX.—The Weber-Turek Building Co., Inc., 961 Hoe av, Harry F. Weber, Jr., president, contemplates the erection of a 5-sty brick apartment at the corner of Barretto st and Southern Boulevard. No architect selected.

BROOKLYN.—S. M. Bixby & Co., 2d av. corner 46th st, S. A. Bixby, president, contemplates the erection of a 1-sty addition to its warehouse in 46th st, Brooklyn, adjoining the present factory. No architect selected.

BROOKLYN.—South Side Dispensary, Martin Lippman, 15 William st, Manhattan, contemplates the erection of a 3-sty brick dispensary at the southwest corner of Sutter and Schenck avs. No architect selected.

ALDEN, N. Y.—The Blackwater Sanitorium, Senator George E. Green, 17 Frederick st, Binghamton, contemplates the erection of a sanitorium here. No architect selected.

VICTORY MILLS, N. Y.—Victory Mills School Trustees, M. E. Kelly, in charge, contemplates the erection of a six-room school, assembly and gymnasium here in Sarotoga County, to cost about $21,000. Project will be voted on soon and an architect will be retained.

WHITE PLAINS, N. Y.—James Ullman, care of Sigmond Ullman & Co., Park av and 146th st, Manhattan, contemplates the erection of a residence on the New York Post rd, Prospect Park, to cost about $15,000. No architect selected.

ALBANY, N. Y.—W. H. Stockwell, 175 Jay st, contemplates the erection of a brick and steel apartment house at Lancaster and Dover sts. No architect selected.

BATH, N. Y.—Henry Bach, this place, contemplates the erection of a hotel here. No architect selected.

MARION, N. Y.—The First National Bank of Marion, C. N. Jagger, president, contemplates the erection of a 2-sty brick bank here to cost between $4,000 and $5,000. No architect selected.

OLEAN, N. Y.—John Yonger, 1306 North Union st, contemplates the erection of a 2½-sty frame residence at Johnson and 1st sts, to cost about $5,000. No architect selected.

GREECE, N. Y.—The Town of Greece Board of Trustees, F. C. Kimmel, president, contemplates the erection of a 3-sty addition to the brick school at Kodak District No. 1, to cost about $20,000. No architect selected.

FAIRPORT, N. Y.—The Village of Fairport, James Commars, president, contemplates the erection of a public library in Perrin st, to cost about $11,000. Andrew Carnegie, 2 East 91st st, Manhattan, donor. No architect selected.

MOUNT VERNON, N. Y.—H. F. G. Wey, 60 Wall st, Manhattan, and Kirby av, Rye, contemplates the erection of 28 2½-sty frame and stucco residences at Oakwood Heights, to cost about $8,000 each. No architect selected.

BUFFALO, N. Y.—A syndicate to be formed, care of Tallman Budd, 70 Linwood av, contemplates the erection of a reinforced concrete grain elevator at Buffalo Harbor. An architect will be selected by competition.

PLANS FIGURING.

CHURCHES.

NEWARK, N. J.—Bids are being received for alterations and additions to the church and Sunday school at 316 South Orange av for the Memorial Presbyterian Church, Rev. Andrew S. Zimmerman, 181 South 7th st, owner. John F. Canen, Ordway Building, architect. Cost, about $30,000.

WEST HOBOKEN, N. J.—Dominican Sisters of the Perpetual Rosary, on premises, Mother Mary of Jesus, is ready for bids for a 1½-sty brick and stone chapel, 40x90 ft, at Hill and Morris sts, from plans by Henry L. Spann, 38 Ardmore st, Buffalo, N. Y., architect. Cost, between $30,000 and $40,000.

DWELLINGS.

PRINCETON, N. J.—Bids are being received for alterations and additions to the 2½-sty stone residence for Joseph Carneau, Esq., this place, owner. F. J. Sterner, 139 East 19th st, Manhattan, architect. Cost, about $25,000.

PLAINFIELD, N. J.—Dr. C. W. Montford, Babcock Building, contemplates the erection of a 2½-sty frame and stucco residence, 30x40 ft., to cost about $9,000. F. E. Newman, 1123 Broadway, Manhattan, architect, is ready for bids on general contract.

TUXEDO, N. Y.—Carrere & Hastings, 5th av and 26th st, Manhattan, architects, are taking bids for the 2½-sty local stone residence, 200x35x55 ft., at Tuxedo Park for J. Insley Blair, 24 Broad st, Manhattan. Cost, about $400,000.

BROOKVILLE, L. I.—J. W. O'Connor, 3 West 29th st, Manhattan, architect, is taking bids for alterations and additions to the 2½-sty frame residence, studio, stable and garage for Harvey Ladew, on premises.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Ballinger & Perrot, 1328 Broadway, Manhattan, architects and engineers, are taking bids, to close May 27, for a 6-sty reinforced concrete casket factory on Jackson av, near Bridge Plaza, for the National Casket Co., James P. Linahan, secretary. Cost, about $200,000.

HALLS AND CLUBS.

MANHATTAN.—Plans are being refigured for the 7-sty Y. M. C. A. building at 6 East 3d st for the Y. M. C. A., H. W. Hoot, secretary, 153 Bowery. Jackson, Rosencrans & Waterbury, 1328 Broadway, architects. R. D. Kimball Co., 15 West 38th st, steam and electrical engineer. Cost, about $400,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Pace & Leisinger, Inc., 37 East 28th st, are figuring the general contract for alterations to the garage at 121 West 45th st, for store and loft purposes, for James Y. Hebron, care of architect, Laurence M. Loeb, 37 East 28th st. Cost, about $10,000.

MISCELLANEOUS.

MINEOLA, L. I.—Queens & Nassau Counties Agricultural Society, Thomas Bacon, West Hempstead, L. I., in charge, is taking bids on general contract for alterations to the frame fair grounds buildings from plans by I. B. Baylis, 55 Main st, Hempstead, L. I. Cost, about $6,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

104TH ST.—Frank Straub, 25 West 42d st, is preparing plans for alterations to the 4-sty tenement, 157 East 104th st, for Abraham Sonken, 151 East 103d st.

DWELLINGS.

RIVERSIDE DRIVE.—Edward Necarsulmer, 507 5th av, has been commissioned to prepare plans for remodeling the 4-sty stone residence 96 Riverside drive for Franklin Simon & Co., 414 5th av.

HOSPITALS AND ASYLUMS.

GOUVENEUR SLIP.—Plans have been approved by the Art Commission for a 4-sty dispensary building, 70x131 ft, at the northeast corner of Gouverneur Slip and Front st, for the Bellevue and Allied Hospitals, foot of East 26th st. McKim, Mead & White, 101 Park av, architects. Cost, about $200,000.

PUBLIC BUILDINGS.

CENTER ST.—F. B. Ware, 1170 Broadway, is preparing plans for changes to the tombs at the City Prison, for the City of New York Department of Correction, 148 East 20th st. It is undecided when bids will be taken.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education May 18, for alterations, repairs, etc., to various schools. M. Hahn was low bidder for P. S. 24 at $497; P. S. 37, $552; P. S. 68, $272; P. S. 83, $648, and P. S. 151, $343; Kalmanoff & Kaplovitz for P. S. 30, $380; Goldberg & Perlmutter, P. S. 39, $970; Rubin Bernson, P. S. 57, $360; W. H. Quinn, P. S. 66, $345; P. S. 168, $197 and P. S. 172, $282; Charles Cohn, P. S. 72, $795; P. S. 109, $364; David Krusberg, P. S. 85, $170; Samuel Davidson, P. S. 89, $343; P. S. 90, $324; Robert J. Mackey Co., Inc., P. S. 101, $1,175; Herman Sacks, P. S. 119, $496; and J. M. Knopp for P. S. 171, $423.

STORES, OFFICES AND LOFTS.

44TH ST.—Gronenberg & Leuchtag, 303 5th av, have plans for changes to the 3-sty private dwelling 122 West 44th st for the English American Realty Co., of 45 Broadway. Stores will be installed on the first story and basement, show windows, galvanized iron cornices, etc., to cost about $400.

THEATRES.

86TH ST.—Max Muller, 115 Nassau st, is preparing plans for alterations and additions to the moving picture theatre at 156-160 East 86th st, for Giller Bros. Cost, about $6,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CROTONA PARK NORTH.—The Benenson Realty Co., Benj. Benenson, 407 East 153d st, contemplates the erection of a 5-sty apartment house on Crotona Park North, 145 ft. east of Marmion av, from plans by Chas. Schaefer, Jr., 403 Tremont av.

CAULDWELL AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 5-sty tenement, 53x100 ft., on the west side of Cauldwell av, north of 158th st, for McAvoy & Koester, 906 East 176th st, owner and builder. Cost, about $50,000. The owner will be ready for bids about June 1.

DWELLINGS.

BRONX RIVER RD.—The New York Realty Owners Co., Inc., 489 5th av, Andrew S. Brownell, president, contemplates the erection of ten 2½-sty stucco and hollow tile residences on the west side of Bronx River rd, 100 ft south of Yonkers av, to cost about $6,500. Mann & MacNeille, 70 East 45th st, will probably prepare plans.

STORES, OFFICES AND LOFTS.

183D ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 1-sty brick taxpayer, 25x100 ft, at the northwest corner of 183d st and Park av, for John J. Tully, 730 North Oak Drive, owner and builder. Cost, about $5,000.

3D AV.—Buchman & Fox, Madison av and 42d st, are preparing plans for a 4-sty department store building at 2862 3d av, 50 ft. north of 149th st, for Adams Flanagan Co., Westchester and 3d avs.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ST. MARKS AV.—J. F. Dassau, 1373 Broadway, is preparing plans for six tenements at the northeast corner of St. Marks and Nostrand avs, for the Lyon-Valley Realty Co., Benjamin May, president. Total cost about $90,000.

GRAVESEND AV.—Benj. F. Hudson, 319 9th st, Brooklyn, is preparing plans for four 3-sty tenements, 20x55 ft, on the north side of Gravesend av, 300 ft south of Church av, for August Wuest, 324 East 7th st, owner and builder. Cost, about $6,500 each.

31ST ST.—Thomas Bennett, 52d st and 3d av, has completed plans for two 3-sty tenements, 20 x75 ft., in the west side of East 31st st, 440 ft. south of Clarendon rd, for William H. Golding, 401 East 26th st, owner and builder. Cost, about $7,500 each.

HINSDALE ST.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for four 4-sty apartments, 50x89 ft, at the southeast corner of Hinsdale st and Dumont av, for the Halperin Realty Co., S. Halperin, president, 1414 Lincoln pl, owner and builder. Total cost about $101,000.

10TH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty brick apartments, 70x89 ft., at the southeast corner of 10th av and 15th st for the Bryna Realty Co., Abe Levy, president, 557 5th st, Brooklyn, owner and builder. Cost, about $100,000.

SOUTH ELLIOTT PL.—Harold L. Young, 1204 Broadway, Manhattan, has been commissioned to prepare plans for a 5-sty apartment at 43-47 South Elliott pl for Kidansky & Levy, 35 Nassau st, Manhattan.

6TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a tenement, 30x88 ft., in the north side of 6th st, 317 ft. east of 8th av, for I. C. Reid, 746 Riverside drive, Manhattan, owner. Cost, about $28,000.

DWELLINGS.

FLUSHING AV.—W. J. Conway, 400 Union st, is preparing plans for a 3-sty brick residence and stores, 20x52 ft, at Flushing av and Adelphi st, for Louis Del Gaudio, 76 Carleton av, owner and builder. Cost, about $5,500.

3D ST.—F. J. Dassau, 1373 Broadway, is preparing plans for two 2½-sty frame and stucco residences in the west side of East 3d st, 200 ft north of Av J, for the Vanadrian Building Co., R. Van Cleave, president, 2234 East 15th st, owner and builder. Cost, about $4,000.

14TH ST.—Van Buskirk & White, 307 Washington st, are preparing plans for six 2½-sty frame residences at East 14th st, East 13th st and Av I for Alfred Lazarowitz, 498 Broadway, Manhattan, owner. Cost, about $3,000 each.

BARBEY ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for three 2-sty brick residences in the east side of Barbey st, 60 ft. south of Dumont av, for the Arvintz Building Corporstion, Nathan Arvintz, president, 1522 Eastern parkway. Cost, about $4,000.

GRAVESEND AV.—Benj. F. Hudson, 319 9th st, is preparing plans for four 2-sty brick residences, 20x55 ft., on the north side of Gravesend av, 200 ft. south of Church av, for August Wuest, 324 East 7th st, owner and builder. Cost, about $4,500.

CLARENDON ROAD.—Slee & Bryson, 154 Montague st, are preparing plans for five 2-sty brick residences, 20x35 ft., at the southeast corner of Clarendon rd and East 35th st, for the Comet Construction Co., Jacob Auerbach president, 103 Park av, Manhattan, owner and builder. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

METROPOLITAN AV.—E. J. Meisinger, 394 Graham av, is preparing plans for a 1 and 2-sty brick foundry, 50x200 ft, on the south side of Metropolitan av, 147 ft east of Olive st, for the Metropolitan Iron Foundry, Thomas Halloran, president, on premises. Cost, about $25,000.

SCHOOLS AND COLLEGES.

2D ST.—Elliott P. Lynch, 241 5th av, Manhattan, has prepared plans for a 2-sty brick and limestone parochial school at 2d and 3d sts and Fort Hamilton av, for the Church of the Immaculate Heart of Mary, Rev. M. J. Tierney, 119 East 4th st, pastor. Cost, about $100,000.

BROOKLYN.—The Board of Education opened bids May 18 for alterations, repairs, etc., to various schools. C. L. Dooley, Inc., was low bidder for P. S. 97 at $859; S. Lashinsky for P. S. 98, $879; P. S. 128, $1,874, and P. S. 164, $852; Krenkel Contracting Co. for P. S. 100, $370, P. S. 105, $535, and for P. S. 153, $529; Interboro Decorating Co. for P. S. 102, $878, and for P. S. 118, $659; J. Borenstein & S. Cohen for P. S. 104, $668, and for P. S. 127, $835; Edward Theriault for P. S. 112, $629, and for P. S. 139, $484; Samuel Nestle for P. S. 140, $674; James S. Newman for P. S. 152, $984; H. Schultz for P. S. 153, $529, and Riskin & Wolin for Bay Ridge High School, $516.

STABLES AND GARAGES.

BROOKLYN.—John D. Anderson's Sons, 950A Greene av, are taking bids on subs for a garage at 8th st and 2d av, Brooklyn, for Thomas Roulston. William Higginson, 13 Park Row, Manhattan, architect.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, Astoria, L. I., has completed plans for a 3-sty brick tenement, 21x63 ft, at 587 9th av, for Jack Planz, 514 9th av, owner. Cost, about $8,000.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 4-sty tenement, 50x90 ft., at the northeast corner of Wilbur and Williams sts, to cost about $35,000. Owner's name for the present withheld.

LONG ISLAND CITY.—Frank J. Schefcik, southeast corner of Park av and 176th st, Manhattan, is preparing plans for a 5-sty brick and limestone tenement at the southeast corner of Academy st and Grand av for Hugh Green, owner and builder, care of architect. Cost, about $40,000.

ASTORIA, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 4-sty brick tenement, 50x86 ft., on the west side of 5th av, 200 ft. south of Washington av, for the C. R. Ross Realty Co., Brown Station, N. Y., owner and builder. Cost, about $35,000.

LONG ISLAND CITY.—Rocco V. Petroline, 228 Hoyt av, is preparing plans for a 4-sty brick tenement, 31x77 ft., on the south side of Hoyt av, 223 ft. west of Lawrence st, for Spero & Santaniello, 254 Hoyt av. Cost, about $12,000.

CHURCHES.

CORONA, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for a 1-sty frame addition to the church for the North Branch Union Evangelical Church, Rev. W. J. Peck, pastor. Cost, about $4,000.

DWELLINGS.

JAMAICA, L. I.—Hans Liebau, P. O. Building, Jamaica, L. I., has completed plans for a 2½-sty frame residence and 1-sty garage on the east side of Bergen av, 120 ft. north of Hillside av, for Harry Miller, Alsop st and Amherst av, owner. Cost, about $6,000.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza North, is preparing plans for a 2½-sty frame residence for John Rapelye, this place, owner. Cost, about $5,000.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, North, L. I. City, has completed plans for two 2½-sty frame residences at 3d st and Brittain av, for Johnson & Gundry, this place, owners and builders. Total cost, about $7,000.

QUEENS, L. I.—F. J. Dassau, 1373 Broadway, Brooklyn, is preparing plans for a 3-sty brick residence, 20x60 ft., at East Williamsburg, Grandview av and Himrod st, for Frank Reichert, on premises, owner and builder. Cost, about $6,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—J. King Wright, care of owner, has completed plans for three storages and storehouses at the northwest corner of 8th av and Pierce av, for the New York Telephone Co., 15 Dey st, Manhattan, Union N. Bethell, president. Cost, about $18,000. Bids have not been taken.

HOSPITALS AND ASYLUMS.

ROCKAWAY POINT, L. I.—Foundations are under way for the 4-sty brick and stone hospital, 1,400x30 ft., at Sea Breeze Hospital, south side of Washington av, 100 ft. west of Mohawk st, for the Society of Improving Conditions of the Poor, 105 East 22d st, Mr. Hutchins, in charge. McKim, Mead & White, 101 Park av, Manhattan, architects. M. Reid & Co., Inc., 114 West 39th st, Manhattan, general contractors. Jas. Elgar, 103 Park av, Manhattan, carpenter. Johnston Livingston, Jr., Co., 70 East 45th st, Manhattan, has the electric work. Cost, about $250,000.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Sealed proposals for Steam Service Connections, Outside Water, Sewer and Storm Water Piping for Nurses' Home at Manhattan State Hospital, Ward's Island, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until June 1st, 1914, at 2:30 p. m., when they will be opened and read publicly. Bids will be received for each division of the work separately and no combination of bids will be considered. Proposals shall be enclosed in envelope furnished by the State Architect, sealed and endorsed, and shall be accompanied by certified check in the sum of 5% of the amount of bid, and the contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract, and in accordance with the terms of Specifications Nos. 1827 and 1829. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y.; at the office of the State Hospital Commission, 1 Madison Avenue, New York City; and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Contemplated Construction Queens (Continued).

PUBLIC BUILDINGS.

LONG ISLAND CITY.—Franklin B. Ware, 1170 Broadway, Manhattan, is preparing plans for repairs to the city prison here for the City of New York Department of Correction, 148 East 20th st, Manhattan, owner. Patrick A. Whitney, commissioner. Cost, about $38,500. Bids have not been taken.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids May 18 for installing electric equipment in the additions to and alterations in P. S. 45. Doncourt Construction Co., low bidder, $1,470.

QUEENS.—Bids were opened by the Board of Education for alterations, repairs, etc., to P. S. 20, Edward Theriault, low bidder, $1,145; P. S. 21, The Haupt Paint & Hardware Co., $213; P. S. 22, Frank Kiebitz, $622; P. S. 23, The Haupt Paint & Hardware Co., $352; P. S. 24, Doncourt Construction Co., $172; P. S. 27, Edward Theriault, $663; P. S. 28, The Haupt Paint & Hardware Co., $208; P. S. 29, The Haupt Paint & Hardware Co.; $467; P. S. 30, Doncourt Construction Co., $374; P. S. 31, Doncourt Construction Co., $390; P. S. 33, Frank Kiebitz, $320; P. S. 34, Frank Kiebitz, $339; P. S. 35, Edward E. Stapleton, $518; P. S. 37, Doncourt Construction Co., $180; P. S. 76, The Haupt Paint & Hardware Co., $1,247; P. S. 79, Frank Kiebitz, $347; Jamaica High School and Jamaica Training School, Edward Theriault, $1,087 and $1,539; and New York Parental School, August Willie, Jr., $2,616.

Richmond.

BANKS.

TOTTENVILLE, S. I.—Slee & Bryson, 154 Montague st, Brooklyn, have completed plans for a 1-sty brick bank, 30x56 ft., for the Tottenville National Bank, A. B. Patterton president. Cost, about $15,000.

DWELLINGS.

GREAT KILLS, S. I.—W. S. Boyd, 203 West 14th st, Manhattan, has completed plans for a 2-sty brick residence, 34x41 ft., on the south side of Amboy rd, 150 west Adrienne pl, for Catherine Wedemeyer, Tompkinsville, S. I., owner. Cost, about $5,000.

MISCELLANEOUS.

ROSEBANK, S. I.—Bartoccini & Vendrasco, 494 West Broadway, Manhattan, are preparing sketches for a 2-sty frame and concrete pavilion for the Italian Raffler Association, care of architects.

Nassau.

CHURCHES.

CENTRAL PARK, L. I.—Henry A. Dumper, Farmingdale, L. I., has completed plans for a 1-sty frame church, 54x20 ft., for the Pentecostal Assembly, this place, to cost about $5,000.

DWELLINGS.

FARMINGDALE, L. I.—Smith & Beierling, Conklin st, have completed plans for a 2½-sty frame residence, 30x32 ft., for Conrad Hasenflug, this place, owner. Cost, about $5,000.

HALLS AND CLUBS.

LONG BEACH, L. I.—Westinghouse, Church, Kerr & Co., 37 Wall st, Manhattan, have been selected steel engineers for the club house and links for the Lido Corporation, care of H. R. Talbot, 34 Pine st, Manhattan. No architect selected. There will be room for 400 members, dining rooms, grill, locker and meeting rooms.

NOTICE TO CONTRACTORS.

Sealed proposals for Outside Pump Well and Connections for the Middletown State Hospital, Middletown, New York, will be received by the State Hospital Commission, Capitol, Albany, New York, until 2:30 o'clock P. M. on Monday, June 1, 1914, when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and endorsed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 12048. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Middletown State Hospital, Middletown, New York, and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, New York.

J. H. B. HANIFY,
Secretary, State Hospital Commission.
Dated, Albany, N. Y., May 14, 1914.

NOTICE TO CONTRACTORS.

Sealed proposals for Changes in Laundry and New Laundry Machinery for Buffalo State Hospital, Buffalo, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2.30 o'clock p. m., on Monday, June 1, 1914, when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and endorsed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 1873. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Buffalo State Hospital, Buffalo, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,
Secretary, State Hospital Commission.
Dated, Albany, N. Y., May 12, 1914.

Suffolk.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, Manhattan, are preparing plans and will be ready for bids on general contract about July 1 for a 2½-sty brick residence and garage, 40x85 ft., for Donald Scott, 9 East 9th st, Manhattan. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about $125,000.

HOLBROOK, L. I.—F. J. Dassau, 1373 Broadway, Brooklyn, has completed plans for a 2½-sty frame residence, 20x30 ft., for Franz Franz, this place, owner, who will take bids on general contract. Cost, about $4,500.

EAST ISLIP, L. I.—Frank Braun, 585 9th av, Astoria, L. I., has completed plans for a frame residence for Edward Jedlicka, 1328 1st av, Manhattan. Cost, about $7,000.

MUNICIPAL WORK.

RIVERHEAD, L. I.—William E. Sexton, Mineola, L. I., has completed plans for a pumping plant for the Board of Water Commissioners of Riverhead, Henry Harrison Corwin, Wm. F. Flannigan and O. Edmund Griswold, all of Riverhead. Cost, about $100,000. Bids will be called for about July 1.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

NORTH PELHAM, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, has completed plans for a 3-sty brick and marble apartment with stores for J. Amato, this place, owner.

CHURCHES.

OSSINING, N. Y.—John C. Moore, Realty Building, White Plains, N. Y., is preparing plans for a fieldstone church, 36x72 ft., at the corner of Croton and Stone avs for the Ossining Gospel Assembly, this place, owner.

DWELLINGS.

PLEASANTVILLE, N. Y.—Excavating is under way for a 2½-sty frame residence, 37x25 ft., at Bedford Park for Mrs. Allan Coggeshall, Bedford rd, owner. Alfred Busselle, 132 Madison av, Manhattan, architect. Cost, about $6,000. Ludwig Jacobson, Elm st, general contractor.

YONKERS, N. Y.—Plans have been completed privately for a 2½-sty frame residence, 20x32 ft., at 321 Palmer av for Frank Austin, 123 Briggs av, owner and builder. Cost, about $4,000.

GOLDEN BRIDGE, N. Y.—Henry F. Ballantyne, 2 West 47th st, Manhattan, is preparing plans for a 2½-sty frame bungalow, 30x40 ft., for James G. Gannon, president 4th National Bank, 20 Nassau st, Manhattan. Cost, about $5,000.

YONKERS, N. Y.—R. C. Hutchinson, 126 Liberty st, Manhattan, has completed plans and is taking bids on general contract for a 2½-sty frame residence, 41x28 ft., at 19 Wilbur pl for Victor Napoliello, 152 Greenwich st, Manhattan, owner. Cost, about $8,000.

WHITE PLAINS, N. Y.—Plans are being prepared privately for a 2½-sty brick and frame residence at Prospect Park for Robert Y. Clark, Realty Building, White Plains, owner. The general contract will be awarded without competition. Cost, about $12,000.

HOTELS.

NEW ROCHELLE, N. Y.—P. J. Tierney, 76 Franklin av and Boston Post rd, New Rochelle, contemplates the erection of a hotel on Franklin av, from plans by Chas. A. Lupprian, 180 Main st, architect.

MUNICIPAL.

MOUNT VERNON, N. Y.—The City of Mount Vernon, Edwin W. Fiske, mayor, contemplates taking over the private water system and making extensive additions to it. James C. Harding, 170 Broadway, Manhattan, consulting engineer, has submitted reports to the city.

STABLES AND GARAGES.

WEST NYACK, N. Y.—F. Hill, 346 Broadway, Manhattan, has completed plans for a 2-sty brick and stone stable for Mr. Lackland, care of architect. Cost, about $25,000. Bids will probably not be taken until fall.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—Goldner & Goldberg, 391 East 149th st, Manhattan, are preparing plans for a 2-sty brick and limestone store and meeting rooms, 50x152 ft., on the east side of Lexington av, 112 ft. north of Martine av for Samuel Ellis, 5-7 Railroad av, owner and builder. Cost, about $35,000. Bids will be taken about June 18 by the owner.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—J. G. Deisler, 105 West 40th st, has received the general contract to make alterations to the apartment northeast corner of West End av and 79th st for Chas. E. Hewitt, 50 Church st. Clinton & Russell, 32 Nassau st, architects. Cost, about $10,000.

WEST HOBOKEN, N. J.—Raffael Ardito, West Hoboken, has received the general contract to erect a 4-sty brick flat at 138 Weehawken st, for Vito L. Abbate, care of architect, A. Del Paola, 117 Summit av. Cost, about $15,000.

NEWARK, N. J.—Solomon Chiperson, 127 South Orange av, has received the general contract to alter and make additions to the flat at 382 Warren st, for Julius Scobocinsky, on premises. M. B. Silberstein, 17 Market st, architect. Cost, about $6,000.

EAST ORANGE, N. J.—J. Sylvester & Son, 20 Eckert av, Newark, have received the general contract to erect a 3-sty brick and architectural terra cotta double flat, 40x70 ft., at 31-33 Cambridge st for Mrs. Pauline Buchet, 324 West 25th st, Manhattan, owner. Cost, about $13,000.

ALBANY, N. Y.—The contracts for the granite required in the Ryder Apartment house, and Public School No. 14, have been awarded to the Plymouth Seam Face Granite Co., 101 Park av, Manhattan.

BANKS.

SOMERVILLE, N. J.—Gunzelman & Cramer, 29 Warren st, have received the general contract to erect a 2-sty stone and brick bank building and offices at the southeast corner of Bridge and Main sts for the Second National Bank of Somerville, C. L. Voorhees, president and in charge. B. C. Van Nuys, Main st, architect. Cost, about $40,000.

CHURCHES.

MANHATTAN.—Chas. Ward Hall, 140 Nassau st, has received the general contract without competition to erect a 2-sty addition to the church and a parish house at 179th st and Fort Washington av for the Holyrood P. E. Church, Rev. Stuart Crockett, 160 West 72d st, owner. Bannister & Schell, 69 Wall st, architects.

SYRACUSE, N. Y.—The Trinity Episcopal Church in Syracuse, of which Brazer & Robb, Manhattan, are architects, is to be built of seam face granite. The contract, calling for over 14,000 sq. ft., has been awarded to the Plymouth Seam Face Granite Co., 101 Park av, Manhattan.

DWELLINGS.

LARCHMONT PARK, N. Y.—Alexander Clarke, 295 Railroad av, Mamaroneck, N. Y., has received the general contract to erect a 2½-sty hollow tile and stucco residence for Mr. Parker, 30 Church st, Manhattan, owner. Philip Resnyk, 40 West 32d st, Manhattan, architect. Cost, about $7,500.

SCARSDALE, N. Y.—B. J. Hines, 116 Main st, New Rochelle, N. Y., has received the general contract to erect a 2½-sty frame residence, 35x27 ft, on Oberhill rd, for Varick D. Martin, 30 East 42d st, and 115 East 36th st, Manhattan. Walter Jackson, 500 5th av, Manhattan, architect. Cost, about $6,500.

BAYSIDE, L. I.—Greenwald & Pollak, 505 5th av, Manhattan, have received the general contract to erect a 2½-sty hollow tile and stucco residence, 30x35 ft, for C. W. Bergen, 30 Church st, Manhattan. Norman McGlashan, 1123 Broadway, Manhattan, architect. Cost, about $7,000.

SOUTH ORANGE, N. J. (sub.).—E. Doremus & Co., 10 Washington pl, East Orange, has received the mason work, and David McElnea, 40 Hillyer st, Orange, the carpentry, for a 2½-sty frame residence, 46x28 ft, on Irving av, for Samuel O. Church, care of architect, Hobart A. Walker, 437 5th av, Manhattan. Cost, about $9,500.

WHITE PLAINS, N. Y.—G. Gleichert, Bronxville, N. Y., has received the general contract to erect a 2½-sty frame residence at Gedney Farms, for William H. Smith, 133 Railroad av, C. C. Merritt, 140 West 42d st, Manhattan, architect. Cost, about $9,500.

NEWARK, N. J.—Louis Doblinsky, 320 Belmont av, Newark, has received the general contract to erect a 2½-sty frame residence at 31 Shanley av, for Jacob Constam, 922 Essex Building. George E. Jones, Union Building, Newark, architect. Cost, about $7,000.

ORANGE, N. J.—Frederick M. Struck, 22 Railroad pl, East Orange, N. J., has received the general contract to erect a 2½-sty frame residence on the west side of Essex av, between Clarendon pl and Lightipe pl, for Frederick C. Harris, 18 Henry st. William A. Lambert, Woolworth Building, Manhattan, architect. Cost, about $6,000.

MORRIS PARK, L. I.—Andrew Franz, Richmond Hill, L. I., has received the general contract to erect a 2-sty brick store and residence, 20x62 ft., at the northeast corner of Broadway and Maure av for Ernest Lucea, 2619 Atlantic av, Brooklyn, owner. Frederick J. Dassau, 1373 Broadway, Brooklyn, architect. Cost, about $5,000.

PORT WASHINGTON, L. I.—Chas. F. Richards, 26 Midland av, White Plains, N. Y., has received the general contract to erect a 2½-sty hollow tile and stucco residence, 39x90 ft., for Dr. Forbes Hawkes, 124 East 65th st, Manhattan. George Herbert Gray and Herman Wischmeyer, 1417 Starks Building, Louisville, Ky., architects. A. M. Gray, 116 West 39th st, Manhattan, supervising architect. Cost, about $18,000.

SCARSDALE, N. Y.—W. W. Jeffrey, White Plains, N. Y., has received the general contract to erect a 2½-sty hollow tile residence on Belle av, Arthur Manor, for Arthur Bussing, care of architects, Kirby & Petit, 103 Park av, Manhattan. Cost, about $9,000.

PELHAM MANOR, N. Y.—John F. Mahlstedt, Pelham Manor, has received the general contract to erect a 2½-sty brick residence, 82x42 ft., at Boston Post rd and Highland av for Mrs. Mont D. Rogers, Pelham Manor, L. L. Barnard, 46-48 Lawton st, New Rochelle, architect. Cost, about $30,000.

LEWISBORO, N. Y.—Stevenson & Cameron, 37 West 25th st, Manhattan, have received the general contract to erect a residence near Kantonah, N. Y., for George B. Agnew, Esq., care of architect, William Adams, 15 West 38th st, Manhattan. K. A. Nylen, 120 Liberty st, Manhattan, consulting engineer. Cost, about $30,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Joseph Delzio, 384 Academy st, L. I. City, has received the general contract to erect a 2-sty brick factory in the north side of Hamilton st, 250 ft. west of Webster av, for John C. Fisher, 448 East 79th st, Manhattan, owner and lessee. Frank W. Korfmann, 406 9th av, architect.

MANHATTAN.—Miller-Reed Co., 103 Park av, has received the general contract to erect the 3-sty brick pasteurizing plant, 50x141 ft., on the east side of Park av, 136 ft. south of

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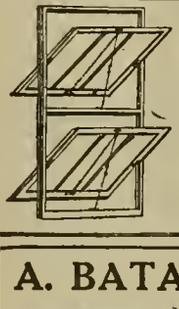
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Contracts Awarded—Continued.

180th st, for the Borden's Milk Co., 108 Hudson st, Frederick Taylor, president. Albert Ullrich, 371 Fulton st, Brooklyn, architect. Cost, about $90,000.

GLOVERSVILLE, N. Y.—William T. Steele & Son, 1600 Arch st, Philadelphia, Pa., have received the general contract to rebuild the reinforced concrete and brick manufacturing plant on Woodside av for G. Levor & Co., Gustave Levor, 88-90 Gold st, Manhattan. Cost, about $250,000.

HALLS AND CLUBS.

NORTHPORT, L. I.—J. L. Burns, Northport, has received the general contract to erect a 1½-sty frame clubhouse for the Ashapoken Beach Association, care of William Edgar Moran, care of York & Sawyer, 50 East 41st st, Manhattan.

HOTELS.

MANHATTAN.—Murphy Bros., Madison av and 42d st, have received the general contract to erect a 3-sty brick hotel with stores at the northwest corner of 219th st and White Plains av for Jacob Ruppert Realty Corporation, Jacob Ruppert, president, 90th st and 3d av. Moore & Landsiedel, 148th st and 3d av, architects. Cost, about $21,000.

MUNICIPAL WORK.

NEWARK, N. J.—P. J. Morante, Inc., 406 East 149th st, Bronx, has received the general contract to erect the Newark Bay Pumping Station, section 5, for the Passaic Valley Sewerage Commission. William Brown, 31 Clinton st, chief engineer.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, have received the general contract to erect a 3-sty brick addition and alterations to the convent south side of St. Mary's av, west of South Broadway, for the Church of Immaculate Conception, C. R. Corley, pastor, 103 South Broadway. H. Laasing Quick, 18 South Broadway, architect. Cost, about $8,000.

ORANGE, N. J.—The Rome Corporation, 105 West 40th st, Manhattan, has received the general contract to erect an addition to the 3-sty brick and limestone school for the Carteret Academy, The Kennedy Mead Co., proprietor, 291 Essex av. Taylor & Mosley, 40 Wall st, Manhattan, architects.

STABLES AND GARAGES.

MANHATTAN, H. P. Wright & Co., 42d st and Madison av, have received the general contract to erect a 4-sty brick and steel garage, 100x100 ft, at 528-540 West 162d st, for the Jumel Garage Corporation, care of Chas G. Edwards, of Daniel Birdsall & Co., 317 Broadway.

JERSEY CITY, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract to erect a 5-sty reinforced concrete stable and garage, 100x71 ft., at Provost and Bay sts, for the Great Atlantic & Pacific Tea Co., Bay st, owner; George H. Hartford, president. Howard Chapman, 42d st and Madison av, architect.

MANHATTAN.—Long & Hagen, 391 East 149th st, have received the general contract to erect a 3-sty brick stable, 40x90 ft, at 648-650 Water st, for James & Daniel Reardon, 237 South st. Louis A. Sheinart, 194 Bowery, architect. Cost, about $20,000.

YONKERS, N. Y. (sub.)—Lynch & Larkin, 195 Riverdale av, have received the mason work, and A. K. Stewart, 336 Hawthorne av, carpenter work for the 2½-sty frame residence, 26x56 ft, at 123 Bailey av, for Valentine Ott, 255 Riverdale av, owner. James A. Watson, 34 Warburton av, Yonkers, architect. Cost, about $7,000.

STORES, OFFICES AND LOFTS.

ALBANY, N. Y. (sub.)—Massachusetts Pink Granite Co., Milford, Mass., has received the granite contract necessary for the 9-sty telephone building southwest corner of State and Park sts, for the N. Y. Telephone Co., 15 Dey st, Union N. Bethell, president. McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, architects. F. I. Ley & Co., 307 Main st, Springfield, Mass., contractor for foundations. Feeney & Sheehan Building Co., 164 Montgomery st, Albany, general contractor. Cost, about $500,000.

MANHATTAN.—J. O'Dell Whitenack, 231 West 18th st, has received the general contract to erect a 3-sty store and loft building, 45x52 ft, at 183 Park Row, for Pauline Fox, care of DeWitt Fox, 110 West 40th st. Rouse & Goldstone, 40 West 32d st, architects.

ALBANY, N. Y.—Peter Keeler Building Co., 364 Orange st, has received the general contract to erect a 2-sty brick bakery, 88x110 ft., in the south side of Spruce st, 198 ft. west of Lark st, for C. F. Schupp & Sons, 117 4th av, owners. L. Beardsley, 37 West 32d st, Manhattan, architect. Cost, about $30,000.

ST. GEORGE, S. I.—John Milnes Co., Richmond av, Port Richmond, has received the general contract to erect a 4-sty office building at the junction of Stuyvesant pl and Central av, for the Staten Islander, Kane & Worrell, in charge. James Whitford, St. George, architect.

MISCELLANEOUS.

MANHATTAN.—Spearin & Preston, 90 West st, have received the general contract to erect an extension to pier 65 North River for the Hamburg American Line, 45 Broadway, owner. George Cutter, care of owner, superintendent engineer.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

37TH ST, 134-142 West, 12-sty brick store and factories, 93x92; cost, $350,000; owner, Alan Realty Co., E. A. Lefcourt, Pres., 48-54 West 25th st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 178.

STABLES AND GARAGES.

99TH ST, 127-29-31-33 West, 2-sty brick garage, 100x111; cost, $25,000; owner, Morrison & Ullman, 53 Exchange pl; architect, Frank Straub, 25 West 42d st. Plan No. 180.

108TH ST, 402-404 East, 4-sty brick garage and storage for automobiles, 50x95; cost, $15,000; owner, Josephine J. Schnurmacher, 176 East 111th st; architect, Robert E. Rogers, 5 East 42d st. Plan No. 176.

5TH AV, 882, 6-sty brick dwelling and garage, 30x158; cost, $150,000; owner, Oliver G. Jennings, 7 East 72d st; architect, Walter B. Chambers, 109 Broad st. Plan No. 174.

162D ST, 528-40 W., 4-sty brick fireproof garage, 99x99; cost, $55,000; owner, Edythe Hauckel, 35 Ft. Washington av; architect, James P. Whiskeman, 30 East 42d st. Plan No. 182.

STORES, OFFICES AND LOFTS.

PARK ROW, 181-187, 3-sty brick stores and lofts, 52x45; cost, $20,000; owner, DeWitt Fox, 110 West 40th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 181.

35TH ST, 35-39 W., 12-sty brick stores and lofts, 56x88; cost, $180,000; owner, Estate of Wm. T. Bull, Geo. W. Young, trustee, 32 Nassau st; architects, Warren & Wetmore, 70 East 45th st. Plan No. 173.

33D ST, 30-38 E, 16-sty brick, fireproof stores & offices, 83x98; cost, $425,000; owner, George A. Wheelock, 3 West 86th st; architect, M. E. Rountree, 307 West 79th st. Plan No. 183.

STORES AND TENEMENTS.

123D ST, 118-122 West, 9-sty brick tenement, 59x85; cost, $125,000; owner, Patrick McMorrow, 271 West 125th st; architects, Neville & Bagge, 271 West 125th st. Plan No. 175.

MISCELLANEOUS.

7TH AV, n e cor 147th st, 1-sty brick toilet, and shower bath (playground), 20x10; cost, $1,200; owner, Ethical Culture Society, 2 West 64th st; architect, Ely J. Kahn, 381 4th av. Plan No. 179.

Bronx.

DWELLINGS.

LELAND AV, w s, 300 s O'Brien av, 1-sty frame dwelling, 12x24; cost, $75; owner, Mrs. L. Killian, Clason Point; architect, Emil Hulaum, 322 East 155th st. Plan No. 248.

REEDS OLD MILL RD, w s, 300 n Burke av, 1-sty frame dwelling, 16x24; cost, $100; owners, Heaneburger & Hadley, Stamford, Conn.; architect, F. L. Schmidt, 323 East 85th st. Plan No. 247.

STABLES AND GARAGES.

PALMER AV, w s, 356.7 s Kingsbridge rd, 1-sty frame stable, 20x13; cost, $350; owner, Gatino Amigroni, 238th st and White Plains rd; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 249.

STORES AND TENEMENTS.

165TH ST, n w cor Webster av, 1-sty brick stores, tin roof, 100x100; cost, $15,000; owner, Elizabeth A. Diller, 912 Grand Concourse; architect, Frank Marion Wright, Mt. Vernon, N. Y. Plan No. 245.

BECK ST, s e cor Tiffany st, 5-sty brick tenement, plastic, slate roof, 158.3x137.1; cost, $85,000; owners, Kermit Realty Co., Edw. Osserman, 1053 S. Boulevard, president; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 255.

161ST ST, s e cor Tinton av, 1-sty brick store, slag roof, 21.2¼x32.8; cost, $1,500; owner, Elizabeth Bartoli, 780 East 161st st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 250.

182D ST, s w cor Creston av, 5-sty brick tenement, slag roof, 52.10x90; cost, $60,000; owner, Jas. C. Gaffney, 1148 Tiffany st; architect, Robt E. La Velle, 2801 Valentine av. Plan No. 254.

FRANKLIN AV, e s, 19.2 n 3d av, 1-sty brick stores, tar roof, 70x65; cost, $5,000; owner, Hyman Hein, 2 West 88th st; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 252.

STEBBINS AV, w s, 322.5 n Lyman pl, 5-sty brick tenement, slag roof, 47.3x93; cost, $60,000; owners, Jos. Sousin Co., Jos. Sousin, 1344 Bristow st, president; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 251.

PELHAM RD, w s, 225 n Arnow av, 1-sty frame shed, 18x20; cost, $250; owner, Dominic Cappalo, Pelham rd; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 253.

MISCELLANEOUS.

DAVIDSON AV, e s, 175 n Featherbed la, 1-sty frame shed, 100x15; cost, $250; owner, Geo. Calon, 81 East 125th st; architect, Abraham Berres, 35 Nassau st. Plan No. 244.

BURNSIDE AV, s s, 51 e Davidson av, 1-sty frame shed, 53.8x32.8; cost, $600; owner, Julia M. Broderick, 6 W. Burnside av; architect, J. J. Vreeland, 3 W. Burnside av. Plan No. 246.

Brooklyn.

DWELLINGS.

ASHFORD ST, e s, 250 n Arlington av, 2-sty brick dwelling, 20x54, gravel roof, 2 families; cost, $3,500; owner, Geo. Schmitt, 6 Winton pl; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 3193.

EAST 12TH ST, w s, 160 s Av I, 2-sty frame dwelling, 18x39, shingle roof, 1 family; cost, $5,000; owner, Oakcrest Bldg. Co., 612 Saratoga av; architects, Slee & Bryson, 154 Montague st. Plan No. 3172.

EAST 23D ST, e s, 285 s Clarendon rd, five 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, $15,000; owner, Floyd E. Moore, 315 East 23d st; architect, same. Plan No. 3194.

BEAUMONT ST, w s, 340 n Oriental boulevard, 2-sty frame dwelling, 28.8x46.6, shingle roof, 1 family; cost, $6,500; owner, Francis K. Underhill, 301 Adelphi st; architects, McKennee & Cassidy, 272 Beaumont st. Plan No. 3154.

DITMAS AV, s s, 40 e East 12th st, 2-sty frame dwelling, 26x53.6, shingle roof, 1 family; cost, $7,250; owner, Edw. G. V. Scranton, 653 East 17th st; architect, Chas. Werner, 316 Flatbush av. Plan No. 3177.

EAST 51ST ST, w s, 97.6 s Av N, fifteen 2-sty frame dwellings, 13.4x45, felt roof, 2 families each; total cost, $32,500; owner, Dewey Realty Co., 2806 Douglass st; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 3291.

E. 12TH ST, e s, 340 s Av I, two 2-sty frame dwellings, 17x63, shingle roof, 2 families each; total cost, $10,000; owner, Geo M. Cragen Co., 2801 Av I; architect, A. W. Pierce, 59 Court st. Plan No. 3296.

W. 30TH ST, w s, 130 n R. R. av, 1-sty frame dwelling, 20x41, shingle roof, 1 family; cost, $1,200; owner, Jos. Solot, 928 Eastern Parkway; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 3318.

AV T, s s, 33 w E 14th st, two 2-sty frame dwellings, 20x28, tile roof, 1 family each; total cost, $5,000; owner, Alfred Lazarowitz, 500 Broadway, N. Y.; architects, Van Buskirk & White, 307 Washington st. Plan No. 3323.

LAWRENCE AV, n s, 189 w 3d st, seven 2-sty brick dwellings, 18.9x44, slag roof, 1 family each; total cost, $31,500; owner, Webster Bldg. Co., 125 Bristol st; architects, Millman & Son, 1780 Pitkin av. Plan No. 3297.

LAWRENCE AV, n w cor 3d st, 2-sty brick dwelling, 18.9x44, slag roof, 1 family; cost, $4,500; owner, Webster Bldg. Co., 125 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3298.

W. 1ST ST, w s, 691 s Sheepshead Bay rd, 1-sty frame dwelling, 26x34, shingle roof, 2 families; cost, $500; owner, Sacharo Rubins, 202 West av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3237.

E. 3D ST, e s, 200 n Av J, 2 2-sty frame dwellings, 20x32, shingle room, 1 family each; total cost, $6,000; owner, Vanadrian Bldg. Co., 2234 East 15th st; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 3223.

46TH ST, n s, 180 e 13th av, 2-sty frame dwelling, 25x55, shingle room, 2 families; cost, $5,000; owner, Mrs Esther Kornblum, 1341 46th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3233.

75TH ST, n s, 360 w 12th av, twelve 2-sty brick dwellings, 13.4x49, slag roof, 1 family each; total cost, $42,000; owner, Meister Bldg., 220 Broadway, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3244.

E. 99TH ST, e s, 149.5 n Farragut rd, 4 1-sty frame dwellings, 16x33, tin roof, 1 family each; total cost, $4,000; owner, Edwin M. Lewis, 9502 Farragut rd; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3245.

ATKINS AV, e s, 20 n Dumont av, 11 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, $33,000; owner, Hague Const. Co., 555 Elton st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 3239.

HEGEMAN AV, s s, 20 w Hinsdale st, three 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $15,000; owner, Wm. Trieb, 588 Christopher av; architects, Cohn Bros., 361 Stone av. Plan No. 3216.

MERMAID AV, s s, 100 e West 32d st, 1-sty frame dwelling, 17.6x37.8, shingle roof, 1 family; cost, $1,800; owner, Helen C. Johnson, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3227.

JEROME ST, e s, 165 s Hegeman av, 1-sty frame dwelling, 20x25, gravel roof, 1 family; cost, $1,000; owner, Reinia Rocco, 613 Degraw st; architect, W. J. Conway, 400 Union st. Plan No. 3259.

65TH ST, n s, 480 w 14th av, 2-sty frame stable and dwelling, 24x23, slag roof, 1 family; cost, $2,000; owner, Salvatore Bova, 6401 13th av; architect, Angelo Adamo, 1526 71st st. Plan No. 3276.

CLARENDON RD, s s, 20 e East 35th st, four 2-sty brick dwellings, 20x36, slate roof, 1 family each; total cost, $16,000; owner, Comet Const. Co., 103 Park av, Manhattan; architects, Slee & Bryson, 154 Montague st. Plan No. 3278.

CLARENDON RD, s e cor East 35th st, four 2-sty brick dwellings, 20x36.8, slate roof, 1 family each; total cost, $16,000; owner, Comet Const. Co., 103 Park av, Manhattan; architects, Slee & Bryson, 154 Montague st. Plan No. 3279.

E 13TH ST, e s, 100 s Av T, 2-sty frm dwg, 15x36, shingle roof, 1 family; cost, $2,000; owner, Alfred Lazarowitz, 500 Bway, Manhattan; architect, Van Buskirk & White, 307 Washington st. Plan No. 3346.

E 14TH ST, w s, 85e Av T, 2-sty frm dwg, 18x36, shingle roof, 1 family; cost, $2,500;

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Plans Filed, New Buildings, Brooklyn (Cont'd)

owner, Alfred Lazarowitz, 500 Bway, Manhattan; architect, Van Buskirk & White, 307 Washington st. Plan No. 3343.

AV T, s s, 90 w e 14 st, 2-sty frm dwg, 18x36, shingle roof, 1 family; cost, $2,500; owner, Alfred Lazarowitz, 500 Bway, Manhattan; architect, Van Buskirk & White, 307 Washington st. Plan No. 3344.

AV T, s w cor e 14 st, 2-sty frm dwg, 17x4.6, tile roof, 1 family; cost, $3,000; owner, Alfred Lazarowitz, 500 Bway, Manhattan; architect, Van Buskirk & White, 307 Washington st. Plan No. 3345.

FACTORIES AND WAREHOUSES

FOWERS st, n s, 150 e Graham av, 2-sty brick factory, 50x98, tin roof; cost, $10,000; owners, Theron L. Neff's Sons, 105 Maujer st; architect, Francis J. Berlenbach, 260 Graham av. Plan No. 3302.

FLATBUSH AV, e s, 191.1 n Lafayette av, 10-sty brick storage, 70.6x97.5, concrete roof; cost, $70,000; owners, Firuski & Shepherd, 41 Flatbush av; architect, Turner Constn. Co., 11 Broadway, Manhattan. Plan No. 3200.

74TH ST, s s, 100 w 12th av, 1-sty brick storage, 40x20, —— roof; cost, $250; owner, Daniel Morales, 44 Lincoln pl; architect, John Burke, 22 Tompkins pl. Plan No. 3228.

BOND ST, w s, 75 s Douglass st, 1-sty brk storage, 25x100, iron roof; cost, $500; owner, Eliz. Zimmerman, 242 80th st; architect, W. J. Conway, 400 Union st. Plan No. 3335.

STABLES AND GARAGES.

83D ST, n s, 160 e 19th av, 1-sty frame garage, 12x16, shingle roof; cost, $200; owner, Victor Berman, on premises; architect, Albert E. Parfitt, 233 Broadway, Manhattan. Plan No. 3196.

GRANT AV, s w cor Etna st, 1-sty brick garage, 20x50, gravel roof; cost, $1,500; owner, Geo. B. Boomer, 142 Grant av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3198.

3D AV, s e cor 6th st, 1-sty brick garage, 50 x230, slag roof; cost, $10,000; owner, Richard Vom Lehn, Jr., 464 East 24th st; architects, Richard Vom Lehn's Sons, 2701 Glenwood rd. Plan No. 3199.

HEMLOCK ST, e s, 100 s Liberty av, 1-sty brick garage, 50x62, carborite roof; cost, $3,000; owner, Anna A. Forbell, 561 Grant av; architect, Geo. M. Forbell, 561 Grant av. Plan No. 3169.

CATON AV, n s, 200 w St. Paul's pl, 1-sty frame garage, 18.3x49.6, gravel roof; cost, $350; owner, Frank C. Kohart, 15 East 19th st; architect, A. White Pierce, 59 Court st. Plan No. 3238.

CLASSON AV, e s, 100 s Pacific st, 1-sty brick stable and dwelling, 24x52, slag roof, 2 families; cost, $500; owner, Antonette Scinscia Prudentt, 1047 Fulton st; architect, Willard Parker, 34 McDonough st. Plan No. 3217.

HENDRIX ST, e s, 100 n Fulton st, 1-sty brick garage, 23.6x10.2, slag roof; cost, $800; owner, Victor Muller, on premises; architect, Geo. E. Filbig, 179 Sunnyside av. Plan No. 3277.

OCEAN AV, s w cor Dorchester rd, 1-sty brick garage, 40x20, shingle roof; cost, $1,500; owner, Arthur H. Strong, 600 East 18th st; architect, same. Plan No. 3267.

E 5TH ST, w s, 460 n Av O, 1sty frm stable, 21x15, tar roof; cost, $300; owner, Fillipo Napoli, 149 Hamburg av; architect, Chas. Gallo, 60 Graham av. Plan No. 3336.

STORES AND DWELLINGS.

HEGEMAN AV, s s, 20 w Albama av, four 2-sty brick stores and dwellings, 20x45, gravel roofs, 2 families each; total cost, $8,000; owner, David Siegal, 455 New Jersey av. Plan No. 3332.

SCHENECTADY AV, e s, 24 n Lincoln pl, four 3-sty brick stores and dwellings, 19x55, gravel roof, 1 family each; total cost, $32,000; owner, R. N. Bldg. Co., 1622 East 48th st; architect, H. J. Nevrick, 830 Putnam av. Plan No. 3295.

PITKIN AV, n s, 20 w Douglass st, eight 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, $64,000; owners, David Shapiro & ano, 1205 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3246.

PITKIN AV, n w cor Douglass st, 3-sty brick store and dwelling, 20x90, gravel roof, 2 families; cost, $8,000; owners, David Shapiro & ano, 1205 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3248.

PITKIN AV, n e cor Saratoga av, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, $8,000; owners, David Shapiro & ano, 1205 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3247.

STORES AND TENEMENTS.

DEAN ST, n e cor Bond st, 1-sty brick store, 20x44, slag roof; cost, $2,500; owner, Robt F. Downing, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3321.

FREEMAN ST, s s, 250 w Oakland st, 4-sty brick tenement, 30x86.6, slag roof, 23 families; cost, $22,000; owner, Louis Raskin, 993 Manhattan av; architects, Farber & Markowitz, 189 Montague st. Plan No. 3330.

UNION ST, n s, 266 e Schenectady av, 4-sty brick tenement, 50.5x73.10, gravel roof, 16 families; cost, $25,000; owner, Morris Weinberg, 129 Powell st; architects, Cohn Bros., 361 Stone av. Plan No. 3316.

WILLIAMS AV, w s, 100 s Dumont av, four 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, $112,000; owner, The Crispet, Inc., 443 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3333.

13TH ST, n s, 197.10 w 5th av, two 5-sty brick tenements, 50x88, slag roof, 25 families each; total cost, $90,000; owner, Beaux Art Investing Co., 772 Broadway; architects, Shampan & Shampan, 772 Broadway. Plan No. 3184.

BENSON AV, n k cor Bay Parkway, 4-sty brick tenement, 90x86.8, slag roof, 29 families; cost, $100,000; owner, Saml. Brill, 126 Bay 31st st; architects, Wortmann & Brann, 114 East 28th st, Manhattan. Plan No. 3189.

4TH ST, n s, 203.10 e 5th av, 4-sty brick tenement, 44x70, gravel roof, 8 families; cost, $16,000; owner, Louis Bonert, 625 2d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3243.

EASTERN PARKWAY, s s, 266 e Schenectady av, 4-sty brick tenement, 50.5x93, gravel roof, 19 families; cost, $30,000; owner, Morris Weinberg, 129 Powell st; architects, Cohn Bros., 361 Stone av. Plan No. 3270.

E 31 ST, w s, 440 s Clarendon rd, two 2-sty brk tnts, 20x75, slag roof, 6 families each; total cost, $15,000; owner, Wm. Golding, 401 East 31st st; architect, Thos. Bennett, 3d av, cor. 52d st. Plan No. 3348.

EASTERN PARKWAY, s s, 196.5 w Utica av, 4-sty brk tnt, 48x89.7, gravel roof, 16 families; cost, $25,000; owner, Rudolph Norek, 1622 48th st; architect, Cohn Bros., 361 Stone av. Plan No. 3358.

EASTERN PARKWAY, s s, 163.3 w Utica av, 4-sty brk tnt, 39.4x89.7, gravel roof, 15 families; cost, $30,000; owner, Rudolph Norek, 1622 48th st; architect, Cohn Bros., 361 Stone av. Plan No. 3357.

THEATRES.

MYRTLE AV, n s, 175 w Throop av, open air theatre, 25x100; cost, $500; owner, Mrs. Hannah Glem, 658 Putnam av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3155.

EMMONS AV, n s, 50 w E 19th st, open-air theatre, 50x—; cost, $1,500; owner Albert R. McLaughlin, Ocean av; architects, Dodge & Morrison, 135 Front st, N. Y. Plan No. 3306.

NOSTRAND AV, n w cor Tilden av, 3 open-air theatres, —x—; cost, $300; owner, K. Wainwright, 68 Palmetto st; architect, L. Allmendinger, 926 Broadway. Plan No. 3314.

FLUSHING AV, s s, 25 e Nostrand av, open air theatre, —x—; cost, $1,000; owner, Louis Baer, 155 East 84th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3289.

ST JOHN'S PL, s s, 200 w Kingston av, open air theatre, 50x145; cost, $1,500; owner, Brooklyn Terminal Amusement Co., on premises; architect, Joseph Harrison, 230 Grand st, Manhattan. Plan No. 3354.

MISCELLANEOUS.

PUTNAM AV, n s, 381.3 e Patchen av, 4-sty brick convent, 18.9x76, —— roof; cost, $12,666; owner, Church of Our Lady of Good Counsel, on premises; architect, Frank J. Helmle, 190 Montague st. Plan No. 3230.

LIBERTY AV, s s, 30 e Barbey st, 2-sty frame barn, 12x40, slag roof; cost, $1,000; owner, Nathan Rothstein, 584 Liberty av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3281.

Queens.

DWELLINGS.

BAYSIDE.—Fillis st, w s, 515 s Braddish av, 2½-sty brick dwelling, 51x30, shingle roof, 1 family, steam heat; cost, $7,000; owner, L. W. Bergan, 3d st, Bayside; architect, Norman McGlashan, 1123 Broadway, Manhattan. Plan No. 1518.

COLLEGE POINT.—11th st, e s, 150 n 5th av, two 2-sty frame dwellings, 44x50, tin roof, 2 families; cost, $6,000; owner, Platt Stratton, 13th st and 8th av, College Point; architect, E. Leo McCracken, Manhattan Court, College Point. Plan No. 1512.

DOUGLASTON.—Bay av, s s, 237 w Wain av, 2½-sty frame dwelling, 37x36, shingle roof, 1 family, air heat; cost, $8,000; owner, Dwight Rockwell, Main av, Douglaston; architect, Norman McGlashan, 1123 Broadway, Manhattan. Plan No. 1519.

ELMHURST.—Maurice av, n s, 83 e Hanover av, 2½-sty brick dwelling, 22x36, shingle roof, 1 family, steam heat; cost, $5,000; owner, John C. Young, Jr., Grand st, Maspeth; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1505.

ELMHURST.—Jefferson av, e s, 100 n Jensen av, 2-sty frame dwelling, 19x29, shingle roof, 1 family, steam heat; cost, $2,500; owner Edward Johnson, 307 East 69th st, Manhattan; architect, Fred Diekl, 245 West 55th st, Manhattan. Plan No. 1503.

JAMAICA.—Adelaide av, w s, 40 n 3d st, 2-sty frame dwelling, 20x22, shingle roof, 1 family; cost, $600; owner and architect, Andrew Filassi, 1427 Rosedale av, Bronx. Plan No. 1500.

RIDGEWOOD.—Palmetto st, n s, 154 e Forest av, 2-sty brick dwelling, 20x57, tin roof, 2 families; cost, $4,000; owner, Kate Becker, premises; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1506.

ROSEDALE.—Ocean av, w s, 60 s Stratford av, 2-sty frame dwelling, 26x32, shingle roof, 1 family; cost, $3,500; owner and architect, John P. Geerin, 164 West 144th st, Manhattan; water heat. Plan No. 1510.

BAYSIDE.—Prince st, e s, 185 n Vernam av, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $2,200; owner and architect, Peter Chmeliewsky, Bayside. Plan No. 1496.

CORONA.—Fillmore av, s s, 22 w Alburtis st, 2-sty brick dwelling, 20x50, tar and gravel roof, 2 families; cost, $3,600; owner, P. Falco, 1 Fillmore av, Corona; architect, A. De Blasi, West Jackson av, Corona. Plan No. 1497.

CORONA.—49th st, w s, 220 s Burnside av, two 2-sty brick dwellings, 20x50, tar and gravel roof, 2 families; cost, $6,000; owner, New Dio Constructinn Co., 29 East Jackson av, Corona; architect, A. De Blasi, West Jackson av, Corona. Plan No. 1498.

CORONA, Fillmore av, s s, 50 e 42d st, three 2-sty brick dwellings, 20x50, tin roof, 2 families, steam heat; cost, $12,000; owner, John LaDuke, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plans Nos. 1550-51-52.

CORONA, Randall av, w s, 344 s Jackson av, three 2-sty frame dwellings, 20x53 tin roof, 2 families, water heat; cost, $10,500; owner, Thomas Daly, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plans Nos. 1547-48-49.

ELMHURST, 3d st, n e cor Orchard av, 2½-sty frame dwelling, 22x32, shingle roof, 1 family, steam heat; cost $4,000; owners, Johnston &

Gundry, Kingsland av, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1556.

JAMAICA, Degraw av, s s, 195 w Victoria av, 2-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, $2,500; owner and architect, Norman Russell, Willow st, Jamaica. Plan No. 1553.

COLLEGE POINT.—College av, w s, 528 n Monument av, 2½-sty frm dwg, 20x33, shingle roof, steam heat, 1 family; cost, $3,500; owner, Mrs. Rose Kreamer, 12th st, College Point; architect, H. T. Morris, 13th st, College Point. Plan No. 1526.

DOUGLASTON.—Cherry st, s s, 100 n Prospect st, 2-sty frm dwg, 30x40, shingle roof, steam heat, 1 family; cost, $7,000; owner, George Dodge, Prospect st, Douglaston; architect, John Crou, Cherry st, Douglaston. Plan No. 1540.

FLUSHING.—Exeter st, s s,140 w Laburnam av, 2-sty frm dwg, 20x24, shingle roof, 1 family; cost, $7,000; owner, David L. Witherspoon, Inc., 1 West 34th st, Manhattan; architect, H. Firth, 81 New st, Manhattan. Plan No. 1569.

GLEN MORRIS.—Briggs av, w s, 100 n Hawtree av, 2-sty frm dwg, 17x32, shingle roof, 1 family, steam heat; cost, $3,200; owner, C. C. LeFevre, Glen Morris; architect, Edward Jackson, Fulton st, Jamaica. Plan No. 1560.

GLEN MORRIS.—Tuckahoe st, s s, 67 w Walnut, 2½-sty frm dwg, 22x35, shingle roof, 1 family; cost, $4,000; steam heat; owner, Frank N. Noback, Ferris st, Woodhaven; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1570.

HOLLIS.—Chichester av, n e cor Roundput st, 2½-sty brk dwg, 28x35, shingle roof, water heat, 1 family; cost, $8,000; owner, Frank Freeman, 213 Washington av, Brooklyn. Plan No. 1564.

JAMAICA.—Bergen av, e s, 120 s Hillside av, 2½-sty frm dwg, 32x35, shingle roof, 1 family; cost, $6,000; steam heat; owner, Harry Miller, Alsop st & Amherst av, Jamaica; architect, Hans Liebau, P. O. Bldg., Jamaica. Plan No. 1525.

JAMAICA.—Hillside av, s s, 277 w Kaplan av, seven 2-sty frm dwgs, 18x48, shingle roof, 1 family; steam heat; cost, $21,000; owner, Anna Hoerning, 394 Guion pl, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1571-72-73.

ROCKAWAY BEACH.—Bannock Boulevard, w s, 262 s Washington av, 1-sty tile dwg, 29x46, tile roof, 1 family, steam heat; cost, $4,500; owner, Theo. Edlich, 141 East 45th st, Manhattan; architect, J. J. Murray, Mitchell pl, Rockaway Beach. Plan No. 1539.

ROCKAWAY BEACH.—43d st, n w cor Boulevard, 3-sty frm dwg, 20x52, shingle roof, 1 family steam heat; cost, $5,000; and 43d st, w s, 73 n Boulevard, five 2-sty frm dwgs, 18x26, shingle roof, 1 family; cost, $15,000; owner, Boronia Construction Co., 99 Nassau st, Manhattan; architect, P. Caplan, Boulevard, Rockaway Beach. Plan Nos. 1532 to 1537.

ROCKAWAY BEACH.—Beach 43d st, w s, 160 n Boulevard, four 1-sty frm bungalows, 16x35, shingle roof, 1 family; cost, $3,200; owner, Edgemere Bldg. Co., premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan Nos. 1529-30-31.

ROCKAWAY BEACH.—Boulevard, s s, 209 e Neptune av, 1-sty frm dwg, 14x26, shingle roof, 1 family; cost, $400; owner, S. Mullholland, Boulevard, Rockaway Beach; architect, J. J. Colton, Rockaway Beach. Plan No. 1566.

ROCKAWAY BEACH.—Thompson av, e s, 135 n Boulevard, 2-sty frm dwg, 13x18, shingle roof, 1 family; cost, $500; owner, A. H. Knoll, 10 91st st, Rockaway Beach. Plan No. 1565.

SOUTH OZONE PARK.—Pressberger av, w s, 160 n Atlantic av, 2-sty frm dwg, 20x32, shingle roof, 1 family; cost, $3,000; owner, Grace Fletcher, 54 Pressberger av, So. Ozone Park; architect, Y. M. Markle, 120 Leahy av, South Ozone Park. Plan No. 1538.

WOODHAVEN.—Huntington st, s w cor Park pl, 2-sty frm dwg, 24x56, tin roof, 3 families & str; cost, $3,000; owner, Jos. Groganella, Huntington st, Woodhaven; architect, Gottfried Eicholz, 266 Montauk av, Brooklyn. Plan No 168.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Hull st, s w cor Thompson av, 1-sty frame store house, 10x15, paper roof; cost, $75; owner, J. Schneider, premises. Plan No. 1513.

RIDGEWOOD.—St. Nicholas av, s e cor Woodbine st, 4-sty brk factory, 50x100, slag roof; cost, $25,000; owner, Anton Scholl, 338 Pulaski st, Brooklyn; architect, L. Almendinger, 926 Broadway, Brooklyn. Plan. No. 1561.

STABLES AND GARAGES.

CORONA.—National av, 46, 1-sty frame garage, 12x14, shingle room; cost, $100; owner, J. Miles, premises. Plan No. 1501.

CORONA.—Park av, s s, 60 e Cleveland av, 1-sty frame garage, 18x16, shingle roof; cost, $150; owner, J. A. King, premises. Plan No. 1502.

JAMAICA.—Yale av, 97, 1-sty frame garage, 10x16, paper roof; cost, $50; owner, Walter McIntosh, premises. Plan No. 1515.

L. I. CITY.—12th av, e s, 300 n Grand st, 1-sty frame garage, 21x25, shingle roof; cost, $160; owner, G. J. Fischer, 406 12th av, L. I. City. Plan No. 1516.

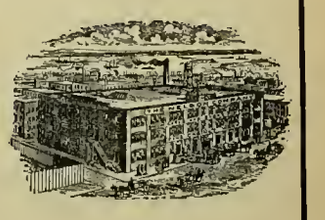
MIDDLE VILLAGE.—Metropolitan av, n s, 43 e Ward st, 1-sty frame stable, 24x21, tar and gravel roof; cost, $200; owner, Bertha H. Young, 2164 Metropolitan av, Middle Village; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 1511.

RICHMOND HILL.—Abington rd, s s, 238 w Lefferts av, 1-sty frame garage, 16x18, shingle roof; cost, $500; owner, R. E. Smith, premises. Plan No. 1514.

WINFIELD.—Fisk av, w s, 400 n Woodside av, 1-sty frame garage, 10x16, shingle roof; cost $125; owner, Katherine Homick, 63 Woodbine st, Brooklyn. Plan No. 1523.

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Plans Filed, New Buildings, Queens (Continued)

LONG ISLAND CITY.—North Henry st, e s, 141 n Newtown av, 1-sty frame garage, 10x16, galvanized iron roof; cost, $80; owner, Mr. Kral, premises. Plan No. 1495.

ACQUEDUCT, Centervill av, s s, 100 n Church st, 1-sty frame garage, 20x15, gravel roof; cost, $150; owner, E. L. Engreen, premises. Plan No. 1546.

EAST ELMHURST, Sound View ter, s w cor Columbns blvd, 1-sty brick garage, 18x11, tin roof; cost, $500; owner, A. H. Benedict, premises; architect, A. Magnoin, Corona. Plan No. 1554.

FLUSHING, Elm st, 76, 1-sty frame garage, 10x11, shingle roof; cost, $20; owner, Mary R. Booth, premises. Plan No. 1544.

FAR ROCKAWAY.—Sheridan Boulevard, w s, 400 s Morton pl, 1-sty frm garage, 10x16, shingle roof; cost, $150; owner, H. Travers, premises. Plan. No. 1543.

JAMAICA.—Bergen av, e s, 120 s Hillside av, 1-sty brk garage, 22x21, shingle roof; cost, $500; owner, Hon. Harry Miller, Jamaica; architect, Hans Liebau, P. O. Bldg., Jamaica. Plan No. 1524.

ROCKAWAY BEACH.—Beach 87th st, n e cor L. I. R. R., 1-sty brk stable, 17x20, slag roof; cost, $350; owner, John F. Lynch, 91st st, Rockaway Beach. Plan No. 1562.

LAURELTON.—Ardsley pl, e s, 100 s Laurelton blvd; frame barn, 19x20, tin roof; cost, $200; owner, D. W. Allen, premises. Plan No. 1542.

STORES AND TENEMENTS.

RIDGEWOOD.—Madison st, s w cor Cypress av, 3-sty brick store and tenement, 25x78, tin roof, 5 families; cost $10,000; owner, Augnst Bauer, 355 Highland blvd, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1504.

L. I. City, 1st av, w s, 80 s Washingtnn av, two 4-sty brick tenements, 41x89, slag roof, 16 families; cost, $40,000; owner, Alfred Gobl, 174 East 71st st, Manhattan; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1557.

STORES, OFFICES AND LOFTS.

OZONE PARK, Jerome av, n s, 50 e Oakley av, 2-sty frame stores, 13x49, tin ronf; cost, $800; owner, P. Giglo, Jerome av, Ozone Park; architect, M. B. Smith, Ozone Park. Plan No. 1555.

ROCKAWAY BEACH.—Beach 87th st, n e cor L. I. R. R., 1-sty brk office, 20x23, slag roof; cost, $350; owner & architect, John F. Lynch, 91st st, Rockaway Beach. Plan No. 1563.

MISCELLANEOUS.

ACQUEDUCT, Centerville av, s s, 100 n Church st, frame shed, 16x18, gravel roof; cost, $75; owner, E. L. Engreen, premises. Plan No. 1545.

FLUSHING, Burling av, n w cor Laburnam av, frame greenhouse, 21x91, glass roof; cost, $850; owner, John Chetis, premises. Plan No. 1559.

COLLEGE POINT.—5th av, n s, 80 w 21st st, 1-sty frame shed, 9x19, paper roof; cost, $50; owner, Frank Wolf, premises. Plan No. 1517.

L. I. CITY.—Franklin st, n w cor Van Alst av, 1-sty frame fruit stand, 10x4, paper ronf; cost, $15; owner, M, Cattagi, premises. Plan No. 1507.

MIDDLE VILLAGE.—Metropolitan av, n w cor L. I. R. R., 1-sty brick drying room, 63x66, slag roof; cost, $6,000; owner, C. B. French Cabinet Co., 401 Flushing av, Middle Village; architect, Frank H. Quinby, 99 Nassau st, Manhattan. Plan No. 1520.

MIDDLE VILLAGE.—Metropolitan av, n w cor L. I. R. R., two 2-sty brick boiler houses, 22x40, slag roof; cost, $1,200; owner C. B. French Cabinet Co., 401 Flushing av, Middle Village; architect, Frank H. Quinby, 99 Nassau st, Manhattan. Plan No. 1521.

RIDGEWOOD.—Woodward av, e s, 50 s Trnutman st, 1-sty brick wagon shed, 50x100, slag roof; cost, $5,000; owner, J. Meyers, premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1508.

ROCKAWAY BEACH.—Wainwright pl, n e cor Private walk, frame amnsement shed; cost, $3,000; owner, Rockaway Witching Waves Co., 145 West 45th st, Manhattan. Plan No. 1509.

WHITESTONE.—11th av, n s, 175 e 20th st, 1-sty frame shed, 60x26, gravel roof; cost, $400; owner, Kinamacolor Co., Whitestone. Plan No. 1522.

WOODSIDE.—Nelson av, n s, bet Fitting st and Jessie pl, 1-sty frame shed, 12x18, gravel roof; cost, $450; owner, E. Ruhe, premises. Plan No. 1499.

COLLEGE POINT.—1st st, n w cor 1st av, 1-sty frm picture gallery, 24x13, glass roof; cost, $100; owner, A. Sonnenthal, 13 14th st, College Point. Plan No. 1567.

L. I. CITY.—Buckley st, s s, 400 e Thompson av, 1-sty frame tool house, 32x13, paper roof; cost, $200; owners, Manhattan and Queens Corpn., Bridge Plaza, L. I. City. Plan No. 1527.

L. I. CITY.—Hunterspoint av, e s, 80 n Meadow st, 1-sty frame shelter shed and platform, 16x20, slag roof; cost, $4,500; owner and architect, L. I. R. R. Co., Penn. Terminal. Plan No. 1541.

Richmond.

DWELLINGS.

LORETTA ST, w s, 475 s Cleremont av, Tottenville, 1-sty frame dwelling, 19x21; cost, $250; owner, F. Van Beuren, 578 East 163d st, Manhattan; builder, John Rusch, Princess Bay. Plan No. 371.

SEAFOAM ST, e s, 140 s Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, $200; owner, Ocean Edge Land Co., 220 Broadway, Manhattan; builders, Sanjour Bros., New Dorp Beach. Plan No. 354.

SEASIDE BL, 50 e Surf av, South Beach, 1-sty frame bungalow, 16x25; cost, $200; owner, W. Nimley, Stapleton; architect and builder, Thos Cummings, Jr., Stapleton. Plan No. 364.

WATER ST, e s, 100 n Grove st, Rossville, 1-sty frame bungalow, 18x24; cost, $200; owner, Fred Albright, Rossville; builder, John Kusch, Pleasant Plains. Plan No. 373.

1ST ST, w s, 110 s Midland av, Midland Beach, four 1-sty frame bungalows, 8x16; total cost, $380; owner, A. Eitner, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 358.

13TH ST, w s, 100 s Lincoln av, Woodland Terrace, 1-sty brick dwelling, 20x30; cost, $1,200; owner and builder, Ernest Wicks, 308 East 90th st, Manhattan; architect, Chas. M. Straub, 147 4th av, Manhattan. Plan No. 366.

CEDAR GROVE BEACH, 2,700 s New Dorp lane, New Dorp, 1-sty frame bungalow, 14x34; cost, $100; owner and builder, Cedar Grove Beach Corp., 233 Broadway, Manhattan. Plan No. 369.

FAIRMOUNT AV, s s, 640 e Brighton av, Brighton Heights, 2-sty frame dwelling, 20x28; cost, $2,800; owner, Manard Co., Inc., Tompkinsville; architect and builder, Peter Larsen, Port Richmond. Plan No. 357.

JEWETT AV, n s, 610 w Post av, Port Richmond, 2-sty frame dwelling, 20x26; cost, $2,400; owner, Mary C. Smith, New Brighton; architest and builder, J. C. Hoobestad, Port Richmond. Plan No. 351.

LINCOLN AV, n s, 40 e 5th st, Midland Beach, 1-sty frame bungalow, 10x26; cost, $225; owner, C. Chiantelli, 207 East 29th st, Manhattan; architect and builder, E. Larsen, Midland Beach. Plan No. 368.

RICHMOND RD, s s, 60 e Centre st, Richmond, 2-sty frame dwelling, 25x27; cost, $3,000; owner, Sophie Dauker, Richmond; architect and builder, Chas. Munch, Richmond. Plan No. 360.

SHARP AV, w s, 110 s Hatfield av, Port Richmond, 2½-sty frame dwelling, 22x45; cost, $4,800; owner, T. Bensen, Pt. Richmond; architect and builder, O. O. Odegaard, Port Richmond. Plan No. 345.

SUMMER AV, n s, 60 w Livingston st, Richmond, 2-sty brick dwelling, 22x30; cost, $2,700; owner, N. De Vico, Graniteville; architect and builder, N. Vitacco, Port Richmond. Plan No. 367.

TYSON AV, n s, 129 w Jefferson av, Dongan Hills, 1½-sty frame dwelling, 28x33; cost, $2,300; owner, Mina Heckler, Dongan Hills; architect, Jas. E. Grnnert, New Dorp; builder, Geo. Heckler, Dongan Hills. Plan No. 349.

WATERSIDE AV, s s, 220 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, $350; owner, E. M. Underhill, 253 Broadway, Manhattan; architects and builders, Taylor & Anderson, Manasquan, N. J. Plan No. 362.

FACTORIES AND WAREHOUSES.

WYMAN AV, w s, 233 s Boulevard, Great Kills, 1-sty frame storage, 18x30; cost, $400; owner, R. Grammer, 70 1st av, Manhattan; builder, W. Peters, Great Kills. Plan No. 370.

HOSPITALS AND ASYLUMS.

MOUNT LORETTA, Pleasant Plains, 2-sty brick infants' home, 94x34; cost, $50,000; owner, Mission Immaculate Virgin, 375 Lafayette st, N. Y.; architect, Frank E. Estabrook, Newhnrgh, N. Y.; builders, Campbell & Dempsey, Kingston, N. Y. Plan No. 365.

STABLES AND GARAGES.

EDGEGROVE AV, n s, 80 w Marcy av, Huguenot Park, 1-sty frame garage; cost, $100; owner and builder, Geo. W. Adams, 542 Dean st, Brooklyn. Plan No. 346.

RICHMOND TURNPIKE, ¼ mile n Old Stone rd, Linoleumville, 1-sty frame garage, 13x20; cost, $160; owner, A. Dinger, Richmond tpke; builder, John Reich, Linoleumville. Plan No. 353.

TYSON AV, n s, 129 w Jefferson av, Dongan Hills, 1-sty frame garage, 14x16; cost, $150; owner, Nina Heckler, Dongan Hills; builder, G. Heckler, Dongan Hills. Plan No. 348.

VAN NAME AV, e s, 30 s Richmond ter, Mariner's Harbor, 1-sty concrete garage, 18x22; cost, $300; owner, Frank Snyder, Mariner's Harbor; architect and builder, W. D. Bailey, Mariner's Harbor. Plan No. 359.

STORES AND DWELLINGS.

CEDAR GROVE AV, s s, cor Waterside st, New Dorp Beach, 1-sty frame store, 18x30; cost, $250; owner, H. Hitt, New Dorp Beach; builders, Sanjour Bros., New Dorp Beach. Plan No. 355.

OLD TOWN RD, n s, 70 e Madison av, South Beach, 3-sty brick store and dwelling, 27x71; cost, $4,800; owner N. Mancino, 470 Oak st, Manhattan; Architect, Jos. De Rose, Paterson, N. J. Plan No. 361.

MISCELLANEOUS.

LINCOLN AV, n s, 100 Richmond rd, Grant City, brick cesspool, 8 dia, 8 dp; cost $15; owner, H. Schoenbein, on premises; builder, W. Hennessy, Grant City. Plan No. 356.

OCEAN AV, n s, 1,000 e Seaside blvd, South Beach, concrete cesspool, 10x10; cost, $50; owner, Mrs. L. Noble, South Beach, builder, John Schaefer, South Beach. Plan No. 363.

POMMER AV, s s, 140 w Marion av, Stapleton, stone retaining wall; cost, $150; owner, Mr. Krammer, Stapleton; builder, R. Langere, Rosebank. Plan No. 347.

RICHMOND TPKE, Linoleumville, frame ball stand, 72 long; cost $100; owner, National B. B. Assn., Linolenmville; builder, M. Kelly, Linoleumville. Plan No. 350.

RICHMOND TPKE, 3875, Linolenmville, 1-sty frame shed, 20x28; cost, $170; owner, I. Moskowitz, Linoleumville; builder, John Reich, Linoleumville. Plan No. 352.

HAPPLAND PARK, steel swing; cost, $2,500; owner, architect and builder, Asbody Park Swing Co., Happland Park. Plan No. 372.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BANK ST, 69, alteration to elevator in 4-sty brick loft; cost, $200; owner, Gustav Schirmer Co., 69 Bank st; architect, Turner Constn. Co., 11 Broadway. Plan No. 1,847.

BROOME ST, 519, new partition to 5-sty brick factory, storage and office; cost, $175; owner, Dominick Abbate, 226 Lafayette st; architect, Henry A. Hasenstein, 192 Bowery. Plan No. 1812.

CATHEDRAL PARKWAY, 204, removal of partitions to 12-sty brick apartments; cost, $150; owners, Akron Building Co., 119 West 40th st, Robert T. Lyons, 119 West 40th st. Plan No. 1,853.

DELANCEY ST, 120, alterations to 5-sty brick stores and tenement; cost, $700; owner, Katie Finkelstein, 325 2d av; architect, Morris Schwartz, 194 Bowery. Plan No. 1816.

DELANCEY ST, 178, plumbing and metal work to 3-sty brick moving picture theatre and lofts; cost, $150; owner, The City of New York; architect, Hyman Poris, 258 Rivingston st. Plan No. 1,869.

DEY ST, 50, alterations to 5-sty brick lofts; cost, $8,000; owners, Geo. H. & Eugene Lent, San Francisco, Cal.; architect, Geo K. Thompson, 101 Park av. Plan No. 1804.

ELIZABETH ST, 127, steel and iron stairs to 2-sty brick parish house; cost, $500; owner, The N. Y. Protestant Episcopal City Mission Society, 38 Bleecker st; architects, Foster & Gade, 15 West 38th st. Plan No. 1796.

ESSEX ST., 68, new stairs to 3-sty brick dwelling, stores and office; cost, $1,500; owner, Lyman, G. Ennan, 182 2d av; architect, Jacob Fisher, 25 Av A. Plan No. 1824.

FULTON ST, 94, new door and fire escapes to 4-sty brick stores and lofts; cost, $500; owner, August Kreiser, 94 Fulton st; architect A. L. Schulz, 533 East 83d st. Plan No. 1818.

FULTON ST, 191, new store front and plumbing to 5-sty brick store and lofts; cost, $500; owners, Duncan Phyfe and William H. P Phyfe, 507 5th av; architect, Otto Reissmann, 30 1st st. Plan No. 1,887.

HENRY ST, 258, new partitions to 2-sty brick dwelling; cost, $1,000; owner, Emma M, Aims, 9 East 126th st; architect, Max Muller, 115 Nassau st. Plan No. 1,872.

LISPENARD ST, 23-25, steel work to 7-sty brick, store and lofts; cost, $2,500; owner, Charles E. Manierre, 23-25 Lispenard st; architests, The Rusling Co., 39 Cortlandt st. Plan No. 1898.

MAIDEN LANE, 149, n w cor Front st, new fire-escapes to 4-sty brick store and factory; cost, $500; owner, The Kennedy Estate, Horace S. Ely & Co., agents, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1800.

MOTT ST., 221, new windows and plumbing to 4-sty brick tenement; cost, $1,200; owners, Julia M. Deegan and John Campbell, 221 Mott st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1825.

PEARL ST, 541-47, new fire escape stairs to 6-sty brick store and factory; $165; owner, Mrs. Jenny Faber, 301 West 76th st; architect, Richard Berger, 309 Broadway. Plan No. 1,846.

PERRY ST, 24, remove encroachments to 5-sty brick tenement; cost, $800; owners, John and Clara Corneth, Union Hill, N. J.; architect, Edward Scanlon, 115 East 75th st. Plan No. 1827.

READE ST, 155, steel water cooler to 9-sty brick cold storage warehouse; cost, $500; owner, Estate of Eugene A. Hoffman, Inc., 258 Broadway; architect, B. Franklin Hart, Jr., 50 Church st. Plan No. 1,874.

SNIFFEN COURT, 2, altering garage into 2-sty brick private dwelling; cost, $1,500; owner, James F. Tolfree, 51 West 49th st.; architect, Harrie T. Lindeberg, 2 West 47th st. Plan No. 1833.

SUFFOLK ST, 472, alterations to 5-sty brick stores and tenement; cost, $75; owner, Morris Jacoby, 41 Park Row; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1896.

WALKER ST, 46, new fire-escapes to 5-sty brick store and factory; cost, $900; owner, Estate of Jno. L. Le Conte, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1802.

WASHINGTON ST, 98, new store front and partition to 3-sty brick store and lofts; cost, $250; owner, Martin Labe, 98 Washington st; architect, Otto Reissmann, 30 1st st. Plan No. 1808.

WAVERLY PL, 20-22, s e cor Greene st, iron stairs to 6-sty brick lofts and stores; cost, $650; owner, Etate of Simon Goldenberg, care of Albert S. Gottlieb, 303 5th av; architect, Albert S. Gottlieb, 303 5th av. Plan No. 1821.

WAVERLY PL, 20-22, s e c Greene st, roof tank to 6-sty brick store and lofts; cost, $500; owners, Estate of Simon Goldenberg; care of architect, Albert S. Gottlieb, 303 5th av. Plan No. 1820.

WEST ST, 174, new marquise to 4-sty brick store and dwelling; cost, $300; owner, Harvey N. Rowe, 173 West st; architect, Max Muller, 115 Nassau st. Plan No. 1806.

WEST ST, 118, removal of encroachment to 5-sty brick store and lofts; cost, $75; owner, Wm. H. Chesebrongh, 115 Broadway; architect, Carl P. Knudson, 116 West st. Plan No. 1846.

WILLIAM ST, 163, new fire escapes to 4-sty brick stores and offices; cost, $300; owner, The Ross Estate, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1831.

10TH ST, 59-67 West, alter factory into 5-sty brick studio and dwelling; cost, $50,000; owner, Henry Dazian, 142 West 44th st; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 1797.

11TH ST, 61 E., water tank (roof) to 11-sty brick factory; cost, $513; owners, Frederick Fox & Co., 793 Broadway; architect, William A. Hynd, 28 East 23d st. Plan No. 1891.

14TH ST, 150 E., new store front to 4-sty brick lofts and stores; cost, $75; owner, Stuyvesant Estate, 52 Wall st; architect, Nathan Makstein, 7 East 14th st. Plan No. 1838.

17TH ST, 363 W, n e c 9th av, masonry, steel and new store fronts to 5-sty brick store and tenement; cost, $5,000; owner, Daniel Meenan, 35 West 88th st! architect, Joseph C. Cocker, 2017 5th av. Plan No. 1819.

18TH ST, 431 W., new windows and plumbing to 4-sty brick tenement; cost, $1,000; owner, John T. Stanley, 642 West 30th st., architect, John H. Knubel, 305 West 43d st. Plan No. 1,840.

19TH ST, 11-19 W, new fireproof partitions to 11-sty brick lofts and offices; cost, $200; owner, Louis Stern, 41 West 42d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1834.

22D ST, 4 W., new tank to 12-sty brick store and loft; Cost, $200; owner, James McCutcheon, 5th av and 34th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1,863.

26TH ST, 132 E., new store front, cabinet partitions and mason work to 4-sty brick furnished rooms, club room and saloon; cost, $1,000; owner, Michael D. Ryan, care of H. C. Cook, 38 Park Row; architects, Berger & Son, 121 Bible House. Plan No. 1897.

27TH ST, 547-553 W, terra cotta block partition to 6-sty brick factory; cost, $750; owner, Augustus Meyers, 547-553 W. 27th st; architect, William Higginson, 21 Park row. Plan No. 1903.

32D ST, 38-42 E., new windows to 12-sty brick lofts and offices; cost, $100; owner, William Seaich, Larchmont, N. Y.; architect, Josiah S. Lindsay, 235 East 35th st. Plan No. 1,889.

33D ST, 119 W., alteration to 4-sty brick tenement; cost, $300; owner, B. Arthur Aycrigg, 119 West 33d st; architect, Harry Zlot, 63 Grand st. Plan No. 1,885.

33D ST, 243 East, new partitions to 4-sty brick dwelling; cost, $100; owner, Augusta Cronzet, 243 East 3d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1811.

33D ST, 21 E., removal of encroachments to 5-sty brick private dwelling; cost, $3,500; owner, Lloyd Phoenix, Esq., 21 East 33d st.; architects, Warren & Wetmore, 16 East 47th st. Plan No. 1,845.

34TH ST, 29 W., alterations to 12-sty brick stores and offices; cost, $700; owner, Daniel A. Loring, 29 West 34th st; architect, William G. Kelean, 110 East 23d st. Plan No. 1894.

35TH ST, 30-32 W., alterations to 11-sty brick mfg. and offices; cost $700; owner, Revillon Freres, 19 West 34th st; architects, Seymour & Schoenwald, Vanderbilt av and 43d st. Plan No. 1,867.

39TH ST, 246 E., steel work to 4-sty brick tenement; cost, $1,500; owners, Mary C. and Jane C. Finely, San Francisco, Cal.; architect, Otto Reissmann, 30 1st st. Plan No. 1,886.

42D ST, 101-103 W, new stairs, store fronts and steel partition, and mason work to 4-sty brick stores and offices; Cost, $300; owner, Walter J. Salmon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 1832.

42D ST, 57 E., alteration to 9-sty brick stores and offices; cost, $5,000; owner, Jesoph Millbank, Greenwich, Conn.; architects, G. B. Post & Sons, 101 Park av. Plan No. 1,866.

43D ST., 321 E., shifting of windows and mason work to 4-sty brick tenement; cost, $1,000; owner, Margaret Creter, 321 East 43d st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1,861.

44TH ST, 221-233 W., new fire escape to 5 and 2-sty brick theatres and studios; cost, $200; owners, Central Theatres Leasing & Construction Co., 11 Pine st; architect, H. B. Herts, 35 West 31st st. Plan No. 1,864.

46TH ST, 163 E., new cornice, marquee and iron doors to 4-sty brick tenement; cost, $500; owner, Thomas Regan, 163 East 46th st; architest, George Hof, Jr., 371 East 158th st. Plan No. 1,893.

47TH ST, 469 West, n e cor 10th av, masonry to 5-sty brick tenement; cost, $75; owner, Wm. W. Astor, 21 West 26th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1810.

48TH ST, 310-318 E., mason work to 4-sty brick studio offices; cost, $175; owners, Clausen, Flannigan Brewing Co., 441 West 25th st.; architect, Conrad Ritterbusch, 156 5th av. Plan No. 1,859.

50TH ST, 301 West, n w cor 8th av, new partitions, store front and flooring to 4-sty brick hotel and dwelling; cost, $450; owner, The Bancroft Realty Co., 34 Nassau st; architect, Louis E. Dell, 1133 Broadway. Plan No. 1792.

51ST ST, 215 W., skylight to 5-sty brick tenements and stores; cost, $300; owner, Girard Trust Co., Philadelphia, Pa.; architect, Eli Benedict, 1947 Broadway. Plan No. 1901.

51ST ST, 128-30 E., adding two stys, new dumb waiter shafts, windows, plumbing and heating to 4-sty brick tenement; cost $0,000; owner, Isse Koch, Hotel Theresa, 125th st and 7th av; architects, Hertz & Siegel, 117 West 83d st. Plan No. 1,842.

54TH ST, 153-55 W., steel work, floor beams, stairway and elevator to 5-sty brick garage (alteration from storage house); cost, $18,000; owner, Rose Reilly, s w cor 7th av and 57th st; architect, John Brandt, 271 West 125th st. Plan No. 1902.

63D ST, 318-320 E., new horse runway and stairs to 3-sty brick stable; cost, $200; owner, Estate of Catherine A. De Peyster, 45 William st; architect, Charles H. Richter, 350 Greenwich st. Plan No. 1,849.

64TH ST, 169 E., mason work to 3-sty brick residence; cost, $1,000; owner, Clarence C. Pell, 169 East 64th st; architect, Robt. W. Gardner, 84 William st. Plan No. 1,870.

66TH ST, 435 East, n w cor Av A, new plumbing to 6-sty brick stores and tenement; cost, $200; owner, Ullmann Realty Co., 160 Broadway; architect, Abraham Saffian, 1395 2d av. Plan No. 1893.

72D ST, 219-231 W., new boilers and masonry to 8-sty hotel and stores; cost, $5,000; owner, Morris Schinasi, 32-34 West 100th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 1,848.

74TH ST, 347-351 East, 5-sty addition to 4-sty brick church and rectory; cost, $43,000; owner, The Church Extension Committee of the Presbytery of New York, Wilton Merle-Smith, D.D., Pres., 29 West 54th st; architects, Ludlow & Peabody, 101 Park av. Plan No. 1812.

76TH ST, 318 W, new 2-sty extension and basement to 3-sty brick dwelling; cost, $3,000; owner, Thomas Thatcher, 62 Cedar st; architect, Chas. Brendon, 500 5th av. Plan No. 1835.

77TH ST, 139 W., alteration to 3-sty brick dwelling; cost, $1,500; owner, Emily H. Walsh, 650 1st av; architects, John B. Snooks' Sons, 261 Broadway. Plan No. 1,879.

79TH ST, 422-24 E., new store fronts to 4-sty brick tenement and stores; cost, $2,500; owners, Tina Hohenstein, Annie Rosenthal, 422 East 79th st; architect, Jacob Fisher, 25 Av A. Plans No. 1,883.

82D ST, 310 E., extension of elevator shaft to 3-sty brick storage warehouse; cost, $300; owner, William Seitz, 200 East 33d st; architect, William, H. Ludwig, 801 Eastern Parkway Brooklyn. Plan No. 1,888.

85TH ST, 3 E., alteration to 9-sty brick tenement; cost, $125; owner, Susanan S. Minturn, care of H. Hall, 100 William st; architect, R. H. F. Elliot, 340 Madison av. Plan No. 1,880.

86TH ST, 142 E., iron gratings to 5-sty brick tenement; cost $300; owners, Ande Realty Co., 2 Rector st; architects, Gross & Kleinberger, Bible House, Astor Place. Plan No. 1,871.

89TH ST, 179 W., new store fronts, iron girder and iron columns to 5-sty brick store and tenement; cost, $5,000; owner, Bernard McGreevy, 159 West 83d st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 1,844.

90TH ST, 55 E., additional story, masonry and plumbing to 3-sty brick garage; cost, $8,200; owner, Andrew Carnegie, Esq., 2 East 91st st; architect, Henry D. Whitfield, 160 5th av. Plan No. 1,852.

91ST ST, 53-55 E, 1-sty rear extension to 3-sty brick residence; cost, $500; owner, Max Greene, 53-55 East 91st st; architect, Herbert M. Baer, 665 5th av. Plan No. 1822.

97TH ST, 323-25 E., masonry and steel to 2-sty brick stable and loft; cost, $500; owners, Henry Frank, Jr., and Alice Friedberger, 374 Hudson st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1,868.

106TH ST, 49 E., resetting of fixtures and mason work to 5-sty brick tenement and stores; cost, $900; owner, Mrs. Lizzie F. Brady, 17 East 129th st; Geo. J. Froelich, 49 East 106th st. Plan No. 1,873.

114TH ST, 17 E., new windows, partitions and plumbing to 5-sty brick stores and tenement; cost, $2,000; owner, Dora Reitmann, 143 Orchard st; architect, Otto Reissmann, 30 1st st. Plan No. 1,850.

123D ST, 403 E., alteration to 1-sty frame blacksmith shop; cost, $100; owner, Austin Estate, 2024 1st av; architect, Mathew J. Morrissey, 369 Jamaica av, L. I. City. Plan No. 1,890.

123D ST, 132-136 East, s w cor Lexington av, new partitions to 6-sty brick stores and tenement; cost, $200; owner, Rubin Sadowsky, 203 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1793.

125TH ST, 8-14 W, new stairs, partitions and store front to 4-sty brick stores and offices; cost, $500; owner, James M. Horton, 205 East 24th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 1900.

130TH ST, 105 W., alteration to 3-sty brick assembly room and dwelling; cost, $250; owner, Richard M. Bolden, 105 West 130th st; architect, Stephen Wilcox, 788 Riverside Drive. Plan No. 1,878.

145TH ST, 352-56 W., alterations to 8-sty brick tenement; cost, $250; owner, John Hegeman, 680 St. Nicholas av; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1,865.

153D ST, 546, converting 1 and 3-sty brick parsonage into parsonage, church and parish house; cost, $40,000; owner, Washington Heights Evangelical Lutheran Church, pastor, Rev. E. A. Tappert, 546 West 153d st; architects, Upjohn & Conable, 456 4th av. Plan No. 1904.

155TH ST, 457 W, alterations to 5-sty brick tenement; cost, $200; owner, Herman Klocke, 457 West 155th st; architect, Alfred A. Tearle, 569 West 184th st. Plan No. 1815.

168TH ST, 554-556 West, rear extension to 2-sty brick garage; cost, $1,000; owner, Joseph A. Adler, 554-556 West 168th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1794.

187TH ST, 537 West, n e cor Audubon av, 1-sty addition in height to 2-sty brick stores and dwelling; cost, $2,000; owner, Southside Const. Co., 445 Audubon av; architects, Neville & Bagge, 217 West 125th st. Plan No. 1809.

BOWERY, 106, new store front to 4-sty brick stores and shop; cost, $250; owner, Peter P. Cappel, 44 Bowery; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1795.

BROADWAY, 35-37 E., alteration to 6-sty brick stores and lofts; cost $1,750; owner, Joseph H. Cohen, 35-37 East Broadway; architects, The Rustling Co, 39 Cortlandt st. Plan No. 1,881.

BROADWAY, 317, steel work to 4-sty brick stores and offices; cost, $800; owner, New York Hospital Co., 8 West 16th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1,882.

BROADWAY, 362, s e cor Franklin st, new fire-escapes to 5-sty brick stores and factory; cost, $400; owner, Estate of David W. Bishop, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1801.

BROADWAY, 2929, new door to 5-sty brick store and offices; cost, $50; owner, Broadway Pres. Church, Broadway and 114th st; architects, Hopkins & McEntee, 37 East 28th st. Plan No. 829.

BROADWAY, 1564-66, new doors to 11-sty brick offices; cost, $2,000; owners, Palace Theatre & Realty Co., 1564-6 Broadway; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 1,839.

BROADWAY, 1441-49, display platform to store in 6-sty stores and offices; cost, $100; owners, Broadway & 41st St Co., 299 Madison av; architect, Benj. Bialek, 53 West 125th st. Plan No. 1,860.

BROADWAY, 902-910, mezzanine to 20-sty brick store and loft building; cost, $1,500; owners, Charter Construction Co., 119 West 40th st; architect, Robt. T. Lyons, 119 West 40th st. Plan No. 1,877.

BROADWAY, 110 E, new store front to 5-sty brick stores and tenement house; cost, $500; owner, Faybush Libman, 160 E 64th st; architect, Otto H. Taub, 130 W 46th st. Plan No. 1905.

BROADWAY, 520, W., plumbing to 7-sty brick stores and lofts; cost, $400; owner, Estate of Wm. Brennon, 135 Broadway; architect, W. P. Seaver, 322 5th av. Plan No. 1899.

COLUMBUS AV, 732, new store fronts to 5-sty brick store and dwelling; cost, $200; owner, Jacob Haberman, 732 Columbus av; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 1798.

LENOX AV, 513, glass and iron canopy to 3-sty brick store and dwelling; cost, $100; owner, George Schneider, 633 Greenwood av, Richmond Hill, L. I.; architect, George Hof, Jr., 371 East 158th st. Plan No. 1,892.

LENOX AV, 339, n w c 127th st, new partitions and windows to 4-sty brick stores and club rooms; cost, $100; owner, Max Weil, 2370 Broadway; architect, Henry J. Von der Lieth, 104 West 124th st. Plan No. 1828.

LEXINGTON AV, 223, masonry and new partitions to 4-sty brick stores and bachelor apartments; cost, $300; owner, Henrietta Bagg, 26 West 46th st; architect, Henry C. Pelton, 8 West 38th st. Plan No. 1805.

LEXINGTON AV, 374, new store front to 4-sty brick store and tenement; cost, $500; owner, Estate of Sophie Dunkak, 606 West 113th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1,862.

MADISON AV, 2173, alteration to 2-sty brick stable, lofts and offices; cost, $2,000; owner, J. Sargeant Cram, 47 Cedar st; architect, Wm. P. Katz, 12 North Broadway, Yonkers. Plan No. 1,837.

MADISON AV, 347-351, s e c 45th st, new sidewalk vault to 7-sty brick show rooms; cost, $5,300; owners, Tiffany Studios, F. B. Conover, vice-president, 347-51 Madison av; architect, Christian E. Harle, 96 Warren st. Plan No. 1826.

PARK ROW, 129, reset stairs and new plumbing to 3-sty brick store and offices; cost, $300; owner, Abraham Liebeskind, 129 Park Row; architect, Henry S. Lion, 38 West 32d st. Plan No. 1817.

PARK ROW, 189-191, new stairs and metal work to 6-sty brick store and lodging; cost, $500; owner, Frederick H. Cowperthwait, 41 Wall st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1,875.

ST. MARK'S PLACE, 30, new store fronts to 6-sty brick stores and tenement; cost, $500; owners, Gens & Frankel, 230 Grand st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1854.

WEST END AV, 645, new janitor's apartment to 12-sty brick tenement; cost, $300; owners, A. C. & H. M. Hall Realty Co., 2789 Broadway; architect, Gaetan Ajello, 1 West 34th st. Plan No. 1,843.

1ST AV, 2242, alterations to 4-sty brick stores and tenement; cost, $2,500; owner, Pedro Alvine, 319 East 17th st; architect, Chas M. Straub, 147 4th av. Plan No. 1,836.

2D AV, 517, new plumbing to 4-sty brick store and tenement; cost, $1,000; owner, Mayer Katzenberg, 206 East 60th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1,857.

2D AV, 182, new store fronts to 4-sty brick store and tenement; cost, $1,000; owner Hyman German, 182 2d av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1,855.

3D AV, 1659, masonry and new partition to 5-sty brick store and tenement; cost, $200; owner, Geo. Ehret, 235 East 92d st; architect, Louis F. Dell, 1133 Broadway. Plan No. 1,851.

3D AV, 2105-2107, n e c 115th st, new store fronts to 4-sty brick stores and apartments; cost, $300; owner, Evely S. Jackson, 556 Madison av; architect, Wm. Somerville, 317 East 122d st. Plan No. 1823.

3D AV, 1442, new store fronts to 3-sty brick store, office and dwelling; cost, $600; owner, Louis Heller, 1444 3d av; architect, H. P. Von Wiedenfeld, 1499 3d av. Plan No. 1814.

3D AV, 130-132, three marquises to 3-sty brick restaurant and dwelling; cost, $150; owners, Geo. E. Gouvand & Geo. Ehret, 132 3d av; architect, Walter H. T. Quest, 504 West 151st st. Plan No. 1807.

4TH AV, 287-293, n e cor 22d st, 4-sty brick extension to 9-sty brick offices and store; cost, $52,000; owner, United Charities, R. Fulton Cutting, Pres, 105 East 22d st; architect, Jas. B. Baker, 156 5th av. Plan No. 1799.

58TH AV, 417-19-21, extension to 11-sty brick store and offices; cost, $450,000; owner, Mrs. Elizabeth M. Anderson, 80 West 40th st; architects, Howell & Stokes, 100 William st. Plan No. 1,858.

8TH AV, 691, new stairs, doors, plumbing, store fronts, columns and girders to 5-sty brick tenement; cost, $500; owner, Wm. Shoemaker, 261 West 44th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1,841.

Plans Filed—Alterations—Manhattan (Cont.)

8TH AV, 2075, new store front to 5-sty brick stores and tenement; cost, $400; owner, Leonard Graziadsi, 64 Cortlandt st; architect, Chas. H. Richter, 68 Broad st. Plan No. 1,884.

8TH AV, 208, new store front, stairs and partition to 5-sty brick store and lodging house; cost, $2,000; owner, C. S. Wray, 208 8th av; architect, Walter H. T. Quest, 504 West 151st st. Plan No. 1830.

8TH AV, 2656, new store front to 5-sty brick store and dwelling; cost, $50; owner, Morris Miller, 1405 5th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1,876.

8TH AV, 472, alterations to 4-sty brick stores and tenement; cost, $250; owner, Charles H. Kuhn, 472 8th av; architect, M. Joseph Harrison, 230 Graad st. Plan No. 1895.

Bronx.

WESTCHESTER SQ, 97, new toilet to 2½-sty frame store and dwelling; cost, $100; owner, Lewis A. Mitchell, 59 West 76th st; architect, Fredk. G. Seelmann, 848 Van Nest av. Plan No. 261.

135TH ST, 269 E., new store fronts, new partitions to 2-sty brick store and dwelling; cost, $1,000; owner, Louis G. Dwyer, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 251.

145TH ST, 320 E., new cellar to 2-sty frame dwelling; cost, $700; owner, Chas. McConnell, 241 East 144th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 252.

149TH ST, s s, 228 e Bergen av, new brick partition wall to 2-sty brick theatre; cost, $400; owner Bronx 149th St. Realty Co., Geo. M. Cohen, 43d st and Broadway, Pres.; architect, Geo. Keister, 56 West 45th st. Plan No. 255.

180TH ST, 874 E., 1-sty frame extension, 12½ x7, to 2-sty frame dwelling; cost, $500; owner, Emila Scoppa, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 253.

236TH ST, 328 E., 2-sty frame extension, 18x 8.6, to 2-sty brick dwelling; cost, $500; owner and architect, Louis H. Maier, on premises. Plan No. 256.

ARTHUR AV, 2386 and 2388, 1-sty brick extension, 5.6x8.6 and new toilet to 4-sty brick stores and tenement; cost, $700; owners, The Henry Elias Brew Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 264.

COMMONWEALTH AV, se cor Merrill st, move 1-sty frame club room; cost, $500; owners, Van Nest Hose Co., No. 2, on premises; architect, B. Eherling, 135 Westchester sq. Plan No. 267.

CORLEAR AV, 3134, 2-sty frame extension, 17x11, to 2-sty frame dwelling; cost, $350; owner, Arville R. Todd, on premises; architect, John V. Segnell, 55 West 95th st. Plan No. 254.

CROTONA AV, 1381, new store fronts, new partitions to 4-sty brick stores and tenement; cost, $1,200; owner, Hattie Setigsberger, on premises; architect, Wm. Kurtzer, 192 Bowery. Plan No. 250.

HONE AV, n e cor Poplar st, repair damage by fire to 2½-sty frame dwelling; cost, $800; owner, L. E. Field, 96 Broadway; architect, Jas. H. Perry, 349 South 4th av, Mt. Vernon. Plan No. 269.

McGRAW AV, 1851, 1-sty frame extension, 20 x12, to 2½-sty frame dwelling; cost, $300; owner, Emma Hilhung, 581 Union av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 263.

MORRIS PARK AV, s e cor Wallace av, move 1½-sty frame store; cost, $200; owner, Wm. S. Norman, 774 Morris Park av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 257.

OLINVILLE AV, e s, 69 s Lister st, move two 2-sty frame dwellings; cost, $500; owners, North Bronx Realty Co., 2022 Boston rd; architect, Frank McGarry, 736 East 218th st. Plan No. 266.

TURNBULL AV, 2348, new partitions to 1½-sty frame dwelling; cost, $1,000; owner, Conrad Burkhardt, on premises; architect, Chas. A. Foostauer, 2362 Lyon av. Plan No. 271.

TYNDALL AV, e s, 170 s 259th st, new veranda to 2½-sty frame dwelling; cost, $150; owner, Peter Gerlach, on premises; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 260.

UNION AV, e s, 118.9 n 155th st, new bath room, etc, to 2-sty brick dwelling; cost, $500; owner, Robert F. McKriver, 769 Tinton av; architect, Geo. Malcolm, 421 West 121st st. Plan No. 268.

UNIONPORT RD, w s, 50 s Mead st, raise to grade 2-sty frame dwelling; cost, $900; owner, Matthew Cushing, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 259.

UNIONPORT RD, w s, 75 s Mead st, raise to grade 2-sty frame dwelling; cost, $1,000; owner, Emil Hegeman, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 258.

VALENTINE AV, w s, 100 s 197th st, new floor to 3-sty brick dwelling; cost, $175; owner; Ernest Fusselt, 2993 Valentine av; architect, Thos Riley, 2977 Webster av. Plan No. 270.

WEBSTER AV, w s, 115.8 n Kingsbridge rd, new girders, etc, to 2-sty frame store; cost, $200; owner, Francis Keil, 401 East 163d st; architect, J. J. Vreeland, 3 W. Burnside av. Plan No. 262.

WESTCHESTER AV, 666 to 672, new store fronts, new columns to 5-sty brick stures and tenement; cost, $500; owners, Atlas Investors Co., 30 Broad st; architect, Chas Singlestein, 535 East 138th st. Plan No. 265.

3D AV, 2716 to 2720, new partitions to 3-sty brick stores and loft; cost, $300; owner, Robt. Landseidel, 3d av and 148th st. Plan No. 272.

Brooklyn.

BUSH ST, 79, move 2-sty dwelling; cost, $500; owner, Jas. J. Shea, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 3,258.

BUTLER ST, 313, plumbing to 2-sty marble works; cost, $125; owner, Edw. J. McGratty, on premises; architect, Balthasar Gfroerer, 111 4th av. Plan No. 3,266.

COLLEGE PL, 16, interior alterations to storage; cost, $200; owner, Celia Briokdorf, 173 Hicks st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3188.

FULTON ST, 1304, exterior and interior alterations to 1-sty restaurant; cost, $1,000; owner, Henry C. Bohack, 1090 Greene av; architects, Koch & Wagner, 26 Court st. Plan No. 3242.

FULTON ST, 2640, interior alterations to 3-sty tenement; cost, $1,000; owner, Eliz. Fischer, 2642 Fulton st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3,273.

GRAND ST, 316, exterior alterations to 3-sty brick store and dwelling; cost, $250; owner, Saml. Elice, on premises; architect, Max Cohen, 280 Bedford av. Plan No. 3162.

HENRY ST, 400, interior alterations to 3-sty dwelling; cost $600; owner, Mary J. Ryan, 400 Henry st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3,254.

HICKS ST, 584, plumbing to 4-sty store and tenement; cost, $150; owner, Jerome Nolan, 608 Henry st; architect, Michael J. Hart, 420 De Graw st. Plan No. 3211.

JEROME ST, 638, exterior and interior alterations to 2-sty dwelling; cost, $1,000; owner, Fredk. W. Hannel, 19 Repose pl; architect, Ernest Dennis, 241 Schenck av. Plan No. 3164.

JEROME ST, 521, extension to 2-sty dwelling; cost, $300; owner, Minnie Goldstein, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3,294.

KEAP ST, 140, interior alterations to 3-sty dwelling; cost, $500; owner, Baruch Weinman, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3180.

LORIMER ST, 33, interior alterations to 2-sty dwelling; cost, $200; owner, Dora Quinn, 1811 Amsterdam av, N. Y.; architect, Tobias Goldstone, 49 Graham av. Plan No. 3291.

MADISON ST, 79, plumbing to two 3-sty dwellings; cost, $250; owner, Herman Naegele, on premises; architect, Willard Parker, 34 McDonough st. Plan No. 3,303.

MARION ST, 1, exterior alterations to 2-sty store and dwelling; cost, $200; owner, Edw. W. Larner, 594 McDonough st; architect, Alfred Di Blasi, 94 East Jackson av, Corona. Plan No. 3220.

OAKLAND ST, 290, exterior alterations to 3-sty tenement; cost, $150; owner, Frank Deirto, on premises; architect, Jas. McKillopp, 154 India st. Plan No. 3,256.

POWELL ST, 460, extension to 2-sty dwelling; cost, $300; owner, Aaron Biersnck, 458 Powell st; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 3,275.

POWERS ST, 141, interior alterations to 3-sty tenement; cost, $300; owner, P. Pascarelli, 141 Manhattan av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3337.

PULASKI ST, 382, plumbing to 3-sty dwelling; cost, $200; owner, Henry B. Scharman, 371 Pulaski st; architect, Emil J. Meisinger, 394 Graham av. Plan No. 3,284.

RUTLEDGE ST, 172, interior alterations to 2-sty dwelling; cost, $200; owner, Aron A. Roth, 244 Lynch st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3165.

SACKMAN ST, 185, extension to 2-sty dwelling; cost, $300; owner, Julius Segal, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3,324.

STANHOPE ST, 367, move 1-sty frame dormitory; cost, $200; owner, German Hospital, on premises; architect, Carl L. Otto, 1052 Sterling pl. Plan No. 3,300.

SULLIVAN ST, 116, plumbing to 4-sty tenement; cost, $200; owner, Mary De Martini, 73 1st pl; architect, Edw. H. Scally, 527 Henry st. Plan No. 3160.

WASHINGTON ST, 211, extension and interior alterations to 5-sty store and dwelling; cost, $3,000; owner, Mrs. Gussie Stroh, Madison, N. J.; architect, Max Hirsch, 391 Fulton st. Plan No. 3,299.

WILSON ST, 147, windows to 3-sty school; cost, $3,300; owner, City of N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 3,292.

SOUTH 1ST ST, 252, interior alterations and store front to two 3-sty stores and tenements; cost, $100; owner, Jos. Spivack, 326 East 79th st, Manhattan; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3195.

EAST 3D ST, 2192, plumbing to 2-sty dwelling; cost, $350; owner, John F. McCormick, on premises; architect, Geo. Martin, Kings highway and East 25th st. Plan No. 3202.

4TH ST, 539, leveling and plumbing to four 3-sty tenements; cost, $20,000; owners, F. T. Neshit Co., 116 Nassau st, N. Y.; architect, R. M. Byers, 184 Montague st. Plan No. 3,313

S. 4TH ST, 77, windows to 2-sty brick school; cost, $1,500; owner, City of N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 3,293.

E. 7TH ST, 354, move 2-sty dwelling; cost, $500; owner, Maurice F. Hickey, 644, 10th st; architect, W. J. Conway, 400 Union st. Plan No. 3,286.

N. 8TH ST, 216, plumbing to 3-sty tenement; cost, $125; owner, Morris Russo, 216 N. 8th st; architect, Jas McKellopp, 154 Iadia st. Plan No. 3,255.

WEST 12TH ST, 206, exterior alterations to 2-sty garage and dwelling; cost, $500; owner, Louis Leavitt, 454 Driggs av; architects, Seymour & Schampain, 104 West 42d st, Manhattan. Plan No. 3187.

E. 31ST ST, 24, extension to 2-sty shop; cost, $100; owner, Mrs. Maria Colombin, on premises; architect, Geo. J. Lobenstein, 230 Martense st. Plan No. 3349.

40TH ST, 820, plumbing to 2-sty dwelling; cost, $150; owner, Rose Peterson, on premises; architect, Geo. Pfaff, 32 East 3d st. Plan No. 3,307.

42D ST, 767, exterior alterations to two 2-sty dwellings; cost, $1,200; owner, Beck Madow, 420 13th st; architect, Thos. Bennett, 3d av, cor 52d st. Plan No. 3273.

ATLANTIC AV, 2814, extension to 2-sty coal pockets; cost, $400; owner, Rudolph Reimer, Jr., on premises; architect, C. F. Schillinger, 167 Van Siclen av. Plan No. 3,328.

BEDFORD AV, 188, store fronts to 3-sty store and tenement; cost, $250; owner, Peter Reilly, 93 Maurice av, Elmhurst, L. I.; architect, Max Cohn, 280 Bedford av. Plan No. 3,327.

BEDFORD AV, 412, new doors to 4-sty store and dwelling; cost, $200; owner, Samuel Haness, onu premises; architect, Gilbert I. Prowler, 569 DeKalb av. Plan No. 3329.

BELMONT AV, 162, exterior alterations to 3-sty store and tenement; cost, $250; owner, Dora Cooper, 130 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3218.

BROOKLYN AV, 96, exterior alterations to 3-sty dwelling; cost, $200; owner, Alyando Angel, on premises; architect, Harry Dorf, 614 Kosciusko st. Plan No. 3240.

BUSHWICK AV, 1211, entrance and stairs to open air theatre; cost, $200; owner, Sidney Cohen, 30 East 42d st, Manhattan; architects, Hopkins & McEntee, 37 East 28th st, Manhattan. Plan No. 3205.

DEKALB AV, 1, extension to 3-sty loft; cost, $2,000; owner, Fleet Estate, 85 Bushwick av; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 3351.

DIVISION AV, 215, interior alterations to 3-sty tenement; cost, $250; owner, Miss Emma Kroener, on premises; architect, W. J. Conway, 400 Union st. Plan No. 3208.

EAST N. Y. AV, 559, extension to 2-sty dwelling; cost, $900; owner, John Cassino, on premises; architect, Chas. Braum, 459 41st st. Plan No. 3342.

FLATBUSH AV, 49, 5 additional stories to 10-sty storage; cost, $30,000; owners, Firuski & Shepherd, 41 Flathush av; architect, Turner Const. Co., 11 Broadway, Manhattan. Plan No. 3206.

FOUNTAIN AV, 546, exterior and interior alterations to 1-sty dwelling; cost, $500; owner, Chas. Kedvowich, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 3163.

FRANKLIN AV, 25, extension to 3-sty mfg.; cost, $3,500; owner, Gutta Percha & Rubber Mfg. Co., 53 Franklin av; architect, Benj. Finkenseiper, 134 Broadway. Plan No. 3174.

HUDSON AV, 197, extension to 3-sty store and dwelling; cost, $700; owner, A. Lambine, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 3339.

HUDSON AV, 473, sky sign to 5-sty garage shop; cost, $350; owner, Francis Baltea, 1733 Broadway, N. Y.; architect, Wm. G. Broune, 220 West 42d st, Manhattan. Plan No. 3355.

KENT AV, 812, exterior alterations to 2-sty dwelling; cost, $800; owner, Andrea Basile, 812 Kent av; architects, Laspia & Salvati 525 Grand st. Plan No. 3224.

MANHATTAN AV, 376, plumbing to 3-sty tenement; cost, $200; owner, Michael, Calabressa, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 3338.

MONTROSE AV, 104, interior alterations to 4-sty tenement; cost, $200; owner, Hyman Freidman, 92 Montrose av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3250.

MONTROSE AV, 83 interior alterations to 3-sty dwelling; cost, $600; owner, Isaac Sackler, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 3249.

MONTROSE AV, 83, interior alterations to 3-sty dwelling; cost, $600; owner, Isaac Sackler, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 3249.

MONTROSE AV, 104, interior alterations to 4-sty tenement; cost, $200; owner, Hyman Friedman, 92 Montrose av, architect, Tobias Goldstone, 49 Graham av. Plan No. 3250.

NEW YORK AV, 63, extension to 2-sty garage; cost, $1,000; owner, George Roderman, 65 New York av; architect, Thos. W. Beddle, Jr., 496 Halsey st. Plan No. 3219.

PARK AV, 319, extension to 2-sty dwelling; cost, $4,000; owner, Fred Huber, 314 Park av; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 3356.

RIDGEWOOD AV, 27, extension to 2-sty dwelling; cost, $600; owner, Harry Bayley, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 3192.

THATFORD AV, 241, extension to 2-sty dwelling; cost, $400; owner, Sarah Meltzer, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3,322.

WILLOUGHBY AV, 601, extension to 2-sty dance hall and dwelling; cost, $6,000; owner, Jas. Socolof, on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 3359.

WYTHE AV, 506, exterior and interior alterations to 3-sty store and dwelling; cost, $1,500; owner, Adolph Freedman, 468 Marcy av; architect, Jacob Luhroth, 934 Myrtle av. Plan No. 3,320.

WYTHE AV, 170, extension to 3-sty store and dwelling; cost, $2,500; owner, Herman Schwartz, 83 North 6th st; architect, Max Cohn, 280 Bedford av. Plan No. 3226.

3D AV, 59, interior alterations to 3-sty store and dwelling; cost, $300; owner, Isidor Wolf, on premises; architect, W. J. Conway, 400 Union st. Plan No. 3,312.

4TH AV, 426, interior alterations to 2-sty office factory; cost, $150; owner, Henry H. Schmidt, 452 5th st; architect, Hans Arnold, 2134 East 17th st. Plan No. 3234.

4TH AV, 216, rebuild front to 4-sty store and tenement; cost, $1,000; owner, Pasquale Vinezio, on premises; architect, W. J. Conway, 400 Union st. Plan No. 3212.

14TH AV, 6407, extension to 1-sty store; cost, $200; owner, Vincent La Barbera, on premises; architect, Angelo H. Martiri, 6005 14th av. Plan No. 3274.

Queens.

BLISSVILLE.—Hulst st, 67, interior alterations to dwelling; cost, $150; owner, M. Sullivan, premises. Plan No. 996.

BROOKLYN HILLS.—Freedom av, n w cor North st, plumbing, dwelling; $50; A. Lublund, premises. Plan No. 1014.

COLLEGE POINT.—11th st, w s, 128 n 16th av, 1-sty frame extension, 12x14, rear dwelling, tin roof; cost, $640; owner, J. Dunne, premises. Plan No. 1009.

CORONA.—Sycamore av, 158, interior alterations to dwelling, new plumbing; cost, $150; owner, Rev. D. Corrigan, Polk av and 48th st, Corona. Plan No. 1010.

FAR ROCKAWAY.—Cornaga av, 8, electric sign store; cost, $200; owner, Bank of L. I., premises. Plan No. 984.

FLUSHING.—Delaware st, s s, 125 e Central av, new plumbing in dwelling; cost, $25; owner, J. Peterson, premises. Plan No. 976.

FLUSHING.—Union st, 53, gas piping in dwelling; cost, $15; owner, J. J. O'Brien, Flushing. Plan No. 997.

GLENDALE.—Central av, s s, 50 e Kossuth pl, new plumbing in dwelling; cost, $50; owner, Geo. Grotz, premises. Plan No. 1011.

JAMAICA.—Fulton st, n s, 235 w Flushing av, erect frame sign, 100x24; cost, $200; owner, T. F. Archer, Jamaica. Plan No. 1005.

JAMAICA.—9th st, n s, 300 w Harrison av, 1-sty frame extension over porch; cost, $50; owner, Lucy Smith, premises. Plan No. 998.

JAMAICA.—Fulton st, opposite Standard pl, frame signboard, 100x10; cost, $100; Atlantic av, s w cor Moore st, frame signboard, 100x10; cost, $100; Hillside av, s e cor Carpenter av, signboard, 75x10; cost, $75; owner, Jamaica Poster Adv. Co., Jamaica. Plan Nos. 993-94-95.

JAMAICA.—Rockaway rd, s e cor Water st, signboard, 75x10; cost, $75; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 990.

JAMAICA.—Fulton st, s w cor Dora pl, signboard, 75x10; cost, $75; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 991.

LAUREL HILL.—Clifton av, w s, 200 s Water st, gas piping in dwelling; cost, $30; owner, J. F. Rogers, Flushing. Plan No. 1001.

L. I. CITY.—Van Pelt st, e s, 100 n Hunters Point av, plumbing in dwelling; cost, $50; owner, M. Driscoll, premises. Plan No. 1007.

L. I. CITY.—Hunters Point av, 543, interior alterations to tenement; cost, $300; owner, Daniel Doran, premises. Plan No. 1008.

L. I. CITY.—Hulst st, e s, 529 n Greenpoint av, erect new water closet compartment and new toilet in dwelling; cost, $175; owner, M. McInerny, premises. Plan No. 1006.

L. I. CITY.—Borden av, n e cor Review av, interior alterations to brick factory; cost, $500; owner, Brunswick-Balke-Collender Co., 29 West 32d st, Manhattan. Plan No. 1002.

L. I. CITY.—Elm st, s s, 200 e Ely av, plumbing in dwelling cost, $200; owner, G. Flick, Jamaica av, L. I. City. Plan No. 1003.

L. I. CITY.—12th av, e s, 300 n Grand st, interior alterations to shop; cost, $1,000; owner, Geo. Fischer, 406 12th av, L. I. City. Plan No. 1000.

L. I. CITY.—Flushing av, 167, new gas piping in dwelling; cost, $20; owner, M. Ferger, premises. Plan No. 978.

L. I. CITY.—Hoyt av, 247, erect brick retaining wall; cost, $200; owner, Consumers Brewing Co., 55th st and Av A, Manhattan. Plan No. 977.

L. I. CITY.—Boulevard, 231, erect new water closet compartments to two dwellings, new plumbing; cost, $250; owner, G. Cuco, premises. Plan No. 975.

L. I. CITY.—Freeman av, n e cor Crescent st, new gas piping in dwelling; cost, $25; owner, J. Spilltort, premises. Plan No. 981.

L. I. CITY.—Broadway, 157, gas piping dwelling; cost, $25; owner, J. Jennella, premises. Plan No. 982.

L. I. CITY.—Jackson av, 398, electric sign, store; cost, $100; owner, Peter Doelger, premises. Plan No. 983.

L. I. CITY.—Wilbur av, 95, new stoop dwelling; $35; owner, R. Rosenberg, premises. Plan No. 1018.

METROPOLITAN.—Atlantic av, n s, 200 e Collins av, plumbing, dwelling; $250; C. Belz, premises. Plan No. 1017.

NORTH BEACH.—Old Bowery Bay rd, s e cor Glentworth av, interior alterations, to dance hall; cost, $300; owner, Herman Scheitt, 173 Vernon av, L. I. City. Plan No. 1013.

RIDGEWOOD.—Forest av, n e cor Halleck av, new windows in church; cost, $100; owner, First German Presbyterian Church, premises. Plan No. 985.

RICHMOND HILL.—Walnut st, e s, 300 s Jerome av, new plumbing in dwelling; cost, $50; owner, J. Feits, premises. Plan No. 986.

RICHMOND HILL.—Chichester av, n s, 75 w Chestnut st, new plumbing in dwelling; cost, $45; owner, Wm. Lane, premises. Plan No. 987.

RICHMOND HILL.—Lefferts av, e s, 130 n Kimball av, new plumbing in dwelling; cost, $35; owner, W. E. Barnes, premises. Plan No. 979.

RICHMOND HILL.—Jerome av, s s, 65 w Lefferts av, new plumbing in dwelling; cost, $50; owner, J. K. Knoll, premises. Plan Nos 972-973. (Two houses.)

RICHMOND HILL.—Church st, e s, 100 s Jerome av, new plumbing in dwelling; cost, $50; owner, A. Burling, premises. Plan No. 999.

RICHMOND HILL.—Birch st, w s, 150 n Jerome av, new plumbing in dweling; cost, $50; uwner, M. Avorndey, premises. Plan No. 988.

RICHMOND HILL.—Chichester av, s s, 60 e Chestnut st, new plumbing in dwelling; cost, $50; owner, F. Gyustrom, premises, Plan No. 989.

RICHMOND HILL.—Elm st, e s, 200 s Atlantic av, plumbing, dwelling; $50; owner, J. Murphy, premises. Plan No. 1015.

RICHMOND HILL.—Elm st, e s, 120 n Chichester av, plumbing, dwelling; $50; H. Brushbronner, premises. Plan No. 1016.

ROCKAWAY BEACH.—Boulevard, s s, 50 w Wainwright pl, new plumbing in dwelling; cost, $200; owner, C. Seidenspinner, Rockaway Beach. Plan No. 1004.

ROCKAWAY BEACH.—Boardwalk, s s, 75 e Wainwright av, extension on shooting gallery; cost, $25; owner, Henry McCullough, premises. Plan No. 970.

ROCKAWAY BEACH.—Undine av, e s, 190 s Boulevard, interior alterations, to dwelling, new plumbing; cost, $125; owner, Isaac Zaret, Rockaway Beach. Plan No. 1019.

UNION COURSE.—Rockaway rd, n s, near Nugget pl, frame signboard, 100x10; cost, $100; Jamaica Poster Adv. Co. Plan No. 992.

WINFIELD.—Fisk av, w s, 120 s Monroe st, new foundation to dwelling; cost, $180; owner, R. Scully, premises. Plan No. 974.

WOODSIDE.—8th st, e s, 125 s Roosevelt av, new plumbing in dwelling; cost, $50; owner, E. W. Ditmars, premises. Plan No. 980.

Richmond.

BAY ST, w s, 91 n Swan st, Tompkinsville, 1-sty added to brick tenement; cost, $250; owner and builder, Jos. Caraselle & Jos. Trifoglio, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 183.

BET BLVD & BOARDWALK, 400 s Sand lane, Soutb Beach, repair platform to frame hotel; cost, $50; owner and builder, Martin Muller, Stapleton. Plan No. 184.

GORDON ST, w s, 100 n Elm st, 78, Stapleton, 1-sty store shed to frame store; cost, $125; owner, John Willig, Stapleton; builders, Hesse & Affinjust, Stapleton. Plan No. 188.

GORDON ST, e s, 108 s Grove st, Stapleton, 1-sty extension and new freezing tank to frame ice plant; cost, $1,600; owner, S. I. Hygeia Ice Co., Inc., Stapleton; architect and builder, Chas. Beinert, Stapleton. Plan No. 181.

MARINE WAY, s s, 60 e Atlantic av, New Dorp, rear extension and new porch to frame dwelling; cost, $125; owner and builder, R. H. Herman, New Dorp. Plan No. 180.

TARGEE ST, e s, 145 s Van Duzer st, Stapleton, partitions and general interior alterations to frame stable; cost, $2,300; owner, A. H. Heidemeyer, Tompkinsville; architect, Hy. G. Jefferson, New Brighton; builder, Peter J. Larsen, New Brighton. Plan No. 191.

VAN DUZER ST, e s, 300 n Hannah st, Tompkinsville, partitions and metal to brick store; cost, $200; owner and builder, Geo. Doer, Tompkinsville. Plan No. 186.

HENDERSON AV, s s, 25 w Winegar pl, West New Brighton, new plumbing, plastering, masonry to frame tenement; cost, $400; owner, M. E. Boniface, Pt. Richmond; architect, E. H. Boyle, West New Brighton; builders, Van Name & Oirew, Pt. Richmond. Plan No. 182.

OCEAN AV, n s, 1,000 e Seaside boulevard, South Beach, 6-ft.extension of veranda to frame hotel; cost, $50; owner, Mrs. L. Noble, Soutb Beach; builder, John Schaefer, South Beach. Plan No. 187.

ST. PAUL'S AV, 240, stapleton, 1-sty addition, canvas roof, partitions, etc., to frame dwelling; cost, $230; owner, A. Pfingst, Stapleton; builder, C. Baker, Stapleton. Plan No. 190.

WILSON AV, n w cor, & railroad, Eltingeville, 2-sty addition and plastering to frame dwelling; cost, $500; owner, M. Michelson, Eltingeville; builder, W. Warren, Annadale. Plan No. 189.

YORK AV, 318, New Brighton, new stairs and windows to frame dwelling; cost, $200; owner, V. Curitori, New Brighton; builder, Jos. Sigler, New Brighton. Plan No. 185.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 15. The location is given, but not the owner's address:

WEST HOBOKEN.—National Building Co. of West Hoboken, s s Courtland st, 100 ft. w Palisade av, four 4-sty brick, $76,000.

PASSAIC.—Abraham Dren, 110 2d st, 3-sty frame alteration, $3,000; Aaron Kaplan, 132 Hope av, 3-sty frame alteration, $500.

TOWN OF UNION.—Domenick DeRiso, 351-355 Broadway, two 3-sty brick alteration, $4,000.

JERSEY CITY.—Charles L. Muller, 844 Bergen av, 3-sty frame alteration, $5,000; Amelia Kanterski, 34 Huron av, 4-sty brick, $10,000.

GUTTENBERG.—Frederick Buderus, 24 24th st, 4-sty brick alteration, $700.

NEWARK.—William Roth, 240 Chadwick av, 3-sty frame, $6,000; Paul F. Perrotty, 141 Ferry st, two 4-sty brick alteration, $400; Nicola Lardiere, 617 Springfield av, 2-sty frame alteration, $700; Herman Lorenz, 38 Kenmore av, 3-sty frame, $5,000; Martha Petendorff, 624 Snuth 17th st, 3-sty frame, $6,000; Nicola Brunetti, 45 Bloomfield av, 3-sty brick, $12,000.

BAYONNE.—Jacob Tucker, n w cor Prospect av and East 25th st, 3-sty brick, $5,000.

ATLANTIC CITY.—Joseph F. Eilenberg, 124 Soutb Maryland av, 3-sty brick, $27,000.

IRVINGTON.—Thomas Kingston, 1051 Springfield av, 3-sty frame alteration, $500.

KEARNY.—Crescent Land & Improvement Co., s s Tappan st, nr Davis av, four 3-sty frame, $26,000.

WEST ORANGE.—Abraham Hauptman, n e cor Higb & Ridge st, 3-sty frame, $4,000.

FORT LEE.—Antonio Pontello, n e cor Central rd and Cross st, 2-sty brick, $8,000.

HOBOKEN.—Guaranteed Mortgage and Bond Corporation, 1229, 1231, 1233 and 1235 Park av, four 5-sty brick, $80,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J. Nathan Welitoff, 222 Washington st, Newark, bas about completed plans for a 4-sty brick flat, 50x95 ft, at 36 Mercer st, for Isidor Cohn, care of Mercer Milling Co., on premises. Cost, about $40,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plants for two 4-sty brick and limestone flats, 25x70 ft., in the south side of Orange st, near Jay st, for the Vaux Hall Home Co., on premises, owner. Cost, about $12,000 each.

KEARNY, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 3-sty frame flat, 25x86 ft., at the corner of Kearny av and Halstead st, for Joseph Edelstein, 50 Halstead st, owner. Cost, about $10,000.

NEWARK, N. J.—E. V. Warren, Essex Building, is preparing plans for three flats at the northeast corner of Summer av and Bryant st for M. & D Tarshis, 117 Custer av, owner and builder. Total cost, about $22,000.

WEST NEW YORK, N. J.—A. E. Dore, 650 Bergenline av, is preparing plans for three 4-sty apartments, 33x100 ft., at Hudson and 11th sts for Mr. Weisberg, Hudson av. Cost, about $25,000 each.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 4-sty brick double flat, 31x62 ft., on Grant av, north of Bergen av, for Josepb Gatov, 151 Myrtle av, owner. Cost, about $14,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for two 4-sty apartments, 40x49 ft., at Mount Pleasant av, near Gouverneur st, for Isaac Benequit, Union Building, owner. Cost, about $16,000 each.

BANKS.

CALDWELL, N. J.—Charles S. Holmes, 103 Park av, Manhattan, has been commissioned to prepare plans for a 2-sty face brick bank, 30x60 ft, at the northeast corner of Smull and Bloomfield avs for the Citizens National Bank, Lewis J. Lockwood, president. Cost, about $20,000.

UPPER MONTCLAIR, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, are preparing plans for a 2-sty brick and limestone bank building opposite Upper Montclair Station, for the First National Bank of Montclair, 596 Valley rd, C. N. Bethell, president. Bids will be received by architects about June 5.

CHURCHES.

MONTCLAIR, N. J.—The Central Presbyterian Church, Albert French, 54 South Montclair, contemplates the erection of a church at Claremont and Midland avs. No architect selected.

DWELLINGS.

CHATHAM, N. J.—R. S. Shapter, Maple st, Morristown, N. J., is preparing plans for additions to the residence on Champike rd, for George B. Vanderpool, Morris Turnpike, owner. Cost, about $15,000.

NORTH PLAINFIELD, N. J.—W. M. Clum, 152 Park av, Plainfield, is preparing plans for a 2½-sty stucco residence in Grove st, for T. M. Livingston, Grove st, owner. Cost, about $7,000.

SUMMIT, N. J.—E. V. White, 110 East 23d st, Manhattan, is preparing plans for a residence and garage on Essex rd for G. Herbert Smith, 154 Nassau st, Manhattan, owner.

BELLEVILLE, N. J.—Chas. Granville Jones, 280 Broadway, Manhattan, is preparing tentative plans for a rectory for the Episcopal Church, Rev. G. W. Popham, 318 Main st, pastor.

PLAINFIELD, N. J.—C. H. Schmeider, 286 Broad st, Elizabetb, is preparing plans for a 2½-sty stucco residence, 32x24 ft., in East Front st for Bloom & Sacker, tbis place, owners. Cost, about $4,000.

ELIZABETH, N. J.—J. B. Beatty, 74 Broad st, is preparing plans for a 2½-sty brick residence in Spring st, near Augusta st, for John Plame, 1813 Anna st. Cost, about $4,000.

SOUTH ORANGE, N. J.—A. H. Thomson, 222 Market st, Newark, has about completed plans for two 2½-sty frame and stucco residences, 33x38 ft, each, at Tuxedo Park for Harry M. Cox, Ordway Building, Newark. Cost, about $6,000 each.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, is preparing plans for a 2½-sty frame residence, 22x32 ft., at Park End Terrace, east of Sanford st, for John H. McKeon, 324 Hillside av, Newark, owner and builder. Cost, about $4,000.

MONTCLAIR, N. J.—Dudley Van Antwerp, 31 Fairfield st, has been commissioned to prepare plans for a 3-sty frame colonial residence, 42x26 ft., on the east side of South Mountain av, adjoining the art gallery for M. F. Suydam, 548 East 29th st, Paterson, N. J. Cost, about $18,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—M. B. Silberstein, 17 Market st, has completed plans for a 3-sty brick storage, warehouse and stable, 25x100 ft, at 35 Somerset st, for Jacob Skolnik & Son Co., on premises. Cost, about $10,000.

NEWARK, N. J.—W. Orring Bartlett, 738 Broad st, is preparing plans for a 1-sty brick and steel factory, 90x300 ft, on Frelinghuysen av, for the J. S. Mundy Co., 22 Prospect st, owner. No engineer selected.

HOSPITALS AND ASYLUMS.

ORANGE, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, are preparing plans for a 3-sty brick and stone service build-

New Jersey Building News (Continued).

ing, 40x80 ft, at Essex av and Henry st, for the Orange Memorial Hospital, on premises. Bids will be taken by architects about June 15.

NEWARK, N. J.—F. F. Ward, 203 Broadway, Manhattan, is preparing plans for a 4-sty brick addition to the hospital in 10th st, adjoining the present building of the Women's and Children's Hospital, Central av, Miss Shaw, superintendent. Cost, about $30,000.

HOBOKEN, N. J.—James Brite, 1170 Broadway, Manhattan, has completed plans for a 3-sty brick addition to the hospital corner of Willow av and 4th st for St. Mary's Hospital of Hoboken. James Wheelihan, 767 Montgomery st, contractor for foundations. Bids will be taken about May 26 for superstructure. Cost, about $200,000.

NEWARK, N. J.—H. V. & J. J. King, Union Building, have nearly completed plans for alterations and additions to the hospital ward building and morgue on Fairmount av for the Common Council of the City of Newark, Patrick O'Brien, president, City Hall. Cost, about $70,000. Bids will probably be taken about June 1.

SCHOOLS AND COLLEGES.

PLAINFIELD, N. J.—Wilder & White, 50 Church st, Manhattan, are preparing plans and will take bids about July 1, for a brick school on Evergreen av, for the Board of Education of Plainfield, H. R. Conger, clerk. Cost, about $125,000.

MOUNTAIN LAKE, N. J.—W. B. Pierson, 72 Trinity pl, Manhattan, is preparing plans for a 1-sty fieldstone public school here in Hanover Township for the Board of Education of Hanover Township, J. C. Layer, president. Cost, about $22,000.

PASSAIC, N. J.—John Kelly & Co., P. O. Building, Passaic, are preparing plans for a 3-sty brick and stone Industrial Public School on the Watson site, near Madison st, for the Board of Education of Passaic, E. Flower, president. Runyon & Carey, 845 Broad st, Newark, are steam and electrical engineers.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—David M. Ach, 1 Madison av, Manhattan, has completed plans for a 2 or 3-sty brick and terra cotta taxpayer, 64x150 ft, at the northeast corner of Park pl and East Park st, for J. P. Meyer, 224 Washington st, Hoboken. Cost, about $25,000.

Other Cities.

CHURCHES.

BREWSTER, N. Y.—Robert Reilly, 481 5th av, Manhattan, is preparing plans for a 1½-sty brick and stone church, 50x100 ft, in Prospect st, for St. Lawrence R. C. Church, Rev. Father F. P. Phelan, pastor, Prospect st. Cost, about $30,000.

POUGHKEEPSIE, N. Y.—W. J. Beardsley, 49 Market st, has been commissioned to prepare plans for a church at Upper Cannon st, near Cherry st, for St. John's Lutheran Evangelical Church, Rev. J. Fred Berman, 309 Fairview av, pastor. Cost, about $20,000.

PUBLIC BUILDINGS.

NEWBURGH N. Y.—The U. S. Government, Hon. A. S. Burleson, Postmaster General, Capitol, Washington, D. C., contemplates the erection of a new post office building here, to cost about $200,000. Oscar Wenderoth, Washington, D. C., architect.

SCHOOLS AND COLLEGES.

GREENWICH, CONN.—W. B. Tubby, 81 Fulton st, Manhattan, has been commissioned to prepare plans for a 2-sty brick and terra cotta school, 64x76 ft., near Hamilton av, for the town of Greenwich, Conn., J. P. Crosby, secretary. Cost, about $40,000.

PERSONAL AND TRADE NOTES.

STANDARD PAINT CO., N. Y. C., has moved its Boston office from 70 Kilby street to 6 Beacon street.

THE CINCH EXPANSION BOLT CO. has recently been absorbed by the National Lead Co., 111 Broadway.

GIBSON-STEINGART Construction Co., general contracting, has moved its offices from 118 East 28th st to 35 Nassau st.

ALBEAT GREY, plumbing contractor, has moved his office and shop from 250 West 17th street to 415 West 40th street.

NIEMANN & LUTH, general contractors, have moved their offices from 25 West 42d st, to the Aeolian Building, 33 West 42d st.

WIGHTMAN & RICHARDS, consulting engineers in technical advertising, have moved their offices from 29 Broadway, to 50 Union square.

RUPP BROS., architects and general contractors, have moved their offices from 186 Remsen street to 189 Montague street, Brooklyn.

PETER E. NOSTRAND, consulting engineer, Shelter Island Heights, L. I., has been appointed superintendent of highways for Suffolk County, N. Y.

C. MERRITT CURTIS, architect, has moved his offices from the O. C. S. Building to the new Vinner Building, East Fayette st., Syracuse, N. Y.

SYRACUSE ENGINEERING CO., engineers and contractors for structural steel, has opened offices in the new Rosenbloom Building, Syracuse, N. Y.

ROSENBERG & ARONSON, masons and general contractors, have moved their offices from the Public Bank Building to the Marcus Building, 121-23 Canal st.

P. G. PAIST, formerly of the firm of Hewitt, Granger & Paist, architects, has opened an office for the independent practice of his profession at 1613 Chestnut st, Philadelphia.

WILLIAM GREEN, formerly connected with Geo. Mulligan, general contractor, has opened an office at 59 West 37th street, where he will conduct a general contracting business.

SYRACUSE BRIDGE CO., structural steel engineers and contractors, has moved its offices from the Gurney Building to the Griffith Building, West Onondaga st., Syracuse, N. Y.

CLARENCE TRUE & SON, architects, have moved their offices from 109 West 88th street to the Long Beach Estates Building, northeast corner of 42d street and Lexington avenue.

J. DUNCAN FORSYTH, architect, has opened offices at 375 South Broadway, Yonkers, N. Y., and desires samples and catalogues from manufacturers interested in the building trades.

COLBY & CRISTIE, inspectors of steel and re-inforced concrete, Philadelphia, Pa., have moved their New York office from 1 Madison avenue to 51 East 42d street. The firm is represented in New York by C. S. Bilyen.

J. LELAND WELLS, heating and ventilating engineer; Frederick H. Wells, electrical engineer, and Arthur S. Wells, sanitary engineer, have opened offices at 245 West 34th street, where they will practice as consulting engineers.

EDMUND D. FISHER, Deputy Comptroller, sailed last Saturday on the Imperator, to represent Comptroller Prendergast at the formal opening of the city's exhibit at the International Urban Exposition, at Lyons, France. Later Mr. Fisher will visit London, Paris and Berlin to interest leading bankers there in New York City bonds. He will also make a special study of central banks in these cities.

FIRE PREVENTION EXHIBITION.—An interesting department of the convention of the National Association of Manufacturers at the Waldorf this week was the Fire-Prevention Exhibition. The space occupied was not large, but it was well filled with interesting appliances. A number of engineering companies working in the fire-prevention field had exhibits. Various automatic signal systems were shown, together with fire-doors and windows, sprinkler heads, fire extinguishers, valves for hose lines, standpipes, hose racks, etc., besides a great many photographs to illustrate the use of preventive appliances. Fire Commissioner Adamson delivered an address before the convention. Manufacturers are taking a great interest in the subject of the prevention of fire and accidents since the enactment of the compensation laws.

OBITUARY

WILLIAM H. PARKS, retired general contractor, died at his home, 780 Prospect avenue, Bronx, Saturday, May 16, aged 84.

CHARLES L. PEDEN, architect for the Buick Motor Co., and supervisor of construction for the General Motor Co., died of a complication of diseases at his home, 603 Hancock st, Brooklyn, Wednesday, May 20. He was forty-eight years of age and is survived by his widow and one son.

DAVID B. McILLWAINE, inventor of lightweight steel tubing, now used in the manufacture of all bicycles, died Tuesday, May 19, after being in poor health for about one year. He was seventy-four years old and lived with his daughter, Mrs. Paul Manship at 82 West 12th st. Mr. McIlwaine was one of the founders of the Hardware Club in N. Y. C. and a member of many social and fraternal orders.

JAMES J. FERRIS, who resigned May 4 from the City Commission, the body which governs Jersey City, died suddenly from acute gastritis, at his home, 596 Jersey avenue, Jersey City, Friday, May 15. Mr. Ferris was a member of the firm of Stillman, Delehanty & Ferris, general contractors, who recently took the contract for the construction of buildings in the Stockyards on the Pennsylvania R. R. Co.'s property. Mr. Ferris was born in Ireland, fifty-five years ago. He is survived by his widow, five sons and three daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

SIXTH NATIONAL CONFERENCE ON CITY PLANNING will be held in Toronto, Ont., May 25-27. Secretary, Flavel Shurtleff, 19 Congress street, Boston, Mass.

AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its annual convention at Baltimore, Md., June 2-5. Secretary, Chas. W. Hunt, 220 West 57th street, N. Y. C.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its sixth annual convention at Rochester, N. Y., May 26-29. Headquarters will be at the Seneca Hotel.

MASTER PLUMBERS' ASSOCIATION OF BROOKLYN has moved to new quarters at 283 Livingston street.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its midsummer meeting at Cleveland, Ohio, July 9-11. Headquarters at the Hotel Statler.

MECHANICS & TRADERS' EXCHANGE, of Brooklyn, celebrated its removal to new and larger quarters in the Arbuckle Building, 367 Fulton st, Thursday, May 21. Many members and friends of the association were present. A buffet luncheon was served from one to three o'clock.

NEW YORK CITY ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS at their recent annual meeting elected the following officers for the ensuing year: President, John E. Jeffrey, vice-president, Joseph G. Geoghegan; treasurer, William H. Curtin. Directors, John E. Jeffrey, Joseph G. Geoghegan, William H. Curtin, M. J. Callahan and J. E. Rutzel; secretary, Henry B. Combers.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS has abandoned the plan of holding a convention at Brighton Beach, July 3-4. No alternative arrangements have been made as yet, and it is likely that no convention will be held this year.

NATIONAL ASSOCIATION of Sheet Metal Contractors will hold its annual convention at Cincinnati, Ohio, June 16-19. Headquarters at the Hotel Gibson.

J. J. BLACKMORE, secretary of the United States Radiator Co., has been appointed secretary of the American Society of Heating and Ventilating Engineers, succeeding Edwin A. Scott, who recently resigned.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

BROOKLYN LEAGUE, executive offices and Meeting Rooms are now in the new Terminal Building, 50 Court street, Brooklyn, on the sixth floor, rooms 610-11.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION will hold its annual convention at the Cadillac Hotel, Detroit, Mich., June 15-18.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 16-18. Headquarters at Hotel Rudolf.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention at the Hotel Rudolf, Atlantic City, N. J., June 15.

MASTER STEAM AND HOT WATER FITTERS' ASSOCIATION will hold its annual convention at Atlantic City, N. J., June 10-13. Headquarters at the St. Charles Hotel.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. Secretary, J. R. Wemlinger, 11 Broadway, New York.

NATIONAL HARDWARE ASSOCIATION meets at Hotel Statler, Buffalo, Thursday, June 18. The New York Central will run a special train from Chicago on the evening of June 17, which will carry large delegations from the South and pick up large contingents en route. There will be the usual representative attendance from the hardwood producing sections of the Southwest and Nashville lumbermen, who are on a "boost" trip, will include the Buffalo convention in their itinerary.

BROOKLYN CHAPTER, American Institute of Architects, William P. Bannister, president, has sent a communication to Borough President Pounds of Brooklyn, in which it asked that the architect for the proposed new County Court House be chosen by competition. The Chapter as a body feels that in a work of such importance the design and plan should be selected by a jury of experts in architecture and not by one individual.

AMERICAN SOCIETY of Engineers, Architects and Constructors at their first regular meeting, held at the United Engineering Bldg., May 12, elected the following officers to serve during the current years: President, Major Samuel S. Hatfield, assistant engineer U. S. A.; 1st vice-president, Oliver Randolph Parry, architect; 2d vice-president, Chas. N. Green, M. A. S. C. E.; 3d vice-president, Louis F. Hackadorn, constructor; treasurer, Chas. F. Dingman; secretary, T. Hugh Boorman, C. E.; foreign cor. secretary, Col. J. W. Howard, U. S. A.; chaplain, Edmund Banks Smith, U. S. A.

BROOKLYN ENGINEERS' CLUB held its regular informal library talk Thursday evening at the club house. The speaker of the evening was Paul H. Graef, who addressed the members on the subject of "Workmen's Compensation Insurance in New York."

RECENT INCORPORATIONS.

BREAKWATER PATENTS CORPORATION is a $150,000 company, chartered to do general engineering, contracting and construction business with offices in Manhattan. The directors are Chas. G. Painter, 150 West 47th st, Manhattan, Gifford B. McKay, 99 Fairview av, Jersey City, N. J., and Edwin C. Randall, 16 Monticello av, Jersey City, N. J. J. G. Roe, 128 Broadway, attorney.

COMET CONSTRUCTION CO. has been incorporated with $25,000 capital stock to do a general contracting and construction business with offices in Manhattan. The directors are Jacob Auerbach, 949 Hoe av, Bronx, Chas. Auerbach, 728 East 156th st, and William B. Stites, 77 River st, Hoboken, N. J., who is also the attorney for the company.

HERDSTONE REALTY CORPORATION has filed incorporation papers with a capitalization of $10,000 with offices in Manhattan to do a realty and construction business. Leo Stein, 220 West 98th st, Herbert L. Stein, Woodmere, L. I., and Leo G. Rosenblatt, 150 West 79th st, directors. M. S. & I. S. Isaacs, 52 William st, attorneys.

WALTER T. MURPHY has filed papers to do construction and realty, etc., with $20,000 capital stock with offices in Manhattan. The incorporators are Walter T. Murphy, 605 West 151st st, John H. Murphy and Jas. King, both of 1003 6th av. Warren Leslie, 165 Broadway, attorney.

THE NORWALK VAULT CO. OF NEW YORK has filed papers with a capitalization of $25,000 to operate quarries, brickyards, etc., manufacture and deal in cement, lime, artificial stone, plaster, etc., with offices in Manhattan. The directors are W. Fred Wilcox, 10 Grove pl, East Orange, N. J.; Ben. P. Sweeney, 626 3d st, Brooklyn; Raymond C. Brown, Sound Beach, Conn., and two others. T. A. Clement, 115 Broadway, attorney.

CHARLES J. ADAMS & SONS have filed incorporation papers with offices in Manhattan with $10,000 capital stock to do general contracting for alterations and reconstruction of buildings, etc. The incorporators are Chas. J. Adams, Chas. Adams and Robert L. Adams, all of 211 East 39th st. Chas. J. Adams, 211 East 39th st, attorney.

JACOB A. ZIMMERMANN & SON have been incorporated with $110,000 capital stock to do general contracting, construction and dealing in building materials, realty and brokerage business with offices in Manhattan. The directors are G. Albert Zimmermann, 505 5th av, Alfred L. Rose and William H. Jeffers, 128 Broadway. Rose & Paskus, 128 Broadway, attorneys.

E. W. FOLEY CONTRACTING CORPORATION is a $100,000 company chartered to do a general contracting and construction business with offices in Manhattan. The directors are W. S. Menden, Hotel St. George, Brooklyn; E. W. Foley, Sournedale, Mass.; and W. V. Dorney, 29 Jerome st, Brooklyn. M. V. Dorney, 115 Broadway, Manhattan, attorney.

HEMPSTEAD INVESTORS' DEVELOPMENT CORPORATION is a $25,000 company, chartered to do a realty, contracting and construction business with offices in Manhattan. The directors are Ralph H. Blum, 596 Riverside dr, Julius Kuschner, 1608 Madison av, and Max Monahan, 219 East 46th st. The attorneys are Lind & Pfeiffer, 46 Cedar st.

LAITIN REALTY & IMPROVEMENT CO. has been incorporated with $20,000 capital stock to do a realty and construction business with offices in Manhattan. Abraham Levy, Jule L. Janover and Chester E. Frankel, all of 30 Church st, are the directors. Janover, Frankel & Janover, 30 Church st, attorneys.

ACADIA BUILDING CO. has filed incorporation papers with a capitalization of $10,000 to do a realty business and dealing in building materials, with Vorus F. Chute, 1159 51st st, Arthur C. Ainsworth, 145 East 8th st, and M. C. Smith, 129 31st st, all of Brooklyn, as directors. N. H. Raymond, 235 Broadway, attorney.

PUBLIC IMPROVEMENTS.

Chester.

The local board has adopted the following resolutions:

For constructing sewers and appurtenances in East 177th street, between Metcalf avenue and the easterly line of the existing sewer within the property of the N. Y., N. H. & H. R. R. Co. and Devoe avenue, and in the easement between Devoe avenue and the Bronx River; and in Bronx Park avenue, between East 177th street and the property of the N. Y., W. & B. R. R. Co. at East 180th street; and within the property of the N. Y., W. & B. R. R. Co., between East 180th street and Morris Park avenue, except the sewer already built within the property of the N. Y., W. & B. R. R. Co.; and in Morris Park avenue, between the property of the railroad company and Cruger avenue, and in Cruger avenue, between Morris Park avenue and Rhinelander avenue, together with all work incidental thereto.

For constructing sewers and appurtenances in Sacket avenue, between Colden avenue and Williamsbridge road; and in Colden, Paulding, Hone, Lurting, Haight and Munroe avenues, between Sacket and Van Nest avenues; and in Pierce avenue, between Colden and Munroe; and in Bogart avenue, between Sacket and Van Nest; and in Pierce avenue, between Bear Swamp road (Bronxdale avenue) and Radcliff avenue; and in Fowler avenue, between Pierce and Van Nest; and in Bear Swamp, between Sacket and Van Nest avenue; and all work incidental thereto. The total estimated cost is about $110,000, and the assessed value of real estate, with improvements, within the probable area of assessment is about $580,000.

For regulating, grading, etc., in Fillmore street, between Morris Park avenue and Van Nest avenue, together with all work incidental thereto.

For acquiring title to the land necessary for Munroe avenue, between Sacket avenue and Pierce avenue. No buildings on land to be acquired.

PLATE GLASS SITUATION.

Outlook More Promising for Avoidance of Rate War—Several Meetings Held.

The New York Underwriting Association held a meeting last Tuesday, and the situation in the general liability and plate glass insurance was discussed. Five outside companies were elected on a tentative basis. For several weeks there has been a crisis in the plate glass insurance situation, and even at the present time all danger of a rate war has not been eliminated, though the outlook is more cheerful than for some time past.

It was proposed that each company have three agents in Manhattan, without territorial restrictions, whose commission be 30 per cent., as against 20 per cent. for brokers. This resolution was voted down, only two companies of the twenty-three present supporting the change. At the present time agents receive 35 per cent., and brokers 25 per cent., and the outcome of the discussion was that in future agents will receive 30 per cent., and brokers 25 per cent., only one company dissenting. The reason that agents get a larger percentage is on account of the volume of business transacted, though all business goes through the home office.

The annual meeting of the Plate Glass Service and Information Bureau, which is the National Board, covering a number of states, held a meeting on May 14 and elected the following officers: Nelson D. Sterling, of the Fidelity & Casualty Company, chairman; H. D. Clarke, of the Great Eastern Casualty Company, vice-chairman; A. B. Thistle, of the Globe Indemnity Company, treasurer, and E. M. Gridley, secretary and bureau manager.

The Southwestern Surety Company has discontinued writing plate glass insurance in Greater New York until the rate situation has cleared. There is only one company, with its home office in Newark, N. J., which has not accepted the proposed rates.

Action of Seawater on Concrete.

Tests made by the Aberthaw Construction Company of Boston, beginning in 1909, to study chemical action and frost action on reinforced concrete in sea water seem to indicate that with a proper mix and proper care, piers and other structures can be made to withstand such disintegrating influences. Twenty-four piers, 16 feet long by 16 inches square, built by the Aberthaw Construction Co. in the Charlestown Navy Yard, have been subjected to tidal rise and fall in that yard for five years. They were placed with 18 inches out of water at high tide and 4½ feet under water at low tide, the mean tide being ten feet.

In general, the richer the specimen in cement, the better does it stand the test. The one pier of the whole twenty-four which was eaten all the way through was one of the leanest specimens tested, consisting of one part cement, three of sand and six of stone, cast quite dry. This specimen was eaten entirely through at about 3½ feet above low-water. About one foot in the length of the specimen was entirely gone, but the reinforcing bars held the pieces together. The back side was eaten away on a slant, for a distance of nearly 10 feet, but the specimen was only very slightly affected below the low-water line. At the eaten section the material was dead and particles could be picked off the surface with the finger nail.

As a contrast, a pier mixed from one part cement, one sand and two of stone, and cast very wet, shows a splendid condition, even after five years of treatment. This specimen when cast was soft enough so that the concrete would run out of an overturned wheelbarrow, but it would not flow like syrup.

When examined in March, 1910, this pier was apparently in as good condition as when placed. At the recent examination the face and back were slightly pitted, but the edges and sides were perfectly good and the back showed very slight action.

TRADE LITERATURE

Link-Belt Data Book.

For the first time in history, so asserts its publishers, an engineering data book has been published by a manufacturing concern which will enable users of power to select the correct silent chain drives for their work and determine the exact cost from list prices shown in the book. Besides giving complete engineering information on silent chain driving in simple and compact form, "Data Book No. 125" describes many uses of silent chain for the efficient transmission of power, and gives specific reasons and illustrations showing application in a large variety of uses.

Link-Belt silent chain is a series of links connected by joints which consist of segmental case-hardened bushings and case-hardened steel pins. The chain is as flexible as a leather belt—as positive as a gear. Its rated efficiency is 98.2 per cent on actual test. It will transmit any amount of power quietly. Over 200,000 installations, it is stated, were drawn upon for the information contained in this data book. The book consists of 112 pages, bound in flexible red cover. Copies can be obtained free of charge by addressing the manufacturers, Link-Belt Company, 29th street and Stewart avenue, Chicago.

W. G. Cornell Company Expands.

In a richly engraved illustrated folder the W. G. Cornell Co. asnounces the establishment of a department for the installation of approved sprinkler appliances as manufactured by the Associated Automatic Sprinkler Company. The company has made mechanical installations in the following buildings: Woolworth, Cass Gilbert, architect; Municipal, McKim, Mead & White, architects; Lord & Taylor store, Starrett & Van Vleck, architects; Bankers Trust, Trowbridge & Livingston, architects; Stern Brothers store, J. B. Snook's Sons, architects; Gimbel store, D. H. Burnham & Co., architects; Architects' building, Ewing & Chappell and La-Farge & Morris, associated; 80 Maiden lane, D. H. Burnham & Co., architects; the United Cigar Stores building, Warren & Wetmore, architects, and many others.

"Lowest in Ultimate Cost."

Bulletin No. 13, issued by the Turner Construction Company, 11 Broadway, bears the foregoing title and deals with the perfection concrete construction. The bulletin gives interesting detailed drawings with photographs of some of the big operations that the Turner Construction Company has executed. In the contents the following claims are made for reinforced concrete construction for industrial buildings:

"In the hands of an experienced and well organized contractor, a concrete building can be erected at less cost than the best fireproofed structural steel construction. It is proof against all deteriorating influences. It gives the lowest fire risk. These facts explain why a reinforced concrete building is lowest in ultimate cost. The heat-resisting qualities of concrete construction are superior to those of all other forms of fireproof construction. A concrete building is free from vibration. It is the most cleanly and sanitary, because it has no cracks, crevices or joints to breed vermin and collect dirt. A concrete building can be designed, built and delivered to the owner in as short a time as any other type of construction—and frequently in less time. This means that earning power begins at the earliest possible moment. The architectural possibilities of concrete are unlimited. Structural concrete framework and floors may be combined with brick or terra cotta facings to give most artistic effects at minimum cost.

—In 1900 one family in every eight in New York owned the home in which it lived; in 1910 only one family in every nine owned its home.

BUILDING MATERIALS AND SUPPLIES

IMPROVED BUYING IN PIG IRON AND PAINT MATERIALS LOOKED UPON AS ENCOURAGING SIGNS—BRICK FIRMER

Big Forest Products Exposition Expected to Help Sale of Building Lumber Here

BUILDING material interests were inclined to accept the strengthening of iron buying this week as a sign of ultimate change for the better in steel. The fact that certain Eastern Pennsylvania steel interests had taken an extra large amount of iron seemed to be the basis for the better feeling in the metal department of the building material market. The steel companies, however, apparently were encouraged to gather their requirements for the current year, because basic iron prices had been dropped to a point that appealed to them; but it was said that if the steel companies did not have some fairly well-founded idea that conditions were about to improve, they would not have loaded up on this commodity so heavily.

Throughout New England there has been an apparent change in sentiment, which is reflected to a certain extent in the outlying parts of New York, especially for basic building commodities.

Next to the trend of the building metals market the behavior of oils and lubricants holds a center of interest Following the sharp reduction in crude petroleum prices, lists have been generally steady. Flaxseed at Duluth has moved up slightly, but linseed oil quotations in the local wholesale market still prevails at the 45 and 50 cent level. There has been a slight change for the better in the demand for linseed oil, but it was more noticeable because of the general slackness of demand than for volume.

Brick manufacturers along the Hudson and Raritan rivers are rapidly getting into shape to manufacture brick for the coming season. About 40 per cent of them already have started their kilns, and by the first of June practically all those who will operate this year will be under way. In the meantime the New York distributors are feeling a greatly improved demand, which is reflected to some extent in the current prices, indicating an upward trend, but the dealers continue to bear the market because of the impression that manufacturers will be desirous of letting last year's brick go at low prices when the new brick becomes available for use. The fact is that manufacturers are planning for a short season, and are therefore clamoring for higher quotations than are now ruling, instead of acceding to a sacrifice in order to clear their sheds. The generally high quality of brick made last season enables them to take a somewhat firmer stand, especially since they are figuring on making their output conform to the actual requirements of the New York market.

The big country-wide effort to counteract the influences that have been working against the use of wood in building construction took shape this week in a practical demonstration of the utility of this commodity in general construction. Practically all the lumber interests throughout the Eastern district are concentrating their efforts to show the application of wood. Out of this demonstration the distributors in the Eastern territory expect to bring about a marked change for the better in lumber sales, especially in the trim and flooring departments. The introduction of composition and other materials for flooring and trim has been cutting heavily into the market for lumber for these purposes, and the demonstration was designed to check this movement.

The bright spot in the building material and supply department is found in paint and paint materials. More seasonable weather has helped demand perceptably, but painting operations are hardly up to normal yet. An increase of $2 a ton in the selling price of pig lead has made no difference in the market quotations for lead pigments, and as a matter of fact the latter is holding a larger differential than shown over the value of the metal, as pig lead prices are considerably lower than they were at this time last year, while pigments are selling at exactly the same level as a year ago.

Plan filings for new buildings in the five boroughs this week compared with last week as follows:

	Week Ending.			
	No.	May 14	No.	May 21
Manhattan	14	$821,100	10	$1,346,200
Bronx	15	141,075	12	228,125
Brooklyn	144	1,338,650	139	978,450
Queens	62	328,255	85	274,790
Richmond	54	69,980	32	80,350
Totals	289	$2,699,040	278	$2,907,915

IRON AND STEEL.

Better Buying in the Former—Structural Material Weaker.

BASIC iron buying was the bright spot in the metals department of the building material market this week. The fact that this kind of iron showed the greatest animation gave evidence that steel manufacturers were anticipating heavier structural requirements before long, although slack in price of this iron to encourage steelmakers to come into the market on their second-half needs doubtless had a stimulating effect.

The American Steel & Wire Company reports having received orders in heavier volume since the first of the month than in any recent month this was considered another indication that there was an improvement in this department, but it is marked by decided fluctuations in daily volumes booked.

According to authorities in the trade, the steel contracts from this work, aggregating close to 175,000 tons for subway construction, have been placed since the original subway contracts were closed. Of the total, about 150,000 tons were placed with the American Bridge Company and 25,000 tons with the independent fabricators. It is also estimated that before the present construction is finished about 200,000 tons additional will have been placed. With elevated track extensions and improvements the total structural steel purchases will have amounted to 500,000 tons.

According to the statistical department of the American Iron and Steel Institute the total production of beams, beam girders, zee bars, ties, channels, angles and other forms of heavy and light iron and structural steel shapes in 1913 amounted to 3,004,889 gross tons, an increase of 158,402 tons over 1912. Of last year's total 2,553,806 tons were heavy structural shapes and 451,083 light structural shapes.

The total production of iron and steel wire rods in 1913 amounted to 2,464,807 gross tons, against 2,653,553 tons in 1912, a decrease of 188,746 tons. The steel wire rods rolled amounted to 2,463,975 tons and the iron rods to 832 tons.

TURPENTINE.

This Paint Ingredient May Show Gradual Advance.

PAINT ingredients as a general rule have held fairly firm despite unsettling conditions in the crude market and in one instance, that of turpentine, there has been a steady recovery from the slump which featured the market in this department at the close of April. Present prices rule at 48 cents plus for single barrels with larger lots fractionally cheaper in wholesale quantities. The presence of various substitutes on the market is the greatest hindrance to consistent advances in the values of this commodity and these substitutes are increasing in number. A better demand at primary points and an increase in export buying, said a leading paint authority, has placed the material in a firmer position. Further advances are probable, according to some authorities, although no sharp rises are expected.

EMERGENCY SUPPLY ORDERS.

Jobbers Handled 16,000,000 Lb. Requisition Following the Blizzard.

AN echo of the storm of the first of March was heard at the convention of the supply men, recently held, when the sudden strain sustained by the electrical supply interests of this city immediately after the last big snowstorm was recounted for the Record and Guide by a representative of the Western Electric Company.

The extent of that storm may be measured by the fact that 150 carloads of poles were ordered weighing 13,000,000 pounds; 16,000 miles of wire weighing 2,300,000 pounds; 14,000 cross arms weighing 750,000 pounds; fifty miles of cable weighing 270,000 pounds; fifty miles of strand weighing 60,000 pounds; 1,000,000 pounds of hardware, such as tools, tape, connections, braces and other equipment were ordered; 200,000 insulators, all totaling approximately 16,000,000 pounds.

So great has been the drain for this material upon the market that along the lines of the Central Railroad of New Jersey and the Reading emergency cables strung along fences, temporary pole stumps and even on the ground, still serve to facilitate the operation of trains and telegraphic business for the simple reason that the wire and equipment companies have not completed deliveries.

COMMON BRICK.

Highest Recorded Unloading Movement of Last Eight Months.

SIGNIFICANCE was attached to the fact that Hudson common brick sales in this market this week favorably compared with the totals reported in the corresponding week a year ago. In that week 56 barge loads came in, as against 58 in the current week, and 59 barges were sold, as against 56 in the six days just closed. Prices, however, are not as high as those that ruled last May.

The current rate of consumption as gauged by the 60 per cent. reports filed by the Greater New York Brick Company show a better movement of this commodity into building construction over last week and, indeed, it is in excess of any unloading movement by almost 2,000,000 brick of any week since last October and shows a gain of half a million brick over that unloaded last week. Of this amount it was estimated at about 70 per cent. of it will enter into immediate consumption as the state of the manufacturing centers up the river is such as not to encourage extensive stacking.

Official transactions for Hudson common brick covering the week ending Thursday, May 21, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges fur consumption here, follow.

1914.

Left over, May 15—23.

	Arrived.	Sold.
Friday, May 15	16	15
Saturday, May 16	9	5
Monday, May 18	16	14
Tuesday, May 19	1	6
Wednesday, May 20	9	10
Thursday, May 21	7	6
Total	58	56

Reported enronte, Friday A. M., May 3,

Condition of market, dull. Prices: Hudson, basic, —— to $5.75, special grades higher; Raritans, —— to $6 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Dull. Left over Friday A. M., May 22, 25.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

May 8	1,116,000	May 15	1,868,500
May 9	891,700	May 16	928,650
May 11	1,630,900	May 17	1,322,500
May 12	1,568,500	May 18	1,339,000
May 13	1,574,000	May 19	1,686,500
May 14	1,680,000	May 20	1,837,000
Total	8,461,100	Total	8,982,150

1913.

Left over, Friday A. M., May 16—18.

	Arrived.	Sold.
Friday, May 16	11	14
Saturday, May 17	10	4
Monday, May 18	14	13
Tuesday, May 20	2	5
Wednesday, May 21	6	12
Thursday, May 22	13	11
Total	56	59

Condition of market easier. Prices: Hudsons, $6.87½ to $7.25; Raritans, $6.75 to $7.12½; Newark, yard, $8.25. Left over Friday A. M., May 23, 15.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 21, 1914.	468
Total No. bargeloads sold Jan. 1 to May 21, 1914	442
Total No. bargeloads left over May 22, 1914.	25
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left over Jan. 1 to May 22, 1913	643
Total No. bargeloads sold Jan. 1 to May 22, 1913	626
Total No. bargeloads left over May 23, 1913.	15

A CONFUSION OF NAMES.

Atlas Portland Cement Co. Not Interested in Freight Line Fight.

THE Portland cement trade heard with interest a report this week that the Atlas Cement Company had on May 20 put into service on the Mississippi a fleet of barges to complete with the east bank railroad lines for the freight carrying trade between New Orleans and St. Louis. When the secretary of President Morron of the Atlas Portland Cement Company of this city, was asked whether there was any connection between the two companies, he said there was none.

Salesmen covering this territory say that while there is still a dearth of business there is unquestionably a better tone to inquiry. Dealers are still carrying light stocks and are holding prices fairly steady considering the competition that is ruling all over the district. Manufacturers, however, are turning out a normal quantity.

Consumers coming into the market now will find dealers competing stiffly, but the dealers are complaining about deliveries. The quotation of $1.58 per barrel in 500 barrel lots alongside dock, New York, continues to be only nominal list price for this commodity.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 30, 1914

CANAL TERMINAL PROBLEM IN NEW LIGHT

Statistics Show That Cost of Project Overbalances Results Obtained —Only One Per Cent. of Erie Canal Tonnage Reaches New York City

By W. R. MESSENGER

THE many property owners' and taxpayers' associations fighting for lower taxes might profitably investigate the subject of barge canal terminals, authorized by Chapter 746 of the 1911 laws of the State of New York, which provides for an expenditure of $19,800,000. The necessary funds are to be raised by the issue of thirty-year 4 per cent. tax exempt bonds, and the interest and principal of these bonds must be met by a direct tax "on each dollar of valuation of real and personal property in this State, subject to taxation." New York City pays about 75 per cent. of the State taxes.

More than $100,000,000 has been expended for recent improvements on the Erie Canal system. At 5 per cent., the annual interest charges would amount to $5,000,000. The present total annual freight tonnage on the entire Erie Canal system is only about 3,000,000 tons. In other words, it costs the taxpayers more than $1 a ton for every ton of freight at present carried on the Erie Canal.

Tidewater Tonnage.

Only about 20 per cent. or 25 per cent. of the total present annual tonnage of the canal reaches tidewater, so that if all the tonnage reaching tidewater came to New York City it would not exceed about 600,000 tons annually. In fact, the total tonnage from the Erie Canal which reaches New York City is less than one per cent. of the tonnage handled in New York Harbor. Still, it is proposed that the State spend about $10,000,000 for canal terminals in New York City. If improvements were made on the same basis to care for the other 99 per cent., New York would need to spend $990,000,000, and there is just as much indication of increased traffic resulting from the Panama Canal and the Cape Cod improvement, and increased trade generally, as there is increase from the Erie Canal.

Erie Canal Barges.

An average of two barges per day would carry the total present tonnage, which reaches New York from the Erie Canal. There is at present four times the tonnage entering the Harlem River Ship Canal at Spuyten Duyvil than reaches New York from the Erie Canal. The $10,000,000 worth of terminals at New York would mean $500,000 annual interest charges for taxpayers to meet. That would be about $1 for terminal dock facilities for each ton of freight which at present reaches New York from the Erie Canal. It has been represented that large facilities are required at Buffalo for the Lake shipments entering the canal. The fact is that the tonnage entering the canal from the Lakes is less than one per cent of the total tonnage handled at the Buffalo harbor. An average of one barge per day would carry all the freight that enters the canal from the Lakes. More than half of the total annual tonnage of the Erie Canal is at points along the line of the canal itself, which never reaches the Lakes or the Hudson.

In view of these facts, it is wise to examine the law which permits but does not make mandatory the expenditure of $19,800,000 for terminals. It is noteworthy that the law provides for the construction of the terminals, but apparently makes no provision for the operation of the terminals, and apparently no provision for obtaining any revenue from the terminals if they are operated. The law does state that "the terminals provided for in this act when constructed shall be and remain the property of the State, and all of said terminals, including docks, dams, bridges and machinery, shall be operated by it, and shall remain under its management and control forever. None of such terminals or any part of such terminal shall be sold, leased, or otherwise disposed of, nor shall they be neglected or allowed to fall into decay or disuse, but they shall be maintained for, and they shall not for any purpose whatever be in any manner or degree diverted from, the uses for which they are by this act created."

Superintendent's Problem.

The Superintendent of Public Works is given authority to enforce the rules and regulations of the terminal act. How he is going to prevent decay, or prevent any terminal from falling into disuse, is not explained. Eight or ten different locations are specified for the construction of terminals in Manhattan alone. The whole subject of the operation of the terminals, after they are constructed, seems to be one which the law makes ambiguous, and regarding which there seems to be no unanimity of opinion.

The State Commission, created by Chapter 9 of the New York State Laws of 1912, on barge canal operation, in its report transmitted to the Legislature, January 20, 1913, said: "It is inconceivable to the members of the Commission that any fair-minded person, after giving consideration to the problem, can claim that terminal facilities, including human and machine labor, was intended to be furnished free by the State, or that there was an intent, even in the interest of commerce, either conveyed in the provisions of the act or contained in the minds of those who furthered the legislation, that the State should furnish any service or the use of any equipment beyond the waterways themselves free to commerce. Neither does it believe that commerce is in need of such wholesale subsidy, as such a policy would entail. The advantages which water shipments possess over rail shipments are too numerous and too well known to render it necessary that the State should go further on the road to paternalism than it went when the system of tolls on the waterways was abolished."

Fee Recommended.

This commission also, in its report, recommends that a terminal fee be charged on the basis of commodity tonnage, "sufficient to cover the cost to the State for the services furnished and the cost of maintenance, eliminating, however, original capitalization in cost of construction."

Evidently anticipating that this subsidy may be insufficient, the commission on barge canal operation also states in the report: "Undoubtedly, ultimately individuals and corporations owning water frontage or property adjoining water frontage will develop such property by the construction of private docks supplied with terminal equipment. The statute should be so amended as to give the Superintendent of Public Works and the Canal Board jurisdiction over such private docks and terminal equipment, to the extent that it may be necessary, in order that the utilization of such private docks or terminal facilities would not be a menace to the State's terminals."

State's Monopoly.

Thus, if the State terminals were unfavorably located, or developments rendered them unfavorably located, or their equipment was defective, or administration inefficient, still the State could maintain a practical monopoly against possibly even the open municipal docks of the city itself.

It should also be noted that the City of New York has no authority regarding the location of the terminals at this port, except in such cases as the city may cede the land to the State, and then the State has sole right to the management, regulation, construction and maintenance thereof. Although the terminal act specifies exact locations for terminals in New York City, it also provides that "the Canal Board, upon the recommendation of the State Engineer, may modify, redesign or change any of the structures or terminals, or relocate the same within any of the cities, villages or towns specified in this act." Thus New York City has no authority in the location of terminals except in such cases as the city may own the land, and then it must be ceded to the State.

Lone Provision of Law.

The law specifies that at one terminal in Manhattan, "necessary dredging or excavation shall be made to provide a depth of 35 feet of water at low tide." Obviously this is intended to provide for ocean steamers. Similar provision is made for a depth of 23 feet at Buffalo to accommodate the largest lake vessels. Thus the State would be engaged in lake and ocean terminals, as well as canal terminals. Although providing for the construction of a terminal with 35-foot water depth at New York, the law apparently prevents its use, for it expressly states, "Nothing in this act shall forbid the use of the water adjacent to any terminal, or the use of a terminal for a landing place for pleasure craft or barges carrying general merchandise, whose navigation is confined to the Hudson River and the waters of New York Harbor, under such rules and regulations as may be prescribed by the Canal Board."

No mention is made of ocean or coastwise traffic.

The act also specifies that a large and commodious barge canal traffic terminal may be provided at Jamaica Bay, but at the end it stipulates that no funds under the present act may be used for such

improvement, but must be by future appropriation of the Legislature. No doubt some of the Jamaica Bay advocates have overlooked this.

It is noteworthy that some of the more conservative commercial organizations cautioned against unwise or unnecessary expenditures at the hearings before the State commission. The New York Chamber of Commerce had a special committee on barge canal terminals and investigated the subject quite thoroughly, and pointed out the inadequacy of data available which would indicate the probable increase in canal traffic reaching New York, or the character of the commodities to which the increase might be attributed. At these hearings the most extravagant expectations were in some instances advanced. For instance, figures presented regarding a probable increase in tonnage at New York would mean an increase of thirty or forty times the present tonnage. Staten Island, for instance, in the reports of the hearing, is recorded as presenting a formal plan for a terminal which would cost almost $6,000,000, which would be more than half of the total appropriation allotted to New York City.

According to the present proposals, even if New York does require $10,000,000 worth of terminals, it would be obliged to pay $13,000,000 or $14,000,000 in taxes in order to obtain them, and still would have no authority in their operation, whereas the city could provide its own terminals at less expense and could also use them when desirable for coastwise or ocean traffic and make them self-sustaining, and thus release the bonds for the construction of other port improvements, instead of having the port dotted with State control terminals, authorized by an act which is both ambiguous and inadequate. There is nothing to indicate that State construction or administration is any more disinterested or efficient than municipal. The commission created by law to report to the Legislature on barge canal operation included the State Engineer, the Superintendent of Public Works, and three others appointed by the Governor. The State Engineer dissented from the views of the other members of the commission, who failed to sign their report, and his dissenting opinions are attached to the report which has been filed.

It would seem that each city might be entrusted to provide its own terminals, or that the local municipality contribute at least half of the funds for the local improvement, thus insuring some local interest. Terminals should certainly be provided promptly when and where required, and paid for in full or in part by the community benefited, or made self-sustaining by efficient management and nominal charges. It is just as essential to have boats as it is to have terminals, and there is no great activity yet in canal boat construction. It is already stated that the railroads have gained control of considerable boat traffic on the Lakes as feeders to the railroads, but will not use them as feeders to the canal. It would be well if those interested in the port facilities of New York and property owners' associations, interest in taxes began to investigate the subject of barge canal terminals, advocated chiefly by uninformed legislators and local communities eager for any sort of improvements, with State funds, nearly 75 per cent. of which come from the taxpayers of New York City.

RICHMOND'S WATERFRONT ADVANTAGES.

FUTURE development of waterfront properties in Greater New York is constantly in the minds of municipal authorities and property owners, and periodically commissions make tours of the various boroughs to ascertain available sites where large watercraft may be docked. In speaking of this situation, Percival G. Ullman, Jr., chairman of the Industrial Committee of the Staten Island Civic League, said last week:

"Water transportation, the natural highway of commerce, solves forever the question of freights. Richmond Borough occupies an impregnable position, and the future prosperity and the greatness of our commercial life will insure for it big industrial development. Large commercial waterfront acreage lies within the boundaries of Richmond Borough. Like many other sections within the harbor of New York, this section is not served to a considerable extent with railroad connections, except in a few instances where private enterprises have provided these facilities which are so necessary for industrial progress.

"The industrial section of Richmond Borough is clearly defined; it needs no introduction of city planning; nature has assumed these responsibilities for us; therefore we can dispense with the inventative genius of man in creating artificial industrial locations.

A Great Water Highway.

"Richmond Borough has begun a new warfare; it is not to destroy, but to create and build up its industrial possibilities, so long untouched by commercial progress. The Staten Island Sound, separating New Jersey from New York, bounds Staten Island on the west for its entire length. I know of no other waterway equal to it in size which surpasses it in the volume of tonnage, or in the value carried through it annually. Therefore it is safe to assert that no other waterway on the American continent has a greater or more promising future.

"Great progress has been made in recent years on the New Jersey side of the Staten Island Sound in industrial development, due primarily to marginal railroads which have made manufacturing sites available there. The Federal Government, recognizing the Staten Island Sound as an important waterway, is deepening the channel to 25 feet at mean low water, at a cost of $19,000,000.

"The Richmond Borough side of the Staten Island Sound, when served with railroad connections, will be unsurpassed as a shipping point for export and import trade. The Fresh Kills is an arm of the Staten Island Sound, averaging 800 feet in width, and it is the only large navigable waterway in Richmond Borough that is particularly well adapted for industrial purposes.

"The fact that Richmond Borough has made rapid progress as a trans-Atlantic freight terminal must not be overlooked. There are many miles of shore front along New York Bay, from St. George to Fort Wadsworth, which is exceedingly well adapted for large piers and wharves, by reason of the depth of water and the wide range of the pier line from the shore, and above all its accessibility to the ocean over any other section of the harbor. The American Dock Company has erected and is building large piers and warehouses for the trans-Atlantic trade at Tompkinsville, and many steamships are discharging or loading cargoes for inland or foreign ports at their docks. The waterfront at this point has railroad connections; however, the whole shore from Tompkinsville to Fort Wadsworth will in due time receive the railroad facilities necessary to make it a well-developed shipping terminal.

Coal from Mine to Steamship.

"It is well within reason that the large coal-carrying railroads of New Jersey should seek an outlet to tidewater on the east shore of New York Bay via Staten Island, in order to discharge the product of the mine direct into the hold of the ship at piers which are to be built on the east shore of the borough. This plan would eliminate the slow method now employed for coaling steamers, and the saving in time, labor and expense to the shipping interests of the city would be enormous. The geographical location of Richmond Borough is such, and the distance from the coal mines of Pennsylvania via New Jersey to tidewater, on the east shore of the borough, is so short, that the island can no doubt be made superior to other shipping points on the Atlantic coast when adequate rail facilities shall be provided. Here, too, would be the ideal American terminus for steamship lines bound to and from foreign ports. This plan completed would create for Richmond Borough an advantage over any other part in the harbor of New York.

Richmond Borough's Harbor Plans.

"Richmond Borough should be connected to New Jersey by tunnel, so that a marginal freight railroad would serve our industrial site area on the west bank of the Staten Island Sound. Connection should also be made, by way of Richmond Borough with Manhattan, Brooklyn, Long Island and the Eastern States. Under this plan all terminals within the port of New York would be so connected as to be available to shippers on an equal basis, and all railroads would have equal rights in leasing public terminals at the lowest possible cost. This would be a practical plan for a comprehensive development of New York Harbor. Large piers have been built, and more are about to be contracted for. However, unless the waterfront of the Greater City is served by adequate rail connection to the piers and wharves which have been built or are to be built in the future, our past and present costly congested system must continue.

"Of all the varying factors which promise future greatness for this city, there is none of so great importance as position, and a comprehensive plan of waterfront rail connection for all the boroughs, and I suggest that the natural advantages which we possess should be vigorously supplemented for the immediate artificial development of the port of New York."

Conference of Mayors.

The Mayors of cities in this State have found a certain advantage in meeting together annually and learning from each other's experience. This year the conference will be held at Auburn, June 3, 4 and 5, with Mayor Fiske of Mount Vernon presiding, and it promises to be a notable occasion.

At the opening session on the afternoon of June 3, the next steps in the municipal home rule campaign in this State will be outlined by Robert S. Binkerd, secretary of the City Club of New York. Governor Glynn will speak on "The State and the Municipality."

Lawson Purdy at the evening session will present the results of the tax survey of the cities of the State. This survey was completed only recently, and the preliminary study of the data indicates that the committee will make several imporlant recommendations. The importance of fire prevention work in cities will be described by Joseph Hammitt, Chief of the New York City Fire Prevention Bureau. Chief Hammitt will illustrate his discussion with motion pictures, showing fire prevention methods used in New York City.

The city officials will hold a breakfast conference the second day. At this session each mayor will discuss the next most important problem his city must solve. At the close of the symposium there will be a general discussion of the problems presented.

City planning will be the subject for discussion at the afternoon session. Charles Downing Lay, former landscape architect of the New York City Park Department, will present a program of developing parks and playgrounds, and Professor James S. Pray, of Harvard University, will talk about making the survey for a city plan.

The second big meeting of the conference will be held in the evening, when Mayor Mitchel of New York will discuss the relation of the city to its employes.

ONE AUTHORITY FOR BUILDING INSPECTIONS

A Concentration of Overlapping Jurisdictions Into a Department of Safety Would be a Solution to City's Great Problem.

By RUDOLPH P. MILLER

AS A SOLUTION of the problem now under consideration by the State Factory Investigating Commission, of which Lieut-Governor Wagner is chairman, as to how to avoid troublesome duplication of building inspections and conflict of authority over buildings, Mr. R. P. Miller, late Superintendent of Buildings in Manhattan, and now engaged at the direction of the Board of Aldermen in revising the Building Code, has made to the commission, through its counsel, Abram I. Elkus, Esq., a presentation which is contained substantially in the accompanying article. No one is more qualified by intimate knowledge to speak with authority on this subject than Mr. Miller.

THE conflict of authority and duplication is not merely apparent, as some would have you believe, but it is real; else you would not feel called upon to make the investigation you are now undertaking, nor would the several departments and bureaus, at the instigation of the builders and architects, hold the conference they have called to attempt an agreement or adjustment.

You will recall that in the brief I submitted to your commission in January, 1912, I pointed out that the transfer of authority over exit facilities from the bureaus of buildings to the Fire Department, by dividing jurisdiction over a matter that is largely a structural question, would lead to serious trouble. What I then predicted has happened, and is partly the cause of the present discussion.

Further confusion has resulted by placing the jurisdiction over some buildings (I am confining my remark to New York City) in the Labor Department of the State. This added another department that might inspect buildings already subject to inspection by several city departments.

Your commission evidently sought to avoid this additional inspection and the consequent annoyance to owners by providing, in Section 79d of the Labor Law, that in cities where there is an officer invested with power to inspect buildings (to-wit, in the City of New York the Superintendent of Buildings) the Commissioner of Labor may have him make the necessary inspections and examine such plans as may be submitted for approval. Were this arrangement carried out as provided and intended, much of the public criticism now heard would not have arisen, as the securing of permits and compliance with orders could still have been accomplished through this one department.

Is Co-operation Obtainable?

Last October, when the provisions of Sections 79, 79a, b, c, d, e and f became effective, as Superintendent of Buildings of Manhattan I endeavored to arrange with the Labor Department for this co-operation as above provided, but up to this time nothing has been accomplished toward this end.

The purpose of the provisions cited from Section 79d has thus been defeated, not because the provisions are impracticable, but because co-operation between departments whose heads are not responsible to the same official is almost unobtainable.

And what is here said about the failure of a State department and a city bureau to work in harmony is true of the other city bureaus that do not report to the same elective official. The difficulty even exists in the case of the five Bureaus of Buildings which are under the separate jurisdiction of five elective Borough Presidents.

I understand that it has been suggested that the work of the Bureaus of Buildings be divided and part transferred to the Fire Department and part to the Health Department of the city. This is perfectly logical, but the argument should be carried to its proper conclusion. The work of the Tenement House Department should be similarly divided and transferred—and then the work of both Fire and Health departments, so far as it relates to buildings, should be combined. In other words, there should be only one city department having jurisdiction over the construction, alteration and equipment of buildings so far as is proper under the municipality's police powers, and this department should also see that the proper conditions are maintained.

Home Rule Needed.

Such a department should also, within the City of New York, enforce the requirements of the Labor Law. There is no more reason why the Labor Law cannot be administered by the city authorities than that the Tenement House Law can be enforced by a different department in New York than in Buffalo. The City of New York is large enough to have the provisions of the Labor Law enforced by its own officials, and there is ample work for the State Department outside of the city's limits.

Consolidation Recommended.

The suggestion here put forth is not new. In 1907, in a discussion before the Municipal Engineers of the City of New York, I expressed the opinion that the several police powers of the city should be brought in and exercised by one department, a Department of Public Safety.

Such a department would be divided into suitable bureaus, headed by commissioners or superintendents, as the importance of each would warrant. The head of the department would be the Director of Public Safety.

Logically, the Police Department would be a part of this greater department, although, in New York City, on account of its size, it might be found expedient to keep it distinct. To secure the greatest co-operation and efficiency, however, it should be retained in this Department of Public Safety.

There would be a Bureau of Fire Extinction, which would perform the work we ordinarily consider as belonging to the Fire Department, namely, the extinction of fires.

There would be a Bureau of Building Inspection, which would administer all the laws and ordinances, whether found in the Labor Law, the Tenement House Law or the Building Code, so far as they relate to the erection of new buildings or the alteration or removal of old buildings. This bureau would see that buildings are constructed properly and that the public safety is secured in this respect. One set of inspectors would attend to this, instead of several, as is now the case.

There would be a Bureau for Old Building Inspection, which would see that the safe conditions prescribed by law are maintained after the new buildings or alterations are reported completed by the Bureau of Building Inspection. This would mean that the inspectors assigned to this bureau would enforce all the provisions of law applying to existing buildings, to guard against fire, unsanitary conditions, overcrowding, overloading of floors, obstruction of exits, etc.

Bureaus for Technical Inspections.

There would be also such special bureaus as may be deemed necessary for technical inspections, such as a Bureau of Elevator Inspection, a Plumbing Bureau, a Boiler Inspection Bureau, an Electrical Bureau, Bureau of Combustibles, a Health Bureau, etc.

Attached to the director's office would be the engineering division, which would fix the standards that would govern these inspections by the several bureaus and see that they harmonize; and a statistical division that would analyze the records of the several bureaus, so tabulate them that they would be comparable, and make them of public use.

Qualified Inspectors.

The inspectors of building construction would be men qualified to pass on all matters relating to building construction. It has been said that such men could not be obtained. Such men are found in the offices of every architect of any pretensions, and with any fair incentive would flock into the city service. If the ordinary policeman can enforce all the numerous and varied ordinances and rules, an inspector with a technical training can certainly look after all the matters pertaining to building construction. We must not forget that an inspector is nothing more than a policeman who sees that the laws relating to construction are not violated. He is not called upon to do as much as the architect's superintendent who must see that every detail of the specifications is carried out. Besides, our inspectors would have the advice and assistance of a specialist from one of the other bureaus or the engineering division if he needed it.

The fire-fighting forces would, of course, be drafted and trained in the same manner as they are now. They should be required to do fire fighting only, unless perhaps such light inspection of proper housekeeping as will give them some familiarity with the buildings in their districts. It is not conducive to efficiency to make men do double duty.

The inspection of existing buildings would constitute the largest group, and they could be drawn from various sources. They could, if found expedient, be divided into groups for inspecting, respectively, dwellings, tenements, theatres, factories, etc., as they would be found best adapted.

By having all these inspection bureaus under one head these adjustments to meet the needs of the several bureaus can be easily made and a hearty co-operation can be assured.

I have here merely outlined a solution of the serious question before you, without pretending to have covered in even a small measure the many details involved. I am convinced that a satisfactory organization of a department of safety can be developed, which will not only secure a greater efficiency of building inspection of all kinds, with a considerable relief from annoyance to the property owners, but will also effect a great economy in administration.

HISTORIC SECTION RECALLED BY DEAL

Option Obtained on Old Gravesend Racetrack Revives Interest in District —Should Sale Go Through, 400 Acres Will Be Placed on the Market.

ATTENTION is directed to Gravesend by a report that the old racetrack property, comprising about four hundred acres, has been put under an option to expire July 1. Gravesend is one of the oldest settlements on Long Island. It was founded in 1649 by an Englishwoman, named Mrs. Moody, who established a township with a population of about forty. The Indians were hostile, and when the pioneers decided to become permanently established they were compelled to take the usual measures of defense from marauding bands. The homesteads were arranged in the form of a circle in the center of the village, which was surrounded by a high stockade, the farms stretching out in a fan-like shape from Gravesend Bay to Sheepshead Bay, and as far north as Twenty-second avenue. At nightfall the farmers drove their cattle from the pasture lands to the center of the township, which was strongly fortified.

Old Landmarks.

Many old landmarks still remain as evidence of this early occupancy, the best known and most picturesque being the former Platt home on Gravesend Neck road, between Van Siclen street and Gravesend avenue, where Mrs. Moody is said to have made her home. Another structure typical of the olden days is the present James S. Bennet residence, occupying the block front on the north side of Kings Highway from West 6th street to West 7th street. The historic Town Hall, which was torn down several years ago by the city, is best remembered as the headquarters of the late political leader, John Y. McKane.

Gravesend today is a purely residential section, with the two-story, one-family frame dwelling and the two-story, two-family brick building the prevailing types of construction. The principal streets are Gravesend avenue, Van Siclen street, Kings Highway and Neck road. The old residents descended from the original settlers and, including members of such families as the Lakes, the Voorhies, the Strykers, the Stillwells and the Emmons, still maintain their homes along Kings Highway and Van Siclen street towards the center of the village.

The town is well served with transit facilities, the Culver line running through the heart of Gravesend, while in the summer eight or nine trolley lines connect with all parts of Brooklyn, and Park Row. The growth of the town, however, has been handicapped by a lack of additional transit facilities and municipal improvements. With these in sight Brooklyn real estate men familiar with local conditions are most optimistic regarding its future.

Subways Aid Section.

"The installation of subways will mean a vast improvement in real estate conditions in this portion of Brooklyn," said Henry B. Davenport, president of the Home Title Insurance Company, "and will have a remarkable effect on property values in that section. Land at present is being held at comparatively low prices, and I would not be surprised if in the next three years present market prices were doubled. There are few parts of the city so favorably located for all-year residence, so convenient to the business centers, and yet so near to the ocean with all its attendant benefits during the hot season of the year."

"There is a rosy future in store for the old town," said Pierrepont Davenport, the real estate broker. "The lack of transit lines and sewers have retarded its progress, and these needs are being supplied. The work on the Sea Beach line is progressing rapidly, the retaining wall being nearly complete along a number of sections of the tube. The Culver line will also be elevated and will have several stations in the heart of Gravesend, connecting with the Fourth avenue subway at 38th street. The city officials have realized the long-felt need of a sewer and recently installed a pumping station at West 12th street and Avenue V, to connect with the new sewer at Van Siclen street and Avenue U. In the next four years the entire section will probably be equipped with a complete sewer system. Excavation for the foundation of a new sixteen-classroom school structure at Van Siclen street and Neck road has already been commenced, to meet the increasing needs indicative of the recent growth of Gravesend. A better class of people in moderate circumstances have been and will continue to be attracted to Gravesend by its suburban surroundings, good air and proximity to the sea."

Many Lot Sales Closed.

Melvin J. Ketchum, one of the oldest real estate men in that part of Brooklyn, said: "There have been more lots sold in Gravesend in the last six months than in the previous five years, and the principal reason for this activity has undoubtedly been actual commencement of construction work on the new subway. Gravesend is the same distance from City Hall as 115th street, Manhattan, and when the new tube is completed, Avenue U, Brooklyn, and City Hall will be separated by a twenty-minute ride, and Avenue U and 57th street, Manhattan, by a thirty-minute journey, since express service will be installed on both lines.

"Another factor which apparently held back the development was the ten-cent fare, which has been reduced to five cents. As a consequence, property values are maintaining as low a level as in any section of New York City; a one-family house, on a lot 20x100, being held for from $5,000 to $5,500. Renting conditions are excellent, and there is a steady demand for dwellings. A one-family house of about eight rooms rents for about $30; in the two-family buildings five-room flats average $17 and six-room flats about $20. Gravesend is along the line of the expansion of population from the crowded sections of Manhattan and with houses available at such prices it seems reasonable to assume that people will seize the opportunity to establish comfortable homes in this part of Brooklyn, thirty minutes' ride from New York City proper, and in the five-cent zone."

NEW OCEAN AVENUE APARTMENTS.



W. T. McCarthy, Architect.

OCEAN AVENUE, Brooklyn, for a number of years noted chiefly for its number of beautiful residences, is rapidly changing to an avenue of high-class apartments. This change is taking place without a detrimental effect upon the valuation of adjacent properties on account of the fact that the apartments are built under certain restrictions which will tend to increase values rather than decrease them. One important restriction is the setback clause in deeds, which varies according to locality from a minimum of fourteen feet from the building line to twenty-four feet.

Two new apartments have just been started in this section which will be equal to any already erected and in many respects surpass them. They are being built on the west side of Ocean avenue, about one hundred feet south of Church avenue, by Wolfinger & Lasberg, of 346 Broadway, New York City, owners and builders, from plans prepared by W. T. McCarthy, architect, 16 Court street, Brooklyn. The apartments are four stories in height, of brick and Indiana limestone and semi-fireproof. They will accommodate a total of forty families in apartments, ranging from four to six rooms and bath.

The exterior of the building has been designed in the Gothic style, with the limestone panel and archway to the entrance court as the main feature. The unusual size of this entrance court, forty by fifty feet, will insure perfect light and air for rooms opening upon it. It is proposed to lay out the court as an English garden, with a fountain in the center. The project will cost about $200,000.

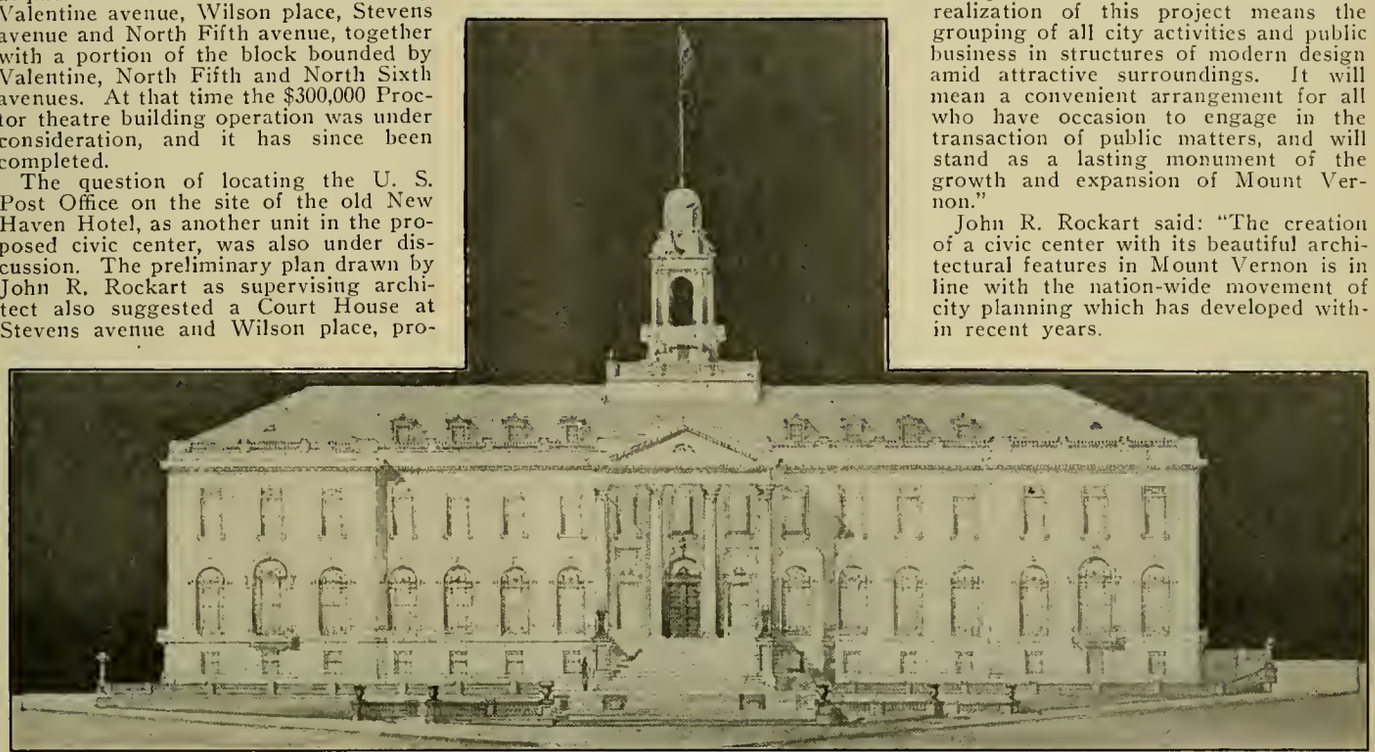
Apartments in this vicinity rent from $10 to $15 per room, and tenants demand and have a right to the latest devices for living and housekeeping.

MT. VERNON'S CIVIC CENTER NOW ASSURED

Group of Structures, Including New City Hall, Police Headquarters and Post Office, Will Materially Increase Charm of Community.

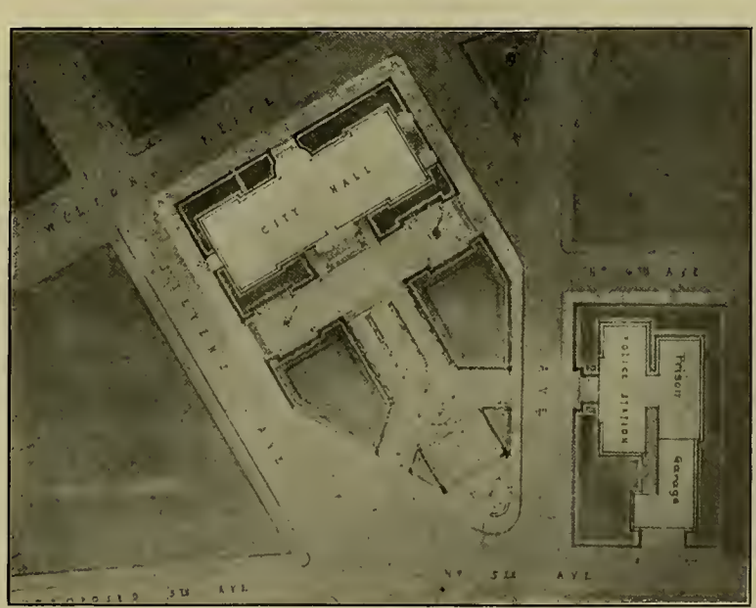
WITH a $250,000 City Hall authorized, a $100,000 Police Headquarters building in course of construction and a new Federal Post Office favorably regarded by government authorities, Mount Vernon's civic center project is being realized. In May, 1912, largely through the efforts of Mayor Edwin W. Fiske, the first step was taken by the acquisition of the block bounded by Valentine avenue, Wilson place, Stevens avenue and North Fifth avenue, together with a portion of the block bounded by Valentine, North Fifth and North Sixth avenues. At that time the $300,000 Proctor theatre building operation was under consideration, and it has since been completed.

The question of locating the U. S. Post Office on the site of the old New Haven Hotel, as another unit in the proposed civic center, was also under discussion. The preliminary plan drawn by John R. Rockart as supervising architect also suggested a Court House at Stevens avenue and Wilson place, provided for the covering of the railroad tracks from Fourth to Sixth avenue and the introduction over this space of extensive flower gardens.



DESIGN FOR THE NEW CITY HALL AT MOUNT VERNON.

Later the city authorized a competition for the selection of an architect for the Police Headquarters and City Hall. Fourteen architects submitted designs, and the jury, consisting of Arnold W. Brunner, Charles A. Platt and John R. Rockart, awarded the prize to George M. Bartlett, 103 Park avenue, New York City. The competing architects were asked to submit plans suggesting the location of these structures and the general arrangement of the civic center. Since the appointment of the architect, the city has undertaken the construction of the Police Headquarters, and has also authorized Mr. Bartlett to proceed with the development of plans for the City Hall. He is now preparing the working drawings and expects to be ready for competitive bids by the end of September.



MAP OF THE NEW CIVIC CENTER AT MOUNT VERNON.

Mr. Bartlett's plan calls for a three-story and basement building, approximately 180x60 feet, of brick and white marble construction, and absolutely fireproof. The design selected is Georgian Colonial, which the architect has worked out in a simple and dignified manner, with the main facade of extreme beauty and in strict adherence to style. The basement includes the service plant, heating equipment, etc., coal storage, and the vault for records. The ground floor will be devoted to board rooms and offices. The first floor has the main entrance lobby and a large corridor, along which are arranged suites for the City Clerk, Tax Commissioner, Comptroller and Corporation Counsel. The library and Mayor's offices occupy one entire wing on this floor. The second floor will be occupied by the city court and the Aldermanic Council chamber. Along the corridor separating these main wings are to be located the offices of the heads of city departments and their clerical forces.

In the design of the Police Headquarters, prison and garage, now being constructed, the same scheme has been carried out. Mr. Bartlett is the architect for this group also.

"The acquisition of the necessary land and the preliminary developments have already greatly benefited the property in the adjacent sections," said Mayor Edwin W. Fiske this week, "and the establishment of the civic center will be an incentive for further extension of our plans for civic betterment. The realization of this project means the grouping of all city activities and public business in structures of modern design amid attractive surroundings. It will mean a convenient arrangement for all who have occasion to engage in the transaction of public matters, and will stand as a lasting monument of the growth and expansion of Mount Vernon."

John R. Rockart said: "The creation of a civic center with its beautiful architectural features in Mount Vernon is in line with the nation-wide movement of city planning which has developed within recent years.

"The effect of the establishment of such centers is best exemplified by the experiences of Kansas City and Grand Rapids, where expenditures of several millions of dollars have brought not only more beautiful cities but expansion of commercial activity, and have created in the people a feeling of civic pride which has been conducive to the strengthening of social conditions besides meeting definite practical requirements.

"Since the fundamental idea underlying municipal improvement is the providing of architecturally beautiful surroundings for the purpose of inculcating in the people an appreciation of the beautiful in art and instilling in them a spirit of aestheticism, the creation of these civic centers have been important steps towards this achievement. Not only in Mount Vernon, but everywhere, construction of beautiful public buildings, broad boulevards and well-kept parks and playgrounds have tended to destroy existing evils and improve the moral and social status of the community. In the light of the experiences of other cities where such improvements have been completed, Mount Vernon should benefit in many ways by its civic center project, including an added value for its real estate interests.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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Both the city and the country are suffering more from too much government interference than from any other evil.

There should be but one city department having authority over the erection, alteration and equipment of buildings, and Supt. Miller is right in so declaring to the State Factory Investigating Commission. Too many departments are seized with the desire to send inspectors around to buildings.

A lawful building ought to be able to show a clean bill of health sometime, but by passing new laws annually to require more changes in structure and equipment, the duty of departmental inspections of buildings is made an unending process and an unfailing excuse for keeping the city pay roll heavily loaded.

Public garages and picture theatres certainly should not be permitted to settle in the midst of private residence neighborhoods, and should be kept on the main business avenues of the city. Yet how can high-class residence districts be preserved when there is no restrictive covenant running with the land, except under the plan proposed by the late Heights of Buildings Commission?

Real estate interests ought to take an active interest in the proposal of the Merchants' Association for a free port, as they have in the subject of port improvements. They should study the subject, and if they find that it would be advantageous to grant this new accommodation to foreign commerce, then they should urge official action. Because the permanent wellbeing of the city is founded on the foreign and domestic commerce of the port, and the new stimulus for the real estate market which the city is hoping for must come in a large part from the sea. The Advisory Council of Real Estate Interests should add the free port proposal to the subjects which it intends to investigate.

A Real Grievance.

The property owners and manufacturers of New York City undoubtedly have a real grievance in respect to the amount and the diversity of inspection to which they are being subjected. Their grievance is a real one, even from the point of view of the most rigid and ruthless advocate of state supervision of private business activities. What they object to is not inspection and supervision in itself, but inspection at the hands of a multiplicity of departments with conflicting and overlapping jurisdictions. The consequence is not merely a wholly unnecessary number of visits and orders, but a certain amount of annoying competition among inspectors who are acting under different laws and are responsible to different departmental heads. Assuming that all the laws and all the different administrative officials are necessary for the protection of general public interests, an enormous duplication of work and an enormous amount of wholly unnecessary and harassing interference with private business takes place. The business and property interests which are injured by this over-inspection have a right to demand the substitution of a more efficient and economical system of inspection—particularly from an administration that is committed so unequivocally to economy and efficiency.

The necessity for some reorganization of the whole system of inspection is manifest, but the form which the reorganization should take is not so obvious. The suggestion has been made that much of the annoyance and duplication which the present system brings with it can be avoided, in case the various departments will co-operate, rather than compete. Such is undoubtedly the case, but at the same time the providing of a remedy for the exasperating defects of the prevailing methods of inspection cannot be left to the voluntary action of departmental heads. They have not shown the slightest disposition to co-operate in the past, and from their own departmental point of view they have but small interest in co-operating. They are acting under separate laws passed at a separate time for the purpose of protecting the public interest in some specific manner. A conscientious Tenement or Health commissioner might not want to leave the administrative carrying out of a health or tenement house law to the inspector from another department, over whom he had no control. Departmental heads who are not conscientious and who are influenced by political motives in the conduct of their offices naturally want to keep their own force as large as possible, and to maintain the largest possible pretence of necessary official activity. In certain cases also the officials are responsible to the State, rather than to the municipal governments, so that voluntary co-operation becomes still less probable. It is evident that whatever part such co-operation may play in the reorganized system of inspection, the city administration cannot depend upon any such simple and easy method of dealing with this vexed and complicated problem.

The Record and Guide believes that some plan of centralizing the inspection service will have to be worked out. In no other way can an authority be created which will have any sufficient interest in doing away with the duplications, the conflicts and the harassing annoyances of the existing multiplicity of administrative jurisdictions. It will not, however, be an easy matter to frame a practicable plan for a central bureau of inspection. The several departments which are now sending out inspectors will, of course, preserve in almost every case their administrative independence, and they will have to have some assurance that the inspection required by the laws from which they derive their authority is being properly performed. They will have to be effectively represented on any central bureau of inspection, and they will need to have the authority under certain conditions to order special inspections. Just how such an authority can be combined with a really effective centralized system is difficult to imagine, but it probably can be done. The attempt to do it must assuredly be made. We are glad to see that a committee representing certain affiliated real estate organizations has been appointed to study the problem and to present to the Mayor a plan for an efficient reorganization of the whole system. The committee has the opportunity of accomplishing an extremely useful piece of constructive work, and one which may constitute a valuable precedent. Practically all the legislation the administrative aspects of which are now causing so much discontent has been imposed upon property owners and manufacturers against their protest, and the consequence of their opposition has been that they have not been consulted about the legislation as much as they should have been. But if a committee representing the property owners of New York can devise a system of inspection which will really enforce the existing laws for the safeguarding of life, health and the public interest, and which will materially reduce the annoyance and expense of the prevailing system, they will be both performing a valuable public service and providing the foundation for the exercise by the real estate interests of a more effective and beneficial future influence on public legislation and administration.

Strong Phases of the Building Situation.

Almost unprecedented as the existing dullness in the building market is, due to the almost entire cessation of operative building, the little activity which is going on affords an interesting indication of the comparatively strong phases of the existing situation. In the first place, two large improvements are under way in the best retail part of Fifth avenue, and in both instances the new structures will be occupied by business firms of unimpeachable standing. Farther south, two new mercantile buildings are being erected — one running through from Fifth avenue to Broadway, and the other on a side street off Fourth avenue. These particular plans are evidently the result of very exceptional circumstances. They are being built not for occupation by a tenant who has been already provided, but with the expectation of getting the advantage of the practical cessation of loft construction.

The case is different with two new structures which are being erected in the Pennsylvania district. One of these, situated on Seventh avenue, is being built by the National Suit & Cloak Co. to meet the needs of its own expanding business. The other is for occupancy by an important printing company, and makes it look as if that part of the printing trade which still swarms downtown will eventually move up into the Pennsylvania district.

Finally, a small amount of high-class apartment house building is still continuing in the lower Park avenue section. When the revival does come it may be predicted with some confidence that the parts of Manhattan which continue to exhibit some vivacity under the prevailing depressing conditions will be the first to revive.

New York City and the Canals.

The per capita levy of property taxes in New York City is $30.72, or about $122 for the average family of four, and is the highest of any city in the United States, with one exception. It is about double that of other large cities, such as Chicago, Philadelphia, Pittsburgh, St. Louis, or Newark, or Jersey City. New York's per capita tax is about double that of cities along the line of the Erie Canal, such as Albany, Schenectady, Syracuse, Rochester and 50 per cent. higher than Buffalo. In spite of this, the present plan for barge canal terminals operates in such a way that New York City, in addition to being taxed for its own terminals, will be taxed four or five million dollars for terminals for up-State cities, notwithstanding that

New York City will pay about 75 per cent. of the $100,000,000 for canal improvements, although only about 25 per cent. of the canal tonnage reaches New York City. The present Barge Canal Terminal Act deprives New York City of any home rule whatever in the location, construction, equipment, control, operation or regulation of rates for terminals. The law also contains ambiguities which may be interpreted to the disadvantage of New York. Every way you look you see lawmakers sniping at New York City property owners.

Why Districting Is Essential.

Editor of the RECORD AND GUIDE:

You ask me for a brief expression of my views in relation to the limitation of building heights and districting. In general, the Commission on Heights of Buildings, of which I am a member, was satisfied that no single rule could be devised which would be reasonable in districts where land has great value and at the same time effective for any good purpose in districts where land has little value. Districting, therefore, is essential to the adoption of rules which will be of advantage to the owners of property by enhancing the value of land and conserving the value of buildings.

The general principle which should be observed in framing regulations is that already indicated, and in particular the regulation should he such, so far as existing conditions may permit, as will prevent the erection of any building not suitable as the type for all the buildings of like kind within the territory suited to the erection of such buildings. Regulations should be so devised that an owner of land may improve it with reasonable confidence that if he erects a building suitable to the location the value of that building will not be destroyed by the erection of buildings near his which detract from its value.

These general principles apply with special force to residential districts. It has frequently happened that dwelling houses in good condition have been rendered valueless by the intrusion of tenements or other unsuitable buildings when such buildings were not demanded at that location. The plan or regulation which the commission had in view should be such as to furnish adequate protection to all owners.

LAWSON PURDY.

Why Architects Favor Limitation.

Editor of the RECORD AND GUIDE:

New York Chapter of the American Institute of Architects, at the last meeting, voted unanimouslv in favor of the general proposition of limiting the height of buildings. The profession does not favor an arbitrary horizontal limitation in height, and believes that any regulation should not be subject to politics or interested influence, with a consequent uncertain and unjust shifting of the limit up and down and up again, as has been the case in one or more important cities, Chicago in particular.

The architects, by a similar unanimous vote, placed themselves on record as favoring in principle the proposed system of zones or districts. Architects naturally desire the utmost freedom in designing buildings for their clients. They realize, however, and warn the public that an unrestricted right of an individual to build as high as he pleases, and use his building for any purpose he pleases, becomes not personal liberty, but license to interfere with the light and air and other rights of his neighbor. Such encroachment on the rights of others means in the final analysis injurv and injustice to the community. The problem of regulating the use and height of buildings will be a difficult one to solve. But if the problem is not met squarely, New York will one day realize that it has suffered a catastrophe affecting not only the public health, but affecting in a far-reaching way property values.

This will answer your inquiry as to the attitude of the architectural profession on this important question.

D. EVERETT WAID,
Vice-President New York Chapter.

Redemption After Tax Sale.

Editor of the RECORD AND GUIDE:

Kindly tell me the law governing tax sales; how can the original owner become repossessed of the property affected? Does limitation of period of years bar him from redemption? B. W.

Answer: Under the new system the lien of the City of New York is offered for sale to the purchaser who will bid the lowest rate of interest, not exceeding 12 per cent. per annum. The purchaser then pays to the city the amount of its lien, together with the interest to date of sale and the advertising charges. He receives in exchange an assignment or "Transfer of Tax Lien" from the city bearing interest at the rate bid. The Collector of Assessments and Arrears, Daniel Moynahan, says:

"Under the former system taxes and assessments had to be in arrears three years, and water rents four years, before becoming subject to sale, and when sold only arrears that had run for at least those periods respectively were included in the charges for which the property was sold. Under the present system the period required to run before the lien is subject to sale is unchanged, but there is this important difference: Not only is the lien sold for such arrears, but there is also included **all subsequent liens** up to the date named in the advertisement of the sale.

"For example: If the taxes for the years 1909, 1910, 1911, and an assessment confirmed and entered in 1910 against a given parcel of property are unpaid, and have been unpaid for three years as to the 1909 tax, it is therefore subject to sale; and not only will the sale be for the tax of 1909, but it will also include the taxes for the years 1910, 1911 and 1912, and assessments confirmed and entered in 1913, prior to date set forth in the advertisement.

"The instrument evidencing the sale and executed by the city to the purchaser is called a 'transfer of tax lien.' The interest due under the transfer of tax lien is payable semi-annually on the first days of January and July in each year. In the event that the owner of the property, or person otherwise interested, fails to pay the interest on the said lien on the due day, and is in arrears for such interest thirty days thereafter, or fails to pay taxes, water rents or assessments that are subsequently charged against the property, within six months after the delivery of the transfer of tax lien, the holder of the transfer of tax lien may foreclose the same, pursuant to the provisions of the Code of Civil Procedure in respect to mortgages. But in case interest and taxes are paid, the owner of the property has three years from the date of sale in which to redeem, at the expiration of which time the lien becomes due and payable and may be foreclosed, as hereinbefore stated."

Problems for Real Estate Interests.

Editor of the RECORD AND GUIDE:

A brief outline of the causes of the present depression in the real estate market, together with suggested remedies, and the outlook concerning them, may be stated as follows:

(a) First in importance, and even overshadowing the tax question, is the over-production of new buildings, causing an unusual number of vacancies and a resulting lowering of rents and stagnation in the selling market, particularly so far as the older types of structures are concerned. The number of new buildings being heaped upon us with their ever-changing types is a form of extravagance. Every structure that was a perfect structure when erected, say five years ago, is somewhat old-stylish today.

Thanks to the initiative of the Title Guarantee and Trust Company, most of the lending institutions have checked this over-building during the past year by withholding building loans, a step which they should have taken three or four years ago; but better late than never, and they can at least make amends by continuing this policy for at least two years more, or until the demand for building space shall exceed the supply.

(b) Next is the depressing influence of high taxes. As to this, the outlook seems very good for a slight, gradual decrease annually during the next four years. We have a rare combination of very capable men in control of our city affairs, such as New York City has not had within the memory of the present generation. If this administration will not accomplish it, none ever will.

(c) Then comes the matter of the high interest rate of mortgages. The prevailing rate in Brooklyn and the Bronx during the past year has been 5½ per cent., but rates are just now gradually returning to the normal level of 5 per cent. It's highly discouraging to owners to have to pay 5½ per cent. on property located in the densely populated boroughs of Brooklyn and Bronx. The cause is the 4 per cent. rate paid to depositors by our savings banks. It is extravagant and nonconservative on their part and necessitates the charging of 5½ per cent. on mortgages by many of them. Besides, many people would rather keep their cash in a savings bank at 4 per cent. than on a first mortgage at 5 per cent. These same people would gladly accept a 5 per cent. mortgage if the bank would only yield them 3½ per cent., which is as large a rate as conservative banking should really permit. A few larger institutions have, during the past year or so, declared this rate, but the bulk of them, simply as a form of advertisement (which should not exist among savings banks) still keep flaunting the 4 per cent. rate.

(d) Then we have the avalanche of regulatory orders showered upon the buildings by various municipal departments, almost amounting to mania. No fair-minded property owner objects to the correction of any condition substantially dangerous or unsanitary, but it does seem like rank oppression when volumes of orders and violations are intended to regulate or remedy trivial matters which can never harm anybody and which ought to really be a matter between the janitor and the tenants. At least no sensible person has ever been able to figure out why these violation orders are suddenly enforced with unusual vigor when property is at its worst, instead of at its best.

Something ought also to be done about the enormous increase in insurance premiums on plate and landlords' liability. During the past two years they have increased from 50 to 100 per cent. and the necessity for such increase arose solely from the careless and wasteful methods of the companies doing this class of insurance. The plate companies never attempt to prosecute or have punished anyone for malicious mischief and so it has come to be a well-known fact to the street loafers who continually break building windows, that no one is ever punished for it. If the companies vigorously prosecuted offenders for a period of six months or a year and had punishment inflicted as a wholesome example, the loss by breakage would not amount to more than a third of what it is at present. Likewise the accident companies keep on settling for amounts varying from $50 to $100 claims which they know to be without merit and which they can beat out in court, and so encourage a flood of claims and lawsuits four-fifths of which would never come to trial if the company adopted the policy of the railroads and fought the unmeritorious cases to a finish.

These are the problems that the real estate interests should devote themselves to in order to put values up to their proper level. For under normal conditions there is hardly a sounder investment than that of real estate.

SAMUEL ZIRN.
14 Graham Ave., Brooklyn, May 25.

—The National Real Estate Exchanges meet in convention at Pittsburgh, July 8, 9, 10 and 11, and the National Association of Building Owners and Managers, at Duluth, July 14 to 17.

—The Register's office of New York County received $1,134,590 from mortgage taxes during the first three months of this year, and $28,090 from fees of other counties.

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THE ADVISORY COUNCIL.

Takes a Decided Stand on a Number of Vital Civic Matters.

The regular monthly meeting of the Advisory Council of Real Estate Interests was held at the office of the council, 55 Liberty street, on Thursday, May 28. It is the purpose of the Advisory Council to foster existing organizations interested in real estate matters and to advise them on subjects pertaining thereto. It was concluded that the Advisory Council should be thoroughly advised upon all legal and legislative questions, as well as all technical and practical matters affecting real estate that it might consider from time to time. Therefore, it was deemed expedient to establish a board of counsel consisting of voluntary members, who are authorities in their peculiar legal specialties, and also an advisory staff of experts, such as engineers, architects, constructors, real estate operators and others who are regarded as best equipped and best informed in their particular fields of activity.

The Board of Counsel will be comprised of a central committee which will study all legislative matters, and additional sub-committees, consisting of lawyers selected from their authoritative knowledge upon the subject matter to be considered. Thus, the advisory council will be reinforced by the best legal, technical and scientific authorities in New York, which should place its decisions and determinations upon a basis well supported both in theory and fact. When these advisory committees shall have been completed, the ultimate result will be of value to the city itself as well as to the property owners, thus fulfilling the original purpose in the formation of the Advisory Council.

A finance committee has been appointed consisting of Messrs. Clarence H. Kelsey, Adolph Bloch and Cyrus C. Miller, chairman of the executive committee. Mr. Kelsey was elected treasurer of the council. The following resolution has also been adopted: "Resolved, that no funds shall be requested or knowingly received from any corporation or joint stock association for any political purpose whatsoever, or for the reimbursement or indemnification of any person for moneys for properties so used."

A permanent office has been secured with the necessary furniture, and a secretary.

The council approved the extension of the site of the new court house in an easterly direction if the sub-soil of the new site is suitable for foundations of so large a building at moderate cost. The new plan also permits of a better street layout.

The following resolutions were adopted:

"We think it would be prudent to make borings in the proposed site for the new court house and its neighborhood to determine the nature of the sub-soil and its suitability for the foundations of so great a structure, before committing the city to the purchase of the site or the erection of the building on it.

"Also, that if the circular street around the court house and the boulevard through Chinatown are to be made part of the plan, even though their physical opening be remote in point of time, the question of their cost and the local assessment, if any, should be taken up at the same time with the commitment for the court house itself, so that the approximate cost of the whole plan might be known in advance."

The conflict of orders and the duplication of inspections of buildings have become oppressive, and at times the owners and tenants do not know which of various conflicting orders to obey. It is not for the best present interests of the city nor for its future development to permit these conditions to continue, for in the meantime, tenants and owners will find it to their advantage to rent and purchase in other cities and states, where more liberal opportunities are presented to them.

The following resolution was adopted:

"Resolved, that the Advisory Council of Real Estate Interests commend the efforts of President Marks in his endeavor to diminish the over-regulation of buildings and the multiplication of conflicting orders from city departments, and that the council offers to assist the Mayor and the Board of Estimate and Apportionment in work along these lines."

The council adopted the following resolution in support of the work of the Citizens' Union, with reference to their study of the problems that are likely to come before the convention:

"Resolved, that the preliminary study of problems which are to come before the constitutional convention, now being made by the Citizens' Union and similar civic bodies, merits the approval of this council and that measures should be taken to keep in touch with the work thus being done to the end that if the constitutional convention is held, all matters affecting taxation and property that are likely to arise before the convention, shall have been considered thoroughly."

The following resolution against the single tax was approved by the council, Messrs. Marling and Miller not voting, as they are members of the Mayor's Taxation Committee:

"Resolved, that this council hereby records its opposition to the adoption in this State of any form of single tax legislation, including the plan commonly known as 'halving the tax upon improvements'."

"Resolved, that this council indorses the plan of the Allied Real Estate Interests, one of its constituent organizations, to conduct a campaign of education on the single tax, and urges citizens and organizations to co-operate with the Allied Real Estate Interests towards this end."

Owners Discuss Realty Problems.

City officials and leaders of the prominent real estate organizations discussed the real estate situation on Tuesday evening at the open meeting of the United Real Estate Owners' Associations. The consensus of opinion seemed to be that the harmony and identity of purpose now existing among the large organizations and their cordial relation with the city officials will do much to have the municipal authorities see the view point of the taxpayer more clearly than heretofore.

Tax Commissioner George V. Mullan said: "The Tax Board is about ready to enter into an active campaign to establish a compact with the real estate owner and taxpayer. I believe there should be a representative of the real estate interests present at every meeting of the Boards of Estimate, Aldermen and the Sinking Fund."

The Advisory Council of Real Estate Interests was ably represented by Hon. Cyrus C. Miller, chairman of the execu-

tive committee. He held out strong hopes that the Council will become a powerful and influential body; that it will seek to accomplish results both individually and through the existing taxpayer organizations.

The present deplorable condition of the real estate market, Henry Bloch, the president of the United Associations, stated, could be ascribed to three specific causes. 1st, gross extravagances in the past city administrations, resulting in a city debt of over a thousand million dollars and in an enormous annual budget; 2nd, over-regulation by the city and a multiplicity of orders from the various municipal departments, unnecessarily annoying and embarrassing the owner of property; and 3rd, fear of the enactment of retroactive and confiscatory legislation.

Among the others who addressed the gathering were: Lawrence M. D. McGuire, president of the Real Estate Board; Allan Robinson, president of the Allied Real Estate Interests, acting Tenement House Commissioner William H. Abbott, Jr., and Ira J. Ettinger.

Real Estate Board and the Court House Site.

The Real Estate Board has endorsed the opinions expressed by its president, Laurence M. D. McGuire, at the hearing before the Board of Estimate, to the effect that the necessity of the proposed diagonal street should be proven before it is actually decided that such diagonal street is necessary; that both the proposed circular street about the court house and this proposed diagonal street should be made a part of the court house proceeding, as they are essentially an adjunct of the general scheme and it would be most unfair to assess any local area for them.

The board feels that before actually authorizing contracts there should be ascertained the approximate cost of the entire scheme, so that the taxpayers may feel that, under the present economical city administration, the experience of the past, where original estimates have fallen hopelessly short of the final cost, will not be repeated. It is also suggested that should this additional site be acquired, resort be had to private purchase so far as may be found possible, so as to avoid the cost and delay of condemnation proceedings.

Widening Fulton Street.

A new plan for the widening of Fulton street, Brooklyn, has been proposed by the Borough President and referred to the Chief Engineer of the Board of Estimate for a report. It reduces materially the amount of land to be taken for street purposes, and leaves property of great value for street purposes.

The widening will be on the northerly side of Fulton street, between the Flatbush avenue extension and a point about 47 feet east of Rockwell place; Fulton street, on its southerly side, between Rockwell place and Ashland place, asd Ashland place, on its westerly side, between Fulton street and a point about 91 feet north of Lafayette avenue, in the Borough of Brooklyn.

Bronx Sewerage Plan.

The Board of Estimate has taken favorable action on the new drainage plan for the territory bounded approximately by Third avenue, East 140th street, Willis avenue and Southern boulevard. It provides for replacing the sewers in East 135th street, from Lincoln avenue to Third avenue; in East 139th street, from Alexander avenue to Third avenue, and in Third avenue, from East 138th street to East 140th street, with others having a greater diameter. It also shows additional sewers proposed in Alexander avenue, Southern boulevard and Willis avenue, as well as a storm relief sewer in Third avenue, between Southern boulevard and the Harlem River. Information is presented to show that the existing drainage system is here of an inadequate capacity, and that the modifications now proposed are intended to afford adequate relief.

INDUSTRIAL RELATIONS.

A U. S. Commission Investigating Real Estate Subjects.

A commission authorized by act of Congress is investigating industrial relations in this city. One of the commissioners is Mrs. J. Borden Harriman of New York, and another is John R. Commons of Wisconsin, who formerly was one of the secretaries of the Civic Federation in this city. Altogether the commission comprises nine persons, appointed by President Wilson. Three are employers of labor and three are representatives of organized labor. They receive ten dollars a day and expenses while actually engaged in the work of the commission.

They are authorized to hold sittings anywhere in the United States, to send for persons and papers, and to administer oaths and compel testimony. They will make their final report to Congress within three years from the date of the act, and then the commission shall expire.

The commissioners are directed to inquire into the condition of labor in the principal industries, into existing relations between employers and employes, into the effect of industrial conditions on public welfare, into conditions of sanitation and safety, and into the question of illegal entry of Asiatics into the United States.

This current week the commission devoted to the Building Trades of New York; on Monday to the abritration plan, and heard Otto M. Eidlitz, R. D. Tompkins, J. W. Johnston, Edward Dunn and Frank B. McCord; on Tuesday to the subject of Boycott on Materials, hearing Walter G. Merritt, Edwin Outwater and John Rice; on Tues- also to general subjects, hearing Louis Horowitz, Frank B. Gilbreth, W. A. Rowan and D. Everett Waid; a part of Tuesday and all of Wednesday was given over to hearing about jurisdictional disputes, when testimony was given by C. G.. Norman, James Lennon, Alexander Kelso, John T. Taggart, Charles F. Massey, John R. Alpine, George H. Morris, James P. Knight, Fred Deegan. On Friday the time was taken up with the subject of Restriction on Metal Work, and on Friday conditions among the laborers and hod carriers were investigated.

The narratives evolved from the testimony would be only familiar history to Record and Guide readers. What the commission will make of it no one knows. If the recommendations of Walter Gordon Merritt, the counsel for the Anti-Boycott Association which has been fighting for non-union trim manufacturers in the West, are followed, the commissioners will recommend that:

(1) All labor agreements be enforcible by making a union liable for damages in case of violation.

(2) Strikes on public utilities absolutely forbidden.

(3) The distinction between lawful and unlawful strikes must be developed and enforced.

(4) Laws to be enacted providing that no strikes shall be called except after a free and unrestrained ballot by the intending strikers in support thereof.

(5) Protection against an organized war of exclusion to drive non-union men, employers and products out of industry.

(6) Labor unions should come under the anti-trust laws.

The Free Port.

A free port would be a small area within the limits of the harbor into which goods might be imported, and from which the same goods might be exported, without payment of duty; but no imported goods could be transferred from the area of the free port, excepting for export, without the payment of the regular tariff.

In other words, a free port is a neutral zone so far as the tariff is concerned. The advantages to be derived from the creation of such a zone are obvious. Certain manufactured articles require the use of raw materials imported either in whole or in part. Such

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36 Bound Volumes Record & Guide, January 1896 to date. How much am I offered. LAWYER, Room I, 19th Floor, 220 Broadway, N. Y. C.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on June 2, 1914. Record and Guide Company, 119 W 40th St.

articles, when intended for export, may be produced in a free port without the payment of duty on the imported raw material.

It frequently happens that an export order comprises both domestic and foreign made articles. A consignment of this character may be assembled within the free port and sent abroad without customs house red tape. Exporters often wish to repack imported articles for export in their own packages, and the free port is available for this purpose.

These are some of the uses to which a free port may be put.

The principle underlying the free port idea is already recognized in our tariff law by allowing rebates of duties paid upon imported goods which are subsequently exported, but this procedure has been found to be necessarily cumbersome. The Merchants' Association has found an impressive body of opinion in favor of the plan.

LOCAL IMPROVEMENTS.

Washington Heights.

At the meeting of the local board held May 26 the following resolutions were adopted:

For paving the widening of Riverside Drive on the easterly side, from 158th to 160th streets. The engineer reports that this service street is supported at present by an earth embankment which will without doubt be disturbed whenever work on the extension of Riverside Drive is begun. On this account he recommends that the service street be paved for only a portion of its width. An estimate has been made for laying a strip of permanent pavement 20 feet in width. This will accommodate the buildings now being erected, and comply with the request of the petitioners. The estimated cost of paving this strip is $7,400.

For laying out a change in the lines of West 189th street, between Wadsworth and Amsterdam avenues. The purpose of this change is to make the street lines coincide with the line of a building recently erected at the southeast corner of West 189th street and St. Nicholas avenue. The position of this building is due to a city surveyor's error. The petitioner states that she is the owner of all the land fronting on both sides of 189th street, and is prepared to cede the land which falls within the new street lines on the northerly side. It is suggested that an agreement as to this cession be entered into before the map change is approved by the Board of Estimate and Apportionment.

Harlem.

For reconstruction of sewers in First avenue, between 95th and 106th streets, and outlet sewers in 96th and 102d streets, between First avenue and the Harlem River.

The Engineer of Sewers reports that the existing sewers in First avenue were built in 1874; that they have settled badly, are cracked and distorted, and that considerable portions of the brick and masonry are missing. He further states that they are in a dangerous condition and likely to collapse at any time. It is recommended that they be abandoned as soon as the new sewers, for which this estimate is made, can be constructed. The total estimated cost is $116,224, and the valuation of property within probable area of assessment, $16,057,200.

Larger Brooklyn Postoffice.

Secretary McAdoo of the Treasury Department has included a request to Congress for the fiscal year an appropriation of $350,000, which will be required for the land now occupied by the Columbia Theatre, to extend and enlarge the present Federal or general postoffice building on Washington street, Brooklyn.

—Railroads killed fewer people last year, but some stockholders look sick.—Wall Street Journal.

Activity at Ridgewood.

Hundreds of families are moving over from the Bronx to the Ridgewood section, where there has been a long-continued building movement. Builders there find a ready market for small apartment houses, costing them about $17,500 each, relatively similar to those which were erected a generation ago in Manhattan and Brooklyn, but of course with the modern new law requirements. As an instance of the large scale operations, the Ring-Gibson Company is putting up eighty-four double-four-story houses, each arranged for eight families and estimated to cost $17,500 each. Each apartment has a private hall. German-American families are moving to Ridgewood in large number mostly from Williamsburg and the Bronx. The Ring-Gibson Company is reported to be negotiating for 500 more lots. The eighty-four buildings above mentioned are one block from the Fresh Pond station of the Myrtle avenue L and will be within twenty minutes of Manhattan when the Broadway route is third tracked.

Year's Business of a Representative Concern.

So representative of real estate and building activities in this city is the business of the United States Realty and Improvement Company that the annual report of the corporation is always a subject of special interest. A copy of the report being at hand, it is noted therein that as a result of the unusual business conditions of last year the amount received from net rents was $1,463,720.49, a decrease from the previous year of $127,662.58; but this amount is practically the same as for the fiscal year ended April 30, 1912.

The company's gross income from investments was $2,035,430 and from building contracts $1,384,178; surplus for the year after paying the usual dividends, $514,397. The profits were equal to 8.18 per cent on the capital stock. The construction business of the George A. Fuller Company had a good year, as the new contracts taken on amounted to $20,955,412, to be added to the $20,016,572 unfinished business on the books at the beginning of the year. The unfinished construction business at the date of the report, April 30, amounted to $17,685,364. The list of contracts taken last year shows that the company is doing work of the first rank in most of the principal cities of the United States and Canada. The new engineering and construction department had contracts amounting to $4,090,710 on April 30.

The regular income from real estate and other investments continues to be more than sufficient to pay all expenses and the interest upon the parent company's bonds. The balance of the income from these investments, the profits from the George A. Fuller Company, the real estate operating department, and the general construction work will be applicable to dividends. The reserves set aside for accidents on account of building and general construction work, for depreciation of the company's buildings, for expenses of unproductive real estate, and for contingencies, now aggregate $1,121,523.20. The aggregate of the mortgages on all of the real estate owned by the company is now only 44 per cent. of the book value. With two exceptions all of the company's buildings are modern fireproof structures so located as to afford maximum advantages of accessibility, light and air, and are maintained in the highest possible condition.

—A great amount of money is being loaned into Queens Borough. This spring and building operations are running ahead of last year's record. Ten million dollars worth of mortgages were recorded last week.

PRIVATE REALTY SALES.

An examination of statistics compiled by the Record and Guide for the last five months shows little decline in business, as compared to the corresponding

period for 1913. In spite of the generally prevailing impression to the contrary, the figures show only a slight decrease in the number of sales consummated and conveyances recorded for this year as compared to last year. It may be said that substantially conditions have remained stationary as regards selling activity. The statistics show marked decrease, amounting to over a hundred per cent., in the amounts involved in mortgage loans as compared to the previous year, but this is offset to a degree by the greater number of mortgage extensions recorded since the first of the year. In building activity the only borough which shows an improvement since 1913 is Queens. In Brooklyn and Richmond there have been slight decreases while in Manhattan and the Bronx the decline is noticeable to a more marked extent.

The market showed signs of strength this week in spite of the approach of the summer season which is generally productive of little business of note. Considerable improvement in the situation was evident not only on account of the increase in the number of transactions, but on account of the activity of apartment house builders in the accumulation of well located plots for improvement with high class multi-family structures. Among these were Bing & Bing, who purchased a Park avenue plot, Mayer & Mayer who bought West End avenue holdings, and the Fullerton Weaver Company which obtained a large plot in 67th street in a transaction which also involved a loft building at Fifth avenue and 15th street.

Other interesting deals concerned a row of residences in East 80th street, a probable new home for the Calumet Club and Washington Heigths apartment houses. An encouraging sign and one which may be indicative of continued improvement in the market was the demand for investment properties by small buyers.

The total number of sales reported and not recorded in Manhattan this week was 39, as against 19 last week and 19 a year ago.

The number of sales south of 59th street was 11, as compared with 4 last week and 5 a year ago.

The sales north of 59th street aggregated 28, as compared with 15 last week and 14 a year ago.

The total number of conveyances in Manhattan was 155, as against 185 last week, 14 having stated considerations totaling $605,250. Mortgages recorded this week number 82, involving $1,890,232, as against 103 last week, aggregating $2,101,033.

From the Bronx 9 sales at private contract were recorded, as against 13 last week and 4 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $529,959, compared with $1,198,297 last week, making a total since January 1 of $18,872,019. The figures for the corresponding week last year were $757,550, and the total from January 1, 1913, to May 31, 1913, was $24,590,521.

Calumet Club Obtains Option.

The former Harry B. Hollins residence at 12-14 West 56th street, will be the new home of the Calumet Club, if the members decide at a meeting next Wednesday to exercise the option of purchase which they obtained this week through Pease & Elliman. It is a five-story building on plot 50x100, just west of Fifth avenue and was recently vacated by Mrs. John Astor who occupied it during the winter. The Calumet has been located for a quarter of a century at the northeast corner of Fifth avenue and 29th street. About three years ago the owner, the Francis A. Lawrence Estate, desired a cancellation of the club's lease, which had five years to run, and in payment for this privilege, besides receiving $85,000 in cash the club was given the right to occupy until the property was sold. As there has been no sale, the Calumet members have enjoyed their old home without cost during the last three years. If the

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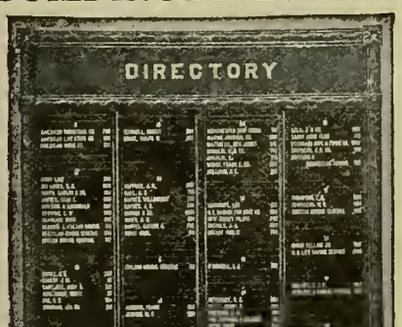
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club moves to 56th street, the only member of the old club colony to remain south of 42d street will be the Union League at 39th street.

Costly Residences for East 80th Street.

Edward J. Hogan and William B. May & Co. have negotiated the sales of four 20-foot private residences, 4, 6, 8 and 10 East 80th street, for Mrs. Otto Dreyfoos, Mrs. Pauline Gutman, Mrs. Solomon Friedman and the Tyrene Realty Company, to a buyer said to be F. W. Woolworth. The present buildings will be removed and new residences erected on the site, the west 60 feet being divided into two lots, one of 28 feet and the other of 32 feet. This operation has been especially planned to secure mutual light privileges in the rear, and will represent a total cost when completed of between $700,000 and $750,000. Adjoining the properties sold, at 2 East 80th street, is a modern five-story dwelling erected a few years ago by Mr. Woolworth for his daughter, Mrs. Frank Hutton, which residence abuts his own at the south corner of Fifth avenue and 80th street. The M. Morgenthau, Jr., Co. was associated as broker in the sale of No. 10 for the Tyrene Realty Co. It was reported later in the week that the purchaser of this house was Solomon Friedman, who sold No. 8.

Big West Side Operation.

David W. Buchlin has sold through Slawson & Hobbs to Jerome C. and Mortimer G. Mayer, the nine private houses comprising the northeast corner of West End avenue and 84th street, known as 263-281 inclusive in the street and one house on West End avenue, at 506, the entire plot being 102.2 feet on West End avenue and 133 feet on 84th street, running through the block half way and adjoining the vacant Broadway corner at that point. The buyers will erect a high-class, twelve-story apartment house with suites of six, seven and eight rooms. In part payment they gave the new twelve-story apartment building at 120 West 86th street, which has been held at $450,000. Slawson & Hobbs have also procured for the Messrs. Mayer a building and permanent loan of $650,000 for five years on the proposed building at 84th street and West End avenue. The operation will involve an outlay of about $1,250,000. Weschler & Kohn, as attorneys, represented Mayer & Mayer and M. S. &. I. S. Isaacs acted for David W. Bucklin.

West Side-Fifth Avenue Deal.

The Sixty-seventh Street Co., A. L. Mordecai & Son, Daniel B. Freedman, Heilner & Wolf and Potter & Brother, has sold to the Fullerton-Weaver Company the six lots in the north side of 67th street, 100 feet west of Central Park West. The property measures 150x100, and lies between the Chatham Court apartments and the Central Park studios and has been held at $250,000. It is to be improved with two nine-story apartment structures.

In exchange the syndicate of operators takes the Kensington building at the northeast corner of Fifth avenue and 15th street, an eleven-story mercantile structure on plot 38.6x125. The brokers in the sale were R. E. L. Mordecai, Douglas L. Elliman & Co., and Robert C. Knapp.

Apartment Houses In Trade.

William F. Burns, the florist, is reported to be negotiating for the purchase from the Henry Morgenthau Co. of the Columbus, a ten-story elevator structure, with stores, at the southeast corner of Broadway and 157th street, on plot 100x125, facing the subway station. He will give, it is said, in part payment the "Glenham," an eleven-story apartment house, at 2626 Broadway, and the "Elbe," a six-story structure, at 660 Riverside Drive. The brokers are Arnold, Byrne & Baumann. The "Columbus" was erected by Patrick McMorrow on property secured by him in 1909 from Klein & Jackson. The architects were Neville & Bagge. Mr. McMorrow traded the "Columbus" about eighteen months ago with the Morgenthau Co. for a plot at 131-137 West 35th street, 75x98.9, which he improved with a tall mercantile structure.

Builders Buy on Park Avenue.

Bing & Bing have purchased from Adolph Ganzmuller, the Operating Realty Co. and Margaret Calhoun respectively, 951, 953 and 955 Park avenue, three five-story flats on plot 77, 102.2, 100 feet north of 81st street. The buyers will erect a twelve-story apartment house from plans by Robert T. Lyons. The brokers in the deal were George Ranger and John J. Kavanagh, Stoddard & Mark representing the purchasers as attorneys.

Sonn Bros. Sell "Courtwood."

The "Courtwood," a six-story, high-class apartment house at the southwest corner of Broadway and 169th street, on plot 90 x 150, has been sold by the Central Building, Improvement & Investing Co., Sonn Bros., to an investor who gave in part payment a valuable Mt. Vernon residence. The "Courtwood" was acquired by the selling company from the Pembroke Realty Co. last December.

Manhattan—South of 59th Street.

CHRISTOPHER ST.—George J. Kenny & Brother sold for Bernard J. McCann 87 Christopher st, between Bleecker and West 4th sts, consisting of lot 25x98, with 6-sty stores and apartment building, to Mrs. Anna M. Adolphi.

HORATIO ST.—Christopher M. Garland sold through Dnross Co. the dwelling at 44 Horatio st to John and Magdalena Fait.

ST. MARKS PL.—The 4-sty building at 18 St. Marks pl, on plot 26x120, has been reported sold. The owner of record is the Central Trust Co., which acquired it at foreclosure in March, 1911, for $51,726.

WEST HOUSTON ST.—George J. Kenny & Brother sold through Pepe & Bro. 90 West Houston st, adjoining the northwest corner of West Broadway and West Houston st, to Joseph Personineni, owner of the adjoining property on the north and west.

30TH ST.—The estate of John A. L. Kemper sold 235 West 30th st, a 3-sty building, on plot 19.9x98.9, between 7th and 8th avs. This property was scheduled to be sold at auction Tuesday by Joseph P. Day.

36TH ST.—The D. H. Jackson Co. has resold to the Holland Holding Co., Judson S. Todd, Pres., 239 West 36th st, a 4-sty dwelling on lot 18.6x98.9. The purchasing company now owns 233-5-7 West 36th st, the adjoining houses, and controls a plot 74x100, and is about to file plans for a 12-sty mercantile structure. The sellers bought this property from Miss Mary L. Whitehead several weeks ago. Goodale, Perry & Dwight were the brokers.

6TH AV.—The Brown-Weiss Realties purchased from Julius Eloskey 92 6th av, a 3-sty building, on lot 22.8x90, adjoining the southeast corner of 8th st.

10TH AV.—Joseph Wenner has sold the 4-sty tenement and store, with 3-sty rear house, at 491 10th av, on lot 20.6x100, to Karl Seibert, a tenant in the baking business on the premises. The new owner will convert the rear house into a bake shop.

Manhattan—North of 59th Street.

81ST ST.—The Arcade Realty Co. has bought from Clemens Muller the 3-sty dwelling at 167 East 81st st, 113.6 ft. west of 3d av, which, with previous acquisitions, including 163 and 165, gives the buyers a plot with a frontage of 61.6 ft. An apartment house operation is contemplated.

95TH ST.—O'Reilly & Dahn re-sold for Marie I. Bloomfield to Adam Schurer the 5-sty flat 231 East 95th st, on lot 25x100.

97TH ST.—The Northern Realty Co. sold to Mary C. Hendrick 64 West 97th st, a 4-sty dwelling, on lot 19x100.11.

101ST ST.—D. H. Jackson Co., purchased from the estate of Conrad Stein, the 5-sty flat, 99 East 101st st, on lot 25x100.11, through Goodale, Perry & Dwight and Derschuch & Co.

125TH ST.—The estate of Robert E. Westcott has sold 305 to 309 East 125th st, three 5-sty tenement houses, covering a plot 75x99.11, 75

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ft. east of 2d av, to Hannah McDonald, who gave in exchange the block front in the north side of 175th st, between Broadway and Wadsworth av, plot 124.7x71.9x irreg. Slawson & Hobbs negotiated the trade.

135TH ST.—Rev. C. B. Twisby, pastor of the Mt. Gilead Baptist Church, colred, has bought from Mrs. O. Massce, through J. B. Wood, the 3-sty dwelling at 120 West 130th st, on lot 15x99.11.

AMSTERDAM AV.—Hugh Skelly, president of the Kips Bay Brewing Co., has purchased from the Compact Realty Co., Louis A. Jaffer, president, the "Fantana," a 6-sty apartment house at the northwest corner of Amsterdam av and 111th st, on plot 64x84x irreg

AMSTERDAM AV.—Hugh Skelly purchased from May Scheer 1052 Amsterdam av, a 6-sty elevator apartment house adjoining the southeast corner of 112th st.

AUDUBON AV.—Isaac Weil sold through Arnold, Bryne & Baumann and Joseph Ostroff, the northeast corner of Croton st and Audubon av, plot 50x90, to the Henry Morgenthau Co., which gave in exchange 1317 Wilkins av, a 5-sty apartment house on plot 80x100xirreg.

EDGECOMBE AV.—The D. H. Jackson Co. sold 58 Edgecombe av, a 4-sty dwelling, on lot 15.10x100, between 137th and 138th sts, to Louis J. Herrmann, who gave in exchange 1491 Amsterdam av, a 5-sty tenement with stores, on lot 25x100, near 134th st.

MADISON AV.—Taylor Brothers sold for the Equitable Trust Co., as executors of the Fraley Estate, the 4-sty dwelling, 962 Madison av, southwest corner of 76th st, on lot 20x102.2. The property has been held at $115,000.

RIVERSIDE DRIVE.—The West Side Construction Co., Jacob Axelrod president, has sold "Placid Hall," a 6-sty apartment house at the southeast corner of Riverside dr and 151st st, on plot 103.9x153.1. The property was acquired in 1912 by the seller from the W. Axelrod Realty Co., which constructed it a short time previously. The buyer is understood to have given in part payment a vacant corner situated further south on the drive.

ST. NICHOLAS AV.—Ennis & Sinnot have re-sold 1505-1507 St. Nicholas av, a new 5-sty apartment house on plot 57.2x100, to Woodbury G. Langdon, who gave in exchange 121 West 134th st, a 5-sty flat, on lot 25x100; 157 West 118th st, a 4-sty dwelling on lot 18x100; and 249 Front st, a loft building near Peck slip on lot 18x62. William Cruikshank's Sons were the brokers.

ST. NICHOLAS AV.—The Brown-Weiss Realties bought from Alfred Fechheimer 456 St. Nicholas av, southeast corner of 133d st, a 5-sty flat, on lot 26.4x92.3x irregular.

SEAMAN AV.—Dr. Wesley Wait of Newburgh has sold through Hall J. How & Co. to the T. G. Galardi Co. a plot of nine lots forming the southwest corner of Seaman av and 207th st, which the buyer intends to improve with three apartment houses.

WEST END AV.—Earle & Calhoun have sold for A. F. Sterne the 3-sty dwelling on lot 20x100 at 885 West End av.

7TH AV.—Arnold, Byrne & Baumann have sold for Dr. S. K. Johnson the northwest corner of 7th av and 112th st, a 7-sty elevator apartment house, on plot 26x100, to the Vassar Realty Co., which gave in exchange 38 lots on Fairfield av, Stamford, Conn.

CENTRAL PARK WEST.—William H. Knowles of Pensacola, Fla., has sold through Pease & Elliman, the 5-sty building on plot 50x100, at 292-293 Central Park West, which is at present used as a private hospital. The sale will in no way effect the present tenancy.

Bronx.

FOX ST.—The Henry Morgenthau Co. sold a plot, 80x100, in Fox st, bet Ave St. John and Leggett av, to the Mack Construction Co., Inc. With this new purchase the Mack Construction Co. has a plot 160x100 which it is improving with 5-sty flats.

GERMAN UL.—Kurz & Uren, Inc., sold for Samuel Y. Hampton the southeast corner of German pl and 157th st, a vacant plot 75x100, to builders, who will improve with a 6-sty apartment house.

TIFFANY ST.—G. W. Cooper sold to Charles L. Moffett, the triangular plot 85x105x72 in Tiffany st, oppsite the Hunts Point building of the American Bank Note Co.

CROTONA AV.—Richard H. Scobie has resold for Ernest O. Beecher to Herman Goossen the 5-sty apartment house 1809 Crotona av, with 5 stores, on plot 26x100, at the southwest corner of 175th st.

CROTONA AV.—Sutera & Villone have sold for the Spies estate the southeast corner of Crotona av and 187th st, a plot 100x70, to a builder, who will improve it with apartment houses. The plot was acquired by A. W. Spies in 1852.

HEATH AV.—Achille & Lucia Scubia have sold to C. Scalafani and G. Guardino, 3058 Heath av, a 3-sty dwelling on plot 33x100.

SOUTHERN BOULEVARD.—Kurz & Uren, Inc., sold for Hubener Eschner Co. 876 Southern Boulevard, a 4-sty flat, on plot 33.6x100.

WALTON AV.—John Pfluger has sold for Mrs. A. Greenwald, the 2-family house at the northeast corner of Walton av and 176th st.

Brooklyn.

CLIFTON PL.—Henry Agar has sold the 3-sty dwelling, 243 Clifton pl, for Harriet Eason, and the 2-family dwelling, 576 17th st, for W. Brockway.

GARFIELD PL.—Burrill Brothers have sold the 3-sty dwelling at 280 Garfield pl, between 8th av and Prospect Park West, on lot 20x100, for Joseph A. Arons.

PENN ST.—Bulkley & Horton Co. has sold the 2-sty private house at 185 Penn st, on lot 20x100, between Lee and Marcy avs, for Clarence J. Wyckoff to Samuel Goldfinger.

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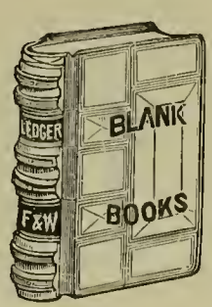
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PUTNAM AV.—Frank A. Seaver sold the one-family brick house at 540 Putnam av for Fannie F. Quinn.

STERLING PL.—Elisha T. Everett has sold 821 Sterling pl, a 2-sty dwelling.

46TH ST.—Tutino & Cerny have sold for Thomas Thompson the 2-sty two-family dwelling on lot 20x100, at 659 46th st.

52D ST.—Sinmacros Realty Co. sold the two dwellings, 224 and 336 East 52d st, to William Meyer and later re-sold same for about $13,000; also for M. L. Maxwell the dwelling 147 92d st for about $6,500; for the Bradley estate the corner lot, 25x100, at Ridge blvd and 92d st, and to a builder for improvement with dwellings, the plot 140x100 at the southwest corner of Ridge blvd and 91st st.

58TH ST.—Hall J. How & Co. have sold 526 58th st, a two-family house on lot 20x100, for T. G. Galardi Co. to John J. Byrne.

61ST ST.—Jes. R. Johnston sold for the Gustav Adolfus Building Co. the apartment house in the south side of 61st st, 100 ft. west from 5th av, to Mrs. Griswold for investment. In part payment the purchaser gave a residence and 8 acres at Central Valley, N. Y. The transaction involved about $80,000.

AV I.—Flatbush Gardens Co. sold the two-family dwelling at 3815 Av I; also, sold a plot in the west side of East 46th st, north of Av N, to J. J. Reilly, who will erect dwellings; and a plot 80x100, in the east side of Hendrickson st, south of Av F, for Rollo Harris.

ST. MARKS AV.—John E. Henry, Jr., sold for W. W. Woods the old homestead on plot 150x150, at 880 St. Marks av, to Edward McGnire, who gave in part payment three 4-sty apartment houses, each on lot 25x125, in Prospect pl, between New York and Broklyn avs.

5TH AV.—Samnel Galitzka Co. has resold for Barenburg & Bower, the plot, 100x100, at the northeast corner of 5th av and 82d st.

5TH AV.—Samuel Galitzka Co. sold for John H. Bahrenburg and Henry Bower the northeast corner of 5th av and 81st st, plot 100x100.

PROSPECT PARK WEST.—Henry Pierson & Co., Inc., sold to Clarence T. Cleury, for occupancy, the 4-sty dwelling, 94 Prospect Park West.

Queens.

ARVERNE.—The Lewis H. May Co. sold for Lewis Friedman his residence containing 20 rooms on a plot of 7 lots at the southeast corner of Ocean and Seaview avs, to H. A. Thayer.

FLUSHING.—August Millang has purchased the colonial dwelling and about 4½ acres on Whitestone av near Higgins lane, from James A. Gray.

Rural and Suburban.

CORNWALL LANDING, N. Y.—J. Sterling Drake has sold for Miss Virginia S. Field of New York City to Joseph R. Weir of Goshen, N. Y., the handsome Field cottage and riparian rights, on the Hudson River, located at Cornwall Landing.

ENGLEWOOD, N. J.—Daniel B. Freedman has resold through Porter & Co. the northwest corner of Morris av and Cross st, Englewood, N. J., a 3-sty building, on plot 50x150; also an adjoining vacant plot 50x100. The property was recently acquired by Mr. Freedman in part payment for the dwelling 63 East 93d st.

GOOD GROUND, L. I.—Peter R. Gatens has purchased from Edward W. Bedell the Bedell Cottage, with garage, and several acres, overlooking the Shinnecock Bay at Rampastnre Point. After making extensive improvements on the property Mr. Gatens will occupy it as a summer home.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. has sold to J. C. Matlack, of Manhattan, for occnpancy, the 12-room stucco residence on a plot with 260 ft. frontage on the southeast corner of Beverly rd and Park lane, Kensington, for about $30,000.

HARTSDALE, N. Y.—The Scarsdale Estates have sold to Emil D. Otto of New York City a plot 90x200 on Greenacres av, at Hartsdale. Mr. Otto expects to construct a residence. Scarsdale Estates also sold to Anna S. Cleary of White Plains a plot on Castleton pl, 75x150. The Qnaker Realty Co. has pnrchased at Scarsdale Hill a plot on Berkley av from Paul Mausnlff containing abont half an acre.

HEMPSTEAD, L. I., etc.—The Windsor Land and Improvement Co. sold, at Hempstead, to G. Tompe and J. Wirthman each 40x100 on Acacia av; to J. Healy, 40x100 on Grand av; to S. J. Sails, 20x96 on Milburn av; to M. A. Christie, 60x125 on Oak av; to M. Powell and W. N. Hnme, 80x100 and 40x100, respectively, in Botsford st; to R. Forster, 60x100 on Nassau and Windsor parkways; to W. A. O'Callahan, 40x100 in Marshall st; to A. E. Burgess, 80x125 on Willow av; also at Rockville Centre to W. C. & A. M. Sebbes, 50x100 in Bedell st; at Rosedale to H. Cregan, 40x100 on Stratford rd, and to B. Reilly, 40x100 in Bradley pl; and at East Rockaway, 40x100, to M. A. Brady in Sperry st East.

LARCHMONT, N. Y.—Rudolph J. Schaefer, head of the F. & M. Schaefer Brewing Co., has purchased at Larchmont the residence formerly owned by Archibald W. Ferguson on Pryer Point. In exchange Mr. Schaefer gave a plot of waterfront property adjoining La Hacienda, the home of Mrs. Jackson Gonraud.

MT. VERNON, N. Y.—The Cooley Realty Co. has sold a new stucco residence recently built by the Milligan Co. at 24 Wallace av for Edna L. Foster to Joseph New.

SUTTON MANOR, N. Y.—O'Connor & McCann have sold for Edward W. Davidson 3 Farragnt Circle, Sutton Manor, Westchester County. The property was held at $12,000.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. has sold to Kate Lamb, of Manhattan, a plot in Westmoreland fronting 80 ft. on the east side of Bayview av, 591 ft. north of Broadway.

LEASES.

Printers Lease in West 31st Street.

Final agreements were signed Thursday for the lease of the store, basement, first, second, third and fourth lofts in the new fifteen-story building to be erected at 406-426 West 31st street, to Louis Satenstein, doing business under the trade name of the American Book Bindery, Hurst & Company, publishers, and Michael Conroy, printer, doing business under the trade name of the American Book Printing House. The lease is for a term of fifteen years at an aggregate rental of around $750,000. The lessees have been located at Cherry and Rutgers streets for over twenty years, and formerly occupied about 75,000 square feet of space. Their new quarters will include over 100,000 square feet.

The negotiations were carried on by Fenimore C. Goode, of N. Brigham Hall & Wm. D. Bloodgood, and extended over a period of eighteen months. The same broker reports that arrangements have been made for leasing a large part of the remainder of the building to several well known printing and lithographing firms, and it is expected that the entire building will be rented before it is completed. Possession will be given about January, 1915. The owner and builder is the 406 West 31st Street Co.

Manhattan.

DANIEL BIRDSALL & CO. and Mark Rafalsky & Co. leased to the Basket Importing Co., Julius Ohnhaus, president, the store, basement and 2 lofts in 119 and 121 West 23d st, extending through to 24th st.

SAMUEL BLOCK leased to the Bangs Laboratories, Inc., the Fango Building, at 69 and 71 West 90th st, for 10 years at an aggregate rental of about $75,000.

GUSTAVE BRITT leased the entire building at the northwest corner of 8th av and Jane st for Martha A. Gaines to Henry Koehler.

THE CROSS & BROWN CO. leased for A. E. Ranney Co. the south half of the corner store in 1700 Broadway; office space at 396 Broadway to William Weidman; in conjunction with the Park Hill Realty & Mortgage Co., office space in the Strand Theatre Building, to Harry Goldman; for the Rivoli Realty Co. t N. Levin &Co., of 10 West 2th st, the entire 3d floor of the new building at 22 East 41st st. M. & L. Hess represented the lessees in this deal.

DUFF & BROWN CO. leased for the W. J. T. Duc Estate the store in 2044 7th av; for John D. Wilkens the store in 1784 Amsterdam av, and for Geo. D. Sherman the 3-sty garage at 415 West 150th st.

THE DUROSS CO. leased to Wolf Wezekevitch the 5th loft in 46 West 21st st; the 4th loft to Harry and Philip Lucks, and the 3d loft to Samuel Silverman. This completes the renting of the building.

DOUGLASS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 4 baths in 246 West End av to Philip Weinstein. This completes the renting of this building which contained 24 of the largest apartments on the West Side at rents ranging from $3,000 to $8,000; also apartments in the new building at 103 East 86th st to Richard S. Satterlee, and in 26 East 49th st to Miss S. S. Titsworth.

DOUGLAS L. ELLIMAN & CO. leased for Prof. Henry Fairfield Osborn, president of the American Museum of Natnral History, the 5-sty dwelling at 22 East 70th st to George G. McMurtry, Jr., of 812 5th av.

DOUGLAS L. ELLIMAN & CO. have leased for the Fullerton-Weaver Realty Co. an apartment of 18 rooms and 6 baths at 640 Park av, to Charles A. Coffin, chairman of the executive committee of the General Electric Co.; in the same building one to Mr. John A. Hadden. These apartments are among the finest in New York City, having as special features a southern exposure of 110 ft. and an eastern exposure of 70 ft. The rents range from $9,000 to $12,000. The same brokers also leased a large apartment in 755 Park av to Charles H. Warren, vice-president of the Mutual Life Insurance Co.; one in 116 East 63d st to Mrs. J. L. Durant; in 122 East 82d st to Edward Fisher; and the basement store in 24 East 49th st to A. Oringer, tailor.

J. B. ENGLISH leased for the Alland Realty Co. the 5-sty building at 228 West 52d st; for E. Leurquin, the 4-sty dwelling 355 West 50th st to E. Smith; offices in the Astor Theatre building to the Trans-Atlantic Musical Chamber of Commerce; apartmentments in the George Eliot, at 163 West 48th st, to G. Mohr; in 109 West 47th st to Wm. Perrin, E. Raven Rosenbaum, Hobart Henly and M. Hickey; and in 205 West 56th st to Prof. A. N. Schmidt and G. Wilson.

THE M. J. FITZGERALD CO., INC., leased from Joseph Gatti the store and basement in 252 Lafayette st and 91 Crosby st. The firm has been for 40 years at 58 Centre st, on the new Court House site. C. Stevenson & Co. were the brokers.

M. FORMAN & CO. leased the 1st loft in 39 West 29th st to S. Tanenbaum, Sons & Co.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased the 20th floor, containing 16,000 sq. ft. of floor space in the building at the northeast corner 20th st and Broadway, for the Charter Construction Co., Bing & Bing; to Kemp, Lundberg & Beatley, of 476 Broadway.

GOODWIN & GOODWIN leased for the Westman Realty Co. to Lizzie B. Pickering the 3-sty dwelling at 125 West 119th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased the 8th floor, containing 10,000 sq. ft., in the building at the southwest corner of 9th av and 26th st to Eaton & Gettinger, printers. The lease is for an aggregate rental of about $50,000. Eaton & Gettinger have been located in the Doubleday, Page building at 133 East 16th st for a number of years.

THE JOHN J. HEARN CONSTRUCTION CO. rented, through John H. Payne, the store in 544 Washington av to a grocer for 5 years.

M. & L. HESS, INC., leased the 3d floor in 22 East 41st st to N. Levin & Co., of 10 West 29th st, for 10 years; the 2d loft in 133 5th av to J. Freedman; the 8th loft in 10 West 18th st to Wald & Jacobs, of 121 Greene st; and the 1st loft in 26 West 20th st to Jacobs Bros.

M. & L. HESS, INC., leased the 6th loft in 15 and 17 East 32d st to Stern & Danziger, of 114 West 27th st; the 1st loft in 6 and 8 West 32d st to Luis Barnett & Son, and the 8th loft in 143 and 145 West 20th st to the Touraine Waist Co.

WILLIAM HOBSON leased to the Aldorf Constructinn Co. a plot, 75x100, on the west side of Wadsworth av, 50 ft. north of 179th st. The land was leased for 20 years, the rental for the first 10 years aggregating $25,000, and the last 10 $30,000. The plot is to be improved with a 1-sty business structure.

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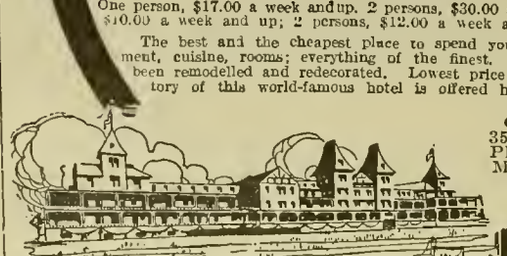
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Name.....

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C. F. W. JOHANNING leased for Mrs. Amend the store in 2239 8th av to Barnet and Bertha Hoffman for 3 years.

A. KANE & CO. leased for James Lowerre the dwelling at 244 West 121st st for 3 years; for Frank J. Cassidy 259 West 121st st for 2 years, and for the Farmers' Loan and Trust Co. 246 West 121st st for 2 years.

MOORE & WYCKOFF leased an apartment in the new 12-sty apartment house now being erected for the estate of Ogden Goelet at 410 Park av to Dr. Percy E. D. Malcolm.

THE M. MORGENTHAU, JR., CO., leased for Julius Holzwasser 1570 to 1576 Madison av, four 5-sty apartments, 76x100.

THE NEHRING CO. leased for Frank Dickerson 505 and 507 West 176th st, a 5-sty apartment house.

D. P. NICHOLS has taken a lease on the garage at 157 East 32d st, occupied by the Aeolian Co. up to its removal a month ago to a new garage in Long Island City. The Manhattan garage is a 5-sty building on a plot on the north side of the way 50 ft. wide and 172.6 ft. deep, about 125 ft. west of 3d av.

PEASE & ELLIMAN have leased for the Russite Co., George Taylor, president, the first floor at 15 East 47th st, to Francis H. Bacon & Co. This will be occupied as a branch of the prominent interior decorating firm of Boston; also leased for the Century Holding Co., space in 25 West 45th st to the A. C. Clark Co., Inc.; and the following apartments: 10 rooms and 4 baths in the new house now under construction at the southwest corner of Park av and 77th st to Cornell Woolley; 8 rooms and 3 baths in 829 Park av to a Mr. Crocker; in 200 West 58th st to Miss M. L. Hopkins; and in 27 East 62d st to Mrs. Isabel Dos Passos; in 24 West 59th st to Dr. R. Offenbach; in 42 Eat 66th st to William C. Cooper; in 133 West 11th st to L. Riggs, Jr., and offices in Aeolian Hall to Fitch H. Medbury and Dr. Rich Von Foregger.

PEASE & ELLIMAN leased in the new house under construction at Park av and 77th st, known as 850 Park av, apartments of 8 rooms and 3 baths to J. M. Fishel and Adolph Mayer, and through the F. R. Wood, W. H. Dolson Co. an apartment in 472 West End av to Arthur Frankenstein.

PEPE & BRO. leased for the Gerbereux Co., Realty, Inc., 181 West 4th st to B. Barillari.

GEO. R. READ & CO. leased for C. C. Marshall the building at 26 Moore st to Simpson Trucking Co., of 31 Moore st; for the Fairfield Realty Co. the 3d floor in 64 to 68 Fulton st to the Royal Insurance Co., of 84 William st, for 5 years; for Hamilton V. Mecks the 3d floor in 12 Barclay st to the Barclay Bindery, of 10 Barclay st; and for R. L. Walsh Co. the 2d floor in 253 Pearl st to Fire Door Contracting Co., of 92 William st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for William Waldorf Astor to the Stock Exchange firm of Renskorf, Lyon & Co., of 43 Exchange pl, the offices formerly occupied by E. F. Hutton & Co., at the southwest corner of New st and Exchange pl; the dwelling at 32 West 11th st to James A. Wright, and, with Seton Henry and Douglas Gibbons the dwelling at 871 Madison av to Mrs. Frederick W. Jackson for 5 years.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased an apartment in 903 Park av to Mrs. Clareace M. Hyde.

THE GEORGE ROSENFELD CO., INC., leased to the Western Union Telegraph Co. a store in the "Ridgewood" apartment house, at the northwest corner of Broadway and 107th st.

THE M. ROSENTHAL CO. leased for Webster R. Mabie & Co. a loft in 15 and 17 West 26th st to Henry I. Cohen.

THE M. ROSENTHAL CO. leased for Dr. Price the store and basement at 412 6th av to the Indestructo Baggage Co.

THE LOUIS SCHLIEP FACTORY BUREAU leased the 2d loft at 558 and 560 West 34th st to Acme Woodworking Co., Inc., of 558 West 34th st, for Clark & Wilkins.

THE LOTON H. SLAWSON CO. leased the store and basement in the former Park & Tilford building at 141 and 143 5th av to Bamberg & Rieser, dealers in ribbons and velvets, now at 103 5th av.

E. A. TURNER leased the 1-sty factory in course of construction at 207 East 44th st to Karl J. Freund, of 3 East 47th st, and Emil Feffercorn; a store in 196 Lexington av; in 402 4th av to J. Montross; in 47 East 28th st to Paul Breskin, of 81 Madison av; and in 126 East 27th st to M. J. Graswinckle.

UNGER & WATSON, INC., leased the 3-sty dwelling at 245 East 50th st to August Schmidt.

SIDNEY L. WARSAWER leased a loft in 238 West 41st st for the Ludin Realty Co. to Bach Brothers.

SIDNEY L. WARSAWER leased for William J. Ginger the store, basement and 1st loft of 218 West 37th st, about 8,500 sq. ft., to H. F. Smith.

VAN NORDEN & WILSON leased for the Sperry Realty Co. the 8th loft, 9th floor, in 19 and 21 West 36th st to Gudeman & Co., manufacturers of lamps and lamp shades, of 37 West 36th st, for 2 years.

FREDERICK ZITTEL & SONS and the Houghton Co. leased the dwelling at 30 West 68th st to Carrie Brandt for 5 years.

Brooklyn.

BURRILL BROS. leased the 3-sty brick house at 492 4th st for D. J. Shapier to John Wolf for 3 years.

THE BULKLEY & HORTON CO. leased 675 St. Marks av, a 3½-sty residence, to Henry A. Rudkin; 1397 Dean st, a 4-sty residence, to A. Van Riper; 22 Arlington pl, a 3-sty house, to William Thornton; a cottage on Willow walk, near boat landing at Shelter Island Heights, through R. G. Duvall to E. M. Johnston for a summer home; 184 Washington av, a 3-sty residence through Henry Schenk to F. Dougherty; 131 Willoughby av, a 3-sty dwelling, to Mrs. M. Hammond; 188 Hall st, a 3-sty dwelling, to Annie Smith; 284 Clinton av, a large detached residence to Mrs. Eleanor V. Bowers; and 135 Adelphi st, a 3-sty house, to John Gallagher.

CHARLES E. RICKERSON leased 99 St. Marks av, a 4-sty brownstone dwelling, to Miss Rachel Miller, and 571 Carlton av, a 2-sty dwelling, for Mrs. M. A. Barteaux to Christopher Ringston.

HENRY PIERSON & CO. have leased 3-sty dwelling at 863 Carroll st, adjoining the residence of the late Timothy L. Woodruff to Mrs. Thole.

Queens.

THE LEWIS H. MAY CO. leased at Arverne for E. A. New a cottage on Straiton av; for Jennie S. Simon on Jerome av; for S. & L. Construction Co. on Alexander av. At Far Rockaway, for Harry W. Ahearn on Neilson av; for Mrs. C. Weissman on Franklin av; and for P. B. Gallagher on Grandview av.

JOHN STICH & CO. leased at Far Rockaway for John Mulholland a cottage on Hollywood av to Dr. S. Schnaper; for George W. Newins at 22 Cleveland av to Ralph Dreyfus; for the S. & L. Construction Co. in Park pl to David Schaff; for Elizabeth McMahon in Prospect st to Fred Hamburger; for Lottie Hahn 65 Sheridan boulevard to Daniel Katz; and for the S. & L. Construction Co. on Mott av to David F. Phillips.

Suburban.

PEASE & ELLIMAN, in conjunction with Duryee & Co., leased Camp o the Winds, on Upper Saranac Lake for Thomas Blagden to William B. Bonlton, of New York city; in conjunction with the same brokers, Mrs. Burtis' camp at Loon Lake to Marshall H. Clyde, and a house at Roslyn, L. I., for Mrs. H. P. Taller to Conde Nast ,the editor of Vogue.

DOUGLAS L. ELLIMAN & CO. leased, in conjunction with B. M. Osborne, the Cay Cottage on Hunting lane at East Hampton, L. I., to William A. Adriance; in conjunction with Alfred E. Schermerhorn, places at East Hampton, to J. E. Zanetti and Mrs. Enrique Conill, and, in conjunction with John F. Scott, the Cheever cottage, "Taber House," at Wave Crest to Paul Phipps.

DOUGLAS L. ELLIMAN & CO. and B. M. Osborne leased at East Hampton, L. I., the Cay cottage, on Hunting lane, to William A. Adriance; and at Wave Crest, L. I., in conjunction with John F. Scott the Taber House to Paul Phipps.

S. S. WALSTRUM-GORDON & FORMAN leased at Ridgewood, N. J., the residence of William F. Grant, on Fairmount rd, to Edgar W. Rogers.

If You Bid $50 FOR A LOT WORTH $5,000

AND THAT IS THE HIGHEST BID MADE THE LOT MUST BE SOLD TO YOU

No Matter if you can resell it for $5,000 the next minute.

This is what is meant by an

ABSOLUTE AND UNRESERVED AUCTION SALE WITHOUT PROTECTION

THE PEARSALL SALE MUST BE AN ABSOLUTE SALE

The following men (deceased) were among the original buyers of the Pearsall Property:

1. THOMAS ALEXANDER, Formerly Commissioner of U. S. Court.
2. JAMES ALEXANDER, Formerly Paying Teller of Citizens' Central National Bank.
3. WM. P. BAKER, Formerly with Francis H. Leggett & Co., Wholesale Grocers.
4. OTIS K. DIMOCK, President of Dimock & Fink, Plumbers' Supplies.
5. ADOLPH M. BENDHEIM, Formerly Director Metropolitan Tobacco Co.
6. NATHAN WISE, Formerly Director Metropolitan Tobacco Co.
7. ERNST EHRMAN, Formerly Vice-Pres. and Treas. Central Realty Bond & Trust Co.
8. GEO. W. GALLINGER, Attorney.
9. JOSEPH HAMMERSCHLAG, Formerly of Falkenan, Oppenheimer & Hammerschlag, Diamond Importers.
10. MAURICE RAPP, Attorney.

THE HEIRS AND EXECUTORS of their Estates insist on an absolute sale of the property

IT IS ALWAYS AT SALES OF THIS SORT THAT BARGAINS ARE PICKED UP AND MONEY MADE

FOR INSTANCE, the Neil Estate Lots Sold at $400 to $800,now worth $2,500 to $6,000 each.
Camman Estate Lots Sold at $400 to $600, now worth $5,000 to $6,000 each.
Devoe Estate Lots Sold at $350, now worth $4.000 each.
Moss Estate Lots Sold Oct. 28, 1913, at $1,350 to $3,000, on Jerome Ave., now worth $4,000 to $6,000 each.

THIS IS A CLEVER MAN'S CHANCE TO MAKE MONEY!

THE 420 LOTS OF THE PEARSALL PROPERTY have got to be sold no matter what they bring

At Public Auction to the Highest Bidder, Without Reservation or Protection

You Can Buy Them for Whatever You Choose to Pay for Them

DECORATION DAY, SATURDAY, MAY 30, 10 A. M.

ON THE PREMISES, RAIN OR SHINE,

Pelham Parkway, Williamsbridge Road and Adjacent Streets, Bronx

TO REACH THE PROPERTY

Take 2d or 3d Avenue "L" to 129th St. & 3d Av., thence N. Y., Westchester & Boston R. R. to Pelham Parkway station opposite property.

Take Bronx Park Subway train to 180th St. station, thence N. Y., Westchester & Boston R. R. to Pelham Parkway station opposite property.

Take Bronx Park Subway train to Tremont Av. or 177th St. station, thence Morris Park Avenue trolley car to property.

Titles guaranteed by Title Guarantee & Trust Co.

SAVINGS BANKS BOOKS TAKEN AS DEPOSIT ON THE PURCHASE OF LOTS.

Only 30% cash required
Balance on Mortgage for 5 YEARS.

Send for Maps to
J. Clarence Davies, 149th St. & 3d Ave.
Joseph P. Day, 31 Nassau St.
Agents and Auctioneers.

THE SCARSDALE ESTATES rented on a 2 years lease a residence on Walworth av, Greenacres, to C. E. Gunn of the Queens Insurance Co.

THE COOLEY REALTY CO. leased in Mt. Vernon for Cornelia S. Ferris the dwelling at 186 Archer av; for Etta M. Peek the dwelling 337 Garden av, and for Harriet N. Lockwood the dwelling 20 Melrose av.

FISH & MARVIN rented the J. W. MacBride property, Longcroft, at Quaker Ridge, Mamaroneck, N. Y., to Morton H. Meinhard, of New York. The property consists of 15 acres, a large stucco residence and outbuildings.

FISH & MARVIN rented for Mrs. Albert C. Bostwick her property at Orienta Point. The property has a long frontage on Long Island Sound and has been rented by Mrs. George Hunter Smith, of Chillicothe, Ohio. The same brokers have leased the "Pocantico Cottage" at Briarcliff for the summer furnished to Albert J. Newberry, of New York, with Chauncey B. Griffen the T. L. Wright property in Battle Hill Park at White Plains to Dr. Hans Schules, and the Root residence at Sagamore, Bronxville, for the summer furnished to James L. Ashley of the International Nickel Co.

H. GOLDSCHMIDT leased at Cedarhurst the M. Jensen house to L. R. Rubens; the Seamans house to Joseph Hyman; the Craft house to Max Levi; the Murphy house to Irving D. Speyer; the Flank house to N. J. Miller; the Shire house to Mayer Meyers; the Smith house to Gustave Hirsch; the Belding house to Louis Green; the Swarthout house to M. Loew; the Holm house to George Pearsall; the Potthoff house to J. Steinberg; the Lund house to Cortland D. Moss; for Judge J. T. Mahoney his house on Central av to I. Simon for 2 years, and the Weidner cottage on Atlantic av to Lawrence Shire. At Lawrence, the Flagg house to M. H. Cardoza; the Mimnaugh house to Wallace Bamberg for 2 years and the Mimnaugh cottage to J. H. Levy for 2 years. At Woodmere, the Strassburger house to Leo Schwab; the Weil house to Nathan Hellman, and the Heidelberg house on Burton av to August Kastor.

JOHN F. SCOTT rented for Herbert A. Weeks his house, known as Wahun, on Briarwood Crossing, Cedarhurst, to Dr. E. Livingston Hunt.

JOHN F. SCOTT sublet for the estate of George W. Crossman Windermere, in Ocean av, at Cedarhurst, owned by Samuel P. Hinckley, to Benson B. Sloan.

S. S. WALSTRUM-GORDON & FORMAN leased at Ridgewood, N. J., for Hiram Fobes a dwelling on Sunset av to William F. Brunner.

WORTHINGTON WHITEHOUSE and Miss Louise Bower leased for Miss Joanna M. Wilmerding her house, known as the Homestead, on South Country rd, West Islip, to Nelson Macy, for the season.

KENNETH IVES & CO. leased for Mrs. George M. Cumming her house in Broadway, Irvington, N. Y., to Mrs. Charles E. Schafer for the summer and to Dr. P. F. Chambers for the winter; for J. Frank Phillips his residence in Dow's lane, Irvington, to John Luke; for Francis R. Masters the Armour house at Dobbs Ferry to Milton I. D. Einstein; for Mrs. Daniel Brubacher her house on Bryam Shore, Greenwich, to Samuel E. Kilner; for Ellsworth Ford his house on Milton rd, Rye, to H. W. Thayer; for A. T. Chester a house on the Post rd, Rye, to Thomas Watkins; for Captain Brainerd Taylor his house at Shippan Point, Stamford, to Daniel Lewerth; for Miner D. Randall his house, known as the Moorings, at Tokeneke, Darien, Conn., to Albert Tilt.

E. S. & S. F. VOSS leased at Hewlett, L. I., for H. T. S. Green a residence to Senator Martin Saxe, of New York.

VASA K. BRACHER leased a furnished cottage for Calvin T. Allison, for the season, at Stony Point, N. Y.

THE U. S. EXPRESS CO., through Baker & Grover, has leased from the Titan Co. the new steel-frame warehouse fronting on the Passaic River, at the foot of Chapel st, Newark. The building will be used to store the company's records and correspondence.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveynnces.

	1914 May 22 to 28	1913 May 23 to 28
Total No.	155	198
Assessed value	$10,822,400	$14,826,800
No. with consideration	14	30
Consideration	$605,250	$1,523,850
Assessed value	$652,500	$1,915,000
	Jan. 1 to May 28	Jan. 1 to May 28
Total No.	3,070	3,580
Assessed value	$198,123,037	$217,712,302
No. with consideration	319	517
Consideration	$11,867,731	$23,107,520
Assessed value	$12,733,171	$22,708,062

Mortgages.

	1914 May 22 to 28	1913 May 23 to 28
Total No.	82	86
Amount	$1,890,232	$1,926,136
To Banks & Ins. Cos.	16	21
Amount	$788,500	$574,500
No at 6%	30	33
Amount	$459,930	$797,609
No. at 5½%	2	2
Amount	$18,000	$15,000
No. at 5%	25	21
Amount	$575,300	$726,317
No. at 4½%	.....	8
Amount	.....	$167,000
No. at 4%	2	.....
Amount	$3,400	.....
Unusual rates	1	.....
Amount	$30,000	.....
Interest not given	22	22
Amount	$703,602	$220,210
	Jan. 1 to May 28	Jan. 1 to May 28
Total No.	1,862	2,299
Amount	$53,776,491	$108,401,264
To Banks & Ins. Cos.	439	616
Amount	$28,350,700	$67,872,100

Mortgnge Extensions.

	May 22 to 28	May 23 to 2
Total No.	48	21
Amount	$1,887,900	$939,400
To Banks & Ins. Cos.	20	5
Amount	$1,111,500	$603,000
	Jan. 1 to May 28	Jan. 1 to May 28
Total No.	943	844
Amount	$50,312,835	$35,676,318
To Banks & Ins. Cos.	325	293
Amount	$34,104,450	$21,313,200

Building Permits.

	1914 May 23 to 29	1913 May 24 to 29
New buildings	17	25
Cost	$2,453,100	$557,600
Alterations	$124,975	$341,221
	Jan. 1 to May 29	Jan. 1 to May 29
New buildings	221	310
Cost	$22,450,090	$27,015,360
Alterations	$6,249,861	$5,090,357

BRONX.

Conveyances.

	1914 May 22 to 28	1913 May 23 to 28
Total No.	198	80
No. with consideration	55	8
Consideration	$242,595	$66,350
	Jan. 1 to May 28	Jan. 1 to May 28
Total No.	2,544	2,697
No. with consideration	152	312
Consideration	$3,059,348	$2,974,556

Mortgages

	1914 May 22 to 28	1913 May 23 to 28
Total No.	109	73
Amount	$858,301	$913,645
To Banks & Ins. Cos.	7	7
Amount	$402,250	$107,600
No. at 6%	45	41
Amount	$586,210	$511,495
No. at 5½%	7	4
Amount	$27,500	$67,000
No. at 5%	37	11
Amount	$139,141	$161,450
Unusual rates	1	2
Amount	$20,000	$67,500
Interest not given	19	15
Amount	$85,450	$106,200
	Jan. 1 to May 28	Jan. 1 to May 28
Total No.	1,560	1,849
Amount	$14,519 034	$19,653,851
To Banks & Ins. Cos.	173	191
Amount	$3,694,101	$3,669,279

Mortgage Extensions.

	May 22 to 28	May 23 to 28
Total No.	10	7
Amount	$139,800	$116,800
To Banks & Ins. Cos.	2	.....
Amount	$25,500	.....
	Jan. 1 to May 28	Jan. 1 to May 28
Total No.	335	259
Amount	$7,001,700	$4,468,700
To Banks & Ins. Cos.	61	53
Amount	$1,914,900	$1,633,000

Building Permits.

	1914 May 22 to 28	1913 May 23 to 28
New buildings	22	16
Cost	$491,500	$1,086,150
Alterations	$36,100	$27,100
	Jan. 1 to May 28	Jan. 1 to May 28
New buildings	341	466
Cost	$7,250,092	$12,769,041
Alteratioos	$543,790	$428,220

BROOKLYN.

Conveyances.

	1914 May 21 to 27	1913 May 22 to 27
Total No.	482	366
No. with consideration	57	44
Consideration	$265,870	$361,468
	Jan. 1 to May 27	Jan. 1 to May 27
Total No.	9,535	10,148
No. with consideration	1.014	828
Consideration	$6,825,084	$5,392,006

Mortgages.

	1914 May 21 to 27	1913 May 22 to 27
Total No.	331	220
Amount	$1,440,280	$1,018,865
To Banks & Ins. Cos.	70	54
Amount	$577,973	$400,650
No. at 6%	181	99
Amount	$619,638	$363,865
No. at 5½%	72	48
Amount	$366,731	$220,155
No. at 5%	63	59
Amount	$413,262	$408,574
Unusual rates	2	.....
Amount	$5,500	.....
Interest not given	13	14
Amount	$35,149	$26,271
	Jan. 1 to May 27	Jan 1 to May 27
Total No.	6,725	7,291
Amount	$27,969,719	$29,195,358
To Banks & Ins. Cos.	1,381	1,756
Amount	$10,973,364	$11,593,843

Building Permits.

	1914 May 21 to 27	1913 May 23 to 28
New buildings	166	46
Cost	$3,387,675	$727,565
Alterations	$46,490	$43,693
	Jan. 1 to May 27	Jan. 1 to May 28
New buildings	2,006	1,615
Cost	$20,198,660	$13,739,934
Alterations	$1,262,059	$1,651,800

QUEENS.

Building Permits.

	1914 May 21 to 27	1913 May 23 to 28
New buildings	115	66
Cost	$844,240	$241,740
Alterations	$30,455	$14,847
	Jan. 1 to May 27	Jan. 1 to May 28
New buildings	1,900	2,034
Cost	$8,561,272	$6,786,848
A terations	$484,873	$517,013

RICHMOND.

Building Permits.

	1914 May 21 to 27	1913 May 23 to 28
New buildings	42	15
Cost	$88,480	$11,615
Alterations	$5,854	$5,100
	Jan. 1 to May 27	Jan. 1 to May 28
New buildings	470	435
Cost	$751,109	$786,246
Alterations	$103,086	$105,398

REAL ESTATE NOTES.

SHARP & CO. have moved to larger quarters at the southwest corner of Broadway and 99th st, where they will continue to conduct a general real estate business.

WILLIAM L. DE BOST, vice-president of the Cruckshank Co., has been elected a director of the Bond & Mortgage Guarantee Co. and a member of the bond and mortgage committee.

PEASE & ELLIMAN have been appointed agents by General E. P. Meany of the new 12-sty loft building at 31-3 East 32d st, recently sold to him through the same brokers.

VESA K. BRACHER, who was recently elected a member of the Real Estate Board, has been appointed agent of 29 East 61st st, owned by William E. Hall.

DAVID L. WOODALL was the broker in the recent sale of the 2-family house 216 East 178th st to Herman Ohm, and two lots in Palisade pl, near Popham av, for Fernando Wood.

LOUIS SCHRAG and Goodale, Perry & Dwight were the brokers in the recently recorded sale of the 4-sty dwelling 355 West 24th st for the Benda estate.

OSCAR HAMMERSTEIN has taken title to 869-877 St. Nicholas av, southwest corner of 154th st, plot 86.3x92, from the Manhattan Life Ins. Co. for a stated consideration of $130,000.

DUFF & BROWN CO. has been appointed agent by Gamble & Brown, of the Bavaria Apartments at 40-44 St. Nicholas pl, and by the First National Bank of Hoboken, of 111 West 60th st.

CROSS & BROWN CO. has been appointed agent by the Fulton Building Co. for the new 81st St. Theatre Building, recently completed at the southeast corner of Broadway and 81st st, and by Arthur S. Lewis for the 5-sty loft buildings at 20-22 West 46th st.

M. MORGENTHAU, JR., CO. has placed mortgage loans aggregating $50,000 for Mrs. Marie C. Hartung; $30,000 on 114-16 West 21st st, two 3-sty old dwellings, each on lot 23x92, and $20,000 on 49 East 10th st, a 4-sty business building on lot 28x98.4.

L. J. PHILLIPS & CO. will sell at auction on June 11, in the matter of the Corgil Realty Co., bankrupt, the plot 56.8x71.10xirreg on the west side of Bassford av, 95½ ft. north of East 182d st. They will also sell on June 9, 502 West 180th st and on June 10, 147 West 63d st.

NEW YORK TITLE INSURANCE CO. has made a building loan of $500,000 to the Aeon Realty Co., Sumner Gerard, president, on its plot 36 to 46 East 31st st, 115x98.9 ft., on which the company has commenced the erection of a 12-sty mercantile building, after plans by Walter Haefeli. The building, which will be ready for occupancy by December next, has been more than half rented from the plans.

GEORGE F. LADUE has obtained for the Storm Holding Co., Inc., George H. Storm, president, a building and permanent loan of $190,000 upon its garage to be erected in East 72d st, between Av A and Exterior st. The garage is to be four stories high, on plot 125x204.4, running through to 71st st, and will contain many special features. A point of interest in this transaction is that the loan is to be secured by an amortization mortgage, by which the principal is to be reduced by annual payments of $10,000 until the expiration of the term. Pease & Elliman were associated brokers in the transaction.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

CAROLINE SIMON—49 East 104th st, $21,000.

LEAH JACOBSON—75 Market st, $21,000.

SARA RAFEL—1048-1054 Boston rd, $30,000.

HENRY SPREEMAN—18 1st st, $8,000.

MARY B. DAY—27 West 128th st, $7,850.

BARNET KERNER.—118 Essex st, $13,000.

CHARLES REGNAULT.—119 9th av, $30,000; 2258 Hughes av, $7,500.

LENA C. COBURN—55 Central Park West, $195,000.

WILLIAM T. HULBERT—41 West 37th st, $63,000.

ENGELBERT GRUNER.—345-349 East 34th st, $42,000.

LOUISE M. LEE—2485 2d av, $25,000; 173 Allen st, $20,000.

ROBERT C. KAMMERER—337 East 58th st, $16,000; 339 East 58th st, $17,500; 234 East 62d st, $16,500.

WILLIAM H. PENFOLD—10 East 40th st, $62,000; 7 East 39th st, $55,000; 177 Water st, $34,000.

GEORGE F. WILCOXSON.—115 West 84th st, $55,000; 157 9th av, $22,500; 348 West 21st st, $14,500; 365 West 20th st, $17,000.

KATIE H. BROWN.—Block front on the east side of 12th av, between 51st and 52d sts, 20.11x225, $315,810.

ANDREW BRUCE—165 East 80th st, $15,000; vacant on Intervale av, 112.4 ft. north of Freeman st, 50x100, $12,500.

ESTATE OF AMBROSE ADAMS—premises 510 East 86th st, valued at $18,000; 721 Prospect av, $8,000.

JACOB COHEN—315 East 74th st, $17,000; 235 East 82d st, $23,000; 331 East 81st st, $17,000; 224 East 80th st, $20,000.

SIMON L. GOLDBERG—316-320 East 50th st, $70,500; 226 East 55th st, $50,000; 500 West 112th st, $127,000.

EMILY R. MARCUS—139 West 82d st, $26,000; 141 West 82d st, $26,000; 143 West 82d st, $26,500; 145 West 82d st, $27,000; 147 West 82d st, $27,000.

GUSTAV H. SCHWAB—31 West 47th st, $74,000; vacant plot at northwest corner of Sedgewick av and 179th st, 335.2x69.4x286x86.53, $22,000.

ALFRED L. M. BULLOWA—226 East 97th st, $12,000; 311-313 East 103d st, $25,000; 311 East 106th st, $17,000; 310-312 East 122d st, $20,000; 1684 Park av, $17,500; 1688 Park av, $17,500; 446 West 40th st, $13,500; 521 East 15th st $13,000; 130 West 134th st, $23,000; 303 West 118th st, $23,500; 126 7th av, $36,500; 450 Greenwich st and 437 Washington st, $34,000; 522-528 Broome st, $60,000; 55 Thompson st, $16,500; 240-242 Spring st, $35,000; 209 Spring st, $35,000; 46 East 60th st, $50,000.

OBITUARY

DANIEL S. McELROY, one-time Tax Commissioner and a prominent real estate owner in this city, died on Wednesday after a long illness, at his home in Irvington,on,Hudson, aged sixty-three. Mr. McElroy was born in New York and made his home in the city until recently. He took a deep interest in politics and was elected to the Assembly in 1882. He was a member of the New York Club, the Automobile Club of America, and the Ardsley Club of Ardsley-on-Hudson. His widow, Mrs. Linda L. McElroy, three sons, Daniel S., Jr., George L., and Arthur L. McElroy, and a daughter, Miss Mary A. McElroy, survive.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Parties in interest continue to be the principal buvers at local auction sales. Out of fifty-four offerings at the Manhattan and Bronx Exchange Sales Rooms this week such buyers obtained thirty-four. Eleven sales were either withdrawn or adjourned and only nine parcels went to outside bidders.

Today large lot auctions will be held in the Bronx and in Queens. Joseph P. Day will sell 420 lots on Pelham Parkway and the Williamsbridge Road, belonging to the Pearsall estate and the Jere Johnson Company will dispose of 285 seashore lots at Neponsit on the Rockaway Coast. At the Exchange Sales Rooms tenements and dwellings comprise the bulk of the offerings for the coming week. Most of the holdings are of the usual varietv offered as a result of foreclosure proceedings. Among the more important properties are a fine residence in East 72d street to be sold by Herbert A. Sherman, and an apartment house on Morningside avenue to be sold by Samuel Marx.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 29, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Chrystie st, 153 (*), ws, 50.7 n Delancey, 25.5x69.9x25.9x69.7, 5-sty bk tnt & strs; due, $1,906.51; T&c, $736.16; sub to two prior mtgs aggregating $16,000; Ernst Plath. 18,150

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Real Estate and Appraisers
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Manhattan Auction Sales Continued.

Forsyth st, 157, ws, 75 s Rivington, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; due, $26,822.84; T&c, $783; Bertha Kaufmann, party in int. 24,000

Maiden la, 96-100, ss, 81.5 w Pearl, runs w 55.11x85.2xe43.4xn22.1xe13.6xn6.1 x e 8.4 xn48.2 to beg, 2-5 & 6-sty bk loft & str bldg (trstes); bid in at $158,000. ——

South st, 54-55, ws, 22.1 n Jones la, 42.1 x76.10x42.5x76.4, 6-sty bk loft bldg (trstes); bid in at $59,000. ——

12TH st, 34 W, ss, 350 w 5 av, 20.11x 103.3, 4-sty & b stn dwg; partition; D Phoenix Ingraham. 18,700

30TH st, 235 W, ns, 360.6 w 7 av, 19.9x 98.9, 3-sty bk tnt (vol); withdrawn. ——

39TH st, 36 W (*), ss, 410 e 6 av, 25x 98.9, 4-sty stn office bldg, 1-sty ext; due, $18,925.34; T&c, $1,830; Jno Vander Poel et al. 84,800

57TH st, 47 E, ns, bet Madison & Park avs, 20x80.5, 4-sty & b stn dwg (vol); bid in at $65,000. ——

63D st, 236 E (*), ss, 105 w 2 av, 25x 100.5, 5-sty bk tnt & strs; action 1; due, $5,728.82; T&c, $——; Jonas Weil & ano. 22,500

113TH st, 227 W (*) ns, 200 w 7 av, 16.8 x100.11, 3-sty & b bk dwg; due, $11,000.78; T&c, $651.06; Mary S Maddock. 8,000

119TH st, 71 W (*), ns, 265 e Lenox av, 18x100.11, 3-sty & b stn dwg; due, $16,-253.77; T&c, $443.98; Jennie Steinman. 14,000

131ST st, 268-70 W, ss, 100 e 8 av, 50x 99.11, 2-5-sty stn tnts (vol); bid in at $34,-900. ——

131ST st, 207 W (*), ns, 142.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; due, $10,-506.73; T&c, $162.84; Anna E Donald. 7,000

2D av, 908, es, 50.3 n 48th, 25.1x100, 4-sty bk tnt & str (exr); Jas A Farrell. 17,000

3D av, 1368-72, swc 78th (Nos 180-2), 63.11x100, 3-4-sty bk tnts & strs; No 1372 is leasehold (trste); bid in at $35,000. ——

BRYAN L. KENNELLY.

Delancey st, 268 (*), ns, 25 e Columbia, 25x100, 6-sty bk tnt & strs; due, $14,237.18; T&c, $1,225; sub to a prior mtg of $21,000; Julia Bachrach. 29,752

132D st, 277 W (*), ns, 625 w 7 av, 16.8x 99.11, 3-sty & b stn dwg; due, $8,953.79; T &c, $373.34; N Y Physicians' Mutual Aid Ass'n. 8,500

7TH av, 1974 (*), swc 119th (No 200), 26 x100, 5-sty bk tnt & strs; due, $46,725; T& c, $1,080; Bettie Rothfeld et al. 44,000

L. J. PHILLIPS & CO.

63D st, 238 E (*), ss, 85 w 2 av, 25x100.5, 5-sty bk tnt & strs; action 2; due, $7,-519.51; T&c, $——; Jonas Weil & ano. 20,500

127TH st, 275 W, ns, 150 e 8 av, 25x99.11, 3-sty & b stn dwg; (partition); Mary I Hart, party in int. 6,150

HERBERT A. SHERMAN.

126TH st, 161 W (*), ns, 166.8 e 7 av, 16.8 x99.11, 3-sty & b stn dwg; due, $12,766.84; T&c, $1,571.15; Chas A Sherman, exr. 11,000

M. MORGENTHAU JR. CO.

134TH st, 238 W (*), ss, 300 e 8 av, 25x 99.11, 5-sty bk tnt; due, $19,761.45; T&c, $571.56; Gustavus Sidenberg. 14,000

JAMES L. WELLS.

Ellwood st, nwc Hillside av, 115.7x200x 154.10x204, vacant; due, $4,141.64; T&c, $4,-043.25; Minerva Realty Co. 10,000

Hillside av, nwc Ellwood, see Ellwood, n wc Hillside av.

JACOB H. MAYERS.

52D st, 201 W; see 7 av, 800-8.

7TH av, 800-8 (*), nwc 52d (No 201), 75.5x74.4, 3-sty bk bldg & str; due, $17,-942.78; T&c, $2,350; Central Consumers Wine & Liquor Co. 2,500

SAMUEL MARX.

17TH st, 206 W, see 7 av, 106-10.

7TH av, 106-10, ws, 52.11 s 17th, runs w 79xn52.11 to 17th (No 206) xw20xs104.11xe 99xn52 to beg, 12-sty bk loft & str bldg; due, $66,814.30; T&c, $2,267.15; Oscar J Mayer. 50,000

CHAS. A. BERRIAN.

30TH st, 237 E, ns, 210 w 2 av, 20x98.9, 3-sty & b bk dwg; due, $9,569.69; T&c, $258.35; Bridget McGouren. 11,300

DANIEL GREENWALD.

125TH st, 522-8 W, on map 522-6 W, ss, 350 w Ams av, 100x99.11, 2-6-sty bk tnts; adj July3. ——

HENRY BRADY.

Monroe st, 237-9 (*), ns, 191.6 e Scammel, 48x95.5, 2-4-sty bk tnts & strs & 2-4-sty bk rear tnts; due, $31,613.38; T&c, $466.71; Bernhard Mayer. 33,500

34TH st, 238 E, ss, 152 w 2 av, 18.3x98.9, 3-sty & b bk dwg; adj June12. ——

100TH st, 313-5 E (*), ns, 220 e 2 av, 40x 100.11, 6-sty bk tnt & strs; due, $38,-950.54; T&c, $2,106.67; Equitable Trust Co, NY. 34,000

Total	$489,352
Corresponding week 1913	642,600
Jan. 1, 1914, to date	16,014,115
Corresponding period 1913	21,598,108

Bronx.

The following are the sales that have taken place during the week ending May 29, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

134TH st, 411-9 E, ns, 100 e Willis av, 75.2x100, 2-2½-sty fr dwgs & vacant; bid in at $12,000. ——

198TH st E (*), swc Grand Blvd & Concourse, 42.4x98x26.10x98.6, vacant; due $2,-234.83; T&c, $700; sub to prior mtg of $4,-500; Anne Bergin. 6,500

Sedgwick av, 3367, ws, 277.4 s Giles pl, 100x109.1x88.2x90, 2½-sty fr dwg & vacant (vol); bid in at $8,000. ——

JAMES L. WELLS.

Magenta st (*), ns, 181.4 w Bronxwood av, 25x89.5; due, $297.13; T&c, $235; Lillian W White. 300

Magenta st (*), ns, 206.4 w Bronxwood av, 25x89.5; due, $297.13; T&c, $230; Lillian W White. 300

Magenta st (*), ns, 231.4 w Bronxwood av, 25x89.6; due, $300.36; T&c, $225; Lillian W White. 300

Magenta st (*), ns, 256.5 w Bronxwood av, 25x89.6; due, $300.36; T&c, $220; Lillian W White. 300

Magenta st (*), ns, 281.4 w Bronxwood ax, 25x89.6; due, $303.85; T&c, $220; Lillian W White. 300

217TH st E (*), ss, 525 e Paulding av, 24.4x103.9x25x104.4; due $208.39; T&c, $240; Lillian W White. 200

Bathgate av, 2381 (*), ws, 181.11 n 3 av, 25x105.6x26.5x97, 3-sty bk tnt & strs; due, $8,823.08; T&c, $500; Herman Kappes. 9,557

Jackson av, 483-5 (*), ws, 25 s 147th, 50 x100, vacant; due, $6,491.62; T&c, $179.92; Dollar Savgs Bank of N Y. 1,000

Sackett av (*), nec Bear Swamp rd, 74.4 x141.7x181.9x94.6; due, $3,278.73; T&c, $537.99; Dollar Savgs Bank of N Y. 1,000

HENRY BRADY.

City Island av (*), es, 127.10 n Cemetery la, 26x—; due, $1,899.13; T&c, $900; Wm Webber, &c. 1,500

HERBERT A. SHERMAN.

150TH st, 541 E, ns, 300 e Brook av, 25 x100, 5-sty bk tnt; due, $6,476.43; T&c, $291.85; Kate Hopp. 16,000

GEORGE PRICE.

Castle Hill av, ws, 905 n Starling av, 28 x74x51x68; due, $1,773.28; T&c, $575; M Rossetti. 2,450

DANIEL GREENWALD.

College av (*), ws, 95.6 n 163d, 16.6x100, vacant; due, $1,291.12; T&c, $196.80; Saml B Cooper. 900

Total	$40,607
Corresponding week 1913	114,950
Jan. 1, 1914 to date	2,857,904
Corresponding period 1913	2,851,813

Brooklyn.

The followinig are the sales that have taken place during the week ending May 27, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM H. SMITH.

BERGEN ST (*), ss, 484.6 w Rockaway av, 58.1x125.2x110.11; Frances Kadans 600.00

BUTLER ST, ns, 75 w Hoyt, 25x100; Lillian M Coffey..... 4,950.00

CARROLL ST (*), ss, 218.9 w 7 av, 19x143; Asa A Spear..... 7,000.00

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Adj June 15..... ——

STATE ST, ns, 120 w 3 av, 20x100; Mary A Leyden..... 6,750.00

WARWICK ST (*), es, 190 s Dumont av, 20x90; Bertha Corlies..... 3,500.00

E 3D ST (*), ws, intersec nws Church av, 75x24.10x irreg; Geo C Beach...11,360.00

E 7TH ST (*), ws, 130 n Av U, 20x 125; also E 7TH ST, ws, 150nAvU, 20x125; Christian M Shultheis..... 5,810.00

N 8TH ST (*), 175 w Wythe av, 25x 100; Jas S Slavin..... 6,100.00

27TH ST, 156, ss, 200 e 3 av, 25x100, vacant (vol); withdrawn..... ——

36TH ST (*), ns, 320 se 14 av, 20x 100.2; Jno Schlegel, Jr, et al..... 4,000.00

52D ST (*), sws, 140.2 nw 9 av, 80x 100.2; Henry Kettlehodt..... 2,000.00

54TH ST, sws, 207.6 nw 3 av, 17.6x 100.2; Lena S Cole..... 2,850.00

63D ST, nec 5 av, 100x40; David Adler Lurwig F Brauns et al; Adj June 10 ——

66TH ST (*), ss, 140 e 14 av, 20x100; Fredk W Sherman..... 6,800.00

66TH ST (*), sws, 160 se 14 av, 40x 100; Philipp J Gleason et al..... 1,500.00

70TH ST (*), sws, 131.5 se 18 av, 20x 100; Jas W McDermott..... 3,000.00

70TH ST (*), sws, 151.5 se 18 av, 20x 100; Jas W McDermott..... 3,000.00

71ST ST, nes, 144.1 se 18 av, 18.6x 100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Adj June 10..... ——

ALBANY AV, 214, ws, 136.2 s Prospect pl, 16.7x100, 2-sty & b bk dwg (exr); withdrawn ..... ——

ALBANY AV, 216A, ws, abt 169.4 s Prospect pl, 16.6x80, 2-sty & h bk dwg (exr); Jno Sheehan..... 3,700.00

ALBANY AV, 220, ws, 36.7 n Park pl, 16.7x80, 2-sty & b bk dwg (exr); withdrawn ..... ——

AV O (*), ss, 40 e 3d, 40x100; Ann Connors 4,500.00
GATES AV (*), ss, 200 w Tompkins av, 20x100; Susan E Collins..... 6,400.00
5TH AV, es, 20.7 n 73d, 24x100.4; Adj June 10..... —
12TH AV, sec 36th, 136.10x98.10; adj Juoe 9 ..... —
16TH AV, ses, 325 ne Bath av, 125x 108.4x irreg; Elsie L Hanneman def 6,800.00
18TH AV (*), ses, intersec nes 71st, 20 xS8.11; Louis C Pabst..... 5,000.00

NATHANIEL SHUTER.

AMBOY ST (*), es, 420.8 s Pitkin av, 19.5x100; Hyman Sisselman et al.. 6,300.00
OAKLAND ST, sec Kent, 95x125; W C Reid 7,010.00
ST JOHNS PL (*), ns, 389.4 e Troy av, 26.4x120.3; Jno Mayer.....12,000.00
E 9TH ST (*), es, 160 n Av Q, 20x 100; Metropolitan Associates of N Y 3,000.00
E 10TH ST (*), ws, 140 n Av Q, 26x 100; Metropolitan Associates of N Y 3,000.00
14TH ST (*), nes, 456 nw 3 av, 20x 100; Julia Lichtenstern..... 1,600.00
47TH ST, ns, 280 e 5 av, 20x100.2; adj June 9..... —
47TH ST, ns, 300 e 5 av, 20x100.2; same; action 2; adj June 9..... —
47TH ST, ns, 360 e 5 av, 20x100.2; same; Action 3; adj June 9..... —
58TH ST, ns, 100 e 13 av, 60x100.2; G H Burtis 2,750.00
ATLANTIC AV (*), ss, 200 w Hopkinson av, 100x100; Collective Holding Co 3,080.00
MONTAUK AV, es, 170 s Pitkin av, 20 x100; withdrawn ..... —
WASHINGTON AV, ws, 138 n Gates av, 20x113; withdrawn..... —

CHAS. SHONGOOD.

72D ST, sws, 143.10 nw 6 av, 20x100; adj June 9..... —
73D ST, nec 5 av, 93.10x20; adj June 9 —
5TH AV, es, 44.7 s 72d, 24x88.3; ad June 9 ..... —
5TH AV, es, 68.7 s 72d, 20.7x93.5; adj June 9 ..... —
5TH AV, es, 89.2 s 72d, 24x107.9; adj June 9 ..... —
5TH AV, es, 68.7 n 73d, 24x115.9; adj June 9 ..... —

WILLIAM P. RAE.

72D ST, ns, 394.6 w 6 av, 20x117.5; adj June 10..... —
81ST ST, ns, 80 e 5 av, 225.7x100; adj June 10..... —
BAY RIDGE AV, sws, 135 nw 3 av, 30.10x136.6; also BAY RIDGE AV, sws, 165.10 nw 3 av, 22.1x136.6; also SILLIMAN PL, nes, 159.7 nw 3 av, 52.2x143.2; Temple Bar Realty Co..14,100.00
5TH AV, es, 20.7 s 72d, 24x93.11; withdrawn ..... —
5TH AV, es, 44.7 n 73d, 24x110.1; adj June 10..... —

JAMES L. BRUMLEY.

SMITH ST (*), nec Baltic, 20x75; also BALTIC ST, ns, 75 e Smith, 25x100; Arthur H Waterman..... 9,250.00
41ST ST, nes, 240 sw 13 av, 20x100.2; withdrawn ..... —

CHAUNCEY REAL ESTATE CO.

W 19TH ST (*), ws, 130 n Mermaid av, 40x118.10; Gussie Morgenstern..15,500.00

Total $173,110.00
Corresponding week, 1913..... 286,073.00

VOLUNTARY AUCTION SALES.

Bronx.

MAY 30.

JOSEPH P. DAY.

420 LOTS of Pearsall Estate on Pelham pkway, Wilson, Van Hoesen, Narraganset, Tenbroeck, Hernig, Yates, Lydig & Neil avs & Williamsbridge rd at 10.30 a m on premises.

Brooklyn.

BRYAN L. KENNELLY.

JUNE 6.

600 LOTS on 44 st, New Utrecht av, Ft Hamilton pkway, 8 9 & 10 avs & 41, 42, 43, 44, 45, 46 & 47 sts at 1 p m on premises.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

MAY 30

No Legal Sales advertised for this day.

June 1.

BLEECKER ST, 305-7, es, 80.3 s Grove, 26.10x 75, 2-2-sty bk tnts & strs; Geo W Dibble—Josephine Emmerich et al; Thos F Keogh (A), 90 West Bway; Wm R De Lano (R); due, $12,619.72; T&c, $815; Joseph P Day.

JUNE 2.

100TH ST, 403 E, ns, 50 e 1 av, 50x63.5, 6-sty bk tnt & strs; Anna C F Schwartz—Benj Beller et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Albt Ritchie (R); due, $28,972.54; T&c, $926.40; Bryan L Kennelly.

122D ST, 506-8 W, ss, 150 w Ams av, runs s 95.11xw25xn5xw25xn90.11xe50 to beg, 6-sty bk tnt; N Y Life Ins & Trust Co sub trste—Isaac Huppert et al; Emmet & Parish (A), 52 Wall; Wm S Bennett (R); due, $68,-252.61; T&c, $2,743.42; sub to tax lien $7,-298.56; Joseph P Day.

136TH ST, 170-2 W, se, 75 e 7 av, 25x99.11, 6-sty bk tnt; Walter S Gurnee et al—Sargold Realty Co et al; Sullivan & Cromwell (A), 49 Wall; Morgan J O'Brien, Jr (R); due, $52,923.88; T&c, $2,097.25; Bryan L Kennelly.

138TH ST W, ss, 175 e Lenox av, 50x99.11, pt 1-sty fr shed & 2-sty bk church; Geo Schweppenhauser—Jno R Gleed et al; Wm O Gantz (A), 52 Bway; Ely Rosenberg (R); due, $5,-426.86; T&c, $158.78; sub to a first mtg of $25,000; Joseph P Day.

AMSTERDAM AV, 1930, ws, 50 s 156th, 25x100, 3-sty bk tnt & strs & 1-sty ext; Metropolitan Savgs Bank—Margt R Mulvany et al; A S & W Hutchins (A), 84 William; Jas G Wallace, Jr (R); due, $14,429.47; T&c, $741.99; mtg recorded Apr21'13; Joseph P Day.

JUNE 3.

39TH ST, 242 W, ss, 363.1 e S av, 17.1x98.9, 4-sty bk tnt; Louis Bernstein et al exrs—Eliza L Harney et al; Louis J Rosett (A), 29 Liberty; Jos P McDonough (R); due, $4,-606.92; T&c, $250.80; sub to pr mtg $18,000; Joseph P Day.

MORNINGSIDE AV, 16, es, 56.5 s 116th, 53.10 x68.3x47.8x93.3, 6-sty bk tnt; Carl Fischer—Oscar Stevenson et al; Richd Dudensing, Jr (A), 156 Bway; Bernhard Rabbino (R); due, $62,855.32; T&c, $2,730; Samuel Marx.

JUNE 4.

LEWIS ST, 63, ws, 100 s Rivington, 25x100, 5-sty bk tnt & strs; Jos E Steckler—Jacob Wolf et al; Meighan & Necarsulmer (A), 38 Park Row; Albt R Lesinsky (R); due, $25,-158.87; T&c, $372.95; Joseph P Day.

24TH ST, 223 W, ns, 283.4 w 7 av, 16.8x80, 4-sty & b bk dwg; German Kahn et al exrs—Marie Frank et al; Eugene Cohn (A), 74 Bway; Edwin H Updike (R); due, $2,146.85; T&c, $283.50; sub to 1st mtg $11,000; Joseph P Day.

60TH ST, 243 E, ns, 115 w 2 av, 20x100.5, 3-sty & b stn dwg; Dry Dock Savgs Inst—Kath G Fanell et al; Frank M Tichenor (A), 38 Park Row; Wm Allen (R); due, $14,374.33; T&c, $452.77; Samuel Marx.

118TH ST, 320 E, ss, 275 e 2 av, 25x100.11, 5-sty stn tnt; Wilson M Powell trste—Esther Bonner et al; Wilson M Powell, Jr (A), 7 Wall; Melvin M Dalberg (R); due, $18,-277.98; T&c, $722.30; mtg recorded July9'03; Joseph P Day.

144TH ST, 421 W, ns, 155 e Convent av, 20x 99.11, 4-sty & h bk dwg; Germania Life Ins Co—Theo Kilian et al; Action 1; Dulon & Roe (A), 41 Park Row; Isidor Niner (R); due, $16,931.58; T&c, $484.07; mtg recorded Nov25'98; Joseph P Day.

144TH ST, 423 W, ns, 136 e Convent av, 19x 99.11, 4-sty & b bk dwg; same—same; Action 2; same (A); same (R); due, $16,416.90; T&c, $497.57; mtg recorded Nov25'98; Joseph P Day.

JUNE 5.

21ST ST, 137 E, ns, 210.6 w 3 av, 20.6x98.9, 5-sty stn dwg; Eliz Kelly—Annette Pascal et al; Corbitt & Stern (A), 60 Wall; Alfred Steckler, Jr (R); due, $3,315.89; T&c, $1,-700; sub to mtg $29,000; Joseph P Day.

72D ST, 14 East, ss, 241 e 5 av, 27x102.2, 5-sty stn dwg, 4-sty ext; U S Trust Co of N Y—Martindale Real Estate Co et al; Stewart & Shearer (A), 45 Wall; Melvin H Dalberg (R); due, $125,986.66; T&c, $4,717.25; Herbert A Sherman.

101ST ST, 209-11 W, ns, 100 e Bway, 54.9x 100.11, 7-sty bk tnt; Aug Ruff et al—Sender Feldmark et al; Gettner, Simon & Asher (A), 299 Bway; Saml Strasbourger (R); due, $14,642.54; T&c, $979; sub to 1st mtg of $78,000; mtg recorded Mar3'11; Joseph P Day.

131ST ST, 64 W, ss, 185.4 e Lenox av, 16.8x 99.11, 3-sty & h stn dwg; Matthew McNamara—Sarah McCormick et al; Thos J Bannon (A), 5 Beekman; Jno T McGovern (R); due, $8,754.91; T&c, $411.75; mtg recorded Dec1'10; Joseph P Day.

7TH AV, 424, ws, 41.2 n 33d, runs w61.2xn13.6 xwS.8xn5.9xe69.10xs19.3, 4-sty stn tnt & str; County Holding Co—Unico Realty Co et al; Merrill & Rogers (A), 100 Bway; Roy M Robinson (R); due, $68,239.01; T&c, $1,339; J H Mayers.

JUNE 6.

No Legal Sales advertised for this day.

JUNE 8.

LEWIS ST, 102, es, 75 n Stanton, 21x100, 6-sty bk loft & str bldg & 6-sty bk rear loft bldg; J Frederic Kernochan—Fannie Rosenblum et al; Henry F Miller (A), 44 Pine; Isaac S Heller (R); due, $19,139.49; T&c, $763.08; mtg recorded Feb29'04; Joseph P Day.

LISPENARD ST, 13-15, ns, 125.11 e West Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; Geo E Chisholm et al exrs—Henry W Ellison et al; Middleton S Borland (A), 46 Cedar; Earl W Webb (R); due, $41,290.25; T&c, $1,838.50; Joseph P Day.

96TH ST, 324 W, ss, 266.8 w West End av, 41.8 x100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, $39,912.38; T&c, $1,425; Joseph P Day.

135TH ST, 209 W, ns, 175 w 7 av, 25x99.11, 5-sty bk tnt; Equitable Life Assur Soc of the U S—New York Real Estate Security Co et al; Action 1; Alexander & Green (A), 165 Bway; Sheridan S Norton (R); due, $19,-199.13; T&c, $231.75; J H Mayers.

135TH ST, 211 W, ns, 200 w 7 av, 25x99.11, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $19,203.25; T&c, $249.57; J H Mayers.

135TH ST, 213 W, ns, 225 w 7 av, 25x99.11, 5-sty bk tnt; same—same; Action 3; same (A); same (R); due, $19,201.08; T&c, $249.57; J H Mayers.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

MAY 30.

No Legal Sales advertised for this day.

JUNE 1.

170TH ST E, sec College av, see Teller av, sec 170.

COLLEGE AV, es, 100 s 171st, see Teller av, sec 170.

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(Bronx Legal Sales Continued.)

COLLEGE AV, es, 25 n 171st, see Teller av, sec 170.
TELLER AV, sec 170th, 104.10x29.7x111.6x 18.11; also COLLEGE AV, es, 25 n 171st, 25x 100; also COLLEGE AV, es, 100 s 171st, 25x 125, vacant; Blanche Wesselman—Annie Lamberti et al; Wesselman & Kraus (A), 55 Liberty; Saml Lesser (R); due, $4,429.48; T&c, $730.45; Bryan L Kennelly.

JUNE 2.
No Legal Sales advertised for this day.

JUNE 3.
COSTER ST, 648, es, 280 s Spofford av, 20x 100, 2-sty & bk dwg; Grace Porter & ano—Feiser Realty & Constn Co et al; Harold Swain (A), 176 Bway; Jno J Hynes (R); due, $6,560.30; T&c, $287.67; Geo Price.
COSTER ST, 646, es, 300 s Spofford av, 20x 100, 2-sty bk dwg; Otto F Struse et al exrs—Feiser Realty & Constn Co et al; Harold Swain (A), 176 Bway; Jno J Hynes (R); due, $6,561.81; T&c, $287.67; Chas A Berrian.
175TH ST, 486 E, ss, 66.1 e Washington av, 18.8x103.10x18.8x103.9, 2-sty fr dwg; American Savgs Bank—Mary Randrup, indiv & extrx; Irwin & Orr (A), 203 Bway; Robt H Bergman (R); due, $5,012.24; T&c, $166.03; mtg recorded Jan21'11; M Morgenthau, Jr, Co.
176TH ST, 507, on map 509 E, ns, 97.6 w 3 av, 20x72, 2-sty fr dwg; Simeon M Barber—Matilda Leuchtenburg et al; Harold Swain (A), 176 Bway; Geo E Weller (R); due, $1,-812.21; T&c, $459.36; Henry Brady.
ARTHUR AV, 2375-7, ws, 164.8 s 187th, 50x 124, 1-sty bk theatre & 2-sty fr dwg & str; Jno Bussing, Jr, et al—Filomena Tesoro et al; C D Manville (A), 10 S 3 av, Mt Vernon, N Y; Frank A Saporito (R); due, $13,962.26; T&c, $218.97; Joseph P Day.

JUNE 4.
HOME ST, nec Hoe av, sec Hoe av, 1200.
HOME ST, 975, ns, 40.3 e Hoe av, 45.4x99.6x45x 104.8; Margt Knox—First Preferred Realty Corpn et al; Action 2; Arthur Knox, 198 Bway (A); Chas C Marrin (R); due, $2,-768.93; T&c, $485; Chas A Berrian.
HOE AV, 1200-2, nec Home, 109.3x40x104.8x 40.3, 5-sty bk tnt; Margt Knox—First Preferred Realty Corpn et al; Action 1; Arthur Knox (A), 198 Bway; Chas C Marrin (R); due, $4,360.74; T&c, $540; Chas A Berrian.
SEDGWICK AV, es, 289.7 n 183d, 40.11x120.9 x40.8x126.3, 3-sty fr dwg; Wm L Penny et al exrs—Eugene J Quin et al; Jno T Fenlon (A), 55 Liberty; Benno Lewinson (R); due, $4,436; T&c, $1,120.61; sub to 1st mtg $11,500; Joseph P Day.
SO BOULEVARD, 1501-3, ws, 375 n Jennings, 37.6x100, 5-sty bk tnt & strs; Anna M Jones—Inter-City Land & Securities Co et al; Fredk de P Foster (A), 44 Wall; J Philip Van Kirk (R); due, $5,258.55; T&c, $290; George Price.

JUNE 5.
BELMONT AV, 2451, nwc 188th, 45x87.5, vacant; Saml H Kupferman—Liberty Brewing Co et al; Edw Jacobs (A), 25 Broad; Chas L Cohn (R); due, $4,121.79; T&c, $604.68; Saml Goldsticker.

JUNE 6 & 8.
No Legal Sales advertised for these days.

Brooklyn.

The following Advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague street, unless otherwise stated:

MAY 30.
No Legal Sales advertised for this day.

JUNE 1.
N ELLIOTT PL, ws, 183.5 n Myrtle av, 20x100; Paul Kleindienst et al; Mary A Carroll et al; Herzfeld & Sweedler (A), 44 Court; Hermon H Shook (R); Nathaniel Shuter.
5TH AV, es, 82.8 s 74th, 20.8x87.2; Michl Shellens—Jno E Sullivan Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Henry S Goodspeed (R); Wm P Rae.

JUNE 2.
SMITH ST, es, 80 s Huntington, 20x75; also 13 AV, ws, 55 n 37th, 51x80; Michl Harrigan—Wm Harrigan et al; Wm S Butler (A), 190 Montague; Jos A Kennedy (R); Wm H Smith.
STERLING PL, ns, 100 w Saratoga av, 175x 110.1; Isidore Silberberg et al; Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reiher (R); Wm H Smith.
4TH ST, 478, sws, 337.10 se 7 av, 33.4x100; also 4TH ST, 482, sws, 371.2 se 7 av, 33.4x 100; Patk Mollow et al—Delia Smith et al; Clarke & Clarke (A), 51 Chambers, Manhattan; Conrad S Keyes (R); Jas L Brumley.
BAY 19TH ST, nws, 179.1 sw Bath av, 18.1x 70.3; Lawyers Title Ins & Trust Co—Haskell Realty & Constn Co et al—Philip S Dean (A), 160 Bway; Geo A Steves (R); Wm P Rae.
E 26TH ST, es, 110 n Av D, 20x100; Rosalie C Bodine—Arthur Gamble et al; Harry L Thompson (A), 175 Remsen; Algernon I Nova (R); Chas Shongood.
59TH ST, ns, 200 w 6 av, 20x100.2; Addison C Thorne et al—Jno E Sullivan; Thos P Mulligan (A), 16 Court; Chas E Hunter (R); Wm H Smith.
ATLANTIC AV, ss, 150 w Saratoga av, 100x 100; Wm A Crane—Mancorn, Inc, et al; Jos J Schwartz (A), 361 Stone av; Michl Ditore (R); Isaac Marshall.
BLAKE AV, swc Stone av, 50x100; Robt E Moore—Jacob Levy et al; Frank L Polk (A), 153 Pierrepont; Fred M Ahern (R); Wm H Smith.
GREENE AV, nwc Sumner av, 20x80; Jno Nolty—Jno F Graham et al; Henry A Ingraham (A), 189 Montague; Louis N Jaffe (R); Wm P Rae.
THATFORD AV, ws, 50 s Belmont av, 25x100; Minnie Hoffmann—Moses Freed et al; Herbt Cracauer (A), 271 Bway; Burt L Rich (R); Wm H Smith.
TILDEN AV, ss, 450 w Lott, 50x150; Christina Roeder—Edw J Atwood et al; Klendl & Sons (A), Atlantic & Pennsylvania avs; Harry C Underhill (R); Wm H Smith.
6TH AV, es, 32.8 s 53d, 45x100; Aetna Accident & Liability Co—Dunloe Holding Co et al; Jno J Bakerman (A), 5014 5 av; Fredk G Milligan (R); Nathaniel Shuter.

JUNE 3.
CONOVER ST, sws, 84 s Walcott, 16x100; Sheriff's sale of all right, title, &c, which Grace McCormick had on Jan29'14, or since; Lewis M. Swasey (sheriff); Wm P Rae.
CRESCENT ST, ws, 246.8 n Fulton, 20x105; Gustav A Freitsche—Barbara A Schwillie et al; Watson & Kristeller (A), 100 William, Manhattan; Jno J Haggerty (R); Wm H Smith.
FULTON ST, ns, 23.9 w Warwick, 20x91.3; Franziska Haer—Chas M Korte et al; Watson & Kristeller (A), 100 William, Manhattan; Peter W Ostrander (R); Jas L Brumley.
MINNA ST, ss, 300 w Chester av, 100x100; Elliott J Creighton—Peoples Union Realty Co et al; Jesse Watson (A), 60 Wall, Manhattan; Alex S Bacon (R); James L Brumley.
38TH ST, nes, 38.10 se New Utrecht av, 20x 90; Wm Dunker et al—Woodworth Realty Co et al; Julius Siegelmau (A), 887 Manhattan av; Algernon I Nova (R); Nathaniel Shuter.
41ST ST, sws, 62.11 se 11 av, 20x80.2; Chas M Hougb et al—Ramon G Cadiz et al; Jesse Watson (A), 60 Wall, Manhattan; Jno E Ruston (R); James L Brumley.
AV U, ns, 40 e E 4th, 20x100; Home Title Ins Co of N Y—Henrietta Snell et al; Henry J Davenport (A), 375 Pearl; David Hirshfield (R); Wm H Smith.
RUGBY RD, 80, swc Church av, 71.8x100x37.1x 105.9; Jesse Watson—Mabel A Smith et al; Russell L Tarbox (A), 60 Wall, Manhattan; De Witt V D Reiley (R); James L Brumley.

JUNE 4.
72D ST, sws, 260 se S av, 20x100; Mary Benson et al—H-A Improvement Co et al; Chas H Edwards (A), 48 Cedar, Manhattan; Jos F Maguire (R); Wm H Smith.

JUNE 5.
WARREN ST, ns, 220 w Hoyt, 20x100; Dermott Ryder—Fredk A Johuson et al; Harry L Thompson (A), 175 Remsen; Myles Purvin (R); Nathaniel Shuter.
CHURCH AV, nec E 34th, 40x100; Chas J Schriefer et al—Sarah D Fogelson et al; Jos F Conran (A), 18 Court; Wm H Raftery (R); Wm P Rae.

JUNE 6.
No Legal Sales advertised for this day.

JUNE 8.
CONEY ISLAND AV, ws, 397.1 s Foster av, 30x90; Henry Timm et al—Antonie Grundler et al; Carl S Heidenreich (A), 2772 Fulton; Bernhard Bloch (R); Nathaniel Shuter.
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Alht B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson Jr Co.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 23.
123D ST, 129-31 W; Fred M Stein—Osias Karp et al; Wilher, Norman & Kahn (A).
127TH ST, ss, 93 e Madison av, 17x76; Emma L Chadwick—Jas Shea et al; Stoddard & Mark (A).
178TH ST, ns, 125 w Wadsworth av, 12.6x100; Emma E Odell—Jas Rowan et al; J C Gulick (A).

MAY 25.
BROOME ST, ns, 22.4 e Allen, 41.4x75.3x irreg; two actions; Aug Caille—Philip Lubetkin et al; C Brandt, Jr (A).
48TH ST, ns, 400 w 7 av, 25x100.5; also 5TH AV, es, 50.5 n 111th, 25.1x100; also 5TH AV, es, 75.6 n 111th, 25.1x100; also 43D ST, ss, 105 e 3 av, 100x100.5; also 81ST ST, ss, 220 w Lex av, 83x102.2; Anna Pekowsky—Thos F O'Reilly; M Monfried (A).
51ST ST, 237 W; Margt F Barnes—Benven Realty Co et al; J A Hardiman (A).
59TH ST, ns, 225 e 11 av, 25x100; Louis T Lehmeyer—O'Rourke Bros Co et al; M S Marden (A).
118TH ST, ns, 457.1 e Pleasant av, 40.10x100.11; Cath Silberhorn et al—Fredk Stichweh et al; G H Hyde (A).
BROADWAY, nwc 66th, 112.10x140.8; Union Estates Co—Wm L Flanagan Jr et al; Eisman, Levy, Corn & Lewine (A).
WEST END AV, swc 73d, 24.4x95; Geo H Allen—Ellie F Moffitt et al; Cary & Carroll (A).

MAY 26.
HESTER ST, 55; Jacob Shevell—Reuben Satenstein et al; Strasbourger, Eschwege & Schallek (A).
137TH ST, ns, 84 e Edgecombe av, 16x92; Guaranty Trust Co of N Y—Jno J Egan et al; Stetson, Jennings & Russell (A).
MADISON AV, 2034; Lee W Groves et al—Dominion Trust Co et al; H T Randall (A).

MAY 27.
65TH ST, 335-7 E; Newton Ehrman—Harry Levy et al; Lachman & Goldsmith (A).
115TH ST, 310 E; Lewis G Jones—Angelina Farrari et al; Weekes Bros (A).
117TH ST, ss, 50 w 2 av, 40x58.5; Belle G Bernheimer et al—Sali Adler et al; Stewart & Shearer (A).
119TH ST, ns, 285 w Lenox av, 20x100.11; Chas H Lowerre—Etta G Dupont et al; Thomson, Koss & Warren (A).
1ST AV, 2044; Thos B Kent—Patk Garofalo et al; L W Gibson (A).
7TH AV, 2304-6; two actions; Saml M Fechheimer et al—L & D Construction Corpn et al; S P Kurzman (A).
LOT 127, map of part of Estate of Mangle Minthorne; Birdie Berliner—Saml Klausner et al; amended; Myers & Goldsmith (A).

MAY 28.
21ST ST, 132-40 W; two actions; Saml Kempner et al—Newstate Co et al; Kurzman & Frankenheimer (A).
106TH ST, 160-2 E; two actions; Henrietta Bachrach—Baruch Israeli et al; I Cohen (A).
106TH ST, 227 E; Edw L Coster—Bertha Kaufmann et al; Anderson, Iselin & Anderson (A).
172D ST, 570 W; Jno J Dillon—Rosannah T Hicks et al; Kelley & Connelly (A).
MADISON AV, swc 68th, 100.5x20.6; Mutual Life Ins Co of N Y—Eric B Dahlgren et al; F L Allen (A).
PINEHURST AV, ws, 50.1 n 180th, 50.1x112.10; Alonzo Co—Dunloe Holding Co, Inc, et al; O Hammann (A).
1ST AV, 2044; Thos B Kent et al—Patk Garofalo et al; emended; L W Gibson (A).

MAY 29.
113TH ST, ss, 281.3 e 5 av, 18.9x100.11; Margarette E Griffith—Simon Docter et al; Duer, Strong & Whitehead (A).
BROOME ST, 59; Caroline M Smith—Julius Stoloff et al; Alexander & Ash (A).
18TH ST, ss, 225 e 9 av, 25x92; Fulton Trust Co of N Y—Carrie A Miller et al; Kneeland, Harison & Hewitt (A).
W BROADWAY, 425; Edw H Swan et al—Kate E Zache et al; Schenck & Punnett (A).
JAMES ST, 6; Wm A Paton et al—Frank Sanfilippo et al; C Norwood (A).
130TH ST, es, 140 w 7 av, 15x99.11; Minnie D Baker et al—Sarah A Smith; M Goldwater (A).
70TH ST, 226 E; Mutual Life Ins Co of N Y—Jno H Bodine et al; F L Allen (A).
AUDUBON AV, swc 184th, 99.11x35; Susan Devin—Chas W Graham et al; D Daly (A).

Bronx.

MAY 22.
BELMONT AV, ws, 50 n 186th, 25x87.6; Jno H Logie—Kate Griffin et al; Howell Bros (A).
WILLIS AV, swc 144th, 25x84; Isaac E Brown—Ray Solomon; Jonas, Lazansky & Neuberger (A).
LOTS 3 & 4, blk 41, map of part of Section C, Edenwald, A Hupfel's Sons—Eli Larsen et al; H Robitzek (A).
LOTS 43, 130, 131 & 132, map of lands of the estate of Jos Husson et al at Clason Point; Warren B Sammis—Willard P Beach et al; W E Sammis (A).

MAY 23.
No Foreclosure Suits filed this day.

MAY 25.
TINTON AV, es, 120.5 n Southern Blvd, 50x 81.3x irreg; Jno Kroog—Fox St Constn Co et al; H Robitzek (A).
LOTS 138, 139 & 140, block 2980, Sec 11, Land Map; Norah Fells—Torrence Smith et al; Reiss & R (A).

MAY 26.
179TH ST E, nwc Belmont av, 1.6x81.7x irreg; also HUGHES AV, nec 179th E, 66.4x96.7x irreg; Jos Rosenzweig—Wm Seidman et al; F D W Searing (A).
HOE AV, ws, 247.2 s Home, 25x100; Mary K Yates—Lawrence Davis et al; L J Obermeier (A).
LOT 16, block F, map of Dore Lyon's property at Westchester; Josephine Magrane—Chas Welch et al; J H Hildreth (A).
LOTS 57 & 58, map of University Heights North; Anna M Hobbs (trste)—Eliz J Wellwood et al; R K Brown (A).

MAY 27.
GROVE ST, ws, 185.2 n 181st, 26.5x52.8x irreg; Agnes Cook—Jos W A McConaghy et al; G W File (A).
ELTON AV, ns, 63.8 w 162d, 31.10x124.8x irreg; Sarah E Furnald et al (trstes)—Jas E Corbett et al; R Kelly (A).
PROSPECT AV, ses, 199 s 180th, 33x100; Henry R Browne (trste)—Giosue Galiani et al; Hamilton, Gregory & Freeman (A).

MAY 28.
185TH ST, ns, 117.8 w Washington av, 16.8x100; Maggie Tucker—Ellen J Murray et al; F W Pollock (A).
MT HOPE PL, ns, 190 w Anthony av, 20x100; Mabel W Roehrig—Margt A Clarke; Hirleman & Vaughan (A).
ROAD leading from Village of Westchester to Eastchester, ws, adj land of Dennis Heddy; Park Mtg Co—Wm Abbatt et al; Seybel & French (A).
LOTS 229, 230, 330 & 331, map of prop of St Joseph's Orphan Asylum; Wm S Flynn—Mary Eustace; M B McHugh (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 21.
123D ST, 449-53 W; Edw A Kerbs—Jno H Callan; Bandler & Haas (A); Myron Sulzberger (R); due.....108,150.00

MAY 22.
GREENWICH ST, es, 48.5 n Dey, 26.10 x73.9; Saml Shopiro—Sally Cohn et al; Bernhard H Levy (A); Maxwell Lustig (R); due.....10,625.00
128TH ST, 71 E; Wm R Appleby—Thos J McLaughlin et al; Cannon & Cannon (A); Jno L Bernstein (R); due 30,204.30
128TH ST, 73 E; same—same; same (A); Albert Unger (R); due.....30,204.30

MAY 23.
No Judgments in foreclosure suits filed this day.

MAY 25.
77TH ST, 216 E; Bertha B B Walker—Julius Hochdorp; Frank Kewk (A); Geo E Weller (R); due.....21,665.00
AV C, nwc 11th, 51.9x83; Wm L Condit—Burt Realty Co Inc et al; Elkus, Gleason & Proskauer (A); Maurice Goodman (R); duee 66,779.52

MAY 26 & 27.
No Judgments in foreclosure suits filed these days.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 23.

FRONT ST, ec Fletcher, 32.5x93.2; City of N Y—Carson Brevoort et al; foreclosure of tax lien; F L Polk (A).

45TH ST, 7-11 W; Fleischman Bros Co—45th St Co et al; action to declare lien; Strooek & Stroock (A).

MAY 25.

121ST ST, 201 W; also 7TH AV, 2026; also CONVENT AV, 470; three actions; Otto Gordon—Heathcote Holding Co et al; three actions to foreclose mechanics lien; I Witkind (A).

MAY 26.

36TH ST, ns, 275 e 9 av, 36x98.9; also 8TH AV, 24 n 33, 24.8x100; Security Bank of N Y —Agnes C Geoghegan et al; aetion to set aside two deeds, &e; H B Goodstein (A).

86TH ST, 124-6 E; also 3D AV, 1156-62; also 46TH ST, 344-6 E; Harry Miller—Sol Herzog et al; aetion to impress lien; J M Mandelbaum (A).

136TH ST, ss, 255 w Lenox av, 29.11x99.11; Stephen Wilcox—4th Moravian Church; action to foreclose mechanics lien; E L Holywell (A).

MAY 27.

14TH ST, ns, 153.7 e Av B, 21.10x163.3; also 14TH ST, 607 E; also 16TH ST, 330 W; also RD from Fordham to West Farms, ns, 24.10 w Old Clinton av, 17.9x107.6; also LEWIS ST, 161-3; also MITCHELL PL, nec 1 av, 18x80.10; also 28TH ST, 330 E; also 101ST ST, 122 W; also 50TH ST, 400 E; also 94TH ST, 231-3 E; also 58TH ST, 532 W; Abr Greenberg—Goldberg & Greenberg, Inc, et al; action to set aside deeds; H R Elias (A).

MAY 28.

WASHINGTON ST, see Duane, 25x50; Esther G. O'Sullivan—Mary E. O'Sullivan; partition; J. J. K. O'Kennedy (A).

49TH ST, 161 W; Ashforth & Co, Inc—Cora R Lapsley; notice of attachment; De La Mare & Morrison (A).

132D ST, 508-18 W; Adolf Stelling et al—Emma Briekenstein; partition; Rabe & Keller (A).

MAY 29.

44TH ST, 203-7 E; Marshall H Runk—Lillian Hof; partition; G W Roberts (A).

Bronx.

MAY 22.

No Lis Pendens filed this day.

MAY 23.

232D ST, ns, bet White Plains rd & Barnes av, known as Lots 660 to 663, Ward 24; Chas Haubert—Edw A Anderson et al; action to foreclose tax lien; Reeves & Todd (A).

MAY 25.

No Lis Pendens filed this day.

MAY 26.

BAINBRIDGE AV, 3203; Jno Stumpf et al—Rosina Primavera et al; aetion to foreclose mbehanics liens; M Grossman (A).

MAY 27.

WEBB AV late Tee Taw av, nwc land of Roman Catholic Orphan Asylum; W I Fleisher & Co, Inc—Roman Catholic Orphan Asylum et al; action to foreclose mechanics lien; Corbett & Stern (A).

MAY 28.

No Lis Pendens filed this day.

Brooklyn.

MAY 21.

COMMERCE ST, swc Van Brunt, 17.6x55.6; Catharina Henry—Thos J Moran et al; H L Thompson (A).

COOPER ST, ses, 124 sw Knickerbocker av, 17x100; Rhoda Evans—Chas L Goldstein et al; Kramer, Cohn & M (A).

COOPER ST, ses, 141 sw Knickerbocker av, 17x100; same—same; same (A).

CHESTNUT AV, ss, 560 w Liberty, 20x100; N Y Mtg & Security Co—Theresa M Crandall et al; H M Bellinger, Jr (A).

CLINTON AV, sec Greene av, runs s47.6xe110 xs3xe30xn50.6xw140 to beg; Savgs Bank of Utica—Jno C Kluber et al; Miller & Finck (A).

MILLER AV, nec Belmont av, 95x300; Caroline Candidus—Altworth Realty Co et al; H F Cochrane (A).

NEW LOTS RD, ss, 24 w Van Sielen av, runs s2,490 xw54.6 xs139.6 xw588.8xn670 xe187 x— 1,967.6xe507.1 to beg; Maria Wyckoff—Empire Keystone Impt Co et al; F Van Wyck (A).

LOT 59, sectional map 5 of Village of Fort Hamilton; Engenia R Thompson—Bridget E Webb; damage suit; Hovell, McChesney & C (A).

LOTS 139 & 140, blk 6766 & LOTS 81 & 82, blk 6765, map of Kings Oaks; Felix Kunkel—Eva Hoertz et al; N Dietz (A).

MAY 22.

LORIMER ST, es, 25 n Jackson, 50x100; Jos A Burr—Howard Bloomgarden et al; J T Bladen (A).

SUMPTER ST, ss, 150 e Hopkinson av, 18.9x 100; Levi Blumenau—Saml Potash et al; J Brenner (A).

SUMPTER ST, ss, 168.9 e Hopkinson av, 18.9x 100; same—same; same (A).

SUMPTER ST, ss, 187.6 e Hopkinson av, 18.9x 100; Levi Blumenau—Saml Potash et al; J Brenner (A).

SUMPTER ST, ss, 206.3 e Hopkinson av, 18.9x 100; same—same; same (A).

SUMPTER ST, sec Ralph av, 20x50; Cornelia E Wood—Graee Kassehan & ano; H L Thompson (A).

UNION ST, ss, 100 e Nostrand av, 50x127.9; Wm J Shaw—Gertrude Savage et al; E R Vollmer (A).

W 6TH ST, es, 91.4 s Av U, runs e—xs60.2xe 18.6xs106.7xe88.11xs—xw— xn123 xw43.9 xs 120.8xn— to beg; also LOTS 1, 2 & 4, map of prop of Jno R, Eliz & Jacobus Lake & Ida Stryker; also AV V, nwc Van Sielen, 33.3xS5.3x17.6xS5.1; Second United Cities Realty Corpn—Wm B Lake Constn Co et al; I Roth (A).

74TH ST, ns, 395.11 e Stewart av, 100x140; Helene V Engel—Mafin Constn Co et al; H S & C G Baerach (A).

76TH ST, ns, 380 e 20 av, 60x100; Eagle Savgs & Loan Co—Delia Walsh et al; J C McLeer (A).

CARLTON AV, es, 274.2 n DeKalb av, 21x100; Michl F McGoldrick—Jessie F B Shaffer et al; G H Harman (A).

EASTERN P'KWAY, swc Troy av, 216x120.7; National Radiator Co—Sol Kraus Realty & Constn Co et al; foreclosure of mechanics lien; H C Glore (A).

HUDSON AV, 491; Marie Endeman—Chas T Cowenhowen, Jr et al; C M Camp (A).

ST MARKS AV, swc Bedford av, 20x107; Philip Geyer—Anna Weckesser et al; Murtha & Hanson (A).

SURF AV, ns, at int of prop of Pros Park & C I R R, runs ne252.8xow60.6xnw33.5xs60.7 xsw243.4xe135.3 to beg; Emilie Huber—Martin J Rauscher et al; F Obernier (A).

MAY 23.

STERLING PL, ns, 191.8 w Ralph av, 23.4x100; Isaac Maller—Bernstein Bldg Co & ano; specific performanee; S S Schwartz (A).

56TH ST, sws, 150 se 12 av, 50x160.2; Sisters of Community of St John the Evangelist—Chas Ten Broeck et al; H L Thompson (A).

71ST ST, nec Ridge blvd, 66x100; Abr Saeks, Inc—Island View Corpn et al; foreclosure of mechanies lien; A Sachs (A).

ATLANTIC AV, ns, 32 e Ralph av, 15x80; Jas S Anderson—Chas R Kreps et al; Melrugge & Maxfield (A).

MONTAUK AV, es, 210 s Pitkin av, 20x100; Victor Kapfen—Sarah Maloney et al; J H Laek (A).

NEW JERSEY AV, 665; Geo B Ensworth—Saml Shapiro et al; second amended notice; D V D Reiley (A).

MAY 25.

LEFFERTS ST, ss, 156.2 e Nostrand av, 20x 102.6; Title G & T Co—Charlotte S Draper et al; H L Thompson (A).

ROBINSON ST, ns, 332.6 e Rogers av, 60.3x 112.6x60.3x122.6; Madelene Gumpert—Standard Water Meter Co & ano; N McGovern (A).

E 2D ST, es, 405 s Av J, runs e60xse17.8xsw6.6 xw68.4xn17 to beg; Louisa Ziegler—Park Lawn Bldg & Realty Co et al; Sohmer & Sonnenthal (A).

S 3D ST, sws, 100 nw Hewes, 25x95.2; Williamsburgh Savgs Bank—Kathleen Fulton et al; S M & D E Meeker (A).

51ST ST, ee 14 av, 60.2x100; Fannie Johnston—Marie A O'Connell et al; H J Davenport (A).

86TH ST, nws, at int land of Anna E Denyse, runs s100xe—xn—xnw127xw— to beg; Agnes Sommerville—Josephine A Schuller et al; determination of a elaim; J A Sheehan (A).

DUMONT AV, nee Hinsdale, 100x100; Moses Annenberg—Almont Holding Co et al; foreclosure of mechanics lien; S Rabinowitz (A).

FLATBUSH AV, es, 133.10 s Av C, 70.10x100; Mary E Richards—Hugo Heyman et al; H L Thompson (A).

FLUSHING AV, 1033; Danl Spitzer—Morris Kunitz et al; speeific performance; H S & C G Bachrach (A).

GLENMORE AV, ss, 50 w Bradford, 50x100; Mary J Bender—Henry Kahlert et al; partition; J H Steenwerth (A).

KINGSTON AV, es, 45.7 n Atlantic av, 26x90; Eldred A Carley—Wilfred Burr et al; E A Carley (A).

KINGSTON AV, es, 97.7 n Atlantic av, 26x90; same—same; same (A).

SHEFFIELD AV, es, 50.5 s Jamaica av, 50x 100; Williamsburgh Savgs Bank—Ida Davis et al; S M & D E Meeker (A).

WASHINGTON AV, swc 3d, 19x100; Gilbert C Wood—Lawrence Liss et al; H L Thompson (A).

6TH AV, ws, 103.6 s Carroll, 19.5x97.10x19.4x 96; Claus Hohorst—Mary F MaeGregor et al; Coller & Coller (A).

LOT 184, map of So Greenfield; also PROP in bed of Old Ocean av in front of lot 184; Mary E Roberts—Malcolm Graham & wife; partition; Van Alen & Dyckman (A).

MAY 26.

ADELPHI ST, es, 256.3 s Willoughby av, runs e125.6xs20xw123.7xn20 to beg; May C Green —Chas L Bennett et al; J J Clark (A).

BERGEN ST, ns, 200 e New York av, 55x100; Lawyers Title Ins & Trust Co—Gilbert M Stratton et al; T F Redmond (A).

DECATUR ST, ss, 95.10 e Reid av, 18x100; Ida H Crook—Augustus F Gardner et al; Wilson, Barker & W (A).

DECATUR ST, ss, 113.11 e Reid av, 18.1x100; Mary B Kellogg—Augustus F Gardner et al; Wilson, Barker & W (A).

MOORE ST, 64; Jas J McGillen—Esther Shmurak et al; J Makay (A).

SANDS ST, 127 & 131; also SANDS ST, ns, 155.5 w Bridge, 25.1x100; Henry P Journeay —Calmon Hurwitz et al; H C Rickaby (A).

STATE ST, sws, 300 se Bond, 50x100; Abr Levine—Hartman Realty Co et al; M Davidson (A).

VARET ST, ss, 100 w Morrell, 25x100; Frieda Berg—Louis Levy et al; S Berg (A).

UNION ST, ss, 375 e 8 av, 75x90; Newburgh Savgs Bank—Gilbert M Stratton et al; T F Redmond (A).

4TH ST, nes, 97.10 se 8 av, 38.6x95; Lawyers Mtg Co—F T Nesbit & Co et al; Cary & Carroll (A).

N 5TH ST, nes, 100 nw Roebling, 25x100; Marguarite B Hieks—Jaeob F Healey & ano; partition; C E Minor (A).

14TH ST, nes, 491 nw 3 av, 25x100; Frances E Van Horn—Ann E Wilben et al; partition; J D Barben (A).

51ST ST, ss, 160 e 6 av, 20x81.7x20x82.3; Jno D Holsten—Nestor Westerberg et al; H A Holsten (A).

55TH ST, sws, 360 se 11 av, 20x100; The Thrift —Loretta M Disken et al; F Jordan (A).

55TH ST, sws, 320 se 11 av, 20x100; The Thrift —Loretta N Disken et al; F Jordan (A).

60TH ST, swc 11 av, 40x100; Annie E Moffett —Frank Granieri et al; C B Campbell (A).

60TH ST, sws, 320 se 11 av, 20x100; Eliz B Decker—Emannele Taranto et al; T F Redmond (A).

BAY RIDGE AV, nwc Bay, runs ne290xnw—xn —xnw—xs—xe— to beg; Dime Savgs Bank—Jeremiah E Traey et al; Dykman, Oeland & K (A).

JEFFERSON AV, ns, 62 w Tompkins av, 19x 100; Sarah L Stephenson—Nettie R Howell & ano; C S Stephenson (A).

MARCY AV, es, 40 s Monroe, 20x100; Wm P Hill—Eva S Sanford et al; T F Redmond (A).

OVINGTON AV, sws, 174.1 nw 14 av, 18.6x52.5 x18.6x51.11; Title G & T Co—Chas Gahren et al; T F Redmond (A).

SKILLMAN AV, ns, 100 e Humboldt, 16.8x100; Title G & T Co—Congetto Dieicco et al; T F Redmond (A).

17TH AV, ws, 80 n 63d, 20x80; Milton J Vogel —Eva Hopcraft et al; J Rosenweig (A).

LOTS 1 to 568 map of 1179 lots of Estate of Henry L Wyekoff; Maria Wyckoff—Empire Keystone Impt Co et al; F Van Wyck (A).

LOTS 61 & 62 block 4748 map "Rugby E"; Chas Adler—Frank Hoetsberg; breach of contraet; C H Broas (A).

MAY 27.

BRADFORD ST, ws, 25 s Blake av, 30x100; Caroline Candidus—Barbara Lauer et al; H F Cochrane (A).

REMSEN ST, ns, 123 e Clinton, 24x100; Realty Associates—Peppard Realty Co & ano; H L Thompson (A).

STERLING PL, ns, 246.8 w Kingston av, 16.8x 80; Annie K Lamb—Lillian Reisehenbaeher et al; H L Thompson (A).

E 2D ST, es, 140 n Av N, 26.8x113; Eliz R Lake—Caroline E Laey et al; Hubbard & Rushmore (A).

4TH ST, sec Bway, runs e80xs62xe6xs39.4xw86 xn101.4 to beg; Williamsburgh Savgs Bank—Smith Gray Co et al; S M & D E Meeker (A).

BAY 13TH ST, 144; Stephan J Dugan—Mary Dobryeka; foreclosure of mechanies lien; E R Mead (R).

17TH ST, sws, 197 se 3 av, runs sw100.2xse3xsw 39.4xse25.1xne137.6xnw28 to beg; Mary E Field—Morris Ring et al; Owens, Gray & T (A).

67TH ST, ns, 223.9 w 3 av, 20x69.1x20.4x71; Tunis G B Konwenhoven—Isaac Dranow et al; C A Kenmore (A).

81ST ST, ns, 100 w 3 av, 80x109.4; Arthur J Connelly—Adaline S Connelly (dissolution of partnership; T Gilleran (A).

93D ST, sws, 149.11 se 3 av, 25x130.10; Frank McGahan—Ang Hildebrandt et al; H L Thompson (A).

LAFAYETTE AV, 358A & 360; also 58TH ST, sws, 280 se 8 av, 60x100.2; Miriam Harper —Eliz F MeBride & ano; Harper & Clements (A).

S PORTLAND AV, ws, 482.3 s DeKalb av, 20x 100; Bklyn Trust Co—Annie Martin & ano; H L Thompson (A).

STONE AV, ws, 80 n Truxton, 20x100; Edw G Eekert—Veronica Hause et al; T F Tevlin (A).

11TH AV, nee Bay Ridge av, —x—; Bay Ridge Park Impt Co—Edw I Wilson et al; M S Allen (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 23.

CLEVELAND PL, 15; Louis Pollinger—Jos & Edw Liebertz & Henry Rubin & Sol Schwartz (112) 100.00

LEXINGTON AV, 567-71; also 51ST ST, 160-66 E; Consolidated Chandelier Co—Hammerstein Opera Co & Oscar Hammerstein (113) 4,200.00

6TH AV, 634; Chas Koster—Louise B O'Donohue, Alvina McAleenan, Harry Olkovitz & David Mandel (114)..... 5,468.85

MAY 25.

201ST ST, ACADEMY ST & HARLEM RIVER; Louis Krieg—United Electric Light & Power Co & F T Nesbit & Co, Inc (118)..... 22.27

201ST ST, ACADEMY ST & HARLEM RIVER; Wm Cayten—United Electric Light & Power Co—F T Nesbit & Co (115) 10.00

6TH AV, 624; Chas Koster—Louise B O'Donohue, Alvina McAleenan, Harry Olkowitz & David Mandel (correction) 5,468.85

MAY 26.

120TH ST, ns, 164.9 e Pleasant av, 103.5x121.10; Jno Carlucci—Ernest P Bernat & Alex Pelli Co, Inc (120).. 685.00

LEXINGTON AV, 571; Davis Brown, Inc—Hammerstein Opera Co & Oscar Hammerstein (119) 9,449.79

MAY 27.

45TH ST, 7-11 W; Globe Automatic Sprinkler Co—Forty-Fifth St Realty Co (121) 3,600.00

78TH ST, 45-7 E; Grant Pulley & Hardware Co Albt Rathbone, Edw Corning Co & Bayer Catton Co (122) 132.50

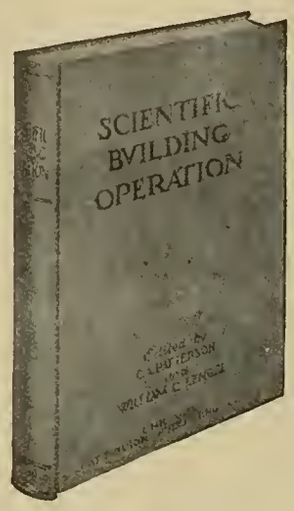
113TH ST, 2 E; Felice Trocchina—Irving T Smith & Building Contracting Co, Inc (124)..... 55.00

113TH ST, 87 E; same—Abr Lipschitz & Building Contracting Co (125).. 32.25

SHERMAN AV, nwe 204th, 400x100; David Finkler—Vermilyea Realty Co, Antonio L, Chas & Jno La Cagnina (123) 40.00

MAY 28.

BROADWAY, swe 97th, 100x100; Jas McLaughlin Co—97th Street & Broadway Realty Co & Crane & Co (126).. 259.25



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119 West 40th Street, N. Y.

Mechanics Liens, Manhattan (Continued).

MAY 29.
9TH ST, 51 E; Building Contracting Co, Inc—Trustees Sailors Snug Harbor Est & Chas Rosenberg (129).... 2,400.00
30TH ST, 114 W; Lawrence Garvey—J B McCoy & Son, D MacWatty & Thos Dougherty (128) 78.00
BROADWAY, 2633-5; Paul P LaVelle—Wm E D Stokes & Fleischmau Bros Co & Quincy Amusement Co (130)... 440.00
BROADWAY, 1671; also 52D ST, 223 W; Saml L Snyder—Posada Realty Co; Magdaline & Helene Bruce (127) 264.48

Bronx.

MAY 22.
184TH ST, 299 W; Enell Chandelier Co, Inc—Jos Gruber (17)..... 30.75
MAY 23.
ROMBOUTS AV, ws, 100 s Light, 270x100; Domenico De Filippo—Dyre Av Realty Co & Vincenze Serritella (23) 600.00
3D AV, 2936; Louis Marks—O W Wuertz Co & Langley Slavin Co (22) 346.00
MAY 25.
GRAND BLVD & CONCOURSE,** sec Fordham rd, 230x125; Salvatore Naccarato—Jno Doe, Kramer Contracting Co (renewal) (117)..... 90.00
MAY 26.
No Mechanics' Liens filed this day.
MAY 27.
No Mechanics' Liens filed this day.
MAY 28.
UNION AV, 720; A Goldner, Inc—Anna McNally, Anna & Simon T T McNally (24) 22.00

** Recorded in N Y County.

Brooklyn.

MAY 21.
PACIFIC ST, ns, 180 w Buffalo av, 16x100; A Johnson—Mrs Mathilda Lobquist 65.00
W 29TH ST, es, 380 s Mermaid av, 100x116.11; J. Bossert—Mathilde B Jettrup & Frank Martin..... 1,065.00
44TH ST, nes, 200 nw 15 av, 120x100; Alva Varnish Works—Diaz Bldg Co. 83.80
78TH ST, ss, 360 w 20 av, 120x100; R L Williams—Marloe Constn Co..... 70.00
GLENMORE AV, 571; H F Steffens—Henry J, Chas, Aug Schultz & Kath Dewald 52.77
SUMNER AV, nec Quincy, —x—; Pittsburgh Plate Glass Co—Sumner-Quincy Amusement Co & Dazie Constn Co. 500.00
SUMNER AV, nec Quincy, 100x125; American Sheet Metal Lath Co—Sumner-Quincy Amusement Co, Dazie Constn Co & Patk J Fitzgerald 751.50
14TH AV, es, from 77th to 78th, —x—; R L Williams—Jacob Kaiser..... 50.00
MAY 22.
GLENADA PL, es, 40 s Decatur, 177x100; H W Bishop—Fulton Aid Realty Co & Anthony M Clegg..... 506.25
E 17TH ST, 690; G S Allen—Adelle Van Buren 137.10
W 32D ST, es, 420 s Mermaid av, 40x118.10; Gowanus Wrecking Co—Jacob Somer, Julius E Schick, Max Altshuller & Wm Biber 476.13
OCEAN PKWAY, ws, 112 s Sheepshead Bay rd, —x—; L G Mitchell—Colsen & Finn & Jas Dreyfus..... 286.71
VANDERBILT AV, 81; H Newberger—J M Harrison 45.00
MAY 23.
LAWRENCE ST, ns, 200 e 3d, 100x100; M Damico—Ralph Heury, Jr..... 725.00
BROOKLYN AV, ws, 107.5 n Linden av, 80x100; M Saredoff—Sunshine Constn Co. 40.00
BUSHWICK AV, 1212; C Wuttke—Regina V Moses & S G Lampard..... 125.00
CATON AV, sec Stratford rd, —x—; M Fooxman—Plandome Constn Co... 422.50
DE KALB AV, 1604-8; E J Weibert—Barbara Strubel & Strubel's Ridgewood Iron Works 450.00
3D AV, sec 96th, 75x100; Electric Constn Co—Albt D Buschman & Bengal Film Co 1,500.00
MAY 25.
QUINCY ST, ns, 350 e Nostrand av, 50x100; Harry Zndek—Thrall Constn Co, Wetz & Zwerling & M Kessler... 300.00
OCEAN PKWAY, ws, 112 e Sheepshead Bay rd, 50x100; Jno B George—Jas Dreyfuss, Jas Fiun & Wm Coison... 140.00
MAY 26.
HERKIMER ST, 1383; W R Cran Co—Mary Clifford & Harriet R Hauford. 15.00
SCHOLES ST, nec Scott av, 30x80; Fred Weber & Sons—Jno & Robert O'Grady 848.50
JOHNSON AV, 148; E Kravitz—Mollie & Jene Hochman..... 29.00
SURF AV, ss, 56.6 e W 35th, 398x204.4; S Parise—Jno Shapiro, Jno Lowenthal & Vincenzo Cirrito..... 86.25
LOTS 3 to 8 block 7846 map of Flatbush Manor; N Pitre—Margt J Crawford 850.00
MAY 27.
AMES ST, ws, 125.5 s Newport av, 50x100; Klein Material Co—Annie Weisman & Morris Weisman..... 130.15
UNION ST, 1640; Richards & Boynton Co—Walter T Brown & Chas A Hill 88.89
E 4TH ST, es, 200 n Kings Hway, —x—; L G Mitchell—Oakland Baseball Club 1,186.53
ROCHESTER AV, sec Sterling pl, 100x125; Empire City Lumber Co—J V Cunningham, Inc 18.60
SUMNER AV, nec Quincy, 125x100; L S Compson—Sumner-Quincy Amusement Co & Dazie Constn Co.. 225.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAY 23.
PARK AV, nec 111th; Harry Lefrak—Flora Bachrach et al; Jan16'14.... 18.73
MAY 25.
WHITE ST, 123; Herrmann Horenhurger—Kulen Kampff & Co et al; Sept 18'13 ..... 50.00
59TH ST, 338-42 E; Jas Christie—Estate of J B Bloomingdale et al; Apr20'14 ..... 21.00
120TH ST, 341-5 E; Morris Brenner—Florence E Goldshmidt et al; May 8'14 ..... 171.50
MAY 26.
57TH ST, 557 W; Bennie Kulick—Maurice D Barry et al; May14'14..... 38.25
5TH AV, nwc 53d; N Y Slate Works—St Thomas Church et al; Dec7'11... 815.00
MAY 27.
2D AV, 318; Jas White—Alex J Leimburg et al; May25'14..... 437.75
8TH AV, swc 40th; Jno H Knuhel—Jackson & Stern et al; Dec15'13.. 225.00
MAY 28.
110TH ST, ns, 145.5 w 5 av; Edgar A Whitney—Louis W Morrison et al; Sept22'13 ..... 700.00
MAY 29.
144TH ST, 550 W; Isidor Greenberg—New Haveu & New York Realty Corpn et al; Jan15'14 ..... 487.25
175TH ST, us, St Nicholas to Audubon av; Robertson & Govanne—David Zipkin et al; Apr29'14 ..... 11.43
ST NICHOLAS AV, nec 174th; H W Palens Sons—S Benjenharet Eskesen et al; May22'14 ..... 69.24

Bronx.

MAY 22, 23, 25, 26, 27 & 28.
No satisfied Mechanics' Liens filed these days.

Brooklyn.

MAY 21.
E 15TH ST, ns, 78 e Neck rd, —x—; Dominick Vitelli—Vanadrian Bldg Co; May5'14 ..... 1,700.00
MAY 22.
STRONG PL, 37; Wm T Biffi—Nellie Isaacs & Louis Adelson; May18'14.. 45.00
MYRTLE AV, sec Gates av, 74.8x106.6; Eugene G Victori—Jno Gerathwohl & Frieda Hoepfner; Feb27'13..... 287.00
MAY 23.
No Satisfied Mechanics Liens filed this day.
MAY 25.
AMES ST, nwc Sutter av, 100x100; David Fisher—"John" Jaffe & Louis Abramowitz; May4'14 ..... 96.90
FENIMORE ST, ns, 70 w Bedford av, 60x100; Henry Von Well—Jno W Egan; Oct29'13 ..... 60.50
E 3D ST, es, 120 n Cortelyou rd, 51x100; Fredk W Heuacker—Lieb-Rose Realty Co & Bessie Rosenstein; May19'14 ..... 25.00
40TH ST, sws, 80 n 8 av, 20x50.2; Square Lumber Co—Rosie Daniels & Benj Getzoff; July3'13..... 461.49
40TH ST, 768; Benj Getzoff—Rosie Daniels; July14'13 ..... 1,895.00
SAME PROP; Herman Moskowitz—same & Benj Getzoff; Aug9'13..... 200.00
SAME PROP; David Binder—same; Aug28'13 ..... 95.00
40TH ST, ss, 80 w 8 av, —x—; Wm Levy—same; Aug9'13 ..... 180.00
74TH ST, ns, 395.11 e Stewart av, 140x100; Sterling Wood Working Co—Mafin Constn Co & Danl Mach; Apr 30'14 ..... 178.50
PUTNAM AV, ss, 100 w Evergreen av, 75x100; Chas Bennett—Chas Weber; Dec16'13 ..... 147.69
MAY 26.
46TH ST, ns, 440 e 16 av, 40x93.7; R L Williams—M Raufman; May21'14. 25.00
MONTAUK AV, es, 90 s Belmont av, —x—; East N Y Tile Co—Emanuel Larsen & Mazzola Joh; Mar6'14.... 42.10
MAY 27.
No Satisfied Mechanics Liens filed this day.

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAY 21.
BARREMORE, Jas E; Smith & Smith; $278.70 Holmes, Rogers & Carpenter.
BUCHANAN, Jack; Bessie G Cantrell; $2,209; P. Beale.
DANSER, Chas F; Wm Darnell; $422.02; L J Bondy.
MAY 22.
No Attachments filed this day.
MAY 23.
JANTSCH, Ferdinaud; Alphonse Moyse et al; $2,920; Colby & Brown.
STRAWBRIDGE & CLOTHEIR; Nearco Castelli & Bro; $1,704.85; J S Epstein.
MAY 25.
No Attachments filed this day.
MAY 26.
HOLTSBERG, Frank; Chas Adler et al; $746.40; C H Broas.
FITZSIMMONS, Robt; Jno Meek; $2,100; S O'Brien.

WILLIAM ASSUCHKEWITZ & BRO; Otto Erler; $835.69; Rosenthal & Heermance.
BARRIENTOS, Maria; Oscar Hammerstein; $8,000; House, Grossman & Vorhaus.

MAY 27.
BOSTON & MAINE R R; Henry Edelmuth; $10,000; Guggenheimer, Untermeyer & Marshall.
THOMAS, SEBAAD & NAHEEN D; Danl Tatum et al; $359.60; Olcott, Gruber & Boynge & McManus.
UNION PARK DEVELOPMENT CO; Benj J Kline; $750; McKennell & Appell.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 22, 23, 25, 26, 27, 28.

Albion Constn Co. St Nicholas av, nwc 164th st..Raisler Heating Co. Steam Heating Apparatus 7,000.00
Drown, Hy R. 22d st, 126-30 W..Tippett & Wood. Tanks, &c..... 2,275.00
Gardner, Hy P. 25th st, 28-30 W.. Tippett & Wood. Tanks, &c..... 2,295.00
G B W Constn Co. 19th st, 220-30 W.. Tippett & Wood. Tanks, &c..... 668.00
Heuel, Emil & ano as trstes, &c, estate Conrad Stein. Bleecker st, 27-31..Tippett & Wood. Tanks, &c.... 800.00
Johnston, Caroline H. 23d st, 27-33 W ..Tippett & Wood. Tanks, &c..... 3,737.00
Metropolitan Realty Co. William st, 216-8..Tippett & Wood. Tanks, &c. 3,995.00
Regina Constn Co. 181st st, nwc Mapes av..Colonial Mantel & Refrigerator Co. Refrigerators .....(R) 288.00
Silverson, Ahr. Attorney st, 5-7.. Anton Larson & Son. Refrigerators.... 175.00

Bronx.

MAY 22, 23, 25, 26, 27, 28.

Crotona Parkway Amusement Co.. Crotona Parkway & Elsmere Automatic Sprinkler Co of America. Automatic Sprinklers. 1,850.00

Brooklyn.

MAY 21, 22, 23, 25, 26, 27.

John Marks Laundry Co, Inc. 39th st & 2d av..Benj F Kelley & Son. Heaters. 1,300.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAY 26.
AMSTERDAM AV, nwc 187th, 94.10x 100; Jas G Wentz loans Janpole & Werner Constn Co to erect two 5-sty apartments; 9 payments.....75,000.00

MAY 27.
141ST ST, ns, 535 w 8 av, 30.9x100; City Mortgage Co loans Williams Building Co to erect a 6-sty apartment; 7 payments 23,000.00
182D ST, ns, 100 w St Nicholas av, 50 x78.9; Wm J Brown loans Henry Sullivan to erect a —sty bldg; — payments 20,000.00

MAY 28.
LEXINGTON AV, es, 50.5 s 51st, 50x 100x irreg to 51st, x220x irreg; Manhattan Life Ins Co loans Hammerstein Opera Co to complete Opera House; 2 payments.....450,000.00

MAY 29.
46TH ST, 14 E; County Holding Co loans Ritz Realty Corpn to erect an 8-sty loft; 2 payments.....150,000.00
88TH ST, ns, 122.11 e Riverside dr, 118.5 x100.8x irreg; Lawyers Realty Co loans Riverside-88th St Corpn to erect a 9-sty apartment; 7 payments.....400,000.00

Bronx.

MAY 22.
HOME ST, ss, 50.3 w Bryant av, 50.3x 100.3; Manhattan Mtg Co loans Wm Sinnott Co to erect 5-sty apartment; 14 payments 36,000.00
HOME ST, swc Bryant av, 50.3x100; same loans same to erect 5-sty apartment with stores; 14 payments.....46,000.00
223D ST, ns, 130 w White Plains rd, 50 x114; Richd W Horner, attorney, loans Arthur A Austin to erect 2 2-sty frame 2-family houses; 3 payments 8,000.00
LOTS 184, 185, 186 & 187, map in partition of the real estate of Wm Adee; Richd W Horner, attorney, loans W D Howell Co, Inc, to erect 5-sty brick apartment with stores; 4 payments..40,000.00

MAY 26.
190TH ST E, ss, 118.6 e Morris av,50x 142.5; Bronx Investment Co loans Arthel Realty Co to erect 5-sty bk apartment; 7 payments.....40,000.00
LAYTON AV, nec Dean av, 25x100; Rose Apt loans Francesco & Grazia Santamorena to erect 2-sty bk bldg; 3 payments 2,500.00

MAY 27.
176TH ST, ss, 100 w Clinton av, 49.9x 158; City Mortgage Co loans Mitchell-McDermott Constn Co to erect 5-sty apartment; 12 payments.....30,000.00

MAY 28.
FOX ST, ss, 180 e Av St John, 40x100; City Mtg Co loans Mack Constn Co to erect 5-sty apartment; 11 payments 25,000.00
FOX ST, ss, 220 e Av St John, 40x100; City Mtg Co loans Mack Constn Co, Inc, to erect 5-sty apartment; 11 payments 25,000.00
DUDLEY AV, ns, 25 w Williams, 25x 100; Peter Corell loans Bentz Contracting Co, Inc, to erect 2-sty frame dwelling; 5 payments 2,800.00
DUDLEY AV, ns, 50 w Williams, 25x 100; same loans same to erect 2-sty frame dwelling; 5 payments 2,800.00

ORDERS.

Brooklyn.

MAY 21.
ADELPHI ST, 156-62; Hartman Constn Co on Realty Associates to pay Gowanus Wrecking Co..... 1,500.00
POWELL ST, nwc Dumont av, 100x 100; A Ratner on Stratmoré Co to pay Saml Scholkow..... 100.00

MAY 22.
ADELPHI ST, 156-62; Hartman Constn Co on Realty Associates to pay Gowanus & Arnott..... 1,000.00
OCEAN AV, swc Cortelyou rd, —x—; General Iron Works on Cortelyou Investing Co to pay Elmer Enfield.... 900.00

MAY 25.
74TH ST, ns, 395.11 — Stewart av, 140x100; Mafin Constn Co on Lawyers Title Ins & T Co to pay Schwartz & Son 400.00

MAY 26.
ADELPHI ST, ws, 84 s Myrtle av, 103x 100; Hartman Constn Co on Realty Associates to pay Spatt Plumbing Supply Co. 1,800.00
E 23D ST, ws, 134 n Av D, 83.8x80; Moskowitz Bldg Co on N Y Mtg & Security Co to pay Cohn Cut Stone Co. 825.00

DEPARTMENTAL RULINGS.

Key to Classifications Used In Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Barclay st, 25—Trustee Columbia College....SS
Bayard st, 49—Mrs. Jos. Kletzko.....C
Bayard st, 66—Jacob Rosenberg.....C
Beekman st, 72—Est. Wm. W. Green.....C
Beekman st, 99-103—Louise Hammersley Est..B
Bleecker st, 107-9—Harris & Co.....G
Bleecker st, 107-9—Morris Zimmerman & Son.G
Bleecker st, 107-9—Raffaele Fusco & Bro....G
Bleecker st, 107-9—Aaron Silverman & Co....G
Bleecker st, 107-9—Joseph Meisel.....G
Bond st, 12—Hammel Bros.....C
Bond st, 12—Vernon Smiley.....C
Bond st, 12—Benj. W. Seaman.....C
Bond st, 12—Arthur Concors.....C
Bond st, 12—Benj. Rosenburgh.....C
Bond st, 25—Alex. Barkenkopf & Son.....C
Broad st, 60—Est. of Calvin Stevens.....C
Broad st, 60—The Dermet Co.....C-I
Broome st, 217—Isadore Hauptman.....G-A
Broome st, 217—Hyman Gold.....G
Duane st, 108-10—James H. Heroy Est.....C
Centre st, 247-9—Phillip Levine & Co.....C
Chatham sq, 20—Rachel Rich.....B
East Broadway, 2-6—Minnie A. Cohen.....SS
East Broadway, 123—Daniel Daniels.....I
Goerck st, 153-55—Wm. Asch.....E
Grand st, 263—Morris Krakow.....C-D
Grand st, 494-8—Meyer London.....C
Murray st, 98—Frederic Gallatin.....C
New Chambers st, 46—Lenx Photo-Eng. Co..A
South st, 22—Arthur Cohn.....G-A
Rivington st, 62—Jacob Aranovitz.....G
Spring st, 10—Henry Christgan.....C
Stanton st, 179—Meyer Lopides Est.....E
Washington st, 81-5—Daniel J. Faour.....D
Washington st, 81-5—Naser, Katen & Nahass .....D-C
Washington st, 81-5—Mansour Elhiow & Bro.D
Washington st, 81-5—Farhood & Kotite.....D
Washington st, 81-5—National Negligee Co.D-C
Washington st, 215—Hall & Ruckel.....A-G

Numbered Streets.

14th st, S E—Adolph & Max Finkelstein....DR
14th st, S E—Finkelstein Bros.....D
14th st, S E—Ahr. Moskowitz.....DR
14th st, S E—Wm. H. Levy & Wm. Schuber.DR
14th st, S E—Jacob Davis.....DR
15th st, 28 W—Horowitz & Gotthell.....G-A
15th st, 28 W—Sorotick & Friedman.....G-A
15th st, 28 W—Rosen & Sahkerstein.....G
15th st, 28 W—Hirsch & Wierner.....G-A
17th st, 227 W—Book Publishing Co.....G
18th st, 307-9 W—18th St. Methodist Episcopal Church .....C-I
24th st, 19-21 W—Ginsberg & Fisher.....DR
26th st, 55-57 W—Phillip Kessler.....D
26th st, 55-57 W—Herman Cadon.....D
26th st, 55-57 W—Harriet G. Coogan.....D
26th st, 122-6 W—Fablan Construction Co..C
26th st, 326 E—Jacob Fairberg, et al.....C
28th st, 145-7 W—Fashion Button Works....C
28th st, 145-7 W—Premier Waist Co.....D
28th st, 145-7 W—G. & B. Seid & Co.....C
28th st, 145-7—Cooper & Grapes.....C
28th st, 145-7 W—Louis Mayer & Co.....C
28th st, 145-7 W—Waldman & Rabinowitz....C
28th st, 145-7 W—Hyman Kaplan.....C
28th st, 145-7 W—Gross Realty Co., Inc.....D
38th st, 66 W—May Bartzel.....C
38th st, 68 W—T. J. Oakley Rhinelander, et al. C
47th st, 129-31 W—Leopold Stern.....SS
48th st, 318-20 E—Leipzig Fur Dyeing Wks.C
52d st, 632 W—Buick Motor Co.....C-D-L
83d st, 168-70 E—Brown Bros.....H-A-L
87th st, 85-7 W—Est. of John Overhack.....C
88th st, 117 E—Alex. Soling.....G
88th st, 119 E—Canebrake Realty Co.....G
92d, 409-11 E—W. & J. Realty Corp.....C
102d st, 406-12 E—Adam C. Wicke, et al.C-D
136th st, 168 W—Dennis W. O'Halloran.....C

Named Avenues.

Av A, 1501—Julius Hirsch.....A-G
Av D, 53—Benj. Rosenberg.....H-A-D
Broadway, 478-82—The Roosevelt Hospital Co. .....SS
Broadway, 1757-63—Rodney K. Hains Co..G-A
Madison av, 140-42—Wm. F. Mittendorf.....C

Numbered Avenues.

1st av, 291—Barbara Wachtel, et al.....C
5th av, 708-12—N. Y. Edison Co.....D
8th av, 987-89—John Reisenweber..F-C-B-SS
11th av, 455-57—Pennsylvania Terminal Storage Warehouse Co.....H-A-G

BRONX ORDERS SERVED.

Named Streets.

Suburban pl, 806-10—Nathan P. Socol.....C

Named Avenues.

Cauldwell av, 967—Mrs. Annie Dooley.....C
City Island av, nr Beach st—Chas. Keeley....L
Hoe av, 1760-4—Trask Building Co.....C
Van Cortlandt av, 8—John Schill.....C
Walton av, 839—Wm. G. Rohinson.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Ainslie st, 33-37—Chas. H. Reynolds.....C
Breevoort pl, 39—Geo. F. Sullivan.....M
Cook st, 108—Nathan Leibel.....C
Franklin st, 37-61—Gutta Percha & Rubber Mfg. Co. .....M
Fulton st, 88—Frank M. Tierman.....C
Fulton st, 88—Wm. Halbert.....C
Fulton st, 1467—Robbins Estate.....M
Fulton st, 3082—Henry Behr.....A-G
Havemeyer st, 185—Louis Cohen.....C
Herkimer st, 1325-35—Beecher Memorial Cong. Church .....C-M
Kosciusko st, 141—Samuel Adelson.....C-G
Kosciusko st, 141—Abraham Levy.....G
Kosciusko st, 141—Philip Garfinkel.....G
Kosciusko st, 141—Alexander Bernstein.....G
Lincoln pl, 814—Chas. W. Fuller.....C-M
Montague st, 169—Eagle Savings Loan Ass'n.M
Pearl st, 56-60—Henry L. Hudson..G-A-C-DR
Pearl st, 355—Geo. W. Wilson.....C-B
S. Oxford st, 180—Mrs. Wm. F. Haigh.....M
Washington st, 60-72—The Robert Gair Co...C
Watkins st, 311—Ruhin Leving & Harry Jaffe .....C-B
Watkins st, 436—Joseph Spiegelman & Morris Fischer .....C-A-G
Withers st, 84-86—Richard Young.....C

Numbered Streets.

17th st, 427—Jacob Stedler.....M
40th st, 270—John Deliberty.....D-C
40th st, 1200—Michael M. Stone.....M-C
62d st, 2102—Alco Building Co.....M-C
66th st, 2082—Alco Building Co.....C-M
68th st, ns, bet 1st & 2d avs—Chas. H. Carpenter .....A
74th st, 1678—Joseph Delgin.....M
92d st, 413-9—John Kaiser.....M-C

Named Avenues.

Atlantic av, 91—The Monroe Swiss Embroidery Works .....G
Atlantic av, 137—Habit Alton.....G
Atlantic av, 183—Fadone, Manassa & Co.....G
Blake av, 1126—Chas. Cords.....M
Broadway, 109—Louis Shiff.....G
Broadway, 677-79—Isaac Pearson.....C
Bushwick av, 358—Louis Weil.....C
Coney Island av, 1099—Henry Simpson.....M
Dumont av, 120—Douglas Building Co.....C-M
Flatbush av, 37-51—Pioneer Stor. Warehouse Co. .....SS
Foster av, 1819—Alfred F. Decker.....M
Gates av, 15—LeGrand L. Clark.....M
Gates av, 15—Michael Russell.....C
Lexington av, 13-23—Julius Pincus & Manuel Tobias C
Myrtle av, 1065—Hyman Slom.....C
Pitkin av, 1821—Benj. Hases.....C
Pitkin av, 1821—Isidor Finkelstein.....C
Portland av, 41 N—Egidico Grovinazzo....C-M
Rockaway av, 377—Ruby Lieberman.....C
Rockaway av, 428-32—Hyman Silverstone....C
Snediker av, 219—Jacob Boshneck.....C
Snediker av, 219—Samuel Boshneck.....C
Snediker av, 219—Bklyn Union Gas Co.....C
Utica av, 151—Frank P. Lucke.....C

Numbered Avenues.

5th av, 552—Lewis Germain.....G-C-A

QUEENS ORDERS SERVED.

Named Avenues.

Alexander av & Ocean (Beach 62d st), Arverne—Max Gold .....B-C-SS
Central av, 457 (Far Rockaway)—Peter Robohm .....M-C
Springfield av, nr Clinton av (Springfield)—Bernard Schenck .....M

RICHMOND ORDERS SERVED.

Named Avenues.

Post av, 988 (West New Brighton)—James A. Denman .....M-A-G

BUILDING MANAGEMENT

FINANCING A LOAN ON LOFT BUILDINGS

By GEORGE F. LADUE

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

CAN a satisfactory loan be obtained today upon a loft building? Refer the question to your mortgage broker and he will answer in the affirmative, provided the contemplated enterprise contains the essentials to success, namely, demand for and desirability of the improvement, and, the financial ability of the promoter to successfully carry the operation to completion. Let us analyzed these essentials in the order mentioned.

Demand for and desirability of the improvement are two essentials often overlooked, ignorantly perhaps, which spell the failure of many a real estate improvement. The workings of these two essentials are best illustrated during a new and rapid development of a section of the city which has hitherto lain dormant, the beginning of which is the result of careful thought and study by clever operators. These men discover the demand, which is often caused by various conditions existing in older established sections of the city. They study this demand and its solution, feel its pulse, as it were, and when the demand is about to assert itself, they are ready with a solution. The requirements have been looked into and a new section of the city selected. One which, by reason of natural growth, offers better advantages both as to location and transportation facilities, and one in which lots can be purchased at reasonable prices, owing to its dormant condition.

The development begins, a boom is started and migration to the newer section follows. This migration is primarily due to the slow and sure northward movement which is the result of limitations peculiar to Manhattan Island, and to many improvements and changes in transit facilities continually being made. It is also caused by the policy of owners of real estate in the older sections who, feeling safe in their position, do not endeavor to satisfy the demands of their tenants as they arise, nor do they appear to realize the possible future results of such neglect. Once started, however, this migration cannot easily be checked. One firm follows another, trade follows trade, until the folly and short-sightedness of owners in the older sections are more than offset by that of the speculative builder who has taken up the cause of the operator in the newer one. The result is that demand is oversupplied in both sections, rents are reduced, and the inevitable shrinkage of values for the time being follows; and the loss falls most heavily upon those who are responsible for pushing the development to such an extreme.

Opening New Section.

However, we are discussing loans on loft buildings, so let us turn our attention to the section under development and analyze its conditions, before, during, and after the boom. The pioneer in any section, and of any type of building, always has difficulty in securing a satisfactory loan, and his broker must find some institution or individual who is open to conviction as to the demand for the improvement, the desirability of the type of building for the section, and its ultimate success.

For a time operator, builder, broker and lender, all march steadily forward to the inspiring music of jingling dollars, rapidly made on the one hand and securely invested on the other. We now find that the elements of selection of location and character of improvement enter largely into the success of an enterprise. The loft must be located



GEORGE F. LADUE.

on the best available plot, be it corner or otherwise, and it must be of a type suitable to the established demand if it is to attract mortgage funds. Lending institutions are, perhaps, becoming skeptical about the success of further development for the time being, and may endeavor to protect their present mortgage holdings by withholding their funds.

Now, what are some of the features of a loft that will insure its being a profitable investment for the owner and, therefore, safe security for a mortgagee. It must be well-located on a desirable avenue or street or selected inside plot. It must have light and plenty of it, and permanent light on as many sides as possible. Size of plot, height of building and quality of construction are also essential points to consider.

Successful Operation.

I have in mind a loft which was erected last year in the Thirties and recently sold. It is well located on a desirable cross-street and, while it is situated on an inside plot, it has permanent light on all sides above the fourth floor, due to judicious plotting. For this reason the builder had no difficulty in obtaining a satisfactory loan from a savings bank, and has now sold to an investor in a market that refuses to digest any but the best securities.

Now, as to the financial ability of a builder to carry an operation to successful completion: A man who owns a plot or has recently purchased one with the intention of erecting a loft at some future date, decides to go ahead with the operation because he cannot afford to carry his holdings in their present income producing condition. That man will probably find it equally hard to carry the additional burden through to successful completion. Nor should he build merely because his neighbor has put up what appears to be a successful proposition.

In planning the financial details of a loft building an owner should first endeavor to ascertain the true value of his property. What the original cost was or what he recently paid for his lots has little bearing on the case. What are they worth today is the question and their value is regulated largely by the demand for them, and the supply of other lots equally as good.

Secondly, he should carefully figure out the cost of a building suitable to the plot he intends to improve and is justified in adding legitimate carrying charges such as taxes, interest, commissions, etc. After establishing the true value of his property he can be reasonably sure of obtaining 66 2-3 per cent. of the amount on first mortgage, bearing in mind that the amount thus secured is subject to slight variation owing to market conditions and varying opinions as to the value and success of the operation. Such a loan, based upon an honest valuation, can be procured in this or almost any market provided always that the finished product supplies a legitimate demand.

If, however, a builder is counting on "beating the market," "borrowing out" or equaling the "participation loan" of his neighbor, he is doomed to disappointment, for this enlightened market will not stand for any such high financing. He will succeed only in wearing himself out and the patience of his brokers as well, and will find that the recognized lending institutions will begin to look upon him and his enterprises with distrust. I do not mean to infer that a builder should expect to borrow only 66 2-3 per cent. of the true value of his property, but he should not endeavor to secure more than that percentage on first mortgage.

Safe Investment.

A first mortgage of not more than 66 2-3 per cent. on New York City realty, if selected with care and judgment, is the safest form of investment, yielding an equal return that is offered the investing public today. It is legal security for savings banks and trust funds, and its high standard should not be lowered by those whose actions are not regulated by law. One of the causes that is largely responsible for the present withholding of mortgage funds has been the cheapening of this excellent form of investment by the more than liberal policy of careless lenders in the recent past, some of whom are already realizing their errors.

A builder is justified in securing additional funds, if necessary, on second mortgage to assist him in his operation, bearing in mind, however, that the amount of assistance he requires is measured by his financial resources and that there is a limit beyond which he should hesitate to go.

The present status of the second mortgage is, generally speaking, a peculiar one, owing to the usury laws in this State, limiting the interest rate to six per cent. This fact has developed the practice of demanding large discounts by certain lenders, while others, more conscientious or timid, perhaps, refrain from investing in these securities. If second mortgages could legitimately be written to draw a slightly higher rate of interest, it would result in a larger demand for this class of security and would standardize it.

Building and permanent loans are usually obtained from the institutions that are looking for safe, permanent investments, and for that reason, are more conservative in their views. Short-time building loans are generally made by private corporations, or operators who wish to facilitate a sale.

Now, just a word as to rates of interest for loans on loft buildings, for the past few months they have been firm, yielding five and five and one-half per cent. for the best securities. Of late, however, there has been a general improvement in the mortgage market and this excellent form of development should also benefit by the reduction of rates that all are looking for.

USEFUL APPLIANCES

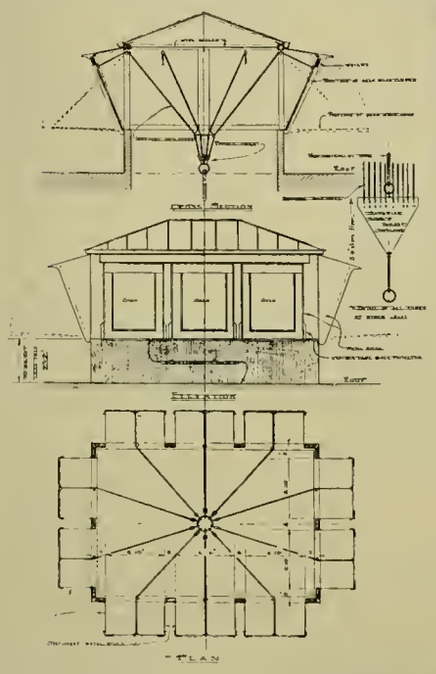
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Combined Ventilator Skylight.

A SKYLIGHT system that has the additional virtue of being a ventilator in normal times as well as in times of fire peril is being introduced by the Superior Cornice & Skylights Works, Inc., 214-216 East 127th street.

The sides of this combined ventilator-skylight are composed of a number of apertures provided with a like number of metal sash set in weather-tight pockets and hinged outward. These sash when closed are positioned at an inclined angle, equipped with brackets, weights, pulleys, fusible-links, etc., and so arranged that they will open automatically without human intervention, and so that its operation will not be hindered by warping or settlement, or from obstruction by snow or ice.

The sash are operated by a system of ropes attached to fusible-links which in return are governed by a main rope or set of ropes run down to a point where they can be conveniently operat-



ed. Each sash, in addition to the main lines, is provided with a guide-rope that holds the sash in its extended position when the main ropes are cut or when excessive heat causes the fusing of the links and the subsequent drop of sash.

The sash are usually four feet high by three feet wide, with six-inch double corner posts and six-inch intermediate mullions, well braced and reinforced.

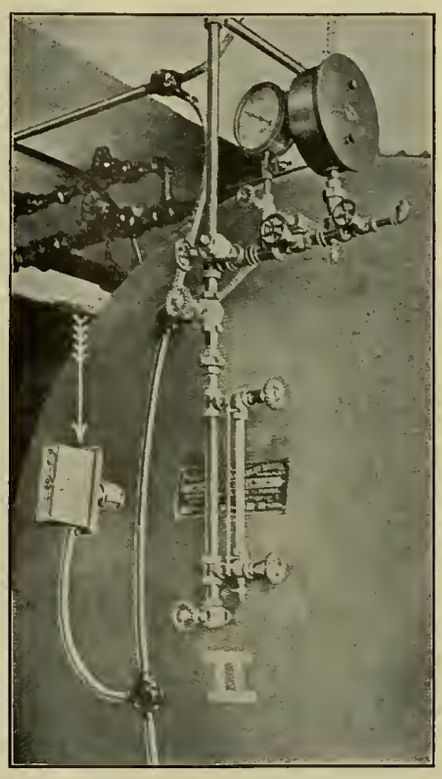
The roof of this ventilator-skylight is of first-class hip-ridge construction, with heavy bars and condensation gutters, glazed with a thin glass and made perfectly weather-tight. A No. 12 galvanized, one-inch Underwriters' wire mesh is placed underneath this roof to gather in the glass which invariably breaks from excessive heat in case of fire.

The ventilator-skylight is of special use when there is a fire in a theatre building, it being obvious that the cutting of the main ropes or the melting of the fusible-links will separate the numerous lines, releasing all sash simultaneously, allowing them to gravitate to their open position and thereby permitting accumulated smoke and gases to escape.

Superior ventilators are constructed in a manner approved by the National Board of Fire Underwriters, and in accordance with "An Ordinance Regulating the Construction and Equipment of Theatre Buildings, as Approved by National Fire Protective Association and National Board of Fire Underwriters."

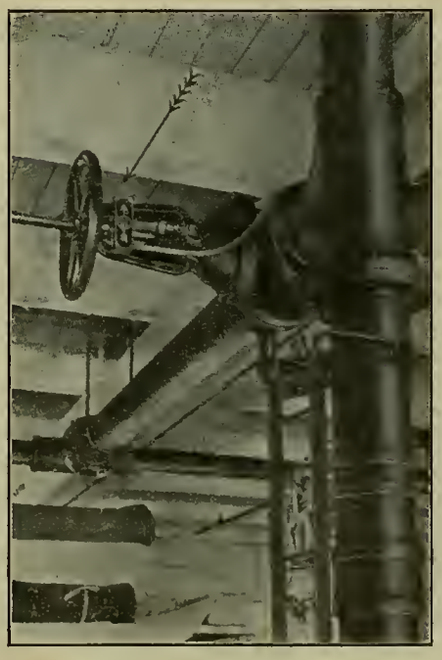
Making Sure of Emergency Equipment.

SK any man in charge of a great mercantile establishment point blank, "Is your fire protection ready for an emergency this minute?" and his answer will be, "Why, I suppose so." Then ask him if that is what he calls fire protection.



"Supposing so" never will save his stock or his company great loss in profits resulting from a delay in the daily routine caused by fire. If an insurance company had given that man a special rate because he had equipped his plant with sprinklers, and then, after the fire, the inspector had found the feed valve closed, a counter claim of contributory negligence could be made, and the settlement might be indefinitely delayed.

There is a way by which building managers may be sure that they are receiving full protection from the expensive equipment installed to give protection in an emergency. If a repair man, a malicious employe turns off that valve, an electrical contact informs the A. D. T. system, and the manager is at one notified that he is without fire

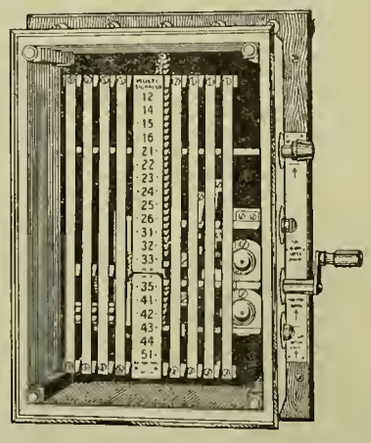


protection. If the pressure in the tank is low, the same information is conveyed to the A. D. T. headquarters, and it is remedied. If the water in the tank has frozen, the central office knows about it instantly, through the operation of the devices shown in the accompanying illustrations. In any event the building manager knows whether he is protected or not, and he does not have to guess at it. A similar system is employed in the dry sprinkler system.

As soon as a flash comes over the wires that the sprinkler gate has been closed, the central office telephones the manager. At the same time an inspector is despatched to the building to find out just why that gate was closed. A written report is also sent, so that the manager has a record of just when his fire protection was efficient, and when, because of repair or alteration, it was out of service. The service is rendered on a yearly basis.

An Office Call.

MUCH time is lost daily in the average business establishment trying to locate an employe who is wanted. In order to obviate the usual delays, and thereby save money for the concern, the Multi-Signal Company, of the Marbridge Building, Broadway and 34th street, have put on the market a device which will overcome the difficulty. The accompanying cut shows the telephone desk equipment, and the remainder consists of concealed wires which run



through the building, and small annunciators in each department in the structure. When a certain employe is wanted the operator moves a pointer and turns a key. Instantly a call is flashed to every part of the building, the annunciator flashing the number or name of the person wanted, and instead of several persons being disturbed at their work, the one wanted steps to the 'phone without confusion. The device works equally well for fire, time and dismissal signals.

For Leaky Skylights.

IF skylights leak because the glass has been put in with ordinary putty remedial measures may be taken by making a paste oil paint and applying it. This may be made by using paint skins that have been run through a grinding machine or boiled in a kettle and softened by linseed oil. This material remains elastic and does not crack. It must be thinned if the glass has been lapped without frames, then apply a strip of semi-paste to the end of each under-glass. When the paste has set the two pasted layers must be touched up a bit to insure perfect tightness. The result is almost a rubber glaze that will stand the effects of the weather far longer than ordinary putty. It is necessary, first to have all parts that the glaze is supposed to protect thoroughly cleaned and all traces of former putty removed.

Motor Supplants Hand Power.

ONE of the big leaks in building management is the cost of manual labor. The human machine gets tired easily, especially in hot weather, and so the United Manufacturing Company of Kansas City, Mo., hit upon the idea of doing many little stunts formerly thought practicable only by hand power, with a portable motor. This motor is mounted on a truck which may be trundled from one part of the building to another. It may be used for polishing desks or scraping floors, washing windows, drilling holes through concrete floors and scrubbing.

CURRENT BUILDING OPERATIONS

Many Large Structural Improvements Completed by the Libman Construction Company Since Its Formation Ten Years Ago

THE Libman Contracting Company has been identified with many large structural operations in Manhattan during the ten years since its incorporation. Founded by A. L. Libman, the president of the concern, in 1904, the concern has erected many public and private buildings.

The first municipal building erected by the company was the Rutgers Place Public Bath, which was commented upon in an article published in the Record and Guide on July 3, 1909. On this operation the Libman Contracting Company made a record for public buildings, by completing more than thirty days in advance of contract time. Since that date they have received many other important municipal contracts, among which are the transformer station at Blackwell's Island, for which Raymond F. Almiral was the architect; the Central Fire Alarm Telegraph Station for Greater New York, situated at Transverse Road No. 2, Central Park (Morgan & Trainer, architects); Public School No. 169, situated at Audubon avenue and 169th street (C. B. J. Snyder, architect); Public School No. 178, situated in Dean street near Saratoga avenue, Brooklyn (C. B. J. Snyder, architect).

In 1907 the Libman Contracting Company received its first theatre contract, the overhauling of and additions to the Mount Vernon Opera House, which amounted to about $15,000. Since that date the company has erected seven theatres, the total cost of which, excluding ground, amounted to more than $2,000,000. These theatres include the Prospect Theatre, at Prospect avenue and 160th street (E. C. Horn Sons, architects); the Riverside Theatre, at Broadway and 96th street (Thomas W. Lamb, architect); the Royal Theatre, at Westchester and Bergen avenues (Thomas W. Lamb, architect); the Audubon Theatre, at Broadway, 165th and 166th streets and St. Nicholas avenue (Thomas W. Lamb, architect); Cecil Spooner Theatre, at 163d street near Southern Boulevard (E. C. Horn Sons, architects); Keith's Prospect Theatre, 9th street near Fifth avenue, Brooklyn (William H. McElfatrick, architect), and the Candler Theatre, 223-229 West 41st street (Thomas W. Lamb, architect).

The apartment house work executed by the company includes the Middleton Apartments, at 189th street and St. Nicholas avenue (Goldwin Starrett & Van Vleck, architects); Lathrop Apartments, 83d street near Central Park West (Schwartz & Gross, architects); the twelve-story apartment houses at the southeast corner of Park avenue and 78th street and the northwest corner of Park avenue and 76th street (George & Edward Blum, architects), and the block of apartments in the north side of 141st street, west of Lenox avenue (George Fred Pelham, architect). In 1910, the Driscoll residence, at 122 East 80th street, for which Schwartz & Gross were the architects, was erected, and in the following year the residence at 116 East 78th street was erected from plans by Rouse & Goldstone.



THEATRE AT BROADWAY AND 97TH ST.

Not only in the special fields above mentioned has the Libman Contracting Company been successful in obtaining contracts, but many of the large mercantile buildings in Greater New York have been erected by this company. The Leavitt Building, at 126-132 West 46th street, was erected in 1912, from plans by Nast & Springsteen; the International Motor Company's building at the northeast corner of 64th street and West End avenue (Nast & Springsteen, architects); the Roethlisberger Building, at 178 Franklin street (James C. Maurer, architect); the American Steel Company's building, at 162 Chambers street (Mitchell Bernstein, architect), and the Carnegie Company's building, at 9 West 35th street (Gross & Kleinberger, architects). The garages erected by this company include the Belnord, Motor Transportation, Cadillac and Manchester garages.

Contracts now in work include the Eclair Film Company's building, at Fort Lee (Charles Jourjon, architect); the Murray Hill Chambers, at 33d street and Madison avenue (Starrett & Van Vleck, architects); the Nassau County Court House, at Mineola, L. I. (William B. Tubby, architect), and the Hopkins Theatre, at 153-159 West 49th street (Murphy & Dana, architects).

Herman F. Lippe, for twenty-five years identified with the building interests of New York, is in charge of the construction staff, and James F. Connell, the secretary of the company, has immediate charge of all office work. As the Libman Contracting Company has grown with rapid strides, it became necessary from time to time to obtain the services of new superintendents at the various buildings, and in each instance union mechanics were taken from the wall and placed in charge of the new buildings, with extremely good results; and with the assistance of these men, now amounting to twelve, the company is in a position to handle contracts of any magnitude with speed and strict fidelity to the plans and specifications.



THEATRE AT BROADWAY AND 96TH ST.

Architectural Renderings.

Architectural rendering has of late years become more or less of a specialty, and the men who make the exhibition drawings and the color renderings for submission to clients have in the main become a specialized class, which does nothing else, and their ranks are recruited mainly from the architects' offices, but with occasional accessions from the painters. In the old days the perspective drawing (it was not then called a "rendering") was almost invariably made in the office of the architect, or often by the architect of the building it depicted; and these old rendering, though oftentimes crude and unintelligent, were perhaps more interesting than the beautiful drawings of the present day, because they were per- documents of the designers. This method gave of course a certain

advantage in the securing of work to the architect of pictorial talent—an advantage perhaps undeserved, since the picture is not the ultimate aim of the architect. The professional renderer was developed to overcome this disadvantage.

The fact that it is now the habitual practice of most offices to have their rendering done by men outside of the offices, does not mean that the proportion of men among the draftsmen in their offices who have ability in rendering has decreased, says the Brickbuilder; in fact, the contrary is the case, and not only is there a larger proportion of men who are able to render with some approach to architectural skill, but also the work of these men is of a better grade than it used to be.

Mr. Magonigle, for example, made a drawing for his proposed scheme for the Perry Memorial some years ago, which was quite as beautiful a thing as Mr. Long's wonderful drawing of the Hudson-Fulton Competition. Mr. Seymour made a rendering of the winning scheme of the Perry Memorial (Freedlander and Seymour, architects), which was one of the best architectural renderings we have ever seen, and, although it was a truly architectural rendering in black and white, it still was the type of drawing which could be submitted to a client.

Proposed New Publishing Building.

During the week announcement was made to the effect that a new building designed primarily for the use of the printing and allied trades would be erected in the section which has, during the past few years, become the new home of many of the city's largest publishing concerns. The new building will be located at 440-448 West 37th street and will be twelve stories high, covering a plot 125 by 100 feet. Hill & Stout, architects, 299 Madison avenue, are now at work on the preliminary plans. H. I. Underhill, of South Orange, N. J., is the owner of the projected building, and it is his intention to lease lofts for printing, lithographing and general publishing purposes.

Activity at Intervale Ave. & 163d St.

Samuel Katz, I Madison avenue, is preparing plans for three five-story apartment houses, with stores, one to be erected at Intervale avenue and 163d street, 72x100 feet, one in the north side of 163d street, 72 feet south of Intervale avenue, 43x100 feet, and one at the southeast corner of Rogers place and 163d street, 72x100 feet. The cost is about $250,000.

To Alter Former Cosmopolitan Printing Plant.

The American Biscuit Works, Inc., of 90 West street, Manhattan, of which Edwin T. Murdock is president, contemplates making extensive alerations to the old Cosmopolitan plant at Irvington-on-the-Hudson, New York. The building will be for the company's own occupancy. The biscuit company recently bought the works. Complete details have not been determined, and no architect has been selected.

"Betsy Head" Memorial Playground.

The Public Recreation Commission, of which Cyril H. Jones is acting secretary, will soon submit plans to the Board of Estimate and Apportionment for its approval for the new "Betsy Head" Memorial Playground, to be erected at Brownsville, East New York, Brooklyn. Plans have been prepared by Henry B. Herts, of 35 West 31st street. The group consists of a play field, 300x438 feet, a men's gymnasium and a similar building for women; swimming pool, 60x150 feet; lockers; wading pool, 54x95 feet; farm house with farm gardens, and an additional play field, 108x279 feet. It is undecided how soon bids will be called for.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

WEEDSPORT, N. Y.—G. W. Treat, care of G. W. Treat & Son, this place, contemplates the erection of a residence here. No architect selected.

SAUGERTIES, N. Y.—J. O. Winston, 192 Albany av and Brown Station, Kingston, contemplates the erection of 2½-sty frame cottages to cost about $5,000 each. No architect selected.

IRVINGTON-ON-THE-HUDSON, N. Y.—American Biscuit Works, Inc., 90 West Broadway, Manhattan, Edwin T. Murdock, president, contemplates making extensive alterations to the factory here. No architect selected.

POUGHKEEPSIE, N. Y.—The City of Poughkeepsie, D. W. Wilbur, mayor, Municipal Building, contemplates the erection of a city hall, probably at the corner of Main and Washington sts, and it is expected that a special election will be held soon on same. Cost, about $150,000. No architect selected.

LYONS, N. Y.—B. Schneible, Canal st, contemplates remodeling the brick business block in Canal st. No architect selected.

WOLCOTT, N. Y.—George A. Bush, this place, contemplates the erection of a residence here. No architect selected.

KINGSTON, N. Y.—Fitzpatrick & Draper, Mill and Hasbrouck sts, contemplate the erection of a brick addition to the factory in Mill st. No architect selected.

NORTHPORT, L. I.—The Board of Trustees of Northport, George Babcock, president, is receiving competitive sketches for a brick library here to cost about $10,000. No architect selected.

ENDICOTT N. Y.—The Independent Order of Odd Fellows Lodge, No. 925, Noble Grand Ray Whittiker, contemplates the erection of a lodge and office building in Washington st. No architect selected.

CORTLAND, N. Y.—George Clark, care of the First National Bank, this place, contemplates the erection of a brick business block in Clinton st. No architect selected.

HAMILTON, N. Y.—Colgate University, Dr. E. B. Bryan, president, Sidney Colgate chairman of building committee, 188 Fulton st, Manhattan, contemplates the erection of a $75,000 chapel at the University Grounds. No architect selected.

MANAHAWKIN, N. J.—The Board of Education of Stafford Township, Ocean County, N. J., Stephen Johnson, president, contemplates the erection of a 2-sty frame school here to cost about $10,000. No architect selected.

SOUTH NORWALK, CONN.—South Norwalk Lodge, B. P. O. Elks, Joseph J. Linzweiler, Frank Clark, chairman of building, is receiving competitive sketches for additions and alterations to the residence in South Main st for society purposes.

PLANS FIGURING.

CHURCHES.

WEST HOBOKEN, N. J.—McDermott & Hanigan, 103 Park av, Manhattan, are taking bids on subs for a 1½-sty brick and stone chapel, 40 x90 ft., at Hill and Morris sts, for the Dominican Sisters of the Perpetual Rosary, Mother Mary of Jesus, prioress, on premises. Henry L. Spann, 38 Ardmore st, Buffalo, N. Y., architect.

DWELLINGS.

SUMMIT, N. J.—B. V. White, 110 East 23d st, Manhattan, architect, is taking bids to close about June 5 for a 2½-sty terra cotta block residence for George T. Dunlap, care of Grosset & Dunlap 518 West 26th st, Manhattan. Cost, about $20,000.

YONKERS, N. Y.—Stephen J. Kodak, 45 Warburton av, architect, is taking bids on general contract for a 3-sty brick residence in Franklin st, for the Sisters of the Most Holy Trinity, Rev. Father John Kunusek, pastor, 18 Franklin st. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

MOUNT VERNON, N. Y.—Plans are being figured for a 1-sty brick and concrete motor vehicle plant 152x300 ft., in South Fulton st, south of 8th st, for the Ward Motor Vehicle Co., Concord av and 143d st. C. B. Comstock, 110 West 40th st, Manhattan, architect. Cost, about $200,000.

BROOKLYN.—McDermott & Hanigan, 103 Park av, are figuring the factory building at the northwest corner of Herbert and Monitor sts for the John Kroder & Henry Reubel Co., 107 East 17th st. Richard Berger, 309 Broadway, Manhattan, architect.

HALLS AND CLUBS.

MANHATTAN.—Beverly S. King, 103 Park av, architect, is taking bids for the 6-sty addition, 25x100 ft., to the Engineers' Club at 23 West 39th st, for the Engineers' Club, 32 West 40th st, Stephenson Taylor, president. Cost, about $100,000.

SCHOOLS AND COLLEGES.

MONTCLAIR, N. J.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for the high school building at Park st and Midland av, from plans by Starrett & Van Vleck, architects, and desire bids on all sub-contracts prior to June 2.

MANHATTAN.—The Libman Contracting Co., 126 West 46th st, is figuring the general contract for the Hebrew Technical Institute, Stuyvesant and 9th sts, and desire bids on all subcontracts immediately.

FARMINGDALE, L. I.—Bids will close on general contract June 13 at 12 M. for the Agronomy Building at the State School for Agriculture for the Board of Trustees of the New York State School of Agriculture on Long Island, Dr. Franklin W. Hooper, 30 Lafayette av, Brooklyn, secretary and in charge of bids. Lewis F. Pilcher, Capitol, Albany, N. Y., state architect. Cost, about $40,000.

MONTCLAIR, N. J.—Bids will close June 4 for the high school on Midland av, Park av and Chestnut st, for the Board of Education of Montclair. Starrett & Van Vleck, Everett Building, Manhattan, architects. R. D. Kimball Co., 15 West 38th st, Manhattan, is heating and ventilating engineer. Cost, about $500,000.

BOGOTA, N. J.—The Board of Education of Bogota, C. H. Westervelt, owner, is taking bids to close June 2 at 8.30 P. M., for alterations to heating, plumbing and ventilating systems. C. V. R. Bogert, 167 Main st, Hackensack, N. J., architect.

STABLES AND GARAGES.

MANHATTAN.—Plans are being figured for the 3-sty brick private garage, 50x80 ft., at 259-261 West 69th st, for Fred G. Bourne, 149 Broadway. I. H. Green, Greeley av, Sayville, L. I., architect. Cost, about $40,000.

BRONX.—H. Nelson McLernon, 128 West Fordham rd, is taking estimates for the construction of a number of metal garages on West Fordham rd, near Sedgwick av.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

MADISON ST.—Cohen & Felson, 329 4th av, have been commissioned to prepare plans for a 6-sty apartment house on the site of the old Mariners Church, southwest corner of Madison and Catherine sts, for Bernard F. Golden.

AUDUBON AV.—Foundations have been completed for four 5-sty apartments, 54x84 ft., on the east side of Audubon av, between 185th and 186th sts, for the Aspinwall Apartments Co., Inc., Chas. L. Grad, president, 30 East 42d st, owner. Andrew J. Thomas, 2526 Webster av, architect. A. I. Mordecai & Sons, 30 East 42d st, general contractors. Wolfinger & Lasberg, 346 Broadway, carpenters. E. Shuttleworth Co., Vernon av, L. I. City, marble. Total cost, about $225,000.

SHERMAN AV.—Koppe & Moore, 830 Westchester av, are preparing plans for two 5-sty tenements on the west side of Sherman av, 207 ft. north of 163d st, for the Kovacs Construction Co., care of architect.

DELANCEY ST.—Horenburger & Bardes, 122 Bowery, have completed plans for alterations to the 6-sty tenement 74-76 Delancey st for Samuel Kaufman, 47 Division st. Cost, about $5,000.

43D ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to two 7-sty apartments 241-7 West 43d st for Henry Claman, 325 West 43d st. Cost, about $40,000.

MORTON ST.—Robert E. LaVelle, 2801 Valentine av, has completed plans for alterations to two 5-sty tenements 9-11 Morton st for Miriam L. Trigg, Dresden, Germany. Cost, about $15,000.

DOWNING ST.—John A. Rofrano, 110 West 34th st, has completed plans for a 6-sty tenement, 39.6x77 ft., at 59-61 Downing st for Domenico Rovegno, 188 West Houston st. Cost, about $40,000.

NAGLE AV.—Benj. W. Levitan, 20 West 31st st, has completed plans for two 5-sty apartments, 50x92 ft., on the east side of Nagle av, 296 ft. south of Hillside av, and 346 ft. south of Hillside av, for the Central Building Improvement & Investing Co., 149 Church st, Hyman Sonn, president. Cost, about $50,000 each.

175TH ST.—Builders have purchased from Hannah McDonald, as a site for a new apartment house, the block front on the north side of 175th st, between Wadsworth av and Broadway. The plot fronts 124.7 ft. on 175th st, 71.9 ft. on Broadway and 64.1 ft. on Wadsworth av.

DWELLINGS.

27TH ST.—Gross & Kleinberger, Bible House, are preparing plans for alterations and extensions to the 4-sty brick residence and stores, 25x66 ft., at 148 East 27th st, for Fannie Levy, care of architects, owner. Cost, about $10,000.

STABLES AND GARAGES.

99TH ST.—C. P. H. Gilbert, 1123 Broadway, has about completed plans for a 2-sty brick garage, 50x110 ft., in the south side of 99th st, 125 ft. east of 5th av, for Otto Kahn, care of Kuhn Loeb & Co., 52 William st. Bids will be taken by architect about June 10.

STORES, OFFICES AND LOFTS.

31ST ST.—Excavating is under way for the 12-sty store and loft at 31-37 East 31st st, for the 31 East 31st Street Realty Co., Inc., George Backer, president. Wallis & Goodwillie, 56 West 45th st, architects. E. E. Shuttleworth Co., Vernon av, L. I. City, has the cut stone work. Cost, about $300,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

165TH ST.—Koppe & Moore, 830 Westchester av, are preparing plans for four 5-sty brick and limestone tenements in the south side of 165th st, Sherman to Grant avs, for the Kovacs Construction Co., owner and builder, care of architects.

JACKSON AV.—Frankfort & Kirchner, 830 Westchester av, are preparing revised plans for a 5-sty store and tenement, 25x75 ft., on the west side of Jackson av, 188 ft. north of 163d st, for the Loyal Building Co., P. Liebwith, president, 391 East 149th st, owner and builder. Cost, about $30,000.

FOX ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans and will take bids about June 1, for two 5-sty tenements, 40x88 ft., in the south side of Fox st, 180 ft. east of Av St. Johns, for the Mack Construction Co., Inc., 957 Hoe av, owner and builder. Cost, about $70,000.

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VALENTINE AV.—The Valhalla Corporation, 3153 3d av, contemplates the erection of two 5-sty apartments, 50x88 ft., on the west side of Valentine av, 210 ft. north of 183d st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about $100,000.

INTERVALE AV.—Samuel Katz, 1 Madison av, is preparing plans for three 5-sty apartments, one 72x100 ft. at Intervale av and 163d st, one 43x100 ft. in the south side of 163d st, 72 ft. south of Intervale av, and one 72x100 ft. at the southeast corner of Rogers pl and 163d st. Total cost, about $250,000.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids May 25 for alterations, repairs, etc., to various schools. Laurence J. Bengert, low bidder for P. S. 9, $1,065; P. S. 38, $860. C. L. Dooley, Inc., P. S. 10, $960; P. S. 25, $800. S. Langner, P. S. 20, $894; P. S. 23, $987; P. S. 29, $1,462; P. S. 43, $684. W. H. Quinn, P. S. 27, $2,065; P. S. 37, $687; P. S. 40, $877. Samuel Rappaport, P. S. 30, $739; Morris H. S., $1,887.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

NEWKIRK AV.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 40x100 ft., at the northwest corner of Newkirk av and East 21st st, for the Peru Realty Co., S. Hanben, president, 89 Clinton st, Manhattan. Cost, about $65,000.

UNION ST.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 50x88 ft., in the north side of Union st, 224 ft. west of Smith st, for the Marba Realty Corporation, A. Gordon, president, 591 Willoughby av, owner and builder. Cost, about $30,000.

32D ST. Chas. M. Straub, 147 4th av, Manhattan, is preparing plans for a 4-sty apartment, 40x95 ft., in the east side of West 32d st, 220 ft. south of Mermaid av, for the Eagle Realty & Construction Co., 134 Henry st, Manhattan. Cost, about $25,000.

BELMONT AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 50x80 ft., at the southwest corner of Belmont av and Jerome st, for the Daniel Building Corporation, D. Fisler, president, 529 Union av, owner and builder. Cost, about $30,000.

THROOP AV.—Shampan & Shampan, 772 Broadway, have completed plans for two 4-sty apartments, 51x64 ft., at the northeast corner of Throop av and Hart st, for the Ettamon Realty Co., Inc., 26 Court st, owner and builder. Cost, about $80,000.

43D ST. S. Millman & Son, 1780 Pitkin av, have completed plans for five 4-sty tenements, 50x89 ft., in 43d st, 100 ft. east of 14th av, for the Conservative Construction Co., 1265 Eastern Parkway. Cost, about $125,000.

15TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for two 4-sty apartments, 50x76 ft., at the southeast corner of 15th st and 10th av, for the Boyna Realty Co., 557 15th st. Cost, about $90,000.

SCHENCK AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty tenement, 50x88 ft., on the west side of Schenck av, 150 ft. south of Belmont av, for the Agress Construction Co., M. Agress, president, 509 Barbey st, owner and builder. Cost, about $25,000.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 50x93 ft., on the south side of Eastern Parkway, 266 ft. east of Schenectady av, for Morris Weinberg, 129 Powell st, owner and builder. Cost, about $29,000.

HINSDALE ST.—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for five 4-sty tenements, 40x29 ft., in the east side of Hinsdale st, 200 ft. south of Blake av, for S. & L. Halperin, 1414 Lincoln pl, owner and builder. Cost, about $90,000.

GEORGIA AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 39x88 ft., on the west side of Georgia av, 60 ft. north of Dumont av, for Harry Carlin, 409 Christopher st, owner. Cost, about $24,000.

19TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty apartment, 62x89 ft., in the south side of 19th st, 225 ft. east of 5th av, for the L. R. Realty Co., 388 9th st, owner. Cost, about $45,000.

RIVERDALE AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 50x90 ft., at the southwest corner of Riverdale av and Watkins st, for Herman Rosenthal, 1423 St. Marks av, owner. Cost, about $30,000.

LENOX RD.—Harry Dorf, 614 Kosciusko st, has completed plans for a 4-sty apartment, 50x85 ft., on the north side of Lenox rd, 84 ft. east of Rogers av, for Chas. Weber, 148 Schaeffer st, owner and builder. Cost, about $35,000.

RIVERDALE AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 4-sty tenements at the southeast corner of Riverdale av and Powell st, for the Turner Improvement Co., 397 Snediker av, owner and builder. Cost, about $50,000.

BLAKE AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x88 ft., on the south side of Blake av, 50 ft. east of Amboy st, for Jacob Goell, 1779 Pitkin av, owner and builder. Cost, about $25,000.

PUTNAM AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x90 ft., at the southeast corner of Putnam av and Ames st, for Jacob Goell, 1779 Pitkin av, owner and builder; cost, about $25,000.

UNION ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty apartment, 50x73 ft., in Union st, 266 ft. south of Schenectady av, for Morris Weinberg, 129 Powell st, owner and builder; cost, about $25,000.

PARKSIDE AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty brick apartment, 43x89 ft., on the south side of Parkside av, 349 ft. east of St. Paul's pl, for the Clayton Co., 215 Montague st, owner and builder. Cost, about $40,000.

SARATOGA AV.—Cohn Bros., 361 Stone av, have completed plans for ten 4-sty tenements, 50x88 ft., on the west side of Saratoga av, 92 ft. south of Pitkin av, for the Collective Holding Co., 1779 Pitkin av, owner and builder. Cost, about $250,000.

BARRETT ST.—Cohn Bros., 361 Stone av, have completed plans for thirteen 4-sty tenements, 50x88 ft., in the east side of Barrett st, 92 ft. south of Pitkin av, to cost about $325,000. Collective Holding Co., 1779 Pitkin av, is the owner.

DWELLINGS.

60TH ST.—Eric Holmgren, 367 Fulton st, is preparing plans for two 2½-sty frame and stucco residences, 17x42 ft., at 60th st, near 19th av, for Carl Browall, 60th st near 14th av, owner and builder.

BARBEY ST.—E. Dennis, Schenck and Liberty avs, is preparing plans for a 2-sty brick residence, 20x50 ft., in the west side of Barbey st, 80 ft. north of Hegeman av, for Chas. Rappold, 794 Cleveland st, owner and builder. Cost, about $3,500.

47TH ST.—M. A. Cantor, 39 West 38th st, Manhattan, is completing plans for a terra cotta block and stucco residence, 45x32 ft., and 1-sty garage, 25x20 ft., at the northwest corner of 47th st and 13th av, for J. J. Lock, 44 Court st, owner and builder. Cost, about $10,000.

CARROLL ST.—Jas. A. Boyle, 367 Fulton st, is preparing plans for four 2-sty brick residences, 20x45 ft., in the north side of Carroll st, about 60 ft east of Kingston av, for the George Potts Co., 1747 Union st, owner and builder. Cost, about $7,500.

FACTORIES AND WAREHOUSES.

PRINCE ST.—A. Ullrich, 367 Fulton st, is preparing plans for a 5-sty reinforced concrete furniture warehouse in Prince st, near Johnson st, for C. F. Rohmann Sons & Co., 343 Adams st, owners. Cost, about $55,000.

HOSPITALS AND ASYLUMS.

BROOKLYN AV.—Ludlow & Peabody, 101 Park av, Manhattan, are preparing plans for a 4-sty brick and limestone hospital, 35x93 ft., at the southeast corner of Brooklyn av and President st, for the Home of St. Giles the Cripple, Garden City, L. I. Cost, about $100,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education May 25 for alterations, repairs, etc., to various schools. Glanz & Bernson, P. S. 16, $3,348; P. S. 17, $1,050; P. S. 19, $1,725; P. S. 22, $2,115; P. S. 23, $2,110; P. S. 31, $2,016; P. S. 33, $2,045; P. S. 37, $2,490. Kalmanoff & Koplovitz, P. S. 20, $755; P. S. 110, $1,050. H. Schultz, P. S. 38, $985; P. S. 132, $859. Finnan & Lee, P. S. 49, $880; P. S. 71, $980; P. S. 143, $2,240. Abraham Seskin, P. S. 122, $765. C. L. Dooley, Inc., P. S. 126, $1,285. Robert J. Mackey Co., Inc., Eastern District H. S., $4,166.

PUTNAM AV.—Frank J. Helmle, 190 Montague st, is preparing plans for a 4-sty brick convent, 18x76 ft., on the north side of Putnam av, 381 ft. east of Patchen av, for the Church of Our Lady of Good Council, Rev. Father P. Donohue, pastor, 915 Putnam av. Cost, about $12,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—Oppenheim-Collins & Co., 35 West 34th st, Manhattan, contemplates the erection of a 5-sty brick and stone department store at 481-485 Fulton st, from plans by Buchman & Fox, Madison av and 42d st, Manhattan. Work will not be started before next fall.

THEATRES.

WASHINGTON ST.—Chas. Infanger & Son, 2634 Atlantic av, have about completed plans for alterations to the brick theatre in Washington st, for the Columbia Theatre, 281 Washington st.

MISCELLANEOUS.

EAST NEW YORK.—Henry B. Herts, 35 West 31st st, Manhattan, has completed plans for "Betsey Head" Memorial Playground at Brownsville, East New York, for the Public Recreation Commission, Municipal Building, Manhattan, Cyril H. Jones, acting secretary. Plans will be submitted to the Board of Estimate and Apportionment for their approval.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, has completed plans for four 4-sty tenements, 25x77 ft., in the west side of Academy st, 100 ft. south of South Ridge st, for J. F. Ryan, builder, 250 3d av, L. I. City. Cost, about $56,000.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, have completed plans for six 3-sty tenements, 26x69 ft., on the south side of Madison av, 26 ft. west of Myrtle av, for the Lancastershire Realty Co., 44 Court st, Brooklyn, owner and builder. Cost, about $69,000.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, have completed plans for three 3-sty brick tenements, 26x69 ft., on the north side of Putnam av, 217 ft. west of Myrtle av, for the Lancastershire Realty Co., 44 Court st, Brooklyn, owner and builder. Cost, about $31,500.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, has completed plans for a 4-sty brick tenement, 50x86 ft., in the west side of Briell st, 267 ft. north of Washington av, for the C. A. Ross Realty Co., Brown Station, N. Y. Cost, about $20,000.

RIDGEWOOD, L. I.—Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty tenement, 25x78 ft., at the southeast corner of Gates and Cypress avs, for August Bauer, 355 Highland blvd, owner and builder; cost, about $10,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for eight 3-sty brick tenements, 27x68 ft., in the south side of Woodbine st, 62 ft. east of Cypress av, for August Bauer, 355 Highland blvd, owner and builder. Cost, about $80,000.

DWELLINGS.

BELLE HARBOR, L. I.—John A. Lashe, builder and owner, Rockaway Park, L. I.,

preparing plans for a 2½-sty frame residence, 40x58 ft., in the west side of Monmouth st, 180 ft. north of Newport av. Cost, about $10,000.

EDGEMERE, L. I.—P. Caplan, Arverne, L. I., has completed plans for twenty-four 2-sty frame residences, 18x26 ft., at Beach 43d st, near the Boulevard, for the Edgemere Building Corporation, M. Rosenfeld, in charge. Total cost, about $72,000.

EDGEMERE, L. I.—P. Caplan, Arverne, L. I., has completed plans for six frame residences at Beach 43d st and Boulevard, for the Ansonia Construction Co., 99 Nassau st, Manhattan, owner and builder. Total cost, about $20,000.

MORRIS PARK, L. I.—L. F. Schillinger, 167 Van Siclen av, Brooklyn, is preparing plans for a 2-sty brick residence, 18x70 ft., on the west side of Lefferts av, 170 ft. south of Beaufort st, for Stephen W. Stoathoff, 1118 Lefferts av, owner and builder.

BELLE HARBOR, L. I.—John A. Laher, builder and owner, is preparing plans for a 2½-sty frame residence, 30x35 ft., in the west side of Oxford st, 300 ft. south of Washington av, to cost about $7,000.

GLENDALE, L. I.—C. L. Varrone, Corona, L. I., has completed plans for a 2-sty frame store and residence, 20x52 ft., on the west side of Dry Dock rd, 160 ft. north of Metropolitan av, for Mrs. Rodman, Bleecker st, Ridgewood. Cost, about $5,000.

CORONA, L. I.—C. L. Varrone, this place, has completed plans for a 2-sty brick residence, 20x52 ft., in Washington st, near Jackson av, for Pulese & Pancaldo, Jackson av, Corona. Cost about $5,000.

ST. ALBANS, L. I.—R. C. Edwards, 233 Broadway, Manhattan, has about completed plans for two residences for Edwin H. Brown, Esq., care of architect. Cost, about $5,000 each.

DOUGLASTON, L. I.—R. C. Edwards, 233 Broadway, Manhattan, is preparing plans for a 1½-sty frame and stucco summer bungalow for Huntington W. Merchant, care of architect. Cost, about $7,000. Bids will be taken by architect about June 5.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Buchman & Fox, Madison av and 42d st, are completing plans for the 8-sty factory, 90x100 ft., for P. E. Lindblad & Co., 103 Park av, Manhattan, Paul E. Lindblad, president. Authentic Realty Co., 103 Park av, Manhattan, general contractor. The site has not been announced.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education May 25 for alterations, repairs, etc., to various schools. Edward E. Stapleton was low bidder for P. S. 12, $241; P. S. 16, $857; P. S. 68, $573; P. S. 72, $393; P. S. 75, $420; P. S. 78, $316; P. S. 87, $264; P. S. 88, $943. The Haupt Paint & Hardware Co., P. S. 13, $563; P. S. 17, $738; P. S. 71, $515; P. S. 73, $263; P. S. 81, $1,341; P. S. 86, $742. Edward Theriault, P. S. 67, $634. Doncourt Construction Co., P. S. 77, $527; P. S. 89, $1,500; Newtown H. S., $344.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Edward Hahn, this place, has completed plans for a 2-sty brick office and carpenter shop at Steinway and Ditmar avs, for William Koch, 498 Steinway av, owner and builder.

MISCELLANEOUS.

FOREST HILLS, L. I.—The West Side Tennis Club, Forest Hills, contemplates the erection of a steel grand stand, of two tiers, capacity $10,000. George S. Groesbeck, 30 East 42d st, Manhattan, has submitted tentative sketches.

Richmond.

PUBLIC BUILDINGS.

ST. GEORGE, S. I.—Carrere & Hastings, 225 5th av, Manhattan, have about completed plans for the 4-sty brick and limestone court house, 150x150 ft., at DeKalb to Wall sts, Stuyvesant to Jay sts and Hamilton av, for the City of New York, George Cromwell, president Borough of Richmond. Cost, about $350,000. Bids will soon be advertised.

Nassau.

DWELLINGS.

VALLEY STREAM, L. I.—Harry Bayer, owner, 438 Waverly pl, Richmond Hill, has completed plans for a 2½-sty frame residence, 23x38 ft., in the east side of Grove st, 345 ft. south of Forest av. Cost, about $5,000.

HEMPSTEAD, L. I.—L. Berger & Co., 1652 Myrtle av, Ridewood, have completed plans for a 2½-sty frame residence, 24x36 ft., for Mrs. Kate Kraft, 359 Seneca av, Ridgewood, owner. Cost, about $5,000.

Suffolk.

DWELLINGS.

PATCHOGUE, L. I.—C. L. Varrone, Corona, L. I., has completed plans for a 1½-sty frame bungalow, 30x32 ft., for Amos Schrett, 35 Edson st, Corona, owner. Cost, about $6,000.

LAKE RONKONKOMA, L. I.—R. C. Edwards, 233 Broadway, Manhattan, is preparing plans for a 2½-sty frame residence for the Crichton Realty Co., Vanderbilt Building, 51 East 42d st, Manhattan, owner.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Wm. P. Katz, 12 North Broadway, will prepare plans for changing a private residence here, into a 3-family apartment. Exact location and owner's name for the present withheld.

DWELLINGS.

YONKERS, N. Y.—Otto Smidt, Bergenfield, N. J., has completed plans for a 2½-sty frame residence, 20x37 ft., on Bennett pl, for Lawrence Divizio, 51 Chambers st, Manhattan. Cost, about $4,000.

HARTSDALE, N. Y.—Herbert Baer, 665 5th av, Manhattan, has completed plans for a 2½-sty brick residence, 27x54 ft., for Albert J. Mehler, care of Lazard Freres, 10 Wall st, Manhattan. Cost, about $10,000. Bids will be called about June 1.

HARTSDALE, N. Y.—H. G. Larzelere, builder, 44 Hill st, New Rochelle, builder and owner, is preparing plans for a 2½-sty frame residence, 51x30 ft., on the west side of Walworth av, north of Fenimore rd. Cost, about $12,000.

SCARSDALE, N. Y.—Irving B. Ells, 47 West 34th st, Manhattan, has been commissioned to prepare plans for a 2½-sty frame residence, 40x37 ft., on Crane rd, for R. W. Farries, Heathcote Inn, Scarsdale, owner.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN (sub).—The Marcus Contracting Co., Inc., 309 Broadway, Manhattan, has received the contract for excavating the plot in the south side of South 9th st, 102 ft. west of Berry st, for a 6-sty tenement for the Illinois Realty Co., Dr. Henry Mendlowitz, president, 271 Berry st. Shampan & Shampan, 772 Broadway, Brooklyn, architects.

DWELLINGS.

BROOKLYN.—Harry Grattan, 523 Rugby rd, has received the general contract to erect a 2½-sty brick and frame residence, 35x51 ft., at the northeast corner of Ditmars and Ocean avs, for Robert M. King, 45 Winthrop st. George M. Lawton, 30 East 42d st, Manhattan, architect. Cost, about $15,000.

NEW ROCHELLE, N. Y.—George Watson, 228 Huguenot st, has received the general contract to erect a 2½-sty hollow tile and stucco residence and garage on Mount Tom rd, for Joseph C. Leyendecker, Wild Cliff, New Rochelle, owner. Louis R. Metcalfe, 2 West 47th st, Manhattan, architect.

BRONXVILLE, N. Y.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have received the general contract to erect a 2½-sty brick residence at Sagamore Park, for Samuel A. Scribner, 7th av and 47th st, Manhattan. W. H. McElfatrick, 701 7th av, Manhattan, architect. Cost, about $12,000

JERSEY CITY, N. J.—James H. Verran, 138 Central av, has received the general contract to erect a 2-sty hollow tile residence and garage at 27 Reservoir av, for William H. Lawdham, 61 Reservoir av, owner. Edward M. Patterson, 1 Montgomery st, architect. Cost, about $4,500.

CEDARHURST, L. I.—Jacob Stalb, 39 Eldert st, Brooklyn, has received the general contract to erect a 2½-sty frame and stucco residence at the southeast corner of Oakland av and Park pl, for L. A. De Waters, Inwood, L. I., owner. Koch & Wagner, 26 Court st, Brooklyn, architects. George Gross & Son, Boulevard, Hammels, L. I., heating and plumbing work. Cost, about $8,000.

WOODMERE, L. I.—Ralph O'Rourke, Grove st, Far Rockaway, L. I., has received the general contract to erect a 2½-sty frame residence,

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Sealed proposals for Outside Pump Well and Connections for the Middletown State Hospital, Middletown, New York, will be received by the State Hospital Commission, Capitol, Albany, New York, until 2:30 o'clock P. M. on Monday, June 1, 1914, when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and endorsed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 12048. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Middletown State Hospital, Middletown, New York, and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, New York.

J. H. B. HANIFY,
Secretary, State Hospital Commission.
Dated, Albany, N. Y., May 14, 1914.

Contracts Awarded—Continued.

30x40 ft., on Neptune av, 50 ft. south of Cromwell drive, for Herbert Spear, 139 West 19th st, Manhattan, owner. Howard & Callman, Far Rockaway, L. I., architects. Cost, about $8,000.

NEWARK, N. J. (sub).—Vreeland & Kolster, 532 North 4th st, have received the mason work and James E. Farrell, 283 South 11th st, the carpentry, for a 2½-sty frame and stucco residence, 40x24 ft., at 384-386 Ridge st, for Ph. R. Van Buyne, 784 Broad st, owner. Hughes & Backoff, Essex Building, Clinton st, architects. Cost, about $7,500.

NEW CANAAN, CONN.—Frank N. Gobel, 1 East 42d st, Manhattan, has received the general contract to erect a 2-sty frame residence, garage and gardner's cottage, 40x80 ft., for Henry W. Chappell, 117 East 64th st, Manhattan, owner. Murphy & Dana, 331 Madison av, Manhattan, architects. Cost, about $40,000.

TUXEDO, N. Y. (sub.).—D. C. Weeks & Son, 1123 Broadway, Manhattan, have received the contract for the masonry, including steel, floors and roofing, for the 2½-sty local stone residence at Tuxedo Park for J. Insley Blair, 24 Broad st. Carrere & Hastings, 5th av and 26th st, Manhattan, architects. Cost, about $400,000.

PELHAM MANOR, N. Y.—S. A. Thomas, Palmer av, Larchmont, has received the general contract to erect a 2½-sty frame residence on Pelham Manor rd, for George M. Cecord, care of Architect C. C. Merritt, 150 West 42d st, Manhattan. Cost, about $7,500.

SUMMIT, N. J.—John G. Carlson, 55½ Ashwood av, has received the general contract to erect a 2-sty frame residence on Gates av, for Patrick Mannion, care of general contractor. Cost, about $4,500.

MOUNT VERNON, N. Y.—McKeand & Black, 17 Union lane, have received the general contract to erect a 2½-sty frame and stucco residence at Oakwood Heights, for Chas. Greenbaum, care of Architect S. A. Guttenberg, Proctor Building. Cost, about $6,000.

SPRINGFIELD, N. J.—Albert P. Cain, this place, has received the general contract to erect a 2½-sty brick and hollow tile residence, 22x40 ft., for William Flemer, this place, owner. Wm. P. Carter, this place, architect. Cost, about $7,500.

LONG BEACH, L. I.—G. Aarvig Co., Inc., Park pl, has received the general contract to erect a 2½-sty frame and stucco residence, 30x40 ft., for Miss Alice Cherbuliez, 717 West 177th st, Manhattan. Craftsman Architects, 6 East 39th st, Manhattan, architects. Cost, about $6,000.

BRONX.—Edward Outwater, 18 East 41st st, has received the general contract to alter the 2½-sty frame residence on the west side of Independence av, 439 ft. north of 252d st, for the Estate of Loring R. Gale, Philadelphia, Pa. Parish & Schroeder, 12 West 31st st, architects. Cost, between $15,000 and $20,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY (sub).—Edward J. Alquist, 314 West 42d st, Manhattan, has received the contract including pile driving and foundation work, for the 2-sty brick factory, 50x80 ft., in 10th st, east of Vernon av, for the Imperial Paint Co., 116-118 9th st, Long Island City. Work will be completed in about four weeks.

FORT LEE, N. J.—The Libman Contracting Co., 126 West 46th st, Manhattan, has the general contract to erect the factory building for the Motion Picture Properties Co. on Linwood av, and desire bids on all sub-contracts immediately.

BLOOMFIELD, N. J.—Enstice Bros., 45 Clinton st, Newark, have received the general contract to erect a factory, consisting of five 1-sty brick buildings in Grove st and Erie R. R., for the Condensite Company of America, Belleville, N. J. Percy B. Taylor, Essex Building, Newark, consulting engineer. Cost, about $50,000.

BROOKLYN.—The National Fireproofing Co., Broadway and 23d st, Manhattan, has received the general contract to erect a 4-sty reinforced concrete factory at 38th st and 14th av, for the Phoenix Hermetice Co., 194 Chamber st, Manhattan, John S. Giles, president; Henry A. Smith, 1181 Broadway, Manhattan, architect. Cost, about $150,000.

GLOVERSVILLE, N. Y.—The anouncement of the reconstruction of the manufacturing plant on Woodside av, for G. Levor & Co., manufacturers of Levor Mat Kid, of 88-90 Gold st, Manhattan, as reported under this column in May 23d issue, that Wm. T. Steele & Son, 1600 Arch st, Philadelphia, Pa., had received the contract, was incorrect. Steele & Sons Co. are the architects and engineers and their only connection with the work so far will be to provide a supervisor. The contracts will be awarded to the lowest bidders that meet with the approval of Levor & Co. The cost of the building is placed at about $250,000.

LONG ISLAND CITY.—Fred T. Ley & Co., Inc., of Springfield, Mass., and New York, received the general contract on Thursday to erect the new factory for the National Casket Co., of 48 Great Jones st, Manhattan, which is to occupy an irregular shaped plot on the south side of Jackson av, north of the Queens Borough Bridge Plaza. The building will be 6 stories in height, of reinforced concrete construction throughout. There will be 140,000 sq. ft. of floor surface. The general contract does not include heating, wiring, plumbing, elevators, sprinkler system, boilers, engines, generators, pumps, gasoline storage, etc. Ballinger & Perrot, Marbridge Building, Broadway and 34th st, Manhattan, are the architects and engineers.

HOTELS.

MANHATTAN.—The Hemeke Engineering Co., 99 Warren st, has received the general contract to alter the 8-sty hotel and stores at 2079-2085 Broadway, for Morris Schinasi, 32-34 West 100th st. Gillespie & Carrell, 1123 Broadway, architects. Cost, about $5,000.

PUBLIC BUILDINGS.

NEW ROCHELLE, N. Y.—George T. Kelly, 20 John st, Yonkers, has received the general contract to erect a 2-sty brick, stone and terra cotta post office building at the southeast corner of Rose and Huguenot sts, for the U. S. Government, W. G. McAdoo, treasurer. Oscar Wenderoth, Treasury Department, Washington, D. C., architect. Cost, about $80,000.

SCHOOLS AND COLLEGES.

ORANGE, N. J.—The Rome Corporation, 105 West 40th st, Manhattan, has received the general contract to erect a 3-sty school, 54x70 ft., for the Carteret Academy, The Kennedy Mead Co., 291 Essex av, owner. Taylor & Mosley, 40 Wall st, Manhattan, architects.

NASHVILLE, Tenn.—Ludlow & Peabody 101 Park av, Manhattan, have awarded to the Hedden Construction Co. contract for two buildings for the George Peabody College for Teachers, one a social-religious building, 4-sty, reinforced concrete frame, exterior brick and limestone, with swimming pool, gymnasium, auditorium, and a psychology building, 2-sty, exterior brick and limestone; interior fireproof floors and partitions of reinforced concrete and tile and plaster block.

BROOKLYN.—Peter Cleary, 115 Marion st, has received the general contract to erect a 3-sty brick and hollow tile parochial school, 110x62 ft., on the east side of Euclid av, 175 ft. north of Fulton st, for the Church of the Blessed Sacrament, Rev. Father Kielly, pastor. F. J. Berlenbach, 260 Graham av, architect. Cost, about $75,000.

STABLES AND GARAGES.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has received the general contract for alterations to the 4-sty brick garage 55 East 90th st, for Andrew Carnegie, 2 East 91st st, owner. Henry D. Whitfield, 160 5th av, architect. Cost, about $8,000.

STORES, OFFICES AND LOFTS.

MANHATTAN (sub).—Charles A. Cowen & Co., 1123 Broadway, have received the contract for mason work necessary for the building at the southeast corner of 6th av and 39th st, for Charles E. Johnsoo. Gillespie & Carrel, 1123 Broadway, architects.

MANHATTAN.—David Morrison, 119 West 33d st, has received the general contract to alter the 6-sty store and studio building 19 East 48th st, for Alfred J. O'Donovan, 381 5th av. Henry B. Simmons, 124 West 123d st, lessee. David Scott, 119 West 33d st, architect. Cost, about $16,000.

MANHATTAN.—The general contract has been reawarded to C. T. Wills, Inc., 286 5th av, for the 4-sty brick and stone office building, 50x89 ft., in the south side of 22d st, 150 ft. east of 4th av, for the United Charities Society, northeast corner of 4th av and 22d st, Wm. Stewart Tod, president. J. B. Baker, 156 5th av, architect. F. A. Burdett & Co., 16 East 33d st, steel engineers.

MANHATTAN (sub).—The Marcus Contracting Co., Inc., 309 Broadway, has received the contract without competition for demolishing, excavating, shoring and sheath piling for the 12-sty loft building at 35-39 West 35th st, for the Estate of William T. Bull, Adrem Construction Co., E. Adler, president, 6 West 32d st, lessee. Warren & Wetmore, 70 East 42d st, architects.

ST. GEORGE, S. I.—Fountain & Choate, 110 East 23d st, Manhattan, have received the general contract to erect the 4-sty bank and office building for the Corn Exchange Bank, 13 William st, Manhattan. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Gunvald Aus, 11 East 24th st, Manhattan, steel engineer. Cost, about $30,000.

5TH AV.—Mark & Mohl, Inc., 273-277 Russell st, Brooklyn, have received the ornamental iron work on the office building 473 5th av, Manhattan. Shape & Bready, architects, William Young Co., contractor.

THEATRES.

BROOKLYN.—The Adriance Construction Co., 189 Montague st, has received the general contract to erect a 1-sty brick and stone moving picture theatre on the east side of 5th av, 25 ft. south of 47th st. for Nathan Hirsch, 109 West 23d st, Manhattan. Hirsch & Koningswald, on premises, lessee. Thomas H. Bennett, 52d st and 3d av, architect. Cost, about $20,000.

FLUSHING, L. I.—John Simmons, 271 Lincoln st, has received the general contract to erect a 2-sty brick lyceum, 65x125 ft., in Monroe st, for St. Michael's Lyceum, Rev. Father Donnelly, on premises. Wm. J. Ryan, 162 Ryerson st, Brooklyn, architect. Cost, about $50,000.

MANHATTAN.—Rutan, MacAdam & Cooper, 29 West 34th st, have received the general contract to erect a 1-sty brick store and open air theatre, 20x30 ft., on the west side of 8th av, between 56th and 57th sts, for the Van Kelton Amusement Corporation, Amedee Van Buren, president, 53 Claremont av. Benj. W. Levitan, 29 West 31st st, architect. Cost, about $15,000.

MISCELLANEOUS.

MANHATTAN.—Sam Siderowitz, at site, has received the general contract for alterations to the turkish bath at 141 Suffolk st, for Rubin Ressler, 141 Suffolk st. Samuel Ressler, 141 Suffolk st. lessee. Jacob A. Fisher, 25 Av A, architect. Cost, about $8,000.

YONKERS, N. Y.—Sarubbi Bros., 172 Waverly st, have received the general contract to erect a 1-sty brick comfort station at Sunset Park, for the City of Yonkers. James Mahoney, secretary. Cost, about $19,500.

WELLS ARCHITECTURAL IRON CO., River av and 151st st, Bronx, has received the contract for ornamental iron and bronze work on the following buildings: Knickerbocker Club, 62d st and 5th av, Delano & Aldrich, architects, John Downey, general contractor; Wilson residence, 11 East 64th st, Trowbridge & Livingston, architects, William Crawford, general contractor; Holyoke National Bank, Holyoke, Mass., Thomas Bruce Boyd, architect, 286 5th av, Manhattan, Kennedy & Co., Holyoke, general contractors; stations, Routes 36 and 37, Sec-

tion 3, L. I. City, subway, E. E. Smith Co., general contractors; First Bridgeport National Bank, Bridgeport, Conn., Tracy & Swartwout, architects, Hoggson Bros., 7 East 44th st, Manhattan, general contractors; Morningside Hospital, Glen Ridge, N. J., York & Sawyer, architects, C. T. Wills, Inc., general contractor.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

79TH ST, 156-160 East, 12-sty brick apartment, 60x84; cost, $300,000; owners, H. L. & L. O. Crystal, Inc., Hyman L. Crystal, Pres., 48 West st; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 190.

4TH ST, 307-309 East, 6-sty brick tenement, 47x83; cost, $40,000; owner, Jacob B. Prager, 309 East 14th st; architect, Samuel Sass, 32 Union Square. Plan No. 188.

NAGLE AV, s s, 300 w Hillside av, two 5-sty brick tenement houses, 43x92; cost, $100,000; owner, Central Building Improvement & Investment Co., 149 Church st; architect, B. W. Levitan, 20 West 31st st. Plan No. 196.

CHURCHES.

161ST ST, 508-10 West, 1-sty brick synagogue, 50x96; cost, $35,000; owner, Congregation of Washington Heights, 131 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 189.

FACTORIES AND WAREHOUSES.

42D ST, 261 West, 1-sty brick storage house; cost, $100; owner, Edmund Sends, n e cor 8th av and 42d st; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 184.

STABLES AND GARAGES.

71ST ST, 543 East, 2-sty brick office, garage and stable, 30x62; cost, $5,000; owner, Geo. H. Storm, 34 West 85th st; architects, Varian Bros., 2783 Webster av. Plan No. 194.

WATER ST, 646, 4-sty brick stable, 24x77; cost, $12,000; owner, Dr. Patrick McInerney, 646 Water st; architect, James S. Maher, 431 West 14th st. Plan No. 195.

71ST ST, E, n s, east of Ave A, 5-sty brick and stone fireproof garage, 125x204; cost, $250,000; owner, Geo. H. Storm, 251 East 72d st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 197.

BROADWAY, e s, bet 133d and 134th sts, 1-sty brick garage, 199x90; cost, $25,000; owner, Riverside Drive Realty Co., 2789 Broadway, A. C. Hall, president; architect, John C. Watson, 371 West 125th st. Plan No. 198.

STORES AND DWELLINGS.

207TH ST & POST AV, 2-sty brick stores and dwelling, 75x50; cost, $17,000; owner, E. A. Crnikshank, 141 Broadway; architect, John B. Snook Sons, 261 Broadway. Plan No. 199.

STORES, OFFICES AND LOFTS.

31ST ST, 406-26 West, 15-sty brick fireproof lofts, 249x85; cost, $1,100,000; owner, 406 West 31st St. Co., Inc., 80 Maiden Lane; architect, Edward L. Larkin, 80 Maiden Lane. Plan No. 185.

38TH ST, 344-48 West, 13-sty brick fireproof lofts, 75x98; cost, $275,000; owner, Geo. Kern, 496 9th av; architect, Edward L. Larkin, 80 Maiden Lane. Plan No. 186.

183D ST & AUDUBON AV, 2-sty brick loft and stores, 25x74; cost, $12,000; owner, Value Realty Co., Alois Ernst, Pres., 170 Broadway; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 193.

CATHARINE SLIP, 13-15, 1-sty brick store building, 36x50; cost, $7,000; owner, Abraham H. Levy, 376-378 Grand st; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 187

6TH AV, 782-4-6, 8-sty brick stores and loft, 65x100; cost, $250,000; owner, 784 6th Ave. Co., Inc., 784 6th av; architect, A. Bodker, Inc., represented by Geo. Butler, 62 West 45th st. Plan No. 192.

THEATRES.

ESSEX ST, 133-135, 1-sty brick motion picture theatre, 37x87; cost, $25,000; owner, Felix Tansend, 576 Broadway; architect, Lorenz Weiher, 271 West 125th st. Plan No. 191.

Bronx.

DWELLINGS.

COSTER ST, e s, 125 s Eastern boulevard, 1-sty brick dwelling, slag roof, 20x55; cost, $2,500; owner, Frank Gallucci, 1156 Simpson st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 263.

BRONX BOULEVARD, e s, 200 s Magenta st, 2-sty brick dwelling, tin roof, 22x60; cost, $5,000; owner, Michael O'Brien, 3349 Bronx boulevard; architect, H. H. Licks, 74 Sterling av, Yonkers. Plan No. 256.

SCRIBNER AV, n s, 146.2 e Balcom av, 2-sty brick dwelling, slag roof, 23x43; cost, $4,600; owner, Rose P. Carlucci, 3956 Park av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 262.

VINCENT AV, e s, 150 s Baisley av, 2-sty and attic brick dwelling, shingle roof, 21x32; cost, $3,500; owner, John Sellitto, 1815 West Farms rd; architect, Jacob H. Amsler, 1616 Crosby av. Plan No. 261.

HERMANY AV, n s, 150 e Olmstead av, two 2-sty frame dwellings, shingle roof, 20x32; cost, $7,200; owner, Moherg V. E. Kendahl, Powell av; architect, John Schwalbenberg, 2060 Westchester av. Plan No. 273.

FACTORIES AND WAREHOUSES.

RIVER AV, w s, 47.8 s 151st st, 1-sty brick factory, asbestos roof, 100x40; cost, $30,000; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 258.

STABLES AND GARAGES.

190TH ST, n s, 82.3 e University av, 1-sty brick garage, 18x25, slag roof; cost, $300; owner, Wm. M. Moore, on premises; architects, Sommerfeld & Steckler, 31 Union Square. Plan No. 265.

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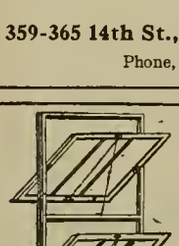
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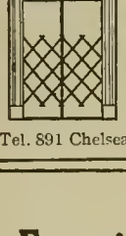
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Plans Filed, New Buildings, Bronx (Cont.).

GRAND AV, 2530, 1-sty frame garage, 12x20; cost, $500; owner and architect, Thos. H. Thorn, 36 West Kingsbridge rd. Plan No. 269.

STORES AND DWELLINGS.

ARTHUR AV, w s, 27.7 n 187th st, two 2-sty brick stores and dwellings, 25x76.6 each, tin roof; cost, $7,000; owner, Anna Defio, 1043 Underhill av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 206.

VAN NEST AV, s s, 25 e Cruger av, 3-sty frame store and dwelling, tin roof, 22x52; cost, $8,500; owner, Louis Kaplan, 724 Van Nest av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 274.

STORES AND TENEMENTS.

TRINITY AV, w s, 47.3 n 158th st, 6-sty brick stores and tenement, plastic slate roof, 50x129.2; cost, $55,000; owner, Bernhard Mayer, 5 and 7 Beekman st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 268.

185TH ST, n s, 160.1 w Southern boulevard, two 5-sty brick tenements, slag roof, 40x101; cost, $100,000; owner, Nicol Bldg. Co., Ferdinand Cioffi, 1116 Intervale av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 257.

BATHGATE AV, w s, 103.4 s 175th st, 6-sty brick stores and tenement, slag roof, 54x96; cost, $60,000; owner, Macy Const. Co., Samuel Silverberg, 872 Macy pl, Pres.; architects, Gronenberg & Leuchtag, 305 5th av. Plan No. 260.

CRESTON AV, e s, 205.2 s 188th st, 5-sty brick tenement, plastic slate roof, 70x83; cost, $50,000; owner, John Woods Corp., John Woods, 361 East 188th st. Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 259.

SOUTHERN BOULEVARD, e s, 100 s 172d st, 5-sty brick tenement, slag roof, 50x88; cost, $50,000; owner, Simpson Const. Co., Thos. Reilly, 1007 Simpson st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 264.

ARTHUR AV, e s, 94.3 n 180th st, 5-sty brick tenement, plastic slate roof, 50.1x81; cost, $50,000; owner, Uwanta Const. Co., Simeon Goodelman, 63 Park Row, Pres.; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 271.

CAULDWELL AV, w s, 197.9 n 158th st, 5-sty brick tenement, plastic slate roof, 52.2¾x111.10; cost, $55,000; owners, McEvoy & Koester Const. Co., 1902 Marmion av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 272.

MORRIS AV, w s, 88.9 s 151st st, two 1-sty brick stores, tin roof, 19.6x65, 10.1x65; cost, $2,500; owner, Vito Riccio, 369 East 149th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 270.

MISCELLANEOUS.

KINGSBRIDGE RD, n s, 400 e Sedgwick av, 1-sty brick carriage shed, 21.4x37, slag roof; cost, $500; owner, H. N. Singhi, 121 West Kingsbridge rd; architect, J. C. Cocker, 2017 5th av. Plan No. 267.

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DWELLINGS.

71ST ST, s s, 108 w 11th av, four 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $12,800; owner, John Johnston Construction Co., 7102 10th av; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 3405.

72D ST, n s, 100 w 11th av, 13 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $41,600; owner, John Johnston Construction Co., 7102 10th av; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 3404.

AV J, s e cor East 39th st, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $7,000; owner, Charles Kappelmann, 12 Lewis av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3415.

FORBELL AV, w s, 20 n Glen st, four 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, $10,000; owner, Henry Rockmore, 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 3386.

FORBELL AV, n w cor Glen st, 2-sty brick dwelling, 20x54, gravel roof, 2 families; cost, $4,000; owner, Henry Rockmore, 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 3381.

CARROLL ST, n s, 60 e Kingston av, four 2-sty brick dwellings, 20x42, gravel roof, 1 family each; total cost, $24,000; owner, Geo. Potts Co., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3427.

PROSPECT PL, n s, 500 e Underhill av, 2-sty brick dwelling, 16x44.6, gravel roof, 2 families; cost, $4,000; owner, Pasquale Arato, 366 St Marks av; architect, Jas. F. Bly, 422 St Marks av. Plan No. 3475.

EAST 48TH ST, e s, 320 s Snyder av, 2-sty frame dwelling, 17x36.2, shingle roof, 1 family; cost, $2,800; owner, Henry K. Randall, 4710 Snyder av; architect, C. G. Peker, 178 Fulton st, Manhattan. Plan No. 3489.

EAST 55TH ST, w s, 360 n Av O, 1-sty frame dwelling, 18x24, shingle roof, 1 family; cost, $600; owner, Anthony Bianco, 170 Sullivan st, Manhattan; architect, C. A. Olsen, 1314 70th st. Plan No. 3478.

60TH ST, n s, 180 e 19th av, two 2-sty frame dwellings, 17x42, shingle roof, 1 family each; total cost, $7,000; owner, Carl Browall, 1426 60th st; architect, Eric O Holmgren, 371 Fulton st. Plan No. 3485.

84TH ST, s s, 190 w Ridge blvd, 2-sty frame dwelling, 24x39.8, shingle roof, 1 family; cost, $6,000; owner, Edw. Sloggatt, 169 83d st; architects, Slee & Bryson, 154 Montague st. Plan No. 3442.

HOPKINSON AV, e s, 200 s Lott av, 2-sty frame dwelling, 20x40, slag roof, 2 families; cost, $2,000; owner, S. Sam'l Lapidu, 1793 Park pl; architect, E. M. Adelsohn, 1176 Pitkin av. Plan No. 3444.

13TH AV, n w cor 47th st, 2-sty brick dwelling, 32x45, slag roof, 2 families; cost, $10,000; owner, J. J. Lack Construction Co., 44 Court st; architect, Maxwell A. Cantor, 39 West 38th st, Manhattan. Plan No. 3450.

W 30 ST, e s, 380 s Mermaid av, 1-sty frm dwg, 12x24, canvass roof, 1 family; cost, $150; owner, Miss May Reich, 1001 Kelly st, Bronx; architect, Geo. H. Sness, 2966 W 29th st. Plan No. 3509.

CARROLL ST, n s, 20 e Kingston av, three 2-sty brick dwellings, 20x68, gravel roof, 1 family each; total cost, $15,000; owner, Geo. Potts Co., Inc., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3503.

ST. JOHN'S PL, s s, 200 e Underhill av, 4-sty brick dwelling, 50x84, slag roof, 16 families; cost, $30,000; owner, Lenora Schafer, 350 Fulton st; architect, W. T. McCarthy, 16 Court st. Plan No. 3540.

EAST 14TH ST, e s, 325 s Av Y, two 2-sty frame dwellings, 18x55, gravel roof, 2 families each; total cost, $8,000; owner, Wm. S. Fitzpatrick, 1452 East 14th st; architects, Van Newkirk & White, 307 Washington st. Plan No. 3542.

WEST 30TH ST, e s, 320 s Mermaid av, 2-sty brick dwelling, 18x82, gravel roof, 2 families; cost, $7,500; owner, Max Wechsler, 6 East 14th st, Manhattan; architect, Geo. H. Suess, 2966 West 29th st Plan No 3561

50TH ST, n s, 100 e 15th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $5,000; owner, Harris Wilner, 1325 48th st; architect, Fred W. Eisenla, 16 Court st. Plan No. 3530.

52D ST, s s, 180 e 13th av, 2-sty frame dwelling, 25x55, shingle roof, 2 families; cost, $6,000; owner, Harris Wilner, 1325 48th st; architect, Fred W. Eisenla, 16 Court st. Plan No. 3538.

AV O, n s, 29 w East 25th st, 2-sty frame dwelling, 20x35, shingle roof, 1 family; cost, $3,500; owner, Geo. L. Franks, 501 Warwick st; architect, Benj. F. Hudson, 319 9th st. Plan No. 3550.

BEVERLEY RD, s s, 52 e East 16th st, 2-sty brick dwelling, 20x52.4, shingle roof, 1 family; cost, $3,500; owner, M. Engelhardt R. E. Co., 1525 Dorchester rd; architect, W. T. McCarthy, 16 Court st. Plan No. 3568.

GEORGIA AV, w s, 60.6 n Dumont av, 4-sty brick dwelling, 39.6x88.8, slag roof, 16 families; cost, $20,000; owner, Harry Carlia, 409 Christopher av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3585.

FACTORIES AND WAREHOUSES.

37TH ST, n s, 154 e 4th av, 1-sty brick shop, 18x16, gravel roof; cost, $300; owner, Jas. A. Eden, on premises; architect, Thos. Bennett, 3d av, cor 52d st. Plan No. 3443.

CLASSON AV, w s, 50 n Clifton pl, 5-sty brick printing house, 50x92, gravel roof; cost, $35,000; owner, Bristol Myers Co., 281 Greene av; architect, C. Christensen, 133 Clifton pl. Plan No. 3471.

DRIGGS AV, w s, 25 s North 9th st, 1-sty brick shop, 25x100, iron roof; cost, $3,000; owner, Jas. A. McCafferty, 505 Driggs av; architect Christian Baner, 651 Leonard st. Plan No. 3424.

76TH ST, s s, 125 w 3d av, 1-sty frame storage, 12x20, shingle roof; cost, $300; owner, Julin Dill, on premises; architect, Francis W. Stork, 7416 3d av. Plan No. 3525.

STABLES AND GARAGES.

EAST 3D ST, e s, 300 n Av N, 1-sty frame garage, 15x18, —— roof; cost, $125; owner, Murry J. Werzansky, 1123 49th st architect, Geo. W. Gregory, 1434 East 4th st. Plan No. 3398.

EAST 3D ST, w s, 140 s Av N, 1-sty brick garage, 14x20, —— roof; cost, $350; owner, Alexander G. Walsh, on premises; architect, F. C. Rudloff, 1470 East 3d st. Plan No. 3436.

13TH AV, n w cor 47th st, 1-sty frame garage, 25x20, shingle roof; cost, $300; owner, J. J. Lack Constrnction Co., 44 Court st; architect, Maxwell A Cantor, 39 West 38th st, Manhattan. Plan No. 3451.

39TH ST, n s, 80.1 e 13th av, 1-sty frame stable, 20x14, tin roof; cost, $400; owner, Harry Wladavsky, 39th st, cor 13th av; architect, Chas. A. Olsen, 1314 70th st. Plan No. 3579.

STORES AND DWELLINGS.

AV M, s s, 22.6 e East 16th st, 3-sty brick store and dwelling, 20x20, gravel roof, 2 families; cost, $19,500; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 3400.

AV M, s s, 426 e East 16th st, three 3-sty brick stores and dwellings, 20x20, gravel roof, 2 families each; total cost, $17,500; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montagne st. Plan No. 3401.

FLUSHING AV, s e cor Adelphi st, 3-sty brick store and dwelling, 20x39.5, gravel roof, 2 families; cost, $3,000; owner, Louis Del Gaudio, 76 Carlton av; architect, W. J. Conway, 400 Union st. Plan No. 3432.

STORES AND TENEMENTS.

HINSDALE ST, e s, 50 s Dumont av, three 4-sty brick tenements, 50x88, gravel roof, 23 families each; total cost, $75,000; owner, Simon Halperin, 1414 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3416.

DUMONT AV, s e cor Hinsdale st, 4-sty brick store and tenement, 50x89, gravel roof, 21 families; cost, $25,000; owner, Simon Halperin, 1414 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3414.

HOWARD AV, w s, 275 n Sutter av, two 4-sty brick tenements, 50x88, slag roof, 25 families each; total cost, $56,000; owner, The Crispit, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3402.

MILLER AV, s e cor Sutter av, 4-sty brick store and tenement, 40x85.6, slag roof, 17 families; cost, $25,000; owner, Harry Rubin Co., 1933 Clinton av, Bronx; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3406.

AMBOY ST, e s, 150 s Sutter av, two 4-sty brick tenements, 50x89, slag roof, 23 families each; total cost, $50,000; owner, David Eisenberg, 620 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3388.

HOWARD AV, w s, 500 n Sutter av, two 4-sty brick tenements, 50x89, gravel roof, 20 families each; total cost, $50,000; owner, Israel Halperin, 1410 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3380.

ESSEX ST, e s, 350 n Liberty av, 3-sty brick tenement, 25x70, tin roof, 6 families; cost, $10,000; owoer, Salvatore Catapano, 271 Essex st; architects, Cannella & Gallo, 60 Graham av. Plan No. 3468.

ESSEX ST, w s, 150 n Liberty av, 3-sty brick tenement, 20x72, tin roof, 6 families; cost, $10,000; owner, Michele Ambrosio, 288 Essex st; architects, Cannella & Gallo, 60 Graham av. Plan No. 3467.

AMBOY ST, e s, 250 s Sutter av, two 4-sty brick teoements, 50x88, slag roof, 23 families each; total cost, $36,000; owner, David Eisenberg, 620 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3582.

BARRETT ST, e s, 92.11 s Pitkin av, thirteen 4-sty brick tenements, 50x88, gravel roof, 23 families each; total cost, $325,000; owner, Collective Holding Co., 1779 Pitkin av; architects, Cohn Bros., 361 Stonc av. Plan No. 3595.

HART ST, n s, 49 e Throop av, 4-sty brick tenement, 51x64, slag roof, 16 families; cost, $35,000; owner, Etamon Realty Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3526.

HART ST, n e cor Throop av, 4-sty brick tenement, 48x67.6, slag roof, 16 families; cost, $35,000; owner, Etamon Realty Co., 26 Court st; architccts, Shampan & Shampan, 772 Broadway. Plan No. 3527.

HINSDALE ST, e s, 200 s Dumont av, three families each; total cost, $54,000; owner, Bar-4-sty brick tenements, 50x88, slag roof, 23 net Steinfeld, 1560 St. John's pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3535.

HINSDALE ST, e s, 200 s Blake av, five 4-sty brick tenements, 40x77, gravel roof, 16 families each; total cost, $90,000; owners, Simon & Lewis Halperin, 1414 Lincoln pl; architects, Cnas. Infanger & Son, 2634 Atlantic av. Plan No. 3532.

PACIFIC ST, n e cor Saratoga av, 4-sty brick tenement, 50x90, slag roof, 21 families; cost, $28,000; owoer, Angelo Pirrozi, 2064 Pacific st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3594.

POWELL ST, e s, 50 s Riverdale av, —-sty brick tenement, 50x88, slag roof, 23 families; cost, $28,000; owner, Powell Impt. Co., 397 Snediker av; architects, S. Millman & Sons, 1780 Pitkin av. Plan No. 3572.

POWELL ST, s e cor Riverdale av, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, $28,000; owner, Powell Impt Co., 397 Snediker av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3573.

ST. JOHN'S PL, n s, 50 e Rochester av, two 4-sty brick tenements, 50x98.8, gravel roof, 20 families each; total cost, $60,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3596.

WATKINS ST, s w cor Riverdale av, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, $28,000; owner, Herman Rosenthal, 1423 St. Marks av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3536.

6TH ST, ns, 317.10 e 8th av, 4-sty brick tenement, 30x80, slag roof, 8 families; cost, $24,-000; owner, I. C. S. Realty Co., 1861 Park pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3539.

43D ST, s s, 350 e 14th av, two 4-sty brick tenements, 50x89, slag roof, 20 families each; total cost, $140,000; owner, Conservative Const. Co., 1265 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3532.

BELMONT AV, s w cor Jerome st, 4-sty brick store and tenement, 54x90, slag roof, 21 families; cost, $28,000; owner, Daniel Fredler, 529 Union av, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3593.

OCEAN PARKWAY, e s, 100 n Beverly rd, two 4-sty brick tenements, 50x89, slag roof, 16 families each; total cost, $90,000; owner, Lancastershire Realty Co., 26 Conrt st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3534.

RIVERDALE AV, s s, 50 w Watkins st, 4-sty brick tenement, 50x88, slag roof, 24 families; cost, $28,000; owner, Herman Rosenthal, 1423 St. Mark's av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3584.

SARATOGA AV, w s, 92.11 n Pitkin av, ten 4-sty brick tenements, 50x88, gravel roof, 20 families each; total cost, $250,000; owner, Collective Holding Co., 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3590.

SCHENCK AV, w s, 150 s Belmont av, 4-sty brick tenement, 50x89, gravel roof, 2 families; cost, $23,000; owner, Agress Const. Co., 509 Barbey st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3531.

WILLIAMS AV, w s, 300 s Dumont av, two 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, $56,000; owner, The Crispet, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3581.

PROSPECT PL, n s, 55 e Grand av, 4-sty brick tenement, 68x90, slag roof, 28 families; cost, $35,000; owner, Barrington Realty Co., 166 Bristol st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3487.

SOUTH 9TH ST, s s, 96 w Driggs av, 4-sty brick tenement, 50x129, slag roof, 41 families; cost, $50,000; owner, Keap Construction Co., 150 Hart st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3481.

EAST 21ST ST, n w cor Newkirk av, 4-sty brick tenement, 100.3x82.6, slag roof, 23 families; cost, $65,000; owner, Pern Realty Co., 89 Clinton st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 3453.

43D ST, s s, 100 e 14th av, five 4-sty brick tenements, 50x89, slag roof, 20 families each; total cost, $140,000; owner, Conservative Construction Co., 1265 Eastern Parkway; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 3438.

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Plans Filed, New Buildings, Brooklyn (Cont'd)

PARKSIDE AV, s s, 347.1 e St Pauls pl, 4-sty brick tenement, 43.9x89.5, slag roof, 15 families; cost, $35,000; owner, Clayton Co. Builders, Inc., 215 Montague st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3490.

ESSEX ST, w s, 175 n Belmont av, three 4-sty brk tnts, 45x85.3, gravel roof, 16 families each; total cost, $60,000; owner, Grogan & Fahy Const. Co., 142 Lincoln av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 3512.

UNION ST, n s, 224.8 w Smith st, 4-sty brk tnt, 33.4x88, slag roof, 20 families; cost, $30,000; owner, Malba Realty Co., 591 Willoughby av; architect, W. T. McCarthy, 16 Court st. Plan No. 3496.

15 ST, s s, 50 e 10 av, 4-sty brk tnt, 61x71.6, slag roof, 20 families; cost, $40,000; owner, Beyna Realty Co., 557 15th st; architect, Shampan & Shampan, 772 Bway. Plan No. 3521.

15 ST, s e cor 10 av, 4-sty brk tnt, 50x76.6, slag roof, 20 families; cost, $40,000; owner, Beyna Realty Co., 557 15th st; architect, Shampan & Shampan, 772 Bway. Plan No. 3520.

19 ST, s s, 225 e 5 av, 4-sty brk tnt, 62.6x89, slag roof, 23 families; cost, $45,000; owner, L. I. Realty Co., 388 9th st; architect, Shampan & Shampan, 772 Bway. Plan No. 3519.

ALABAMA AV, e s, 50 s Dumont av, 4-sty brk tnt, 50x89, slag roof, 23 families; cost, $25,000; owner, Domocile Realty Co., 55 So 6th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3516.

LENOX RD, n s, 84.4 e Rogers av, 4-sty brk tnt, 50x85, gravel roof, 16 families; cost, $28,000; owner, Chas. Weber, 148 Schaeffer st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 3510.

STORES AND DWELLINGS.

39TH ST, n s, 80.1 e 13th av, 2-sty frame store and dwelling, 20x40, tin roof, 1 family; cost, $3,000; owner, Harry Waladavsky, 39th st, cor 13th av; architect, Chas. A. Olsen, 1314 70th st. Plan No. 3580.

GRAVESEND AV, w s, 560 n Av C, four 2-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, $16,000; owner, Augnst Wnest, 324 East 7th st; architect, Benj. F. Hudson 319 9th st. Plan No. 3549.

STORES, OFFICES AND LOFTS.

GRAVESEND AV, w s, 85 s Av J, 1-sty brick office, 15x39, gravel roof; cost, $800; owner, Brooklyn Realty Sellers, 101 Gravesend av; architect, Benj. F. Hudson, 319 9th st. Plan N.o ——?

THEATRES.

HAMILTON AV, —— cor Hicks st, 1-sty brick theatre, 107.7x103.7, —— roof; cost, $25,000; owner, Westland Amusement Co., 60 Broadway; architect, W. Haefeli, 245 West 55th st. Plan No. 3378.

NEW LOTS RD, s e cor Hinsdale st, open air theatre, 14.6x7; cost, $300; owner, Roslyn Amusement Co., 652 Bway, Manhattan; architect, E. G. Horn, 1476 Bway. Plan No. 3494.

MISCELLANEOUS.

ROCKAWAY AV, w s, 50 n Stanley av, 1-sty frame carriage room, 16x18, iron roof; cost, $300; owner, Empire City Lumber Co., 251 Bristol st; architects, Farber & Markwitz, 189 Montague st. Plan No. 3393.

EAST 3D ST and Ft Hamilton av, 3-sty brick convent, 27.4x75.4, slag roof; cost, $25,000; owner, Rev. Mathew J. Tierney, 199 East 4th st; architect, Elliott Lynch, 347 5th av, Manhattan. Plan No. 3473.

BERRIMAN ST, w s, 275 s Stanley av, 1-sty frm chicken house, 16x97, tar roof; cost, $300; owner, Sam Fuchs, 792 Sutter av; architect, Farber & Markwitz, 189 Montagne st. Plan No. 3518.

GOLD ST, e s, 156.4 n Tillary st, 1-sty brick shed, 22x170, gravel roof; cost, $7,000; owner, Thompson & Morris Co., Concord and Prince sts; architect, Edw. M. Higgs, 141 Ash st, Flushing, L. I. Plan No. 3529.

MONTAGUE ST, n e cor Clinton st, 3-sty brick bank, 81.6x89.6, tile roof; cost, $500,000; owner, Brooklyn Trnst Co., on premises; architects, York & Sawyer, 50 East 41st st, Manhattan. Plan No. 3548.

35TH ST, s s, 332 e 4th av, two frame stone crnshers, 16x60, asbestos roof; cost, $5,000; owner, Greenwood Cemetery, 5th av and 25th st; architect, Robt. M. Gay Co., 114 Liberty st, Manhattan. Plan No. 3570.

FOOT OF 36TH ST, 1-sty frame F. B. Co. quarters, 36x36, iron roof; cost, $6,000; owner, City of New York; architect, Wm. S. Connell, Municipal Building, Manhattan. Plan No. 3564.

Queens.

DWELLINGS.

FLUSHING.—19th st, w s, 100 s Franconia av, 2½-sty frame dwelling, 20x28, shingle roof, 1 family, steam heat; cost, $2,000; owner, J. W. Reed, 160 Francoaia av, Flushing; architect, owner. Plan No. 1582.

JAMAICA.—Shore av, s s, 100 e Henry st, 2-sty frame dwelling, 20x34, shingle roof, 2 families; cost, $2,200; owner, B. Zmalcnynki, South and Jay sts, Jamaica; architect, Robert Knrz, 324 Fulton st, Jamaica. Plan No. 1577.

JAMAICA.—Terrace av, s s, 279 w Alsop st, 2½-sty brick dwelling, 26x55, shingle roof, 2 families, water heat; cost, $9,000; owner, Minnie Peters, Myrtle av and Fresh Pond rd, Brooklyn; architect, A. White Pierce, 59 Court st, Brooklyn. Plan No. 1583.

QUEENS.—Golder pl, n s, 100 e Campbell av, 2-sty frame dwelling, shingle roof, 1 family, steam heat; cost, $4,000; owner, E. P. O'Brien, 3 Penfold rd, Elmhurst; architect, C. R. Van Dusen, Seminole st, Hollis. Plan No. 1580.

DWELLINGS.

AUBURNDALE.—Fairview av, e s, 100 n Green st, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, $3,000; steam heat; owner and architect, H. E. Anderson, 7th st, Bayside. Plan No. 1588.

CORONA.—46th st, w s, 103 s Jackson av, two 2-sty brick dwellings, 16x40, slag roof, 1 family; cost, $9,000; owners, Chas. Reichberg, Sons, Jackson av, Corona; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1602.

FOREST HILLS.—Puritan av, s s, 100 s Greenway South, 2½-sty tile dwelling, 27x38, tile roof, 1 family, steam heat; cost, $9,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 1615.

ELMHURST.—3d st, s e cor Orchard st, 2½-sty frame dwelling, 22x32, shingle roof, 1 family; cost, $4,500; owner, Johnston & Gundry, Kingsland av and 5th st, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1603.

ELMHURST—Astoria av, n s, 80 w Banks av, 2½-sty frame dwelling, 28x24, shingle roof, 1 family, steam heat; cost, $3,000; owner, David Finkle, 97 51st st, Corona; architect, A. DeBlasi, West Jackson av, Corona. Plan No. 1608.

ELMHURST.—Gillmore st, w s, 420 s Lyon av, 2½-sty frame dwelling, 28x24, shingle roof, 1 family, steam heat; cost, $3,000; owner, A. Gange, 19 East Hayes av, Corona; architect, A. DeBlasi, West Jackson av, Corona. Plan No. 1607.

JAMAICA.—Hillside av, n s, 128 e Flushing av, three 2-sty brick dwellings, 20x38, tin roof, 2 families; cost, $9,600; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 1619.

JAMAICA.—Highland av, s s, 156 e Flushing av, four 2-sty brick dwellings, 20x38, tin roof, 2 families; cost, $12,800; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 1620.

JAMAICA.—Desmond av, e s, 94 n Norwich av, 2½-sty frame dwelling, 22x35, shingle roof, 1 family; cost, $4,500; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 1621.

JAMAICA.—Wells av, e s, 525 s Swale rd, four 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $10,000; owner, Max Gross, West st, Jamaica; architect, H. T. Jefferys, Lefferts av, Richmond Hill. Plan Nos. 1590-91, 1595-96.

JAMAICA.—West st, w s, 575 s Swale rd, four 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $10,000; owner, Max Gross, West st, Jamaica; architect, H. T. Jeffreys, 923 Lefferts av, Richmond Hill. Plan Nos. 1592-3-4-5.

JAMAICA.—Shore av, n w cor Henry st, two 2-sty frame dwellings, 18x34, tin roof, 2 families; cost, $4,000; owner, Tom Gurus, 150 Wyckoff st, Jamaica; architect, J. F. D. Beball, 324 Fulton st, Jamaica. Plan Nos. 1599 & 1600.

L. I. CITY.—5th av, w s, 199 n Washington av, 2-sty frame dwelling, 18x28, tin roof, 2 families; cost, $2,200; owner, Jos. Anletto, s e cor Freeman and 4th avs, L. I. City; architect, H. E. Sholl, 377 1st av, L. I. City. Plan No. 1585.

MALBA.—Malba Drive, w s, 500 n Summit pl, 2-sty frame dwelling, 41x25, shingle roof, 1 family, water heat; cost, $10,000; owner, Wm. S. Champ, 60 Liberty st, Manhattan; architect, H. P. Knowles, 1170 Broadway, Manhattan. Plan No. 1606.

MORRIS PARK.—Sherman st, w s, 130 s Jerome av, two 2-sty frame dwellings, 17x34, shingle roof, 1 family; cost, $4,800; owner, Francis A. Biedenkapp, 308 Fulton st, Jamaica; architect, C. Biedenkapp, same. Plan No. 1613.

RICHMOND HILL.—Greenwood av, w s, 225 s Chichester av, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, $7,000; owner, W. C. Johnson, 936 Chestnut st, Richmond Hill; architect, C. W. Vanderbeck, Jamaica. Plan Nos. 1631-32.

RICHMOND HILL.—Vine st, e s, 250 n Hillside av, 2-sty frame dwelling, 18x28, shingle roof, 1 family, steam heat; cost, $2,500; owner, W. H. Wade, 235 Elm st, Richmond Hill; architect, H. T. Jeffreys, 923 Lefferts av, Richmond Hill. Plan No. 1589.

RICHMOND HILL.—Cedar st, w s, 91 n Liberty av, 2-sty frame dwelling, 17x34, shingle roof, 1 family, steam heat; cost, $3,500; owner, Jos. L. Burton, 1160 85th st, Brooklyn; architect, C. Whittley Mullin, 189 Montague st, Brooklyn. Plan No. 1604.

RICHMOND HILL.—Avondale st, s s, 90 e Manor av, 2½-sty frame dwelling, 24x48, shingle roof, 1 family, steam heat; cost, $4,000; owner, John Hecht, 618 Gherardi av, Woodhaven; architect, Wm. C. Winter, 106 Van Siclen av, Brooklyn. Plan No. 1605.

ST. ALBANS.—Everett av, n s, 50 e Roosevelt av, 2½-sty brick dwelling, 30x35, shingle roof, 2 families; cost, $3,500; owner, Henry Krehler, 349 West 49th st, Manhattan; architect, H. A. Gerard, 78 Gilbert st, Jamaica. Plan No. 1623.

WOODHAVEN.—Ferry st, e s, 100 s Fulton st, ten 2-sty brick dwellings, 18x36, shingle roof, 1 family; cost, $25,000; owner, Locust Building Co., 12 Park av, Jamaica; architect, J. F. D. Beball, 324 Fulton st, Jamaica. Plan No. 1601.

MORRIS PARK.—Lefferts av, w s, 170 s Beaufort st, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $2,500; owner, Stephen W. Stotthoff, 1118 Lefferts av, Richmond Hill; architect, L. F. Schillinger, 167 Van Siclen av, Brooklyn. Plan No. 1638.

RIDGEWOOD.—Charlotte st, e s, 139 s Flushing av, six 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $19,200; owners, Kroemer Bros. & Krans, Flushing and Woodward avs, Ridgewood; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 1636.

ROSEDALE.—Foster Meadow rd, e s, 800 s Ocean av, 2½-sty brick dwelling, 23x30, tile roof, 1 family, steam heat; cost, $6,000; owner, John E. Mincher, Rosedale; architect, Hans Lieban, P. O. Bldg., Jamaica. Plan No. 1637.

WOODHAVEN.—Syosset st, s s, 50 e Drew av, 2-sty frame dwelling, 18x46, shingle roof, 1 family, steam heat; cost, $3,000; owner, Mrs. Minnie E. Soehl, premises; architect, Chas. W. Ross, 376 Woodland av, Woodhaven. Plan No. 1640.

COLLEGE POINT.—11th st, e s, 125 s 6th av, 2-sty frame dwelling, 20x45, tin roof, 2 families; cost, $3,000; owner, John Heinz, 11th

st and 7th av, College Point; architect, A. L. Santier, 216 11th st, College Point. Plan No. 1648.

CORONA.—Shopoler av, n s, 104 w Rapelje av, three 1½-sty brick dwellings, 17x29, shingle roof, 1 family; cost, $5,400; owners, R. DeMeo & A. Rizzlo, 57 Rapelja av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 1651-52-53.

EDGEMERE.—Beach 43d st, w s, 1,300 n Boulevard; cost, $15,000; owner, L. Gorden, 482 Boulevard, Rockaway Beach; architect, P. Caplan, 463 Boulevard, Rockaway Beach. Plan Nos. 1656-7-8-9-60.

JAMAICA.—Pacific st, n s, 40 w Pulaski st, 2-sty frame dwelling, 17x36, tin roof, 2 families; cost, $1,900; owner, S .Salsculski, Jamaica; architect, Paul Strenck, Jamaica. Plan No. 1654.

L. I. CITY.—Crescent st, e s, 376 n Broadway, 2-sty frame dwelling, 27x55, tar and gravel roof, 2 families; cost, $3,000; owner and architect, John Delaney, 183 East av, L. I. City. Plan No. 1646.

FACTORIES AND WAREHOUSES.

CORONA.—Kingsland av, s s, 99 w Luydig pl, 1-sty brick foundry, 175x36, slag roof; cost, $5,000; owner and architect, Tiffany Studio, premises. Plan No. 1663.

L. I. CITY.—Jackson av, s s, 323 e Skillman av, two 5-sty brick factories, 60x232, slag roof; cost, $200,000; owner, National Casket Co., Great Jones st, Manhattan; architects, Ballinger & Perrot, 1328 Broadway, Manhattan. Plan No. 1634.

L. I. CITY.—William st, cor Henry st, 8-sty brick factory, 100x90, tar and gravel roof; cost, $110,000; owner, Authentic Realty Co., 103 Park av, Manhattan; architects, Buchman & Fox, 30 East 42d st, Manhattan. Plan No. 1618.

STABLES AND GARAGES.

CORONA.—Smith st, s s, 225 e Myrtle av, 1-sty brick stable, 16x22, slag roof; cost, $200; owner, M. Lamaonoca, 160 Smith st, Corona. Plan No. 1614.

EDGEMERE.—Lincoln av, n s, 126 w Kirkman av, 1-sty frame garage, 14x18; cost, $200; owner, M. C. Hareson, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 1609.

FAR ROCKAWAY.—Ocean av, n s, junction Franklin av, 1-sty frame garage, 14x20, shingle roof; cost, $250; owner, A. Weinberg, premises. Plan No. 1622.

FLUSHING.—Ash st, s s, 75 e Bowne av, 1-sty brick garage, 11x22, shingle roof; cost, $550; owner, C. S. Ward, 3 Ash st, Flushing; architect, C. S. Appleton, 14 Asb st, Flushing. Plan No. 1633.

JAMAICA SOUTH.—Tory st, w s, 280 s Snediker av, 1-sty frame garage, 16x20, tin roof; cost, $200; owner R. Adock, premises. Plan No. 1574.

CORONA.—Fillmore av, n s, 150 e Junction av, 1-sty frame garage, 14x20, slag roof; cost, $250; owner, Hon. John M. Cragen, premises; architect, A. H. Stines, 4th st and Jackson av, L. I. City. Plan No. 1649.

STORES AND DWELLINGS.

BAYSIDE.—Elsie pl, s s, 197 e Bell av, 3-sty frame store and dwelling, 20x50, tin roof, 2 families; cost, $5,000; owner, Hansen Building Co., Bayside; architect, B. Hansen, Bayside. Plan No. 1662.

STORES AND TENEMENTS.

CORONA.—Smith st, n s, 200 e Central av, 1-sty frame store, 17x20, gravel roof; cost, $600; owner, N. Citrallo, 44 Walker st, Corona. Plan No. 1612.

EVERGREEN.—Norman st, n s, 100 w Forest av, 3-sty brick tenement, 20x60, tin roof, 3 families; cost, $5,000; owner, Jacob Erback, 970 Forest av, Evergreen; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1630.

FAR ROCKAWAY.—Central av, s s, 237 e Cornaga av, 1-sty frame store room, 25x30, gravel roof; cost, $500; owner, J. J. Ward, Lawrence, L. I.; architect, J. H. Cornell, Far Rockaway. Plan No. 1610.

RIDGEWOOD.—Gates av, s e cor Cypress av, two 3-sty brick stores and tenements, 25x78, tin roof, 5 families; cost, $20,000; owner, August Baner, 355 Highland blvd, Brooklyn; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan Nos. 1625-26.

RIDGEWOOD.—Woodbine st, s e cor Cypress av, 4-sty brick tenement, 35x90, tin roof, 16 families; cost, $25,000; owner, Aug. Baner, 355 Higbland blvd, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1624.

RIDGEWOOD.—Linden st, s e cor Cypress av, 3-sty brick store and tenement, 25x78, tin roof, 5 families; cost, $10,000; owner, August Bauer, 355 Highland blvd; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1627.

RIDGEWOOD.—Woodbine st, s s, 35 e Cypress av, nine 3-sty brick teoments, 27x66, tin roof, 6 families; cost, $90,000; owner, Aug. Bauer, 355 Highland blvd, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1628-29.

CORONA.—Corona av, w s, 45 s Shopoler av, 1-sty frame store, 19x20, tin roof; cost, $350; owner, R. Albert, premises; architect, C. L. Varone, Corona. Plan No. 1650.

FAR ROCKAWAY.—Boulevard, 371, 4-sty brick store and tenement, 55x90, slag roof, 15 families; cost, $30,000; owner, W. J. Morris, 303 East 9th st, Manhattan; architect, Alex Baylies, 33 Bible House, Manbattan. Plan No. ——?

THEATRES.

ROCKAWAY PARK.—5th av, e s, 100 s Washington av, airdome; cost, $1,000; owner, Oceanview Amusement Co., 1642 Lexington av, Manhattan. Plan No. 1642.

ROCKAWAY BEACH.—Vernam av, e s, 643 s Ocean av, 2-sty frame theatre and dance hall, 88x194, slate roof; cost, $6,000; owner, Edw. Margolies, 193 East 37th st, Manhattan; architect, H. B. Herts, 36 West 31st st, Manhattan. Plan No. 1644.

MISCELLANEOUS.

WOODHAVEN.—Old South rd, s s, 280 w Creek rd, 1-sty brick pasteurizing plant, 72x38, tar and gravel roof; cost, $3,800; owners, Balsam & Goldstein, Old South rd, Woodbaven; architect, John T. Plock, 126 Liberty st, Manhattan. Plan No. 1639.

ROCKAWAY BEACH.—Sprayview av, s s, 24 e Wavecrest av, 1-sty frame bath house, 74x 117, paper roof; cost, $4,600; owner, Lancaster Sea Beach Co., 1170 Broadway, Manhattan. Plan No. 1598.

L. I. CITY.—Broadway, 151, 1-sty frame shed, 24x30, gravel roof; cost, $200; owner, J. Gullotta, premises. Plan No. 1575.

L. I. CITY.—10th av, n w cor Ditmars av, 2-sty brick office and shop, 22x25, slag roof; cost, $2,000; owner, M. Koch, 805 10th av, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 1581.

JAMAICA.—Bryant av, e s, 150 s Beaufort st, 1-sty frame shed, 20x40, slag roof; cost, $500; owner, J. R. Barnes, premises; architect, owner. Plan No. 1661.

Richmond.

DWELLINGS.

ALBION PL, s s, 150 e Heberton av, Port Richmond, 2-sty frame dwelling, 32x28; cost, $3,500; owner, H. Lieber, 267 West 114th st, Manhattan; architect, O. H. Lee, Port Richmond; builder, E. K. Whitford, Port Richmond. Plan No. 384.

ALLENTOWN LANE, s s, 1,000 e Riverside av, Tottenville, 1-sty frame dwelling, 27x27; cost, $1,000; owner, John Sharkey, Tottenville; architect and builder, H. M. Madson, Tottenville. Plan No. 401.

BRIGHTON ST, w s, 329 s Belmont st, Tottenville, 1-sty frame bungalow, 12x15; cost, $125; owner and builder, I. A. Chinowith, 22 Reade st, Manbattan. Plan No. 395.

CURTIS PL, s s, 100 w Hamilton av, New Brighton, two 2½-sty frame dwellings, 24x50; total cost, $10,800; owner, K. M. Sbields, New Dorp; architect and builder, T. Bensen, West New Brighton. Plan No. 390.

WATERSIDE ST, s s, 80 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x40; cost, $300; owner, architect and builder, R. A. Ebel, 901 Clifton av, Newark, N. J. Plan No. 381.

1ST ST, n s, 100 e Maple av, Midland Beach, 1-sty frame bungalow, 12x26; cost, $320; owner, Thos. Murphy, 428 West 124th st, Manhattan; architect and builder, Aug. Alverson, Beach Park. Plan No. 392.

2D ST, w s, 85 n Midland av, Beach Park, two 1-sty frame bungalows, 12x20; total cost, $500; owner, Mrs. A. Kalson, Midland Beach; architect and builder, Otto Kalson. Plan No. 388.

8TH ST, n s, 383 e Midland av, Beach Park, 1-sty frame bungalow, 14x26; cost, $350; owner, A. McCann, 590 West 20th st, Manhattan; architect and builder, Otto Kalson. Plan No. 389.

8TH ST, e s, 165 s Boardwalk, Midland Beach, 1-sty frame bungalow, 24x32; cost, $550; owner, Mrs. M. Carey, 1689 10th av, Brooklyn; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 377.

ANNADALE RD, 300 n Amboy rd, Tottenville, 1-sty frame dwelling, 32x40; cost, $2,850; owner, Conrad Kind, Pleasant Plains; architect and builder, E. R. Paugh, Tottenville. Plan No. 386.

CASTLETON AV AND BROADWAY, n e cor, Port Richmond, four 2-sty frame dwellings, 19x 32; total cost, $12,000; owner, architect and builder, E. K. Whitford, Port Richmond. Plan No. 394.

CEDAR GROVE AV, s s, 2,500 w New Dorp lane, New Dorp Beach, 1-sty frame bungalow, 31x17; cost, $360; owner, A. G. Bonton, New Dorp lane; architect and builder, Aug. Mathon, Grant City. Plan No. 403.

ELM AV, e s, 20 n 3d st, Midland Beach, 1-sty frame bungalow, 12x30; cost, $300; owner, L. Spellman, 155 Meeker av, Brooklyn; architect and builder, Ang. Alverson, Beach Park. Plan No. 391.

GARIBALDI AV, 120 e Roma av, New Dorp Beach, 2-sty frame bungalow, 16x16; cost, $300; owner, architect and builder, A. Polafini, 433 Palisade av, Jersey City. Plan No. 380.

GRANT AV, n s, 410 w Fingerboard rd, Fort Wadsworth, 2-sty frame dwelling, 20x50; cost, $5,500; owner and builder, Sam Litt, 235 East 105th st, Manhattan; architect, Lew Korn, 9 Devoise st, Brooklyn. Plan No. 399.

LINCOLN AV, n s, 60 w 6 st, Midland Beach, 1-sty frm bungalow, 12x32; cost, $325; owner, C. F. Sequine, Midland Beach; builder, A. W. Mortensen, Midland Beach. Plan No. 375.

LINCOLN AV, n s, 40 w 6th st, Midland Beach, 1-sty frame bungalow, 40x14; cost, $375; owner, C. F. Sequine, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 376.

MANOR RD, s s, 285 w Brooks av, West Brighton, 2½-sty frame dwelling, 20x29; cost, $2,400; owner, James Macral, West Brighton; architect and builder, J. O. Johnson, Port Richmond. Plan No. 387.

OCEAN AV, 1,500 from Mill rd, Oakwood, 1-sty frame bungalow, 18x32; cost, $350; owner and builder, E. R. Fuchs, 205 East 9th st, Manhattan. Plan No. 379.

ROMA AV, n s, 160 w New Dorp lane, New Dorp Beach, 1-sty frame bungalow, 29x29; cost, $500; owner, architect and builder, C. Piscopo, 345 East 12th st, Manhattan. Plan No. 393.

SEASIDE BOULEVARD, n s, 50 w Surf av, South Beach, 1-sty frame dwelling, 22x26; cost, $1,400; owner, M. J. O'Brien, care architect; architect, Jas. E. Grunert, New Dorp; builder, Jos. W. Nastasi, Arrochar. Plan No. 398.

SEASIDE BOULEVARD, s s, 150 e Glenwood av, South Beach, 1-sty frame bungalow, 19x28; cost, $150; owner and builder, E. A. Bratsche, 425 East 157th st, Manhattan. Plan No. 412.

TYSON AV, s s, 225 w Gordon st, South Beach, 2-sty frame dwelling, 25x34; cost, $2,000; owner, Alex G. Morton, Stapleton; architect and builder, G. Van Leenwen, 21 2d st, Woodside, N. Y. Plan No. 383.

VINELAND AV, w s, 320 s Jefferson boulevard, Tottenville, 2-sty tile dwelling, 45x34; cost, $3,500; owner, R. A. Meyler, 2609 Jamaica av, Richmond Hill; architect, Edw. Jackson, Borough of Queens. Plan No. 405.

WARD AV, w s, 105 n Cebra av, Tompkinsville, 2-sty frame dwelling, 27x28; cost, $4,000; owner, A. McDowell, Stapleton; architect, Henry Otto, Tompkinsville; builders, Karlsson Bros., Brighton Heights. Plan No. 408.

WAVECREST ST, n s, 140 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 18x 27; cost, $400; owner, Mrs. E. Runge, New Dorp Beach; architect and builder, C. C. Carey, New Dorp Beach. Plan No. 411.

CEDAR GROVE BEACH, 200 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 20x23; cost, $250; owner, F. Rydstrom, New Dorp; architect and builder, Geo. Hoverkamp, Port Richmond. Plan No. 410.

CEDAR GROVE BEACH, 200 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 24x37; cost, $275; owner, J. Rose, Port Richmond; architect, Cbas. A. Johnson, Port Richmond; builder, Geo. Hoverkamp, Port Richmond. Plan No. 409.

CEDAR GROVE BEACH, 200 w Cedar Grove av, New Dorp, two 1-sty frame bungalows, 14x 28; total cost, $500; owner, Mrs. E. Shumway, Port Richmond; arrhitect and builder, Geo. Hoverkamp, Jr., Richmond. Plan No. 400.

STABLES AND GARAGES.

BEMENT ST, 121, near Richmond av, Port Richmond, 1-sty frame garage, 10x20; cost, $100; owner and builder, Emma N. Deibert, Port Richmond. Plan No. 382.

STORES AND DWELLINGS.

BRADLEY AV & WILLOWBROOK RD, s w cor, Castleton Corners, 2-sty frame store and dwelling, 16x30; cost, $1,000; owner, W. J. Fraw, Castle Corners; architect and builder, John Racka, West New Brighton. Plan No. 404.

STORES, OFFICES AND LOFTS.

STUYVESANT PL, w s, junction Central av, Tompkinsville, 3-sty store and office, 44x33; cost, $21,000; owner, J. J. Worrell and M. J. Kane, St. George; architect, Jas. Whitford, St. George; builder, John Milnes Co., Port Richmond. Plan No. 397.

MISCELLANEOUS.

JERSEY ST, w s, 300 n Hill st, Tompkinsville, stone retaining wall; owners, Fisher & Rnkin, New Brighton; builder, Block & Uslan, New Brighton. Plan No. 407.

STUYVESANT PL, w s, 635 n Weiner pl, St. George, brick foundation; cost of excavation, $4,550; owner, Corn Exchange Bank, St. George; architect, Harrie T. Lindeberg, 2 West 47th st, Manhattan; excavator, Jos. Johnson's Sons, West New Brighton. Plan No. 378.

6TH ST, e s, 287 n Midland av, Midland Beach, 1-sty frame kitchen, 16x14; cost, $100; owner, E. Earp, 662 Melrose av, Bronx, N. Y.; architect and builder, J. Keegan, Concord. Plan No. 385.

ARIETTA BOULEVARD & MENTHORNE ST, Tompkinsville, frame fence, 24x125; cost, $1,000; owners, Cormody, Dunne & Golden, 90 William st, Manhattan; architect, John Davies, Tompkinsville; builder, W. H. Lynch, West New Brighton. Plan No. 374.

MIDLAND AV & 4TH ST, s w cor, Midland Beach, two concrete cesspools, 6 ft. dia., 6 ft. deep; owner, Herman Brasch, 60 Wall st; builder, F. M. Bryson, Midland Beach. Plan No. 396.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ATTORNEY ST, 97, steel columns and mason work to 3-sty brick store and tenement; cost, $1,000; owner, Estate of Martin Grossman, 2219 3d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1990.

BAYARD ST, 9, wrecking steel beams, store front, iron stairs to 5-sty brick factory; cost, $10,000; owner, Elmira H. Dominick, 254 West 23d st; architect, Otto Reissmann, 30 1st st. Plan No. 1994.

CANAL ST, 254-60, fire-escape stairway to 5-sty brick store and factory; cost, $250; owner, Ruth A. Bruce Brown, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1914.

CANAL ST, 301, alterations to 2-sty brick store; cost, $250; owner, Mary L. Van Ness, 17 East 71st st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1938.

CENTRE ST, 214, 2 new stairways to 5-sty brick lofts; cost, $300; owner, Etaglee Holding Co., 214 Centre st; architect, Adolph Balschun, 483 Willis av. Plan No. 1981.

CHARLTON ST, 9, alteration to 2-sty brick garage; cost, $1,000; owner, Henry Birdsall, 183 West st; architect, B. W. Levitan, 20 West 31st st. Plan No. 1906.

CLEVELAND PL, 19, alteration to 5-sty brick store and dwelling; cost, $1,000; owner, Crescent Star Realty Co., 211-213 East 55th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 1949.

DIVISION ST, 32-34, new store front to 5-sty brick tenement and stores; cost, $150; owner, Samuel Baunce, 160 Park Row; architect, Henry Z. Harrison, 61 West 117th st. Plan No. 1997.

EAST BROADWAY, 95, alterations to 6-sty brick tenement; cost, $100; owner, Simon Kirshstein, 5 East 107th st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 1908.

Plans Filed—Alterotions—Manhattan (Cont.)

FULTON ST, 217, new store fronts to 5-sty brick store and lofts; cost, $350; owner, Anglo-American Drug Co., 217 Fulton st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2003.

GREENWICH ST, 349-51, alteration to 6-sty brick warehouse and factory; cost, $5,000; owner, Estate of Thomas Wright, 328 Broadway, Albany, N. Y.; architect, Freeman Bloodgood, Jr., 515 West 184th st. Plan No. 1967.

HOUSTON ST, 169 West, new stairway to 4-sty brick dwelling; cost, $250; owner, The Italian Benevolent Institute, 617 East 83d st; architect, R E. Rogers, 5 East 42d st. Plan No. 2012.

HOUSTON ST, 169 West, extension to 4-sty brick boarding house; cost, $1,500; owner, Maria Moviggia, 171 West Houston st; architect, M. M. Del Gaudio, 401 East Tremont av. Plan No. 2007.

HOUSTON ST, 438 East, alteration to 5-sty brick factory; cost, $250; owner, Leopold Rosenberg, 75 Worth st; architect, Ralph Schweibist, 201 East 72d st. Plan No. 1920.

LIBERTY ST, 117, replacing fire escapes to 5-sty brick storage house; cost, $300; owner, John A. Roebling Sons Co., 117 Liberty st; architect, Albert Richter, 316-18 Av A. Plan No. 1954.

MONROE ST, 158, lowering first tier beams and new cellar runway to 6-sty brick lofts; cost, $850; owner, Martin Schrenkeisen, 1123 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1980.

MULBERRY ST, 84, new show window to 3-sty brick store and dwelling; cost, $200; owner, Estate of Catherine Doherty, 95 St. John pl, Brooklyn; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1984.

OAK ST, 56, concrete and mason work to 3-sty brick store and dwelling; cost, $200; owner, er, John Pavere, 407 Pearl st; architect, Max Muller, 115 Nassau st. Plan No. 1991.

PEARL ST, 84-86, alteration to 6-sty brick store and lofts; cost, $100; owner, Francis L. Glover, 95 William st; architect, George M. McCabe, 96 5th av. Plan No. 1969.

PIKE ST, 47-53, sky sign to 7-sty brick stores and factory; cost, $350; owner, Levy & Newgold, 1295 Madison av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 2016.

PINE ST, 11, alterations to 22-sty brick office biulding; cost, $3,000; owner, Hanover National Bank, 11 Pine st; architect, John A. Hamilton, 32 Broadway. Plan No. 1937.

PITT ST, 80-82, plumbing, new stairs and doors to 5-sty brick stores and tenement; cost, $2,000; owner, The Henry Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 2000.

PITT ST, 24-26, alteration to 6-sty brick store and lofts; cost, $150; owner, Estate of Varona Deleordova, 25 Broad st; architect, Milton Zeisler, 433 East 74th st. Plan No. 1962.

READE ST, 99, new store front to 5-sty brick lofts and stores; cost, $150; owner, Morris Levy, 99 Reade st; architects, Fred Horenburger & Phillip Bardes, 122 Bowery. Plan No. 1979.

SPRING ST, 75-77, steel tank supports to 9-sty brick loft building; cost, $650; owner, Chas. Gould, 30 East 42d st; architect, R. J. Mansfield, 135 William st. Plan No. 2009.

UNIVERSITY PL, 24-34, extension of stairways to 6-sty brick lofts; cost, $400; owner, The Sailors' Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 1934.

WASHINGTON ST, 316, alterations to 4-sty brick store and lofts; cost, $200; owner, Abraham Kushner, 316 Washington st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1940.

WEST ST, 144, alteration to 4-sty brick butcher market; cost, $100; owner, Albert Joske, 121 Liberty st; architect, Jos. M. Vervier, 34 Stone st. Plan No. 1957.

3D ST, 48 East, alteration to 3-sty brick stores and dwelling; cost, $2,000; owner, Ruben Harold, 48 East 3d st; architect, Otto Reissmann, 30 1st st. Plan No. 1926.

7TH ST, 29 East, window and door to 5-sty brick tenement; cost, $75; owner, Jos. L. Buttenweiser, 220 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1933.

11TH ST, 344 East, new store front to 4-sty brick tenement; cost, $225; owner, Estate of Edward Rafter, 41 Union sq; architect, Louis Sajeva, 603-5 East 14th st. Plan No. 1928.

14TH ST, 431 West, new marquise awning to 3-sty brick store and tenement; cost, $425; owner, John L. Gillen, 431 West 14th st; architect, J. De Howarth, 44 Bergen st, Brooklyn. Plan No. 1977.

15TH ST, 150 w 5th av, alteration to 7-sty brick hospital; cost, $250; owner, The Society of New York Hospital, premises; architects, Deuby & Nute, 333 4th av. Plan No. 1927.

16TH ST, 14 E, alteration to 6-sty brick lodging; cost, $500; owner, The Young Woman's Christian Association; 14 East 16th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1946.

20TH ST, 148 East, alteration to 4-sty brick studios; cost, $3,000; owner and architect, Kenneth M. Murchison, 49 East 63d st. Plan No. 1924.

22D ST, 26 East, water tank and mason work to 9-sty brick lofts; cost, $170; owner, Michael Kennedy, 552 1st st, Brooklyn; architect, John Kennedy & Co., 1133 Broadway. Plan No. 2001.

23D ST, 505 West, removal of partitions to 3-sty brick store and dwelling; cost, $35; owner, Michael Gaffney, 2211 Broadway; architect, Edw. H. Kelly, 505 West 23d st. Plan No. 1999.

26TH ST, 54 West, new door to 4-sty brick dwelling and restaurant; cost, $100; owner, Vincent Astor, 23 West 26th st; architect, J. J. Campbell, 47 West 34th st. Plan No. 1976.

28TH ST, 13-15 West, new steel and iron stairway to 10-sty brick loft building; cost, $5,000; owner, Alexander Deutsch, 13 West 28th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1983.

29TH ST, 414 West, plumbing to 5-sty brick tenement; cost, $1,000; owner, Isabella Hawkins, Ramsay, N. J.; architect, Joseph Mitchell, 332 West 24th st. Plan No. 1916.

30TH ST, 125-31 East, new dumbwaiter and plaster work to 12-sty brick hotel; cost, $150; owner, Stephen H. Jackson, 106 Lexington av; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 1912.

32D ST, 226 East, ash lift and sidewalk to 4-sty brick club house; cost, $1,000; owner, Tammany Central Association, 226 East 32d st; architect, John H. Friend, 148 Alexander av. Plan No. 2018.

32D ST, 38-42 East, 2 new windows to 14-sty loft building; cost, $100; owner, William Seaich, Larchmont, N. Y.; architect, Rudolf Bochler, 195 Lexington av. Plan No. 1988.

33D ST, 10 East, new store front to 12-sty brick fireproof loft building; cost, $100; owner, Mrs. A. M. Moynan, 11 East 68th st; architects, Janas & Cordas, 124 West 45th st. Plan No. 1987.

33D ST, 43-47 West, alterations to 6-sty brick store and lofts; cost, $1,000; owner, Frielander Estate, 43-47 West 33d st; architect, Geo. H. Van Auken, 20 West 31st st. Plan No. 1939.

34TH ST, 131 East, alteration to 4-sty brick stores and dwelling; cost, $200; owner, John A. Wyeth, 244 Lexington av; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 1966.

35TH ST, 39 West, frame for summer house to 4-sty brick lunch room; cost, $60; owner, Adam Engel, 264 West 91st st; architect, William J. Russell, 1476 Broadway. Plan No. 1993.

36TH ST, 32 East, iron stairs, mason and tinning to 6-sty, brick dwelling; cost, $15,000; owner, Julia P. Hamilton, 32 East 36th st; architect, Geo. E. Wood, 103 Park av. Plan No. 1951.

42D ST, 47-63 West, sky sign to 6-sty brick stores and offices; cost, $200; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 1915.

42D ST, 304-6 West, balcony to 5-sty brick showrooms and stores; cost, $500; owner, Heyman Vogel, 304 West 42d st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1931.

44TH ST, 122 West, alteration to 3-sty brick dwelling and store; cost, $400; owner, Morris Harrison, 7 Greenwich av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1907.

46TH ST, 2 East, alteration to 5-sty brick office and showrooms; cost, $100; owner, Manhattan Centre Co., 542 5th av; architect, John A. Hamilton, 32 Broadway. Plan No. 1971.

49TH ST, 251 West, couverting tenement house into dwelling and office; cost, $50; owner, Andrew Murphy, 621 9th av; architect, Jas. F. Cole, 403 West 51st st. Plan No. 2017.

52D ST, 345 East, alteration to 5-sty brick tenement; cost, $300; owner, Henry Iffland, 877 Cauldwell av; architect, Otto A. Standt, 966 2d av. Plan No. 1964.

52D ST, 146-58 East, alteration to 4-sty brick tenement; cost, $1,200; owner, Mary B. Hughes, 344 Convent av; architect, Rudolph Baekler, 195 Lexington av. Plan No. 1942.

55TH ST, 145 East, alteration to 3-sty brick tenement; cost, $150; owner, Moses Slater, 145 East 55th st; architect, Otto A. Standt, 966 2d av. Plan No. 1965.

60TH ST, 345-47 East, sky sign to 5-sty brick dwelling; cost, $500; owner, Henry Bachrach, 72 East 94th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1935.

66TH ST, 316 West, new doors to 1-sty brick bakery; cost, $1,000; owner, Nathan A. Cushman, 315 West 66th st; architects, Berger & Son, 121 Bible House, city. Plan No. 1953.

69TH ST, 108 West, new windows to 4-sty brick dwelling; cost, $100; owner, Reivax Realty Co., 30 Main st, Brooklyn; architect, J. J. Sweeney, 117 West 79th st. Plan No. 2019.

82D ST, 120 West, removal of stairway and partition to 4-sty brick dwelling; cost, $150; owner, Clara T. Bower, 124th st and Broadway; architect, Chas. S. Utterson, Jr., 502 West 141st st. Plan No. 2006.

86TH ST, 210 East, new rear exit and fireproof ceiling to 6-sty brick motion picture theatre; cost, $450; owner, Musical Mutual Protective Association, 210-14 East 86th st; architect, Fredk. W. Fischer, 303 5th av. Plan No. 2002.

92D ST, 213-17 East, alteration to 3-sty brick stable and garage; cost, $8,000; owner, George Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 1959.

109TH ST, 225-27 East, removal of partitions to 2-sty frame carriage house; cost, $150; owner, Minnie Eichner, 352 East 120th st; architect, B. L. Glucksman, 927 Fox st. Plan No. 2013.

123D ST, 124-26-20 East, alterations to 5-sty brick tenement; cost, $8,000; owner, Adolph Finkenberg, 2279 3d av; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 1950.

124TH ST, 78 West, enlargement of store windows to 3-sty brick dwelling and stores; cost, $150; owner, John Spowers, 101 Pierrepont st, Brooklyn; architect, Adolph Balschun, 483 Willis av. Plan No. 2014.

124TH ST, 309 East, alteration to 3-sty brick shop and dwelling; cost, $1,200; owner, Morris E. Greenberg, 309 East 124th st; architect, Chas. B. Meyers, 1 Union sq. West. Plan No. 1945.

125TH ST, 239-41 West, alteration to 2-sty brick store and loft; cost, $350; owner, Major A. White, 12 West 66th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 1947.

129TH ST, 146 East, alteration to 5-sty brick tenement and stores; cost, $500; owner, Tillie Saloin, 540 Manhattan av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1948.

135TH ST, 36-38 West, alteration to 3-sty brick moving picture theatre; cost, $200; owner, Samuel Cunningham, 2 Wall st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1929.

137TH ST, 469 West, new store front and mason work to 5-sty brick tenement; cost, $1,500; owner, D. Angelbeck, 1574 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2010.

AV A, 316-18-20-22, fire-escape stairway to 3sty brick stable; cost, $300; owner, John U. Brookman Estate, 88 Wall st; architect, Albert G. Richter, 316-18 Av A. Plan No. 1932.

AMSTERDAM AV, 1485, alteration to 5-sty brick tenement and store; cost, $300; owner, Charles Richter, 685 2d av; architect, John Geraci, 541 West 135th st. Plan No. 1909.

AMSTERDAM AV, 1307, dumb-waiter shaft to 5-sty brick tenement and bakery; cost, $300; owner, Frederick F. Kortlucke, 1307 Amsterdam av; architects, Berger & Son, 121 Bible House. Plan No. 1952.

BROADWAY, 2281-99, alteration to 2-sty brick stores and offices; cost, $475; owner, Lansing Realty Holding Co., 71 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1919.

BROADWAY, between 165th and 166th sts, alterations to 2-sty brick theatre and stores; cost, $500; owner, Broadway & 165th St. Realty Co., 126 West 46th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 1921.

BROADWAY, 2182-86, alteration to 2-sty brick garage; cost, $800; owner, Eva J. Coe, 69 Wall st; architect, Chas. E. Miller, 111 Nassau st. Plan No. 1911.

BROADWAY, 2780, alteration to 7-sty brick tenement; cost, $1,000; owner, Geo. Rosenfield, Greenwich, Conn.; architects, John B. Snooks' Sons, 261 Broadway. Plan No. 1958.

BROADWAY, 2293, alteration to 2-sty brick store and lofts; cost, $400; owner, Morewood Realty Holding Co., 71 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 1955.

BROADWAY, 1700, alteration to 6-sty brick lofts; cost, $450; owners, James L. Scott & Edw. C. Griffith, 1700 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 1956.

BROADWAY, 1572-76, alteration to 3-sty brick stores and restaurant; cost, $500; owner, Publicity Leasing Co., Inc., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 1975.

BROADWAY, 1205-15, alteration to 1-sty brick store; cost, $65; owner, Joseph M. Weber, 1215 Broadway; architect, R. J. Walkenstein, 1876 Belmont av. Plan No. 1941.

BROADWAY, 1204, ventilating skylight to 4-sty brick office building; cost, $50; owner, Shanley Co., 1204 Broadway; architect, Harold L. Young, 1204 Broadway. Plan No. 1986.

BROADWAY, 3791-99, sky sign to 2-sty brick stores and offices; cost, $350; owner, Adolph Lewisohn, 42 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1978.

BROADWAY, 110 East, new store fronts to 5-sty brick store and dwelling; cost, $300; owner, Faybush Libman, 110 East Broadway; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2004.

BROADWAY, 1578-90, changing store front of 2-sty brick stores and hall; cost, $150; owner, Broadway & 7th Av. Co., 719 Broadway; architect, Benj. Biatek, 53 West 125th st. Plan No. 2005.

COLUMBUS AV, 26, new store front to 5-sty brick store and tenement; cost, $200; owner, Patrick Kienen, 34 Columbus av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1985.

COLUMBUS AV, 201, alteration to 5-sty brick stores and tenement; cost, $100; owner, Edw. B. Corey, 35 West 30th st; architect, Ph. S. Rettig, 335 East 28th st. Plan No. 1943.

COLUMBUS AV, 440-454, new plumbing and tiling to 7-sty brick store and hotel; cost, $1,000; owner, The Vivian Roberts Estate, 2 Wall st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 1973.

GREENWICH AV, 87, new window to 3-sty brick store and dwelling; cost, $50; owner, Clarence S. Nathan, 241-45 West 37th st; architect, Chas. Hendrick, 439 West 13th st. Plan No. 1913.

LENOX AV, 477, alteration to 6-sty brick store; cost, $80; owner, Abraham Friedman, 100 West 134th st; architect, Edw. J. Perry, 252 West 53d st. Plan No. 1944.

LEXINGTON AV, 284, new window to 4-sty brick dwelling; cost, $350; owner, Susan Iva Connor, 246 Lexington av; architect, Frank Hausle, 81 East 125th st. Plan No. 1918.

LEXINGTON AV, 743, alteration to 4-sty brick stores and lofts; cost, $250; owner, Mary E. B. Wright, 48 Ft. Green pl, Brooklyn; architect, Harold G. Dangler, 215 Montague st, Brooklyn. Plan No. 1961.

MADISON AV, 452, elevator shaft, pent house and stairs to 4-sty brick dwelling; cost, $4,800; owner, Cardinal John M. Farley, 59th st and 5th av; architect, Gibbons Construction Co., 318 Columbia st, Brooklyn. Plan No. 2015.

1ST AV, 178, extension to 4-sty brick moving picture theatre and dwelling; cost, $300; owner, Thomas Cassese, 178 1st av; architect, Otto Reissmann, 30 1st st. Plan No. 1930.

2D AV, 1404, alteration to 4-sty brick tenment and stores; cost, $100; owner, Emma Schwartz, 2 West 72d st; architect, Frank J. Schefcik, 4168 Park av. Plan No. 1968.

2D AV, 495, alterations to 5-sty brick stores and tenement; Cost, $5,000; owner, Harry C. Honeck, 495 2d av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1936.

3D AV, 1663, alterations to 4-sty brick store and tenement; cost, $1,000; owner, Geo. Ehret, 235 East 92d st; architect, Louis F. Dell, 1133 Broadway. Plan No. 1960.

3D AV, 570, alteration to 4-sty brick tenement; cost, $200; owner, John F. Pfeifer, 570 3d av; architect, Louis E. Ordwein, 347 5th av. Plan No. 1922.

3D AV, 568, alterations to 4-sty brick tenement; cost, $200; owner, John F. Pfeifer, 570 3d av; architect, Louis E. Ordwein, 347 5th av. Plan No. 1923.

3D AV, 572, alteration to 4-sty brick tenement; cost, $200; owner, Michael MacNamara, 572 3d av; architect, Louis E. Ordwein, 347 5th av. Plan No. 1925.

3D AV, 1628, new store front to 5-sty brick stores and tenement; cost, $300; owner, Theodore Hessberg, 146 West 111th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1989.

3D AV, 1892-94, heating, ventilating and mason work to 2-sty brick motion picture theatre; cost, $6,000; owner, Henry C. W. Beckman, 308 East 126th st; architect, Nathan Farger, 81 East 125th st. Plan No. 1998.

5TH AV, 630, new doors and windows and mason work to 6-sty brick store and lofts; cost, $5,000; owner, Henry Clews, 15 Broad st; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 2011.

5TH AV, 1368-70, alterations to 5-sty brick store and tenement; cost, $100; owner, Chas. Collins, Geo. T. Rowe, 283 Elizabeth st; architect, R. Warren Lawrence, 350 East 140th st. Plan No. 1963.

5TH AV, 127, alteration to 4-sty brick store and studio; cost, $500; owners, Edward and Goodhue Livingston, 527 5th av; architect, Chas. Volz, 2 West 45th st. Plan No. 1910.

6TH AV, 35, removal of partition to 12-sty brick lofts; cost, $15; owner, Tuscany Realty Co.; architect, John B. Cavinato, 452 Ft. Washington av. Plan No. 1996.

6TH AV, 416, new store front to 3-sty brick stores and offices; cost, $300; owner, Vincent Astor, 25 West 26th st, architect, Morris Schwartz, 194 Bowery. Plan No. 1974.

6TH AV, 450-52, new partitions to 7-sty brick store and lofts; cost, $500; owner, Max Radt, 33d st and Astor court; architect, Samuel Sass, 32 Union sq. Plan No. 2008.

7TH AV, 281, alteration to 5-sty brick store and lofts; cost, $50; owner, Madison Square Mortgage Co., 34 Pine st; architect, George M. McCabe, 96 5th av. Plan No. 1970.

9TH AV, 689, plumbing to 4-sty brick tenement; cost, $750; owner, Emma Kay, 243 West 99th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1972.

8TH AV, 571, new show window to 3-sty brick dwelling and store; cost, $50; owner, Masinger Mayers, 332 Delancey st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2020.

11TH AV, 493-99, new sidewalk vault to 5-sty brick abbatoir; cost, $200; owner, New York Butchers Dressed Meat Co., 11th av and 39th st; architect, John Ph. Voelker, 979 3d av. Plan No. 1992.

12TH AV, 772-76, storage room of terra cotta block to 6-sty brick factory; cost, $400; owner, The Society of New York Hospital, 32 Nassau st; architects, Ross & McNeil, 39 East 42d st. Plan No. 1982.

EAST RIVER, 85th to 86th sts, sidewalk lift, iron stairs to 8-sty brick hotel; cost, $1,500; owner, Steward & Price Co., premises; architect, Herman J. Pingel, 306 East 59th st. Plan No. 1995.

Bronx.

DAWSON ST, n w cor Longwood av, new toilet to 5-sty brick tenement; cost, $1,700; owner, Geo. Johnson, 212 5th av; architect, G. J. Froelich, 690 Whitlock av. Plan No. 286.

FOX ST, 1071, repair damage done by fire to 3-sty frame dwelling; cost, $1,000; owner, Catherine Keelon, on premises; architect, Henry S. Lion, 38 West 32d st. Plan No. 289.

HOME ST, 959, new partitions to 5-sty brick store and tenement; cost, $50; owner, Leon Wolkowitz, 59 Hamilton av, Yonkers; architect, Fred Hammond, 391 East 149th st. Plan No. 277.

138TH ST, 373-375 East, new doors, new partitions to 2-sty brick post office; cost, $500; owner, Milly Moschowitz, 925 Madison av; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 284.

BEACH AV, 1134, increase height of basement 5 of 2-sty frame dwelling; cost, $300; owner, Patrick Barlow, on premises; architect, Chas. A. Coutts, 1797 Gleason av. Plan No. 278.

NEWELL AV n e cor Post st, move 2-sty frame dwelling; cost, $800; owner, North Bronx Realty Co., 2022 Boston rd; architect, F. J. McGarry, 736 East 218th st. Plan No. 287.

SOUTHERN BOULEVARD, n w cor 187th st, 1-sty frame extension, 25x61.4½, to 3-sty frame store and dwelling; cost, $3,000; owner, John Haffen Brew Co., 398 East 152d st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 282.

TREMONT AV, n s, 45.7 w Bathgate av, 2-sty brick extension, 24.8x64.6, to 2-sty brick store; cost, $10,000; owner, John Reyelt, 1227 Brook av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 281.

UNIONPORT RD, s s, 46.94 w Van Nest av, 1-sty frame extension, 26.07x7.6, to 3-sty frame store and dwelling; owner, Samuel Schwartz, 1707 Unionport rd; architect, Herman Goldberg, 2968 Briggs av. Plan No. 283.

UNIONPORT RD, 1653, —— roof for wagon shed; cost, $150; owner, Franc Negro, on premises; architect, John Schwalbenberg, 2060 Westchester av. Plan No. 285.

VAN NEST AV, 563, 1-sty frame extension, 22x7, to 2-sty frame store and dwelling; cost, $400; owner, Jos. Placek, 1736 Taylor av; architect, M. A. Buckley, 1513 Home av. Plan No. 280.

VAN NEST AV, s w cor Barnes av, move 2-sty frame dwelling; cost, $4,000; owner, Rudolph Proll, 1713 Van Buren st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 274.

WASHINGTON AV, e s, 75 s 171st st, new partitions, stairs, windows, &c., to 2-sty frame synagogue, dwelling and store; cost, $3,000; owner, Jacob Meyers, 1484 Washington av; architect, David Bleier, 545 East 139th st. Plan No. 275.

WEBSTER AV, s w cor 194th st, 1-sty frame extension, 10.2x30.10, to 1-sty frame stores; cost, $200; owner, Mrs. M. Annan, 2545 Webster av; architect, Wm. Kenny, 2600 Decatur av. Plan No. 273.

WILKINS AV, 1297, 1-sty brick extension, 41.8x18.6, to 1-sty brick nicolette; cost, $3,000; owner, Henry Morgenthau & Co., 165 Broadway; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 288.

3D AV, 3220, 1-sty brick extension, 17.4x5, new seats, new fireproofing to 2-sty brick store, nicolette and bowling alleys; cost, $5,000; owner, Anthony Cuneo, 871 Forest av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 276.

3D AV, 3295, 1-sty of brick built upon 2-sty brick store and office; cost, $3,000; owner, S. B. Barringer, 101 South Oxford st, Brooklyn; architect, O. Lowinson, 5 West 31st st. Plan No. 279.

Brooklyn.

CALYER ST, 134, interior alterations to 3-sty tnt; cost, $250; owner, John Savage, on premises; architect, Jas. McKellopp, 154 Iodia st. Plan No. 3492.

CORNELIA ST, 233, extension to 3-sty dwelling; cost, $500; owner, Wm. Bonnewitz, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 3457.

DEBEVOISE ST, 39, plumbing to 5-sty factory; cost, $175; owner, J. H. Webelovsky Estate, on premises; architect, J. H. Beacher, 217 Broome st, Manhattan. Plan No. 3409.

DELMONICO PL, 61, interior alterations to 3-sty tnt; cost, $200; owner, Rachel Leiner, 257 So 3d st; architect, Glucroft & Glucroft, 671 Bway. Plan No. 3498.

FURMAN ST, 22, marquise to 8-sty storage; cost, $1,600; owner, N. Y. Dock Co., foot of Montague st; architect, Robbins-Ripley Co., 50 Church st, Manhattan. Plan No. 3460.

HANCOCK ST, 138, extension to 3-sty dwelling; cost, $2,000; owner, Dr. Wm. L. Heene, 302 Sumner av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 3362.

HICKS ST, 418, fire escape to 4-sty cooperage; cost, $450; owner, Arbuckle Bros., foot Jay st; architect, A. G. Ritter, 316 Av A, Manhattan. Plan No. 3375.

JOHN ST, — s, 31.4 w Jay st, bridge across street; cost, $1,500; owners, Arbuckle Bros., foot of Jay st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 3462.

JOHN ST, — s, 38.10 e Pearl st, bridge across street; cost, $1,500; owners, Arbuckle Bros., foot of Jay st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 3461.

LEWELL ST, 147, extension to 2-sty dwg; cost, $300; owner, Mrs. Emeline Kane, on premises; architect, John G. Dreyer, 75 Oakland st. Plan No. 3386.

LORIMER ST, 117, tank to 4-sty mfg.; cost, $950; owner, McKee Refrigerator Co., on premises; architect, Maxwell Eng. Co., 146 24th st. Plan No. 3430.

MOORE ST, 170, interior alterations to 2-sty dwelling; cost, $300; owner, Emma Krevelin, 172 Moore st; architect, Tobias Goldstone, 49 Graham av. Plan No. 3395.

MORRELL ST, 40, extension to 2-sty store and dwelling; cost, $2,000; owner, Cong. of Cherra Rabony Chuim Hager, 461 Bushwick av; architect, Lew Koen, 9 Debevoise st. Plan No. 3452.

NAVY ST, s e cor Tillary st, interior alterations to 3-sty tenement; cost, $200; owner, Luigi Sena, 132 Navy st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 3368.

NOBLE ST, 24, new stairs to 4-sty brick factory; cost, $1,000; owner, American Mfg. Co., on premises; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 3410.

QUINCY ST, 882, extension to 2-sty dwelling; cost, $2,000; owner, David Benson, 888 Quincy st; architect, F. J. Dassau, 1373 Broadway. Plan No. 3363.

SANDFORD ST, 102, interior alterations to 3-sty tenement; cost, $500; owner, Morris Gold, 814 Myrtle av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3364.

STEUBEN ST, 86, interior alterations to 3-sty tenement; cost, $300; owner, Harry O. Wolff, 1061 Prospect pl; architect, Tobias Goldstone, 49 Graham av. Plan No. 3483.

WARREN ST, 452, interior alterations to 3-sty tnt; cost, $400; owner, Gaetano Sanitore, 67 Columbia st; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 3501.

WEIRFIELD ST, 265, extension to 1-sty garage; cost, $240; owner, Mrs. Eliz. E. Richter, 263 Weirfield st; architect, W. H. Tiedemann, 475 North st. Plan No. 3422.

SOUTH 1ST ST, 228, interior alterations to 5-sty store and tenement; cost, $125; owner, Jacob Klein, 33 West 17th st, Manhattan; architect, T. M. Entlich, 29 Montrose st. Plan No. 3408.

8TH ST, 266, plumbing to 2-sty dwelling; cost, $125; owner, Josephine Meyer, 475 9th st; architect, Chas. Seebuck, 456 6th av. Plan No. 3437.

SMITH ST, 26, interior alterations to 3-sty theatre; cost, $15,000; owner, Weschler Estate, 149 Bway, N. Y.; architect, Thos. W. Lamb, 644 8th av, Manhattan. Plan No. 3562.

SOUTH 9TH ST, 32, tank to 5-sty candy mfg.; cost, $800; owner, Levine Bros., on premises; architect, Maxwell Engineering Co., 146 24th st. Plan No. 3429.

SOUTH 9TH ST, 116, interior alterations and plumbing to 3-sty tenement; cost, $200; owner, Gretchan Schmidt, 17 St. John's pl; architect, W. H. Wirth, 358 17th st. Plan No. 3441.

13TH ST, 432, plumbing to 3-sty tenement; cost, $500; owner, Dominick Britzen, on premises; architect, Henry Citrin, 242 5th av. Plan No. 3412.

BEDFORD AV, 2354, interior alterations to 4-sty tenement; cost, $400; owner, Brooklyn Savings Institution, 160 Atlantic av; architects, Slee & Bryson, 154 Montague st. Plan No. 3383.

CONEY ISLAND AV, 754, construction to 3-sty dwelling; cost, $250; owner, Caroline Johnson, Rockville Centre, L. I.; architect, H. Schock, 659 Seneca av. Plan No. 3377.

GRAHAM AV, 32, interior and exterior alterations to 2-sty store and dwelling; cost, $250; owner, Louis Tomchin, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3440.

GRAHAM AV, 232, interior alterations to 3-sty str & tnt; cost, $100; owner, Isaac Cohen, 70 Leonard st; architect, Henry M. Entlich, 29 Montrose av. Plan No. 3508.

GRAND ST, 710, extension, interior alterations to 3-sty bank & dwg; cost, $7,500; owner, North Side Bank, 225 Havemeyer st; architect, Alex Mackintosh, 55 Bible House, N. Y. Plan No. 3503.

HAMBURG AV, 139, plumbing to 3-sty tenement; cost, $200; owner, Antonio Falsitto, 139 Hamburg av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3396.

HAMBURG AV, 135, plumbing to 3-sty tenement; cost, $200; owner, Ignazio Triete, 135 Hamburg av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3397.

HOPKINSON AV, 815, interior alterations to 1-sty dwelling; cost, $100; owner, Chas. Zarvarshis, on premises; architect, Chas. A. Mele, 37 Liberty av. Plan No. 3486.

HUDSON AV, 196, exterior alterations to 2-sty dwelling; cost, $300; owner, John Delegro, 186 4th av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3381.

KNICKERBOCKER AV, 427, interior alterations to 3-sty tnt; cost, $500; owner, Siegel Cohen, on premises; architect, L. Allmendinger, 926 Bway. Plan No. 3504.

LEXINGTON AV, 578, plumbing to 4-sty tenement; cost, $300; owner, Mary Schmalstitch, 808 Quincy st; architect, Wm. A. Godbold, 837 Madison st. Plan No. 3417.

MANHATTAN AV, 47, interior alterations to 3-sty tnt; cost, $250; owner, Louis Finkelstein, 17 W 3d st, N. Y.; architect, Brook & Rosenberg 350 Fulton st. Plan No. 3502.

PITKIN AV, 2152, interior alterations to 3-sty str & dwg; cost, $500; owner, Benj. Brown, 30 W 15th st; architect, ———. Plan No. 3522.

PUTNAM AV, 101, interior alterations to 3-sty store and dwelling; cost, $200; owner, Jos. Zendzion, 111 Putnam av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3439.

ST. MARKS AV, 1083, plumbing to 2-sty dwelling; cost, $150; owner, Jas. Cerullo, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3426.

THATFORD AV, 328, change roof of 2-sty dwelling; cost, $350; owner, Frank Leonardo, on premises; architect, Morris Whinston, 459 Stone av. Plan No. 3472.

4 AV, 795, interior alterations to 3-sty str & dwg; cost, $100; owner, Vincenzo Micari, on premises; architect, David A. Lucas, 98 3d st. Plan No. 3513.

14TH AV, 7104, extension to 2-sty dwg; cost, $1,500; owner, Anthony Gazzola, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 3576.

Queens.

BROOKLYN MANOR. Freedom av, e s, bet Tulip and Walnut st, new plumbing, school; cost, $410; owner, City of New York, Manhattan. Plan No. 1027.

COLLEGE POINT.—3d st and 2d av, interior alterations to asylum; cost, $135; owner, Bethulem Orphan Asylum, premises. Plan No. 1051.

CORONA.—Jackson av, n s, 80 w 45th st, new store front; cost, $100; owner, J. Gessenner, premises. Plan No. 1068.

CORONA.—Orchard st, n e cor Corona av, new store front; cost, $300; owner, G. Guidice, premises. Plan No. 1070.

ELMHURST.—16th st, 22, repair dwelling after fire damage; cost, $1,500; owner, J. P. Sloane, 887 Manhattan av, Brooklyn. Plan No. 1072.

EVERGREEN.—Summerfield st, n s, 325 e Wyckoff av, new plumbing in dwelling; cost, $95; owner, J. Vogel, premises. Plan No. 1032.

EVERGREEN.—Cypress av, w s, 123 s Liberty av, new foundation and plumbing in dwelling; cost, $350; owner, W. J. Niehall, 149 East 84th st, Manhattan. Plan No. 1095.

EVERGREEN.—Cypress av, e s, 500 s Cooper av, plumbing in dwelling; cost, $90; owner, M. Mullins, premises. Plan No. 1082.

EVERGREEN.—Cypress av, e s, 75 s Lafayette av, new plumbing in dwelling; cost, $95; owner, C. Wernberger, premises. Plan No. 1084.

EVERGREEN.—Cypress av, e s, 260 s Cooper av, new plumbing in dwelling; cost, $140; owner, M. Mullins, premises. Plan No. 1083.

FLUSHING.—Queens st, 71, new store front; cost, $100; owner, L. Rocco, premises. Plan No. 1080.

FLUSHING.—Barclay st, s s, 116 w Central av, interior alterations to dwelling; cost, $437; owner, R. A. Tender, premises. Plan No. 1045.

FLUSHING.—Cypress av, 213, plumbing in dwelling; cost, $100; owner, H. B. Everson, 255 Sandford av, Flushing. Plan No. 1052.

FLUSHING.—Prince st, e s, 120 n Broadway, new store front, new plumbing; cost, $500; owner, John Morris, Main st, Flushing. Plan No. 1058.

FLUSHING.—Bowne av, e s, 125 n Queens av, alter roof, dwelling; cost, $200; owner, C. Kates, premises. Plan No. 1069.

GLENDALE.—Glasser st, 15, new plumbing in dwelling; cost, $75; owner, Frank Mangelletti, premises. Plan No. 1097.

GLENDALE.—Tompkins av, w s, 405 n Myrtle av, new plumbing in dwelling; cost, $200; owner, L. Fink, premises. Plan No. 1099.

Plans Filed—Alterations—Queens (Cont.)

L. I. CITY.—Hancock st, e s, 35 s Pierce av, 1-sty frame extension, 20x14, rear dwelling, tar and gravel roof, interior alterations; cost, $2,000; owner, Peter Ward, 505 West 43d st, Manhattan; architect, Edw. Fauberbach, 407 Hancock st, L. I. City. Plan No. 1098.

L. I. CITY.—Camelia st, n w cor Sherman st, 1-sty frame extension side garage, 20x20; cost, $100; owner, Jos. Kuche, 67 Camelia st, L. I. City. Plan No. 1036.

L. I. CITY.—Sherman st, 66, plumbing in dwelling; cost, $50; owner, Emil Stablo, 504 Boulevard, L. I. City. Plan No. 1038.

L. I. CITY.—Vernon av, w s, 75 n Webster av, 1-sty brick extension, 19x19, rear dwelling, gravel roof; cost, $350; owner, McIntyre Estate, 596 Jackson av, L. I. City. Plan No. 1044.

L. I. CITY.—Hulst st, 81, new plumbing in dwelling; cost, $150; owner, J. Cushing, premises. Plan No. 1073.

L. I. CITY.—Greenpoint av, 242, plumbing in dwelling; cost, $350; owner, J. Berger, premises. Plan No. 1074.

L. I. CITY.—Greenpoint av, 240, new plumbing in dwelling; cost, $350; owner, J. Berger, premises. Plan No. 1075.

L. I. CITY.—Brook st, w Creek st, new plumbing in factory; cost, $2,000; owner, Nichols Copper Co., premises. Plan No. 1021.

L. I. CITY.—Hulst st and Nott av, new plumbing in school; cost, $2,500; owner, City of New York, Park av and 59th st, Manhattan. Plan No. 1024.

L. I. CITY.—Creek st and Hobson st, new plumbing in factory; cost, $1,650; owner, Nichols Copper Co., premises. Plan No. 1022.

L. I. CITY.—Creek st, s s, 200 e Hobson av, new plumbing in factory; cost, $1,700; owner, Nichols Copper Co., premises. Plan No. 1020.

L. I. CITY.—8th av, w s, 70 s Walcott av, interior alterations to dwelling, new foundation; cost, $800; owner, D. Groziosi, premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 1031.

MIDDLE VILLAGE.—Sutter av, 23, 2-sty frame extension, 24x15, tin roof, interior alterations; cost, $1,000; owner, John Fluher, premises; architect, F. B. Hahn, Middle Village. Plan No. 1060.

MORRIS PARK.—Sherman st, w s, 100 s Beaufort st, plumbing in dwelling; cost, $90; owner, J. Schneider, Jamaica. Plan No. 1037.

NEWTOWN.—Grand st, s s, 320 e Williams pl, interior alterations in dwelling; cost, $400; owner, Stuyvesant Realty Co., 85 Cedar st, Manhattan; architects, Nast & Springstein, 21 West 45th st, Manhattan. Plan No. 1057.

OZONE PARK.—Freedom av, e s, 250 s Grafton av, new plumbing in dwelling; cost, $100; owner, R. Ergenbradt, premises. Plan No. 1076.

OZONE PARK.—Freedom av, w s, 185 n Belmont av, new plumbing in dwelling; cost, $75; owner, R. Reccardi, premises. Plan No. 1077.

RICHMOND HILL.—Briggs av, e s, 375 n Ridgewood av, new plumbing in school; cost, $258; owner, City of New York, Manhattan. Plan No. 1025.

RICHMOND HILL.—Stoothoff av, w s, bet Lexington av and Maple st, new plumbing in school; cost, $740; owner, City of New York, Manhattan. Plan No. 1026.

RICHMOND HILL.—Johnson av, w s, 400 n Stewart av, new plumbing in dwelling; cost, $90; owner, Mrs. Secort, premises. Plan No. 1087.

RICHMOND HILL.—Jamaica av, n s, 50 w Park st, plumbing in dwelling; cost, $75; owner, H. Cullingford, premises. Plan No. 1078.

RIDGEWOOD.—Myrtle av, 1842, 1-sty frame extension, 20x21, rear store and dwelling, tin roof, interior alterations; cost, $2,000; owner, S. H. Schmidt, 1810 Weirfield st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1089.

RIDGEWOOD.—Myrtle av, s e cor Cornelia st, 1-sty frame extension, 14x16, rear 2-sty hotel and cafe, slag roof, interior alterations; cost, $2,000; owner, Socialistic Educational Society, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1088.

RIDGEWOOD.—Myrtle av, 1801, electric sign on bank; cost, $338; owner, Walter Schwartz, 537 47th st, Manhattan. Plan No. 1033.

RIDGEWOOD.—Bleecker st and Covert av, new plumbing in school; cost, $1,300; owner, City of New York, Park av and 59th st, Manhattan. Plan No. 1028.

RIDGEWOOD.—Onderdonk av, n e cor Gates av, 1-sty frame extension, 25x41, rear 3-sty store and dwelling, interior alterations; cost, $3,000; owners, Weiz & Zerweck, premises; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 1056.

RIDGEWOOD.—Green st, s s, 120 e Grandview av, new plumbing in dwelling; cost, $250; owner, Mrs. F. King, premises. Plan No. 1053.

ROCKAWAY BEACH.—Boardwalk, n e cor Thompson av, alterations to bath house; cost, $250; owner, L. A. Thompson Co., premises. Plan No. 1086.

ROCKAWAY BEACH.—Waverly av, n e cor Ocean front, 1-sty frame extension, 10x12, rear of hotel; cost, $250; owners, Santes & Cleary, premises. Plan No. 1079.

ROCKAWAY PARK.—Brighton av, w s, 160 n Newport av, 1-sty frame extension, 18x15, rear dwelling, tin roof; cost, $150; owner, F. C. Valentine, Orienta av, Belle Harbor. Plan No. 1049.

WOODHAVEN.—Freedom av, n e cor Jamaica av, plumbing in hotel; cost, $70; owner, Wm. Ulmer Brewing Co, premises. Plan No. 1043.

Richmond.

FRANKLIN ST, n s, 75 w John st, West New Brighton, concrete foundation and 1-sty extension to frame store and dwelling; cost, $700; owner, C. Poen, West New Brighton; architect and builder, W. A. Pearson, Mariners Harbor. Plan No. 200.

8TH ST, e s, 323 n Midland av, Beach Park, 12-ft. extension, partitions to frame bungalow; cost, $50; owner, Mrs. B. Dickinson, 352 West 38th st, Manhattan; builder, Otto Kalson, Midland Beach. Plan No. 196.

ARTHUR AV, near Cedar st, South Beach, extension and partitions to frame bungalow; cost, $250; owner, C. Suriano, South Beach; builder, Enrico Vici, Arrochar. Plan No. 198.

CEDAR GROVE AV, e s, 350 n New Dorp av, New Dorp Beach, extension and partitions to frame bungalow; cost, $100; owner, Henrietta Hett, New Dorp; architect and builder, Edw. Hett, New Dorp. Plan No. 197.

COLFAX AV, 250 s Richmond rd, Grant City, 1-sty extension, plastering, plumbing to frame dwelling; cost, $100 owner, Joane Cibilli, Grant City; builder, M. Cibilli, Grant City. Plan No. 207.

MANN AV, 25, Princess Bay, 1-sty extension and partitions to frame dwelling; cost, $800; owner, Chas. Mesbeth, Princess Bay; architect and builder, C. H. Chamberlain, Port Richmond. Plan No. 204.

MIDLAND AV, e s, 60 s 9th st, Midland Beach, extension and new roof to frame bungalow; cost, $100; owner, Rose Ewald, 138 Bush st, Yonkers, N. Y.; architect and builder, J. Keegan, Concord. Plan No. 199.

MERSEREAU AV, 106, Mariners Harbor, new roof, plastering, &c., to frame dwelling; cost, $400; owner, Frank Vaughn Congers, New York; builders, Drake & Bush, Port Richmond. Plan No. 193.

MIDLAND AV, s s, 80 e 3d st, Midland Beach, general repairs to frame storage; cost, store; cost, $80; owner, Jos. Bellotte, 254 West 28th st, Manhattan; builder, Jos. Letirell, Princess Bay. Plan No. 206.

RICHMOND ST, e s, 50 s Market st, West New Brighton, 2-sty extension and masonry to frame dwelling; cost, $100; owner, Frank Zerrelli, West Brighton; builder, W. A. Pearson, Mariners Harbor. Plan No. 192.

VANDERBILT AV, near Bacon pl, New Dorp Beach, general repairs to frame storage; cost, $340; owner, Alex. Voorino, 97 Thompson st, Manhattan; builder, August & Fortunato, 176 West Houston st, Manhattan. Plan No. 205.

WASHINGTON AV, n s, 317 e South av, Arlington, masonry, partitions, concrete floor to frame milk house; cost, $100; owner, Koppel Koslow, Arlington; architects, Edw. Rose & Son, Arlington. Plan No. 195.

WASHINGTON AV, n s, 317 e South av, Arlington, new roof and general alterations to frame cow barn; cost, $2,500; owner, Koppel Koslow, Arlington; architects, Edw. Rose & Son, Arlington. Plan No. 194.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 23. The location is given, but not the owner's address:

PASSAIC.—Pasquale De Paola, 72 Dayton av, 3-sty frame, alteration, $4,000.

JERSEY CITY.—Morris Robbins, 83 Summit av, 3-sty brick, $12,000; Joseph Gatov, 158 Grant av, 4-sty brick, $15,000; Catharine Bergkamp, n e cor Jackson and Stevens avs, 3-sty brick, $10,000.

ORANGE.—Matthew DeLisa, 48 Pierson st, 3-sty brick, $6,000.

ELIZABETH.—Max Falkenflick, 611-613 South Park st, two 3-sty frame, $8,000; Henry Henn, 229 Rankin st, 2-sty frame, $3,000.

NEWARK.—Anna Fedalino, 14 Summit pl, 4-sty brick, $8,000; J. H. Mayzel & Co., n e cor Delavan and Washington avs, 4-sty brick, $45,000; M. & D. Tarshis, n e cor Summer av and Bryant st, 3-sty frame, $8,000; M. & D. Tarshis, n side Bryant st, 72 ft. e Summer av, 3-sty frame, $5,000; M. & D. Tarshis, e side Summer av, 25 ft. n of Bryant st, 3-sty frame, $5,000; Harry & Benjamin Schanerman, 35-37-39 Coeyman pl, three 3-sty frame, $15,000; Harry & Benjamin Schanerman, 414-416-418-420, 422 & 424 Woodside av, five 3-sty frame, $30,000; Julius Sobocinsky, 382 Warren st, 3-sty brick, $8,000; Gabriele Matonti, 5 Drift st, 5-sty brick, $32,000.

WEEHAWKEN.—Henry Riegler, 102 Oak st, 3-sty brick, alteration, $1,400.

KEARNY.—Crescent Land & Imp. Co., 58-60 Brighton av, two 3-sty frame, $17,000; Joseph Edelstein, s w cor Kearny av and Halstead st, 3-sty frame, $10,000.

PERTH AMBOY.—Levy & Levenson, 633-635 State st, 2-sty frame, alteration, $2,000.

TOWN OF UNION.—Michael Gundel, s e cor Hudson av and Blum st, 4-sty brick, $16,000.

PATERSON.—James Murphy, 714 East 18th st, 3-sty frame, $6,000.

HOBOKEN.—Dora Schmidt, 72 Hudson st, 5-sty brick, $20,000.

GARFIELD.—Binante, Salerno & Arrio, w side Harrison av, bet Charles and Frederick sts, 3-sty brick, $5,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two double flats at the northwest corner of Grant and Bergen avs, for Joseph Gatov, 151 Myrtle av, owner and builder. Total cost, about $30,000.

ELIZABETH, N. J.—John Hammersma, 67 Clinton av, Clifton, N. J., contemplates the erection of a 2½-sty frame residence at 13 Sheridan av, from plans by H. Fritz, 237 Main av, Passaic, N. J. Cost, about $5,000. Owner will handle general contract.

DWELLINGS.

ROSELLE, N. J.—R. C. Edwards, 233 Broadway, Manhattan, has completed plans for a 2½-sty frame residence, 24x28 ft., for the Roselle Heights Mutual Realty Co., 233 Broadway, Manhattan. Cost, about $4,500.

ROSELLE, N. J.—R. C. Edwards, 233 Broadway, Manhattan, is preparing plans for a 2½-sty frame and stucco residence for Chas. A. Cabler, care of architect. Cost, about $5,000.

ELMORA, N. J.—R. C. Edwards, 233 Broadway, Manhattan, has completed plans for a 2½-sty frame residence, 40x21 ft., for the Elmora Land Co., Westfield av, Elizabeth, owner. Cost, about $6,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, has nearly completed plans for a 1 and 2-sty brick factory, 50x150 ft., in the south side of South st, for the National Dental Co., Chas. S. Cohen, president, 80 William st. Cost, about $10,000.

HOSPITALS AND ASYLUMS.

OVERBROOK, N. J.—The County Board of Supervising Architects' Association, John F. Capen, Ordway Building, are preparing plans for a women's ward building at the County Insane Hospital, for the Board of Chosen Freeholders of Essex County, August L. Lacombe, chairman of building committee. Cost, about $75,000.

MONTCLAIR, N. J.—Work has not been started on the 3-sty brick hospital on Highland av, for the Mountainside Hospital, Dr. J. C. Brown in charge. York & Sawyer, 50 East 41st st, Manhattan, architects. C. T. Wills, Inc., 286 5th av, Manhattan, general contractor. Fentzlaff Heating & Plumbing Co., 507 5th av, Manhattan, heating and plumbing work.

MUNICIPAL WORK.

ELIZABETH, N. J.—J. L. Dauer, 120 Broad st, is preparing plans for a 60-foot span moveable bridge in Baltic st, over the Elizabeth River, for the Board of Chosen Freeholders of Union County, Court House, J. H. Doane, chairman, 115 Park av, Plainfield, N. J. Cost, about $15,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—John Gresch, 170 Lexington av, has completed plans for three 1-sty brick stores, 50x55 ft., on the west side of Westside av, between Clendening and Lexington avs, for William Clark, on premises. Cost, about $3,000.

DOVER, N. J.—J. J. Vreeland, Jr., 16 West Blackwell st, is preparing plans for a 3-sty brick and frame office, store and flat building in Sussex st, for Felix Albano, this place, owner. Cost, about $8,000.

PERTH AMBOY, N. Y.—Hyman Rosensohn, 800 Broad st, Newark, has completed plans for three 1-sty brick and architecutral terra cotta stores, 50x80 ft., at the corner of Smith and McClellan sts, for Edwin G. Fraser, of Fraser Bros., 194 Smith st. Cost, about $7,000.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, is preparing plans for a 3-sty brick store and apartment, 66x76 ft., for Barnet Abramsky, 485 Main st. Cost, about $25,000.

CHURCHES.

GENEVA, N. Y.—I. Edgar Hill, 24 Schnirel Building, has been commissioned to prepare plans for alterations to Trinity Church, Guy Hopkins, chairman of building committee, Rev. Dr. Sil, pastor.

FACTORIES AND WAREHOUSES.

CANANDAIGUA, N. Y.—Leon Stern, 1017 Chamber of Commerce Building, Rochester, is preparing sketches for a 1-sty brick manufacturing plant, 60x200 ft., at 236 Gorham st, for the Lisk Manufacturing Co., C. C. Keehan, general manager. Cost, about $125,000.

HOSPITALS AND ASYLUMS.

WEST HAVERSTRAW, N. Y.—Plans are being revised for two solaria at the New York State Hospital for Crippled and Deformed Children for the Board of Managers of the New York State Hospital for Crippled and Deformed Children, George Bladden, president. Lewis F. Pilcher, Capitol, Albany, architect.

SCHOOLS AND COLLEGES.

HAMILTON, N. Y.—F. B. & A. Ware, 1170 Broadway, Manhattan, are preparing plans for three brick and stone gymnasium buildings at the Colgate University Grounds, for the Colgate University, Dr. E. E. Bryan, president, Sidney Colgate, chairman of building committee, 199 Fulton st, Manhattan. Cost, about $150,000.

PERSONAL AND TRADE NOTES.

FREDERICK P. KELLEY, architect, has moved his offices from 3 West 29th st to 437 5th av.

COMMISSIONER JOHN J. MURPHY, Tenement House Department, is making a trip to Europe.

VAN NAME & CO., general contractors, have moved their offices from 80 Wall street, N. Y. C., to Huntington, L. I.

MITCHELL, TAPPEN & CO., iron, steel and wire mesh, has moved its offices from 149 Broadway to 50 Broad st.

FOOTE & HEADLEY, architects, have moved their offices to the Carter Building, corner of Church and State sts, Rochester, N. Y.

JOHN BOSS, for many years in the general contracting business at Beacon, N. Y., has retired on account of being in poor health.

M. J. CALLAHAN CO., steam fitting, has moved its offices from 354 West 50th st to 343 West 42d st. Telephone Columbus 7451-2.

TILEINE CO., manufacturers of composition flooring, 101 Park av, has been reincorporated under the laws of the State of New York.

D. EVERETT WAID, supervising architect of the Metropolitan Insurance Co., sails for Europe to-day.

W. P. BRITTON, consulting and civil engineer, has opened offices for the practice of his profession at 144 East State street, Trenton, N. J.

CHARLES H. GRAHAM, chief engineer of the Bureau of Sewers, Borough of Manhattan, has recently been transferred to the Department of Finance.

VALENTINE & KISSAM, A. C. Jackson and O. B. Smith, architects, have moved their offices from 346 4th av to larger and better equipped offices at 27 Madison av.

THE HELDERBERG CEMENT CO., of Albany, N. Y., recently elected F. W. Kelley to fill a vacancy on the executive committee, caused by the death of T. Henry Dumary.

CONTRACT for the Indiana limestone to be used in the construction of the new Rogers-Peet Co. building has been awarded to John Hutchinson & Son, 2383 1st av, N. Y. C.

ELIJAH SNIFFEN, a civil engineer, employed in the Department of Water Supply, Gas and Electricity, Borough of Richmond, has retired after serving the city for thirty-five years.

GEORGE FELTMAN, architect, has opened offices for the practice of his profession at 22 5th st, South, St. Petersburg, Fla., and desires catalogues and samples from manufacturers.

M. RAMBOW & CO., dealers in tile, announce the removal of their office, sample and stock rooms to 28-30 West 25th street. Telephone Madison sq, 3651-3652.

THE PARK DEPARTMENT has moved its offices from the old Arsenal in Central Park, where business has been conducted for nearly fifty years, to its new quarters in the Municipal Building.

ALEXANDER THOMPSON, Jr., and Floyd R. Wooster have formed a partnership to conduct a general contracting business at Walden, N. Y. The new firm will specialize in the construction of water works, sewage disposal plants, etc.

GEORGE A. FULLER CO. at the beginning of the fiscal year, May 1, had $17,685,365 of business in hand. The U. S. Improvement Company's surplus, after paying all dividends, was only $159,024 more in 1913 than in 1914.

THE NEW REINFORCED CONCRETE PLANT of the Salamander Grate Bar Co., 126 Liberty st, being erected in Jersey City, will be completed and ready for occupancy about June 15, and with the added facilities the company will be enabled to greatly enlarge its sphere of activities.

STEPHENSON, MURRAY CO., INC., with offices at 303 5th av, has been appointed eastern sales agent for the National Incinerator Co. The territory to be covered includes New York, Connecticut, New Jersey, Pennsylvania, Delaware, Maryland, District of Columbia, West Virginia and Ohio.

ARTHUR G. McKEE, consulting engineer and general contractor, of Cleveland, Ohio, has opened a branch office at 52 Broadway, N. Y. C. The new office will be in charge of P. M. Stewart. Mr. McKee specializes in the construction of power plants, coal storage and handling plants and Baker suspension bins.

DUSSELDORF, the flourishing city of Germany, is the subject of a special number of large proportions and beautiful printing of the Illustrated Zeitung, published at Leipzig, Berlin, Vienna, Budapest and New York. The New York edition is in English. A great exposition will be held at Dusseldorf in 1915.

MAURICE P. MEADE, architect, has opened offices for the practice of his profession at 44 Bromfield st, Brookline, Mass., and desires catalognes and samples from manufacturers interested in the building trades. Mr. Meade is a graduate of Massachusetts Institute of Technology 1908, and has recently returned from an extended trip abroad. While in Rome he studied at the American Academy of Architecture.

JAMES O'NEILL, general contractor of Great Neck, L. I., was painfully injured Sunday, May 24, when the automobile which he was driving skidded and turned over. Mr. O'Neill was pinned under the car and was unconscious when removed. He was attended by an ambulance surgeon from the Flushing Hospital and removed to his home where he will have to remain for some time.

WARREN BROS. Contracting Co., general construction, 50 Temple place, Boston, has changed the firm name to Warren Bros. Co.

A. B. SEE, president of the A. B. See Electric Elevator Co., will sail Saturday, June 6, on the Imperator for an extended European trip. While in England he expects to witness the professional golf championship matches to be played at Prestwick.

AMERICAN BITUMASTIC ENAMEL CO., 17 Battery pl, has obtained the contract for furnishing and applying the enamel for the 46 steel lock gates on the Panama Canal. Mr. Stuart, in charge of the New York City office of the company, has estimated that there is about 3,400,000 square feet of surface to be coated, which will require 8,856 barrels, approximately 6,199,850 lbs. of bitumastic enamel.

LARGEST GYPSUM PLANT.—The recently completed works of the U. S. Gypsum Company, at Oakfield, N. Y., are the largest in this line of industry. The works are located directly over the gypsum deposit, which is mined and drawn up through the shaft into the plant. The output of the mine, which is worked up into Sackett plaster board and Pyrobar partition tile, is 350,000 tons annually. The capacity of the wall plaster plant is 250,000 tons, while that of the Sackett plaster board plant is 5,000,000 square feet a year. The capacity of the Pyrobar tile plant is 10,000,000 square feet a year.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination for structural engineer and draftsman on July 8 and 9. From the register of eligibles resulting from this examination certification will be made to fill vacancies in this position in the Office of the Supervising Architect, Treasury Department, Washington, D. C., at entrance salaries ranging from $1,600 to $1,800 per annum; vacancies in the position of first-class structural draftsman in the Panama Canal Service, at entrance salaries ranging from $150 to $175 a month. Persons who desire this examination should at once apply for application Form 1312 to the United States Civil Service Commission, Washington, D. C.

BRIGHTON BEACH HOTEL OPENS.—At 10.30 o'clock this (Saturday) evening, May 30, there will be a double holiday at Brighton Beach. The fact that it will be Decoration Day will be equalled in importance by the fact that the Brighton Beach Hotel will open its 1914 season with one of the largest and most elaborate balls and entertainments, that have ever been planned at that exclusive seaside resort. In addition to the various entertainments, C. Morton Bellak, the proprietor, has also arranged a complimentary supper to be furnished to holders of tickets without charge. The supper will be of the finest character, along the lines of the elaborate New Year's Eve meals planned in the important New York restaurants. Mr. Bellak, who also owns the Hotel Oxford and Hotel St. Louis, has instituted a new and popular note at this famous resort for the 1914 season—the important idea of popular prices. The Brighton Beach Hotel has always heretofore been an exclusively high-priced resort. Without changing the quality or character of its management, and in spite of the addition of many new features for the season, the rates will be lower than ever before in the history of the Brighton Beach Hotel, promising a very busy season.

OBITUARY

JAMES BURNETT, landscape architect and contractor, died of apoplexy at his home, 4482 Boston Post road, North Pelham, N. Y. He was sixty-one years of age and is survived by his widow, one son and four daughters.

JOHN J. SHEIL, painting and interior decorating contractor, died of a complication of diseases at his home 236 Fourteenth street, Brooklyn, Sunday, May 24. He was forty-two years old and is survived by his widow, two sons and one daughter.

WILLIAM H. POVEY, superintendent of the Lighting Department of the Newark Board of Works for the past seventeen years, died of apoplexy at his home in Newark Tuesday, May 26. He was fifty-four years old and is survived by his widow, two sons and a daughter.

WILLIAM N. CARPENTER, for thirty years an inspector of sewers in Brooklyn, died of a complication of diseases at his home, 1521 Hatch avenue, Ozone Park, L. I., Tuesday, May 26. He was sixty-one years of age and is survived by his widow, one son and three daughters.

HERMAN B. HOMAN, retired lumber commission merchant, died of a complication of diseases at his home, 143 Quincy street, Brooklyn, Sunday, May 24. He was seventy years of age and the descendant of an old Long Island family. He is survived by three sons and three daughters.

THOMAS DALTON, retired carpenter and general contractor, died of pneumonia, at his home, 102 Milton st, Brooklyn, Thursday, May 21. He was born in Ireland seventy years ago and had been a resident of the Greenpoint section of Brooklyn for over forty-nine years. He is survived by his son, John Dalton, who succeeded him in the contracting business.

CHRISTIAN WUTTKE, general contractor, died following an operation for appendicitis in St. Mary's Hospital, Brooklyn, Monday, May 25. Mr. Wuttke was born in Germany sixty-nine years ago and was well known as a reliable and careful builder in the East New York section of Brooklyn. He lived at 65 Shaw avenue, Union Course, L. I. He is survived by his widow, two sons and three daughters.

JAMES SMYTH WARNER, of the firm of Evans & Warner, architects, Philadelphia, and a member of the faculty of the University of Pennsylvania School of Architecture, died following an operation for appendicitis in the University Hospital Friday, May 22. Mr. Warner was thirty-two years of age and a graduate in 1905 of the university where he had been an instructor for the last four years. He was a member of Beta Theta Pi and made his home in the University dormitories.

EMIL W. GREWEY, retired architect, died at his home, 31 Ravine av, Yonkers, Saturday, May 23. Mr. Grewey was born in Belgium seventy-three years ago and had lived in Yonkers for thirty-five years. Some years ago Mr. Grewey retired from the firm of Grewey & Birmingham and gave up active practice of his profession, although he was often retained in a consulting capacity on account of his long experience and ability. Mr. Grewey formerly served as Health Commissioner for the City of Yonkers. He is survived by his widow, one son and one daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold its spring meeting at St., Paul, Minn., June 16-19. Calvin W. Rice, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its annual convention at Baltimore, Md., June 2-5. Secretary, Chas. W. Hunt, 220 West 57th street, N. Y. C.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its midsummer meeting at Cleveland, Ohio, July 9-11. Headquarters at the Hotel Statler.

NATIONAL ASSOCIATION of Sheet Metal Contractors will hold its annual convention at Cincinnati, Ohio, June 16-19. Headquarters at the Hotel Gibson.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION will hold its annual convention at the Cadillac Hotel, Detroit, Mich., June 15-18.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 16-18. Headquarters at Hotel Rudolf.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention at the Hotel Rudolf, Atlantic City, N. J., June 15.

NATIONAL HARDWARE ASSOCIATION meets at Hotel Statler, Buffalo, Thursday, June 18. The New York Central will run a special train from Chicago on the evening of June 17, which will carry large delegations from the South and pick up large contingents en route. There will be the usual representative attendance from the hardwood producing sections of the Southwest and Nashville lumbermen, who are on a "boost" trip, will include the Buffalo convention in their itinerary.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS will hold a dinner meeting in New York City June 11. It is proposed to consider the question of a memorial to the late Alfred Noble, and also to take up the consideration of changes to the constitution and by-laws of the Institute.

THE MACHINERY CLUB held its annual meeting Tuesday evening, May 26, at which the following were elected to the board of governors to serve four years: J. R. Vandyck, Vandyck Churchill Company; W. H. Van Winkle, Water Works Equipment Company; Henry Prentiss, Prentiss Tool & Supply Company; J. A. Hill, Hill Publishing Company; H. L. Jones, United States Steel Corporation.

NEW YORK CHAPTER OF THE NATIONAL FIRE PROTECTION ASSOCIATION will hold its second stated meeting at the City Club, 55 West 44th st, Monday, June 8, at 8.30 p. m. The speakers of the evening will be W. H. Merrill, manager Underwriters Laboratories, Inc., and F. H. Wentworth, secretary National Fire Protection Association. The subject to be discussed at this meeting is "The Methods of Reducing Fire Waste."

NEW YORK SOCIETY OF ARCHITECTS at the annual meeting in the United Engineering Societies' Building Tuesday, May 19, discussed upon the "Consolidation of the Various Building Bureaus"; the "Heights of Buildings," and the "State Housing Law." The following officers were elected: President, Constantine Schubert; vice-president, J. Riley Gordon; secretary, Wm. T. Towner; treasurer, Louis Berger. Gustave Erda, Oscar Lowinson, Wm. T. Towner, Edward Wehrlin and Henry B. Herts were elected directors for the ensuing three years. P. M. Lloyd, of Poughkeepsie, was elected a director to fill the term expiring May, 1915, and John R. Hinchman elected to fill the term expiring May, 1916.

New Superintendent of Buildings.

Borough President Marks has appointed Alfred Ludwig as Superintendent of Buildings for the Borough of Manhattan, to fill the vacancy caused by Mr. Miller's resignation in order to take up the work on the Building Code. This appointment is in no way conflicting with the statement of Robert D. Kohn recently published in the Record and Guide. The appointment of Mr. Ludwig, who has been Chief Inspector and Acting Superintendent since April 15, has been made merely to avoid possible legal difficulties that may arise. It is fully expected that Mr. Miller will return to the position of Superintendent of Buildings when his work in connection with the Building Code is completed.

New Dumbwaiter Ordinance.

The Board of Aldermen at its meeting on Tuesday, May 26, passed the amendment to Section 97, making the provisions of that section applicable merely to dumbwaiters hereafter erected. It will be recalled that the Court of Appeals decided that the provisions of Section 97 as given in the Building Code of 1899 were retroactive, which meant that in all buildings where dumbwaiter shafts, though constructed in accordance with the law in force at the time, were not fireproof they would have to be reconstructed to make them fireproof—at an expense in many cases of from $1,000 to $1,500.

The new ordinance regulating billboards and sky signs was passed by the Board of Aldermen at its meeting on May 26, and is now awaiting the signature of the Mayor to become effective. The provisions of this ordinance were outlined in a recent number of the Record and Guide.

BUILDING MATERIALS AND SUPPLIES

IRON AND STEEL MEN IN CONVENTION FORESEE RETURN OF BUILDING PROSPERITY AND TELL THE REASONS WHY

Silicate Brick Again To Be Factor in Market-Plan Filings

PERSONAL opinions voiced by prominent men in the building material markets, from steel to cinders, indicate firmer demand. Whether the optimistic utterances of such men as Judge Elbert H. Gary, chairman of the United States Steel Corporation's board of directors; W. F. Thomas, president of the Briar Hill Steel Company, of Youngstown, Ohio; A. P. Houston, of the Lukens Iron & Steel Company, of Cotesville, and John A. Topping, chairman of the board of the Republic Iron & Steel Company, at the meeting of the American Iron & Steel Institute held here this week had anything to do with strengthening of the market or not, is a matter of speculation, but it was significant that there was an actual improvement in the volume of building materials called for of late second-half delivery.

Men who play large parts in industry cannot afford to be false prophets. They have too much at stake. Therefore they are inclined to keep silent until they have some definite basis upon which to make predictions as to the business future. They based their opinions that the door of prosperity is reopening upon the favorable crop reports and the strengthening of the pig iron market.

If there are any who doubt the close relationship between prosperity in the steel and iron trade with that of the movement of basic building materials, it is only necessary to note that while the pig iron market has been slowly but steadily firming on demand, common brick prices also have been firming.

Next to common brick, concrete ingredients indicate the wist of the wind. Crushed stone quarrymen say the demand is taking all the output of the mills, which are now working at about 60 per cent. of capacity. They put on extra crushers during the last month. Sand interests are extremely busy, and prices are held firmly. Portland cement, however, is being sadly cut on price, but dealers are taking quantities more freely and have been buying more on quotation than on brand.

As building business improves, however, there is bound to be an automatic readjustment of buying, because, while dealers want good prices, they also demand prompt shipments, which old customers have a right to expect, and new customers hope for, but do not always get.

Hardware interests say they have not yet felt the general improvement in building orders, which is also true of other finishing lines, such as paint, glass, cement finishers and hardwood. Timber, stone, architectural terra cotta, machinery equipment lines, kalomein; all report that in their lines business does show some signs of brightening. Encouragement is found in these statements because most of the activity is on prospective building operations that have been held in abeyance for some time.

Summing up the brightening tone of business, A. F. Houston, president of the Lukens Iron & Steel Company, of Cotesville, Pa., puts it this way:

"I have backed my judgment that trade is on the mend: that September will see the beginning of new trade expansion, by the fact that 50,000 tons of basic pig iron have been bought within the last few days. That means more steel. The steel man does not buy basic pig iron for his health. He buys it to sell in rolled material that goes into these big New York buildings. Steel alone does not make a building. It takes brick, sand, cement, stone and a thousand other things. Therefore when iron men foresee a demand for steel, that should indicate to producers of other building lines that there will soon be a demand for material to go around the steel.

"All you've got to do is to watch the basic pig iron market. That market is going to move fast from now on, because everybody has been operating on low stocks. They've held off buying, expecting still lower prices. In the meantime the second half was approaching, and the building season traveled with it. They were finally forced to come into the market, and now they've started buying, and the crops are going to be good; they are going to give us prosperity right away. Iron bought now comes out in structural shapes in the fall. That is the time the practical side of the present day optimism will be felt by everybody dabbling in building construction."

Plan filings for new buildings in the five boroughs this week compared with last week show a gain of more than $4,000,000 over the week preceeding for a total gain of over eighty buildings:

	Week Ending.			
	No.	May 14	No.	May 21
Manhattan	10	$1,346,200	17	$2,453,100
Bronx	12	228,125	22	491,500
Brooklyn	139	978,450	166	3,387,675
Queens	85	274,790	115	844,240
Richmond	32	80,350	42	88,480
Totals	278	$2,907,915	362	$7,264,995

IRON AND STEEL.

Continued Active Buying Gives Hope to Building Material Interests.

LIBERAL buying of pig iron continued this week. One large interest went into the market for 4,000 tons with a Buffalo furnace for second half delivery. New inquiries for 4,200 tons of foundry were issued Thursday for shipment into New Jersey over the third quarter. Another inquiry developed for 1,200 tons for a New Jersey equipment manufacturer and a Brooklyn manufacturer of equipment came into the market for 700 tons. Another New Jersey order still unsatisfied as the month closes calls for 500 tons. Connecticut buyers supplying this market with equipment also came in for moderate tonnages.

But the really significant movement of the week as far as indications of a change for the better are concerned is the fact that the Commonwealth Steel Company has taken an additional lot of 3,000 tons of basic iron, making its total purchases in the last two weeks 24,000 tons. In the Pittsburgh steel manufacturing territory the action of the American Steel Founders in holding off its purchases of 10,000 tons until after the turn of the first half of the year in the hope of an eleven-hour change in prices, has undergone reconsideration in view of the tremendous buying movement featuring the basic steel market during the last fortnight. This business probably will be closed in time to make the first deliveries shortly after July 1. Furthermore, the fact that Booth & Flinn and the O'Rourke Eogineering Company have been awarded the contract for the construction of the two East River tubes will immediately bring into the market inquiries for pig iron to cover the 85,000 tons of cast iron sections that will be required for this purpose.

In the structural steel department this week the Hay Foundry & Iron Works took the contract for 2,400 tons for the new Astor apartments. The National Casket Company took bids for about 500 tons of structural steel for a new building on Long Island, and the Alan Realty Company has inquiries out for a loft building on 37th street. Another loft building under project is also being inquired, both these structures approximating their requirements at about 1,500 tons. These buildings are now going ahead after being deferred since last fall.

TO MAKE SILICATE BRICK.

Powerful Interests Behind a Movement to Sell This Facing Material in New York.

BACKED by a large company, several defunct plants which formerly made silicate facing brick have been bought in by the Silicate Pressed Brick Co., with temporary offices in those of the American Clay Machinery Co., 40 West 42d street. Articles of incorporation were filed in Albany with a capitalization of $200,000, to do a general manufacturing business in brick, tile and composition wares and to utilize various kinds of by-products of the plant. The directors are: Sutcliffe N. Widdup, who for years has been the backbone of the silicate brick business at the Capitol and who succeeded in having this type of facing material specified for several government buildings there; Louis C. Hieser, 38 Vernon avenue, and Gun Mozee, 30 East 42d street. The attorneys are Spoor & Russell, 149 Broadway.

The company in time will have an important chain of manufacturing plants on Long Island, the one at Port Jefferson being the first to be operated. Other plants will be put into operation as soon as they can be equipped with machinery. The first plant will start about June 10 with a modest output of 20,000 a day until the market has been established. It is the ultimate plan of the company to establish plants along the sound so that it can supply the entire market between New York and Boston. For the present, however, the selling campaign will be concentrated in New York City.

COMMON BRICK.

Call for Good Brick Makes Local Market Slightly Firmer.

HUDSON common brick prices are reported to be a little stiffer in view of an increasing demand for high grade material, and prices show a slight chaoge upward.

In the total of brick unloaded by barges consigned to the Greater New York Brick Company the consumption movement indicated is practically that of last week. Manufacturers are still loading their kilns, but only one, an experimental kiln, has been fired. It probably will be a week or more before the plants actually start burning, thus bringing new brick into the market considerably later than usual.

Official transactions for Hudson common brick covering the week ending Thursday, May 28, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.
Left over, May 22—25.

	Arrived.	Sold.
Friday, May 22	3	13
Saturday, May 23	5	2
Monday, May 25	9	6
Tuesday, May 26	2	2
Wednesday, May 27	7	5
Thursday, May 28	10	7
Total	36	35

Reported en route, Friday A. M., May 29, 5.

Condition of market, dull. Prices: Hudson, $5.60 to $5.87½, special grades higher; Raritans—to—(wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Dull. Left over Friday A. M., May 29, 26.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

May 15	1,868,500	May 22	1,436,500
May 16	928,650	May 23	885,500
May 17	1,322,500	May 25	1,467,650
May 18	1,339,000	May 26	1,475,600
May 19	1,686,500	May 27	1,509,500
May 20	1,837,000		
Total	8,982,150	Total	8,256,750

NOTE.—These figures represent only brick unloaded from barges consigned to Greater New York Brick Company and cover about 60 per cent. of all the Hudson brick used in this market. They reveal the fluctuations in current building requirements.

1913.
Left over, Friday A. M., May 16—15.

	Arrived.	Sold.
Friday, May 23	5	5
Saturday, May 24	7	3
Monday, May 26	18	13
Tuesday, May 27	4	8
Wednesday, May 28	8	4
Thursday, May 29	7	1
Total	49	34

Condition of market easier. Prices: Hudsons, $6.75 to $7.25; Raritans, $6.62½ to $7.12½; Newark, yard, $8.25. Left over Friday A. M., May 23, 30.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 28, 1914.	503
Total No. bargeloads sold Jan. 1 to May 28, 1914	477
Total No. bargeloads left over May 29, 1914	26
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left over Jan. 1 to May 29, 1913	690
Total No. bargeloads sold Jan. 1 to May 29, 1913	660
Total No. bargeloads left over May 30, 1913	30

LUMBER.

Movement Toward Eastern Market Better —Prices Generally Firmer.

LUMBER reflected the improvement in shipments eastward perhaps better than any other line during the last few weeks. Wholesalers are reporting a stronger demand for spruce, hemlock and North Carolina pine, while hardwood interests are making bigger shipments. The reason is ascribed without hesitation to the belief that the Interstate Commerce Commission's decision in the railroad freight rate increase, argument will be favorable for the petitioners. In the suburbs the dealers are reporting improved building movements, and they are loading up gradually in anticipation of an increasing demand and a quick depletion of southern and northern mill supplies in the event of freight rates being advanced. Labor conditions and the generally weak state of the distributing market during the early season have encouraged mill men to hold back on their outputs and even to sacrifice their held-over supplies with the result that should a rush for material ensue following the handing down of a favorable decision in the rate case there will be a quick depletion of stock and a sharp shift upward in prices.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 6, 1914

FIRE PREVENTION AS A MUNICIPAL FUNCTION

Total Loss By Conflagration Throughout Country Aggregates About $600,000 Daily—Per Capita Loss Five Times That Of Any Country In Europe.

By JOSEPH O. HAMMITT, Chief Fire Prevention Bureau

FIRE prevention as a municipal function is somewhat difficult to deal with, because municipalities so far have done very little functioning along that line. Municipal fire prevention is comparatively new. Though the fire waste in this country amounts in actual cash, according to a Government estimate, to about $600,000 a day, or $25,000 an hour, and has been such for many years, we have given little thought as yet to scientific measures for reducing this enormous waste. The per capita fire loss in this country is five times as great as that of any country of Europe. I gave the figure of $600,000 a day, which is $416 a minute, as the actual cash cost of our fires in this country. But that is only the minor portion of the loss. To arrive at a fair estimate of what fires cost us we must include the upkeep of fire departments, part of the upkeep of water departments, and so much of the fire insurance premiums as are not paid out in indemnities. This brings the cost of fires up to not less than $500,000,000 a year, which is $125,000,000 more than the total cost of the Panama Canal.

Gigantic Fire Loss.

Now, even the $500,000,000 does not include the total loss, for to this must be added the economic loss—loss of business, loss of employment, disturbance of industry and of financial conditions; and to all this, one more factor, which is, from the humanitarian viewpoint, the most important, must be added—the loss of human life, which averages in this country about 2,000 persons a year, and the injuries which deprive the sufferers of the capacity to enjoy life or to make their lives fruitful. The number of persons incapacitated at fires in this country each year is about 6,000. Should we count in all our losses, using the actuary's figures of $5,000 as the economic value of a life, the figures would well run into billions instead of hundreds of millions.

The Federal Government in 1907 conducted an investigation into the causes of fires. The results of this inquiry ought to have awakened the country. The figures put the total cash cost of fires for that year, excluding that of forest fires and marine losses, but including excess cost of fire protection due to bad construction, and excess premiums over insurance paid, at $456,485,000. A Government report shows that the tax of this fire loss on the people exceeds the total value of the gold, silver, copper and petroleum produced in the United States in that year. This report shows that nearly one-half the value of all the new buildings constructed in one year throughout the country is destroyed by fire.

Movement Started in 1835.

As far back as 1835, Zachariah Allen inaugurated in New England the first fire-prevention movement in this country by introducing into his cotton factories what is known today as "mill construction." Allen became the moving spirit

*From an address delivered at Auburn, N. Y., June 4.



JOSEPH O. HAMMITT.

in the factory mutual system of fire insurance. He devoted much attention to the subject of building construction and found that by increasing the thickness of his floors and of the beams in his buildings, by building fire walls in the different parts of these structures, by closing vertical openings through the floor, by keeping these floors clean from oily waste and clippings, by even paying attention to the condition of the watchman's lanterns, and, generally, by instituting carefulness and good housekeeping where carelessness and slovenliness had prevailed, he was able to reduce the number of fires to a great extent.

Creation of Bureau.

The first serious attempt to develop fire prevention as a municipal function in this State was the enactment in 1911 of an amendment of the Greater New York Charter creating in the Fire Department a Bureau of Fire Prevention. Through this bureau the Fire Commissioner enforces laws and ordinances and regulations of the Fire Department itself for the prevention of fires, and also as to making buildings safe for their occupants in case of fire by means of adequate exit facilities. The principal aim of fire prevention as a municipal function is the protection of human life. The protection of property against destruction is a secondary, though very important, feature.

The public demand which called forth the enactment of the New York City fire-prevention law was awakened by the tragedy of the Triangle waist factory fire in which 145 factory workers met death.

Two lines of attack are open to the municipality which makes war upon its fire waste, having in view the protection of human life as the principal object and the preservation of property as a secondary, but very important, consideration. One of these methods of attack is fire prevention in its narrowest sense, and the other is fire prevention in its broader sense and consists of requiring in every building (such as a hotel, a factory, an office building, a lodging house, or a place of public amusement) adequate and accessible exits through which all the occupants can pass in a short period of time to a place of safety in case of fire or panic.

Orders Complied With.

Both these lines of attack are availed of by the Fire Department of New York City, acting under its fire-prevention law. The character of results obtained is indicated by a statement of important requirements of the Bureau of Fire Prevention complied with during the first three months of 1914. The following statement gives a record not of the orders issued by the Fire Department for safety, but of the orders actually complied with during the first three months of the present year. It is as follows:

(1) Sprinkler systems installed.....	20
(2) Additional exits, stairways and fire-escapes	61
(3) Repairs and extensions of existing stairways, fire-escapes and exits, removal of obstructions at exits and keeping doors unlocked	231
(4) Miscellaneous structural alterations, fireproofing and protection, fireproof windows, shutters, skylights, etc.....	1,381
(5) Repairs of electrical equipment..	475
(6) Removal of dangerous conditions in heating and power plants..	299
(7) Miscellaneous fire appliance and fireproof receptacles (such as water buckets, hand fire extinguishers, etc.). The figure represents not the number of appliances but the number of orders to install equipments..	2,583
(8) Installations of interior fire alarm systems	6
(9) Installation of fire drills (tested and approved by the Bureau of Fire Prevention)	46
(10) Hazardous occupancies discontinued, hazardous stock removed, etc.	170
(11) Quantities of combnstibics on storage reduced	49
(12) Approved storage systems for combustibles installed	9

These figures do not include the work in theatres. One of the heaviest responsibilities of the Fire Department is to protect the theatregoing public, including the tens of thousands of patrons of moving-picture shows. In New York City we have fairly adequate ordinances setting forth the requirements necessary for the safety of theatre and moving-picture patrons from fire and panic dangers.

Enforcing Ordinances.

This year we discovered in the City of New York how to enforce these ordinances. We notified the theatre managers that their licenses would not be renewed unless they complied with all the requirements. Theatre licenses expired on the first of May, and I imagine that in the six weeks immediately preceding that date there was more work done in existing theatres in order to render them safe in case of fire or fire panic than during any equal number of months in the previous history of the Fire Department. The sudden solicitude for the welfare of the public displayed

by certain theatre managers who had disregarded the law was quite touching. Orders which had been issued each year beginning with 1910 were enforced for the first time in April, 1914. In those cases where it was physically impossible to complete the work before the license expired the licenses were not renewed until we were satisfied that extra precautions were being taken and had every evidence of good faith that the orders would be complied with within the shortest possible time.

100,000 Inspections Monthly.

More than 100,000 inspections are now being made each month in New York City. They have resulted in an enormous cleaning up of rubbish piles which are acknowledged to be the principal fire breeders. In the course of a year the housekeeping inspections should show results in a reduction in the number of fires.

Another important feature of our work in New York, which I strongly commend to the officials of other cities, is the educational work. Illustrated lectures on fire prevention are given in the public schools, to civic societies, business associations, Y. M. C. A. meetings, Boy Scout organizations, and wherever suitable audiences can be secured. Several hundred thousand copies of fire-prevention warnings in printed forms have been distributed. Just at present the Fire Department is cooperating with the Board of Education to introduce a course in fire prevention as a part of the curriculum in the public schools.

Now we are taking up seriously the use of the moving-picture theatres for the campaign of education. The Fire Department is co-operating in the preparation of moving-picture scenarios that will carry fire-prevention warnings to audiences all over the United States. The possibilities of this work are enormous.

Placing Responsibility.

Still another thing we have attempted in New York is of special interest to the other cities. Perhaps you know that in some foreign countries a man on whose premises a fire is started is frequently held responsible for the cost of extinguishing the fire and also for damage to the property of others. I do not know exactly how the laws under which this responsibility is fixed in foreign countries are phrased, but we have in the Greater New York Charter a provision under which we think that if a fire occurs or spreads because of the absence of precautions required by law or by lawful orders of the Fire Commissioner, the owner of the premises or person responsible for the violation is liable for the cost of putting out the fire and injuries to firemen sustained in fighting it. No suit had ever been brought under this section of our City Charter till the present Fire Commissioner, Robert Adamson, went into office. We had a disastrous smoke fire in the cellar of a loft building. It could easily have been extinguished by a single company without danger to the firemen if an order of the Bureau of Fire Prevention for the installation of a sprinkler equipment had been complied with. Because of failure to comply with this order, Commissioner Adamson holds that the Greenwood Cemetery Corporation, which owns the building, is responsible for the cost of putting out the fire; and he has brought suit to recover. We expect to bring suit also for the injuries to the firemen. Perhaps, if we succeed it will be clearly established that the Greenwood Cemetery Corporation must indemnify all those who suffered loss in the fire. Once that is established, many people will be more careful.

Remedy Suggested.

But suppose we do not succeed in our suit? Will it not be clear that the law should be changed so that such suits will succeed in the future? Should there not be such a law, not only for New York City but for the entire State? Do you not want such a law for every city in the State? Would it not be fair to relieve the taxpayers who are so careful as to avoid fires of the expense of putting out the fires started through the carelessness of others? I suggest that the matter be referred to the proper committee of this conference to have the necessary legislation prepared and advocated.

Not long ago the Wisconsin legislature conducted an extensive investigation into the causes of fires in forty-four American cities with annual fire losses of about $44,000,000.

The following partial tabulation is the result of that investigation.

	Number of Fires.	Per Cent of Fires.
Rubbish	4,452	10.53
Matches	2,663	6.30
Chimneys, defective	2,136	5.47
Cigars, cigarettes and pipes	1,681	3.97
Flues, defective	1,346	3.18
Furnaces, defective	1,159	2.74
Electric wiring, defective	1,097	2.59
Ashes, hot	809	1.91
Candles	761	1.80
Stoves, defective	682	1.61
Stoves, overheated	599	1.42
Gas jets, contact with curtains, draperies, etc.	492	1.16

It will be noticed from the items of this list that most of the fires may be attributed simply to carelessness and bad housekeeping. It has been estimated by experts, and it seems to be a reasonable approximation, that carelessness will account for not less than 60 per cent. of our fires. All of the items mentioned on the list need not have been mentioned at all if people had trained themselves to "think fire beforehand."

Preventative Measures.

There are two kinds of carelessness: carelessness in creating the conditions which lead to fires, such as allowing the accumulation of rubbish and waste, failing to remove clippings from the floors, neglect of common precautions against fire, faulty building construction, and similar very simple ways of exhibiting lack of thought. The second form of carelessness is actually making the fires after establishing the conditions which lead to them. This consists in the doing of overt acts which directly cause fires, such as throwing away lighted matches, cigars and cigarettes; using naphtha and other explosive substances too close to open flames; looking for gas leaks with lighted matches or candles; allowing sparks to fly from unprotected meters near accumulations of inflammable material—in fact, doing or permitting to be done a hundred and one things which could be avoided.

The "human element" enters largely into the creation of our scandalous fire loss. An extensive campaign of education throughout the country showing people what they are actually being taxed each year—that each family is paying about $27 a year for smoke—would probably awaken the public conscience concerning the supreme importance of fire prevention.

Millions Can Be Saved.

More than half of our fires could positively be prevented. This would save the country millions of dollars each year. If more money were spent on fire prevention, if efficient fire-prevention bureaus were established in every municipality in this country and if these bureaus were given the proper support by public-spirited citizens, the problem would in part be solved.

There is no excuse or palliation for our enormous fire waste. It has been called a scandal to the nation. As I have said, we have diagnosed the disease; we have studied its causes; we have discovered the fire germ, so to speak—its name is carelessness. We have also discovered the remedy—fire prevention. Let us unite to apply it.

WHERE SHOULD THE FIRE LIMITS BE PLACED?

A Fireproof Area Suggested For Lower Manhattan, and a Limitation on Frame Construction at the North End.

IN considering the extension of the fire limits in the several boroughs of the city, Mr. Miller proposes to extend to the other boroughs the principle already established in the Borough of Brooklyn, restricting within certain limits, outside of what are known as the fire limits, the construction of frame buildings to one and two-family residences which do not cover more than 80 per cent. of the width of the lot. The purpose of this provision would be to encourage, in certain districts which have a residential character, the construction of detached dwellings, and to discourage the encroachment of business buildings into such sections. Mr. Miller will be pleased to have any suggestions or criticisms on this matter, and especially would be pleased to have his attention called to districts or sections where such a restriction would be particularly desirable.

In a proposed revision of the Building Code submitted several years ago there was included in the section governing fire limits a paragraph fixing a district within the Borough of Manhattan, within which all new buildings, except private residences, would be required to be of fireproof construction. It is seriously considered including in the proposed new Building Code a similar provision.

An examination of the conditions in the Borough of Manhattan show that while there has been considerable development in recent years in the lower end of the section now outside the fire limits, there has been very little change for the last ten years above 181st street, and even in Marble Hill. The development in that section lying between 165th and 181st streets in recent years has been all in the way of construction of multiple dwellings. The records of the Bureau of Buildings show that no private residence has been erected between 165th and 181st streets, west of Broadway, since 1908, and no frame building has been erected since 1904. Of the 86 buildings which were constructed in that section in the last ten years, 71 were multiple tenements, one of them being of fireproof construction. In that part of the Marble Hill section lying between Broadway and Terrace View avenue there are at present less than 100 buildings, practically all residences, about 5 per cent. of which come under the classification of tenement houses. In this section there are still more unoccupied lots than those containing buildings.

Under the circumstances it would seem well to apply to this section as well as to the Inwood Hill section and the Washington Heights section — that is, that part of the present fire limits lying above 181st street—the restriction prohibiting frame construction except for private residences occupying not more than 80 per cent. of the width of the lot.

The general consensus of opinion regarding the Borough of Richmond is that no fire limits should be established in that borough. This is not only the judgment of the Fire Commissioner, but also that of Borough President McCormack of that borough. Superintendent of Buildings McDermott of Richmond points out that with 58 square miles of territory, the population is only 2.3 per acre. He says further: "The great improvement in transportation facilities between the other four boroughs will no doubt increase their building operations considerably, and such a possibility might well be taken into consideration in extending the fire limits."

WHAT HOUSING REFORM HAS DONE FOR US

Looking Back Over The Work of the Tenement House Committee —Better Structural and Sanitary Conditions, But Higher Rents.

THE experiment of having a department to deal with housing problems has been tried in this city. And the public judgment is that the experiment has been successful on most counts. It has improved the plan and structure of multi-family houses. It has let light into dark rooms. It has provided decent toilets and enforced cleanliness in houses and yards. On the other hand, the rise in rents that has taken place since the year 1901 is by some authorities held to be due in a large degree to the operations of the Tenement House Law, but this is not conceded by those responsible for the enactment of the law.

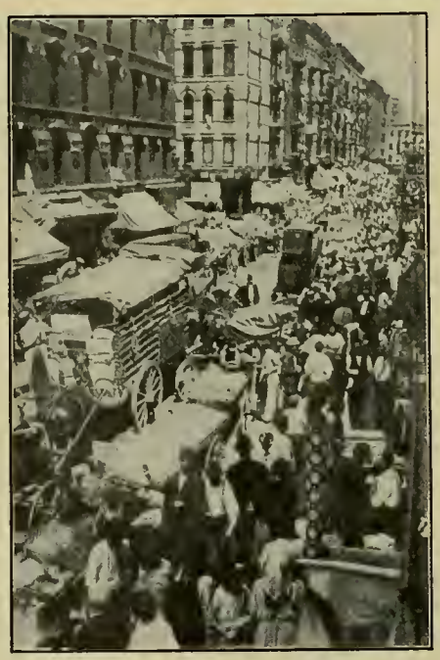
Judging by the progress made in improving housing conditions during the last decade, it is not too much to expect in the opinion of the Tenement House Committee of the Charity Organization, that at the end of the next decade we shall have as clean dwellings as the far-famed German cities. When the new law went into effect New York was getting the first of the flood of immigration from Southern Europe which has transformed our American metropolis into the second Italian city of the world in point of population, which has transformed it into the third Russian city, and which has given it half as many Hungarians as there are in Budapest. It is fortunate that the tenement law went into effect about that time, else the lower East Side of New York would be less sanitary and habitable than it is.

Results of a Decade.

The results which have been obtained under the head of housing reform will be found set forth in a report just made by the Tenement House Committee of the Charity Organization Society for the years 1911, 1912 and 1913. The publications of the Charity Organization on the subject of housing are always interesting. When the Tenement House Department was organized by Mr. de Forest and Mr. Veiller, it was the first city department of its kind in the world. To it were given powers over tenement houses formerly vested in the Health and Building Department. In 1912 it had an appropriation of $400,000, and before the close of that year the staff numbered 385 employes. Since then both the staff and the annual appropriation have doubled.

The Tenement House Commitee of the Charity Organization antedates the tenement law. It was in fact the author of the law, as it has been its strongest defender since. It has had to consent to modifications of drastic provisions, but the fundamentals of the law have not been impaired. Seven members of the committee have served continuously since 1901, and thirteen since 1903. The present duty of the committee is to "prevent the passage of legislation which will weaken the tenement house law, to secure from time to time, as may be necessary, new legislation strengthening and improving the present requirements, to study carefully the enforcement of the existing laws by the local authorities and to stimulate them to more efficient administration, co-operating with the local officials wherever possible."

The committee has been successful in all these particulars. The facility with which it has obtained amendments to the law has often been remarked upon, as in sharp contrast to the long-continued and fruitless efforts to revise the building code. By going to Albany, instead of City Hall, for legislation the committee has avoided the crowd. Tangible



THE MELTING POT.

2,500 people on the block. Not enough standing room in the street for all of them at one time.

results of these years of "watchfulness and work" are not wanting. The members of the committee are Paul D. Cravath, chairman; Grosvenor Atterbury, Charles S. Brown, Robert W. de Forest, Edward T. Devine, Otto M. Eidlitz, Matthew C. Fleming, Dr. E. R. L. Gould, Darwin R. James, Jr., Dr. Ernst J. Lederle, Robert Grier Monroe, Henry Phipps, Frederick B. Platt, Miles Tierney, Alfred T. White, Lawrence Veiller, director; Madge D. Headley, secretary.

Provisions for Fire Protection.

On the constructive side, the committee has joined each year with Tenement House Commissioner Murphy in preparing and securing the passage by the Legislature of measures that increase the safety of the families in multiple dwellings. Heretofore people living in fireproof apartment houses, as well as in ordinary tenements, were dependent for escape from the building upon a single flight of stairs, as the laws did not require fire-escapes upon such buildings. With the erection of buildings of this kind to great heights, a seventeen-story apartment house having recently been built, and the larger knowledge that has come through serious fires in recent years, the danger has recently become manifest. Under the changes made in the law last year, every multiple dwelling, both fireproof and non-fireproof, must have two independent ways of egress; these may be either outside or inside stairs, fire-escapes or fire-towers.

Another important change in the law, and one which the committee has been patiently biding its time for the past ten years to bring about, is that which forbids in the future the use of certain rope-ladder or wire-cable fire-escapes upon the smaller tenement houses, requiring instead in every case, outside fire-escape balconies with connecting outside stairs, the only type of fire-escape that is really adequate.

Another amendment legalized the erection of fire-escapes in a recess in the front of the building on new tenements —a form of construction that it is desirable to encourage, as fire-escapes on the front of a building take away much from the attractiveness of the better class of flats and apartment houses.

The bill also required that every flight of stairs in new tenement houses shall extend from the entrance floor to the roof. Previously it was only necessary to have one flight of stairs thus extended.

In a similar way provision was made to affect a new type of apartment house, namely, the so-called "duplex" apartment, in which certain evils had arisen which it had not been possible to foresee. A number of these houses had been built in recent years. The "duplex" apartment is one which occupies a portion of two separate floors of an apartment house. On one of the floors are to be found the living-rooms, parlor, study, dining-room, kitchen, etc.; on the other floor are to be found the bedrooms. It developed in the course of practice that these houses were being built in such a way that in case of fire the tenants had no means of escape from the bedrooms, except by going down the stairs from their upper floor to the living rooms on the lower floor and proceeding thence to the public hall or fire-escapes. It is obvious that this was a dangerous mode of construction. This has now been corrected and the tenants of such houses built in the future will have direct access at each floor of their apartment to a proper means of egress.

Changes in the Law.

A further important change in the law was one which required in new tenements the separation of the elevator shafts from the stairs and halls by means of brick walls or fireproof partitions. Hitherto the practice had been to build the elevator shafts generally in the wellhole of the stairs. This practice had by no means been confined to tenement houses but prevailed in hotels, offices, lofts, and other buildings.

The fire in the Equitable Building in 1912 showed for the first time in a dramatic way the great danger of this form of construction and called attention to the fact that the elevator shaft with its oiled track afforded an extraordinary means for the quick spread of fire throughout a building.

This change in the tenement house law marks a distinct advance in building construction and affords to the dweller in new tenement houses a greatly increased degree of protection.

Another important advance was made by requiring that all windows in the halls of new tenements shall be fireproof and shall be glazed with wire glass, even though such windows open directly upon the street. The effect of this will be to minimize the danger of the spread of fire from floor to floor through the outside windows of the building.

Fire Stops Compulsory.

Provision was also made specifically so as to remove any doubt as to the legality of open stairs in future buildings; also strengthening the law so as to prohibit in fireproof as well as in non-fireproof buildings any openings whatever from the public halls to the apartments, except of course the necessary door openings.

The law was again strengthened by requiring the partitions separating one apartment from another or from the public halls of the building to be provided with certain means of fire stops.

Another advance in the law was that by which inside cellar stairs, permitted in the smaller buildings, were required to be enclosed with brick walls and provided with self-closing fireproof doors.

THE POLICIES OF THE ADVISORY COUNCIL

Will Work to Protect Real Estate Interests Against the Dangers of Paternalism—Will Gather Full Informationon Legislative Matters.

By CYRUS C. MILLER

THE charge often has been made that the real estate interests of New York never are united on any question involving their welfare, and that therefore lawmakers cannot know what are the wishes of the real estate people themselves. There is truth in this charge. It must be admitted also that when real estate owners appear before a legislative committee, or the Board of Estimate and Apportionment, or the Board of Aldermen, they sometimes are in opposition to the measure under discussion, and their suggestions are not always constructive or well informed as to the facts. The result has been a lack of harmony between officials and citizens, and sometimes the enactment of measures which might have been beneficial, instead of harmful, if they had received the aid of the practical knowledge of intelligent real estate people. The reason for this has been, in a large measure, that real estate owners are busy men who have not the time to inform themselves on the intricate and perplexing matters of legislation and public policy which affect them.

Why the Council was Formed.

The object in forming the Advisory Council of Real Estate Interests, composed as it is of eminent and influential men of the city who are interested in real estate and its allied branches, was to coordinate the various and sometimes conflicting elements of the real estate business in New York so that they could take a united stand on public measures affecting them and work in harmony whenever possible with departments of the State and City whose work affected real estate. Necessarily, many questions of law and policy will arise upon which opinions of property owners and officials may differ. To harmonize these differences is one of the main features of the Advisory Council. An examination of the names of the council will show that it is composed of representative citizens who are capable of considering every phase of real estate activity and of taking a broad view of real estate questions in their relation to the public interest. It is recognized that to be of permanent force the conclusions of the council must be for the general public good as well as a benefit to real estate interests. It is recognized also that at times the conclusions of the council may not be in entire accord with some individual interests, but that is to be expected. The aim of the council will be to work for the general welfare in the belief that the ultimate good of the individual will be served best in this way.

The Danger of Paternalism.

The need of such an organization is only too apparent. All over the world movements are on foot of a paternalistic kind. We are moving very swiftly. Governmental acts are accepted now as a matter of course which only ten years ago were regarded as revolutionary. Society must advance, changes must be made, but all changes are not necessarily good ones, especially when they are urged by persons who have nothing to lose, who lack experience and often are interested only in their own advantage. Mr. James J. Hill recently at the National Foreign Trade Convention in Washington warned us of the changes taking place in a country situated somewhat like our own:

"Great Britain is now maintaining many of her industries in an artificial condition by appropriating for the support of one class of her people the property of another class . . . The British Empire is now sustaining itself by sequestering, under one guise or another, the stored accumulations of past generations. The end of that policy comes when this accumulated capital is exhausted, or has removed itself beyond the reach of legal capture . . . But the burdens placed by unwise restrictive legislation and unnecessary taxation upon business in the United States are producing their natural effects here also. Industry slackens, less because capital is dissatisfied with the present than because it is uncertain of the future. Just such mistakes as Great Britain has made and is making may confront the American workingman with a lost job, an empty cupboard, and no younger and more promising land to which he can emigrate as his needy fellows have done for centuries when caught in the vise of economic errors or commercial revolutions."

The evil days of trade in Great Britain which Mr. Hill points out may come to New York real estate unless wisdom sits at the helm of State.

To Foster Owners' Organizations.

It is not the intention of the council to supplant the property owners' organizations now in the field, but to foster them and to work through them and others which may be formed from time to time. In order to do this efficiently and to command the respect of such organizations, and of officials, both State and Municipal, it is necessary that any action taken by the council shall be based on intelligent data, and taken only after thorough investigation into all sides of a question. For this purpose it will maintain a small, but active staff, with a fund sufficient to retain the advice of experts whenever needed. It proposes to gather full information on all legislative measures and proceedings of the Board of Estimate and Board of Aldermen, and matters of general interest to real estate, and to advise real estate organizations of its findings. Such advice is to be given without charge, and without any intention of forcing it on the organizations, but it is expected that it will be followed more and more generally as it is found to be good.

Personnel of the Council.

The Advisory Council is composed of fifteen members, eight members-at-large and seven members representing organizations and property owners. They are: Messrs. John Claflin, chairman, ex-President of the Chamber of Commerce; Charles A. Peabody, president of the Mutual Life Insurance Company; Thomas Mulry, president of the Emigrant Industrial Savings Bank; Clarence H. Kelsey, president of the Title Guarantee & Trust Company; Frederic B. Pratt, Albert G. Milbank, of Masten & Nichols, attorneys; William J. Amend, attorney; Cyrus C. Miller, ex-President Borough of the Bronx; Adolph Bloch, United Real Estate Associations; Alfred E. Marling, Allied Real Estate Interests; Laurence M. D. McGuire, president of the Real Estate Board; J. Howland Leavitt, Borough of Queens, and William S. Van Clief, Borough of Richmond; secretary, Birch Helms. The representatives of the Boroughs of Brooklyn and Bronx have not been chosen, but it is expected that they will be in a short time. . . .

The executive committee is composed of Cyrus C. Miller, chairman, Clarence H. Kelsey, Adolph Bloch, Alfred E. Marling, and Laurence M. D. McGuire. The treasurer is Clarence H. Kelsey. The committee meets once a week and the council once a month, at the office of the council, 55 Liberty street, New York.

The council will be aided by a board of counsel and an advisory staff of experts. The Board of Counsel will be comprised of a central committee, which will study all legislative matters, and additional sub-committee consisting of lawyers selected for their authoritative knowledge of the subject matter under examination. The Advisory Staff of Experts will be made up of engineers, architects, tax experts, constructors and others who are regarded as best equipped and best informed in their particular fields of industry. Thus the conclusions of the Advisory Council will be the result of the experience and knowledge of the members of the council and the professional skill of the members of the Board of Counsel and the Advisory Staff of Experts.

The Board of Counsel.

The following named lawyers are members of the Board of Counsel: Walter Lindner, Henry R. Chittick, Stanley W. Dexter, Louis Franklin Levy, John M. Stoddard, William P. Burr, Harold M. Phillips, John J. Kuhn, William Allaire Shortt, Newell Martin, William B. Ellison, William J. Moran, Samuel C. Rogers, Alfred C. Reeve and others who may be added from time to time.

The following are named for the Advisory Staff of Experts: Henry W. Hodge, engineer; Otto M. Eidlitz, builder; Louis Horowitz, builder; Robert Moran, engineer; William Barclay Parsons, engineer; Amos L. Schaeffer, engineer; Julius Francke, architect; John P. Leo, builder; Cornelius W. Luyster, builder; James A. Henderson, builder, and others, who may be added from time to time.

An idea of the scope of the work of the council may be had from the list of questions already submitted to the council for consideration:

Subjects Before the Council.

Court House Site and Civic Center.

Multiplication of inspections and conflicting orders of State and City departments.

Single Tax Principles and Doctrines.

Personnel of members of Commission on Heights of Buildings and Zones.

Hearings before the Industrial Board held with the view of framing more stringent laws appertaining to Fire Hazards; Sanitation and Comfort; Ventilation and Lighting; Dangerous Machinery; Bakeries and Confectionaries; Dangerous Grades and Processes.

Hearings before the State Factory Investigating Commission upon similar legislation affecting mercantile establishments.

Regulations to limit the heights of buildings and to establish commercial zones in New York City.

Co-operation with the "Safety First" Committee.

Representation before the Mayor's Committee on Taxation.

Advisability of organizing taxpayers' associations in those city districts not at present represented in any of the large real estate bodies.

Consider the activities of various self-constituted bodies which have been harmful to real estate and to confer with them relative to the manner of accomplishing reasonable reforms.

Selection of a voluntary delegate from the Council as to its representa-

(Continued on Page 1007.)

SUBURBS SHOW GREATEST BUILDING GAINS

Brooklyn and Queens Projects Running Ahead of Last Year's Record —Manhattan Has Active Sections and Noteworthy Operations.

TAKING the whole city into account, the building operations projected so far this year are only about two million dollars less in total estimated value than those planned during the corresponding part of last year. Brooklyn is doing over six millions' worth more, and Queens nearly two millions' worth more. Manhattan is four millions behind last year's record, and the Bronx is nearly two millions behind.

But with the lessened amount of building, the technical position of the real estate renting market is steadily strengthening, both in Manhattan and the Bronx, especially for residential buildings. The over-supply of space in office buildings will continue for some time to come. The supply of apartments was well taken last year, and the market balance in this department has not been lost since.

From January 1 up to Memorial Day plans were filed in Manhattan for 221 buildings to cost about $22,450,000, which compares with 310 buildings estimated to cost $27,015,000, which was the record of the first five months of last year. Some noteworthy operations are included in the pending projects. Five of the buildings are to be more than twelve stories high.

Five Tall Ones.

A loft building planned for erection at 36 to 46 East 31st Street, to the order of the Aeon Realty Company, from plans of Summer Gerard, will be twenty stories high, and cost $850,000. A building to be put up at the southwest corner of Vanderbilt avenue and 45th street by the New York Central Railroad Company will rise nineteen stories and cost $900,000. Warren & Wetmore are the architects. A loft building at 6 and 8 East 37th street for George C. Boldt of the Waldorf-Astoria Hotel will be sixteen stories and cost $300,000, according to the estimate of the architect, Charles H. Caldwell. A loft building of fourteen stories is being erected at 121 to 125 West 48th street for the Alt Realty Co. from plans by William H. Gompert. Another sixteen-story business building is going up on the far West Side, at 441 and 443 West 55th street for Alida Beekman Emmet of 32 Liberty street, from plans by Henry B. Herts.

Other buildings planned are notable in some respect, if not for height. Vincent Astor's new stores and offices at 2 to 16 West 33rd street, opposite the Waldorf-Astoria will have a frontage of 200 feet and cost $500,000. Herman L. Meader is the architect, and excavating has begun.

Robert W. Goelet is improving two Manhatan sites which he owns. At the southwest corner of 90th street and Broadway he is building a $110,000 theatre, store and offices from plans by Thomas W. Lamb. The firm of Isaac A. Hopper (Inc.) is the general contractor. The building has a frontage on Broadway of 88 feet and a depth of 162 feet. On the premises 402 and 404 Fifth avenue, southwest corner of 37th street, Mr. Goelet is having erected an eight-story loft and store structure from plans by Warren & Wetmore. The corner store is to be occupied by Mark Cross on a long term lease.

Twelve-Story Projects.

The list of buildings planned so far this year contains the following named that are to have a height of twelve stories:

BROADWAY, 415, 12-sty brick stores, offices and loft, 36x126 ft; cost, $250,000; owners, The Canal Street Building Corporation, Edwin A. McAlpin, president, 125 East 57th st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 72.

EDGECOMBE AV, s w cor of 160th st, 12-sty brick apartment, 102x138 ft.; cost, $500,000; owner, Albert Schwarzler, 369 East 167th street; architects, Schwartz & Gross, 347 Fifth avenue. Plan No. 160.

LEXINGTON AV, 311, s e c 38th st, 12-sty brick hotel and store, 24x100 ft.; cost, $90,000; owner, Allerton 38th St. Co., Jas. S. Cushman, president, 191 Ninth avenue; architect, Paul C. Hunter, 191 Ninth avenue. Plan No. 120.

PARK AVENUE, 993, s e c 84th st, 12-sty brick apartment, 133x91; cost, $400,000; owner, Charter Construction Co., Henry Edelmuth, president, 119 West 40th st; architect, Robt. T. Lyons, 119 West 40th st. Plan No. 150.

WEST END AVENUE, 372-378, s e c 78th street, 12-sty brick apartment, 83x57; cost, $300,000; owner, 78th St. and West End Av. Realty Co., Inc., George Backer, president, 56 West 45th street; architects, Schwartz & Gross, 347 5th av. Plan No. 137.

24TH STREET, 149-157 West, 12-sty brick stores and lofts, 104x93 ft.; cost, $300,000; owners, Brolux Corporation, Louis F. Starr, president, 33 Midland avenue, Glen Ridge; architect, Geo. F. Pelham, 30 East 42d street. Plan No. 5.

30TH STREET, 8-14 West, 12-sty brick loft, 100x98 ft.; cost, $125,000; owner, Runline Realty & Construction Co., Maurice Runkle, president, 507 Fifth avenue; architect, Thos. W. Lamb, 644 Eighth avenue. Plan No. 124.

31ST STREET, 31-37 East, 12-sty brick store and lofts, 85x98; cost, $300,000; owner, 31 East 31st Street Realty Co., Geo. Backer, president, 51 Hamilton terrace; architects, Wallis & Goodwillie. Plan No. 116.

31ST STREET, 32-34 East, 12-sty brick store and lofts, 45x92; cost, $225,000; owner, Adroit Building Co., Inc., Joseph M. Brody, president, 38 West 32d street; architects, Rouse & Goldstone, 38 West 32d street. Plan No. 70.

38TH STREET, 57-61 West, 12-sty brick stores and lofts, 55x93 ft.; cost, $250,000; owner, Arthur Realty Co., 11 East 26th street; architects, Rouse & Goldstone, 38 West 32d street. Plan No. 169.

36TH ST, 233, 235, 237 West, 12-sty brick store and lofts, 55x94 ft.; cost, $150,000; owner, Holland Holding Co., Judson S. Todd, president, 23 East 73d street; architect, Frederick C. Zobel, 35 and 37 West 39th street. Plan No. 134.

44TH STREET, 15-17 West, 12-sty brick etores and lofts, 50x100 ft.; cost, $190,000; owner, 15 West 44th Street Co., 68 William street; architects, Geo. & Edward Blum, 505 5th avenue. Plan No. 22.

56TH STREET, 200-202 West, s w c Seventh avenue, 12-sty brick apartment hotel, 100x25 ft.; cost, $125,000; owner, Theodore W. Meyer, 20 New street; architects, Buchman & Fox, 30 East 42d street. Plan No. 157.

79TH STREET, 135-139 West, 12-sty brick apartments, 62-83 ft.; cost, $150,000; owner, Akron Building Co., Leo. S. Bing, president, 505 5th av; architect, Robt. T. Lyons, 505 Fifth avenue. Plan No. 21.

Activity on Broadway

Broadway in the Nineties, with several large operations underway, has an encouraging appearance to a builder. The block front between 89th and 90th streets, which has been one of a long series of vacant sites, is ringing with the strokes of steam drills excavating for the great apartment house which Vincent Astor is to erect there, at a cost of $1,000,000. Charles A. Platt is drawing the plans and Marc Eidlitz & Son have the contract. Directly across Broadway is Mr. Goelet's theatre project, and at the southwest corner of 95th street a large site is being cleared for a taxpayer building which Vincent Astor is having erected.

Sixth avenue has two operations which signalize the growing importance of the districts around the 38th street and 42nd street elevated stations. One is at the southwest corner of the avenue and 39th street, where a four-story building is going up, and the other operation is at 50th street and the avenue, where an eight-story building is rising.

East 31st street, between Madison and Fourth avenues, is the scene of three considerable operations, one being the twenty-story loft building for the Aeon Realty Company, above referred to. In 33rd street, between Madison and Fourth avenues, a sixteen-story commercial building is being erected from plans of M. E. Rountree, to cost $425,000.



WHERE VINCENT ASTOR IS ERECTING A MILLION-DOLLAR APARTMENT HOUSE.
The site on Broadway from 89th to 90th street, which is being excavated, has for many years been unoccupied.

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Building Construction and Building Management
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Intrinsic business conditions from the economic standpoint are sound. There is little over-production in any important industry.

A former Tax Commissioner, Mr. Strasbourger, says that when the vacancies in skyscrapers are considered, and the interest on the investment is reckoned, the normal building of nine or ten stories in the end will pay as well or better than the skyscraper.

It is the consensus of opinion of some of the keenest and most farsighted men that the United States is entering on an era of prosperity that will completely overshadow even the great periods of business prosperity that have already come to this country since the Civil War. They assign many sound reasons for this prediction.

Brooklyn and Queens seem assured of a year of good building business. Brooklyn leads all the boroughs in gains for the first five months and shows an increase of 26 per cent. over last year's plan filings in the corresponding period. Whenever there is a new building movement under way it starts in the suburbs with the lighter work.

The old Astor House site represents a fine opportunity for something, but what? "For a commercial hotel," answers the traveling man. But the hotel man himself cannot see it distinctly on a site one-half of which was appraised at $2,000,000. The receipts from the cafe would, of course, be enormous, and the dining-room would be a money winner, but the returns from the rooms is uncertain. The total gross income would have to be very large indeed to meet even the interest charge on so heavy an investment as a modern hotel building on this expensive site would require. In view of all the facts, the Hotel Register and Review advises caution and expresses a preference for Government bonds.

Can We Get a Better Form of Government?

From the statements which Mayor Mitchel has been giving to the papers, the new Charter which is now being prepared by the Administration is what would be called a radical document. The Mayor did not go very much into detail, but he intimated that a certain measure of direct government would be established; that the Mayor would have a long term, but that he would be subject to recall probably at two-year intervals. A statement of this kind does not, of course, mean very much, but it undoubtedly affords an indication of the general nature of the proposed new Charter. That document will probably embody a plan of government analogous to the so-called commission form. It will provide for a considerable concentration of governmental power—a much greater concentration than that which is permitted by the present New York Charter.

But this delegation of responsibility and power will be accompanied by the reservation to the voters of a large amount of direct authority. In all probability certain classes of legislative acts, such, for instance, as the bonding of the city, will be subject either to an optional or a compulsory referendum, while at the same time the legislative and administrative officials, great as their power will be, will have to retain public confidence, because they will always be liable to the attack of a recall petition. But while the commission form is likely to be accepted, in so far as it provides for a highly concentrated government, resting directly on popular confidence and subject to popular control, it by no means follows that the commission plan will be adhered to in other and perhaps more doubtful respects. The weakness of that plan has always been the confusion which it involved of legislative and administrative functions. The same five commissioners are both heads of departments and the general legislative council of the whole city.

Such a method may do for a small city of 15,000 people, the conduct of whose business does not involve a very large amount of technical skill and executive experience, but it will not do for a city with 5,500,000 inhabitants. In such a city the legislative and administrative authorities must co-operate, but they must not be confused. Just as the board of directors of a private corporation is separated from the president, although the president usually sits upon the board, so the legislature of a city should be chosen in a different way and have very different functions from its executive. The new Charter which is now being prepared will undoubtedly depart in this respect from the model offered by the majority of commission-governed cities, for Mr. Bruère and the other gentlemen connected with the administration are well grounded in fundamental political principles and would not frame a charter which would be open to obvious and fatal criticism. The plan which they present may provide for one of several different days of making the legislative and executive powers efficient yet distinct, but it may be safely predicted that in this respect the new Charter will follow European models, rather than those offered by our own Western cities.

The fact remains, however, that the new Charter will contain a certain element of direct government, and the taxpayers of New York should be making up their minds whether they will approve or disapprove of such an innovation. In the opinion of the Record and Guide the matter should not be prejudged one way or the other. If the Charter is in other respects an acceptable instrument, no doctrinaire objecting to direct government should be allowed to stand in the way of its approval.

Direct government is undoubtedly a somewhat experimental innovation in the political organization of a great city like New York, but it is not sufficiently experimental to warrant the assumption by influential taxpayers of a position of uncompromising hostility. It all depends upon the kind of direct government which is established and the kind of representative government which is associated with it.

If the legislative and executive powers are reorganized, so as to grant to the legislative and executive officials a large measure of discretionary power, it is natural that in a democracy some special provision should be made against the possible abuse of that power. Such a government can rest only on the continuous and cordial expression of popular confidence; and if such popular confidence is to exist, some method of giving expression to doubt or lack of confidence must be incorporated in the plan of government. A powerful administrative and legislative organization needs a larger and fuller measure of popular support than does a group of officials whose ability to do either good or evil has been impaired in advance by an elaborate system of checks and balances.

Whatever the attitude of the New York taxpayers, however, it may be doubted whether a charter which includes a substantial measure of direct popular government will ever get through the Legislature. The political machines of both parties will be opposed to it, and they will not pass it unless public opinion in New York is unanimous and aggressive in its favor. But public opinion in New York is never unanimous in favor of any particular plan of government, and it is very rarely aggressive about anything. The Mitchel administration was very unsuccessful in its handling of the Legislature at its last session, and if it expects to get through the new Charter it will need to adopt a much more effective method of urging its plans.

The Post Office and the Subway.

The press, the government and the people of New York have all of them deeply resented the attitude assumed by the national administration in respect to the easement for a subway under the New York post office; and there has been good reason for this resentment. The Federal government, in its title to the land on which the post office stands, is not in the position of an ordinary property owner. The land was given to the government by the city for a public purpose. Of course the grant was not made subject to any specific restrictions, but when a public corporation makes such a grant it expects subsequently to be treated as if the property were held in trust for the public benefit. It may reasonably anticipate that any subsequent request made in the interest of the people of New York, and not harmful to the building in its use as a post office, would be granted.

Instead of that, the Treasury Department has behaved as if it were a private property owner whose only object was to wring every penny from the city which the grant of a specific privilege can be considered to be worth. The easement for which the city is asking will not cost the national government a dollar of money, or the slightest inconvenience. On the contrary, the location of a subway under the post office will facilitate the distribution of the mails. Yet the government wants to charge the city a larger sum for the easement than it could possibly get from a court of law. The actual damage suffered by the government will be negligible, but it can hold up a piece of work vital to the health and prosperity of the people of New York, and it is proceeding to do so. The payment of $1,000,000 for the privilege of running a subway under the post office would be more like a payment of blackmail than a payment of damages.

The vestrymen of Trinity Parish are not aware of any historical associations or other reasons why they should wish to preserve St. John's Chapel, in Varick street. It is a quaint little edifice, but not so very old as churches go. It was not here during the Revolution, and it played no part in any other national crisis. The park which once gave St. John's a picturesque distinction was sacrificed to commerce, and today it is sur-

rounded by factories and warehouses. There are houses of worship that are older and handsomer, and besides there is now another St. John's in the same ecclesiastical denomination — the great cathedral on Morningside Heights. The architectural idea of having the sidewalk of Varick street built through the porch of the chapel would be excellent if the trustees desired it, but as they do not, and as they are the most competent persons to decide, what reason is there for others to assume the responsibility and the expense?

Why Fifth Avenue's Prestige Should Be Preserved.

Editor of the RECORD AND GUIDE:

The high-class retail business for which Fifth avenue is so well known is the most sensitive and delicate organism imaginable, depending first on the exclusiveness of the neighborhood; secondly, on the nearness to the homes of the rich and the large hotels, and, thirdly, on its lack of congestion, especially on the sidewalks, so that the customers are not crowded or jammed in a hurly-burly crowd on their way to and from the different shops.

Wholesale trade, on the other hand, is crowding the retail as firmly as the retail businesses invade the residence section, their object being to be as close as possible to their customers.

Fifth avenue, below 34th street as far as 23d street, has already been doomed. Below 23d street it is irretrievably lost. Nothing of any nature can ever redeem it. Of primal importance, therefore, is the preserving of Fifth avenue from 42d to 59th street. Loft buildings have already invaded some of the side streets with their hordes of employees, under the guise of "light manufacturing," and, if the occupancy of the buildings were restricted so that no manufacturing could be done either on Fifth avenue or from Madison avenue over to Sixth avenue, the problem would doubtless be entirely solved.

Employees from these loft buildings cannot be controlled. They spend their time during the lunch hour and before and after business congregating in crowds that are doing more than any other thing to destroy the exclusiveness of Fifth avenue, as witness below 23d street, and when the exclusiveness and desirability of Fifth avenue is destroyed, the value of real estate on Fifth avenue will depreciate immediately.

This is not a plea for property-owners, but for the preservation of Fifth avenue, the most wonderful shopping street in this country, and in many respects more wonderful than anything in Paris or London. The city would lose millions of dollars in taxes in not preserving it.

In case that the occupancy cannot be regulated through the Factory Commission or otherwise, the next best step would be the limitation of the height of buildings in this zone, thereby diminishing the volume of operatives. From a business standpoint, this would be no hardship on the owners of property, for the most paying investment today in the section under discussion is a six-story building. A large office building and a large hotel, owing to the nature of their occupancy, are no disadvantage. A first-class hotel, on the contrary, is a decided advantage.

If the scope of the commission is broad enough, I would recommend the limitation of the height of buildings through the city into zones, so that the different sections may be treated in a manner that would comply with their local problems. For instance, if the Greenwich section and the old drygoods section above Chambers street were treated as a manufacturing center, this would work out to the salvation of the neighborhood. The tenements of the East Side furnish the operatives for manufacturers of this city, and therefore should factories be established in the neighborhood more convenient to their homes, which this would do, it would be of mutual advantage, at it would supply a line of tenancy for buildings that are now nine-tenths vacant.

Values north of 42d street, on the side streets between Fifth and Madison avenues, as compared with those between Fifth and Sixth avenues, are indicative of the value of property occupied for exclusive business, and that occupied for loft business. Between Fifth and Madison avenues, where there are practically no loft buildings property is worth $4,500 and up a front foot. The buildings are all used for retail businesses, while between Fifth and Sixth avenues there are already a number of loft buildings which have determined the occupancy of the remainder of these blocks and the value of real estate is from $2,700 a front foot to as high as $5,000, according to its nearness to Fifth avenue.

These are the conditions as they exist today, and if something is not done speedily to check further inroads, the same condition now existing below 23d street will, in a few years, prevail on Fifth avenue, north of 34th street, and Fifth avenue's prestige will then be lost to this city forever.

FRANK D. VEILLER.

10 East 47th street, June 1.

New York As a Future Steel Center.

New York City is the largest market for structural steel in the United States, as everybody knows, and the Merchants' Association claims that steel shapes will be manufactured here at less cost than in the Pittsburgh district, when the barge canal is ready for service. Not only shall we then be able to get Lake Superior ores, on which Pittsburgh depends, for a lower transportation rate than Pittsburgh pays, but Adirondack, Newfoundland and Cuban ores can be put down here for a lower price still; and the iron and steel scrap used in manufacturing also costs less in this port than at Pittsburgh. The Hudson River valley was once a great iron manufacturing center, and is likely to be again, because, when considered with New York harbor, it is the strategic center of the world's trade and has the resources of a continent behind it. The Merchants' Association points out, further, that in the last analysis the choice of a location for steel-making is a question of freight rates, and that this district has exceptional advantages in this respect, not only for assembling the raw material, but also for distributing the finished product. Already two blast furnaces are under construction in this harbor, and are referred to as proof that there are manufacturers in the steel industry who hold the same view.

This new industry, should it desire to locate in this district, must, however, be treated in a broad way by our commercial bodies and city authorities. They must not expect that room will be found for great steel mills on the congested waterfront of Manhattan or Brooklyn, or even in The Bronx. More likely the mills will be on the Jersey side of the harbor, up the Hudson, where there are iron mines, coal depots and deep water, and on the Jersey meadows. No feeling of jealousy against the suburbs should be shown in this matter. Let the outskirts have the smoke-emitting mills and the laborers, and let New York be content with the trade and commerce they will bring in their train.

Transit in Queens.

At a joint meeting of the Board of Directors and the Transit Committee of the Chamber of Commerce of the Borough of Queens, held this week, resolutions were adopted opposing any change in the plans of the Dual Subway System tending to delay the inauguration of that part of rapid transit into Queens Borough which passes through the Bridge Plaza, Long Island City, and requesting the Board of Estimate to make at the earliest possible moment the necessary appropriations requested by the Bridge Department for the reconstruction of the Queensboro Bridge to adapt same for rapid transit trains. It was also the sense of those present at this meeting that the Board of Estimate and the Public Service Commission should take into consideration the serious matter of the reduction in the width of the present roadway by the operation of the Brooklyn Rapid Transit trains, and that if it is finally determined that this roadway must be reduced in width, then any such reduction of roadway be compensated for by providing additional and sufficient roadway space on some part of the bridge, or by any other method.

Seven separate contracts have been let to date aggregating $5,601,842, for every rapid transit extension in Queens Borough included in the Dual Subway System with the exception of the lines across the Queensboro Bridge and the extension of the Brooklyn Rapid Transit System from Cypress Hills, Brooklyn, to Jamaica. Of these extensions which connect with the station on the Bridge Plaza, in Long Island City, work on the Astoria extension is completed, and construction of the extension to Woodside, Elmhurst and Corona is progressing rapidly. The construction of the big passenger transfer station on the Bridge Plaza in Long Island City is now under way, and it is hoped will be finished in a little over a year, the Steinway Tunnel will be ready for operation by January 1st, 1915, and its extension to Queensboro Bridge will be finished shortly after. To connect all these lines across the Queensboro Bridge it is necessary that work be started as soon as possible as it is estimated that it will take two years from the time the work starts, to complete the reconstruction of the bridge.

THE ADVISORY COUNCIL.

(Continued from page 1004.)

tive at the eighth annual conference of the National Tax Association at Denver, September 8-11, 1914.

Recodification of the Labor Law. Recodification of the Building Code. Secured Debt Law. Billboard Law. Tax Lien Law. Inheritance Tax Law. Workmen's Compensation Law. Mayor's Market Commission. Land Bank. Law permitting the Board of Assessors to fix the area of assessment.

"Free port proposition" as outlined by the Merchant's Association. Improvement of the Port of New York by the expenditure of $5,000,000, as recommended by Justice McLean.

"Down-town Hotel" as supported by the Wholesale Drygoods Centre Association.

Construction of a cross-island canal connecting Flushing and Jamaica Bays.

Railroad terminals for freight on river-front.

New Jersey-New York Bridge proposition, as recommended by R. G. Cooke.

Movement to regulate negro occupancy of property as recommended by the proposed Property Owners' Improvement Association.

Improvement of 34th street and Fourth avenue, as recommended by the Murray Hill Association.

Proposed local assessment upon Brooklyn Heights property to provide a route for a tunnel for a subway, which will run through the heights without even a station to relieve the locality.

The Inspection Pest.

(Brooklyn Eagle.)

The system reeks with incompetency. It reeks with politics. It reeks with graft. Inspectors with scant idea of the work before them are getting $1,200, $1,800, $2,000 and more. Many of these men owe their positions to the pull of politicians. It is true that most of them are on the civil service list, but such matters are easily arranged by the professional politician. There are a certain number of places to give out and for these places the politicians have their men in readiness, and in many instances the men are placed there.

—Ten years of American occupation of the Panama Canal Zone were completed on May 4, 1914. The decade has seen the virtual completion of the canal and the beginning of its commercial and naval use.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Market Conditions Continue To Improve

COMING NIGHT AUCTION.

Fleet Estate in Bay Ridge to Be Offered in Brooklyn June 16.

One of the most important auction sales of Brooklyn property to be held in recent years is scheduled for the evening of June 16, in the Music Hall of the Brooklyn Academy of Music, on Lafayette avenue, between Fulton street and Flatbush avenue. The offering comprises the holdings of the Fleet estate and consists of 291 lots located in 68th street, between Third and Sixth avenues and on Fifth, Sixth and Bay Ridge avenues, Bay Ridge. The selling estate has had possession of the property for the last 79 years, and when it acquired the tract there was nothing but farm land surrounding. Today, however, buildings have encroached on every side, and it is a vacant oasis in the midst of a built-up city.

The property is located at the 68th street station of the Fourth avenue subway system, now in course of construction, but in addition the tract is reached by the various trolley lines on Third, Fifth and Bay Ridge avenues. Moreover, the station on the Fifth avenue elevated system at Third avenue and 65th street is only a few blocks distant. All the streets have been made on the property to be sold, and Fifth and Bay Ridge avenues are paved and sewers installed. The new Bay Ridge High School, at Fourth avenue and 67th street, is within one block of the lots.

Mr. Johnson, of the Jere Johnson, Jr., Company, who will conduct the sale, said last week: "At present there is but one great subway in actual operation. As everyone knows, this runs from Flatbush and Atlantic avenues, Brooklyn, to 96th street, Manhattan, where it diverges, one branch passing through the upper west side of the Borough of Manhattan, on to Van Cortlandt Park, and the other branch penetrating the Bronx as far as 181st street and Boston road. When the contracts were let for this existing subway, and also when the operation stage was reached, times were unusually good, and the resultant rise in values in the then outlying sections that came under the subway influence was almost beyond comprehension. The building growth that followed, for instance on Washington Heights, was the talk of the country, and the wonder was that, despite the enormous annual increment in the population of New York City, this crop of apartments, stores and rows of houses could be so readily absorbed.

"On the other hand, when contracts for the Fourth avenue subway were let, the real estate market was at its lowest ebb, which result was brought about not by investments in high grade property, but by wild-cat speculation in inaccessible, sparsely settled sections where the supply was apparently limitless, but where the legitimate demand was practically nil. Well-located lots were fortunate under the circumstances in maintaining their own. As the future has not been as yet discounted along the route of the Fourth avenue subway, now is the time to buy.

"Things generally are beginning to brighten; there is a much better demand for well-located property in Bay Ridge; the stimulating influences of the Fourth avenue subway are in evidence, and the supply of available vacant land along this route is very limited. Just the same as water always seeks its level, there must be a readjustment and equalization between Manhattan and the Bronx on the one hand, and the property along the Fourth avenue subway on the other, which means a marked enhancement, as far as the Brooklyn end is concerned, for otherwise New York, instead of being the banner city of the world, is nothing more than a mammoth junk heap — the latter a proposition which even the most pessimistic would not care to defend."

Realty Golf Tournament.

The first spring tournament of the Real Estate Board of New York was held at Baltusrol Golf Club, Short Hills, N. J., on Tuesday, June 2nd. The programme was arranged by the board's golf and tennis committee, which includes Albert B. Ashforth, chairman; Joel S. deSelding, secretary, and Alfred V. Amy, John P. Kirwan, Leroy Coventry, Walter Stabler, W. J. VanPelt, Harry Parker and H. H. Hazelton. There were fifty-one entries and eight prizes were awarded in two classes—Class A and Class B.

The winners in Class A were H. C. Richards, prize low gross score 87; B. N. Phillips, prize low net score gross 87 handicap 15 net 83. Class A selected scores, afternoon and morning rounds, H. J. Sachs, low gross 87; G. H. Conger, low net 80. In Class B, low gross, W. B. Mabie; low net, G. D. Arthur, gross 104, handicap 25, net 79. Selected score, R. H. Macdonald, low gross 97; F. D. Kalley, low net 85.

The object of the tournament was to increase the bond of good fellowship between the members of the Golf Club and the Real Estate Board.

New Schools in the Suburbs.

Significant as an indication of suburban growth near New York City are the school buildings in the southern half of Nassau County and several new ones in the western part of Suffolk County. These buildings have been built to provide school facilities primarily for the children of thousands of new residents to the territories, most of whom formerly resided in the city. As there is an average of three children to every family, so it may readily be understood why modern and more ample school facilities were imperative.

Business at Bronx Register's Office.

Register Edward Polak reports the following as the business transacted in the register's office for the five months ending May 31, 1914: Mortgage tax indebtedness, $14,455,534; consideration of conveyances, $3,059,348; receipts from mortgage tax, $69,861; receipts from other sources, $19,063; folios recorded, 120,290; mortgages recorded, 4,093; chattel mortgages, 8,437; conveyances, 3,586; notary certificates filed, 1,450; commissioner of deeds' certificates filed, 1,057.

National Conference on Taxation.

The National Tax Association, though of recent formation, having been founded in 1906, has already assumed a commanding position in dealing with the prosaic subject of taxation. Its work has been of a pioneer character, mainly educational, designed to provoke a statewide and nation-wide study of the underlying principles of taxation, to remove outgrown restrictions preventing effective administration and to promote uniformity in the treatment of similar situations in neighboring states. The effect of this work is familiar to students and administrators being indicated by the much more intelligent development of the subject in recent years and a much greater care in administrative details.

The association numbers among its members tax officials of practically all the States and of the Provinces of Canada, as well as economists from the leading universities in both countries. Its volumes are widely circulated through the State, university and local libraries, and are frequently consulted and quoted in public discussions. The annual conference is attended by delegates appointed by the Governors of States, Premiers of Canadian provinces, presidents of universities and associations of accountants.

The next conference will be held at Denver, September 8-11. Professor Seligman of this city will preside. There will be eight sessions in all—one devoted to the Federal income tax, one to the single tax and one to the subject of efficiency in taxation. Among the speakers will be Dr. Allen of the New York Bureau of Municipal Research, Congressman Hull, Dr. J. L. Coulter of the Federal Census Bureau, Prof. A. B. Clark of Manitoba University, G. J. Knapp of Pueblo, Col.; F. J. Dixon of Winnipeg, F. C. Wade of Vancouver, A. C. Rearick of New York, Edmund F. Trahue of Louisville, W. Hastings Lyon, counsel to committee of the American Bankers' Association.

PRIVATE REALTY SALES.

Last week the real estate situation showed signs of improvement, not only on account of a noticeable increase in the volume of business transacted, but on account of the class of buyers. Considerable surprise was manifested in real estate circles that this season of the year was productive of more than the usual trading. Last week's budget of sales apparently was not a flash in the pan, for the market continued to be active and to attract the numerous investors, whose presence indicate confidence in local real estate holdings, and as a consequence strengthened conditions.

There were a number of important deals consummated this week, involving properties held at several millions of dollars. High-class West Side apartment houses still hold the center of interest. Another out-of-town investor, from Pittsburgh, figured in a million dollar deal whereby he became the owner of a valuable multi-family structure at West End avenue and 78th street. Dr. Charles L. Paterno disposed of a similar structure in West 109th street, obtaining in trade a Broadway corner which is to be improved with an apartment house. The boroughs of Queens and Brooklyn contributed largely to the business.

A number of large leases were closed, the most prominent involving apartment houses in West 43d street, which are to be modernized, the Hotel Wellington, and mercantile buildings in Perry street.

The total number of sales reported and not recorded in Manhattan this week was 33, as against 39 last week and 19 a year ago.

The number of sales south of 59th street was 3, as compared with 11 last week and 5 a year ago.

The sales north of 59th street aggregated 30, as compared with 28 last week and 22 a year ago.

The total number of conveyances in Manhattan was 171, as against 155 last week, 21 having stated considerations totaling $1,331,800. Mortgages recorded this week number 83, involving $4,513,550, as against 82 last week, aggregating $1,890,232.

From the Bronx 14 sales at private contract were recorded, as against 9 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $989,442, compared with $529,959 last week making a total since January 1 of $19,861,463. The figures for the corresponding week last year were $912,661, and the total from January 1, 1913, to June 7, 1913, was $25,161,690.

Squadron A Buys Rockland Farm.

The Verdin homestead and 123 acres of land, near New City, the county seat of Rockland, have been purchased by Squadron A, a leading organization of the New York National Guard. The farm which is 28 miles from the Manhattan Armory is ideally located for the purposes of the buyers.

For more than two generations the Verdin homestead has been one of the exhibition places of Rockland county. It was selected by a committee of the squadron after hundreds of places had been inspected in the last five years. The large residence on the place is in a beautiful grove of pine and spruce trees and dates back to Revolutionary days. The stone walls are twenty-two inches thick. Although many buildings are available for immediate use, extensive improvements and additional structures are contemplated. The sale was made through Dudley P. Power.

Dr. Paterno Trades Apartment House.

Max Marx has sold through David Stewart, to Dr. Charles V. Paterno, the plot of about six lots at the northwest corner of Broadway and 48th st. measuring 102.5x133.5x140.7x102.2, for which the buyer gave in exchange the Prince Monaco apartments, at 227 West 109th street, a nine-story structure, on plot 55.8x100.11, between Amsterdam avenue and Broadway. The Broadway plot will be improved with a 14-story apartment house. In June, 1912, the Bendheim Construction Co. sold it to Harry Schiff, who razed the small buildings then on the premises, and planned to erect a tall apartment building. The project was never carried through, however, and the following month the property was retransferred to Max Marx, the present seller.

A $1,000,000 West End Avenue Deal.

George H. Flinn, of Pittsburgh, Pa., has purchased from the Cambridge Construction Co., Adolph Hirschfield, president, the 12-sty. apartment house on plot 102x75, at the southwest corner of West End avenue and 78th street. In part payment, he gave three four-story apartments, each with 50 feet frontages, on Craft avenue, Pittsburgh. The deal, which was negotiated by Tucker, Speyers & Co. involved about $1,000,000. Mr. Flinn is president of the newly-organized Flinn-O'Rourke Co., Inc., which has been formed to construct the four East River tunnels. Title to the New York property passed on Wednesday subject to a mortgage of $525,000.

58th Street Apartment Houses Sold.

The Biltmore-Bleiheim Co., L. Napoleon Levy, president, has sold through William B. May & Co. the two seven-story apartment houses, at 54-62 West 58th street, on plot 100x100.5 near Sixth avenue. The buildings are in modern condition and will be held by the purchaser as an investment. They are advantageously located, being opposite the 58th street entrance to the New York Athletic Club. The seller, who acquired the property in June, 1906, from Edward H. Landon, has held it at $550,000.

34th Street Deal Denied.

The report earlier in the week that interests identified with the McAlpin Hotel had purchased from William M. Cruikshank, the two buildings at 46-48 West 34th street, adjoining the hotel, was denied by both of the reported principals.

Manhattan—South of 59th Street.

BLEECKER ST.—Van Vliet & Place have sold for the Laux Estate the southeast corner of Bleecker and Bank sts, an old 3-sty hotel, on a plot 44.6x50, at the intersection of Bleecker, Bank and Hudson sts and 8th av.

22D ST.—Goodale, Perry & Dwight sold for Harriet E. Rummler, 213 West 22d st, a 3-sty dwelling on lot 17x90.

46TH ST.—Frederick Fox & Co. have sold for Marian Kuhn, Hattie M. Markowltz and Simon Meyer, the 3-sty building, 110 West 46th st, on lot 20x100.5, to Charles Geoly, doing business as Eaves Costume Co., at present located at 226 West 41st st. He will improve the site with a mercantile building and occupy same for his business.

Manhattan—North of 59th Street.

69TH ST.—Nathan Kean & Co. sold through Seton Henry and Douglas Gibbons two 6-sty tenements, 503-505 East 69th st, on plot 36.8x100.5.

73D ST.—Edward W. Browning has purchased, through the Douglas Robinson, Charles S. Brown Co., and Leroy Coventry from George E. Hoe et al., trustees under will of William E.

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on June 9, 1914. Record and Guide Company, 119 W 40th St.

Hoe, the 4-sty dwelling, 126 West 73d st, on lot 25x102.2. Mr. Browning has bought in the last month three other dwellings in the immediate neighborhood at 42, 43 and 118 West 72d st.

74TH ST.—The J. Romaine Brown Co. has sold for Joseph Steiner the 4-sty dwelling 134 West 74th st, on lot 20x102.2, to William C. Schmidt.

78TH ST.—Francis B. Rohert has resold, as broker, for about $52,500, the 4-sty dwelling at 22 East 78th st, on lot 15.3x102.2. The house which is directly opposite the residence of Mrs. Stuyvesant Fish, was sold for James McLean last April, through the same broker, to the seller in the present transaction.

84TH ST.—John J. Cody has sold for the Murray Estate 163 and 165 East 84th st, a plot 50x102 ft., which will be immediately improved for a high class livery stable. This plot has not changed owners in over 40 years.

99TH ST.—Oscar Kress is reported to have sold 260 West 99th st, a 5-sty flat on lot 25x100.11, 100 ft. east of West End av. Mr. Kress acquired the property last year at foreclosure for $33,000.

114TH ST.—J. Thomas Webb, of Ware, Mass., has sold 217 East 114th st, a 5-sty flat, on lot 25x100, between 2d and 3d avs. The seller acquired the property at foreclosure last year.

120TH ST.—Goodwin & Goodwin sold for Tillie Berger to Mary M. Sully the 3-sty dwelling at 155 West 120th st.

124TH ST.—Derschuch & Co. have sold for Karl Stein the 7-sty apartment house at 531 and 533 West 124th st, on plot 52x100, containing three apartments of six and seven rooms on a floor. The purchaser has appointed Derschuch & Co. as agents.

167TH ST.—Moore, Schutte & Co. have sold for Charles J. G. Meisel 508-510 West 167th st, a plot 50x85, with a 3-sty frame building.

177TH ST.—The Brown-Weiss Realties have bought from the Strange & Slawson Co. 605 West 177th st, a 5-sty apartment house, known as the Eddystone, on plot 50x89.10, adjoining the northwest corner of St. Nicholas av. In part payment the buyers gave 37 West 97th st, a 3-sty dwelling, on lot 17x100, near Central Park West. The brokers were Mark Rafalsky & Co.

AMSTERDAM AV.—Dimock & Finck have purchased from the Riverside Drive Viaduct Realty Co., Newmark & Jacobs, the 1-sty taxpayer at the northwest corner of Amsterdam av and 157th st, plot 100x125, which has been held at $170,000. The purchaser gave in part payment four lots at the northwest corner of Audubon av and 180th st, 100x100, which the new owners will improve with a high class apartment house. Weschler & Kohn, as attorneys, acted for the Riverside Viaduct Realty Co.

AUDUBON AV.—Donald Robertson purchased the northwest corner of Audubon av and 185th st, plot 55.4x100, through Hall J. How & Co. from the Genco Realty Co. The buyer will erect an apartment house.

NORTHERN AV.—The Haven Construction Co., Charles Flaum, president, has purchased from Sonn Brothers the plot 138x100, at the northwest corner of Northern av and 180th st. The site will be immediately improved with three 5-sty apartment houses similar to the four structures recently erected by the Haven Co. on the block front on the west side of Northern av, between 179th and 180th sts.

PARK AV.—Mary H. Maynard is reported to have sold 855 Park av, a 5-sty flat, on plot 26x100, adjoining the northeast corner of 78th st, which belongs to Goodhue Livingston. The aujoining property at the north, No. 887, is owned by Borough President Marcus M. Marks.

ST. NICHOLAS AV.—Duff & Conger sold for the Manhattan Life Insurance Co. the southwest corner of St. Nicholas av and 154th st, plot over 100x100 ft. and comprising the five 4-sty private houses 869-871-873-875 St. Nicholas av and 402 West 154th st. The property has been held at $140,000. Howard C. Forbes represented the Manhattan Life Insurance Co.

7TH AV.—The Rossmore Holding Co. has sold the Douglas and Desmond apartment houses at the northwest corner of 7th av and 121st st, known as 2022-2028 7th av, consisting of two 6-sty elevator structures, occupying a plot fronting 100.11 ft. on 7th av and 95 ft. on 121st st. The sellers acquired them in January from the New York Real Estate Security Co., which had bought them from ex-Gov. Levi P. Morton.

Bronx.

FOX ST.—B. V. Construction Co. sold to Louise J. Reckendorfer 892 Fox st, 5-sty apartment house, on plot 52x105, between Tiffany and Barretto. The purchaser gave in part payment 173 East 95th st, a 3-sty dwelling on lot 16.8x100.8, near 3d av.

134TH ST.—Ennis & Sinnott have purchased from Lowenfeld & Prager and resold through O'Reilly & Dahn to Barbara Weiss 530 East 134th st, a 5-sty flat, on lot 50x100, between Brook and St. Ann's avs.

163D ST.—George F. Johnson has sold through Emil Leitner to Puja Bros. and Nathan Wilson the block front in the south side of 163d st, from Intervale av to Roger pl, with a frontage of 187 ft. and a depth of 100 ft. The property will be improved with 5-sty apartment houses.

ALEXANDER AV.—Louis Block sold for S. Lewine to a Mrs. Garrabrant of Mt. Hope, Westchester Co., N. Y., the 4-sty flat, on lot 19.5x85.5, at 134 Alexander av, adjoining the southeast corner of 134th st.

BATHGATE AV.—Goodale, Perry & Dwight sold for Mrs. Kate Utton of Chicago, the 5-sty apartment house, 1993 Bathgate av. Mrs. Utton recently acquired this property in exchange for Chicago lots.

FAIRMOUNT PL.—Charles Gunich purchased from K. & J. Construction Co. the 5-sty flat at the southwest corner of Fairmont pl and Oak Terrace, 25x100, giving in part payment three lots in the south side of Fairmount pl, 75 ft. west of Southern Boulevard. A. Frank was the broker.

FORDHAM RD.—L. M. Mosauer & Co. have sold for the Keary Estate a large plot at the southeast corner of Fordham rd and Marion av, having a frontage of 254 ft. on Fordham rd and 99 ft. on Marion av, with irregular depth, running from 99 to 170 ft. The property has been in the Keary Estate upwards of forty years and was formerly part of the Keary Homestead known as the Elms. It has been held at $100,000. The purchaser is the Adams Realty Co., Milton E. Oppenheimer president, which will improve the property immediately with 1-sty store buildings, and have already accepted offers, through L. M. Mosauer & Co., from retail merchants for about one-third of the property. Koppe & Moore have been authorized to draw plans and title to the property is expected to pass about July 1.

JEROME AV.—E. Osborne Smith and Joseph P. Day sold for Ira H. Parker, the 4 lots with a frontage of 100 ft on the east side of Jerome av, 190 ft south of 175th st.

RIVER AV.—Isidor Grayhead is reported to have sold the four lots, 90x105, at the northeast corner of River av and 167th st.

ST. ANNS AV.—Anthony F. Burger sold for D. Meyer 145 St. Ann's av, 5-sty flat, on lot 25x100; also for Benenson Realty Co., the 5-sty new house in the south side of 157th st, 100 ft. east of Melrose av, on plot 50x100.

TINTON AV.—The Walsh estate has sold 774-776 East 169th st, a 3-sty building at the southeast corner of 169th st, on plot 51.6x80.10.

VYSE AV.—H. M. Fischer sold for Emily Arnold to Philip Epstein the three 2-family houses, 1141-1145 Vyse av, on plot 60x100.

Brooklyn.

FULTON ST.—The estate of George J. Smith sold 446 and 448 Fulton st to Julius Brodie, a dry-goods merchant, for improvement, with 4-sty business building. Milton Hertz and M. Linn Bruce negotiated the sale.

HOPKINS ST.—O'Reilly & Dahn have sold to M. Benjamin 84 Hopkins st, a 6-sty tenement on plot 26x100.

STERLING PL.—Jerome Property Corporation has sold 315 Sterling pl, between Vanderbilt and Underhill avs, a 3-sty residence, for Margaret Reid to Robert H. Deery, of the New York World, who after extensive alterations, will occupy as his permanent home; also 315 7th av, between 8th and 9th avs, a 4-sty business property, for J. H. Renken.

WASHINGTON ST.—Roman Catholic diocesan authorities of Brooklyn have purchased from the Moses estate a large plot of ground on the northeast corner of Washington st and Atlantic av. The plot, which measures 191 ft. on Atlantic av, 131 in Washington st and is 256 ft. deep, will be improved with a group of five buildings to be used as a seminary for boys.

WOODBINE ST.—The G. X. Mathews Co. has bought from the Meyerrose estate 20 lots in Woodbine st, adjoining the Ridgewood "L," for about $59,000. This land is to be used as a site for six family houses.

3D ST.—Samuel Harris sold the 4-sty apartment house, on plot 37.6x90x115, at 404 3d st to Washington H. Taylor, who gave in part payment the 5-sty flat at 171 West 80th st, Manhattan, the sale of which was reported the early part of last month.

47TH ST.—I. Salzberg sold for William B. Abell to Harris Wilner a plot, 37.6x100, in 47th st, 137.6 ft. north of 13th av.

76TH ST.—I. Cortelyou has sold for the State Banking Dept. of New York to George T. Raymond the 2-sty dwelling with garage, on plot 130x109.4, in the south side of 76th st, 25 ft west of 3d av. The price was about $16,000.

CLINTON AV, ETC.—H. W. Rozell & Son sold 80 Clinton av, a 4-sty apartment house, for Mrs. Ida Finestone to a Mr. Kindberg; also 3 Adelphi st, a 2-sty building for the Doyle estate; 82 Clinton av, a 4-sty apartment house for Mrs. M. Meyer to J. Teahan, and 248 Adelphi st, a 3-sty house for a Mr. Cole.

COLONIAL ROAD.—S. Osgood Pell and Co. have sold to E. R. Sandford for L. V. Kilmer 2 lots at the northwest corner of Colonial rd and 88th st.

EASTERN PARKWAY.—The Ross-Krafft Co. has sold for Joseph M. Bacon to the Serota Brothers Construction and Realty Co., 26 lots on Eastern Parkway, Union st, Lincoln and St. Johns places. The buyer gave in part payment two apartment houses at 873 to 879 Bergen st. A number of apartment houses will be erected on the newly purchased plot.

NOSTRAND AV.—M. C. O'Brien has sold for the Brady estate the block front on the east side of Nostrand av between Sterling st and Lefferts av, a plot 200x317, which has been held at $37,000. The buyers plan to improve with business buildings.

WASHINGTON AV.—Bulkley & Horton Co. sold for Ethel May Waefalaer, the 2-sty private houses at 158-160 Washington av, between Myrtle and Park avs.

SOUTH MARLBORO, ETC.—Wood, Harmon & Co. have sold at So. Marlboro lots to D. S. Fuller and M. B. Buckner, C. L. Furr, C. D. Pratt, J. F. Zerby, Jr., Charles C. Cole, Alex. Backus, W. O. Brown, C. Harmsburger, J. M. Gamble, W. W. Wilburn and R. A. Dobson; also at Marlboro, to A. E. Pretty, Charles Hopewell, I. F. Davidson, J. Kelly, C. J. Furlong and L. J. Carroll; and at Kensington Park, to R. E. Dismukes, W. C. Neill, and W. A. Mohrman.

Queens.

BROADWAY, FLUSHING.—The Rickert-Finlay Realty Co. sold to John Halloh, of Manhattan, for improvement, a plot in Broadway-Flushing with 60 ft. frontage in the west side of 26th st, 60 ft. north of Depot la, for about $3,000. The property is within one block of the new Broadway station, which is nearing completion.

FLUSHING.—Adolph Lewisohn has purchased through L. J. Phillips & Co. from Peter B. Olney, referee in bankruptcy, and William R. Willcox, trustee of the Interborough Realty

Co., a tract of 56 acres in the Murray Hill section of Broadway, Flushing, between Whitestone and Flushing. The property was offered at auction on May 14 in bankruptcy sale, the highest bid being made in Mr. Lewisohn's interest. The court, however, refused to confirm the sale and Mr. Lewisohn has purchased the property at private sale.

FLUSHING.—The Flushing Bay Improvement Co. has added to its holdings on the Flushing meadows by the purchase from the Cord Meyer Development Co. of three parcels west of Flushing Creek, the first consisting of 3½ acres fronting on Flushing Creek, the second of 3 acres fronting in Buena Vista st, and the third of 4½ acres fronting on the Flushing rd. The purchase price was about $25,000.

FLUSHING, L. I.—The executors of the John Morris estate sold the 2-sty dwelling at the northwest corner of Amity st and Wilson av to Conrad Voelcker, of Flushing; also the 2-family dwellings at 139 and 141 Lincoln st to Harry Bartlett; the 2-sty dwelling at 864 4th av, College Point, to Mrs. Kate Doyle, and the 2-sty dwelling at 7 Broadway, Flushing, to the Halleran Real Estate Agency.

JAMAICA, L. I.—John H. Elder has sold a plot at the corner of Hillside and Bergen avs to Stephen Contoni.

LONG ISLAND CITY.—The United Assets Corp. of Long Island City has purchased forty-five 3-sty 6-family brick tenements on 13th, 14th and Graham avs, Long Island City, paying $346,500 for the entire property, subject to liens which will bring the total purchase price to nearly $400,000. The property was sold under foreclosure against the Currie Realty Co. at the Queens Real Estate Auction rooms by Henry C. Johnson, Jr.

LONG ISLAND CITY.—John Greer has sold 2 lots in Lockwood st, near Pierce av, and 2 3-family brick houses on the north side of Pierce av, 25 ft. east of 3d av; also a 2-sty dwelling on Baylis av, and the frame dwelling at 26 Hanover st.

KEW GARDENS.—Leander B. Faber sold to Max Gross, a Jamaica builder, the plot 300x100, bounded by Metropolitan av, Willow and Division sts, Kew Gardens, for improvement with eight houses. The consideration is reported to be about $25,000.

RICHMOND HILL.—The Alexander Campbell Milk Co. bought from Henry L. Crandell 30 lots at Richmond Hill, the plot being bounded by Hillside and Metropolitan avs, Sherman st and the Long Island Railroad, and occupied by a large concrete factory building.

RIDGEWOOD HEIGHTS.—Charles W. Schreiber and George H. Westhall have sold 169 Foxhall st, a 2-family brick dweling on lot 20x100, for Amelia Schubel and 108 Centre st, a 3-sty tenement on lot 25x100, for Martin and William Ehret.

ROSEDALE.—The New York Suburban Land Co. has sold in the 4th Ward, 60x100, in Oxford pl to William J. Lohn; 100x100, in Park av to Arthur Loender; 40x100, on Lincoln av to Herbert T. White, and 40x100, in Sterling st to Theo. F. Hyatt.

Richmond.

WEST NEW BRIGHTON.—J. Sterling Drake sold for James M. Taber to Theodore Kunath, of Jersey City, 50x125, with residence and improvements at 46 Lincoln pl, which Mr. Kumath will occupy as a permanent residence.

Rural and Suburban.

GLEN ROCK, N. J.—S. S. Walstrum-Gordon & Forman have sold for Bernhard D. Forster, a dwelling on Doremus av, Glen Rock, N. J., to Mrs. Lillian F. Woolley, of Manhattan.

GARWOOD, N. J.—The New York Suburban Land Co. has sold in its development at Garwood, house and 60x100 on Willow av to Gustav and Rose Schmal; 30x100 on Pine av, each, to Helena Blatt and Margaret Fenton; 80x100 on Willow av and 60x100 on South av to James and E. B. Smith; also at Westfield, N. J., 50x120, in Suffolk pl to Geo. Gilsey; 40x100 on Newark av to Richard Henry Cutley, and 40x100 on Fanwood av to Francis J. McKenna.

HALESITE, L. I.—The Halesite Company, Inc., Robert E. Farley president, sold at Halesite, L. I., on Huntington Bay, Graynook, the residence of George Taylor, vice-president and treasurer of the selling company, to Dr. George B. Foster, of Manhattan. The house has a beautiful view of the bay.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold at Hempstead to M. A. Godfrey, 40x100 on Willow av; to M. Ryan, 20x97, on Milburn av; to T. Kennedy, 20x96, on Milburn and Kane avs; to M. Hribar, 60x103, on Grand and Acacia avs; to S. E. Chapman, C. M. Fair, I. Ahrens and H. M. Foster each, 40x100, on Kane av; to H. J. Krombach, 60x100, on Kennedy and Acacia avs; to M. Lanot and T. & A. Hanley each, 40x100, in Allen st; to J. Gullerton, 40x100, in Marshall st; to C. P. Vogel, 60x100, on Oceanside av and Booth st; to M. Glassman, M. Heuer and F. Machatsek and F. Machatsek each, 40x100, on Acacia av; also at Rosedale to J. Heaney, 60x100, on Clifton av, and C. Scanlon, 40x100 in Bradley pl; at Floral Park to A. Tully, 100x104, in Spruce st; at Rockville Centre to W. Roes, 60x100, in Bedell st and Fox av, and at Oceanside to M. C. Eydeler, 40x100, on Evans av.

HICKSVILLE, L. I.—Saul Saltzman sold for the L. C. Nicoll Land Co. 25½ acres in Hicksville, L. I., near Garden City.

MANHASSET, L. I.—F. Lewisohn, of Manhattan, has purchased a portion of the holdings of Louis Sherry, the restaurateur, at Manhasset, L. I., and will erect a high-class residence.

MORRISTOWN, N. J.—Pease and Elliman have sold for Mr. A. E. Outerbridge his estate of about 19 acres, including a handsome house and buildings situated on Sussex av, Morristown, N. J. The property was formerly owned by Mr. John Calflin. Adjoining owoers are Mr. Benjamin Nicholl, and the Estate of H. Elmer Gibb. John S. Douglas of Plainfield, N. J., is the purchaser.

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NEW ROCHELLE, N. Y.—A large private residence in Lyncroft, New Rochelle, held at $30,000, has been sold by the Lyncroft Realty Co., being given in part payment for the Kenmore apartment house at 82 Downing st, Brooklyn, held at $75,000. O'Connor & McCann were the brokers in the deal.

NUTLEY, N. J.—St. Paul's Congregational Church has bought from the Nutley Realty Co. the corner of Hillside av and St. Paul's pl. Plans have been completed by William A. Lambert for a parsonage for the plot. With this purchase the church owns the entire block through to Franklin av.

SKILLMAN, N. J.—The F. R. Wood, W. H. Dolson Co. has sold for Alfred Nelson, of Hopewell, N. J., a farm comprising 144 acres of land with farmhouse and outbuildings at Skillman, N. J. The place, which has been held at $40,000, was purchased by James S. Walker, of this city, who will conduct it as a model dairy and stock farm.

LEASES.

Apartment Houses to Be Modernized.

The 48th st. Co., Henry Claman, president, has leased from Edward H. Raynolds, through the Herman Arns Co. and Wilcox & Shelton, the two six-story apartment houses at 241 to 247 West 43d street, near Broadway, 75x100, for 21 years at an average yearly gross rental of $25,000, making an aggregate rental of more than $500,000 for the term.

The lessee will immediately reconstruct and modernize the buildings. The apartments are to be arranged in suites of one, two and three rooms, with bath. According to plans prepared by Gronenberg & Leuchtag the alterations will cost $50,000. Edward A. Isaacs represented the lessee as attorney and Messrs. Stitt & Phillips acted for Mr. Raynolds.

Western Firm Locates in New York.

The John R. Watkins Medical Co., Paul Watkins, president, of Winona, Minn., has leased from the St. Johns Park Realty Co., the new eight-story mercantile building at 155-159 Perry street containing about 100,000 square feet of floor space. The brokers were M. & L. Hess, Inc. The lessees had considered locations for their plant in other Eastern coast cities and selected New York on account of the great number of industrial and commercial advantages which this city offers to large manufacturers.

M. E. Fritz Leases Hotel Wellington.

Wellham Realty Co., Charles F. Rogers, president, has leased to M. E. Fritz, proprietor of the Iroquois Hotel in 44th street, the 13-sty. Hotel Wellington at Seventh avenue and 55th street, at an aggregate rental of about $400,000. The brokers were Harris & Vaughn and the John J. Fleming Co.

Mrs. King Leases Gould House.

Charles A. Gould has leased, through Douglas L. Elliman & Co., to Mrs. S. G. King the four-story residence at 43 West 50th street, on lot 15x100.

Manhattan.

JOHN J. CLANCY & CO. leased the dwelling at 337 West 58th st to Bessie Hawkins and the dwelling at 364 West 58th st to Sophia Klient.

THE CROSS & BROWN CO. leased for the Farmers Loan & Trust Co. the 2d floor in 230 West 58th st to Philip H. Lang; in conjunction with Albert B. Ashforth, space on the 12th floor in 14 and 16 East 33d st to Geo. Henry Scragg, and to I. S. Pants Co., of 35 West 3d st, the 4th floor in 841 and 843 Broadway.

EARLE & CALHOUN leased for Paterno Brothers to the Knickerbocker Cleaning & Dyeing Co., of 402 East 31st st, a store in the new 13-sty apartment house at Broadway, 78th to 79th sts.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment of 11 rooms and 3 baths at 969 Park av to Mrs. William Draper; and apartments in 118 East 54th st to Mrs. C. W. Keeling, for Moore & Wyekoff, agents; in 18 East 48th st to Augustus E. Bechstein and in 9 East 49th st to Courtney B. Schweppe.

DOUGLAS L. ELLIMAN & CO. leased for Haliburton Fales 107 East 72d st, a 4-sty dwelling, on a lot 20x100, which was recently remodeled, to J. E. Zanetti.

ROBERT L. GERRY leased through Cruikshank Co. the furnished house at 2 East 67th st, belonging to Henri P. Wertheim, who was represented by Douglas Robinson, Charles S. Brown Co. Mr. Oerry will occupy the house next fall.

M. & L. HESS, INC., have leased for the Friedman Print, the 6th loft in 424-434 West 33d st, to the Knickerbocker Electrotype Co. for 10 years. The Friedman Print occupies two floors in the building, but will shortly move to the Hill Building at 37th st and 11th av, where it recently leased five floors through the same brokers. Negotiations are now pending for the lease of the other floor in the 33d st building.

THE HOUGHTON CO. leased for Isaac Friend the 4-sty dwelling at 31 West 84th st to Nicholas Bisulka for 5 years.

CHAS. S. KOHLER leased for Joseph Hoffart to Andrew Davey the double store at 926 Columbus av; for Caroline Otten to Abraham Bruder the store in 852 Columbus av; and for Bernhard Gerdes to Fannie Freed of 705 Amsterdam av the store in 705 Amsterdam av.

PETRO MADRONE leased the two 5-sty tenements at 436 and 438 East 117th st, through J. Bernstein, from Charles Laue. The lease is for 3 years at a rental that will aggregate about $10,000.

SAMUEL H. MARTIN leased the 4-sty dwelling, 125 West 67th st, for Eliza J. Arkenburgh to Katherine Walsh for 3 years.

THE CHARLES F. NOYES CO., leased the store and basement in 262 5th av for John B. Donchian to the Smith-Gray Clothes Shop store and basement in 2 Platt st to The Humite Co; store in 67 Gold st for John J. Burton to Samuel M. Leve and the store and basement in 839 and 841 Broadway for Roosevelt & Son to M. H. Finkelstein.

PEASE & ELLIMAN leased apartments in 829 Park av to E. M. Leask; in 144 East 56th st to E. S. Simons, and to Mrs. Alice Furman; in 104 East 40th st to C. W. Clark; in 40 East 62d st to W. J. Maloney; and in 157 East 81st st to S. E. Nicholson; the 5-sty American basement dwelling at 167 East 74th st for Howard Greenley to Lydig Hoyt; for Mrs. Ralph Sanger the 5-sty American basement dwelling at 131 East 69th st to Charles Edge; for Walter J. Donovan the store in 2146 Broadway to the Eagle Motor Cycle Co; apartments in 165 West 72d st to J. K. Paulding; in the "Severn" at 73d st and Broadway to J. T. Van Loan; and in the "Curlew" at 250 West 58th st to William Brown for Hans Letz, and for L. B. Rolston to Monroe Hayman the 2-sty garage, 20x100, at 332 West 70th st.

PEASE & SELLIMAN leased for Benjamin N. Menke to John J. O'Hare the new 2-sty garage to be erected on a plot 50x100 at the northwest corner of 64th st and Amsterdam av. The property will be used for a public garage.

S. OSGOOD PELL & CO. leased apartments at the northwest corner of Madison av and 47th st to J. B. G. Rinehart; in 38 Central Park South to R. L. Frank and in 375 Park av to T. C. Meadows; a loft in 20 East 46th st, to Groll and a store in the Ritz Chambers to the Vernon Castle Dance School.

PEPE & BRO. leased for Wm. H. Hilts two lofts in 80 and 82 West 3d st to Gerbereux, Duft & Kinder, of 214 Sullivan st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mrs. Russell Sage for 3 years the two 4-sty dwellings, each on lot 25x90, at 733 and 735 Madison av. The lessee is John W. Brett, who will renovate the buildings, installing stores on the ground floor and converting the upper portions into bachelor apartments.

THE M. ROSENTHAL CO. leased to Benjamin H. Marcus space in 11 West 25th st; to the Eagle Pleating Co. the 1st loft in 489 6th av; to the Parisian Novelty Co. the store in 24 East 125th st; 53 East 25th st and 352 4th av to the Hugo S. Adam Co., Inc., of 44 West 18th st; to Henry I. Cohen for Webster B. Mahie & Co. in 15 West 26th st and to the Irving Button Co. in 36 West 26th st.

RUBIN BROS., manufacturers of cloaks and suits at 50 West 18th st, have leased through Heil & Stern the 7th and 8th floors in the Revillon Building, 19 West 34th st, running through to 35th st, for 5 years at a total rental of about $60,000. This is the first clothing manufacturing concern to take space in this street and is indicative of the northward trend of the trade.

CHRIS. SCHIERLOH leased for Mary C. O'Brien, the parlor floor store in 1568 Broadway to the Royal Tonsorial Parlor Co.

THE LOUIS SCHLIEP FACTORY BUREAU leased the 2d loft in 257 West 27th st for Edward Jansen.

SHAW & CO. leased the following stores in West 125th st for the International Amusement and Realty Co., to John F. and James J. Kelly in 276 Lenox av for John J. Spowers to A. Heyer, and in 2417 1st av for the Tisch Estate to John Schatz.

SETON HENRY & DOUGLAS GIBBONS leased to Francis Coyle 25 East 29th st for the Pennsylvania Co., 322 East 19th st for Mrs. C. McKenna, and an apartment for John H. Williams in 123 East 54th st.

SETON HENRY & DOUGLAS GIBBONS leased an apartment in 123 East 53d st to Herman Behr.

SETON HENRY & DOUGLAS GIBBONS leased for Harry P. Robbins 113 East 54th st to Mrs. Laura B. Levering.

SHAW & CO. leased the dwellings at 146 West 122d st to Mrs. A. Puckhafer, 266 West 127th st to Mary McCullough, and 6 East 130th st to James D. V. Breen.

SLAWSON & HOBBS rented for Mrs. O. P. Hoe the 5-sty American basement dwelling at 144 West 86th st to H. J. Lesser.

SLAWSON AND HOBBS have rented for Mrs. Chas. S. Basch the 23-ft dwelling, 15 West 82d st, to Dr. R. E. Warren.

SLAWSON & HOBBS leased 35 West 72d st for Bella G. Bernheimer to Samuel H. Kissam, and 310 West 73d st for Henry Zuckerman to H. J. Wallace.

SOL STERN leased to the Chapin-Vossler Co. about 10,000 sq. ft. of space in the 12-sty building at 30 Irving pl; the rear store and

basement in 114 and 116 East 28th st to Carl Spring's Son, and space in the upper part of the same building to the Norwich Wire Basket Co., of 1123 Broadway; Bockmeyer & Burton; William Davis; John J. Beetson Co., of 114 East 28th st; Axel W. Nilsson and others; in 31 and 33 East 27th st the east store and basement to S. Briskman & Solomon, of 33 East 27th st, and space in the upper part of the same building to Karle Lithographic Co., of 31 East 27th st; Arthur S. Cohen; M. & A. Chudom; Colin S. Craig, of 31 East 27th st; Chapin & O'Donnell and Independent News Bureau; in the building at the southwest corner of 125th st and Madison av stores to R. H. Roda, I. Alschwang and S. Salamy.

J. G. WHITE leased for Horace S. Ely & Co. the store in 158 Chambers st to W. J. Lachner, of 107 West Broadway; for the Thomas Suffern estate four lofts in 154 Chambers st to J. M. Sherwood Co., of 168 Church st; the 3d loft in 143 Chambers st to M. E. Bernhardt, of 157 Chambers st; and for W. R. Keene space in 143 Chambers st to R. Heinisch's Sons Co., of 157 Chambers st; New York Iron & Steel Products Co., of 143 Chambers st, and Toplin Manufacturing Co., and in 2228 West Broadway, the 4th loft to Thomas & Davis.

WILLIAM H. WHITING & CO. leased the store and basement in 217 Fulton st to David Wolff, and the building at 213 Front st to Walter T. Smith, Inc., of 151 Fulton Market.

E. S. WILLARD & CO. leased the 6th floor at 52 William st to the Industrial Finance Corporation of 25 Broad st; offices at 68 William st to Henry A. Miller, of 2 Rector st; Lucille Pugh, of 76 William st; Joseph Pugh; George L. Robinson, of 76 William st, and De Witt H. Stern, of 46 Cedar st; and a store in the Fuller Building to the Adams Express Co.

BERNARD WURTENBERG leased lofts in 109 West 27th st to Silberman & Fischel; in 56 West 22d st to M. Felenstein & Bro., of 463 Broome st; in 54 West 22d st to the Nenner Skirt Co., of 16 Walker st; in 331 4th av to the Henhert Silk Co., of 29 West 17th st; in 22 West 32d st to Irving Finwelstein; in 54 West 22d st to the Fair Skirt Co., and in 35 East 42d st to the Fifth Avenue Stenographic Co., of 200 5th av.

Brooklyn.

CHARLES E. RICKERSON leased 116 Prospect pl, a 3-sty dwelling, for Mrs. Mary E. Hewitt to Alexander W. Waters, and 149 Sterling pl, a 3-sty dwelling, to Mrs. Hanna Wicklund.

HERBERT RUSSELL LUDDEN leased the 2d floor in 351 Jay st for Thomas J. Patterson Sons to A. P. Stillman for 3 years; the 1st floor at the corner of Johnson and Edwards sts for Charles W. Strobbeck to Weber & Wagner for 3 years; the basement at the southwest corner of York and Jay sts for the Purvis estate to Werner & Pfliederer for 3 years, and the 3d floor in 28 Morton st for the Brooklyn Factory & Power Co. to the New York Steel & Copper Plate Engraving Co. for one year.

Queens.

THE LEWIS H. MAY CO. leased at Rockaway Park for John W. Harding cottage on N. 10th av to Jos. Solomon; for Otto Hoffritz cottage on N. Columbus av to Sidney Krause; for R. W. Brodman cottage on S. 10th av to Sidney A. Guggenheimer. At Belle Harbor, for Sam Brown cottage on N. Winthrop av to Joseph Hurtig; for Wm. C. Ormond cottage on N. Montauk av to S. L. Malone; for Mrs. Lena Schwartz cottage on N. Brighton av to John A. Meehan.

THE LEWIS H. MAY CO. leased at Far Rockaway for Mata E. Cahn cottage on McNeil av to W. W. Strasser; for David Goodman, cottage on Healy av to Henry Phillips; for Joseph Cassidy, cottage at Simis Beach to S. Cohn; at Arverne, for Miss E. H. Barrett, cottage on Storm av to Mrs. J. Burchell; for Jennie S. Simon, cottage on Jerome av to A. Meyer; at Edgemere, for Rachel Rhinehart, cottage on Frank av, to Dr. Leo Buerger; for Chas. Seilitz, cottage on Neptune av to Jerome Foster.

HERBERT RUSSELL LUDDEN leased the water front property at the corner of Creek and 3d sts, Long Island City, for William P. Collins to the Indian Refining Co. for 3 years, and the 3d floor in the building in Dry Harbor road and the Long Island railroad, Glendale, for the Bishop Securities, Inc., to Walter J. Vogt for 2 years.

MISS HENRIETTA J. BRUNO rented the Gilroy cottage on Franklin av, Far Rockaway, to J. S. Baer.

Suburban.

ADAMS & KEELER rented at Ridgefield, Conn., to Senator George B. Agnew for Mrs. McDougal Hawkes her residence on Ridge av; also to Joseph Conron Mrs. S. E. Carpenter's place in West Mountain rd, and to Colonel L. D. Conley Dr. George G. Shelton's place, "West Lawn," on West Lane rd.

SETON HENRY & DOUGLAS GIBBONS leased for Mrs. Richmon Levering her residence at Amagansett, L. I., to Dr. Graver, of Pittsburgh, Pa.

ALFRED E. SCHERMERHORN leased at Southampton, for the season for Goodhue Livingston, trustee, "The Dolphins" to Frederick M. Davis; for B. Ogden Chisolm Mrs. Robert Waller's "Vyne Croft," in east side of 1st Neck lane on the lake, to Mrs. Robert L. Stevens; for Mrs. William Manice her cottage in the west side of 1st Neck lane to Mrs. E. M. Horne; for Mrs. Benjamin M. Baird her cottage in the west side of Main st to Miss Isabel Hauser; for Grenville T. Emmett his "Bonito" on the ocean to John W. Cross, and for Hubert H. Schrader his cottage on the west side of little Plains rd to Mrs. P. A. Valentine for the occupancy of her chauffeur.

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Murray Hill 1962 Spring 878

Henry Jansen Mrs. A. Voshage

FISH & MARVIN rented for the season the property of R. B. M. Cook on Comly av, Port Chester, to E. Voss.

JULIA BEVERLEY HIGGENS leased two cottages at Merrick, L. I., for E. C. Camman to Mrs. Frederic Chauncey and Anson Moran.

JULIA BEVERLEY HIGGENS leased for Miss Augusta Wood her place "Stonecrest," Mount Kisco, to Reginald Fincke, of New York; for Mrs. J. C. Hunt her place "Feather Farm" at Bedford Hills to George Cabot Ward, New York Park Commissioner, for the season.

KENNETH IVES & CO. leased at Ardsley Park-on-Hudson for Mrs. Daniel Bacon her house in Clifton pl to A. M. Stewart, and for Herbert S. Carpenter his residence on Langdon av to John Edwin Dietz.

PEASE & ELLIMAN leased for Richard T. Wainwright for the summer season his large brick Colonial house with several acres of land at Milton Point, Rye, known as "Homewood," to Charles Ewing, of Ewing & Chappell, architects of this city, and designers of the Architects' Building at Park av and 40th st; also leased for Herbert C. Lakin his country place of 10 acres in the Heathcote tract at Scarsdale, N. Y., to G. Fara Forni, Consul General of Italy to this country.

JOHN F. SCOTT leased at Woodmere, for Mrs. E. F. Hendrickson her house at the corner of Burton av and Crawford rd to A. Hamilton Campbell.

JOHN F. SCOTT rented for Mrs. James L. Livingston her house on Washington av, Lawrence, L. I., to Mrs. Prescott Slade.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 May 29 to June 4	1913 May 29 to June 5
Total No.	171	219
Assessed value	$13,837,904	$8,697,120
No. with consideration	21	22
Consideration	$1,331,800	$389,766
Assessed value	$1,332,000	$716,000
	Jan. 1 to June 4	Jan. 1 to June 5
Total No.	3,241	3,799
Assessed value	$211,960,941	$226,409,422
No. with consideration	340	539
Consideration	$13,199,531	$23,497,286
Assessed value	$14,065,171	$23,424,062

Mortgages.

	1914 May 29 to June 4	1913 May 29 to June 5
Total No.	83	144
Amount	$4,513,550	$2,470,736
To Banks & Ins. Cos.	16	26
Amount	$790,000	$677,000
No at 6%	32	63
Amount	$1,884,550	$640,180
No. at 5½%	3	2
Amount	$64,500	$80,000
No. at 5%	18	44
Amount	$492,500	$1,076,831
No. at 4½%	5	1
Amount	$1,510,000	$40,000
No at 4%	2	.....
Amount	$160,000	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	23	34
Amount	$402,000	$633,725
	Jan. 1 to June 4	Jan. 1 to June 5
Total No.	1,945	2,443
Amount	$58,290,041	$110,872,000
To Banks & Ins. Cos	455	642
Amount	$29,140,700	$68,549,100

Mortgage Extensions.

	May 29 to June 4	May 29 to June 5
Total No.	32	57
Amount	$1,428,000	$2,438,500
To Banks & Ins. Cos.	11	28
Amount	$788,000	$1,682,000
	Jan. 1 to June 4	Jan. 1 to June 5
Total No.	975	991
Amount	$51,740,835	$38,114,818
To Banks & Ins. Cos.	336	321
Amount	$34,892,450	$22,995,200

Building Permits.

	1914 June 1 to 5	1913 May 31 to June 6
New buildings	8	12
Cost	$571,000	$1,491,600
Alterations	$88,940	$224,098
	Jan. 1 to June 5	Jan. 1 to June 6
New buildings	229	322
Cost	$23,021,090	$28,506,960
Alterations	$6,338,801	$5,314,455

BRONX.

Conveyances.

	1914 May 29 to June 4	1913 May 29 to June 5
Total No.	146	151
No. with consideration	31	26
Consideration	$188,319	$199,555
	Jan. 1 to June 4	Jan. 1 to June 5
Total No.	2,690	2,848
No. with consideration	183	338
Consideration	$3,247,667	$3,174,111

Mortgages.

	1914 May 29 to June 4	1913 May 29 to June5
Total No.	85	110
Amount	$702,122	$1,134,069
To Banks & Ins. Cos.	15	11
Amount	$374,300	$132,500
No. at 6%	33	43
Amount	$252,350	$414,725
No. at 5½%	5	8
Amount	$28,000	$255,000
No. at 5%	21	21
Amount	$102,322	$255,300
Unusual rates	1	5
Amount	$2,700	$5,519
Interest not given	25	33
Amount	$316,750	$203,525
	Jan. 1 to June 4	Jan. 1 to June 5
Total No.	1,645	1,959
Amount	$15,221,156	$20,787,920
To Banks & Ins. Cos.	188	202
Amount	$4,068,401	$3,801,779

Mortgage Extensions.

	May 29 to June 4	May 29 to June5
Total No.	14	9
Amount	$541,250	$192,500
To Banks & Ins. Cos.	6	3
Amount	$314,000	$72,000
	Jan. 1 to June 4	Jan. 1 to June 5
Total No.	349	268
Amount	$7,542,950	$4,661,200
To Banks & Ins. Cos.	67	56
Amount	$2,228,900	$1,705,000

Building Permits.

	1914 May 29 to June 4	1913 May 29 to June 5
New buildings	8	29
Cost	$680,150	$841,500
Alterations	$19,150	$53,500
	Jan. 1 to June 4	Jan. 1 to June 5
New buildings	349	495
Cost	$7,930,242	$13,610,541
Alterations	$562,940	$481,720

BROOKLYN.

Conveyances.

	1914 May 28 to June 3	1913 May 28 to June 4
Total No.	582	548
No. with consideration	52	66
Consideration	$215,149	$289,118
	Jan. 1 to June 3	Jan. 1 to June 4
Total No.	10,117	10,696
No. with consideration	1.066	894
Consideration	$7,040,233	$5,681,124

Mortgages.

	1914 May 28 to June 3	1913 May 28 to June 4
Total No.	379	476
Amount	$1,856,276	$2,652,862
To Banks & Ins. Cos.	82	127
Amount	$566,950	$684,853
No. at 6%	196	266
Amount	$767,958	$1,604,603
No. at 5½%	80	98
Amount	$637,150	$437,891
No. at 5%	84	90
Amount	$386,750	$524,550
Unusual rates	2	4
Amount	$7,200	$29,700
Interest not given	17	18
Amount	$57.218	$56,118
	Jan. 1 to June 3	Jan 1 to June 4
Total No.	7,104	7,767
Amount	$29,825,995	$31,848,220
To Banks & Ins. Cos.	1,463	1,883
Amount	$11,540,314	$12,278,696

Building Permits.

	1914 May 28 to June 3	1913 May 29 to June 5
New buildings	108	68
Cost	$1,229,200	$136,058
Alterations	$12,728	$70,805
	Jan. 1 to June 3	Jan. 1 to June 5
New buildings	2,114	1,683
Cost	$21,427,860	$14,175,992
Alterations	$1,304,787	$1,722,605

QUEENS.

Building Permits.

	1914 May 28 to June 3	1913 May 29 to June 5
New buildings	144	57
Cost	$679,250	$166,625
Alterations	$16.169	$23,450
	Jan. 1 to June 3	Jan. 1 to June 5
New buildings	2,044	2,091
Cost	$9,240,522	$6,953,473
Alterations	$501,042	$540,463

RICHMOND.

Building Permits.

	1914 May 28 to June 3	1913 May 28 to June 5
New buildings	33	32
Cost	$25,342	$49,750
Alterations	$6,205	$5,785
	Jan. 1 to June 3	Jan. 1 to June 5
New buildings	503	467
Cost	$776,451	$835,996
Alterations	$109,291	$111,183

REAL ESTATE NOTES.

UNGER & WATSON have been appointed agents for 255 East 61st st and 1163 2d av.

HARVEY UNDERHILL is the buyer of the 5-sty apartment house 438 West 37th st, sold recently by Theodore Yankauer.

MORTGAGE ASSOCIATES, INC., is the purchaser of 239 7th av, sold recently for the Coleman Construction Co. by M. & L. Hess.

LOUIS ROTH is the buyer of 983 Lexington av, sold recently by Harry E. Zittel for the estate of Frederick Beinhauer.

GOODALE, PERRY & DWIGHT have been appointed agents for 32 West 22d st, a 6-sty business building.

FORMER BONDHOLDERS of the Westchester Townsite Co, have ordered the sale of 127 building lots and two dwellings, at absolute auction, on the premises, to-day.

JOHN M. DICKINSON is the buyer of the Murray Hill dwelling, at 127 East 36th st, sold recently by the estate of Samuel Sloan through Pease & Elliman.

C. S. McCLELLAN & CO. have opened an office at 1st st and Corlies av, Pelham, N. Y., where they will conduct a general real estate business.

BOLTON HALL is in St. Luke's Hospital with a broken shoulder blade, sustained in a fall from a bicycle at his country place at Berkeley Heights, N. J.

CHARLES S. KOHLER was the broker in the recent sale of the West End Church House, 166 West 105th st, a 3-sty dwelling, for the West End Presbyterian Church to Charles C. McMann.

PEASE & ELLIMAN have been appointed agents for the tenements and stores at the northwest corner of 7th av and 30th st by Mrs. Harriet L. Deming, and for 116 East 76th st by the 75th St. Co. East.

WARREN S. BURT, a Manhattan lawyer, purchased at foreclosure for $3,900, the Shinnecock Democratic Club property on Broadway, Flushing. It is a 3-sty building on a plot 125x124.

JOSEPH PATERNO purchased the dwelling at 885 West End av, sold recently by A. E. Sterns. The property was bought to protect the light of the Mentone apartments, on the 104th st corner.

CHARLES SHONGOOD, by order of the United States District Court, will sell on the premises today at 2 p. m., the Hollywood Hotel, completely furnished and equipped, also 8 furnished cottages and 150 plots of land at Hollywood, near Long Branch, N. J.

TITLE was passed yesterday by the John T. Brooks Co., to Leo Feist, to the property at 219 and 221 West 46th st, a 3-sty modern building, occupied by Remick & Co., adjoining the Globe Theatre on the west. The transfer was made subject to a mortgage for $110,000.

HENRY MORGENTHAU CO. closed the recently reported exchange with William F. Burns, involving the Columbus, at Broadway and 157th st, for which Burns gives the Glenham, at 2626 Broadway, and the Elbe, at the northeast corner of Riverside Drive and 143d st. Arnold, Byrne & Bauman were the brokers.

MRS. GUSTAVIA A. SENFF and Frederick W. Senff have taken title from Elijah George, as trustee, to the 4-sty dwelling at 302 Madison av, adjoining Mrs. Senff's former residence at the northwest corner of 41st st. The buyers now control a plot 49.6x74.

EDWARD R. HOLDEN, JR., of the New York Suburban Realty Co., has instituted a system of listing real estate which embraces all the communities within New York's suburban zone. Brokers in New York who do not handle suburban realty are privileged to make use of the system.

COLONY CLUB took title on Thursday from M. Orme Wilson and others, as executors of Richard T. Wilson, to the northwest corner of Park av and 62d st, 100.5x100, where its new home will be built. The consideration was $400,000. The club gave back to Mr. Wilson a mortgage of $280,000 for one year from June 3.

WHITLEY P. WESTERVELT has obtained for Moe Levy a permanent loan of $225,000 at 5% interest for 6 years on "the Flat Iron Building" located at 112-126 Walker st, running through to 224-230 Canal st, being entire block bounded by Centre, Canal, Walker and Harry Howard Square, on which there are three loft buildings.

C. LEDYARD BLAIR and John B. Dennis, of the firm of Blair & Co., have purchased a tract of about 10,000 acres of farm land near Kingsport, Tenn., for the purpose of establishing a mammoth dairy and cattle ranch. The land was purchased from George L. Carter for about $1,500,000, and the Kingsport Farms, Inc., has been organized to take over the property.

WEST SIDE CONSTRUCTION CO. took in part payment for the Placid Hall apartments at Riverside drive and 151st st, the plot 100x150 at the south corner of the drive and 149th st. David Stewart was the broker. The plot will be improved with 12-sty apartments for six families on each floor, from plans by G. F. Pelham.

CALUMET CLUB at its meeting Wednesday night, voted to purchase the former Harry B. Hollins residence at 12-14 West 56th st, for a new club-house. The club recently obtained, through Pease & Elliman, an option to purchase that property for a reported price of $250,000. The details of this transaction were given in last Saturday's Record and Guide.

SCHWAB & CO. negotiated the deal, recorded Friday, involving the building on plot 33x100 at the northeast corner of Tremont and Webster avs, sold by the Webster-Tremont Building Co. to John C. Heintz and Jacob Siegel, of the John Eichler Brewing Co. The buyers gave in exchange the plot 82x100 at the southwest corner of Brook av and 169th st, which will be improved with two 5-sty apartment houses.

GEORGE C. TILYOU, proprietor of Steeplechase Park, Coney Island, has sold the 6-sty apartment house at 235 and 237 West 108th st, on plot 75x100, and a cottage at Red Bank, N. J., fronting the Shrewsbury River, to Harry Schwitzer, who gave in part payment about 15 acres at Great Neck, with a 25-ft right of way on Manhasset Bay. M. F. Sternberger, of the Gross & Gross Co., and E. E. Howard were the brokers.

LISTING BLANKS.—The current issue of the National Real Estate Journal contains a six-page article by Mr. L. D. Woodworth of the Garfield Real Estate Company, Rochester, on "Listing Blanks." After a general consideration

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of the value, use and necessity of written listings, the report considers the separate clauses that are necessary to a complete blank, fair to both owner and broker and which covers the essential details of a broker's employment, thus avoiding misunderstandings that frequently arise when the contract is verbal and a matter of memory only.

THE REAL ESTATE Board is co-operating with the Safety First Society of which Mr. Ogden L. Mills is president, and will, as a preliminary step, lend its aid in securing from such owners as are willing to loan them, vacant lots throughout the city to be used as public play grounds for the children who would otherwise have to use the streets. Some time ago the Board took this matter up and appointed this Committee to work with the Safety First Society: Lawrence B. Elliman, chairman, Albert B. Ashforth and Frederick D. Kalley. This committee met on Thursday with a committee of the Safety First Society and went over the preliminaries for a vigorous campaign for "vacant lots for playgrounds" and the Board is taking this matter up with its members. Police Commissioner Woods, who is also interested in the play ground scheme, has been notified of the Board's plan for co-operation.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ELLEN DOLLARD—314 East 41st st, $8,800.

CAROLINE BEATUS.—306 E. 50th st, $10,000.

JAMES MEEHAN.—1000 Park av, $66,000; 1002 Park av, $47,500; 63 East 84th st, $23,000.

NATHAN WISE.—122 West 118th st, $22,000; 42 West 87th st, $41,000, 849 St. Nicholas av, $79,000; 853 St. Nicholas av, $74,000; 402 West 153d st, $79,700; 625 Broadway, $345,000; plot on west side of Nelson av, Bronx, 25x168, aht 200 ft south of 169th st, $1,850; plot on north side of Nagle av, 100x350, aht 130 ft west of Arden st, $32,000; lot on east side of Broadway, 24x60, abt 125 ft north of 231st st, $3,000;

OBITUARY

CHARLES D. HOLMES, twenty-two years, an insurance agent of 257 West 90th st, died on Thursday night in the Hudson St. Hospital. The young man was taken ill in his office, 123 William st, soon after returning from dinner.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Interest in the auction market this week was confined largely to large lot offerings, the two important properties sold to the highest bidder having been the Pearsall estate tract in The Bronx, and a tract at Neponsit, Long Island. The former property was sold by Joseph P. Day and J. Clarence Davies, two days being consumed in disposing of the 420 lots. The bidding was without spirit, except at times, the buyers seeming to feel that by holding back bargains could be obtained. It is pertinent to compare the Pearsall estate sale with the Morris Park offering of a year ago, inasmuch as the tracts adjoin and are governed by the same transit conditions, both present and prospective.

In the case of the Morris Park sale, which started Decoration Day, 1913, an average price of about $1,200 a lot was obtained for the 3,089 lots. This price was considered remarkable when the size of the offering was taken into account, as well as the general apathetic condition of the realty market in The Bronx. This week's sale averaged about $990 a lot, or about one-sixth less than obtained a year ago. The auctioneers announced at the sale that the property cost the selling interests, with taxes, assessments and improvements, an average of about $1,700 a lot; consequently those who disposed of the property took a generous loss on their investment. Still it must be remembered that the present purchasers will have to expend large sums of money before their holdings are thoroughly improved.

In the majority of cases only a small percentage of the purchase price was paid at the time of sale, the result being that a generous mortgage will stand against the property for some years to come. New street improvements, including paving, grading, guttering, sidewalks, gas, water and sewers, will have to be installed, all of which will have to be borne by the realty owners; so before their purchases are finished products a considerable additional outlay will have to be made.

There is no doubt in the minds of those who have made realty conditions in The Bronx a study that values will rise, and that in the course of a few years the present prices will appear cheap. But the long, tedious period of waiting must be taken into account. The real solution of the situation now lies in the hands of the new owners. Should a building movement be started, and homes and apartment houses be erected on the property, the increment would increase rapidly and ready profits be obtained. On the other hand, if the auction buyers simply remain dormant, and make no effort to improve their properties, the expense account will mount up and a longer time will have to elapse before a profit can be obtained.

The sale of the 145 seashore lots at Neponsit on Decoration Day by the Jere Johnson, Jr., Company reached a total of $65,080, or an average of approximately $450 a lot. The sale also included three cottages, which were sold for $6,900, $6,500 and $4,500, respectively. When the auctioneer commenced the sale about 750 people faced the stand. Most of the buyers took two or more lots.

For the coming week, the most important sale will concern 600 lots, known as the Stewart McDougall property in Borough Park, Brooklyn, to be offered, today, on the premises by Bryan L. Kennelly.

At the Manhattan and Bronx Exchange Salesrooms, the various auctioneers will offer a number of properties, with tenements and dwelling particularly conspicuous. The more important properties to be sold are loft buildings in Lispenard and Lewis streets by Joseph P. Day, and in East 17th street by Henry Brady.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 5, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Bleecker st, 305-7, es, 80.3 s Grove, 26.10 x75, 2-2-sty bk tnts & strs; due, $12,619.72; T&c, $815; withdrawn.

Lewis st, 63, ws, 100 s Rivington, 25x100, 5-sty bk tnt & strs; due $25,158.87; T&c, 372.95; Mildred Ehrman. 26,000

21ST st, 137 E (*), ns, 210.6 w 3 av, 20.6 x98.9, 5-sty stn dwg; due, $3,315.89; T&c, $1,700; sub to mtg $29,000; Eliz Kelly. 29,957

24TH st, 223 W, ns, 283.4 w 7 av, 16.8x 80, 4-sty & b bk dwg; due, $2,146.85; T&c, $283.50; sub to 1st mtg $11,000; to be re-advertised for June19.

39TH st, 242 W (*), ss, 363.1 e 8 av, 17.1x 98.9, 4-sty bk tnt; due, $4,606.92; T&c, $250.80; sub to pr mtg $18,000; Louis Bernstein et al, exrs. 22,000

101ST st, 209-11 W (*), ns, 100 e Bway, 54.9x100.11, 7-sty bk tnt; due, $14,642.54; T&c, $979; sub to 1st mtg of $78,000; Aug Ruff et al. 93,025

118TH st, 320 E (*), ss, 275 e 2 av, 25x 100.11, 5-sty stn tnt; due, $18,277.98; T&c, $722.30; Wilson M Powell, trste. 16,000

122D st, 506-8 W (*), ss, 150 w Ams av, runs s95.11xw25xn5xw25xn90.11xe50 to beg, 6-sty bk tnt; due, $68,252.61; T&c, $2,743.42; sub to tax lien $7,298.56; N Y Life Ins & Trust Co, sub trste. 56,000

131ST st, 64 W (*), ss, 185.4 e Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, $8,754.92; T&c, $411.75; Matthew McNamara. 8,500

135TH st W, ss, 175 e Lenox av, 50x 99.11, pt 1-sty fr shed & 2-sty bk church; adj sine die.

144TH st, 421 W (*), ns, 155 e Convent av, 20x99.11, 4-sty & b bk dwg; Action 1; due, $16,931.58; T&c, $484.07; Germania Life Ins Co. 17,000

144TH st, 423 W (*), ns, 136 e Convent av, 19x99.11, 4-sty & b bk dwg; due, $16,416.90; T&c, $497.57; Germania Life Ins Co. 16,500

BRYAN L. KENNELLY.

100TH st, 403 E (*), ns, 50 e 1 av, 50x 63.5, 6-sty bk tnt & strs; due, $28,972.54; T&c, $926.40; Anna C F Schwartz. 30,000

136TH st, 170-2 W (*), ss, 75 e 7 av, 25x 99.11, 6-sty bk tnt; due, $52,923.88; T&c, $2,097.25; Walter S Gurnee et al. 50,000

SAMUEL MARX.

Morningside av, 16 (*), es, 56.5 s 116th, 53.10x68.3x47.8x93.3, 6-sty bk tnt; due, $62,855.32; T&c, $2,730; Carl Fischer. 55,000

HERBERT A. SHERMAN.

72D st, 14 E, ss, 241 e 5 av, 27x102.2, 5-sty stn dwg, 4-sty ext; adj sine die.

JACOB H. MAYERS.

7TH av, 424, ws, 41.2 n 33d, runs w61.2xn 13.6xw8.8xn5.9xe69.10xs19.3, 4-sty stn tnt & str; adj June 23.

Total	$419,982
Corresponding week 1913	183,948
Jan. 1, 1914, to date	16,434,097
Corresponding period 1913	21,782,056

Bronx.

The following are the sales that have taken place during the week ending June 5, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

(Sale on property and at 14 & 16 Vesey st of 420 lots of the Pearsall Estate.)

Hering av, ws, 89.11 s Lydig av, 50x100; Jos McDonough. 1,150
Hering av, ws, 139.11 s Lydig av, 50x100; Evan S Young. 1,100
Hering av, ws, 175 s Neil av, 50x100; Saml Borowitz. 1,150
Hering av, ws, 150 n Neil av, 25x100; Wm J Kuhmann. 550
Hering av, ws, 100 n Neil av, 50x100; Chas Lairz. 1,200
Hering av, es, 425 s Neil av, 25x99.11x 25.1x101.11; Sam Nilsen. 500
Hering av, es, 475 s Neil av, 19x96.10x 15.5x97.11; Wm Robinson. 400
Hering av, ws, 100 s Pelham Pkway S, 25x100; Jas Reolig. 1,025
Hering av, ws, 125 s Pelham Pkway S, 25x100; Emil Olsen. 850
Hering av, ws, 150 s Pelham Pkway S, 25x100; Jno J Morris. 800
Hering av, ws, 175 s Pelham Pkway S, 50x100; Kate Kennedy. 1,500
Hering av, ws, 125 n Lydig av, 25x100; Bertha Haute. 750
Hering av, ws, 100 n Lydig av, 25x100; Zelek Elson. 775
Hering av, es, 100 n Neil av, 25x100; H Lesterman. 650
Hering av, es ,125 n Neil av, 25x100; Henry Clews. 625
Hering av, es, 150 n Neil av, 25x100; Henry Clews. 625
Hering av, es, 138.1 s Lydig av, 25x100; Henry Clews. 600
Hering av, es, 100 n Lydig av, 100x112.6; Dudley T Fowler. 2,900
Hering av, es, 150 s Pelham Pkway S, 25x112.6; Harry Tuchen. 800
Hering av, es, 100 s Pelham Pkway S, 50 x112.6; Sarah Rourke. 1,850
Hering av, ws, 450 s Neil av, 46.3x100; G Buhr. 1,200
Hering av, ws, 400 s Neil av, 50x100; Andrew Lauder. 1,150
Hering av, ws, 350 s Neil av, 50x100; Matthew J McQuillan. 1,150
Hering av, ws, 325 s Neil av, 25x100; Paul Majna. 575
Hering av, ws, 300 s Neil av, 25x100; Edw Schaeffer. 575
Hering av, ws, 275 s Neil av, 25x100; M Gluckenhaus. 550
Hering av, ws, 225 s Neil av, 50x100; Michael Rourke. 1,150
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Yates av, es, 475 s Neil av, 28.9x100.1x 24.11x100; Max Zaritzky. 900
Yates av, ws, 275 s Pelham Pkway S, 50 x103.1x50.2x100; W P Todd. 1,650
Yates av, ws, 100 s Pelham Pkway S, 25 x125x25.2x121.11; Jasper H Field. 1,500
Yates av, ws, 125 s Pelham Pkway S, 100 x121.11x100.7x109.4; M J Ryan. 4,000
Yates av, ws, 225 s Pelham Pkway S, 50 x109.4x50.3x103.1; Danl J Harrington. 1,800
Yates av, es, 100 n Lydig av, 25x100; Henry Polettner. 800
Yates av, es, 125 n Lydig av, 50x100; S Meryash. 1,550
Yates av, es, 175 s Pelham Pkway S, 25 x100; Fanny Gladstone. 775
Yates av, es, 150 s Pelham Pkway S, 25 x100; J La Mendola. 875
Yates av, es, 100 s Pelham Pkway S, 50 x100; H Gulbenham. 1,775
Yates av, es, 150 n Neil av, 50x100; E R Henderson. 1,200
Yates av, es, 200 n Neil av, 25x100; Max Schleissner. 575
Yates av, es, 225 n Neil av, 25x100; Susan M N Terrizzi. 575
Yates av, es, 150 s Lydig av, 50x100; L I Holtzoff. 1,250
Yates av, es, 125 s Lydig av, 25x100; Louis Bodder. 700
Yates av, ws, 125 s Lydig av, 100x100; Robt Ingram. 2,800
Yates av, ws, 225 s Lydig av, 125x100; Emil Fleischl & Son. 4,000
Yates av, ws, 475 s Neil av, 30.11x100x 34.9x100; Michael J McCormack. 650
Yates av, ws, 425 s Neil av, 50x100; Michael J McCormack. 1,050
Yates av, ws, 325 s Neil av, 100x100; W R Knobloch. 2,100
Yates av, ws, 225 s Neil av, 50x100; Martin Wetzel. 1,050
Yates av, ws, 150 s Neil av, 50x100; Isaac Antler. 1,050
Yates av, ws, 100 s Neil av, 50x100; Jas Dillon. 1,050
Yates av, es, 100 s Neil av, 50x100; S L Pinner. 1,300
Yates av, es, 150 s Neil av, 50x100; Pompeo Pante. 1,250
Yates av, es, 200 s Neil av, 50x100; Martin Wetzel. 1,250
Yates av, es, 250 s Neil av, 25x100; Saml Weber. 600
Yates av, es, 275 s Neil av, 50x100; Jno Haut. 1,000
Yates av, es, 325 s Neil av, 50x100; Cord Havecker. 1,000
Yates av, es, 375 s Neil av, 50x100; Jos Perina. 1,100
Yates av, es, 425 s Neil av, 50x100; Manasa Greenberg. 1,150

JOSEPH P. DAY.

Arthur av, 2375-7 (*), ws, 164.8 s 187th, 50x124, 1-sty bk theatre & 2-sty fr dwg & str; due, $13,962.26; T&c, $218.97; Jno Bussing Jr et al. 8,000
Sedgwick av, es, 289.7 n 183d, 40.11x 120.9x40.8x126.3, 3-sty fr dwg; due, $4,436; T&c, $1,120.61; sub to 1st mtg $11,500; Chas F Uhl. 13,250

BRYAN L. KENNELLY.

170TH st E, sec College av, see Teller av, sec 170.
College av, es, 100 s 171st, see Teller av, sec 170.
College av, es, 25 n 171st, see Teller av, sec 170.
Teller av (*), sec 170th, 104.10x29.7x111.6 x18.11; also COLLEGE AV, es, 25 n 171st, 25x100; also COLLEGE AV, es, 100 s 171st, 25x125, vacant; due, $4,429.48; T&c, $730.45; Blanche Wesselman. 1,800

CHAS. A. BERRIAN.

Coster st, 646 (*), es, 300 s Spofford av, 20x100, 2-sty bk dwg; due, $6,561.81; T&c, $287.67; Otto F Struse et al, exrs. 4,500
Home st, nec Hoe av, see Hoe av, 1200.
Home st, 975 (*), ns, 40.3 e Hoe av, 45.4x 99.6x45x104.8; due $2,768.93; T&c, $485; Margt Knox. 36,500
Hoe av, 1200-2 (*), nec Home, 109.3x40x 104.8x40.3, 5-sty bk tnt; due, $4,360.74; T &c, $540; Margt Knox. 40,500

GEORGE PRICE.

Coster st, 648 (*), es, 280 s Spofford av, 20x100, 2-sty & bk dwg; due, $6,560.30; T& c, $287.67; Grace Porter & ano. 4,500
Southern blvd, 1501-3 (*), ws, 375 n Jennings, 37.6x100, 5-sty bk tnt & strs; due, $5,258.55; T&c, $290; Anna M Jones. 35,150

M. MORGENTHAU JR. CO.

175TH st, 486 E (*), ss, 66.1 e Washington av, 18.8x103.10x18.8x103.9, 2-sty fr dwg; due, $5,012.24; T&c, $166.03; American Savgs Bank. 6,012

HENRY BRADY.

176TH st, 507 on map 509 E (*), ns, 97.6 w 3 av, 20x72, 2-sty fr dwg; due, $1,-812.21; T&c, $45,936; Fredk Tanson. 3,050

SAMUEL GOLDSTICKER.

Belmont av, 2454, nwc 188th, 45x87.5, vacant; due, $4,121.79; T&c, $604.68; G Carozza. 5,150

Total	$569,460
Corresponding week 1913	728,713
Jan. 1, 1913, to date	3,011,166
Corresponding period 1913	3,580,526

Brooklyn.

The following are the sales that have taken place during the week ending June 3, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM H. SMITH.

CRESCENT ST (*), ws, 246.8 n Fulton, 20x105; Gustav A Freitsche. 750.00
SMITH ST, es, 80 s Huntington, 20x 75; Ellen O'Conner 2,450.00
STERLING PL, ns, 100 w Saratoga av, 175x110.1; adj June 16. —
59TH ST, ns, 200 w 6 av, 20x100.2; withdrawn —
AV U, ns, 40 e E 4th, 20x100; withdrawn —
BLAKE AV, swc Stone av, 50x100; Jas J Long 11,750.00
FORT HAMILTON PKWAY, ss, 250 e Chester av, 50x201.10 to Minna x50x 201.10; also LOTS 86 & 103 map of lands of heirs of Geo Martense, Town of Flatbush; David Druss. 6,300.00
FOSTER AV, nwc E 25th, 82.6x43.9; Friederike Rehder 31,250.00
MILLER AV, ws, 109.5 n Atlantic av, 50x100; Morris Ladin 7,500.00
MYRTLE AV (*), ns, 150 w Sumner av, 41.6x100; Freda W Fraengel 8,500.00
THATFORD AV (*), ws, 50 s Belmont av, 25x100; Minnie Hoffmann 7,500.00
TILDEN AV (*), ss, 450 w Lott, 50x 150; Christina Roeder 5,350.00
5TH AV, sec 72d, 20.7x104.6; withdrawn —
13TH AV (*), ws, 55 n 37th, 51x80; Michl Harrigan 6,200.00

WILLIAM P. RAE.

CONOVER ST, sws, 84 s Walcott, 16x 100; withdrawn —
BAY 19TH ST (*), nws, 179.1 sw Bath av, 18.1x70.3; Lawyers Title Ins & Trust Co 3,000.00
ATLANTIC AV, ns, 267.2 e Troy av, 16.8x99; People of the State of N Y 5,000.00
ATLANTIC AV (*), ns, 267.11 e Schenectady av, 26.9x99.1; Wm M Allison. 2,550.00
CARLTON AV, es, 527.3 s Park av, 25x 100; People of the State of N Y 2,000.00
ROGERS AV, ws, 101 n St Johns pl, 26.9x100; Jas J Cozine 5,750.00
5TH AV, es, 82.8 s 74th, 20.8x87.2; Jno E Sullivan, def 11,830.00

NATHANIEL SHUTER.

CLEVELAND ST (*), ws, 205 n Stanley av, 40x100; Kathryn L Alvenus 25.00
N ELLIOTT PL, ws, 183.5 n Myrtle av, 20x100; E A Driscoll 4,900.00
FULTON ST (*), ss, 20 e New York av, 60x80; Geo Sleicher 22,500.00
SKIDMORE'S LA (*), nws, intersec nes main rd leading to Canarsie Landing, runs nw60.9xne119.10xse60.9xsw119.10 to beg; Nicholas F Tietjen 3,000.00
SKILLMAN ST (*), es, 148.11 s Park av, 16.8x100; David Lippmann 2,000.00
38TH ST (*), nes, 38.10 se New Utrecht av, 20x90; Wm Dunker et al 2,500.00
6TH AV (*), es, 32.8 s 53d, 45x100; Aetna Accident & Liability Co. 25,500.00

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Auction Sales, Brooklyn—Continued.

LOTS 767-8, map of 1,197 lots situated in Town of Flathush & New Utrecht, Kings Co, belonging to Wm Ziegler; Urban Securities Co 2,000.00

CHAS. SHONGOOD.

E 26TH ST, es, 110 n Av D, 20x100; A B Roberts 4,500.00

JAMES L. BRUMLEY.

FULTON ST (*), ns, 23.9 w Warwick, 20x91.3; Franziska Haer 7,250.00

HERKIMER ST (*), ss, 23 w Havens pl, 69x144x irreg; also SNEDIKER AV, es, 200 n Liberty av, 150x100; also FOSTER AV, wc E 93, 303.6x100; Herbert C Smith 156,750.00

MINNA ST (*), ss, 300 w Chester av, 100x100; Elliott J Creighton..... 2,500.00

4TH ST, 478, sws, 337.10 se 7 av, 33.4 x100; also 4TH ST, 482, sws, 371.2 se 7 av, 33.4x100; Hanover Mtg Co....51,400.00

41ST ST, sws, 62.11 se 11 av, 20x80.2; Ramon G Cadiz, def 4,125.00

RUGBY RD, 80 (*), swc Church av, 71.8 x100x37.1x105.9; Jesse Watson.....12,000.00

CHAUNCEY REAL ESTATE CO.

LOT 518, sectional map 4, Village of Fort Hamilton; also 85TH ST, nes, 100 se 22 av, 60x100; also 86TH ST, sws, intersec nws Bay 41st, 58x100; also BAY 41ST ST, nws, 100 sw 86th, 100x96.8; also BAY 41ST ST, nws, 200 sw 86th, 96.8x80; Fredk H Graham..14,100.00

Money Well Spent

Every day in Brooklyn some already-built apartment house is made modern and convenient by the installation of electric light.

The owners of these buildings realize that the public is educated to the many advantages of electric service. They are quick to grasp not only the fact that vacant apartments rent quicker when electrically equipped, but also that tenants are willing to pay more for an electric-lighted apartment than for any other.

The money spent, then, to make the necessary installation is really not an expense, but an investment that pays large returns.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

General Offices

360 Pearl Street

Telephone, 8000 Main

ISAAC MARSHALL.

ATLANTIC AV, ss, 150 w Saratoga av, 100x100; Ida Hanbler 48,600.00

Total $481,330.00
Corresponding week 1913..... 263,391

VOLUNTARY AUCTION SALES.

Manhattan.

JUNE 10.

BRYAN L. KENNELLY.

165TH ST, 471 W, ns, 200 e Ams av, 25x69.7x 25.3x73.3, 3-sty fr dwg.

Brooklyn.

BRYAN L. KENNELLY.

JUNE 6.

600 LOTS on 44 st, New Utrecht av, Ft Hamilton pkway, S 9 & 10 avs & 41, 43, 44, 45, 46 & 47 sts at 1 p m on premises.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

JUNE 6.

No Legal Sales advertised for this day.

JUNE 8.

LEWIS ST, 102, es, 75 n Stanton, 21x100, 6-sty bk loft & str bldg & 6-sty bk rear loft bldg; J Frederic Kernochan—Fannie Rosenblum et al; Henry F Miller (A), 44 Pine; Isaac S Heller (R); due, $19,139.49; T&c, $763.08; mtg recorded Feb29'04; Joseph P Day.

LISPENARD ST, 13-15, ns, 125.11 e West Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; Geo E Chisholm et al exrs—Henry W Ellison et al; Middleton S Borland (A), 46 Cedar; Earl W Webb (R); due, $41,290.25; T&c, $1,838.50; Joseph P Day.

96TH ST, 524 W, ss, 266.8 w West End av, 41.8 x100.8, 6-sty bk tnt; Dora Schliffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, $39,912.38; T&c, $1,425; Joseph P Day.

135TH ST, 209 W, ns, 175 w 7 av, 25x99.11, 5-sty bk tnt; Equitable Life Assur Soc of the U S—New York Real Estate Security Co et al; Action 1; Alexander & Green (A), 165 Bway; Sheridan S Norton (R); due, $19,199.13; T&c, $231.75; J H Mayers.

135TH ST, 211 W, ns, 200 w 7 av, 25x99.11, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $19,203.25; T&c, $249.57; J H Mayers.

135TH ST, 213 W, ns, 225 w 7 av, 25x99.11, 5-sty bk tnt; same—same; Action 3; same (A); same (R); due, $19,201.08; T&c, $249.57; J H Mayers.

JUNE 9.

AMSTERDAM AV, 1930, ws, 50 s 156th, 25x100, 3-sty bk tnt & strs & 1-sty ext; Metropolitan Savgs Bank—Margt R Mulvany et al; A S & W Hutchins (A), 84 William; Jas G Wallace, Jr (R); due, $14,429.47; T&c, $741.99; mtg recorded Apr21'13; Joseph P Day.

28TH ST, 162 W, see 7 av, 311-15.

34TH ST, 158 E, ss, 132.10 w 3 av, 23.8x98.9x 9.11x99.7, 4-sty stn tnt & str; Ludin Realty Co—Jas Corkrey et al; Deyo & Bauerdorf (A), 111 Broadway; Nathan Burkan (R); due, $6,065.30; T&c, $1,081.60; mtg recorded Dec12'11; Joseph P Day.

37TH ST, 162 East, ss, 80 w 3 av, 20x69.3, 4-sty & b stn dwg; Guaranty Trust Co of N Y—Naunie J Faulkner et al; Gillespie & O'Connor (A), 20 Vesey; Melvin H Dalberg (R); due, $21,426.99; T&c, $397.27; Joseph P Day.

134TH ST, 45 E, ns, 340 w Park av, 25x99.11, 5-sty bk tnt; Chas T Dotter—Sarah McCormick et al; Davison & Underhill (A), 50 Court; Jos E Davidson (R); due, $15,423.33; T&c, $960; mtg recorded Feb4'95; Samuel Marx.

158TH ST, 644 W, ss, 768.10 w Broadway, 18.8x 100, 3-sty & b bk dwg; Edw C Osborn—Huntington W Merchant et al; Thompson, Freedman & Cooke (A), 2 Wall; Roger Sherman (R); due, $3,043.65; T&c, $394.45; sub to pr mtg $10,000; Herbert A Sherman.

180TH ST, 502 W, ss, 100 w Ams av, 37.6x100, 5-sty bk tnt; Margt S Brandreth et al, exrs & trstes—Hayman Wallach et al; Action 1; Granville Whittlesey (A), 25 Broad; Maurice S Cohen (R); due, $31,544.70; T&c, $1,611.80; L J Phillips & Co.

180TH ST, 504-6 W, ss, 137.6 w Ams av, 37.6x 100, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $35,536.34; T&c, $1,611.80; Bryan L Kennelly.

7TH AV, 311-5, sec 28th (No 162), 78.1x56.11x 78.2x57.7, 3-5-sty stn tnts & strs; Max M Warburg—Twenty-Eighth St & Seventh Av Realty Co et al; Stroock & Stroock (A), 30 Broad; Chas S Fettratch (R); due, $105,792.06; T&c, $2,626.86; Bryan L Kennelly.

JUNE 10.

13TH ST, 325 W, ns, 325 w 8 av, 25x103.1, 4-sty bk tnt & 2-sty bk rear stable; Chas W Van Pelt—Gertrude Mundy et al; Waldo & Ball (A), 290 Bway; Chas J Leslie (R); partition; Joseph P Day.

34TH ST, 508 W, ss, 125 w 10 av, 20x98.9, 4-sty bk tnt; Chas J Toner—Thos F Toner et al; Peter Eagan (A), 309 Bway; Percival H Gregory (R); partition; Joseph P Day.

63D ST, 147 W, ns, 367.3 e Ams av, 18.6x 100.5, 4-sty & b bk dwg; Amy A C Montague —Patk J Cosgrove et al; Gilbert H Montague (A), 40 Wall; Lawrence S Greenbaum (R); due, $2,624.87; T&c, $290.55; sub to pr mtg $14,500; L J Phillips & Co.

JUNE 11.

37TH ST, 15 W, ns, 320 w 5 av, 25x98.9, 4-sty & b stn dwg; City Real Estate Co—Dundonald Estates Co et al; Harold Swain (A), 176 Bway; Arthur M Levy (R); due, $11,353.05; T&c, $3,925.37; J H Mayers.

71ST ST, 432-4 East, ss, 100 w Av A, 50x145.4, 7-sty bk loft bldg; East River Savgs Inst—Travelers Realty Corpn et al; Omri F Hibbard (A), 74 Bway; Jno H Rogan (R); due, $42,359.56; T&c, $1,400; Henry Brady.

118TH ST, 306 W, ss, 125 w 8 av, 25x100.11, 5-sty bk tnt & strs; Anna A Gillies—T R Smith Realty & Constn Co et al; L & A U Zinke (A), 290 Bway; Fredk R Rich (R); due, $23,193.84; T&c, $1,170; Joseph P Day.

129TH ST, 247 W, ns, 462.6 w 7 av, 18.9x99.11, 3-sty & b bk dwg; Bowery Savgs Bank—Peter A French et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Wm T Quinn (R); due, $7,722.02; T&c, $519.80; Henry Brady.

JUNE 12.

34TH ST, 238 E, ss, 152 w 2 av, 18.3x98.9, 3-sty & b bk dwg; Lawyers Mtg Co—Jno T Watson et al; Cary & Carroll (A), 59 Wall; Jos D Kelly (R); due, $13,529.32; T&c, $320.32; mtg recorded Jan14'11; Henry Brady.

55TH ST, 234-6 E, ss, 200 w 2 av, 50x100.5, 2-5-sty bk tnts & strs; Jas A Trowbridge—Jos Doelger et al; Thos H Baskerville (A), 46 Cedar; Manton M Wyvell (R); due, $4,392.66; T&c, $2,153.01; sub to 1st mtg $30,000; Joseph P Day.

JUNE 13.

No Legal Sales advertised for this day.

JUNE 15.

60TH ST, 243 E, ns, 115 w 2 av, 20x100.5, 3-sty & b stn dwg; Dry Dock Savgs Instn—Kath G Fanell et al; Frank M Tichenor (A), 38 Park Row; Wm Allen (R); due, $14,374.33; T&c, $452.77; Samuel Marx.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

JUNE 6 & 8.

No Legal Sales advertised for these days.

JUNE 9.

WHITTIER ST, ws, 160 n Garrison av, 50x 128.4x51.2x117.6, vacant; G DeWitt Clocke—Emma R Tompkins et al; Clocke, Koch & Reidy (A), 391 E 149th; Chas P Hallock (R); due, $2,065.31; T&c, $200; Chas A Berrian.

238TH ST, 238 E, ss, 380 e Kepler av, 20x100, 2-sty fr dwg; Mary H Weight—Otto P Schroeder et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, $3,925.99; T&c, $136.26; James L Wells.

240TH ST E, sec Martha av, 75x100, vacant; Henry Ubelhor—Otto P Schroeder et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, $3,910.48; T&c, $145.53; James L Wells.

LONGFELLOW AV, 1255, es, 90.4 s Freeman, 41.4x109.5, 5-sty bk tnt; Levi S Tenney et al trstes—Rosanna Rosenfeld et al; Levi S Tenney (A), 26 Liberty; Earnest R Eckley (R); due, $33,865.08; T&c, $1,372.65; Joseph P Day.

MARTHA AV, sec 240th, see 240th E, sec Martha av.

TIEBOUT AV, ws, abt 100 n 187th, see Valentine av, 2438-42.

VALENTINE AV, 2438-42, es, 100 n 187th, runs e135xn1.11xe100 to Tiebout av, xn100.1 xw235xs101.11 to beg, 2-2-sty fr dwgs & vacant; Mortimer Smith—Marie J C Carey et al; Salter & Steinkamp (A), 140 Nassau; Wm T Quinn (R); due, $16,425.42; T&c, $880.20; mtg recorded Jan4'13; Henry Brady.

VILLA AV, 3164, es, 391 n 204th, 18x100, 2-sty fr dwg; Geo F Dobson, trste—Jesse F Thoro et al; Noble S Nelson (A), 658 Nostrand av, Bklyn; Edgar M Troutfelt (R); due, $1,732.33; T&c, $137.06; M Morgenthau Jr Co.

JUNE 10.

ARTHUR AV, 2361-3, see Arthur av, 2375-7.

ARTHUR AV, 2375-7, ws, 164.7 s 187th, 50x 115.11x50x115.5, 2-sty fr dwg & str & 1-sty bk tbeatre; also ARTHUR AV, 2361-3, ws, 264.7 s 187th, 50x116.11x50x116.5, 5-sty bk tnt & strs; Smada Realty Co—Jos Tesoro et al; Oliver E Davis (A), 3210 3 av; Harold H Straus (R); due, $4,740.51; T&c, $683.97; sub to two mtgs aggregating $37,639.17; Joseph P Day.

JUNE 11.

BOSTON RD, nws, 162.10 ne Bryant av, see Bryant av, 1918.

BOSTON RD, 1923, see Bryant av, 1918.

BRIGGS AV or 213TH ST E, ns, 200 w Tilden av, 100x100; Harriet A Worster—Liborio Battaglia et al; Earle & Russell (A), 165 Bway; T Ashley Atkins (R); due, $2,663.59; T&c, $201.99; Joseph P Day.

BRYANT AV, 1918, nec Boston rd (No 1923), 79.3x87.2x124.10, vacant; also BOSTON RD, ws, 162.10 n Bryant av, 31.2x21x22, gore, vacant; Saml Keeler—Jno Bogart et al; Saml Keeler (A), 132 Nassau; Howard Humiston (R); due, $1,181.94; T&c, $1,559.50; sub to pr mtg $4,000; Joseph P Day.

JUNE 12 & 13.

No Legal Sales advertised for these days.

JUNE 15.

170TH ST, 392 E, ss, 47.9 w Clay av, 20.2x 63.3x16.8x74.4, 2 & 3-sty fr dwg; Eliz A Reid extrx—Tremont Iron Works et al; Thos F Doyle (A), 156 Bway; Jas C Brady (R); due, $5,174.68; T&c, $950; Bryan L Kennelly.

MAPES AV, 2157-9, ws, 78.6 s 182d, 60.10x 145.3x75.11x146.1, 2-5-sty bk tnts; Prospect Investing Co—Jno Voilante Realty Co et al; Stephen W Collins (A), 63 Wall; Geo P Breckenridge (R); due, $8,134.26; T&c, $535.42; sub to two 1st mtgs aggregating $47,500; Herbert A Sherman.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

JUNE 6.

No Legal Sales advertised for this day.

JUNE 8.

CONEY ISLAND AV, ws, 397.1 s Foster av, 30x90; Henry Timm et al—Antonie Grundler et al; Carl S Heidenreich (A), 2772 Fulton; Bernhard Bloch (R); Nathaniel Shuter.

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson Jr Co.

JUNE 9.

JEFFERSON ST, nws, 285 ne Bway, 44x100; Orion H Cheney—Saul Koppman et al; Louis Goldstein (A), 26 Court; Clark A Wick (R); Wm P Rae.

47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.

47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.

47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.

72D ST, sws, 143.10 nw 6 av, 20x100; Bank for Savgs in the City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Chas Shongood.

ATLANTIC AV, ns, 80 w Pleasant pl, 17x98.7; Johanna K E Ahlers—Antonio Ciervo et al; Albt Tameling (A), 215 Montague; Gaspar J Liota (R); Wm H Smith.

GREENE AV, nwc Sumner av, 20x80; Jno Nolty—Jno F Graham et al; Henry A Ingraham (A), 189 Montague; Louis N Jaffe (R); Wm P Rae.

5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.

5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.

5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Molly et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

12TH AV, sec 36th, 136.10x98.10; Robt O Lindsay—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Abner C Surpless (R); Wm H Smith.

JUNE 10.

JACKSON ST, ws, 25.4 s Hudson av, 25.4x84; also CONCORD ST, ss, 101.4 e Hudson av, 25.4x75; Everett H Moe—Ida M Baker et al; Harrison C Glore (A), 391 Fulton; Fred M Mathews (R); Wm H Smith.

REGENT PL, ns, 83.2 e E 21st, 20.9x100.1; Williamsburgh Savgs Bank—Nathan Levy et al; S M & D E Meeker (A), 217 Havemeyer; Baruch Miller (R); Wm H Smith.

BAY 11TH ST, ws, 332.7 ne Cropsey av, 20x96.8; Jno R Sparrow—Lena Fishgal et al; Culhane & Krouse (A), 60 Wall, Manhattan; David Hirshfield (R); Wm H Smith.

61ST ST, ns, 144 w 19 av, 18x100; also 61ST ST, ns, 343.10 e 18 av, 18x100; Chas A Rippman—Brill Constn Co et al; Clarence F Corner (A), 375 Pearl; Gilbert H Rhoades (R); Wm H Smith.

63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.

71ST ST, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Kath Fischer—Jacob Kaiser Improvement Co et al; Davison & Underhill (A), 26 Court; J Hunter Lack (R); Wm H Smith.

72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of Presbyterian Church in the U S of Am—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.

77TH ST, sws, 400 nw 21 av, 166.3x100; Eliz A W Woolston—Sol Mintz et al; Suffern Humphreys & Orr (A), 215 Montague; Henry B Ketcham (R); Wm H Smith.

81ST ST, ns, 80 e 5 av, 225.7x100; Long Island Safe Deposit Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; A W Burlingame (R); Wm P Rae.

FORT HAMILTON AV, nws, 40.10 ne 60th, 20.3 x70; Wm Forger—Israel J Rosenstein et al; Action 1; McGuire, Horner & Smith (A), 16 Exchange pl, Manhattan; Jas T Williamson (R); Wm H Smith.

FORT HAMILTON AV, nws, 61.2 ne 60th, 20.3 x70; same same; Action 2; Fred M Ahern (R); Wm H Smith.

FORT HAMILTON AV, nws, 81.5 ne 60th, 20.4 x70; same—same; Action 3; Manasseh Miller (R); Wm H Smith.

FORT HAMILTON AV, nws, 101.9 ne 60th, 20x70; same—same; Action 4; Jas A Blanchfirld (R); Wm H Smith.

FORT HAMILTON AV, nws, 121.9 ne 60th, 20x70; same—same; Action 5; same (A); Edw H Maddox (R); Wm H Smith.

FORT HAMILTON AV, nws, 141.9 ne 60th, 20x70; same—same; Action 6; same (A); Geo C Buechner (R); Wm H Smith.

GRAND AV, ws, 250 n Putnam av, 25x100; also GRAND AV, ws, 275 n Putnam av, 20x100; Grace L Brunn—Lincoln Brunn et al; Shaffer, Howell & Hinds (A), 115 Bway, Manhattan; Meier Sreinbrink (R); Wm H Smith.

MORGAN AV, ws, 120 n Nassau, 20x100; also GRAND ST, swc Leonard, 20x100; Executors Sale of Estate of Philip Smith et al; C & T Perry (A), 845 Manhattan av; Wm P Rae.

5TH AV, es, 20.7 n 73d, 24x104.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

5TH AV, es, 44.7 n 73d, 24x110.1; Isaac W Heidelberg—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Wallace R Foster (R); Wm P Rae.

JUNE 11.

W 8TH ST, es, 440 n Av R, 20x82.6; Louis Bosch—Chas W Sass et al; Bacher & Klein (A), 955 Bway; Chas H Haubert (R); Nathaniel Shuter.

20TH ST, ss, 250 w 6 av, 25x100; Jeanette Gardam—Francesca Fraumeni et al; Stanton & Hopkins (A), 31 Nassau, Manhattan; Edw L Frost (R); Wm H Smith.

73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.

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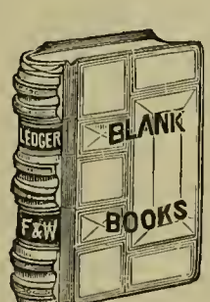
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Legal Sales, Brooklyn—Continued.

74TH ST, ss, 363.8 e 6 av, 20x100; Herman Meyer—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.

CROPSEY AV, sws, intersec nws 20 av, 90x311.1; also PARCEL of land beg at a point where the high water line of Gravesend Bay is interseeted cl 20 av, runs sw1780.1nw 158.1xne1772.1xse158.1 to beg; Home Life Ins Co—Mary T L Warren et al; Harry L Thompson (A), 175 Remsen; Jno F Gabriel (R); Nathaniel Shuter.

FLATBUSH AV, es, 400 se Morton av, —x—; also MORTON AV, el, 200 e Flatbush av, —x—; also FLATBUSH AV, es, intersec cl Morton av, 200x200; Penn Bond & Mtg Co—Samuel Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Wm J Mahon (R); Wm H Smith.

5TH AV, es, 68.7 s 72d 20.7x93.5; Henry F Malley et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 68.k n 73d, 24x115.9; Fredk Bisehoff—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.

5TH AV, es, 20.7 n 73d, 24x10.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

5TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

JUNE 12.

STERLING PL, ns, 200 w Bedford av, 20x100; Michl Tuch—Aronson Realty Co et al; Edw Cohn (A), 132 Nassau, Manhattan; Howard E Greene (R); Nathaniel Shuter.

51ST ST, sws, 390 nw 5 av, 30x100.2; Jno Schirenbeck—Jno E Sullivan Co et al; Jno F Moroney (A), 203 Bway, Manhattan; Chas C Lockwood (R); Wm P Rae.

72D ST, ns, 95.10 e 5 av, 30x118.4; Cayuga Co Savgs Bank—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; I M Lerner (R), Wm P Rae.

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park row, Manhattan; Algernon 1 Nova (R); Chas Shongood.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margt Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margt Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park row, Manhattan; Algernon 1 Nova (R); Chas Shongood.

74TH ST, ss, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; J Dwight Rogers (R); Wm P Rae.

BLAKE AV, ss, 75.6 e Jerome, 24.6x120; Annie Chester—Ida Kostakowsky et al; Saml Rabinowitz (A), 459 Stone av; Abr Rockmore (R); Nathaniel Shuter.

BELMONT AV, sec Fountain av, runs e 200 to Crystal, xs— to New Lots rd, xw&sw— to Sutter av, xw— to Fountain av, xn— to beg; Mary Davies—Katherina F Mitchell et al; Smith, Doughty & Weynberg (A), 44 Court; Jas E Doherty (R); Jas L Brumley.

OCEAN AV, es, 264.11 n Albemarle rd, 72.1 x240; Marquette County Savgs Bank—Grant R Pitblado et al; Steele & Otis (A), 25 Broad, Manhattan; Horatio C King (R); Jas L Brumley.

JUNE 13.

No Legal Sales advertised for this day.

JUNE 15.

HULL ST, ns, 133.4 w Hopkinson av, 16.8x100; Investing Associates—Vera F Douglas et al; Ralph W Kenyon (A), 44 Court; Leon R Jacobs (R); Wm H Smith.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al; Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Laek (R); Wm H Smith.

E 14TH ST, es, 140 s Av U, 60x100; Wm J Boesch—Adele Dill; Jacob M Peyser (A), 26 Court; David Hirshfield (R); Nathaniel Shuter.

71ST ST, ns, 181.1 e 18 av, 18.6x100; Caroline H Crane—Jacob Kaiser et al; Alphonse Dession (A), 82 Wall, Manhattan; Jesse W Johnson (R); Wm P Rae.

SCHENCK AV, es, 150 n N Carolina av, 50x100; Jno D Forbell—Sarah E Wadsworth et al; Abr Feinstein (A) 16 Court; Edw R W Karutz (R); Wm P. Rae.

6TH AV, sws, 20 ne 52d, 20x80; also 80TH ST, ns, 280 e Ridge blvd, 80x118; U S Marshall's Sale all right, title, &e, which Michl Neville had on Oct4'12, or since, on the premises at 12 o'clock noon by U S Marshall.

6TH AV, es, 77.8 s 53d, 45x100; Mechanics Bank Brooklyn—Albt Goeser et al; Action 1; Jno J Bakerman (A), 5014 5 av; Jas M Fawcett (R); Nathaniel Shuter.

6TH AV, es, 32.8 n 54th, 45x100; same—same; Aetion 2; same (A); Leroy W Ross (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 1.

MERCER ST, 171; Union Trust Co of N Y—James A Gilmour et al; Miller, King, Lane & Trafford (A).

86TH ST, ss, 198 w East End av, 29.3x102.2; W Wilton Wood—Katharina Bolz; Harrison, Elliott & Byrd (A).

133D ST, ns, 160 w 5 av, 25x99.11; V Everit Macy et al—Joseph B Peck et al; Davison & Underhill (A).

JUNE 2.

SHERIFF ST, 54; Lizzie A Seholtz—Beekelman Co, Inc, et al; Cary & Carroll (A).

15TH ST, ss, 347.7 w 7 av, 24.9x86.6; Oscar Rose—Frederick O McLaughlin et al; T H & G E Baldwin (A).

45TH ST, 62 W; Geo Backer et al—Nathan S Jarvis et al; R Rodeeker (A).

65TH ST, ns, 220 w Central Park West, 30x100.5; William Rau—Ursuline Realty Co; M S & I S Isaaes (A).

78TH ST, ss, 250 w 1 av, 20x102.2; Pauline Brommer—Edward Burns et al, exrs, &c; H F Lippold (A).

125TH ST, 551 W; Broadway Savgs Institution of the City of N Y—James Fitzgerald et al; R Kelly (A).

BROADWAY, 32-34; also NEW ST, 69-71; Mutual Life Ins Co of N Y—Hudson Building et al; F L Allen (A).

JUNE 3.

29TH ST, 510 W; Jacob Kaplon—Hearne Realty Co Inc et al; Cohen Bros (A).

106TH ST, 160 E; Herbert R Schaff—Barueh Israeli et al; Graham & L'Amoreaux (A).

BROADWAY, nwe 66th, 112.10x140.8; Union Estates Co—Wm L Flanagan Jr et al; amended; Eisman, Levy, Corn & Lewine (A).

JUNE 4.

36TH ST, ss, 520.1 w 5 av, 16.7x98.9; Anne H Byrd et al—Lizzie W Wright et al; R W B Elliott (A).

78TH ST, 338 E; Pauline Brommer—Edw Burns et al; amended; H F Lippold (A).

120TH ST, ns, 237 e 7 av, 20x100.11; N Y Life Ins Co—Julia Brownold et al; G W Hubbell (A).

129TH ST, 235 W; Effie Goff et al—Horace L Ingersoll et al; F B Chedsey (A).

150TH ST, ss, 116.6 e Convent av, 83.6x99.11; Jno G Moore et al—N Y Real Estate Security Co et al; G S Kebabian (A).

AMSTERDAM AV, nwe 168th, 50x100; Abel King et al—Madeline E Gerleit et al; Lese & Connolly (A).

JUNE 5.

CANNON ST, 128; Jos L Buttenwieser—Moses Poppel et al; M S & I S Isaacs (A).

CLINTON PL, ns, 64.4 e University pl, 26.6x 93.11; Bertha M Johnson et al—Fredk Sehroeder et al; Wells & Snedeker (A).

MADISON ST, 147; Max Kobre—Abr Lewis et al; Feltenstein & Rosenstein (A).

MONROE ST, sec Jaekson, 100x20; Max Markel—Maximillian Davidoff et al; amended; A Felt (A).

29TH ST, ss, 150 e 9 av, 16.8x98.9; Annie Huss—Devonshire Realty Co et al; M Sulzberger (A).

50TH ST, 224-32 W; Jos L Graf et al—Bonwit Realty Co et al; amended; Weed, Henry & Meyers (A).

53D ST, 546 W; Irving Savgs Institution; Louis Daniels; Deyo & Bauerdorf (A).

70TH ST, 220 E; N Y Title Ins Co—Jno H Bodine et al; H M Bellinger Jr (A).

70TH ST, 222 E; St John's Guild of the City of N Y—Jno H Bodine et al; H M Bellinger Jr (A).

128TH ST, 213 W; Frances S Quinn—Geo V Morton et al; Wayland & Bernard (A).

Bronx.

MAY 29.

BRONX PL, ns, 25.5 e White Plains rd, 100x100; United Staets Trust Co of N Y, trustees—Kate Daly et al; Stewart & Shearer (A).

THOMAS ST, ns, 105.5 ft w rd to Westehester docks, 83.2x30.6xirreg; The Broox Savgs Bank—Thos B Bowne & Son Co et al; D B Simpson (A).

MADISON AV, es, 264 s 3d, 64x98.9x9xirreg; Eliz H Jaques—Levison Improvement Co et al; W C Arnold (A).

UNION AV, 634; Mary Kleman—Fleisehman Realty & Constn Co et al; J Hallheimer (A).

LOT T, map 170, lots of Cedar Hill, plot of Powell Farm, Fordham Village; Ehen Demarest—Antonio Cimillo; Salter & Steinkamp (A).

JUNE 1.

181ST E, swc Valentine av, 54.1x139.7; Jno A McCarthy et al—Tobruk Constn Co et al; E S Napolis (A).

LOTS 69 & 70, map Bronxwood Park; Louise Hinckleday—Lillian M Austin et al; I E Miller (A).

JUNE 2.

TINTON AV, es, 120.5 n Southern blvd; 50x100; John Kroog—Fox Street Constn Co et al; H Robitzek (A).

VAN COURTLANDT AV, nec Grand blvd & Concourse, 251.2x235.9; Farmers Loan & Trust Co—C Adelbert Becker et al; Geller Rolston & Horan (A).

JUNE 3.

No Foreclosure Suits filed this day.

JUNE 4.

VYSE AV, ws, 400.7 n 177th, 20x100; Fridolin C Mehler—Irving Constn Co et al; J Kadel (A).

19TH AV, —s, 130 e 2d, 25x114; Albt Lefurgy—Amalie Huber et al; I N Tompkins (A).

LOTS 226 & 227, map 327 lots known as Hunter Estate; Leonard J Langbein, exr—Matthew T Halpin et al; H Meyer (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 28.

PITT ST, 25; Harriett B Morse et al—Anna I Koran et al; Martin, Fraser & Spier (A); Warren Leslie (R); due.23,231.40

109TH ST, 238 E; Alfd M Snydecker—Little Italy Realty Co et al; Hollander & Bernheimer (A); Edw J Redington (R); due.....$16,840.50

MAY 29.

29TH ST, 236 E; Murtilla F Herndricks et al—Santo Fiumefreddo et al; Saml Riker Jr (A); Philip J McCook (R); due 15,860.34

JUNE 1.

107TH ST, 304 E; Presbyterian Hospital in the City of N Y—Frank Garafano et al; de Forest Bros (A); Jos N Tuttle (R); due 15,612.50

107TH ST, 308 E; same—same; same (A); same (R); due 15,612.50

107TH ST, 306 E same—same; same (A); same (R); due.....15,612.50

JUNE 2.

BOSTON RD, 1444; Helen McC Channing—Henry C Abreus; Cary & Carroll (A); Chas Moise (R); due.....16,036.25

JUNE 3.

No Judgments in Foreelosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 1.

38TH ST, 36 W; Samuel Augenblick—Jefferson Clark; specifie performance; L F Brodsky (A).

70TH ST, 235 W; Chas E Hess—Cornelius Otto et al; action establish validity of tax lien; Eisman, Levy, Corn & Lewine (A).

N Y LIS PENDENS

JUNE 2.

71ST ST, 67 W; Genevieve C Skelly—Mary A Mortimer et al; action to vacate deed; Clark & Clark (A).

95TH ST, ss, at bulkhead of the Hudson or North River, 60x100; Calumet Iron Works—Burns Bros et al; action to foreelose mechanics lien; H S Flynn (A).

JUNE 3.

108TH ST, ns, 20 e Madison av, 50x50.6; Jacob W Solomon et al—Compact Realty Co Inc; action to enforce lien; J S Rosalsky (A).

JUNE 4.

5TH AV, ws, Lot 891; Edw Cassidy—Hagora Cassidy et al; partition; W C Foster (A).

JUNE 5.

38TH ST, 265-7 W; Margt T Albus et al—Alwold Realty Co; aetion to eancel deed, &c; E I Gottlieb (A).

84TH ST, ss, 83.4 e W End av, 66.2x62.2x irreg to Bway x32x irreg, exeept parts released; also 8TH AV, ws, whole front bet 116th & 117th, —x—, exeept parts released; also MANHATTAN AV, nwe 114th, 100.11x— to Morningside av E; Carl H Richardson, trste—Chas S Gill et al; action to remove cloud, &e; Krauthoff, Harmon & Mathewson (A).

AV A, 1680; Hans Federer—Rosa Schwartz et al; foreclosure of tax lien; J Gans (A).

AMSTERDAM AV, sec 117th, 450x100.11 to Morningside av W; Kath Drexel Penrose et at—Eliz D Lehr et al; partition; Wingate & Cullen (A).

AMSTERDAM AV, ws, 176th to 177th, 100.10x 100; also RIVERSIDE DR, sec 152d, 104.5x 140xirreg; two actions; Geo H Moran Jr—Hesloek Real Estate Co; two aetions to foreclose mechanics liens; J F Burke (A).

Bronx.

MAY 29.

WASHINGTON AV, ws, 50 n 173d, 25x90; (2) ns of road leading from Fordham to West Farms, 24.8 w from corner intersection of ws said road, 108.1x21xirreg; Abraham Greenberg—Goldberg & Greenberg, Inc., et al; aetion to enforce reconveyance; H E Elias (A).

WEBB late Tee Taw av,** nws, adj land of Roman Catholic Orphan Asylum, 109.4x irreg; Sargent & Co—F D Gheen & Co et al; aetion to foreclose meehanics lien; Phillips & Avery (A).

JUNE 1.

No Lis Pendens filed this day.

JUNE 2.

CLINTON AV, 1965; Hannah Gold—Herman Ruf et al; aetion to foreelose transfer of tax lien; L J Gold (A).

PARCEL 207, map of property known as Kings Redoubt, Fordham Heights; Sargent & Co—F D Gheen & Co et al; action to foreclose mechanics liens; Phillips & Avery (A).

JUNE 3.

No Lis Pendens filed this day.

JUNE 4.

LOT 62, blk 1906, Ward 24 on tax map; Bella Altman—Tene Altman et al; aetion to foreclose transfer of tax lien; T Schwartzman (A).

**Recorded in N Y County.

Brooklyn.

MAY 28.

ASHFORD ST, es, 440 n Hegeman av, 20x100; Matilda Sussman—Bridget Varley; H Feldman (A).

FULTON ST, ss, 50.10 w Railroad av, 45x82x45.9 x73.10; Albert Rosen—Loeust Realty Co et al; Lewis & Lewis (A).

GROVE ST, ses, 181.8 ne Wyekoff av, 25x100; Title G & T Co—Wm Abel et al; T F Redmond (A).

PARK PL, ns, 162.6 w Utiea av, 20x127.9; Jos O Laino—Chas A Lynch et al; Watson & Kristeller (A).

TRUXTON ST, ns, 25 e Saekman, 19.6x84; Chas W Pfueler—Annie Trapauer et al; E J Reilley (A).

12TH ST, nec Av V, 60x100; Title G & T Co—Henry E Hanlon et al; T F Redmond (A).

36TH ST, nes, 180 se 14 av, 20x102; Alfred B Kutscher—Elsa Arlt et al; H L Thompson (A).

48TH ST, nes, 140 se 14 av, 40x100.2; Title G & T Co—Sophie Herbert et al; T F Redmond (A).

CONEY ISLAND AV, ws, 320.10 s Av C, 20x 92.9x20x94.2; Fannie A Du Mont—Mary F Jeffards & ano; H L Thompson (A).

CROPSEY AV, nes, 31.4 nw 19 av, 31.4x111.9; Max Lewis—Jacob Hilbert & ano; P A Katske (A).

NEW UTRECHT AV, ws, 88 n 58th, 20x72; Max Schwarz—Eliz F Stewart et al; M M Himowich (A).
VERNON AV, 157; Max L Epstein—Aaron Zwerdling et al; foreclosure of mechanics lien; H S & C G Bachrach (A).

MAY 29.
CHESTER ST, ws, 525 s Sackett, 25x100; Sarah Finkelson—Jos L Bien et al; partition; M Spevack (A).
ELTON ST, es, 450 n Liberty av, 25x90; Gustiva Librettti—Guseppina Visone et al; L C Fottrell (A).
HART ST, ns, 73.9 e Myrtle av, 25x95; Selma Leschorn—Annie Leschorn et al; Deyo & Bauerdorf (A).
QUINCY ST, ss, 100 w Tompkins av, 20x100; Celia Rosenthal—City R E Co; judgment for possession; Kaufman & Gisnet (A).
SACKETT ST, ss, 346.8 e Hoyt, 16.8x75; Chas A Hitchcock—Pasquale Polizzi et al; F W Moxley (A).
S 3D ST, nes, 100 nw Hewes, 25x90; Thos Mc Cabe—Mary J Anderson et al; J Gans (A).
W 3D ST, ws, 730.1 n Neptune av, runs w157.9x ne—xe130xs40 to beg; Mary R. Kayser—Gustave R Bernstein et al; M B Hatch (A).
E 9TH ST, es, 280 s Av L, 40x100; Eliz Brown —Lillian B Koepke et al; H J Davenport (A).
NEW LOTS RD, swc Williams av, 20x96.8x 21.2x89.10; Georgia Bldg Co—Vermont Bldg Co; G B Davenport (A).
NEW YORK AV, ws, 40 n Tilden av, 20x100; Geo H Whittaker—Mabel C Lathrop et al; J H Breaznell (A).
NEW YORK AV, ws, 80 n Tilden av, 20x100; same—same; same (A).
STONE AV, ws, 225 n Livonia av, 50x100; Emma Moss—Abe Koeppel et al; J A Kohn (A).
VARKENS HOOK RD, sws, at int c l Av F —x —; Montrose Realty Co—Chartered Land Syndicate et al; W F Purdy (A).
LOTS 61 & 62, block 4748, map Rugby E; Chas Adler—Frank Holtsberg; breach of contract; C H Broas (A).

JUNE 1.
JAY ST, es, 10 s Front, runs s102xe135xn112x w25xs10xw110 to beg; also JAY ST, see Front, 10x110; Bway Savgs Institution—Aaron Rappaport et al; R Kelly (A).
LINDEN ST, nws, 450 sw Central av, 39.5x100x 75x100; Henry C West—Wm Gambert et al; H L Thompson (A).
PALMETTO ST, nws, 80 sw Hamburg av, 20.7x 95.5x20x90.7; Julia L Condax—Saml Moskowitz et al; Taylor Knowles & H (A).
E 23D ST, ws, 220 s Av O, runs s140xw128.11xnw 138.1xn21.6xe200 to beg; Lawyers Title Ins & T Co—Rockfall Realty Co; Dean Tracy & Mc (A).
29TH ST, ss, 333.4 w 5 av, 16.8x100.2; Czeslaw Waclawski—Konstanty Ogonowski & ano; M Miller (A).
BAY 32D ST, nws, 360 w 86th, 40x96.8; Charlotte Rasquin—Sarah Levine et al; R R Rasquin (A).
E 35TH ST, ws, 257.6 n Av E, 60x100; Varian Banks—Harriet K Maurer, et al; H L Thompson (A).
AV O, nec E 19th, 120x125.9; also OCEAN AV, ws, 60 n Av O, 200x125.9; Lawyers Title Ins & Trust Co—Rockfall Realty Co; Dean Tracy & Mc (A).
AV O, nec E 17th, 100x121.8x100x118.9; also E 17TH ST, ws, 300 n Av O, 40x127.6x40x128.8; Lawyers Title Ins & T Co—Rockfall Realty Co; Dean Tracy & Mc (A).
KINGS HWAY, nec E 24th, runs n—xse210.7xsw — to beg; Lawyers Title Ins & T Co—Rockfall Realty Co; Dean Tracy & Mc (A).
KINGS HWAY, nec, E 23d, runs n—xe169.7xse4.7 xne34.9xs—xsw— to beg; also E 23D ST, es, 40 s Av O, runs s220xe169.7xnw95.5xne100.1x nw105.5xw127.3 to beg; also LOT 139, map of South Greenfield of United Freeman's Assn No 3; Lawyers Title Ins & T Co—Rockfall Realty Co & ano; Dean Tracy & Mc (A).
NEW JERSEY AV, es, 220 s Blake av, 20x100; Chas Doscher—Isaac Allen et al; H F Cochrane (A).
6TH AV, nws, 80.2 sw 4th, 19.10x80; College Point Savgs Bank—Annie E O'Donnell et al; F S Rauber (A).

JUNE 2.
BERGEN ST, ss, 75 w Rochester av, 20.7x85.9; Adelheit Kohlman—Antonio Mellillo et al; E G Nelson (A).
BERKELEY PL, ss, 240 e S av, runs s100xe60x n67.7xnw42.2xw33.1 to beg; Mary E Shiebler —Marvin Shiebler et al; to create a title; Esselstyn & Haughwoest (A).
CANARSIE LA, nwc Bedford av, 72.10x100x70x 100; Stephen S Yates—Henry V Terboss et al; G C Case (A).
McDONOUGH ST, ns, 195 e Sumner av, 20x100; Jas D McGann—Mabel B Kirby; W C McGann (A).
SHERMAN ST, ns, 281 e 11 av, 17x100; East River Savgs Inst—Cornelius J Hayes et al; O F Hibbard (A).
WARWICK ST, es, 300 n Liberty av, 25x90; Kunigunda Wolf—Geo F Vollinger et al; J A Habn (A).
E 13TH ST, ws, 240 n Av H, 40x100; Elmer E O'Donnell—May F Crofts et al; Watson & Kristeller (A).
79TH ST, sws, 396 nw 14 av, 18.6x100; Lawyers Title Ins & Trust Co—Rosina Realty Co; Dean Tracy & Mc (A).
MONTAUK AV, ws, 390 s Blake av, 20x100; Fredk Meis—Giovannina D'Giovanni et al; Tomes, Sherk & P (A).
SUMNER AV, es, 29.6 s Halsey, 20.6x95; Jno J Donovan—Mary E Nagle et al; J M Shellabarger (A).

JUNE 3.
LEFFERTS ST, ss, 116.2 e Nostrand av, 26x 102.6; Alfd C Hafely—Lefferts Constn Co et al; Bassett, Thompson & G (A).
OSBORN ST, ws, 25 n Livonia av, 25x100; Morris R Stang—Hyman Levine et al; C L Borck (A).
SUYDAM ST, nws, 167.11 sw Wyckoff av, 25x 100; Minnie Dahl—Saml Levenberg et al; Halbert & Quist (A).
UNION ST, ns, 282.6 w Clinton, 27.6x100; Ellen McGuire—Lillian Hegeman et al; J Kirschenbaum (A).
S 1ST ST, ss, 100 e Hooper, 25x95; Chas Schmidt—Henry Segelke & ano; Gollmar, Smith & F (A).
2D ST, ns, 109.9 e 5 av, 18x100; Jno K Vanderveer—Cath Burns et al; Aron & Vanderveer (A).
E 7TH ST, es, 300 n Av J, 40x120.6; Geo Freifeld—Charity E Van De Water et al; J Wood (A).
32D ST, es, 420 s Mermaid av, 40x118.10; Gowanus Wrecking Co—Jacob Sommer et al; foreclosure of mechanics lien; B C Ribman (A).
44TH ST, ss, 180 e 15 av, 20x100.2; Johanna S Riedemann—Urban Realty Co et al; A Gardner (A).
74TH ST, ns, 395.11 e Stewart av, 100x140; Helene V Engel—Mafin Constn Co et al; H S & C G Bachrach (A).
75TH ST, nes, 180 nw 19 av, 40x100; N Y Mtg & Security Co—Fredk J Croacher et al; H M Bellinger (A).
LINCOLN AV, ws, 50 n Union av, 30x85; Chas Schmidt—Jno Scholl et al; Gollmar, Smith & F (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 1.
75TH ST, 501-505 E; Jno Best—Berent C Gerken & Jas De Fago (1)..... 100.00
LIBERTY ST, 105-109; D H McLaury Marble Co—Geo N Robinson et al; July15'13 ..... 1,093.00
SAME PROP; Joseph Elias & Co—same; July 15'13 ..... 1,991.96
[3]FT WASHINGTON AV, nec 160th; A Pardi Tile Co—Saranac Constn Co et al; Feb14'14..... 1,250.00

JUNE 2.
44TH ST, 42 W; Isaac Libson—Assn of the Bar of the City of N Y, Parsth Electric Co (5)..... 606.20
201ST ST, Academy st & Harlem River; Louis Hirsch—United Electric Light & Power Co; F T Nesbit & Co, Inc (4) 22.00
6TH AV, ws, 59.4 n 29th, 24.8x72; Sandhop Contracting Co, Inc—Henry Vogel, Liberty Greek Restaurant (3) 659.00

JUNE 3.
LEWIS ST, swc 7, 57x61; David Sachnin—Wendell Est, J D Wendell & Jacob Klinger (7) 275.00

JUNE 4.
201ST ST, ss, 100 w Harlem River, 331 x200; Silvestro Nollo—United Electric Light & Power Co & F T Nesbit & Co, Inc (11) 16.50
201ST ST, ss, 220 e Academy, 550x—; Carl Dieringer—United Electric Light & Power Co & F T Nesbit & Co (8) 22.00
BROADWAY, 1578-90; also 7TH AV, 712-20; also 48TH ST, 200-4 W; Porsth Electric Co—Broadway & 7th Av Co & Feature Picture Theatre Co of America (10) 995.20
1ST AV, 101; Isaac Glassman—Michl Sussman (9) 217.00

JUNE 5.
113TH ST, 2 E; Jno F Cronin—Irving T Smith & Bldg & Contracting Co (13) 19.79
115TH ST, 179-89 E; Jas S Roberts—David Tomlinson (12) 2,000.00

Bronx.

MAY 29.
BECK ST, 582; Robt Griffin Co, Inc.—Ostre Constn Co (25)..... 113.94

JUNE 1.
No Mechanics Liens filed this day.

JUNE 2.
No Mechanics Liens filed this day.

JUNE 3.
158TH ST, nwc Union av, 114x50; Jos Borello—173d St Improvement Co & Aaron Miller (1) 375.00
232D ST E, ss, 220.3 w Laconia av, 25x 114; Chas Schmitt—Jno J McGurk & Jno Marks (2)..... 26.00

JUNE 4.
237TH ST, 414-6 E; Jos Vielberth Co —Wesley Constn Co (3) 80.00

Brooklyn.

MAY 28.
PLYMOUTH ST, 324; F Di Stefano—Louise Van Wicklen & Jas M Harrison 104.25
POWELL ST, es, 150 s Livonia av, 100 x100; M Bernstein—Michl Gershenoff & Powell River Co..... 435.00
ST JOHNS PL, ss, 41 e Nostrand av; 25x100; A Kraus—Ellwood Townsend Co., Jacob Schacht & Wm Dean 352.60
S 5TH ST, ns, 250 w Hooper, 50x96; Solomon-Kraus Realty & Constn Co —Jacob Cohen 475.00
SUMNER AV, nec Quincy, 100x125; Dazie Constn Co — Sumner-Quincy Amusement Co 11,352.80
SURF AV, ss, 56.6 e W 35th, 104x398; B Cerrito—Vincenzo Cirrito, Jno Shepero & John Lowenthal..... 59.25
SAME PROP; F Lance—same..... 59.20
SAME PROP; S Ronleo—same..... 79.75
VERNON AV, 157; Max L Epstein—Aaron Zwerdling 564.00

MAY 29.
AMES ST, ws, 125.5 s Newport av, 50x100; A Alport—Annie Weisman & Rosa H Levine & John Weisman.. 200.00
CHESTER ST, nwc Sutter av, 30x100; M Topol—Fannie Slotkin & Simon Abramson & Minnie Rose..... 160.00
JEFFERSON ST, ss, 270 e Bremen, 25x100; J Rubin—Moses Botfeld.... 45.00
LOT 265, block 6750, map "The Lindens; R Imbesi—Anna & Isadore Levy 200.00

JUNE 1.
STERLING PL, sec Rochester av, 120x 100; Sam Boyarn—J V Cunningham, Inc 142.31
WEST ST, 239-251; Chas Goldstein—Bristol Bldg Co..... 300.27
LEXINGTON AV, 540; Hyman Miller—P K Miller..... 115.00
OCEAN PKWAY, 2942-4; T Mullin—Jas Dreyfus, Wm Colson & Jas Finn..... 245.00

JUNE 2.
MALTA ST, 43-45; J G Scharff—John Kasbner & Louis Wallin..... 131.43
STERLING PL, sec Rochester av, 100x 120; Jennie Silverstein—Acme Homes Co & Jas V Cunningham..... 36.00
ATLANTIC AV, 1736; M F Coben—Meta Andrews & Harry Andrews..... 69.00
SNEDIKER AV, ws, 90 s Hegeman av, 40x100; Klein Material Co—Ester & Louis Wallin..... 64.44
SAME PROP; R Kanter—Louis & Annie Wallin 45.00
SAME PROP; J G Scharff—Louis & Annie Wallin 49.30

JUNE 3.
COURT ST, 46; Jas Roncoli—Weinbros Real Estate Co & Jno H Parker Co. 5,114.93
FULTON ST, 2015-21; Aaron Schonberger—Ethel A & Geo & Geo, Jr Potts 105.00
EASTERN PKWAY, sec Schenectady av, 100x100; United Plumbing & Contracting Co—City of N Y & Luke A Burke & Sons 720.66
LENOX RD, 984; H Frachtman— Eva Camner 35.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JUNE 1.
65TH ST, 306 E; Max Newman—Anna M McIntyre (2)..... 98.50

JUNE 2.
BROADWAY, nec 94th; Stuhlmiller Mantel Works—Harry Schiff et al; Nov25'13 ..... 6,511.00
PARK AV, 1022-1024; Hoffman & Elias —Christina Hoguet et al; Jan8'14... 608.80
6TH AV, 489; Abraham Solomon—Jno Theodoropoulos et al; May21'14..... 22.90

JUNE 3.
No Satisfied Mechanics Liens filed this day.

JUNE 4.
AMSTERDAM AV, 1050-2; Raisler Heating Co—Compact Realty Co et al; June3'14 ..... 290.07
BROADWAY, swc 97th; Jas McLaughlin Co—97th St & Broadway Realty Co et al; May28'14..... 259.25

JUNE 5.
50TH ST, 150 E; Lewis Bergson—Mary Lyons et al; Jan29'13..... 28.00

Bronx.

MAY 29.
No Satisfied Mechanics Liens filed this day.

JUNE 1.
No Satisfied Mechanics Liens filed this day.

JUNE 2.
PROSPECT AV, 965-1007**; Walter J Lipp et al—Zarland Realty Co et al; June14'13 ..... 88.51

JUNE 3.
No Satisfied Mechanics Liens filed this day.

JUNE 4.
No Satisfied Mechanics Liens filed this day.

**Recorded in N Y County.

Brooklyn.

MAY 28.
E 3D ST, ws, 135 n Church av, 60x100; Audley-Clarke Co—Ludwig Obermeyer; Aug12'13..... 529.50
[3]DEKALB AV, 714, Brownsville Housewrecking Co—714 DeKalb Avenue Realty Corp; Mar24'14..... 73.32
[3]SAME PROP; Pratt & Lambert—same; Mar30'14 ..... 300.60

MAY 29.
[3]GRAND ST, ns, 50 w Humboldt, 50 x100; Monopolite Co—Thrall Constn Co; Mar10'14 ..... 516.50
PARK PL, 294; Dayton & Montgomery (Inc)—Bert E A Winham; Apr11'14. 201.38
[3]BUSHWICK AV, 1212; Carl Wuttke—Regina V Mosher; May23'14..... 125.00

JUNE 1.
3D AV, nec 31st, 100x100; Szemko & Gaydica—Fraina & Golka Bldg Co; Apr30'14 ..... 377.00

JUNE 2.
6TH AV, nwc 53d, —x—; Conlin & Co—Grace Baptist Church & Keystone Materials Co; Nov17'13 ..... 502.00

JUNE 3.
59TH ST, ns, 320 e 11 av, —x—; Gowanus Wrecking Co—Pissara Constn Corpn & J Lehrenkrauss & Sons; May6'14 ..... 500.00
ALABAMA AV,* es, 92.11 n Sutter av, —x—; Levin Kronenberg & Co—Dickey & Lemberg Co & Wallin & Hoffman; Apr17'14 ..... 208.66

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAY 28, 29, JUNE 1, 2 & 3.
No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 29, JUNE 1, 2, 3, 4.

Coogan, Chas E, firm Coogan & Smith. 40th st, 147 W..Albert Gas Fixture Co. Fixtures 125.00
Lonas, Frank E & Mary L Richard. 3d st, 35-7 W..Tippett & Wood. Tanks, &c 2,190.00
O'Hara, Jno F & Jno F Quinn. 207th st, 546 W..F Lohmann & Sons, Inc. Bar Fixtures, &c 4,750.00
Pilgrim, A T W. 11th st, 54 E..Automatic Sprinkler Co of America. Sprinklers 2,925.00

Bronx.

MAY 29, JUNE 1, 2, 3.

Watson Contracting Co. 2416 University av, 2614..Daisy M Watson. Contracting business 60,568.14
Same. Same prop..same. Certfs as to above chattel ..... ——

Brooklyn.

MAY 28, 29, JUNE 1, 2, 3.

Howard Degraw Co. Prospect pl c Washington av..Sterling Gas Fix Co. Gas Fixtures 395.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JUNE 1.
31ST ST, 36-46 E; Montrose Realty Co loans Aeon Realty Co to erect a — sty bldg; — payment.....417,000.00

Bronx.

JUNE 1.
BAILEY AV, ws, 129.3 s 231st, 80x112; Comity Mortgage Co loans Betelson Realty Co, Inc, to erect two 5-sty brick buildings; 8 payments.....39,000.00
CRESTON AV, es, 205.1 s 188th, 70x95; Lawyers Mortgage Co. loans John Woods Corpn to erect one 5-sty apartment; 6 payments.....42,000.00

JUNE 3.
DUDLEY AV, nec Williams, 25x100; Joo T Daily loans Bentz Contracting Co to erect 2-sty frame dwellings; 5 payments 2,800.00

ORDERS.

Brooklyn.

MAY 29.
74TH ST, ns, 395.11 w Stewart av, 140x 100; Mafin Constn Co on Lawyers Title Ins & Trust Co to pay Margolin, Cohen & Kaplan..... 415.00

DEPARTMENTAL RULINGS.

Key to Classifications Used In Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Week Ending May 29, 1914.

MANHATTAN ORDERS SERVED.

Nabed Streets.

Barclay st, 26—Est Samuel A Wood.....B
Barclay st, 55—Seeler Van Duzer.....G
Barclay st, 55—Art Novelty Co.....G
Bleecker st, 13—Max Kirschner.....A-C-G
Bleecker st, 13—Louis Golden.....A-C-G
Bleecker st, 13—Samuel Tenner.....A-G
Bleecker st, 13—Jacob Eisenberger.....G-C-A
Bleecker st, 13—Edward Kehel.....C
Bleecker st, 18—Est John E Pye.....C
Bleecker st, 18—Jacob Dachie.....C
Bleecker st, 18—Jacob Kaufman.....C
Bleecker st, 27-21—Est Conrad Stein.....C
Bleecker st, 95—Becker Bros.....G
Bleecker st, 101—Berkman & Pollack.....G
Bleecker st, 101—Amer Hat & Cap Works.....G
Bleecker st, 101—A Friedman .....G
Bleecker st, 101—Nathan Barsky & Brody...C-G
Bleecker st, 101—Harry D Silver.....G
Bleecker st, 101—Isidore Cohen & Furman....G
Bleecker st, 101—Louis Sobel & Goldman....C-G
Bleecker st, 101—Samuel Susskind.....C-G
Bleecker st, 101—Harris Pepper.....C-G
Bleecker st, 105—Morris Kalikow.....G
Bleecker st, 105—Isaac Blankfein.....G
Bleecker st, 105—Israel Benjamin.....G
Bleecker st, 105—Jos Jaraczewski.....G
Bleecker st, 125—Friedman & Cohen.....G
Bleecker st, 125—Lubovitz & Krane Bros.....G
Bleecker st, 125—M. Samuelson & David Isaacs .....G
Bleecker st, 125—Grand Clothing Co.....G
Canal st, 417-19—Peter A Frassee.....SS
Canal st, 417-19—J T Robinson & Son.....SS
Cedar st, 1—Kane & Behrens.....H-A-G
City Hall pl, 28—Harry C. Hallenbeck.....C
Columbia st, 66—Abr B Roosin.....E
Cornelia st, 19—Langan & Donohue.....C-L
Dey st, 24—Borough Lunch Co.....C
East st, 39-40—Chas A Coe Est, Inc.....C
Gold st, 40-42—Josephine L Doolittle.....C
Henry st, 54—Benj Duner.....C
Henry st, 94—Wilhelmina B C Blatchford et al C
Lewis st, 67—Isidor Taub.....C
Lewis st, 69—Rachel Burzinsky.....C
Liberty st, 131—Geo R Smith et al.....C
Ludlow st, 13-15—Isaac Bengal.....C
Maiden la, 9-13—Hanover National Bank...C-F
Mercer st, 85-7—Louis Finkelstein.....I
Mulberry st, 5-9—Itala & Marcelina De Palina F-A-E-D
Mulberry st, 83 (rear)—Angelo Bove.....C
Pearl st, 321—New York & Bklyn Paper Co..H
Pitt st, 15—Jose Sperber.....E
Rivington st, 4—Geo F Langenbacher, E-A-C-F-D
Rivington st, 4—Hing Lee.....C
Rutgers Slip, 82-6—Cohen Bros.....C
Washington st, 81-5—Shaker N Arida.....D
Washington st, 81-5—Hamrah Bros.....D
Water st, 270—Edw B Willetts.....E
West st, 205—Rhinelander Real Estate.....C-B
West st, 205—Max Derkowitz.....C
William st, 20 N—Wm Ruschmeyer.....G

Numbered Streets.

2d st, 14 E—Max Steinberg & Fursteller.....C
4th st, 82 E—Isaac C Johnson C
8th st, 12 E—Abr Weitzman.....G
8th st, 12 E—Max Glassberg.....G
8th st, 21 E—Rosenfeld & Falkman.....G
8th st 21 E—Hyman Henigson.....G
8th st, 21 E—Abr Batman.....G
8th st, 36 E—Milan Schreiber.....G
8th st, 47 E—Samuel Abkowitz.....G
8th st, 47 E—Isaac Mentz.....G
8th st, 58 E—Max Cohen.....G
8th st, 58 E—Jacob Lepins.....G-C
8th st, 58 E—Jacob Katz.....G
8th st, 58 E—Harry Goldberg.....G
8th st, 58 E—David Sigelb.....G
8th st, 58 E—Bernard Klein Cap Co.....G
8th st, 65 E—Mendelson & Leopold.....C
8th st, 65 E—L. Hirschlowitz & Co.....G
8th st, 65 E—Abr Goldberg.....G
8th st, 65 E—Isaac Busch.....G
9th st, 41 E—European Chemical Co.....C-G
9th st, 41 E—Benj Schneider.....C-G
9th st, 41 E—S Kolibik Bros & Ackerman...C-G
9th st, 41 E—Max Oldman.....G
12th st, 652 E—Lizzie Dorsin.....C
16th st, ft of E—Minturn Hospital.....F-A-I-D
21st st, 531-37 W—Chas Hofferberth.....A
25th st, 40-6 W—Isidore Berman.....C-D
25th st, 40-6 W—Mayers & Lester.....C
25th st, 40-6 W—Weinstein & Brecher.....D
25th st, 40-6 W—Abr E Lefcourt.....D
25th st, 151-5 W—Amer Shirt Waist Co.....I
26th st, 127-33 W—Abr Miller.....C
26th st, 127-33 W—Max Weiner.....C-D
26th st, 127-33 W—Arthur Deubin.....C-D
26th st, 127-33 W—Meyer Halpern.....C-D
26th st, 127-33 W—Midwest Realty Co.....D
33d st, 47 E—Stuyvesant R E Co.....G
42d st, 123 W—Benj H Kaufman.....C
64th st, 18 W—Ginsburg Realty Co.....G
98th st, 204 E—Ida Rothstein.....C
98th st, 206 E—Hortense N Carley.....C
115th st, 23 E—Fanny Weill.....C

Named Avenues.

Amsterdam av, 22—Eugene J Ward.....C
Amsterdam av, 996—Louis Deutsch.....G
Amsterdam av, 1632—Isaac Berkow.....C-G
Bowery, 143—Harry B Baker Est.....D
Bowery, 209—Tony Neri.....C
Bowery, 275—Robert Benjamin.....C-A
Bowery, 288—Solomon Greenwald.....C
Bowery, 288—Nathan Greenberg.....C
Bowery, 292—Isaac Ginsberg.....C
Bowery, 304—Michael Adrian, Inc.....C
Broadway, 111—U S Realty & Lap Co.....SS
Broadway, 452—Michael Kabat.....I
Broadway, 699—M Sturtz & Son.....I
Broadway, 699—Amsterdam Emb Co.....G
Broadway, 699—Zimkin & Mirkus.....G
Broadway, 812—Elmer A Darling.....C
Lexington av, 1354—Consolidated Gas Co.....I

Numbered Avenues.

1st av, 583—Jack Foster & Robt Schoewald....A
1st av, 583—Consolidated Gas Co.....C
1st av, 583—Mary Deljenovese.....F-D-A-C
1st av, 583—Henry E O'Brien Est.....D-B-F-C
6th av, 370—Est of John Heller.....D-B-C-F
7th av, 759—Est Jos Grafton.....C
7th av, 759—Robt J McClements.....D-C
8th av, 352—Edward Jansen.....D-B-C-E
8th av, 352—Angelino Sartirano.....F-A-D
10th av, 381—Angelino Sartirano....D-C-B-E-F

BRONX ORDERS SERVED.

Named Streets.

Brown pl, 142-44—Knickerbocker Auto Repair Co .....A

Numbered Streets.

164th st, 651 E—Jack E Busher.....A-G-H

Named Avenues.

Crotona parkway, 1580—Nathan P Socel.....C
Boston rd, 1262—Gustav Grossman.....H-G

Numbered Avenues.

3d av, 2689-93—Francis Rogers, SS-L-E-C-D-F-B
3d av, 2866—John Flannagan.....C-SS-F-K
3d av, 3225—Peter J Daley.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Ames st, 102—Harry Lindenbaum.....M
Cherry st, 125-127—Solomon Baar.....C
Clinton st, 33—James Hunter.....H-A
Clinton st, 525—Christina Round.....C-M
Court st, 522a—Samuel Mendel.....A-D
Dean st, 2325—Isaac Kostrinsky.....C-M
Ellery st, 15—Blecher Bros Co, Inc.....A-H
Fulton st, 281-5—Cosgrove & Co.....C-D
Grand st, 1076—Fredk Dietrich Truck....H-A-L
Hart st, 296—Jos Jacobs.....M
Herkimer st, 235-45—Sheffield Farms-Slawson Decker Co .....A
High st, 18—Murphy Realty Co.....M
Liberty st, 101—Albert W Blanchard.....L
Lorimer st, 347-9—The Artistic Show Case Co, A-G
McDougal st, 59—Andrew Graziano.....C
Melrose st, 113 (rear)—John Degelman.....C
Meserole st, 22-24—Albert C Doane.....C
Moore st, 21—Morris Margaril.....C
Pierrepont st, 152-54—Hon Wm A Prendergast .....C-E-A-G
Pineapple st, 99—James Dregham.....A
Plymouth st, 240—Averill Paint Co....G-E-D-A
Prince st, 99—John Harding.....B
Prospect pl & St Marks av—Jewish Hospital, SS
Quincy st, 31—Ambulance Auto Co.....A-L-K
Russell st, 223-35—Amer Cooperage Co....G-A
Seigel st, 40 (rear)—Abr Shlarsky.....C
Seigel st, 278—Valentine Schehl Co.....K
Taaffe pl, 254-56—Julius Kayser.....A
Van Brunt st, 9—Marz & Rowelle.....L
Wallabout st, 254-56—Hyman Mindel.....D
Wallabout st, 254-56—Frank Vaccaro.....D
Wallabout st, 254-56—The Crown Pants Co....D
Wallabout st, 254-56—Morris Spivak.....D

Numbered Streets.

3d st, 86 N—Geo Harden.....M
11th st, 179 N—Louis Leavitt.....C-D
13th st, 348-56—Aero Motor Vehicle Co.....L
15th st, 610-12 E—Richard Von Lehn.....C-M
15th st, 614 E—Andrew Goodman.....C-M
15th st, 618 E—Richard Von Lehn.....C-M
15th st, 620-22 E—Andrew Goodman.....C-M
15th st, 624 E—Richard Von Lehn.....C-M
17th st, 526—Ernest W Skolberg.....C
26th st, 316 E—Henry M Meyer.....M
26th st, 338 E—Henry M Meyer.....M
47th st, 260-62—H W Roblf & Son.....A
74th st, 1668—Otto Neuberger.....M

Named Avenues.

Albemarle rd, 1112—Mrs. Marion T De Graff..C
Atlantic av, 1341-43—Chas J Potbury.....L
Atlantic av, 1395—Alex Tilly & Sons.....A-H
Atlantic av, 1620-30—Emil F Rau.....L-A
Bath av, 1634—Geo Kinsey .....A
Bath av, 1663—Aaron Josephart.....A-H
Bedford av, 378—Joseph Levenson.....G
Central av, 461—Elias Mandel.....G
Central av, 526—John Zirn.....M
Clinton av, 23-25—Michael D Weybrauch.....A
Clinton av, 23-27—Michael D Weybrauch.....M
Division av, 257—Joseph Tobein.....K
Eastern pkway, 1700—Isaac Goodman.....L-A
Evergreen av, 314—Frederick Jung, Jr.....A
Flatbush av, 753—Albin A Prast.....A-H
Flatbush av, 863—Hatch Bros.....K-A-H
Flatbush av, 1508—The D E House Co.H-A-M
Flushing av, 523 (rear)—Abraham Bierer...C
Gravesend av, 750—E W Seaman.....M-A
Hamburg av, 274—Julius Jagel.....M-C
Hamilton av, 149—Jacob Weinstein.....D-A
Johnson av, 111—Nathan Melzer.....A-H
Kent av, 699—J T Perkins Co.....C
Kings Highway, 1421—Nina Hagenbucher, H-A-D-K
Liberty av, 1110—Louis Milchman.....H-A-K
Myrtle av, 774—Hugo Frank.....M
Myrtle av, 829—The Eagle Show Case Co.....G
Myrtle av, 829—James Keenan.....C
Myrtle av, 1260—Morris Steinman.....A
Myrtle av, 1365—Abr Blackman & Saml Cohen, C-G-A
Myrtle av, 1534—Freda Hoeffner.....M
Myrtle av, 1847—Myrtle Av Holding Co.....M
Norman av, 215-221—Leopold R Hersch.....C
Nostrand av, 321—Samuel Langer.....C
Ocean pkway, 374—Ernest G Hathorn.....D
Putnam av, 379—Anna Phelan.....M
Putnam av, 2328—Joseph Meyerrose.....A
Reid av, 318—F. W. Adamson.....A-H
Rochester av, 147—David Lark.....H-A
Rogers av, 1041—Merchants' Co-Operative Mortgage Co.....M
Throop av, 94-96—Herman Kaminestor.....M
Tompkins av, 95—Grenz & Hustedt.....A
Tompkins av, 288—Patrick McBrean.....C
Union av, 177—J Barnowsky.....H-A

Numbered Avenues.

4th av, 89—John J Lester.....M
5th av, 717—Max Tromler.....M
7th av, 181—Joseph Short.....H-A
18th av, 8728—Louis Abeloff.....A-H
25th av, 8606—Eugene Lignante.....M

QUEENS ORDERS SERVED.

Named Streets.

Palmetto st, 540—Henry Eeckedt.....C

Named Avenues.

Halleck av, 60—Jas Dienhart.....M
Winfield, L. I—Felix Handschur.....H-A

RICHMOND ORDERS SERVED.

Named Avenues.

Fingerboard rd, 110 (Rosebank)—Mrs Rose W Read.....C

BUILDING MANAGEMENT

REINFORCED CONCRETE FOR HEAVY LOFTS

By J. P. H. PERRY, Manager Contract Department, Turner Construction Co.

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

FIFTEEN years of strenuous publicity on the part of cement manufacturers, concrete contractors and the legion of interests devoted to a wider usage of Portland cement is just beginning to reap its reward. In a year which, so far as general building construction goes, is voted one of the dullest in a long period, the reinforced concrete contractors in metropolitan territory are more busy figuring definite industrial propositions and in actually constructing factories and warehouses than at any time in their career.

There are two reasons for this activity in concrete construction: The first has just been noted, viz., the logical tidal wave of accumulated results of widespread advertising and well planned selling campaigns; the second and perhaps the more fundamental reason is the absolute merit of reinforced concrete construction for industrial buildings.

Numerous competitions in the past five years in this district have demonstrated that on warehouse and manufacturing lofts of four to ten stories, with floor loads of 200 pounds per square foot or more, where interior finish does not have to be of the toothbrush variety and where exterior treatment is reasonably simple, reinforced concrete construction can save from 8 to 15 per cent under any other fireproof type of building. Such instances as the Frederick Loeser Company warehouse in Brooklyn, where concrete beat steel by 12½ per cent, and the Baltimore & Ohio Railroad Co. warehouse in Manhattan, where there was a 10 per cent differential in concrete's favor; or the Austin, Nichols Company warehouse in the Williamsburgh district, where steel fireproofed was beaten by 8 per cent, have served to wake up the investing and architectural interests of the city to a realization that meritorious concrete possesses most of the qualities of structural steel at a handsome saving. In each of the cases just noted the competitions were definite and the comparisons exact; plans carefully detailed were drawn for both structural steel and reinforced concrete designs; figures from a number of competent contractors in both classes of work were taken and the award to concrete was made only after a most rigid investigation of what concrete had actually done under service conditions.

To anyone who doubts the reliability and satisfaction to be rendered by a reinforced concrete loft building, an inspection of any of the buildings herein named will in nine cases out of ten remove from the doubtful one's mind the last prejudice or suspicion of concrete.

Notable Examples.

For warehousing or manufacturing the following buildings are interesting: In Manhattan, the Baltimore & Ohio Railroad Co.'s new terminal warehouse at 26th street and 11th avenue, a 10-story building, 352x67, the largest concrete building in Manhattan, with the new flat slab or beamless and girderless type of floor construction; the Gustav Schock building, 524 West 57th street. Structural steel columns were used in the lower stories to keep column size to a minimum. This building is of the more typical rentable loft where the tenants are of a considerable variety of manufacturers.

In Long Island City, the Loose-Wiles Biscuit Company factory, the largest industrial building in metropolitan territory, is just completed. This is a structure carrying floor loads of 3,000 pounds per square foot down to 150 pounds per square foot; a building which is used for manufacturing, storage, shipping and office space. Its exterior and interior finish compares favorably with any loft in the city. Its speed of construction and equipment could not be surpassed by the average industrial building.

The new building for the New York Consolidated Card Company, Fourth and Webster avenues, Long Island City, is one of the most modern manufacturing loft buildings in the Greater City—building roughly 500x70, 5 stories, floor loads 150 pounds.



THE LOOSE-WILES BISCUIT COMPANY'S PLANT.

The Galvin Building, 13th street and East avenue, is a 200-pound loft rented to some eight or ten different concerns, who find the concrete building in every way suitable to their needs.

Brooklyn Structures.

In Brooklyn, the home of concrete, manufacturing and warehouse lofts are to be found scattered through all districts. The group of Gair buildings, five great factories from ten to sixteen stories in height, having a total floor space of over thirty acres, furnish an argument for the use of this material which is incontrovertible, the Bush Terminal Company model lofts in South Brooklyn, a group of fourteen buildings having a total floor space of 125 acres, running in height from six to eight stories, are, like the Gair buildings, designed for live loads of 200 pounds per square foot. These two groups of buildings represent the ideal in concrete construction—simple exteriors, plain finish on the interior, maximum light, great resistance to vibration, high load-carrying capacity, sanitary in every detail and fireproof and fire-resistant to the limit.

There is no reason why the ordinary manufacturing or warehousing loft on Manhattan Island or in any other part of the Metropolitan district should not at least be figured for reinforced concrete construction. The investors should instruct their architects to draw the plans in their usual structural steel and brick manner and submit these plans with sketches or specifications which call for an alternate design in reinforced concrete. There are a number of reputable concrete concerns in this territory who are thoroughly competent to submit alternate figures in such shape that the comparison would be exact and the papers easily prepared to form the basis of a contract, where the owner could see at a glance what savings if any there were in behalf of concrete.

Old Bugbears Removed.

The old bugbears about concrete being unsafe, being difficult to obtain loans on, being slow of construction, being subject to dehydratization, being unsightly, being difficult to rent, are today largely myths. The buildings already cited herein answer every one of these points, except perhaps the question of loans. Other buildings, however, the names of which for obvious reasons cannot be mentioned, can be furnished where mortgage loans have been made by well known financial institutions without much difficulty. It is hard to see how the investor or speculator can afford to go ahead with an industrial loft proposition without satisfying himself of the savings to be effected by reinforced concrete. In all cases competitions may not develop the 8 to 10 per cent saving which conservative judgment would indicate that concrete should effect. Competitions are uncertain things. Prices from different contractors vary with the conditions of their offices and the type of plans submitted, but in a great many instances there is money to be saved by taking bids on reinforced concrete construction.

When it is remembered that most of the loft buildings recently constructed in the Fourth avenue and Seventh avenue sections are built of steel and concrete with brick walls, it will be realized that reinforced concrete buildings such as the Loose-Wiles building, Long Island City, and the Brewster building of the same borough, or the Loeser building in Brooklyn, are practically the same as these Fourth avenue lofts, save that structural concrete has been substituted for structural steel and a concrete wall for the brick walls except on street fronts. There is little foundation in fact for the prevalent refusal to consider reinforced concrete for the average industrial loft.

If the financial and building interests are willing today to trust concrete floor arches and fireproofing around structural steel, why should they not be willing to put their money into structural concrete buildings veneered with brick or terra cotta? The speed of erection from the time of signing the contract is but little different. Concrete construction gets an early start and is well under way while the steel people are waiting for the delivery of their shapes.

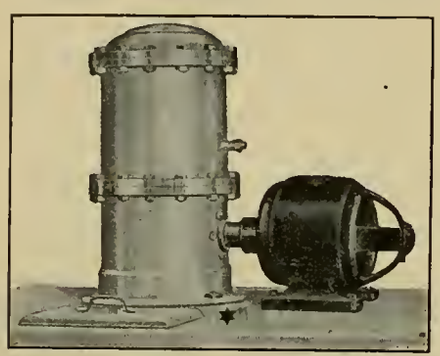
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Household Ice Plant.

SEVERAL innovations are contained in a household ice plant that the Montclair Refrigerating Co., Woolworth building, is just putting on the market, that make it appeal strongly to architects and to apartment house owners.

The device consists of a refrigerator, to all outward appearances identical with any that may be bought in the open market. Instead, however, of the usual ice box there is a brine tank fed by ethelchloride gas, instead of the usual ammonia, and an electric motor which circulates the gas and again vaporizes it after it has become condensed through the performance of its refrigerating work. All this is concentrated in a self-

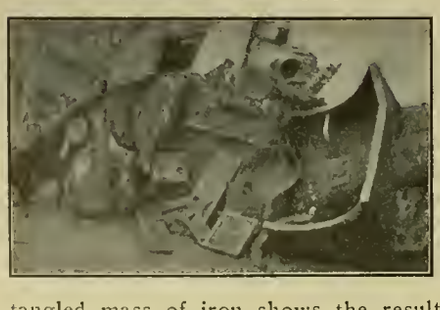


contained cylinder and motor which is attached to the top of the refrigerator, where it works silently, and only so long as the predetermined temperature controlled by a thermostat is being maintained. In ordinary operation the motor will operate about one hour to give a refrigerating temperature, which may go as low as 18 degrees below zero for several hours.

In addition to these features there is an ice-making chamber in which cubes of ice, suitable for use in tumblers, are always on hand. This is accomplished at a cost for current of 17 cents, sometimes less, according to the manufacturers, depending upon the local rate for electricity. Machines having a refrigerating capacity equal to a thousand pounds of ice are being made, as well as machines small enough to be purchased in quantity by apartment house owners and leased to tenants at a rate low enough to afford them a saving in their ordinary ice bills. The device requires a gas pressure of only 10 pounds, thus avoiding danger of explosion, and it is operated without cranks, valves or springs.

What Lack of Caution Did.

TOO much care cannot be exercised by rent payers in starting fires in ranges, which have been exposed to cold weather, says the "Plumbers' Trade Journal," which proves the assertion by the accompanying photograph. The



tangled mass of iron shows the result of starting a fire in a stove, in which the waterback had become frozen. The fire was kindled and the servant stepped out of the room. Had she not done so she probably would have been killed, for in less than five minutes steam had been generated under excessive pressure in the frozen heater and an explosion followed. The range was lifted from its foundation, the side of the house was blown out and part of the stove and debris were carried one hundred feet away from the building. Waterbacks do not freeze at this time of the year, but it might be well next autumn to recall the experience of the family whose stove is shown in the accompanying illustration.

Electric Heater for School.

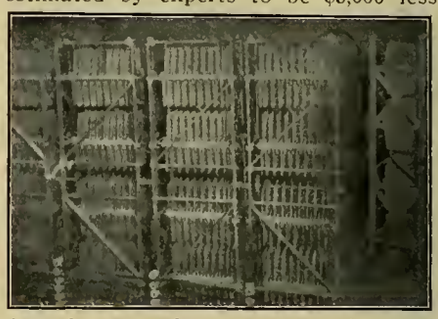
OPERATING on a flat rate of $1 per kilowatt a month for electricity generated from a government power plant situated fourteen miles away, it is said that the new high school at Rupert, Ohio, is demonstrating the practicability of heating its entire building by electricity at a cost considerably less than that ultimately chargeable to coal or oil when cost of delivery, handling, ash removal and cleaning are eliminated.

Of course, the success of electrical heating depends entirely upon the rate procurable from distributing power stations and in this case the power is derived from a government-owned hydraulic plant. In New York where electricity is generated from coal hauled great distances from mines, hoisted to hoppers from barges and automatically fed, where franchise rights and maintenance costs are heavy, the rate of 10 cents per kilowatt, regardless of the amount of current used, must necessarily be beyond fair comparison with the case cited, but it demonstrates to architects and builders the economic possibilities of electric heating if the rate can, by some means, be brought to a workable level. At any rate, a description of the size of the building thus heated may be of interest.

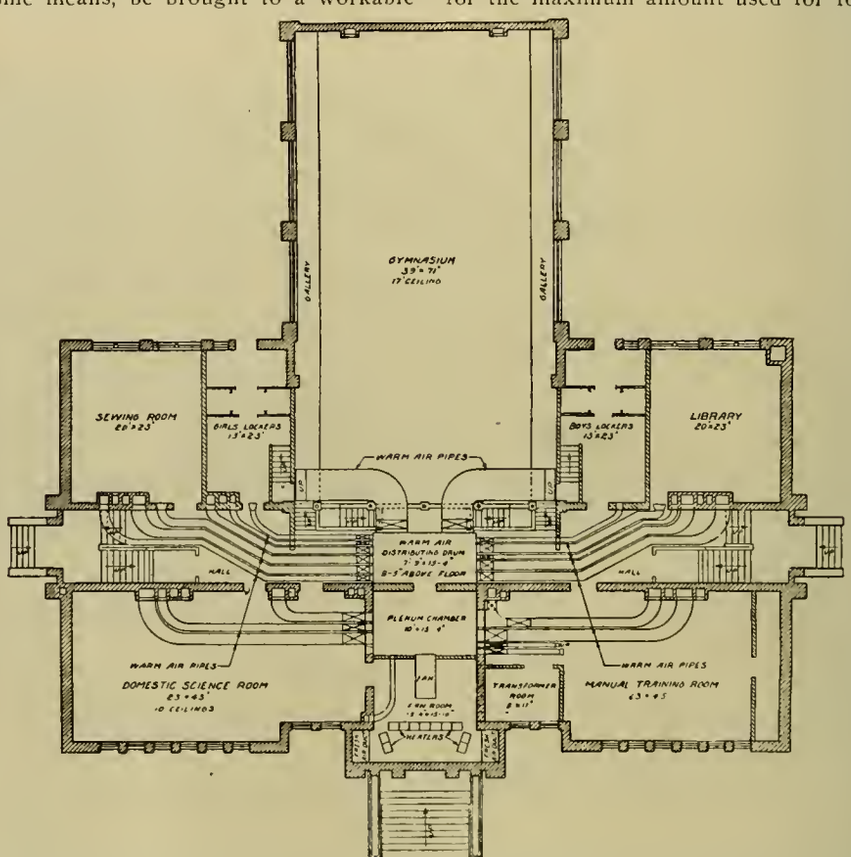
The accompanying illustrations published by courtesy of the Heating and Ventilating Magazine, gives a good idea of the heat-generating equipment and distributing system of the building. The high school is built of repressed brick and stone trim, three stories high, 65 x 111 feet with a rear extension 43 x 47 feet. Its cubical contents totals 300,000 feet. It has been called the most perfectly fire-resistive high school in the country. No fire is used anywhere within its walls. The transformer and heater room is a ventilated brick and concrete vault, yet the structure is provided with standpipes reaching every office and room and fire-fighting equipment is stationed within reach on all floors.

The heating system employed is that of the hot blast composed of 18 units, having a total capacity of 400 k.w., which allows for an overload of 100 k.w. These units are connected in pairs vertically, each pair being under the control of a separate switchboard in the principal's office. Each pair can be switched to a 220-volt circuit or a 440-volt circuit, thus giving 9 or 36 k.w. for each pair. Different degrees of temperature may be obtained by this system. The sketch shows the layout of this most unusual heating plant, and also gives a partial idea of the character of the heating problem that confronted the contractors.

The cost of the heating system is estimated by experts to be $3,000 less



than the cost of any system using coal as the source of heat. The total cost of current for heating purposes for a school season, it is contended, will not exceed $1,500. In addition much room has been saved for school purposes that otherwise would have been used for boiler, heater and fuel rooms. The basis of compensation for the current has been worked out so that the school pays for the maximum amount used for four months and for each of the remaining months the school is charged for the maximum amount used at any time that month.



Checking Up Elevator Mileage.

A DEVICE is being put on the market by the Chicago Elevator Mileage Co. that checks up the mileage of elevators. It operates somewhat on the order of the speedometer on an automobile wheel. Its value lies in its capacity for determining just when to expect evidences of wear on cables and incidentally gives an accurate record daily of the performance of each car. It has, however, a much more important virtue than that. Renting agents use it to convince prospective tenants that the building is not only well occupied, but that it is a well-frequented structure. Busy elevators mean busy tenants and busy tenants are good drawing cards.

CURRENT BUILDING OPERATIONS

Several Large Improvements in Course of Construction in the New Midtown Printing Center—Model Structures Being Erected

THE printing and lithographing and kindred trades are rapidly moving away from the section near the New York terminal of the Brooklyn Bridge, where they have conducted business for many years past. They have migrated, for the most part, into the territory bounded by 30th to 40th streets, Seventh and Tenth avenues. This district within the last few years has become the new home of many of the largest publishing houses in the city, and shows every indication of becoming the center for many years in the future of the printing and allied trades in general.

A number of the larger of these concerns have erected for themselves, or are leasing on long terms, buildings designed with a special regard to the nature of their particular business. Simultaneously with the completion of the new building for the Hill Publishing Company, at the corner of 36th street and Tenth avenue, comes the announcement of another projected building at 440 to 448 West 37th street. This will be 13 stories in height, covering a plot 125x100 feet, and will be erected from plans and specifications prepared by Hill and Stout, architects, 299 Madison avenue.

This building is to be erected for H. I. Underhill of South Orange, N. J., owner, who intends to lease it for printing, lithographing and general publishing purposes. The contract for the construction of this building has been awarded to the Whitney Company, 1 Liberty street, New York City. A peculiar coincidence in connection with the award of this contract is the fact that the first building erected for publishing purposes in this district, i. e., the David Williams Company building, at 239 West 39th street, was built in 1906 by A. R. Whitney, Jr., Company, which firm was the forerunner of the Whitney Company.

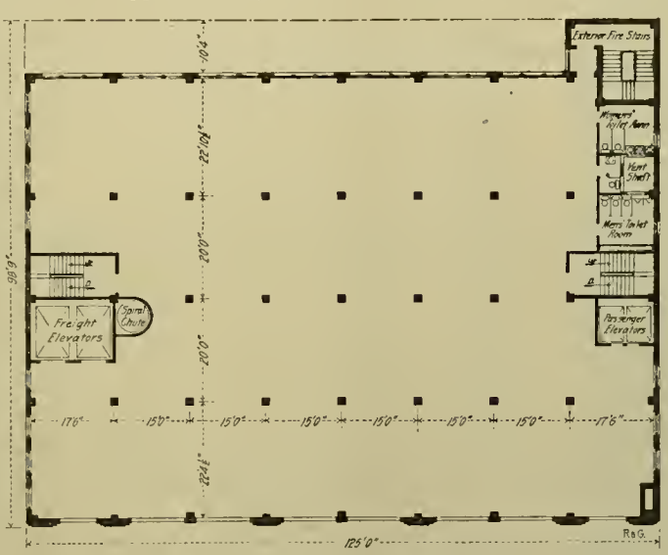
During the last week ground was broken for another building to be erected in this section. It will be at 406 to 426 West 31st street, opposite the open cut of the Pennsylvania Railroad Company. This building has also been designed exclusively for occupancy by the printing industry. The architect is Edward L. Larkin, who prepared the plans and specifications for the McKeon Realty Company, 80 Maiden lane, owners and builders.

This building will be the largest of its kind in New York City, having a frontage of 250 feet, and a depth of 103 feet on the easterly line and 85 feet on the westerly line, with a floor area of 20,200 square feet. The building will be 15 stories in height, with basement and sub-basement, and will have a total floor area of approximately 325,000 square feet. On account of the extreme height of the individual floors, the building will have a total height of nearly 240 feet from curb to cornice. An estimate of the size of this project may be gained when it is known that its cubical contents will amount to approximately 4,350,000 cubic feet.

In the layout of the floors, particular attention has been devoted to planning in regard to efficiency of light and the future placement of presses and machinery. The columns have been placed about 15 feet apart, and particularly high and wide windows have been provided to permit the maximum of natural light. There will be nine electric elevators, arranged in banks of three cars each—one bank on the easterly side, one in the central portion, and one on the extreme westerly side of the building. Some of these elevators are to be used for passenger traffic exclusively, while others have been designed as combination freight and passenger cars, and will have a lifting capacity of four tons each. This building will represent an outlay of about $1,100,000, exclusive of the cost of land.

The American Book Bindery, for a number of years past located at Cherry and Rutgers streets, has leased from the plans the store, basement and first four lofts for a term of 15 years, and the rest of the lofts will be rented wholly or in part to concerns doing business in the printing line.

A third project planned for this section will be located at 344 to 348 West 38th street. This will be a modern loft structure, 13 stories in height, on a plot approximately 75x98 feet, which, from the very nature of its environment, will no roubt be tenanted by concerns in the publishing line, although no especial effort toward this end has been made in its design. The building has been planned by Edward L. Larkin, architect, 80 Maiden lane, for George Kern, owner, 496 Ninth avenue, and it will cost about $275,000.



Hill and Stout, Architects
PLAN OF NEW UNDERHILL BUILDING.

With the completion of these contemplated structures the future of this section, which has already become known as the publishing district, seems assured for many years to come.

COMPOSITION FLOORING.

With the dawn of the twentieth century new and better flooring material was introduced into the building trade of this country. Not until recent years, however, has the manufacture and laying of this material attained that degree of perfection where it can be considered a real success among leading architects and builders.

Composition flooring, as manufactured and installed today is a light weight, resilient, non-slipping, water-repelling, fire and germ-proof covering. It is laid in a plastic state in one or several colors and bonds directly to wood, metal or concrete. The material is easily installed about one-half inch thick and is trowelled to a smooth and better finish. About twenty-four hours is required for the composition to set into a monolithic mass.

While in a semi-hard condition the composition may be scored or marked to represent tiles, bricks, or marble slabs, and may be laid in colors or combinations of colors varying from almost pure white to jet black. Patterns, panels, monograms and other designs may be worked out in the floor. A sanitary cove base may be installed with composition and run into the main floor without joints or breaks. Some concerns have gone so far as to construct wainscoting and partition work with this material.

Discovered in 1853.

Composition was first discovered in 1853 by Stanislaus Sorel, a French chemist. Later a number of promoters took out patents upon certain products whose basic ingredients were the bonding materials of present-day composition, and endeavored to market the goods for exterior building construction. It was found, however, that these products had not wear-resisting properties essential for this purpose. Even today it has been found impractical to use composition for stucco work, building blocks, roofs or tanks. Germans were the first to perceive the advantages of composition for floor purposes, and the Americans followed in their footsteps. In America, until about the middle of the nineteenth century, wood formed the standard building material, and it was thought that no finer floor surface could be obtained than from tongued and grooved matched maple or oak. Even today these floors are perhaps the best obtainable for residences. City codes and insurance regulations have eliminated one after another the classes of buildings in which wooden floors might be used, and owners of large structures in many instances insist on having sanitary and fireproof flooring.

From timber, architects and builders turned to mosaic and encaustic tile; but here it was found that the floor was hard, slippery and difficult to install, especially over an old wooden foundation. Terrazzo was next offered, but objections in some instances were found to this material.

Battleship Linoleum.

Next followed battleship linoleum, and this formed the real advancement toward a solution of the problem for floors of this material, easily installed, which were resilient, water-repelling and non-slippery. Marble, cork, tile, and many other similar materials have been used; but in many instances objections have been found.

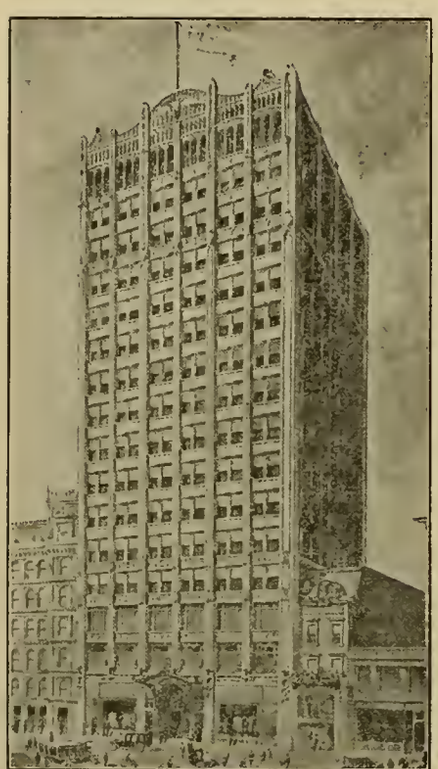
Much of the composition flooring on the market is of a cheap calibre, and it is not contended for a moment that every floor laid is a success. It can be said that this material cannot be properly installed by mechanics who have not had at least several months' experience in laying composition; in fact, most reliable firms will not ship their materials to outside contractors but will maintain their own force of experts to install floors of their own manufacture.

Some concerns lay their material in a single operation, while others install it in two or more layers. The under

sections in the latter instance consist of binding ingredients and fillers, while the top section only contains the better ingredients. Some composition flooring companies also lay their material over metal lath to obtain reinforcement and to hold the composition for the foundation. The method of the Troegerlith Tile Company consists of driving zinc floor nails into a wooden foundation, about six inches apart, leaving the heads protrude about one-half an inch. Composition bonds readily to wood, and it is contended by this company that the metal lath breaks rather than assists this bond, while, if zinc nails are used, the material may be grouted over the nails and into the wood. Moreover, it is a known fact that the acids in the composition have a tendency to corrode the metal lath, while they do not affect zinc nails.

New Loft in Fourth Avenue Section.

The contract was awarded last week for the erection of a new 16-story store and loft building at 30 to 38 East 33d street, from plans by M. E. Rountree, architect, of 3 East 44th street. The structure will immediately adjoin the Park Avenue Hotel and will cover a plot approximately 85 x 100 feet. The building will be fireproof in the most modern sense of the term, constructed of brick with hollow tile partitions,



M. E. Rountree, Architect.

with a front of white glazed terra cotta of modified Gothic design.

The building will contain four electric passenger elevators and be equipped with a sprinkler system. The general design and layout of this building will permit of its being used for light manufacturing or office purposes, and it is so arranged that any tenant may have any desired amount of floor space. This operation, which will cost in the neighborhood of $425,000, is to be built by the Altoria Realty & Construction Co., general contractors, 3 East 44th street, for George A. Wheelock, owner, 3 West 86th street, who has been in possession of this property for about twenty years.

—Concrete highways are giving a good account of themselves. The village of Saugerties, N. Y., built a mile of road four years ago, half of concrete and the balance macadam. At the end of two years' service the latter half was completely rebuilt. The concrete road remains in perfect condition.

—Considerable building is going on along the Sea Beach Line, in the Eastern Parkway section, and on Nostrand avenue between Eastern Parkway and Flatbush avenue.

INTERPRETING LABOR LAWS.

The Industrial Board Makes Important Concession to Property Owners.

The Real Estate Board of New York, which has been persistently bringing to the attention of the State Labor Department such provisions of the labor laws affecting factories as it believes to be unreasonable, obtained this week an important interpretation of the law on a point which is of particular interest to owners of buildings.

The labor laws (section 79-e, sub-division 2) provides for occupancy of floors in factories. Occupancy is based on 14 persons to the floor for every 18 inches in width of stairway provided for such floor, and conforming to the requirements of a "required means of exit." Greater width than 18 inches allows a proportionate increase in occupancy. A building must have two required means of exit.

The Real Estate Board brought to the attention of the Industrial Board the point that when one of these required means of exit is a stairway and one a fire-escape, not only the stairway but the fire-escape should be included in computing the number of persons permitted to occupy a given floor. The board some weeks ago, through its counsel, George W. Olvany, asked for an interpretation from the Industrial Board and this week J. J. Flood, Chief Factory Inspector, replied as follows:

> "In reply to the inquiry contained in your letter of the 13th inst., I would state that this department will be obliged to take into account the width of the fire-escape in computing the occupancy of any building, provided, however, that said fire-escape complies with the provisions of section 79-b, relating to fire-escapes, service as required means of exit."

The Industrial Board upon the solicitation of the Real Estate Board and Abram I. Elkus, chief counsel for the State Factory Investigating Commission, is also considering the order frequently issued to fireproof windows on the course of fire-escapes not serving as required means of exit. On this point the Industrial Board has fixed public hearings for July 7 and 8.

Owners of factories have been troubled with two other orders of the Labor Department which are not likely to be enforced. One of these is an order to fireproof windows within 8 feet in a horizontal or oblique line of any part of fire-escape, balconies or stairs. The other is to fireproof all windows within ten feet in a vertical line of any part of fire-escape balconies or stairs.

Diligent search of the labor laws by Mr. Olvany revealed no section or subdivision that required this, the only requirement being that "all windows opening upon the course of the fire-escape shall be fireproof windows" (section 79-b, subdivision 4).

Inquiry at the Industrial Board brought out the fact that no official ruling on these two points had been made, but that they were orders issued by the Labor Commissioner. The position taken by the Real Estate Board on these two points is that owners are to be held only to requirements of the labor law and rulings by the Industrial Board.

STATE FACTORY INSPECTION.

More Hearings to be Held By the State Investigating Commission.

Public hearings on the proposed recodification of the Labor Law will be held at City Hall by the State Factory Investigating Commission during the week beginning June 22. The order in which subjects will be taken up follows:

Monday, June 22.—(1) Organization of the Department of Labor and its bureaus and divisions; (2) Industrial Board, its personnel, powers and duties; (3) employment agencies and immigrant lodging houses; (4) penalties for violations of Labor Law, summary powers of the Commissioner of Labor; (5) duplication of inspections by city and State departments.

Tuesday, June 23.—Factories; (1) definition of factory and factory buildings; (2) sanitation; (3) accident prevention—elevators; (4) fire hazard; (5) hours of labor of women and children; (6) duties of owners and occupiers.

Wednesday, June 24.—Mercantile establishments; (1) definition of mercantile establishment and mercantile building; (2) sanitation; (3) fire hazard; (4) hours of labor of women and children; (5) duties of owners and occupiers.

Thursday, June 25.—(1) Bakeries and manufacture of food products; (2) manufacturing in tenements; (3) hotel laundries; (4) child labor, generally; (5) offices and office buildings—extension of the provisions of the Mercantile Law.

Friday, June 26.—(1) Public works; (2) building construction and repair work; (3) mines, tunnels and quarries; (4) payment of wages (time and manner of); (5) hours of labor on railroads and railways.

While special days have been set aside for certain subjects, a person appearing on any one day may discuss questions relating to any matters covered in the proposed recodification.

Hon. Degree for Mr. Miller.

In recognition of his valuable public services as Superintendent of Buildings in New York, and in the preparation of its building laws, Columbia University, in celebration of the fiftieth anniversary of the founding of the School of Mines, has conferred upon Rudolph P. Miller, among others, the honorary degree of master of science.

Railroad Branch Y. M. C. A. Completed.

The new home of the Railroad Branch of the Y. M. C. A. was dedicated and formally opened last Thursday. This building, erected at a cost of nearly $500,000, the funds for which were provided jointly by members of the Vanderbilt family, the New York Central and New York, New Haven and Hartford Railroads, is a model of construction and convenience. Among the speakers who participated in the dedication ceremonies were Rev. R. C. Morse, General secretary of the International Y. M. C. A.; A. T. Hardin, vice-president of the New York Central Railroad Co.; John F. Moore, senior railroad secretary of the International Committee of the association; Ward W. Adair, secretary of the railroad branch of the organization; John R. Mott, associate general secretary of the International Committee of the association, and G. A. Harwood, chief engineer of the electric zone improvements.

Women's Jail Plans Near Completion.

Griffin & Wynkoop, architects, 30 Church street, have nearly completed the plans for the new women's jail, court and detention house to be built in West 30th street, near Seventh avenue. The building is to be erected under the jurisdiction of the Department of Correction of the City of New York, Katherine B. Davis, Commissioner, at a cost of nearly $500,000. The building will be sixteen stories in height and cover a plot 100 by 100 feet. It is expected that bids will be advertised for early during the coming fall.

New Home for Calumet Club.

McKim, Meade & White, architects, 101 Park avenue, have been retained to prepare plans for extensive alterations to the property at 12-14 West 56th street, for club purposes. The remodeled building will be the new home of the Calumet Club which has been forced to vacate its present home at the corner of 29th street and Fifth avenue on account of the recent sale of the premises. The old building will probably make way for a modern loft structure.

—Mayor Mitchel has just signed an ordinance passed by the Board of Aldermen, appropriating the sum of $1,722,600 to develop Brooklyn's sources of water supply on Long Island, as well as the extension of the high-pressure system, which has proved so efficient in handling big conflagrations.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Dr. Chas. V. Paterno, care of Paterno Construction Co., 214 Cathedral Parkway, contemplates the erection of a 12 or 14-sty apartment at the northwest corner of Broadway and 84th st. No architect selected.

WHITE PLAINS, N. Y.—Coleman Clark, Prospect Park, White Plains, contemplates the erection of a residence on New York av. No architect selected.

JAMESTOWN, N. Y.—Swedish Brotherhood, Inc., Barret Block, contemplates the erection of a 2-sty brick store and club house in Pine st. between 2d and 3d sts. to cost abont $25,000. An architect will probably be selected by competition.

ONEONTA, N. Y.—D. J. Killkenny, 121 Main st, contemplates the erection of a residence at Oneonta Plains to cost about $8,000. No architect selected.

GLEN FALLS, N. Y.—The Board of Education of Glen Falls, Dr. Fred G. Fielding, president, 72 Ridge st, contemplates the erection of a school to contain about 16 rooms. Architect and site have not been selected. A meeting will be held June 25. Cost, about $60,000.

NORWICH, N. Y.—The Norwich Publishing Co., W. H. Clark, president, 31 Prospect st, Cortland, N. Y., contemplates the erection of a 3-sty brick, steel and stone printing and publishing building in the rear of Eagle Hotel. No architect selected.

NORWICH, N. Y.—The Beebe Estate, Mrs. Goodman, Norman Carr, 297 North Broad st, contemplates the erection of a 5-sty brick, stone and steel hotel on the site of the present Eagle Hotel to cost about $75,000. F. S. Powell, Eagle Hotel, lessee. No architect retained.

OSWEGO, N. Y.—The Board of Education of Oswego, M. T. Crimmins, president, contemplates the erection of a high school here to cost about $250,000. No architect selected.

FULTON, N. Y.—The Board of Education of Fulton, L. C. Foster, president, care of First National Bank of Fulton, contemplates the erection of a brick and steel high school here to cost between $100,000 and $125,000. No architect selected.

POUGHKEEPSIE, N. Y.—The City of Poughkeepsie, Board of Education, C. R. Gurney, president, is receiving competitive sketches for a school in Smith st, to cost about $50,000. The competing architects are P. M. Lloyd, 1 Washington st, Edward C. Smith, 39 Market st, and DuBois Carpenter, 45 Market st, all of Poughkeepsie.

PLANS FIGURING.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Bids will close July 8 at 12 M. for a 4-sty reinforced concrete, brick and concrete factory, 200x50 ft., at Locust and Liberty sts, for the American Vitagraph Co., 116 Nassau st, Manhattan W. L. Stoddart, 30, West 38th st, Manhattan, architect.

SCHOOLS AND COLLEGES.

FARMINGDALE, L. I.—Bids will close June 13 at 12 m. for a 2-sty reinforced concrete, hollow tile and stucco horticulture building, about 36x100 ft., for the Board of Trustees of the New York State School of Agriculture on Long Island, to cost about $40,000. Lewis F. Pilcher, Capitol, Albany, architect.

MISCELLANEOUS.

PORT JERVIS, N. Y.—The Port Jervis Light & Power Co., Edward E. Mandeville, president, Land Title Building, Philadelphia, Pa., and 126 Pike st, Port Jervis, is receiving bids for a 1-sty concrete block power plant, 69x87 ft. at the corner of Lumber and Water sts from plans by G. L. Jones, 1531 Realty Building, Philadelphia, Pa., engineer. Cost, about $100,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENTMENTS.

RIVERSIDE DRIVE.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for a 11-sty apartment, 100x150 ft., at the southeast corner of Riverside dr and 149th st for the West Side Construction Co., 322 West 100th st, Jacob Axelrod, president. Cost, about $250,000.

67TH ST.—The Fullerton Weaver Realty Co., 1 Madison av, contemplates the erection of two 9-sty apartments in the north side of 67th st, 100 ft. west of Central Park West. Plans by owner.

AUDUBON AV.—George F. Pelham, 30 East 42d st, has nearly completed plans for two 6-sty apartment houses at the northeast corner of Audubon av and 170th st, for Aaron Goodman, 117 West 119th st, owner and builder.

RIVERSIDE DRIVE.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for an 11-sty face brick apartment, 100x50 ft., at the southeast corner of Riverside drive and 149th st, for the West Side Construction Co., 322 West 100th st, Jacob Axelrod, president. Cost, about $250,000.

174TH ST.—Gross & Kleinberger, Bible House, have completed plans for a 5-sty apartment, 50x87 ft., in the south side of 174th st, 100 ft. west of Amsterdam av, for the J. B. B. Building Co., 147 East 125th st. Cost, about $40,000.

141ST ST. Gronenberg & Leuchtag, 303 5th av, have prepared plans for a 6-sty apartment in the north side of 141st st, 67.10 ft. east of St. Nicholas av, for the Williams Corp., 71 West 113th st. Cost, about $40,000.

BROADWAY.—Chas. A. Platt, 11 East 24th st, have completed plans for a 13-sty apartment at 2420-34 Broadway, 208-12 West 80th st and 205-9 West 89th st, for Vincent Astor, 23 West 26th st. Cost, about $1,000,000.

ATTORNEY ST.—Louis A. Sheinart, 194 Bowery, has prepared plans for alterations to the tenement at 97 Attorney st, for Nathan J. Grossman et al, 3219 3d av.

GREENWICH ST.—V. Hugo Koehler, 489 5th av, has completed plans for alterations to the 5-sty tenement at 248 Greenwich st and 23-5 Harrison st, for the N. Y. Life Ins. & Trust Co., et al, 52 Wall st.

39TH ST.—Rudolph Boehler, 195 Lexington av, has prepared plans for alterations to the 4-sty tenement at 340 West 39th st for Mrs. K. Schmuck, 340 West 39th st.

73D ST.—A. A. Zink, 219 East 73d st, has completed plans for alterations to the 5-sty tenement at 219 East 73d st for Augusta L. Jones, Tuxedo, N. Y.

AV C.—O. Reissmann, 30 1st st, has completed plans for alterations to two 5-sty tenements at 167-9 Av C, for Adele Backhaus, 152 East End av.

LEXINGTON AV. Gross & Kleinberger, Bible House, have completed plans for alterations to two 5-sty tenements at 1275 Lexington av and 142 East 86th st for the Ande Realty Co., 2 Rector st.

126TH ST.—Louis Stockman, 257 Wyckoff av, Brooklyn, has had plans prepared by Harry Hurwitz, 270 Grand st, for alterations to the 5-sty tenement at 238 East 126th st.

PARK AV.—Denby & Nute, 333 4th av, have prepared plans for alterations to the 12-sty apartment at 515 Park av, for Freeman Estates, Inc., 30 East 42d st.

CARMINE ST.—Nicola Satrioni, 65 Carmine st, has had plans prepared by John A. Rofrano, 110 West 34th st, for alterations to the 5-sty tenement at 65 Carmine st.

181ST ST.—Schwartz & Gross, 347 5th av, have completed plans for a 6-sty tenement, 162 x214 ft., at the northeast corner of 181st st and Riverside dr, for Miami Realty Co., Daniel W. O'Neil, president, 40 East 22d st. Cost, about $210,000.

HALLS AND CLUBS.

62D ST.—Working plans are being prepared for the 6-sty club house, 100x125 ft., at the northwest corner of 62d st and Park av for the Colony Club, Madison av and 30th st. Delano & Aldrich, 4 East 39th st, architects. Engineer not selected. Cost, abont $450,000.

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SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids June 1 for alterations and repairs to various schools. I. S. Smith, P. S. 2, $475; P. S. 7, $840; P. S. 22, $160; P. S. 42, $1,065; P. S. 98D, $304; Max Levine, P. S. 12, $198.75. W. C. Redlich, P. S. 15, $488; P. S. 34, $712; P. S. 65, $348. A. W. King, P. S. 31, $848; P. S. 88, $493; P. S. 147, $352. C. Haas, Co., Inc., P. S. 36, $370. H. Portnof, P. S. 62, $629. August Wille, Jr., P. S. 64, $218; P. S. 188, $755. J. M. Knopp, P. S. 71, $290. Herskowitz & Karsh, P. S. 75, $365; P. S. 110, $265; P. S. 131, $279. M. Rappaport, P. S. 92, $570 P. S. 105, $297. Duncan Stewart, P. S. 120, $370.

MANHATTAN.—Bids were opened by the Board of Education June 1 for sanitary alterations to various schools. John J. Kenney Co, low bidder for P. S. 1, $897; P. S. 27, $421; P. S. 120, $493. Christopher Nally, P. S. 7, $947; P. S. 56, $749; P. S. 100, $868. Adolph Bergengarten, P. S. 14, $255; P. S. 22, $465. Edward J. Renehan. P. S. 28, $576. Marquard-Fay Co., Inc., P. S. 29, $273; P. S. 121, $731. Nicholas P. Lorenzo, P. S. 34, $1,483; P. S. 42, $1,063; P. S. 53, $438; P. S. 75, $863; P. S. 109, $1,187; P. S. 114, $543; P. S. 168, $1,348. Joseph D. Duffy, P. S. 91, $224. Geo. H. Beck & Sons, P. S. 190, $329.

STORES, OFFICES AND LOFTS.

183D ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 2-sty loft and store building at the northwest corner of 183d st and Audubon av for the Value Realty Co., 170 Broadway, owner, Jacob Marx, president. Cost, about $12,000.

36TH ST.—Rouse & Goldstone, 40 West 32d st, are preparing plans for a 12-sty loft and store building at 63-65 West 36th st for Mordecai & Co., 30 East 42d st, owner and builder. A. B. Hager, 30 Church st, steel engineer. Cost, about $200,000.

5TH AV.—I. E. Ditmars, 111 5th av, has completed plans for alterations to the loft building 111 5th av for the estate of Henrietta Constable, care of Louise Constable et al, 111 5th av. American Tobacco Co., at site, Percival S. Hill, president, lessee.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

187TH ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty store and tenement, 70x100 ft., at the southeast corner of 187th st and Crotona av for Scalzo & Mungo, 705 East 187th st, owner and builder. Total cost, about $70,000.

VYSE AV.—The Kreymborg Architectural Co., 102 East 163d st, is preparing plans for a 5-sty tenement on the east side of Vyse av, 145 ft. north of Boston rd, for the H. C. Jackson Co., 1419 Wilkens av, owner and builder. Cost, about $50,000.

167TH ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 6-sty store and tenement, 50x87 ft., in the south side of East 167th st, 69 ft. east of Kelly st, for Jos. L. B. Mayer, 5-7 Beekman st, owner and builder. Cost, about $55,000.

CONCORD AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for three 5-sty tenements, 40x88 ft., on the east side of Concord av, 238 ft. south of 149th st, for the Wilmac Realty Co., Wm. McManus, president, 515 Tinton av, owner and builder. Cost, about $80,000.

176TH ST,—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty tenements, 50x104 ft., in the north side of 176th st, 113 ft. east of Marmion av, for Thos. Mulligan, Shakespeare av and 172d st, owner and builder. Total cost, about $100,000.

TREMONT AV.—Fred Jaeger, 441 East Tremont av, has about completed plans for a 7-sty apartment, 114x100 ft., at the northeast corner of Tremont and Anthony avs for Henry Cleland, 1849 Anthony av, owner and builder. Cost, about $175,000.

ROGERS PL.—Samuel Katz, 1 Madison av, is preparing plans for three 5-sty apartments, 43x100 ft., at the southeast corner of Rogers pl and 163d st, south side of 163d st, 72 ft. south of Intervale av and corner of Intervale av and 163d st, for the Podgur Realty Co., 1029 East 163d st. Total cost about $250,000.

163D ST.—Samuel Katz, 1 Madison av, has been commissioned to prepare plans for three 5-sty apartments in the south side of 163d st, between Intervale av and Rogers pl, for Pugo Bros. and Nathan Wilson, Southern blvd and 163d st.

DWELLINGS.

CLASON POINT.—Anton Pirner, 2069 Westchester av, is preparing plans for three 2-sty frame residences, 19x30 ft., on the Husson Estate for Philip Dietrich, on premises, owner and builder. Cost, about $9,000.

VAN NEST AV.—Henry Nordheim, 1087 Tremont av, is preparing plans for a 3-sty frame residence, 52x95 ft., on the south side of Van Nest av, 25 ft. east of Cruger av, for Louis Kaplan, 724 Van Nest av, owner and builder Cost, about $9,500.

HALLS AND CLUBS.

WADSWORTH AV.—Max Lieberskind, builder, 3785 Broadway, contemplates the erection of a dance hall on the west side of Wadsworth av, 50 ft. north of 177th st, from plans by Gross & Kleinberger, 75 Bible House.

SCHOOLS AND COLLEGES.

BRONX.—C. B. J. Snyder, 59th st and Park av, is preparing plans for P. S. 48 to be erected in the Hunts Point section for the Board of Education, 59th st and Park av. Bids will be called for in August or September.

THEATRES.

COLLEGE AV.—Arthur Arctander, 391 East 149th st, is preparing plans for an open air theatre on the west side of College av, 100 ft. north of 164th st, for the Sinnott Estate, Dr. John Sinnott, administrator. Cost, about $5,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PROSPECT PL.—Shampan & Shampan, 772 Broadway, have completed plans for two 5-sty tenements, 50x92 ft., on the south side of Prospect pl, 150 ft. east of Underhill av, for Levy Bros. Realty Co., 5 Beekman st, Manhattan, owner and builder. Cost, about $100,000.

SARATOGA AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 50x90 ft., at the northeast corner of Saratoga av and Pacific st for Angelo Pirrozzi, 2064 Pacific st, owner and builder. Cost, about $30,000.

BLAKE AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x88 ft., on the north side of Blake av, 50 ft. east of Amboy st, for the Collective Holding Co., 1779 Pitkin av, owner and builder. Cost, about $25,000.

65TH ST.—Harry Rocker, 371 Fulton st, has completed plans for a 2-sty tenement, 28x62 ft., in the north side of 65th st, 12 ft. west of 7th av, for Rose Handeran, 681 65th st, owner. Cost, about $4,500.

SACKMAN ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for four 3-sty brick tenements, 24x78 ft., in the east side of Sackman st. 180 ft. north of Riverdale av, for the New Lots Construction Co., 748 Sheppard av, owner and builder. Cost, about $30,000.

SUTTER AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x88 ft., on the north side of Sutter av, 50 ft. west of Ames st, for Jacob Goell, 1779 Pitkin av, owner and builder. Cost, about $25,000.

COLUMBIA ST.—W. T. McCarthy, 16 Court st, has completed plans for a 3-sty tenement, 20x52 ft., in the east side of Columbia st, 60 ft. south of Huntington st, for Valentine Manelle, 232 Van Brunt st, owner and builder. Cost, about $7,500.

56TH ST.—Thomas Bennett, 52d st and 3d av, is preparing plans for three 3-sty tenements, 20x24 ft., in the north side of 56th st, 100 ft. west of 3d av, for the Boyd Realty Co., 215 55th st, owner and builder. Cost, about $7,000.

DIVISION AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty tenement, 26x12 ft., on the north side of Division av, 100 ft. west of Driggs av, for the Keap Construction Co., F. Pelcyger, president, 150 Hart st, owner and builder. Cost, about $75,000.

SUTTER AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x90 ft., at the southwest corner of Sutter av and Amboy st for Jacob Goell, 1779 Pitkin av, owner and builder. Cost, about $30,000.

BLAKE AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x90 ft., at the southeast corner of Blake av and Amboy st for Jacob Goell, 1779 Pitkin av, owner and builder. Cost, about $25,000.

ST. JOHNS PL.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement on the south side of St. Johns pl, 265 ft. east of Schenectady av, for Oxfeld & Aaron, 361 Stone av, owner and builder. Cost, about $30,000.

AMBOY ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x90 ft., at the northeast corner of Amboy st and Blake av for the Collective Holding Co., 1779 Pitkin av, owner and builder. Cost, about $30,000.

ST. JOHNS PL.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement in the north side of St. Johns pl, 50 ft. east of Rochester av, for Oxfeld & Aaron, 361 Stone av, owner and builder. Cost, about $30,000.

AMBOY ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for four 4-sty tenements, 50x88 ft., in the west side of Amboy st, 100 ft. south of Sutter av, for David Eisenberg, 620 Saratoga av, owner and builder. Cost, about $112,000.

PACIFIC ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 51x90 ft., at the northeast corner of Pacific st and Saratoga av, for Angelo Pirrozi, 2064 Pacific st, owner. Cost, about $28,000.

5TH ST.—Samuel Sass, 32 Union sq, Manhattan, has about completed plans for a 6-sty tenement, 62x100 ft., at 374-378 South 5th st for the So. 5th St. Construction Co., 686 Willoughby av, owner and builder. Cost, about $50,000.

HOWARD AV.—Morris Rothstein, 627 Sutter av, is preparing new plans for a 4-sty tenement, 50x88 ft., on the west side of Howard av, 175 ft. north of Sutter av, for the Howard Investing Co., 1934 Prospect pl. Cost, about $25,500.

LINCOLN PL.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty apartment, 60x79 ft., on the south side of Lincoln pl, 160 ft. east of Rochester av, for the Roch Linc, Inc., 1729 Union st, owner and builder. Cost, about $28,000.

DWELLINGS.

46TH ST.—Cannella & Gallo, 60 Graham av, are preparing plans for three 2-sty brick residences, 20x53 ft., in the west side of East 46th st, 420 ft. south of Linden av, for William Herod, Jr., 1209 Sterling pl, owner and builder. Cost, about $21,000.

52D ST.—C. Braun, 459 41st st, is preparing plans for a 2-sty frame residence, 20x35 ft., in the south side of 52d st, 420 ft. east of 8th av, for Philip A. Gilbert, 3803 10th av, owner and builder. Cost, about $3,000.

FACTORIES AND WAREHOUSES.

25TH ST.—Parfitt Bros., 26 Court st, are preparing plans for a 2-sty factory, 60x35 ft., at 25th st and 2d av for S. M. Bixby & Co., corner 2d av and 46th st, Brooklyn. Cost, about $40,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education June 1 for alterations and repairs to various schools. Margolin & Simerman were low bidders for P. S. 1, $700; Teachers' Training School, $1,500. William Kreisberg, P. S. 5, $1,509. Edward Theriault, P. S. 6, $1,527; P.

S. 29, $469. A. W. King, P. S. 7, $737; P. S. 47, $852; P. S. 111, $2,682. Interboro Decorating Co., P. S. 8, $965. M. D. Lundin, P. S. 42, $1,938; P. S. 69, $580; Manual Training H. S., $528. Weinstein Bros., P. S. 157, $548.

WASHINGTON AV.—Gustave E. Steinhack, 15 East 40th st, Manhattan, has been commissioned to prepare plans for a R. C. seminary for boys at the northeast corner of Washington and Atlantic avs, for the R. C. Diocese of Brooklyn, Bishop George W. Mundelein, 367 Clermont av.

STABLES AND GARAGES.

CHURCH AV.—Chas. Werner, 316 Flatbush av, is preparing plans for a 2-sty brick private garage, 45x50 ft., at Church av and Johnson st, for Robert A. Holcke, 47 Fulton st. Cost, about $8,000.

THEATRES.

HAMILTON AV.—W. Haefeli, 245 West 55th st, Manhattan, has completed plans for a 1-sty brick theatre, 107x103 ft., on Hamilton av, corner of Hicks st, for the Westland Amusement Co., 60 Broad st, Manhattan. The Hasco Building Co., 245 West 55th st, Manhattan, general contractor. Cost, about $25,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Cbmelik, 796 2d av, has completed plans for two 4-sty tenements on the west side of 1st av, 117 ft. south of Washington av, for Al. L. Golsh, 174 East 71st st, Manhattan, owner. Cost, about $40,000.

RIDGEWOOD, L. I.—John Boese, Queens Plaza Court, Long Island City, has completed plans for a 4-sty tenement, 50x88 ft., in the west side of Academy st, 50 ft. north of Beehee av, for W. E. Payutar, 171 Hunter av, Long Island City. Cost, about $30,000.

LONG ISLAND CITY.—Valentine Schiller, 391 10th av, has completed plans for a 4-sty tenement, 30x20 ft., on the east side of 9th av, 525 ft. north of Vanderbilt av, for Arthur Mercer, 576 9th av, owner. Cost, about $12,500.

COLLEGE POINT, L. I.—Harry T. Morris, Jr., 13th st, College Point, L. I., is preparing plans for a 2-sty apartment, 40x50 ft., in 14th st, between 5th and Louisa avs, for Thomas Muller, 237 13th st. Cost, about $8,000.

COLLEGE POINT, L. I.—Harry T. Morris, Jr., this place, is preparing plans for a 3-sty tenement at 13th st near 8th av, for Mr. Mohrman, this place, owner. Cost, about $12,000.

DWELLINGS.

MASPETH, L. I.—Peter M. Coco, 505 Sanford av, Flushing, L. I., is preparing plans for two 2-sty brick residences, 20x50 ft., to cost about $10,000.

LITTLE NECK, L. I.—W. S. Moore, 30 East 42d st, Manhattan, has completed plans for five 1½-sty frame and stucco bungalows, 25x32 ft., at Little Neck Hills, for the Little Neck Bungalow Builders, Inc., 31 Nassau st, Manhattan. Cost, about $15,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, has completed plans for four 2-sty residences, 20x35 ft., on the south side of Highland av, 100 ft. east of Flushing av, for Frank L. Ferguson, 354 Fulton st. Cost, about $16,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, has completed plans for a 2½-sty frame and stucco residence at the corner of Clinton st and Glen av for Frank L. Ferguson, 354 Fulton st. Cost, about $5,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, Manhattan, is preparing plans for a 2½-sty brick residence, 40x25 ft., at Slocum Crescent and Greenway South for Austin K. Hanks, Greenway North, owner. Cost, about $12,000.

LONG ISLAND CITY.—Val Schiller, 391 10th av, Astoria, L. I., is preparing plans for a 2-sty brick residence, 22x55 ft., on the west side of 9th av, 200 ft. north of Grand av, for Julius J. Soos, 739 2d av, Manhattan. Cost, about $6,000.

FOREST HILLS, L. I.—The Sage Foundations Homes Co., 47 West 34th st, Manhattan, is preparing plans for a 2½-sty concrete block and stucco residence, 30x38 ft., on Beechy av, near Puritan av, for George J. Simonds. Cost, about $8,000.

SCHOOLS AND COLLEGES.

WOODHAVEN, L. I.—C. B. J. Snyder, Park av and 59th st, Manhattan, is preparing plans for a 4-sty public school at Ferry and Shipley sts for the Board of Education. Cost, about $450,000.

QUEENS.—Bids were opened by the Board of Education June 1, for general construction of ice-making room, and for installing refrigerating apparatus in the New York Parental School. All bids were laid over.

QUEENS.—Bids were opened by the Board of Education June 1, for alterations and repairs to various schools. Margolin & Simerman were low bidders for P. S. 39, at $575; P. S. 43, $740; P. S. 44, $420. Edward E. Stapleton, P. S. 40, $291; P. S. 42, $180; P. S. 45, $195 P. S. 48, $213 P. S. 57, $355 P. S. 58, $380; P. S. 66, $570. William Youngs, P. S. 46, $750 P. S. 90, $1,090. Frank Kiebitz, P. S. 51, $640. William Kreisberg, P. S. 53, $450; P. S. 56, $350. August Wille, Jr., P. S. 54, $428; P. S. 82, $228; Richmond Hill H. S., $695. Doncourt Construction Co., P. S. 59, $1,080. Edward Theriault, P. S. 62, $1,358.

QUEENS.—The Board of Education opened bids June 1, for improving sanitary conditions to various schools. Samuel Gallucci was low bidder for P. S. 2, $2,272; P. S. 20, $209; Richmond Hill H. S., $724. Joseph A. Graf, P. S. 51, $149; P. S. 66, $238; P. S. 75, $1,218; Jamaica H. S., $163. Thomas Ford, N. Y. Parental School, $194.

STORES, OFFICES AND LOFTS.

CALVARY CEMETERY, L. I.—J. C. Lyons Sons Co., 30 East 42d st, Manhattan, has received the general contract to erect a 2-sty office building on Greenpoint av, for the Calvary Cemetery, St. Agnes Division, on premises.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 29, 1914.—Sealed proposals will be opened in this office at 3 p. m., July 10, 1914, for the construction complete (including mechanical equipment, lighting fixtures and approaches) of the United States postoffice at Idaho Falls, Idaho. The building is two stories and basement, ground area, 5,525 square feet; first floor fireproof; stone and brick facing; composition roof. Drawings and specifications may be obtained from the custodian of site at Idaho Falls, Idaho, or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Contemplated Construction Queens (Continued).

THEATRES.

RIDGEWOOD, L. I.—Herman E. Funk, 1747 Myrtle av, is preparing plans for a moving picture theatre at Dill pl and Myrtle av for Albin Wagner, corner of Webster and Myrtle avs. Cost about $20,000.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

ST. MARYS AV.—M. W. Del Gaudio, 401 East Tremont av, Bronx, has completed plans for a 3-sty tenement on the south side of St. Marys av, 1038.25 ft. west of New York av, Rosebank, for Angelo Vitacco, 92 St. Marys av. Cost, about $3,000.

DWELLINGS.

DONGAN HILLS, S. I.—James E. Grunert, 2409 Richmond rd, New Dorp, has completed plans for a 2-sty frame and stucco residence, 23x36 ft., at Midland Heights for Chas. Hubert, Rosebank, S. I., owner. G. H. Carlson, Rosebank, general contractor. Cost, about $3,500.

DONGAN HILLS, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, have completed plans for six 2½-sty frame residences, 26x26 ft., for Geo. Cromwell, this place, owner. Cost, about $5,000 each.

DONGAN HILLS, S. I.—James E. Grunert, 2409 Richmond rd, New Dorp, has completed plans for a 2-sty frame and stucco residence, 23x36 ft., at Midland Heights for Florence Swaine, Rosebank, S. I., owner. G. H. Carlson, Rosebank, general contractor. Cost, about $3,500.

Nassau.

DWELLINGS.

WESTBURY, L. I.—Thos. Bennett, 52d st and 3d av, Brooklyn, is preparing plans for a 2-sty frame residence, 22x40 ft., for Elizabeth Hobbs, 539 Bergen st, Brooklyn. Cost, about $4,000.

OYSTER BAY, L. I.—Samuel Y. Bayles, this place, contemplates the erection of a 2½-sty frame and stucco residence in Anstus st, to cost about $14,000. Plans prepared privately.

SCHOOLS AND COLLEGES.

ROCKVILLE CENTRE, L. I.—Frank J. Berlenbach, 260 Graham av, is preparing plans for a 1 and 2-sty brick parochial school for St. Agnes R. C. Church. Rev. Father Queenley, pastor. Cost, about $20,000.

Westchester.

CHURCHES.

OSSINING, N. Y.—J. C. Moore, Realty Building, White Plains, is preparing plans for a stone church, 34x73 ft., at the corner of Church and Stone sts, for the Ossining Gospel Assembly, care of architect. Cost, about $15,000.

DWELLINGS.

PORTCHESTER, N. Y.—W. S. Wetmore, Deport sq, Portchester, is preparing sketches for a 2½-sty frame residence for Daniel Fuhr, 44 Broad st. Cost, about $5,000.

SCARSDALE, N. Y.—Irving B. Ells, 47 West 34th st, Manhattan, is preparing plans for a 2½-sty frame residence, 40x37 ft., on Crane rd for R. W. Farries, Heathcote Inn, owner.

YONKERS, N. Y.—American Real Estate Co., Park Hill, has completed plans for a 2½-sty frame residence, 28x34 ft., on Bayley av for John Clinchie, care of architect. Cost, about $8,000.

SCHOOLS AND COLLEGES.

PLEASANTVILLE, N. Y.—The Board of Education of Pleasantville, F. H. Palmer, president, is taking bids to close June 8 for an addition to the 2-sty brick and limestone high school on Bedford rd, from plans by Wilson Potter, 1 Union sq, Manhattan. Cost, about $50,000.

STORES, OFFICES AND LOFTS.

STAMFORD, CONN.—Emmons & Abbott, 1 Bank st, has completed plans for a 2-sty tile block and stucco store, bakery and two apartments in Harbor st, for K. Polkosnik, care of architects.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

DWELLINGS.

KEW GARDENS, L. I.—David Hill, Ozone Park, L. I., has received the general contract to erect a 2½-sty hollow tile and stucco residence on Abingdon rd for Chas. J. Adams, 211 East 59th st, Manhattan, owner. Henry Haugaard, Richmond Hill, architect. Cost, about $8,000.

EAST ORANGE, N. J.—Frederick M. Struck, 22 Railroad pl, has received the general contract for alterations to the 2½-sty frame residence 112 South Munn av for Joseph H. Gay, on premises. Walter B. Anderson, 185 Amherst st, architect. Cost, about $6,500.

WHITE PLAINS, N. Y.—H. G. Larzelere, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty brick and frame residence at Prospect Park for Robert Y. Clark, Realty Building and 111 Washington st, owner. Cost, about $12,000.

YONKERS, N. Y.—Fred Lichtenberg, 591 Bellevue av, has received the general contract to erect a 2-sty stone, frame and stucco residence on McLean av, near Carrel av, for Wm. H. Adams, care of the U. S. Gypsum Co., 1170 Broadway, Manhattan. J. Wilford Kirst, 12 North Broadway, architect. Cost, about $7,500.

YONKERS, N. Y.—J. A. Cosgrove, Palmer av, Bryn Mawr Park, Yonkers, has received the general contract to erect a 2½-sty frame residence at 145 Franklin av for Nicholas J. Ebbitt, 293 Riverdale av. Cost, about $7,000.

PLAINFIELD, N. J. (sub.).—Tallamy Bros., 548 West Front st, have received the mason contract and George D. Willson, 824 Steele av, the carpentry for a 2½-sty frame and stucco residence for Dr. C. W. Montfnrd, Babcock Building, 424 Central av. F. E. Newman, 1123 Broadway, Manhattan, architect. Cost, about $9,000.

PALISADES PARK, N. J.—Owen Bros., this place, have received the general contract to erect a 2-sty frame residence on Highland av, near Central blvd, for John Hiltner, 505 West 137th st, Manhattan. Carl G. Mettberg, Ridgefield, N. J., architect. Cost, about $3,500.

HARTSDALE, N. Y.—H. G. Larzelere, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty frame residence on Green acres av, for Fred Lavis, 50 Church st, Manhattan. Parker Morse Hooper, 15 West 38th st, Manhattan, architect. Cost, about $8,000.

SPRING VALLEY, N. Y.—The Harriman Industrial Corp., Harriman, N. Y., has received the general contract to erect a 2½-sty frame residence on Alturist rd, for B. C. Dunlop, 754 4th av, Manhattan. Foreman & Light, 40 Cedar st, Manhattan, architects. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—George Stanton, 120 Worth st, Manhattan, has received the general contract to erect an office, storage and stable at 137 Jamaica av, East New York, for Department of Water Supply, Gas & Electricity, 21 Park Row, Manhattan. I. M. DeVerona, 21 Park Row, Manhattan, architect. Litvin Bros., 4175 3d av, Bronx, plumbing and gasfitting. Cost, about $25,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—Frederick Fatzler, 810 Broad st, has received the general contract to erect an additional story to the nurses' home at the corner of High and Montgomery sts, for St. Barnabas Hospital, on premises. Chas. P. Baldwin, 45 Clinton st, architect. Cost, about $8,000.

MUNICIPAL WORK.

MANHATTAN.—The General Contracting & Engineering Co., 29 Broadway, has received the contract to erect an extension to Pier 27, North River, foot of Hubert st, for the Department of Docks & Ferries, Pier A.

SCHOOLS AND COLLEGES.

NORTH BERGEN, N. J.—Enshinger Bros., 480 12th st, West Hoboken, have received the general contract to make alterations and additions to P. S. 8 for the Board of Education of North Bergen. J. Miller, president. Fred Hansel, 809 Savoy st, West Hoboken, architect.

BROOKLYN.—Edward Corning Co., 100 William st, Manhattan, has received the general contract to erect a 4-sty brick, terra cotta and stone manual training school at 215 Ryerson st for the Pratt Institute, on premises. Howells & Stokes, 100 William st, Manhattan, architects.

WHITE PLAINS, N. Y.—John O'Rourke & Son, 19 Lake st, have received the general contract to erect a 2-sty terra cotta block and brick school on the east side of Post rd, between Sterling and Sound View avs, for the Board of Education of White Plains, owner. B. S. King, 103 Park av, Manhattan, architect. Cost, about $45,000.

BROOKLYN.—P. J. Brennan & Son, President st, have received the general contract to erect a 2-sty brick and limestone parochial school at 2d and 3d sts and Fort Hamilton av, for the Church of the Immaculate Heart of Mary, Rev. M. J. Tierney, 119 East 4th st. Elliott P. Lynch, 341 5th av, Manhattan, architect. Cost, about $100,000.

STABLES AND GARAGES.

MANHATTAN.—The Louis Weber Building Co., 171 Madison av, has received the general contract to erect a 2-sty brick garage and stores, 100x100 ft., at 64th st and Amsterdam av, for Benjamin Monke, on premises. Alex Baylies, Bible House, architect.

STORES, OFFICES AND LOFTS.

TOMPKINSVILLE, S. I.—John Milnes Co., Richmond av, Port Richmond, S. I., has received the general contract to erect a 3-sty store and office building on the west side of Stuyvesant pl at the junction of Central av, for Worrell & Kane, St. George, S. I. James Whitford, 8 Richmond terrace, St. George, architect. Cost, about $21,000.

PATERSON, N. J.—A. Gleek & Son, 65 Garfield av, have received the general contract to erect a 1-sty office building at 100 Park av for the Fleishman Yeast Co., 701 Washington st, Manhattan, Robert Embleton, manager. M. Houman, Central Building, architect. Cost, about $8,000.

LONG BEACH, L. I.—J. C. Lyons Sons Co., 30 East 42d st, Manhattan, has received the general contract to erect a 2-sty hollow tile and stucco store and apartment, 20x60 ft., for N. M. Boyajian Bros., Oakland av, Lynbrook, L. I. Joseph A. McCarroll, 3 West 29th st, Manhattan, architect.

MANHATTAN (sub).—Jarcho Bros., Inc., 22 East 105th st, have received the plumbing contract for the loft building on the west side of 7th av, 24th to 25th sts and south side of 25th st, west of President building, for the National Cloak & Suit Co., 207 West 24th st. I. E. Ditmars, 111 5th av, architect. Martin C. Schwab, 5 South Wabash av, Chicago, Ill., engineer for power plant. Weiskopf & Burroughs, 68 William st, consulting engineer for steel work. Bing & Bing, 119 West 40th st, general contractors. Cost, about $2,000,000.

THEATRES.

BROOKLYN.—Fleischman Bros. Co., 507 5th av, Manhattan, has received the general contract on a percentage basis to make alterations to the theatre at 26 Smith st, for the Weschler Estate, 149 Broadway, Manhattan. Thomas W. Lamb, 644 8th av, Manhattan, architect. Cost, about $15,000.

MISCELLANEOUS.

MANHATTAN.—The Kerner Contracting Co., 31 East 1st st, has received general contract to make the alterations to the school at 624 East

5th st, for Turkish bath purposes, for Abraham Landberg, 109 West 26th st. Jacob Fisher, 25 Av A, architect. Cost, about $15,000.

BRONX.—C. T. Wills, Inc., 286 5th av, has received the general contract to erect a 1-sty marble and bronze mausoleum, 50x50 ft., at Woodlawn Cemetery, Webster av and 23d st, for the W. B. Leeds Estate, 527 5th av. Cost, about $50,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

86TH ST, 124-126, 6-sty fireproof brick tenement, 25x91; cost, $50,000; owner, The Corn Exchange Bank, 13 William st; architect, Harrie T. Lindeberg, 2 West 47th st. Plan No. 207.

HALLS AND CLUBS.

WADSWORTH AV, 124-28, 1-sty brick dance hall, 71x100; cost, $6,000; owner, Aldorf Construction Co., Max Leibskind, Pres., 3785 Broadway; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 200.

HOSPITALS AND ASYLUMS.

16TH ST, s s, 570 e Av C, 7-sty brick fireproof hospital dormitory, 100x82; cost, $250,000; owner, The City of New York, Dept. of Health, s w cor. Centre and Walker sts; architect, William E. Austin, 46 West 24th st. Plan No. 203.

STABLES AND GARAGES.

64TH ST, 201-203 West, 2-sty brick fireproof garage, 49x100; cost, $23,000; owner, Clara C. Moore, 311 West 90th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 206.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST, 88, 2-sty brick store and lofts, 21x61; cost, $15,000; owner, Palacio Co., 177 Broadway; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 202.

STORES AND TENEMENTS.

181ST ST, n e cor Riverside Drive, 6-sty brick tenement house, 162x214; cost, $210,000; owner, Miami Realty Co., 40 East 22d st, Daniel W. O'Neil, Pres.; architects, Schwartz & Gross, 347 5th av. Plan No. 201.

AMSTERDAM AV, 100-2-4-6, 1-sty brick store building, 100x50; cost, $17,000; owner, Clara C. Moore, 311 West 90th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 205.

MISCELLANEOUS.

28TH ST, 539-43 West, 1-sty brick coal yard, 70x98; cost, $500; owner, Henry Hencken, 539 West 28th st; architect, Henry Hencken, 539 West 28th st. Plan No. 204.

Bronx.

STORES AND TENEMENTS.

FOX ST, s s, 180 e Av St John, two 5-sty brick tenements, slag roof, 40x88; cost, $70,000; owner, Mack Const. Co., Dudley Macdonald, 957 Hoe av, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 276.

BENSON AV, w s, from Walker to McClay av, 5-sty brick tenement, tin roof, 95.01x88.4; cost, $60,000; owner, Wm. D. Howall Co., Wm. D. Howall, 1541 Overing st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 277.

SCHOOLS AND COLLEGES.

ST. PAUL'S PL, s s, from Washington to Park avs, 5-sty brick school, tile roof, 200x94; cost, $310,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 279.

STORES AND TENEMENTS.

PARK AV, e s, 102.2 n 167th st, 5-sty brick tenements, plastic slate roof, 38.80x84.4; cost, $30,000; owner, Malcke Bldg. Co., Frank F. Malcke, 1493 West Farms rd, Pres.; architect, Fred. Hammond, 391 East 149th st. Plan No. 278.

CONCORD AV, e s, 238 s 149th st, three 5-sty brick tenements, slag roof, 39.6x88; cost, $120,000; owner, Wilmac Bldg. Co., Wm. McManus, 515 Tinton av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 280.

SHERMAN AV, w s, 207.6 n 163d st, two 5-sty brick tenements, slag roof, 45x88; cost, $90,000; owner, Kovacs Const. Co., Julius Kovacs, 293 Alexander av, Pres.; architects, Koppe & Moore, 830 Westchester av. Plan No. 281.

MISCELLANEOUS.

PARK AV, e s, 150 n 151st st, 1-sty frame shed, 54x14; cost, $150; owner, estate of Wm. Nelson, 150 Nassau st; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 275.

Brooklyn.

CHURCHES.

BERGEN ST, n s, 200 e Nevins st, 2-sty brick church, 42.8x82.2, slag roof cost, $10,000; owner, Bethel Baptist Church, 511 Bergen st; architect, R. Irving Dodge, 233 Broadway, Manbattan. Plan No. 3675.

DWELLINGS.

WARWICK ST, e s, 130 s Arlington av, 2-sty brick dwelling, 20x54, shingle roof, 2 families; cost, $3,500; owner, Geo. Schmitt, 6 Winton pl, Union Course, L. I.; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 3615.

MERMAID AV, s w cor West 25th st, 2-sty frame dwelling, 21x35, shingle roof, 2 families; cost, $3,000; owner, Fred Stehman, West 24th st, near Surf av; architect, Wm. Richter, 4411 18th av. Plan No. 3652.

RAILROAD AV, w s, 180 s Stanley av, 2-sty frame dwelling, 17x27, tin roof, 1 family; cost, $2,500; owner, Chas. Klassert, 508 East 83d st, Manhattan; architect, Morris Whinston, 459 Stone av. Plan No. 3645.

SNEDIKER AV, e s, 100 n Riverdale av, ten 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $50,000; owner, Meyer Chizner, 458 Snediker av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3655.

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Plans Filed, New Buildings, Brooklyn (Cont'd)

E 19TH ST, w s, 143 s Av J, 2-sty frame dwelling, 26x33, shingle roof, 1 family; cost, $5,000; owner, Harry Wilson, 914 Av J; architects, Slee & Bryson, 154 Montagne st. Plan No. 3697.

68TH ST, n s, 100 w 16th av, eleven 2-sty brick dwellings, 18.2x36, ——— roof, 1 family each; total cost, $33,000; owner, A. Pinover, 16 Court st; architect, C. Schubert, 13th av and 86th st. Plan No. 3693.

BLAKE AV, n e cor Jerome st, 2-sty brick dwelling, 24x60, slate roof, 1 family; cost, $5,500; owner, Louis Wiland, 509 Schenck av; architect, Lee Samenfeld, 741 McDonough st. Plan No. 3700.

CROPSEY AV, n w cor 27th av, 2-sty brick dwelling, 24x60, slate roof, 2 families; cost, $8,000; owner, S. Paula, 2060 Mapes av, Bronx; architect, Mathew Del Gaudio. Plan No. 3696.

FORBELL AV, w s, 100 n Glen st, four 2-sty brick dwellings, 18x31, gravel roof, 1 family each; total cost, $8,000; owner, Harry Rockmore, 1531 48th st; architect, same. Plan No. 3685.

McKINLEY AV, s w cor Lincoln av, 2-sty frame dwelling, 25x36.6, shingle roof, 1 family; cost, $4,000; owner, Chas. Korte, 452 Lincoln av; architect, Edw. Linke, 575 Grant av. Plan No. 3691.

WEST 27TH ST., w s, 100 n Surf av, four 1-sty frame dwellings, 13x30, shingle roof, 1 family each; total cost, $3,200; owner, Morris Somach, Surf av and West 10th st; architect, James A. McDonald, 2329 Surf av. Plan No. 3718.

MERMAID AV, n s, 80 w West 25th st, 1-sty frame dwelling, 24x11, gravel roof, 1 family; cost, $950; owner, John W. Jackson, on premises; architect, Geo. H. Sness, 2966 West 29th st. Plan No. 3717.

EAST 39TH ST, e s, 360 s Linden av, three 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $10,500; owner, Louis Gricsler, 290 East 38th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3765.

EAST 46TH ST, w s, 420 s Linden av, three 2-sty brick dwellings, 20x100, gravel roof, 2 families each; total cost, $12,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architects, Cannella & Gallo, 60 Graham av. Plan No. 3741.

75TH ST, s s, 220 w 17th av, eight 2-sty frame dwellings, 15x48, gravel roof, 1 family each; total cost, $20,000; owner, David Sokolow, 7415 New Utrecht av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3735.

FACTORIES AND WAREHOUSES.

JOHNSON AV, n s, 215 e Bushwick pl, 1-sty brick storage, 240x70, slag roof; cost, $17,000; owner, Abr. Rosenblum, 52 Bushwick pl; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3617.

ATLANTIC AV, n w cor Logan st, 1-sty brick factory, 91.4x125, slag roof; cost, $20,000; owners, Kampfe Bros., 8 Reade st, Manhattan; architect, Sol S. Sugar, 600 West 181st st, Manhattan. Plan No. 3639.

EAST N. Y. AV., n s, 157 e Park pl, 1-sty brick storage, 25x16, gravel roof; cost, $800; owner, Samuel Lewis, 215 Watkins st; architect, Benjamin Cohn, 361 Stone av. Plan No. 3694.

BELMONT AV, n w cor Junius st, 5-sty brick factory, 100x96, slag roof; cost, $75,000; owner, Abraham Koeppel, 608 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3737.

STABLES AND GARAGES.

SUNNYSIDE AV, n w cor Barbey st, 1-sty frame garage, 20x18, slate roof; cost, $200; owner, Frank Richards, Hendrix st and Jamaica av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 3619.

21ST AV, e s, 160 s Benson av, 2-sty frame garage, 19x50, slag roof; cost, $2,000; owner, Trixy Friganza, on premises; architect, John C. Wandell, 4 Court sq. Plan No. 3633.

PARK PL, s s, 175 e Rogers av, 1-sty brick garage, 50x127.9, slag roof; cost, $8,000; owners, Higley & Hart, Inc., 333A Halsey st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 3636.

N. 7TH ST, n s, 116.4 e Driggs av, 2-sty brick stable, 50x25, gravel roof; cost, $3,500; owner, Joe Casalino, 207 North 7th st; architect, Christian Bauer, 651 Leonard st. Plan No. 3671.

STORES AND DWELLINGS.

METROPOLITAN AV, s w cor Bedford av, 3-sty brick store and dwelling, 20.6x56, gravel roof, 2 families; cost, $3,000; owner, Annie Greenwald, 280 Bedford av; architect, Max Cohn, 280 Bedford av. Plan No. 3651.

EAST N Y AV, n s, 157 e Park pl, 2-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, $3,000; owner, Saml. Lewis, 215 Watkins st; architect, Benj. Cohn, 361 Stone av. Plan No. 3695.

STORES, OFFICES AND LOFTS.

VARET ST, n e cor White st, 4-sty brick lofts, 91.4x96.4, tin roof; cost, $50,000; owner, Lurwal Realty Co., 46 Graham av; architects, Shampan & Shampan, 772 Broadway. Plan No. 3749.

STORES AND TENEMENTS.

SUTTER AV, s e cor Ames st, 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, $30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3598.

SUTTER AV, n w cor Ames st, 4-sty brick store and tenement, 50x90, gravel roof, 22 families; cost, $30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3630.

SUTTER AV, s s, 50 w Ames st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3629.

SUTTER AV, s s, 50 w Ames st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3627.

BLAKE AV, n s, 50 w Amboy st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3602.

BLAKE AV, s w cor Amboy st, 4-sty brick store and tenement, 50x90, gravel roof, 22 families; cost, $30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3601.

BLAKE AV, s e cor Amboy st, 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, $30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3600.

BLAKE AV, s s, 50 e Amboy st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $30,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3599.

DIVISION AV, n s, 100 e Driggs av, 6-sty brick store and tenement, 51.4x92, slag roof, 41 families; cost, $40,000; owner, Keap Const. Co., 150 Hart st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3625.

HOWARD AV, w s, 175 n Sutter av, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $25,500; owner, Howard Investing Co., 1934 Prospect pl; architect, Morris Rothstein, 627 Sutter av. Plan No. 3616.

AMBOY ST, w s, 100.3 s Sutter av, four 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, $112,000; owner, David Eisenberg, 620 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3621.

AMBOY ST, s w cor Sutter av, 4-sty brick store and tenement, 50x90, gravel roof, 21 families; cost, $28,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3620.

AMBOY ST, n e cor Blake av, 4-sty brick store and tenement, 50x90, gravel roof, 21 families; cost, $28,000; owner, Collective Holding Co., 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3611.

AMES ST, s w cor Sutter av, 4-sty brick store and tenement, 50x90, gravel roof, 21 families; cost, $28,000; owner, Jacob Goell, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3631.

PROSPECT PL, s s, 200 e Underhill av, two 5-sty brick tenements, 50x92, slag roof, 25 families each; total cost, $100,000; owner, Levy Bros Realty Co., 5 Beekman st, Manhattan; architects, Shampan & Shampan, 772 Broadway. Plan No. 3624.

ST. JOHN'S PL, s s, 265.8 e Schenectady av, two 4-sty brick tenements, 50x98.8, gravel roof, 20 families each; total cost, $60,000; owner, Oxfeld & Aaron, 361 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 3604.

EAST 16TH ST, e s, 200 n Beverly rd, 4-sty brick tenement, 50x92.7, slag roof, 16 families; cost, $35,000; owner, F. H. Kracke, 11 Kenmore pl; architects, Shampan & Shampan, 772 Broadway. Plan No. 3623.

BLAKE AV, n s, 50 e Amboy st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $30,000; owner, Collective Holding Co., 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3610.

65TH ST, n s, 12.8 w 7th av, 2-sty frame store and tenement, 26.11x62, slag roof, 4 families; cost, $4,500; owner Rose Handeran, 681 65th st; architect, Harry Rocker, 371 Fulton st. Plan No. 3692.

WEST 32D ST, e s, 220 s Mermaid av, 4-sty brick tenement, 40x94.10, —— roof, 16 families; cost, $20,000; owner, Eagle Realty & Construction Company, 134 Henry st, Manhattan; architect, Chas. J. Reinschmidt, 147 4th av, Manhattan. Plan No. 3714.

GEORGIA AV, w s, 185 n Atlantic av, 3-sty brick tenement, 25x70, slate roof, 6 families; cost, $10,000; owner, Filomena Jannace, 40 Georgia av; architect, M. Del Gaudio, 401 East Tremont av, Bronx. Plan No. 3719.

LINCOLN PL, s s, 160 e Rochester av, 4-sty brick tenement, 60x79, gravel roof, 23 families; cost, $30,000; owner, Rah Line, 1739 Union st; architect, Benj. Cohn, 361 Stone av. Plan No. 3754.

SACKMAN ST, e s, 180 n Riverdale av, four 3-sty brick tenements, 81x23.11, slag roof, 6 families each; total cost, $26,000; owner, New Lots Const. Co., 748 Shepherd av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3764.

THEATRES.

PITKIN AV, s s, 38 e Cleveland st, two 1-sty frame theatres, 110x60, —— roof; cost, $500; owner, Theodore Krendl, 2634 Atlantic av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3727.

MISCELLANEOUS.

ROCKAWAY AV, s e cor Vienna av, two 1-sty frame grand stands, 116x16, slag roof; cost, $2,000; owner, Wolf Coal & Feed Co., 1045 Rockaway av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3728.

ATLANTIC AV, s w cor Hendrix st, 1-sty brick coal shed, 40x38, slag roof; cost, $400; owner, Rudolph Reimer, 2814 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3668.

RICHARDS ST, n w cor Visitation pl, 2-sty brick library, 36.6x75, slag roof; cost, $50,000; owner, City Library, Dr. Frank P. Hill, 26 Brevoort pl; architect, Richard A. Walter, 16 East 147th st, Manhattan. Plan No. 3679.

WILLIAMS AV, 121, 1-sty frame shed, 15x19, slate roof; cost, $150; owner, Abe Brumer, 121 Williams av; architect, Wm. Berres, 404 Saratoga av. Plan No. 3720.

Queens.

DWELLINGS.

BELLE HARBOR.—Lincoln av, w s, 100 n Washington av, 2½-sty brick dwelling, 44x32, shingle roof, 1 family, water heat; cost,, $7,-

000; owner, Carl Brandt, 5th av, Rockaway Park; architect, Francis H. Cruess, Everett Building, Manhattan. Plan No. 1692.

BROOKLYN HILLS.—Park av, n e cor Brandon st, five 2-sty frame dwellings, 16x34, shingle roof, 1 family; cost, $11,000; owner, Harry E. Wade, 460 Guion pl, Jamaica; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos 1713 to 1717.

CORONA.—Stevenson st, n s, 125 w Lent st, two 2-sty frame dwellings, 17x35, shingle roof, 1 family, steam heat; cost, $4,000; owner, Frank Mangelletti, Ridgewood; architect, R. W. Johnson, 60 Grove st, Corona. Plan Nos. 1711-12.

ELMHURST.—Evergreen av, n s, 300 e Chicago av, seven 2½-sty frame dwellings, 18x31, shingle roof, 1 family; cost, $21,000; owner and architect, John Simkin, 51 East Grand av, Corona. Plan Nos. 1685 to 1691.

ELMHURST.—Evergreen av, n s, 325 e Chicago av, 2½-sty brick dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $4,000; owner and architect, John Simkin, 51 East Grand av, Corona. Plan No. 1675.

FOREST HILLS.—Slocum Crescent, w s, 83 s Greenway South, 2½-sty brick dwelling, 41x25, tile roof, 1 family, steam heat; cost, $9,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 1680.

JAMAICA.—Dewey av, s w cor Theodore st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $5,000; owner, Martin Moran, 57 Manheim st, Elmhurst; architect, H. T. Jeffreys, Lefferts av, Richmond Hill. Plan Nos. 1682-83.

JAMAICA.—State st, s s, 100 e Norris av, two 1-sty brick dwellings, 20x36, shingle roof, 1 family; cost, $2,400; owner, Wm. F. BeBall, Fulton st, Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plans Nos. 1700-1702.

JAMAICA.—Humboldt blvd, s s, 100 e Baltic st, 2-sty frame dwelling, 18x28, shingle room, 1 family; cost, $1,600; owner, Frank Barnboro, 3 Twombly pl, Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan No. 1701.

JAMAICA.—State st, s s, 125 e Norris av, 2-sty brick dwelling, 18x46, slag roof, 2 families; cost, $1,950; owner, Wm. BeBall, Fulton st, Jamaica; architect, J F. D. Beball, Fulton st, Jamaica. Plan No. 1706.

KEW.—Quentin st, s w cor Austin st, 2-sty frame dwelling, 35x31, shingle roof, 1 family, steam heat; cost, $8,000; and Onslow pl, s s, 274 e Austin st, 2-sty frame dwelling, 32x32, shingle roof, 1 family, steam heat; cost $8,000; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architect, N. M. Woods, 47 West 34th st, Manhattan. Plans Nos. 1673-74.

LITTLE NECK.—Browvale drive, s w cor Iowa rd, 2-sty frame dwelling, 25x32, shingle roof, 1 family, steam heat; cost, $3,500; owner, J. C. Stewart, 1319 70th st, Brooklyn; architect, W. S. Moore, 30 East 42d st, Manhattan. Plan No. 1670.

LITTLE NECK.—Browvale drive, e s, 157 n Abingdon rd, two 2-sty frame dwellings, 25x32, shingle roof, 1 family; cost, $7,000; owner, J. C. Stewart, 1319 70th st, Brooklyn; architect, W. S. Moore, 30 East 42d st, Manhattan. Plans Nos. 1671-72.

L. I. CITY.—Herold av, s s, 175 e Greenpoint av, 2-sty brick dwelling, 20x61, tar and gravel roof, 1 family; cost, $5,000; owner John Opitz, 183 East 6th st, Manhattan; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1693.

SPRINGFIELD.—Bayview, av, e s, 50 s Broad st, 1½-sty frame dwelling, 22x26, shingle roof, 1 family; cost, $1,200; owner, Frank Guise, Mathias st, near New York av Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan No. 1699.

WHITESTONE.—7th st, s s, 260 e 7th av, five 2-sty frame dwellings, 16x35, shingle roof, 1 family, steam heat; cost, $22,500; owner, D. Nutman & Co., 531 Franklin av, Brooklyn; architect, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plans Nos. 1665 to 1669.

WOODHAVEN.—Ocean View av, w s, 707 n Jamaica av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $4,400; owner Frank Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plans Nos. 1718-19.

WOODHAVEN.—Ferry st, e s, 280 s. Fulton st, five 2-sty brk dwgs, 18x36, slag roof, 1 fam-

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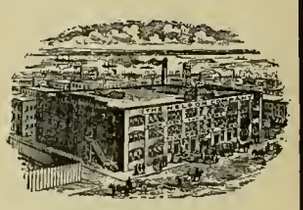
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Plans Filed, New Buildings, Queens (Continued)

ily; cost, $12,500; owner Locust Building Co., 12 Park av, Jamaica South; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan No. 1698.

WOODHAVEN.—Atlantic st, s e cor Woodhaven av, 2½-sty frame dwelling and store, 20x45, slag roof, 1 family, steam heat; cost, $4,000; owner, F. W. Scutt Co., 336 Fulton st, Jamaica; architect, H. T. Jenreys, Leherts av, Richmond Hill. Plan No. 1684.

HOLLIS.—Fairmount av, n w cor School st, 2½-sty brick dwelling, 25x36, tin roof, 1 family, water heat; cost, $6,000; owner, Oscar Reiffarth, 501 Macon st, Brooklyn; architect, Henry Dean, 126 Liberty st, Manhattan. Plan No. 1727.

JAMAICA.—Humboldt blvd, n s, 125 w Henry st, two 2-sty brick dwellings, 44x50, tin roof, 2 families; cost, $8,000; owner, Martin Pelkonsky, Lincoln av and Rockaway rd, Jamaica; architect, Henry Lunning, 68 Leggett av, Woodhaven. Plan No. 1732.

JAMAICA CREEK.—Bay av, w s, 398 n Cross st, 1½-sty frame summer house, 11x25, tin roof; cost, $850; owner, M. Reichorn, 36 Throop av, Brooklyn. Plan No. 1725.

JAMAICA.—Woodhaven av, s w cor O'Donnell av, 1-sty frame dwelling, 17x24, shingle roof, 1 family; cost, $250; owner, Jos. Douglass, 21th st and Av I, Brooklyn. Plan No. 1726.

L. I. CITY.—Ely av, w s, 50 n Temple st, 2-sty brick dwelling, 20x51, slag roof, 2 families; cost, $4,500; owner, Jere J. Ryan, 350 3d av, L. I. City; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1729.

ARVERNE.—Ocean Boulevard, n s, 1900 e Storm av, five 1-sty frame bungalows, 12x18, shingle roof, 1 family; cost, $900; owner and architect, John Carpenter, Beach 84th st, Rockaway Beach. Plan Nos. 1742 to 1746.

COLLEGE POINT.—19th st, e s, 150 n 6th av, 2-sty frame dwelling, 21x45, tin roof, 2 families; cost, $3,000; owner, Jos. Schork, 110 19th st, College Point; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1738.

FAR ROCKAWAY.—Merral rd, s w cor New st, 2½-sty frame dwelling, 36x48, shingle roof, 1 family; cost, $9,000; steam heat; owner, Geo. T. Soper, Far Rockaway; architect, W. R. Smith, Far Rockaway. Plan No. 1747.

JAMAICA.—Water st, e s, 100 n Pressberger av, 2-sty frame dwelling, 19x31, shingle roof, 1 family; cost, $2,200; owner, C. Errico, 247 South st, Jamaica; architect, J. D. Muller, Dean st, Jamaica. Plan No. 1737.

MIDDLE VILLAGE.—Juniper av, e s, 40 s Lucia pl, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, $3,000; owner, C. Anderson, 301 West 112th st, Manhattan; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1741.

WINFIELD.—Henry st, n s, 150 w Fisk av, 2-sty frame dwelling, 21x42, tin roof, 2 families; cost, $3,000; owner, John Scholz, Jamerson av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1740.

CLARENCEVILLE.—Bedford av, w s, 423 n Broadway, two 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat; cost, $5,600; owner, Emanuel Larsen, Liberty av, Morris Park; architect, Lars Olsen, Richmond Hill. Plan Nos. 1733-34.

ELMHURST.—Banta st, n s, 220 e Van Dine st, two 2½-sty frame dwellings, 21x54, tin roof, 2 families, steam heat; cost, $7,400; and Acorn st, n s, 65 e Van Dine st five 2½-sty frame dwellings, 21x54, tin roof, 2 families; cost, $18,500; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 1760 to 1767.

FLUSHING.—Norwood av, n s, 60 w 7th st, 2-sty frame dwelling, 18x20, shingle roof, 1 family; cost, $1,200; owner, Yale Land Co., 110 West 34th st, Manhattan; architect, Henry Firth, 81 New st, Manhattan. Plan No. 1755.

FOREST HILLS.—Fife st, s s, 250 e Colonial av, 2½-sty frame dwelling, 32x32, shingle roof, 1 family, steam heat; cost, $4,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1777.

FOREST HILLS.—Livingston st, n s, 100 e Continental av, 2½-sty brick dwelling, 37x24, tile roof, 1 family, steam heat; cost, $5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1778.

ST. ALBANS.—Franklin av, e s, 40 n Cedar st, 2½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, $3,000; owner, Ernest Ott, 219 Stagg st, Brooklyn; architect R. F. Schaeffer, 1526 Flatbush av, Brooklyn. Plan No. 1774.

WHITESTONE.—14th st, s s, 100 e 7th av, eight 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $24,000; owner, Hadgue Construction Co., 502 Hendrix st, Brooklyn; architect, Henry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 1775.

WOODHAVEN.—Yaphank st, s s, 204 w Yarmouth st, 2-sty frame dwelling, 18x55, tin roof, 2 families, air heat; cost, $3,500; owner, John Fallon, 163 4th st Union Course; architect, J. G. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1771.

WOODHAVEN.—Thrall pl, n s, 225 s Grafton av, two 2-sty frame dwellings, 20x48, tar and gravel roof, 1 family, air heat; cost, $6,000; owner, Tony Ambrosina, 1143 Bigelow pl, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1750-51.

STABLES AND GARAGES.

QUEENS.—Creed av, e s, 48 n Creed pl, 1-sty brick garage, 50x150, slag roof; cost, $9,000; owner, G. Fox, Queens. Plan No. 1678.

HOLLIS.—Fairmount av, n w cor School st, 1-sty brick garage, 17x20, shingle roof; cost, $500; owner, Oscar Reiffarth, 501 Macon st, Brooklyn; architect, Henry Dean, 126 Liberty st, Manhattan. Plan No. 1728.

JAMAICA.—Smith st, w s, 143 n Puntine st, 1-sty brick garage, 27x50, slag roof; cost, $3,000; owner, C. Carrella, South st, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1770.

MIDDLE VILLAGE.—Furman av, w s, 150 s Juniper Swamp rd, 2-sty brick cow stable, 14x81, slag roof; cost, $7,000; owner, M. Krout, premises; architect, M. Perlstein, Fulton st, Middle Village. Plan No. 1768.

STORES AND DWELLINGS.

CORONA.—Jackson av, s s, 80 w 50th st, 3-sty brick store and dwelling, 20x52, tar and gravel roof, 2 families; cost, $5,500; owner, Dora Ginsberg, 81 50th st, Corona, architect, A. DeBlasi, Corona. Plan No. 1708.

CORONA.—Fairview av, s s, 125 w Corona av, 1-sty frame store and dwelling, 10x41, tin roof, 1 family; cost, $400; owner, Max Welensky, 43 Thadford av, Brooklyn; architect, A. F. Brems, 83 Corona av, Corona. Plan No. 1709.

RIDGEWOOD.—Myrtle av, s w cor Hancock st, 3-sty, brick store and dwelling, 40x39, tin roof, 2 families; cost, $10,000; and Myrtle av, s s, 50 w Hancock st, 3-sty brick store and dwelling, 20x63, tin roof, 2 families; cost, $8,000; owner, Louis Gold, 44 Court st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plans Nos. 1704-05.

SOUTH OZONE PARK.—Rockaway Boulevard, n w cor Ashby av, 2-sty frame store and dwelling, 20x50, tin roof, 1 family; cost, $3,000; owner, Andrew Kain, 74 Henry st, Winfield; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1739.

WINFIELD.—Woodside av, n e cor Fisk av, five 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, $22,500; owner, Manhattan Construction Co., 1481 Eastern Parkway, Brooklyn; architect, Harry Sholl, 377 1st av, L. I. City. Plan No. 1749.

RIDGEWOOD.—Woodward av, w s, 72 s Woodbine st, 3-sty brick store and dwelling, 34x47, slag roof, 2 families; cost, $5,000; owner and architect, G. X. Mathews Co., 1852 Putnam av, Ridgewood. Plan No. 1772.

STORES, OFFICES AND LOFTS

DOUGLASTON.—Main av, s s, 100 w. Broadway, 1-sty frame office, 12x18, slag roof; cost, $250; owner, F. Linke, Main av, Douglaston; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No. 1710.

STORES, OFFICES AND LOFTS.

JAMAICA.—Rockaway rd, n s, 375 w Rockaway turnpike, 1-sty frame office, 20x22, tin roof; cost, $500; owner, A. L. Muller, Jamaica av, Brooklyn; architect, W. C. Winters, 106 Van Siclen av, Brooklyn. Plan No. 1734.

STORES AND TENEMENTS.

L. I. CITY.—Brill st, w s, 267 n Washington av, 4-sty brick tenement, 50x86, tin roof, 20 families; cost, $25,000; owner, Chas W. Ross Realty Co., Brown st, Brooklyn; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1677.

L. I. CITY.—9th av, w s, 487 s Flushing av, 3-sty brick tenement, 20x66, tin roof, 3 families; cost, $7,000; owner, Jack Pfanz, 514 9th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1694.

RIDGEWOOD.—Putnam av, n s, 129 w Myrtle av, 3-sty brick tenement, 37x67, tin roof, 6 families; cost, $15,000; owner, Lancastershire Realty Co., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1707.

RIDGEWOOD.—Madison st, s s, 26 w Myrtle av, six 3-sty brick tenements, 26x69, slag roof, 6 families; cost, $75,000; owner, Lancastershire Realty Co., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1695.

RIDGEWOOD.—Putnam av, n s, 216 w Myrtle av, three 3-sty brick tenements, 26x69, slag roof, 6 families; cost $37,500; owner Lancastershire Realty Co., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1696.

RIDGEWOOD.—Putman av, n s, 129 w Myrtle av, 3-sty tenement, 50x31, slag roof, 6 families; cost, $15,000; owner, Lancastershire Realty Co., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1697.

RIDGEWOOD.—Stephen st, n s, 158 w Forest av, seven 3-sty brick tenements, 20x68, tin roof, 6 families; cost, $50,500; owner, Anthony Mayer, 1015 Hancock st, Ridgewood; architect, L. Allendinger, 926 Broadway, Brooklyn. Plan No. 1721.

RIDGEWOOD.—Grandview av, e s, 27 s Gates av, 3-sty brick tenement, 34x65, tin roof, 6 families; cost, $9,000; owner and architect, G. X. Mathews Co., 1852 Putnam av, Brooklyn. Plan No. 1722.

RIDGEWOOD.—Grandview av, e s, 61 s Gates av, 3-sty brick tenement, 25x48, tin roof, 3 families; cost, $6,500; owner, G. X. Mathews Co., 1852 Putnam av, Brooklyn; architect, owner. Plan No. 1723.

L. I. CITY.—Lathrop st, w s, 301 s Grand av, 4-sty brick tenement, 25x66, slag roof, 8 families; cost, $11,300; owner, Sophie Hagedorn, 1896 1st av, Manhattan; architect, V. Schiller, 391 10th av, L. I. City. Plan No. 1756.

L. I. CITY.—Academy st, w s, 50 n Beebe av, 4-sty brick tenement, 50x88, slag roof, 20 families; cost, $30,000; owner, W. E. Payntar, 171 Hunter av, L. I. City; architect, John Boese, Bridge Plaza L. I. City. Plan No. 1759.

THEATRES.

CORONA.—Main st, s s, 31 w Grand av, airdome; cost, $600; owner, A. Pechette, East Elmhurst; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 1736.

L. I. CITY.—Academy st, w s, 100 s Ridge st, four 4-sty brick tenements, 25x77, slag roof, 8 families; cost, $56,000; owner, Jere J. Ryan, 350 3d av, L. I. City; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1776.

L. I. CITY.—Ely av, s w cor Newtown av, airdome; cost, $1,000; owners, Levy & Hirschthal, 251 Franklin st, L. I. City; architect, J. N. McDermott, 349 Hancock st, L. I. City. Plan No. 1779.

MISCELLANEOUS.

GLENDALE PARK.—Walnut st, n s, 100 e Northern blvd; 1-sty frame shed, 15x25, tin roof; cost, $150; owner, L. Compo, premises. Plan No. 1676.

JAMAICA.—State st, s s, 125 e Norris av, 1-sty tile barn, 13x14; cost, $200; owner, Wm. F. BeBall, Fulton st, Jamaica. Plan No. 1703.

RAMBLERSVILLE.—Canal av, e s, 180 s Arthur av, 2-sty frame boat house, 18x25, shingle roof; cost, $500; owner, Sophie Weiss, 1016 Grant av, Richmond Hill; architect, E. E. Parguay, 34 Greenwood av, Richmond Hill. Plan No. 1681.

QUEENS.—Creed pl, n w cor Williams pl, new stone foundation; cost, $300; owner, G. Fox, Queens. Plan No. 1679.

L. I. CITY.—8th st, n s, 150 e West av, 1-sty frame shed, gravel roof; cost, $300; owner, Toch Bros., premises. Plan No. 1720.

MISCELLANEOUS.

FLUSHING.—Lawrence st, w s, 250 n Hempstead turnpike, 1-sty frame coop, 28x20, tin roof; cost, $200; owner, W. Bowne, premises. Plan No. 1748.

HOOK CREEK.—1st st, w s, 100 s 3d st, 1-sty frame boat house, 24x39, tin roof; cost, $600; owner, C. Meyer, Box 40, Jamaica. Plan No. 1755.

CORONA.—Railroad av, s s, 200 e Sycamore av, 1-sty frame barn, 14x12, tin roof; cost, $300; owner, Savorese Bros., 74 Railroad av, Corona. Plan No. 1773.

Richmond.

DWELLINGS.

MAPLE ST, s s, 120 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, $395; owner, G. Kripela, 1404 Av A, Manhattan; architect and builder, Aug. Mathon, Grant City. Plan No. 434.

NEPTUNE ST, s s, 60 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x29; cost, $300; owner, Mrs. Frank Herman, 246 Smith st, Brooklyn; builder, F. H. Merry, 969 Franklin av, Brooklyn. Plan No. 436.

NEPTUNE ST, s s, 400 e Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 12x26; cost, $270; owner, Mrs. Michell, Bronx, N. Y.; architect and builder, H. M. Rae, New Dorp. Plan No. 425.

SYLVAN LANE, n s, 225 e Public rd, Pleasant Plain, 1-sty frame bungalow, 12x18; cost, $150; owner, S. G. Pallis, 123 East 25th st, Manhattan; builder, C. H. Koenig, Pleasant Plains. Plan No. 433.

WATERSIDE ST, s s, 280 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x30; cost, $500; owner, J. Temple, 200 3d av, Manhattan; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 443.

1ST ST, w s, 50 n Elm av, Dongan Hills, 1-sty frame bungalow, 10x20; cost, $100; owner and builder, Frank Troost, Midland P. O. Plan No. 445.

8TH ST, e s, 160 n Midland av, Midland Beach, 1-sty frame bungalow, 14x16; cost, $300; owner, J. Saltzman, 1263 5th av, Manhattan; architect and builder, J. Keegan, Concord. Plan No. 441.

9TH ST, e s, 100 n Midland av, Midland Beach, 1-sty frame bungalow, 14x24; cost, $300; owner, Mrs. Fairclough, 526 Hudson st, Manhattan; architect and builder, J. Keegan, Concord. Plan No. 442.

9TH ST, e s, 280 n Midland av, Midland Beach, 1-sty frame bungalow, 12x16; cost, $265; owner, Mrs. C. Jenner, Richmond Hill; architect and builder, J. Keegan, Concord. Plan No. 440.

13TH ST, w s, 140 s Lincoln av, Woodland Terrace, 1-sty frame bungalow, 34x20; cost, $300; owner, Frank Dalton, 391 Bleecker st, Manhattan; architect and builder, W. S. Boyd, 203 West 14th st, Manhattan. Plan No. 417.

BAYVIEW AV, e s, 500 n Findley av, Princess Bay, 1-sty frame bungalow, 25x28; cost, $500; owner, Helen Nelson, Princess Bay; architect and builder, C. J. Nelson, Princess Bay. Plan No. 426.

BURGHER AV, n s, 275 w Remsen st, Dongan Hills, 2-sty frame dwelling, 20x26; cost, $2,200; owner, D. Tiscornia, Rosebank; builder, A. Raggi, Rosebank. Plan No. 421.

CAREY AV & CAROLINE ST, n w cor, West New Brighton, 2½-sty frame dwelling, 22x30; cost, $2,000; owner, A. Schleiminger, West New Brighton; architect, John Davies, Tompkinsville. Plan No. 415.

ELM AV, e s, 55 s 3d st, Midland Beach, 1-sty frame bungalow, 14x14; cost, $100; owner, G. Coche, 305 West 48th st, Manhattan; builder, H. Hollister, 98A Orient av, Jersey City. Plan No. 418.

MIDLAND AV, n s, 100 w 4th st, Beach Park, 1-sty frame bungalow, 12x22; cost, $150; owner, S. Goucharon, Midland Beach; builder, M. Goucharon, Midland Beach. Plan No. 422.

MORNINGSTAR RD, e s, 400 s Richmond terrace, Elm Park, 2-sty frame dwelling, 17x40; cost, $2,000; owner, L. Ringel, Elm Park; architect, T. C. Larsen, Elm Park; builder, John Larsen, Port Richmond. Plan No. 413.

OCEAN BOULEVARD, s s, 200 e Glenwood av, South Beach, 1-sty frame bungalow, 19x20; cost, $125; owner and builder, A. J. Andrien, 433 Washington st, Manhattan. Plan No. 423.

OLD TOWN RD & RICHMOND RD, s w cor, South Beach, 1½-sty frame dwelling, 40x30; cost, $2,500; owner and builder, Chas. Whitaker, Rosebank; architect, Jas. E. Grunert, New Dorp. Plan No. 429.

PUBLIC RD, e s, 120 s Van Beuren lane, Pleasant Plains, 1-sty frame bungalow, 18x22; cost, $100; owner, Miss A. Lockwood, Pleasant Plains; builder, C. H. Koenig, Pleasant Plains. Plan No. 432.

PUBLIC RD, e s, 170 s Van Beuren lane, Pleasant Plains, 1-sty frame bungalow, 12x18; cost, $75; owner, Miss A. Lockwood, Pleasant Plains; builder, C. H. Koenig, Pleasant Plains. Plan No. 431.

RIDGE AV, w s, 381 n Vista av, Stapleton, 2-sty frame dwelling, 32x23; cost, $3,500; owner, Florence Swaine, Rosebank; architect, Jas. E. Grunert, New Dorp; builder, Geo. R. Wort, Rossville. Plan No. 416.

ROMA AV, s s, and Beacon av, s w cor, New Dorp Beach, 1-sty brick dwelling, 18x32; cost, $1,000; owner, A. Costellno, 153 Bleecker st, Manhattan; architect, Jas. E. Grunert, New Dorp; builder, C. Benedetti, New Dorp. Plan No. 420.

SURF AV & SEASIDE BOULEVARD, cor, South Beach, 1-sty frame bungalow, 14x20; cost, $200; owner, W. Nunley, Stapleton; architect and builder, Thos. Cummings, Jr., Stapleton. Plan No. 427.

VISTA AV, s e cor, and Magnolia st, Midland Heights, 1-sty frame dwelling, 36x35; cost, $4,500; owner, Chas. J. Hubert, 149 Fulton st, Manhattan; architect, Byron C. Brennan, Midland Heights; builder, G. H. Carlson, Edgewater, N. J. Plan No. 419.

WINAN AV, w s, 1,500 s Southfield boulevard, Great Kills, 1-sty frame bungalow, 12x36; cost $150; owner, J. W. Glover, Great Kills; builder, G. Ross, Great Kills. Plan No. 435.

200 E OCEAN AV, 600 s Seaside boulevard, South Beach, 1-sty frame bungalow, 18x24; cost, $250; owner and builder, C. L. Blanchard, 69 4th st, Newark, N. J. Plan No. 437.

200 E OCEAN AV, 600 s Seaside boulevard, South Beach, 1-sty frame bungalow, 14x18; cost, $150; owner and builder, T. J. Short, 79 Orchard st, Newark, N. J. Plan No. 438.

STABLES AND GARAGES.

JERSEY ST & 4TH AV, s e cor, New Brighton, 1-sty frame stable, 17x20; cost, $200; owner, M. Levinson, New Brighton; architect, John Davies, Tompkinsville; builder, M. Siguler, New Brighton. Plan No. 424.

3D ST, n s, 233 Beach av, New Dorp, 1-sty frame garage, 18x18; cost, $250; owner, W. Merchenmoser, New Dorp; architect and builder, J. S. Coleman, New Dorp. Plan No. 414.

STORES AND DWELLINGS.

JEWETT AV, e s, 460 n Possa st, West New Brighton, 2-sty frame store and dwelling, 22x30; cost, $2,400; owner, W. Zelluff, Stapleton; architect, W. Sample, Stapleton; builder, H. J. Langworthy, Stapleton. Plan No. 444.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARROW ST, 46, new partitions and plumbing to 3-sty brick dwelling; cost, $200; owner, Adeline Thompson, 172 Van Sicklen st, Gravesend, Brooklyn; architect, Otto Reissmann, 30 1st st. Plan No. 2102.

BAXTER ST, 81, new store front to 5-sty brick stores and tenement; cost, $250; owner, Paul Cresti, 81 Baxter st; architect, Otto Reissmann, 30 1st st. Plan No. 2024.

BEDFORD ST, 102, plumbing to 3-sty brick storage house and dwelling; cost, $250; owner,

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Plans Filed—Alterations—Manhattan (Cont.)

Eugenio Luccarini, 11 Minetta st; architect, Louis V. Spinapont, 68 Bedford st. Plan No. 2076.

BROOME ST, 409, steel tank support to 8-sty brick store and lofts; cost, $1,150; owner, Estate of August Trenkmann, Chas. Trenkmann, 409 Broome st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2101.

CEDAR ST, 16, new fire-escapes to 5-sty brick store and factory; cost, $500; owner, Estate of David W. Bishop, 21 Liberty st; architect, Maurice J. Engel, 120 East 48th st. Plan No. 2089.

CENTRE ST, 149, partitions, door and plumbing to 8-sty brick office building; cost, $250; owner, Excelsior Estate Co., 135 Broadway; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2110.

CHRISTOPHER ST, 76, removal of corner of 5-sty brick tenement; cost, $3,000; owner, Jennie Messing, French Lick Springs Hotel, French Lick Springs, Ind.; architects, Wortmann & Braun, 114 East 28th st. Plan No. 2082.

GANSEVOORT ST, 63-65, iron awning to 3-sty brick carpenter shop; cost, $275; owner, Estate of Alfred C. Hoe, 52 Gansevoort st; architect, Chr. Hafer's Iron Works, 407 West 37th st. Plan No. 2077.

GRAND ST, 60, tank support frame to 7-sty store and lofts; cost, $550; owner, Metropolitan Life Insurance Co., 1 Madison av; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2029.

GRAND ST, 72, new fire escapes to 5-sty brick stores and factory; cost, $300; owner, Estate of Thomas Lewis, James B. Walker, 299 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2091.

GREENE ST, 66, new fire-escapes to 5-sty brick store and factory; cost, $600; owner, Estate of Lorillard Spencer, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2090.

HOUSTON ST, 278, East, mason work and new partitions to 5-sty brick store and tenement; cost, $2,500; owner, Szerena Reitman, 1771-3 Madison av; architect, Otto Reissmann, 30 1st st. Plan No. 2025.

HOUSTON ST, 92 West, new frames and sashes to 5-sty brick stores and workroom; cost, $200; owner, Jos. Personeni, 496-498 West Broadway; architect, J. P. Voelker, 979 3d av. Plan No. 2028.

HOUSTON ST, 257, 263 East, new marquise to 5-sty brick restaurant and dance hall; cost, $200; owner, Max Schwarts, 257, 263 East Houston st; architects, Somerfeld & Steckler, 31 Union sq. Plan No. 2047.

HOUSTON ST, 141-43 E, new stairs, platform, partitions and plumbing to 1-sty brick stores and dance hall; cost, $1,000; owner, Louis Minsky, 111 East Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2065.

LISPENARD ST, 56, new fire-escape to 4-sty brick store and factory; cost, $300; owner, Estate of Samuel Inslee, Edwin W. Inslee, 320 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2088.

MADISON ST, 29, brick chimney to 4-sty brick stores and dwelling; cost, $100; owner, Nicholas T. Brown, 154 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2052.

NASSAU ST, 100, new store front to 6-sty brick office and stores; cost, $100; owner, John L. Raymond, 96 Nassau st; architect, Jacob Fisher, 25 Av A. Plan No. 2054.

PELL ST, 20-24, extension and plumbing to 6-sty brick store and loft; cost, $500; owner, Peirano & Sbarboro, 22 Mulberry st; architect, M. W. Del Gaudio, 401 East Tremont av, Bronx. Plan No. 2079.

PELL ST, 22-24, extension to 3 and 6-sty brick store and dwelling; cost, $200; owner, Michael Perono, 24 Mulberry st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2099.

PRINCE ST, 156, fire passage to 6-sty brick tenement; cost, $250; owner, Bernhard Mayer, 5 Beekman st; architect, Benjamin Kassewitz, 193 Roseville av, Newark, N. J. Plan No. 2050.

SPRING ST, 79-81, cantilever stair to 6-sty brick store and factory; cost, $200; owner, Estate of O. G. Wallbridge, John H. Wallbridge, 299 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2109.

STANTON ST, 64, new partitions to 5-sty brick stores and tenement; cost, $250; owner, Abraham Taube, 51 East 97th st; architect, Otto Reissmann, 30 1st st. Plan No. 2022.

STANTON ST, 99, new partitions to 4-sty brick tenement and stores; cost, $300; owner, Rosa Cohen, 99 Stanton st; architect, Jacob Fisher, 25 Av A. Plan No. 2035.

SUFFOLK ST, 30, iron stairways to 5-sty brick factory; cost, $75; owners, Levy & Herzok, 20 Broome st; architect, Ralph Schweibish, 201 East 72d st. Plan No. 2032.

SUFFOLK ST, 73, new windows to 5-sty brick stores and tenement; cost, $200; owner, Abraham Swetnik, 125 Suffolk st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2045.

WEST ST, 68, brick piers to 5-sty brick store and lofts; cost, $100; owner, Jacob Neadle, 59 William st; architect, Sterling Architectural Co., 13 Park Row. Plan No. 2068.

WEST ST, 359-360, new store fronts to 1-sty brick stores; cost, $450; owner, Peter de Nottbeck, care N. Y. Life Insurance & Trust Co., 346 Broadway; architect, John B. Mooney, 96 5th av. Plan No. 2063.

WILLIAM ST, 76, new window to 12-sty brick office building; cost, $200; owner, H. S. Ely & Co., 21 Liberty st; architect, A. D. Kelley, 4 Gold st. Plan No. 2075.

WILLETT ST, 2, extension to 3-sty brick dwelling and office; cost, $5,000; owner, Henry H. Ducker, 484 Grand st; architect, Otto Reissmann, 30 1st st. Plan No. 2027.

2D ST, 257, new partitions to 6-sty brick tenement and stores; cost, $100; owner, Samuel Amsterdam, 257 2d st; architect, Jacob Fisher, 25 Av A. Plan No. 2034.

3D ST, 35-37 West, steel tank supports to 7-sty brick lofts; cost, $2,295; owners, Lonas & Richards, 35-37 West 3d st; architect, Royal J. Mansfield, 135 William st. Plan No. 2056.

3D ST, 390-392 East, new exits to 4-sty brick stable and lofts; cost, $100; owner, Osias Karp, 95 James st; architect, Maxmilian Zipkes, 220 5th av. Plan No. 2111.

9TH ST, 439 East, new store fronts to 4-sty brick stores and tenement; cost, $300; owner, Herman Schrader, 439 East 39th st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 2097.

10TH ST, 163 West, removal of corner of 5-sty brick tenement; cost, $500; owner, Estate of Chas. Lindner, 542 5th av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2095.

17TH ST, 220 West, new windows and plumbing to two 3-sty brick tenements; cost, $1,200; owner, John T. Stanley, 642 West 30th st; architect, John H. Knubel, 305 West 43d st, Plan No. 2039.

18TH ST, 130-32 West, fire repairs and fire proof ceiling to 2-sty brick garage; cost, $5,000; owner, Metropolis Securities Co., 256 Broadway, Jos. G. Quimby, president; architect, Oscar Lowinson, 5 West 31st st. Plan No. 2038.

19TH ST, 205-7-9 West, terra cotta block partitions, fireproof doors and windows to 12-sty brick store and lofts; cost, $450; owner, Wyanoke Realty Co., 205-7-9 West 19th st; architect, William G. Wilson, 512 West 162d st. Plan No. 2067.

23D ST, 26 East, tank and framing to 10-sty brick store and offices; cost, $700; owner, John Seaman, 1133 Broadway; architect, M. A. Cantor, 39 West 38th st. Plan No. 2031.

25TH ST, 28-30 West, stationary stair to 12-sty brick store and factories; cost, $150; owner, Henry P. Gardner, 140 West 71st st; architect, Maurice J. Engel, 470 East 48th st. Plan No. 2108.

26TH ST, 19 West, new set of fire-escapes to 5-sty brick store and factory; cost, $1,000; owner, William Waldorf Astor, London, England; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2107.

30TH ST, 7 and 9 West, new fire proof windows to 12-sty brick store and lofts; cost, $200; owner, Theresa Neiman, 431 Riverside drive; architect, Maximilian Zipkes, 220 5th av. Plan No. 2048.

32D ST, 410-416 East, new elevator to 9-sty brick garage and factory; cost, $2,400; owner, Cohocton Realty Co., 415 East 31st st; architect, Guy B. Waite, 415 East 31st st. Plan No. 2087.

34TH ST, 58 East, new store fronts to 5-sty brick stores and dwelling; cost, $2,500; owner, A. L. Loomis, 32 Liberty st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2033.

36TH ST, 47 West, new partitions, girders and posts to 4-sty brick office and loft building; cost, $500; owner, Bull Estate, care Wm. J. Roone & Co., 177 Madison av; architect, William Neil Smith, 101 Park av. Plan No 2042.

37TH ST, 11 West, wooden tank to 4-sty brick bachelor apartments; cost, $95; owners, Pease and Elliman, 340 Madison av; architect, Jos. H. Isseks, 83 Pike slip. Plan No. 2030.

38TH ST, 103 West, new staircase and store front to 5-sty brick restaurant and hotel; cost, $500; owner, Geo. P. Strouss, 39 East 134th st; architect, Henry B. Herts, 35 West 31st st. Plan No. 2062.

39TH ST, 54 West, brick piers to 5-sty brick dwelling; cost, $200; owner, Isidore Jackson, 31 Nassau st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2084.

40TH ST, 422 West, new store front, plumbing and vestibule to 5-sty brick store and tenement; cost, $1,000; owner, Marcus L. Van Praag Estate, David Van Praag, 305 East 161st st; architect, Joseph J. Eberle, 489 5th av. Plan No. 2080.

40TH ST, 422 West, plumbing, tile and new windows to 3-sty frame tenement; cost, $300; owner, Marcus L. Van Praag Estate, David Van Praag, 305 East 161st st; architect, Joseph J. Eberle, 489 5th av. Plan No. 2081.

42D ST, 51 East, fireproof windows to 6-sty brick stores and offices; cost, $100; owner, N. Y., C. & H. R. R. R. Co., Grand Central Terminal, East 42d st; architect, Geo. A. Sumner, 989 Southern Boulevard. Plan No. 2070.

44TH ST, 35 West, new girder, store fronts, sidewalk, vault lights, lift and partition to 3-sty brick stores, offices and apartments; cost, $2,000; owner, Cornelius Vanderbilt, 30 Pine st; architect, Geo. A. Freeman, 311 Madison av. Plan No. 2059.

46TH ST, 2-4-6-8-10 East, fire-escape extensions and terra cotta block partitions to four 5, 6 and 7-sty brick stores and lofts; cost, $250; owner, 2 East 46th St. Co., 2 East 46th st; architect, John A. Hamilton, 32 Broadway. Plan No. 2083.

47TH ST, 123-25-27 West, brick extensions, stairway and elevator to three 4-sty brick dwellings; cost, $25,000; owner, Mrs. Mary Elizabeth Stebbins, 28 West 46th st; architect, Adolph Martin, 34 West 28th st. Plan No. 2100.

48TH ST, 316-18 E, new T. C. partitions, girders and columns, dumbwaiter shaft and mezzanine floor to 4-sty brick studio; cost, $700; owner, Clausen-Flanigan Brewing Co., 441 West 25th st; architect, W. S. Boyd, 203 West 14th st. Plan No. 2021.

49TH ST, 541-45 West, new windows and plumbing to 6-sty brick tenement and stores; cost, $100; owner, William Lustgarten, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2078.

49TH ST, 12 West, elevator shaft, terra cotta block passageway and new flues to 5-sty brick dwelling; cost, $9,000; owner, William N. Cromwell; agents, Pottier & Stymus Co., 375 Lexington av; architect, Fred H. Dodge, 133 East 41st st. Plan No. 2104.

55TH ST, 509-511 West, new girders and concrete footings to 6-sty brick storehouse; cost, $2,000; owner, Patrick McEntegart, 358 West 57th st; architect, Chas. H. Fox, 542 West 112th st. Plan No. 2049.

56TH ST, 361 West, extension to 4-sty brick dwelling; cost, $250; owner, Thos. Godfrey, 361 West 56th st; architect, Edward Baresel, 644 8th av. Plan No. 2058.

57TH ST, 610-640 West, steel and concrete bridge to 2 and 4-sty brick garage; cost, $600; owner, Mason & Seaman Transportation Co., 622 West 57th st; architect, George L. Hawkins, 27 East 22d st. Plan No. 2086.

58TH ST, 212 East, storage shed to 3-sty brick dwelling; cost, $50; owner, Geo. Durham, 212 East 58th st; architect, John H. Friend, 148 Alexander av. Plan No. 2094.

58TH ST, 32 East, new cast iron columns and girders, stairway and mason work to 5-sty brick dwelling, studio and store; cost, $10,000; owner, Meyer Gottlieb, 611 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2096.

72D ST, 48 East, invalid lift to 4-sty brick dwelling; cost, $1,200; owner, Emma H. Kaskel, 48 East 72d st; architect, Robert Teichman, 22 William st. Plan No. 2106.

95TH ST, 207-209 East, fireproof walls and ceiling and terra cotta block partition to 5-sty brick tenement; cost, $200; owner, Laura Oppenheim, 10 East 130th st; architect, Jacob Fisher, 25 Av A. Plan No. 2036.

125TH ST, 24-26-28-30 West, new partitions to 5-sty brick stores and tenement; cost, $500; owner, Edw. C. Palmenberg, Tuckahoe, N. Y.; architect, Otto Reissmann, 30 1st st. Plan No. 2026.

127TH ST, 410 West, new awning to 3-sty brick storage house; cost, $500; owner, Patrick Parker, 410 West 127th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2051.

155TH ST, 525 West, cast iron columns, beams, fire escape, mason work and extension to 2½-sty brick church and parish house; cost, $15,000; owner, North Presbyterian Church, John A. Murray, chairman of Bd. of Trustees, 312 West 39th st; architect, Bannister & Schell, 67 Wall st. Plan No. 2023.

BOWERY, 128-130, removal of encroachment to 3-sty brick bank; cost, $3,000; owner, Bowery Savings Bank, 128 Bowery; architects, McKim, Mead & White, 101 Park av. Plan No. 2105.

BROADWAY, 24-26-28-30, 1-room addition to 15-sty brick store and office building; cost, $10,000; owner, Standard Oil Company of New York, Henry C. Folger, Jr., president, 26 Broadway; architects, Jas. C. McGuire & Co., 50 Church st. Plan No. 2044.

BROADWAY, 747, counterbalanced stairways to 4-sty brick factory and store; cost, $300; owner, Trustees of Sailors' Snug Harbor, 61 Broadway; architect, Adolf Rosenbaum, 449 West 41st st. Plan No. 2061.

BROADWAY, 331 West, alteration of fire-escapes to 5-sty brick store and factory; cost, $300; owner, William Walker, 299 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2092.

BROADWAY, 1564-66, face backing to sky sign on 11-sty brick office building; cost, $50; owner, The Palace Realty Co., 1564-66 Broadway; architect, Mortimer Norden, 311 West 40th st. Plan No. 2098.

GREENWICH AV, 87, new window to 3-sty brick store and dwelling; cost, $50; owner, Clarence S. Nathan, 241-45 West 37th st; architect, Chas. Hendrick, 439 West 13th st. Plan No. 2085.

LENOX AV, 126, extension to 2-sty brick store, theatre and loft; cost, $2,500; owners, Sophia Rothschild, 16 East 96th st, and Hattie Kalman, 281 Park av; architect, Samuel Levingson, 39 West 38th st. Plan No. 2064.

MADISON AV, 733-35, new store front to 4-sty brick store and dwelling; cost, $500; owner, Olivia Sage, 733 Madison av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2074.

MADISON AV, 1783, new store front to 5-sty brick tenement; cost, $100; owner, Fannie M. Korn, 875 Park av; architect, Alexander D. Crosett, 995 Eastern parkway, Brooklyn. Plan No. 2040.

MADISON AV, 1479, mason work and new stairways to 5-sty brick store and tenement; cost, $150; owner, Morris Moses, 1626 Amsterdam av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2043.

PARK ROW, 113, balance-weight fire-escape stair to 6-sty brick stores and factory; cost, $300; owner, United States Trust Co., 45 Wall st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2093.

1ST AV, 1735, cast iron drains to 5-sty brick stores and tenement; cost, $15; owner, Elias Rosenbaum, 953 Prospect av; architects, Stever & Vanderclute, 33 West 42d st. Plan No. 2046.

2D AV, 956, new store front to 4-sty brick tenements; cost, $260; owner, John Schneider, 958 2d av; architect, Russell W. Smith, 638 Lexington av. Plan No. 2041.

2D AV, 105, stairway, ceiling to 5-sty brick tenement and store; cost, $100; owner, Mark Levy, 73 West 113th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2060.

3D AV, 716, new store front to 4-sty brick tenement; cost, $1,500; owner, Geo. Goetting, 245 West 132d st; architect, Jas. Doyle, 716 3d av. Plan No. 2037.

3D AV, 2095, new store front to 5-sty brick store; cost, $75; owner, Louis Bernstein, 74 West 118th st; architect, Harold L. Young, 1204 Broadway. Plan No. 2072.

3D AV, 244-246, party pier and wall and steel column to 4-sty brick stores and dwelling; cost, $600; owners, Peter A. H. Jackson, 106 Lex-

ington av, and Isaac Epstein, 200 3d av; architect, Hiram V. Chase, 60 West 128th st. Plan No. 2066.

4TH AV, 222, concrete arch and cement sidewalk to 12-sty brick stores and lofts; cost, $100; owner, Belvedere Building Co., 149 Broadway; architects, Ronse & Goldstone, 38 West 32d st. Plan No. 2057.

5TH AV, 563-69, extension of elevator shaft, new shaft and elevator to 2 and 3-sty brick stores and offices; cost, $2,000; owner, Fifth Av. and 46th St. Co., 569 5th av; architect, Charles I. Berg, 331 Madison av. Plan No. 2069.

5TH AV, 358, fireproof partition to 4-sty brick stores, bank and offices; cost, $150; owner, Knickerbocker Trust Co., 358 5th av; architects, Schenck & Williams, care A. L. Gleinke, 523 5th av. Plan No. 2103.

6TH AV, 461, new store front to 3-sty brick store and lofts; cost, $350; owner, Wilmurt Realty Co., 53 Bond st; architect, Harry Hurwitz, 270 Grand st. Plan No. 2053.

8TH AV, 2711, cabinet, partitions to 5-sty brick stores and tenement; cost, $1,000; owner, William F. Mittendorf, 140 Madison av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2073.

9TH AV, 411, new doors and rear entrance to 2 and 3-sty brick hotel and cafe; cost, $600; owner, Estate of M. L. Combes, Elmhurst, L. I.; architect, Louis E. Dell, 1133 Broadway. Plan No. 2071.

10TH AV, 78-92, addition to 6-sty brick factory; cost, $500; owner, National Biscuit Co., 78-92 10th av; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 2055.

Bronx.

183D ST, 770, 1-sty frame extension, 9.6x13, to 2-sty frame dwelling; cost, $300; owner, John F. Mannion, on premises; architect, Robt. H. Taylor, 2429 Lorillard pl. Plan No. 303.

BATHGATE AV, e s, 83.6 s 173d st, new bath, new partitions to 3-sty brick dwelling; cost, $500; owner, Louis Greenberg, 3891 3d av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 304.

BEACON AV, 1745, move 2-sty frame dwelling; cost, $700; owner, Mary L. Berrigan, 1743 Beacon av; architect, Anton Pirner, 2069 Westchester av. Plan No. 297.

BEACON AV, 1743, move 2-sty brick dwelling; cost, $1,500; owner, Mary L. Berrigan, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 298.

BEACH AV, n w cor Mansion st, move and new partitions to 2-sty frame store and dwelling; cost, $2,500; owner, Wm. Barthel, 1803 Mansion st; architect, Anton Pirner, 2069 Westchester av. Plan No. 296.

BROOK AV, 645, new brick walls, new girders, new beams, etc, to 2-sty brick packing house; cost, $3,500; owners, Sulzberger & Sons, 816 1st av; architect L. M. Levine, 816 1st av. Plan No. 293.

CAMBRIDGE AV, w s, from 187th st to Crescent av, 1-sty brick extension, 16.6½x32, to 6-sty brick stores and tenement; cost, $1,500; owner, Angela Carretta, 663 Crescent av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 294.

MORRIS PARK AV, n w cor Rose st, 1-sty frame extension, 12.1x40, and move two 3-sty frame stores and dwellings; cost, $5,000; owner, Chas. Gillis, 853 Morris Park av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 301.

NEWTON AV, e s, 322.3 n 256th st, 2-sty frame extension, 3x11.6, to 2-sty frame dwelling; cost, $250; owner, Mary Tierney, 5632 Newton av; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 299.

NORTH CHESTNUT DRIVE, 801, new porch to 2½-sty frame dwelling; cost, $500; owner, Bernard Brodsky, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 291.

PROSPECT AV, 900, new beams to 3-sty frame store and dwelling; cost, $800; owner, Jennie Byrne, 1200 Franklin av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 290.

WASHINGTON AV, 1873, new store front to 3-sty brick store and dwelling; cost, $300; owner, Clara G. Schott, 1757 Topping av; architect, Wm H. Meyer, 1861 Carter av. Plan No. 295.

WASHINGTON AV, 1120, remove projections to 4-sty brick tenement; cost, $300; owner, Edw. Baker, 683 East 230th st; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 302.

WESTCHESTER AV, 845 and 847, new store front, new partitions to 2-sty frame stores and school; cost, $1,200; owner, Walter Wilkins, 1022 Grand Concourse; architect, Carl J. Itzel, 847 Freeman st. Plan No. 300.

WILLIS AV, 371, new partitions to 2-sty brick tenement and loft; cost, $300; owner, Pauline Levy, 106 West 129th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 292.

Brooklyn.

COLUMBIA ST, 225, interior alterations to 3-sty theatre; cost, $500; owner, Benj. Berk, 3d av and 52d st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3721.

ELLERY ST, 256, interior alterations to 3-sty tenement; cost, $200; owner, P. Dalatto, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3753.

GUERNSEY ST, 187, extension to 2-sty dwelling; cost, $100; owner, Wm. J. Campbell, 120 Kent st; architect, Jas. McKillopp, 154 India st. Plan No. 3669.

HARRISON ST, 97, plumbing to 3-sty tenement; cost, $200; owner, John Dondero, Midvale, N. J.; architect, Edw. H. Scally, 527 Henry st. Plan No. 3725.

JAVA ST, 177, interior alterations to 3-sty tenement; cost, $1,000; owner, Henry Leibowitz, 231 Russell st; architect, E. J. Meisinger, 394 Graham av. Plan No. 3659.

MONTAGUE ST, 103, extension to 8-sty hotel; cost, $6,000; owner, Wm. C. Bolton, 261 Stuyvesant av; architect, John C. Fittall, 181 Putnam av. Plan No. 3703.

PACIFIC ST, 453, extension to 4-sty dwelling; cost, $5,000; owner, John J. Dillon, 454 8th av; architect, Chas. Werner, 316 Flatbush av. Plan No. 3642.

REMSEN ST, 90, plumbing to 4-sty dwelling; cost, $600; owner, H. F. Noyes, on premises; architect, Harry M. Randall, 70 Fulton st, Manhattan. Plan No. 3736.

ROCKWELL PL, 2, interior alterations to 2-sty office; cost, $1,000; owner, Edison Elec. Ill. Co., 360 Pearl st; architect, same. Plan No. 3635.

STERLING PL, 217, plumbing to —-sty home; cost, $500; owner, Home for Destitute Children, 217 Sterling pl; architect, John H. Read, 150 Gates av. Plan No. 3667.

SULLIVAN ST, 116, plumbing to 4-sty tenement; cost, $300; owner, Mary De Martine, 73 1st pl; architect, E. H. Scally, 527 Henry st. Plan No. 3647.

UNION ST, 1388, extension to 3-sty dwelling; cost, $900; owner, Frank P. Hoffman, 1382 Union st; architect, T. J. McCullough, 419 Lincoln pl Plan No. 3648.

VAN BRUNT ST, 351, extension to 4-sty store and tenement; cost, $1,000; owner, Cath. Durney, 99 Dikeman st; architect, Benj. Driesler, 153 Remsen st. Plan No. 3740.

VAN BRUNT ST, 271, interior alterations to 3-sty tenement; cost, $400; owner, Benj. Gulbin, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 3722.

WARREN ST, 161, plumbing to 4-sty tenement; cost, $175; owner, John Egan, 175 Degraw st; architect, John Esposito, 504 Henry st. Plan No. 3605.

WYCKOFF ST, 142, interior alterations to 2-sty dwelling; cost, $400; owner, Benj. Schorr, 142 Wyckoff st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3698.

NORTH 6TH ST, 106, interior and exterior alterations to 2-sty market; cost, $5,000; owner, Swift Co., on premises; architect, Herman Gronenberg, 303 5th av, Manhattan. Plan No. 3676.

14TH ST, 1653 East, exterior and interior alterations to theatre; cost, $1,000; owner Jemima Hand, 927 Trinity av, Bronx; architect, Frank J. Helmle, 190 Montague st. Plan No. 3614.

E. 14TH ST, 1219, extension to 3-sty dwelling; Cost, $600; owner, John Elia, 39 Sullivan st; architect, T. Goldstone, 49 Graham av. Plan No. 3662.

EAST 19TH ST, 141, interior alterations to 3-sty dwelling; cost, $1,000; owner, Mrs. A. M. Jahn, 717 Ocean av; architect, Edw. F. Lawler, Little Falls, N. Y. Plan No. 3737.

20TH ST, 588-590, new foundation to two 2-sty frame dwellings; cost, $400; owner, J. Santonosso, 586 20th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3705.

EAST 25TH ST, 2617, exterior alterations to 2-sty dwelling; cost, $400; owner, Ernest M. Vickers, Spring st, cor. Broadway, Manhattan; architect, W. J. Conway, 400 Union st. Plan No. 3678.

ARGYLE RD, 195, interior alterations to 2-sty dwelling; cost, 450; owner, Chas. H. Carter, on premises; architect, Jos. Hastings, 48 2d st. Plan No. 3743.

BELMONT AV, 78, exterior alterations to 4-sty tenement; cost, $500; owner, Sam'l Miller, on premises; architect, M. Rosenberg, 350 Fulton st. Plan No. 3709.

CLASSON AV, 645, interior alterations to 4-sty tenement; cost, $400; owner, Loretta Kane, 453 Lafayette av; architect, Hy. Vollmeiller, 696 Bushwick av. Plan No. 3702.

CLASSON AV, 643, interior alterations to 4-sty tenement; cost, $400; owner, Loretta Kane, 453 Lafayette av; architect, Hy. Vollmeiller, 696 Bushwick av. Plan No. 3701.

CLINTON AV, 340, extension to 4-sty dwelling; cost, $3,000; owner, Wm. B. Greenman, 350 Fulton st; architects, Slee & Bryson, 154 Montague st. Plan No. 3643.

DITMAS AV, 415, interior alterations to 2-sty dwelling; cost, $175; owner, Martin Brenan, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3713.

Flatbush av, 814, exterior alterations to 3-sty dwelling; cost, $350; owner, Amanda Hoagland, on premises; architect, John A. Fernlund, 1827 Nostrand av. Plan No. 3747.

IRVING ST, 46, exterior alterations to 5-sty factory; cost, $2,528; owners, Hills Bros. Co., 375 Washington st; architect, R. J. Mansfield, 135 Williams st. Plan No. 3756.

KNICKERBOCKER AV, n e cor Weirfield st, move church; cost, $1,000; owner, Rev. Jas. H. Lynch, Hancock st and Knickerbocker av; architect, Gustave A. Wagner, 1355 Decatur st. Plan No. 3672.

MARCY AV, 16, interior and exterior alterations to two 3-sty tenements; cost, $250; owner, James DeLeo, 581 Jackson av, L. I. City; architect, Gustave Erda, 826 Manhattan av. Plan No. 3637

PARK AV, 295, marquise to 3-sty saloon; cost, $250; owner, Excelsior Bwg. Co., 254 Hart st; architect, Robt. T. Schaffer, 1526 Flatbush av. Plan No. 3690.

PENNSYLVANIA AV, 345, interior and exterior alterations to 2-sty dwelling; cost, $600; owner, Max Popek, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3724.

ROCKAWAY AV, 412, exterior alterations to 3-sty dwelling; cost $2,000; owner, Saml. Palley, 1682 Pitkin av; architect, E. M. Edelsohn, 1776 Pitkin av. Plan No. 3663.

SCHENCK AV, 139, extension to 2-sty dwelling; cost, $1,000; owner, Chas. H. Meinhardt, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3632.

WASHINGTON AV, 336, exterior alterations to 3-sty dwelling; cost, $1,500; owner, John T. Underwood, on premises; architect, Chas. L. Calhoun, 560 West 163d st. Plan No. 3670.

WAVERLY AV, 70, interior alterations to 2-sty garage; cost, $500; owner, Drake Bros., on premises; architects, Dodge & Morrison, ——. Plan No. 3755.

3D AV, 676, extension to 3-sty store and dwelling; cost, $500; owner, Edw. Fabak, 676 3d av; architect, H. E. Entlick, 29 Montrose av. Plan No. 3745.

Queens.

COLLEGE POINT.—16th st, e s, 150 s 6th av, interior alterations to dwelling; cost, $500; owner, L. Becker, premises. Plan No. 1139.

COLLEGE POINT.—3d av, 3d to 5th sts, interior alterations to factory; cost, $500; owner, American Hard Rubber Co., premises. Plan No. 1150.

COLLEGE POINT.—15th st, n e cor 3d av, 1-sty frame extension, 30x22, rear club, tin roof; cost, $600; owner, Young Men's Catholic Lyceum, premises. Plan No. 1181.

CORONA.—Corona av, w s, 45 n Fairview av, new plumbing, dwelling; cost, $75; owner H. Brentbaum, 112 Rivington st, Manhattan. Plan No. 1110.

CORONA.—Radcliff av, s e cor 51st st, new store front; cost, $250; owner, M. Ringler, on premises. Plan No. 1111.

EAST ELMHURST.—Ditman av, e s, 100 s Columbus boulevard, erect retaining wall; cost, $500; owner, D. Sabot, premises. Plan No. 1194.

ELMHURST.—Whitney av, n w cor Oliver st, 1-sty brick extension, 19x100, side garage, slag roof; cost, $600; owner, T. B. Lunnen, Whitney av, Elmhurst; architect, I. P. Card, Corona. Plan No. 1164.

EVERGREEN.—Crosby av, n s, 375 e Vermont av, 2-sty frame extension, 6x15, front dwelling; cost, $300; owner, Geo. J. Zengerle, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1141.

FLUSHING.—Delaware st, n s, 360 w Murray st, plumbing in dwelling; cost, $50; owner, F. Wergert, premises. Plan No. 1160.

FLUSHING.—Beech st, s s, 160 e Central av, plumbing in dwelling; cost, $60; owner, M. F. Husson, premises. Plan No. 1161.

FLUSHING.—Washington st, n s, 135 e Main st, 2-sty frame extension, 8x26, rear, dwelling, interior alterations, tin roof; cost, $2,200; owner, Angelo Lucia, 2697 Myrtle av, Brooklyn; architect, A. Gorden, Lawrence st, Flushing. Plan No. 1184.

GLENDALE.—Flushing av, n s, 125 e Garrison st, 1-sty frame extension, 26x25, rear 1-sty storage, tar and gravel roof; cost, $200; owner, M. L. Parshelsky, 279 Hart st, Brooklyn. Plan No. 1112.

JAMAICA.—Hawtree av, s s, 291 w Merrick rd, repair dwelling after fire damage; cost, $1,000; owner, Francis J. Casement, premises. Plan No. 1147.

JAMAICA.—Union Hall st, e s, 261 n Atlantic st, 2-sty frame extension, 20x12, rear dwelling, tin roof; cost, $300; owner, J. J. Flynn, premises; architect, H. A. Gerard, 78 Gilbert st, Jamaica. Plan No. 1162.

JAMAICA.—Hardenbrook av, w s, 549 n Fulton st, new porch on dwelling; cost, $500; owner, W. H. Goodenough, on premises. Plan No. 1182.

L. I. CITY.—Payntar av, 134, new foundation, dwelling; cost, $250; owner, G. Bradley, premises. Plan No. 1195.

L. I. CITY.—Hobson st, e s, 300 n Newtown Creek, plumbing in factory; cost, $1,100; owner, Nichols Copper Co., 25 Broad st, Manhattan. Plan No. 1179.

L. I. CITY.—Wilbur av, n w cor Sunswick st, new freight elevator install in factory; no cost; owner, Queenshoro Bridge Loft Corp., premises. Plan No. 1163.

L. I. CITY.—Hulst st, 14, new plumbing in dwelling; cost, $150; owner, C. Brazil, premises. Plan No. 1167.

L. I. CITY.—Greenpoint av, 244, new plumbing in dwelling; cost, $250; owner, Margaret Bergen, premises. Plan No. 1136.

L. I. CITY.—Greenpoint av, 243, W. C. compartments, dwelling; cost, $400; owner, Miss M. O'Byrne, on premises. Plan No. 1122.

L. I. CITY.—4th av, w s, 250 s Ditmars av, 1-sty frame extension, 18x22, rear 1-sty frame store and dwelling, tar and gravel roof; cost, $900; owner, F. Sebleir, 1153 4th av, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 1109.

L. I. CITY.—Celtic av, s s, 13 e Grove st, interior alterations to dance hall; cost, $300; owner, P. Reilly, on premises. Plan No. 1131.

METROPOLITAN.—Metropolitan av, 1436, erect new porch on dwelling; cost, $250; owner, G. Schumaker, on premises. Plan No. 1133.

MIDDLE VILLAGE.—Metropolitan av, 2075, interior alterations to tenement; cost, $110; owner, Fred Banm, on premises. Plan No. 1132.

OZONE PARK.—Belmont av, s w cor Lawn av, 1-sty frame extension, 7x3, rear dwelling, tin roof; cost, $150; and Belmont av, s s, 20 w Lawn av, interior alterations to dwelling; cost, $100; owner, Frank Desena, on premises; architect, I. Danancher, 370 Fulton st, Jamaica. Plans Nos. 1127-1129.

OZONE PARK.—Belmont av, s, e cor Ocean av., w. c. compartments to dwelling; cost, $250; and Belmont av, s e cor Ocean av, interior alterations to dwelling; cost $100; owner P. Neapolitano, on premises; architect, L. Danancher, 370 Fulton st, Jamaica. Plan Nos. 1128, 1130.

OZONE PARK.—Broadway, s s, 60 e Ocean av, new plumbing, 4 dwellings; cost, $248; owners, Weinberg Bros., premises. Plan Nos. 1142-43-44-45.

Plans Filed—Alterations—Queens (Cont.)

RICHMOND HILL.—Stottboff av, e s, 180 s Jerome av, new plumbing, 2 dwellings; cost, $100; owner, Wm. Hopkins, on premises. Plans Nos. 1113-14.

RICHMOND HILL.—Wick st, e s, 233 n Jerome av, plumbing in dwelling; cost, $75; owner, J. Light, premises. Plan No. 1192.

RICHMOND HILL.—Wick st, e s, 173 e Jerome av, plumbing in dwelling; cost, $75; owner, N. Washington, premises. Plan No. 1193.

RICHMOND HILL.—Freedom av, w s, 125 s Brandon st, plumbing in dwelling; cost, $100; owner, J. Bullinger, premises. Plan No. 1176.

RIDGEWOOD.—Seneca av, 712, 1-sty frame extension, 2x56, side store and tenement, general interior alterations; cost, $2,500; owner, J. Fleischsenber, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1140.

RIDGEWOOD.—Woodward av, 702, 2-sty frame extension, 7x12, rear tenement and store, interior alterations; cost, $2,000; owner, W. Goehinger, 732 Woodward av, Ridgewond; architect, L. Allmendinger, 926 Bway, Brooklyn. Plan No. 1153.

RIDGEWOOD.—Woodward av, 701, interior alterations to store and tenement; cost, $2,000; owner, Rudolph Donnerwell, 178 Forest av, Ridgewood. Plan No. 1152.

ROCKAWAY BEACH.—Boulevard, n w cor Hollywood av, electric sign, garage; cost, $150; owner, Seaside Garage Co., premises. Plan No. 1196.

ROCKAWAY BEACH.—Eldert av, e s, 325 s Boulevard, 1-sty frame extension, 6x24, rear dwelling, tin roof; cost, $100; owner, E. N. Price, premises. Plan No. 1187.

ST. ALBANS.—Castor st, w s, 300 s Rutland st, 2-sty frame dwelling, 17x12, side 2-sty dwelling, tin roof; cost, $500; owner, E. H. Brown, Bayville, L. I.; architect, C. A. Heiser, Springfield. Plan No. 1155.

WILLIAMSBURGH SOUTH.—Cypress av, 1280, interior alterations to dwelling; cost, $200; owner, H. Keller, premises. Plan No. 1156.

WINFIELD.—Worthington av, w s, 580 n Woodside av, interior alterations to dwelling; cost, $500; owner, A. L. Hovel, 29 Woodside av, Winfield; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1178.

Whitestone.—22d st, n s, 100 e 6th av, plumbing in dwelling; cost, $200; owner, E. P. Roe, premises. Plan No. 1177.

Richmond.

BROAD ST, w s, 100 n Varien st, Stapleton, new store front to frame store; cost, $195; owner, J. White, Stapleton; builder, T. Guastavino, Stapleton. Plan No. 220.

NORTH ST, 5, Port Richmond, plastering, partitions, etc., to frame dwelling; cost, $150; owner, architect and builder, Jos. Kaufmann, Port Richmond. Plan No. 213.

PURDY PL & CLAREMONT AV, s w cor, Stapleton, general fire repairs to frame dwelling; cost, $1,735; owner, H. Vogel, West Brighton; builder, E. K. Whitford, Port Richmond. Plan No. 216.

ROCKAWAY ST, n s, 350 e Depew pl, Tottenville, small extension to frame bungalow; cost, $200; owner, M. Noonan, care builder; builder, P. J. Nally, Tottenville. Plan No. 221.

2D ST, n s, 600 w Franklin av, New Brighton, small addition to frame dwelling; cost, $100; owner, V. Cheviron, New Brighton; builder, R. Lyon & Son, New Brighton. Plan No. 208.

AMBOY RD, n s, 100 e Murray st, Richmond Valley, masonry, partitions, etc., to frame dwelling; cost, $900; owner, M. F. Weir, 93 Clyne st, Brooklyn; builder, W. H. Daggett, Tottenville. Plan No. 212.

BARRET AV, s s, 150 e Wallace av, Arrochar, new roof and general repairs to frame dwelling; cost, $500; owner, A. Miller, Rosebank; builder, John W. Woodland, Rosebank. Plan No. 214.

EXCELSIOR AV, s s, 280 w Bayview av, Princess Bay, 2-sty addition to frame dwelling; cost, $400; owner, architect and builder, John Cuthbert, Princess Bay. Plan No. 217.

NEW YORK & CHESTNUT AVS, n w cor, Southfield, 2-sty extension and new store front to frame store and dwelling; cost, $700; owner and builder, Chas. Rosenberg, South Beach; architect, John Davies, Tompkinsville. Plan No. 222.

RICHMOND AV & HATFIELD PL, s e cor, Port Richmond, new roof and new veranda to frame dwelling; cost, $550; owner, R. Vroome, Port Richmond; architect, Jas. Whitford, St. George; builder, E. K. Whitford, St. George. Plan No. 219.

RICHMOND RD, n s, 50 w Bay st, Stapleton, shoring, masonry, painting and decorating to frame hotel; cost, $700; owner, Aug. Harrman's Estate, Stapleton; architect, Jas. Whitford, St. George; builder, H. J. Langworthy, Stapleton. Plan No. 218.

RICHMOND TURNPIKE & GRIFFIN ST, s w cor, Tompkinsville, new store front and plumbing and stairs to frame store and dwelling; cost, $400; owner and builder, Meyer Rosenholz, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 215.

ST. MARY'S AV, 209, Rosebank, masonry to brick bake oven; cost; $700; owner, D. Corio, Rosebank; architect, D. Santoro, Tompkinsville; builder, P. Canova, Rosebank. Plan No. 209.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 30. The location is given, but not the owner's address:

JERSEY CITY.—Joseph Gatov, n w cor Bergen and Grant avs, 4-sty brick, $14,000; Joseph Gatov, 261-263 Bergen av, 4-sty brick, $13,000; Anna E. Ewald, 144-146 Stegman st, two 3-sty brick, $16,000; Morris Robbins, east side Summit av, near Clifton pl, 4-sty brick, $12,000.

CHROME.—Adam Garber, s w cor Sawyer st and Arthur Kill av, 3-sty frame alteration, $2,500.

NEWARK.—Peter Rolandelli, 89 Winthrop st, 3-sty brick, $7,000; Marcello Pietrangelo, 90 Ridge st, 4-sty brick, $16,000; Gaetano Rizzolo, 20 Drift st, 3-sty frame alteration, $2,000; Elizabeth M. Hurd, 193 Sussex av, 3-sty brick $5,000; Emanuel Heyman, 366 Springfield av, 3-sty brick alteration, $3,000; Albert E. Windsor, 368-370 Sandford av, 3-sty frame, $13,000; Antonetta Mazzei, 533 North 4th st, 3-sty brick, $6,000; Kuskin & Tzeses, 718 Hunterdon st, 3-sty frame, $5,000; Jacob Weintru, 224 Prince st, 3-sty frame alteration, $1,800; Kuskin & Tzeses, 716 Hunterdon st, 3-sty frame, $5,000; Parkway Realty Co., 282 Verona av, 4-sty brick alteration, $1,000.

PERTH AMBOY.—Elihu Z. Lambertson, 527-527½ Mechanic st, two 2-sty brick, $3,000.

EAST ORANGE.—Pauline Buchet, 31-33 Cambridge st, 3-sty brick, $16,000.

WEST NEW YORK.—Frieda Iwen, south side 21st st, near Broadway, 3-sty brick, $9,000.

APARTMENTS, FLATS AND TENEMENTS.

EAST RUTHERFORD, N. J.—Frank Pirrone, 104 Midland av, Garfield, N. J., is preparing plans for a 2-sty frame apartment, 51x54 ft., at 234-236 Patterson st for Caesaro Vazzoler, 222 Patterson st, owner and builder. Cost, about $11,000.

NEWARK, N. J.—J. B. Cella, 738 Broad st, has completed plans for a 4-sty tenement, 31x48 ft., at 91 Nichols st, for Pietro Cecere, 95 Nichols st, who will soon take bids. Cost, about $10,000.

NEWARK, N. J.—K. B. Acocella, Union Building, is preparing plans for a 4-sty tenement, 26x59 ft., at 69 Madison st, for Luigi Giordano, 61 Madison st, owner. Cost, about $10,000.

DWELLINGS.

SUMMIT, N. J.—B. V. White, 110 East 23d st, Manhattan, is preparing plans for a 2½-sty frame residence, 30x35 ft., for Arthur Hamlin, 43 Franklin pl, owner. Cost, about $8,000.

FACTORIES AND WAREHOUSES.

NEW DURHAM, N. J.—The Marbleoid Co., 47 West 34th st, Manhattan, Robert W. Page, president, contemplates the erection of a 2-sty concrete pier and terra cotta block factory, 150 x40 ft., along the Erie Railroad tracks, Van Buren st, Dell av and Monroe st, from plans by Joseph Broome, 123 Liberty st, Manhattan. Cost, about $8,000.

HALLS AND CLUBS.

KEARNY, N. J.—Henry Baechlin, 665 Broad st, Newark, is preparing plans for a 2-sty brick and limestone lodge building on the west side of Kearny av for the Copestone Lodge, No. 147 F. & A. M., Mr. Hafstrom, 170 Pomeroy av, chairman of building committee.

MUNICIPAL WORK.

NEW BRUNSWICK, N. J.—Asber Atkinson, George st, engineer, has completed plans for a steel stand pipe for the Board of Water Commissioners of New Brunswick, Fred W. Stahlin, superintendent. Cost, about $20,000. Bids will be called about June 15.

SCHOOLS AND COLLEGES.

FRANKLIN, N. J.—Guilbert & Betelle, 665 Broad st, Newark, have completed plans for a 2-sty manual training school for the Board of Education of the Borough of Franklin, G. R. Ricker, president. Cost, about $65,000.

Other Cities.

CHURCHES.

ROCHESTER, N. Y.—Gordon & Madden, 360 Sibley Building, are preparing preliminary plans for a 2-sty brick and stone church at East av and Prince st, for the First Church of Christ Scientist, D. C. Husted, 1st leader. Cost, about $150,000.

BINGHAMTON, N. Y.—The City of Binghamton, F. N. Hopkins, City Hall, contemplates selling the present central fire station and erecting a new central fire station from plans by John A. Giles, city engineer. Cost, about $60,000. The Common Council has approved project.

MUNICIPAL WORK.

APARTMENTS, FLATS AND TENEMENTS.

HARRISON, N. Y.—W. A. Ward, Main st, Portchester, is preparing plans for a 3-sty brick store and apartment, 50x20 ft, on Harrison av, to cost about $18,000.

TOWN OF OLIVE, N. Y.—Bids were opened by the City of New York Board of Water Supply, 22d floor, Municipal Building, Manhattan, for contract 124, calling for nine superstructures. Michael Staub, 14 Ward av, Mamaroneck, N. Y., low bidder at $345,535.

SCHOOLS AND COLLEGES.

BEACON, N. Y.—The Board of Education of Beacon, Union Free School District 8, E. A. McComber, president, has approved the plans of William T. Towner, 320 5th av, Manhattan, for a 2-sty brick high school, 60x125 ft., on Fishkill av. A meeting will be held June 10. Cost, about $60,000.

GREENWICH, CONN.—W. B. Tubby, 81 Fulton st, Manhattan, is preparing plans for a 2-sty addiiton to the brick and terra cotta school near Hamilton av, for the Town of Greenwich, Conn., J. P. Crosby, secretary. Cost, about $40,000.

PERSONAL AND TRADE NOTES.

EMPIRE DOOR & TRIM CO. has moved its office from 30 East 42d st to 15 East 40th st.

J. H. McGUIRE, architect, has moved his offices from 45 East 42d st, to 101 Park av.

JOHN J. KILABER, architect, has opened an office for the practice of his profession at 225 Fifth av.

W. L. STROEBEL, architect, has moved his offices from 195 Genesee st to 62 Martin Building, Utica, N. Y.

JOHN H. HUTOFF, interior decorator, 101 Park av, has incorporated his business, which will be conducted in future as John H. Hutoff, Inc.

MORAN & JONES, interior decorators, 481 5th av, have dissolved partnership. Horace Moran will continue the business at 56 West 45th st.

H. R. WATSON, Eastern salesmanager for the Lavigne Mfg. Co., Detroit, Mich., has opened a branch office in the World Tower Building, 110 West 40th st.

ARTHUR M. CRANE, formerly salesmanager of the Permutit Co., has become associated with the New York Continental Jewel Filtration Co., and is in charge of the pressure filter business.

CHARLES ENDERLE, formerly associated with the Harrisburg Foundry & Machine Co., is now connected with L. Copleston, Inc., 39 Cortlandt street, handling exclusively the Ball engine of Erie, Pa.

BRESSAN-YOUNG CO., 6 Church st, has been appointed Eastern sales agent for the Menominee Electric Manufacturing Co., Menominee, Mich., manufacturer of fans, moters, telegraph and telephone instruments.

JOHN W. KISSELL, INC., plastering contractor, has opened offices at 44 East 23d st. Mr. Kissell was formerly connected with the firm of Catbcart & Kissell at 45 West 34th st, doing business in the same line.

UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination for landscape architectural draftsman, for men only, on July 8, 1914, at the places mentioned in the list printed hereon.

THE TRUSSED CONCRETE STEEL CO., of Youngstown, Ohio, announces that its general sales offices will be located at the plant in Youngstown, Ohio, with a closer cooperation of all departments that will enable the company to serve its interests with greatest efficiency.

JAMES F. MEEHAN, a prominent builder and realty operator, has been appointed by Tenement House Commissioner John J. Murphy as Superintendent of the Bronx Tenement House Department. Charles Edward Jones has been selected as chief inspector. The salary of both officers is $3,000 per annum.

DANIEL LEVY AND MORRIS ABRAMOWITZ, formerly connected with Louis Greenberg, plumbing supplies, have formed a partnership under the name of Daniel-Morris Co., Inc., and have opened offices and salesrooms at 214-216 Broome st, where they will deal in plumbing supplies and fixtures.

GOV. FIELDER of New Jersey announced late last week the appointments to the new State Board of architects. The board will consist of Arnold H. Moses, Camden, and Frederick W. Wentworth, Patterson, to serve for one year, and Louis M. Broome, Jersey City; Chas. P. Baldwin, Newark, and William A. Klemmann, Trenton, to serve for two years.

JOSEPH H. FREEDLANDER, architect, has recently been made a Knight of the Legion of Honor, by the French Government. Mr. Freedlander is a graduate of the Ecole des Beaux Arts of Paris, and is president of the American group of the Societe des Architectes Diplomes. He is also a trustee in the French Institute in America. Mr. Freedlander is the designer of the Perry Memorial now being erected at Put-in Bay, Ohio, and of many important public and private buildings in this city.

PHOENIX PORTLAND CEMENT CO., Nazareth, Pa., recently held its annual meeting at which the following directors were appointed: C. C. Carman, J. C. Parsons, A. C. Wood, of Philadelphia; J. W. Walker and C. L. McKenzie, of Pittsburgh; John S. Osterstock and George A. Cooley, of Easton, and George W. Laub and Ira L. Gilkyson, of Nazareth. The directors organized by electing Mr. Walker president, Mr. Laub first vice-president, Mr. Parsons second vice-president and Mr. Gilkyson, secretary and treasurer.

THE NEW HYDRATED LIME plant of the Dutchess County Lime Co., Dover Plains, N. Y., is now nearing completion. The plant will have an initial capacity of 75 tons of hydrated lime per day. The outpnt will be sold through the Palmer Lime & Cement Co., New York City. Richard K. Meade, 202 N. Calvert st, Baltimore, Md., is the engineer who prepared the plans and specifications for the new plant. Ambrose Allen, Dover Plains, N. Y., is the superintendent of this plant and the construction is being done under his supervision.

MILLS-JOHNSON CO. (Inc.) has recently opened offices at rooms 402-3, 15 East 40th st, and has been licensed to sell the Mullen replaceable vault light and the Schalkenbach puttyless skylight. The officers of the company are Alan B. Mills, president; Joseph W. Johnson, vice-president; J. Layne Mills, secretary

and treasurer. Mr. Mills has had lengthy experience with several of the large contracting companies and was late with the Peele Door Co. Mr. Johnson has been sales agent for the Schalkenbach Co. and for the Larsen Ventilator Co.

GANO DUNN, president of the J. G. White Engineering Corporation, has been honored by the Columbia University School of Mines, with the honorary degree of master of science, at the celebration of the fiftieth anniversary of the founding of the school. The degree is conferred in recognition of Mr. Dunn's accomplishments and distinction in science and electrical engineering. Mr. Dunn is president of the United Engineering Society and a former president of the American Institute of Electrical Engineers and the New York Electrical Society. He is a member of the British Institution of Electrical Engineers, the International Electrotechnical Commission, the American Society of Mechanical Engineers and other scientific and engineering bodies.

OBITUARY

GEORGE WRENN, architect, died at his home in Ripon, Wis., Tuesday, May 27. He was born in England in 1833 and came to America in 1856 and settled in Ripon, where he has since lived.

JOHN DUKES, carpenter and general contractor, died at his home, 104 Concord street, Brooklyn, Saturday, May 30. He was born in Pennsylvania and had been a resident of Brooklyn for forty years.

HUBERT P. DE MUTH, civil engineer, died at his home, 202 Lexington avenue, Passaic, N. J., Tuesday, June 2. Mr. De Muth was twenty-eight years of age and was engaged in work in connection with the Passaic Valley trunk sewers.

WINTHROP A. WELCH, of the firm of Cook & Welch, architects, 3 West 29th st, died suddenly of heart disease at his home on Central Drive, Douglaston, L. I., Wednesday, June 3. Mr. Welch was born in Greene County, N. Y., forty-two years ago and has practiced his profession in this city for a number of years. He is survived by his widow and two sons.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—Spring meeting at St. Paul, Minn., June 16-19. Calvin W. Rice, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS. — Mid-summer meeting at Cleveland, Ohio, July 9-11. Headquarters at the Hotel Statler.

NATIONAL ASSOCIATION of Sheet Metal Contractors.—Annual convention at Cincinnati, Ohio, June 16-19. Headquarters at the Hotel Gibson.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS.—Thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION.—Annual convention at the Cadillac Hotel, Detroit, Mich., June 15-18.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 16-18. Headquarters at Hotel Rudolf.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION.—Annual convention at the Hotel Rudolf, Atlantic City, N. J., June 15.

NATIONAL HARDWARE ASSOCIATION meets at Hotel Statler, Buffalo, Thursday, June 18.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS will hold a dinner meeting in New York City June 11.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination until June 29, for senior highway engineer and highway engineer, for men only. From the register of eligibles resulting from this examination certification will be made to fill a large number of vacancies in these positions in the Office of Public Roads, Department of Agriculture, and vacancies as they may occur. Eligibles resulting from this examination will be divided into two grades. The first grade will be designated senior highway engineer, with salaries ranging from $2,220 to $3,000 a year. The second grade will be designated highway engineer, with salaries ranging from $1,800 to $2,100 a year. Persons who desire this examination should at once apply for Form 1312 to the United States Civil Service Commission, Washington, D. C., or the Custom House, New York.

MASTER STEAM AND HOT WATER FITTERS' ASSOCIATION will hold its annual convention at Atlantic City, N. J., June 10-13. Headquarters at the St. Charles Hotel.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. Secretary, J. R. Wemlinger, 11 Broadway, New York.

NEW YORK CHAPTER OF THE NATIONAL FIRE PROTECTION ASSOCIATION will hold its second stated meeting at the City Club, 55 West 44th st, Monday, June 8, at 8.30 p. m. The speakers of the evening will be W. H. Merrill, manager Underwriters Laboratories, Inc., and F. H. Wentworth, secretary National Fire Protection Association. The subject to be discussed at this meeting is "The Methods of Reducing Fire Waste."

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will meet in annual convention at Detroit, Mich., July 15-18. Headquarters at the Cadillac Hotel. Secretary, G. H. Duffield, 40 Martin st, Utica, N. Y.

THE TELEPHONE SOCIETY of New York held its annual meeting May 26, at which the following officers were elected: President, F. B. Jewett, of the Western Electric Co.; vice-president, H. C. Carpenter, of the New York Telephone Co.; secretary-treasurer, R. S. Scarburgh, of the New York Telephone Co. Executive Committee: P. O. Coffin, R. Gordon, L. R. Jenney, L. F. Morehouse, I. J. Thorp and G. L. Yates. The subject for discussion at the meeting was "The Operation of the Greatest Long-Distance Telephone Central Office in the World."

RECENT INCORPORATIONS.

JOHN H. CARL & SONS is a $10,000 corporation, chartered to do a general contracting, cabinet work, deal in stone, hardware, building materials, etc., with offices in Manhattan. The directors are John H. Carl, Wm. P. Carl and John M. Carl, Jr., all of Baldwins, N. Y. Edward Miehling, 258 Broadway, attorney.

HEMPSTEAD PROPERTY CORPORATION, realty and construction, is a $30,000 company chartered with offices in Manhattan, with Wm. M. Jackson, Max Leff, Wm. A. Ihne, all of 391 Fulton st, Brooklyn, and two others. Hirsh & Newman, 391 Fulton st, Brooklyn, attorneys.

LEVIN BROS. CO. has been chartered to do a general contracting and construction business with offices in Manhattan with a capitalization of $10,000. Warren McConihe, 42 Broadway, Morris Levin, 2 Pinehurst av, and Jacob Levin, 1431 Madison av, are the directors. Warren McConihe, 42 Broadway, attorney.

SCHWARTZ MARBLE CO. has been chartered to manufacture and deal in marble, tile, slate wares, articles, etc., with offices in Manhattan. The diretcors are Mendel Schwartz, 81 East 3d st, Jacob Grossman, 47 Delancey st, and Abraham Kramer, 2140 Atlantic av, Brooklyn. Morris Leibowitz, 30 Delancey st, is attorney.

VALLEY STREAM AND ROCKVILLE CENTRE REALTY CORPORATION is a $25,000 company, chartered to do a realty and construction business with offices in Manhattan. The directors are Wm. R. Jackson, Max Leff and Wm. A. Ihne, 391 Fulton st, Brooklyn, and two others. Hirsh & Newman, 391 Fulton st, Brooklyn, attorneys.

MIDCITY REALTY CORPORATION is a $350,000 company, with offices in Manhattan, chartered to do a realty, contracting and construction business. The incorporators are Henry G. Barbey, 15 West 38th st, Alfred Beton, 154 Broadway, and Leon C. Bonnard, 36 Wall st. Bowers & Sands, 46 Cedar st, attorneys.

THE 2929-2933 THIRD AVENUE CO. has been chartered with $40,000 capital stock to do a realty, construction, etc., business with offices in The Bronx. Alice M. Johnston, Edw. F. Sweeney and Geo. F. Moody, all of 524 Willis av, directors. H. I. Morris, 32 Liberty st, attorney.

LINBROOK REALTY CORPORATION has been incorporated with $40,000 capital stock with offices in Manhattan to do a realty and construction business. The papers were filed by Alfonze F. Spiegel, 2 Rector st, Manhattan, T. Garnett Tabs, Richmond, Va., and Ralph J. Liebenderfer, 2 Rector st, Manhattan, as directors. Ralph J. Liebenderfer, 2 Rector st, attorney.

TILEINE COMPANY OF AMERICA has filed incorporation papers with $2,500,000 capital stock to manufacture and deal in plastic flooring, "Tileine" and similar materials, general construction, contracting and realty, with offices in Manhattan. The directors are Chas. W. Hermann, Kingston, Pa., Wm. H. Miller, Greenwich, Conn., Geo. H. Savage, 300 West 186th st, Manhattan, and ten others. Spooner & Cotton, 11 Wall st, attorneys.

MONTE BLANCA REAL ESTATE CORPORATION is a $500,000 company chartered to do a real estate and construction business with offices in Manhattan. The directors are R. W. Crawford, C. W. Cuthell, and J. E. McLaughlin.

GUANAJUATO REAL ESTATE CORPORATION has been chartered with $30,000 capital stock to do a real estate and construction business with offices in Manhattan. The incorporators are J. L. Clark, R. W. Crawford and B. B. James.

PROPERTY OWNERS' IMPROVEMENT CORPORATION, realty, building, etc., has filed papers at Albany to do business with a capitalization of $100,000 with offices in Manhattan. The directors are F. A. Shaw, R. F. Wilcox and H. D. Cochrane.

EDWARD W. BERGER & BRO. have filed incorporation papers with offices at Weehawken, N. J., to deal in shelf hardware, mill and factory supplies, etc., with a capitalization of $125,000. The incorporators are C. Neuherger, Weehawken, J. Kane and G. A. Enright, Hoboken.

SUBWAY PROGRESS.

Contracts About to Be Let—Tracks for Fourth Avenue Line.

Bids have been opened for the work of installing the tracks in the Fourth avenue subway in Brooklyn. The contract calls for the laying of tracks from the Manhattan Bridge, along Flatbush avenue extension, as a four and eight-track railroad, to a point near Willoughby street; thence as a four-track railroad along Flatbush avenue extension, Fulton street and Ashland place to Fourth avenue; thence as a four-track railroad along Fourth avenue to a point near 65th street; thence as a two-track railroad along Fourth avenue to a point near 86th street; including all turn-outs and junctions within these limits. The city will furnish rails, splice bars, spikes, tie plates, ballast, etc., and the contractor will be required to install the same, but will not furnish electrical or signal material or apparatus. On the official totals the Thomas Crimmins Contracting Company was the lowest bidder, at $212,880.

The form of contract for the construction of Section No. 1 of Route No. 12 has been approved and bids will be opened Tuesday, June 16, at 12:15 o'clock. Route No. 12 is the Eastern Parkway subway, and Section No. 1 begins at the present terminus of the existing subway, at Atlantic and Flatbush avenues, Brooklyn, and runs thence under Flatbush avenue to a point about 274 feet southeast of St. Marks avenue, where it joins Section No. 1A, the contract for which has already been awarded.

The Public Service Commission has adopted the form of contract for the construction of Section No. 7 of Route No. 5, the Lexington avenue subway in Manhattan, and authorized the chairman and secretary to advertise for bids thereunder, to be opened Friday, June 12, at 12:15 o'clock. Section No. 7 begins near the southerly line of 43d street and extends northerly under Lexington avenue to a point about 50 feet north of the center line of 53d street. North of the latter point the Lexington avenue subway is entirely under contract.

Bids for the construction of the proposed crosstown subway in Canal street are under consideration by the Public Service Commission. This is known as Section No. 2 of Route No. 20. The plans call for a two-track subway from the Manhattan end of the Manhattan Bridge through Canal street to a junction with the Broadway subway. This line will pass under the existing subway and the Centre street loop subway, and will have a deep station running from Centre street almost to Broadway. It will be operated by the New York Municipal Railway Corporation and used to bring the trains coming over the Manhattan Bridge into the Broadway subway. This will be a difficult piece of work, and will take about 32 months to complete. On account of the swampy character of the ground the commission asked for bids on two different kinds of plans—one according to the usual method of excavating and building the subway structure in the cut, and the other by providing cast iron tunnels for a portion of the route. The lowest bidder for the usual method of construction was the Underpinning & Foundation Company, at $1,822,994.25, while the Degnon Contracting Company was the lowest bidder for the method including iron tunnels, at $2,438,258.

Bids for the construction of Section No. A1 of Routes Nos. 4 and 38, the Seventh avenue subway in Manhattan, will be opened by the Public Service Commission on June 9 at 12:15 o'clock. This section covers the connection between the new Seventh avenue subway and the existing subway at the Battery. It will involve work similar to that to be done at the Times Square junction, although, on account of the difference in location and the fact that an open park covers the subway at the Battery, the difficulty will not be as great. The work involves the building of a new station opposite the present station at South Ferry.

BUILDING MATERIALS AND SUPPLIES

INDEX FIGURE FOR LEADING BUILDING MATERIALS SHOWS SLIGHT GAIN OVER PRECEDING MONTH — IRON FIRM.

Monthly Price Table Shows
Few Changes—General Outlook

JUNE opens with building materials in a stronger position, generally speaking, than they have been at any time so far this year. Based upon the current prices of the sixteen basic building materials approved by the Bureaus of Buildings in the metropolitan district, the index number for the 1st of June shows a gain of .811 over that of May 1, when the index number figured out to 3.515. On June 1, 1913, the index number worked out to 5.001, which, when compared with 4.326 for the first of the current month, shows that the state of the building materials market is only .675 below that of last June, which was a month showing an increase in basic building material requirements of 5 per cent. above a ten-year normal.

The weak departments in the current building material situation are Portland cement, certain grades of building lumber, structural steel and petroleum products entering the manufacture of paints. In each case cited, however, there is a strengthening tone. Shading is not being resorted to so extensively. Especially is this so in structural steel. The stiffening in the demand for basic pig iron is having its effect upon current steel orders calling for late summer and early fall delivery. Common brick, terra cotta fireproofing and facade materials, building stone, linseed oil, plaster, lime, sand, crushed stone, timber, pig iron and flashing material all are firming and are getting back nearer to list quotations, which is the best possible indication that there is a slight change for the better actually under way.

It is not such a far cry from June to harvesting time, when the moving of crops means a heavy demand upon the freight car reserves of the country. The producer of building materials knows that the dealers have been working along on hand-to-mouth supplies, and soon will be forced to replenish in order to be able to insure prompt shipments to his contractor. If a car shortage develops within the next sixty days it is natural to ask how the dealer is going to deliver on time, and so, being in a little more independent position, the distributor is not inclined to share his profits to induce the dealer to come into the market early as he was a month ago.

Manufacturers' outputs will not be large this year in any department. A survey of producers of basic building materials coming into this market shows that in no case is production running beyond 60 per cent. of full time capacity. Apparently other lines are taking their cue from that of steel, which is operating on a 60 per cent. basis. At the recent meeting of the National Manufacturers' Association here it was openly stated that it was the generally accepted policy of practically all lines to keep their production down to actual market requirements — at least until business picks up sufficiently to warrant a change in policy.

New building plan filings for the five boroughs in the week closing Thursday, June 4, show a slight decrease in totals and values over those of last week:

	Week Ending			
	No.	May 28	No.	June 4
Manhattan	17	$2,453,100	8	$ 571,000
Bronx	22	491,500	8	680,150
Brooklyn	166	3,387,675	108	1,229,200
Queens	115	844,240	144	679,250
Richmond	42	88,480	33	25,342
Totals	362	$7,264,995	301	$3,184,942

COMMON BRICK.

Holiday and Rainy Thursday Bring the Totals Down.

A HOLIDAY and a steady downpour of rain on Thursday combined to bring the brick transactions down to a level below that of last week. The state of the market, however, generally is strong. The first of the 1914 buru of Hudson brick is expected in the market toward the end of this week.

Official transactions for Hudson common brick covering the week endiag Thursday, June 4, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for coasumption here, follow:

1914.
Left over, May 29—26.

	Arrived.	Sold.
Friday, May 29	5	6
Saturday, May 30	10	5
Monday, June 1	16	18
Tuesday, June 2	0	5
Wednesday, June 3	9	4
Thursday, June 4	8	4
Total	48	42

Reported en route, Friday A. M., June 5-6.

Condition of market firmer. Prices: Hudson, $5.60 to $5.87½, special grades higher; Raritans—to—(wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Firmer. Left over Friday A. M., June 5—32.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

May 22	1,436,500	May 29	1,101,500
May 23	885,500	May 30	Holiday
May 25	1,467,650	June 1	1,401,500
May 26	1,475,600	June 2	1,492,000
May 27	1,509,500	June 3	1,357,500
May 28	1,478,000	June 4 (rain)	127,500
Total	8,252,750	Total	5,480,000

NOTE.—These figures represent only brick unloaded from barges consigned to Greater New York Brick Company and cover about 60 per cent. of all the Hudson brick used in this market. They reveal the fluctuations in current building requirements.

1913.
Left over, Friday A. M., May 30—30.

	Arrived.	Sold.
Friday, May 30	7	4
Saturday, May 31	11	4
Monday, June 2	18	12
Tuesday, June 3	1	4
Wednesday, June 4	3	4
Thursday, June 5	8	12
Total	48	45

Condition of market easier. Prices: Hudsons, $6.75 to $7.25; Raritans, $6.62½ to $7.12½; Newark yard, $8.25. Left over Friday A. M., June 5—33.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 4, 1914	551
Total No. bargeloads sold Jan. 1 to June 4, 1914	519
Total No. bargeloads left over June 5, 1914	32
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived including left over Jan. 1 to June 5, 1913	738
Total No. bargeloads sold Jan. 1 to June 5, 1913	705
Total No. bargeloads left over June 6, 1913	33

IRON AND STEEL.

General Improvement In This Line Continues.

ADVICES from steel and iron centers in New York indicate no change from the trend of improvement that has recently come into this department. Basic pig iron is still attracting a number of purchases, there being about 22,000 tons on inquiry this week for this district, making the total tonnage pending in the territory east of Buffalo about 40,000 tons, namely for shipment over the second half of the year. In the New York metropolitan district contracts for buildings pending call for about 8,000 tons of steel. Conspicuous among these, as reported by fabricators, is 350 tons for the Astor apartments at 305-317 West 45th street; about 350 tons for a factory building at 240 West 53d street; about 3,000 tons for the Alan Realty Co.'s 12-story loft building at 134-142 West 37th street. About 2,400 tons for the new Astor apartment at 89th and 90th streets and Broadway went to the Hinkle Iron Works, instead of to the Hay Foundry & Iron Works, as incorrectly reported last week. In this case the steel is about to be delivered.

PORTLAND CEMENT.

Much Shading of Prices—Yard Business Slightly Better.

YARD business in the Portland cement market promises to give the month of June a better record, so far as quantity is concerned, than was accorded to May, or, in fact, to any month so far this year. The gradual improvement in building activity has prompted dealers to replenish stocks which they have kept low pending an improvement in demand, but undoubtedly price shading has encouraged it.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, June 6, 1914.

BRICK—

Hudson common	$5.60@$5.87½
Raritan common	5.75@ ——
2d hand common	3.00@ 3.50
2d hand com. (truck load of 1,500)	4.50@ ——
Front or face	18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland	$1.58@ nom
Cons. Rosendale Nat.	.90@ nom
Alsen's Oerman	2.10@ 2.15
Dyckerhoff German	2.10@ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in.	$1.10
Trap rock, ¾ in.	1.20
Bluestooe, 1½ in.	1.05
Bluestone, ¾ in	1.15@ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in.	$0.90
¾ in.	1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—	
4x12x12 in.	$0.06
6x12x12 in.	.084
8x12x12 in.	.102
10x12x12 in.	.12
12x12x12 in.	.15
Interior—	
2x12x12 in.	$0.048
3x12x12 in.	.048
4x12x12 in.	.054
6x12x12 in.	.072
8x12x12 in.	.096

LIME (Standard 300 lb. bbls. wholesale, select finishing):

Farnham Cheshire, finishing	$1.55@ ——
Eastern, common	1.25 @ ——

LINSEED OIL—

American Seed City Raw	$0.54@$0.55
American Seed City Boiled	.53@ .54

LUBRICANTS (Mineral):

Black, refined, summer	13 @13½
Black, reduced, 27 gravity, 35@30 c. t.	13½@14
Black, reduced, 30 gravity, 15 cold test	14½@15
Cylinder, light, filtered	21½@23
Dark, steam, refined	15½@25
Paraffin, high, viscosity	19 @26
23½@24 gravity	15 @15½
28 gravity	13 @13½
Wax, crude per lb.	3¼@ 3¾
Refined, 120 m. p. per lb.	4½@ 5
Refined, 125 m. p. per lb.	4¼@—
Refined, 130 m. p. per lb.	5¼@ 5½

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.)	
8 to 12 in.	$22.00@$26.00
14 to 16 in.	28.00@ 32.00
Heart face siding 4-4 & 5-4..	29.00@ 31.00
Flooring, 13-16x2½ & 3 ins...	15.50@ 28.00
Heart face siding 4-4 & 5-4..	29.00@ 31.00
Hemlock, Pa., f. o. b. N. Y. base price per M.	22.50@ 24.50
Hemlock, W. Va., base price per M.	——@ 24.50
Hemlock, Eastern mixed cargoes..	20.00@22.00
(To mixed cargo price add freight, $1.50.)	
Spruce (W. Va., f. o. b. N. Y., lighterage limits)	
2x4, 18 and 20 ft.	$28.50
2x6, 10 and 14 ft.	23.00
2x8, 12 and 14 ft.	24.00
2x10, 3x10, 10 to 16 ft.	29.00
8x8 and under, 16 ft. and under	25.00
9 in., 16 ft. and under	30.00
4x10 to 10x10, 16 ft. and under	29.00
2x12 and 3x12, 16 ft. and under	30.00
12 in., 18 and 20 ft	50.00
Add $1.00 per M. for each inch over 12 ins. Add $1.00 per M. for every 2 ft over 20 ft in length.	
1x2 shingling lath, rough or dressed one side	$27.00
4-4x6" merchantable quality	27.00
4-4x8" merchantable	25.00
4-4x10" merchantable	28.00
4-4x12" merchantable quality	31.50

LATH (Eastern spruce f. o. b. N. Y.):

1½-in. round wood	——@ ——
1½-in slab	$3.85@$4.00

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton	$10.50
BLOCKS:	
2 in. (solid) per sq. ft.	.06
3 in. (hollow)	.06½
4 in. (hollow)	.07¼
Boards ⅝ in. thick, per sq. yd.	.16
SAND:	
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale	$0.50

SLATE (Per Square, N. Y.).

Penn Bangor ribbon	$4.10@$4.75
Munson, Maine No. 1	5.50@ 7.75
Munson, Maine No. 2	4.50@ 6.75
No. 1 red	10.00@12.00
Unfading green	4.00@ 6.00
Genuine Bangor	4.75@ 6.75
Pen Argyle	4.00@ 6.00
Vermont, sea green	3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot.

Beams and channels up to 14 in.	$1.26@$1.31
Beams and channels over 14 in.	1.26@ 1.31
Angles 3x2 up to 6x8	1.26@ 1.31
Zees and tees	1.26@ 1.31
Steel bars, half extras	1.26@ 1.31

WHITE LEAD: Per lb.

American, dry, car lots	$0.07½
In oil, in 100, 250 and 500-lb kegs	0.09½

On lots of 500 pounds or more a discount of ½c per pound is allowed.

Red Lead and Litherage—	
In 100-lb. kegs	$0.08

On lots of 500 pounds or more a discount of ½c per pound is allowed.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 13, 1914

THE INSPECTION PLAGUE AND HOW TO STOP IT

How the State Authorities Regard the Situation—Not the Laws But the Administration of Them Is Blamed.

By ABRAM I. ELKUS
Counsel of the State Factory Investigating Commission

In response to a request made by The Real Estate Record and Guide for a statement as to the workings of the laws which have been passed by the Legislature with reference to alterations in buildings and requirements as to occupancy, in order to ensure safety in case of fire in buildings occupied as factories, Mr. Abram I. Elkus, Counsel for the New York State Factory Investigating Commission, made the following statement:

A LITTLE over three years ago the Triangle Waist Company fire occurred. One hundred and forty-seven lives were lost in that single factory fire in a so-called fireproof loft building. Naturally this caused a searching investigation by the State. The result was this significant undisputed finding: that for decades we have been erecting factory buildings, some of which were occupied by hundreds and even by thousands, of employes and had paid but scant attention to providing sufficient means of exit for those occupants in case of fire. In other words, the life hazard was practically ignored.

The Factory Investigating Commission, which was created by the Legislature, not only investigated the subject of fire hazard, but the far more important subjects, perhaps, of sanitary conditions and preservation of the health of the worker—important alike for the employer and the employe.

After a careful investigation the Factory Commission prepared a number of bills, among others, by which it was hoped to secure safety to the factory workers in case of fire. Wide publicity was given to these proposed measures and they were under consideration for several months; some of them for over a year. They were first issued in tentative form, widely distributed all over New York State, and were discussed at public hearings and in conferences. Although direct appeal was made to the real estate interests, but little concern appeared to be taken by them in the matter, but a committee of the real estate interests (consisting of two prominent gentlemen) approved of the bills as they were passed. These proposed laws were changed and amended to meet the suggestions and criticisms offered. Every witness who was called to testify to facts before the commission was permitted to be cross-examined by anyone who desired, and any witness who desired to make statements was permitted to do so.

Is There Too Much Inspection?

Now that these laws are being enforced, and at the same time old laws which for many years had been practically dead letters are also being enforced, some real estate owners feel that a heavy burden has been placed upon them by the new laws, but more especially that there is too much inspection of their premises by different departments of the city and State.

Of course, wherever structural changes are required in a building which cost some money, naturally those affected will consider it a burden, but the fact remains that many of these buildings in which structural changes are now required were permitted to be erected without regard to safety in case of fire. Many thousands of buildings are being occupied as factories where a number of people are employed, which were never erected for that purpose. Far-sighted real estate owners realize, however, that the changes required by the law, while in many cases numerous, are necessary. It has been said that the law should not apply to low buildings because they do not prevent any fire hazard. We have only to consider the Binghamton fire of last year (a building of four stories) where many lost their lives, to realize that while the fire hazard may be less in a low building it still exists, and to an alarming extent. Due allowance has been made for low buildings, as they are exempted from some of the most costly requirements; for example, the enclosure of stairways. The tenement house fire at 90 Essex street, which occurred on June 10, 1914, where eight lives were lost, is an illustration of the danger in low buildings. It is true this was a tenement house, but it was only a five-story building. It also illustrates the necessity of one of the laws which was enacted on the recommendation of the Factory Commission; that is, doing away with the storing of rubbish on the premises.



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ABRAM I. ELKUS.

Duplication of Inspection Admitted.

It is gratifying to note that for the most part the property owner and the employer do not object to the new laws. They do object—and properly—to the multiplicity of inspections where they could be avoided and to the conflicting orders which they claim are issued by different departments of the city and State government. Of course, the complaints in this regard are naturally exaggerated, but that there is duplication of inspection which may be unnecessary and a giving of orders piecemeal, is apparent, and these should be done away with altogether. I do not believe there are many contradictory orders. From investigation by the commission it is clear that a little common sense in the administration of the laws would eliminate this harassing condition of affairs.

It should be made clear that the Factory Investigating Commission did not propose the law which created the Fire Prevention Bureau of the Fire Department of the City of New York.

Administration Difficulties.

Most of the trouble complained about is in the administration of the various laws. This can be practically done away with without any legislation. All of the city departments are under the control of the Mayor and the Borough President. Undoubtedly they would be glad to work together in harmony, and by so doing would do away with a great deal of the multiplicity of inspections and with any conflict of orders between city departments. I happen to know, from meetings with various officials that they are working along these lines. Legislation to accomplish this end cannot be relied upon altogether. This is made clear by what has happened with reference to the bakeries in New York City.

Two years ago there was a division of responsibility as to these establishments between the Labor Department and the Health Department of the City of New York. To do away with this the Factory Commission recommended to the Legislature that the Health Department of the City of New York be given sole and exclusive control over conditions in bakeries in that city. Legislation was enacted to carry this out. It has now been reported that the Health Department of New York City alone sends three different inspectors into the bakeries, one a medical inspector, another to inspect food stuffs and a third for the purpose of inspecting sanitary conditions. Of course, a little common sense would avoid most, if not all, of this. The doctor might make all three inspections. To do this needs only a direction from his superior.

Plans for Relief.

The Factory Commission is now carefully considering a plan which it hopes will eliminate the complaints as to the administration of the law and the troubles complained of. To that end conferences have been held with the jurisdiction over the inspection of buildings. It was tentatively agreed that there should be a conference held with the heads of these departments to ascertain whether inspections of the same property by different departments could not be in most cases dispensed with and thus guard against the issuing of what might be deemed conflicting orders. The results of such a scheme of co-operation will soon be ascertained. If

the tentative plan works out satisfactorily it can be permanently continued.

Such conferences may result in the different departments so standardizing their inspections that one department may rely on the other's reports. It may mean the merging of some of the present departments, or the elimination of some departments of the city government. All these requirements apply to existing buildings and mostly affect buildings which are not new. The buildings erected in the last five years are practically not affected by any of these new laws at all. As to future buildings, no complaint is made as to requirements as to their safety.

The Factory Commission naturally desires to have the workings of the statutes made as simple and as light a burden as possible upon all concerned, and is only too glad to co-operate with the real estate owners and others to that end. For that purpose, among others, there will be a series of hearings by the commission, beginning June 22 next, to consider the proposed recodification of the Labor Law. There all interested will be given full opportunity to be heard and to present suggestions. If there are any cases where the new laws work undue hardship or are unfair or unreasonable, those cases should be then brought to the attention of the commission, or privately, if desired, to the chairman of the commission or its counsel. If changes are made necessary by reason of these facts, they can be recommended to the next Legislature. Suggestions should be there made.

Every public-spirited citizen realizes that the first duty of the commission is to safeguard life and to take all reasonable means to do this, and practically every real estate owner has this same feeling, and the only question is the method of doing this with the least possible expense and trouble to the property owner, and that is the purpose and the guiding spirit of the commission.

WEST SIDE SUBWAY EXTENSION URGED

Citizens of Upper Manhattan Moving in the Matter—Mass Meeting Adopts Resolutions and Suggests a Route.

THE population of Washington Heights has increased by very rapid strides since the opening of the subway in 1904. A scantily populated district, with a total of 15,000 inhabitants, has grown until it now has poll lists showing a voting strength of 26,000, corresponding to a population of 130,000 inhabitants.

The traffic capacity of the Broadway division of the subway system has long been overtaxed, and the increasing inconvenience, indecency and danger resulting therefrom has brought about an intolerable situation, which can be relieved only by some additional means of conveying the growing population to and from the lower part of the city.

The opening of the Lexington avenue subway cannot be regarded as a means of relieving the situation in this respect, because the Bronx is growing at a more rapid rate than any other part of the city.

Retarded Development.

A considerable part of upper Manhattan, including the Fort Washington ridge and Inwood Hill, is without means of access to the subway, and a great area of extraordinarily valuable property is retarded in development, and its assessable value is maintained at a low level on this account. The Manhattan Elevated Railway system on the Ninth avenue division is believed to be capable of a larger amount of traffic than it sustains at present, and presents the largest immediate potential possibilities of increase of any existing railroad, due to the third-tracking which has been recently authorized.

A Fort Washington avenue subway, as an extension of the elevated system from Eighth avenue and 155th street, has been proposed as a means of ready, economical and effective relief to Washington Heights, and as providing a development of a most important part of the borough of Manhattan.

The Route.

A map prepared by Reginald Pelham Bolton, C. E., shows the route favored. It begins as an elevated structure. There will be stations on the new line at 162d and 167th streets on Amsterdam avenue, and at 175th and 181st streets on Fort Washington avenue. The grade will not be more than 3 per cent., and no stations will be on a curve. The cost of construction up to 181st street, a distance of one mile, is estimated by Mr. Bolton at $3,000,000. From 181st street to Spuyten Duyvil is a distance of one and one-half miles. For the entire distance the route is on city property, and considerable sections are represented by the extension of Riverside Drive, Memorial Bridge and the viaduct. The assessed valuation of the real estate in the area to be served exceeded $42,000,000 in the year 1911.

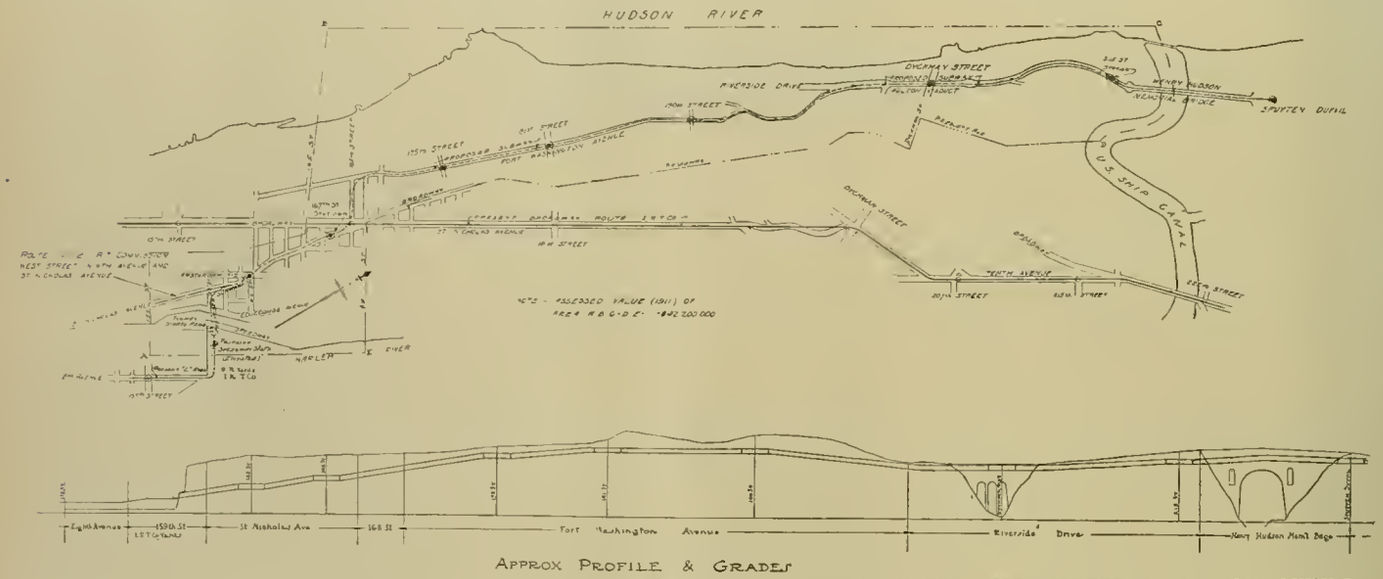
Citizens in Mass Meeting.

A mass meeting in the interest of this project was held last evening at Public School 132, in West 182d street, at St. Nicholas avenue, under the auspices of the following named associations: The Washington Heights Taxpayers', the Dyckman Tract Taxpayers', the North Manhattan, the Northwestern Bronx and the Park Protective League. Addresses were delivered by representatives of the various bodies, and Mr. Bolton exhibited stereopticon views and working drawings and explained the whole project. At the close the meeting adopted resolutions offered by H. H. Dreyer heartily endorsing the application for the Fort Washington subway extension and urging the Public Service Commission to grant an immediate hearing on the adoption of the route.

Playing Fair With Property Owners.

The present city administration has given evidence from time to time that it wishes to give property owners a square deal. One of the tax commissioners recently stated in public meeting that it would be the policy of the heads of departments to meet with property owners' associations frequently and get their point of view, with the hope of establishing confidence and doing justice. He said any property owner dissatisfied with the valuation placed upon his premises for taxation purposes could make application to the Tax Department in a direct manner, with the assurance of fair treatment.

For this purpose the department has prepared a form to be filled out, the most essential part of which, after giving the location, size and character of the building, is the answer to a question as to the price paid for the property by the present owner. It is not required that the statement be sworn to, and the assurance is given that no improper use will be made of the information so obtained. The law requires that all real estate shall be assessed at its full and true value, and the price paid is evidence of the value at the time.



APPROX PROFILE & GRADES

PROPOSED SUBWAY UNDER FORT WASHINGTON AVENUE, FROM EIGHTH AVENUE ELEVATED (155TH STREET) TO SPUYTEN DUYVIL.

—Fort Washington avenue at 180th-181st streets passes over the soldiers' burying ground that lies south of old Fort Washington ramparts. The avenue was once called the "Ridge road" and was laid out during the Tweed regime.

PHASES OF WORKMEN'S COMPENSATION LAW

Many Interesting Conditions May Arise If Law Is Found To Be Unconstitutional—Employers Must Be Careful How Risks Are Placed.

By A. P. NEWTON

THE Workmen's Compensation Law purports to designate specific employments which are declared to be hazardous, and to which the law shall apply. The consequence is, that while the law, in the language used in the digest of the New York State Insurance Department, covers practically all employers engaged in transportation, construction, manufacturing and other industries that are conducted for profit and gain (except domestic service, farm labor, and state, county and municipal employes), there will be many (a) employments which cannot be definitely determined to be included or excluded; many (b) "duties and services" performed by employes in employments covered, which services and duties will not be covered; (c) services and duties in "doubtful employments," which duties and services, under some circumstances, will be covered and under others not; and (d) services and duties in employments clearly not covered, which particular duties and services will be covered.

Obviously, there will be thousands of claims for "compensation," arising out of upwards of one hundred thousand accidents annually, which cannot be determined to be covered or not covered until the Compensation Commission, in all doubtful cases, and the courts, in many cases, has definitely decided as to each.

How to Get Full Protection.

Hence an employer cannot be fully protected unless he insures under a policy which covers both Employers' Negligence Liability and Workmen's Compensation Liability, because cases will arise in designated employments where the workman is not entitled to compensation and will sue for damages, in which event the employer who carries compensation insurance only will not be protected; other accidents will occur in employments, where the employer, believing the law does not apply to his business, will not carry compensation insurance, and in that event, should the Compensation Commission determine the accident to be covered by the law, the employer will find he is liable for compensation, against which liability he has no compensation insurance; and secondly, he will he liable for a heavy penalty for having failed, as required by the law, to insure the employe under the Compensation Law.

The employer who elects to insure in a stock or mutual company should be certain that his policy covers both—negligence liability and compensation law liability; the employer who insures in the State Fund which has no authority to insure anything but workmen's compensation liability, is without protection as to possible negligence liability in cases where the injured workman is not entitled to compensation.

It is understood that stock and mutual companies will issue only one form of policy; namely, a policy which covers both workmen's compensation liability and employers' negligence liability.

Another peculiar feature of the law is that it declares absolutely void every liability insurance policy (except forms which expressly exclude accidents to employes) unless it covers workmen's compensation liability. Apparently the intent of the Legislature was to prevent the liability companies from protecting an employer, to whom the law applies, who endeavored to evade insuring his employes. But this clause of the law is so worded that an elevator liability policy, or a general liability policy, or an automobile liability policy, or a team liability policy, or any other form which does not exclude liability for accidents to employes, must also cover workmen's compensation liability or be absolutely void. It is a question for courts to determine whether it will be void as to both employe accidents and public accidents, or only as to accidents to employes.

The Workmen's Compensation Law took effect January 1, but the application of the chapter as between employer and employe, and the payment of compensation for injuries will not take effect until July 1. An analysis of the law will be found in the Record and Guide of December 20, 1913. In case of total disability adjudged to be permanent, 66 2-3 per centum of the average weekly wages of the injured person will be paid by the employer during the continuance of the disability, and for lesser injuries the same rate, but for stated periods. A number of mutual insurance companies have been organized by employers, who are listed in groups, so as to offset in a measure the extra expenditure.

This would seem to create a potent reason why an employer, or any insurer, under a liability policy, should insist upon a form which covers both liability to employes under the Employers' Liability Laws and liability to employes under the Workmen's Compensation law.

The Question of Constitutionality.

It is by no means certain that this entire law may not be declared to be unconstitutional; in fact, several lawyers have expressed opinions that the law is unconstitutional because "it is class legislation," and "does not carry out the intention of the constitutional amendment authorizing it," namely, that employes in all hazardous work should be protected.

This contingency creates the greatest menace to the employer, because if he assumes that it is unconstitutional and does not insure his workmen against compensation liability, in the event that the constitutionality of the law is upheld by the courts, he is not only liable for workmen's compensation to the employes injured, but he is also liable for an added penalty of 50 per cent. of the indemnity for having failed to pay it when due. The new law provides that after July 1 any employer of labor who has failed to provide for insurance protection, of a nature acceptable to the Insurance Commission, will be subject to a fine of the pro rata premium charged for the State Fund for a period which he is without insurance.

If he insured in the State Fund, paid his premiums, the money has been paid out in claims and expenses, there is no possibility of getting it back, and he loses that. In addition, each injured employe can bring suit for damages based on negligence, the same as if the Compensation Law had not been enacted; and if damages and costs are recovered, the loss falls on the employer alone, because the State Fund can insure only workmen's compensation liability and affords no protection against damage suits as to either verdicts or costs.

If he is a self-insurer, he will be in exactly the same position as if insured in the State Fund, that is—he has paid money for workmen's compensation claims and now has to pay more to defend damage suits and to settle verdicts for damages and costs awarded in such suits.

If he is insured by an insurance company, his position may be equally grave. The stock companies and mutuals, in order to minimize their rates to compete with the State Fund, will have to charge a premium sufficient to cover only the workmen's compensation liability, which is all that the State Fund insures and charges for; a stock or mutual company, having charged rates barely sufficient to cover the workmen's compensation payments and having paid out the money in losses and expenses, will have small margin of premiums left to defend suits for damages and pay damages and costs awarded.

The mutual company will have to do one of two things: levy a sufficient assessment upon the employers to pay these damages and costs, in which case the employer would be paying double premium—or liquidate and leave each employer to pay the damages and costs of his negligence suits.

Strength of Stock Companies.

If the employer be insured in a stock company, it probably has a capital and surplus sufficient to pay the double loss, out of which it must pay the same. Consequently, unless the losses from the damage suits amount to enough, which would be unlikely, to wipe out the capital and surplus of the company, the employer would not suffer because he has paid the stipulated premium for full protection and cannot be called upon to pay assessments. A stock company must pay to the full extent of its resources, including capital and surplus, the full amount of loss, which thus falls upon the stockholders and not upon the employers.

Opinions are expressed that Section 55, providing that an employer who insures in the State Fund shall thereby become relieved from all liability for workmen's compensation, is unconstitutional, because "it discriminates against the workmen of employers who are insured in the State Fund, in that it deprives them of 'recourse to the employer' while it does not deprive of 'recourse to the employer' the workmen whose employers insured otherwise;" and, also because, "in the event that the State Fund should be exhausted by a catastrophe (which, during the first few years before it has accumulated a large catastrophe reserve, is a possibility), the workman of employers insured in the State Fund would, after its exhaustion, be deprived of any indemnity whatsoever, hence would be deprived of common law and statutory rights of action for damages, without consideration."

The difficulty as to this particular condition is that the point probably will not be tried out until the State Fund is exhausted by some catastrophe and is unable to meet the payments due disabled workmen and the dependents of deceased workmen. Then such claimants will bring suits against their employers for the balance of the indemnity, contending that this clause is unconstitutional, and if their contention is sustained by the courts, the employers will not only be obliged to pay the indemnity but will also have to pay the costs of the action, in addition to the premiums paid to the fund.

TAX SURVEYS IN CITIES OF NEW YORK STATE

Report of Committee on Taxation Delivered Last Week at Auburn Recommends Tax Maps and True Considerations to Be Given in Deeds.

THE following is an excerpt from the report of the Committee on Taxation delivered at Auburn, N. Y., on June 4th. The Committee consisted of the Hon. Lawson Purdy, F. H. Waldorf and George A. Brock:

The Committee on Taxation appointed at the last conference for the purpose of ascertaining the problems confronting the assessors in the various cities and to recommend such changes in legislation or administration as seem desirable, makes this report.

Edward L. Heydecker was made chairman of the committee and under his able supervision and direction a questionaire was prepared and sent to the assessors of each city in the State requesting prompt reply to the questions asked in as full detail as possible and requesting suggestions for improvement in the present system. Unfortunately, Mr. Heydecker was stricken down while this work was under way and the committee lost his valuable help. His death later made a vacancy and Mr. Lawson Purdy was substituted.

The questions dealt entirely with the assessment of real and personal property and the answers indicate that the work of the assessors in the cities in the State of New York is as good if not better than in any other State. It is gratifying to know that the difficult task of laying the burdens of taxation equitably is being conducted with so much intelligence under existing conditions. The committee does not wish to be understood as holding that all that might be desired is embodied in the administration of the assessment machinery in the various cities, and this report will point out some of the more important matters for consideration.

In some particulars improvements can be made by the assessors themselves—by changes in methods; in others the local authorities have it in their power better to equip the assessors, and in still other points legislation may be desirable.

The questionaire contained seventy-one questions, twenty of which dealt with the equipment of the assessors, such as field books and the method of using them, and tax maps and their use. Twenty-two questions dealt with real estate valuations and methods, and twenty-three dealt with personal property valuations and methods of assessing.

The assessors of forty-six of the fifty-one cities in the State replied, answering the questions frankly in so far as the desired information was available.

Tax Maps.

In twenty cities the assesors are provided with tax maps, one uses an insurance map and twenty-four do not have maps. The one question which seemed to be answered unanimously was, "Would a tax map help you in your work?" Forty said it would—one said probably it would. Not one answered otherwise. Some of the answers were "it would be a wonderful help," "could not get along without it," "a very great help," "most assuredly," "invaluable," "it is essential," "would not be without it," "certainly would." In the suggestions for improving the system, six offer tax maps as one of the improvements that should be instituted.

The State Board of Tax Commissioners admirably stated the reasons for tax maps in their report for 1911, as follows:

"There is a strong tendency toward the adoption of these maps in various localities throughout the State, and we believe that such course would accomplish a decided advance toward correct assessments. It would afford an official



HON. LAWSON PURDY.

description by reference to such maps, which would greatly lessen the chances of mistake or error which exist when the local assessor is required to make the description, which is often based upon insufficient or misleading data. There are localities in which some lands have produced no taxes for years, for the reason that they have been overlooked by the assessors. This condition could not exist if maps were used, because every portion of the map would necessarily be accounted for in some manner. Many of the cities and incorporated villages of the State are now using maps."

"Another argument in favor of tax maps is that their use eliminates all question as to the sufficiency of a description. Many assessments have been set aside by the courts for the reason that the description did not properly identify the property assessed. Whether a particular description is sufficient can be determined to a certainty only by the courts. There would be no uncertainty if proper tax maps were issued.

"We have yet to learn of any locality which has established the use of tax maps that is not so thoroughly satisfied that there is no thought of returning to the antiquated plan which often produces long and inaccurate descriptions."

The Form of Tax Maps.

The form of tax maps depends somewhat upon the size and character of the city and upon the amount of money available for the preparation of the maps. For any system the city should be divided into sections, the sections into blocks, and the blocks into the separately assessed parcels of real estate, known as lots. The sections should be numbered consecutively from one up, and the blocks should be numbered consecutively from one up, or at least consecutively within each section. If the latter system is employed and the number of blocks in a section is less than one hundred the blocks in section 1 may be designated by the numbers from one up, and in section two the first block may be designated block number two hundred and the remaining blocks in the section numbered consecutively from two hundred. By using this system the number of the block will always determine the section in which it is located.

The boundaries of sections and blocks should always be of a permanent character, such as streets permanently located on the city map or waterways. The boundaries of sections and of blocks should never be changed unless the changes become absolutely necessary.

"If tax maps are not used, can you be certain that all real property is on the assessment roll?" was one of the questions asked. Twelve say frankly they are not certain; one was fairly certain; thirteen were certain that all property was assessed. The next question was "How do you know?" Of the thirteen who answered yes, four said they knew by visiting each parcel, six knew because they checked the roll from their field book, one knew because he had been the assessor before and had measured all of the lots, one depended on the registry of deeds, one did careful work.

Many who have tax maps and did not realize that they need not answer this question, said they were certain because they check off all property on the map.

Field Book.

In forty-three cities the assessors use field books; two do not; twenty-two note in more or less detail the considerations which appear in deeds, mortgages which are placed upon property, the rent of the property, and the asking and selling prices which come to their knowledge and any special condition surrounding the property. All of these facts are important, if not essential, to proper assessment work and it is to be regretted that in twenty-one cities the field book is used for no other purpose than noting, merely, the changes in the names of owners as they occur from time to time. Under Section Thirty of the Tax Law, as it now stands, in cities which have adopted tax maps, reference to the lot, block or section numbers on the map is a sufficient description of the parcel in the assessment roll. So that while changes in ownership should be noted, the best use is not being made of a field book where this is its sole purpose.

A field book should be arranged so as to show the name of the owner of the property, the size of the lot, the size of the house, the number of stories of the house, the number of houses on the tax lot, the house number and the lot number, while the heading should show the section and block numbers and the street. There should be two columns for land value, so that the values for two years may be before the assessor. There should be about six columns for the total assessments for as many years. There should be a column for conveyances, one for mortgages, and a further column for remarks.

In thirteen cities the assessors make up the assessment roll geographically either by lot and block system or consecutively along the streets. Thirty-two follow the alphabetical arrangement of the names of the owners of property in the city. As the assessment work must necessarily be done by proceeding consecutively along the streets, it would appear that thirteen cities have taken the easiest and most logical method of making the roll. All students of assessment work are agreed that a geographical assessment roll is the most logical. It makes comparison of assessments easier and tends to result in that equality which is the aim of all assessors.

Unit System.

Twenty-seven cities use the unit system in assessing lots; that is, the value per front foot in a given street is determined and then by simple mathematics the value of the various lots is determined by multiplying the width of the particular lot by the value of the front foot unit. Two other cities also use this method to some extent. Four cities use

the value of a square foot as the unit. The assessors of the other cities do not report any rule. Here again students of assessments agree that the unit system is the best plan, as it is the only one which admits of convenient comparison of values throughout the city.

Eight cities of the State have lots of the uniform depth of one hundred feet, five either one hundred and thirty or one hundred and thirty-two feet, four—one hundred and twenty feet, and two—one hundred and fifty feet. Where these standard lots exist it is possible to use a rule for determining the value of lots which happen to be longer or shorter than standard by using a table worked out in percentages of standard size and computing the value of the longer or shorter lots by multiplying by the percentage. Fourteen cities use such a rule; two use the Hoffman-Neill rule; two use the Somers rule; one uses a combination of the various rules which were worked out after a consultation with the City Engineer and members of the Board of Assessors; three cities have worked out special rules which fit local conditions, and three cities do not state what their rule is.

The assessors of six cities keep records of the sizes of buildings; thirty-eight do not. Your committee recommends to the assessors of the cities of the State that they employ a system which will furnish them with ready information in this particular as soon as feasible. All buildings should be measured and the sizes recorded.

In the determination of value what can be a better guide than the knowledge of what is paid for property when sold? True there are forced sales which do not indicate at all the true value, and there are at times reasons why one man in a peculiar situation may pay more than a property may be worth, but taking it by and large there cannot be a better indication of the value of property than what willing buyers, who do not have to buy, will pay, and what willing sellers, who do not have to sell, will take for property.

It is safe to say that the great bulk of the transfers comply with the last condition. These actual prices, however, are hidden from the assessor under the nominal figures $1.00 and other valuable considerations. The assessor is charged with the duty of determining the values of property and is precluded from the best information possible to guide him in his work.

In their suggestion for improvement in the system, seven cities want the true consideration in deeds, or at least the information as to the actual consideration at the time of recording.

State legislation should be demanded to make it possible for the assessors to have this "best of all" guide to values.

Objection has been raised to such a law on the ground that the assessor will be misled if he takes the true consideration in every case. The committee has faith that the intelligence and sound discretion of the assessors will lead them to ignore the exceptional cases and give due weight to the evidence furnished by the actual considerations for transfers.

The State Board of Tax Commissioners in its report for 1911 has set forth very effectively the reasons for the requirement that true considerations be disclosed to the assessors, saying:

"The corner-stone of the structure is a correct valuation by the local assessors. The general range of sales in a locality is the best evidence of value. If an assessor is not informed as to the range of sales, how can he properly make a valuation? The custom of late years has become so general of inserting nominal considerations in conveyances of real property that an examination of those conveyances is of practically no benefit to the assessor. He must rely either upon such rare documents as give the actual consideration, or upon hearsay in the community. This hearsay is often most unreliable, and frequently is more of a deception than a guide, as often fictitious considerations are inserted for the purpose of misleading prospective purchasers.

"We earnestly recommend that a law be passed requiring the disclosing to local assessors of the actual considerations in any conveyance of real property, either at or before the time of recording. If necessary the assessor may be required to keep secret the amount of such consideration, if it is not disclosed by the conveyance itself."

The State Conference on Taxation held at Utica, January, 1911, adopted the following resolution unanimously:

"Since the actual value of real property is the sum for which it will sell under ordinary circumstances, and since the best evidence of such value is the record of actual sales under ordinary circumstances,

"RESOLVED, That the true consideration in every deed, mortgage and lease should be made known to the assessor before such deed, mortgage or lease is entitled to be recorded, and that the law should be amended to require such information."

AUCTION SALE WILL OPEN TRACT TO BUILDERS



SHOWING DEVELOPMENT OPPOSITE PROPERTY TO BE AUCTIONED.

WITH 291 lots in 69th street, between Third and Sixth avenues, and on Fifth avenue, Sixth and Bay Ridge avenues, to be offered at auction at the Brooklyn Academy of Music on Tuesday night, June 16, by the Jere Johnson, Jr., Company, the Fleet estate will dispose of its Brooklyn holdings, after an ownership of about eighty years. The sale will commence at 7.30 o'clock.

The outcome of the sale is awaited with interest and it is expected that the home-seeker will be as largely in evidence as the builder and investor, since Bay Ridge is principally a home community of small dwellings. The sale has attracted considerable attention to that part of Brooklyn.

Bay Ridge was formerly a section of the old town of New Utrecht. Its history dates back to the time of Peter Stuyvesant, who made the original grants to the thirty Dutch patroons who subsequently apportioned it among themselves. Practically nothing of interest occurred nor was anything noticeable in its development until about half a century ago. For many years it retained its old-fashioned, rural character and was known as Yellow Hook. The farms stretched along the old Gowanus road, and transit facilities comprised a stage coach, which started at Fulton Ferry and followed the old road to Van Brunt's lane, ending at Fort Hamilton.

Soon after, horse cars came into vogue and to these were added a small steamer which connected the district at the foot of Bay Ridge avenue with Wall street, Manhattan. Through all these years and up to 1892, real estate remained dormant. In that year the first important connection with other sections of the city was established when a trolley line began service from 25th street to Fort Hamilton avenue. The following year the Fifth avenue elevated was extended to Third avenue and 65th street.

Improvements followed in rapid succession and with each addition came an increase in population and rise in land values. Work is being rushed on the Fourth avenue subway, now in course of construction, and it is expected to be in operation by January 1, 1915. While the development of Bay Ridge has not been held back as have other outlying sections by lack of transit facilities, the establishment of such a line will probably strengthen real estate conditions throughout the section. In 1905 the first real estate boom was launched when a syndicate, consisting of Patrick J. Carley, John E. Sullivan, David Meyer, John J. McGowan and J. O'Rourke, purchased about $100,000 worth of unimproved property on Third avenue and in the immediate neighborhood.

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Watching and waiting for the appointment of the Heights of Building Commissioners.

The Single-Taxers are planning a most insidious campaign for the coming fall throughout the State. They have the true militant spirit.

Washington Heights will never be fully developed until there is a rapid transit line along Fort Washington avenue to the Hudson Memorial Bridge.

Real estate interests never had a better cause to go to the polls with than the issue of over-regulation of buildings. It is an issue which, as Borough President Marks told the State Factory Investigating Committee, would carry any party into power against those responsible for the oppressive and conflicting laws. The President did not mention any names, but the administration at Albany has evidently seen a new light.

The "elimination" of some of the departments that have been plaguing property owners with violation notices is under consideration by the municipal administration, according to Counsellor Elkus of the State Factory Investigating Commission. If the State would eliminate some of the unnecessary laws with which it has worried real estate in this city of late years, and leave our purely local affairs alone, there would be a revival of the market for real estate.

It sends a strange feeling over property owners to be told officially that the present administration welcomes their representatives to the meetings of the Board of Estimate. Was it not Mayor McClellan himself who once challenged the introductory remark of a speaker, that he appeared as the representative of the Allied Real Estate Interests, by exclaiming: "It is our duty, sir, to represent the real estate owners of this city." The times change—and men change with them.

Is the U. S. Government Friendly to New York City?

Fortunately for his own reputation, the Secretary of the Treasury has withdrawn from the untenable position which he assumed in relation to the subway easement under the Post Office. Apparently the permit will be granted, in case the city meets a few reasonable and inexpensive requirements in the way of provision for handling the mails and insurance against possible damage. It is too bad that this fair and moderate attitude was not assumed earlier. The city would have been saved a delay in the construction of this essential link in the new subway system, which has probably already cost its taxpayers and its traveling public as much money as the Government of the United States ever invested in the existing Post Office. The most discouraging aspect of the situation is the implication which underlies all the negotiations that the Post Office is to remain indefinitely on its existing location.

Considering the buildings which the Government is erecting all over the country as post offices and court houses, the existing edifice devoted to these purposes in the largest city in the Union is a scandal and a disgrace, and the humiliation of it is very much intensified by the fact that the old rookery is situated on a piece of land which New York needs for the perpetuation and the increase of its own civic dignity. Until the apex of City Hall Park is freed from its present encumbrance, New York will always appear like a sordid second-rate town which lacked enough public spirit to keep the little piece of common land in front of its own City Hall free from exploitation. Yet there is small prospect that the encumbrance will be removed for the next twenty-five years. The Government is spending several hundreds of thousands of dollars in renovating a building which is a monument of practical inconvenience and architectural ineptitude, and the very increase of convenience in distributing the mails which will result from the construction of the new subway under the Post Office will act as a deterrent whenever the proposal to tear it down is renewed.

It looks as if this matter had not been very well managed by the city administration. When the question of getting rid of the Post Office was seriously considered eighteen months ago, a plan for its disposal and for the substitution of a new building was submitted to Congress. This plan was based on the general idea that Government ought to surrender its existing site and building and buy another one in some equally convenient location. No such action was even seriously considered in Washington, and any sensible body of men should not have expected that it would be considered. No doubt the plan could be defended on business grounds. The Government had enjoyed the use of city property for forty-five years, and might very well be asked to return it to the original donor. Other cities are not required to supply sites for Federal buildings. Why should New York? Such arguments sound well, but they ignore essential facts.

New York City had permitted the Federal Government to occupy part of its City Hall Park. The precedent had been established, and the Federal Government was in possession. If it was asked to surrender possession it would naturally demand some equivalent, but no equivalent was offered. If the city had promised to provide on or near the proposed civic center an almost equally central and an even more spacious site for a new building, Congress might well have listened favorably to its request. Now it is too late. The money is to be spent on the old Post Office. It will continue to be used for another ten or fifteen years, until the necessity of additional room for the transaction of postal business will bring it up again. When it is revived the city should profit from its past mistake, and offer Congress some compensation for the tearing down of the existing Post Office. It is New Yorkers who suffer chiefly from its presence. They ought to pay for its removal, and in the end they will have to do so.

Where Our Public Schools Fail.

Every New Yorker who is interested in the future of the city should read with care the address which the Mayor delivered at New York University on the new public school plan which the city administration is to have prepared. The news that the instruction given by the City of New York to its youth is to be profoundly modified in the direction of increased technical instruction is of the utmost importance and of the highest promise. The actual plan by means of which the proposed change is to be made has still to be worked out, but the scope and the purpose of the new system are clearly outlined and have been influenced by the best modern educational standards and ideals. The tendency of modern education is to make it more popular by increasing its value in the practical life of the pupil. The plain fact is that the vast majority of the boys and girls who go to public school leave it without having been trained in any respect or to any extent which will really help them in their life's work, and after they leave school their further training almost entirely ceases.

As Mayor Mitchel points out, the deflection among the pupils in the New York public schools is enormous. Some 86,000 enter in any one year, but of these not more than half survive even the period of elementary training. Of the remainder, only 21,000 enter the high schools, and only 4,000 of these survive as pupils to the end of the course. The 80,000 or more pupils who are dropped by the way take up their work in life more or less unprepared, and the degree of their lack of preparation is usually more than less. The ideal which the administration of the public schools of New York City should seek to realize is that of keeping the great majority of the 86,000 pupils at the desk throughout the high school course, and when they graduate these pupils should be fitted in the most definite and practical way for some special work. Of course it will take a generation or more to realize such an ideal as that.

In many cases the pupils are obliged to leave because their parents cannot afford to keep them, and even if the pupils could stay, the city could not afford immediately to assume such an enormous increase of its educational responsibilities. But until this standard is attained an adequate system of continuation schools must be organized, and the pupils who have gone to work in an unprepared condition must be compelled to continue their work—the compulsion being exercised, of course, with the assistance of their employers. All this will mean a largely increased appropriation in the city budget for educational purposes, but the taxpayers of the city will be abundantly remunerated for the heavier burden. The industrial efficiency of New York will be enormously improved. The prosperity of a city depends chiefly upon the productivity of its labor. Any amount of money which is intelligently spent in augmenting the productivity of the labor of New York will be returned many times over to its spenders.

But the advantages of a more popular, more thorough and more useful system of technical and vocational training is not limited to an increase in labor efficiency. The better laborers will become better citizens. Educational experts are coming more and more to believe that while technical and vocational training does not by any means constitute the whole of a liberal education, it constitutes the necessary foundation of a liberal education. A system of social discipline, whatever else it must do, must train the attention and the will of the pupil for the performance in a competent manner of his essential job—of the

job whereby he earns his living and contributes to the necessary social work of the community. Such is the idea which in general lies behind the reorganization which the Mayor with so much insight and practical sagacity is proposing to bring about in the educational system of New York.

One More Burden for Real Estate.

Under the terms of the new Workmen's Compensation Law, sums of money for specified periods, in lieu of wages, are automatically awarded to workmen or dependent persons as compensation for injuries received in hazardous callings, whether through their own carelessness or otherwise. Once the law declared that the workman should accept the ordinary risks of his calling without recourse, and especially if personal injury should follow upon his own negligence. Virtually, the new law compels every employer to insure against accidents to his workmen, and it is estimated that during the first year the operation of the law will cost the employers of this State no less than $12,000,000 for insurance policies.

No men in the world are more willing to be fair and just to their employes than master builders and the manufacturers of materials used in the building trades. They have not uttered a word of protest against the principles, supposed to be humane, that are contained in this law. Apparently they have assumed that, as similar laws have recently been adopted in other States and countries, the Workmen's Compensation Law of this State must be one that is just and in accord with the spirit of the times. They are therefore philosophically paying the price, though probably with the hope that ultimately it will be returned to them. No doubt each individual citizen will have to pay his share of that insurance. He will pay part of it in his rent, or when he buys property or supplies of any kind. In other words, the cost of this additional insurance will be added by manufacturers to the price of their product, by builders to the cost of construction and repairs, and by landlords to the rentals of stores, offices and apartments.

Some people call legislation of this sort a form of paternal government, under which the governing power assumes a quasi-fatherly relation to the people and exercises an intimate supervision over their business and social affairs, upon the theory that they are not competent to manage for themselves. Incidentally, it is claimed that the rate of 66 2/3 per cent. which employers will be called upon to pay will amount in practice to more than the injured would have earned, and result in pecuniary gain to the victims; and some employers may even be tempted, when they think of the death benefits provided by the law, to employ only men who are unmarried or have no one depending on them. But these are questions apart. So far the building trades have merely expressed regret that this new burden on real estate interests should be imposed at a time when they are already weighted down with onerous laws.

A Mistake in the Labor Law.

Alfred R. Kirkus says a vital mistake has been made in the existing Labor Law in that no consideration has been given to the different classes of buildings and occupations included in the law. A building where one or more persons are employed at labor is legally just as bad as where one thousand or more persons are employed. An occupancy with highly inflammable stock and large numbers of excitable women is graded with an occupancy of heavy machinery and a few men. A mercantile establishment, 'any place where goods, wares or merchandise are offered for sale,' might be a 10x10 delicatessen store, or an H. B. Claflin Company wholesale warehouse, a newspaper stand or an Altman's.

—For every human being in the United States $11 was last year put into a building of some kind.

VICTORY FOR OWNERS.

Held Not to be Responsible for Locked Doors in Factories.

Owners of factory buildings in New York will be interested to learn of a decision made this week in the Court of Special Sessions of the Peace, Part I, in which a complaint made by the State Labor Department for alleged violation of the labor laws was dismissed.

The case was the People of the State of New York against John J. Radley. Justice Zeller presided, his associates being Justices Moss and Hermann. The State Labor Department through its counsel attempted to establish its right to compel an owner to carry out certain provisions of the labor law with respect to factories, which are technically known as "locked door" violations.

Radley's defense was that the order claimed to have been violated was distinctly an order which should be carried out by the tenant and that he was helpless in the matter. Mr. Radley's lawyer was George W. Olvany, who is also special counsel for the Real Estate Board.

The facts in this case are interesting. Radley erected a building at 617-621 East 18th street on leased ground. The entire building is rented to the American Foil Company and they in turn let the top loft to the Metal Sign Company. Mr. Radley also erected the adjoining building, 623-625 East 18th street, which is 50 feet front and 50 feet deep, on leased ground. The ground floor of which is occupied by a coal yard. The Metal Sign Company needing more room, leased the two upper lofts in 623-625 East 18th street, and cut an opening between the two buildings and put in a fireproof door.

There is separate door and entrance from the street to these two upper floors. The entrance to 623 and 625 East 18th street is entirely cut off from the coal yard and is for the exclusive use of the tenant of the two upper lofts, who controls the key. The Metal Sign Company did not wish to use that door as an exit and locked it and was using the other building as a means of exit.

In January Mr. Radley was arrested for having the door locked. Incidentally the door has since been made to swing outwardly and the key is in the door. When the case came up for pleading in the Court of Special Sessions of the Peace Judge Russell, who was then presiding, refused Radley's plea for a dismissal of the complaint and sent the case to Special Sessions for trial. The case was adjourned three times and came on for hearing on June 10.

The State claimed that the building was a tenant factory as defined by section 94 of the Labor Law, which requires that the owner or lessee shall comply with the certain provisions of law which they are responsible for. The attorney for the Labor Department tried to prove his case under section 79-c, claiming that the owner of a tenant factory building was liable for the carrying out of all its requirements, including stairways, windows and the keeping of doors unlocked.

Mr. Olvany in his defense claimed that section 79-c did not apply, as Mr. Radley was neither conducting nor operating the factory in the building, and that section 94 distinctly placed the duty of seeing that doors were kept unlocked upon the persons conducting or operating the factory.

Mr. Olvany pointed out not only the fact that the defendant was not liable under the law, but that it would be a gross injustice to penalize the owner for the action of the lessee, also that the owner could not control the action of the lessee in the locking of the door, that the lessee held the keys, and that the owner had not seen the building for six months.

In emphasizing the unfairness of the prosecution of Mr. Radley, Mr. Olvany said:

"If owners are to be responsible, under the labor law, for the actions of a tenant where the owner has leased the entire upper portion of a building to one tenant, it will be necessary for large property owners all over the city to employ watchmen continually to see that tenants carry out provisions of the law for which they, and not the owners, should be responsible.

"The dismissal of the case is of special significance because it applies to a number of parallel cases in which owners of buildings have received orders from the Labor Department to do certain things which tenants should be required to do. The decision also emphasizes the fact that the labor law as now existing is ambiguous and confusing in many particulars and to that extent is creating confusion among owners in working great hardship upon them, and that this chaotic condition is not in the interests of fire prevention and safety to occupancy."

Discouraging Real Estate Ownership.

The law-abiding property owner is never free from the visits of an inspector. Last year he may have made changes costing thousands of dollars; this year the Fire Department, the Fire Prevention Bureau, and the Labor Department appear again—we speak of actual cases—and demand a change in fire escapes, fire lines, stairways, etc., all of which conditions were passed perhaps by some of the very same inspectors six months ago. Happy the owner who has not from one to six notices of violations in his hand, all calling for changes within a week or fifteen days under severe penalties. Last year his building was an office structure; this year, because of some $60 a week tenant, it has suddenly become a factory. Then, just when these demands have been complied with, Mr. Marks' own men may come along to demand thousands of dollars for vault privileges, doubtless paid for a half-century ago, but for which the city is now demanding payment because its ill-kept books do not show the original transaction. . . . At present he cannot be blamed for believing that the city wishes to discourage ownership of real estate and to kill the goose that lays the golden eggs from which the city chiefly derives its revenues.—Evening Post.

Barge Terminals for Queens.

At the meeting of the Chamber of Commerce of the Borough of Queens, held Wednesday afternoon, June 10, at the club rooms in Long Island City, Hon. John A. Bensel, State Engineer and Surveyor, was the guest and spoke regarding the selection of barge canal terminals for the Borough of Queens. The Chamber has recommended that terminals be located on Dutch Kills Creek, Hallets Cove, Bowery Bay and Flushing Creek. A public hearing was held by State Engineer Bensel and Borough President Connolly on this matter on April 24, and since that time the State Engineer has had prepared a report on the various locations suggested for terminals, which will be presented to the State Canal Board for consideration.

Data has been compiled by the secretary of the Chamber of Commerce from estimates received from manufacturers throughout the borough, showing that in addition to over 2,000,000 feet of lumber, it is estimated that approximately 700,000 tons of freight would be received and shipped annually if terminals were located in Queens. When it is realized that the estimate of the total tonnage on the State Barge Canal for the first year of its operation is only 10,000,000 tons, it can be appreciated that if almost 7 per cent. of this will be received and shipped from Queens Borough, that it is necessary to locate sufficient terminals to handle this immense traffic.

Sewer System for Gravesend.

The Board of Estimate has authorized the construction of a system of sanitary and stormwater sewers for the Gravesend section, in Homecrest avenue, from Avenue S to Avenue U, and in 12th, 13th, 14th, 15th, 16th and 17th streets and between Avenues R and T, the estimate cost of which is $89,000.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Important Deals Recently Closed.

SALE AT CITY LINE.

190 Lots Opposite Van Cortlandt Park to Go Under Hammer.

THERE is a real estate opportunity for the seeker of safe investments at the Broadway entrance to the greatest city in the world, in a tract of 190 lots which are to be offered at auction on June 23rd by Joseph P. Day and J. Clarence Davies. The opportunity is created by the fact that the land, probably the choicest cheap cost residential property that has come to the auction block for disposal in many years, is within the reach of 5,000,000 or more inhabitants of the city, both from the viewpoint of prices and accessibility and because of its unique character and location.

"No simile, descriptive of the location and future of the lots, conveys an adequate idea more than the upper and nether millstones which are known to grind surely and fine," said Messrs. Davies and Day, "because the lots lie between the figurative giant millstones of population of two big cities, which is already forcing the use of sites intended for dwellings with huge apartments.

"Located at the city line the land has an alluring attraction that has convinced some of the best informed real estate men who bought property in this quarter. One commanding feature is in the fact that the surroundings in every direction are ideal. With Van Cortlandt Park at one side, and to the west the finely developed Riverdale section, where homes averaging $20,000 in cost have been built in profusion, great flats along Broadway a short distance to the south, where the West Side subway terminates and similar structures on their north, the lots conjure fanciful ideas in the mind of one who investigates the history of similarly situated localities.

"The evolution some places have undergone through the pressure of population upon them, such as the Plaza at Fifth avenue and 59th street at the entrance to Central Park and Columbus Circle, perhaps offer the best stepping stones to help in a vision of what now seems destined to come in due time at the Broadway city line.

"This important point of the city, which is even now showing the effect of the pressure of population from the south and north in the shape of large apartment buildings, is a veritable funnel through which the growth northward must follow as it forms the line of least resistance.

"Furthermore, the Broadway city line district has an advantage from the viewpoint of potential values or realty, in the strong probability of an extension of the subway to the city line plus the increasing importance of Broadway and Riverdale avenue as traffic arteries, more particularly Broadway, upon which millions of dollars have been spent and will be invested for theatres, business dwellings and other improvements to maintain the old prestige as the greatest and best known thoroughfare in the world.

"Transit facilities now surround the lots as do numerous buildings of every character of residential use, and both facilities are multiplying rapidly. More buildings are going up every day. The erection is spurred by the proximity of the section to convenient stations on the Putnam Division of the New York Central, connecting with the Sixth and Ninth avenue 'L' lines, and surface cars connecting with the subway at 242d street and Broadway.

"The lots are rolling land and all the streets have been conveyed to the city, thus insuring freedom from assessment. Of importance also is the fact that the lots front on Van Cortlandt Park, one of the most popular of the city's playgrounds.

"All of the 190 lots in the offering are high and dry and their rolling character assures perfect drainage. They will be sold at absolute sale to the highest bidders in the Vesey street salesroom."

J. P. MORGAN'S REAL ESTATE.

Held Title to Forty-Eight Parcels in This City and Elsewhere.

Not only was the late J. P. Morgan, master financier, a large lender on real estate, but he was a larger owner than was generally known. Some forty-eight parcels are found to have been in his name at the time of his death. Joseph P. Day has been retained to appraise the value of the real estate for both the State Comptroller and the executors. Some years ago Mr. Morgan gave title to the north corner of the block between 36th and 37th streets to his son. The south corner house, in which Mr. Morgan lived, designated as 219 Madison avenue, 65.10 by 129 feet 4½ inches, together with the lot adjoining on the north and the library at 33 East 36th street are all assessed at $1,323,000 for the land, and $1,578,000 for the land and improvements. The northwest corner of 38th street and Madison avenue, which Mr. Morgan bought from Edward Johnson, is assessed at $390,000 for the land, and $490,000 for land and improvements.

Mr. Morgan owned the Gill Building, at 9-13 Maiden Lane, valued by the Tax Department at $435,000 for the land, and $775,000 for land and improvements.

Another one of the most valuable properties held by him was the row of flathouses at 231 to 243 East 47th street and 883 and 889 Second avenue. The flathouses in East 47th street are valued by the city at $271,000.

Mr. Morgan also owned the following buildings: Highcliffe Hall, at 14 Park Hill avenue, Yonkers, taxed at $41,300; 13 and 15 East 38th street, taxed at $221,000; 104 East 35th street, appraised at $43,500; 33 East 35th street, at $62,000; 135 East 36th street, at $60,000, and 8 East 36th street, at $117,000.

His Camp Uncas, in Hamilton county, is taxed at $26,650. It comprises about 1,560 acres. His country place on the Hudson, known as Cragston, is taxed at $99,600.

At City Island, Mr. Morgan was evidently actuated in making his purchases by another motive than that of profit. He had a yacht anchorage nearby, and some of the cup defenders of which he was a part owner found a mooring place there. The value of the 35 City Island properties is not yet known.

Brokerage Firm Dissolves.

Mooyer & Marston for several years identified with the Fifth avenue section, near 42d street, also maintaining an office in the financial district, have dissolved partnership by mutual consent. Juan Mooyer has opened a real estate office at 22 Exchange place, while Russell Marston will continue the business at 477 Fifth avenue under the firm name of Marston & Co.

BROOKLYN BOARD RESOLVES.

Is Opposed to the Enactment of Any Form of Single Tax Legislation.

At a meeting of the Brooklyn Board of Real Estate Brokers held this week the following resolution was unanimously adopted:

Resolved, That the Brooklyn Board of Real Estate Brokers is opposed to the enactment of any form of single tax legislation for the City of New York, because:

1. The value of land will be reduced in proportion to the increased tax levied upon it, thus taking from the owner a portion of the value of his property without just compensation.

2. It discriminates against land and in favor of buildings and personal property, notwithstanding that land requires an insignificant portion of police, fire, health and other governmental services for which the major part of the taxes is levied.

3. It aims not only to exempt from taxation all kinds of property other than land, but to increase the tax upon land to a point at which such property loses its selling value.

4. Excessive production of buildings, causing rents to fall, as claimed by the single taxers, will not occur, because lenders will refuse the risk of making building loans in excess of the normal and legitimate demand resulting from the growth of the city.

5. Rents will be increased, because when the value of land is impaired or destroyed by the single tax, lenders will insist that owners of property shall pay annually, in addition to what they already pay, a sum which will reduce the amount of the mortgage as fast as the building deteriorates by use, and this additional charge must fall eventually upon the tenant. Even if all land were owned by the Government, the same result would follow.

6. The credit of the City of New York will be impaired by reducing the value of real property, upon which its credit is based.

7. A premium will be placed on the extensive use of land, thereby creating worse congestion of population than now exists.

8. The burden of taxation will fall with cruel force upon the owners of small detached houses, who are now paying in taxes all they can afford.

9. The reduction of the tax on buildings to one-half the tax on land is a discrimination against the owner of the small dwelling house, because it will oblige him to pay a portion of the tax levied on large buildings.

LOCAL IMPROVEMENTS.

Chester District.

The Local Board has adopted the following resolutions:

1224. Acquiring title to the lands necessary for Fowler avenue, from Pierce avenue to Neill avenue; Bogart avenue, from Sacket avenue to Bronx and Pelham Parkway; Muliner avenue, from Bear Swamp road (Bronxdale avenue) to Bronx and Pelham Parkway; Matthews avenue, from Bear Swamp road (Bronxdale avenue) to Bronx and Pelham Parkway; Neill avenue, from Barnes avenue to Radcliff avenue; Lydig avenue, from Barnes avenue to Bogart avenue.

At the meeting of this Local Board on May 19, 1914, separate petitions were presented for acquiring title to the lands necessary for:

342. Regulating, grading, setting curbstones, flagging the sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary in Rosewood street (Elizabeth street), from Bronx boulevard to White Plains avenue, together with all work incidental thereto. Total estimated cost, $6,950, or $107.75 for each 25-foot lot. Assessed value of the real estate included within the probable area of assessment is $446,830. (Estimate dated May 27, 1911.) Title vested January 14, 1913. Laid over indefinitely April 29, 1913, by Local Board of Chester.

1216. Acquiring title to the lands necessary for Bronxwood avenue, from Gun Hill road to Tilden street. This street is less than 500 feet long, and is laid out on Section 32 of the final maps, which section was filed January 9, 1911. There are no buildings on the land to be acquired, and there is no legal obstacle to approving the petition.

1180. Laying out on the map of the City of New York a reduction in width of Richardson avenue, from East 236th street to East 242d street.

1181. Laying out on the map of the City of New York a reduction in width of Matilda avenue, from East 236th street to East 242d street. Matilda avenue is about 4,100 feet long, and is situated about 400 feet westerly from White Plains road; the petitioners represent but three of the 130 plots fronting thereon.

1175. Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Overing street, between Westchester avenue and Walker avenue, together with all work incidental thereto.

National Real Estate Convention.

The real estate men of New York are expected to send a large delegation to the next convention of the National Association of Real Estate Exchanges, to be held in Pittsburgh, July 8 to 11 inclusive.

The programme will be the heaviest that has been undertaken at any convention of this association. The registration of delegates will begin at 8:00 A. M. on July 8, and the convention will be called to order at 10:30, following which there will be addresses of welcome on behalf of the State of Pennsylvania, the City of Pittsburgh, and Pittsburgh Real Estate Board, with suitable responses. At 1:00 P. M. a luncheon will be tendered to the officers, managers and executive committeemen, and at 2:30 will be held the oratorical contest for the silver trophy cup presented by the Chicago Board. At 8:00 P. M. there will be a Get-Together Meeting.

July 9 it is expected that there will be a series of half-hour speeches, each including an address on "Salesmanship" by Hugh Chalmers of Pittsburgh and concluding with an address by Secretary Roland B. Woodward of the Rochester Chamber of Commerce on the "Relation of a Real Estate Board to a Community." At 1:00 P. M. will be held the conference of secretaries from all the local boards. Fifty-five secretaries were present or represented at the Winnipeg meeting.

July 10 will be given over very largely to the special reports of committees on Taxation, City Planning, Ethics and to the Affairs of the new Investment Corporation, and "International Realty Associates." This session will conclude with an address on Subdivision Work by Mr. Wood, of the Wood-Harmon Company of New York.

On July 11 the programme will comprise another series of addresses, the topics including Rentals, Scientific Appraisals, and allied subjects.

The entertainment features of the convention have not yet been determined upon, but it will be noted that the latter part of each afternoon and evening is left free for committee meetings, special conferences and entertainment features.

LAW DEPARTMENT

Mortgage Extensions.

Editor of the RECORD AND GUIDE:

(1) When the holder of a first mortgage desires to extend the time of payment, is it necessary for him to have a search made of the property to find out what liens have been put upon same subsequent to his mortgage, and is he required to obtain the written consent of subsequent mortgagees before giving his extension? If otherwise, would the second lien supersede the first mortgage? Or, in other words, would the second mortgage become a first mortgage and the first mortgage an after lien by virtue of this extension.

(2) Is a citizen entitled to actual no-

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Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on June 16, 1914. Record and Guide Company, 119 W. 40th St.

tice before he becomes liable to a personal tax and can the Bureau render him a bill for same where they claim notice was sent through the mails and did not reach the party intended, but was probably lost in the mails. Does he lose all his rights if he neglects to examine the personal tax books each and every year, even though he be in Europe at the time the books are open for inspection, and never receives actual notice, and would be exempt if he had taken advantage of the opportunity to swear off?

"A 20 YEARS' SUBSCRIBER."

Answer: (1) There is no need of making a search to save rights of precedence. It is usual, however, to make one in order to find out the conditions existing. Also, the extension releases the bond* accompanying the mortgage. No written consent is necessary from subsequent lienors.

(2) No notice need be served as to personal tax laid. Neglect to examine the books as to amount assessed until after the period for correction is passed cuts off the right of asking such correction, unless excused by the Tax Commissioners on good cause shown for the failure.

A Question of Responsibility.

On May 7, Justice Newburger rendered a decision of special interest. The case was brought by Thomas McGowan, who occupied an apartment at No. 742 Second avenue. Leonard Morgan was the agent for the building. It appears that in April, 1912, a summons and complaint was served on Mr. Morgan, claiming that Mr. McGowan fell while ascending the first flight of steps in No. 742 Second avenue and sustained a fracture of the left hip. It was claimed that no light was kept burning at or near the head of the stairs on the second floor, and also that the fixture was broken off.

The summons was forwarded to the Fidelity & Casualty Company, which insured the owner under a general liability policy in the sum of $10,000. The claim for damages amounted to $30,000. In answer to the complaint, Mr. Morgan set forth that he was not the owner, and was in no control of the property to the extent of ownership, and denied the other allegations. Notwithstanding this answer, no amendment to the original complaint was made. The plaintiff claimed that Mr. Morgan, as renting agent, was liable under the Tenement House Law, which required the light to be kept burning at certain hours.

The case was originally tried before Justice Hendrick, who decided the ownership in Mr. Morgan had not been proved, and he dismissed the case. An appeal was taken in January, 1914, and the Appellate Division adversed the lower court and ordered another trial.

Justice Hodgkiss, in writing his opinion, stated: "I think the term 'owner' in Section 76 of the Tenement House Act was intended to describe the person who was in such possession or control as proprietor of all or part of the premises, as to cast upon him the duty to light or care for the common hallways." The meaning of the word "owner" as used in the section is somewhat vague. Elsewhere the city speaks of "owner" . . . "A lessee of the house or other person having control of the tenement house." . . . "I think this evidence was prima facie sufficient to show that the defendant was owner of the premises within the amendment of Section 76, the above referred to." Presiding Justice Ingraham wrote an assenting opinion, which was concurred in by Justice Laughlin, the new trial taken on May 4.

In the course of the trial the defendant produced the deed of the property, showing the record title was vested in his name, also the original blank filed with the Tenement House Department, which stated who the owner of record was, and that Mr. Morgan was agent. The defendant also testified that up to the time of the serving of the original summons he had not heard of any accident having occurred on the premises; that to his knowledge the fixture on the second floor was not broken off. This was also testified to by his collector, William M. Demarest. The jury returned the verdict for the defendant.

The above decision is of considerable importance, as no doubt other cases of a similar character have been tried, and many others settled out of court. "Real estate agents, owners, casualty companies and the Bar Association," said Mr. Morgan yesterday, "should do everything possible to discourage such practices.

*If that of another person.

PRIVATE REALTY SALES.

The real estate market was enlivened this week by several important transactions, the most prominent involving a Madison avenue and 44th street corner, whereby a prominent downtown clothing establishment, for thirty years at Broadway and 22d street, joins the growing colony in the neighborhood of the Grand Central Terminal. Other interesting deals included the accumulation of a loft building site in West 38th street, a Division street business building and Bronx apartment houses which were in good demand.

Builders figured in a number of sales which will result in immediate improvement, showing a tendency to extend the building season into midsummer. This branch of the business was stimulated by reports of large loans placed this week which may indicate an improvement in the lending market. In Long Island a 700-acre tract passed into the hands of a development company which announces its intention to establish a residential community.

The total number of sales reported and not recorded in Manhattan this week was 25, as against 33 last week and 21 a year ago.

The number of sales south of 59th street was 12, as compared with 3 last week and 7 a year ago.

The sales north of 59th street aggregated 13, as compared with 30 last week and 14 a year ago.

The total number of conveyances in Manhattan was 167, as against 171 last week, 17 having stated considerations totaling $578,475. Mortgages recorded this week number 96, involving $2,491,198, as against 83 last week, aggregating $4,513,550.

From the Bronx 15 sales at private contract were recorded, as against 4 last week and 12 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $415,634, compared with $989,442 last week, making a total since January 1 of $19,860,897. The figures for the corresponding week last year were $3,549,164, and the total from January 1, 1913, to June 14, 1913 was $29,052,346.

Brooks Brothers to Move Uptown.

Brooks Brothers, for 30 years at Broadway and 22d street and in business since 1812, figured this week in a transaction involving the plot 125.5x 110.10 feet, at the northwest corner of Madison avenue and 44th street, which will result in the improvement of the site with a ten-story structure for their own occupancy. The site is opposite the Hotel Biltmore, St. Bartholomew's Church, and within a block of the Grand Central Terminal. The Record & Guide of April 25, reported that a well-known clothing establishment was considering that immediate neighborhood for a new home, but at that time nothing definite regarding the character of the improvement could be learned. In the present transaction the eight buildings occupying the plot have been sold by Thomas B. Hidden to William Henry Barnum and William Everdell, Jr., who have engaged Irons & Todd to erect the building, which will be occupied by Brooks Brothers for a period of 21 years with the renewal privileges, the details of which will be found in another column. The rental for the first term is said to aggregate about $2,000,000. The deal was negotiated through the Douglas Robinson-Charles S. Brown Company.

Operators Buy Loft Site.

Frederick Fox & Co. have sold for Max Thorn, the five five-story dwellings at 223-231 West 38th street, located in the north side of the street about 225 feet west of Seventh avenue, forming a plot 102.10x98.9. The plot was assembled in 1910 from several separate owners and Mr. Thorn has been offering it at $275,000. The purchasers, Andrew J. Kerwin, Jr., and William H. Birkmire, have been prominently identified in the erection of mercantile buildings in the section between 14th to 34th streets. Their present purchase is made on a cash basis and the property will be improved by them with a twelve-story building in the near future.

Bronx Apartment Houses Sold.

John B. Haskins Estates bought from the Winnie Realty Construction Co., Maurice Muller, president, the four four-story apartment houses, 952, 956, 960 and 964 Kelly street, each on plot 38x100 and also the two five-story abutting apartment houses at 956 and 969 Tiffany street, each on plot 40x100. The buildings have been held at $225,000 and were built by the sellers. They were given in exchange for the large plot at Fordhad road and Creston avenue reported sold several weeks ago. The latter property will probably be improved with apartments since the New York Titile Insurance Company on Wednesday made a loan of $80,000 to the Winnie Realty Construction Co.

Big Long Island Acreage Sale.

The Sea Coast Realty Co. sold to a Philadelphia, Pa., syndicate a tract of about 700 acres near Long Beach, L. I., comprising Barnum Island, 450 acres, the Austin Cornwell tract of 90 acres, the Bedell farm of 31 acres, the Fitzgerald tract of 100 acres, the John Smith tract of 21 acres and another tract of about 30 acres. Title to the property was taken by J. Harry Meyers, the names of the members of the syndicate not being learned. The purchasers, it is announced, contemplate improving the acreage as a high-class residential colony.

Reported Division Street Deal.

Marx Ottinger is reported to have sold to Isidor Feilen, president of the Modern Cloak & Suit Co. the five-story building, 10-16 Division street, on plot 50x69.8, adjoining the northeast corner of the Bowery. At Mr. Ottinger's office it was said that there was no information to be given out at present and Mr. Feilen also refused to talk about the transaction.

West 57th Street Transaction.

L. Napoleon Levy bought from John W. Simpson, through William B. May & Co., the six-story building, 25 W. 57th street, on lot 25x100.5. In exchange Mr. Levy gave the Biltmore-Blenheim Apartments at 56-62 West 58th street, two seven-story structures on plot 100x100.5. Mr. Simpson acquired the 57th street property several years ago from George H. Howard.

Manhattan, South of 59th Street.

CATHERINE ST.—Rev. Vincenzo Jaunuzze bought for the Missionaries of St. Charles Borromeo, 64 Catherine st, facing the northwest corner of Catherine and Monroe sts, purchased earlier in the week. The new property will be used as a dwelling for the sisters of the order.

CATHARINE ST.—Lowenfeld & Prager have sold to the Rev. Dr. Vincenzo Jaunuzze for the congregation of missionaries of St. Charles Borromeo, 57 and 59 Catharine st and 3 Monroe st, three old buildings, on plot 47.9x99.7x irregular, forming the northeast corner. The sellers held the property at $70,000.

BARCLAY ST.—Alfred L Simonson is reported to have sold the 5-sty store and loft building at 28 Barclay st, on plot 44.5x101.10, adjoining the southwest corner of Church st.

14TH ST.—The Duross Co. has sold the 4-sty store and loft building at 252 West 14th st for R. G. Langdon. The property is 80 ft. east of the southeast corner of 8th av, which is owned by Vincent Astor. The building will be extensively altered by the new owner.

49TH ST.—William L. Levy has sold to a builder 145-149 East 49th st, three 3-sty dwellings, on plot 56.10x100.5, beginning 145 ft. east of Lexington av. The buyer, it is said, contemplates the erection of a 9-sty apartment house. The seller acquired the plot in 1912.

51ST ST.—Douglas Robinson, Charles S. Brown Co. sold for the trustees of St. James'

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Presbyterian Church the church and land now occupied by them at 355 to 359 West 51st st on plot 56.6x100.5 to Lowenfeld and Prager. The St. James' Presbyterian Church is a negro congregation, most of which has moved away owing to neighborhood changes which have resulted in construction of business buildings.

Manhattan, North of 59th Street.

77TH ST.—Sarah E. Tennaat has purchased from Lillie L. Herne 158 West 77th st, a 4-sty dwelling, on a lot 19x102.2. The property was held at $30,000. Frederick Zittel & Sons were the brokers.

82D ST.—Mrs. Michael Kirtland has sold to Mrs. C. Odilon Mailloux, for occupancy, 322 West 82d st, a 4-sty dwelling on a lot 16x102.2 near Riverside dr.

84TH ST.—Thomas Connor has sold 117 East 84th st, a 5-sty flat on plot 25.6x102.2. George Ehret is the owner of the adjoining property at 119.

88TH ST.—Slawson & Hobbs have sold for Eugenia M. Bunn, of Fort Landerdale, Fla., the 3½-sty dwelling 326 West 88th st, on lot 19x100.8.

104TH ST.—A. G. Muhlker sold for Jacob Salzman, 27 East 104th st, a 5-sty flat, on lot 25x100, near Madison av.

CONVENT AV.—Theodore S. Tenney has sold for Helen Vetter the 4-sty dwelling, on lot 20x100, at 315 Convent av, facing 143d st.

LENOX AV.—Mathilda Minck bought from Anton Opperman 429 and 431 Lenox av, a 6-sty apartment house, on plot 50x75, near 131st st. In exchange Mrs. Minck gave the two 5-sty flats at 253 and 255 West 15th st, on plot 50x 103.3.

MADISON AV.—Theodore S. Tenney has sold for Herman & Sahre Kolodizky, of Corona, L. I., the 4-sty dwelling 1998 Madison av, on lot 20x35, near 127th st.

SHERMAN AV.—Arnold, Byrne & Baumann sold for the Vermilyea Realty Co., Charles Hensle president, to Joseph A. Dunn 172 Sherman av, a 5-sty apartment house on plot 50x 100, adjoining the southwest corner of 204th st. In part payment Mr. Dunn gave a plot, 125x300, in Ellwood st 200 ft. east of Nagle av, which the buyers will improve with apartments similar to that sold on Sherman av.

WEST END AV.—Harriet B. Leeming is reported to have sold 874 West End av, a 3-sty dwelling on lot 20x80, near 103d st.

2D AV.—K. O. Realty Co. sold to Mary Milleg 1467 and 1469 2d av, two 4-sty tenements on plot 51.7x100. The buyer gave in part payment 8741 and 8743 20th av, Bath Beach, Brooklyn.

Bronx.

HOFFMAN ST.—Samuel Eckstein sold to Nicorto & Cataldo, 2381 Hoffman st, on lot 25x94.

ANDERSON AV.—Kemp-Jones Realty Co. sold 964 Anderson av, a 5-sty apartment house on plot 27x144, near 162d st.

BELMONT AV.—Kate Griffin has sold to Maria Di Gristina 2375 Belmont av, a 2-sty building on lot 25x87.

BRYANT AV.—William D. McDonnell sold for Samuel Lyttle to James McConnell 1125 Bryant av, northwest corner of 167th st, a 5-sty house on plot 35x100; also three 4-sty apartment buildings at 1130, 1134 and 1138 Bryant av, covering a plot 100x100, and the 5-sty apartment house with stores at 1015 East 167th st, on plot 40x100. They were held at $200,000.

GRAND BOULEVARD.—Kurz & Uren sold for William Hodgson the plot 96x21x27, at the southeast corner of Grand Boulevard and 188th st.

POPHAM AV.—Fernando Wood, sold through David L. Woodall, the plot 50x100 in the west side of Popham av, 151 ft. north of 176th st, and the three lots, 90x118 at the southwest corner of Popham and Montgomery avs.

SOUTHERN BOULEVARD.—Arnold, Byrne & Baumann sold for the Eberhardt-Podgur Realty Co. to F. L. Froment, of Rye, N. Y., 992 Southern boulevard, a 5-sty apartment house with stores, on plot 42x105. In part payment the selling company took 62 Lewis st, a 6-sty tenement, with stores, on lot 25x100. The Southern boulevard property was held at $75,000 and the Lewis st property at $38,000.

SUMMIT AV.—Thomas H. Reynolds has sold the plot 50x100, on the east side of Summit av, 75 ft. north of 162d st. The buyer will improve with an apartment house.

WALES AV.—Philip J. Curry has sold for the Bridget Finn estate 590 and 592 Wales av, two 2-sty frame houses, on plot 50x104.6, near 150th st.

WEBSTER AV.—Harry B. Davis sold 2248 and 2250 Webster av, a 5-sty apartment house, on plot 40x90. In part payment the buyer gave a plot of 38 lots on Ocean Parkway and West st, Brooklyn.

3D AV.—Duross Co. sold for a Mrs. Meagher to Michael Hofman the 5-sty flat at the northwest corner of 3d av and St. Paul's pl on plot 47.4x102.

Brooklyn.

HENRY ST.—D. Van Brunt Hegemann, president of the Nassau National Bank, has purchased the residence of the late J. B. Ladd, at 246 Henry st, a 3-sty building, on plot 26x92.

MONROE PL.—Isaac H. Cary sold to Henry Turner for George Foster Peabody the 3-sty dwelling and garage, 52x111, at 28 and 30 Monroe pl.

42D ST.—Tutino & Cerny have sold for Alfred C. Paulsen and Hedevald J. Paulsen, the 2-family, 2-sty frame house 715 42d st.

42D ST.—John F. Burke sold for Annie Kronenberger the 4-sty, 16-family apartment house, 467 42d st, on plot 40x100; also for F. S. Herbst the 2-sty, 2-family dwelling, 551 40th st, on lot 20x100; and for D. O'Hanlon, plot 40x 100, on New York av, Jamaica Park.

77TH ST.—Frank A. Seaver & Co., have sold the 2-sty dwelling, 451 77th st for Fannie F. Quinn.

88TH ST.—Charles Kissenherth has sold the 2½-sty detached dwelling, 33 88th st, on plot 50x100.

MYRTLE AV.—Clarence B. Smith has sold for the estate of Timothy G. Sellew to Wagner Bros. a plot of 47 lots fronting on Myrtle av, Cooper av and Beta pl. The buyers contemplate building stores and flats on Myrtle av and 2-family dwellings on the balance of the property. The same broker also sold 420, 422, 424 Tompkins av, three 3-sty frame buildings, 60x100, for Florence R. Hayes and Laura Bonny to Robert Von Cleff, who is erecting a theatre; for Annie L. Bauer to Rachel V. Anain the 2-sty dwg. 284 Herkimer st; for John H. McCooey to John R. Ryon the 4-sty flat 76 Kingston av; for Ollie E. Leffingwell, plot 60x100, on the south side of Atlantic av, east of New York av, to George R. Rodeman as a site for a garage; for Alfred L. Lane to George A. Hallock, plot 94x80, in the south side of Crown st, 80 ft. east of Nostrand av; for Alfred L. Lane to William L. Herod, plot 92x100 in the south side of Park pl, 100 ft. east of Albany av, and for John V. Ryon to John H. McCooey, plot 96x100 in the south side of 57th st, 200 ft. east of 8th av.

5TH AV.—Samuel Galitzka sold for the John E. Sullivan Co. to John H. Bahrenburg, the northeast corner of 5th av and 73d st, a 4-sty apartment house with stores on lot 20x100.

OCEAN AV.—George M. Smith sold for the Miller-Bergs Realty Co. 404 to 412 Ocean av, a 4-sty apartment house, on plot 150x120, to A. Naumberg. The purchaser gave in part payment a large waterfront plot at Huntington, L. I. The apartments were held at $220,000.

PUTNAM AV.—The G. X. Mathews Co. sold a dwelling to Fred A. Guertin at 1829 Putnam av and one to Frank Oedheimer at 1875 Putnam av for about $11,300 each.

14TH AV.—B. J. Sforza sold for John R. Ryon the plot 80x90, at the southeast corner of 14th av and 70th st.

Queens.

FLUSHING.—The Sound View Realty Corporation, of Bayside, L. I., bought from the Bowne Park Realty Co. represented by the McKnight Realty Co., ten houses at Bowne Park. The sale was made by J. Calvin McKnight for about $60,000.

Richmond.

NEW DORP.—Clarence B. Smith has sold to William F. Meschenmoser, a plot of land fronting on 3d st, Beach av and Amboy av.

Rural and Suburban.

BATTLE HILL PARK, N. Y.—The Westchester Syndicate, represented by Robert E. Farley, has sold to Charles Eisner 5 plots 50x 100 each, on Alexander av, Battle Hill Park, a residential colony across the Bronx River, from the main section of White Plains. The buyer will improve two plots with $6,000 houses and hold the other three for improvement in the fall.

CHAPPAQUA, N. Y.—Fish & Marvin sold for Dr. Finley R. Cook his property in Chappaqua, N. Y., consisting of 20 acres, residence and outbuildings, to Edward Hobbs for occupancy.

EAST ORANGE, N. J.—Louis Schlesinger, Inc., sold for the Ampere Building Co. to John H. Ewart, the four 2-family frame dwellings 341 and 343, 329 and 335 North 18th st, each 33x100, for about $36,000; also for the same company to Frederick F. Spiegel the 2-family dwelling 342 North 18th st, and the vacant plot 340-344 North 18th st for about $13,000.

GREENWICH, CONN.—E. H. Peck has sold for the D. A. Calhoun Construction Co. the new dwelling, with garage and 2 acres of ground on Calhoun drive, Greenwich, Conn., overlooking Edgewood Inn and the Sound.

HALESITE, N. Y.—The Halesite Co. has sold Harbor Lights at Halesite on Huntington Bay to George B. Cortelyou. The property consists of about 6 acres of wooded land upon which is the residence formerly occupied by John Taylor, son of the late George Taylor, who developed this entire section of the country. Mr. Cortelyou is an old resident of Halesite, having for 6 seasons occupied the homestead known as Halecroft.

HEMPSTEAD, L. I.—The Windsor Land and Improvement Co. sold at Hempstead to A. Foley 40x100 in Emery st; to J. Ruddle 40x100 on Oceanside av; to B. Doyle 80x100 on Windsor Parkway; to A. W. Ford 40x100 in Booth st; to J. J. Keary 40x100 on Nassau Parkway; to A. Williams and S. J. Salls each 40x100 on Homan blvd; to K. Schriener 40x100 on Acacia av; to C. & M. Oberst 45x125 on Willow av; to D. Sheehan 40x120 on Acacia av; to K. Jones 40x100 on Tompkins pl, and to J. J. McNamara 40x125 on Willow av; also at Floral Park to J. P. Gallagher 40x100 in Oak st; and at Oceanside to A. Ebert 40x100 on Yost pkway, and to W. & A. Sturke 20x72 on Bayside av.

MALBA, L. I.—Theodore S. Tenney has sold for Mrs. Carolina De Vito her 2½-sty residence, on plot 50x100, on Malba drive, at Malba, L. I.

PARK RIDGE, N. J.—William Frank has bought from William F. and William C. Schroeder, through Frank M. Stevens and Frederick A. Tetor, a 9-room residence and 5 acres with outbuildings in Park Ridge. The new owner will make improvements and occupy the property.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., has resold the Beaux Arts apartment house, on plot 57x100, at 362 Clinton av to Ernest Jacobs, for about $60,000. The property consists of a 4-sty apartment house arranged for eight families. The same firm also sold for David Lloyd to Frederick J. Collins, the 1-family dwelling, 11 Crittenden st, on lot 25x125.

LEASES.

Hotel Apthorp Leased.

Louis Markel, who conducts the Pierrepont and Aberdeen Hotels, has leased from Harry Schiff, the builder, the twelve-story hotel known as the Apthorp, at the northeast corner of Broadway and 94th street. The term is said to be for 21 years at a rental of about $30,000 net per annum. The building, which was erected several years by Mr. Schiff, is on plot 33.6x142.7x irregular.

Manhattan.

GEORGE W. BRETTELL leased for a Mr. Kahn to the Strathman Garage Co. a plot 100x100, in the south side of 120th st, between 3d and Lexington avs, for 20 years. A fireproof garage is to be erected on the site. Mr. Strathman now has a garage in the north side of 120th st, near 3d av.

G. W. CAHEN leased for the United States Express Co. the 2-sty garage at 218 West 83d st for 10 years, at a rental of $2,400 a year, to Albert Sherman, automobile dealer.

JOHN J. CLANCY & CO. leased the dwelling at 317 West 57th st to Jane Mossonnier.

JOHN J. CLANCY leased the 4-sty dwelling at 337 West 58th st to Bessie Hawkins, and the 4-sty dwelling at 346 West 58th st to Sophie Kliemt.

THE CROSS & BROWN CO. leased for Frederick and John E. Dietz and Anna L. Clement the building at 210 West 50th st to the Automobile Tire Co. of 1625 Broadway; and office space in the Strand Theatre Bldg., at the northwest corner of Broadway and 47th st, to Harold Rossiter Music Co. of Chicago.

THE CROSS & BROWN CO. with Dersehueh & Co. leased the 2d floor of the Gotham Bank Building in Columbus Circle to Dr. Charles F. Healy.

THE CROSS & BROWN CO. leased for Frank Dobson to David Shuldinor, Inc., of 988 1st av the store in 319 and 321 East 53d st; to Pearson & Mares the 7th floor at 351 to 355 West 52d st, and to Harry Samuels space on the 8th floor in 12 and 14 West 37th.

T. A. DONDERO leased the 5-sty loft structure at 454 West Broadway, on lot 25x75, for Mitchell & Mitchell to G. Cella & Bro., of 73 Sullivan st, importers, for 5 years.

THE DUROSS CO. leased for L. J. Kresover the 4-sty front and rear buildings at 207 West 20th st to Morris Surlauly; the store and basement in 671 to 677 Hudson st to Horace E. Demorest of 677 Hudson st; the store in 22 11th av to Ray Lichtenfeld; for John Golding his 4-sty dwelling at 459 West 22d st to Joseph M. Gilroy.

THE DUROSS CO. leased to Marcellus L. Bowdon the 1st loft of the Herring Building, on 14th st, at the junetion of Hudson st and 9th av.

THE DUROSS CO. leased for the estate of Patriek Smith the 4-sty building at the southeast corner of Park av and 56th st to Xavier Griez & Co., upholsterers, and the 3-sty dwelling at 52 Morton st for William J. Broderick to Edward Kearney.

THE J. C. EINSTEIN CO., INC., leased for Albert B., Ashforth, Inc., the 4th loft in 362 and 364 5th av to the K. & O. Co. of 561 Broadway, for a show room for the sale of metal novelties, at an aggregate rental of about $40,000; for Horace S. Ely & Co. the 42d st frontage of the 5th loft in the new Rogers Peet building at 479 to 483 5th av; to A. M. Silver & Co. of 170 5th av.

DOUGLAS L. ELLIMAN & CO. leased apartments in 901 Lexington av to Mrs. W. W. Rossiter; in 28 East 55th st to Raymond B. Van Dyke, and in 122 East 82d st to George W. Goldberg and Emanuel Kaplan.

DOUGLAS L. ELLIMAN & CO. leased for Malcolm D. Whitman 115 East 60th st, a 5-sty residence, on lot 20x100, to John E. Rousmaniere, who was recently elected president of the J. Spencer Turner Co.; also a large apartment of 11 rooms and 3 baths in 755 Park av to Leo Arnstein, secretary to Hon. George McAneny, President of the Board of Aldermen; and in the same building 11 rooms and 3 haths to his mother, Mrs. Eugene Arnstein.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 14 rooms and 4 haths, an entire floor, in 635 Park av, for William A. Slayback to William Baldwin Miller; in the new building, 755 Park av, 11 rooms and 3 baths, to Melville E. Ingalls, Jr., and to Alexander J. Hamerslough; also in 122 East 82d st to Miss Cora Nelson and Miss Kate C. Riggs.

THE FIFTH AVENUE BOND & MORTGAGE CO. leased the store and basement in 261 5th av to Banta & Van Buskirk of 256 5th av; 1st floor to Alfred Nelson Co. of 261 5th av. George Kramer pres., and the top floor to C. F. Janson of 246 5th av; loft in 450 and 452 6th av to Weinstein & Sorita of 47 East 9th st; and store and basement in 111 West 28th st to Monroe & Reynolds of 111 West 28th st.

FREDERICK FOX & CO. leased for the Susquehanna Silk Mills, Inc., the 9th and 10th lofts, containing about 30,000 ft. of space, in the Susquehanna Bldg., at 18 to 22 West 18th st, running through to 23 to 27 West 17th st. The lessees are Morris Bernhard Co., prominent manufacturers of upholstery goods, of 144 West 18th st. The lease is for 10 years at an aggregate rental of about $120,000.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the estate of Theophilus E. Roessle the parlor floor store in 467 and 469 5th av to Worch, of Paris, dealer in Chinese antiques. This lease completes the renting of the building.

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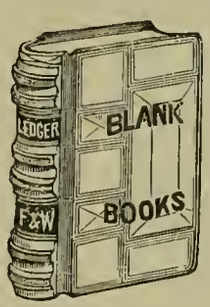
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N. BRIGHAM HALL & WILLIAM D. BLOODGOOD, INC., leased for the Aberdeen Realty Co. in 150 to 156 Lafayette st space to Preefer & Rosenzweig, Inc., of 172 Centre st.

HAYWOOD, STRASSER & VOUGHT leased the 9th loft in 127 East 25th st to Lent & Graff Co., of 139 East 25th st, for 10 years at an aggregate rental of about $50,000. This completes the rental of the building.

M. & L. HESS, INC., leased the 1st loft in 53 West 24th st to the Hepako Co.; 3d loft in 114 and 116 West 27th st to the Sterling Cloak & Suit Co. of 114 West 27th st; front half of the 7th loft in 143 and 145 West 20th st to Schmirer & Marcus.

M. & L. HESS, INC., leased the 1st loft in 142 West 29th st to Geo. Wicha of 111 West 17th st; 2d loft in 43 East 20th st to Max Hoffman of 29 East 20th st; 3d loft in 111 and 113 Bleecker st to Sager & Slotoroff of 257 Greene st, and the 7th loft in 510 and 512 6th av to Brown Ruff & Co. of 124 West 18th st.

M. & L. HESS, INC., leased for Haywood, Strasser & Vought to the Wilkinson Color Type Co. the 9th loft in the building at the southwest corner of 9th av and 26th st for 10 years.

THE HOUGHTON CO. leased for Dr. William C. Deane the 3-sty dwelling at 126 West 97th st to Charles B. Hoadley.

C. F. W. JOHANNING leased for Harry Schiff the dwelling at 320 West 113th st to Adolfo de la Guardia.

LOUIS KEMPNER & SON leased a store in 2457 Broadway to Shaushou & Baba, ladies' wear; stores at the southwest corner of Broadway and 89th st to Louis Jawitz, furrier, of 146 West 68th st; to Emma Hilton, photographer, and to David Mutchnick, stationer; in the same building offices to M. Grossman, ladies' tailor, and to D. Carlson, employment agency; store in 215 West 103d st to K. Beckman for a laundry; at the southwest corner of Columbus av and 88th st to Herschman & Bleier for a bakery; in 2517 Broadway to E. Rosenberg, waists and dresses; in 2277 Broadway to Natban E. Seidenberg for a fur establishment, and in the Riverside Theatre Building to John Irvin for a haberdashery; also leased 39 West 91st st, a dwelling, to Sara Raphael, and for Lowenfeld & Prager the dwelling at 619 West End av to Juletta Willson.

ARTHUR LINDAU leased from Walter J. Salomon the floor above the present Lindau store in 500 5th av.

MARCUS LOEW leased the West End Theatre, at 368 West 125th st, to take possession in the fall, with vandeville and moving pictures. This makes the third theatre Loew has leased in Greaer New York within 3 weeks.

WILLIAM B. MAY & CO. rented for the estate of Andrew Shiland 109 East 57th st, a 5-sty residence, to Milton S. Barger; for Mrs. Elizabeth B. T. Martin 114 East 36th st to William H. Post; and for Mrs. Ella A. Cooper 64 East 66th st to George H. Walbridge.

THE M. MORGENTHAU, JR., CO. leased in the building formerly occupied by Ehrich Bros. on the west side of 6th av. between 22d and 23d sts. to Edward Gronner of 19 East 14th st a store 12x90 in about the center of the block, and adjoining stores of about the same size to A. L. Dane and Samuel Goldstein.

THE CHARLES F. NOYES CO. leased the building at 33 Ferry st for M. Dworetzky to Morris Friedman; for the Misses Hall, the store, basement, 2d, 3d and 11th floors in 147 to 153 Waverly pl to the Standard Scientific Co., of 147 Waverly pl; the store, basement and subcellar in 110 Reade st to the M. J. Grady Co., of 51 Chambers st; and the store and basement in 87 Warren st for W. J. Moxley, Inc., to the Burroughs-Baldwin Co.; a portion of the 2d floor in the Market & Fulton National Bank Building to the Barnet Leather Co., of 27 Spruce st; offices in the Hanover Square Building at 130 and 132 Pearl st to Thompson Towle & Co., of 14 Wall st; three floors in 242 South st for Alfred W. Kiddle, trustee, to Jesse Price; a floor in 175 Pearl st for R. Cockroft to Lispenard, Ewing & Co., of 135 Broadway, and space in 4 and 6 Cedar st to John Callis.

THE PAYSON McL. MERRILL CO. leased a store in 18 East 57th st to Mrs. Rand interior decorator, and the dwelling at 2042 Madison av for Albert Herter to William R. Debnhoff.

PEASE & ELLIMAN have leased for Mrs. M. S. Gibbs to Henry A. S. Sands, the 4-sty residence 48 East 78th st; also for Arthur Hagen, his large duplex apartment of 12 rooms and 3 baths at 830 Park av to W. C. Atwater.

PEASE & ELLIMAN leased in 12 East 87th st an apartment covering an entire floor, with 15 rooms and 4 baths, to Mrs. Paul A. Sorg; also in 146 East 49th st to Hamilton Rogers, of the office of the Corporation Counsel; in 565 Park av to James A. Carocaden; in 157 East 81st st to F. C. Taylor; in 43 East 27th st to Henry Preble; in the same house to Howard Stephenson; in 39 East 27th st to M. L. LeBel; in 116 East 58th st to Rodney Proctor; in 133 West 11th st to J. W. Edmonds; and in 40 East 62d st to W. J. Maloney; space for the Century Holding Co., Lee & Fleischmann, in 25 West 45th st to "Radium Limited," of London, England; an apartment in the new house under construction by the E. A. L. Construction Co. at Lexington av and 72d st to David H. Miller; and in 27 East 62d st to Rene Carillo; in 45 5th av to J. Johansen; and in 29 East 77th st to F. W. Corse; and for W. J. Vreeland, as agent, a loft in 49 West 46th st to Katie Goldstein.

PEPE & BRO. leased for Mrs. Rosa Gombrecht, a 3-sty building at 403 Bleecker st to John Brennan, for 5 years. After extensive alterations it will be used as a cafe.

M. ROSENTHAL leased for M. & L. Hess, as agents, 7,500 sq. ft. of space in 131 to 135 West 35th st to Lipshitz & Adelson.

WALTER J. SALOMON leased in 500 5th av space to Joseph S. Drukker, Ross M. Turner, Simon Lindau and Horace M. Gray; a store to W. A. Lanigan Co., of 51 East 42d st; in 96 Warren st to Joseph M. Altschul; at the corner of Broadway, 7th av and 47th st to Dow Lunch Co; at 101 West 42d st to James C. Sullivan; a store at the corner of 47th st and 6th av to George Charles; at 17 West 42d st to Bernhard Wexler; in 25 West 42d st to Benjamin H. Iskyan and at the corner of 27th st and 6th av to Max Felman and A. Goldman & Co.

SCHINDLER & LIEBLER leased for the estate of James A. Tyler the 3-sty dwelling at 165 East 93d st.

LOUIS SCHRAG leased for Charles A. Christman the 5-sty building at the northeast corner of 43d st and 8th av to Thomas Kieran for 10 years.

D. H. SCULLY & CO. leased dwellings at 2001 Madison av for Clara Patterson to Thomas J. Amoury; 63 East 124th st for Morris B. Baer to Bruno Guenther; 50 East 126th st for Anna McDonough to Patrick Breen; 226 East 129th st for Sarah A. Clark to Edward Sieber, and 316 East 124th st for the estate of Mary McCaffery to Adolph Wolfsohn; the stores in 101 West 127th st to Charles Smulowits and 1959 Madison av for the Rogers estate to Louis Segal and J. Wolfsohn.

SHAW & CO. leased the following dwellings: 221 West 127th st for Mary Olmsted to Jennie Hayes; 56 West 133d st for the Andrews Institute for Girls to Norman B. Sterrett, and 142 West 126th st for James M. Horton to Nora A. Hammond.

SHAW & CO. leased the following stores in 342 Lenox av for Edward L. Clarkson to Oscar Sebein, Inc., of 342 Lenox av; in 426 West 125th st for Howard Payson Wilds to the Riley-Hogan Co., Inc., of 426 West 125th st; and in 201 West 130th st for Cecelia L. A. Slater to Chas. W. O'Dell of 201 West 130th st.

SHAW & CO. leased the following dwellings: 251 West 127th st for the Macy estate to James V. Vincent; 127 West 126th st for Geo. M. Welch to Agnes McLaughlin; 108 West 129th st for Edward L. Clarkson to Wilson Delaney, and for the Morrison estate the plot 100x100 in the north side of 99th st, 250 ft. west of Columbus av, to a lessee who will erect a modern, fireproof garage.

HERBERT A. SHERMAN rented to Pinco & Neigler the 4th floor in 15 and 17 West 18th st.

SLAWSON & HOBBS leased for Mrs. E. H. Paddock the residence at 147 West 72d st to R. W. Chase.

SLAWSON & HOBBS leased for Mrs. H. E. Gutman the residence at 32 West 89th st to H. S. Hammerslay.

SLAWSON & HOBBS leased for W. E. D. Stokes to Mrs. E. A. Sanders the 4-sty dwelling at 261 West 72d st, and for the Directors Realty Co. to R. K. Brown the 4-sty dwelling at 275 West 73d st.

SPEAR & CO. rented for I. Unterberg the 8th loft in 352 4th av to Opper & Levinson of 725 Broadway; for E. J. Attell the 9th loft in 510 and 512 6th av to Jacob Frechtel.

SPEAR & CO. rented for the Carlisle Construction Co. the 14th loft in 19 to 25 East 24th st to B. Saubiac & Son, of 144 West 18th st, for the Wyanoke Realty Co., 3,500 sq. ft. in 205 to 209 West 19th st to Jeffrey Manifold Co.; for Gertrude A. Vanderbeck space in 6 to 14 West 22d st to Becker & Feld and the El Paso Cloak & Suit Co.

CHARLES B. VAN VALEN leased space in 95 William st to John G. Simmonds; Walter F. Errickson of 123 William st; National Lumber Insurance Co. and E. J. Moss; in 51 and 53 Maiden lane to Joseph Mariani ad additioal space to F. & M. Zadek; in 103 and 105 William st to B. M. Crosthwaite of 105 William st; and in 50 to 56 John st to John Nederland.

WOLFSOHN & AUGUST leased for G. L. Lawrence to M. Singer, the optometrist of 114 Fulton st, the large double store and basement in 604 West 181st st.

CHARLES B. WALKER rented for the Lorillard estate the 6-sty building at 243 Canal st to D. S. Holcomb & Co., of 60 Centre st, from February 1, 1915. The company's present quarters have been taken by the city for the Court House site.

CHARLES B. WALKER leased for Frederick Hollender & Co. the 2d loft in 245 Canal st to Louis Wittenberg of 245 Canal st; the 4th loft in 206 and 208 Canal st to Harry Glanzrock of 218 Centre st; the 2d loft in the same building to Menkin & Zisk; and for the Eighty-Eight and Ninety Walker St. Co. the 1st loft in 88 and 90 Walker st to Consolidated Embossing Co. of 49 Elizabeth st.

Bronx.

THE ROLLINS ESTATE leased the store in the building in course of construction at the southeast corner of Jerome av and Fordham rd to Patrick J. Farrell at an aggregate rental of about $18,000.

Brooklyn.

THE BULKLEY & HORTON CO. leased the 3-sty house at 163 Willoughby av to M. T. A. Desmond; and 140 Clinton av, a small 2-sty "Colonial" house, to Mrs. M. S. Stockum.

Queens.

LOUIS SCHRAG leased for the Consumers Brewing Co., of Brooklyn, the buildings formerly occupied by them at Woodside, L. I., to the Bon Ray Film Co.

THE LEWIS H. MAY CO. leased at Far Rockaway for Frank A. Brady a cottage in Reads lane to Emanuel Van Raalte; at Lawrence, L. I., for Sigmund Sternau a cottage on Lawrence av to I. Gilman, and at Arverne, L. I., for Henry Hart a boarding house on Meredith av to R. & E. Diamond.

THE LEWIS H. MAY CO. leased at Far Rockaway for Wm. S. Pettit, trustee, cottage on Cedar av to V. I. Brandon; for Simon Hatch cottage on Atlantic av to B. Berk; at Edgemere for Lancaster Sea Beach Improvement Co. cottage on Beach av to Mrs. H. Ziegel; for S. & L. Construction Co. cottage on Lucia av to David Bregman; at Belle Harbor, L. I., for Arverne-by-the-Sea Co. cottage on Dennison av to H. Wintrich; for Louise Galvin cottage on Suffolk av to J. A. Meehan.

S. ALBERT leased for Herman F. Bindseil, at Glendale, L. I., the Greater New York Park and Casino, on Myrtle av, to Sol Schwartz and Jacob Svirsky for 10 years, at an aggregate rental of about $75,000.

Suburban.

JOHN F. SCOTT, in conjunction with Pease & Elliman, rented for Alexander A. Forman, Jr., his house at Woodmere, to Charles B. Barkley.

HERBERT A. SHERMAN rented for Mrs. J. Howard Wainwright her place, The Gables, Milton Point, Rye, N. Y., to Mrs. Helen Sloan for the summer.

WILLIAM A. WHITE & SONS rented to Joseph L. Frothingham of Boston, Mass., the James Clinch Smith stable at Garden City, L. I.

THE COOLEY REALTY CO. leased at Mount Vernon for Edgar Ellinger, a dwelling on Pennsylvania av, Chester Hill Park; for J. L. Montgomery, a furnished residence at 259 Rich av, for William E. Davis & Co. the house at 203 Prospect av and in conjunction with Edward M. West, at White Plains, the residence on Greenridge av, White Plains, to J. Howard Hull.

THE JOHN H. FIFE CO. leased for T. C. O'Brien & Co. the Pine Grove Inn at White Plains to F. Donovan with an option to purchase. Besides the hotel buildings there is a tract of about 10 acres on the Old Tarrytown rd between Tarrytown and White Plains.

NICHOLS & HOBBIE leased for Mrs. Mead, an estate in Wilson Park, Tarrytown, with house, stable and land, to Dr. Henry Koplik; for John P. Herron, property at Tarrytown, to W. Kope; for the Lorena Co., Ardsley Towers, at Ardsley-on-Hudson, to L. Steinfeld; for the Misses Masters, residence known as the Lindens, Dobbs Ferry, to Frank Brookfield; for Henry Ollesheimer, house at Tarrytown, to C. P. Richards; for H. W. Johns, property near White Plains, to Martin Egan; for Miss De Palkowska, her estate on Mount Airy rd, near Croton-on-the-Hudson, to A. M. Eisig; for A. H. Bergen, property at Tarrytown, to Joseph Oussani; for Celia L. Conron, her Tarrytown place, to Dr. E. F. Russell; for Francis S. Russell, her estate at Dobbs Ferry known as Beacon Hill, to Louis S. Levy for one year; for F. La Bau, dwelling house and grounds at Tarrytown, to Arthur H. Hess; for James Speyer, a house in the village of Ossining, to J. E. Kay, and for E. W. Harden, a dwelling, outbuildings and grounds on Broadway, Tarrytown, to J. S. Halle.

S. S. WALSTRUM GORDON & FORMAN leased for C. H. Williams the dwelling in the south side of California st, Ridgewood, N. J., to H. B. Noaks of Brooklyn.

WORTHINGTON WHITEHOUSE leased at Westbury, L. I., for Mrs. H. Haggerty Pell, Morewood Farm, in the Jericho Turnpike, consisting of a Colonial house, stables, garage and about 14 acres of land, adjoining the estates of James A. Burden, John S. Phipps and Robert Bacon.

KENNETH IVES & CO. rented Genehurst, the home of Mrs. A. C. Fields, at Dobbs Ferry, to Edwin W. Orvis, for the summer months.

RALPH J. LEVY of the Joseph W. Stern Music Publishing Co. leased the Raealto Inn, at the corner of Madison and 5th sts, Lakewood, N. J., from G. W. Cahen for 5 years at $3,000 a year rent. The Raealto is a 4-sty building with accommodations for 40 persons. It has a frontage of 150 ft. in Madison st and about the same frontage in 5th st. In the rear is a garage which will house 15 automobiles.

THE DOUGLAS ROBINSON-CHARLES S. BROWN CO. leased for Du Bois Smith the Mott estate on the Nissequogue River, St. James, L. I., to Mrs. Frederick Southack of New York for the season.

S. OSGOOD PELL & CO. leased, for the season, the Field estate property on Manhasset Bay at Port Washington, L. I., to R. H. Reid.

DOUGLAS L. ELLIMAN & CO. leased, in conjunction with B. M. Osborne, the Mackay cottage at Easthamptoo, L. I., to H. B. Richardson.

DR. JOSEPH A. BLAKE, who has been in Paris, leased the Gray Cat, a cottage at Litchfield, Conn., for the season. Before his departure for Paris Dr. Blake sold his estate at Litchfield to Dr. Cheney of New Haven, Conn., for about $60,000.

HUGHES & WHITBY leased for Frank Bailey to Miss Matilda Reynolds for 3 years the 3-sty residence and garage at 57 South Fullerton av, Montclair, N. J., on a plot 75x200.

WILLIAM B. MAY & CO. leased for Isaac Wheatoa the Bush estate property at Locust Valley, L. I., consisting of about 40 acres, residence, garage, etc., to Henry Sanderson.

PEASE & ELLIMAN leased for Alfred L. Ferguson his country place, containing about 12 acres, and a handsome new Colonial dwellings on Valley rd, Edgewood Park, Greenwich, Conn., to Chauncey Marshall for the summer season; and for Myron J. Brown his property in Lafayette pl, Greenwich.

NELSON & LEE leased for S. S. Kresge Co. the 1st floor in 151, 3 and 5 Market st, Newark, just west of the corner of Broad st, to the Palias De Danse, Inc., which after having made extensive alterations and decorations will open a high class dancing and amusement hall. The lease aggregates about $80,000 for the term. This rental is one of the highest paid in the state for an amusement enterprise of a similar character.

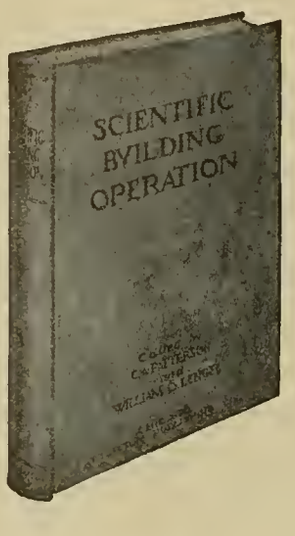
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The Record and Guide
119 West 40th Street, N. Y.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 June 5 to 11	1913 June 6 to 12
Total No.	167	132
Assessed value	$12,527,000	$7,085,500
No. with consideration	77	24
Consideration	$578,475	$535,256
Assessed value	$551,500	$660,500
	Jan. 1 to June 11	Jan. 1 to June 12
Total No.	3,408	3,931
Assessed value	$224,487,941	$233,494,922
No. with consideration	357	563
Consideration	$13,778,006	$24,032,542
Assessed value	$14,619,671	$24,084,562

Mortgages.

	1914 June 5 to 11	1913 June 6 to 12
Total No	96	78
Amount	$2,491,198	$2,336,946
To Banks & Ins. Cos	16	21
Amount	$645,500	$1,396,650
No at 6%	38	39
Amount	$962,009	$761,796
No. at 5½%	3	2
Amount	$362,500	$552,000
No. at 5%	25	18
Amount	$638,800	$321,800
No. at 4½%	2	3
Amount	$85,000	$95,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	2	.....
Amount	$13,889	.....
Interest not given	26	16
Amount	$429,000	$606,350
	Jan. 1 to June 11	Jan. 1 to June 12
Total No.	2,041	2,521
Amount	$60,781,239	$113,208,946
To Banks & Ins. Cos	471	663
Amount	$29,786,200	$69,945,750

Mortgage Extensions.

	June 5 to 11	June 6 to 12
Total No	52	49
Amount	$3,216,850	$1,301,938
To Banks & Ins. Cos	20	10
Amount	$1,585,700	$188,000
	Jan. 1 to June 11	Jan. 1 to June 12
Total No	1,027	950
Amount	$54,957,685	$39,416,756
To Banks & Ins. Cos	356	331
Amount	$36,478,150	$23,183,200

Building Permits.

	1914 June 6 to 12	1913 June 7 to 13
New buildings	4	9
Cost	$225,500	$777,000
Alterations	$184,716	$1,312,815
	Jan. 1 to June 12	Jan. 1 to June 13
New buildings	233	331
Cost	$23,246,590	$29,283,960
Alterations	$6,523,517	$6,627,270

BRONX.

Conveyances.

	1914 June 5 to 11	1913 June 6 to 12
Total No.	171	97
No. with consideration	24	22
Consideration	$82,850	$37,083
	Jan. 1 to June 11	Jan. 1 to June 12
Total No.	2,861	2,945
No. with consideration	207	360
Consideration	$3,330,517	$3,211,194

Mortgages.

	1914 June 5 to 11	1913 June 6 to 12
Total No.	94	75
Amount	$1,231,586	$522,285
To Banks & Ins. Cos.	5	11
Amount	$15,300	$76,000
No. at 6%	61	37
Amount	$978,525	$254,554
No. at 5½%	8	8
Amount	$164,541	$39,200
No. at 5%	6	12
Amount	$11,800	$131,000
Unusual rates	.....	2
Amount	.....	$8,231
Interest not given	19	16
Amount	$79,720	$89,200
	Jan. 1 to June 11	Jan. 1 to June 12
Total No.	1,739	2,034
Amount	$16,455,742	$21,310,205
To Banks & Ins. Cos.	193	213
Amount	$4,083,701	$3,877,779

Mortgage Extensions.

	June 5 to 11	June 6 to 12
Total No.	21	12
Amount	$450,000	$310,600
To Banks & Ins. Cos.	3	5
Amount	$131,500	$181,000
	Jan. 1 to June 11	Jan. 1 to June 12
Total No.	370	280
Amount	$7,992,950	$4,971,800
To Banks & Ins. Cos.	70	61
Amount	$2,360,400	$1,886,000

Building Permits.

	1914 June 5 to 11	1913 June 6 to 12
New buildings	22	26
Cost	$658,950	$942,965
Alterations	$22,840	$32,550
	Jan. 1 to June 11	Jan. 1 to June 12
New buildings	371	521
Cost	$8,589,192	$14,553,506
Alterations	$585,780	$511,270

BROOKLYN.

Conveyances.

	1914 June 5 to 10	1913 June 5 to 11
Total No.	511	453
No. with consideration	45	46
Consideration	$143,893	$241,727
	Jan. 1 to June 10	Jan. 1 to June 11
Total No.	10,628	11,149
No. with consideration	1,111	940
Consideration	$7,184,126	$5,922,851

Mortgages.

	1914 June 4 to 10	1913 June 5 to 11
Total No.	422	352
Amount	$1,774,434	$1,426,227
To Banks & Ins. Cos.	88	79
Amount	$815,900	$626,150
No. at 6%	252	195
Amount	$775,602	$676,816
No. at 5½%	97	74
Amount	$723,225	$363,753
No. at 5%	57	66
Amount	$215,907	$355,082
Unusual rates	2	.....
Amount	$5,900	.....
Interest not given	14	17
Amount	$53,800	$30,576
	Jan. 1 to June 10	Jan. 1 to June 11
Total No.	7,526	8,119
Amount	$31,600,429	$33,274,447
To Banks & Ins. Cos.	1,551	1,962
Amount	$12,356 214	$12,904,846

Building Permits.

	1914 June 4 to 10	1913 June 6 to 12
New buildings	83	69
Cost	$495,750	$549,930
Alterations	$98,100	$52,020
	Jan. 1 to June 10	Jan. 1 to June 12
New buildings	2,197	1,752
Cost	$21,923,610	$14,725,922
Alterations	$1,402,887	$1,774,625

QUEENS.

Building Permits.

	1914 June 4 to 10	1913 June 6 to 12
New buildings	165	64
Cost	$598,985	$216,565
Alterations	$13,205	$13,905
	Jan. 1 to June 10	Jan. 1 to June 12
New buildings	2,209	2,155
Cost	$9,839,507	$7,170,038
Alterations	$514,247	$554,368

RICHMOND.

Building Permits.

	1914 June 4 to 10	1913 June 6 to 12
New buildings	49	21
Cost	$126,740	$46,130
Alterations	$3,926	$1,975
	Jan. 1 to June 10	Jan. 1 to June 12
New buildings	552	488
Cost	$903,191	$882,126
Alterations	$113,217	$113,158

REAL ESTATE NOTES.

NEW YORK STATE LEAGUE of Savings and Loan Associations held its twenty-seventh annual convention on June 11 and 12 in the hall of the Hotel Statler, at Buffalo, N. Y.

NEW YORK TITLE INSURANCE CO. has made a loan of $120,000 on 40 West 57th st. The house belongs to Mrs. Teresa R. Carroll, widow of the late John F. Carroll.

COSENZA REALTY CO. is the buyer of the southeast corner of Crotona av and 187th st, recently sold by the Spies estate. The corner will be improved with an apartment house.

WILLIAM A. WHITE & SONS obtained a building loan of $700,000 for the 406 West 31st Co. for the 15-sty loft structure, 406 to 426 West 31st st, 250x100.

HALL J. HOW & CO. were the brokers in the recently reported sale of the plot 90x105, at the northeast corner of River av and 167th st, for Isidor Greyhead.

M. MORGENTHAU, JR., CO. will sell at auction on June 27 in separate parcels for the Copp estate three country places at Belle Haven Park, Greenwich, Conn. The sale will be on the premises at 3 o'clock.

JOHN N. GOLDING obtained for the Halpin Building Co. two first mortgage loans of $41,000 each for 3 years at 5 per cent. from the Italian Savings Bank on the two 5-sty apartments 59 and 61 and 65 and 67 Nagle av.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold a regular meeting on Monday evening, June 15, at the Riverside Theatre Building, Broadway and 96th st. It will be the last meeting until September.

TULLY CONSTRUCTION CO. obtained from the City Mortgage Co. loans aggregating $164,000 to cover the erection of nine 5-sty apartment houses at the northeast corner of College av and 166th st.

A. N. GITTERMAN CORPORATION has removed its offices to the Vanderhilt Av Building, 51 East 42d st. Maurice Wertheim, who was

associated with Henry D. Winans & May for 18 years prior to the dissolution of that firm, has been elected secretary of the corporation.

BRONX SOCIETY OF ARTS AND SCIENCES will hold a garden party at the Lorillard mansion, Bronx Park, on Saturday, June 20, from 3 to 6 o'clock. Henry Mitchell MacCracken is president and Albert E. Davis chairman of the Council.

CHARLES F. NOYES CO. was the broker in the recent sale of 39 White st, a 5-sty loft building covering lot 24.7x100, to the Croncila Realty Co. The same brokers secured a loan of $28,500 on the property at 5 per cent. for 3 years.

EPHRAIM L. ENNIS is the new owner of the Douglas and Desmond apartments, northwest corner of 7th av and 121st st, acquired from the Heathcote Holding Co., which took in part payment 122 and 124 West 143d st, a 6-sty apartment house.

HARRY SCHIFF has obtained a building loan of $600,000 from a large lending institution for the erection of a 13-sty apartment house at the northeast corner of West End av and 96th st, on plot 100x125. The plot was purchased by Mr. Schiff from Robert E. Dowling in June, 1913.

FREDERICK FOX & CO. negotiated the recently recorded sale of the two 3-sty tenements, 502 and 504 West 33d st, on plot 35x74, for the Anonymous Co., to the New York Central Railroad. The buyers now own the entire block bounded by 10th and 11th avs, 32d and 33d sts, with the exception of two small parcels.

A RESOLUTION changing the name of Seaside Park, Rockaway Beach, from Sea Side to Jacob A. Riis Park was offered in the Board of Aldermen Tuesday by Alderman Hochendorfer. This is in accordance with the suggestion of Theodore Roosevelt and Charities Commissioner Kingsbury, assented to by the Park Commissioners.

JOSEPH P. DAY will offer to-day at auction Roppowam farm and buildings, consisting of about 237 acres, located on Stillwater av, Back rd and Bedford rd, Stamford, Conn. The property comprises upland, meadow and wood, with over 25 buildings, all in good condition. The property has a large frontage on two of the main roads, the Bedford rd and Stillwater av. The tract is divided into five parcels.

THROGGS NECK TAXPAYERS' ASSOCIATION held its regular monthly meeting last Saturday evening in P. S. 14, on the Eastern Boulevard, and transacted important business. The association adopted among others a resolution calling for the transfer of a tract of 11 acres at the foot of Throggs Neck rd on the East River shore front, from the jurdisdiction of the Department of Docks and Ferries of the City of New York to that of the Department of Parks, Borough of The Bronx, and the establishment of proper access to the land by an extension of Fort Schuyler rd.

OBITUARY

MORRIS SHERWIN, a real estate dealer, died this week, at his home, 282 Garfield pl, Brooklyn, aged forty-nine. He was a member of the Jewish Federation of Charities and Temple Beth Elohim. A widow and son survive him.

ANTHONY MILLER, of 30 St. Mark's av, Brooklyn, died on Friday, June 5, at Asbury Park. He was a veteran of the Civil War and distinguished himself as a member of the 7th Regiment. He would have been 90 years old next October. Mr. Miller was a pioneer in the piano business in Manhattan, and later engaged in the real estate business in Manhattan and Brooklyn, retiring several years ago. He was a member of the Holy Name Society, connected with St. Augustine's Church, and is survived by three sons, Henry, Philip and George, and three daughters.

GEORGE A. SAVORY, a retired real estate dealer, died on Monday, aged sixty-four, at his residence, 306 West 51st st. Mr. Savory was born in Salem, Mass. He is survived by his widow, Mrs. Jessie B. Savory.

MICHAEL F. HOLLAND, who owned about $750,000 worth of real estate in Rockaway Beach, died of heart disease on Wednesday, aged sixty-seven, at his home at Boulevard and Holland avs, Rockaway. He was the first postmaster of Rockaway Beach and took an active interest in the affairs of the town. He is survived by his wife, Julia, a daughter, Mrs. Fannie B. Bammann, and two sisters, Miss Jane Holland and Mrs. Eugenie Tuthill. The district where the family lived was known for many years as the Holland section.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF PETER DIEHL.—1982-1984 Amsterdam av, $37,000.

SAMUEL WARWICK.—533 West 147th st, $10,000.

PHILENA C. SMITH.—1228 Madison av, $20,000.

JULIA HUERSTEL.—959 Grant av, $9 500.

REBECCA WOLFSON.—25 West 70th st, $37,500.

KATHERINE FAIST—322 East 83d st, $15,000.

PAUL HOFFMAN—10 Goerck st, $21,000; 12 Goerck st, $30,000; 107 Attorney st, $11,000; 160-162 Waverly pl, $60,000; 253 West 11th st, $28,000; 287-291 West 4th st, $34,500; 459 Convent av, $14,500; 312 West 104th st, $26,000.

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AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

A total of $150,275 was realized for 138 lots of the McDougall tract in Bay Ridge, Brooklyn, offered at auction last Saturday by Bryan L. Kennelly. The remainder of the 600 lots, scheduled to be sold, will be held until the subway is completed. Inside lots brought from $900 to $1,200 and corners about $2,000. The lot at 44th street and New Utrecht avenue, opposite the L station, sold for $4,750. Among the buyers were H. A. Tower, H. A. Murphy, S. V. Stuart, Ellen M. Daly, Joseph Geraghty, J. C. Halligan, E. A. Andrews, William Cole, A. De Martin, Lester Huber, Mrs. Catherine Autz and Frederick Aren.

At Monmouth Beach, N. J., on the same day, Joseph P. Day sold twenty-three properties, including the Casino, for $35,675. The Casino was purchased by the Monmouth County Fire Co. In the Manhattan and Bronx Exchange Salesrooms, plaintiffs and other parties in interest bought nineteen of the thirty-three offerings, nine sales were either withdrawn or adjourned, and only five went to outside bidders.

For the coming week the Jere Johnson, Jr., Company will offer at absolute sale 291 lots in the Bay Ridge section of Brooklyn, owned by the Fleet Estate.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 12, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Lewis st, 102 (*), es, 75 n Stanton, 21x100, 6-sty bk loft & str bldg & 6-sty bk rear loft bldg; due, $19,139.49; T&c, $763.08; J Frederic Kernochan. 20,000

Lispenard st, 13-15 (*), ns, 125.11 e West Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; due, $41,290.25; T&c, $1,838.50; Geo E Chisholm et al, exrs. 40,000

13TH st, 325 W, ns, 325 w 8 av, 25x103.1, 4-sty bk tnt & 2-sty bk rear stable; partition; Merit Realty Co. 8,100

34TH st, 158 E (*), ss, 132.10 w 3 av, 23.8 x98.9x9.11x99.7, 4-sty stn tnt & str; due, $6,065.30; T&c, $1,081.60; Ludin Realty Co. 32,704

34TH st, 508 W (*), ss, 125 w 10 av, 20 x98.9, 4-sty bk tnt; partition; Chas J Toner. 12,000

37TH st, 162 E (*), ss, 80 w 3 av, 20x 69.3, 4-sty & b stn dwg; due, $21,426.99; T&c, $397.27; Guaranty Trust Co of NY. 15,000

55TH st, 234-6 E, ss, 200 w 2 av, 50x 100.5, 2-5-sty bk tnts & strs; due, $4,392.66; T&c, $2,153.01; sub to 1st mtg $30,000; withdrawn.

96TH st, 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; withdrawn.

Amsterdam av, 1930, ws, 50 s 156th, 25x 100, 3-sty bk tnt & strs & 1-sty ext; withdrawn.

JACOB H. MAYERS.

37TH st, 15 W, ns, 320 w 5 av, 25x98.9, 4-sty & b stn dwg; due, $11,353.05; T&c, $3,925.37; withdrawn.

135TH st, 209 W (*), ns, 175 w 7 av, 25x 99.11, 5-sty bk tnt; due, $19,199.13; T&c, $231.75; Equitable Life Assur Society of the U S. 18,000

135TH st, 211 W (*), ns, 200 w 7 av, 25 x99.11, 5-sty bk tnt; action 2; due, $19,-203.25; T&c, $249.57; Equitable Life Assur Society of the U S. 18,000

135TH st, 213 W (*), ns, 225 w 7 av, 25x 99.11, 5-sty bk tnt; action 3; due, $19,-201.08; T&c, $249.57; Equitable Life Assur Society of the U S. 18,000

BRYAN L. KENNELLY.

28TH st, 162 W, see 7 av, 311-15.

165TH st, 471 W, ns, 200 e Ams av, 25x 69.7x25.3x73.3, 3-sty fr dwg; Wm H Moeller. 8,500

180TH st, 504-6 W (*), ss, 137.6 w Ams av, 37.6x100, 5-sty bk tnt; action 2; due, $35,536.34; T&c, $1,611.80; Margt S Brandreth et al exrs & trstes. 30,000

L J PHILLIPS & CO.

63D st, 147 W (*), ns, 367.3 e Ams av, 18.6x100.5, 4-sty & b bk dwg; due, $2,-624.87; T&c, $290.55; sub to pr mtg $14,-500; Amy A C Montague. 15,680

180TH st, 502 W (*), ss, 100 w Ams av, 37.6x100, 5-sty bk tnt; action 1; due, $31,-544.70; T&c, $1,611.80; Margt S Brandreth et al exrs & trstes. 30,250

HENRY BRADY.

34TH st, 238 E, ss, 152 w 2 av, 18.3x98.9, 3-sty & b bk dwg; due, $13,529.32; T&c, $320.32; withdrawn.

71ST st, 432-4 E (*), ss, 100 w Av A, 50 x145.4, 7-sty bk loft bldg; due, $42,359.56; T&c, $1,400; East River Savgs Instn. 44,500

129TH st, 247 W (*), ns, 462.6 w 7 av, 18.9x99.11, 3-sty & b bk dwg; due, $7,722.02, T&c, $519.80; Bowery Savgs Bank. 7,500

HERBERT A. SHERMAN.

158TH st, 644 W (*), ss, 768.10 w Bway, 18.8x100, 3-sty & b bk dwg; due, $3,043.65; T&c, $394.45; sub to pr mtg $10,000; Edw C Osborn. 13,300

SAMUEL MARX.

134TH st, 45 E (*), ns, 340 w Park av, 25x99.11, 5-sty bk tnt; due, $15,423.33; T &c, $960; Chas T Dotter. 14,500

Total	$346,034
Corresponding week 1913	1,005,384
Jan. 1, 1914, to date	16,780,131
Corresponding period 1913	22,787,440

Bronx.

The following are the sales that have taken place during the week ending June 12, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Boston rd, nws, 162.10 n Bryant av, see Bryant av, 1918.

Boston rd, 1923, see Bryant av, 1918.

Briggs av or 213th st E (*), ns, 200 w Tilden av, 100x100; due, $2,663.59; T&c, $201.99; Harriett A Worster. 500

Bryant av, 1918 (*), nec Boston rd (No 1923), 79.3x87.2x124.10, vacant; also BOSTON RD, ws, 162.10 n Bryant av, 31.2x21x 22, gore, vacant; due, $1,181.94; T&c, $1,-559.50; sub to pr mtg $4,000; Saml Keeler. 7,100

Longfellow av, 1255, es, 90.4 s Freeman, 41.4x109.5, 5-sty bk tnt; due, $33,865.08; T &c, $1,372.65; DJ Mendelson. 34,609

JAMES L. WELLS.

238TH st, 238 E (*), ss, 380 e Kepler av, 20x100, 2-sty fr dwg; due, $3,925.99; T&c $136.26; Mary H Weight. 3,000

240TH st E, sec Martha av, 75x100, vacant; due, $3,910.48; T&c, $145.53; H M Failing. 4,175

Martha av, sec 240th, see 240th E, see Martha av.

CHAS. A. BERRIAN.

Whittier st, ws, 160 n Garrison av, 50x 128.4x51.2x117.6, vacant; due, $2,065.31; T &c, $200; Wm Landgrede. 2,400

HENRY BRADY.

Tiebout av, ws, abt 100 n 187th, see Valentine av, 2438-42.

Valentine av, 2438-42 (*), es, 100 n 187th, runs e135xn1.11xe100 to Tiebout av, xn 100.1xw235xs101.11 to beg, 2-2-sty fr dwgs & vacant; due, $16,425.42; T&c, $880.20; Mortimer Smith. 17,825

M. MORGENTHAU, JR. CO.

Villa av, 3164, es, 391 n 204th, 18x100, 2-sty fr dwg; adj July 14.

Total	$69,600
Corresponding week 1913	2,543,780
Jan. 1, 1914, to date	3,080,766
Corresponding period 1913	6,124,306

Brooklyn.

The following are the sales that have taken place during the week ending June 10, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

SALE OF THE McDOUGAL TRACT HELD ON PREMISES.

BRYAN L. KENNELLY.

41ST ST, swc 9th av, 40x100.2; Thos E Hallegan	3,400.00
42D ST, ws, 100 n 10th av, 40x100.2; M Hartman	2,150.00
42D ST, ws, 140 n 10th av, 40x100.2; W E Murphy	2,200.00
42D ST, ws, 300.7 n 9th av, 160x100.2; J J Lakey	7,200.00
42D ST, ws, 260.7 n 9th av, 40x100.2; E M Hendrickson	1,800.00
42D ST, es, 300 n 10th av, 40x100.2; M Smalley	2,150.00
42D ST, es, 260 n 10th av, 40x100.2; Catharine Aritz	2,150.00
42D ST, es, 100 n 10th av, 40x90.5x40x 88.4; E M Hendrickson	2,100.00
42D ST, ws, 100.7 n 9th av, 80x100.2; J M Finkelstein	3,800.00
42D ST, ws, 180.7 n 9th av, 40x100.2; H D. Orlus	1,900.00
42D ST, ws, 220.7 n 9th av, 40x100.2; W E Murphy	1,850.00
42D ST, es, 100.7 n 9th av, 40x100.2; Ellen M Daly	1,950.00
42D ST, es, 140.7 n 9th av, 40x100.2; A Pruslin	1,950.00
42D ST, es, 180.7 n 9th av, 40x100.2; B Goerecke	1,950.00
42D ST, es, 220.7 n 9th av, 100x100.2; D Becker	4,750.00
42D ST, es, 160 s 9th av, 60x70.6x60x 67.4; S B Rogers	2,175.00
42D ST, es, 220 s 9th av, 60x73.8x60x 70.6; W. Cole	2,250.00
42D ST, es, 280 s 9th av, 80x77.10x80x 73.8; W Cole	3,000.00
42D ST, es, 120 s 9th av, 40x67.4x40x65; S S Blume	1,500.00
42D ST, es, 220.7 n 9th av, 20x100.2; F H Pope	925.00
42D ST, es, 340.5 n 9th av, 19.10x100.2; Fred Arlen	975.00
43D ST, es, 100 n 10th av, 20x100.2; C Walters	1,050.00
43D ST, ws, 320.7 n 9th av, 40x100.2; R M Sheuse	1,800.00
43D ST, es, 220.7 n 9th av, 40x100.2; C Walters	1,800.00
43D ST, es, 260.7 n 9th av, 60x100.2; W E Murphy	2,700.00
43D ST, es, 100.7 n 9th av, 40x100.2; A De Martin	1,800.00
43D ST, es, 180.7 n 9th av, 20x100.2; A E Koetal	900.00
43D ST, es, 200.7 n 9th av, 20x100.2; L V. Huter	875.00
43D ST, es, 140.7 n 9th av, 40x100.2; J T Catenazzo	1,750.00

13D ST, ws, 100 s 8th av, 20x100.2; E A Adams 925.00
43D ST, ws, 120 s 8th av, 40x100.2; R M Sheuse 1,850.00
43D ST, ws, 100.7 n 9th av, 220x100.2; R M Sheuse 10,175.00
44TH ST, es, 100 s 9th av, 40x100.2; K C Wood 2,750.00
44TH ST, ws, 260 n 10th av, 100x100.2; W E Murphy 7,250.00
45TH ST, ws, 360.6 n 9th av, 60x100.2; W E Murphy 2,550.00
45TH ST ws, 320.6 n 9th av, 40x100.2; Mrs Wm Luxton 1,720.00
45TH ST, ws, 280.6 n 9th av, 40x100.2; K C Wood 1,700.00
45TH ST, ws, 180 s 8th av, 100x100; E M Hendrickson 4,300.00
45TH ST, ws, 100.6 n 9th av, 40x100.2; M Bodkin 1,900.00
45TH ST, es, 100.6 n 9th av, 20x100.2; W E Murphy 900.00
45TH ST, ws, 100 s 8 av, 40x100.2; E Rigas 1,900.00
45TH ST, ws, 140 s 8 av, 40x100.2; K C Wood 1,840.00
46TH ST, es, 100 s 8 av, 20x100.2; Geo T Smith 850.00
NEW UTRECHT AV, ns, 25.5 e 44th, 25.2x107.10x20x123.2; S B Rogers.... 3,100.00
NEW UTRECHT AV, nec 44th, 25.5x 100.2x20x115.8; S B Rogers..... 4,750.00
8TH AV, ss, 100.2 e 44th, 25x100; C Walters 1,225.00
8TH AV, swc 45th, 36.9x100x40.2x91.6; Geo T Smith 2,700.00
8TH AV, sec 46th, 40.2x100; J B Johnson 3,175.00
8TH AV, ss, 40.2 e 46th, 20x100; Geo T Smith 1,400.00
9TH AV, nwc 44th, 20.2x100.6; W E Murphy 1,900.00
9TH AV, ns, 100.2 e 42d, 40x100.8; J L Curtin 2,200.00
9TH AV, swc 44th, 60.2x100; Max Neufeld 4,275.00
9TH AV, ss, 60.2 w 44th, 40x100; K C Wood 2,200.00
9TH AV, sec 44th, 100.2x100; J J Mastason 6,475.00
9TH AV, nwc 42d, 40.2x100.7; W E Murphy 3,175.00
9TH AV, ns, 60.2 e 42d, 40x100.7x40x 100.8; J V Stuart 2,200.00
9TH AV, nec 42d, 20.2x100.7; J F Gerathy 1,950.00
9TH AV, ns, 20.2 e 42d, 20x100.7; J F Gerathy 1,200.00
9TH AV, ns, 40.2 e 42d, 20x100.7; J L Curtin 1,150.00
9TH AV, nec 42d, 60.2x100x60x100; J V Stuart 5,700.00
9TH AV, sec 42d, 20.2x100; E C Sweezy 1,850.00
9TH AV, ss, 20.2 e 42d, 40x100; E M Hendrickson 2,250.00
9TH AV, nec 44th, 20.2x100.7; E M Hendrickson 1,925.00
10TH AV, swc 46th, 40.2x100; C E Brown 2,700.00
10TH AV, ss, 40.2 w 46th, 20x100; C E Brown 1,400.00
10TH AV, ns, 60.2 e 42d, 35.6x100.1x 30.3x100; J V Stuart 2,800.00
10TH AV, nwc 42d, 20.2x100; S B Rogers 2,375.00
10TH AV, ns, 20.2 w 42d, 80x100; W Cole 6,500.00

WILLIAM H. SMITH.

BAY 11TH ST (*), ws, 332.7 ne Cropsey av, 20x96.8; Jno R Sparrow.... 2,100.00
BERGEN ST, ns, 381 e Nostrand av, 19x107.2; Wm S Catherwood 6,000.00
HERKIMER ST, ns, 100 w Troy av, 20x100; Louise C Freitag 2,500.00
JACKSON ST (*), ws, 25.4 s Hudson av, 25.4x84; also CONCORD ST, ss, 101.4 e Hudson av, 25.4x75; Everett H Moe 4,000.00
E 45TH ST, ws, 197.6 n Av J, 40x 100; Harry C. Kuhlman 450.00
61ST ST (*), ns, 144 w 19 av, 18x 100; also 61ST ST, ns, 343.10 e 18 av, 18x100; Chas A Rippman 4,500.00
72D ST (*), sws, 220 se 8 av, 20x100; Mary Benson et al 2,500.00
72D ST (*), sws, 260 se 8 av, 20x100; Mary Benson et al 2,500.00
77TH ST (*), sws, 400 nw 21 av, 166.3 x100; Eliz A W Woolston 2,000.00
ATLANTIC AV, ns, 80 w Pleasant pl, 17x98.7; Carmine Yannucci 2,150.00
BROADWAY, 381, ns, 130 w Hooper, 20x100 (exr); Wilbur H. Crane..... 3,300.00
FORT HAMILTON AV (*), nws, 40.10 ne 60th, 20.3x70; Action 1; Wm Foger 4,500.00
FORT HAMILTON AV (*), nws, 61.2 ne 60th, 20.3x70; Action 2; Wm Foger 5,000.00
FORT HAMILTON AV (*), nws, 81.5 ne 60th, 20.4x70; Action 3; Wm Foger 4,500.00
FORT HAMILTON AV (*), nws, 101.9 ne 60th, 20x70; Action 4; Wm Foger 4,500.00
FORT HAMILTON AV (*), nws, 121.9 ne 60th, 20x70; Action 5; Wm Foger 4,500.00
FORT HAMILTON AV (*), nws, 141.9 ne 60th, 20x70; Action 6; Wm Foger 4,500.00
GRAND AV (*), ws, 250 n Putnam av, 25x100; also GRAND AV, ws, 275 n Putnam av, 20x100; Grace L Brunn.. 10,000.00
12TH AV, sec 36th, 136.10x98.10; withdrawn ..... —

WILLIAM P. RAE.

GRAND ST, swc Leonard, 20x100; Jno Murray 7,800.00
JEFFERSON ST, nws, 285 ne Bway, 44x100; E L Richard 21,000.00
72D ST, ns, 394.6 w 6 av, 20x117.5; withdrawn ..... —
81ST ST, ns, 80 e 5 av, 225.7x100; withdrawn ..... —
CHURCH AV (*), nec E 34th, 40x100; Chas J Schriefer et al 1,619.00
CHURCH AV (*), ss, 20 w E 34th, 20x 80; Chas J Schriefer et al..... 5,400.00
GARDNER AV, nec Harrison pl, 200 to Ingraham x130, vacant (exr); also WYCKOFF AV, nec Jefferson av, 142.8 to Flushing av x200, vacant (exr); L M Martin 7,600.00
MORGAN AV, ws, 120 n Nassau, 20x 100; Chas King 2,750.00

NATHANIEL SHUTER.

WARREN ST (*), ns, 220 w Hoyt, 20x 100; Dermott Ryder 4,500.00
CONEY ISLAND AV (*), ws, 397.1 s Foster av, 30x90; Henry Timm et al. 3,000.00

Total $271,944.00
Corresponding week 1913..... 213,146.00

VOLUNTARY AUCTION SALES.

Manhattan.

JUNE 18.

JOSEPH P. DAY.

MADISON AV, 173, bet 33d & 34th, 24.8x100, 5-sty bk bldg.

Brooklyn.

JUNE 16.

JERE JOHNSON, JR., CO.

291 LOTS of Fleet Estate on 68th st, bet 3 & 6 avs and 5, 6 & Bay Ridge avs, Bay Ridge, at 7.30 o'clock in Academy of Music.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

JUNE 13.

No Legal Sales advertised for this day.

JUNE 15.

60TH ST, 243 E, ns, 115 w 2 av, 20x100.5, 3-sty & b stn dwg; Dry Dock Savgs Instn—Kath G Fanell et al; Frank M Tichenor (A), 38 Park Row; Wm Allen (R); due, $14,374.33; T&c, $452.77; Samuel Marx.

JUNE 16.

BROOME ST, 141, ss, 20 e Ridge, 20x60, 3-sty bk tnt & str; City Real Estate Co—Hyman Greenstone et al; Harold Swain (A), 176 Bway; Jno H Rogan (R); due, $10,845.89; T&c, $245.20; Henry Brady.

BROOME ST, 365-9, sec Mott (Nos 166-70), 72.8 x103.4x70.8x108.9, 2-6-sty bk tnts & strs; Jas E March—Carmine Marasco et al, exrs; Hedges, Ely & Frankel (A), 165 Bway; Andw J Shipman (R); due, $28,283.89; T&c, $2,800; sub to mtg of $142,500; Henry Brady.

MOTT ST, 166?0, see Broome, 365-9.

22D ST, 306 W, ss, 100 w 8 av, 20x98.6, 3-sty bk tnt & str; Saml P White Jr—Julia E Shotland et al; Burlock E Rabell (A), 38 Park Row; Neilson Olcott (R); due, $14,927.05; T&c, $260; mtg recorded Apr8'11; Joseph P Day.

69TH ST, 46 W, ss, 515.6 w Central Park W, 22x100.5, 4-sty & b stn dwg; E Lansing Satterlee—Elsa L von Arkovy et al; Warren A Mayou (A), 55 Liberty; Abr Omerstein (R); due, $10,072.77; T&c, $406.70; sub to a prior mtg of $30,000; Joseph P Day.

JUNE 17.

No Legal Sales advertised for this day.

JUNE 18.

GREENE ST, 204-6, es, 100 s 3d, 50x100, 6-sty bk loft & str bldg; Central Trust Co NY—Fannie Hamlin et al; Joline, Larkin & Rathbone (A), 54 Wall; Matthew A Henkel (R); due, $92,414.64; T&c, $2,447.39; Joseph P Day.

MADISON ST, 333-5, nec Scammel, 96x35.3x 95.7x41.3, 6-sty bq tnt & strs; Aug Ruff & ano—Isadore Marans et al; Gettner, Simon & Asher (A), 299 Bway; Jno T McGovern (R); due, $12,265.05; T&c, $783.84; sub to first mtg of $54,000; Henry Brady.

SCAMMEL ST, nec Madison, see Madison, 333-5.

STANTON ST, 78, ns, 45 e Allen, 21x65, 5-sty bk tnt & str; Wilhelmina Kraessch—Babetta Adler et al; Adolph Waxenbaum (A), 124 Stantou; Jno G Pheil (R); due, $11,059.65; T&c, $2,378.94; Herbert A Sherman.

48TH ST, 220-8 W, ss, 275.6 e 8 av, 99.6x100.5, 4-sty bk theatre (Longacre); Black & Boyd Mfg Co—Frazee Realty Co et al; Feiner & Maass (A), 100 Bway; Powell Crichton (R); due, $4,262.43; T&c, $2,600; sub to 2 mtgs aggregating $200,000; Joseph P Day.

118TH ST, 306 W, ss, 125 w 8 av, 25x100.11, 5-sty bk tnt & strs; Anna A Gillies—T R Smith Realty & Constn Co et al; L & A U Zinke (A), 290 Bway; Fredk R Rich (R); due, $23,193.84; T&c, $1,170; Joseph P Day.

AV D, 8-12, es, 37.2 s 3d, runs e70xs18.1xe—xs 37.2xw90xn56.1 to beg, 5-sty bk casino; Welz Zerweck, a corpn—Louis Schaffler et al; Goldfogle, Cohn & Dorf (A), 271 Bway; Harry J Fromberg (R); due, $24,447.44; T&c, $623; M Morgenthan Jr Co.

JUNE 19.

SOUTH ST, 178-9, ns, abt 65 e Roosevelt, 41.9x 1514 to Water st (Nos 337-9), 37.4x75.8, 4-sty bk tnt & strs, 4-sty bk market & 2 & 3-sty bk stable; Moses Solomon—Fannie E D Story et al; Saml J Rawak (A), 256 Bway; Cecil B Ruskay (R); due, $9,069.15; T&c, $845.50; sub to two mtgs aggregating $28,500; Joseph P Day.

WATER ST, 337-9, see South st, 178-9.

24TH ST, 223 W, ns, 283.4 w 7 av, 16.8x80, 4-sty & b bk dwg; German Kahn et al exrs —Marie Frank et al; Eugene Cohn (A), 74 Bway; Edwin H Updike (R); due, $2,146.85; T&c, $283.50; sub to 1st mtg $11,000; Joseph P Day.

JUNE 20.

No Legal Sales advertised for this day.

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(Advertised Legal Sales, Manhattan (Continued)

JUNE 22.

11TH ST, 647-9 E, nwc Av C (Nos 179-81), 83x 51.9, G-sty bk tnt & strs; Wm L Condit trste et al—Burt Realty Co Inc et al; Elkus, Gleason & Proskauer (A), 170 Bway; Maurice Goodman (R); due, $67,251.31; T&c, 471.79; mtg recorded Mar29'09; Bryan L Kennelly.

AV C, 179-81, see 11th st, 647-9 E.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

JUNE 13.

No Legal Sales advertised for this day.

JUNE 15.

170TH ST, 392 E, ss, 47.9 w Clay av, 20.2x63.3 x16.8x74.4, 2 & 3-sty fr dwg; Eliz A Reid extrx—Tremont Iron Works et al; Thos F Doyle (A), 156 Bway; Jas C Brady (R); due, $5,174.68; T&c, $050; Bryan L Kennelly.

MAPES AV, 2157-9, ws, 78.6 s 182d, 60.10x145.3 x75.11x146.1, 2-5-sty bk tnts; Prospect Investing Co—Jno Voilante Realty Co et al; Stephen W Collins (A), 63 Wall; Geo P Breckenridge (R); due, $8,134.26; T&c, $535.42; sub to two 1st mtgs aggregating $47,500; Herbert A Sherman.

JUNE 16.

ST GEORGE'S CRESCENT, ns; see Van Cortland av, ss.

170TH ST, W, swc Inwood av; see Inwood av, swc 170th.

INWOOD AV, swc 170th, 38.3x—; vacant; Walter F Welch—Erie Basin Impt Co et al; Hatch & Clute (A), 100 Bway; Earnest R Eckley (R); due, $812.98; T&c, $57.83; James L Wells.

PROSPECT AV, 2058A, on map 2056, es, 314.6 s 180th 16.6x150, 2-sty fr dwg; Effingham l Walgrove—Martin Goldfarb et al; Geo B Class (A), 156 5 av; Allen Caruthers (R); due, $5,613.05; T&c, $195.73; Joseph P Day.

PROSPECT AV, 2354, es, 562.6 n 183d, 18.9x93.4 x18.9x93.9, 2-sty bk dwg; Beatrice S B Ziegel —Anthony Reale et al; Sigmund Wechsler (A), 233 Bway; Edw F Moran (R); due, $6,841.67; T&c, $183.67; Chas A Berrian.

VAN CORTLANDT AV, ss, and ST GEORGE'S CRESCENT, ns, lots 616, 617 & 618, 75x125.6x 95.6x66.7, vacant; Mary C Ailinger—Annie McMahon et al; John A Bowen (A), 346 Fulton; Timothy A Leary (R); due, $2,307.05; T&c, $260 mtg recorded June 27, 1903; Bryan L Kennelly.

JUNE 17.

150TH ST, 148 E, ss, —w Mott av, runs s150xe 30.6xs10.2xw47.5xs10.6xw2xnw71.6xe3 xn100 xe 18.6 to beg; 2-sty & b bk dwg and 1 & 2-sty fr rear stable; Jno Toner—Sarah McCormick et al; Thos J Bannon (A), 5 Beekman; Jno J Hynes (R); due, $2,492.31; T&c, $13.17; Henry Brady.

181ST ST, 660 E; see Belmont av, sec 181st.

BELMONT AV, sec 181st (No 660), 100.9x40.4, 5-sty bk tnt; Jos N Finkelstein—Crownhill Constn Co et al; Selig Edelman (A), 152 Nassau; Jno F Frees (R); due, $15,669.17; T&c, $115.05; Geo Price.

JUNE 18.

170TH ST, 823 (1075) E, ns, 46.1 w Marmion av, 25x100; 2-sty fr dwg; Mary E Roberts—Cecelia A Buttikofer et al; Merchant, Olena & Merchant (A), 149 Bway; Eugene F McGee (R); due $1,039.60; T&c, $804.26; Henry Brady.

235TH ST, E, nwc Kepler av see Kepler av, nwc 235th.

ANDERSON AV, ws, abt 135 s 165th, runs w115 xs9.7xw100 to Woodycrest av (1038); xs20.5x e215xn30 to beg, 2-sty & b fr dwg; Wm Totten et al—E Van Rensselaer Ketchum et al; Saml Riker, Jr (A), 19 Cedar; Thos Gilleran (R); due, $8,865.09; T&c, $2,570.58; mtg recorded June 16, 1906; Jos P Day.

ARTHUR AV, 2361-3, see Arthur av, 2375-7.

ARTHUR AV, 2375-7, ws, 164.7 s 187th, 50x 115.11x50x115.5, 2-sty fr dwg & str & 1-sty bk theatre; also ARTHUR AV, 2361-3, ws, 264.7 s 187th, 50x116.11x50x116.5, 5-sty bk tnt & strs; Smada Realty Co—Jos Tesoro et al; Oliver E Davis (A), 3210 3 av; Harold H Straus (R); due, $4,740.51; T&c, $683.97; sub to two mtgs aggregating $37,639.17; Joseph P Day.

KEPLER AV, nwc 235th, 75x100 2 2-sty fr dwgs; Andrew C Jung—Theo Senior et al; Clocke, Koch & Reidy (A), 391 E 149th; Willoughby B Dobbs (R); due, $1,719.12; T&c, $300; sub to 1st mtg of $9,000; Geo Price.

WOODY CREST AV, 1038; see Anderson av, ws, abt 135 s 165th.

JUNE 19.

167TH ST, 581 E, nec Franklin av (1160), 25x 100; 2-sty fr dwg; Martha A Garrison—James J Martin et al; Fredk A Southworth (A), 68 William; Jos P McGowan (R); due, $7,024.52; T&c, $239; Henry Brady.

BOGART AV, ns, 150 e Lydig av see Muliner av, ss, 150 e Lydig av.

BRYANT AV, 1489 ws, 225 s 172d, 20x100, 3-sty bk dwg; Christina Gerstner et al exrs—Jacob Kronenberger et al; Deyo & Bauerdorf (A), 111 Bway; Matthew P Doyle (R); due, $8,113.16; T&c, $890.83; Henry Brady.

FRANKLIN AV, 1160; see 167th, 581 E.

FRANKLIN AV, 1251-3, ws, 116.3 n 168th, runs w115.3xs46.2xw44.8xn—xe11xn60.xe168.8 x s76.6 to beg; 2 2-sty fr dwgs; Stephen D Pringle—Hyman Rosner et al; Chalmers Wood (A), 52 William; Edw F Moran (R); due, $16,050.26; T&c, $475; Jos. P Day.

MULINER av, ss, 150 e Lydig av, runs s 200 to Bogart av, xe275xn100xw75xn100xw200 to beg; Louis Pines—Geo C Van Tuyl, Jr, et al; Theo Schwartzman (A), 44 Court, Bklyn; Walter L McCorkle (R); due, $1,997.65; T&c, $1,691.09; J H Mayers.

TREMONT AV, sws, 161.9 ne & e Sedgwick av, 74.3x71.2x68.9x86, vacant; Chas J Harvey—Olof Johanson et al; Harry G Smith (A), 21 Park Row; Edw F Moran (R); due, $5,416.85; T&c, $923.79; Jos P Day.

JUNE 20 & 22.

No Legal Sales advertised these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

JUNE 13.

No Legal Sales advertised for this day.

JUNE 15.

HULL ST, ns, 133.4 w Hopkinson av, 16.8x100; Investing Associates—Vera F Douglas et al; Ralph W Kenyon (A), 44 Court; Leon R Jacobs (R); Wm H Smith.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x 100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.

E 14TH ST, es, 140 s Av U, 60x100; Wm J Boesch—Adele Dill; Jacob M Peyser (A), 26 Court; David Hirshfield (R); Nathaniel Shuter.

71ST ST, ns, 181.1 e 18 av, 18.6x100; Caroline H Crane—Jacob Kaiser et al; Alphonse Dession (A), 82 Wall, Manhattan; Jesse W Johnson (R); Wm P Rae.

SCHENCK AV, es, 150 n N Carolina av, 50x 100; Jno D Forhell—Sarah E Wadsworth et al; Abr Feinstein (A) 16 Court; Edw R W Karntz (R); Wm P. Rae.

6TH AV, sws, 20 ne 52d, 20x80; also 80TH ST, ns, 280 e Ridge blvd, 80x118; U S Marshall's Sale all right, title, &c, which Michl Neville had on Oct4'12, or since, on the premises at 12 o'clock noon by U S Marshall.

6TH AV, es, 77.8 s 53d, 45x100; Mechanics Bank Brooklyn—Albt Goeser et al; Action 1; Jno J Bakerman (A), 5014 5 av; Jas M Fawcett (R); Nathaniel Shuter.

6TH AV, es, 32.8 n 54th, 45x100; same—same; Action 2; same (A); Leroy W Ross (R); Nathaniel Shuter.

JUNE 16.

FRANKLIN ST, ws, 27 n Freeman, 24.4x80; John Sternecker—Alvina Meyer et al; Morris Reizenstein (A), 44 Court; Theodore Gutman (R); Nathaniel Shuter.

STARR ST, nws, 100 ne Irving av, 194x294x irreg; Christian Schneider—Mary J Rothenbach et al; Chas W Philiphar (A), 1254 Broadway; Wm Watson (R); Wm H Smith.

STERLING PL, ns, 100 w Saratoga av, 175x 110.1; Isidore Silberberg et al—Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reiher (R); Wm H Smith.

E 8TH ST, ws, 400 n Av L, 20x120.6; also PARCEL, beg at a point 420 n Av L and runs w 20.6xn20xe20.6xs20 to beg; Eagle Savgs & Loan Co—Thos Costello et al; Jas C McLeer (A), 189 Montague; Ward D Williams (R); Wm H Smith.

E 13TH ST, ws, 277 n Av X, 25x100; Chas S Voorhies—Silas J McGinnis et al; Thomas F Redmond (A), 175 Remsen; James M Kelly (R); Wm H Smith.

E 31ST ST, es, 355.9 s Tilden av, 19x100xirreg; Francis J McManamy et al—Roger L Grogan et al; Henry E Helstad (A), 190 Montague; Geo F Lewis (R); Wm H Smith.

47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Welnberg (R); Nathaniel Shuter.

47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.

47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.

74TH ST, ss, 228 w 17 av, 72x100; Wm E Ronk —John A Jones Bldg Co et al; Taylor, Knowles & Hack (A), 165 Broadway; Henry S Rasquin (R); Wm H Smith.

GREENE AV, nwc Sumner av, 20x80; Jno Nolty—Jno F Graham et al; Henry A Ingraham (A), 189 Montague; Louis N Jaffe (R); Wm P Rae.

MARCY AV, ws, 125 s Macon, 45x100; Dime Savgs Bank of Brooklyn—James H Kollmyer et al; Dykman, Oeland & Kuhn (A), 177 Montague; George Buechner (R); James L Brumley.

MERMAID AV, ss, 40 e W 37th; 40x100; Wm C Canning—James J Lynch et al; Somerville Somerville (A), 192 Montague; Jay S Jones (R); Jere Johnson, Jr, Co.

12TH AV, ses, 40.2 sw 43d, 20x100; Dora Morgan—Flora Wintel et al; Herbert Reeves (A), 55 Liberty, Manhattan; Abr Kesselman (R); Wm H Smith.

12TH AV, ses, 20.2 sw 43d, 20x100; Oswald Gueth—Flora Winter et al; Herbert Reeves (A), 55 Liberty; Manhattan; Louis Jacobson (R); Wm H Smith.

13TH AV, es, 80 n 69th, 20x100; Gaetano Paciello—Ernesta Spairani et al; John L Danzilo (A), 119 Franklin av; Albert E Richardson (R); Wm P Rae.

JUNE 17.

63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.

71ST ST, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Kath Fischer —Jacob Kaiser Improvement Co et al; Davlson & Underhill (A), 26 Court; J Hunter Lack (R); Wm H Smith.

ALABAMA AV, ws, 20 s Glenmore av, 20x50; Hamilton Trust Co—Jos H Schwartz et al; McGuire & Delany (A), 189 Montague; Chas E Hunter (R); Wm H Smith.

ALABAMA AV, ws, 40 s Glenmore av, 20x50; same—same; action 2; same (A); same (R); Wm H Smith.

ALABAMA AV, ws, 60 s Glenmore av, 20x50; same—same; action 3; same (A); same (R); Wm H Smith.

ROCKAWAY AV, sec Livonia av, 25x100; also ROCKAWAY AV, es, 25 s Livonia av, 25x100; Isaac P Huhbard et al—Gabriel Bloch et al; John F Ward (A), 132 Nassau, Manhattan; Wm Van Wyck (R); Wm H Smith.

JUNE 18.

JEFFERSON PL, lot 25, map af Evan Evans et al; also TROY AV, es, 180 s Av E, 60x 125.2; Louis M Davenport—Edward Jones et al; Henry J Davenport (A), 375 Pearl; Wm H Smith.

72D ST, ss, 314.6 e 5 av, 20x100; Jeremiah J Andreas—Bridget Rice et al; John H Mann (A), 68 Broad; Henry S Rasquin (R); Wm H Smith.

86TH ST, ss, 382 w Gravesend av, 60x195; Lena Keck—Guiseppe Scura et al; Alvah W Burlingame, Jr (A), 391 Fulton; Wm S O'Connell (R); Wm H Smith.

DUMONT AV, nec Amboy, 25x100; Chas C Haeusler et al—Amboy Constn Co et al; Saml Seiderman (A), 26 Court; Richard E Walsh (R); Nathaniel Shuter.

5TH AV, 449-51, es, 32.6 s 9th, runs s 40xe100xn 26xw20xn14xw80 to beg; Paul E Fitzpatrick—Wm J Fitzpatrick et al; John H Fleury (A), 189 Montague; Thos H Troy (R); Wm H Smith.

JUNE 19.

DOUGLASS ST, es, 192.11 n Sutter av, 25x100; Edmund D Teller et al—Matthew Pollock et al; Solinger & Solinger (A), 179 Broadway, Manhattan; Harry L Thompson (R); Wm H Smith.

77TH ST, ss, 409.2 w 14 av, 30.16x100; South Brooklyn Savgs Instn—Louis M Green et al; Coombs & Whitney (A), 44 Court; John E Seaman (R), Wm P Rae.

BROOKLYN AV, ws, 475 s Av F, 45x100; Lillie E Knoke—Louisville Realty Co et al; Cook & Benjamin (A), 189 Montague; Fred M Mathews (R); Wm H Smith.

OCEAN PKWAY, ws, 529.4 s Foster av, 24.3x 150; Gustave Girard—Mary E Bryne et al; Richard J Kent (A), 215 Montague; Herman S Bachrach (R); Wm H Smith.

6TH AV, es, 32.8 n 54th, 45x100; Mechanics Bank Brooklyn—Albert Goeser et al; John J Bakerman (A), 5014 5 av; Leroy W Ross (R); Wm H Smith.

JUNE 20.

No Legal Sales advertised this day.

JUNE 22.

RICHMOND ST, ws, 308 s Brooklyn & Jamaica turnpike, 40x150; Maurice E Connolly et al, exrs—Hy D Bergen et al; Fredk S Rauber (A), 145 Nassau, Manhattan; Algernon I Nova (R); Nathaniel Shuter.

E 42D ST, ws, 217.6 n Av J, 40x100; Emma C Mayer—Lydia Ellenbeck et al; Caldwell & Holmes (A), 44 Court; Wm H White (R); Wm H Smith.

HOWARD AV, swc Dean, 107.2x90; Fundy Co—Jasum Realty Co, Inc, et al; Jonas, Lazansky & Newhurger (A), 115 Broadway, Manhattan; John F Clarke (R); Nathaniel Shuter.

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philiphar (R); Jere Johnson Jr Co.

5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 6.

70TH ST, 325 W; Frederick A Clark—Walter E Thompson et al; amended; Ver Planck, Prince & Flanders (A).

117TH ST, n s, 250 w of Lenox av, 18x100.11; Margaret O Sage—Alfred B Warwick et al; De Forest Bros (A).

125TH ST, 532 W; John H Landert—Edwin F Walton et al (amended); F Hoar (A).

CLAREMONT AV es, 300 n 122d, 75x115.3; Joseph Jaffe—Tuscan Constn Co et al; A A Silberberg (A).

LEXINGTON AV, nwc 93d, 75.8x40; Gertrude R de Cheselles—Elias A Cohen et al; Parsons, Classon & McIlvaine (A).

1ST AV, 1843; Bertha M Johnson et al—Aschel Sigalov et al; Wells & Snedeker (A).

JUNE 8.

91ST ST, 61 W; Thomas J Caufield—Ida M Conklin; J H Regan (A).

110TH ST, 344 E; Betty Gusthal—Guiseppe Zito et al; Bowers & Sands (A).

8TH AV, ws, 49.9 n 29th, 21x70xirreg; Meta A Southmayd—Mary E O'Farrell et al; Cary & Carroll (A).

JUNE 9.

102D ST, 108 E; Marie Robert—Timothy J Murphy et al; amended; Bowers & Sands (A).

117TH ST, 236-238 E; Caroline S Wilson—Joseph A Schloss et al; H M Bellinger, Jr (A).

142D ST, 72 W, Henrietta B Lights—Cornelius Daniels et al; F P Trautmann (A).

JUNE 10.

BROOME ST, 318; Albt E Valentine—Rose Sonneberg et al; amended; Cary & Carroll (A).

MINETTA ST, 16-22; also MINETTA LANE, 21; Central Trust Co of N Y—Thos Rosson et al; Joline, Larkin & Rathbone (A).

16TH ST, 441-3 W; Emilie Hoffman—Jas S Hannan et al; Stern, Barr & Tyler (A).

17TH ST, 121-5 W; Alfd M Heinsheimer et al —Domestic Realty Co et al; Stroock & Stroock (A).

153D ST, ns, 300 e Amsterdam av, 132.3x300x irreg; also ST NICHOLAS AV, nwc 153d, 32.9 x25.1x irreg; also 153D ST, ns, 432.3 e Amsterdam av, 62.6x irreg; Genevieve V Sheridan—M R L Building Co et al; J S Rosalsky (A).

LOT 21, map of prop of Ft Washington & Buena Vista Syndicates; Wm H Jeffers—Fort View Constn Co et al; Rose & Paskus (A).

JUNE 11.

CHURCH ST, 296; Florence E Rutter—Adelaide C Brown et al; partition; Kiddle & Margeson (A).

3D AV, 1025-7; Lawrence B Cohen—Manzanola Realty Co Inc et al; action to foreclose mechanics lien; S E Cohen (A).

JUNE 12.

E BROADWAY, 183; Max Wolper—Seward Park Holding Co et al; Feltenstein & Rosenstein (A).

104TH ST, ss 100.6 e 2 av; 24.6x100.11; F Wm Heide—Vincenza Messuri et al; Amend & Amend (A).
140TH ST, LENOX AV, 139TH ST & 7TH AV, block, &c; N Y Life Ins Co—Annie S Watt et al; G W Hubbell (A).
LEXINGTON AV, es, 19.6 n 62d, 34x70; Jessie Gillender—Albt Klenk et al; C A Runk (A).

Bronx.

JUNE 5.
HOE AV, es, 175 s Freeman, 25x100; Sarah E Gifford—Belendia T Lyttle et al; Williamson & Bell (A).
UNION AV, 634; Mary Klemann—Fleischmann Realty & Constn Co et al; J Hallheimer (A).
WESTCHESTER AV, ss, new line at intersec of n boundary line of lands of Episcopal Church of Westchester (2) s Old Friends Meeting house, lot adjourning land from this lot to highway; (3) Plot known as Captain Cornell Ferris, salt meadow, on Westchester Creek; (4) Land under water of Westchester Creek in front of above premises; Robt Sterling Clark—Helen A Pultz et al; Yer Planck, Prince & Flanders (A).
LOT 311, on map of Washingtonville; Harriet E Archer et al—Eliz A Riedinger et al; J F Lambden (A).

JUNE 6.
PLOTS 241, 242, 256, map of Arden Estate; Bessie K Fieger—Robert D Elder, Jr, et al; G W Olvany (A).
PLOTS 182, 183, 196, 197, 215, 216, 229 & 230, map Arden Estate; same—Same; same (A).

JUNE 8.
LONGFELLOW AV, 1153; Henry W Uhl—Julia A Golden et al; A J Kalt (A).
LOTS 57 & 58, map University Heights North; Anna M Hobbs, trustee—Elizabeth J Wellwood et al; R K Brown (A).

JUNE 9.
223D ST, E, ns, 105 e Barnes av, 25x114; Simeon C Bradley—Chas J Byrnes; Bergman & Davis (A).
ELTON AV, es, 27 n 158th, 25x100; Julia G Iness—Elizabeth Ragette et al; T Davenport (A).
HOE AV, ws, 330 s 165th, 25x150; American Real Estate Co—Mercury Realty Co et al; R T Wood (A).
3D AV, nec Southern blvd, 26x41.4; Harriet S Scott et al, exrs—Harry Mayer, exr, et al; P M Goodrich (A).

JUNE 10.
160TH ST, nwc Cortlandt av, 88x51.6; Marie Wilhelm, extrx—Jno Weiser et al; H H Sherman (A).
PROSPECT AV, 1989; Jas T Barry—Louis Ruchti et al; R Loewenthal (A).
WATSON AV, 2105; Jno T Normile et al; Richd Sullivan et al; H Wendt (A).

JUNE 11.
171ST ST, 500 E; Harris Drusin—Chas Maisel et al; J Manheim (A).
PROSPECT AV, ws, 225 n 156th, 20x100; Dailey Realty Co Inc—Rebecca Goldberg et al; Elfers & Abberley (A).
LOT 19, map of 62 lots at Mt Hope, Tremont; Chas H Lowerre et al—Max Reese et al; Cary & Carroll (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 4.
PIKE ST, 68; Hebrew Orphan Asylum of the City of N Y—Henrietta Lewis et al; Hoadley, Lauterbach & Johnson (A); Laurence S Greenbaum (R); due 19,836.52
PARK AV, ws, 75.11 s 107th, 25x75; Amelia De Vries et al—Nicholas C Sudrof; Edgar Pitske (A); Wm H Klenke (R); due..... 12,393.33

JUNE 5.
COLUMBUS AV, sec Hancock st, 25x100; Willie L Brown—John McNulty et al; Clark B Augustin (A); Neilson Olcott (R); due..... 2,068.60

JUNE 6.
No Judgments in Foreclosure Suits filed this day.

JUNE 8.
LEROY ST, 47; Florence A Troughton—Giovanni Arcabasco; Geo Y Bouchle (A); Harry Bijur (R); due. 24,210.70
18STH ST, ss, 225 e 9 av, 25x—; Maybelle Realty Co—Carrie A Miller et al; Engel Bros (A); Jas A Farrell (R); due 2,076.67

JUNE 9.
2D AV, es, 50.5 s 98th, 24.9x100; Anna R Fairchild—Sarah Katz; Theall & Beam (A); Harold V Story (R); due 11,008.96
MANHATTAN AV,505; Beruard Schneller et al—Clara Lindemann et al; Tausch & Hamilton (A); Harry Bijur (R); due 13,104.12

JUNE 10.
136TH ST, 134 W; Trustees of Robert College of Constantinople—Agnes K Taylor et al; Geller, Rolston & Horan (A); Denis A Spellisy (R); due.... 8,828.70

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 6.
129TH ST, junction of Manhattan st, lot 38; Emma G Badgeley—Peter De Witt et al; G F Handel (A).
MADISON AV, 1493-95; Rose Amsterdam et al—Bella Amsterdam et al ;partition; I I Apfel (A).

JUNE 8.
BLEECKER ST, 358-362; Loreto Capuano—Galland Realty Co; action to impress lieu; A Ferme (A).

JUNE 9.
BROADWAY, nec 87th, 201.5x25xirreg; James McVickar et al—Anna M M deM du Luart et al; partition; C S Hoyes (A).

JUNE 10.
WALKER ST, 89; also HOUSTON ST, nwc Thompson, 25x100; also 14TH ST, 207 E; also 80TH ST, 310 E; also HAMILTON TER, ws, 619.6 n 141st, 20x100; also 28TH ST, 230 W; also 85TH ST, 234-6 E; Susan A K Links—Adele M Comyns et al; partition; M S Hart (A).
103D ST, ss, 75.6 e Lexington av, 26x100.11; Jacob L Rich—Abr I Bleistift et al; action to set aside conveyance; J S Befer (A).
131ST ST, 272 W; also 5TH AV, sec 131st, 24.11 x76.5; also 5TH AV, 2496; Agnes E Dunlop—Gramacy Bakery Inc et al; action to set aside conveyance; G R Hawes (A).

JUNE 11.
PITT ST, 55; Anna S Lincoln—Chas S Rosenthal et al; W P Robbins (A).
13TH ST, 228 E; Rachel Hyman et al—Jos Berkowitz et al; M Hyman (A).
13TH ST, 224 E; Rachel Hyman et al—Jos Berkowitz et al; M Hyman (A).
13TH ST, 226 E; Rachel Hyman et al—Jos Berkowitz et al; M Hyman (A).
83D ST, 49 W; Edith M De Molke Hintfeldt—Wm F Cronin et al; Masten & Nichols (A).
109TH ST, 229 E; Francis H Page—Alema Realty Exchange Co— J M Rider (A).
BROADWAY, 2788; Helen D Clark et al—Mary J Winfield et al; amended; H J Lyall (A).
8TH AV, es, 24.8 n 33d, 24.8x100; John E Roosevelt et al—Arthur W Saunders et al; G C Kobbe (A).

JUNE 12.
BLEECKER ST, 354; 10TH ST, 217 W; BLEECKER ST, 350 & 352; 4TH ST, 301 W, and BANK ST, 39; Genevieve C Skelly et al—Mary A Mortimer et al; action to set aside decds; Clarke & Clarke (A).
PARCEL of land, beg at a point 65 ft no of Horatio st x 33.4 e of 4th, runs n 1½ins x e16.8xs2½insxw16.8 to beg; Gertrude Malbin—Jas F Gahn et al; partition; J Sapiosky (A).
BROADWAY, nwc 51st, 201x108.2xirreg; Lustbader Constn Co—Girard Trust Co et al; action to foreclose mechanics lien; Lindsay, Kalish & Palmer (A).

Bronx.

JUNE 5.
149TH ST, ss, 216.5 w Brook av, running through and fronting on 148th, 90.7x206.5x irreg; Ideal Gas & Electric Fixture Co—Bronx-149th St Realty Co et al; action to foreclose mechanics lien; Cass & Apfel (A).
156TH ST, 423 E; Fred Berg—Harry Sherman et al; action to foreclose mechanics lien; O A Samuels (A).

JUNE 6.
174TH ST, nec Washington av, 50x96, & nec Washington av and 174th st, 84.8x43; Jacob Kotlowsky—Rebecca Isear et al; action to declare conveyance fraudulent; A Leichter (A);
230TH ST,** ss, 256 e Barnes av, 50x114; Standard Plumbing Supply Co—Francesco Cerbone; action to foreclose mechanics lien; S T Stern (A).
230TH ST, ss, 255 e Barnes av, 50x114; Standard Plumbing Supply Co—Francesco Cerbone; action to foreclose mechanics lien; S T Stern (A).

JUNE 8.
135TH ST, 283 E; Ferdinando De Voti—Giovanni Bozzuffi et al; action for an accounting; F J Rinaldi (A).
ELLIS AV, ss, 305 w Castle Hill av, 50x103.6; Robt C Turnbull, exct—Josephine K McOwen et al; action to set aside conveyance; J J Cunneen (A).
3D AV, ss, 106 w Brook av, —x—; Carl H Richardson, trustee—Charles S Gill et al; action to cancel deed; Krauthoff, Harman & Mathewson (A).

JUNE 9.
LOT 4, southerly 23 ft; LOT 5, northerly 25 ft, map of Washingtonville; Angelo Perito—Angelo Perito et al; partition suit; W W Penfield (A).

JUNE 10.
LONGWOOD AV, nwc Garrison av, 24.6x42.1; also GARRISON AV, ws, 42.1 n Longwood av, 25x25; Blackwood Realty Co—Blackwood Realty Co et al; partition suit; F R Swartwout (A).

JUNE 11.
BROOK AV, nec 161st, 27.5x158.6; Nelson Smith Jr—Wm G I Roeder et al; action to vacate and cancel a lease; N Smith (A).

**Recorded in N. Y. County.

Brooklyn.

JUNE 4.
CHAUNCEY ST, ns, 184 e Howard av, 26x100; Emma Schleestein—Jos Grodsky et al; Lewis & Lewis (A).
HANCOCK ST, ss, 132 e Lewis av, 18x100; Mansfield Realty Corpn—Sara Streeton & ano; Davison & Underhill (A).
HART ST, ss, 247.6 w Sumner av, 17.6x100; Albt E Schroder as exr Jno H Schroder—Barnett Strauss; J H Lack (A).
HOPE ST, ns, 55.8 w Keap, 31.1x63; Wm Knodel—Aug Oestreicher et al; partition; I N Williams (A).
MADISON ST, ns, 160 e Patchen av, 20x100; Gertrude Horowitz—Nettie Mandel et al; C Burstein (A).
STERLING PL, ns, 140 e Underhill av, 20x131; N Y Co Natl Bank—Mary E Person et al; E F Clark (A).
W 8TH ST, es, 329.6 n Av S, 19.4x82.5; Title Guar & Trust Co—Chas E Becker; T F Redmond (A).
38TH ST, nes, 318.10 se New Utrecht rd, 20x90; Henry Hess—Saml Oliphant et al; C & T Perry (A).
44TH ST, sws, 300 se 5 av, 20x100.2; Jas G Affleck—Land Owners Co et al; H L Thompson (A).
46TH ST, nc 11 av, 80x80.2x79.11x80.2; Title Guar & Trust Co—Benbrub Realty & Constn Co et al; T F Redmond (A).
52D ST, nes, 80 se 6 av, 20x100; Eva F Trent—Michl K Nevile et al; J H Lack (A).
MONTAUK AV, es, 250 n Liberty av, 18.9x100; Emanuel Maldonato—Pasquale Curcio et al; T J Luiane (A).
SNEDIKER AV, ws, 100 n Belmont av, 40x100; Sheffield Constn Co—Pauline Rosenthal et al; Kiendl, Smyth & C (A).
WASHINGTON AV, ws, 508.4 n Myrtle av, 16.8 x100; Title Guar & Trust Co—Thos J Shaughnessy et al; H L Thompson (A).

JUNE 5.
COFFEY ST, sws, 25 nw Richards, 25.2x75; Atlantic Savgs & Loan Assn—Peter A H Schroeder et al; C A Webber (A).
CUMBERLAND ST, es, 13 n Atlantic av, 20x 91.3x21.10x82.4; Marg J Johnson—Margt T Wishart et al; Hurd & Grim (A).
HAWTHORNE ST, ss, 254.4 e Main Flatbush rd, 50x106; Edgar T Beamish—Mary B Cusick & ano; H Curren (A).
PROSPECT PL, ns, 255.4 e Troy av, 20.3x 155.7; Mabel L Reilly—City of N Y; G V Brower (A).
UNION ST, nes, 523.6 nw Van Brunt, runs nw 21.3xne97xse17.1xsw97.5 to beg; Frank W Eaton—Gustave Appleberg et al; H L Thompson et al (A).
63D ST, ss, 122.4 w 19 av, 30x82.6; Waterbury & Mapleton Realty Co—Muskoka Realty Co et al; A Prigohzy (A).
GATES AV, ns, 287.6 e Reid av, 20.10x100; Bklyn Assn for Improving Condition of Poor —Cora Barnett et al; H L Thompson (A).
MONTAUK AV, es, 150 s Pitkin av, 20x100; Gerschon Bart—Nellie Brady et al; S Chugerman (A).
NEW LOTS AV, nec Williams av, runs n 158.2xe200xs88xsw211.8 to beg; Frederic P Hue —Capitol Development Co; D V D Reiley (A).
SURF AV, ss, at cl Schweikerts walk, runs w 50xs to Atlantic Ocean xe50xn— to beg; Natl Savgs Bank of Albany—Gilbert M Stratton et al; T F Redmond (A).
3D AV, sec 39th, 25x100; Jas Lefferts—Mary A Cronin et al; D V D Reiley (A).

JUNE 6.
ST JOHN'S PL, ss, 61.8 e Nostrand av, 20x97.9; Jurgen Seebeck—Edna M Norris et al; Moore & Upson (A).
W 12TH ST, es, 285 s Av Q, runs e175.1xs41.4x w164.7xn40 to beg; Louis A Sinclair—Arthur M Carter et al; H L Thompson (A).
21ST ST, ss, 160 w 4 av, 50x100; Ingham Stubley—Luigi Parrella et al; H L Thompson (A).
44TH ST, ss, 215 w 14 av, 25x100.2; Dora Pines—Falk & Fine Constn Co et al; T Schwartzman (A).
44TH ST, ns, 320 w 13 av, 30x100.2; also 16TH AV, es, 100.2 n 45th, 40x130.11x63x180.9; John E O'Brien—Rebecca Wollkof et al; McLear & McLear (A).
65TH ST, ns, 350 e 6 av, 50x118.5; Peter Williamson—Ernst G Hinck et al; H J Davenport (A).
AV G, ss, 150 w Rockaway av, runs w25xsw65.5 xs55.8xe75xn100 to beg; John H Ireland—Claud H Ronk et al; Coombs & Wilson (A).
BROOKLYN AV, es, 177.6 n Av I, 40x100; Fannie T Packard—Page C Broaduax et al; H L Thompson (A).
HOWARD AV, sec Atlantic av, 25x100; Simon Harburger—St John's African M E Church et al; S H Molleson (A).
LAFAYETTE AV, ss, 50 e Throop av, 25x100; Wm Allinson—Cath S Bower et al; T C Hughes (A).
SUTTER AV, sec Tapscott, 50x100; also SUTTER AV, nwc Tapscott, 50x100; Nathan Halperin—Gilbert Elliott, Jr; specific performance; S S Schwartz (A).
17TH AV, ws, 80 n 63d, 20x80; Mary Britz—Eva De Lacy et al; M E Finnigan (A).
LOTS 16 & 17, map of land of Stephen F Dutch in New Utrecht; Saml A Archibald—Wm T Scott et al; H D Patton (A).

JUNE 8.
BALTIC ST, ss, 434 e 3 av, 26.6x100; Joseph Tuozzo—Michl Tuozzo et al; Kiernan & Moore (A).
CARROLL ST, ns, 100 w Clinton, 20.6x100; Wm Haddenhorst—Ella Benigsohn et al; Manning & Buechner (A).
DEAN ST, ss, 126.7 w Rochester av, 20x100; Conrad Boller—Barnett Abramowitz; J Schauf (A).
LEFFERTS ST, ss, 216.2 e Nostrand av, 20x 102.6; Sarah J Burden—Chas Blair et al; W W Butcher (A).
MACON ST, 360; in the matter of the appointment of a committee of estate of Maria P Insley, an incompetent; G A Blauvelt (A).
POWELL ST, es, 100 s Livonia av, 50x100; Morris Boodman—Docket Impt Co & ano; foreclosure of mechanics lien; Cook & Benjamin (A).
VERMONT ST, es, 80 n Blake av, 20x100; Cohen Holding Co—Abr Daar et al; J Solomon (A).
VERMONT ST, es, 100 n Blake av, 20x100; same—same; same (A).
AV O, swc E 2d, 44x100; Frank Fallotico—Walter V Patton Constn Co et al; A M Yuzzolino (A).
MARCY AV, 380; Nathan Levitt—Jacob Braklrsky et al; to reform a bond; C H Levitt (A).
MONTAUK AV, es, 175 n Liberty av, 50x100; Norma S Milne—Morris Dasheff et al; H J Davenport (A).
ORIENTAL BLVD, nec Falmouth, 100x100; Manhattan Beach Estates—Margt E Murray & ano; R D Murray (A).
PITKIN AV, swc Logan, 20x90; David S Yeoman—Theresa B Fagan et al; J F Dempsey (A).
6TH AV, ses, 20 ne 52d, 20x80; Martha R Behnken—Michl K Neville et al; J H Lack (A).

JUNE 9.
BAINBRIDGE ST, nec Howard av, 20x100; Mary Davies—Forest Parkview, Inc, et al; Smith, Doughty & W (A).
WARWICK st, es, 170 n Sutter av, 20x90; Dime Savgs Bank—Louis Horowitz et al; Clarke & Frost (A).

Lis Pendens Bklyn—Continued.

E 23D ST, nec Av K, 60x100; Milton Hertz—Reginson Co et al; H Weismann (A).
39TH ST, ss, 200 e 5 av, 25x100.2; Williamsburgh Savgs Bank—Danl J Griffin et al; S M & D E Meeker (A).
58TH ST, nes, 180 se 5 av, 20x100.2; Chas G Hiller—Ottilie Z Dowling et al; C A Clayton (A).
60TH ST, ss, 220 e 9 av, 80x100; Gowanus Wrecking Co—Concettiva Turecamo et al; B C Ribman (A).
CHRISTOPHER AV, nec Dumont av, 100x100; Cath Haeberle—John G Hess et al; T J Evers (A).
PROSPECT AV, nes, 142.4 nw 8 av, 13x100; Ida Ostergren—Rudolph Flick et al; W F Haemer (A).
RALPH AV, 251; Rosa Tannelli—Alotta G Battista et al; to set aside deed; C A MacHenry (A).
6TH AV, ws, 50.2 s 56th, 25x100; Henry Gans—Morris Becker et al; J Gans (A).

JUNE 10.

BERGEN ST, sec Troy av, 25x61.9x29x51.9; Geo Johnston—Stephen Brannagan; to set aside deed; Silverman & Silverman (A).
HOPE ST, nes, 175 se Keap, runs se25xne80.9 xo22.10xnw12.8xsw100 to beg; Jacob L Rich—Abr I Bleistift et al; to set aside deed; J S Belfer (A).
N ELLIOTT PL, ws, 226.6 n Auburn pl, 30x100; Michele Penano—Annie Tow & ano; to impress a lien; J C Danzilo (A).
PARK PL, ss, 350 e Brooklyn av, 70x255.7; Henry L C Wenk—Vaughan Institute et al; C F Corner (A).
PRESIDENT ST, nec New York av, 21.6x125; Edw R Vollmer—Fannie Barasch et al; J H Ives (A).
SIEGEL ST, ss, 265 e Bushwick av, 50x100; Natl Savgs Bank of Albany—Sarah Barfeld et al; H L Thompson (A).
CHURCH AV, us, 235 e Rogers av, 28x124.7x28 x124.10; Emma K Fairfax—Walter J Jones et al; Shaffer, Howell & H (A).
LENOX RD, swc Clarkson, runs w90.2xw154.6x sw68.6xsw—xsw54.6xw75xnw118.6 xw170.4 xw—xw43.10xs317.2xse144.1xnw857.4 to beg; also LENOX RD, swc Hunterfly rd, runs sw901.7 xse320xne100xnw220xsw20xnw100xne80 xse97 x ne40xse299xn— to beg, excepting certain portions thereof; also LENOX RD, swc Remsen av, runs w75xs155.8xe132xn46.2xnw120.10 to beg; Barbara Silkworth—Pequa Realty Co; Van Aleu & Dyckman (A).
LIBERTY AV, swc Doscher, 20x100; Dennis Dumleavy—Jas Grogan et al; McGuire, Delaney & N (A).
LINCOLN RD, ns, 339 w Nostrand av, 38.9x 102.6; Emma K Fairfax—Henry Mangels et al; Shaffer, Howell & H (A).
NEW LOTS RD, sec Sheffield av, 80x90; Home Trust Co—Georgia Bldg Co et al; Harris, Corwin & G (A).
ST MARKS AV, 880; Edw J Maguire—Howard O Wood et al; specific performance; G M Moscowitz (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 6.

DIVISION ST, 199; Morris Brenner—Wm H Crosby; David Chenken (16). 10.00
EAST BROADWAY, 210 Morris Brenner—Wm H Crosby; David Chenken (15) 40.00
201ST ST, Academy st & Harlem River; River; Alexander Wood—United Electric Light & Power Co; F T Nesbit & Co, Inc (14) 22.00
LEXINGTON AV, 287; William Burns—Estate of Philip L Crovat; William McCloskey (17) 854.70

JUNE 8.

DELANCY ST, 77-83; National Fireproof Sash & Door Co—Manhattan Holding Co; Fleischmann & Bros, Inc (24) 300.00
ELDRIDGE, 75; Union Stove Works—Abraham I Levy (21) 185.00
SHERIFF ST, 54; Morris Weinstein—Beckelman Co, Inc; John Beckelman (19) 65.00
41ST, 133 W; Wm A F Alt—Pretoria M Martin, Edward Ferad (18) 210.75
148TH ST, 412-420 W; James F Gordon—Nellie E Peck, Corkemaz Realty Co (22) 29.46
BROADWAY, sec 81st, —x—; National Fireproof Sash & Door Co—Quincy Amusement Co, Fleishmann Bros Co, Inc (23) 1,400.00
MADISON AV, ws, bet 43d & 44th; —x—; Alvey-Ferguson Co—N Y C & H R R R Co, Geo A Fuller Co (20)... 1,216.11

JUNE 9.

WADSWORTH AV, 200; Alexander Burgess—Augustus V H Ellis (25).. 37.39
6TH AV, 626-628; Empire Plastering Co—John Doe, Nathan Picket (26).. 55.00

JUNE 10.

BROADWAY, 2708; Max Zudek—Harry Lowenfeld & Nathan Zwerling (27).. 375.00

JUNE 11.

135TH ST, 34 W; Metal Tile Constn Co—Saml Rouse, John L Caven (29).. 150.00
1ST AV, ws, 100.5 s 65th, 25x100; Francis Eckmayer—Jacob Munk, Peter Brihar (28) 111.25

JUNE 12.

37TH ST, 141 E; Jos P Ryan—Edith E Francke (30) 81.25
9TH ST, 741 E; Michl Normoyle, Inc—John Neely, N J Neely (31)..... 45.00
23D ST, 152 E; N Y Electric Installation Co, Inc—Jno Moriarty (32).... 100.00
25TH ST, 124 & 126 W; J Portman & Co—Celia Posnansky, Yorktown Realty Co (33) 755.00
64TH ST, ns, 60.9 w Park av, 14.3x 73.5; American Wood Carpet Flooring Co—Jas Brisbane; J R Atkinson (34) 79.00
65TH ST, 20 to 32 W; Julius Coleman & Bro—Sixty-fifth St Realty Co (35) 386.50
56TH ST, 118 to 122 W; Welsh Machine Works—Danl J, Jno S, Harry F and Edw Coleman; Victor Auto Garage Co, Lotos Garage Co (36)..... 198.20

Bronx.

JUNE 5.

HOE AV, es, 75 s 173d, 50x100; D'Angelo Contracting Co—Wm & Harriett Canning (5) 5,500.00
SOUTHERN BLVD, 943; Kawneer Mfg Co—Kellwood Realty Co & Herman Tanebaum (4) 44.90

JUNE 6.

No Mechanics Liens filed this day.

JUNE 8.

154TH ST, 452-4 E; Harry Gorelick—James S Bryant, Edward Weber (6) 167.00

JUNE 9.

232D ST, E, ss, 220.3 w Laconia av, 25x 114; Frederick T Rich—Jno J McGurk, Jno Marx (7)..... 126.00

JUNE 10.

PALMER AV, ws, 356.6 s Bnssing av, 50x100; A M Oesterheld—Gaetano Amigroni & Vincent Polmeri (8)..... 129.30

JUNE 11.

No Mechanics Liens filed this day.

Brooklyn.

JUNE 4.

AMES ST, ws, 125.5 s Newport av, 50x 100; Saml Gilewitz—Annie Weisman & Morris Weisman 58.00
ESSEX ST, 291-3; Isidor Shkolnick—Barnett Davidson & Meyer Leeralsky 190.00
WATKINS ST, ws, 281 s Livonia av, 20x100; Paul Levy—Max & Mollie Kaufman & Moses Kanfman..... 750.00
SNEDIKER AV, ws, 90 s Hegeman av, 40x100; Max Jonas—Esther & Louis Wallin & Clara Kirshner..... 32.50

JUNE 5.

WARREN ST, 95; M Yasskin—Gaetano & Maria D'Esposito & Julia D Quirino. 55.00
41ST ST, swc 4 av, —x—; Realty Supply Corpn—Wayfourth Constn Co & Morris Fine 5,096.25
ATLANTIC AV, sws, 260.8 se Flatbush av, —x—; Realty Supply Corpn—Marianna H Moody, Louis Jacobs & Jacob Sommer 28.80
SURF AV, nes, 40.8 se W 33d, —x—; Realty Supply Corpn—Fany B & Rosie Altshuler & Jacob Sommer 204.74

JUNE 6.

FULTON ST, nec Somers, —x—; Realty Supply Corpn—Ethel A Potts..... 140.31
MIDWOOD ST, 350-2; P Josovitz—A Williams 65.00
12TH ST, 314; M Federgren—Anna Hellman 48.00
PITKIN AV, 1418; G R Browner—Ralph & Giovanni Bervilacquer & Philip Malawitz 50.00
WASHINGTON ST, es, 26 n High, —x—; Realty Supply Corpn—Harmanus B Duryea & Jacob Sommer... 2,145.25

JUNE 8.

TEN EYCK ST, 55; A Krawitz—Anna F Stadtmuller 138.50
PENNSYLVANIA AV, 365-71; Cohn Cut Stone Co—Glory of Israel Hebrew Institute 854.00
4TH AV, swc 41st, 60x120; Norton & Gorman Constn Co — Wayfourth Constn Co..... 1,500.00

JUNE 9.

PARK PL, swc Hopkinson av, —x—; H Greenberg—Minnie White & Saml Ginsburg 55.00
MORGAN AV, 589; Jacob Axelrod—Diana Buchanan 58.00
RALPH AV, 530; H Zipkin—Eliz & Herman Kayfetz 167.39
SNYDER AV, nec E 32d, 100x102.6; Turner Constn & Impt Co—Mass Realty Co..... 286.00

JUNE 10.

FT GREENE PL, es, 277.10 n Fulton, 47x100; G Rasmussen—Hartman Constn Co 900.00
HANCOCK ST, 599-601; Grafton & Son—Grace A Walsh 110.00
PARK PL, 1904; B Goldberg—Minnie White & Saml Ginsburg 100.00
QUINCY ST, nec Sumner av, 100x125; Cross, Austin & Ireland Lumber Co—Sumner-Quincy Amusement Co & Dazie Constn Co 761.01
E 13TH ST, ws, 360 n Av O, 20x100; W Burns—Anna & Isidor Levy..... 50.00
LOTS 320-1, map of Zabriskie Homestead; G Wallroehl—Eliza Baller & Wm Wirth 150.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JUNE 6.

30TH ST, 114 W; Lawrence Garvey—J B McCoy & Son et al; May29'14.. 78.00
44TH ST, 42 W, Isaac Libson—Association of the Bar of the City of N Y et al; June2'14 ..... 606.20

JUNE 8.

No Satisfied Mechanics Liens filed this day.

JUNE 9.

48TH ST, 155 E, Isidore Levett—Mary Lyons et al; Oct16'13..... 67.00
[2]59TH ST, 38 W; Sterling Veiling & Lathing Co—Thirty-eight West Fifty-ninth Street Co et al; Apr24'14..... 160.00
[2]59TH ST, ss, 245 e 6 av; Isaac Simons et al—same; Apr27'14..... 4,251.30
62D ST, 223 E; Isidore Levett—Mary Lyons et al; Oct16'13..... 30.00
123D ST, 232-236 E; Isidore Levett—Mary Lyons et al; Oct 16'13..... 97.00

JUNE 10.

50TH ST, 150 E; Isidore Levitt—Mary Lyons et al; Oct16'13 ..... 42.50
[2]11TH AV, 628-44; J L Keating & Co—D Anerbach & Sons et al; Feb3'14... 5,250.37
[2]11TH AV, 644; Empire Carting Co—same; Feb2'14 ..... 1,250.00

JUNE 11.

GRAMERCY PARK E, 35-38; J G Lugar's Sons & Co—Gramercy Park Club et al; Mar7'11.....12,200.00
81ST ST, 531 E; Harry Perlmutter—Jno S Sutphen et al; Feb26'14..... 45.35
97TH ST, 47 W; Jacob Scheinwald—Mrs Wilson et al; Apr3'14..... 110.00

JUNE 12.

No Satisfied Mechanics Liens filed this day.

Bronx.

JUNE 5.

No Satisfied Mechanics Liens filed this day.

JUNE 6.

172D ST, 856-860-864 E; National Fireproof Sash & Door Co—Sole Realty & Constn Co et al; Mar7'14..... 150.00

JUNE 8.

No Satisfied Mechanics Liens filed this day.

JUNE 9.

No Satisfied Mechanics Liens filed this day.

JUNE 10.

HOE AV, 945-9; Jno Bergfalk—Ensign Improvement Co et al; Feb26'14..... 129.79

Brooklyn.

JUNE 4.

ALABAMA AV, nec Hegeman av, 441x 100; Globe Tile Co (Inc)—Vernewl Realty & Constn Co & Louis Geller (Inc); May18'14..... 224.73
CORTELYOU RD, swc Ocean av, 69.10x 91.7; Atlas Steel Column Mfg Co—Cortelyon Investing Co (Inc) & General Iron Wks (Inc); Jan9'14..... 265.00
MYRTLE AV, 165; Wm T Biffi—Anna Trainor & Delia Kelly; Apr22'14.... 40.00

JUNE 5.

CLEVELAND ST, sec Pitkin av, 97x150 x38x150.6; Globe Tile Co—Pitkin Cleveland Realty Corpn; Apr16'14.... 58.00
CLEVELAND ST, sec Pitkin av, 50x100; Louis Shepeloff — Pitkin-Cleveland Realty Corpn; Abr Frankel & L H Pincus; Mar27'14 ..... 58.00
SAME PROP; Square Lumber Co.—same; Feb19'14 ..... 254.65
SAME PROP; Levin Kronenberg & Co—same; Apr17'14 ..... 85.77
CLEVELAND ST, sec Pitkin av, 35x 110; Morris Cohen—Pitkin-Cleveland Realty Corpn; Apr20'14..... 56.00
SAME PROP; J Goldstein & ano—same; Feb27'14 ..... 50.00
SAME PROP; A Meschkow—same; Apr10'14 ..... 25.00
[3]NOSTRAND AV, 319-21; Aaron T Polhemus—Meyer Kahn & Saml Langer; Dec28'11 ..... 121.68

JUNE 6.

ST JOHN'S PL, 411, 415, 427 & 431; Abraham Fogel—Emanuel Lieberman & Public Constn Co; Nov29'13..... 550.00

JUNE 8.

E 23D ST, ws, 134.8 n Av D, —x—; Moskowitz Bldg Co—Jacob Schauf; Apr14'14 ..... 150.00
AV P, nwc E 14th, —x—; Realty Supply Corpn—Provident Associates; Dec9'13 ..... 150.33
AV P, nwc E 13th, 100x100; Max Savedoff—Providence Realty Co, Edwin F Kaufman & F Jones & Sons; Jan23'14 ..... 70.00
AV P, nwc E 13th, 100x100; Starwood Turning Co—Provident Associates; Dec10'13 ..... 1,175.00
SAME PROP; Jos Sidoti—same; Apr 14'14 ..... 66.00
SAME PROP; A P Nogle Co Inc—same; Dec3'13 ..... 924.00
SAME PROP; Morris Wax—same & Jos Cohn; Feb24'14 ..... 107.00
SAME PROP; Martin Luther—same; Mar11'14 ..... 420.00
SAME PROP; Oliver B Taylor Inc—Provident Associates, Maurice Goldstein & Midwood Plumbing Co; Nov24'13 ..... 180.39

JUNE 9.

[1]TROUTMAN ST, 183-5; Conrad Valentine—Estate of Fredk Wolf; Feb 28'13 ..... 81.83
AV H, ss, 150 e Ocean pkway, —x—; Chas H Finch & Co—Economy Homes Co; May20'14 ..... 834.00
DUMONT AV, swc Douglass, —x—; Moses Annenberg—Douglass Bldg Co & Saml Bernstein; Nov5'13 ..... 63.60
DUMONT AV, nwc Ames, 240x100; Hendrix Bldg & Development Co—Douglass Bldg Co; Dec19'13..... 200.00
DUMONT AV, swc Douglass, 240x100; same—same; Dec19'13 ..... 200.00
MORGAN AV, es, 25 n Anthony, 25x100; Wm H Tiedeman—Charlotte & Wm Muller; Mar7'14 ..... 100.00
SNEDIKER AV, ws, 90 s Hegeman av, 40x40; David Weiss—Esther Wallin & Louis Wallin (agent); Apr28'14... 98.50

JUNE 10.

POWELL ST, es, 150 s Livonia av, —x—; N Bernstein—Powell River Co & Michl Gershenoff; May28'14.... 435.00
55TH ST, sws, 100 nw 8 av, 40x100.2; Michl F Kelly—Marie Backie & Williamsburgh Savgs Bank; May 15'14 ..... 525.00
WILLIAMS AV, ws, 220 s Sutter av, 80x100; Brownsville House Wrecking Co—Habaena, Inc; Apr9'14..... 175.93

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

JUNE 4.
FORSCHIMER, Arthur, Karl, Hans & Jennie; Bartholomew L Stafford; $4,392.64; Burling-ham & Montgomery & Beecker.

JUNE 5.
LAMBERT HOISTING ENGINE CO; Harry J Stockum; $3,398.78; Bonynge & Bonynge.

JUNE 6.
WORCH, Adolph & Edgar; John Viguroux; $16,895.50; Niebrugge & Maxfield.

JUNE 8, 9 & 10.
No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JUNE 5, 6, 8, 9, 10 & 11.

Esposito Giovanni. 1st av, 2415.. Erminio Esposito. Fixtnres 745.90
Lazere & Kaplan. 124th st, 434 E.. Fairbanks Co. Machines 240.00
Mail & Express Co. Broadway, 203 & Fulton st, 164-8..Washington Trust Co; all chattels, &c, dne Feb1 31 .....(R) 400,000.00
Shipley, Walter P & Geo Vaux Jr. Waverly pl, 26..Peter Coughlin & Chas E Brown Co Inc & Danl W Coughlin; consent to transfer of chat-tel mtg dated Oct24'13 ..... —
Spiselman, Louis. 6th av, 440.. Fair-banks Co. Machines 310.73

Bronx.

JUNE 5, 6, 8, 9, 10 & 11.

Jacob Cohen Constn Co. Honeywell av, swc Bronx Park S, —x—..Mutual Gas & Electric Fixture Co. Lighting Fixtures 775.00
Lubin, J H. 978 Freeman st..Albert Gas Fixture Co. Gas Fixtures..... 102.50
Valentino, Ernesto. 494 E 141st st.. Erminio Esposito. Mirrors, &c. Barbers Fixtures 887.00

Brooklyn.

JUNE 4, 5, 6, 8 9 & 10.

Aquino, Giovani. Surf av & W 37th st..Colonial Mantel & Refrigerator Co. Refrigerators 360.00
Harbor Suburban Bldg Savgs Assn. No address..A B See Elec Elev Co.(R) 775.00
Levy & Baird. Pacific st nr 4th av.. Raisler Heating Co. Heating Ap-paratus 2,500.00
Miller Bldg Co. Prospect & Ralph avs ..Selherling Gas Fix Co. Gasm Fix. 625.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JUNE 8.
51ST ST, 33 W; Hosmer J Barrett loans Andon Corpn to erect a —sty bldg; — payments.....119,500.00
JUNE 11.
126TH ST, 601 W; Franklin Savings Bank in the City of N Y loans West-moreland Constn Co to erect a 6-sty apartment; 3 payments.....150,000.00
FT WASHINGTON AV, swc 170th, 100.1 x150; Montrose Realty Co loans 114th St & 7th Av Constn Co to erect a 6-sty apartment; 16 payments.....217,000.00

Bronx.

JUNE 5.
TRAFALGAR PL, es, 75 s 176th, 50x78; Manhattan Mtg Co loans Traf Bldg Co Inc to erect a 5-sty apartment; 13 payments 30,000.00
EAGLE AV, es, 100 n 161st, 100x130; Prospect Investing Co loans Chas T Streeter Constn Co to erect 2 5-sty apartments; 9 payments 66,000.00
JUNE 6.
167TH ST, sec Findlay av, 25.8x100; City Mortgage Co. loans A JS chwartzler Co to erect 5-sty apart-ment and five 6-sty apartments; 10 payments 112,500.00
BRONXDALE AV, nwc of lot 45; Ed-ward E Ashley loans Edward A Schill & Fredericka Schill to erect 2-frame dwelling; 1 payment)..... 5,000.00
BRONXDALE AV, nwc lot 46; Fred-erick A Southworth loans same to erect 2-sty frame dwelling; 1 payment 5,000.00
JUNE 9.
187TH ST, sec Crotona av, 70x100; James G Wentz loans Cosenzo Bldg Co to erect two 5-sty apartments; 9 payments 52,000.00
LOT 133, map of Bronx Terrace; John Bussing, Jr. & Amanda Bussing loans Frederick F Byron to erect a 2-sty brick building; 2 payments..... 3,000.00
JUNE 11.
166TH ST, nec College av, 350x100.1; City Mtg Co loans Tully Bldg Co Inc to erect 9 5-sty apartments; 12 pay-ments 164,000.00

ORDERS.

Brooklyn.

JUNE 4.
OSBORN ST, 300; Zommick & Rat-nofsky on Peter L Karp to pay Zen-zer & Reichelson 42.50
SAME PROP; same on same to pay Block & Greenberg 98.75
JUNE 9.
STERLING PL, sec Rochester av, 95x100; J V Cunningham, inc, on Spen-cer Aldrich to pay Terminal Llumber & Trim Co..... 166.70
74TH ST, ns, 395.11 e Stewart av, 140x100; Mafin Constn Co on Lawyers Title I & T Co to pay B Werner..... 266.50

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Week Ending June 12, 1914.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 91—Mitchell Meyerowitz.....C
Bayard st, 43—Jacob Sandler.....C
Bleecker st, 7—Nathan Bernstein.....C
Bleecker st, 7—Harry Levine.....C
Bleecker st, 7—Joseph F. Richard.....C
Bleecker st, 15—Hyman Siegel.....C
Bleecker st, 17-19—Henry Anderson, Ander-son & Greenberg Co.....C-G
Bleecker st, 17-19—Harry Slupsky.....C-G
Bleecker st, 17-19—Samuel & Harry Weitz, G-A-C
Bleecker st, 17-19—Isadore Kreisman & David Schwartz .....G-C
Bleecker st, 20—Est. John E. Pye.....C
Bleecker st, 20—Harry Rosenthal.....G-C
Bleecker st, 20—Louis Bergowitz.....G-C
Bleecker st, 20—David Feldman & Krivitsky, G-C
Bleecker st, 20—Samuel Blum & Brickner..G-C
Bleecker st, 20—Max Goorland.....G-C
Bleecker st, 22—Blum & Bernfield.....C
Bleecker st, 22—Est. John E. Pye.....C
Bleecker st, 22—Isidor Grubman.....C
Bleecker st, 22—Samuel Seltzer.....C
Bleecker st, 22—Isaac Hermn & Son.....C
Bleecker st, 24—Kramer & Brownstein.....C
Bleecker st, 24—Wolf Granginer.....C
Bleecker st, 24—Meyer Breitman.....C
Bleecker st, 24—Est. John E. Pye.....C
Bleecker st, 42—Hyman Morgenstern.....C
Bleecker st, 42—Harry Rabach.....C
Bleecker st, 42—Bernard Pester.....C
Bleecker st, 51—Isadore Teitelbaum, Still-man and Belawsky.....C
Bleecker st, 61—Charles Leifer.....C-G
Bleecker st, 83—Chas. Ranft.....C
Bleecker st, 119-21—Max Spiro & Co.....G
Bleecker st, 119-21—Isadore Lasner & Jacob Palestine .....G
Bleecker st, 119-21—Isaac Feinberg & Frank Picarello .....G
Bleecker st, 119-21—Samuel Joseph.....G
Bleecker st, 124—Novick Bros.....G
Bleecker st, 124—Sterling Pants Co.....G
Bleecker st, 124—Leo Newbouse & Co.....G
Bleecker st, 124—Joseph Waldman.....G
Bleecker st, 124—J. & L. Waldstein.....G
Bleecker st, 124—Max Udell & Co.....G
Bleecker st, 124—International Raincoat Co..G
Bleecker st, 124—Charles Fine.....G
Bleecker st, 135-7—Puritan Dress Co.....G-C
Bond st, 2—Peerless Coat & Pad Co.....C
Bond st, 2—Clara Nagler & Lena Dolan.....C
Bond st, 2—Otto J. Muller.....C
Bond st, 4—Morris Bottleman.....C
Bond st, 4—Joseph Ginsberg.....C
Bond et, 4—Isaac Adelman.....C
Bond st, 8—Model Flower & Feather Co.....C
Bond st, 22—Edw. Semmons.....C
Broome st, 171-7—Isadore Flasterstein.....G
Broome st, 197—Samuel Goldman.....C
Broome st, 198—Edoff Mandel.....C
Broome st, 198—Jacob Harrison, Empire Table Co. .....G-C
Broome st, 344-46—Acme Pipe Co.....G
Broome st, 344-46—Seleg A. Kors.....C
Broome st, 344-46—Jacob Levy.....C
Broome st, 372—Press Bros. & Karpas.....G
Broome st, 372—Aaron Safro.....G
Broome st, 372—Hyman Block, H. & M. Paper Co. .....G
Broome st, 372—Frank Garbit.....G
Broome st, 381—Savoy Can Co.....G
Broome st, 381—Louis Schmenan.....G
Broome st, 381—James Eichel.....G
Broome st, 381—Angelo Aiggo.....G
Broome st, 381—Herman Leff.....G
Broome st, 403-407—Samuel Resnick.....G
Broome st, 403-407—Willlam Spycajski.....G
Broome st, 403-407—Jno & P. B. Myers.....C
Broome st, 403-407—Schiff Jewelry Co.....G
Broome st, 438—Pietro Cannizzare.....G
Catherine st, 22—Chas. Abraham, et al.....C
Chambers st, 93—Alfred Field.....D
Chambers st, 165—Angelo Calitri.....C
Cherry st, 41-3—Maria Lutz & Ferdinand Webb .....D-C-F-B
Cherry st, 41-3—Vallentin Aguirre.....A-F-C-O
Cherry st, 297-303—Sam & Max Mirsky.....I
Cherry st, 297-303—Louis Zeichner & Son....D
Cherry st, 297-303—Morris Lutzky & David Gutterman .....D-C
Cherry st, 297-303—Max Rappaport.....I
Cherry st, 297-303—Wolf Zebludosky.....I-C
Cherry st, 297-303—Isaac Titlebaum.....I-C
Cherry st, 297-303—Gordon & Kram.....I-C
East Broadway 123—Burmio Bros.....I
Front st, 78—W. H. Force & Co.....H
Fulton st, 176—Est. Timothy G. Sellow.....SS
Greenwich st, 350-54—Andrew Davey.....H
Maiden la, 14—Alfred D. Pell.....SS
Mulberry st, 5-9 (rear)—Coosolidated Gas Co.I
Mulberry st, 5-9 (rear)—Est. Wm. Nelson, D-C-F-B
Rivington st, 4—Michael F. Lyons..B-F-C-E-D
Water st, 610—Nathan Burres.....H-A-L
Water st, 745—Hecker-Jones Jewell Milling Co. C
Wooster st, 70-72—Wakefield Hat Co.....C

Numbered Streets.

1st st, 60 E—Jablon Bros.....H-A
3d st, 16 E—Selig Rosenzweig.....C
3d st, 16 E—Seide Henig.....C
4th st, 41 E—Wm. P. Woodcock.....C
4th st, 41 E—A. Lesser & Co.....G
4th st, 41 E—Scikora & Greenblatt.....G
4th st, 41 E—Bernard Moorstein.....G
8th st, 8 E—Moskowitz Bros.....G
8th st, 8 E—Galatz, Greenberg & Berman....G
8th st, 8 E—Breger & Son.....G
8th st, 14 E—Morris Friedman.....G-C
8th st, 14 E—Joseph London.....G-C
8th st, 14 E—Max Goldberg.....G
8th st, 14 E—J. Berger & Co.....G
8th st, 14 E—Rosenfeld & Spector.....G-C
8th st, 15 E—Elias Lasner.....G
8th st, 23 E—Abr. Hyman.....G
8th st, 23 E—Max Leible.....G
8th st, 23 E—Karorchatka Fur Co.....G
8th st, 60 E—Romer & Wachtel.....G-C
8th st, 67 E—Samuel Bollt.....G
8th st, 67 E—Morris Schmir.....G
9th st, 55 E—Charney & Glegow.....G-C
9th st, 55 E—Jacoo Rosen.....G-C
9th st, 55 E—Max A. Keim.....G
9th st, 55 E—Jos. Horowitz.....G-C-A-I
9th st, 61 E—Atwood Bindery Co.....C
9th st, 61 E—Hyman Lieberman.....G
9th st, 61 E—Rann Marabou Co.....G
10th st, 291 W—Beadleston & Woerz.....C
12th st, 36-8 E—Bernard Kaplan & Harry Gelfond C
12th st, 36-8 E—Morris Rosenman.....C
19th st, 133-35 W—Morris Druss & Louis Rosenberg .....A-G
19th st, 133-35 W—Linde & Rubin.....G
19th st, 133-35 W—Jacob Steitelmaa.....A-G
19th st, 133-35 W—Paragoo Dress Co.....G
19th st, 133-35 W—Max Fishkin.....A-G
20th st, 9 W—Harry Canaan.....C
23d st, 328-32 E—Henry Meyer.....B-C-F-D
23d st, 328-32 E—Fred Meyer.....E-C-A
23d st, 328-32 E—John P. Lind.....C-L
29th st, 158-60 W—The Alton Dress Co.....I
29th st, 158-60 W—Calman & Aaron Rosen-feld I
29th st, 158-60 W—25th St. Constr. Co.....I
30th st, 11 W—Frank Bruder.....C
36th st, 524-32 W—N. Y. Automobile Garage Co. .....L-C-K
38th st, 8-14 W—Powers & Mayer, Inc.A-G-L-C
40th st, 32 W—Engineers' Club.....G
41st st, 342 E—H. L. Freman.....L
49th st, 244 W—The Westinghouse Air Spring Co. .....A-G
52d st, 107 W—Mrs. Whitelaw Reid.....H
52d st, 109 W—Ogden Mills.....H-G
54th st, 115 W—Luther Kountze.....H-D-C
54th st, 119 W—Mrs. Washington Wilson..A-C
54th st, 136 W—Yellow Taxicab Co.....A-G-C
54th st, 157 W—Wm. R. Frommater...H-G-A-C
54th st, 233-39 W—Harrolds Motor Car Co.A-O
54th st, 241 W—William Sommer.....C
54th st, 241 W—Est. Theresa Sommer.....C
55th st, 245 W—Donnelly & Co.....H-A-L
55th st, 245-9 W—Motor Car Service Co.....G
57th st, 224 W—Columbia Weighing Machine Co. .....H-C
57th st, 225-7 W—The Stewart Co....H-A-G-C
57th st, 518-22 W—Martin Hart.....H-A-D-L-G
62d st, 38 W—Marmon New York Co....A-H-G
65th st, 52 W—Mrs. Louise Hauck.....C
66th st, 40 W—West Side Y. M. C. A..D-G-K-A
66th st, 408 E—Columbia Carpet Cleaning Co.C
67th st, 17 W—David Huyler.....H-A-D-O-G
68th st, 20 W—Hotchkiss Garage Co....K-L-C
75th st, 207 W—Ansonia Garage....H-O-L-C-K
76th st, 61 E—Clifford V. Brokaw.....H-G-A-C
77th st, 75 E—Mrs. J. J. Wysong.....K-C
80th st, 223 W—Dugan & Sherman.....L-C-K
84th st, 1 E—L. G. Hamersley.....H-G-K-C
91st st, 292 E—Geo. Ringler & Co.....H-L-SS
98th st, 208 E—Lawyers' Mfg. Co.....C
105th st, 431 E—C. D. Jackson & Co..A-G-K-D
107th st, 102-6 W—Royal Garage Branch.G-L-C
114th st, 304 W—Florence Rittwagen.....C
114th st, 304 W—Gustav Reyelt.....C
122d st, 50 E—Bernard Gordon.....K-A
129th st, 145-56 E—Est. Henrietta Manning, SS-D-B-C-F
129th st, 145-56 E—Solomon Epstein....A-E-G
132d st & 12th av—Sternberg Motor Truck Co. .....D-H-C

Named Avenues.

Amsterdam av, 2080—Nathan Spiegler.....G
Bowery, 82—Hoffman & Itkin.....G
Bowery, 113—Lyons Hotel Co.....C-F-A-D
Bowery, 306—Michael J. Adrian.....C
Bowery, 306—Samuel Sommer.....C
Bowery, 350-2—Peter A. Hegerman.....C
Bowery, 350-2—Samuel Litchtig.....C
Broadway, 626—Albert & Hugo Veith.....C
Broadway, 737—Abraham New & Co.....C
Broadway, 737—Adolph Klinger & Aaron Bach.G
Broadway, 749—J. W. Smith.....G
Broadway, 749—Barnett Moss.....G
Broadway, 777—Morris Goldsmith & Goldsmith.C
Broadway, 777—Michael Levy & Bros.....C
Broadway, 1781—Samuel Shechter.....G
Broadway, 1781—Jacob Gardiner.....G
St. Nicholas av, 641-7—St. Nicholas Garage & Taxicab Co.....L-G-F

Numbered Avenues.

1st av, 583 Est. Henry E. O'Brien.....C
1st av, 1810—Hencken & Willenbrock Co.....L
1st av, 110th-111th sts—Standard Gas Light Co. .....G
2d av, 2076—Drosin Bros.....H-A-G-E
5th av, 57—Cohen & Co.....G
5th av, 57—Goldner & Kramer.....G
6th av, 93-95—Angelino Sartiranos.....E-C-D
7th av, 435—168 West 34th St. Co.....B
8th av, 370—Angelino Sartiraao.....E-A-D
8th av, 370—Samuel Friedlander.....A-C
8th av, 370—New York Edison Co.....D
10th av, 583—Louis Gilman.....D-G-A
10th av, 583—Angelino Sartirano.....D-F-A

BRONX ORDERS SERVED.

Numbered Streets.

145th st, 342 E—John Doe.....C
149th st, 124 E—Wm Tilden Koch.....H-G-C
175th st, 778 E—Abraham Mayer.....H-G-A

Named Avenues.

Bailey av, 3320—Ahneman & Younkheere.A-H-G
Barnes av, 4820—Ralph Wilson.....A-H-G-C
Bolton av, es, 225 ft s Lacombe av—Chas Miller .....L-C
Gerard av & 150th st—The R & L Co.....L-C
Marion av, 2564—Mrs E B Beandry.....H-G-A
Morris av, 1005—Coude & Trube, H-A-G-L-O-K-C
Webster av, 1838—Northern Union Gas Co...L

Numbered Avenues.

3d av, 2456—Savotsky Sheftman Co.....F
3d av, 3516—Conrad Ropp.....A-G

BROOKLYN ORDERS SERVED.

Named Streets.

Ames st, 104—Meyer Applebaum.....M
Boerum pl, 27—Joseph Zinkand.....L-C
Bridge st, 405-7—Morris Selig.....C-F-A
Charles pl, 8-10—John W Lind.....A-L
Chauncey st, 193—Louis Nekritz....K-G-O-L-C
Columbia Heights, 50-54—De Haven Mfg Co..D
Cumberland st ,360-66—Cumberland Garage Co .....L-G-M
Dean st, 44-46—Pacific Motor Service.....A-H
Degraw st, 266—Louis B Enton.....A-L
Diamond st, 54—Henry Barrington.....D-L
Fulton st, 52-56—Albert Geneveise.....B
Fulton st, 109-11—Albert Geneveise.....C
Fulton st, 281-85—Hugh L Willoughby.....C-B
Fulton st, 505—Abraham Praeger.....G-C
Grace court, 21—R V Alexander.....G-A
Greene st, 275-89—Robert Bertelli.....C
Halsey st, 664-6—Enterprise Garage Co..L-A-C
Herkimer pl, 35-41—Thibaut & Walker.....C
Herkimer st, 233-45—Sheffield Farms Slawson-Decker Co .....A
High st, 8—Mark Aaron.....C
Madison st, 46—Standard Shellac Co, Inc....H
Newell st, 199-201—R M Auto Repair Co....C-K
Pearl st, 187—Bklyn Electrotype Co....D-A-C
Pierrepont st, 152-4—Bklyn Union Gas Co....C
Sands st, 153—Bklyn Union Gas Co.....C
Sands st, 153—Isaac Bernstein.....C
Sands st, 153—Dominick Falco.....A-G-C
Sterling pl, 109—Wm F Voll .....L-C
Sterling pl, 481-87—Utility Garage Co, Inc.L-G
Taaffe pl, 282-98—Jos Beechman.....C
Union st, 837-9—Conrad & Hubbe....H-A-L-C
Wallabout st, 127-37—Duhamel & Sons.....G
Wallabout st, 254-56—Lazerkowitz Realty Co.D
Wallabout st, 258-60—Max Weiser & Louis Plosky .....G-C-D
Wallabout st, 258-60—Lazerkowitz Realty Co.D
Wallabout st, 258-60—M M W Hat & Cap Co, C-D
Walworth st, 46-50—Louis Leiser.....C
Warren st, 284-6—James J Fox.....J

Numbered Streets.

4th st, 104-14 S—The Interstate Elec Novelty Co C
4th st, 104-14 S—Pahl Hoyt Co.....C
4th st, 104-14 S—Borgenicht Kornreich & Co.C
5th st, E ws bet 18th av & Av F—Parkville Congregational Church.....A
6th st, 109 S—Bklyn Union Gas Co.....C
13th st, 144 Bay—Marie Dobuzycka.....C
16th st, 2868 W—Nicola Brunetti.....C
39th st, 852 ft w 2d av—H W Johns-Manville Co. C
40th st, 254—John E Sullivan.....C
55th st, 359-63—Bay Ridge Garage.....L-A-C
73d st & Shore rd—Henry Mackay.....D-A
77th st, 2042—Wm Gremler.....B-C

Named Avenues.

Atlantic av, 3018—E J Pfeiffer.....L-A
Bedford av, 413-15—Jacob W Berkoff.....G-A
Bedford av, 639—Tony Demarious.....G-A-L
Bedford av, 754—Jacob Goldberg....G-D-A-L-C
Bedford av, 1108—Edgar E Chinnock....M-G-H
Bedford av, 1108—Benj Herer.....K-L-A-M
Bedford av, 1293—Ford Sales & Commission Co .....L-H-A-G
Classon av, 101—The Waterbury Estate.....C
Coney Island av, 1856—James Smith.....L-A
Dorchester rd, nwc E 15th st—Flatbush Christian Church .....A
Flatbush av, 503—Mary E Reynolds.....G-C
Grand av & Hopkins st—Schwarz & Co..L-A-C
Hamburg av, 253—Julius Isaacson.....H-A-K
Hoffman blvd, 36-40—Leo Rumboski.....L-A-C
Lafayette av, 286—Adelphi Academy.....C
Lafayette av, 286—Bklyn Union Gas Co.....C
Lafayette av, 431—Woods Garage & Sales Co. H-L-A
Lexington av, 332—M Walsh & Sons..L-A-G-D
Manhattan av, 583—Imperial Garage Co...K-L
Metropolitan av, 771-3—Tony Cassella.....J
Myrtle av, 46-48—Sarah Hagerty.....C
Myrtle av, 1904—Mrs Minnie Peters.....H-A-G
Neptune av, 447-9—Geo W Plant.....D-M-A-H
North Washington av, 19—Chas E Baker.L-A-C
Nostrand av, 1764—John T Loew.....C
Ocean pkway & Prospect av—Hans P Madsen, A-L
Putnam av, 193—Harry S Haupt.....A
St Marks av, 1614-18—Goldstein Bros.....C
St Marks av, 1614-18—Schwartz Bros & Kirshman C
St Marks av, 1614-18—Queens Waist & Dress Co C
St Marks av, 1614-18—Emanuel Gerard.....C
St Marks av, 1614-18—Dean Realty Co.....C
Sumner av, 399—Arthur R Trezise.....A-L-C
Surf av, 1613—Geo Tilyou.....A-H-L-K

Numbered Avenues.

5th av, 3920—Henry Helfst.....C
17th av, 8013—Isaac Rappaport.....D-H-A

QUEENS ORDERS SERVED.

Named Streets.

Franklin st, 211-13—Leopold Gally.....H-A-G
Haven pl, 6—Geo A Hess.....C-L
Reeds la (Far Rockaway)—Oscar Krause, K-H-A-G
Ulmer Park Pier, 2,000 ft s of—Kjleiberg & Neu .....L-A-H-G
Van Loon st & Queens blvd—Henry Miller, A-D-L-H-C

Numbered Streets.

6th st, 51-57 (L I C)—Louis Leiser.....C
7th st, 50-52—Josephine S A Russell.....C-M
9th st, 72-76 (L I C)—Thibaut & Walker...C

Named Avenues.

Bedford av, nec Eastern pkway—Chas E Hanson .....L-H-A
Borden & Riverview avs (L I C)—General Vehicle Co C
Blvd, nr Meredith av—Arthur E Downing..L-A
Broadway, 66 (Flushing)—Jockers & Stack, L-A-H-C
Cypress av, 816—Newtown Gas Co.....C
Freeman av, 304-6 (L I C)—August Munder..C
Hardenbrook av, 8 (Jamaica)—N Y Telephone Co C
Hillside av (Jamaica)—August Herman ...A-L
Hillside av & Vine rd (Richmond Hill)—Richmond Hill Garage & Machine Shop.A-C
Jackson av, w of 25th st—W A Pulis.....L-A-G
Myrtle av, ss, w of Webster av (Queens)—Wm Borges .....H-A-G-L
Old Mill Creek—Henry Kermer.....L
Old Mill, ft of Crescent st—Chas A Sundez..A
Queens blvd & Penfold rd (Elmhurst)—Chas A Norbeck, Jr.....H-D-A-G
Queens blvd & Penfold rd (Elmhurst)—Theo Fiebierger .....L-A-D-C
Queens blvd, nec Queens turnpike—John W Mears .....A-G-L
Rockaway rd & Ferry st—Kasper Keller, H-A-K-G
Pier 1, Erie Basin—Wm J Gokey & Co.....H-A
Vernon av, 401-17 (L I C)—N Y Architectural Terra Cotta Co.....C
Washington av, 700—M Marcus & Son.....D-A
West av, 136-8 (L I C)—Anthony Co.....G
West av, 136-8 (L I C)—Auto Sales Gum & Chocolate Co C

Numbered Avenues.

5th av, 3 (L I C)—Michael Pantuliano.....C

RICHMOND ORDERS SERVED.

Named Streets.

Stuyvesant pl (St. George)—Chas Baezler....L

Named Avenues.

Broadway, 455 (W N Brighton)—Joseph Johnson's Sons .....G
Richmond av, 159 (Port Richmond)—Isaac A Silvie, Jr .....A-L-C-SS

Numbered Avenues.

5th av, 6 (New Brighton)—Julie Kahle..H-A-G

Board of Examiners.

APPEAL 45 of 1914, New Building 129 of 1914, premises northwest corner Vanderbilt avenue and 45th street, Manhattan, Warren & Wetmore, appellants.

WALLS, height of 12".

APPROVED ON CONDITION that the walls in the first story be made sixteen inches (16") thick, except onposite one elevator near Column No. 31.

APPEAL 46 of 1914, New Building 103 of 1914, premises northeast corner Fifth avenue and 41st street, Manhattan, Townsend, Steinle & Haskell, appellants.

Walls, height and thickness. (Rogers Peet Building).

APPROVED.

APPEAL 47 of 1914, Alteration 276 of 1914, premises 16 West 54th street, Manhattan, George J. Cavalieri, appellant.

Elevator enclosure. Sec. 96.

DISAPPROVED.

APPEAL 48 of 1914, New Building 2254 of 1914, premises 366-368 South 2d street, Brooklyn, Nast & Springsteen, appellants.

Walls, section 31.

APPROVED ON CONDITION that a brick wall at least eight inches (8") thick be built at the point marked "A" on the typical floor plan to extend from the first floor to the underside of the roof-boards; and on the further condition that the partitions forming extensions of the stair-hall shall be of six-inch hollow tile, and the structural steel supporting same shall be fireproofed with at least two inches (2") of approved fireproof material.

APPEAL 49 of 1914, Alteration 898 of 1914, premises 18-26 Walker street and 18-24 Lispenard street, Manhattan, McKenzie, Voorhees & Gmelin, appellants.

Walls, adding seven stories. (Telephone Exchange.)

APPROVED ON CONDITION that the foundations, columns and girders are found by the Bureau of Buildings to be sufficiently strong to carry the additional load of the seven stories to be imposed thereon.

APPEAL 50 of 1914, New Building 502 of 1914, premises 891 Westchester avenue, The Bronx, George Keister, appellant.

Theatre (pictures) and dance hall.

Withdrawn by appellant.

APPEAL 51 of 1914, Alteration 1318 of 1914, premises 32 East 39th street, Manhattan, J. I. Campbell, appellant.

Walls, section 31. Private dwelling.

APPROVED ON CONDITION that the existing foundation and walls be found by the Bureau of Buildings of sufficient strength to carry the additional load to be imposed thereon.

APPEAL 52 of 1914, Alteration 2545 of 1914, premises 16-22 Noble street, Brooklyn, William Higginson, appellant.

Height increased; also area, non-fp. factory and warehouse.

APPROVED ON CONDITION that an additional fireproof exit from the fourth floor be installed on the west side of the building; and on the further condition that the building be equipped with an improved sprinkler system, supplied with fresh water.

APPEAL 53 of 1914, New Building 4950 of 1913, premises 2213 Church avenue, Brooklyn, Robert T. Rasmussen, appellant.

Theatre (width of tunnel).

APPROVED.

APPEAL 55 of 1914, New Building 3184 of 1914, premises north side 13th street, 197' 10½" west of 5th avenue, Brooklyn, Shampan & Shampan, appellants.

Walls, section 31.

APPROVED.

APPEAL 56 of 1914, New Building 160 of 1914, premises southwest corner 160th street and Colonial Parkway, Manhattan, Schwartz & Gross, appellants.

Basement entrance, height. Section 105.

APPROVED.

APPEAL 57 of 1914, Alteration 1705 of 1914, premises 214 West 42d street, Manhattan, William H. Gompert, appellant.

Dancing floor, temporary. New Amsterdam Theatre.

DISAPPROVED.

APPEAL 54 of 1914, New Building 1196 of 1914, premises 183-189 Hunter avenue, Queens, John Boese, appellant.

Theatre (pictures). Gradients in lieu of steps.

APPROVED ON CONDITION that the steps at the side exits "C" and "D" be eliminated, and that a gradient be substituted, together with such steps as the Bureau of Buildings may permit.

APPEAL 58 of 1914, Alteration 1602 of 1914, premises 55-60 West 66th street, Manhattan. William H. Gompert, appellant.

Balcony non-fireproof. St. Nicholas Rink.

Withdrawn by appellant.

APPEAL 59 of 1914, New Building 137 of 1914, premises southwest corner 78th street and West End avenue, Manhattan, Schwartz & Gross, appellants.

Walls, party. Sections 37-39.

APPROVED ON CONDITION that the structural steel and footings be made of a strength satisfactory to the Bureau of Buildings.

APPEAL 60 of 1914, New Building 3014 of 1914, premises 246-260 Pacific street, Brooklyn, Benj. Cohn, appellant.

Walls, section 31. Six-story tenement.

APPROVED ON CONDITION that the openings in the brick wall at the points marked "A" in all stories shall be provided with fireproof doors.

APPEAL 61 of 1914, New Building, 3098 of 1914, premises 158 and 160 South 3d street, Brooklyn, Charles J. Reinschmidt, appellant.

Walls, section 31. Tenement.

APPROVED ON CONDITION that an unpierced brick division wall at least eight inches thick be provided on all stories at the points marked "A," this wall to extend from the first floor to the underside of the roof-boards.

APPEAL 62 of 1914, New Building 3097 of 1914, premises 204-206 Ross street, Brooklyn, Charles J. Reinschmidt, appellant.

Walls, section 31. Tenement.

APPROVED ON CONDITION that an unpierced brick division wall at least eight inches thick be provided in all stories at the points marked "A," to extend from the first floor to the underside of the roof-boards; and on the further condition that the vestibule enclosure forming extensions of the stair-halls in all stories be enclosed with six-inch terra cotta block partitions, carried on properly fire-proofed steel supports.

APPEAL 63 of 1914, New Building 157 of 1914, premises southwest corner Seventh avenue and 59th street, Manhattan, Buchman & Fox, appellants.

Walls, sec. 31. Apartment hotel.

APPROVED.

APPEAL 64 of 1914, New Building 148 of 1914, premises, 14 East 46th street, Manhattan, Lorenz F. J. Weiher, appellant.

Walls. Sec. 32-39.

APPROVED ON CONDITION that the walls in cellar and first story are made the thickness required by the Code; and that all walls are laid up in Portland cement mortar.

Garages and Explosives.

An ordinance to amend the regulations of the Municipal Explosives Commission, the same being a chapter of the Code of Ordinances, relating to Garages.

Be it ordained by the Board of Aldermen of Commission, reading as follows:

Section 1. Section 370a is hereby added to the regulations of the Municipal Explosives Commission, reading as follows.

Sec. 370a. No garage permit for the storing of motor vehicles containing volatile inflammable oil in their fuel tanks shall be issued for any building, shed or enclosure, unless that portion of such building, shed or enclosure in which such motor vehicles are stored is constructed of fire-resisting material; the provisions of this section to apply only to premises where no volatile inflammable oil is stored, and which are situated:

(a) Within 25 feet of the nearest wall of a building occupied as a tenement house, church, hotel, place of public amusement or assembly, school, wholesale drug store, premises where dry goods or other highly inflammable materials are manufactured or kept for sale, cleaning and dyeing establishments, or any premises where combustible fibres are stored.

(b) Within 50 feet of any premises where ammunition or fireworks are manufactured or stored; where inflammable or combustible mixtures, paints, varnishes, lacquers or matches are manufactured or stored in wholesale quantities; where nitro-cellulose products are used for further manufacture, or where inflammable motion picture films are manufactured or stored in quantities aggregating more than 10,000 feet.

(c) Within 100 feet of any premises where calcium carbide is manufactured or stored in quantities exceeding 120 pounds; or where gases under pressure are manufactured or stored in quantities greater than 250 cubic feet.

(d) Within 200 feet of a magazine for the storage of explosives, of the First, Second, Third or Fourth Class.

The provisions of this section may be modified by special permit issued by the Fire Commissioner, when in his judgment the strict enforcement thereof would work undue hardship.

Section 2. This ordinance shall take effect immediately.

Adopted by the Board of Aldermen May 26, 1914.

Approved by the Mayor May 29, 1914.

BUILDING MANAGEMENT

VENTILATION OF LOFT BUILDINGS

By WILLIAM J. BALDWIN

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

SCIENTIFIC and thorough ventilation of loft structures in New York City is in its infancy, and up to the present time far from sufficient thought has been given by architects and others to this most important subject. This is particularly true of lofts used for manufacturing purposes, even those erected in the lower Fifth avenue section. The regulations in regard to factory laws relating to ventilation are "a joke." Few buildings are provided systematically with fresh air and none in sufficient quantities to be adequate. Dr. Elizah Harris, an advanced authority for his time and once president of the Board of Health, confounded the cubic space allotted to a person within a building with real ventilation.

Blinding the Public.

This conception of ventilation still pertains to the space in a tenement house and to the space on the floor of a school, but it is not ventilating. It is true that the floor space should be limited to some miminum for convenience and for other reasons, but any provision in a tenement house law, or in a factory law, or a school law, that does not provide for the systematic admission of uncontaminated air to closed buildings, only goes to blind the public, and the individuals who work in these lofts in our great cities.

Conditions are almost as bad in our office buildings. The City of New York is the first great sinner in this regard, as it builds great municipal buildings with hundreds—say probably thousands—of clerks to a floor without adequate or no ventilation, and the great insurance companies are also guilty of neglect with their employees, male and female, when they coop them up in rooms, with scarcely elbow-room and without ventilation.

Lower Fifth Avenue Conditions.

The handsome industrial buildings recently erected on lower Fifth avenue, which are nothing but factory lofts, mostly devoted to the making of clothing, are one of the first considerations for improvement. It is here, where hundreds of operatives are working with sewing machines, elbow to elbow, with less room between them than is allotted to children in public schools, that the first direct effort should be made.

These people are laborers and must come under factory laws and they are huddled together and crowded as no human beings ever were before in factories, on account of the great rent cost of floor space; and the necessity for having to turn out clothing and other products, in an area where rents are so relatively high, that the condition is forced on the manufacturer; and he in turn forces it on his laborers, because there seems nothing else to do.

One only has to go to Fifth avenue, south of 23d street, between the hours of 12 and 1 p. m., any working-day, to see the crowds of humanity that "bolt" their luncheon in about ten minutes, that they may have fifty minutes of fresh air on the sidewalks of Fifth avenue.

Machine Operators Need Air.

During the two working sessions of four hours each, when these people are at their machines, they are absolutely without fresh air, except through the convenient (or accidental) opening of a door or a window, and this is absolutely no ventilation, and by ventilation I mean a change of air, sufficient to keep the air of the room at some standard of purity fixed by law, and if the term is not suitable then at some standard of vileness and vitiation that is tolerable.



WILLIAM J. BALDWIN.

The cubic contents of a space allotted per capita can never be considered as having any bearing on the quality of the air in habitable enclosures, after the first few minutes of occupancy. The air space in an ordinary factory loft on Fifth avenue is vitiated beyond the health point in ten minutes.

Vitiated Air.

If we consider a floor space of 36 square feet per individual with a height of 9 feet we have but 324 cubic feet of space per capita, and this is more than the average condition. The air in this space is vitiated to the poorest conditions, tolerated in our schools under the law, in ten minutes, and at the end of a four-hour working session it is vitiated to twenty-four times the school standard, while at the end of a nine-hour day it is vitiated to fifty-four times the school standard.

A light-shaft with a few windows, or a whirligig of a wheel in a sidewall or window, simply deceives the public, and furnishes a pretense that satisfies the well-intentioned investigator who does not know what ventilation is or should be. The word "ventilation" as applied to buildings should mean nothing except an ample supply of good pure air, the best we can obtain from the outside, and the quantity should be fixed within some reasonable limit. The ordinary acceptation of the word is a misnomer.

The Closed Window.

Windows are not ventilators unless they are open, and such opening as can be tolerated in cold or wet weather rarely affects the quality of the air of these human bee-hives sufficient to be appreciable. It is argued that the common standard for the amount of oxygen in the air outside being 20 per cent., that even if it falls to 17 per cent. within the room, the person has only to breathe a little deeper, and still obtain the necessary amount of oxygen.

This is true to some extent, if it only relates to the oxygen in pure air, but the person who makes this argument rarely points out that the carbonic acid increases in about twice the ratio that the oxygen disappears. When he is reminded of this, his argument is that the carbonic acid in the air is neutral and that it has no greater effect on the individual than the nitrogen in the air. This might also be conceded if we were thinking only of an excess of carbonic acid in good air, but there is also the question of humidity to be considered, and what is this humidity but the vapor carried out of your neighbor's lungs and through his skin and added to the air of the room, to be breathed over and over again in the impure air of the room.

On a warm, damp day in summer the relative humidity may be 80 per cent. or more and this in itself demands a change of air to keep the percentage of moisture from increasing. A low relative humidity is absolutely necessary to keep down the temperature of the body.

There is also a fourth element in this question, which is the relative density of the air. At 80 or 90 degrees of the thermometer the density of the air has decreased so much from what it would be at 60 degrees that the lungs of the individual have not only to take care of an increased amount of air due to the diminution of oxygen and an increased amount of air due to the excess of carbonic acid, but in addition an increased quantity of air, due to the reduced density of the air so that the human lung is not able to accommodate itself for any great length of time to all these conditions, which always exist in an enclosed air space occupied by animals, let them be human or otherwise.

When Theory Does Harm.

The open-window theorist also inadvertently does harm often. He argues for natural ventilation, instead of systematic ventilation, and he cites the success in hospitals and other places from open windows, or from putting the patient out of doors on the galleries or on the roof.

From his standpoint he is correct, for where can we get better ventilation than out of doors? He forgets, however, that he is opposing systematic ventilation—at least indirectly—as he seems to see only the condition he has to deal with, forgetting that he cannot put a girl who runs a sewing machine in warm blankets on the roof, or out of doors on a hospital cot. Neither can all the windows in the workroom be opened in January, and the deficiency of temperature made up by wraps, if his young Fifth avenue tailor is to turn out a day's work equal to the young man or the young woman that works in a systematically well-ventilated and properly warmed factory.

An argument used against systematic ventilation is its cost in cold weather.

Ventilation costs money, and when it is realized how much systematic ventilation costs (when warmth is added), those who pay the coal bills either slow down the motor or turn off the heat, and look on the money saved as an entire economy—something saved without a loss.

This, however, is not the fact: there is a loss, and it will be found in the decreased amount of work the operative is capable of producing. It will be also apparent in the general standard of health of the individuals if compared with those in a well ventilated factory.

What can be done to remedy this condition? Where should the economy commence? And will it ever commence unless the people take it into their own hands and insist upon it? If they realized the condition under which they are living they would, and this applies equally to the 75,000 office employees of the city who work at desks in municipal buildings.

ILLUMINATION OF LARGE BUILDINGS

The Cold, Cheerless Light From Old Type of Arc Lamps, With Their Poor Regulation, Should Not Be Tolerated.*

By H. B. PIERCE

PROPER illumination does not mean the mere application of light to make objects visible at minimum expense, but, rather, the most maximum comfort to the eye, at the same time producing an effect which is as esthetic as possible. The prime requisites in securing such illumination are adequate wiring, a knowledge of the purpose for which each room is to be used, and as much information as is available on the probable location of furniture and fixtures. In addition, the color of the walls, the ceiling and the floor should be known, as a darkly tinted room may require 50 per cent. more light than one with a bright finish. The architectural style of the rooms should be studied, in order that the illumination may be such as to carry out the effect which the architect desires.

In connection with these specifications it must be known to what extent economy is desired. Too often a good scheme of illumination has been ruined by a desire to reduce the electric light bill, whereas had the matter of economy been discussed in connection with the original design a more efficient, though perhaps less esthetic, installation could have been substituted.

Exterior Treatment.

The exterior lighting of large buildings, which is often completely omitted, deserves consideration from the advertising standpoint. Not many sights impress the imagination more strongly than does that of an inspiring piece of architecture at night. This emphasis may be secured by outlining the architectural lines of the structure by the use of cluster posts on the sidewalk, or by using luminous arc lamps placed at the curb line and at points of prominence on the building.

In the main lobby of the building, especially if it is a large hotel, the color of the light should tend toward the yellow or reddish tinges, and the effect should be that of brilliant lighting, even if good illumination has to be sacrificed to some extent in accomplishing this end. The cold, cheerless light from the older type of arc lamps, with their poor regulation, should not be tolerated. The public must be invited to enter, and there can be nothing which extends a more cordial invitation than cheerful, bright illumination.

In the lobby of a quiet family hotel the effect should be subdued but cheerful. The effect of the quiet light from the open fireplace is what is desired—not that of the mortuary chapel, which is too often found.

Determining Working Areas.

A description of the method used in making a detailed analysis of the lighting design for the lobby will illustrate the procedure necessary in all parts of the building. The first step must be a determination of the working areas of the room, the intensity of the light flux and the direction it should have over these areas. These factors can be obtained from an architect's plan and from a knowledge gained by experience in similar installations.

A dense opal globe will absorb 60 per cent. of the light which falls on it, or probably 70 per cent. of the total light flux of the lamp. Hence 40 per cent. of the total light flux generated, or 6,140 lumens, is absorbed in this fixture. The total flux required is now 15,355 lumens, to which is added 25 per cent. for losses due to the inevitable collection of dirt on walls, ceilings and fixtures. This gives a grand total of 18,945 lumens to be supplied from the nine light sources, or 2,105 lumens from each source. A 250-watt tungsten lamp burning at normal voltage will give 2,350 lumens, while the next smaller size, the 150-watt lamp, will give only 1,260. The 250-watt lamp is then the correct one to select.

Local Lighting.

For the local lighting a simpler means of computing the additional light required may be adopted—that is, the intensity of the light will vary inversely as the square of the distance from the source. Assuming, for instance, that brackets are placed at a height of six feet on the two front columns, a reading plane two feet above the floor and two feet out from the light source may be assumed for computation. The distance is then about four feet. If a lamp and reflector are selected which will give an intensity of 32 candlepower at 30 degrees with the vertical, the illumination will have been increased by two foot-candles. This could be done by a 23-watt tungsten lamp equipped with an efficient reflector, or by a 40-watt lamp with a less efficient but perhaps more attractive shade.

In the various other rooms of a hotel the use to which the room is to be put is a large factor in determining the nature of the illumination with which it shall be provided. In the dining room of a popular New York hotel three different intensities of illumination are provided. In the guest chambers cognizance must be taken of the fact that light must he available for reading and writing and provision made for ample illumination near the mirrors and dressing table. Lamps in hotel halls should be so placed that there will be no direct light glaring through the transom over the door into the rooms.

Efficiency in Office Buildings.

In office buildings the effect to be produced is not of cheerful welcome, but of clear-cut efficiency. The entrance should be brilliantly illuminated, with as few curiously designed fixtures as possible. Indirect lighting may be used to advantage on account of the neat appearance presented by the fixtures. The best effects in lighting the rooms of office buildings can be obtained by studding the ceiling with small lamps. The results of some valuable research work on office lighting by Mr. C. E. Clewell show that units should be evenly spaced on centers approximately seven feet apart.

It is in the halls of the modern office buildings the present-day illumination is shown to greatest advantage. The dimly lighted halls of the older office buildings have given way to cheerful, well-lighted passageways which impress a visitor with their business-like attractiveness.

*From a paper read before a convention of Engineers and Building Managers at Spokane, Wash.

Depreciation Charges.

H. Shuckmann, in a discussion before the American Society of Mechanical Engineers, gave the following classification of annual depreciation charges as adopted by the plants with which he is connected:

Factory buildings	5%
Factory machinery	12%
Power plant equipment	10%
Electric light system	7%
Railway tracks	7%
Tools and fixtures	10%
General construction, fences, retaining walls, and so on	7%
Oil-storage tanks	7%
Dwellings	5%

SYSTEM IN MANAGEMENT.

Monthly Report Sheets Keep Building Managers Informed

By SPEAR & CO.

THE progressive business man is constantly seeking to reduce his business in terms of figures. Costs of material, labor and every possible expenditure that enter in the overhead charges are carefully tabulated, so that he can lay his finger at any moment of the day on any phase of his business.

This same principle is extended in our office to arrive at a detailed cost of management of each building.

As the care of business property is the very foundation of our business and not a mere side issue, the management department is the most important. Here all supplies and repairs are ordered and help engaged. It is apparent that the head of this department calls for an individual who is thoroughly conversant with every branch of the building trades; he must have a complete knowledge as to the value of the various supplies that are required in and about a building. His ability at arriving at a just estimate on contracts for repairs is a means of saving thousands for our clients every year. He makes the purchases for the office, and because these purchases are made in large quantities the individual owner receives the benefit of the lower prices that are obtained.

The System Explained.

The system that is followed in our office when supplies or repairs are made for any particular building is as follows:

A monthly report sheet is left at each building, which must be ready on the first of every month, signed by the engineer. This report, carefully kept during the month by the engineer, tells the building manager what supplies have been received and what are required; what repairs have been made, which mechanic did the work, how long it took him and what further repairs are needed; the amount of coal received, the amount burned, and the amount on hand; the readings of all meters, electricity, gas, and water.

The repairs which the engineer believes are required are passed upon by the building manager as to their absolute necessity. The letting out of the work must be done with an eye to economy; the building manager must see that the job is done properly and the right quality of material used. He must be careful to notice that no time is wasted by the mechanics doing a "time and material" job.

Results Are Tabulated.

The monthly sheet keeps the building manager informed as to the amount of coal consumed during the month, and if this amount varies to any extent from the average of previous months he immediately investigates the cause.

The readings of the various meters, electricity, gas, and water, carefully tabulated on the monthly sheet, must tally with the reports of the Edison Company, Gas Company, and Department of Water Supply.

All bills are checked by three different department heads to see that they are absolutely correct before payment is made.

Every item of overhead charges is then entered on a card reserved for each building, so that each owner may know at any time what the expenditures for the year have been.

Unmarketable Real Estate Title.

A purchaser under a contract for the sale of real estate will not be compelled to take the property when he may be obliged to defend his possession by litigation, or to receive a title that is subject to probable claims by another, or that will not be reasonably free from any doubt which will interfere with its market value, or where a defect in the record title can only be supplied by resort to parol evidence and the title may depend on questions of fact. The New York State Court of Appeals has so decided in the case of Gustave Cerb, respondent, vs. Louisa B. Diener, appellant.

USEFUL APPLIANCES

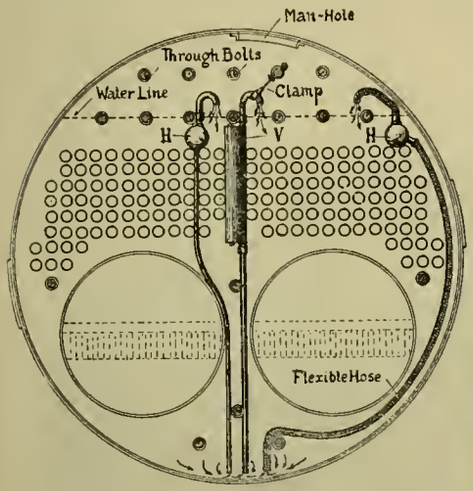
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Prevents Cracking of Boilers.

EVERY building manager knows the serious consequences that result from cracked boiler shells and the fact that there is being introduced into this market a circulator that by a very simple operating principle insures equal temperature of water in all parts of the boiler should be of interest to any one concerned with the subject of boiler efficiency.

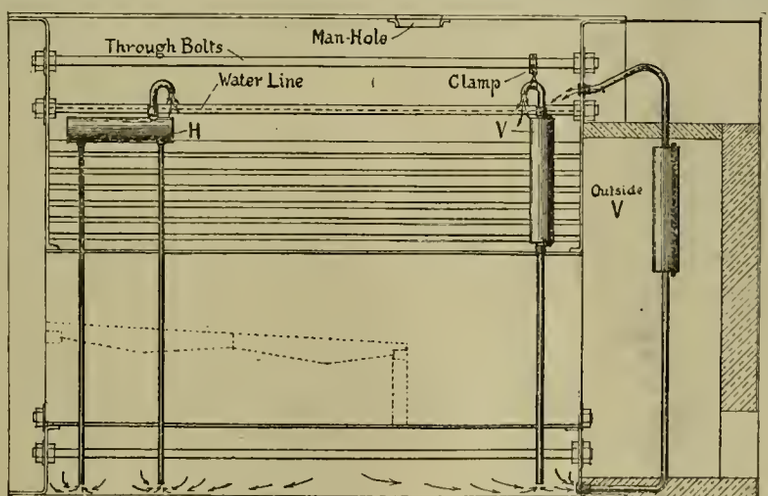
At the office of the Klein Circulator Company, 30 Church street, there is a model boiler which shows, through the agency of glass tubes, the operation of this device, which is as simple as it is effectual.

One cause of the cracking of boilers emanates from extreme difference in temperature of the upper and lower parts of the shell. The water above the fire always is hotter than that beneath it and the circulation takes this relatively cold water and automatically transfers it to the top, thus permitting the hot water to reach the bottom. This keeps the shell at an even temperature and prevents excessive expansion and contraction which produces the cracks.



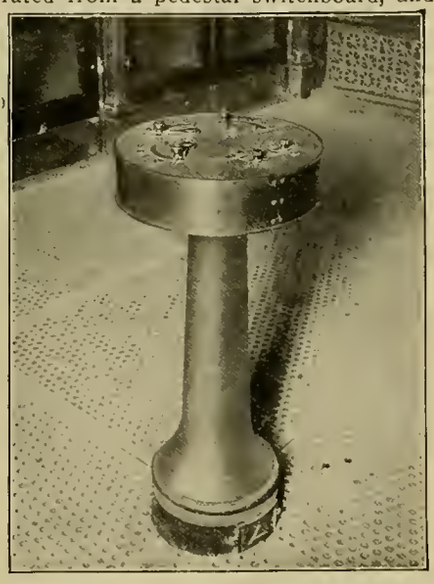
Incidentally even distribution of hot water in a boiler keeps down the cost of fuel.

The manufacturers claim for this device, which has been installed on some of the large ocean liners and on the Municipal ferry boats plying between Manhattan and Richmond, that a large quantity of water is saved, as it is not necessary to blow off the water to get the bottom warm; equalization of temperature is assured, preventing dangerous strains on the boiler shell; the repair cost is cut down and it offers no impediment to the cleaning or operation of the boiler. Once installed it requires no further attention, hence it has no maintenance charge and the first cost is merely nominal.



A New Electric Vehicle Call.

A NEW type of vehicle call has recently been installed in the department store of James McCreery & Co., for the convenience of shoppers. The feature of the call is that it is operated from a pedestal switchboard, and not from a panel in the wall as is generally the case with carriage calls.



The advantage of a pedestal form of switchboard is that it may be located in the center of the lobby where it will be in plain view of customers going out of the store. The wall type vehicle call was not considered for this installation as it is usually a source of delay to shoppers on account of the difficulty experienced in finding it.



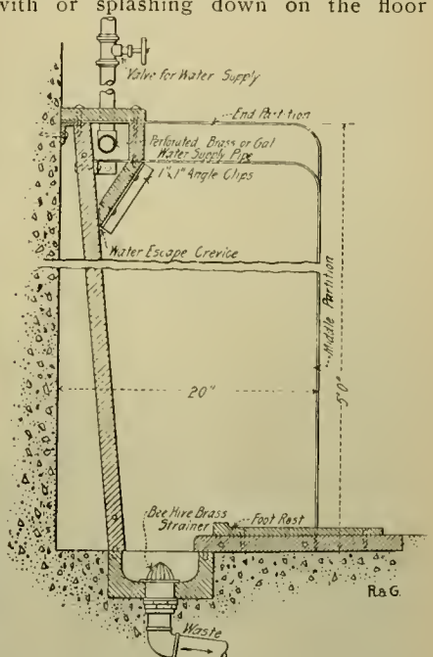
The method of operating the switchboard, which was designed by the Western Electric Company, is extremely simple. When shoppers drive up to the store they receive a numbered check from the carriage man at the curb. On leaving the store, the check is surrendered to the switchboard man who moves the switch levers on the dial face of the pedestal to numbers corresponding to those on the check. This causes the numbers to be reproduced electrically on both sides of the vehicle call annunciator on the outside of the building.

The chauffeur or driver, who has received a duplicate check upon arriving at the store, can see immediately that he is wanted and drives to the entrance. If it is necessary to use the vehicle call after dark another lever switch on the switchboard dial can be used to light a bank of lamps which will illuminate the numbers.

Although the pedestal switchboard vehicle call has been in use only a short time, it is said already to have proved its value in the ease with which carriages and automobiles are moved.

An Improved Urinal.

THERE is on exhibition at the office of William G. Hill, 70 Wall street, a urinal stall of new and novel design. The claim made for it is that it is absolutely sanitary. Being made entirely of slate, it is practically everlasting. The essential feature of this device is that the water supply pipe is hidden above and behind the slate escape crevice, protecting the pipe from being tampered with or splashing down on the floor platform or footrests, thereby keeping them always dry. By this method the water flows evenly over the back wall and into the slate gutter. The flow of water is regulated by stop cock, or automatic cistern.



The general idea of the device is shown in the accompanying illustration. In outside appearance it looks like any other urinal, but the flow of water is so perfectly arranged that no part of the back wall can escape flushing as long as any water is admitted to the escape device set in above. No metal or material other than slate is employed in the stall, thus doing away with corrosion, with its unsanitary consequences.

Garbage Chutes in Buildings.

SO MANY inquiries have come to this department from architects and agents in charge of buildings as to whether there is any rule that prohibits the employment of garbage chutes in multi-tenanted buildings from two-family houses to apartment houses, that the following communication from the Tenement House Department, to which inquiry was made on this subject, is printed:

"There is nothing in the tenement house law specifically prohibiting garbage chutes, although the department believes them to be of an unsanitary nature, even under the best conditions. The department has made an inspection of a number of garbage chutes and has not found the condition sufficiently serious to advocate a change in the law in this respect."

The department, however, insists upon each chute having a positive automatic closing door, and that the chute be ventilated through the roof from the general receptacle in the basement to the door in the uppermost story.

CURRENT BUILDING OPERATIONS

New Home of Automobile Club of America Designed to Meet the Requirements of Members—St. Bartholomew's Buildings.

WHILE many important buildings have been erected in New York during the last decade that are fine examples of architecture, and others of an ornate and individual character, yet none typifies more strikingly the modern spirit of advancement than the new building for the Automobile Club of America, which will be one of the most completely equipped garages in the world, and will be the last word in the proper housing and caring of automobiles for the members of the club.

The building has been designed by William H. Gompert, architect, in an appropriate style of French Renaissance architecture, it will cost $250,000 and cover an area of 25,500 square feet and will be four stories in height in 72d street and five stories in 71st street. The building is to be the pioneer of its type in America, and has been so designed that the automobiles will mount from floor to floor by means of ramps or inclines. These ramps have been designed to serve every possible requirement from a standpoint of safety and utility. Elevators will be entirely eliminated, with the exception of one elevator for the purpose of carrying disabled cars, and the ramps have been designed so that it will be possible for two machines to pass at any point with the utmost safety.

Every modern equipment possible for convenience and safety are to be installed in the building, and it is the aim of the club to furnish to its members accommodations and service which cannot be obtained in any other club or garage in the city. The building will be equipped in all parts with a sprinkler system, and every other precaution has been taken to eliminate the fire hazard. A compressed air apparatus will be installed with outlets in various parts of the building, so that automobile tires can be inflated without moving the machine from its assigned position. A vacuum cleaning system will also be installed with outlets in various parts of the building so automobiles can be readily cleaned by the most modern process.

Electrical outlets are to be located at convenient points to enable a mechanician to adjust or repair a car at its assigned position.

The property is owned by George M. Storm, and is leased to the Automobile Club for a period of twenty-one years. H. B. Anderson, president of the club, and Mr. Gompert, the architect, have spent considerable time in research and experimenting in order that the building and its equipment will meet with every requirement from the standpoint of utility. Since the Automobile Club now numbers among its members many prominent women, the new building has been designed to afford accommodation for women as well as men.

The New St. Bartholomew's.

Bertram C. Goodhue, architect, 2 West 47th street, has been retained by the vestry and building committee of St. Bartholomew's Episcopal church to prepare the plans and specifications for their new group of structures, including a church edifice. It is proposed to erect these buildings on the site of the old Schaefer brewery, on the east side of Park avenue, from 50th to 51st streets, which the trustees recently voted to purchase. Mr. Goodhue has completed his preliminary studies, and they have been approved by the committee and vestry, but announcement as to the style chosen and exact number of buildings projected cannot be made at present. It is assumed, however, that the project will include the church, Sunday school, rectory and parish house, and possibly a parish school.

The northward trend of business has resulted in forcing many of the parishioners of St. Bartholomew's to seek new homes farther uptown. The completion of the Park avenue improvement and the erection of many fine homes and high-class apartments along the avenue and the adjacent streets has made this neighborhood the one selected as the new home of many families who have been connected with St. Bartholomew's parish for years. It seems quite fitting, therefore, that the church should follow its parishioners.

On account of the improvements in the Grand Central zone, the completion of the Grand Central terminal and the Biltmore Hotel, and the further improvement of Madison and Vanderbilt avenues with modern office and loft buildings and club houses, the value of the site occupied by the present church building at the southwest corner of 44th street and Madison avenue has appre-



William H. Gompert, Arch't.

NEW HOME OF THE AUTOMOBILE CLUB IN EAST 72D STREET.

ciated greatly. The Rev. Dr. Leighton Parks, rector of St. Bartholomew's, felt some time ago that it would be advisable for the vestry to sell its property at the market price. The money obtained for this site would in a large measure provide funds for the purchase of a new site and the erection of a group of new buildings. It was thought that there might even be a monetary balance to use as the nucleus of an endowment fund. When the opportunity to take over the Schaefer property was presented to the members of the vestry they quickly availed themselves of it, inasmuch as the new site is almost in the exact center of the present parish limits.

A Historic Organization.

St. Bartholomew's is one of the city's oldest and best known Episcopal churches. It was established in Broome street in 1835. Since the removal to the present site, at Madison avenue and 44th street, the work of the parish has greatly increased until the past year, when the budget called for an expenditure of over $250,000 to be used for the maintenance of its schools, missions and branch chapels and the extension of its social work. This social work in its parish alone directly reaches approximately 10,000 people.

Many of the works of art now standing in the old building will be incorporated and erected in the new scheme. The beautiful bronze doors, the gift of Mrs. Vanderbilt as a memorial to her husband, the late Cornelius Vanderbilt, will be reset in the new building. These doors, architecturally and for the beauty of their workmanship, are the equal, if not superior, of any of their kind in the city. The painting over the altar, "Christ in Glory," which was painted many years ago by Lathrop, and which has been admired by all who visit St. Bartholomew's, will undoubtedly be rehung. Statuary and tablets, the memorials of St. Bartholomew's prominent parishioners, will be reset in the new building.

There is no doubt that the selection of the new site will result in greatly widening the field of parish work and will enrich the city by the addition of a group of buildings which will compare favorably in architectural beauty with the best and newest of their kind, namely, St. Thomas's, Cathedral of St. John the Divine and the Chapel of the Intercession.

Small Decrease in May Building.

Reports to Bradstreet's Journal from 137 cities of the United States show total building expenditures of $76,338,749 for the month of May, as compared with $74,748,875 during April and $80,776,267 in May a year ago. There is here indicated an increase of 2.1 per cent. over April, but a decrease of 5.4 per cent. from May, 1913, with 77 cities showing decreases and 60 showing increases as compared with the latter month.

New York City shows something like a turn in the tide, reporting, as it does, the first increase in expenditure over the same month a year ago reported for the last 15 months. In this city (four out of five boroughs reporting) the expenditures in May were $15,809,427, or about one-fifth of the entire country's total—a gain over April of 9.2 per cent., and an increase over May last year of 15.4 per cent.

The Tower Building Was Sound.

The investigation made by the Bureau of Buildings when the Tower Building, at 50 Broadway, was in process of demolition resulted in disclosing no unusual feature. No instance of corrosion of metal sufficient to impair the strength of the building was uncovered, but there was the usual formation of rust between contact surfaces, extra probability of corrosion near the ends of beams resting on brick or stone work, and of improperly cleaned iron under the paint, and the excellent protection afforded by cement mortar in close contact with the metal.

As linseed oil paint in contact with cement becomes dry and incohesive, it is considered immaterial by Superintendent Miller whether steel thoroughly incased in cement mortar or concrete is painted or not.

The building, which was about 159½ feet deep and from 21½ to 39½ feet wide, had cast iron columns. The floor beams and girders were wrought iron I-beams with bolted field connections, and although the outer walls of the lower five stories were supported on wall beams at each floor, the floor beams in the upper five stories were wall bearing, thus making the building conform only partly to the cage type of construction. The foundations were double rows of wooden piles driven to hardpan. The flat side-bearing terra cotta floor arches were sprung between the webs of floor beams 4½ feet apart, and did not incase their lower flanges. The building was erected in 1889 from plans by Bradford L. Gilbert.

Our Modern Frontiers.

In the history of every city the principal area of activity for original building operations is always on the outskirts of that city. Year after year the demarcation between city and country is steadily advanced, as tracts of land are opened to intensive improvement by builders. Every year the building contractor and mechanic seeking this new work must go farther afield to find it.

Thirty years ago there were three distinct movements in speculative real estate on Manhattan Island. One was centered on the West Side, near 72d street, one was in the Yorkville section of the East Side, and the third principal field of operations was in old Harlem, between Seventh and Eighth avenues, 126th and 133d streets. These were the frontiers of that era. In each of these movements a different class of construction was in hand, and the projects in each were conceived and carried forward mainly by operators and builders of the immediate locality. Landing places for brick and other materials of construction were close by in most cases, and the job was not far from the shop.

But now the seats of original building operations are numerous and are miles away from the center of the city. Within the decade our brick builders have finished with Washington Heights for the time being and have reached the Inwood section. Soon there will be no frontier left for Manhattan. In other boroughs the seats of original building development have followed the lines of rapid transit until in some directions they have reached the city line. Were it not for a following wave of improvement real estate developers in central sections would be left with nothing to do. Every succeeding generation, however, sees a new building campaign advancing over old ground.

Dr. Paterno Selects Architect.

Gaetan Ajello, of 1 West 34th street, has been commissioned by Dr. Charles V. Paterno, president of the Paterno Construction Company, to design plans and specifications for the improvement of his recently purchased plot at the northwest corner of Broadway and 84th street with a fourteen-story apartment house of the highest type. The site comprises about six city lots, having dimensions of 102.5x133.5x140.7x102.2 feet. The Ajello System of reinforced concrete floor construction is to be employed in this building for which The Building Improvement Co. (Burchartz American Floor Systems), of 17 Battery place, recently contracted with Mr. Ajello for his patents. On account of the adoption of this system which reduces the floor thickness a saving of four feet over the total height of the building is effected which is to be utilized in the height of the first story stores on the Broadway side. It will be recalled that Dr. Paterno recently sold to Benjamin N. Duke, the tobacco manufacturer, his twelve-story apartment house at the southwest corner of Seventh avenue and 58th street, on plot 100x100 feet. The building which was held at $1,300,000, was completed last autumn, from plans by Mr. Ajello, and has a total rent roll of about $125,000 a year.

Hotel McAlpin Annex.

Announcement has been made that an addition to the Hotel McAlpin, on the southeast corner of Broadway and 34th street, will be erected on the property adjoining the hotel on the east which was recently acquired by the Hotel Company. The site takes in numbers 46 and 48 East 34th street, which was part of the Floyd estate. It is proposed to erect an addition which will contain two hundred additional bed rooms as well as extra public space. No plans have been prepared as yet and the full details have not been decided upon, except for the fact that the addition will harmonize with the original building and in fact become an integral part of it. The building is owned by the Greeley Square Hotel Company, Chas. A. B. Pratt, president, and operated by Merry and Boomer, proprietors.

New Trinity Chapel Seems Assured.

Announcement will no doubt soon be made regarding a new house of worship for the congregation of Trinity Chapel, which has been located for many years in West 25th street, near Broadway, through to 26th street. It is said that several available sites are under consideration and that one on upper Park avenue, near the nineties, is favored. The matter is in the hands of the Rev. John Mockridge, as vicar, and the Rev. Dr. William T. Manning, rector of Trinity parish. The matter of abandoning the old structure has been under contemplation for some time, owing to the encroachment of loft buildings surrounding it. Nothing definite, however, has yet been decided.

Building for Brooks Brothers.

General contract was awarded this week without competition to Irons & Todd, 101 Park avenue, for the erection of a ten-story loft and store building at the northwest corner of Madison avenue and 44th street. The building will have a granite base with superstructure of brick, limestone and terracotta and will cover a plot 80 by 128 feet. Plans are being prepared by La Farge & Morris, 101 Park avenue, and Clinton & Russell, 32 Nassau street, associated architects, for William Everdell, Jr., and William H. Brown. The building will be occupied by Brooks Bros., men's clothing, who have leased the property for a long term of years.

Two New Country Houses.

Guy Lowell, architect, 225 Fifth avenue, has been retained by C. K. G. Billings, 42d Street Building, to prepare plans and specifications for a residence to be erected at Oyster Bay, L. I. Another fine residence contemplated is the one to be erected in the Wheatley Hills section at Woodbury, for Otto H. Kahn, banker, 52 William street. Plans for this house are being prepared by Delano & Aldrich, architects, 4 East 39th street. The erection of these houses will be decided additions to the colony of fine country houses on the north shore of Long Island.

New Home for John T. Pratt.

Charles A. Platt, architect, 11 East 24th street, has been retained to prepare plans and specifications for a new residence to be erected at 7-9 East 61st street for John T. Pratt, lawyer, 43 Exchange place. The house will be built of brick and Indiana limestone, and will be fireproof. It will probably be five stories in height. Some years ago Mr. Platt designed and superintended the erection of Mr. Pratt's country house at Dosoris, the Pratt estate at Glen Cove, L. I., which is one of the largest and finest of the many beautiful country houses in this section.

Richmond Hill Lodge To Build.

Richmond Hill Lodge, No. 892, F. & A. M., is preparing to build a Masonic hall and is seeking preliminary sketches and plans. Architects and others interested can secure full particulars at once by addressing L. Howard Moss, M. D., corner Brandon and Stoothoff avenues, Richmond Hill, Long Island. Thomas Coates, 320 Spruce street, is master of the lodge.

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NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Mayer & Mayer, 120 West 86th st, contemplates the erection of a 12-sty apartment house at the northeast corner of West End av and 84th st. No architect selected.

FORT PLAIN, N. Y.—The Board of Education of Fort Plain, Dr. Douglas Ayers, president, Canal st, contemplates the erection of a 2-sty brick high school here. A meeting will be held June 27 to determine whether a new high school shall be erected or the present one remodeled. Cost, about $45,000. No architect selected.

OLEAN, N. Y.—Bordonaro Bros., 465 North Union st, contemplates the erection of a 3-sty brick store and apartment, 36x80 ft., at 415 North Union st. No architect selected.

ROCHESTER, N. Y.—Mrs. George C. Buell and George C. Buell, Jr., care of Geo. C. Buell Co., 39 Exchange st, contemplate the erection of a 4-sty reinforced concrete warehouse, 100x70 ft. No architect selected.

OLEAN, N. Y.—D. M. Hancock, wholesale dealers in horses, Belfast, N. Y., is receiving competitive sketches for a 2 and 3-sty brick and steel barn and garage in North Union st to cost about $25,000.

UTICA, N. Y.—The City of Utica, Board of Contract and Supply, W. W. Briggs, secretary, City Hall, contemplates the erection of a fire station. A site has not been selected. An architect will be selected in about six weeks.

ELMIRA HEIGHTS, N. Y.—The Board of Trustees of Elmira, Dr. Chas. H. Erway, president, 311 West 14th st, contemplates the erection of a school to cost about $30,000. An architect will probably be selected by competition.

PLANS FIGURING.

CHURCHES.

NEWARK, N. J.—Figures are being received for alterations and additions to the church and Sunday school at 316 South Orange av, for the Memorial Presbyterian Church, Rev. Andrew S. Zimmerman, 181 South 7th st; John F. Capen, Ordway Building, architect. Cost, about $30,000.

DWELLINGS.

BROOKLYN.—Figures are being received for the 3-sty brick and limestone residence and garage at the southeast corner of Stuyvesant av and Decatur st, for Otto Seidenberg, 17 Battery pl, Manhattan. Kirby & Petit, 103 Park av, Manhattan, architects.

BROOKLYN.—Rose Goldstein, Old South rd, Woodhaven, L. I., owner, is taking bids for a 3-sty brick residence, 20x60 ft., in the south side of Schermerhorn st, near Hoyt st, from plans by E. M. Adelsohn, 1776 Pitkin av. Cost, about $10,000.

RYE, N. Y.—Paul R. Allen, 1133 Broadway, Manhattan, architect, is taking bids to close about June 16 for a 2½-sty frame residence, 100x40x irregular, in Purchase st for Chas. Greer, Purchase st. Cost, about $75,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—R. P. Bolton Co., 55 Liberty st, architect and engineer, is taking bids for a brick and steel addition to the factory building at 290 Hudson st for Charles Cory & Son, Inc., 286 Spring st. Charles Cory, president. Cost, about $75,000.

ELIZABETH, N. J.—Cohen Bros., 1st st, owner, is taking bids on general contract to erect a 2-sty frame flat, 21x70 ft., at Geneva st from plans by J. Ben Beatty, 74 Broad st. Cost, about $7,000.

BROOKLYN.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the general contract for the new factory for the Vitagraph Co. of America at Locust and Liberty avs and desires bids on subs immediately.

BROOKLYN.—Parfitt Bros., 26 Court st, architects, will take bids until June 17, for the 2-sty brick addition, 60x165 ft., to the factory at 25th st and 2d av, for S. M. Bixby & Co., 2d av, corner of 46th st, owner; S. A. Bixby, president. Cost, about $40,000.

HALLS AND CLUBS.

BRONX.—Bids will close about June 15 for a 4-sty brick and limestone Y. M. C. A. building at 160th and 161st sts and Washington av, for the Y. M. C. A. of the Bronx, 215 West 23d st, William Fellowes Morgan, president; Louis E. Jallade, 57 Liberty st, architect. Cost, about $300,000.

HOTELS.

MANHATTAN.—Buchman & Fox, Madison av and 42d st, architects, are taking bids on general contract for the 12-sty apartment hotel, 25x100 ft., at 200-202 West 59th st, southwest corner of 7th av, for Theodore W. Meyer, 20 New st. Cost, about $125,000.

SCHOOLS AND COLLEGES.

BRONX.—The Libman Contracting Co., 126-132 West 46th st, is figuring the general contract for the Evander Childs High School at East 184th st and Morris av, from plans by C. B. J. Snyder, and desires bids on all sub-contracts prior to June 20.

MANHATTAN.—Plans are being refigured for the 5-sty brick and limestone school at 118th st and St. Nicholas av for the Church of St. Thomas the Apostle, 118th st, west of St. Nicholas av, Rev. Father J. B. McGrath, pastor. F. A. De Meuron, 31-33 East 27th st, architect.

ELIZABETH, N. J.—Bids will close at 8 p. m. June 29 for a 2-sty brick school on Ripley pl, near 3d st, for the city of Elizabeth, Board of Education, Noah F. Morrison. C. Godfrey Peggi, 2 Julian pl, architect. Runyon & Carey, 845 Broad st, Newark, heating and electrical engineers.

STABLES AND GARAGES.

PEARL RIVER, N. Y.—Plans are being figured for a 2½-sty tile and stucco stable, 169x34 ft., here in Rockland County for Lederle Anti-Toxine Laboratory, 170 William st, Frederick D. Bell, president. William E. Austin, 46 West 24th st, Manhattan, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Rosenberg & Aronson have received the contract and are taking bids on all subs for alterations to the building at 18 Orchard st for H. Goldstein Bros., 22 Orchard st. O. Reissmann, 30 1st st, architect.

MANHATTAN.—W. S. Timmis, 315 5th av, architect, is ready for figures from a selected list of contractors for alterations to the office building 150 Nassau st for the American Tract Society, 150 Nassau st, Wm. Phillips Hall, president. New York Sun, 154 Nassau st, lessee of sub-basement, basement and first three floors. Cost, about $80,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Denby & Nute, 333 4th av, have completed plans for an addition to the 12-sty apartment house, southeast corner of Park av and 60th st, for the Freeman Estates, Inc., 30 East 42d st, Albert Freeman, president. Cost, about $8,000.

43D ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to the 6-sty apartment, 241-247 West 43d st, for Henry Claman, 325 West 43d st. Cost, about $40,000.

88TH ST.—Rouse & Goldstone, 38 West 32d st, have prepared plans for the 9-sty apartment, 118.5x82.8 ft., 343-51 West 88th st, for the Riverside-88th St. Corp., 149 Broadway. Cost, about $350,000.

HAVEN AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 5-sty apartment on the west side of Haven av, 49 ft. north of 171st st, for the Filbrose Construction Co., 412 West 148th st. Cost, about $80,000.

LEROY ST.—J. McDonough, 47 Morton st, has completed plans for alterations to the 5-sty tenement 49 Leroy st for the estate of Jas. Galbraith, 49 Leroy st.

123D ST.—O. Reissmann, 30 1st st, has completed plans for alterations to two 5-sty tenements 221-3 East 123d st for Albert E. Smith, 142 East 13th st. Cost, about $4,000.

DWELLINGS.

DYCKMAN ST.—The side walls are up to the first tier for the 1½-sty brick and terra cotta parish house, 45x48 ft., in the south side of Dyckman st, 205 ft. west of Riverside dr, for the Church Extension Committee of the Presbytery of New York, 156 5th av. Eli Benedict, 1947 Broadway, architect; Aulette Construction Co., 17 1st st, Yonkers, mason; William Greenlees, 429 East 238th st, carpenter; Northern Cornice & Roofing Co., 1681 Carter av, roofing. Cost, about $12,500.

FACTORIES AND WAREHOUSES.

45TH ST.—Frederick Zobel, 35-37 West 39th st, is preparing plans for the 13-sty store and factory, 50x90 ft., at 35-39 West 45th st, for the Holland Holding Co., 23 East 73d st. Cost, about $185,000. Work will probably not go ahead before fall.

HALLS AND CLUBS.

DOMINICK ST.—Hill & Stout, 299 Madison av, have completed plans for a 3 and 6-sty brick dormitory and gymnasium, 76x27 ft., at 91-113 Dominick st for William S. Coffin, care of Edmund Coffin, 34 Pine st. Cost, about $80,000.

SCHOOLS AND COLLEGES.

AV A.—Shepley, Rutan & Coolidge, Ames Building, Boston, Mass., have been commissioned to prepare plans for a brick and stone addition to the educational building at Av A and 66th st for the Rockefeller Institute.

MANHATTAN.—Bids were opened by the Board of Education June 8 for alterations and repairs to heating and ventilating apparatus in P. S. 22. Daniel J. Rice, low bidder, at $2,363.

MANHATTAN.—The Board of Education opened bids June 8 for gymnasium apparatus in various schools in Manhattan. Narragansett Machine Co., low bidder, at $14,550; in The Bronx, Narragansett Machine Co., at $874; in Brooklyn, Queens and Richmond, Schoverling, Daly & Gales, at $9,998, $1,993 and $2,598.

STABLES AND GARAGES.

BROADWAY.—John C. Watson, 371 West 125th st, has completed plans for the 1-sty garage, 199x90 ft., on the east side of Broadway, between 133d and 134th sts, for the Riverside Drive Realty Co., 2789 Broadway, A. C. Hall, president. Cost, about $25,000.

144TH ST.—Figures will be called about July 1 for a 1-sty brick garage, 100x150 ft., in the south side of 144th st, 210 ft. east of Lenox av, for the North Bronx Building & Holding Co., George Brown, president, 1420 Brook av. Lucian Pisciotta, 391 East 149th st, architect. Cost, about $20,000.

STORES, OFFICES AND LOFTS.

125TH ST.—W. Weissenberger, care of the Edison Co., Irving pl and 15th st, is preparing plans for an 8-sty store and loft building at 13-15 East 125th st for Henry J. Hemmens, 40 Wall st. Bids will be called about July 5.

MADISON AV.—Herbert M. Baer, 665 5th av, has been commissioned to prepare plans for a 3-sty brick and stone store and office building at the southwest corner of Madison av and 76th st for the Tailfer Co., 225 5th av.

38TH ST.—Andrew J Kerwin, Jr., builder, and William H. Birkmire, architect, 1138 Broadway, contemplate the erection of a 12-sty store and loft building at 223-231 West 38th st. Details will not be decided before about July 8.

BROADWAY.—The Veronica Realty Corporation will erect a 2-sty store and office building at Columbus Circle, Broadway, Central Park West and 61st st, covering an area close to 14

lots. Structure will be completed about October. James C. Green, 103 Park av, architect, is finishing the plans.

36TH ST.—Mordecai & Co., 30 East 42d st, owner, will take bids on 500 tons of steel about June 18 for the 12-sty loft and store building at 63-65 West 36th st, from plans by Rouse & Goldstone, 40 West 32d st. A. B. Hager, 50 Church st, steel engineer. Cost, about $200,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

159TH ST.—Edward J. Byrne, 3029 3d av, is preparing sketches for two 5-sty apartments in the north side of 159th st, 100 ft. east of Mott av, for the Apex Construction Co., Edward Napolis, president, 391 East 149th st, owner and builder. Cost, about $100,000.

TRAFALGAR PL.—John P. Boyland, Jr., 2526 Webster av, has nearly completed plans for a 5-sty brick and limestone tenement, 50x66 ft., on the east side of Trafalga pl, 74 ft. south of 176th st, for the Traf Realty Co., John Dertinger, president, 429 Lowerre pl, owner and builder. Cost, about $40,000.

CLINTON AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 5-sty store and tenement, 58x90 ft., at the southwest corner of Clinton av and 176th st for Mrs. Harrington, 1478 Vyse av, owner and builder. Cost, about $60,000. Bids will be taken on subs about June 17.

GERMAN PL.—The Huheuer-Escher Co., Martin Escher, president, 748 Melrose av, contemplates the erection of a 5 or 6-sty tenement at the southeast corner of German pl and 157th st.

SCHOOLS AND COLLEGES.

WILLIAMSBRIDGE.—Plans will be started about July 1 and bids will be called about August 15 for a 2-sty brick, limestone and terra cotta parochial school for the Church of St. Valentine, Rev. Father Anthony Jakuhoski, pastor. Gustave E. Steinback, 15 East 40th st, Manhattan, architect. The location will soon be announced.

STORES, OFFICES AND LOFTS.

PARK AV.—Moore & Landsiedel, 148th st and 3d av, have been commissioned to prepare plans for a store and office building at the southwest corner of Park av and 177th st for Col. Jacob Ruppert, 3d av and 90th st. The number of stories are undecided at the present time. The plot is 75x100 ft.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

RALPH AV.—Adam E. Fischer, 373 Fulton st, is preparing plans for four 4-sty apartments, 50x89 ft., at the northeast corner of Ralph av and Park pl for Frank Berlenbach, 36 Suydam st, owner and builder. Cost, about $150,000.

SOUTH ELLIOTT PL.—Harold L. Young, 1204 Broadway, Manhattan, is preparing plans for a 5-sty apartment at 43-47 South Elliott pl for the Fort Realty Co., D. Kidansky, president.

DWELLINGS.

ESSEX ST.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for five 2-sty residences, 20x52 ft., in the west side of Essex st, 944 ft. south of Blake av, for Morris Schnitman, 460 Saediker av, owner and builder. Cost, about $3,500 each.

ESSEX ST.—John Striss, 1025 Blake av, has plans prepared by L. F. Schillinger, 167 Van Siclen av, for two 2-sty brick residences, 20x55 ft., in the east side of Essex st, 30 ft. north of Blake av, to cost about $3,500 each.

SCHOOLS AND COLLEGES.

NOSTRAND AV.—John Bagley Day, care of Elman Art Co., 1265 Broadway, Manhattan, has been commissioned to prepare plans for a school and convent at Nostrand and Newkirk avs for St. Jerome's R. C. Church, Rev. Father Thomas F. Lynch, pastor.

BROOKLYN.—The Board of Education opened bids June 8 for installing electric equipment in P. S. 48. Eugene Frank, low bidder, at $8,585.

BROOKLYN.—Bids were opened by the Board of Education June 8 for installing heating and ventilating apparatus in P. S. 48. Grimshaw & Sturges, Inc., low bidders, at $44,449. For installing temperature regulation in same school, Johnson Service Co., at $4,169.

STABLES AND GARAGES.

SANFORD ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 2-sty garage and laundry, 100x100 ft., in the east side of Sanford st, 100 ft. north of Willoughby av, for the Cascade Steam Laundry Co., 843 Myrtle av. Cost, about $30,000.

STORES, OFFICES AND LOFTS.

WASHINGTON ST.—Max Hirsch, 391 Fulton st, has completed plans for alterations to the 1-sty brick stores at 211 Washington st, for Louis G. Wulwick, 205 Washington st, owner and builder. Cost, about $4,000.

WHITE ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty brick loft, 100x100 ft., at the northeast corner of White and Varet sts, for the Lurwal Realty Corporation, Morris Walzer, president, 46 Graham av. Cost, about $50,000.

APARTMENTS, FLATS AND TENEMENTS.

ST. MARKS AV.—J. F. Dassau, 1373 Broadway, has completed plans for six tenements at the northeast corner of St. Marks and Nostrand avs, for the Lyon-Valley Realty Co., Benjamin May, president. Total cost, about $90,000.

5TH ST.—Samuel Sass, 32 Union sq, has about completed plans for a 6-sty tenement, 62x100 ft., at 374-378 South 5th st, for the South 5th Construction Co., 686 Willoughby av, owner and builder. Cost, about $50,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Val Schiller, 391 10th av, Astoria, L. I., is preparing plans for a 4-sty tenement, 18x96 ft., on the west side of 3d av, 300 ft. south of Grand av, for S. Hagedorn, 1896 1st av. Cost, about $12,000.

LONG ISLAND CITY.—Frederick W. Korfman, 406 9th av, is preparing plans for a 4-sty apartment, 50x98 ft., at the northeast corner of Potter av and Purdy st, to cost about $32,000.

CHURCHES.

FLUSHING, L. I.—A. Wallace McCrea & Co., 23 East 15th st, Manhattan, are preparing plans for a terra cotta block Sunday school and church for the First Church of Christian Scientist, P. O. Building, Mr. Hicks, reader;

LEO S. BING, President ALEXANDER M. BING, Sec'y & Treas.

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TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., June 9, 1914.—Sealed proposals will be opened in this office at 3 p. m., July 21, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Jennings, La. Two-story and basement building; ground area, 3,800 square feet; construction, nonfireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Jennings, La., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 29, 1914.—Sealed proposals will be opened in this office at 3 p. m., July 10, 1914, for the construction complete (including mechanical equipment, lighting fixtures and approaches) of the United States postoffice at Idaho Falls, Idaho. The building is two stories and basement, ground area, 5,525 square feet; first floor fireproof; stone and brick facing; composition roof. Drawings and specifications may be obtained from the custodian of site at Idaho Falls, Idaho, or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Contemplated Construction Queens (Continued).

Marion E. Butler, 93 Amity st, member of building committee. Bids will be taken by architects about June 18. Cost, about $55,000.

DWELLINGS.

QUEENS, L. I.—Thode & Harvie, 406 9th st, Brooklyn, have completed plans for a 2-sty brick residence, 20x48 ft., at Woodside Terrace, northeast corner of Bryant av and Monroe st, for Oscar Dohler, care of architect. Cost, about $7,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Excavating is under way for the 6-sty reinforced concrete paint factory, 75x150 ft., at 14th and Hancock sts, for the C. A. Willey Co., Vernon and Mott avs, G. A. Willey, president. John Boese, Bridge Plaza, architect. Frank Woermann, 543 Century Building, St. Louis, Mo., general contractor. Cost, about $150,000.

MISCELLANEOUS.

BAY VIEW HEIGHTS, L. I.—Morris Perlstein, 87 Fulton av, Middle Village, L. I., is preparing plans for a cow stable for 320 cows, cow hospital, milk house, servants' house, stable, shed and private dwelling, all of brick construction, for M. Feld & H. Rabb, care of architect.

Richmond.

HOTELS.

NEW BRIGHTON, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, is preparing plans for a brick and limestone hotel at Stuyvesant pl. Owner's name for the present withheld.

Nassau.

DWELLINGS.

OYSTER BAY, L. I.—G. S. Parker, 303 5th av, Manhattan, is preparing sketches for a residence here for Arthur W. Page, of Doubleday, Page & Co., 11 West 32d st, Manhattan.

OYSTER BAY, L. I.—Wm. Sydney Jones, Riverhead, L. I., is preparing plans for a 2½-sty frame residence, 35x50 ft., for Robert W. Duvall, Audrey av, owner. Cost, about $12,000.

Suffolk.

DWELLINGS.

EAST HAMPTON, L. I.—Foundations have been completed for the 2¼-sty stucco and frame residence, 74x28 ft., in Georgia st, for Dr. F. L. Stanton, care of Caretto & Foster, 30 East 42d st, Manhattan, architects. C. J. Stagg, Highwood, N. J., general contractor. Cost, about $15,000.

RIVERHEAD, L. I.—William Sydney Jones, this place, is preparing plans for a 2½-sty frame residence, 35x50 ft., for Raymond Cornwall, this place, owner. Cost, about $12,000.

AMITYVILLE, L. I.—J. S. Robinson, Merrick rd, contemplates the erection of a 2½-sty frame residence on Bennett pl, from private plans. Cost, about $6,000.

SCHOOLS AND COLLEGES.

ISLIP, L. I.—C. M. Hart, Main st, Bayshore, is preparing plans for a frame addition to the high school here for the Board of Education. Eugene R. Smith, Main st, chairman. Cost, about $25,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—Jessie B. Fype is having plans prepared by William F. Snyder, Getty sq, for a 2½-sty frame residence, 21x30 ft., at 59 Eldredge av, to cost about $3,500.

YONKERS, N. Y.—William Higginbotham, 6 Van Cortlandt av, has completed plans for a 2½-sty frame residence, 24x36 ft., at 1145 Buckingham rd for Thomas J. Bell, 9 Woolworth av, and Grassy Sprain rd, owner and builder. Cost, about $5,000.

YONKERS, N. Y.—The American Real Estate Co., Park Hill, has completed plans for a 2½-sty frame residence, 28x34 ft., on Bayley av for John A. Clinchy, 27 Cliff av, owner. Cost, about $8,000.

MOUNT VERNON, N. Y.—J. Duncan Forsythe, 475 South Broadway, Yonkers, has completed plans for a 2½-sty hollow tile and stucco residence, 30x30 ft., on Elm av for Wesley Sisson, 54 Elm av, owner. Cost, about $9,000.

WHITE PLAINS, N. Y.—Theodore L. Wright, Chase av, has had plans prepared privately for a 2½-sty frame residence on Alexander av, Battle Hill, to cost about $5,000.

PUBLIC BUILDINGS.

MOUNT VERNON, N. Y.—George M. Bartlett, 103 Park av, Manhattan, has plans for the 2½-sty marble and brick city hall on the east side of Wilson pl, between Stevens and Valentine avs, for the City of Mount Vernon, Edwin W. Fiske, mayor. Bids will likely not be called for until September.

SCHOOLS AND COLLEGES.

TUCKAHOE, N. Y.—William Whitney Rasmussen, 1133 Broadway, Manhattan, has been commissioned to prepare plans for a 2-sty brick addition to the school in Main st for the Board of Education of Tuckahoe, Wm. F. Thompson, president. Cost, about $20,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MORRISTOWN, N. J.—The Standard Construction Co., East Orange, has the general contract to erect two apartments at Altamont Court for the Altamont Realty Co., William F. Shupe, president. Cost, about $9,000 each.

NEWARK, N. J.—(Sub.)—Ferdinand Krack, 35 Fairmount av, has received the mason work and Alois Wlasak, 487 South 18th st, the carpentry for alterations to the 3-sty store and apartment 468 Springfield av for Mrs. Catherine Schwarzwalder, 39 Harrison pl, Irvington, N. J. Aug. M. Kleemann, 741 Broad st, architect. Cost, about $6,500.

MANHATTAN.—(Sub.)—The Underpinning & Foundation Co., 290 Broadway, has received the contract for steel pile foundations necessary for the 9-sty apartment house to be erected at 43-47 East 62d st for A. L. Mordecai & Son, 30 East 42d st. Rouse & Goldstone, 38 West 32d st, architects.

CHURCHES.

GLEN RIDGE, N. J.—G. B. Beaumont Co., 286 5th av, Manhattan, has the general contract to make additions to the church and Sunday school at Ridgewood av and Clark st for the Glen Ridge Congregational Church, Rev. Claume Hall Wilson, 187 Ridgewood av, pastor. Wilbur S. Knowles, East Orange, architect.

DWELLINGS.

HARTSDALE, N. Y.—Herman G. Larzelere, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty terra cotta block and stucco residence for Clarence J. Wyckoff, New York Post rd, White Plains. Beverly S. King, 103 Park av, Manhattan, architect. Cost, about $12,000.

STAMFORD, CONN.—Vuono Construction Co., 1st National Bank Building, has received the general contract to erect a 2-sty stone and frame residence at Shippan Point for Thomas Robbins, 13 Park Row. Hunt & Hunt, 28 East 21st st, Manhattan, architects. Cost, about $17,000.

JAMAICA, L. I.—Robert T. Buttleman, 1930 Myrtle av, Ridgewood, L. I., has received the general contract to erect a 2½-sty brick residence, 26x55 ft., on the south side of Terrace av, 279 ft. west of Alsop st, for Minnie Peters, Myrtle av and Fresh Pond rd, Brooklyn. A. White Pierce, 59 Court st, Brooklyn, architect. Cost, about $9,000.

JERSEY CITY, N. J.—The general contract has been awarded to Harris Schneider, at site, for four 2-sty stucco residences at Bergen and Van Nostrand avs for Max Rosenberg and Fannie Schneider. Nathan Welitoff, 222 Washington st, architect. Cost, about $21,000.

DARIEN, CONN.—Frank N. Gobel, 1 East 42d st, Manhattan, has received the general contract to erect a $35,000 residence for Dr. Chas. B. Keller, care of architect, Donn Barber, 101 Park av, Manhattan.

NEWARK, N. J.—Mathias Hiltgen, 77 19th av, has the general contract to erect a 2-sty frame store and residence at 305 16th av for Robert E. Richter, 579 South 18th st. Cost, about $8,500. Plans prepared privately.

SOUTH OZONE, L. I.—J. Hrostoski, Hollis av, Hollis, L. I., has received the general contract to erect a 2-sty brick and frame rectory for St. Clements R. C. Church, care of architect, Gustave E. Steinback, 15 East 40th st, Manhattan. Cost, about $8,000.

MANHATTAN.—Alexander Anderson, 8th av and 135th st, has the general contract to make alterations to the 3-sty brick store and residence at 407 1st av, for John Krack, 409 1st av. Lorenz F. J. Weiher, 271 West 125th st, architect. Cost, about $3,000.

TUCKAHOE, N. Y.—Richard Meyer, this place, has the general contract to erect a 2½-sty frame and stucco residence at Fairview Park for E. A. Mathews, Highland av, owner. William B. Middleton, 8 South 4th av, Mt. Vernon, architect. Cost, about $6,500.

MT. VERNON, N. Y.—H. Schreiber, Inc., Trenchard st, Yonkers, has the general contract to alter and make additions to the 2½-sty frame residence at Chester Hill for Dr. Albert B. Ackerson, 170 Stevens av, owner. William B. Middleton, 8 South 4th av, architect. Cost, about $5,000.

MT. VERNON, N. Y.—August Ackermann, 333 Pelhamdale av, Pelham, has the general contract to erect a 2½-sty frame residence, 24x38 ft., at 630 Hanover pl, for Albert Stern, care of general contractor. Cost, about $4,500.

MAHWAH, N. J.—W. T. Finley, Suffern, N. Y., has the general contract to make alterations and additions to the residence near Suffern for H. O. Havemeyer, Jr., 129 Front st, Manhattan. Walker & Gillette, 128 East 37th st, Manhattan, architects. Cost, about $15,000.

MALBA, L. I.—W. J. McCormick, Whitestone, L. I., has received the general contract to erect a 2½-sty frame and stucco residence on the west side of Malba Drive, 500 ft. north of Summit pl, for William S. Champ, 60 Liberty st, Manhattan. H. P. Knowles, 1170 Broadway, Manhattan, architect. Cost, about $10,000.

WOODMERE, L. I.—L. P. Tourscher Building Co., Cedarhurst, L. I., has the general contract to erect a 3-sty frame residence at Woodmere Park for M. Heineman, Cedarhurst, L. I., and 215 Church st, Manhattan. Morrell Smith, Bank Building, Far Rockaway, L. I., architect. Cost, about $30,000.

FACTORIES AND WAREHOUSES.

BRONX.—H. & I. Feldman Contracting Co., 121 Nassau st, has received the general contract to erect a 3-sty brick factory at Park av and Ittner pl for E. Pallman, care of Emil Bartolicius, 4077 Park av.

BROOKLYN.—Fountain & Choate, 110 East 23d st, Manhattan, have received the general contract to erect the 6-sty brick and steel addition, 207x100 ft., at 62-66 Furman st for the New York Dock Co., 8 Bridge st, Manhattan. H. P. Henschien, 431 South Dearborn st, Chicago, Ill., architect. Axel S. Hedman, 371 Fulton st, Brooklyn, superintendent. D. I. Davis & Co., 431 South Dearborn st, Chicago, Ill., refrigerating engineer. Cost, about $50,000.

HALLS AND CLUBS.

LITTLE FALLS, N. Y.—F. N. Gobel, 1 East 42d st, Manhattan, has received the general contract to erect a Masonic temple, 56x75 ft., at the corner of School and Prospects sts for the Combined Lodges of F. & A. M., Little Falls Lodge 81, Asterogan Chapter 161, Little Falls Commandery 46, R. J. Thorpe, master. William Neil Smith, 101 Park av, Manhattan, architect. Cost, between $50,000 and $60,000.

MANHATTAN.—Isaac A. Hopper, 110 West 40th st, has the general contract to erect a 5-sty brick and limestone settlement house, to be known as the "John Hus House," at 347 East 74th st, for the Bohemian Brethren Presbyterian Church, on premises, Rev. Vincent Pisek, D.D. Ludlow & Peabody, 101 Park av, architects.

MANHATTAN.—(Sub.)—The Underpinning & Foundation Co., 290 Broadway, has received the contract for driving the steel pile foundation for the 12-sty annex to the Harvard Club at 32-36 West 45th st. Marc Eidlitz & Son, 30 East 42d st, builders. McKim, Mead & White, 101 Park av, architects.

MUNICIPAL WORK.

NEWARK, N. J.—Holbrook-Cabot & Rollins, 331 Madison av, Manhattan, have received the contract for section 1 of the street railway terminal and office building and subway at Park pl, North Canal st, Mulberry st and East Park st for the Public Service Corporation of New Jersey, Thos. N. McCarter, president, 763 Broad st. George B. Post & Sons, 101 Park av, Manhattan, are consulting engineers. Cost, about $4,000,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—P. J. Brennan & Son, 624 Madison av, Manhattan, have received the general contract to erect a 2-sty brick and limestone parochial school at 18th av and East 3d st for the Church of the Immaculate Heart of Mary, Rev. M. J. Tierney, 119 East 4th st, Brooklyn, pastor. Elliott P. Lynch, 341 5th av, Manhattan, architect. Cost, about $100,000.

MONTCLAIR, N. J.—John T. Brady & Co., 103 Park av, Manhattan, have received the general contract to erect a 3-sty brick high school on Midland av, Park av and Chestnut st, for the Board of Education of Montclair, Arthur C. Harris, president. Starrett & Van Vleck, Everett Building, Manhattan, architects. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineer. Cost, about $500,000.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—Frank Berlenback, 36 Suydam st, Brooklyn, has the general contract to erect a 1-sty brick wagon shed, 50x100 ft., on the east side of Woodward av, 50 ft. south of Troutman st, for J. Meyers, on premises. L. Allmendinger, 926 Broadway, Brooklyn, architect. Cost, about $5,000.

MANHATTAN.—A Von Den Dreisch, 204 East 86th st, has received the general contract to erect a 5 or 6-sty brick stable, 26x92 ft., at 445-447 West 16th st, for James S. Hannon, Inc., 449 West 16th st. James S. Maher, 431 West 14th st, architect. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—John J. O'Keefe, 510 West 53d st, has received the general contract to alter the stores at 98-100 Greenwich st for John T. Smith, 154 Greenwich st. Robert J. Reiley, 477 5th av, architect. Cost, about $15,000.

MANHATTAN.—(Sub.)—The contract for the steel pile foundation for the 12-sty mercantile building at 31-7 East 31st st has been awarded to the Underpinning & Foundation Co., 290 Broadway. Geo. Backer Construction Co., 56 West 45th st, owner. Wallis & Goodwillie, 56 West 45th st, architects.

MISCELLANEOUS.

BROOKLYN.—The general contract has been awarded to M. Armendinger & Son, 1153 Myrtle av, for a 1-sty brick wagon shed, 52x68 ft., on the north side of Park av, 50 ft. east of Ryerson st, for Fred Huber, 314 Park av. W. B. Wills, 1181 Myrtle av, architect. Cost, about $8,000.

JAMAICA, L. I.—R. Deeves & Son, 309 Broadway, have received the general contract to erect the sub-station, garage and storage building on Van Wyck av, near L. I. R. R. Terminal, for the Queens Electric Light & Power Co., 444 Jackson av, L. I. City, C. J. M. Thomas, president. W. W. Knowles, 1133 Broadway, Manhattan, architect. J. Deved, care of owner, engineer. Cost, about $150,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

HUDSON ST, 290, 6-sty brk factory bldg., 19x90; cost, $25,000; owner, Chas. Cory, 286 Spring st; architects, Whittal & Bolton, 55 Liberty st. Plan No. 211.

STABLES AND GARAGES.

20TH ST, 516-530 West, 4-sty brick fireproof garage, 175x92; cost, $120,000; owner, Katharine T. Moore, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 212.

STORES AND TENEMENTS.

86TH ST, 124-126 East, 6-sty fireproof brick tenement, 25x91; cost, $50,000; owner, The Corn Exchange Bank, 13 William st; architect, Harrie T. Lindeberg, 2 West 47th st. Plan No. 207. Corrects error of June 6, when east was omitted.

MISCELLANEOUS.

DOMINICK ST, 91-113, 3 and 6-sty brick fireproof dormitory and gymnasium, 76x27; cost, $80,000; owner, William S. Coffin, 13 West 57th st; architects, Hill & Stout, 299 Madison av. Plan No. 210.

37TH ST, East, 125 e of 1st av, 1-sty brick wagon shed, 21x61; cost, $500; owner, estate of Patrick Skelly, 646 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 209.

Bronx.

DWELLINGS.

NEWMAN AV, e s, 275 n O'Brien av, 2½-sty frame dwelling, shingle roof, 20x27; cost, $3,000; owner, Jas. J. Deasy, 255 West 37th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 284.

CARLISLE PL, w s, 100 s 213th st, 2-sty brick dwelling, slag roof, 20x36; cost, $4,000; owner and architect, Victoria Millila, 203 West Houston st. Plan No. 292.

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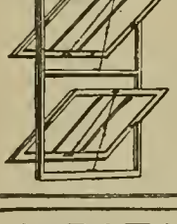
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Plans Filed, New Bids, Bronx (Continued)

215TH ST, s s, 275 e Pauliog av, 2-sty brick dwelling, slag roof, 20x36; cost, $4,000; owners and architects, Suozzi & Errico, 318 East 108th st. Plan No. 291.

BOLTON AV, w s, 100 s O'Brien av, 1-sty frame dwelling, 12x30; cost, $200; owner, Jane Killian, on premises; architect, Wm. Watson, 1950 Benedict av. Plan No. 286.

GOODRIDGE AV, w s, 246.72 s 250th st, 2½-sty frame dwelling and garage, shingle roof, 86x33; cost, $10,000; owner, Dr. Geo. Wyeth, 254 West 82d st; architect, Dwight J. Baum, Riverdale. Plan No. 288.

ROMBOUTS AV, w s, 99.86 s Boston rd, 1-sty frame dwelling, tin roof, 21.4x33.8; cost, $1,500; owner and architect, Rosario Rosato, Reeds Mill lane. Plan No. 287.

STABLES AND GARAGES.

FORDHAM RD, s s, 116.93 w Loring pl, 1-sty brick garage, slag roof, size irregular; cost, $5,000; owner, H. N. McLernon, on premises; architect, John P. Boyland, Fordham rd. Plan No. 293.

STORES AND DWELLINGS.

ZEREGA AV, s s, 229.9 e Castle Hill av, 2-sty brick store and dwelling, tin roof, 25x40; cost, $4,000; owner, Antonio Varinello, 58 Elizabeth st; architect, Carlton Van Valkenberg, 147 4th av. Plan No. 283.

STORES AND TENEMENTS.

167TH ST, 69.37 e Kelly st, 6-sty brick stores and tenement, plastic slate roof, 50x87; cost, $47,000; owner, Jos. L. B. Mayer, 230 Grand st; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 290.

176TH ST, n s, 170.11 e Marmion av, two 5-sty brick tenements, plastic slate roof, 50x126.8; cost, $120,000; owner, J. W. R. Co., Inc., J. W. Rowan, 3114 3d av, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 289.

WASHINGTON AV, n e cor 188th st, four 5-sty brick tenements, slag roof, 42x111, 41x111; cost, $170,000; owner, John O'Leary, 991 East 167th st; architect, John P. Boyland, Fordham rd. Plan No. 294.

166TH ST, n e cor College av, nine 5-sty brick tenements, slag roof, 42x90, 38.6x68; cost, $290,000; owners, Tully Bldg. Co., John J. Tully, 391 East 149th st, president; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 285.

MISCELLANEOUS.

CALHOUN AV, e s, 300 n Dewey av, 1-sty frame shed and storage, 70x20; cost, $250; owner, Arabella D. Huntington, on premises; architect, Andrew Sehott, 2051 Westchester av. Plan No. 282.

Brooklyn.

CHURCHES.

KNICKERBOCKER AV, s w cor Warfield st, 2-sty brick church, 80x158, tile roof; cost, $100,000; owner, Church of St. Martin, 1288 Hancock st; architect, John B. Day, 1265 Broadway, Manhattan. Plan No. 3865.

DWELLINGS.

PRESIDENT ST, s s, 150 e New York av, two 3-sty brick dwelling, 20x60, —— roof, 1 family each; total cost, $18,000; owner, Hy Roth, 1562 Myrtle av; architect, Arne Dehli, 1368 President st. Plan No. 3853.

E 39TH ST, w s, 377.6 n Av I, two 2-sty frame dwellings, 16.4x38, tar paper roof, 1 family each; total cost, $5,000; owner, Caroline C. Svenson, 1068 East 37th st; architect, G. Svenson, 1068 East 37th st. Plan No. 3869.

52D ST, s s, 420 e 8th av, 2-sty frame dwelling, 20x35, —— roof, 1 family; cost, $2,500; owner, Philip H Gilbert, 3803 10th av; architect, Chas. Braun, 459 41st st. Plan No. 3859.

DELAMERE PL, e s, 339.3 n Voorhees av, 1-sty frame dwelling, 19x45.2, shingle roof, 1 family; cost, $5,600; owner, Mrs. Kath R. Martin, 2661 East 23d st; architect, Wm. Sanderland, Jr., 2700 Voorhees av. Plan No. 3796.

ESSEX ST, e s, 30 n Blake av, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, $7,000; owner, John Struss, 1025 Blake av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3790.

E. 27TH ST, w s, 623 w Voorhees av, 2-sty frame dwelling, 24x30 shingle roof, 1 family; cost, $3,250; owner, Geo. Mathews, 2808 East 28th st; architect, Jas. F. Brewster, 2634 East 27th st. Plan No. 3770.

W. 3D ST, e s, 300 s Av O, 2 sty frame dwelling, 25x26, shingle roof, 1 family; cost, $4,200; owner, Christian Dwyer, 1911 59th st; architect, Henry Reich, 1352 East 14th st. Plan No. 3804.

77TH ST, n s, 330 e 5th av, thirteen 2-sty brick dwellings, 185x44, slag roof, 1 family each; total cost, $45,500; owner, New Style Home Building Co., 741 Howard av; architect, S. Millman, 7180 Pitkin av. Plan No. 3797.

DORCHESTER RD, s e cor Ocean av, 1-sty frame dwelling, 41.2x35.2, shingle roof, 1 family; cost $6,500; owner, Edw. R. Strong, 715 Foster av; architects, Slee & Bryson, 154 Montague st. Plan No. 3802.

MERMAID AV, n s, 60 e West 21st st, 2-sty brick dwelling, 18x35, gravel roof, 1 family; cost, $3,000; owner, Mary Maresio, 2869 West 22d st; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 3803.

BARBEY ST, e s, 100 n Belmont av, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, $3,500; owner, Morris Blutstein, 588 Cleveland st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3845.

47TH ST, n s, 137.6 w 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $5,000; owner, Harris Wilner, 1325 48th st; architect, F. W. Eisenla, 16 Court st. Plan No. 3833.

86TH ST, s s, 73 w 12th av, 2-sty brick store and dwelling, 20x47, gravel roof, 1 family; cost, $3,500; owner, Jeremiah Desmond, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3828.

86TH ST, s s, 93 w 12th av, two 2-sty brick dwellings, 20x48.6, gravel roof, 2 families each; total cost, $7,000; owner, Jeremiah Desmond, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3829.

ATKINS AV, e s, 90 s Blake av, eight 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, $24,000; owner, Max Lenowitz, 537 Prospect av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 3830.

CHESTER AV, s w cor Fehama st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $3,500; owner, Isaac W. Wilton, 1223 46th st; architect, Chas. G. Wessell, 1563 East 46th st, Plan No. 3384.

CHESTER AV, n w cor Clara st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $3,500; owner, Isaac W. Wilton, 1223 46th st; architect, Chas. G. Wessell, 1563 East 46th st. Plan No. 3386.

CHESTER AV, w s, 20 n Clara st, eight 2-sty brick dwellings, 20x34, gravel roof, 2 families each; total cost, $18,000; owner, Isaac W. Wilton, 1223 46th st; architect, Chas. G. Wessell, 1563 East 46th st. Plan No. 3385.

WEST 30TH ST, w s, 200 n Mermaid av, two 2-sty frame dwellings, 18x56, gravel roof, 2 families each; total cost, $9,000; owner, Mrs. Fanny Jacobs, 163 Bay 26th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3925.

SUNNYSIDE AV, s s, 290 e Hendrix st, three 2-sty brick dwellings, 20x40, gravel roof, 1 family each; total cost, $10,500; owner, Frank C. Richards, Jamaica av and Hendrix st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 3911.

SUNNYSIDE AV, s s, 102.3 e Hendrix st, nine 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, $27,000; owner, Frank Richards, Jamaica av and Hendrix st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 3910.

SUNNYSIDE AV, s s, 350 e Hendrix st, 2-sty brick dwelling, —x—, gravel roof, 1 family; cost, $3,500; owner, Frank Richards, Jamaica av and Hendrix st; architect, Wm. C. Winters, 106 Van Siclen av. Plan Uo. 3912.

FACTORIES AND WAREHOUSES.

METROPOLITAN AV, s s, 97.8 w Olive st, 2-sty brick foundry, 50x200, slag roof; cost, $18,000; owner, Thos. Halloran, 259 Norman av; architect, Emil J. Messinger, 394 Graham av. Plan No. 3955.

LOCUST AV, s e cor Liberty av, 4-sty brick factory, 199x61.9, Barrett ——— roof; cost, $500; owner, Vitagraph Co., on premises; architect, W. L. Stoddart, 30 West 38th st, Manhattan. Plan No. 3936.

STABLES AND GARAGES.

HENRY ST, s w cor Woodhull st, 1-sty brick garage, 12x24, gravel roof; cost, $400; owner, Dr. J. P. Menasse, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3948.

81ST ST, s s, 115 e 15th av, 1-sty frame garage, 18x24, iron roof; cost, $800; owner, Wm. C. Burling, on premises; architect, A. E. Parfitt, 1066 82d st. Plan No. 3909.

BATH AV, n s, 47 w Bay 16th st, 1-sty frame garage, 12x25, —— roof; cost, $300; owner, Albert Fritz, 1715 Bath av; architect, Jacob Luboth, 934 Myrtle av. Plan No. 3864.

OCEAN PKY, e s, 380 s Beverly rd, 1-sty frame garage, 20x22, shingle roof; cost, $700; owner, Florence I. Wohltman, on premises; architect, Harold G. Dangler, 215 Montague st. Plan No. 3877.

46TH ST, n s, 180 e 13th av, 1-sty frame garage, 15x17, shingle roof; cost, $500; owner, Morris Kornblum, 1341 46th st; architect, Fred W. Eisenla, 16 Court st. Plan No. 3809.

STORES AND DWELLINGS.

ADELPHI ST, e s, 52 s Flushing av, 3-sty brick store and dwelling, 39.4x20, gravel roof, 2 families; cost, $2,000; owner, Artino Muoro, 242 Tillary st; architect, W. J. Conway, 400 Union st. Plan No. 3799.

WEST END AV, e s, 220 n Hampton av, 2-sty brick store, 20x30, gravel roof; cost, $2,500; owner, Mrs. Rose Sweet, 239 East 11th st, Manhattan; architect, R. T. Schaefer, 1526 Flatbush av. Plan 3838.

E 95TH ST, e s, 118.1 s Flatlands av, 2-sty brk str and dwg, 40x24, slag roof; 2 families; cost, $3,500; owner, Solomon Chafity, 1208 East 93d st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3812.

13TH AV, w s, 19 n 39th st, two 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, $15,000; owner, Rose Building Co., 4819 40th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3832.

GRAVESEND AV, w s, 600 s Av F, 3-sty brick store and dwelling, 20x70, slag roof, 2 families; cost, $4,500; owner, Arthur C. Forbes, 734 East 5th st; architect, same. Plan No. 3908.

STORES AND TENEMENTS.

DEAN ST, s s, 250 w 3d av, 4-sty brick tenement, 25x51.6, gravel roof, 8 families; cost, $40,000; owners, Levy & Baird, 44 Court st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 3929.

SURF AV, n s, 38.6 e West 24th st, 4-sty brick store and tenement, 40.11x99, gravel roof, 14 families; cost, $18,000; owner, Fred Magiolo, West 17th st and Surf av; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 3875.

LINCOLN PL, n e c Schenectady av, 4-sty brick store and tenement, 24x72, gravel roof, 6 families; cost, $18,000; owner, R. N. Building Co., 1622 East 48th st; architect, Henry J. Nurick, 830 Putnam av. Plan No. 3840.

THEATRES.

ENGERT AV, s e cor Eckford st, four 1-sty frame open air theatres, —— roof; cost, $500; owner, Sam Sacks, 555 Graham av; architect, Emil J. Messinger, 394 Graham av. Plan No. 3907.

MISCELLANEOUS.

RALPH ST, n s, 86.11 w Myrtle av, 1-sty frame shed, 21.6x20, gravel roof; cost, $300;

owner, Peter Baeckheimer, 1452 Myrtle av; architects, Van Buskirk & White, 307 Washington st. Plan No. 3934.

DIVISION PL n s, 50 W. Dehevoise st, 1-sty brick lavatory, 8.2x6.8, gravel roof; cost, $200; owner, Domenico Diangelis, on premises; architests, Laspia & Salvati, 525 Grand st. Plan No. 3789.

SOUTH 4TH ST, n s, 150 e Hooper st, 1-sty brick shed, 25x90, slag roof; cost, $2,000; owner, Tion Realty Co., 905 Lafayette av; architects, Shampan & Shampan, 772 Broadway. Plan No. 3896.

Queens.

DWELLINGS.

WOODHAVEN.—Shoe & Leather st, s s, 225 w 3d st, eight 2-sty frame dwellings, 40x43, tin roof, 2 families; cost, $16,000; owner, Henry Brown, 115 Glenmore av, Brooklyn; architect, A. Cehio, 3248 Broadway, Woodhaven. Plan Nos. 1781 to 1784.

HOLLIS.—Kent st, s w cor Cato st, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $2,000; owner, Max Gross, Jamaica; architect, Ole Harrison, Fulton st, Jamaica. Plan No. 1787.

SOUTH OZONE PARK.—Ashby av, n w cor Horan av, 3½-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, $2,500; owner and achitect, B. O. Olsen, Helen av, South Ozone Park. Plan No. 1788.

FLUSHING.—Cherry st, n s, 200 w Colden av, 2½-sty frame dwelling, 84x34, shingle roof, 2 families, steam heat; cost, $9,500; owner and architect, Roger H. Bullard, 305 West 97th st, Manhattan. Plan No. 1791.

FLUSHING.—Murray st, w s, 40 s Cypress av, 2½-sty frame dwelling, 18x40, shingle roof, 1 family; cost, $3,500; owners, Miller & Rubin, Dunton; architect, L. Danancher, 370 Fulton st, Jamaica. Plan No. 1792.

DUNTON.—Maure av, w s, 425 s Liberty av, two 2-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, $6,000; owner, Henry Kohnetsky, 85 Beaver st, Brooklyn; architect, L. Danancher, 370 Fulton st, Jamaica. Plans Nos. 1793-94.

MORRIS PARK.—Tuckahoe st, s s, 67 e Briggs av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family, steam heat; cost, $4,500; owner, Fred W. Nohack, Ferris st, near Dumas Place, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1795.

RICHMOND HILL.—Guion av, n s, 100 w Pitkin pl, four 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $10,000; owner, John F. Hanfe, 16 Parkview av, Glendale; architect, Geo. E. Crane, Welling st, Richmond Hill. Plans Nos. 1796-97-98-99.

ACQUEDUCT.—Centreville av, e s, 414 s Rockaway blvd, 2-sty frame dwelling, 16x40, shingle roof, 1 family; cost, $2,600; owner, Ang. C. Grise, Rockaway blvd, Acqueduct; architect, G. Stahl, 1524 Hatch av, Ozone Park. Plan No. 1847.

EAST ELMHURST.—Bay 3d st, e s, 140 s Columbus blvd, 2½-sty frame dwelling, 22x38, shingle roof, 1 family, steam heat; cost, $3,200; owner, Wm. R. Zimmermann, 277 13th st, East Elmhurst; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1815.

EDGEMERE.—Beach 43d st, e s, 680 n Boulevard, twelve 2-sty frame dwellings, 18x26, shingle roof, 1 family, steam heat; cost, $36,000; owner, Edgemere Building Co., premises; architect, P. Caplan, 462 Boulevard, Rockaway Beach. Plans Nos. 1820 to 1830 and 1833.

EDGEMERE.—Boulevard, ns, 40 e Beach 43d st, two 1-sty frame dwellings, 24x20, shingle roof, 1 family; cost, $2,000; owner, Basonia Constrnction Co., 99 Nassau st, Manhattan; architect, P. Caplan, 462 Boulevard, Rockaway Beach. Plan Nos. 1831-32.

EDGEMERE.—Beach 43d st, w s, 1,000 n Boulevard, twelve 2-sty frame dwellings, 18x 26, shingle roof, 1 family; cost, $36,000; owner, Edgemere Building Co., premises; architect, P. Caplan, 462 Boulevard, Rockaway Beach. Plan Nos. 1834-1845.

EDGEMERE.—Frank av, e s, 1240 n Boulevard, two 1-sty frame dwellings, 16x35, shingle roof, 1 family; cost, $1,200; owner, Rockaway Coast Realty Co., adjoining premises; architect, A. D. Hough, Far Rockaway. Plans Nos. 1816-17.

FAR ROCKAWAY.—4th st, w s, 300 s Sea Girt av, two 1-sty frame dwellings, 16x30, slag roof, 1 family; cost, $1,000; owner, Maurice Hammon, 300 Broadway, Far Rockaway. Plans Nos. 1855-56.

FLUSHING.—Bowne av, w s, 250 s Forest av, 2½-sty frame dwelling, 20x38, shingle roof, 1 family; cost, $3,200; owner, Morris Marks, 59 Burling av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1814.

GLEN MORRIS.—Savio av, s w cor Lefferts av, two 2-sty frame dwellings, 20x65, tin roof, 2 families, and store; cost, $10,000; owner, Henry Beermann, Corona av and Gay st, Elmhurst; architect, I. Kaplan, 575 Westchester av, Manhattan. Plans Nos. 1807-08.

HOLLIS.—Chichester av, s e cor Garrison st, two 2½-sty frame dwellings, 27x40, shingle roof, 1 family; cost, $10,000; owner, Ruth E. Emerich, Garrison st, Hollis; architect, Edward Jackson, Fulton st, Hollis. Plans Nos. 1849-50.

JAMAICA.—Delta pl, n s, 160 w Grant st, two 2-sty frame dwellings, 17x75, tin roof, 2 families; cost, $7,000; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Frederick Wormberger, 30 Snediker av, Union Course. Plan No. 1852.

JAMAICA.—Church st, e s, 230 s Catherine st, 1-sty frame dwelling, 23x36, tin roof, 1 family; cost, $1,000; owner, G. Foresta, 227 South st, Jamaica; architect, J. D. Miller, Dean st, Jamaica. Plan No. 1809.

KEW.—Pembroke av, s s, 220 e Austin st, 2-sty frame dwelling, 38x30, shingle roof, 1 family, steam heat; cost, $8,000; owner, Miss C.

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Plans Filed, New Buildings, Queens (Continued)

M. Hills, 11 East 87th st, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1861.

KEW.—Austin st, e s, 60 s Pembroke pl, 2-sty brick dwelling, 36x25, tile roof, 1 family, steam heat; cost, $9,000; owner, H. M. Newcombe, 115 Herald av, Richmond Hill; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1862.

KEW.—Richmond Hill av, n e cor Abingdon rd, 2-sty brick dwelling, 47x43, tile roof, 1 family; cost, $13,000; owner, L. W. Mulford, Narbarth, Pa.; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1863.

KEW.—Onslow pl, s s, 334 e Austin st, 2-sty frame dwelling, 30x30, shingle roof, 1 family, steam heat; cost, $5,500; owner, J. F. Kendall, 1023 Beverly rd, Brooklyn; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1865.

RIDGEWOOD.—Putnam av, n s, 44 e Forest av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $8,000; owner, Jos Ferris, 62 Avondale av, Brooklyn Manor; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1804.

RIDGEWOOD.—Silver st, s s, 265 e Anthon av, eight 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $32,000; owner, Chrisy Doenecke, 216 Washington av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plans Nos. 1805-06.

ROCKAWAY BEACH.—Hollywood av, w s, adjoining L. I. R. R., 1-sty frame dwelling, 24x40, slag roof, 1 family; cost, $3,000; owner, Gustave Boecklemann, Hollywood av, Rockaway Beach; architect, Wm. Sandifer, Rockaway Beach. Plan No. 1860.

WOODHAVEN.—Windom st, s s, 125 w Vanderveer av, 2-sty brick dwelling, 22x55, slag roof, 2 families; cost, $3,000; owner Frank Toborsky, 236 Graham av, Brooklyn; architects, Rappold & Zenker, 758½ Monroe st, Brooklyn. Plan No. 1848.

CORONA.—Highland av, s s, 171 e Broad st, 1-sty brick dwelling, 20x40, tin roof, 1 family; cost, $2,300; owner, L. W. Milcka, 516 East 80th st, Manhattan; architect, C. L. Varrone, Corona av, Corona. Plan No. 1868.

CORONA.—Washington st, e s, 159 n Jackson av, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, $4,700; owners, Pugliesa & Pancalda, Jackson av, Corona; architect, C. O. Varrone, Corona av, Corona. Plan No. 1872.

GLENDALE PARK.—Martin av, w s, 500 n Myrtle av, 2-sty frame dwelling, 21x47, tin roof, 2 families; cost, $3,500; owner, E. L. Dubois, Nichols av and Woodhaven av, Glendale Park; architect, G. E. Halbrun, 63 North st, Richmond Hill. Plan No. 1880.

MORRIS PARK.—Briggs av, w s, 290 n Belmont av, 2-sty frame dwelling, 16x26, shingle roof, 1 family; cost, $1,600; owner, G. B. Pearsall, 22 Freedom av, Richmond Hill; architect, G. Eicholz, 266 Montauk av, Brooklyn. Plan No. 1867.

WOODHAVEN.—Yarmouth st, e s, 97 s Ashland av, 2½-sty frame dwelling, 24x49, shingle roof, 1 family; cost, $6,000; owners, Gutting Bros., Ashland av, Woodhaven; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 1866.

CORONA.—Plateau st, n s, 275 w Myrtle av, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, $1,500; owner, Donota Papiundi, 74 Railroad av, Corona; architect, Wm. McIntyre, Grand av, Corona. Plan No. 1904.

DOUGLASTON.—Cherry st, s s, 150 w Prospect st, 2-sty frame dwelling, 31x26, shingle roof, steam heat, 1 family; cost, $7,000; owner, Chas. Usher, Douglaston; architect, J. Cron, Cherry st, Douglaston. Plan No. 1913.

EDGEMERE.—Bayswater av, s s, 200 e Woodbine st, 2-sty frame dwelling, 30x64, shingle roof, 1 family; cost, $12,000; owner, Bernhard Meyers, 169 Water st, Manhattan; architects, Rouse, Goldstein & Steinmann, 38 West 32d st, Manhattan. Plan No. 1911.

FOREST HILLS.—Fife st, s s, 200 e Colonial av, 2-sty frame dwelling, 30x37, shingle roof, 1 family; cost, $6,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1914.

JAMAICA.—Hillcrest av, n s, 235 w Grand st, 2½-sty frame dwelling, 24x36, shingle roof, 1 family, steam heat; cost, $5,000; owner, J. F. Callahan, Grand st, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1910.

JAMAICA.—Brown av, w s, 250 s Pacific st, 1-sty brick dwelling, 20x36, slag roof, 1 family; cost, $2,000; owner, Peter Mazonsky, 220 Brown av, Jamaica; architect, J. F. D. Beball, Fulton st, Jamaica. Plan No. 1909.

LONG ISLAND CITY.—9th av, w s, 225 n Grand av, 2-sty brick dwelling, 22x55, tin roof, 2 families; cost, $4,500; owner, Julius J. Soos, 739 2d av, L. I. City; architect, Val. Schiller, 391 10th av, L. I. City. Plan No. 1901.

WHITESTONE.—Bayview terrace, e s, 520 s 7th av, 2-sty frame dwelling, 20x35, shingle roof, 1 family; cost, $2,500; owner, Robert Landrock, 76 19th st, Whitestone; architect, J. J. Eberle, 489 5th av, Manhattan. Plan No. 1905.

WOODHAVEN.—Firebell av, w s, 660 s Atlantic av, seven 2-sty brick dwellings, 18x33, tin roof, 2 families; cost, $18,000; Firebell av, s e cor Atlantic av, three 2-sty brick dwellings, 20x49, tin roof, 2 families; cost, $9,500; owner and architect, H. Rockmore, 1210 Liberty av, Brooklyn. Plan Nos. 1917-18-19.

WOODHAVEN.—Oceanview av, w s, 47 n Jamaica av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $4,400; owner, Frank F. Gload, 21 Rugby rd, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1912.

DUNTON.—Van Wyck av, e s, 100 s Chichester av, three 2½-sty frame dwellings, 20x43, shingle roof, 1 family; cost, $10,500; owner, Richard Keene, 211 Van Wyck av, Dunton; architect, Lars Olsen, 88 Horton st, Elmhurst. Plan Nos 1882-3-4.

FOREST HILLS.—Puritan av, s s, 100 s w Greenway South, 2½-sty brick dwelling, 22x34, tile roof, 1 family, steam heat; cost, $7,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 1899.

GLENDALE.—Gould st, w s, 190 n Metropolitan av, ten 2-sty frame dwellings, 17x30, shingle roof, 1 family; cost, $17,500; owner, Jas. S. Rourke, 197 Winthrop st, Brooklyn; architect, Christian Bauer, 651 Leonard st, Brooklyn. Plan No. 1895.

JAMAICA.—Pette av, n s, 40 w Kaplan av, three 2½-sty frame dwellings, 18x35, shingle roof, 1 family; cost, $10,500; owner, Ernest C. Sweet, 324 Fulton st, Jamaica; architect, R. Kurz, same address. Plan Nos. 1892-3-4.

RIDGEWOOD HEIGHTS.—Mymand pl, n s, 143 e Fresh Pond rd, ten 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, $30,000; owner, K. & B. Realty Co., 44 Bay 2d st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 1888.

WOODHAVEN.—Hatch av, w s, 79 n Grafton av, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $1,900; Grafton av, n s, 36 w Hatch av, two 2-sty frame dwellings, 33x36, shingle roof, 1 family; cost, $3,800; owner, W. B. Martin, 466 1st st, Brooklyn; architect, F. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan Nos. 1885-6-7.

WOODHAVEN.—Jamaica av, s s, 525 e Shaw av, 3-sty brick dwelling, 19x55, tin roof, 2 families, and store; cost, $6,000; owner, John Mollenalli, 323 University pl, Woodhaven; architect, Benj. F. Hudson, 319 9th st, Woodhaven. Plan No. 1896.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Hamilton st, e s, 125 n Graham av, 1-sty brick shop, 75x100, gravel roof; cost, $9,000; owner, Wm. F. Meyers, Hillsdale av, Jamaica; architect, Thomas Harvey, Amherst av, Jamaica. Plan No. 1785.

JAMAICA.—Lincoln av, n s, 125 n Dean st, 1-sty frame shop, 20x25, tin roof; cost, $125, owner, Max Gross, Jamaica; architect, O. Harrison, Jamaica. Plan No. 1786.

CORONA.—Willow st, n s, 130 w Central av, 1-sty frame shop, 26x50, tin roof; cost, $1,800; owner, Mrs. F. Dauber, 93 Willow st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1869.

STABLES AND GARAGES.

SPRINGFIELD.—Grace av, e s, 91 s Clinton av, 1-sty frame garage, 20x20, tin roof; cost, $225; owner, E. Meyer, premises. Plan No. 1780.

BROOKLYN MANOR.—Avondale av, s s, 100 e Woodhaven av, two 1-sty garages, 12x15, shingle roof; cost, $1,000; owner, Jos. Ferris, 62 Avondale av, Brooklyn Manor; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plans Nos. 1801-02.

CORONA.—45th st, e s, 240 n Polk av, 1-sty frame garage, 10x10, tin roof; cost, $100; owner Wm. McCurrie, 18 45th st, Corona. Plan No. 1818.

JAMAICA.—Shelton av, n s, 112 w Grand st, 1-sty brick garage, 13x19, tin roof; cost, $150; owner, Anna E. Greene, 351 Shelton av, Jamaica. Plan No. 1851.

KEW.—Richmond Hill av, n e cor Abingdon rd, 1-sty brick garage, 16x22, shingle roof; cost, $300; owner, L. W. Mulford, Nebarth, Pa.; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1864.

ROCKAWAY BEACH.—Washington av, s s, 75 w Wainwright pl, 1-sty frame garage, 12x20, tin roof; cost, $200; owner, W. J. Curtis, premises; architect, W. J. Sandifer, Rockaway Beach. Plan No. 1907.

JAMAICA.—Orchard av, e s, 200 s Hillcrest av, 1-sty frame garage, 10x16, tin roof; cost, $300; owner, Martin Malting, premises. Plan No. 1891.

STORES AND DWELLINGS.

RICHMOND HILL CIRCLE.—Meecham av, s w cor Walnut st, 2-sty frame store and dwelling, 14x35, slag roof, 1 family; cost, $500; E. H. Green, premises. Plan No. 1819.

CORONA.—Rapelje av, w s, 40 s McKinley av, two 2-sty frame store and dwellings, 24x50, tin roof, 2 families; cost, $7,400; owner, H. Spanier, 91 Pitt st, Manhattan; architect, C. L. Varrone, Corona av, Corona. Plans Nos. 1870-1.

STORES AND TENEMENTS.

L. I. CITY.—8th av, e s, 525 n Vandeventer av, 4-sty brick tenement, 30x70, slag roof, 8 families; cost, $12,500; owner, Arthur Mercer, 576 9th av, L. I. City; architect, Val. Schiller, 391 10th av, L. I. City. Plan No. 1812.

RIDGEWOOD.—Woodbine st, s s, 282 e Cypress av, 3-sty brick tenement, 27x78, tin roof, 6 families; cost, $10,000; owner, Aug. Bauer, 355 Highland blvd, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1800.

L. I. CITY.—William st, n e cor Wilbur av, 4-sty brick store and tenement, 49x89, tin roof, 19 families; cost, $28,000; owner, Anna G. Denfel, 73 Wilbur av, L. I. City; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1908.

L. I. CITY.—11th av, s e cor Grand av, 2-sty brick tenement, 24x75, tin roof, 4 families; cost, $11,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 1903.

L. I. CITY.—11th av, e s, 24 s Grand av, four 3-sty brick tenements, 19x55, slag roof, 3 families; cost, $24,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 1902.

THEATRES.

ELMHURST.—Medina pl, s e cor Corona av, airdome; cost, $1,000; owner, R. Alexander, premises. Plan No. 1916.

MISCELLANEOUS.

CORONA.—Sycamore av, e s, 45 s High st, 2½-sty brick rectory, 24x42, shingle roof; cost, $4,675; owner, E. G. Holls, pastor, 35 Oak st, Corona; architect, A. Schoeller, Mulberry av, Corona. Plan No. 1929.

L. I. CITY.—Bridge Plaza, sign board, 40x33; cost, $480; owner, St. John's Hospital, L. I. City. Plan No. 1906.

HOLLIS.—Farmers av, w s, 55 s Luzon st, 1-sty frame barn, 35x25, tin roof; cost, $500; owner, H. Neisloss, Fulton st, Hollis. Plan No. 1789.

FLUSHING.—Washington st, n w cor Prince st, brick retaining wall; cost, $700; owner, Castle Amusement Co., 56 Beaver st, Manhattan. Plan No. 1803.

FLUSHING.—22d st, s w cor Crocheron av, frame bill board, 140x11; cost, $200; McElroy Bros., Bradford av, Flushing. Plan No. 1833.

FLUSHING.—Station rd, n s, 60 w Lawson pl, 2-sty frame passenger shelter shed, 28x12, slag roof; cost, $1,400; owner and architect, L. I. R. R. Co., Jamaica. Plan No. 1846.

ROCKAWAY BEACH.—Ward av, w s, bet L. I. R. R. and Jamaica Bay, two 1-sty frame toilets, 13x22, slag roof; cost, $300; F. S. Marshall, 74 Broadway, Manhattan. Plans Nos. 1857-58.

ROCKAWAY BEACH.—Ward av, w s, bet. L. I. R. R. and Jamaica Bay, 1-sty frame store room, 16x50, slag roof; cost, $400; owner F. S. Marshall, 74 Broadway, Manhattan; architect, W. Sandifer, Rockaway Beach. Plan No. 1859.

WONFIELD.—Queens blvd, n s, 520 e Ramsey st, frame bill board, 100x11; cost, $150; McElroy Bros., Bradford av, Flushing. Plan 1854.

L. I. CITY.—Jackson av, e s, 400 n Skillman pl, frame office, 10x25 (temp.), paper roof; cost, $150; National Casket Co., Great Jones st, Manhattan. Plan No. 1877.

L. I. CITY.—Vernon av, w s, bet. 13th and 14th sts, 1-sty frame shed, 150x30, gravel roof; cost, $2,000; owners, Havemeyer & Elder, on premises. Plan No. 1873.

JAMAICA.—Van Wyck av, s e cor Carroll st, 3-sty brick sub-station, 111x46, tar and slag roof; cost, $60,000; owner, New York & Queens Electric Power Co., 444 Jackson av, L. I. City; architect, W. W. Knowles, 37 West 39th st, Manhattan. Plan No. 1881.

OZONE PARK.—Wyckoff av, s s, 200 w Broadway, greenhouse, 31x212, glass roof; cost, $1,500; owner, P. Wenk, premises. Plan No. 1889.

RAMBLERSVILLE.—Silver st, s s, 47 w Union st, 1-sty frame boat house, 12x20, tin roof; cost, $175; owner, John Killoran, 1252 Herkimer st, Brooklyn; architect, L. F. Schillinger, Brooklyn. Plan No. 1897.

WHITESTONE.—9th st, s s, 169 e 14th av, 1-sty frame greenhouse, 24x83, glass roof; cost, $500; owner, Fred Holderer, premises. Plan No. 1890.

Richmond.

DWELLINGS.

BAYVIEW PL, w s, south of Neptune st, New Dorp Beach, 1-sty frm bungalow, 18x27; cost, $400; owner, architect and builder, J. T. Muthean, 11 E 31st st, Bayonne, N. J. Plan No. 471.

DEKAY ST & FAIRMONT AV, s e cor West New Brigbton, 1½-sty frm dwg, 18x25; cost, $1,200; owner, Chas. McCarthy, West New Brighton; architect, Chas. B. Heweker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 452.

NEPTUNE ST, n s, 280 e Cedar Grove av, New Dorp Beach, 1-sty frm bungalow, 14x38; cost, $450; owner, D. S. Bellows, 31 W 50th st, N. Y. C.; architect & builder, H. M. Rae, New Dorp. Plan No. 482.

WATERSIDE ST, n s, 260 e Cedar st, New Dorp Beach, 1-sty frm bungalow, 20x32; cost, $500; owner, Mrs. A. Cockburn, 25 Fort Washington av; architect & builder, H. M. Rae, New Dorp. Plan No. 480.

WAVECREST ST, e s, 20 s Britton lane, New Dorp Beach, 1-sty frm bungalow, 14x36; cost, $450; owner, Martha Ogner, 510 W 148th st, Manhattan; builder, E. Peterson, Princess Bay. Plan No. 470.

1ST ST, w s, 125 n Rose av, New Dorp, 2½-sty brk dwg, 35x25; cost, $3,000; owner, H. F. Butts, New Dorp; architect, Walter G. Stemler, 507 5th av, Manhattan. Plan No. 456.

3D ST, w s, 180 s Lincoln av, Midland Beach, 1-sty frm bungalow, 18x24; cost, $800, and 1-sty frm shed, 10x18; cost, $100; owner, Phillip Shinkman, New Brighton; architect & builder, B. B. Babbitt, New Brighton. Plan No. 457.

3D ST, n s, 100 e Elm av, Midland Beach, 1-sty frm bungalow, 12x26; cost, $300; owner, Mrs. Wright, 170 Hoppins av, Jersey City; architect & builder, A. Alverson, Midland Beach. Plan No. 455.

AMBOY RD, s s, 300 e Sharrott av, Pleasant Plains, 2-sty frm dwg, 18x37; cost, $1,500; owner, Katharine Boley, Pleasant Plains; builder, Henry Boley, Pleasant Plains. Plan No. 486.

CEDAR GROVE AV, n s, 32 e Centre st, New Dorp Beach, 1-sty frm bungalow, 14x29; cost, $580; owner, A. Schiesel, New Dorp Beach; builder, Sanjour Bros., New Dorp Beach. Plan No. 448.

CRESCENT AV, w s, 1000 s Boul, Great Kills, 1-sty frm bungalow, 16x25; cost, $300; owner & builder, F. Korbash, West Hoboken. Plan No. 481.

MAPLE AV, e s, 60 n Cedar Grove av, New Dorp Beach, 1-sty frm bungalow, 14x23; cost, $250; owner & builder, Sanjour Bros., New Dorp Beach. Plan No. 447.

MIDLAND AV, s s, 100 w 10th st, Midland Beach, 1-sty frm bungalow, 20x34; cost, $500; owner, Mrs. P. G. Hefferman, 295 Av C, Bayonne, N. J.; architect & builder, A. W. Mortensen, Midland Beach. Plan No. 462.

MIDLAND AV, n s, 50 e 7th st, Midland Beach, 1-sty frm bungalow, 18x30; cost, $380; owner, Miss Mary Farrell, Rutherford, N. J.; architect & builder, A. W. Mortensen, Midland Beach. Plan No. 461.

MONROE AV, w s, 14 n Sheridan av, South Beach, 3-sty brk dwg, 30x70; cost, $12,000; owner, C. Nocella, 234 Tillary st, Brooklyn; architect, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 446.

NELSON AV, e s, 500 n Southfield Boul, Great Kills, 1½-sty brk dwg, 36x31; cost, $3,000; owner, C. Betts, Great Kills; architect & builder, G. Hoverkamp, Richmond. Plan No. 478.

NELSON & WASHINGTON AV, n e cor Great Kills, 2-sty frm dwg, 26x28; cost, $2,800; owner, architect & builder, Emil Peterson, Princess Bay. Plan No. 476.

OAK AV, s s, 100 e 1st, Midland Beach, 1-sty frm bungalow, 14x48; cost, $300; owner & builder, C. Bosse, 1330 Franklin av, Manhattan. Plan No. 458.

OAK AV, s s, 40 w 1st, Midland Beach, 1-sty frm bungalow, 10x28; cost, $275; owner, Jessie Halenza, Woodhaven, L. I.; architect & builder, E. Larsen, Midland Beach. Plan No. 459.

PALMER AV, s s, 324 w Heberton av, Port Richmond, 2-sty frm dwg, 26x28; cost, $3,500; owner, Mary E. Duff, Port Richmond; architect & builder, John P. From, Port Richmond. Plan No. 485.

SHARON AV, w s, 700 s Forest av, New Brighton, 2½-sty frm dwg, 18x26; cost, $1,900; owner, A. Curley Rosebank; architect, Chas. B. Heweker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 453.

WELLINGTON AV, e s, 200 s Erastina pl, Mariners Harbor, 1-sty frm dwg, 18x18; cost, $500; owner, architect & builder, Tony Berton, Mariners Harbor. Plan No. 454.

WINAN AV, s s, 800 s Boul, Great Kills, 1-sty frm bungalow, 16x23; cost, $200; owner, H. F. Deyerburg, Jersey City; builder, F. Korbacb, Richmond. Plan No. 469.

1ST & MIDLAND AVS, n e cor Midland Beach, ten 1-sty frm bungalows, 10x20; total cost, $1,-500; owner & builder, H. Masse & H. W. Putnam, New Dorp. Plan No. 450.

STABLES AND GARAGES.

RICHMOND RD, n s, 325 e Church st, Port Richmond, 1-sty brk garage, 18x30; cost, $400; owner & builder, Frank Bishop, Richmond; architect, Jas. E. Grunert, New Dorp. Plan No. 465.

STORES AND DWELLINGS.

CANAL ST, e s, near Brook st, Stapleton, 1-sty frm str, 12x15; cost, $75; owner & builder, Max Finkelstein, Stapleton. Plan No. 477.

JERSEY ST, w s, 300 n Hill st, New Brighton, two 3-sty brk strs & dwgs, 50x50; total cost, $12,000; owner, Jacob Fisher & Joseph Rivkin, in care of architect, Hy F. Comtois, New Brighton. Plan No. 468.

VAN DUZER ST, w s, 75 s Arietta st, Tompkinsville, 3-sty brk str & dwg, 24x46; cost, $6,-000; owner, Meyer Rosenholz, Tompkinsville; architect, H. F. Comtois, New Brighton; builder, Block & Uslan, New Brighton. Plan No. 467.

MISCELLANEOUS.

RICHMOND TERRACE, n s, 28 e Newark av, Port Richmond, 1-sty brk gasoline house, 15x25; cost, $700; owner, architect, builder & lessee, The Texas Co., Port Richmond. Plan No. 466.

STUYVESANT PL, w s, 35 n Wiener av, St. George, 4-sty brk bank & offices, 50x36; cost, $70,000; owner, Corn Exchange Bank, N. Y. C.; architect, Harrie T. Lindeberg, 2 West 47th st, Manhattan; builder, Fountain & Choate, 110 E 23d st. Plan No. 483.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEDFORD ST, 104-106, mason work to 5-sty brick tenement; cost, $1,000; owner, John T. Smith, 154 Greenwich st; architect, Robt. J. Reiley, 477 5th av. Plan No. 2147.

BLEECKER ST, 33-37, steel tank support to 6-sty brick lofts; cost, $2,410; owner, Equitable Life Assurance Society, 165 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 2130.

FORSYTH ST, 12, addition to 2-sty brk motion picture theatre & strs; cost, $5,500; owner, Elias Levinthal, 1830 Madison av; architect, Cohen & Felson, 329 4th av. Plan No. 2175.

FULTON ST, 99, lowering of platform, new sidewalk, lift and tile work to 5-sty brick store and lofts; cost, $600; owner, Old Glory Realty Co., 622 West End av; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 2112.

GRAND ST, 358, store front to 5-sty brick store and tenement; cost, $400; owner, William D. Ward, Morris Plains, N. J.; architect, Fred Weber, Jr., 192 Woodbine st, Brooklyn. Plan No. 2204.

MARKET ST, 72, iron and marble stairway, metal-covered doors, fireproof passageway, girders, fire escape, railings and metal ceilings to 3-sty brick hall and dwelling; cost, $5,000; owner, Moreau Delano, 12 Washington sq, N.; architect, John T. Riggs, 507 2d st, Brooklyn. Plan No. 2150.

MORTON ST, 13, mason work, excavating, partitions to 6-sty brick store and tenement; cost, $5,000; owner, John E. Rosasco, 45 Morton st; architects, Bartoccini & Vendrasco, 498 West Broadway. Plan No. 2205.

PEARL ST, 358-60, fire-escapes and fireproofing to 6-sty brick office & factory; cost, $800; owner, Oscar J. Maigne, 358-360 Pearl st; architects, Dodge & Morrison, 135 Front st. Plan No. 2168.

PELHAM ST, 16-18, new partition to 6-sty brick stores and tenement; cost, $100; owner, Rachel Isaacs, 110 West 114th st; architect, Morris Schwartz, 194 Bowery. Plan No. 2121.

PRINCE ST, 137-139-141, 2 tanks & tank supports to 7-sty brk factory; cost, $2,000; owner, Darrow & Rudden, 137 Prince st; architects, Hill & Murdock, 3 W 29th st. Plan No. 2171.

PRINCE ST, 57-59, cantilever stair to 5-sty brick store and factory; cost, $300; owner, estate of O. C. Wallbridge, 299 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2163.

RIVINGTON ST, 70, mason work, iron trapdoor to 3-sty brick stores and dwelling; cost, $150; owner, Michael Karp, 70 Rivington st; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 2197.

WALL ST, 55, partitions to 4-sty brk bank; cost, $3,000; owner, National City Bank, F. A. Vanderlip, pres., 55 Wall st; architects, McKim, Mead & White, 101 Park av. Plan No. 2185.

WASHINGTON ST, 60, new window to 5-sty, brick stores and lofts; cost, $125; owner, Trogan Realty Corporation, 55 Liberty st; architect, Sterling Architectural Co., 13 Park Row. Plan No. 2116.

WEST ST, 57, partitions to 5-sty brick store and dwelling; cost, $100; owner, Estate of Harriet D. Potter, Edw. Asbforth, 11 East 42d st; architect, Daniel J. Clume, 301 East 39th st. Plan No. 2123.

WHITE ST, 64-66, enclosure of toilets to 5-sty brick store; cost, $75; owner, Geo. M. Carnochan, 64-66 White st; architect, James A. Clark, 464 Canal st. Plan No. 2161.

4TH ST, 229 West, mason work to 4-sty brick dwelling; cost, $500; owner, Harris Mandebaum, 135 Broadway; architect, Abraham Berres, 1484 St. Marks av, Brooklyn. Plan No. 2136.

9TH ST, 43 West, chimney, windows, door to 4-sty brick dwelling; cost, $2,000; owner, Mary E. Moffatt, 153 East 56th st; architect, Frank Hausle, 81 East 128th st. Plan No. 2208.

12TH ST, 31-33 West, new stairs and scuttle to 11-sty brick tenement; cost, $500; owner, Caroline L. Cowl, 2 West 14th st; architects, John B. Snooks Sons, 261 Broadway. Plan No. 2143.

13TH ST, 7-29 West, raising of roof of 5 to 8-sty brick store; cost, $1,000; owner, Laura F. Hearn, 20 West 14th st; architects, John B. Snooks Sons, 261 Broadway. Plan No. 2145.

14TH ST, 3 E, iron & marble stairs, decorating work to 5-sty brk bank & office bldg; cost, $2,500; owner, The Frederick Van Beuren Estate, 65 5th av; architect, A. Wallace McCrea & Co., 23 E 15th st. Plan No. 2184.

14TH ST, 48 East, picture booth, lobby, entrance and exits to 2-sty brick motion picture theatre; cost, $1,500; owner, Egerton L. Winthrop, 32 Liberty st; architect, Walter G. Steinler, 507 5th av. Plan No. 2124.

14TH ST, 54-56 East, galvanized iron cornice, frame and door to 5-sty brick theatre and hotel; cost, $1,500; owner, Courtlandt Palmer Estate, 852 Broadway; architect, Jas J. F. Gavigan, 1123 Broadway. Plan No. 2159.

16TH ST, 12-14 East, terra cotta block partition to 6-sty brick lodging; cost, $500; owner, Y. W. C. A., 14 East 16th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 2198.

18TH ST, 18-22 W, extension of shaft & fireproofing to 11-sty brk factory; cost, $1,000; owner, Susquehanna Silk Mills, 18 W 18th st; architect, William C. Monks, 503 5th av. Plan No. 2176.

21ST ST, 100 East, partition to 20-sty brick loft; cost, $50; owners, Eagle Bros., 21st st and 4th av; architect, Alfred L. Beasley, 13-21 Park Row. Plan No. 2113.

21ST ST, 338½ West, extension to 4-sty brick loft; cost, $625; owner, Albert R. Straker, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 2193.

21ST ST, 34-44 West, two pressure tanks and supports to 12-sty brick factory lofts; cost, $2,700; owner, Louis Sachs, 28 West 22d st; architects, Maxwell Eugineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2151.

23D ST AND 5TH AV, mezzanine floor to 20-sty brick stores and offices; cost, $200; owners, U. S. Realty & Improvement Co., 111 Broadway; architect, John C. Sims, 110 West 34th st. Plan No. 2157.

26TH ST, 343 East, new store front, Kalamein doors and mason work to 1-sty brick office and garage; cost, $100; owner, Wm. D. Bruns, 343 East 26th st; architect, Henry Regelmann, 133 7th st. Plan No. 2158.

26TH ST, 30-34 West, steel tank supports to 12-sty brick store and lofts; cost, $1,250; owner, Chas. Kaye, 1133 Broadway; architect, The Rusling Co., 30 Cortlandt st. Plan No. 2192.

27TH ST, 9-19 East, removal of encroachment to 12-sty brick hotel; cost, $3,000; owner, 28th St. Co., 14 East 28th st, Chas. F. Rogers, Pres.; architect, Otto L. Spanuhake, 233 East 78th st. Plan No. 2210.

29TH ST, 107-109 West, stairways and mason work to two 3-sty brick factories and stores; cost, $300; owner, Wm. P. Dixon, 32 Liberty st; architect, Richard Berger, 369 Broadway. Plan No. 2191.

29TH ST, 124-26 West, removal of encroachment to 4-sty brick tenement; cost, $750; owner, Estate of Chas. Smith, C. A. Smith, 2 Hudson st; architects, Ware & Ware, 1170 Broadway. Plan No. 2138.

30TH ST, 114-120 West, drop ladder to 6-sty brick show rooms and factory; cost, $150; owners, J. B. McCoy & Son, 114 West 30th st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 2115.

32D ST, 29 East, removal of encroachment to 3-sty brick club; cost, $450; owner, Grolier Club, 29 East 32d st; architect, William S. Miller, 141 East 40th st. Plan No. 2160.

32D ST, 157-159 East, stairway, partition, mason work, metal ceiling and plumbing to 5-sty brick lofts; cost, $1,000; owner, Estate of Charlotte Maccaffie, Wilbur H. Kirkham, 9 Stone av, Ossining, N. Y.; architect, Jos. C. Schaeffler, 38 West 32d st. Plan No. 2117.

32D ST, 157-159 East, steel tank supports to 5-sty brick lofts; cost, $2,195; owner, Wendell L. Nichols, 244 West 49th st; architect, Royal J. Mansfield, 135 William st. Plan No. 2131.

33D ST, 18 East, removal of encroachment to 5-sty brick residence; Cost, $1,200; owner, Peter Cooper Hewitt, 11 Lexington av; architects, Warren & Wetmore, 16 East 47th st. Plan No. 2154.

Plans Filed—Alterations—Manhattan (Cont.)

34TH ST, 17 W, str fronts, iron columns to 5-sty brk str & offices; cost, $5,200; owner, Alozo R. Pack, 17 W 82d st; architect, Eisendrath & Horwitz, 500 5th av. Plan No. 2187.

34TH ST, 21-23 W, stairway to 5-sty brk str & office; cost, $1,500; owner, Bessie M. Leggett, in care of Francis H. Leggett Co., 28th st & North River; architect, Eisendrath & Horwitz, 500 5th av. Plan No. 2188.

34TH ST, 450-458 West, roof shelter to 6-sty brick hospital; cost, $1,000; owner, French Benevolent Society, Lucien Jouvand, president, 354 4th av; architect, Geo. Provost, 104 West 42d st. Plan No. 2114.

35TH ST, 226-232 West, sliding frames for lighting fixtures and trapdoors to 2-sty brick studio; cost, $400; owner, Yorkville Realty Co., 2 Rector st; architect, Christian H. Lang, 131 West 58th st. Plan No. 2129.

40TH ST, 609 West, storage shed to 1-sty brick abattoir; cost, $250; owner, N. Y. Veal & Mutton Co., 1st av and 43d st; architect, Edward Glas, 198 Broadway. Plan No. 2218.

42D ST, 315 W, partition & entrance to 3-sty brk str & dance hall; cost, $100; owner, Francis K. Segrist, 223 W 42d st; architect, Edw. Barasel, 644 8th av. Plan No. 2181.

45TH ST, 25 West, partitions, fireproof doors to 16-sty brick stores and offices; cost, $246; owner, Century Holding Co., 1182 Broadway; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2195.

46TH ST, 108 West, removal of partitions and pier, new doorway and store front to 4-sty brick store and studio; cost, $300; owner, Margarete Gregory, Sherman Square Hotel, Broadway and 70th st; architect, John C. Westervelt, 36 West 34th st. Plan No. 2127.

47TH ST, 15 East, wiring and new partitions to 6-sty brick lofts; cost, $150; owner, Amos R. E. Pinchot, 60 Broadway; architects, John B. Snooks Sons, 261 Broadway. Plan No. 2142.

48TH ST, 546 West, plumbing, roofing to 3-sty brick stable and dwelling; cost, $1,000; owner, Christian Wallerson, 514 West 46th st; architect, Frank E. Vitolo, 16 East 23d st. Plan No. 2190.

48TH ST, 163 W, tank and supports to 5-sty brk str & tnt; cost, $200; owner, Henry R. Stern, 102 W 38th st; architect, Julius Rosenwach, 181 Cherry st. Plan No. 2173.

50TH ST, 365 W, partitions & windows to 5-sty brk strs & tnt; cost, $2,000; owner, Paul Kaskel, 9 Columbus av; architect, Cohen & Felson, 329 4th av. Plan No. 2180.

50TH ST, 360-2-4-6 West, steel flues to 4 and 6-sty brick stores and lofts; cost, $400; owner, Frank J. Walsh, 230 Summit av, Mt. Vernon, N. Y.; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 2212.

51ST ST, 558-560, new store front, roof and iron column to 4-sty brick store and tenement; cost, $1,000; owner, George Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 2155.

52D ST, 123 West, skylight to 3-sty brick garage and shop; cost, $25; owner, Julian Ripley, 48 West 52d st; architect, William L. McElraevy, 243 West 53d st. Plan No. 2217.

56TH ST, 58 W, extension to 4-sty brk dwg; cost, $5,000; owner, Dr. Phillip D. Kerrison, 58 W 56th st; architect, Theo. C. Visscher, 299 Madison av. Plan No. 2189.

57TH ST, 346 West, extension to 4-sty brick club house; cost, $3,200; owner, The Inter-Collegiate Branch, Y. M. C. A, E. P. Wheeler, president, 735 Park av; architect, Louis E. Jallade, 37 Liberty st. Plan No. 2164.

59TH ST, 62 E, exit & fire escape to 9-sty brk office bldg; cost, $350; owner, Bd. of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 2178.

63D ST, 230 West, iron and mason work, and new partitions to 5-sty brick tenement; Cost, $500; owner, May Bolton, 617 West 152d st; architect, Morris Schwartz, 194 Bowery. Plan No. 2122.

79TH ST, 271-275 West, new plumbing to 7-sty brick tenement; cost, $10,000; owner, Hewitt Realty Co, 50 Church st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2132.

79TH ST, 116 East, steel, mason work to 4-sty brick dwelling; cost, $2,000; owner, Richard Derby, 960 Park av; architect, Otto Gaertner, 331 Madison av. Plan No. 2211.

86TH ST, 124 East, altering 5-sty brick tenement for banking quarters, mason work, partitions, sidewalk gratings; cost, $2,000; owner, Corn Exchange Bank, 13 William st; architect, W. A. Treanor, 700 West 178th st. Plan No. 2214.

92D ST, 140 East, new store frout to 7-sty brick stores and tenement; cost, $100; owner, Harry C. Hart, 133 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2120.

96TH ST, 400-418 East, transformer room to 4-sty brick power house; cost, $4,500; owner, New York Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 2201.

100TH ST, 252 W, fire passage & exits to 1-sty brk motion picture theatre & strs; cost, $1,000; owner, Sirrah Amusement Co., 507 5th av; architect, Thos. W. Lamb, 644 8th av. Plan No. 2182.

104TH ST, 157 East, mason work, partitions, to 4-sty brick stores and tenement; cost, $5,000; owner, Abraham Senken, 151 East 103d st; architect, Frank Straub, 25 West 42d st. Plan No. 2149.

107TH ST, 130 E, iron balcony & stairs, steel beams & partitions to 3-sty brk storage house; cost, $600; owner, Sallie Schuster, 410 Riverside dr; architect, Nathan Langer, 81 E 125th st. Plan No. 2183.

120TH ST, 3 West, partition to 20-sty brick tenement; cost, $25; owner, Jacob K. Levi, 3 West 120th st; architect, Harold L. Young, 1204 Broadway. Plan No. 2203.

124TH ST, 309 East, 1-sty extension to 3-sty brick dwelling and lofts; cost, $2,000; owner, Morris E. Greenberg, 309 East 124th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2215.

125TH ST, 356 West, partition, iron doors to 2-sty brick stores and offices; cost, $100; owner, Geo. L. Lawrence, 222S Bradway; architect, John Hauser, 360 West 125th st. Plan No. 2194.

133D ST, 1 and 3 East, new store front to 5-sty brick store and tenement; cost, $500; owner, Estate of Jas. E. Everard, care Farmers' Loan & Trust Co., 22 William st; architect, Robert Teichman, 22 William st. Plan No. 2134.

134TH ST, 134 West, fire repairs, new floor and roof beams, partitions, slag roof, iron cornice and stairs, dumbwaiter shaft, fireproof doors and fire escapes to 5-sty brick tenement; cost, $20,000; owner, Jas. F. Alpaugh, 17-23 Loew av; architect, J. C. Cocker, 2017 5th av. Plan No. 2135.

AMSTERDAM AV, 13-17, extension of eaves to 4 and 5-sty brick dispensary; cost, $300; owner, Vanderbilt Clinic, 13-17 Amsterdam av; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 2137.

AMSTERDAM AV, 410, new partitions and plumbing to 5-sty brick tenement; cost, $150; owner, Ethel B. Underwood, Craigville, Mass.; architect, John H. Knubel, 305 West 43d st. Plan No. 2162.

AMSTERDAM AV, 2438, new store front to 1-sty frame store; cost, $150; owner, George Ehret, 92d st and 3d av; architect, George R. Euell, 506 West 179th st. Plan No. 2144.

BOWERY, 246-48, concrete stairs to 3-sty brick theatre; cost, $1,000; owner, Estate of William Kramer, 50 Bowery; architect, Henry Regelmann, 133 7th st. Plan No. 2202.

BROADWAY, 2551, 1-sty addition to 2-sty brick stores and restaurant; cost, $1,500; owner, Jesse W. Ehrich, 31 Liberty st; architect, Eugene H. Kleber, 4180 Broadway. Plan No. 2199.

BROADWAY, 901, converting 5-sty brick store and lofts into store and factory, mason work, steel columns and girders, fireproofing, iron stairs, elevator shaft, partition, store fronts, fire-escapes, fireproof windows; cost, $20,000; owner, Edw. H. Mount, 137 East 34th st; architect, Otto Reissmann, 30 1st st. Plan No. 2196.

BROADWAY, 1207, new store front to 1-sty brick store; cost, $40; owner, Jos. N. Weber, 1213 Broadway; architect, Louis E. Kramer, 372 Miller av, Brooklyn. Plan No. 2119.

BROADWAY, 1322-1328, mezzanine to 11-sty brick stores and offices; cost, $500; owner, William H. R. Martin Trust, 47 West 34th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2165.

BROADWAY, 3197, new store front to 5-sty brick stores and lofts; cost, $500; owner, Max Bernstein, 3197 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2125.

BROADWAY, 1255-1261, change store front, mason work and cast iron ventilators to 11-sty brick stores and offices; cost, $1,000; owner, W. H. R. Martin Trust, 1328 Broadway; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 2146.

BROADWAY, 306 West, partitions, plumbing, to 4-sty brick store and lofts; cost, $200; owner, estate of Patrick Skelly, 646 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2148.

COLUMBUS AV, 852, new store fronts to 5-sty brick store and dwelling; cost, $150; owner, Caroline Otten, 202 West 103d st; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 2118.

GREENWICH AV, 93, store front to 3-sty brick store and dwelling; cost, $50; owner, Clarence S. Nathan, 241-5 West 37th st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 2213.

LENOX AV, 81, str front to 5-sty brk str & tnt; cost, $75; owner, Arnold Kohn, 18 E 95th st; architect, Harold L. Young, 1204 Bway. Plan No. 2179.

LEXINGTON AV, 141, doorway & iron doors to 4-sty brk dwg; cost, $100; owner, Eugenie J. Smith, 322 W 100th st; architect, Jas. Raftis, 131 W 31st st. Plan No. 2172.

LEXINGTON AV, 1192, converting 3-sty brick dwelling into store and dwelling, concrete sidewalk, mason work, iron columns, steel girders, store fronts; cost, $5,500; owner, Abraham Wolf, 1102 Lexington av; arcbitect, Otto L. Spannhake, 233 East 78th st. Plan No. 2209.

MADISON AV, 274-276, stairs, fire doors, shaft, doors & windows to 5-sty brk aparts; cost, $7,500; owner, Elizabeth Billings, 279 Madison av; architect, S. Edson Gage, 340 Madison av. Plan No. 2170.

PARK AV, 407, ceiling, cement floor, fireproof passageway, stairs to 2-sty brk garage; cost, $2,500; owner, Park Av & 54th St. Co., Geo. R. Coughlan, 49 Wall st; architect, Cross & Cross, 10 E 47th st. Plan No. 2177.

PARK AV, 1011-1013, new dumbwaiters to 5-sty brick tenement; cost, $800; owner, Combined Real Estate Interests, 30 1st st; architect, Otto Reissmann, 30 1st st. Plan No. 2141.

WEST END AV, 794, plumbing and lighting to 3-sty brick dwelling; cost, $1,000; owner, Agnes Lefler, 794 West End av; architect, Harvey J. Lefler, 302 West 99th st. Plan No. 2156.

2D AV, 330-332, steel shed to 4-sty brick hospital; cost, $3,000; owner, N. Y. Skin & Cancer Hospital, 330-332 2d av, Chas. O. Kimball, Sec., 110 East 29th st; architect, Wm. S. Gregory, 40 West 32d st. Plan No. 2207.

2D AV, 1700, new store front to 5-sty brick store and tenement; cost, $400; owner, Max Borck, 38 Park Row; architect, Morris Schwartz, 194 Bowery. Plan No. 2153.

2D AV, 1152, mason work, fireproof doors to 4-sty brick motion picture theatre and dwelling; cost, $50; owner, Moses Oppenheim, 512 West 123d st; architect, Alfred C. Wein, 160 West 99th st. Plan No. 2216.

3D AV, 2138, beams, windows, store fronts, sheet iron cornice to 3-sty brick motion picture theatre; cost, $1,100; owner, Emonde Co., Inc.; architect, John P. Walther, 147 East 125th st. Plan No. 2200.

3D AV, 1356, new store fronts, iron columns and girders to 4-sty brick stores and tenements; cost, $1,000; owner, Leonard Weill, 128 Broadway; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2152.

3D AV, 2174, fireproof ceiling to 5-sty brk str & warehouse; cost, $60; owner, Sanders Gutman, 12 E 80th st; architect, August Mugler, 1905 Davidson av. Plan No. 2174.

5TH AV, 969, terra cotta motor room to 4-sty brick residence; cost, $250; owner, Wm. V. Lawrence, 969 5th av; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2140.

5TH AV, 448, platform & tearing out to 4-sty brk studios & stairs; cost, $350; owner, Kipp A. Rhinelander Estate, 27 William st; architects, Starrett & Van Vleck, 45 E 17th st. Plan No. 2186.

5TH AV, 424-434, ventilating equipment; tempering coil, air washer, re-heater, fan, motor & fireproof pent-house to 10-sty brk dept str; cost, $6,000; owner, John H. Burton, 384 Bway; architect, Robt. W. Pryor, Jr., 39 Cortlandt st. Plan No. 2169.

6TH AV, 502-504, new store fronts to 4-sty brick stores and lofts; cost, $315; owner, W. F. Fuerst, 87 Nassau st; architect, James Roe, 229 East 21st st. Plan No. 2206.

7TH AV, 722-730, str fronts & partitions to 10-sty brk strs & offices; cost, $600; owner, Mecca Realty Co., 1600 Bway; architect, Henry B. Herts, 1600 Bway. Plan No. 2166.

8TH AV, 987, 3 new doors to 9-sty brick hotel; cost, $1,000; owner, John Reisenweber, 987 8th av; architect, Walter H. T. Quest, 249 West 18th st. Plan No. 2128.

9TH AV, 555, str front to 5-sty brk tnt; cost, $100; owner, Jos. M. Ledwith Realty Co., 555 9th av; architect, John H. Knubel, 305 W 43d st. Plan No. 2167.

10TH AV, 622, new partitions, window and plumbing to 4-sty brick tenement; cost, $300; owner, Diedrich Kirckman Estate, 593 10th av; architect, John H. Knubel, 305 West 43d st. Plan No. 2133.

11TH AV, 619, removal of brick pier, iron beams to 2-sty brick storage house; cost, $1,000; owner, Saranac Realty Co., 58 Freeman st, Newark, N. J.; architect, Alfred L. Beasley, 270 Grant av, Brooklyn. Plan No. 2126.

WORKHOUSE, Blackwell's Island, opp 74th st, extension to 3-sty brick workhouse; cost, $4,000; owner, New York City, Dept. of Correction, Dr. Katharine Bement Davis, commissioner; architect, Harry C. Honeck, Dept. of Correction. Plan No. 2139.

Bronx.

GLOVER ST, e s, 175 s Lyon av, 2-sty and attic frame extension, 11x29.4, to 2-sty and attic frame dwelling; cost, $3,500; owner, James F. Donnelly, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 315.

BARKER AV, e s, 150 s Burke st, move 2-sty and attic frame dwelling; cost, $800; owner, Michael Brennan Realty Co, 3623 White Plains av; architect, F. J. McGarry, 762 East 219th st. Plan No. 306.

BARKER AV, e s, 100 s Burke st, move 2-sty frame dwelling; cost, $800; owner, Michael Brennan Realty Co., 3623 White Plains av; architect, F. J. McGarry, 762 East 219th st. Plan No. 307.

BARNES AV, 3644, 2-sty frame extension, 20.2x25, and new partitions to 2½-sty frame dwelling; cost, $1,500; owner, Lione Ruggiera, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 318.

BEACON AV, n s, 95 w Commonwealth av, move 2-sty frame dwelling; Cost, $1,000; owner, Lizzie Daniel, on premises; architect, Harry Nordheim, 1087 Tremont av. Plan No. 311.

COMMONWEALTH AV, 1401, move 2½-sty frame dwelling; cost, $1,000; owners, Delia & Peter Guerrero, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 402.

DUNCOMB AV, s s, 60 w Barker av, move and 1-sty frame extension, 9.2x11.2 to 2½-sty frame dwelling; cost, $1,500; owner, Robert C. Boeder, on premises; architect, L. W. Lewis, 839 East 216th st. Plan No. 309.

KINGSBRIDGE RD, s s, from Sedgwick to Webb av, new toilets, new partitions, &c., to 4-sty brick hospital; cost, $1,000; owner, Roman Catholic Orphan Asylum, 470 Madison av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 308.

ST. RAYMONDS AV, n e cor Marvin pl, new foundation to 2-sty frame dwelling; cost, $500; owner, Antonio D'Andrea, 1719 Garfield st; architect, Anton Pirner, 2069 Westchester av. Plan No. 312.

TIEBOUT AV, s w cor Fordham rd, new store front, new toilets, &c., to 5-sty brick store and tenement; cost, $5,000; owner, Henry Linsmann, 2480 Elm pl; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 316.

VAN NEST AV, n s, 20 w Taylor av, remove projections to 3-sty brick store and tenement; cost, $300; owner, Maria Dosso, 1742 Adams st; architect, B. Ebeling, 135 Westchester sq. Plan No. 320.

WASHINGTON AV, 1383, new partitions to 3-sty brick dwelling; cost, $140; owner, Dr. S. Bossak, on premises; architect, S. B. Shafler, 346 East 173d st. Plan No. 319.

WASHINGTON AV, 1683, remove projections to 4-sty brick tenement; cost, $200; owner, Jonas Weil, 21 East 82d st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 321.

WILKINS AV, e s, 253.11 n Southern Boulevard, 1-sty brick extension, 6.6x25, and new partitions to 3-sty frame store and dwelling;

cost, $1,000; owner, Louis E. Klibau, 1714 Crotona Park East; architect, Max Zipkes, 220 5th av. Plan No. 403.

ZEREGA AV, n w cor St. Raymond's av, move 2-sty frame dwelling and 2-sty frame stable; cost, $3,000; owner, Emil Weigand, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 305.

3D AV, 2960, remove projections to 3-sty frame store and dwelling; cost, $1,000; owner, Leopold Beringer, 132 Nassau st; architect, Vincent Bonagur, 789 Home st. Plan No. 313.

BRONX RIVER and Devoe av, block bounded by new posts to frame grandstand; cost, $500; owner, Wm. W. Astor; lessee, Wm. Jordan, 1932 Vyse av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 310.

Brooklyn.

BOERUM ST, 88, extension to 3-sty store and tenement; cost, $600; owner, Harry Cohen, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3807.

BOERUM ST, 280, extension to 1-sty storage; cost, $2,000; owner, Harry Gerofsky, 257 Boerum st; architect, T. Goldstone, 49 Graham av. Plan No. 3880.

CARROLL ST, 70, interior and exterior alteration to 3-sty tenement; cost, $400; owner, Gennaro Ponsigliane, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3806.

CARROLL ST, 68 exterior and interior alteration to 3-sty tenement; cost, $600; owner, Gennaro Ponsiglione, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3805.

COURT ST, 16, tank to 7-sty office building; cost, $500; owner, Phoenix Ins. Co., on premises; architect, John McDonough, 47 Morton st, Manhattan. Plan No. 3787.

GRAND ST, 251, plumbing to 3-sty store and dwelling; cost, $125; owner, Benj. Waxman, 151 Grand st; architect, Max Cohn, 280 Bedford av. Plan No. 3898.

HANCOCK ST, 1393, extension to 3-sty garage and dwelling; cost, $300; owners, Church & Gough, 1344 Jefferson av; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 3876.

HART ST, 311, interior alterations to 2-sty dwelling; cost, $200; owner, Henry Rosenthal, 244 Hart st; architect, Chas. Gallo, 60 Graham av. Plan No. 3887.

HALL ST, 36, interior alterations to 2-sty brick power house; cost, $10,000; owner, Kings Co. Refrigerator Co., on premises; architect, J. G. Glover, 222 Navy st. Plan No. 3952.

HALL ST, 30, interior alterations to 6-sty power house; cost, $29,000; owner, Kings Co. Refrigerator Co., on premises; architect, J. G. Glover, 222 Navy st. Plan No. 3951.

HALSEY ST, 869, exterior and interior alterations to 1-sty theatre; cost, $5,200; owner, Morris Franklin, 172 Nassau st, Manhattan; architect, Lewis Leining, Jr., 160 5th av, Manhattan. Plan No. 3928.

HENRY ST, 18, interior alterations to 4-sty garage; cost, $2,000; owner, Thatcher T. Luquer, Bedford, N. Y.; architect, John Gibbons, 504 Court st. Plan No. 3905.

KOSCUISKO ST, 82, move 2-sty dwelling; cost, $500; owner, Marcus Bldg. Co., 1770 Park pl; architects, Farber & Markwitz, 189 Montague st. Plan No. 3843.

LORIMER ST, 35 interior alterations to 2-sty dwelling; cost, $200; owner, Harry Wechter, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 3942.

MORRELL ST, 68, extension to 4-sty tenement; cost, $500; owner, Jacob Kleinman, 110 Ridge st, Manhattan; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3879.

NASSAU ST, 73, interior alterations to 3-sty dwelling; cost, $300; owner, James Black, 138 West 96th st, Manhattan; architect, Edw Segal, 139 Lenox av, Manhattan. Plan No. 3882.

NEWELL ST, 27, extension to 3-sty tenement; cost, $700; owner, Chas. M. Bopp, on premises; architect, Christian Bauer, 651 Leonard st. Plan No. 3825.

PRESIDENT ST, 317, enlarge windows in school; cost, $900; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 3900.

PROSPECT PL, 1943, interior alteration to 2-sty tenement; cost, $125; owner, John V. Shork, on premises; architect, Louis F. Schillinger, 167 Van Sicien av. Plan No. 3791.

RAPELYEA ST, 81, extension to 3-sty dwelling; cost, $4,000; owner, Thos. Keenan, 70 3d pl; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3867.

ST. JOHN'S PL, 852, extension to 2-sty dwelling; cost, $1,500; owner, Eliz. Owens, 753 Nostrand av; architect, Wm. T. McCarthy, 16 Court st. Plan No. 3860.

STATE ST, 161, plumbing to 3-aty dwelling; cost, $350; owner, Louise L. Weeden, on premises; architect, Wm. F. Muller, 173 Court st. Plan No. 3854.

UNION ST, 100, exterior alteration to 3-sty tenement; cost, $1,500; owner, Genaro Granato, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 3767.

VAN BRUNT ST, 419, interior alterations to 3-sty tenement; cost, $150; owner, Leonhard Michel, 3d av and Bond st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3902.

VAN BRUNT ST, 273, interior alteration to 3-sty dwelling; cost, $500; owner, Frank De Gennara, 44 Sackett st; architect, John Burke, 22 Tompkins pl. Plan No. 3831.

WILSON ST, 50, interior alteration to 2 5-sty factories; cost, $15,000; owner, Milton Cork Co., 48 Wilson st; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 3870.

SOUTH 1ST ST, 308, interior alterations to 1-sty synagogue; cost, $400; owner, Cong. Beth Jacob Ancha Shalon, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 3899.

SOUTH 1ST ST, 321, move boiler room in 6-sty store and tenement; cost, $150; owner, Leon Goldenberg, 320 Broadway, Manhattan; architects, Frankfort & Kirschner, 830 Westchester av, Bronx. Plan No. 3906.

1ST PL, 126, interior alterations to 3sty dwelling; cost, $500; owner, J. O'Conner, 10 3d pl; architect, A. J. Johnson, 55 Sherman st. Plan No. 3921.

S. 10TH ST, 42, interior alteration to 3-sty dwelling; cost, $1,800; owner, Annie Mashbir, 56 South 10th st; architect, Jacob Lutroth, 934 Myrtle av. Plan No. 3868.

EAST 15TH ST, 2350, extension to 2-sty frame dwelling; cost, $450; owner, Isabella Byrne, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3937.

BAY 17TH ST, 74, extension to 2-sty dwelling; cost, $2,000; owner, Chas. Asking, 128 Bay 17th st; architect, Chas. S. Haviland, 361 51st st. Plan No. 3922.

65TH ST, 576, exterior alteration to 1-sty garage; cost, $1,500; owner, Jas. Bira, 6502 6th av; architect, Wilson H. Harrington, 510 57th st. Plan No. 3777.

ATLANTIC AV, 590, interior alteration to two 3-sty dwellings; cost, $1,500; owner, Peter F. Reilly, 538 Carlton av; architect, Harold I. Dangler, 215 Montague st. Plan No. 3852.

DE KALB AV, 955, exterior alterations to 3-sty tenement; cost, $350; owner, Wolf Solomon, 239 West 114th st, Manhattan; architect, Henry M. Entlich, 29 Montrose av. Plan No. 3925.

FLUSHING AV, 621, exterior alteration to 2-sty factory; cost, $3,000; owner, Chas Pfizer, 11 Bartlett st; architect, J. M. Dotley, 529 Gates av. Plan No. 3847.

GRAHAM AV, 306, exterior alteration to dwelling; cost, $300; owner, S. Hyman, 2069 5th av, N. Y.; architect, Lew Keon, 9 Debevoise st. Plan No. 3816.

GRAVESEND AV, 217, exterior alteration to greenhouse; cost, $2,050; owner Frank Manker, on premises; architect, J. B. Jackson, 210 South 6th av, Roselle, N. J. Plan No. 3810.

GREENE AV, 336, plumbing to 3-sty dwelling; cost, $150; owner, Otto E. Nelson, on premises; architect, David A. Lucas, 98 3d st. Plan No. 3774.

HARRISON AV, 18, extension to 2-sty dwelling; cost, $2,500; owner, Morris Kessler, 18 4th av, Mt. Vernon, N. Y.; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3846.

HUDSON AV, 214, store front to 3-sty store and tenement; cost, $200; owner, Michael Russo, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 3939.

KNICKERBOCKER AV, 852, extension to 2-sty dwelling; cost, $600; owner, Helen White, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 3888.

PITKIN AV, 1649, interior alteration to 3-sty dwelling; cost, $1,200; owner, Gettel Bronitsky, on premises; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 3761.

STONE AV, 429, extension to 3-sty store and tenement; cost, $500; owner, Tillie Frank, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 3903.

SURF AV, 505, interior and exterior alteration to dance hall; cost, $1,000; owner, C. I. & Brooklyn R. R. Co.; architect, Mitchell Bernstein, 131 East 23d st, Manhattan. Plan No. 3841.

WYCKOFF AV, 323, interior alteration to 3-sty tenement; cost, $200; owner, Samuel Davidson, 220 Van Buren st; architect, Lew Keon, 9 Debevoise st. Plan No. 3866.

6TH AV, 417, enlarge windows in school; cost, $600; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 3901.

Queens.

BROOKLYN HILLS.—Freedom av, w s, 40 s Poplar st, plumbing, dwelling; cost, $150; Wm. C. A. Witt, Esopus, N. Y. Plan No. 1212.

EDGEMERE.—Fulton st, s w cor Dickerson av, 1-sty frame extension, 5x24, side hotel, interior alterations; cost, $250; owner, Jos. Stern, 387 4th av, Manhattan; architect, J. C. Jorgenson, Arverne. Plan No. 1201.

CORONA.—LINCOLN ST, n s, 125 e Rapelje av, new foundation to dwelling; cost, $200; owner, A. Inseno, premises. Plan No. 1227.

EVERGREEN.—Cypress av, e s, 375 s Cooper av, new plumbing; cost, $300; Capper estates, premiscs. Plan No. 1214.

EVERGREEN.—Cypress av, n w cor Lafayette av, new plumbing in dwelling; cost, $215; owner, Wm. Coombs, premises. Plan No. 1245.

FLUSHING.—Murray st, 189, plumbing in dwelling; cost, $90; owner, F. A. Smith, premises. Plan No. 1239.

FLUSHING.—Murray st, 161, plumbing in new dwelling; cost, $90; owner, Mrs. Agnew, premises. Plan No. 1240.

FLUSHING.—Prospect st, s s, 500 e Lawrence st, 1-sty frame extension, 12x23, rear garage, tin roof; cost, $575; owner, L. B. Franklum, premises. Plan No. 1243.

FLUSHING.—Main st, 1, electric sign, store; cost, $75; J. H. Underhill, premises. Plan No. 1220.

FLUSHING.—Broadway, 82, frame stand; cost, $75; M. B. Everstetts, premises. Plan No. 1213.

FLUSHING.—Hillside av, s e cor Colden av, new front to dwelling; cost, $100; J. Duggan, premises. Plan No. 1216.

LAUREL HILL.—Hunterspoint av, 544, interior alterations, dwelling; cost, $150; G. Starola, premises. Plan No. 1208.

L. I. CITY.—Hancock st, e s, 300 s Freedom av, plumbing, dwelling; cost, $100; L. A. Wright, premises. Plan No. 1206.

L. I. CITY.—Riker av, n s, 240 w 9th av, interior alterations and new outside fire-escapes on factory; cost, $8,000; owners, Steinway & Sons, 107 West 14th st, Manhattan; architect, W. R. Benedict, 527 5th av, Manhattan. Plan Nos. 1249-50.

OZONE PARK.—Hatch av, s w cor Broadway, plumbing in dwelling; cost, $100; owner, F. Niblette, premises. Plan No. 1229.

OZONE PARK.—Oakley av, w s, 100 s Jerome av, new plumbing in dwelling; cost, $125; owner, L. Rouff, premises. Plan No. 1230.

OZONE PARK.—Jerome av, s w cor Ocean av, plumbing in dwelling; cost, $100; owner, J. Marasak, premises. Plan No. 1231.

RICHMOND HILL.—Spruce st, w s, 180 n Liberty av, plumbing in dwelling; cost, $80; owner, H. F. Thule, premises. Plan No. 1234.

RICHMOND HILL.—Johnson av, e s, 150 s Steward av, plumbing in dwelling; cost, $80; owner, E. H. Miner, premises. Plan No. 1235.

RICHMOND HILL.—Beaufort st, n s, 50 s Sherman st, plumbing in dwelling; cost, $80; owner, F. G. Moore, premises. Plan No. 1236.

RICHMOND HILL.—Jamaica av, n s, 204 n Stotthoff av, new store front; cost, $200; E. C. Ahel, premises. Plan No. 1225.

RICHMOND HILL CIRCLE.—Bergen Landing rd, e s, 70 s Mott st, 2-sty frame extension, 14x14, rear dwelling, tar and gravel roof; cost, $300; Geo. Koneah, premises. Plan No. 1215.

RICHMOND HILL.—Park av, 92, new plumbing factory; cost, $200; owner, W. Demuth Co., premises. Plans Nos. 1202-3.

ROCKAWAY BEACH.—Boulevard n w cor Neptune av, 1-sty frame extension, 20x62, side hotel, slag roof; cost, $300; owner, J. Fitzgerald, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1200.

ROCKAWAY BEACH.—Boulevard, 478, electric sign, on store; cost, $75; J. Keenan, premises. Plan No. 1218.

ROCKAWAY BEACH.—Boulevard, 478, electric sign, store; cost, $75; J. Keenan, premises. Plan No. 1219.

Richmond.

GORDON ST, 263, n Laurel av, Stapleton, new door, stoop & str front to frm dwg; cost, $150; owner, L. D. Flake, Richmond; builder, F. N. Van Name, Port Richmond. Plan No. 226.

WAVE ST, s s, 191 e Bay st, Stapleton, concrete cellar, nap, roof, paint & dec to 2 frm tnts; cost, $300; owner, Staten Island Savgs Bank, Stapleton; architect & builder, Jas. Whitford, St. George. Plan No. 228.

EDINBOROUGH RD & WARWICK AV, s w cor Richmond, cement floor & partitions to frm dwg; cost, $400; owner, V. Dautremont, Richmond; architect & builder, Chas. Munch, Richmond. Plan No. 223.

FINGERBOARD RD & HOME AV, cor Dongan Hills, masonry, partitions & repair to brk dwg; cost, $1,600; owner, John Hammell, Rosebank; architect & builder, W. S. Lee, Rosebank. Plan No. 227.

RICHMOND TURNPIKE, n s, 25 w Montgomery av, Tompkinsville, new str front to frm str; cost, $200; owner & builder, J. Trifolio, Tompkinsville. Plan No. 231.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending June 6. The location is given, but not the owner's address:

NEWARK.—Isadore Schapiro, 263 Ferry st, 4-sty brick, $15,000; Max Borney, 246-48 Warren, two 3-sty frame, alteration, $1,000; David Wolkenberg, 488 Springfield av, 4-sty brick, alteration, $1,000; Adam Poh, 30 Cedar av, 3-sty frame, $6,000; Maria A. Pannnlo, 298 Chestnut st, 3-sty brick, $7,000; Domenica Giordano, 58 Madison st, 2-sty frame, alteration, $500; Jacob Heinochowitz, 127-133-135 Johnson av, three 4-sty brick, $50,000.

JERSEY CITY.—Modern Building Co., s e cor Baldwin av and Vroom st, 3-sty brick, $8,000; Modern Building Co., n e cor, Baldwin av and Vroom st, one 3-sty brick, $9,000; Benjamin Gorlin, Inc., 498 Ocean av, 3-sty brick, $9,000; Frederick Goldberg, s w cor, Summit and Paterson av, two 4-sty brick, $28,000; Lena Trimmer, 40-42 Gardiner av, two 3-sty brick, $16,000.

HOBOKEN.—Thomas Bowes, 530 Clinton st, 3-sty frame alteration, $1,500.

MONTCLAIR.—Luigi Arra, s e cor Bloomfield and Maple avs, 3-sty brick, $15,000.

EAST ORANGE.—Maximilian Kusy, 580-584 Main st, 3-sty frame, alteration, $1,000.

WEST NEW YORK.—Frank J. Weisberg, n e cor 11th st and Hudson av, three 4-sty brick, $74,000.

PATERSON.—Bonaventura Rapuano, 31 Albica av, 3-sty frame, alteration, $1,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—H. & W. Neuman, 202 Ogden st, have about completed plans for a 4-sty brick apartment, 75x75 ft., on Tonnelle av, near Magnolia av, for J. H. Mahlenbrock, 56 Tonnelle av. Architects will take bids on separate contract about July 1. Cost, about $60,000.

PLAINFIELD, N. J.—E. H. Schneider, 284 Broad st, Elizabeth, is preparing plans for a 3-sty frame flat, 22x62 ft., in 3d st for the Bloom Construction Co., care of architect. Cost, about $6,000.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has completed plans for a 2-sty frame flat, 30x60 ft., In Amherst st for Bernard McGovern, 50 Grove pl, owner and builder. Cost, about $6,000.

New Jersey Building News (Continued).

NEWARK, N. J.—Frank Grad, American National Bank Building, has completed new plans for three 4-sty detached apartments at 127-133 Johnson av for Jacob Heinochowitz, 400 South Orange av. Cost, about $50,000.

JERSEY CITY, N. J.—Leo Feinen, 3697 Boulevard, has completed plans for a 4-sty apartment, 25x72 ft., at the northeast corner of Bowers st and Boulevard for J. H. Paul, on premises, owner and builder. Cost, about $16,000.

JERSEY CITY, N. J.—Plans have been completed by John G. Helmers, 814 Union st, West Hoboken, for five 4-sty brick flats on the west side of Boulevard, from Angelique to Ann sts, for Harris Goldberg, 314 Angelique st. Cost, about $65,000.

JERSEY CITY, N. J.—John G. Helmers, 814 Union st, West Hoboken, has completed plans for two 4-sty flats, 25x82 ft. and 25x90 ft., at the southwest corner of Summit and Paterson avs for Frederick Goldberg, 314 Angelique st, West Hoboken. Cost, about $30,000.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, has completed plans for four 4-sty brick flats, 31x65 ft., in the south side of Courtland st, 100 ft. west of Palisade av, for the National Building Co. of West Hoboken, 74 West st, owner and builder. Cost, about $18,000 each.

ELIZABETH, N. J.—J. B. Beatty, 74 Broad st, is preparing plans for a 2-sty brick flat, 22x65 ft, in Nile st, near 3d st, for Theresa Schampiano, 3d av and Spencer st. Cost, about $8,500.

NEWARK, N. J.—Del Guerce & Gonnelli, 222 Washington st, have about completed plans for a 4-sty tenement, 24x60 ft., at 139 High st, for Gaetamo Pallante, 137 High st. Cost, about $10,000.

DWELLINGS.

MONTCLAIR, N. J.—Edward C. O'Neil, 164 Chestnut st, contemplates the erection of a 2½-sty frame residence in Park st from private plans. Cost, about $6,500.

WEST HOBOKEN, N. J.—R. W. Sailor, 76 Montgomery st, Jersey City, is preparing plans for a 2-sty stucco and frame residence and garage on Hudson av for Alfred L. Wagner, 208 Sip av, Jersey City, owner. Cost, about $6,000.

RED BANK, N. J.—A. E. Arend, Kinmouth Building, Asbury Park, is preparing plans or a 2½-sty hollow tile and stucco residence, about 30x45 ft., along the Shrewsbury River for Newton Doremus, 48 Washington st, Red Bank. Bids will be taken by architect about June 15. Cost, about $20,000.

NEWARK, N. J.—Plans have been completed by E. V. Warren, Essex Building, Newark, for a 2½-sty frame residence, 22x44 ft., on Mount Prospect av, near Heller Parkway, for Henry Schenck, 61 Bryant st, owner and builder. Cost, about $5,000.

NEWARK, N. J.—H. Fritz, 229 Main st, Passaic, has completed plans for ten frame residences at Weequahic Park, for P. J. Bowers, Inc., 189 Market st, owner. Cost, about $5,000.

ENGLEWOOD, N. J.—H. Fritz, 229 Main st, Passaic, has completed plans for a frame residence for William D. Teller, 121 William st. Cost, about $5,000.

TEANECK, N. J.—H. Fritz, 229 Main st, Passaic, has completed plans for pine 2½-sty frame residences for O. Briggs, this place, owner and builder. Cost, about $5,000 each.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Work will soon start on the 5-sty brick factory, 60x200 ft., at 114-118 Straight st, for The Metric Shirt Co., M. H. Ellenbogen, 2 Broadway, owner. John W. Ferguson Co., 152 Market st, is general contractor.

HALLS AND CLUBS.

SUMMIT, N. J.—R. S. Shapter, Overlook av, is preparing plans for alterations to the Y. M. C. A. building on Springfield av for the Y. M. C. A., to cost about $10,000. Nothing definite has been decided.

HOSPITALS AND ASYLUMS.

ORANGE, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have completed plans for alterations to the infirmary building for the Orange Memorial Hospital at 224 Essex av, Mrs. Mefford Runyon, president. Cost, about $5,000.

MUNICIPAL WORK.

PASSAIC, N. J.—C. P. Wise, Municipal Building, is preparing plans for 15,000 sq. yds. of asphalt paving on Hope av, between Washington st and City line, for the City of Passaic, Department of Street & Public Improvements, William A. Reid, director. Cost, about $25,000.

THEATRES.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, is preparing plans for a 1-sty brick and limestone moving picture theatre, 42x120 ft., at 686-688 Summer av, for William A. Pearson, 127 Montclair av. Cost, about $20,000.

Other Cities.

CHURCHES.

BREWSTER, N. Y.—Plans have been completed by Robert Reilly, 481 5th av, Manhattan, for a 1½-sty brick and stone church, 50x100 ft., in Prospect st for St. Lawrence R. C. Church, Rev. Father F. P. Phelan, pastor, Prospect st. Architect will take bids about June 15. Cost, about $30,000.

DWELLINGS.

MONROE, N. Y.—Robert C. Hutchinson, 126 Liberty st, Manhattan, has been commissioned to prepare plans for a residence for Mrs. A. A. Levy, Monroe.

HALLS AND CLUBS.

UTICA, N. Y.—Agne Rushmer & Jennison, 209-211 Arcade Building, have been commissioned to prepare plans for a brick and stone clubhouse at Charlotte and Mary sts, for the Utica Lodge No. 33, B. P. O. E., George W. Cammell, chairman, 17 Liberty st. Cost, about $50,000.

THEATRES.

UTICA, N. Y.—Green & Wicks, 110 Franklin st, Buffalo, have completed plans for a 2-sty brick and terra cotta theatre, 84x140 ft., for the American Motion Picture Co., care of P. A. Little, 1028 White Building, Buffalo. Bids will be called about June 15. Cost, about $125,000.

PERSONAL AND TRADE NOTES.

THOMAS W LAMB, architect, 644 8th av, has opened an office at 121 Lexington st, Baltimore, Md.

S. N. NIEWENHOUSE, general contractor, has moved his offices from 1 Madison av to 412 4th av.

GEORGE W. RUDDELL CO., general contractor, has moved its offices from 25 West 42d st to 30 East 42d st. Telephone Murray Hill 363.

ROSENBERG & ARONSON, masons, builders and general contractors, formerly of 89-91 Delancey street, have removed to 121-23 Canal street, room 41.

WM. T. PRICE was recenly made chief engineer of the oil engine department of the De La Vergne Machine Company, Locust av and 138th st, New York City.

W. S. TIMMINS and Howard Chapman, architects, have formed a partnership for the joint practice of their profession. The firm have opened offices at 315 Fifth av, under the name of Timmins & Chapman.

WILLIAM FLOYD LEE, chief engineer of the C. W. Hunt Company, manufacturing machinery, West New Brighton, S. I., at a recent meeting of the board of directors was elected vice-president of the company.

S. J. STAMMERS, architect, formerly connected with C. T. Wills (Inc.), general contractor, has opened an office for the practice of his profession at 500 5th av, and desires catalogues and samples from manufacturers interested in the building trades.

ECONOMY has in some cases been pushed to the starvation point. Our railroads must inevitably soon come into the market for rails, equipment and general replenishment, if only to keep their plant up to necessary standards and within the lines of sound and safe management.

EXPENDITURES for building at ninety cities of the United States in May, as reported to Bradstreet's journal, show a gain of 5.5 per cent. over April, but a decrease of 7.9 per cent. from May a year ago.

TWO GERMAN hotel proprietors who have been inspecting hotels in the larger American cities are credited with saying just before they started for home that America is a school in hotel building; that it "is worth a visit to this country just to learn how to build a hotel."

CHARLES BRADY, who has been connected with the Tenement House Department of the City of New York for the last eight years as a building superintendent, has severed his connection there. Mr. Brady has opened offices at 171 Madison av, where he will conduct a general contracting business.

ANDREW CARNEGIE has made another endowment gift to the Carnegie Institute of Technology of $2,000,000, one-half of which is to go to that institution and the other half for general purposes of the Carnegie Institute proper. Including this contribution, Mr. Carnegie has donated to the Institute and its various departments a total of $24,000,000.

JOHN BAGLEY DAY, architect, has opened offices for the practice of his profession at 1265 Broadway, New York City. Mr. Day is now engaged in the preparation of plans for the new church building for the parish of St. Martin de Tours, to be erected in Brooklyn at a cost of about $100,000. The new church will have a seating capacity of nearly one thousand.

J. S. BOGARDUS has recently been appointed sales engineer for the Blaw Steel Construction Co., 165 Broadway. Mr. Bogardus was formerly assistant engineer of the Board of Water Supply of New York City and later was superintendent of Contract 52, Board of Water Supply, at Elmsford, N. Y., for the Pittsburgh Contracting Co.

LE BRUN SCHOLARSHIP.—The Committee on the Le Brun Traveling Scholarship of the New York Chapter of the American Institute of Architects announces that the scholarship for 1914 has been awarded to John R. Lautenbach, of 16 East 47th, st. Honorable mentions were given in the order named to Charles G. Beersman, Steward Wagner and Jerauld Dahler, all of New York City. This scholarship was founded by Pierre L. Le Brun, the architect of the Metropolitan Life Building, and is awarded every other year. The first award was made in 1912.

C. W. BOYNTON, formerly with the Baltimore & Ohio Railroad and for the last ten years inspecting engineer of the Universal Portland Cement Company, has resigned to undertake a new line of work on the Pacific coast. The Sonoma Magnesite Company is developing its properties in California, and Mr. Boynton will take charge of the construction and operation departments. Mr. Boynton gained prominence in the cement trade by organizing and developing the information and inspection bureaus of the Universal Portland Cement Company. He will be succeeded by W. H. Kinney, his assistant.

CHARLES MAURO, 544 9th st, Brooklyn, has been appointed deputy commissioner in the Department of Street Cleaning of New York City. He will have charge of all street cleaning work, and garbage and refuse collection for the Borough of Brooklyn. Mr. Mauro has been employed by railroad and steamship agencies on immigrant traffic work at Ellis Island for the past ten years. He was engaged in gold prospecting in Australia, Tasmania and New Zealand for some years prior to that, and has traveled extensively through Europe and Southern Asia. His acquaintance with the cities of these countries and their street cleaning facilities or lack of them will probably be of great use to him in his new office, which pays a salary of $5,000 per annum. Mr. Mauro was born in New York City in 1879.

OBITUARY

SPENCER SWAIN, vice-president of the Heywood Brothers-Wakefield Company, manufacturers and dealers in bent wood chairs, died after a long illness, at Harrison, N. Y., Sunday, June 7.

JAMES STACUM, general contractor, died in St. Peter's Hospital, Brooklyn, of pneumonia, Thursday, June 4. He was born in Brooklyn fifty years ago and had lived for a number of years at 233 Atlantic av.

CHRISTIAN MUEHL, carpenter and general contractor, died suddenly of heart disease at his home, 197 Linden st, Brooklyn, Monday, June 8. He was seventy-two years of age, and is survived by his widow, three sons and two daughters.

GEORGE W. STUMPS, carpenter and general contractor, died of pneumonia at his home, 427 Eldert lane, Brooklyn, Monday, June 8. He was born in South Amboy, N. J., forty-one years ago, and had lived in Brooklyn for twelve years. He is survived by his widow.

THOMAS S. RICHARDS, carpenter and general contractor, died at the home of his son, 606 East 3d st, Brooklyn, Thursday, June 4. He was born in England, sixty years ago, and had lived most of his life in Manhattan. He is survived by three sons and a daughter.

JOHN W. DE MOTT, contractor, who specialized in road building, died at his home in Hewlett, L. I., Wednesday, June 4. He was sixty-four years of age and one of the prominent men of Queens County. For the last eight years Mr. De Mott was the superintendent of the Hewlett Bay Company, and in charge of its construction work. He is survived by his widow and three sons.

JAMES P. STEVENSON, a retired general contractor, died suddenly from an attack of acute indigestion at his home, 117 St. Mark's av, Brooklyn, Thursday, June 4. Mr. Stevenson was born in Brooklyn in 1854 and was for many years associated with his father, the late James H. Stevenson, in the building business. During their activity they built a number of schools and churches in Brooklyn.

JOSEPH D. DONALD, with the firm of Richey, Browne & Donald, ornamental ironwork, and the last of three brothers who were well known in the Eastern District of Brooklyn, died at the home of his sister, Mrs. Robert Hogg, 143 Keap street, Brooklyn. One brother, William Donald, foreign representative of the Standard Oil Company, died in 1908, and another brother, James, a director of the Standard Oil Company, died last March 9. Mr. Donald was 48 years old and lived at 44 West 44th st, Manhattan. His widow, Mrs. Emma Seibert Donald, and two sisters survive him.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—Spring meeting at St. Paul, Minn., June 16-19. Calvin W. Rice, secretary, 29 West 39th st, New York City.

NATIONAL ASSOCIATION of Sheet Metal Contractors.—Annual convention at Cincinnati, Ohio, June 16-19. Headquarters at the Hotel Gibson.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS.—Thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 16-18. Headquarters at Hotel Rudolf.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION.—Annual convention at the Hotel Rudolf, Atlantic City, N. J., June 15.

NATIONAL HARDWARE ASSOCIATION meets at Hotel Statler, Buffalo, Thursday, June 18.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will meet in annual convention at Detroit, Mich., July 15-18. Headquarters at the Cadillac Hotel. Secretary, G. H. Duffield, 40 Martin st, Utica, N. Y.

THE MUNICIPAL ENGINEERS OF THE CITY OF NEW YORK made an inspection of the Metcalf avenue sewer in the Borough of The Bronx June 6.

A PRIZE COMPETITION open to employes of members of the Society of Electrical Development is announced. The society offers these prizes, in values of $250 to $10, for the best story, article or report on any subject pertaining to commercial electricity. The competition closes September 1. Particulars may be obtained by addressing the competition editor of the society, 29 West 39th st, New York City.

RECENT INCORPORATIONS.

PASEDONIA REALTY HOLDING CORPORATION has been incorporated with $10,000 capital stock with offices in Manhattan to do a realty, construction and dealing in building material business. The directors are Jacob Breen, 333 Singer Building, Monte London, 55 Liberty st, and May Belli, 149 Broadway. Harry Bloom, 149 Broadway, attorney.

BOUNDARY REALTY CO. has filed papers with a capitalization of $10,000 to do a realty and construction business with offices in Manhattan. Samuel Kraft, 30 Church st, Ida H. Kraft, 1085 Teller av, and Hugo Levy, 57 Liberty st, directors. Hartman & Levy, 37 Liberty st, attorneys.

KITTANNING SALES CO. has been chartered to manufacture and deal in building brick, fire clay, tile, terra cotta, clay products and fireproofing, with offices in Manhattan. Papers were filed by Ferdinand Mathews, 1204 Broadway, John J. McMahon, 52 West 63d st, and Frank Rouse, 2057 8th av, as directors. Jas. F. Mack, 293 Broadway, attorney.

WILLS-JOHNSON CO. is a $40,000 corporation, chartered to manufacture and deal in building materials, general contracting and realty with offices in New York City. J. L. Mills, 103 West 55th st, Alan B. Mills, 15 Ivy Court, Orange, N. J., Jos. Beasley, Jr., 2 Rector st, are directors. Layng & Spencer, 2 Rector st, attorneys.

GLENDALE DEVELOPMENT CO. has been chartered with $200,000 capital stock with offices in Brooklyn to do a realty, construction, brokerage business, with Jno. Welz, 74 Cornelia st, Chas. C. Zerweck, 1155 Putnam av, and Henry Roth, 1281 President st, all of Brooklyn, as directors. The attorney is Benj. H. Roth, Brooklyn.

CLAREMONT IRON WORKS have been incorporated to manufacture and deal in iron and steel wares and products, especially for structural purposes, with offices in Manhattan. Henry Gurian, 238 Pulaski st, Brooklyn, Louis Eschen, 522 Barretto st, Bronx, and Moe Breyer, 238 Pulaski st, Brooklyn, are directors. Samuel S. Marcus, 150 Nassau st, attorney.

An Alternative Route.

The Public Service Commission has adopted an alternative route, called the Spruce Street Route, which may take the place of a portion of the Park Place, William and Clark Street Route in Manhattan. The route will run north of, instead of under, the United States post office property. The route, as it formerly stood, left the Seventh avenue subway at West Broadway and ran east through Park place, under the New York municipal subway in Broadway, and thence under the northern end of the post office property to Beekman street, through Beekman to William street, and down William street to Old Slip and the proposed tunnel under the East River. At the time the old route was laid out, Congress, at the request of the commission, passed a special act permitting the construction of a subway underneath the post office property. Last winter the commission forwarded to the Treasury Department a form of deed for the proposed easement. Since that time the commission has been negotiating with that department for the necessary easement.

Will Repave West Fourth Street.

The Local Board of Greenwich has adopted a resolution for repaving West Fourth street, from the west side of Fifth avenue to the south side of 13th street, with wood block pavement by substituting sheet asphalt. Petition of the St. John's Park Realty Co. The cost of paving with sheet asphalt is $3,595. The cost for wood was $5,565. This is one of the cases where the work of repaving must be done by assessment, for the reason that no trace of the original assessment for paving the street can be found.

Commerce Board Orders Form of Freight Bill.

The Interstate Commerce Commission has approved a new form of freight bill, agreed upon by shippers and carriers, who have been in conference with the commission on this subject.

In the past, freight bills in many instances have not sown sufficient information to enable the consignee to determine either the name of the shipper, the point from which shipped, or the proper rate to apply on the goods covered by the freight bill. This has led to a great deal of complaint, and The Merchants' Association has taken up numerous instances with the carriers for the purpose of securing enough information for members who have complained, to enable them accurately to check the charges.

Another cause for complaint against the incomplete freight bill is that frequently merchants in the country will return goods to dealers in the city without giving any notice that the goods have been returned. When such goods arrive, city merchants have not been able to identify them by the freight bill. This has been the cause of a great many annoying differences in accounts.

In disposing of this matter the Inter-State Commerce Commisison has ruled that the freight bill should show:

1. The point of origin.
2. Date of shipment.
3. Weight of shipment.
4. Route by which the shipment moved.
5. Proper car number.
6. An adequate description of the property.
7. The correct freight rate.
8. Complete information regarding any charges in addition to the freight rate.
9. The name of the consignor, and date of arrival at destination.

The new form provides space for all this information to be shown, and as the ruling of the commission is in line with the views of the carriers, it is quite probable that when the new forms come into general use, causes for complaint in this respect will be greatly reduced. Wherever the freight bills are rendered showing incomplete information, the Traffic Bureau will be glad to take the matter up with the carriers at fault.

TRADE LITERATURE

Brascolite Installation.

MODERN construction and equipment are exemplified in every way in the Lathrop Building, just being completed in Kansas City, Mo. From the viewpoint of building managers and superintendents, one of the most interesting features is the lighting system installed. Having in mind the beauty and utility of the fixtures, as well as economy of installation and maintenance, the owners, after careful investigation, selected the Bascolite System for the entire building—lobby, corridors and offices.

The Brascolite fixtures chosen for the lobby are known as type MA, handsome cast bronze units, hand-chased, with white enamel reflectors and inverted white glass bowls of artistic design.

For the rooms and corridors type AB Brascolites were selected—these all-glass fixtures having the white reflector fitting close to the ceiling and the ornamental white bowl suspended from it on short brass spindles.

The use of Brascolite meant economy of installation. Fewer units were required to secure maximum lighting efficiency—the light rays being diffused through the suspended bowl and also reflected by the depolished white plane above the lamp. Photometric tests have proved Brascolites 50 per cent. more efficient than indirect lighting, according to the manufacturers, yet with all the eye-comfort and diffusive benefits of the indirect system.

Economy in operation is brought about by the reduced current consumption and the fact that a hole in the bottom of the bowl perfects the ventilation and increases the life of the lamp 30 per cent. over that of lamps enclosed in glass balls. Brascolites are made by the Luminous Unit Company of St. Louis.

Engineers' Hand Book.

The literature dealing with many branches of heating and ventilating is extensive and complete, but that relating to fans and blowers is exceedingly limited—at least that which treats of these subjects outside the realm of technical terms. Busy men have little time to spend in discussing the theories of which the practical results are known, or in following the derivation of formulæ which no one disputes. The treatise on fan engineering published by the Buffalo Forge Co., of Buffalo, N. Y., under the title given above, should be of interest and help to engineers and architects.

In this volume of 581 pages we find first a brief description of the composition, properties and physical characteristics of air; then, after a description of the application of the fan to heating, ventilation, air conditioning and mechanical shaft, the author takes up in succession the apparatus used in connection with fan engineering. Finally discussing several miscellaneous problems, the book closes with a brief but excellent index. It constitutes a practical, concise and fairly exhaustive exposition of the subject.

In each chapter sufficient tabulated data, curves and illustrations are presented to enable the user to understand the subject and make necessary calculations without reference to other text books. This data is standard and may be used with any standard make of equipment. The book may therefore be used as a guide in the selection and application of fans, heaters and kindred apparatus.

A Victory for Indirect Lighting.

When the owners of a building as large as the magnificent Trianon Theatre at New Orleans decide that, from the standpoint of art and utility, indirect lighting justifies the banishments of the old form of direct lighting, it is time for theatres and moving picture theatre proprietors to take notice.

After an examination of the various systems now in use, the owners of the Trianon decided that their requirements were most satisfactorily met by the Frink and J-M Cove System of Lighting.

This system consists of lamps set in specially designed Frink reflectors, placed in the coves behind the cornice. In this way large auditoriums are perfectly lighted without a lamp being visible. A powerful light is thrown on the ceiling, and from the ceiling it is reflected into the theatre.

The best results are obtained by the use of J-M Linolite lamps in connection with Frink reflectors. These lamps are tubular in form, measuring about one foot in length by one inch in diameter. On account of this small diameter they can be concealed in a much shallower cove than would be required by ordinary bulb lamps. When joined, end to end, J-M Linolite lamps produce a continuous "line of light" which eliminates the "spotty" effect caused by standard bulbs. The contract for this work was placed with the New Orleans branch of the H. W. Johns-Manville Co., who will be glad to send free to anyone interested an illustrated booklet on the subject of theatre, church, bank or store lighting.

Cost Accounting on Construction.

The paper read by Leslie H. Allen of the Aberthaw Construction Company, Boston, before the Boston Society of Civil Engineers, March 25, 1914, on the subject of cost accounting, is being reprinted and will be mailed gratis by the Aberthaw Construction Company to anyone who asks for it. This paper is believed to be the first which has been presented on the principles and methods of cost accounting on construction work. It has been prepared with the idea of showing just how this procedure can be made to conserve the interest of both contractor and owner, particularly under the rapidly increasing use of cost-plus-profit form of contract. It is at once flexible and extremely accurate, and should conserve the best interests of all concerned.

Gas Machines for All Uses.

In presenting its latest catalogue of gas machines the Alexander Milburn Company, of Baltimore, Md., calls particular attention to the wide range of installations possible with the "Homegas" machine. The catalogue emphasizes the guaranty of the company against any defect in workmanship and general efficiency. The fact that there are now over 75,000 Milburn machines in successful operation is mentioned in the catalogue as proof of the entire safety and feasibility of gas making machines for urban and suburban use.

BUILDING MATERIALS AND SUPPLIES

COMMERCIAL AGENCIES VERIFY RECORD AND GUIDE'S PREDICTION OF IMPENDING IMPROVEMENT IN BUILDING CONSTRUCTION

Foundry and Steel Making Pig Iron
Demand Holds Firm—Brick Production

VERIFYING what was predicted in the Record and Guide several weeks ago regarding the tendency toward improvement in building construction and purchase of materials, the leading commercial agencies show an actual gain for New York. Bradstreets gives the percentage of building gain as 10.9 over last May with only two boroughs, Manhattan and Bronx reporting, while Dun's Review computing all five boroughs reports a gain of 16.5 per cent. over the totals for the corresponding period last year. The value of new buildings reported for May, 1914, was $14,380,496 against only $12,339,100 for Greater New York, May, 1913.

Incidentally, seventy-seven cities reporting to Dun's show a total expenditure of $69,876,927, a decrease of only 0.1 per cent. as compared with the $69,948,660 covering the same number of cities in the same month last year. Bradstreets, reporting ninety cities, shows a gain over those of April at identical cities.

The expenditures for May this year, according to Bradstreets, aggregate $54,801,577 as against $51,924,194 in April. In May last year this agency reported a total expenditure of $57,535,802. There is here shown a gain of 5.5 per cent. over April, but a decrease of 7.9 per cent. from May last year. Newark, however, showed a decrease of 52 per cent.

Reports showing the movement of building materials throughout the country do not yet fully corroborate the more optimistic tone contained in new building plan filings, but in some sections there certainly has been a change noted for the better, however slight. Here in this market basic commodities have been in better demand and in some cases quotations have drawn back nearer to list. That is to say, shading has not been so free, especially in brick and cement. Hardware and hardwoods are being quoted closer to list than formerly, window glass is firmer on quotation and so is pig iron and steel. On the other hand, vitrified sewer pipe was sharply reduced in price on June 1 and crude oil at the wells is reported to be seventy cents a barrel cheaper. Sand, crushed stone and similar concrete ingredients, lumber and slate are all being held more rigidly to base, especially on contracts calling for late third-quarter deliveries.

Plan filings for new buildings in the five boroughs this week compared with those of last week follow:

	Week Ending			
	No.	June 4	No.	June 11
Manhattan	8	$ 571,000	4	$ 225,500
Bronx	8	680,150	22	658,950
Brooklyn	108	1,229,200	83	495,750
Queens	144	679,250	165	598,985
Richmond	33	25,342	49	126,740
Totals	301	$3,184,942	323	$2,105,925

IRON AND STEEL.

National Radiator and Railroad Supply Company in Iron Market.

THE "Iron Age" and the "Journal of Commerce" continue to report improvement in pig iron purchases and in the demand for steel. The former in its current report says that encouragement has come to the steel trade from several directions since the first of the month, and cites orders for 10,700 cars, taking more than 100,000 tons of plates and shapes to Pittsburgh mills; more pipe line buying than has been reported in months and a great improvement in bar buying. A better inquiry from implement manufacturers has developed. The latter reports the National Radiator Company in the market for foundry iron and also the Gould Coupler Company.

The significance of these two reports rests in the fact that lines dealing in basic commodities affecting largely the general welfare of the country are noting the change for the better. Continued evidences of returning confidence manifested by further placing of iron orders by railroads and equipment and implement manufacturers will have a stimulating influence upon prospective builders who already are showing signs of again coming into the market for basic building materials.

METROPOLITAN BRICK PRODUCTION.

Government Report Shows Result of Back to Brick Campaign.

THE Hudson River region produced 1,025,308,000 brick in 1913, valued at $5,636,061, according to a statement by Jefferson Middleton, of the United States Geological Survey. Large as these figures are, they show a decrease of 207,879,000 brick and $1,497,116 in value compared with 1912.

New York City is the leading market for common brick in the United States, hundreds of millions of brick being used here annually The principal source of this supply is the Hudson River region, extending from New York to Cohoes on both sides of the river. Bergen County has also contributed largely to this market, and within the last two years the Raritan River region, located in Middlesex County, has sent the larger portion of its output of common brick to the New York market. Connecticut also is at times a factor in the New York brick market. The water transportation enjoyed by the Hudson River yards and those located in the Hackensack and Raritan districts, however, gives them a great advantage, and it is only when prices are high—say $7—that Connecticut brick can profitably enter New York City market. As prices were usually low in 1913, few if any Connecticut brick were shipped to New York during that year.

The principal use of the brick made in the Hudson River region is and probably always will be the building industry of New York. Notwithstanding the fact that the expenditures for building operations in New York City decreased about 35 per cent. in 1913 compared with 1912, the number of brick marketed decreased less than half as much, thus showing that the use of brick in building is expanding and that they are also being used more extensively than ever before for other purposes, such as sewers and subways.

The "Back to Brick" campaign is apparently having its effect, not only on the demand for common brick, but also on that for the higher grades of building brick and other clay products, such as hollow building brick, tile and terra cotta.

The average price obtained from brick in 1913 was $5.50 a thousand.

EQUIPMENT.

Radiator Companies Buying Iron—Larger Demand for Pipe.

HARDWARE interests are the most optimistic among the equipment companies. In this line there has been a good export business ever since the new tariff went into effect, and the new system of imposts have not interfered seriously with the supplies in which this trade is interested. Of late, according to Henry R. Towne, the president of the Yale & Towne Manufacturing Company, there has been a slight improvement in the inquiry for building grades of hardware, but whether it is due to a general change for the better in this line of business or only an indication that the 1914 building season is at last getting under way, he was not prepared to say. "At any rate," he said, "purchasers of hardware are in the market, and, furthermore, seem to be providing themselves with articles of domestic manufacture in preference to foreign makes, as they have always done. That alone is encouraging."

In the pipe department, there is unquestionably a change for the better, according to an official of the National Tube Co. "This is doubtless due to the change in price that was recently made, but unquestionably there is a bigger and steadier buying movement under way. Radiator companies are buying pig iron more freely."

COMMON BRICK.

Demand Spotty—Arrivals and Sales Compare With Last Year's.

THE week developed a gain in unloading of common brick over last week's total, but no change in demand or prices. The wholesale barge movement is comparable with that for the corresponding week last year. The market is a little more optimistic than it was at this time in May, but buying is still spotty throughout the metropolitan district.

Official transactions for Hudson common brick covering the week ending Thursday, June 11, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, June 5—32.

	Arrived.	Sold.
Friday, June 5	6	8
Saturday, June 6	4	1
Monday, June 8	13	13
Tuesday, June 9	3	7
Wednesday, June 10	9	9
Thursday, June 11	7	10
Total	42	48

Reported en route, Friday a. m., June 12—6.

Condition of market, weak. Prices: Hudson, $5.60 to $5.87½, special grades higher; Raritans, $5.75 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Firmer. Left over Friday a. m., June 12—26.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

May 29	1,101,500	June 5	1,373,500
May 30	Holiday	June 6	618,000
June 1	1,401,500	June 8	1,177,000
June 2	1,492,000	June 9	1,387,000
June 3	1,357 500	June 10	1,844,000
June 4 (rain)	127,500	June 11	1,037,000
Total	5,480,000	Total	7,436,500

NOTE.—These figures represent only brick unloaded from barges consigned to Greater New York Brick Company and cover about 60 per cent. of all the Hudson brick used in this market. They reveal the fluctuations in current building requirements.

1913.

Left over, Friday A. M., June 6—33.

	Arrived.	Sold.
Friday, June 6	4	6
Saturday, June 7	6	3
Monday, June 9	13	13
Tuesday, June 10	1	6
Wednesday, June 11	8	7
Thursday, June 12	14	10
Total	46	45

Condition of market easing. Prices: Hudsons, $6.75 to $7.25; Raritans, $6.62½ to $7.12½; Newark, yard, $8.25. Left over Friday a. m., June 13—34.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 11, 1914.	593
Total No. bargeloads sold Jan. 1 to June 11 1914	567
Total No. bargeloads left over June 12, 1914	26
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left over Jan. 1 to June 12, 1913	784
Total No. bargeloads sold Jan. 1 to June 12, 1913	750
Total No. bargeloads left over June 13, 1913	34

SAND LIME BRICK.

Marked Increase in Production of This Building Material.

SAND lime brick as a building commodity is gaining in favor, according to the annual report of the U. S. Geological Survey by Jefferson Middleton covering this industry, just published. The year 1913 was a record-breaker, the total output reported being valued at $1,238,325 or $12,556 more than in 1907, the year of maximum value prior to 1913.

Michigan continued to be the leading State, the value of its product constituting 26 per cent. of the total value of all sand-lime brick produced in 1913. New York was second in 1913, as in 1912, reporting 11 per cent.; Minnesota regained third place, from which it was displaced by Florida in 1912, and Florida was fourth in 1913. Eight States—California, Massachusetts, Michigan, Minnesota, New Jersey, New York, Pennsylvania and Wisconsin—showed increases in 1913 over 1912, and three—Florida, Idaho and Indiana—showed decrease.

The average price per thousand for common sand-lime brick was $6.27 in 1912, compared with $6.46 in 1912 and $6.09 in 1911; for front brick it was $10.61 in 1913 and $10.41 in 1912.

PRODUCTION OF COMMON BRICK IN THE HUDSON RIVER DISTRICT (FROM COHOES TO NEW YORK CITY) AND THE RARITAN DISTRICT, NEW JERSEY, IN 1913, BY COUNTIES.

1913.

County.	Number of active firms reporting.	Common Brick—Quantity. Thousands.	Common Brick—Value.	Average price per thousand.
Albany	12	61,792	$363,964	$5.89
Columbia	6	58,593	300,624	5.13
Dutchess	18	113,120	610,457	5.40
Greene	5	24,214	118,845	4.91
Orange	9	98,493	525,887	5.34
Rensselaer	5	14,076	87,063	6.19
Rockland	25	163,612	890,188	5.44
Ulster	24	194,125	1,026,870	5.29
Westchester	7	51,748	297,504	5.75
Total for New York portion of Dist.	111	779,773	$4,221,402	$5.41
Bergen County, N. J.	10	50,844	294,106	5.78
Raritan Dist. (Middlesex Co.). N. J.	11	194,691	1,120,553	5.76
Grand total	132	1,025,308	$5,636,061	$5.50

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 20, 1914

UNFAIRNESS OF THE COMPENSATION LAW

Employers Unanimous that Compensation Rate is Excessive—Cost of Insurance in Stock Companies Announced.

EMPLOYERS who believe in a workmen's compensation insurance law on general principles charge the New York State law with being unfair. It is unfair, for one reason given, because the rate of compensation fixed by the law is excessive, when compared with the rates paid in other States and countries.

By July 1 every employer in the so-called hazardous trades must be insured, unless the State shall permit him to carry his own insurance. The employers affiliated with the Building Trades Employers' Association will for the most part insure with the stock companies, but a couple of mutual companies are being organized.

The standard stock company rates for insurance policies approved by the State Superintendent of Insurance were made public this week. Figured upon the cost for every $100 of insurance protection, the rate for masonry work, for example, is $6.16, and for carpenters doing construction work, $4.28. The rates for other trades are annexed hereto.

Under the Workmen's Compensation Law the employer must pay something for every disabling accident (with rare exceptions) to an employe, either doctors' bills or compensation, or both. And in some cases the compensation payments will extend over a long period of years—possibly fifty years or more. The owners of apartment houses and hotels come under the law as well as manufacturers and contractors.

Risks of Not Insuring.

An employer who does not insure runs two risks: (1) He can be sued by an injured employe for "damages" under the common law (the Employers' Liability Law), and, if sued, cannot avail himself of the defenses of "contributory negligence" or "assumption of risk" on the part of the injured employe, and the old "fellow servant" rule (or defense) is also taken away; and (2) such employer becomes liable to a suit by the State commission for other penalties.

The scale of compensation for this State is, generally speaking, two-thirds of the employe's average weekly wage for the year previous, but not less than $5 per week, nor more than $15 per week, except for the loss of hand, arm, foot, leg or eye, where the higher limit is $20 per week to workmen who have earned more than $30 weekly. Payments must continue until disability ceases.

For permanent total disability, every workman who is in receipt of wages of $22.50 per week or over when injured will be entitled to the maximum weekly payment of $15, or an annual pension of $780 for life. What will be the average cost of such pensions is an actuarial question. But foreign experience indicates that those drawing permanent disability pensions have a surprisingly long life expectancy. Consequently, such pensions may frequently run for sixty years or more, so that an aggregate of $46,800 in a single case may not be unusual. And the employer's liability will continue long after he has retired from business, or it may be a charge upon his estate.

A Possible Case.

P. Tecumseh Sherman, former Commissioner of Labor, who has criticised the law as containing many unjust, uncertain and defective provisions, has given the following case to illustrate what, under certain circumstances, may be the cost of an employer's liability:

WORKMAN KILLED—AGED 24—WAGES $20 PER WEEK.

	Annual Pension.	Duration in years.	Total.
Wife, aged 22 years...	$300	50	$15,000
Child, aged 1 month...	100	18	1,800
Child, aged 2 years....	100	16	1,600
Mother, aged 45 years..	150	25	3,750

The following table will illustrate the excessive compensations provided for by the New York State law, in comparison with the compensations that are being paid in other States. For example, the State of Michigan requires an employer to pay a workman for the loss of an eye weekly sums that will aggregate $1,000; Ohio allows $1,200; Connecticut, $1,040; New Jersey, $1,000, and New York, $2,500.

MAXIMUM AMOUNTS AS PER SPECIAL SCHEDULES.

	Mich.	Ohio.	Conn.	N. J.	N. Y.
Hand	$1,500	$1,800	$1,560	$1,500	$4,880
Arm	2,000	2,400	2,080	2,000	6,240
Foot	1,250	1,500	1,300	1,250	4,100
Leg	1,750	2,100	1,820	1,750	5,760
Eye	1,000	1,200	1,040	1,000	2,560
Thumb	400	720	380	600	900
Index finger...	300	420	380	350	690
2d index finger.	250	360	300	300	450
3d index finger.	200	240	250	200	375
4th index finger	150	180	200	150	225
Great toe.....	250	360	380	300	470
Each other toe.	150	120	130	100	240
Both hands....	4,000	*	5,200	4,000	*
Both feet.....	4,000	*	5,200	4,000	*
Hand and foot.	4,000	*	5,200	4,000	*
Both eyes.....	4,000	*	5,200	4,000	*

*Total disability pension.

Illustration of Death Benefits.

If a young man or woman 20 years and 11 months old, earning regularly $15 per week, be killed, leaving as sole dependent a widowed mother, aged 45, totally dependent, then the death benefits under the laws of the following States and countries respectively are as follows:

New York.....	Annual pension of $117 to mother for life.
California	Weekly pension of $9.75 to mother, until aggregate of $2,340 is reached.
Ohio.....	Weekly pension of $10 to mother for 313 weeks, aggregating $3,130.
Connecticut	Weekly pension of $7.50 to mother for 312 weeks, aggregating $2,340.
Michigan	Weekly pension of $7.50 to mother for 300 weeks, aggregating $2,250.
New Zealand...	A lump sum of $1,946.60.
British Columbia.	A lump sum of $1,500.
Great Britain...	A lump sum of $1,459.95.
France	Annual pension of $54.24 to mother for life.
Germany	Annual pension of $99.60 to mother for life.
Austria	Annual pension of $97.44 to mother for life.

Possibly a Source of Profit.

Employers in some of the building trades said this week that a compensation rate of 66 2/3 per cent. of the average wages of a workman in the year preceding the receipt of his injury might conceivably amount to more than he would actually earn during the rest of his life if not disabled. A compensation rate of 66⅔ per cent. based on wages earned in the busy year of 1906 would be in excess of what the man would have earned in a dull year like 1913, for instance. A life pension for the loss of the use of an arm (not necessarily of the arm itself), based on the earnings of a boom year, when employers were paying a bonus for good labor, might be a source of profit to a workman.

The Feeling Among Employers.

The Record and Guide made an effort to learn the feeling among employers with which the new law is regarded. It was found that the prevailing sentiment is not opposed to the principle of compensation for injuries, but that there is a deep feeling that a great injustice is being done to employers by the high rates of compensation fixed by the law.

President Francis N. Howland of the Association of Manufacturers and Dealers in Building Materials (also of the Candee, Smith & Howland Company) expressed this view: "While a compensation law would seem to be called for under present conditions, it ought of necessity to be a fair one; and this present law is not so and will be a hardship to building interests. It will add greatly to the cost of construction. The rate of 66 2/3 per cent. is not considered a fair one."

President Frank E. Conover of the Master Builders' Association characterized the compensation rate as excessive when compared with the rates in other States, and said that this will be one more reason why manufacturers will want to leave New York when circumstances will permit.

Lewis Harding of Lewis Harding & Co., contractors for carpenter and cabinet work, chairman of the Industrial Improvement Committee of the Building Trades Employers' Association, remarked: "A very large percentage of the men employed in the building industry believe in workmen's compensation, but the opinion seems to be unanimous that the rate of 66 2/3 per cent. is too high. There seems to be no good reason why the industry in New York State should be taxed double what it is in other States. In my opinion the ultimate effect will be that the cost of labor connected with building construction will be increased about 5 per cent."

They Believe in Compensation.

Alexander M. Bing, of Bing & Bing and the Speedwell Construction Company, said: "We believe workmen's compensation to be absolutely fair and necessary and infinitely preferable to the system which it will supersede. The rate seems to be considered a little high. We are not prepared to state whether or not this is the case. Another objection seems to be the very great length of time during which liability might continue to the widow, etc. It would seem that some fair amendment might be made which would conserve the interests of the widow and children, and shorten the length of time during which

the matter would be pending. The cost of construction will undoubtedly be materially increased, but it is surely better to have the buildings cost a little more and have injuries properly compensated. In the long run the community will be much better off, it seems to us, under the new system."

Edwin Outwater, vice-president of the Building Trades Employers' Association, said that while the cost of construction would undoubtedly be raised through the operation of the law, yet it would eliminate the gambling on the chance of accident, which in itself will be a factor in the increased cost of construction. And workmen would be benefited, as the law eliminates many causes which had in the past worked a hardship against the person injured.

Frederick T. Youngs, of Jacob & Youngs, builders, said: "The building interests are in favor of a rational workmen's compensation law, but they do not consider the compensation at all fair, when it is understood that a single accident to one person may cost over $32,000, while no other State awards over $5,000, and in most of them from $3,000 to $3,500. Proportionately unreasonable awards are made for loss of limbs, eyes, etc., as well as for disability."

Wright D. Goss, president of the Empire Brick and Supply Company, 103 Park avenue, stated:

"As to what is thought of the fairness and necessity of the law by the building interests, I am not prepared to state, except that in general conversation I find that practically all of the industry are of the opinion that the requirements of the law which will come into operation on July 1st are harsh in many of its features. While most men approve of the principle of the compensation insurance, it must be conceded that the rates of the compensation and other general conditions should be fair and liberal to all interested and ought to conform to the conditions and rates established in States adjacent to New York State. To my mind the rate of compensation of 66 2/3 per cent. is not fair when compared with the rates in other States."

Insurance Rates.

Some of the rates of the insurance companies which have been approved by the State Insurance Department are here given:

Apartment houses, $1.10; office or mercantile buildings (contractors for janitor work, includ-

(*Continued on page* 1133.)

NEW BOROUGH FIRE LIMITS DECIDED ON

Will Be Contained in a Separate Ordinance to Be Introduced Next Week in Board of Aldermen—A Hearing Next Friday.

ATTACHED are the outlines of the fire limits of the several boroughs as they will probably be reported by the Committee on Buildings. The committee expects to make a report to the Board of Aldermen next Tuesday, and to give a public hearing on the subject on the following Friday at 2 p. m. The ordinance which will fix these fire limits will provide that no frame structure, except such as may be provided for in other ordinances, shall be erected within the limits given. It will also prohibit the erection or enlarging of existing frame structures, and will prohibit the reconstruction of frame structures damaged or in need of repairs to more than 50 per cent. of their value exclusive of the foundations. It will also prohibit the moving of frame structures from without to within the fire limits and from one location to another within the fire limits. The enforcement of the ordinance will rest, as heretofore, with the Superintendent of Buildings in each borough. The penalties remain the same as now provided in the Building Code. The ordinance will go into effect immediately.

Borough of Manhattan.

In the Borough of Manhattan, beginning at the Battery and running thence northerly along the pier head line to a point 100 ft. north of the northerly side of Dyckman st., then easterly to Seaman av., northerly to a point 100 ft. south of West 215th st., thence easterly to a point 100 ft. west of Broadway, thence northerly to the bulkhead line of the Harlem Ship Canal, thence easterly and southerly along the bulkhead line to the Bronx Kills, thence easterly along the bulkhead line of the Bronx Kills to the East River, thence southerly to the east of Randall's, Ward's and Blackwell's islands and along the pierhead line of the East River to the North River at the place of beginning. These limits leave out Inwood and Marble Hill, and include all the rest of Manhattan Island.

Borough of The Bronx.

In the Borough of The Bronx, beginning at Washington Bridge, thence running easterly along the centre line of Washington Bridge to Aqueduct av., thence northerly along the centre line of Aqueduct av. to Featherbed lane, thence northeasterly to Macomb's road, thence southerly to Featherbed lane, thence easterly to 174th st., thence easterly to a point 100 ft. west of the westerly side of Jerome av., thence northerly to Woodlawn road, thence, southerly to a point 100 ft. east of Jerome av., thence southerly to East 174th st., thence easterly to a point 100 ft. west of Webster av., thence northerly to a point 100 ft. north of Gun Hill road, thence easterly to a point 100 ft. west of White Plains road, thence southerly across Gun Hill road to a point 100 ft. south of Gun Hill road, thence westerly to the westerly line of the New York & Harlem Railroad, thence southerly along the westerly line of the New York & Harlem Railroad to a point 100 ft. north of Fordham road, thence easterly to the westerly boundary of Bronx Park, thence southerly to the Bronx River, thence southerly to a point 100 ft. north of Walker av., thence easterly to a point 100 ft. west of Morris Park av., thence northeasterly to a point 100 ft. west of White Plains road, thence northerly to the northerly boundary line of the City of New York; thence easterly along said boundary line to a point 100 ft. east of White Plains road, thence southerly to a point 100 ft. south of Morris Park av., thence southwesterly to a point 100 ft. south of Walker av., thence westerly to the Bronx River, to the East River, the Bronx Kills and the Harlem River to the point of beginning;

ALSO, beginning at a point on the boundary line between the Boroughs of The Bronx and Manhattan in the bed of the Spuyten Duyvil Creek 100 ft. west of Broadway, thence running northerly 100 ft. west of and parallel to the westerly side of Broadway to the City Line; thence easterly along the City Line to the east side of Broadway, thence southerly to the northerly side of Van Cortlandt Park South, thence easterly to a point 100 ft. east of Broadway, thence southerly to the boundary line between the Boroughs of The Bronx and Manhattan, thence westerly to the point of beginning.

Borough of Brooklyn.

In the Borough of Brooklyn, beginning at the junction of Newtown Creek with the East River, thence running along Newtown Creek and the borough line between Brooklyn and Queens to Chauncey st., to Central av., to the boundary line of Evergreen Cemetery, thence southerly to Highland Boulevard, to Highland Park, thence southerly to Jamaica av., thence easterly along the northerly side of Jamaica av. to the borough line between Brooklyn and Queens; thence southerly to a point 100 ft. south of the southerly side of Jamaica av., thence westerly to a point 100 ft. east of Norwood av., thence southerly to Atlantic av., thence easterly to a point 100 ft. east of Milford st., thence southerly to a point 100 ft. south of New Lots av., thence westerly to a point 100 ft. south of Riverdale av., thence westerly to a point 100 ft. west of East Ninety-eighth st., thence northwesterly to a point 100 ft. south of Clarkson av., thence westerly to the southerly side of Clarkson av. across Remsen av. and continuing 100 ft. south of and parallel to Clarkson av. to a point 100 ft. east of Flatbush av., thence southerly to a point opposite the junction of Kings Highway with Flatbush av., thence westerly across Flatbush av. to a point 100 ft. west of Flatbush av., thence northerly to a point 100 ft. south of Church av., thence westerly to a point 100 ft. southeast of Fourteenth av., thence southwesterly to a point 100 ft. southwest of Sixtieth st., thence northwesterly to New York Bay, thence along the pierhead line of New York Bay, Gowanus Bay, Buttermilk Channel and the East River to the point of beginning;

ALSO, beginning at a point at the intersection of the Atlantic Ocean and West Fifth st., thence running northerly along the centre line of West Fifth st. to a point 100 ft. north of Surf av., thence westerly to West Eighth st., thence westerly along Norton's Point Railroad to West Thirty-seventh st. (provided that at no point along said right of way shall these limits be taken at a distance less than 100 ft. north of the northerly side of Surf av.), thence running southerly along the centre line of West Thirty-seventh st. to the Atlantic Ocean, thence along the shore line to the point of beginning.

Borough of Queens.

In the Borough of Queens, beginning at a point in the bulkhead line of Bowery Bay at its intersection with the centre line of Hazen st., thence running southwesterly to Astoria av., thence westerly to old Bowery Bay road, southerly to Woodside av., southerly to Middleburg av., westerly to Dickson st., southerly to a point 100 ft. south of Greenpoint av., thence westerly to Borden av., easterly to a point 100 ft. east of Clifton av., thence southerly to Newtown Creek, thence to the East River, thence northerly along the bulkhead line of the East River and the bulkhead line at Bowery Bay and easterly along the said bulkhead line to the place of beginning;

ALSO, beginning at a point on the borough line between Queens and Brooklyn intersected by a line distant 100 ft. north of and parallel to the northerly side of Metropolitan av., thence running easterly to a point 100 ft. east of Fresh Pond road, thence southerly to Myrtle av., thence southerly along the Long Island Railroad to the Borough line between Queens and Brooklyn, thence northwesterly to the point of beginning.

ALSO, beginning at a point on the boundary line between the Boroughs of Queens and Brooklyn 100 ft. north of Jamaica av., thence easterly to Brenton av., thence southerly across Jamaica av. to a point 100 ft. south thereof, thence westerly to a point 100 ft. east of Roseville av., thence southerly to the easterly side to Mansdley st., thence westerly across Roseville av. to a point 100 ft. west thereof, thence northerly to a point 100 ft. south of Jamaica av., thence westerly to the boundary line between the Boroughs of Queens and Brooklyn, thence northerly to the place of beginning;

ALSO, beginning at a point on the centre line of Madison st., Flushing, 100 ft. west of Main st., thence running northerly to Jackson av., thence to a point 100 ft. east of Main st., thence southerly to Madison st., thence westerly along the centre line of Madison st, to the point of beginning.

EMPHASIZES CITY'S NORTHWARD GROWTH

Choice Plots at North City Line to Be Sold at Absolute Auction to Highest Bidder—Property in Growing Section

SOMETHING of an innovation in real estate is embodied in the coming sale by auction of 197 lots, fronting on Broadway, opposite Van Cortlandt Park, at the line between the cities of New York and Yonkers. They are unique in character and in a section that should forcefully appeal to the homeseeker.

The nature of this land quite readily lends itself to picturesque improvements such as homes atop hillocks and knolls amidst settings of beautiful trees and views. The development which these lots are susceptible of is to be taken in at a glance in the Van Cortlandt Terrace property immediately to the north, which is similar in topography and where homes exist that cost on an average of $20,000.

The lots, which are to be offered on Tuesday by Joseph P. Day and J. Clarence Davies, who have been instructed to sell regardless of prices developed by the public bidding, have, however, possibilities of development along the high-grade apartment houses, which, even now, is a strong probability, because of the fact that close by is the terminus of the Broadway subway which connects with the Yonkers trolley cars to Getty Square and also because the improvements of that type, which have invaded many sites along Broadway, north and south of the lots and well into Yonkers, are not lacking for tenants.



FANSHAW AVENUE, NEAR PROPERTY TO BE SOLD.



ELLSWORTH AVENUE, ADJOINING NEW YORK CITY LINE.

The northern growth is apparent even to the casual visitor and is confirmed by the annual report of the Interborough Rapid Transit Company. The ticket sales at 181st street station far exceed those at the 157th street station which up to the year 1913 was in the lead.

Ten and twelve-story, high-class apartment houses along Broadway and the adjacent side streets have been and are being erected even in the present scarce-money market and it will be only a few years before the Broadway City Line property will have on it similar houses, as the City of Yonkers has already grown southwest to it and the City of New York is fast building up to it. This section contains the residences of such people as Frank Hedley, vice-president and general manager of the Interborough Rapid Transit System; George W. Perkins, Darwin P. Kingsley, president of the New York Life Insurance Company; George B. Cortelyou, president of the Consolidated Gas Company, and John Ross Delafield, and the trustees of the Horace Mann School, have decided to build the new school in the section just south of Broadway City Line property.

More buildings are going up every day, due to the transit facilities which surround the lots and the proximity of the section to the surface cars connecting with the subway at 242d street and Broadway and the Caryl station. All the streets in the property have been conveyed to the city so that there will be no future assessment for this purpose.

"Everyone now knows, or should know, that transit facilities create real estate values," said Messrs. Davies and Day yesterday, "and those who buy lots at this sale will gain, for they have excellent transit facilities, for trolley cars and automobiles pass them in steady streams at all hours of the day. Present conditions of Broadway in the upper part of the city clearly reflect the future of this property in the substantial improvements that have been made there since the subway was brought to its present terminus and which at no distant day, will be extended to the Broadway City Line.

"All of the 197 lots are to be disposed of without reserve to the highest bidder and any one with a few hundred dollars will be able to buy at least one of these lots on next Tuesday, and they need not have any fear as to the future value of their property as it should increase from 10 per cent. to 20 per cent. in value per annum."

Floaters.

There are a lot of people living in New York City fitly termed "floating tenants," campers out, who pay four to five months' rent during the year for twelve months' occupancy. First they get a bonus of a month's rent free on payment of the second month's rent; then beat out the third month's rent; they are then dispossessed at an expense for dispossessing and redecorating with three months' occupancy and with only one month's rent to the landlord.

A possible cure for this may be to make the contents of the apartments responsible for the rent. Why should the installment furniture men or the fake bill of sale be favorably treated? Confirmed beats move out with furniture often worth $1,000 and the landlord has no recourse.—Real Estate Board's Bulletin.

MILLIONS INVOLVED IN NEW OPERATIONS

New Structures Being Erected On Fifth, Sixth, Seventh and Madison Avenues; also in the Thirties and Forties.

DURING the last few months there has been an awakening of the building market and a number of operations involving large sums of money have been commenced or are projected for the near future. Fifth avenue has come in for its share, the notable improvements including the new structure for the Rogers Peet Company, at 41st street, with an outlet in 42d street: also the Anderson property at No. 415 Fifth avenue, with frontages in both 37th and 38th streets. These two buildings will involve an outlay of upwards of $1,000,000. At the southwest corner of Fifth avenue and 37th street, owned by Robert Goelet, a ten-story structure is projected, while at Fifth avenue and 27th street, through to Broadway, the Johnson-Kahn Company is improving the site of the one-time Hotel Victoria with a twenty story office, store and loft building, at an estimated cost of $1,250,000.

One of the largest operations now in progress is the twelve story building owned by the National Cloak & Suit Company, in the west side of Seventh avenue, between 24th and 25th streets, which has been estimated will cost about $2,000,000. At the present time the builders are up to the twelfth tier of beams. The Madison avenue frontage of the block owned by B. Altman & Co. is being improved with a twelve story addition, 197x275, the cost being placed at $1,000,000.

In addition to the above named operations, the major portion of the new structural activity is confined to the Thirties and Forties, the twelve story type predominating. The accompanying table shows the various operations of size now under way or projected and gives the location of the property, the owner, number of stories, size, estimated cost, architect, general contractor and the condition of the improvement.

TABLE SHOWING IMPORTANT IMPROVEMENTS IN MANHATTAN.

Owner and Location.	Stories.	Size.	Cost.	Architect.	General Contractor.	Condition.
Hyman & Oppenheim, 105-7 E. 16th st.	9	50x 92	$150,000	C. B. Meyers	Boehm & Boehm	Steel Erected
Estate of Robert Goelet, 9-11 E. 19th st.	10	45x 92 49x 66	150,000	J. H. Duncan	R. H. Casey	Foundations
Rogers Peet Co., 481-5 Fifth av., 41-42 sts.	10	40x 90	500,000	Townsend, Steinle & Haskell	Irons & Todd	Excavating
Mrs. E. M. Anderson, 415 Fifth av., 37th and 38th sts.	11	120x200	450,000	Howells & Stokes	Cauldwell Wingate Co.	Excavating
Johnson Kahn Co., 5th av., s. e. cor. 27th st.	20	105x254	1,250,000	Schwartz & Gross	Owner Builds	Erecting Steel
W. C. Schermerhorn Estate, 26 W. 24th st.	8	19x 80	100,000	H. J. Hardenbergh	Erskine Van Houten	Excavating
National Cloak & Suit Co., 7th av., w. s. 24-25th sts.	12	100x200	2,000,000	I. E. Ditmars	Bing & Bing	Steel 12th Tier
Robert Zobel, 4th av., n. w. cor. 28th st.	16	75x100		Frederick Zobel	Owner Builds	Not Started
Boehm & Boehm, 28th st. s. s. 85th, w. 4th av.	12	65x 78	200,000	C. B. Meyers	Owner Builds	Foundations
Pauline Fox, 183 Park Row	3	45x 52	20,000	Rouse & Goldstone	J. O'Dell Whitnack	Wrecking
Isadore Abraham, 18 Orchard st.	5	25x 29	30,000	O. Reissman	Rosenberg & Aronson	Excavating
Rhinelander R. E. Co., 226-8 William st.	12	50x100	100,000	Clinton & Russell	V. J. Hedden Sons Co.	Trimming
Robert W. Goelet, 5th av., s. w. cor. 37th st.	10			Warren & Wetmore	Geo. A. Fuller Co.	Excavated
Robert Goelet Estate, Madison av., n. e. cor. 28th st.	12-16			Warren & Wetmore	Not Let	Figuring
B. Altman & Co., Madison av., w. s. 34-35th sts.	add 12	197x275	1,000,000	Trowbridge & Livingston	Marc Eidlitz & Son	Plastering
W. Everdell, Jr., & W.H.Brown, Mad. av., n.w. c. 44th st.	10	85x128		La Farge, Morris, Clinton, Russell	Irons & Todd	Not Started
Holding Co., 32-34 E. 40th st.	6-12	50x100	250,000	Hoggson Bros.	Not Let	Contemplated
15 West 44th St. Co., 15-17 W. 44th st.	12	50x100	190,000	Geo. & Edw. Blum	Separate Contracts	Erecting Steel
Edw. W. Browning, 108 W. 40th st.	6	25x100	100,000	Buchman & Fox	Hasco Bldg. Co.	Roofed
Holland Holding Co., 35-39 W. 45th st.	13	50x 90	185,000	Frederick Zobel	Not Let	Contemplated
Ritz Realty Co., 14 E. 46th st.	8	25x 95	75,000	L. F. J. Weiher	Thos. Mulligan	Excavated
Alt Realty Co., 121-3 W. 48th st.	14	66x100	135,000	W. H. Gompert	Not Let	Figuring
Joseph Millbank, 6-8 E. 43d st.	10	58x100	150,000	Geo. B. Post & Son	John Downey	Plans in Progress
Oppenheim-Collins Co., 56-58 W. 35th st.	add 11	62x 95	150,000	Buchman & Fox	Chas. A. Cowen Co.	Erecting Steel
Aeon Realty Co., 36-46 E. 31st st.	20	115x 98	850,000	W. Haefeli	Hasco Bldg. Co.	Foundations
32d & 33d St. Corp., 2-16 W. 33d st.	12	200x 98	800,000	H. L. Meader	C. T. Wills, Inc.	Foundations
Brody, Adler & Koch, 35-39 W. 35th st.	12	56x 98	180,000	Warren & Wetmore	Owners Build	Not Started
Runline Realty Co., 8-14 W. 30th st.	12	80x100	300,000	Thos. W. Lamb	I. A. Hopper, Inc.	Excavating
G. A. Wheelock, 30-38 E. 33d st.	16	83x 98	425,000	M. E. Rouatree	Altoria Realty & Const. Co.	Plans Completed
Adroit Realty Co., 32-4 E. 31st st.	12	45x 98	225,000	Rouse & Goldstone	Owners Build	Foundations
H. I. Underhill, 440-448 W. 37th st.	12	125x100	300,000	Hill & Stout	Whitney Co.	Not Started
Chas. E. Johnson, 6th av., s. e. cor. 39th st.	4	60x 64	30,000	Gillespie & Carrel	Chas. A. Cowen	Foundations
Alan Realty Co., 134-42 W. 37th st.	12	93x100	300,000	Geo. & Edw. Blum	Separate Contracts	Not Started
Holland Holding Co., 233-7 W. 36th st.	12	55x 94	150,000	Frederick Zobel	Owners Build	Not Started
Antler Realty Co., 57-61 W. 38th st.	12	58x 88	210,000	Rouse & Goldstone	Owners Build	Excavating
A. J. Kerwin, Jr., 223-31 W. 38th st.	12	———	150,000	W. H. Birkmire	Not Let	Contemplated
31 E. 31st St. Co. (Geo. Backer), 31-37 E. 31st st.	12	86x 98	300,000	Wallis & Goodwillie	Owner Builds	Foundations
Geo. Kern, 344-8 W. 38th st.	13	75x 98	275,000	E. L. Larkin	Not Let	Figuring
Mordecai & Co., 63-65 W. 36th st.	12	50x100	200,000	Rouse & Goldstone	Owner Builds	Wrecking
406 W. 31st St. Co., Inc., 406-26 W. 31st st.	15	270x103	800,000	E. L. Larkin	Owner Builds	Wrecking
Alex Brown, Jr., 874 Sixth av.	8	60x125	250,000	A. J. Bodker	Owner Builds	Plans in Progress
784 Sixth Av. Co., 782-6 Sixth av.	8	60x125	250,000	A. J. Bodker	Brown Bros.	Not Started

LONG ISLAND ARCHITECTURE.

Great Advance in Recent Years—Influence of the Trolley Lines.

A SALIENT circumstance in connection with the upbuilding of suburban Long Island as a home center is the variety and scope of the architectural design. The demand for homes in the territory has caused architects who make a specialty of suburban work to produce their very best in plans of houses with attractive exteriors as well as very modern interiors. At East Rockaway and at Floral Park, for example, houses have been built that are free from interior defects, such as numerous juts and breaks in room harmony. Houses nearer the sea are enclosed with shingles that have been well treated with preservatives that keep them immune from the influence of salt air and the houses are well sheathed against invasion of high winds. Few houses are covered with clapboards, nowadays, the shingles covering being the more popular.

The typical suburban house nowadays is built without a parlor. Parlors are considered to be superfluities and the space that formerly was devoted to them is utilized in the area of the living-room; and it has proven to be an attractive economy. It is part of the utilitarianism of living. Suburban house improvements have progressed so rapidly that the $1,500 a year salaried man who now lives in the suburbs resides in as comfortable a manner as the $6,000 man did a decade ago. The cheapest suburban home now contains every modern improvement, such as a modern bathroom and toilet, hot water or steam heat, electric lights and gas and a gas range for cooking. The suburban communities that lack these facilities do not grow rapidly; and Long Island is fast losing its provincial communities. Another ten years will witness all of the easily accessible parts of Nassau County built up as solidly with homes as the Oranges and other parts of suburban New Jersey are now; and land values on Long Island are steadily advancing because of the improved structural appearance of the territory and the constant accretion of transit facilities.

Trolley roads are proving to be strong factors in the race for growth, especially in Nassau County, where sparsely settled areas have been brought together solely by the presence of trolley roads. The great level area was the first to feel its beneficent influence and as a result hundreds of new homes have been established in the great level area lying between Hempstead and the sea, where Rockville Centre, Lynbrook, Floral Park, Valley Stream, Oceanside, East Rockaway and other growing communities are situated.

New Queens Traction Line.

Work on an important traction line in Queens will soon be under construction. The New York & Long Island Traction Company will connect its present lines in the Jamaica section with the elevated extension on Liberty avenue, Jamaica. A certificate of extension was filed last week with the Queens County Clerk. The company will extend a line from the Rockaway Plank road to Liberty avenue at Ozone Park, where connection will be made with the new elevated line, and will add a loop on Ocean avenue.

Extension of Sixth Avenue.

The Committee on City Plan of the Board of Estimate and Apportionment will hold a public hearing in Room 16, City Hall, Borough of Manhattan, on Friday, June 26, at 3 p. m., on a petition for the extension of Sixth avenue southerly to Varick street, Borough of Manhattan.

—A business man, in order to pay an income tax, must have a fair chance to make an income.

SITUATION IN THE PLATE GLASS WAR

Companies Making Strenuous Efforts to Eliminate Present Conditions and to Re-Establish Business on a Substantial Basis.

By NELSON D. STERLING

OF various factors which combine today to cause anxiety for the future of the plate glass business, and tend towards the elimination of a margin of profit therefrom, rate cutting and increased cost of replacement stand out most prominently. Throughout a very large territory rates are absolutely demoralized. Agents are becoming discouraged. Companies that are trying to underwrite on a safe and sound basis are besought by their agents from all points to accept business at such figures as will enable them to compete with their rate-cutting rivals, but which incidentally spell loss. The agent expects the company to help him retain the business of clients who are frequently purchasers of other lines as well, and though the companies are willing and anxious to do so as far as practicable, they cannot entirely disregard their obligations to their stockholders. Indeed we do not believe that our own agents as a class would contend that simply because certain so-call underwriters of companies of limited resources engage in the pastime of building up volume without regard to selection or rate, we should feel obliged to follow suit.

The Plate Glass Underwriting Association will hold a meeting at the office of the Fidelity & Casualty Company on June 24th at which time a final effort will be made to adjust the rate and commission situation in Greater New York. It was thought that the association had disposed of the matter at the last meeting, held on June 9th, when every company was elected to membership, each company subscribing to the rates and commissions. Since that time one of the companies receded from its position. It is hoped that the company will reconsider its stand and come back into line.

Many Companies Formed.

Since 1903 numerous small companies have been organized and operated in limited territories that have ignored all sound underwriting principles, and their activities have resulted in continuous reduction of rates throughout the country, so that even now conservative underwriters are compelled to accept business at ruinous rates, in order to protect their agency connections. It takes the maximum of tact and diplomacy to convince an agent that loyalty to his company demands that he maintain adequate rates even at the sacrifice of his business and his commissions to competitors representing cut rate companies.

The argument that such companies cannot continue writing at ridiculous rates and remain indefinitely in business is borne out by facts. Unfortunately, however, after a disastrous experience such companies are able to procure reinsurance, and not only to secure it in responsible companies, but to sell out at favorable commission rates. The inconsistency in such transactions is that often the reinsurer assumes in bulk business written at ruinous rates which it prohibited its agents from competing for when the risks individually were in the market.

The only remedy for this condition would seem to be an agreement among leading companies to decline reinsurance of such concerns in the hope that thereby cutthroat competition will be eliminated, and the business distributed among such companies as stand for sound methods.

The problem before the companies is a serious one. Ten years ago a 50 per cent. loss ratio in any State was almost



NELSON D. STERLING.

unknown. Now it is not unusual for a company to have loss ratios running from 50 to 60 per cent. in several States. The current premium manual is based upon a glazing price list that has been discarded since March, 1910. At that time the plate glass dealers published a new list (the first in twenty-five years) with new discounts, the net result of which was a 47 per cent. increase in cost of replacements. Had the same co-operation obtained among the companies as among the manufacturers the result would have been the promulgation of a new manual with a commensurate increase in premiums.

Instead of doing this, however, the newcomers in the business continued hammering the existing rates downward. In May, 1914, the dealers issued another revised list that in some brackets increased the price of glass 15 per cent., and yet we are as far today from convincing these radicals of the value of co-operation as we were in 1903 or 1910.

How Demoralization Develops.

Here is an example of the way in which this demoralization develops. We know that in order to secure a working margin of profit our loss ratio should not exceed 40 per cent. Take, then, a State in which the company year after year on a volume of $10,000 sustains a loss ratio of 45 per cent., and that on a rate of manual plus 20 per cent. Enters a company wholly inexperienced and establishes a rate of manual less 25 per cent.; thereupon another company, already entered, which may have a small volume and, therefore, little to lose, meets the competition of the newcomer.

This second company, having a better organized agency force, becomes more of a factor than rate-cutter No. 1. Almost immediately the local agents of Company No. 3 cry out for a like concession, backed by the demands of its general agent, who claims that refusal to meet competition on plate glass rates means disintegration of its agency force, because local agents will seek companies which allow them to cut rates and thereby protect their other lines. The result is that Company No. 3, with its $4,000 or $5,000 of volume, follows suit. Thus does rate demoralization begin. Multiply this experience in one State by twenty-seven, and you have the problem to be solved. There is only one solution—the formation of local associations where permitted.

The Only Remedy.

The influential agent of recognized standing is the medium through whom order can be brought out of chaos. He should exert all possible influence in a city or town to bring about that condition which the home offices have failed to establish. In doing such work he would be fulfilling the highest functions of an agent. Every agent would serve his own interests as well as those of this company by arranging with two or three friends in the business to wait upon the other local agents and induce the formation of local associations wherever the law permits this to be done. It is our firm belief that every other agent would be found just as anxious for the restoration of sane and sound prices as the one who originated the reform.

There is no time like the summer in which to do this missionary work, and it devolves upon agents to take the initiative. Some one must do so. It means automatic increase in commission if right rates are adopted.

INTERBOROUGH PARKWAY.

To Run on the Crest of the Hills Connecting Brooklyn and Queens.

At the last meeting of the Chamber of Commerce of the Borough of Queens, the Borough Planning Committee, of which John C. Brackenridge is chairman, was authorized to appear at the public hearing before the Board of Estimate on June 26th, and favor the extension of the roadway connecting Forest Park with Highland Park, so as to give a continuous parkway on the crest of the hills connecting Brooklyn and Queens. This road will be known as the Interborough Parkway. Highland Boulevard is a continuation of Eastern Parkway in Brooklyn. The proposed extension will carry this boulevard from Highland Parkway through Cypress Hills Cemetery, connecting with the present beautiful winding roadway in Forest Park and connecting directly with the Queens Boulevard. Alrick H. Man, of Richmond Hill, has been asked to speak for the Chamber in favor of this improvement.

Tentative maps were then prepared by the Engineers of the Board of Estimate and submitted to the cemetery officials for their approval with the request for a price per square foot for the land necessary to make this roadway. Negotiations have progressed since that time under Charles O'Malley of the Comptroller's Office, and maps and surveys have been made by the Park Department and the Topographical Department of Queens. Borough Presidents Pounds and Connolly have always favored the roadway and been active in advancing the matter. President McAneny, Chairman of the City Planning Committee of the Board of Estimate, has taken a very active part in securing this improvement.

The cemetery portion of the road is only a little short of 50 per cent. of the whole, but the remainder is entirely on City property. The total distance through the two cemeteries is 4,874 ft. The road, will be 100 ft. wide, so that the land to be taken will be approximately 487,400 sq. ft., or 11.2 acres. It is proposed by the City Planning Committee of the Board of Estimate to place 50 per cent. of the cost of the improvement upon the entire city, and the other 50 per cent. to be paid by the Boroughs of Brooklyn and Queens.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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Fifty-one million dollars asked by the Metropolitan Commission for the construction of a sewage disposal system. Public works are planned on an expensive scale nowadays.

The hearings of the State Factory Investigating Commission will be resumed next Monday morning at City Hall. It is important that real estate and allied interests should be represented and stoutly defended at these hearings, which will continue all the week.

For uncertainty of application and expense of administration, for unfairness of treatment and injury done to local industry, the workmen's compensation law will take high rank among the unwise class legislation of the State, in the opinion of insurance and real estate men.

The State factory inspection laws were once aimed solely at owners and lessees of factories, regardless of whether they owned the buildings or not. Since the owners of buildings have been made equally responsible, the sins of lessees have been charged up to landlords to such an extent that the courts have at last called a halt. For the crime of locking factory doors landlords are surely not responsible.

"The buying power of the country was exhausted by the great boom in 1906-7," says a Wall street authority in trying to account for the depression on the Stock Exchange. But there has been no loss of buying power in the real estate auction market, judging from the invariable success which attends large lot sales. There is a big market for real estate amongst people of moderate means. The problem is to meet their needs at the price they are able to pay.

The Advantages of Madison Avenue.

THE removal of Brooks Brothers from 21st street and Broadway to 44th street and Madison avenue, is interesting in several respects. Of the scores of retail houses which ten years ago were situated in the vicinity of 23d street and Broadway, only Brooks Brothers and one or two other large shops remain. Their removal has obviously been only a question of time, and the wonder is not that it has taken place, but that it has been delayed so long. The desertion of Broadway and 23d street by the retail trade has had a disastrous effect on property values in this particular neighborhood, and, so far as the Record and Guide knows, it was anticipated by comparatively few students of the drift of business in Manhattan. There never has been any cause for the change, which apparently could not have been prevented. The shops which have removed have been, with few exceptions, those which obtain their patronage from comparatively well-to-do people, from the inhabitants of the more expensive parts of the East and the West Sides. During the last ten years a small proportion of this class of people have moved farther uptown, but the shifting has not influenced enough people nor has it covered enough territory to make it any less convenient for them than it used to be to do their purchasing in 23d street.

Thus, for the first time in the history of the city, a comparatively stationary center of well-to-do population has been surprised by a violent shift in the location of the better class of retail business houses, a shift more violent and more disastrous to property interests than any which has taken place in the past. In all probability the shift could have been in some measure avoided, provided proper precautionary measures had been taken. The building of so many loft buildings on lower Fifth avenue and its vicinity and their occupation by the manufacturers of clothes made the neighborhood undesirable for shoppers, both on foot and in vehicles. The roadways were blocked with trucks. The sidewalks were, during certain hours of the day, swarming with manufacturers' employes. Broadway and 23d street were not directly affected by these adverse conditions, but they were indirectly affected, because many merchants who did not occupy stores on lower Fifth avenue were induced to move by the contagious force of so many examples.

If the zone system had been in use, and if certain kinds of manufacturing business had been excluded from the vicinity of the retail stores, the present condition of lower Fifth avenue and Broadway might have been very much more satisfactory to local property owners. They would undoubtedly have suffered somewhat from another cause, but in all probability not to the same extent.

One reason for the shifting of the better class of retail trade farther uptown has been the increasing congestion of vehicular traffic. At the very time when the improvement in and the cheapening of automobiles made it more easy for rich people to trade at remote places, this increasing freedom of movement was checked by the breakdown of the street system. So many more vehicles began to use them that they interfered more and more with each other. At the present time it would take an automobile longer between the hours of 10 a. m. and 6 p. m. to travel on Fifth avenue from 70th street to 23d street than it would for a carriage and horses twelve years ago. The congestion of traffic has also worked in favor of locations for retail stores farther uptown, and it might have been avoided by the laying out of another diagonal or longitudinal avenue some ten years ago. Traffic experts predicted the present congestion and its depressing effect on the value of certain classes of property; but no one would listen to them. At the present time the damage is irretrievable, in so far as the old retail district is concerned.

In the meanwhile the new retail district is one of the few parts of Manhattan which is doing something more than holding its own during the prevailing depression. Two large shops are being built, one on the corner of 37th and the other on a corner of 41st street; and now Brooks Brothers have selected a location on Madison avenue and 44th street. The selection was wisely made. The rent will be very much smaller than it would have been on Fifth avenue, and the location for an established business like Brooks' Brothers, will be almost as advantageous. Considering the large difference between the level of values, which prevail on the two avenues, the Record and Guide has never been able to understand why Madison avenue, at least, from 42d to 50th street, has not proved more attractive to retail business. It has the disadvantage of being a narrow avenue and for the carriage trade of being occupied by trolley cars, but it is very accessible, it is entirely eligible in its associations and it is comparatively cheap. It may be confidently predicted that other firms will follow the example of Brooks Brothers and that in the course of time Madison avenue, north of 42d street, will come in for a certain share of the best Fifth avenue trade. The available part of Fifth avenue is so small in area and so high in price that many A1 excellent retail houses will be obliged to seek another location, but in the same neighborhood. Madison avenue will suit their needs admirably.

East Side Opportunities.

There has been more real estate activity of a better kind during the last week or two than has prevailed throughout the early part of the season. Particularly interesting was the sale of the Chapin Home property in 66th and 67th streets, east of Lexington avenue, to a builder for improvement with a nine-story apartment house. Whatever may be the case with other parts of Manhattan and with other types of buildings, there has been no over-construction in side street apartment houses on the East Side. The percentage of vacancy in this class of improvement is comparatively small. A very large demand exists for apartments which rent from $18 to $28 and which are eligibly situated on the East Side, and they can never be supplied in very large numbers, because of the difficulty in piecing together available sites. It is always hard to find three or four adjacent property owners all of whom are ready to sell at a fair price, and a builder is constantly forced to go ahead and put up a building on a plot which is not really large enough for a series of advantageously planned apartments.

Such is not, however, the case with the Chapin Home property. The site is exceptionally large for this class of improvement, and it ought to be possible to lay out a convenient and comparatively spacious group of apartments which will rent for a moderate price. It is interesting to note that the erection of private dwellings has almost entirely ceased even on the East Side. It has long since ceased on the West Side and indeed all over the city except in suburban districts, but now even on the East Side well-to-do people are coming more and more to prefer apartments. Of course, the preference for apartments is intensified at the present time because so many people, and particularly so many well-to-do people are feeling poor. The depression in banking and brokerage circles in Wall street brings with it a depression in expensive residential property on the East Side. As soon as a period of good business supervenes private houses will be in greater demand, and the movement to replace the old brown stone houses with American basement residences will be resumed. But it will never again attain the proportions which it reached early in the twentieth century. Well-to-do people are living a larger proportion of the year in the country and do not want the burden or the expense of a town house. Slowly, but surely, apartment houses are superseding private residences all over the city.

The Real Estate Board and the Inspection Laws.

Editor of the RECORD AND GUIDE:

The Real Estate Board of New York wishes to emphasize its position with regard to the labor laws, and to do it so particularly at this time because, beginning Monday of next week and continuing throughout the week, the State Factory Investigating Commission will hold public hearings on the recodification of the labor law.

Since last fall the Real Estate Board, practically alone, has undertaken the serious study of these laws and has analyzed them for the benefit of its members. At the last session of the Legislature it secured important amendments to certain features of the laws that were working unnecessary hardship on owners of low buildings.

Especially during the past three months this board has been looking into these laws with the definite purpose of securing such changes as would, while fully protecting the occupants of buildings, make the labor law a fair, workable instrument. It has made intelligent representations to the Industrial Board. For weeks it has been working in order to be able to present to the State Factory Investigating Commission, at the hearings next week, not only its recommendations for the recodification of the labor law, but definite, constructive suggestions as to how the law should operate, what the board considers proper definitions of a factory, etc.; what it considers, in certain respects, a fair interpretation of the law; what, in certain respects, owners ought not be asked to do.

As the result of all this work, the Real Estate Board will present next week, not only a brief containing its recommendations and suggestions, but oral arguments supporting its position. This will be done through Mr. George W. Olvany, who presented this board's amendments to the last Legislature, and has since been advising this board in labor law and fire prevention matters.

Quite recently a committee of this board has conferred with a joint committee of other organizations, including the Merchants' Association, and it may be stated as a fact that the position of the Real Estate Board with respect to the labor laws is concurred in by such other organizations as have given thought to this matter.

The purpose of this letter is to make plain this board's position; its interest in the general welfare of the real estate owner and all who occupy buildings coming under the jurisdiction of the labor and other departments; and particularly, on the eve of these public hearings to stir up the interest of real estate owners, of manufacturers, and of others who should properly be interested in these hearings, so that all concerned may be fully alive to the necessity of attending these hearings and getting an intelligent understanding of what is going on.

RICHARD O. CHITTICK,
Executive Secretary Real Estate Board of New York.
115 Broadway, June 19.

A Question of Priority.

Editor Record and Guide:

Is there not some inconsistency in the control which houses of worship possess over neighboring real estate under the statutes, and which control sometimes depreciates the value of the realty so situated?

Specifically, why should the trustees of a congregation have the right to select a site for a new edifice on a main artery of the city, and by so doing prevent the use of premises within a prescribed distance as a theater or otherwise to the best business advantage?

I have in mind a man who has owned a piece of property on a certain street since the year 1881. It is a street which is given over to business, and largely to amusement purposes. In the year 1906 a house of worship was built on the land adjoining the premises referred to, and now, when an improvement most natural for the neighborhood—namely, a motion picture theater—is contemplated, the owner is restrained from so developing his property by the objection of the trustees of the house of worship.

Should not the fact that he was in possession of his premises before the church came give him a certain right of priority? And as under the Constitution a man may not be deprived of his property without due course of law, I cannot understand how in this case he can be deprived of a part of the value of his premises (which would follow upon its development to the best advantage) without having recourse to the courts to obtain compensatory damages.

NON-SACRELIGIOUS.

"Home Rule" the Battle Cry for Amendments to the Labor Law.

Editor Record and Guide:

The Merchants' Association of New York, through its Fire Prevention and Insurance Committee, has been holding conferences with various other organizations, with the view of simplifying and unifying the objections or amendments to the Labor Law to be presented at the hearings of the State Factory Investigating Commission to be held in this city next week.

It was the consensus of opinion that co-operation with the commission and its counsel is most desirable, and that it is essential that such assistance be given them for amendments to the law not inconsistent with the recognition of "home rule."

The City of New York and other cities having building codes and the necessary departments must be exempted from the provisions of the law relating to the construction of new buildings, the maintenance or alterations of existing buildings; also as regards fire prevention and sanitation; and the enforcement of the Labor Law must be through the city departments where such exist.

The counsel for the State Factory Investigating Commission has expressed a desire for assistance in revising the law where necessary, and calm and proper consideration should be given to his request. The slight attention that was given to the work of the commission when it was preparing the present law is largely the cause of some of its objectionable features; but the publicity given to the matter during the past year should have prepared every one interested to present careful and proper suggestions for amendments before the next meeting of the Legislature.

The present city administration is willing and desirous to assist in every way to this end, and they and the Board of Aldermen will undoubtedly be ready to pass such ordinances and provide such means as may be requisite to protect the workers covered by the Labor Law, but it must be through this means—that is, through the city authorities and departments, that it must be done. A State department must not attempt or be allowed to encroach upon the powers already delegated by the Legislature to this city, and if this fact is recognized by the State Factory Investigating Commission in its work, harmonious action will be had and approval given by all interests now affected.

It would be absurd to have our Building Department prepare, and our Board of Aldermen adopt, a new building code if it is to be superseded by a labor law code. It would be useless to have a sanitary code and a board of health for this city if the Labor Law is to take precedent in our factories, mercantile and office buildings.

The people have been more and more strenuously demanding, and the Legislature recognizing, "home rule" as expedient and necessary in large cities, and no backward step must be taken. At the same time the working people need protection, and there are various sections in the Labor Law that are not taken care of by the city authorities, and these should be left under the present jurisdiction. Also, in many places in the State there are no adequate building codes, etc., and the Labor Department should there have jurisdiction.

The commission should also consider the rating or classification of factories and factory buildings under the law, and make different requirements for highly inflammable occupancy or totally non-inflammable; a congested occupancy or a small one; a low building and a skyscraper; a modern fireproof building and a dilapidated non-fireproof one.

It is to be hoped that at the various hearings before the commission in this city these general lines will be followed by all, so that all can work in harmony and avoid cross purposes.

ALFRED R. KIRKUS,
Chairman Sub-Committee on Revision of Labor Laws, Merchants' Association of New York.
309 Broadway, June 17.

A Mutual Company Organized.

There has been organized and chartered the Metropolitan Mutual Building Trades Insurance Company, with offices at 84 William street, New York City, by those in the building industry who believe that their interests will be best conserved in a mutual company. This company has in its employ one of the best known and oldest established firms of underwriters and actuary, and its business will be limited to the least hazardous risks, not only in the building trades, but in other industries, such risks being accepted only after careful scrutiny by a board of directors numbering twenty-one, representative of the different branches of industry that this company will cover with insurance.

Mr. B. D. Traitel of the Traitel Marble Company, who is interested in the new mutual company, says that with conservative management as thus outlined, it seems to him that a mutual company should return to its policyholders at least as substantial a dividend as the stock companies may return to its stockholders; hence it seems apparent that the interests of the insured are with a mutual company.

"Next, their interests would be with a stock company rather than a State," continued Mr. Traitel, "for the reason, as you know, that the State must accept all hazards, however great, such as manufacturing of explosives, sub-surface work, etc.

"It is astonishing to find that even up to this time of writing a great number of employers in the trades covered by the Workmen's Compensation Act have not yet determined whether to cover by State, stock or mutual company. Some of them seem to be waiting for lightning to strike them, not realizing the risk of damage suits and heavy penalties that their carelessness may bring to them.

"As far as I can observe, with those that have given the matter serious thought, they seem to be equally divided in their consideration of mutual and stock companies . . . Many of those that are now considering stock companies, or have gone into them, say, 'We favor the mutual company but will wait for six months or a year to see how they work out.' This is the situation as nearly as I can describe it."

Staten Island Illustrated.

The Staten Island Chamber of commerce has issued a handsomely illustrated magazine setting forth the residential and business attractions of the island. A number of colored pictures are reproduced from hand-tinted views in the possession of Cornelius G. Kolff. The compiler is Darby Richardson, and the photographic views were made by E. H. Seehausen of West New Brighton. The other contributors are Edward C. Delevan, Jr., William S. Van Clief, Lewis Nixon, Travis H. Whitney, William A. Boylan, T. S. Oxholm, Dr. J. T. Sprague. The magazine constitutes one of many evidences that the Staten Island Chamber of Commerce is a highly efficient body.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Apartment House Operations Figured Conspicuously.

SUCCESSFUL NIGHT SALES.

Holdings of the Fleet Estate in Brooklyn Brought $353,000 at Auction.

Heirs of the Fleet Estate realized a total of $353,100, or an average price of about $1,210 per lot, for the 291 parcels in the Bay Ridge section of Brooklyn, offered at auction last Tuesday night at the Brooklyn Academy of Music by the Jere Johnson, Jr., Co., with Frederick B. Snow acting as auctioneer. The lots have been in the same ownership for nearly eighty years, and are located on Fifth, Sixth and Bay Ridge avenues, and in 68th street, between Third and Sixth avenues.

The auditorium of the big theater was taxed to its capacity by one of the most representative gatherings of bidders ever present at a similar sale in Brooklyn. In the crowd were builders, investors, operators and homeseekers, who participated actively in the bidding, which became so fast and spirited that the entire tract was disposed of in about four hours, which was at the average rate of four-fifths of a minute for every lot.

The highest price paid for any single offering was $8,000, by Thomas R. Farrell, Brooklyn commissioner of jurors, who bought the southeast corner of Fifth and Bay Ridge avenues. The same purchaser bought the adjoining lot for $5,000.

The largest individual buyer was Arthur Selinger, the builder and operator, who purchased lots in 68th street. He paid about $1,150 each for lots between Fourth and Fifth avenues, $1,025 for others between Fifth and Sixth avenues, and about $900 each for lots west of Sixth avenue. Fifth avenue lots brought the highest prices, averaging near $5,000. Inside lots on Bay Ridge avenue, at Stuart lane, went for $925, ranging gradually higher in price towards Fifth avenue. The average for Sixth avenue lots was about $1,000.

The detailed report of the sale, giving correct locations and descriptions of the lots, names of buyers and prices, will be found elsewhere in this issue of the Record and Guide.

HIGH COMMENDATION

For the Real Estate Board by the Advisory Council of Real Estate Interests.

The following resolutions were adopted Friday, June 19, 1914, by the Executive Committee of the Advisory Council of Real Estate Interests:

Whereas, The Real Estate Board of New York has for several months given close attention to the Labor Laws with a view to obtaining such modifications as will make it a workable instrument with particular reference to its application to New York City, and has obtained from the Legislature of 1914 certain amendments, and

Whereas, The Real Estate Board through counsel and its Industrial and Building Codes Committee has made an exhaustive study of the recodification of the Labor Laws and is presenting for the consideration of the State Factory Investigating Commission at its hearings to be held June 22 to 26 definite, constructive suggestions for recodification and probable further amendments.

Resolved, That the Advisory Council of Real Estate Interests commend the work of the Real Estate Board of New York in connection with the Labor Laws, and be it further

Resolved, That other organizations represented in the Advisory Council be urged to support and cooperate with the Real Estate Board in this work.

LOCAL IMPROVEMENTS.

At the meeting of the Local Boards held June 16 the following resolutions were adopted:

Van Courtlandt.

1143.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary, and building steps and appurtenances where required in Grand avenue, from Macombs road to West 176th street, in Davidson avenue, from Featherbed lane to West 176th street, and in West 174th street, from Macombs road to Davidson avenue, together with all work incidental thereto at a total estimated cost of $81,000. Assessed value of the real estate included within the probable area of assessment is $311,068, and the estimated cost for each 25-foot lot, $358.50.

1194.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in, and paving with bituminous concrete on a cement concrete foundation (preliminary pavement), the roadway of Ford street from Tiebout avenue to Webster avenue, together with all work incidental thereto, at a total estimated cost of $4,500.

1208.—For constructing a sewer and appurtenances in Spencer avenue, between West 261st street and Summit, south of West 261st street, together with all work incidental thereto at a total estimated cost of $3,335, and at an estimated cost for each 25-foot lot of $120.

1209.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Spencer avenue, from West 260th street to West 263d street, together with all work incidental thereto.

1218.—For constructing sewers and appurtenances in West 176th street, between Jerome avenue and Macombs road; and in Davidson avenue, between West 176th street and a point about 80 feet south of West 174th street; and in Grand avenue, between West 176th street, and Macombs road; and in West 175th street, between Grand avenue and Macombs road; and in West 174th street, between Davidson avenue and Macombs road; and in Featherbed lane, between Jerome avenue and Macombs road; and in Inwood avenue, between Belmont street and Featherbed lane; and in Belmont street, between Inwood avenue and Macombs road, together with all work incidental thereto, at a total estimated cost of $64,200, and at estimated cost for each 25-foot lot of $160.

1219.—For regulating, grading, setting curbstones, flagging the sidewalks, laycrosswalks, building approaches and erecting fences where necessary in West 175th street, from Grand avenue to Macombs road, together with all work incidental thereto.

1220.—For flagging to be taken up and relaid to proper grade on the northerly side of Featherbed lane, beginning at a point 423.13 feet west of Jerome avenue and extending westerly a distance of 50 feet.

1231.—For setting curbstones and flagging the west sidewalk in Sedgwick

avenue from Perot street to Ft. Independence street, together with all work incidental thereto.

353.—On May 29, 1911, the Local Board of Van Courtlandt, 25th District, initiated proceedings for constructing a sewer and appurtenances in West 236th street, between Broadway and Putnam avenue west, together with all work incidental thereto. It is now proposed that the aforesaid resolution be amended so as to provide for constructing sewer and appurtenances in West 236th street, between Broadway and the westerly line of the right-of-way of the New York and Putnam Railroad, together with all work incidental thereto.

Morrisania.

1213.—For laying 15 linear feet of flagging in front of premises 515 East 139th street, and to fill in as may be necessary to bring sidewalk to proper grade.

1226.—For constructing receiving basin and appurtenances at the southwest corner of Longwood avenue and Barry street, together with all work incidental thereto at a total estimated cost of $435.

Crotona.

The Local Board of Crotona has adopted the following resolution: For paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of Seabury place, from Charlotte street to Boston road, adjusting curb where necessary.

Chattel Mortgages.

The word chattel is of French origin, and means goods of any kind. Chattels were originally divided into chattels, real and personal chattels. Chattels real carried property annexed to or concerning real estate, as a lease for years for land. Personal chattels were such things as were movable, as animals, jewelry, grain, machinery, goods, and such property of like kind. Chattel mortgages were not in use as early as real estate mortgages and the reason is at first all property of value was in the land. The first use of personal property as security for the payment of a debt was by putting the property up as a pledge, in which case the creditor held the property and returned it to the owner when the money was paid.

The mortgagor is the one who owns property and the one who signs the instrument. The mortgagee is the one to whom the mortgage is given and the one to whom the debt is due.

A mortgage is a conditional sale of chattels, and operates to transfer the legal title to the mortgagee, to be defeated only by a full payment of the money and a performance of the conditions.

A chattel mortgage is an instrument in writing in the nature of an absolute conveyance as a security for money, the fulfillment of some obligation or the performance of some act by which the holder acquires a specific and paramount lien on certain personal property or chattels therein described, with a condition for the redemption from satisfaction of such lien, and the release of such security upon payment by the mortgagor or the performance of the act therein mentioned.

The National Real Estate Journal gives the following as a good form for a chattel mortgage:

"Know All Men, That I, John Doe, of the County of .... and State of ...., party of the first part, for the consideration of .... Dollars, do hereby sell, grant and convey to Richard Doe, of the County of ...., and State of ...., party of the second part, the following described personal property, to-wit. One bay horse, six years old, named Fred; weight, about 1,100 pounds; star in forehead; wire cut on left hind leg; owned by me and now kept on the southwest corner of Section 15, Township 83, Range 30, west of the Fifth principal meridian, in the County of ...., and State of .... And I, the said party of the first part, hereby consent to and covenant with said party of the second part that I have good right to sell and convey said property; that it is free from all incumbrances and liends, and I will warrant and defend the same against the lawful claims of all persons whomsoever. Upon condition, however, that if the said party of the first part shall pay, or cause to be paid, to the said Richard Roe or order the sum of .... Dollars, with interest on all of said money until paid at the rate of ...., etc.

Chattel mortgages must be construed according to the law of the place in which they are entered into. If valid where executed, they can be enforced in sister States. In construing a mortgage the court will ascertain the actual meaning of the parties, or as nearly so as possible, and will conform the mortgage to this meaning as nearly as the words used will permit.

Subway Trains on Queensboro Bridge.

The plan suggested by Clifford B. Moore, engineer in charge of the Topographical Bureau of Queens, for the running of subway trains across the Queensboro Bridge without the narrowing of the bridge roadway, is receiving favorable attention from the Bridge Commissioner.

Mr. Moore is confident that his plan for putting the tracks of the subway line on the shelves outside of the main trusses is practicable and that it can be carried out without involving delay and at a smaller expenditure than that needed in the present reconstruction plan.

President Connolly has recommended the plan in a letter to Commissioner Kracke and is interested in the proposition of saving the bridge roadway from reduction as to its width.

New Bridge Over Newtown Creek.

The Commerce Committee of the Queens Chamber of Commerce has taken up the matter of the construction of a new bridge across Newtown Creek at Meeker avenue and Laurel Hill boulevard, and urges that a bridge be built of the "Askew Lift" type similar to that across the creek at Vernon avenue, and that no abutments be placed in the center of the stream. The Bridge Department has commenced surveys this week for a new bridge at this point to replace the present "Penny Bridge." The bridge is favored by Commissioner Kracke, as it will increase traffic facilities between Brooklyn and Queens, give better trolley connections between the two boroughs, and also provide for the Crosstown Rapid Transit Route of the Brooklyn Rapid Transit Co., which will run north and south from Astoria to Coney Island. It is estimated that the cost of this bridge will be $300,000.

When Tenants Move.

Landlords who take no particular pains to give enquirers the present address of former tenants can get an idea from the signboard on which Vincent Astor has had painted the name and present address of each one of the tenants who occupied the old buildings that have given way to the new office and loft buildings he is putting up in 33d street, opposite the Waldorf-Astoria. The board containing the names and new addresses has been posted in a conspicuous place on the site.

Real Estate in Southern Nassau.

That well located property on direct lines of transit is a growing asset is proven by the steady growth of population and of building in the southern half of Nassau County. The population of the county is 75,000, two-thirds of which is in the communities of the south side. Taxable values are increasing in greater ratio here than in any other suburban county at this time because Long Island has been linked to both uptown and downtown Manhattan. Home sites in Nassau County during the recent winter season were in stronger demand than real estate developers there anticipated. With a constantly improving railroad system connecting Long Island and Manhattan it is only logical that Southern Nassau with its transit points of contact should grow apace. Because this territory is adjacent to the easterly line of the city its destiny is suburban rather than urban.

Because of the growing proclivity for

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suburban life the greater city must divide with the suburbs the monopoly of opportunities for good real estate investments it has long held. The electric train service through suburban Long Island is bringing it into as easy traffic reach as the elevated railroad brought Harlem in the seventies and eighties; and the service on Long Island is more modern than it was to Harlem then.

The significant circumstance in connection with Nassau County real estate is that the demand for it is greater than when New York City began to grow northward a generation ago. The home area of New York has reached beyond its own borders. Another new era of great real estate activity is imminent on Long Island. All of the substantial land developments in this territory are within easy access of railroad stations and that means marketable property. And that is the lesson for the small investor, to stick to the line of quick transportation and as close to the center of growth as his pocketbook will allow.

Home colonies are active at Floral Park and Hempstead on the electrified part of the main line of the Long Island Railroad—at Oceanside and East Rockaway on the Long Beach division; at Lynbrook, Valley Stream and adjacent places on the Montauk division, and at various places along the north shore.

PRIVATE REALTY SALES.

DESPITE the prevailing opinion to the contrary, the money market as affecting realty, is in a favorable condition for both borrower and lender. Reasonable loans upon well-located properties are readily obtainable, though in the instances where builders or others desire monies in excessive amounts difficulty is encountered. In a few cases these latter loans can be obtained, but only by paying the maximum interest rates, together with large commissions and fees.

Loaning institutions as a whole have been operating on a conservative basis during the last couple of years and today show no tendency to loosen the purse strings, for they do not wish to encourage a building movement of size at this time, for fear of hurting the market as a whole. Careful appraisals are made when renewals are desired.

One of the factors that influence the loaning institutions is the fear that they may have to acquire the property at foreclosure in the event of the principle and interest not being met on the due dates. These concerns do not wish to be the owners of realty but simply desire to have a safe and sound method of investing their surplus funds.

Money can be obtained in amounts under $100,000, at five per cent, but should a lower rate of interest be desired, the property must be gilt edged. Larger loans are harder to procure. In Manhattan the mortgage extensions show an increase over last year, the amount being $54,000,000, as against $39,000,000 in 1913.

Good applications for building and permanent loans have been received during the last few weeks and there is every likelihood that many of these will be accepted. The mortgage market should improve, according to the opinions of several men who make the lending of money a specialty.

The total number of sales reported and not recorded in Manhattan this week was 20, as against 25 last week and 28 a year ago.

The number of sales south of 59th street was 7, as compared with 12 last week and 8 a year ago.

The sales north of 59th street aggregated 13, as compared with 13 last week and 20 a year ago.

The total number of conveyances in Manhattan was 187, as against 167 last week, 17 having stated considerations totaling $372,520. Mortgages recorded this week number 91, involving $3,144,022, as against 96 last week, aggregating $2,491,198.

From the Bronx 13 sales at private contract were recorded, as against 15 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $569,628, compared with $415,634 last week, making a total since January 1 of $20,430,525. The figures for the corresponding week last year were $3,012,078, and the total from January 1, 1913, to June 21, 1913, was $32,064,424.

Chapin Home Sold to Builders.

Bing & Bing, have purchased, through Pease & Elliman, from the Chapin Home for the Aged and Infirm, Mrs. Emma Fox, president, the south half of their property in the north side of East 66th street, 170 ft. east of Lexington avenue, size 150 x 100.5. The buyers will erect two nine-story apartment houses. This property was originally obtained by the Chapin Home in 1869, under a 99-year lease from the city at the rental of $1 a year. In 1909 the trustees purchased a large tract of land on the outskirts of Jamaica, L. I., and erected several new buildings for the use of the institution. They also bought at that time the property which had been under lease to them, and a portion of this now figures in the present deal. The Chapin Home trustees still own 150 x 105.5 in the south side of 67th street.

B. N. Duke Adds to Holdings.

Benjamin N. Duke bought from Henry Meyer the twelve-story apartment house, on plot 112.6x125, at the northeast corner of West End avenue and 83d street. In exchange Mr. Duke gave two eight-story apartment houses, 75x113.6, at 39 to 43 East 27th street and 31 Gray street, Newark, a four-story apartment house on plot 80x125. The aggregate amount involved in the transaction was about $1,750,000. The Loton H. Slawson Company was the broker. Mr. Duke has been investing heavily in high-class apartment houses, his last purchase involving the twelve-story house at the southwest corner of Seventh avenue and 58th street, which he bought early in May from Dr. Charles V. Paterno.

Block Front to be Improved.

Harris & Maurice Mandellbaum have sold to the Melvin Construction Co., through J. Romaine Brown Co., the block front on the east side of Riverside drive, between 160th and 161st streets, with a frontage of 218 ft. on the drive and 132 ft. and 162 ft. in 160th and 161st streets, respectively. Plans have been prepared for the erection of two 6-story apartment houses. This land is a part of the Loyal L. Smith estate, purchased by the Messrs. Mandelbaum, through the same brokers, and a considerable part of which has been resold to builders, for improvement with elevator apartment houses. The transaction involved about $800,000.

52d Street Residence Sold.

Mrs. Rita H. De Alba Lydig has sold to Lee Kohns, through William B. May & Co., the 5-story dwelling, at 38 East 52d street, on plot 25.6 x 100.5, in one of the finest residential blocks in the city. The property has been held at $150,000 and will be occupied by the buyer. Among other owners on the block are William K. Vanderbilt, Oliver Harriman, Henry G. Trevor, Edward H. Wise, Mary D. Varnum and Natalie W. Peters.

Operators Buy Yorkville Apartments.

Sandford & Green have bought from George F. Johnson, through Leon S. Altmayer, the six four-story apartment houses, known as the Montgomery, at 230-240 E. 86th street, on plot 160x102.2. They have been owned by the seller since 1886 and were held at $175,000. They will be modernized by the new owners, who obtained through the same broker, a mortgage loan of $108,000 at 4½% from the Utica Savings Bank.

New Garage for W. D. Straight.

Willard D. Straight has bought from Mrs. F. N. Neuman et al, through Pease & Elliman, the two frame buildings at 160-162 East 92d street, on plot 49 x 100.8, near Third avenue. Plans are being prepared for the erection of a garage and stable. Mr. Straight is now building a four-story residence at the north corner of Fifth avenue and 94th street.

Sale at Broadway and 181st Street.

August and Julius Kuhn have purchased from the Alexander Grant Construction Co., the five lots, 133 x 128, at the southwest corner of Broadway and 181st street, occupied by a two-story store and office building. The property has been held at $300,000, and was sold through Arnold, Byrne & Baumann. It is part of the old Hollyrood church property which consisted of about ten lots along 181st street. Title passed to the Messrs. Kuhn last Tuesday.

Manhattan—South of 59th Street.

FRONT ST.—Charles F. Noyes Co. and Horace S. Ely & Co. sold for a client of the latter firm, 130 Front st, a 5-sty business building, on lot 23.4x73, adjoining the corner of Pine st. It is rented to one tenant at $2,450 per annum and was held at $27,000, which is the assessed valuation.

PRINCE ST.—Carmelo Laprinto has sold for Albert Rauchfuss to Paul Pringal 195 Prince st, a 5-sty tenement, on lot 25x78, about 50 ft. west of Sullivan st.

12TH ST.—Henry B. Riecke sold for the Wheatena Co. of Rahway, N. J., the lot 23x26 at 348 West 12th st, occupied by a 2-sty frame building recently damaged by fire.

47TH ST.—William B. May & Co. have sold to Hugo and Gustave Blumenthal for the Winifred Masterson Burke Foundation 18 West 47th st, a 4-sty dwelling, on lot 20x100.5, near 5th av. Judge Greenbaum yesterday granted permission to the society to sell for $75,000 cash. The Messrs. Blumenthal own three adjoining similar houses, at 16, 20 and 22, and with the latest purchase control a plot with a frontage of 80 ft.

51ST ST.—Herman Arns Co. has resold for Lowenfeld & Prager to the 48th Street Co., Henry Claman, president, the former St. James Presbyterian Church property at 355-59 West 51st st, a plot 56.6x100.5. A 6-sty elevator apartment house is to be erected on the site from plans which are now being prepared by Gronenberg & Leuchtag. The entire transaction involves about $125,000.

Manhattan—North of 59th Street.

66TH ST.—The Duross Co. sold for Haywood F. Norton, William F. Norton and Frank L. McSorley, 134 West 66th st, a 5-sty flat on a lot 25x100, about 143 ft. west of Broadway, opposite the Hotel Marie Antoinette.

68TH ST.—Herman Kubler sold 306 West 68th st, a 5-sty flat, on lot 25x100.5 ft., 150 ft. west of West End av. The buyer is the Benenson Realty Co., which gave in exchange 410 East 162d st, a 5-sty new law house, on plot 50x100, between Melrose and Elton avs.

116TH ST.—Abraham Gussow has sold 10 East 116th st, a 5-sty flat, on lot 25x100.11, between 5th and Madison avs.

124TH ST.—Matthew B. Larkin has sold the 4-sty tenement 254 West 124th st, on lot 17.11x100.11, between 7th and 8th avs.

134TH ST.—Ennis & Sinnot have resold through O'Reilly & Dahn the 5-sty flat at 121 West 134th st. The house is on a lot 25x100 and was taken by the sellers with other property from Woodbury Langdon in part payment for the 5-sty apartment house at the northwest corner of St. Nicholas av and 185th st, which they sold last month.

CONVENT AV.—Dr. Arthur H. Terry, Jr., who occupies, under lease, the 3-sty dwelling, at 411 Convent av, on lot 20x75, has purchased the property. Joseph A. Flynn is the owner of record.

NAGLE AV.—Negotiations are pending for the sale of the 6-sty apartment house on plot 110x134 ft. at the northwest corner of Nagle av and Arden st, by the Hensle Construction Co., Charles Hensle, president.

SHERMAN AV.—The Duross Co. sold for Michael Hofmann the plot, 50x160, on the east side of Sherman av, about 200 ft. north of Dyckman st, to a Mrs. Meagher. The property was given in part payment for the 6-sty apartment house at the northwest corner of 3d av and St. Paul's pl, which was reported sold last week.

Bronx.

ALDUS ST.—Epstein & Yarfitz sold for the 173d St. Improvement Co., the 5-sty new-law flat, 978 Aldust st, on plot 42x107, adjoining the northeast corner of Hoe av.

SEABURY PL.—Isaac Heinemann and the Kahn estate, have sold, through Epstein & Yarfitz, the plot of 5 lots in the east side of Seabury pl, 100 ft. south of Boston road. The property will be improved with apartment houses.

145TH ST.—Smith & Phelps sold for Philip Fasser, the 3-sty dwelling, 328 East 145th st, on lot 25x100.

165TH ST.—G. Carlucci & Co. sold to G. Marra the 3-sty dwelling, with store and basement, at 879 East 165th st, on lot 25x113.

178TH ST.—David L. Woodall has sold the 2-family house at 216 East 178th st, on lot 25x100, to Herman A. Ohm.

BRONXDALE AV.—The estate of Edward J. Cahill has sold the dwelling at 1867 Bronxdale av.

EASTERN BOULEVARD.—Frederick Zittel & Sons have sold for a client of M. Strauss the plot 50x100 on the north side of Eastern Boulevard, 25 ft. west of Swinton st.

HOLLAND AV.—The Mary Sullivan estate has sold the dwelling at 1828 Holland av.

LONGFELLOW AV.—L. M. Mosauer & Co. and the Douglas Robinson-Charles S. Brown Co. sold for Lyman Perry to William Sinnott the vacant plot, 100x100, on the west side of Longfellow av, 207 ft. north of Westchester av. Mr. Sinnott has obtained a building and perma-

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MARMION AV.—The Frank A. Wahlig Co. sold the 5-sty apartment house at the southwest corner of Marmion av and 176th st, on plot 100x62.

RICHARDSON AV.—W. E. & W. I. Brown, Inc., have sold for the dePeyster estate the lot on the east side of Richardson av, 100 ft. north of Nereid av, 22.88x130x30.46x130.77.

SPUYTEN DUYVIL PARKWAY.—M. B. Larkin sold the 3-sty residence on lot 25x100, on the east side of Spuyten Duyvil Parkway, 200 ft south of 227th st.

SUMMIT AV.—Thomas H. Reynolds sold the plot, 50x100, on the east side of Summit av, 75 ft. north of 162d st. The buyer, it is reported, will erect an apartment house.

Brooklyn.

CRANBERRY ST.—Isaac H. Cary sold for Otto A. Eberle the frame dwelling at 50 Cranberry st, built about fifty years ago, to Plymouth Church, which will erect a 5-sty building for use in connection with the education activities of the church.

ENFIELD ST.—C. Kramer has bought from the Rapelyea Co. the 2-sty dwelling on lot 20x100 at 358 Enfield st.

PARK PL.—Henry Pierson & Co., Inc., sold the 3-sty dwelling at 478 Park pl to J. E. Smith, for occupancy.

UNION ST.—John Pullman has sold 761 Union st, a 3-sty dwelling, on lot 19x100, between 5th and 6th avs, for Sarah J. Parker.

4TH ST.—Burrill Brothers sold 398 4th st, a 3-sty dwelling, on lot 200x100, for J. G. Hogan to George Weinzt, who will occupy.

8TH ST.—B. J. Sforza sold for Mrs. Florence A. Lawlor the 2-sty 2-family house, at 161 East 8th st, on lot 20x81½.

8TH ST.—McInerney-Klinck Realty Co. sold for William A. T. Willink, the two-family dwelling in the south side of 8th st, 200.4 ft. west of Prospect Park West, on lot 20.6x90.

52D ST.—Newman Leavy sold for the estate of Robert Lee, the plot 100x100, at the southwest corner of 52d st and 15th av.

53D ST.—B. J. Sforza has sold for Katherine Andreoli the one-family frame cottage, on plot 40x100, at 1543 53d st; and for Domenico Capece the lot 20x100 on the east side of 14th av, 120 ft. south of 67th st.

AV. L.—The David Schnell Realty Co., William De Goode, president, purchased the old Van Amberg tract, comprising 15 acres, in Avs L and M and East 51st and 53d sts. In part payment the purchaser gave Ivy Castle, a 5-sty apartment house at 285 and 287 Quincy st. The Schnell company will improve the Van Amberg tract with high-class dwellings.

5TH AV.—Tutino & Cerny have sold for Rudolph Steen the 4-sty store and apartment house on plot 26.8x100, at 5908 5th av.

5TH AV.—Samuel Galitzka Co. sold for the John E. Sullivan Co. to John P. Johnson, 7215 5th av, a 4-sty apartment house with stores on lot 23x100.

5TH AV.—The Jerome Property Corporation, 386 5th av, southwest corner of 6th st, a 3-sty business building, 23.6x90, for J. S. Corrigan. The buyer intends to make alterations.

10TH AV.—Bryan L. Kennelly has sold for Stewart McDougall to Maurice Hartman the southwest corner of 42d st and 10th av, a vacant plot, 100x100 ft. The property is close to the new dual subway station at 42d st and New Utrecht av. Mr. Hartman plans to improve it with apartment houses.

Queens.

ARVERNE.—G. Tans & Son have sold the residence of Mrs. V. Wolf on the east side of South Wave Crest av, to B. Baff for a summer residence.

BAYSIDE.—Charles Harnden purchased from Joseph Smollen a cottage, on plot 60x100, in West st, between Palace Boulevard and Lawrence Boulevard.

LONG ISLAND CITY.—The Seidel Realty Co. of Long Island City sold for William Sierichs, a plot 65x100 ft., on the west side of 8th av, about 200 ft. north of Broadway, and a plot 50 x100 ft. on the south side of Jamaica av, about 100 ft. east of Steinway av. The purchaser will erect 4-sty apartment houses, for which building loans approximating $50,000 have been obtained.

LONG ISLAND CITY.—The two 6-family houses at 232 and 234 Jamaica av have been sold by A. Cantore for C. Nallin to Frank and Miss L. Novotney.

Richmond.

MARINERS' HARBOR.—J. Sterling Drake has sold to Mrs. Gesina Kempenaar of Mariners' Harbor, a plot 50x100, on the southeast corner of Union av and Confederation pl, Federal Park, which she intends to improve with a dwelling.

Nearby Cities.

PATERSON, N. J.—The Woodbridge Heights Construction Co., of New York, has purchased a 33-acre tract, known as the Old Homestead Farm, from James Close, near Hazel st, Lakeview, for about $30,000. The buyers intend to lay out streets, install sewers, water mains, improve the streets and erect some houses, the initial outlay to be about $125,000.

Rural and Suburban.

BRIARCLIFF MANOR, N. Y.—Fish & Marvin sold for the Briarcliff Realty Co. 5 acres of land with farm house and outbuildings, on Bedford Road, Briarcliff Manor, to Dr. Finley R. Cook of Chappaqua. The purchaser will remodel the farmhouse and make extensive improvements.

DARIEN, CONN.—E. H. Peck has sold for Dr. Samuel G. Gant his estate at Darien, Conn., consisting of 27 acres, with residence, greenhouse, garage and two barns for about $65,000.

GLEN COVE, L. I.—Edward J. Hogan has sold for the German National Bank of Pittsburg to F. W. Woolworth property in the North Country Colony at Glen Cove, L. I., formerly known as the Queen Place. It consists of a large stucco house, garage and outbuildings and twenty acres of land, and has been held at $250,000.

GRANTS CORNERS, N. Y.—Mrs. Margaret Illington Bowes purchased from Mrs. Mary E. Fletcher the Flemming place at Grant's Corners, about 3 miles from Ossining, N. Y., consisting of 55 acres, dwelling and outbuildings, adjoining the property of Holbrook Blinn.

HEMPSTEAD, L. I., ETC.—The Windsor Land and Improvement Co. sold at Hempstead to P. Quinn and J. Quinn, each 40x100 in Marshall st; to I. R. Drummond, 40x100 in Allen st; to B. Curry and K. Lynch, each 40x100 on Oceanside av; to L. Callanan, 40x 77 in Miller st; to M. Duffy, 40x100 in Botsford st; to P. Vito, 40x120 on Acacia av; to P. Vito, 40x100 on Kennedy and Kane avs; to S. J. Salls, 40x100 on Homan boulevard; also at Rosedale, to M. O'Shaughnessy, 60x100 in Bradley pl; at Lynbrook, to J. Monsky, 40x125 in Edmund st; at Oceanside, to P. Maravelas, 20x100 on Lawson av, and to E. M. Eichbauer, 80x100 on Yost Parkway, and at Valley Stream, to E. McLaughlin, 100x100 on Morris Parkway.

PLAINFIELD, N. J.—Nelson & Lee have sold for Henry E. Coe 20 acres at Plainfield, N. J., in East Front st, running back to Mountain av, to Daniel T. Luyster. He gave in part payment a free and clear cottage at Sea Cliff, L. I.

RIVERSIDE, CONN.—Irving Bacheller, the author, has sold his estate at Riverside, Conn., consisting of 25 acres with a large dwelling. It has been held at $150,000.

RYE, N. Y.—Two plots at Oakland Beach, Rye, adjoining the Westchester Beach Club, have been sold by the Oakland Beach Realty Co. to a Mr. Taylor and a Mr. Walker, of Port Chester, for improvement with buildings for refreshment booths and bathhouses.

WHITE PLAINS, N. Y.—The Duross Co. has sold for J. Burke a lot in the north side of Home st, 100 ft. from Fisher av, White Plains, to William Hammond.

LEASES.

Banking Company in New Equitable.

The Empire Trust Co., of 42 Broadway, has leased from the Equitable Office Building Corporation, space in the new building at 120 Broadway, which involves a total rental of nearly $1,500,000. The offices will be at the Broadway and Pine street corner, with space in the sub-basement for vaults and on the third floor for the clerical force. A private elevator will be installed between these various floors. Possession will be taken about April 1, 1915.

Arrowhead Inn for Police.

The Roxton Realty Co. has leased, through James E. Barry & Co. and the Cruikshank Co., the old Arrowhead Inn property at Haven avenue and 177th street, to the city of New York, for three years. It is a three-story structure and will be remodelled for the occupancy of the police attached to 42d Precinct, now quartered in the taxpayer at St. Nicholas avenue and 180th street. There will be accommodations for 196 patrolmen and 25 mounted men.

Manhattan.

THE AEON REALTY CO., Sumner Gerard, president, which is erecting a 12-sty mercantile structure at 36 to 46 East 31st st, 115x110, leased to Nat Goldston & Co., manufacturers of ladies' costumes, of 26 West 17th st, the first 3 lofts at an aggregate rental of $100,000. The Nat Goldston Co. also leased the 1st loft in the adjoining building, at Nos. 32 and 34, and arrangements have been made to connect the floors so that the lessee will have a combined frontage of 160 ft., which will be used for showroom purposes.

THE LOUIS BECKER CO. leased for Max S. Grifenhagen, the dwelling at 791 St. Nicholas av.

DANIEL BIRDSALL & CO., INC., leased the 1st loft in 143 West 20th st, to Lehman & Spector, of 124 West 19th st; the 11th loft in 12 West 21st st to Samuel M. Greenberg; the 2d loft in 28-30 West 22d st to Otto Thurnauer, of 215 4th av; the 4th loft in 31 West 26th st to Reliable Cloak and Suit Co.; half of the 6th floor in 2 West 47th st to Mme. Julie; space to Arthur H. Lee & Sons of London, and to Henry Rosen.

THE GEORGE BOCKHAUS CO. leased to the Beninati Roofing Co., the office and 1-sty building at 102 East 126th st.

BRONGER & CO. leased for Henry Steeger the dwelling at 252 East 68th st, to Hans Harder, and the dwelling at 141 Lexington av, for Eugenie J. Smith, to Adolf Buchwalder.

J. ROMAINE BROWN CO. leased to Stake & Eldredge, fur merchants, for many years in West 30th st, near 5th av, the store and basement in 9 East 45th st. The Douglas Robinson, Charles S. Brown Co., agents for the property, represent the owners.

THE CENTRAL RAILROAD OF NEW JERSEY leased the 15th floor in the Adams Building, 61 Broadway, and will occupy with its auditing and accounting departments, now located in Philadelphia.

THE CLARK ESTATES leased the house at 49 West 85th st to Ross W. David.

O. D. & H. V. DIKE leased offices in the Candler Building to Edward Schwartz; L. S. Fisher; Standard Cigar Stands Co., of 220 West 42d st; High Grade Co.; Auto-Mercury Publishing Co., of 220 West 42d st; Talking Doll Co., of 220 West 42d st; C. J. Renner; L. Leeds; A. Wilson, J. P. Payor Co., of 90 Maiden lane; Benj. R. and H. Y. Halley, and Dr. J. C. McCoy, of 220 West 42d st.

THE DUFF AND BROWN CO. leased for Allan C. Hoffman, 453 West 144th st, a 4-sty dwelling, to D. J. Healy.

THE DUFF & BROWN CO. leased for Allan C. Hoffman, 453 West 144th st, a 4-sty dwelling, to D. J. Healy.

THE DUROSS CO. leased to the Supreme Chocolate Co. the 4 lofts and basement in 69 Barrow st, running through to 33 Commerce st. S. Albert represented the lessor.

THE DUROSS CO. leased the store in 82 7th av to Louis Navazio and the store in 80 7th av to Frank Pinto; for William N. Alberti the 3-sty house at 309 West 139th st, to Patrick J. Sullivan.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 755 Park av to Alfred Liebman; in 103 East 86th st to Oscar Whitehead, and in 122 East 82d st to Mrs. J. P. Sousa, Jr.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. H. A. Hatch, 949 Madison av, a 4-sty house, on lot 16.8x100, to Clarence Winter; apartments in the new building at 103 East 86th st, to J. Lawrence Aspinwall; in 122 East 82d st, to Ralph H. Hubbard; in 178 East 70th st, to Howland Davis, and in 9 East 49th st, to Mrs. E. I. McGrath.

B. FLANAGAN & SON leased for W. B. E. Lockwood the dwelling at 52 West 97th st; 123 West 77th st for Mrs. Sarah E. Wilder, and 247 Lenox av. for Miss Sarah E. Collins.

FREDERICK FOX & CO. leased for the Carlisle Construction Co. the 2d loft in 19 to 25 East 24th st, to Ernstthal & Pohly, of 328 Church st; for the W. & G. Realty Co. the 6th loft in 151 to 155 West 25th st, to Samuel Silver; for the Estate of Julius S. Stern the 4th loft in 36 West 22d st, to Levine & Pavsner; for Prakin & Lubofsky, the 6th loft in 88 University pl, running through to 24 and 26 East 12th st, to Jacob Isaacson; for Harry C. Hallenbeck, the 4th loft in 64 and 66 East 11th st, to V. L. Drellich & Bro., and for Carstein & Linnekin space in 341 to 347 5th av, to Isaac N. Deutsch.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased the 4th floor in 18 and 20 West 21st st to Rosenfeld & Ochshorn.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for Samuel Floersheimer, to Classic Skirt & Coat Co., the 6th floor, containing 5,000 sq. ft., in 18 and 20 West 21st st.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased from the plans for the Adrem Construction Co., the 12th floor, containing 5,600 sq. ft., in 35 to 39 West 35th st, to Joseph Schoen & Co., of 22 West 21st st.

AL. GOLDSTON & CO., manufacturers of cloaks and suits, of 25 West 26th st, leased two lofts in the building being erected at 8 and 10 West 30th st, next to the Holland House. This building is on the site of the old Burlington Hotel.

GOODWIN & GOODWIN rented for Adolph Levy, to Herbert M. Rothschild, the 3-sty dwelling at 67 West 119th st.

HEIL & STERN leased for 10 West 30th St. Corp. the 9th loft in 8 to 14 West 30th st, to Jacob Samuelson, of 22 West 21st st; for Mitchell-Vance Co. the 2d loft in 836 to 838 Broadway, to Driesen, Meyer & Orinsky, of 37 East 12th st; for 76 Fifth Ave., Inc., the 2d loft in 37 to 45 West 19th st to Schwartz Bros.; for Berlin & Trosky the 6th loft in 57 to 61 West Houston st, to Nathan Waist & Dress Co., of 69 West Houston St; and for H. Jaeckel & Son the 9th loft in 16 to 20 West 32d st, to A. Kalischer Co., of 18 West 27th st.

HERTS BROTHERS CO., decorators and furniture dealers, who for eight years occupied the building at 34 West 38th st, will move to new quarters in 57th st. Through Mark Rafalsky & Co. they have rented the entire first loft at 30 West 57th st., which will be used as a studio and show room; and also the first loft at 103 West 57th st., which will be used as a workshop. Seton Henry and Douglas Gibbons represented the owner of 30 West 57th st.

M. & L. HESS, INC., leased the entire 4th av front of the 18th floor in the Hess Building, at 354 to 360 4th av, to the J. C. Penney Co., Inc., of 354 4th av.

THE HOUGHTON CO. leased for 5 years the 4-sty dwelling at 55 West 70th st, for Peters B. Worrall, to Adele Ecklin.

LEROY W. JOHNSON has leased space at 542 5th av to M. I. Piza, importer.

LOUIS KEMPNER & SON leased the corner store in the Olympia Theatre Building, at the southwest corner of Broadway and 107th st, to C. C. Trepel, florist, of 2415 Broadway, and for Lowenfeld and Prager, the dwelling at 619 West End av, to Juletta Willson.

McDOWELL & McMAHON leased to M. H. Harris the store in 1405 St. Nicholas av.

SAMUEL H. MARTIN leased for Susie Scott Hall, the 4-sty dwelling at 111 West 63d st.

THE MITCHELL MARK REALTY CO. leased to the Amusement Restaurant the top floor of the Strand Theatre Building, at Broadway and 47th st, at an aggregate rental of about $200,000. After improvements costing $25,000 have been completed the lessees will conduct a restaurant under the name of Brawner Atop the Strand.

MOORE, SCHUTTE & CO. leased for Mary S. Donnelly the store in 500 West 146th st.

NELSON & LEE leased the store and basement in the Penn Building, at 29 to 33 West 35th st, for 15 years to the Capitol Lunch Co.,

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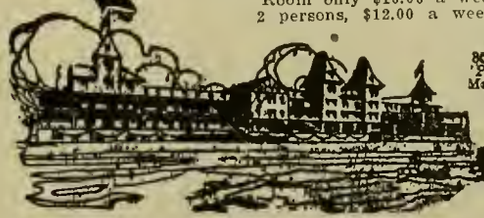
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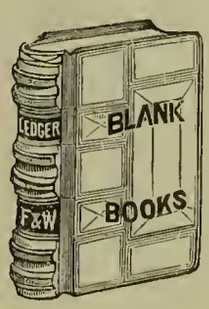
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which already operates five stores in New York city and twenty stores in Eastern towns. Merrill & Rogers represented William Crittendon Adams, the owner of the Penn Building. Of the twelve stores in this block in 35th st ten are occupied by restaurants. The rental to be paid by the Capitol Lunch Co. will aggregate about $150,000.

PAYSON McL. MERRILL leased offices in 26 West 50th st to Dr. G. A. Crump and Dr. John E. Thatcher; the street store at 63 Washington Square south, to the Washington Electric Co., of 63 Washington Square South; for Albert Herter, to Patrick Mullins, the 3-sty dwelling, 2046 Madison av; apartments in 823 Park av to Jefferson Clark in 257 West 86th st, to Mrs. E. von Cohausen, C. Virgil Gordon and James C. Saunders.

PEASE & ELLIMAN leased for Mrs. Jessica C. Catherwood 123 East 56th st, a 5-sty residence, on lot 20x100, to Mrs. Herbert M. Harriman, and for Dr. Lyman C. Josephs to Dr. A. Parry the 4-sty dwelling at 749 Madison av.

PEASE & ELLIMAN leased the 3-sty residence, on a lot 20x100, at 252 West 74th st, for Mrs. C. E. Gargan, to William Sturgis; for George Randolph Chester, to Ecklin P. Gayer, the 4-sty house, on a lot 20x100, at 41 West 74th st; for the Hanover Improvement Co., to Dr. Hermann Bosch, two apartments, each of an entire floor, in 780 Madison av; for the Yellow Taxicab Co. and Mason-Seaman Transportation Co., to Selnik & Thal, 2 floors in the building at the northwest corner of 8th av and 49th st, each about 100x100, the 1-sty building on West 49th st, between 78th and 9th avs, 300x100, the 5-sty building in West 49th st, 75x100, the 1-sty building, 346 to 350 West 50th st, to be used and occupied as one of the largest garages in the city, to accommodate about 600 cars; for Mrs. W. H. Gunther, the 4-sty dwelling, on a lot 18x166, at 56 East 55th st, to Dr. Evan Evans; for the Century Holding Co., Lee & Fleischmann, space in their new 16-sty building at 25 West 45th st, to the American-Goetzin Lighting Co. of Berlin, Germany, and for Bing & Bing an apartment of 10 rooms and 3 baths in 970 Park av, to Otto E. Dryfoos.

LEWIS B. PRESTON, INC., leased the upper part of the 5-sty building at 72 Franklin st, to the American Cotton Mills Co., which has been located for nearly a half century in Franklin st, where the product of its mills in Rhode Island have been disposed of to the trade.

HENRY B. RIECKE leased the building at 423 West 39th st for 5 years, to Louis B. McGuire, of 423 West 39th st; the store and basement at the northeast corner of 94th st and Amsterdam av for 5 years, to Louis C. Pils, of 701 Amsterdam av; the store and basement at the southwest corner of 41st st and 10th av, to Henry Cracovaner, of 698 10th av; and space in the Buick Building, at 55th st and Broadway, to Springfield Metal Body Co., of 1733 Broadway; Catalog Printing Co. and Specialty Auto Parts Co.

HIRAM RINALDO leased to L. Kaplan the store and basement in 269 Grand street.

LOUIS SCHRAG leased for Jefferson Clark the 5-sty dwelling at 36 West 38th st, to Lelia B. Wall; and for Philip Braender the 8th loft in 34 East 10th st, to Kruger & Aronson.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented apartments in 105 East 53d st to E. C. Lackland and E. Powis Jones; in 157 East 81st st to Allen S. Hubbard; in 40 East 83d st to Gustav Basch, and in 45 East 82d st to Mrs. A. J. Mayer.

THE M. ROSENTHAL CO. leased the store and basement in 419 6th av to J. Schwartz.

H. C. SENIOR leased for Norma H. Barrett the dwelling at 157 West 64th st, to a Mr. Sugimote.

SHAW & CO. leased the following stores in 1200 St. Nicholas av to Frank A. Kenoy; in 278 Lenox av to Emil Coblitz.

SHAW & CO. leased the following stores: In 3185 Broadway, for Mary A. Kelly to Tony Votsis and Nicholas Kinas; in 201 West 130th st, for Cecelia L. A. Slater, to Mark Sachs, and in 369 Lenox av, for Edward L. Clarkson, to Kimmelman & Lifschitz; also the following dwellings: 164 West 122d st, for Clara K. Worley, to Dagmar O. Naar; 518 W. 138th st, for John J. Spowers, to Albert Susemihl, and 124 West 126th st, for M. S. Kenney, to Charles Henrichs.

SLAWSON & HOBBS rented the 3-sty dwelling at 322 West 71st st for George Young Bauchle to D. Black.

SLAWSON & HOBBS rented for the Telaforre Co., Frank Tilford, president, the 3-sty stable at 254 West 69th st to Frederick G. Bowne, president of the Singer Manufacturing Co.

SLAWSON & HOBBS leased for the estate of David C. Andrews, to Dr. O. H. Young, the dwelling at 210 West 79th st; for W. E. D. Stokes, to W. J. Stein, the 4-sty dwelling at 242 West 76th st; for F. K. Brown, to Mrs. A. M. Mooore, the private dwelling at 125 West 81st st.

MALCOLM E. SMITH & CO. leased an apartment in 131-135 East 66th st to Herman Behr.

JONES SULLIVAN leased for William B. Thom the 4-sty dwelling at 316 West 58th st to Victor and Eugenie Jehl.

HENRY TRENKMANN leased the 5th loft in 510 6th av to Philip Terry; the 7th loft to Weinberg & Levine, of 85 4th av, and the 9th loft in 20 West 17 st to Hyman & Binder, of 16 East 17th st.

SIDNEY L. WARSAWER leased the store and basement in 613 8th av to Elias Rosenblum.

S. WERDENSCHLAG and Martin H. Cohen leased for S. J. Singer the dwelling at 519 West 142d st.

Bronx.

THE GEORGE BOCKHAUS CO. leased for the New York Central & Hudson River Railroad Co., to a Mrs. Hurley, the building at 352 Mott av.

Brooklyn.

CHARLES E. RICKERSON leased the dwelling at 374 Sterling pl for F. T. Hopkins, to Joseph M. Israel, and 507 4th st for Miss M. E. Carter, to Mayo L. French.

Queens.

JOHN F. SCOTT, in conjunction with Andrew McTigue, rented the McNamara cottage at Coronado Beach, at the foot of Jarvis Lane, Far Rockaway, to William de Burch Whyte.

ALBERT VOLK leased the old Reformed Church property at the northwest corner of Prince and Washington Sts, Flushing. The church was built in 1857 and it will be remodeled for an open-air theatre. The property is owned by the Halleran Agency of Flushing. The old Fountain House, corner of Main st and Broadway, Flushing, will also become a moving-picture theatre. Jacob F. Haubiel leased it to the Janice Amusement Co. The Fountain House was built in 1765 and will be torn down about July 1 for a 2-sty brick theatre.

THE LEWIS H. MAY CO. leased at Arverne, for Max Ernst, a cottage on Jerome av, to Max Kashowitz; for S. I. Ferguson a cottage on Amstel Boulevard to M. D. Lokitz; for William Scheer a cottage on South Cedar av to Max Levin; at Belle Harbor, for P. A. Duffy, a cottage on South Brighton av, to Mrs. P. A. McNulty; for William C. Ormond a cottage on Montauk av to Mrs. H. Levy, and for Mary E. Hutchings a cottage on North Henley av to Alfred H. Bamberger.

Suburban.

THE DUFF AND BROWN CO. leased for M. J. MacDonald his summer home, 2 Sedgwick av, Yonkers, to J. W. McMinnamy.

DOUGLAS L. ELLIMAN & CO. and Jeremiah Robbins rented a cottage at Babylon, L. I., to Harry Duryea.

HERMAN FRANKFORT reports the following Cedarhurst and Lawrence rentals: To Mrs. J. Hirsch the White cottage on Central av; to Dr. G. I. Metzger the Stagg Realty Co. cottage and garage on Kenridge road; to H. Hernstadt the Strasser cottage and garage on Central av, and for Mrs. M. T. Mulry to S. Roosenberger a cottage on the Rockaway turnpike.

JULIA BEVERLY HIGGENS leased for Mrs. Lea McIlvaine Luquer, her place, Pine Louge, at Mount Kisco, to the Rev. Dr. Houghton of the Church of the Transfiguration, New York, and has sublet for Kenneth Brown, Green Lane Cottage, Mount Kisco, to John David Lannon of New York.

HUGHES & WHITBY leased at Montclair for Mrs. William Hard to William H. Feldhusen of Chicago the property at Edgemont Rd., together with the entire furnishings, on a lot 60x160.

PEASE & ELLIMAN leased to Harry F. Guggenheim, the W. Gould Brokoaw property at Great Neck, L. I., furnished for the season.

LEROY W. JOHNSON leased for Mrs. J. W. Wright her cottage at Lake Placid, N. Y., to Louis Cohn; also for Kenneth Stevens his residence at Lake Placid to Seymour Bookman; and for the Lake Placid Club the cottage known as "Bywood Lodge."

JOHN F. SCOTT rented for Herbert A. Weeks Meenagha on Hollywood Crossing, Cedarhurst, L. I., to John Y. G. Walker, vice-president of the Union Trust Co.

S. S. WALSTRUM-GORDON & FORMAN leased for the summer season the home of J. N. Moore on Park Slope, Ridgewood, N. J., to R. H. Goodwin of Manhattan.

THE WESTCHESTER LAND EXCHANGE rented to James H. Anderson for Dr. E. M. Jones his house on Midland av, White Plains.

WORTHINGTON WHITEHOUSE leased for Frederick May, the Alexander Maitland house at Bar Harbor, Me., to William P. Hardenbergh.

REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 June 12 to 18	1913 June 13 to 19
Total No.	187	166
Assessed value	$8,794,200	$10,613,500
No. with consideration	17	26
Consideration	$372,520	$1,291,000
Assessed value	$407,000	$1,580,500
	Jan. 1 to June 18	Jan. 1 to June 19
Total No.	3,595	4,097
Assessed value	$233,282,141	$244,108,422
No. with consideration	374	589
Consideration	$14,150,526	$25,323,542
Assessed value	$15,026,671	$25,665,062

Mortgages.

	1914 June 12 to 18	1913 June 13 to 19
Total No.	91	110
Amount	$3,114,022	$4,074,439
To Banks & Ins. Cos.	18	25

Amount	$2,153,500	$2,637,500
No st 6%	36	46
Amount	$147,042	$996,538
No. st 5½%	4	5
Amount	$181,500	$1,024,000
No. st 5%	23	29
Amount	$2,182,500	$1,520,500
No. at 4½%	4	3
Amount	$62,100	$104,500
No. st 4%	.....	1
Amount	.....	$1,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	24	26
Amount	$570,880	$427,901

	Jan. 1 to June 18	Jan. 1 to June 19
Total No.	2,132	2,631
Amount	$63,925,261	$117,283,385
To Banks & Ins. Cos.	489	688
Amount	$31,939,700	$72,583,250

Mortgage Extensions.

	June 12 to 18	June 13 to 19
Total No.	53	25
Amount	$3,610,500	$710,200
To Banks & Ins. Cos.	14	6
Amount	$2,077,250	$241,500

	Jan. 1 to June 18	Jan. 1 to June 19
Total No.	1,080	975
Amount	$58,568,185	$40,126,956
To Banks & Ins. Cos.	370	337
Amount	$38,555,400	$23,424,700

Building Permits.

	1914 June 13 to 19	1913 June 14 to 20
New buildings	13	9
Cost	$1,521,600	$796,575
Alterations	$321,090	$116,913

	Jan. 1 to June 19	Jan. 1 to June 20
New buildings	246	340
Cost	$24,768,190	$30,080,535
Alterations	$6,841,607	$6,744,183

BRONX.

Conveyances.

	1914 June 12 to 19	1913 June 13 to 19
Total No.	129	108
No. with consideration	8	56
Consideration	$121,425	$268,050

	Jan. 1 to June 19	Jan. 1 to June 19
Total No.	2,990	3,053
No. with consideration	215	416
Consideration	$3,451,942	$3,479,249

Mortgages.

	1914 June 12 to 18	1913 June 13 to 14
Total No.	78	95
Amount	$811,088	$967,202
To Banks & Ins. Cos.	16	6
Amount	$133,900	$63,000
No. st 6%	27	46
Amount	$190,524	$512,002
No. at 5½%	6	19
Amount	$256,500	$147,750
No. st 5%	11	13
Amount	$94,926	$194,950
Unusual rates	5	.....
Amount	$4,485	.....
Interest not given	29	17
Amount	$261,653	$111,500

	Jan. 1 to June 18	Jan. 1 to June 19
Total No.	1,817	2,129
Amount	$17,266,830	$22,277,407
To Banks & Ins. Cos.	209	219
Amount	$4,217,601	$3,940,779

Mortgage Extensions.

	June 12 to 18	June 13 to 19
Total No.	16	13
Amount	$306,250	$178,400
To Banks & Ins. Cos.	3	2
Amount	$69,500	$31,500

	Jan. 1 to June 18	Jan. 1 to June 19
Total No.	386	293
Amount	$8,299,200	$5,150,200
To Banks & Ins. Cos.	73	63
Amount	$2,429,900	$1,917,500

Building Permits.

	1914 June 12 to 18	1913 June 13 to 19
New buildings	19	12
Cost	$556,200	$236,200
Alterations	$13,750	$45,000

	Jan. 1 to June 18	Jan. 1 to June 19
New buildings	390	533
Cost	$9,145,392	$14,789,706
Alterations	$599,530	$559,270

BROOKLYN.

Conveyances.

	1914 June 11 to 17	1913 June 12 to 18
Total No	436	457
No. with consideration	50	39
Consideration	$274,715	$196,441

	Jan. 1 to June 17	Jan. 1 to June 18
Total No.	11,064	11,606
No. with consideration	1,161	979
Consideration	$7,458,841	$6,119,292

Mortgages.

	1914 June 11 to 17	1913 June 12 to 18
Total No.	334	273
Amount	$1,549,978	$1,012,746
To Banks & Ins. Cos.	84	49
Amount	$578,350	$243,350
No. at 6%	167	144
Amount	$552,346	$161,339
No. at 5½%	92	61
Amount	$489,600	$262,252
No. at 5%	62	51
Amount	$115,582	$249,500
Unusual rates	2	2
Amount	$10,000	$1,500
Interest not given	11	15
Amount	$82,450	$38,155

	Jan. 1 to June 17	Jan. 1 to June 18
Total No.	7,860	8,392
Amount	$33,150,407	$34,287,193
To Banks & Ins. Cos.	1,635	2,011
Amount	$12,934,564	$13,148,196

Building Permits.

	1914 June 11 to 17	1913 June 13 to 19
New buildings	74	82
Cost	$434,800	$960,170
Alterations	$57,550	$76,647

	Jan. 1 to June 17	Jan. 1 to June 19
New buildings	2,271	1,834
Cost	$22,358,410	$15,686,092
Alterations	$1,460,437	$1,851,272

QUEENS.

Building Permits.

	1914 June 11 to 17	1913 June 13 to 19
New buildings	135	84
Cost	$669,125	$355,130
Alterations	$63,095	$15,915

	Jan. 1 to June 17	Jan. 1 to June 19
New buildings	2,344	2,239
Cost	$10,508,632	$7,525,168
Alterations	$577,342	$570,283

RICHMOND.

Building Permits.

	1914 June 11 to 17	1913 June 13 to 19
New buildings	40	20
Cost	$72,735	$27,875
Alterations	$6,100	$7,408

	Jan. 1 to June 17	Jan. 1 to June 19
New buildings	592	508
Cost	$975,926	$910,001
Alterations	$119,317	$120,566

REAL ESTATE NOTES.

NEHRING CO. has been appointed agent of the "Dartmoor" apartments, 609-611 West 177th st, and of 1157-1161, and 1165 Longfellow av.

NEW YORK MORTGAGE & Security Co has declared the regular quarterly dividend of 3 per cent., payable July 1 to stockholders of record on June 24th, 1914.

A. & C. E. HALLY, now at 2069 Westchester av, have opened a branch office at Clason Point, where they will conduct a general real estate and insurance business.

JOHN T. TULLY has resold the Elsinore, a 6-sty apartment house at 502-504 West 151st st, to the Realty and Commercial Co. Title passed on Tuesday.

SMITH & PHELPS have obtained for the Joseph Sousin Co., a building loan of $45,000 for the erection of a 5-sty apartment house at the junction of Stebbins av. and Chisholm st.

WILLIAM A. WHITE & SONS have been appointed agents for the building at the southwest corner of Irving pl and 19th st, containing stores, offices and apartments.

LEROY W. JOHNSON and Lounsbery & Tharp have obtained for T. J. Loftus a loan of $18,000 on his residence at North Castle, Westchester county.

EUGENE J. BUSHER was the broker in the recently recorded sales of 428 East 159th st for the Cedar Construction Co., and the southeast corner of Southern Boulevard and Barretto st for Dietrich Eggers.

AXELROD & FEINBERG, INC., real estate, has dissolved partnership. Peter Axelrod, president and secretary, will remain in the same office, 304 Madison av, and conduct a real estate business under his own name. He also has an office at 352 Fulton st, Jamaica, L. I.

T. CHAMBERS REID is the buyer of the dwelling 874 West End av reported sold last week by Harriet B. Leeming. The buyer owns the adjoining dwelling at 876 and now controls a plot 40x80, about 21 ft. south of 103d st.

SOL BLOOM, on a bid of $42,700, became the owner of the Rippowan Farm of 237 acres, fronting on Stillwater av and Bedford rd near Stamford, Conn., sold at auction last Saturday by Joseph P. Day.

ROMAN CATHOLIC CHURCH of Our Lady of Sorrows at Corona, L. I., has taken title from Bishop Charles E. McDonnell to 17 lots adjacent to the church property at Shell road and Sycamore av for the purpose of building an extension to the church.

RETREAT FOR LADIES and Homeless Girls Society has acquired title from Frederick Herrmann to the two 3-sty dwellings at 205 and 207 East 71st st. The building will be used in connection with the work of the society, whose headquarters is in Albany.

HENRY BRADY has been requested by the State Controller to make an appraisal of the real estate of the late Peter Doelger, the brewer. It consists principally of 255 corner buildings, all free and clear of mortgages, and estimated to have a value of about $10,000,000.

PEASE & ELLIMAN sold for the Crosby estate to the 310 West 56th St. Co. the 3-sty dwelling, 100 Edgecombe av, at the northeast corner of 139th st, on lot 18x100. The seller took in part payment 125 Vermilye av, a 25 ft., 5-sty apartment house. Title passed to the new owners on Tuesday.

J. HARRIS JONES, and Louis Meckes, builders and real estate men of the Bronx, and Neason Jones, of Mount Vernon, have opened offices at 30 East 42d st, under the firm name of Jones, Meckes & Jones, where they will conduct a general operating business in Manhattan, Bronx and Westchester real estate.

JOSEPH P. DAY will auction on the premises to-day the realty holdings of the late Tom L. Johnson, ex-Mayor of Cleveland, O., comprising 109 lots on the Shore rd, 96th to 99th sts and 3d av, Brooklyn. The lots when originally purchased included others which the city acquired to create a public park and driveway, now under construction.

HAWK & WETHERBEE deny the rumored sales of the Hotel Manhattan and say they expect to continue the management of the hotel for many years to come. The property is owned by the estate of James J. Belden, F. W. Barker, of Syracuse, N. Y., trustee. Hawk & Wetherbee leased the hotel when it was erected, about eighteen years ago.

MAX RAYMOND is reported to have completed arrangements to take over the long-term lease that Ephraim Adler recently secured on the Bull estate property at 35 to 39 West 35th st through John L. Parish and Joseph P. Day. The site, which measures 56.3x98.9, will be improved by Mr. Raymond with a 12-sty loft structure, a project which Mr. Adler had in mind for the site.

FEES in the Register's office of Bronx county have reached the sum of $100,032.18, of which sum $78,869.34 was collected by the Mortgage Tax Department and $21,162.84 in various other fees. Register Polak's statement shows a total of 20,410 papers filed and recorded to date, divided as follows: Conveyances recorded, 4,098; mortgages, 4,559; chattel mortgages, 9,176; commissioner of deeds & notary certificates filed, 2,577; folios recorded, 140,000; consideration of

JOSEPH CACCAVAJO, C. E. WARREN C. HAFF, M. E.
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The Roof Maintenance Co., Inc.
L. C. ANDERSON President
GRAVEL SLAG TILE ROOFING PLASTIC SLATE and ASPHALT
WATER and DAMP PROOFING
PHONE 285 HARLEM Established 1899 114 EAST 130th STREET
"Barrett Specification" Roofs a Specialty Estimates Furnished on Request

conveyances, $3,330,517; mortgage tax indebtedness, $16,321,404.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF SOPHIE SINGER.—Premises 519 West 142d st, valued at $15,000.

DIVIDEND NOTICE.
FULTON TRUST COMPANY OF NEW YORK,
149 Broadway, New York City,
June 18, 1914.
44TH CONSECUTIVE SEMI-ANNUAL DIVIDEND.
By Resolution of the Board of Trustees, a Semi-Annual Dividend of FIVE PER CENT. is payable on July 1, 1914, to stockholders of record at the close of business 3 P. M. June 22, 1914.
CHARLES M. VAN KLEECK, Secretary.

Light Your Halls

Twenty inspectors have recently been detailed by the Tenement House Department to see that hallways of apartment and tenement houses are lighted at night in accordance with the law.

The law reads that there shall be a light at night in the lower hall and one in the hall on the second floor. Many owners and occupants of tenement buildings unconsciously violate these provisions because of an inadequate method of controlling the light.

If you feel that the hallways of the buildings you own or occupy are inadequately lighted or the lighting improperly controlled we shall be pleased to render you any assistance in our power.

Write us and one of our lighting experts will show you how electric light will not only protect you against law-violation, but he will prove to you that it's the most economical form of lighting for hallways.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main
(Connecting all Branches)

LAWRENCE DRAKE.—466½ Pearl st, $18,000; 468-468½ Pearl st, $32,000; 301 Washington st, $39,000; 99 Murray st, $38,000; 482 Water st, $30,000; 11 Catherine slip, $8,500; 396 Water st, $5,500; 49 Hamilton st, $10,500; 57 Market st, $25,000; 239 Division st, $8,000; 107 Varick st, $15,000; 330 West 57th st, $38,000, and land at 218th st and Harlem River, $15,000.

JACOB KORN.—(These valuations made in March, 1908). 31 Crosby st, $32,500; 304 West 38th st, $32,000; 198 Henry st, $31,000; 736 Broadway, $175,000; 1865-1867 3d av, $97,000; 158-160 West 29th st, $87,500; and the following leasehold properties: 353 5th av, s e c 34th st, $300,000; 36 East 9th st, $25,000, and 228 Rivington st, $19,000.

JOHN S. HUYLER, JR.—127 East 17th st, $25,000; 17 West 67th st, $40,000; 16-18 West 135th st, $36,000; 530 West 143d st, $13,000, and south side of 211th st, 92 ft. west of Sherman av, plot 175x61x89v59, $25,000.

MATILDA L. BEDFORD.—217-219 West 18th st, $15,000; 145 East 51st st, $13,000.

MURTHA E. GARRY.—421 West 141st st, $11,700.

FANNIE GOLDMANN.—313 East 19th st, $11,500.

CHARLES WITTENAUER.—80 West 15th st, $95,000; 220 6th av, $90,000.

JAMES J. CAMPBELL.—72 East 123d st, $12,500.

CHARLES T. GALLOWAY.—106-108 West 80th st, $47,500; 792-794 Washington av, $46,000.

MARTHA F. KUENSTLER.—299-301 10th av, $48,000.

RASHE SARASOHN.—29 Montgomery st, $13,000.

FRANZ THOMAN.—382 East 159th st, $6,000.

MITCHELL WEISS.—16 West 113th st, $25,000.

OSCAR KUHN—228 East 71st st, $16,000.

OBITUARY

MYER BONDY, real estate broker, with offices at 621 Broadway, died on Monday, at his home, 145 West 111th st, from heart disease, after a brief illness. Mr' Bondy was fifty-five years old and a former resident of Albany, N. Y. He is survived by a widow, two sons and a daughter.

WILLIAM VAN BRUNT BENNETT, a prominent real estate operator of Gravesend, and the last Supervisor of that town before its annexation to Brooklyn, died on Thursday of heart disease at his home, 928 Kings Highway, aged 62. Mr. Bennett was born in Gravesend and in his youth was active in the politics of the town. He is survived by a widow and a daughter.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Out of thirty-two offerings at the Manhattan and Bronx Exchange Salesrooms this week, nineteen went to plaintiffs or other parties in interest; seven sales were either withdrawn or adjourned and the remaining six properties went to outside bidders. Among the latter was Samuel A. Berger, who paid $86,625 for the 5-sty casino at 8-12 Avenue D, and Katie Graf, who bought the tenement at 78 Stanton street for $13,975.

For the coming week, the most important sale will involve 197 lots opposite Van Cortlandt Park, to be offered by Joseph P. Day and J. Clarence Davies. Mr. Day will also sell half-a-dozen parcels in Greenwich Village to close the estate of Henry Corse. Large holdings of the Ellen M. Hennessy estate will be sold at the stand of the same auctioneer as a result of a partition suit instituted by Mary B. Averill et al against Forbes J. Hennessy et al.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 19, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Greene st, 204-6 (*), es, 100 s 3d, 50x100, 6-sty bk loft & str bldg; due, $92,414.64; T&c, $2,447.39; Central Trust Co, NY. 45,000

12TH st, 539 E, ns, 148 w Av B, 22x103.3, 3-sty bk bldg & strs (vol); bid in at $12,400.

22D st, 306 W, ss, 100 w 8 av, 20x98.6, 3-sty bk tnt & str; withdrawn.

24TH st, 223 W (*), ns, 283.4 w 7 av, 16.8 x80, 4-sty & b bk dwg; due, $2,146.85; T&c, $283.50; sub to 1st mtg $11,000; German Kahn et al exrs. 11,214

48TH st, 220-8 W, ss, 275.6 e 8 av, 99.6x100.5, 4-sty bk theatre (Longacre); withdrawn.

69TH st, 46 W (*), ss, 515.6 w Central Park W, 22x100.5, 4-sty & b stn dwg; due, $10,072.77; T&c, $406.70; sub to a prior mtg of $30,000; E Lansing Satterlee. 40,281

101ST st, 209-11 W, ns, 100 e Bway, 54.9 x100.11, 7-sty bk tnt; due, $14,642.54; T&c, $979; sub to 1st mtg of $78,000 (corrects error in issue of June6, when buyer was plaintiff); Henry A Petersen. 93,025

118TH st, 306 W (*), ss, 125 w 8 av, 25x100.11, 5-sty bk tnt & strs; due, $23,193.84; T&c, $1,170; Anna A Gillies. 23,000

Madison av, 173, bet 33d & 34th, 24.8x100, 5-sty bk bldg; withdrawn.

HENRY BRADY.

Broome st, 141 (*), ss, 20 e Ridge, 20x60, 3-sty bk tnt & str; due, $10,845.89; T&c, $245.20; City Real Estate Co. 9,000

Madison st, 333-5 (*), nec Scammel, 96x35.3x95.7x41.3, 6-sty bk tnt & strs; due, $12,265.05; T&c, $783.84; sub to 1st mtg of $54,000; Aug Ruff & ano. 65,000

Scammel st, nec Madison, see Madison, 333-5.

HERBERT A. SHERMAN.

Stanton st, 78, ns, 45 e Allen, 21x65, 5-sty bk tnt & str; due, $11,059.65; T&c, $2,378.94; Katie Graff. 13,975

SAMUEL MARX.

60TH st, 243 E (*), ns, 115 w 2 av, 20x100.5, 3-sty & b stn dwg; due, $14,374.33; T&c, $452.77; Dry Dock Savgs Instn. 12,000

M. MORGENTHAU JR. CO.

Av D, 8-12, es, 37.2 s 3d, runs e70xs18.1xe—xs37.2xw90xn56.1 to beg, 5-sty bk casino; due, $24,447.44; T&c, $623; Saml A Berger. 86,608

Total	$399,103
Corresponding week 1913	1,667,873
Jan. 1, 1914, to date	17,179,234
Corresponding period 1913	24,455,313

Bronx.

The following are the sales that have taken place during the week ending June 19 ,1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Anderson av (*), ws, abt 135 s 165th, runs w115xs9.7xw100 to Woodycrest av (No 1038), xs20.5xe215xn30 to beg, 2-sty & b fr dwg; due, $6,865.09; T&c, $2,570.58; Wm Totten et al. 7,500

Arthur av, 2361-3, see Arthur av, 2375-7.

Arthur av, 2375-7 (*), ws, 164.7 s 187th, 50x115.11x50x115.5, 2-sty fr dwg & str & 1-sty bk theatre; also ARTHUR AV, 2361-3, ws, 264.7 s 187th, 50x116.11x50x116.5, 5-sty bk tnt & strs; due, $4,740.51; T&c, $683.97; sub to two mtgs aggregating $37,639.17; Smada Realty Co. 31,450

Franklin av, 1251-3 (*), ws, 116.3 n 168th, runs w115.3xs46.2xw44.8xn—xe11 x n 60 xe 168.8xs76.6 to beg, 2-2-sty fr dwgs; due, $16,050.26; T&c, $475; Stephen D Pringle. 16,000

Prospect av ,2058A, on map 2056 (*), es, 314.6 s 180th, 16.6x150, 2-sty fr dwg; due, $5,613.05; T&c, $195.73; Effingham I Walgrove. 5,000

Tremont av (*), sws, 161.9 ne & e Sedgwick av, 74.3x71.2x68.9x86, vacant; due, $5,416.85; T&c, $923.79; Chas J Harvey. 6,000

Woody Crest av, 1038, see Anderson av, ws, abt 135 s 165th.

BRYAN L. KENNELLY.

St George's Crescent, ns, see Van Cortland av, ss.

170TH st, 392 E (*), ss, 47.9 w Clay av, 20.2x63.3x16.8x74.4, 2 & 3-sty fr dwg; due, $5,174.68; T&c, $950; Eliz A Reid, extrx. 1,500

Van Cortlandt av (*), ss , & ST GEORGE'S CRESCENT, ns, lots 616, 617 & 618, 75x125.6x95.6x66.7, vacant; due, $2,307.05; T&c, $260; Mary C Ailinger. 1,500

HENRY BRADY.

150TH st, 148 E (*), ss, — w Mott av, runs s150xe39.6xs10.2xw47.5xs10.6xw2xnw 71.6xe3xn100xe18.6 to beg, 2-sty & b bk dwg and 1 & 2-sty fr rear stable; due, $2,492.31; T&c, $13.17; Jno Toner. 8,500

167TH st, 581 E, nec Franklin av (No 1160), 25x100, 2-sty fr dwg; due, $7,024.52; T&c, $239; Jas J Martin, def. 7,275

176TH st, 825 (1075) E (*), ns, 46.1 w Marmion av, 25x100, 2-sty fr dwg; due, $1,039.60; T&c, $804.26; Mary E Roberts. 2,000

Bryant av, 1489 (*), ws, 225 s 172d, 20x100, 3-sty bk dwg; due, $8,113.16; T&c, $890.83; Christina Gerstener et al exrs. 8,000

Franklin av, 1160, see 167th, 581 E.

GEORGE PRICE.

181ST st, 660 E, see Belmont av, sec 181.

235TH st E, nwc Kepler av, see Kepler av, nwc 235.

Belmont av, sec 181st (No 660), 100.9x40.4, 5-sty bk tnt; due, $15,669.17; T&c, $115.05; Philip Passon. 16,050

Kepler av (*), nwc 235th, 75x100, 2-2-sty fr dwgs; due, $1,719.12; T&c, $300; sub to 1st mtg of $9,000; Andrew C Jung. 11,000

HERBERT A. SHERMAN.

Mapes av, 2157-9 (*), ws, 78.6 s 182d, 60.10x145.3x75.11x146.1, 2-5-sty bk tnts; due, $8,134.26; T&c, $535.42; sub to two 1st mtgs aggregating $47,500; Prospect Investing Co. 48,500

JAMES L. WELLS.

170TH st W, swc Inwood av, see Inwood av, swc 170th.

Inwood av (*), swc 170th, 38.3x—, vacant; due, $812.98; T&c, $57.83; Walter F Welch. 250

JACOB H. MAYERS.

Bogart av, ns, 150 e Lydig av, see Mulner av, ss, 150 e Lydig av.

Muliner av, ss, 150 e Lydig av, runs s200 to Bogart av xe275xn100xw75xn100xw200 to beg; adj sine die.

Total	$170,525
Corresponding week 1913	1,344,205
Jan. 1, 1914, to date	3,251,291
Corresponding period 1913	7,468,511

Brooklyn.

The following are the sales that have taken place during the week ending June 17, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

JERE JOHNSON, JR., CO.

(Sale of 291 lots of the Fleet Estate held at Brooklyn Academy of Music.)

6STH ST, es, 313.4 s 6 av, 60x131.2x 61x136; Simon J Harding 3,300.00
6STH ST, es, 373.4 s 6 av, 41x139.4; E McGinnis 2,100.00
6STH ST, es, 393.4 s 6 av, 97.5x139.4x 115.4x149; J A Schmitt 5,250.00
6STH ST, ws, 98.4 n 4 av, 80x100; Theo Ficke 5,200.00
6STH ST, ws, 101.11 s 3 av, 100x100; Louis Kaiasik 6,500.00
6STH ST, es, 73.4 s 6 av, 140x111.8x 140.5x123; Arthur H Selinger 7,000.00
6STH ST, es, 213.4 s 6 av, 100x123x 100.3x131.2; A Dann 5,000.00
6STH ST, ws, 101.11 s 5 av, 540x100; Arthur H Selinger 23,575.00
6STH ST, es, 286.11 n 6 av, 100x68.6x 101.3x75.7; Grant Gregory 3,375.00
6STH ST, es, 186.11 n 6 av, 100x75.7x 100.3x83.9; Gilbraltar Constn Co 3,500.00
6STH ST, es, 106.11 n 6 av, 80x83.9x 80.3x90.2; Richd B Wilhelm 3,400.00
6STH ST, es, 73.4 s 5 av, 40x52.5x40x 54.11; Irving Blackman 1,650.00
6STH ST, es, 113.4 s 5 av, 60x54.11x60.1 x58.7; Emily Brown 1,575.00
6STH ST, es, 173.4 s 5 av, 100x58.7x 100.2x64.10; Jacob A Schmitt 2,250.00
6STH ST, es, 273.4 s 5 av, 60x64.10x 60.1x68.6; G Bartlett 1,650.00
6STH ST, ws, 178.4 n 4 av, 360x100; Saml Hess 19,975.00
6STH ST, ws, 121.11 s 4 av, 80x100; Silvio & Sartori 5,000.00
6STH ST, ws, 78.4 n 5 av, 440x100; Arthur H Selinger 24,750.00
6STH ST, ws, 101.11 s 6 av, 383.7x99.1x 385.1x100; Arthur H Selinger 4,625.00
BAY RIDGE AV, es, 73.4 s 5 av, 540x 100; Arthur H Selinger 31,025.00
BAY RIDGE AV, ws, 83.4 n 6 av, 440x 97x440x98.4; Arthur H Selinger 24,550.00
BAY RIDGE AV, ws, 96.11 s 5 av, 40x 96.9x40x96.11; Thos R Farell 3,450.00
BAY RIDGE AV, ws, 136.11 s 3 av, 60x 96.11x60x97; J R Oxley 4,125.00
BAY RIDGE AV, es, 113.4 s 6 av, 100x 100; Arthur H Selinger 5,375.00
BAY RIDGE AV, es, 213.4 s 6 av, 40x 100; Oscar W Klein 1,900.00
BAY RIDGE AV, es, 253.4 s 6 av, 100x 100; F J O'Donnell 4,875.00
BAY RIDGE AV, es, 353.4 s 6 av, 87.4x 100x85.1x101.4; Arthur H Selinger 3,700.00
BAY RIDGE AV, ws, 96.11 s 6 av, 140x 99.1x140x99.6; E Greenfield 7,800.00
BAY RIDGE AV, ws, 236.11 s 6 av, 40x 99.6x40x99.7; P J Casey 1,900.00
BAY RIDGE AV, ws, 276.11 s 6 av, 40x99.7x40x99.9; J Megirian 1,850.00
BAY RIDGE AV, ws, 316.11 s 6 av, 97.9x 99.9x92x99; E Greenfield 5,000.00
BAY RIDGE AV, sec 6 av, 102.11x97.8x 100x73.4; Jno W Arfmann 5,000.00
BAY RIDGE AV, es, 73.4 s 6 av, 40x 100; S Levin 2,150.00
5TH AV, ss, 25.9 e 68th, 22.10x85x27.5x 79.5; Jno W Arfmann 2,900.00
5TH AV, sec 68th, 25.9x79.5x25x73.4; Jno W Arfmann 3,900.00
5TH AV, swc Bay Ridge av, 99.4x73.6x 96.9x96.11; Thos R Farell 26,250.00
5TH AV, sec Bay Ridge av, 20.7x78.3x 20x73.4; Gibraltar Constn Co 6,200.00
5TH AV, swc 68th, 41.2x101.11x40x92.3; Silvio & Sartori 7,075.00
5TH AV, ss, 41.2 w 68th, 20.7x92.3x20x 87.5; C F Baxter 3,050.00
5TH AV, ss, 61.9 w 68th, 41.2x87.5x40x 77.8; Arthur H Selinger 6,000.00
5TH AV, ss, 41.2 e Bay Ridge av, 61.9x 97.8x60x83.1; Arthur H Selinger 9,350.00
5TH AV, ss, 20.7 e Bay Ridge av, 20.7x 83.11x20x78.3; Walter S Ross 4,000.00
6TH AV, swc 68th, 102.11x77.8x100x 101.11; Arthur H Selinger 4,625.00
6TH AV, sec 68th, 106.8x98.9x111.8x73.4; Arthur H Selinger 4,625.00
6TH AV, nwc Bay Ridge av, 101.6x107.3 x98.4x83.4; Arthur H Selinger 5,125.00
6TH AV, swc Bay Ridge av, 101.9x72.11 x99.1x96.11; E. Greenfield 5,125.00
6TH AV, nwc 68th, 102.11x102.8x100x 78.4; Arthur H Selinger 5,750.00
6TH AV, nec Bay Ridge av, 102.11x82.8 x100x106.11; Arthur H Selinger 5,750.00
6TH AV, nec 68th, 99.11x106.11x90.2x 84.3; Arthur H Selinger 4,625.00

WILLIAM H. SMITH.

HULL ST, ns, 133.4 w Hopkinson av, 16.8x100; S Sidney Smith & Howard A Smith, trstes 1,750.00
STARR ST (*), nws, 100 ne Irving av, 194x294xirreg; Christian Schneider 30,100.00
E 8TH ST (*), ws, 400 n Av L, 20x 120.6; also PARCEL, beg at point 420 n Av L and runs w20.6xxn20xe 20.6xs20 to beg; Eagle Savgs & Loan Co. 2,500.00
20TH ST, ss, 250 w 6 av, 25x100; Raffaele Fedele 5,350.00
E 31ST ST (*), es, 355.9 s Tilden av, 19x100xirreg; Francis J McNanamy et al 3,750.00

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Auction Sales, Brooklyn—Continued.

63D ST, nec 5 av, 100x40; adj July 1.. —
71ST ST, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; withdrawn .... —
74TH ST (*), ss, 228 w 17 av, 72x100; Wm E Ronk 10,280.00
ALABAMA AV, ws, 20 s Glenmore av, 20x50; Armin H Mittlemann 3,900.00
ALABAMA AV, ws, 40 s Glenmore av, 20x50; Armin H Mittlemann 3,900.00
ALABAMA AV, ws, 60 s Glenmore av, 20x50; Armin H Mittlemann 3,900.00
FLATBUSH AV (*), es, 400 se Morton av, —x—; also MORTON AV, cl, 200 e Flatbush av, —x—; also FLATBUSH AV, es, intersec cl Morton av, 200x200; Penn Bond & Mtg Co 23,000.00
ROCKAWAY AV (*), sec Livonia av, 25x100; also ROCKAWAY AV, es, 25 s Livonia av, 25x100; Isaac P Hubbard et al 5,000.00
5TH AV, es, 20.7 n 73d, 24x10.4; withdrawn .... —
12TH AV, ses, 20.2 sw 43d, 20x100; withdrawn .... —
12TH AV, ses, 40.2 sw 43d, 20x100; withdrawn .... —

NATHANIEL SHUTER.

FRANKLIN ST (*), ws, 27 n Freeman, 24.4x80; John Sternecker 6,025.00
STERLING PL (*), ns, 200 w Bedford av, 20x100; Michl Tuch 7,500.00
W 5TH ST (*), es, 440 n Av R, 20x82.6; J Louis Bosch 2,850.00
E 14TH ST (*), es, 140 s Av U, 60x100; Wm J Boesch 5,000.00
BLAKE AV (*), ss, 75.6 e Jerome, 24x120; Annie Chester 3,250.00
6TH AV (*), es, 77.8 s 53d, 45x100; Mechanics Bank Brooklyn 25,500.00

WILLIAM P. RAE.

71ST ST (*), us, 181.1 e 18 av, 18.6x100; Caroline H Crane 3,500.00
72D ST, ns, 95.10 e 5 av, 30x118.4; withdrawn .... —
73D ST, ns, 114.6 w 5 av, 20x100; withdrawn .... —
74TH ST, ss, 466.6 w 7 av, 20x100; withdrawn .... —
GREENE AV, nwc Sumner av, 20x80; adj July 3 .... —
SCHENCK AV (*), es, 150 n N Carolina av, 50x100; Jno D Forbell 1,000.00
13TH AV (*), es, 80 n 69th, 20x100; Gaetano Paciello 4,150.00

CHAS. SHONGOOD.

74TH ST, ss, 363.8 e 6 av, 20x100; withdrawn .... —

JAMES L. BRUMLEY.

BELMONT AV, sec Fountain av, runs e 200 to Crystal, xs— to New Lots rd, xw&sw— to Sutter av, xw— to Fountain av, xn— to beg; Kline Realty Co. 19,450.00

JERE JOHNSON, JR., CO.

MERMAID AV, ss, 40 e W 37th, 40x100; G Tonkogy 1,620.00

Total $520,905.00
Corresponding week 1913 .... 163,379.00

VOLUNTARY AUCTION SALES.

Manhattan.

JUNE 25.

JOSEPH P. DAY.

HESTER ST, 126, 6-sty bk tnt & strs, 25x49.6.
MADISON AV, 1001, 4-sty & b stn dwg, 20x79.

Bronx.

JOSEPH P. DAY.

JUNE 23.
197 LOTS located on Broadway, Spencer pl, 262d st, 263d st, Tyndall av, Fieldston rd, Spencer av, at 14-16 Vesey st at 12 m.

JUNE 24.
UNION AV, 1154, sec Home, vacant (trste).
UNION AV, 1150, bet Home & 167th, 25x99.4 x—, 2-sty & b fr dwg (trste).

Brooklyn.

JOSEPH P. DAY.

JUNE 20.
62D ST, 1852-4; also 63D ST, 1848-58 & 62, & 1825 to 1857 63d st, 15 dwgs at 2 p m on premises.
108 LOTS located on Shore rd, 3d av, Marine av, 96th, 97th & 99th sts, at 3 p m on premises.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesrooms 14 and 16 Vesey Street, unless otherwise stated:

JUNE 20.
No Legal Sales advertised for this day.

JUNE 22.
11TH ST, 647-9 E, nwc Av C (Nos 179-81), 83x51.9, 6-sty bk tnt & strs; Wm L Condit trste et al—Burt Realty Co Inc et al; Elkus, Gleason & Proskauer (A), 170 Bway; Maurice Goodman (R); due, $67,251.31; T&c, 471.79; mtg recorded Mar29'09; Bryan L Kennelly.
AV C, 179-81, see 11th st, 647-9 E.

JUNE 23.
BROOME ST, 365-9, sec Mott (Nos 166-70), 72.8x103.4x70.8x108.9, 2-6-sty bk tnts & strs; Jas E March—Carmine Marasco et al, exrs; Hedges, Ely & Frankel (A), 165 Bway; Andw J Shipman (R); due, $28,283.89; T&c, $2,800; sub to mtg of $142,500; Henry Brady.
28TH ST, 162 W; see 7 av, 311-5.
96TH ST, 344 E ss, 140 w 1 av, 35x100.8; 6-sty bk tnt & strs; Louis T Lehmeyer—McKeon Realty Co et al; Marshall S Marden (A), 37 Liberty; Augustine R McMahon (R); due, $30,858.90; T&c, $775; M Morgenthau, Jr, Co.
7TH AV, 311-5, sec 28th (No 162), 78.1x56.11x78.2x57.7, 3-5-sty stn tnts & strs; Max M Warburg—Twenty-Eighth St & Seventh Av Realty Co et al; Stroock & Stroock (A), 30 Broad; Chas S Fettretch (R); due, $105,792.06; T&c, $2,626.86; Bryan L Kennelly.
7TH AV, 424, ws, 41.2 n 33d, runs w61.2xn13.6 xw8.8x5.9xe69.10xs19.3 to beg, 4-sty stn tnt & strs; County Holding Co—Unico Realty Co et al; Merrill & Rogers (A), 100 Broadway; Roy M Robinson (R); due, $68,239.04; T&c, $1,339 J H Mayers.

JUNE 24.
BETHUNE ST, 43 see 8 av, 258.
BROOME ST, 161-3, ss, 20 w Attorney, 40x50, 6-sty bk tnt & strs; Meyer Horwitz et al—Celia Breitbart et al; Abr I Spiro (A), 140 Nassau; Wm Chilvers (R); due, $4,132.76; T&c, $1,358.40; sub to priormtgs aggregating $34,000; Herbert A Sherman.
JANE ST, 80; see 8 av, 258.
PERRY ST, 4; see 8 av 258.
WASHINGTON ST, 718; see 8 av 258.
WASHINGTON ST, 753; see 8 av, 258.
13TH ST, 406 W; see 8 av, 258.
21ST ST, 107 W, ns, 85 w 6 av, 20x98.9, pt 6-sty bk str; Max Hirsch—Harrison A Pell et al; Arthur Knox (A), 198 Broadway; Leopold W Harburger (R); due, $1,754.82; T&c, ———; Jos P Day.
23D ST, 273-9 W; see 8 av, 258.
55TH ST, 508-10 W; see 8 av, 258.
83D ST, 35 W, ns, 428.9 e Col av, 20x80, 3-sty & b bk dwg; Felicitas Fuhr—Chas F Wildey, Jr, indiv & exr, et al; Albert W Venino (A), 59 Wall; Wm H Hamilton (R); due, $14,969.03; T&c, ———; Jos P Day.
84TH ST, 234-6 E, ss, 177.11 w 2 av, 25.5x102.2, 3-sty bk dwg & 1-sty bk & fr stable; Elise E Bohsung admr—Simeon H Barber et al; Henry F Lippold (A), 63 Park Row; Jos P McDonough (R); due, $10,781.54; T&c, $1,012.06; Jos P Day.
126TH ST, 35 W, ns, 385 w 5 av, 25x99.11, 5-sty stn tnt; Mary H Tompkins et al—Lillie B Cornish et al; Frederic de P Foster (A), 44 Wall; Jno H Rogan (R); due, $31,435.66; T&c, $1,216.80; J H Mayers.
5TH AV, 258 nec 23d (Nos 273-9), 24.8x100, 3 & 4-sty bk tnts & strs; JANE ST, 80, ss, 148.9 w Greenwich, 14.3x80, 3-sty bk dwg; WASHINGTON ST, 718 swc 11th (Nos 246-50), runs s27xw56xs23xw19.8xn31xe80 to beg, 3-4 sty bk tnts & str; WASHINGTON ST, 753, sec Bethune (No 43), 20x55x20x56.3, 3 & 4-sty bk tnts & strs; PERRY ST, 4, ss, 63.8 w Greenwich av, 22x95, 3-sty & b bk dwg; 13TH ST, 406 W, ss, 105.4 w 9 av, 18.10x103.3, 3-sty bk tnt & str; also 55TH ST, 508-516 W, ss, 175 w 10 av, 100x100.5, 5-4-sty bk tnts; John Corse, exr trste & indiv—Sarah M Chapman et al; Oeo E Miner (A), 25 Broad; John Corse, trste, &c; Jos P Day.

JUNE 25.
CHRISTIE ST, 213, ws, 86.10 n Stanton, runs w41.4xs3.2xw34.6xs1.1xw25.10 x n15.8xe100 x s 28.10 to beg, 5-sty bk tnt & strs; Louis Loweustein et al trste—Schnell Realty Co et al; Hoadly, Lauterbach & Johnson (A), 22 William; Chas Putzel (R); due, $26,652.42; T&c, $600; M Morgenthau, Jr, Co.
HENRY ST, 97, ns, 85.4 w Pike, 24.9x100, 4-sty bk tnt & strs, with all title to strip 0.4½x67.2 on east; Pierre Mali et al, trste—Lewis Seligman et al; Herbert Parsons (A), 52 William; Geo H Francoeur (R); due, $20,778.37 T&c, $689.21; Jos P Day.
17TH ST, E, ns, 115 e 4 av; see 4 av, 220.
18TH ST, 48 E; see 4 av, 220.
76TH ST, 116 W, ss, 185.1 w Col av, 20x102.2, 4-sty & b stn dwg; Julia W Little—Jno J Kirby et al; Pruyn & Whittlesey (A), 2 Rector; Abram Ellenbogen (R) due, $9,904.62; T&c, $1,365.22; sub to a first mtg of $20,000 Jos P Day.
77TH ST, 216 E, ss, 330 w 2 av, 25x102.2, 5-sty bk tnt & strs; Bertha B B Walker—Julius Hochdorf et al; Frank Keck (A), 29 Broad way; Geo E Weller (R) due, $22,057.27; T&c, $533.45 mtg recorded Mar 29,1909; Jos P Day.
78TH ST, 44 E see 4 av, 220.
128TH ST, 71 E, ns, 105 w Park av, 35x99.11, 5-sty bk tnt; Wm R Appleby—Thos J McLaughlin et al; action 1; Cannon & Cannon (A), 135 Broadway Jno L Bernstein (R) due, $30,637.90; T&c, $1.015 mtg recorded June 30, 1905 Jacob H Mayers.
128TH ST, 73 E, ns, 70 w Park av, 35x99.11, 5-sty bk tnt; same—same; action 2; same (A); Albert Unger (R); due, $30,650.20; T&c, $1,021; mtg recorded June 30, 1905; Jacob H Mayers.
BROADWAY, 1849; see 4 av, 220.
MADISON AV, 1003-9; see 4 av, 220.
4TH AV, 220, swc 18th (No 48), 42x78.7, 9-sty bk office & str bldg; 4TH AV, 213, es, 80 n 17th, 25.6x115, 5-sty bk, restaurant 1-sty ext; 17TH ST, E, ns, 115 e 4 av, 10x131; BROADWAY, 1849, ws, 90 s 61st, 28.10x139.10x25x125.4, 2-sty bk office & str bldg; also MADISON AV, 1003-1009, sec 78th (No 44), runs a S2.2xe79xs20xe21xn102.2xw100 to beg, 5-4-sty & b stn dwgs; Mary B Averill et al—Forbes J Hennessy et al; Goldsmith, Cohen, Cole & Weiss (A), 61 Broadway; Algernon S Norton (R); partition; Jos P Day.

JUNE 26.
SOUTH ST, 178-9, ns, abt 65 e Roosevelt, 41.9x 151.4 to Water st (Nos 337-9), 37.4x75.8, 4-sty bk tnt & strs, 4-sty bk market & 2 & 3-sty bk stable; Moses Solomon—Fannie E D Story et al; Saml J Rawak (A), 256 Bway; Cecil B Ruskay (R); due, $9,069.15; T&c, $845.50; sub to two mtgs aggregating $28,500; Joseph P Day.
WATER ST, 337-9, see South st, 178-9.

JUNE 27.
No Legal Sales advertised for these days.

JUNE 29.
70TH ST, 233 W; ns, 369.8 w Ams av, 10.5x100.5, 3-sty & b bk dwg; Mabel C Maynard—Robt D Radcliffe et al; Eisman, Levy, Corn & Lewine (A), 135 Broadway; Emanuel Hertz (R); due, $1,970.52; T&c, $3,265.32; Jos P Day.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

JUNE 20 & 22.
No Legal Sales advertised these days.

JUNE 23.
175TH ST, 731 E, nec Clinton av (No 1810), 90.2x19.5; also CLINTON AV, 1820, es, 97 n 175th, 19.5x90.2, 2-3-sty bk dwgs; Rental Mortgage Securities Corpn—Intercity Land & Securities Co et al; Henry S Mansfield (A), 27 Cedar; Emanuel B Cohen (R); due, $1,-824.87; T&c, $600; sub to prin mtgs aggregating $22,000; J H Mayers.
CLINTON AV, 1810; see 175th st, 731 E.
CLINTON AV, 1820; see 175th st, 731 E.

JUNE 24.
ST PAULS PL, 420; see Brook av, sec St Paula pl.
BROOK AV, sec St Pauls pl (No 420), 46.8x 100.8, 5-sty bk tnt & strs; Jas G Wentz—Kitchen Impt Co et al; Boothby, Baldwin & Hardy (A), 42 Broadway; Jno J Hynes (R); due, $37,971.99; T&c, $750; Chas A Berrian.
PROSPECT AV, 2354, es, 562.6 n 183d, 18.9x93.4 x18.9x93.9, 2-sty bk dwg; Beatrice S B Ziegel —Anthony Reale et al; Sigmund Wechsler (A), 233 Bway; Edw F Moran (R); due, $6,841.67; T&c, $183.67; Chas A Berrian.

JUNE 25.
RESERVOIR OVAL, E, es, 110 s Reservoir pl; see Perry av, ws, 89.11 s Reservoir pl.
PERRY AV, ws, 89.11 s Reservoir pl, runs s50 xw100xnw38.2 to Reservoir pl xne34.1xe94.11 to beg, vacant; Joanna Donnelly—Edw J Murray et al; Otto B Schmidt (A), 55 Wall; Louis F Dodd (R); due, $1,803.28; T&c, $610.12; sub to prior mtg of $2,400; Jos P Day.
SO BOULEVARD, 1215, ws, 150 n Home, 25x100, 2-sty fr dwg; Morris E Webber, trste—Aaron Herzberg et al; Jno Webber (A), 7 Beekman; Wm A Keating (R); due, $6,997.52; T&c, $305.15; Jos P Day.
WEBSTER AV, ws, 401.11 s Gun Hill rd, 100x 90, vacant; Joanna Donnelly—Edw J Murray et al; Otto B Schmidt (A), 55 Wall; Louis F Dodd (R); due, $6,029.93; T&c, $510.36; Jos P Day.

JUNE 26.
164TH ST, E, nec Jerome av; see Jerome av, es, &c.
164TH, E, sec Jerome av; see Jerome av, es, &c.
165TH ST, E, sec Jerome av; see Jerome av, es, &c.
217TH ST, E, es, 181 s White Plains av, 50x114, Harlem Savgs Bank—Michl Brennan et al; Edw S Clinch (A), 41 Park Row; Myron Sulzberger (R); due, $2,028.48; T&c, $130; J H Mayers.
ARTHUR AV, 1911; see Belmont av, ws, 200.5 s 177th.
BELMONT AV, ws, 200.5 s 177th, 200x163.5 to Arthur av (No 1911), 201.8x189.1, 2-sty fr dwg & 1-2-sty stn stable; Seamen's Bank for Savgs in the City of New York—Mary A Fell et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Sydney W Fish (R); due, $53,009.82; T&c, $20,292.77; mtg recorded July 18, 1908; Herbert A Sherman.
BELMONT AV, 2508, es, 132.2 s Fordham rd, 25x100, 2-sty fr dwg; Kunegunde E Pfister—Lizzie O'Leary, extrx; Edw A Acker (A), 287 Broadway; Jno T Dooling (R); due, $2,452.66; T&c, $150; J H Mayers.
BOSTON RD, 1444, ss, 119.6 e Prospect av, 25x 90, 4-sty bk tnt & strs; Helen McChanning—Louis F Braun et al; Cary & Carroll (A), 59 Wall; Chas Moise (R); due, $16,731.12; T&c, $1,180.05; Jos P Day.
JEROME AV, es, whole front bet 164th & 165th, runs e125.10xn202.11xne159.2xn167.1 to 165th xw189.1xe466.5 to beg; also JEROME AV, sec 164th, runs s201.8xe25xne138xn174.7xw133.6 to beg, vacant; Ranald H MacDonald et al—Edw F Robinson et al; Allen & Sabine (A), 55 Liberty; Jno J Hynes (R); due, $4,439.59; T&c, $5,432.35; Chas A Berrian.

JUNE 27 & 29.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

JUNE 20.
No Legal Sales advertised this day.

JUNE 22.
RICHMOND ST, ws, 398 s Brooklyn & Jamaica turnpike, 46x150; Maurice E Connolly et al, exrs—Hy D Bergen et al; Fredk S Rauber (A), 145 Nassau, Manhattan; Algernon I Nova (R); Nathaniel Shuter.
E 42D ST, ws, 217.6 n Av J, 40x100; Emma C Mayer—Lydia Ellenbeck et al; Caldwell & Holmes (A), 44 Court; Wm H White (R); Wm H Smith.
HOWARD AV, swc Dean, 107.2x90; Fundy Co—Jasum Realty Co, Inc, et al; Jonas, Lazansky & Newburger (A), 115 Broadway, Manhattan; John F Clarke (R); Nathaniel Shuter.
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson Jr Co
5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongond.
5TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly —Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.
5TH AV, es, 68.7 s 72d 20.7x93.5; Henry F Malley et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.
5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.

JUNE 23.
COOK ST, ns, 275 e Morrell, 25x100; Susan A Nickerson—Hyman Greenberg et al; Dean, Tracy & McBarron (A), 160 Broadway, Manhattan; Edw H Maddox (R); Wm P Rae.
STERLING PL, ns, 100 w Saratoga av, 175x 110.1; Isidore Silberberg et al—Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reiher (R); Wm H Smith.
WALTON ST, 7-11, ns, 200 w Marcy av, 80x 62.2x85.2x81.7, 2-2 & 1-3-sty fr dwgs.
WALTON ST, 15, ns, 150 w Marcy av, 25x87x —x93, 3-sty fr dwg (admtrx).
4TH PL, ss, 21 w Clinton, 21x133.5; Lillian L Kelly—Walter A Lane et al; A J Keogh (A), 49 Wall, Manhattan; Jno F Canavan (R); Wm H Smith.
E 42D ST, ws, 217.6 n Av J, 40x100; Emma C Mayer—Lydia Ellenbeck et al; Caldwell & Holmes (A), 44 Court; Wm H White (R); Wm H Smith.
72D ST, sws, 143.10 nw 6 av, 20x100; Bank for Savgs in the City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Walter M Elfross (R); Chas Shongood.
BLAKE AV, ns, 20 w Milford, 80x90; Albro J Newton—Burr L Houghton, Jr; Geo V Brower (A), 44 Court; Henry J Davenport (R); Wm H Smith.
MARCY AV, ws, 125 s Macon, 45x100; Dime Savgs Bank of Brooklyn—James H Kullmyer et al; Dykman, Oeland & Kuhn (A), 177 Montague; George Buecher (R); James L Brumley.
5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.
5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly —Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.
5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Molly et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.
5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscowitz (R); Chas Shongood.
7TH AV, 311-5, sec 28th (No 162), 78.1x56.11x 78.2x57.7, 3-5-sty stn tnts & strs; Max M Warburg—Twenty-Eighth St & Seventh Av Realty Co et al; Stroock & Stroock (A), 30 Broad; Chas S Fettratch (R); due, $105,-792.06; T&c, $2,626.86; Bryan L Kennelly.

JUNE 24.
GARNET ST, ns, 20 w Smith, 20x67; Susette H Miller et al—Jas H Plumstead et al; Howard C Conrady (A), 204 Montague; Chas J McCafferty (R); Wm H Smith.
HENRY ST, ws, 66.10 n West 9th, 26.4x84; Wm Elkin—Saml Mundheim et al; Milton Dammann (A), 142 Bway; Roger Sherman (R); Herbert A Sherman.
PULASKI ST, ss, 216.8 w Stuyvesant av, 16.8x 100; Laura V Carlisle et al—Esther Cohen et al; Wm F Cassidy (A), Newburgh, N Y; Jay S Jones (R); Wm H Smith.
REGENT PL, ns, 83.2 e E 21st, 20.9x100.1; Williamsburgh Savgs Bank—Nathan Levy et al; S M & D E Meeker (A), 217 Havemeyer; Baruch Miller (R); Wm H Smith.
RODNEY ST, nws, 120 sw Marcy av, 20x100; Catherine Leonard—Lillian R Greenberg et al; Sydney Rosenthal (A), 850 Bway; Chas Burstein (R); Nathaniel Shuter.
TILLARY ST, ns, 124.9 w Hudson av, 20x93.7; Dime Savgs Bank of Bklyn—August Feldman et al; Dykman, Oeland & Kuhn (A), 177 Montague; G Burchard Smith (R); Wm H Smith.
15TH ST, sws, 304 nw 10 av, 222.1x85.3; Thos S O'Reilly—Newton D Hawkins et al; Jno J Kean (A), 44 Court; Jas W Redmond (R); Wm H Smith.
E 38TH ST, ws, 360 n Av L, 80x100; Melvin Brown—Milton S Kistler et al; Hovell, McChesney & Clarkson (A), 50 Court; Geo C Buechner (R); Wm H Smith.
79TH ST, ns, 133.10 w 20 av, 84.2x100; 79TH ST, ns, 134.10 w 20 av, 134.8x100; 78TH ST, ss, 377.4 w 20 av, 51.1x100; also 78TH ST, ss, 445.5 w 20 av, 34.7x100; Chas Frankland—Marloe Constn Co et al; K C & M V McDonald (A), 189 Montague st; Jno T McCaffrey (R); Wm H Smith.
BLAKE AV, swc Crescent, 20x90; Fredk W Holmes—Emma C Guggolz et al; Robt Haskell (A), 44 Court; Albt Tameling (R); Wm H Smith.
ROGERS AV, es, 260.3 s Veruon av, 20x100.5x irreg; Fredk K Wallbridge—Alfred Lazarowitz et al; Henry J Davenport (A), 275 Pearl; Geo C Buechner (R); Wm H Smith. Peck—Anna Barbara Meyer et al; Moore,

JUNE 25.
BOGART ST, es, 75 n Rock, 25x100; Anna M Peck—Anna Barbara Meyer et al; Moore; Williams & Upson (A), 215 Montague; Geo B Serenbetz (R); Wm H Smith.
TROUTMAN ST, ses, 91.3 ne Irving av, 100x 100; Balthaser Klee—Mary J Rothenbach et al; Robt E Moffett (A), 894 Bway; Marcus B Campbell (R); Wm H Smith.
VANDERVEER ST, ss, 79.6 e Bushwick av, 17.6 x100; Wyckoff H Garrison—Chas Troester et al; W H Garrison (A), 50 Court; Jas E Doherty (R); Wm H Smith.
E 14TH ST, ws, Lot 48 (The Lindens), 20x99.8; Fredk M Knowles et al—Anna E Mondshain et al; Geo R Davenport (A), 44 Court; Chas J Masone (R); Wm H Smith.
58TH ST, ns, 100 e 13 av, 60x100.2; Louis Schwartz—Wm F Grady et al; Schwartzman & Schwartzman (A), 44 Court st; Wm H White (R); Nathaniel Shuter.
ARGYLE RD, ws, 400 n Beverly rd, 50x100; Chas A Tatum—Helen M Adams et al; Harry L Thompson (A), 175 Remsen; Alexander S Drescher (R); Nathaniel Shuter.
ATLANTIC AV, nwc, Radde pl, 16.6x95; Sara Reid—Anna M Rossa et al; David Drechsler (A), 140 Nassau, Manhattan; Robt H Ernest (R); Wm H Smith.
CROPSEY AV, sws, intersec nws 20 av, 90x 311.1; also PARCEL of land beg at a point where the high water line of Gravesend Bay is intersected cl 20 av, runs sw1780.1nw158.1x ne1772.1xse158.1 to beg; Home Life Ins Co—Mary T L Warren et al; Harry L Thompson (A), 175 Remsen; Jno F Gabriel (R); Nathaniel Shuter.

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Brooklyn Advertised Legal Sales (Continued.)

GRAVESEND AV, ws, 180 s Av C, 40x100; Anna K Erregger—Hugh C Billings et al; Bruce R Duncan (A), 189 Montague; Jay S Jones (R); Thos Hovenden.
6TH AV, nws, 44.4 ne Prospect av, 18x80; Jno R Sparrow—Gaetano Malito et al; Culhane & Kronse (A), 60 Wall, Manhattan; Adolph H Goetting (R); Wm H Smith.
10TH AV, ws, bet 40th & 41st, Lot 72; Jno H Ives—Fanny Dnberstein et al; Edw R Vollmer (A), 293 Bway, Manhattan; Edmund J Donegan (R); Wm H Smith.

JUNE 26.
E 28TH ST, ws, 160 s Av I, 240x100; Flathnsh Associates—Gabrielle Constn Co et al; Walter T Lindsay (A), 261 Bway; Clarence F Corner (R); Wm H Smith.
E 29TH ST, ws, 640 n Av F, 100.6x100.6; Magdalene Schoenig—Hah Bldg Co et al; Adam Christmann, Jr (A), 931 Bway; Bruce R Duncan (R); Thos Hovenden.
51ST ST, sws, 390 nw 5 av, 30x100.2; Jno Schirenbeck—Jno E Sullivan Co et al; Jno F Moroney (A), 203 Bway, Manhattan; Chas C Lockwood (R); Wm P Rae.
73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.
73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park Row, Manhattan; Algernon I Nova (R); Chas Shongood.
NEW YORK AV, ws, 60 n Martense, 20x101.2; German Savgs Bank of Bklyn et al—Jos Saladino et al; action No 1; Hector, McG Curren (A), 375 Fulton st; Harry H Schutte (R); Wm H Smith.
NEW YORK AV, ws, 120 n Martense, 20x100.4; same—same; action No 2; same (A); Geo Tiffany (R); Wm H Smith.
NEW YORK AV, ws, 140 n Martense, 20x100.1; same—same; Action 3; same (A); Martin H Latner (R); Wm H Smith.

JUNE 27.
No Legal Sales advertised for this day.

JUNE 29.
COFFEY ST, nes, 40 nw Richard, 20x80; Minnie Anderson—Nellie Duncan et al; Emil Nothiger (A), 215 Montague; Louis J Moss (R); Nathaniel Shuter.
KENT ST, ns, 250 e Manhattan av, 25x100; Margt L Fleming—Wm Kelly et al; Wm F Clare (A), 135 Bway; Geo F Lewis (R); Wm H Smith.
PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.
WALDORF COURT, ns, 140 w E 17th, 40x112.6; Kings County Mtg Co—Rose V Hassen; Wm A Robinson (A), 44 Court; Wm Lieberman (R); Wm H Smith.
E 13TH ST, ws 277 n Av X, 25x100; Chas S Voorhies—Silas J McGinnis et al; Thomas F Redmond (A), 175 Remsen; James M Kelly (R); Wm H Smith.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 13.
102D ST, 110 W; Jos McGnire—Ann T S McLane; W J Morris, Jr (A).
126TH ST, 45 E; Cornelia W Slade—Mary A Brosnan et al; S B Robinson (A).
RIVERSIDE DR, 146; County Holding Co—Belle J Barnes et al; Merrill & Rogers (A).
2D AV, 1911! Excelsior Savgs Bank of the City of N Y—Israel Jacobson et al; J C Gulick (A).

JUNE 15.
JUNE 15.
31ST ST, ss, 473 e 10 av, 23x80; Jno J Campbell, Jr et al—Isabelle L Seacombe et al; G W Foren (A).
121ST ST, 18 W; Anita Howell—F Glynn Young et al; A Stern (A).
122D ST, ns, 75 e 7 av, 15.8x100.11; Cecelia Lustberg—Chas H Stanton et al; Stroock & Stroock (A).
1ST AV, 1026-30; three actions; Ferdinand C Bamman—Rose Simon et al; S Wacht, Jr (A).
5TH AV, 2107; Laurens R Dowden—Reba E Cooper et al; C P & W V Buckley (A).

JUNE 16.
RIVINGTON ST, nwc Eldridge, 20x75; Max Levinson et al—Julius Martinson et al; Morris & Rabinovitch (A).
8TH ST, 359-361 E; Wm Levy—Hyman Schlessinger et al; H Waldman (A).
82D ST, swc Madison av, 35x102.2; United States Trust Co of N Y—Adolph Meyer et al; Stewart & Shearer (A).
131ST ST, ss, 146.5 e 5 av, 18.2x99.11; E Coppee Thnrston—Stephen McCormick et al; amended; F F deRham (A).
AMSTERDAM AV, nwc 168th, 50x100; Abel King et al—Madeline E Gerleit et al; amended; Lese & Connolly (A).
BWAY, 3100; Chas M Rosenthal—N Y Real Estate Security Co et al; E A Landauer (A).
RIVERSIDE DR, es, 75.8 n 87th, 25x100; N Y Trust Co—Marketable Title Co et al; Merrill & Rogers (A).

JUNE 17.
DELANCEY ST, 220; Walter S Gurnee et al—Yetta Limmer et al; Sullivan & Cromwell (A).
26TH ST, 516-18 W; Annie A Coulson—Edw S Farman et al; amended; J H Banton (A).
102D ST, 110 W; Jos McGuire—Ann T S McLane et al; amended; W J Morris, Jr (A).
104TH ST, 312 E; Casimir de R Moore—Vincenza Messuri et al; amended; F L Holt (A).
131ST ST, 11 E; Mabel Van Rensselaer—Malvina Greenwald et al; Anderson, Iselin & Anderson (A).

JUNE 18.
BOND ST, 42-4; Seaman's Bank for Savgs in the City of N Y—Jonaa G Goldsmith et al; Cadwalader, Wickersham & Taft (A).
PECK SLIP, 29-33; also FRONT ST, 240-2; Caroline A Rosenmiller—Edwards P Rowland; L Werthelmer (A).
TRINITY PL, 72-76; Mutual Life Ins Co of N Y—Burritt H Shepard et al; F L Allen (A).
58TH ST, 5 W; Mary H W Baltz et al—Wm W McLaughlin et al; H Swain (A).
106TH ST, ss, 187 e 3 av, 27x100.11; N Y Protestant Episcopal Public School—Bellington Realty Corpn et al; Nash & Jones (A).
122D ST, 230 W; Bertha Sigesmond—Amelia Friedman et al; H S Dottenheim (A).
WEST END AV, es, 83 s 99th, 17.11x80; Edmund J Levine et al—Wm B Harned; S C Steinhardt (A).

JUNE 19.
CROSBY ST, 151; City Real Estate Co—Josephine M Carney et al; H Swain (A).
WALL ST, 3-7; also BROADWAY, 84; Equitable Life Assurance Society of the U S—Cath H B Smith et al; Alexander & Green (A).
11TH ST, ss, 125 w Av D, 72.4x—; Rockaway Rolling Mill—Edw Ehlers et al; J H Banton (A).
31ST ST, ss, 450 e 10 av, 23x83.6; Jno Burns—Jno H McGuckin et al; L S Goebel (A).
45TH ST, 528 W; Dora Grasmuck—Morris Polsky et al; W H Ostrander (A).
64TH ST, 169 W; Josephine K Barber et al—Frances Morris et al; H M T Beekman (A).
142D ST, 452 W; F Bianchi Tompkins et al—Rachel Lippman et al; Foley & Powell (A).
2D AV, 2049; Jno R Yale et al—Moritz Weil et al; A Knox (A).
8TH AV, ws, 24.11 n 151st, 25x81; Josephine Mulholland—Arthur Ottem et al; W F Clare (A).

Bronx.

JUNE 12.
MARION AV, ws, 39.07 s 179th, 36x78.1; Philip Rhinelander, trste—Chas L Keil et al; Miller & Hartcorn (A).
RYER AV, sec 180th, 34.5x104.6; Cornelia A Cardashian et al trstes—S A Whisten Constn Co et al; G H Corey (A).

JUNE 13.
RESERVOIR PL, ss, 67.5 e Reservoir oval, 22x100; Susan W Wiggins—Jacob Cohen et al; Carrington & P (A).
147TH ST, 540 E; Bella Meyer—Morris Kandel et al; Kurzman & F (A).
BAILEY AV, 2888; Frances Aronson—Albt Mamlock et al; Alexander & Ash (A).
BAILEY AV, 2880; Frances Aronson—Albt Mamlock et al; Alexander & Ash (A).
BURNSIDE AV, 109; Duncan Smith et al—Louise C Holding et al; L S Tenney (A).
PROSPECT AV, ws, 100.2 n 180th, 35x66.8; Municipal Liens Co—Antonio Galiani et al; action to foreclose tax lien; G L Smith (A).
STEBBINS AV, nec 167th, 25x62.6; Frances Aronson—Charlotte J Herbst et al; Alexander & A (A).
3D AV, swc 138th, 57.2x43.9; Edgar S Appleby—Austin Carr et al; Cannon & C (A).
3D AV, swc 188th, 58.3x75.9; Peter Otten—Jos Schilling et al; Hovell Mc C & C (A).
LOT 339, easterly pt, map of Unionport; Chas A Hall—Mary A Thompson et al; F M Thompson (A).

JUNE 15.
CAULDWELL AV, 691; Mary Ambrose—Mollie Mainik et al; T Hooker (A).

JUNE 16.
ADAMS PL, swc 183d 48x120; Jas M Anderson—Checchina Carucci et al; H Odell (A).

JUNE 17.
MORRIS AV, nec 151st, 58.9x70.3; Caroline S Fellows—Guiseppe Fusco et al; Anderson, Iselin & Anderson (A).

JUNE 18.
No Foreclosure Suits filed this day.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 11.
116TH ST, 231-3 W; Lawyers Mtg Co—Maria M Mills et al; Cary & Carroll (A); Chas H Murray (R); due.57,933.34
116TH ST, 227-9 W; same—same; same (A); Benj Jackson (R); due.....57,933.34

JUNE 12 & 13.
No Judgments in Foreclosure Snits filed these days.

JUNE 15.
133D ST, ns, 260 w 5 av, 50x99.11; Lincoln Trnst Co—Ray Maisel et al; Bowers & Sands (A); Saul J Baron (R); due 42,230.56
133D ST, ns, 210 w 5 av, 50x99.11; same—same; same (A); same (R); due 41,130.56

JUNE 16.
124TH ST, ss, 360 e 3 av, 40x100.11; B Aymar Sands—Jno B Bodine; M S Borland (A); Morgan J O'Brien, Jr (R); due 15,752.68
AUDUBON AV, swc 178th, 94.11x100; Harlem Savgs Bank—Washington Heights Development Co et al; Edw S Clinch (A); Edw A McShane (R); due 139,943.70

JUNE 17.
RIVINGTON ST, 5; Hanah Sullivan—Pietro Alveno et al; Henry J & Fredk E Goldsmith (A); Saml Marks (R); due 6,390.00
75TH ST, 188 E; Rector &c of Calvary Church of the City of N Y—Mary A Kauffman et al; Louis H Moss (A); Abr Oberstein (R); due.....13,444.50
135TH ST, ss, 175 w Alexander av, 25x100; Frederic de P Foster et al—Julius Braun; Frederic F de Rhan (A); Jno C Gulick (R); due.....11,945.62
135TH ST, ss, 200 w Alexander av, 25x100; same—same; same (A); same (R); due 11,945.62

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 13.
No Lis Pendens filed this day.

JUNE 15.
LENOX AV, 249; 121ST ST, 240 W, & JEROME AV, ws, 400 n 176th, 75x100; Mary A Kaufman—Jas M Scofield et al; action to set aside deeds; S Wechsler (A).

JUNE 16.
CHRISTOPHER ST, 154-156 & 158; 11TH ST, nes, 267.10 e 7 av; 25.5x103.3; 128TH ST, 212 W; PERRY ST, 80; also CHARLES ST, ns, 214.2 w Greenwich av, 22x95; John F O'Neil—Chas J O'Neill et al; partition; H A Vieu (A).
E BWAY, 103; DIVISION ST, 95; DIVISION ST, 126-130; ORCHARD ST, 2; MADISON ST, 193; MONROE ST, 25; BROOME ST, 245; BROOME T, 294; STANTON ST, 81, and E HOUSTON ST, 162-166; Ida Shlanowsky—Rebecca Shlanowsky et al; admeasurement of dower, &c; S D Lasky (A).
48TH ST, ss, 200 w 11 av, 25x100.5; Marion L Post—Hattie C Chace; notice of attachment; R E Weldon (A).

JUNE 17.
156TH ST, 1026 E; Meta Maier—Margt Wagner et al; amended partition; M Grosman (A).

JUNE 18.
BROADWAY, 483-5; Leonard Sheet Metal Works—Woodbury G Langdon et al; action to foreclose mechanics lien; Hamilton, Gregory & Freeman (A).
5TH AV, sec 73d, 77.2x130; Geo J Gould—Howard Gould et al; action to foreclose tax lien; Taylor, Knowles & Hack (A).

JUNE 19.
6TH AV, nwc 25th, 20x60; Harry Klein—Pauline Kuhlke et al; action to foreclose mechanics lien; F F Weiss (A).

Bronx.

JUNE 12.
No Lis Pendens filed this day.

JUNE 13.
WHITE PLAINS RD, nec 230th st, 80.6x115; Philip L Sondheim—Anna A Owen et al; action to foreclose tax lien; Schwartzman & S (A).

JUNE 15.
No Lis Pendens filed this day.

JUNE 16.
JENNINGS ST, 759; Agnes M Pragnell —Bertha Tim; action to compel performance of contract; G R Hawes (A).
218TH ST, ss, 105 w 4 av, running through and fronting on 217th, ns, 100x228xirreg; Jos Kurzman et al—Thos J Coyne; action to recover damages for breach of contract; J Rosenberg (A).
238TH ST, ns, being lot 62; Henry S Moore—Marie I Knox et al; action to foreclose transfer to tax lien; J H Hildreth (A).
BARNES AV, nwc 216th, 105x114; Fanny Zur Nieden—Barbara E Stevens et al; action to vacate and annul assessments; Dutton & Kilsheimer (A).
LONGFELLOW AV, 1430-2; S Shanker Metal Ceiling Co, Inc—Fort Masonry Co et al; action to foreclose mechanics' lien; L & J Weinstein (A).

JUNE 17.
JEROME AV, ws, 400 n 176th, 75x100; Mary A Kaufman—Jas A Scofield et al; action to set aside deed; S Wechsler (A).
LOT 83 (n half), Map of Olinville, Williamsbridge, Station; Alice McGreevy—Julia Garside Kennedy et al; action to foreclose transfer of tax lien; Williamson & Bell (A).

JUNE 18.
169TH ST, 773-81; also UNION AV, 1283-5; also UNION AV, ws, 286.5 s Boston av, 25x122.7; Brown-Weiss Realties—McKinley Sq Casino Co; action to enforce conveyance; Marks & Marks (A).

JUNE 19.
LOT 3 (**), map of Unionport, Bronx; Danl J White—Anna B Buckley et al; foreclosure of tax lien; W C Daly (A).
PARK AV (**), 71.9 n 188th, —x—; Phillip Langes & Co—Henry J Hemmens & Wm A Burr & Co; renewal (54) 242.00
**Recorded in New York County.

Brooklyn.

JUNE 11.
HICKS ST, ws, 40.3 n Warren, 19.10x73.5x 19.10x72.3; Jas S Leeds—Mary E Toner et al; H L Thompson (A).
INDIA ST, sec Oakland, 62.6x100; Watson L Barclay—Greene Mfg Co et al; warrant of attachment; Wilder, Ewen & P (A).
PACIFIC ST, ss, 333.4 w Saratoga av, runs s 74.10xsw16.11xn78.1xe16.8 to beg; Anna K Lackner—Ada Breuer et al; Wood, Cooke & S (A).
POWELL ST, ws, 150 n Belmont av, 25x100; Harry G. Lawton—Isidor Bilsky et al; T F Redmond (A).
ROBINSON ST, ss, 63.9 e Rogers av, 49.8x 134.6x49.9x134.5; Margt M Depew—F J Ashfield & Sons et al; Manning & Buechner (A).
E 13TH ST, ws, 420 s Av V, 40x100x20x100; Vanadrian Bldg Co—Mary Altieri et al; G B Davenport (A).
42D ST, nes, 200 nw 17 av, 40x100.2; Title Guar & Trust Co—Beckie Falk et al; T F Redmond (A).
72D ST, ss, 300 e Narrows av, 40x100; Johanna Ford—Realty Dealers; F N Smith (A).
85TH ST, ss, 180 w 3 av, 40x125; Wm F Wadsworth—Bridget O'Hara et al; O G Esterbrook (A).
E 91ST ST, cl on n division of land of Herman Lohman, runs w1304.10xs133.4xe1378.6x n124.7 to beg; Maith Miller—Fredk W Dix et al; G P Brush (A).
CHRISTOPHER AV, es, 125 n Dumont av, 25x 100; Williamsburgh Savgs Bank—Katie Goldbaum et al; S M & D E Meeker (A).
E NEW YORK AV, nws, 71.1 sw Hopkinson av, 48.9x105x40.6x77.10; Title Guar & Trust Co—Prospect Park W Realty Co et al; T F Redmond (A).
GATES AV, 501; East Bklyn Savgs Bank—Jno G Martens et al; Phillips & Avery (A).
GATES AV, 499; same—same; same (A).
MANHATTAN AV, 162; Israel Deutsch—Aug Glovitz et al; B W Slote (A).
SUMNER AV ,nec Macon, 30x95; Title Guar & Trust Co—Morris Most et al; H L Thompson (A).
LOTS 35-36, map of 28 building sections at Bath; also LOT 24, map of 28 building sections at Bath, excepting certain portions thereof; C Henry Offerman—Jos G Browning, Jr, et al; G E Brower (A).

JUNE 12.
BRISTOL ST, es, 260 n Sackett, 40x110; Empire City Lumber Co—Wilson Constn Co et al; foreclosure of mechanics lien; Simon & Weinstein (A).
OSBORN ST, ws, 25 n Livonia av, 25x100; Chas Rebholz—Israel Kasper & ano; C S Heidenreich (A).
POWELL ST, es, 140 n Livonia av, 60x100; Nathan Kopelowitz—Williamsburgh Savgs Bank; decision of contract; L N Jaffe (A).
UNION ST, ses, 175 nw Court, 25x100; Edna S Haeger—Loretta S McMahon et al; partition; W H O'Hare (A).
E 7TH ST, es, 270.4 n Av P, 19.8x120.6; Helen M Caruana—Abr Saffren et al; H M Bellioger, Jr (A).
E 7TH ST, es, 250 n Av P, 20.4x120.6; Natalie B Norton—Abr Saffren et al; H M Bellinger, Jr (A).
48TH ST, nes, 100 nw 15 av, 40x100; Aug Lewis—Marietta Kline et al; T F Redmond (A).
100TH ST, nes, 180 nw Ft Hamilton av, 20x 95; Frank Peterson—Bay Ridge & Fort Hamilton Realty Corpn; W R Murphy (A).
OCEAN AV, ws, 100 n Av L, 100x151.7; Alvin F Johnson—Edw E Stewart et al; C B Augustine (A).
SCHENCK AV, ws, 175 n Dumont av, 25x100; Fannie C Buxton—Max M Mandel et al; Smith, Doughty & W (A).
SUTTER AV, ns, 20 e Ashford, 20x90; Fredk W Hearn—Ike Posner et al; Kiendl & Sons (A).

JUNE 13.
RUSSELL ST, ws, 95 s Norman av, 20x100; Green Point Savgs Bank—Caroline J Frisby et al; C & T Perry (A).
TROUTMAN ST, nws, 275 sw Hamburg av, 25x 100; Felice Rotolo—Bartolo Oliveri et al; J G Giambalvo (A).
S 6TH ST, nes, 25 se Hewes, 25x100; Jno R Hegeman—Cath A Lyons et al; Coombs & Wilson (A).
41ST ST, 1429; Huron Realty Co—Ella M Eschbach et al; J M Betts (A).
54TH ST, nwc 6 av, 100x100; Annie Bookstaver—Dora A De Waltoff et al; to declare ownership; A H Spigelgass (A).
LAWRENCE AV, ns, 200 e 3d, 100x100; Greater N Y Savgs Bank—Patk Walsh et al; Washburn, Ruston & K (A).
MANHATTAN AV, ws, 25 n Clay, 25x100; Green Point Savgs Bank—Margt McGrath et al; C & T Perry (A).
7TH AV, sec 59th, 80x120.2; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & K (A).

JUNE 15.
DEAN ST, ss, 100 e Ralph av, 20x100; Henry Steinhardt—Bessie Davidoff; A Casper (A).
DUPONT ST, ss, 195 e Franklin, 25x100; Greenpoint Savgs Bank—Anthony Forstell et al; C & T Perry (A).
ELMORE PL, ws, 340 n Av K, 40x100; John Vanderveer—Adrian M Egolf et al; J Z Lott (A).
McDONOUGH ST, ns, 195 e Sumner av, 20x100; Marietta Harkness—Mabel B Kirby et al; H L Thompson (A).
QUINCY ST, ns, 350 e Nostrand av, 50x100; Meserole Masons Material Co—Thrall Constn Co et al; foreclosure of mechanics' lien; V S Lippe (A).
ROCKWELL PL, 79-81; Rachel Wolff—Max Gritlefeld et al; partition; W S & A S Katzenstein (A).
ST PAULS PL, ws, 53 s Crooke av, 35.7x95.5x 36x90.4; Mary J Whitehead—Mabel L H Barton et al; H L Thompson (A).
35TH ST, sws, 289.5 se Church av, 20x100.2; Interborough Estates—Jno Lyden et al; W H Barradell (A).
75TH ST, sws, 210 nw 15 av, 80x100; Rose M Wishart—Edw W Rider & ano; Dykman Oelland & K (A).
BWAY, ec Hewes, 25x100; Margt S Manson—Batchis & Motta, Inc, et al; J Siegelman (A).
DRIGGS AV, sec Graham av, runs s100xe25xe25x n96.4xw50.3 to beg; Green Point Savgs Bank —Ida F Snyder et al; C & T Perry (A).
LENOX RD, ss, 40 w E 91st, 20x97; Millard Veit —Eva Camner et al; A H Schwarz (A).
LENOX RD, ss, 60 w E 91st, 20x97; same—same; same (A).
15TH AV, nws, 60 sw 73d, 20x90; Atlantic Savgs & Loan Assn—Chas Follert et al; C A Webber (A).
15TH AV, nws, 40 sw 73d, 20x90; same—same; same (A).

JUNE 16.
CRYSTAL ST, 70; Stansbury Hagar—Chas Poland et al; Dorman & Dana (A).
GOLD ST, es, 241 s Willoughby av, 22x85; Jas E Mullaly—Sarah Howard et al; partition; J Burke, Jr (A).
GRAFTON ST, es, 240.5 n Sutter av 20x100; N Y Investors Corpn—Wolf Meistrich et al; T F Redmond (A).
OSBORN ST, ws, 40 n Dumont av, 20x75; Otto W Gentsch—Rachel Gorgel et al; A A Schlickerman (A).
BAY 11TH ST, es, 280 s Benson av, 40x173x40x 173.3; Jas J Nevins—Nathan Edison et al; D Hirshfield (A).
E 19TH ST, ws, 300 s Av K, 40x100; Christopher G Morris—Jos P F Dickinson et al; J C Judge (A).
47TH ST, sws, 100 se 14 av, 40x100.2; Fredk H Winckler—Eva Campbell; H O Patterson (A).
55TH ST, ss, 360 e 5 av, 40x100.2; Frank F Koehler—Robt Smith et al; J C Kinkel (A).
EAST N Y AV, swc Chester, 100.11x83.2x68.11x 111.2; Max Dorf—Belmont Powell Holding Co & ano; J L Bernstein (A).
HAMILTON AV, es, 18.11 n President, runs e46.4 xne43.5xsw33.8xw45.2xs20 to beg; Polhemus Memorial Clinic—Pasquale Taiani et al; T F Redmond (A).
THATFORD AV, sec Glenmore av, 20x50; Title G & T Co—Jos Levine et al; T F Redmond (A).
8TH AV, ws, 40 n 1st, 20x92.10; Michl J Shea —Annie Dunne et al; J M Rider (A).
20TH AV, wc 77th, 200x100; Mary Davies—Milton S Kisler et al; Smith, Doughty & W (A).
LOTS 61 TO 66, map of land of Isaac Wyckoff at Canarsie; Theo F Winterberg—Sarah L McDonald et al; to set aside deed; L C Grover (A).

JUNE 17.
AMES ST, es, 232.11 s Pitkin av, 20x100; Peoples Trust Co—Phillip Matusoff et al; T F Redmond (A).
ELDERT ST, ses, 125 sw Hamburg av, 25x100; Henrietta B Lighte—Chas Tagg et al; F P Trantmann (A).
ST JOHNS PL, ss, 94.8 e Utica av, 112.9x200.6 Lazarus Belfer—Realty Dealers et al; A Gutman (A).
E 5TH ST, ws, 198.11 n Ft Hamilton pkway, 40x100; Lewis D Mason—Evarine Paulson et al; G H Rhoades (A).
EVERGREEN AV, sws, 28 se Ralph, 20x86.5x s20.11xsw41.4xw30.6xsw90xnw80xn— to beg; et al; S H Rhoades (A).
FARRAGUT RD, sec Rogers av, runs e165x s20.11xsw41.4vw30.6xsw90xnw80xn— to beg; Dime Savgs Bank—Oscar Fribourg et al; Clarke & Frost (A).
FLATBUSH AV, es, 83.6 s Farragut rd, 30x90; Dime Savgs Bank—Oscar Fribourg et al; Clarke & Frost (A).
LAFAYETTE AV, ns, 245 e Lewis av, 15.10x100; Florence M Lestrange—Louise Spencer Hood et al; partition; Hulett & Norris (A).
SHEPHERD AV, ws, 150 n Liberty av, 25x 100; Atlantic Savgs & Loan Assn—Luigo Ferraro et al; C Terry (A).
SHEEPSHEAD BAY RD, ws, 175.6 n Av Y, runs w269.11xn—xe259.11xs60 to beg; Chas E Paul —Alfred Brown et al; J M Kelly (A).
VERNON AV, ns, 253.8 e Throop av, 17.10x100; Eva E Mearns—Nannie H Smith et al; Van Alen & Dyckman (A).
13TH AV, nws, 60 sw 75th, runs nw100xne60x nw60xsw100xse160xne40 to beg Cynthia P Bradley—Farmers Realty Associates, Inc et al; H L Thompson (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 13.
CHARLES ST, 28-34; Fredenberg, Lounsbury & Houghtaling, Inc—Margt M Fritz; Dazie Constn Co (39) 401.96
ORCHARD ST, 34; Fagin Iron Works —Saml Hammer & Mollie Cohen; Freiman & Clovsky (38)..... 150.00
46TH ST, 216 W; Sussman & Sussman Helen B Lugar, Marian F Turney; Annie Moore; Nathan Picket (40).. 167.00
148TH ST, 412-420 W; Leslie B McClure—Nellie E Peck; Corkemaz Realty Co (37) 53.46

JUNE 15.
56TH ST, 10 E, Jos Rosenberg—Haas Bros Ladies' Tailoring Co..... 2,284.00
57TH ST, 103 W; E E Dey & Sons Co—Mrs. Frank Cuch; Riley & Corrigan Inc (43) 41.13
SHERMAN AV, 152-74; also 204TH ST, 600-8 W; Progressive Painting & Decorating Co—Vermilyea Realty Co (44) 2,499.90
SHERMAN AV, 152; Jos Torregrossa—Vermilyea Realty Co; Progressive Painting & Decorating Co (45)..... 320.00
7TH AV, sec 21st, 46x85; Silberman Schampian Co—Morris Weinstein; Almy G Gallatin 600.00

JUNE 16.
No Mechanics Liens filed this day.

JUNE 17.
37TH ST, 141 W; Wm R Graeser—Edith E Francke (49) 15.00
125TH ST, 251 E; Benj Kornblum—Chas Berney (50) 97.45
2D AV, 318; Sun Fireproof Sash & Door Co, Inc Alexander J Leimberg; A L Anderson (51) 111.00

JUNE 18.
CHARLES ST, 28-32; Fredenburg, Lounsbury & Houghtaling Inc—Margt M Fritz, Ralph J F & Mrs Daisy T Gerstle (52) 401.96
37TH ST, 141 E; Wm R Graeser—Edith E Francke; correction (49)..... 15.00

JUNE 19.
GREENE ST, 109; United Metal Covered Door & Sash Co, Inc—Mayer Gutman & Jno Sullivan (58)..... 60.00
40TH ST, 320 W; Louis I Bergman—Maurice Cross & J Goldman, Inc (57) 192.50
MORNINGSIDE AV E, 56; Jos Stein—Estate of Fredk Beck & D Rosenberg Goldman Co (53) 400.00
MORNINGSIDE AV, 56; Domenico Pelletieri—Estate of Fredk Beck & Rosenberg & Goldman Co (55)..... 100.80
6TH AV, 683; Eugene J Flood—Robt Currie & Photo Dome Co (56)..... 115.00

Bronx.

JUNE 12.
HOME ST, 936; Realty Marble & Tile Co—Keilbert Constn Co (9)..... 507.90

(Mechanics Liens, Bronx, Continued.)

178TH ST, ss, whole blk front bet Mapes & Prospect avs, 295x47; Maximilian Zipkes—Middle Bronx Realty & Constn Co & Leonard B Kaufman; renewal (10) 530.00

JUNE 13.
No Mechanics' Liens filed this day.

JUNE 15.
No Mechanics' Liens filed this day.

JUNE 16.
178TH ST,** ss, whole front bet Prospect av & Mapes av, 295x47; Maximilian Zipkes—Middle Bronx Realty & Constn Co; Leonard B Kaufman; renewal (48)..... 530.00
180TH ST, 1023-5 E; Jas Criscule—Jos Loweth (11) 1,405.50
TREMONT AV, 259; Aug M Adolff—Berta Rabas—Gaetano Saggese (12).. 255.00

JUNE 17.
136TH ST, 375 E; Herman Rosenbaum —Henry Greenberg (13) 90.00

JUNE 18.
GIFFORD AV, ss, 528.9 e Balcom av, 25x93; Standard Plumbing Supply Co —Ingrid Thersland & Cantwell & O'Neil (14) 90.00
**Recorded in New York County.

Brooklyn.

JUNE 11.
MALTA ST, 67; I Jaffe—Jacob Jaffe... 1,500.00
MIDWOOD ST, ns, 350 e Nostrand av, 50x100; Watson & Pittinger—Aug Williams 1,504.57
QUINCY ST, ns, 350 e Nostrand av, 50x100; Meserole Masons Material Co—Thrall Constn Co & Max Kessler.... 1,955.98
VAN BUREN ST, 15; General Gas Appliance Co—Hyman Kranser..... 62.00
WARWICK ST, ws, 160 s Blake av, 60x100; Parshelsky Bros—Arvintz Bldg Corpn & Abr A Arvintz..... 325.00
ATLANTIC AV, 620; J Sommer—Marianna H Moody & Louis Jacobs..... 543.00
BEDFORD AV, 1066-8; E Florance Co —Thos Rochford & Jas F Sullivan.. 100.00
BUSHWICK AV, 398; B Zirinsky—Abr Gach 100.00

JUNE 12.
MIDWOOD ST, ss, 350 e Nostrand av, 50x100; Watson & Pettinger—Aug Williams 1,504.57
QUINCY ST, ns, 350 e Nostrand av, 50x100; Jno Bossert—Thrall Constn Co.. 1,227.40
E 13TH ST, ws, 360 n Av O, —x—; F D Creamer Co—A & I Levy..... 530.43
E 13TH ST, ws, 360 n Av O, 20x100; A J Newton Co—Anna & Isador Levy 237.15
NEW JERSEY AV, 780; Sam Peretz—Ike Sandler 300.00
PITKIN AV, nwc Powell, —x—; Levin & Kronenberg—Brien Amusement Co. 352.98
SNEDIKER AV, 74-6; Roht M Weiner —Esther & Louis Wallin..... 57.50

JUNE 13.
CARROLL ST, ss, 20 e Albany av, 140x100; Julius Mock—Heights Bldg Corpn & Wm H Fleming..... 219.36
GOLD ST, —, s, 100 n Myrtle av, 74x170; Jacob Klinger—Manhattan Bridge Three-Cent Line & The Tredeninick Co 1,030.28
MIDWOOD ST, ss, 350 e Nostrand av, 40x100; F D Creamer & Co—August Williams 775.24
POWELL ST, 452; Acme Metal Ceiling Co—Brein Amusement Co..... 315.00
7TH AV, swc 55th, 100x100; Joe Castino —Mapes Realty Co & Geo Shummer. 80.04

JUNE 15.
PARK PL, ss, 300 e Howard av, 60x120; Simon Holland—The Parkling & Saml Teierstein 450.00
PROSPECT PL, 1039; Thos F Brown—Ada M Parks 100.00
E 13TH ST, ws, 520 s Av N, 20x100; Meta Mayer et al—Isidore & Anna Levy 200.00
E 23D ST, 539; Kabb Sales Co—Granville Lyons..... 96.20
PROP begins at point 100 n from nec Myrtle av & Gold st, 74x70; Jas Mitchell—National Bridge Works, Manhattan Bridge Three-Cent Line & Tredennick Co..... 1,292.79

JUNE 16.
QUINCY ST, ns, 350 e Nostrand av, 50 x100; Bell Fireproofing Co—Thrall Constn Co..... 170.00
STATE ST, 273; Bardsley Bros—Howard P Lichlenstein & Milton Zeisler. 216.00
S 5TH ST, ns, 100 e Keap, 50x96; Sol Kraus Realty Co—Sarah Welinsky & Dina Schwartz..... 475.00
E 13TH ST, ws, 520 s Av N, 20x100; Barney Zinuk—Annie & Isidore Levy 50.00
SAME PROP; D Davidson—same..... 20.00
SAME PROP; L Brody—same..... 100.00
SAME PROP; J Davidoff—same..... 435.00
59TH ST, ns, 320 e 11 av, 40x100; L Aronberg—Pisarra Constn Co & Nathan Tilin 440.00

JUNE 17.
PITKIN AV, nwc Powell, 50x100; Geo Singer—Brien Amusement Co, Rosie Brien & Nathan Machat 57.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JUNE 13.
No Satisfied Mechanics' Liens filed this day.

JUNE 15.
ST NICHOLAS AV, nwc 164th; Louis Yavno et al—Albion Constn Co et al; Dec4'13 ..... 5,190.00
SAME PROP; Peter Tavolacci—same; Dec2'13 ..... 17,850.00

JUNE 16.
GREENE ST, 221; Abe Steckler et al —Estate of Geo H Schumann et al; Mar26'14 ..... 30.00
GREENE ST, 219-223; Wm Kleinert—Mar30'14 ..... 30.50
Mar30'14 ..... 30.00
GREENE ST, 221; Louis Marks—Geo H Schumann et al; Mar27'14..... 30.00
BWAY, nec 94th; N Y Roofing Co—Harry Schiff et al; Nov26'13 ..... 650.00
6TH AV, 436; Sandhop Contracting Co —E W Chapman et al; Oct24'13.... 240.00

JUNE 17.
PARK AV, 1022; Mark & Nobl, Inc—Louis J De Milhau et al; Jan8'14... 510.00
PARK AV, 1022-24; same—Ramsay Hoguet et al; Jan8'14..... 394.56

JUNE 18.
4TH ST, 3-35 E;Saml Sidoroff—Abram M Grossman et al; Apr28'14..... 143.02
116TH ST, 438 E; Vuax & Mau Inc—Salvatore Purifacato et al; Feb11'14. 247.11
3D AV, 249 Reliable Contracting Co—Noel Silverstein et al; Jan24'14..... 1,094.00

JUNE 19.
44TH ST, 203-7 E; Frank Nahodyl—Lillian Hof et al; Jan23'14..... 180.00
[3]57TH ST, 10-12 W; A E Klotz Fireproofing Co—Dreicer Realty Co et al al; Apr4'13 ..... 1,509.39
124TH ST, 510 W; Guarantee Roofing Co —Moore Simon Realty Co et al; June 15'14 ..... 25.00
125TH ST, 245-59 W; also 126th ST, 240-58 W; A C Horn Co—Arrowhead Realty Co et al; Dec31'13..... 215.00
140TH ST, 151-9 W; Guarantee Roofing Co—Moore Simon Realty Co et al; June 15'14 ..... 137.26
[3]BOWERY, 292; Wm Klennert—Mayer Senft et al; Mar30'14 ..... 36.50
[3]SAME PROP; Steckler & Feder—same; Mar26'14 ..... 32.00

Bronx.

JUNE 12.
No Satisfied Mechanics Liens filed this day.

JUNE 13.
No Satisfied Mechanics' Liens filed this day.

JUNE 15.
No Satisfied Mechanics' Liens filed this day.

JUNE 16.
167TH ST, 1015 E;** Benj Daxe et al—Saml Lyttle et al; Dec26'13..... 122.50
BRYANT AV, 1130;** Benj Daxe et al—Saml Lyttle et al; Dec26'13..... 68.05
BRYANT AV, 1125;** Benj Daxe et al—Saml Lyttle et al; Dec26'13..... 61.75
BRYANT AV, 1134;** same—same; Dec 26'13 ..... 39.25
BRYANT AV, 1138;**same—same; Dec 26'13 ..... 60.00
HOE AV, 1237;** Benj Daxe et al—Saml Lyttle et al; Dec23'13..... 113.25

JUNE 17.
No Satisfied Mechanics Liens filed this day.

JUNE 18.
LA FONTAINE AV, 2025-9; Harry Black—Jas Barry et al; Jan24'14.. 135.00
**Recorded in New York County.

Brooklyn.

JUNE 11.
JUNE 11.
14TH AV, ses from 77th to 78th, 200x41; Saml Savedoff—Allborough Realty Co (Inc) & Lawyers Title I & T Co; May7'14..... 200.00
14TH AV, es, from 77th to 78th, 200x—; R L Williams—Jacob Kaiser May 21'14 ..... 50.00

JUNE 12.
E 23D ST, ws, 134.8 n Av D, 83x80 Realty Supply Corpn—Moskowitz Bldg Co; Apr10'14..... 885.00
JUNE 13.
No Satisfied Mechanics' Liens filed this day.

JUNE 13.
80TH ST, ns, 100 w 13 av, 160x100; Empire City Lumber Co—Emanon Bldg Corpn; June12'14 ..... 880.14

JUNE 15.
HERKIMER ST, 1383; W R Craw Co—Harriet R Hanford; May26'14..... 15.00
PARK PL, ss, 300 e Howard av, 50x127.9 Interborough Sash & Door Co —Parkling (.nc); May19'14..... 600.00
[3]W 24TH ST, es, 120 s Neptune av, 40x118.10; Oreste Pachi et al—Martin Schauer; Apr28'14 ..... 200.00

JUNE 16.
E 23D ST, ws, 134 n Av D, 83.8x80; Jos Reich—Moskowitz Bldg Co; Apr8'14.. 279.00
PENNSYLVANIA AV, 365-71; Simon Dorf—Glory of Israel Hebrew Institute; May15'14 ..... 179.54

JUNE 17.
ST MARKS AV, ns, 100 w Howard av, 37.10x127.9; Curtis Bros. Lumber Co—Docket Impt Co & Hyman & Jos Rosenthal & Marx Strober; June14'13.... 155.32

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

JUNE 11.
AMENTA, Natale; F Zito & Co; $1,250; M A Elias.
LYON, Adgar A; Harold B Berry; $7,600; C L Jordan.

JUNE 12.
No Attachments filed this day.

JUNE 13.
HYLAND, Thos F; Henry F Gillig; $1,667.50; A E Smith.
TAGLIAVIA, Antonio; Giuseppe Procita; $1,419.96; J Nicchia.

JUNE 15.
No Attachments filed this day.

JUNE 16.
MOISANT, Alfd J; Mechanics National Bank of San Francisco; $25,000; C H Wheeler.

JUNE 17.
AUGUSTIN, Deigado E Hijos; Jos Malone; $601.33; Hirsch, Scheuerman & Limburg.
RICHARDSON, Hugh; G Starrett et al; $1,333.34; Palmer & Serles.
VAN HORNE, Louis; Thos F Carey; $25,000; F W Garvin.
WOLTHAUSEN, Jno H; Lazar Jacobsohn; $1,519.15; L A Jaffer.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JUNE 12, 13, 15, 16, 17, 18.

Bachman, Alfd C. Broadway, 1724-8.. Lord & Taylor .....(R) 140,000.00
Same. 55th st, 202-4 W..same...(R) 35,000.00
Dooling, Geo W. 3d av, nec 104th.. Albert Gas Fixture Co. Fans..... 40.00
Gandolfo, Rosahio. 42d st, 503 W.. Erminio Esposito. Fixtures..... 797.00
McWalters, Jas. 2d av, swc 28th.. Elfin, Enoch & Co, Inc. Cabinet Work 2,750.00
Mackey, Pat. Cor Horatio & Washington sts..same. Cabinet Work... 1,000.00
Progressive Hotel Co, Inc. 4th av, 429-31..same. Cabinet Work..... 1,900.00
Strathcona Constn Co. Riverside dr, 780, nec 155th..Otis Elevator Co. Elevators. 6,780.00
Spector Contracting Co, Inc. Montgomery st, 35-7..Raisler Heating Co. Heating Apparatus.....(R) 550.00
Wallace, Robt, Jr. 121st st, 414 W.. Otis Elevator Co. Elevator ....(R) ——

Bronx.

JUNE 11, 12, 13, 15, 16, 17.

Alert Constn Co, Inc. 179th st, ss, from Hughes to Belmont avs..Leon Mayer & Co. Gas Fixtures..... 650.00
National Wet Wash Laundry. 1471 Wilkins av..Donegan & Swift. Machinery 1,250.00

Brooklyn.

JUNE 11, 12, 13, 15, 16, 17.

Barbanell & Gold. 55th st, nr 4 av.. Elsie E Kerby as extrx.....(R) 280.00
Dillon, Mary E, Fredk Stehman, Jr & wife. Mermaid av, nr W 25th.. Israel Cohen. Bungalows..... 2,500.00
Levy Isadore. E 13th st, nr Av O.. Union Mantel & Grille Co. Buffets.. 106.00
Parkling, Inc. Park pl, nr Howard av ..Isaac A Sheppard & Co. Ranges... 347.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JUNE 16.
46TH ST, 43 W; Mary A & Eliza P Keena loans Morris Frank to erect a —sty bldg; — payments..... 9,500

JUNE 19.
71ST ST, ns, 373 e Av A, 125x204.4 to 72d; Title Guar & Trust Co loans Storm Holding Co Inc to erect a 4-sty garage; — payments 190,000.00

Bronx.

JUNE 12.
OGDEN AV, es, 50 s 170th, 49.5x108.9; City Mtg Co loans Phyfe Bldg Co, Inc, to erect 5-sty apartment; 9 payments 40,000.00
LOTS 34-35, map 107 lots offered for sale by Joseph P Day, surveyed by C. J. L. Lynch, C. S., dated Feb15'10; Montrose Realty Co loans Terrace Constn Co to erect —-sty bldg; 4 payments 30,000.00

JUNE 13.
172D ST, ns, 95.2 w Washington av; 45x105; Bertha Lewy loans Hyman & Rosie Samuelson to erect a —sty frame bldg 1,000.00
PARK AV, nec 188th, 35.3x100.2; City Mtg Co loans Reville-Siesel Co to erect 5-sty apartment; 10 payments 28,000.00
PARK AV, es, 35.3 ft n 188th, 42x100; same loans same to erect 5-sty apartment; 10 payments 26,000.00
3D AV, nwc 188th, 65.6x101.4; same loans same to erect —story taxpayer; 3 payments 11,000.00

JUNE 18.
179TH ST, ss, 99.2 e Bryant av, 46.6x130; Manhattan Mtg Co loans Bryant Constn Co, Inc, to erect 5-sty apartment; 12 payments 36,000.00

ORDERS.

Brooklyn.

JUNE 16.
DOVER ST, ws, 360 n Oriental blvd, 60x100; Arthur A Schlichter on Modern Fireproofing & Reconstruction Co to pay Elias M Stern..... 95.00

DEPARTMENTAL RULINGS.

Key to Classifications Uaed in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A-- " Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Week Ending June 13.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 25—Moses Harris.....C
Barclay st, 30-32—Est Susan C H Lilienthal..B
Beekman st, 77-9—Est Peter Hayden.....C
Beekman st, 78-80—August Zinsser Realty Co.....C
Bleecker st, 81—Alexander Barkan.....A-G
Bleecker st, 143—The Zunino Meehan Co..C
Broad st, 40—Duchess Club.....C
Broad st, 40—Edward Gross.....C
Broome st, 423—Berger & Marx Mfg Co....G
Broome st, 423—Jacob Robbins.....G
Broome st, 423—Benj Comings.....G
Catherine st, 22—Chas Abraham et al.....C
Clinton st, 170—Benj Radin.....C
Delanccy st, 136—Sarah Grozcky.....C
Duane st, 62-4—Canfield Paper Co.....A
East Broadway, 9—Frank Levy.....E
East Broadway, 9—Est Wm F Beekman.....C
East Broadway, 58—Louisa Furgeson et al..C
East Broadway, 123—Burwin Bros.....I
East Broadway, 123—Philip Levine.....I
East Broadway, 123—Abraham Cohen.....I
East Broadway, 123—Maurice Briethard.....I
East Broadway, 123—Warshauer & London...I
Eldridge st, 29—Samuel D Babcock Est.....C
Franklin st, 81-3—Mrs Maturin Livingston..SS
Gold st, 44—John H Zurlarge.....C
Grand st, 345-7—Nathan Abrahams.....C
Jones st, 9—Ferdinand W Frey.....G
Lafayette st, 174—Est Thos D Hoff.....C
Lispenard st, 23-5—The New Amer Trunk Co.....C
Lispenard st, 23-5—Grazj, Fassy & Co.....I
Lispenard st, 23-5—Chas Maniere.....C
Lispenard st, 23-5—Richard Langer.....I
Lispenard st, 23-5—The T Alter & Bro.....I-C
Lispenard st, 23-5—N Y Album & Card Co....C
Maiden lane, 5-7—Louisa M Gerry.....SS
Mangin st, 101—Wm P Dixon.....G
Pearl st, 35—Brittania Realty Co.....D-C
Pearl st, 35—Geo S Hart Co.....D-C
Pearl st, 167-9—Frank C Buckhout.....C-G
South st, 294-5—Jacob Price.....C
South st, 294-5—Edw V Z Lane.....C
South st, 294-5—Jacob Price.....G
Stanton st, 183-7—Kanner & Geeser.....I
Stanton st, 282-84—Jos Dosara.....G
Vesey st, 28-30—Jno T Underwood.....SS
Water st, 548—Isaac Teitelbaum.....C
Water st, 610—Isaac Goldberg.....B
Waverly pl, 21-23—Chas N Meltzner.....C
Waverly pl, 21-23—Est Isaac Meinhard.....C
Worth st, 81—Adam Grant Estate.....SS

Numbered Streets.

2d st, 20—Sarah Reis.....C
4th st, 340-56 W—Riker & Hegeman Co..G-C-D
5th st, 711-13 E—Moses Rosenman.....G
8th st, 16 E—Manhattan Art Co.....G
8th st, 16 E—Berweck Bros.....G
8th st, 64 E—Samuel Striefer.....G
8th st, 315 E—Pike & Cooperman.....G-C
8th st, 413-17 E—Yurkowitz Feather & Down Co.....C
8th st, 413-17—Herman Goldberg .....G-C
8th st, 413-17 E—Braun Woodworking Co...G
8th at, 413-17 E—National Umbrella Handle Co.....G-C
9th st, 214 E—Earle Figure Co.....C
9th st, 214 E—Michael Acerbo.....C
10th st, 210 E—Zacharya Werfel.....C
14th st, 115-17 E—Est Sarah B Turner.....D
16th st, 15 W—Caroline T Kisael.....C
21st st, 38-44 W—Louis Sachs.....F
22d st, 313 E—Est Jacob & Julius Fleischhauer .....B
23d st, 151-3 E—John Meyer.....C-F-A-E
23d st, 151-3 E—East 23d St Realty Co. C-B-F-E-D
23d st, 158 W—Max Brickman.....G
23d st, 158 W—Traina Brothers.....G
23d st, 158 W—Carmela Casset.....G
23d st, 158 W—Philip Levine & Jos Rusner..G
23d st, 153 W—Harry Kay & Co.....G-C
23d st, 209-13 E—Peter A Julev.....G-A
23d st, 209-13 E—Consolidated Gas Co.....C
24th st, 359 W—24th St Methodist Episcopal Church C
25th st, 45-51 W—Adolf Gutler & Jno T Murray C
25th st, 45-51 W—Kanner & Milus.....C
25th st, 45-51 W—Siegel & Son.....C
25th st, 45-51 W—Louis Solinsky.....E
25th st, 45-51 W—Aronson Bros.....C-E
28th st, 131-33 W—131 W 28th St Co.....C
28th st, 131-33 W—Abr & Louis Goldberg....I
31st st, 6-10 E—Blue Sprocket Garage.....C
32d st, 12 E—Leon J Neumann et al.....C
34th st, 15 W—Frank A Seitz Realty & Constr Co .....E
40th st, 541 W—Burns Bros.....C
48th st, 19 E—Edward Lidvale.....G
48th st, 19 E—Edward Lidvale.....F
48th st, 243 W—Hugh Reilly.....C
48th st, 247 W—Est Wm H Roome.....C
48th st, 605-9 W—B F Goodrich Co.....A
49th st, 304-6 W—James S Reavis.....L-D-C
50th st, 400 E—Meyer Goldberg et al.....C-G
53d st, 352 W—Geo Scheideler.....C
53d st, 425 W—William Lane.....C
55th st, 150 W—Jno J Dugan.....A-H-G-C
56th st, 118-20 W—Edelman & Thomson.H-G-A
56th st, 118-20 W—Louis Biondi.....H-A-D-G
56th st, 146 W—Stromberg Motor Devices Co. .....D
56th st, 235-7 W—Baker Vehicle Co....A-C-D
56th st, 239-41 W—Robert W Lewis, Inc..A-G-D
56th st, 239-41 W—Partridge, Clark & Kerrigan, Inc .....G-H-A
62d st, 10 W—Pacific Motor Car Exchange Co. .....C-A-G-D
63d st, 185 W—Est Moses Selig.....C
63d st, 185 W—Joseph Morrell.....C
83d st, 147-51 W—Cedarhurst Motor Delivery Co. .....A-G-L-C
84th st, 249 E—Benedict Theise.....C
90th st, 106-8 E—Manert Realty Co.....C
95th st, 62 W—Romney Realty Co.....C
106th st, 170 E—Morris Gold.....C
108th st, 103 W—Club Garage Co.....G
108th st, 234 W—Wallace S Todd.....G-A-D
109th st, 102 E—Minnie Levine et al.....G-C
111th st, 132-42 E—Bd of Education School.B-E
114th st, 100 W—Wm H Schwart.....C
119th st, 147-51 E—Harlet C Bailey et al...C
124th st, 154-60—Kammer Automobile Co, Inc .....H-G
125th st, 209 W—Henry Lankenau.....C
129th st, 154-6 E—Consolidated Gas Co.....C
129th st, 151-6 E—Alice Lacy.....E-F-C-A-D
130th st, 601-7 W—Henry Fera, Jr.....C
146th st, 238-46 W—Est Geo H Schumann et al C

Named Avenues.

Av C, 214-20—Est Armand Levy et al.....SS
Av C, 222-28—Wm R Barr Est.....SS
Av C, 269—Cerill Ribarich & Vincent Sporchick .....A
Av D, 127—Central Soda Water Apparatus Co. C
Amsterdam av, 83—Max Isakovitz.....C
Amsterdam av, 318-32—Est Wm T Walton....C
Bowery, 197—Alice Flynn.....E-B-D
Bowery, 197—Charles Mills.....F-1-G-A
Bowery, 197—Louis Goldstein.....A-G-C
Bowery, 264—Samuel Lipshitz.....G
Bowery, 264—Harry Herman.....G-C
Bradhurst av, 35—Est Elizabeth Whitelock.G-J
Broadway, 498-500—J P Bass & Louis G Lawrence .....SS
Broadway, 584-6—W Aronstein Bros.....A-G
Broadway, 643—Robert B Suckley.....C
Broadway, 1431-33—Est Ellicott Zberwowski.C
Broadway, 1989—Hamilton Carhartt.....C
Madison av, 1530—Levy Bros.....C
Madison av, 1877—Mrs Mary Kahn.....C
Park av, 1565 (rear)—Sarah Orr.....J
West Broadway, 456—W L Mitchell.....G-C
West Broadway, 537-9—Wm Bruce Brown....C
West Broadway, 537-9—Grau & Lehmann....C
West Broadway, 537-9—Gillis & Geoghegan...C
West Broadway, 537-9—A Walf & Co.....I
West Broadway, 537-9—Consolidated Gas Co.C
West End av, 87-9—Colt, Stratton Co.....G-C
West End av, 205-13—New York Edison Co.D
West End av, 205-13—Builder & Bressel.....D

Numbered Avenues.

1st av, 1986-88—M P Langon.....H-A
2d av, 81—Louis H G Dethloff.....C
2d av, 472—Est Geo F Martens.....F
2d av, 1397-99—Havana American Cigar Co. C-E
2d av, 1397-99—Frederick Herrmann...SS-E-C
5th av, 57—Wm Maas.....C
6th av, 93-5—Rachel Rich.....D-B-C
7th av, 106—The Read Printing Co.....G
7th av, 2100-6—Wendolin J Nauss.....C
8th av, 469—Harris Flooring Co.....C
10th av, 583—Jno Schreyer.....B-C-D
11th av, 428-30—McNamara Varnish Works. H-A

BRONX ORDERS SERVED.

Named Streets.

Aldus st, 995-99—M J B Construction Co....C
Fox st, 948-56—Podgur Realty Co.....C

Numbered Streets.

133d st, 340 E—Patrick Goodman.....L-C
134th st, 500-508 E—Geo Abenschein.....SS
141st st, 600 E—Henry Morgenthau Co.....C

Named Avenues.

Bergen av, 620—Bronx Centre Garage..L-G-C
Bryant av, 1480—Rose, Hannah & Jennie Hertz C
Franklin av, 1046—Franklin Bag & Paper Co .....H-A-G
Gun Hill rd, nr Jerome av—Montefiore Home H-A
Hoe av, 1300-2—Wm B Kellar.....C
Trinity av, 1056—Samuel Brookstone.....C
White Plains av, 3836—Samuel W Williamson .....K-G

Numbered Avenues.

3d av, 2863-5—Dr Philander Webb.....D
3d av, 2863-5—Lawson Piano Co.....D

BROOKLYN ORDERS SERVED.

Named Streets.

Bergen st, 62—Abraham Schwartz.....G-H
Bleecker st, 1820—F J Doerr.....H-G-A-L
Carroll st, 521—James Rossialo & Angelo Cavaliere .....G-H-A
Carroll st & Gowanus Canal—John Morton's Sons Co .....A
Commerce st, 12—Bernard Meiners.....H-A
Conover st, 223—John Still.....G-C
Cook st, 77—David Peltz.....H-G-A
Court st, 539—Abraham Goodman.....M
Cranberry st, 23—Pioneer Garage Co.....L
Dennett pl, 10—Frank Pernisi.....C
Dennett pl, 20—Mary Benonte.....C
Depot lane & 23d st—Paul Rom.....G
Duffield st, 234-48—Bklyn Union Gas Co.....C
Dwight st, s e c Visitation pl—Welsbach St Lighting Co .....H-A-G
Emerson pl, 127—Mrs Sarah Reilly.....A
Franklin st, 226—Greenpoint Metallic Bed Co. .....H
Fulton st, 76—Bklyn Union Gas Co.....C
Fulton st, 76—Albert Geneveise....B-F-C-D-A
Fulton st, 256—Chas W Golder.....A
Fulton st, 296—Eliz Chesebrough.....C
Fulton st, 454—Geo W Morris.....L-A-J-K
Fulton st, 1349—H W Robins.....H-A-D
Fulton st, 1387—Thomas Richards Co..A-G-H
George st, 65-7—Tascarella Bros.....A-H
Gold st, 260-68—Underwood Computing Machine Co. C
Grove st, 301—Adam Mann.....H-G-A
Henry st, 546—Joseph Esposita.....G-A-C
Hope st, 114—Paul Delio.....A
Hudson st, 249—Lincoln Dye Works....H-L-C
Jefferson st, 362-4—Geo Cooper Mfg Co...H-G
Kosciusko st, 24—Fred H Page.....L
Leonard st, 274-80—Columbia Mantel Co.C-H-D
Lincoln st, 107—Empire State Dairy Co.....A
Linden st & Prospect av—Muller Paper Goods Co, Inc .....H
Linwood st, 289—Revilo Auto Co.....L-D
Meserole st, 169—Congress Brewing Co, Ltd..A
Montague st, 143—Joseph Wechsler.....C-G
Morton st, 24—W & S Mfg Co.....H-A-C
Pacific st, 375—Max Weisberg .....A-G
Pacific st, 670-2—Edward Bridge.....L-A
Pearl st, 56-60—Edward F Cole.....C
President st, 274—Walter J & Arthur E Minns. A-H
Quincy st, 63—Chas E Holmes.....A-G
Sackett st, 141—Mary Morro.....G
Sedgwick st, 76-84—Shafer Tin Ware Co.....G
Steuben st, 46—The Bklyn Union Gas Co.....H
Summit st, 68—The Sunlight Gas Machine Co .....J
Thornton st, 20—Henry Funsch.....A-G
Tillary st, 14-16—Frederick W Alder...F-E-A-C
Tillary st, 14-16—Bklyn Union Gas Co.....C
Ulmer Park Pier—A Anderson.....H-A-K
Union st, 30—John Braucale.....A-G
Union st, 811-3—McIntosh Bros.....L-A
Van Dyck st, 88—Bklyn Fire Brick Works....A
Victor pl, 37—Thomas Joyce.....H-A-G
Wallabout Market, 6—Bklyn Union Gas Co....C
West st, 508 (Kensington)—Harry Rothleders..C
Willoughby st, 27—John P Muller & Son..K-G
Withers st, 154—Luksin & Posner.....G-M-A
Wyckoff st, 265-71—J D Williams, Inc.....M-G

Numbered Streets.

3d st, 109-11—Pure Oil Co.....A
4th st, 104-14 S—The Fred Gretsch Mfg Co...C
4th st, 174 N—Kings Co Glass Works.....H
6th st, 109 S—Walo Da Palma & Virginia Bianchi .....F-C-B-D-A
9th st, 100—Thomas Roulston .....A
9th st, 187-95 W—Doshler, Die Casting Co. A-H-G
12th st, 372—John Bohannon.....H-A-G
20th st, W, w Surf av—Tobias Schwartz, H-A-C
23d st, 2854 W—Hebrew Mutual Benevolent Society .....M
25th st, 121—Henry Campbell & Son.....A-H
33d st, 32—Tidewater Paper Mills Co.....A
39th st, 841—Abraham Lerner .....A
40th st, 244-52—John E Sullivan.....C
42d st, 1273—Kartt & Surence.....D-H-A-G
47th st, 318-26—Congregation Agudath Archim .....M
55th st, 412—Maurice Lewis.....C-L-A-H
61th st & Ft Hamilton av—Abraham & Straus, A-H
65th st, 926—John J Cunningham.....H-A-G
66th st, 2034 to 2074—Alco Building Co.....C
77th st, 237—Percy Bullen .....M

Named Avenues.

Atlantic av, 141-43—Howard D Brown....D-A-F
Atlantic av, 141-43—O'Brien Estate.....C-D-B
Atlantic av, 851-3—Paul Sufe.....A
Atlantic av, 861—Frederic Peper.....H-A
Bedford av, 413-15—Mrs Arline A Wilson....C
Bedford av, 1273—John W Nix.....C
Broadway, 38—O K Dye Works.....L-H-A-C
Broadway, 187—Warshavsky & Cohen.....H
Broadway, 424—John F Suspemlich.....D-A-H
Bushwick av, 10—Carmine Speigio.....A
Christopher av, 490—I Brounstein.....A-H
Church av, 809—Isidor Silver.....D-H-A
Classon av, 11-13—Henry Buttenheim.....A-I
Clinton av, 27-31—Drake Bros Co.....A-H
Columbia Heights, 50-54—Edison Electric Illuminating Co of Bklyn.....D
Coney Island av, 694—A & E Stork & Co....H-A
Coney Island av—Flatbush Hay Market....H-A
Driggs av, 675—Morris Borkan Co.....A-K
Eastern pkway & Bedford av—Frank W Mobbs. H-A-L
Flatbush av, 1102—Peavey Bros.....H-A-G
Flushing av, 1080—E. Schnell.....D-M-H
Flushing av, 1483—Chas D Billings.....H-A
Gates av, 1576-8—Richard Meyerrose.....A
Glenwood rd, 1214-16—Wells Memorial Presbyterian Church C
Graham av, 156—Catherine Schmidt.....C
Greene av, 1005-11—Royal Garage & Machine Works Co, Inc.....A
Greenpoint av, 295-9—Hexalene Lubricating Co .....H-A
Hamilton av, 32-34—Bklyn Union Gas Co....C
Hamilton av, 32-34—Domenico Curico....D-F-C
Hamilton av, 32-34—India Wharf Brewing Co C
Jamaica av, 182—Jacob Gunther.....A-K
Kent av & Rutledge st—Bklyn Union Gas Co...H
Manhattan av, 413—John Ottati.....A
Market av, 236—Bklyn Union Gas Co.....C
Montauk av, 13—Montauk Metallic Bed Co....A
Morgan av, 345—B M Applehee.....A-G
Morgan av & Stagg st—Fires Coal Co.....H-A
Nostrand & Park avs—Dunlap & Co.....A
Ocean front, bet W 32d & 33d sts—Felix Miscrocki .....D
Ocean pkway, 35—James Backus .....L-A
Ocean pkway & Park pl—Harry Richter....L-A
Ocean pkway, ft. 100 e Welshbach st—Lighting Co of America.....H-C
Railroad & Greenpoint avs—The Van Iderstein Co .....H-A
Ralnh av, 411—K Gitelstein .....H-A
Rockaway av, 419—Samuel Falley.....B-C
St Marks av, 269—Greenhut-Siegel Cooper Co. .....A-H

BUILDING MANAGEMENT

AN OLD SECTION IN A TRANSITION STATE

By LEON TANENBAUM, of L. Tanenbaum, Strauss & Co.

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

ONE of the interesting studies in the real estate market has been that section of Broadway, south of 23d street. A few years ago when the big uptown loft building movement started many well-known firms moved, leaving the older structures vacant. In some instances tenants have been found for these buildings, but in many cases concessions in rentals were given by the owners. The result of the change of tenants has created a diversity of occupants which will work beneficially for the section. The situation is here explained at length by Leon Tanenbaum, who has made an intimate study of the district.

THAT section of Broadway between Chambers and 23rd streets has been in a transition state for the last few years, and it is difficult to forecast its future. Many brokers and property owners have made a special study of this district and their opinions are at variance, though practically all agree that an entirely new class of tenants will occupy the lofts and stores in the future. It cannot be denied that a large number of concerns once settled in this section of Broadway and the adjacent side streets have moved to other sections where new loft construction has taken place, but it is only a question of time before new tenants are found for the district which was being depopulated.

Present conditions in the district mentioned constitute simply one phase of the general condition of real estate in New York City. The over-production of loft buildings in the district north of 14th street has glutted the market, and under the economic law of supply and demand values and prices are bound to fall until the demand approximately equals the supply.

In the competition thus produced the older loft buildings have necessarily suffered. Many of them are insufficiently improved, particularly in regard to electric elevator equipment, plumbing, automatic sprinkler systems, fireproof stairways and elevator shafts, lighting, heating and ventilating apparatus. The advantages of the new buildings in these respects are enhanced in many cases by superiority in comfort, appearance and general construction. In consequence there has been a marked change in the character of the occupants of the older buildings. The foreign drygoods and woolen commission houses, lace and embroidery importers and manufacturers, silk and ribbon manufacturers, garment manufacturers and allied trades have moved uptown and have, to some extent, been replaced by new classes of tenants, such as manufacturers and jobbers in toys, metal goods, leather goods, cigars, domestic drygoods, woodenware, paper, hardware and lithographic and printers' inks and many other lines of trade.

Diversity of Tenants.

This increased diversity of tenants is in itself an encouraging feature, in as much as it prevents the district from relying upon a narrow range of industries for occupancy. The general exodus of the past few years can hardly be repeated, but until the old occupants are much more largely replaced by the new than they are at present, owners of loft property between City Hall and 23rd street will be in a distressing situation.

Other difficulties have been added to those created by the erection of new buildings. For several years individual and institutional lenders on mortgage have not only refused to make new loans in the locality in question but have also in many cases insisted upon the reduction of long-standing loans, and in some instances they have advanced rates of interest. More liberality would not only relieve the present embarrassment but it would also, by furnishing capital for much needed improvements, go far towards establishing better conditions in the future; and in my opinion conservative loans based upon present values in the district would be absolutely safe.

Still another source of embarrassment to owners and of decrease in values lies in recent legislation and its enforcement by the various city and State departments. The cost of alterations and "improvements" ordered to be installed is in many cases out of all proportion to the income or the value of the buildings affected—even to the extent of destroying the equity. The injustice of this is enhanced by the fact that the owners concerned have frequently spent large sums in complying with other recent requirements. Not only have owners frequently received no return for such outlays in the past, they have no assurance against the imposition of further costly changes in the near future.

High Taxes Hurt the District.

Again, the district has suffered in the matter of tax assessments, through the pardonable inability of the Tax Department to keep pace with the kaleidoscopic shrinkage of values there and the increase of values elsewhere during the past few years.

Insurance rates in the district also need readjustment. Policies are issued to practically any applicant who will pay the premiums, with the result that many who are not entitled to protection receive it, and legitimate insurers are compelled in consequence to pay double and triple the former rates.

A remedy which has often been suggested for the conditions set forth above is the demolition of the older buildings and the erection of fireproof structures in their place. I do not agree with that proposal. There are many vacancies among both the older and the newer fireproof lofts already erected, and in a large percentage of them rents have fallen. In my opinion, it would be folly to increase a supply already too great for the demand of the present or immediate future. I believe that it will take at least five years of business prosperity to absorb the surplus space now existing, and that as a first means of remedying present conditions, we should call a halt in the construction of new loft buildings except in cases of special demand.

The positive remedies required are suggested by what precedes; in brief they are: greater liberality in the placing and extension of mortgage loans; lower insurance rates and more careful selection of risks by insurance companies; readjustment of tax assessments; cessation of oppressive and conflicting regulations by the city and State departments; and modernization of defective loft buildings in the district.

Remedy in Alterations.

Many of the older buildings could be altered and improved to meet present-day requirements at a moderate expense. Owners contemplating such alterations, as well as those erecting new loft buildings, would do well to consult practical and experienced renting agents familiar with the demands of tenants. This is particularly true in regard to interior arrangements and construction, which are too often sacrificed even by well-meaning and otherwise competent architects for impressive front elevations or other considerations.

Objections to High Buildings.

Thus modernized, many of the buildings under discussion can be leased at prevailing rents. The more modern buildings, on account of their great height and numerous occupants are disadvantageous for many tenants on account of the lesser proportionate elevator service and the greater congestion on adjacent sidewalks and streets. Other tenants suffer by their comparative loss of identity in the larger buildings. Still others are influenced by the superior shipping facilities in the older district.

Many of those who joined the exodus have already learned that the increase in their business, due to the new location, has not been commensurate with the increased rental paid—especially when the latter is compared with the favorable terms now obtainable in the older district. In particular instances the former fee and rental values of the properties under consideration may never be re-established. But it is my opinion that with the gradual absorption of surplus loft space and the improvement of general business conditions which is doubtless approaching, there should be a great advance on present values in the district.

Why a Big Hotel Failed.

DANIEL OLMSTEAD, the hotel man, speaking of the close relationship that exists between the building manager upon whom rests the responsibility for making the investment pay, and the architect who designs the structure, said that he would like to be able to tell every person in the country who is contemplating the erection of a hotel to avoid making mistakes in designing like the following:

Using more than 80 feet of valuable street frontage for the hotel bar, when only the lobby entrance of the bar was used; making the main dining-room face an alley, while the lobby, barroom and cigar stand take up all the street frontage; placing bathrooms on the outside with windows the same size as those in adjoining rooms, allowing only one window for each of the latter; placing kitchens so far from the restaurant or dining-room that food was cold before it was served; making the rooms so large that the amount of floor space covered necessitates such a high rate that rooms are vacant most of the time; making the bathrooms too small, necessitating the use of very small tubs and leaving only little space beside; putting in too few elevators and greatly impairing the service thereby; lack of clothes closets when every room should have one, and the failure to provide proper ventilation, which, in a hotel, is very important, and is sometimes overlooked by architects. The lighting feature is another matter not properly treated as a rule.

—The need of a restriction against indiscriminate building construction is getting general recognition. Under the new building code adopted for the city of Wilkes-Barre the height of fireproof buildings is restricted to sixteen stories, or two hundred feet, but the height of no building may exceed four times the width of the street. Seven classes of structures are specified.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Novel Fire Detector.

PRACTICAL tests made under actual fire conditions by the engineers of the National Board of Fire Underwriters were made a few days ago on a new automatic self-adjusting thermostat, operated on the principle of rapid rise of temperature, and called "The Ideal Fire Detector." The test was made at the factory of the Van Gleckland Manufacturing Co., 121 Lafayette street, Newark. The illustrations depict one of these detectors closed, and one cut in,



showing the hot air compartment enclosed in sensitized copper, with the electric wires attached thereto. The other illustration shows the type of fire detector used for installation behind walls.

The detectors were placed on the ceiling of the loft (30x90 feet), about ten feet apart lengthwise, because there were iron beams on the ceiling about 24 inches high, forming deep pockets. In each pocket a detector was placed in the middle and connected to a number of an annunciator.

One of the tests was made in the following manner: Two tin pans, each 12x24 inches, containing a thin sheet of asbestos paper, which was saturated with alcohol. The tin pans were placed on the floor near the open elevator shaft and as far away as possible from any detector on the ceiling. The alcohol was lighted, and in ten seconds an automobile horn was making a terrible noise, and the number on the annunciator dropped, indicating the location of the fire detector which made the contact. A few seconds later another number dropped, and a third, and a fourth dropped, showing that the heated air caused by the fire, overflowing the deep pockets on the ceiling, had caused the



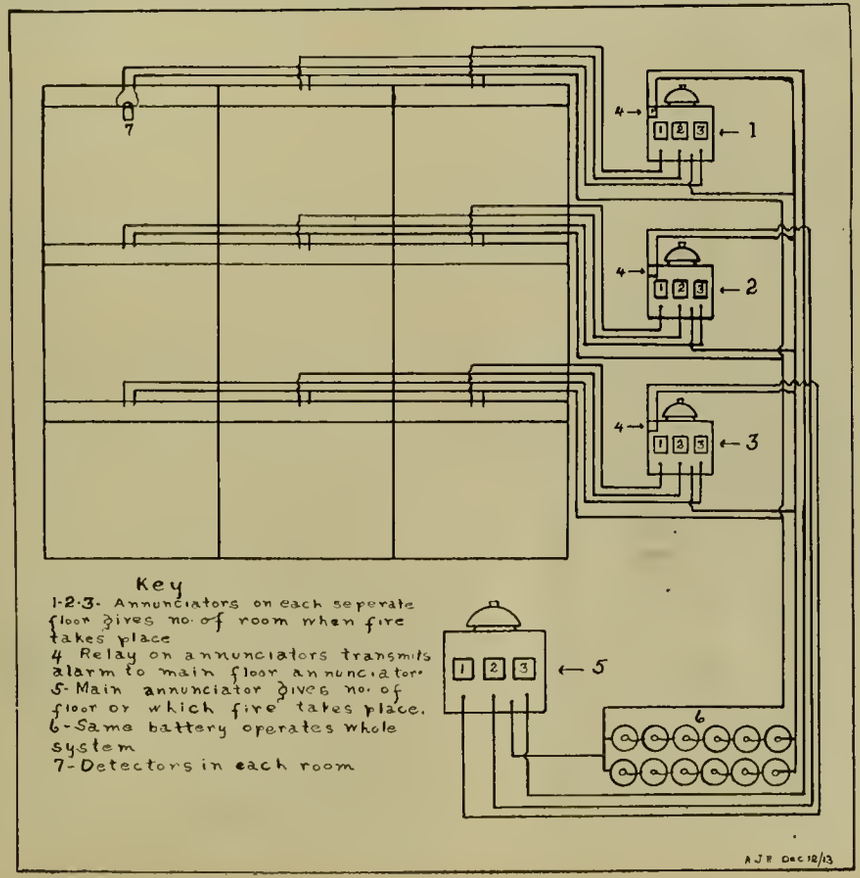
detectors in the neighboring pockets to operate. Immediately after the fire had died out, one after the other of the detectors compensated to normal.

Several other tests were made in different parts of the loft, with the same results, the alarm being given in from nine to fifteen seconds after the fire started.

One test was made by lighting about ten or twelve sheets of newspaper laid loosely on a sheet iron platform. The alarm came in in about twenty seconds after lighting the paper on one corner (the paper burning very slowly for the first ten seconds).

Another test was made with four square feet of alcohol fire, as in the previous tests in the rear of loft, with all the doors and windows on all sides wide open, producing a strong draft. The alarm came in this time in twenty-five seconds from the time the match was lighted.

The detector consists of a copper cylinder 1¾ inches long and 1⅛ inches outside of diameter by .012 inch wall, closed at one end, containing about 1.25 cubic inches of air. On the other end, or top, is soldered a threaded brass ring to receive the diaphragm, a die casting made of type metal, melting at about 500 degrees F. Over the lower end of the diaphragm holder is fastened a specially treated gold-beater-skin diaphragm. In the top of the diaphragm holder is screwed a base molded from condensite, which, according to the tests made for the manufacturers, is the most durable substance known today. This condensite base carries the contact device, consisting of a sheet brass bridge screwed down solid with brass screws on the brass inserts molded in the condensite base. In the center of this bridge is a silver-pointed contact screw, which can be adjusted, and locked in any desired position by means of a brass lock nut. The base also has fastened to one of the inserts a silver contact spring. A small brass rod with a button on its lower end rests normally on the gold-beater-skin diaphragm. It will press against the silver spring and make the electric contact when the air contained in the copper cylinder expands and presses against the diaphragm, on account of the sudden rise of temperature of the air surrounding it, which will take place when a fire starts in the room where the detector is located.



Unique Waterproofing Job.

WATERPROOFING concrete walls under a water head pressure of 40 feet in cramped quarters without making structural alterations is the feat that recently was performed by a London firm for the Charing Cross and Hampstead railway at its Embankment station.

The problem was to so free the walls from water which percolated through the concrete interstices that it would be possible to apply to the interior surface a



lining of tile on a concrete plaster bed. When the lining had been applied before, it was forced off by the water pressure. The walls were those of an escalator shaft and made the station especially unsightly. Finally the railroad's consulting engineer decided to apply a metallic composition of secret formula which had been used with considerable success by the British and Colonial governments, with the result that the walls were entirely dried and the tile-lining was put on.

The illustration shows the simplicity with which the material is applied even under such head pressure. The composition being in liquid form, it was applied quite simply with a brush. The preparation becomes incorporated with the grain of the brick or concrete. It is manufactured by S. Thornley Mott & Vines, 1 Victoria st., London, S. W.

CURRENT BUILDING OPERATIONS

NOTABLE IMPROVEMENTS IN BROOKLYN

About $2,000,000 Expended in Financial and Shopping Districts—New Clubs, Theatres and Mercantile Structures Enhance Appearance of Entire Section.

DURING the last few months an amount of money totaling over two million dollars has been expended in the improvement of Brooklyn's shopping and financial districts, and additional improvements in the form of new buildings and improvements to existing structures are contemplated which will no doubt reach a like amount.

In the section known as the "shopping district," which includes lower Fulton street and the adjacent streets from Borough Hall to Flatbush avenue, are found department stores which vie in equipment and conveniences with all but the newest of Manhattan's world-renowned department stores. Specialty shops for gowns, suits, lingerie, millinery, boots and sundries, where only the price is different, and that largely in favor of local shoppers who are not required to pay Fifth avenue prices. Theatres, while not so numerous as on Broadway, still with every convenience, and booking the best productions at rates generally lower than Manhattan prices.

This section during the last few months has shown a decided activity in real estate transactions and along building lines. New projects have been completed in the office building and financial sections whose success for years to come is assured, and many buildings which will benefit these sections are now in course of construction or contemplated.

That lower Brooklyn is alive to its opportunities can best be shown by citing briefly a few of the newly completed buildings and others contemplated for this section.

The Terminal Building, at the southwest corner of Court and Joralemon streets, erected at a cost of more than half a million dollars by the John H. Parker Company, 315 Fourth avenue, New York City, is twelve stories in height and is the most modern and completely equipped office building in the borough. It is the new home of the Nassau National Bank and the Brooklyn League. The Young Women's Christian Association Building, recently completed, at the cost of $500,000, at the corner of Schermerhorn and Nevins streets. The new clubhouse for the Brooklyn lodge of Elks, now under construction in the west side of South Oxford street, 125 feet south of Hanson place, planned by H. Van Beuren McGonigle, and which is being erected by the Tower Construction Company.

The Brooklyn University Club is planning to erect a building in the neighborhood of Lafayette avenue and South Oxford street, the plans for which will be prepared by Ludlow & Peabody, architects. This operation is not definite at the present time, although the club's building committee is active. The Apollo Club, Brooklyn's foremost musical society, purchased the property at the corner of Greene and Carlton avenues and are altering the two old buildings and erecting an extensive addition, for clubhouse purposes. While some of these buildings seem to be on the frontiers of the districts in question, they will have a very direct interest upon the life and growth of the sections.

Along Fulton street many improvements to buildings have been made, and numerous others are contemplated. Oppenheim, Collins & Co. are having plans prepared by Buchman & Fox, architects, for the erection of a modern department store, five or six stories in height. This building will be located at 481 to 485 Fulton street, 396 to 402 Bridge street, running through to 147 to 151 Lawrence street, and will be thoroughly complete and modern in its appointments. Julius Brody, manufacturer and dealer in women's wear, purchased 446 to 448 Fulton street and contemplates extensive improvements to the building for his own occupancy.

The old Central Branch of the Y. M. C. A. property, with a frontage in Fulton street running through from Hanover place to Bond street, and covering an area of 20,000 square feet, has been sold to Jason S. Bailey of Boston, manufacturer of articles for five and ten-cent stores. Parfitt Brothers, architects, will prepare plans for extensive improvements to this property, altering it into lofts and stores. The new Central Branch of the Y. M. C. A., which will be located in Hanson place, from Fort Green place to South Elliott street, and to cost in the neighborhood of $1,000,000, will be the last word in convenience and equipment for buildings of this type. Trowbridge & Ackerman, architects, 62 West 45th street, Manhattan, have prepared the plans, and the Whitney Company, 1 Liberty street, has the general contract for construction of the building.

Livingston street, which formerly was only known as the back door of Fulton street's department stores, has become an avenue of high-class shops and offices. The newest project for this street is the theatre to be erected by Frank A. Keeney, at a cost of $200,000, from plans by William E. Lehman, architect, of Newark, N. J. This building will occupy a plot 164x187 feet in Schermerhorn street, with an entrance in Livingston street, about opposite the present Montauk Theatre. This theatre will have a seating capacity of 2,450 people. John H. Parker Company, New York City, has recently received the general contract for its construction.

In the heart of the financial and office building section, further to the east of the shopping district, the Arbuckle Memorial Building for Plymouth church is being erected at the northeast corner of Orange and Hicks streets, at a cost of $100,000. William Kennedy Construction Company, 215 Montague street, has the contract for this work. At the northeast corner of Montague street, through to Clinton and Pierrepont streets, the new home of the Brooklyn Trust Company will be erected. Plans are being prepared by York & Sawyr, architects, 50 East 41st street, New York City, and the contractors for general construction are Marc Eidlitz & Son, 30 East 41st street.

Two or three years ago the Brooklyn Daily Eagle started a campaign, the central idea of which was to "Boost Brooklyn" for the purpose of making it a better, brighter and bigger borough. The campaign was taken up by other Brooklyn papers, civic and trade associations, and much publicity was given to the movement. For a while considerable interest was taken in the project, and through the co-operation of the workers results became apparent. The residents of Brooklyn began to take notice that their borough was a real place, after all, and that it was not impossible to receive the same value for their money that they obtained elsewhere, no matter whether the money was spent for the necessities of life or upon luxuries and recreation. Interest is lost in most movements of this kind, sooner or later, however, and Brooklyn's boost idea was no exception; but the results of the short campaign can readily be noticed and will be more apparent as time wears on.



VIEW OF LOWER BROOKLYN, FROM SMITH, GRAY & CO.'S TOWER.

ELECTRICAL DEVELOPERS ELECT.

Society Plans National Campaign to Extend Use of Electricity.

At the meeting of the Society for Electrical Development, held in Philadelphia early this month, the following officers were elected to serve one year: President, Henry L. Doherty; first vice-president, W. H. Johnson; second vice-president, A. W. Burchard; third vice-president, W. E. Robertson; fourth vice-president, J. R. Crouse; fifth vice-president, Ernest Freeman; general manager, J. M. Wakeman; acting secretary-treasurer, James Smieton, Jr. The following were elected to serve as the executive committee during the following year: H. L. Doherty, Ernest Freeman, A. W. Burchard, J. H. Strong, Gerard Swope, L. A. Osborne, W. E. Robertson, J. H. Crouse and W. H. Johnson. Mr. Johnson was elected chairman of the executive committee.

One of the purposes of this society will be to develop the use of electrical energy by the general public, thus increasing the market of all engaged in the industry, leaving the question of defining the channels through which, and the methods by which, the increased market shall be reached. J. M. Wakeman, general manager of the society, reported that the funds necessary to begin active work had been pledged and the best men available to carry it on had been secured.

Rumored New Skyscraper.

According to current reports a newly formed corporation has purchased through Herbert J. Spyr, the American Bank Note Company property on Trinity place, between Thames and Greenwich streets, for about $1,300,000, and contemplates the erection of a thirty-two story office building. Francis H. Kimball and Frederick Rossa, architects. 71 Broadway, are preparing sketches for the proposed building to be erected on this site at an estimated cost of $4,000,000. As proposed the project will cover the plots 78-86 Trinity place and 111-123 Greenwich street. This gives a frontage of 124.6 feet on Trinity place and 178.1 feet in Greenwich street. It is said that most of the space in the proposed structure has already been leased for twenty-one years to large industrial corporations and railroads. Architectural details of the project have not as yet been fully determined except for the size and number of stories and it is not expected that active operations will be started for quite some time. The complete details of a project of similar nature for the same site were given in the Record and Guide, September 27, 1913, when Howells & Stokes, architects, filed plans for the building at that time contemplated by the American Bank Note Company.

New York State Work.

The following items which were included in construction bill No. 12 recently passed by the Legislature were approved by the Governor. Work on these items will be accomplished during the coming year. A number of the items in the bill were vetoed and will remain in abeyance indefinitely.

For armory commission repairs, improvements, and betterments of the State arsenal, camp grounds, rifle ranges and emergency repairs, improvements and betterment of the armories throughout the state $75,000. For the construction of an armory and stable in the city of Albany $65,000. For the construction of the southwest wing of Danamora State Hospital and additional repairs and equipment, $70,000. For miscellaneous repairs and improvements, emergencies and equipments at the various State hospitals, $150,000. For the construction of one dormitory building at Rome State Custodial Asylum, Rome, N. Y., $150,000.

Three Apartments for E. W. Browning.

Buchman & Fox, architects, 30 East 42d street, are preparing plans for three apartments to be built by Edward W. Browning, 110 West 40th street. The buildings will be erected in the same neighborhood on property recently purchased by Mr. Browning. One will be at 42 West 72d street, another at 118 West 72d street, and the third at 126 West 73d street. Each will cover but one city lot, 25 x 100, and be thirteen stories in height. They will be similar in general design, built of limestone and terra cotta, and are expected to cost about $60,000 each. These structures will be the first tall buildings to be erected in 72d street between Central Park West and Columbus avenue, and in 73d street between Columbus avenue and Sherman square.

Hotel McAlpin Addition.

Warren & Wetmore, architects, 70 East 45th street, have been selected by by the Greeley Square Hotel Company, Charles A. B. Pratt, president, to prepare the plans and specifications for an addition to the Hotel McAlpin. This addition will adjoin the present building on the east, occupying Nos. 46-48 East 34th street, which the company recently purchased from the Floyd Estate. The addition will be exactly the same in height as the present hotel, and the treatment of the facade will be similar. About two hundred additional bedrooms will be provided by the improvement, as well as extra dining rooms and public space, making the McAlpin by far the largest hotel in the city. The management of the hotel is under the direction of Merry & Boomer, proprietors.

Architect for Central Y. W. C. A.

Don Barber, architect, 101 Park avenue, has been retained by the building committee of the Young Women's Christian Association, Mrs. J. S. Cushman, president, to prepare the plans and specifications for the new Central Branch building. This building will be erected on Lexington avenue, at the southwest corner of 53d street. Although the details of construction have not been definitely decided upon, it is expected that the project will cost in the neighborhood of $600,000, and will include every device and convenience for the health and comfort of the women who will make this building their home.

Subway Contract Awarded.

The contract for the construction of Section No. 7 of Route No. 5, the Lexington avenue subway, extending from 43d to 53 street, was awarded this week. This subway is now under construction north of 53d street. Section No. 7 does not include the diagonal connection which is to be built across 42d street, which will be made a separate section. The plans call for the construction of a four-track underground railroad, and the work must be completed within 31 months from the delivery of the contract. The Rapid Transit Subway Construction Company was the successful bidder, at $1,915,164.

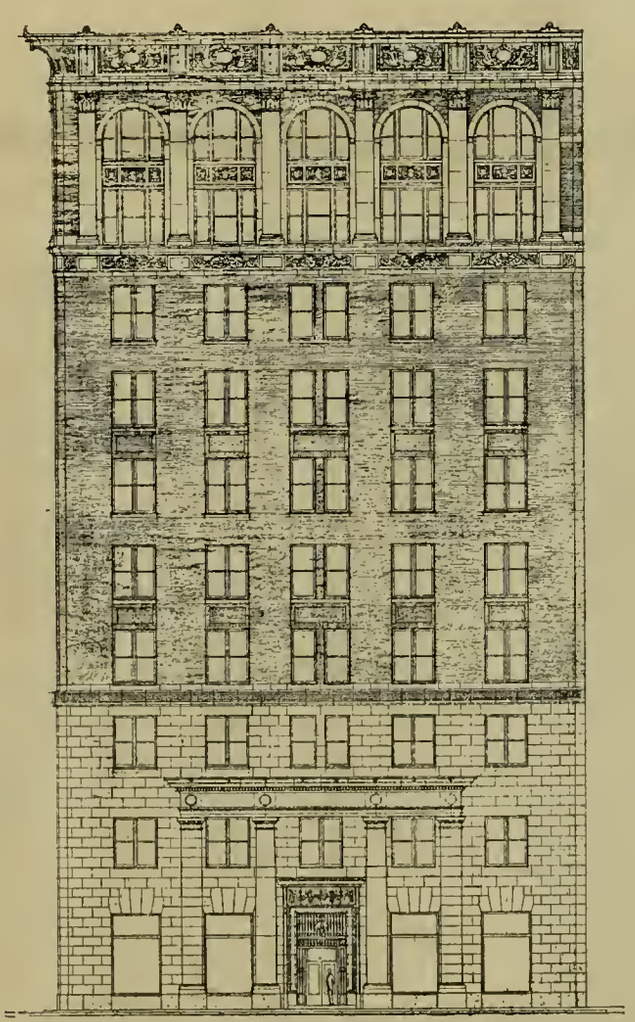
Schwartz & Gross Selected Architects.

Schwartz & Gross, 347 5th avenue, have just been commissioned by Mayer & Mayer, Inc., to prepare plans for a twelve-story apartment house to be erected at the northeast corner of West End Avenue and 84th Street, on a plot 100x133 feet. The structure will be of the highest type, having suites of 5, 6, 7 and 8 rooms. The cost is placed at $600,000.

BROOKS BROTHERS' NEW BUILDING

OPERATIONS will soon be started on the new building to be erected on Madison avenue at the northwest corner of 44th street, from plans by La Farge & Morris, 101 Park avenue, and Clinton & Russell, 32 Nassau street, associated architects. The building is being erected by William Everdell, Jr., and William H. Brown, owners, who bought the property recently from Thomas B. Hidden.

Brooks Brothers, manufacturers and dealers in men's clothing, for thirty years at the southeast corner of Broadway and 22d street, have leased the new building for a term of twenty-one years with renewal privileges. This move will bring Brooks Brothers in close proximity to the present retail section and the heart of the hotel and club districts.



TO BE ERECTED ON MADISON AVENUE AT 45TH STREET.

The new building will be ten stories in height and will cover a plot 85 x 120 feet. Brick, limestone and terra cotta are the materials to be used in construction. The façade has been designed in a dignified yet simple manner in the style of the Italian Renaissance and which will harmonize beautifully with the Hotel Biltmore, diagonally opposite, and the new Yale Club being erected on Vanderbilt avenue. In interior layout and arrangement the building will be a model of convenience and equipment, and will have all the modern devices for comfort and safety of patrons and employes. Show cases and fixtures will be specially designed and lighted for the display of garments and haberdashery. The general contract for the erection of the building has been awarded to Irons & Todd, 101 Park avenue. The building will cost about $750,000 and will be, in every particular, the equal of any of the buildings recently erected for showroom and department store purposes.

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NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN.—The Kraslow Construction Co., 188 Montague st, contemplates the erection of several apartment houses on the block front, 20th av, between 65th and 66th sts, and between 66th and 67th sts. No architect selected.

MANATAUK PARK, N. Y.—The Manatauk Park Association, R. E. Wright, president, Syracuse, N. Y., T. E. Carpenter, vice-president, contemplates making additions and alterations to the hotel at One Thousand Islands for sanitarium purposes. No architect selected.

SYRACUSE, N. Y.—The University Club, Learned Building, John Van Duyn, 466 James st, president, contemplates the erection of a brick, steel and stone clubhouse in East Fayette st, between Grape and South State sts, to cost about $50,000. No architect selected.

SENECA FALLS, N. Y.—The Third Ward School, Charles McBride, president, care of Rumsey & Co., is receiving competitive sketches for a school here.

PATERSON, N. J.—The Common Council of the city of Paterson, Robert Fordyce, mayor, contemplates the erection of a 1-sty brick tuberculosis hospital at Preakness Hill. An architect will probably be selected by competition.

WATERTOWN, N. Y.—John C. Lamon, 16 Flower Block, contemplates the erection of stores and apartments in Franklin st, for which an architect will be retained after July 1.

MAMARONECK, N. Y.—The Court Bonny Brook F. of A., Henry T. Martin, 27 Dubois av, cootemplates the erection of a lodge building. No site or architect has been selected.

GOUVERNEUR, N. Y.—The Village of Gouverneur, James Dolan, president, contemplates the erection of a 16-room grade school building, for which no architect has been selected.

WATERTOWN, N. Y.—The City of Watertown, Board of Education, Frank S. Tisdale, president, contemplates the erection of a $65,000 school in Arsenal st. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The Central Building Improvement & Investing Co., 149 Church st, Hyman Sonn, president, is taking bids on subs for two 5-sty apartments, 50x92 ft., on the east side of Nagle av, 296 ft. and 346 ft. south of Hillside av, from plans by Benjamin W. Levitan, 20 West 31st st. Cost, about $50,000 each.

CHURCHES.

BREWSTER, N. Y.—Plans are being figured for the 1½-sty brick and stone church, 50x100 ft., in Prospect st, for St. Lawrence R. C. Church, Rev. Father F. P. Phelan, pastor, Prospect st. Robert Reilly, 481 5th av, Manhattan, architect. Cost, about $30,000. Bids will close June 25.

DWELLINGS.

BROOKLYN.—Gustave Steinback, 15 East 40th st, Manhattan, architect, is taking bids to close June 22d for the 6-sty brick and limestone rectory, 30x60 ft., on the east side of Vanderbilt av, about 150 ft. north of Lafayette av, for the R. C. Church of All Saints, Bishop George W. Mundelein, 368 Clermont av.

MANHATTAN.—H. Van Buren Magonigle, 101 Park av, architect, is taking bids for a residence at 7 East 79th st for Mrs. Elvira Brokaw Fischer, 9 West 47th st. Cost, about $250,000. The material will be Indiana limestone or marble.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Bids are being received for the brick silk factory on Morgan av for the Champlain Silk Mills, 500 Driggs av, Aubrey E. Myers, president. Lockwood, Greene & Co., 60 Federal st, Boston, Mass., and 101 Park av, Manhattan, architect and engineer, in charge of plans. Cost, about $100,000.

HOSPITALS AND ASYLUMS.

PATERSON, N. J.—Fred W. Wentworth, 140 Market st, architect, is taking bids on general and separate contracts for the 4-sty brick hospital, 42x150 ft., on the block bounded by Broadway, 13th av, 30th and 31st sts for the Miriam Baroet Hospital Association, 164 Broadway, Jacob Fabian, 57 Clark st, owner. Cost, about $100,000.

MUNICIPAL WORK.

36TH ST.—W. S. Connell, Municipal Building, Manhattan, has completed plans and is ready for bids at once for a 1½-sty fire boat shed, 36x36 ft., frame, corrugated iron roof and siding, at the foot of South 36th st, for the Fire Department, Robert Adamson, commissioner, Municipal Building. Cost, about $6,000.

BROOKLYN.—Bids will be received by the Fire Department, Robert Adamson, commissioner, Municipal Building, Manhattan, until June 22d at 10.30 a. m., for a 1 and 2-sty frame fire department dock house at the foot of 38th st, from plans by William S. Connell, care of Division of Buildings, Fire Department, Municipal Building, architect. Cost, about $5,000.

BELLEVILLE, N. J.—The town of Belleville, N. J., Town Council, John C. LaFrancherie, mayor, is taking bids to close June 23 at 3.30 p. m., for section 5, Sewerage System, from plans by Frank T. Shepard, 601 Essex Building, Newark, town engineer.

PUBLIC BUILDINGS.

BROOKLYN.—Richard A. Walker, 16 East 47th st, Manhattan, architect, is taking bids for the 1-sty and balcony Carnegie Library (Red Hook Branch), at the southwest corner of Visitation pl and Richard st, for the Committee for the Erection of Carnegie Libraries, Frank P. Hill, librarian. Cost, about $50,000.

ORANGE, N. J.—Bids will close July 10 at 3 P. M. for the 1-sty brick and limestone post office, 90x90 ft., for the U. S. Government, Oscar Wenderoth, supervising architect. York & Sawyer, 50 East 41st st, Manhattan, architects. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Cost, about $100,000.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—The city of Elizabeth, Board of Education, Noah F. Morrison, owner, is taking bids to close at 8 p. m., June 29, for a 2-sty brick school on Ripley pl, near 3d st, from plans by C. Godfrey Poggi, 2 Julian pl. Runyon & Carey, 845 Broad st, Newark, heating and electrical engineers.

MANHATTAN.—Hill & Stout, 299 Madison av, architects, are taking bids on general contract to close about June 22 for the 3 and 6-sty brick dormitory and gymnasium at 9-13 Dominick st for William S. Coffin, care of Edmund Coffin, 34 Pine st. Cost, about $80,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Bids will close July 1 for the 3-sty stucco and hollow tile store and office building, 20x100 ft., at the southwest corner of Madison av and 76th st, known as 964 Madison av, for the Tailfer Co., 225 5th av. Herbert M. Baer, 665 5th av, architect. Cost, about $40,000.

MISCELLANEOUS.

NEWARK, N. J.—The Public Service Corporation of New Jersey Railway Department, Thos. N. McCarter, president, 763 Broad st, is taking bids on Section 2 of the street railway terminal and office building and subway at Park pl, North Canal st, Mulberry and East Park sts, to cost about $4,000,000. George B. Post & Sons, 101 Park av, Manhattan, consulting engineer. Holbrook, Cabot & Rollins, 331 Madison av, contractor for Section 1.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE.—The Melvin Construction Co., care of J. Romaine Brown, 299 Madison av, contemplates the erection of two 6-sty apartment houses at Riverside drive, between 160th and 161st sts. Architect's name for the present withheld.

51ST ST.—The 48th Street Co., Henry Claman, president, 325 West 43d st, contemplates the erection of a 6-sty apartment at 355-359 West 51st st, from plans by Gronenberg & Leuchtag, 303 5th av.

DIVISION ST.—Plans have been completed by Horenburger & Bardes, 122 Bowery, for alterations to the 5-sty tenement, 25x90 ft., at 123 Division st for Nathan Horowitz, 117 Division st.

HAVEN AV.—Gronenberg & Leuchtag, 303 5th av, have nearly completed plans for a 5-sty apartment, 87x100 ft., on the west side of Haven av, 49 ft. north of 171st st, for the Filrose Construction Co., 412 West 148th st, owner and builder. Cost, about $90,000.

184TH ST.—Samuel Sass, 32 Union sq, has nearly completed plans for a 5-sty apartment, 50x100 ft, in the north side of 184th st, near Wadsworth av, for the Aldus Construction Co., 1515 St. Nicholas av, Jacob S. Kahn, president. Cost, about $45,000.

SHERMAN AV.—Jos. Ruppert Realty Corporation, 90th st and 3d av, will erect a 5-sty apartment, 100x90 ft., at the northeast corner of Sherman av and Academy st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about $100,000.

SEAMAN AV.—Galardi & Just, 612 West 207th st, will erect three 5-sty apartments, 50x100 and 55x100 ft., at the northwest corner of Seaman av and 207th st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about $165,000.

184TH ST.—Samuel Sass, 32 Union sq, has completed plans for the 5-sty apartment, 50x87.11 ft., 649-51 West 184th st, for the Aldus Construction Co., 950 Hoe av. Cost, about $40,000.

SUTTON PL.—Jos. L. Hernon, 14 Wall st, has completed plans for alterations to the two 4-sty tenements 40-2 Sutton pl for the Madison Avenue M. E. Church Corp., 60th st and Madison av. Cost, about $10,000.

9TH ST.—Nast & Springsteen, 21 West 45th st, have completed plans for alterations to the tenement 422 East 9th st for Louis Stoiber, 722 Broadway.

PEARL ST.—Herman Nathaniel Lubet, 101 West 42d st, Manhattan, has been commissioned to prepare plans for a 5-sty apartment at 253-257 Pearl st, Brooklyn, for Malafsky & Rapoport, owner. Cost, about $50,000.

CHURCHES.

CATHERINE ST.—The Reformed Church of St. Joachim, care of Rev. Vincenzo Jaunuzzi, 26 Roosevelt st, contemplates the erection of a brick and stone church at 57-59 Catherine st and 3 Monroe st. Architect's name for the present withheld.

STORES, OFFICES AND LOFTS.

BROADWAY.—Otto Reissmann, 30 1st st, is preparing plans for alterations to the 5-sty brick store and loft building southwest corner of Broadway and 20th st for M. J. Adrian, 137 East 34th st. Cost, about $15,000.

6TH AV.—Excavating is under way for the 8-sty store and loft building at 782-784-86 6th av, for the 784 6th Av. Co., Floyd Brown, president, 11 East 30th st, owner. Albert Joseph Bodker, 62 West 45th st, architect. Robert E. Moss, 126 Liberty st, consulting engineer. Brown Bros., 11 East 30th st, general contractors. Milliken Bros., 17 Battery pl, have the steel contract. Cost, about $250,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BRIGGS AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 5-sty apartment on the west side of Briggs av, 144 ft. south of 196th st, for Mitchell & McDermott, 1094 Southern Boulevard. Work will be started about June 26.

CLINTON AV.—The Tremont Architectural Co., 401 Tremont av, is preparing plans for a 5-sty apartment, 50x90 ft., at the northeast corner of Clinton av and 179th st for the Herbst Realty Co., 985 East 179th st, owner and builder. Cost, about $40,000.

RYER AV.—Phelan Bros. Construction Co., 2046 Ryer av, will erect two 5-sty apartments at the northeast corner of Ryer av and 182d st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about $50,000.

VALENTINE AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for an apartment at the northwest corner of Valentine av and 182 st, for Phelan Bros. Construction Co., 2046 Ryer av. Cost, abont $55,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

MERMAID AV.—William Richter, 4411 18th av, has completed plans for two 4-sty brick tenements, 58x25 ft., on the south side of Mermaid av, 59 ft. west of West 23d st, for Joseph Balzarini, West 38th st, Coney Island, owner and builder. Cost, about $20,000.

CONOVER ST.—John Burke, 603 East 2d st, Brooklyn, is preparing plans for a 3-sty tenement, 30x50 ft., at 169 Conover st, for Frank Scatto, 169 Conover st. Cost, about $8,000.

RIVERDALE AV.—Farber & Markowitz, 189 Montague st, are preparing plans for two 4-sty tenements, 50x90 ft., at the northeast corner of Riverdale av and Powell st for the Sackman Construction Co., 437 Sackman st, owner and builder. Cost, about $70,000.

ATLANTIC AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick tenement, 50x88 ft., on the south side of Atlantic av, 100 ft. west of Saratoga av, for A. Voletsky, Inc., 80 Amboy st, owner and builder. Cost, about $25,000.

LEWIS AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 30x85 ft., at the northwest corner of Lewis av and Macon st for the Schoenfeld Construction Co., 16 Court st, owner and builder. Cost, about $30,000.

LINDEN AV.—The Tremont Architectural Co., 401 East Tremont av, Bronx, is preparing plans for a 4-sty tenement, 42x99 ft., on the east side of Linden av, 100 ft. north of Nostrand av, for William A. Kenny, 420 West 259th st, Bronx. Cost, about $30,000.

HOWARD AV.—Cohn Bros., 361 Stone av, are preparing plans for three 4-sty apartments at the northwest corner of Howard av and Park pl for Abraham Kaplan, 1462 Eastern parkway, owner and builder. Cost, about $150,000.

39TH ST.—M. Cantor, 39 West 38th st, Manhattan, is preparing plans for a 4-sty tenement, 50x100 ft., in the south side of 39th st, 125 ft. west of 7th av, for M. Kornblum, 1341 46th st, owner and builder. Cost, about $25,000.

15TH AV.—M. Cantor, 39 West 38th st, Manhattan, is preparing plans for five 4-sty apartments on the east side of 15th av, from 42d to 43d sts, for the J. J. Lack Construction Co., 44 Court st, owner and builder. Cost, about $125,000.

DWELLINGS.

86TH ST.—Thomas Bennett, 52d st and 3d av, is preparing plans for three 2-sty residences, 20x50 ft., in the south side of 86th st, 33 ft. west of 12th av, for Jeremiah Desmond, 86th st and 12th av. Cost, about $4,000 each.

44TH ST.—Plans are being prepared for two 3-sty brick stores and residences, 20x100 ft. each, at the southeast corner of 44th st and 13th av, for the Twentieth Avenue Construction Co., Louis Gold, 44 Court st, owner and builder. Cost, about $18,000.

FACTORIES AND WAREHOUSES.

DECATUR ST.—Henry Holder, Jr., 242 Franklin av, is preparing plans for a 2-sty brick warehouse, 90x107 ft., in Decatur st, near Wyckoff av, for the Brooklyn Master Bakers, care of architect. Cost, about $10,000.

STABLES AND GARAGES.

CHURCH AV.—Chas. Werner, 316 Flatbush av, has completed plans for a 2-sty brick private garage, 45x50 ft., at Church av and Johnson st, for Robert A. Holcke, 47 Fulton st. Cost, about $8,000.

STORES, OFFICES AND LOFTS.

BOERUM ST.—Work has not been started on the 6-sty brick and reinforced concrete loft building, 65x100 ft., in the south side of Boerum st, 100 ft. west of Lorimer st, for S. Shindlman, 15 East 4th st, Manhattan. E. M. Adelsohn, 1776 Pitkin av, architect. Cost, about $50,000.

SANDS ST.—Slee & Bryson, 154 Montague st, are preparing plans for a 4-sty brick office building and stores in the north side of Sands st, 131 ft. west of Bridge st, for Ralph Cohn, 139 Sands st. Cost, about $18,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Louis A. Homan, 405 Lexington av, Manhattan, has completed plans for alterations to the 3-sty tenement southwest corner of Vernon and Paynter avs for the Consumers Brewing Co., 55th st and Av A.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, has completed plans for a 5-sty tenement, 50x90 ft., at the north corner of Van Alst av and 12th st for the C. R. Ross Realty Co., Brown Station, N. Y. Cost, about $35,000. Bids on subs will be taken by architect.

LONG ISLAND CITY.—R. George Swart, 501 Curtis av, Ridgewood, L. I., has completed plans for a 3-sty tenement, 25x75 ft., at the southwest corner of Grand and 15th avs for the Mathews Building Co., 468 Grand av, L. I. City. Cost, about $11,000.

DWELLINGS.

BELLE HARBOR, L. I.—W. T. Kennedy & Co., 462 Boulevard, Rockaway Beach, have about completed plans for a 2½-sty frame residence for Mrs. Mary J. Fitzsimmons, care of architect. Cost, about $15,000.

WOODHAVEN JUNCTION, L. I.—William C. Winters, 106 Van Siclen av, Brooklyn, is preparing plans for five 2-sty brick residences, 20x35 ft., on the west side of Freedom av, 116 ft. north of Amber st, for John Falkenburg & Son, care of Myles Johnson, owner and builder. Cost, about $15,000.

BELLE HARBOR, L. I.—Plans have been completed by John A. Lasher, Rockaway Park, L. I., owner and architect, for a 2½-sty frame residence in the west side of Monmouth st, 180 ft. north of Newport av. Cost, about $10,000.

MIDDLE VILLAGE, L. I.—C. Bauer, Jr., 651 Leonard st, Brooklyn, is preparing plans for

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PROPOSALS

PROPOSAL.

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M., on Tuesday, July 14, 1914, for Contract 145, for roofing with reinforced concrete tiles 46 superstructures along the line of the Catskill aqueduct, between the Ashokan and Hill View reservoirs, a distance of approximately 92 miles. Approximately 28,900 tiles will be required under the contract. The buildings, ready to receive the tiles, are being constructed under other contracts.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders and contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars ($10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President.
CHARLES N. CHADWICK,
JOHN F. GALVIN,
Commissioners of the Board of Water Supply.
W. BRUCE COBB, Secretary.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., June 9, 1914.—Sealed proposals will be opened in this office at 3 p. m., July 21, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Jennings, La. Two-story and basement building; ground area, 3,800 square feet; construction, nonfireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Jennings, La., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Contemplated Construction Queens (Continued).

seven 2½-sty frame and stucco residences, 16x38 ft., in the west side of Gould st, 295 ft. south of Metropolitan av, for James S. Rourke, 197 Winthrop st, Brooklyn. Cost, about $21,000.

FACTORIES AND WAREHOUSES.

WOODHAVEN, L. I.—John T. Plock, 126 Liberty st, Manhattan, is preparing plans for a 1-sty brick and steel pasteurizing and refrigerating plant on the south side of Old South road, 280 ft. west of Creek road, for Balsam & Goldstein, Old South road. Cost, about $18,000.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, is preparing plans for alterations to the brick factory at 127 West av, for Edward Smith & Co., on premises. Cost, about $6,000.

LONG ISLAND CITY.—Plans are being figured for an 8-sty factory, 90x100 ft., at the corner of Henry and William sts for the Authentic Realty Co., 103 Park av, Manhattan. Buchman & Fox, Madison av and 42d st, Manhattan, architects.

STABLES AND GARAGES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, L. I. City, has completed plans for a 2-sty brick stable, 25x50 ft., in the south side of 9th st, 125 ft. west of Vernon av, for John Welden, Corn Exchange Bank Building, L. I. City. Cost, about $6,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Eugene Lamb Richards, on premises and Capitol, Albany, contemplates rebuilding his residence 247 Prospect av. The services of an architect will not be required, as the walls are standing.

SOUTH BEACH, S. I.—Daniel Santor, 14 Richmond turnpike, Tompkinsville, has completed plans for a 2-sty frame residence, 30x22 ft., on the east side of Egbert av, 800 ft. north of Richmond road, for Victor Muller, West New Brighton. Cost, about $4,000.

HOTELS.

NEW BRIGHTON, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, has nearly completed plans for a 5-sty brick and limestone hotel in Jay st for the Tilley Estate, care of architect, who will take bids on general contract about July 1. Cost, about $70,000.

Suffolk.

BANKS.

PATCHOGUE, L. I.—Nathan Myers, Court Theatre Building, Newark, N. J., and Woolworth Building, Manhattan, is preparing plans for a 1-sty brick, terra cotta, granite or marble bank building, 25x60 ft., in North Main st for the Patchogue Bank, John A. Potter, president, Main st. Cost, about $30,000.

Westchester.

DWELLINGS.

HARTSDALE, N. Y.—P. B. LaVelle, 507 5th av, Manhattan, has been commissioned to prepare plans for four 2½-sty frame and stucco residences for the Jardine Co., care of architect. Total cost, about $30,000.

TUCKAHOE, N. Y.—John Borup, Bank Building, Bronxville, contemplates the erection of a 2½-sty hollow tile and stucco residence on White Plains road, from private plans. Cost, about $10,000.

WHITE PLAINS, N. Y.—Carl P. Johnson, 30 East 42d st, Manhattan, has been commissioned to prepare plans for three frame 2½-sty residences on Alexander av for C. W. Eisner, 3046 Heath av, Bronx. Cost, about $6,000 each.

YONKERS, N. Y.—A. J. Van Seutendael, 15 North Broadway, has completed plans for a 2-sty frame residence, 21x50 ft., at 29 Bennett pl for Gaetano Ippoliti, 27 Bennett pl, owner and builder. Cost, about $5,000.

MUNICIPAL WORK.

PORTCHESTER, N. Y.—The village of Portchester, William Ryan, president, is having plans prepared by Diedrich H. Ponty, 62 Westchester av, to cost about $10,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—(Sub.)—Thomas Mulligan, 172d st and Shakespeare av, has received the mason contract for the 5-sty brick tenement, 50x93 ft., on the east side of Arthur av, 94 ft. north of 180th st, for the Uwanta Construction Co., Simeon Goodelman, president, 63 Park Row. Lorenz F. J. Weiher, 271 West 125th st, architect. Cost, about $50,000.

CHURCHES.

NEWARK, N. J. (sub.)—William Lockhart, 193 South 11th st, has received the mason work and George Varley & Son, 31 Hudson st, the carpentry, for alterations to the 1-sty church and Sunday school, 83x72 ft., at 316 South Orange av, for the Memorial Presbyterian Church, Rev. Andrew S. Zimmerman, 181 South 7th st. John F. Capen, Ordway Building, architect. H. A. Hickok, Union Building, superintendent in charge. Cost, about $42,000.

MANHATTAN.—The general contract has been awarded to Thomas Mulligan Construction Co., 1474 Shakespeare av, to erect the 1-sty brick synagogue, 50x97 ft., at 508-510 West 161st st, for the Congregation of Washington Heights, care of architect, M. Bernstein, 131 East 23d st.

BLOOMFIELD, N. J.—Henry J. Brown & Sons, 1534 Fulton st, Brooklyn, N. Y., have received the general contract to erect a 1½-sty hollow tile and stucco chapel, 32x65 ft., in Franklin st, near Florence st, for the First Baptist Church, Rev. H. D. Potter, 424 Franklin st. Dodge & Morrison, 135 Front st, Manhattan, architects. Cost, about $10,000.

DWELLINGS.

MALBA, L. I.—W. J. McCormick, Whitestone, L. I., has the general contract to erect a 2½-sty frame and stucco residence on the west side of Malba drive, 500 ft. east of Summit pl, for William S. Champ, 60 Liberty st, Manhattan. H. P. Knowles, 1170 Broadway, Manhattan, architect. Cost, about $10,000.

ST. ALBANS, L. I.—Peter Guthy, 926 Broadway, Brooklyn, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 30x40 ft., for Michael Rockel, 193 Hall av, Brooklyn. J. M. Dooley, 529 Gates av, Brooklyn, architect. Cost, about $7,000.

SCARSDALE, N. Y.—Fountain & Choate, 110 East 23d st, Manhattan, have received the general contract to erect a 2½-sty brick and marble residence on Walbrooke av for R. F. Chatillon, 85 Cliff st, Manhattan. Smith & Ross, 15 East 40th st, Manhattan, architects. A. F. Brinkerhoff, 15 East 40th st, Manhattan, landscape architect.

OYSTER BAY, L. I.—Floyd Dusenberre, 277 Main st, Port Washington, L. I., has the general contract to erect a 2½-sty frame residence, stable and garage on the south side of North Hempstead turnpike for Lewis Cass Ledyard, Jr., 54 Wall st, Manhattan. Charles A. Platt, 11 East 24th st, Manhattan, architect. Cost, about $30,000.

HACKENSACK, N. J.—Ferber Construction Co., 16 Johnson av, has the general contract to erect a 2½-sty brick and terra cotta residence, 35x90 ft., for W. K. Johnson, care of architects, Rossiter & Muller, 15-17 West 38th st, Manhattan. Cost, about $25,000. Daniel McGrath, 185 Moore st, heating work; E. C. Doughty, 111 Anderson st, plumbing; and Conduit Wiring Co., 121 West 42d st, wiring.

FACTORIES AND WAREHOUSES.

MANHATTAN.—The Midtown Contracting Co., 148 West 36th st, has the general contract to erect a 6-sty addition to the silk mill at 549-559 West 132d st for Julius Kaufman, on premises. James P. Whiskeman, 30 East 42d st, architect. Cost, about $4,000.

MANHATTAN.—The Spector Contracting Co., 503 Ashford st, Brooklyn, has received the general contract for alterations to the 5-sty brick factory, 38x116 ft., at 77-79 Bowery for Lucy J. Smith, care of Farmers Loan & Trust Co., 22 William st, from plans by George M. McCabe, 96 5th av. The Jewish Journal, lessee. Cost, about $5,000.

HALLS AND CLUBS.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have received the general contract to erect the 6-sty addition to the building of the Engineers' Club, 23 West 39th st, Stephen Taylor, president, 32 West 40th st. Beverly S. King, 103 Park av, architect. Cost, about $100,000.

BAYONNE, N. J.—(Sub.)—W. G. Cornell & Co., 4th av and 17th st, Manhattan, have received the plumbing and wiring contract for the 4-sty brick and reinforced concrete Y. M. C. A. building at Broadway, 38th to 39th sts, for the Y. M. C. A. of Bayonne, A. W. Ferman, president, H. B. Robinson, 718 Broadway, Bayonne, secretary. L. E. Jallade, 37 Liberty st, Manhattan, architect. Jacob A. Zimmermann, 18 East 41st st, Manhattan, general contractor. Cost, about $100,000.

SCHOOLS AND COLLEGES.

UNION TOWNSHIP, N. J.—E. M. Waldron & Co., 84 South 6th st, Newark, have the general contract to erect the 2-sty public school in the Vaux Hall section, Union County, for the Board of Education of Union Township, A. G. Woodfield, 1433 Munn av, Lyons Farms. N. J. McMurray & Pulis, Essex Building, 31 Clinton st, Newark, architects. Cost, about $45,000.

GREENWICH, CONN.—The Harris Construction Co., Bank st, Stamford, Conn., has received the general contract to erect a school on the Post Road, for the Town of Greenwich, Board of Education. Guilbert & Betelle, 665 Broad st, Newark, N. J., architects. R. D. Kimball Co., 15 West 38th st, Manhattan, steam and electrical engineer. Cost, about $75,000.

FARMINGDALE, L. I.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has the general contract to erect a 2-sty reinforced concrete, hollow tile and stucco horticulture building for the Board of Trustees of the New York State School of Agriculture on Long Island, Dr. Franklin W. Hooper, secretary and in charge of bids. Lewis F. Pilcher, Capitol, Albany, architect. Cost, about $40,000.

FARMINGDALE, L. I.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has the general contract, Albert Winternitz, 237 East 72d st, Manhattan; McKenna Bros., Post av, Westbury, L. I., plumbing, and the Commercial Coustruction Co., 8 Bridge st, Manhattan, the wiring for the Agronomy building for the Board of Trustees of the New York State School of Agriculture on Long Island. Lewis F. Pilcher, Capitol, architect. Cost, about $40,000.

FARMINGDALE, L. I.—The general contract for the brick directors' residence at the State School of Agriculture has been awarded to Rufus H. Brown, Inc., 350 Fulton st, Brooklyn. Peter Keeler Building Co., 468 Orange st, Albany, N. Y., has the heating work; McKenna Bros., Post av, Woodbury, L. I., plumbing; Mack & Mack, 16 Beaufort av, Jamaica, L. I., wiring. Cost, about $12,000.

STABLES AND GARAGES.

MANHATTAN.—Chas. Loesch, 415 West 50th st, has received the general contract to erect a 3-sty brick stable and garage, 59x101 ft., at 213-17 East 92d st for George Ehret, 235 East 92d st. Louis E. Dell, 1133 Broadway, architect, Adam Happel, Inc., 408 East 93d st, structural steel contract. Cost, about $8,000.

ELIZABETH, N. J.—(Sub.)—The Essex Construction Co., 87 Academy st, Newark, has received the mason work, and the M. Byrnes Building Co., 430 Westfield av, carpenter work, for the 2-sty brick and architectural terra cotta garage, 60x180 ft., at 27-29 Westfield av for L. F. Herch & Bro., 209 Broad st. Nathan Myers, 7 Nelson pl, Newark, architect. Cost, about $30,000.

MANHATTAN.—William Horne & Co., 37 East 28th st, have the general contract to erect a 1½-sty garage, 50x100 ft., at 206-208 East 65th st for Jane Saunders and Katherine M. Rose, care of H. S. Ely Co., 21 Liberty st. Blacks Garage Co., Henry S. Black, president, 209 East 64th st, lessee. Howell & Howell, 1182 Broadway, architects. Cost, about $12,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.)—Post & McCord, 101 Park av, have received the steel contract for the 12-sty loft and store building, 65x78 ft., in the south side of 28th st, 85 ft. west of 4th av, for Boehm & Boehm, 99 Nassau st. Chas. B. Meyers, 1 Union sq, architect. Cost, about $200,000.

MISCELLANEOUS.

BROOKLYN.—John Thatcher & Son, 60 Park av, Brooklyn, have the general contract to erect a 1-sty brick shed, 22x170 ft., in the east side of Gold st, 1564 ft. north of Tillary st, for the Thompson Norris Co., Concord and Prince sts. E. M. Higgs, 141 Ash st, Flushing, architect. Cost, about $7,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BWAY, 2420-2434, 12-sty brick fireproof stores and apartments, 201x161; cost, $1,000,000; owner, Vincent Astor, 23 West 26th st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 221.

FACTORIES AND WAREHOUSES.

NORTH MOORE ST, 26, 1-sty brick storage house, 20x87; cost, $1,500; owner, Adolf Kutroff, 128 Duane st; architect, Wm. J. Larch, 35 Lotus av, Glendale, L. I. Plan No. 220.

10TH ST, 50 East, 1-sty brick workshop, 15x13; cost, $1,000; owner, estate of Marcus Kempner, 37 Liberty st; architect, Jacob Fisher, 25 Av A. Plan No. 223.

HOTELS.

72D ST, 118 West, 13-sty brick, fireproof apartment hotel, 25x82; cost, $60,000; owner, Edw. W. Browning, 110-112 West 40th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 217.

72D ST, 42 West, 13-sty brick fireproof apartment hotel, 25x82; cost, $60,000; owner, Edw. W. Browning, 110-112 West 40th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 218.

73D ST, 126 West, 13-sty brick, fireproof apartment hotel, 25x82; cost, $80,000; owner Edw. W. Browning, 110-112 West 40th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 219.

STABLES AND GARAGES.

2D AV, 1207-09-11-13-15, 1 and 2-sty brick garage, 100x125; cost, $20,000; owner, Katharine M. Sanders, 76 William st; architect, John C. W. Ruhl, 3139 Decatur av. Plan No. 225.

STORES, OFFICES AND LOFTS.

36TH ST, 63-65 West, 12-sty brick fireproof store and lofts, 49x89; cost, $175,000; owner, 385 Park av Co., E. Clifford Potter, president, 30 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 222.

STORES AND TENEMENTS.

174TH ST, 502 West, 100 w Amsterdam av, 5-sty brick tenement, 50x87; cost, $40,000; owner, J. B. B Bldg Co, Joseph B Cottier, president, 147 East 125th st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 214.

THEATRES.

BWAY, 2537, 2-sty brick fireproof moving picture theatre, dance hall and restaurant, 164x114; cost, $75,000; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 224.

3D AV, 1892-1894, 2-sty brick motion picture theatre, 41x100; cost, $6,000; owner, Moses Israel, 165 East 105th st; architect, Nathan Langer, 81 East 125th st. Plan No. 226.

MISCELLANEOUS

WEST 25TH, s w cor, 13th av, 1-sty loading platform, 14x160; cost, $1,600; owner, Baltimore & Ohio Railroad Co., 17 State st, Baltimore, Md.; architect, Herman W. Ordeman, St. George, Staten Island. Plan No. 215.

58TH ST, 610-612 West, 1-sty frame storage shed, 46x53; cost, $1,500; owner, Estate of Chas. E. Appleby, 11 John st; architects, Holmes & Barry, 1757 Undercliff av. Plan No. 213.

DOMINICK ST, 9-13, 3 and 6-sty brick fireproof dormitory and gymnasium, 76x27; cost, $80,000; owner, Wm. S. Coffin, 13 West 57th st; architects, Hill & Stout, 299 Madison av. Plan No. 210. Corrects error in issue of June 13 when street numbers appeared as 91-113.

Bronx.

DWELLINGS.

206TH ST, n s, 66 w Mosholu pkway, 1½-sty frame dwelling, shingle roof, 19x28; cost, $1,800; owner Arnd X. Olsen, 2706 Heath av; architect, Hjalmar Olsen, 2706 Heath av. Plan No. 297.

SEDGWICK AV, e s, 250 s Fordham rd, 2-sty brick dwelling, shingle roof, 22x41; cost, $3,000; owner Katherine Donovan, 525 West 160th st; architect, Wm. H. Temple, 106 Bradhurst av. Plan No. 299.

239TH ST, s s, 325 e Katonah av, three 2½-sty frame dwellings, shingle roof, 20x33; cost, $11,100; owner and architect, Ehrich Peterson, 2254 Ryer av. Plan No. 308.

FACTORIES AND WAREHOUSES.

ARTHUR AV, e s, 170 n 188th, 1-sty frame shop, 20x40; cost, $1,000; owner, Jos. Capasso, 2460 Arthur av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 303.

HALLS AND CLUBS.

WASHINGTON AV, s w cor 161st, 4-sty brick club house, slag and tile roof, 134.3x186.6; cost, $225,000; owners Y. M. C. A. of N. Y. City, Wm. Fellows Morgan, president, 215 West 23d st; architect, Louis E. Jallade, 37 Liberty st. Plan No. 302.

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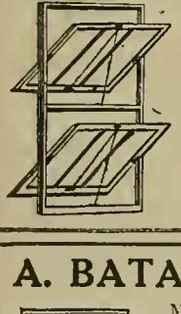
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STABLES AND GARAGES.

BEACH AV, e s, 531.8 s Gleason av, 1-sty brick garage, slag roof, 22x20; cost, $2,500; owner, John Rohrbach, 1138 Beach av; architect, Wm. Hufner, 537 East 84th st. Plan No. 295.

RANDALL AV, n s, 56.79 w Kane st, 1-sty frame stable, 28.8½x84; cost, $500; owners and architects, Rodgers & Hagerty, 152d st and Harlem River. Plan No. 309.

STORES AND TENEMENTS.

FULTON AV, w s, 50.2 s 168th, 5-sty brick tenement, plastic slate roof, 53.7x105.5; cost, $50,000; owner, W. J. Diamond, 175th st and Bathgate av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 296.

165TH ST, s s, 39.7 w Grant av, two 5-sty brick tenements, slag roof, 45x65; cost, $80,000; owners, Kovacs Construction Co., Julian Kovacs, 293 Alexander av, president; architect, Wm. Koppe, 830 Westchester av. Plan No. 301.

GRANT AV, s w cor 165th st, 5-sty brick tenement, 39.7x72.11, slag roof; cost, $40,000; owners, Kovacs Construction Co., 293 Alexander av; architect, Wm. Koppe, 830 Westchester av. Plan No. 300.

CROTONA PARK, NORTH, n s, 145 s East Marmion av, 5-sty brick tenement, 50x81.7, plastic slate roof; cost, $50,000; owner, Benj. Benenson, 407 East 53d st; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 304.

JACKSON AV, w s, 188.7 n 163d, 5-sty, brick tenement, 25.5⅞x63; slag roof; cost, $25,000; owners, Loyal Bldg. Co., B. L. Leuhovit, 391 East 149th st; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 306.

SHERMAN AV, s e cor, 165th st, 5-sty brick tenement, 72.7⅛x67.4½, plastic slate roof; cost, $50,000; owners, Kovacs Construction Co., Julian Kovacs, 293 Alexander av, president; architect, Wm. Koppe, 830 Westchester av. Plan No. 305.

PARK ST, s e cor Westchester av, 1-sty brick stores, gravel roof, 52x64.27; cost, $4,250; owner, Elizabeth Wright, Hamilton av, White Plains; architect, Chris F. Lohse, 428 East 83d st. Plan No. 310.

MISCELLANEOUS.

WILKINS AV, e s, 390 s Jennings st, 2-sty brick market and loft, 25x116, tin roof; cost, $12,000; owner, Wm. T. Sullivan, 1182 West Farms rd; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 298.

OLD WHITE PLAINS RD, e s, 340 n Thwaites pl, 1-sty frame shed, 10x16; cost, $50; owner, Wm. B. Burchell, on premises; architect, T. J. Kelly, 782 Morris Park av. Plan No. 306.

Brooklyn.

DWELLINGS.

CARROLL ST, s s, 200 e Nostrand av, six 2-sty brick dwellings, 20x77, slag roof, 2 families each; total cost, $30,000; owner, John J. Kilcourse, 1467 Dean st; architect, same. Plan No. 4030.

POWELL ST, e s, 100 s Newport av, three 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $9,000; owner, Isaac Ganjareck, 608 Alabama av, Architect Morris Rothstein, 627 Sutter av. Plan No. 4031.

WEST 23D ST, w s, 134.11 n Surf av, 2-sty frame dwelling, 17x61, tar and gravel roof, 2 families; cost, $4,000; owner, Tony Paturzo, 2951 West 23d st; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 4010.

76TH ST, w s, 56 s 14th av, four 2-sty frame dwellings, 15x54.6, slag roof, 1 family each; total cost, $10,000; owner, Saml. Reskin, 5523 New Utrecht av; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 3961.

CLEVELAND ST, w s, 85 s Hegeman av, two 2-sty frame dwellings, 18x35, gravel roof, 1 family each; cost, $4,000; owner, Sam Perres, 268 New Lots av; architect, Morris Rothstein, 627 Sutter av. Plan No. 4081.

EAST 9TH ST, w s, 380 n Ditmars av, 2-sty brick dwelling, 20x35, tin roof, 1 family; cost, $3,500; owner, W. F. Rustin, 252 East 9th st; architect, Robt. T. Schaeffer, 1526 Flatbush av. Plan No. 4049.

WEST 16TH ST, w s, 90 s Hart pl, 3-sty brick dwelling, 40x20, slag roof, 2 families; cost, $3,300; owner, Domenico Marazzo, 2827 West 15th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 4042.

AV H, s w cor East 7th st, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $3,500; owner, Economy Homes Co., 110 Av I; architect, Fred. J. Dassau, 1373 Broadway. Plan No. 4065.

CONEY ISLAND AV, w s, 245.3 n Church av, 2-sty brick garage and dwelling, 40x50, gravel roof, 2 families; cost, $10,000; owner, Harry L. Jones, 108 Rugby rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4045.

BEADLE ST, n s, 131 e Kingsland av, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost $2,500; owner, Domenico De Mieri, 133 Kingsland av; architect, Crescent L. Varrone, 166 Corona av, Corona, L. I. Plan No. 4110.

EAST 19TH ST, w s, 180 s av J, 2-sty frame dwelling, 30.2x26, shingle roof, 1 family; cost $5,000; owner, D. & W. Construction Co., 1050 av J; architects, Slee & Bryson, 154 Montague st. Plan No. 4112.

EXETER ST, w s, 100 s Oriental boulevard, 3-sty frame dwelling, 35x57.6, tile roof, 1 family; cost, $12,000; owner, Mary A. Brennan, 30 Amherst st; architects, McKenne & Cassidy, 272 Beaumont st. Plan No. 4128.

EAST 23D ST, w s, 460 s Av M, 2-sty frame dwelling, 21.8x44, —— roof, 1 family; cost. $4,500; owner, Wm. H. Sawkins; 1816 Av N; architect, Willard Parker, 34 McDonough st. Plan No. 4123.

48TH ST, n s, 140 w 16th av, 2-sty frame dwelling, 24x37, —— roof, 1 family; cost, $5,000; owner, Morris Kornblum, 1341 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 4126.

50TH ST, s s, 160 w 13th av, 2-sty frame dwelling, 244x54, shingle roof, 2 families; cost, $5,000; owner, Morris Wolsk, 1212 39th st; architect, Saml. Gardstien, 1168 45th st. Plan No. 4131.

FACTORIES AND WAREHOUSES.

SNEDIKER AV, e s, 200 s Dumont av, 1-sty brick storage, 20x70, slag roof; cost, $2,500; owner, Turner Impt. Co., 397 Snediker av; architect, Peter Millman, 1780 Pitkin av. Plan No. 3964.

FRONT ST, n s, 100 w Manhattan av, 1-sty frame storage, 25x25, —— roof; cost, $350; owner, Jas. Clarke, 461 Graham av; architect, Chr. Bauer, 651 Leonard st. Plan No. 4101.

COOPER ST, s s, 175 e Hamburg av, 1-sty frame shop, 25x45, —— roof; cost, $400; owner, Anna Huttenbacher, 230 Cooper st; architect, Otto Guttman, 230 Cooper st. Plan No. 4119.

LEONARD ST, e s, 50 n McKibbon st, 3-sty brick storage, 50x27, —— roof; cost, $4,000; owner, Harry Andres, 54 Leonard st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4122.

HALLS AND CLUBS.

KENT AV, e s, 89.5 s Park av, 1-sty brick dance hall, 25x95, gravel roof; cost, $3,000; owner, M. Santoli, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 3963.

STABLES AND GARAGES.

DEAN ST, 1309, 1-sty brick garage, 20x20, slag roof; cost, $500; owner, Arthur G. Schaffner, 658 Nostrand av; architect, Wm. Debus, 86 Cedar st. Plan No. 4028.

DEAN ST, 1311, 1-sty brick garage, 20x20, slag roof; cost, $500; owner, Arthur G. Schaffner, 658 Nostrand av; architect, Wm. Debus, 86 Cedar st. Plan No. 4027.

AV K, 1815, 1-sty frame garage, 16x18, shingle roof; cost, $200; owner, Edw. M. Watson, on premises; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 4032.

15TH AV, s w cor 46th st, 1-sty frame garage, 12x16, shingle roof; cost, $300; owner, Rose Glucken, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4026.

PRESIDENT ST, s s, 80 e Albany av, 1-sty brick garage, 16x22.6, tin roof; cost, $500; owner, Robert Weinlich, 1492 President st; architect, L. Allmendinger, 926 Broadway. Plan No. 3966.

EAST 23D ST, w s, 150 n Farragut rd, 1-sty frame garage, 12x18, shingle roof; cost, $300; owner, Louise B. Bungay, 564 East 23d st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 3973.

AV J, s s, 40 w East 17th st, 2-sty frame garage, 18x20, — roof; cost, $1,550; owner, Geo. B. Marx, 1708 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 3974.

EAST 26TH ST, w s, 220 n Av D, 1-sty brick garage, 20x20, shingle roof; cost, $600; owner, Henry Bertram, 364 East 26th st; architect, Robt. T. Schaeffer, 1526 Flatbush av. Plan No. 4047.

JEFFERSON ST, n s, 100 e Central av, 1-sty frame stable, 14x31.6, —— roof; cost, $400; owner, Gaspare Vurano, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 4127.

EAST 3D ST, e s, 240 s Av C, 1-sty frame garage, 20x40, rubberoid roof; cost, $700; owner, Mrs. Jennie Williamson, 500 East 4th st; architect, Harry Olson, 1633 51st st. Plan No. 4117.

STORES AND DWELLINGS.

CARROLL ST, n e cor Kingston av, 3-sty brick store and dwelling, 20x47, gravel roof, 2 families; cost, $7,500; owner, Geo. Potts Co., 1747 Union av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4020.

KINGSTON AV, e s, 52.7 n Carroll st, 3-sty brick store and dwelling, 20x51, gravel roof, 2 families; cost, $7,500; owner, Geo. Potts Co., 1747 Union av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4021.

CRESCENT ST, e s, 200 s Vienna av, 1-sty frame store and dwelling, 15x50, gravel roof, 1 family; cost, $1,000; owner, Michael Mattera, 186 Hamburg av; architects, Laspia & Salvati, 525 Grand st. Plan No. 4066.

STORES AND TENEMENTS.

MERMAID AV, s w cor West 23d st, 4-sty brick tenement, 59.7x90.8, slag roof, 28 families; cost, $55,000; owner, Joe Balzarini, West 23d st, near Surf av; architect, Wm. Richter, 4411 18th av. Plan No. 4008.

PRESIDENT ST, s s, 103.6 w N Y av, three 2-sty brick tenements, 20x52, gravel roof, 3 families each; total cost, $16,500; owner, Harris Bldg. Co., 1264 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3986.

56TH ST, n s, 100 w 3d av, three 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, $2,250; owner, Boyd Realty Co., 434 Senator st; architect, Thos. Bennett, 3d av, cor 52d st. Plan No. 3976.

HART ST, n s, 308.9 w Cypress av, 3-sty brick tenement, 26.3x62.6, slag roof, 7 families; cost, $7,000; owners, Woldruck Construction Co., 16 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4074.

HART ST, n s, 20 w Cypress av, eleven 3-sty brick tenements, 26.3x69, slag roof, 6 families each; total cost, $77,000; owners, Woldruck Construction Co., 16 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4075.

HART ST, n w cor Cypress av, 3-sty brick store and tenement, 20x86, slag roof, 5 families; cost, $9,000; owners, Woldruck Construction Co., 16 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4076.

LIBERTY AV, s s, 21 e Shepherd av, 3-sty brick tenement, 55x80; gravel roof; 17 families; cost $18,000; owner, Frank Catapano, 770 Liberty av; architect, Chas. Infanger, 350 Fulton st. Plan 4091.

ETNA ST, n e cor Hemlock st, 1-sty frame store, 10x19.10, slag roof; cost, $200; owner, Eliz. Schwab, 73 Railroad av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 4137.

ROCKAWAY AV, w s, 150.3 n Livonia av, two 4-sty brick tenements, 50x88, tin roof, 23 families each; total cost, $70,000; owner, The Lerock, 1311 East New York av; architects, Coben & Felson, 329 4th av, Manhattan. Plan No. 4136.

STORES, OFFICES AND LOFTS.

SANDS ST, n s, 131 w Bridge st, 4-sty brick store and offices, 24.8x97, gravel roof; cost, $15,000; owner, Ralphs, Inc., on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 4130.

THEATRES.

FLATBUSH AV, e s, 30 n Dean st, 1-sty brick theatre, 40x75, slag roof; cost, $20,000; owner, Antoohed Realty Co., 1765 Pitkin av; architects, Shampan & Shampan, 772 Broadway. Plan No. 4003.

MISCELLANEOUS.

41ST ST, s s, 160 w 3d av, 1-sty brick shed, 62x18, gravel roof; cost, $1,000; owner, Andrew Baxter, 17 Battery pl, Manhattan; architect, J. S. Kennedy, 157 Remsen st. Plan 3957.

CLEVELAND ST, w s 85 s Hegeman av, 2 1-sty frame sheds, 15x20, gravel roof; total cost $600; owner, Sam Perres, 268 New Lots av; architect, Morris Rothstein, 627 Sutter av. Plan No. 4082.

48TH ST, n s 180 e 13th av, 1-sty frame shed, 20x15, slag roof; cost, $300; owner, Sam Waltchensky, on premises; architect, Peter Millman, 1780 Pitkin av. Plan No. 4054.

Queens.

CHURCHES.

RIDGEWOOD.—Catalpa av, s e cor Buchman av, 2½-sty brick church and parsonage, 53x81, slag roof; cost, $30,000; owner, Lutheran Church of the Covenant, premises; architect, Carl L. Otto, 45 Broadway, Manhattan. Plan No. 1962.

DWELLINGS.

ARVERNE.—Remington av, w s, 40 e Gouverneur av, 2-sty frame dwelling, 22x45, shingle roof, 1 family, steam heat; cost, $4,200; owner and architect, J. E. Moore, 225 Remington av, Arverne. Plan No. 1937.

CORONA.—49th st, w s, 159 n Jackson av, two 2-sty brick dwellings, 18x50, tin roof, 2 families; cost, $6,000; owner, Mary Hayes, 97 Cleveland st, Corona; architect, A DeBlasi, Jackson av, Corona. Plan No. 1949.

CORONA.—McKinley st, w s, 88 s Jackson av, two 2-sty brick dwellings, 18x50, tin roof, 2 families; cost, $6,000; owners, Thompson Bros., Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 1950.

CORONA.—Roosevelt av, w s, 98 s Jackson av, 2½-sty frame dwelling, 17x36, shingle roof, 1 family; cost, $3,200; steam heat; owner, Jas. Callan, 107 50th st, Corona; architect, A. Magnoin, Corona. Plan No. 1951.

BAYSIDE.—Bell av, w s, 148 s Braddish av, two 2½-sty brick dwellings, 24x33, shingle roof, 1 family, steam heat; cost, $10,000; owner, John Dayton Co., Inc., Bayside; architect, C. W. Ross, Woodland av, Woodhaven. Plans Nos. 1958-59.

EAST ELMHURST.—5th st, e s, 260 n Columbus blvd, 3-sty brick dwelling, 26x32, tile roof, 1 family; cost, $3,500; owner, John Denner, 87 West Jackson av, Corona; architect, W. Stabler, 19th st and Shell rd, Elmhurst. Plan No. 1926.

FAR ROCKAWAY.—Beach 4th st, w s, 500 s Sea Girt av, 1-sty frame dwelling, 24x38, shingle roof, 1 family; cost, $1,000; owner, R. Angold, Far Rockaway; architect, A. J. Bogart, Far Rockaway. Plan No. 1935.

FLUSHING HEIGHTS.—Norwood av, n s, 100 e 25th st, 2-sty frame dwelling, 18x20, shingle roof, 1 family; cost, $1,200; owner and architect, Yale Land Co., 110 West 34th st, New York. Plan No. 1931.

GLENDALE.—Edison pl, e s, 205 n Cooper av, two 2-sty brick dwellings, 20x51, tin roof, 2 families; cost, $8,000; owner Andrew Stahb, 250 Bleecker st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1929.

JAMAICA.—Norris av, w s, 240 s Hearn av, 2-sty frame dwelling, 16x34, shingle roof, 1 family; cost, $1,800; owner, Max Sorotke, Hearn av, Jamaica; architect, A. Moser, Jamaica. Plan No. 1946.

L. I. CITY.—Van Alst av, w s, 172 n Payntar av, 1-sty frame dwelling, 21x30, tin roof, 1 family; cost, $1,200; owner, C. Cirone, 5 Payntar av, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 1924.

MASPETH.—Clinton av, s s, 220 e Clermont av, 2-sty frame dwelling, 25x20, tin roof, 2 families; cost, $1,400; owner, Paul Kreye, Willow av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1953.

MASPETH.—Mazean st, e s, 327 n Grand st, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, $3,500; owner Julius Draye, Monteverde av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1955.

MIDDLE VILLAGE.—Metropolitan av, n w cor Catherine st, 2-sty frame dwelling, 22x33, shingle roof, 1 family; cost, $2,500; owner John Dreicer, 19 Catherine st, Middle Village; architect, E. Howell, 31 Kane pl, Brooklyn. Plan No. 1925.

ROCKAWAY BEACH.—Mohawk st, w s, 302 s Washington av, 2-sty frame dwelling, 30x41, shingle roof, 1 family, steam heat; cost, $5,000; owners, Neponset Building Co., Neponset, L. I.; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1963.

ROCKAWAY BEACH.—Dakota st, w s, 380 s Bayside drive, 1-sty brick dwelling, 30x42, tile roof, 1 family, steam heat; cost, $3,200; owners, Neponset Building Co., Neponset, L. I.; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1945.

WOODHAVEN.—Dalrymple av, n s, 81 e Ferry st, three 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $6,000; owner and architect, H. H. Guinsberg, 4006 Dalrymple av, Woodhaven. Plans Nos. 1932 to 1934.

COLLEGE POINT.—16th st, e s, 100 n 8th av, six 2½-sty frame dwellings, 32x50, slag roof, 2 families; cost, $27,000; owners, College

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Plans Filed, New Buildings, Queens (Continued)

Point Construction Co., 18 Broadway, Manhattan; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plans Nos. 1972-3-4-5-6 and 1969.

DOUGLASTON.—Main av, e s, 102 s Cherry st, two 2½-sty frame dwellings, 35x36, shingle roof, 1 family; cost, $14,000; owner and architect, Norman McGlashan, 1123 Broadway, Manhattan. Plans Nos. 1987-88.

GLENDALE.—Tesla pl, e s, 300 s Central av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $2,000; owner G. Bossert, 33 Tompkins pl, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1966.

JAMAICA.—Forman av, e s, 180 s Matteau av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, $3,000; owner, Mary E. Parkin, 691 Eagle av, Brooklyn; architect, Fred Hammond, 39 East 149th st, Manhattan. Plan No. 1968.

JAMAICA.—Flushing pl, n s, 120 e Rockaway rd, 2-sty frame dwelling, 20x49, tin roof, 2 families; cost, $3,000; owner, H. F. O'Brien, Rockaway rd, Jamaica; architects, J. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1981.

RICHMOND HILL.—Williamsburg rd, s w cor Willow st, 2½-sty frame dwelling, 20x36; shingle roof, 1 family, steam heat; cost, $4,500; owner, Max Gross, West st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1980.

ST. ALBANS.—Morris av s e cor Poplar st, 2½-sty brick dwelling, 23x44, tile roof, 1 family, hot water heat; cost, $6,000; owner, M. Rockel, 193 Hale av, Brooklyn; architect, Jacob M Debus, 97 Warren st, Manhattan. Plan No. 1965.

WOODHAVEN.—Avondale av, w s, 116 n Archer st, 2-sty brick dwelling, 19x35, tin roof, 1 family; cost, $15,000 (5 houses); owner, John Falkenberg, Woodhaven Junction; architect, W. C. Winters, 106 Van Siclen av, Brooklyn. Plan No. 1983.

BAYSIDE.—West st, w s, 150 s Palace boulevard, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, $5,000; owner and architect, C. Harnden, Bayside. Plan No. 2034.

BELLE HARBOR.—Oxford av, w s, 300 s Boulevard, 2½-sty frame dwelling, 29x35, shingle roof, 1 family, steam heat; cost, $4,500; owner and architect, John A. Lasher, Rockaway Beach. Plan No. 1989.

ELMHURST.—Calmus rd, n s, 54 w Dewey st, 1-sty frame dwelling, 20x38, tin roof, 1 family; cost, $1,600; owner, Chas. Marino, Hansen st, Manhattan; architect, C. L. Varrone, Corona av, Corona. Plan No. 2017.

ELMHURST.—Paris boulevard, n s, 620 w Broadway, 2½-sty frame dwelling, 19x36, shingle roof, 1 family; cost, $3,300; owner, G. Lindstrom, 125 41st st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2015.

FOREST HILLS.—Fife st, s s, 175 e Colonial av, 2½-sty brick dwelling, 36x24, tile roof, 1 family, steam heat; cost, $7,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2030.

FOREST HILLS.—Beechknoll rd, s s, 55 e Puritan av, 2½-sty tile dwelling, 23x37, tile roof, 1 family, steam heat; cost, $8,500; owner, Sage Foundation Homes Co., Forest Hills. Plan No. 2033.

JAMAICA.—Greene st, w s, 527 n Williamsburg turnpike, 2½-sty frame dwelling, 18x76, shingle roof, 1 family, steam heat; cost, $3,500; owner, Harry Kohnetski, 85 Beaver st, Brooklyn; architect, L. Dannacher, 370 Fulton st, Jamaica. Plan No. 2029.

OZONE PARK.—Lawn av, e s, 325 s Belmont av, 2-sty frame dwelling, 18x50, tar and gravel roof, 2 families; cost, $3,000; owner, Angelo Puinculli, 4288 Broadway, Ozone Park; architect, Wm. A. Bleecher, 4420 Belmont av, Richmond Hill. Plan No. 1991.

ROCKAWAY BEACH.—Thetis av, w s, 120 a Boulevard, four 1-sty frame bungalows, 13x57, slag roof, 1 family; cost, $2,800; owner, Fred C. Georgeus, 304 Hart st, Brooklyn; architect, John A. Lasher, Rockaway Beach. Plan Nos. 1992-3-4-5.

ROCKAWAY BEACH.—Strand, w s, 305 n Bayswater av, 2-sty frame dwelling, 25x25, shingle roof, 1 family; cost, $1,800; owner, John J. Ogregion, Manhattan; architect, D. J. De Grasse, Far Rockaway. Plan No. 2031.

WOODHAVEN.—4th st, w s, 177 n Woodside av, 2-sty frame dwelling, 20x48, shingle roof, 2 families; cost, $4,000; owners, Thompson Bros., Jackson av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2016.

WOODHAVEN.—Thrall av, e s, 423 n Fulton st, five 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, $9,000; and Bigelow pl, w s, 320 n Fulton st, nine 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, $16,200; owner, M. Zummo, Russell st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 2001 to 2014.

FACTORIES AND WAREHOUSES.

COLLEGE POINT.—Boulevard, w s, 300 s Av C, 1-sty frame storage, 18x25, tin roof; cost, $175; J. Drystevinsk, 544 18th st, College Point. Plan No. 1948.

HOSPITALS AND ASYLUMS.

GLENDALE PARK.—Newtree Kreek rd, e s, 975 s Rockaway blvd, —sty brick cow hospital, 37x17, tin roof; cost, $1,700; owners, Feld & Rapp, 502 Grand st, Woodhaven; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1957.

STABLES AND GARAGES.

ARVERNE.—Summerfield av, w s, 140 n Boulevard, 1-sty frame garage, 12x16, shingle roof; cost, $200; owner, M. Greenberg, premises. Plan No. 1938.

BAYSIDE.—Lamartine av, n e cor 3d st, 1-sty frame garage, 13x18, shingle roof; cost, $140; owner, M. A. Schmudlapp, premises. Plan No. 1936.

EAST ELMHURST.—Bay 3d st, e s, 280 n Columbus blvd, 1-sty frame garage, 12x18, shingle roof; cost, $150; owner, J. W. Slaker, premises. Plan No. 1940.

GLENDALE PARK.—Newtree Kreek rd, e s, 925 s Rockaway blvd, 2-sty brick cow stable, 81x290, slag roof; cost, $12,000; owner, Feld & Rapp, 502 Grand st, Woodhaven; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1952.

CORONA.—Park st, n s, 125 w Central av, 1-sty frame garage, 10x15, gravel roof; cost, $150; owner, A. B. Sweeney, premises. Plan No. 1964.

ARVERNE.—Straighton av, w s, 150 n Boardwalk, 1-sty brick garage, 16x22, tin roof; cost, $700; owner, L. J. Lewakowitz, premises; architect, P. C. Caplan, Boulevard, Rockaway Beach. Plan No. 2027.

BAYVIEW HEIGHTS.—Newtree Kreek rd, e s, 92 s Rockaway boulevard, 2-sty brick stable, 52x32, tin roof; cost, $2,000; owners, Feld & Rapp, 502 Grand st, Woodhaven; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2032.

JAMAICA.—Archer pl, n s, 390 e Van Wyck av, 1-sty brick garage, 106x46, tin roof; cost, $20,000; owner, N. Y. & Queens Electric Co., 444 Jackson av, L. I. City; architect, W. W. Knowles, 37 West 39th st, Manhattan. Plan No. 2035.

RICHMOND HILL.—Chichester av, s s, 145 w Van Wyck av, 1-sty frame garage, 12x18, tin roof; cost, $150; owner, L. Leouardi, Jamaica. Plan No. 2024.

STORES AND DWELLINGS.

RICHMOND HILL.—Jamaica av, s s, 120 e North Cochran av, 1-sty brick store and dwelling, 20x71, slag roof, 1 family; cost, $2,500; owner, Charles L. Gordon, 366 Fulton st, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 1977.

RICHMOND HILL.—Jamaica av, s e cor North Cochran av, 1-sty brick store and dwelling, 20x71, slag roof, 1 family; cost, $3,500; owner, Charles L. Gordon, 366 Fulton st, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 1978.

STORES AND TENEMENTS.

L. I. CITY.—Grand av, s s, 125 e 12th av, 3-sty brick store and tenement, tin roof, 21x60, 3 families; cost, $6,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 1923.

L. I. CITY.—Grand av, s s, 100 e 12th av, 3-sty brick store and tenement, 29x72, tin roof, 5 families; cost, $11,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 1922.

L. I. CITY.—Boulevard, n w cor. Washington av, 4-sty brick tenement, 46x81, tin roof, 19 families; cost, $30,000; owner, Anna Serra, 599 Boulevard, L. I. City; architect, Kreyinborg Arch'tl. Co., 169th st and Southern boulevard, Bronx. Plan No. 1927.

RIDGEWOOD.—Woodbine st, s e cor Cypress av, eleven 3-sty brick tenements, 27x66, tin roof, 6 and 16 families; cost, $125,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1940-41-42-43.

L. I. CITY.—8th av, e s, 250 n Grand av, two 4-sty brick tenements, 25x80, slag roof, 8 families; cost, $24,000; owner, Anton Dvorsky, 273 Elm st, L. I. City; architect, Frank Braun, 585 9th av L. I. City. Plans Nos. 1984-85.

FLUSHING.—Juniper st, s w cor Jamaica av, 1-sty frame store, 25x42, tin roof; cost, $1,800; owner, William Ruhl, premises. Plan No. 2018.

L. I. CITY.—16th av, s s, 100 w Grand av, six 3-sty brick tenements, 27x68, tin roof, 6 families; cost, $54,000; owner, Astoria Building Co., 27 Wall st, Manhattan; architect, Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 1998.

RIDGEWOOD.—Gates av, s s, 272 e Cypress av, ten 3-sty brick tenements, 25x68, tin roof, 6 families; cost, $100,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architect, L. Berger Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2019-20-21.

THEATRES.

EDGEMERE.—Boulevard, n s, 40 w Channell av, 1-sty frame store and open airdome, 60x150; cost, $2,500; owner, Franklin C. Norton, Mott av, Far Rockaway; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 2026.

EDGEMERE.—Channel av, n w cor, Boulevard, airdome, 100x150; owner, F. C. Norton, Mott av, Far Rockaway; architects, Sommerfeld & Steckler, 31 Union sq, Manhattan. Plan No. 1960.

MISCELLANEOUS.

FOREST HILLS.—Burns st, s w cor Tennis pl, 1-sty frame tennis shed, 162x72, tin roof; cost, $12,000; owner, West Side Tennis Club, Forest Hills. Plan No. 1956.

GLENDALE.—Baldwin av, n s, 104 — Martin av, 2½-sty brick rectory, 34x25, slate roof; cost, $10,000; owner, Rev. C. E. McDonnell, D.D., 367 Clinton st, Brooklyn; architect, G. E. Steinback, 15 East 40th st, Manhattan. Plan No. 1947.

JAMAICA.—Hillside av, s s, 230 w Kaplan st, frame signboard, 100x5; cost, $100; owner, O. J. Gude Co., 220 West 42d st, Manhattan. Plan No. 1929.

MIDDLE VILLAGE.—Metropolitan av, n e cor L. I. R. R., 1-sty frame shed, 32x200, tin roof; cost, $700; owner, C. E. French Cabinet Co., 401 Flushing av, Brooklyn. Plan No. 1961.

BAYVIEW HEIGHTS.—Newtree Creek rd, e s, 925 s Rockaway blvd, 1-sty brick milkhouse, 25x90, slag roof; cost, $1,500; owner, Feld & Rapp, 502 Grand st, Woodhaven; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1967.

CORONA.—Nicols st, s s, 20 w Myrtle av, 1-sty frame shed, 35x13, gravel roof; cost, $250; owner, V. Lobosco, 31 Myrtle av, Corona. Plan No. 2000.

JAMAICA.—Water st, s s, 102 w Church at, 1-sty frame poultry slaughter house, 26x50, tin roof; cost, $1,200; owner, Adolph Rudolph, Brooklyn; architect, L. Dannacher, 370 Fulton st, Jamaica. Plan No. 2028.

RICHMOND HILL CIRCLE.—Olive st, w s, 118 s Stover pl, 1-sty frame boat house, 20x30, tin roof; cost, $200; owner, J. Nitz, premises. Plan No. 2023.

RICHMOND HILL CIRCLE.—Whitestone av, w s, 300 s Bergen Landing rd, 1-sty frame boat house, 14x20, tin roof; cost, $200; owner, A. Lambrecht, premises. Plan No. 2022.

Richmond.

DWELLINGS.

BENNETT ST, w s, 123 s Nelson av, Great Kills, 1-sty frame bungalow, 14x23; cost $260; owner and builder, T H Sanjour, New Dorp Beach. Plan No. 494.

CATHERINE ST, n s, 380 e Richmond av, Port Richmond, 2-sty frame dwelling, 24x28; cost $1,800; owner, John A. Carlson, Port Richmond; architect and builder, Aug. Anderson, Port Richmond. Plan No. 487.

CHELSEA ST, w s, adj Surf av, Tottenville, 1-sty frame bungalow, 20x14; cost $600; owner, Annie Hahm, Main st, Metuchen, N. J. Builder, F. Van Siclen, Middlesex av, Metuchen, N. J. Plan No. 492.

COLLET ST, w s, 325 s Washington st, Grant City, 2-sty frame dwelling, 12x26; cost, $2,000; owner, John A. Colmer, New York; architect, Geo. B. Smith, New York; builder, R. H. Kressin, Richmond. Plan No. 517.

MAPLE ST, n s, 160 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 16x27; cost $500; owner, Emily Schmitt, Elizabeth, N. J.; builder, J. Huskey, Elizabeth, N. J. Plan No. 522.

NEPTUNE ST, w s, 80 n Bayview Place, New Dorp Beach, 1-sty frame bungalow, 14x25; cost $250; owner, F. P. Longwell, New Dorp Beach; builder, T. H. Sanjour, New Dorp Beach. Plan No. 496.

NEPTUNE ST, w s, 105 n Bayview Place, New Dorp Beach, 1-sty frame bungalow, 14x30; cost $400; owner, Mrs. S. H. Sanger, New Dorp Beach; architect and builder, Theo. Sanjour, New Dorp Beach. Plan No. 514.

NEPTUNE ST, w s, 120 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x29; cost $260; owner, G. M. Advent, New Dorp Beach; builder, Theo. Sanjour, New Dorp Beach. Plan No. 524.

NEW DORP LANE, s s, 240 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14 x38; cost $500; owner, Hy. L. Debus, Jersey City; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 512.

SEAFOAM ST, s s, 140 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 18x38; cost $550; owner, Chas. L. O'Connor, Jersey City, N. J.; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 511.

WATERSIDE ST, e s, 180 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x29; cost, $275; owner, Geo. Advent, New Dorp Beach; builder, T. H. Sanjour, New Dorp Beach. Plan No. 497.

3RD ST, n s, 103 e Elm av, Beach Park, 1-sty frame bungalow, 14x29; cost $300; owner, Mrs. Wablers, Jersey City, N. J.; architect and builder, Otto Kalsson, Midland Beach. Plan No. 500.

8TH ST, w s, 260 n Midland av, Midland Beach, 1-sty frame bungalow, 14x32; cost $300; owner and builder, W. Hall, 710 Park av, Manhattan. Plan No. 516.

DELAWARE AV, w s, 127 s Richmond Road, South Beach, 2-sty frame dwelling, 25x43; cost $3,000; owner, W. A. Stahl, Dongan Hills; architect and builder, J. W. Nastasi, Arrochar. Plan No. 510.

FISHER AV, e s, 135 s Broadway, Tottenville, 1½-sty frame dwelling; 20x32; cost $1,300; owner, architect and builder, Palmer & Lindquist, Tottenville. Plan No. 518.

MIDLAND AV, e s, 60 n 2nd st, Beach Park, 1-sty frame bungalow, 18x33; cost $500; owner, Edw. Schmidt, Newark, N. J.; architect, W. R. Schoenig & Son, Newark, N. J.; builder, H. Henry, Irvington, N. J. Plan No. 515.

MOUNTAINVIEW AV, w s, 425 s Richmond Turnpike, West New Brighton, 2-sty frame dwelling, 23x32; cost $3,700; owner, Kate Corson, West New Brighton; architect and builder, D. T. Corson, West New Brighton. Plan No. 491.

OLD STONE ROAD, n s, 50 w Consolidated Fire Works, Port Richmond, 2-sty frame dwelling, 20x28; cost $2,500; owner, Consolidated Fire Works, Port Richmond; architect and builder, Peter Larsen, Port Richmond. Plan No. 490.

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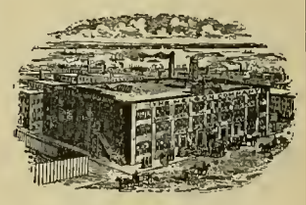
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Plans Filed Richmond—Continued.

OCEAN AV, 1500 from Mill Road, Oakwood, 1-sty frame bungalow, 14x28; cost $200; owner and builder, Emil R. Fuchs, 205 E 9th st. Plan No. 502.

RICHMOND TURNPIKE, n s, 1005 e Clove Road, New Brightoo, 2½-sty frame dwelling, 38x35; cost $6,000; owner, John Franzreb, Silver Lake; architect, John Davies, Tompkinsville; builder, Hesse & Offinjust, Stapleton. Plan No. 503.

WINAN AV, e s, 120 n Southfield Blvd, Great Kills, 1-sty frame bungalow, 14x20; cost $200; owner, Bache R. Co., 220 Broadway, New York City; builder, T. H. Sanjour, New Dorp Beach. Plan No. 495.

YORK AV, w s, 460 n 10th st, New Brighton, 2-sty brick dwelling, 23x29; cost $3,000; owner, F. Landano, New Brighton; architect, P. Fiore, New Brighton; builder, A. Diancia, Rosebank. Plan No. 488.

1ST AV, w s, 282 n Jersey st, New Brighton, 2-sty frame dwelling, 19x47; cost $4,000; owner, J. J. Coogan, 2585 Marion av, Bronx; architect and builder, Peter Larsen, Port Richmond. Plan No. 489.

STABLES AND GARAGES.

WESTERVELT AV, w s, 100 s 5th st, New Brighton, 1-sty frame garage, 11x18; cost $150; owner, Louis Tilser, New Brighton; builder, Peter J. Larsen, 20 6th av. Plan No. 493.

STORES AND DWELLINGS.

CANAL ST, s s, 50 w Bay st, Stapleton, 2-sty frame store and dwelling, 21x38; cost $3,350; owner, H. Burke Est., Stapleton; architect, E. Fundner, Stapleton; builder, Phillip Wolff & Son, Stapleton. Plan No. 519.

GROVE AV, n s, 40 e Elm av, Port Richmond, 1-sty frame store, 24x20; cost $500; owner, Paul Vasezza, Port Richmond; architect and builder, R. H. Fitzhugh, Bayonne, N. J. Plan No. 523.

THEATRES.

RICHMOND AV, w s, 164 n Grove av, Port Richmond, 2-sty brick theatre, 51x123; cost $35,000; owner, Emma De Hart, Port Richmond; architect, Harry Pelcher, Port Richmond; builder, John Milnes Co., Port Richmond. Plan No. 525.

MISCELLANEOUS.

GRIFFIN ST, 2, Tompkinsville, 1 frame electric sign; cost $150; owner, Mary Rosenhof, Tompkinsville; architect and builder, Federal Sign System, 1790 Broadway, Manhattan. Plan No. 508.

RICHMOND TERRACE, n s, opp Granite av, Elm Park, 1 steel tank; cost $210; owner, Standard Varnish Works, Elm Park; architect and builder, Rusling Co., 39 Cortlandt st, New York City. Plan No. 498.

CASTLETON AV, 1029, West New Brighton, 1 frame street electric sign; cost $200; owner, J. T. Rourke, West New Brighton; architect and builder, Federal Sign System, 1790 Broadway, Manhattan. Plan No. 504.

PENNSYLVANIA AV, s s, 175 w New York av, Rosebank, 1-sty frame carriage shed, 14x20; cost $250; owner, W. Bardes, Rosebank; builder, John Kennedy, Rosebank. Plan No. 513.

RICHMOND ROAD, 253-255, New Dorp, 1 brick street sign; cost $100; owner, Staten Island Homes Co., 25 Ann st, Manhattan; architect and builder, Federal Sign System, 1790 Broadway, Manhattan. Plan No. 509.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 27-29, fire-escapes to 5-sty brick store and lofts; cost, $300; owner, Corporation of Trinity Church, H. H. Cammann, 187 Fulton st; architect, Adolf Rosenbaum, 449-55 West 41st st. Plan No. 2303.

BROOME ST, 368-370; store fronts, stairs, fireproof partitions, plumbing, mason work, columns and girders, to 6-sty brick stores and factory; cost, $15,000; owners, S. & H. Realty Co., Inc., Oscar Herman, president, 470 4th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2230.

CANAL ST, 100-102, store fronts, steel beams, partitions, doorway, fireproof door to 3 and 5-sty brick tenement and stores; cost, $4,000; owner, George T. Raab, 302 Broadway; architect, Chas. B. Meyers, 1 Union sq, West. Plan No. 2237.

CROSBY ST, 10-12, fire escape stair to 6-sty brick stores and factory; cost, $125; owner, Mrs. Elizabeth Chesebrough, 33 Howard st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2269.

CROSBY ST, 82, fire-escape, five fireproof doors to 5-sty brick factory; cost, $2,000; owner, Vincent Astor, 23-25 West 26th st; architect, Peter J. McKeon, Bureau of Fire Engineering, 13-21 Park Row. Plan No. 2253.

ELDRIDGE ST, 29, extension of elevator shaft, doorway, cement floor to 5-sty brick store and loft; cost, $285; owner, Estate of Samuel D. Babcock, 32 Liberty st; architects, Bertin & Feiser, 1133 Broadway. Plan No. 2261.

ESSEX ST, 99, mason work, store front to 3-sty brick store and lofts; cost, $500; owner, Morris Freedman, 310 Grand st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2275.

FRANKLIN ST, 126-128-130, mason work to 10-sty brick store and loft; cost, $75,000; owner, Francis H. Legget & Co., John C. Juhring, pres., 100 Hudson st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 2285.

GOERCK ST, 71-75, change doorway to 7-sty brick lofts; cost, $100; owner, Wyler Construction Co., 35 Nassau st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2245.

GRAND ST, 48, iron grating, drain, cement and mason work to 5-sty brick store and dwelling; cost, $100; owner, Noiconn Realty Co., 198 Broadway; architect, Herman Hupfauf, 7 East 42d st. Plan No. 2259.

GRAND ST, 147 fire-escape stairs, fireproof windows to 4-sty brick factory; cost, $420; owner, Jacob Franz, 64 East 86th st; architect, Albert G. Richter, 316-18 Av A. Plan No. 2262.

OLIVER ST, 86, partitions, plumbing to 4-sty brick tenement and store; cost, $800; owner, Amunciata Gauzza, 2332 Belmont av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 2246.

SPRING ST, 16, mason work and girder to 4-sty brick store and dwelling; cost, $500; owner, John Palmieri, 61 Park Row; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 2236.

ST. MARKS PL, 52, store front to 4-sty brick store and tenement; cost, $250; owner, Diana Zipser, 52 St. Marks pl; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2276.

SOUTH ST, 87, store front to 5-sty brick store and lofts; cost, $500; owner, Hugh P. Skelly, 650 1st av; architect, William Speigel, 187 Bowery. Plan No. 2265.

WASHINGTON SQ, 36 West, partitions, plumbing, doors, trim to 8-sty brick hotel; cost, $2,000; owner, estate of Margaret Knott, 36 Washington sq, West; architect, Louis V. Spinapont, 68 Bedford st. Plan No. 2272.

WATER ST, 644, rebuilding with brick 1-sty addition to 3-sty frame stable and dwelling; cost, $4,000; owner, James J. O'Neil, 644 Water st; architect, James S. Maher, 431 West 14th st. Plan No. 2297.

WEST ST, 18, store front to 5-sty brick store and tenement; cost, $40; owner, Whitehall Realty Co., 200 Broadway; architect, Sterling Architectural Co., 13 Park Row. Plan No. 2235.

8TH ST, 415-17 E, extension (boiler room) to 5-sty brick lofts; cost, $500; owner, Roach Estate, 32 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2283.

8TH ST, 419-21 E, steel girder to 5-sty brick lofts; cost, $100; owner, Roach Estate, 32 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2282.

SOUTH 10TH ST, 40, interior alterations to 2-sty dwelling; cost, $1,800; owner, Annie Mashter, 285 Spring st; architect, Jacob Lubroth, 934 Myrtle av. Plan No. 4132.

25TH ST, 521-543 West, extension of skylight, steel beams, mason work, kalamein doors to 4-sty brick loft; cost, $300; owner, The Conley Foil Co., 521-543 West 25th st; architects, Francisco & Jacobus, 200 5th av. Plan No. 2309.

29TH ST, 220 W, fire-escapes to 5-sty brick factory; cost, $300; owner, Frederick Hussey, 150 W. 35th st; architect, Geo. Keister, 56 W. 45th st. Plan No. 2284.

Motor Cleanliness

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31ST ST, 50-52 West, removal of store front to 5-sty brick store and lofts; cost, $100; owner, Felix Isman, n e cor 41st st and Madison av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2249.

31ST ST, 5-7-9 E, fireproof dumbwaiter shaft to 11-sty brick store and loft; cost, $750; owner, American Real Estate Co., 527 5th av; architect, Edw. Rodney Forman, 40 Cedar st. Plan No. 2281.

32D ST, 329-31 East, partitions, door, mason work to 6-sty brick stores and tenements; cost, $2,000; owner, Tolchester Co., 54 Lafayette st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2266.

33D ST, 20 East, iron stairs, mason work to 4-sty brick store and residence; cost, $200; owner, Emily W. Roberts, 10 East 70th st; architect, Geo. M. Pollard, 127 Madison av. Plan No. 2254.

38TH ST, 1250, extension to 2-sty dwelling; cost, $150; owner, Louis Kaufman, on premises; architect, Saml. Gardstein, 1168 45th st. Plan No. 4135.

40TH ST, 274 West, doorway, steel lintel to 5-sty brick store and tenement; cost, $50; owner, Thomas F. Gallagher, 618 8th av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 2273.

43D ST, 241-3-5-7 West, fireproof stairs, bath rooms, partitions, doorway, fire passage, fire-escapes to 7-sty brick tenement; cost, $50,000; owner, Henry Claman, 325 West 43d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2255.

44TH ST, 2-4 East, fire-escape stairways to 5-sty brick tailor shop; cost, $150; owner, Chas. F. Wetzel, Alpine, N. J.; architect, John Jordis Iron Works. Plan No. 2257.

44TH ST, 311 East, mason work, steel beams, partitions, store front to 4-sty brick store and tenement; cost, $500; owner, Rosina Di Caprio, 302 East 44th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2268.

46TH ST, 314 East, partitions, mason work to 5-sty brick store and tenement; cost, $500; owner, Turtle Bay Investors' Co., 409 East 46th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2267.

47TH ST, 133-5-7-9 West, doorway, Kalamein door, fire door to 5 and 12-sty brick club and hotel; cost, $200; owner, Edwin Forrest Lodge, No. 2, 139 West 47th st, Owen Sweatland Realty Co., 133 West 47th st; architect, Alfred W. Morris, 541 West 124th st. Plan No. 2232.

48TH ST, 315 East, partition to 2-sty brick dwelling; cost, $300; owner, Morris Glick, 34 East 14th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2270.

52D ST, 102 East, mason work, stairs, partitions, plumbing to 4-sty brick tenement; cost, $6,000; owner, Montana Realty Co., 30 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2304.

55TH ST, 319 West, removal of stoop to 3-sty brick dwelling; cost, $200; owner, Mrs. Carey T. Young, care Arthur Sutherland, 45 William st; architect, Adolph Giobbe, 144 West 39th st. Plan No. 2224.

56TH ST, 12-14 West, partitions, plumbing fixtures to 5-sty brick clubhouse; cost, $1,000; owner, Calumet Club, 267 5th av; architects, McKim, Mead & White, 101 Park av. Plan No. 2260.

56TH ST, 48-50 East, partitions, steel girder, 1-sty extension, fireproof stairs to 4-sty brick dwelling; cost, $3,000; owner, Robert E. Bonner, 563 Madison av; architects, Neville & Bagge, 217 West 125th st. Plan No. 2302.

58TH ST, 230 West, doorway, automatic fire doors, to 5-sty brick store and factory; cost, $200; owner, estate of Josephine A. Lovell, care F. L. & T. Co., 22 William st; architect, Robert Teichmann, 22 William st. Plan No. 2231.

66TH ST, 315 West, mason work, partitions to 1-sty brick bakery; cost, $1,000; owner, Nathaniel A. Cushman, 315 West 66th st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 2264.

80TH ST, 19 E, elevator shaft, stairs enclosure, stairs, kalsomining, skylights, chimneys, tin roof, dumb-waiter shaft, windows to 5-sty brick dwelling; cost, $20,000; owner, Emily W. Robbins, Southampton, N. Y.; architect, Geo. E. Wood, 103 Park av. Plan No. 2291.

83D ST, 613 East, partitions, skylight to 5-sty brick hospital; cost, $400; owner, Italian Benevolent Institute & Hospital, 83d st and East River; architect, Frank Lages, 2403 7th av. Plan No. 2301.

84TH ST, 163-165 East, converting storage warehouse into 4-sty brick stable, mason work, elevator shaft, iron columns, plumbing, concrete floor, windows; cost, $7,000; owner, Francis J. McAneny, 1608 Lexington av; architect, Maxmilian Zipkes, 220 5th av. Plan No. 2277.

116TH ST, 155 East, partitions to 3-sty brick dwelling; cost, $150; owner, Mrs. Maud C. Nelson, 80 West 102d st; architect, Nathan Langer, 81 East 125th st. Plan No. 2244.

116TH ST, 252 W, store-front to 2-sty brick stores and loft; cost, $350; owner, O. C. Ferris Estate, Morris Plains, N. J.; architect, Alexander Nelson, 103 W. 96th st. Plan No. 2295.

116TH ST, 252 West, store front to 2-sty brick stores and loft; cost, $350; owner, O. C. Ferris Estate, John McCann, 101 West 90th st; architect, Alexander Nelson, 103 West 96th st. Plan No. 2295.

121ST ST, 518, East, partitions, skylight, door openings to 3-sty brick dwelling; cost, $400; owner, Maria G. Verlangieri, 518 East 121st st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 2274.

121ST ST, 170 W, partitions, window to 5-sty brick stores and tenement; cost, $75; owner, Abraham & Harris Cohen, 168 Park Row; architect, Chas. B. Meyers, 1 Union Sq. W. Plan No. 2290.

124TH ST., 80 W, show windows, steel beams, hall, bathroom to 3-sty brick stores and dwelling; cost, $1,000; owner, John J. Spowers, 78 W. 124th st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 2287.

126TH ST, 155 East, cement floors, doorway to 3-sty frame garage and storeroom; cost, $350; owner, Michael J. Adrian Corporation, 137 East 34th st; architect, Bart-John P. Walther, 147 East 125th st. Plan No. 2256.

135TH ST, 36-38 West, window, partitions, plumbing to 3-sty brick motion picture theatre, cost, $50; owner, S. A. Cunningham, 2 Wall st; architects, Koehler, Spyr & Farrington, 489 5th av. Plan No. 2219.

181ST ST, 604 W, partition, doors to 2-sty brick stores and hall; cost, $100; owner, George L. Lawrence, 2228 Broadway; architect, John Hauser, 360 W. 125th st. Plan No. 2294.

AV A, 1485, plumbing, tile work, metal ceilings to 5-sty brick store and tenement; cost, $500; owner, Elizabeth McAvoy, 64 East 86th st; architect, Abraham S. Sacks, 1482 2d av. Plan No. 2296.

AV B, 93-95, mason work, steel girders, staircase to 3-sty brick moving picture theatre and offices; cost, $8,000; owners, Blum & Lederer, 55 Av B; architect, Jacob Fisher, 25 Av A. Plan No. 2279.

AV D, 133-135; mason work, stairs, to 6-sty brick stores and tenement; cost, $500; owner, Max Tarshes, 47 Bayard st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2229.

AMSTERDAM AV, 601, store front, cornice to 5-sty brick store and tenement; cost, $150; owner, Bernard A. McGreevy, 601 Amsterdam av; architect, Louis E. Dell, 1133 Broadway. Plan No. 2289.

AMSTERDAM AV, 2018, plumbing, partition, metal ceiling to 3-sty brick theatre and club room; cost, $60; owner, Wright Gillis, 506 West 160th st; architect, Thos. F. Dunn, 953 Woody Crest av. Plan No. 2299.

ATLANTIC AV, 2851, interior alterations to 1-sty theatre; cost, $2,000; owner, Jos. Scholl, Linwood st and Vienna av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 4121.

BOWERY, 68, partition to 2-sty brick dwelling; cost, $400; owner, Herman Arent, 68 Bowery; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2221.

BOWERY, 42, store front, stairs, partitions to 4-sty brick store and loft; cost, $250; owner, Toch Realty Co., 320 5th av; architect, Oscar Lowinson, 5 West 31st st. Plan No. 2247.

BOWERY, 195, mason work to 5-sty brick stores and lofts; cost, $200; owner, Jos. H. Schwartz, 195 Bowery; architect, Morris Schwartz, 194 Bowery. Plan No. 2251.

BROADWAY, 369, stairways, change of fire-escape balconies to 5-sty brick loft and store; cost, $400; owner, Vivian Hart Mooney, Forest Hills, N. J.; architect, Adolf Rosenbaum, 449-455 West 41st st. Plan No. 2248.

BROADWAY, 2191-2199, partition to 5-sty brick tenement; cost, $100; owner, 78th St & Broadway Co., 2734 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 2271.

COLUMBUS AV, 141-147, freight elevator to 4-sty brick restaurant; cost, $2,000; owner, Thomas Healy, 141-147 Columbus av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 2222.

LEXINGTON AV, 1651 store front, cornice to 5-sty brick stores and tenement; cost, $100; owner, Henry Roffman, 2311 2d av; architect, Carl F. Weidig, 1669 Lexington av. Plan No. 2258.

MADISON AV, 150, mason work, iron railings to 4-stv brick stores; cost, $900; owner, Dr. Chas. Reusen, 800 Madison av; architect, Fred A. Davenport, Salem st, Malden, Mass. Plan No. 2263.

PARK AV, 49, mason and stucco work to 4-stv brick residence; cost, $2,000; owner, August H. Bliss, 49 Park av; architect, John A. Gade, 15 West 38th st. Plan No. 2240.

PROSPECT PARK WEST, store front to 3-stv hotel; cost, $1,500; owner, Mrs. W. Muller, 92 Cumberland st; architect, Lee Samenfeld, 741 McDonough st. Plan No. 4143.

WEST END AV, 762, door, partition to 3-sty brick dwelling; cost, $25; owner, Lester Goodkind, 142 Broadway; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 2298.

1ST AV, 143, window openings, partitions to 5-sty brick store and tenement; cost, $1,500; owner, Lillie H. Munz, 581 Leonard st, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 2242.

2D AV, 1951; store front to 5-sty brick stores; cost, $150; owner, Bernard Springer, 1951 2d av; architect, Otto L Spannhake, 233 East 78th st. Plan No. 2228.

3D AV, 122-124, partitions, window, plumbing; cost, $200; owner, The Stuyvesant estate, N. Y. Life Ins. & Trust Co., 52 Wall st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 2243.

3D AV, 1917, store front to 3-sty frame store and studio; cost, $100; owner, Charles Greenberg, 1915 3d av; architect, Abram Blaustein, 432 15th st, Brooklyn. Plan No. 2293.

4TH AV, 257, doorway, fireproof partitions to 20-sty brick office and loft; cost, $300; owner, Eagle Investing Corporation, 257 4th av; architect, Kreps & Nezold, 80 Duane st. Plan No. 2288.

5TH AV, 84-90, steel tank supports to 11-sty brick lofts; cost, $520; owners, Mitchell & Mitchell, 46 Wall st; architect, Royal J. Mansfield, 135 William st. Plan No. 2238.

5TH AV, 988; 1-sty addition to 4-sty brick dwelling; cost, $7,000; owner, Mrs. Hugh Murray, 988 5th av; architects, Hunt & Hunt, 28 East 21st st. Plan No. 2227.

5TH AV, 316, store front to 5 and 6-sty brick store and loft; cost, $500; owner, Max Kaskel, 316 5th av; architect, John J. Lawlor, 360 West 23d st. Plan No. 2280.

5TH AV, 53-55 mezzanine balcony to 18-sty brick stores and lofts; cost, $1,000; owner, Ellisdale Realty Co., 53-55 5th av; engineer, Jas. P. Whiskeman, 30 East 42d st. Plan No. 2250.

5TH AV, 315, store fronts, iron gratings to 11-sty brick store and offices; cost, $1,500; owner, Estate of Mathias Rock, 60 Wall st; architect, R. Teichman, 22 William st. Plan No. 2297.

6TH AV, 449, columns, girders, store front, cornice, partitions, to 4-sty brick store and lofts; cost, $2,000; owner, Louise Hirschfeld estate, 204 Centre st, Orange, N. J.; architect, John H. Knubel, 305 West 43d st. Plan No. 2233.

7TH AV, 823, partitions, plumbing, window to 4-sty brick store and tenement; cost, $400; owner; Alrose Realty Co., 103 Park Row; architect, Jacob Levy, 1533 2d av. Plan No. 2278.

8TH AV, 144, skylight to 3-sty brick stores and lofts; cost, $100; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2241.

8TH AV, 911, beams, flooring, removal of partitions, dumbwaiter, shaft to 4-sty brick stores and dwelling; cost, $100; owner, Samuel Weil, 194 Franklin st; architect, Gustav A. Skrzyneki, 93 Hicks st, Brooklyn. Plan No. 2286.

9TH AV, 572, partitions, windows, plumbing, to 4-sty brick tenement; cost, $150; owner, Samuel Wiener, 572 9th av; architect, John H. Knubel, 305 West 43d st. Plan No. 2234.

9TH AV, 492, partitions, skylight, plumbing to 5-sty brick tenement; cost, $300; owner, Louis K. Stents, 492 9th av; architect, John H. Knubel, 305 West 43d st. Plan No. 2239.

9TH AV, 573; refrigerator enclosure to 4-sty brick store and dwelling; cost, $500; owner, Randegg Realty Co., 575 9th av; architect, Henry S. Lion, 38 West 32d st. Plan No. 2226.

9TH AV, 525, store front to 5-sty brick tenement and store; cost, $100; owner, Aaron Buchsbaum, 729 9th av; architect, Adolph S. Wexler, 329 West 13th st. Plan No. 2252.

Bronx.

239TH ST, n s, 225 w Martha av, 1-sty frame extension, 14x15, to 2½-sty frame dwelling; cost $250; owner, Wm. McAward, on premises; architect, Wm. M. Brady, 15 Alexander av, Yonkers. Plan No. 330.

BEACH AV, s w cor Beacon st, 3-sty frame extension, 2x11 and 5x8, to 2½-sty frame dwelling; cost, $800; owner, Jos. Schlaich, 1466 Commonwealth av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 329.

CASTLE HILL AV, s w cor Watson av, 1-sty frame extension, 36x12, to 1-sty frame church; cost, $500; owner, Church of the Holy Family, Rev. Urban Nageleisen, on premises, rector; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 332.

CLAREMONT PARKWAY, 540 to 544, new show windows, new partitions to two 5-sty brick tenements; cost, $1,500; owner, Jacob Marx, 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 331.

CLAREMONT PKWAY, 421, new columns, new beams, store front to 4-sty brick store and tenement; cost, $5,000; owner, Sadie R. Mass, 429 Claremont pkwy; architect, Frank Straub, 25 West 42d st. Plan No. 324.

GARRISON AV, s e cor Hunt's Point av, new bake oven, new partitions to 1-sty brick stores; cost, $1,500; owner, Henry Morgenthau, 42d St. Building; architect, Wm. Koppe, 830 Westchester av. Plan No. 327.

MORRIS PARK AV, 727, new toilet, new partitions to 3-sty frame store and dwelling; cost $200; owner, Anna Scherr, 2078 Bainbridge av; architect, Philip Bardes, 1828 Wallace av. Plan No. 328.

MULINER AV, e s, 66.10 n Morris Park av, move 3-sty frame tenement; cost, $700; owner, E. M. Durr, 1904 Hunt av; architect, John Fitzpatrick, 3753 Barnes av. Plan No. 323.

TOWN DOCK RD, foot of, and Eastchester Bay, 1-sty frame extension, 25x5.6 to 1-sty frame store; cost, $300; owner, Jos. Gallagher, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 325.

TREMONT AV, 726, new show windows, etc, to 3-sty frame store and dwelling; cost, $1,000; owner, Geo. Witthus, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 326.

WILLIS AV, 481, new stairs, new seats, etc., to 1-sty brick nicolette; cost, $2,000; owner, Emma L. Mahoney, 76 West 68th st; architect, Alfred C. Wein, 160 West 99th st. Plan No. 322.

Brooklyn.

ASHFORD ST, 222, extension to 2-sty shed; cost, $150; owner, Meta Turnen, 220 Ashford st; architect, Adolph Rose, 1772 Highland blvd. Plan No. 4060.

BUTLER ST, 285, extension to 2-sty factory; cost, $500; owner, Chas. G. Duffy, 350 Union st; architect, same. Plan No. 3983.

CHESTER ST, 95, extension to 2-sty dwelling; cost, $1,500; owner Lena Krattenstein, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4041.

CONGRESS ST, 123, interior alterations to 3-sty tenement; cost, $250; owner Herman Puck, 384 Hicks st; architect, W. J. Conway, 400 Union st. Plan No. 4024.

DEAN ST, 1249, extension to 2-sty dwelling; cost, $2,000; owner, F. A. Hulst, on premises; architect, R. O. Kohler, 26 St. Charles pl. Plan No. 3985.

FLOYD ST, 210, extension to 3-sty tenement; cost, $350; owner, Nathan Burd, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4092

FULTON ST, 2134, exterior alterations to 2-sty hotel; cost, $1,200; owner, Jos. Wechsler Estate, 43 8th av; architect, Vincent Walsh, 483 Franklin av. Plan No. 4046.

Plans Filed—Alterations—Brooklyn (Contin'd)

GOLD ST, 260, interior alterations to 4-sty factory; cost, $500; owner, Helena Barmitz, Windham, N. Y.; architect, Chas. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 4055.

HIGH ST, 217, extension to 1-sty church; cost, $1,500; owner, St. Michael's Church, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 4105.

INDIA ST, 118, interior alterations to 3-sty tenement; cost, $3,000; owner, Ike Birnbaum, on premises; architect, Jas. McKillopp, 154 India st. Plan No. 4087.

MAUJER ST, 141, exterior alterations to 4-sty tenement; cost, $300; owner, Rose Buman, 209 Division av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4043.

MIDWOOD ST, 334; extension to 2-sty dwelling; cost, $300; owner, Carmine Machia, 400 Midwood st; architect, Jas A. Boyle, 367 Fulton st. Plan No. 3990.

MORRELL ST, 40, interior alterations to 2-sty synagogue; cost, $2,000; owner Congregation Cheva Rahony Chim Hager, 461 Bushwick av; architect, Lew Keon, 9 Debevoise st. Plan No. 4019.

OAKLAND ST, 7, interior alterations to 3-sty tenement; cost, $350; owner, Martin Kohlman, on premises; architect, Chas. Bauer, 651 Leonard st. Plan No. 4103.

PRINCE ST, 41, plumbing to 4-sty tenement; cost, $250; owner, Louis Barnett, 45 Cumberland st; architect, Michael Morel, 91 Nassau st. Plan No. 4025.

REMSEN ST, 116, interior alterations to 3-sty dwelling; cost, $2,500; owner, Mrs. E. S. Richardson, on premises; architect, Jas. Hassack, 62 Schermerhorn st. Plan No. 4093.

SCHERMERHORN ST, 35, exterior alterations to 4-sty dwelling; cost, $5,000; owner, Ellen A. Samuel, 61 Broadway, Manhattan; architects, Slee & Bryson, 154 Montague st. Plan No. 4060.

STOCKTON ST, 167, interior alterations to 2-sty dwelling; cost, $1,500; owner, Mary Roth, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4057.

S. 1ST ST, 385, interior alterations to 3-sty dwelling; cost, $1,000; owner, Solo. Realty Co., 20 9th av, Manhattan; architect, Edw. Necarsulmer, 507 5th av, Manhattan. Plan No. 4115.

EAST 13TH ST, 1849, extension to 2-sty dwelling; cost, $400; owner Wm. Fairhanks, on premises; architect, Chas. A. Olsen, 1314 70th st. Plan No. 3994.

69TH ST, 1630, extension to 2-sty dwelling; cost, $200; owner, Margaret Hayes, on premises; architect, Edw. E. Egan, 1471 72d st. Plan No. 4109.

BEDFORD AV, 1523; extension to 2-sty garage; cost, $3,000; owner, Jas V Carmadella, 215 Montague st; architect, Geo. M. Miller, 44 Court st. Plan No. 3965.

DEKALB AV, 373, exterior alterations to 5-sty factory; cost, $200; owner, Joseph Cnesius, on premises; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 4104.

EAST N. Y. AV, 626, extension to 2-sty dwelling; cost, $1,000; owner, Guiseppe Cesare, on premises; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 4063.

EASTERN PKWAY, 1586, extension to 2-sty garage; cost, $8,000; owner, Isaac Goodman, 1496 St. Mark's av; architect, Peter Millman, 1780 Pitkin av. Plan No. 4053.

FRANKLIN AV, 739, interior alterations to 3-sty dwelling; cost, $900; owners, Schneider & Wyler, 1648 Park av, Manhattan; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 4068.

HAMILTON AV, 328, extension to 1-sty dwelling; cost, $700; owner, Michael J. McGuinness, on premises; architect, Thos. Bennett, 3d av, cor 52d st. Plan No. 4073.

HOWARD AV, 495, interior alterations to 4-sty tenement; cost, $800; owner, Barnet Gilbert, 393 Powell st; architect, Peter Millman, 1780 Pitkin av. Plan No. 4088.

KNICKERBOCKER AV, 105, interior alterations to 3-sty tenement; cost, $500; owner, Jos. Eppig Estate, 176 Grove st; architect, L. Allmendinger, 926 Broadway. Plan No. 4083.

MANHATTAN AV, 373; interior alterations to 3-sty store and tenement; cost, $300; owner, Nicola Cava, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 3977.

MYRTLE AV, 1332, exterior and interior alterations to 2-sty garage; cost, $200; owner, Samuel E. Moore, on premises; architect, Otto E. Liehig, 227 Hamburg av. Plan No. 4018.

MYRTLE AV, 665; exterior alterations to 1-sty theatre; cost, $500; owner, Morris Gold, Passaic, N. J.; architect, Jacob Fisher, 25 Av A, Manhattan. Plan No. 4037.

NASSAU AV, 237, exterior alterations to 3-sty tenement; cost, $1,200; owner, Wm Hodgkinson, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 4050.

PITKIN AV, 1685, exterior alterations to 3-sty dwelling; cost, $200; owner, Samuel Palley, 1683 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4040.

PITKIN AV, 1731, interior alterations to 4-sty dwelling and school; cost, $200; owner Rachel Solovei, 66 Thatford av; architect, Max Hirsch, 391 Fulton st. Plan No. 4098.

PITKIN AV, 1601, extension and interior alterations to 3-sty store and dwelling; cost, $2,250; owner, Herman Kronenberg, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 3995.

RAILROAD AV, 2809, plumbing to 2-sty dwelling; cost, $250; owner, Katherine Ottenberg, 2815 Railroad av; architect, Wm. Hill, 27 Ashland pl. Plan No. 4036.

RAILROAD AV, s w cor West 30th st, plumbing to 2-sty dwelling; cost, $500; owner, Mrs. Emilie C. Bossios, on premises; architect, Scott Suess, 2966 West 29th st. Plan No. 4015.

SCHENCK AV, 555, interior alterations to 2-sty dwelling; cost, $800; owner, Anna Elman, on premises; architect, Otto Rejssmann, 30 1st st. Plan No. 4014.

SEA BREEZE AV, w s, 275 n Ocean pkway, extension to 3-sty bath house; cost, $500; owners, Parkway Baths, 162 Remsen st; architect, Geo. H. Suess. Plan No. 4080.

TOMPKINS AV, 136; extension to synagogue; cost, $3,000; owner, Congregation Obel Moshe Chevia Tilim, on premises; architect, Eugene Schoen, 25 West 42d st, Manhattan. Plan No. 3989.

3D AV, s w c 76th, store front to 3-sty store and dwelling; cost, $150; owner, Henry Ohland, 7416 3d av; architect, Francis W. Stock, 7416 3d av. Plan No. 3993.

3D AV, 586, interior alterations to 4-sty store and tenement; cost, $200; owner, Max Weiss, 336 50th st; architect, Louis A. Schinart, 194 Bowery, Manhattan. Plan 3984.

5TH AV, 5502, interior alterations to 3-sty tenement; cost, $1,000; owner, Saml. Horowitz, 519 5th av; architect, W. J. Conway, 400 Union st. Plan No. 4079.

BRIGHTON BEACH PIKE, n s, 200 e Coney Island av, extension to 1-sty hotel; cost, $850; owner, Brighton Beach Development Co., Woolworth Bldg., Manhattan; architect, S. B. McDonald, 2976 West 27th st. Plan No. 4100.

Queens.

COLLEGE POINT.—Schleichers court, n s, 25 w 15th st, plumbing in dwelling; cost, $75; owner, C. Deitz, premises. Plan No. 1272.

CORONA.—Hayes av, w s, 50 e 44th st, 1-sty frame extension, 20x13, rear dwelling, tin roof; cost, $400; owner, V. Sanoloncito, premises; architect, A. J. Grimm, 46 W. Jackson av, Corona. Plan No. 1270.

EVERGREEN.—Cypress av, n s, 75 w Washington av, plumbing, dwelling; cost, $100; owner, J. J. Booker, premises. Plan No. 1297.

FAR ROCKAWAY.—Sheridan boulevard, n w cor Hilton pl, 1-sty frame extension 18x22, side dwelling, tar and gravel roof; cost, $400; owner, C. Cemmelli, premises; architect, J. H. Cornell, Far Rockaway. Plan No. 1267.

FLUSHING.—Delaware st, w s, 240 w Central av, plumbing in dwelling; cost, $100; owner, M. Sheffield, premises. Plan No. 1275.

FLUSHING.—Lincoln st, n s, 250 w Percy st, erect bay window to dwelling; cost, $200; owner, Wm. Briggs, premises. Plan No. 1254.

GLENDALE.—Railroad av, s w cor McComb pl, interior alterations to dwelling; cost $1,000; owner, Katherine Gundolff, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1286.

GLENDALE.—Edison pl, e s, 44 s Myrtle av, new plumbing; cost, $100; owner, W. Kern, premises. Plan No. 1303.

JAMAICA.—Jamaica av, n w cor Legget av, bay window, dwelling; cost, $100; owner, F. O. Mayer, premises. Plan No. 1300.

L. I. CITY.—Hulst st, 58, plumbing, dwelling; cost, $100; owner, J. Kennedy, premises. Plan No. 1301.

L. I. CITY.—Ridge st, s w cor Court st, new foundation to tenement; cost, $500; owner, Mary Serino, premises. Plan No. 1302.

L. I. CITY.—Payntar av, s s, 50 w Ely av, 2-sty frame dwelling, 25x65, rear dwelling, interior alterations; cost, $2,500; owner, M. Pavano, 56 Payntar av, L. I. City; architect, F. Braun, 585 9th av, L. I. City. Plan No. 1299.

L. I. CITY.—Sherman st, e s, 275 n Webster av, plumbing in dwelling; cost, $150; owner, J. Tvierdik, premises. Plan No. 1289.

L. I. CITY.—Hopkins av, 86, 1-sty frame extension, 10x25, rear of shed, tar roof; cost, $90; owner, A. Steinnmann, premises. Plan No. 1287.

L. I. CITY.—2d av, e s, 200 s Flushing av, raise building and erect 1-sty underneath, interior alterations; cost, $200; owner, C. Cuino, premises; architect, J. Grady, 265 8th av, L. I. City. Plan No. 1283.

L. I. CITY.—3d st, s w cor Creek st, interior alterations to foundry; cost, $450; owner, Collins Boiler Co., premises. Plan No. 1307.

L. I. CITY.—Grand av, n s, 51 w 14th av, new plumbing in church; cost, $500; owner, St. Joseph's R. C. Church, premises. Plan No. 1308.

L. I. CITY.—Sherman st, w s, 175 n Payntar av, new foundation to dwelling; cost, $375; owner, Frank Peakowski, premises. Plan No. 1309.

MASPETH.—Grand st, 5, new store front to dwelling; cost, $200; owners, Loberfield & Grossman, premises. Plan No. 1251.

NORTH BEACH.—Jackson blvd, s s, nr water edge, 1-sty frame extension, 8x45, side bath house, slag roof; cost, $200; owners, Rae Bros., premises. Plan No. 1284.

RICHMOND HILL.—Jamaica av, n s, 50 w Elm st, new store front, dwelling; cost, $300; owner, H. Weiss, premises. Plan No. 1271.

RICHMOND HILL.—Jamaica av, n s, 27 e Oxford av, plumbing, dwelling; cost, $175; owner, L. Luft, premises. Plan No. 1281.

RICHMOND HILL.—Jamaica av, n s, nr Elm st, install new elevator in theatre; no cost given; owner, Richmond Hill Investment Co., premises. Plan No. 1252.

RIDGEWOOD.—Edsall av, s s, 94 s Forest av, erect new balcony in church; cost, $900; owner, First German Presbyterian Church, premises; architect, W. B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 1255.

RIDGEWOOD.—Fresh Pond rd, e s, 64 n Cornelia st, 2-sty frame extension, 25x225, side railroad shed, tin roof; cost, $50,000; owner, Transit Development Co., 85 Clinton st, Brooklyn. Plan No. 1288.

ROCKAWAY BEACH.—Ocean front, w s, 50 s Pleasant av, new plumbing, bathing pavilion; cost, $85; owner, N. Flecker, premises. Plan No. 1256.

ROCKAWAY BEACH.—Bayview av, w s, 100 n Boulevard, 1-sty frame extension, 23x77, front garage, tin roof; cost, $1,000; owner, Fallon & Brunner, 446 Boulevard, Rockaway Beach; architect, W. Sandifer, Rockaway Beach. Plan No. 1262.

ROCKAWAY BEACH.—Academy st, e s, 400 s Lefferts pl, platform extension to bath house; cost, $500; owner, P. Dunn, premises. Plan No. 1266.

ROCKAWAY BEACH.—Kiely av, e s, foot of ocean, new plumbing in bath house; cost, $75; owner, Kiely Estate, premises. Plan No. 1312.

WOODHAVEN.—Forest pkwy, w s, 100 n Jamaica av, new dormer windows, dwelling; cost, $100; owner, S. C. Brown, premises. Plan No. 1280.

WOODHAVEN.—Jamaica av, n w cor Vandeveer av, interior alterations to stable and garage; cost, $700; owners, A. D. Mathews Sons, 398 Fulton st, Brooklyn; architects, Koch & Wagner, Court st, Brooklyn. Plan No. 1253.

WOODSIDE.—Betts av, e s, 500 s Thompson av, interior alterations to factory; cost, $300; owners, Consumers Brewing Co., premises. Plan No. 1285.

Richmond.

BROAD & BROOK STS, s e cor, Stapleton, F P floor kalsomined, sash and wire glass to brick school; cost $1,400; owner, City of New York; architect, C. B. J. Snyder, City Hall, Manhattan. Plan No. 240.

CEDAR ST, 16, Stapleton, concrete foundation and new stairs to frame dwelling; cost $1,900; owner, William Trettan, Stapleton; architect and builder, Joseph Fleschner, Stapleton. Plan No. 242.

MEADOW ST, n s, 125 e Warren st, Stapleton, 1-sty extension and plastering to frame dwelling; cost $600; owner, G. Banone, Stapleton; builder, James Sittrell, Princess Bay. Plan No. 237.

RICHMOND TERRACE, s s, 75 w Ferry st, Port Richmond, addition and 1-sty extension to frame store; cost $200; owner, C. L. Butler, Port Richmond; builder, D. C. Depuy, Port Richmond. Plan No. 239.

BROADWAY, w s, 2000 n Amboy Road, Tottenville, new partitions, etc, to frame dwelling; cost $1,200; owner, F. C. Jahnkie, Huguenot Park; builder, W. S. Holbert, Huguenot Park. Plan No. 236.

DAVIS AV, e s, 862 n Henderson av, West New Brighton, masonry and partitions to brick dwelling; cost $150; owner, Mary Rae, West New Brighton; architect and builder, Ernest H. Boyle, West New Brighton. Plan No. 233.

DECKER AV, n s, 300 e Richmond Turnpike, Linoleumville, extend cellar to frame bakery; cost, $500; owner and builder, J. Baronski, Linoleumville. Plan No. 238.

NEW DORP LANE, s s, 200 w Vanderbilt av, New Dorp, new addition and ruhberoid roof to frame bungalow; cost $85; owner and builder, Crane & Crabtree, New Dorp. Plan No. 234.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending June 13. The location is given, but not the owner's address:

NORTH BERGEN.—Harris Goldberg, west side Boulevard, between Angelique and Ann sts, five-3-sty brick, $60,000.

JERSEY CITY.—Michael Blass, 37 Thorne st, 3-sty frame alteration, $6,000; Morris Robbins, 83 Summit av, 4-sty brick, $14,000; John Schoenig, 58 St. Paul's av, 4-sty brick, $9,000; Alexander Maitner, 162 Mallory av, 3-sty brick, $11,000; Abraham Endlich, 173 York st, 3-sty brick alteration, $300.

NEWARK.—Waters & Ehers, 161 and 165 South 10th st, two 3-sty brick, $32,000; Giuseppe Contillo, 255 and 257 Fairmount av, two 4-sty brick alteration, $500; Frank Berger, 230 Belmont av, 3-sty frame alteration, $500; Elizabeth Williams, 348 Chadwick av, 3-sty frame, $6,000; Morris Rachlin, 229, 231, 233 and 235 Bruce st, four 4-sty brick alteration, $20,000; Kastovisky & Sutensky, 99 and 101 Fabyan pl, two 3-sty frame, $11,000; William Bley, 530-532 Central av, 4-sty brick, $25,000; Jacob Freedman 281 Mulberry st, 3-sty brick alteration, $3,000.

WEST ORANGE.—Empire Cons. Co., 92 Rigg pl, 2-sty frame, $5,000.

IRVINGTON.—George Hunckele, 1279 Springfield av, 3-sty frame, $7,000.

BAYONNE.—Morris Resnick, 445 Av C, 3-sty frame alteration, $1,500.

HARRISON.—Fred Schmidt, 237 Harrison av, 3-sty frame alteration, $500.

PERTH AMBOY.—Stanislaw Dunzynski, 745 State st, 3-sty brick, $8,000.

BELLEVILLE.—Abram Slaff, 80-82 Washington av, two 2-sty brick, $16,000.

APARTMENTS, FLATS AND TENEMENTS.

WEST HOBOKEN, N. J.—Cicarelli & Marangelo, Second National Bank Building, are preparing plans for two 5-sty apartments, 47x70 ft., at the northeast corner of High and Spring st for the B. Savio Realty Co., 5 Beekman st, Manhattan, owner and builder. Cost, about $110,000.

WEST NEW YORK, N. J.—Arthur E. Dore, 650 Bergenline av, is preparing plans for three 3-sty apartments in the north side of 16th st, 50 ft. east of Broadway, for M. C. Censullo, 622 Monastery st, owner and builder. Cost, about $54,000.

WEST NEW YORK, N. J.—Excavating is under way for a 4-sty apartment, 100x100 ft., at the northeast corner of Hudson av and 11th st for Frank Weisberg, 627 Hudson av, owner and builder. Arthur E. Dore, 650 Bergenline av, architect. Cost, about $60,000.

DWELLINGS.

BRIELLE, N. J.—Foundations are completed for the 2½-sty frame summer residence, 25x45 ft., along the Manasquan River, for William L. Morgan, 763 Broad st, Newark. Plans prepared privately. Cost, about $6,000.

FANWOOD, N. J.—H. D. Bonnell, Martin av, has bad plans prepared privately for a 2½-sty frame residence, 26x40 ft., on Forest road, to cost about $5,000.

MORRISTOWN, N. J.—Tracy & Swartwout, 244 5th av, Manhattan, are preparing plans for a 2½-sty residence on Normandy Park road for Pomeroy T. Francis, 103 East 75th st, Manhattan. Cost, about $20,000.

PERTH AMBOY, N. J.—Benjamin Levy, care of architects, is having plans prepared by Goldberger & Grelsen, Angle Building, Perth Amboy, for a 2½-sty frame residence, 24x56 ft., on State st, to cost about $7,000.

NEWARK, N. J.—E. T. Boggs, 136 South 4th st, Philadelphia, Pa., has nearly completed plans for a 2½-sty brick residence, 36x42 ft., for Herbert Boggs, Kinney Building, Newark, N. J., owner, who will take bids on general contract. Cost, about $10,000.

PALISADE PARK, N. J.—Plans are being prepared privately for three 2-sty frame residences, 24x26 ft., for Owen Bros. & Ackerman, owners and builders. Cost, about $3,500 each.

FACTORIES AND WAREHOUSES.

CARLSTADT, N. J.—The Carlstadt Button Co., 11th st, contemplates rebuilding the 2-sty reinforced concrete factory in 11th st. Details will be available later.

HALLS AND CLUBS.

NEWARK, N. J.—Plans have been completed by Fred Grad, American National Bank Building, Newark, for the 3-sty brick and limestone clubhouse, 40x106 ft., and wing 25x20 ft., in the north side of East Park st, near Division st, for the Newark Aerio, No. 44, Fraternal Order of Eagles, 15 West Park st. Cost, about $35,000.

TOWN OF UNION, N. J.—Joseph Lugosch, 408 Kossuth st, is preparing plans for alterations and additions to the dance hall at Hudson av and Hackensack Plank rd for George Miller, on premises. Cost, about $10,000.

SCHOOLS AND COLLEGES.

HOBOKEN, N. J.—William T. Fanning, Colt Building, Paterson, is preparing plans for a 3-sty brick convent in Garden st for the Lady of Grace R. C. Church, Rev. Father Eugene Carroll, pastor, 400 Willow av. Cost, about $65,000.

NEWARK, N. J.—The Board of Esimate has approved the appropriation of $500,000 for the purchase of property at the northeast corner of Washington and Academy sts for a 7-sty brick and stone administration building, to cost about $400,000, for the Board of Education of Newark, Chas. P. Taylor, president. E. F. Guilbert, City Hall, Newark, architect. George W. Knight, 9 Franklin st, Newark, engineer.

STABLES AND GARAGES.

JERSEY CITY, N. J.—Plans have been prepared privately for a 2-sty brick garage and residence, 20x52 ft., on Jewett av for C. Smith, 256 Jewett av, owner and builder. Cost, about $6,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—Cicarello & Marangelo. Second National Bank Building, Hoboken, are preparing plans for three 1-sty brick stores at 365½-367 Central av for Mrs. & Mr. David Bernstein, South st and Cambridge av, owners. F. W. Woolworth, Woolworth Building, Manhattan, is lessee of one store. Cost, about $15,000.

Other Cities.

CHURCHES.

VERBANK, N. Y.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a school and church for Hope Farms, care of architects. Plans will probably be completed about July 1.

FACTORIES AND WAREHOUSES.

WATERLOO, N. Y.—Plans have been completed for a 1-sty reinforced concrete hydro electric plant, 140x80 ft., for the Tracy Development Co., A. M. Patterson, president, 45 East 17th st, Manhattan. Central New York Gas & Electric Co., W. H. Palmer, president, Geneva, lessee. Barnes & Smith, 24 James st, Albany, engineer. F. B. H. Paine, Engineering Building, 114 Liberty st, Manhattan, engineer for lessees. Cost, about $250,000.

HALLS AND CLUBS.

GENEVA, N. Y.—I. Edgar Hill, 24 Schnirel Building, is preparing sketches for a 3-sty brick, stone and steel Masonic temple building, 80x90 ft., for the Ark Lodge, F. & A. M., Charles Root, master. Cost, about $50,000.

OSEETAK LAKE, N. Y.—The Oseetak Lake Club, care of Benj. E. Hall, 32 Nassau st, Manhattan, contemplates erecting a club house and developing a park, including road building and landscaping here, near Saranac Lake, to cost about $800,000.

SCHOOLS AND COLLEGES.

KEESEVILLE, N. Y.—Fuller & Robinson Co., 95 State st, Albany, has been commissioned to prepare plans for a 2-sty brick and stone high school in Front st for the Board of Education of Keeseville. W. H. Tindale, president. Cost, about $35,000.

PERSONAL AND TRADE NOTES.

MARGOLIN & SIMERMAN, Inc., general contractors and builders, have established an office at 373 Saratoga av, Brooklyn, N. Y.

GEORGE H. BICKFORD, President of the Woodbury Granite Company, delivered an address on "The Future Industrial Development of Vermont," on a recent occasion.

E. A. CARPENTER, at one time assistant secretary of the Thompson-Starrett Co., and since 1908 vice-president of the Theodore Starrett Co., has opened offices at 120 West 32d st, where he will conduct a general contracting business.

J. GREENLEAF THORP, architect, East Hampton, L. I., has discontinued the practice of architecture and is preparing to go abroad for an indefinite period. It is his intention at present to make his home in Italy. Mr. Thorp has planned many fine country houses in the eastern part of Long Island, having lived at East Hampton since his removal from New York City some years ago.

FRANK REID, civil engineer, has been made resident engineer for Suffolk county, New York, and has taken up his residence at Patchogue, L. I. He will have direct supervision of over twenty-six miles of highway construction. This includes the road from Bluepoint to Moriches, known as the Bayshore-Brookhaven road, and other State roads in course of construction. Mr. Reid has recently been transferred from White Plains, N. Y., where he was in charge of Westchester County road work.

BOWKER-TORREY COMPANY, manufacturers and importers of marble, slate and soapstone, of Boston, Mass., has been reorganized, Jacob Schmitt, formerly with William Bradley & Son, of New York City, has joined the firm as president and general manager, and he will be assisted by S. G. Bentley and H. Seigfried, of the same firm, as estimator and shop superintendent respectively. A more progressive policy is being instituted and new machinery is being installed, which will enable the firm to handle large contracts promptly and efficiently.

ATELIER GUISSART for the study of architectural drawing and design has been opened at 35 Broadway. The atelier will be under the personal direction of A. Guissart and Oscar S. Teale, architects. Courses have been prepared in all branches of architecture, design, perspective and rendering. Mr. Guissart is a graduate of The Ecole des Beaux Arts, Paris, and Mr. Teale is an instructor at Teacher's College, Columbia University and Mechanics' Institute in addition to being an architect of long experience in New York City.

F. E. PIERCE, consulting civil and metallurgical engineer, 35 Nassau st, New York, has terminated his connection with the New Jersey Zinc Co., in whose employ he has been for more than fifteen years in various capacities, and has opened an office at the above address to engage in consulting practice in civil and metallurgical engineering. Mr. Pierce was graduated from the Columbia School of Mines in 1892. He has been for some time chief engineer for the New Jersey Zinc Co. He is a member of the American Society of Civil Engineers, the American Institute of Mining Engineers, and the American Society of Mechanical Engineers.

OBITUARY

JOHN J. GEBERT, retired general contractor, died of heart disease at his home, 195A Schaefer st, Brooklyn, Saturday, June 13. He was sixty-two years of age and is survived by his widow.

ARTHUR L. NORTHROP, first assistant engineer of the State Highway Department, died in Oswego, Monday, June 15. He was a graduate of Rensselaer Polytechnic Institute and had been connected with the State Highway Department since 1906.

JOHN McELROY, retired general contractor, died of acute indigestion at his home, 84 Bradford av, Flushing, L. I., Sunday, June 14. Mr. McElroy was seventy-eight years of age and had been for a number of years prominent in Democratic politics in Queens County. He was a member of the Shinnecock Democratic Club, and is survived by five sons.

JACOB RAUTH, retired mason and general contractor, died at his home, 434 Humboldt st, Brooklyn, Tuesday, June 16, aged 74 years. Mr. Rauth was the contractor for the erection of some of Brooklyn's notable buildings, chief of which are Arion Hall, Schwaebischer Saengerbund Hall and the Budweiser and Otto Huber breweries. He was a member of a number of German social and singing societies and of Dupont Post, G. A. R.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN FORESTRY ASSOCIATION will hold its midsummer meeting at Chautauqua, N. Y., July 9-10.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

BRONX SOCIETY OF ARTS AND SCIENCE will hold its annual garden party at the Lorrilard Mansion, Bronx Park, Saturday, June 20 (today), from 3 to 6 p. m.

NEW JERSEY STATE Association of Master House Painters and Decorators will hold its annual convention at the Hotel Brunswick, Asbury Park, N. J., July 28-31.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

CONVENTION OF CITY MANAGERS.—City Manager C. E. Ashburner of Springfield, Ohio, is sending out invitations to city managers throughout the country to meet in convention at Springfield, August 4, 5 and 6, next.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS.—Thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

STANDARD RATES.

For Workmen's Compensation Insurance.

(*Continued from page* 1096.)

ing cleaning and caretaking, also the operation of elevators, heating, lighting and power apparatus on the premises), $1.62; private residences or private estates (contractors for janitor work, including cleaning and caretaking, care of lawns, sidewalks and furnaces and all other work incidental to the care, custody and maintenance of the property, no construction or repair work), $1.62; caisson work for building foundations, $11.34; carpenters, construction work (not bridge building), $4.28; carpenters, interior trim and cabinet work only (away from shop), $1.30; carpenters (shop only), $2.01; cellar excavation, $8.10; cement manufacturing, including quarrying, with or without blasting, $6.48; cleaning and renovating outside surfaces of buildings, $8.91; concrete erection (unit system) construction of concrete columns, beams, roofs, walls and floors in sections including subsequent erection and placing of same, $11.34; concrete hollow block manufacturers, $1.46; concrete mixers, operation of, $8.10; concrete construction, without reinforcement, $6.48; reinforced concrete construction, $8.10; concrete work, floors or pavements of artificial stone or concrete, not reinforced or self-bearing, $3.24; concrete work (foundations for buildings), $6.16.

Contractors, building private residences, flats or apartments, with or without stores, one-story stores and stores with offices above, private stables and private garages, exclusively, and buildings not mercantile or factory, all not exceeding three stories and basement in height, where outside walls above foundations are wholly or in part of masonry or concrete, including jobbing work connected therewith (no blasting), $4.21; frame residences, flats or apartments, with or without stores, one-story stores and stores with offices above, private stables and private garages, exclusively, and buildings not mercantile or factory, all not exceeding three stories and basement in height, including johbing work connected therewith, $3.24; contractors, general, where all work is sub-contracted or where contractor performs work involving more than one manual classification: (a) for watchman and timekeepers only, $6.48; (b) for superintendent, watchman and cleaners, $6.48; cornices and skylights, erection and repair, $6.16; dumbwaiters, installation, $3.24; dwellings of every description, when occupied by three or more families, $1.10; electrical equipment, installation and repairs, $1.30; elevator erection, passenger or freight, $3.24; fire escapes, erection and repair, $8.10; fireproof construction, by means of wire-lathing and concreting, $6.48; fireproof construction, reinforced or suspended concrete floors, $8.10; fireproof door and shutter manufacturers, wood covered with sheet metal, $3.24; fireproof equipment manufacturers, including herring-bone, and expanded metal products, metal furniture, filing equipment and wood-working, $4.05; fireproof shutter, erection and repair, $8.10; fireproofing, tile construction and repair, $6.48; foundry, iron, $2.72; furnaces (heaters or stoves), putting together and setting up in private residences only, $1.30; galvanized iron and sheet-iron workers, erection and repair (no tank erection), $6.16; gas and electric fixture manufacturers, $1.62; gas and steam-fitters (shop only), $1.30; gas, steam and hot-water apparatus fitters, and installation of ventilating plants (shop and outside), $1.30; glaziers (away from shop), $4.05; hod hoists, installation, operation and removal of hod elevators and construction hoists, $6.16; hotels, excluding laundry, 40c.; iron work, erecting balconies, fire escapes, railings, staircases, coal chutes, iron shutters, $8.10; iron work, erecting steel and iron frame structures, $13.77; iron work, ornamental, erection within buildings, $4.05; johbing work on buildings, other than private residences, excluding iron and steel erection and the demolition of buildings, $6.16; lime manufacturers, $4.86; lumber dealers, coal merchants, building or other material dealers receiving or shipping by land and water, $4.05; lumber yard employees (commercial yards only), no mill hazard, $1.62; machine shops, with foundry, $2.07; machine shops, without foundry, $1.36.

Marble cutters and polishers (no quarrying), $1.78; marble and stone setters, away from shop (no blasting), $6.16; marble and stone setters, inside construction only, $1.62; marble and stone work, decoration in place only, $4.05; masonry work, $6.16; metal ceiling manufacturers, $2.43; metal ceiling work, installation away from shop, $4.05; office buildings, $1.10; painters, painting steel structures and bridges exclusively, $13.77; painting and decorating, interior work exclusively, away from shop, $1.30; cement quarries, with or without blasting, $8.10; quarries, bluestone, granite or marble for monumental or building purposes, with or without blasting, $6.48; real estate agent employees, outside of office, including collector, no construction work, 10c.; refrigerating machinery, installation, $4.54; sash, door and blind manufacturers, $3.43; scaffolds, installation, oneration and removal, $8.10; sewer building, maximum depth of excavation, 7 feet at any point, $8.91; sewer building, limit of depth, $12.96; iron and steel works, shop, fabricating and assembling structurel iron and steel, $5.67; iron and steel works, shop, manufacturing ornamental brass, bronze and iron work exclusively, $1.78; stone cutters and polishers, $1.78; subway, construction of, for passenger and freight traffic, tunneling only, $13.28; tile work, for decorative floors, wainscoting and interior decoration, $1.62; tinsmiths, away from shop, $6.16; tinsmith shop, not otherwise classified, $1.36; waterproofing cellars and foundations, $4.05.

BUILDING MATERIALS AND SUPPLIES

FURTHER PRICE CUTTING MAY BE CHECKED BY OPERATION OF WORKMEN'S COMPENSATION LAW EFFECTIVE JULY 1

Adds to Over-Head Charges—Suburban Building Increasingly Active.

DEALERS in building materials are beginning to feel a little more encouragement with respect to the current season's demands. Instances were cited this week by some distributors in the outlying sections of the city and in East Jersey where building operations which had been deferred for some time were about to get under way and in the central section of the district some steel contracts were being figured that had not been looked upon as live prospects.

The purchase ot southern iron by leading pipe and supply interests has served to stimulate interest in pig iron. Sales both north and south are reported to bc slightly better, but there are still instances where the gain in sales has been made at the cost of list prices. Building orders are improving, but steel that is being sold within a dollar a ton of the quotations given late in 1911, since when wages have increased, does not allow of very liberal profits and incidentally indicates that those who are holding back construction work for more attractive quotations than those now being made can hardly expect to realize their hopes.

The disposition among dealers here is to hold to list quotations as rigidly as possible. Not one was found who was willing to say that the time was propitious for shading even for desirable business because the profit was too narrow already, and with the Workmen's Compensation act becoming effective on July first, additional overhead charges would be piled up against the heavy burdens already carried by handlers of building materials in this city, it will become almost suicidal for a dealer to attempt to shave the prices any closer than they already have been. Furthermore the supply is not over-ample.

In the meantime manufacturers of commodities entering into building construction are following conservative policies with regard to output. In many cases, such as common brick, steel, cement and equipment of one kind or another, outputs are being kept down to between 50 and 60 per cent.

"This is not because we have no faith in the signs of impending improvement," said a brick man, "but because we want to prevent flooding of the market with supplies until the demand unquestionably warrants it. There is not going to be any sudden reaction to prosperity. Whatever recovery there is will be slow and spotty, a condition that above all discourages speculation and rampant output, a chance that there will be a market for it. Manufacturers have done too much sacrificing of profits during the last seven years to be led into any more traps. Increase of manufacturing output for some time will be rigidly controlled, at least until the present policy of hand-to-mouth buying among dealers has passed."

This significant factor in the trend of the building material market comes from the pig iron blast furnaces: "In the last ten weeks orders for foundry and steel making iron have been about equal to those placed during the corresponding period last year." Says the Journal of Commerce: "From the first of January to the first of June this year merchant furnaces booked orders for 2,000,000 tons of pig iron, while during the corresponding period last year contracts aggregated only 1,425,000 tons."

This is interpreted as being the most encouraging feature in the market, for it presages late summer and early fall activity among steel and other materials entering into construction of one kind or another. If this favorable start is increased, or even maintained, it means active construction later on this year.

Plan filings for new buildings in the five boroughs this week compared with those of last week follow:

	Week ending June 11.		June 18.	
Manhattan	4	$225,500	13	$1,521,600
Bronx	22	658,950	19	536,200
Brooklyn	83	495,750	74	434,800
Queens	165	598,985	135	669,125
Richmond	49	126,740	40	72,735
	323	$2,105,925	281	$3,254,460

IRON AND STEEL.

Current Building Orders Not Quite as Active as Six Months Ago.

BUILDING steel orders have not shown the activity that seemed to have been promised a few weeks ago. Orders booked by fabricating shops since the first of June have been relatively at the same rate as in May, although the inquiry has been stronger. May tonnages for the country showed a decrease of about 31 per cent. from April. Estimating the country's entire capacity at about 172,000 tons a month, May orders ran about 98,000 tons, which is considerably higher than other reports issued early in the month. The variance in estimates is based upon different methods pursued in making calculations. All reports, however, show a decreased tonnage in May. The encouraging sign, however, is the continued inquiry for railroad equipment.

Steel building trade shows a tonnage of about 15,000 for structural shapes for commercial buildings, manufacturing plant extensions and bridge work for the week closing Thursday. Much of this steel is for subway work, but 2,200 tons was scheduled for the Bonwit-Teller Store, which will be supplied by Post & McCord. The Authentic Realty Co. have been taking bids on the loft building at Long Island City, calling for 650 tons and the pending steel order for the Museum of Arts calls for about 1,800 tons. The Guelet Estate loft building will take about 2,000 tons and one of the Brooklyn Y. M. C. A. buildings will require about 1,000 tons. The Motordome at Sheepshead Bay will need about 4,000 tons. Bids were opened by the Central Railroad of New Jersey for small lots of structural steel.

The spotty condition of the steel market is shown in the prices quoted at the opening of the Jersey Central bids. They indicate that the smaller shops are still aggressively in the market for business.

The following quotations are interesting as showing the character of competitions still prevailing. For an extension of the third floor of the express building at Jersey City, calling for little more than 85 tons of shapes, the Lackawanna Bridge Co. and the Eastern Steel Company submitted tie bids of 1.80c per pound for fabricated material delivered, shipments to be completed August 10. The price is for delivery to the Jersey Central lines, and the work is likely to go to the Eastern Steel Company as being the closer to the point of construction. Bids were also received by the same road for a part of its terminal buildings at Jersey City calling for less than 100 tons of steel. The lowest bid submitted was that of Levering & Garrigues, which was 2.26c, and the time of delivery August 22. The next lowest bid was that of the Lackawanna Bridge Company, which was 2.30c delivered, to be completed August 10.

PAINTS AND OILS.

Good Jobbing Demand for Former—Oil Prices Greatly Depressed.

CONTRARY conditions rule in the paint and oil departments. In the former jobbing trade is reported to be good while the volume of painting contracts going ahead this season is considered to be below normal. The retrenchment of railroads has had much to do with the depression of this market, but dealers have found a steady call for goods. In fact, whenever there is a depression in building construction the small shop demand usually is larger, and this seems to be the case so far this year.

Paint ingredients are spotty. White lead, dry and in oil has held rigidly to list prices. Consumption of this material is reported as being satisfactory, but smaller packages rule on sales showing comparatively few building operations nearing the finishing stage. Prices now seem to be scheduled to stay low for the remainder of the summer at 7½ cents for 100, 250 and 500 pound kegs. English lead is quoted at 9 and 10 cents. Red lead is slightly firmer on demand and is being offered by leading sellers at 7¾ cents for 100 pound kegs. The jobbing trade in litharge is quiet. Dry colors are weak. Ready mixed paints are in heavy stock on jobbers' shelves, but manufacturers have only moderate supplies. Prices are kept fairly steady.

Linseed oil is showing signs of firming. Prices run here at 54 and 55 cents. Turpentine has fluctuated considerably on price and are slightly higher than a month ago. The price is now near fifty cents a gallon. Recent advances have checked buying to some extent.

Crude petroleum is decidedly depressed. The price reached $1.75 at the wells this week.

PROPOSED N. J. LIEN LAW.

Commission Submits Its Recommendations to Legislature After Long Study.

WITH a view to correcting the weak spots in the Mechanics' Lien Law as it now exists, the commission, appointed sometime ago by the New Jersey State Legislature to draft a new statute, has finished its investigations and the Legislature is expected to act upon it at an early date.

The commissioners and the interests they represent are Frank H. Genung, of 16 Jersey street, Newark, president of the Mason Material Dealers' Association of New Jersey, and brother of the president of the New York Building Material Exchange; William A. Tuttle, of Westfield, N. J., lumber dealer and Congressman; James G. Blauvelt, of Paterson, N. J., the counsel representing the Building Trades Union; Arthur A. Quinn, of Perth Amboy, representing the labor unions; James M. Reilly, of Newark, secretary of the Mason Dealers' Association of New Jersey, was secretary of the commission. The law was prepared by Edward J. Luce at the suggestion of the commission and the bill was submitted to the Legislature as drafted.

If this measure is passed the State of New Jersey will have what is generally considered to be a model law of its kind. It is known as the Mechanics' Lien Act of 1914.

COMMON BRICK.

Better Movement to Jobs—Wholesale Market Unsteady.

HUDSON common brick showed a slight gain in unloading movement this week, but the wholesale price situation remained weak. Manufacturers are not satisfied with the market conditions here and are not shipping heavily, hence the fact that sales exceeded arrivals at the docks does not indicate strengthening. Raritan brick is still steady. Newark yard movements are sluggish.

Official transactions for Hudson common brick covering the week ending Thursday, June 18, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, June 12—26.

	Arrived.	Sold.
Friday, June 12	6	14
Saturday, June 13	7	5
Monday, June 15	13	10
Tuesday, June 16	5	9
Wednesday, June 17	3	8
Thursday, June 18	6	8
Total	40	54

Reported en route, Friday, June 19—3.

Condition of market, unsteady. Prices: Hudson $5.60 to $5.87½, special grades higher; Raritans, $5.75 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Firmer. Left over Friday a. m., June 19—12.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

June 5	1,373,500	June 12	1,532,500
June 6	618,000	June 13	627,500
June 8	1,177,000	June 15	1,187,000
June 9	1,387,000	June 16	1,261,000
June 10	1,844,000	June 17	1,477,500
June 11	1,037,000	June 18	1,748,500
Total	7,436,500	Total	7,834,000

NOTE.—These figures represent only brick unloaded from barges consigned to Greater New York Brick Company and cover about 60 per cent. of all the Hudson brick used in this market. They reveal the fluctuations in current building requirements.

1913.

Left over, Friday A. M., June 13—34.

	Arrived.	Sold.
Friday, June 13	10	14
Saturday, June 14	8	8
Monday, June 16	19	7
Tuesday, June 17	2	13
Wednesday, June 18	3	5
Thursday, June 19	7	4
Total	49	51

Condition of market easing. Prices: Hudsons, $6.75 to $7.25; Raritans, $6.62½ to $7.12½; Newark, yard, $8.25. Left over Friday a. m., June 20—32.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 18, 1914	633
Total No. bargeloads sold Jan. 1 to June 18, 1914	621
Total No. bargeloads left over June 19, 1914	12
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to June 19, 1913	833
Total No. bargeloads sold Jan. 1 to June 19, 1913	801
Total No. bargeloads left over June 20, 1913	32

LUMBER.

Hardwoods in Greater Demand—Building Grades Are Sluggish.

ALTHOUGH no difficulty is experienced in placing orders for any hardwood stock the volume of current business shows an increase. Demand for hardwood flooring is said to be satisfactory and the number of inquiries received indicates considerable volume of business coming out in the next few months. The manufacturing and yard trade is not carrying any surplus supplies, and a great deal of the going business is for mixed cars,

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 27, 1914

RELIEF ASKED FROM INSPECTION PLAGUE

The State Commission Hears Pleas From Real Estate and Commercial Interests—Injustice of Factory Laws Pointed Out and Changes Asked For.

THE Real Estate Board, which is composed of the owners or representatives of seventy-five per cent. of the factory buildings in the Borough of Manhattan, has protested to the State Factory Investigating Commission against the enactment of labor laws to apply to New York City which affect the construction or alteration of buildings, or the regulation of the Health and Fire Departments and Building Bureaus. The board advises the immediate repeal of all present labor laws which affect New York City in the foregoing particulars. The board does not feel that the Department of Labor was created to have jurisdiction over these matters, but that they should be regulated by the City Departments in New York City, which have had jurisdiction over them for years.

This appeal and advice was the embodiment of the suggestions most often heard at the series of hearings given by the State Commission at City Hall this week. The commission is engaged in "recodifying" the labor laws, among which are included fire prevention and building laws. A tentative revision has been prepared with the aid of the Legislature Bill-Drafting Bureau of Columbia University, and copies have been distributed. At the outset of the hearings the Lieutenant-Governor said:

A Promise of Fair Play.

"The Factory Commission is interested solely in securing safe and sanitary working conditions. We desire to accomplish that result with the least possible expense and inconvenience to property owners and employers. We, therefore, welcome any suggestion having this end in view.

"It is the desire of the commission to recommend to the next session of the Legislature a revision of the Labor Law that will accomplish the purpose for which it was intended, and, at the same time, be fair and reasonable in its operations."

The Real Estate Board was represented by special counsel in the person of George W. Olvany, former Deputy Fire Commissioner. The presentment which he made virtually constitutes the case of all real estate interests against the State. Mr. Olvany early in his remarks reminded Lieutenant-Governor Wagner, who was presiding, and the counsel of the commission, Mr. Elkus, that the Legislature last year passed a home rule bill in order that the people of the cities might have a voice in their internal affairs, and therefore there should be no objection to allowing the largest city in the State the right to regulate the construction of its buildings and the matters appertaining thereto. He added:

"New York City should not be burdened with the additional expense of that portion of the Labor Department, to say nothing about the annoyance, whose functions are exactly the same as those of the already existing City Departments. The only work which can be done by this additional portion of the department is to cause a needless double inspection of buildings and create a



GEORGE W. OLVANY,
Special Counsel Real Estate Board.

chaotic condition in real estate, because it is impossible to ascertain what the requirements of a building now are, in view of the many departments having jurisdiction over the same matters.

A Plea for Self Government.

"We therefore appeal to your commission, and ask that the recodification of the Labor Laws be drafted to allow New York City to govern itself in all matters over which its departments have had jurisdiction for many years past and thereby relieve its real estate from the terrible yoke of oppression which has been throttling it for some years past.

"Having made our general objection to the present and proposed Labor Law, we wish next to specifically call your attention to our objections to the proposed recodification of the Labor Laws, viz:

"The term 'factory,' as defined by the present Labor Law, is, in our opinion, entirely too broad and drastic, and unnecessarily burdens real property owners in many particulars.

"The object of the Labor Law is to protect persons employed in factories, but under the present definition of a factory it is necessary to protect persons who are not employed in factories or mercantile establishments if they are in the same building; for instance, if one person were employed at labor upon the ground floor of an office building, ten stories in height, it would be necessary for the owner of that building to comply with all the provisions of the Labor Law. This is unquestionably unreasonable and absurd.

Defining a Factory.

"We would suggest that the term 'factory' include any mill, workshop, or that part of any building used for the employment at manufacturing of fifteen or more persons. And that the term 'factory building' include only that part of any building which is used for a factory.

"And that the term 'mercantile establishment' include any place where goods, wares or merchandise are offered for sale at retail, and more than fifteen persons are employed. It seems to us that it is unnecessary to include wholesale mercantile establishments within the provisions of the Labor Law, because the character of employment is generally of a high character and conditions are vastly different from those which exist in retail mercantile establishments. As a general rule wholesale mercantile establishments are places where goods are sold by samples, and the business conducted practically upon the lines of an office.

Building Classification.

"We are of the opinion that buildings in New York City should be classified in accordance with their construction and occupancy. A building which is fireproof and which has a small non-hazardous occupancy should not be placed under the same requirements with a fire-trap and a large occupancy.

"On page 94, line 21: we ask that the word 'engineers' be inserted after the work 'janitors.' A great many small factories, in cold weather, employ a day and night engineer, and it is usual for the night engineer to remain on duty on Sunday. The law requires a licensed engineer in these buildings, and if the engineers employed during the week are not allowed to work on Sunday it would be necessary to employ an additional licensed engineer for Sunday work. It has been the experience of the owners of those buildings that it is impossible to employ a licensed engineer for one day, particularly on a Sunday, and we therefore feel that this exception should be made, so that the prohibition against Sunday work will not apply to engineers."

Construction Reforms.

Other changes in the tentative code recommended by Mr. Olvany may be summarized as follows:

Eliminate the prohibition against hoisting lumber and timber on the outside of buildings, in the same way that steel beams are. The definition of terms relating to the construction of buildings, as contained in sections 180 to 189 inclusive, should be left to local authority. The allowable openings in walls (page 148) of new buildings is insufficient. The underwriters allow openings of 8 x 10, and such an opening is required in many buildings for heavy trucking. The allowable distance between two such openings should be twenty instead of forty feet. Section 191, subdivision one, should be made to conform to the law passed this year.

For Six-Story Buildings.

Make the provision for stairway enclosures apply to six instead of five-story buildings, in cities of the first class; and to five-story buildings in other cities. This change is asked for because the Fire Department of New York is amply able to protect a six-story building in case of fire, and because additional requirements are there-

fore unwarranted. The responsibility for compliance with the provision requiring passageways to be kept unobstructed (section 192) should not be placed upon the owner of the building. To compel the owner of a tenant factory building to supervise passageways within the several factories, which are in control of the tenants, is unreasonable and unenforcable. The same objection applies to locked doors and windows opening on fire-escapes.

Sections Nos. 190-197 inclusive, relating to the construction of factory buildings, stairways, doors, partitions, shafts, exits, fire-escapes, inspection of buildings and the limitation of the number of occupants, should be amended so that the requirements for a building should only extend to providing safety to the parts used as factories and not to the rest of the building, irrespective of its use; and the construction should be left to local authorities in cities of the first class.

Fire-escape stairways should not be built to roofs from which there is no possible means of escape to an adjacent building. A ladder should be allowed from the top balcony to roof, and from lowest balcony to ground, because of the fact that in many cases it is impracticable to provide stairways. The Tenement House and Fire Departments in this city countenance the use of ladders.

Sprinklers.

The use of any "approved" automatic sprinkler system should be permitted (page 172, sub-division 4). Fire-resisting partitions should be permitted, as they are satisfactory for all purposes. It should not be necessary to install fire alarm signal system in any other parts of a building than those actually used for factory purposes. Responsibility for unlocked and unobstructed openings should be definitely fixed upon the occupants using the same. Smoking should be allowed in an enclosed room approved of for that purpose.

Divide Responsibility.

Changes in a number of sections are recommended so as to divide responsibility between landlord and tenant fairly. The term "owner," as used in the law (page 197, line 3), should not include "the agent in charge of the property," who may be merely the collector of the rents without authority to spend a dollar.

The penalties provided in section 370 are too severe and should be modified.

Among the important witnesses on the first day of the hearings were Rudolph P. Miller, M. S., formerly Superintendent of Buildings, who is now engaged in aiding the Board of Aldermen in drafting a new Building Code for New York City; G. Richards Davis, of the Allied Real Estate Interests; Alfred R. Erkus, representing the Merchants' Association, and Julius Franke of Maynicke & Franke, representing the New York Chapter of Architects. The remarks of the latter were unusually brief, and also to the point. He said:

Where the Architects Stand.

"The architects feel that the administration of the various laws affecting the building industry is cumbersome and expensive, both as affecting the property owner and from the standpoint of municipal economy; and we, therefore, recommend that there be but one department to have charge of the administration of all laws and matters affecting buildings, and that a system of inspections be instituted to bring all building matters under one head in this department."

Mr. Miller advised that the State Labor Law should be enforced in this city by the municipal authorities. The institution of a Department of Safety to exercise all the police powers of the municipality, as in some other cities, was recommended, as explained by Mr. Miller himself in the Record and Guide of recent date.

Maurice Wertheim, member of the Industrial Board, recommended (1) that the Labor Law should be revised and made to contain only general principles, leaving the details to be put into an industrial code; and (2) that the salaries of the members of the Industrial Board be raised to $3,000 and that the board be given power to modify the provisions of the code:

"The law should be flexible, and we should have more power than we have at present. We have no power to correct mistakes in the law, and when we want changes we must go to the Legislature. Make the Industrial Board an important body, or wipe it out."

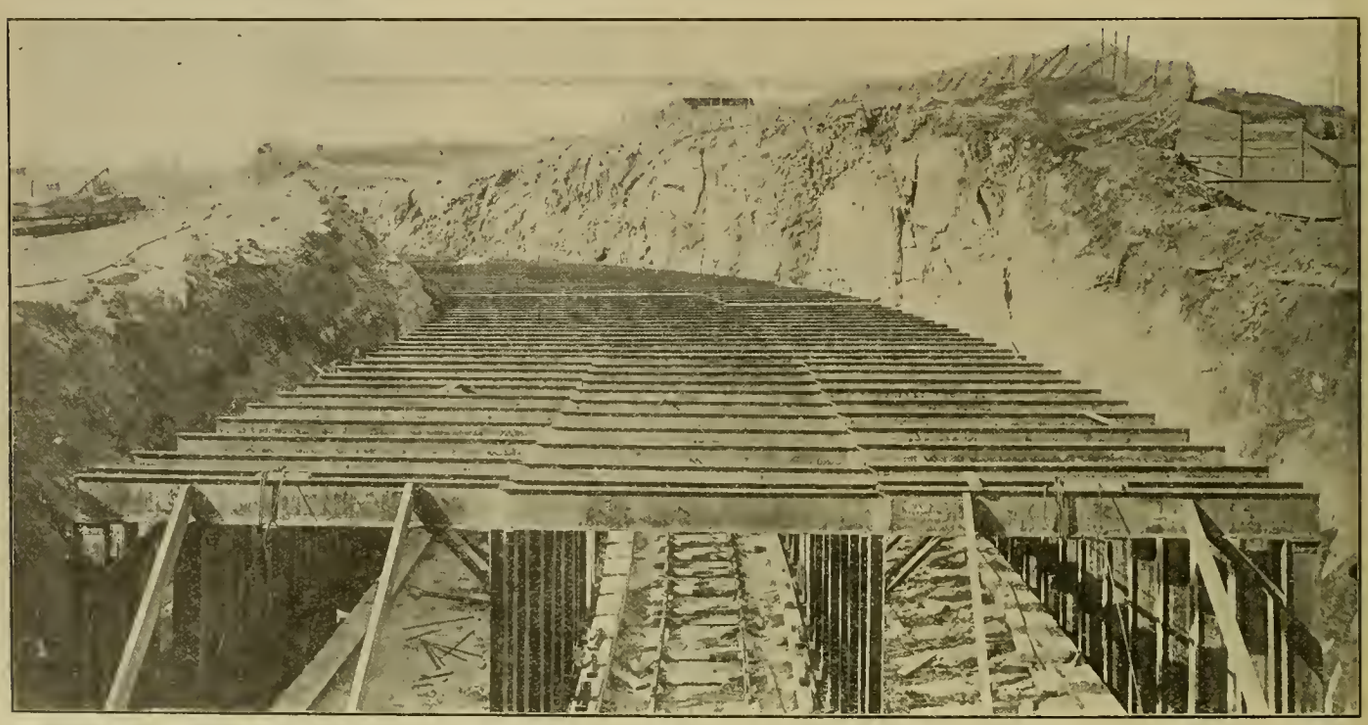
Henry S. Lion of Rouse & Goldstone, architects, advised the consolidation of the Building Tenement House, Fire Prevention, Labor and portions of other departments having to do with building inspection.

The president of the United Real Estate Owners' Association Henry Bloch, blamed the agitation of the Factory Commission for the great depression he said existed in the real estate market.

JEROME AVENUE SUBWAY CONSTRUCTION

Contractors' Forces Marking Out Positions for Piers for the Elevated Structure and Starting Excavating—Fulfilling Long Expectations

JEROME AVENUE, the main thoroughfare of the West Bronx, has at last been reached by the subway builders. The construction forces of the Oscar Daniels Company have begun work there by staking out with red flags the positions for the foundation of the piers for the elevated structure which is to extend up the avenue to Woodlawn road from a connection with the Lexington avenue subway in Manhattan. Excavating has also begun and property owners throughout all the great section to be served by the new rapid transit line are elated. There will be a connection also from the West Side Elevated road so that the Bronx people will have their choice of two through routes downtown. The stations on the Jerome avenue line will be at Mott Haven (138th street), 149th street, 161st, 167th and 170th streets, Belmont street, 176th street, Burnside road, 183d street, Fordham road, Kingsbridge road, 200th street, Mosholu parkway and Woodlawn road.



SUBWAY WORK ON THE JEROME AVENUE BRANCH—THROUGH FRANZ SIEGEL PARK.

All the Lexington avenue work north of 43d street is now under contract. The connection with the existing subway, which will include the diagonal station under 42d street, is yet to be awarded. During the last week the Public Service Commission awarded the contract for the construction of Section No. 7 of Route No. 5, the Lexington avenue subway in Manhattan, to the Rapid Transit Subway Construction Company, the lowest bidder, for $1,915,164.50. This subway is for operation by the Interborough Rapid Transit Company, and will be connected with the existing subway south of 42d street. Section No. 7 covers that portion of the line in Lexington avenue between 43d and 53d streets.

The commission has also awarded a contract for the construction of Section No. 1 of Route No. 12, the Eastern Parkway subway in Brooklyn, to the Cranford Company. This subway is to be operated by the Interborough Rapid Transit Company as an extension of the existing subway, but in this section, which lies between the subway terminus and St. Marks avenue, the structure will provide for a six-track railroad.

125TH STREET AN IMPORTANT ARTERY

Values Well Maintained Despite Sluggish Realty Market—Vacancies Few and Well Located Properties in Demand—Harlem's Principal Thoroughfare.

PROBABLY the most important river-to-river thoroughfare north of 42d street, and appropriately called the geographical center of Manhattan, is 125th street. A street that 35 years ago was lined with stately residences set amid extensive lawns and flower gardens is today the chief business artery of one of the most thriving districts of New York City. Practically every industry characteristic of a large and flourishing community may be found in Harlem, and they concentrate their activity on this broad thoroughfare. With its unusually large quota of shops, theatres, banks and markets, 125th street takes a leading position among the important cross-town streets.

Besides the transit lines which cut the avenue longitudinally, and which today include surface cars, elevated roads and subways, there is a ferry connection across the Hudson to Northern New Jersey. A station of the new Lexington avenue subway, now in course of construction, will also be located at 125th street. For a long time agitation has been under way for an extension of the lines of the Union Railway Company across the Willis avenue bridge through 125th and Manhattan streets to the Fort Lee ferry. This matter is now pending before the Board of Estimate and Apportionment, and will be considered when the Franchise Committee of the Board will make its report. The granting of this franchise will add considerably to the great shopping crowds in Harlem, since thousands of Bronx residents will take advantage of the one fare and patronize the high-class theatres and stores in 125th street.

Future of 125th Street.

"Today 125th street has greater possibilities than at any other time in its history," said George W. Short, of Porter & Co. "A street which 15 years ago had one or two banking institutions, one theatre, two or three restaurants, is now maintaining half a dozen banks, the same number of theatres, and perhaps fifty restaurants and lunch rooms, all indicative of a surrounding population to support them.

"In Harlem generally the older buildings are being superseded by newer and more modern types of construction. The best example of this new era is the new Theresa Hotel, at the southwest corner of Seventh avenue and 125th street, which is a high-class fireproof apartment hotel. Plans have been filed by Patrick McMorrow for a nine-story multi-family structure in West 123d street, and other similar buildings are contemplated for nearby streets.

The Southwest End.

"The district is supported by unexcelled transit facilities of every kind, even including a stage line on Seventh avenue and a station of the New York Central at Park avenue. If the movement for the Bronx car line extension is successful, the people of that borough will be drawn here, with all the attendant beneficial results which increased patronage means to any growing section. This location will respond as quickly as any other in the city when general business conditions improve."

Patrick H. Lynch, a real estate owner and operator for many years in this section, said this week: "I believe that Harlem, especially the southwest end, bounded roughly by Madison avenue, 110th street, Morningside avenue and 130th street, is due for advancement in values. Harlem has been one of the few localities which has steadily maintained its residential character and been in no way affected by the steady northward march of trade. As a result, it has undergone none of the recent changes which have practically wiped out many similar neighborhoods farther downtown. Evidence of the probability that it will continue to remain a residential district may be found in the movement which has already started to replace the small dwellings with apartment houses. A demand for small suites of two, three, four and five rooms, with all up-to-date improvements, is already manifest, and builders are realizing that this demand may be advantageously met by the erection of multi-family structures such as Patrick McMorrow is building in West 123d street.



125TH STREET, LOOKING WEST FROM LENOX AVENUE.

Splendid Transit.

"There are numerous reasons why this class of building is desirable and inevitable, the principal ones being, of course, the exceptional transit facilities and the topographical position which make it ideal for such purposes. The streets are all paved with asphalt, and all the municipal improvements are installed.

"Of course 125th street is the principal street in the northern end of Manhattan. Its growth has been steady and uninterrupted, and it has not received any of the opposition which some of the lower crosstown streets have encountered by reason of shifting trade and business centers. The street is steadily maintaining its prestige and returning to owners a good increment on their investment. Two and a half years ago I bought for my company 12,000 square feet in 125th street, which was then renting for about $21,000. As the old leases ran out we spent some money in improving the property, with a result that we are now getting $31,000, and the entire building is rented. This instance of enhanced income is characteristic of many other stores in the immediate neighborhood.

"Just as strong as the renting situation is the firmness of values. I believe 125th street has held its own in the last few years as good as, if not better than, any other similar street in the city. In 1886 lots between Seventh and Eighth avenues were offered for sale at $8,000 apiece. The prospective buyer postponed the closing of the deal for three hours. During that interval the lots were sold to the present owner, who has since refused over $300,000 for the property.

Changes in Values.

"The site of the present Alhambra Theatre and Nauss Building, on the west side of Seventh avenue, from 125th to 126th streets, was formerly a flower garden covering about fourteen lots. It was sold in 1904 for a reported price of $750,000. As another example of remarkable increase in land values, the northeast corner of Lenox avenue and 125th street may be cited. The property was owned about thirty years ago by a police officer named Wilkins, who leased it to a Mr. McKeon for 21 years, with a privilege to purchase during the term for $250,000. Every one, including McKeon, who kept the road house there, thought that the price was ridiculous, since Lenox avenue was in its very early stages of development.

"During rapid transit construction the street was in a torn-up condition, and the heirs of McKeon sold the lease with the privilege to purchase. The property was later bought by the New York Operating Co. for about $365,000, and is today held at close to $500,000. The plot, 74.11 x 85.11, with the buildings, was leased some time ago for 21 years, with a privilege of two renewals, to Harry Levey, the cleanser, for $23,000 a year net for the first 21 years. Mr. Levey later sold his lease for $25,000. The present lessee has since refused $60,000 for his interest."

Two New Deals.

Owners of realty in 125th street realize the value of their holdings and when improvements are made the future is seriously considered. It must be one extreme or the other, a taxpayer to care for immediate charges or a substantial improvement. The lease by the Higgins estate, reported in another column of the current issue of the Record & Guide, is a notable example. The estate leased its property between Seventh and Eighth avenues for a term of 200 years, for improvement with a theatre. The property extends through to 124th street and contains more than 20,000 square feet of ground area.

Just east of Fifth avenue another notable improvement is under advisement, though no details have as yet been announced. The property, known as 13 to 15 East 125th street, extending to 6 to 14 East 126th street, was acquired last April. Henry J. Hemmens, of 50 Wall street, is the owner. Mr. Hemmens is a director in the Edison Company and started the report that the company would improve the site.

SHOULD MILL CONSTRUCTION BE PERMITTED?

Building Code Editor Asked to Make a Place For It in New York City Construction Work — Suggestions Regarding Fireproof Trim.

SUGGESTIONS to provide in the new building code for mill construction, and to give it certain preferences over the ordinary joist construction, have been received by the editor of the code, Rudolph P. Miller, from several sources. There is some question, however, whether this form of construction is likely to find service in New York City in competition with steel frame or reinforced concrete. On the other hand, if it is suitable construction and has any superiority over other non-fireproof construction, should it not be given recognition? Authorities in other cities are taking an interest in Mr. Miller's work and sending criticisms and suggestions.

One critic writes:

"We suggest that the non-fireproof construction be divided to include a non-fireproof construction known as slow-burning or mill construction and defined as follows: Slow-burning or mill construction—shall apply to all buildings and structures with exterior walls of stone, brick, concrete or other approved masonry; with wooden posts, if used, having a sectional area of not less than ninety square inches; joists and girders having sectional area of not less than sixty-three square inches; roofs not less than two and five-eighths thick in a single layer; floors not less than three and one-half inches thick in not more than two layers, the lower one of which shall not be less than two and five-eighths inches thick; there shall be no concealed or enclosed spaces in connection with wood construction; all metallic parts, if any, are to be fireproofed as required for fireproof buildings.

What It Is Suitable For.

"Slow-burning or mill construction buildings come in Class E and we suggest that Section 11 of the proposed code read as follows: 'Class E—Factories, Lofts, Markets, Office Buildings, Printing Houses, Restaurants, Stables, Stores, Warehouses and Workships: Buildings of this class shall be of fireproof construction when over 40 feet in height, except that buildings of the slow-burning or mill construction type may be built 75 feet in height if not used for factory or workship purposes. The first floor of slow-burning or mill construction buildings shall be of fireproof construction except when the entire building is equipped with automatic sprinklers. If under 40 feet in height, the first floor of every building of this class shall be of fireproof construction. No wood shall be used in fireproof factories.'

"We appreciate the fact that the building laws of New York City have never included the use of this type of construction. Every other large city has recognized this type of construction for factory and warehouse purposes. Economy in cost of erection and safety from fire damage has made this a very popular type of construction. It has further advantages in being flexible to the extent that floors or posts can be readily reinforced or remodeled to suit changing conditions of occupancy incident to the life of a city building and the use of this type of construction fosters the industrial and commercial growth of any community.

"In St. Louis the Cupples Station properties comprise 40 buildings five and six stories high with three million square feet of floor surface and valued at six million dollars. The total fire damage to buildings, since 1889, when the first buildings were erected, is $2,500. No type of construction can show a better record. These buildings are used as warehouses, wholesale grocery and hardware being the principal occupancy. In St. Louis there is about one hundred and twenty-five acres of floor surface devoted to the manufacture of shoes and of mill construction.

"In Chicago, a tract known as the Central Manufacturing District has been building up during the past few years and in which there is three million six hundred thousand square feet of mill construction floor surface. During the past two years one million six hundred thousand square feet of such floor surface has been erected which in area is five times that of other forms of construction erected in this same district. There is no district in this country which is being more rapidly or better improved than this property.

Insurance Rates.

"The Associated Factory Mutual Fire Insurance companies cover only sprinkled risks, and the total of their insurance aggregate twenty-six hundred million dollars, and ninety per cent. of the buildings so covered are of this type of construction. The rate for this type is the same as for a fireproof building.

It is a well known fact that in unsprinkled risks the damage to contents by fire is greater and accomplished more quickly in a fireproof building of concrete construction than in one of mill construction, the former acting as an open-hearth or reverberatory furnace. The fact that a building is supposedly fireproof does not guarantee the safety of the combustible contents or the human occupants, and such a building has no advantages over the mill construction building provided the means of egress and protection to stair and elevator shafts are equal—in both cases there should be no open communication between floors. The mill constructed building offers no increased conflagration hazard provided the exterior openings are properly protected as ordinary prudence would demand.

"We realize that there is not the development in this style of construction in New York that obtains in other large centers, and it is probably due to the fact that the building laws have never recognized its merits. We believe that it has such economic and structural qualities as to justify its recognition in New York.

"Your proposed law permits the erection of Class D buildings, comprising dwellings, tenement houses, club houses and all residence buildings not specified in Class C, to a height of six stories or not to exceed seventy-five feet in height of non-fireproof construction. Thus you would house women and children in six-story non-fireproof buildings and restrict the storage or manufacture and sale of merchandise to a threestory non-fireproof building with both having the first floor firenroof construction. All of which would indicate that a greater protection was intended for goods and chattels than for human beings."

Other suggestions that have been received are:

Interior Doors.

"Interior doors and trim for use at stairways, elevators and utility shafts in all fireproof buildings shall be constructed either entirely of metal or with wood cores covered on all exposed surfaces with metal, or the equivalent of either of these types, as approved by the official or officials whose approval is required by any law or ordinance.

"Interior doors and trim for use in corridors, partitions and for purposes other than stairways, elevators and utility shafts, in all fireproof buildings, may be veneered upon white pine cores first covered on both sides with incombustible material placed in fixed contact thereto, or protected against ignition in any manner the equivalent thereof, as approved by the official or officials whose approval is required by any law or ordinance.

Interior Finish.

"When the height of a fireproof building exceeds 12 stories or more than one hundred and fifty feet, all outside window frames and sash shall be of metal, or wood covered with metal; inside trim on outside windows, except those in stairways and elevator shafts and all other interior trim apart from that of doors, may be hardwood, backed up by fireproofing material and set tight against the plaster. Corridor and communicating partition sash may be made in the manner herein described for corridor and partition doors and trim. Where wired glass is used in the sashes of doors and partitions other than metal it shall be held in place by metal angle bars covered by hardwood moldings."

A Criticism from Wisconsin.

Building Inspector Williams, of the Industrial Commission of Wisconsin, writes:

"I note that tenement houses (Section 11), more than six stories high, must be fireproof. We have, for some years, required such buildings more than four stories high to be fireproof. I suppose, however, that this is simply a case of going as far as you can.

"Section 19, paragraph 3, requires that no part of any floor shall be more than 100 feet distant from an exit. A corresponding provision in our code adds 'measuring along public passageways and aisles.'

"In Section 25, page 40, hotels and tenement houses are exempted from the requirement for fireproof windows on exposed sides. This exemption is in line with other building codes, but it certainly does not seem logical and I would be glad to know why you adopted it. The common condition of a row of tenement houses with adjoining lot line courts certainly constitutes a serious fire hazard, as exemplified in the fire of which I recently received a report in 134th street, New York."

The Fire Limits.

The ordinance fixing the new fire limits as introduced by the Building Committee at the meeting of the Board of Aldermen on Tuesday, June 23, follows the lines given in the Record and Guide on June 20, with the exception that at the request of Borough President Connolly, the fire limits in Queens were changed to leave out the section at the northerly end of Long Island City, and at the request of Borough President Mathewson, a strip one hundred feet on each side of Westchester avenue from the Bronx River to Pelham Bay Park added. At a hearing held yesterday no objection was made to the ordinance.

Sprinkler Orders.

"As it has been made quite clear that the cost of sprinkler equipments does not fall as a hardship upon owners, but can be recouped from decreased fire insurance rates, and that even the initial outlay need not be incurred, there is no earthly excuse why all firms requiring them should not install these equipments," says Commissioner Adamson. "One thing is certain; I intend to exert my utmost endeavor to see that sprinkler orders are complied with from now on."

ADVISORY COUNCIL.

Plans for the Summer—Time to Put Premises in Order.

THE regular monthly meeting of the Advisory Council of Real Estate Interests was held at the office of the council on Wednesday afternoon. The selection of representatives to the council from the Bronx and Brooklyn was considered and the names of the men to be appointed will be announced in the near future.

It was arranged that the Board of Counsel and the Advisory Staff of Experts should organize during the summer months so as to undertake the legal and technical work which will be referred to them from time to time.

It was deemed expedient to form a publication committee, which will direct whatever publicity work the council shall be required to undertake. It is believed that in this manner matters which should be brought to the attention of property owners and in which they are vitally interested will receive proper consideration. This publicity committee will also act in an advisory capacity relative to all matters which the council shall consider.

The council still feels that it will be advisable to make borings in the proposed site for a new court house, and its neighborhood to determine the nature of the subsoil and its suitability for the foundation of so great a structure.

Co-operation.

The council commends the Real Estate Board for the excellent work that it is doing upon the recodification of the Labor Law. It is also co-operating with the Retail Dry Goods Association the Merchants' Association in this particular respect; with the Wholesale Dry Goods Association upon the reasonable regulation of loading platforms and the establishment of the "Down-town Hotel"; with the Chamber of Commerce and Board of Trade and Transportation and the Maritime Association of New York upon terminal facilities, and port development with the Manufacturers' Association in developing a "free port" and iron and steel manufacturing in New York; with the United Real Estate Owners' Associa in their investigation of condemnation proceedings to acquire 56 acres of land, fronting on the Sound at Astoria, generally known as the East River Park Grove; and the various taxpayers' organizations in the particular work in which they may be interested.

The following matters the council believes it would be wise to consider immediately and seek the advice upon them from its Board of Counsel and Advisory Staff of Experts:—Workmen's Compensation Law, the Secured Debt Law, the Inheritance Tax, the Mayor's Market Commission, in addition to the various matters now upon its calendar.

Timely Advice.

The following resolutions were adopted:

Resolved, That it is important to call to the attention of owners of private houses who wish to sell or rent during the months of July, August and September the fact that their property would sell much better and could be disposed of to better advantage if put in good condition during these months, as is the case with apartment houses.

Resolved, That the monthly meetings of the council be suspended during the months of July and August, and that the Executive Committee be authorized to act for the council until the monthly meeting of the council in September.

Studying City's Problems.

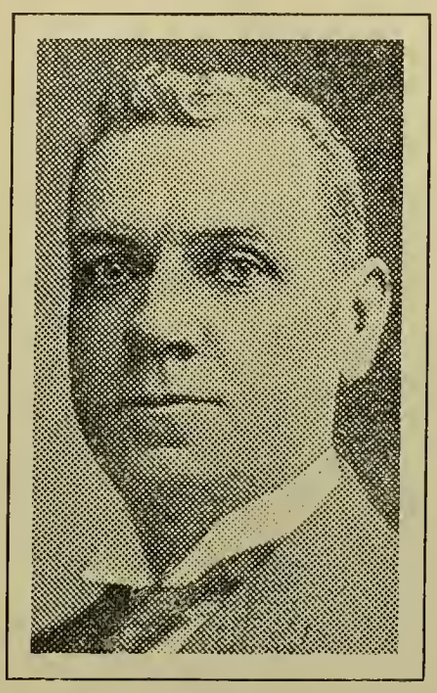
At the instigation of Mayor Mitchel and City Chamberlain Henry Bruere, Profs. Milton E. Loomis and William Lankie of New York University and Leonard Blakey of Dickinson College have begun a study of the municipal government. They are to be assisted by the political science students of New York University in an effort to solve problems that confront the city administration. Prof. Loomis has taken desk room in the Commissioner of Accounts' office.

WILLIAM H. SMITH.

The very unusual manifestations of regret on the part of the general public evoked by the death of William H. Smith, of Brooklyn, are not only very honorable to his memory, but also reflect honor upon the real estate profession as a whole. When a man of any vocation by an eminently useful career earns wide repute and high esteem, that vocation or calling is honored through him. The local papers have sufficiently outlined the career of the deceased, who was widely known as a real estate auctioneer. They have spoken of his boyhood at Hempstead and of his coming to Brooklyn at the age of fifteen and finding a position in the auction rooms of the late Thomas A. Kerrigan in Willoughby street. As this office was the headquarters of a noted leader in local politics, Boss McLaughlin, a great many public men came there, and through this connection Mr. Smith, while yet only a boy, became widely and favorably known.

At the death of Mr. Kerrigan in 1902 Mr. Smith succeeded to his business, which included, by reason of his political connection, a large number of sheriff's foreclosure sales. For the past five years Mr. Smith's business has been at 189 Montague street, and during this time he handled the sale of many important pieces of real estate.

It is often within the opportunity of



THE LATE WILLIAM H. SMITH,
Prominent in the Brooklyn R. E. Board.

a real estate man, and especially of an auctioneer, to be an instrument in the upbuilding of a city. He advises and assists in developing one tract of vacant land after another, so that it becomes improved with dwellings and business buildings, and thus he contributes to the wellbeing and fortunes of the people and to the valuation of the city. It was virtually a public work in which Mr. Smith was engaged, and so well conducted as to win the commendation of everyone. He was an authority on real estate values, practice and law, and his counsel was sought in many municipal and private business matters.

A special meeting of the Brooklyn Board of Brokers has adopted resolution of condolence. The members of the board attended the funeral in a body. At the time the board was being formed, Mr. Smith was one of the prime movers in the plan to organize an association of real estate men in the borough, who would stand for only the highest principles in real estate transactions. He was one of the committee which drafted the constitution of the board, and at its first meeting he was elected one of the board of directors. He served on various important committees, representing the organization at civic conferences, and three years ago he was elected treasurer of the board to succeed Thomas Hovenden, who had held the position from the time the board was organized.

Thomas Hovenden, secretary and treasurer of the Chauncey Real Estate Co., said:

"Mr. Smith was a painstaking, reliable auctioneer; a man that had the confidence of all who came in contact with him; a man who stood in the unique position of having practically every competitor a friend. I doubt that he had an enemy. He was considered to be one of the best auctioneers that ever stood on an auction block in New York City. His manner was ever pleasant, and offensive to none. Thoughts of him must and will linger long in the memory of all who knew him. I looked on him as a personal friend and consider his death a severe loss."

David Porter said: "In the death of William H. Smith, the real estate business has sustained a severe loss, and I have lost a personal friend. His office adjoined mine for many years. I saw him very frequently and when I state that he was a man of sterling character, I state what everybody knows who came in contact with him. His word was as good as his bond; he would not know how to do a mean thing, and his ever-present courtesy and upright dealings with everyone made him hosts of friends. Personally, I feel his loss very much—his place will be hard to fill."

Remsen Johnson, of the firm of Jere Johnson, Jr., Company, said that he had been associated with Mr. Smith in the auction market for the past fifteen years, and during all that time he had found him to possess the keenest sense of honor in dealing with his clients. "His death will mean a great loss to the realty interests of this borough," remarked Mr. Johnson.

William G. Morrisey said William H. Smith was one of the most valuable members of the Brooklyn Board of Real Estate Brokers, and one of the best posted men on real estate values in the city.

The funeral was held Friday morning at 10 o'clock from the Church of St. Gregory. The interment was in Calvary Cemetery. Mr. Smith is survived by a widow, Mary A. Smith, and five daughters.

RATE WAR AVOIDED.

Agreement Between Plate Glass Companies Disposes of Disputed Questions —Adjustment on December 1.

At a meeting of the Plate Glass Underwriters' Association, held at the office of the Fidelity & Casualty Company last Wednesday, the rate situation was finally disposed of and the anticipated war averted. Every company writing plate glass insurance in Greater New York became a member of the organization.

The State Insurance Department agreed to the suspending of the date of filing the rates from May 28 to December 1, 1914, and the association is to collate statistical data covering a period of six years' experience and the rate is to be determined by districts therefrom.

In the meantime the companies will be permitted to renew their business at the expiring rates, therefore there will be no disturbance of the present rates until December 1 next. The commission question also came up for discussion and it was decided that the brokerage rate will be 25 per cent. as heretofore.

A Free Port Campaign.

The Merchants' Association has formally declared in favor of the establishment of a "Free Port" in the Port of New York and has requested its Committee on Foreign Trade to prepare methods and plans for bringing about the realization of the project.

This association will seek the co-operation of other commercial organizations in the "Free Port" campaign as well as that of the appropriate city, state and federal authorities.

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Always darkest just before the dawn.

Certain inspection departments, State and municipal, would never be missed.

Samuel Gompers is a very influential member in the State Factory Investigating Commission. His solicitude for factory workers has been evidenced in the preparation of the numerous labor bills which have emanated from the commission.

The career of the Industrial Board is not likely to be a long one, if the electorate of the State continues in its present mind. A department of State government which assumed to inspect and regulate buildings already over-regulated by the local authorities was fated to become very unpopular.

The pig iron situation, considered by many as the best barometer of the status of general business, has experienced a decided change for the better recently Always in the past when the pig iron trade has been markedly feeble there has followed a rapid transition to high activity.

New York State has one-tenth of the population of the United States and one-quarter of the total of all the State debts, though in the year 1893 the New York State debt had fallen to only $123,000. The explanation is that the present debt was incurred for the construction of the Barge Canal, for good roads and for the purchase of the Palisades and Adirondack parks and other State reservations, all good investments from which the people will derive a direct benefit.

The Turning of the Tide.

Unless we are very much mistaken the tide has turned and a slow but sure recovery may now be expected in general business. The root of the trouble has, undoubtedly, been an indisposition on the part of promoters and investors to undertake new enterprises and to put more money into the development of enterprises. But this disposition to hoard money rather than to invest it has not had the usual effect of making loanable capital very cheap in this country, because the international financial situation was unwholesome. The enormous destruction of capital which has taken place in Mexico and as a consequence of the Balkan war had to be made good and for this and other reasons the international money markets have been suffering from a strain. They have been making unusual demands upon the American money market, and have been able to satisfy their demands, because the credit balances of American bankers in Europe have been depleted. Hence, a restoration of confidence on the part of American investors would not at the present time lead to a very considerable increase in the financing of new enterprises.

The business of the whole world has been somewhat over-extended and has not as yet paid the price of its excessive expansion. No sudden or substantial renewal of prosperity is to be expected either as a result of the domestic or as a result of the foreign situation. But the foundations have been laid for a gradual recovery, and such a recovery has already begun. Throughout the whole period of business depression the producers of commodities which enter into immediate consumption, have been able to keep a fairly remunerative business, because the power of consumption of the great mass of the population has not been seriously affected. There was an unusually large amount of unemployment, but there was no wide-spread or drastic liquidation of labor. The danger that any such liquidation would have to take place now seems to be over. Business has begun to expand in certain parts of the country. The movement of freigh in the middle and far West is heavier than it was at the same time last year. The plethoric wheat crop will supply the railroads with an unusually large tonnage, which will be hauled to the seaboard for export, and it will increase the farmer's power of consumption. The new currency system will soon be in working order and will undoubtedly contribute to the easier and more economical financing of American business. In the meantime Congress will have adjourned and the decision of the Interstate Commerce Commission respecting an increase of railway rates will have been announced. The decision of the commission in respect to the rate increase will, in all probability, be neither depressing nor encouraging. The railroads are likely to get something, but not as much as they want. The effect of the decision will probably be disappointing, but not sufficiently disappointing to justify much selling of stocks. The railroads will find themselves enough better off partly as a consequence of their own economies to make it easier for them to raise money. In a similar way the action of Congress in respect to trust legislation will not prove to be harmful and the subject will be forgotten soon after adjournment. By the time fall comes a moderate but substantial business revival will pervade the country. Such a revival will not have any immediate reaction on local real estate and building, but if it continues throughout the winter it should prepare the way for a larger amount of activity in real estate next spring.

The Herald Square Section.

The sale of the block front on the west side of Broadway, between 35th and 36th streets, which was consummated during the present week, is one of the largest transactions of the real estate year, and indicates an encouraging faith in Manhattan real estate values on the part of certain investors. The property in question has been on the market for a long time, and in several instances deals have been near completion, but for one reason or another have fallen through at the last moment. It is pretty well understood that a twelve-story store and office building is to be erected on the site, the architect and general contractor having been selected. This block front is one of the few large parcels left available for improvement in this section of Manhattan, and while the new building construction will not be commenced until after May 1, 1915, when the existing leases expire, still all the financial arrangements have been completed, and the material contracts will be awarded in anticipation of the commencement of the actual work. The property is in one of the busiest sections of the city. The blocks immediately to the south are already occupied by large retail establishments, and many important plots in the adjacent side streets are similarly tenanted. The neighborhood of Greeley and Herald squares should remain permanently available to a high-class retail trade. It will have transit facilities second to no other part of the city. At this point there will be express stations on both the Broadway and Seventh avenue subways, and for the present it will remain the terminal point of the New Jersey tunnel service. It is only separated by a couple of blocks from the Long Island Railroad station. The improvement of this property will have a decided tendency to maintain the permanent character established some years ago in this mid-town district.

For these and other reasons it seems natural to expect a tendency on the part of the retail trade to occupy the district between Greeley square and the Pennsylvania station on the south, and Broadway and 42d street on the north. The stores, which can afford a heavier rent, can find locations on Broadway, because this part of Broadway contains several practically unimproved block fronts. The stores, which cannot afford such a heavy rent will find equally available locations for their purposes in Seventh avenue. It looked at one time as if this district would continue to be more available for hotels and places of amusement than for retail stores; and the decision of the directors of the Metropolitan Opera Company not to move will make the blocks immediately south of 42d street desirable for theatres and restaurants, but the rest of it seems marked as the best site for new department stores. It looks more and more as if the stores which still remain in the lower Sixth avenue section will have to move, and it is difficult to see where they can move to except somewhere in the neighborhood north of the Pennsylvania station and Greeley square. Such a movement might, of course, be prevented in case the property owners take advantage of the beginning of the tendency to advance their prices too high, but if property owners are reasonable in their demands retail trade may be expected to occupy the vacant places in this whole section.

What Should Be Done.

The State Factory Commission is engaged in what is officially termed "recodifying" the labor laws of this State, but actually in making a complete revision. At the same time the Mayor and his cabinet are making a study of the problems presented in this city by the overlapping jurisdictions of municipal departments, together with the chaotic conditions, the annoyance to owners and tenants and the discouragement of real estate holding resulting therefrom. The duty of the State is to withdraw from all assumption of responsibility for the personal and direct inspection and supervision of premises and the regulation of construction in this city as something quite beyond its province, and the duty of the city administration is to reduce the great number of inquisitorial inspections to a reasonable minimum, which may be done by amalgamating inspection departments.

It is agreed on every hand that these are the right things to do in this crisis. Why should the city have a building code, a sanitary code, or a fire prevention code if it is to be nullified by a State labor code containing laws controlling all the things already controlled by the city departments? When the responsible people of this city and of this State have had an opportunity to consider the extent to which the Legislature has under the promptings of secret agencies overborne local authorities and imposed upon local interests they are not likely to preserve their respect for State laws and lawmakers. The laws in question were, no doubt, enacted hurriedly, at least without due consideration, by the majority of legislators, but with no intention to deprive men and women of their savings or inheritance invested in real estate. They may have been passed with the idea that they would benefit working people and at the same time make more jobs for political friends, but with no thought of the heavy expense laid upon real estate or of the duplication of official duties. Whatever the motive for the legislation, or however thoughtless it was, the course for the administration at Albany to pursue now is plainly in the reverse direction, and in the future it should be the policy to give very serious consideration to bills proclaiming themselves to be intended for the entire State, but in reality particularly aimed at New York City, which already has more laws and regulations than it can well bear up under. The city of course submits to the supremacy of the State, but it maintains that the principle of home rule should be respected.

Stated Considerations.

Editor of the RECORD AND GUIDE:

I read with great interest in your issue of June 13th, the excerpt from the "Report of the Committee on Taxation," delivered June 4th, at Auburn, and must take exception to part of it, namely, the resolution adopted unanimously, viz.:

"Resolved, That the true consideration in every deed, mortgage or lease should be made known to the assessor before such deed, mortgage or lease is entitled to be recorded, and that the law should be amended to require such information."

Now why should such a law be necessary if the assessors who are supposed to know their business really do know their business? I know several assessors personally who have sufficient knowledge not to require the advantage of any such proposed law.

Does any real estate expert have to be told what a parcel of property was sold for to arrive at its true value? No, he has to dig it up from his own experience and knowledge of values, and existing conditions. Now if the right men are employed as assessors, it would be unnecessary to think of such a law.

In the event of such a law, it would be the easiest thing in the world for dishonest people to frame prices in deeds to suit themselves, and if the "committee has faith that the intelligence and discretion of the assessors will lead them to ignore the exceptional cases, and give due weight to the evidence furnished by the actual considerations for transfers," why the necessity for a law? If the assessors know the real estate business and have intelligence, they should know the true value of every piece of property they assess.

The trouble is and has been for many years that there is entirely too much theory, and too little knowledge of values displayed by some of the heads of the Tax Department. If we had a few real estate experts as Tax Commissioners, men capable of directing and checking up the assessors there would be no need for such a law, but the facts are, in this city at least. that the Tax Board seems to be an easy berth for lawyers, politicians, and gentlemen with pulls.

We have more than enough laws now that are detrimental to real estate, and it is about time for those interested in real estate to sit up and take notice, and try to prevent such proposed laws going into effect. OSCAR L. FOLEY.

The Advisory Council and the Plague of Inspections.

Inasmuch as the Advisory Council of Real Estate interests has given much attention to the work of the New York State Factory Investigating Commission, it was thought best by the council to be represented at the hearings before the commission at City Hall this week by the Real Estate Board, through Mr. McGuire, its president, so as to avoid duplication of work.

In giving notice of this intention in a letter to Counselor Elkus of the commission on Monday, Hon. Cyrus C. Miller, chairman of the executive committee of the Advisory Council, took occasion to express his personal views on the best method by which property owners could be relieved of the expense and annoyance caused by the multiplicity of inspections and orders by the various departments having to do with real estate. The letter follows:

"I think that the State Labor Bureau should not undertake to exercise direct jurisdiction over New York City proper, but that such jurisdiction should be left to the control of the city departments now in existence. I do not go so far as to claim that the home rule bill should be involved to give New York City full power to regulate buildings as it thought best, and possibly not uniformly with the rest of the State. I think that uniform laws should be adopted and enforced, and that the enforcement within New York City should be left to local authorities.

"In the enforcement of the law there should be a sharp distinction between old and new buildings. Buildings in the course of construction should be made to comply with all rules, but when buildings have been erected according to the then law, they should be permitted to remain without change, unless such changes are absolutely necessary. It should not be sufficient that such changes be desirable. Among the local authorities in New York the inspections and duplication of work are excessive. The functions now performed by these authorities could be exercised better by one, or, at most, two bureaus.

"I favor the use of the Building Department as the nucleus for larger powers. This is because the Building Department is already in existence in all the boroughs and has on file all the plans of buildings, or alterations. If it be thought necessary to retain the functions of the Fire Department, the Tenement House Department, the Fire Prevention Bureau and others, they could have bureaus in the Building Department, and one set of inspectors, or at most, two could make all the inspections necessary for building. They could make reports on blanks prepared for the purpose, giving all the facts necessary for the work now done by the various bureaus. These blanks could be examined and analyzed and any orders based on them could be issued from a single department.

"It is quite likely that some technical inspectors would be required to do technical inspection, but they could be added to the force just as well as not. The present chaotic, troublesome and uneconomic lack of system is having very bad effects on real estate in this city. Yours very truly,

"CYRUS C. MILLER."

Simpler Building Inspection.

(New York Globe.)

The whole situation only furnishes another illustration of the lack of centralization which so often militates against the efficient administration of public business. It not only means unnecessary confusion but a waste of money as well. As Mr. Miller says: "Every responsible architect in New York has one inspector to do all his inspecting, and he gets results." The city certainly then should be able to do likewise. If the inauguration of such a system meant more instead of fewer political jobs to pass around it doubtless would have been put into effect long ago.

The Building Laws and the Architect.

Editor of the RECORD AND GUIDE:

A consolidation of the present Bureau of Buildings, Tenement House Department, Bureau of Fire Prevention, Department of Labor and portions of the departments which issue permits for vaults, water for building purposes, ornamental projections and putting building materials on the street, would go a long way toward lessening the confusion and expense caused by the duplication which is now going on.

This is not a matter merely of annoyance in having many inspectors call, nor merely the question of uncertainty as to whether a building is free of violations when those which have been placed by one department have been finally removed.

The Labor Law under certain conditions requires the installation of sprinklers, demands the installation of fire alarms and the use of fire drills and prohibits smoking, but in none of these cases does it enforce the orders which it issues but leaves this to the Bureau of Fire Prevention to enforce.

According to the Labor Law, the Commissioner of Labor can call upon the local Superintendent of Buildings to examine the plans and see whether they conform to the Labor Laws. Why then, if these plans can be examined by the Bureau of Buildings at the request of the Labor Commissioner, should not all plans be examined directly by the Superintendent of Buildings and save the expense, annoyance and delay.

We have had instances where plans were examined by the Superintendent of Buildings at the request of the Department of Labor, but it was necessary to go back to the Department of Labor for final approval as the interpretation of the law by the two departments was not similar.

While discussing these different departments, I do not believe it out of place to call attention to the manner in which the Bureau of Fire Prevention handles the work submitted to it for approval. This Department has no written regulations and, as far as we have been able to ascertain, no rules upon which to base any contemplated action. In a theatre under construction in this city the plans submitted to the Bureau of Fire Prevention showed several fire lines.

These were changed at the request of the department and the plans approved accordingly. When the work was installed the inspector objected to the location of the lines and he was upheld by the higher officials and a change in their location was necessitated thereby. You can easily see what a chaotic condition can be created in such a case.

In another case, plans for a 16-story loft building were submitted to the Bureau of Fire Prevention for the approval of fire lines. These plans indicated the use of a pressure reducing valve similar to that which had been in use throughout the city for sometime previous. Objection was made to the use of this valve and a request made that we install an additional tank midway between the street and the top of the building. Appeal was taken to the Board of Standards and their decision was finally handed down after the building was completed and occupied.

The Building Code and the Tenement House Law require the action of the respective commissioners within a reasonable time, but the Fire Prevention Law apparently gives absolutely no protection to those compelled to seek approval by the Bureau of Fire Prevention.

Finally, if these departments were consolidated and a rational enforcement of the law were had under a system similar to the present management of the Bureau of Buildings time would be saved in the approval of plans, investors' carrying charges would be decreased, uncertainty now checking building operations would be removed, and above all, the city would be saved considerable yearly expense.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Many Notable Sales and Leases.

$6,000,000 MIDTOWN DEAL.

Block Front in Broadway, at Herald Square, Sold to Operators for Improvement.

Contracts of sale were signed this week for the purchase of the block front in the west side of Broadway, between 35th and 36th streets, owned by Charles E. Johnson. The builders, William Everdell, Jr., and Henry Barnum, propose to improve the site with a new twelve-story office and store building, from designs by Clinton & Russell, of 32 Nassau street, architects, the general contract having been awarded to the Thompson-Starrett Company, of 49 Wall street. The operation, it is said, will involve about $6,000,000.

The property is one of the most important in the Herald Square section, having a frontage of 211.6 feet on Broadway, 207 feet in 35th street, 81.6 feet in 36th street, with irregular west lines and containing about 28,500 square feet. No information could be obtained as to the identity of the prospective tenants. William A. White & Sons and F. & G. Pflom were the brokers in the sale.

Several deals have been reported involving this property during the last few years, but none of them were consummated. Marshall Field & Co., of Chicago, were at one time the reported purchasers of the plot and about four years ago another sale was announced, this time to a syndicate, headed by Lee Shubert. It was reported that a hotel would be erected on the site. An option was afterwards given to another syndicate, but difficulty was experienced in financing the large operation and negotiations were dropped.

Assessed at $2,135,000.

The property is assessed by the city, for taxation purposes, at $2,135,000. It has been in the family of the sellers for upwards of sixty years. No information as to the purchase price in the present deal could be obtained, though the property was held at a figure considerably in excess of the assessed valuation.

The block front is the largest single parcel in the Herald Square section ready for improvement. For some time past tenants in the old buildings have been able to obtain only yearly leases and these expire on May 1, 1915, at which time the projected building operation will be commenced. At the northwest corner of Broadway and 35th street is the historic Herald Square Theatre. This structure was built about 1883 and was opened as an aquarium by C. W. Coup. Shortly afterwards it was converted into a playhouse and christened the Park Theatre. It was equipped with the furnishings of the old Booth Theatre, located at the southeast corner of Sixth avenue and 23d street. Hyde & Behman were the first lessees and farces were produced. Subsequently the house was utilized for vaudeville purposes. The late Edward H. Harrigan took over the theatre when his playhouse at Broadway and 8th street was demolished by fire and soon after the house was known as the Herald Square Theatre. Lee & Sam Shubert leased the property for a term of years and it was in this theatre that they first got their foothold and became independent producers. Lew Fields was the next lessee and two years ago the property passed to the control of Marcus Loew, who used the structure for the display of motion pictures.

Really Taxpayers.

The balance of the property is occupied by old buildings, the stores being the principle sources of income. In fact, the entire investment has been looked upon as a taxpayer for the last few years. In some of the buildings the fronts were boarded up and the space used for display advertising, it being realized that more income could be obtained by this means rather than by leasing the upper floors for business purposes.

This is the second large operation to be undertaken in the Herald Square section during the last year, the other being the improvement of the Hobart Estate plot at the northeast corner of Broadway and 37th street, through to 38th street, with a modern building designed for light manufacturing. All of the upper portion of the structure was leased for terms of years before the completion of the building, and only a few stores remain untenanted.

About a week ago Messrs. Barnum and Everdell were announced to be the buyers of the northwest corner of Madison avenue and 44th street, which will be improved with a ten-story building, from plans by Clinton & Russell. The property measures 85x120 and, as recently announced in the Record & Guide, will be occupied by Brooks Brothers, men's clothiers, for the last thirty years situated at the southeast corner of Broadway and 22d street.

Other important operations Barnum & Everdell have been connected with are the Longacre Building, occupying Astor leasehold, at the northeast corner of Broadway and 42d street, the Underwriters' Building, on Dutch Reformed Church leasehold, at 123 to 133 William street, in the insurance district, and the Schneider-Anderson Building, a twelve-story structure, at 16 and 18 West 46th street.

THREE RECENT AUCTIONS.

Properties in Brooklyn and at Edgemere Sold to Highest Bidder—Fair Prices Obtained.

Last Saturday the estate of Thomas L. Johnson sold at public auction, through Joseph P. Day, 108 lots in the Fort Hamilton section of Brooklyn, realizing a total of $166,825, or an average of about $1,544 a lot. Several of the parcels were located on the Shore road and the prices obtained for these properties ranged from $2,000 to $4,400 a lot. On Third avenue, from $925 to $2,250 was paid for lots, while $700 was the minimum paid for a lot in 96th street.

Probably 800 people attended the sale, which was held under a tent. Albert Jaret, a builder, was the principle buyer. He purchased seventeen lots, among which were several choice corners. His purchases aggregated $35,925. Among the other buyers were Theodore Schneider, J. F. Frost, J. P. Miller, James T. O'Neill, A. Jaret, E. C. Shortmeyer, C. D. Mawer and Lee Mergentine.

Edgemere Lots Auctioned.

Five cottages and 108 lots, the property of the Lancaster Sea Beach Improvement Company, were sold at auction by Bryan L. Kennelly last Saturday. The property is located at Edgemere, L. I., and a total of $58,830 was realized for the lots and $35,575 for the cottages. Of the total offering 76 lots remained unsold. The average price obtained for the property disposed of was $540 a lot. The highest price for a single lot was $700. Three lots, two of which are located in Neptune avenue and one in Glenwood avenue, went at this price, the former having been bought by Harry Aery and the latter by N. Nigro.

L. Higgins bought a thirteen room house on Surf avenue for $10,000; an eight room house on Beach avenue went to W. D. Maroney, for $6,500; a cottage on Beach avenue to Joseph H. Bemis for $6,400; an Ocean avenue cottage for $6,400 to W. F. Fairbanks, and W. Ingram bought another cottage on this avenue, for $6,275.

Among the lots buyers were the following: Andrew Mulry, B. J. Glacken, Anthony Nigro, T. E. Sheehan, William B. Maroney, Charles Dunn, Abraham Robinson, Annie E. Donnellan, P. H. List, S. C. Bergen, Terence Kiernan, S. Armstrong and William Dinegan.

Sale at Mapleton Park.

Joseph P. Day sold at public auction last Saturday fifteen dwellings in the Mapleton Park section of Brooklyn. Thirteen of the houses were bought by a syndicate, represented by a Dr. Crane, of Waterbury, Conn. The property sold included Nos. 1848, 1858 and 1862 63d street; Nos. 1825 to 1857 63d street and Nos. 1852 and 1854 63d street. The total amount realized was $44,825.

PRIVATE REALTY SALES.

Important sales and leases closed during the week and the decision of the trustees of Columbia University to remove certain restrictions on some of the leasehold properties were the influencing factors in the real estate market this week. In addition there was a fair amount of small sales at private treaty and an average number of leases closed. The most important sale was that affecting the block front in the west side of Broadway, between 35th and 36th streets, which passed out of an ownership extending over a long period of years, to a firm of operators who will improve the site with a building probably twelve stories high. The deal involves approximately $6,000,000.

On the upper west side a building company acquired a large plot adjoining property already in their possession and the combined sites will be improved with two thirteen-story apartment houses. The entire operation, including the land and buildings will involve almost $3,000,000. In the Park avenue section another firm of operators and builders sold an apartment hotel and the new owners immediately leased the property for a long term of years at an aggregate rental reported to be almost $1,000,000. The parcel was held at $650,000. In Harlem a 200-year lease is under negotiation on property owned by the Higgins estate, the annual rental for the first twenty-one years being about $50,000. About $1,600,000 is involved in the entire transaction.

After missionary work, extending over a period of about two years, Bryan L. Kennelly, it is announced that the trustees of Columbia University have about decided to permit business concerns to occupy the structures located within the bounds of the Columbia leasehold, bounded by the north side of 47th street, the south side of 51st street, west from Fifth avenue to within 100 feet of Sixth avenue. Leaseholders will receive official notice to this effect within a few days. Mr. Kennelly stated this week that fully seventy-five per cent. of the leaseholders favor the entry of business within the restricted zone.

No radical changes will be made until some of the existing leases expire and then new leases for twenty-one years, with renewals, will be entered into, providing for new construction which will not be deemed a nuisance. In the interim leaseholders will be permitted to utilize their properties for light business, such as dressmaking and millinery but permission to install store fronts or fire escapes on the fronts of buildings will be withheld, except by special permission.

The total number of sales reported and not recorded in Manhattan this week was 27, as against 20 last week and 24 a year ago.

The number of sales south of 59th street was 12, as compared with 7 last week and 13 a year ago.

The sales north of 59th street aggregated 15, as compared with 13 last week and 11 a year ago.

The total number of conveyances in Manhattan was 145, as against 187 last week, 10 having stated considerations totaling $383,381. Mortgages recorded this week number 80, involving $2,379,418, as against 91 last week, aggregating $3,144,022.

From the Bronx 14 sales at private contract were recorded, as against 13 last week and 11 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,602,050, compared with $569,628 last week, making a total since January 1 of $22,032,575. The figures for the corresponding week last year were $1,311,647, and the total from January 1, 1913, to June 21, 1913, was $33,376,098.

Large Downtown Exchange.

Charles F. Noyes Company closed an interesting exchange, which involved about $350,000. The St. John's Park Realty Company, James H. Cruikshank and William D. Kilpatrick, sold to the Colonial Real Estate Association, George P. Slade, president, and Alfred R. Kirkus, secretary, the new 8-story fireproof loft building at 155 to 159 Perry street, on a plot 66 x 100. In part payment the sellers took 24 and 26 White street and in addition 25 Walker street, two 6-story structures, connected by bridges and containing about 6,630 square feet of ground area. The buildings are leased to J. W. McCann & Company and Schwab & Company, subject to a net rental of $10,600 a year, less taxes and insurance. These buildings figured in the transaction at $140,000. They were rebuilt about 4 months ago from designs by Richard Berger. The Perry street building is leased to the J. R. Watkins Medical Company for 20 years, at an aggregate rental of about $200,000. Dixon & Holmes, attorneys, represented the Colonial Company and Bowers & Sands the St. John's Park Realty Company.

$1,600,000 Sales and Lease.

Bing & Bing sold to the Swetland Realty Company, through the A. H. Ivins Company, the twelve-story apartment hotel, on plot 74.6x100.5, at 46 to 50 East 58th street. The building was erected by the sellers on property acquired by them last March. Robert T. Lyons designed the structure and estimated the cost at $400,000. The purchasing company has leased the property, through the same brokerage firm, to the newly formed No. 50 East Fifty-eighth Street Company, for 21 years, at a reported net annual rental of $50,000. The entire transaction is said to involve about $1,600,000.

$3,000,000 Apartment Operations.

The Paterno Construction Company, Dr. Charles V. Paterno, president, purchased from Mayer & Mayer, Inc., through Slawson & Hobbs, the northeast corner of West End avenue and 84th street, a plot 102.2x133. The purchasing company acquired about ten days ago the adjoining plot from the Waterman Realty Company, David W. Bucklin, president, and now controls 102.12x133, extending from Broadway to West End avenue, which will be improved with two thirteen-story apartment houses. It has been stated that the entire operation will involve about $3,000,000.

Building Plot Assembled.

Maria A. D'Oench sold No. 17 West 46th street a 4-story dwelling, through A. J. Robertson, who also sold for the Estate of Eleanor D. Just, the adjoining house at No. 15, making a combined plot 35 x 100.5. It is understood that the new owner will improve the property with a tall mercantile structure. The building will have splendid side light, as on the west the site is separated by a twelve-foot parcel from the Pinchot property which was recently modernized.

St. Lorenz Hotel Sold.

The St. Lorenz Hotel, a 7-story structure at 125 to 133 East 72d street, on plot 125 x 102.2, has been sold by the 125-133 East 72d Street Company (Wal-

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ter E. Duel, president). Ferdinand E. M. Bullowa is also interested in the property and has been operating it for several years. The identity of the new owners could not be learned. The selling company acquired the property in February, 1909, at auction for $360,000, subject to mortgages aggregating $285,000. The building was erected about thirty years ago.

Corner in Exchange.

The six-story apartment house, 100 x 70, at the southeast corner of Lexington avenue and 81st street, was sold by the Hudson Realty Company, which accepted in part payment the five-story loft building, on lot 25 x 78, at 210 Fulton street. The latter property, which is owned by R. Montgomery Schell, has been in the present ownership since 1839. It was leased a few months ago for ten years at $5.400 per annum, to the New Jersey Wire Cloth Company.

Hotel Premier Also Sold.

The Hotel Premier, a seven-story and basement structure at the northwest corner of Lexington avenue and 72nd street, 30 x 102.2, has been sold to the purchasers of the Hotel St. Lorenz, adjoining, the sale of which is announced in this issue.

Manhattan—South of 59th Street.

28TH ST.—John Palmer sold through Ames & Co. 103 West 28th st, a 4-sty building, 22.6x100, 75 ft. west of 6th av. The buyers contemplate erecting a building for occupancy.

38TH ST.—E. W. Humphreys sold to a client of William B. May & Co. for investment 32 East 38th st, a 5-sty American basement dwelling on a lot 18.9x98.9. The dwelling was rebuilt about three years ago by Mr. Humphreys, who held the property at about $90,000.

51ST ST.—The Boys' Club Organization and Aid Society purchased through the Douglas Robinson-Charles S. Brown Co. from John R. Buchanan 324 East 51st st, a 3-sty dwelling on lot 18.9x100.5 near 2d av. The headquarters of the society are at present located at 489 5th av.

52D ST.—Wm. B. May & Co. sold the Philip Lydig residence, 38 East 52d St. to Lee Kohns, of L. Strauss & Sons.
South 59th St.

56TH ST.—Edwin A. Hawley sold to Mme. Adeine Doushee the 4-sty dwelling 34 East 56th st, on a lot 25 by 100.5.

56TH ST.—Pease & Elliman sold 12 West 56th st for the Baltimore Realty Co. to the Calumet Club, who have been for many years at the northeast corner of 5th av and 29th st, the 5-sty American basement residence, 50 ft. wide, formerly owned by Henry B. Hollins, and later occupied by Mrs. John Astor.

LEXINGTON AV.—The Allerton 38th St Co., Inc., has contracted to purchase from Frances B. Bridge, for $50,000, the 4-sty dwelling at 309 Lexington av, on lot 24.8x100, adjoining the corner of 38th st.

LEXINGTON AV.—The Hudson Realty Co. sold the 6-sty apartment house at the southeast corner of Lexington av and 81st st, on plot 100x70, to a client of Maclay & Davies. In part payment they receive the 5-sty loft building at 210 Fulton st, on lot 25x78, which has been in the present ownership since 1839. The Fulton street building has been rented for a term of 10 years at $5,400 per annum to the New Jersey Wire Cloth Co. through Charles F. Noyes Co.

3D AV.—Victor Freund & Sons sold for S. M. Banner the northeast corner of 3d av and 55th st, a 4-sty building on lot 25.5x60. The property was held at about $38,000.

7TH AV.—Porter & Co. sold, for Cecelia C. Coleman, to Lizzie I. Kelley, for investment 2311 7th av, a 3-sty brownstone dwelling on lot 17x75.

Manhattan—North of 59th Street.

65TH ST.—William B. May & Co. sold 9 East 65th st, a 4-sty, high-stoop house, 25 feet wide, for Fanny Levy, to Edward W. Humphreys, who will make extensive alterations and use the premises for his own occupancy. The house immediately adjoins the holdings of the Astor Estate, comprising the corner of 5th av and two modern houses at 5 and 7 East 65th st. On the south side, almost opposite the property just sold, is the residence of J. J. Hill, and adjoining this property a new house has recently been erected by Michael Gavin at the south corner of 65th st and 5th av is the residence of Mrs. William Watts Sherman.

68TH ST.—L. J. Phillips & Co. sold to Jessica A. Smith for Miss May Irwin, represented by Rice & Hill, 16 West 68th st, a 5-sty American basement dwelling, on lot 18x100.5. In part payment the buyer gave 265 West 52d st, a 3-sty dwelling, 18x100.5.

92D ST.—Henry Grenhart and others have contracted to sell to Dorothy W. Straight, of Westbury, L. I., No. 162 East 92d st, an old frame building, on lot 25x100.8, for a stated consideration of $15,000; also the adjoining property at No. 160, a similar building, on a lot 24.11x82.6xirregular.

121ST ST.—John M. Royall sold the 3-sty private dwelling at 33 West 121st st for Mrs. Anna A. Braxton.

131ST ST.—Porter & Co. have sold for Lizzie I. Kelly 258 West 131st St., a three-story dwelling, on lot 15x99.11, near Eighth Ave.

131ST ST.—Van Vliet & Place sold for the Lawyers Mortgage Co. the 3-sty brown stone dwelling at 132 West 131st st. The same brokers leased the dwelling for the diocesan auxiliary to the Cathedral of St. John the Divine.

136TH ST.—Senior & Stout, Inc., sold 140 West 136th st, a 3-sty dwelling, 16x100.

215TH ST.—Slawson & Hobbs sold for the estate of Lydia L. White to Weber & McLoughlin a plot of about eight lots at 215th St. and Harlem River, in the Dyckman section. The property, which was held at $70,000, fronts about 200 ft. on 215th St. and about 100 ft. on the Harlem River. The purchasers intend to begin immediately the erection of a dock, towers, concrete coal pocket and a garage, eestimated to cost about $50,000.

BROADWAY.—Arnold, Byrne & Baumann resold for the Henry Morgenthau Co. to a client for investment the 7-sty apartment house at 2626 Broadway, on a plot 50x100 ft., between 99th and 100th sts. It has been held at $200,000. The house was recently taken over through the same brokers by the Henry Morgenthau Co. in part payment for the southeast corner of 157th st and Broadway, a 10-sty apartment house on a plot 100x100 ft.

NAGLE AV.—Frederick Zittel & Sons and W. B. Young sold for the Charles Hensle Construction Co. Lavalette Court, at the northeast corner of Nagle av and Arden st, a 6-sty apartment on plot 110x134. The purchaser, F. Monroe Dyer, gave in trade a property of 304 acres and 16 buildings, known as the Rockland Park Farm, between Blauvelt and Nyack, Rockland county. The apartment was held at $300,000 and the acreage at $100,000.

PARK AVE.—Bing & Bing have purchased the group of seven 3-sty. dwellings at the southeast corner of Park Ave. and 92d St., known as 100 to 112 East 92d St. The buyers have in mind the improvement of the corner with a 12-sty. apartment of the highest type.

Bronx.

FOX ST.—W. J. Rich sold for the Podgur Realty Co., to William A. Serven, two 5-sty apartments, at 952 to 958 Fox st, for investment. There is now pending a purchase of a 12-sty apartment house in Riverside Drive from the Podgur company through the same broker. Edwin R. Root, as the attorney, represented the purchaser, and William F. White was associated as broker.

FOX ST.—The Podgur Realty Co. sold the two 5-sty apartments at 948 and 950 Fox st, on plot 40 by 112, to an investor. Philip Pollak was the broker.

HOME ST.—The Keilbert Construction Co. sold the 5-sty. structure and plot, 50x112x irregular, south side of Home st., 100 ft. west of Southern Boulevard. The buyers, John and Margaret Sullivan, gave in part payment 519 First ave., a 5-sty. tenement, 25x75, near 30th st.; also 111 East 118th st., a 5-sty. flat, 25x100.11, adjoining the northeast corner of Park ave.

HOME ST.—The Keilbert Construction Co., Francis X. Keil president, sold the 5-sty structure occupying a plot 50x112x irregular on the south side of Home st, 100 ft. west of Southern Boulevard. The buyers, John and Margaret Sullivan, gave in part payment 519 1st av, a 5-sty tenement with stores, on lot 25x75; also 111 East 118th st, a 5-sty flat, on lot 25x100.11, adjoining the northeast corner of Park av.

TIFFANY ST.—Richard Dickson sold for John Doerr 1041 Tiffany st a 3-family house, on lot 25x100.

162D ST.—The Benenson Realty Co. sold 408-12 East 162d st, a 6-sty modern flat on plot 50x100, about 69 ft. east of Melrose av.

240TH ST.—Howard Hayes sold to Nicholas F. Walsh the plot, 120x100, on the south side of 240th st, about 125 ft. west of Katonah av.

240TH ST.—Howard Hayes has sold to Nicholas F. Walsh the plot, 120x100, on the south side of 240th st., about 125 ft. west of Katonah ave.

PARK AV.—Richard Dickson sold for Adalena Bachman 3482 Park av, a 2-sty frame building on a lot 50 by 150.

PARK AV.—Kurz & Uren, with Morton M. Green, sold a plot 50x22.66 running through from Park av to Canal place, between 138th and 139th st, to J. Harris Jones, who will erect a warehouse.

PERRY AVE.—Max J. Adler purchased from Henry H. Studley 3325 Perry ave., a 2-sty. dwelling on lot 25x100. The Studley Realty Co. negotiated the deal.

SHAKESPEARE AV.—The Duross Co. sold for May M. Morton to E. R. Thomas a plot of three lots at 1230 Shakespeare av, 175 ft. south of 169th st, fronting 25 ft. on Shakespeare av, running through to Boscobel av, with a frontage of 50 ft. It is the first sale of the property since 1870. Mr. Thomas will erect an apartment on the Shakespeare av. lot. The Bergen Realty Co. represented the seller.

SOUTHERN BOULEVARD.—James F. Meehan sold 849 Southern Boulevard, a 5-sty apartment house, on plot 50x100, held at $65,000, to Edward A. Mass. In part payment the buyer gave 17 lots fronting on Broadway, Wood st and Blanco place, near the new Jamaica station of the Long Island Railroad.

UNIVERSITY AV.—Joseph A. Kehoe sold for Grossman & Ball six lots, 150 by 134.6, on the west side of University av, about 150 ft. south

of Undercliffe pl, to Thomas Kane, for improvement.

WASHINGTON AV.—Richard Dickson sold for Hieronymus Bruenich the 3-family dwelling, 18.9x140, at 1461 Washington av

WHITE PLAINS RD.—David Stewart sold to Max Marx for the Crawford estate the plot of 6 lots on the west side of White Plains rd, 200 ft. south of Magenta st. The property is one block south of Gun Hill rd.

WILKINS AV.—John J. Tully sold to an out-of-town investor 1460 Wilkios av, a 5-sty flat, on plot 37.6x100.

YATES AV.—Frank E. Wright, president of the Syndicate Publishing Co., who purchased six lots at the recent auction sale of the Pearsall estate, increased his holdings through the purchase of the northwest corner of Yates and Lydig avs. Mr. Wright now controls the block front in the north side of Lydig av, between Williamsbridge rd and Yates av, 194x18.8x131, which he will improve with two 2-sty residences and garage from designs by Charles Birge, architect.

Brooklyn.

BERRY ST.—James B. Fisher sold to the Gretsch Corporation a plot 75 by 140 ft., being the northwest corner of Berry and South 5th sts. A 7-sty concrete factory will be erected on the site, which will be Factory 3 of the Gretsch Corporation, Factories 1 and 2 being in close proximity. The plot purchased faces the Brooklyn end of the Williamsburg Bridge and is now covered by 6 houses.

COURT ST.—Chas. W. Seitz and C. P. Waterman sold the plot 100x100 ft. at the northwest corner of Court and Pacific sts to George L. Beer, who will improve same with modern stores and apartments.

DEAN ST.—The Bulkley & Horton Co. sold 1207 Dean st, a 3-sty brownstone residence, for E. I. Eldridge to H. L. Wells for occupancy.

DECATUR ST.—Frank Jewell sold for Sarah E. Finley the 3-sty. brownstone dwelling 630 Decatur st., on lot 19.6x100, to an investor.

HERKIMER ST.—The Albany Real Estate Co. sold for Charles Ludwick to Geraldine M. Wertz, 560 Herkimer st., a 2-sty. dwelling, 20x185.

MADISON ST.—The G. X. Mathews Co. bought 41 lots in Madison st, Ridgewood, from the estate of Joachim Meyerrose, Joseph Meyerrose and Margaret Brunjes, for $50,000, for improvement with 30 3-sty tenements.

PARK PL.—Charles E. Rickerson sold 317 Park pl, a 3-sty brownstone dwelling, for Mrs. Isabella B. Forbes to Peter A. Shanahan for occupancy.

PARK PL.—Henry Pierson & Co. sold the 3-sty dwelling at 408 Park pl to J. E. Smith for occupancy.

PROSPECT PL.—John H. Delack and J. J. Leveey have sold for the Gustav Johnson Building Co. the 6-sty. elevator apartment house known as the Royal Arms at 186 Prospect pl. The property was held at $175,000.

PROSPECT PL.—Henry Pierson & Co., Inc., sold the 3-sty dwelling 196 Prospect pl for C. A. Edwards.

RALPH ST.—James M. Hawley sold for Charles Hess 375 Ralph st, who took in part payment 352 Ralph st; also for Jacob Standovich, two plots in Fresh Pond rd to Robert Marx, and for Jacob Herlich 486 Knickerbocker av to H Levy.

VANDERVEER PL.—The McInerney Klinck Realty Co. sold the dwelling at the southwest corner of Vanderveer pl and East 23d st, 20x100, for the Goell Construction Co. to Herman Lullmann.

3D ST.—The Jerome Property Corporation sold the Alexandria, a 5-sty apartment house on plot 44x100 at 477 and 479 3d st, for M. L. Beach to a client for investment. The property has been held at $33,000. The Jerome company also sold for James S. Corrington to A. Bruckheimer for investment 386 5th av, on plot 23.6x100.

WEST 10TH ST, ETC.—Otto Singer sold the following 1-family dwellings: 1756 West 10th st to Ferdinand Winkelvoss, 1718 West 10th st to Clarence A. Wedel, 1742 West 10th st to Henry Bergman, 1794 West 9th st to Charles Pack, 1764 West 7th st to Wesley Black, 1737 West 8th st to Genevieve Macdonald, and 1745 West 8th st to Herman Van Rooyen.

92D ST.—Frank A. Seaver & Co. sold for the John B. Bradley Co. a plot 37x89 in the south side of 92d st, 167 ft. east of Marine av, and a plot 50x92 on the east side of Marine av, 148 ft. south of 92d st.

BEDFORD AV. ETC.—Frank Leffman sold for Henry Fettle 2,295 and 2,297 Bedford av, a 3-sty apartment house; for William P. Kenny the northeast corner of Tilden av and East 32d st, 100x100; for Ever Tversen the two family house at 110 East 31st st; for Eliza Neureiter three lots, 60x100, in 72d st, east of 3d av; for Maxter Construction Co. the two family dwelling at 129 East 42d st; for Herod & Canncella the plot, 100x100, at the southeast corner of Clarendon rd and East 38th st; for C. Williams Seeba a 3-sty flat at 2,112 Regent pl; for Jacob Volebela the plot, 100x100, at the southeast corner of Halsey st and Knickerbocker av to a builder for improvement.

BUSHWICK AV.—The Kings, Queens and Richmond courts of the Independent Order of Foresters purchased the 3-sty frame building at 1250 and 1252 Bushwick av, occupied for a number of years by the United Republican Club of the 20th Assembly District. The majority of the I. O. F. of these three counties will make it their headquarters.

OCEAN PKWAY.—The Alex G. Calder Building Co. sold the 2-sty dwelling at 325 Ocean pkway to A. Hess.

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ROGERS AV.—The Albany Real Estate Co. sold for Emma F. Bennett 94 Rogers av, a 2-sty apartment house, to Sarah Schecter and Anna J. Freeman; for Charles Ludvick to Geraldine M. Wertz, 560 Herkimer st, a 2-sty dwelling, 20x185, and for Hyman Copperman, 12 Agate Court, a 3-sty dwelling.

TILDEN AVE.—Frank Leffman sold for William P. Kenny a plot, 100x100, the northeast corner of Tilden ave. and thirty-second st., for Ever Eversen the 2-family house, 110 East Thirty-first st.; for Eliza Neureiter a plot, 60x100, on Seventy-second st., east of third ave.; for Maxter Construction Co. the 2-family dwelling, 129 East Forty-second st.; for Herod & Canncella a plot, 100x100, at the southeast corner of Clarendon rd. and Thirt-eighth st.; for C. Williams Seeba the 3-sty. flat, 2112 Regent pl.

WESTMINSTER RD.—Claus H. Wohler has purchased from the estate of Laura E. Baker 196 Westminster rd., a dwelling and garage on plot 55x100. James B. Fisher, the broker, also sold 841 De Kalb ave., a 3-sty. flat, with stores, 22x100, for Mrs. Rose Muller to Mrs. Mary Roseman.

WESTMINSTER ROAD, ETC.—James B. Fisher sold 196 Westminster road, a residence and garage, 55x100, for the estate of Laura E. Baker to Claus H. Wohlers, of the Empire State Dairy Co. for occupancy, and 841 De Kalb av, a 3-sty flat, 22x100, for Mrs. Rose Muller to Mrs. Mary Roseman.

5TH AV.—The Samuel Galitzka Co. sold for the John E. Sullivan Co. to Frederick Bischoff the 4-sty brick apartment house with stores at 7411 5th av. on plot 80x100.

5TH AVE.—The Jerome Property Corp. sold for James S. Corrington to A. Bruckheimer, for investment, 386 Fifth ave., southwest corner of Sixth st., on plot 23.6x100.

6TH AV.—Tutino & Cerny sold for Louis and Harry Simon to a client for investment, the 2-sty brick 2-family dwelling on a plot 20 by 100 at 5103 6th av.

Queens

ARVERNE.—The Lewis H. May Co. resold for H. A. Thayer the Lewis Friedman homestead on the southeast corner of Ocean and Seaview avs, to Kallman Cohen, who has leased the premises to A. Bondy for the season, through the May Company. The house has 20 rooms and is built on a plot 100x125.

BAYSIDE.—David Bennett purchased from Mrs. James D. Laughlin the cottage at the southwest corner of Ashburton av and Jackson st. The cottage is of the bungalow type, on a plot 50x100.

EDGEMERE.—Herman Frankfort sold for the Edgemere Crest Co. to Jacob Rosenthal the cottage at the northeast corner of Edgemere and Dickerson avs. The house was built by Maximilian Morgenthau.

LONG ISLAND CITY.—The Arthur J. Scholz Co. sold for Frederick Smith, 203 Steinway av, a residence, on plot 50x100, to William Kalhotka, who gave in part payment a 140 acre farm at Killingworth, Conn.

WOODSIDE.—Joseph F. Negreen of Manhattan purchased from the estate of T. Hampe 18 lots at Woodside, covering the entire frontage on Charlotte av, running from 6th to 7th sts. The property will be improved with 2-family houses.

FLUSHING.—The Halleran Real Estate Agency of Flushing purchased from Warren S. Burt the property at 46 Broadway, formerly owned and occupied by the Shiunecock Democratic Club, which was until the election of Maurice E. Connolly as Borough President of Queens, one of the most thriving political organizations in the borough. The property has a frontage of 125 ft on State st, and a depth of 180 ft toward Broadway. The purchasers intend to improve the State street side by the erection of 4-sty brick apartment houses. An extensive lawn in front of the clubhouse is owned by John Schumaker. This property has a frontage of 124 ft on Broadway and a depth of 125 ft. Mr. Schumaker brought the property about 5 years ago from Mr. Burt. A number of years ago Mr. Burt sold the clubhouse to the Shinnecock Club. Last month William Rasquin, Jr., foreclosed a mortgage of $2,500 against the club and Mr. Burt bought in the property.

FORT WADSWORTH.—W. F. Banks sold for P. Coffenberg his cottage on Sumner st.

Richmond.

WEST NEW BRIGHTON.—Moffat & Schwab sold for Walter H. Crittenden of Manhattan to Mrs. Eleanor Grieshaber a block of 12 buildings on Tompkins pl. The property has been purchased as an investment and Moffat & Schwab will have charge of it for the new owner.

Nearby Cities.

MT. VERNON, N. Y.—Cahn & Pittman sold for Mrs. F. D. Hooton to G. Stepan the 2½-sty dwelling, 625 South 5th av, 37.6x100, for occupancy.

MT. VERNON, N. Y.—Mrs. J. Durst of Manhattan purchased the residence of Mrs. I. E. Heyerdahl at 53 Rich av, Chester Hill. C. S. McClellan was the broker in the transaction.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Schuyler B. Jackson to the Newark Poster Advertising Co. the vacant plot bounded by New Jersey Railroad Av, King and Miller sts, measuring 131x160x125. Owing to the destruction by fire of their former building on Treat pl, the purchasers were forced into temporary quarters in Lafayette st, at which latter location they will remain until the completion of a modern building upon the newly acquired plot.

PATERSON, N. J.—Louis Edelstein purchased from Cornelius Vandervoort 135 Main st, running through to Washington st, and 68 Broadway, which runs back and joins the first named plot and building, for $90,000. The deal was made by Sherwood & Lockwood.

WEEHAWKEN, N. J.—F. Schuyler Dunne sold for George Barnes a 150-acre tract in Cedar Lane to F. C. Ramhorst.

YONKERS, N. Y.—A. F. Handy, manager of Van Cortlandt Terrace, just over the New York City line, has recently sold 8 stucco cottages on the property, C. S. Reed of New York paying $22,000, F. O. Brazier of Yonkers $15,000, M. H. Suningshine of Montreal $17,500; E. J. Chapin of Chicago $12,000, M. Boice of New York $17,000, and Mr. Gerdes of Chicago, brother of A. A. Gerdes of New York, $18,000.

Rural and Suburban.

BRIGHTWATERS, L. I.—The T. B. Ackerson Co. sold a 2-sty cottage on Hiawatha dr, plot 300x140 ft., to Mrs. Lucina Hedden; an 8-room semi-hungalow on Potter blvd and Wohseepee dr, plot 100x150 ft., to Arthur F. Collins, of Manhattan, and a plot 76x150 ft. on Peters blvd to Robert Thomas.

BRONXVILLE, N. Y.—Fish & Marvin sold for E. A. Riotte his residence at Lawrence Park West. The property is on Sunnybrook rd and adjoins the grounds of the Lawrence Park Country Club. The place, which was held at $35,000, has been purchased by a Manhattan banker for occupancy.

DOBB'S FERRY.—James L. Taylor sold to the Missionary Sisters of the Sacret Heart of Mary the McKenzie School property, 6 acres and a large building, for $92,500. The sisters are at present located at Fort Washington av and 180th st, on Washington Heights.

EAST ROCKAWAY.—The Windsor Land & Improvement Co. sold to A. McBride, a plot 40x100, on Cooke st, West; to A. McBride, a plot 40x100, on Dewey st, West, and to C. E. Ball, a plot 40x120 on Lawrence st.

GARDEN CITY ESTATES.—Gage E. Tarbell sold to James W. Hobbs a new brick house on a plot 100x150 ft., on the south side of Saint James st, South and adjoining the park. Mr. Tarbell also sold to Garrett Busch the house recently erected by Wesley C. Bush on a plot 100x150 ft.; to Robert R. Forrester, a new house on a plot 100x150 ft. on the east side of Nassau blvd, and to James Wood Pogue, the residence on the west side of Roxbury rd, between Stewart and Stradford avs.

HEMPSTEAD.—Mark C. Meagher sold to Copeland Kell 22 acres on the Hempstead turnpike, adjoining property of the Garden City Co., for about $48,000. The property has a large frontage on the Hempstead turnpike. A. K. Day negotiated the sale.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to G. Krivacsy, a plot 40x100, on Perkins av; to F. & M. Machatsek, a plot 40x99, on Lawson av.

PORT JEFFERSON, L. I.—Victor Freund & Sons sold for the Belle Terre estates 10 acres of land, including an old homestead, to C. R. Strong. The property formerly was owned by Mr. Strong's family.

RIVERHEAD, L. I.—The Windsor Realty Co., Harvey B. Newins, president, sold a tract of 430 acres in the State highway, overlooking Peconic Bay.

ROWAYTON, CONN.—Archibald Selwyn, manager of the Eltinge Theatre, purchased the country home of Charles Klein, known as Shirley Manor.

WESTBURY, L. I.—Mark C. Meagher sold to Allen & Powers for development a tract of 33 acres. The property extends from Cross st to the Jericho turnpike and adjoins the property of the Friends Meeting House. It is opposite the Church of the Advent and the Westbury Public School. The price is understood to be about $95,000. In the same section Mr. Meagher sold to the Montray Realty Co. 35 acres in Randolph st and Union av, at about $2,300 per acre, and to the Allen Land Co. 106 lots on Jefferson, Dartmouth and Rutland sts.

LEASES.

Large Apartments Leased.

Douglas L. Elliman & Co. have leased the eleventh and twelfth floors at 640 Park avenue, northwest corner of 66th street, under construction by the Fullerton Weaver Realty Company, to Herbert Lee Pratt and George D. Pratt, respectively. Herbert Lee Pratt is the vice-president of the Standard Oil Company and a director in numerous corporations, while George D. Pratt is head of the Pratt Institute in Brooklyn, as well as having large interests in the Standard Oil Company and other corporations. They have long been residents of Brooklyn and have large country estates at Glen Cove, Long Island. The aggregate rental involved in these leases is almost $25,000 a year for a total of 38 rooms and 12 baths. Other prominent tenants in the building will include Charles A. Coffin of the General Electric Company and John A. Hadden.

200 Year Harlem Lease.

If pending negotiations are consummated another large theatre will be erected in Harlem. The Higgins estate is reported to have leased for a period of about 200 years the group of old buildings at 312 to 322 West 125th street, through to 321 to 331 West 124th street. The property has a frontage of 100 feet in each thoroughfare and a depth of 201 feet. It is located 150 feet east of 8th avenue. The Higgins family has been the owner of the site since 1879. The estate has leased several West Side properties for long terms, the rentals usually being upon a 5 per cent. basis, the

amount paid being adjusted by appraisal at the end of each 21-year period.

$294,000 Broadway Lease.

Nelson & Lee and Corn & Co. have leased the corner store, 17 x 65, without the basement, in the 52-foot building at the southwest corner of Broadway and 48th st., for Samuel K. Jacobs, to Henry Alexander, tailor, for 16 years at 79 Nassau st. The lease is for 21 years and the reported rental is $294,000 for the term, which is at the rate of $14,000 per annum for a total store area of 1,100 sq. ft., or $12.75 a square foot.

Large Harlem Lease.

Nicholas Papas leased from the Juno Realty Company, through Jacob Finkelstein, the corner store and basement in the new building now being erected at the northeast corner of Lenox avenue and 110th street, for ten years, at an aggregate rental of about $300,000.

Manhattan.

LOUIS BECKER CO. leased for James Butler, Inc., the store at 1945 Amsterdam av to Emanuel Kirst.

DANIEL BIRDSALL & CO., Inc., leased to J. M. Weissman & Co., of 542 Broadway, the store in 1131 Broadway for the months of July and August.

LOUIS CARREAU leased for the Helenita Realty Co. parlor floor store in 65 West 46th st to Louis Gilbert for 5 years.

JOHN J. CLANCY & CO. leased to the S. & S. Garage Co., Inc., 153 and 155 West 54th st, at an aggregate rental of about $100,000. The lessees will remodel the structure into a garage at a cost of $30,000.

THE CLARK ESTATES leased the dwelling at 129 West 73d st to George H. Kent.

THE CORN EXCHANGE BANK leased the store and basement of the building being erected by E. A. Cruikshank, northwest corner of 207th st. and Post ave., where the bank expects to open branch offices about Dec. 1. Cruikshank Co. was the broker.

THE CROSS & BROWN CO. leased to Rose Windsor and Bob Davis the second floor of 38-42 East 32d st.; offices at the southeast corner of Broadway and 81st st. to Kova M. Lubin; in the Strand Theatre Building, Broadway and 47th st., to Bernard Burkee, and the front half of the ninth floor in 14-16 East 33d st. to Bernard Schaflin.

DUFF & CONGER leased for Sol. Baerlein to Isaac F. Brand the 3-sty dwelling at 122 East 95th st; for the Lahey Co. to Mrs. Ada Gwynn Callaghan an apartment of 8 rooms in the Lenox Court at 114 and 116 East 71st st, and in the same building an apartment of 8 rooms to Whitney R. Truman.

DOUGLAS L. ELLIMAN & CO. leased a large apartment, comprising an entire floor, in 540 Park av, to Norris W. Mundy; a large apartment in 500 Madison av, for Douglas Robinson, Charles S. Brown Co., agents, to Mrs. W. Lanman Bull, who recently sold her residence, 805 5th av, to the Knickerbocker Club; an apartment in 122 East 82d st to Mrs. K. S. Schuchardt.

DOUGLAS L. ELLIMAN & CO., in conjunction with Seton Henry & Douglas Gibbons, leased for Wm. Erhart, 43 East 53d st, a modern 5-sty American basement house, on a lot 20x100, to J. R. Dilworth.

J. B. ENGLISH leased for Fischer Lewine and Isidore H. Kempner the store in 128 West 48th st to Joseph Ciardi, of 119 West 26th st.

J. B. ENGLISH leased for Mrs. J. C. Long, to Antonio Naval, the 3-sty building at 257 West 52d st; for Wm. S. Grey, the upper part of the newly completed building at 129 West 45th st, to E. Dewitt; for Cora Lapsley, the dwelling at 161 West 49th st, and 234 West 48th st, for the Wessex Realty Co.

M. FORMAN & CO. leased for the Renrew Realty Co. the 10th floor of 291 7th av to Flaster & Bleir, of 291 7th av.

M. FORMAN & CO. leased the third loft at 12 West 21st st. to Berkman & Klatzin, and the sixth floor at 13 West 20th st. to Deutchman Bros., and the tenth floor at 291 Seventh ave. to Flaster & Bleir.

M. FORMAN & CO. rented for David S. Price in 30 West 20th st the top loft to the Big "G" Cloak and Suit Co., of 29 West 19th st, and the 2d loft to Emil Haas, of Boston, Mass.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased from the plans for the Aeon Realty Co. the 7th floor in 36 to 46 East 31st st to Max Edison of 118 West 22d st.

GOODWIN & GOODWIN rented for Jacob K. Levy to Dr. David P. Waldman the 3-sty private dwelling at 3 West 120th st.

THE W. W. HARRISON CO. leased their small store at 34th st. and Fifth ave. to the Jeannette Co., now at 1603 Broadway, for a term of years.

A. KANE & CO. leased the private dwelling at 547 Manhattan av for Mrs. Ellen Sica to F. W. Lloyd.

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HARRY LEVY leased the store in 207 East 41st st to Fred Vangurp.

ROBERT R. RAINEY rented the 4th loft in 56 West 46th st to M. Hribar.

SAMUEL H. MARTIN leased for J. J. Campion for 5 years the store in 1864 Broadway to the S. & S. Lunch Co., Inc.

SAMUEL H. MARTIN leased for Mrs. Crawford space in 28 West 60th st to the Columbia Automobile School.

SAMUEL H. MARTIN leased for Mrs. Crawford space at 28 West 60th st. to the Columbia Automobile School.

OGDEN MILLS REID leased the home of Archibald Rogers at 85 West 53d st, a 6-sty American basement dwelling.

MRS. MONTGOMERY leased space in 501 5th av to Dr. E. W. Cogswell.

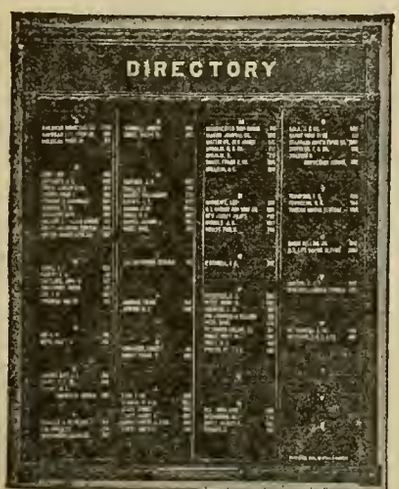
GEO. R. READ & CO. leased to the Long Sang Ti Chinese Art Co. the store and basement in 323 5th av. After alterations have been made the company will move from its present quarters, 291 5th av.

THE CHARLES F. NOYES CO. leased offices in the Smith-Gray building at 261 Broadway to John M. Wellbrock and to the Employers Liability Clearing House Co.; half of the 11th floor in 37 and 39 Liberty st to the Industrial Mutual Liability Insurance Co.; a loft in 46 Fulton st to A. Hirsch, and the 10th floor in 147 to 153 Waverley pl to Tompkins & Kinsey, of 729 Broadway.

(*Continued to Page* 1177.)

Rapp Construction Co.
PATENT FIREPROOF
FLOOR ARCHES
OFFICES, 30 EAST 42d STREET
Warehouse 301 E. 94th St. Tel. Murray Hill 1831

WILLSON'S OFFICE BUILDING DIRECTORY



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Promptly and Properly Attended To.

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REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914 June 19 to 25	1913 June 20 to 26
Total No.	145	156
Assessed value	$8,044,700	$9,296,600
No. with consideration	10	25
Consideration	$383,381	$744,483
Assessed value	$440,000	$1,042,800
	Jan. 1 to June 25	Jan. 1 to June 26
Total No.	3,740	4,253
Assessed value	$241,326,841	$253,405,022
No. with consideration	384	614
Consideration	$14,533,907	$26,068,025
Assessed value	$15,466,671	$26,707,862

Mortgages.

	1914 June 19 to 25	1913 June 20 to 26
Total No.	80	95
Amount	$2,379,418	$2,607,908
To Banks & Ins. Cos.	19	34
Amount	$582,530	$1,668,400
No at 6%	34	37
Amount	$1,194,968	$752,103
No. at 5½%	.....	1
Amount	.....	$400,000
No at 5%	24	29
Amount	$805,000	$724,800
No. at 4½%	3	2
Amount	$111,000	$34,000
No at 4%	.....	.....
Amount	.....	.....
Unusual rates	1	.....
Amount	$62,000	.....
Interest not given	18	26
Amount	$206,450	$697,005
	Jan. 1 to June 25	Jan. 1 to June 26
Total No.	2,212	2,726
Amount	$66,304,679	$119,891,293
To Banks & Ins. Cos.	508	772
Amount	$32,522,230	$74,251,650

Mortgage Extensions.

	June 19 to 25	June 20 to 26
Total No.	45	49
Amount	$1,742,900	$1,118,000
To Banks & Ins. Cos.	19	19
Amount	$1,143,000	$453,000
	Jan. 1 to June 25	Jan. 1 to June 26
Total No.	1,125	1,024
Amount	$60,311,085	$41,244,956
To Banks & Ins. Cos.	389	356
Amount	$39,698,400	$23,877,700

Building Permits.

	1914 June 20 to 26	1913 June 21 to 27
New buildings	5	10
Cost	$1,210,000	$907,500
Alterations	$265,865	$247,521
	Jan. 1 to June 26	Jan. 1 to June 27
New buildings	251	350
Cost	$25,996,190	$30,988,035
Alterations	$7,110,472	$6,991,704

BRONX.

Conveyances.

	1914 June 19 to 25	1913 June 20 to 26
Total No	140	109
No. with consideration	14	8
Consideration	$81,800	$70,725
	Jan. 1 to June 25	Jan. 1 to June 26
Total No.	3,130	3,162
No. with consideration	229	424
Consideration	$3,533,742	$3,549,974

Mortgages.

	1914 June 19 to 25	1913 June 20 to 26
Total No.	68	70
Amount	$423,125	$666,345
To Banks & Ins. Cos.	8	6
Amount	$50,000	$76,000
No. at 6%	34	33
Amount	$190,269	$244,145
No. at 5½%	3	3
Amount	$7,256	$74,600
No. at 5%	14	9
Amount	$125,425	$131,613
Unusual rates	.....	4
Amount	....	$4,247
Interest not given	17	21
Amount	$100,175	$211,740
	Jan. 1 to June 25	Jan. 1 to June 26
Total No.	1,885	2,199
Amount	$17,689,955	$22,943,752
To Banks & Ins. Cos.	217	225
Amount	$4,267,601	$4,016,779

Mortgage Extensions.

	June 19 to 25	June 20 to 26
Total No.	10	8
Amount	$147,000	$159,500
To Banks & Ins. Cos.	.....	1
Amount	.....	$29,000
	Jan. 1 to June 25	Jan. 1 to June 26
Total No.	396	301
Amount	$8,446,200	$5,309,700
To Banks & Ins. Cos.	73	64
Amount	$2,429,900	$1,946,500

Building Permits.

	1914 June 19 to 25	1913 June 20 to 26
New buildings	16	19
Cost	$406,350	$370,950
Alterations	$90,785	$36,225
	Jan. 1 to June 25	Jan. 1 to June 26
New buildings	406	552
Cost	$9,551,742	$15,160,656
Alterations	$690,315	$595,495

BROOKLYN.

Conveyances.

	1914 June 18 to 24	1913 June 19 to 25
Total No	428	381
No. with consideration	34	44
Consideration	$215,755	$149,714
	Jan. 1 to June 24	Jan. 1 to June 25
Total No.	11,492	11,987
No. with consideration	1,195	1,023
Consideration	$7,674,596	$6,269,006

Mortgages.

	1914 June 18 to 24	1913 June 19 to 25
Total No.	399	284
Amount	$1,811,127	$1,298,531
To Banks & Ins. Cos.	87	69
Amount	$772,950	$664,500
No. at 6%	210	138
Amount	$686,102	$521,571
No. at 5½%	74	53
Amount	$521,425	$223,054
No. at 5%	93	67
Amount	$518,600	$477,145
Unusual rates	4	3
Amount	$13,949	$11,036
Interest not given	18	23
Amount	$41,051	$65,725
	Jan. 1 to June 24	Jan 1 to June 25
Total No.	8,259	8,676
Amount	$34,961,534	$35,585,724
To Banks & Ins. Cos.	1,722	2,080
Amount	$13,707,514	$13,812,696

Building Permits.

	1914 June 18 to 24	1913 June 20 to 26
New buildings	121	74
Cost	$442,800	$427,675
Alterations	$54,050	$50,370
	Jan. 1 to June 24	Jan. 1 to June 26
New buildings	2,392	1,908
Cost	$22,851,210	$16,113,767
Alterations	$1,514,487	$1,901,642

QUEENS.

Building Permits.

	1914 June 18 to 24	1913 June 20 to 26
New buildings	102	51
Cost	$451,750	$205,825
Alterations	$13,050	$7,854
	Jan. 1 to June 24	Jan. 1 to June 26
New buildings	2,416	2,290
Cost	$10,960,382	$7,730 993
Alterations	$590,392	$578,137

RICHMOND.

Building Permits.

	1914 June 18 to 24	1913 June 20to 26
New buildings	14	11
Cost	$26,175	$23,730
Alterations	$5,080	$6,135
	Jan. 1 to June 24	Jan. 1 to June 26
New buildings	616	519
Cost	$1,002,101	$933,731
Alterations	$124,397	$126,701

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Interest in the auction market this week was centered largely in the offering of 199 lots at the city line, for the account of the American Real Estate Company. The sale, at which about 1,000 people attended, was held on Tuesday at 14 Vesey street, and was conducted by Joseph P. Day and J. Clarence Davies. A total of $220,750 was obtained, or an average of about $1,120 a lot. The highest price paid for a single lot was $8,150, being the northwest corner of Broadway and 262nd street. Madeleine Sullivan was the buyer, and she also bought the adjoining lot for $4,500. George E. Brown bought a little "watch-charm" lot for $200, the smallest price of the sale, and

he also took the two adjoining lots for $500 each. Details of the sales, including names of buyers, prices and locations of lots, will be found in another column of this issue.

On Thursday four parcels belonging to the Hennessy estate were offered at auction by Mr. Day, and in each instance less than the assessed valuation was obtained. The properties included the Bradley Building, at 220 Fourth avenue, a nine-story structure, 42 x 78.7, at the southwest corner of 18th street, which was bought by Dr. Ramson J. Parker for $170,000. The city assessed the parcel at $285,000. Another property in Fourth avenue was the five-story loft building at 213, located 80 feet north of 17th street 25.6 x 115, together with an undivided quarter interest to a ten-foot vacant strip abutting in 17th street. Max Marx bought the property for $1,03,000. It is assessed at $125,000 and is under lease to one tenant for six years at a rental ranging from $5,500 to $8,000 a year, with a renewal privilege for ten years at the last named rental. Max Marx also bought 1849 Broadway, a two-story building, 28.10 x 139.10, for $100,000. It is assessed at $130,000. The property is leased for two years at a net rental of $7,500; also with a renewal privilege for eleven years at $9,500 a year. Charles Gulden purchased the five four-story dwellings at the southeast corner of Madison avenue and 78th street, 82.2 x 100 x irregular, for $191,000. The property is assessed at $252,000.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 26, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Henry st, 97, ns, 85.4 w Pike, 24.9x100, 4-sty bk tnt & strs, with all title to strip 0.4½x67.2 on east; due, $20,778.37; T&c, $689.21; Jas Shea. 19,025

Hester st, 126, 6-sty bk tnt & strs, 25x 49.6; Theresa M J O'Donohue. 20,000

Jane st, 80, ss, 148.9 w Greenwich, 14.3x 80, 3-sty bk dwg; E Boss. 4,500

South st, 178-9, ns, abt 65 e Roosevelt, 41.9x151.4 to Water st (Nos 337-9), 37.4x 75.8, 4-sty bk tnt & strs, 4-sty bk market & 2 & 3-sty bk stables; due, $9,069.15; T&c, $845.50; sub to two mtgs aggregating $28,500; withdrawn.

Washington st, 718, swc 11th (Nos 246-50), runs s27xw56xs23xw19.8xn31xe80 to beg, 3-4-sty bk tnts & str; withdrawn.

Washington st, 753, sec Bethune (No 43), 20x55x20x56.3, 3 & 4-sty bk tnt & strs; A W Corse. 9,000

Water st, 337-9, see South st, 178-9.

13TH st, 406 W, ss, 105.4 w 9 av, 18.10x 103.3, 3-sty bk tnt & str; Emily Schmidt. 11,150

17TH st E, ns, 115 e 4 av, 10x131; also BROADWAY, 1849, ws, 90 s 61st, 28.10x 139.10x25x125.4, 2-sty bk office & str bldg; Max Marx. 100,000

18TH st, 48 E, see 4 av, 220.

21ST st, 107 W (*), ns, 85 w 6 av, 20x98.9, pt 6-sty bk str; due, $1,754.82; T&c, $——; Max Hirsch. 7,650

Perry st, 4, ss, 63.8 w Greenwich av, 22x 95, 3-sty & b bk dwg; Thos O'Donnell. 9,950

23D st, 273-9 W, see 8 av, 258.

55TH st, 508-10 W, ss, 175 w 10 av, 100x 100.5, 5-4-sty bk tnts; A W Corse. 30,500

76TH st, 116 W (*), ss, 185.1 w Col av, 20x102.2, 4-sty & b stn dwg; due, $9,904.62; T&c, $1,365.22; sub to a first mtg of $20,000; Julia W Little.

77TH st, 216 E (*), ss, 330 w 2 av, 25x 102.2, 5-sty bk tnt & strs; due, $22,057.27; T&c, $533.45; Bertha B B Walker. 20,000

83D st, 35 W (*), ns, 428.9 e Col av, 20x 80, 3-sty & b bk dwg; due, $14,969.03; T&c, $——; Felicitas Fuhr. 5,000

84TH st, 234-6 E (*), ss, 177.11 w 2 av, 25.5x102.2, 3-sty bk dwg & 1-sty bk & fr stable; due, $10,781.54; T&c, $1,012.06; Elise E Bohsung, admr. 11,000

Broadway, 1849, see 17th E, ns, 115 e 4 av.

Madison av, 1001, 4-sty & b stn dwg, 20x 79; withdrawn.

Madison av, 1003-1009, sec 78th (No 44), runs s82.2xe79xs20xn102.2xw100 to beg, 5-4-sty & b stn dwgs; Chas Gulden. 191,000

4TH av, 220, swc 18th (No 48), 42x78.7, 9-sty bk office & str bldg; Ransom J Parker. 170,000

4TH av, 213, es, 80 n 17th, 25.6x115, 5-sty bk restaurant, 1-sty ext; Max Marx. 103,000

8TH av, 258, nec 23d (Nos 273-9), 24.8x 100, 3 & 4-sty bk tnts & strs; Henry Offerman. 91,500

JACOB H. MAYERS.

28TH st, 162 W, see 7 av, 311-5.

126TH st, 35 W (*), ns, 385 w 5 av, 25x 99.11, 5-sty stn tnt; due, $31,435.66; T&c, $1,216.80; Mary H Tompkins et al. 31,000

128TH st, 71 E (*), ns, 105 w Park av, 35x99.11, 5-sty bk tnt; action 1; due, $30,637.90; T&c, $1,015; Wm R Appleby. 30,000

128TH st, 73 E (*), ns, 70 w Park av, 35 x99.11, 5-sty bk tnt; action 2; due, $30,650.20; T&c, $1,021; Wm R Appleby. 30,000

Av C, 179-81, see 11th st, 647-9 E.

7TH av, 424 (*), ws, 41.2 n 33d, runs w 61.2xn13.6xw8.8x5.9xe69.10xs19.3 to beg, 4-sty stn tnt & strs; due, $68,239.04; T&c, $1,339; County Holding Co. 62,000

BRYAN L. KENNELLY.

11TH st, 647-9 E (*), nwc Av C (Nos 179-81), 83x51.9, 6-sty bk tnt & strs; due, $67,-251.31; T&c, $471.79; Wm L Condit, trste et al. 60,000

7TH av, 311-5, sec 28th (No 162), 78.1x 56.11x78.2x57.7, 3-5-sty stn tnts & strs; adj July9.

M. MORGENTHAU JR. CO.

96TH st, 344 E (*), ss, 140 w 1 av, 35x 100.8, 6-sty bk tnt & strs; due, $30,858.90; T&c, $775; Louis T Lehmeyer. 27,000

HERBERT A. SHERMAN.

Broome st, 161-3, ss, 20 w Attorney, 40x 50, 6-sty bk tnt & strs; due, $4,132.76; T&c, $1,358.40; sub to prior mtgs aggregating $34,000; Louis A Simon. 38,400

HENRY BRADY.

Broome st, 365-9, sec Mott (Nos 166-70), 72.8x103.4x70.8x108.9, 2-6-sty bk tnts & strs; due, $28,283.89; T&c, $2,800; sub to mtg of $142,500; Antonio Fauci. 173,975

Total	$1,287,050
Corresponding week 1913	1,237,874
Jan 1, 1914 to date	18,466,284
Corresponding period 1913	25,693,187

Bronx.

The following are the sales that have taken place during the week ending June 26, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

(Sale of 197 Lots of Broadway City Line Property.)

Spencer pl, es, see Bway, ws, 223.4 n 262.

Spencer pl, see Bway, ws, 172.4 n 262.

Spencer pl, ns, 216.5 w Leighton av, 25x 105.6x22.2x104.8; M M S Syndicate. 725

Spencer pl, swc Spencer pl, see Bway, w s, 375.8 n 262.

Spencer pl, sec Spencer av, see Spencer av, sec Spencer pl.

Spencer pl, ns, 191.9 w Leighton av, 25x 105.6x25.1x106.4; Jonathan Cartmel. 500

Spencer pl, ns, 166.9 w Leighton av, 25x 106.4x25.1x107.3; Max Meckenboltz. 500

Spencer pl, ns, 106.3 w Leighton av, 50.6 x107.3x60.6x109.5; Michl Fitzgerald. 2,150

Spencer pl, nec Leighton av, 106.3x109.5x 88.2x115.10; Dora S Holtz. 7,500

Spencer pl, ses, lot 63, 24.11x32.10x75x50x 59; H I Noble. 1,025

Spencer pl, ws, 200 s Spencer pl, 76x99.8x 25x83.7; Jos Freedman. 1,550

Spencer pl, ws, 100 s Spencer pl, 100x 108.7x100x105.10; Philip H Niven. 2,800

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That's the way a recent English visitor to New York describes the Woolworth Building in the LONDON DAILY MAIL

And he's right—absolutely right! Everything that goes to make a modern business building complete is provided in this great structure. It is

Piped for Gas Throughout

Every one of its half hundred or so floors has ample gas facilities for any purpose—heating, lighting, cooking or for power.

It's a mistake not to install gas pipes when you build. Putting them in **after the building is up** is costly and wasteful!

Why not let us send an engineer to talk the matter over with you? Drop a line to our **Gas Appliance Dept.,** General Office, **No. 130 E. Fifteenth St.,** or phone **STUYVESANT 4901.**

"The Right Way is the Gas Way"

Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

Auction Sales, Bronx, Continued.

Spencer pl, swc Spencer pl, 100x105.10x100x103.2; Wm L Thompson. 3,250
261ST st W, ss, 46 e Spencer av, 58.6x63x50x92.7; Stella Wolff. 1,800
261ST st W, sec Spencer av, 45.6x92.7x45x100; C J Dunn. 2,425
262D st W, nec Tyndall av, 78.11x93.3x40x30; A Rabe. 1,275
262D st W, ss, 45 e Tyndall av, 50x100; J H Lyons. 1 300
262D st W, sec Tyndall av, 45x100; Geo Stevenson. 1,825
262D st W, swc Fieldston rd, 45x100; Helfand & Abel. 1,750
262D st W, ss, 45 w Fieldston rd, 25x100, J T Moore. 700
262D st W, ss, 65 w Fieldston rd, 25x100; Margt A Fearns. 700
262D st W, sec Fieldston rd, see Fieldston rd, sec 262.
262D st W, ns, 78.11 e Tyndall av, 26x99.10x25x93.3; A Kern. 925
262D st W, ns, 108.2 w Bway, 25x93.8; Marion S J Martin. 1,300
262D st W, swc Spencer av, 45x100; J Bindwanger. 2,400
262D st W, ss, 45 w Spencer av, 50x100; E W Bill, Jr. 1,800
262D st W, ns, 168.6 e Spencer av, 77.10x130.11x58.2x101.2; Jas J Moore. 1,600
262D st W, ns, 210.7 w Bway, 32.7x130.11x27.6x140.6; Saml Bordner. 1,000
262D st W, ns, 183.5 w Bway, 27.1x149.5x25.8x140.6; H I Noble. 1,100
262D st W, ns, 133.2 w Bway, 50.3x90.4x50x93.8; Alice G Hudgins. 2,150
262D st W, nec Spencer av, see Spencer av, nec 262.
262D st W, ns, 104.9 e Spencer av, 30.3x118.11x25x101.9; J H Freedman. 800
262D st W, ns, 135.1 e Spencer av, 33.5x101.2x29.10x93.11; Saml Bordner. 850
262D st W, nwc Bway, see Bway, nwc 262.
262D st W, ns, 104.11 e Tyndall av, 51.1x100x50x99.10; Jno E Schmitz. 1,600
262D st W, ns, 154.11 e Tyndall av, 50x137.6; E Brunel. 1,750
262D st W, ns, 250 w Spencer av, 25x137.6; F J Novotny. 850
262D st W, swc Bway, see Bway, swc 262.
262D st W, ss, 75 w Bway, 50x97.1x50.1x97.7; Jno Murray. 3,900
262D st W, ss, 52.2 e Huxley av, 25x97.1x25x97.3; Alex J Baxter. 1,450
262D st W, sec Huxley av, 52.3x97.3x35.11x99.3; H O Elson. 3,050
263D st W, sec Tyndall av, 78.11x106.3x40x43.1; A L Lusthans. 850
262D st W, ns, 75 w Spencer av, 25x100; F C Solz. 850
262D st W, ns, 50 w Spencer av, 25x100; D Weintraub. 950
262D st W, swc Spencer av, 50x100; Emil Schloss. 2,675
262D st W, ns, 200 w Spencer av, 50x137.6; Saml Isaacs. 1,700
262D st W, ns, 150 w Spencer av, 50x137.6; F C Solz. 1,600
262D st W, ns, 100 w Spencer av, 50x137.6; A E Crowley. 2,050
263D st W, swc Leighton av, 98.2x1.6x100x21.4; R MacDonald. 1,275
263D st W, ns, 470.5 w Leighton av, 68.4x176.10x144.4x75.2; Geo R Brown. 1,200
263d st W, ns, 362.3 w Leighton av, 50.11x113.4x50.11x102.1; Jno Fitzgerald. 1,200
263D st W, ns, 413.2 w Leighton av, 27.11x127.5x25.1x113.4; Fredk W Wilson. 400
263D st W, ns, 441.2 w Leighton av, 29.3x144.4x25.1x127.5; Thos S Sartonio. 550
263D st W, ns, 181.3 w Leighton av, 25.3x129.11x25.10x131.7; Alfred Wright. 650
263D st W, ns, 206.6 w Leighton av, 155.8x131.7x102.1x129.11; Dora S Holtz. 3,625
263D st W, ns, 98.2 w Leighton av, 33.7x131.4x66.1x130.7; R Ockendon. 1,575
263D st W, ns, 131.9 w Leighton av, 25.1x132.1x25.10x131.4; A Gorsch. 675
263D st W, ns, 156.11 w Leighton av, 25.1x131.7x25.10x132.1; Wm Gaul. 675
263d st W, ss, abt 297.4 w Spencer av, 52.5x163.3x50x147.6; R H Goffe. 1,700
263D st W, ss, 78.11 e Tyndall av, 77.11x106.3x75x100.9; A L Lusthans. 1,475
263D st W, ss, abt 222.2 w Spencer av, 50.10x132.6x50x141.5; Mrs N Karastoyanoff. 1,850
263D st W, ss, abt 272.2 w Spencer av, 25.9x141.5x25x147.6; Edw G Barritt. 775
263D st W, ss, 97.10 w Spencer av, 25.1x90.1x25x90.10; G Klemberer. 725
263D st W, ss, 122.10 w Spencer av, 50.1x127.11x50x127.6; F J Stein, MD. 1,650
263D st W, ss, 172.11 w Spencer av, 50.2x132.6x50x127.11; Mrs W J Moore. 1,900
263D st W, swc Spencer av, runs se on curve 47.5xs51.11xw75xn90.10xe50.4 to beg; G H Lewis, Jr. 2,725
Broadway, nwc 262d, 48.6x98.4x47.6x108.2; Madeline Sullivan. 12,650
Broadway, ws, 76.10 s 262d, runs se18.1x sw23.1xs0.1xsw7.3xw65.11xn22.7 x e 91.7 to beg; Jno Murray. 3,300
Broadway, ws, 51.2 s 262d, 25.7x91.7x25x85.11; Jno Murray. 3,775
Broadway, swc 262d, 51.2x85.11x50x75; Marion S I Martin. 8,800
Broadway, ws, 554.1 n 262d, 44.10x65.11x26.1x75.1; J W Gerdts. 3,600
Broadway, ws, 375.8 n 262d, runs n179.5x w75.1xs50 to Spencer pl xs along Spencer pl, 125xe112.1 to beg; M M S Syndicate. 14,500
Broadway, ws, 299.11 n 262d, 51.1x116.7 to Spencer pl x50x125.6 to beg; M & M Lynd. 4,050
Broadway, ws, 350.1 n 262d, 25.6x112.1 to Spencer pl x25x116.7; Arthur D Lawrence. 2,000
Broadway, ws, 223.4 n 262d, 76.7x125.6 to Spencer pl, 75.1x139.1; Helfand & Abel. 6,235
Broadway, ws, 48.6 n 262d, 47.10x98.4x46.1x88.10; Marion S I Martin. 6,200
Broadway, ws, 95.8 n 262d, 51.1x113.10x50x103.6; Harold B Snyder. 4,400
Broadway, ws, 146.8 n 262d, 25.6x103.6x25x98.4; Mary S Loth. 1,900
Broadway, ws, 172.4 n 262d, runs s51.1xw139.1 to Spencer pl xs9.4xse along Spencer pl 24.3xs again on Spencer pl 25.9xe131.2 to beg; Thos Courtney Jr. 4,100
Fieldston rd, ws, 150 s 262d, 50x95; Alfred Schwarz. 1,400
Fieldston rd, ws, 100 s 262d, 50x95; Robt E Leve. 1,400
Fieldston rd, ws, 250 s 262d, 12.1x95.1x10.9x95.1; Margt A Fearns. 425
Fieldston rd, ws, 200 s 262d, 50x95.1; Helfand & Abel. 1,400
Fieldston rd, es, 175 s 262d, 50x95; Benj Latz. 1,700
Fieldston rd, es, 225 s 262d, 37.11x95x36.4x95 W F Heidman. 1,425
Fieldston rd, es, 125 s 262d, 25x95; Jos Saunders Jr. 1,050
Fieldston rd, es, 150 s 262d, 25x95; Jos Saunders Jr. 975
Fieldston rd, sec 262d, 95x100; H M Zuckert. 4,150
Fieldston rd, es, 100 s 262d, 25x95; G H Lewis Jr. 900
Huxley av, sec 262d, see 262d W, sec Huxley av.
Huxley av, ws, abt 233 n 261st, 112.10x88x69.7, gore; H M Zuckert. 2,300
Huxley av, ws, abt 100 n 261st, 58.8x96.9x59.6x104.5; S B Hamburger. 2,200
Huxley av, ws, abt 158.8 n 261st, 51.5x81.2x50x96.9; Helfand & Abel. 2,000
Huxley av, ws, abt 208 n 261st, 27.7x69.8x50x81.2; S B Konyn. 1,150
Leighton av, nec Spencer pl, see Spencer pl, nec Leighton av.
Leighton av, swc 263d, see 263d W, swc Leighton av.
Spencer av, swc 262d, see 262d W, swc Spencer av.
Spencer av, ws, 100 n 262d, 25x100; Jno G Michel. 925
Spencer av, ws, 125 n 262d, 50x100; O E Lewis. 1,900
Spencer av, ws, 150 s 262d, 50x95; Jno E Schmitz. 1,900
Spencer av, ws, 100 s 262d, 50x95; Helfand & Abel. 2,000
Spencer av, ws, 250 s 262d, 11.4x95x12.8x95; J J Lewin. 500
Spencer av, ws, 200 s 262d, 50x95; David L Quard. 1,900
Spencer av, es, 100 s 262d, 25x95; O W Bill. 650
Spencer av, es, 125 s 262d, 25x95; F E Barth. 500
Spencer av, es, 150 s 262d, 25x95; C A B Murray. 450
Spencer av, es, 175 s 262d, 85x95x84.5x95; Helfand & Abel. 1,500
Spencer av, es, 50 s Spencer pl, 75x100; Maria Adam de Arostegin. 2,325
Spencer av, es, 125 s Spencer pl, 50x100; J K Cohen. 1,650
Spencer av, nec 262d, 104.9x126.9x100x100; Jos Levy. 4,400
Spencer av, sec Spencer pl, 50x100; Jno S Lester. 2,175
Spencer av, swc 263d, see 263d W, swc Spencer av.
Tyndall av, nec 262d, see 262d W, nec Tyndall av.
Tyndall av, es, 68.1 s 263d, 25x115; Alex Brandvein. 900
Tyndall av, es, 30 n 262d, 50x115; Mary T Loth. 3,500
Tyndall av, sec 263d, see 263d W, sec Tyndall av.
Tyndall av, es, 43.1 s 263d, 25x115; Benj Troy. 725
Tyndall av, sec 262d, see 262d W, sec Tyndall av.
Tyndall av, es, 100 s 262d, 50x95; T J Dunn. 1,200
Tyndall av, es, 150 s 262d, 118.11x95x110.9x95; Alice G Hudgins. 2,350

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JOSEPH P. DAY.

Reservoir Oval E, es, 110 s Reservoir pl, see Perry av, ws, 89.11 s Reservoir pl.

Boston rd, 1444 (*), ss, 119.6 e Prospect av, 25x90, 4-sty bk tnt & strs; due, $16,-731.12; T&c, $1,180.05; Helen McChanning. 15,500

Perry av (*), sws, 89.11 s Reservoir pl, runs s50xw100xnw38.2 to Reservoir pl xne 34.1xe94.11 to beg, vacant; due, $1,803.28; T &c, $610.12; sub to prior mtg of $2,400; Joanna Donnelly. 700

Southern blvd, 1215 (*), ws, 150 n Home, 25x100, 2-sty fr dwg; due, $6,997.52; T&c, $305.15; Morris E Webber trste. 5,000

Union av, 1154, sec Home, vacant (trste); bid in at $8,000.

Union av, 1150, bet Home & 167th, 25x 99.4x—, 2-sty & b fr dwg (trste); bid in at $4,350.

Webster av (*), ws, 401.11 s Gun Hill rd, 100x90, vacant; due, $6,029.93; T&c, $510.36; Joanna Donnelly. 1,200

CHARLES A. BERRIAN.

St Pauls pl, 420, see Brook av, sec St Pauls pl.

164TH st E, sec Jerome av, see Jerome av, es, &c.

164TH st E, nec Jerome av, see Jerome av, es, &c.

165TH st E, sec Jerome av, see Jerome av, es, &c.

Brook av (*), sec St Pauls pl (No 420), 46.8x100.8, 5-sty bk tnt & strs; due, $37,-971.99; T&c, $750; Jas G Wentz. 38,000

Jerome av, es, whole front bet 164th & 165th, runs e125.10xn202.11xne159.2xn167.1 to 165th xw189.1xe466.5 to beg; also JEROME AV, sec 164th, runs s201.8xe25xne138 xn174.7xw133.6 to beg, vacant; adj Aug7.

Prospect av, 2354 (*), es, 562.6 n 183d, 18.9x93.4x18.9x93.9, 2-sty bk dwg; due, $6,-841.67; T&c, $183.67; Beatrice S B Ziegel. 5,000

JACOB H. MAYERS..

175TH st, 731 E (*), nec Clinton av (No 1810), 90.2x19.5; also CLINTON AV, 1820, e s, 97 n 175th, 19.5x90.2, 2-3-sty bk dwgs; due, $1,824.87; T&c, $600; sub to prior mtgs aggregating $22,000; Rental Mortgage Security Co et al. 22,700

217TH st E (*), es, 181 s White Plains av, 50x114; due, $2,028.48; T&c, $130; Harlem Savgs Bank. 2,000

Belmont av, 2508, es, 132.2 s Fordham rd, 25x100, 2-sty fr dwg; due, $2,452.66; T &c, $150; Gerardo de Angelis. 4,150

Clinton av, 1810, see 175th st, 731 E.

Clinton av, 1820, see 175th st, 731 E.

HERBERT A. SHERMAN.

Arthur av, 1911, see Belmont av, ws, 200.5 s 177th.

Belmont av, ws, 200.5 s 177th, 200x163.5 to Arthur av (No 1911), 201.8x189.1, 2-sty fr dwg & 1-2-sty stn stable; adj July10.

Total	$315,000
Corresponding week 1913	73,800
Jan 1, 1914 to date	3,566,291
Corresponding period 1913	7,542,311

Brooklyn.

The following are the sales that have taken place during the week ending June 24, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

JOSEPH P. DAY.

(Sale of 108 lots of the Estate of Helen L. Johnson held on premises.)

96TH ST, ss, 160.11 e Marine av, 40x 63.6x43.9x81.2; Reinhard Hall 1,400.00
96TH ST, ss, 200.11 e Marine av, 40x 81.2x51.5x100; Reinhard Hall 1,400.00
96TH ST, ss, 190 w 3 av, 50x100; Josephine M Lowe 2,300.00
96TH ST, ss, 100 w 3 av, 40x100; J P Miller 1,650.00
97TH ST, ss, 130 w Marine av, 30x 100; W D Faul 2,050.00
97TH ST, ss, 120 w 3 av, runs w20xs 32.3xsw55.8xs20xe64.6xnw41.5 to beg; W F Halpin 1,025.00
97TH ST, ss, 100 w 3 av, runs w20xs 41.5xsw64.6xs20xe73.4xnw50.3; Alex Stephens 1,075.00
97TH ST, ns, 100 w 3 av, 40x100; Jas Costigan 1,800.00
99TH ST, ss, 294.2 w 3 av, 40x137.5x53x 102.6; A Jaret 2,400.00
99TH ST, ss, 194.2 w 3 av, 100x102.6x 105.11x67.8; A Jaret 4,000.00
99TH ST, ss, 94.2 w 3 av, runs w100xs 67.8xse67.8xe100xnw32.10xn32.10; Albt Jaret 6,000.00
99TH ST, ss, at ws 3 av, 94.2x32.10x x32.10x34.2; Albt Jaret 2,000.00
MARINE AV, ws, 100 n 99th, 40x100; Jas T O'Neill 1,700.00
MARINE AV, ws, 40 n 99th, 60x100; Flor A Pelligrine 2,400.00
MARINE AV, ws, 20 n 99th, 20x100; W Ahren 950.00
MARINE AV, nwc 3 av, 20x100x60x50.5 x63.1; E C Schortenerer 3,400.00
MARINE AV, es, 169.6 n 3 av, 20x65.6x 21.5x73.2; W D Tyler 850.00
MARINE AV, es, 189.6 n 3 av, 40x73.2x 42.11x73.4; Harry Hansen 1,600.00
MARINE AV, ws, 100 s 97th, 105x100; Lee Mergentime 4,900.00
MARINE AV, ws, 140 n 99th, 25x100; Flor A Pelligrine 1,100.00
MARINE AV, es, 220.2 s 96th, 40x98.1x irreg x100; B Moors 1,050.00
MARINE AV, es, 155.2 s 96th, 40x94.1x 43.9x76.5; Reinhard Hall 1,650.00
MARINE AV, sec 96th, runs s95.2xe 49.10xne36.11xw100.11 to beg; J P Miller 1,900.00
MARINE AV, es, 95.2 s 96th, runs s60 xe76.5xne03.6 to 96th xw60xsw36.11x w49.10 to beg; J P Miller 3,650.00

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Auction Sales—Brooklyn—Continued.

SHORE RD, es, 109.9 n 3 av, 20.2x123.7 x25x110.2; Wm G Morrisey 2,000.00
SHORE RD, es, 129.11 n 3 av, 20.1x 110.2x25x96.6; C D Mawer..... 2,800.00
SHORE RD, es, 150 n 3 av, 40.2x96.6x 63.10x149.8; C D Mawer 5,800.00
SHORE RD, es, 190.2 n 3 av, 40x149.8x 64.4x202.3; B Morris 6,700.00
SHORE RD, es, 230.2 n 3 av, 60x202.3x —x250; A Jaret 10,900.00
SHORE RD, es, at ns 3 av, 28.8x—x 63.11x87.9; Albt Jaret 4,100.00
SHORE RD, es, 28.8 n 3 av, 60.11x87.9x 67.7x25x136.9; Theo Schneider 9,000.00
SHORE RD, es, 89.7 n 3 av, 20.2x136.9 x25x123.7; Mary Reardon 2,400.00
SHORE RD, es, abt 83.6 s 97th, 86.11 x150x86x137.5; J P Miller 14,700.00
SHORE RD, sec 97th, abt 83.6x135.2x 100x104.6; J P Miller 17,200.00
3D AV, ws, 134.2 s 99th, 100x67.8x 105.7x102.8; Albt Jaret 4,625.00
3D AV, ws, 234.2 s 99th, 60x100; Jno Fugazi 3,150.00
3D AV, ws, 334.2 s 99th, 140x100; J F Frost 8,450.00
3D AV, swc 97th, 60x100x50.3x100.11; Jas T O'Neill 3,750.00
3D AV, ws, 60 s 97th, 40x80.5x42.11x 65.6; Edw Wilson 1,500.00
3D AV, ws, 89.6 n Marine av, runs ne 80xw65.6xsw65.6xs80xe34.7xse34.7 to beg; A Garet 4,000.00
3D AV, nwc Marine av, 89.6x34.7x34.7 xS9.6; A Garet 1,300.00
3D AV, ws, 20 s 96th, 80x100; Jas T O'Neill 4,300.00
3D AV, ws, 60 n 97th, 40x100; N Pic- inich 2,300.00
3D AV, ws, 20 n 97th, 40x100; W B Gaunt 2,400.00
3D AV, nwc 97th, 20x100; Jno Oberender 1,600.00

62D ST, 1852-4, ws, 220 n 19 av, 60x 100; Dr A A Crane..... 7,375.00
63D ST, 1848, ws, 272 n 19 av, 30x82.6; Mrs C M Komkle..... 2,975.00
63D ST, 1858, ws, 182 n 19 av, 30x82.6; Salvatore Domico 3,450.00
63D ST, 1862, ws, 152 n 19 av, 30x82.6; Robt Wiggler 3,450.00
63D ST, 1825, es, 188 s 18 av, 30x100; Dr A A Crane 3,500.00
63D ST, 1835, es, 278 s 18 av, 30x100; Dr A A Crane 3,500.00
63D ST, 1839, es, 308 s 18 av, 30x100; Fredk Himelstein 3,375.00
63D ST, 1843-7, es, 338 s 18 av, 60x100; Dr A A Crane 6,800.00
63D ST, 1851, es, 250 n 19 av, 30x100; Jennie B Reeb 3,400.00
63D ST, 1853-7, es, 190 n 19 av, 60x100; Dr A A Crane 7,000.00

WILLIAM H. SMITH.

DOUGLASS ST, es, 192.11 n Sutter av, 25x100; Harry Silverstone 6,250.00
GARNET ST (*), ns, 20 w Smith, 20x 67; Susette H Miller et al..... 1,500.00
JEFFERSON PL, lot 25, map of Evan Evans et al; also TROY AV, es, 180 s Av E, 60x125.2; Wm G Bushell..... 700.00
PULASKI ST, ss, 216.8 w Stuyvesant av, 16.8x100; Lina S Cole..... 1,700.00
REGENT PL, ns, 83.2 e E 21st, 20.9x 100.1; Amelia Von der Heide..... 5,650.00
TILLARY ST, ns, 124.9 w Hudson av, 20x93.7; Aaron Dangelo & Isaac Busch 3,750.00
WALTON ST, 7-11, ns, 200 w Marcy av, 80x62.2x85.2x81.7, 2-2 & 1-3-sty fr dwgs; Cbas A Wulff 3,725.00
WALTON ST, 15, ns, 150 w Marcy av, 25x87x—x93, 3-sty fr dwg; admtrx; Chas A Wulff 1,050.00
4TH PL,ss, 21 w Clinton, x`-3.5; Mary Blank 4,900.00
15TH ST, sws, 304 nw 10 av, 222.1x 85.3; Mabel Bull.....28,000.00
E 38TH ST (*), ws, 360 n Av L, 80x 100; Melvin Brown 1,750.00
E 42D ST (*), ws, 217.6 n Av J, 40x 100; Emma C Mayer 3,00.00
79TH ST (*), ns, 133.10 w 20 av, 84.2x 100; also 79TH ST, ns, 134.10 w 20 av, 134.8x100; also 78TH ST, ss, 377.4 w 20 av, 51.1x100; also 78TH ST, ss, 445.5 w 20 av, 34.7x100; Chas Frankland 62,990.00
BLAKE AV (*), ns, 20 w Milford, 80x 90, Albro J Newton..... 300.00
BROOKLYN AV (*), ws, 475's Av F, 45x100; Lillie E Knoke 935.00
OCEAN PKWAY (*), ws, 529.4 s Foster av, 20.3x150; Gustave Girard.... 7,300.00
ROGERS AV, es, 260.3 s Vernon av, 20x100.5x irreg; Jay Holding Co.... 1,000.00
5TH AV, 449-51 (*), es, 32.6 s 9th, runs s40xe100xn26xw20xn14xw80 to beg; Paul E Fitzpatrick 33,000.00
6TH AV (*), es, 32.8 n 54th, 45x100; Mechanics Bank, Brooklyn.....25,500.00

NATHANIEL SHUTER.

RICHMOND ST (*), ws, 398 s Brooklyn & Jamaica turnpike, 46x150; Maurice E Connolly et al, exrs 6,300.00
RODNEY ST (*), nws, 120 sw Marcy av, 20x100; Cath Leonard..... 6,750.00
HOWARD AV (*), swc Dean, 107.2x 90; Fundy Co. 20,000.00
DUMONT AV, nec Amboy, 25x100; S Goodman 6,500.00

CHAS. SHONGOOD.

72D ST, sws, 143.10 nw 6 av, 20x100; withdrawn ..... —
5TH AV, es, 68.7 n 73d, 24x115.9; withdrawn ..... —
5TH AV, es, 44.7 s 72d, 24x88.3; withdrawn ..... —
5TH AV, es, 68.7 s 72d, 20.7x93.5; withdrawn ..... —
5TH AV, es, 89.2 s 72d, 24x107.9; adj July 7. ..... —

WILLIAM P. RAE.

COOK ST (*), ns, 275 e Morrell, 25x 100; Susan A Nickerson 10,500.00
77TH ST (*), ss, 409.2 w 14 av, 30.10x 100; South Brooklyn Savgs Instn.... 2,500.00

JAMES L. BRUMLEY.

MARCY AV (*), ws, 125 s Macon, 45x 100; Dime Savgs Bank of Brooklyn..30,000.00

HERBERT A. SHERMAN.

HENRY ST, ws, 66.10 n W 9th, 26.4x 84; Celia Elkin 7,000.00

Total $493,525.00
Corresponding week 1913.....$134,320.00

VOLUNTARY AUCTION SALES.

Brooklyn.

JUNE 30.

WILLIAM H. SMITH.

BAY 20TH ST, 181, bet Bath & Cropsey avs, 20x 96.8, 2-sty bk dwg (vol).
16TH AV, 6909, 2-sty bk dwg, lot 20x100 (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms 14 and 16 Vesey Street, unless otherwise stated:

JUNE 27.
No Legal Sales advertised for this day.

JUNE 29.
70TH ST, 235 W; ns, 369.8 w Ams av, 10.5x 100.5, 3-sty & b bk dwg; Mabel G Maynard—Robt D Radcliffe et al; Eisman, Levy, Corn & Lewine (A), 135 Broadway; Emanuel Hertz (R); due, $1,970.52; T&c, $3,265.32; Jos P Day.

JUNE 30.
PITT ST, 25; ws, 100 n Broome, 25x100; 5-sty bk tnt & strs; Harriet B Morse et al—Anna I Koran et al; Martin, Fraser & Speir (A), 20 Exch pl; Warren Leslie (R); due, $23,796.68; T&c, $3,621.67; Jos P Day.
29TH ST, 236 E, ss, 120 w 2 av, 20x98.9, 5-sty bk tnt & strs; Myrtilla F Hendricks et al, exrs & trste—Santo Fiumefreddo et al; Saml Riker, Jr (A), 19 Cedar; Philip J McCook (R); due, $16,223.42; T&c, $372.08; mtg recorded Sept 27, 1907; Jos P Day.
79TH ST, 100 W, swc Col av (Nos 390-6), 18.6x 76.8, 5-sty stn tnt & strs & 1-sty bk str; Josiah H DeWitt, trste—Leon Levy et al; Kiddle & Margeson (A), 115 Bway; Jos Ullman (R); due, $39,300.56; T&c, $4,500; mtg recorded Oct27'08; Joseph P Day.
102D ST, 225 E, ns, 230 w 2 av, 25x100.11, 5-sty bk tnt & strs; Cbas A Robinson, trste—Benj Jacobs et al; Rollins & Rollins (A), 32 Nassau; Asa B Gardiner (R); due, $21,390.98; T&c, $752.96; Jos P Day.
146TH ST, 301 W; see 8 av, 2741.
COLUMBUS AV, 390-6; see 79th, 100 W.
8TH AV, 2741, nwc 146th (No 301), 25x100, 5-sty bk tnt & strs; Fredk Plump—Eliza T Wray et al; Elfers & Abberley (A), 277 Bway; Jno H Rogan (R); due, $9,738.90; T&c, $427.40; sub to prior mtg $27,000; Henry Brady.

JULY 1.
CHRISTIE ST, 213, ws, 86.10 n Stanton, runs w41.4xs3.2xw34.6xs1.1xw25.10 x n15.8xe100 x s 28.10 to beg, 5-sty bk tnt & strs; Louis Lowenstein et al trste—Schnell Realty Co et al; Hoadly, Lauterbach & Johnson (A), 22 William; Chas Putzel (R); due, $26,652.42; T&c, $600; M Morgenthau, Jr, Co.
HOUSTON ST, 497-501 E, ss, 80 e Goerck, 40x 75, 7-sty bk loft & str bldg; Henry Bruere, Chamberlain City N Y—Otto Lorence et al; Frank L Polk (A), Hall of Records; Geo J Gillespie (R); due, $24,687.79; T&c, $2,905; Bryan L Kennelly.

JULY 2.
No Legal Sales advertised for this day.

JULY 3.
158TH ST, 522-8 W, on map 522-6 W, ss, 350 w Ams av, 100x99.11, 2-6-sty bk tnts; Sheriff's sale of all right, title, &c, which Rose Simon had on Dec9'13 or since; Harry A Gordon (A), 320 Bway; Max S Griffenhagen (sheriff); Danl Greenwald.

JULY 6.
GREENWICH ST, 189, es, 48.5 n Dey, 26.10x 73.9x25.4x65.5, 5-sty bk tnt & strs; Saml Shopiro—Sally Cohn et al; Bernhard H Levy (A), 2 Rector; Maxwell Lustig (R); due, $11,454.48; T&c, $1,314; mtg recorded Oct 15'61; Saml Marx.
45TH ST, 141 E, ns, 240 w 3 av, 20x100.5, 3-sty & b stn dwg; Maze Realty Co of N Y—Nicholin Lindberg et al; Adolph & Henry Bloch (A), 99 Nassau; Fredk W Stelle (R); due, $5,184.85; T&c, $176; sub to a first mtg of $14,000; Daniel Greenwald.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

JUNE 27 & 29.
No Legal Sales advertised for these days.

JUNE 30.
ARTHUR AV, ws, 27.8 n 179th, runs n100.3xw 190 to Lafontaine av xs75.3xe95xs25xe95 to beg, vacant; Frank F Russell, aux admr—Louise Thomas et al; Bassett, Thompson & Gilpatric (A), 277 Bway; Lewis L Delafield, Jr (R); due, $25,011.75; T&c, $429.88; Joseph P Day.
LAFONTAINE AV, es, 27.8 n 179th; see Arthur av, ws, 27.8 n 179th.
WESTCHESTER AV, 690, ss, 190.2 w Wales av, runs s124.11xsw30.2xnw22.3xn131.11xe45 to beg, vacant; Frank F Russell, aux admr—

Inc—Ernst Keller Constn Co et al; Mortimer G Brown (A), 76 William; Wm H Steinkamp (R); due, $10,095.49; T&c, $2,214.72; sub to a prior mtg of $48,000; Chas A Berrian.

JULY 1.
No Legal Sales advertised for this day.

JULY 2.
PLIMPTON AV, 1329, ws, 75 s 170th, 22.7x100, 2-sty & b bk dwg; Jas S Alexander, gdn—Margt Kuntz et al; Paine & Harrison (A), 2 Rector; Chas C Marrin (R); due, $7,671.62; T&c, $397.20; Chas A Berrian.

JULY 3.
No Legal Sales advertised for this day.

JULY 6.
FOREST AV, 963-7; see 3 av, 2537.
3D AV, 2537, swc 138th (No 260), runs w57.2 xs36.4xe74xn43.11, 5-sty bk office & str bldg; also FOREST AV, 963-7, ws, aht 210 n 163d, —x—, 3-3-sty fr tnts & strs; Sheriff's sale of all right, title, &c, which Austin Carr had on Dec28'12, or since; Almon C Kellogg (A), 30 Broad; Jas F O'Brien, sheriff; Anthony V Caggiano.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

JUNE 27.
No Legal Sales advertised for this day.

JUNE 29.
COFFEY ST, nes, 40 nw Richard, 20x80; Minnie Anderson—Nellie Duncan et al; Emil Nothiger (A), 215 Montague; Louis J Moss (R); Nathaniel Shuter.
KENT ST, ns, 250 e Manhattan av, 25x100; Margt L Fleming—Wm Kelly et al; Wm F Clare (A), 135 Bway; Geo F Lewis (R); Wm H Smith.
PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.
WALDORF COURT, ns, 140 w E 17th, 40x112.6; Kings County Mtg Co—Rose V Hassen; Wm A Robinson (A), 44 Court; Wm Lieberman (R); Wm H Smith.
E 13TH ST, ws, 277 n Av X, 25x100; Chas S Voorhies—Silas J McGinnis et al; Thomas F Redmond (A), 175 Remsen; James M Kelly (R); Wm H Smith.
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Alht B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johneon Jr Co.

JUNE 30.
HANCOCK ST, ns, 30 w Lewis av, 18x100; Mary E Danvers—Frances M Stein et al; Ephraim Byk (A), 350 Fulton; Wm A Fischer (R); Nathaniel Shuter.
PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6x100; Wood Harmon Warranty Corpn—Monaton Realty Investing Corpn et al; Action 1; Isaac Roth (A), 261 Bway; Louis Karasik (R); Wm P Rae.
PACIFIC ST, ns, 227 w Hopkinson av, 25x100; same—same; Action 2; same (A); J V Carahba (R); Wm P Rae.
PACIFIC ST, ns, 252 w Hopkinson av, 25x100; same—same; Action 3; same (A); Paul Jones (R); Wm H Smith.
REEVE PL, nec Prospect av, 41.1x109.10; Fred H Pouch et al—Louis Ratner Co et al; Wm Langdon (A), 2 Rector, Manhattan; Leon R Jacobs (R); Wm P Rae.
E 9TH ST, es, 140.3 n Av T, 20x100; Ida E Davis—Henry E Moore et al; Henry J Davenport (A), 375 Pearl; Wm M Benedict (R); Wm H Smith.
E 9TH ST, es, 330 n Av Q, 30x100; Cath A Ketcham—Marie Waller et al; Arthur W Ladd (A), Lefferts & Atlantic avs, Richmond Hill; Jno E Ruston (R); Wm H Smith.
47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.
47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.
47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.
72D ST, sws, 240 se 8 av, 20x100; Adrian V Cortelyou et al—H-A Improvement Co et al; Chas H Edwards (A), 46 Cedar, Manhattan; Elmer C Spedick (R); Wm P Rae.
79TH ST, nes, intersec nws 11 av, 340x100; Haley Fiske—Paul B Pugh & Co et al; Woodford, Bovee & Butcher (A), 1 Madison av, Manhattan; Peter F Huberty (R); Wm H Smith.
E 96TH ST, ws, 123.11 n Av F, 30x130; Jno H Ireland et al—Benj Van Houten et al; Coombs & Wilson (A), 260 Bway; Henry D Strack (R); Jas L Brumley.
E NEW YORK AV, ss, 40 e New York av, 20x100; Mary Madden—Maria A D'Amato et al; Henry J Davenport (A), 375 Pearl; Wm A Bacher (R); Chas Shongood.
HAMILTON AV, nes, 43.7 nw Woodhull, 25x88.8x irreg; Herman M Roth—Alice M Kjekstad et al; Hirsh & Newman (A), 391 Fulton; Jas G Stevenson (R); Wm P Rae.
UTICA AV, ws, adj land Michl Boscow, 20x100 x40x100; also UTICA AV, ws, adj land of Ephraim Gressel, 20x100; Hamilton Investing Corpn—Philip Schmitt et al; Harrison C Glore (A), 391 Fulton; Julian V Carabba (R); Nathaniel Shuter.

JULY 1.
ELTON ST, es, 124.5 n Liberty av, 25x90; Kips Bay Brewing & Malting Co—Domenico Cassano et al; Thos F Keogh (A), 90 W Bway, Manhattan; Herbert B Brush (R); Wm H Smith.
6TH ST, nes, 251 se 8 av, 22x90; Franklin Trust Co—Gussie Kaiser et al; McKeen, Brewster & Morgan (A), 20 Exchange pl, Manhattan; David Hirshfield (R); Wm H Smith.
63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.
BLAKE AV, swc Crescent, 20x90; Fredk W Holmes—Emma C Guggolz et al; Robt Haskell (A), 44 Court; Albt Tameling (R); Wm H Smith.
NEW JERSEY AV, ws, 136.3 n Glenmore av, 43.9x100; Jamaica Paragon Plaster Co—Purdy Constn Co et al; Max Monfried (A), 299 Bway; Jas A Nolan, Jr (R); Nathaniel Shuter.
NEW JERSEY AV, ws, 112.6 n Glenmore av, 43.9x100; Margt M Cumming—Purdy Constn Co et al; Max Monfried (A), 299 Bway, Manhattan; Sigismund Trapani (R); Nathaniel Shuter.

JULY 2.
HIMROD ST, nws, 130 sw St Nicholas av, 25x100; Abr Klein—Isaac Klein et al; Benj Rich (A), 320 Bway; Marcus B Campbell (R); Wm P Rae.
WINTHROP ST, ss, 1,640.6 e Main Plank rd, 26x122.6; Alice Aston—Asbury Improvement Co; Jno MacCrate (A), 861 Manhattan av; Forest S Chilton (R); Wm P Rae.
72D ST, ss, 314.6 e 5 av, 20x100; Jere J Andreas—Bridget Rice et al; Jno H Mann (A), 68 Broad; Henry S Rasquin (R); Wm H Smith.
BLAKE AV, sec Stone av, 100x20; also MELROSE ST, ses, 250 ne Bway, 25x100; Saml Josephs—Abr Telsey et al; Sheriff's sale of all right, title, &c, which deft had on July 24'13, or since; Lewis M Swasey, sheriff; Wm P Rae.
NEW UTRECHT AV, nwc 58th, 68x116; M Edw Kelley—Adam C James et al; Isaac S Heller (A) 35 Nassau, Manhattan; Wm W Wingate (R); James L Brumley.

JULY 3.
HEWES ST, swc S 2d, 120x150; Gustave A Gardner et al—Isotta Realty Co et al; Leopold Levy (A), 816 Bway; Bertrand Ettinger (R); Nathaniel Shuter.
MARTENSE ST, swc Rogers av, 95.6x22.3; also CHURCH AV, ns, 100 w Rogers av, 22.1x122.1; also CHURCH AV, ns, 122.1 w Rogers as, 25x122.10; Link Realty Constn Co—Public Constn Co et al; Grover M Moscowitz (A), 189 Montague; Marcus B Campbell (R); Nathaniel Shuter.
GREENE AV, nwc Sumner av, 20x80; Jno Nolty—Jno F Graham et al; Henry A Ingraham (A), 189 Montague; Louis N Jaffe (R); Wm P Rae.
NEW JERSEY AV, ws, 156.3 n Glenmore av, 43.9x100; Jamaica Paragon Plaster Co—Purdy Constn Co et al; Max Monfried (A), 299 Bway, Manhattan; Jas A Nolan, Jr (R); Nathaniel Shuter.

JULY 6.
No Legal Sales advertised for this day.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 20.
PARK ROW, 3, 13-21; ANN ST, 13; two actions, People of the State of N Y—Park Row Realty Co et al; action to sell mtge; T Carmody (A).

JUNE 22.
MERCER ST, 235; N Y Savgs Bank—Clarence M Busch et al; Webber & Webber (A).
SUFFOLK ST, 24; Public Bank of N Y City—Chas Malawista et al; Stroock & Stroock (A).
96TH ST, 170 E; St Luke's Home for Aged Women—Fanuy Gruen et al; Nash & Jones (A).
99TH ST, ns, 150 w 3 av, 25x100.11; Citizens' Savgs Bank—Milton C Henley et al; Pirsson & Beall (A).
PRESCOTT AV, ec Bolton rd, 114.2x128.6xirreg; Trustees of the Dyckman Library—Geo B Hayes et al; B G Bain (A).
1ST AV, swc 96th, 25.8x80; Emile Lams—Dora Siminowitz et al; Mandelbaum Bros (A).
2D AV, 1911; Excelsior Savgs Bank of the City of N Y—Israel Jacobson et al; amended; J C Gulick (A).

JUNE 23.
CLINTON ST, 97; Philip Klein et al—Morris Meltzer et al; F E Klein (A).
46TH ST, 344-6 E; J Frederic Kernochan et al—Alex Herzog et al; H F Miller (A).
112TH ST, ss, 125 e Lexington av, 25x100.11; also 112TH ST, ss, 270 w 3 av, 25x100.11; two actions; German Savgs Bank in the City of N Y—Edw G Zoellner et al; M Auerbach (A).
5TH AV, nwc 113th, 100.11x120; Ella A McCarthy—Pierre G Carroll et al; Guggenheimer, Untermeyer & Marshall (A).

JUNE 24.
58TH ST, ss, 175 w 7 av, 25x100.5; Simson Wolf et al—Ninth Real Estate Co et al; S Kohn (A).
91ST ST, ss, 148 w 3 av, 27x100.8; Henry McC Bangs—Mary E McCormack et al; Cary & Carroll (A).
134TH ST, 19 E; Emma Davidson—Mary Diamond et al; H B Davis (A).
AMSTERDAM AV, sec 106th, 47.10x100; Postal Life Ins Co—W F Burns Realty Co et al; C C Lockwood (A).
MOUNTAIN RD, cl, 60 n 208th, runs w— to ws Mountain rd, x—485.4 to Hudson River, xn 203.2 to 209th, xe533xs—xs199.11 to beg, containing 2 acres and 310 one thousandths of an acre; LOTS 5, 6 & 7, parts of, map of property of Saml Thomson, 12th ward; Postal Life Ins Co—Ursula C Burns et al; C C Lockwood (A).

JUNE 25.
CLINTON ST, 97; Philip Klein et al—Rachel Melzer et al; amended; F E Klein (A).
JONES ST, 9; Jno L Tonnele—Ferdinand W. Fey et al; J N Tonnele (A).
21ST ST, 137 E; Union Trust Co of N Y—Annette Pascal et al; Miller, King, Lane & Trafford (A).
109TH ST, ns, 375 e 2 av, 25x100.11; Helen A Kudlich— Alfred Rose et al; H C Kudlich (A).

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Forcclosure Suits Manhattan, Continued.

1ST AV, swc 96th, 25.8x80; Emilie Lams—Dora Siminowitz et al; amended; Mandelbaum Bros (A).
3D AV, ws, 25 n 127th, 24.11x100; Jno D Hass—Adolf H Landeker et al; C A Flammer (A).
11TH AV, es, 98.9 s 29th, 98.9x100; Euphemia S Coffin—Henry Behr et al; E Coffin (A).

JUNE 26.
MONROE ST, 188-94; three actions; Alfred M Heinsheimer et al—Nathan Isenberg et al; Cary & Carroll (A).
SOUTH ST, 84-5; Edw de C Chicholm et al—Owners Bldg Co et al; Dutton & Kilsheimer (A).
28TH ST, 150-2 W; also 28TH ST, ss, 56.11 e 7 av, 93.5x78.2x irreg; two actions; Tillie Wacht—28th St & 7th Av Realty Co et al; Arnstein & Levy (A).
31ST ST, ss, 450 e 10 av, 23x82; Jno Burns—Jno H McGuckin et al; L S Goebel (A).
101ST ST, ns, 342.6 w 1 av, 28.6x100.11; Minnie Cohen—Wm Cuff et al; W A Ferguson (A).
102D ST, 211 E; Benj F Blair—Barney Meyers; Fletcher, McCutchen & Brown (A).
113TH ST, 76 E; Otto Timme—Paul Gross et al; L J Langbein (A).
134TH ST, 311 W; Jas Devlin—Simon Nachtigall et al; B Zwinge (A).
133D ST, 209 W; U S Trnst Co of N Y—Geo Doctor Co et al; W M Powell (A).
AMSTERDAM AV, 1487-9; two actions; City Real Estate Co—Hermann Realty Co et al; H Swain (A).
5TH AV, 396; also 57TH ST, 109 W; two actions; Ellen M McClellan—Fredk M Patten et al; G M Cumming (A).

Bronx.

JUNE 19.
HOME ST, 981-5; Margt Knox—First Preferred Realty Corpn et al; A Knox (A).
TAYLOR AV, es, 200 n Gleason av, 16.6x100; Annie F Smith—Mary Walpole et al; Hirleman & Vaughan (A).
LOT 130 A Map of bldg lots in the 24th ward, nr Williamsbridge sta of the N Y & Harlem River R R; Frank Gass (Inc)—Francesco Cebrone; A J Wolf (A).

JUNE 20.
HUGHES AV, ws, 41.9 n 179th st, 32.8x85.7; Chas P Buckley—Mary E John et al; W W Buckley (A).
LOT 315 A, Map of Unionport; David L Gluck—Ellen Corrigan et al; E A Karlesen (A).
LOT 73, Map of prop belonging to Wm Ogden Giles, Kingsbridge Heights, 24th ward; Railroad Co-Operative Bldg & Loan Assn—Ellsworth L Mills et al; E J Crandall (A).

JUNE 22.
CLINTON PL, 31; Albert Schaefer—Felix Krupp et al; A Jesephsson (A).
STEBBINS AV, es, 175.9 s Freeman, 53x110; Thos Hooker—Robert Garcewich et al; T Hooker (A).

JUNE 23.
141ST ST, ns, 757 e Willis av, 18.9x100; Fredk R Coudert—Jennie A Powis et al; Coudert Bros (A).
202D ST E, sec Grand Blvd & Concourse, 44.3x100; Emma M Libaire—Hugh Reilly; Karl & Stumpf (A).
HUGHES AV, es, 20 n 188th, 24.8x87.6; Geo F Martens—Pasquale D'Auria et al; T J Farrell (A).

JUNE 24.
JENNINGS ST, nwc Charlotte pl, 34.9x100.2; Israel Karp et al—Jos Krimsky et al; J L Bernstein (A).
BASSFORD AV, ws, 85.5 n 182d, 56.7x71.8; Harlem Savgs Bank—Corgil Realty Co, Inc; E S Clinch (A).
HUGHES AV, es, 49.10 n 183d st, 50x50.2; Grace C Marvin—Ann McGnire et al; Martin & Howe (A).
E S OF LANDS now or formerly belonging to Baxter Estate, 142 s of road from Westchester to Pelham, (2); EASTERN BLVD, nwc Arnow av, 3xirreg; Barbara Rosenberg—Saml Cohen et al; H Joseph (A).

JUNE 25.
JUNE 25.
137TH ST, ns, 620.10 e Willis av, 16.8x100; Eliz Stenard Burrill—Lydiard Horton et al; Worcester, Williams & Saxe (A).
BAILEY AV, 3422-4; Geo Singer—Sellitto Constn Co et al; A & H Bloch (A).
CRESTON AV, ws, 124.7 s 198th, 25x100.3; Hudson Trust Co—Paul J Exner Co et al; Holm, Whitlock & Scarff (A).
CRESTON AV, ws, 149.7 s 198th, 25x100.3; same—same; same (A).
CRESTON AV, ws, 99.7 s 198th, 25x100.3; same—same; same (A).
RAILROAD AV, es, 54.7 s 153d, 54.7x109.6; Maude E Cooke—Alfd C Michaud et al; Miller & Bretzfelder (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

June 18.
119TH ST, ss, 202 e 6 av, 17x100.11; Helena D K Hulst—Fannie Epstein et al; Leach & Williams (A); Gustave S Drachman (R); due.....12,633.33
122D ST, ns, 208 e Morningside av E, 16x100.11; Kath C Harper—Jno I Delany, adm, &c; Cary & Carroll (A); Augustine R McMahon (R); due.....10,697.83

JUNE 19.
16TH ST, ns, 575 w 5 av, 25x92; Maurice D Barry—Solomon L Pakas; Henry M Bellinger, Jr (A); Powell Crichton (R); due.....33,897.78
128TH ST, ss, 153 w 2 av, 26x99.11; Valentine E Macy et al—Morris Landsberg; Davison & Underhill (A); Emanuel Jacobus (R); due.....15,497.28

JUNE 20.
No Judgments in Foreclosure Suits filed this day.

JUNE 22.
46TH ST, ns, 500 w 9 av, 25x100.5; Bertha Wolf—Annie M Jones; Diamond & Abrahams (A); Chas L Cohn (R); due..... 2,210.98
95TH ST, ns, 110 w 1 av, 100.8x—; Harriet B Morse et al—Robt Smolka et al; Martin, Fraser & Spier (A); Chas E Heydt (R); due.....21,125.00

JUNE 23.
56TH ST, 244 W; Annie E Copeland—Rudolph A Rodel et al; Lewkowitz & Schapp (A); Leo L Leventritt (R); due..... 6,805.00

JUNE 24.
OLD BROADWAY, es, 45 s 130th, 40x100.1; also OLD BROADWAY, sec 130th, 45x100.1; Helen O Zurich—Fleischmann Realty Co; Eisman, Levy, Corn & Lewine (A); Wm H Wood (R); due.....18,966.13
119TH ST, ss, 300 w 1 av, 18.9x100.10; Elias J Marsh et al—Josephine Norcum; Cary & Carroll (A); Tim A Leavy (R); due..... 6,883.32
121ST ST, 157 W; Helen B Rennell—Rosa Haft; Dutton & Kilsheimer (A); Morris Cooper (R); due.....15,454.16

Bronx.

June 18.
No Judgments in Foreclosure Suits filed this day.

JUNE 19.
141ST ST,** ss, 821.6 e Willis av, 37.6x100; Elza Dunham—Lena Joseph; W B & G F Chamberlin (A); Warren Leslie (R); due.....29,559.42

JUNE 20, 22, 23 & 24.
No Judgments in Foreclosure Suits filed these days.
**Recorded in N. Y. County.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 20.
131ST ST, ss, 190 e 8 av, 15x99.11; Iphigenia Z Place—Jas J Ryan et al; Wells & Snedeker (A).
163D ST, 442 W; Emigrant Industrial Savgs Bank—Johanna Strack et al; R & E J O'Gorman (A).
3D AV, 957; Saml L Wolff—Stevenson Towle et al; Seligsberg & Lewis (A).

JUNE 22.
57TH ST, 218-249 E; Lillian E Bates—Caroline S Stetler et al; action to cancel two deeds; A M Montegriffo (A).

JUNE 23.
No Lis Pendens filed this day.

JUNE 24.
FULTON ST, 216, and other property in Ulster & Kings counties; in the matter of Saml B Corning, an alleged incompetent; action to appoint commission, &c; G R Hawes (A).
SPRING ST, swc Sullivan, 25x75; M Groh's sons—Gerardo Santarsieri et al; action to restrain transfer of lease, &c; T F Keogh (A).
ST NICHOLAS AV, 454; Rachel Silverman—Fredk Frenz et al; specific performance; D J Gladstone (A).

JUNE 25.
JANE ST, 28; Kasimir J Rybicki—Fredk D Backns et al; action to foreclose mechanic's lien; E Rosenthal (A).
2D AV, 655; Isaac Gevertz—Alexander Beitelman et al; partition; J A Seidman (A).
6TH AV, 92; J Harsen Purdy—Chas C Tilghman et al; Bowers & Sands (A).

JUNE 26.
ST MARKS PL, ss, 100 e 3 av, 26x120; Jacob Shapiro—David Wasser et al; specific performance; H J Rubenstein (A).
PARK ROW, 3 & 13-21; also ANN ST, 13; People of the State of N Y—Park Row Realty Co et al; two actions to sell mtg; T Carmody (A).

Bronx.

JUNE 19.
LOT 3, Plot 417, Map of Unionport; Danl J White—Anna B Buckley et al; action to foreclose tax lien; W C Daly (A).

JUNE 20.
BOSTON RD, 1061; Max Oppenheimer—Saml E Jacobs; action to declare a deed null and void; H Silverman (A).
LOT 11, on Bullard Map, in 24th ward; Helen Seinfel—Chas G Hodge et al; action to foreclose tax lien; T I Schwartzmann (A).

JUNE 22.
LOT 71, Map of prop belonging to J J Gleason, Westchester; (2) WASHINGTON AV, ss, 25.3 w Butler pl, 25x109.7; (3) LOT 57, Map of Cebrie Park, 24th ward; Anna McGivney—Anna McGivney et al; partition suit; J L Lyttle (A).

JUNE 23.
No Lis Pendens filed this day.

JUNE 24.
No Lis Pendens filed this day.

JUNE 25.
POTTER PL, ns, 75.2 e Villar av, 26x98.7; Antonia Natole—Angelo Fnningello; action to set aside deed; N Vidaver (A).
CONCORD AV, es, 51.3 n 151st, 50x94; Anna Sasma—Antonio Behaty et al; action to declare conveyance void; Hymes, Woytisek & Schaap (A).

Brooklyn.

June 18.
BERRIMAN ST, es, 190 n Pitkin av, 100x110; Edw Taunay—Berrilen Realty Co & ano; A Feinstein (A).
JEWEL ST, ws, 100 a Meserole av, 25x100; Green Point Savgs Bank—Emily J Bryant et al; C & T Perry (A).
JEWEL ST, ws, 150 s Meserole av, 25x100; same—same; same (A).
JEWEL ST, ws, 125 s Meserole av, 25x100; same—same; same (A).
JEWEL ST, ws, 175 s Meserole av, 25x100; same—same; same (A).
McDONOUGH ST, nwc Throop av, 49.6x100; Jno Mettler—Chauncey G Cozine et al; R L Haskell (A).
STERLING ST, ss, 180 e Rogers av, 20x100; Oneida Savgs Bank—Kath B Florance et al; T F Redmond (A).
WITHERS ST, ns, 22 w Union av, 22x100; Jno F Clark—Gaetano Calandriello et al; H F Cochrane (A).
E 2D ST, ws, 380 s Av J, 20x125; Title G. & T Co—Jacob Eisenberg et al. T F Redmond (A).
N 8TH ST, nes, 125 se Berry, 25x100; Gussie Lekowitz—Andrew Lukats et al; M A Rabinovitch (A).
E 15TH ST, ws, 134.4 n Church av, 60x100; Mrs Frank Leslie—Grace L Brown et al; H J Davenport (A).
50TH ST, sws, 150 se 6 av, 25x200.4; Ray Gilbert—Thos E Oates et al; G W Pearsall (A).
71ST ST, ss, 229.1 w 14 av, 18.1x100; Methodist Book Concern—Agnes H M Post et al; T F Redmond (A).
ATLANTIC AV, ss, 300 w Underhill av, 20x100; Robertson Marshall—Walter C Jones et al; H L Thompson (A).
CLASSON AV, es, 97.10 s Pacific, 24.4x88; Jno H Seed—Christina Palliser et al; to create a title; J O'Neill (A).
FT HAMILTON PKWAY, nws, 161.10 ne 60th, 20x70; Harriet A Brainerd—Israel J Rosenstein et al; J O Ball (A).
KNICKERBOCKER AV, nes, 21.6 se Jefferson av, 19.9x95; Geo D Rainsford—Mnocenza Livoti et al; A P Bachman (A).
LAWRENCE AV, ns, 107.10 e Bergen la, 36x100; Title G & T Co—Chas F Mathewa et al; T F Redmond (A).
MARCY AV, 434; Jos Saladino—Henriette Jacoby; specific performance; J Ricca, Jr (A).
PITKIN AV, ns, 160 e Chester, 20x64.5; Michl J McQuade—Saml Palley et al; T F Redmond (A).
SUTTER AV, nwc Barrett, 49.11x100; Title Guar & Trust Co—Max A Finkelstein et al; T F Redmond (A).
18TH AV, ws, 642 n Bath av, 58x96.8; Chas H Stuhbe—Emma Ball et al; B B Christ, Jr (A).
PLOT begins 30.4 s Av L & 137.9 w E 17th, runs s26.7xsw2.8xne27.6 to beg; L I Ice Co—Delia A Manley; specific performance; F E Johnson, Jr (A).
PLOT begins 470 n Pitkin av & 80 e Hopkinson av, runs e20xn119.6xsw21.1xs112.8 to beg; Oswego City Savgs Bank—Rosie Fishman et al; T F Redmond (A).

JUNE 19.
BRISTOL ST, ws, 292.11 a Pitkin av, 25x100; Title G & T Co—Formans Bottling Co et al; T F Redmond (A).
HART ST, nec Marcy av, 28x100; Paul Finkelstein—Louis Slutsky et al; I F Greene (A).
KENT ST, ss, 132.11 e Franklin, 22.1x95; Thos F Magner—Jno Gillies Co et al; A Firman (A).
WATKINS ST, ws, 80 s Blake av, 20x75; Title G & T Co—Frank Lippman et al; T F Redmond (A).
WATKINS ST, es, 150 s Dumont av, 25x100; Title G & T Co—Robt Rivkin et al; T F Redmond (A).
50TH ST, sws, 100 se 3 av, 100x100.2; Bowery Savgs Bank—Jno Dobbin et al; T F Redmond (A).
66TH ST, ns, 400 e 14 av; 43x100; Hugo J Panzer—Frank U Musacchio et al; A Madeo (A).
73D ST, ss, 256.3 w 11 av, 31.3x100; Patk Cherry—Lillian B Koepke et al; Cary & Carroll (A).
AV K, 2303; Julia A Watson—Cath V Dickinson et al; W J Lamey (A).
BEDFORD AV, ws, 161.10 s Myrtle av, 50x100; also BEDFORD AV, ws, 211.10 s Myrtle av, 25x100; People's Trust Co—Fannie Dreyfuss et al; Wingate & Cullen (A).
DUMONT AV, ss, 39.10 e Chester, 20x50; Home Life Ins Co—Baruch Silberzweig et al; T F Redmond (R).
HOPKINSON AV, ws, 221.4 s Hegeman av, 20.2x100; Gertrude Marmur—Sadie Danzig & ano; Buchler & Levy (A).
PARK AV, ss, 360 w Tompkins av, 20x100; Christina Yung—Jas Moffett et al; F E Yung (A).
ROCKAWAY AV, ws, 690.6 s Pitkin av, 20x100; Geo A Chapman—Abr H Rudolph et al; T F Redmond (A).
STONE AV, ws, 125 s Dumont av, 25x100; Sophie V Minasian—Saml Klein et al; G A Minasian (A).
WESTMINSTER RD, ws, 160 n Av P, 40x100; Title G & T Co—Ida N Fentrick et al; T F Redmond (A).
WILLIAMS AV, ws, 170 n Hegeman av, 60x100; Bessie Wisch—Square Bldg Co et al; S L Orlinger (A).
1ST AV, nwc 68th, runs ne146.10xnw134.5xsw146.6xse146.11 to beg; also NARROWS AV, es, 60 n 75th, 40x100; American Scandinavian Foundation—Irwin J Kidney et al; H E Almberg (A).
1ST AV, nwc Bay Ridge av, 202x291.1x226.7x290; also 1ST AV, nec Bay Ridge av, runs ae8.4xne—xnw33xs— to beg; also 1ST AV, nwc 68th, runs ne146.10xnw134.5xsw146.6xse146.11 to beg; also 68TH ST, nes, 146.11 nw 1 av, 50x146.6x50x146.4; also NARROWS AV, es, 160 n 75th 40x100; same—same; same (A).
4TH AV, sec Wyckoff, 20x82.2; Wm F Brown—Brown Realty Co et al; C A Clayton (A).
15TH AV, 5504; Paul Hirsch—Ethel M Kalil; specific performance; Abramson & Rose (A).

JUNE 20.
ELDERT ST, ses, 125 sw Hamburg av, 25x100; Henrietta B Lighte—Chas Tagg et al; F P Trautmann (A).
VARET ST, ss, 245 e Bushwick av, 25x100; Saml Rosenblum—Kath Sterdinger et al; Levy, Gutman & G (A).

E 22D ST, ws, 204.11 n Foster av, runs w100xn 26.9xn33.10xe70.2xs40 to beg; also FLATBUSH AV, es, 83.6 s Farragut rd, 30x90; Bank of Flatbush—Oscar Fribourg et al; J H Lack (A).
FLUSHING AV, ns, 25.4 w Morrell, 30x101x 30.5x98; Rosario Pantina—Luciano Sauza & ano; partition; J S Giambalvo (A).

JUNE 22.

ADAMS ST, es, 101.9 s Myrtle av, 26.9x97.9; Germania Savgs Bank—Mary F Jeffarde et al; Wingate & Cullen (A).
BUTLER ST, swc Bond, 25x100; also BUTLER ST, nec Bond, 30x50; Max Goebel—Carrie L Ronk et al; O Hammann (A).
SACKMAN ST, es, 275 s Sutter av, 25x100; Wm Slottman—Lena Greenbaum et al; M S Feiler (A).
VAN BUREN ST, 506; Saml Gordon—Mortimer L Hinchman et al; N D Shapiro (A).
E 4TH ST, swc Av J, runs w120xs138.5xne173.5 xn13.2 to beg; also AV J, ss, 120 w E 4th, runs s138.5xsw4.4xn141.7xe3 to beg; Grace Williams —Jane E Ranck et al; H J Davenport (A).
DIVISION AV, sws, 64.8 nw Bway, 43.1x76.2x 42x86.1; also THROOP AV, es, 83 n Gerry, 20.9x119; also THROOP AV, es, 62.3 n Gerry, 20.9x119; also PROP, begins 50.3 ne Throop av & 103.9 nw Gerry, runs ne68.9xnw1.3xs— to beg; also THROOP AV, es, 103.9 n Gerry, runs e50.3xn—xe76.2 x n21.7 x w190.7 x s22.3 to beg; also THROOP AV, ws, 25 s Wallabout 25x100; also MYRTLE AV, ss, 50 w Tompkins av, 50x100; also PARK AV, nwc Sumner av, runs n25xw75xn25xw25xs50xe100 to beg; Fanny Storch—Jos Storch; to set aside dower; H S & C C Bachrach (A).
DUMONT AV, ss, 60 e Bristol, 20x75; Henry L Armstrong—Abrum Krauss et al; T F Redmond (A).
DUMONT AV, swc Chester, 20x75; Title G & T Co—Dora Lutwinsky et al; T F Redmond (A).
RIVERDALE AV, ns, 40 e Bristol, 20x75.3; U S Life Ins Co—Sam Green et al; T F Redmond (A).

JUNE 23.

BROWN ST, es, at int land of Kath W Fisher, 160x500x160x—; Edmund W Voorhies—Jos F Dennis & ano; M B Campbell (A).
LOUIS PL, ws, 128.8 s Herkimer, 15.4x97.6; Lucy O Embury—Barbara Widmann et al; Wherry & Nygatt (A).
McDONOUGH ST, ns, 195 e Sumner av, 20x 100; Jas D McGann—Mabel B Kirby; W C McGann (A).
SULLIVAN ST, swc Van Brunt, 25x90; Henrietta Bertsch—Katie Nane et al; H M Bellinger, Jr (A).
E 10TH ST, ws, 100 n Av N, 80x100; also AV N, ss, 80 e E 8th, 40x100; also E 9TH ST, ws, 100 s Av N, 40x100; also E 9TH ST, es, 140 s Av N, 40x100; also AV N, ss, 40 w E 10th, 40x100; also AV N, sec E 10th, 60x100; Herman Klencke—Emma Klencke; to create a title; H A Sperry (A).
E 12TH ST, es, 301.8 n Westminster rd, 40x 100; Emma F Huhn—Gertrude Gibson & ano; H L Thompson (A).
52D ST, ss, 160 w G av, 20x100.2; Leila P Cowhill—Bertram J Cooper et al; C F Corner (A).
58TH ST, ns, 153.4 w 4 av, 26.8x100.2; Chas Meinken—Jno E Sullivan Co et al; Manning & Buechner (A).
74TH ST, sec New Utrecht av, runs s111.4xse 70.4xne100xnw119.4 to beg, excepting certain portions thereof; Peoples Trust Co—Builders & Traders Realty Co et al; Wingate & Cullen (A).
AV N, nec E 18th, 50x100; also OCEAN AV, ws, 60 n Av N, 140x125.9; also AV N, ss, 50 e E 18th, 50x120; also AV N, swc E 19th, 50x120; also E 19TH ST, sec Av N, 100x 125.9; M E Hospital—Manor Realty Co & ano; H L Thompson (A).
BEDFORD AV, es, 35 s Winthrop, 25x100; Chas Seibel—Wm A A Brown et al; M Hertz (A).
BLAKE AV, ss, 100 e Bristol, runs s—xse—xn203xw10 to beg; Emma Rockmore—Chas Purden; partition; A Rockmore (A).
GREENWOOD AV, ns, 120.4 e E 4th, 16x90; Chas B Walsh—Rose A L Caton et al; C S Skinner (A).
LIBERTY AV, ss, 52.6 e Ashford, 25x100; Pauline Frost—Fannie L Sihrs et al; T Burgmyer (A.
VERNON AV, ss, 210 e Marcy av, 20x100; Max Moscovitz—Benj Robinson et al; J S Gross (A).
2D AV, 3903; Jno J Carlin—Joanna F Carlin et al; M F McGoldrick (A).
15TH AV, ws, 40 n 74th, 40x90; Aug J Chabot —Richd Melville et al; H J Davenport (A).

JUNE 24.

BAINBRIDGE ST, ss, 250 w Lewis av, 20x100; Danl W Rantine—Kingshire Realty Co et al; Foley & Martin (A).
CHAUNCEY ST, ns, 250 w Lewis av, 20x100; Danl W Rantine—Kingshire Realty Co et al; Foley & Martin (A).
CRESCENT ST, sec New Lots rd, runs s18xe60 xn20.1xw51.6xw8.9 to beg; Julia L Condax—Jno Fitzgerald et al; S Green (A).
KEAP ST, es, 75 s Ainslie; 25x75; J Roberts Brundage—Edw S McVey et al; J F Dempsey (A).
LOGAN ST, es, 575 n Liberty av, 25x100; Susan A Hults—Josephine Elliott et al; Kiendl, Smyth & G (A).
MACON ST, 300; in the matter of Saml B Corning, an alleged incompetent person; G R Hawes (A).
E 2D ST, ws, 222.2 n Av J, 24.5x125; Helen T Smith—Robinson & Smith Constn Co et al; A A Spear (A).
E 2D ST, ws, 197.9 n Av J, 24.5x125; Susan M W Holmes—same; same (A).
E 2D ST, ws, 420 n Av C, 30x125; N Y Yearly Meeting of Religious Society of Friends—Emma Hoffman et al; H L Thompson (A).
49TH ST, sws, 360 nw 15 av, 40x100.2; Clard de Hirsch Home for Working Girls—Jos Levin et al; H L Thompson (A).
52D ST, ss, 320 e 3 av, 20x100.2; Wm W Spence—Clementine Carle et al; H L Thompson (A).
73D ST, ns, 140 w 3 av, 40x100; Victoria C Beck—Harry Cohn et al; A A Spear (A).
BAY RIDGE AV, nwc Bay; runs ne290xnw—x n206.2xnw—xs—xe— to beg; Dime Savgs Bank—Jeremiah E Tracy et al; Dykman, Oeland & K (A).
8TH AV, ses, 33.4 ne 7th, 16.8x97.10; J Hull Browning—Cath H McCormack et al; M F Johnson (A).
PLOT begins 591.6 s Av Z & 58.3 w W 11th, runs se76.1xse—xsw551.8xsw81.6xnw—xne181.3 xne417.1xn118.4 to beg; Frank Bailey—Laura E Fitzgerald & ano; partition; E M Perry (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 20.

BROOME ST, 316; Natl Sash & Door Co (Inc)—Friedland & Levine Bros; N Zwerling (62) 35.00
35TH ST, 27 W; Jos Stern—Jno T Willets; B Rosenberg; Goldman Co.. 93.00
45TH ST, 121 W; Simon B Eisendrath et al—Jas Hebron; Frank N Riley (61) 1,200.00
MORNINGSIDE AV, 171; Chas Bjorkegren—Jennie Lederer (60) 527.50
MORNINGSIDE AV, 56; Celia Cohen—Estate Fredk Beck; Goldman & Rosenberg (63) 6.90

JUNE 22.

140TH ST, 151-159 W; Louis Napolean —Moore-Simon Realty Holding Corpn; Philip Simon (64) 175.00

JUNE 23.

HOUSTON ST, 158 E; Morris Specter—Danl Spitzer, Isaac Stang, Baratz & Hechter, Inc & Roumania Cafe & Restaurant (66) 76.00
HOUSTON ST, 160 E; same—Aaron A Mendel, Baratz & Hechter, Inc & Roumania Cafe & Restaurant (67).. 117.00
185TH ST, 507 W; Caldi & Colombi—Nellie Duggan (65) 140.45
MORNINGSIDE AV, 56; Frank C DeGraw—Est of Fredk Beck & Rosenberg-Goldman Co (68) 97.80

JUNE 24.

45TH ST, 7-11 W; Empire City Iron Works—45th St Realty Co; Fleischmann Bros Co (70) 1,240.90
137TH ST, 259 W; Louis L Goldbaum—Laura Opper (75) 49.50
201ST ST, ss, 300 e Academy, 200x550; Eugene J McVey—United Electric Light & Power Co; A Schwoerer & Sons, Inc (72) 1,674.83
BWAY, sec 81st, —x—; Pietrowski & Konop Co—Wm I Walter, Rosie Bernheimer & Lehman Bernheimer, trste, &c; Fulton Bldg Co; Fleischman Bros Co (73) 5,358.20
SAME PROP; Gaites, Pease & Co— same (74) 1,000.00
BWAY, 2248-58, and 21ST ST, 210-220 W; Hoffman & Elias—Wm I Walter, Rosie Bernheimer & Lehman Bernheimer, trsts, &c; Fulton Bldg Co, Inc; Fleischmann Bros Co (71) 4,567.83
BWAY, sec 81st, 102.1x220.4; N Reisler Iron Works, Inc—Estate of Adolph Bernheimer; Fulton Bldg Co, Inc; Fleischman Bros Co (69) 6,363.00

JUNE 25.

ORCHARD ST, 81-83; Jos Tine & Co—Manhattan Holding Co; Fleischmann Bros Co (87) 61.68
16TH ST, 43-47 W; Leo F Walter—Wilfred Callahan Co, Inc; Louise C O'Reilly (76) 89.55
50TH ST, 224-226-230 & 232 W; Milton L Cornell—Delphos Realty Co, Inc (83) 105.50
50TH ST, 224-228 W; Adolph E Weidhaas—Delphos Realty Co; E C Hartshorn (79) 4.80
95TH ST, 53-61 W; Richd E Thibaut, Inc—Gahren Realty Co (84) 65.17
201ST ST, Harlem River & Academy st, —x—; Fuller Bros & Co—United Electric Light & Power Co; A Schwoerer & Sons, Inc (78) 2,756.14
BWAY, sec 81st, 102.2x220.8; Northern Waterproofing Co—Wm T Walker, Rosie Bernheimer, Lehman Bernheimer, trsts, &c; Fulton Bldg Co, Inc; Fleischmann Bros Co (85) 171.00
SAME PROP; Jos Tine & Co—same (86) 313.59
BWAY, sec 81st, 102.2x220.8; Sargent & Co—Estate of Adolph Bernheimer; Fulton Bldg Co, Inc; Fleischmann Bros Co, Inc (80) 1,147.54
BWAY, 3147; Jos Ermaora—C B Redfern; Cement Flooring Co (81) 36.00
BWAY, swc 81st, 102.2x220.5; Sykes Co —Estate of Adolph Bernheimer; Fleischmann Bros Co; Fulton Bldg Co, Inc (82) 207.00
MORNINGSIDE AV, 171; Herman Kues et al—Jennie Lederer; C F Petersen & Chas B Jorkegren (77) 143.85

JUNE 26.

CHARLES ST, 28-32; Superior Iron Wks—Margt M Fritz; Dazie Constn Co (94) 200.00
SAME PROP; David C Ludins—same (95) 200.00
11TH ST, 549-551 E; Adolph Shapiro—Abraham Smith; Hyman Shapiro (98) 347.70
14TH ST, ss, 205.6 e 3 av, 24x—; Eisner Bros—Herman Sirotta & Lorenze Bldg Constn Co (91) 436.00
22D ST, 405 E; Hull, Grippen & Co—Josephine & Fredericke Schneider & C H Graff (88) 37.98
45TH ST, 7-11 W; United Metal Covered Door & Sash Co—Jas Keene & Rosenberg-Goldman Co (89) 60.00
56TH ST, 10 E; United Metal Covered Door & Sash Co—Haas Bros & Rosenberg & Goldman Co (90) 89.00
56TH ST, 10 E; Silverman Bros—Wm H Wickham; Haas Bros, Jessees; Rosenberg & Goldman Co (97) 76.06
AV B, 246; Jacob Seidman—Ignatz Block; I Block (92) 85.00
BWAY, 2248-2258; Julius Rosenstein—Fulton Bldg Co, Inc; Tolkow & Co (93) 65.00
5TH AV, nwc 38th, 148.1x260xirreg to 39th; Harry E Campbell Co—Frank V & J Howard Burton; Lord & Taylor; E Brooks & Co (96) 13,268.90

Bronx.

JUNE 19.

HOME ST, 936; Mulgers Iron Works—Keilbert Constn Co (15) 508.80
KELLY ST, ws, 100.4 s 165th; 25x100; Mulgers Iron Works—Keilbert Constn Co (16) 324.00

JUNE 20.

No Mechanics' Liens filed this day.

JUNE 22.

CROTONA PKWAY, nec Elsmere pl, 110x100; Louis Greeuberg—Defender Constn Co (18) 2,736.83
ELSMERE PL, ns, 100 ft e Crotona pkway; same—same (19) 2,243.58
3D AV, es, 52.8 s 153d (known as lot No 50, Block 2362, Section 9); Apex Damp Resisting Paint Co (Inc)—Jas O'Toole Co (17) 10.00

JUNE 23.

SUMMIT AV, 914; Salvatore Casolare —Alema Realty Exchange Co & M Frade (20) 30.00
VILLA AV, ws, 188.3 s Van Courtlandt av, 100x100; Isidore Schwartz—Aleha Realty Co, Albt E Hartcorn, Aleha Realty Co, Albt E Hartcorn & Saml Alkoff (21) 492.33

JUNE 24.

3D AV, 2062-64; U S Vault Light Co—Harry Weaver; Simpson, O'Toole Co (22) 150.00
PROSPECT AV, 1919-25; Henry G Volkmar—Anna Barthold (24) 85.60
ROMBOLTS AV, nwc Conner av, 303.8 x89.10; Domenico De Filippo—Truro Constn Co, Inc; Vincenzo Serritella (23) 836.00

JUNE 25.

174TH ST, 517; Marks Bros—Jno Doe & Golden & Goldsmith (25) 98.62

Brooklyn.

June 18.

CARROLL ST, ss, 20 e Albany av, 140x 100; Kings Co Plumbing Co—Heights Bldg Co & Wm H Fleming 75.00
LINCOLN PL, ss, 187.6 w Franklin av, 60x192; R L Williams—Pkway Bldg Co 50.00
KENILWORTH PL, 142; H Marcovitz—Rose A Frazer 55.00
E 13TH ST, ws, 520 s Av N, 20x100; R L Williams—J Levy 25.00
74TH ST, ns, 143.8 w 7 av, 140x100; R L Williams—Mafin Constn Co 45.00
MYRTLE AV, 474; J W Niven—Angelina Guerra & Gilbert Johnson 182.50
14TH AV, 7705-19; M A Markheim—Allborough Realty Co & Blatt Decorating Co 452.70

JUNE 19.

POWELL ST, nwc Dumont av, 100x100; Morris Rathstein—Stratmore Co & Jacob Slater 165.50
UNION ST, swc Troy av, 95x100; Salvatore Bonagura—C & W Bldg Co... 1,100.00
PITKIN AV, nwc Powell, 50x100; Square Lumber Co—Brien Amusement Co & Brien Plumbing Co & Chas Brien... 108.52

JUNE 20.

BERRIMAN ST, es, 100 n Pitkin av, 200x100; Steinfeld Cut Stone Co—Berrilen Realty Co & Harry Lenowitz 280.00

JUNE 22.

WEST ST, es, 300 s Church av, 100x 100; G Schipoini—Bristol Bldg Co.. 90.00
20TH ST, ss, 300 w 3 av, 25x100; Maurice Samuels—Jno F McCann & Chas C Jacobs 76.00
41ST ST, 1279; L Rubin—Harry Pomerantz & Lezler Gittelman 265.00
HOWARD AV, sec Putnam av, —x—; M Schaefer—Golleik & Smith & Bushwick Hospital 399.00
14TH AV, es, from 77th to 78th, 48x 200; J McCloskey—Allborough Realty Co 300.00

JUNE 23.

PARK PL, ss, 300 e Howard av, 50x 127.9; Cohn Cut Stone Co—The Parkling, Inc. 421.00
STERLING PL, sec Rochester av, 120x 100; Bushwick House Wrecking Co—J V Cunningham, Inc 25.00
GREENE AV, ss, 158 e Patchen av, 16x 100; H Freundel—Carrie Schich & Julius Held 70.00
WILLOUGHBY AV, 249-51; Robt J Forman—Mrs Annie Stevens & J Ponemone 53.20
14TH AV, es, bet 77th & 78th, 100x200; L Marx—Allborough Realty Co..... 900.00

JUNE 24.

JUNIUS ST, nwc Belmont av, 100x100; Jno Rossa—Israel Koeppel, Cement Walk & Floor Co & Ralph Riccardo.. 92.20
SAME PROP; Andrew Van Sise—same. 159.00
BAY RIDGE PL, ws, 120 s Bay Ridge av, 120x80; Farber & Markowitz—Montrose Bldg Co & Thos Brown.... 52.00
MYRTLE AV, ns, 60 w Linden, 48x105; Peter Guthy—Theresa Bigali..... 2,961.21

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JUNE 20.

SOUTH ST, 178 & 179; Henry Hollerith Constn Co—Fannie E D Story et al; Aug16'13..... 5,500.00

164TH ST, nwc St Nicholas av; Acme Sanitary Safe Co—Albion Constn Co et al; Nov13'13..... 37.50

SAME PROP; Vincent Valentine Constn Co—Same; Sept23'13..... 2,310.00

SAME PROP; Webster Iron Works (Inc)—same; Sept23'13..... 5,350.00

SAME PROP; Geo Roberts Co—same; Sept23'13..... 11,220.00

SAME PROP; David Kraus—same; Oct 20'13..... 2,400.00

GREENWICH AV, 21; Eichenbaum Bros—Maud L Marshall et al; Apr 27'14..... 74.32

LEXINGTON AV, 567-69 & 51ST ST, 150-66 E; E & J Marrin Co—Oscar Hammerstein et al; Jan17'14..... 2,026.21

17TH AV, nwc 121st; Larkin Lumber Co—New York Real Estate Security Co et al; Dec4'13..... 13.34

[1]SAME PROP; S Desowitz (Inc)—same; Dec4'13..... 276.50

SAME PROP; Cassel Franklin et al—same; Dec12'13..... 29.30

7TH AV, 2026; S Desowitz (Inc)—same; Dec4'13..... 60.00

JUNE 22.

126TH ST, 240-258 W; 125TH ST, 245-259 W; Andrew Newell, Jr—Chas J Stumpf et al; Jan15'14..... 22.63

ST NICHOLAS AV, nwc 164th; Otis Elevator Co—Albion Constn Co; Sept 26'13..... 678.75

SAME PROP; A C Horn Co—Same; Sept23'13..... 450.00

JUNE 23.

50TH ST, 114 W; Leslie Bros Engineering Co—T J Oakley Rhinelander et al; Jan23'14..... 415.00

JUNE 24.

BOWERY, 292; Bklyn Vault Light Co—Meyer Senft et al; Feb4'14..... 135.50

35TH AV, 425-434; Crooke Heating & Ventilating Co, Inc—Frank V Burton et al; Feb26'14..... 6,364.23

[2]SAME PROP; Elevator Supply & Repair Co—same; Feb28'14..... 15,337.00

JUNE 25.

MERCER ST, 113-115; Annie Brill—Brown-Weiss Realties, Inc, et al; Dec 18'13..... 328.00

356TH ST, 118-120 W; Byron W Green, Jr, Co—Jno S Coleman et al; May 12'13..... 299.90

65TH ST, 306 E; Max Newman—Anna M McIntyre et al; June1'14..... 98.50

108TH ST, 416 E; Senft Contracting Co—Jas Rudden et al; Dec10'13..... 364.55

JUNE 26.

5TH AV, 424-434; Martin Trucking & Rigging Co—F V & J H Burton et al; Apr14'14..... 280.45

42D ST, ns, Lexington to Madison avs; Martin Trucking & Rigging Co—N Y C & H R R R Co et al; Apr14'14.... 41.91

86TH ST, 538 E; Wm Kral—Kath Bolz et al; Feb4'14..... 11.65

WEST END AV, 924; MacBeth Evans Glass Co—West 85th St Realty Co et al; Jan16'14..... 289.65

105TH ST, ns, bet Bway & West End av; MacBeth Glass Co—West 82d St Realty Co et al; Jan19'14..... 289.65

Bronx.

JUNE 19.

No Satisfied Mechanics' Liens filed this day.

JUNE 20.

No Satisfied Mechanics' Liens filed this day.

JUNE 22.

230TH ST (**), ss, 255 e Barnes av; Chas Kling—Francesco Cerbone et al; Feb21'12..... 1,125.00

JUNE 23.

No Satisfied Mechanics liens filed this day.

JUNE 24.

BECK ST,** ss, 100 w Av St John; Pratt & Lambert—Ostro Constn Co et al; Nov3'13..... 467.00

JUNE 25.

No Satisfied Mechanics Liens filed this day.

JUNE 26.

[2]MARMION AV (**), nec Elsmere pl; Salvatore Naccarato—Edmund Francis Realty Co et al; May21'13..... 260.00

Recorded in N. Y. County.

Brooklyn.

June 18.

PARK PL, 1904; Bennie Goldberg—Minnie White & Saml Ginsburg; June10'14 100.00

SAME PROP; Harry Greenburg—same; June9'14..... 55.00

[1]STATE ST, 273, Beardsley Bros Co—Milton Zeisler & Howard S Lichtenstein; June16'14..... 216.00

144TH ST, nes, 200 nw 15 av, 120x100.2; Alva Varnish Wks—Diaz Bldg Co; May21'14..... 83.80

JUNE 19.

COURT ST, 50; Morris Glasser—Weinbros Real Estate Co (Inc); May7'14.. 490.00

41TH ST, nes, 200 nw 15 av, 120x100.2; Cohn Cut Stone Co—Diaz Bldg Co (Inc); May15'14..... 1,150.00

59TH ST, ns, 320 e 11 av, 40x100; Louis Aronberg—Pizarra Constn Co & Nathan Tilin; June16'14..... 440.00

JUNE 20.

DUMONT AV, nwc Ames, 160x100; Geo Singer—Douglass Bldg Co; Dec11'13. 139.18

LOTS, 320 & 321, Map of property Zabriskie Homestead; Walbroed & Co—Eliza Bailer & Wm Wirth; June10'14 150.00

JUNE 22.

HICKS ST, nec Remsen, 200x78; E F Keating Co—Louis & Philipin Bossert & Wm Vail, Inc; Dec18'13..... 995.48

W 28TH ST, ws, 260 s Mermaid av, 40x 118.10; Jos D Esposito et al—Jas & Maria Delaria & Anthony De Mais; June18'14..... 897.00

OCEAN AV, swc Cortelyou rd, 111.7x 130.7x120.7x176.5; Elmer Enfield as trst—Gen Iron Works (corpn); May 22'14..... 900.00

JUNE 23.

[3]COURT ST, 44; Jas Roncoli—Jno H Parker Co & Weinbros R E Co; June 3'14..... 514.93

[3]EASTERN PKWAY, sec Schenectady av, 100x100; United Plumbing & Contracting Co—Luke A Burke & Sons Co & City N Y; June3'14..... 720.66

NEW LOTS AV, 93; Robert Kloiber—Thos J & Priscilla D Lillis; Sept19'13 768.60

JUNE 24.

AMHERST ST, ws, 600 n Hampton av, 40x100; Frederico Martini—Jas & Kate Shandley; June18'14..... 801.69

BERRIMAN ST, es, 100 n Pitkin av, 198x100; Hyman Wolowitz—Berrilen Realty Co, Inc, & Harry Lenowitz; June20'14..... 611.50

[2]COURT ST, 50; Morris Glasser—Jno H Parker Co & Weinbros Realty Co; May7'14..... 1,083.38

FULTON ST, 2015-21; Aron Schonberger—Ethel A Geo & Geo (Jr) Potts; June3'14..... 105.00

RODNEY ST, ws, 100 n S 3d, —x—; Verona S Loomis—Ridgewood Realty Associates; Jan12'14..... 275.00

RODNEY ST, nws, 100 ne S 3d, 40x—x —x61.11; Sylvan Levy—same & Wm Farmer; Feb16'14..... 400.00

RODNEY ST, swc Grand st ext, 40x 61.11x—; Curtis Bros Lumber Co—Ridgewood Realty Associates; Jan 27'14..... 520.01

RODNEY ST, swc Grand st ext, 40x61x —; Jno F Poppke—same & Abr & Sarah Barash; Jan28'14..... 490.45

RODNEY ST, nws, 100 ne S 3d, 40x 61.11xirreg; Pirozzi & Son, Inc—Ridgewood Realty Associates; Jan 2'14..... 500.00

RODNEY ST, nws, 100 ne S 3d, 60x 61.11xirreg; Realty Supply Corpn—same & Abr Barasch & Fundy Co; Apr2'14..... 438.95

RODNEY ST, swc New Grand, 73.6x40; same—Ridgewood Realty Associates & Jonas, Lazansky & Neuburger; Jan 14'14..... 438.95

RODNEY ST, swc Grand st ext, 73.9x 40.2x61.11, triangular plot; Jos Friedman—Ridgewood Realty Associates & Abr Barasch; Jan24'14..... 565.00

STERLING PL, sec Rochester av, 120x 100; Sam Boyarn & ano—J V Cunningham, Inc; June1'14..... 142.31

54TH ST, sec 1 av, —x—; J P Duffy Co—Permitit Co & Wm Higginson & Clydeford Constn Co; Apr18'14..... 1,648.42

CHRISTOPHER AV, ws, 100 s Riverdale av, 50x100; Louis Brook—New Lots Constn Co, Inc, & Harry Schneider; Apr15'14..... 145.00

CLINTON AV, ws, 134 n Gates av, —x —; Gowanus Wrecking Co—Peru Realty Co; May6'14..... 1,250.00

WILLIAMS AV, ws, 220 s Sutter av, 80 x100. Geo Singer Habena, Inc; Jan 23'14..... 19.71

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

JUNE 18.

STURGES, Clarence, Seneca Distributing Co; $229.12; B A Hartstein.

JUNE 19.

LEISSNER, Geo E; Camille Leissner; $3,500; H Hoffman.

JUNE 20 & 22.

No Attachments filed these days.

JUNE 23.

SAMUEL, Frank, et al; Hugh E Reilly, $6,600; Greene, Hurd & Stowell.

ASCHENGRAU, Adolf, Jacob Bitterfeld; $906.05; S. Newmark.

JUNE 24.

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JUNE 19, 20, 22, 23, 24 & 25.

Duncan Hotel Co. 11th st, 15-7 E.. Raisler Heating Co. Heating apparatus..... 2,000.00

Pagano, Emilo. 6th st, 344 E..Ermino Esposito. Fixtures..... 428.00

Powers (W F) Co. Cliff st, 63 & Ferry st, 30; Astor Trust Co, trste. Lithographers Fixtures.....(R) due..26,000.00

Weinstein (Chas I), Realty Co. 14th st, ss, 100 w 8 av..Hudson Refrigerator Co. Refrigerators..... 544.50

Woodson, Uren. Union sq, 32..Saml W Powen-Krohn. Machine..... 2,500.00

Bronx.

JUNE 19, 20, 22, 23, 24 & 25.

No Chattels filed these days.

Brooklyn.

JUNE 18, 19, 20, 22, 23, 24.

Parkling, Inc. Park pl, nr Howard av ..Columbia Gas Fix Co. Gas Fix... 230.00

Levy & Baird. Pacific st, nr 4 av.. Gurney Elevator Co. Elevators..... 2,300.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JUNE 20.

RIVERSIDE DR, nes, 342.2 nw 158th, 102.10x128.2; City Mtg Co loans Podwil Realty Co (Inc) to erect a 6-sty apartment; 11 payments.....125,000

JUNE 25.

142D ST, ss, 250 w Bway, 99.11x100; City Mtg Co loans V S Bldg Corpn to erect a 6-sty apartment; 12 payments.....105,000.00

151ST ST, ss, 150 w Bway, 150x99.11; Albert, Meyer & Louis Jarmulowsky & Max Market loan City Constn Corpn to erect a 6-sty apartment; 8 payments.....102,000.00

Bronx.

JUNE 20.

PALISADE AV, ws, at intersection of southerly boundry line of lands of Peter O Strang, 93.7x100.7; Railroad Co-Operative Bldg & Loan Assn loans Nellie Boeck Ball to erect a 2-sty stucco and stone residence; 3 payments..... 7,000.00

JUNE 23.

SOUTHERN BLVD, ws, 122.3 n Wilkins av, running through & fronting on Wilkins av, 25x126.4xirreg; Eliz K Dooling loans Wm T & Agnes Sullivan to erect a 2-sty & cellar store & loft bldg; 4 payments.....13,000.00

JUNE 24.

CHISHOLM ST, ws, 165.2 s Freeman, 47.2x120; Rockland Realty Co loans Jos Sonsin Co, Inc, to erect a 5-sty tenement; 13 payments.....50,000.00

JUNE 25.

BROADWAY, es, 149.4 n 231st, 49.5x 203.1x irreg; N Y Mtg & Security Co loans Edw Q Payne to erect a —-sty bldg; 3 payments..... 8,000.00

ORDERS.

Brooklyn.

June 18.

80TH ST, ns, 100 nw 13 av, 160x100; Emanon Bldg Corpn on U S Title Guar Co to pay Majestic Land Impt Co..... 500.00

JUNE 22.

RODNEY ST, nws, 100 ne S 3d; —x—; Ridgewood Realty Associates on Fundy Co to pay Realty Supply Corpn..... 190.75

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Week Ending June 20.

MANHATTAN ORDERS SERVED.

Named Streets.

Baxter st, 147-51—Progressive Polishing Works.....K
Bayard st, 68—Jacob Rosenberg et al.....C
Bayard st, 68—Louis Levinson.....I
Bayard st, 68—Louis Oshansky.....C
Bayard st, 68—Hillen, Schmuckler & Sons..G
Bayard st, 68—Benj Lessak.....C-G
Bleecker st, 245—Carl Gloyuck.....C
Broad st, 40—John H Johnston.....C
Broome st, 39-47—Elizabeth W Stevens.....C
Canal st, 81—Morris Williamson.....D
Cannon st, 112-14—Moses Zimmerman.....E
Cherry st, 297-303—Nathan Gordon.....G
Cherry st, 297-303—Brain Bros.....G-A
Cliff st, 18-20—Samuel E Howard.....C

Clinton st, 66—Sol Henig et al.....E
Coenties slip, 21—Frederick Kammerer.....G
Columbia st, 120—Est Bertha Harris.....E
Delancey st, 64—Catherine A Hammerschlag.C
Duane st, 62-4—Robert Hoe Est Co.....C-E
East Broadway, 123—Chas Lipschinsky.....I
East Houston st, 97-103—Mt Aetna Realty Co.D
East Houston st, 97-103—International Tailoring Co. .....C-D
East Houston st, 97-103—The Rosenthal Mfg Co. .....D
East Houston st, 435 E—Aron E Livermore..E
Elizabeth st, 45-7—The American Flag Co.D-C
Franklin st, 175—Ferdinand Gutmann & Co..H
Fulton st, 58—Schonbar Printing Co.....G
Grand st, 258-60—Eclipse Light Co.....E
Grand st, 385—Antonio Minaldi.....E
Grand st, 387—Samuel Friedman.....E
Grand st, 494-98—Meyer London.....E
Greene st, 72-76—Reliable Underskirt Co.....C
Greene st, 72-76—Marvin & Abrahams.....C
Greene st, 72-76—Barg & Cooperstein.....C
Greene st, 72-76—Richard Krause & Son.....D
Greene st, 72-76—Philip Nathan.....C
Greene st, 72-76—Feldman & Schwartz.....C
Henry st, 142-44—Wm Simon.....C-I-G
Lafayette st, 64—Fred Rohmeling.....D
Lafayette st, 64—New York Edison Co.....D
Leonard st, 23—Adolph Hauptman.....E
Mercer st, 149—Est Geo Ponsot.....C
Mercer st, 149—Forest Box & Lumber Co....G
Mercer st, 233—Est Chas F Hitchings.....C
Park pl, 72-6—Est Geo W Bassett.....C
Ridge st, 89—Lazarus Levy.....E
Ridge st, 110—Emma C Orr.....E
Ridge st, 145—Walter J. Moore.....E
Rivington st, 56—Royal P Hamcerschlag....B
Rivington st, 119—Adolph Teitelbaum.....E
Rutgers pl, 1—Hyman Rosenlinsky.....C
Rutgers st, 43—Est Israel Block.....C
Sheriff st, 49—Solomon Feiner.....E
Sheriff st, 66-8—Max Green et al.....E
Sheriff st, 71—Wolf Sprung.....E
Stanton st, 184-6—Karolina Reis.....C
Vesey st, 20—New York Evening Post....H-A
Water st, 250—A Vaccaro.....A
Water st, 341—Elizabeth F Harper.....G-C
Willett st, 25—Henry C Reed.....SS-E

Numbered Streets.

4th st, 66-8 E—Dora Levy.....G
7th st, s w c Lewis st—Jacob Klinger.H-G-A-L
8th st, 16 E—Sailors' Snug Harbor.....C
18th st, 50-8 W—Nissin Algrant.....E
18th st, 157-9 W—18th Street Garage...A-G-C
19th st, 47 E—Rudolph A Hayes.....G-A
19th st, 47 E—Frank Mandel.....I-G
19th st, 47 E—August H Tennis.....G
19th st, 47 E—Morris Olarsky.....G-I-A
19th st, 47 E—Edward V Z Lane.....F
23d st, 204-8 E—Fred W Seybel.....SS
23d st, 235 W—Kalem Co.....K-C
25th st, 107-13 W—Jacob & Julius Fleischhauer .....A
26th st, 141-43 W—Mayer Edelman.....G
26th st, 141-43 W—Harry Goodman.....G
26th st, 151-53 W—Hyman Levin.....C-D
26th st, 515-19 W—Harris H Uris.....C
26th st, 525-31 W—Harris H Uris.....C
27th st, 45-7 W—Andrew J Bastine.....C-A-SS
27th st, 45-7 W—Elias Gelbwaks.....G-A-I
27th st, 45-7 W—Abr Freundlich Co.....G
27th st, 45-7 W—Karp Bros.....A-L
27th st, 45-7 W—Holstein-Hirschberg Co..C-L
27th st, 45-7 W—Nathan Levy.....G-C-I
27th st, 45-7 W—Jerome Frank Co....A-1-C-G
27th st, 45-7 W—Schroeder Co.....C-A-G-I
27th st, 45-7 W—Pritchard A Collins.....G
27th st, 45-7 W—Harry S Fertel.....G
28th st, 145-7 W—Gross Realty Co.....SS
28th st, 145-7 W—Harry Cooper & Jos Grapes.G
28th st, 145-7 W—Louis Mayers Co.....G
28th st, 145-7 W—Rosia Berg.....G
28th st, 145-7 W—Rosenblatt Bros.....G
28th st, 145-7 W—Isaac Lefkowitz.....G
28th st, 145-7 W—Italian Herald.....E
29th st, 549-55 W—W & J Sloane, Inc.....E
30th st, 18 W—He Chang Yum Co.....A-H-G
30th st, 151-55 W—International Shoe Supplies Co. .....G
32d & 33d sts & 6th av—Gimbel Bros, Inc..E-F
33d st, 33-43 E—33 East 33d St Realty Co...C
34th st, 600-6 W—Fleischmann Co.....A
36th st, 225-27 W—The Gorham Co.....A
37th st, 4-6 W—Cozy Grey.....D
37th st, 4-6 W—Midville Realty Co.....D
37th st, 4-6 W—Albert F James.....D
37th st, 221-3 W—Dan S Dryer.....H-A
37th st, 301 W—M A McAuliffe.....L-H-A-C
37th st, 512-14 W—Peter White.....G-D-C
40th st, 102 E—Robert Graves.....H-A-G
42d st, 221 E—Louis F Schoup.....F-D-C-I
42d st, 224 E—Asa G Candler.....B-C
42d st, 437-39 W—Gaetano W Giannini.....C
42d st, 437-39 W—Cutting Estate.....C
43d st, 311 W—Arthur H Scribner.....A
48th st, 19 E—Alfred O'Donovan.....F-A-B
49th st, 207 E—Est Geo A Haggerty.....SS
49th st, 536-8 W—Patrick J Frawley.....G-J
49th st & 8th av—Yellow Taxicab Co.....L-C
51st st, 143 W—Clark & Kendrick ....H-A-D-C
52d st, 624 W—James J McGuire.....H-A
53d st, 303 W—Galloway & Wagner.....C-O
54th st, 203-7 W—West Side Hotel Co.....E
55th st, 245 W—Jesup Equipment Co..H-A-G-D
55th st, 407 E—Peter Doelger Brewing Co....L
55th st, 420 W—Chas W Cavanagh.....L-C-A
56th st, 114 W—Wm S Luckert.....L-H-G-K
59th st, 430-32 E—Joseph Hrouda & Co....G-A
65th st, 214-16 W—John D Cogan.....A-G-C
79th st, 231 E—Lucy Spiro.....C
80th st, 9 E—Frank W Woolworth.....C
88th st, 451 E—Ernest Baehr.....H-A-G-C
90th st, 431 E—Fred Arfman.....H-A-G
106th st, 420-40 E—J & J W Stoltz.....G-A
109th st, 112 E—Robert J Armstrong.....C
115th st, 17 E—Philip Lowenthal.....C
130th st, 79 E—B S McKean.....H-G-A-C
137th st & Madison av—John S Conabeer, H-A-K

Named Avenues.

Bowery, 143—Nathan Radus.....L
Bowery, 143—Mary B Baker Est.....C-B-F-SS
Bowery, 143—Lyons Hotel Co.....E
Broadway, 35-9—Est Augustus Hemenway...SS
Lexington av, 658—C Alfred Capen et al.....C
Madison av, 1585—Clemens J Kracht.....G
Park av, 1489—Progressive Cleaners & Dyers, H-L-C
West Broadway, 249—Abe Berry.....A
West Broadway, 511-13—Annie Cohn.....C-G
West Broadway, 511-13—James Hesketh....A-C
West Broadway, 511-13—Frank Grieco.....C

Numbered Avenues.

1st av, 1474—Adolph Neurad.....H-A
2d av, 156-58—Rosenfeld Realty Co.....C
2d av, 156-58—Cafe Boheme Co, Inc.....G
3d av, 2236—John H Degelman.....C
4th av, 343-61—Theo Tiedeman & Sons.....I-C
4th av, 395-401—Abr S Iserson.....C
4th av, 395-401—A Gusson & Co.....C
4th av, 395-401—Hewitt Realty Co.....D
6th av, 693—Giovanni P Maresi.....C
8th av, 2430—Wm B Riker & Son Co.....A
9th av, 159—Wolf Blau.....G-C-I
9th av, 159—Nora Drasner.....G-C-I
10th av, 297—James Allen.....F-A
10th av, 297—David Stevenson Brewing Co, D-C-B
11th av, 455-7—Terence McKegney.....C

BRONX ORDERS SERVED.

Numbered Streets.

136th st, 920-60 E—John Shipway & Bros.....C
161st st, 831 E—Bernard Bernstein....H-A-O-G

Named Avenues.

Grand blvd, 2437—James W Yaple...A-D-L-G-C
Melrose av, 667—John Schwenker.....C
Walker & Frisby avs—Bronx Gas & Electric Co .....A-G-H
Westchester av, 967—Joseph Gold.....A-G

Numbered Avenues.

3d av, 2505—Isaac Boehm.....F-D
3d av, 2505—Mrs Regina Honig .....C-A-F-D
3d av, 2505—Ida Krieger.....A
3d av, 2505—Standard Gas Light Co.....C
3d av, 2883-85—Central Union Gas Co.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Ainslie st, 231-33—Congregation Beth Israel, C-M
Boerum st, 250—Geropsky & Udah.....G
Bozart st, 100—Wood Packing Box Co.....G-A
Charles st, 7—John J Monck.....A
Clinton st, 85—B H T System.....A-H
College pl, 22—Zerega Garage Co.....A-K
Cook st, 108—Abraham Coheret L
Court st, 316—Philip Nehrbas.....K
Cumberland st, 344—Schaap Auto Co.....A
Dean st, 455—Safety Rubber Tire Co, Inc...A-C
Dean st, 665—Wm K Voorheas Grain Co.....A
Delevan st, 56—Barclay Naval Stores Co.H-A-C
Douglass st, 297—W. B. McVicker Co.....A-G
Douglass st, 2088-2090-2096-2100-2102-2104-2194—Douglass Building Co.....C
Eckfort st, 316—S Melter.....L-H-A-C
Ellery st, 44—Alex M Katsky.....A
Ellery st, 52-62—Brodie Mfg Co.....A
Front st, 195-215—Hanan & Co.....G
Fulton st, 478—John M Rider.....C-G
Fulton st, 766—W E Williams.....H-A
Garden st, 27—Henry Rauch Co.....A
Grove st, 61—Henry Houston.....C
Guernsey st, 102-6—Isidor Leibowitz.H-C-A-F-G
Hall st, 240-46—Sloan Engineering Co.....A
Herkimer st, 316—Dubois Watch Case Co.....A
Hicks st, 1—Eusibo Ghelardi.....C
Humboldt st, 760-70—Isaac Goodman.....G-A
Jackson st, 175—Geo H Hinck, agt.....G
Jay st, 61-65—Wm H Force Co.....H-A
Jay st, 331—Jos Russo & Co.....A
Jefferson st, 12—Hermann J Gans.....A
John st, 78—John W Masury & Son.....A-L-K
Linden st, 162-64—Barbara Fishline.....C-G
Lorimer st, 55—Hyman Landinberg.....M-C
Lorraine st, 243—Frank E Clarke.....A
Lynch st, 69—Fred J Duvekack.....H-A
McKibben st, 287-301—Est G B Heldt.....A
Madison st, 449-53—High Ground Dairy Co..L-A
Meserole st, 101—Bklyn Union Gas Co.....C
Meserole st, 101—Isidor Brownstein.....A-G
Meserole st, 101—Frank Risalvato.....G-C
Middleton st, 133-5—A Ludwig.....A
Milton st, 75—Hindley & Pendleton Co.....L
Monroe st, 107-9—Chas B Grossman.....L-A
Montague st, 108-110—Est Sarah R O'Rourke. C-M
Moore st, 169-71 & 173-75—Shetland Co.....C
Morton st, 22-30—Bklyn Factory & Powers Co.C
Pacific st, 345—Solomon Tonteff.....M-C
Pacific st, 712—U S Motor Cab Co.....A
Pacific st, 1070-8—David McMeekan Mfg Co...H
Pier 35, Atlantic Basin—New York & Porto Rico S S Co.....A
Pierrepont st, 161—Edward Fox.....H
President st, 480—Domenico Montemarano....G
Prospect st, 59-61—Rich L Cuthert.....A-E
Raymond st, 108-18—W Randall & Sons, Inc..A
Russell st, 223-35—Amer Cooperage Co, Inc, F-A-L
Sackett st, 617-19—W W Vredenburgh, Inc, M-G-A
St Edwards st, 74—J J Latterman.....A-G
St John's pl, 1074-76—Haskins Construction Co C
St John's pl—1078-80—Haskins Construction Co C
St John's pl, 1082—Missionary Soc M E Church, C-B
Scholes st, 51—Missionary Soc M E Church.C-B
Scholes st, 51—Bella Saltzman.....G-A
Seigel st, 221-23—Church Our Lady of Pompeii, E-C
Seigel st, 221-23—Bklyn Union Gas Co.....C
Tillary st, 14-16—Frederick Loeser Est.....C-B
Tompkins st, 398—Geo Weeks.....A
Wallabout Market, 6—B J Tritt Co.....B-A-F
Wallabout st, 89-91—Newport Novelty Mfg Co, A-L-C-SS
Wallabout st, 233-35—The Frank Brewery....A
Warren st, 442—Salvatore Esposito.....L
Watkins st, 298—Julius Friedman.....H-A
Whale Creek & Freeman st—The Texas Co....A
Willoughby st 366-8—Antonio Pellizi.....L

Numbered Streets.

1st st, 56-60 N—Sargoy Bros.....C
1st st, 99-101 N—Samuel Brenner.....H-A
1st st, 240 S—John Kovacs.....C
3d st, 2766 W (rear)—Louis L Richman.....C
5th st, 135-7 N—Max Robbe.....C
8th st, 125—Royal Metal Furniture Co.....A
10th st, 47-49 N—Anthony Materson....E-A-H
23d st, ft of—Valvoline Oil Co.....L
34th st, 33—The Omega Chemical Co.....A
55th st, 171—Fred W Bechtold .....G
60th st, 1184—Arthur F Graziane.....G
66th st, 2028-30-60-64-66-70-76-80—Alco Building Co C
73d st, 644—Mary & Charles H Ludwig.....M
83d st, 1256—Kings County Lighting Co.....C
84th st, 1255—Kings County Lighting Co.....C
99th st, nwc Ft Hamilton av—Kings County Lighting Co.....C

Named Avenues.

Atlantic av, 129—Sheppard & Hellott.....A-H
Atlantic av, 775—Wm Maseglia.....A-H
Atlantic av, 1255—Lewis F Hewlett.....L-A
Atlantic av, 1382—B & L Co.....A
Atlantic av, 1752—Jas A Bostwick.....G
Bath av, 1632—Andrew Weeks.....C
Bedford av, 1120—Frank J Bryan.....H-G
Bedford av, 1410—I S Remsen Mfg Co.....L-C
Broadway, 490—Christian H Brockmann.....A
Broadway, 628-30—Joseph Storch.....C-M
Broadway, 628-30—Morris Blumberg.....M
Broadway, 1449-55—Wm A Whiting.....B-C
Broadway, 1657a—Michael Nathan.....H-A
Central av, 334—Wm Grimm.....A
Classon av, 212—The Fleischman Co.....H-A
Classon av, 325-43—Geo W Baker Shoe Co...D
Clermont av, 462-4—Alex Campbell Milk Co, H-A
Columbia Heights, 50-54—De Haven Mfg Co..D
Columbia Heights, 58-60—Berger & Worth, Inc .....A
Cortelyou rd, 1814—Cong Chapel of Redeemer, Baptist C
De Kalb av, nec Raymond st—Bklyn Hospital, E-C
Driggs av, 97—Francis J Canavan.....A
Flatbush av, 61—Detroit-Cadillac Motor Car Co L
Flatbush av, 987—Geo B Johnston.....A-H
Flushing av, 854-6—John G Schultze.....A-H
Gates av, 516—The Industrial Home for the Blind .....B-A
Glenmore av, 245—Shapiro & Aronson.....A
Graham av, 196—Isaac D Richter.....C
Grand av, 161-5—Self Winding Clock Co...G-A
Greene av, 242-8—Materich, Eyre & Co, Inc..G
Greenpoint av, 200—W & M C Sheehan.....A
Greenpoint av, 425—Nassau Oil Works...C-H-A
Hamilton av, 120—Mary J Rose.....C
Hopkinson av, 434—Samuel Green & Joseph Hameroff C
Howard & Dumont avs—Bklyn Hebrew Home for Aged .....D
Kent av, 272-4—P J Mount & Bro.....A
Manhattan av, 399-407—Peter Schwartz..C-F-A-H
Manhattan av, 428-36—Stephen Jerry & Co, I-A-H
Market av, 236—Robert Terrill.....D-A-F-B
Morgan av & Stagg st—Morris M Solomon..F-A
Myrtle av, 1046-54—Louis Towbin.....A-E
Neptune av, 508-10—Philip Perry.....M
Neptune av, 508-10—Day & Night Screens.....C
Norman av, 139—Henry Tiedman.....C
Ocean pkway, nwc Foster av—Ocean Pkway Methodist Church .....A
Ocean pkway & Kings highway—Hall & McLaughlin .....L-H-A-G-C
Park av, 235-53—Manhattan Shoe Trimming Co .....A
Park av, sec Clinton av—W A Reynolds Co.H-A
Pitkin av, 1691—Isaac Goldberg.....A-H
Reid av, 265—Thos G Prytherch.....L
Ridge blvd, es, bet 81st & 82d sts—Kings County Lighting Co.....C
Ridgewood av, 295—Alfred Adams.....K-L
Rocky rd to Dublin, ns Surf av—Jas J Byrne, Treas .....A
Shore rd, bet 83d & 85th sts—Kings County Lighting Co C
Throop av, 193—Jos Zimmerman.....H-A
Union av, 214-18—Carl Sander.....C-H-A-K
Union av, 270—Estey Bros Co.....H-A-G
Wallabout Market, 38—M B Juditsky & Son..H
Washington av, 167—P Stallknecht.....A
Waverly av, 11-15—Henry Van Glahn.....C
Waverly av, 462-64—Alex Campbell Milk Co..A
Wortman av, bet Barbey & Jerome sts—Israel C Newman.....C-D-A-H-L-J

Numbered Avenues.

2d av ws, bet 90th & 91st sts—Kings County Lighting Co.....C
4th av, 4913-15—St Andrew's P E Church.....G
4th av, 9002—Kings County Lighting Co.....C
4th av & 51st st—Peter Lythgoe.....L
5th av, 534—Dr Eugene C Lack.....C
5th av, 3904—Henry Kreichel.....M-C
5th av, 3906—James D Scheffer.....C
13th av, ws, bet 57th & 58th sts—Kings County Lighting Co.....C

QUEENS ORDERS SERVED.

Numbered Streets.

10th st & Vernon av (L I City)—J S Heyman..A

Named Avenues.

Bergen av, 12 (Jamaica)—Stewart & Knerr..A
Broadway, 110—Flushing A M E Taxicab Co, K-A
Broadway (Little Neck)—A Wrought & Son..K
Cooper & Metropolitan avs (Middle Village)—Robert Burton .....A-L-G
Ft Elizabeth av (Arverne)—Valvoline Oil Co.L
Fresh Pond rd, 858—Louis Polkman.....A-H
Jackson av, 270 (L I C)—Jas A Stevenson Co, A-E
Jackson av & 50th st (Corona)—John Heldelmayer .....G-A-L
Jackson av & Honeywell st (L I C)—Penn R R Co .....L-A
Junction av, 88 (Corona)—Nells Martin....D-A
New Broadway, 12 (Far Rockaway)—S F Kleinberger .....H-A-G
Newton rd & Anderson av—County Railway Co .....G-A-C
Ocean pkway, 227—Thos D Waterbury.....A-G
Thompson av, sec Fiske av—National Aviators, New York & Queens.....L
West Bourne blvd & Mott av (Far Rockaway)—Robert M Gibson .....A

RICHMOND ORDERS SERVED.

Named Streets.

Bank st (New Brighton)—National Export Co .....A-G
Stuyvesant pl, 105 (N Brighton)—James Crabtree .....G

Named Avenues.

New York av, 119—Michael M Bacci.....C

BUILDING MANAGEMENT

MANUFACTURING LOFTS AS AN INVESTMENT

By CHARLES F. NOYES, President Charles F. Noyes Co.

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

A FIELD of building activity that has, until recently, been neglected is the construction of modern loft buildings. During the last few years, however, modern loft buildings suitable for heavy manufacturing, printers, lithographers, publishers and other manufacturing lines, have been constructed in various parts of the city, and in each section the buildings have been erected to meet the demands of a particular line of business for which the neighborhood was suited. These structures have been uniformly successful, and are proving to be most satisfactory investments for the owners.

Ten years ago there were probably not over a half dozen modern manufacturing buildings leasing large floor space to tenants. Even the few buildings that were then constructed offered the tenants floors with a carrying capacity of only 125 to 150 pounds to the square foot; elevators 5 x 6; and very few had modern power plants enabling the tenant to get day and night power service.

For a number of reasons which have subsequently been overcome, builders did not find it easy to finance these large operations and but comparatively few investors cared to construct such buildings. This has led a number of prominent firms to erect their own buildings with a view to occupying space and subleasing that portion not required. Each building was quickly rented at satisfactory figures, and as the demand was demonstrated other similar structures were erected.

New Field Opened.

One of the first buildings to be erected by a tenant owner was the ten-story Schieren Building, covering a plot of 10,000 square feet at 30-38 Ferry street. The success of this building encouraged Charles A. Schieren to construct the ten-story Chapel Court Building adjoining in Cliff street, and subsequently he increased his real estate holdings by purchasing the J. E. Linde Paper Co. Building in Beekman street. This operation was followed by the construction of the eleven-story McGraw Building, 231-249 West 39th street; the Iron Age Building, occupying the block front on 11th avenue from 36th to 37th streets, and the Monahan Express Building, 216-222 West 18th street.

After the start was made, the construction of this type was commenced throughout the city, and some of the newer buildings are as follows: Scribner Building, 313-319 West 43rd street; the Pictorial Review Building, 222-228 West 39th street; the Art Color Building, 211-219 West 38th street; the Graphic Arts Building, in 25th street; the enlarged Rhinelander Building, at William, Duane and Rose streets, and the Marmac Building in West 37th street. More recently: the H. S. & V. Building, at 26th street and Ninth avenue, and the McKeon Building, 424-438 West 33rd street, were erected. All of the buildings referred to will average not less than 100 x 100 feet in size and twelve stories in height, and each building represents an average investment of from $500,000 to $700,000.

Structures of this type are now going up very rapidly, and among the most recent are the twelve-story Bradstreet Building, at the northwest corner of Lafayette and Howard streets, just completed, and probably the best type of modern loft building in lower New York; the twelve-story Inverness Building, at the southeast corner of



CHARLES F. NOYES.

Lafayette and Howard streets, and the Aberdeen Building at 150-156 Lafayette street.

Notable Operations.

The crowning triumph, however, in the construction of this type of building is the Hill Building, at the northwest corner of 36th street and Tenth avenue, a twelve-story building covering a plot of 17,500 square feet from plans of Goldwin Starrett, and the Hallenbeck-Hungerford Building, a sixteen-story structure now in course of construction in Lafayette street, from Franklin to White streets.

The Hill Building is costing about $1,200,000 to construct, and the Hallenbeck-Hungerford Building about $2,000,000. These structures represent the very last word in modern construction. The latter named structure is the only sixteen-story building of its type in New York and is being erected by the Hungerford Brass & Copper Co. and Harry C. Hallenbeck from plans of William E. Austin, and the builder is the George A. Fuller Company. The carrying capacity is 300 pounds to the square foot, the elevators are extra large and powerful; and in addition there are lowerators, paper chutes, etc.

Most buildings of this type have been successful and profitable. The reason that a very few buildings have not been profitable—and the percentage is less in this type of building than in any other class—is because the owners did not in the beginning take into their confidence practical real estate men and obtain architects thoroughly familiar with this particular type of building. A real estate office specializing in the renting of buildings of this character, and there are comparatively few offices in New York that have—understands better than anyone else the requirements of the tenants. In planning the steel work wide spans are essential; high ceilings are necessary; heavy carrying capacity essential; and the elevator arrangement, power conditions and lighting conditions, must be carefully studied. No owner can possibly have as much information as a broker who has actively worked for hundreds of manufacturing tenants, and no architect is as useful as the one who has erected several similar buildings. Let the experienced architect and real estate man work together, and the best results are accomplished at the lowest price.

An Essential Feature.

It is also essential that the owner secures the services of a mechanical engineer to solve certain mechanical problems that always develop in buildings of this character. Such matters as vibration, heating, power plants or power connections must be carefully studied out, and there are one or two experts who specialize entirely in this work. One of the most prominent engineers is Walter S. Timmis, who for twenty years has specialized in the handling of printers' and publishers' requirements and who is employed by the tenant as well as by the owner.

From the investment view point, the reason these heavy manufacturing buildings are proving to be such desirable investment properties is because there is less changing of tenants in this type than in any other, and experience has shown that the financial responsibility of the tenants in these buildings is far above the average.

Manufacturing tenants must invest more heavily in machinery and fixtures than those in other lines of business, and it is more difficult for them to move. For this reason, when a concern of this type moves into one of these modern buildings, it figures that the move is for life, and it is not looking around for new quarters every three, five or ten years. Then again, tenants in buildings of this type do not call upon the landlord for repairs or improvements, and the only expense that the landlord has to meet are taxes, insurance on the building (and the insurance rate is very low), the operation of the elevators, and the power used for operating the elevators and steam heat. Usually the power costs the owner practically nothing, as there is enough profit in selling power to tenants to make up the comparatively small cost of the power he requires for elevator service.

These buildings, being the most rigid and of the heaviest type of fireproof construction, if properly constructed, are built for all time. If such buildings are well located, preferably on corner plots, the income is certain, the depreciation small, and for a permanent investment yielding from 7 per cent. to 9 per cent. on a substantial equity there is probably no better type of investment property on Manhattan Island.

An Improved Hydromaze.

Constant inhalation of sewer gases carried into buildings through drainage pipes is responsible for many of the infectious and contagious diseases that affect communities. Science for years has tried to find a means of eliminating this danger and it seems that such a device has at last been perfected. It is known as Hyde's improved hydromaze and is an appliance by which an unbreakable seal is formed in every water trap to which it may be attached. It is especially adaptable to sewer inlets to buildings. Practically all traps are imperfect. The company is making a demonstration of this device at 27 Cedar Street. Evaporation cannot destroy the seal in these traps.

NATURE AND COST OF WINDOW GLASS

Defects and Merits to Look For—Difference Between American and Foreign Made Glass—Points About Quality and Strength.

NOTHING adds more to the attractive appearance of a building than a fine window glass kept clean and bright. It is the purpose of this article to inform building managers concerning the nature and costs of window glass.

Hand-blown glass is better than the machine-drawn; it is tougher and better able to withstand the expansion and contraction of heat and cold. Tank-made glass is better than that melted in pots, as it is made with a salt-cake base, and is not liable to fade in course of time as pot-melted glass is. Dipped glass is glass that has been dipped in hot water and acid hot from the lehr, thus removing all sulphur stains. Natural glass makes the best glass, as it does not carry an excess of carbon, as coal does. There is no danger of the glass being burnt or having small particles of coal adhering to it.

Thicknesses and Grades.

American window glass comes in two thicknesses and in several grades of quality designated by the letters A B C, etc. American "single" averages one-tenth inch and weighs about twenty ounces to the square foot; it is safe to use against ordinary wind pressure in sizes up to 28 by 34 inches. Double strength glass is about one-seventh inch thick and weighs about twenty-six ounces. This quality or strength is procurable in sizes whose sum makes 120 inches; that is to say, 60 by 60 inches, 40 by 80 inches, or anything within these limits. It is not safe to use double-thick glass above 40 by 44 inches in situations where there is at times great wind pressure nor in movable sash. This should be remembered when you wish to save on the cost of plate glass and use double-thick window glass, using such only in protected situations and where the glass is stationary.

The dealer usually carries in stock about 75 per cent. B quality and 25 per cent. A quality. Also about the same proportions in single and double strength glass. The ordinary building specifications fall within these limits.

The difference in cost between A and B quality throughout the lists will average about 10 per cent. for ordinary sizes in single thicknesses, with more in the larger sizes and for double thickness. It is allowable for B quality to contain some defects, as "cords" or "strings," small blisters resulting either from melting or poor workmanship, small burnt patches caused by gas flame of the flattening oven adhering to the sheet. But such defects should not be too evident, nor should the glass pass if it contains stone, surface cords, furnace scratches, pipe blisters, or is improperly flattened; nor if, as occasionally happens, small broken bits of glass become attached to the surface. Such defects are not easy of removal, they look bad and may injure the window cleaner.

For use in warehouses and cheap buildings, etc., B quality is usually specified, remembering that the smaller the size the less the price; but the cost of the sash is more for small panes, of course.

The ordinary A glass is the best quality above B grade, as very little selecting is done above A grade. If AA is ordered the dealer will usually open a few boxes of A and pick out the best panes he can find, and these will be your AA purchase. There should be no cords allowed in the A quality unless it be the occasional small "blib" caused by the melting, or the very fine dust blisters, nor any panes that are wavy enough to distort the vision.

For the best window glass of American make select that which is tank-made, hand-blown, natural gas and dipped brand, whether single or double strength glass.

Next to American glass in quality comes the Belgian, more commonly called French, which usually runs about 25 per cent. better than corresponding American grades. But it is lighter in weight, single being usually one-tenth inch thick and weighing seventeen ounces to the square foot, the double about one-eighth inch thick and weighing about twenty-one ounces. In the small sizes, up to 10 by 15 inches, the Belgian or so-called French glass usually sells at about the same price as the corresponding American glass, and the difference in price is not very great up to 16 by 24 inches. Above this size freight charges, breakage and the tariff make a difference of four or five cents a square foot.

Plate Glass.

In plate glass the American is most commonly specified. What is known as "silvering" quality is a better grade, while the very best is the French "silvering," this being the acme of perfection in plate glass making. It is as near perfection as can commercially be made. It is almost silver-white in color, while the American plate is rather greenish, as one may see by looking at the glass edgewise. French plate may be had in any size or thickness for special purposes, the usual thickness being about one-quarter inch, the weight three and a half pounds per square foot. The only defects to be found in any plate glass are bubbles and now and then a gray spot, showing imperfect polishing. If these defects exist in any considerable quantity then the glass should be rejected by the buyer.

Common window glass is made from silica, soda and lime. Crown glass is a form of window glass of better quality, it being produced by a different manipulation of the blow pipe. It has greater luster and beauty, but as only very small panes can be cut from it, it is superseded by the more common form of glass. Plate glass is made from sand, soda, lime, arsenic and charcoal. It is rolled on a table, it is ground and polished, and exceeding care taken with it to make it a perfectly flawless sheet of glass, and the process is laborious and expensive. —A. A. Kelly in the Painters' Magazine.

On the Depreciation of Buildings.

Industrial buildings are planned for certain specific purposes. The organization of the plant is first worked out, the departments arranged most economically, then the walls and roof put over the whole.

Under proper conditions, buildings will last for hundreds of years, but with factory buildings the conditions are such that it is not expected to have a building last much beyond a certain limited time, owing to the change in methods. It is noticeable, however, that the buildings for manufacturing purposes of recent years are more substantially built than they were 50 years ago.

In looking over the records of existing textile industries, buildings in use which are over 50 years old are not very numerous; there is a larger number of those 40 years old, and a rapidly increasing number in comparison as the age diminishes. The old buildings are wholly unsuited for modern practice. In fact, many buildings built 25 years ago are not suitable for a proper arrangement of modern machinery.

Henry K. Powell of Boston gave it as his opinion in an address before the American Society of Mechanical Engineers that with better built machinery and stronger and better made buildings it is possible that the depreciation will not be so rapid as it has been in the past. To a very large extent depreciation is due more to rapid advance in the mechanical arts than to age and wear. The proper maintenance of a plant can retard the depreciation due to age and wear very materially. Depreciation due to advance in the arts is one of the essential factors to be considered in the use of reinforced concrete buildings, as this type of building is not so readily adapted to be modified or changed over to meet new conditions as is the regular mill construction type. It may be, however, that radical changes are not so likely to come in the future as they have been in the past, but this seems a short-sighted view.

In depreciating factory buildings, a rate of about 2 per cent. a year does not seem excessive, compared with the useful life of the older type of building, while about 1 per cent a year may be large enough to allow for the depreciation of modern buildings.

Keeping in Touch.

One of the secrets of a successful business in handling real estate loans is the keeping in touch with the investing public. The loan broker who is satisfied to maintain an established clientele of customers and does not seek to enlarge his field, finds that eventually he must face a proposition of waking up and going after new business, says a writer in Bonds and Mortgages. While it is true that investors in real estate loans are usually those who wish to continue such form of investment for many years and have no desire to negotiate their securities, yet naturally changes occur, and when a mortgage is paid off it is not always that the money is replaced through the same agent.

So the loan broker is under the necessity not only of keeping his regular customers heartily in touch with his business and its offerings, but he must endeavor to reach those who have not had experience in this sort of security. Some must be reached through personal solicitation, but usually it is printer's ink which counts, and loan brokers who have been most successful through a period of years have been those who have never ceased to present their securities through financial journals and other means of attracting the attention of investors.

New generations come, and each must have education if it is to take the place of that which has passed away. Estates are handed down from one generation to another, and new ideas are developed regarding advantages in investing, so that this education must be continuous. Keeping in touch with the investment field is the only policy that will make a broker permanently successful.

The Edison Company's Cinder Catcher.

Not a little interest has been manifested by the public in the new cinder-catching device now being installed on the boilers of the Edison Company's Waterside generating stations. By means of this invention, it is promised that the "smoke nuisance" can be abolished. With the cinders removed, the chimneys discharge into the air entirely inoffensive vapors.

With the installation of this invention, gases leaving the fire-bed are carried through a flue and driven against a movable damper which deflects them toward the bottom of a smoke chamber from which they are carried by the tall stacks. The bottom of the smoke chamber is filled with water, which flows into it in an unbroken sheet down the face of the damper. The gases pass through the narrow opening which leads to the smoke chamber at a velocity of fifty feet per second. This precipitates the cinders and dust into the water, while in addition to this some of the cinders and dust are caught on the damper as they strike the water flowing over it.

USEFUL APPLIANCES

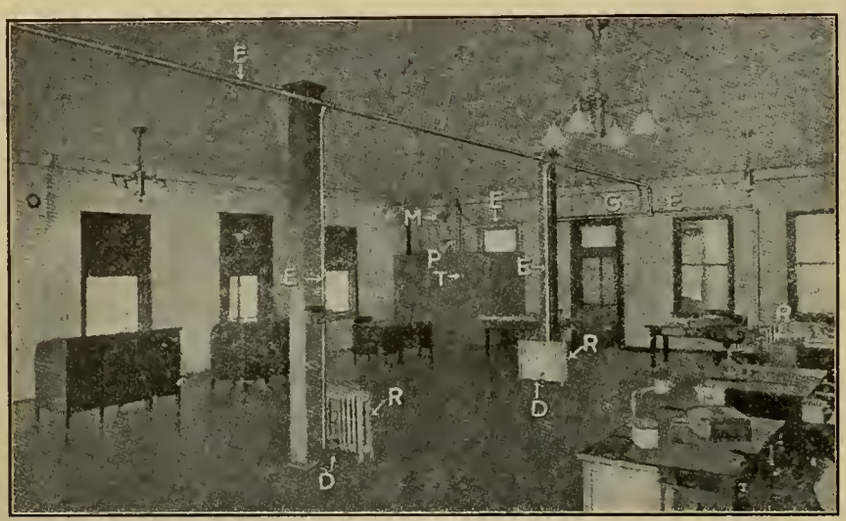
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Heating Buildings by Gas.

INNOVATIONS in heating systems have just been made public. The improvements involve the use of gas as a heating fuel in lieu of electricity, steam or hot air. The system includes entire operation by gas, except the use of an electric motor for drawing off the burned gases from radiators.

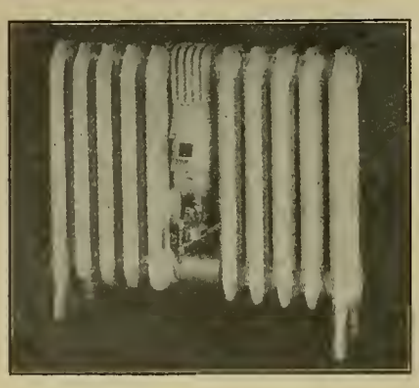
The system as installed in an office building is shown in the accompanying cut, published through the courtesy of Gas Age and the following key explains the heating system as installed in the case cited:

M represents the motor and fan, for drawing off the burnt gases from the radiators. P—exhaust port or flue, where the burnt gases are exhausted



out of the room or building. E—Exhaust pipe, through which the burnt gases are drawn from the radiators. G—Gas pipe. T—Thermostat, for controlling the temperature of the room. R—Rector radiators, through the coils of which are drawn the burnt gases from the burnt box in the center. D—Drip pipe, for draining off the water condensed from the burnt gases, condensed because the burned gases are reduced by the radiation to room temperature before being exhausted out of the radiator, thus showing the high radiating efficiency of the system.

The heart of the Rector System of Heating is the principle by which gas is burned in a partial vacuum. The advantage of this is said to be threefold: It insures better combustion of gas; removes the waste products of combus-



tion, and introduces fresh air into the room. Thus at one stroke gas is brought to a high efficiency and at the same time two of the most vital objections to gas for heating purposes are removed.

The Rector System of heating by gas, just like any other system of heating on a large scale, is a unit. It consists of as many radiators as may be needed, distributed in as many rooms as desired, all connected together by an exhaust pipe in much the same way as a single gravity steam system is connected. But here the resemblance ends; for in the Rector system, unlike any other, each radiator is an independent and self-sustaining unit.

Each radiator is equipped with a Rector burner in an air-tight combustion chamber which, as may be seen in cut, is located between the sections of the radiator. Gas is burned in each radiator according to the individual needs of each room; and the vacuum to operate all of the radiators is secured by means of a small fan which is located in some out of the way place, usually in the cellar.

Gas enters the radiator, by means of the supply pipe in the rear. After passing through the inlet valve, which is automatically controlled and which is designed to take care of any variation in pressure, the gas goes to the burner located in the combustion chamber. Here the gas burns in a vacuum; and it is here that the three functions, briefly mentioned, are performed. By the application of the vacuum, it is stated, the molecules of the gas are torn apart so as to give a complete mixture with the air which is sucked in through the Bunsen. This insures complete combustion, resulting in the hottest flame known to science—the violet flame.

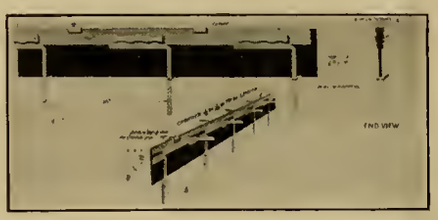
With the burning of the gas comes the usual breakdown into carbon dioxide, carbonic acid, minute traces of sulphur dioxide, sulphuretted hydrogen and water. In fact for every 1,000 cubic feet of gas consumed there is invariably deposited a considerable amount of water. It has always been one of the knotty problems of gas heating to get rid of these products of combustion without losing a good proportion of the heat of combustion up the chimney. In fact the conservatism of the heat of combustion is one of the vexing problems of all systems of heating; and in the case of coal particularly, it is a notorious fact that considerably over 60 per cent. of the heat of combustion is lost up the chimney. An ideal system would be one in which the refuse gases were discharged up the flue at atmospheric temperature.

In the Rector system no combustion products are discharged into the air of the room or house. Instead, the hot refuse gases are sucked through the loops of the radiator, by means of the vacuum, in much the same way that steam or hot water travels through a radiator, imparting their heat to the radiator, and are then conducted by the exhaust pipe, which is usually installed out of sight, to the outside atmosphere. And it is a remarkable fact, that the temperature of the exhaust gases discharged at the flue approximates closely that of the atmosphere. In other words practically 100 per cent. of the heating value of the gas is radiated into the room through the medium of the radiating coils or sections before the refuse gases are exhausted out of the room.

A New Joint Construction Plate.

A NEW type of joint construction plate that is said to protect concrete edges from spalling has been invented by Albert Moyer, of 200 Fifth avenue, an associate member of the American Society of Civil Engineers. The joint plate is made of open hearth soft steel which wears down at the same ratio as the concrete, forming a perfect protection for concrete edges.

No installation device or machine is required. The legs are bent down and the side tongues bent outward by means of a piece of short pipe, this operation



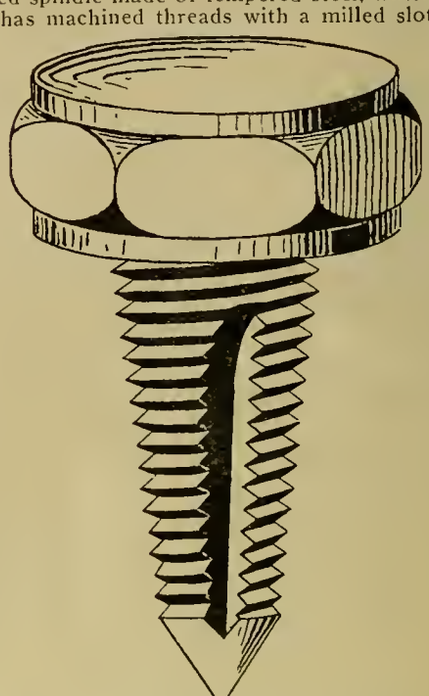
being done on the job. They are then wired together and clamped with tar paper in between. The legs are driven in the sub-base of the wood so that the top of the plate will be at a level with the top of the finished concrete, made certain by using a duplicate of the template which will be used in crowning the concrete. The template is merely set in the side frames and the plate hammered down until the bottom of the template rests accurately on the top of the plate.

Smoke Prevention by Steam Jets.

OBSERVATIONS recorded by the late Lord Armstrong, proved that steam issuing from an orifice in a boiler is electro positively charged. Use of this principle for the dispersion of smoke has been the subject of experiments by G. B. Burnside, of the University of Glasgow, Scotland. In the course of this work aqueous vapor was projected from nozzles placed in the center of the chimney. The steam, in its passage through the nozzles, was electrified by friction and also partially condensed. In this way a cloud of aqueous vapor, electrically charged, was obtained in the chimney. The particles of aqueous vapor acted as a center of attraction, which fell down the chimney by gravity. In an experiment with a large school chimney, 220 pounds of soot were collected in one month.

Quick Pipe Repairing.

WHEN a pipe develops a leak in a building prompt action is required. A few minutes lost may result in a great deal of property damage. It is called the rapid tap plug and is a device for repairing small holes in cast or wrought iron pipes, tanks and fittings. The device consists of a nut at the head of a sharp pointed spindle made of tempered steel, which has machined threads with a milled slot



giving it a cutting edge. If a leak occurs an emergency repair may be affected by driving the point into the hole and then with a wrench screwing the nut down tight upon the pipe, thus effectually closing the hole. They are manufactured by the Wolverine Brass Works, of Grand Rapids, Michigan.

CURRENT BUILDING OPERATIONS

TWO NEW WEST SIDE LOFT PROJECTS

Structure Being Erected in 37th Street Involving About $300,000—Similar Improvement in 38th Street to Cost $200,000.

IN West 37th and 38th streets, the heart of the city's new midtown loft building center, two new structures have recently been started. The blocks between 30th to 40th streets, Madison and Seventh avenues, are being improved with a number of high-class loft buildings and the buildings are being tenanted by concerns doing a light manufacturing business, as well as those only in need of wareroom and showroom space. They are attracting tenants who desire to be near the new shopping district, although not necessarily in it.

The Alan Realty Company, A. E. Lefcourt president, is erecting a modern twelve-story loft building with stores in West 37th street, from plans by George



Geo. and Edward Blum, Architects.
134-142 WEST 37TH STREET.

and Edward Blum, architects, 505 Fifth avenue; Theodore G. Bloomberg, electrical engineer. The building is being erected at 134 to 142, covering a plot 93x100 feet. Granite, Indiana limestone and brick are the materials being used, and the building will be fireproof in every sense of the word. The building will have two separate stair wells, and in addition a smokeproof fire tower will be provided. All window frames and sash, door and trim will be kalamein or of hollow steel construction. A sprinkler equipment and other fire-fighting and preventative devices will be installed for safeguarding the lives of tenants and employees and protection of property from fire hazard.

Four electric elevators will be installed, two passenger cars, with a lifting capacity of 2,500 pounds each, and two combination freight and passenger cars, each with a lifting capacity of 4,000 pounds. Entrance hall and corridors will be wainscoted in rich marbles and corridor floors will be of marble.

The owners have charge of building operations and are letting the work in separate contracts. J. E. Dutton, of 42 East 23d street, is supplying the granite, and Edward F. Roach, 60 West 90th street, is doing the mason work. The Hinkle Iron Company, 543 West 26th street, has the contract to supply and erect the structural steel and ornamental iron. Elevators, including the electric sidewalk lift, has been awarded to the Otis Elevator Company, of 26th street and 11th avenue, and the installation of all electric work has been awarded to Van Wagoner-Linn Construction Company, 1133 Broadway. The building will cost more than $300,000.

Another Operation.

At 57 to 61 West 38th street, the Antler Realty Company, Inc., Joseph D. Goldberg, president, is building the foundation for a twelve-story loft building which will also include stores on the first floor. This project is being erected from plans and specifications prepared by Rouse and Goldstone, architects, of 40 West 42d street. The building will cover a plot 55 x 88 feet and will be somewhat similar in layout and general equipment to the one under construction in 37th street, although it will cover a smaller plot. It will cost about $200,000 to erect.

Brick, limestone and terra cotta are the materials being employed in the construction and the building will have all the modern appliances for the protection of life and property from fire as required by the provisions of the present law. Elevator equipment will consist of three cars, two passenger and one freight, and one electric sidewalk lift.

The building is being erected by the owners under the supervision of the architects, who are awarding separate contracts for the various branches of the work. The contract for the structural steel has been awarded to the Passaic Steel Company, of 30 Church street. This is practically the only contract that has been let at the present time, the owners taking estimates on other sub-contracts.

Five Years of Building in Queens.

The following interesting statement is given in the June number of the monthly Bulletin published by the Chamber of Commerce of the Borough of Queens, showing the number of buildings which have been constructed in the various sections of Queens Borough in the years 1911, 1912, 1913 and the total number for the five years since 1908:

	1911	1912	1913	T'l since 1908
Arverne	34	152	70	373
Bayside	138	178	48	523
Broadway (Flushing)	41	36	15	245
Bushwick Junction, Maspeth & Mid. Vil.	242	173	304	1,094
College Point	42	125	137	453
Corona	372	301	458	1,855
Douglaston	33	53	17	165
Dunton	..	225	153	378
Edgemere	28	25	43	121
Elmhurst	165	149	228	692
Far Rockaway	45	35	40	381
Floral Park	..	18	25	43
Flushing	291	290	315	1,368
Forest Hill	113	171	73	386
Glendale	..	67	82	149
Hollis	100	39	40	332
Jamaica	701	700	500	2,931
Kew	7	40	75	153
Laurel Hill	9	13	4	40
Little Neck	20	10	6	49
Long Island City	357	409	352	1,628
Malba	21	..	..	57
Morris Park	325	228	24	687
Queens	29	86	17	262
Ramblersville	..	14	19	33
Richmond Hill	527	375	227	1,856
Rockaway Beach	303	440	326	2,056
St. Albans	11	41	8	76
Springfield	51	29	39	246
Whitestone	45	118	39	327
Winfield	36	34	14	132
Woodhaven (Sect.)	387	367	275	1,806
Woodside	16	14	6	71
Totals	4,529	4,955	3,979	20,968

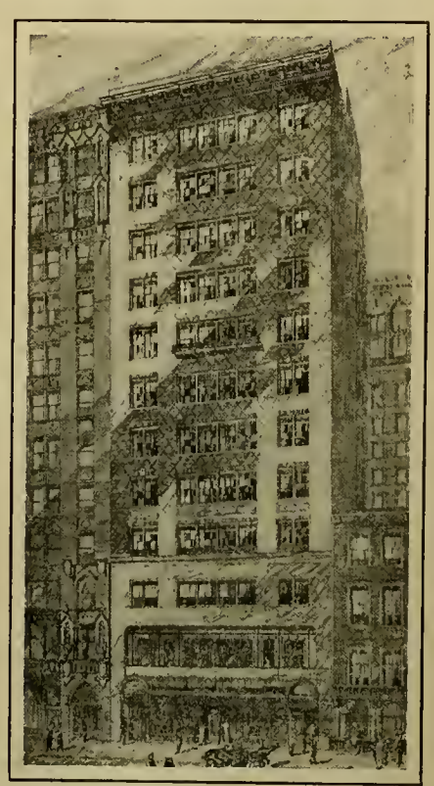
From 1898, when Queens became part of New York City, through the year 1914, there have been a total of 47,533 new buildings constructed in Queens.

TRY TO BETTER CONDITIONS.

Campaign Started to Educate Dwellers in Tenements to Improve Health.

Tenement House Commissioner John J. Murphy last Monday opened the city's new campaign for social work, carrying out Mayor Mitchel's policy with regard to the socializing of city departments. This was in the issuance of an educational pamphlet containing the things that people who live in tenement houses need to know for their own protection, safety and health. New York is the first city to take up work of this kind.

Ultimately a copy of this pamphlet will be placed in the hands of every tenement house dweller in the Greater



Rouse & Goldstone, Architects.
57-61 WEST 38TH STREET.

City. At the first, however, its distribution is to be limited to one or two districts of the city where the need in the summer months is greatest; that is, the districts where there is a congested population. Several districts on the lower East Side have been chosen, another on the upper East Side, and several on the west side.

A woman inspector has been detailed by the Commissioner to undertake this work. Block by block, house by house, from door to door she will go, visiting each family and leaving a pamphlet with the mother of the family, taking time enough to sit down with her and explain why the pamphlet has been issued and how it will help her and her family.

The first edition has been printed only in English, but later on it is expected that editions will be printed in Yiddish, Italian and German.

The pamphlet has been prepared jointly by the Tenement House Committee of the Charity Organization Society and by the officials of the Tenement House Department and is issued in their joint names.

Before the year is out it is expected that more than one million of these pam-

phlets will be distributed by the Tenement House inspectors. An interesting thing about this movement is that it is one which will be welcomed by the landlord and the tenant alike.

While it is intended primarily to benefit the tenant, it at the same time benefits the landlord, and every progressive and intelligent landlord will welcome this work on the part of the Tenement House Department, for it means that tenants will learn not only their rights but their duties, and it should help the landlord greatly in keeping his house clean and in repair.

Civic Associations, Visiting Nurses, Settlement Houses, Neighborhood Associations, Little Mothers' Leagues and other public-spirited organizations, are all to be asked to combine in this movement.

The next step in bettering housing conditions is plain. The dirty neighbor, the irresponsible tenant, the careless match thrower, the fire-escape obstructor, the indifferent janitor, we have always with us. No department can make inspections frequently enough to restrain them. Tenants must be taught their responsibility.

Irvin Hotel for Women.

Jackson, Rosencrans & Waterbury, architects, 1328 Broadway, have been retained by the building committee of the "Irvin Hotel for Women," Wm. M. Baldwin, 17 Battery place, chairman, to prepare plans and specifications for the new hotel to be erected at 308 to 312 West 30th street. The building will be twelve stories in height, built of brick, limestone and terra-cotta and will cover a plot 66 by 100 feet. A large assembly hall will be included in the project and the building will have many features of a modern Y. W. C. A. structure. The hotel will be designed for women guests exclusively, as was announced recently in the Record and Guide. The building will cost about $250,000 to erect, exclusive of furnishings.

New Automobile Plant.

Fountain & Choate, 110 East 23d street, have received the general contract for the erection of a factory building for the manufacture of automobiles. The building will be located in South Fulton street south of 8th street, Mt. Vernon, and will be owned by the Ward Motor Vehicle Co., Concord avenue and 143d street, New York City. The plans and specifications were prepared by C. B. Comstock, architect, 110 West 40th street. The building will be one story in height and cover a plot 152 by 300 feet. Brick and reinforced concrete are the materials to be used in construction, and the cost will be in the neighborhood of $200,000.

Another Brooklyn Factory.

Frederick Gretsch Manufacturing Co., manufacturers of musical instruments, 110 South 4th street, Brooklyn, has retained William Higginson, architect, 21 Park Row, to prepare plans for a new factory building. The structure will be located at the northwest corner of South 5th and Berry streets and will cover a plot 75 by 120 feet. It will be built of reinforced concrete, seven stories in height and is estimated to cost nearly $200,000.

A Delayed Improvement.

Through the efforts of Commissioner Robert C. Wood of the Public Service Commission, an arrangement has been made with the Interborough Rapid Transit Co. to make certain changes in the station at 149th street and Third avenue, to relieve the congestion at that point. The commission has requested the company to widen the easterly platform and erect a stairway from this platform; also to erect an additional stairway from the present mezzanine floor. The company has notified the commission that it will proceed immediately to make the desired changes.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—James P. McDermott, care of McDermott & Hanigan, 103 Park av, contemplates the erection of three 5-sty flats on the east side of Summit av, 75 ft. north of 162d st. An architect will be selected about July 15.

BROOKLYN.—The Standard Rolling Mills, I. I. Shonberg, 363 Hudson av, Brooklyn, contemplates the erection of a 2-sty brick factory, 30x90 ft., to cost about $15,000. No architect selected.

ROME, N. Y.—The city of Rome, Board of Education, George G. Bailey, 901 North George st, president, contemplates the erection of a $25,000 grade school. No architect selected.

NEWBURGH, N. Y.—Jacob D. Genter, 23 Montgomery st and 2 Water st, Newburgh, contemplates the erection of a 2½-sty residence in North Liberty st, near Nicoll st. No architect selected.

ROME, N. Y.—The Oneida County Hospital, Dr. R. L. Bartlett in charge, Floyd av, contemplates the erection of a 2-sty brick nurses' home on Floyd av, to cost about $23,000. No architect selected.

FAIRPORT, N. Y.—The Village of Fairport, James Commars, president, is receiving competitive sketches for a public library in Perrin st, to cost about $11,000. Andrew Carnegie, 2 East 91st st, Manhattan, donor.

BUFFALO, N. Y.—James C. Berkey, care of Larkin Co., 663 Seneca st, contemplates the erection of a 2-sty residence at Fairfax and Orchard Park drive. No architect selected.

ROME, N. Y.—Rev. Father James J. Carson, pastor, St. Peter's R. C. Church, 127 Stanwix st, contemplates the erection of a frame parsonage in East Liberty st, near James st, to cost about $5,000. No architect selected.

HICKSVILLE, L. I.—Jones Institute, Brookville, Chas. Berner, president, building committee, is receiving competitive sketches for a dormitory about 1½ miles east of Hicksville, to cost about $60,000. Competition closes June 30. J. W. O'Connor, 3 West 29th st, Manhattan. I. B. Baylis, 55 Main st, Hempstead, L. I., S. J. Stammers, Sea Cliff, L. I., Charles M. Hart, Bayshore, and Fred H. Briggs, Plandome, L. I., are among those competing.

MOUNT VERNON, N. Y.—The city of Mount Vernon, Board of Education, E. L. Ford, 10 South 3d av, contemplates the erection of a brick addition to School 9, to cost about $50,000. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—The Valhalla Corporation, 3153 3d av, owner, is taking bids on subs for two 5-sty apartments, 50x88 ft., on the west side of Valentine av, 210 ft. north of 183d st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about $100,000.

53D ST.—William Emerson, 281 5th av, has completed plans for a 6-sty tenement, 50x109 ft., at the southeast corner of 53d st and 11th av, for Mrs. William Emerson, 6 East 70th st. Cost, about $75,000. Bids will be taken on subs about July 15.

BANKS.

UPPER MONTCLAIR, N. J.—Bids will close June 29 for the 2-sty bank building opposite the Upper Montclair station, for the First National Bank of Montclair, 596 Valley rd, C. N. Bethell, president. Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects.

DWELLINGS.

80TH ST.—George Wood, 103 Park av, has completed plans for alterations to the 5-sty brick residence, 25x60 ft., at 19 East 80th st for Emily W. Robbins, Southampton, L. I. Cost, about $20,000.

BROOKLYN.—Edward R. Strong, 8715 Foster av, owner, is taking bids for a 1-sty frame residence, 41x35 ft., at the southeast corner of Dorchester rd and Ocean av, from plans by Slee & Bryson, 154 Montague st. Cost, about $6,500.

FACTORIES AND WAREHOUSES.

WEST BROADWAY.—C. P. H. Gilbert, architect, 25th and Broadway, will take bids on the general contract about July 8 for alterations to the warehouse at West Broadway, Franklin and Hudson sts, for Francis H. Leggett & Co., 13th av and 27th st, John C. Juhring, president. Cost, about $80,000.

MANHATTAN ST.—Preliminary estimates are in for the 9-sty reinforced concrete warehouse, 50x100 ft., in the south side of Manhattan st, west of Broadway, from plans by Henry C. Pelton, 8 West 38th st. Owner's name for the present withheld.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Plans are being figured for the 5-sty brick and limestone day nursery, 50x100 ft., at 240 East 84th st for St. Ignatius Loyola Church, Rev. Father David W. Hearn, pastor, 980 Park av. W. Weissenberger, Irving pl and 15th st, architect. Thomas E. Murray, Irving pl and 15th st, steel engineer. Cost, about $75,000.

PUBLIC BUILDINGS.

ORANGE, N. J.—Bids will close July 10 at 3 p. m. for the 1-sty brick and limestone post office, 90x90, for the U. S. Government, Oscar Wenderoth, supervising architect. York & Sawyer, 50 East 41st st, Manhattan, architects. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Cost, about $100,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Bids will close July 1 for the 3-sty stucco and hollow tile store and office building, 20x100 ft., at the southwest corner of Madison av and 70th st for the Tailfer Co., 225 5th av. Herbert M. Baer, 665 5th av, architect. Cost, about $40,000.

SANDS ST.—Slee & Bryson, 154 Montague st, have completed plans for a 4-sty office building with stores in the north side of Sands st, 131 ft. west of Bridge st, for Ralph Cohn, 139 Sands st. Cost, about $18,000. Bids will be taken by the architects about June 26.

MANHATTAN.—Edward L. Larkin, 80 Maiden lane, architect, is taking bids to close about June 30 to July 5 for the 13-sty loft building, 75x98 ft., at 344-348 West 38th st for George Kern, 496 9th av. Cost, about $275,000. Theodore Starrett Co., 103 Park av, is figuring.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

MOTT ST.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for a

TO ERECT CONVENT IN WEST HOBOKEN



Henry Spann, Architect.

ESTIMATES have recently been taken for the construction of a convent and chapel to be erected at the corner of Hill and Morris streets, West Hoboken, N. J. The plans and specifications have been prepared by Henry Spann, architect, 38 Ardmore street, Buffalo, N. Y., and the building will be erected under his supervision. The convent will be known as the Convent of the Perpetual Rosary, and will be in charge of the Dominican Sisters. The building will be built of limestone, granite and brick, and will cover a plot about 40 x 90 feet. This building is one of a religious group contemplated for West Hoboken, the other buildings to be erected at a later date. The scheme as proposed includes a church, school and college, convent and the necessary service buildings.

6-sty tenement, 60x95 ft., at 33-37 Mott st, to cost about $60,000. Owner's name for the present withheld.

175TH ST.—Foundations are under way for two 6-sty apartments, 175x100 ft., at the northwest corner of 175th st and Audubon av for the 175th St. Holding Co., David Zipkin, president, 180 Broadway. Sommerfeld & Steckler, 31 Union sq, architects. Mason Construction Co., 661 Tinton av, mason work. Cost, about $130,000.

170TH ST.—George F. Pelham, 30 East 42d st, has completed plans for two 6-sty apartments northeast corner of 170th st and Audubon av for the F. M. & S. Corp., 117 West 119th st. Cost, about $120,000.

PARK AV.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment southeast corner of Park av and 54th st for the Horatio Realty Co., 299 Madison av. Cost, about $350,000.

51ST ST.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 6-sty apartment, 56x100 ft, at 355-359 West 51st st, for the 48th Street Co., Henry Claman, president, 325 West 43d st, owner and builder.

52D ST.—Plans have been completed by Rouse & Goldstone, 38 West 32d st, for alterations to the tenement 102 East 52d st for the Montana Realty Co., 30 East 42d st. Cost, about $6,000.

4TH ST.—M. J. Harrison, 230 Grand st, has completed plans for alterations to the 3-sty tenement 347 East 4th st for Isidor Zippert and Jos. Joachin, 351 East 4th st.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids June 22 for alterations to P. S. 11. Duncan Stewart low bidder at $1,298.

STABLES AND GARAGES.

92D ST.—Delano & Aldrich, 4 East 39th st, are preparing sketches for a private garage, 50x100 ft., at 160-162 East 92d st, for Willard D. Straight, 17 East 70th st. Plans will probably be completed about July 20.

STORES, OFFICES AND LOFTS.

5TH AV.—Excavating is under way for the store, loft and office building at 481-485 5th av for Rogers, Peet & Co., owner of building and lessee of ground. Oceanic Investing Co., 49 Wall st, owner of land. Townsend, Steinle & Haskell, 47 West 34th st, architects. Pattison Bros., 1182 Broadway, electrical engineers. Nygren, Tenny & Ohmes, 1182 Broadway, steam engineers. Irons & Todd, 101 Park av, general contractors. Fullam Construction Co., 103 Park av, mason. Lieberman & Sanford Co., 623 West 57th st, have the ornamental iron work. Cost, about $500,000.

37TH ST.—Excavating is under way for the 12-sty store and loft at 134-142 West 37th st, for the Alan Realty Co., A. E. Lefcourt, president, 48 West 25th st. George & Edward Blum, 505 5th av, architects. Edward F. Roach, 60 West 90th st, mason. J. E. Dutton, 42 East 23d st, granite. Otis Elevator Co., 11th av and 26th st, sidewalk lift.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

176TH ST.—C. B. Meyers, 1 Union sq, is preparing plans for two 5-sty tenements, 44x100 and 63x129 ft., at the northeast corner of 176th st and Crotona pkway, for the S. O. Construction Co., 574 St. Nicholas av (Barney Saltz). Cost, about $125,000. The owner will take bids.

182D ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty apartments in the north side of 182d st, between Valentine and Ryer avs, for the Phelan Bros. Construction Co., 2046 Ryer av, owner and builder. Frank S. Phelan, president. Cost, about $80,000.

GERMAN PL.—Harry T. Howell, 149th st and 3d av, is preparing plans for two 5-sty tenements at the southeast corner of German pl and 157th st for Hubener & Escher, 156th st and Melrose av. Cost, about $90,000. Owner will be ready for all sub bids about July 6.

INTERVALE AV.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty apartment, 50x100 ft., on the west side of Intervale av, 222 ft. south of 165th st, for the Angel Construction Co., Carmine Cioffi, president, 1228 Hoe av, owner and builder. Cost, about $50,000.

150TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for two 5-sty tenements at the southwest corner of 150th st and Tinton av for the Mason Construction Co., 661 Tinton av, Hyman Glic, president, owner and builder. Cost, about $90,000.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids June 22 for the general construction of the Evander Childs High School. All bids were laid over.

BRONX.—Bids were opened by the Board of Education June 22 for alterations and repairs at Morris High School. W. H. Quinn low bidder at $2,269.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SCHERMERHORN ST.—Slee & Bryson, 154 Montague st, are preparing plans for alterations to the 4-sty bachelor apartments, 35 Schermerhorn st, for Ellen Samuel, care of architect. Cost, about $8,000.

LAWRENCE AV.—W. T. McCarthy, 16 Court st, is preparing plans for four 2-sty tenements, 25x72 ft., at Lawrence av and 3d st, for the Ralph Henry Building Co., 43 Cedar st, Manhattan, owner and builder. Cost, about $21,000.

2D ST.—Plans have been completed by Nast & Springsteen, 21 West 45th st, Manhattan, for a 6-sty tenement, 50x102 ft., in the south side of South 2d st, 100 ft. west of Hooper st, for Chas. Lehrian, 207 Hooper st. Cost, about $40,000.

15TH ST.—B. F. Hudson, 319 9th st, is preparing plans for a 4-sty tenement, 40x88 ft., in the west side of East 15th st, 340 ft. east of Av J, for A. J. Raymond, 26 Court st, owner and builder. Cost, about $30,000.

MILLER AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 50x84 ft., on the west side of Miller av, between Belmont and Pitkin avs, for the Ducey Realty Co., S. Bernstein, president, 2086 Douglass st, owner and builder. Cost, about $50,000.

PROSPECT PL.—James F. Bly, 422 St. Marks av, is preparing plans for a 4-sty apartment, 24x95 ft., on the south side of Prospect pl, near Classon av, for James Bowers, 626 Park pl. Cost, about $25,000.

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Contemplated Construction, Brooklyn, (Cont'd)

MILLER AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 50x84 ft., on the west side of Miller av, between Belmont and Pitkin avs, for the Ducey Realty Co., S. Bernstein, president, 2086 Douglass st, owner and builder. Cost, about $50,000.

LIBERTY AV.—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for a 3-sty tenement, 55x80 ft., on the south side of Liberty av, 25 ft. east of Shepherd av, for Frank Catafano, 770 Liberty av, owner and builder. Cost, about $20,000.

HART ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for eleven 3-sty tenements, 26x69 ft., in the north side of Hart st, 20 ft. west of Cypress av, for the Woldruck Construction Co., 16 Court st, owner and builder. Cost, about $77,000.

DWELLINGS.

CARROLL ST.—B. F. Hudson, 319 9th st, is preparing plans for four 2½-sty brick residences, 20x40 ft., in the north side of Carroll st, 200 ft., east of Brooklyn av, for Edward T. Dickenson, builder, 1139 East 19th st. Cost, about $6,500.

13TH ST.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for a 2½-sty frame residence, 18x43 ft., in the west side of East 13th st., 510 ft. south of Av I, for Glenn H. Frost, 849 East 12th st, Brooklyn, owner and builder.

71ST ST.—J. C. Wandell, 4 Court st, is preparing plans for three 2-sty brick residences, 17x40 ft., in the south side of 71st st, 108 ft. west of Hamilton av, for H. J. Wolf, at site. Cost, about $3,500 each.

HIMROD ST.—F. J. Dassau, 1373 Broadway, is preparing plans for two 3-sty brick residences, 20x60 ft., at Himrod st and Grandview av for Frank Reichert, Myrtle av and Harmon st, owner and builder. Cost, about $10,000.

HOSPITALS AND ASYLUMS.

BROOKLYN AV.—Ludlow & Peabody, 101 Park av, Manhattan, will have plans ready about July 10 for a 4-sty hospital at the southeast corner of Brooklyn av and President st for the home of St. Giles the Cripple, Garden City. Cost, about $100,000.

SCHOOLS AND COLLEGES.

PACIFIC ST.—R. F. Almirall, 185 Madison av, Manhattan, has been commissioned to prepare plans for a parochial school at Pacific st and Vanderbilt av for St. Joseph's R. C. Church, Rev. Wm. T. McGuirl, pastor.

CRANBERRY ST.—The Plymouth Church, Rev. Newell Dwight Hillis, pastor, 23 Monroe pl, contemplates the erection of a 3 or 4-sty brick educational building at 50 Cranberry st, from plans by William Higginson, 23 Park Row, Manhattan. Cost, about $50,000.

BROOKLYN.—Bids were opened by the Board of Education June 22 for alterations to P. S. 34. B. Diamond low bidder at $1,859.

STABLES AND GARAGES.

4TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 1-sty brick stable, 25x100 ft., in South 4th st, near Hooper st, for the Tion Realty Co., 905 Lafayette av, owner and builder. Cost, about $5,000.

RUGBY RD.—W. M. Dunn, 408 Stratford rd, has completed plans for a 2-sty brick private garage and residence, 25x100 ft., at 108 Rugby rd for Harry L. Jones, on premises. Cost, about $15,000.

THEATRES.

ATLANTIC AV.—C. Infanger & Son, 2634 Atlantic av, have completed plans for alterations to the 1-sty brick moving picture theatre, 25x116 ft., on the north side of Atlantic av, 70 ft. east of Schenck av, for August Scholl, Linwood av and Cozine av.

FLATBUSH AV.—Shampan & Shampan, 772 Broadway, have completed plans for a brick moving picture theatre, 40x75 ft., on the east side of Flatbush av, 30 ft. north of Dean st, for the Antonbel Realty Co., 1765 Pitkin av. Cost, about $20,000.

KNICKERBOCKER AV.—Arthur H. Carlson, 157 Remsen st, is preparing plans for a 1-sty moving picture theatre at Knickerbocker av and Halsey st for James H. Ward, care of architect. Cost, about $50,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty tenement, 27x73 ft., in the north side of Woodbury st, 35 ft. east of Cypress av, for August Bauer, 355 Highland blvd, owner and builder. Cost, about $10,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for a 4-sty tenement, 25x80 ft., on the east side of 8th av, 275 ft. north of Grand av, for Anton Doorsky, 273 Elm st, L. I. City. Cost, about $12,000.

RIDGEWOOD, L. I.—G. Mathews, 1852 Putnam av, owner and architect, has prepared plans for a 3-sty tenement, 26x70 ft., in Madison st, 51 ft. east of Fairview av, to cost about $7,000.

FLUSHING, L. I.—Fred Johnson, 46 Prospect st, has completed plans for a 3-sty store, apartment and garage on the north side of Jaeger av, 50 ft. south of Bradford av, for Thomas F. Stapleton, 82 State st. Cost, about $20,000.

MASPETH, L. I.—E. Rose & Son, Grand st, Elmhurst, are preparing plans for a 3-sty brick tenement with stores, 25x45 ft., on the north side of Clinton av, 200 ft. east of Clermont av, for Julia M. Wolitsky, Clinton av.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, have completed plans for eight 3-sty tenements, 27x68 ft., on the south side of Gates av, 245 ft. east of Cypress av, for August Bauer, 355 Highland Boulevard. Cost, about $80,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 4-sty tenement, 35x90 ft., at the northeast corner of Woodbine st and Cypress av for August Bauer, 355 Highland Boulevard, owner and builder. Cost, about $25,000.

RIDGEWOOD, L. I.—Plans have been completed for a 3-sty tenement, 27x73 ft., on the south side of Gates av, 25 ft. east of Cypress av, for August Bauer, 355 Highland Boulevard, owner and builder. Cost, about $10,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for eight 3-sty tenements, 27x68 ft., on the north side of Gates av, 526 ft. east of Cypress av, for August Bauer, 355 Highland boulevard, owner and builder. Cost, about $80,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, has completed plans for a 3-sty tenement, 27x73 ft., in the south side of Linden st, 25 ft. east of Cypress av, for August Bauer, 355 Highland av, owner and builder. Cost, about $10,000.

DWELLINGS.

RICHMOND HILL.—William Chappelle, 20 Vanderveer av, contemplates the erection of two 2½-sty frame and stucco residences at the northwest corner of Manor and Brandon avs, from plans by L. J. Frank, Jr., 206 Crescent st, Brooklyn. Cost, about $10,000.

WINFELD, L. I.—E. Rose & Son, Graud st, Elmhurst, are preparing plans for a 2-sty frame residence, 22x40 ft., on the east side of Fisk av, 100 ft. south of Columbia st, for Anthony W. Benak, 10 Worthington st, owner. Cost, about $3,000.

ELMHURST, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for a 2½-sty frame residence, 22x38 ft., in Bay 3d st, 140 ft. south of Columbia blvd, for W. R. Zimmerman, 377 13th st. Cost, about $4,000.

BROOKLYN HILLS, L. I.—George E. Crane, Welling st, Richmond Hill, has completed plans for five 2-sty frame residences, 18x36 ft., at the northeast corner of Park and Brandon avs for H. E. Wade, 460 Guion av, owner and builder. Cost, about $2,500 each.

KEW GARDENS, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Morris Park, are preparing plans for eight 2½-sty frame and stucco residences, 30x40 ft., on Metropolitan av, Willow and Division sts for Max Gross, 65 West st, Jamaica, L. I., owner and builder. Cost, about $6,500.

CORONA, L. I.—R. W. Johnson, 60 Grove st, has completed plans for eight 2-sty residences, 20x52 ft., in the west side of Randall st, 294 ft. south of Jackson av, for Thomas Daly, this place, owner and builder. Total cost, about $40,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, Manhattan, has completed plans for a 2½-sty concrete block and stucco residence on Beechy av, near Puritan av, for George J. Simonds, care of architect. Cost, about $8,000.

STORES, OFFICES AND LOFTS.

CORONA, L. I.—C. L. Varrone, Corona, L. I., is preparing plans for a 1-sty brick store building, 25x75 ft., at the northwest corner of Kingsland and May avs for Mrs. Anna Deverman, 360 York st, Jersey City, N. J. Cost, about $3,500.

THEATRES.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, is preparing plans for a 1-sty brick moving picture theatre, 50x100 ft., at the corner of Broadway and Main st for the Janet County Co., care of architect. Cost, about $22,000.

Richmond.

FACTORIES AND WAREHOUSES.

TOMPKINSVILLE, S. I.—The N. Y. Dock Co., 8 Bridge st, Manhattan, Fairfax S. Landstreet, president, is ready for bids on general contract for the 7-sty rainforced concrete storage warehouse, 132x120 ft., in Marietta st, from plans by the Concrete Steel Co., 32 Broadway, Manhattan, Mr. Moffit, in charge. Cost, about $175,000.

SCHOOLS AND COLLEGES.

ROSEBANK, S. I.—St. Joseph's R. C. Church, Rev. Father A. Catoggio, pastor, 94 St. Mary's av, contemplates the erection of a 3-sty parochial school at Tompkins st and St. Mary's av, from plans by Daniel Santoro, 14 Richmond turnpike, Tompkinsville, S. I. Cost, about $35,000.

Nassau.

DWELLINGS.

FARMINGDALE, L. I.—Smith & Belerling, Conklin st, have completed plans for a 2½-sty frame residence, 30x35 ft, for Harry Jackson, this place, owner. Cost, about $5,000.

PEACOCK POINT, L. I.—Work has not been started on rebuilding the 2½-sty brick residence for Henry P. Davison, care of J. P. Morgan Co., 3 Broad st, Manhattan. Walker & Gillette, 128 East 37th st, Manhattan, architects. Wadley & Smythe, 491 5th av, Manhattan, landscape architects. Marc Eidlitz & Son, 30 East 42d st, Manhattan, general contractors. Cost, about $100,000.

LONG BEACH, L. I.—George Bartlett, 103 Park av, Manhattan, is preparing plans for a 2½-sty terra cotta block and stucco residence for Louis Hines, care of architect. Bids will be taken about July 1.

GREAT NECK, L. I.—W. S. Layer, 301 Dyckman st, Manhattan, is preparing plans for a 2-sty brick residence, about 40x60 ft., at the corner of East drive and Beverly rd for Frederick C. Gilsey, 170 Broadway, Manhattan. Cost, about $25,000.

Suffolk.

DWELLINGS.

LAKE RONKONKOMA, L. I.—Evcavating is under way for a 1-sty frame residence, 48x65 ft., for Adolph Wiechere, 200 West 72d st, Manhattan. Percy E. MacDonald, 245 West 107th st, Manhattan, architect. A. Christiansen, this place, general contractor. Cost, about $12,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, are preparing plans for a 4-sty bachelor apartment on Pondfield rd for Frederick McGrath, Swain st. Cost, about $50,000.

YONKERS, N. Y.—William F. Snyder, Getty sq, is preparing plans for alterations and additions to the 4-sty apartment and store, 50x60 ft., at 32 Prospect st for Bach & Friedman, 75 Riverdale av. Cost, about $4,000.

DWELLINGS.

SCARSDALE, N. Y.—W. S. Phillips, 103 Park av, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence, 30x50 ft., for Mrs. Clara W. Stewart, care of A. Stewart, 31 East 22d st, Manhattan. Cost, about $15,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.).—Rubin & Marcus, 1480 Washington av, have received the plumbing contract and the A. B. See Electric Elevator Co., 220 Broadway, the elevators for the 6-sty apartment, 96x85 ft., at the northwest corner of Fort Washington av and 169th st for the 114th St. & Seventh Av. Construction Co., Max Weinstein, president. Gronenberg & Leuchtag, 303 5th av, architects. Cost, about $130,000.

BANKS.

MANHATTAN.—Robert S. Pollock Co., 118 East 28th st, has received the general contract to erect the 1-sty building at 126 East 86th st for the Corn Exchange Bank, 13 William st, Walter E. Frew, president. Harrie T. Lindeberg, 2 West 47th st, architect.

DWELLINGS.

WEEHAWKEN, N. J.—The Clyde Construction Co., Union, N. J., has received the general contract to erect three 2-sty hollow tile residences on the north side of Liberty pl, west of the Boulevard, for the Koch Realty Co., Union, N. J. Chas. H. A. Muller, 322 15th st, West New York, N. J., architect. Cost, about $5,000 each.

JERSEY CITY, N. J.—George Lowry, at site, has received the general contract to erect a 3-sty brick residence at William and Mallary avs for Pauline Maitner, care of architect, Nathan Welitoff, 222 Washington st, Newark. Cost, about $9,500.

KEW, L. I.—J. F. Kendall, 1023 Beverly rd, Brooklyn, has received the general contract to erect a 2-sty frame residence, 38x30 ft., on the south side of Pembroke av, 220 ft. east of Austin st, for Caroline M. Hills, 11 East 87th st, Manhattan. N. M. Woods, 47 West 34th st, Manhattan, architect. Cost, about $8,000.

MOUNT VERNON, N. Y.—(Sub.).—The heating and plumbing contract for the 2-sty tile residence on Winfield av has been awarded to Mullins Bros., 29 Bayard st, New Rochelle. A. P. O'Brien, 37 Clinton pl, owner. Ludwig Lindemeyer, 37 East 28th st, Manhattan, architect. Peterson Bros., 42 Woodbury st, New Rochelle, general contractors. Cost, about $15,000.

NEWARK, N. J.—Columbus E. Bailey, Hillside, N. J., has received the general contract to erect a 2½-sty frame residence, 26x33 ft., at 833 South 11th st, for W. Frank Hopping, Bockoven Bros. Co., 132 Astor st. Cost, about $6,000.

NEW BRIGHTON, S. I.—Wm. H. C. Russell, 518 Richmond terrace, New Brighton, has received the general contract to erect a frame parish house, 25x35 ft., for St. Mary's Protestant Episcopal Church, Davis av., Francis L. Frost, pastor. Jardine, Hill & Murdock, 3 West 29th st, Manhattan, architects.

PATERSON, N. J.—Antonia Giordonno, Clifton, N. J., has received the general contract to erect a 2-sty brick store and residence at 1327 21st st, for Salvatore & Guiseppe Gallia, Garfield, N. J. Anton L. Vegliante, 56 Passiac av, architect. Cost, about $7,000.

GREENWICH, CONN.—J. W. Bishop, 345 5th av, Manhattan, has received the general contract to erect a 2½-sty stone residence on Dublin rd for R. C. Bolling, 71 Broadway, Manhattan. T. E. Blake, care of Carrere & Hastings, 225 5th av, architects. Cost, about $50,000.

NORTH BERGEN, N. J.—Fred Goldberg, at site, has received the general contract to erect five stores and residences on the west side of Hudson blvd, Angelique to Ann sts, for Harris Goldberg, 314 Angelique st, West Hoboken. John G. Helmers, 814 Union st, West Hoboken, architect. Cost, about $60,000.

SUFFERN, N. Y.—J. B. Schultz, Lake av, has received the general contract to erect a 2½-sty local stone and frame residence for W. H. Chadwick, Wayne av, owner. Wilder & White, 50 Church Manhattan, architects.

SUMMIT, N. J.—William A. Reeve, 54 Franklin pl, has received the general contract to erect a 2½-sty frame residence for A. Hyatt, care of architect, B. V. White, 110 East 23d st, Manhattan. Cost, about $7,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The Concordia Contracting Co., 44 Court st, has received the general contract to erect a 3-sty brick factory, 50x129 ft., at the northwest corner of Herbert and Monitor sts for John Kroder and Henry Reubel Co., 107 East 17th st, Manhattan, owner. Richard Berger, 309 Broadway, Manhatan, architect. Cost, about $12,000.

MANHATTAN.—Charley Cory & Son, Inc., 286 Spring st, have awarded to P. J. Brennan & Son, 624 Madison av, the general contract for an addition to the 6-sty brick and steel factory, 290 Hudson st. R. P. Bolton Co., 55 Liberty st, architect and engineer. Cost, about $75,000.

MANHATTAN.—The Turner Construction Co., 11 Broadway, has received the general contract to erect a 1-sty addition to the factory,

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M., on Tuesday, July 14, 1914, for Contract 145, for roofing with reinforced concrete tiles 46 superstructures along the line of the Catskill aqueduct, between the Ashokan and Hill View reservoirs, a distance of approximately 92 miles. Approximately 28,900 tiles will be required under the contract. The buildings, ready to receive the tiles, are being constructed under other contracts.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders and contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars ($10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President.
CHARLES N. CHADWICK,
JOHN F. GALVIN,
Commissioners of the Board of Water Supply.
W. BRUCE COBB, Secretary.

Contracts Awarded (Continued).

25x100 ft., at 63 Front st, for L. E. Waterman, 40 Fletcher st. Ludlow & Peabody, 101 Park av, architects. Cost, about $50,000.

ALBANY, N. Y.—W. L. Crow Construction Co., 103 Park av, Manhattan, has received the general contract to erect a wholesale drug store at Broadway, Orange and Montgomery sts for Walker & Gibson, Inc., 72-74 State st, Chas. Gibson, president and treasurer. Russell & King, 602 Snow Building, Syracuse, architects. Ford, Buck & Sheldon, Hartford, Conn., consulting engineers. E. E. Palmer, Snow Building, heating, electrical and plumbing engineer.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Columbus Circle Construction Co., American Building, 58th st and Broadway, has received the general contract to erect the store and office building on the block bounded by Columbus Circle, Broadway, Central Park West and 61st st, for the Veronica Realty Corporation, Wm. R. Hearst, president, care of Huberth & Huberth, 253 West 58th st. The number of stories has not been decided. The plot dimensions are 316x195x265x37 ft. James C. Green, 103 Park av, is architect.

MANHATTAN.—T. J. McWalters, 225 5th av, has received the general contract to alter the garage for store and loft purposes at 121 West 45th st for James Y. Hebron, care of architect, Lawrence Loeb, 37 East 28th st. Cost, about $10,000.

THEATRES.

MANHATTAN.—The Libman Contracting Co., 126 West 46th st, has received the general contract to erect a 2-sty theatre, 41x100 ft., at 153-155 West 49th st, for Chas. R. Hopkins, 107 East 35th st. Murphy & Dana, 351 Madison av, architects. The Hedden Construction Co., 1 Madison av, steel work. Cost, about $35,000.

MISCELLANEOUS.

BALTIMORE, MD.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract to erect a reinforced concrete rendering building, 200x60 ft., 2-stys and basement, and a copper shop, 2-sty and basement, 80x100 ft., for the Standard Oil Co. of New Jersey, Baltimore Division. Work will go ahead at once.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

37TH ST, s s, 175 e 10th av, 12-sty brick factory (Printing Trade), 125x98; cost, $345,000; owner, Elsie T. Underhill, South Orange, N. J.; architects, Hill & Stout, 299 Madison av. Plan No. 228.

STORES, OFFICES AND LOFTS.

PEARL ST, 20, 12-sty brick fireproof office building, 81x130; cost, $450,000; owners, South Ferry Realty Co., Wm. H. Chesebrough, president, 115 Broadway; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 226.

MADISON AV, 962, s w cor 76th st, 3-sty brick store and lofts, 20x102; cost, $25,000; owners, Tailfer & Co., Jas. W. Buckner, vice-president, 225 5th av; architect, Herbert M. Baer, 665 5th av. Plan No. 230.

STORES AND TENEMENTS.

88TH ST, 343-351 West, 9-sty brick tenement, 118x82; cost, $350,000; owners, Riverside Drive-88th St Corporation, Leo M. Klein, 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 229.

141ST ST, n s, 671 e St. Nicholas av, 6-sty brick tenement, 30x86; cost, $40,000; owners, Williams Building Corporation, 73 West 113th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 227.

Bronx.

DWELLINGS.

231ST ST, n s, 295.6 w Laconia av, 3-sty frame dwelling, 24x27, shingle roof; cost, $3,000; owner, M. H. Collins, 1040 East 232d st; architect, John T. Collins, 1040 East 232d st. Plan No. 313.

FORT SCHUYLER RD, w s, 300 s Dewey av, 1-sty frame dwelling, shingle roof, 25.6x31.6; cost, $2,200; owners, Van Nest Land & Imp. Co., 68 Broad st; architect, Chas. R. Baxter, 3099 Middletown rd. Plan No. 311.

ROBERTS AV, s s, 50 w Bradford av, 2½-sty frame dwelling, slate roof, 20x35; cost, $3,500; owner, John Donaldson, Grant av; architect, Chas. R. Baxter, 3099 Middletown rd. Plan No. 312.

PELHAM PARKWAY, 400, 1-sty frame bungalow, 60x15; cost, $400; owner, Wm. Vincent Astor, 23 West 26th st; architect, Edw. J. L. Raldiris, 167th st and Teller av. Plan No. 321.

STORES AND TENEMENTS.

TRAFALGAR PL, e s, 74 s 176th st, 5-sty brick tenement, 50x66, slag roof; cost, $35,000; owners, Traf Bldg. Co., John W. Dertinger, 4029 Lowere pl, president; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 314.

TREMONT AV, n s, 57.0 w 3d av, 1-sty brick stores, 37x77.10, slag roof; cost, $6,000; owner, Edw. Becker, Boston, Mass.; architect, Chas. S. Clark, 441 Tremont av. Plan No. 317.

UNIVERSITY AV, e s, 48.7 s Burnside av, three 5-sty brick tenements, 43x55x90, slag roof; cost, $100,000; owners, University Bldg. Co., Wm. C. Bergen, 130 West 180th st, president; architect, W. C. Martin, University and Burnside avs. Plan No. 316.

187TH ST, s e cor Crotona av, two 5-sty brick tenements, tin roof, 50x63, 50x58; cost, $65,000; owner, Cosenzo Bldg. Co., Saverio Scalzo, 705 East 187th st; architect, Lucian Pisciotta 391 East 149th st. Plan No. 318.

FULTON AV, e s, 206.10 n 169th st, two 5-sty brick tenements, slag roof, 43.7x126, 43.6x133.5; cost, $90,000; owner, John W. Cornish Const. Co., John W. Cornish, 466 East 138th st, Pres.; architect, Frank J. Schefcik, 4168 Park av. Plan No. 320.

VALENTINE AV, w s, 210 n 183d st, two 5-sty brick tenements, slag roof, 50x88; cost, $100,000; owner, Valhalla Corp., Jacob O. Pedersen, 3153 3d av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 319.

MISCELLANEOUS.

CABOT ST, foot of, and East River, boiler chimney, 95 ft high; cost, $1,250; owners, Rock Plaster Co., 381 4th av; architect, Fred Pope, 366 5th av. Plan No. 315.

Brooklyn.

DWELLINGS.

AV H, s s, 25 w East 7th st, 21sty frame dwelling, 18x32, shingle roof, 1 family; cost, $3,500; owner, Economy Homes Co., 110 Av I; architect, F. J. Dassau, 1383 Broadway. Plan No. 4239.

ATKINS AV, e s, 20 n Dumont av, nine 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $27,000; owner, Jerome Impt. Co., 454 Jerome st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4220.

LOUISIANA AV, e s, 215 s Vienna av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, $3,300; owner, Tillie Hoos, 55 New Lots av; architect, Morris Rothstein, 627 Sutter av. Plan No. 4236.

VOORHEES AV, n w c East 24th st, five 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, $13,500; owner, Harriet A. Mulligan, Riverside, Conn.; architect, David Mansell, Stamford, Conn. Plan No. 4235.

13TH AV, s e c 44th st, 3-sty brick store and dwelling, 20x90, slag roof, 2 families; cost, $11,000; owners, 20th Av Realty Co., 44 Court st; architect, M. A. Cantor, 39 West 38th st. Plan No. 4218.

13TH AV, e s, 20 s 44th st, 3-sty brick store and dwelling, 20x50, slag roof, 2 families; cost, $7,500; owners, 20th Av Realty Co., 44 Court st; architect, M. A. Cantor, 39 West 38th st. Plan No. 4219.

EAST 2D ST, w s, 100 s Av J, ten 2-sty brick dwellings, 20x35, —— roof, 1 family each; total cost, $25,000; owner, Simon Bernstein, 87 Livonia av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4145.

20TH AV, s e cor 67th st, 2-sty brick dwelling, 20x34.6, gravel roof, 1 family; cost, $3,500; owner, Sandusky Bldg. Co., 1701 77th st; architect, G. B. Webb, 104 West 42d st, Manhattan. Plan No. 4169.

20TH AV, s s, 20 e 67th st, four 2-sty brick dwellings, 20x34.6, gravel roof, 1 family each; total cost, $14,000; owner, Sandusky Bldg. Co., 1701 77th st; architect, G. B. Webb, 104 West 42d st, Manhattan. Plan No. 4168.

LINCOLN PL, n s, 375 e Underhill av, fifteen 2-sty brick dwellings, 20x43, gravel roof, 1 family each; total cost, $49,500; owners, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 4258.

EAST 14TH ST, e s, 300 n Av X, six 2-sty brick dwellings, 16x40, gravel roof, 1 family each; total cost, $18,000; owners, Ceegold Co., 99 Nassau st, Manhattan; architect, F. J. Dassau, 1373 Broadway. Plan No. 4269.

57TH ST, n s, 180 w 21st av, 2-sty frame dwelling, 16.6x40, tin roof, 2 families; cost, $300; owner, Anthony Tyolkasky, 2063 57th st; architect, Chas Gallo, 60 Graham av. Plan No. 4255.

71ST ST, s s, 103 w Ft. Hamilton av, four 2-sty brick dwellings, 17x40, slag roof, 1 family each; total cost, $12,000; owners, H. J. Wolff Construction Co, 872 71st st; architect, John C. Wandell, 4 Court sq. Plan No. 4272.

PROSPECT AV, s s, 100 w 11th av, five 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $20,000; owner, Michael J. Smith, 628 Prospect av; architect, Thos. N. Langan, 429 58th st. Plan No. 4270.

SHEPHERD AV, e s, 80 s Vienna av, 1-sty brick dwelling, 20x35, —— roof, 1 family; cost, $1,200; owner, Meyer Shenkin, 189 Shepherd av; architects, Cohn Bros., 361 Stone av. Plan No. 4276.

AMHERST ST, w s, 464 s Shore boulevard, 2-sty frame dwelling, 27x29, shingle roof, 2 families; cost, $3,500; owner, W. J. Chambers, East 23d st and Voorhies av; architect, Jas. A. McCarroll, 2108 Av Q. Plan No. 4295.

BERGEN ST, s s, 71.5 e Troy av, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $3,000; owner, Vittorio Slagnetta, 1731 Atlantic av; architect, Angelo Adamo, 1526 71st st. Plan No. 4291.

EAST 1ST ST, w s, 100 n Av X, 2-sty brick dwelling, 20x53.6, gravel roof, 1 family; cost, $3,500; owner, Mrs. Caroline Derese, 2126 East 4th st; architect, Chas. A. Olsen, 1314 70th st. Plan No. 4307.

EAST 23D ST, e s, 440 s Av M, 2-sty frame dwelling, 22x41, shingle roof, 1 family; cost, $4,500; owner, Wm. H. Sawkins, 1816 Av M; architect, Willard Parker, 24 McDonough st. Plan No. 4286.

EAST 32D ST, w s, 80 n Beverley rd, two 2-sty brick dwellings, 18x40, gravel roof, 1 family each; total cost, $6,000; owner, Wm. Herod, 222 East 21st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4281.

67TH ST, n s, 420 e 12th av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, $5,000; owner, Angelina Trottola, 64th st and 14th av; architect, M. W. Del Gaudio, 421 East Tremont av, Bronx. Plan No. 4304.

EAST 93D ST, w s, 349 n Av G, four 2-sty frame dwellings, 17x39, shingle roof, 1 family each; total cost, $11,200; owner, Frank P. Smith, 992 East 95th st; architect, same. Plan No. 4284.

BEVERLY RD, n s, 52 e East 34th st, two 2-sty frame dwellings, 18x45, gravel roof, 2 families each; total cost, $7,000; owner, Wm. Herod, 222 East 21st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4280.

CHURCH AV, n s, 42 e Gravesend av, 1-sty dwelling, 42.8x67.5, tin roof, 2 families; cost, $5,000; owner, Isaac Kaper, 189 Montague st; architect, Benj. Cohn, 361 Stone av. Plan No. 4278.

20TH AV, n s, 20 w 58th st, six 2-sty frame dwellings, 13.4x45, gravel roof, 1 family each; total cost, $12,000; owner, Up-to-Date Bldg. Co., 154 Nassau st, Manhattan; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 4297.

PRESIDENT ST, s s, 163.6 w New York av, three 2-sty brick dwellings, 20x38, slag roof, 2 families each; total cost, $6,000; owner, Harris Bldg. Co., on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4314.

WEST 30TH ST, w s, 140 s Mermaid av, 2-sty frame dwelling, 18x36, shingle roof, 2 families; cost, $1,200; owner, Harry Jacobs, 235 Duffield st; architect, C. Schubert, 13th av and 86th st. Plan No. 4308.

FACTORIES AND WAREHOUSES.

HINSDALE ST, w s, 140 s Dumont av, 1-sty brick storage, 20x100, slag roof; cost, $2,000; owners, Turner Constn. Co., 397 Snediker av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4233.

NOSTRAND AV, n e c Hopkins st, 3-sty brick storage, 34.10x25, —— roof; cost, $5,000; owners, Brooklyn Varnish Mfg. Co., on premises; architect, Hans Arnold, 2134 East 17th st. Plan No. 4210.

BOERUM ST, s s, 125 w Wythe av, 1-sty brick storage, 25x83.6, —— roof; cost, $3,000; owner, H. Goldberg, 257 Boerum st; architect, Tobias Goldstone, 49 Graham av. Plan No. 4277.

JOHNSON PL, e s, 73.9 s Church av, 1-sty brick storage, 21x50, slag roof; cost, $5,000; owner, Robert Holcke, 2509 Church av; architect, Chas. Werner, 67 Berkely pl. Plan No. 4322.

STABLES AND GARAGES.

AV F, n s, 50 w East 29th st, 1-sty frame garage, 29x18, gravel roof; cost, $300; owner, Victor A. Olsen, on premises; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 4202.

HINSDALE ST, w s, 285.4 s New Lots av, 2-sty brick stable, 49.4x25, —— roof; cost, $1,500; owner, Saml. O. Krier, on premises; architect, L. Danancher, 370 Fulton st, Jamaica, L. I. Plan No. 4151.

OAKLAND ST, e s, 57.3 n Calyer st, 1-sty brick garage, 25.10x42, slag roof; cost, $1,500; owner, Wayne Co. Produce Co., 221 Newell st; architect, P. Tillion, 381 Fulton st. Plan No. 4163.

ALBANY AV, w s, 100 s Union st, 1-sty brick garage, 20x45, gravel roof; cost, $2,000; owner, Union Const. & Investing Co., 189 Montague st; architect, Adolph Goldberg, 154 Montague st. Plan No. 4162.

SOUTH PORTLAND AV, s e cor DeKalb av, 1-sty brick garage, 12x20, tile roof; cost, $1,000; owner, Harold Sommers, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4164.

CARROLL ST, 1320, 1-sty brick garage, 15x21, slag roof; cost, $250; owner, Maurice E. Counors, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 4243.

ELDERTS LA, s w cor Liberty av, 1-sty brick garage, 14x18, tar roof; cost, $350; owner, Adam Barth, on premises; architect, C. Infanger, 2634 Atlantic av. Plan No. 4250.

EAST 4TH ST, 1460, 1-sty frame garage, 15x18, shingle roof; cost, $150; owner, Mabel Melvin, on premises; architect, Geo. Gregory, 1434 East 4th st. Plan No. 4266.

EAST 8TH ST, w s, 260 s Av J, 1-sty frame garage, 12x20; shingle roof; cost, $250; owner, John H. Regan, 1056 East 8th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4261.

JEFFERSON AV, n s, 100 e Central av, 1-sty brick stable, 14x31.6, gravel roof; cost, $800; owner, Gaspare Veirano, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 4254.

69TH ST, 1619, 1-sty frame garage, 20x18, tar roof; cost, $300; owner, Samuel O. Harrison, on premises; architect, Albert E. Parfitt, 233 Broadway, Manhattan. Plan No. 4299.

SANDFORD ST, e s, 100 n Willoughby av, 3-sty brick garage, 50x97, tin roof; cost, $10,000; owner, Cascade Steam Loundry, 835 Myrtle av; architects, Shampan & Shampan, 772 Broadway. Plan No. 4338.

EAST 15TH ST, w s, 222.7 s Caton av, 1-sty frame garage, 20x22, shingle roof; cost, $400; owner, John D. Miller, on premises; architect, Arthur C. Carlson, 157 Remsen st. Plan No. 4324.

EAST 19TH ST, w s, 240 n Av K, 1-sty frame garage, 14x18, shingle roof; cost, $400; owner, Frank W. Fiero, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4333.

STORES AND DWELLINGS.

ADELPHI ST, s c cor Flushing av, 3-sty brick store and dwelling, 39.4x20, gravel roof, 2 families; cost, $2,000; owner, Louis De Gandis, 76 Carlton av; architect, W. J. Conway, 400 Union st. Plan No. 4159.

ALBANY AV, w s, 100 s Union st, 3-sty brick store and dwelling, 20x52, gravel roof, 2 families; cost, $6,500; owner, Union Constn. & Investing Co., 189 Montague st; architect, Adolph Goldberg, 154 Montague st. Plan No. 4161.

NOSTRAND AV, e s, 50.7 n St. Marks av, three 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, $18,000; owner, Lyon Valley Realty Co., 1095 Bergen st; architect, F. J. Dassau, 1373 Broadway. Plan No. 4153.

NOSTRAND AV, e s, 130.7 n St. Marks av, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $6,000; owner, Lyon Valley Realty Co., 1095 Bergen st; architect, F. J. Dassau, 1373 Broadway. Plan No. 4155.

NOSTRAND AV, e s, 110.7 n St. Marks av, 3-sty brick store and dwelling, 20x75, slag roof, 2 families; cost, $7,000; owner, Lyon Valley Realty Co., 1095 Bergen st; architect, F. J. Dassau, 1373 Broadway. Plan No. 4154.

CLEVELAND ST, w s, 135 s Hegeman av, 2-sty brick store and dwelling, 18x35, gravel roof, 1 family; cost, $2,100; owner, Sam Santer, 425 Hegeman av; architect, Morris Rothstein, 627 Sutter av. Plan No. 4335.

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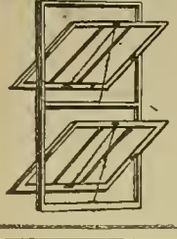
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Plans Filed, New Buildings, Brooklyn (Cont'd)

STORES, OFFICES AND LOFTS.

5TH AV, e s, 20 n Bay Ridge av, 1-sty frame office, 12x25, —— roof; cost, $300; owner, Waller Ross, 329 73d st; architect, W. H. Harrington, 510 57th st. Plan No. 4212.

SANDFORD ST, e s, 150 n Willoughby av, 1-sty brick laundry, 50x97, slag roof; cost, $5,000; owner, Cascade Steam Loundry, 835 Myrtle av; architects, Shampan & Shampan, 772 Broadway. Plan No. 4337.

STORES AND TENEMENTS.

S 2D ST, s s, 100 w Hooper st, 6-sty brick tenement, 50x102, slag roof, 35 families; cost, $38,000; owner, Chas. Lehrian, 207 Hooper st; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 4228.

MACON ST, n w cor Lewis av, 4-sty brick tenement, 30x86.6, slag roof, 11 families; cost, $30,000; owner, Schoenfeld Coast. Co., 197 Havemeyer st; architect, W. F. McCarthy, 16 Court st. Plan No. 4158.

SOUTH ELLIOTT PL, e s, 367 n Lafayette av, 5-sty brick tenement, 60x87.11, slag roof, 25 families; cost, $45,000; owner, Fort Realty Co., 35 Nassau st, Manhattan; architect, Harold L. Young, 1204 Broadway, Manhattan. Plan No. 4287.

THEATRES.

VANDERBILT AV, s w cor Prospect av, open air theatre, 53.6x50, —— roof; cost, $1,000; owner, Morris Poller, 366 Ocean parkway; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 4198.

SUTTER AV, n w cor Miller av, 1-sty brick theatre, 100x80, slag roof; cost, $17,500; owner, M. Lesselhanm, 432 Ashford st; architects, Farber & Markwitz, 189 Montague st. Plan No. 4244.

Queens.

DWELLINGS.

BROOKLYN HILLS.—Linden st, s s, 175 e Union pl, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, $4,000; owner, Louis DeLoca, 146 North st, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 2056.

CORONA.—Randall av, w s, 424 s Jackson av, three 2-sty frame dwellings, 20x33, tin roof, 2 families; cost, $10,500; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan Nos. 2040-41-42.

ELMHURST.—3d st, s s, 100 e Pettit pl, two 2-sty frame dwellings, 21x46, shingle roof, 1 family; cost, $8,000; owners, Moran & Cunningham, 4 Toledo av, Elmhurst; architect, owner. Plan Nos. 2047-48.

ELMHURST.—Acorn st, n s, 40 e Van Dine st, 2½-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, $2,800; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2046.

GLEN MORRIS.—Church st, w s, 38 s Ridge av, 2½-sty frame dwelling, 24x26, shingle roof, 1 family, steam heat; cost, $3,000; owner, C. E. Anderson, Unionhall st, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 2036.

JAMAICA.—Pulasky st, w s, 320 n Pacific st, 2-sty frame dwelling, 16x36, tin roof, 2 families; cost, $2,000; owner, F. Ladowsky, Pulaski pl, Jamaica; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 2058.

QUEENS.—Campbell av, n e cor Orvington pl, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $2,800; owner, Mrs. L. Burns, 1408 Woodhaven av, Woodhaven; architect, Frank Gibson, 1635 Woodhaven av, Woodhaven. Plan No. 2051.

WOODHAVEN.—Ferry st, e s, 90 s Syosset st, two 2-sty frame dwellings, 17x44, shingle roof, 1 family, steam heat; cost, $5,000; owner, Edw. Sutterlein, 13 Russell pl, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 2054-55.

WOODHAVEN.—Thrall pl, e s, 180 n Fulton st, 2-sty frame dwelling, 16x34, shingle roof, 1 family, steam heat; cost, $2,000; owner, Frank T. Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 2057.

AQUEDUCT.—Alden av, s s, 20 w Hamilton st, 2-sty frame dwelling, 14x36, shingle roof, 1 family; cost, $1,500; owner, R. F. Hacket, Brooklyn Navy Yard; architect, A. F. Moss, Aqueduct. Plan No. 2093.

BELLE HARBOR.—Washington av, n w cor Beach 131st st, 2½-sty frame dwelling, 42x38, shingle roof, 1 family, steam heat; cost, $9,000; owner, Mrs. Mary Fitzsimmons, Oxford av, Belle Harbor; architect, W. T. Kennedy Co., Rockaway Beach. Plan No. 2099.

ELMHURST.—Ivy st, n s, 150 e Chicago av, 2½-sty frame dwelling, 18x34, shingle roof, 1 family; cost, $3,500; owner, T. Payntar, Grove and Hanover avs, Elmhurst; architect, S. Maxon, Elmhurst. Plan No. 2100.

GLENDALE.—Dry Harbor rd, w s, 67 s Cooper av, 2-sty frame dwelling, 13x25, tin roof, 1 family; cost, $3,000 (two houses); owner, Valentine Hoeflein, Dry Harbor rd, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2094.

JAMAICA.—Washington st, e s, 286 n Atlantic st, 2-sty frame dwelling, 20x30, tin roof, 2 families; cost, $2,500; owner, Amelia Farchio, 156 Washington st, Jamaica; architect, L. Danancher, Fulton st, Jamaica. Plan No. 2091.

KEW.—Cuthbert pl, Willow st and Beverly rd, 2-sty brick dwelling, slate roof, steam heat, 1 family; cost, $15,000; owner, General Development Land Corp., 6th av and 42d st, Manhattan; architects, Von Vlanderan & Culver, Broad and Market sts, Newark, N. J. Plan No. 2098.

ST. ALBANS.—Glenheim st, w s, 140 s Rutland st, 2-sty frame dwelling, 36x26, shingle roof, 1 family; cost, $4,500; owner, E. H. Brown, 141 Broadway, Manhattan; architect, I. W. Ells, 47 West 34th st, Manhattan. Plan No. 2101.

WOODHAVEN.—Park pl, e s, 265 n Broadway, two 2-sty frame dwellings, 40x43, tin roof, 2 families; cost, $4,000; owner, F. Corhan, 3948 Broadway, Woodhaven; architect, A. Cehion, Broadway, Woodhaven. Plan No. 2097.

WOODHAVEN.—Shoe and Leather sts, s s, 115 e Spruce st, three 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, $6,000; owner, R. Merocogliano, 3940 Broadway, Woodhaven; architect, A. Cehio, Broadway, Woodhaven. Plan Nos. 2095-96.

WOODHAVEN.—Ferry st, e s, 370 s Fulton st, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, $5,000; owner, Locust Building Co., 12 Park av, Jamaica; architect, J. F. D. Beball, Fulton st, Jamaica. Plan No. 2090.

WOODHAVEN.—Oceanview av, e s, 147 s Fulton st, eight 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $15,200; owner, Lerner Realty Co., 744 Oceanview av, Woodhaven; architect, J. F. D. Beball, Fulton st, Jamaica. Plan Nos. 2082 to 2089.

CORONA.—45th st, w s, 200 n Burnside av, 2-sty brick dwelling, 18x49, tin roof, 2 families, steam heat; cost, $3,500; owner, J. J. Ferguson, 145 45th st, Corona; architect, W. E. Helm, 13½ West Jackson av, Corona. Plan No. 2063.

ELMHURST.—Jennings av, s s, 100 w Toledo av, five, 2½-sty frame dwellings, 17x38, shingle roof, 1 family; cost, $14,000; owner, John J. Froehnhoefer, 51 Gerry av, Elmhurst; architect, Lars Olsen, 88 Horton pl, Elmhurst. Plans Nos. 2064-65-66-67-68.

ELMHURST.—Ivy st, n s, 175 e Chicago av, 2½-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, $3,500; owner, T. Payntar, Grove and Hanover avs, Elmhurst; architect, S. Maxon, Pettit pl, Elmhurst. Plan No. 2070.

SOUTH OZONE PARK.—Alquin av, n s, 628 w Brinkmeyer av, 2-sty frame dwelling, 16x24, shingle roof, 1 family; cost, $1,600; owner and architect, Elling Nansen, Alquin av, South Ozone Park. Plan No. 2080.

WOODHAVEN.—Tharall pl, w s, 140 n Fulton st, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, furnace heat; cost, $5,000; owner, Alfred J. Cobb, Digby & 6th sts, Woodhaven; architect, C. W. Wessell, 1563 46th st, Brooklyn. Plans Nos. 2078-79.

WOODHAVEN.—Huntingdon st, s w cor Park pl, 2-sty brick dwelling, 24x56, tin roof, 3 families, and store; cost, $4,500; owner, Jos. Grazanella, Huntington st, Woodhaven; architect, Gottfried Eicholz, 266 Montauk av, Brooklyn. Plan No. 2060.

BAYSIDE.—Woodland av, e s, 65 s Lamartine av, 1½-sty frame dwelling, 20x29, shingle roof, 1 family; cost, $2,000; owner, P. Gilmore, Vista av, Bayside; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2109.

COLLEGE POINT.—14th st, w s, 100 s 5th av, 2-sty frame dwelling, 41x53, tin roof, 2 families; cost, $6,500; owner, Thomas Muller, 14th st and 6th av, College Point; architect, H. T. Morris, 13th st, College Point. Plan No. 2113.

CORONA.—47th st, e s, 220 s Burnside av, two 2-sty brick dwellings, 18x50, tin roof, 2 families; cost, $6,000; owner, Felix Moras, 106 Grand st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 2111.

FLUSHING.—Bowne av, e s, 100 s Franklin pl, 2-sty frame dwelling, 22x40, shingle roof, 1 family; cost, $3,000; owner, A. Madden, premises; architect, Chas. Spath, 126 Smart av, Flushing. Plan No. 2108.

LITTLE NECK.—Brow Vale drive, n s, 66 w Iowa st, 2-sty frame dwelling, 27x22, shingle roof, 1 family, air heat; cost, $3,500; owner, Herman Wenzke, Little Neck; architect, J. A. Brown, Little Neck. Plan No. 2112.

RICHMOND HILL.—Willow st, w s, 54 s Williamsburg rd, 2½-sty frame dwelling, 20x41, shingle roof, 1 family, steam heat; cost, $4,000; owner, Max Gross, West st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 2103.

FACTORIES AND WAREHOUSES.

MASPETH.—Nurge st, s e cor L. I. R. R. tracks, 1-sty steel storage, 40x20, tin roof; cost, $2,400; and 1-sty pump house and tanks, 12x12; cost, $3,100; owner, Gasoline Distributing Co., Bendrum & Tress Bldg., Pittsburgh, Pa. Plan Nos. 2038-39.

STABLES AND GARAGES.

FLUSHING.—Main st, 185, 1-sty frame garage, 18x16, tin roof; cost, $150; owner, G. A. Smith, premises. Plan No. 2045.

GLEN MORRIS.—Hawtree av, n s, 50 w Lambert st, 1-sty frame garage, 12x16, tin roof; cost, $150; owner, N. P. Duross, premises. Plan No. 2062.

JAMAICA.—Compton ter, n s, 251 e Warwick av, 1-sty frame garage, 14x20, shingle roof; cost, $500; owner, S. P. Schlansky, 8 Elizabeth st, New York City; architect, R. F. Mellon, 44 King st, Jamaica. Plan No. 2069.

BAYSIDE.—Warburton av, s e cor Chambers st, 1-sty frame garage, 14x9, shingle roof; cost, $150; owner, G. Bruer, premises. Plan No. 2102.

STORES AND DWELLINGS.

MIDDLE VILLAGE.—Elliott av, s e cor Fresh Pond rd, 2-sty brick store and dwelling, 16x52, tin roof, 2 families; cost, $8,000; owner, Cutler Building Co., 312 Wyona av, Brooklyn; architect, S. J. Banmann, 51 Elliott av, Middle Village. Plan No. 2072.

JAMAICA.—Rockaway rd, e s, 66 n Atlantic av, two 2-sty brick stores and dwellings, 20x52, tin roof, 2 families; cost, $8,000; owner, H. A. O'Brien, Rockaway rd, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 2104.

JAMAICA.—Broadway, n e cor Remington av, five 2-sty frame stores and dwellings, 100x56, tin roof, 2 families; cost, $12,000; owner, F. W. Stokes, 1098 Gates av, Brooklyn; architect, M. B. Smith, 1138 McCormack av, Ozone Park. Plan No. 2105.

RICHMOND HILL.—Jamaica av, s s, 500 e Oxford av, two 1-sty frame stores, 29x52, tin

roof; cost, $1,400; owner and architect, E. E. Johnson, 83 Maple st, Richmond Hill. Plan No. 2106.

STORES, OFFICES AND LOFTS.

HOWARD ESTATES.—Egan av, s s, 180 e Elkhorn st, 1-sty frame office, 12x18, gravel roof; cost, $200; owner, Louis Lilly, premises. Plan No. 2043.

SOUTH OZONE PARK.—Rockaway blvd, s e cor Goshen av, 1-sty frame office, 12x28, gravel roof; cost, $300; owner, J. J. Davis, premises. Plan No. 2053.

UNION COURSE.—Jamaica av, s s, 200 e Shaw av, 2-sty brick office, 25x65, slag roof; cost, $8,000; owner, Leader Observer, Jamaica av and Forest pkway, Woodhaven; architect, S. Guilfoy, 3 Shipley st, Woodhaven. Plan No. 2037.

STORES AND TENEMENTS.

L. I. CITY.—Grand av, s e cor Academy st, 5-sty brick tenement, 25x90, slag roof, 14 families; cost, $20,000; owner, Hugh Green, 16 Buchanan pl, L. I. City; architect, Frank J. Schefcik, 4168 Park av, Bronx. Plan No. 2044.

L. I. CITY.—Hunter av, s s, 130 w Harris av, 2-sty frame tenement, 25x70, tin roof, 4 families; cost, $4,700; owner, Wilhemina Golin, 163 12th av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 2081.

RIDGEWOOD.—Linden st, s s, 272 e Cypress av, ten 3-sty brick tenements, 28x72, tin roof, 6 families; cost, $100,000; and Gates av, n s, 272 e Cypress av, ten 3-sty brick tenements, 27x72, tin roof, 6 families; cost, $100,000; owner, August Bauer, 355 Highland Blvd; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plans Nos. 2071-72-73-74-75-76-77.

MISCELLANEOUS.

QUEENS.—Madison av, s w cor R. R., 1-sty frame shed, 40x78, tin roof; cost, $600; owner, S. D. Woodruff, 82 Dey st, Manhattan. Plan No. 2059.

RAMBLERSVILLE.—Harvard Estate, frame signboard, 15x30; cost, $45; owner, Howard Estates Co., 51 Church st, Manhattan. Plan No. 2092.

FAR ROCKAWAY.—Crest av, s e cor Bay av, frame bathhouse, 20x38; cost, $500; owner, Grove Club, premises. Plan No. 2061.

FOREST HILLS.—Tennis pl, s w cor Burns st, steel reviewing stand, 162x72; cost, $15,000; owner, West Side Tennis Club, Forest Hills. Plan No. 2107.

Richmond.

DWELLINGS.

ERASTINA PL, w s, 75 s Erastina av, Port Richmond, 2-sty frame dwelling, 19x30; cost, $2,600; owner, N. Jones, Port Richmond; architect and builder, O. H. Lee, Port Richmond. Plan No. 540.

NEPTUNE ST, s s, 100 e Cedar Grove av, Midland Beach, 1-sty frame bungalow, 20x32; cost, $525; owner, C. H. Ellis, Midland Beach; builder, H. M. Rae, Midland Beach. Plan No. 527.

NEPTUNE ST, w s, 200 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x27; cost, $215; owner, S. Schiele, New Dorp Beach; builder, Thos Sanjour, New Dorp Beach. Plan No. 539.

ROCKAWAY ST, w s, 225 s Clermont av, Tottenville, 1-sty frame bungalow, 19x39; cost, $700; owner, Walter H. Collins, Tottenville; architect, C. B. Keffer, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 530.

WALNUT PL, n s, 47 w St. Stephen's pl, New Dorp, 2-sty frame dwelling, 18x27; cost, $2,500; owner, D. F. Rose, 288 Lexington av, Brooklyn; owner and Builder, E. H. Lockhardt, Midland Heights. Plan No. 542.

1ST ST, w s, 120 s Maple av, Midland Beach, 1-sty frame bungalow, 14x41; cost, $500; owner, A. Kerstine, Midland Beach; architect and builder, E. Larson, Midland Beach. Plan No. 546.

6TH ST, e s, 81 w Lincoln av, Midland Beach, 1-sty frame bungalow, 16x28; cost, $380; owner, Mrs. M. Elder, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 547.

6TH ST, e s, 200 n Midland av, Midland Beach, 1-sty frame bungalow, 14x28; cost, $350; owner, Mrs. G. Fredericks, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 550.

7TH ST, w s, 163 n Midland av, Midland Beach, 1-sty frame bungalow, 20x38; cost, $525; owner, Mrs. M. Schultz, 1032 3d av, Manhattan; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 548.

COLLEGE AV, s s, 160 e New Place, Westerleigh, 2-sty frame dwelling, 28x32; cost, $4,500; owner, Thos. Jardine Westerleigh; architect and builder, O. H. Lee, Port Richmond. Plan No. 551.

EDGEGROVE AV, w s, 500 s Jefferson blvd, Anadale, 1-sty frame dwelling, 22x28; cost, $1,500; owner, J. R. Beinert, 333 46th st, Brooklyn; architect and builder, W. S. Holbert, Huguenot Park. Plan No. 535.

MANN AV, e s, 1076 s Cross st, Tottenville, 1-sty frame bungalow, 10x16; cost, $100; owner, Mrs. M. A. Reilly, Redbank, N. J.; builder, G. Schlosky, Tottenville. Plan No. 528.

MANOR RD, s s, 318 w Brooks av, West Brighton, 2½-sty frame bungalow, 20x29; cost, $2,400; owner, John McCrae, West Brighton; architect and builder, J. O. Johnson, Port Richmond. Plan No. 531.

MAPLE AV, s s, 80 e 4th st, Midland Beach, 1-sty frame bungalow, 14x30; cost, $400; owner, R. A. Cools, Midland Beach; architect and builder, A. Alverson, Midland Beach. Plan No. 533

MAPLE AV, s s, 43 w 2d st, Beach Park, 1-sty frame bungalow, 14x21; cost, $350; owner, A. Newschwande, John st, Belleville, N. J.; architect and builder, Otto Kalson, Midland Beach. Plan No. 529.

OLD TOWN RD, s s, 250 e Surf av, South Beach, 1-sty frame bungalow, 30x20; cost, $700; owner, architect and builder, Sam Hopping, Rosebank. Plan No. 544.

SEAFOAM AV, e s, 400 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 16x20; cost, $300; owner, architect and builder, W. N. Noble, 475 Central Park West, Manhattan. Plan No. 543.

SHELDON AV, n s, 480 w Jefferson av, Anadale, 1-sty frame bungalow, 16x20; cost, $760; owner, John Bauer, 122 West 83d st, Manhattan; builder, C. Schultz, Dongan Hills. Plan No. 537.

SOUTH AV, w s, 85 s Richmond terrace, Port Richmond, 2-sty frame dwelling, 22x30; cost, $3,445; owner, H. P. Krotwell, Port Richmond; architect, P. R. Osborn, Port Richmond; builders, U. W. Osborn & Son, Port Richmond. Plan No. 538.

WINAN AV, e s, 2500 s Boulevard, Great Kills, 1-sty frame bungalow, 24x28; cost, $1,000; owner, W. Doerzbacher, 110 1st av, Manhattan; architect and builder, Gus Ross, 301 Madison st, Hoboken. Plan No. 532.

FACTORIES AND WAREHOUSES.

RICHMOND TERRACE, n s, 100 w Railroad, Port Richmond, 1-sty frame brass foundry, 21x30; cost, $350; owner and builder, Staten Island Ship Building Co., Port Richmond; architect, Jas. Whitford, St. George. Plan No. 536.

STORES AND DWELLINGS.

ATLANTIC AV, e s, 180 n Marine Way, New Dorp, 2-sty brick store and dwelling, 28x33; cost, $2,000; owner, A. Mirahella, 290 Grant st, J. C.; architect and builder, J. De Benedetto, New Dorp lane. Plan No. 541.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEEKMAN PL, 13, extension to 4-sty brick dwelling; cost, $2,500; owner, Mrs. Mary C. Foster, 13 Beekman pl; architect, Otto A. Staudt, 966 2d av. Plan No. 2310.

BEEKMAN ST, 31, new fire escapes to 5-sty brick lofts; cost, $300; owners, Estate of Thos. A. Jaggar, Robt. B. Lawrence, exec., 45 Broadway; architect, Gustav Neubeck, 517 West 46th st. Plan No. 2403.

CANAL ST, 513, store front to 3-sty brick store and dwelling; cost, $200; owner, John H. Wood, 337 West 51st st; architect, Geo. Mort. Pollard, 127 Madison av. Plan No. 2317.

CARMINE ST, 65, masonry, new windows and partitions to 5-sty brick store and tenement; cost, $300; owner, Nicolo Satriani, 65 Carmine st; architect, Jno. A. Rafrano, 110 West 34th st. Plan No. 2369.

CHERRY ST, 152, new extension to 5-sty brick store and tenement; cost, $3,500; owner, Max Zion, 336 East 4th st; architect, Otto Reissmann, 30 1st st. Plan No. 2344.

COMMERCE ST, 38-40, steel beams, iron stairs, fire-proofing to 3-sty, brick garage; cost, $1,600; owner, Clarence S. Nathan, 241-5 West 37th st; architect, Louis V. Spinapont, 68 Bedford st. Plan No. 2331.

DELANCEY ST, 78, window to 4-st-- brick store and lofts; cost, $25; owner, Philip Lifkowitz, 152 Henry st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2308.

DELANCEY ST, 74-76, n e cor Allen st, masonry, steel and new store fronts to 6-sty brick tenement; cost, $5,500; owner, Samuel Kaufman, 47 Division st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2360.

DIVISION ST, 48-50, steel beams, iron columns, mason work to 5-sty brick lofts; cost, $3,500; owner, Albert Stevane, 52 Division st; architect, Max Muller, 115 Nassau st. Plan No. 2329.

DIVISION ST, 42, new store front to 5-sty brick stores and tenement; cost, $100; owner, Harris Hepner, 42 Division st; architect, Henry Z. Harrison, 61 West 117th st. Plan No. 2390.

EAST HOUSTON ST, 144, metal flue to 4-sty brick stores and dwelling; cost, $150; owner, Samuel Shimmel, 144 East Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2400.

FULTON ST, 195-197, new fire escapes to 5-sty brick store and factory; cost, $700; owner, Mary J. Sampers, 121 East 61st st; architects, Jno. B. Snook & Sons, 261 Broadway. Plan No. 2393.

GREENWICH ST, 459-463, mason work, skylight, fireproof shaft to 6-sty brick factory; cost, $900; owner, Estate of Henry Welsh, 465 Greenwich st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2332.

GREENWICH ST, 350-354, n w cor Harrison st, new stairs and carpenter work to 5-sty brick warehouse; cost, $500; owners, Hoffman Estate, 258 Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2415.

GREENWICH ST, 160, new partitions, stairs and dumbwaiter to 5-sty brick store, lofts and dwelling; cost, $500; owners, Lillian C. and Henry Bartels, 42 Cortlandt st; architect, M. J. Harrison, 160 Greenwich st. Plan No. 2378.

GREENWICH ST, 348, s w cor Harrison st, new partitions and elevator shaft to 5 and 4-sty brick store, office and tenement; cost, $300; owner, N. Y. Life Ins. & Trust Co., 52 Wall st; architect, V. Hugo Koebler, 489 5th av. Plan No. 2424.

HAMILTON PL, 11-15, marquise to 2-sty brick theatre, stores and offices; cost, $500; owner, Domain Realty Co., 3421 Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 2326.

HAMILTON ST, 138, masonry and new store fronts to 4-sty brick stores and tenement; cost, $3,000; owner, Henrietta Rosen, 393 Grand st, Brooklyn; architect, Otto Reissmann, 30 1st st. Plan No. 2388.

HESTER ST, 157-159, n e cor Elizabeth st, masonry and iron fence to 3-sty brick office; cost, $700; owners, Consolidated Gas Co., 130 East 15th st; architect, W. Cullen Morris, 130 East 15th st. Plan No. 2348.

IRVING PL, 58-64, fireproof doors, mason work to 5, 6, 7, 10-sty brick factory; cost, $7,500; owner, Huyler's Corporation, Frank DeK. Huyler, Pres., 265 West End av; architect, Alvin A. Winkler, 254 Hudson st. Plan No. 2316.

IRVING PL, 67-69, new skylight to 11-sty brick loft; cost, $500; owner, Chas. Hirschhorn, 507 5th av; architect, Harry G. Healy, Roselle, N. Y. Plan No. 2383.

LEONARD ST, 93-99, n w cor Broadway, sprinkler tank to 9-sty brick stores and lofts; cost, $1,500; owner, Estate of James C. Ayer, Lowell, Mass.; architect, N. J. McQuillan, 30 East 42d st. Plan No. 2340.

MULBERRY ST, 164, new store fronts to 5-sty brick store and lofts; cost, $500; owner, Francis R. Stabile, 189 Grand st; architect, Chas. M. Straub, 147 4th av. Plan No. 2364.

RIVINGTON ST, 62, metal flue to 3-sty brick store and dwelling; cost, $100; owner, Isaac Zach, 62 Rivington st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2330.

SPRING ST, 113-117, new stairs and fire escapes to 5-sty brick stores and lofts; cost, $1,000; owner, Wm. C. Runyon, 381 Central Park West; architect, Fred. P. Platt, 1123 Broadway. Plan No. 2356.

SPRING ST., 286-288, masonry and new window to 6-sty brick factory; cost, $200; owners, Chas. Corey & Son, 286-88 Spring st; architects, Whittal & Bolton, 55 Liberty st. Plan No. 2402.

ST. MARK'S PL, 15, new store front to 5-sty brick tenement; cost, $100; owners, Francis A. and P. Henry Dugro, 764 Madison av; architect, Max A. Simon, 144 East Broadway. Plan No. 2410.

SUTTON PL, 38-40, extension to 4-sty brick tenement; cost, $5,000; owner, Madison Av. M. E. Church, Edw. J. Leaycraft, trustee, 311 West End av; architect, Jos. L. Hernon, 14 Wall st. Plan No. 2336.

WALKER ST, 55, fire escapes to 5-sty brick store and factory; cost, $500; owner, Wm. H. White, 299 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2334.

WALL ST, 49-51, s w cor William st, fire proofing stairs to brick offices; cost, $500; owner, Atlantic Mutual Ins. Co., 49 Wall st; architect, Edward I. Shire, 373 4th av. Plan No. 2354.

WASHINGTON ST, 375, new plumbing, stairs and partitions to 5-sty brick offices and warehouse; cost, $1,500; owners, The Hills Bros. Co., 375 Washington st.; architect, Benj. V. White, 110 East 23d st. Plan No. 2342.

WASHINGTON ST, 54, new stairs to 5-sty brick store and factories; cost, $300; owner, Lloyd Phoenix, 68 Broad st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2404.

3D ST, 46 East, new store fronts to 3-sty brick stores and tenement; cost, $750; owner, Mares Iser, 46 East 3d st; architect, Jacob Fisher, 25 Av A. Plan No. 2408.

3D ST, 135 West, tank and steel supports to 7-sty brick store and lofts; cost, $250; owner, Mrs. Louisa Gucker, 48 West 120th st; architect, Henry H. Koch, 22 East 127th st. Plan No. 2327.

5TH ST, 323-327, mezzanine floor to 5-sty brick store and loft; cost, $1,800; owner, Wm. W. Astor, 21 West 26th st; architect, J. Francis Barrows, 410 West 34th st. Plan No. 2391.

5TH ST, 362-364, new partitions to 12-sty brick stores and lofts; cost, $500; owners' Estate of Mary Burton Harrison, care Frank M. Patterson, 66 Liberty st; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 2398.

8TH ST, 16 East, mason work, show window, entrance to 5-sty brick loft; cost, $250; owner, Martin E. Sturges, 17 West 32d st; architect, Frank E. Vitolo, 16 East 23d st. Plan No. 2321.

10TH ST, 181 West, masonry to 3-sty brick residence; cost, $500; owner, Wm. Benson Burk, 181 West 10th st; architect, Roland I. Markwith, 477 5th av. Plan No. 2365.

10TH ST, 35-37 East, new skylight and stairs to 7-sty brick store and lofts; cost, $250; owners, Estate of Henry I. Barbey, 156 Broadway; architect, Jean Jeaume, 37 Sullivan st. Plan No. 2407.

14TH ST, 150 East, s w cor 3d av, new partitions and plumbing to 3-sty brick store and lofts; cost, $500; owners, Lewis & Helen R. Stuyvesant, 346 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 2343.

15TH ST, 108 West, fireproofing, partitions to 4-sty brick theatre; cost, $500; owner, Estate of Marshall O. Roberts, 2 Wall st; architect, Jno. B. Snooks Sons, 261 Broadway. Plan No. 2312.

18TH ST, 304 East, new partitions and skylight to 3-sty brick tenement; cost, $500; owner, Bernard W. Kelly, 308 1st av; architect, Otto Reissmann, 30 1st st. Plan No. 2387.

22D ST, 214-224 East, sprinkler tanks to 4-sty brick milk depot; cost, $2,100; owner, Mutual Milk & Cream Co., 214 East 22 st; architect, Maxwell Eng. Co., 146 24th st, Brooklyn. Plan No. 2425.

23D ST, 16 East, new store front to 6-sty brick store and offices; cost, $500; owner, Wm. Post, 7 Wall st; architect, Paul C. Haan, 92½ Menahan st, Brooklyn. Plan No. 2341.

23D ST, 153-157 West, alterations to 12-sty brick lofts; cost, $2,350; owner, County Holding Co., 100 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 2419.

26TH ST, 349-351 West, sidewalk vault to 5-sty brick factory; cost, $5,000; owner, Margaret M. Hamilton, Bayside L. I.; architects, Denby & Nute, 333 4th av. Plan No. 2346.

27TH ST, 21-23 East, n w cor Madison av, new store fronts to 11-sty brick hotel; cost, $500; owner, Jno. T. Smith, 62 Madison av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 2363.

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Plans Filed—Alterations—Manhattan (Cont.)

27TH ST, 102 West, store front, iron stairs to 3-sty brick stores and lofts; cost, $400; owner, Edward J. King, 7 East 42d st; architect, Jas. Jacobs, 443 6th av. Plan No. 2335.

28TH ST, 29-33 West, new portico to 1 and 3-sty brick theatre; cost, $3,500; owners, International Amusement & Realty Co., A. P. Keith, president, 1564-1566 Broadway; architect, Jas. J. F. Gavigan; 1123 Broadway. Plan No. 2367.

28TH ST, 108-110 West, new store front to 4-sty brick stores and loft; cost, $800; owner, Samuel A. French, 108 West 28th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 2333.

29TH ST, 3-9 West, fireproof windows to 11-sty brick offices; cost, $500; owner, Julien T. Davies, 32 Nassau st; architect, David Scott, 119 West 33d st. Plan No. 2347.

29TH ST, 32-34 West, remove encroachments to 4-sty brick stores and lofts; cost, $400; owner, Clara L. Birkin, 2 West 125th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2437.

31ST ST, 108 West, iron stoop to 3-sty brick store and lofts; cost, $150; owners, Goodale & Drew, 34 Pine st; architect, George M. McCabe, 96 5th av. Plan No. 2328.

32D ST, 228-230 East, masonry, new doors and painting to 3-sty brick dwelling; cost, $2,700; owners, Trustees of Presentation Day Nursery, 228-230 East 32d st; architect, Joseph Marron, 823 Amsterdam av. Plan No. 2351.

33D ST, 54-58 West, remove encroachments and erect marquise to 16-sty brick hotel; cost, $5,000; owner, Wm. R. H. Martin, Trust., 47 West 34th st; architect, H. J. Hardenbergh, 47 West 34th st. Plan No. 2373.

33D ST, 2 East, new store front to 5-sty brick store, offices and lofts; cost, $700; owner, Dr. S. A. Knapf, 16 West 95th st; architect, Jas. P. Whiskeman, 30 West 42nd st. Plan No. 2385.

33D ST, 205 West, alterations to 3-sty brick dwelling; cost, $40; owner, County Holding Co., 100 Broadway; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 2420.

34TH ST, 53 East, new boiler flue to 4-sty brick store and offices; cost, $300; owner, Amelia A. Fox, 164 West 76th st; architects, Townsend, Steinle & Haskell, Inc., 1320 Broadway. Plan No. 2371.

36TH ST, 28-30 West, new window to 12-sty brick lofts; cost, $100; owners, Fry Realty Co., 28-30 West 36th st; architect, Adolph Balschun, 483 Willis av. Plan No. 2352.

36TH ST, 74 West, extension to 4-sty brick store and lofts; cost, $500; owner, 72-74-76 West 36th St. Realty Co., 72 West 36th st; architect, Jacob Fisher, 25 Av A. Plan No. 2306.

38TH ST, 36 West, alterations to 4-sty brick store and dwelling; cost, $500; owner, Jefferson Clark, 15 William st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2422.

40TH ST, 80 West, new skylight to 9-sty brick studio; cost, $500; owner, Abraham A. Anderson, 80 West 40th st; architect and builder, James Blewett, 663 Lexington av. Plan No. 2413.

40TH ST, 36 West, alterations to 4-sty brick store and tenement; cost, $10,000; owner, Estate of Edward G. Janeway, 131 East 60th st; architect, S. Edson Gage, 340 Madison av. Plan No. 2418.

42D ST, 17 West, new partitions to 6-sty brick stores and offices; cost, $200; owner, State Realty Co., 17 West 42d st; architect, Jno. H. Scheier, 17 West 42d st. Plan No. 2327.

42D ST, 47-61, n e cor 6th av, new partitions to 6-sty brick stores and offices; cost, $1,000; owner, Apex Leasing Co., 17 West 42d st; architect, Jno. H. Scheier, 17 West 42d st. Plan No. 2430.

42D ST, 101 West, n w cor 6th av, masonry, new partitions and plumbing; cost, $2,000; owner Unity Fee Co., Inc., 17 West 42d st; architect, Jno. H. Scheier, 17 West 42d st. Plan No. 2431.

46TH ST, 126-132 West, new partitions to 12-sty brick loft and office; cost $5,000; owners, Leavitt Realty Co., Louis Leavitt, president, 130 West 46th st; architect, Otto H. Taub, 130 West 46th st. Plan No. 2396.

47TH ST, 55 West, 1-sty extension to 4-sty brick dwelling; cost, $2,000; owner, E. Harrison Griffin, 55 West 47th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2382.

48TH ST, 18 West, new partitions, plumbing and vent shaft to 4-sty brick dwelling; cost, $5,000; owner, T. J. Oakley Rhinelander, 27 William st; architect, Donald P. Hart, 3 West 29th st. Plan No. 2350.

51ST ST, 46 West, roof house to 5-sty brick residence; cost, $1,500; owner, Dr. Wm. D. Tracy, 46 West 51st st; architect, Edgar A. Josselyn, 3 West 29th st. Plan No. 2361.

53D ST, 7 West, extension to 4-sty brick residence; cost, $1,000; owner, Alta R. Prentice, 7 West 53d st; architects, Hering & Fitch, 132 Madison av. Plan No. 2357.

53D ST, 237 West, converting brick stable and dwelling into church, institute and dwellings, partitions, steel girders, iron columns, stairs, skylights; cost, $10,000; owner, St. Mark's M. E. Church, Walter E. Handy, trustee, 239 West 53d st; architects, Tandy & Foster, 1931 Broadway. Plan No. 2337.

53D ST, 329-341 East, 3-sty brick extension to 5-sty brick factory, stock and office; cost, $10,000; owner, Joseph Harnthal, 10 East 22d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2381.

53D ST, 551 West, front extension to 1-sty brick and frame auto repair shop; cost, $3,500; owner, Wm. B. Schuman, 798 11th av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2439.

54TH ST, 246 East, new window and plumbing to 4-sty brick store and dwelling; cost, $400; owners, Jacob Hoffmann Brewing Co., 211 East 55th st; architect, Chas. Gens, 905 3d av. Plan No. 2358.

57TH ST, 329 West, alter residence into 5-sty brick store and bachelor apartments; cost, $8,000; owners, Real Realty Co., Leonard F. Whitbeck, president, 1344 West 51st st; architect, John Brandt, 271 West 125th st. Plan No. 2369.

57TH ST, 107 East, plumbing, partition, vent shaft, skylight to 4-sty brick residence; cost $500; owner, Geo. B. Hedges, 109 East 57th st, architect, Louis S. Weeks, 101 Park av. Plan No. 2325.

57TH ST, 440 East, masonry to 2-sty brick club house; cost, $2,000; owner, The Abbott E. Kittredge Club for Girls, Inc., 440 East 57th st; architect, Herbert M. Baer, 665 5th av. Plan No. 2380.

57TH ST, 137-139 East, n e cor Lexington av, new extension to 5-sty brick dwelling; cost, $600; owner, Carrie Schwade, 139 East 57th st; architect, Benj. Kassewitz, 5 Beekman st. Plan No. 2374.

58TH ST, 165 West, mason work, tile, plumbing, partitions to 9-sty brick apartments; cost, $500; owner, Frank M. Davis, 919 7th av; architects, Buchman & Fox, 30 East 42d st. Plan No. 2322.

59TH ST, 330-38 West, removal of encroachment to 5-sty brick tenement; cost, $1,000; owner, Pacific Realty Co., 290 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 2323.

63D ST, 121-123 East, mason work, kalamein doors, cement floor, terra cotta partitions, stairs, fire-escape to 3-sty brick private garage; cost, $5,000; owner, De Witt Clinton Blair, 6 East 61st st; architects, Carrere & Hastings, 225 5th av. Plan No. 2319.

80TH ST, 1 East, doorways to 5-sty brick dwelling; cost, $100; owner, Frank M. Woolworth, 1 East 80th st; architect, Chas. Gilbert, 1123 Broadway. Plan No. 2333.

81ST ST, 51-57 West, n e cor Columbus av, extend pent house to 12-sty brick hotel; cost, $5,000; owner, Moseley Hotel Co., 51-57 West 81st st; architect, Erik Strindberg, 29 West 34th st. Plan No. 2434.

86TH ST, 142 East, s e cor Lexington av, alterations to 5-sty brick stores, offices and tenement; cost, $10,000; owners. The Ande Realty Co., 2 Rector st; architects, Gross & Kleinberger, Bible House. Plan No. 2397.

88TH ST, 316-322 East, new floors, roof and windows to 1-sty brick church; cost, $1,000; owner, Corporation of St. James Church, 316 East 88th st; architects, Barney & Colt, 40 West 38th st. Plan No. 2395.

90TH ST, 102 East, s e cor Park av, alterations to 5-sty brick stores and tenement; cost, $300; owner, August B. Grag, 102 East 90th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2416.

95TH ST, 156 West, iron fence to 3-sty brick dwelling; cost, $500; owners, Julius Fishman & Sons, Inc., 18 East 41st st; architects, Schwartz & Gross, 347 5th av. Plan No. 2389.

101ST ST, 102 West, s w cor Columbus av, new windows to 6-sty brick store and lofts; cost, $150; owner, Herman Markowitz, 43 West 25th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2401.

106TH ST, 73-75 East, new windows, partitions and plumbing to 5-sty brick stores and tenement; cost, $2,500; owner, Max Borck, 1423 Madison av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2376.

111TH ST, 211 West, masonry and new stairs to 3-sty brick store and dwelling; cost, $250; owner, Bella Feldman, 211 West 111th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2353.

115TH ST, 415-417 East, steel girders and beams, iron columns, mason work to 6-sty brick stores and tenement; cost, $1,000; owner, Sadie Price, 285 Central Park West; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 2309.

116TH ST, 209 East, fireproofing windows to 5-sty brick stores and tenement; cost, $150; owner, Joseph Luhling, 135 West 26th st; architect, Michael Bernstein, 185 Madison av. Plan No. 2359.

116TH ST, 354 East, rear extension to 3-sty brick dwelling and store; cost, $1,500; owner, Paul A. Vaccarelli, 354 East 116th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 2349.

119TH ST, 200 W, s w cor 7th av, new partitions and plumbing to 5-sty brick tenement and store; cost, $100; owner, Estate of Sigmund Rothfeld, 25 Brad st; architect, Frank Hausle, 81 East 125th st. Plan No. 2429.

120TH ST, 3 West, new partition to 5-sty brick dwelling; cost, $25; owner, Jacob K. Levi, 3 West 120th st; architect, Harold L. Young, 1204 Broadway. Plan No. 2339.

132D ST, 161-165 West, new extension, elevator and plumbing to 4-sty brick garage; cost, $20,000; owner, Jas. A. Murphy, 404 Riverside av; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 2394.

148TH ST, 400 West, s w cor St. Nicholas av, new door to 5-sty brick tenement; cost, $75; owner, Joseph E. Marx, 3607 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2375.

182D ST, 557 West, balcony, doorway, fireproof door to 1-sty brick dancing school; cost, $275; owner, Oscar Duryea, 47 West 72d st; architect, John H. Duncan, 347 5th av. Plan No. 2307.

AV A, 1313, partitions, tile floor to 5-sty brick stores and tenement; cost, $275; owner, Samuel Engel, 1304 Av A; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 2305.

AV C, 167-169, partitions, plumbing, windows to 5-sty brick store and tenement; cost, $5,000; owner, Adele Backhaus, 152 East End av; architect, Otto Reissmann, 30 1st st. Plan No. 2315.

AMSTERDAM AV, 1638, s w cor 141st st, new store front to 5-sty brick store and tenement; cost, $900; owner, Sebastin Dorfmuller, 500 West 141st st; architect, Louis E. Kramer, 372 Miller av, Brooklyn. Plan No. 2423.

BOWERY, 88, s w cor Hester st, fireproof partitions to 6-sty brick stores and lodging house; cost, $1,500; owner, Chas. Shailman, 81 Bowery; architect, Samuel Sass, 3 Union sq. Plan No. 2372.

BOWERY, 169, roof tank to 5-sty brick lofts and store; cost, $350; owner, Estate of Henry C. Miner, Inc., 1402 Broadway; architect, Frank Wenneis, 39 Cortlandt st. Plan No. 2440.

BROADWAY, 714, sprinkler tank to 11-sty brick store and lofts; cost, $750;

of Leopold Sinsheimer, 714 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2368.

BROADWAY, 2310-2318, removal of partition to 5-sty brick stores and tenement; cost, $100; owner, T. Edwin Ward, 190 Riverside drive; architect, Jas. W. Cole, 403 West 51st st. Plan No. 2318.

BROADWAY, 708, tank and steel supports to 10-sty brick factory; cost, $900; owner, Alfred V. Barnes, 708 Broadway; architect, Maxwell Engineering Co., 46 24th st, Brooklyn. Plan No. 2326.

BROADWAY, 1448-50, electric sign to 9-sty brick stores and hotel; cost, $450; owners, 41st St Realty Co., 5 Beekman st; architect, Wm G. Browne, 220 West 42d st. Plan No. 2414.

BROADWAY, 52-56, fireproof stairs, doors and new plumbing to 12-sty brick offices; cost, $8,000; owner, Wm. Waldorf Astor, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2409.

BROADWAY, 396-398, s e cor Walker st, new partitions to 10-sty brick stores and offices; cost, $4,000; owner, Chas. A. Gould, 30 East 42d st; architect, Murdock Smith, 207 West 20th st. Plan No. 2435.

BROADWAY, 610-618, n e cor East Houston st, new partition, doors and stairs to 6-sty brick stores and lofts; cost, $1,500; owner, Mutual Real Estate Co., 204 West 34th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2436.

MADISON AV, 924, install stores to brick dwelling; cost, $7,500; owner, Daniel Karn, 1 West 70th st; architect; Oscar Lowinson, 5 West 31st st. Plan No. 2355.

MADISON AV, 937, alter dwelling into 5-sty brick stores and bachelor apartments; cost, $5,000; owner Emma L. Smith, 1293 Madison av; architect, Edward L. Angell, 117 West 90th st. Plan No. 2366.

PARK AV, 515, s e cor 60th st, roof extension to 12-sty brick apartments; cost, $8,000; owners, The Freeman Estates, Inc., Albert Freeman, president, 30 East 40th st; architects, Denby & Nute, 333 4th av. Plan No. 2345.

PARK AV, 25, new partitions to 5-sty brick dwelling; cost, $1,500; owner, Dr. Chas. Chetwood, 25 Park av; architect, Alfred Edwards, 104 West 42nd st. Plan No. 2377.

WEST END AV, 565, new plumbing, elevator shaft and partition to —sty brick dwelling; cost, $5,000; owner, Tillie Hochschild, 565 West End av; architects, Buchman & Fox, 30 East 42d st. Plan No. 2392.

WEST END AV, 180, n e cor 68th st, new store front to 5-sty brick stores and tenement; cost, $1,000; owners, Chas. Yung et al, 239 4th av; architect, Eli Benedict, 1947 Broadway. Plan No. 2432.

1ST AV, 1572, new store front to 4-sty brick stores and tenement; cost, $250; owner, Samuel Davis, 168 Lexington av, architect, Frank Straub, 25 West 42d st. Plan No. 2390.

1ST AV, 1288, alterations to 5-sty brick stores; cost, $200; owner, David Goodman, 1288 1st av; architect, Otto L. Spannhake, 233 East 78th st. Plan No 2421.

2D AV, 481, partitions, plumbing to 3-sty brick store and dwelling; cost, $400; owner, Margaret A. Stone, 37 Bainbridge st, Brooklyn; architect, Otto Reissmann, 30 1st st. Plan No. 2314.

2D AV, 310, store front, mason work to 4-sty brick dwelling; cost, $200; owner, Jos. Moorhead, 101 Manhattan av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2329.

2D AV, 636, alterations to 4-sty brick store and tenement; cost, $500; owner, Alfred Hunzinger, 325 West 16th st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 2417.

3D AV, 529, masonry, new plumbing and window to 4-sty brick store and tenement; cost, $725; owner, Chas. Hoenninger, 529 3d av; architect, Chas. H. Richter, 68 Broad st. Plan No. 2338.

3D AV, 777, n e cor 48th st, new partitions and plumbing to 4-sty brick tenement; cost, $500; owner, Frank Mosher, 806 3d av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2428.

5TH AV, 657-659, new doors and fire escape to 8-sty brick lofts; cost, $500; owner, Nathanial L. McCready, 38 Wall st; architect, Emilie W. Granert, 36 East 23d st. Plan No. 2405.

5TH AV, 5, masonry, new skylights and partitions to 4-sty brick dwelling; cost, $3,000; owner, Sailors' Snug Harbor, Jno. Claflin, president, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 2384.

5TH AV, 561, s e cor 46th st, new store front and partition to 5-sty brick stores and offices; cost, $500; owner, Ophelia A. Byrnes, 318 West 77th st; architect, Wm. E. Young, 1931 Broadway. Plan No. 2386.

5TH AV, 362, new partition to 12-sty brick office; cost, $445; owner, Albert B. Ashforth, 10 East 33d st; architect, Wm. A. Hynd, 26 East 23d st. Plan No. 2379.

5TH AV, 636, fireproof pent house to 12-sty brick apartment; cost, $5,000; owner, Estate of T. R. A. Hall, 39 East 42d st; architect, Geo. Provat, 104 West 42d st. Plan No. 2438.

6TH AV, 93-95, fire escape, stairs, fireproofing to 5-sty brick tenement; cost, $1,200; owner, Jos. S. Rich, 480 Manhattan av; architect, Jos. Putzel, 29 West 34th st. Plan No. 2324.

7TH AV, 113, new bake oven to 5-sty brick tenement; cost, $500; owner, John Morgan, 343 West 39th st; architect, Henry Regelmann, 133 7th st. Plan No. 2406.

7TH AV, 2047-2049, masonry to 4-sty brick dwellings; cost, $35; owner, Chas. P. Buckley, 141 Broadway; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 2411.

8TH AV, 2280, new store fronts to 4-sty brick stores and tenement; cost, $200; owner, Thos. Walker, 158 West 122d st; architect, Henry J. Von Der Leith, 104 West 124th st. Plan No. 2412.

8TH AV, 2391, partitions, extension to 4-sty brick stores and tenement; cost, $2,000; owner, Jas. Butler, 390 Washington st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 2311.

8TH AV, 485-487, masonry, new stores and plumbing to 5-sty brick store and apartments; cost, $6,800; owner, Richard Smith Clark Estate, Washington I. Clark, trustee, 19 Liberty st; architect, Wm. B. Tubby, 81 Fulton st. Plan No. 2370.

9TH AV, 527, store front to 4-sty brick store and tenement; cost, $300; owner, Leopold Leicht, 9 6th st, Weehawken, N. J.; architect, Jesse Acker, 1045 Hoe av. Plan No. 2313.

Bronx.

FREEMAN ST, s w cor Bryant av, new partitions to 4-sty frame store and tenements; cost, $100; owner, Anna Ehlers, 978 Freeman st; architect, Anton Pirner, 2069 Westchester av. Plan No. 347.

ITTNER PL, n s, 90 w Park av, new stairs, new partitions to 2-sty brick factory; cost, $500; owner, Jacob Leitner, 836 Westchester av; architect, Wm. Koppe, 830 Westchester av. Plan No. 346.

183D ST, 710, 1-sty frame extension, 30x19½, to 3-sty frame stores and dwelling; cost, $60; owner and architect, Gustav Kaestner, on premises. Plan No. 344.

217TH ST, n s, 86.2 w Barnes av, raise to grade 2-sty frame dwelling; cost, $200; owner, Mrs. E. Schneider, 769 East 217th st; architect, Henry Schneider, 769 East 217th st. Plan No. 337.

CLAREMONT PKWAY, s e cor Park av, new girders, new partitions to 1-sty brick stores; cost $3,500; owner, Louis E. Kliban, 1714 Crotona Park East; architect, Maxmilian Zipkes, 229 5th av. Plan No. 343.

CLAY AV, w s, 81.5 n 169th st, 2-sty frame extension, 12.9x10.6, to 2-sty frame dwelling; cost, $1,500; owner, Annie Liss, on premises; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 345.

HOLLAND AV, 3646, new toilet, new partitions to 1½-sty frame dwelling; cost, $75; owner, Andrew Angoloro, on premises; architect, P. S. Crosier, 223d st and White Plains av. Plan No. 341.

McGRAW AV, 1851, 2-sty brick and frame extension, 15x16.6, to 1-sty frame storage and studio; cost, $250; owner, Emma Hilbring, 581 Union av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 335.

MORRIS PARK AV, n e cor Muliner av, new foundation, new partitions to 3-sty frame dwelling; cost, $3,000; owner, Chas. Gillis, 853 Morris Park av; architect, Henry Nordbeim, 1087 Tremont av. Plan No. 342.

ST. ANN'S AV, e s, 150 s 137th st, new partitions to 6-sty brick store and tenement; cost, $100; owner, Geo. S. Runk, 1511 3d av; architects, B. H. & C. M. Whinston, 3d av and 148th st. Plan No. 336.

ST. RAYMOND'S AV, s s, 23 e Rowland st, 2-sty frame extension, 6x36 to 1½-sty frame dwelling; cost, $800; owner, Joseph Schneider, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 339.

SYCAMORE AV, e s, 350 s 254th st, new roof to 1-sty frame garage; cost, $2,000; owner, Wm. M. Harris, on premises; architect, John G. Kleinberg, 1831 Marmion av. Plan No. 348.

TREMONT AV, n e cor Bathgate av, 2-sty frame extension, 8x22, new store fronts, new partitions to 3-sty and attic frame stores and offices; cost, $3,000; owner, Fred Heinz, Mt. Kisco; architect, Chas. S. Clark, 441 Tremont av. Plan No. 333.

WASHINGTON AV, n w cor, 176th st, 4-sty brick extension, 50x100 to 1-sty brick church, school and parish house; cost, $75,000; owners, Trinity Congregation Church, Rev. Wm. Milton Hess, on premises, rector; architects, Stoughton & Stoughton, 96 5th av. Plan No. 334.

WASHINGTON AV, e s, 200 n 171st st, remove projections to 6-sty brick tenement; cost, $500; owner, Mrs. M. E. Kirchner, 80 West 22d st; architects, Seifert & Webb, 104 West 42d st. Plan No. 340.

WEBSTER AV, 1352, new flue to 3-sty frame tenement; cost, $200; owners, Kinderman Bros, 1360 Webster av; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 338.

Brooklyn.

BERGEN, st, 1297, extension to 3-sty dwelling; cost, $3,000; owner, Gustave E. Callmander, 572 Nostrand av; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 4179.

COFFEE ST, 174, interior alterations to 2-sty tenement; cost, $300; owner, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 4211.

CONGRESS ST, 115, plumbing to 3-sty tenement; cost, $100; owner, Cath. R. Simpson, 159 Congress st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4197.

DEAN ST, 632, interior alterations to 2-sty dwelling; cost, $200; owner, Peter F. Reilly, 538 Carlton av; architect, H. J. Dangler, 215 Montague st. Plan No. 4190.

ELTON ST, 82, interior alterations to 2-sty dwelling; cost, $300; owner, Mrs. Adelia Collings, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4231.

FULTON ST, 1782, interior alterations to 3-sty dwelling; cost, $400; owner, John Lyon, Portchester, N. Y.; architect, Max Cohn, 280 Bedford av. Plan No. 4262.

HICKS ST, 470, interior alterations to 1-sty tenement; cost, $300; owner, Saml. D. Neill, 449 75th st; architect, David A. Lucas, 98 3d av. Plan No. 4222.

INGRAHAM ST, 213, extension to 1-sty factory; cost, $1,000; owner, Eugene Trotter, 602 Johnson av; architect, Robt. Teichman, 22 Williams st, Manhattan. Plan No. 4248.

JOHNSON PL, 24, extension to 1-sty garage; cost, $500; owner, Peter Dennett, on premises; architect, Willard Parker, 24 McDonough st. Plan No. 4285.

MOORE ST, 104, extension to 3-sty synagogue; cost, $500; owner, Isaac Nisbman, on premises; architect, W. A. Gorman, 108 Alburtus av, Corona, L. I. Plan No. 4167

NELSON ST, s w cor Hicks st, interior alterations to 3-sty school; cost, $1,200; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 4319.

PENN ST, 185, interior alterations to 2-sty dwelling; cost, $200; owner, Morris Isaacson, 202 Haywood st; arcbitects, Brook & Rosenberg, 350 Fulton st. Plan No. 4273.

SACKETT ST, 140, interior alterations to 3-sty tenement; cost, $400; owner, Teresa Bruno, 145 Sackett st; architect, John Burke, 22 Tompkins pl. Plan No. 4331.

SMITH ST, 29, interior alterations to 3-sty dwelling; cost, $2,400; owner, Sam Yerskowitz, 126 Smitb st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4156.

N 5TH ST, 142, extension to 4-sty store and tenement; cost, $2,000; owners, Welz & Zerweck, Myrtle and Wyckoff avs; architects, Shampan & Shampan, 772 Broadway. Plan No. 4184.

WEST 5TH ST, w s, 150 s Surf av, interior alterations to 1-sty station; cost, $1,900; owner, City of New York; architect, S. S. Bradley, Litchfield Mansion, Prospect Park. Plan No. 4208.

SOUTH 10TH ST, 40, interior alterations to 2-sty dwelling; cost, $1,800; owner, Annie Mashter, 285 Spring st; architect, Jacob Lubroth, 934 Myrtle av. Plan No. 4132.

EAST 29TH ST, 251, extension to 1-sty garage; cost, $3,500; owner, Jas. Nolan, 258 East 21st st; architect, Robt. T. Schaefer, 1526 Fulton st. Plan No. 4262.

WEST 30TH ST, 2924, extension to 1-sty dwelling; cost, $500; owner, Harry Jacobs, 235 Duffield st; architect, C. Schubert, 13th av and 86th st. Plan No. 4309.

38TH ST, 1250, extension to 2-sty dwelling; cost, $150; owner, Louis Kaufman, on premises; architect, Saml. Gardstein, 1168 45th st. Plan No. 4135.

41ST ST, 1279, extension to 3-sty store and dwelling; cost, $450; owner, Henry Pomeranz, on premises; architect, Saml. Gardstein, 1168 45th st. Plan No. 4193.

47TH ST, 319, interior alterations to 2-sty synagogue; cost, $150; owner, Congregation Ngudalk Achim Talmund, of Bay Ridge; architect, F. W. Stork, 7416 3d av. Plan No. 4192.

ATLANTIC AV, 356, plumbing to 3-sty dwelling; cost, $150; owner, Frank Ricco, on premises; architect, Jos. J. Jiannetto, 1518 61st st. Plan No. 4201.

ATLANTIC AV, 394, extension to 3-sty dwelling; cost, $800; owner, Abr. Susman, on premises; architect, David A. Lucas, 98 3d st. Plan No. 4221.

ATLANTIC AV, 2851, interior alterations to 1-sty theatre; cost, $2,000; owner, Jos. Scholl, Linwood st and Vienna av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 4121.

CHRISTOPHER AV, 139, extension to 3-sty tenement; cost, $800; owner, Barnet Cohen, 1660 Washington av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4312.

DRIGGS AV, 142, interior alterations to 3-sty dwelling; cost, $300; owner, Johanna Gaffrey, 142 Driggs av; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 4275.

HAMBURG AV, 141, extension to 3-sty tenement; cost, $300; owner, Giovannia Migliore, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 4265.

HARRISON AV, 45, interior alterations to 2-sty stable; cost, $500; owner, Wm. Newman, 309 Rutledge st; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4234.

HUDSON AV, 279, interior alterations to 3-sty tenement; cost, $800; owner, Agnes Simon, 683 President st; architect, John Galvin, 122 Cumberland st. Plan No. 4330.

JOHNSON AV, 189, interior alterations to 3-sty dwelling; cost, $250; owner, Leonardo Guardino, 226 Lynch st; architect, C. Gallo, 60 Grahame av. Plan No. 4264.

KENT AV, 375, interior alterations to 5-sty factory; cost, $1,500; owner, F. W. Wurster, on premises; architect, Frank J. Helmle, 190 Montague st. Plan No. 4209.

LAFAYETTE AV, 109, interior alterations to 2-sty club; cost, $12,000; owner, University Club, on premises; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 4260.

MANHATTAN AV, 109, store front to 3-sty dwelling; cost, $300; owner, Mrs. Sadie Harris, on premises; architect, T. A. Crawford, 1095 Lorimer st. Plan No. 4227.

METROPOLITAN AV, 352, extension to 3-sty tenement; cost, $250; owner, Paul Longone, 352 Metropolitan av; architect, Albert C. Kunzi, 182 Harmon st. Plan No. 4257.

NASSAU AV, 137, extension to 2-sty offices; cost, $200; owner, Wm. Cosby, on premises; architect, Emil J. Messinger, 394 Graham av. Plan No. 4229.

NOSTRAND AV, s e cor Halsey st, interior alterations to 3-sty school; cost, $2,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 4318.

PROSPECT PARK WEST, store front to 3-sty hotel; cost, $1,500; owner, Mrs. Muller, 92 Cumberland st; architect, Lee Samenfeld, 741 McDonough st. Plan No. 4143.

ROCKAWAY AV, 434, exterior alterations to 2-sty dwelling; cost, $3,000; owner, Benj. Rowe, on premises; architect, L Dananeher, 370 Fulton st, Jamaica, L. I. Plan No. 4148.

STONE AV, 416, interior alterations to 2-sty dwelling; cost, $2,800; owner, Sigmund Spiro, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 4251.

Plans Filed—Alterations, Bklyn. (Continued).

SURF AV, 505, interior alterations to 2-sty dance hall; cost, $1,000; owners, C. I. & Bklyn. R. T. Co., Coney Island; architect, Mitchell Bernstein, 131 East 23d st, Manhattan. Plan No. 4182.

THATFORD AV, 475, extension to 2-sty dwelling; cost, $500; owner, Abraham Makransky, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4306.

5TH AV, 5116, exterior alterations to 3-sty dwelling; cost, $2,000; owner, Saml. Fisher, 5116 5th av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4185.

5TH AV, 5413, interior alterations to 3-sty store; cost, $650; owner, Michael Girardi, 163 Houston st, Manhattan; architect, Henry Luning, 68 Leggett av. Plan No. 4189.

5TH AV, 9325, plumbing to 2-sty tenement; cost, $150; owner, Peter Hartman, on premises; architect, Jos. Rosenthal, 6948 3d av. Plan No. 4296.

6TH AV, 610, extension to 3-sty store and dwelling; cost, $800; owner, Peter McGoveran, on premises; architect, Chas. Baun, 459 41st st. Plan No. 4242.

7TH AV, s w cor Prospect pl, interior alterations to 3-sty school; cost, $1,600; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 4317.

12TH AV, 3555, move 2-sty dwelling; cost, $1,100; owner, Michael Abbazzi, 977 40th st; architect, Chas Braun, 459 41st st. Plan No. 4150.

Queens.

ACQUEDUCT.—Park row, w s, 150 w Hawtree Creek rd, 1-sty frame extension, 11x13, front, dwelling, tin roof; cost, $300; owner, J. Brandstellem, premises. Plan No. 1344.

ARVERNE.—Wygand pl, S, 1-sty frame extension, 18x18, rear dwelling, new plumbing; cost, $350; owner, B. Hersch, premises. Plan No. 1353.

BROOKLYN HILLS.—Freedom av, s e cor Tulip st, new plumbing, school; cost, $200; owner, City of New York, Manhattan. Plan No. 1347.

COLLEGE POINT.—13th st, e s, 66 s Louisa st, new store front; cost, $100; owner, J. Halleck, premises. Plan No. 1345.

COLLEGE POINT.—3d av, s e cor 10th st, interior alterations to factory; cost, $300; owners, U. S. Metal Products Co., premises. Plan No. 1314.

CORONA.—Jackson av, 448, interior alterations, dwelling; cost, $600; Sopfia A. Marsac, premises. Plan No. 1339.

CORONA.—Jackson av, n s, 60 w 44th st, new foundation to dwelling; cost, $500; owners, Maresca Bros, premises. Plan No. 1355.

EAST WILLIAMSBURG.—Cypress av, 1260, 1-sty frame extension, 20x12, front, dwelling, interior alterations; cost, $600; H. Kalber, premises; architect, D. A. Lucas, 98 3d st, Brooklyn. Plan No. 1337.

FLUSHING.—Barclay st, 271, extend porch on dwelling; cost, $100; owner, J. P. Eadie, premises. Plan No. 1330.

FLUSHING.—Cypress av, n s, 135 w Central av, plumbing, dwelling; cost, $90; owner, F. Valentine, premises. Plan No. 1362.

FLUSHING.—Prince st, e s, 200 n Broadway, 1-sty frame extension, 12x16, rear dwelling, tin roof; cost, $150; owner, J. Norris, premises. Plan No. 1363.

FLUSHING.—Percy st, e s, 61 n Elm st, plumbing to dwelling; cost, $70; owner, E. H. Gates, premises. Plan No. 1361.

JAMAICA SOUTH.—Summit st, s s, 175 w Park av, new foundation to dwelling; cost, $75; owner, A. D. Martin, premises. Plan No. 1366.

JAMAICA.—Fulton st, 343, interior alterations, store and dwelling; cost, $1,600; owner, Jayson Realty Corporation, premises. Plan No. 1331.

L. I. CITY.—Hamilton st, s e cor Pierce av, interior alterations to factory; cost, $3000; owners, Frospera De Nobila Cigar Co., premises. Plan No. 1313.

L. I. CITY.—Boulevard, w s, 350 s Freeman av, 1-sty frame extension, 10x10, rear dwelling, new plumbing; cost, $350; owner, E. Stubbings, 135 Elm st, L. I. City. Plan No. 1354.

NEWTOWN.—Graham av, n e cor Prospect st, new store front to dwelling; cost, $300; P. Ott, premises. Plan No. 1356.

OZONE PARK.—Ocean av, e s, 300 n Broadway, interior alterations to dwelling; cost, $80; owner, S. Vizzo, premises. Plan No. 1332.

RICHMOND HILL.—Briggs av, e s, 400 s Jerome av, plumbing, school; cost, $400; owner City of New York, Manhattan. Plan No. 1346.

RICHMOND HILL.—Wyckoff av, w s, 45 n Jerome av, plumbing to dwelling; cost, $85; owner, F. Williams, premises. Plan No. 1335.

RICHMOND HILL.—Willow st, w s, 148 s Desmond av, plumbing, dwelling; cost, $250; owners, Kew Gardens Corpn., premises. Plan No. 1317.

RICHMOND HILL CIRCLE.—Bergen Landing rd, 1-sty frame extension, 12x24, rear dwelling; cost, $100; owner, G. L. Wilson, premises. Plan No. 1323.

RICHMOND HILL.—Walnut st, e s, 140 n Ridgewood av, new plumbing to dwelling; cost, $75; owner, J. H. Liehler, premises. Plan No. 1358.

RICHMOND HILL.—Walnut st, e s, 100 n Ridgewood av, new plumbing in dwelling; cost, $75; owner, H. N. Streckman, premises. Plan No. 1357.

RIDGEWOOD.—Dill pl, 59, 2-sty frame extension, 7x18, rear dwelling, tin roof; cost, $100; owner, C. Hand, premises. Plan No. 1325.

RIDGEWOOD.—Seneca av, 970, interior alterations to tenement; cost, $300; owners, G. & B. Hochn, 45 Lotus av, Glendale. Plan No. 1320.

RIDGEWOOD.—Linden st, 332, 1-sty frame extension, 16x24, rear dwelling, tin roof; cost, $200; owner, K. Townsen, premises. Plan No. 1329.

ROCKAWAY BEACH.—Wainwright pl, w s, 75 n L. I. R. R., new plumbing to dwelling; cost, $200; owner, W. Leyport, premises. Plan No. 1328.

ROCKAWAY BEACH.—Washington av, 319, interior alterations to dwelling; cost, $100; owner, C. Gonig, premises. Plan No. 1351.

WHITESTONE.—10th av, e s, 200 s 14th st, plumbing, dwelling; cost, $100; owner, C. Larschmann, 91 10th av, Whitestone. Plan No. 1340.

WHITESTONE.—22d st, 33-35, plumbing, 2 dwellings; cost, $240; owner, S. Sparen, premises. Plans Nos. 1341-42.

WINFELD.—Madison av, s e cor Franklin st, 2-sty frame extension, 15x19, rear dwelling, tin roof; cost, $900; owner, St. Marys R. C. Church, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1350.

Richmond.

BEACH ST, n w cor, and water front, Richmond Valley, general repairs to frame garage; cost, $94; owner, D. F. Copetsky, Tottenville; builder, W. H. Dazzetta, Tottenville. Plan No. 244.

BRIGHTON ST, e s, 275 n Depew av, Tottenville, new porch to frame dwelling; cost, $200; owner, J. Wolfolk, Jersey City; builder, C. O. Peterson, Tottenville. Plan No. 247.

ROCKAWAY ST, e s, 50 s Clermont av, Tottenville, new porch and shingle roof to frame dwelling; cost, $600; owner, James Connor, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 246.

SIMONSON PL, w s, 75 s Castleton av, Port Richmond, 2-sty addition, plastering to frame stable; cost, $400; owner, Mrs. Cameron, Port Richmond; builder, J. O. Johnson, Port Richmond. Plan No. 249.

ANDROS AV, w s, 48 n Cedar st, Mariners' Harbor, new plumbing to brick school, No. 23; cost, $900; owner, City of New York; architect, C. B. J. Snyder, City Hall, Manhattan. Plan No. 253.

FRESH KILLS RD, e s, 400 n Sharrott rd, Kreischerville, partitions, novelty siding, etc., to frame stable; cost, $550; owner, M. L. Storer, Kreischerville; builder, H. M. Madsen, Tottenville. Plan No. 250.

HARBOR RD, e s, 250 s Railroad, Mariners' Harbor, 1-sty addition, plastering to frame store and dwelling; cost, $300; owner, D. Coffa, Mariners' Harbor; builder, M. Martino, Mariners' Harbor. Plan No. 245.

PHENE AV, e s, 75 s Steuben st, Concord, concrete floors and new plbg. to frame School No. 12; cost, $1,100; owner, City of New York; architect, C. B. J. Snyder, City Hall, Manhattan. Plan No. 255.

RICHMOND TURNPIKE, 53, Tompkinsville, new store front to frame store; cost, $200; owner and builder, Jos. Tripolio, Rosebank. Plan No. 256.

NORTHENTRY, s w, near Coventry, Dongan Hills, 1-sty addition, stucco, to tile dwelling; cost, $500; owner, A. Chadwick, Municipal Building; builders, Henry Spruck & Son, Stapleton. Plan No. 251.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending June 20 The location is given, but not the owner's address:

NEWARK.—Richard F. Mattla, 37 Crane st, 4-sty brick, $12,000; Joseph Gozelenk, 22 Frederick st, 3-sty frame, alteration, $400; Mary A. Pariso, 386 Chestnut st, 3-sty brick, $5,000; Lillian A. Vreeland, 435 Central av, 3-sty brick, $14,000; Vincenzo Andriacelo, 97-99 McWherter st, 3-sty brick, alterations, $2,000; Paul Wolf, 17-19 Lillie st, 4-sty brick, $18,000; Luigi Giordano, 59 Madison st, 4-sty brick, $8,000; Teresa Verniere, 13 Sheffield st, 3-sty frame, alteration, $2,000; Rose Lynch, 20 School st, 3-sty frame, alteration, $800; Gaetano Paliante, 139 High st, 4-sty brick, $9,000; Natale De Giese, 176 Newton st, 3-sty frame, alteration, $1,000.

PATERSON.—Zefferino Pavonia, 204-208 East 18th st, 2-sty brick, $6,000.

ROSELLE PARK.—Vincenzo Sabio, n e c Westfield and Faitoute avs, 3-sty brick, $5,000.

CLIFFSIDE PARK.—Alexander Filipowicz, s side Park pl, near Palisade av, 3-sty brick, $6,000.

ELIZABETH.—Antonio Iacynio, 331 Magnolin av, 3-sty brick, $7,000; Theresa and Antonio Shimpani, 224 Niles st, 2-sty brick, $5,000.

PERTH AMBOY.—Joseph Zapvzialka, e s Grant st, between Smith and Market sts, 2-sty brick, $4,000; Celia Wolpiansky, 687 State st, 3-sty brick, $10,600.

WEST NEW YORK.—Harry Otis, e s Bergenline av, 25 s 12th st, 3-sty brick, $11,000.

WEST ORANGE.—Abraham Hauptman, n e c High st and Ridge av, 3-sty frame, $5,000.

TOWN OF UNION.—Elizabeth Golsong, 411 Kossuth st, 3-sty frame, alteration, $1,000.

PASSAIC.—Pasquale DePaola, 72 Dayton av, 3-sty brick, $7,000.

BAYONNE.—Joseph Oxe, 508 Broadway, 3-sty frame, alteration, $500.

ORANGE.—Giolia Angiveli, n s Frankford st, 63 e Lincoln av, 3-sty brick, $7,000.

EAST ORANGE.—Essex Real Estate & Construction Co., w s Cambridge st, 280 n Central av, 3-sty frame, $4,000.

JERSEY CITY.—James Castello, 17 Union st, 3-sty frame, alteration, $400.

APARTMENTS, FLATS AND TENEMENTS.

ORANGE, N. J.—N. A. Norelli, Orange Bank Building, has completed plans for a 4-sty brick apartment, 45x70 ft., on Park pl, near Bark av, for T. Kelly, Bell st. Cost, about $30,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for a 4-sty apartment, 25x83 ft., at 35 North 9th st for M. Polakoff, 291 18th av, Newark. Cost, about $18,000.

NEWARK, N. J.—Foundations have been completed for the 3-sty frame flat, 24x53 ft., at 30-32 Cedar av for Adam Poh, Jr., 34 Cedar av, owner. A. G. McCully, 3 Belmont av, architect. Herman C. Schneider Building Co., 514 South 14th st, general contractor. Cost, about $6,500.

CHURCHES.

MONTCLAIR, N. J.—Bertram G. Goodhue, 2 West 47th st, Manhattan, has been commissioned to prepare plans for a brick and stone church at Claremont and Midland avs, for The Central Presbyterian Church. Albert French, 54 South Montclair av, and B. V. Morrison, 41 South Montclair av, are members of the Building Committee.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—W. E. Lehman, 738 Broad st, is preparing plans for a 1 and 2-sty factory, 114x125x115 ft., on the plot bounded by N. J. R. R. av, King and Miller sts, for the Newark Poster Advertising Co., 42 Lafayette st, Samuel Pratt, president. Cost, about $30,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—H. V. & J. J. King, Union Building, are completing plans for alterations to the hospital ward building and morgue on Fairmount av, for the Common Council of the City of Newark, Patrick O'Brien, City Hall. Cost, about $70,000.

MUNICIPAL WORK.

WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, has been commissioned to prepare plans for a 3-sty municipal building at 16th st and Taylor pl for the Town Council of the town of West New York. O. L. Aufderheid, mayor. Cost, about $15,000. Plans will probably be completed about July 15.

TOWN OF UNION, N. J.—Joseph D. Lugosch, 408 Kossuth st, has been commissioned to prepare plans for a 2-sty brick fire house at 3d st and Palisade av for the Committee of the Town of Union, Emile Bauts, town clerk. Cost, about $15,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is preparing plans for a 3-sty brick parochial school at 2d and Erie sts for St. Mary's R. C. Church, Rev. Father B. Henry Terwoert, 246 2d st, Jersey City. Cost, about $100,000.

PERSONAL AND TRADE NOTES.

W. J. ASCHENFACH, architect, has moved his offices from 137 Springfield av to 238 Washington st, Room 702, Newark, N. J.

M. J. NADEL, architect, has recently received his license to practice architecture and has opened offices in the Union Building, Newark, N. J.

RICHARD CARVEL CO., general contracting, will move its offices from 103 Park av to 139th st and Southern Boulevard, Bronx. Telephone, Melrose 2386.

P. E. HAYNES, formerly connected with the Department of Gas and Electricity, Chicago, has resigned and will undertake research work for the Linde Liquid Air Company, N. Y. C.

CHARLES NEILSON, formerly general manager of the Cincinnati, Hamilton & Dayton Railway, has opened offices at 30 Church st, where he will practice as a consulting engineer.

ALLAN WALLACE, formerly connected with the traffic department of the Grand Trunk Railway, has recently been appointed traffic manager of the A. W. Johns-Manville Co., New York City.

WESTON E. FULLER, of the firm of Hazen & Whipple, consulting engineers, New York City, has been awarded the graduate Fuertes Medal of the College of Civil Engineering, Cornell University, for his paper on "Flood Flows," presented to the American Society of Civil Engineers last February.

PHOENIX ELECTRIC LAMP COMPANY, INCORPORATED, 253 36th st, Brooklyn, N. Y., has absorbed the United Electric Lamp Company. Arrangements are being made to establish an office in New York. J. H. Rees, former manager of the United Electric Lamp Company, has been appointed general manager of the Phoenix Electric Lamp Company, Incorporated.

HENRY O. RAFF, M. Am. Soc. C. E., has resigned his position as principal designing engineer with the Concrete-Steel Engineering Co. and opened an office as consulting engineer in the Park Row Building, New York, where he will make a specialty of designing and supervising the construction of reinforced concrete work. Mr. Raff has been engaged in this branch of engineering for more than eleven years. Edwin Thatcher, M. Am. Soc. C. E., is associate engineer with Mr. Raff.

I. M. DE VARONA, seventy-two years old, for more than thirty years in the service of the city, has resigned as chief engineer of the Department of Water Supply, Gas and Electricity. Mayor Mitchel has signed an application of Mr. De Varona for a pension. He is entitled to retire on an annuity of half his salary of $10,000 a year. After working as an engineer for various railroads he turned to hydraulics, and became an assistant engineer in the Water

Department of the old city of Brooklyn. In 1902 he became a chief engineer in charge of the Brooklyn office under consolidation. In 1905 he became chief engineer of the entire department. Commissioner Williams has not as yet selected Mr. De Varona's successor.

OBITUARY

HERMAN PORTER KIMBALL, a member of the Standard Underground Cable Co., 50 Church st, died at his home, 119 Elm st, New Rochelle, N. Y., Wednesday, June 24. He was forty-nine years old and is snrvived by his widow and a daughter.

JAMES J. McINTYRE, a lumber inspector, died of a complication of diseases at his home, 227 West 122d st, Monday, June 22. He was fifty-four years of age and is survived by his widow and one daughter.

CHRISTIAN PHILIP ROOS, chief designer of the Robert Graves Company, manufacturers of wall papers, died at his home, 176 Prospect pl, Brooklyn, Monday, June 22. He was born at Ausbach, Germany, sixty-one years ago and had been connected with the Robert Graves Company for thirty-five years. He received his art education at Boston and his reputation as a designer of wall papers extended throughout the United States. He is survived by his widow, two sons and a daughter.

JAMES MOORE SWANK, vice-president and general manager of the American Iron and Steel Association, died of a complication of diseases at his home in Philadelphia, Sunday, June 21. He was eighty-one years old and had been for years a strong advocate of a protective policy. Mr. Swank recently rètired from active control of the American Association hut retained his office and interest. He became connected with the association in 1873, and assumed the duties of vice-president in 1885. He was the author of a number of books dealing with protective tariff policies.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN FORESTRY ASSOCIATION will hold its midsummer meeting at Chautauqua, N. Y., July 9-10.

AMERICAN SOCIETY OF ENGINEER DRAFTSMAN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

NEW JERSEY STATE Association of Master House Painters and Decorators will hold its annual convention at the Hotel Brunswick, Asbury Park, N. J., July 28-31.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month. Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth July 14 to 17.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will meet in annual convention at Detroit, Mich., July 15-18. Headquarters at the Cadillac Hotel. Secretary, G. H. Duffield, 40 Martin st, Utica, N. Y.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

EXECUTIVE BOARD of the International Assoeiation of Master House Painters and Decorators of the United States and Canada, will hold its midsummer meeting at the Hotel Brunswick, Asbury Park, N. J., Thursday, July 30. The principal business of the meeting is to arrange the details and programme for the 1915 convention of the association.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS will hold its midsummer convention at Brighton Beach July 3 and 4. The society was incorporated for promoting science and instruction in the department of civil engineering architecture, engineering and building construction and the arts allied thereto and for promoting and fostering a fraternal and protective interest among its members.

Manhattan Leases.

(*Continued from Page* 1152.)

THE PAYSON McL. MERRILL CO. leased an apartment in 925 Park av to James S. Judd; apartments in 140 West 57th st to J. Stuart Blackton. Miss Ellen M. Kearney and Miss Anne Cornell; in 257 West 86th st to Miss Maria H. Hefter and Miss Minnie C. Vesey; and with Douglas L. Elliman & Co. a duplex apartment in 823 Park av to Mrs. Reginald Ronalds.

THE FIRM OF OSGOOD PELL & CLARK T. CHAMBERS leased for the W. W. Harrison Co. their small store in 34th st and 5th av to the Jeannette Co., of 1603 Broadway.

PEASE & ELLIMAN leased for Mrs. Mary Frawley to Moses Roseman, of the Enterprise Baking Co., the stable at 540 West 49th st; as agents, offices in 44 West 39th st to Grace L. Daggett of 2 West 38th st; an apartment in 104 East 40th st to J. L. Phillips; for Mrs. Harry S. Lohr to Percival S. Hill, vice-president of the American Tobacco Co., the 4-sty dwelling, on a lot 25x100, at 20 West 56th st; for Harry Selnik & Henry Thal the building 75x100 at 346 to 350 West 50th to Charles Bayart; in 11 East 68th st an apartment of 14 rooms and 4 bathrooms to Newcomb Carlton, president of the Western Union Telegraph Co.; apartments in 45 5th av to Mrs. C. L. Williams and to Mrs. F. A. L. Haven; in 804 West 180th st to L. E. Kohe, W. C. Heaton and to George J. Zeigler; in 465 Central Park West to B. F. Buck and to G. E. Jennings; in 119 West 71st st for A. L. Mordecai to Mrs. A. E. Macdonald; in 601 Madison av to Dr. Elizabeth Comstock; in 135 West 58th st to Dr. Ewell Brown; in 563 Park av to Mrs. A. M. Dodge; as agents, leased the 3-sty house at 232 East 72d st to Archibald Nichols; as agents for the Minet Estate space on the parlor floor in 307 5th av to the Graphic Arts Studios, and to Fritz W. Reiss, Jacob Asanger and Alfred Besel; and apartments in 146 East 49th st to Miss H. E. Dalton; 723 Saint Nicholas av to W. S. Morgan; 133 West 11th st to J. B. Fairchild; and 116 East 58th st to Dr. Albert VanderVeer, Jr.

PEASE & ELLIMAN leased in the new apartment house now under construction at Park av and 77th st a suite of 10 rooms and 3 baths to Samuel Knopf; for Lloyd C. Griscom the 4-sty 25-ft. house at 111 East 72d st to Everit Colby of Orange, N. J.; for the American Real Estate Co. to L. S. Hallowell the 2-sty stable at 52 East 62d st; and to Philip Scheussner an apartment of 13 rooms and 4 bathrooms, occupying an entire floor, in 929 Park av.

GEO. R. READ & CO. leased the 1st loft in 392 5th av to the Du Barry Hat Shop for 10 years.

A. J. ROBERTSON leased the 4-sty dwelling at 25 West 68th st to Mrs. Gertrude Bolton.

WILLIAM P. ROONEY leased for William J. Bowe to Isabelle G. White the dwelling at 57 West 53d st.

ROYAL SCOTT GULDEN leased the private residence of Mrs. Sanford Bissell, at 69 East 56th st, to Ragan & Davis, dressmakers, of 4 West 37th st.

SHAW & CO. leased the store in 276 Lenox av for John J. Spowers to Thomas Pappas and John James, and basement store in 78 West 124th st for the same owner to Charles G. Trapani and Charles F. Roce.

SLAWSON & HOBBS rented for R. B. Dula to H. M. Holmes the dwelling at 3 West 81st st.

SLAWSON & HOBBS leased for W. R. Peters the 4½-sty American basement dwelling at 262 West 94th st to B. J. Malloy, and for J. E. Eytinge the 4½-sty American basement dwelling, at 253 West End av to C. J. Barrington.

JONES SULLIVAN leased, through James N. Wells & Sons, the 3-sty dwelling at 332 West 20th st to Joseph Laraey.

L. TANENBAUM, STRAUSS & CO. leased for the George Backer Construction Co. to Henry Kupfer for a term of years, the store, basement and first loft in the building in course of construction at 31-37 East 31st st., to be named the Kupfer Building, after the tenants, who have been located in the old Greene St. section for many years.

CHARLES B. WALKER leased for J. Archibald Murray the top loft in 211 Centre st to Vincent Ciocia, of 89 Centre st; for I. Eisenberg the 2d loft in 100 Centre st to Artist Show Case Co., and to Morris Friddus space in 209 Centre st.

WILLIAM B. WARE leased for E. J. De Coppett 301 West 84th st, a 5-sty dwelling, 30x100, to Ernestine Hanemann; for the Princeton Construction Co. an apartment in 144 to 150 West 87th st to a Mr. Allen, and in 498 West End av to a Mr. Isaacs.

SIDNEY L. WARSAWER leased for M. Dunseith the store in the building now being altered for business purposes at 356 West 42d st to Louis Group, a restaurateur.

SIDNEY L. WARSAWER leased to William H. Gunther for a term of years the building 307 West 41st st., to M. K. McCarthy.

JOHN E. WEISS leased for L. N. Disken 215 East 64th st, on plot 25x100.5, for 6 years to Levey, cleaner and dyer.

WILLIAM A. WHITE & SONS rented the building at 520 Washington st, through to 313 West st, to Edward Pritchard; the building at 34 Moore st to the Fruit Delivery Surveyors; lofts in 315 Greenwich st to Adelaide P. Brown; in 179 Greene st to Herbert Mothner; in 109 Leonard st to the Ballow Manufacturing Corporation and in 178 Greenwich st to Frederick G. Krone of 18 Ann st; offices in 10 Old Slip to the Fitz-Awl Coffee Percolator Co. and the Schweltzer Coffee Co., and in 100 Hudson st to the Standard Grocery Co, of 621 Lenox av, and Nathan Abramowitz.

WILLIAM A. WHITE & SONS rented the store in 186 Lafayette st to the New York Hardware Co., of 19 Bridge st; the store and basement in 186-188 Wooster st to the Oliveto Wine Co.; the store in 316 Washington st to Spurber & Kirschner; the store in 108 Broad st to Hirsh & Scofield, of 18 Water st, and the store and basement in 243 Greenwich st to Kohnstamm Bros.

Bronx.

THE BANNER THEATRE CORP. has leased the Abbey Theatre Building, on Longwood, near Prospect ave., from the Henry Morgenthau Co., for ten years. John A. Evans negotiated the lease.

JOHN A. EVANS leased for the Henry Morgenthau Co. for 10 years the Abbey Theatre Building, on Longwood av, near Prospect av, to the Banner Theatre Corporation.

THE CRUIKSHANK CO. leased to the Corn Exchange Bank the store and basement of the building being erected by A. E. Cruikshank at the northwest corner of 207th st and Post av.

WOLFSOHN & AUGUST leased for the Kellwood Realty Co., James Meehan president, a large double store in 1025 and 1027 East 163d st, to Hyman Beinfield, druggist and chemist; and, as agents, leased 136 West 122d st to Robert Howison.

Brooklyn.

T. A. BAFFA & CO. leased to Schaeffer & Budenburg the 7-sty concrete building to be erected by the Gretsch Corporation at the northwest corner of Berry and South 5th sts, for a long term of years, at an aggregate rental of about $200,000. The lessees will occupy the major portion of the new structure. The construction work will be commenced immediately and completed abnut January 1, 1915.

Queens

THE CROSS & BROWN CO. leased for Andrew J. Caplis and Michael F. Dugan for 20 years property on the northeast corner of Queensboro Bridge plaza and William st, Long Island City. The site is to be improved by the lessee with a hotel and restaurant building.

M. & L. HESS, INC., leased for Mrs. Annie Annable the entire block front at Webster av, 205 ft. and running 135 ft. back on both 7th and 8th avs, Long Island City, to the Kazan Carpet Co., Inc., 1115 Broadway, New York City, at an aggregate rental of about $200,000. The plot will be improved with a 2-sty building, built to fulfill the requirements of the Kazan Carpet Co., and will contain about 60,000 sq. ft. and will be used for the manufacture and renovating of rugs.

SHAW & CO. leased the store in 2349 Jerome av for Margaret J. Ellis to William Chin.

A. E. & D. A. KARELSON leased the entire block on Atlantic, Channel and Franklin av and Norton's Creek, which is the dividing line between Far Rockaway and Edgemere. On the property are the Hotel Ashton, a cottage and a barn. On the vacant corner at Atlantic and Channel avs there will be erected an airdrome, covering an area of 100x150. The lessee, B. Harris, has taken the property from Miss H. W. Faber for 10 years with renewals.

REAL ESTATE NOTES.

THE WEST SIDE TAXPAYERS' ASSOCIATION held a special meeting Thursday evening, June 25, at Heinebund Hall, 267 West 34th st.

WOLFSOHN & AUGUST have been appointed agents of the 4-sty brownstone dwelling, at 136 West 122d st.

HULBERT PECK & SONS were the brokers in the recently recorded sale of 450 to 454 West 31st st.

LEE KOHNS is the buyer of the Lydig house at 38 East 52d st, sold recently through William B. May & Co.

M. & L. HESS, INC., have been appointed sole agents of the 12-sty building at 127 to 131 West 25th st.

GEORGE S. RUNK was the purchaser of 326 West 88th st, sold recently by Slawson & Hobbs for Mrs. Eugenia M. Bunn.

B. J. SFORZA, sold for Mrs. Mary C. Des Caso the plot 100x100, in the south side of 60th st, 250 ft East of 16th av.

MOORE, SCHUTTE & CO. have been appointed agents of the "Karnark Apartments," at 626 to 630 West 135th st, and 516 and 518 West 162d st.

RUDOLPH G. BARTHOLD is the buyer of the Victoria, a 6-sty apartment at 551 West 157th st sold in May by the New York State Investing Co.

MORRIS WEINSTEIN is the buyer of the 3-sty building at the southeast corner of Bleecker and Bank sts, reported sold recently by Van Vliet & Place for the Laux estate.

REGINALD STEEL was the buyer of 134 West 66th st, sold last week by the Duross Co. Mr. Steel owns the adjoining property, at Nos. 136 and 138, and now controls a plot 75 by 100.

JOHN WOOD and Charles E. Cathie, of 950 Ogden av, are now associated with the newly-formed real estate firm of Jones, Meckes & Jones, of 30 East 42d st.

CROSS & BROWN have been appointed agents, by Brown Brothers for the new 8-sty building now in course of construction at Nos. 782 to 786 6th av

L. M. MOSAUER & CO. were the brokers in the recently reported sale by Abraham Gussow of 10 East 116th st. The purchaser is Max Leserman, who owns the adjoining property at 12 East 116th st.

SMITH & PHELPS have placed for the Estate of Hugh McCreery a first mortgage loan of $12,000 on the 4-sty double flat on lot 25x100 at 1491 Vyse av, and for the same estate a first mortgage loan of $6,000 on the 3-sty 3-family house on lot 25x100, at 1226 Simpson st.

ELWOOD M. TOWNSEND & CO., INC., 215 Montague st, Brooklyn, who conduct a general real estate and insurance business have opened a new office at 859 St. Johns place. The concern makes a specialty of Hollis Terrace property.

HARLEM PROPERTY OWNERS ASSOCIATION held a meeting last Thursday evening at No. 147 East 125th st. The Factory Committee made its report and other matters came up for discussion.

L. TANNENBAUM, STRAUSS & CO. have issued an interesting pamphleet on Tax Efficiency Service. The realty concern has instituted a service for property owners which ascertains whether too much is being paid in taxes, and if so an adjustment is sought. No charge is made unless a reduction is obtained.

SMITH & PHELPS placed for J. H. Bauer a first mortgage loan of $5,000 on the 2-sty brick building occupied as store and dwelling, on lot 34x146, at 1433 White Plains av, and for Barbara McArdle a loan of $2,000 on the vacant plot 100x150 at the northwest corner of 213th st and Paulding av.

SMITH & PHELPS have placed for Joseph Hart, a first mortgage loan of $3700, on the vacant plot 113x113, on the west side of Cromwell av, 453 ft north of 165th st; in conjunction with John Bambey, a first mortgage loan of $7,500, for Mrs. Edward Riddell, on the two family house at 268 East 235th st, and have sold a first mortgage of $3,000 covering plot 50xirreg., at the northeast corner of Theriot and Westchester avs.

BUILDING MATERIALS AND SUPPLIES

ALL INTERESTS LAYING GREAT EXPECTATIONS ON EARLY DECISION IN FREIGHT RATE INVESTIGATION BY I. C. C.

Prices Generally Considered to be at Lowest Possible Level—Trade Steadying

PROMISE of an early and favorable decision in the railroad freight rate investigation did much to inspire continued confidence in the building material market this week. In consequence there was more rigidity shown in price quotations in stable commodities for future delivery. The volume of current business being taken is still below expectations, but trade is unquestionably steadying, despite the Claflin crash.

Portland cement is perhaps the most uncertain of materials, so far as fixed level of quotations is concerned, although even in this department the trend is toward more uniform prices. Pig iron continues to show some activity, but the general character of the consuming market is best illustrated by the policy of procrastination being followed in the award of the 60,000-odd tons of segments that will go into the East river tunnel.

Equipment companies are the most active iron buyers at present. These interests profess to have fairly definite data, indicating a decided improvement in the demand for building equipment in the fall and winter and they are taking advantage of the present low prices to stock for future requirements.

Low mill stocks of lumber, coupled with an improved demand for building grades in the suburbs of the city, have helped to make prices a little closer to list. Steel as a building commodity continues to be spotty on demand, with prices depressed by competition. Agents say, however, that they have felt the effect of more active plan filings in the recent past and work is going on the boards for figuring more freely.

Common brick at $5.60 to $5.87½ a thousand in the New York wholesale market is not as strong as distributors would like to see it at that level. Sand is moderately firm at fifty cents a cubic yard in large quantities alongside of dock and gravel is without price change, but in heavy demand. Crushed stone prices are steady in the face of heavy demand. Pipe and other commodities entering into building construction show a slight improvement in buying, but prices are still low and probably will continue to be so. Roofing material is in a weak market. Linseed oil and petroleum are steady, the former at 54 and 55 cents, city, while the latter continues to hold at $1.75 per barrel. Refined products are being cut in some parts of New Jersey owing to competition, especially in gasolene. Paints and varnish are without change.

Specifiers are slowly arriving at a better understanding of the unsettled condition of the wholesale building material market. Prices seem to be at extreme bottom. Some lines may go lower, but only at a greater sacrifice of profits. The tendency is to encourage buying even at the quotations now ruling until the pendulum of business begins to swing the other way. When that occurs, and there are many who believe that September is the appointed time, the low mill stocks will necessitate an immediate and decisive readjustment of prices which will be gauged by the improvement in demand. Contracts calling for fall deliveries are being made at only a slight advance over current quotations, but last quarter business is being guardedly signed.

This attitude is directly traceable to the recent optimistic utterances of men of large affairs citing the favorable outlook for prosperity crops, save possibly that of cotton; the decrease in the number of idle freight cars from 242,802 on May 15 to 232,334 on June 15, the hope almost universally entertained that the Interstate Commerce Commission will look with favor upon the railroads' application for permission to make a higher freight rate, the Supreme Court's decision in the long and short haul rate making case and the continued steady tone in the pig iron market. Current optimism is not based upon sentiment only, as it was at the first of the year, but rather upon clearly defined fundamentals of prosperity that seem to be shaping themselves for early realization.

Plan filings in the five boroughs for the week ending Thursday, June 25, with comparisons with last week, follow:

	Week Ending June 18.		June 25.	
	No.	Value.	No.	Value.
Manhattan	13	$1,521,600	5	$1,240,000
Bronx	19	556,250	16	406,350
Brooklyn	74	434,800	121	492,800
Queens	135	669,125	102	451,750
Richmond	40	72,735	24	26,175
Total	281	$3,254,460	268	$2,587,075

LUMBER.

Long-Leaf Yellow Pine Steady—Hemlock on $24.50 Basis—N. C. Pine Quiet.

HEMLOCK continues without feature of interest. The larger shippers have continued to quote on a basis of $24.50 for Pennsylvania boards, but sales are very slight at that figure, by reason of the fact that consumption is small on the one hand, while the West Virginia shippers are sending quite a volume of their hemlock into the market at prices approximating $21.50 to $22. The leading Pennsylvania shippers have accumulated a fair stock, so that when the buyers get ready to take hold there will be a good supply of dry lumber from which to make shipments, according to a well known authority on market conditions.

North Carolina pine shows no improvement, and at the present range of prices, and the very sharp competition in the open market, there is said to be a little profit in the North Carolina pine trade, either for the manufacturer or for the wholesaler. Competition is very keen for such business as comes to the surface, and profits have been whittled down almost to the vanishing point.

Long-leaf yellow pine has developed no new life within the month, and the price list has developed no gain. In heavy timber there is very little doing at any of the yards, or in the way of contracts for large cargoes, while the trade in flooring, ceiling and partition is being so evenly divided between North Carolina pine, long-leaf yellow pine and Arkansas short-leaf, which latter is gaining ground here rapidly, that there is little opportunity to establish or maintain prices on a basis that shall be remunerative.

White pine is running so largely to small lots and mixed car orders that there is little satisfaction or encouragement in the line of business now being booked, or in the outlook for the immediate future. Stocks at the eastern distributing yards are in no sense excessive in any of the grades, but the buyer refuses to place round lot orders and the total volume of stock sold is far below normal for this season of the year.

The hardwoods are somewhat more buoyant and active than one month ago, though there is yet plenty of room for improvement. Reports from all of the hardwood centers in the south and west tell practically the same stories. There are no heavy accumulations at any point. The general condition of the market is perhaps reflected in the attitude of the officials of the National Hardwood Lumber Dealers' Association in their announced purpose to hold their annual meeting next week at Buffalo without attempting to make any change in the rules governing the inspection of hardwoods. There are no quotable changes in the market.

TO TAG LATH BUNDLES.

State Introduces New Regulation—Two Standard Sizes.

NEW YORK State has recently issued orders to the effect that all bundles of lath distributed here shall be tagged indicating whether the bundle contains 50 or 100 pieces. The order emanates from the State Sealer of Weights and Measures, who requires that all lath when delivered to the cousumer shall have the tag attached. This is in line with a demand previously made for a full-count bundle of shingles. The duty of tagging the bundles of lath rests upon the one who sells them to the ultimate consumer. That meaus the retail dealer. Arrangements may be made with most shippers for attaching the tag to each bundle to cover this point; but, of course, this will mean an added cost of 5 to 10 cents per thousand prices. Lath are seldom counted at the mill when they are being put up in bundles, but the lath crew is supposed to make up each bundle to the regulation size, and they are supposed to run over as often as under the figure. This particular regulation just issued stipulates that there may be a reasonable variation from the stated number in one bundle, provided there is an excess of equal amount in another bundle.

BRICK.

Registered Unloading Movement Breaks Season's Records.

UNLOADING of Hudson River common brick this week exceeded the volume recorded in any week so far this season by more than a quarter of a million, according to compilations made by the Greater New York Brick Company on consignments made to that house. Independent movements, if added, would bring the approximate total of Hudson River brick discharged in excess of 12,000,000, which reflects, perhaps, more clearly than any other single item could, the tendency toward improvement in the general building situation. Raritan River brick is also moving more freely into the New Jersey suburbs and into Brooklyn. Prices are unchanged in the wholesale market and cannnt be considered strong except on certain special grades.

Official transactions for Hudson River brick covering the week ending Thursday, June 25, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, June 19—12.

	Arrived.	Sold.
Friday, June 19	3	6
Saturday, June 20	11	7
Monday, June 22	14	10
Tuesday, June 23	1	7
Wednesday, June 24	8	12
Thursday, June 25	6	4
Total	43	46

Reported en route, Friday, June 26—12.

Condition of market, unsteady. Prices, Hudson, $5.60 to $5.87½, special grades higher; Raritans, $5.75 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $7.25 to $7.50 (yard). Firmer. Left over Friday a. m., June 26—9.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

June 12	1,532,500	June 19	1,442,500
June 13	627,500	June 20	940,500
June 15	1,187,000	June 22	1,582,000
June 16	1,261,000	June 23	1,772,500
June 17	1,477,500	June 24	1,785,000
June 18	1,748,500	June 25	1,551,000
Total	7,834,000	Total	9,073,500

NOTE.—These figures represent only brick unloaded from barges consigned to Greater New York Brick Company and cover about 60 per cent. of all the Hudson brick used in this market. They reveal the fluctuations in current building requirements.

1913.

Left over, Friday A. M., June 20—32.

	Arrived.	Sold.
Friday, June 20	8	10
Saturday, June 21	9	5
Monday, June 23	21	13
Tuesday, June 24	2	2
Wednesday, June 25	7	8
Thursday, June 26	10	10
Total	57	48

Condition of market, dull. Prices: Hudsons, $6.75 to $7.25; Raritans, $6.62½ to $7.12½; Newark, yard, $8.25. Left over Friday a. m., June 27—41.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 25, 1914.	671
Total No. bargeloads sold Jan. 1 to June 25, 1914	661
Total No. bargeloads left over June 25, 1914	
Total No. bargeloads left over Jan. 1, 1913.	11
Total No. bargeloads arrived, including left over Jan 1 to June 26, 1913	89
Total No. bargeloads sold Jan. 1 to June 26, 1913	8
Total No. bargeloads left over June 27, 1913	

MISCELLANEOUS.

Glass Weak—Pipe Dull—More Subway Work.

SPECIFICATIONS for plate and window g[lass] have not shown any great improvem[ent]. Prices are without change. Quality A is a l[it]tle steadier in price on jobbing business. Dealers have not shown sufficient confidence in the outlook to stock heavily.

Pipe, following the recent cut in quotations, has developed a little more activity. Wire mesh reinforcement is moderately active, with prices firmly held. Bar reinforcement reflects factory extension throughout the district, but general building orders continue to be light. Lime is without change in a quiet market. Roofing material is weak. Paint consumption has been light, but waterproofing interest say that they have had a remarkably active [se]ason so far, doubtless due to the progress of s[ub]way construction work.

Levering & Garrigues have been awarded the contract for 1,800 tons of structural steel for the Underhill loft building on West 38th street. The Hinkle Iron Works will fabricate 2,5[00] tons of structural steel for the Astor apa[rt]ments. The Public Service Commission of New Jersey announced this week that plans were ready for figuring 7,000 tons of structural steel for the Public Service Commission building. Richardson & Boynton have ordered 4,000 tons of foundry grades of pig iron for several eastern Pennsylvania furnaces.

Inquiries are now before the furnace masters calling for about 125,000 tons of foundry and steel making iron, which indicates a slight improvement in building requirements for the eastern territory.

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